

VICINITY MAP ZONE MAP: N-8-Z

SUBDIVISION DATA

GROSS ACREAGE	84.9303 AC
ZONE ATLAS NO.	N-8-Z
NO. OF LOTS CREATED	438 LOTS
NO. OF TRACTS CREATED	46 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	21.18 AC
ZONING	R-D/R-LT
DATE OF SURVEY	MARCH, 2015

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A-1-A, ANDERSON HEIGHTS UNIT 4, 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 June 06, 2017 in Plat Book 2017C, Page 0069, together with TRACT B-1, ANDERSON HEIGHTS UNIT 4, 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 23, 2015, in Plat Book 2015C, Page 29, and containing 84.9303 acres more or less.

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

_____ Traffic Engineering, Transportation Division	_____ DATE
_____ A.B.C.W.U.A.	_____ DATE
_____ Parks and Recreation Department	_____ DATE
_____ City Engineer	_____ DATE
_____ * Environmental Health Department (conditional)	_____ DATE
_____ Solid Waste Management	_____ DATE
_____ DRB Chairperson, Planning Department	_____ DATE

SITE AND DESIGN STANDARDS

- DEVELOPMENT DENSITY:**
Site area of Parcels 4 and 6, Anderson Heights Unit 1 & Anderson Heights Unit 9 is 87.4236 acres. Density = 5.6 DU's per Acre.

Parcels 4 and 6, Anderson Heights Unit 1 is zoned R-D & Anderson Heights Unit 9 is zoned R-LT.
- MAXIMUM TOTAL DWELLING UNITS:**
Maximum total number of residential units shall be 482.
- BUILDING HEIGHTS & SETBACKS:**
Maximum allowed building heights shall be 26 feet. Setbacks shall be in accordance with the R-D/R-LT zone. (See detail this sheet).
- PARK DEVELOPMENT:**
A. 1.0 Acre Private Park shall be developed for the benefit of all lot owners in Unit 4 and will be maintained by the H.O.A.
- OPEN SPACE:**
Open Space shall be provided on each lot in accordance with section 14-16-3-8 of the Zoning Code (Detached Open Space Regulations).
- WATER AND SEWER:**
Prior to development, Albuquerque Bernalillo County Water Utility Authority (ABCWUA), Water and Sanitary Sewer Service to the site must be verified and coordinated with ABCWUA.
- PARKING:**
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with "P1" designation.
- PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**
Vehicular Access: Primary access will be off (1) 118TH Street, (2) Amole Mesa Avenue and (1) Colobel Avenue with all new private streets, all of which will be gated.
Pedestrian Access: There is existing sidewalk along east side of 118TH Street. New sidewalk will be constructed along the south side of Amole Mesa Avenue and the north side of Colobel Avenue. Sidewalks will be installed on both side of new streets within the site. Pedestrian access into the site from 118TH Street, Amole Mesa Avenue & Colobel Avenue will also be granted.
- BUILDINGS:**
Buildings will be traditional of southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim. The exterior stucco finish will consist of colors in shades of earthtone.
- 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.
- WALLS:**
A. Perimeter walls around the property shall be designed in accordance with Section 14-16-3-19 (B) of the City Zoning Code.
B. Perimeter walls shall be colored or consist of a colored scheme and constructed of split-face concrete masonry topped with a continuous cap.
C. Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.
D. Maximum wall heights shall be 6 feet, unless they are retaining walls.
E. Walls shall not be allowed within the clear-sight triangle.
- PEDESTRIAN SITE INGRESS/EGRESS:**
Consists of the internal sidewalks.
- LOT SIZE AND LOT WIDTH:**
Minimum lot size is 3600.00 sf = 0.0826 ac
Minimum lot width is 36 feet

SITE AND DESIGN STANDARDS (CONT.)

- UTILITIES:**
A. All new electric distribution, telecommunication, and cable TV lines associated with the project shall be placed underground.
B. Primary cable boxes, transformers, switch gears, and main-line telephone distribution cabinets shall be screened with walls and vegetation to the extent possible, provided they are still compliant with the standards of all dry utility companies and PNM's Electric Service Guide.
- SIGNAGE:**
Any signage proposed to identify the subdivision shall be provided in accordance with the Zoning Code General Sign Regulations, per section 14-16-3-5. The maximum individual letter size of all building mounted signs shall be two feet. No wall mounted signs are allowed on facades that face abutting residential zones.

SITE AND DESIGN STANDARDS (CONT.)

- APPROVALS PROCESS:**
Upon approval of this SITE PLAN FOR SUBDIVISION, site development plan for building permit approval shall conform to the design standards presented herein and be delegated to Building Permit for final approval.
- BENEFICIARY AND MAINTENANCE:**
A. Tract "WW" is a Private Access & Drainage Easement and Public Waterline & Sanitary Sewer Easement. It is for the benefit of all lots within Unit 4 and will be maintained by the H.O.A.
B. Tract "UU" will be Deeded to the City of Albuquerque for the purpose of a Memorial Park.
C. Tracts "A thru TT" and Tract "VV" are Private Common Areas for the benefit of all lots within Unit 4. Tracts will be deeded to the H.O.A. and will be maintained by the H.O.A.
- SOLAR:**
No property within the area of requested final action shall at any time be subject to a Deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
- CLEAR SIGHT AREA-ENTRANCE ROADS:**
Landscaping, fencing and signing shall not interfere with clear sight requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in the Clear Sight triangle.
- BUILDING HEIGHT LIMITATIONS TO PRESERVE SOLAR ACCESS:**
The additional height limitations of this division (A) shall apply to all residential zones where the basic height limitation is 26 feet. In any subdivision for which the preliminary or preliminary/final plats submitted to the city after February 1, 1981, the height of any building shall comply with one of the following additional height limitations, either:

(a) The building height shall not exceed the following heights, determined by the distance cardinally south from the northern boundary of the lot as follows:

Lot Line (feet)	Height (feet)
0-5	10
5-10	11
10-15	14
15-20	17
20-25	20
25-30	23
30-35	25
35 or more	26

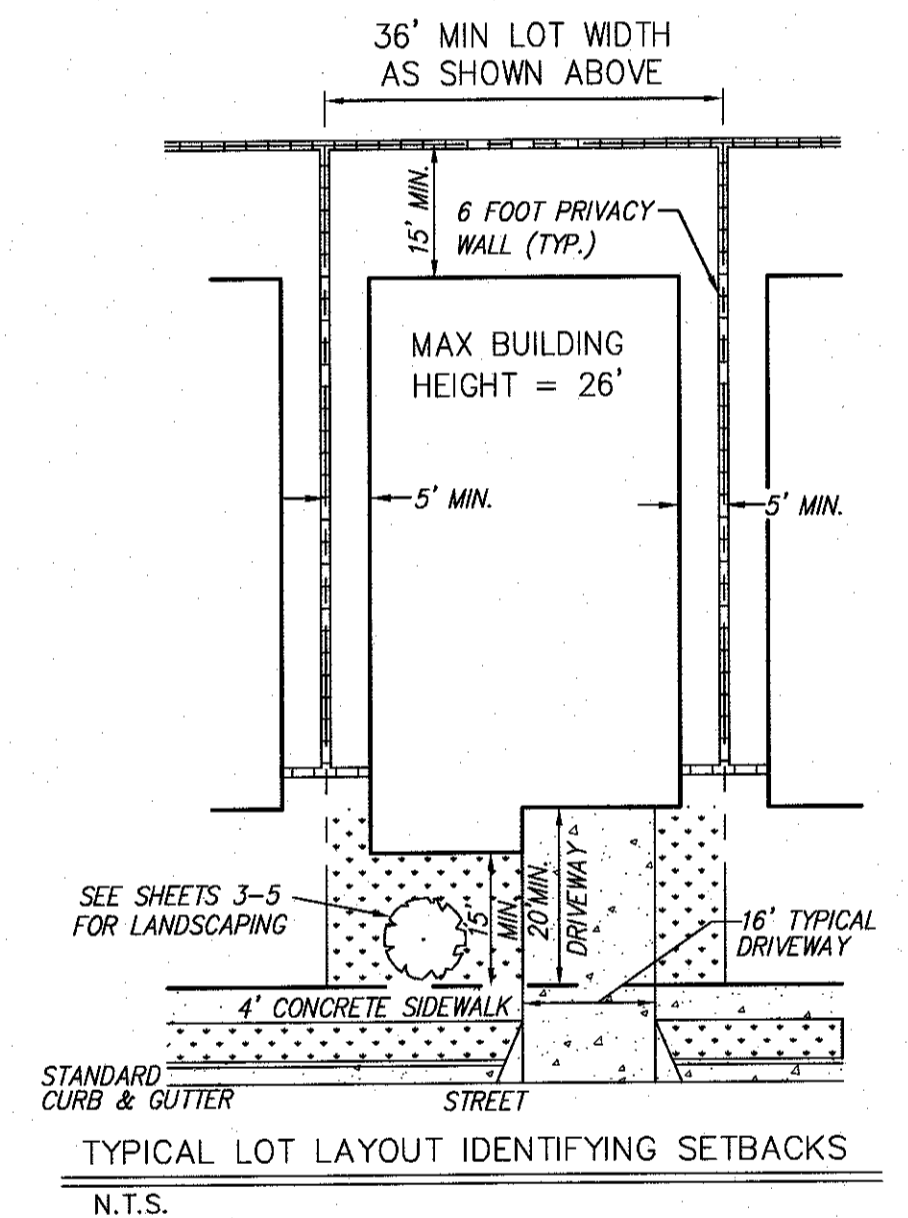
or alternatively:

- The height shall not exceed 31° angle plane (as further defined in division 3, below) drawn upward from a horizontal line located two feet above the mean grade at either:

1. A line lying ten feet within the lot lying to the north and parallel to the general south side of the neighboring lot which is mostly nearly perpendicular to cardinal north, if the lot is vacant and no building permit for a structure has been applied for;
2. The facade of the principal residential building on the lot lying to the north, which most nearly faces cardinal south if the lot has an existing building intended for permanent occupancy or a building permit for a structure has been issued; or
3. The plane shall be made up of lines drawn cardinally south, 31° above horizontal, along all points identifying said southerly setback lines or building lines.
- The Zoning Enforcement Officer shall waive all or part of the provisions of divisions (a) and (b) above if he finds that, pursuant to rules and regulations promulgated by the Mayor and so records in his files, beneficial and important solar access can be protected for a lot to the north through the height requirements of this division (A) due to:

1. The lot(s) to the north being exceptionally large or high, so that there are many good locations for solar collector relating to passive or active solar energy systems which will not be blocked by the proposed construction; or
2. The development on the lot(s) to the north is already served by as much solar collector area as is likely to ever be needed and solar access to that collector surface will not be impaired by the proposed construction.
- The Zoning Enforcement Officer shall waive the provisions of divisions (a) and (b) above if he finds that the owner or builder proposing the height limit waiver has demonstrated:

1. That there will clearly not be a principal building in the area within 35 feet to the north of the proposed building; or
2. That any heated building which is on separate lot, is built or is under construction to minimum energy efficient standards with a maximum average U value for the walls (Uo wall) not to exceed .16 BTUs per hour per square foot degrees Fahrenheit and with a maximum average U value for the roof (Uo roof) not to exceed .04 BTUs per hour per square foot degrees Fahrenheit. The fact that the building adjacent to the north is connected to the proposed building does not change the regulations.



