

PARADISE RV-PARK

Avalon Road / 102nd Street NW

Albuquerque, NM. 87120

(EPC) Submittal

Site Development Plan For Building Permit

Project No. 1008830

July 2012

(Revised 2022)

(Revised 2025)

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PROJECT DATA

LEGAL DESCRIPTION
TRACTS 5
ROW TWO (2), UNIT A WEST OF WESTLAND
WITHIN THE TOWN OF ATRISCO GRANT SECT. 20, T10N, R2E, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AREA SUMMARY:

GROSS BUILDING AREA: 5 PRE- FAB LOG CABINS @ 468SF=2340 SF
GROSS BUILDING AREA: LODGE 2 STORY BUILDING = 26360.5 SF
GROSS DENSITY OF RV IS 15 RV'S PER ACRE

CODE INFORMATION:

INTERNATIONAL BUILDING CODE, IBC-2009
* NFPA 1194:
STANDARD FOR RECREATIONAL VEHICLE PARKS
AND CAMPGROUNDS 2011 EDITION
* THE DEVELOPMENT SHALL COMPLY WITH THE
AREA LIGHTING REGULATIONS, 14-16-3-9 OF
THE ZONING CODE.
EXISTING ZONE: SU-1 C2 INCLUDING CAMP
GROUND
ZONING: SU-1
ZONE ATLAS MAP: K-8-Z

PROPOSED ZONE

SU-1 FOR MIXED USE TO INCLUDE RV- PARK
LODGE & RV STORAGE

PHASE II

- (52'-0") LARGE RV SPACES (L) = 0
- (38'-6") MEDIUM RV SPACES (M) = 75
- (30'-0") SMALL RV SPACES (S) = 75

RV STORAGE = 5 SPACES

GROSS BUILDING AREA:
5 PRE- FAB LOG CABINS @ 468SF=4680 SF

PARKING TABULATION

CAR PARKING SPACES = 61 TOTAL
ADA PARKING SPACES = 3
BIKE RACK = 4 BIKES
RV STORAGE = 5

MOTORCYCLE PARKING = 4

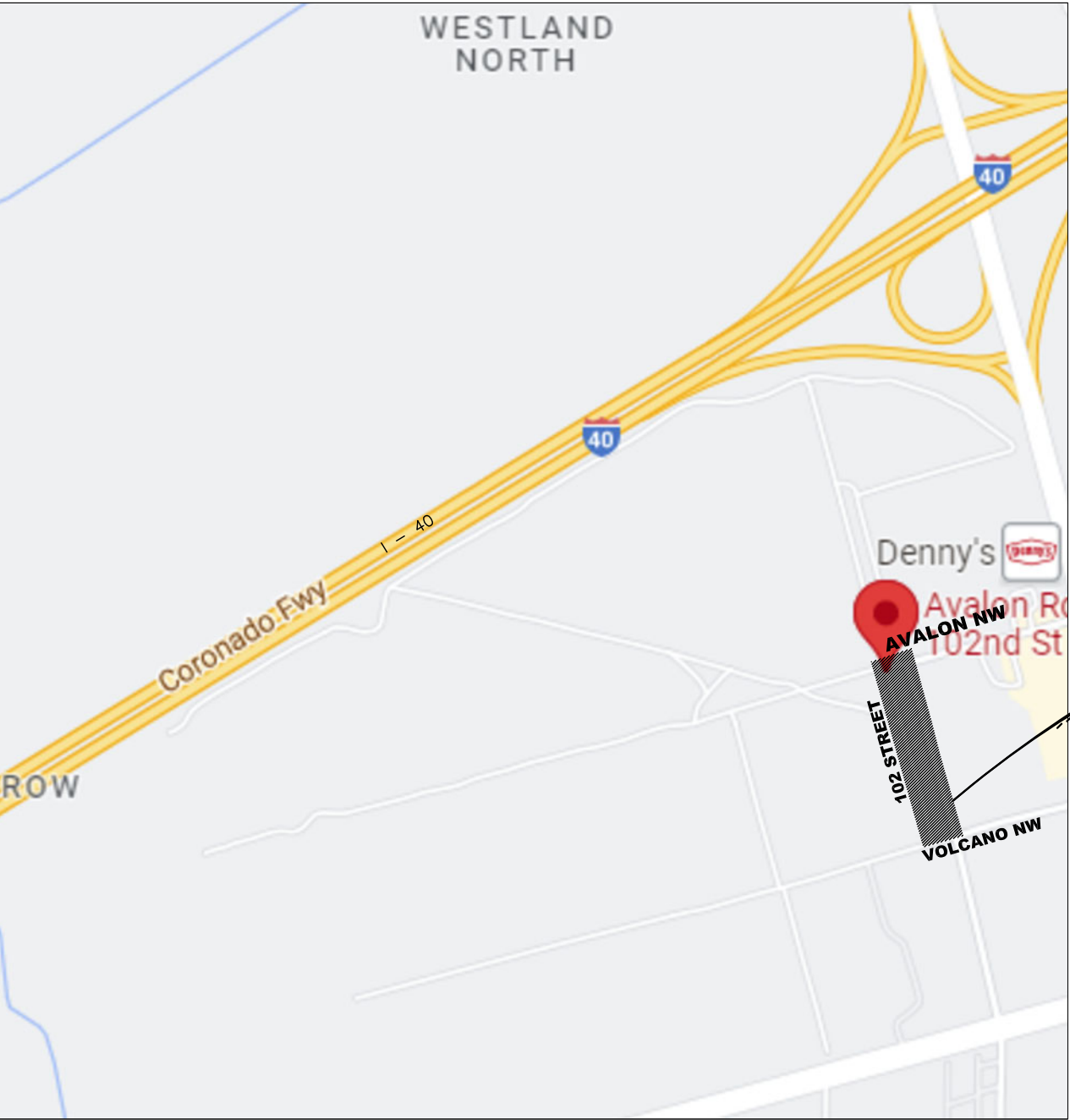
PARKING TABULATION

PHASE II

CAR PARKING SPACES PROVIDED =61 TOTAL

PHASE III

CAR PARKING SPACES PROVIDED =40 TOTAL



LOCATION MAP

ZONE ATLAS: K-8-Z

N.T.S.



SITE
LOCATION

APPROVED - AEHD

SIGNATURE

DATE

PHASE III

LODGE:

14 EFFICIENCIES + 2 ADA= 16 EFFICIENCIES

18 SUITES+ 2 ADA= 20 SUITES

TOTAL = 36 UNITS

GROSS BUILDING AREA:
LODGE 2 STORY BUILDING = 26360.5 SF

PARKING TABULATION

CAR PARKING SPACES = 101 TOTAL

PROJECT TEAM

ARCHITECT: TAFAZZUL HUSSAIN
AFRA CONSTRUCTION AND DESIGN
2501 YALE BLVD. SUITE 102
ALBUQUERQUE, NEW MEXICO 87106
CELL: (505) 415-9845
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CONTACT: TAFAZZUL HUSSAIN, AIA
email: thussain@afraesign.com

CIVIL: DESIGN & DEVELOPMENT GROUP LLC.
CELL: (505) 315-6484
FAX: (505) 243-1561
CONTACT: ADIL RIZVI
email: adil1424@yahoo.com

LANDSCAPE: MITCHELL ASSOCIATES INC
CELL: (505) 639-9583

CONTACT: DANNY MITCHELL
email: danny@mitchellassociatesinc.com

COVER SHEET

Afra Construction & Design

2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.242.1745
Fax 505.242-1737

Paradise RV Park

Avalon Rd/ Leonidas Ln, NW
Albuquerque, NM 87120

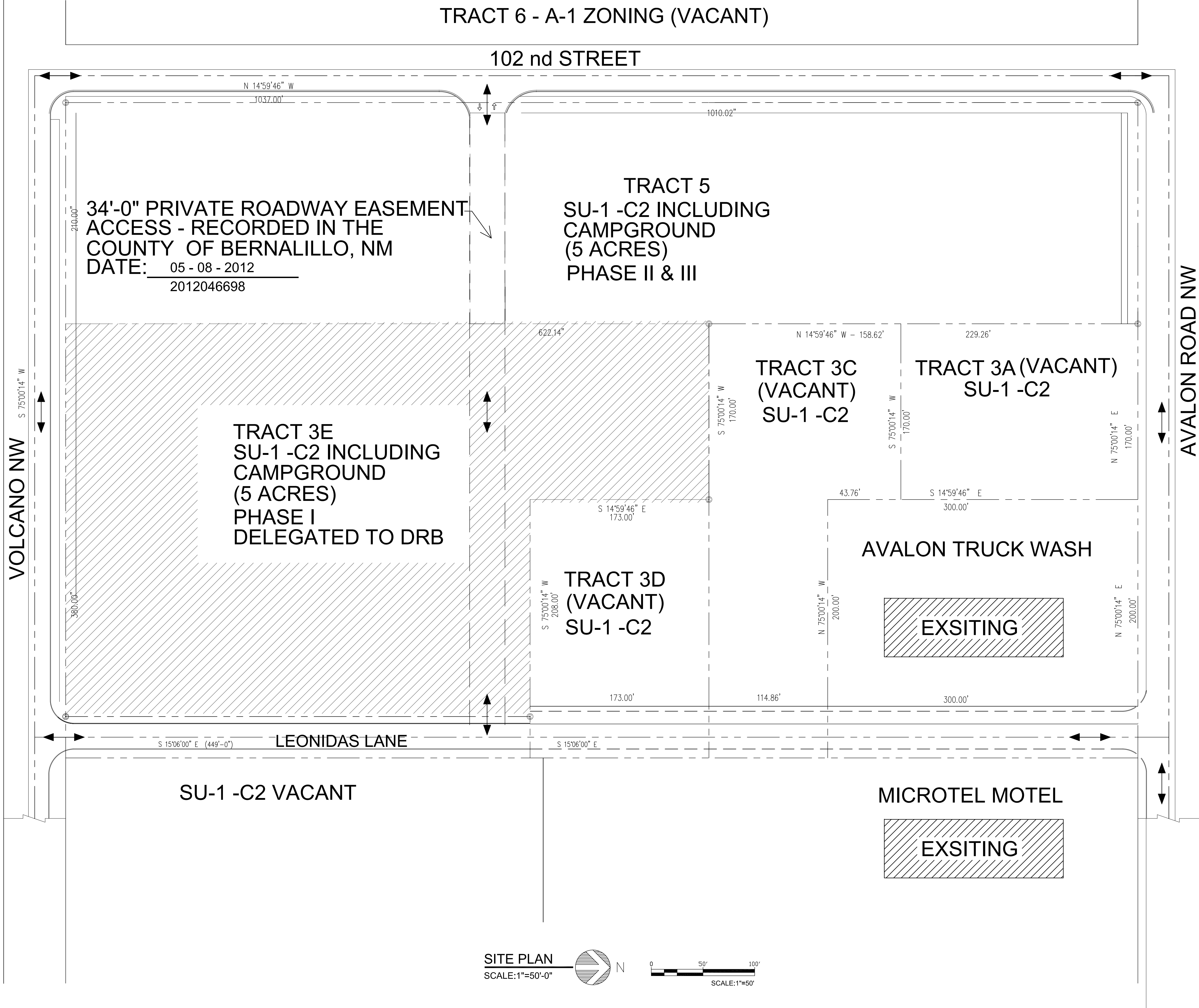
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CS-1

03/10/2025

AFRA CONSTRUCTION & DESIGN

2501 Yale Blvd. SE Suite 102 Albuquerque, NM 87106 505-242-1745

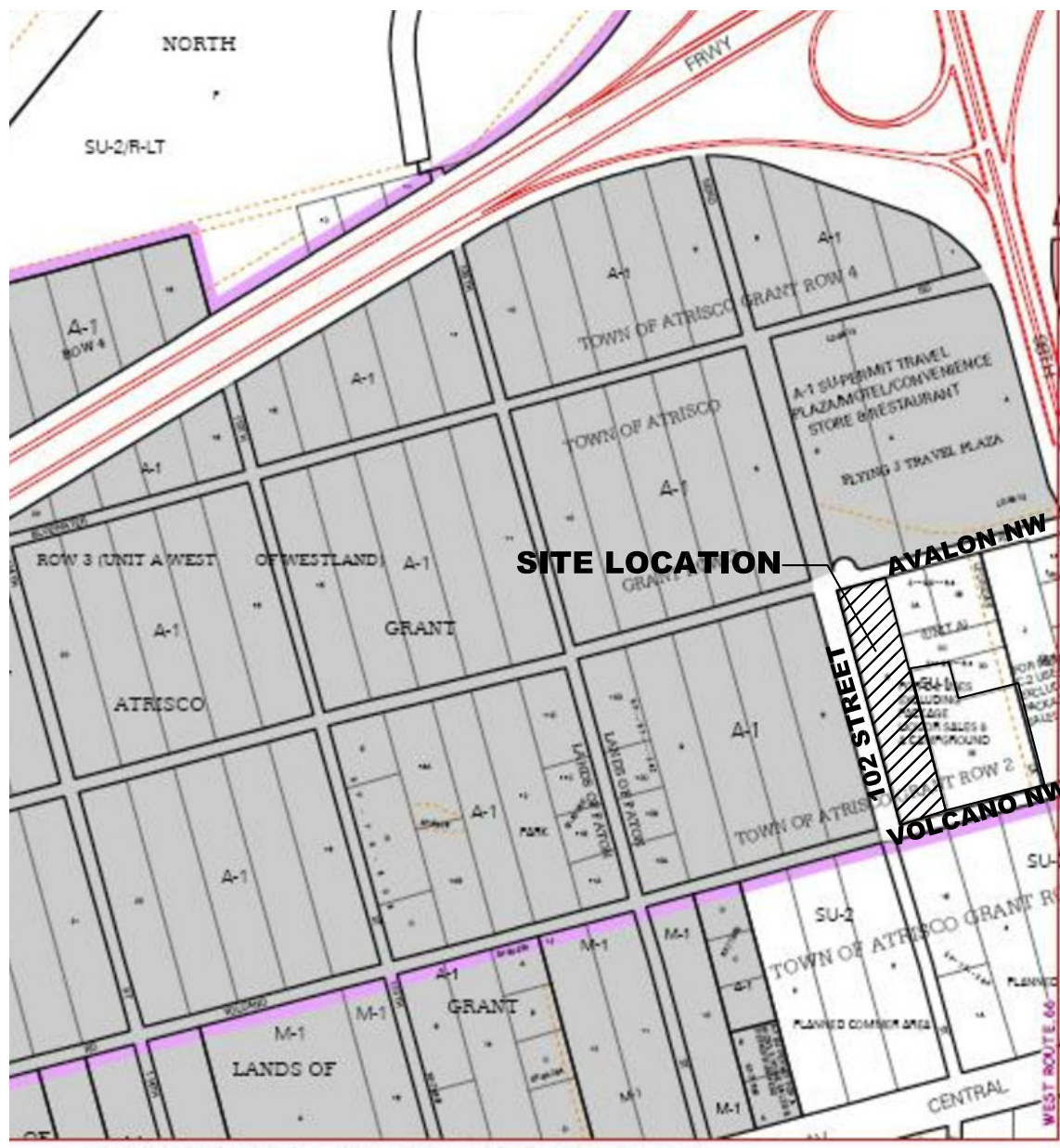


SITE PLAN
SCALE: 1"=50'-0"

0 50' 100'
SCALE: 1"=50'

GENERAL NOTES

- PROPOSED ROUTES
VEHICULAR INGRESS/EGRESS POINTS
- PROPERTY LINE



VICINITY MAP

ZONE ATLAS: K-8-Z

N.T.S.

