



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Volcano Rd. NW Hydrology File # K08D003

Legal Description: TRACT 3E, ROW A, UNIT A WEST OF WESTLAND, TOWN OF ATRISCO GRANT

City Address, UPC, OR Parcel: 101106424915240520

Applicant/Agent: THE Group Contact: Ron E. Hensley

Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124 Phone: 505-410-1622

Email: ron@thegroup.cc

Applicant/Owner: West Mesa RV Park LLC Contact: Karan Singh Rai

Address: 3009 San Joaquin Ave Se Albuquerque, NM 87106 Phone: 760-783-6599

Email: karanveer.ra@gmail.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

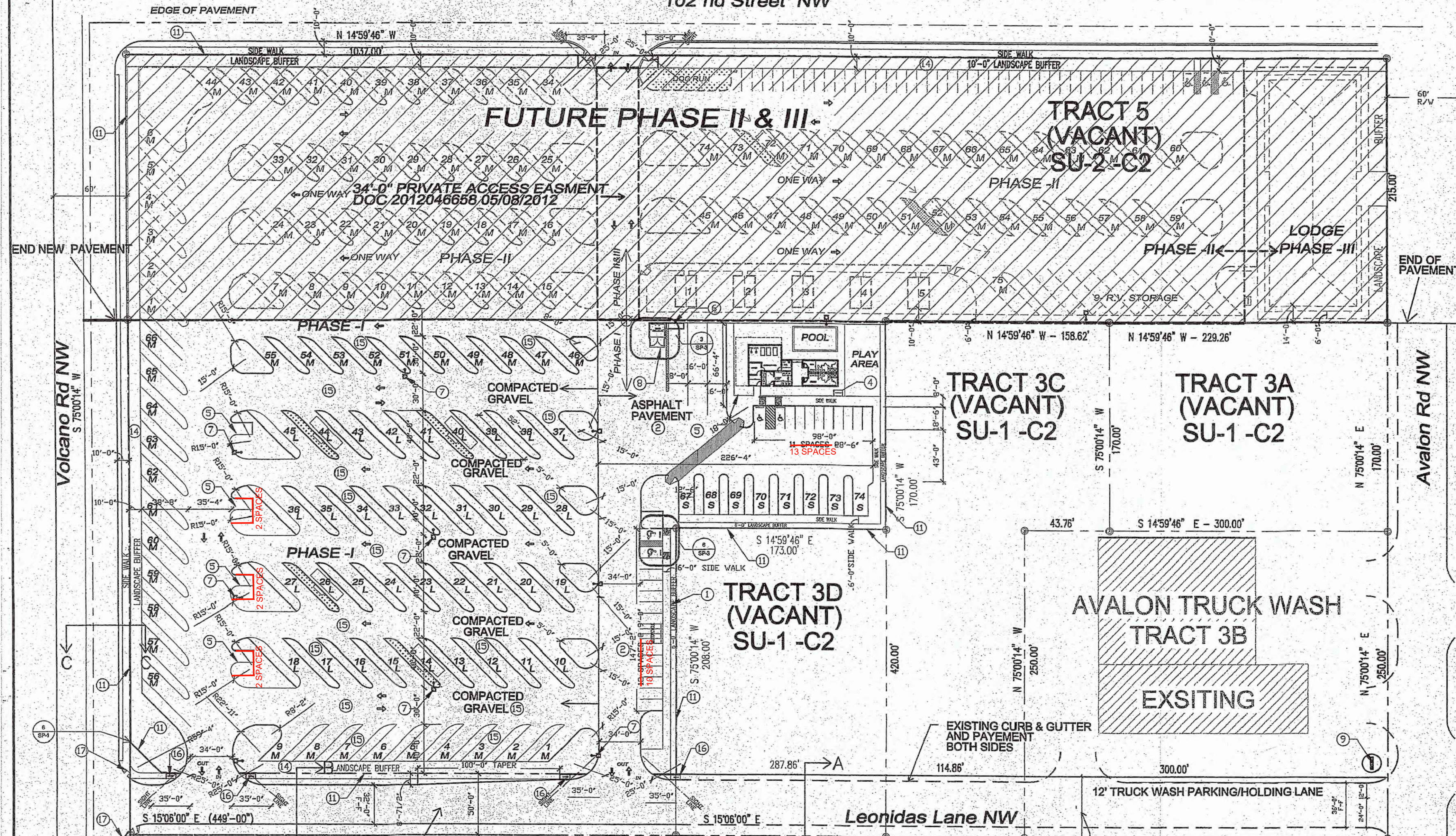
TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/28/23

