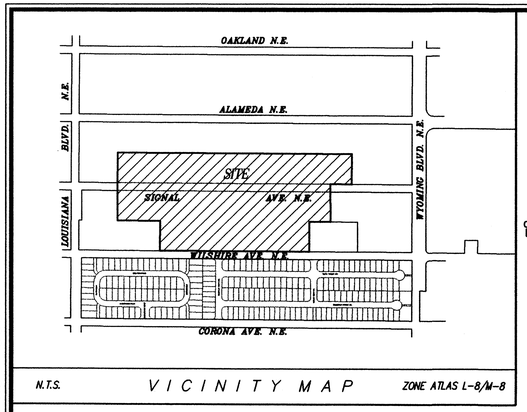
EAGLE SPRINGS SUBDIVISION

SITE DEVELOPMENT PLAN

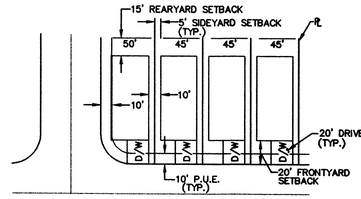
BEING A PORTION OF BLOCKS 4 & 5
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
THE ELENA GALLEGOS LAND GRANT
"PROJECTED" SECTION 18, T11N, R4E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
JULY, 2000



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

SCALE: 1"= 80'

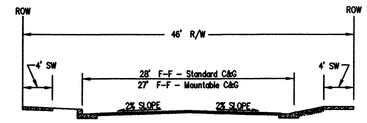
0 20 40 80 160 240
GRAPHIC SCALE IN FEET:



TYPICAL LOT DETAIL FOR SINGLE FAMILY DETACHED DWELLINGS

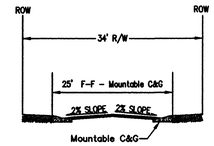
N.T.S.

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

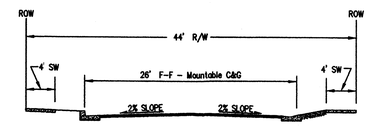


NOTE: Standard Vs. Mountable C&G location to be determined by Drainage Requirements

