

DRB 94-552

PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

UNITS 1 THRU 6

COMPRISED OF
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

INDEX OF SHEETS

- 1 KEY MAP, VICINITY MAP, TYPICAL STREET SECTION, AND NOTES.
- 2 PRELIMINARY PLAT FOR NORTH UNITS
- 3 PRELIMINARY PLAT FOR SOUTH UNITS
- 4 EXISTING PLATTING VACATION REQUEST

SURVEYOR/ENGINEER
COMMUNITY SCIENCES CORPORATION
ATTN: CLIFF SPIROCK/DOUG HUGHES
POST OFFICE BOX 1328
CORRALES, NEW MEXICO 87048
PHONE: (505) 897-0000

OWNER/DEVELOPER
PARADISE WEST INC.
ATTN: MR ANTON DABABNEH
5016 LA FIESTA DRIVE NE
ALBUQUERQUE, NEW MEXICO
PHONE: (505) 884-0175

SITE DATA

UNIT 1	141 LOTS
UNIT 1 AREA	51.18 AC
UNIT 2	113 LOTS
UNIT 2 AREA	19.16 AC
UNIT 3	21 LOTS
UNIT 3 AREA	5.90 AC
UNIT 4	54 LOTS
UNIT 4 AREA	21.16 AC
UNIT 5	29 LOTS
UNIT 5 AREA	10.76 AC
UNIT 6	22 LOTS
UNIT 6 AREA	8.57 AC
TOTAL NO. OF LOTS	380
TOTAL AREA	117 AC

CASE NO.	DRB-94-552
ZONE ATLAS NO.	D-21-Z
EXISTING ZONING	R-D
F.E.M.A. MAP NO.	350002 0011
NO. OF EXISTING LOTS	116
NO. OF TRACTS CREATED	6
PARK DEDICATION	2.52 AC

NOTES:

