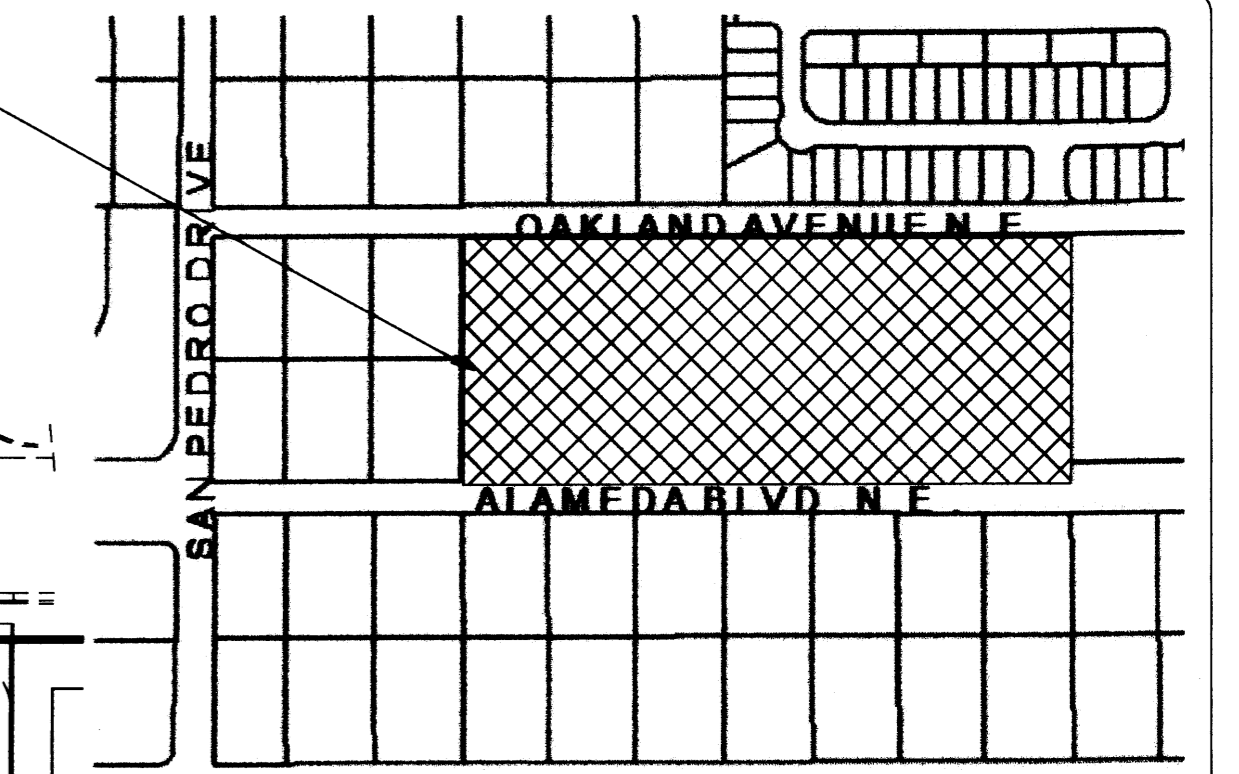


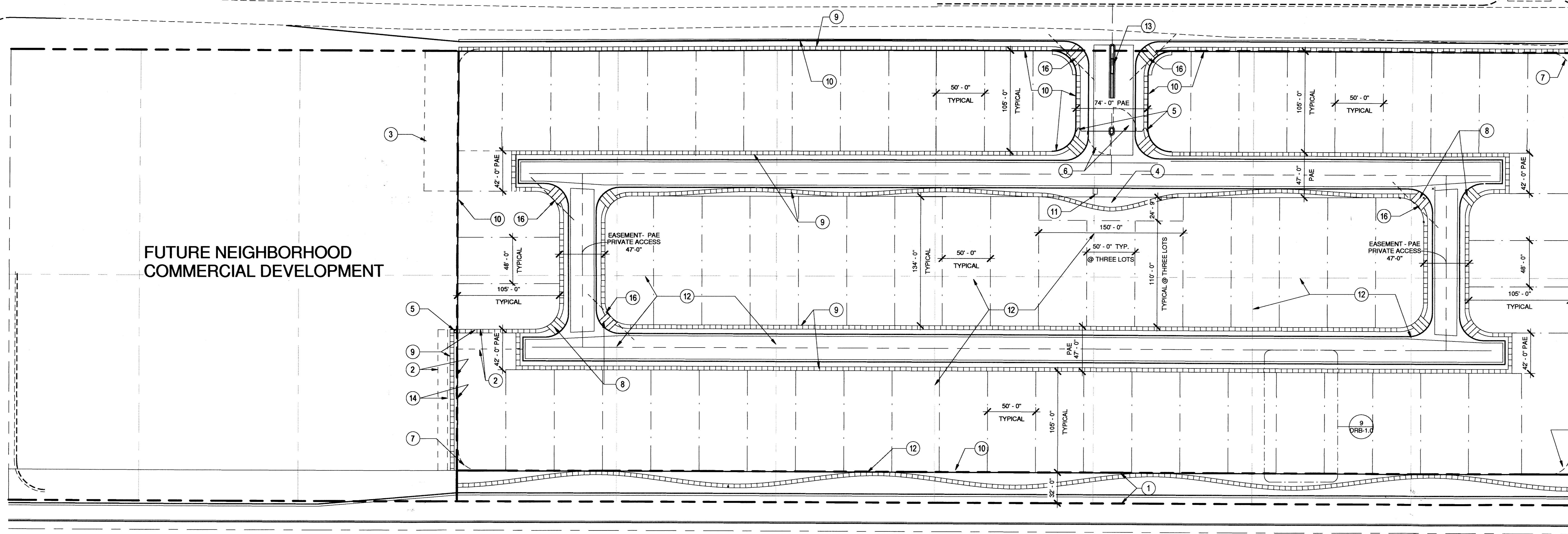
SITE DEVELOPMENT PLAN FOR SUBDIVISION EAGLE CREST SUBDIVISION

OAKLAND AVE . N.E.
60' R.O.W.

EAGLE CREST
SUBDIVISION



8 VICINITY MAP 1" = 400'



FUTURE NEIGHBORHOOD
COMMERCIAL DEVELOPMENT

ALAMEDA BLVD . N.E.
124' R.O.W. AT FULL DEVELOPMENT

LEGAL DESCRIPTION:
LOTS 4 THRU 10 AND 23 THRU 29,
BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

KEYED NOTES

- 32' WIDE RIGHT OF WAY DEDICATION TO BE GRANTED BY PLAT
- 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED BY THIS PLAT
- 35' WATER AND SEWER LINE AND DRAINAGE EASEMENT TO BE GRANTED BY THIS PLAT
- CENTRAL LANDSCAPED PARK
- 6' HIGH WROUGHT IRON PEDESTRIAN SECURITY GATE W/KEYPAD
- 6'-4" HIGH WROUGHT IRON VEHICULAR SECURITY GATES
- LANDSCAPE ACCENT FEATURE (TYP.)
- MULTI-DIRECTIONAL HANDICAP RAMP - 1 IN 12 SLOPE (TYP.)
- 4'-0" WIDE SIDEWALK
- PERIMETER 6' HIGH DECORATIVE BLOCK WALL - SEE ELEVATION
- GANG TYPE MAILBOX
- LOT LINES TO BE REMOVED BY THIS PLAT
- DOUBLE SIDED MONUMENT SIGN - SEE DRB-2.2
- 10' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT
- EASTERLY 6' HIGH BLOCK WALL - SINGLE LIGHT COLOR - STANDARD FINISH - BIRCH (A7)
- CLEAR SIGHT TRIANGLE - NO OBSTRUCTION TO VIEW BETWEEN THREE AND EIGHT FEET ABOVE GUTTER LINE - TYPICAL AT CORNERS

LANDSCAPE LEGEND

SYMBOL	SPECIFICATION	COUNT
	DESERT WILLOW (L), Chilopsis Linearis, 2" cal, 20' tall x 25' wide at maturity	1
	GREY LEAF COTONEASTER (M) Cotoneaster Buxifolius, 1 Gal. 3' tall X 5' wide at maturity	3
	INDIAN HAWTHORN (M) Raphiolepis Indica, 1 Gal. 3' tall x 4' wide at maturity	1
	COMMON BOXWOOD (M) Buxus Spp., 5 Gal. 4' tall x 4' wide at maturity	4

LANDSCAPE NOTES

- LANDSCAPING SHALL BE WATERED BY A DRIP IRRIGATION SYSTEM.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL ON-SITE UTILITIES. TREES & SHRUBS SHALL BE PLANTED NO LESS THAN 3 FEET FROM EXISTING OR NEW UTILITY LINES.
- LANDSCAPING SHALL BE MAINTAINED BY OWNER
- TREE CALIPER SHALL BE AS MEASURED 6" ABOVE GRADE.
- PROVIDE 2" MIN. GROUND COVER. LANDSCAPE ROCK SHALL BE INSTALLED OVER LANDSCAPE FABRIC.

SHEET LIST

Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-2.0	LANDSCAPE SCHEDULE
DRB-2.1	LANDSCAPE ENLARGED PLANS & MONUMENT SIGN
DRB-2.2	LANDSCAPE LEGEND & CALCULATIONS
DRB-3.0	GRADING & DRAINAGE PLAN
DRB-4.0	MASTER UTILITY PLAN
DRB-5.0	MASTER PAVING PLAN
DRB-6.0	GATE DETAILS

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PROJECT TITLE:
EAGLE CREST SUBDI
BETWEEN ALAMEDA
BLVD AND OAKLAND
AVE. N.E.

DRAWING TITLE:
**SITE DEVELOPMENT PLAN FOR
SUBDIVISION**

DATE: Issue Date PROJECT NO.:
DRAWING NO.

PROJECT # 1009881
12-4-13 (SPS)
13-10744

DRB-1.0

1 SITE DEVELOPMENT FOR SUBDIVISION
1" = 50'-0"

INTRODUCTION
DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN
A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT

THE PHASE 1 REPLAT WILL CONSOLIDATE FOURTEEN (14) LOTS INTO SIXTY-EIGHT (68) SINGLE FAMILY RESIDENCE LOTS. THIRTY TWO FEET (32') OF THE SOUTHERN BOUNDARY SHALL BE DEDICATED TO THE ALAMEDA BLVD. RIGHT OF WAY. THE RESIDENTIAL BUILDINGS SHALL BE ARRANGED ALONG AN EAST WEST ORIENTED LOOP PRIVATEWAY WITH A ONE-WAY IN AND ONE-WAY OUT VEHICULAR ACCESS TO OAKLAND AVE. N.E. THE RESIDENTIAL BUILDINGS SHALL BE SITUATED WITH THEIR FRONT ENTRIES FACING THE LOOP PRIVATEWAY. 4' WIDE PEDESTRIAN WALKWAYS TRAVERSE BOTH SIDES OF THE PRIVATEWAY PROVIDING PEDESTRIAN CIRCULATION BETWEEN RESIDENCES. THE PEDESTRIAN WALKWAYS ALSO CONNECT TO THE PROPOSED PUBLIC SIDEWALK ON OAKLAND AVE. N.E. THE SINGLE FAMILY RESIDENCES SHALL BE TWO STORY AND ONE STORY WITH GARAGES FACING THE PRIVATEWAY. 6' HIGH WROUGHT IRON VEHICULAR GATES AND KEYPAD 5' HIGH PEDESTRIAN GATES SHALL PROVIDE SECURITY FOR THE DEVELOPMENT. THE ENTRY VEHICULAR CLEARING SHALL ACCOMMODATE THREE (3) CAR LENGTHS. A CENTRALLY LOCATED LANDSCAPED AREA WITH SHADE STRUCTURE AND DRIVE UP COMMUNITY MAILBOXES SHALL BE VISIBLE FROM THE MAIN ENTRANCE AND ACCESSIBLE FROM ALL LOTS. OAKLAND ESTATES LIE JUST NORTHWEST OF THE SUBJECT SITE. SONORA SUBDIVISION LIES SOUTHWEST OF THE SUBJECT SITE. BOTH DEVELOPMENTS ARE ALMOST TOTALLY BUILT OUT. THE PROPOSED DEVELOPMENT SHALL EMULATE THESE SIMILAR SUBDIVISION DEVELOPMENTS. A WESTERLY PARCEL, WHICH ABUTS SAN PEDRO DRIVE IS PLANNED AS FUTURE NEIGHBORHOOD COMMERCIAL DEVELOPMENT.

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS

THE RESIDENTIAL FRONT ENTRIES AND GARAGE DOORS SHALL FACE THE SUBDIVISION PRIVATEWAY. A CONCRETE DRIVEWAY (20' MINIMUM LENGTH) SHALL PROVIDE ACCESS TO THE TWO CAR GARAGES. FRONT YARD SETBACK SHALL BE FIFTEEN FEET (15) EXCEPT THAT DRIVEWAYS SHALL BE TWENTY FEET (20') LONG. SIDE YARD SETBACK SHALL BE FIVE FEET (5'). STREET SIDE CORNER SIDE YARD SETBACK SHALL BE TEN FEET (10'). REAR YARD SETBACK SHALL BE FIFTEEN FEET (15'). BUILDING HEIGHTS RANGE FROM 14' AT SINGLE STORY PEAK TO 24' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)

THE SITE IS CONNECTED TO THE SURROUNDING DEVELOPMENTS. OAKLAND AVE N.E. PEDESTRIAN ACCESS LIES TO THE NORTH AND ALAMEDA BLVD N.E. PEDESTRIAN AND BIKEWAY ACCESS LIES TO THE SOUTH. INTERNAL TO THE SITE, 4' WIDE SIDEWALKS ON BOTH SIDES OF THE PRIVATEWAY CONNECT EACH RESIDENCE WITH ITS NEIGHBOR. THE NEW PUBLIC SIDEWALKS ON OAK AND ALAMEDA AND THE CENTRALLY LOCATED PARK MULTI-DIRECTIONAL RAMPS AT STRATEGIC PRIVATEWAY CORNERS PROVIDE HANDICAP ACCESSIBILITY TO THE DEVELOPMENT. THE PROPOSED PRIVATEWAY PROVIDES A LOOP CONFIGURATION WITH ONE INGRESS-EGRESS ROAD THAT CONNECTS TO OAKLAND AVE. N.E. THE KEY VEHICULAR ENTRY POINT SHALL ACCENTUATED BY LANDSCAPE ELEMENTS AND SIGNAGE. A BICYCLE LANE THAT EXTENDS EAST TO LOUISIANA IS SLATED FOR ALAMEDA BLVD. THE DEVELOPMENT SHALL PROVIDE AN EASILY ACCESSED WALKWAY TO THE BIKEWAY VIA A 10' PRIVATE PEDESTRIAN ACCESS EASEMENT IN THE SOUTHWEST CORNER OF THE DEVELOPMENT. WITHIN EASEMENT A SIDEWALK SHALL PROVIDE DIRECT ACCESS TO THE BUS TRANSIT STOP AT THE INTERSECTION OF SAN PEDRO AND ALAMEDA BLVD.

D. PARKING LOCATION AND DESIGN

OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. FOUR PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO CAR GARAGES. THE PRIVATEWAY WILL BE LINED ON BOTH SIDES WITH RESIDENT-PROVIDED PLANTINGS WHICH WILL ENHANCE THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT.

E. PUBLIC OUTDOOR SPACES

THE CENTRALLY LOCATED LANDSCAPED PARK FEATURES A GAZEBO AND SHADE TREES. PEDESTRIAN WALKWAYS ALONG THE LOOP PRIVATEWAY PROVIDE EASY ACCESS TO THE PARK BY ALL RESIDENTS. A HIGH WALL ENCOMPASSES THE ENTIRE DEVELOPMENT. CODE OR KEYPAD OPERATED SECURITY GATES AT ALL PEDESTRIAN AND VEHICULAR ENTRANCES FURTHER PROMOTE THE SENSE OF SAFETY AND OPPORTUNITIES FOR INTERACTION.

F. REFUSE & RECYCLE PICKUP

RECYCLE AND REFUSE PICKUP SHALL BE INDIVIDUAL CART TYPE WITH WEEKLY SCHEDULED PICKUP TIMES.

G. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS

THE DEVELOPMENT BLOCK WALLS PROVIDE PRIVACY AND SECURITY FOR THE RESIDENTS. ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-16.3-19 OF THE ZONING ORDINANCE. ALL WALLS SHALL BE 6'-0" IN HEIGHT. THEY SHALL BE EXPOSED BLOCK WITH REPEATING PATTERNS AND VARIATED TEXTURES.

H. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING

LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-16.9-9 OF THE ZONING ORDINANCE. RESIDENCE-MOUNTED LIGHTING ELEMENTS SHALL BE INCANDESCENT, METAL HALIDE OR HALOGEN ONLY. RESIDENCE-MOUNTED FLOODLIGHTS (MAXIMUM 75 WATT BULBS) SHALL BE SHIELDED OR AIMED IN SUCH A WAY THAT THEY DO NOT SHINE INTO OTHER LOTS OR THE STREET.

I. SCREENING/BUFFERING TECHNIQUES

MULTIPLE STREET SHADE TREES SCREEN RESIDENCES FROM ADJACENT ROADWAY WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. AT MATURITY, THESE TREES SHALL CREATE A COOLING MICRO CLIMATE.

J. "GREEN" FEATURES

WATER HARVESTING CISTERN AND COLLECTION SYSTEM TECHNIQUES SHALL BE ENCOURAGED.

2. STREET REALM

A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES

THE SITE IS ACCESSIBLE TO TRANSIT ROUTES ON ALAMEDA BLVD., WHICH IS A PRINCIPAL ARTERIAL. CITY OF ALBUQUERQUE "ABO RIDE" BUS STOP IS LOCATED AT SAN PEDRO DR. AND ANAHEIM BLVD ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE ABUTS A PROPOSED CITY DESIGNATED BIKE ROUTE ON ALAMEDA BLVD. N.E. WHICH WILL EXTEND TO LOUISIANA BLVD. N.E.

3. LANDSCAPING

LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:

STREET SHADE TREES ALONG ALAMEDA BOULEVARD SHALL BE SITUATED IN 1/2 WIDE LANDSCAPE STRIPS W/ROCK OR BARK GROUNDCOVER. STREET TREE SPACING SHALL BE DETERMINED BY TREE CANOPY AT FULL MATURITY.

INTERIOR STREETScape STREET SHADE TREES, AND LANDSCAPING IN AND AROUND UNIT DRIVEWAYS SHALL BE PROVIDED AND MAINTAINED BY INDIVIDUAL RESIDENCE OWNERS. AT MINIMUM, RESIDENTS SHALL PLANT ONE 9'-0" TO 12'-0" TALL SHADE TREE AT THE STREET FRONTAGE. IN ADDITION 5-8 (FIVE TO EIGHT) 5 GALLON SHRUBS SHALL BE LOCATED IN A GREY ROCK/COBBLE ACCENT LANDSCAPING SCHEME.

REQUIREMENTS:

- THE STREETScape ALONG ALAMEDA BOULEVARD SHALL CONSIST OF TREES IN THE 12'-0" (TWELVE FOOT) WIDE PLANTING STRIP BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES.
- THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON THE OAKLAND PRIVATEWAY INTERSECTION. A CLEAR SITE TRIANGLE AT INTERSECTIONS MUST BE MAINTAINED 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS. A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT HANG LOWER THAN 8 FEET.

WATER CONSERVATION TECHNIQUES:

THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL, AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN

A. CONTEXT

THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. EXISTING INDUSTRIAL AND WHOLESALE WAREHOUSING USES EXIST SIDE BY SIDE WITH RESIDENTIAL DEVELOPMENTS. NUMEROUS COMMERCIAL USES ARE IN EVIDENCE EAST OF THE 125 ALAMEDA INTERCHANGE. ON THE SOUTH ARE MULTI STORY MOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRANGED ALONG THE NORTHBOUND INTERSTATE. THESE INCLUDE AMERICAN TOYOTA AND MERCEDES BENZ OF ALBUQUERQUE.

B. ARCHITECTURAL THEME OR STYLE

THE PROPOSED RESIDENTIAL BUILDING DESIGNS SHALL BE CONSISTENT WITH THE PREDOMINANT NEIGHBORING RESIDENTIAL DEVELOPMENTS. BOTH TWO AND ONE STORY CONFIGURATIONS WILL BE USED. ARCHITECTURAL STYLES SHALL RANGE FROM PITCHED SHINGLE ROOF FRAME-STUCCO DESIGN TO FLAT ROOF FRAME-STUCCO DESIGN. PARAPETS FOR FLAT ROOF DESIGNS SHALL NOT EXCEED 15% OF THE HEIGHT OF THE SUPPORTING WALL AND SHALL SHIELD THE VIEW OF THE ROOF MATERIAL FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK".

