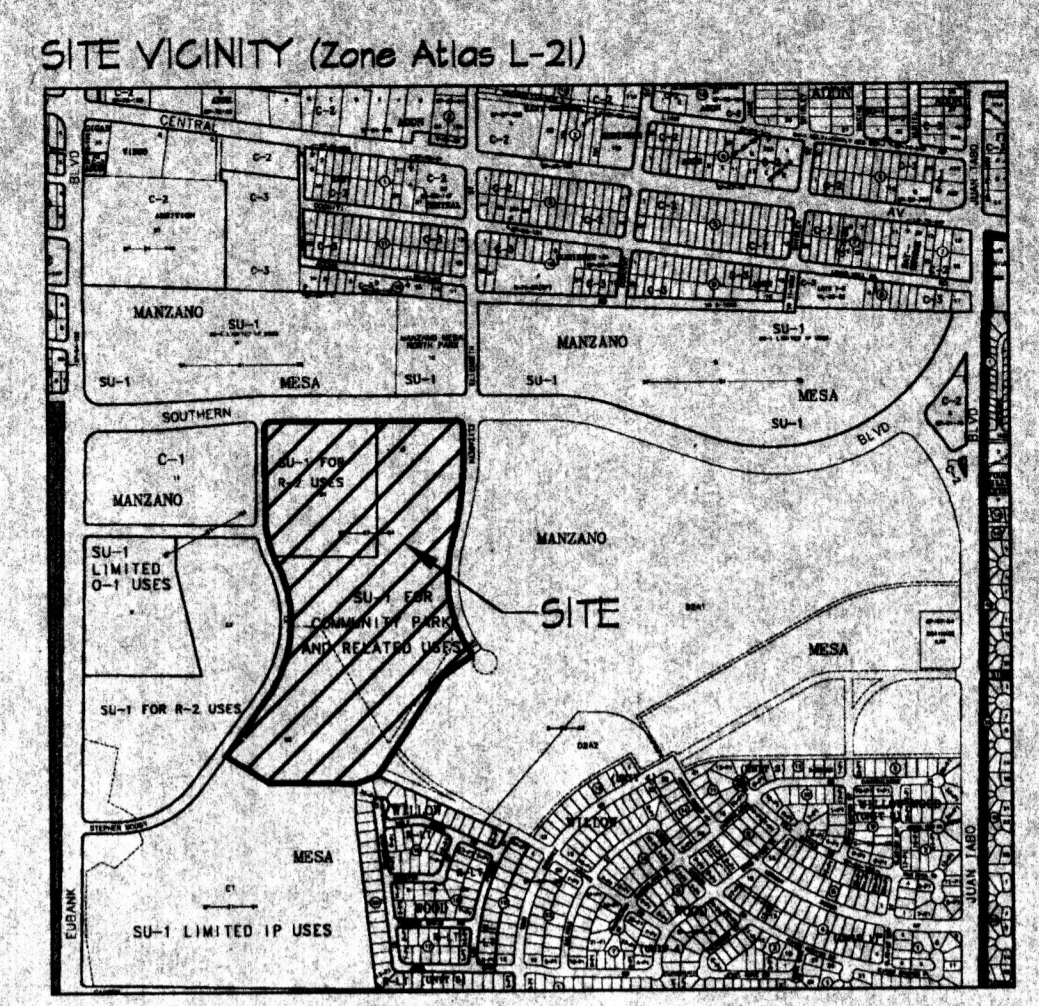
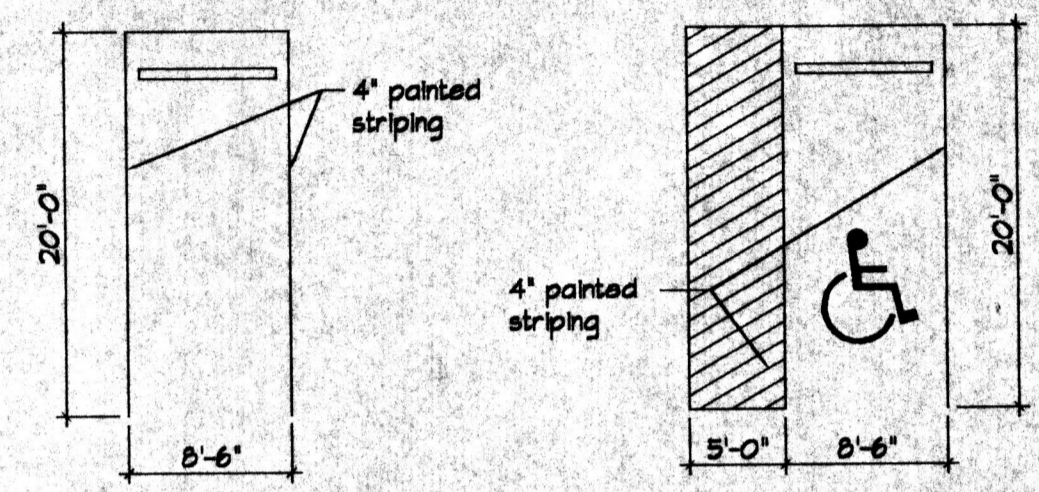


PROJECT DATA

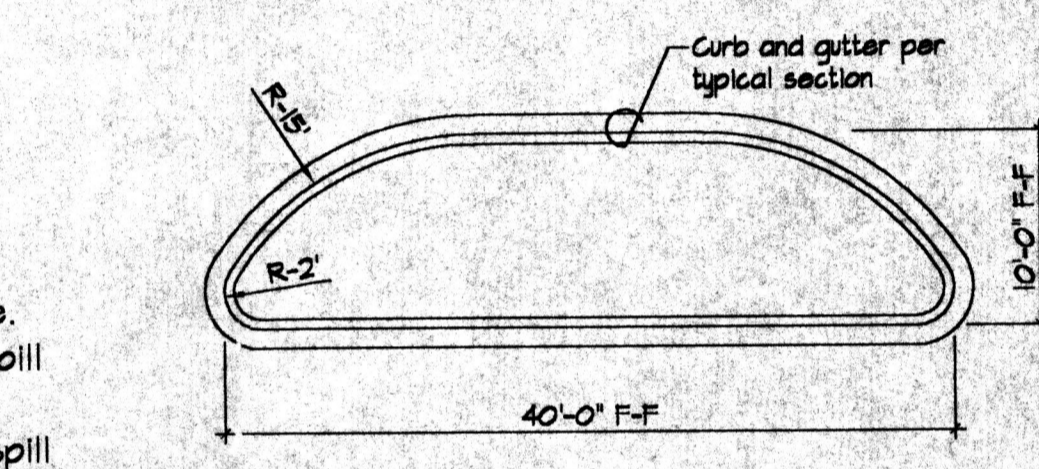
Zone Category	SU-1 for Community Park and Related Uses
Site Area	48.4 acres
Parking Requirements Required	840 spaces
Parking Requirements Provided	842 spaces
Handicap Required	20 spaces
Handicap Provided	32 spaces
Bicycle Required	43 spaces
Bicycle Provided	80 spaces