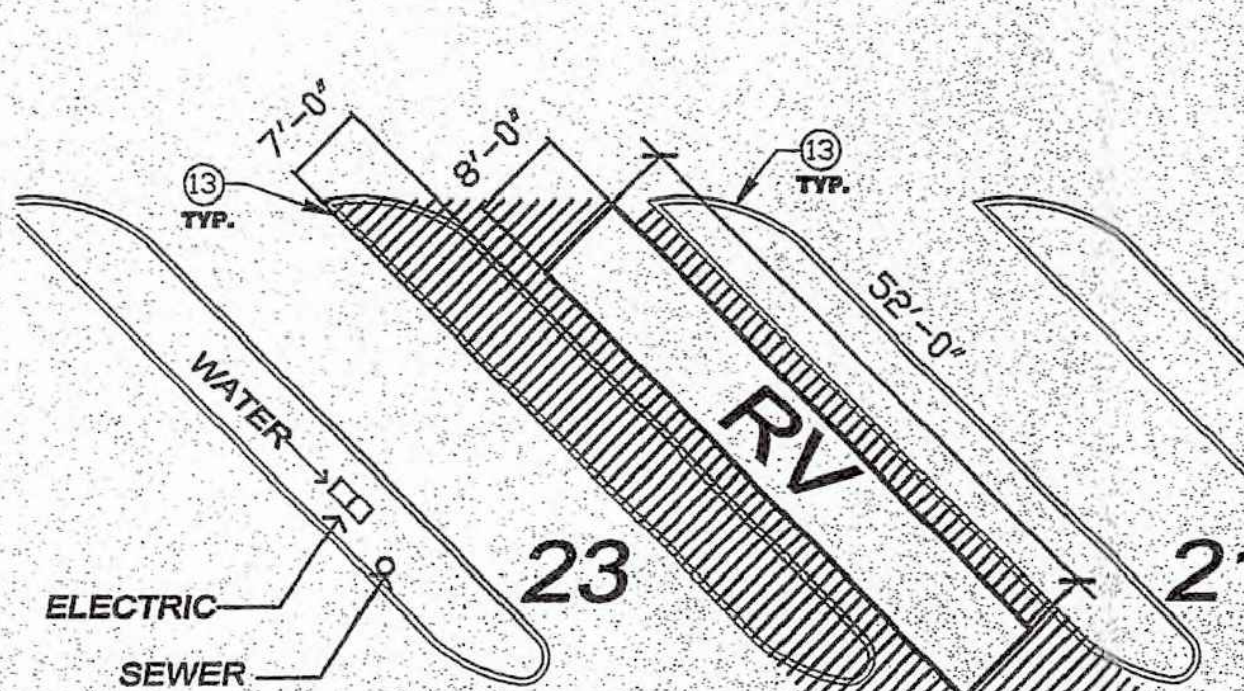
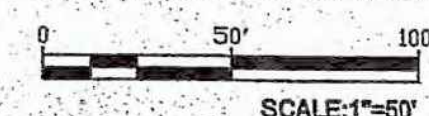
TRACT 6 (VACANT) ZONED A-1

