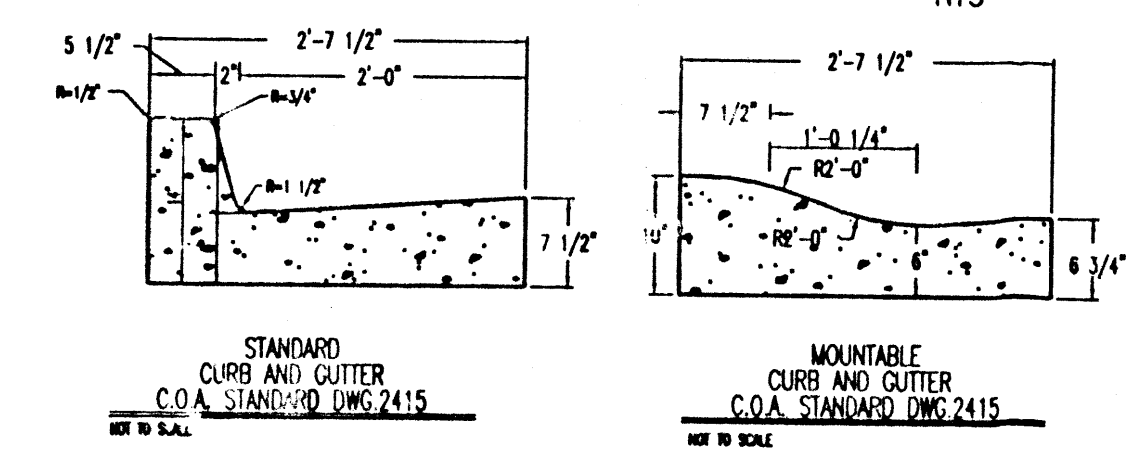
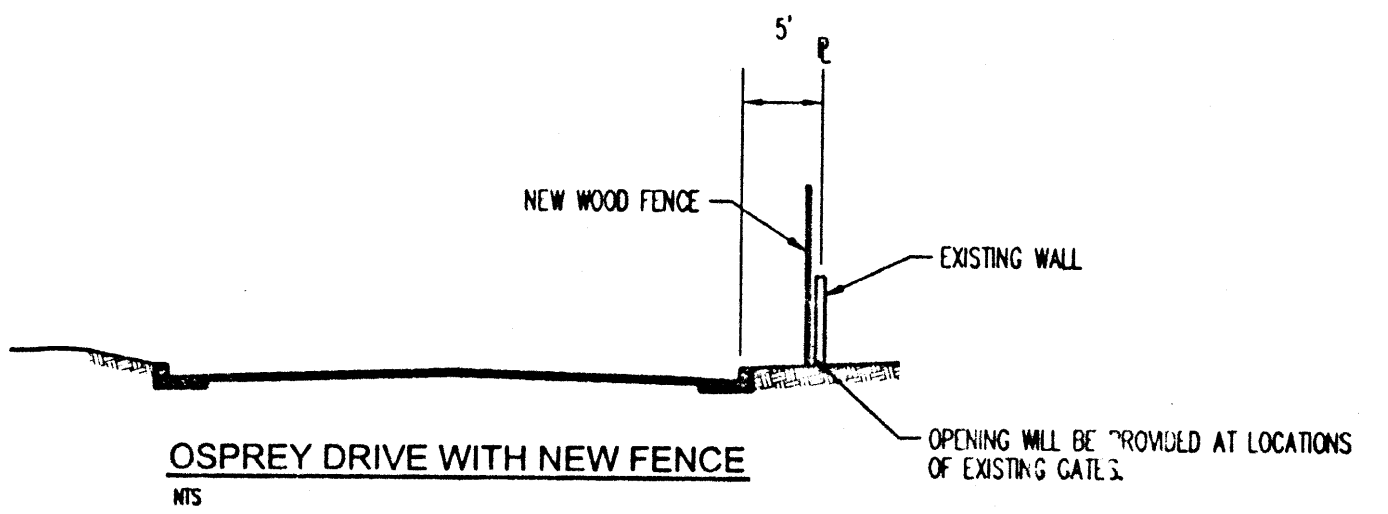