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION

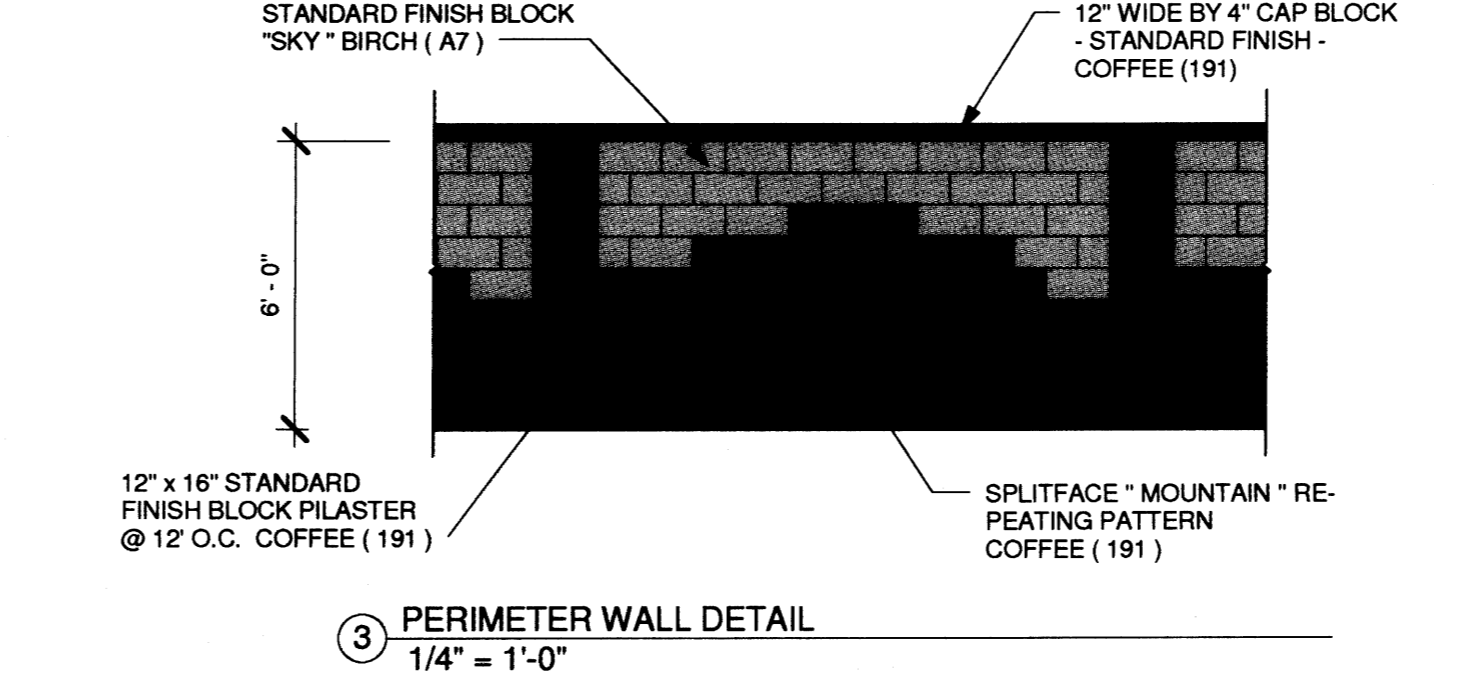
THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE A RESIDENTIAL NEIGHBORHOOD RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING THE PRIVATEWAY. THE BUILDING DESIGNS SHALL INCORPORATE PRUDENT USE OF BOTH VERTICAL AND HORIZONTAL ARTICULATION AS APPROPRIATE TO RESIDENTIAL DESIGN.

5. APPROVAL PROCESS

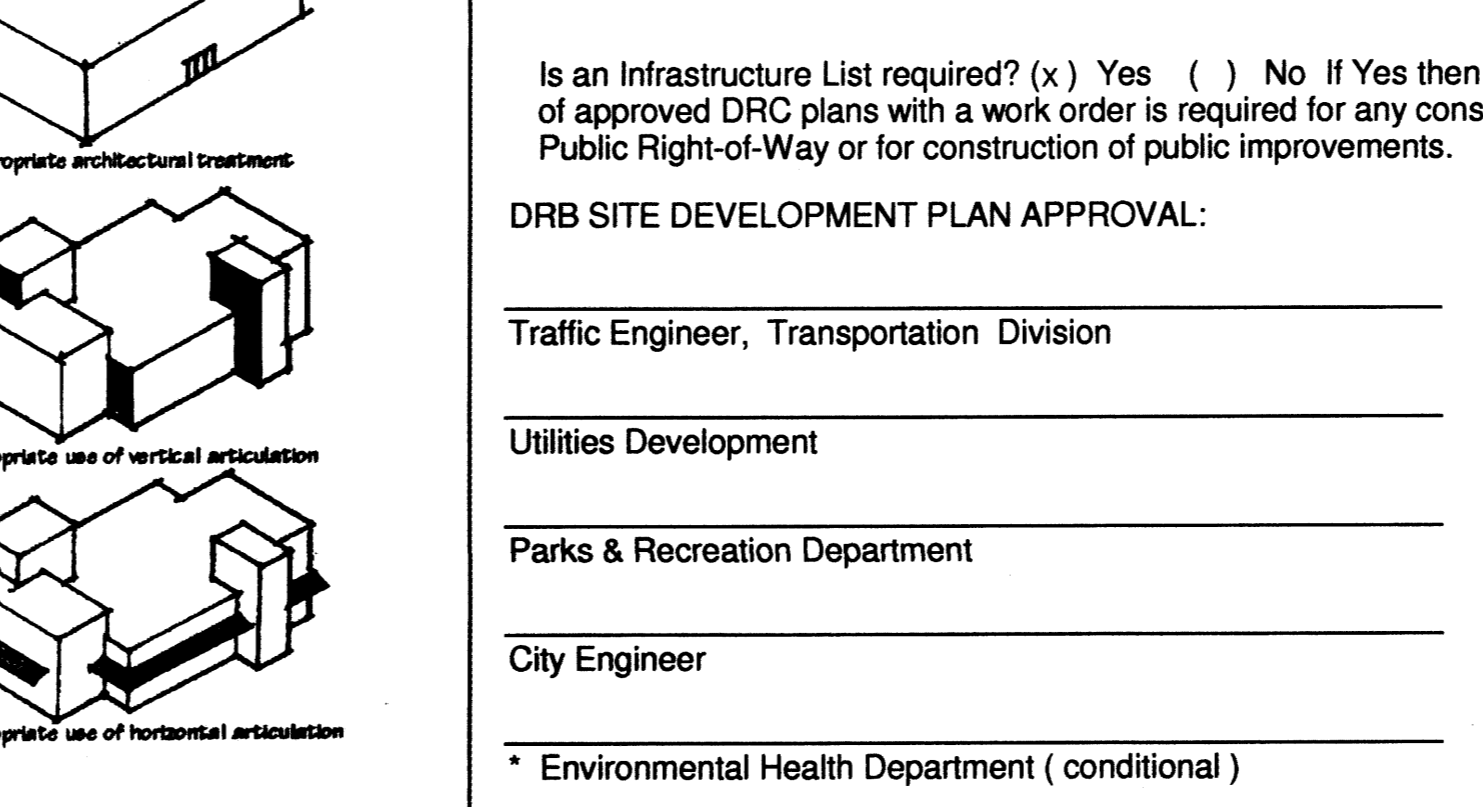
THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE NORTH 1-26 SECTOR DEVELOPMENT PLAN.

SUBDIVISION DATA

PROJECT LOCATION: BETWEEN ALAMEDA BLVD. N.E. AND OAKLAND AVE. N.E. AVENUE EAST OF SAN PEDRO DRIVE N.E., ALBUQUERQUE, NM	MAXIMUM BUILDING HEIGHT: 26 FEET
ZONE ATLAS MAP: C-18	MINIMUM BUILDING SETBACK: FRONT YARD SETBACK - RESIDENCE 15 FEET FRONT YARD SETBACK - DRIVEWAY 20 FEET SIDE YARD SETBACK 5 FEET SIDE YARD SETBACK CORNER 10 FEET SIDE YARD SETBACK REAR 15 FEET REAR YARD SETBACK 15 FEET
GROSS ACRES: 12.35 A	MAXIMUM DWELLING UNITS: 68 UNITS
NO. OF LOTS COMBINED: 14	
NO. OF LOTS CREATED: 68	
EXISTING ZONING: SU-2HP FOR RC USES MAXIMUM 68 UNITS	
DATE OF SURVEY: JANUARY 2013	



3 PERIMETER WALL DETAIL
1/4" = 1'-0"



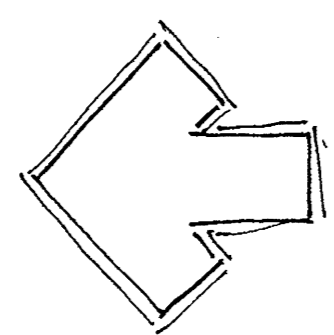
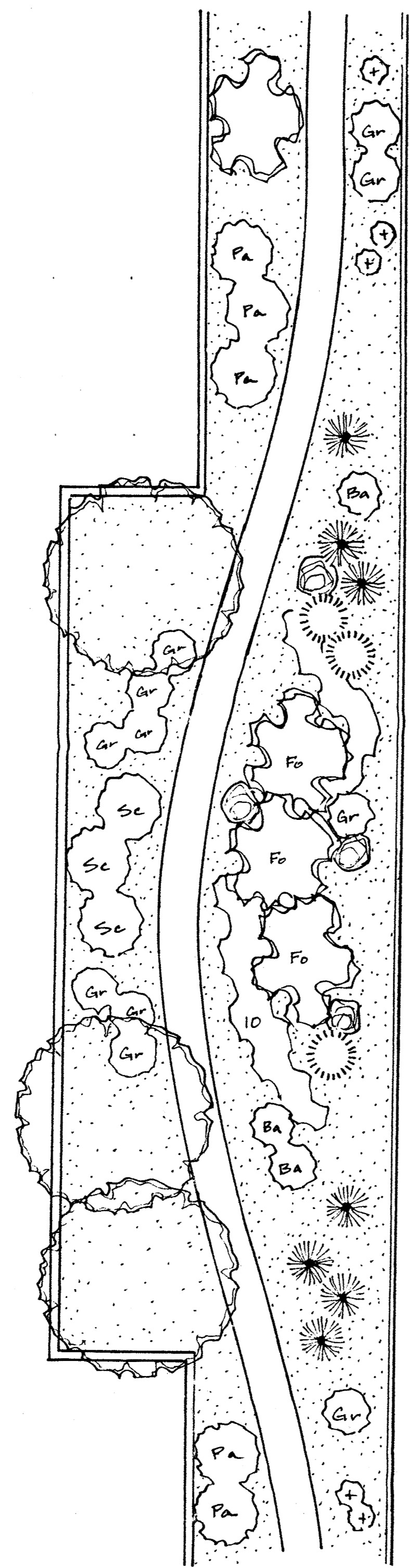
9 TYPICAL LOT
3/32" = 1'-0"

PROJECT NUMBER:
APPLICATION NUMBER:

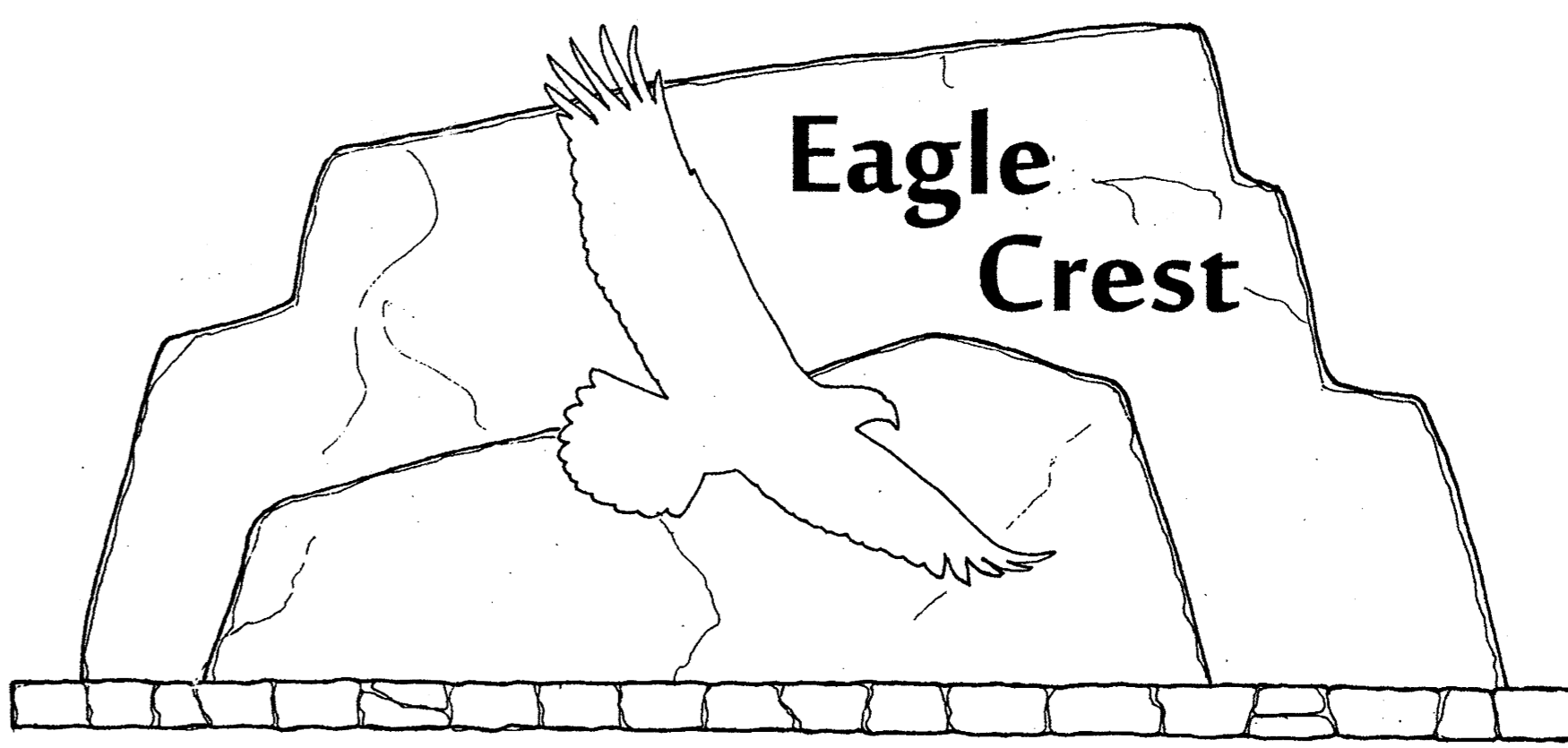
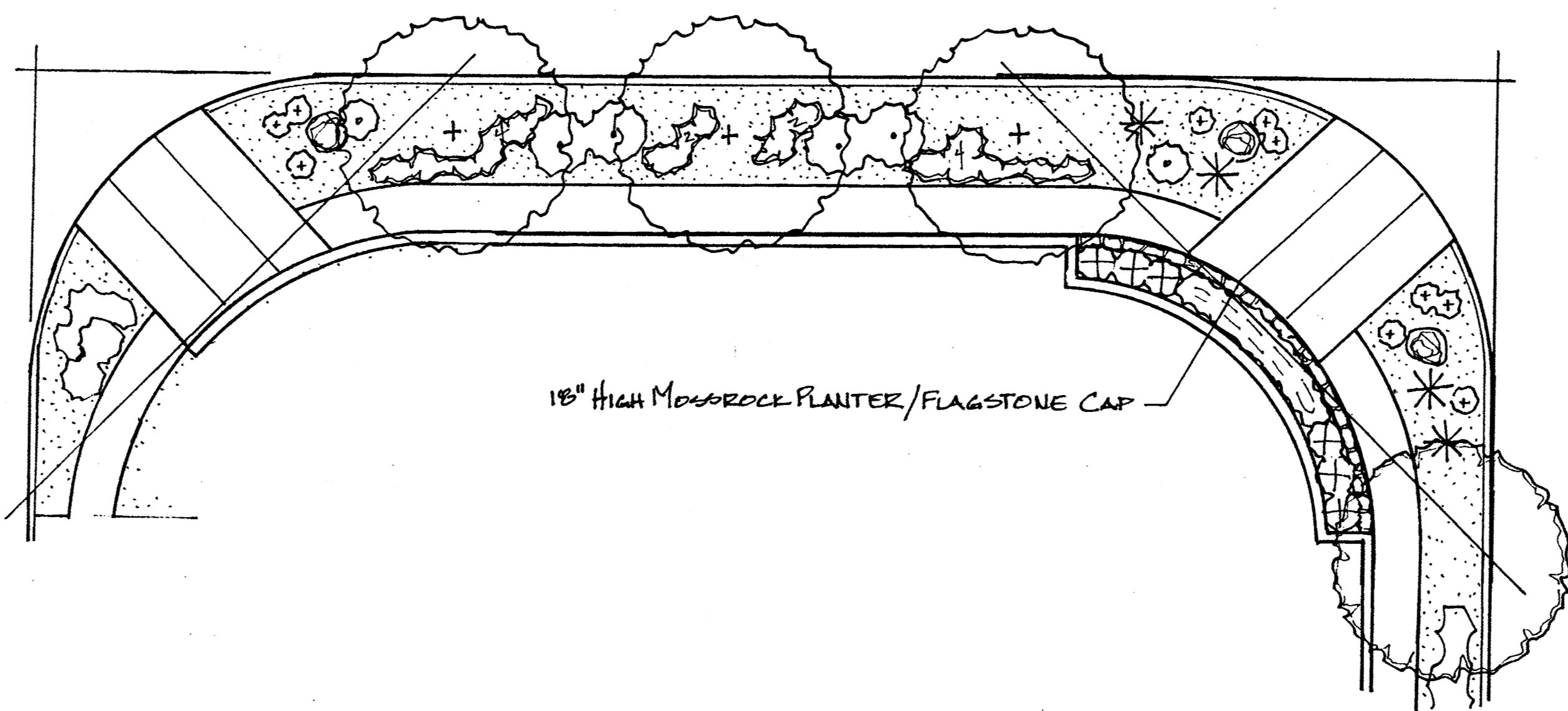
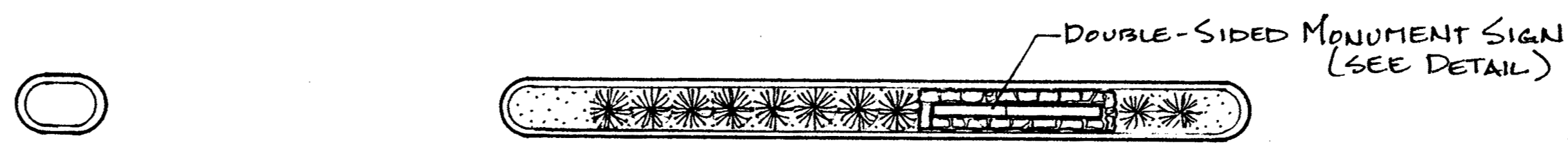
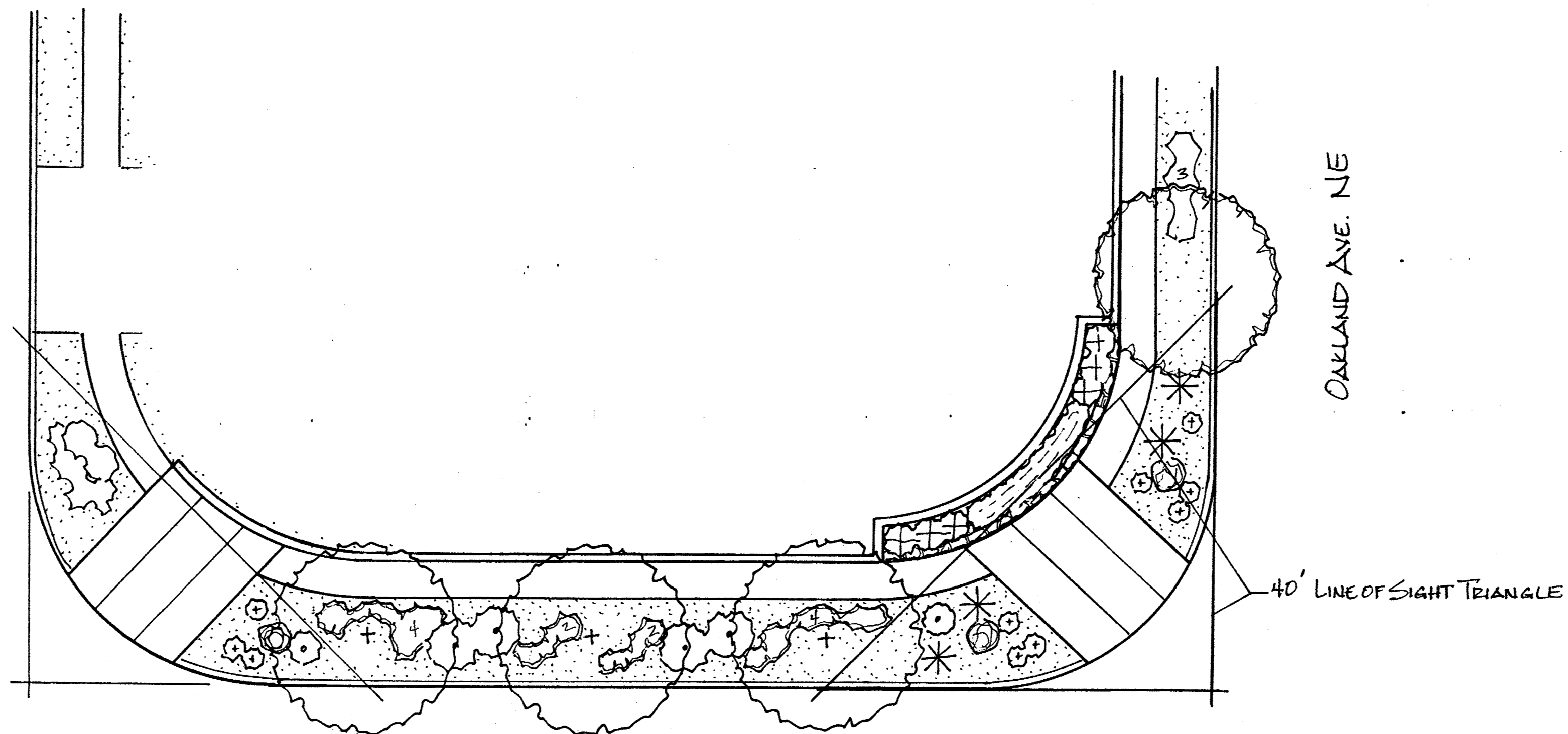
Is an Infrastructure List required? (x) Yes () No If Yes then set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



SCALE: 1" = 10'