PROJECT NUMBER: 1008830

APPLICATION NUMBER: PR-2024-010907

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABGWJA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

SITE DEVELOPMENT FOR BUILDING
PERMIT APPROVAL
EXISTING ZONING + LAND USE

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Paradise RV Park
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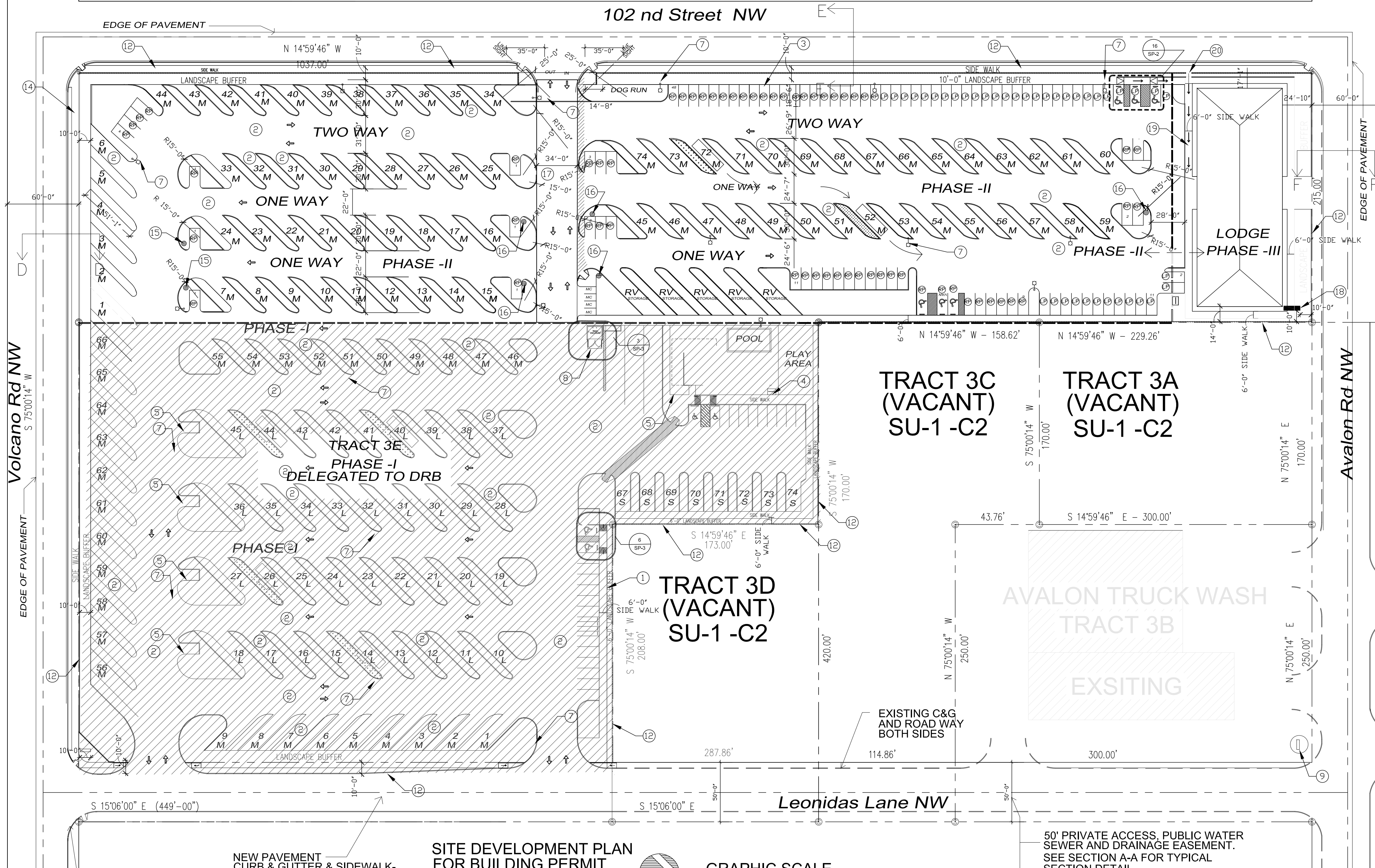
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SP-1

03/10/2025



TRACT 6 (VACANT)



KEYED NOTES

1. CONCRETE CURB- SEE DETAIL 2/SP-03 PART OF PHASE I CONSTRUCTION.
2. ASPHALT PAVING PART OF PHASE I CONSTRUCTION.
3. ADA PARKING SEE 6/SP-03 PART OF PHASE I CONSTRUCTION.
4. BIKE RACK FOR 4 BIKES - SEE DETAIL 1/SP-03 PART OF PHASE I CONSTRUCTION.
5. PARKING SPACE.
6. RECYCLE PAD 5'-0"x15'-0", FENCED PART OF PHASE I CONSTRUCTION.
7. PARKING LOT LIGHTING - SEE DETAIL 4/SP-03 PART OF PHASE I CONSTRUCTION.
8. TRASH ENCLOSURE - SEE DETAIL 3/SP-03 PART OF PHASE I CONSTRUCTION.
9. EXISTING PYLON SIGN SEE DETAIL 9/SP-03 PART OF PHASE I CONSTRUCTION.
10. PRE- FABRICATED LOG HOUSE 468 SF.EA ON PERMANENT FOUNDATION REF. TO 1/A-01 & 2/A-01 FOR ELEV.
11. LODGE -REFERE TO 1/A02 & 2/A02 FOR ELEVATIONS
12. 8" CMU FENCE WALL 6'-0" TALL SEE DETAIL 12/SP-03
13. CONCRETE CURB.
14. 10'-0" UTILITY EASEMENT
15. DO NOT ENTER SIGNAGE
16. ONE WAY SIGNAGE
17. 34'-0" PRIVATE ACCESS EASEMENT DOC 2012046658 05/08/201218.
18. NEW PYLON SIGN TWO FACES SEE DETAIL 9/SP-03.
19. 6'-0" WIDE ADA ACCESSIBLE PATHWAY FROM ADA PARKING STALLS TO THE BUILDING G ENTRANCE.
20. 6'-0" WIDE OPENING WITH SLIDING GATE TO REMAIN UNLOCKED DURING BUSINESS HOURS.

DPM STANDARD NOTE:

1. ALL PUBLIC INFRASTRUCTURE CONSTRUCTED WITHIN PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO CITY STANDARDS. THOSE STANDARDS WILL INCLUDE BUT NOT LIMITED TO SIDEWALKS (STD. DWG. 2430), DRIVEWAYS (STD. DWG. 2425), PRIVATE ENTRANCES (STD. DWG. 2426) AND WHEEL CHAIR RAMPS (STD. DWG.2441).

PHASE II

1. (52'-0") LARGE RV SPACES (L) = 0
 2. (38'-6") MEDIUM RV SPACES (M) = 75
 3. (30'-0") SMALL RV SPACES (S) = 75
- TOTAL = 75

RV STORAGE = 5 SPACES

PARKING TABULATION

CAR PARKING SPACES = 61 TOTAL
ADA PARKING SPACES = 3
BIKE RACK = 4 BIKES
RV STORAGE = 5

MOTORCYCLE PARKING = 4

PHASE III

LODGE:

14 EFFICIENCIES + 2 ADA= 16 EFFICIENCIES

18 SUITES+ 2 ADA= 20 SUITES
TOTAL = 36 UNITS

GROSS BUILDING AREA:
LODGE 2 STORY BUILDING
= 26360.5 SF

PARKING TABULATION

36 UNITS WITH 1 BATHROOM EACH
1.25 PARKING PER UNIT.
36 UNITS X 1.00 = 36 PARKING SPACES REQD.
40 PARKING SPACES PROVIDED.

GENERAL NOTES

1. RV USERS SHALL NOT EXCEED MAXIMUM OF 21 DAYS OF STAY.
2. THE CLUB HOUSE FACILITIES BUILT UNDER PHASE I IS ADEQUATE FOR PHASE II RV USERS.



LOCATION MAP
ZONE ATLAS: K-8-Z

PROJECT NUMBER: 1008830
APPLICATION NUMBER: PR-2024-010907

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IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

NOTE:
MAINTENANCE OF PUBLIC OPEN SPACE AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.

NOTE:
SITE LIGHTING TO COMPLY WITH AREA LIGHTING REGULATIONS 14-16-3-9- OF THE ZONING CODE.

SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT PHASE I, II & III

Afra Construction & Design

2501 Yale Blvd, Suite 102
Albuquerque, New Mexico 87106
Tel 505.242.1745
Fax 505.242.1737

Paradise RV Park

Avalon Rd/ Leonidas Ln, NW
Albuquerque, NM 87120

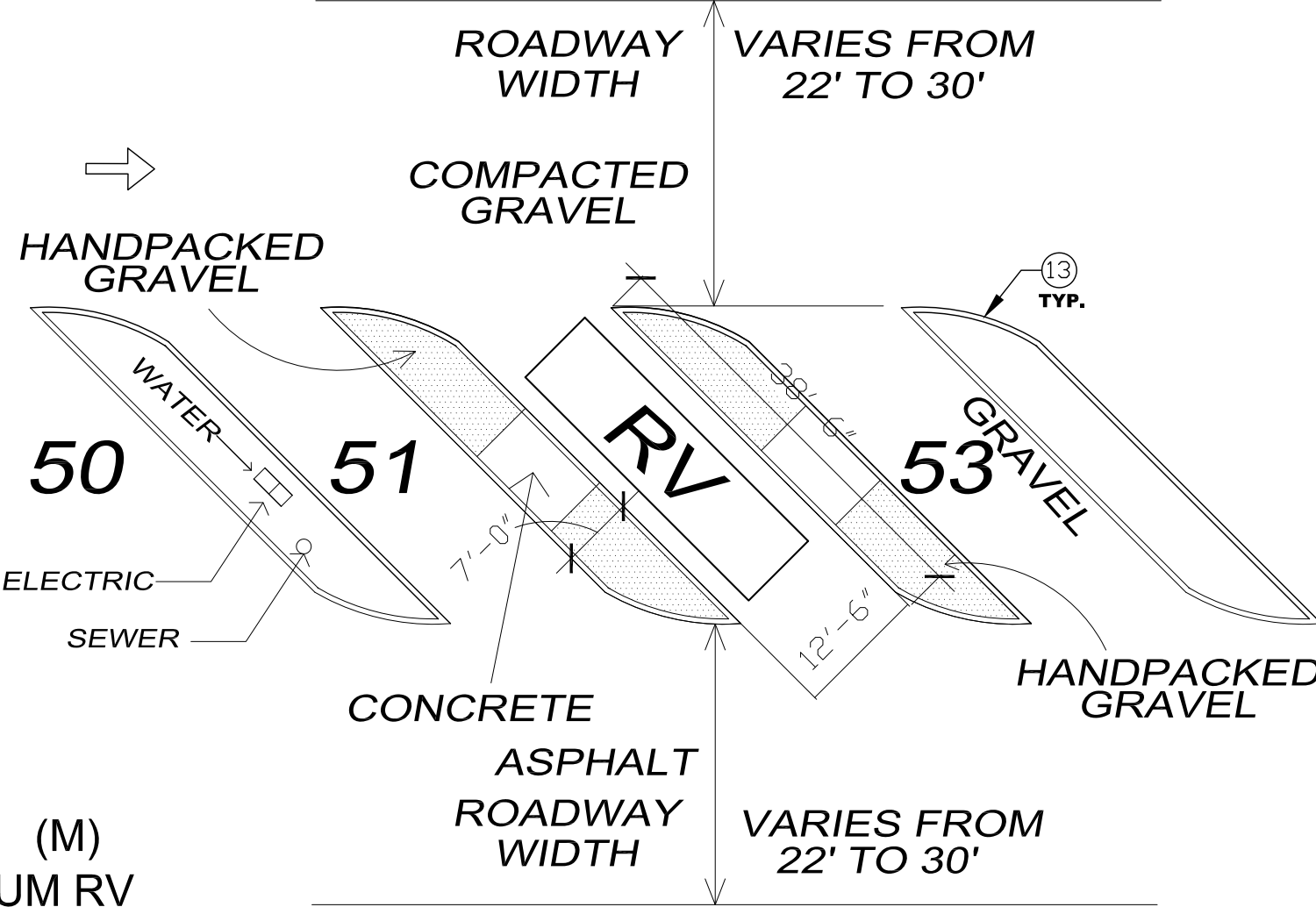
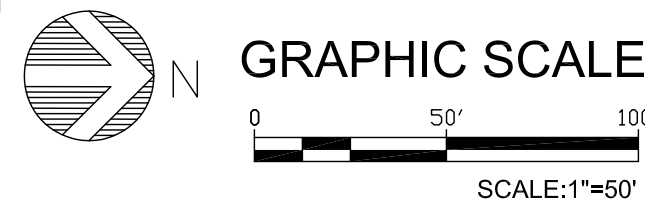
REV	DATE	DESCRIPTION	APVD
1			
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SP-2

