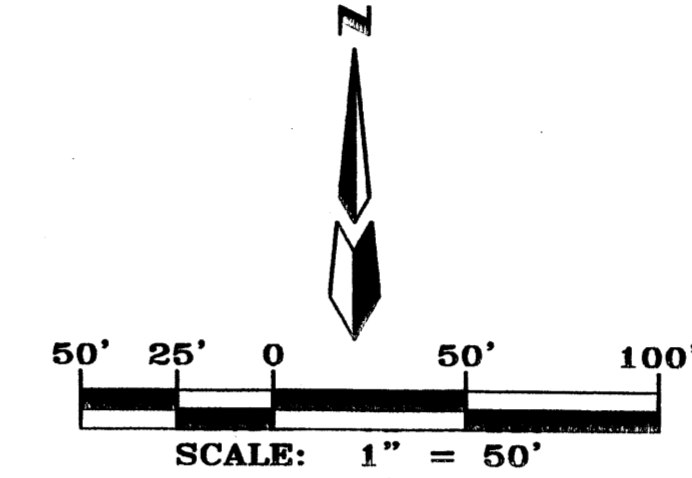


ZONE ATLAS MAP # C-19-Z
SCALE: NONE

GENERAL NOTES:

- DEVELOPMENT DENSITY:**
Gross site area is 3.1954 acres.
Site is zoned R-D with maximum density of 7 du/ac. Density limitation allows for a maximum of 20 units over entire site.
- MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal setback 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.
- 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.
- LANDSCAPING:**
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Xeriscaping.
- PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed of CMU and will be covered by either stucco or consist of a Split-Faced texture. The maximum wall height will be 8.0 feet, and minimum of 4.0 feet.
- THE LANDSCAPE AREAS WITHIN/AND ABUTING THE PUBLIC RIGHTS-OF-WAY:**
As shown on the approved Site Development/Utility Plan, Landscape area within and abutting the public right-of-way shall be for the benefit of the Homeowners within Eagle Springs Subdivision, and shall be maintained by the Eagle Springs Homeowners Association.



EAGLE SPRINGS, UNIT 2
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

SUBDIVISION DATA

GROSS ACREAGE	3.1954 AC
ZONE ATLAS NO.	C-19-Z
NO. OF LOTS CREATED	20 LOTS
NO. OF TRACTS CREATED	3 TRACTS
AREA DEDICATED TO CITY	0.8388 AC
DATE OF SURVEY	MAY 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 LOTS 18 and 19, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 and TRACT "S", EAGLE SPRINGS SUBDIVISION as the same is shown and designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 2002 Book 2002, Page 82 and containing 3.1954 acres more or less.