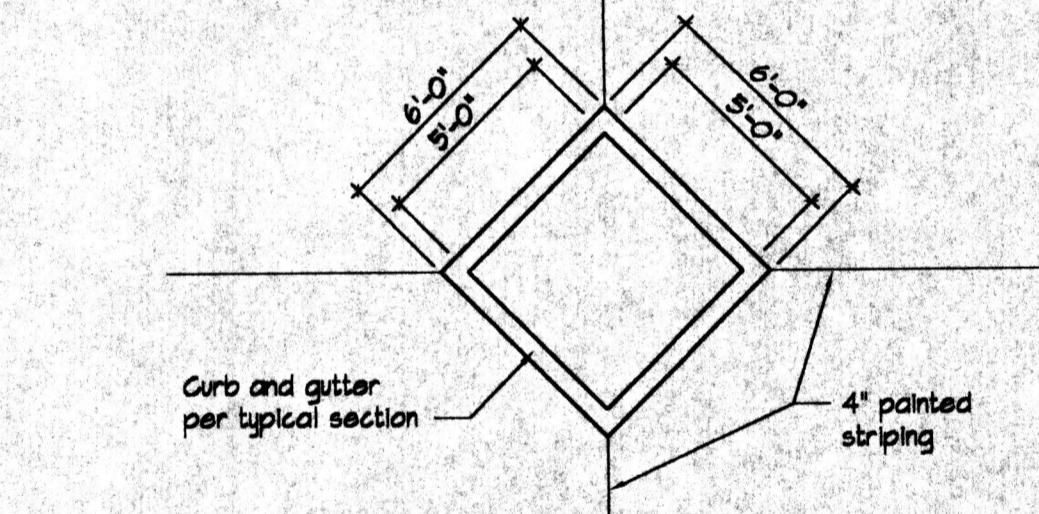
- KEY NOTES**
- 1 30' waterline easement.
 - 2 20' public storm drain and sanitary sewer easement.
 - 3 25' public drainage easement.
 - 4 10' public utility easement.
 - 5 Flood control detention facility.
 - 6 Concrete sidewalk - 6', 8' or 10' width.
 - 7 Concrete curb.
 - 8 Concrete manstrip.
 - 9 Curbed landscape planter.
 - 10 Concrete handicap ramp.
 - 11 Group ramada structure.
 - 12 Individual ramada structure.
 - 13 Baseball fields (5) consisting of:
 - 6' or 8' high perimeter chainlink fence - Completed
 - 16' or 20' chainlink backstop - Completed
 - 8' high chainlink dugouts and scorer's booth - Completed
 - 14 12' high chainlink batting cage (12' x 12') - Completed.
 - 15 Aluminum bleacher.
 - 16 Soccer fields.
 - 17 Concrete tennis courts w/10' chainlink fence and shade screen (4).
 - 18 Concrete basketball courts (3).
 - 19 Sand volleyball courts w/6" x 18" concrete header (4).
 - 20 Sand children's play area w/6" x 18" concrete header.
 - 21 Bicycle rack (14 spaces each) on concrete pad.
 - 22 10' wide asphalt bicycle trail.
 - 23 Asphalt parking lot.
 - 24 Light fixture - 150 watt high pressure sodium lamp on 20' bronze pole.
 - 25 Sport light fixture - lamp cluster w/1500 watt metal halide lamps (w/spill and glare control) on 70' steel poles - Completed.
 - 26 Sport light fixture - lamp cluster w/1000 watt metal halide lamps (w/spill and glare control) on 30' steel poles.
 - 27 Park entry sign.
 - 28 Concession building - Completed.
 - 29 Multi-Generational Center - Under Construction.
 - 30 Gymnasium - see Sheet 4.
 - 31 Refuse enclosure.
 - 32 20' sanitary sewer easement.
 - 33 Patterned concrete crosswalk



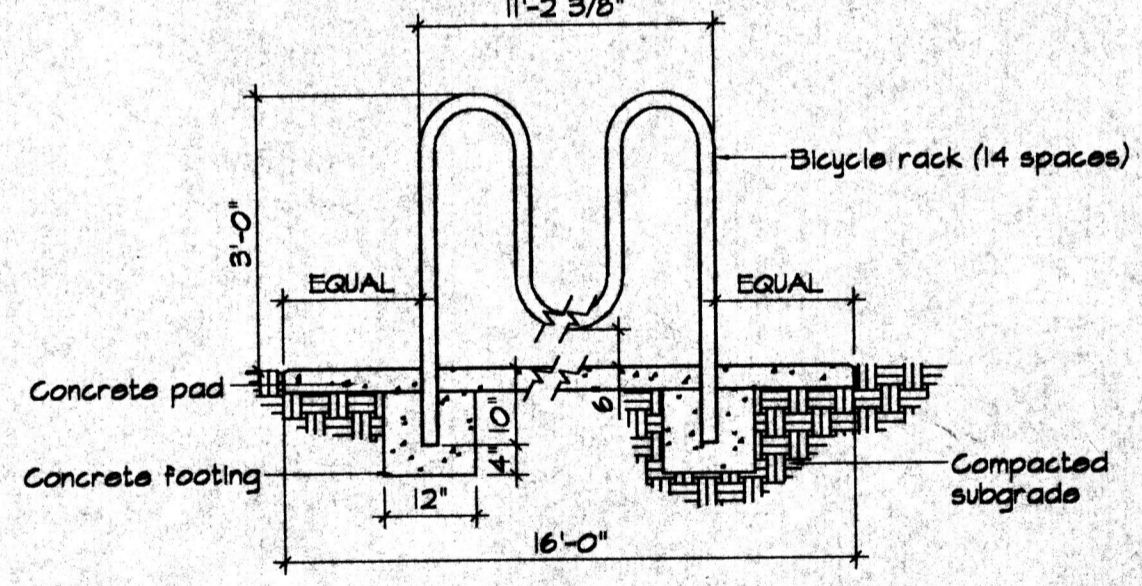
TYPICAL PARKING N.T.S. TYPICAL HG PARKING N.T.S.



TYPICAL END ISLAND N.T.S.



TYPICAL DIAMOND PLANTER N.T.S.



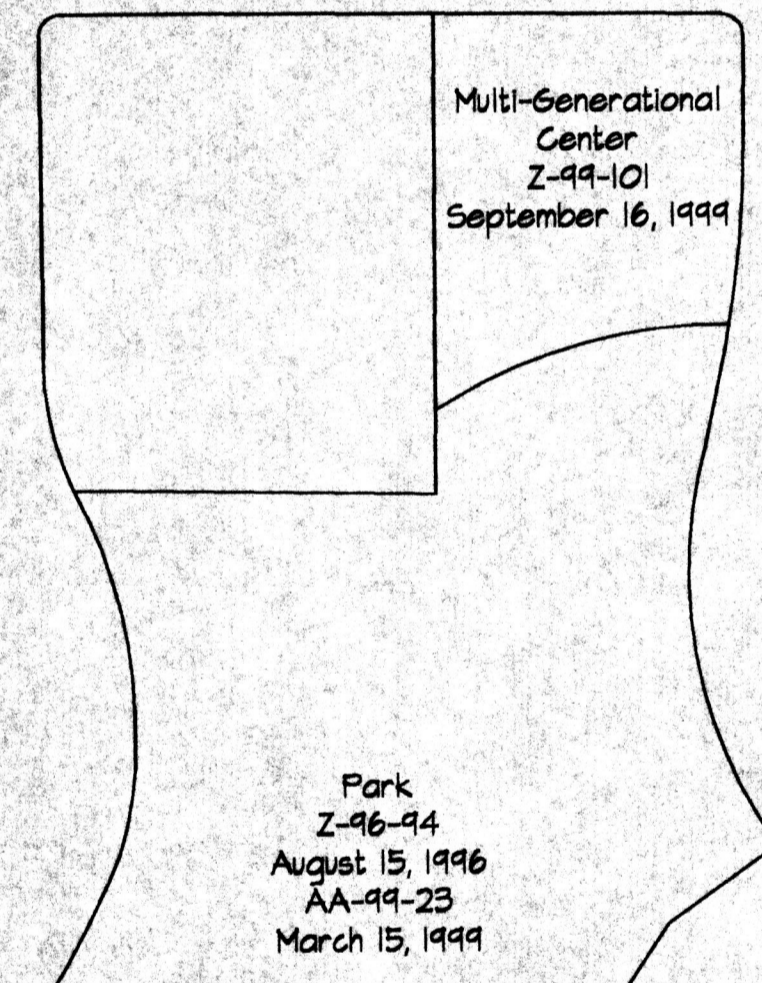
BICYCLE RACK N.T.S.