03/10/2025

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

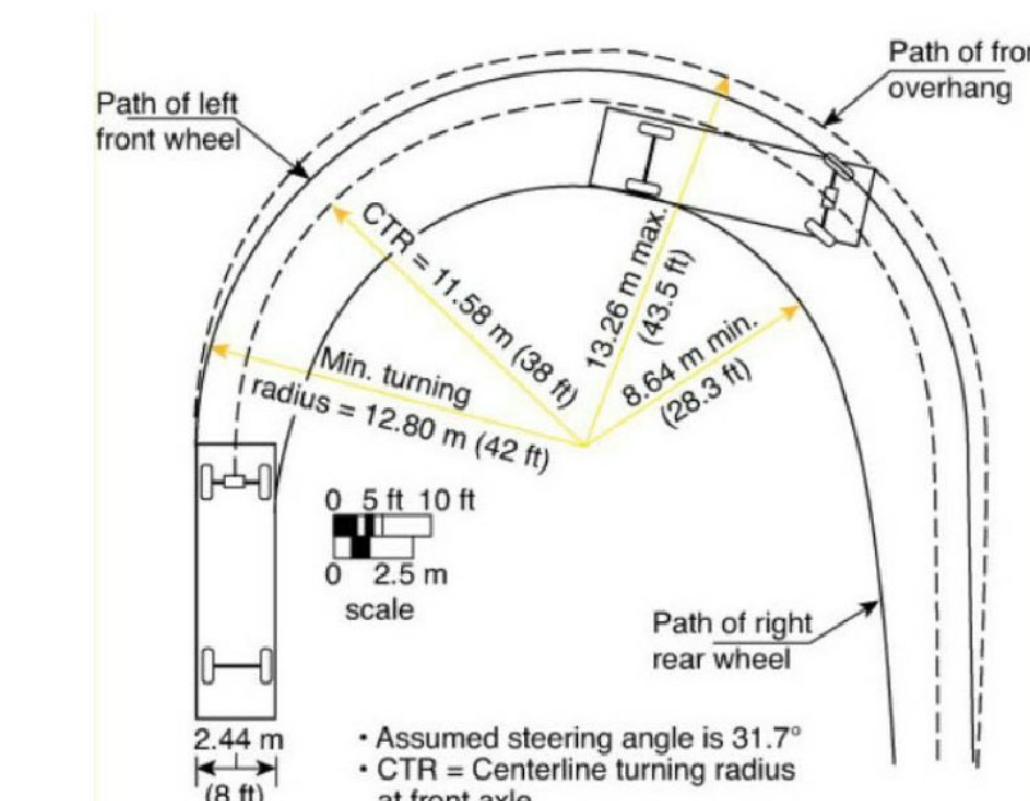
SCALE:1"=50'-0"



(M)
MEDIUM RV
TOTAL R.V. AREA = 800 SF
SCALE:1/16"=1'-0"

50' PRIVATE ACCESS, PUBLIC WATER
SEWER AND DRAINAGE EASEMENT.
SEE SECTION A-A FOR TYPICAL
SECTION DETAIL

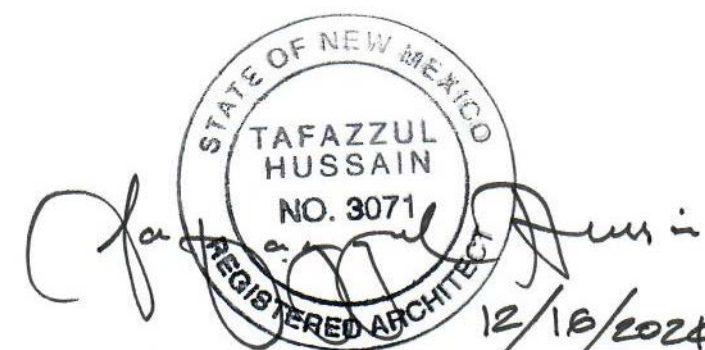
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DOC # 1998126535
BOOK 98c, PAGE -291
SHEET 2 OF 2



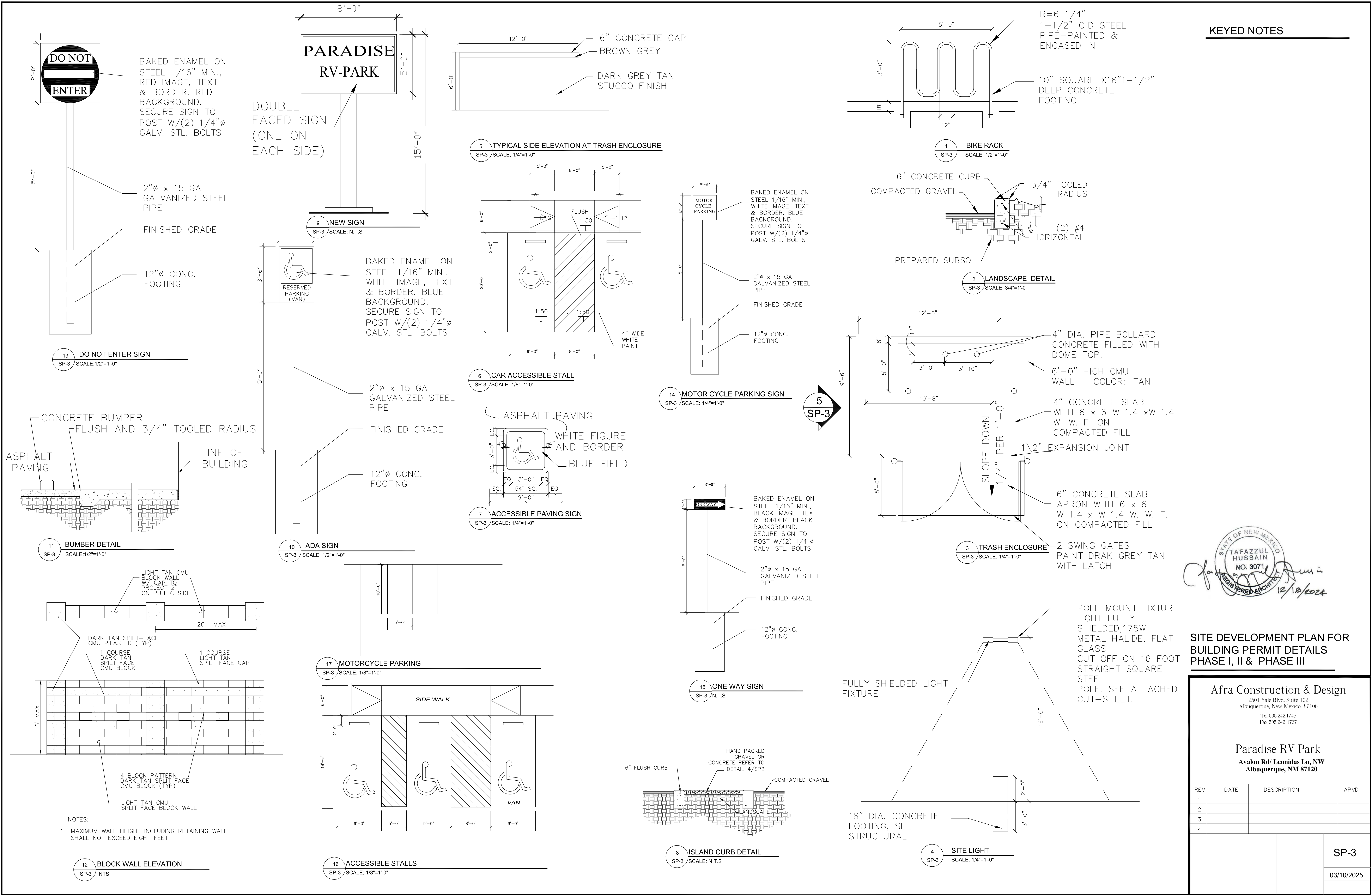
RV CENTERLINE TURNING RADIUS
N.T.S. TEMPLATE

LEGEND

- Ⓟ CAR PARKING FOR RV (PHASE II)
- Ⓛ CAR PARKING FOR LODGE (PHASE III)



KEYED NOTES



STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
12/18/2024

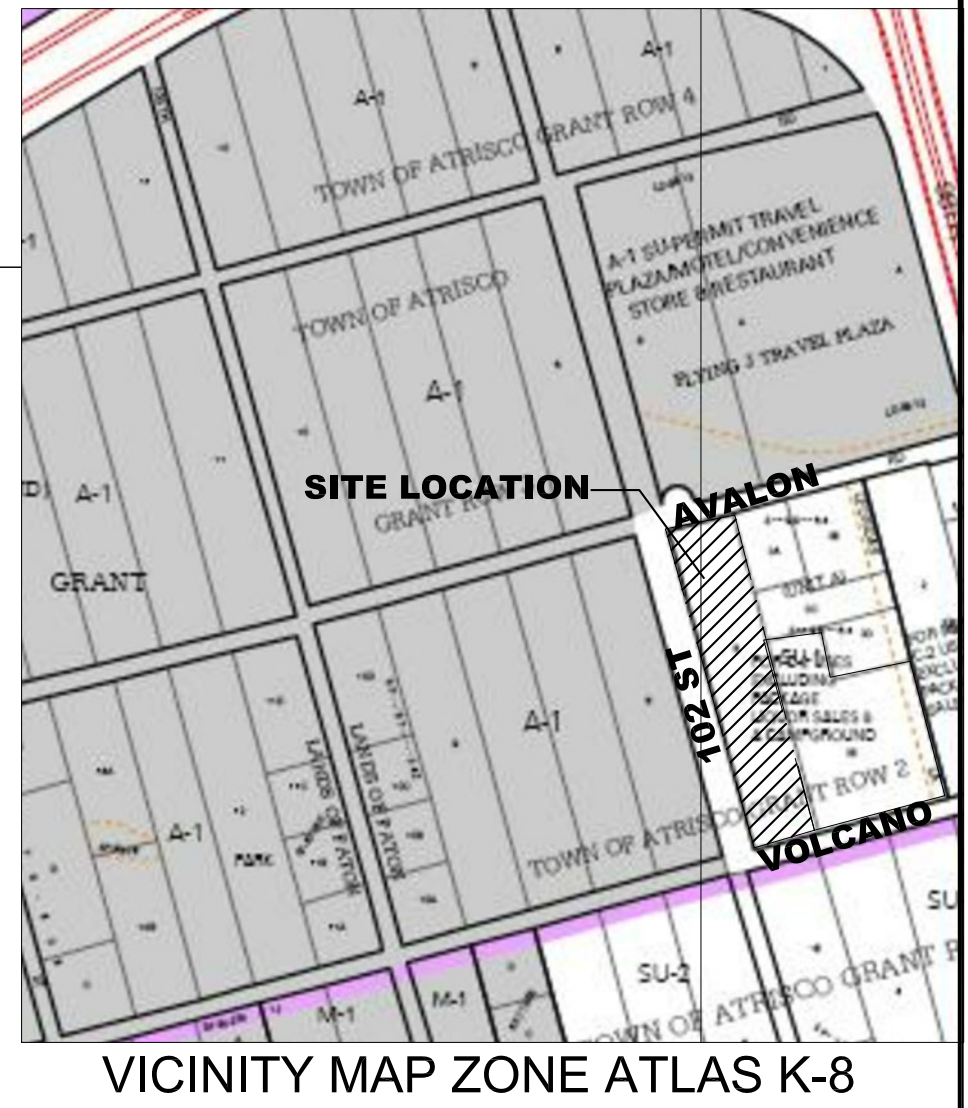
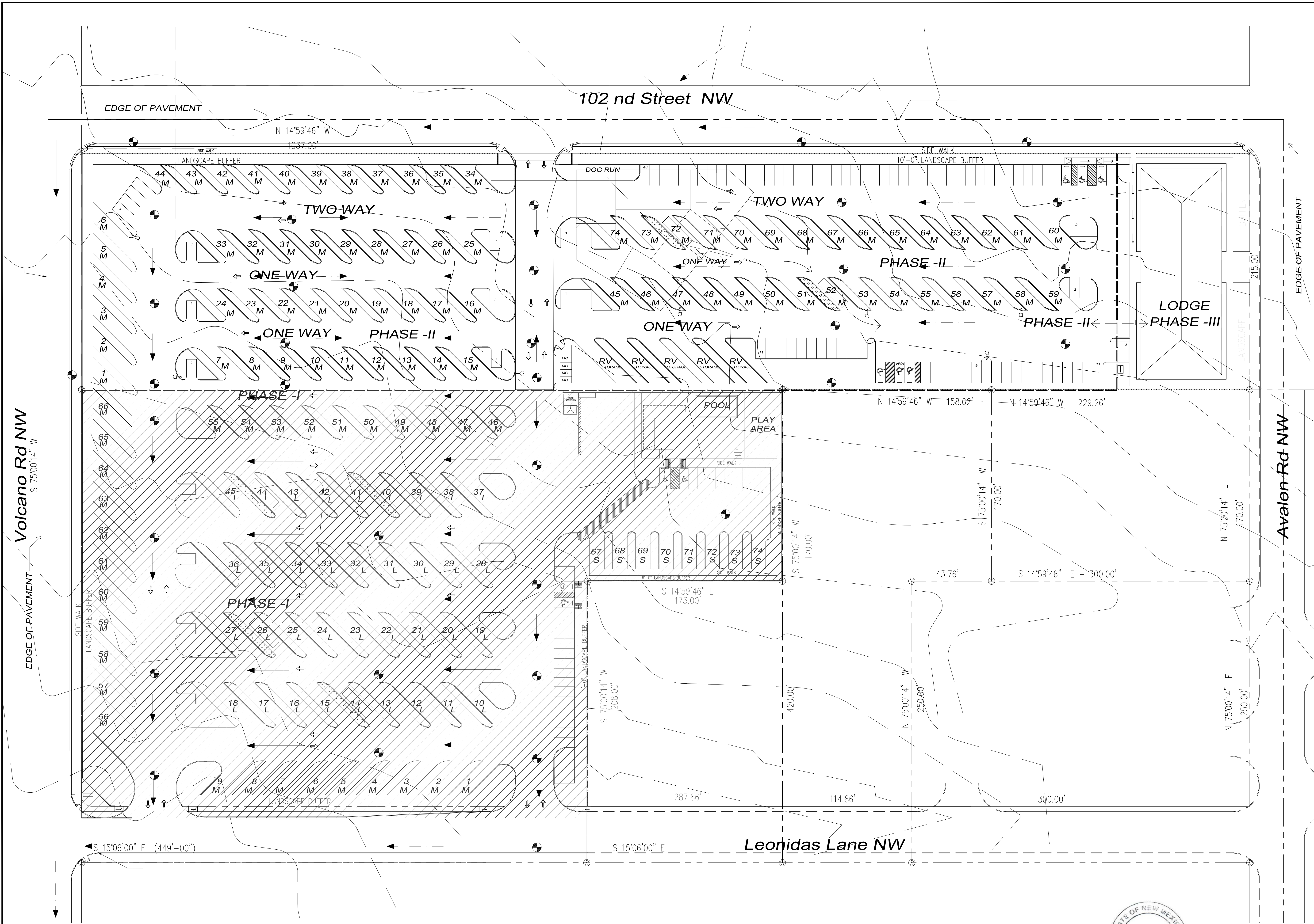
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT DETAILS PHASE I, II & PHASE III

