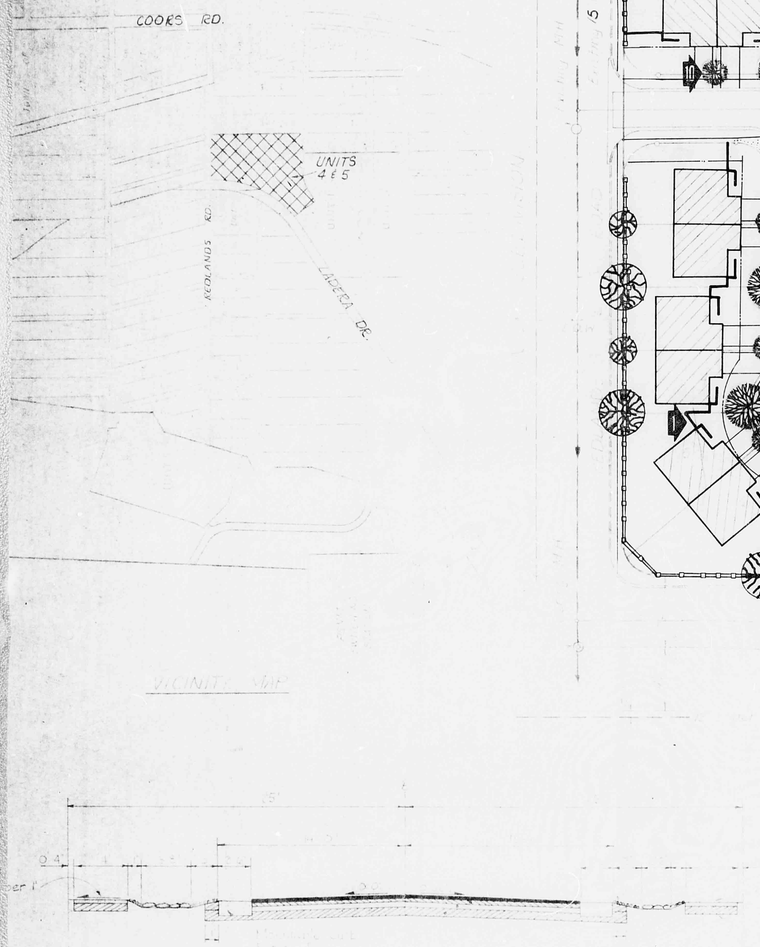
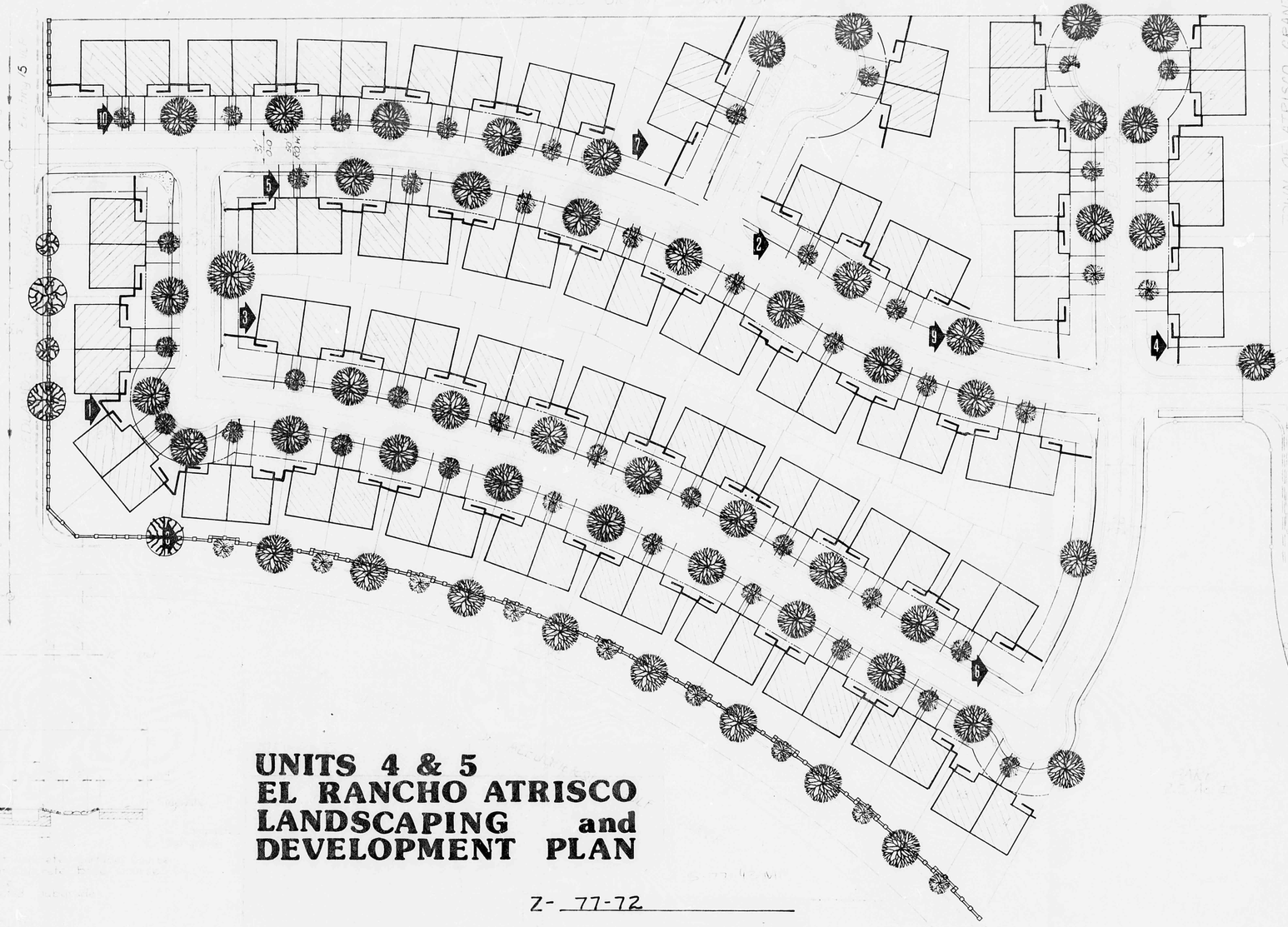
HYDROLOGY