APPROVALS
 DRS No. 1000074 01450-1380, 01450-1381
 Application No. 01450 00000 01432
 EPC No. 01128 00000 00154

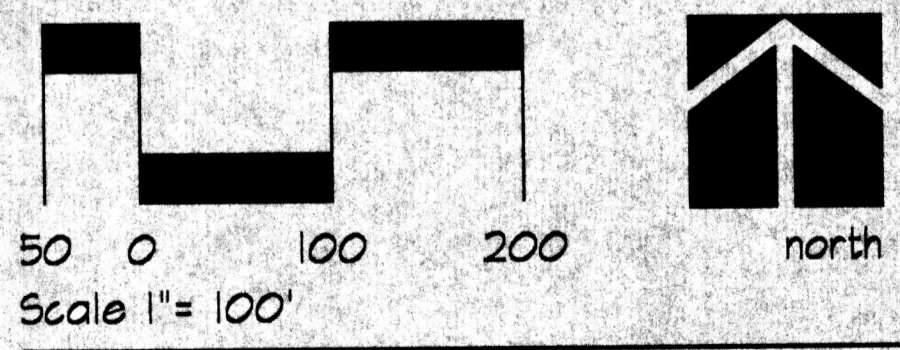
<i>[Signature]</i> Planning Director	12/3/01 Date
<i>[Signature]</i> Transportation Development	11/7/01 Date
<i>[Signature]</i> City Engineer	11/7/01 Date
<i>[Signature]</i> Utility Development	11/7/01 Date
<i>[Signature]</i> Parks and Recreation Department	11/7/01 Date
<i>[Signature]</i> Solid Waste Department	11-5-01 Date

PROJ 1000879

PREVIOUSLY APPROVED SITE PLANS



AS BUILT INFORMATION		CONTRACTOR	DATE
REVISIONS		WORK STARTED BY	DATE
FIELD NOTES		FIELD ACCEPTANCE BY	DATE
ENGINEER'S SEAL		DESIGNED BY	DATE
REMARKS		DRAWN BY	DATE
DESIGN		CHECKED BY	DATE
NO. DATE		CITY PROJECT NO.	ZONE MAP NO.
BY		SHEET	OF

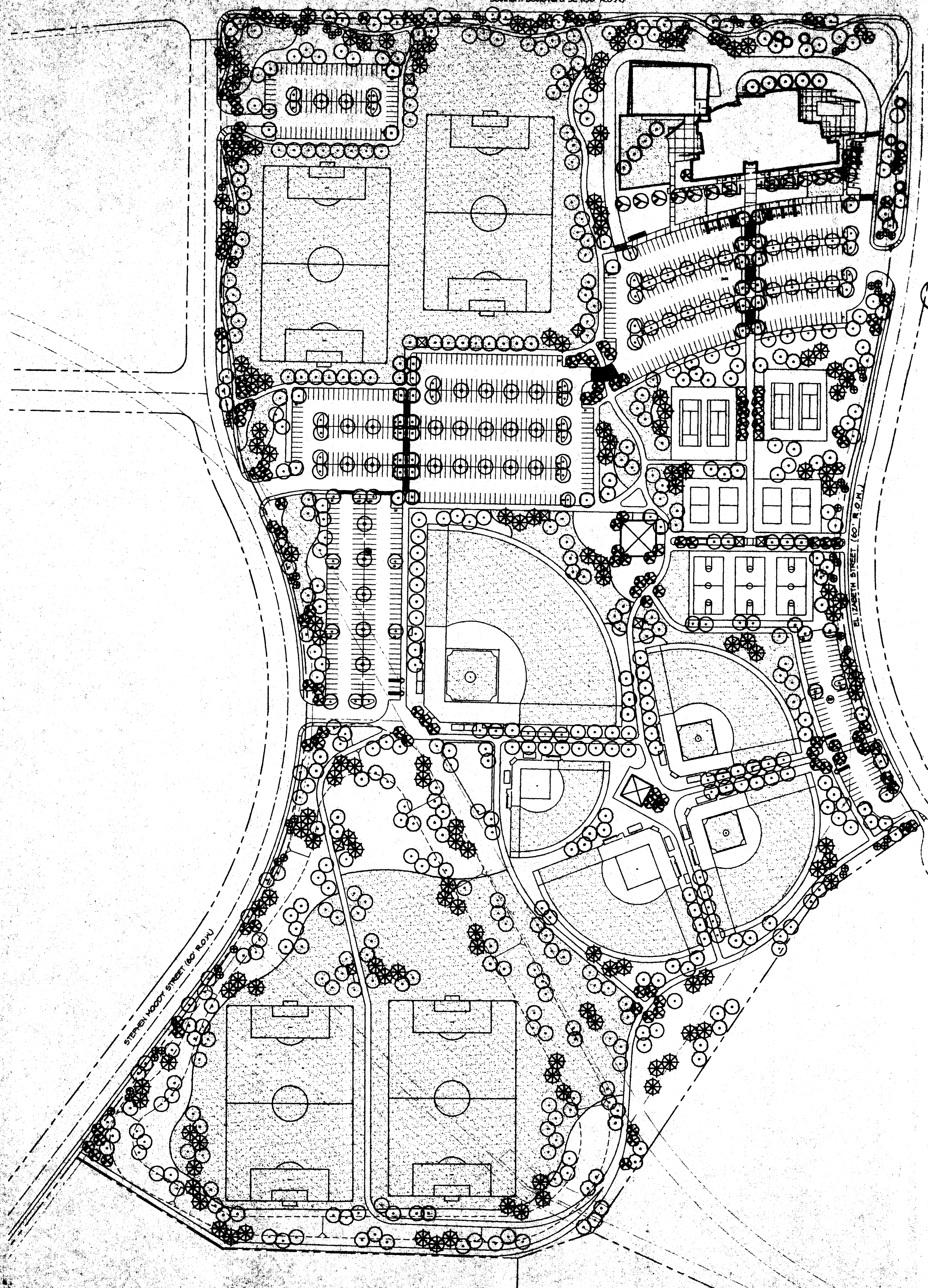


Scale 1" = 100'