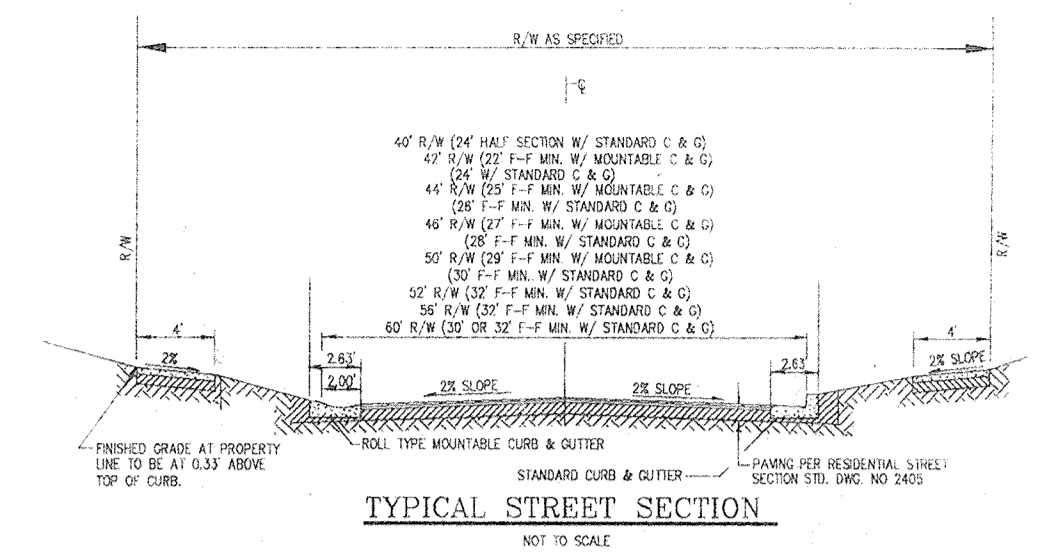
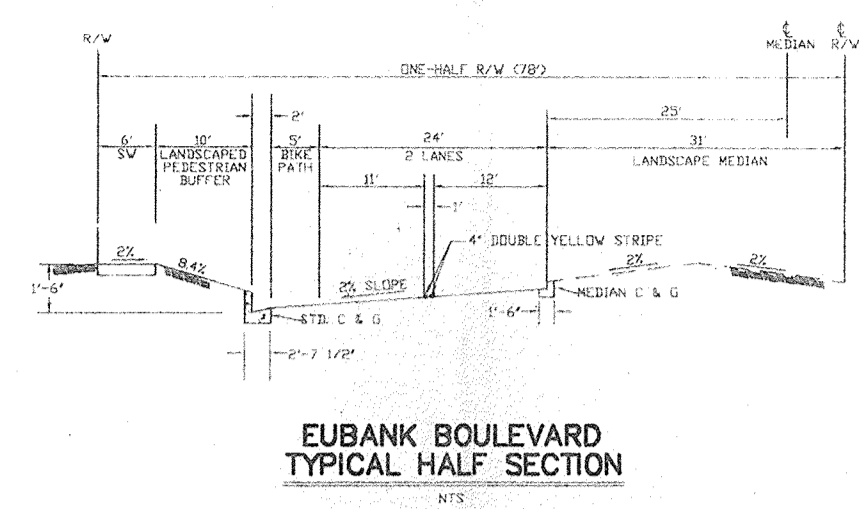
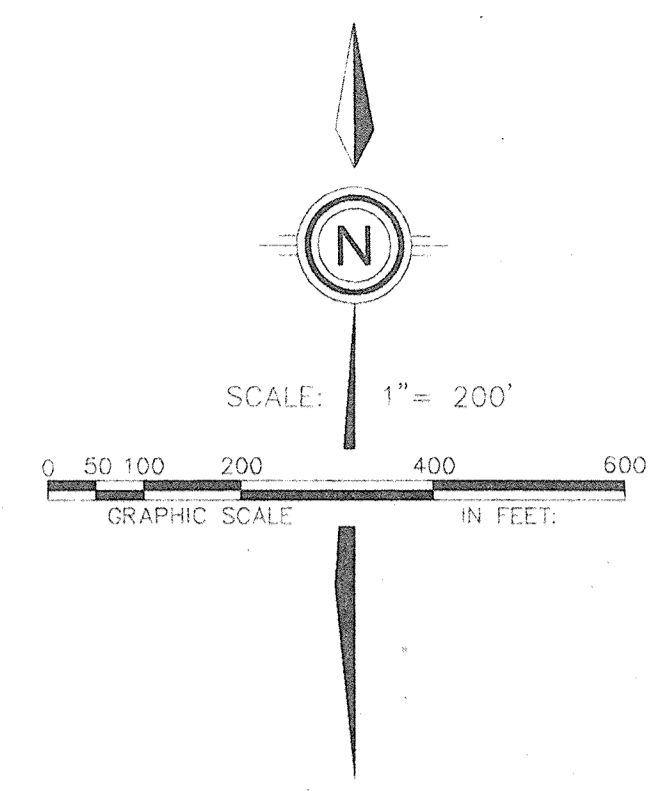
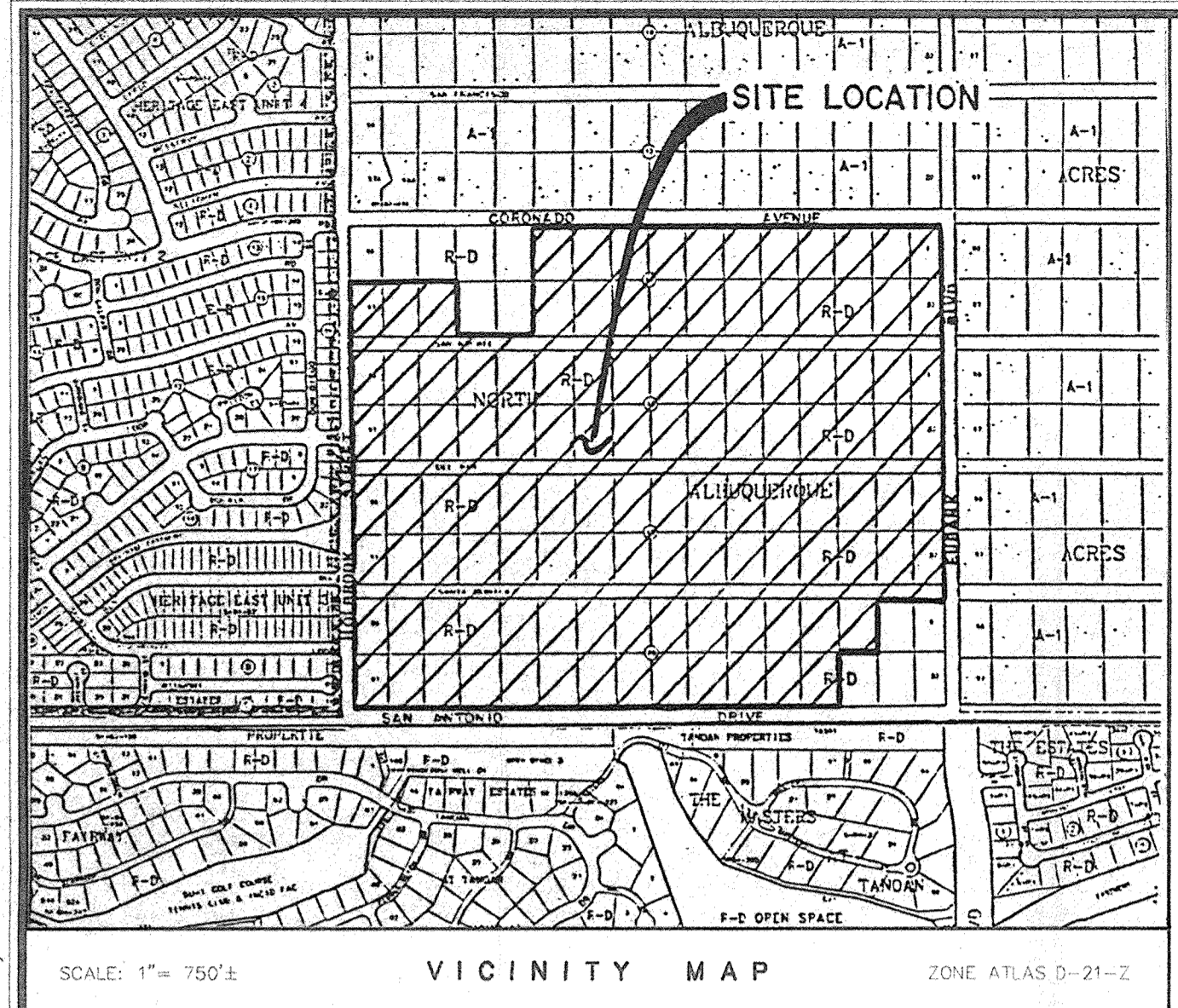
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \square SHALL BE MARKED BY A #5 REBAR W/ CAP STAMPED "P.L.S. #4972."
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKET, DO NOT DISTURB, P.L.S. #4972."
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature]
CITY SURVEYOR DATE 03/09/95