TYPICAL STREET SECTION
NTS

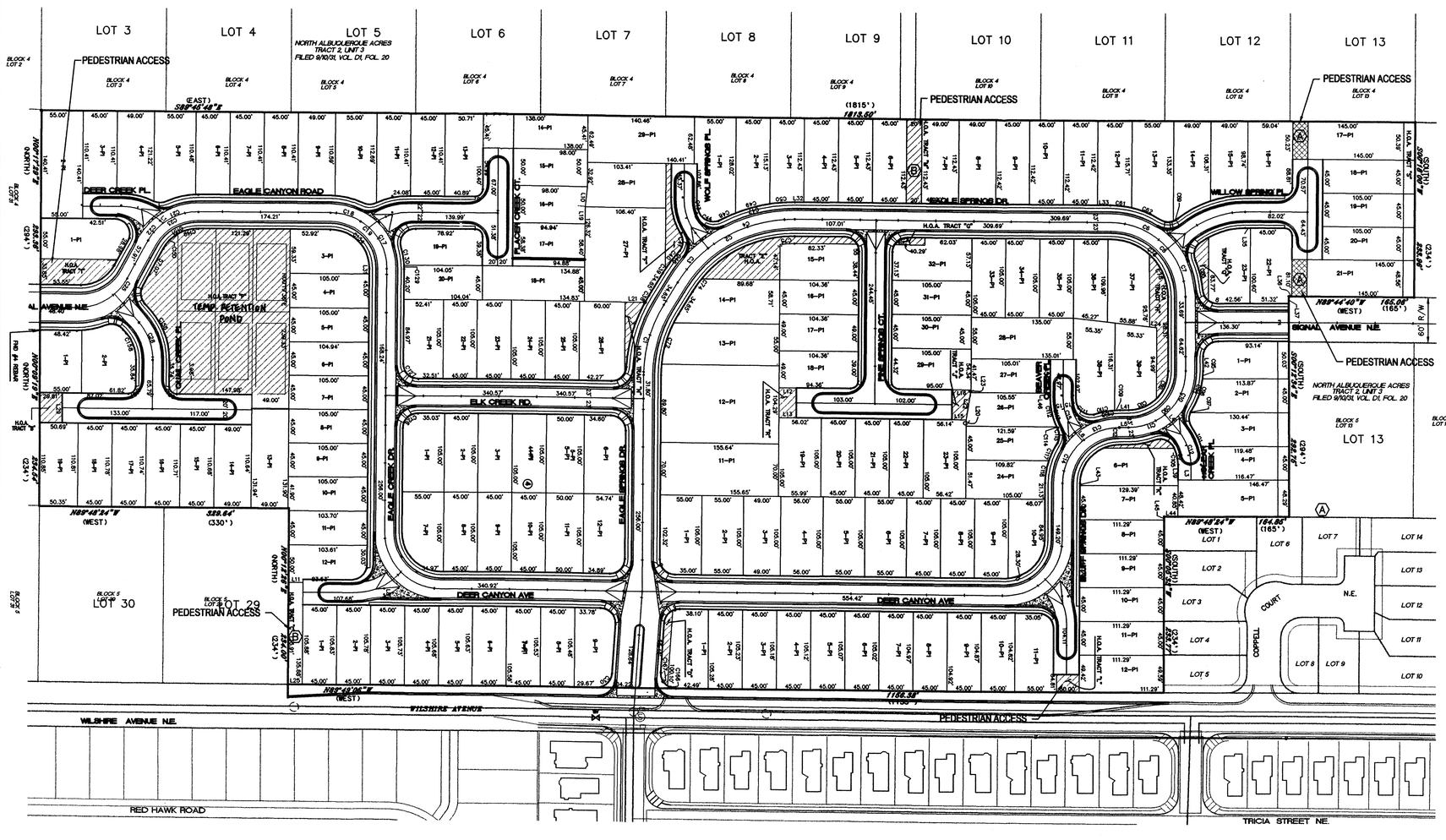


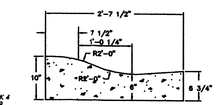
TYPICAL 34' STREET SECTION
NTS



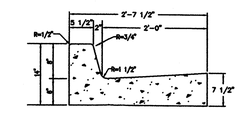
NOTE: Standard Vs. Mountable C&G location to be determined by Drainage Requirements

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
00450-00000-01065 (SPS)

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 FURGUSON
ALBUQUERQUE, NEW MEXICO 87111
PHONE: (505) 797-4245

KEYED NOTES

(A) PROPOSED PUBLIC 20' WATERLINE EASEMENT

(B) PUBLIC PROPOSED UTILITY EASEMENT

LEGEND

- PO — EXISTING POWER POLE
- OHE — EXISTING OVERHEAD ELECTRIC
- FH — EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- W — EXISTING WATERLINE
- SAS — EXISTING SANITARY SEWER LINE
- SM — EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER FLOW ARROW
- G — EXISTING GAS LINE
- EXISTING CENTERLINE MONUMENT
- PROPOSED CENTERLINE MONUMENT

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. 7 2001 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN
CASE NUMBER: 1000428

CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT	3/12/01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	2-22-01 DATE
PARKS ~~DESIGN~~ & ~~DEVELOPMENT~~ Recreation	2/23/01 DATE
PUBLIC WORKS, UTILITY DEVELOPMENT DIVISION	2/7/01 DATE
CITY ENGINEER, ENGINEERING DIVISION	2/7/01 DATE
A.M.A.F.C.A.	2-28-01 DATE

SHEET 1 OF 2

DATE: JULY, 2000	community sciences corporation
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

PRJ 1000428

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

utcCAD File: F:\N5510\06\U2sdpl.dwg Plotted at: Wed Feb 07 09:26:54 2001

EAGLE SPRINGS SUBDIVISION

SITE DEVELOPMENT PLAN

LOT LAYOUT/OPEN SPACE

SCALE: 1"= 80'

0 20 40 80 160 240
GRAPHIC SCALE IN FEET:

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.

