

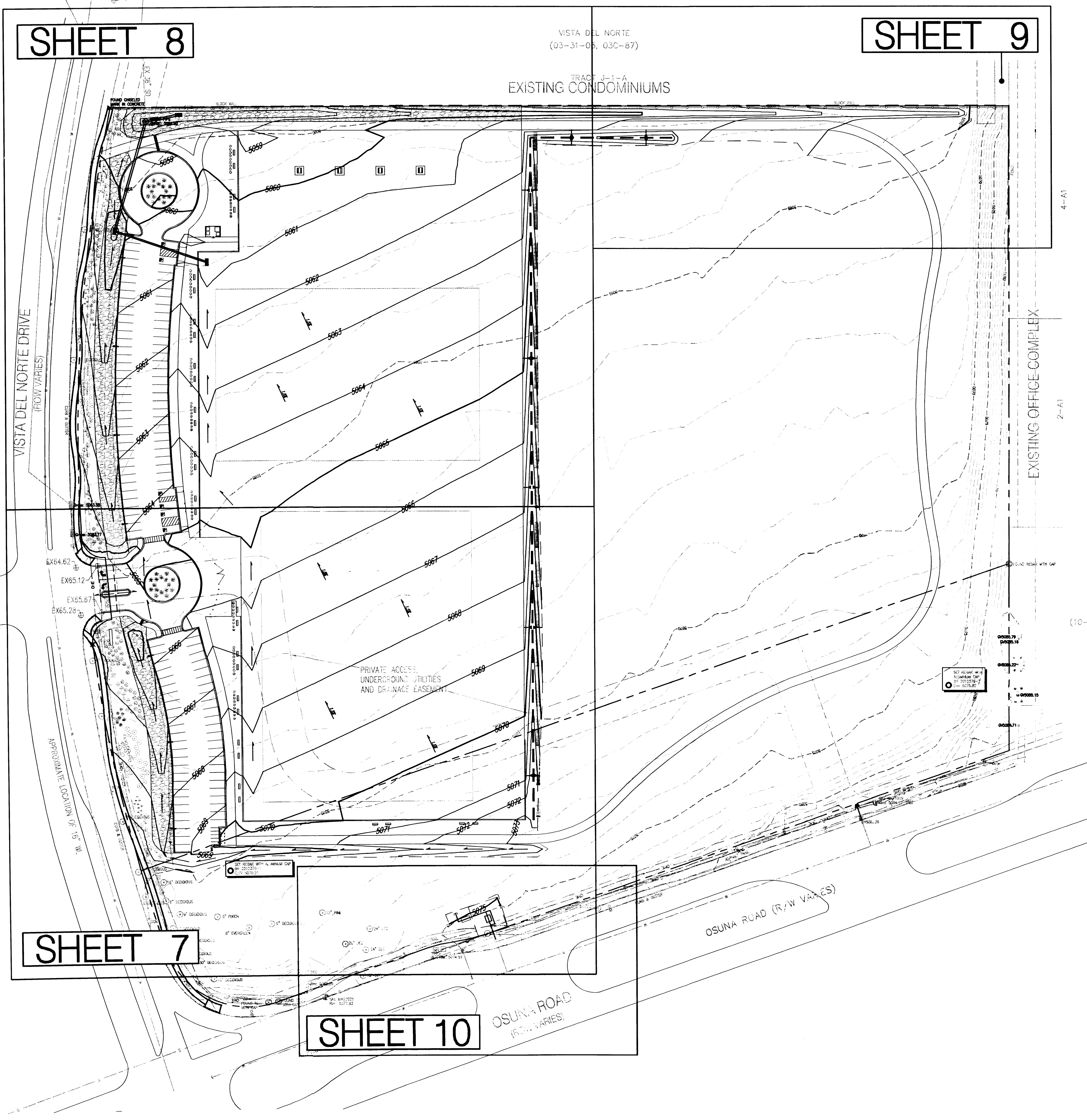
INLET TABLE					
Inlet	Inlet	Basin	Actual	vail	Capacity**
#	Type		Flow	Had ft	CFS
IN1	1-DBL COA TYPE D*	B2	9.55	0.55	14.92
IN2	1-DBL COA TYPE D*	B3, B4	14.21	0.70	21.42
IN3	1-DBL COA TYPE D*	B1	19.92	1.40	44.42
IN4	GRATED MANHOLE COVER**	B1, B5	14.93	1.40	22.40

* - CAPACITY BASED ON WEIR AND ORIFICE EQUATIONS
 ** - CAPACITY BASED ON SINGLE TYPE D INLET

MANNING'S N =		0.029		SLOPE =		0.80%	
POINT	DIST	ELEV		POINT	DIST	ELEV	
1	0.0	59.3		4	9.5	57.3	
2	2.0	59.2		5	14.6	58.5	
3	6.5	57.3		6	16.6	58.6	
WSEL FT.	DEPTH INC	FLOW AREA SQ. FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTION	TOTAL ENERGY (FT)
57.30	0.05	0.16	0.09	3.34	0.60	3.32	0.06
57.35	0.10	0.33	0.31	3.67	0.92	3.64	0.11
57.40	0.15	0.52	0.61	4.01	1.18	3.96	0.17
57.45	0.20	0.73	1.01	4.34	1.39	4.27	0.23
57.50	0.25	0.95	1.50	4.68	1.58	4.59	0.29
57.55	0.30	1.19	2.08	5.01	1.75	4.91	0.35
57.60	0.35	1.44	2.75	5.35	1.91	5.23	0.41
57.65	0.40	1.71	3.52	5.68	2.06	5.55	0.47
57.70	0.45	2.00	4.38	6.02	2.20	5.87	0.52
57.75	0.50	2.30	5.34	6.35	2.33	6.19	0.58
57.80	0.55	2.61	6.40	6.69	2.45	6.51	0.64
57.85	0.60	2.95	7.57	7.02	2.57	6.82	0.70
57.90	0.65	3.30	8.85	7.36	2.68	7.14	0.76
57.95	0.70	3.66	10.23	7.69	2.79	7.46	0.82
58.00	0.75	4.04	11.73	8.03	2.90	7.78	0.88
58.05	0.80	4.44	13.34	8.36	3.00	8.10	0.94
58.10	0.85	4.85	15.07	8.70	3.11	8.42	1.00
58.15	0.90	5.28	16.92	9.03	3.20	8.74	1.06
58.20	0.95	5.73	18.90	9.37	3.30	9.06	1.12
58.25	1.00	6.19	21.00	9.71	3.39	9.37	1.18
58.30	1.05	6.66	23.24	10.04	3.49	9.69	1.24
58.35	1.10	7.16	25.60	10.38	3.58	10.01	1.30
58.40	1.15	7.66	28.11	10.71	3.67	10.33	1.36
58.45	1.20	8.19	30.75	11.05	3.75	10.65	1.42
58.50	1.25	8.73	33.22	11.54	3.81	11.13	1.48
58.55	1.30	9.31	34.79	12.66	3.73	12.24	1.52

MANNING'S N = 0.029			SLOPE = 1.20%				
POINT	DIST	ELEV	POINT	DIST	ELEV		
1	0.0	67.0	3	15.0	66.4		
2	9.0	66.4	4	24.0	67.0		
WSEL	DEPTH	FLOW	FLOW	WETTED	FLOW	TOPWID	TOTAL
FT	INC	AREA	RATE	PER	VEL	PLUS	ENERGY
		SQ.FT	(CFS)	(FT)	(FPS)	OBTUSIONS	(FT)
66.42	0.05	0.33	0.24	7.35	0.72	7.34	0.02
66.47	0.10	0.73	0.80	8.69	1.09	8.69	0.16
66.52	0.15	1.20	1.66	10.04	1.38	10.03	0.18
66.57	0.20	1.74	2.82	11.39	1.62	11.37	0.24
66.62	0.25	2.34	4.30	12.74	1.84	12.72	0.30
66.67	0.30	3.01	6.11	14.08	2.03	14.06	0.36
66.72	0.35	3.75	8.28	15.43	2.21	15.40	0.43
66.77	0.40	4.55	10.83	16.78	2.38	16.75	0.49
66.82	0.45	5.42	13.78	18.12	2.54	18.09	0.55
66.87	0.50	6.36	17.14	19.47	2.69	19.43	0.61
66.92	0.55	7.35	20.93	20.82	2.84	20.78	0.68
66.97	0.60	8.44	25.18	22.16	2.98	22.12	0.74
67.02	0.65	9.58	29.90	23.51	3.12	23.46	0.80

LEGEND			AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL		REVISIONS		DESIGN		
			CONTRACTOR				FIELD NOTES		PROFESSIONAL ENGINEER		NO.		DATE		
			WORKED BY		DATE		BY		DATE		REMARKS		DATE		
			INSPECTOR'S		DATE						BY		DATE		
			ACCEPTANCE BY		DATE						DESIGNED BY		DATE		
			VERIFICATION BY		DATE						DRAWN BY		DATE		
			DRAWING		DATE						CHECKED BY		DATE		
			APPROVED BY		DATE						JUL		12/2013		
			MICRO-FILM INFORMATION		RECORDED BY										
			NO.												
<p>--- PROPERTY LINE</p> <p>- - - 5005 - - - EXISTING INDEX CONTOUR</p> <p>- - - 5004 - - - EXISTING INTERMEDIATE CONTOUR</p> <p>— 5005 — PROPOSED INDEX CONTOUR</p> <p>— 5004 — PROPOSED INTERMEDIATE CONTOUR</p> <p>▬ PROPOSED RETAINING WALL</p> <p>▬▬ PROPOSED STORM DRAIN LINE</p> <p>▬▬▬ PROPOSED STORM DRAIN INLETS</p> <p>S=2.0% → DIRECTION OF FLOW</p> <p>- - - DRAINAGE BASIN BOUNDARY</p> <p>BASIN 1 BASIN ID</p>															
<p>Scale: 1" = 100'</p> <p>NORTH</p> <p>50 0 100 200</p>															
<p>Bohannon & Huston</p> <p>www.bhinc.com 800.877.5332</p>															
<p>CONSENSUS PLANNING, INC.</p> <p>Planning / Landscape Architecture</p> <p>302 Eighth Street NW</p> <p>Albuquerque, NM 87102</p> <p>(505) 764-9801 Fax 842-5495</p> <p>e-mail: cp@consensusplanning.com</p>															
<p>CITY OF ALBUQUERQUE</p> <p>PARKS AND RECREATION DEPARTMENT</p> <p>STRATEGIC PLANNING AND DESIGN DIVISION</p>															
<p>TITLE: VISTA DEL NORTE PARK</p> <p>DRAINAGE MANAGEMENT PLAN</p>															
Design Review Committee			City Engineer Approval			Last Design Update		Mo. / Day / Yr.		Mo. / Day / Yr.					
City Project No.			Zone Map No.			Sheet									
			E-16											DMP-001	



GENERAL GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

PROJECT BENCHMARKS

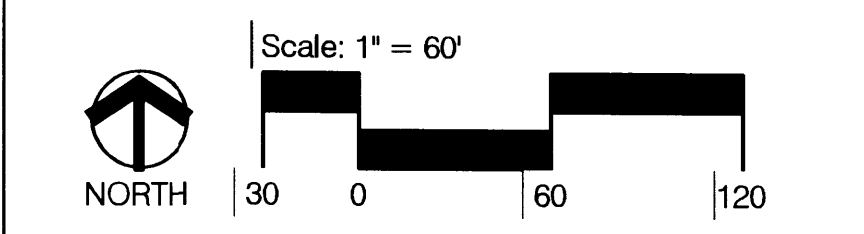
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ELEV=5070.21
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ELEV=5075.82

LEGEND

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND ELEVATION
- PROPOSED GROUND ELEVATION
FL=FLOW LINE, TC=TOP OF CURB
TS=TOP OF SIDEWALK,
TG=TOP OF GRATE,
FGH=FINISH GROUND HIGH SIDE,
FGL=FINISH GROUND LOW SIDE
- DIRECTION OF FLOW
- GRADE BREAK/WATER BLOCK
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.



