

PROJECT DATA

Zone Category	SU-1/R-T
Site Area	4.64
Parking Provided	9 spaces
Standard Accessible	1 space
Bicycle Parking	6 spaces

PRELIMINARY PLAT
APPROVED BY DRB
ON 4/13/05

- Keyed Notes**
- Property line.
 - Existing 20' public drainage easement/Pedestrian connection.
 - Proposed large group ramada picnic structure (600 sf).
 - Proposed small group ramada picnic structure (130 sf).
 - Concrete stairs with handrail.
 - Existing CMU wall to remain.
 - Retaining wall - Colored concrete. Color: Sand. Height varies up to 4'.
 - Retaining wall - Redi-Rock. Color: Sand. Height varies up to 4.25'.
 - 4' guardrail for walls that exceed 30" height.
 - 4' Chainlink fence.
 - Maintenance access.
 - Patterned concrete plaza.
 - Concrete sidewalk - 6' or 8' width.
 - Existing accessible ramp.
 - Connection to future Calabacillas Arroyo pedestrian trail.
 - 6" concrete header.
 - Accessible concrete ramp.
 - Open play turf areas.
 - Concrete tennis courts w/10' chainlink fence and shade screen.
 - Concrete basketball court.
 - Sand children's play area (Age 2-5).
 - Sand children's play area (Age 5-12).
 - Bicycle rack.
 - Asphalt parking lot.
 - Street Light Fixture - 150 watt high pressure sodium lamp on 20' bronze pole. Request already in progress.
 - Trash receptacle.
 - Existing fire hydrant.
 - Existing water valve.
 - Existing water meter.
 - Existing sanitary sewer manhole.
 - Existing drop inlet.
 - Existing electric pullbox.
 - Existing light pole.
 - Existing water manhole.
 - Striping to define one-way operation of parking lot and drive aisles.
 - Signage to define one-way operation of parking lot and drive aisles.

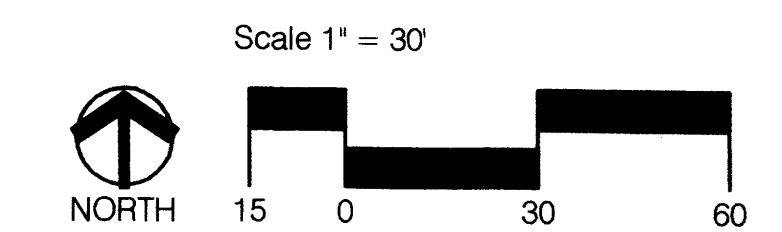
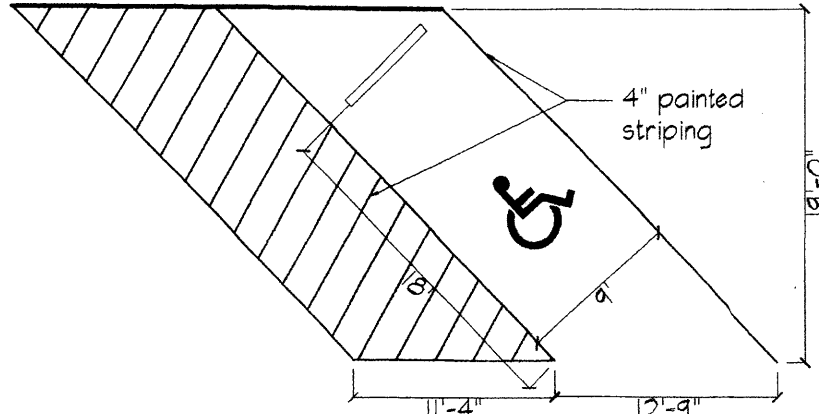
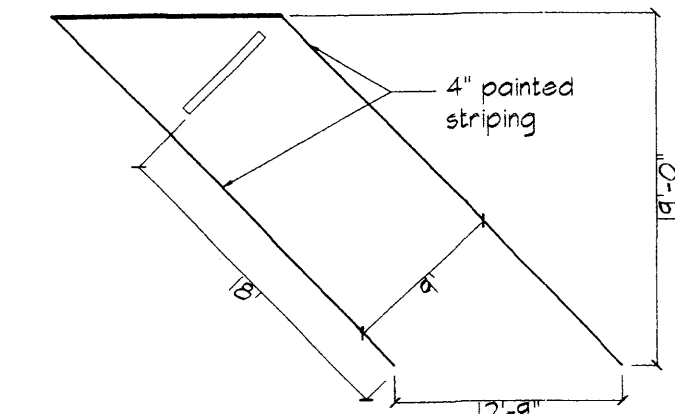
PROJECT NUMBER: 1003919
 Application Number: 05EPC-00179