H11/D8
3 PLANS

H11/D8

3 PLANS





RECEIVED
APR 23 1979
CITY ENGINEERS

UNITS 4 & 5
EL RANCHO ATRISCO
LANDSCAPING and DEVELOPMENT PLAN

Z- 77-72

NOTE INDEX

1. 6' High Screen Walls
2. Ponding Area - See detail
3. Typical Pad Area (Approx. 1200 Sq. Ft.)
4. 20' Front Building Setback Line
5. Concrete Driveway
6. 4' Wide Concrete Sidewalk
7. Homeowner Designed and Maintained Yards
8. Wall - See detail
9. Green Ash, Sycamore - Mix
10. Purple Plum, Crabapple - Mix

I certify that this area is zoned RD and this plan is consistent with the specific development plan approved by the Environmental Planning Commission on 5-19-77, 1979.

Planning Director — Date 3-2-79

LANDSCAPING TO BE IN PLACE PRIOR TO OCCUPANCY.

APPROVED as to requirements:

Traffic Engineer — date

City Engineer — date 3/1/79

AMAFCA — date 3/1/79

Parks & Recreation — date 3/1/79

GENERAL NOTES:

1. All rear yards to be enclosed with 4' high grapestake fences.
2. Townhouse Development Area 13.8 Ac.
   Park Area 2.5 Ac.
   Total Development Area 16.3 Ac.
   Total Lots 86
   Density Per Acre 6.2
3. Minimum Sideyard Setback - 5'
4. Screen Walls to be 36" Maximum outside of Set Back-Line

DATE

SHEET 01

WESTERN DEVELOPMENT CO.
ALBUQUERQUE · LAS CRUCES · SANTA FE · NEW MEXICO

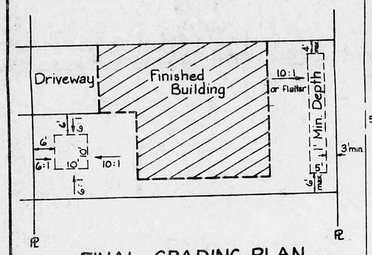
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

