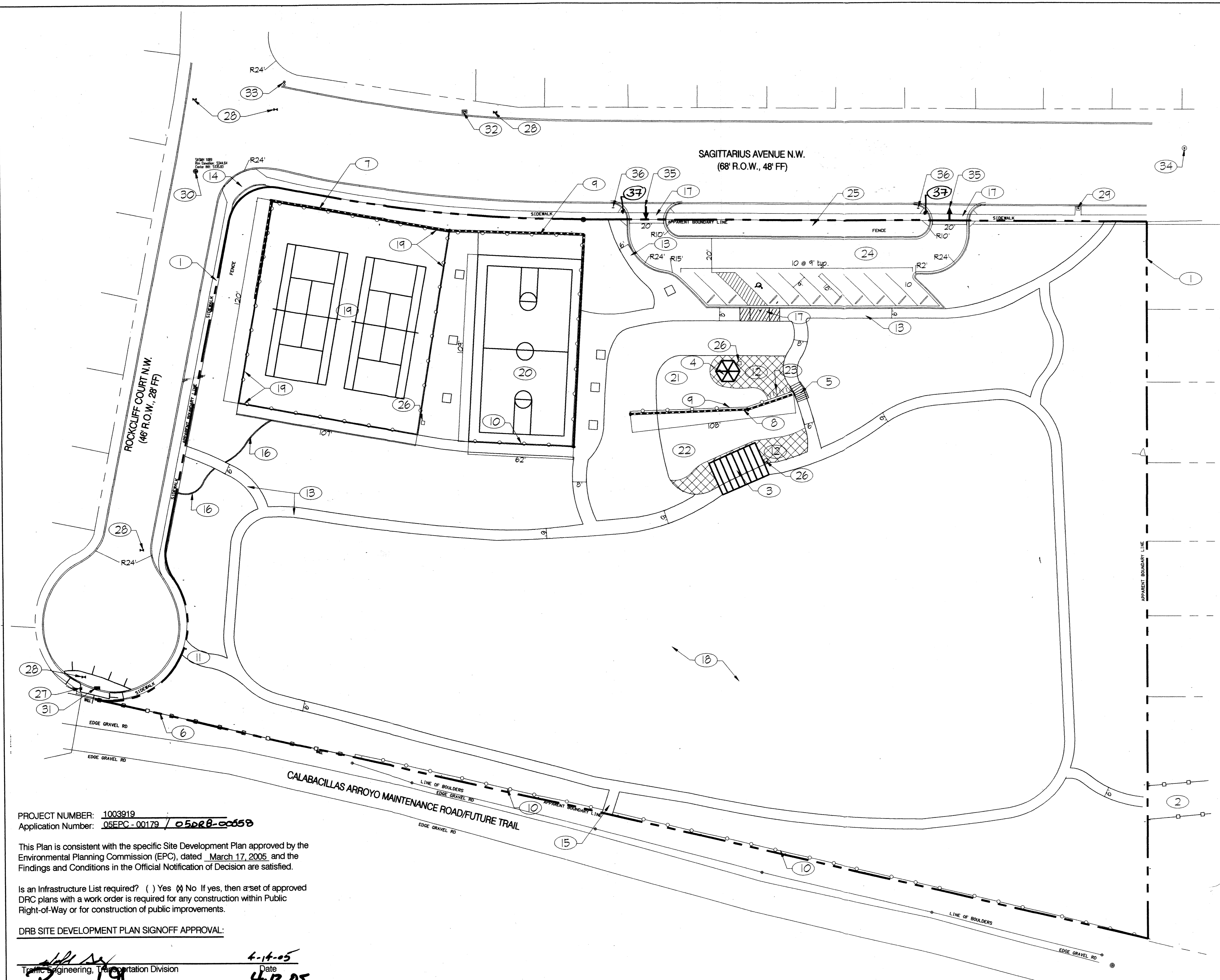
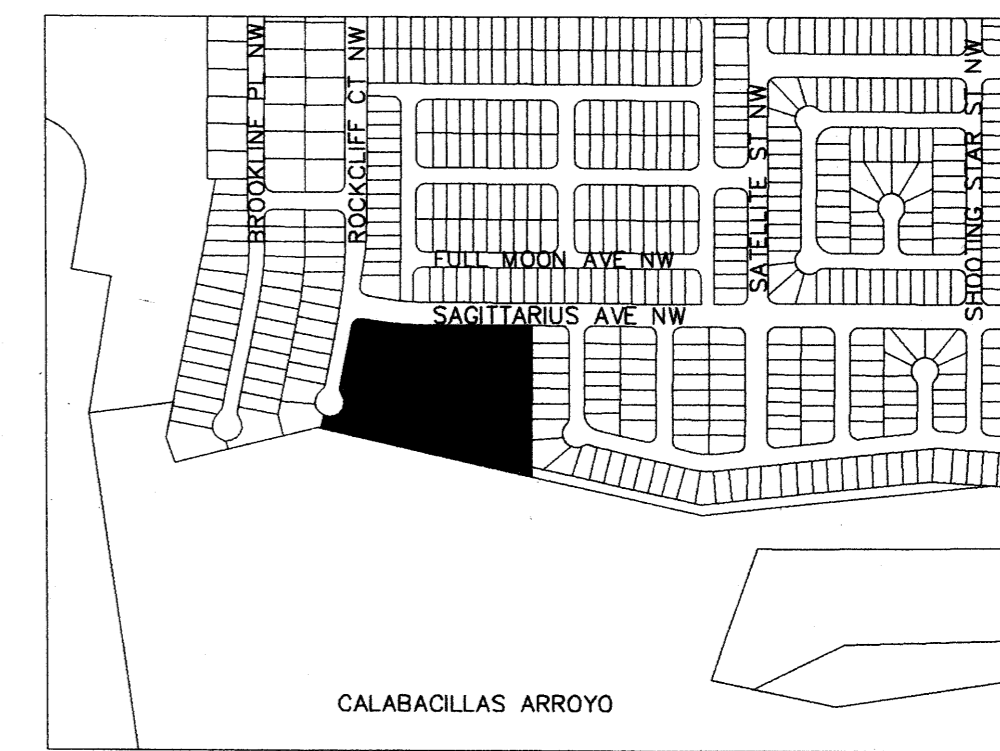