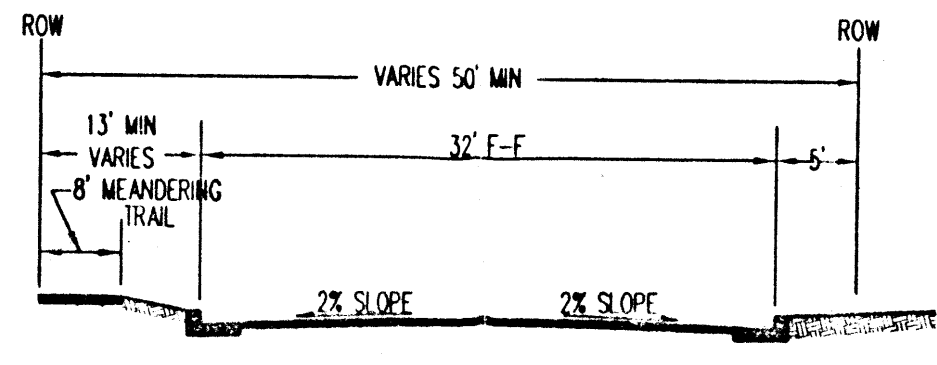
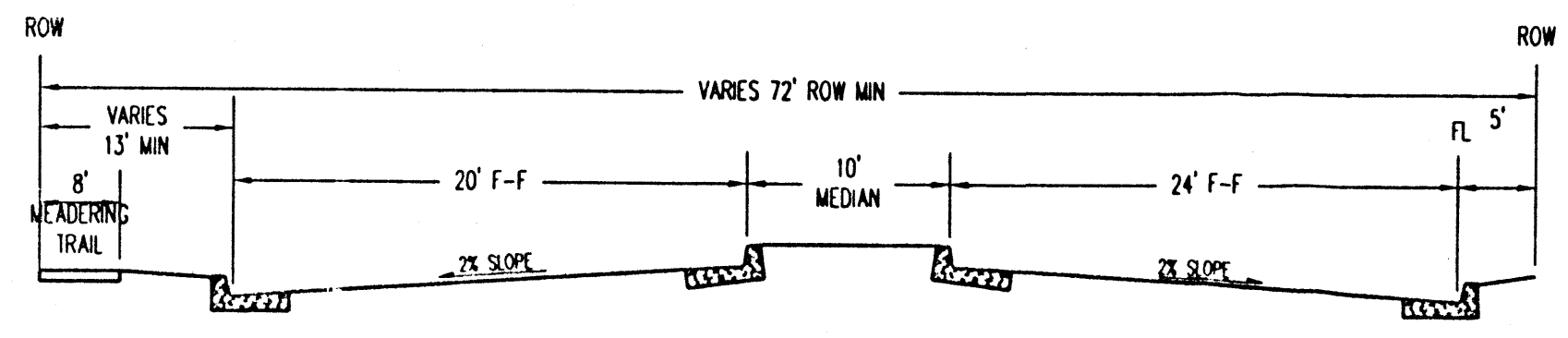
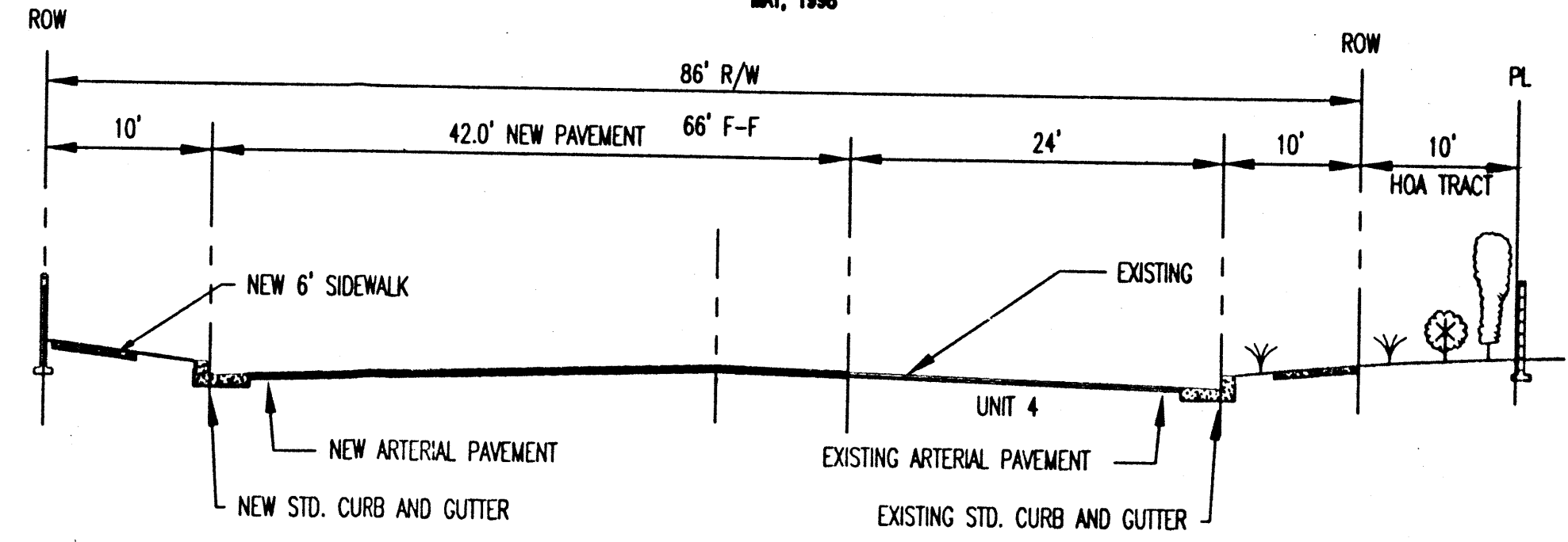