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 DRC 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	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Michael Nelson (with one park dept.)	4-1-05
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



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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
City Project No. 730902	Zone Map No. A-11
Sheet 1 of 3	

AS BUILT INFORMATION		
CONTRACTOR	DATE	
WORK STARTED BY	DATE	
APPROVED BY	DATE	
FIELD INFORMATION BY	DATE	
DRAWINGS BY	DATE	
CORRECTED BY	DATE	
MICRO-FILM INFORMATION	DATE	
RECORDED BY	DATE	
NO.		
SURVEY INFORMATION		
FIELD NOTES	DATE	
NO.	BY	
ENGINEERS SEAL		
NO.	BY	
REVISIONS		
DESIGNED BY	LF	305
DRAWN BY	LF	305
CHECKED BY	CG	305

Design 4.1.05



PLANT LEGEND

Symbol	Scientific Name	Common Name
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- 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)
- 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

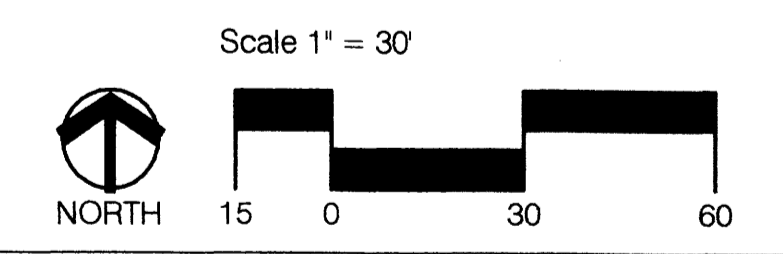
GENERAL
The design and provision of landscape features within Paradise Skies Park will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally-sound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