PROJ # 1003919



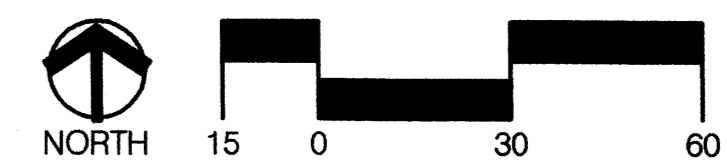
SITE VICINITY (Zone Atlas A-II) N.T.S.



PROJECT DATA	
Zone Category	SU-1/R-T
Site Area	4.64 acres
Parking Provided	4 spaces
Standard Accessible	1 space
Bicycle Parking	6 spaces

- Keyed Notes**
- 1 Property line.
 - 2 Existing 20' public drainage easement/Pedestrian connection.
 - 3 Proposed large group ramada picnic structure (600 sf).
 - 4 Proposed small group ramada picnic structure (130 sf).
 - 5 Concrete stairs with handrail.
 - 6 Existing CMU wall to remain.
 - 7 Retaining wall - Colored concrete. Color: Sand. Height varies up to 4'.
 - 8 Retaining wall - Redi-Rock. Color: Sand. Height varies up to 4.25'.
 - 9 4' guardrail for walls that exceed 30" height.
 - 10 4' Chainlink fence.
 - 11 Maintenance access.
 - 12 Patterned concrete plaza.
 - 13 Concrete sidewalk - 6' or 8' width. **COA DWG. 2430**
 - 14 Existing accessible ramp.
 - 15 Connection to future Calabacillas Arroyo pedestrian trail.
 - 16 6" concrete header.
 - 17 **DRIVE PAD. COA DWG. 2425.**
 - 18 Open play turf areas.
 - 19 Concrete tennis courts w/10' chainlink fence and shade screen.
 - 20 Concrete basketball court.
 - 21 Sand children's play area (Age 2-5).
 - 22 Sand children's play area (Age 5-12).
 - 23 Bicycle rack.
 - 24 Asphalt parking lot.
 - 25 Street Light Fixture - 150 watt high pressure sodium lamp on 20' bronze pole. Request already in progress.
 - 26 Trash receptacle.
 - 27 Existing fire hydrant.
 - 28 Existing water valve.
 - 29 Existing water meter.
 - 30 Existing sanitary sewer manhole.
 - 31 Existing drop inlet.
 - 32 Existing electric pullbox.
 - 33 Existing light pole.
 - 34 Existing water manhole.
 - 35 Striping to define one-way operation of parking lot and drive aisles.
 - 36 Signage to define one-way operation of parking lot and drive aisles.
 - 37 **ACCESSIBLE CURB RAMP. COA DWG. 2441.**

Scale 1" = 30'