N.T.S. MONUMENT SIGN

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 em@hilltoplandscaping.com

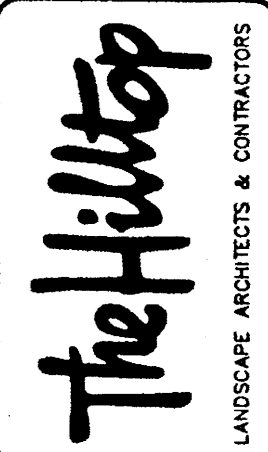
LANDSCAPE ARCHITECT'S SEAL



EAGLE CREST

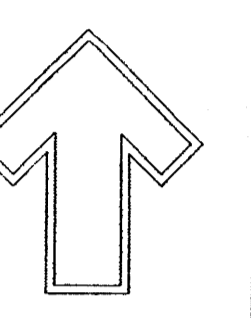
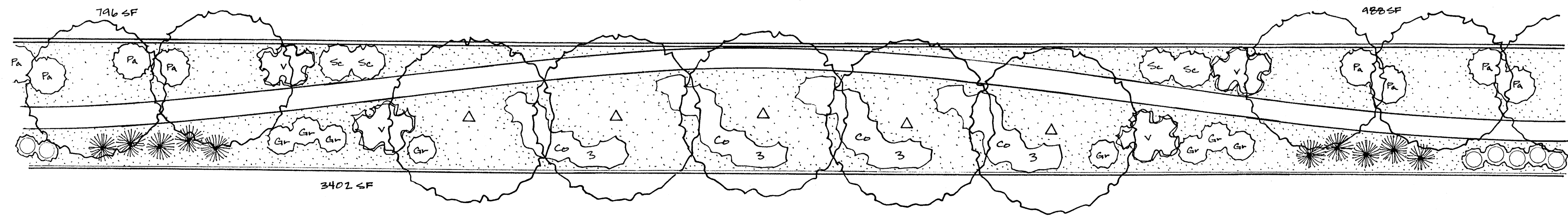
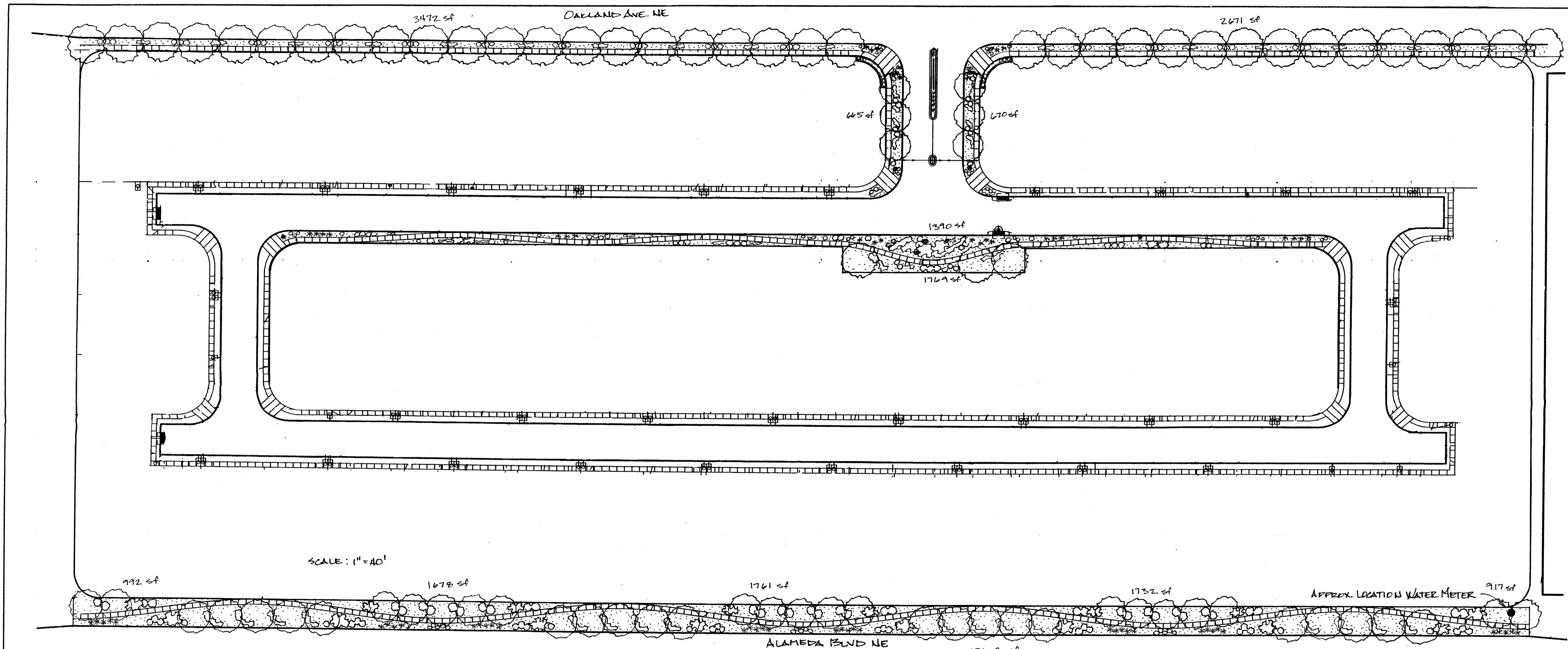
LANDSCAPE PLAN

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DRAWN BY: ML
 REVISION #
 DATE: 10/15/15

SHEET #
 DRB-2.0
 1 OF 3



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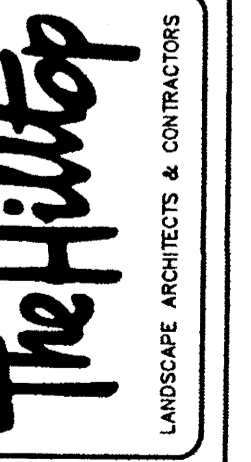
LANDSCAPE ARCHITECT'S SEAL



ENGLE CREST

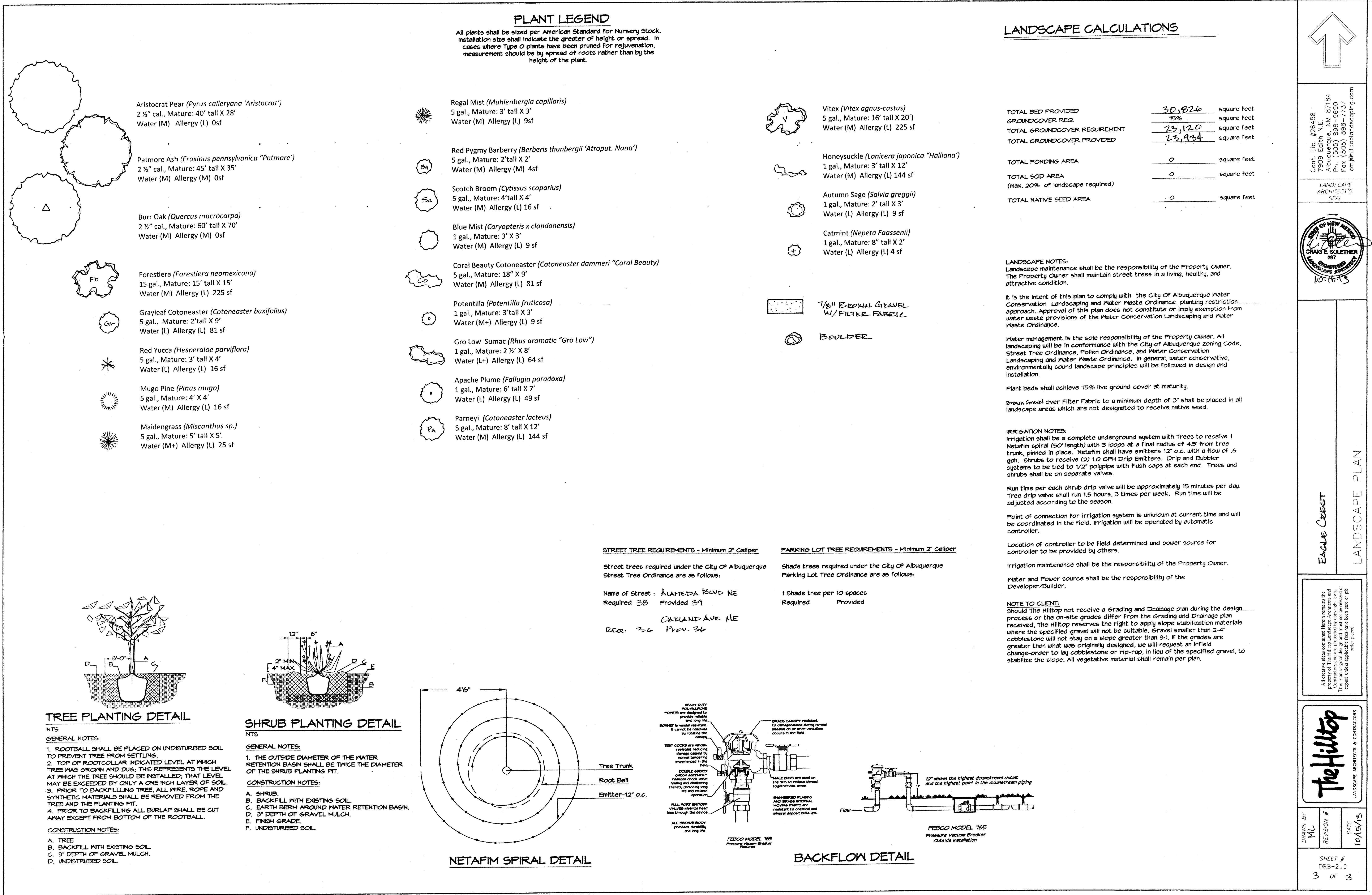
LANDSCAPE PLAN

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DRAWN BY	ML
REVISION #	
DATE	10/15/13

SHEET #
 DRB-2.0
 2 OF 3



PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- Aristocrat Pear (*Pyrus calleryana* 'Aristocrat')
2 1/2" cal., Mature: 40' tall X 28'
Water (M) Allergy (L) 0sf
- Patmore Ash (*Fraxinus pennsylvanica* "Patmore")
2 1/2" cal., Mature: 45' tall X 35'
Water (M) Allergy (M) 0sf
- Burr Oak (*Quercus macrocarpa*)
2 1/2" cal., Mature: 60' tall X 70'
Water (M) Allergy (M) 0sf
- Forestiera (*Forestiera neomexicana*)
15 gal., Mature: 15' tall X 15'
Water (M) Allergy (L) 225 sf
- Grayleaf Cotoneaster (*Cotoneaster buxifolius*)
5 gal., Mature: 2' tall X 9'
Water (L) Allergy (L) 81 sf
- Red Yucca (*Hesperaloe parviflora*)
5 gal., Mature: 3' tall X 4'
Water (L) Allergy (L) 16 sf
- Mugo Pine (*Pinus mugo*)
5 gal., Mature: 4' X 4'
Water (M) Allergy (L) 16 sf
- Maidengrass (*Miscanthus sp.*)
5 gal., Mature: 5' tall X 5'
Water (M+) Allergy (L) 25 sf

- Regal Mist (*Muhlenbergia capillaris*)
5 gal., Mature: 3' tall X 3'
Water (M) Allergy (L) 9sf
- Red Pygmy Barberry (*Berberis thunbergii* 'Atroput. Nano')
5 gal., Mature: 2'tall X 2'
Water (M) Allergy (M) 4sf
- Scotch Broom (*Cytissus scoparius*)
5 gal., Mature: 4'tall X 4'
Water (M) Allergy (L) 16 sf
- Blue Mist (*Caryopteris x clandonensis*)
1 gal., Mature: 3' X 3'
Water (M) Allergy (L) 9 sf
- Coral Beauty Cotoneaster (*Cotoneaster dammeri* "Coral Beauty")
5 gal., Mature: 18" X 9'
Water (M) Allergy (L) 81 sf
- Potentilla (*Potentilla fruticosa*)
1 gal., Mature: 3'tall X 3'
Water (M+) Allergy (L) 9 sf
- Gro Low Sumac (*Rhus aromatica* "Gro Low")
1 gal., Mature: 2 1/2' X 8'
Water (L+) Allergy (L) 64 sf
- Apache Plume (*Fallugia paradoxa*)
1 gal., Mature: 6' tall X 7'
Water (L) Allergy (L) 49 sf
- Parneyi (*Cotoneaster lacteus*)
5 gal., Mature: 8' tall X 12'
Water (M) Allergy (L) 144 sf

- Vitex (*Vitex agnus-castus*)
5 gal., Mature: 16' tall X 20'
Water (M) Allergy (L) 225 sf
- Honeysuckle (*Lonicera japonica* "Halliana")
1 gal., Mature: 3' tall X 12'
Water (M) Allergy (L) 144 sf
- Autumn Sage (*Salvia greggii*)
1 gal., Mature: 2' tall X 3'
Water (L) Allergy (L) 9 sf
- Catmint (*Nepeta Faassenii*)
1 gal., Mature: 8" tall X 2'
Water (L) Allergy (L) 4 sf
- 1/8" BROWN GRAVEL W/ FILTER FABRIC
- BOULDER

LANDSCAPE CALCULATIONS

TOTAL BED PROVIDED	30,826	square feet
GROUND COVER REG.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	23,120	square feet
TOTAL GROUND COVER PROVIDED	23,924	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water-conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.
Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

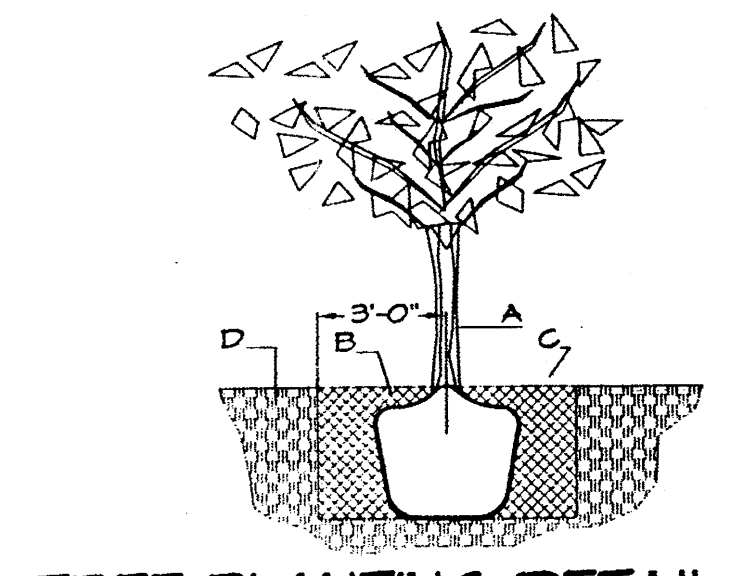
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

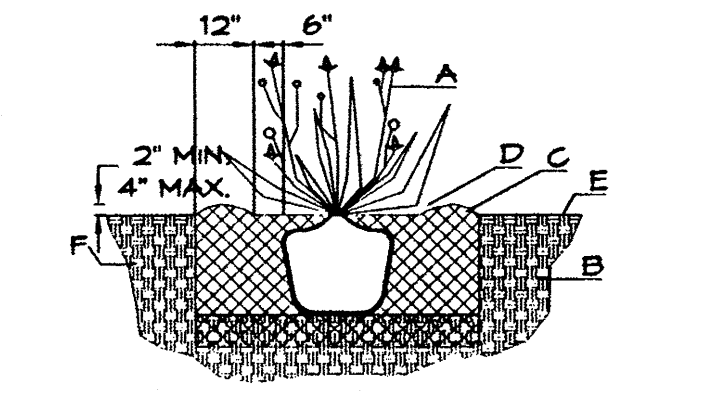
Irrigation maintenance shall be the responsibility of the Property Owner.
Water and Power source shall be the responsibility of the Developer/Builder.

NOTE TO CLIENT:
Should the Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

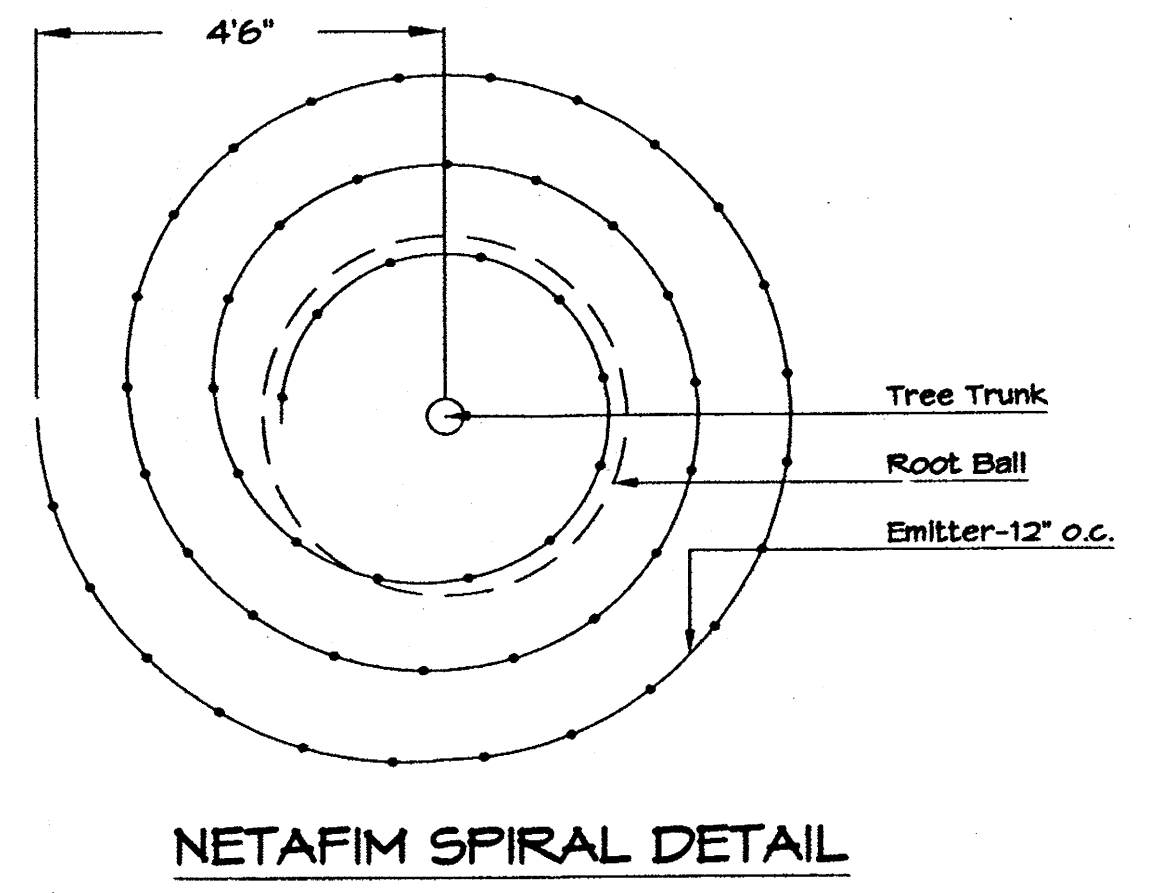
STREET TREE REQUIREMENTS - Minimum 2" Caliper	PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows: Name of Street: ALAMEDA BLVD NE Required 38 Name of Street: OAKLAND AVE NE Required 36	Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows: 1 Shade tree per 10 spaces Required Provided



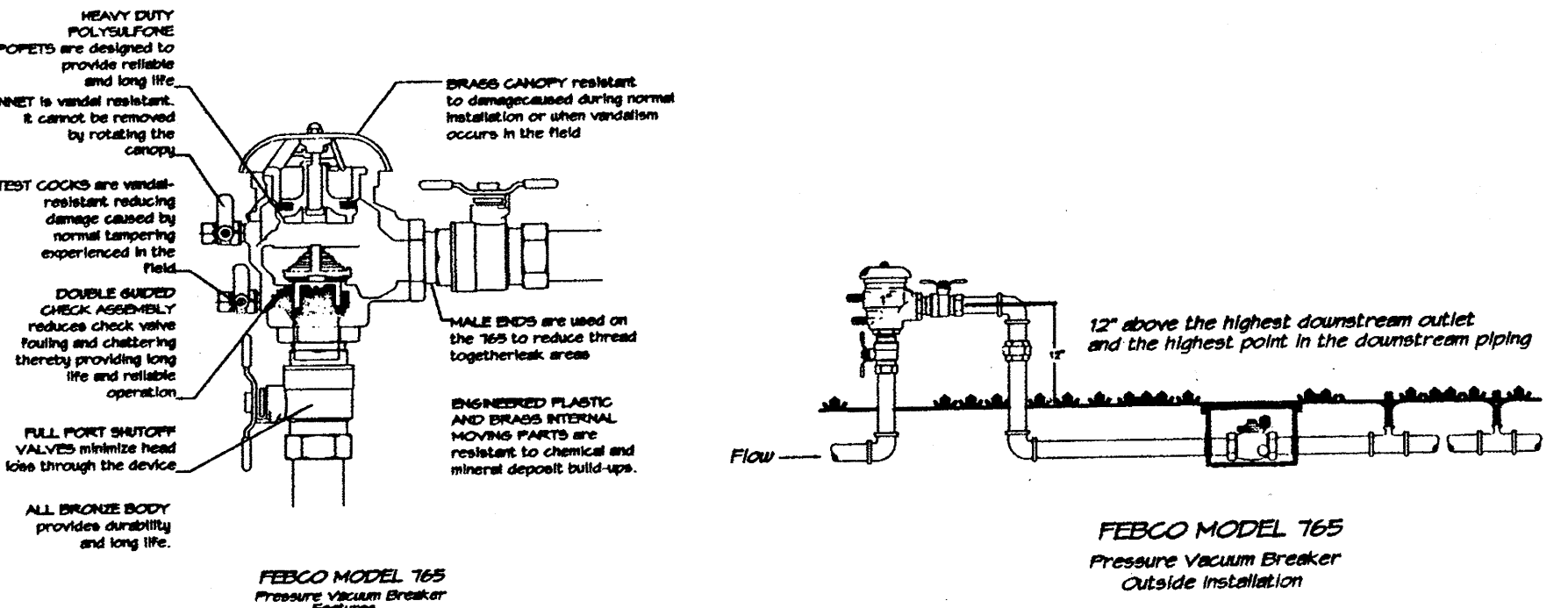
TREE PLANTING DETAIL
NTS
GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



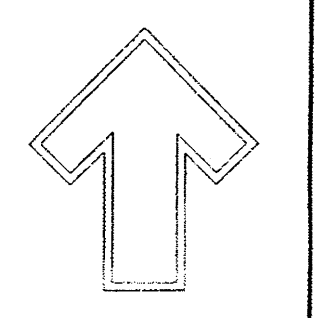
SHRUB PLANTING DETAIL
NTS
GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.