EL RANCHO ATRISCO UNIT 4

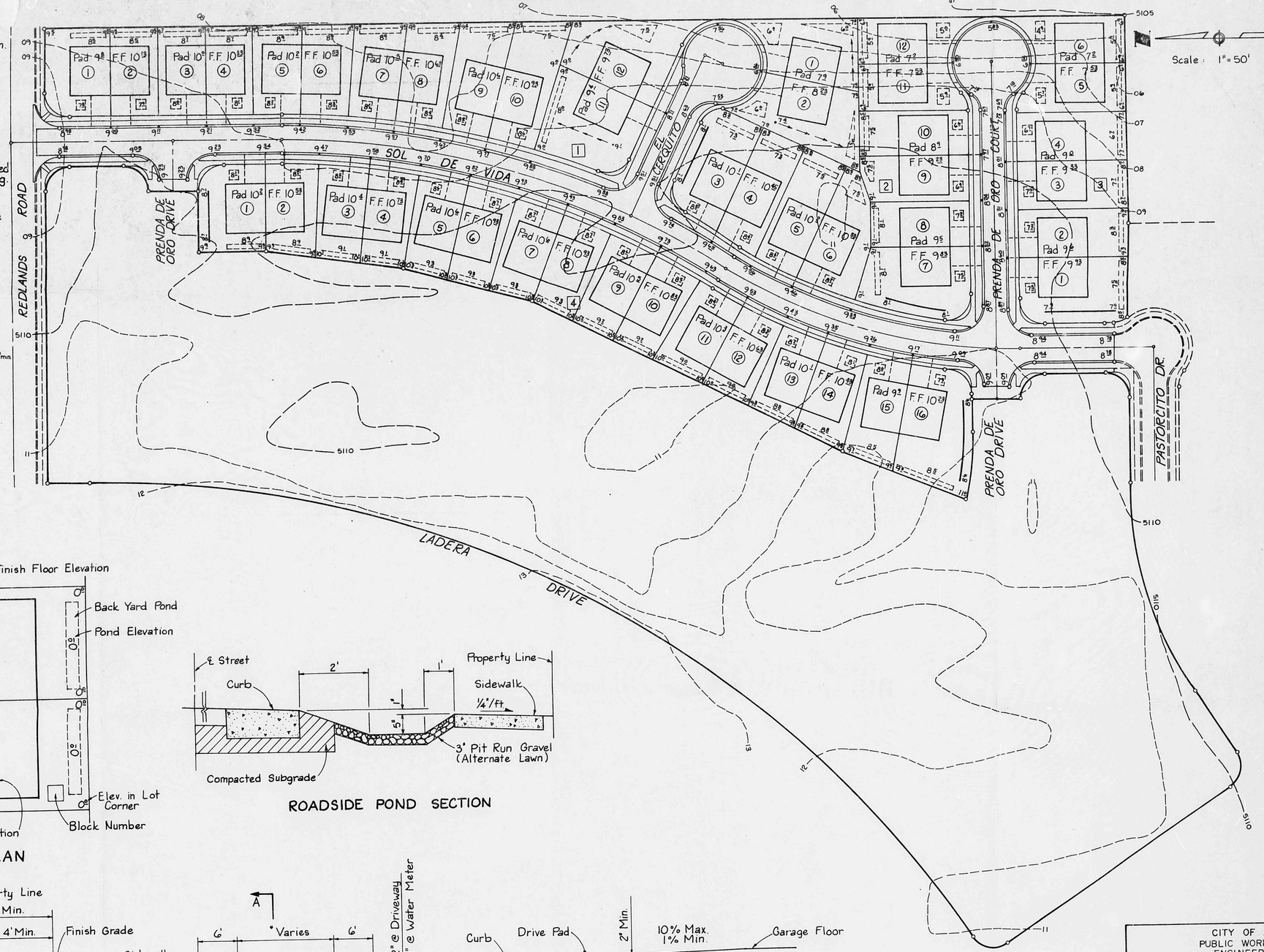
GRADING PLAN

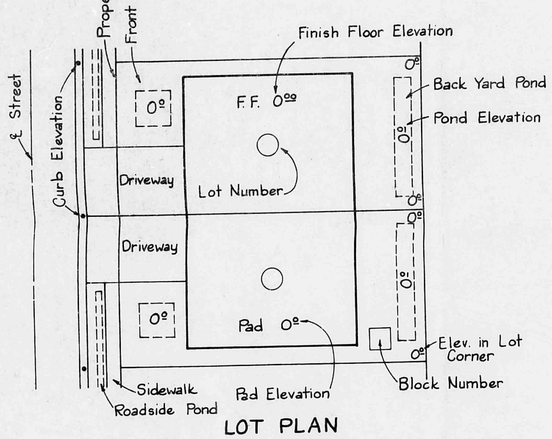
NOTES:

1. All elevations shown are Albuquerque Datum. Topography from survey by Burnett Engineering.
2. Setback to be 20'.
3. Pad size to be 40' wide x 50' deep.
4. Ponds shown are scale accurate and shall be constructed as shown.
5. Roadside ponds shall be graded and sidewalks constructed to assure drainage as shown.
6. Grading for drivepad is to be constructed concurrent with initial subdivision grading.
7. Pad elevation to be .33' below finish floor elevation.
8. After buildings are finished, lot should be graded as per Final Grading Plan.