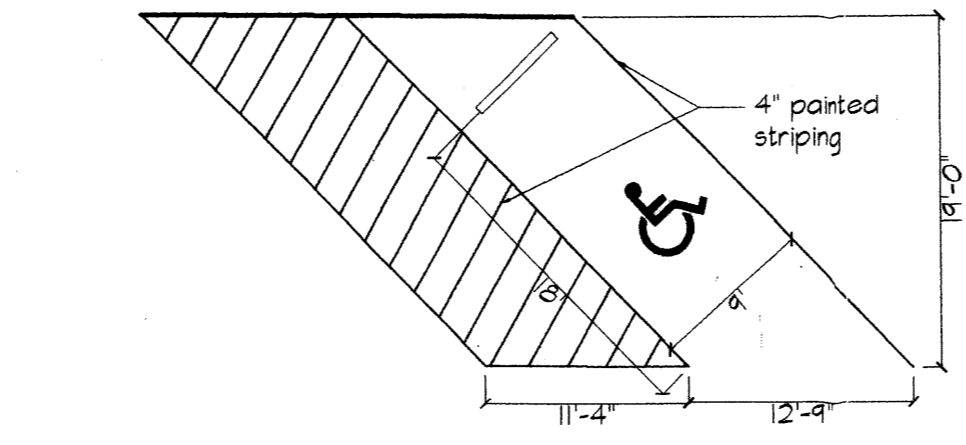
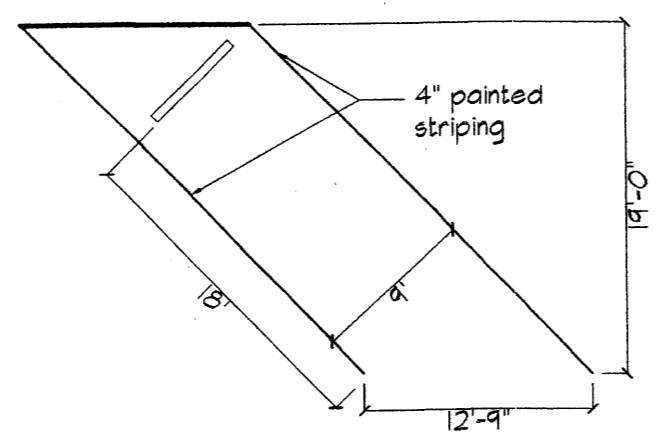


PROJECT NUMBER: 1003919
Application Number: 05EPC-00179 / 05DRB-00658

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated March 17, 2005, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRP 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 SIGNOFF APPROVAL:
- | | | |
|---|--|---------|
| Traffic Engineering, Transportation Division | | 4-14-05 |
| Utilities Development | | 4/13/05 |
| Parks and Recreation Department | | 4/13/05 |
| City Engineer | | 4-1-05 |
| * Environmental Health Department (conditional) | | 4/13/05 |
| Solid Waste Management | | |
- DRB Chairperson, Planning Department



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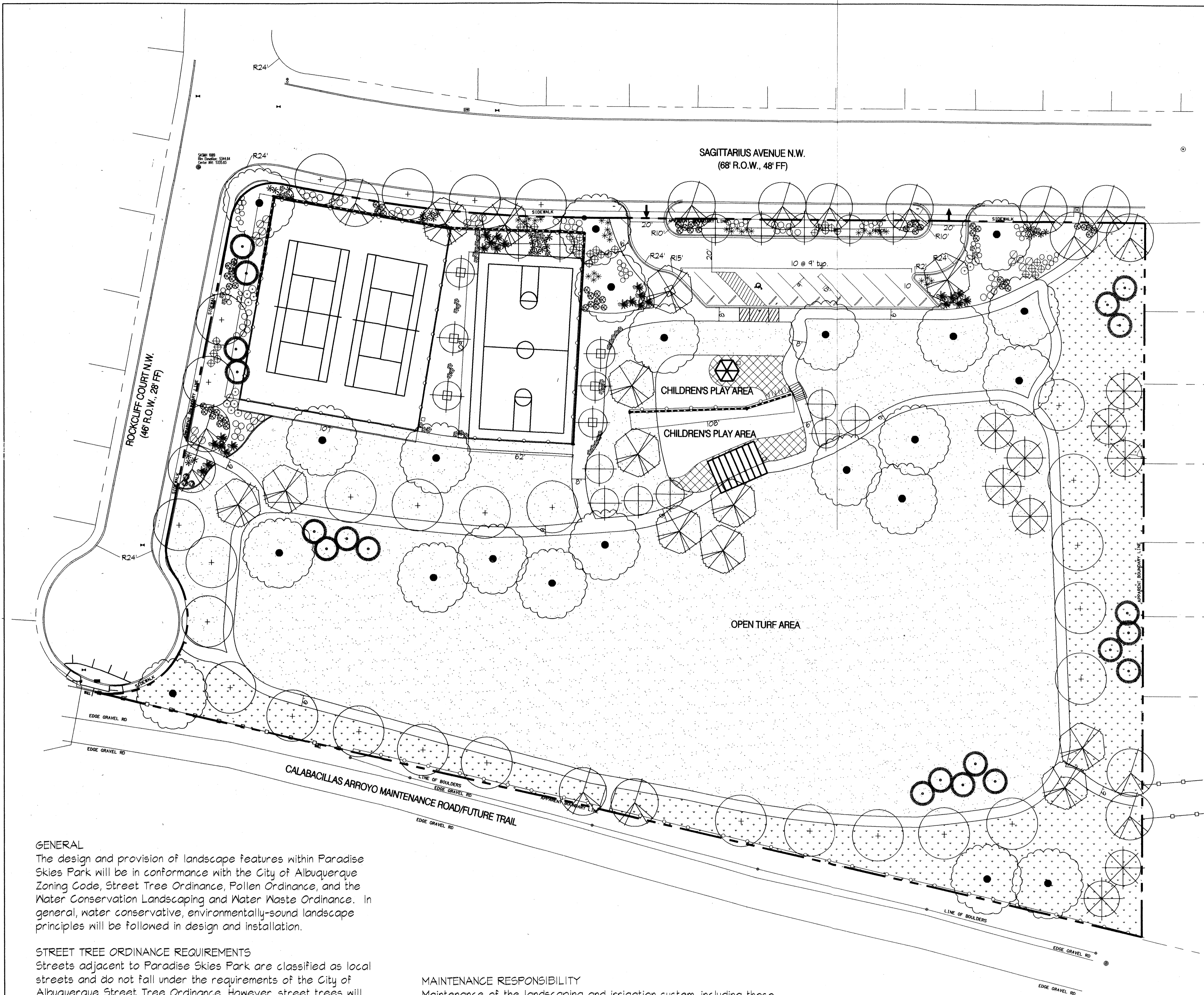
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: **PARADISE SKIES PARK SITE PLAN**