Bohannon & Huston
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CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT
STRATEGIC PLANNING AND DESIGN DIVISION

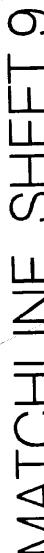
TITLE: VISTA DEL NORTE PARK
OVERALL GRADING PLAN

Design Review Committee	City Engineer Approval	No. / Day / Yr.	No. / Day / Yr.

City Project No. E-16 Zone Map No. Sheet 6 of 18

AS-BUILT INFORMATION		BENCH MARKS		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	REMARKS / REVISIONS	
INSPECTOR'S DATE	DATE					DESIGN	
FIELD VERIFICATION BY	DATE					DATE 11/2013	
CORRECTED BY	DATE					DATE 11/2013	
MICRO-FILM INFORMATION						DATE 12/2013	
RECORDED BY	NO.						

DESIGNED BY: BHW DATE: 11/2013
DRAWN BY: BHW DATE: 11/2013
CHECKED BY: JLM DATE: 12/2013



City Project No. _____ Zone Map No. E-16 Sheet 8 Of 18

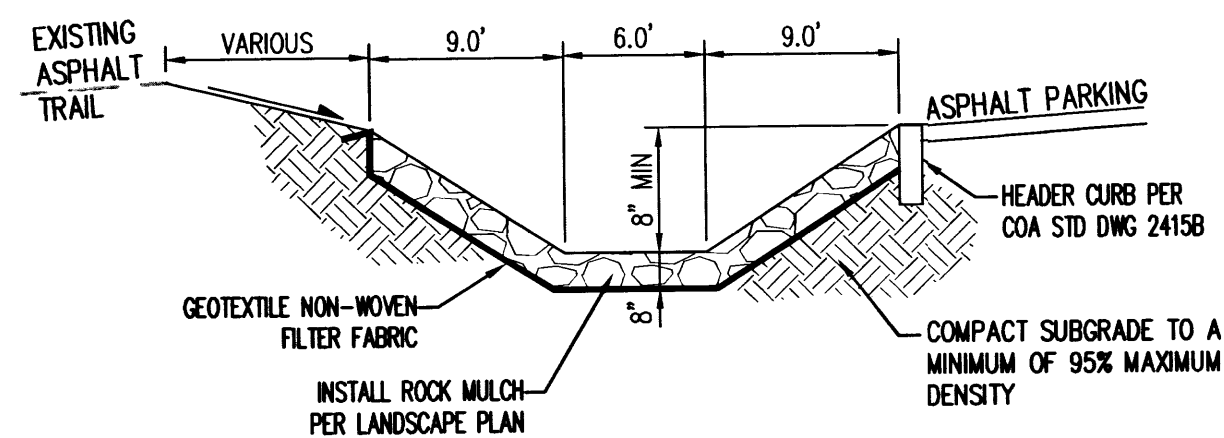
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DEL NORTE
-03, 030-87)

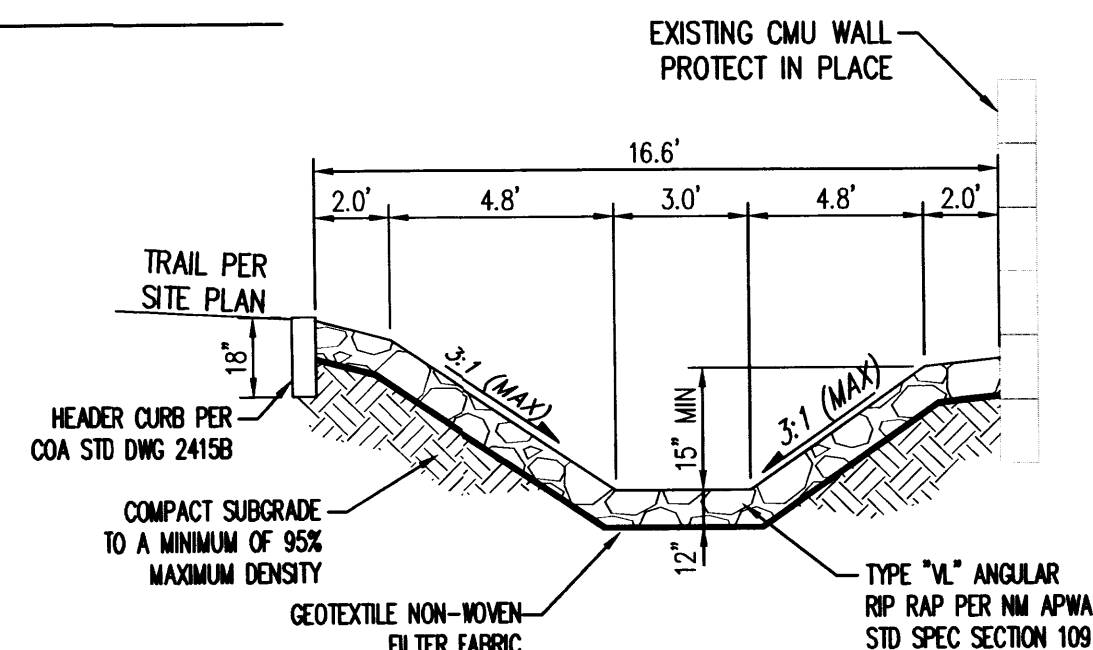
H.O.A. TRACT J-1-B
VISTA DEL NORTE
(03-31-03, 030-87)

ACT J-1-A
CONDOMINIUMS

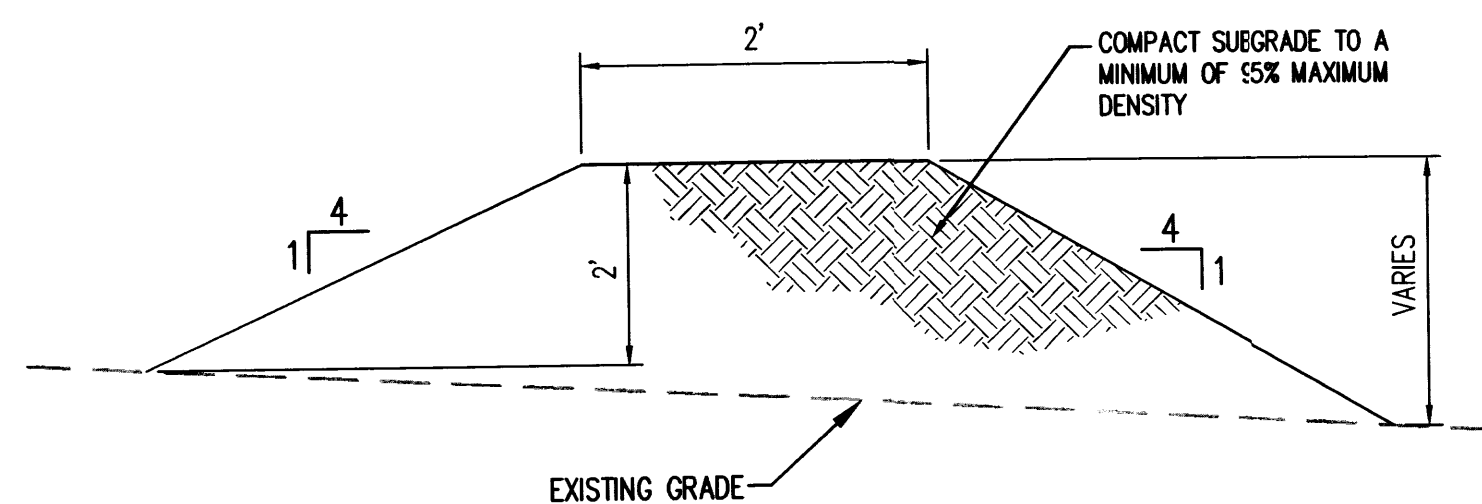
MATCHLINE, SHEET 8



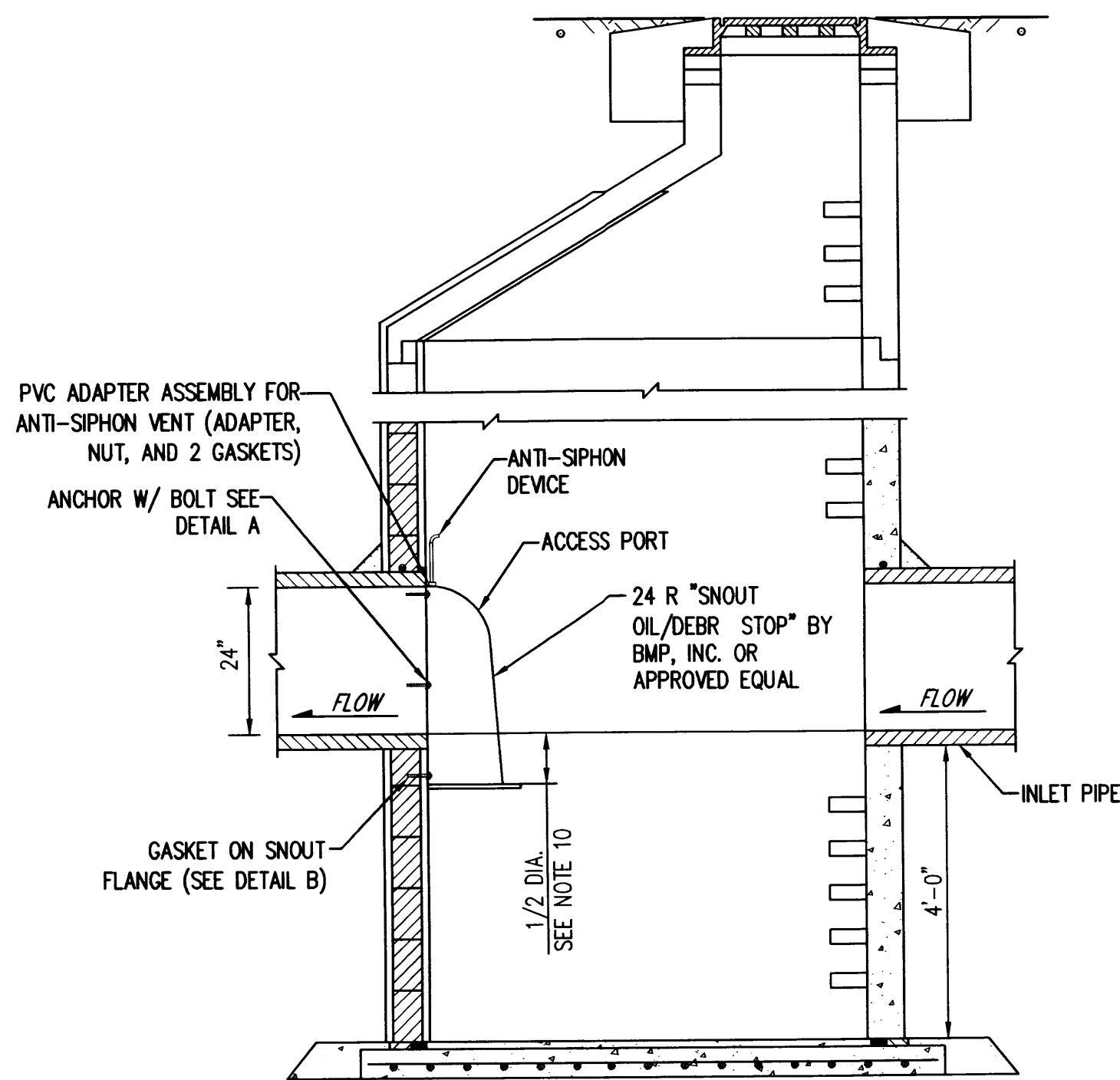
A2 WATER QUALITY SWALE
NOT TO SCALE



A3 RIP RAP / BASALT SWALE
NOT TO SCALE



A4 DRAINAGE DIVERSION BERM
NOT TO SCALE



A1 6\"/>

NOTES FOR MODIFIED "SNOUT" 6\"/>

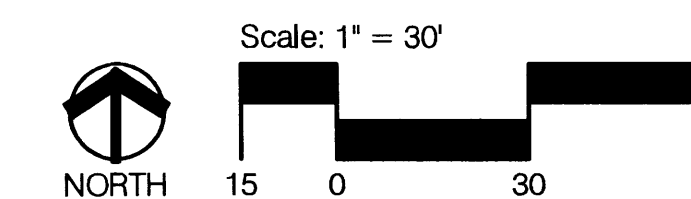
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. OR PRE-APPROVED EQUAL.
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN.
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND SEALED TO WALL WITH OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL).
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
 - A. INSTALLATION INSTRUCTIONS
 - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
 - D. 3/8" STAINLESS STEEL BOLTS
 - E. ANCHOR SHIELDS
10. POSITION HOOD SO THAT BOTTOM OF FLANGE OF SNOUT IS 1/2 THE PIPE DIAMETER BELOW THE BOTTOM OF THE PIPE.