CITY OF ALBUQUERQUE
 PARKS AND RECREATION DEPARTMENT

TITLE: MANZANO MESA PARK
 SITE PLAN

Design Review Committee	City Engineer Approval
City Project No.	Zone Map No. L-21
Sheet 1	of 4



GENERAL
 This plan is diagrammatic and approximate in nature due to the scale of the drawing. The design and provision of landscape features within Manzano Mesa Park will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, the Water Conservation Landscaping and Water Waste Ordinance, and the Manzano Mesa Park Master Development Plan. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

- PLANT PALETTE**
- TREES**
- Evergreen (6' Min. Height)
 Austrian Pine, Scotch Pine, Pinon Pine, Arizona Cypress, Leyland Cypress
 - Deciduous (2" Caliper Min.)
 Ash Species, Honeylocust Species, Chinese Pistache, Sycamore, Accent (1 1/2" Caliper Min.)
 - Flowering Pear, Redbud, Flowering Locust, Hawthorn, Desert Willow, Chitalpa, New Mexico Olive, Chaste Tree
- SHRUBS (1 & 3 Gallon)**
 (Not shown due to scale of drawing)
- Juniper Species, Potentilla, Chamisa, Artemisia Species, Red Flowering Yucca, Apache Plume, Globe Mallow, Dalea Species, Penstemon Species, Cotoneaster Species, Forsythia, Photinia, India Hawthorn, Heavenly Bamboo, Cherry Sage, Russian Sage, Three-leaf Sumac, Spiraea, Blue Mist, Yucca Species
- GROUNDCOVERS & VINES (1 & 5 Gallon)**
 (Not shown due to scale of drawing)
- Trumpet Vine, Carolina Jessamine, Juniper Species, Honeysuckle, Virginibower, Virginia Creeper, Rosemary, Santolina, Coyotebush, Evening Primrose
- GRASSES (Sod and/or Seed)**
- Bluegrass/Fescue/Rye Mix (Sport fields)
 - Buffalo Grass/Blue Grama Mix (Passive areas)
- NATIVE SEED MIX**
 Landscape areas that are not covered with turf grasses or formalized plantings shall be revegetated utilizing the following mix.
- Blue Grama, Sideoats Grama, Galleta, Indian Ricegrass, Needle & Thread, Bush Penstemon, Blanketflower, Rocky Mountain Zinnia, Showy Penstemon, Winterfat, Four-wing Saltbush
- MULCHES**
 (Not shown due to scale of drawing)
- Crusher Fines, 3/4" Minus Santa Ana Tan Rock
 - Mulch, 2" - 4" Santa Ana Tan Rock Mulch

STREET TREE ORDINANCE REQUIREMENTS
 Elizabeth Street and Stephen Moody Street are classified as Major Locals and therefore do not fall under the requirements of the Street Tree Ordinance. However, street trees will typically be provided at an average spacing of 30' o.c.

Southern Boulevard	
Trees Required	34
Trees Provided	42

PARKING AREA TREE REQUIREMENTS

Trees Required	108
Trees Provided	124

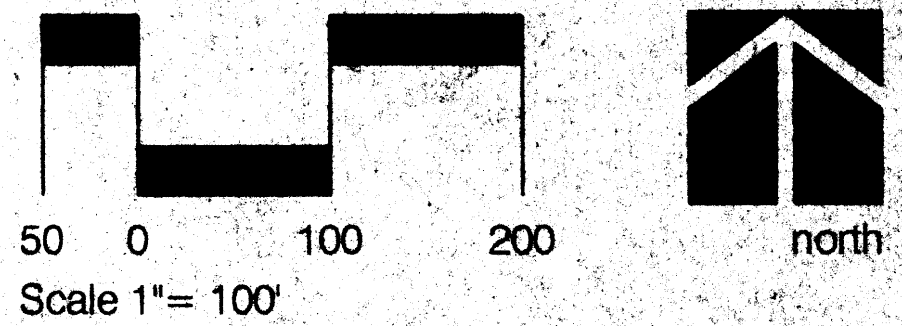
IRRIGATION SYSTEM
 Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhere to. Specifically, Manzano Mesa Park will be allowed to apply 35 inches of water per landscape acre per year. To accomplish this, a fully automated sprinkler/drip irrigation system will be utilized to irrigate turf areas, and tree, shrub, and groundcover planting areas. Pop-up spray sprinklers, and gear-driven rotary sprinklers will irrigate turf areas; single-outlet and multi-outlet drip emitters will irrigate plant materials in the planting beds.

Municipal drinking water will be used for irrigation purpose through four 2" turbo meters which will be installed off of a 10" water line in Elizabeth Street. Backflow prevention assemblies will be provided after the P.O.C., and will be screened from view.

The irrigation control system will utilize a main control terminal and multiple remote control valves. All irrigation scheduling will be done at the main controller. Valves can be operated manually from the field switching terminals. Isolation gate valves will permit the isolation of sections of the system for repair or maintenance. Quick coupling valves will be located throughout the site for incidental watering.

MAINTENANCE RESPONSIBILITY
 Maintenance of the landscaping and irrigation system, including those areas within the adjacent R.O.W., shall be the responsibility of the City of Albuquerque Park Management Division.

UTILITY NOTES
 In all cases, the use of trees within utility easements shall meet a minimum horizontal clearance of 10' from underground utility lines, and as directed by the Utilities Division. Plant species known to have invasive root systems shall be avoided in within utility easements.



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 924 Park Avenue SW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