NETAFIM SPIRAL DETAIL

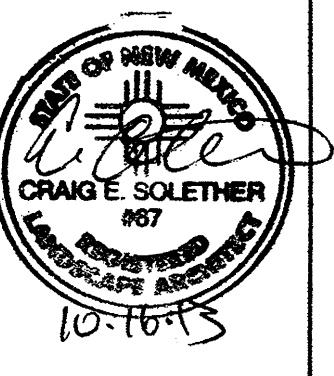


BACKFLOW DETAIL



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 896-9690
Fax. (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



CRAG S. SOLEM
LANDSCAPE PLAN

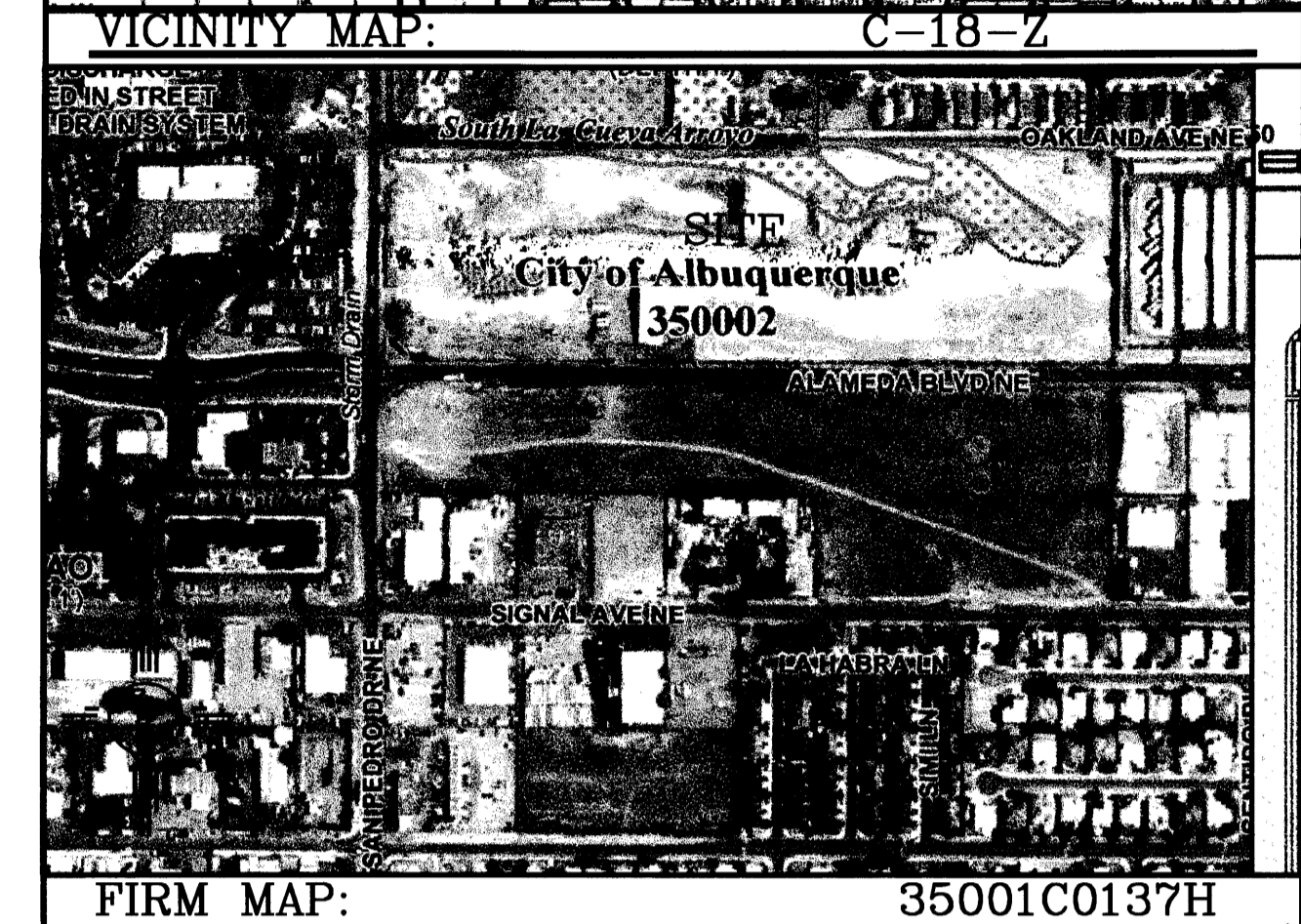
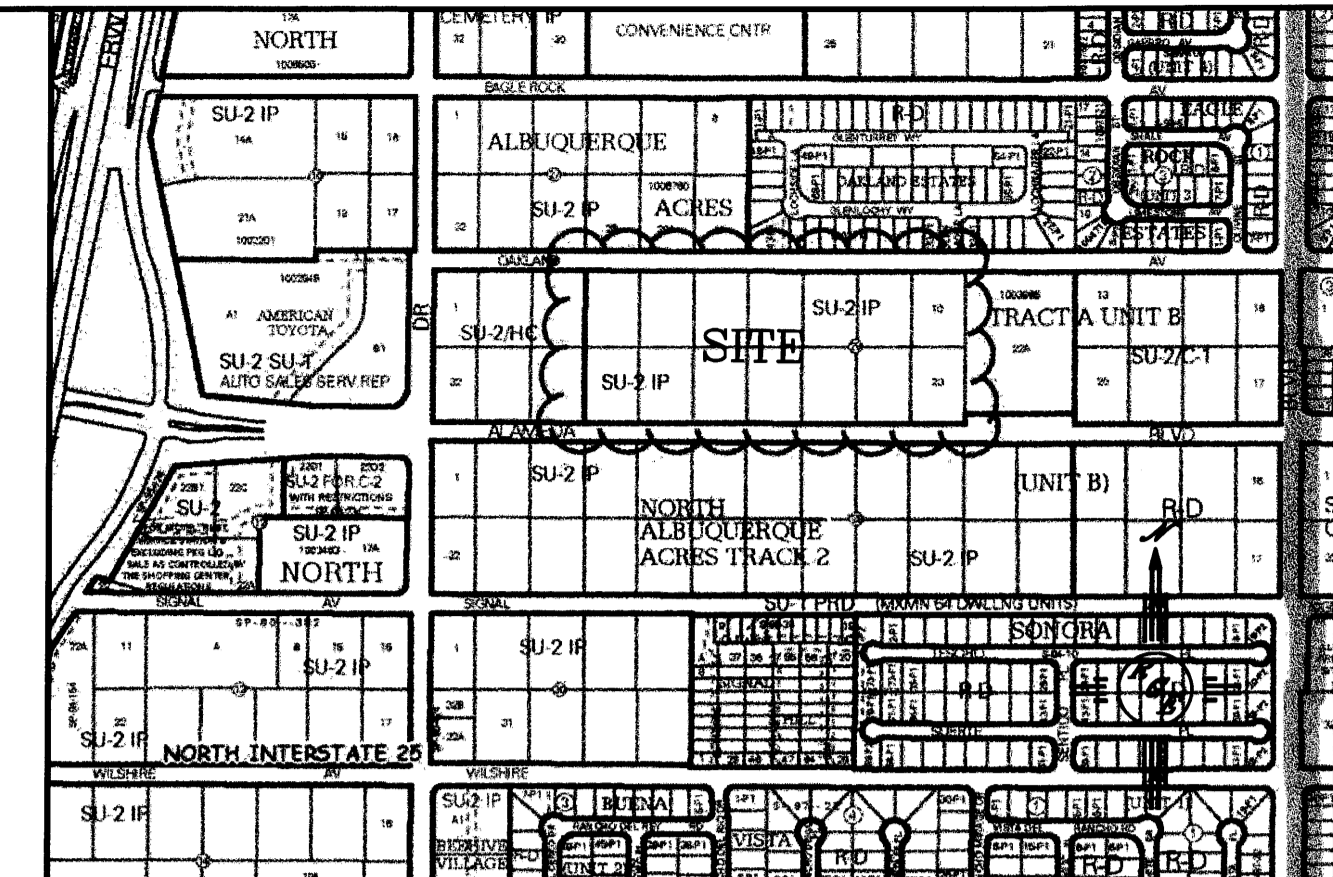
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DATE: 10/15/15
REVISION #
SCALE: AS SHOWN
SHEET # DRB-2.0
3 OF 3

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



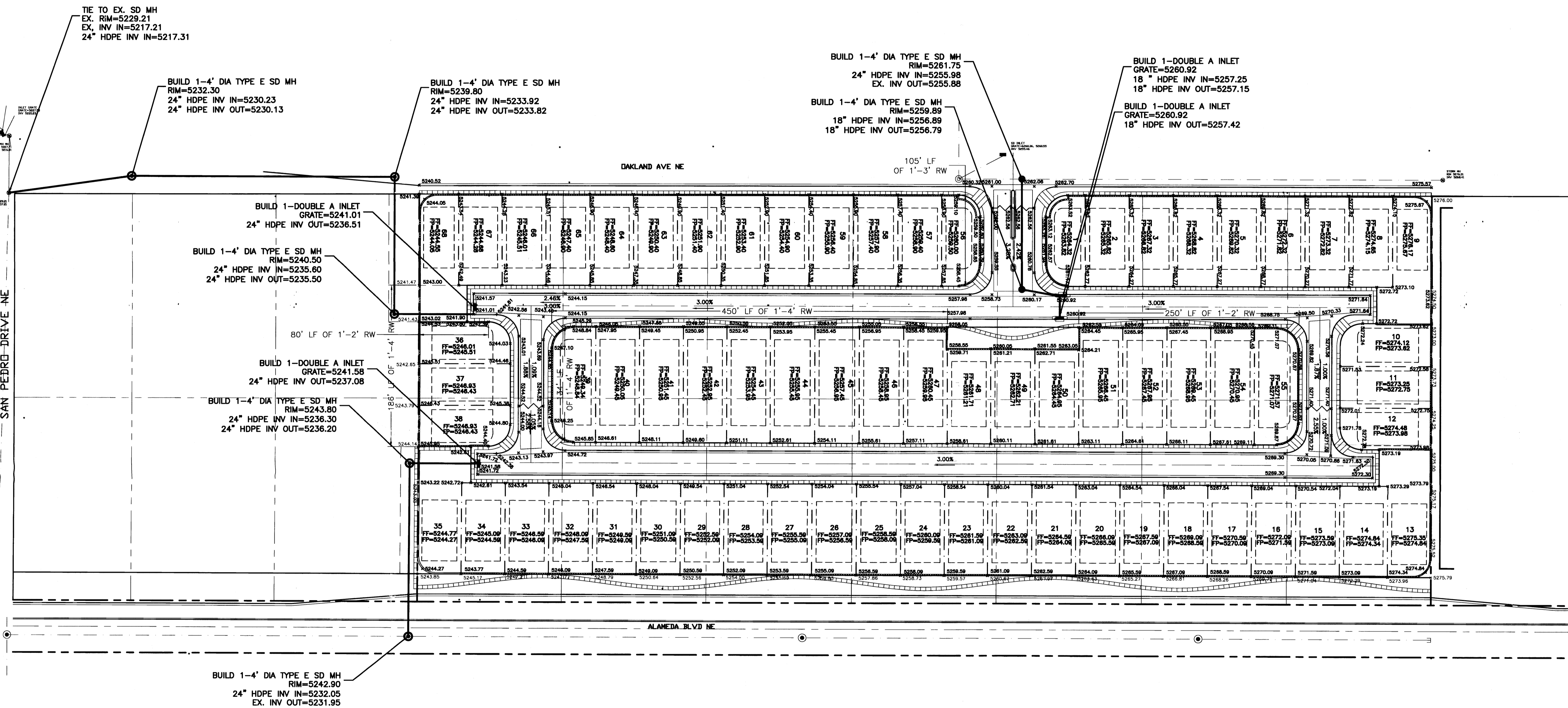
LEGAL DESCRIPTION:

NOTES:

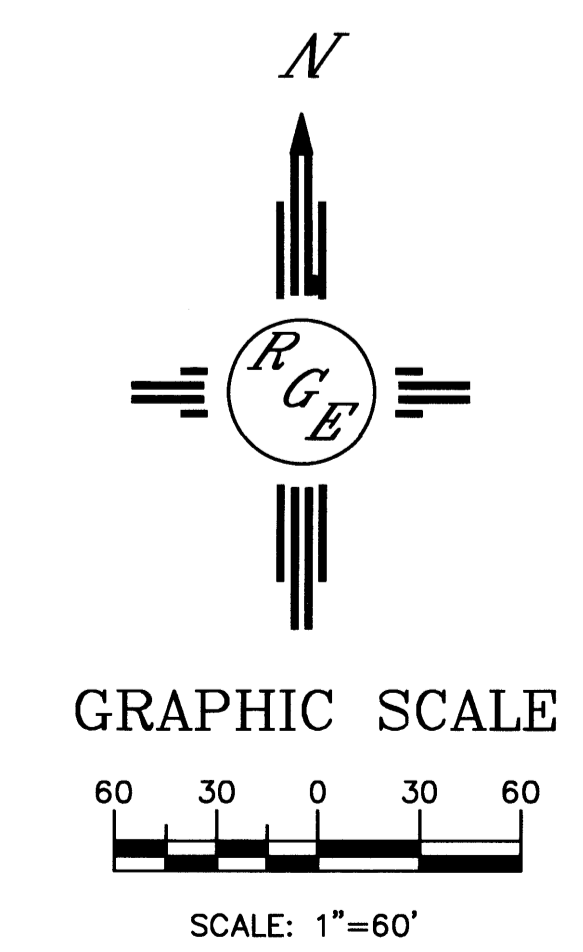
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 8" STANDARD UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

LEGEND

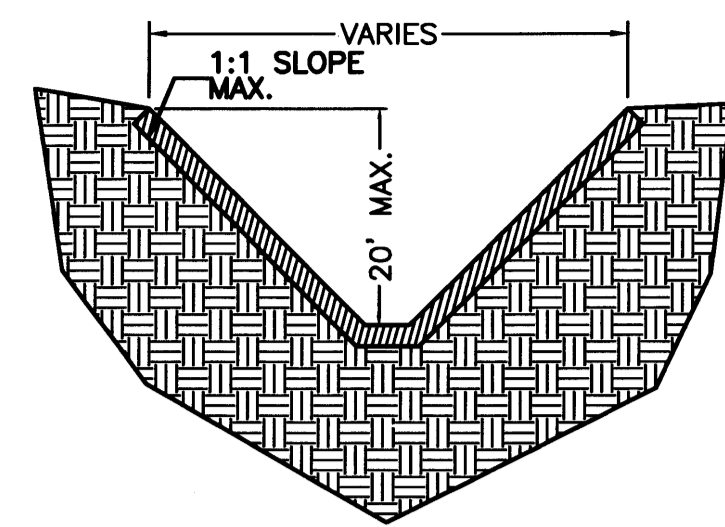
- EXISTING CONTOUR
- - - EXISTING INDEX CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED INDEX CONTOUR
- ▲ SLOPE TIE
- ⊗ EXISTING SPOT ELEVATION
- ⊗ PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



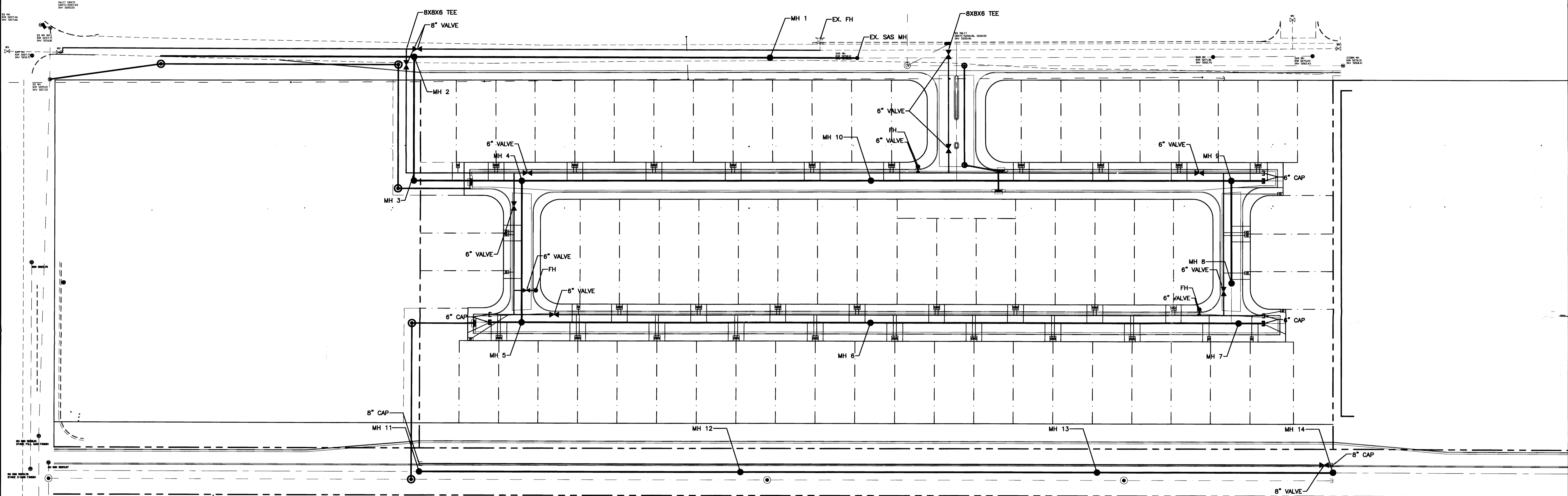
Cinelli / Roger Cinelli & Assoc. <small>2418 Manuel Torres Lane N.W. Albuquerque, New Mexico 87107 (505) 243-8211</small>	
Rio Grande Engineering <small>1008 CENTRAL AVENUE ALBUQUERQUE, NM 87106 (505) 872-0888</small>	
PROJECT TITLE: EAGLE CREST	
DRAWING TITLE: GRADING AND DRAINAGE PLAN	
SEAL	10-08-13 090613 PROJECT NO. 21331 DRAWING NO.
DRB 3.0	



SUPPLEMENTAL TRENCH DETAIL

NTS—PER FIGURE V-2-13 OSHA STANDARD SPECIFICATIONS
 NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

WATER SHUTOFF NOTES:
 The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <<http://abcwua.org/content/view/full/729>>

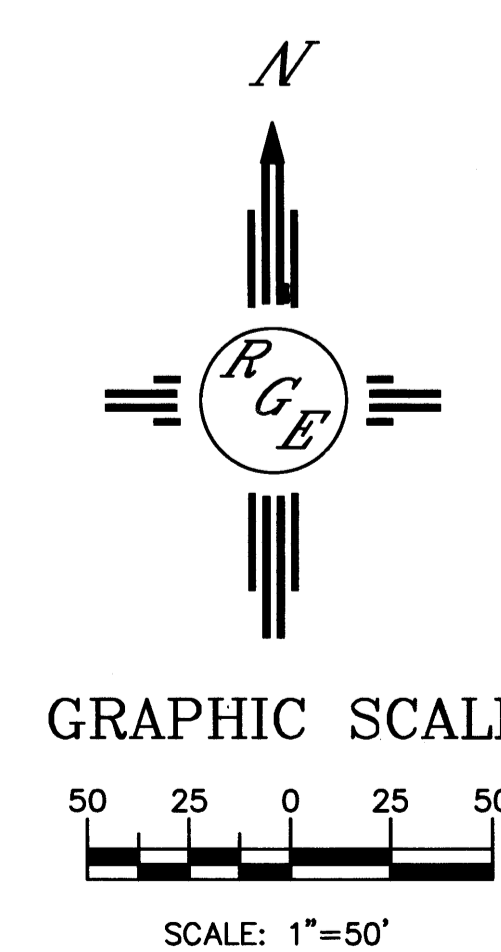


NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY EASEMENT. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, UPDATE #8.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE ABCWUA
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
- CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
- CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
- CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
- CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
- CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
- EMTS SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8.
- THE WATER AUTHORITY (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS. ONLY WATER AUTHORITY CREWS MAY OPERATE PUBLIC VALVES.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6450 SUBPART P.
- ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.

LEGEND

- EX. 12" SD — EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- ⊠ EXISTING VALVE W/BOX
- EX. 6" WL — EXISTING WATER LINE
- ⊠ PROPOSED METER
- ⊠ PROPOSED FIRE HYDRANT
- — — EXISTING EDGE OF PAVEMENT
- — — PROPOSED CURB & GUTTER
- — — BOUNDARY LINE
- — — CENTERLINE
- — — RIGHT-OF-WAY
- — — LOT LINES
- ⊠ STREET LIGHTS
- ▨▨▨▨▨ CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2485 (COLLECTOR).