102 nd Street NW

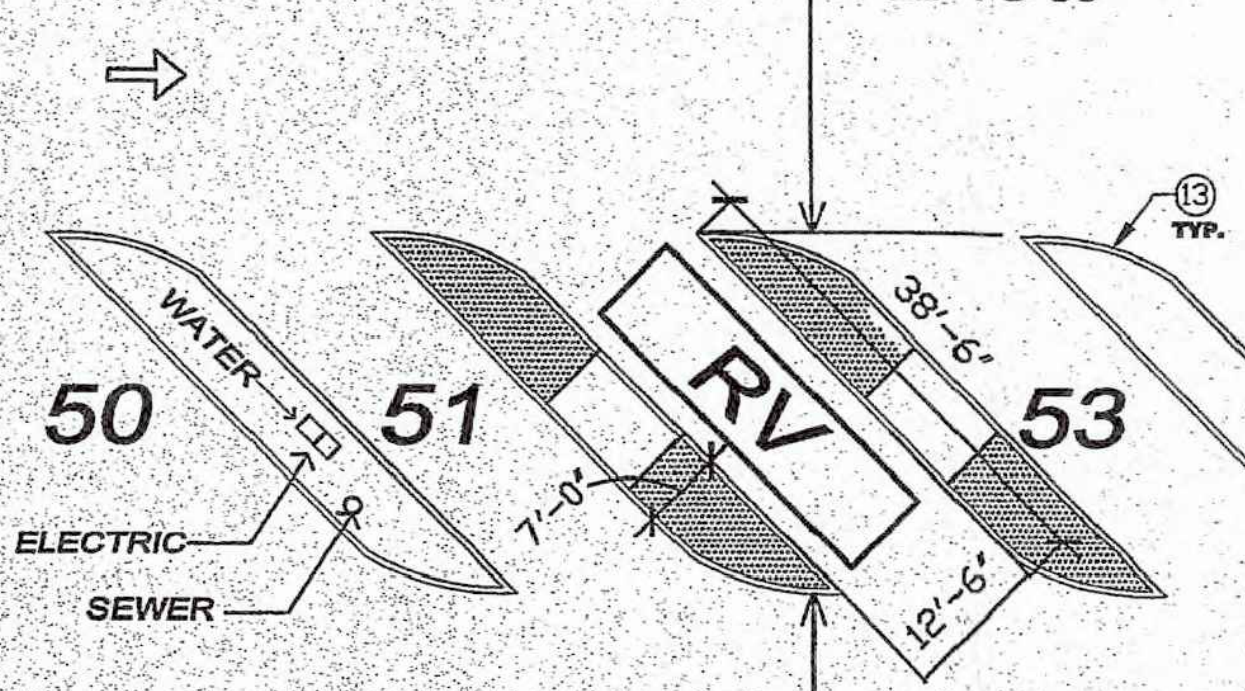


SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1"=50'-0"

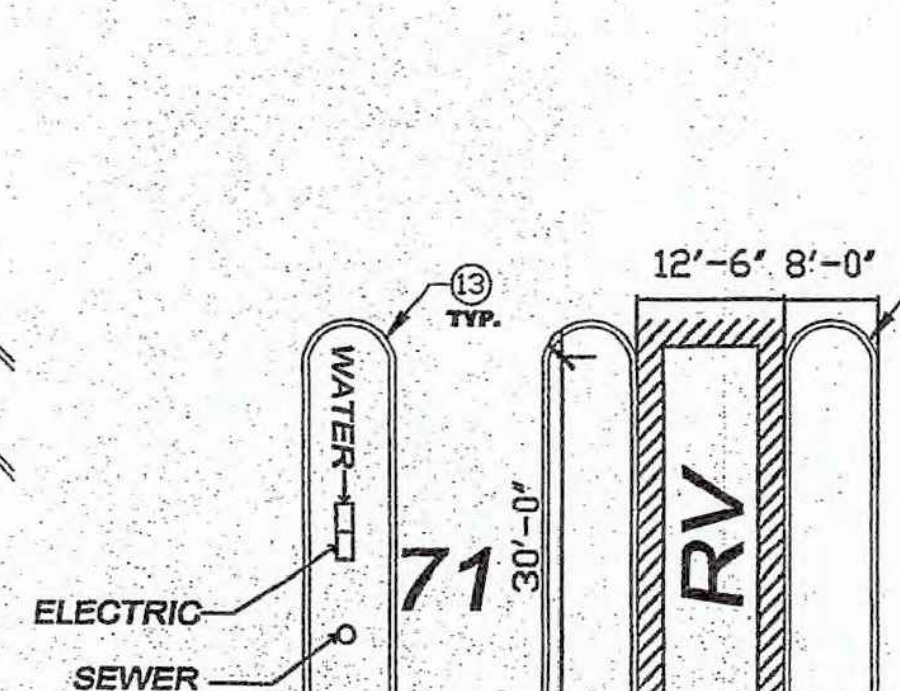
GRAPHIC SCALE
0 50' 100'