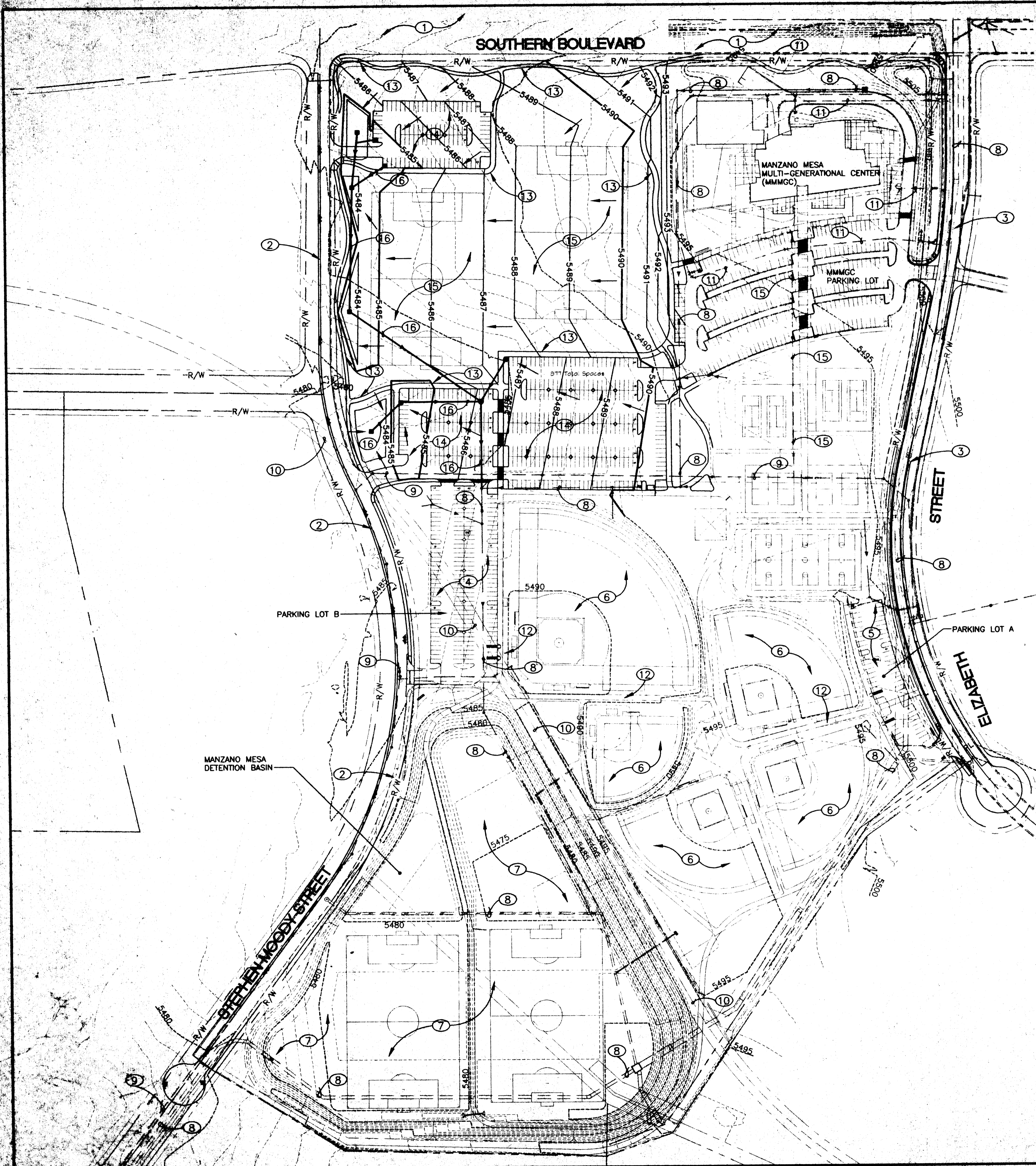
CITY OF ALBUQUERQUE
 PARKS AND RECREATION DEPARTMENT

TITLE: **MANZANO MESA PARK LANDSCAPE PLAN**

Design Review Committee	City Engineer Approval	DATE

City Project No. _____ Zone Map No. L-21 Sheet 2 of 2

CONTRACTOR	DATE	DATE	DATE
	DATE	DATE	DATE
BENCH MARKS	NO.	BY	DATE
	NO.	BY	DATE
SURVEY INFORMATION	NO.	BY	DATE
	NO.	BY	DATE
ENGINEERS SEAL	NO.	BY	DATE
	NO.	BY	DATE
REVISIONS	NO.	BY	DATE
	NO.	BY	DATE



GENERAL NOTES:

- PROPOSED ELEVATIONS SHOWN MAY CHANGE SLIGHTLY IN ORDER TO BETTER BALANCE THE CUT/FILL FOR THE SITE.
- ROAD DESIGN AND CONSTRUCTION FOR ELIZABETH STREET, SOUTHERN BOULEVARD AND STEPHEN MOODY WILL BE ACCOMPLISHED UNDER SEPARATE CONTRACT.
- THE MANZANO MESA MULTI-GENERATIONAL CENTER (MMMGC) IS CURRENTLY UNDER CONSTRUCTION.
- THE BASEBALL FIELDS, PARKING LOT A AND B AND THE DETENTION BASIN WERE CONSTRUCTED UNDER A SEPERATE CONTRACT.
- THE EXISTING STORM DRAIN FROM THE MMMGC TO THE EXISTING DETENTION BASIN WILL BE CONSTRUCTED BY OTHERS UNDER THE MMMGC CONTRACT.

KEYED NOTES:

- SOUTHERN BOULEVARD DESIGNED AND CONSTRUCTED UNDER SEPARATE CONTRACT.
- STEPHEN MOODY DRIVE DESIGNED AND CONSTRUCTED UNDER SEPARATE CONTRACT.
- ELIZABETH STREET DESIGNED AND CONSTRUCTED UNDER SEPARATE CONTRACT.
- EXISTING PARKING LOT B.
- EXISTING PARKING LOT A.
- EXISTING BASEBALL FIELD.
- EXISTING DETENTION BASIN.
- EXISTING STORM DRAIN SYSTEM.
- EXISTING 8-INCH SAS.
- EXISTING 30-INCH CCP WATERLINE IN 30' WATERLINE EASEMENT.
- EXISTING 8" WATERLINE.
- EXISTING SIDEWALK.
- PROPOSED SIDEWALK.
- PROPOSED PARKING LOT.
- EXISTING 6" SANITARY SEWER.
- PROPOSED STORM DRAIN.

SUMMARY OF EXISTING AND PROPOSED IMPROVEMENTS

SITE: THE MANZANO MESA PARK IS A 48 ACRE PARK FACILITY LOCATED IN THE SOUTHEAST AREA OF ALBUQUERQUE. THE SITE IS BOUNDED BY ELIZABETH STREET TO THE EAST, SOUTHERN BOULEVARD TO THE NORTH, AND STEPHEN MOODY TO THE WEST. THE MAJORITY OF THE PARK HAS BEEN DEVELOPED OR MASTER PLANNED. THE AREA PREVIOUSLY KNOWN AS OPTION TRACT G-1 IS THE PART OF THE SITE THAT IS BEING PLANNED. THE SITE SLOPES FROM THE EAST TO WEST AT APPROXIMATELY 1.5%. SOIL TYPES: THE SOILS TYPES GENERALLY CONSIST OF EMB (GRAVELLY FINE LOAM WITH 0 TO 5 PERCENT SLOPES), MWA (MADUREZ-WINK, GENTLY SLOPING SANDY LOAM) AND TGB (TUJERAS GRAVELLY FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES).

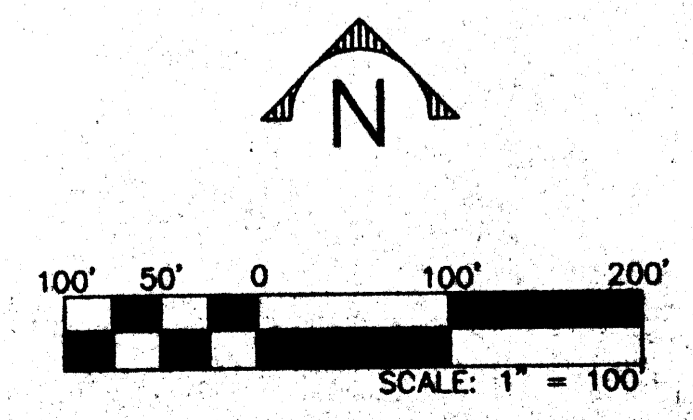
DRAINAGE FACILITIES: THE PARK IS THE SITE OF THE MANZANO MESA DETENTION BASIN AND STORM DRAIN. THIS SYSTEM DRAINS THE PARK AS WELL AS OFFSITE DRAINAGE BASINS. THIS BASIN WILL ALSO DRAIN THE PROPOSED IMPROVEMENTS. THE PROPOSED IMPROVEMENTS FOR THE SITE INCLUDE STORM DRAIN RANGING IN SIZE FROM 12" TO 24". THIS SYSTEM WILL DRAIN TO THE SOUTH AND CONNECT TO A SYSTEM WHICH DRAINS TO THE DETENTION BASIN. THE PROPOSED SYSTEM WILL INCLUDE INLETS AND MANHOLES AS REQUIRED AND SMALL DETENTION BASINS TO COLLECT FLOW. THE ESTIMATED RUNOFF FROM THE PROPOSED IMPROVEMENTS IS 30 CFS. A COMPLETE DRAINAGE REPORT WILL BE PREPARED FOR THE SITE DURING THE DRC PROCESS.