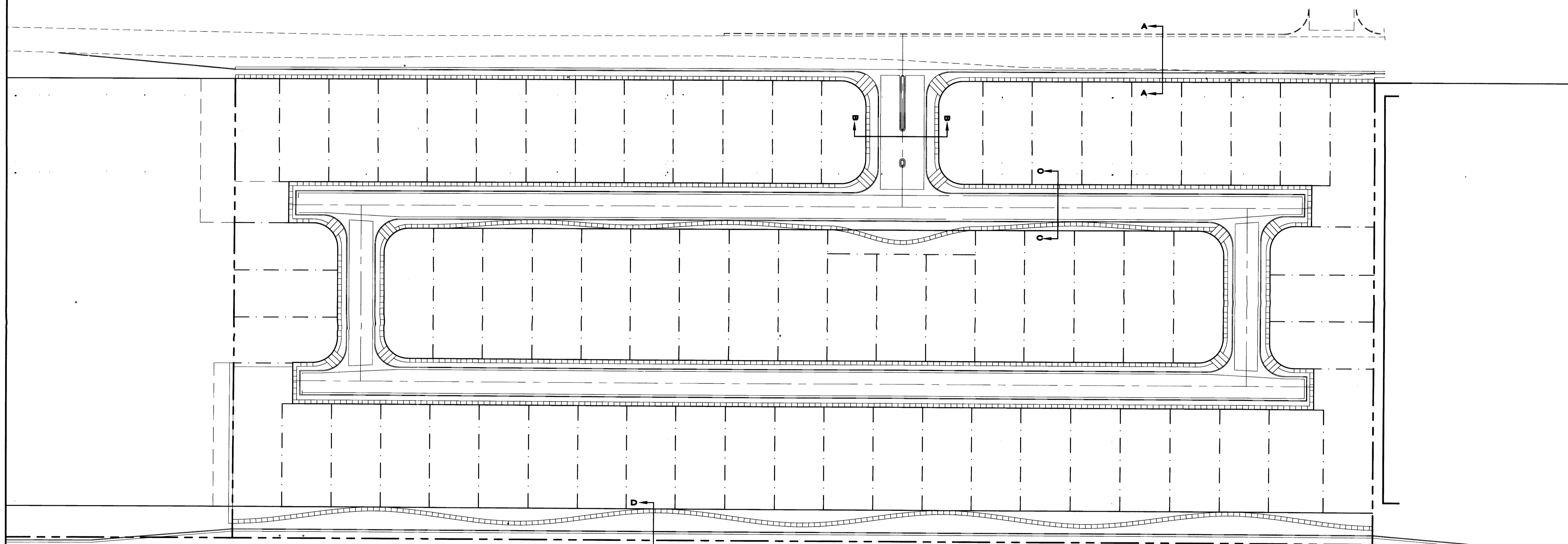
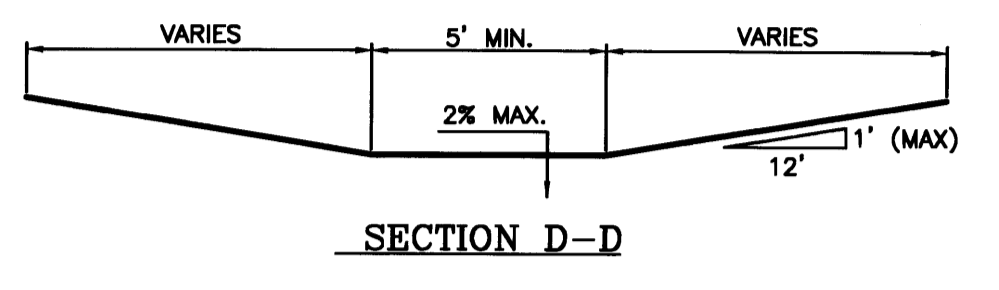
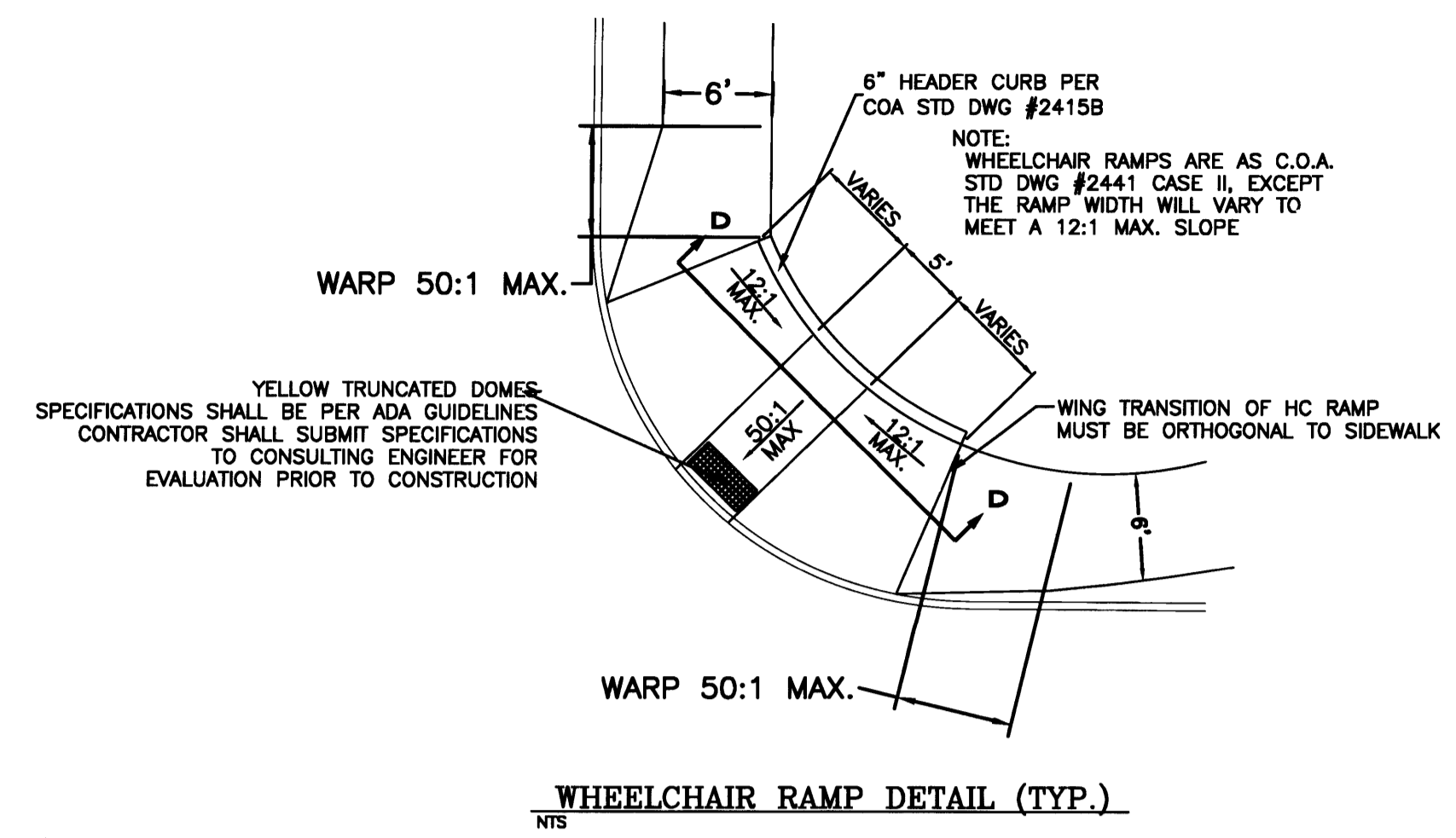
Cinelli / Roger Cinelli & Assoc.
 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

Rio Grande Engineering
 1908 CENTRAL AVENUE
 SUITE 201
 ALBUQUERQUE, NM 87104
 (505) 875-2467

PROJECT TITLE: **EAGLE CREST**

DRAWING TITLE: **MASTER UTILITY PLAN**

DATE	PROJECT NO.
10-07-13	21331
DRAWING NO.	
DRB 4.0	



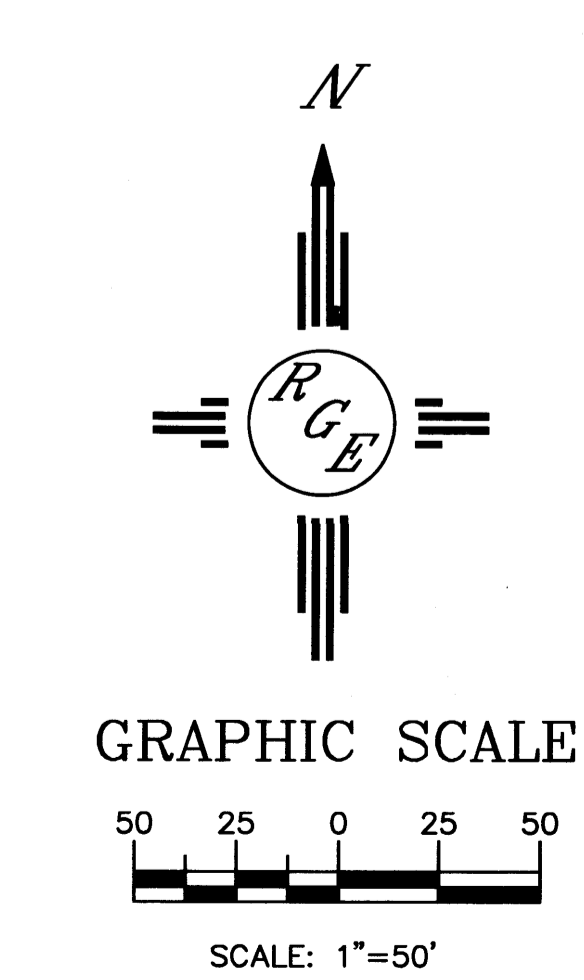
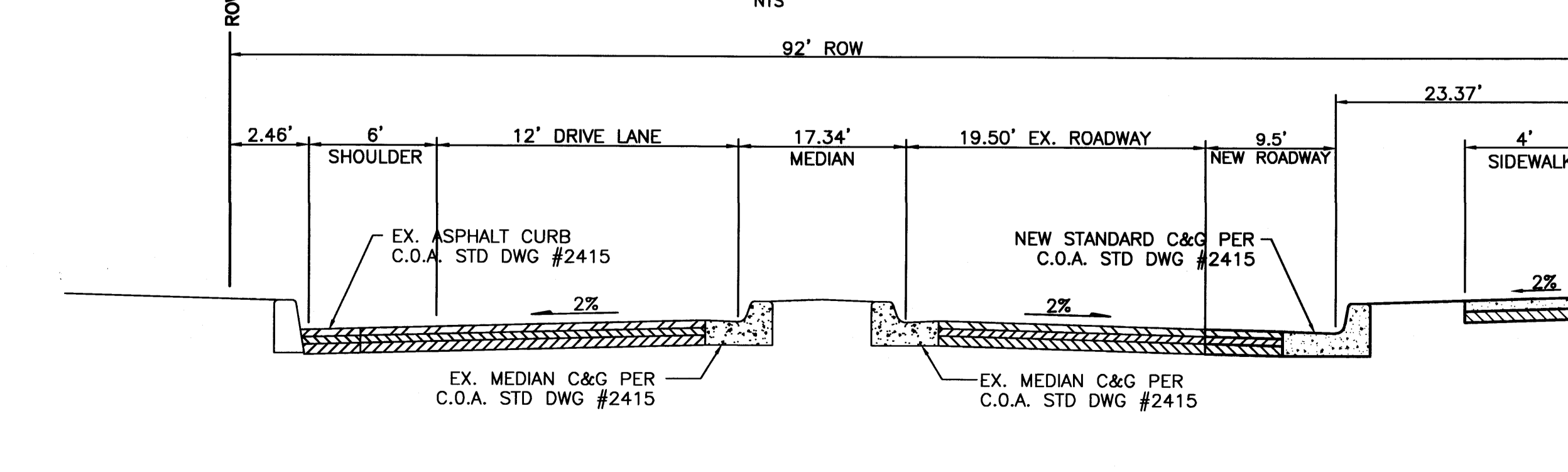
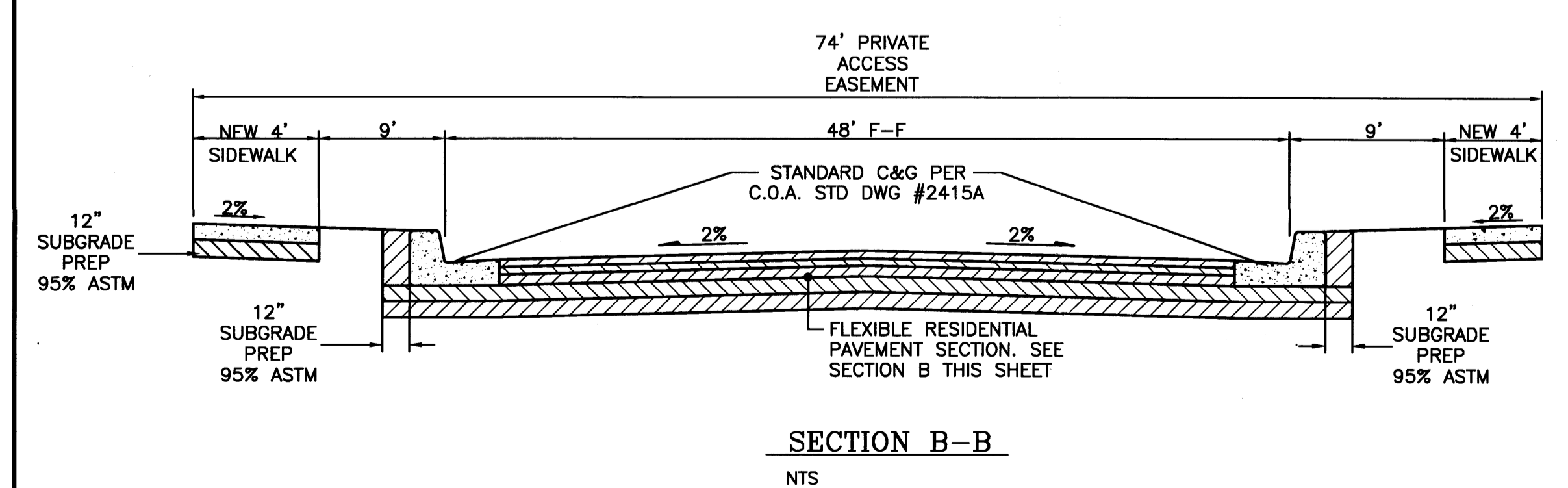
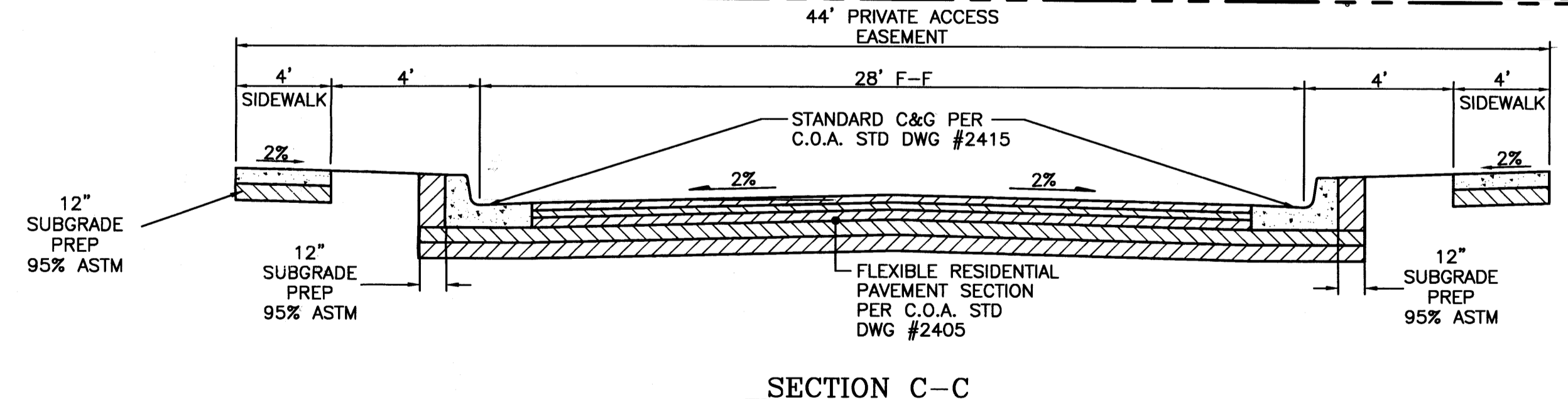
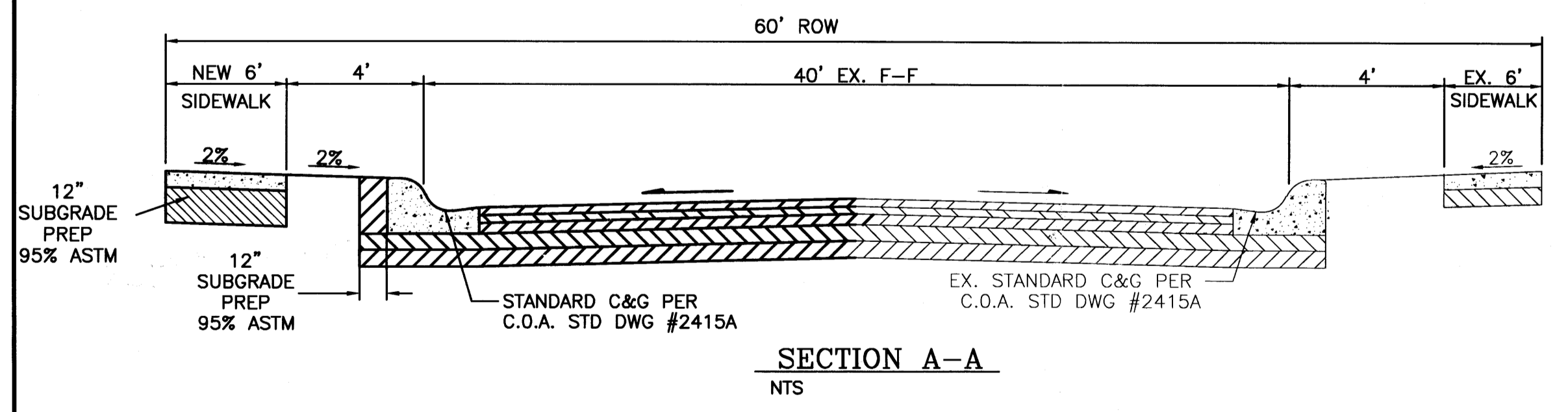
LEGEND

	PROPOSED SINGL. "A" INLET
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FUTURE CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED 6' SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES

- KEYED NOTE:**
- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
 - (B) STANDARD C&G PER C.O.A. STD DWG #2415A
 - (C) HANDICAP RAMP SEE DETAIL THIS SHEET
 - (D) 6' SIDEWALK TO BE BUILT W/THIS PROJECT PER C.O.A. STD DWG #2430
 - (E) UNI-DIRECTIONAL HANDICAP RAMP SEE DETAIL THIS SHEET

GENERAL NOTES:

- ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.



Cinelli / Roger Cinelli & Assoc.
 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

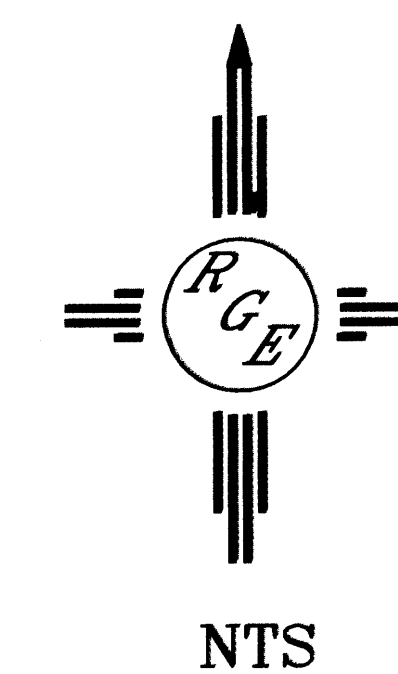
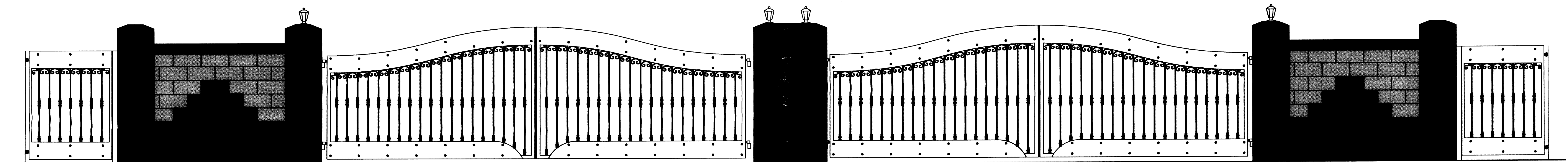
Rio Grande Engineering
 1800 Central Avenue
 Suite 200
 Albuquerque, NM 87108
 (505) 854-0888

PROJECT TITLE: ALAMEDA SUBDIVISION

DRAWING TITLE: MASTER PAVING PLAN

DATE: 090613 PROJECT NO.: 21331

DRAWING NO.: DRB.05



Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211



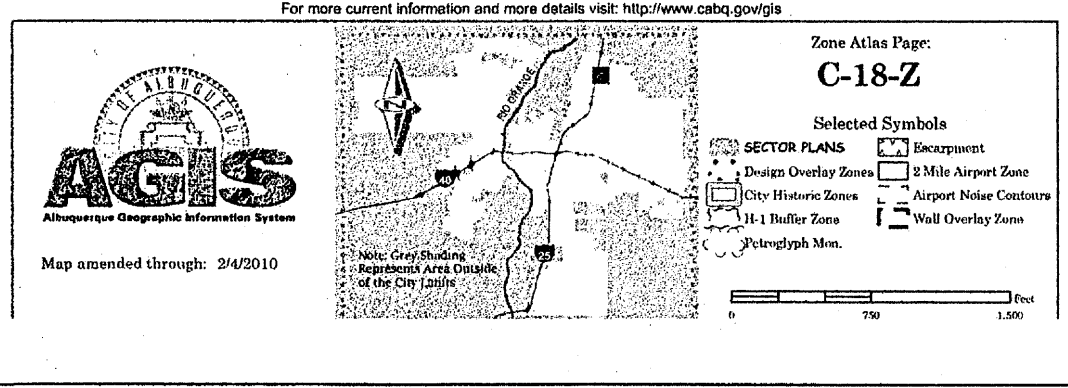
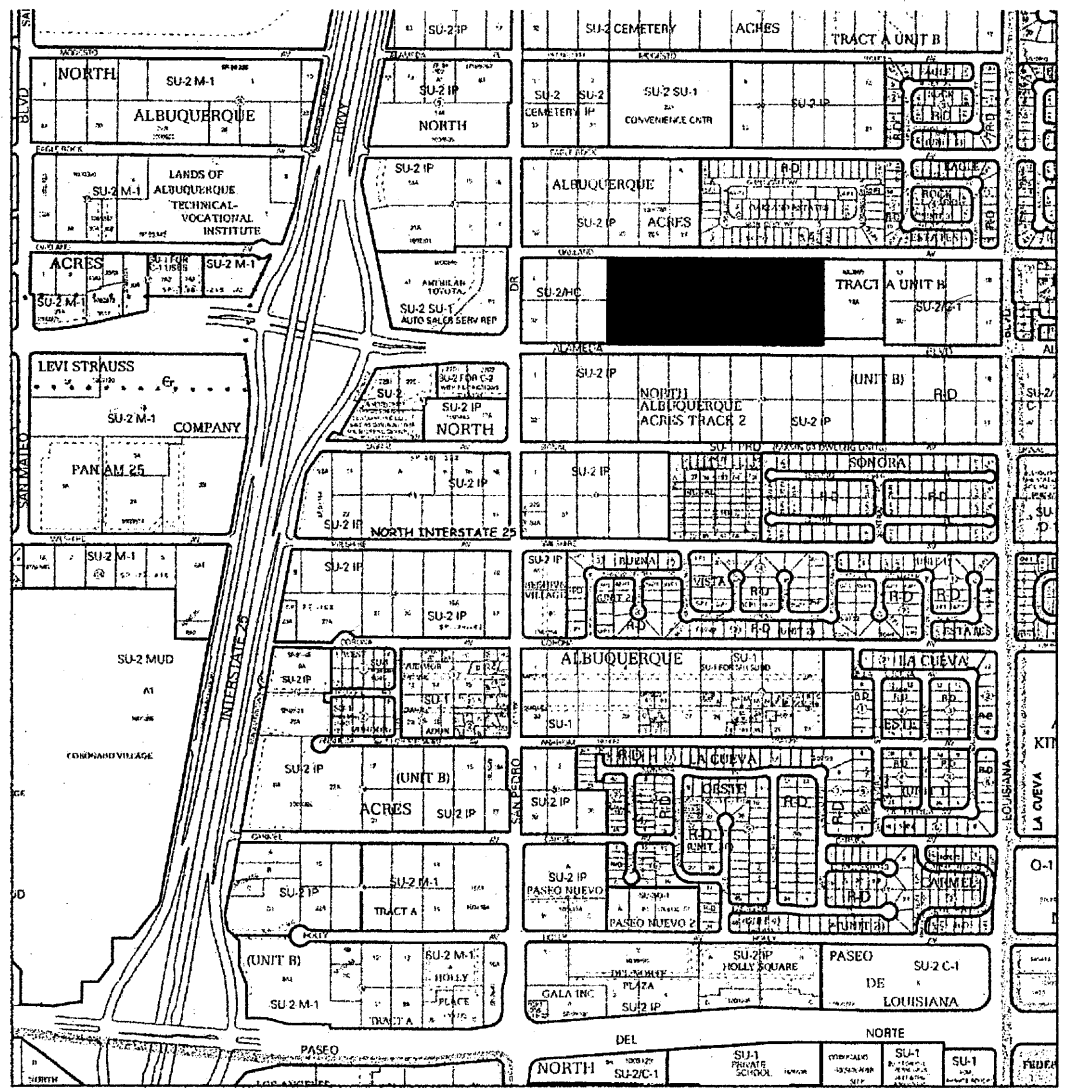
PROJECT TITLE:
EAGLE CREST SUBDIVISION

DRAWING TITLE:
**GATE ELEVATION
 PLAN**

SEAL	DATE 080613	PROJECT NO. 21331
		DRAWING NO.