GRADING KEYED NOTES

1. INSTALL SD PIPE; HDPE N-12WT OR APPROVED EQUAL. SIZES PER PLAN.
2. INSTALL SINGLE COA TYPE 'D' STORM DRAIN INLET (OR APPROVED EQUAL) PER COA STD DWG 2206.
3. INSTALL DOUBLE COA TYPE 'D' STORM DRAIN INLET (OR APPROVED EQUAL) PER COA STD DWG 2206.
4. REMOVE EXISTING STORM DRAIN STRUCTURE AND INSTALL 6" DIA TYPE 'E' MANHOLE WITH GRATED COVER PER COA STD DWG 2102. MODIFY WITH WATER QUALITY SNOUT PER DETAIL A1, SHEET 9. CONTRACTOR TO VERIFY EXISTING INVERT AND CONTACT ENGINEER WITH ANY DISCREPANCIES.
5. INSTALL SINGLE 24" SIDEWALK CULVERT PER COA STD DWG 2236.
6. WATER QUALITY SWALE PER DETAIL A2, SHEET 9.
7. INSTALL RIP RAP/BASALT SWALE (DIMENSIONS PER PLAN) PER DETAIL A3, SHEET 9.
8. INSTALL DRAINAGE DIVERSION BERM PER DETAIL A4, SHEET 9.
9. MATCH EXISTING.

LEGEND

- PROPERTY LINE
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- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND ELEVATION
- PROPOSED GROUND ELEVATION
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- PROPOSED STORM DRAIN INLETS
- PROPOSED BERM



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CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT
STRATEGIC PLANNING AND DESIGN DIVISION

TITLE: VISTA DEL NORTE PARK
GRADING PLAN

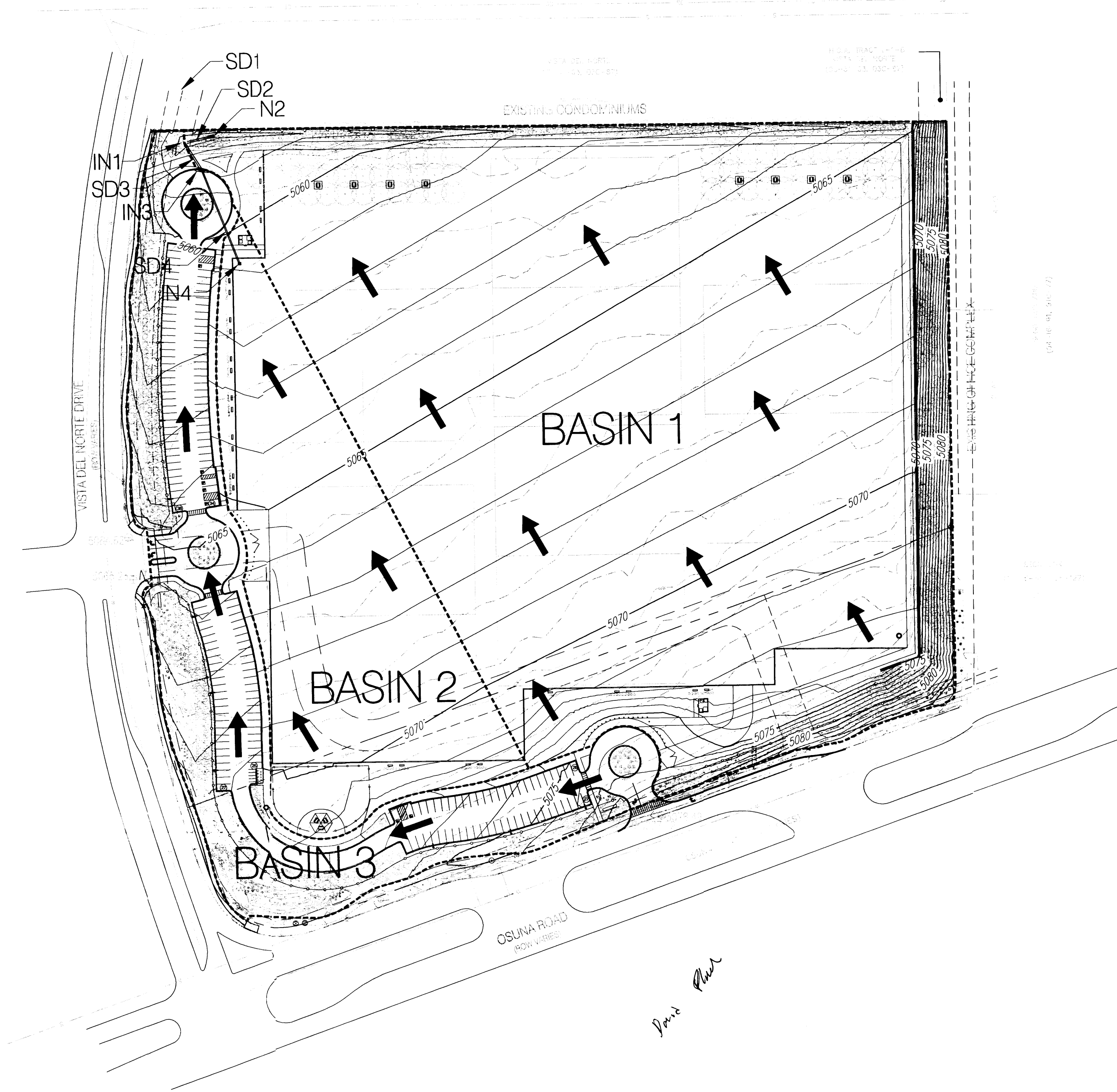
Design Review Committee	City Engineer Approval	Ms. / Day / Yr.	Ms. / Day / Yr.
City Project No.	Zone Map No.	Sheet	Of
	E-16	9	18

VISTA DEL NORTE PARK
PHASE 1

PROJECT #
DECEMBER 2013

RECORD DRAWINGS

FINAL FOR CONSTRUCTION



DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to present a conceptual grading and drainage plan for the proposed Vista del Norte park. The site is bounded along the north by the Rancho Mirage Condominiums, Vista del Norte Drive to the west, Osuna Road to the south, and commercial land to the east. In total, the site encompasses a total of over 21 acres. The project will a large turf field, a playground area, parking lots, and landscaped area. With this submittal we are seeking Development Review Board approval.

II. EXISTING HYDROLOGIC CONDITIONS

The site is currently undeveloped with native vegetation cover. Currently the site drainage sheet flows to the north/northwest at an average slope of 1.2%. It then discharges into an existing swale before outfalling into an existing 36" ported riser inlet and existing storm drain system.

III. PROPOSED HYDROLOGIC CONDITIONS

The site has been divided into 3 drainage basins. The overall drainage plan is to convey site drainage via surface flow to the existing riser inlet and the existing Vista del Norte storm drain system. The discharge from the site will total 59.4 cfs (Proposed Conditions Basin Data Table, this sheet). The Drainage Master Plan for the community, "Drainage Master Plan for Vista del Norte Subdivision," stamp date 03/19/1998 (D16\0002), dictates that this site, Tract M, will ultimately discharge to the South Detention Pond. An existing 42" RCP storm pipe was installed north of the tract with city project 5970.81. A 24" storm stub out to tract was included in the project and was designed to accept 99 cfs from the future developed tract. With the development of the Rancho Mirage Condos and city project 6920.81, the 24" storm pipe was replaced with a 36" stub out and portions of the condominiums site were designed to discharge into the existing 42" RCP pipe. The amount of discharge into the storm system from the condo site is 17.55 cfs as dictated in the "Drainage Report of Rancho Mirage Condominiums," stamp date 07/17/2002 (E-6/D22). Removing the 17.55 cfs from the allowable 99 cfs; 81.45 cfs remains as allowable discharge from the proposed park. Free discharge into the existing system is anticipated because the proposed park discharge is reduced from the master planned discharge, which was based on a commercial development land treatments (90% 'D' & 10% 'B').

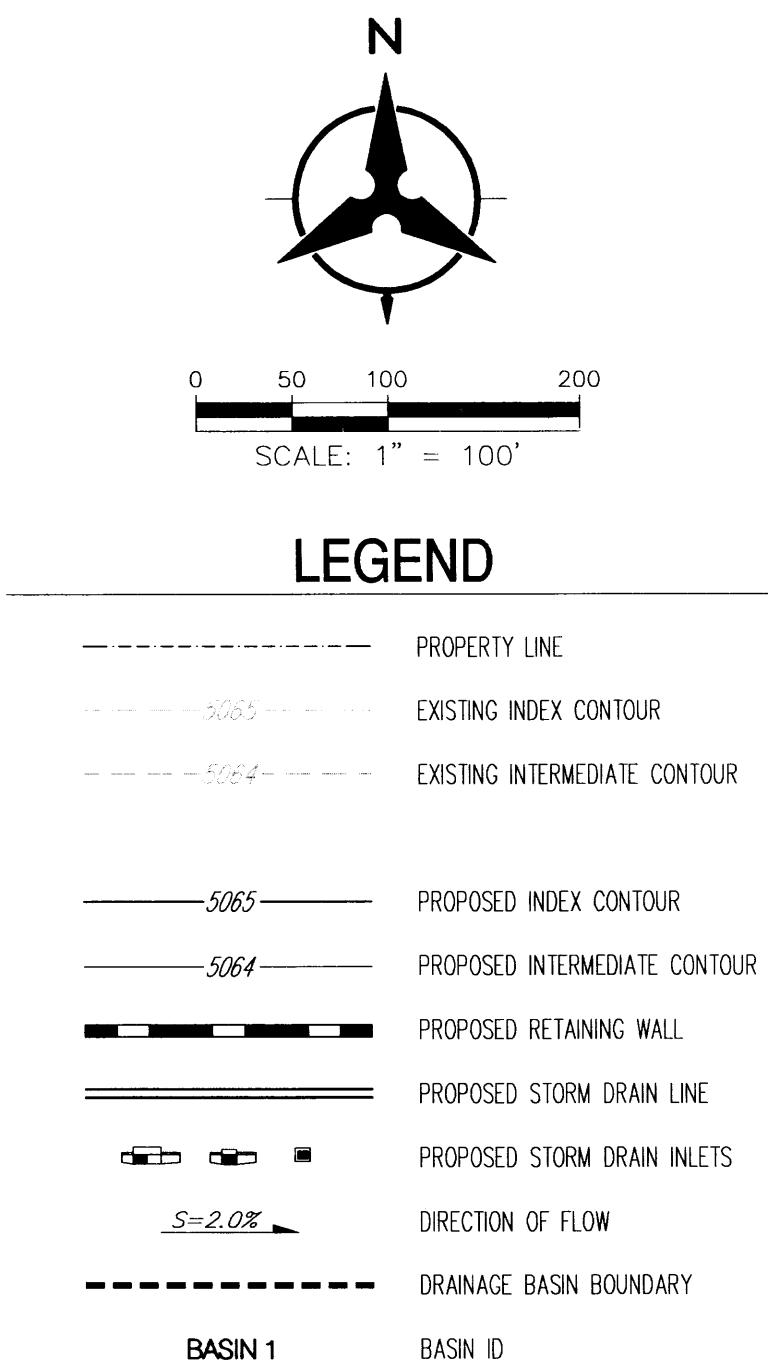
We have also evaluated the existing ported riser inlet capacity and determined that additional inlet(s) will be required to convey the proposed flow rate (See "Inlet Table," this sheet). Also, a swale is proposed along the north edge of the property will be sized to convey the discharge from Basin 1 (35.22 cfs).

