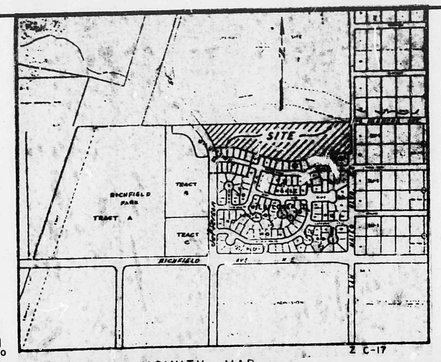
HYDROLOGY

C17/D2
4 PLANS

C17/D2

4 Plans



VICINITY MAP

Scale: 1"=50'

Scale in Feet

50 30 10 0 50 100 150

SITE DEVELOPMENT PLAN INFORMATION

Proposed Improvements

1. Structural

a) There are no existing structures on the site. The proposed structures consist of thirty-eight four-plex patco homes in two styles. (see sheet 2 of 3 for details).

b) Structure Q-10 heated area = 2968 SF
Structure Q-11 heated area = 3204 SF
Total heated area = 132,588 SF

c) Each structure to consist of four patco home units ranging in floor area from 740 SF to 805 SF

d) No temporary structures are proposed.

e) Four feet high block privacy walls are to be constructed between structures. See sheet 2 of 3 for details.

f) No permanent signs are proposed.

g) Screening and buffering to be provided by block walls around the perimeter of the site as shown on this sheet.

h) Building elevations are shown on sheet 2 of 3.

i) Dimension: are shown on sheet 2 of 3.

2. Non Structural and Parking

a) Parking: Six parking spaces are provided for each structure consisting of five regular spaces and one handicap space. The parking arrangements and dimensions to be as shown on this sheet. Turning spaces meet city and FHA requirements. Ingress and egress to be through public alleys or driveways as shown.

Number of Parking Spaces Required	228
Number of Parking Spaces Provided	228
Number of Handicap Spaces Required	38
Number of Handicap Spaces Provided	38

b) Bicycle racks are not required.

c) Refuse pickup to be at curbside.

3. Proposed Topography

a) Streets to be 32 feet face to face with standard asphalt pavement section, standard curb and gutter, and four feet sidewalk on interior streets with 6 feet sidewalk on Jefferson and San Mateo.

b) Alleys to be 20 feet wide with standard alley pavement section.

c) Parking lots to be asphalt pavement.

d) Yards next to streets to have southwestern landscaping. Rear yards to be natural ground except as shown on this sheet.

4. Drainage

See Conceptual Drainage Plan for details. (sheet 3 of 3)

5. Street and Circulation

Street right of way to be 50 feet in width. Street width to be 32 feet FF to FL. Sidewalk to Sidewalks to be 4'x4" located at prop. line on Interior streets and 6'x4" on Jefferson and San Mateo. Curb cuts and Drive Pads to be twenty-four feet in width.

4. Utilities

a) Proposed waterlines as shown on this sheet.

b) Proposed sanitary sewer lines as shown on this sheet.

c) Fire Hydrants - Largest structure size = 3204 SF. Required fire flow = 1528 GPM. Number of fire hydrants provided = 9.

6. Energy Conservation

a) Heat loss per structure = 19900 BTU. Total heat loss (38x19900) = 756,200 BTU.

b) Maximum Building height less than 15 feet.

c) Solar access requirements are met.

7. Phasing

Construction is to be completed in one phase.

8. Landscaping

a) Landscaping to be provided in accordance with open space requirements. Landscaping to be as shown on Landscape Detail shown on the sheet.

b) Street strees to be provided as shown on this sheet.

c) Watering system to be with bubblers and spray heads where required. Landscape maintenance to be the responsibility of the building owner(s).

