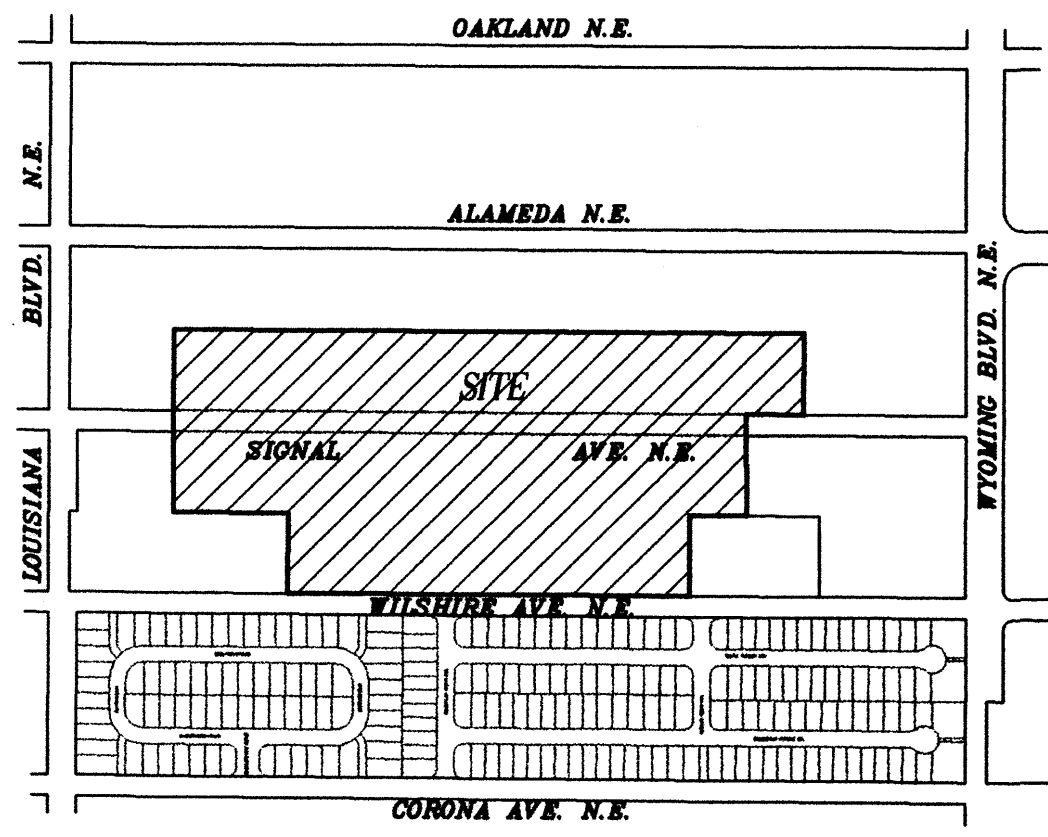


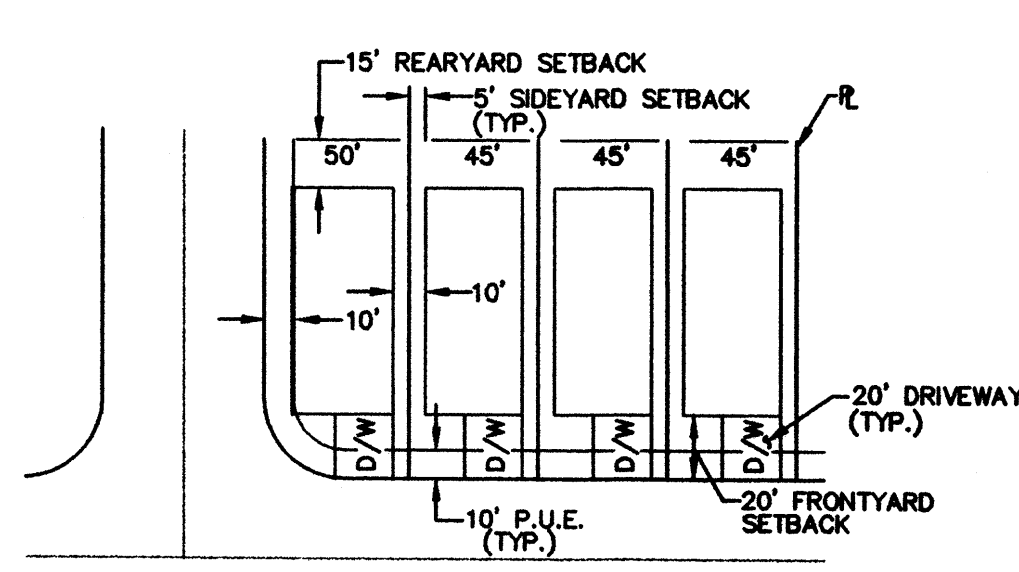
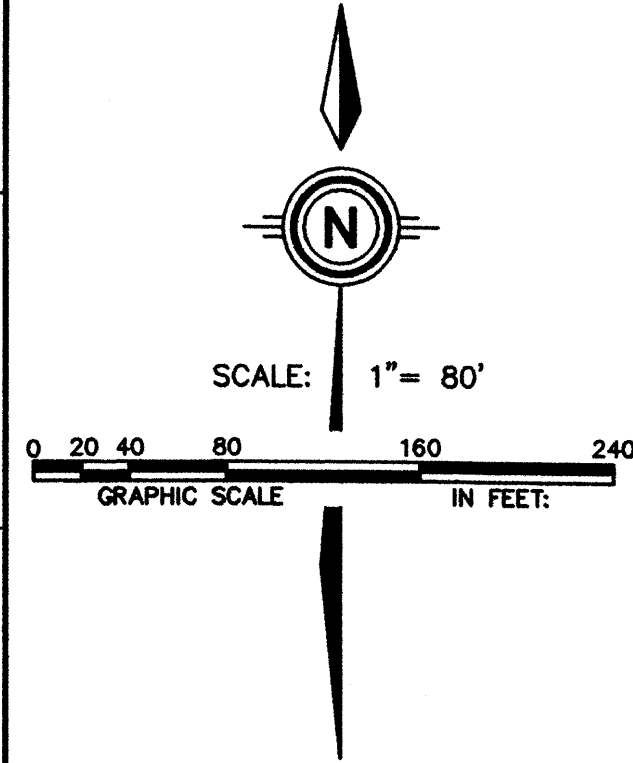
# EAGLE SPRINGS SUBDIVISION

## SITE DEVELOPMENT PLAN

BEING A PORTION OF BLOCKS 4 & 5  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
SITUATE WITHIN  
THE ELENA GALLEGOS LAND GRANT  
"PROJECTED" SECTION 18, T11N, R4E, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2000

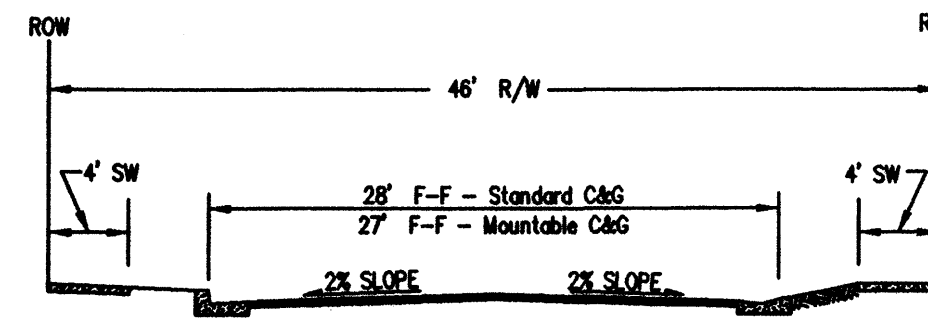


N.T.S. VICINITY MAP ZONE ATLAS L-8/M-8



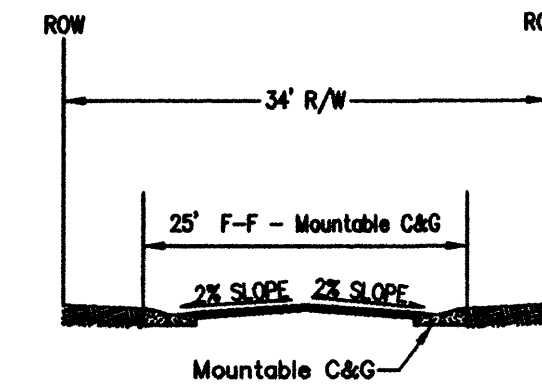
TYPICAL LOT DETAIL FOR SINGLE FAMILY DETACHED DWELLINGS

N.T.S.  
NOTE:  
1. FRONT, SIDE AND REAR YARD SETBACKS ARE AS INDICATED ABOVE.  
2. BUILDING HEIGHTS SHALL NOT EXCEED 26 FT.