Afra Construction & Design
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Paradise RV Park
Avalon Rd/ Leonidas Ln, NW
Albuquerque, NM 87120

REV	DATE	DESCRIPTION	APVD
1			
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SP-3
03/10/2025



LEGEND

- PROPERTY LINE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- PROPOSED DIRECTION OF FLOW
- SPOT ELEVATION (5245)
- EXISTING CONTOUR LINE
- RETAINING WALL
- PROPOSED CURB + GUTTER
- PHASE 1 - CONSISTING 74 RV UNITS AND CLUB HOUSE DELEGATED TO DRB FOR SITE DEVELOPMENT PLAN

CONCEPTUAL GRADING PLAN

Afra Construction & Design

2501 Yale Blvd, Suite 102
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Paradise RV Park

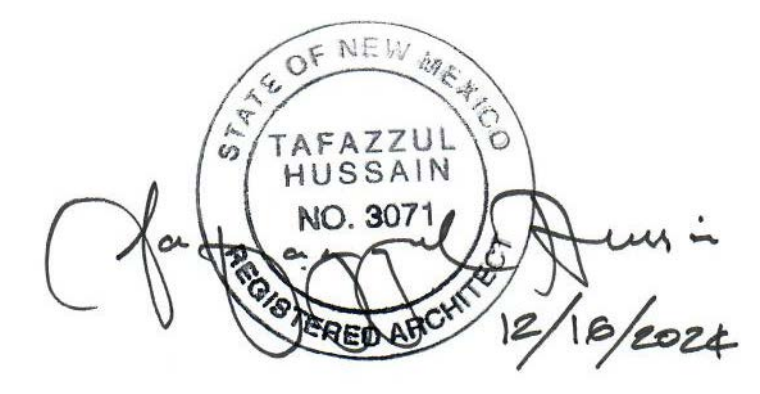
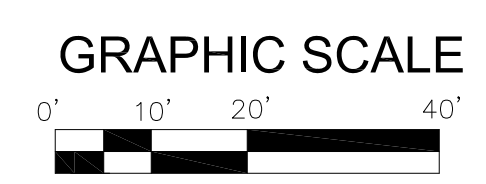
Avalon Rd/ Leonidas Ln, NW
Albuquerque, NM 87120

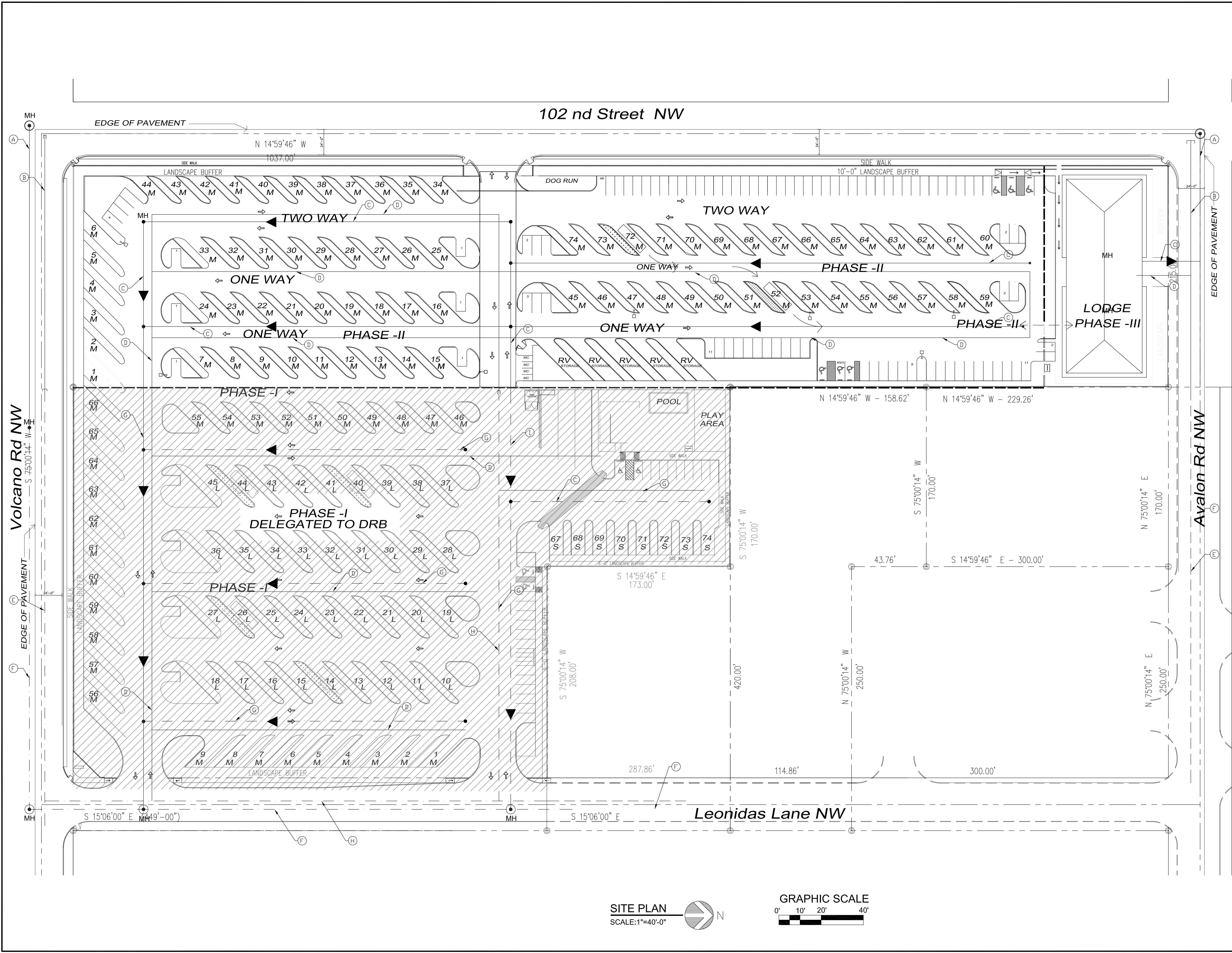
REV	DATE	DESCRIPTION	APVD
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C-01

03/10/2025

SITE PLAN
SCALE: 1"=40'-0"





KEY NOTE

- (A) NEW 8" SAS
- (B) NEW 8" WATER LINE
- (C) NEW 6" SAS
- (D) NEW 4"- 6" WATER LINE
- (E) EXISTING 8" WATER LINE
- (F) EXISTING 8" SAS
- (G) NEW 4"-6" SAS
- (H) EXISTING 6" WATER LINE
- (I) EXISTING 6" SAS

LEGEND

- MANHOLE
- CLEAN OUT
- PHASE I NOT PART OF THIS SUBMITTAL



CONCEPTUAL UTILITY PLAN

Afra Construction & Design
2501 Yale Blvd, Suite 102
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Tel 505.242.1745
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Paradise RV Park
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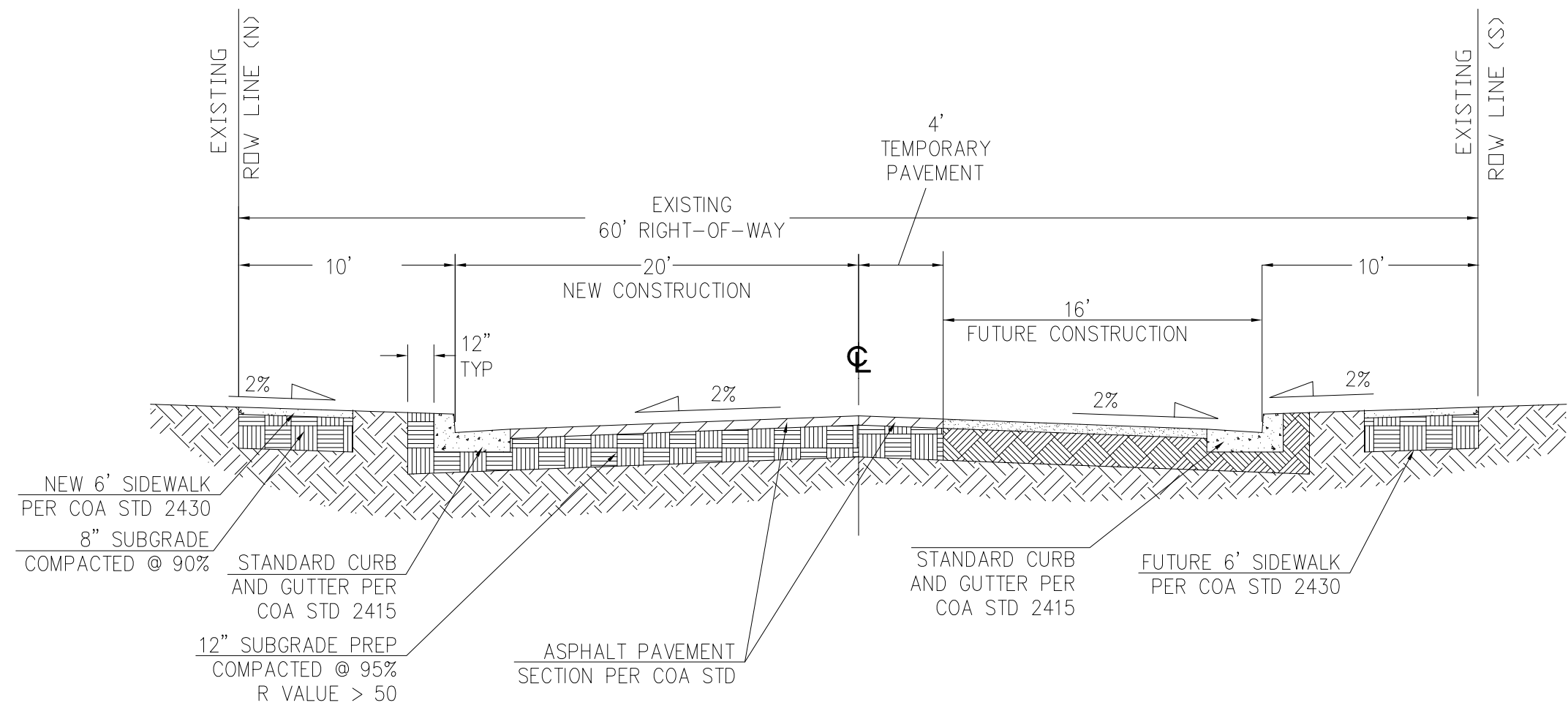
C-02

03/10/2025

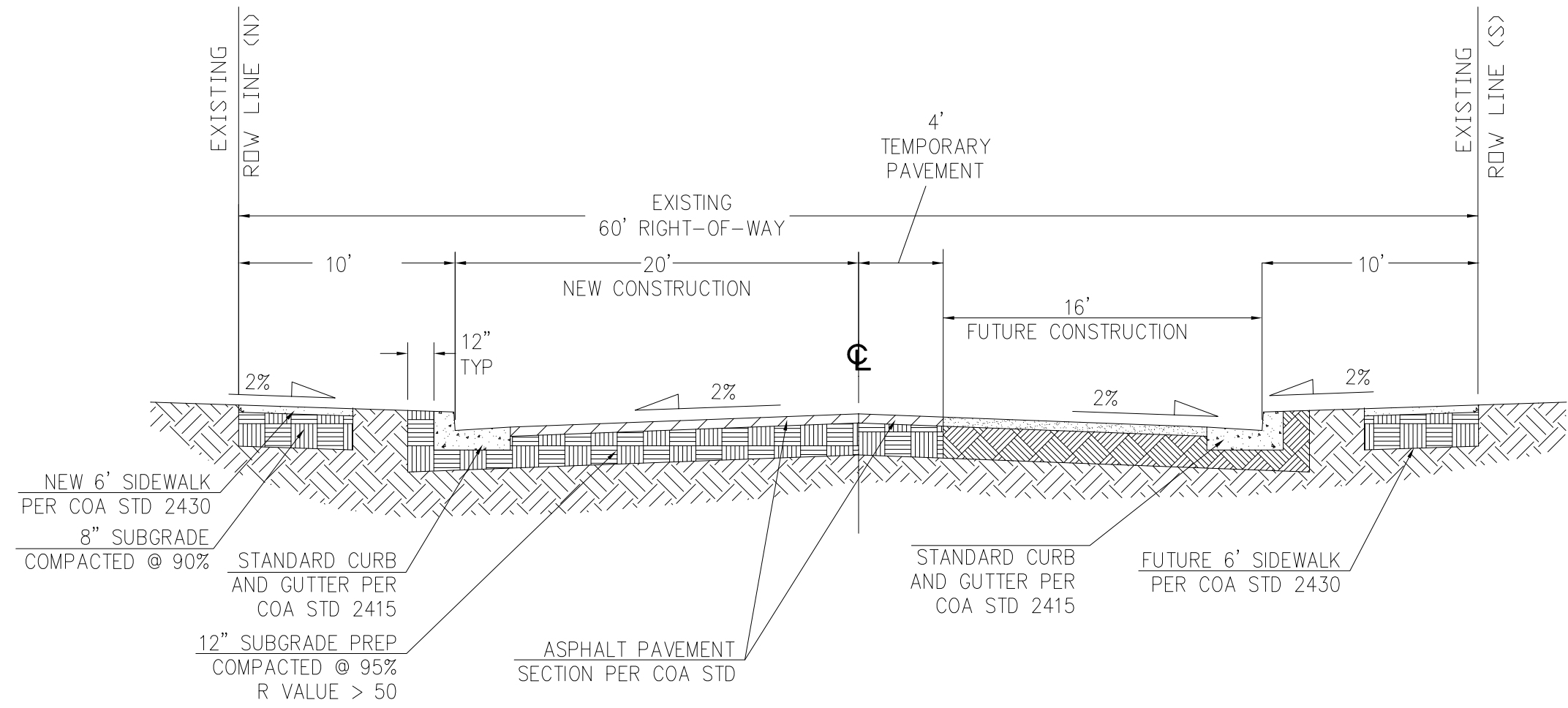
SITE PLAN
SCALE:1"=40'-0"