CASE NUMBER _____

I certify that this area is Zoned RD(6DU) and that this plan is consistant with the specific development plan approved by the EPC on _____ and that the findings in the official notice have been complied with.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transp. Dept. Date

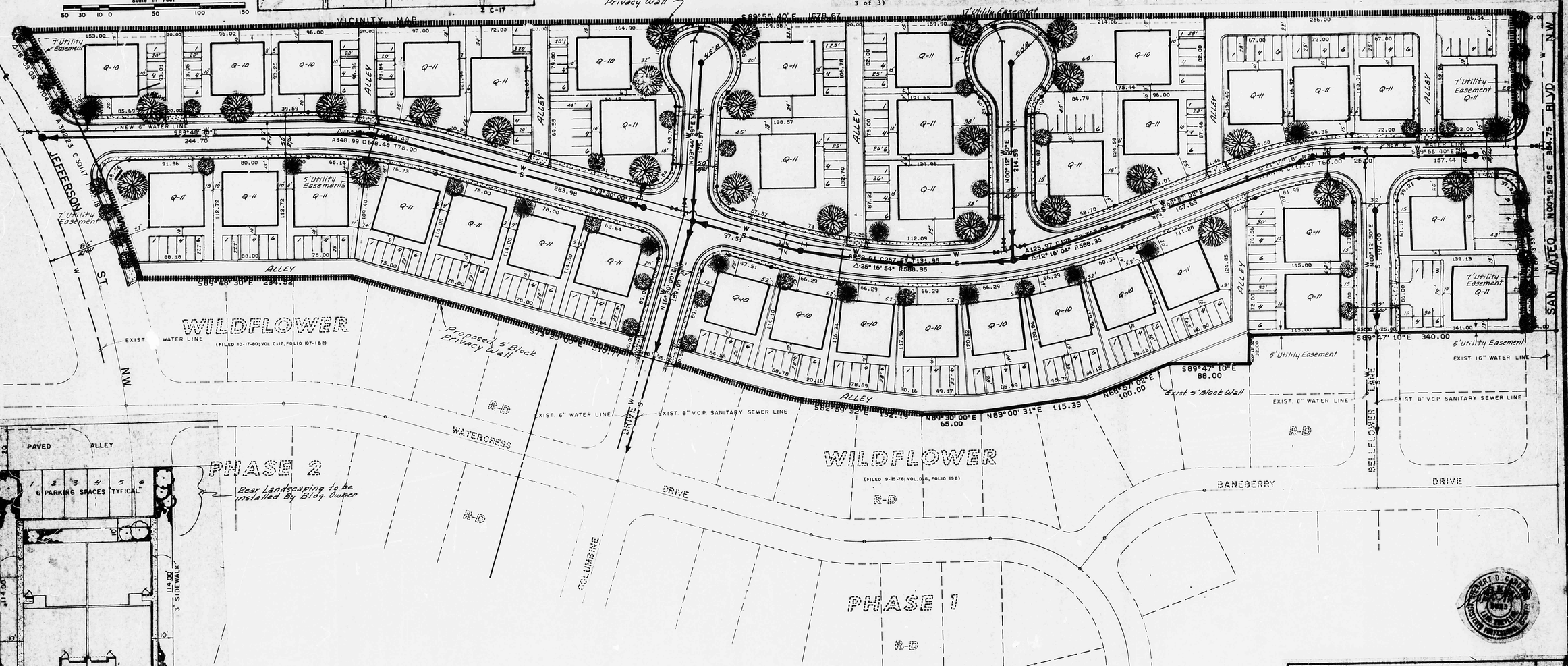
Parks and Recreation Dept. Date

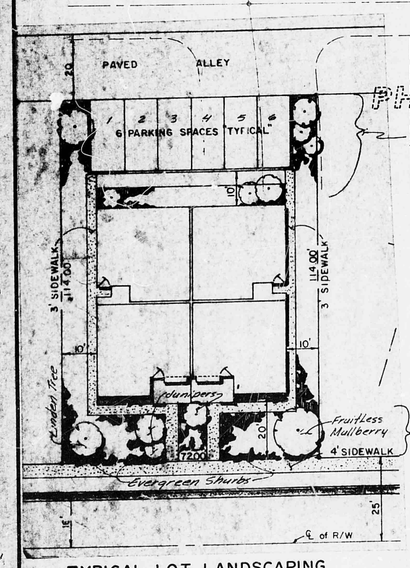
Water Resources Department Date

City Engineer, Engineering Div/AMAFCA Date

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

City Planner, Alb.-Bernalillo Co Planning Division Date

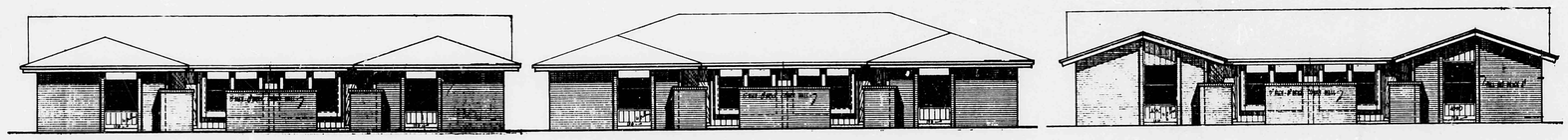




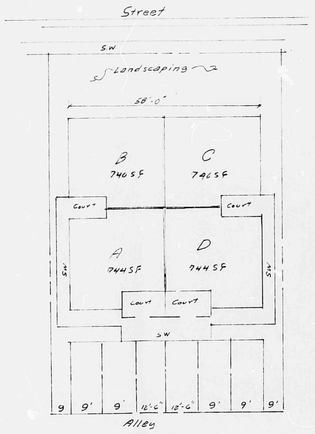