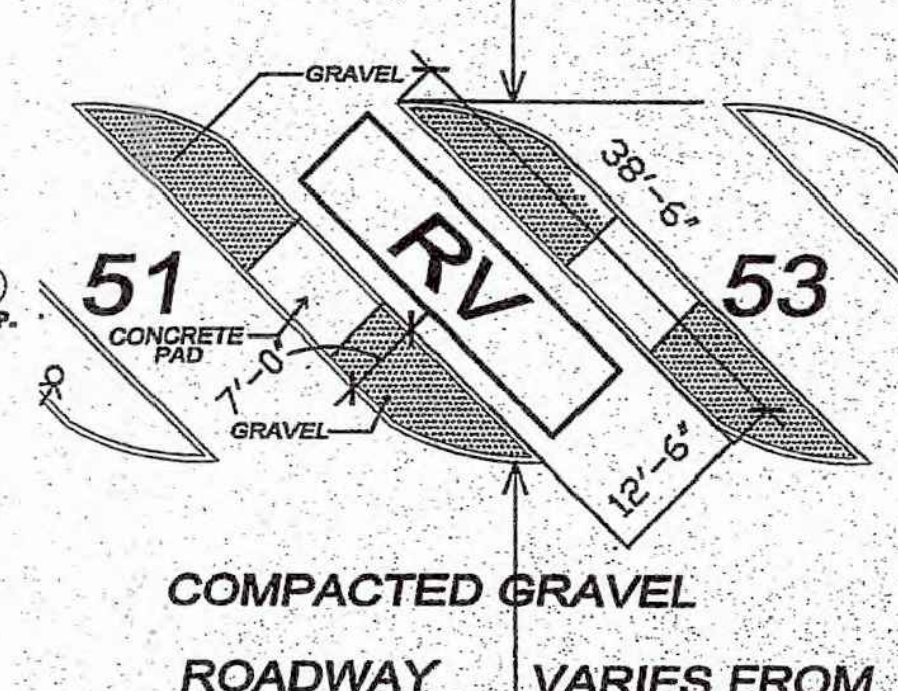
(L) LARGE RV SPACE DETAIL
TOTAL R.V. AREA = 1144 SF
SCALE: 1/16"=1'-0"



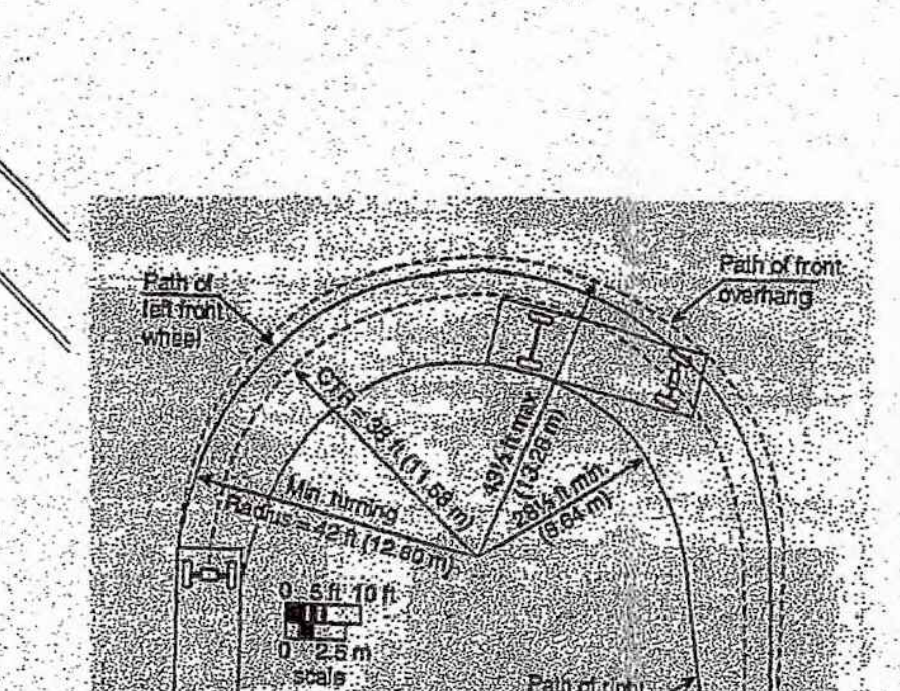
(M) MEDIUM RV SPACE DETAIL
TOTAL R.V. AREA = 800 SF
SCALE: 1/16"=1'-0"