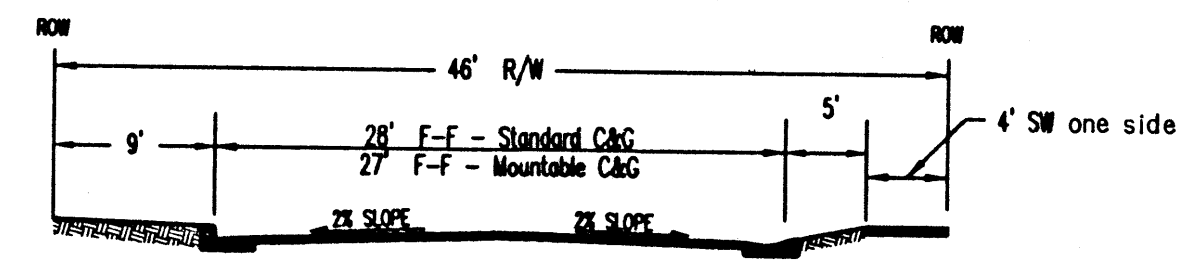
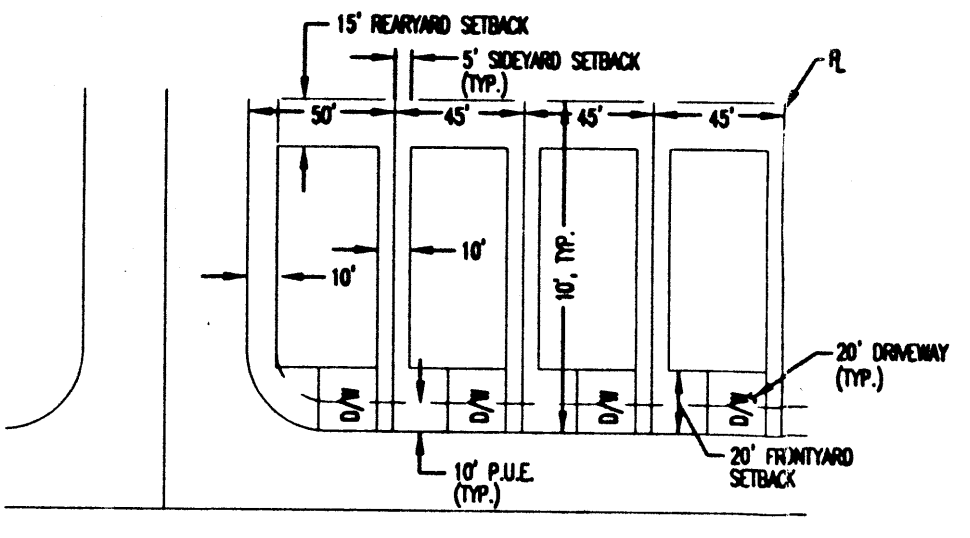