LOT WIDTH ≥ 40' (60.7 MAX.)	
LOT LENGTH	PAD LENGTH
94'-122'	55'-86'
122'-154'	86'
LOT WIDTH = 36' (MINIMUM)	
LOT LENGTH	PAD LENGTH
98'-132'	50'-78'
132'-153'	78'-86'

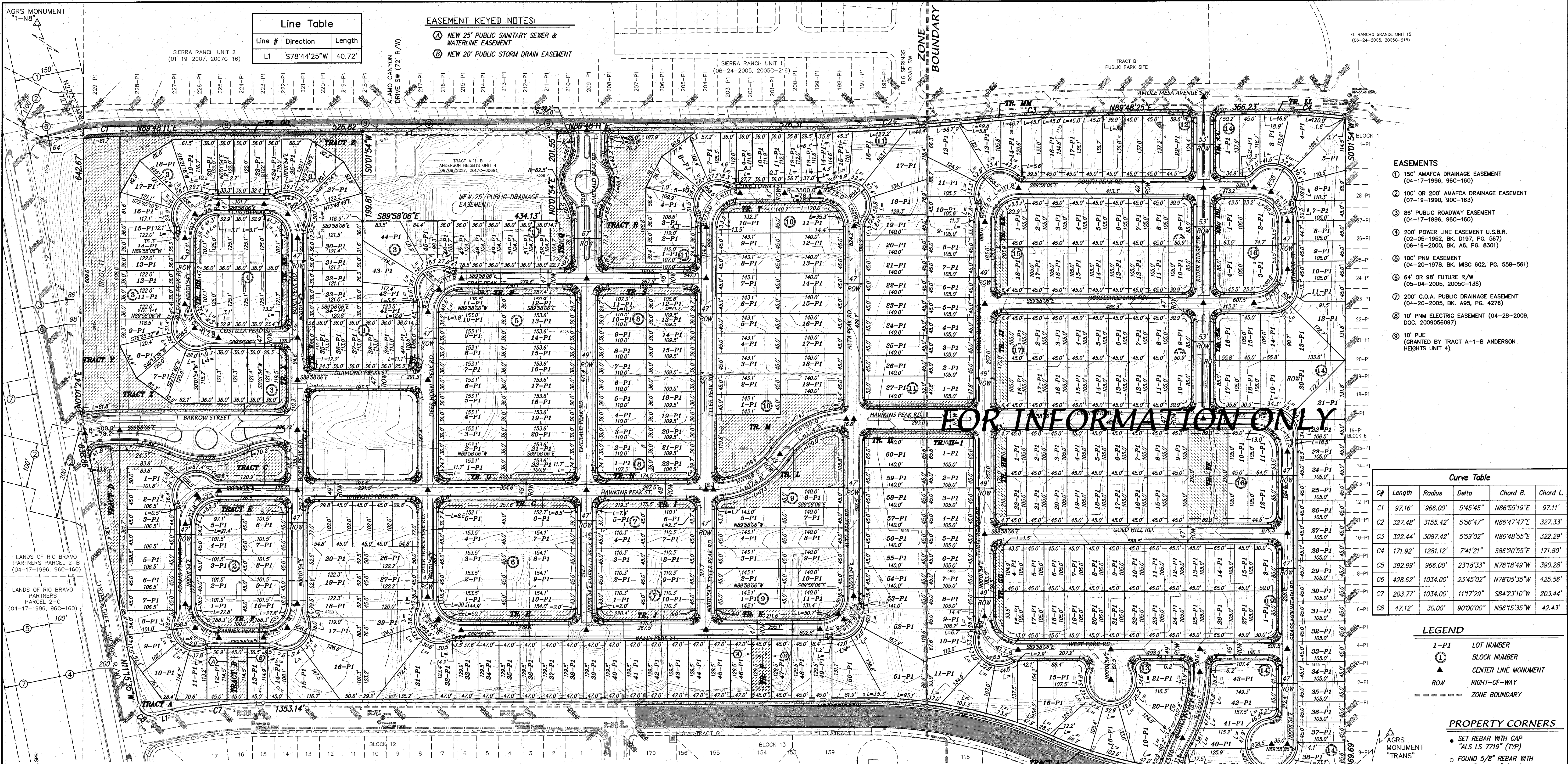
*SEE SHEET 6 FOR SPECIFIC PAD ALLOWANCES.

PLAN INDEX	SHEETS
COVER SHEET	1
SITE PLAN FOR SUBDIVISION	2
LANDSCAPING PLAN	3-5

**HERITAGE TRAILS
 AMENDED SITE DEVELOPMENT
 PLAN
 FOR SUBDIVISION**

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

Designed: DER	Drawn: DER	Checked: DMG	Sheet 1 of 5
Scale: 1" = 100'	Date: 11/20/17	Job: A17022	



Line Table

Line #	Direction	Length
L1	S78°44'25"W	40.72'

- EASEMENT KEYED NOTES:**
- ⊙ NEW 25" PUBLIC SANITARY SEWER & WATERLINE EASEMENT
 - ⊕ NEW 20" PUBLIC STORM DRAIN EASEMENT

- EASEMENTS**
- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-1996, 96C-160)
 - ② 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-16-1990, 90C-163)
 - ③ 86' PUBLIC ROADWAY EASEMENT (04-17-1996, 96C-160)
 - ④ 200' POWER LINE EASEMENT U.S.B.R. (02-05-1952, BK. D197, PG. 567) (06-16-2000, BK. A6, PG. 8301)
 - ⑤ 100' PNM EASEMENT (04-20-1978, BK. MISC 602, PG. 558-561)
 - ⑥ 84' OR 98' FUTURE R/W (05-04-2005, 2005C-138)
 - ⑦ 200' C.O.A. PUBLIC DRAINAGE EASEMENT (04-20-2005, BK. A95, PG. 4276)
 - ⑧ 10' PNM ELECTRIC EASEMENT (04-28-2009, DOC. 2009056097)
 - ⑨ 10' PUE (GRANTED BY TRACT A-1-B ANDERSON HEIGHTS UNIT 4)