SHEET 1 OF 4

DATE: MARCH, 1995
SCALE: 1" = 200'
DESIGNED: C.A.S./E.G.L.
DRAWN: D.E.R.
JOB NO.: 923-04-022
LAND PLANNING: P.O. Box 1328
ENGINEERING: Corrales, N.M. 87048
SURVEYING: Corrales, N.M. 87048
REVISION: MARCH, 1995

community sciences corporation



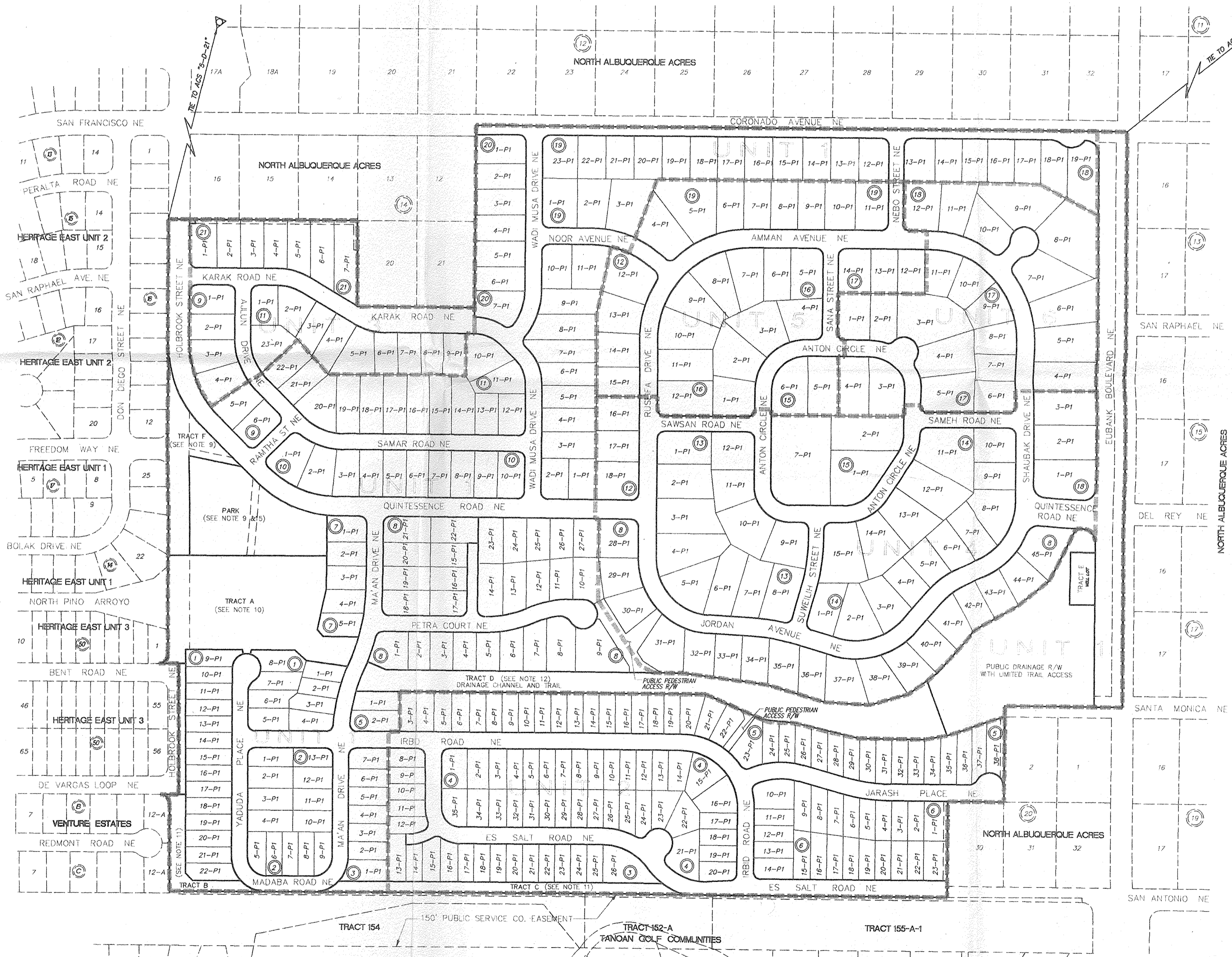
- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING RIGHTS-OF-WAY AND/OR EASEMENTS NO LONGER REQUIRED OR TO BE RELOCATED WITH THIS PLAN AND TO SUBDIVIDE 117 ACRES INTO 380 SINGLE FAMILY LOTS AND ADJOINING STREETS.
 2. STREET RIGHTS-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. ALL RESIDENTIAL LOTS SHALL HAVE A "P-1" SUFFIX ON THE FINAL PLAT.
 3. THE "P-1" SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIES THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING THE GARAGE) FOR 3-4 BEDROOM DWELLINGS. ALL DWELLINGS WILL HAVE 2 CAR ATTACHED GARAGES WITH 2 CAR WIDTH DRIVEWAYS.
 4. MINIMUM DWELLING SETBACKS FOR ALL LOTS ARE DEFINED IN THE ZONING CODE FOR R-D ZONING AND PURSUANT TO THE APPROVED SECTOR DEVELOPMENT PLAN. THEREFORE ALL LOTS ARE SUBJECT TO THE CONTROLS OF PLATTING PER SECTION 7-14-18, PARAGRAPH B OF THE ZONING CODE. THERE ARE NO SOLAR SETBACKS REQUIRED ON THIS PLAT (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEYARD SETBACK).
 5. MOUNTABLE CURB IS TO BE USED ON ALL PUBLIC STREETS WITH 42', 44', 46', 50' AND 52' RIGHTS-OF-WAY, EXCEPT WHERE OTHERWISE REQUIRED BY DRAINAGE.
 6. SOME STREETS INTERNAL TO THIS SUBDIVISION ARE DESIGNATED AS INTERMITTENT PARKING WITH 44' AND 46' WIDE RIGHTS-OF-WAY. NO DRIVEWAY ACCESS WILL BE ALLOWED FROM ANY LOT ADJACENT TO HOLBROOK STREET, EUBANK BLVD. OR QUINTESSENCE ROAD FROM KARAK ROAD TO 140' WEST OF WADI MUSKA DRIVE.
 7. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
 8. 2400 S.F. OF OPEN SPACE IS REQUIRED PER LOT (SEE OPEN SPACE CALCULATIONS) AS REQUIRED BY THE R-D ZONE.