UTILITIES: UTILITIES FOR THE SITE INCLUDE STORM DRAIN, SANITARY SEWER, WATER AND POWER. THESE UTILITIES ARE SHOWN ON THE DRAWING BY THE KEYED NOTES. ALL MAJOR PROPOSED SITE UTILITIES, EXCEPT THE STORM DRAIN FACILITIES AND SMALL DIAMETER WATER LINES FOR THE IRRIGATION FOR THE PROPOSED IMPROVEMENTS, HAVE BEEN CONSTRUCTED UNDER SEPARATE CONTRACTS.

ROADS: THE DESIGN OF ELIZABETH STREET AND THE FRONTAGE OF SOUTHERN BOULEVARD FOR THE MMMGC SITE IS DESIGNED AND IS OUT FOR CONSTRUCTION UNDER SEPARATE CONTRACT. THE DESIGN OF STEPHEN MOODY AND THE FRONTAGE OF SOUTHERN BOULEVARD FOR THE PROPOSED IMPROVEMENTS IS CURRENTLY UNDER DESIGN AND WILL BE CONSTRUCTED UNDER SEPARATE CONTRACT BEFORE THE PROPOSED PARK IMPROVEMENTS ARE MADE.

LEGEND

- 5480 — MAJOR PROPOSED CONTOUR
- 5486 — MINOR PROPOSED CONTOUR
- - - 5495 - - - MAJOR EXISTING CONTOUR
- - - 5493 - - - MINOR EXISTING CONTOUR
- R/W - RIGHT-OF-WAY
- - - EXISTING UTILITY
- - - PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- OVERLAND FLOW ARROWS

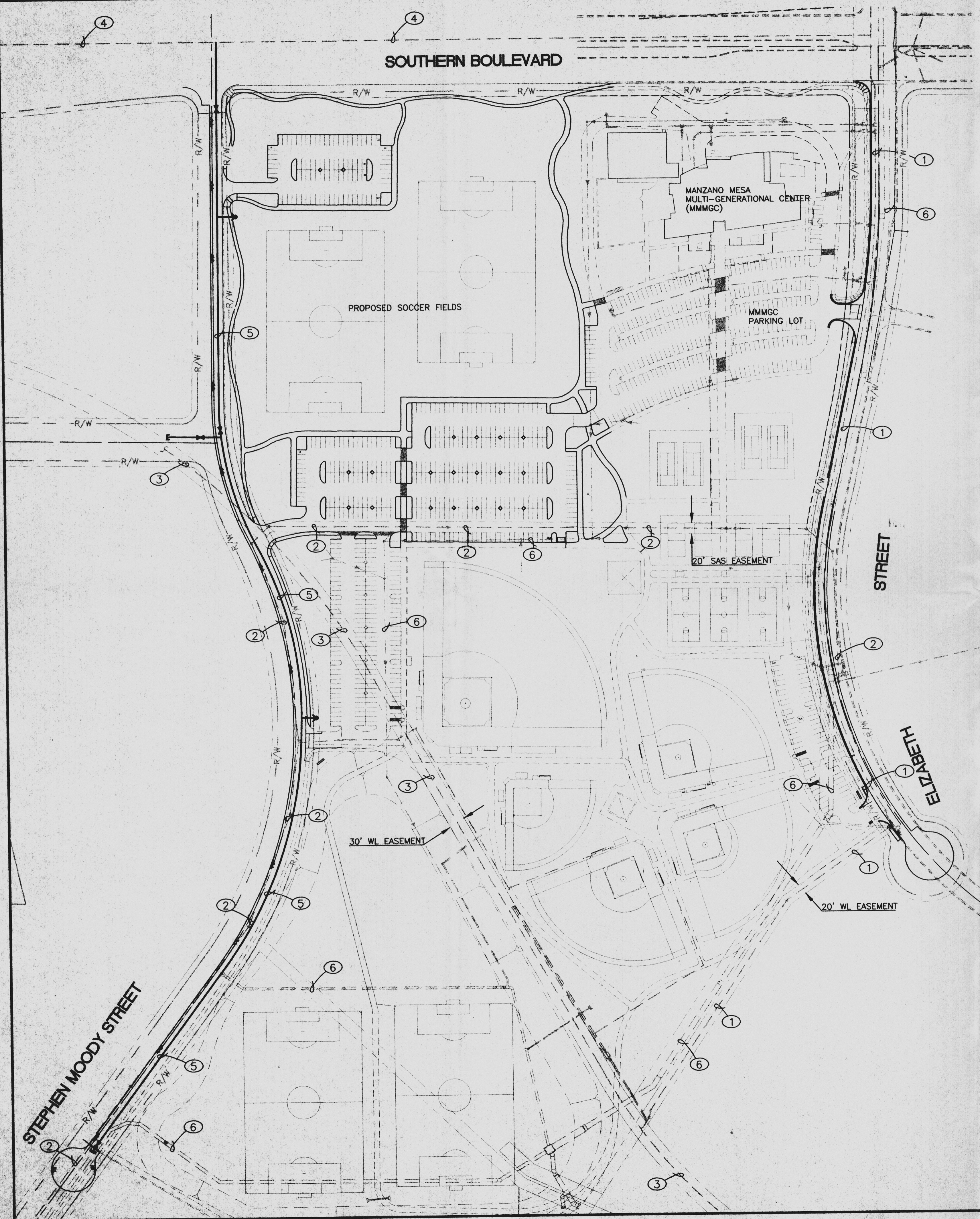


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101119
Smith Engineering Company
 A Full Service Engineering Company
 4000 Central Expressway, N.E. Albuquerque, NM 87110

CITY OF ALBUQUERQUE DEPARTMENT OF PARKS AND RECREATION	
TITLE: MANZANO MESA PARK CONCEPTUAL GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
City Project No.	Zone Map No. L-21-Z
DESIGNED BY: PJC	DATE: 5/01
DRAWN BY: SDD	DATE: 5/01
CHECKED BY: PAC	DATE: 5/01

SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
NO.	DATE	NO.	DATE	BY	
11589	5/01			J. COMEY	
BY: STEPHEN JAMES TOLER		BY: FROM SURVEYING CONTROL, INC.		REVISIONS	
C.O.A. BENCHMARK: 6-L21		FROM THE INTERSECTION OF EUBANK AND THE FUTURE INTERSECTION GO DIRECTLY EAST 292 FEET		NO. DATE	
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GROUND COORDINATES: NORTHING = 1,481,746.33		GROUND COORDINATES: NORTHING = 1,481,746.33		DATE 5/01	
EASTING = 418,123.51		EASTING = 418,123.51		DATE 5/01	
GRID COORDINATES: NORTHING = 1,481,220.08		GRID COORDINATES: NORTHING = 1,481,220.08		DATE 5/01	
EASTING = 417,975.01		EASTING = 417,975.01		DATE 5/01	
GROUND TO GRID FACTOR: 0.99984527		GROUND TO GRID FACTOR: 0.99984527		DATE 5/01	