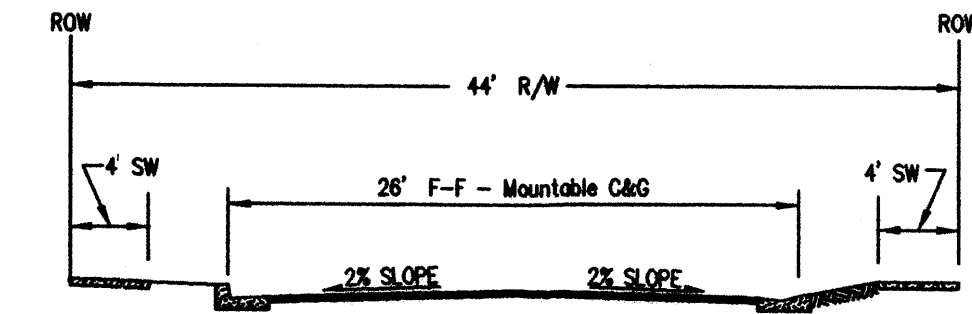


NOTE: Standard Vs. Mountable C&G location to be determined by Drainage Requirements

TYPICAL STREET SECTION NTS

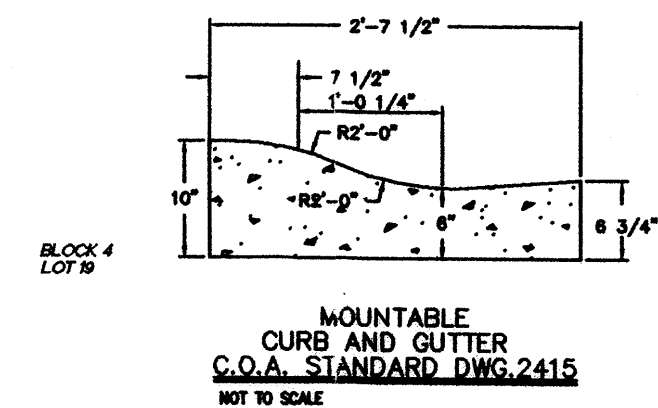
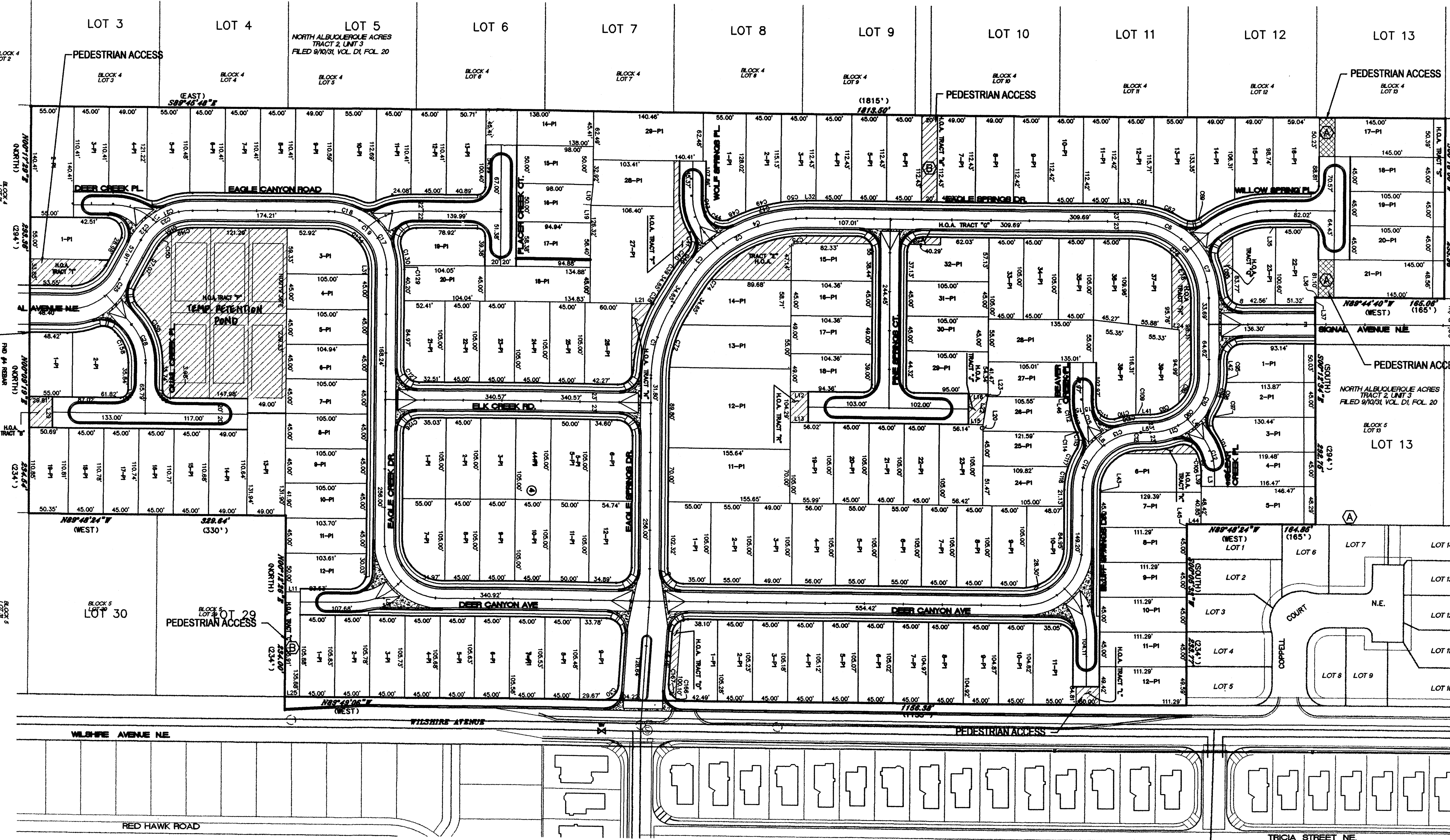


TYPICAL 34' STREET SECTION NTS

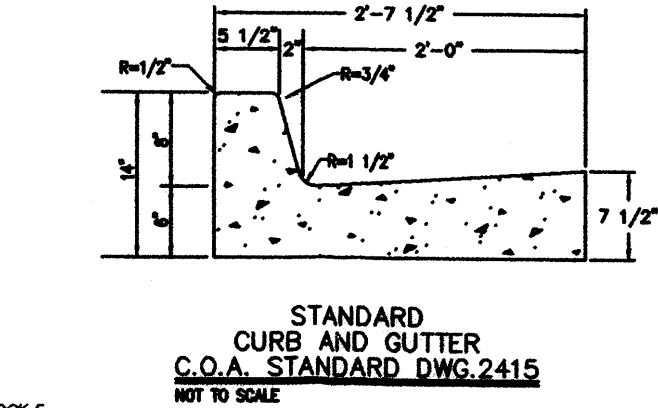


NOTE: Standard Vs. Mountable C&G location to be determined by Drainage Requirements