 9. THE PARK SITE (TRACT F AND PARK) TOTAL 2.5 ACRES AND IS UNENCUMBERED BY SURFACE STORM DRAINAGE AS OUTLINED IN THE SECTOR DEVELOPMENT PLAN. 1.52 ACRES (PARK) IS DEDICATED TO THE CITY OF ALBUQUERQUE TO MEET THE REQUIRED PARK LAND DEDICATION OF 170 SF/LOT. TRACT F IS ALSO DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PARK, OPEN SPACE, TRAILS, UTILITIES, DRAINAGE AND LANDSCAPING. THE PIPES IN THE EASEMENTS RUNNING FROM RAMTHA STREET TO TRACT F AND TRACT A, MUST BE BURIED AT LEAST FOUR FEET DEEP FROM THE PROPOSED ELEVATION OF THE PARK SITE TO THE TOP OF THE PIPE.
 10. TRACT A IS DEDICATED TO THE CITY OF ALBUQUERQUE TO MEET THE JOINT USE CONCEPT OUTLINED IN THE SECTOR DEVELOPMENT PLAN. TRACT A IS DEDICATED FOR THE PURPOSE OF PARK, OPEN SPACE, TRAILS, LANDSCAPING, DRAINAGE AND UNDERGROUND UTILITIES.
 11. TRACTS B AND C ARE TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, DRAINAGE, UNDERGROUND UTILITIES, PUBLIC WATER LINE LOCATION AND EXISTING FRANCHISE UTILITIES.
 12. TRACT D IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, UNDERGROUND UTILITIES AND SUBSURFACE DRAINAGE. THE EXACT LOCATION AND CONFIGURATION OF THE TRAIL IS TO BE DESIGNED AT A LATER DATE WITH PARKS AND GENERAL SERVICES PRIOR TO FINAL PLAT.
 13. ALL OPEN SPACE DEDICATIONS RESERVED BY THIS PLAT AND AS INDICATED IN NOTES 10, 11 AND 12 ABOVE, IS FOR OPEN SPACE PURPOSES REQUIRED BY THE R-D ZONE FOR THESE LOTS OR FUTURE LOTS SUBDIVIDED BY THIS APPLICANT. TITLE TO THESE LANDS MAY BE HELD BY THE CITY OF ALBUQUERQUE OR THEIR DESIGNEE FOR THE PURPOSES RECITED HEREON.
 14. THIS PLAT HAS BEEN PREPARED PURSUANT TO THE QUINTESSENCE SECTOR DEVELOPMENT PLAN APPROVED JUNE 7, 1993 (SD-89-1, Z-89-114, AX-92-6, DRB-89-509).
 15. IF ANY EASEMENTS MUST BE EXCAVATED IN THE PARK SITE, THE GRANTEE OF THE EASEMENT MUST RESTORE SURFACE TREATMENT TO THE SAME CONDITION AS PRIOR TO ANY EXCAVATION.
 16. PARKS AND GENERAL SERVICES IS TO BE INCLUDED IN THE D.R.C. REVIEW AND APPROVAL PROCESS.

