

ABIS SUBD.

LOT 2-P1

LOT 1-P1

JASMINE SUBDIVISION

(BEING A REPLAT OF LOT 20, BLOCK 2, UNIT 3, TRACT 2)
WITHIN NORTH ALBUQUERQUE ACRES

NOTES:

THE PROPOSED SITE IS 0.88 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE WEST OF WYOMING BLVD. THE SITE IS CURRENTLY DEVELOPED AS A SINGLE FAMILY RESIDENCE WITH HIGHER DENSITY WALLED COMMUNITIES ADJACENT TO THE SITE. THE PROPOSED DEVELOPMENT WILL BE FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

DRAINAGE:

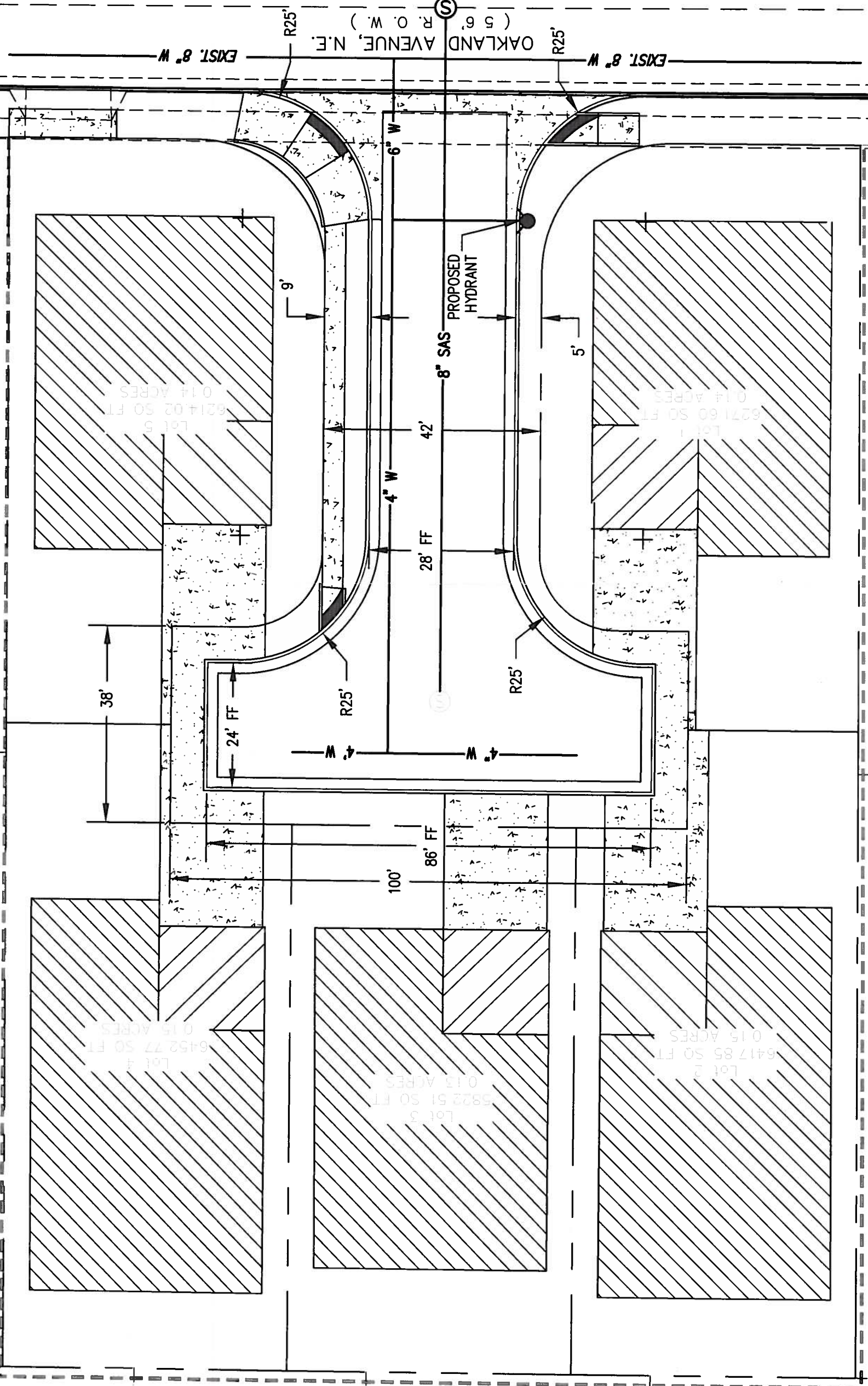
THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF. THE RUNOFF WILL FREE DISCHARGE INTO OAKLAND AVENUE.

TRANSPORTATION:

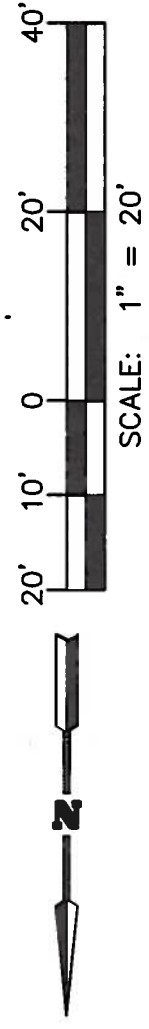
THE DEPICTED STANDARD STREET WIDTHS WILL BE CONSTRUCTED. CURB AND 6' SIDEWALK IS EXISTING IN OAKLAND AVENUE. THE PROPOSED STREET WILL BE CONSTRUCTED WITH A 4' SIDEWALK ON ONE SIDE.

UTILITIES:

THE PROPOSED UTILITY IMPROVEMENTS WILL CONNECT TO EXISTING INFRASTRUCTURE IN OAKLAND AVENUE. AN 8" SANITARY SEWER LINE WITH SERVICES WILL BE CONSTRUCTED. A 6" WATER LINE WITH SERVICES AND A NEW HYDRANT WILL BE CONSTRUCTED.



PROJECT #: 1009843
DATE: 1-15-14 (P.F., SDV)



**CONCEPTUAL SITE
& VARIANCE EXHIBIT**
DRB #1009843

THE Group
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone: (505) 514-0985