TYPICAL 44' STREET SECTION NTS



MOUNTABLE CURB AND GUTTER C.O.A. STANDARD DWG. 2415 NOT TO SCALE



STANDARD CURB AND GUTTER C.O.A. STANDARD DWG. 2415 NOT TO SCALE

**SITE DATA**

CASE NUMBERS	1000428
ZONE ATLAS NO.	C-19-Z
MILES OF FULL WIDTH STREETS CREATED	1.8 MILES
NO. OF EXISTING PARCELS	0
NO. OF EXISTING LOTS	28
NO. OF LOTS CREATED	153
DENSITY	5.70 DU/AC
NO. OF H.O.A. TRACTS CREATED	18
SUBDIVISION ACREAGE	NO. 00061411390382

Project # 1000428  
00490-0000-01065 (SPS)

APPROVALS:  
AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE DEVELOPMENT REVIEW BOARD (DRB) ON Feb. 2, 2001 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN  
CASE NUMBER: 1000428

<i>Janis Z...</i>	3/12/01
CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT	DATE
<i>Richard D...</i>	2/22/01
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Adrienne E. C...</i>	2/29/01
PARKS DESIGN & DEVELOPMENT RECREATION	DATE
<i>Roger A. She...</i>	2/7/01
PUBLIC WORKS, UTILITY DEVELOPMENT DIVISION	DATE
<i>Sam D. Me...</i>	2/7/01
CITY ENGINEER, ENGINEERING DIVISION	DATE
<i>Lynn M. Mason</i>	2-28-01
A.M.A.F.C.A.	DATE

**SURVEYOR/ENGINEER**  
COMMUNITY SCIENCES CORPORATION  
ATTN: LYLE LOSACK  
4481 CORRALES ROAD  
CORRALES, NEW MEXICO 87048  
PHONE: (505) 897-0000

**OWNER/DEVELOPER**  
D.R. HORTON INC.  
ATTN: J. MARK FERGUSON  
ALBUQUERQUE, NEW MEXICO 87111  
PHONE: (505) 797-4245

- KEYED NOTES**
- (A) PROPOSED PUBLIC 20" WATERLINE EASEMENT
  - (B) PROPOSED UTILITY EASEMENT

- LEGEND**
- EXISTING POWER POLE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING WATERLINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING SANITARY SEWER FLOW ARROW
  - EXISTING GAS LINE
  - EXISTING CENTERLINE MONUMENT
  - ▲ PROPOSED CENTERLINE MONUMENT

SHEET 1 OF 2

DATE:	JULY, 2000	
SCALE:	1" = 80'	
DRAWN:	LAG	
JOB NO.:	510-06-645	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