TYPICAL LOT LANDSCAPING

BELLAMAH COMMUNITY DEVELOPMENT			SHEET 1 OF 3
TAYLOR RANCH TR. 23-A			
SITE DEVELOPMENT PLAN			
GARDNER, MASON & ASSOC., INC. ALBUQUERQUE, NEW MEXICO			
PROJECT NO 84-0060	DRAWN: RLB	CHECKED:	DATE:
	TRACED:	APPROVED:	SCALE: 1"=50'

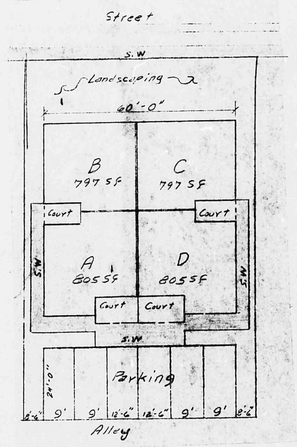
ARTIST'S CONCEPT



ELEVATIONS



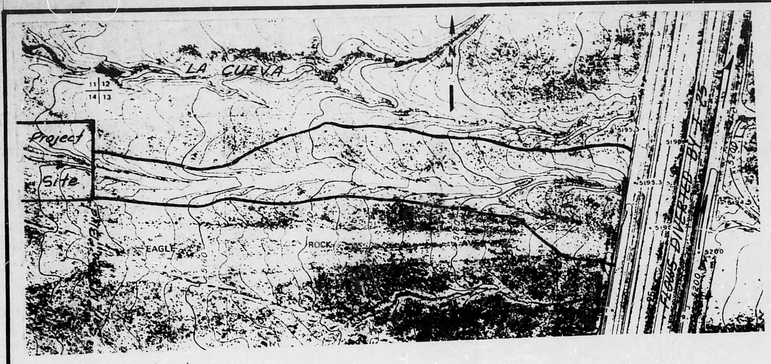
Q-10

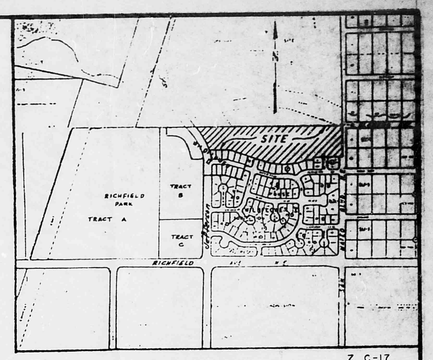


Q-11

FLOOR PLAN

BELLAMAH COMMUNITY DEVELOPMENT			SHEET 2 OF 3
WILDFLOWER PATIO HOMES ARTISTIC CONCEPTS			
GARDNER, MASON & ASSOC., INC. ALBUQUERQUE, NEW MEXICO			
PROJECT No.	DRAWN:	CHECKED:	DATE: 3-30-84
	TRACED:	APPROVED: G.G.	SCALE: NONE



