

LOT 27B-P1 and
LOT 27A-P1, BLOCK 1
EAGLE SPRINGS

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

SUBDIVISION DATA

GROSS ACREAGE	0.3181 AC
ZONE ATLAS NO.	C-19-Z
NUMBER OF LOTS CREATED	2 LOTS
NUMBER OF TRACTS CREATED	0 TRACTS
AREA DEDICATED TO CITY	0.00 AC
DATE OF SURVEY	OCTOBER, 2002
ZONING	R-D 7 DU/AC

DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 27-P1 and H.O.A. TRACT "F", EAGLE SPRINGS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 2002 in Book 2002c, Page 82 and containing 0.3181 acres more or less.

PROJECT NO. 1002430
APPLICATION NO. DRB-00084

APPROVED AND ACCEPTED BY:

Sharon Watson 1/29/03
Planning Department
Brenda L. Bishop 1-29-03
City Engineer
Paul D. ... 1-29-03
Transportation Development
Roger A. ... 1/29/03
Utility Development
Christina Jandoval 1/29/03
Parks and Recreation

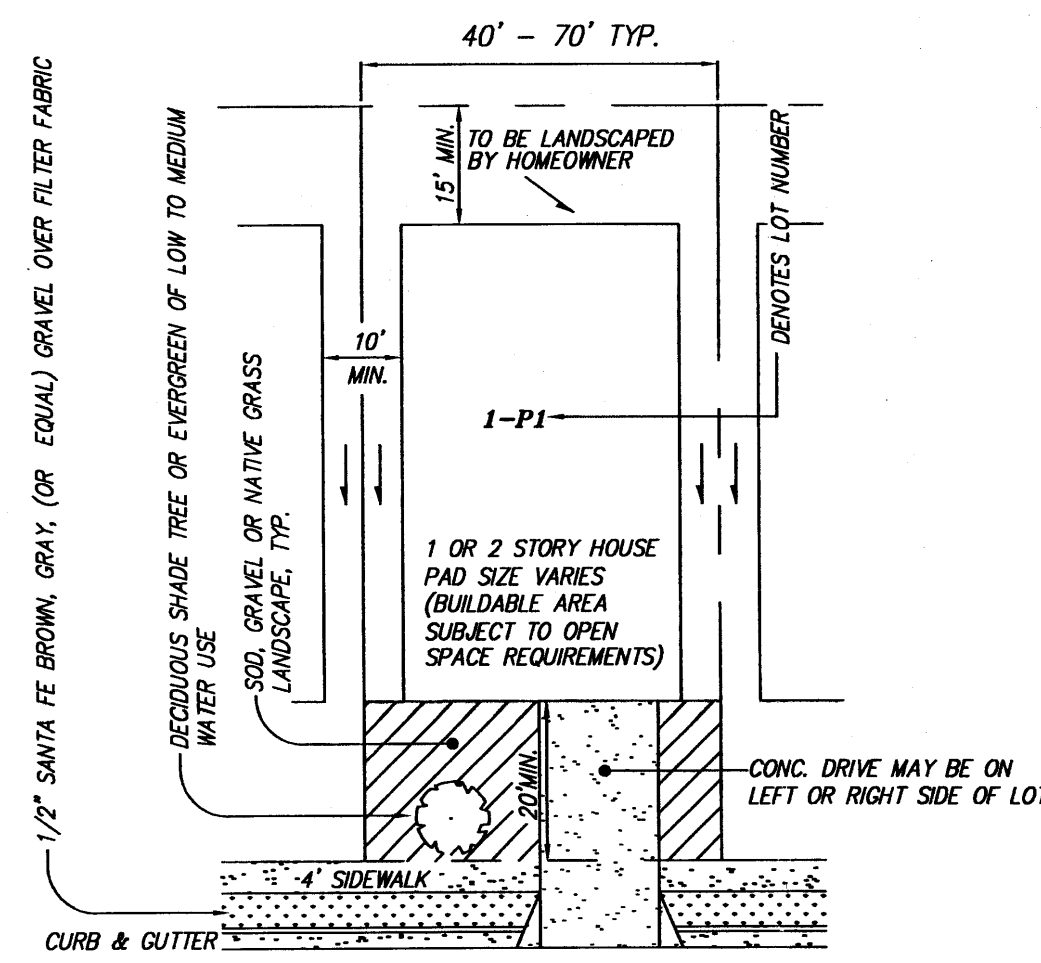
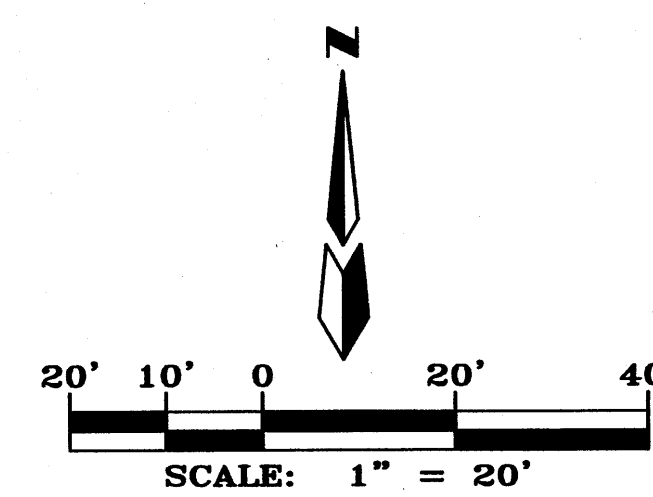
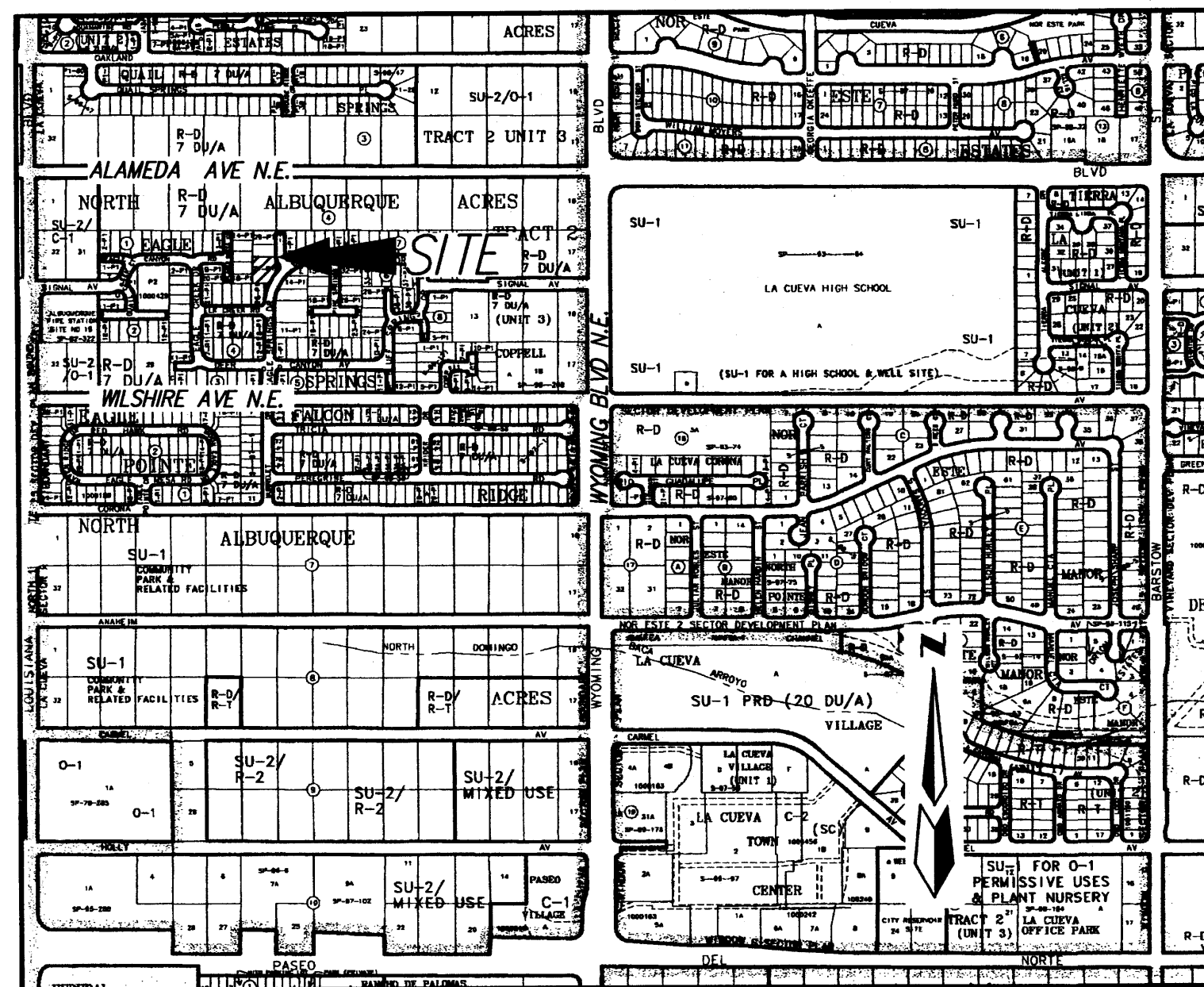
LEGEND