PROJ 1000428

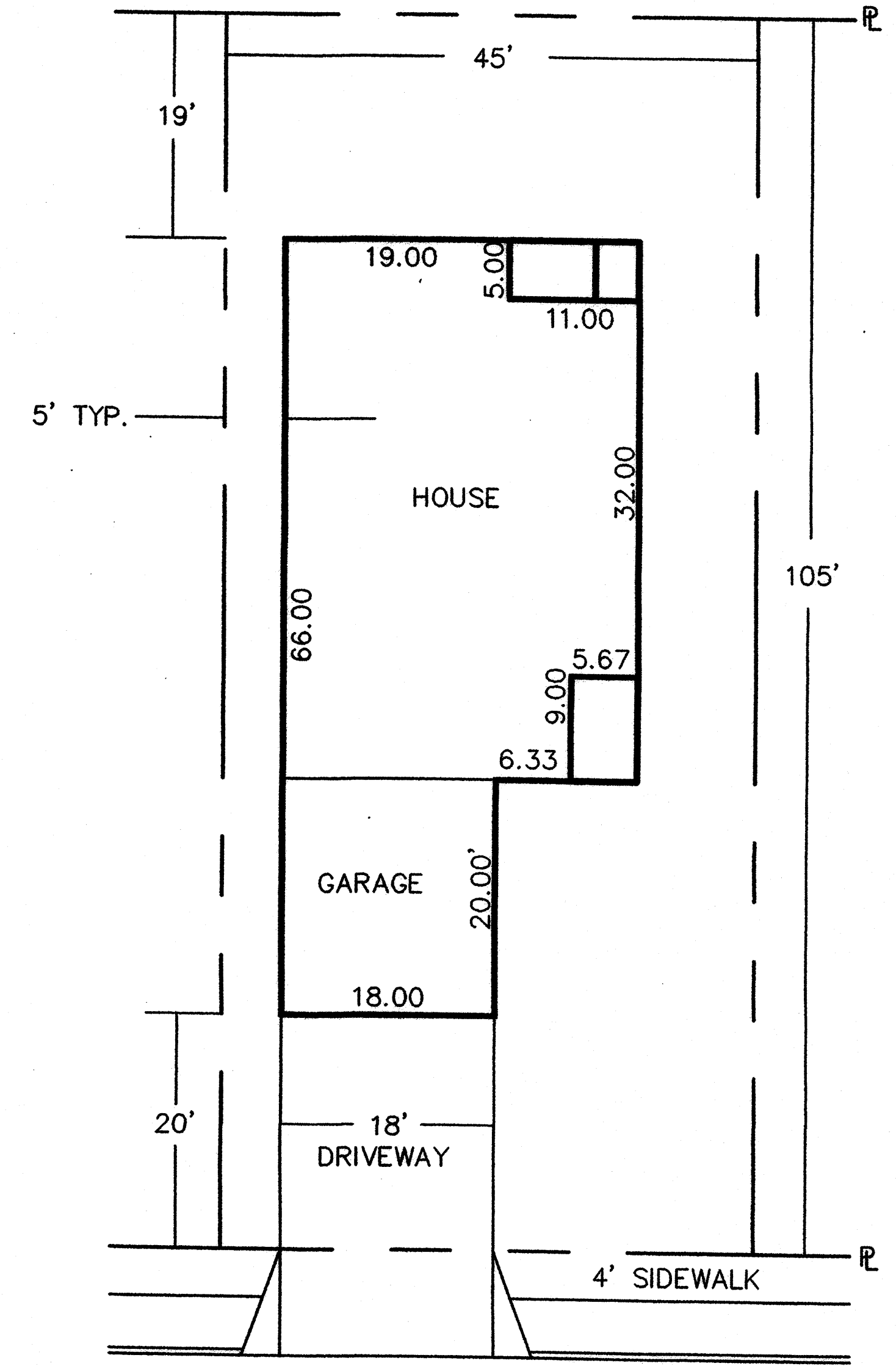
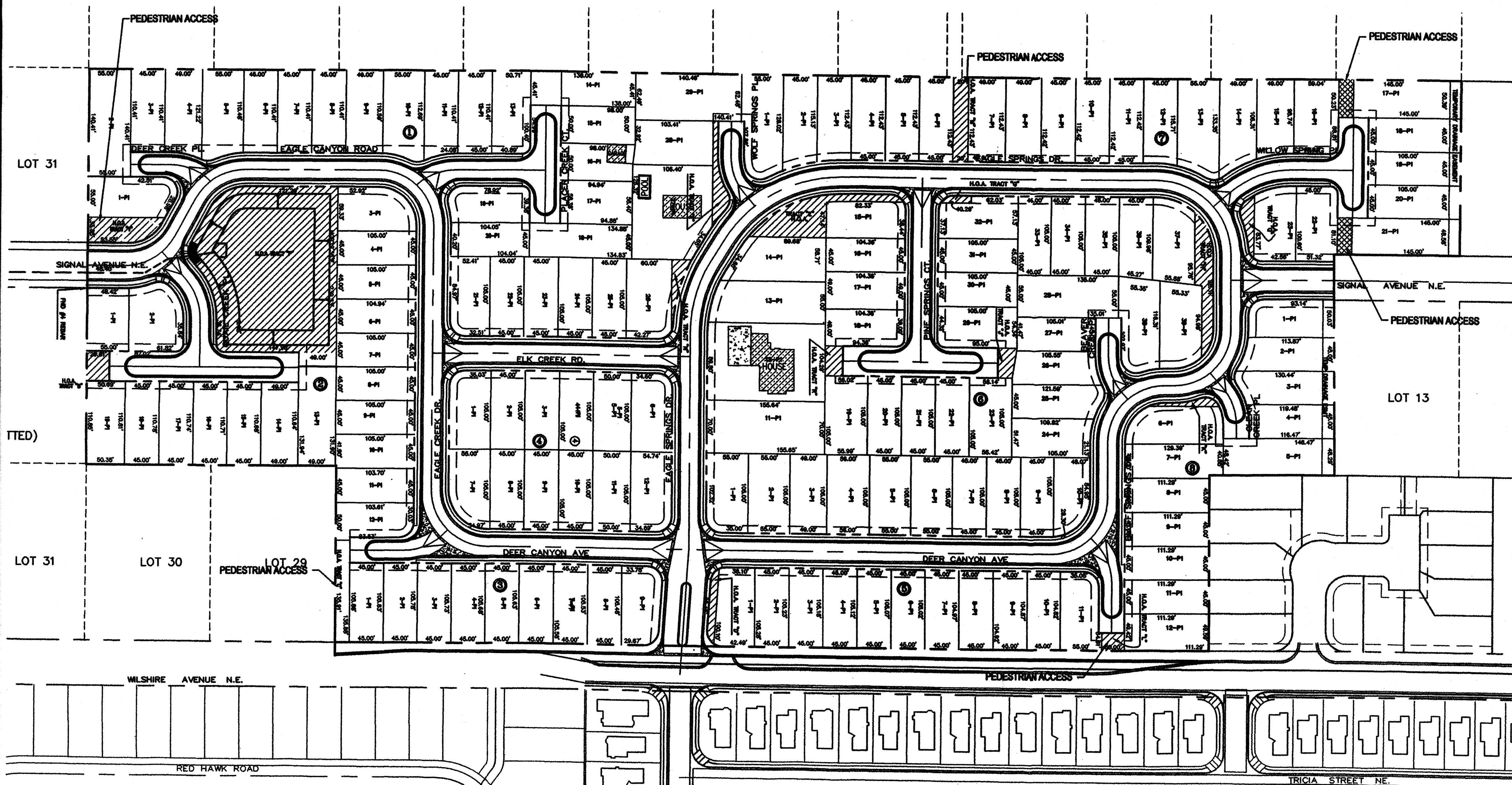
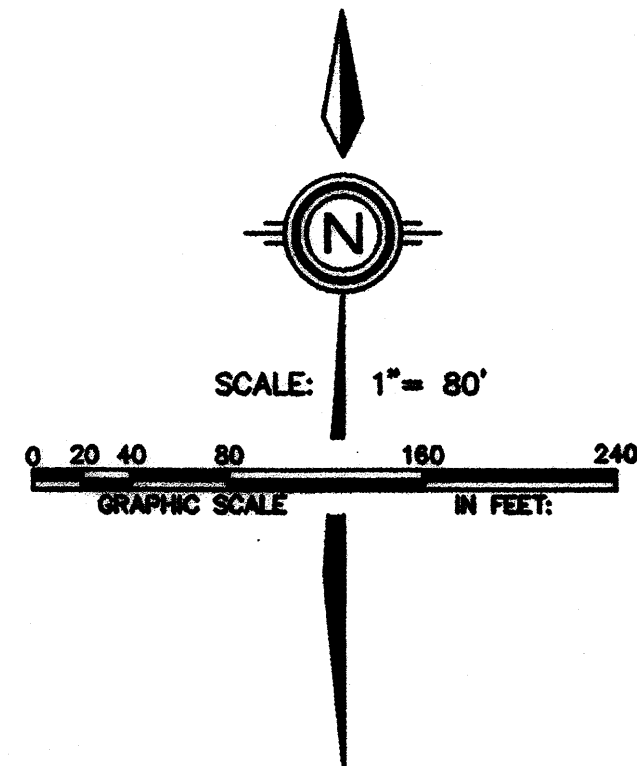
# EAGLE SPRINGS SUBDIVISION

## SITE DEVELOPMENT PLAN

### LOT LAYOUT/OPEN SPACE

#### GENERAL SITE NOTES & INFORMATION

- 1) THE ZONING FOR THIS SUBDIVISION IS R-D. THE MINIMUM LOT REQUIREMENT IS 4,450 sq. ft.
- 2) THE MINIMUM LOT SIZE PROPOSED IS 4,450 sq. ft.
- 3) THE MAXIMUM LOT SIZE FOUND ON THIS SUBDIVISION IS AN EXISTING 16,227 sq. ft. LOT. THE MAXIMUM PROPOSED LOT IS 10,895 sq. ft.
- 4) THIS SUBDIVISION IS FOUND WITHIN THE LA CUEVA SECTOR DEVELOPMENT PLAN. THIS SITE PLAN IS NECESSARY TO COMPLY WITH COMMITTEE AMENDMENT No. 3. "Any uses more intense than what the R-1 zone would allow under the R-D zone will be subject to a Site Development Plan."
- 5) THE PROPOSED NUMBER OF LOTS IS 154.
- 6) THE REQUIRED SETBACKS ARE:  
 FRONT - 20'  
 SIDE - 5'  
 REAR - 15 ft.
- 7) OPEN SPACE CALCULATIONS ARE PROVIDED ON AN ACCOMPANYING TABLE, TO BE FILED AND RECORDED WITH THIS SITE PLAN FOR SUBDIVISION.
- 8) ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING.
- 9) A DIMENSIONED TYPICAL LOT PLAN IS PROVIDED ON THIS SHEET.



