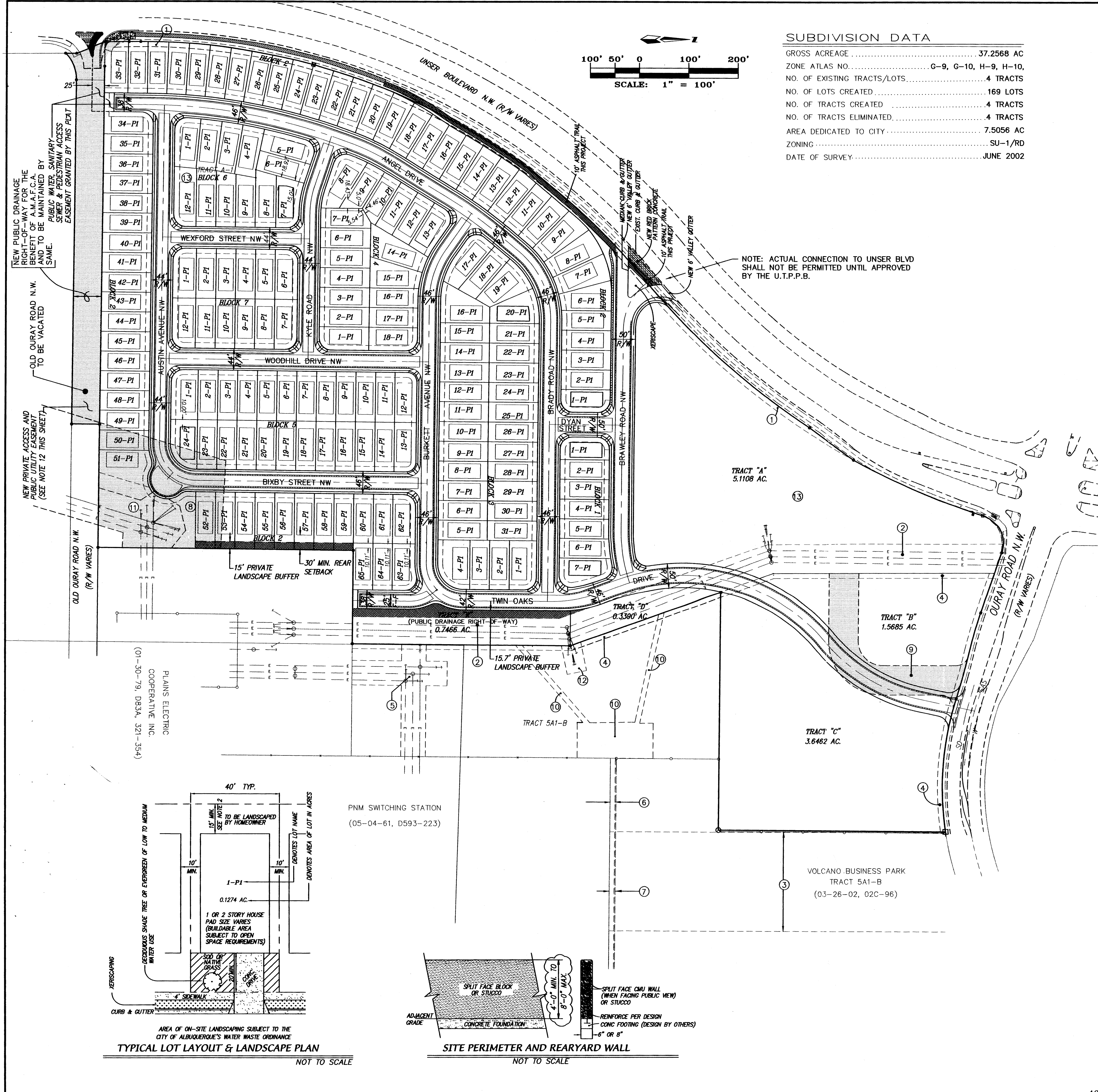


PROJECT 1001932



**SUBDIVISION DATA**

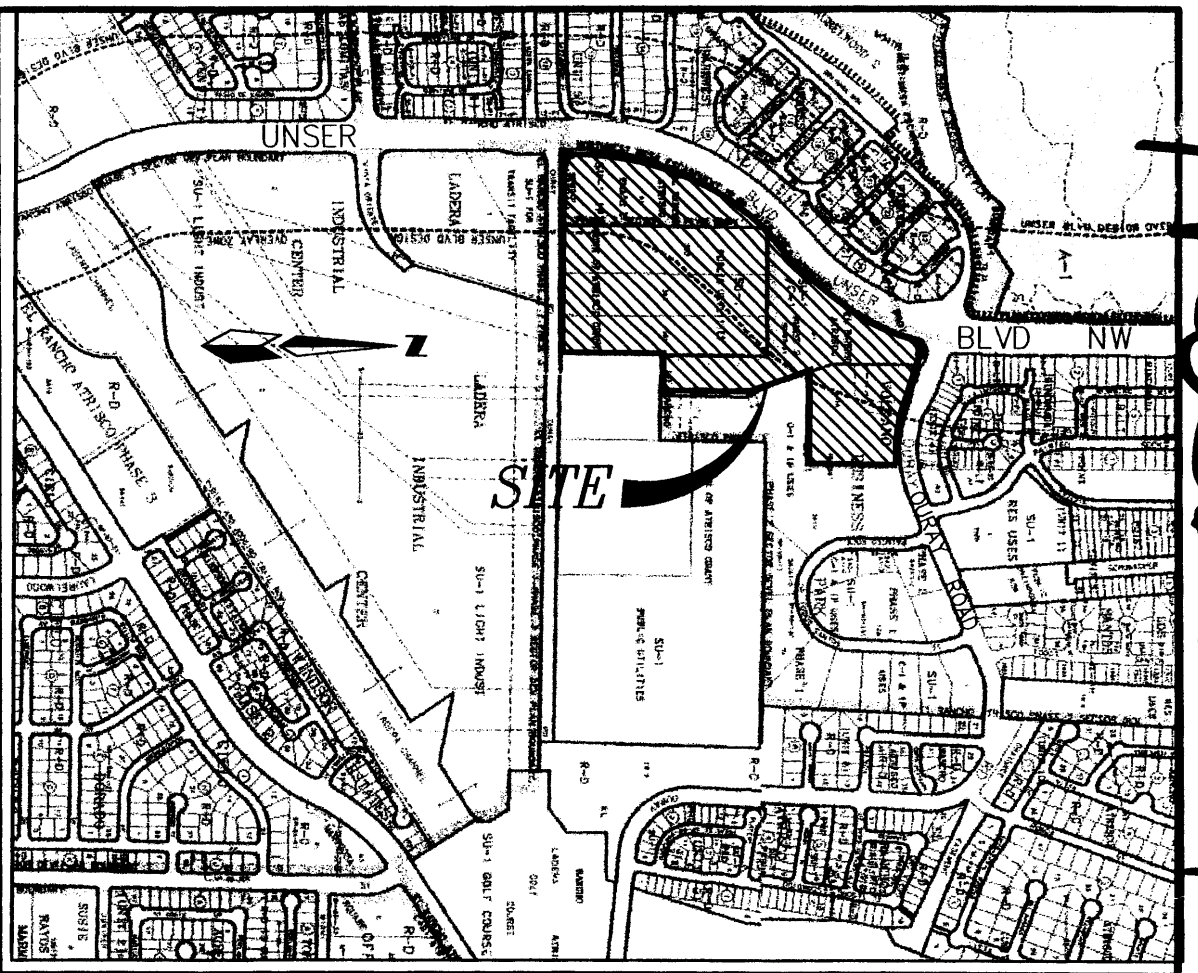
GROSS ACREAGE	37.2568 AC
ZONE ATLAS NO.	G-9, G-10, H-9, H-10
NO. OF EXISTING TRACTS/LOTS	4 TRACTS
NO. OF LOTS CREATED	169 LOTS
NO. OF TRACTS CREATED	4 TRACTS
NO. OF TRACTS ELIMINATED	4 TRACTS
AREA DEDICATED TO CITY	7.5056 AC
ZONING	SU-1/RD
DATE OF SURVEY	JUNE 2002