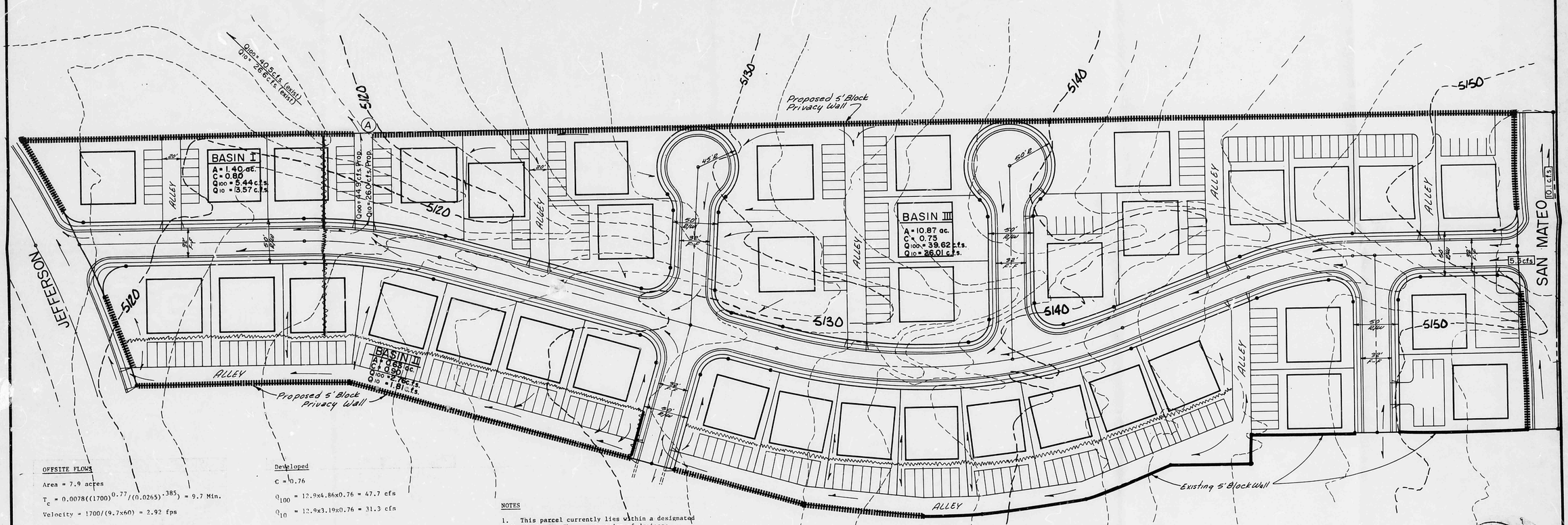


VICINITY MAP

Z C-17

Scale: 1" = 50'

LA CUEVA ARROYO



OFFSITE FLOWS

Area = 7.9 acres

$T_c = 0.0078((1700)^{0.77}/(0.0265)^{.385}) = 9.7$ Min.

