

III - PLANOS

PLAN PARCIAL DE ORDENACIÓN. A.P.R. 3.5-01

1



APR 3.5-01
"ZONA DE SERVICIOS M-503"
SUP. = 22.450,12m²

| Finca Catastral | nº en plano | Superficie |
|--------------------------------|-------------|------------|
| 0459801VK3705N | 1 | 965,30 |
| 0459810VK3705N | 2 | 3.858,57 |
| 0459806VK3705N | 3 | 39,17 |
| 0459803VK3705N | 4 | 2.970,90 |
| 0459809VK3705N | 5 | 1.089,47 |
| 0459809VK3705N | 6 | 1.543,82 |
| 0459804VK3705N | 7 | 4.422,25 |
| 0459807VK3705N | 8 | 1.733,73 |
| 0459805VK3705N | 9 | 2.083,11 |
| Total suelo privado | | 18.706,32 |
| Colada del Arroyo de las Viñas | | 981,75 |
| Camino de las Higueras | | 255,02 |
| Dominio público M-503 | | 2.507,03 |
| Total suelo delimitado | | 22.450,12 |

AGUSTÍN SÁNCHEZ GUIASO

ingeniero de caminos, canales y puertos

17203

PRONCIV

CONSTRUCCIÓN

firma

Agustín Sánchez

AGUSTÍN SÁNCHEZ GUIASO

autor del encargo

LA CAJIGONA INVERSIONES S.L.

escala

1:1000

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norte

versión

5

proyecto

PLAN PARCIAL
APR 3.5-01 "ZONA DE SERVICIOS M-503"
EN EL TERMINO MUNICIPAL DE POZUELO DE ALARCÓN

localización

Pozuelo de Alarcón
Madrid

fecha

Septiembre 2023

plano

plano

2

hoja 1/1

Catastral y propiedades

Planta



plano

3

hoja 1/1

plano

Delimitación, topográfico y estado actual

Planta

localización

Pozuelo de Alarcón

Madrid

fecha

Septiembre 2023

proyecto

PLAN PARCIAL

APR 3.5-01 "ZONA DE SERVICIOS M-503"

EN EL TERMINO MUNICIPAL DE POZUELO DE ALARCÓN

norte

versión

5

escala

1:1000

0 10 20 30

autor del encargo

LA CAJIGONA INVERSIONES S.L.

AGUSTÍN SÁNCHEZ GUIASO

ingeniero de caminos, canales y puertos

17203

firma

AGUSTÍN SÁNCHEZ GUIASO

| N | Position X | Position Y |
|----|-------------|--------------|
| 01 | 430402.1594 | 4475554.0988 |
| 02 | 430400.3332 | 4475550.8934 |
| 03 | 430399.5275 | 4475548.2112 |
| 04 | 430398.4791 | 4475544.8463 |
| 05 | 430397.0129 | 4475539.9009 |
| 06 | 430394.4757 | 4475532.0495 |
| 07 | 430393.4023 | 4475528.0506 |
| 08 | 430391.9372 | 4475523.3509 |
| 09 | 430391.1807 | 4475520.5302 |
| 10 | 430390.6970 | 4475516.1930 |
| 11 | 430390.3870 | 4475513.3830 |
| 12 | 430389.7312 | 4475510.9158 |
| 13 | 430389.1560 | 4475507.1603 |
| 14 | 430387.9344 | 4475498.7523 |
| 15 | 430387.0073 | 4475492.5102 |
| 16 | 430385.9341 | 4475483.0732 |
| 17 | 430385.2486 | 4475477.0749 |
| 18 | 430384.5167 | 4475471.2716 |
| 19 | 430383.8808 | 4475464.2332 |
| 20 | 430383.4417 | 4475456.8206 |
| 21 | 430383.1490 | 4475450.7735 |
| 22 | 430382.9050 | 4475444.2387 |
| 23 | 430382.8074 | 4475438.5817 |
| 24 | 430382.7098 | 4475433.3636 |
| 25 | 430382.6873 | 4475424.2122 |
| 26 | 430383.0422 | 4475421.2562 |
| 27 | 430382.7952 | 4475413.0688 |
| 28 | 430381.1925 | 4475392.8854 |
| 29 | 430380.3130 | 4475392.8854 |
| 30 | 430315.0540 | 4475481.6269 |
| 31 | 430302.2345 | 4475508.2069 |
| 32 | 430296.7650 | 4475524.6074 |
| 33 | 430291.2750 | 4475539.2274 |
| 34 | 430285.7155 | 4475558.2874 |
| 35 | 430281.9055 | 4475575.7974 |
| 36 | 430278.3060 | 4475589.7679 |
| 37 | 430274.9160 | 4475609.7979 |
| 38 | 430267.8965 | 4475641.7784 |
| 39 | 430254.8856 | 4475701.5519 |
| 40 | 430275.4500 | 4475706.1400 |
| 41 | 430276.5600 | 4475702.6500 |
| 42 | 430286.5200 | 4475685.6300 |
| 43 | 430296.7400 | 4475663.7100 |
| 44 | 430301.1500 | 4475651.6100 |
| 45 | 430320.9022 | 4475654.0107 |
| 46 | 430348.6281 | 4475637.5673 |
| 47 | 430390.4679 | 4475612.8701 |
| 48 | 430409.8733 | 4475601.4474 |
| 49 | 430407.3932 | 4475593.4465 |