(S) SMALL RV SPACE DETAIL
TOTAL R.V. AREA = 412 SF
SCALE: 1/16"=1'-0"



4 TYPICAL SURFACE DETAIL
SCALE: 1/16"=1'-0"



5 RV CENTERLINE TURNING RADIUS
N.T.S.

KEYED NOTES

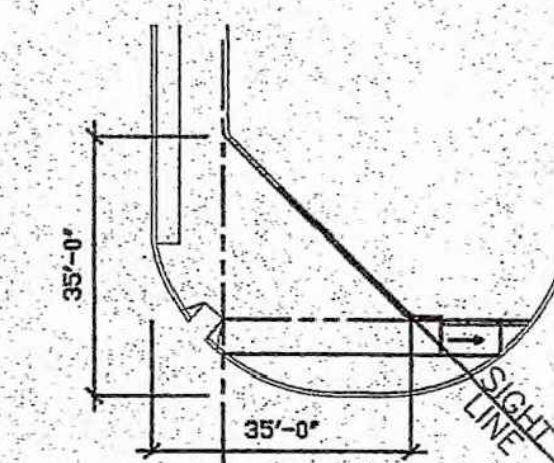
1. CONCRETE CURB- SEE DETAIL 2/SP-02 PART OF PHASE I CONSTRUCTION.
2. ASPHALT PAVING PART OF PHASE I CONSTRUCTION.
3. ADA PARKING SEE 6/A-02 PART OF PHASE I CONSTRUCTION.
4. BIKE RACK FOR 4 BIKES - SEE DETAIL 1/SP-02 PART OF PHASE I CONSTRUCTION.
5. PARKING SPACE.
6. RECYCLE PAD 5'-0"x15'-0", FENCED PART OF PHASE I CONSTRUCTION.
7. PARKING LOT LIGHTING - SEE DETAIL 4/SP-02 PART OF PHASE I CONSTRUCTION.
8. TRASH ENCLOSURE - SEE DETAIL 3/SP-02 PART OF PHASE I CONSTRUCTION.
9. EXISTING PYLON SIGN TO BE MODIFIED - SEE DETAIL 9/SP-02 PART OF PHASE I CONSTRUCTION.
10. PERMANENT FOUNDATION REF. TO 3/SP-01 & 4/A-01 FOR ELEV.
11. 12" 8" CMU FENCE WALL 6'-0" TALL SEE DETAIL 12/SP-02
12. NOT USED
13. CONCRETE CURB.
14. 10 FEET LANDSCAPE BUFFER AND PUBLIC UTILITY EASEMENT (PUE)
15. COMPACTED GRAVEL BASE
16. BUILD UNIDIRECTIONAL WHEEL CHAIR RAMPS PER COA DWG 2426 WITH TRUNCATED DOMES.
17. BUILD WHEEL CHAIR RAMPS PER COA DWG (2426, 2440 & 2441 CASE II) OFFSET TYPE WITH TRUNCATED DOMES.

DEM. 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).
2. THE EXISTING POND LOCATED ON TRACT 3E SHALL BE VACATED ONLY AFTER THE COMPLETION OF LEONIDAS LANE AND THE STORM DRAIN REQUIRED TO ACCOMMODATE THE FLOWS GENERATED FROM TRACTS 3A, 3B, 3C AND 3D INTO THE EXISTING CITY OF ALBUQUERQUE POND AS SHOWN ON SHEET CO-1 OF THE GRADING & DRAINAGE PLAN.
3. ALL ROADWAY IMPROVEMENTS INCLUDING LEONIDAS LANE, TO BE BUILT WITH WORK ORDER.