KEYED NOTES:

1. EXISTING 10" WATERLINE INSTALLED DURING SOUTH EUBANK STORM DRAIN PHASE 2 PROJECT FROM 30' CCP TO NORTH OF SOUTHERN BLVD.
2. EXISTING 8" PVC SAS INSTALLED DURING MANZANO MESA PARK CONSTRUCTION.
3. EXISTING 30" CCP WATERLINE.
4. EXISTING 10" PVC WATERLINE INSTALLED DURING CONSTRUCTION OF NORTH 1/2 OF SOUTHERN BLVD.
5. PROPOSED 8" PVC WATERLINE REQUIRED BY 1998 MEMORANDUM OF UNDERSTANDING BETWEEN CITY DEPARTMENTS.
6. EXISTING STORM DRAIN.

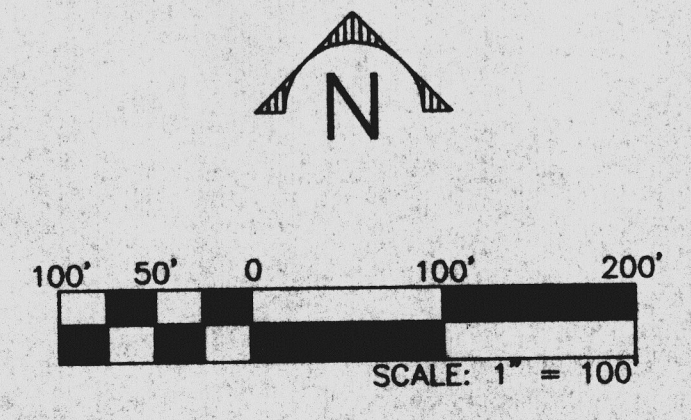
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 101119

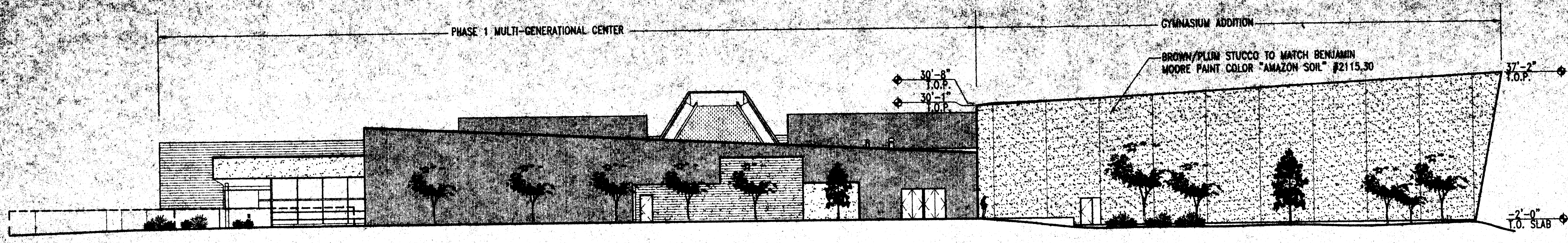
**CITY OF ALBUQUERQUE
 DEPARTMENT OF PARKS AND RECREATION**

**TITLE: MANZANO MESA PARK
 EXISTING AND PROPOSED UTILITY MAP**

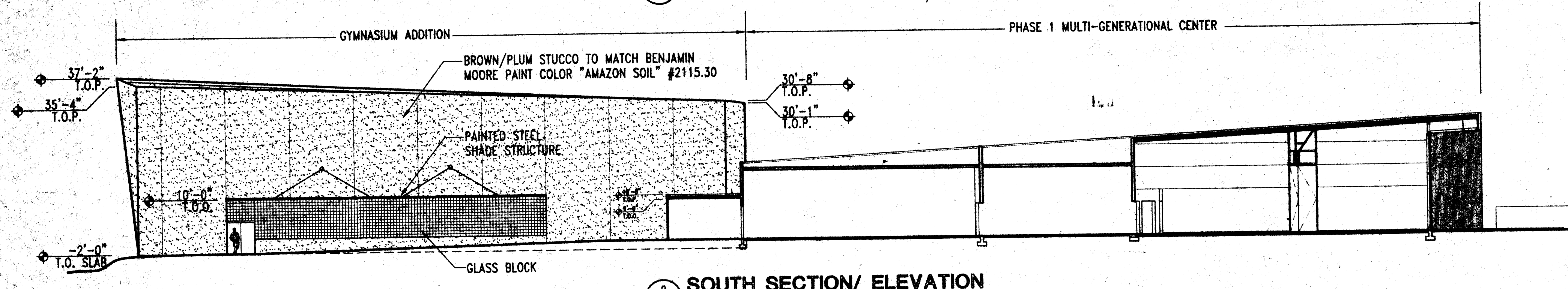
Design Review Committee	City Engineer Approval	No. / Day / Yr.	No. / Day / Yr.
City Project No.	Zone Map No.	Sheet	Of
	L-21-Z	3A	4



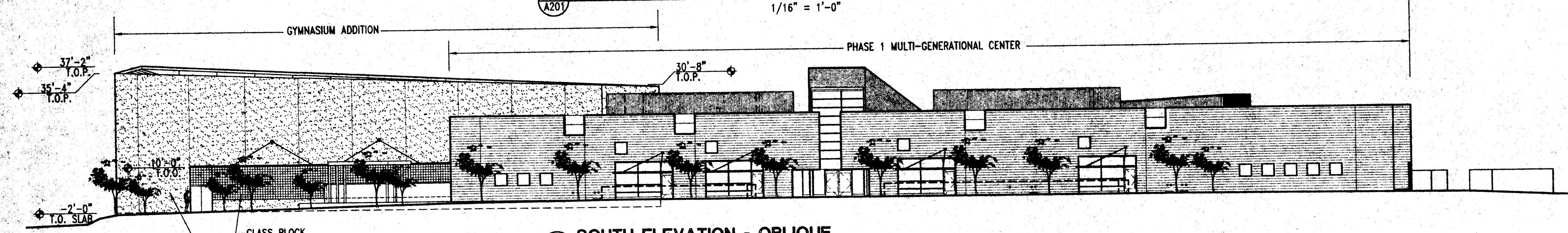
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NO.	DATE	CONTRACTOR	WORK STAGED BY	DATE	DATE
11589	5/01				
FIELD NOTES		C.O.A. BENCHMARK "6-L21"		CONTRACTOR	
BY: STEPHEN JAMES TOLLER		FROM THE INTERSECTION OF EUBANK AND THE FUTURE INTERSECTION GO DIRECTLY EAST 292 FEET		WORK STAGED BY	
FROM SURVEYING CONTROL, INC.		ELEVATION = 5500.67		ACCEPTANCE BY	
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		EASTING = 418,123.51		DATE	
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				RECORDED BY	
				NO.	