IV. FLOODPLAIN:

In accordance with FEMA Community Map Panel #35001C0138H, the site is not within the floodplain.

IV. CONCLUSION

The 100yr-24hr peak discharge from the site will be routed through a storm drain system to the existing Vista del Norte storm drain system, ultimately outfalling to the Vista del Norte Southern detention pond. These flows were computed in accordance with section 22.2 of the COA Development Process Manual (DPM). This drainage management plan provides for an approach which will safely manage flow from a 100yr-24hr storm event and meets city requirements. With this submittal we are seeking DRB approval.



Vista del Norte Park									
Proposed Conditions Basin Data Table									
This table is based on the DPM Section 22.2, Zone: 2									
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)
			A	B	C	D			
CURRENT ONSITE BASINS									
B1	609161	13.98	0.0%	85.0%	8.0%	7.0%	2.52	35.22	0.90
B2	150917	3.46	0.0%	85.0%	8.0%	7.0%	2.52	8.72	0.90
B3	162160	3.72	0.0%	10.0%	20.0%	70.0%	4.15	15.43	1.79
TOTAL	922238	21.17	-	-	-	-	-	59.37	-

STORM DRAIN PIPE TABLE					
PIPE #	INLET/SD/BASIN	Size in.	Slope	Capacity cfs	ACTUAL FLOW cfs
SD1	IN1, SD2, SD4	36	1.00%	66.70	59.37
SD2	IN3, SD3	24	1.50%	27.71	24.16
SD3	IN4	18	1.00%	10.50	8.72
SD4	IN2	24	1.25%	25.29	22.07
Capacity Based on Manning's Eq w/ N=0.013					

INLET TABLE					
Inlet #	Inlet Type	Basin	Actual Flow	Avail Head ft	Capacity** CFS
IN1	EXISTING PORTED RISER INLET	B1	35.22	1.67	12.25
IN2	1-DBL COA TYPE D	B1	22.97	0.85	28.66
IN3	1-DBL COA TYPE A, DBL WING*	B3	15.43	0.50	16.95
IN4	1-SGL COA TYPE D*	B2	8.72	0.60	10.46
* - CAPACITY BASED ON WEIR AND ORIFICE EQUATIONS					
** - INLET CAPACITIES ON A STREET SLOPE BASIN ON COADPM NOMOGRAPHS IN CHAPTER 22					



VISTA DEL NORTE COMMUNITY PARK

OWNER
CITY OF ALBUQUERQUE

PROJECT TEAM
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING
ENGINEERING
BOHANNAN HUSTON

RECEIVED
AUG 23 2013
LAND DEVELOPMENT SECTION

MASTER DEVELOPMENT PLAN / SITE PLAN FOR BUILDING PERMIT
PRELIMINARY DRAINAGE MANAGEMENT PLAN

SCALE: 1" = 50'

NORTH

25 0 50 100

SHEET 2 OF 2
AUGUST 23, 2013

GTS
hrs ~ 36
CPN
6 920.81

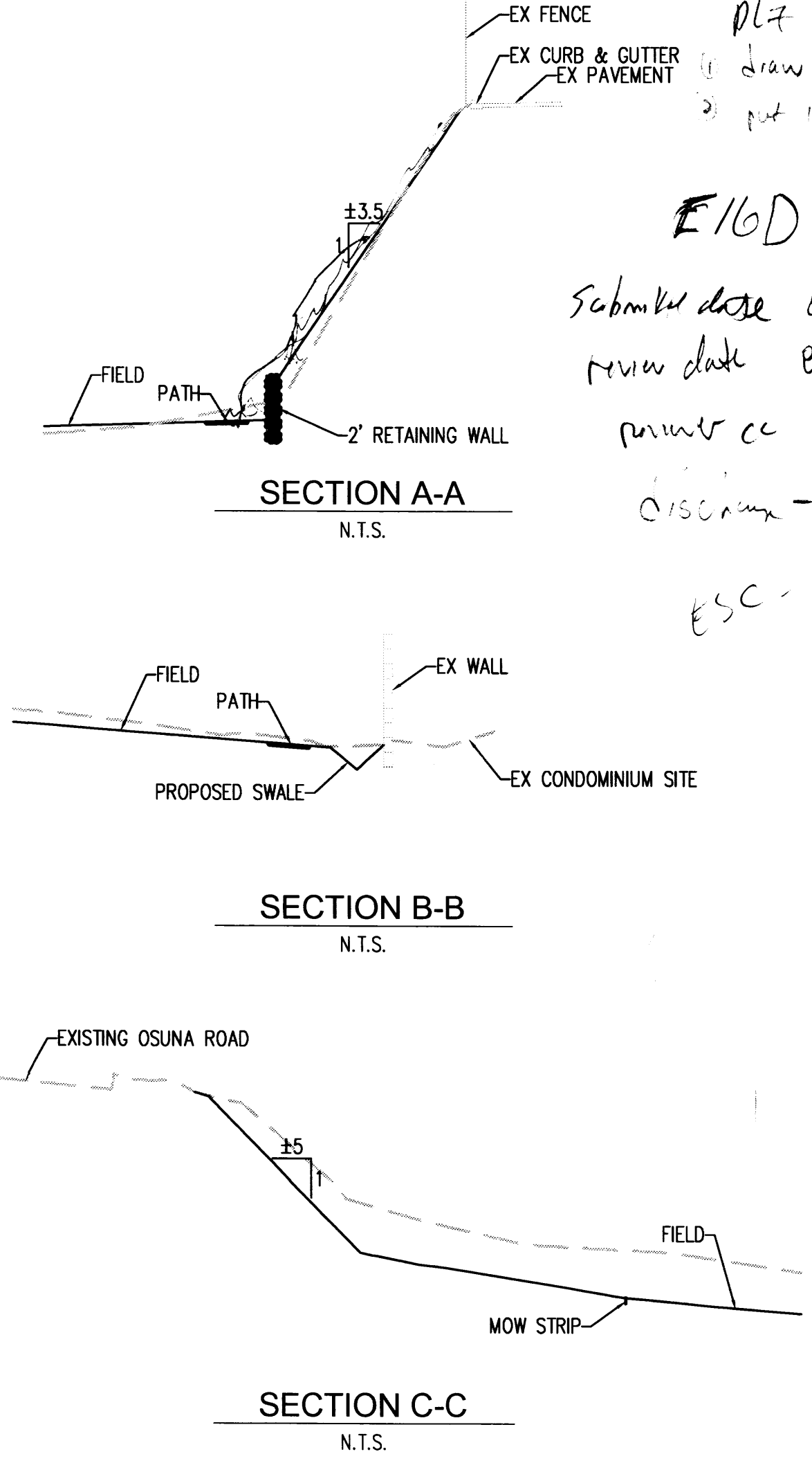
ink 4670
how get all this water
into one inlet?

VISTA DEL NORTE DRIVE

EXISTING CONDOMINIUMS

EXISTING OFFICE COMPLEX

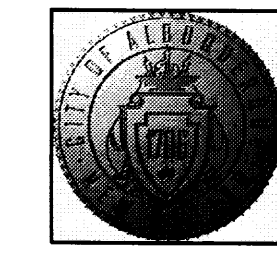
EX FENCE
EX CURB & GUTTER
EX PAVEMENT
draw poly
put in db
E16D032
Submit date 8-16-13
review date 8-16-13
primary cc
discuss - free
ESC - 4



SITE NARRATIVE

The City of Albuquerque Parks and Recreation Department is going to construct a community park on the 21.3 acre tract at the northeast intersection of Osuna Road and Vista del Norte Drive. The site is also bordered to the north by a condominium complex and to the east by an office complex. The proposed design will convert the currently vacant parcel into a large turf field with a playground and areas for parking.

Currently the site drainage sheet flows to the north/northwest at an average slope of 1.2%. It then discharges into an existing swale before outfalling into an existing storm drain inlet and storm drain system. The Drainage Master Plan for the community (D16\D002) dictates and allowable discharge from the site to be approximately 116 cfs. The proposed site drainage will follow these same patterns and discharge directly to the existing inlet basin. Free discharge into this inlet is anticipated because the Master Plan dictated discharge from the site to be commercial (90% impervious land treatment), the park greatly reduces the impervious area anticipated and therefore a reduction of discharge to the existing system.

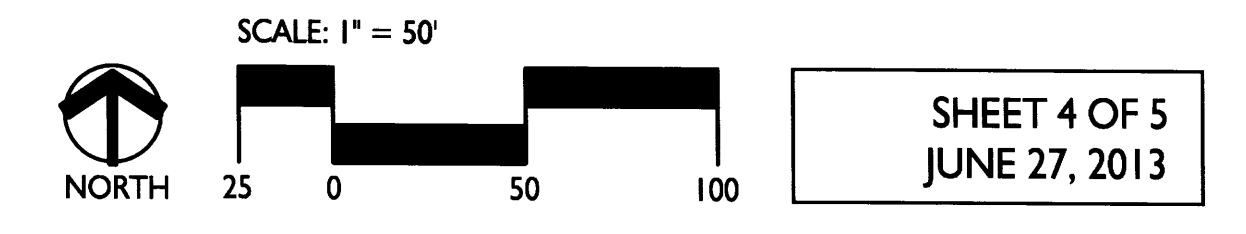


VISTA DEL NORTE
COMMUNITY PARK

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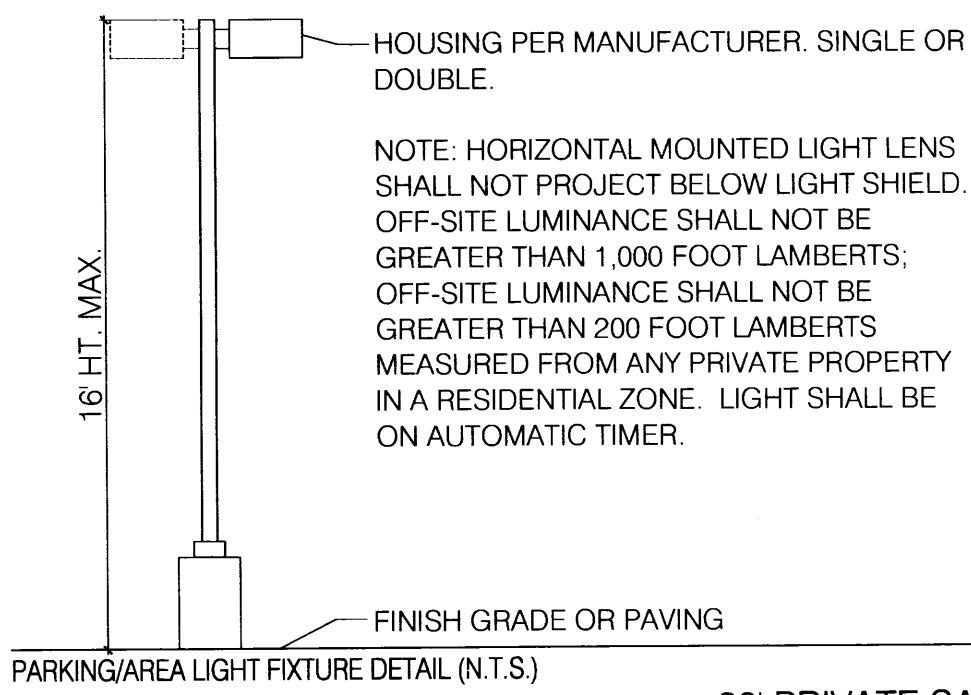
MASTER DEVELOPMENT PLAN / SITE PLAN FOR BUILDING PERMIT
PRELIMINARY GRADING PLAN