Design Review Committee	City Engineer Approval	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No.	730902	Zone Map No.	A-11	Sheet	1 of 3
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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL		REVISIONS	
CONTRACTOR	DATE			NO.	BY	NO.	BY	NO.	BY



PLANT LEGEND

Symbol	Scientific Name	Common Name
TREES		
	Evergreen (6' min. height)	Austrian Pine, Bosnian Pine
	Deciduous (2" caliper min.)	Ash Species, Honeylocust Species, Chinese Pistache, Little-Leaf Linden, Sycamore
	Accent (1-1/2" caliper min.)	Chaste Tree, Chitalpa, Desert Willow, Flowering Pear, Hawthorn Species
SHRUBS (1 & 5 gallon)		
	Apache Plume, Artemisia Species, Berberis Species, Blue Mist, Chamisa, Cotoneaster Species, Lavendar, Manzanita Species, Pomegranate, Rosemary, Sage Species, Salvia Species, Shadscale, Shrubby Cinquefoil, Sumac Species, Turpentine Bush, Yucca Species	
ORNAMENTAL GRASSES (1 & 5 gallon)		
	Muhly Grass, Threadgrass	
GROUNDCOVERS & VINES (1 & 5 gallon)		
	Desert Zinnia, Evening Primrose, Juniper Species, Santolina, Silk Vine, Silver Lace Vine	
GRASSES (seed)		
	Turfgrass Seed (COA Specification 1011)	
	Native Seed Mix (COA Specification 1012 - West Side Mix)	
	Moss Rock Boulders (3' x 3' min.)	
MULCHES (Not shown due to scale of drawing)		
All shrub planting areas shall be top dressed with crusher fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble		

GENERAL

The design and provision of landscape features within Paradise Skies Park will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally-sound landscape principles will be followed in design and installation.

STREET TREE ORDINANCE REQUIREMENTS

Streets adjacent to Paradise Skies Park are classified as local streets and do not fall under the requirements of the City of Albuquerque Street Tree Ordinance. However, street trees will typically be provided at an average spacing of 30' o.c.

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turfgrass, native seed areas, tree, shrub and groundcover planting areas.

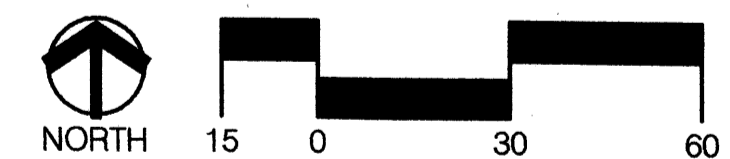
MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including those areas within the public 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 the Utilities Division. Plant species known to have invasive root systems shall be avoided within utility easements.

Scale 1" = 30'



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: **PARADISE SKIES PARK LANDSCAPE PLAN**

Design Review Committee	City Engineer Approval	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No. 730902 Zone Map No. A-11 Sheet 2 of 3

AS-BUILT INFORMATION

CONTRACTOR	DATE
INSPECTOR'S	DATE
FIELD-TAKE BY	DATE
VERIFICATION BY	DATE
CHECKED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.