OPEN SPACE CALCULATIONS

LOT SIZE (TYPICAL)	TYPICAL DWELLING W/GARAGE & DRIVEWAY	REMAINING OPEN SPACE AREA	ADD'L AREA REQUIRED PER LOT	NUMBER OF LOTS	TOTAL OPEN SPACE REQUIRED
95'x120' (11400 SF)	5400 SF	6000 SF	.....	17	.....
85'x120' (10200 SF)	4700 SF	5500 SF	.....	43	.....
75'x120' (9000 SF)	4000 SF	5000 SF	.....	63	.....
70'x120' (8400 SF)	3800 SF	4600 SF	.....	11	.....
65'x110' (7150 SF)	3200 SF	3950 SF	.....	88	.....
45'x110' (4950 SF)	2500 SF	2450 SF	.....	157	.....

TRACTS A, B, C AND D PROVIDE 2285,000 SF OF OPEN SPACE AREA BENEFITS FROM ANY SURPLUS DEDICATION WILL BE FOR THE USE OF THIS SUBDIVIDER OR THEIR ASSIGNS.

PARK REQUIREMENTS CALCULATIONS
380 LOTS @ 170 SF PER LOT YIELDS 64,600 SF (1.52 ACRES) OF PARK DEDICATION REQUIRED.

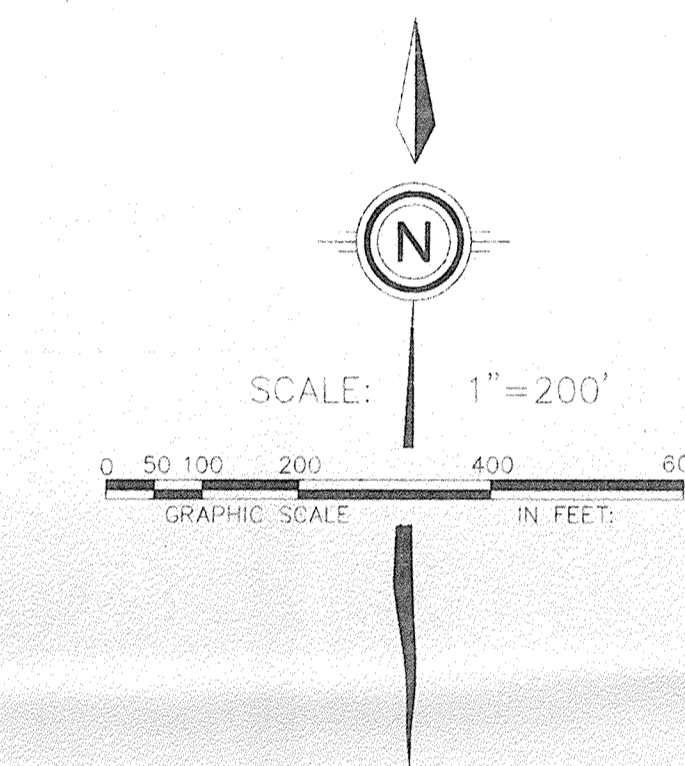
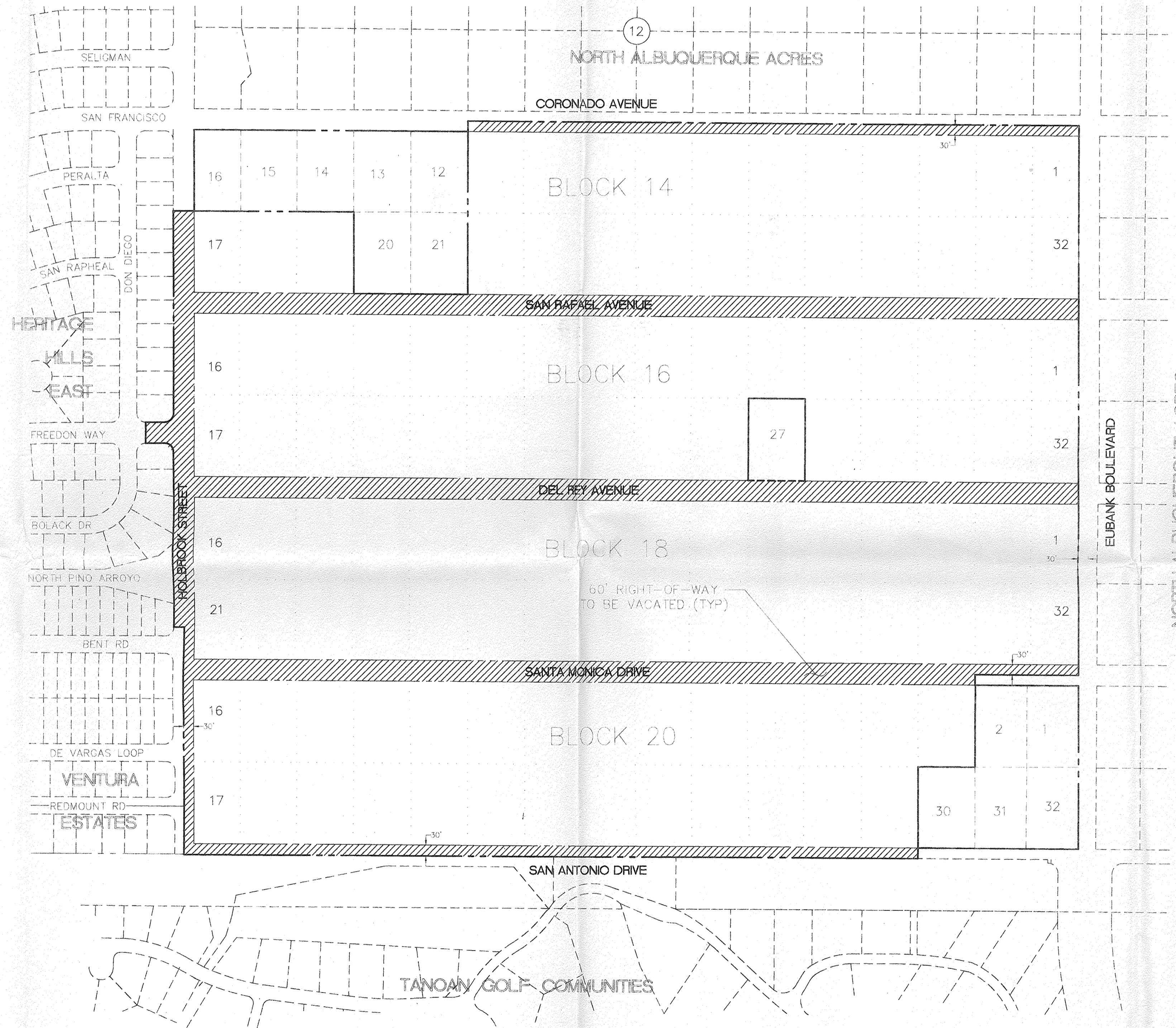