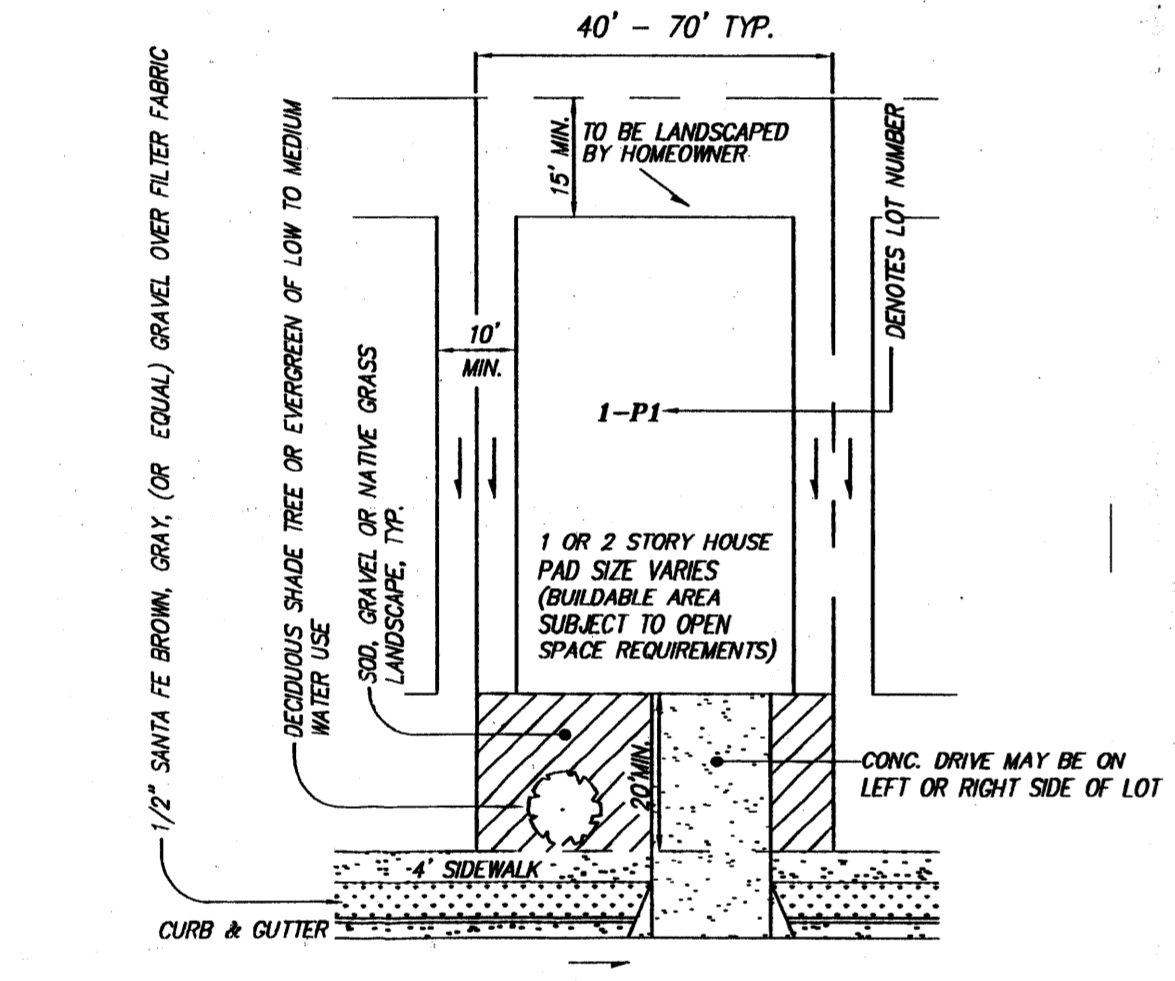
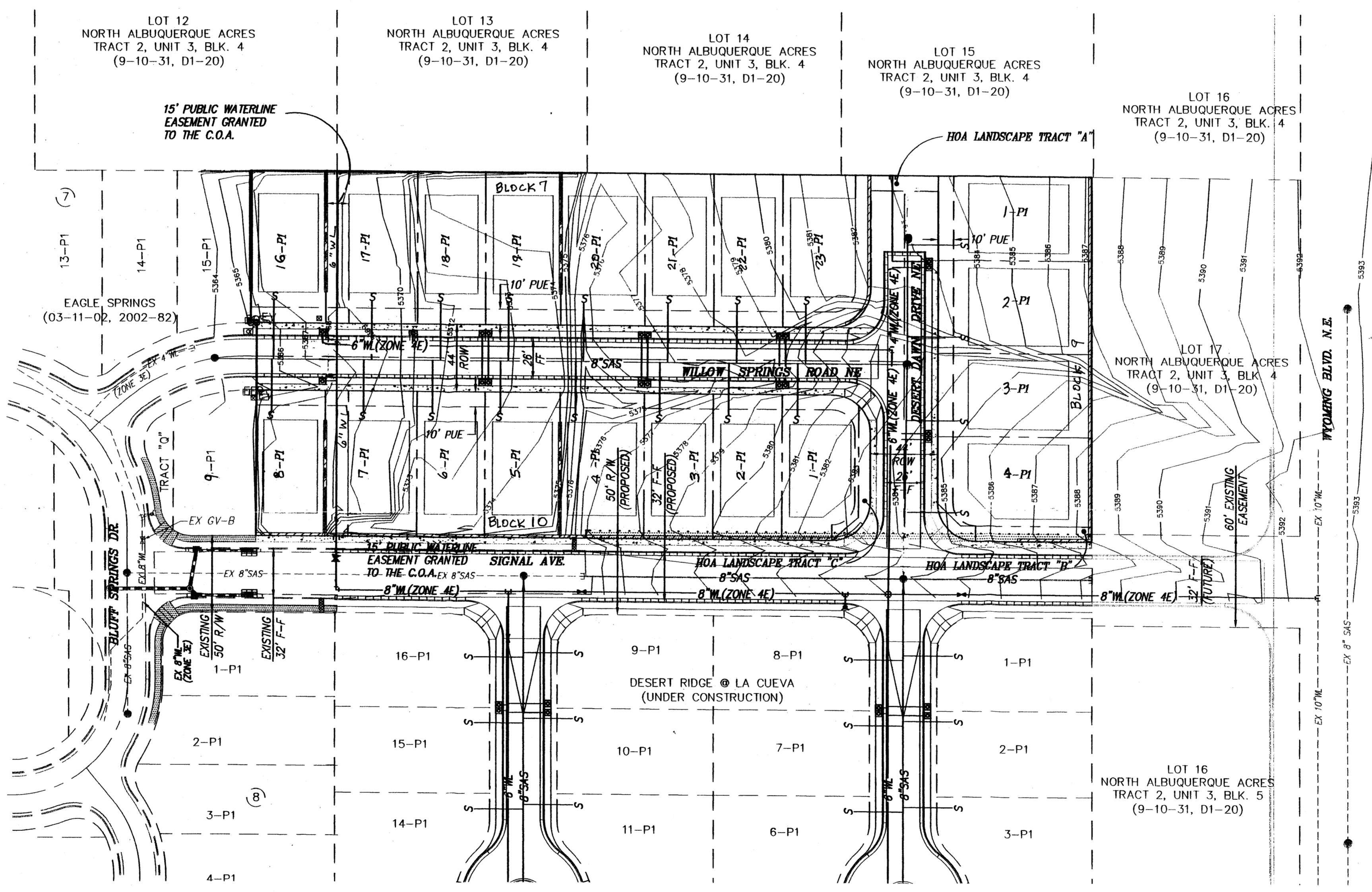
PROJECT NO. 1002183
APPLICATION NO. 02DRB-01569