APR 3.5-01
"ZONA DE SERVICIOS M-503"
SUP. = 22.450, 12m²

X=430275.45
Y=4475706.14

X=430315.05
Y=4475481.63

X=430383.44
Y=4475436.82

X=430402.16
Y=4475554.10

X=430390.78
Y=4475516

Niveles
dB(A)
Escala

| |
|-----------|
| 95.0 >> |
| 90.0-94.9 |
| 85.0-89.9 |
| 80.0-84.9 |
| 75.0-79.9 |
| 70.0-74.9 |
| 65.0-69.9 |
| 60.0-64.9 |
| 55.0-59.9 |
| 50.0-54.9 |
| 45.0-49.9 |
| 40.0-44.9 |
| << -39.9 |

APR 3.5-01
"ZONA DE SERVICIOS M-503"
SUP. = 22.450,12m²

ARROYO DE LAS VIÑAS

APR 3.5-03

ZONA DE PROTECCIÓN (25m)

DOMINIO PÚBLICO (3m)

M 503

M-503
A BORDILLO Y M-40

ARISTA EXTERIOR DE EXPLANACIÓN

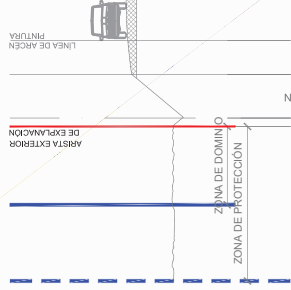
AFECCION CARRETERA

Según Reglamento de Carreteras de la Comunidad de Madrid, 1993 (artículos 72 a 80)
Para el estudio de la zona de protección

- Alfeta exterior de explanación
- Límite de la zona de dominio público (3m)
- Límite de la zona de protección (25m)

ZONIFICACIÓN SEGÚN EL REGLAMENTO
DECRETO 29/1993, DE LA COMUNIDAD DE MADRID

SENTENCIA



| CARRETERA DE LA RED PRINCIPAL | ZONA DE PROTECCIÓN (1) |
|---|------------------------|
| 1) MEDIDAS QUE SE DEBE LA ARISTA EXTERIOR DE LA EXPLANACIÓN | 3m |
| | 25m |

AGUSTÍN SÁNCHEZ GUIASO

ingeniero de caminos, canales y puertos 17203

firma



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norte



versión 5

escala



proyecto

PLAN PARCIAL

APR 3.5-01 "ZONA DE SERVICIOS M-503"