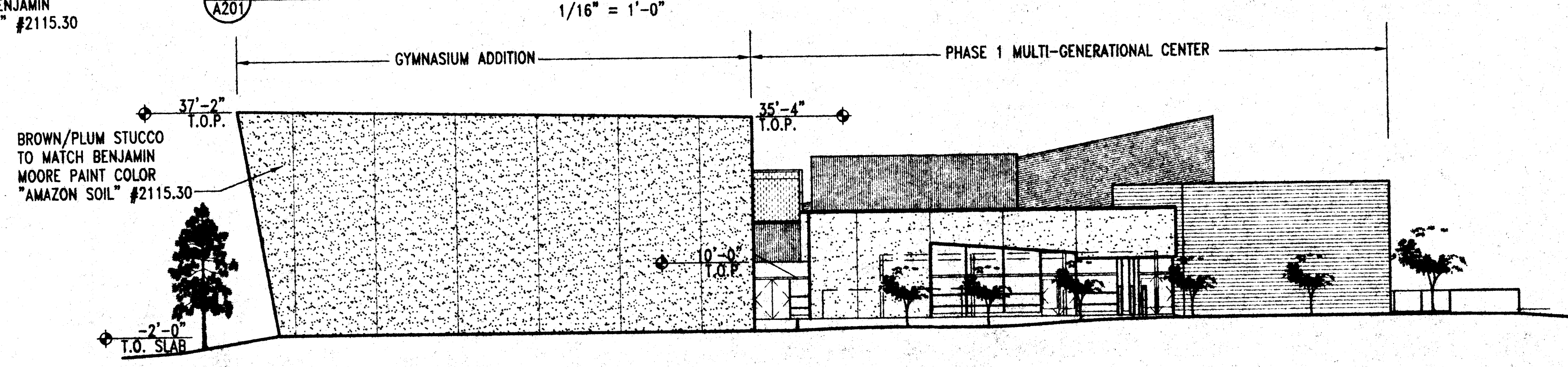
1 NORTH ELEVATION
1/16" = 1'-0"



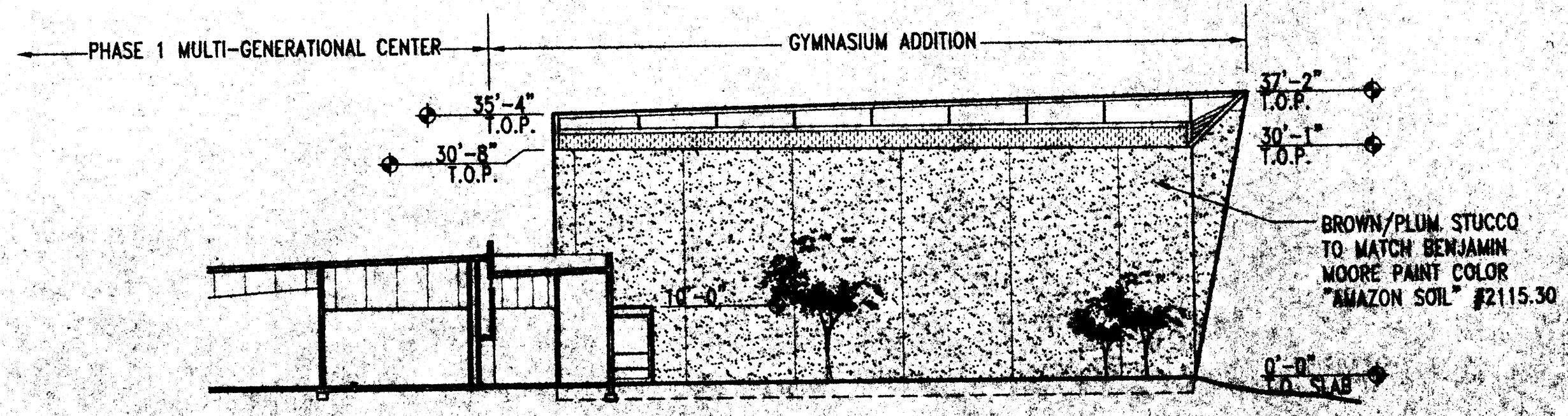
2 SOUTH SECTION/ ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION - OBLIQUE
1/16" = 1'-0"

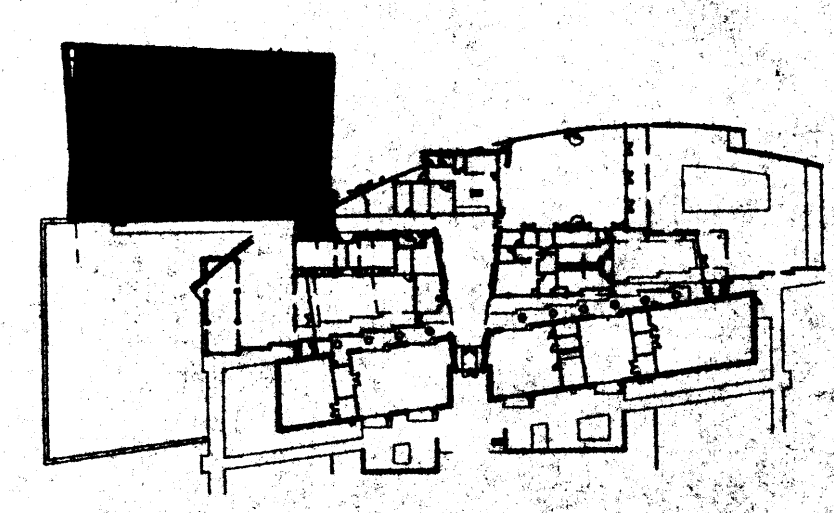


4 WEST ELEVATION
1/16" = 1'-0"



5 EAST ELEVATION
1/16" = 1'-0"

GENERAL NOTES
A. SEE EPC APPROVED SUBMITTAL, Z-99-101,
FOR PHASE 1 COLORS AND MATERIALS.



KEY PLAN

AS BUILT INFORMATION		BENCHMARK		SURVEY INFORMATION		ARCHITECTS STAMP	
CONTRACTOR	DATE	C.O.A. BENCHMARK	DATE	NO.	BY	NO.	DATE
WORK STRIPPED BY		FROM THE INTERSECTION OF EURANK AND STEVEN MOODY		11999	STEPHEN JAMES TOLER		
INSPECTOR'S APPROVAL		GO DIRECTLY EAST 282'		FROM SURVEYING			
FIELD REVISIONS BY		ELEVATION = 5425.76'		CONTROL, INC.			
DESIGNED BY		GROUND COORDINATES: NAD83 UTM 14Q UG 746 43					
DRAWN BY		NAD83 UTM 14Q UG 746 43					
CHECKED BY							
DATE							

Kells + Craig
400 Gold SW
Suite 680
Albuquerque, New Mexico 87102

Architects, Inc. AIA
10001 2nd NW
Albuquerque, NM 87112

CITY OF ALBUQUERQUE — DEPARTMENT OF SENIOR AFFAIRS
DEPARTMENT OF FAMILY & COMMUNITY SERVICES
DEPARTMENT OF PARKS & RECREATION DEPARTMENT

TITLE: **GYMNASIUM ADDITION**
MANZANO MESA MULTI-GENERATIONAL CENTER
ELEVATIONS

Design Review Committee City Engineer Approval

City Project No. 5751.51