BENCH MARKS

	DATE

SURVEY INFORMATION

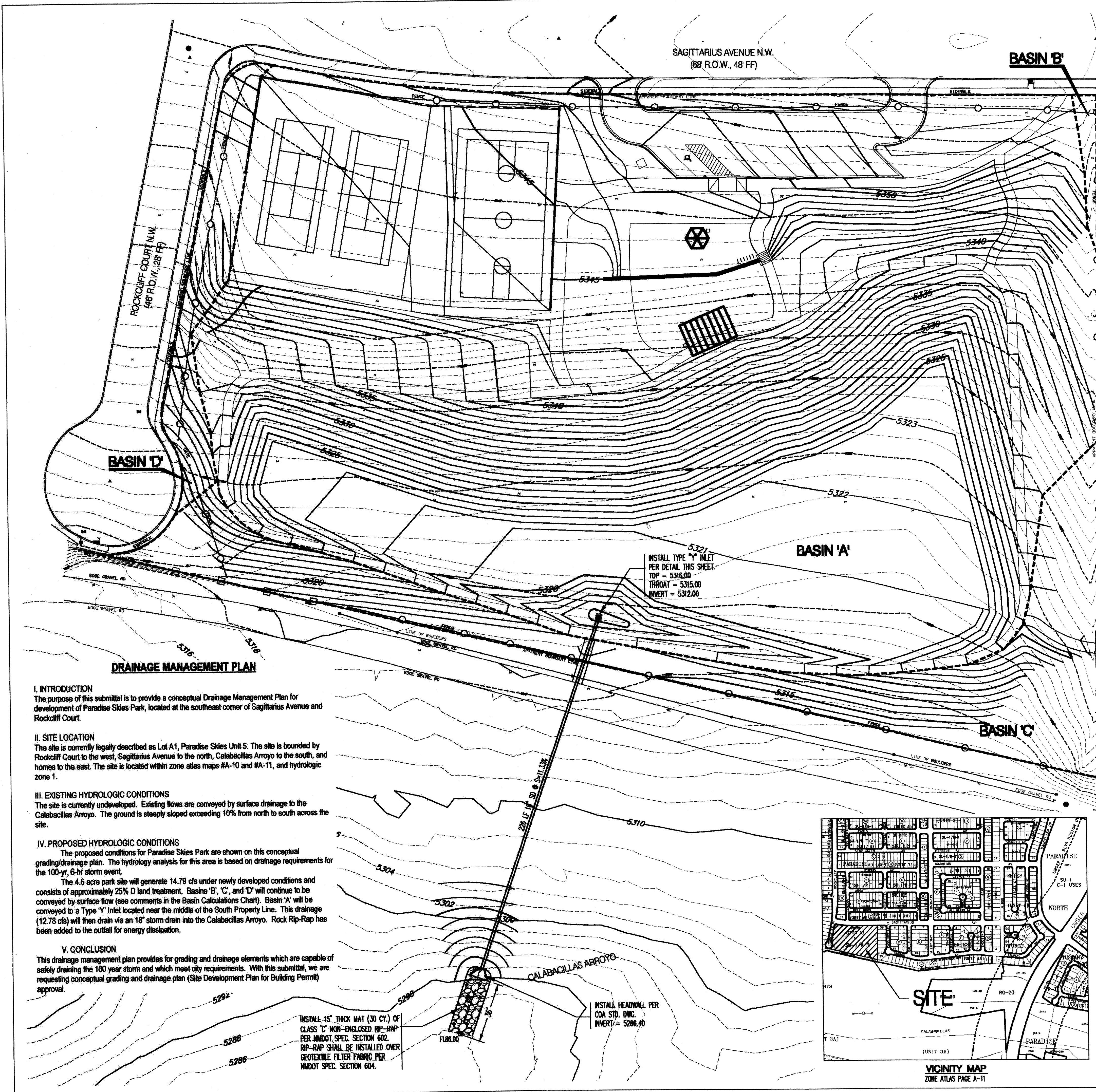
FIELD NOTES	BY	DATE

ENGINEER'S SEAL

	NO.	BY

REVISIONS

NO.	DATE	BY
1		LF
2		LF
3		CS



I. INTRODUCTION
The purpose of this submittal is to provide a conceptual Drainage Management Plan for development of Paradise Skies Park, located at the southeast corner of Sagittarius Avenue and Rockcliff Court.