**GENERAL NOTES:**

- DEVELOPMENT DENSITY:**  
Gross site area is 36.2357 acres.  
Site is zoned SU-1 (RD, CI & IP)
- MINIMUM BUILDING SETBACK:**  
There is no sideyard setback.  
Front yard setback is 15'.  
Minimum driveway length is 20'.  
Backyard setback is 15', unless otherwise noted the following lots:  
Lots 52 thru 59, Block 2 (30' per EPC)  
Lots 63, 64 & 65, Block 2  
Lots 7, 9, & 10, Block 4
- BUILDING HEIGHT:**  
Structure shall not exceed 26 feet in height.
- PARK DEVELOPMENT:**  
The developer will be paying cash in lieu of dedicating land for a park.
- OPEN SPACE:**  
All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-B (A) (2).
- WATER AND SEWER:**  
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**  
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "PI" designation.
- ACCESS:**  
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**  
Buildings will be traditional or southwest style with flat or pitched roofs.  
The exterior stucco finish will consist of colors in shades of earthtones.
- LANDSCAPING:**  
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zieriscapins.
- PERIMETER WALL:**  
The subdivision perimeter garden wall will be constructed of CMU and will be covered by either stucco or consist of a Split-Faced texture. The maximum wall height will be 8.0 feet, and minimum of 4.0 feet.
- NEW EASEMENTS:**  
New Private Access Easement granted to the Owners of the Lands of Plains Electric Generation and Transmission CO-OP, Inc. (01-30-79, Bk D83A, Pg. 321-354) and the Lands of PNM (05-04-61, Bk D-593, Pg 223), its Successors or Assigns, by this plan and to be jointly maintained by said owners. Access by beneficiaries shall be free and unrestricted.

**EASEMENTS**

- EXISTING 10' PNM AND MT. BELL EASEMENT (BURIED UTILITIES ONLY) (02-12-87, C32-185)
- EXISTING 60' PLAINS ELECTRIC EASEMENT (02-12-87, C32-185) (12-23-87, BK. MISC. 571A, PG. 394)
- EXISTING 200' PNM EASEMENT (04-24-86, C30-78)
- EXISTING 10' PNM EASEMENT (03-26-02, 02C-96)
- EXISTING 50' PNM EASEMENT (04-24-86, C30-78)
- EXISTING 10' PUE (06-12-95, 95C-208)
- EXISTING 12' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACT 5A1 AND 5A2-A1-1 (04-03-98, 98C-89)
- EXISTING 200' EASEMENT UNITED STATES DISTRICT COURT CAUSE NO. 1845 (02-05-92, BK.MISC. D197, PGS. 571-572) VACATED PORTION SHOWN PER 1/8
- EXISTING EASEMENT AGREEMENT, FINAL LOCATION TO BE COMPLETED AND EXECUTED AS THE FINAL DEVELOPMENT PLAN FOR TRACT 5A1-A IS APPROVED BY G.O.A. (09-14-90, BK. BCR 90-15, PG. 3409) VACATED PER 1/8
- EXISTING PRIVATE DRAINAGE EASEMENTS, FOR THE BENEFIT OF TRACT 5A1-B. (03-26-02, 02C-96)
- EXISTING PNM EASEMENT (03-11-02, BK. A33, PG. 1956) - TO REMAIN
- EXISTING 40' PLAINS ELECTRIC ANCHOR EASEMENT (12-23-87, BK.MISC. 571A, PG. 394)
- THESE TRACTS ARE AFFECTED BY A RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED DECEMBER 13, 1928, RECORDED IN BOOK 112, PAGE 290, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, DATED JANUARY 31, 1973, RECORDED IN BOOK MISC. 298, PAGE 635, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT DATED DECEMBER 26, 1974, RECORDED IN BOOK 575, PAGE 928, ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



VICINITY MAP ZONE MAP: H-9/10-Z

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 3, 4, 9 and 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5A1-A, VOLCANO BUSINESS PARK as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 28, 2002 in Book 2002C, Page 96 and all of TRACTS A-1 and B-1, EL RANCHO ATRISCO, PHASE II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1987 in Volume C32, Folio 185 together with all of LANDS OF PLAINS ELECTRIC COOPERATIVE, INC. as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 14, 1964 in Book D756, Page 258 together with a portion of VACATED OLD OURAY ROAD N.W. and containing 37.2568 acres, more or less.