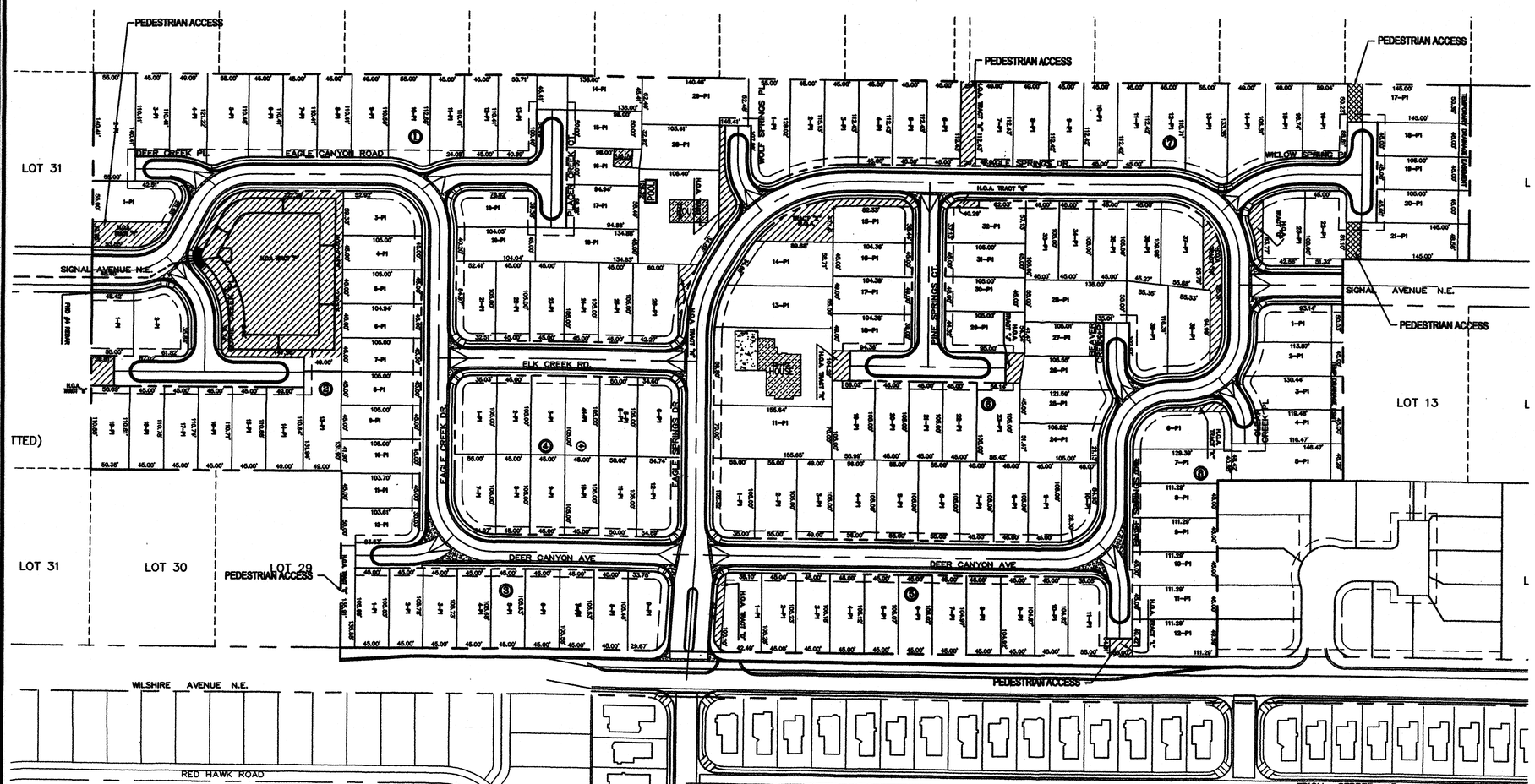
6) THE REQUIRED SETBACKS ARE:

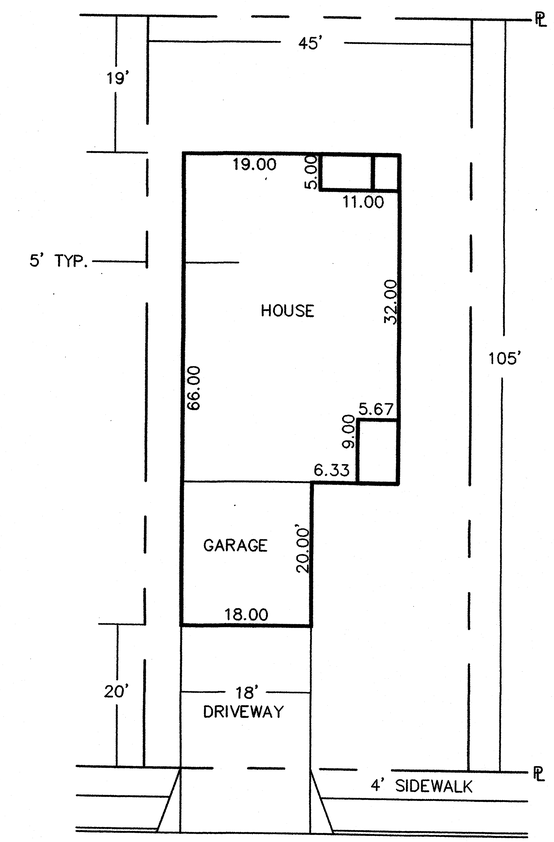
FRONT – 20'
SIDE – 5'
REAR – 15 ft.

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	community sciences corporation
SCALE: 1" = 80'	
DRAWN: LAG	
JOB NO.: 510-06-645	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1338 Corrales, N.M. 87048 (505)897-0000

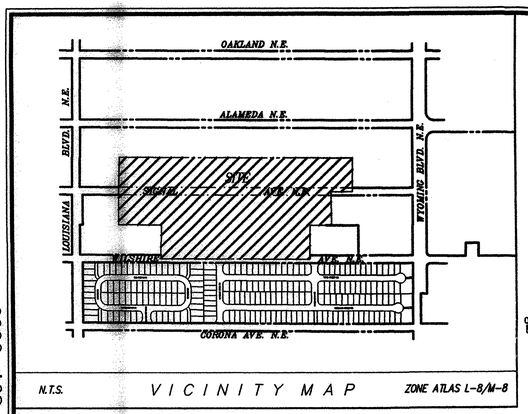
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

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

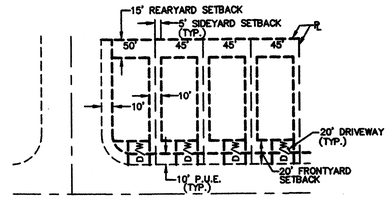
PRELIMINARY PLAT APPROVED BY DRB ON 12/5/01



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

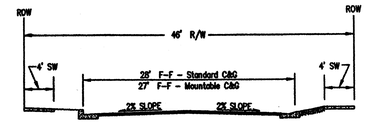
SCALE: 1"= 80'

0 20 40 80 160 240
GRAPHIC SCALE IN FEET:



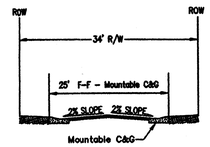
TYPICAL LOT DETAIL
FOR SINGLE FAMILY DETACHED DWELLINGS
N.T.S.