Curve Table

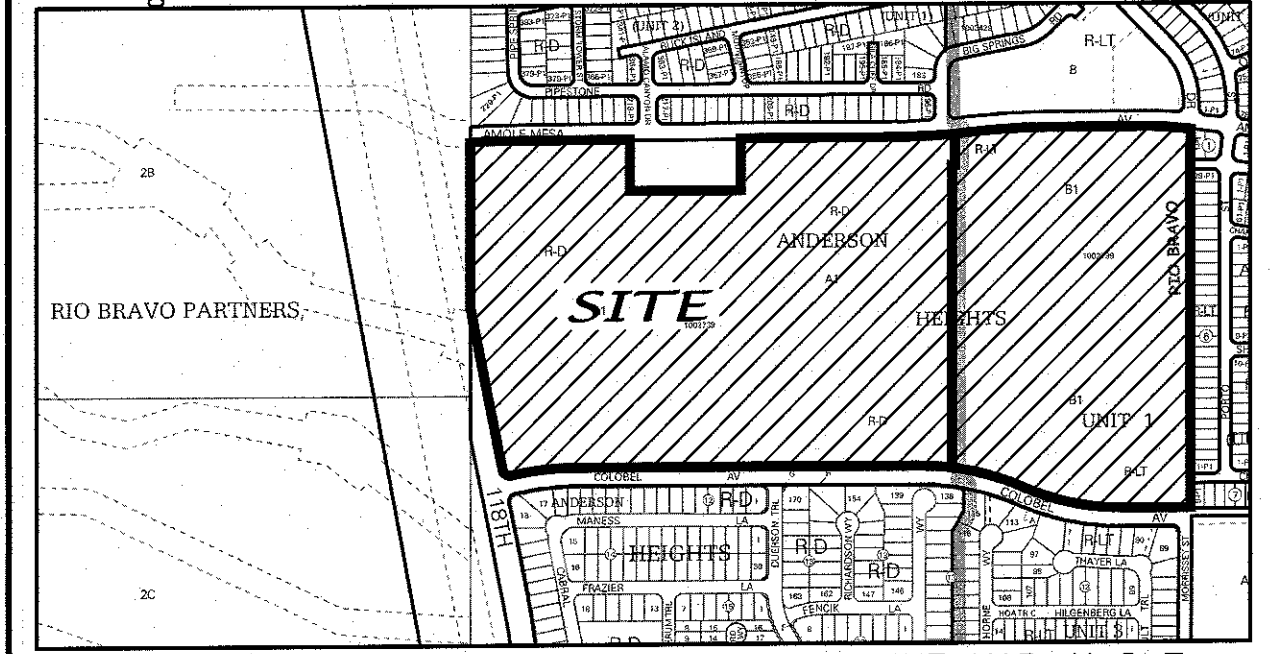
C#	Length	Radius	Delta	Chord B.	Chord L.
C1	97.16'	966.00'	5°45'45"	N86°55'19"E	97.11'
C2	327.48'	3155.42'	5°56'47"	N86°47'47"E	327.33'
C3	322.44'	3087.42'	5°59'02"	N86°48'55"E	322.29'
C4	171.92'	1281.12'	7°41'21"	S86°20'55"E	171.80'
C5	392.99'	966.00'	23°18'33"	N78°18'49"W	390.28'
C6	428.62'	1034.00'	23°45'02"	N78°05'35"W	425.56'
C7	203.77'	1034.00'	11°17'29"	S84°23'10"W	203.44'
C8	47.12'	30.00'	90°00'00"	N56°15'35"W	42.43'

- LEGEND**
- 1-P1 LOT NUMBER
 - Ⓛ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - ZONE BOUNDARY

- PROPERTY CORNERS**
- SET REBAR WITH CAP "ALS LS 7719" (TYP)
 - FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)
- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 - ROW = RIGHT-OF-WAY
 - H.O.A. = HOME OWNERS ASSOCIATION
 - C.O.A. = CITY OF ALBUQUERQUE
 - A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

SUBDIVISION DATA

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LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A-1-A, ANDERSON HEIGHTS UNIT 4, 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 June 06, 2017, in Plat Book 2017C, Page 0069, together with TRACT B-1, ANDERSON HEIGHTS UNIT 4, 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 23, 2015, in Plat Book 2015C, Page 29, and containing 84.9311 acres more or less.

OWNERS

KB HOME COLORADO Inc
7807 PeakView Ave
Suite 300
CENTENNIAL, COLORADO 80111
(303) 323-1130

SITE BENCHMARK

AGRS MONUMENT
"1-N8"
ELEVATION=5307.250
(NAD83/NAVD88)

ENGINEERS

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

SURVEYOR

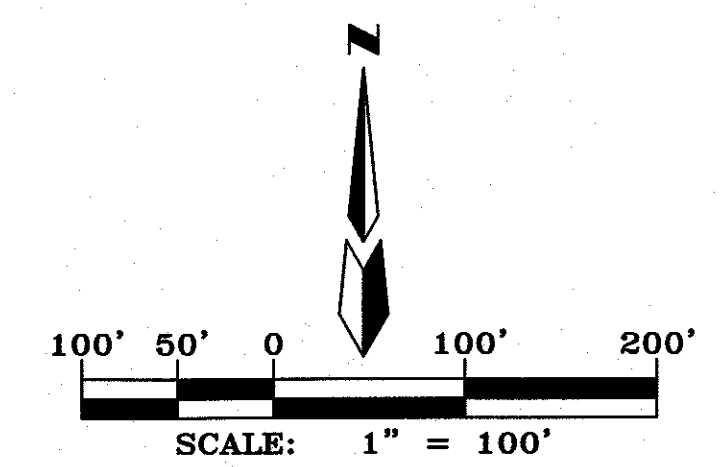
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, NEW MEXICO 87190
(505) 884-1990