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**EXISTING PLATTING
AND
VACATION REQUEST EXHIBIT
FOR
QUINTESSENCE SUBDIVISION
UNITS 1 THRU 6**

COMPRISED OF
LOTS 1-11, 17-19 AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16,
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES, UNIT 2, TRACT 3
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
(FILED: JUNE 8, 1931, BOOK D, PAGE 133)



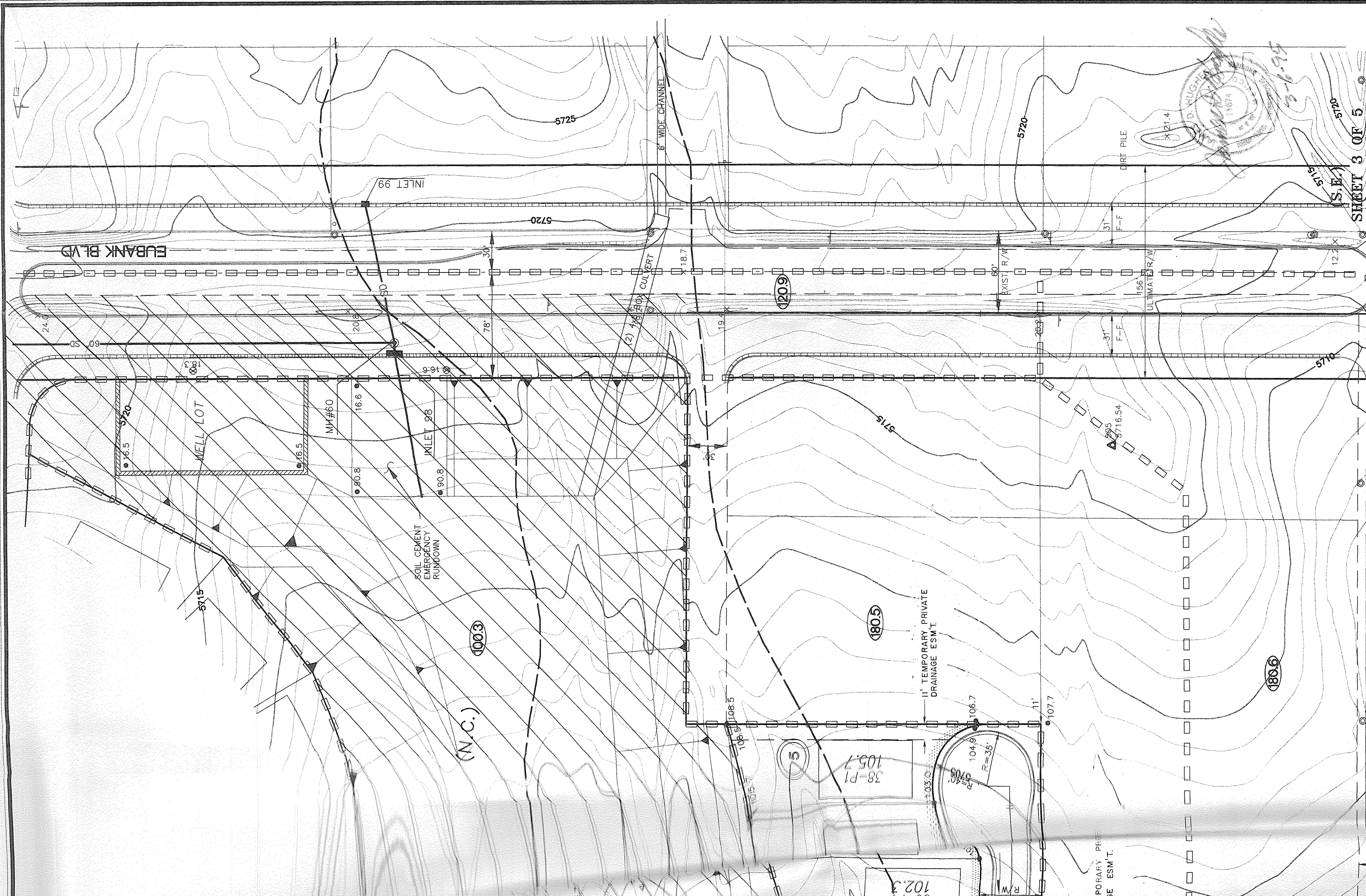
INDICATES RIGHT-OF-WAYS TO BE VACATED

NOTE: ACCESS TO LOTS 20 & 21, BLOCK 14 AND LOT 27, BLOCK 16 TO BE PROVIDED WITH FINAL PLATTING.