- LEGEND
- PROPERTY LINE
 - EXISTING CONTOURS
 - PROPOSED SPOT ELEVATION
 - TC=TOP OF CURB, FL=FLOW LINE
 - TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
 - EX=EXISTING, FG=FINISHED GRADE
 - FGH=FINISHED GRADE HIGH
 - FGL=FINISHED GRADE LOW
 - PROPOSED DIRECTION OF FLOW
 - WATER BLOCK
 - PROPOSED RETAINING WALL
 - PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS

Jeff Mulhery

LIGHTING:
ALL PARKING AND AREA LIGHT FIXTURES SHALL BE SHIELDED AND IN CONFORMANCE WITH THE LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE SECTION 14-16-3-9. HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF POLE. ALL LIGHTING SHALL COMPLY WITH NM NIGHT SKY PROTECTION ACT.



20' PRIVATE SANITARY AND STORM SEWER EASEMENT
EXISTING 10' PEDESTRIAN/LANDSCAPE EASEMENT

VISTA DEL NORTE DRIVE
(ROW VARIES)

PARK SIGN
EXISTING 6' SIDEWALK

PARKING (52)
LIGHT FIXTURE

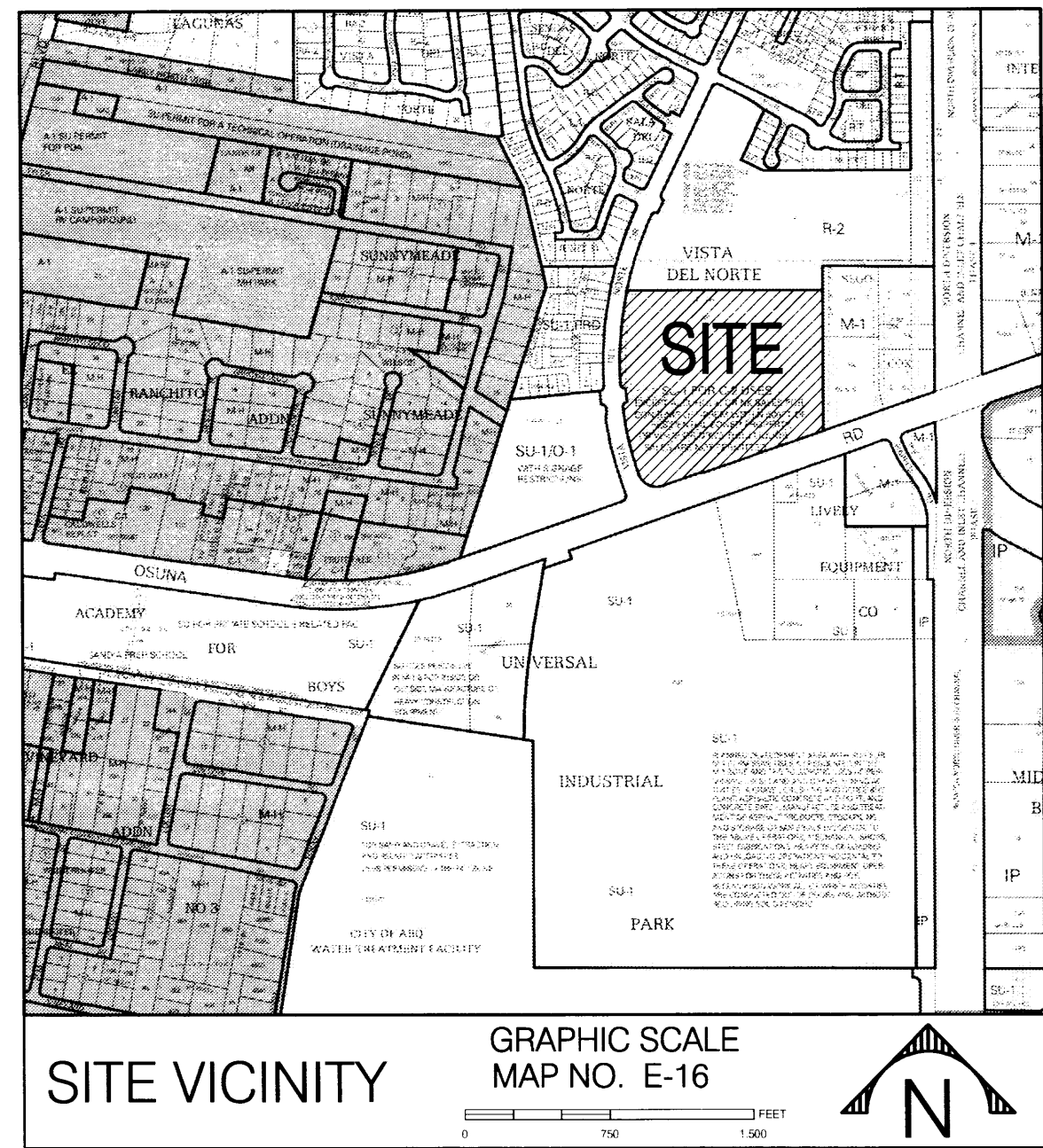
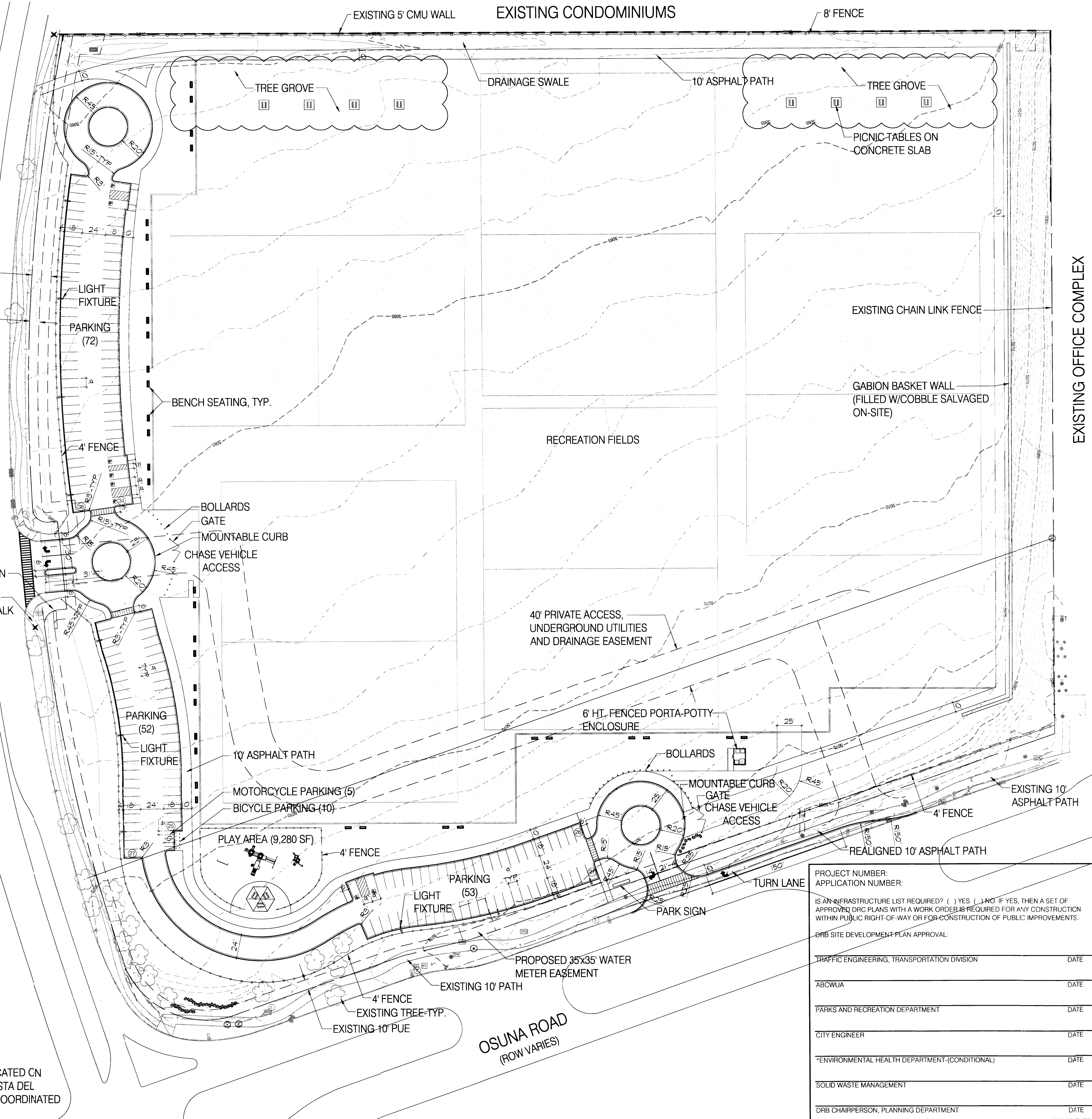
PLAY AREA (9,280 SF)
MOTORCYCLE PARKING (5)
BICYCLE PARKING (10)

PARKING (53)
LIGHT FIXTURE

PROPOSED 35'X35' WATER METER EASEMENT
EXISTING 10' PATH
4' FENCE
EXISTING TREE-TYP.
EXISTING 10' PUE

OSUNA ROAD
(ROW VARIES)

PARK ENTRANCE SIGN TO BE LOCATED ON EASTBOUND OSUNA, WEST OF VISTA DEL NORTE DRIVE. LOCATION TO BE COORDINATED WITH COA TRAFFIC OPERATIONS



SITE INFORMATION
SITE AREA: 21.2 ACRES

LEGAL DESCRIPTION: LOT M1, VISTA DEL NORTE

CURRENT ZONING: SU-1 FOR C-2 USES

PROPOSED ZONING: SU-1 FOR COMMUNITY PARK AND HOT AIR BALLOON LAUNCHING AND LANDING

LAND USE: PARK, ACTIVE AND PASSIVE RECREATION, AND HOT AIR BALLOONING ACTIVITIES

APPLICABLE PLANS: ALBUQUERQUE BERNALILLO COUNTY COMPREHENSIVE PLAN, NORTH VALLEY AREA PLAN, AND DRAFT PARK AND RECREATION FACILITY PLAN

VEHICULAR ACCESS: VEHICULAR ACCESS TO THE SITE WILL BE FROM ACCESS POINTS ALONG OSUNA ROAD NE AND VISTA DEL NORTE DRIVE NE. A SIGNALIZED FULL MOVEMENT INTERSECTION EXISTS AT VISTA DEL NORTE DRIVE AND OSUNA ROAD. THE ACCESS ON VISTA DEL NORTE DRIVE IS FULL MOVEMENT, WHILE THE ACCESS ON OSUNA ROAD WILL BE RIGHT-IN, RIGHT-OUT TURN MOVEMENT ONLY.