PROJECT NUMBER: 1002739
APPLICATION NUMBER: Q4DRB-00894

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Department	DATE
Traffic Engineering, Transportation Division	
Utilities Development	
Parks and Recreation Department	
City Engineer	
* Environmental Health Department (conditional)	
Solid Waste Management	
DRB Chairperson, Planning Department	

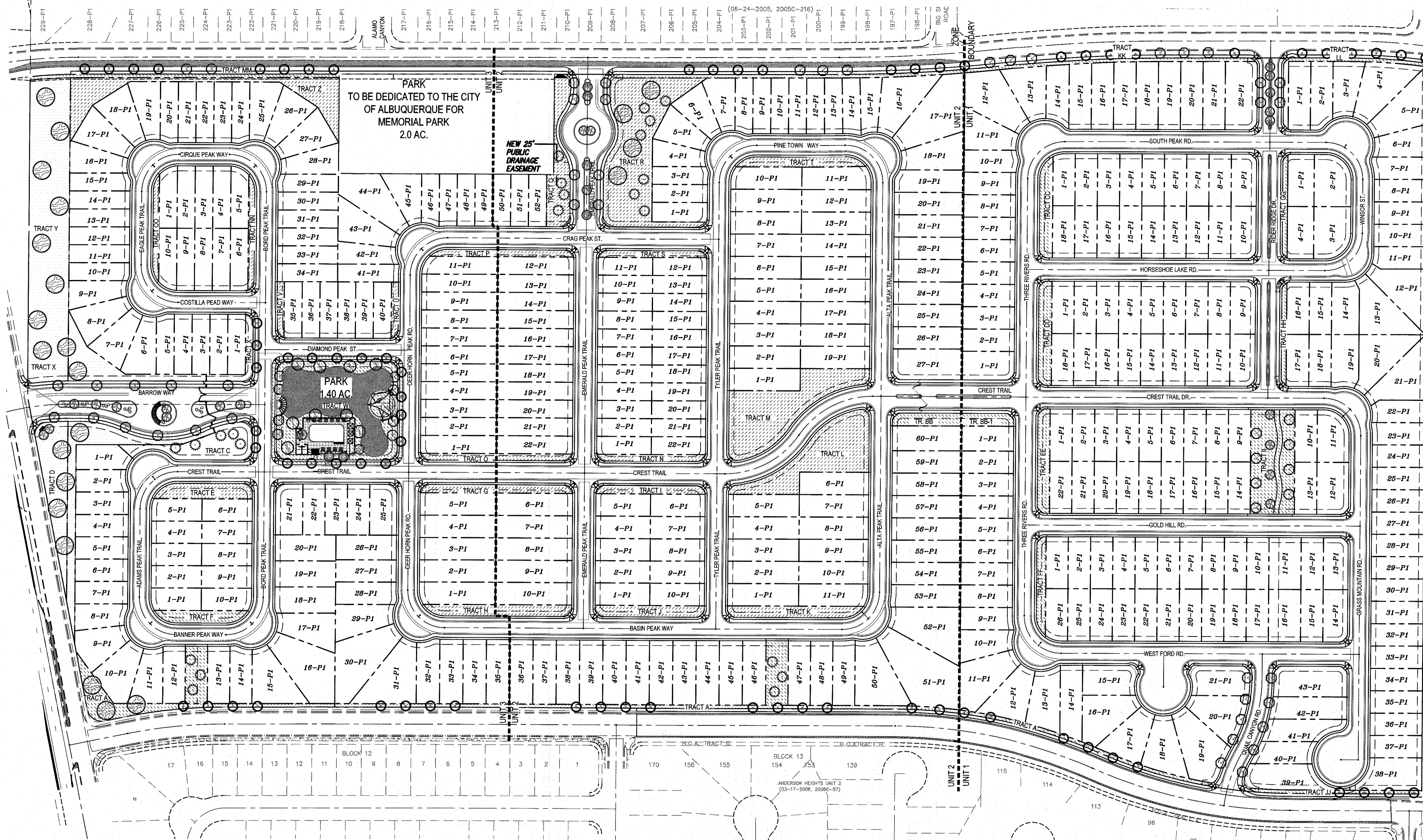


HERITAGE TRAILS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

Designed: DMG	Drawn: SPS	Checked: DMG	Sheet 2 of 5
Scale: 1" = 100'	Date: 11/20/17	Job: A17022	



PLANT MATERIALS LEGEND

Trees	Plant Name	Size
	Chilopsis linearis	8' Multi-Stem
	Desert Willow	
	Fraxinus pennsylvanica 'Urbanite' 2' Caliper, B&B	
	Urbanite Ash	
	Pinus edulis	6' HT.
	Pinyon Pine	
	Pistacia chinensis	2' caliper, B&B
	Chinese Pistache	
	Quercus shumardii	2' caliper, B&B
	Shumard Oak	
	Vitex Agnus Castus	6' Multi-Stem
	Vitex	
Large Shrubs		
	Eleagnus ebbingei	5 gal.
	silverberry	
Medium & Small Shrubs		
	Calamagrostis acutiflora 'Karl Foerster'	
	Feather Reed Grass	5 gal.
Groundcover		
	Juniperus Sabina	1 gal.
	Buffalo Juniper	
Cacti/Accents		
	Festuca ovina	1 gal.
	Blue Fescue	
	Hesperaloe parviflora	1 gal.
	Red Yucca	
	Nassella tenuissima	1 gal.
	Mexican Feather Grass	
	Yucca elata	5 Gal.
	Soapstone Yucca	
	Annuals (seasonal)	
Inerts		
	3/4" minus Crushed rock, 3" depth over filter fabric	
	Color Grey	
	3/4" minus Crushed rock, 3" depth over filter fabric	
	Color Brown	
	Concrete Mow Curb, 6" wide	
	Standard Color and smooth Finish	
	Turf - Park Blend seed mix by Gardner Turfgrass, Inc.	23,370 sf
	Application Rate: 4lbs per 1,000sf	
	Boulder - small to medium	per plan
	Boulder - larger	per plan
	Steel Edging, 1/4"x6" with 15" steel stakes	
	Color: green	