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

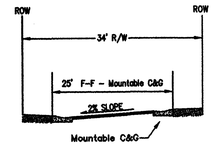


NOTE: Standard Vs. Mountable C&G location to be determined by Drainage Requirements

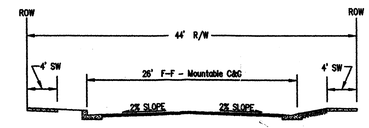
TYPICAL 46' STREET SECTION
NTS



TYPICAL 34' STREET SECTION
NTS

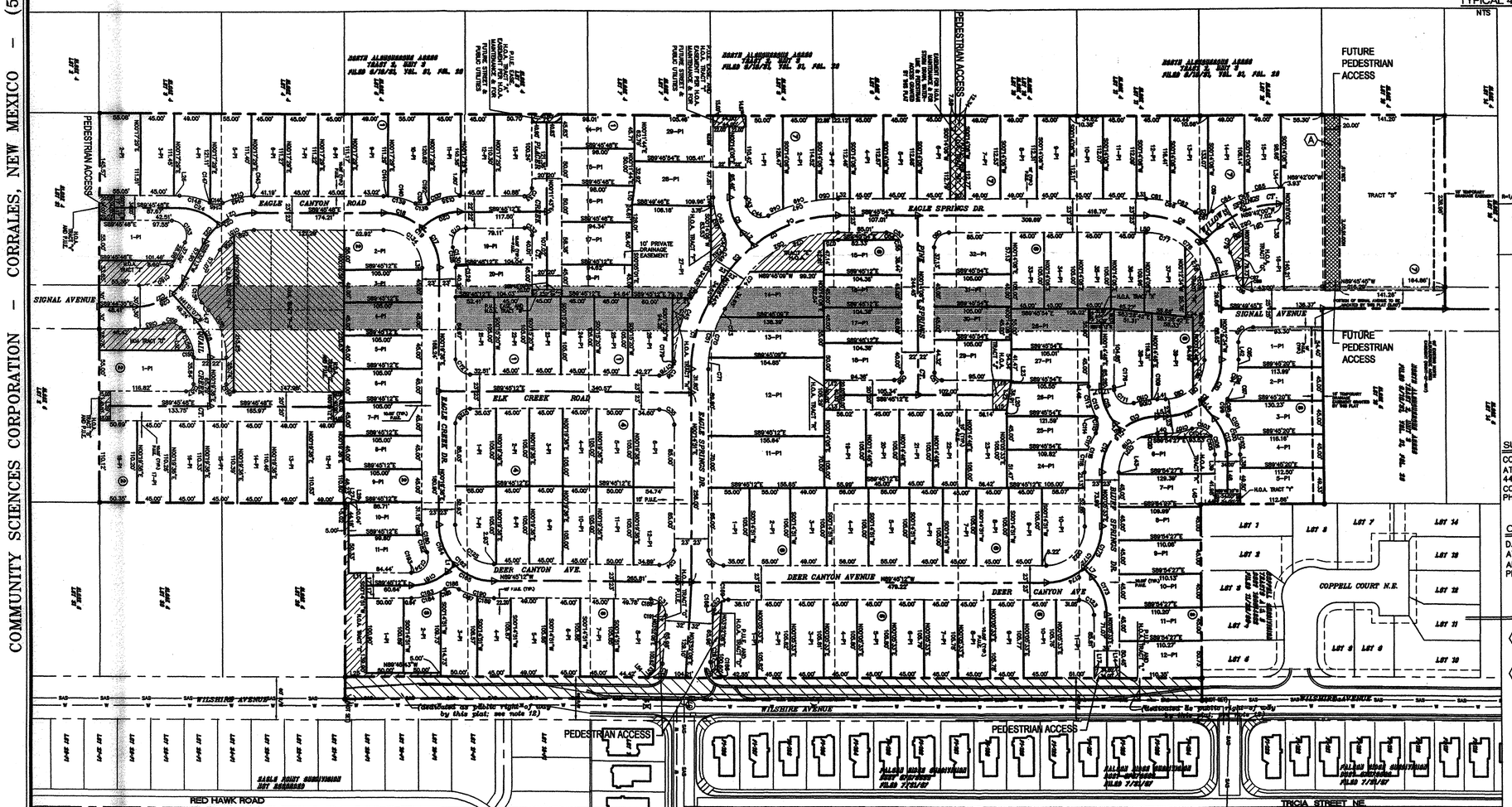


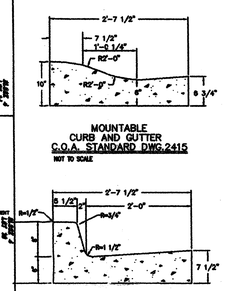
TYPICAL 34' STREET SECTION
NTS



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

TYPICAL 44' STREET SECTION
NTS





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

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	0.1065 ACRES
HOA TRACT F	0.0821 ACRES
HOA TRACT G	0.0129 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	(TRACT P-2 NOT CALCULATED AS OPEN SPACE, POTENTIAL TO DEVELOP AS LOTS)
HOA TRACT Q	0.0214 ACRES
HOA TRACT R	0.0193 ACRES