SCALE: 1"=10'  
 TYPICAL LOT PLAN  
 HOUSE, GARAGE & DRIVEWAY SQUARE FOOTAGE: 1994  
 LOT SQUARE FOOTAGE: 4725

SHEET 2 OF 2

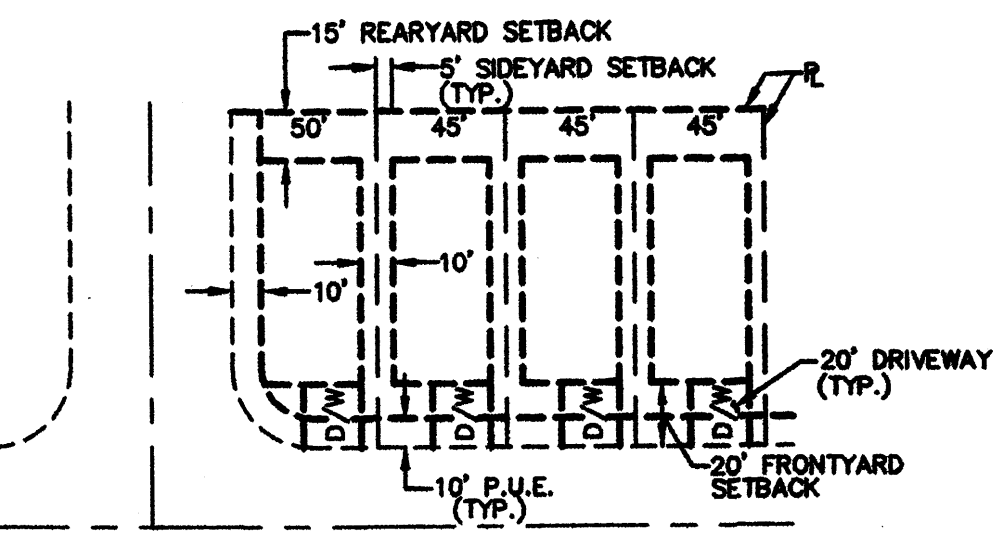
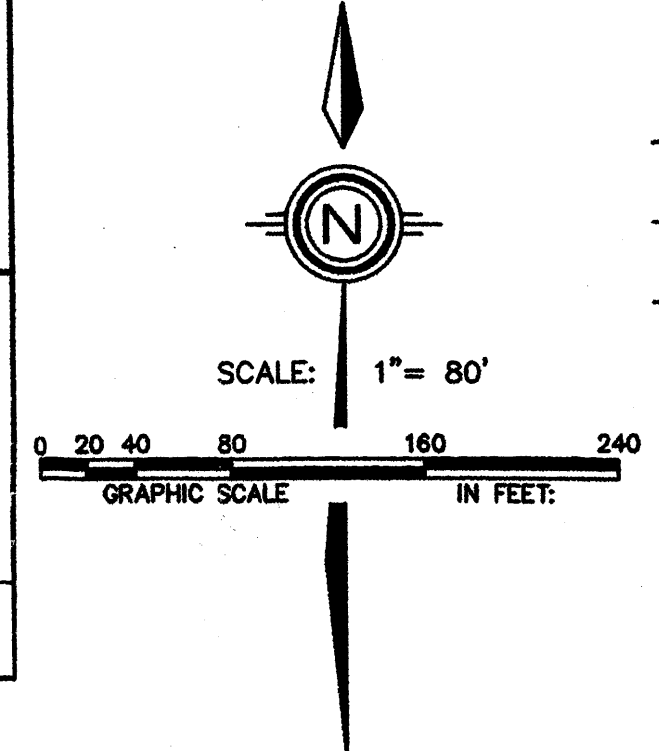
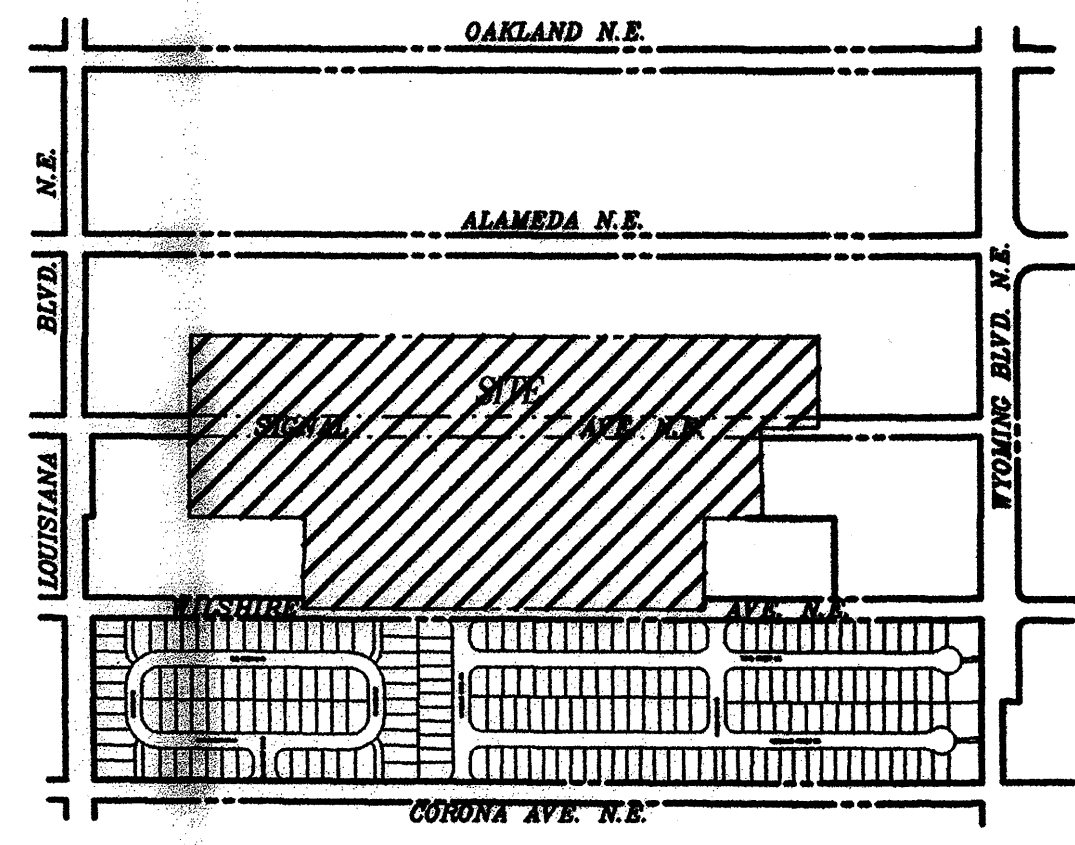
DATE:	JULY, 2000	
SCALE:	1" = 80'	
DRAWN:	LAG	
JOB NO.:	510-06-045	
LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87046 (505)897-0000		

# EAGLE SPRINGS SUBDIVISION

## AMENDED SITE DEVELOPMENT PLAN

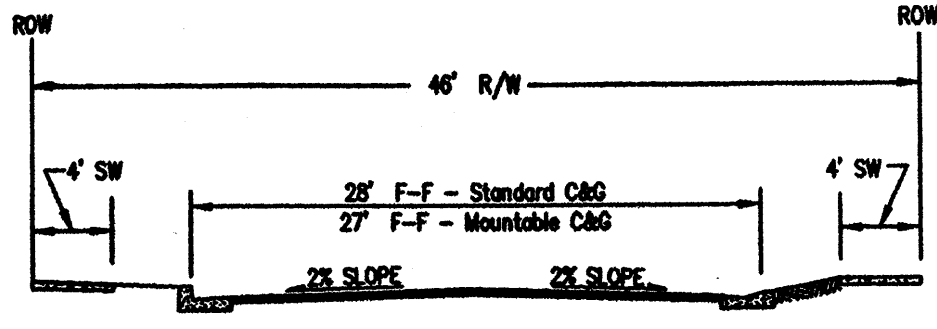
BEING A PORTION OF BLOCKS 4 & 5  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
SITUATE WITHIN  
THE ELENA GALLEGOS LAND GRANT  
"PROJECTED" SECTION 18, T11N, R4E, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2001

*Amended 8/15/01*  
**PRELIMINARY PLAN**  
**APPROVED BY DRB**  
*ON 12/5/01*  
*Del PK*



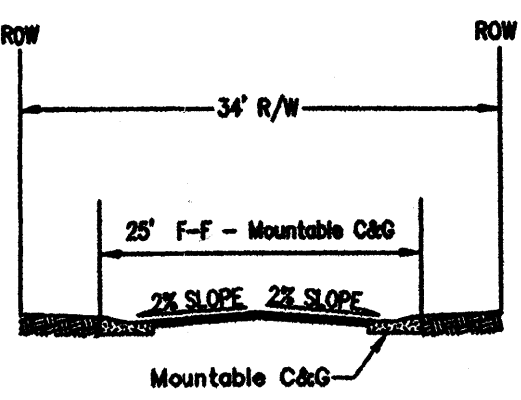
TYPICAL LOT DETAIL  
FOR SINGLE FAMILY DETACHED DWELLINGS  
N.T.S.