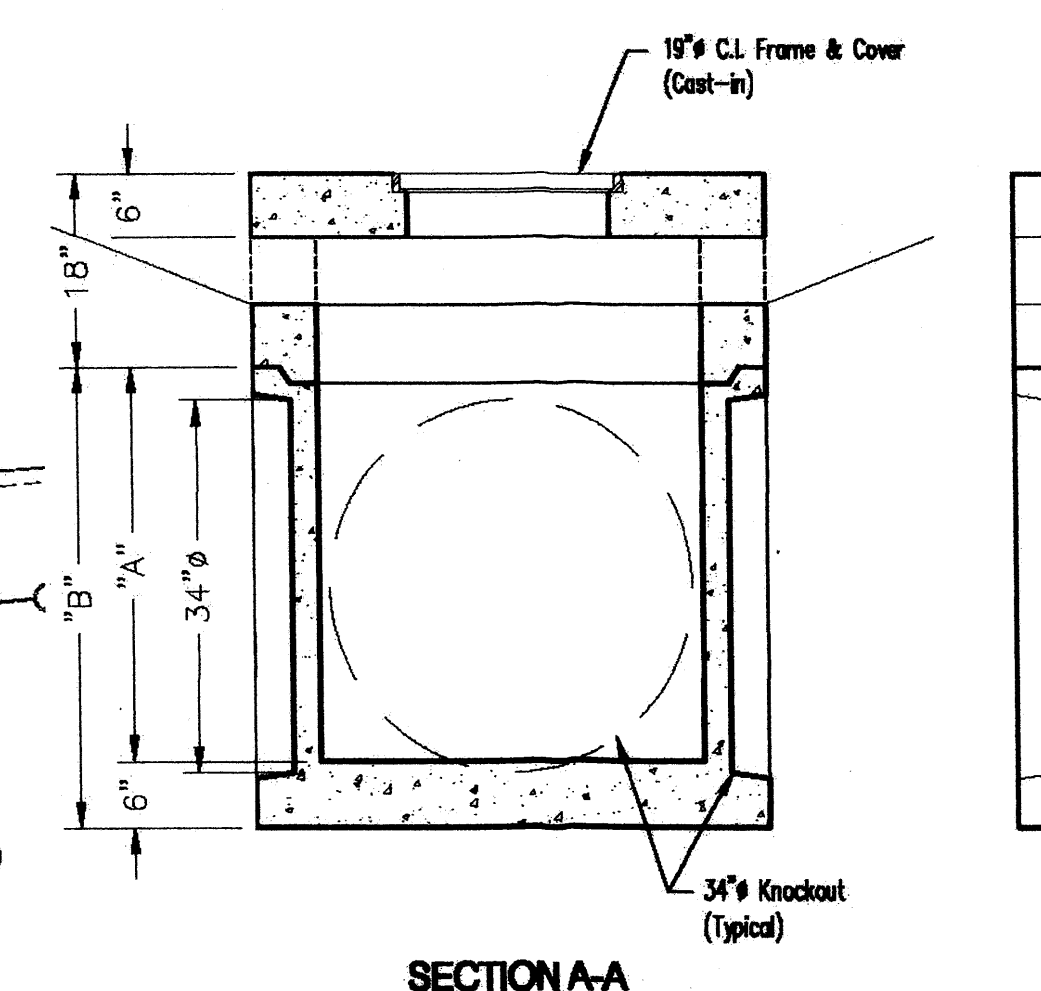
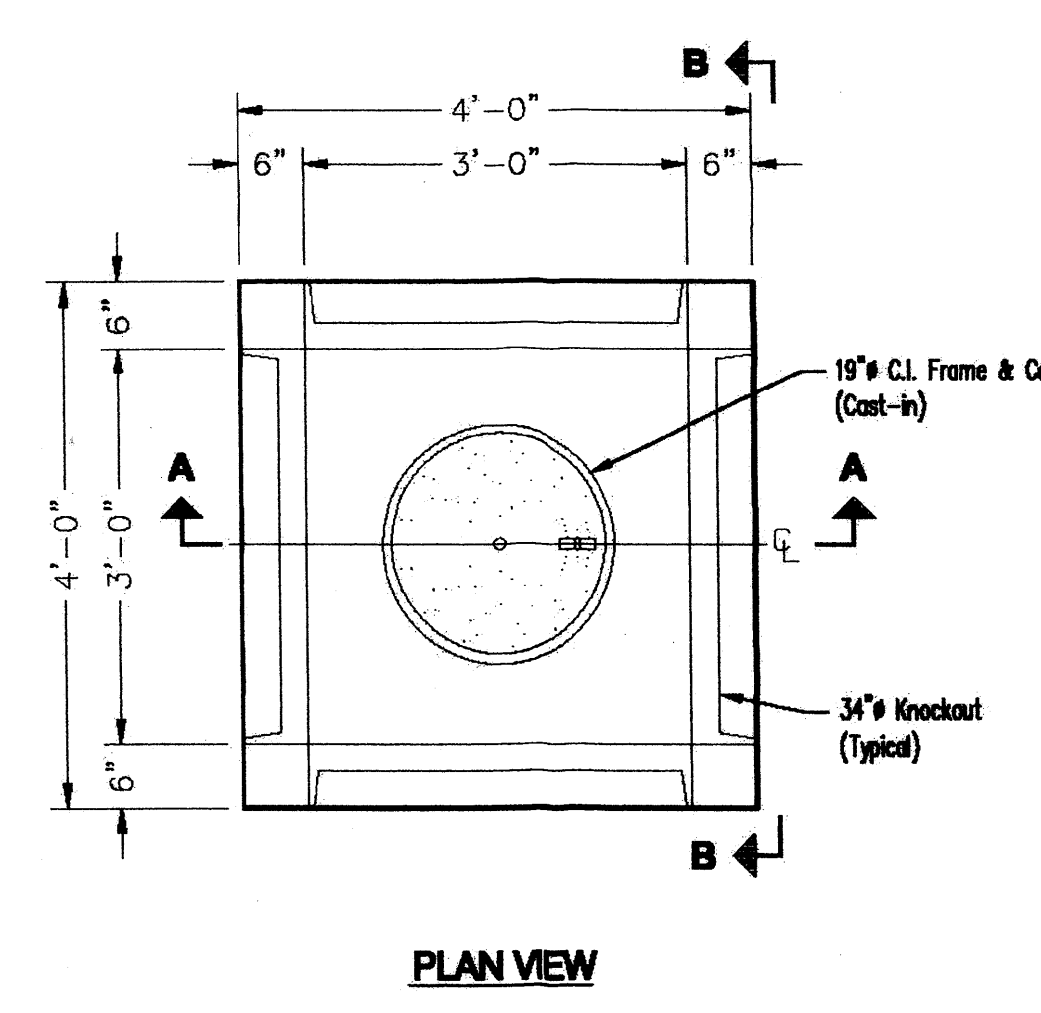
II. SITE LOCATION
The site is currently legally described as Lot A1, Paradise Skies Unit 5. The site is bounded by Rockcliff Court to the west, Sagittarius Avenue to the north, Calabacillas Arroyo to the south, and homes to the east. The site is located within zone atlas maps #A-10 and #A-11, and hydrologic zone 1.