EN EL TÉRMINO MUNICIPAL DE POZUELO DE ALARCÓN

localización

Pozuelo de Alarcón

fecha

Septiembre 2023

plano

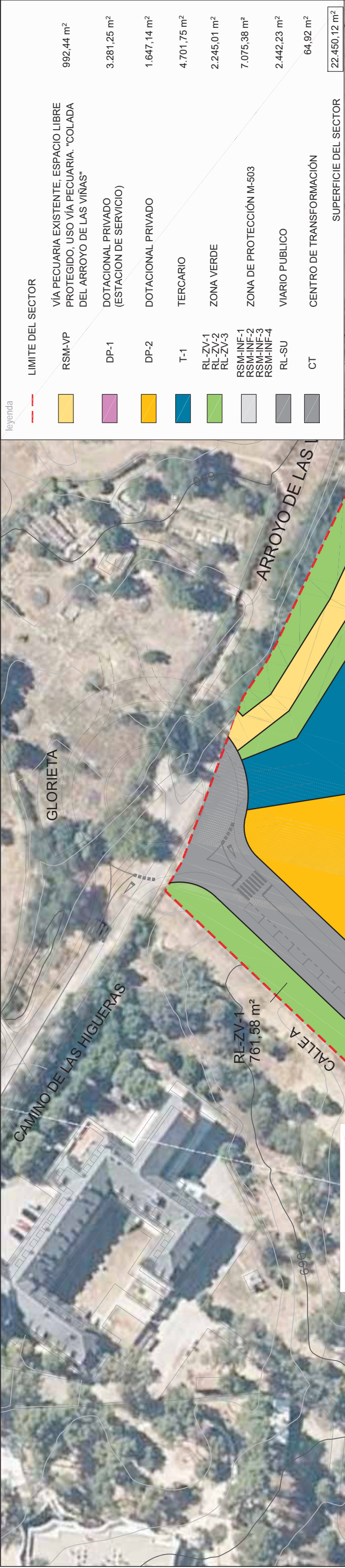
Afecciones

Planta

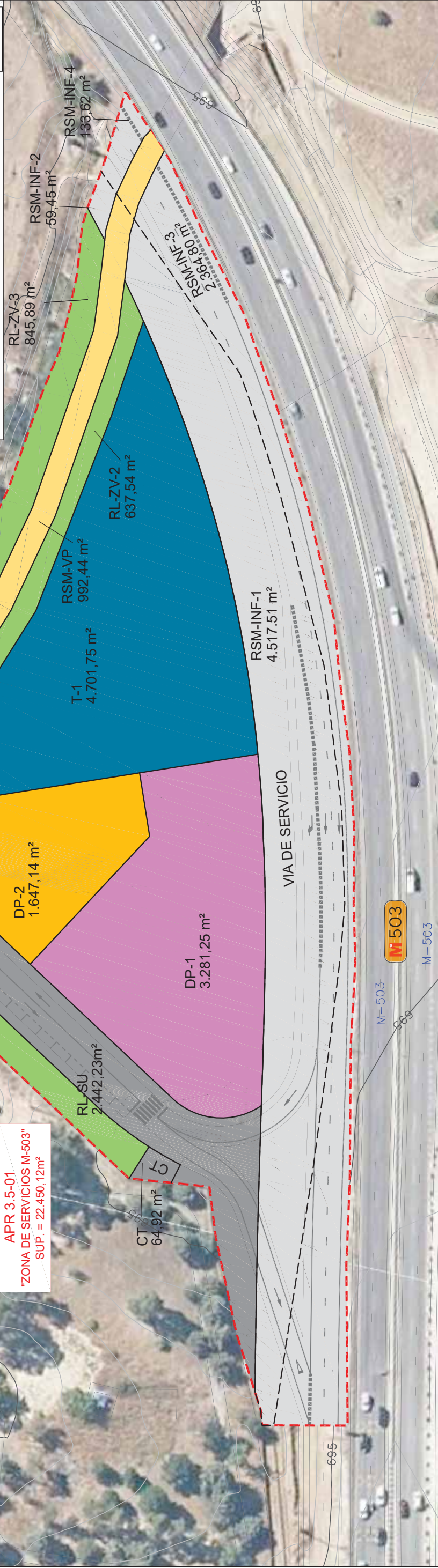
plano

4

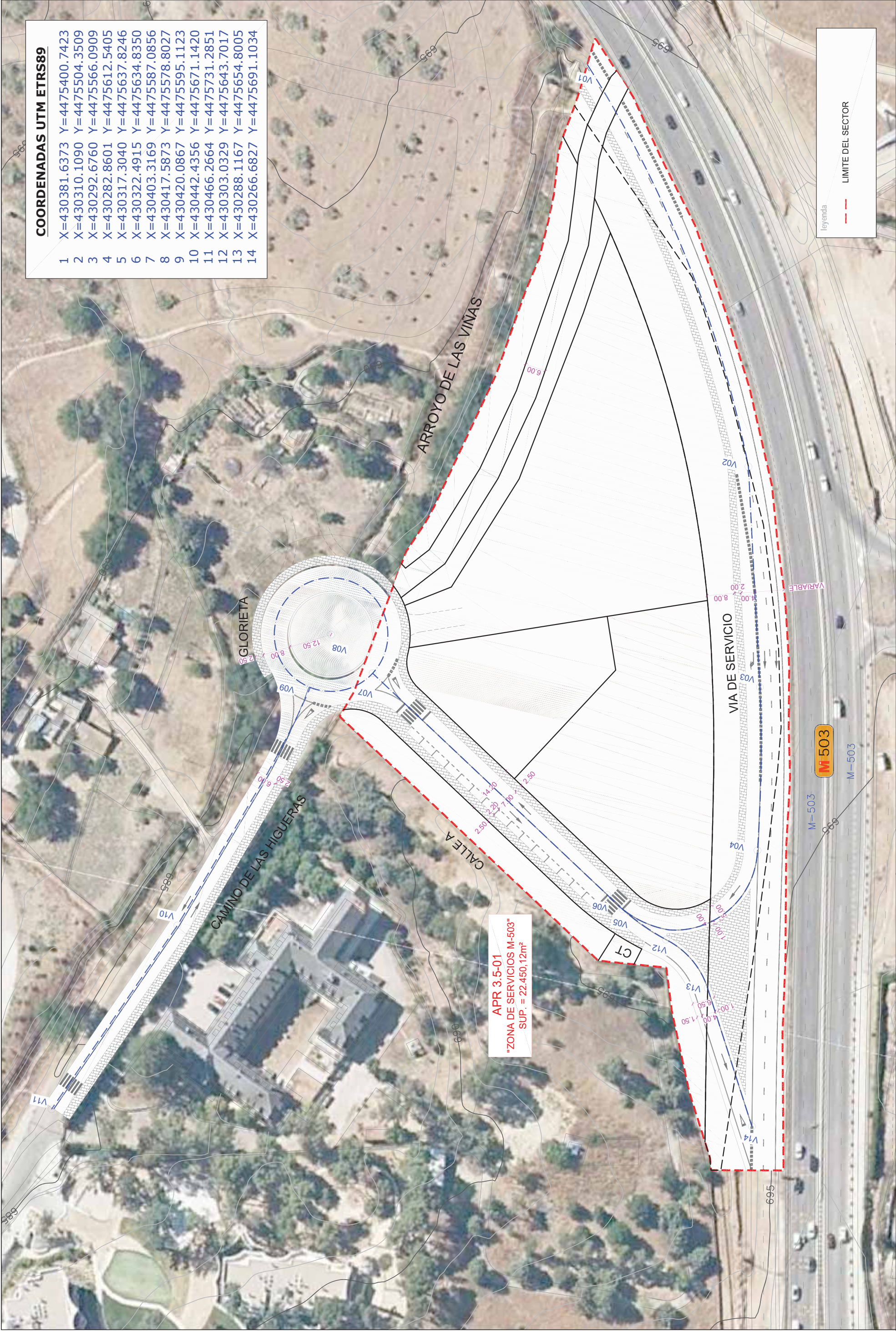
hoja 1/1



APR 3.5-01
"ZONA DE SERVICIOS M-503"
SUP. = 22.450,12m²



| USOS | | | | | | | | | | REDES PÚBLICAS | | | | | | | | | | suelo | |
|-----------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------|--|--|--|--|--|--|--|--|--|-------|--|
| LUCRATIVOS | | | | | | | | | | Redes supramunicipales | | | | | | | | | | | |
| Dotacional (Estación de servicio) | | | | | | | | | | Colada del arroyo de las Viñas | | | | | | | | | | | |
| Dotacional (genérico) | | | | | | | | | | Zona de protección M-503 | | | | | | | | | | | |
| Total Dotacional privado | | | | | | | | | | Redes Locales | | | | | | | | | | | |
| Terciario | | | | | | | | | | Centro de transformación | | | | | | | | | | | |
| | | | | | | | | | | Viarío público | | | | | | | | | | | |
| | | | | | | | | | | Zona verde | | | | | | | | | | | |
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COORDENADAS UTM ETRS89