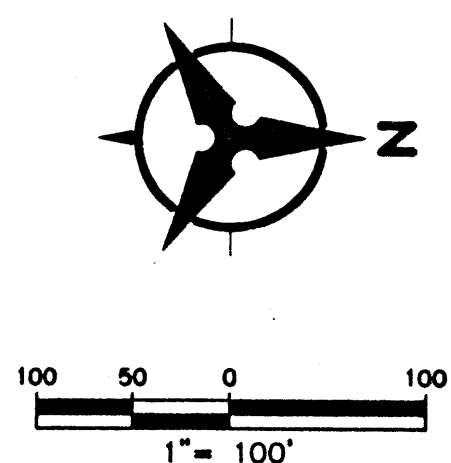
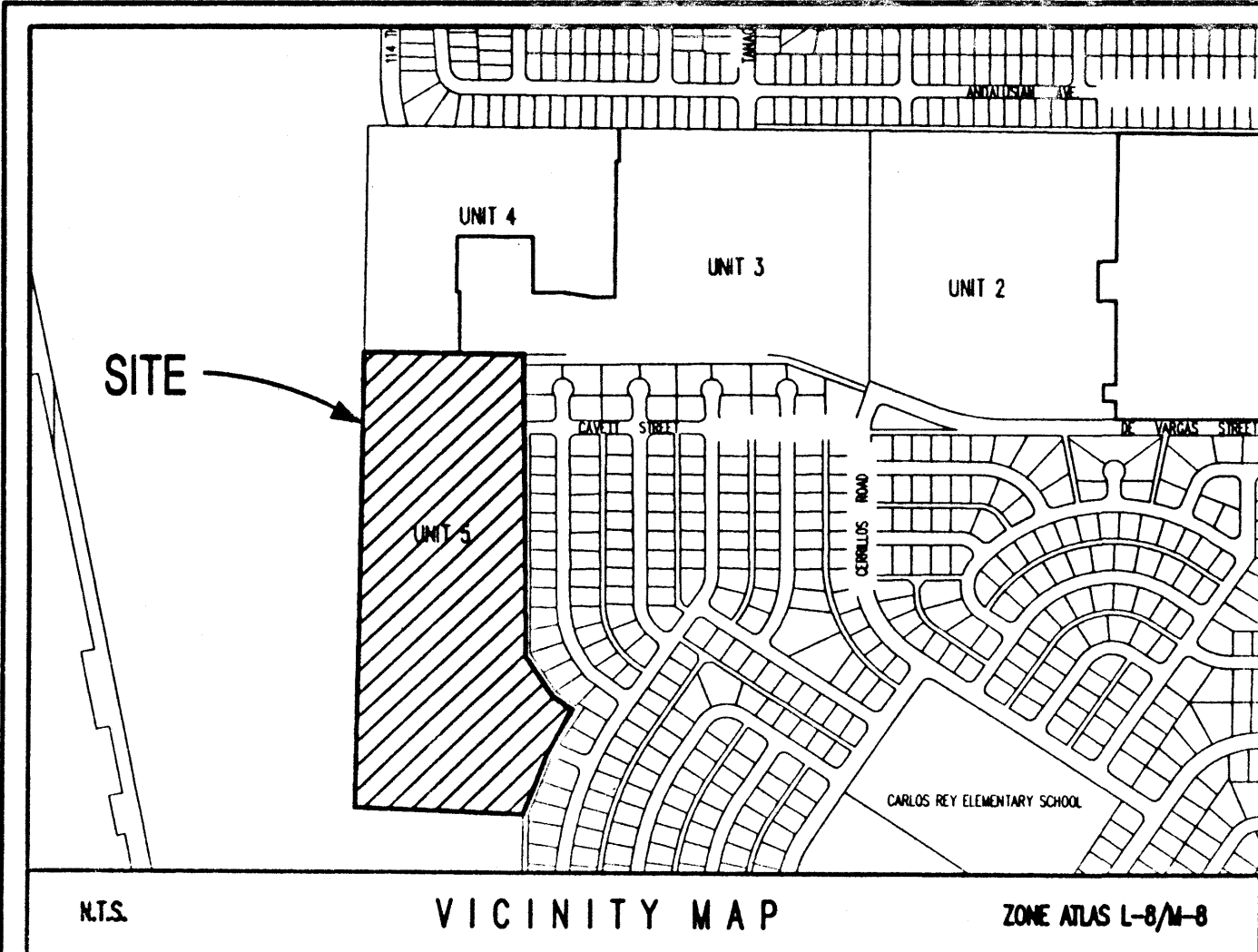