III. EXISTING HYDROLOGIC CONDITIONS
The site is currently undeveloped. Existing flows are conveyed by surface drainage to the Calabacillas Arroyo. The ground is steeply sloped exceeding 10% from north to south across the site.

IV. PROPOSED HYDROLOGIC CONDITIONS
The proposed conditions for Paradise Skies Park are shown on this conceptual grading/drainage plan. The hydrology analysis for this area is based on drainage requirements for the 100-yr, 6-hr storm event.
The 4.6 acre park site will generate 14.79 cfs under newly developed conditions and consists of approximately 25% D land treatment. Basins 'B', 'C', and 'D' will continue to be conveyed by surface flow (see comments in the Basin Calculations Chart). Basin 'A' will be conveyed to a Type 'Y' Inlet located near the middle of the South Property Line. This drainage (12.78 cfs) will then drain via an 18" storm drain into the Calabacillas Arroyo. Rock Rip-Rap has been added to the outfall for energy dissipation.

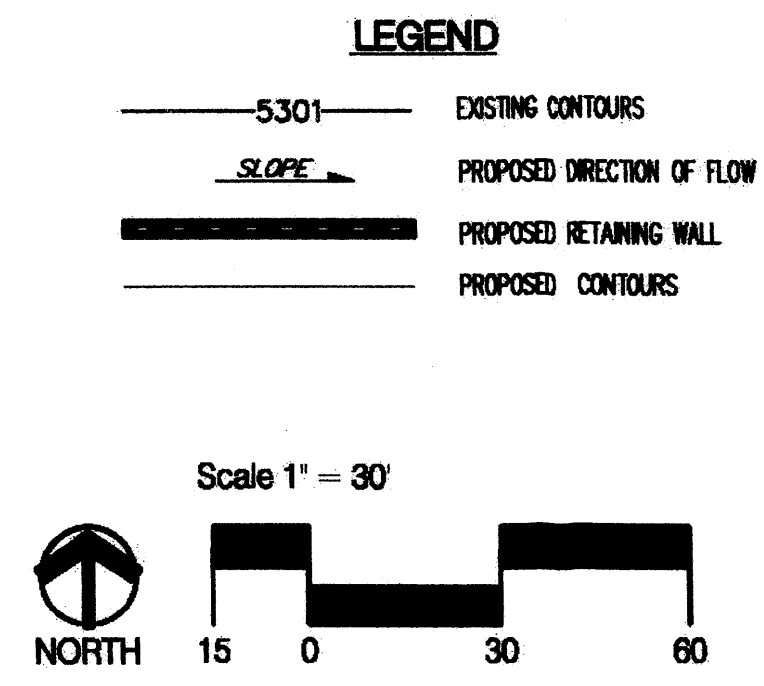
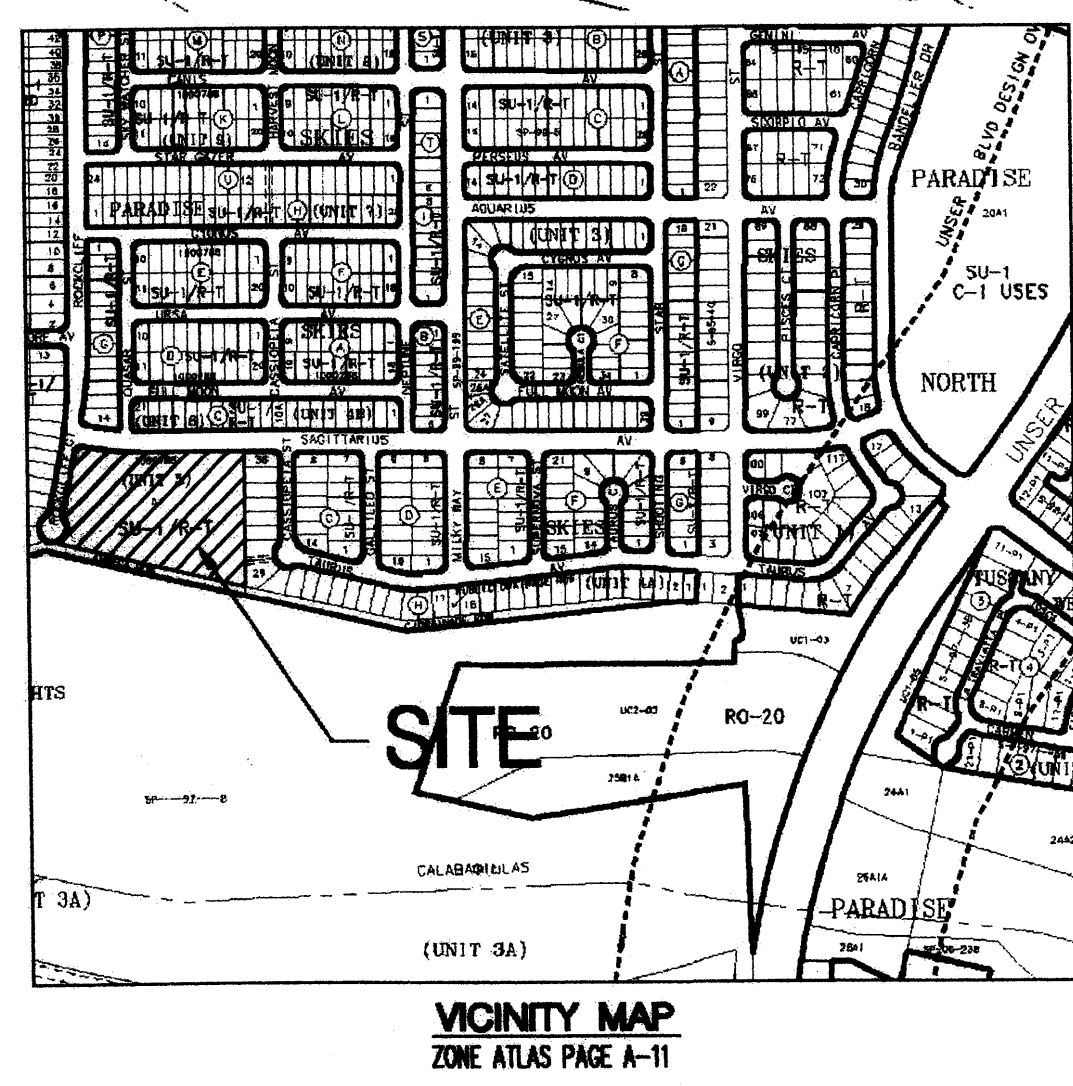
V. CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely draining the 100 year storm and which meet city requirements. With this submittal, we are requesting conceptual grading and drainage plan (Site Development Plan for Building Permit) approval.