SHEET 4 OF 4

DATE:	11-18-94	
SCALE:	1"=200'	
DESIGNED:	E.G.L./C.A.S.	
DRAWN:	G.R.R.	
JOB NO.:	323-04-022	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1328	Corralles, N.M. 87048	

**community
sciences
corporation**



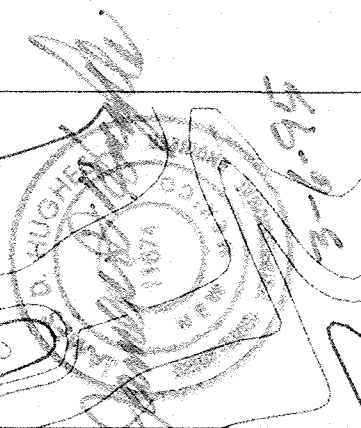
SHEET 3 OF 5

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DATE: 3/95
 SCALE: 1" = 50'
 DESIGNED: JDH
 DRAWN: MCQ, WLW
 JOB NO.: 32304

LAND PLANNING ENGINEERING
 P.O. Box 1328 Corrales, N.M. 87048

REVISED 3/6/94



38-P1
105.7

11' TEMPORARY PRIVATE DRAINAGE ESM'T.

SOIL CEMENT EMERGENCY RUNDOWN

WELL LOT

EUBANK BLVD

INLET 99

INLET 98

CULVERT

DIRT PILE

30+00

(N.C.)

180.5

180.6

5725

5720

5720

5725

5715

5710

5715

MM#60

16.6

90.8

90.8

20.8

16.6

16.6

16.6

16.6

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16.6

16.6

16.6

16.6

16.6

16.6

16.6

1003

120.9

18.7

19.4

60'

31'

F-F

F-F

F-F

F-F

F-F

F-F

F-F

F-F

F-F

F-F

F-F

F-F

F-F

156'

ULTIMATE R/W

156'

156'

156'

156'

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156'

12.2'