| | | |
|----|---------------|----------------|
| 1 | X=430381.6373 | Y=4475400.7423 |
| 2 | X=430310.1090 | Y=4475504.3509 |
| 3 | X=430292.6760 | Y=4475566.0909 |
| 4 | X=430282.8601 | Y=4475612.5405 |
| 5 | X=430317.3040 | Y=4475637.8246 |
| 6 | X=430322.4915 | Y=4475634.8350 |
| 7 | X=430403.3169 | Y=4475587.0856 |
| 8 | X=430417.5873 | Y=4475578.8027 |
| 9 | X=430420.0867 | Y=4475595.1123 |
| 10 | X=430442.4356 | Y=4475671.1420 |
| 11 | X=430466.2664 | Y=4475731.2851 |
| 12 | X=430303.0329 | Y=4475643.7017 |
| 13 | X=430288.1167 | Y=4475654.8005 |
| 14 | X=430266.6827 | Y=4475691.1034 |

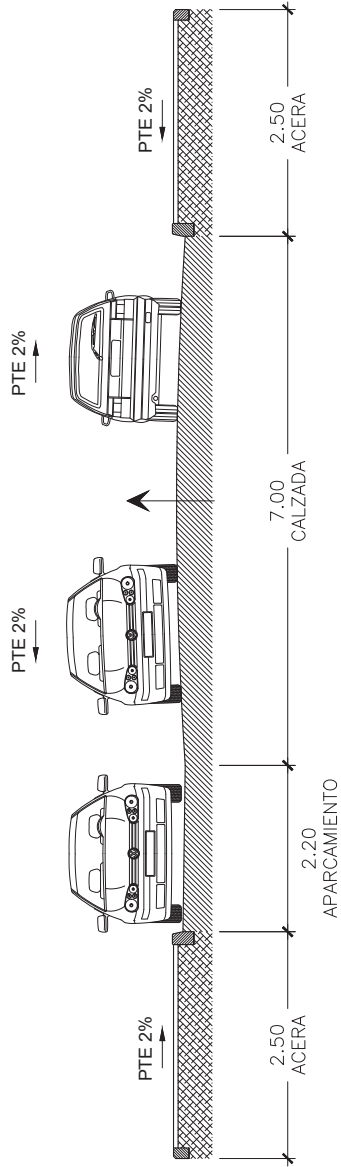
APR 3.5-01
"ZONA DE SERVICIOS M-503"
SUP. = 22.450,12m²

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| AGUSTÍN SÁNCHEZ GUIASO ingeniero de caminos, canales y puertos 17203 | autor del encargo | | escala 1:1000 0 10 20 30 | norte | proyecto PLAN PARCIAL APR 3.5-01 "ZONA DE SERVICIOS M-503" EN EL TERMINO MUNICIPAL DE POZUELO DE ALARCÓN | localización Pozuelo de Alarcón Madrid | plano | plano 6.1 hoja 1/1 |
| | LA CAJIGONA INVERSIONES S.L. | | | | | | | |

NOTA: LAS SECCIONES TIPO SE AJUSTARAN EN EL PROYECTO DE URBANIZACION

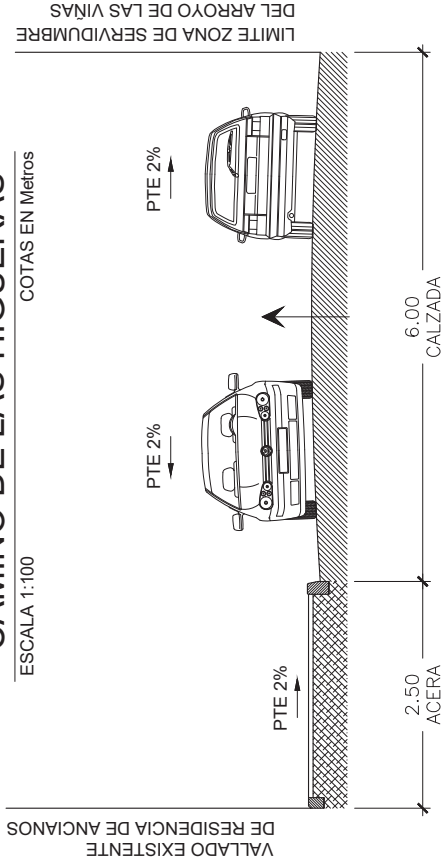
SECCIÓN TIPO
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ESCALA 1:100 COTAS EN Metros