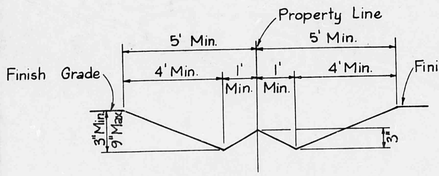
FINAL GRADING PLAN



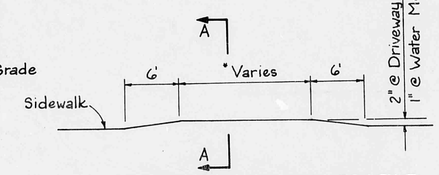


LOT PLAN

ROADSIDE POND SECTION

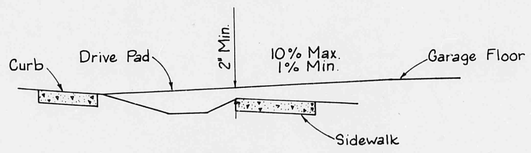


SIDEYARD GRADING



TYPICAL SIDEWALK PROFILE

*Driveway width at driveway 6' wide at water meter



SECTION A-A

Only at Driveway

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS "8-HIL 1978" Elev. 5111.38'

ACS standard brass tablet set in concrete monument at the P.T. of the southeast property line return at the intersection of Los Tretos and Ladera Drive, Unit 1, El Rancho Atrisco

AS-BUILT INFORMATION

CONTRACTOR

WORK ACCEPTED BY DATE

CONSTRUCTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

REFERENCES

MAP NO. W.O. NO.

EST. NO.

NO.	DATE	REVISIONS	BY

DESIGNED BY: T.T. BURNETT ENGINEERING INC. 120 MORNINGSIDE DRIVE N.E. ALBUQUERQUE, NEW MEXICO 87108

T T B

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITLE: EL RANCHO ATRISCO UNIT 4 GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		

DRAWING NO.

SHEET 3 OF 8

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

PLAN SHOT IN TWO SECTIONS.

OPEN SPACE & PARK TABULATION

SINGLE FAMILY DWELLINGS

a. DETACHED — 438
b. ATTACHED — 249

TOTAL — 687

REQUIRED PARK DEDICATION

687 DWELLINGS x 170 sf/du = 116,790 sf = 2.68 acres
687 DWELLINGS x $78.00/du = $53,586

ACTUAL PARK DEDICATION 5.06 acres

OPEN SPACE REQUIRED

PRESTEIGE SINGLE FAMILY DETACHED — 43,400 sf
CUSTOM SINGLE FAMILY DETACHED — 199,288 sf
CUSTOM SINGLE FAMILY ATTACHED — 132,760 sf
AFFORDABLE SINGLE FAMILY DETACHED - 84,605 sf
AFFORDABLE SINGLE FAMILY ATTACHED - 52,490 sf
512,543 sf

TOTAL — 11.76 acres

ACTUAL OPEN SPACE — 12.72 acres

TOTAL PARK DEDICATION & OPEN SPACE 17.78 acres

MASTER PLAN

EL RANCHO ATRISCO

ALBUQUERQUE, N.M. MEXICO

WESTLAND DEVELOPMENT CO.

WESTERN DEVELOPMENT CO.

COLLEGE PARK SUBDIVISION			
TRACT	LOT	BLOCK	OWNER
LD-6-4	3	4	Bernard H. Hansen
LD-6-5	47,48	7	Wells Kilborn Estate
LD-6-6	1,52	7	Wells Kilborn Estate
LD-6-7	2,3	7	Richard L. Durmaj
LD-6-8	23,24	2	Bernard H. Hansen
LD-6-3	25-35	2	Hooten-Stahl
LD-6-3A	11-19	3	Hooten-Stahl
LD-6-3B	2	4	Hooten-Stahl
LD-6-3C	4-9	4	Hooten-Stahl
LD-6-3D	1-7	9	Hooten-Stahl
LD-6-3E	1-7,30-36	8	Hooten-Stahl
LD-6-3H	49,50,51	7	Hooten-Stahl
LD-6-3J	1	4	Hooten-Stahl

SCALE IN FEET
1" = 200'

LEGEND

			AVERAGE MIN LOT SIZE
1	single family detached	438	65 x 115 70 x 120
2	single family zero lot line	134	50 x 115
3	single family duplex	115	50 x 110
4	open space		
5	park dedication		

SITE DATA

parcel I ····61.83 acres

parcel II····135.80 acres

TOTAL ···· 197.63 acres