NOTE:  
1. FRONT, SIDE AND REAR YARD SETBACKS  
ARE AS INDICATED ABOVE.  
2. BUILDING HEIGHTS SHALL NOT EXCEED 26 FT.

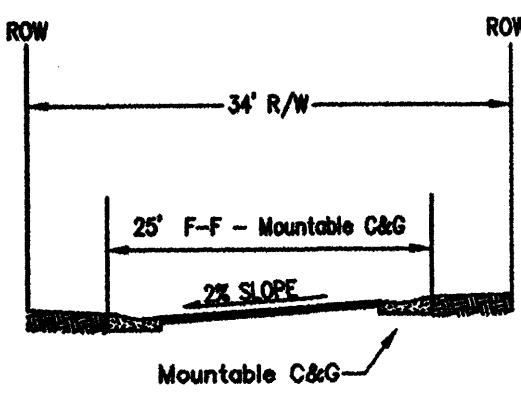


NOTE: Standard Vs. Mountable  
C&G location to be  
determined by Drainage  
Requirements

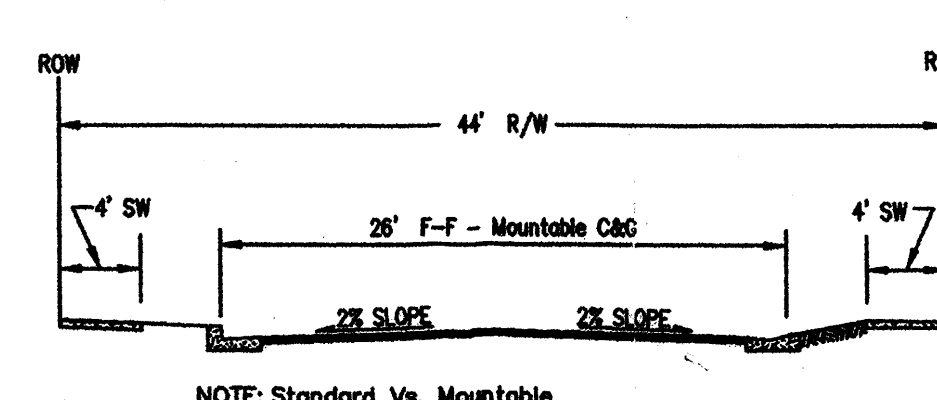
TYPICAL 46' STREET SECTION  
NTS



TYPICAL 34' STREET SECTION  
NTS

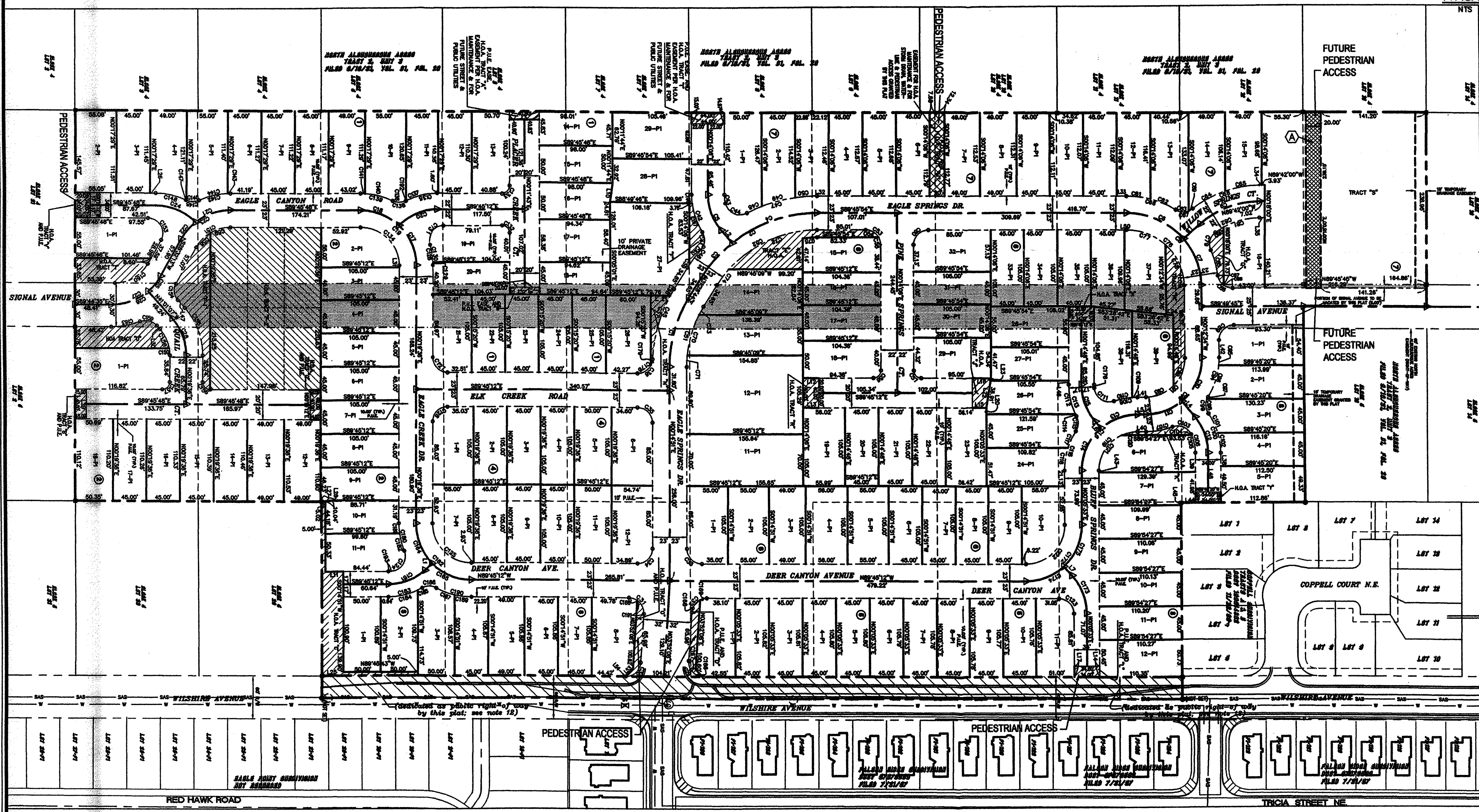


TYPICAL 34' STREET SECTION  
NTS

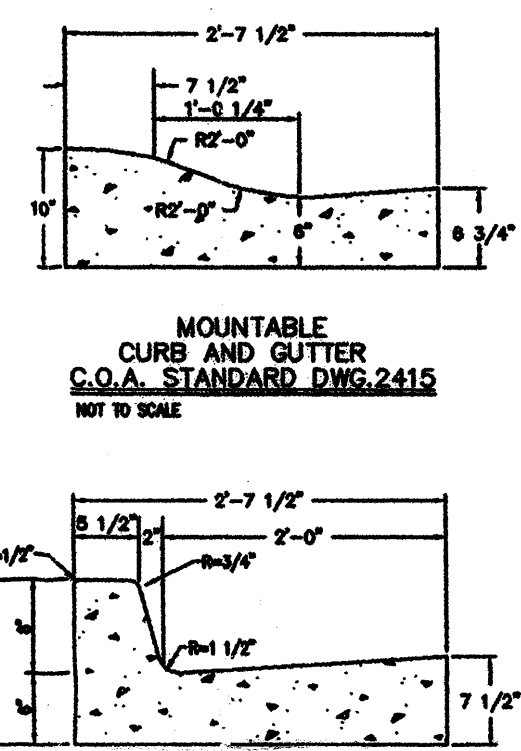


NOTE: Standard Vs. Mountable  
C&G location to be  
determined by Drainage  
Requirements