# TIMARRON WEST UNIT 5

## SITE DEVELOPMENT PLAN FOR SUBDIVISION

COMPRISED OF PORTIONS OF  
TRACT 2, LANDS OF GREVEY/LIBERMAN AND LUTHERAN CHURCH PROPERTY  
SITUATE WITHIN  
THE TOWN OF ATISCO GRANT  
"PROJECTED" SECTION 32, T10N, R2E, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 1998



**SITE DATA**

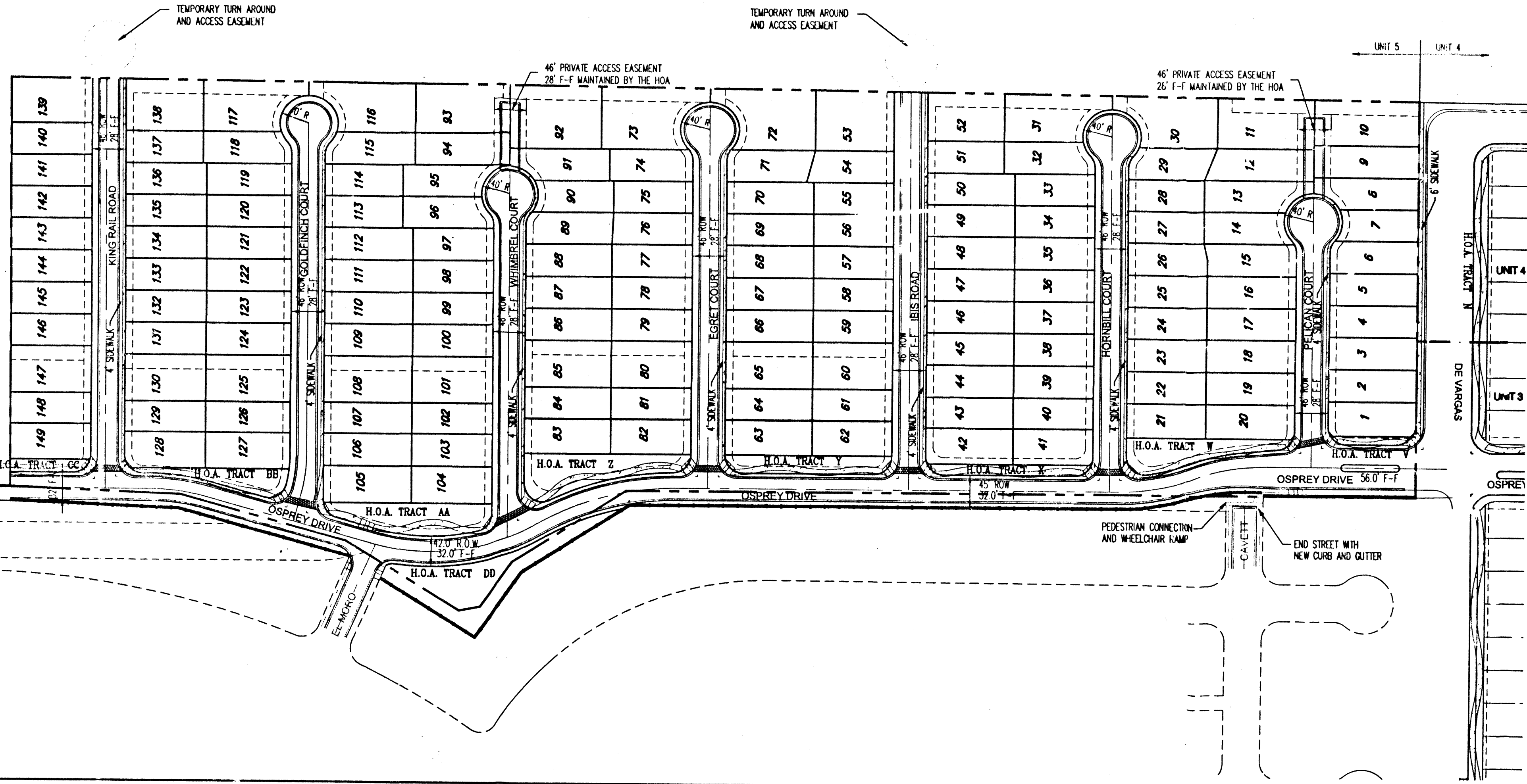
CASE NUMBERS	AX-98-11; SD-87-1-17; Z-98-90
PROJECT #	1000475
ZONE ATLAS NO.	L-8-Z/M-8-Z
FEMA MAP NO.	3500102338 D
ZONING	SU-1 PRD 9 DU/AC