PEDESTRIAN ACCESS CIRCULATION: THERE IS AN EXISTING 10' WIDE ASPHALT PATH ALONG OSUNA ROAD, AND AN EXISTING 6' WIDE SIDEWALK ALONG VISTA DEL NORTE DRIVE. PEDESTRIAN ACCESS WILL BE PROVIDED AT EACH OF THE VEHICULAR ACCESS POINTS AS WELL AS A THIRD ACCESS POINT AT THE NORTH-WEST CORNER OF THE SITE.

BICYCLE ACCESS: THERE IS AN EXISTING BIKE PATH ALONG OSUNA ROAD, WHICH PROVIDES A CONNECTION TO THE NORTH DIVERSION CHANNEL TRAIL EAST OF THE SITE. THERE IS ALSO A BIKE PATH ALONG THE WEST SIDE OF VISTA DEL NORTE DRIVE.

INTERNAL CIRCULATION: A 10' WIDE ASPHALT PATH LOOPS AROUND THE RECREATION FIELDS.

BUILDING HEIGHTS AND SETBACKS: SEE DESIGN GUIDELINES, SHEET 3.

PHASING: PHASING FOR VISTA DEL NORTE PARK IS FOR GENERAL INFORMATION ONLY AND IS SUBJECT TO CHANGE BASED ON AVAILABLE FUNDING AND CITY DETERMINATION OF NEEDS. CURRENTLY, PHASE 1 IS PLANNED TO INCLUDE: STREETSCAPE LANDSCAPING AND FENCING; WESTERN PARKING AREA; WESTERN THIRD OF RECREATION FIELD; AND PERIMETER TRAIL.

PARKING REQUIREMENTS:
STANDARD SPACES REQUIRED - 175
ACCESSIBLE SPACES REQUIRED - 8
MOTORCYCLE SPACES REQUIRED - 5
BICYCLE SPACES REQUIRED - 9
STANDARD SPACES PROVIDED - 177
ACCESSIBLE SPACES PROVIDED - 8
MOTORCYCLE SPACES PROVIDED - 5
BICYCLE SPACES PROVIDED - 10

SIGNAGE: TWO (2) FREESTANDING MONUMENT-TYPE SIGNS OF NO GREATER THAN 24 SQUARE FEET ARE ALLOWED ON THE SITE. ONE (1) ALONG THE OSUNA ROAD FRONTAGE AND ONE (1) ALONG THE VISTA DEL NORTE DRIVE FRONTAGE. FREESTANDING SIGNS SHALL NOT BE HIGHER THAN 8 FEET ABOVE ADJACENT GRADE. SIGNS SHALL BE CONSTRUCTED OF COLORED, CAST-IN-PLACE CONCRETE, SPLIT FACE BLOCK, STUCCOED CMU, OR SIMILAR MATERIAL CONSISTENT WITH THE CHARACTER OF THE PARK. MATERIALS SHALL BE WARM EARTH-TONE COLORS.



VISTA DEL NORTE COMMUNITY PARK

OWNER
CITY OF ALBUQUERQUE

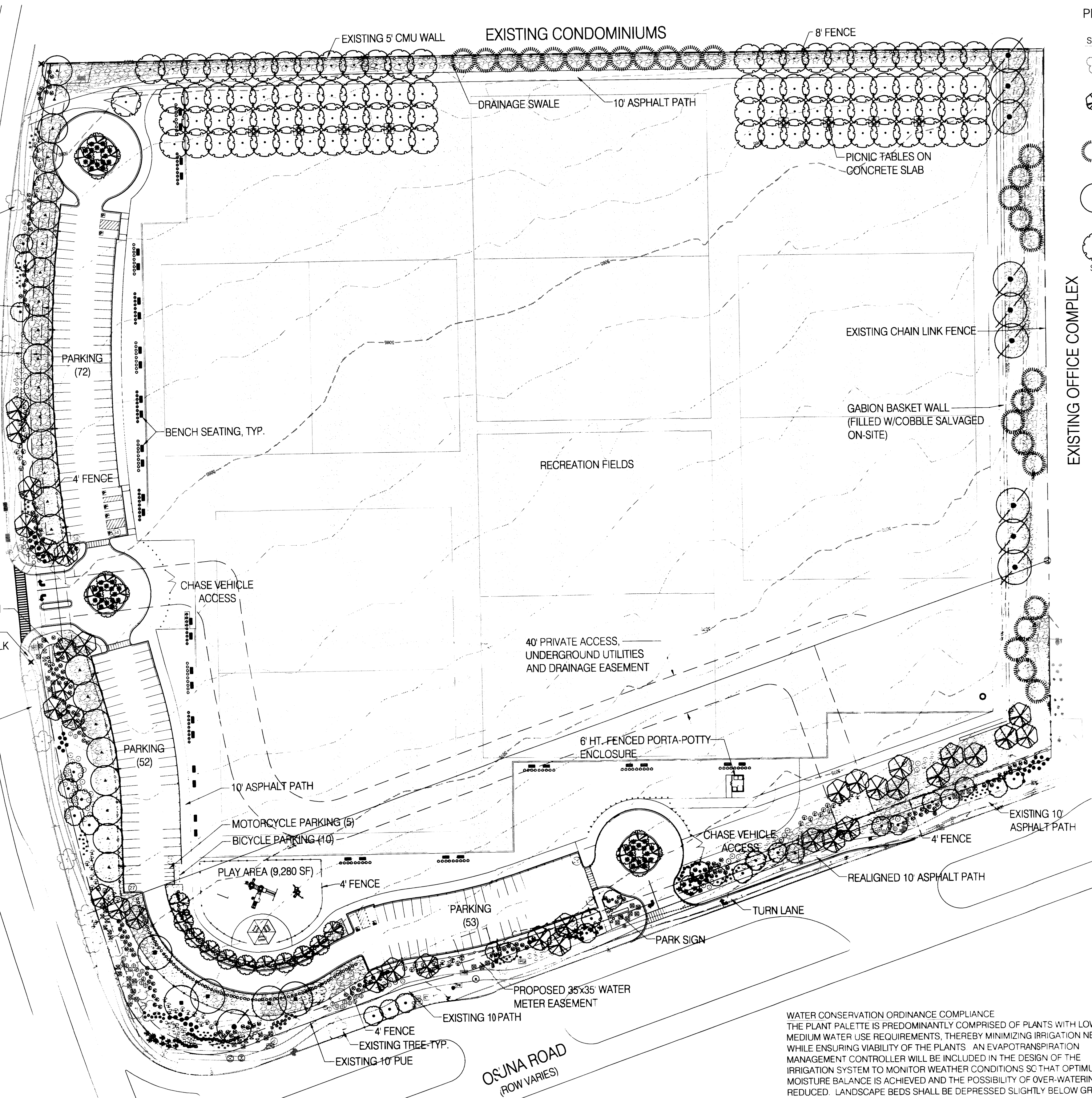
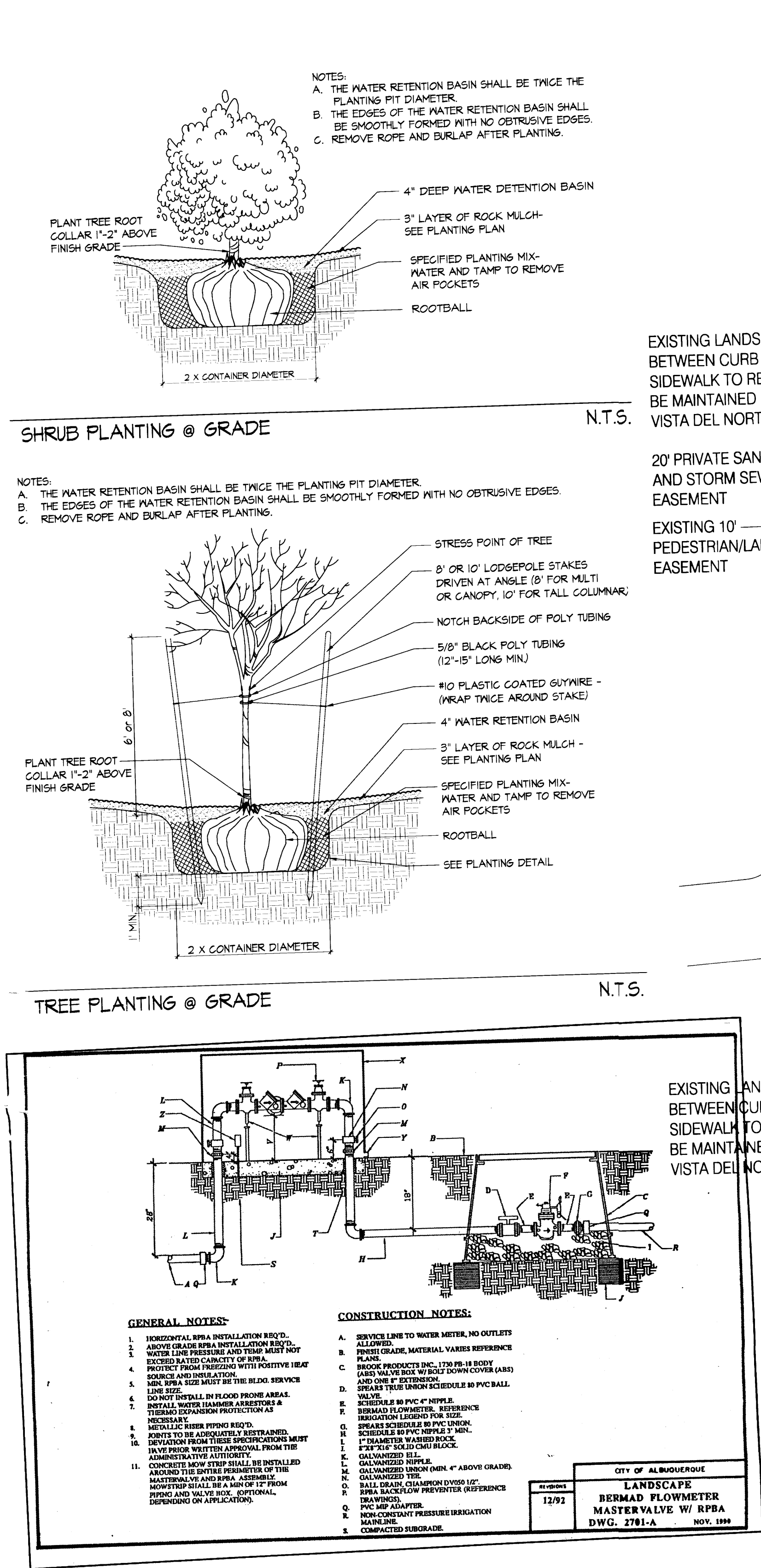
PROJECT TEAM
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING
ENGINEERING
BOHANNAN HUSTON

MASTER DEVELOPMENT PLAN / SITE PLAN FOR BUILDING PERMIT
SITE PLAN



SHEET 1 OF 5
JULY 22, 2013

PROJECT NUMBER: APPLICATION NUMBER:	
IS AN INFRASTRUCTURE LIST REQUIRED? () 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.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



GENERAL LANDSCAPE NOTES

IRRIGATION SYSTEM

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE AND AS REQUIRED BY THE CITY OF ALBUQUERQUE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREAS AND TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS. TURF AREAS WILL BE PROVIDED WITH 67 INCHES OF WATER PER CYCLE WITH AN 8 HOUR WATER WINDOW. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH 3 GALLONS OF WATER AND TREES 9 GALLONS OF WATER PER CYCLE.