TYPICAL 44' STREET SECTION  
NTS



OPEN SPACE TABLE	
HOA TRACT A	0.0100 ACRES
HOA TRACT B	0.0138 ACRES
HOA TRACT C	0.1147 ACRES
HOA TRACT D	0.0126 ACRES
HOA TRACT E	0.1085 ACRES
HOA TRACT F	0.0721 ACRES
HOA TRACT G	0.0729 ACRES
HOA TRACT H	0.0738 ACRES
HOA TRACT I	0.0151 ACRES
HOA TRACT J	0.0201 ACRES
HOA TRACT K	0.0137 ACRES
HOA TRACT L	0.0117 ACRES
HOA TRACT M	0.0518 ACRES
HOA TRACT N	0.0216 ACRES
HOA TRACT O	0.0218 ACRES
HOA TRACT P-1	0.1126 ACRES
HOA TRACT P-2	0.0128 ACRES
HOA TRACT Q	0.0214 ACRES
HOA TRACT R	0.0193 ACRES
HOA TRACT S	0.0684 ACRES
HOA TRACT T	0.0855 ACRES
HOA TRACT U	0.0157 ACRES
HOA TRACT V	0.0082 ACRES
HOA TRACT W	0.0086 ACRES
HOA TRACT X	0.0166 ACRES
HOA TRACT Y	0.0116 ACRES
TOTAL OPEN SPACE	0.8752 ACRES
(IN ADDITION TO AVERAGE 0.331 S.F. PROVIDED ON-LOT)	



SITE DATA	
CASE NUMBERS	1000428
ZONE ATLAS NO.	C-19-Z
MILES OF FULL WIDTH STREETS CREATED	1.1 MILES
NO. OF EXISTING PARCELS	0
NO. OF EXISTING LOTS	28
NO. OF LOTS CREATED	146
DENSITY	5.70 DU/AC
NO. OF H.O.A. TRACTS CREATED	25
SUBDIVISION ACREAGE	27.99

**APPROVALS:**  
AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL  
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE  
DEVELOPMENT PLAN APPROVAL BY THE DEVELOPMENTAL  
REVIEW BOARD (DRB) ON  
AND THAT THE FINDINGS AND CONDITIONS IN THE  
OFFICIAL NOTIFICATION OF DECISION HAVE BEEN  
COMPLIED WITH.

**SURVEYOR/ENGINEER**  
COMMUNITY SCIENCES CORPORATION  
ATTN: LYLE LOSACK  
4481 CORRALES ROAD  
CORRALES, NEW MEXICO 87048  
PHONE: (505) 897-0000

**OWNER/DEVELOPER**  
D.R. HORTON INC.  
ATTN: J. MARK FERGUSON  
ALBUQUERQUE, NEW MEXICO 87111  
PHONE: (505) 797-4245

- KEYED NOTES**
- (A) PROPOSED PUBLIC 20' WATERLINE EASEMENT
  - (B) PROPOSED PUBLIC UTILITY EASEMENT

SITE DEVELOPMENT PLAN CASE NUMBER: 1000428	
CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION	DATE
PUBLIC WORKS, UTILITY DEVELOPMENT DIVISION	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
A.M.A.F.C.A.	DATE

SHEET 1 OF 3

DATE: OCTOBER, 2001  
SCALE: 1" = 80'  
DRAWN: LAG  
JOB NO.: 510-06-845  
LAND PLANNING: P.O. Box 1328  
ENGINEERING: Corrales, N.M. 87048  
SURVEYING: (505) 897-0000

*community sciences corporation*

GENERAL SITE NOTES & INFORMATION

- 1) THE ZONING FOR THIS SUBDIVISION IS R-D. THE MINIMUM LOT REQUIREMENT IS 4,450 sq. ft.
- 2) THE MINIMUM LOT SIZE PROPOSED IS 4,725 sq. ft.
- 3) THE MAXIMUM LOT SIZE FOUND ON THIS SUBDIVISION IS AN EXISTING 16,382 sq. ft. LOT. THE MAXIMUM PROPOSED LOT IS 10,895 sq. ft.
- 4) THIS SUBDIVISION IS FOUND WITHIN THE LA CUEVA SECTOR DEVELOPMENT PLAN. THIS SITE PLAN IS NECESSARY TO COMPLY WITH COMMITTEE AMENDMENT No. 3: "Any uses more intense than what the R-1 zone would allow under the R-D zone will be subject to a Site Development Plan."
- 5) THE PROPOSED NUMBER OF LOTS IS 146.

- 6) THE REQUIRED SETBACKS ARE:  
 FRONT - 20'  
 SIDE - 5'  
 REAR - 15 ft.

~~7) OPEN SPACE CALCULATIONS ARE PROVIDED ON THE TABLE SHOWN ON SHEET 1.~~ Deleted CBS

~~8) ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING.~~ Deleted CBS

9) A DIMENSIONED TYPICAL LOT PLAN IS PROVIDED ON THIS SHEET.