HOA TRACT T	0.0684 ACRES
HOA TRACT U	0.0855 ACRES
HOA TRACT V	0.0157 ACRES
HOA TRACT W	0.0092 ACRES
HOA TRACT X	0.0065 ACRES
HOA TRACT Y	0.0116 ACRES
TOTAL OPEN SPACE	0.8752 ACRES (IN ADDITION TO AVERAGE 2.731 S.F. PROVIDED ON-LOT)

deleted OAS

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.

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

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

SHEET 1 OF 3

DATE: OCTOBER, 2001	community sciences corporation
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

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

EAGLE SPRINGS SUBDIVISION

AMENDED 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 4,725 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.~~

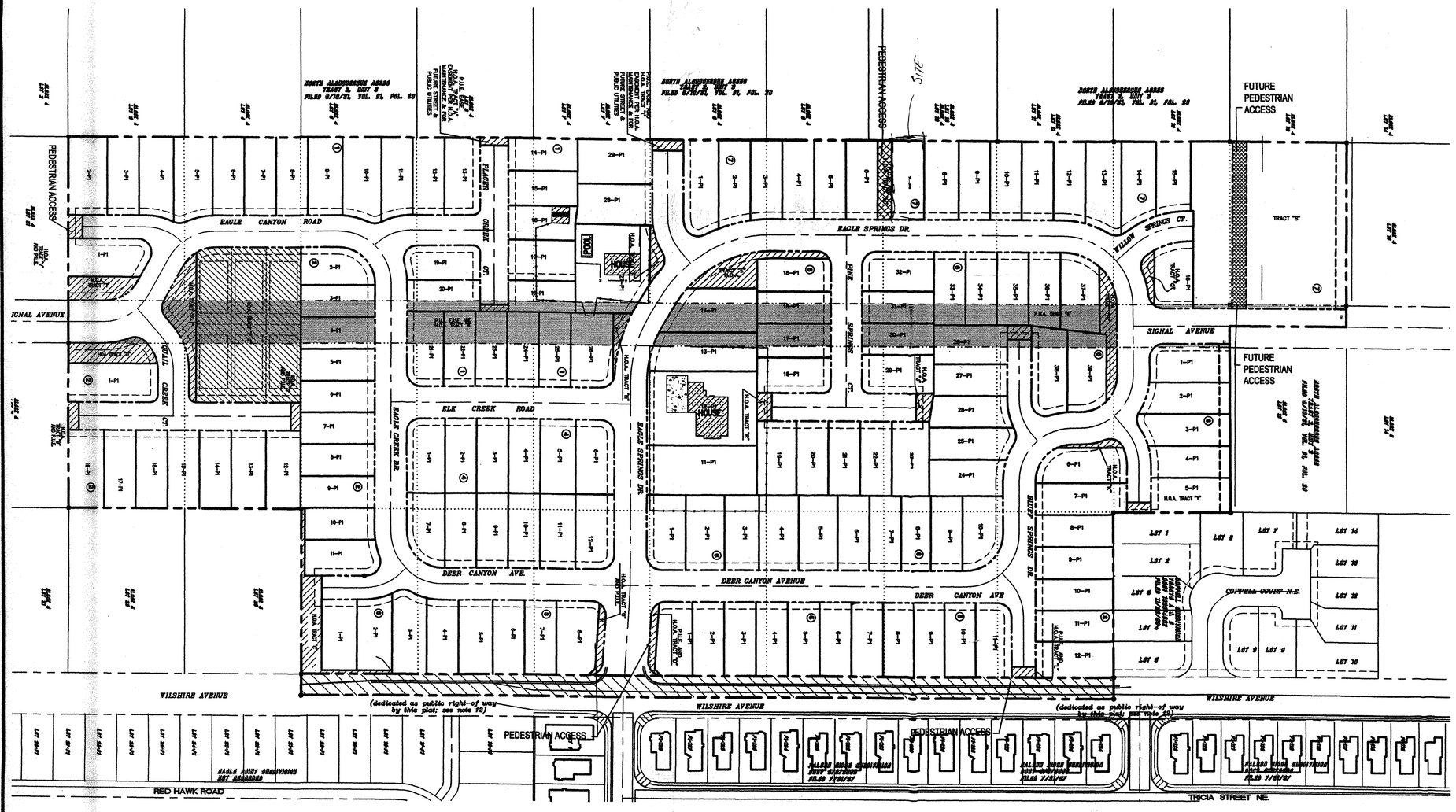
9) A DIMENSIONED TYPCAL LOT PLAN IS PROVIDED ON THIS SHEET.