GENERAL NOTES

- 1. MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER AND HOA.
- 2. LANDSCAPE MATERIAL TO BE WATERED BY AN AUTOMATIC UNDERGROUND DRIP IRRIGATION SYSTEM WITH A REDUCED PRESSURE BACKFLOW PREVENTER PER THE CITY OF ALBUQUERQUE.
- 3. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND HOA.
- 4. THIS PLAN IS TO COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPE AND WASTE WATER ORDINANCE 6-1-1. (PLANTING RESTRICTIONS APPROACH).
- 5. LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH, MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- 6. TREES ARE NOT TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS AND/OR LOCATED 10'-0" FROM EASEMENTS.
- 7. STREET TREES TO CONFORM TO THE STREET TREE ORDINANCE 6-2-2.
- 8. LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS AND ORDINANCE 14-16-3-10.

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RIGHT-OF-WAY AREA DEDICATED TO CITY ZONING	2.0 AC R-D/R-LT
DATE OF SURVEY	MARCH, 2015
TOTAL LANDSCAPE AREA	403,986 SF

PLANT RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANT MATERIAL TO BE LOW OR MEDIUM WATER USE PLANTS.

A MAXIMUM OF 20% OF THE PLANT MATERIAL AND LANDSCAPE AREA TO BE HIGH WATER USE TURF



HERITAGE TRAILS

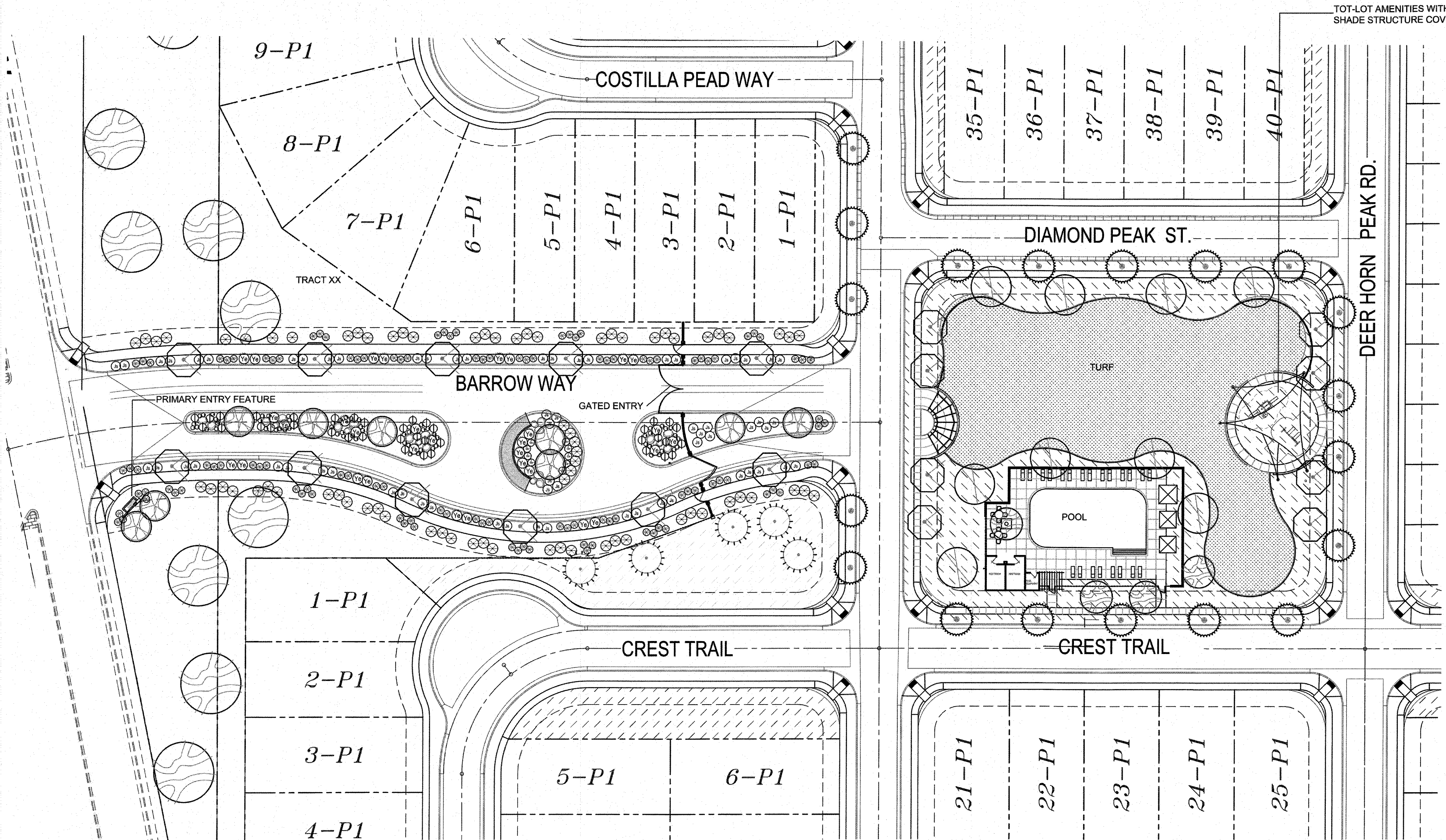
SITE DEVELOPMENT PLAN FOR SUBDIVISION

OVERALL LANDSCAPING PLAN

andersonbaron
 plan · design · achieve
 50 n. mcclintock dr, ste 1
 chandler, arizona 85226
 ph. 480.699.7956 f.480.699.7986