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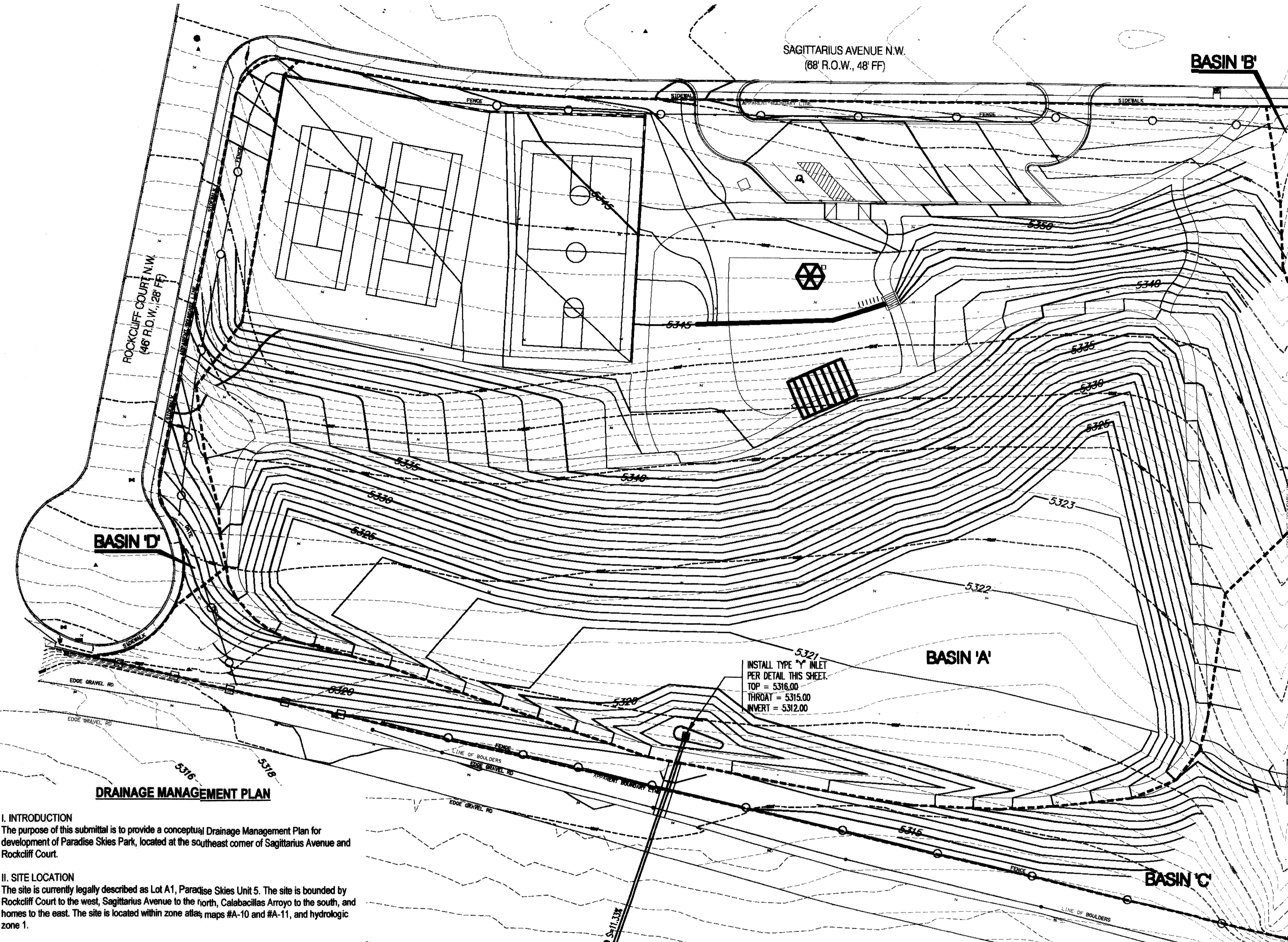
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: **PARADISE SKIES PARK LANDSCAPE PLAN**

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

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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
WORKED BY	DATE						
INSPECTORS	DATE						
ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DRAWING NO.	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						
RECORDED BY	DATE						
NO.							



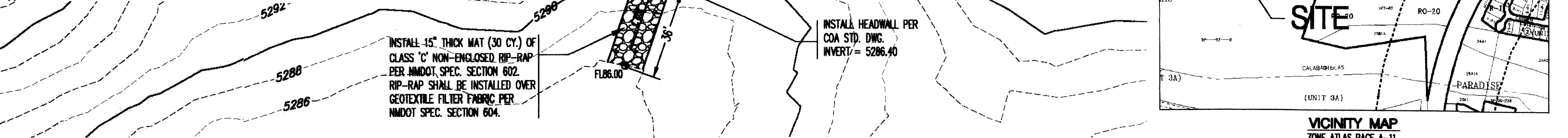
I. INTRODUCTION
The purpose of this submittal is to provide a conceptual Drainage Management Plan for development of Paradise Skies Park, located at the southeast corner of Sagittarius Avenue and Rockcliff Court.

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.