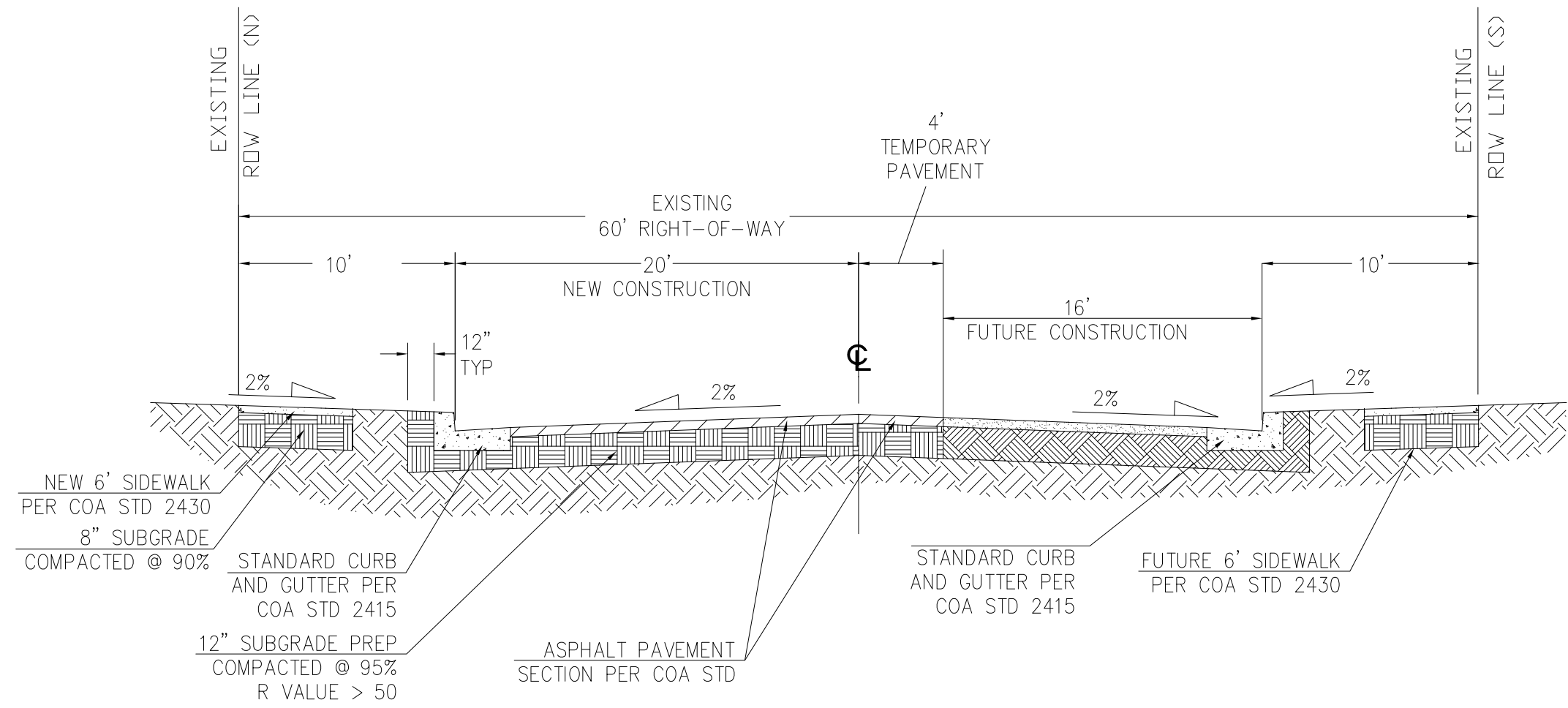
GRAPHIC SCALE
0' 10' 20' 40'



VOLCANO ROAD NW FROM WEST PROPERTY LINE OF TRACT 3E TO CENTER OF 102nd STREET
N. T. S. SECTION D-D
PHASE II & III



102nd STREET FROM VOLCANO AVE TO AVALON AVE.
N. T. S. SECTION E-E
PHASE II & III



AVALON ROAD FROM 102nd ST TO EAST PROPERTY LINE OF TRACT 5
N. T. S. SECTION F-F
PHASE II & III

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
12/18/2024

TYPICAL OFFSITE ROADWAY SECTIONS

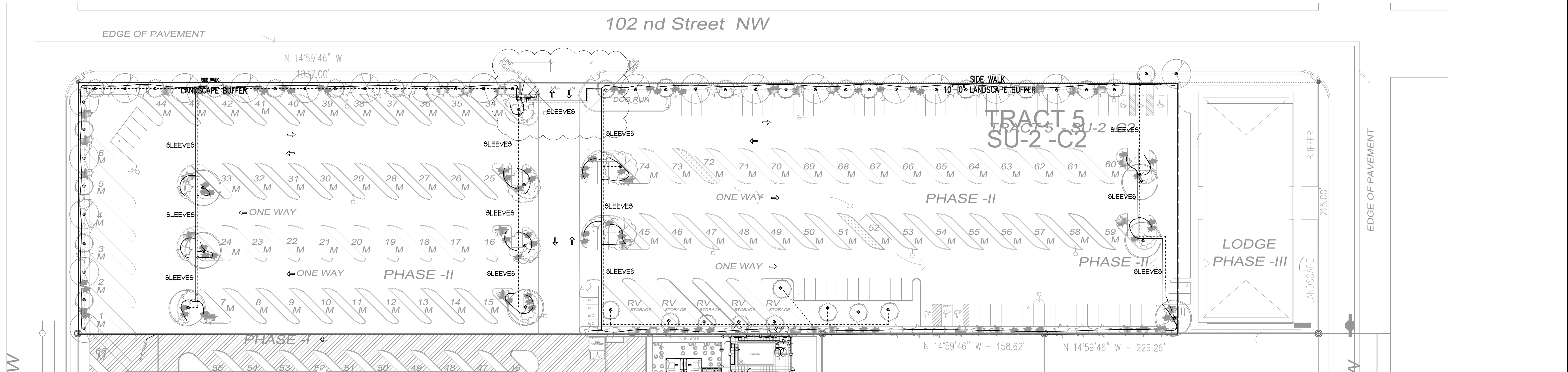
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C-03

03/10/2025



IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
POINT OF CONNECTION	SEE UTILITY PLANS	
IRRIGATION CONTROLLER	Rainbird	AVB
BACKFLOW PREVENTION DEVICE	FEBCO (OR EQUAL)	1"
SHUT OFF VALVE	RAINBIRD	1"
MAINLINE	Sch 80 PVC	1" Typ.
ELECTRIC ZONE VALVE	RAINBIRD	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
SLEEVES	Class 200 PVC	
Drip Line, Tree Drip	Class 200 PVC	
Drip Line, Shrub Drip	Polyline	
Drip Emitters / Tree	RAINBIRD	

Size Equipment as Required for Flow Rate

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER. BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

IRRIGATION NOTES:
Irrigation maintenance shall be the responsibility of the Property Owner.

Irrigation shall be a complete underground automatic system.

Irrigation will be operated by automatic controller.

Trees and shrubs shall be on separate valves.

Trees to receive (6) 10 GPH Drip Emitters.

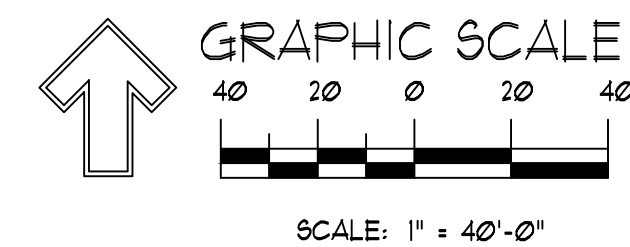
Shrubs to receive (2) 10 GPH Drip Emitters.

Drip and Bubbler systems to be tied to 3/4" polypipe with flush caps at each end.

Point of connection for Irrigation system is shown on the Irrigation plan.

Location of controller as shown on the Irrigation plan.

Water and Power source shall be the responsibility of the Owner.



danny@mitchellassociatesinc.com 505.639.9583

Landscape Architect



Afra Construction & Design

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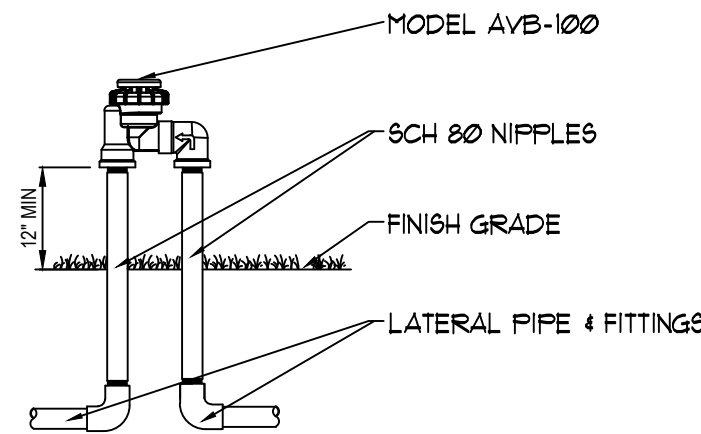
Paradise RV Park

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Irrigation Plan

LS-102

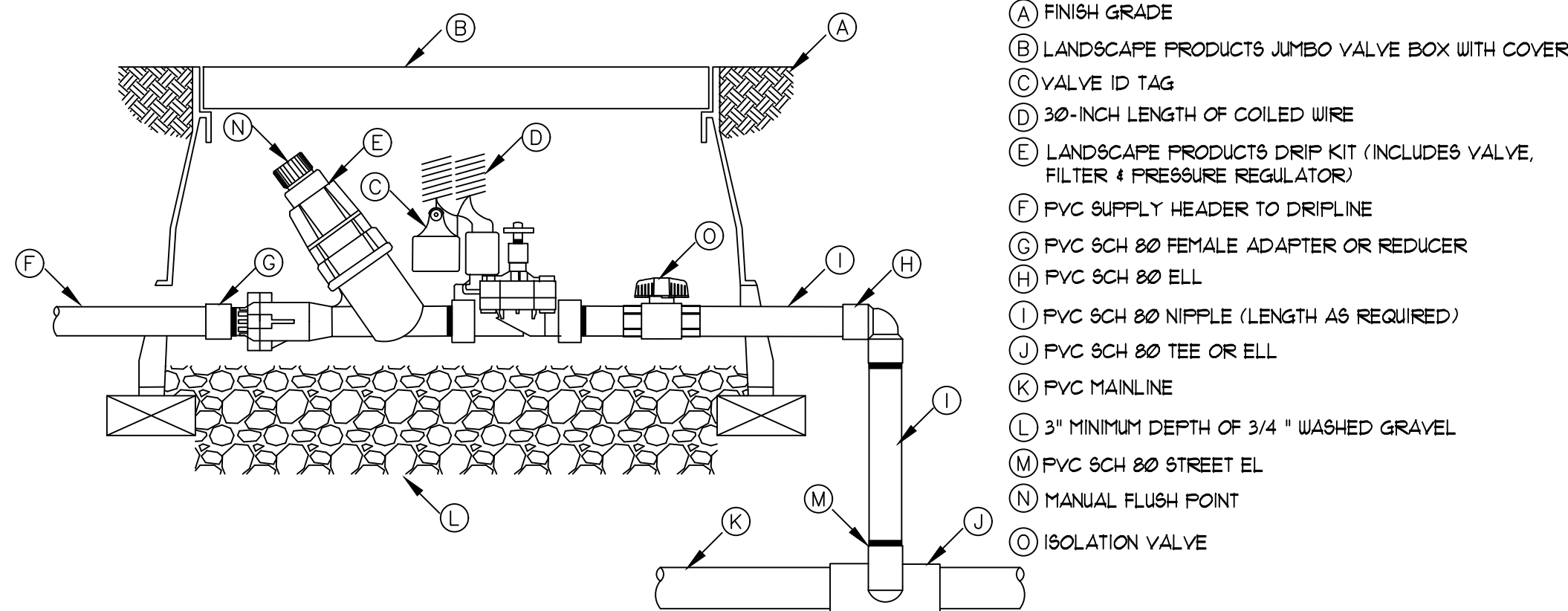


NOTE:
ATMOSPHERIC VACUUM BREAKERS SHOULD BE
INSTALLED 6" - 12" ABOVE THE HIGHEST SPRINKLER
HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL
CODE.

- NOTES:
1. INSTALLATION TO BE COMPLETED IN
ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY
INFORMATION VISIT www.CADDdetails.com/info
REFERENCE NUMBER 901-085h.

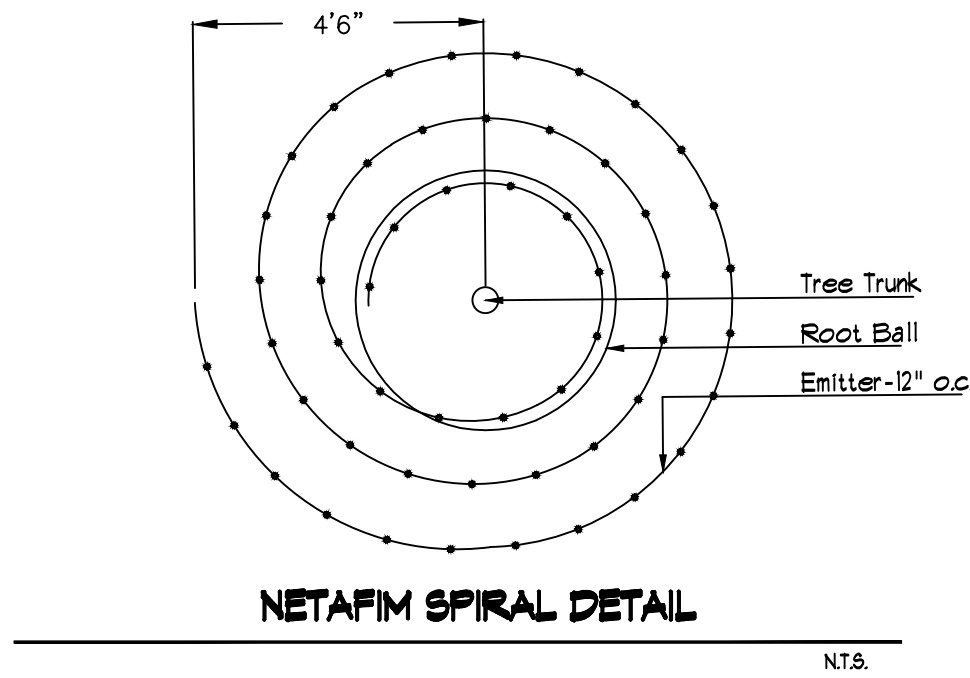
AVB VALVES-AVB W / SCH 80 NIPPLE RISERS

N.T.S.