MAINTENANCE RESPONSIBILITY

MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC ROW, SHALL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE.

WATER CONSERVATION ORDINANCE COMPLIANCE

THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED. LANDSCAPE BEDS SHALL BE DEPRESSED SLIGHTLY BELOW GRADE FOR OPTIMUM WATER HARVESTING.

PNM COORDINATION

DUE TO THE EXISTING OVERHEAD ELECTRIC DISTRIBUTION LINES ALONG VISTA DEL NORTE DRIVE, COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

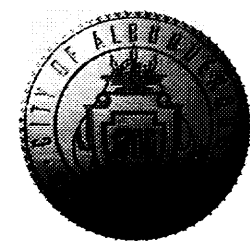
SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

NOTE:

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
EXISTING TREE TO REMAIN				
	ACER TARTARICUM 'HOT WINGS'	2" B&B	12 HT. X 5 SPR.	MEDIUM
	HOT WINGS MAPLE	20 HT. X 20 SPR.		
	CHILOPSIS LINEARIS 'BUBBA'	24" BOX	8 HT. X 6 SPR.	LOW +
	DESERT WILLOW	20 HT. X 25 SPR.		
	FRAXINUS VELUTINA 'MODESTO'	2.5" B&B	14 HT. X 6 SPR.	MEDIUM +
	MODESTO ASH	40 HT. X 35 SPR.		
	PINUS NIGRA	B&B	8 MIN. HT.	MEDIUM
	AUSTRIAN PINE	35 HT. X 25 SPR.		
	POPULUS WISLIZENI	2.5" B&B	14 HT. X 6 SPR.	MEDIUM +
	RIO GRANDE COTTONWOOD	50 HT. X 40 SPR.		
	PLATANUS ACERIFOLIA 'BLOODGOOD'	2.5" B&B	14 HT. X 6 SPR.	MEDIUM
	BLOODGOOD LONDON PLANETREE	40 HT. X 30 SPR.		
	PYRUS CALLERYANA	2.5" B&B	14 HT. X 6 SPR.	MEDIUM +
	FLOWERING PEAR	20 HT. X 20 SPR.		
	ULMUS PARVIFOLIA	2.5" B&B	14 HT. X 6 SPR.	MEDIUM
	LACEBARK ELM	30 HT. X 30 SPR.		
SHRUBS/GROUNDCOVERS				
	CARYOPTERIS CLAND. 'DARK KNIGHT'	5-GAL.	3' O.C.	MEDIUM
	DARK KNIGHT BLUE MIST		3 HT. X 3 SPR.	
	CHRYSOTHAMNUS NAUSEOSUS	1-GAL.	5' O.C.	LOW
	CHAMISA		4 HT. X 4 SPR.	
	CYTISUS SCOPARIUS 'LENA'S BROOM'	5-GAL.	5' O.C.	MEDIUM
	LENA'S BROOM		4 HT. X 4 SPR.	
	ERICAMERIA LARICIFOLIA 'AGUIRRE'	1-GAL.	2' O.C.	LOW
	TURPENTINE BUSH		2 HT. X 2 SPR.	
	FALLUGIA PARADOXA	1-GAL.	5' O.C.	LOW
	APACHE PLUME		4 HT. X 4 SPR.	
	GUARA LINDHEIMERI	5-GAL.	3' O.C.	MED
	GUARA		3 HT. X 3 SPR.	
	HESPERALOE PARVIFLORA	5-GAL.	3' O.C.	MEDIUM
	RED YUCCA		3 HT. X 3 SPR.	
	JUNIPERUS SABINA 'BUFFALO'	5-GAL.	6' O.C.	LOW +
	BUFFALO JUNIPER (FEMALE)		2 HT. X 6 SPR.	
	LAVENDULA ANGUSTIFOLIA 'HIDCOTE'	1-GAL.	4' O.C.	MEDIUM
	ENGLISH LAVENDER		3 HT. X 3 SPR.	
	PINUS MUGO	5-GAL.	5' O.C.	MEDIUM
	MUGO PINE		4 HT. X 4 SPR.	
	POTENTILLA FRUTICOSA	1-GAL.	3' O.C.	LOW +
	SHRUBBY CINQUEFOIL		3 HT. X 3 SPR.	
	RHUS TRILOBATA 'AUTUMN AMBER'	5-GAL.	3' O.C.	LOW +
	CREeping THREE LEAF SUMAC		2 HT. X 5 SPR.	
	SALVIA GREGGII 'FURMAN'S RED'	3-GAL.	3' O.C.	MEDIUM
	CHERRY SAGE		3 HT. X 3 SPR.	
	SPHAERALCEA INCANA	1-GAL.	3' O.C.	LOW +
	SCARLET GLOBEMALLOW		3 HT. X 3 SPR.	
ORNAMENTAL GRASSES				
	MISCANTHUS SINENSIS 'GRACILLIMUS'	5-GAL.	4' O.C.	LOW
	MAIDEN HAIR GRASS		4 HT. X 4 SPR.	
	MUHLENBERGIA CAP. 'REGAL MIST'	5-GAL.	3' O.C.	MEDIUM
	MUHLY GRASS		3 HT. X 3 SPR.	
	CALAMAGROSTIS A. 'KARL FOERSTER'	1-GAL.	3' O.C.	LOW +
	FEATHER REED GRASS		3 HT. X 3 SPR.	
	NOLINA MICROCARPA	5-GAL.	5' O.C.	LOW
	BEARGRASS		4 HT. X 5 SPR.	
	CUSTOM TURF SEED MIX - KENTUCKY BLUEGRASS 'MIDNIGHT' (80%) AND PERENNIAL RYE 'CABO II' (20%)			
	SAN LAZARUS GRAY COBBLE - 2'-4' 6" DEPTH			
	CANYON GOLD MULCH - 1' / CRUSHER FINES 4" DEPTH			
	LANDSCAPE BOULDERS 3' MIN. DIMENSION			



VISTA DEL NORTE COMMUNITY PARK

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CONSENSUS PLANNING
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BOHANNAN HUSTON

MASTER DEVELOPMENT PLAN / SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN

SCALE: 1" = 60'



SHEET 2 OF 5
JULY 22, 2013

MASTER DEVELOPMENT PLAN

The City of Albuquerque owns the 21.2 acre property that makes up Vista Del Norte Park. The City of Albuquerque acquired the property from Vista del Norte Development, LLC in 2008 based upon the need to provide more public space and balloon landing areas within the flight path from Balloon Fiesta Park. As part of the purchase agreement, a 40-foot private access, underground utilities, and drainage easement was created connecting Osuna Road to Vista del Norte Drive. The easement on the property established two access points; one at Osuna Road and one at Vista del Norte Drive. The access point from Vista del Norte Drive aligns with the full access entry to the Desert Ridge Church and the Agave Subdivision located west of Vista del Norte Drive. The access point from Osuna Road is proposed to be moved to the west by 220 feet, which has been coordinated with City Transportation staff. Development of recreational facilities and parking at Vista Del Norte Park will aid in alleviating the demand for balloonist uses as well as provide active recreational spaces within this area of Albuquerque.

The park program for Vista Del Norte Park includes both active and passive forms of recreation to satisfy a broader range of potential park users. It is the intent of this document to allow for flexibility in the Master Development Plan. Due to the community's future needs, preferences, and available funding, activities may need to be added or deleted. The following text describes those activities intended for the park. Significant changes to the Master Development Plan will require approval by the Environmental Planning Commission.

Multi-Purpose Recreation Fields

Active recreation sports are a primary focus of Vista Del Norte Park. Area for four full-size (240' x 330') soccer fields is provided, and this area doubles as a launch/landing field for hot air balloons.

Picnic Areas

Two tree groves are provided on the north end of the park to provide shaded picnic areas and non-programmed space for park users.

Children's Play Area

A children's play area is located in the southwest area of the park. The play area is designed in accordance with the Americans with Disabilities Act (ADA), and is accessible to children with varying abilities.

Multi-use Paths

A path is provided around the perimeter of the multi-purpose fields for walkers, joggers, skaters, etc. Connections are also provided to the existing streetscape system of sidewalks to link into the Vista Del Norte community to the north, and along Osuna Road to the North Diversion Channel trail to the east.

DESIGN GUIDELINES

The purpose of these design guidelines is to provide a flexible framework for park design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all design must adhere to. The desired character of design features common to the Park, such as structures, setbacks, paths, parking, landscape, signage, lighting, walls, and pedestrian trails are expressed in these guidelines. Also, requirements of the Americans with Disabilities Act (ADA) for accessibility shall be strictly followed.

1. STRUCTURES

With the exception of park shade structures (typically pre-fabricated metal structures), no formal buildings will be provided at Vista Del Norte Park. The height of the shade structures should be considered to fit the scale and context of Park surroundings and minimize impact to adjacent neighborhoods. The maximum height for all structures at Vista Del Norte Park shall not exceed 26 feet as measured from the highest adjacent finished grade. These structures are required to receive a building permit prior to construction.

2. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes surrounding Vista Del Norte Park. Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements.

Buildings (shade structures) shall be setback as follows:

- 50 feet from the R.O.W. line of Osuna Road and Vista Del Norte Drive.

Parking areas shall be setback as follows:

- 25 feet from the R.O.W. line of Osuna Road and Vista Del Norte Drive.

3. PEDESTRIAN AND BICYCLE PATHS

Pedestrian paths in heavy use areas shall be constructed of asphalt or concrete. All bicycle paths shall be constructed of asphalt or concrete and designated for bicycles only. All bicycle and pedestrian paths shall be designed to meet the standards recommended by the American Association of State Highway and Transportation Officials (AASHTO). Where bicycles and pedestrians are to share the same path, the path shall be a minimum of 10' wide and may have a striped pedestrian lane. Pedestrian-only paths shall be a minimum of 6' in width. Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with colored, textured paving materials and signage.

4. PARKING AREAS AND ROADS

Special care should be given to the design of the parking areas in order to minimize their visual impact. Parking areas shall be divided into smaller areas and visually separated by planted islands. Earthen berming, low walls, and/or trees and shrubs shall be used to define and screen parking areas from surrounding streets and park activities. Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM).

Parking requirements to meet the needs of the facility program total approximately 177 spaces and are distributed to provide convenience to park uses as well as maximizing field space. Accessible parking spaces, motorcycle parking spaces, and bicycle parking spaces shall be provided in accordance with the City Zoning Code.

5. LIGHTING

For safety and security, exterior lighting will be provided for all parking areas, the common area with play structures, and portions of the multi-purpose paths. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the park's overall character.

The following general guidelines should be considered in the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. Shielded source fixtures shall be used to meet this objective.
- The use of walkway level lighting, such as bollard lights or at-grade lights, is encouraged to illuminate pedestrian zones. Taller lighting is discouraged per safety concerns for balloonists. Maximum light fixture height shall be 16 feet.
- All lighting shall be designed to be vandal resistant.