date: 12.28.17





TOT-LOT AMENITIES WITH SHADE STRUCTURE COVER

PLANT MATERIALS LEGEND

Trees	Plant Name	Size
	Chilopsis linearis Desert Willow	8' Multi-Stem
	Fraxinus pennsylvanica 'Urbanite' Urbanite Ash	2' Caliper, B&B
	Pinus edulis Pinyon Pine	6' HT.
	Pistacia chinensis Chinese Pistache	2' caliper, B&B
	Quercus shumardii Shumard Oak	2' caliper, B&B
	Vitex agrus castus Vitex	6' Multi-Stem
Large Shrubs		
	Eleanthus ebbingei silverterry	5 gal.
Medium & Small Shrubs		
	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	5 gal.
Groundcover		
	Juniperus Sabina Buffalo Juniper	1 gal.
Cacti/Accents		
	Festuca ovina Blue Fescue	1 gal.
	Hesperaloe parviflora Red Yucca	1 gal.
	Nassella tenuissima Mexican Feather Grass	1 gal.
	Yucca elata Soaptree Yucca	5 Gal.
	Annuals (seasonal)	
Inerts		
	3/4" minus Crushed rock, 3" depth over filter fabric	Color: Grey
	3/4" minus Crushed rock, 3" depth over filter fabric	Color: Brown
	Concrete Mow Curb, 6" wide	Standard Color and smooth Finish
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	Steel Edging, 1/4"x5" with 15" steel stakes	Color: green

GENERAL NOTES

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER AND HOA.

LANDSCAPE MATERIAL TO BE WATERED BY AN AUTOMATIC UNDERGROUND DRIP IRRIGATION SYSTEM WITH A REDUCED PRESSURE BACKFLOW PREVENTER PER THE CITY OF ALBUQUERQUE.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND HOA.

THIS PLAN IS TO COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPE AND WASTE WATER ORDINANCE 6-1-1. (PLANTING RESTRICTIONS APPROACH).

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH, MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

TREES ARE NOT TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS AND/OR LOCATED 10'-0" FROM EASEMENTS.

STREET TREES TO CONFORM TO THE STREET TREE ORDINANCE 6-2-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS AND ORDINANCE 14-16-3-10.

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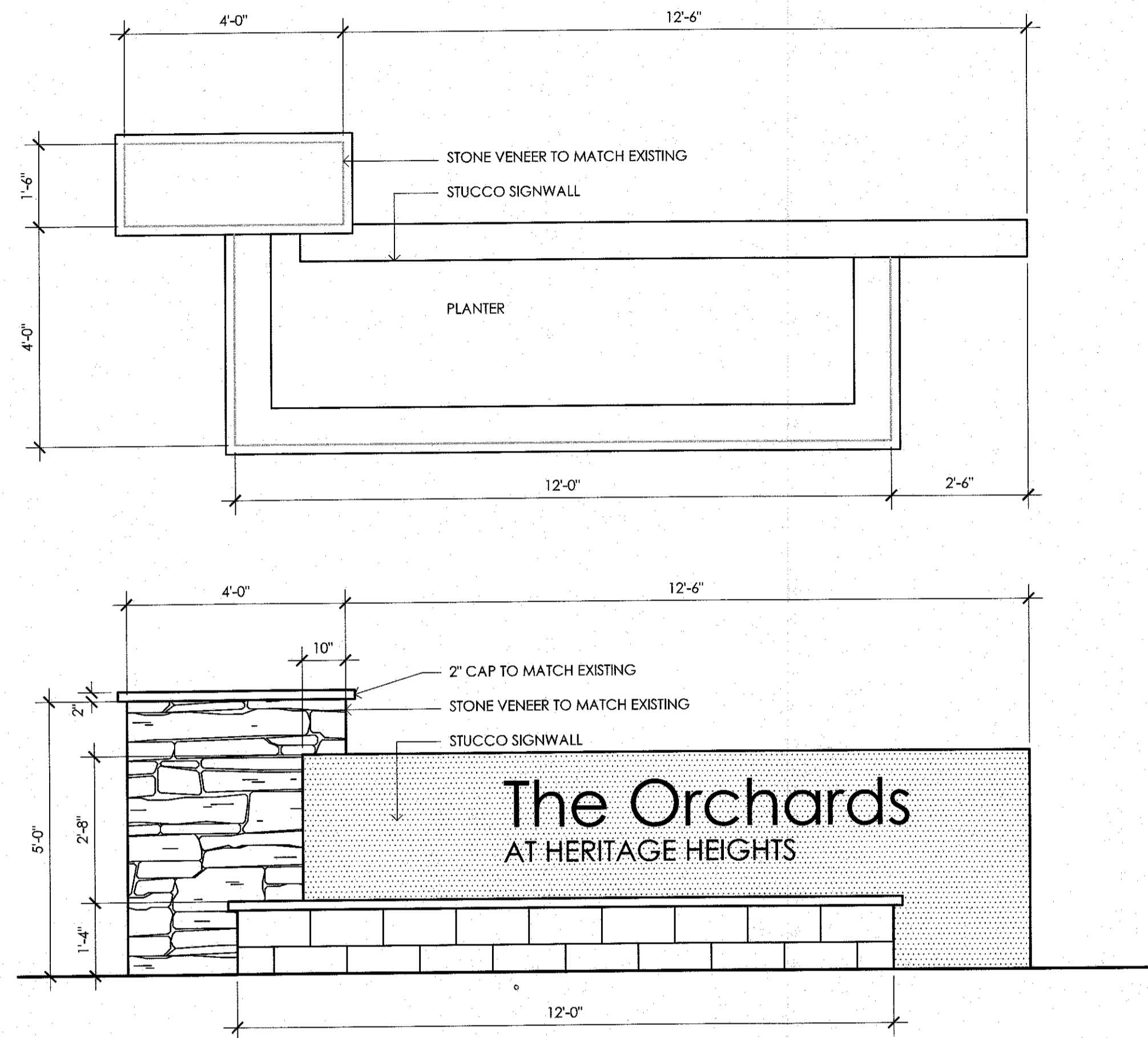