APPROVED AND ACCEPTED BY:

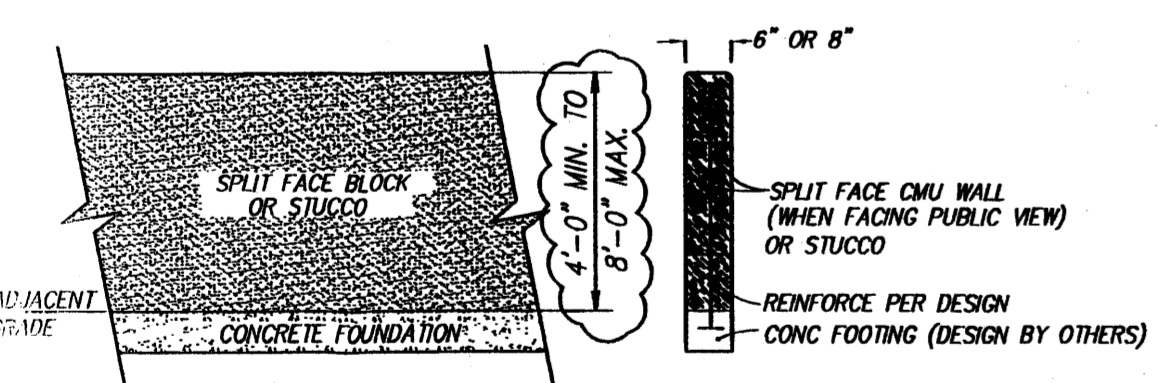
Ashlan Matson 5/8/03
Planning Department
Bradley Bigham 5/8/03
City Engineer
Richard Danks 11-06-02
Transportation Development
Roger A. Green 11/6/02
Utility Development
Christina Sandoral 11/6/02
Parks and Recreation