PHASE I

1. CLUB HOUSE & POOL
 2. (52'-0") LARGE RV SPACES (L) = 36
 3. (38'-6") MEDIUM RV SPACES (M) = 30
 4. (30'-0") SMALL RV SPACES (S) = 8
- TOTAL = 74
- GROSS BUILDING AREA-CLUB HOUSE = 5000 SF
- PARKING TABULATION**
CAR PARKING SPACES = 20 TOTAL 30 TOTAL
ADA PARKING SPACES = 4
MOTOR CYCLE SPACES = 4
BIKE RACK = 4 BIKES



6 SIGHT TRIANGLE DAIGRAM
SP-1 N.T.S.

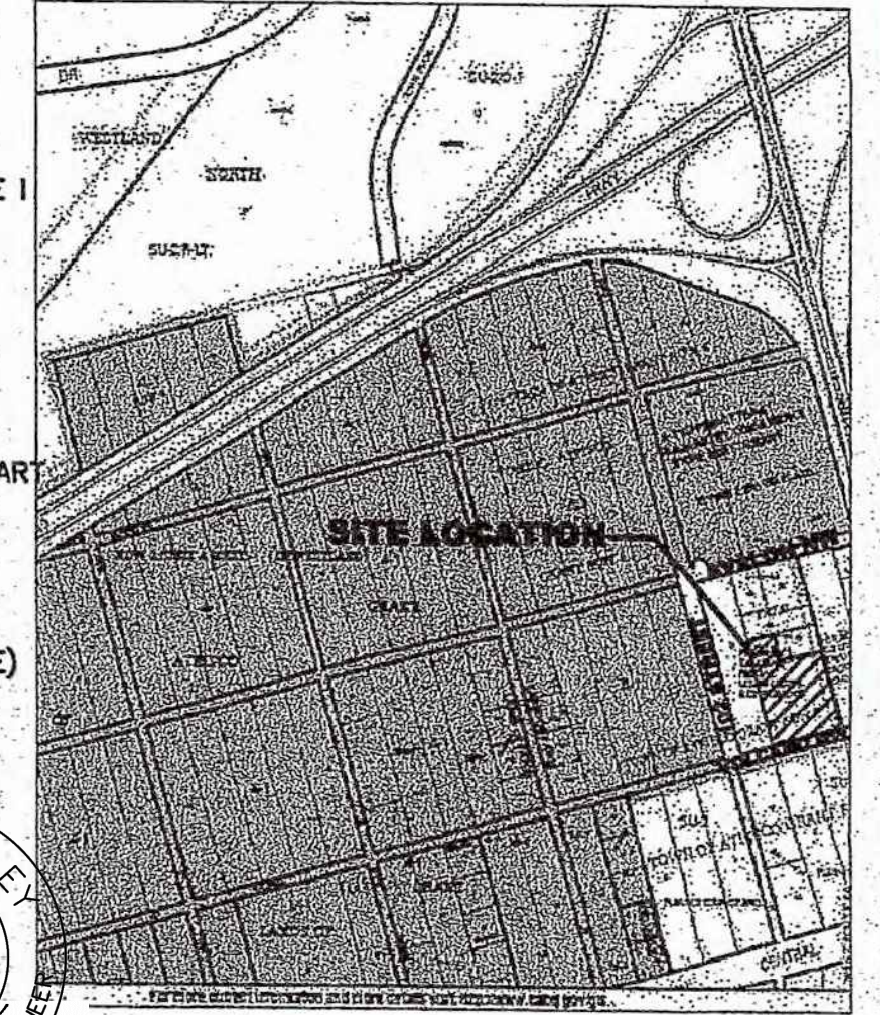
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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			
2			
3			
4			

SP-1
06.13.2012



LOCATION MAP
TRAFFIC CERTIFICATION
DATE 06-13-12

TRAFFIC ENGINEER, TRANSPORTATION DIVISION
DATE 06-13-12
WATER UTILITY DEPARTMENT
DATE 06-13-12
PARKS AND RECREATION DEPARTMENT
DATE 06-13-12
CITY ENGINEER
DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
DATE 06-14-12
SOLID WASTE MANAGEMENT
DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT
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.