HERITAGE TRAILS

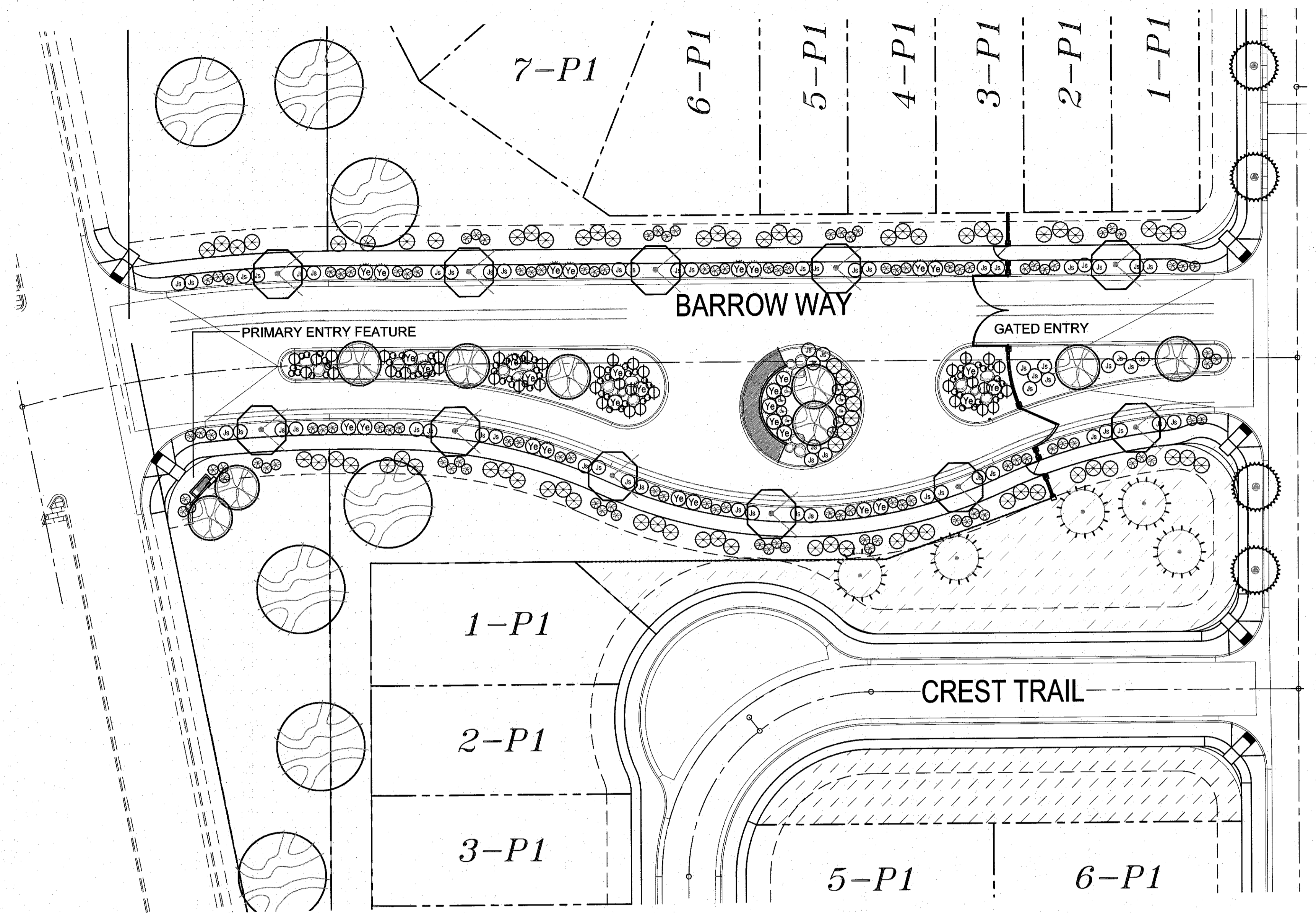
LANDSCAPING ENLARGEMENT PLAN

date: 12.28.17

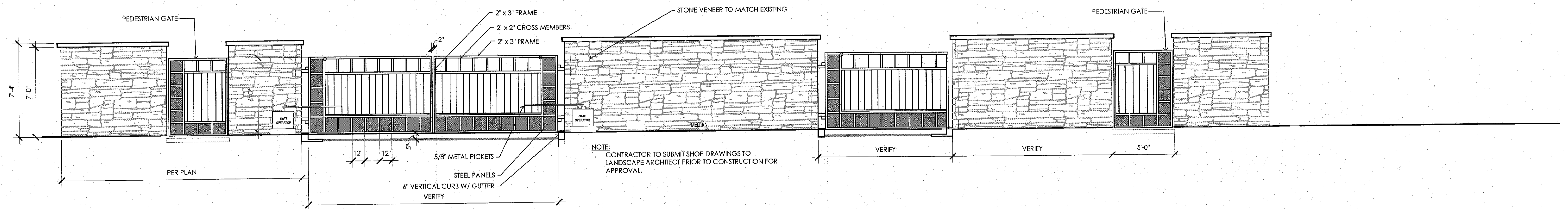
andersonbaron
plan · design · achieve
50 n. mcclintock dr, ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986



PRIMARY ENTRY FEATURE
SCALE: 1/2" = 1'-0"



ENTRY PLAN VIEW
SCALE: 1" = 30'-0"



GATED ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

date: 12.28.17



HERITAGE TRAILS

SITE DETAILS
andersonbaron
plan · design · achieve
50 n. mcclintock dr. ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986