Velocity = 1700/(9.7x60) = 2.92 fps

C = 0.40

$I_{100} = 2.3x6.84x(10)^{-0.51} = 4.86$ inches/hour

$I_{10} = 0.657x4.86 = 3.19$ inches/hour

$Q_{100} = 7.9x4.86x0.40 = 15.4$ cfs

$Q_{10} = 7.9x3.19x0.40 = 10.1$ cfs

ONSITE FLOWS

Existing

A = 12.9 acres

T_c = 10 min

Velocity = 2.9 fps

C = 0.40

$I_{100} = 4.86$ inches/hour

$I_{10} = 3.19$ inches/hour

$Q_{100} = 12.9x4.86x0.40 = 25.1$ cfs

$Q_{10} = 12.9x3.19x0.40 = 16.5$ cfs

Developed

C = 0.76

$Q_{100} = 12.9x4.86x0.76 = 47.7$ cfs

$Q_{10} = 12.9x3.19x0.76 = 31.3$ cfs

BASIN I
Area = 1.40 acres
C = 0.80
Q_{100} = 5.44 cfs
Q_{10} = 3.57 cfs

BASIN II
Area = 0.63 acres
C = 0.90
Q_{100} = 2.76 cfs
Q_{10} = 1.81 cfs

BASIN III
Area = 10.87 acres
C = 0.75
Q_{100} = 39.62 cfs
Q_{10} = 26.01 cfs

NOTES

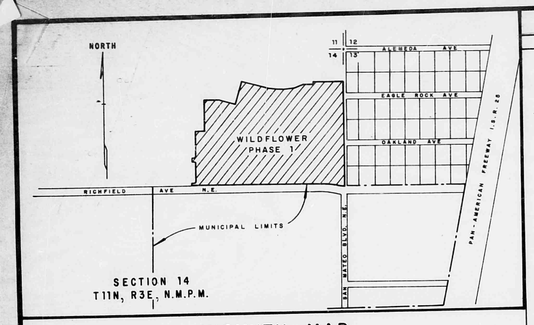
1. This parcel currently lies within a designated flood plain. The construction of drainage improvements on I-25 and the proposed improvements on San Mateo Blvd will divert most of the offsite flows north to the La Cueva Arroyo. House pads will be set above the new flood plain elevations to be determined in the Drainage Report to be prepared.
2. The remaining offsite flows will be routed through the proposed development and will exit as close as possible to the existing exit. Storm sewer requirements and outfall protection, if any will be determined in the Drainage Report.
3. Onsite ponding is not anticipated, since preliminary investigations indicated the existing facilities can handle the increased flows with some modifications. These modifications will be investigated and determined in the Drainage Report.
4. In the event that the construction of San Mateo is not completed prior to or at the same time as the completion of the proposed site improvements; only the western portion of the site can be developed. Temporary measures to divert the offsite flows north to the La Cueva Arroyo will be taken.

BELLAMAH COMMUNITY DEVELOPMENT			SHEET 3 OF 3
WILDFLOWER PATIO HOMES CONCEPTUAL DRAINAGE PLAN			
GARDNER, MASON & ASSOC., INC. ALBUQUERQUE, NEW MEXICO			
PROJECT No.	DRAWN:	CHECKED:	DATE: 3-30-84
	TRACED:	APPROVED: G.G.	SCALE: 1" = 50'

WILDFLOWER
PHASE 1

C17-Z2A

SITUATE IN
SECTION 14, T11N, R3E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
JULY 1978