---	EXISTING WATERLINE
---	EXISTING SANITARY SEWER LINE
---	EXIST. DOUBLE WATER METER BOX
---	EXIST. SANITARY SEWER SERVICE
---	NEW CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	EXISTING PROPERTY LINE
---	NEW SINGLE WATER METER BOX
---	NEW SANITARY SEWER SERVICE
---	NEW SIDEYARD WALL
---	NEW PROPERTY LINE
---	NEW EASEMENT LINE

GENERAL NOTES:

- DEVELOPMENT DENSITY:**
Gross site area is 0.3181 acres.
Site is zoned R-D with maximum density of 7 du/ac. Density limitation allows for a maximum of 2.3 units over entire site.
- MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal sideyard set back to property line. Front yard setback is 15' and backyard is 15'. Minimum driveway length is 20'. Minimum distance between buildings is 10'.
- BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
- PARK DEVELOPMENT:**
The developer will pay cash in lieu of park dedication. For one Lot.
- OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(A)(3) of the City Zoning Code.
- PARKING:**
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
- BUILDINGS:**
Buildings will be traditional style with pitched roofs and Siding will be stucco and may include stone or wood trim accents. The exterior stucco finish will consist of colors in shades of earthtones.
- Other Notes:**
This development will respect the views of the Sandia Mountains to the east and the Northwest Mesa to the west.

ZONE ATLAS MAP # C-19-Z
SCALE: NONE



TYPICAL LOT LAYOUT & LANDSCAPE PLAN
NOT TO SCALE

EASEMENTS

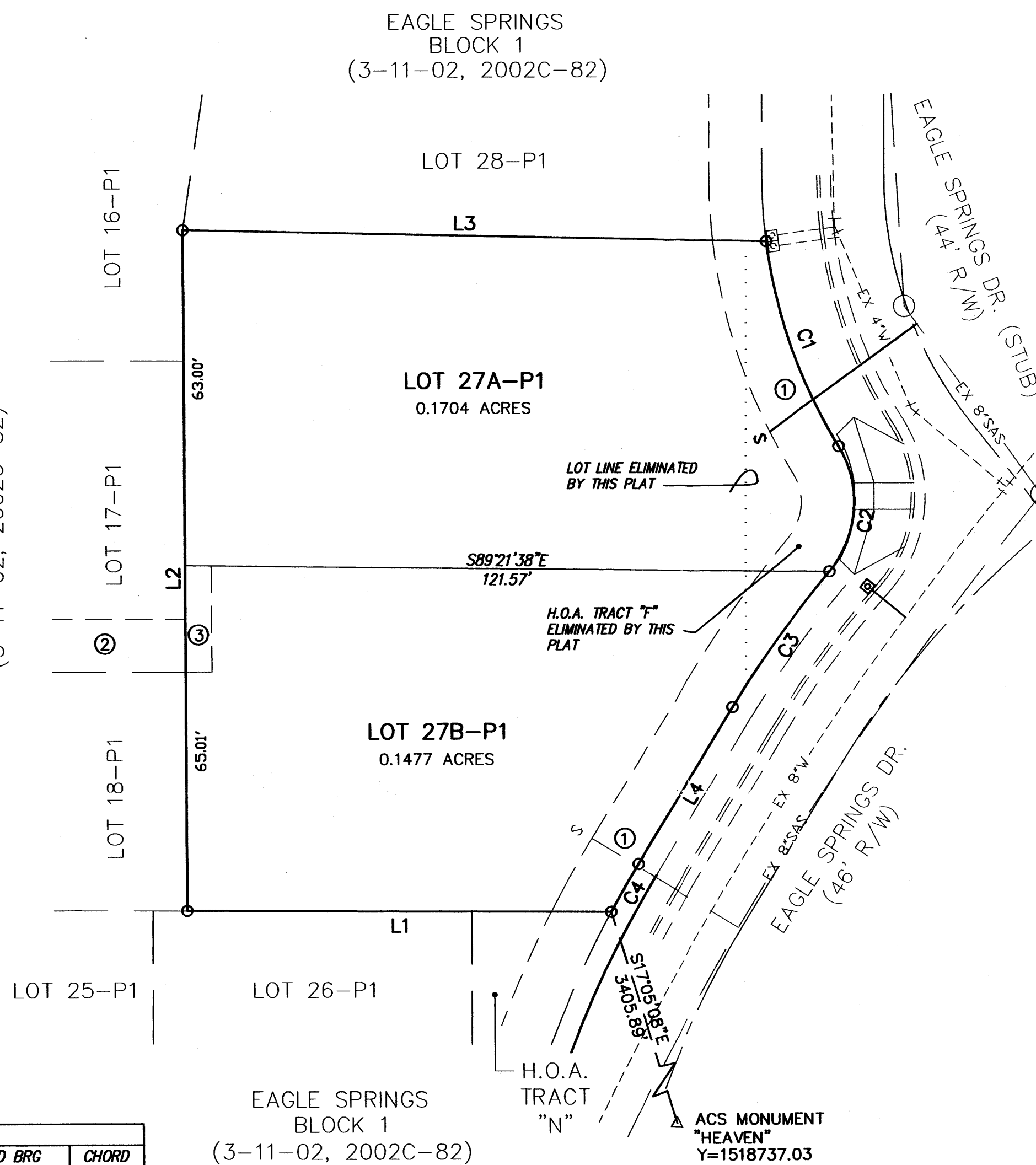
- EXISTING 10' PUE (03-11-02, 02C-82)
- EXISTING 10' PRIVATE DRAINAGE EASEMENT (03-11-02, 02C-82)
- 5' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT

PROPERTY CORNERS

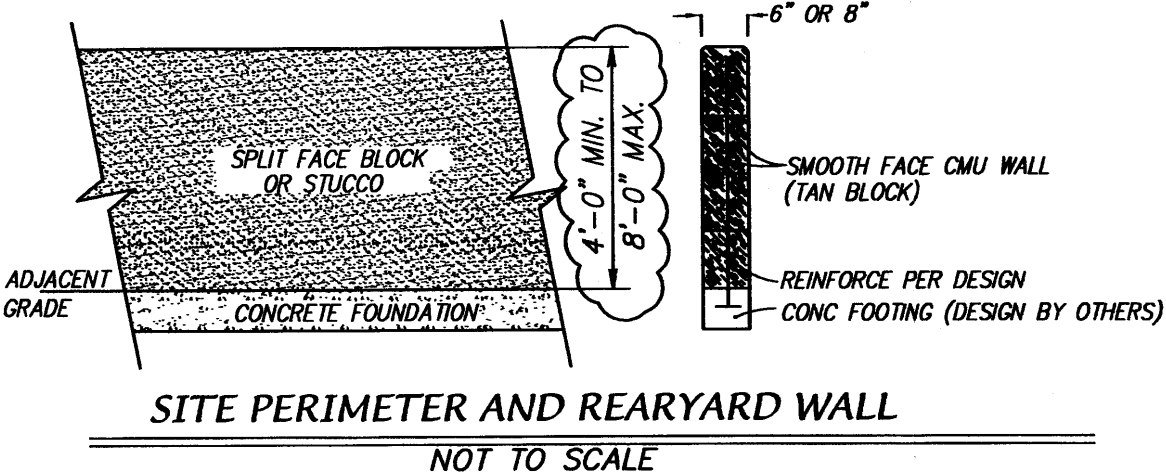
- FOUND 5/8" REBAR WITH ALUMINUM CAP "CSC PLS 12651" (TYP)