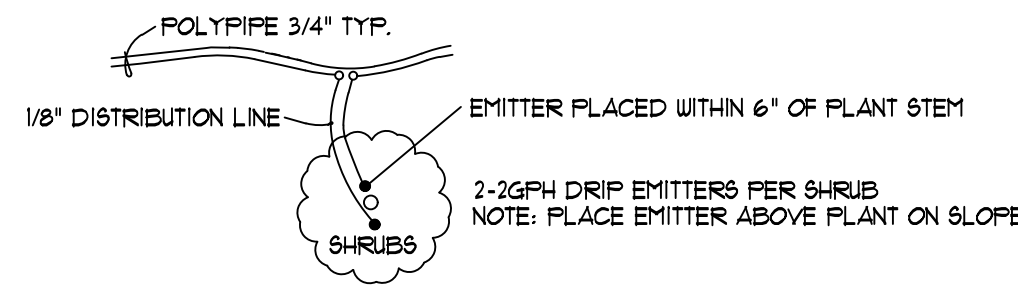
DRIP ZONE KIT IN VALVE BOX

N.T.S.



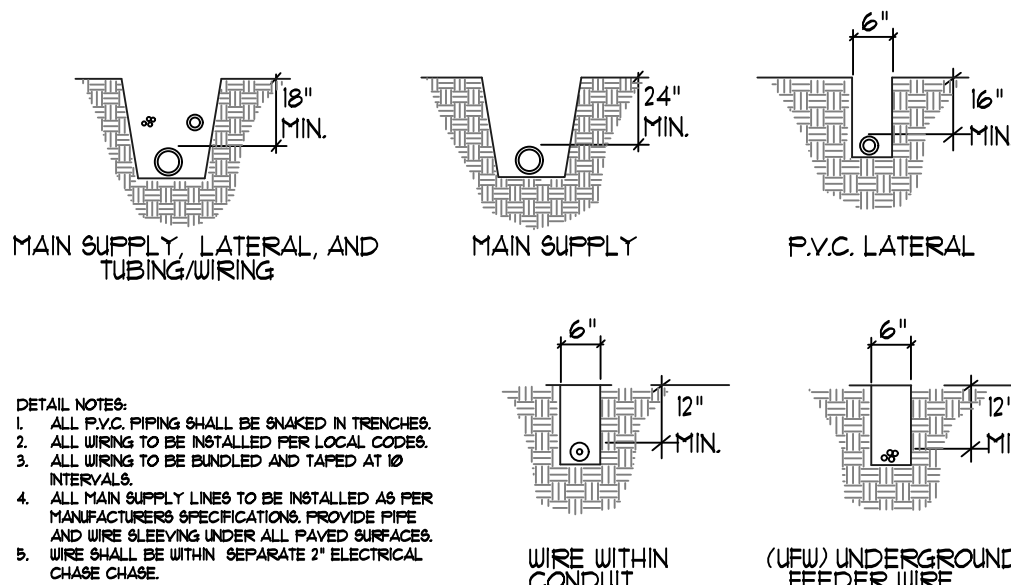
NETAFIM SPIRAL DETAIL

N.T.S.



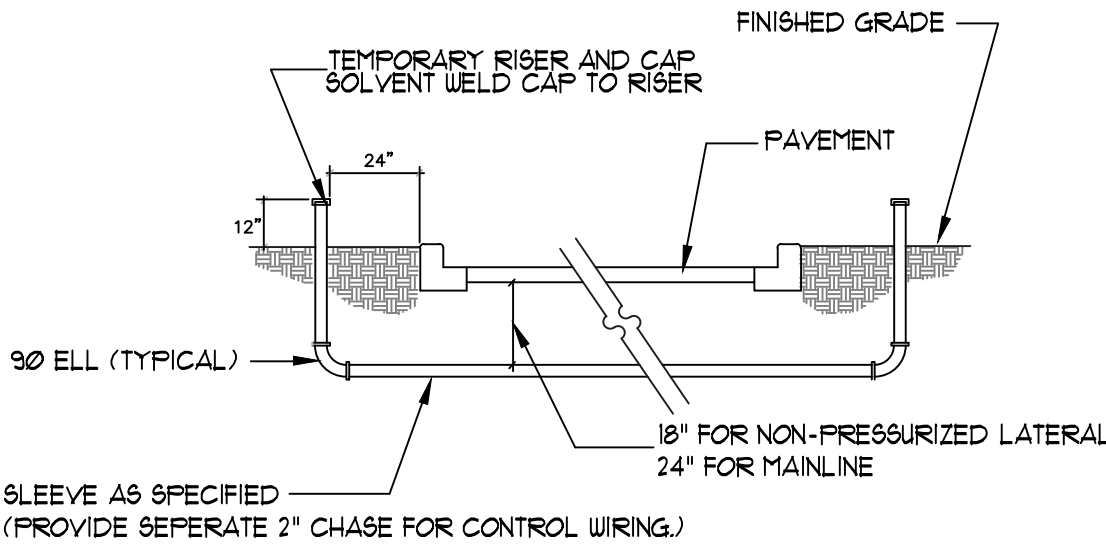
SHRUB EMITTER PLACEMENT DETAIL

N.T.S.



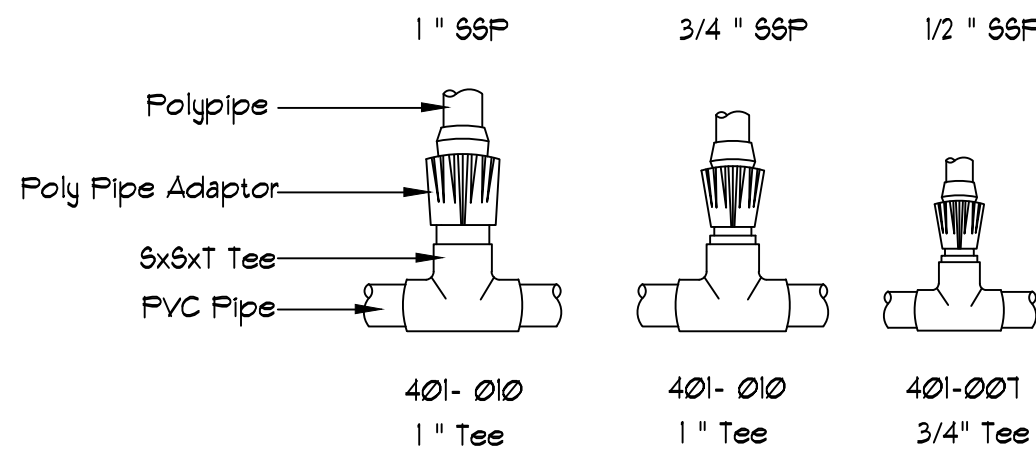
TRENCHING DETAIL

N.T.S.



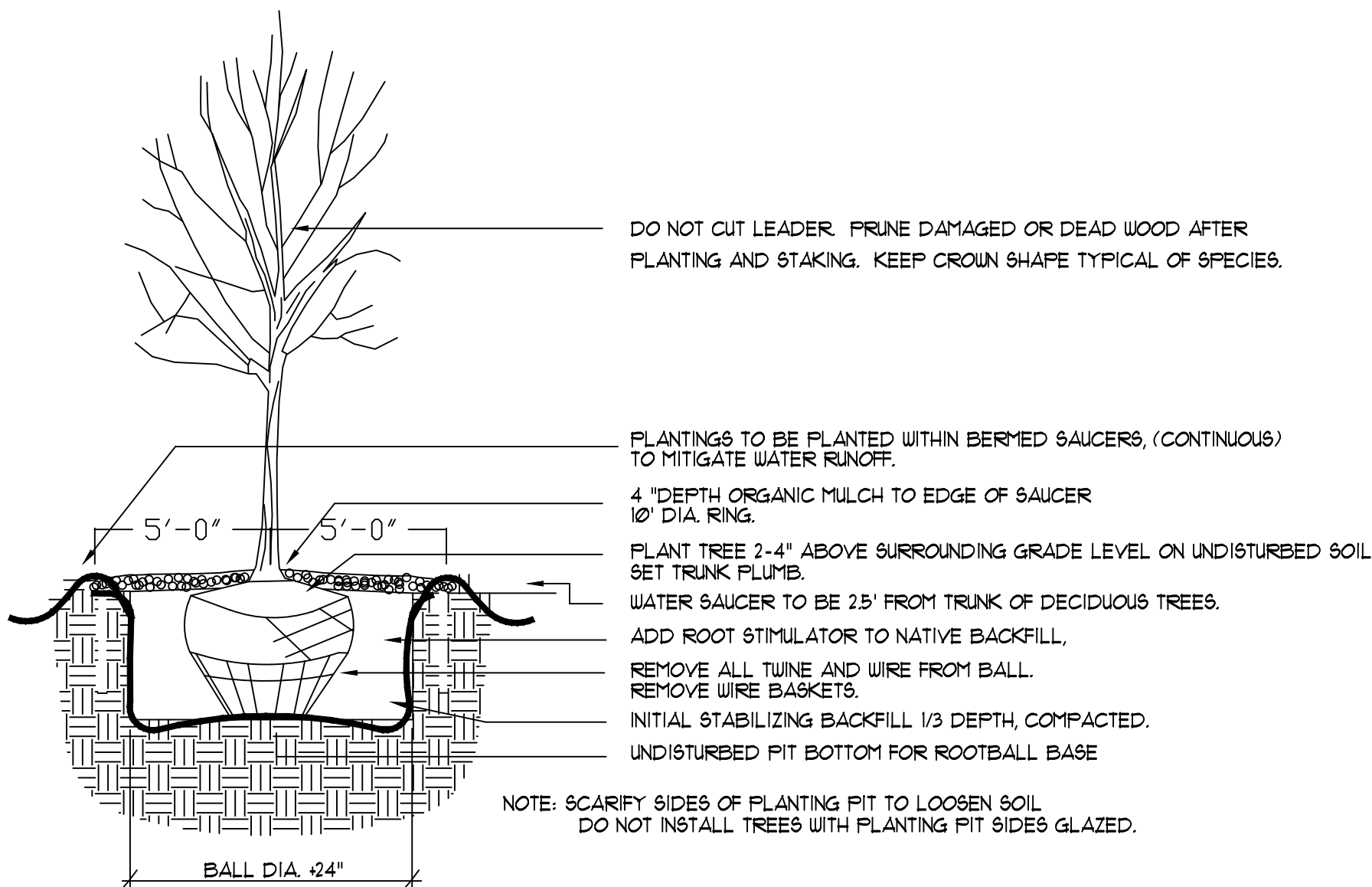
SLEEVE INSTALLATION DETAIL

N.T.S.



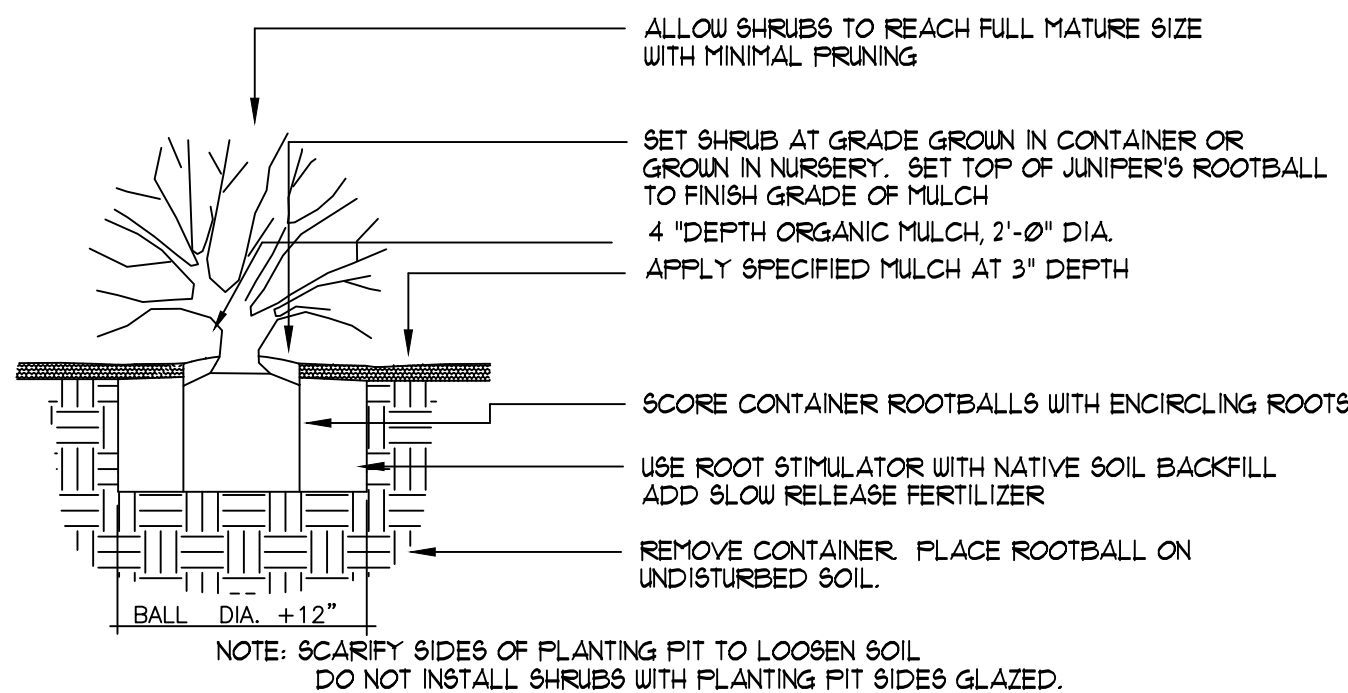
PVC TO Poly Connection

N.T.S.