LEGEND

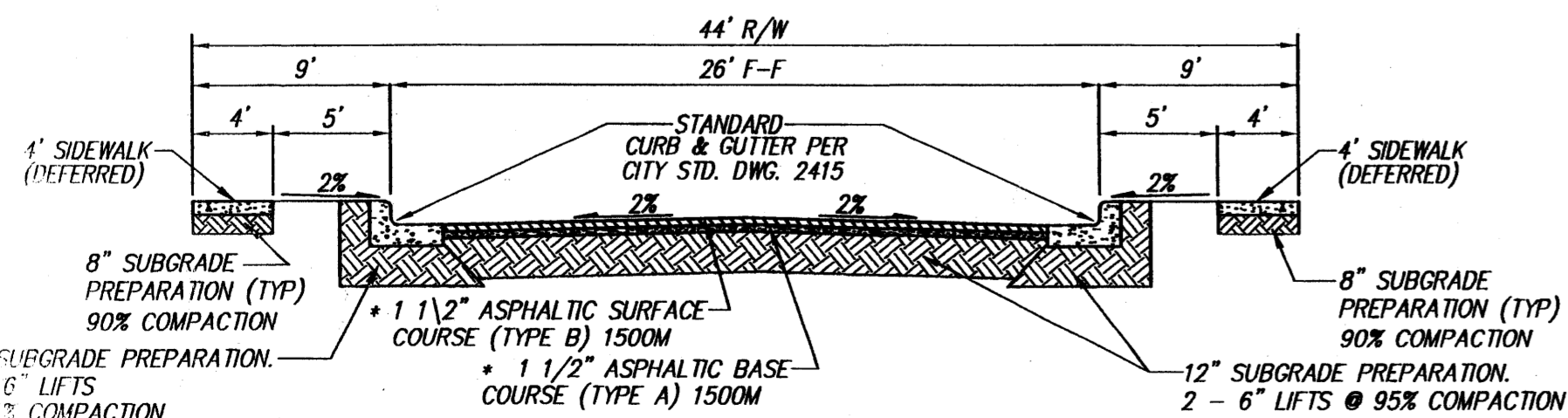
	EXISTING EDGE OF PAVEMENT
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	NEW 8" SAS
	NEW RETAINING WALL
	NEW CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING PROPERTY LINE
	ASPHALT PATH/TRAIL (WIDTH VARIES)
	NEW SIDEWALK WALL
	NEW SANITARY SEWER SERVICE
	NEW DOUBLE WATER METER BOX
	NEW SINGLE WATER METER BOX
	NEW PROPERTY LINE
	NEW EASEMENT LINE
	8" SAS
	8" WL
	NEW 4" SIDEWALK
	5' ROW VACATION



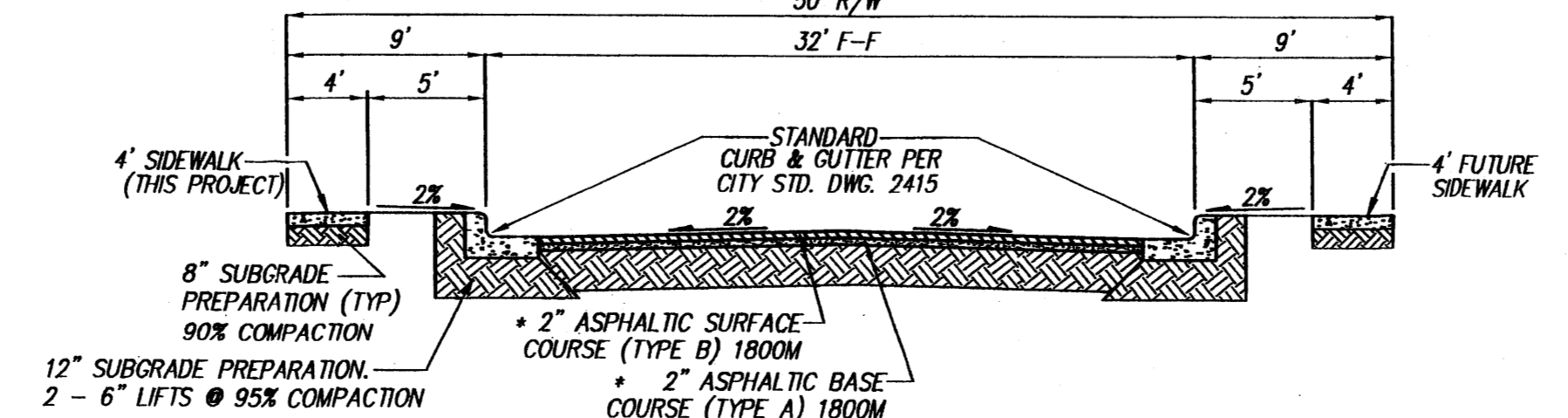
TYPICAL LOT LAYOUT & LANDSCAPE PLAN
NOT TO SCALE



SITE PERIMETER AND REARYARD WALL
NOT TO SCALE



TYPICAL 26' RESIDENTIAL STREET SECTION
N.T.S.



TYPICAL 32' STREET SECTION (SIGNAL AVE N.E.)
N.T.S. (SEE NOTE 8)

EAGLE SPRINGS SUBDIVISION, UNIT 2

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: NADJA	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 11/05/02	Job: A02087	

A2087SE/PRELIM PLAT/SITEPLAN/11-5-02 NHE

1002183