LINE DATA	LENGTH	BEARING
L1	79.76	S89°45'12"E
L2	128.01	S00°05'01"E
L3	109.96	S88°49'46"E
L4	34.65	S31°28'44"W

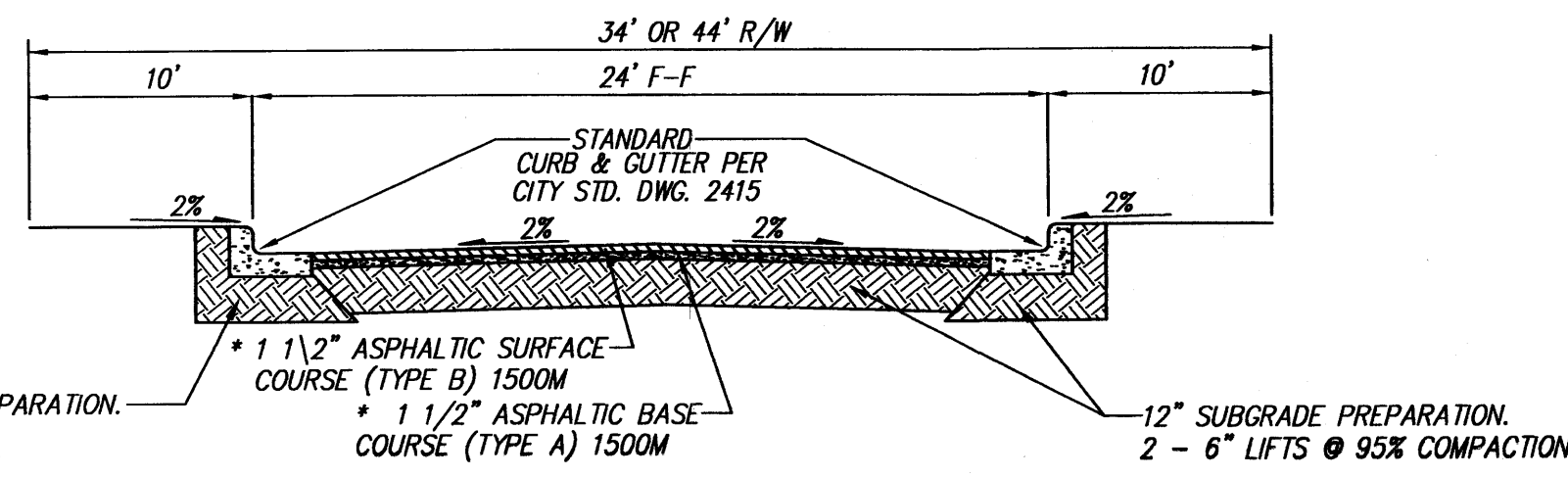
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	97.00	41.33	24°24'53"	20.99	S19°15'35"E	41.02
C2	20.00	25.07	71°48'30"	14.48	N04°26'14"E	23.46
C3	203.00	31.40	8°51'47"	15.73	S35°54'35"W	31.37
C4	203.00	10.44	2°56'43"	5.22	S30°00'25"W	10.43



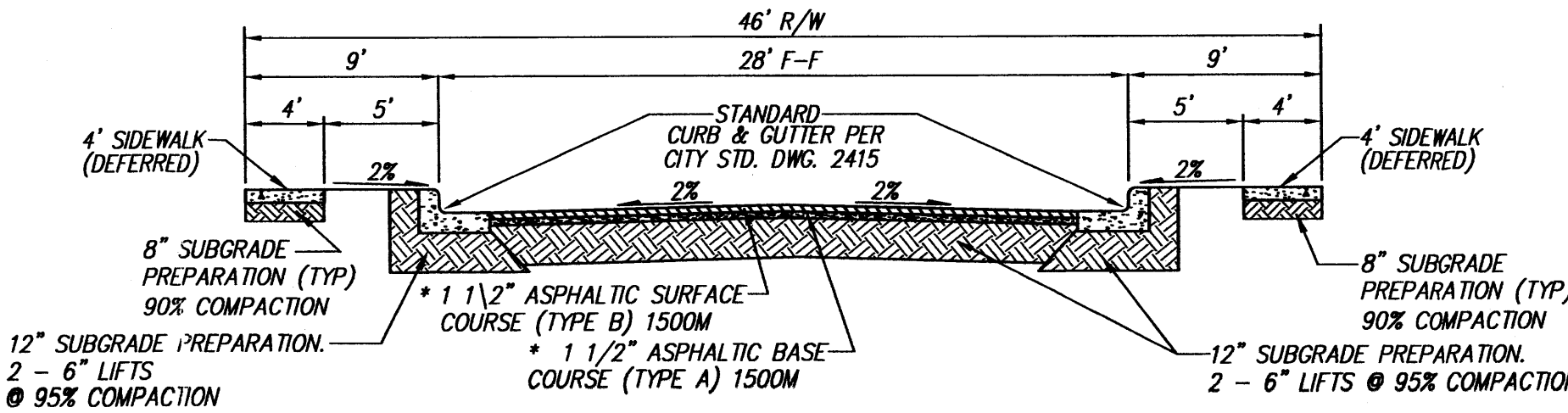
ACS MONUMENT
"HEAVEN"
Y=1518737.03
X=407051.31
G-G=0.99965263
Δα = -00°10'45"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5378.79



SITE PERIMETER AND REARYARD WALL
NOT TO SCALE



TYPICAL 24' RESIDENTIAL STREET SECTION
N.T.S.



TYPICAL 28' RESIDENTIAL STREET SECTION
N.T.S.

**LOTS 27A-P1 AND 27B-P1
EAGLE SPRINGS SUBDIVISION
SITE DEVELOPMENT / UTILITY PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

SITEPLAN.dwg Drawn: STEPHEN Checked: DMG Sheet 1 of 1
Scale: 1" = 20" Date: 11/15/02 Job: A02111

PROJECT 1002430