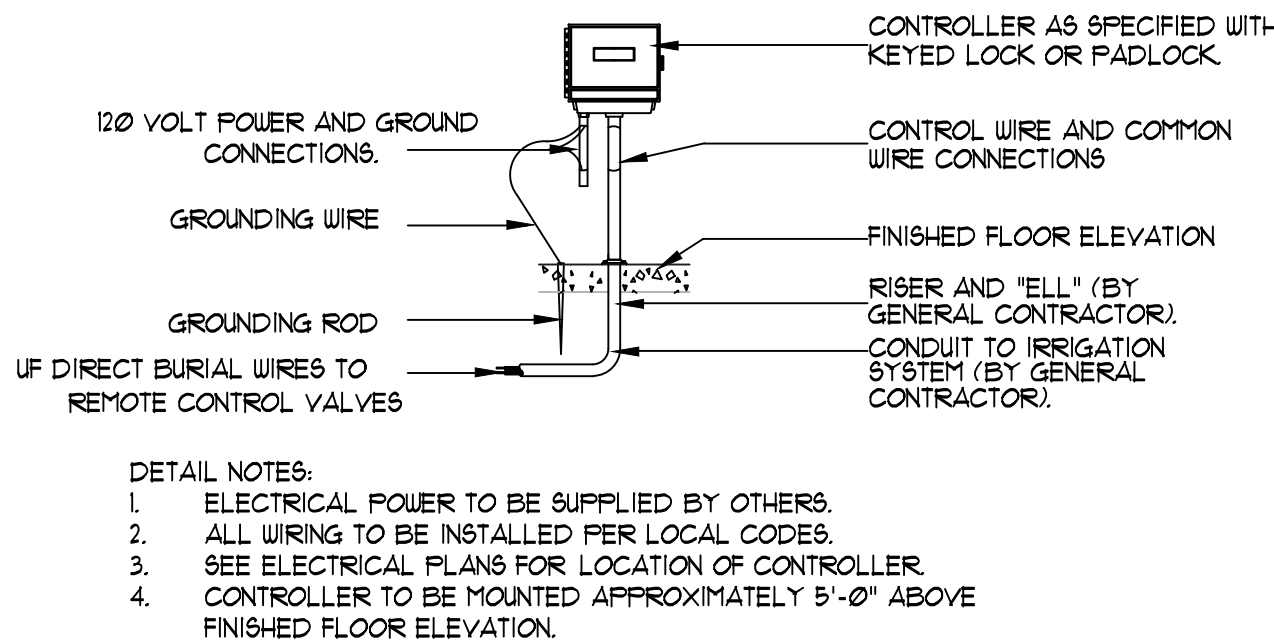
TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



CONTROLLER DETAIL

N.T.S.



danny@mitchellassociatesinc.com

505.639.9583

Landscape Architect



Afra Construction & Design

2501 Yale Blvd, Suite 102
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Tel 505.242.1745
Fax 505.242.1737

Paradise RV Park

Avalon Rd/ Leonidas Ln, NW
Albuquerque, NM 87120

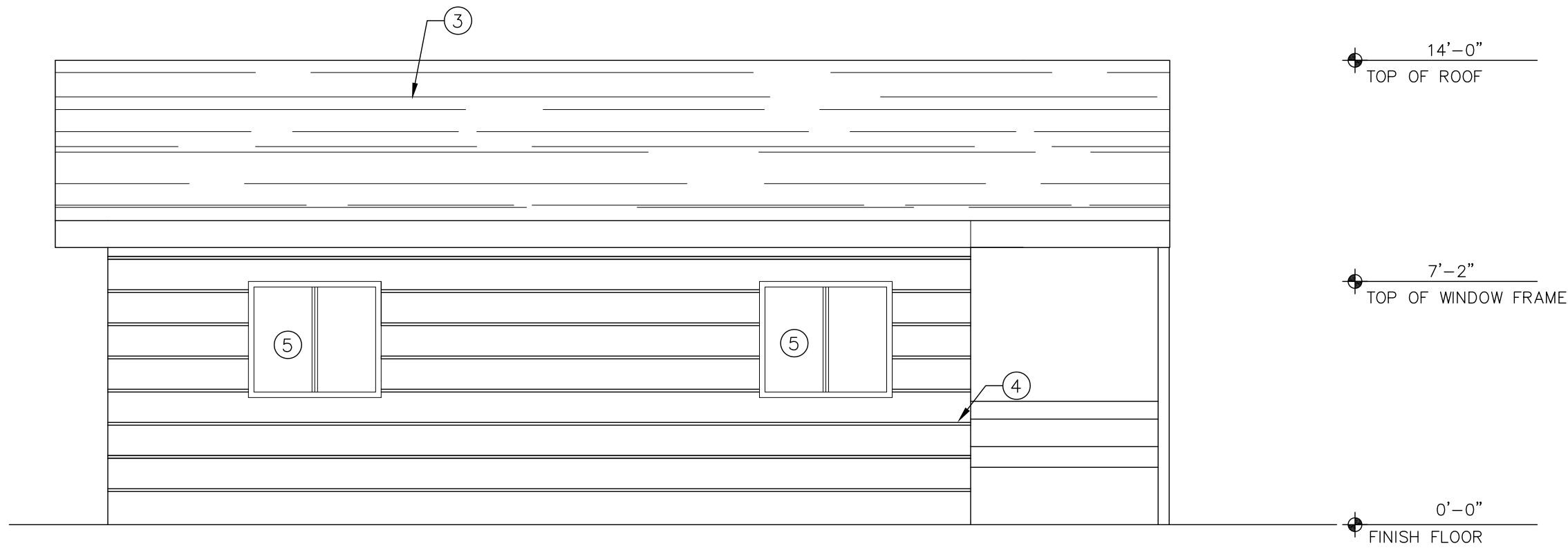
REV	DATE	DESCRIPTION	APVD
1			
2			
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4			

Detail Sheet

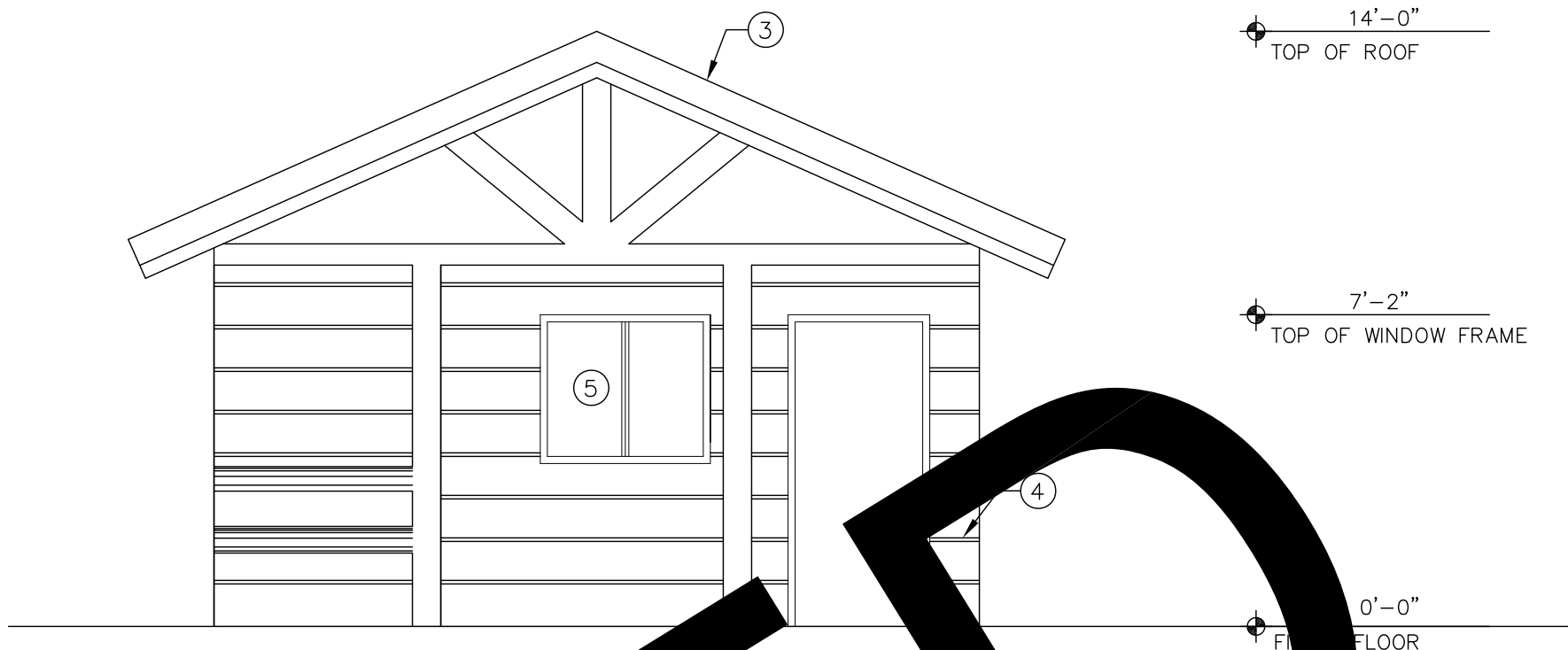
LS-103

KEYED NOTES

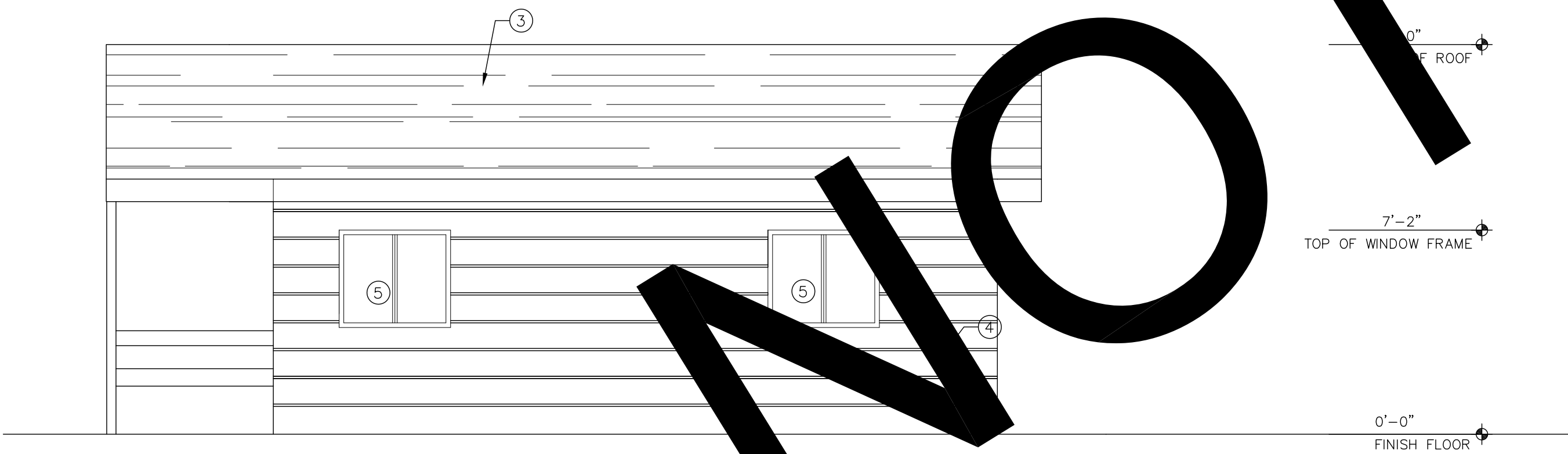
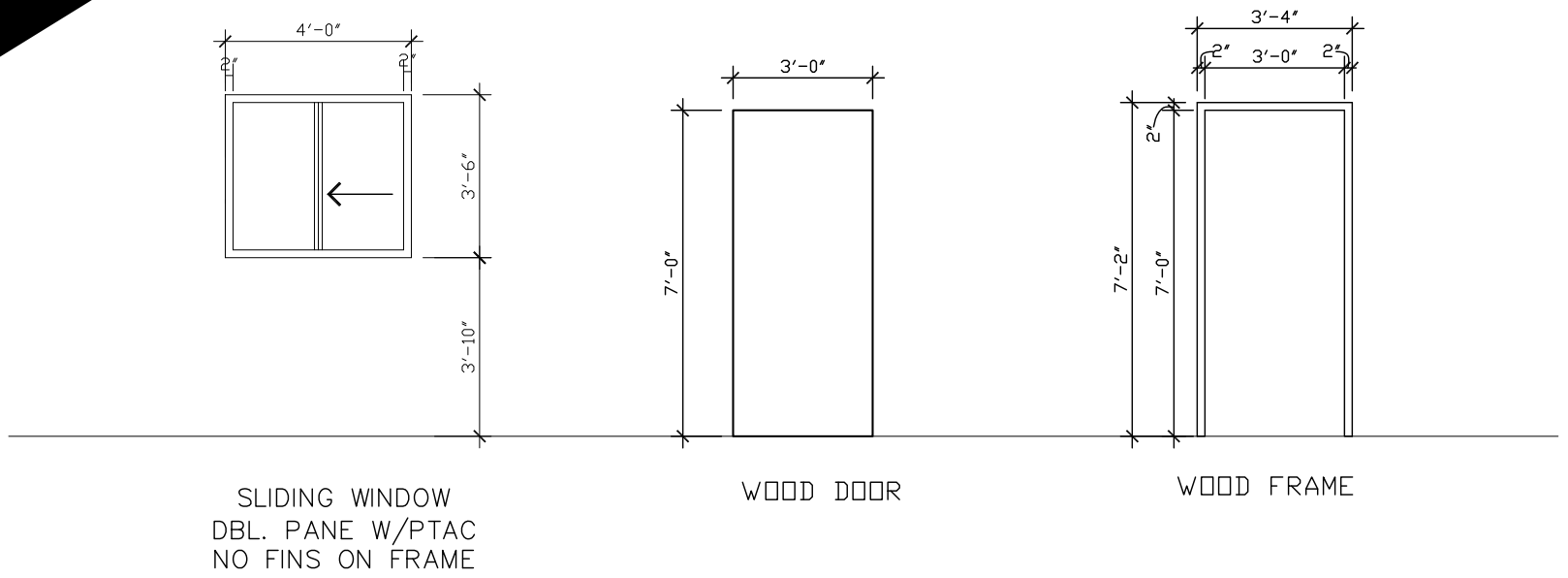
1. ASPHALT SHINGLES BEIGE COLOR
2. CLEAR SEALED WOOD LOGS.
3. WOOD SHAKES-SEALED.
4. WOOD LOGS-CLEAR SEALD.
5. INSULATED GLAZING IN WOOD FRAME.