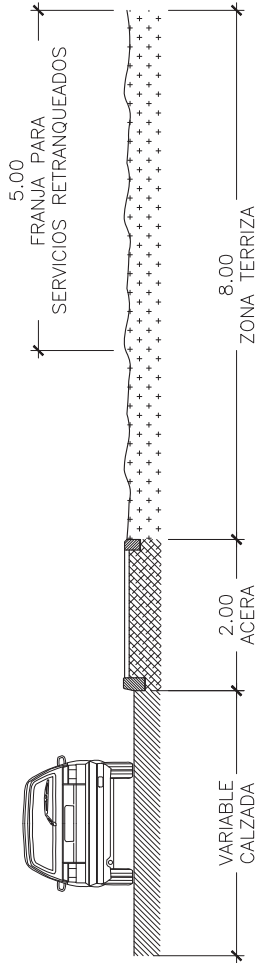
SECCIÓN TIPO
CAMINO DE LAS HIGUERAS

ESCALA 1:100 COTAS EN Metros



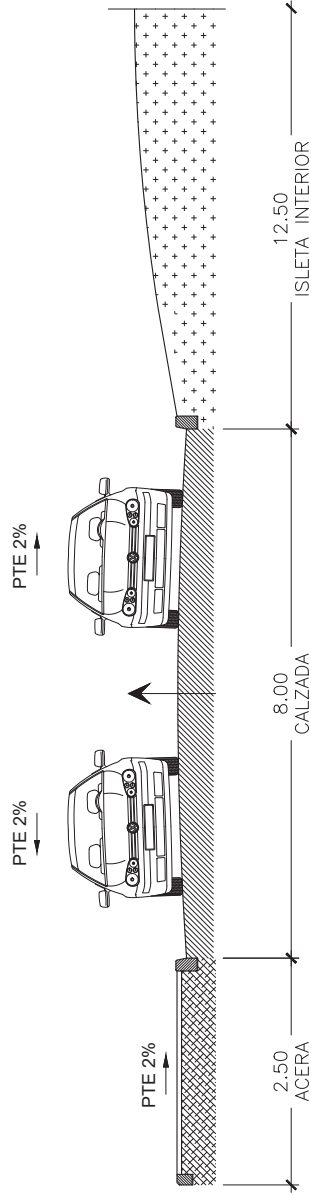
SECCIÓN TIPO
VIA DE SERVICIO

ESCALA 1:100 COTAS EN Metros



SECCIÓN TIPO
GLORIETA

ESCALA 1:100 COTAS EN Metros



AGUSTÍN SÁNCHEZ GUIASO

ingeniero de caminos, canales y puertos 17203



firma

AGUSTÍN SÁNCHEZ GUIASO

autor del encargo

LA CAJIGONA INVERSIONES S.L.

escala

1:100

norte

versión

5

proyecto
PLAN PARCIAL
APR 3.5-01 "ZONA DE SERVICIOS M-503"