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38-P1
104.9

106.7

107.7

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38-P1
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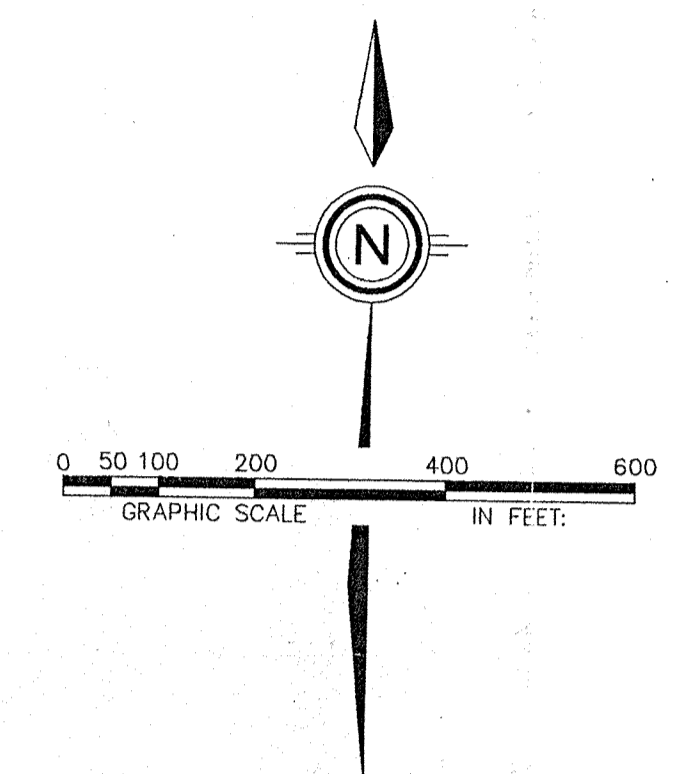
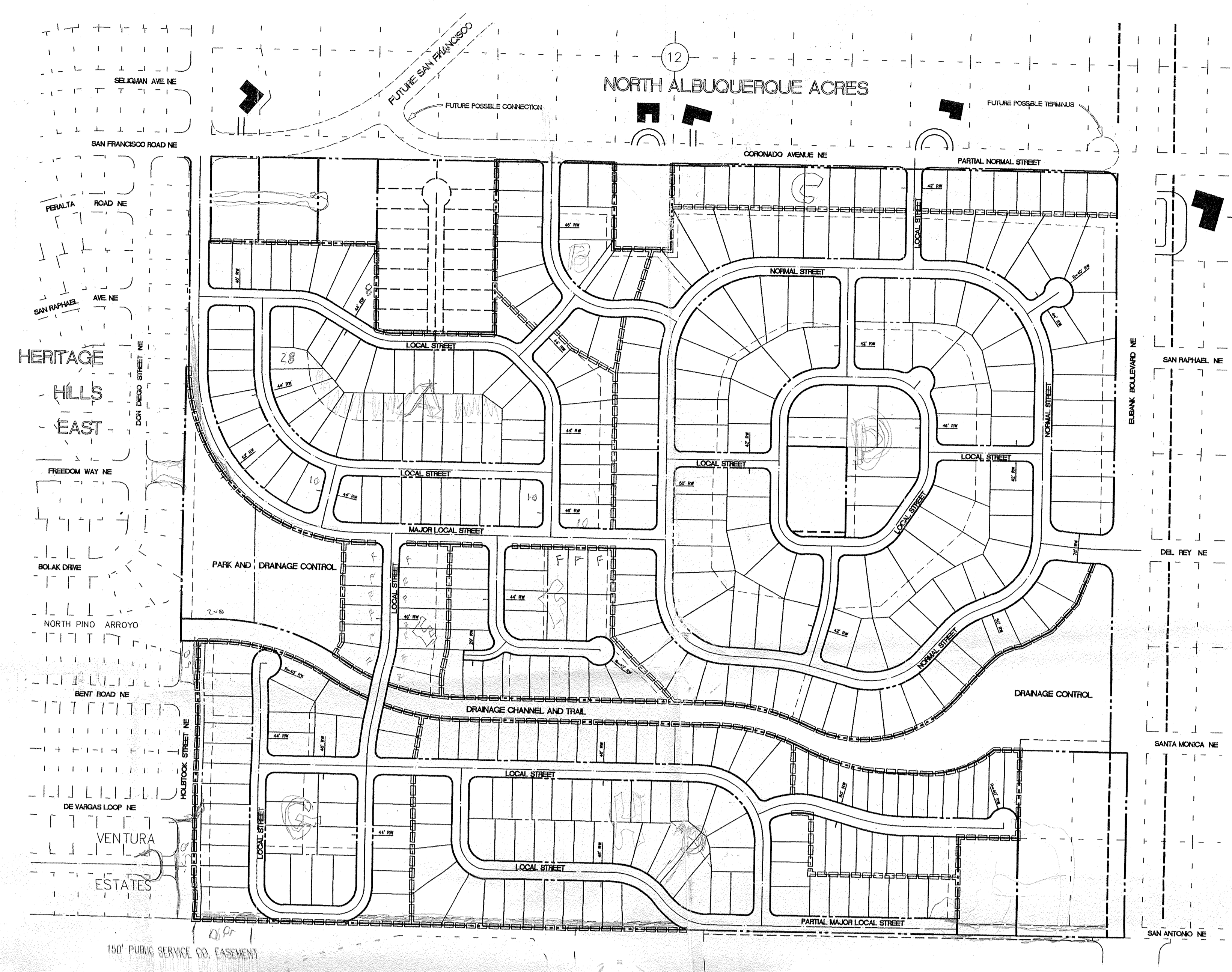
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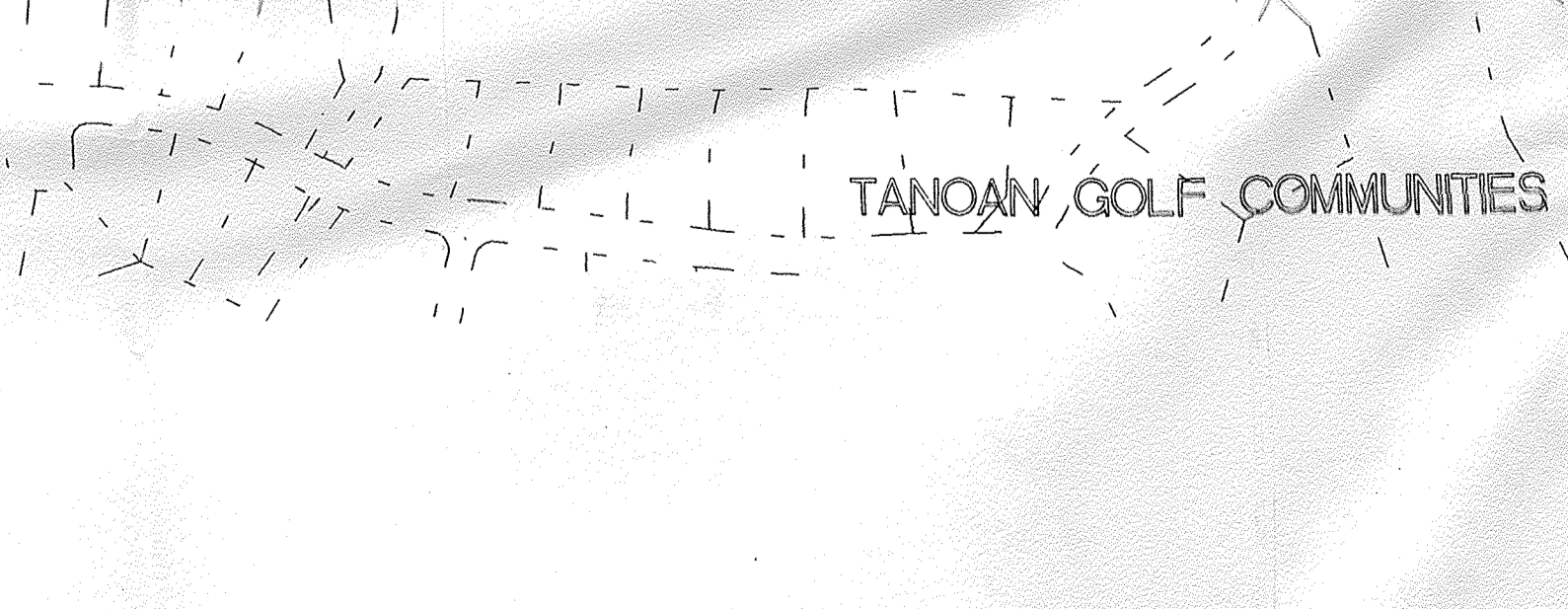
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SKETCH PLAT FOR QUINTESSENCE

COMPRISED OF
NORTH ALBUQUERQUE ACRES LOTS
TRACT 14, LOTS 1-8, 10-11, 17-19, 22-32
TRACT 16, LOTS 1-26, 28-32
TRACT 18, LOTS 1-32
TRACT 20, LOTS 3-29



150' PUBLIC SERVICE CO. EASEMENT



- S = 18
- C = 17
- D = 0
- E = 13
- F = 24
- G = 37
- H =
- I = 24

625
15
4