DRB 6.0

**BLOCK WALL AND PILASTERS SHALL MAINTAIN SAME COLOR AND PATTERN AS PERIMETER WALL
 GATE SHALL BE BLACK IRON**



**PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION**
BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2013

LEGAL DESCRIPTION:
LOTS 4-10 AND 23-29, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D FOLIO 130

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION:
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 4-10 AND 23-29, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS ALSO GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE (OAKLAND AVE N.E. AND SOUTH PORTION OF ALAMEDA BLVD NE), GRANT ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS (NORTH PORTION OF ALAMEDA NE) AND GRANT ADDITIONAL UTILITY PUBLIC UTILITY EASEMENT, PRIVATE ACCESS, PRIVATE PEDESTRIAN AND PUBLIC WATER, SANITARY AND DRAINAGE EASEMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

PROJECT NUMBER: _____	
CITY APPROVALS: <u>David P. Vigil</u>	<u>12-19-13</u>
CITY SURVEYOR _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
UTILITIES DEVELOPMENT _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
ABCWUA _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
REAL PROPERTY DIVISION _____	DATE _____
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES _____	DATE _____
NEW MEXICO GAS _____	DATE _____
CENTURY LINK _____	DATE _____
COMCAST _____	DATE _____

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CREATE 68 LOTS FROM 14 LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE (OAKLAND AVE N.E. AND SOUTH PORTION OF ALAMEDA BLVD NE), GRANT ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS (NORTH PORTION OF ALAMEDA NE) AND GRANT ADDITIONAL UTILITY PUBLIC UTILITY EASEMENT, PRIVATE ACCESS, PRIVATE PEDESTRIAN AND PUBLIC WATER, SANITARY AND DRAINAGE EASEMENTS

SUBDIVISION DATA:
DRB# _____
ZONE ATLAS INDEX NO. C-18-Z
DATE OF FIELD SURVEY: OCTOBER 2012
TOTAL NO. OF LOTS EXISTING 14
TOTAL NO. OF LOTS CREATED 68
GROSS SUBDIVISION ACREAGE 14.06125

DOCUMENTS USED:
1. PLAT OF NORTH ALBUQUERQUE ACRES FILED VOL 3 FOLIO 103

- NOTES:**
1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 891 I", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
 4. BEARINGS AND DISTANCES IN () ARE RECORD
 5. CENTERLINE MONUMENTS (IN LIEU OF RAW MONUMENTATION) TO BE INSTALLED AT ALL P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AS SHOWN Δ HEREON AND WILL CONSIST OF 3 1/4" ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, PLEASE DO NOT DISTURB, PLS 891 I".

SOLAR COLLECTION NOTE:
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

BY: [Signature]
OWNER

ACKNOWLEDGMENT
STATE OF New Mexico)
COUNTY OF Bernalillo) 55.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11 DAY OF December, 2013, BY Aileen Kassar
NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: 7/19/17

SHEET INDEX
PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT
PAGE 3 SUBDIVISION PLAT EASEMENT DETAILS
PAGE 4 LOT AREA, CURVE AND LINE TABLES

PROJECT # : 1009881
DATE : 1-22-14
APP # : 13-10805 (TDS)
13-10806 (P)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE #:
BERNALILLO COUNTY TREASURE'S OFFICE: _____

SURVEYOR'S CERTIFICATE:
I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

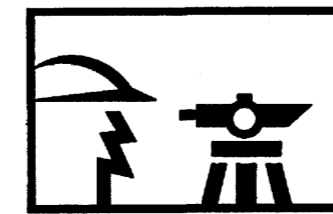
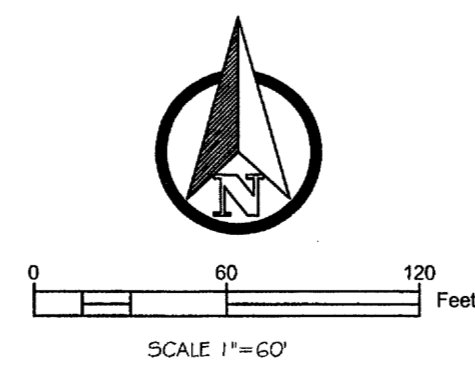
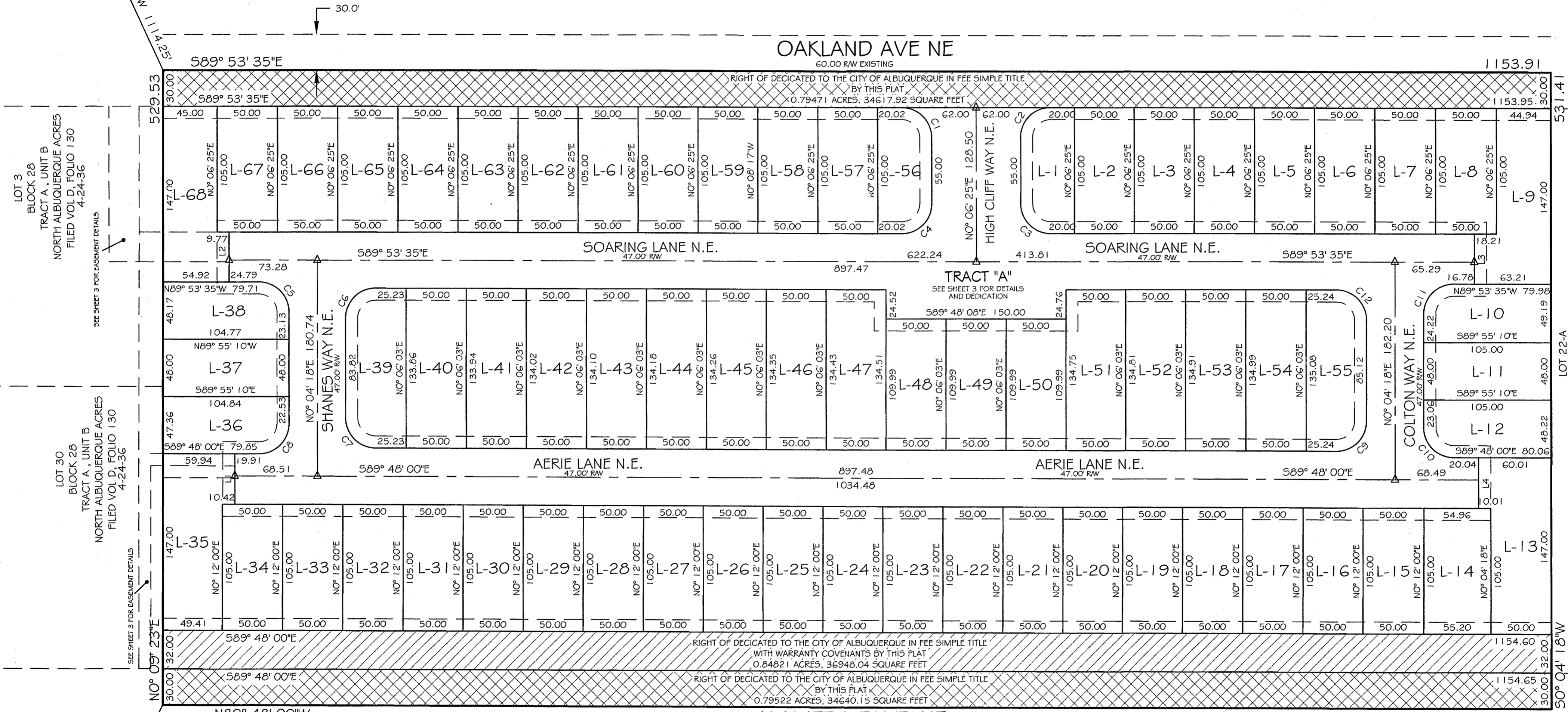
David R. Vigil 12-19-2013
DAVID R. VIGIL, NMPLS NO. 8911 DATE

SUBDIVISION PLAT

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2013

ACS CONTROL STATION *10-C18 1985*
 Projection: New Mexico State Plane
 Zone: Central
 Latitude: 35 - 11 - 19.24965
 Longitude: 106 - 34 - 39.00037
 Ellipsoidal Height (meters): 1570.768
 Ground to Gnd Factor: 0.999665042
 Mapping Angle: -0.1119.43
 Northing (US survey feet): 1524123.885
 Easting (US survey feet): 1542565.263
 NAVD 1988 Elevation
 Orthometric Height (US survey feet): 5222.090

ACS CONTROL STATION *9-C18 1985*
 Datum: NAD 83
 Projection: New Mexico State Plane
 Zone: Central
 Latitude: 35 - 10 - 53.27058
 Longitude: 106 - 34 - 39.66522
 Ellipsoidal Height (meters): 1573.918
 Ground to Gnd Factor: 0.999664563
 Mapping Angle: -0.1119.69
 Northing (US survey feet): 1521497.624
 Easting (US survey feet): 1542501.428
 NAVD 1988 Elevation
 Orthometric Height (US survey feet): 5232.470



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

EASEMENT DETAILS AND DEDICATION

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2013

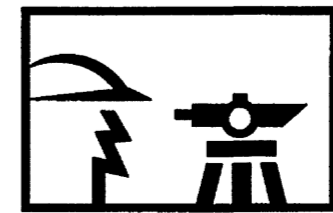
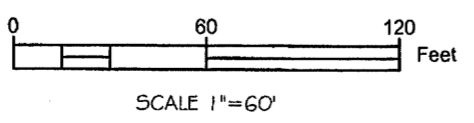
25' WATER AND SANITARY EASEMENT
 GRANTED TO ABCWUA
 FILED ON:
 DOC#

OAKLAND AVE NE
 60.00' RW EXISTING



FILED VOL. D, FOLIO 130
 4-24-36

LOT 22-A
 FILED VOL. 2005C, FOLIO 203
 07/28-2005



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

LOT AREA, LINE AND CURVE TABLES

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2013

Lot Area Table		
Lot #	Area	Acres
1	4456.75	0.10231
2	5250.00	0.12052
3	5250.00	0.12052
4	5250.00	0.12052
5	5250.00	0.12052
6	5250.00	0.12052
7	5250.00	0.12052
8	5250.00	0.12052
9	7376.16	0.16933
10	5032.73	0.11554
11	5040.00	0.11570
12	4918.06	0.11290
13	7770.49	0.17839
14	5783.16	0.13276
15	5250.00	0.12052
16	5250.00	0.12052
17	5250.00	0.12052
18	5250.00	0.12052
19	5250.00	0.12052
20	5250.00	0.12052

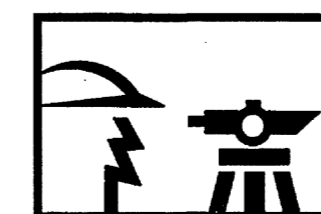
Lot Area Table		
Lot #	Area	Acres
21	5250.00	0.12052
22	5250.00	0.12052
23	5250.00	0.12052
24	5250.00	0.12052
25	5250.00	0.12052
26	5250.00	0.12052
27	5250.00	0.12052
28	5250.00	0.12052
29	5250.00	0.12052
30	5250.00	0.12052
31	5250.00	0.12052
32	5250.00	0.12052
33	5250.00	0.12052
34	5250.00	0.12052
35	7708.74	0.17697
36	4843.76	0.11120
37	5030.57	0.11549
38	4908.20	0.11268
39	6451.56	0.14811
40	6694.93	0.15369

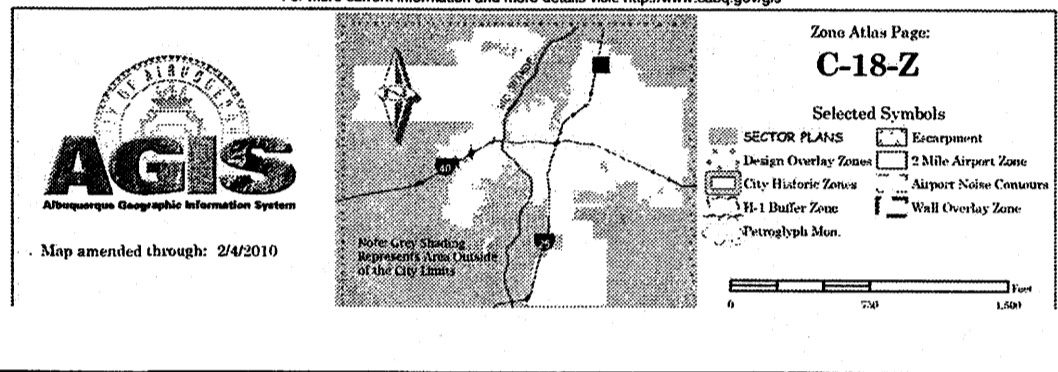
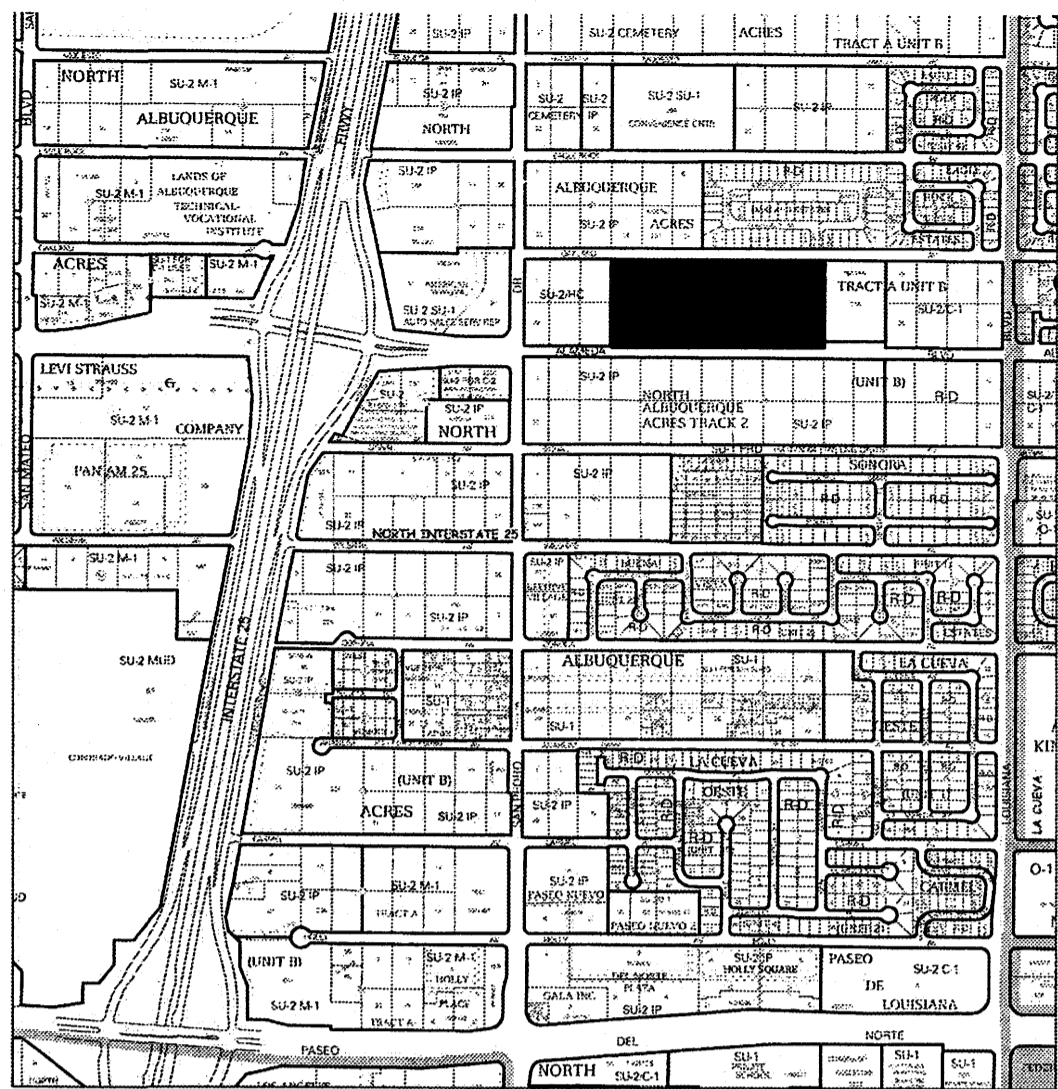
Lot Area Table		
Lot #	Area	Acres
41	6698.99	0.15379
42	6703.05	0.15388
43	6707.11	0.15397
44	6711.17	0.15407
45	6715.23	0.15416
46	6719.29	0.15425
47	6723.35	0.15435
48	5499.35	0.12625
49	5499.44	0.12625
51	6738.92	0.15470
52	6742.98	0.15480
53	6747.71	0.15491
54	6751.77	0.15500
55	6522.38	0.14973
56	4458.56	0.10235
57	5250.00	0.12052
58	5250.00	0.12052
59	5250.00	0.12052
60	5250.00	0.12052
61	5250.00	0.12052

Line Table		
Line #	Length	Direction
L1	42.00	N0° 12' 00"E
L2	42.00	N0° 04' 18"E
L3	41.99	S0° 04' 18"W
L4	42.00	S0° 04' 18"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90°00'00"	S44° 53' 35"E	35.36
C2	39.27	25.00	90°00'00"	S45° 06' 25"W	35.36
C3	39.27	25.00	90°00'00"	S44° 53' 35"E	35.36
C4	39.27	25.00	90°00'00"	S45° 06' 25"W	35.36
C5	39.25	25.00	89°57'54"	N44° 54' 39"W	35.34
C6	39.29	25.00	90°02'06"	N45° 05' 21"E	35.37
C7	39.21	25.00	89°52'19"	N44° 51' 51"W	35.32
C8	39.33	25.00	90°07'41"	S45° 08' 09"W	35.39
C10	39.21	25.00	89°52'19"	N44° 51' 51"W	35.32
C11	39.29	25.00	90°02'06"	N45° 05' 21"E	35.37

Lot Area Table		
Lot #	Area	Acres
62	5250.00	0.12052
63	5250.00	0.12052
64	5250.00	0.12052
65	5250.00	0.12052
66	5250.00	0.12052
67	5250.00	0.12052
68	7035.12	0.16150





PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO CREATE ¹⁵ AND THREE HOA TRACTS FROM 14 LOTS, GRANT ADDITIONAL EXISTING RIGHT OF WAY (NORTH PORTION OF ALAMEDA BLVD NE AND SOUTH PORTION OF OAKLAND AVE NE) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE, GRANT ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS (SOUTHERLY 32.00 FEET OF REAL PROPERTY SHOWN HEREON) AND GRANT ADDITIONAL UTILITY PUBLIC UTILITY EASEMENT, PRIVATE ACCESS, PRIVATE PEDESTRIAN AND PUBLIC WATER, SANITARY AND DRAINAGE EASEMENTS

SUBDIVISION DATA:
 DRB# _____
 ZONE ATLAS INDEX NO. C-18-Z
 DATE OF FIELD SURVEY: OCTOBER 2012
 TOTAL NO. OF LOTS EXISTING 14
 TOTAL NO. OF LOTS CREATED 60 AND 3 HOA TRACTS
 GROSS SUBDIVISION ACREAGE 14.06125

DOCUMENTS USED:
 1. PLAT OF NORTH ALBUQUERQUE ACRES FILED VOL 3 FOLIO 103

- NOTES:**
1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 891 1", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
 4. BEARINGS AND DISTANCES IN () ARE RECORD
 5. CENTERLINE MONUMENTS (IN LIEU OF RW MONUMENTATION) TO BE INSTALLED AT ALL P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AS SHOWN Δ HEREON AND WILL CONSIST OF 3 1/4" ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, PLEASE DO NOT DISTURB, PLS 891 1".