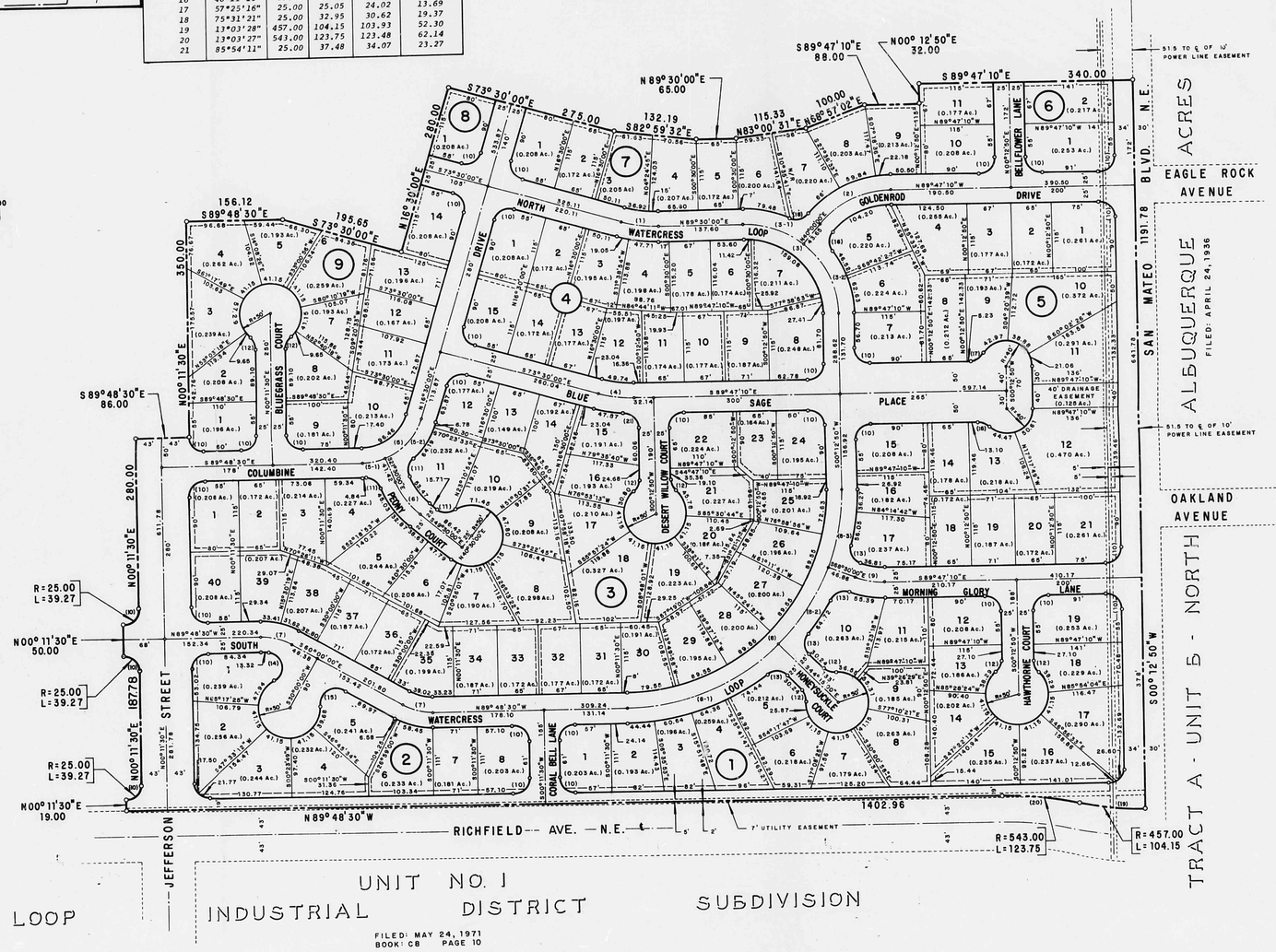
VICINITY MAP

CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT
1	17°00'00"	200.00	59.34	59.12	29.89
2	50°12'50"	143.90	126.11	122.11	67.43
3	90°42'50"	150.00	237.49	213.45	151.88
3-1	40°30'00"	150.00	106.03	103.84	55.34
3-2	50°12'50"	150.00	131.46	127.29	70.29
4	16°17'10"	200.00	56.85	56.66	28.62
5	73°41'30"	100.00	128.62	119.93	74.93
5-1	21°41'30"	100.00	37.86	19.16	37.63
5-2	52°00'00"	100.00	90.76	87.67	48.77
6	28°00'00"	134.41	65.68	65.03	33.51
7	29°48'30"	100.00	52.02	51.44	26.62
8	89°58'40"	350.00	549.64	494.88	349.86
8-1	44°26'30"	350.00	271.48	264.72	142.98
8-2	24°15'00"	350.00	148.13	147.03	75.19
8-3	21°17'10"	350.00	130.03	129.28	65.77
9	21°17'10"	124.08	46.10	45.83	23.32
10	90°00'00"	25.00	39.27	35.36	25.00
11	70°31'44"	25.00	30.77	17.61	28.87
12	40°11'23"	25.00	21.03	20.41	11.18
13	82°49'09"	25.00	36.14	33.07	22.05
14	139°16'34"	25.00	60.77	46.88	67.36
15	122°13'51"	25.00	53.33	43.78	45.32
16	46°11'13"	25.00	20.15	19.61	10.66
17	57°22'16"	25.00	25.05	24.02	13.69
18	75°31'21"	25.00	32.95	30.62	19.37
19	13°03'28"	457.00	104.15	103.93	52.30
20	13°03'27"	543.00	123.75	123.48	62.14
21	85°54'11"	25.00	37.48	34.07	23.27

NOTES:
1) All side lot lines are perpendicular to street right-of-way unless otherwise noted or radial unless noted - N/R.
2) Unless otherwise noted, front and rear lot lines shall be the same bearing as the centerline of adjacent street.
3) Block corner radii are 25.00 feet except where otherwise noted.
4) Bubble radii are 50.00 feet.
5) All utility easements are 14.00 feet where centered on rear lot lines, and 10.00 feet at all other locations unless otherwise noted.