6. SIGNAGE

Park Entry Sign

Two (2) freestanding monument-type signs of no greater than 24 square feet are allowed on the site: one (1) along the Osuna Road frontage and one (1) along the Vista Del Norte Drive frontage. Freestanding signs shall not be higher than 8 feet above adjacent grade. Signs shall be constructed of colored, cast-

in-place concrete, split face block, stuccoed CMU, or similar material consistent with the character of the park. Materials shall be warm earth tone colors.

All signs shall be in accordance with the City of Albuquerque Zoning Code.

7. SCREENING /WALLS AND FENCES

The effective use of screening devices for loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the park and surrounding developments. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities.

The following are standards to ensure effective screening of negative elements:

- All outdoor refuse containers shall meet City specifications and be screened within a minimum 6 foot high masonry enclosure.
- The design and materials for refuse collection enclosures shall be compatible with other design themes of the site.
- Barbed wire or concertina wire shall not be allowed in Vista Del Norte Park.
- Block walls shall be treated with a graffiti resistant material.

To aid in access control, and security/safety of the park users, Vista Del Norte Park will be fenced, and the vehicular entry points at Vista Del Norte Drive and Osuna Road may include automatically operated gates. The maximum fence height along these street frontages shall be four feet (4'). Additional fencing, internal to the site, to control vehicular access on to the recreation/ballooning fields may be provided and is limited to four foot (4') height. Also, fencing may be provided along the north side of the site to provide additional security to the existing condominiums. The maximum height for fencing on the north side shall be six foot (6'). Fencing may consist of tubular steel and/or PVC coated wire fencing.

8. SITE FURNITURE

The use of a consistent design for all types of site furniture will serve to unify different areas of the park. Site furniture is typically located in areas of more active recreation or pedestrian movement and consists of the following: benches, picnic tables, trash receptacles, bicycle racks, bollards, etc. Selection of fixtures should be based on design compatibility, durability/maintenance needs, vandal-resistance, cost, comfort, handicap accessibility, and safety for balloonist access.

9. LANDSCAPE

Parks in general are intended to be aesthetically pleasing with distinguishing characteristics, considerate of health, safety and welfare of the park user, universally accessible, responsible water users, considerate of maintenance issues, and meet the recreation needs of the citizens of Albuquerque. The Park Design Guidelines – July 2004 shall be followed during the design of all Park features.

The design for Vista Del Norte Park encourages year-round use of the facilities. The proposed plant palette matches that use by encouraging materials that provide function, interest, color, etc., through all four seasons. Requirements of the Water Conservation Ordinance, the Pollen Ordinance, and other applicable ordinances shall be followed. In addition, requirements of the City's Street Tree Ordinance shall be followed along Osuna Road, but adjusted as needed for balloonist safety. Trees will only be included in strategic perimeter and parking locations that provide the most impact for shading isolated areas and for curb appeal.

Multi-Purpose Recreation Fields

The primary focus of the multi-purpose recreation fields will be for recreational/programmed and organized sport purposes, and shall require turf grasses. The planting bed will require amendment to create a rich, healthy growing medium for the turf. Turf species will be carefully selected in accordance with the specific use requirements of the area. The intense, year-round use of the fields will require a hardy species of turf that can withstand heavy use. Perimeter field trees are allowable only along the furthest field edges in order to not conflict with balloonist take-off and landing.

Parking Areas

The parking lots shall be designed to minimize the visual expanse of asphalt. This shall be achieved by breaking the required parking into smaller, physically separated spaces. Trees are required in the parking area at a rate of 1 tree for each 8 parking spaces. In consideration of the balloon landing/launching at the park, the trees shall be limited to the far west side of the park, and only shorter accent trees (maximum height of 20') shall be allowed along the south end of the site. Wherever possible, parking areas should be graded to harvest rainwater run-off (through curb openings) in landscape areas. Opportunities for alternative surfacing materials should also be explored as a means to minimize storm water runoff.

Landscape Buffers

Landscape buffers help to frame the park boundaries and serve as a park identifier. Landscape buffers along Vista Del Norte Drive and Osuna Road shall be a minimum of 25' wide. To further buffer the residential area from the more active recreation spaces, a combination of randomly planted evergreen and deciduous trees and shrubs shall be provided. Where space allows, earthen berming or depressions may be incorporated to provide additional buffering.

10. IRRIGATION

A fully automated irrigation system with centralized computer control shall be used at Vista Del Norte Park. Satellite controllers shall be linked to the main controller by radio which will be tied to the Park Management computer monitoring system. Mainline piping shall be provided according to standard City specifications. Gate valves will be located at strategic points along the mainline piping system to allow for isolation of sections for maintenance reasons. Sprinklers for the sports fields shall be state-of-the-art for maximum efficiency in water distribution. All irrigation components shall be readily available for maintenance and/or replacement. The irrigation system for all cool season turf grass shall be designed to apply 2/3-inch of water in a 8 hour window.

11. UTILITIES

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of Vista Del Norte Park:

- All electric distribution lines within the park shall be placed underground.
- Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-way or visually screened with vegetation, fences, or walls. Screening shall be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Refer to PNM Electric Service Guide at www.pnm.com for specifications.
- The City shall contact PNM's New Service Delivery Department to coordinate electric service to avoid potential delays in meeting in-service target dates. Any existing or proposed public utility easements shall be indicated on subsequent Site Plan utility sheets. PNM's standard for electric distribution public utility easements is 10 feet in order to ensure adequate and safe clearances.

12. OPERATIONS & MANAGEMENT

Vista Del Norte Park shall be managed and maintained by the City of Albuquerque Parks and Recreation Department.

A. General Park Operation Guidelines

1. Open daily from 6:00 AM to 10:00 PM. Scheduled use of Vista Del Norte Park is coordinated through the Park Management Division, 857-8657.
2. The Park Management after hour emergency phone number is 251-0172. The phone number will be posted at the park.

3. All users of Vista Del Norte Park are to respect other users, including tenants of the Park and neighboring residents and businesses.
4. All uses of Vista Del Norte Park are at the user's own risk.
5. Vista Del Norte Park will be used for various activities both informal and scheduled uses. Some of the uses of the park include balloon staging, take-off, landing as well as informal activities, athletic field practice, tournaments, festivals, community gatherings, etc. Informal users of the park will not be charged a fee (e.g. runners, walkers, play area users, informal field sports and scheduled athletic field practice). For Special Events, such as athletic tournaments, the park has been designated as a possible Fee Area. A Fee Schedule will be developed for the use of the park.
6. Vista Del Norte Park is a "Pack It Out Park". Participants at organized activities are encouraged to remove trash from the park after a Special Event, Tournament or Field Practice. Additional trash pickup can be contracted with the Solid Waste Department, City of Albuquerque.
7. No public announcing systems will be used for events unless permitted through the City Environmental Health Department.
8. Vehicles are prohibited on the grass areas of the park except when specified and approved as part of an approved event.
9. All-terrain vehicles (ATV's), motorcycles, and dirt bikes used for recreational purposes are prohibited.
10. Recreational vehicles and motor homes are prohibited except when specified and approved as part of an approved Special Event.
11. Barbeque grills and other food cooking or heating devices used in Vista Del Norte Park must be placed on asphalt, dirt, concrete, or other non-vegetated surfaces, except when specified and approved as part of an approved Special Event.
12. Camping (as defined by City of Albuquerque Code of Ordinances, chapter 5, article 8, section 5-8-3) is prohibited within Vista Del Norte Park except when specified and approved as part of an approved Special Event.
13. The City of Albuquerque Parks and Recreation Department reserve the right to approve or prohibit activities, regardless of whether they are specified in this policy, as part of the process of Special Event review and approval.
14. The City of Albuquerque Parks and Recreation Department reserve the right to approve or prohibit activities, regardless of whether they are specified in this policy, as part of the process of negotiating leases, licenses, and other agreements with existing and future tenants or users of the Park.

B. Gate Operation

1. If provided, automated gates will be set to open 6:00 AM and close at 10:15 PM.

C. Neighborhood Notification

1. The Parks and Recreation Department/ Recreation Services Division will develop and maintain an email list of interested neighbors and park users for Vista Del Norte Park. The list will be used to notify interested parties of various proposed changes or uses at the park (e.g. proposed Special Events, changes in maintenance practices, construction, and, or other significant issues affecting the park). Recognized Neighborhood Associations will also be notified. Notification to interested parties and recognized Neighborhood Associations will be a minimum of fourteen (14) days prior to a proposed change or event.
2. All proposed Special Events will require a Park Use Permit to be completed and submitted to Park Management Division for review and approval. If required, the Park Use Permit and proposed event will be permitting through the City's Special Event review process (approval from APD, AFD, Neighborhood Services, Environmental Health in regards to sound and food permitting, Park Management, etc.), <http://www.cabq.gov/cultural-services/about-cultural-services/special-event-permits>.

D. Park Lighting / Timing

1. At no time, will the light level from any of the park lights exceed .5 foot-candles at the park property line. The lights will be maintained and re-aimed, as necessary, by the City Parks and Recreation Department.
2. Parking Lot Lighting will be operated seven days a week throughout the year. Security lighting will remain on throughout the night. The balance of parking lot lights shall be programmed to turn on at dusk and turn off by 10:30 PM.

E. Temporary Structures

1. Temporary structures, such as portable tents, canopies, jumpers require an approved Park Use Permit and possibly an additional Special Event permit approved by the City.

F. Restrictions

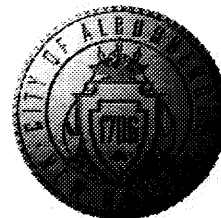
1. All City of Albuquerque ordinances are applicable to Vista Del Norte Park.
 - ii. 10-1-1-4 Park Property; 10-1-1-4 Sanitation; 10-1-1-6 Traffic; 10-1-1-7 Recreational Activities; 10-1-1-7; 10-1-1-8 Merchandising, Advertising and Signs; 10-1-1-10 Park Operating Policy

Selected Excerpts from City Ordinances

- No hunting (air rifles, spring guns, bows and arrows, slings, trapping, guns).
- No vandalism.
- No glass containers (except immediate emergency treatment).
- No dumping of garbage or rubbish.
- If no receptacles are provided, the responsible party shall carry all rubbish or waste away from the park.
- Bicycles are confined to paved surfaces. A bicyclist shall be permitted to wheel or push a bicycle by hand over grass.
- Motorized vehicle shall only be used in designated areas.
- No engaging in dangerous amusement (e.g. throwing or propelling objects such as hard balls, stones, arrows, javelins, and model airplanes) in areas that have not been designated for that use.
- No vending and peddling: Except as a licensed concessionaire by City and under the authority and regulation of the Mayor.
- No advertising, except as licensed concessionaire and under the authority and regulation of the Mayor.
- No posting of signs, except as licensed concessionaire and under the authority and regulation of the Mayor.
- Trash pickup: Any Special Event sponsors will contract with Solid Waste Department for pickup. Park must be left clean and trash hauled away.
- Portable restrooms must be placed on asphalt, dirt or concrete areas.
- Stakes are prohibited for tents; blocks, sandbags and water filled barrels only.

13. FUTURE REVIEW/APPROVAL PROCESS

Design and construction of all park features illustrated on the site plan shall be reviewed and approved by the Parks and Recreation Department staff and/or the Design Review Committee (DRC) as necessary. Proposed changes to this Master Development Plan shall be reviewed with the Planning Director for determination of appropriate amendment procedure.



VISTA DEL NORTE COMMUNITY PARK

OWNER
CITY OF ALBUQUERQUE

PROJECT TEAM
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING
ENGINEERING
BOHANNAN HUSTON

MASTER DEVELOPMENT PLAN / SITE PLAN FOR BUILDING PERMIT

DESIGN GUIDELINES

SHEET 3 OF 5
JULY 22, 2013