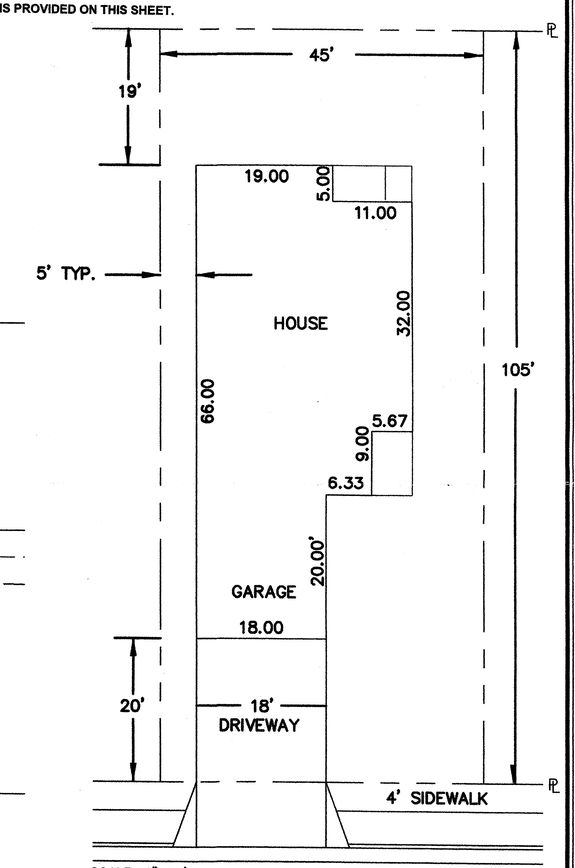
7) OPEN SPACE REQUIREMENT OF THE CITY OF ALBUQUERQUE ARE MET ON THE LOT WITH THE DWELLING AS SHOWN ON THE APPROVED SITE PLAN, EXCEPT FOR LOT 10-P1, BLOCK 2. LOT 10-P1, BLOCK 2, SHALL HAVE A MAXIMUM STRUCTURE FOOTPRINT AND DRIVEWAY COVERAGE OF 2,100 SQ. FT. OR PROVIDE PAYMENT TO THE CITY PARKS AND RECREATION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

Deleted CBS A DIMENSIONED TYPICAL LOT PLAN IS PROVIDED ON THIS SHEET.

SCALE: 1"= 80'

0 20 40 80 160 240
GRAPHIC SCALE IN FEET:





SCALE: 1"=10'

TYPICAL LOT PLAN

HOUSE, GARAGE & DRIVEWAY SQUARE FOOTAGE: 1994
LOT SQUARE FOOTAGE: 4725

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

SHEET 2 OF 3

DATE: OCTOBER, 2001	community sciences corporation
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