DRB-97-307

DRB-97-307 DRB-97-307

CASE NUMBER: Z-97-43

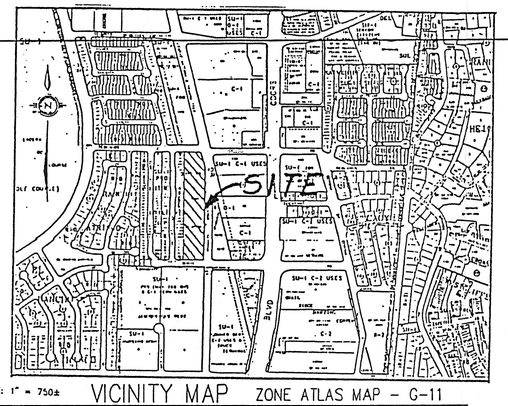
This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 8/29/97 and that the findings and conditions in the Official Notification of Decision have been complied with

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	8-19-97 Date
Design & Development, CIP	8-19-97 Date
Public Works, Utility Development Division	8-19-97 Date
City Engineer, Engineering Division/ AMAFCA	2-11-98 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual

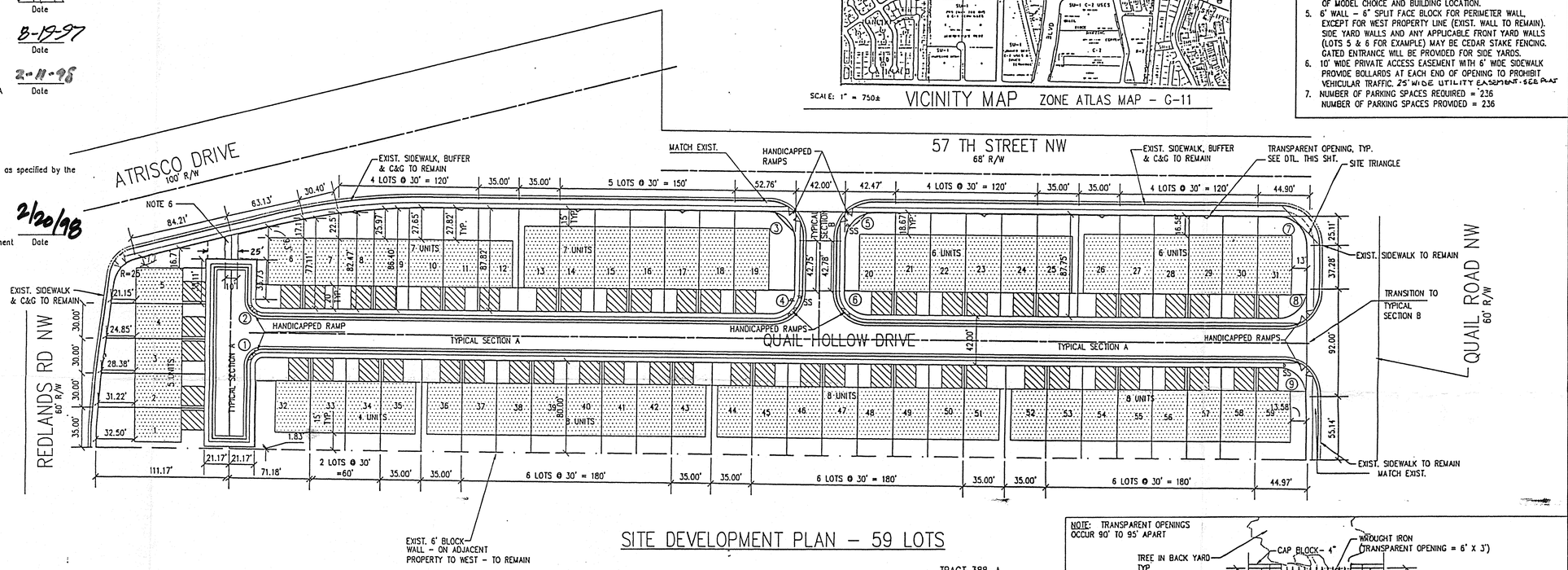
City Planner, Albuquerque Planning Department — 2/20/98 Date



SCALE: 1" = 750± VICINITY MAP ZONE ATLAS MAP - G-11

NOTES:

1. SITE LIGHTING SHALL COMPLY WITH CITY STANDARDS AND AS RECOMMENDED BY PNM.
2. SITE UTILITIES
   A. WATER AND FIRE - SHALL BE IN COMPLIANCE WITH WATER AVAILABILITY STATEMENT REQUEST DATED 4/21/97 AND WITH DPM STANDARDS. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH THE DPM AND FIRE CODE.
   B. SEWER - SHALL BE IN COMPLIANCE WITH WATER AVAILABILITY STATEMENT DATED 2/18/97 AND WITH DPM STANDARDS.
   C. GAS - SHALL BE IN COMPLIANCE WITH CITY STANDARDS AND AS RECOMMENDED BY PNM.
3. HANDICAPPED RAMPS SHALL BE DESIGNED TO MEET CURRENT ADA STANDARDS & COA STANDARDS
4. HOUSES ARE ALL 30' X 40' AND 42'. BUILDING PADS SHOWN ARE LARGER THAN 30' X 42' TO ALLOW FLEXIBILITY OF OF MODEL CHOICE AND BUILDING LOCATION.
5. 6' WALL - 6" SPLIT FACE BLOCK FOR PERIMETER WALL, EXCEPT FOR WEST PROPERTY LINE (EXIST. WALL TO REMAIN). SIDE YARD WALLS AND ANY APPLICABLE FRONT YARD WALLS (LOTS 5 & 6 FOR EXAMPLE) MAY BE CEDAR STAKE FENCING. GATED ENTRANCE WILL BE PROVIDED FOR SIDE YARDS.
6. 10' WIDE PRIVATE ACCESS EASEMENT WITH 6' WIDE SIDEWALK PROVIDE BOLLARDS AT EACH END OF OPENING TO PROHIBIT VEHICULAR TRAFFIC. 25' WIDE UTILITY EASEMENT - SEE PLAT
7. NUMBER OF PARKING SPACES REQUIRED = 236
   NUMBER OF PARKING SPACES PROVIDED = 236



SITE DEVELOPMENT PLAN - 59 LOTS

TRACT 388-A
4.8283 ACRES
ATRISCO GRANT, UNIT 8

CURVE TABLE

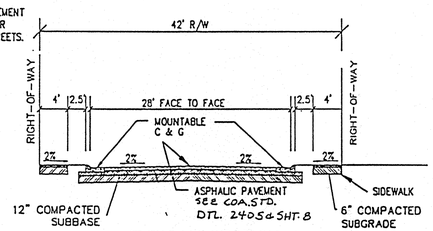
1. R=13.33' BC
2. R=13.33' BC
3. R=25' BC
4. R=20' RIGHT-OF-WAY
5. R=25' RIGHT-OF-WAY
6. R=20' RIGHT-OF-WAY
7. R=25' RIGHT-OF-WAY
8. R=25' RIGHT-OF-WAY
9. R=25' RIGHT-OF-WAY

AREA INFORMATION

LOT AREAS	
BUILDING PAD AREA =	70,800.00 SF = 1.6253 AC
DRIVE PAD AREA =	21,240.00 SF = 0.4876 AC
OPEN SPACE ON LOTS =	68,707.13 SF = 1.577 AC
TOTAL LOT AREA =	160,747.13 SF = 3.690 AC
PROPERTY AREAS	
TOTA LOT AREA =	160,747.13 SF = 3.690 AC
RIGHT-OF-WAY =	49,081.39 SF = 1.127 AC
TOTAL PROPERTY AREA =	209,828.52 SF = 4.871 AC