PROJECT NO. 1001932  
APPLICATION NO. 02-DEB-01581  
APPROVED AND ACCEPTED BY:

*Sherry Nelson* 4/22/03  
Planning Department  
*Bruce J. Blyler* 1/8/03  
City Engineer  
*Robert D. Dault* 1-08-03  
Transportation Development  
*Roger A. Green* 1-8-03  
Utility Development  
*Christine Sandral* 1/8/03  
Parks and Recreation

**LEGEND**

- EXISTING EDGE OF PAVEMENT
- EXISTING 8" WL --- EXISTING WATERLINE
- EXISTING 8" SAS --- EXISTING SANITARY SEWER LINE
- EX 36" SD --- EXISTING STORM DRAIN
- ==== EXISTING CURB AND GUTTER
- EXISTING PROPERTY LINE
- NEW FIRE HYDRANT
- ASPHALT PATH/TRAIL (WIDTH VARIES)
- \* --- DENOTES EASEMENT/RIGHT-OF-WAY VACATION

**WEST RIDGE SITE DEVELOPMENT PLAN**

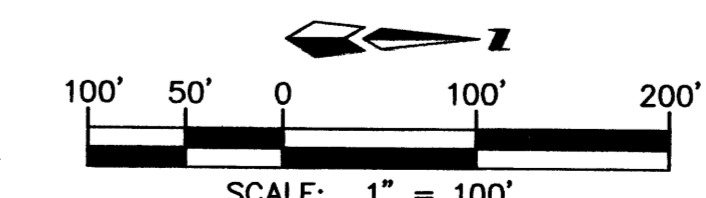
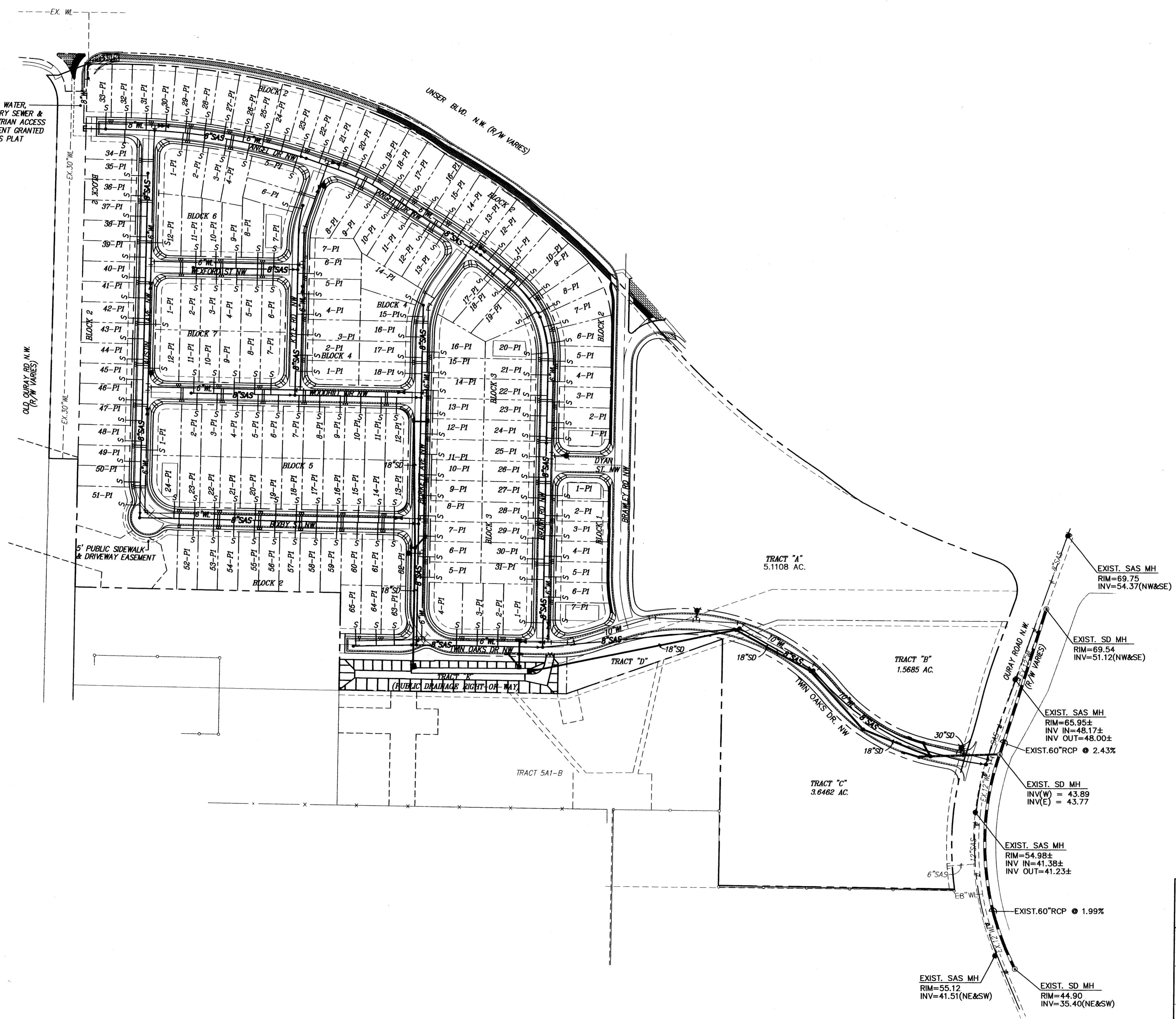
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: JMM Drawn: Checked: DMG Sheet 1 of 1  
Scale: 1" = 100' Date: Job: A02031