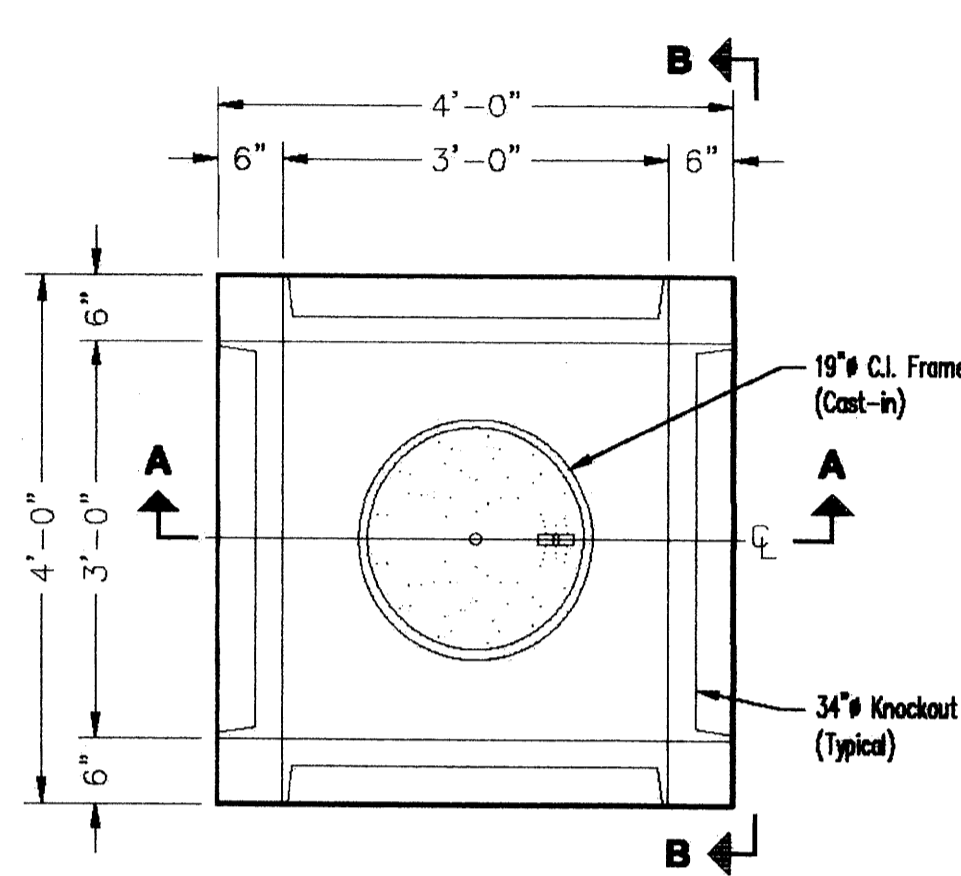
III. EXISTING HYDROLOGIC CONDITIONS
The site is currently undeveloped. Existing flows are conveyed by surface drainage to the Calabacillas Arroyo. The ground is steeply sloped exceeding 10% from north to south across the site.

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.