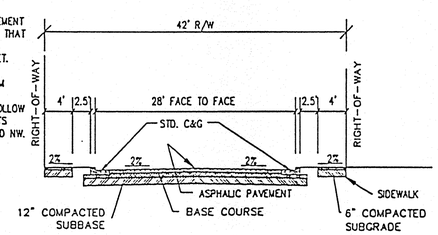
LOT NO.	TOTAL AREA	OPEN SPACE AREA	DRIVE PAD AREA	BLDG. PAD AREA	LOT NO.	TOTAL AREA	OPEN SPACE AREA	DRIVE PAD AREA	BLDG. PAD AREA	LOT NO.	TOTAL AREA	OPEN SPACE AREA	DRIVE PAD AREA	BLDG. PAD AREA
1	3265.63	1705.63	360	1200	21	2626.21	1066.21	360	1200	41	2400.00	840.00	360	1200
2	2695.84	1135.84	360	1200	22	2625.46	1065.46	360	1200	42	2400.01	840.01	360	1200
3	2599.77	1039.77	360	1200	23	2624.71	1064.71	360	1200	43	2800.01	1240.01	360	1200
4	2490.01	930.01	360	1200	24	2623.96	1063.96	360	1200	44	2800.01	1240.01	360	1200
5	3764.03	2204.03	360	1200	25	3060.34	1500.34	360	1200	45	2400.01	840.01	360	1200
6	3392.04	1832.04	360	1200	26	3059.32	1499.32	360	1200	46	2400.01	840.01	360	1200
7	2384.01	824.01	360	1200	27	2621.30	1061.30	360	1200	47	2400.02	840.02	360	1200
8	2514.77	954.77	360	1200	28	2620.71	1060.71	360	1200	48	2400.02	840.02	360	1200
9	2594.52	1034.52	360	1200	29	2619.96	1059.96	360	1200	49	2400.02	840.02	360	1200
10	2633.06	1077.06	360	1200	30	2619.21	1059.21	360	1200	50	2400.02	840.02	360	1200
11	2635.88	1075.88	360	1200	31	3480.00	1920.00	360	1200	51	2800.02	1240.02	360	1200
12	3071.25	1541.25	360	1200	32	3822.90	2262.90	360	1200	52	2800.02	1240.02	360	1200
13	3073.23	1513.23	360	1200	33	2400.00	840.00	360	1200	53	2400.02	840.02	360	1200
14	2633.38	1073.38	360	1200	34	2400.00	840.00	360	1200	54	2400.02	840.02	360	1200
15	2632.64	1072.64	360	1200	35	2800.00	1240.00	360	1200	55	2400.02	840.02	360	1200
16	2631.88	1071.88	360	1200	36	2800.00	1240.00	360	1200	56	2400.02	840.02	360	1200
17	2631.13	1071.13	360	1200	37	2400.00	840.00	360	1200	57	2400.02	840.02	360	1200
18	2630.38	1070.37	360	1200	38	2400.00	840.00	360	1200	58	2400.02	840.02	360	1200
19	4376.42	2816.42	360	1200	39	2400.00	840.00	360	1200	59	3393.46	1833.40	360	1200
20	3496.27	1036.27	360	1200	40	2400.00	840.00	360	1200					
TOTALS	58149.21	26949.21	7200	24000		54404.08	23204.08	7200	24000		48193.84	18553.84	6840	22800

NOTE:
1. 24' OF PAVEMENT
2. FOR INTERIOR SUBDIVISION STREETS.



TYPICAL SECTION A

NOTE:
1. 24' OF PAVEMENT
2. FOR STREET THAT INTERSECT WITH 57 TH STREET.
3. PROVIDE TRANSITION FROM TYP. A TO B WHERE QUAIL HOLLOW DRIVE INTERSECTS WITH QUAIL ROAD NW.

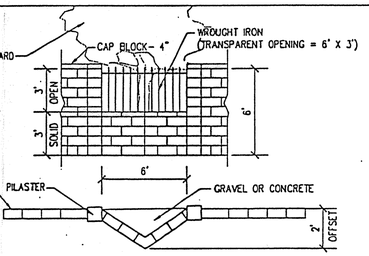


TYPICAL SECTION B

LEGEND

- NEW PROPERTY BOUNDRY
- EXISTING 4' SIDEWALK
- 4.5' BUFFER & STD. C & G ON QUAIL RD & 57th/ATRISCO
- EXISTING 4' SIDEWALK STD. C & G ON REDLANDS
- EXISTING PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- NEW 4' SIDEWALK
- NEW STANDARD CURB & GUTTER OR MOUNTABLE CURB & GUTTER - STD. DTL. 2415
- NEW STOP SIGN
- HOUSE PAD - SEE NOTE 4
- DRIVE PAD - 18' X 20' (2 SPACES)
- NEW WALL W/ PILASTERS @ 12' O.C. - SEE NOTE 5

NOTE: TRANSPARENT OPENINGS OCCUR 90' TO 95' APART



TRANSPARENT OPENING
SCALE 1" = 5'-0"

GRAPHIC SCALE
0 50 100 150
1" = 50'

DVC Debra Vaughan-Cleff, P.E.
DVC Consulting Engineer
DVC 6212 Torreon NE
DVC Albuquerque, New Mexico 87109
(505) 249-6196
Fax: (505) 828-1215

File: ED-PP1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT DIVISION

TITLE: QUAIL POINTE SUBDIVISION SITE PLAN.

APPROVED OCT - 1 97 DESIGN REVIEW COMMITTEE

Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

No.	Date	REVISIONS	BY
		REMARKS	

Designed By: Debra Vaughan-Cleff, PE
Drawn By:
Checked By:

NO.	BY	DATE
	REX VOLGER	

SURVEY INFORMATION — FIELD NOTES

BENCH MARKS

AS BUILT INFORMATION

CONTRACTOR	
STAKED BY	DATE
INSPECTED BY	DATE
VERIFICATION BY	DATE
DRAWINGS BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

ENGINEER'S SEAL: DEBRA S. VAUGHAN-CLEFF, NEW MEXICO, 11992, REGISTERED PROFESSIONAL ENGINEER — 8/18/97

City Project No. 577781 | Zone Map No. G-11 | Sheet 5 Of 10