- NOTES:**
- 1.) SITE SPECIFIC GRADING AND DRAINAGE PLANS HAVE BEEN SUBMITTED AND APPROVED IN CONJUNCTION WITH PREVIOUS SUBDIVISION ACTIONS. THE EXISTING PONDING AREA HAS BEEN DESCRIBED ON SHEET 3 OF THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PURPOSES. ON SITE FLOWS ENTERING THE DESALINATION POND HAVE BEEN CALCULATED. VOLUMES, STORAGE DEPTHS, AND DISCHARGE TIMES HAVE BEEN LISTED FOR THE MAIN DETENTION POND. THE PONDING AREA HAS BEEN DESCRIBED IN DETAIL ON PREVIOUS APPROVED DRAINAGE PLANS.
  - 2.) ALL STREETS WITHIN TIMARRON WEST, UNIT 5 ARE PUBLIC. EXCEPT STUB STREETS AT PELICAN COURT AND WHIMBREL COURT ARE PRIVATE ACCESS STREETS TO BE MAINTAINED BY THE HOA. NO GATED COMMUNITY.
  - 3.) NO LOTS SHALL HAVE VEHICULAR ACCESS TO SAGE/DE VARGAS ROAD.
  - 4.) LOT AREAS SHOWN = GROSS = NET ACERAGE
  - 5.) TYPICAL STREET WIDTHS 46' ROW WITH 28' F-F MAY BE SUBSTITUTED WITH 27' F-F ROLL CURB

MILES OF FULL WIDTH STREETS CREATED	1.1
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	149
DENSITY	5.67 DU/AC
NO. OF H.O.A. TRACTS CREATED	9
AREA	26.27 ACRES

**PROJECT # 1000475**  
**DRB 00490-00706**  
**EPC 2-98-90**

**APPROVALS:**  
AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON NOVEMBER 19, 1999 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.



**OWNER/DEVELOPER**  
CORTEX HOMES  
8700 4<sup>TH</sup> FERRIS, NE, BUILDING B  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 761-9606

**ENGINEER**  
BOHANNAN-HUSTON  
ATtn: ROX BELTRAMO  
COURTYARD L, 7500 JEFFERSON ST.  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 823-1000

**TRACKING NUMBERS**  
00410-0000-00702 (EPC)  
00410-0000-00705 (PP)  
00450-0000-00706 (SPS)  
00450-0000-00707 (SPP)  
00440-0000-00704 (TOSM)  
00440-0000-00733 (SW)

7:25:00 4/26/02	CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	TRAFFIC ENGINEER, TRANSPORTATION DIVISION	7-19-00 DATE
<i>[Signature]</i>	PARKS DESIGN & DEVELOPMENT (P.D.D.)	7-19-00 DATE
<i>[Signature]</i>	PUBLIC WORKS, UTILITY DEVELOPMENT DIVISION	7-19-00 DATE
<i>[Signature]</i>	CITY ENGINEER, ENGINEERING DIVISION	4/22/02 DATE

**Bohannon-Huston**  
Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

PRD 1000475

P:\99470\CDP\GENERAL\UNIT\_5\SITE DEVELOPMENT\U2SDP3.DWG