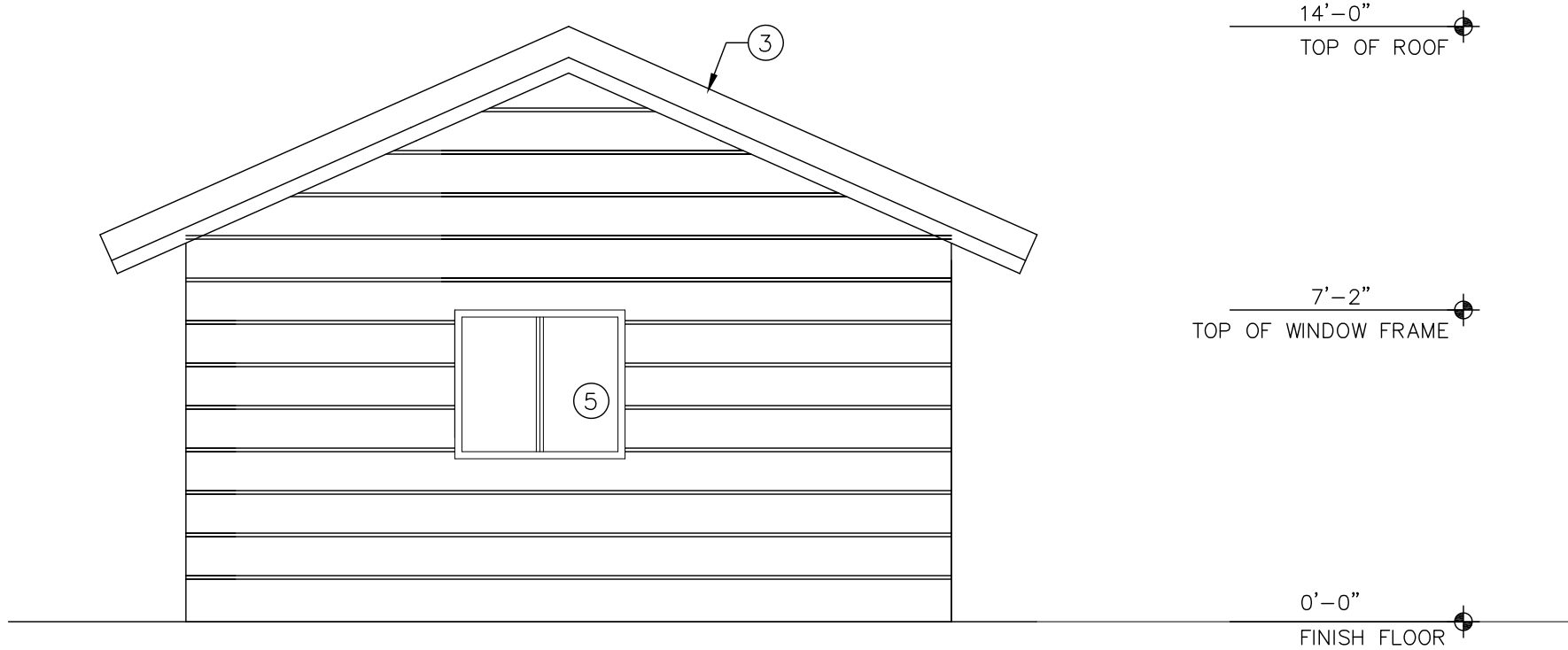
2 LOG CABIN SIDE ELEVATION
A-01 SCALE:1/4"=1'-0"



3 LOG CABIN FRONT ELEVATION
A-01 SCALE:1/4"=1'-0"



3 LOG CABIN SIDE ELEVATION
A-01 SCALE:1/4"=1'-0"



4 LOG CABIN BACK ELEVATION
A-01 SCALE:1/4"=1'-0"

CABIN LOGS
BUILDING ELEVATIONS

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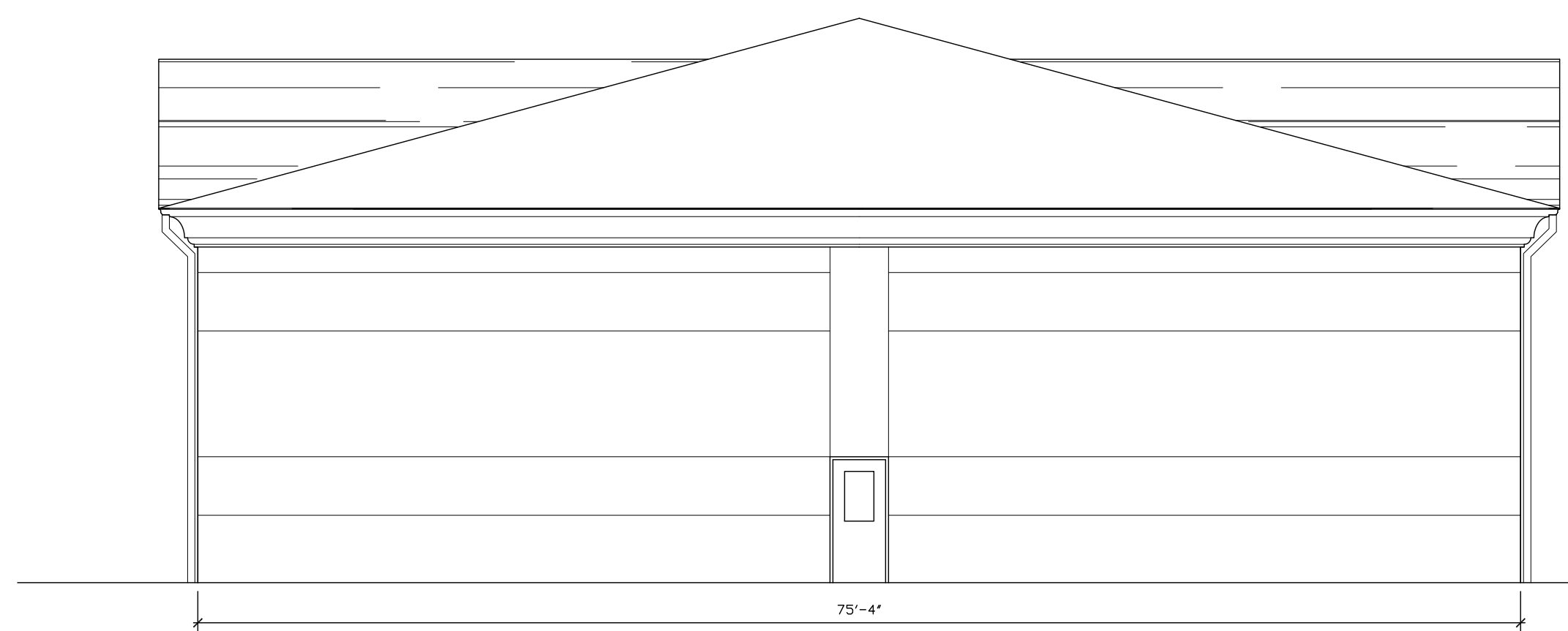
REV	DATE	DESCRIPTION	APVD
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2			
3			
4			

A-01

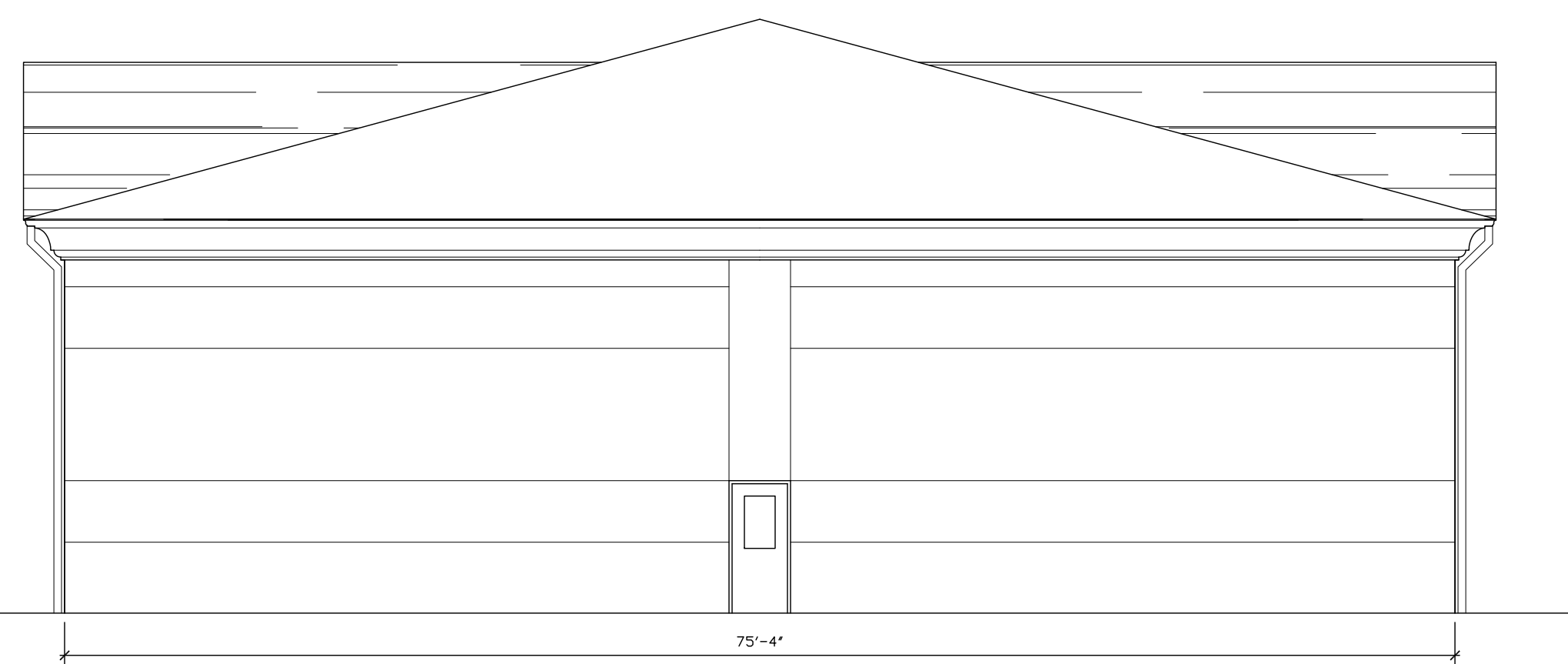
02/17/2025



1 SOUTH ELEVATION
A-02 / SCALE: 1/8"=1'-0"



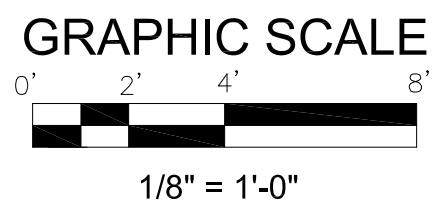
3 WEST ELEVATION
A-02 / SCALE: 1/8"=1'-0"



2 EAST ELEVATION
A-02 / SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
A-02 / SCALE: 1/8"=1'-0"

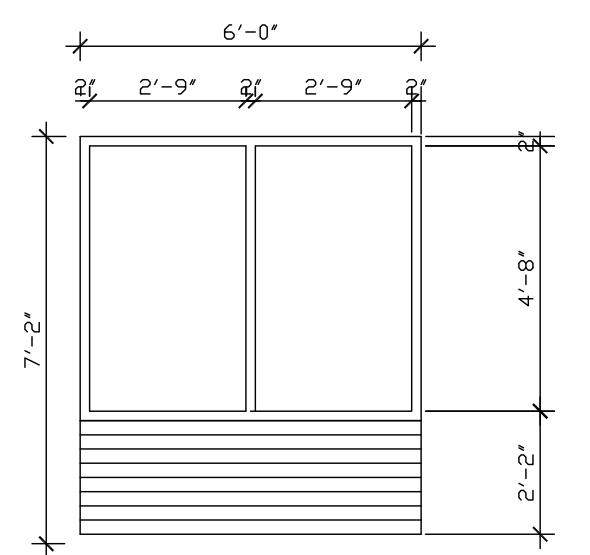


KEYED NOTES

- STUCCO SYSTEM - 3 COAT, 17 GA. STUCCO WIRE, 15# BUILDING PAPER, 7/16" APA RATED SHEATHING.
- 3'-0"x7'-0" HOLLOW METAL INSULATED DOOR FRAME, PRIME, PAINT TO MATCH STUCCO COLO, TEMPERED GLAZING.
- ASPHALT SHINGLES.

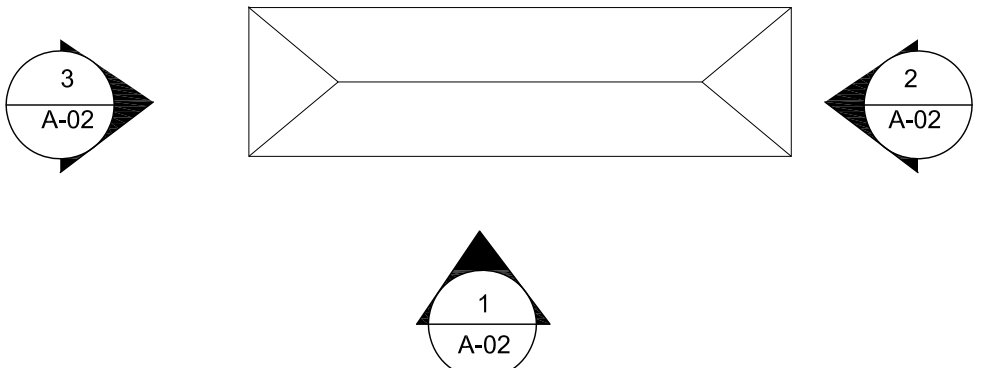
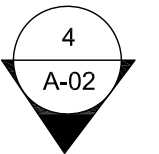
STUCCO COLOR

- A. DARK GREY TAN STUCCO .
B. BROWN GREY STUCCO.
C. DARK GREY- ASPHALT SHINGLES.



FRAME : ALUMINUM
FINISH COLOR
GLAZING : FIXED
INSULATED
THERMAL BREAK,
CLEAR

5 WINDOW DETAILS
A-02 / SCALE: 1/8"=1'-0"



KEY MAP

N.T.S

ELEVATIONS

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REV	DATE	DESCRIPTION	APVD
1			
2			
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A-02

02/17/2025