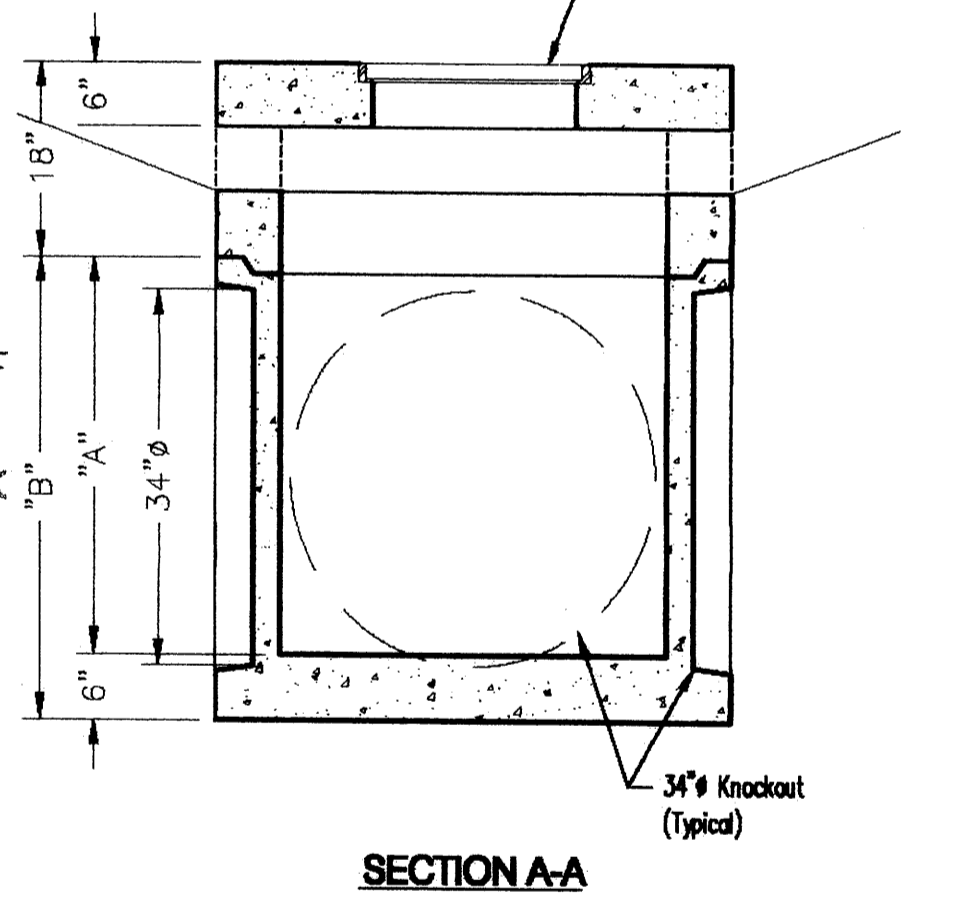


BASIN	Area (SQ. FT)	Area (AC)	Land Treatment Percentages				Q(100) (cfs)	WT E (inches)	V(100)90 (CF)	V(100)1440 (CF)	Comments	
			A	B	C	D						
Basin A	171615	3.94	0.0%	0.0%	76.0%	25.0%	3.25	12.79	1.24	17682	20965	To SD System
Basin B	803	0.02	0.0%	0.0%	100.0%	0.0%	2.87	0.06	0.99	66	66	To Residential Area
Basin C	23788	0.55	0.0%	0.0%	100.0%	0.0%	2.87	1.57	0.99	1943	1943	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 Welded Wire Fabric.
 - Loading: Designed for H20 Loading.
 - C.I. Coatings: ASTMA-48, Class 30/35.
- GENERAL NOTES:**
- Different Height of Bases are Available by Request.
 - Other Frame and Covers Also Available.
 - Contractor to use Type 'Y' Inlet by Oldcastle Products or Equivalent.

A	B	Weight	Item #
12"	18"	2250 Lbs.	1203520
24"	30"	3300 Lbs.	1203660
30"	36"	3825 Lbs.	1203740
36"	42"	4350 Lbs.	1203780
42"	48"	4875 Lbs.	1203880
48"	54"	5400 Lbs.	1203960
60"	66"	6450 Lbs.	1204060



TYPE 'Y' INLET
n.l.s.