E:\A02031\A02031\RDQ\SITEPLAN\SITEPLAN1-REV.DWG Mon Jan 06 06:12:46 2003 D: MARK GOODWIN & ASSOCIATES, PLTTED BY: DER

NOTES

PUBLIC WATER, SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT



A2031WRD/A2031MUTIL/12-30-02/ KJS ACH

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT

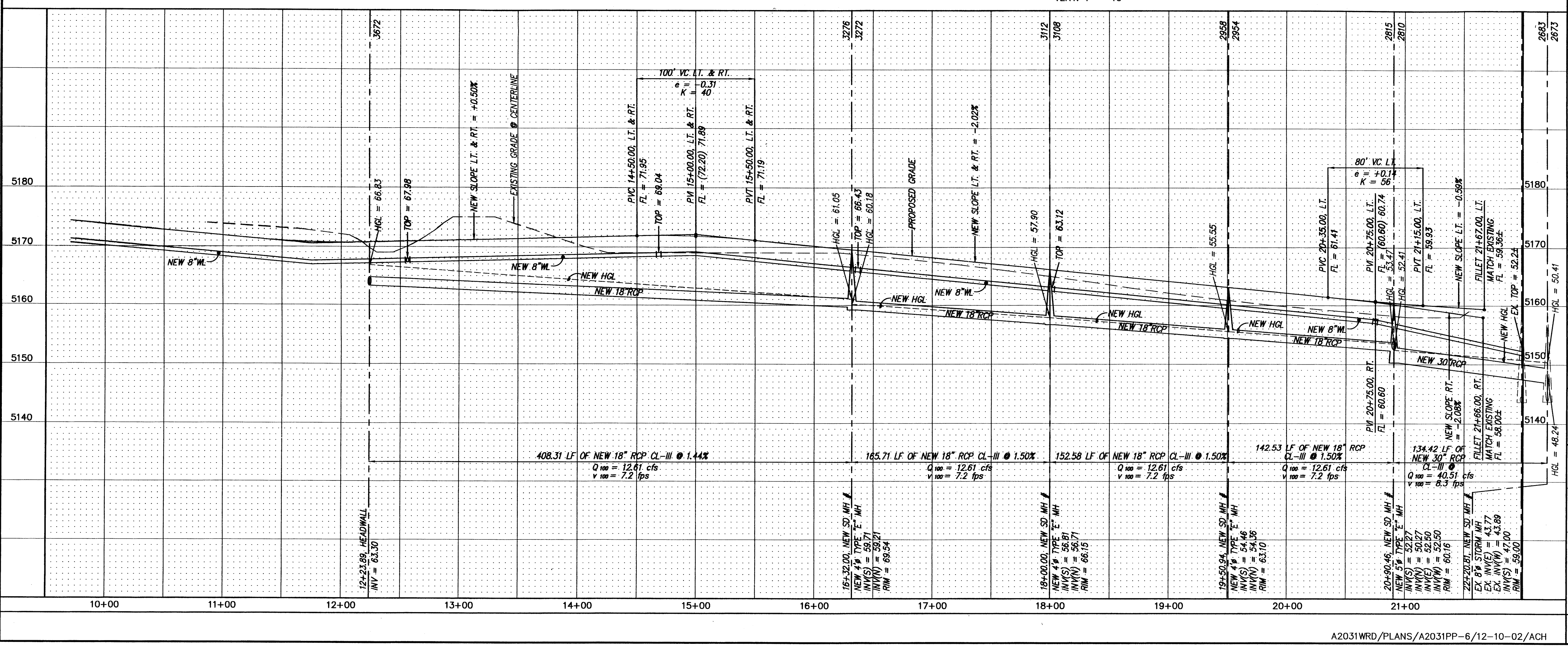
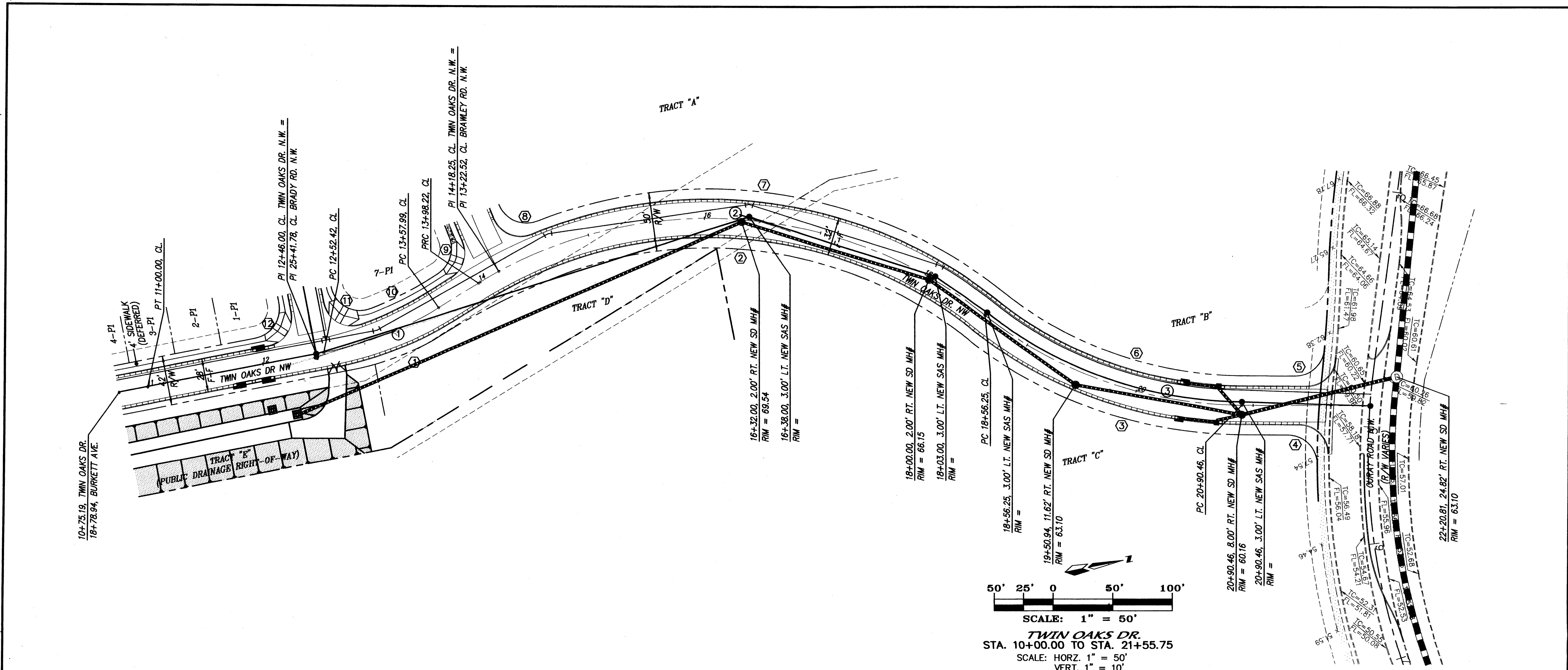
TITLE: **WEST RIDGE SUBDIVISION**  
**MASTER UTILITY PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **H-9 & 10** SHEET **1** OF **1**

SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		AS BUILT INFORMATION	
NO.	DATE	BY	DATE	NO.	DATE	CONTRACTOR	DATE
						WORK BY	DATE
						INSPECTOR'S ACCEPTANCE BY	DATE
						DRAWING VERIFICATION BY	DATE
						COMPILED BY	DATE
						RECORDED BY	DATE
						NO.	DATE

BENCH MARKS  
ACS BRASS CAP STAMPED "BH-39" FROM THE INTERSECTION OF COORS RD. N.W. AND I-40. 0.4 MILES NORTH ON OURAY RD. THEN LEFT 0.7 MILES TO END OF PAVEMENT. CONTINUING ON DIRT ROAD 0.9 MILES PASSED A POWER SUBSTATION TO A CROSSROAD. TURN LEFT 0.4 MILES TO A CROSSROAD. THEN LEFT 0.1 MILES TO THE STATION ON THE RIGHT.  
GEOGRAPHIC POSITION (NAD 1927), IN FT  
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)  
X=356,780.08, Y=1,494,772.28 ELEVATION=5185.46, NVD028, IN FT.



**NOTES**

1. ALL STATIONING IS CENTERLINE STATIONING.

**CURVE DATA - DESCRIBES FACE OF CURB**

- ① Δ = 20°09'46" R = 316.00' L = 111.20' T = 55.99'
- ② Δ = 69°58'55" R = 359.00' L = 438.49' T = 249.44'
- ③ Δ = 38°20'26" R = 25.00' L = 24.92' T = 116.36'
- ④ Δ = 90°00'58" R = 25.00' L = 39.28' T = 25.00'
- ⑤ Δ = 88°06'35" R = 25.00' L = 38.45' T = 24.17'
- ⑥ Δ = 38°20'26" R = 334.00' L = 223.50' T = 115.67'
- ⑦ Δ = 61°08'70" R = 391.00' L = 417.20' T = 230.72'
- ⑧ Δ = 89°06'23" R = 25.00' L = 38.88' T = 24.59'
- ⑨ Δ = 83°07'50" R = 25.00' L = 36.27' T = 22.15'
- ⑩ Δ = 11°41'41" R = 284.00' L = 57.97' T = 28.38'
- ⑪ Δ = 98°36'39" R = 25.00' L = 43.03' T = 28.94'
- ⑫ Δ = 89°51'25" R = 25.00' L = 39.21' T = 24.79'

**CURVE DATA - DESCRIBES CENTERLINE**

- ① Δ = 20°09'46" R = 300.00' L = 105.57' T = 53.15'
- ② Δ = 69°58'55" R = 375.00' L = 458.03' T = 260.56'
- ③ Δ = 38°20'26" R = 350.00' L = 234.21' T = 121.21'

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	ACCS BRASS CAP STAMPED "B"-39"	FROM THE INTERSECTION OF COORS RD. N.W. AND I-40. 0.4 MILES NORTH ON QUARY RD. THEN LEFT 0.7 MILES TO END OF PAVEMENT. CONTINUING ON DIRT ROAD 0.9 MILES PASSED A POWER SUBSTATION TO THE CROSSROAD. TURN LEFT 0.4 MILES TO A CROSSROAD. THEN LEFT 0.1 MILES TO THE STATION ON THE RIGHT.	CONTRACTOR	DATE

dmg MARK GOODWIN & ASSOCIATES, P.A.  
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 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT**

TITLE: **WEST RIDGE SUBDIVISION  
 TWIN OAKS DR. N.W.  
 PRELIMINARY STORM IMPROVEMENTS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. # **H9 & 10** SHEET **1** OF **1**