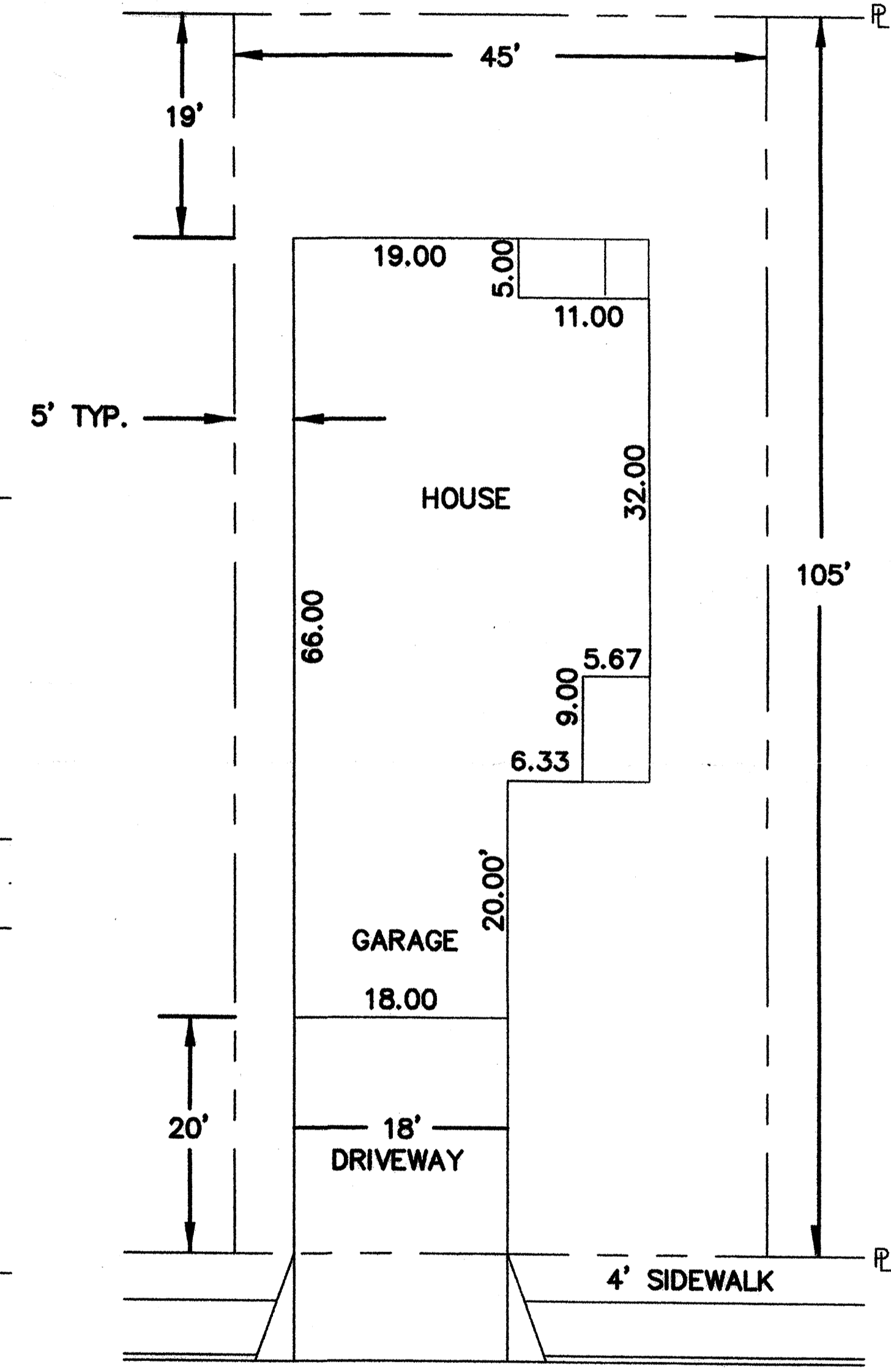
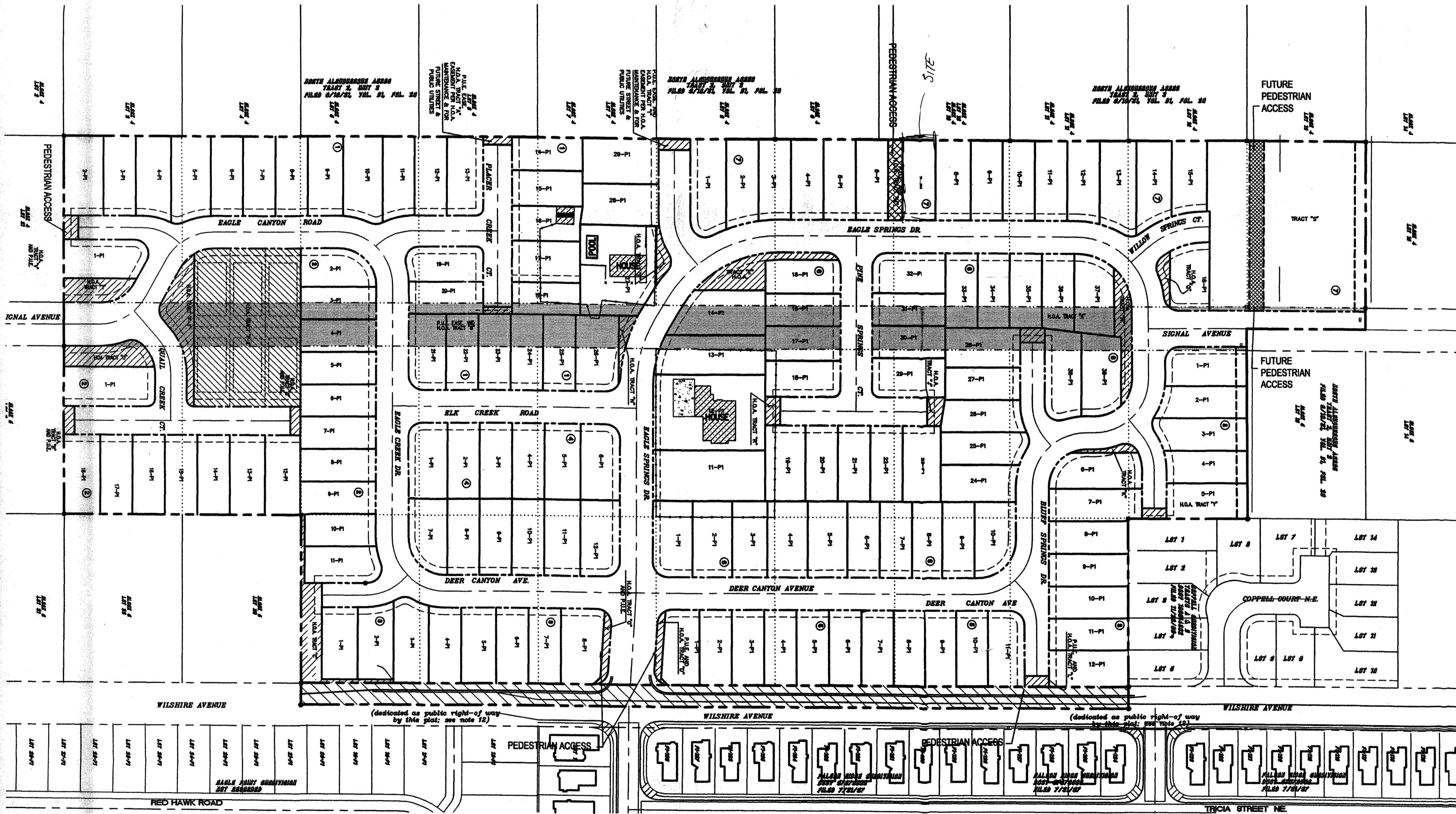
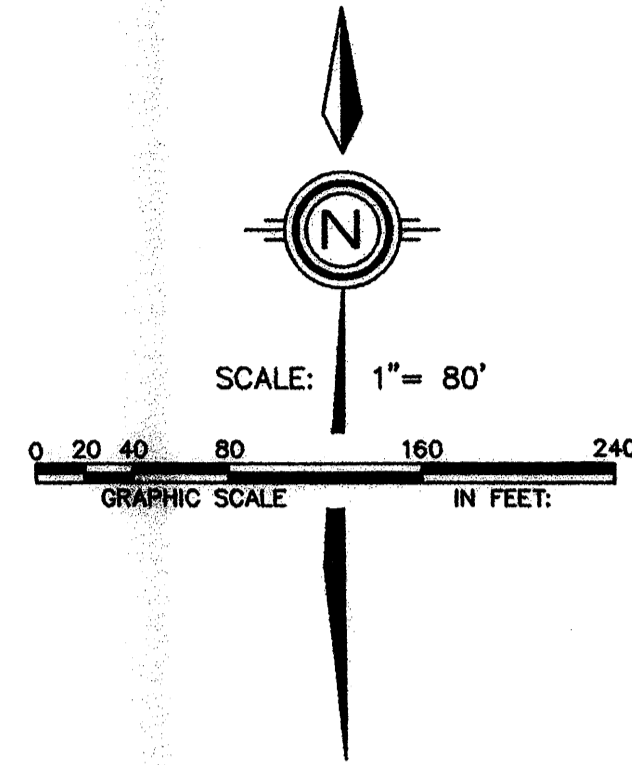
7) OPEN SPACE REQUIREMENT OF THE CITY OF ALBUQUERQUE ARE MET ON THE LOT WITH THE DWELLING AS SHOWN ON THE APPROVED SITE PLAN, EXCEPT FOR LOT 10-P1, BLOCK 2. LOT 10-P1, BLOCK 2, SHALL HAVE A MAXIMUM STRUCTURE FOOTPRINT AND DRIVEWAY COVERAGE OF 2,100 SQ. FT. OR PROVIDE PAYMENT TO THE CITY PARKS AND RECREATION DIVISION (CASH IN LIEU) FOR EXCESS COVERAGE. SITE PLAN CASE REFERENCE 01450-1581 (ASPS).

A DIMENSIONED TYPICAL LOT PLAN IS PROVIDED ON THIS SHEET.

EAGLE SPRINGS SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN

LOT LAYOUT/OPEN SPACE



SCALE: 1"=10'  
 TYPICAL LOT PLAN  
 HOUSE, GARAGE & DRIVEWAY SQUARE FOOTAGE: 1994  
 LOT SQUARE FOOTAGE: 4725