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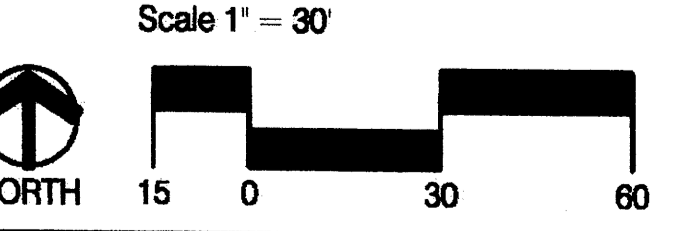
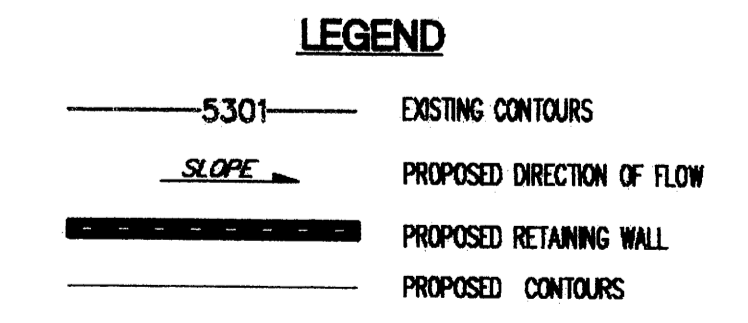
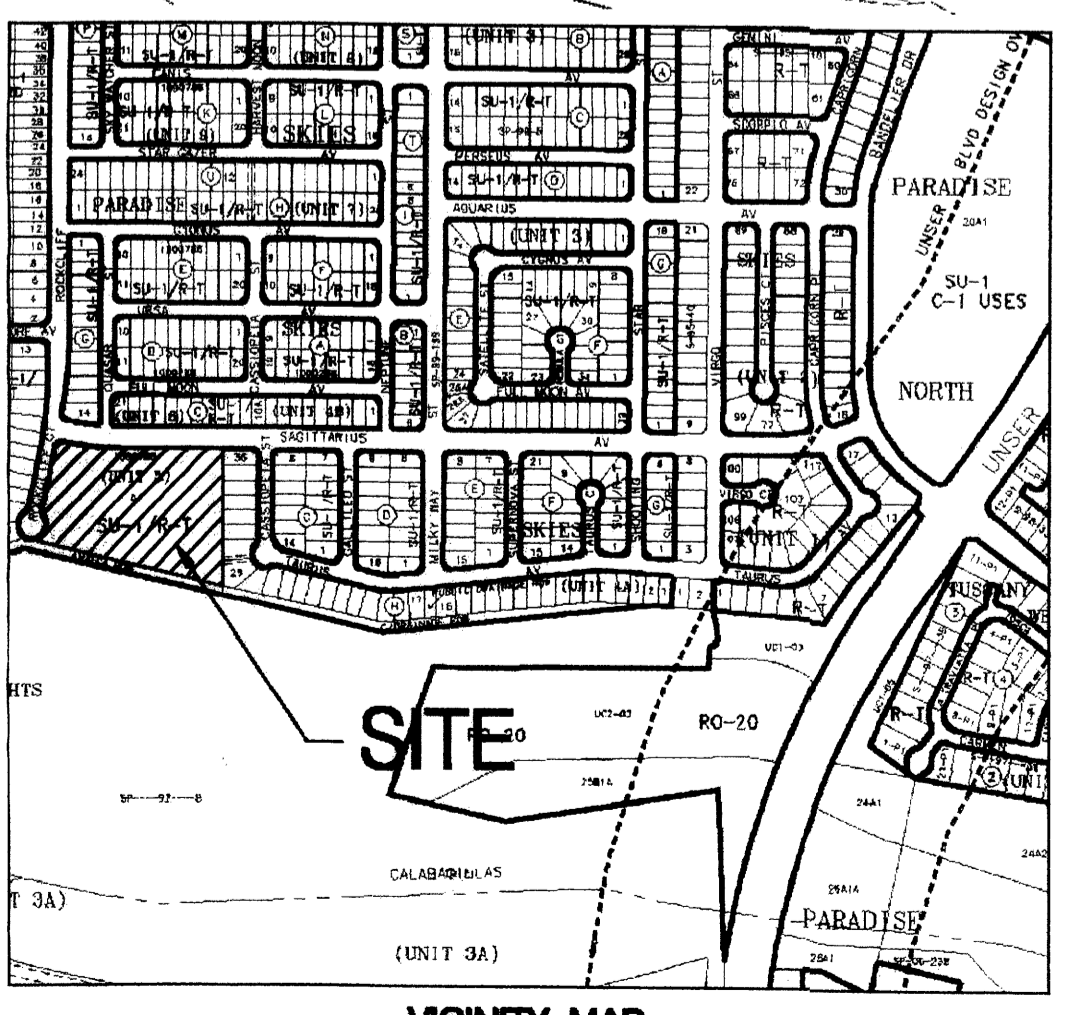
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: **CONCEPTUAL GRADING & DRAINAGE PLAN**

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

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



AS-BUILT INFORMATION

CONTRACTOR	DATE
STAMPED BY	DATE
APPROVED BY	DATE
FIELD ACTION BY	DATE
DRAWINGS BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE
NO.	NO.

BENCH MARKS

NO.	BY	DATE

ENGINEERS SEAL

REVISIONS

NO.	DATE	BY

DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: JMW