EN EL TERMINO MUNICIPAL DE POZUELO DE ALARCÓN

localización
Pozuelo de Alarcón
Madrid

fecha

Septiembre 2023

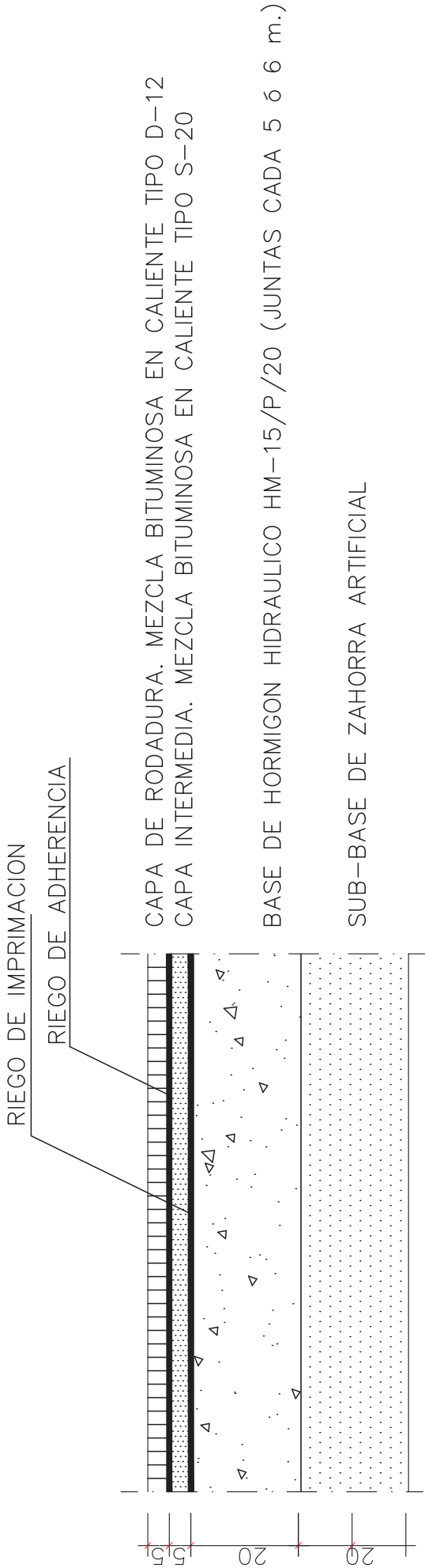
plano

Secciones tipo
Detalles

plano

6.2
hoja 1/1

FIRME TIPO 1-A EN CALZADA

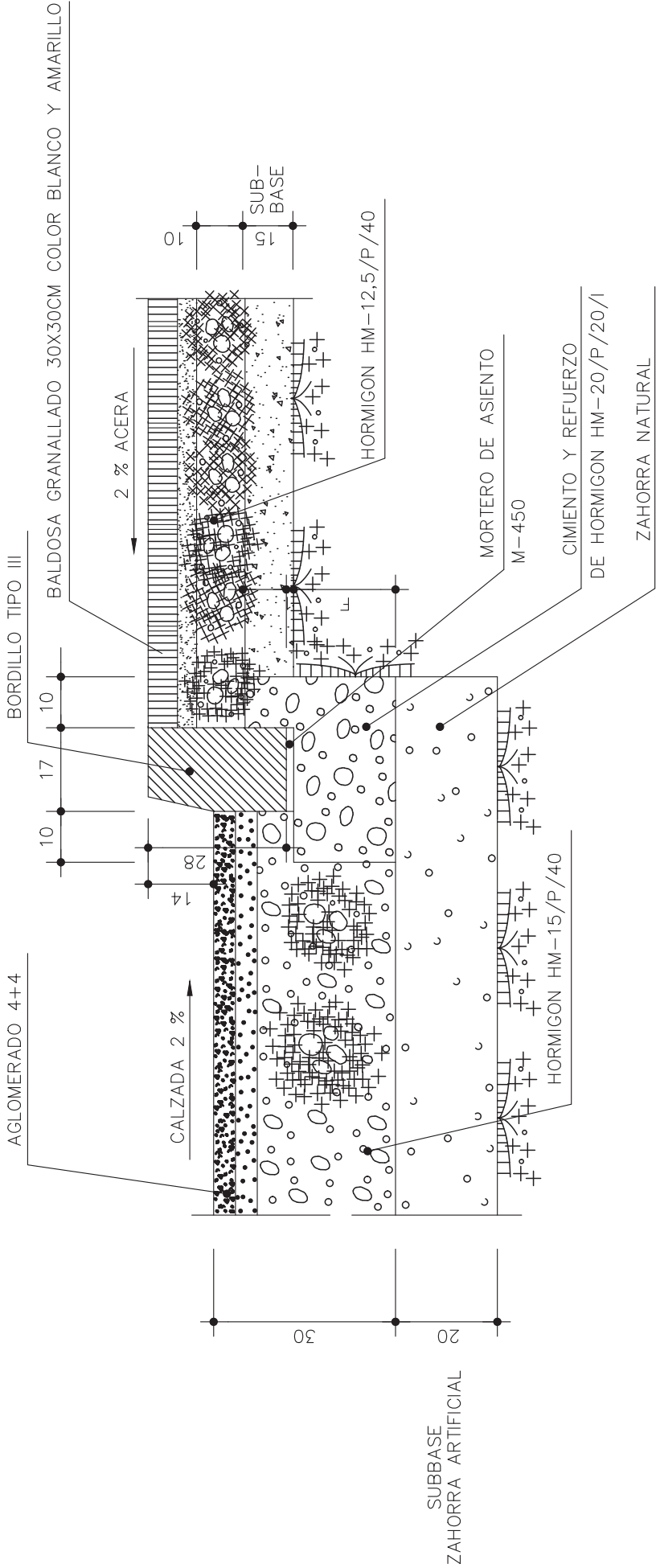


ACERAS CON BALDOSA HIDRAULICA

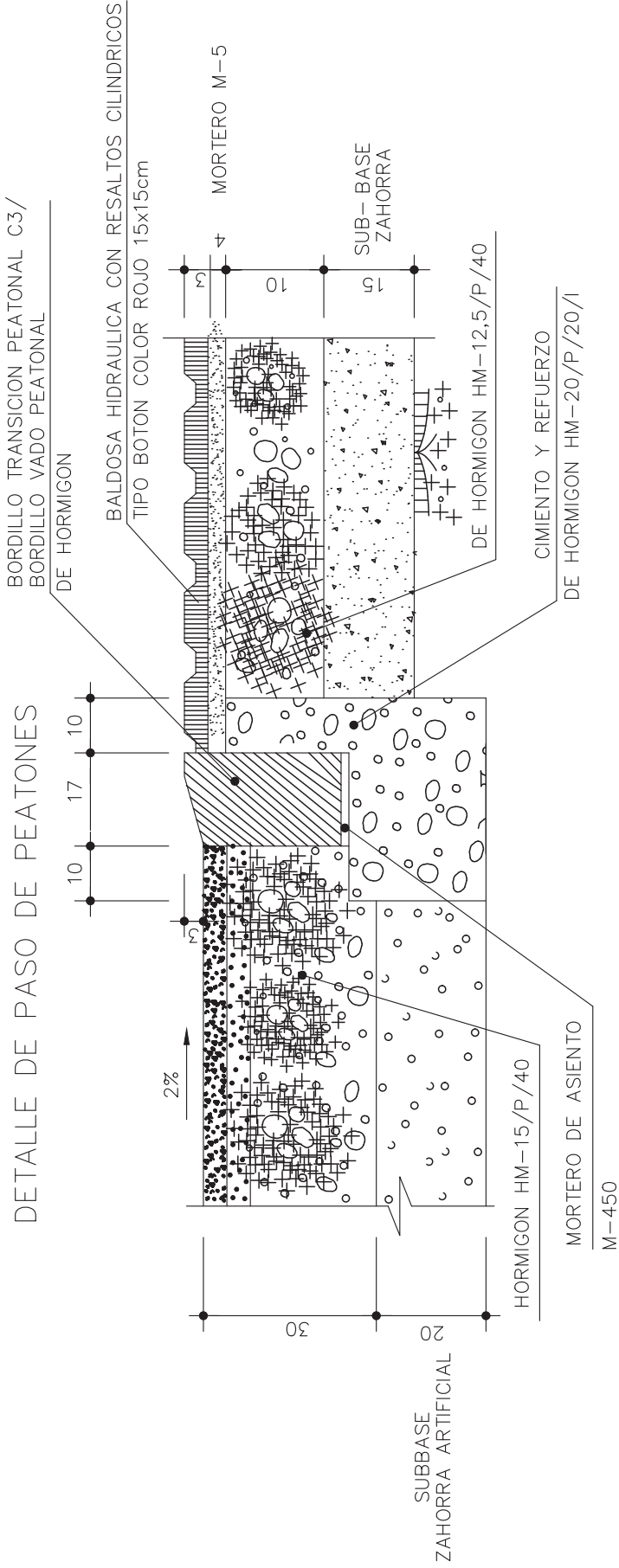


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| AGUSTÍN SÁNCHEZ GUIASADO <small>ingeniero de caminos, canales y puertos 17203</small> | autor del encargo | escala | norte | proyecto PLAN PARCIAL APR 3.5-01 "ZONA DE SERVICIOS M-503" EN EL TERMINO MUNICIPAL DE POZUELO DE ALARCÓN | localización Pozuelo de Alarcón Madrid | plano | 6.3.1 hoja 1/1 |
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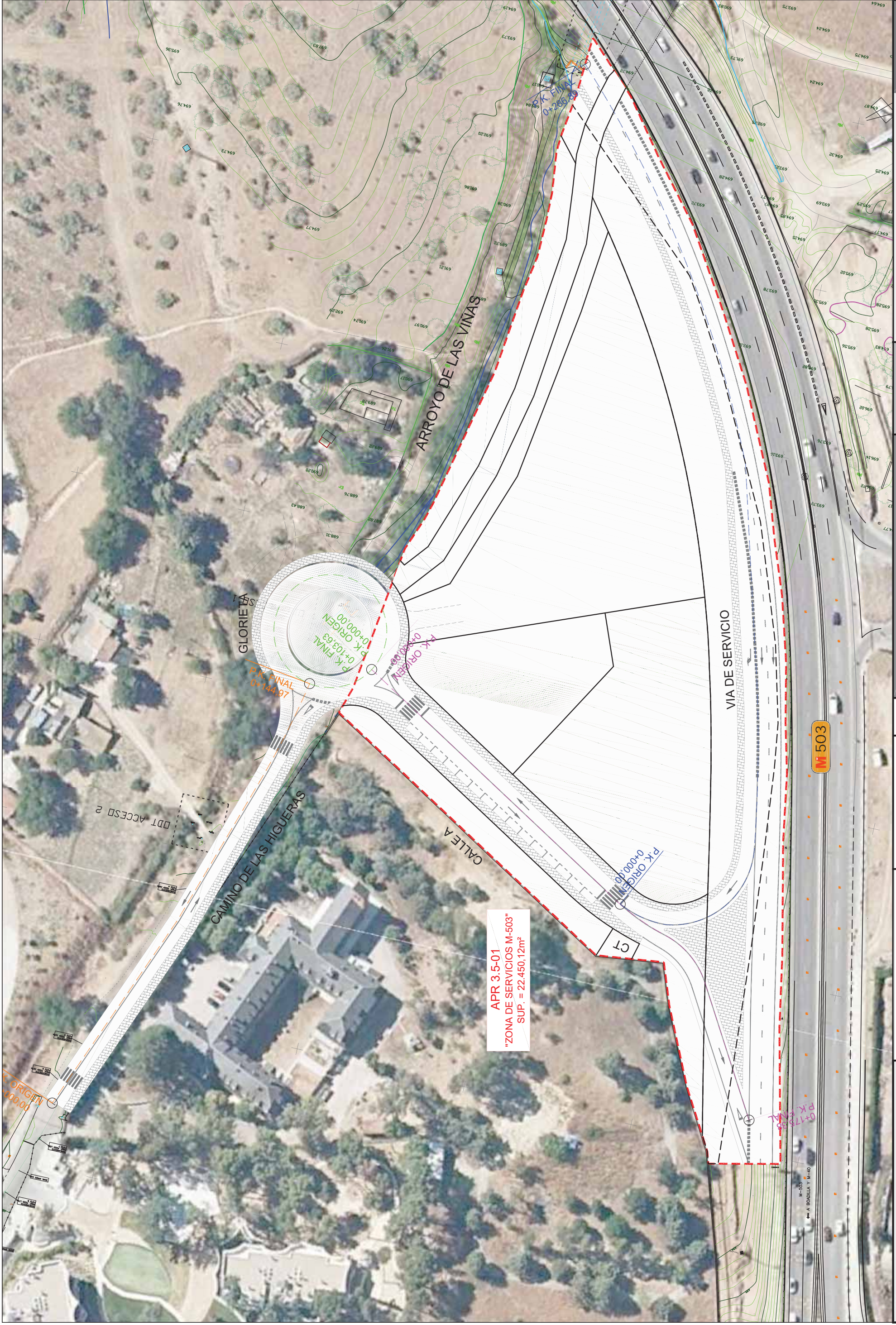
DETALLE DE ENLACE DE CALZADA Y ACERA



DETALLE DE PASO DE PEATONES



| | | | | | | | | | | | | | |
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| AGUSTÍN SÁNCHEZ GUIASO | | autor del encargo | | escala | | norte | | proyecto | | localización | | plano | |
| ingeniero de caminos, canales y puertos 17203 | | LA CAJIGONA INVERSIONES S.L. | | | | versión | | PLAN PARCIAL | | Pozuelo de Alarcón Madrid | | | |
| firma | | | | | | 5 | | APR 3.5-01 "ZONA DE SEVICIOS M-503" | | fecha | | Sección constructiva | |
| AGUSTÍN SÁNCHEZ GUIASO | | | | | | | | EN EL TERMINO MUNICIPAL DE POZUELO DE ALARCÓN | | Septiembre 2023 | | Detalles | |
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AGUSTÍN SÁNCHEZ GUIADO

Ingeniero de caminos, canales y puertos **17203**

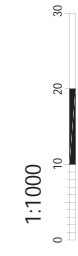
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AGUSTÍN SÁNCHEZ GUIADO

autor del encargo

LA CAJIGONA INVERSIONES S.L.