SOLAR COLLECTION NOTE:
 PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:
 LOTS 4-10 AND 23-29, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D FOLIO 130

FREE CONSENT AND DEDICATION:
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION:
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 4-10 AND 23-29, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS ALSO GRANT ADDITIONAL EXISTING RIGHT OF WAY (NORTH PORTION OF ALAMEDA BLVD NE AND SOUTH PORTION OF OAKLAND AVE NE) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE, GRANT ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS (SOUTHERLY 32.00 FEET OF REAL PROPERTY SHOWN HEREON) AND GRANT ADDITIONAL UTILITY PUBLIC UTILITY EASEMENT, PRIVATE ACCESS, PRIVATE PEDESTRIAN AND PUBLIC WATER, SANITARY AND DRAINAGE EASEMENTS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: [Signature]
 OWNER/DATE

ACKNOWLEDGMENT
 STATE OF New Mexico ,
 COUNTY OF Bernalillo , ss.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31 DAY OF July, 2014, BY Aleem Kassam
 NOTARY PUBLIC: [Signature]
 MY COMMISSION EXPIRES: 7/19/17



SHEET INDEX
 PAGE 1 COVER
 PAGE 2 SUBDIVISION PLAT
 PAGE 3 PHASE PLAN
 PAGE 4 LOT AREA, CURVE AND LINE TABLES

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2014

PROJECT NUMBER: _____
 CITY APPROVALS:
[Signature: Paul P. Acosta] 7-31-14
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
CENTURY LINK	DATE
COMCAST	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE #:
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

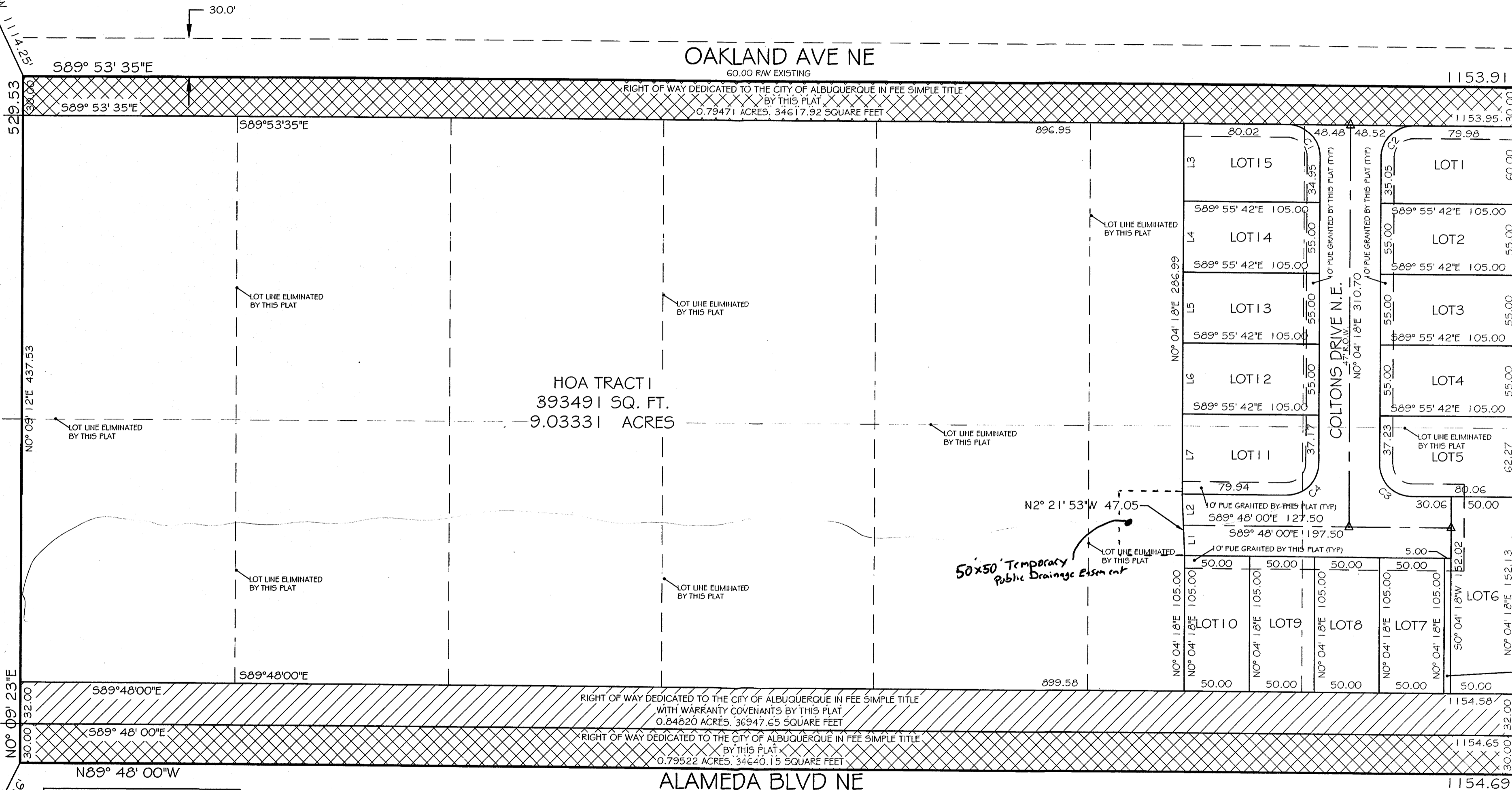
SURVEYOR'S CERTIFICATE:
 I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITIES COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
[Signature: David R. Vigil] 07-10-2014
 DAVID R. VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911 DATE



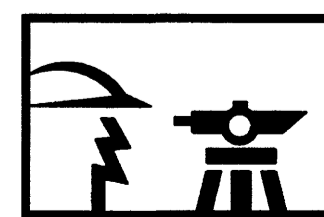
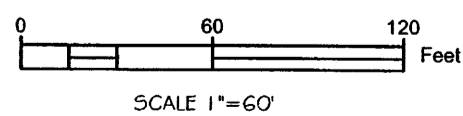
SUBDIVISION PLAT

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 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2014

ACS CONTROL STATION *10-C18 1985*
 Projection: New Mexico State Plane
 Zone: Central
 Latitude: 35 - 11 - 19.24965
 Longitude: 106 - 34 - 39.00037
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 Mapping Angle: -0.11.19.43
 Northing (US survey feet): 1524123.885
 Easting (US survey feet): 1542565.263
 NAVD 1988 Elevation
 Orthometric Height (US survey feet): 5222.090



ACS CONTROL STATION *9-C18 1985*
 Datum: NAD 83
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 Zone: Central
 Latitude: 35 - 10 - 53.27058
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 Ellipsoidal Height (meters): 1573.918
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CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

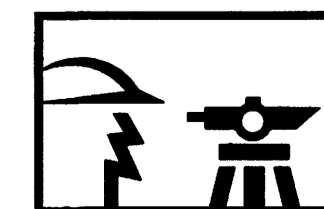
LINE, CURVE AND AREA TABLES

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2014

Lot Area Table		
Lot #	Area	Acres
1	6169.06	0.14162
2	5775.00	0.13258
3	5775.00	0.13258
4	5775.00	0.13258
5	6402.89	0.14699
6	7387.72	0.16960
7	5250.01	0.12052
8	5250.01	0.12052
9	5250.01	0.12052
10	5250.01	0.12052
11	6386.17	0.14661
12	5775.00	0.13258
13	5775.00	0.13258
14	5775.00	0.13258
15	6162.69	0.14148

Line Table		
Line #	Length	Direction
L1	23.52	N2° 21' 53"W
L2	23.52	N2° 21' 53"W
L3	60.00	50° 04' 18"W
L4	55.00	50° 04' 18"W
L5	55.00	50° 04' 18"W
L6	55.00	50° 04' 18"W
L7	61.99	50° 04' 18"W
L8	21.56	S89° 48' 00"E
L9	23.50	50° 04' 18"W
L10	23.50	50° 04' 18"W
L11	58.50	S89° 55' 42"E
L12	38.50	S89° 55' 42"E
L13	21.21	S44° 55' 42"E
L14	5.00	50° 04' 18"W
L15	152.13	50° 04' 18"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.25	25.00	89°57'54"	N44° 54' 39"W	35.34
C2	39.29	25.00	90°02'06"	S45° 05' 21"W	35.37
C3	39.21	25.00	89°52'19"	N44° 51' 51"W	35.32
C4	39.33	25.00	90°07'41"	N45° 08' 09"E	35.39



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2013

LEGAL DESCRIPTION:

LOTS 4-10 AND 23-29, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D FOLIO 130

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 4-10 AND 23-29, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS ALSO GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE (OAKLAND AVE N.E. AND SOUTH PORTION OF ALAMEDA BLVD NE), GRANT ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS (NORTH PORTION OF ALAMEDA NE) AND GRANT ADDITIONAL UTILITY PUBLIC UTILITY EASEMENT, PRIVATE ACCESS, PRIVATE PEDESTRIAN AND PUBLIC WATER, SANITARY AND DRAINAGE EASEMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: [Signature]
 OWNER

ACKNOWLEDGMENT

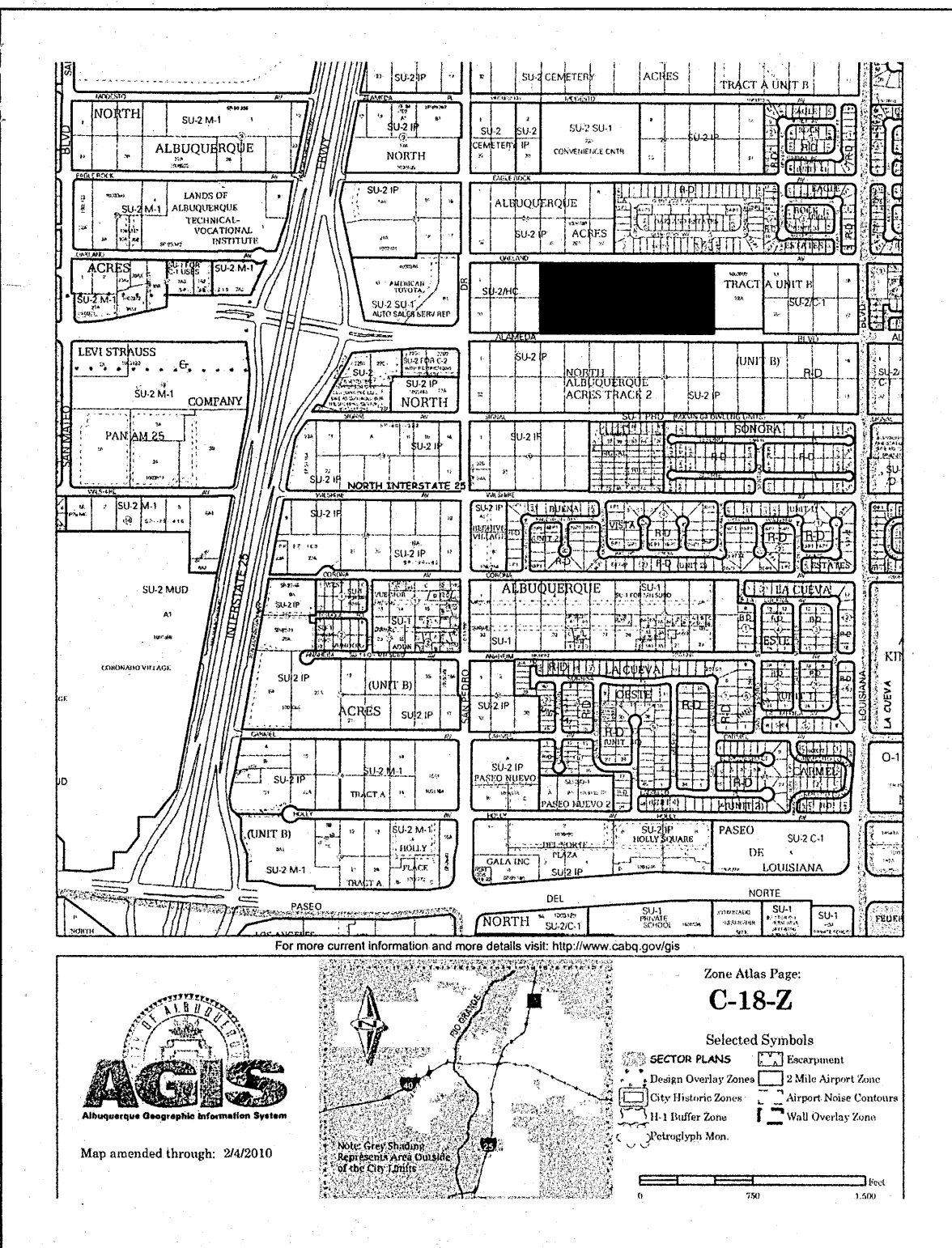
STATE OF New Mexico)
 COUNTY OF Bernalillo) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11 DAY OF December, 2013, BY Aileen Kossan

NOTARY PUBLIC: [Signature]
 MY COMMISSION EXPIRES: 7/19/17

SHEET INDEX

- PAGE 1. COVER
- PAGE 2. SUBDIVISION PLAT
- PAGE 3. SUBDIVISION PLAT EASEMENT DETAILS
- PAGE 4. LOT AREA, CURVE AND LINE TABLES



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 68 LOTS FROM 14 LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE (OAKLAND AVE N.E. AND SOUTH PORTION OF ALAMEDA BLVD NE), GRANT ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS (NORTH PORTION OF ALAMEDA NE) AND GRANT ADDITIONAL UTILITY PUBLIC UTILITY EASEMENT, PRIVATE ACCESS, PRIVATE PEDESTRIAN AND PUBLIC WATER, SANITARY AND DRAINAGE EASEMENTS

SUBDIVISION DATA:

DRB#
 ZONE ATLAS INDEX NO. C-18-Z
 DATE OF FIELD SURVEY: OCTOBER 2012
 TOTAL NO. OF LOTS EXISTING 14
 TOTAL NO. OF LOTS CREATED 68
 GROSS SUBDIVISION ACREAGE 14.06125

DOCUMENTS USED:

- 1. PLAT OF NORTH ALBUQUERQUE ACRES FILED VOL 3 FOLIO 103

NOTES:

- 1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
- 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 3. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- 4. BEARINGS AND DISTANCES IN () ARE RECORD
- 5. CENTERLINE MONUMENTS (IN LIEU OF RW MONUMENTATION) TO BE INSTALLED AT ALL P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AS SHOWN Δ HEREON AND WILL CONSIST OF 3 1/4" ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, PLEASE DO NOT DISTURB, PLS 8911".

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

PROJECT NUMBER: _____

CITY APPROVALS: [Signature] **12-19-13**

CITY SURVEYOR _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

UTILITIES DEVELOPMENT _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

A.M.A.F.C.A. _____ DATE

ABCWUA _____ DATE

CITY ENGINEER _____ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

REAL PROPERTY DIVISION _____ DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE

NEW MEXICO GAS _____ DATE

CENTURY LINK _____ DATE

COMCAST _____ DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

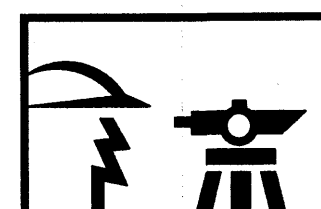
BERNALILLO COUNTY TREASURER'S OFFICE: _____

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] **12-19-2013**
 DAVID R. VIGIL, NMPLS NO. 8911 DATE

5.9
 127K
 2000 CRU



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

SUBDIVISION PLAT

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2013

ACS CONTROL STATION '10-CT18 1985'.
 Projection: New Mexico State Plane
 Zone: Central
 Latitude: 35 - 11 - 19.24965
 Longitude: 106 - 34 - 39.00037
 Ellipsoidal Height (meters): 1570.768
 Ground to Grid Factor: 0.999665042
 Mapping Angle: -0.1119.43
 Northing (US survey feet): 1524123.885
 Easting (US survey feet): 1542565.263
 NAVD 1988 Elevation
 Orthometric Height (US survey feet): 5222.090

ACS CONTROL STATION '09-CT18 1985'.
 Datum: NAD 83
 Projection: New Mexico State Plane
 Zone: Central
 Latitude: 35 - 10 - 53.27058
 Longitude: 106 - 34 - 39.66522
 Ellipsoidal Height (meters): 1573.918
 Ground to Grid Factor: 0.999664563
 Mapping Angle: -0.1119.63
 Northing (US survey feet): 1521497.624
 Easting (US survey feet): 1542501.428
 NAVD 1988 Elevation
 Orthometric Height (US survey feet): 5232.470

OAKLAND AVE NE
 60.00' RW EXISTING

RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE
 BY THIS PLAT
 0.79471 ACRES, 34617.92 SQUARE FEET

SOARING LANE N.E.
 49.00' WIDTH

SOARING LANE N.E.
 49.00' WIDTH

NOTE:
 ALL OF BLOCK 2 SHALL NOT ACCESS OFF
 OF SOARING LANE

TRACT "A"
 SEE SHEET 3 FOR DETAILS
 AND DEDICATION

AERIE LANE N.E.
 47.00' WIDTH

AERIE LANE N.E.
 47.00' WIDTH

NOTE:
 ALL OF BLOCK 2 SHALL ACCESS OFF
 OF AERIE LANE ONLY

ALAMEDA BLVD NE
 60.00' RW EXISTING
 124.00' FUTURE

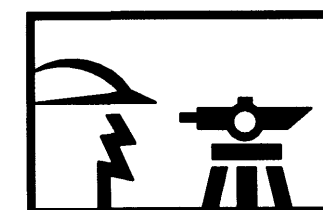
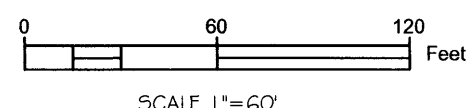
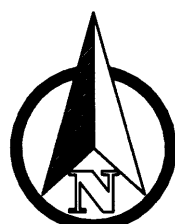
RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE
 WITH WARRANTY COVENANTS BY THIS PLAT
 0.84821 ACRES, 36948.04 SQUARE FEET

RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE
 BY THIS PLAT
 0.79522 ACRES, 34640.15 SQUARE FEET

LOT 3
 BLOCK 28
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 FILED VOL D, FOLIO 130
 4-24-36

SEE SHEET 3 FOR EASEMENT DETAILS

LOT 22-A
 FILED VOL 2005C, FOLIO 283
 07/28-2005

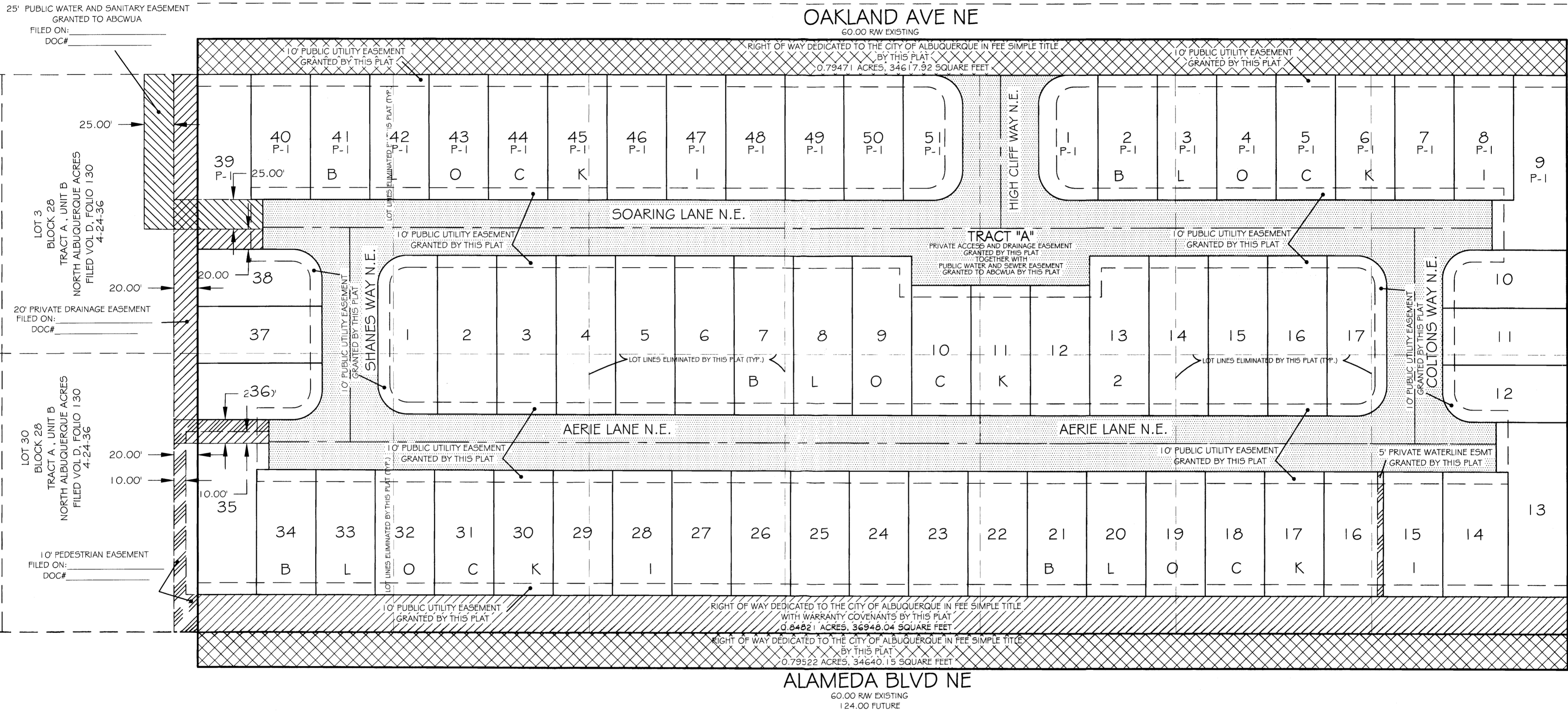


CONSTRUCTION SURVEY TECHNOLOGIES, INC

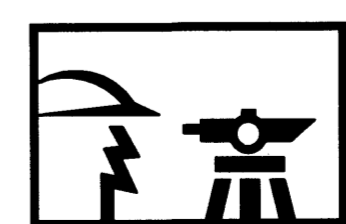
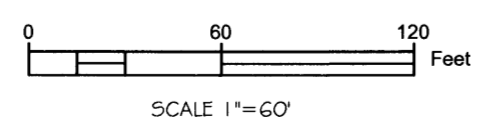
PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

EASEMENT DETAILS AND DEDICATION

PRELIMINARY PLAT OF
EAGLE CREST SUBDIVISION
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 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2013



NOTE TRACT "A"
 FOR THE BENEFIT OF LOTS 1-51, BLOCK 1 AND LOTS 1-17 BLOCK 2
 EAGLE CREST TO BE OWNED AND MAINTAINED BY THE EAGLE CREST HOME OWNERS ASSOCIATION



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

LOT AREA, LINE AND CURVE TABLES

PRELIMINARY PLAT OF
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 BEING A RE-PLAT OF LOTS 4-10 AND LOTS 23-29
 BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2013

BLOCK 1

Lot Area Table		
Lot #	Area	Acres
1	4981.75	0.11437
2	5250.00	0.12052
3	5250.00	0.12052
4	5250.00	0.12052
5	5250.00	0.12052
6	5250.00	0.12052
7	5250.00	0.12052
8	5250.00	0.12052
9	7565.98	0.17369
10	4825.31	0.11077
11	4725.00	0.10847
12	4810.49	0.11043
13	7950.52	0.18252
14	5783.16	0.13276
15	5250.00	0.12052
16	5250.00	0.12052
17	5250.00	0.12052
18	5250.00	0.12052
19	5250.00	0.12052
20	5250.00	0.12052

BLOCK 1

Lot Area Table		
Lot #	Area	Acres
21	5250.00	0.12052
22	5250.00	0.12052
23	5250.00	0.12052
24	5250.00	0.12052
25	5250.00	0.12052
26	5250.00	0.12052
27	5250.00	0.12052
28	5250.00	0.12052
29	5250.00	0.12052
30	5250.00	0.12052
31	5250.00	0.12052
32	5250.00	0.12052
33	5250.00	0.12052
34	5250.00	0.12052
35	7888.56	0.18110
36	4729.30	0.10857
37	4716.13	0.10827
38	4708.28	0.10809
39	7199.73	0.16528
40	5250.00	0.12052

BLOCK 1

Lot Area Table		
Lot #	Area	Acres
41	5250.00	0.12052
42	5250.00	0.12052
43	5250.00	0.12052
44	5250.00	0.12052
45	5250.00	0.12052
46	5250.00	0.12052
47	5250.00	0.12052
48	5250.00	0.12052
49	5250.00	0.12052
50	5250.00	0.12052
51	4983.56	0.11441