PARADISE SKIES PARK BASIN CALCULATIONS												
This table is based on the CDA DPM Section 22.2, Zone 1												
BASIN	Area (50 FT)	Area (AC)	Land Treatment Percentages				Q(100) (cfs)	Q(100) (cfs)	WT E (inches)	V(100) (cfs)	V(100) (cfs)	Comments
			A	B	C	D						
Basin A'	171615	3.84	0.0%	0.0%	75.0%	25.0%	3.25	12.78	1.24	17882	20685	To SD System
Basin B'	803	0.02	0.0%	0.0%	100.0%	0.0%	2.87	0.05	0.99	62	66	To Residential Area
Basin C'	23788	0.55	0.0%	0.0%	100.0%	0.0%	2.87	1.57	0.99	1963	1963	Sheet Flow to Arroyo
Basin D'	5830	0.13	0.0%	0.0%	100.0%	0.0%	2.87	0.38	0.99	481	481	Sheet Flow to Rockcliff Ct
Totals		4.64						14.79		20172	23175	



- SPECIFICATIONS:**
- Concrete: Has a Design Strength of 5,000 psi at 28 Days.
 - Steel Reinforcement: ASTM A-615, Grade 60 or ASTM A-497 Wadded Wire Fabric.
 - Loading: Designed for H20 Loading.
 - C.I. Coatings: ASTMA-48, Class 30/35.
- GENERAL NOTES:**
- Different Height of Bodies are Available by Request.
 - Other Frame and Covers Also Available.
 - Contractor to use Type 'Y' Inlet by Oldcastle Products or Equivalent.

Bottom Section			
A	B	Weight	Item #
12"	18"	2250 Lbs.	1203520
24"	30"	3300 Lbs.	1203660
30"	36"	3625 Lbs.	1203740
36"	42"	4350 Lbs.	1203780
42"	48"	4875 Lbs.	1203980
48"	54"	5400 Lbs.	1203960
60"	66"	8450 Lbs.	1204060



TYPE 'Y' INLET
N/A

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ENGINEERING ■ SPATIAL DATA ■ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: PARADISE SKIES PARK CONCEPTUAL GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	No. / Day / Yr.	No. / Day / Yr.
City Project No. 730902	7one Map No. A-11	Sheet 3 of 3	

AS-BUILT INFORMATION		BENCH MARKS		FIELD NOTES		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE	BY	DATE	NO.	BY	NO.	DATE	BY	DATE