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proyecto

PLAN PARCIAL

APR 3 5-01 "ZONA DE SERVICIOS M-503"

EN EL TÉRMINO MUNICIPAL DE POZUELO DE ALARCÓN

localización

fecha
Septiembre 2023

Planta de PKs

plano

7.1 hoja 1/1



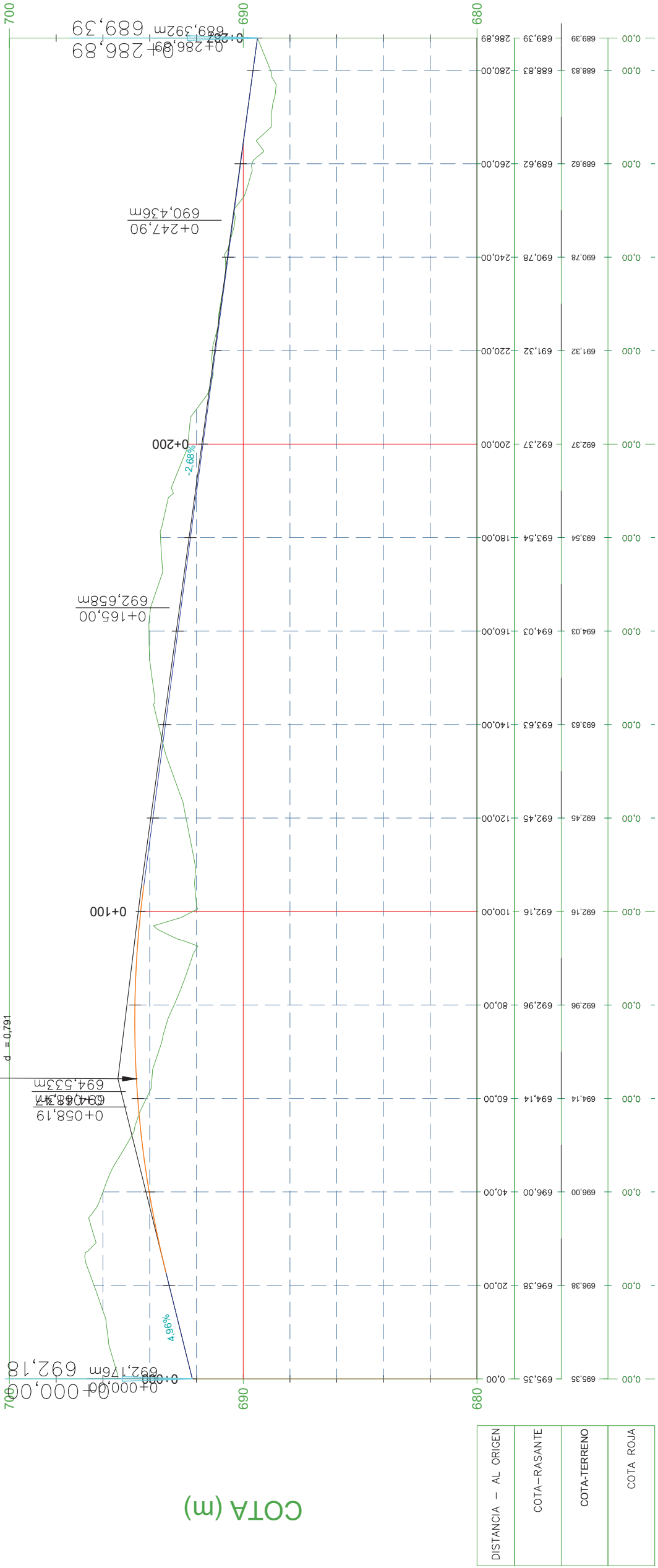
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| DISTANCIA – AL ORIGEN |
| COTA –RASANTE |
| COTA-TERRENO |
| COTA ROJA |

DIAGRAMA DE CURVATURAS

| |
|--------|
| RECTA |
| 103.63 |

Perfil Longitudinal: VIA DE SERVICIO
Escala - V: 200 H:1000

PK = 0+064,201
Cv = 695,359
Kv = 1095
E = -7,64
L = 82,865
d = 0,791



| DISTANCIA - AL ORIGEN |
|-----------------------|
| COTA-RASANTE |
| COTA-TERRENO |
| COTA ROJA |

DIAGRAMA DE CURVATURAS

| | | | | |
|------------------------|------------------------|--------------------------|-------------------------|-------------------------|
| R: 30,29m L: 58,19m | R: 433,74m L: 3,28m | R: 433,79m L: 103,53m | R: 268,84m L: 82,90m | R: 351,06m L: 38,99m |
|------------------------|------------------------|--------------------------|-------------------------|-------------------------|

AGUSTÍN SÁNCHEZ GUIASO

Ingeniero de caminos, canales y puertos 17203

PRONOVIA

CONSTRUCCIONES

firma

Agustín Sánchez

AGUSTÍN SÁNCHEZ GUIASO

autor del encargo

escala

norte

versión
5

proyecto
PLAN PARCIAL
APR 3.5-01 "ZONA DE SERVICIOS M-503"
EN EL TERMINO MUNICIPAL DE POZUELO DE ALARCÓN

localización
Pozuelo de Alarcón
Madrid

fecha
Septiembre 2023

plano

7.2.1
hoja

Perfiles longitudinales

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