Total Mileage of Streets Created = 1.27
Total Full Width Streets = 1.27
Total Half Width Streets = 0
Total Lots Created = 131

ZONE ATLAS INDEX NUMBER C-17-Z



SCALE IN FEET
1"=100'

APPROVALS

AMAFCA	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, N.M.	DATE
DIRECTOR OF PARKS & RECREATION, CITY OF ALBUQUERQUE, N.M.	DATE
MOUNTAIN BELL	DATE
GAS COMPANY OF NEW MEXICO	DATE
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, N.M.	DATE
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE, N.M.	DATE
CHIEF SURVEYOR, CITY OF ALBUQUERQUE, N.M.	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	DATE

DESCRIPTION

That certain parcel of land situate within the exterior boundaries of Section 14, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and comprised of a portion of Tract "A", WILDFLOWER SUBDIVISION as the same is shown and designated on the plat entitled "SUMMARY PLAT, WILDFLOWER SUBDIVISION" filed in the office of the County Clerk of Bernalillo County, New Mexico on February 24, 1978 in Volume D8, folio 87, and more particularly described by metes and bounds as follows:

Beginning at the northeast corner of the parcel herein described, whence the corner common to Sections 11, 12, 13, and 14, T11N, R3E, N.M.P.M. bears N 00° 12' 50" E, 354.75 feet; thence,

S 00° 12' 50" W, 1,191.78 feet to the southeast corner of the parcel herein described; thence,

Northwesterly, 104.15 feet along the arc of a curve bearing to the right (said arc having a radius of 457.00 feet and a long chord which bears N 83° 16' 47" W, 103.93 feet to a point of reverse curvature; thence,

Northwesterly, 123.75 feet along the arc of a curve bearing to the left (said arc having a radius of 543.00 feet and a long chord which bears N 83° 16' 47" W, 123.48 feet) to a point of tangency; thence,

N 89° 48' 30" W, 1,402.96 feet to the southwest corner of the parcel herein described; thence,

N 00° 11' 30" E, 19.00 feet to a point; thence,

Northeasterly, 39.27 feet along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears N 45° 11' 30" E, 35.36 feet) to a point of tangency; thence,

N 00° 11' 30" E, 187.78 feet to a point of tangency; thence,

Northwesterly, 39.27 feet along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears N 44° 48' 30" W, 35.36 feet) to a point; thence,

N 00° 11' 30" E, 50.00 feet to a point; thence,

Northeasterly, 39.27 feet along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears N 45° 11' 30" E, 35.36 feet) to a point; thence,

N 00° 11' 30" E, 280.00 feet to a point; thence,

S 89° 48' 30" E, 86.00 feet to a point; thence,

N 00° 11' 30" E, 350.00 feet to the northwest corner of the parcel herein described; thence,

S 89° 48' 30" E, 156.12 feet to a point; thence,

S 73° 30' 00" E, 195.65 feet to a point; thence,

N 16° 30' 00" E, 280.00 feet to a point; thence,

S 73° 30' 00" E, 275.00 feet to a point; thence,

S 82° 59' 32" E, 132.19 feet to a point; thence,

N 89° 30' 00" E, 65.00 feet to a point; thence,

N 83° 00' 31" E, 115.33 feet to a point; thence,

N 68° 57' 02" E, 100.00 feet to a point; thence,

S 89° 47' 10" E, 88.00 feet to a point; thence,

N 00° 12' 50" E, 32.00 feet to a point; thence,

S 89° 47' 10" E, 340.00 feet to the PLACE OF BEGINNING of the parcel herein described.

Said parcel contains 39.106 acres, more or less.

FREE CONSENT AND DEDICATION

The subdivision of the land hereon described is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, being 14 feet in width centered on the rear lot lines and 10 feet in width centered on the side lot lines, except as noted, including the right of ingress and egress and the right to trim interferring trees. Any drainage easements shown thereon are also easements for underground sewer and water lines.

DALE BELLAMAH LAND CO., INC.

By: D.E. Boyle
D.E. Boyle, President

Attest: Connie L. Deiley
Connie L. Deiley, Secretary

The foregoing instrument was acknowledged before me on this 20th day of July, 1978 by D. E. Boyle, President of DALE BELLAMAH LAND CO., INC., a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: September 6, 1978

Karen L. Baack
NOTARY PUBLIC

I, Cliff A. Spirock, under the laws of New Mexico, certify that I am a Registered Land Surveyor and that this plat was prepared by me, or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and survey of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Cliff A. Spirock
N.M.L.S. #4972
COMMUNITY SCIENCES CORPORATION
Corrales, New Mexico

OK CAS 7/24/78

DATE:	7-5-78
SCALE:	1" = 100'
DESIGNED:	C.S.C.
DRAWN:	W.D.
JOB NO:	1420003