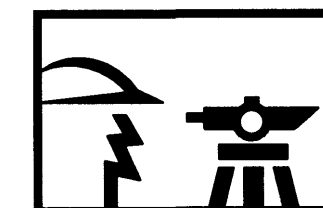
BLOCK 2

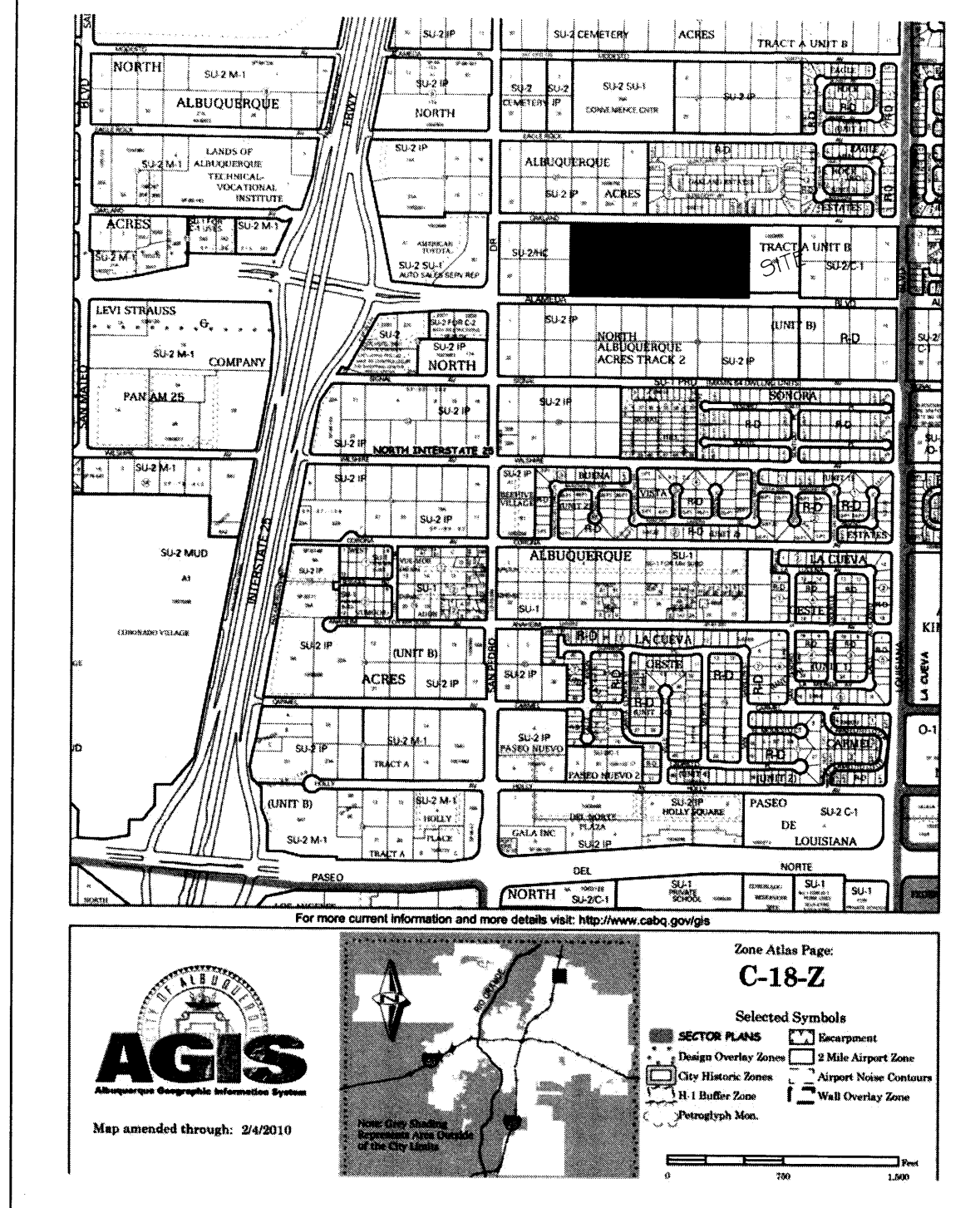
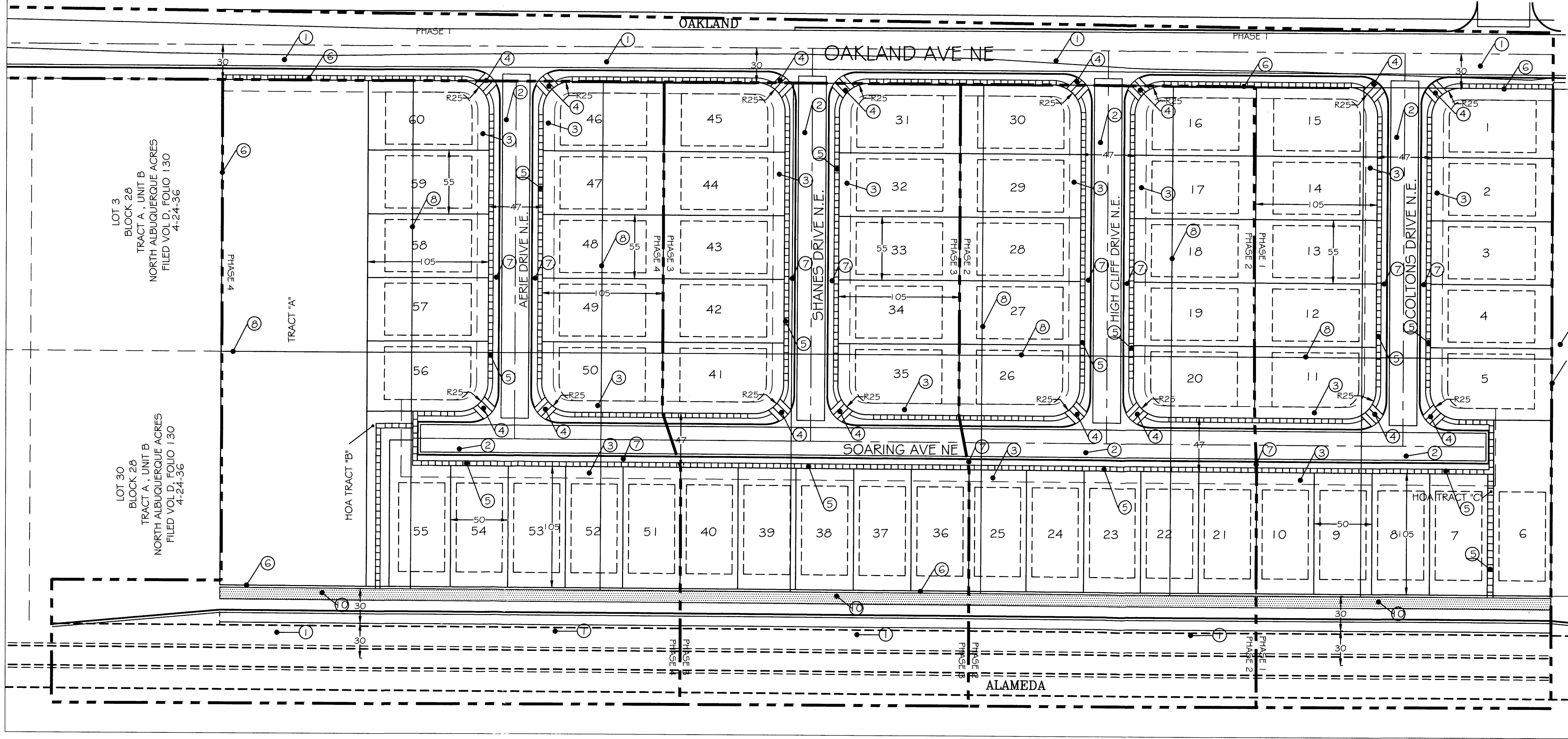
Lot Area Table		
Lot #	Area	Acres
1	6351.06	0.14580
2	6594.93	0.15140
3	6598.99	0.15149
4	6603.05	0.15159
5	6607.11	0.15168
6	6611.17	0.15177
7	6615.23	0.15186
8	6619.29	0.15196
9	6623.35	0.15205
10	5499.35	0.12625
11	5499.44	0.12625
12	5499.53	0.12625
13	6639.59	0.15242
14	6643.65	0.15252
15	6647.71	0.15261
16	6651.77	0.15270
17	6421.93	0.14743

Line Table		
Line #	Length	Direction
L1	45.00	N0° 04' 50"E
L2	9.77	N89° 53' 35"W
L3	54.92	S89° 53' 35"E
L4	24.80	S89° 53' 35"E
L5	19.91	N89° 48' 00"W
L6	59.94	N89° 48' 00"W
L7	45.00	S0° 12' 00"W
L8	10.42	N89° 48' 00"W
L9	21.50	S0° 12' 00"W
L10	23.50	S0° 12' 00"W
L11	22.52	S0° 06' 03"W
L12	150.00	S89° 48' 08"E
L13	22.76	N0° 06' 03"E
L14	18.21	N89° 53' 35"W
L15	45.00	S0° 04' 18"W
L16	16.78	S89° 53' 35"E
L17	63.21	S89° 53' 35"E
L18	22.25	S0° 04' 18"W
L19	22.02	S0° 04' 18"W
L20	60.01	N89° 48' 00"W

Line Table		
Line #	Length	Direction
L21	20.04	N89° 48' 00"W
L22	23.50	N0° 04' 18"E
L23	21.50	N0° 04' 18"E
L24	10.01	S89° 48' 00"E
L25	20.50	N0° 04' 50"E
L26	24.50	N0° 06' 52"E
L27	20.50	N0° 04' 18"E
L28	24.50	N0° 04' 18"E
L29	21.44	N0° 04' 18"E
L30	21.22	N0° 04' 18"E
L31	45.00	S0° 04' 18"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90°00'00"	S45° 06' 25"W	35.36
C2	39.27	25.00	90°00'00"	N44° 53' 35"W	35.36
C3	39.27	25.00	90°00'00"	N45° 06' 25"E	35.36
C4	39.27	25.00	90°00'00"	S44° 53' 35"E	35.36
C5	39.25	25.00	89°57'54"	N44° 54' 39"W	35.34
C6	39.29	25.00	90°02'06"	S45° 05' 21"W	35.37
C7	39.33	25.00	90°07'41"	N45° 08' 09"E	35.39
C8	39.21	25.00	89°52'19"	S44° 51' 51"E	35.32
C9	39.33	25.00	90°07'41"	N45° 08' 09"E	35.39
C10	39.21	25.00	89°52'19"	S44° 51' 51"E	35.32
C11	39.29	25.00	90°02'06"	S45° 05' 21"W	35.37
C12	39.25	25.00	89°57'54"	N44° 54' 39"W	35.34





LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS 4 THRU 10 AND 23 THRU 29, BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

KEYED NOTES

- ① 30' WIDE RIGHT OF WAY DEDICATION TO BE GRANTED BY PLAT
- ② 47' ROW DEDICATION TO BE GRANTED BY THIS PLAT
- ③ 10' PUBLIC UTILITY EASEMENT
- ④ MULTIDIRECTIONAL HANDICAP RAMP - 1 IN 12 SLOPE (TYP)
- ⑤ 4'-0" WIDE SIDEWALK
- ⑥ PERIMETER FENCE - SEE ELEVATION FOR HEIGHTS
- ⑦ EXISTING FENCE-CMU TYPE WALL
- ⑧ GANG TYPE MAILBOX
- ⑨ EXISTING LOT LINE ELIMINATED BY PLAT
- ⑩ EXISTING LANDSCAPE BUFFER
- ⑪ 10' ASPHALT MULTI-USE TRAIL

INTRODUCTION

DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN

A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE

THE SITE WILL POSSIBLY BE PHASED INTO 2-4 PHASES. PHASE 1A WILL BE INITIAL PHASE. REMAINING PHASES MAY DEVELOP INDIVIDUALLY OR COMBINED. TRACT A WILL BE UNDEVELOPED WITH THIS PROJECT AND SUBJECT TO FUTURE SITE PLAN APPROVALS. THIS PROJECT CREATES 60 LOTS, AND ONE TRACT FROM 14 EXISTING LOTS. THIRTY TWO FEET OF THE SOUTHERLY BOUNDARY WILL BE DEDICATED TO THE ALAMEDA BOULEVARD RIGHT OF WAY. THE RESIDENTIAL LOTS WILL BE ACCESSED BY A 47' ROW. A 4' PEDESTRIAN WALKWAY WILL FRONT EACH LOT. THE BUILDINGS SHALL BE ORIENTED TO THE STREET. THE PEDESTRIAN WALKWAYS ALSO CONNECT TO THE PROPOSED PUBLIC SIDEWALK ON OAKLAND AVE. N.E. THE SINGLE FAMILY RESIDENCES SHALL BE TWO STORY AND ONE STORY WITH GARAGES FACING THE PRIVATEWAY COMMUNITY MAILBOXES SHALL BE VISIBLE FROM THE MAIN ENTRANCE AND ACCESSIBLE FROM ALL LOTS. OAKLAND ESTATES LIE JUST NORTHEAST OF THE SUBJECT SITE. SONORA SUBDIVISION LIES SOUTHWEST OF THE SUBJECT SITE. BOTH DEVELOPMENTS ARE ALMOST TOTALLY BUILT OUT. THE PROPOSED DEVELOPMENT SHALL EMULATE THESE SIMILAR SU-2/RD DEVELOPMENTS. A WESTERLY PARCEL, WHICH ABUTS SAN PEDRO DRIVE IS PLANNED AS FUTURE NEIGHBORHOOD COMMERCIAL DEVELOPMENT. ALL LOTS SHALL HAVE CROSS-LOT DRAINAGE EASMENTS.

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS

THE RESIDENTIAL FRONT ENTRIES AND GARAGE DOORS SHALL FACE THE INTERNAL STREET. A CONCRETE DRIVEWAY (20' MINIMUM LENGTH) SHALL PROVIDE ACCESS TO THE TWO CAR GARAGES. FRONT YARD SETBACK SHALL BE FIFTEEN FEET (15') EXCEPT THAT DRIVEWAYS SHALL BE TWENTY FEET (20') LONG. SIDE YARD SETBACK SHALL BE FIVE FEET (5'). STREET SIDE CORNER SIDE YARD SETBACK SHALL BE TEN FEET (10'). REAR YARD SETBACK SHALL BE FIFTEEN FEET (15'). BUILDING HEIGHTS RANGE FROM 17' AT SINGLE STORY PEAK TO 26' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)

THE SITE IS CONNECTED TO THE SURROUNDING DEVELOPMENTS. OAKLAND AVE N.E. PEDESTRIAN ACCESS LIES TO THE NORTH AND ALAMEDA BLVD N.E. PEDESTRIAN AND BIKEWAY ACCESS LIES TO THE SOUTH. INTERNAL TO THE SITE, 4' WIDE SIDEWALKS ON BOTH SIDES OF THE ROW CONNECT EACH RESIDENCE WITH ITS NEIGHBOR. THE NEW PUBLIC SIDEWALKS ON OAKLAND AND ALAMEDA. MULTI-DIRECTIONAL RAMPS AT STRATEGIC CORNERS PROVIDE HANDICAP ACCESSIBILITY TO THE DEVELOPMENT. THE PROPOSED ROW PROVIDES MULTIPLE INGRESS-EGRESS ROAD THAT CONNECTS TO OAKLAND AVE. N.E. VEHICULAR ENTRY POINT SHALL ACCENTUATED BY LANDSCAPE ELEMENTS.

D. PARKING LOCATION AND DESIGN

OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. FOUR PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO CAR GARAGES. THE PRIVATEWAY WILL BE LINED ON BOTH SIDES WITH RESIDENT-PROVIDED PLANTINGS WHICH WILL ENHANCE THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT.

E. PUBLIC OUTDOOR SPACES

PEDESTRIAN WALKWAYS ALONG THE INTERIOR ROADWAYS PROVIDE EASY ACCESS TO THE SURROUNDING SIDEWALKS BY ALL RESIDENTS. A 6' HIGH WALL ENCOMPASSES THE ENTIRE DEVELOPMENT. THE PEDESTRIAN CONNECTION TO ALAMEDA WILL LIE WITHIN TRACT B AND TRACT C. WHICH WILL BE A HOMEOWNERS ASSOCIATED AND MAINTAINED TRACT.

F. REFUSE & RECYCLE PICKUP

RECYCLE AND REFUSE PICKUP SHALL BE INDIVIDUAL CART TYPE WITH WEEKLY SCHEDULED PICKUP TIMES.

G. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS

THE DEVELOPMENT BLOCK WALLS PROVIDE PRIVACY AND SECURITY FOR THE RESIDENTS. ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-16-3-19 OF THE ZONING ORDINANCE. ALL PERIMETER WALLS SHALL BE 6'-0" IN HEIGHT; THEY SHALL BE EXPOSED BLOCK WITH REPEATING PATTERNS AND VARIATED TEXTURES.

H. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING

LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-16-3-9 OF THE ZONING ORDINANCE. RESIDENCE-MOUNTED LIGHTING ELEMENTS SHALL BE INCANDESCENT, METAL HALIDE OR HALOGEN ONLY. RESIDENCE-MOUNTED FLOODLIGHTS (MAXIMUM 75 WATT BULBS) SHALL BE SHIELDED OR AIMED IN SUCH A WAY THAT THEY DO NOT SHINE INTO OTHER LOTS OR THE STREET.

I. SCREENING/BUFFERING TECHNIQUES

MULTIPLE STREET SHADE TREES SCREEN RESIDENCES FROM ADJACENT ROADWAY WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. AT MATURITY, THESE TREES SHALL CREATE A COOLING MICRO CLIMATE.

J. "GREEN" FEATURES

WATER HARVESTING CISTERN AND COLLECTION SYSTEM TECHNIQUES SHALL BE ENCOURAGED.

2. STREET REALM

A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES

THE SITE IS ACCESSIBLE TO TRANSIT ROUTES ON ALAMEDA BLVD., WHICH IS A PRINCIPAL ARTERIAL. CITY OF ALBUQUERQUE "ABO RIDE" BUS STOP IS LOCATED AT SAN PEDRO DR. AND ANAHEIM BLVD ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE ABUTS A PROPOSED CITY DESIGNATED BIKE LANE ON ALAMEDA BLVD. N.E. WHICH WILL EXTEND TO LOUISIANA BLVD. N.E.

3. LANDSCAPING

LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:

STREET SHADE TREES ALONG ALAMEDA BOULEVARD SHALL BE SITUATED IN 12' WIDE LANDSCAPE STRIPS W/ ROCK OR BARK GROUNDCOVER. STREET TREE SPACING SHALL BE DETERMINED BY TREE CANOPY AT FULL MATURITY.

INTERIOR STREETSCAPE STREET SHADE TREES, AND LANDSCAPING IN AND AROUND UNIT DRIVEWAYS SHALL BE PROVIDED AND MAINTAINED BY INDIVIDUAL RESIDENCE OWNERS. AT MINIMUM, RESIDENTS SHALL PLANT ONE 5'-0" TO 12'-0" TALL SHADE TREE AT THE STREET FRONTAGE. IN ADDITION 5 - 8 (FIVE TO EIGHT) 5 GALLON SHRUBS SHALL BE LOCATED IN A GREY ROCK/COBBLE ACCENT LANDSCAPING SCHEME.

DECIDUOUS STREET SHADE TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THE LANDSCAPING SHALL BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.

SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY, HOWEVER, ANY SUBSTITUTIONS WILL BE LIMITED TO PLANT SPECIES IN THE INCLUDED ON THE ALBUQUERQUE/BERNALILLO WATER AUTHORITY XERISCAPE PLAN LIST

6. PHASING

THE CONSTRUCTION OF THE SITE WILL BE PHASED TO MINIMIZE THE DISTURBANCE AREA. EACH PHASE WILL MEET THE DPM ROADWAY STANDARDS. INITIAL PHASE SHALL CONSTRUCT ALL THE REQUIRED OFFSITE IMPROVEMENTS. THE USE OF TEMPORARY PONDS WILL USED AT WEST AND EAST ENDS OF SOARING AVENUE AT EACH PHASE.

REQUIREMENTS:

a. THE STREETScape ALONG ALAMEDA BOULEVARD SHALL CONSIST OF TREES IN THE MEANDERING WIDTH PLANTING STRIP BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES.

b. THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON ALL THE INTERSECTIONS. A CLEAR SITE TRIANGLE AT INTERSECTIONS MUST BE MAINTAINED 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS. A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT HANG LOWER THAN 8'

WATER CONSERVATION TECHNIQUES:

THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN

A. CONTEXT

THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. EXISTING INDUSTRIAL AND WHOLESALE WAREHOUSING USES EXIST SIDE BY SIDE WITH RESIDENTIAL DEVELOPMENTS. NUMEROUS COMMERCIAL USES ARE IN EVIDENCE EAST OF THE 15th ALAMEDA INTERCHANGE. ON THE SOUTH ARE MULTI STORY MOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRANGED ALONG THE NORTHBOUND INTERSTATE. THESE INCLUDE AMERICAN TOYOTA AND MERCEDES BENZ OF ALBUQUERQUE.

B. ARCHITECTURAL THEME OR STYLE

THE PROPOSED RESIDENTIAL BUILDING DESIGNS SHALL BE CONSISTENT WITH THE PREDOMINANT NEIGHBORING RESIDENTIAL DEVELOPMENTS. BOTH TWO AND ONE STORY CONFIGURATIONS WILL BE USED. ARCHITECTURAL STYLES SHALL RANGE FROM PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN TO FLAT ROOF/FRAME-STUCCO DESIGN. PARAPETS FOR FLAT ROOF DESIGNS SHALL NOT EXCEED 15% OF THE HEIGHT OF THE SUPPORTING WALL AND SHALL SHIELD THE VIEW OF THE ROOF MATERIAL FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS. ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK".

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION

THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE A RESIDENTIAL NEIGHBORHOOD RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING THE INTERNAL ROADWAYS. THE BUILDING DESIGNS SHALL INCORPORATE PRUDENT USE OF BOTH VERTICAL AND HORIZONTAL ARTICULATION AS APPROPRIATE TO RESIDENTIAL DESIGN. AN EARLY CONCEPT PALETTE SHALL BE IN EVIDENCE AT ALL OF THE EXTERIOR BUILDING WALLS AND SURROUNDING PROPERTY LINE WALLS.

5. APPROVAL PROCESS

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE NORTH 1+25 SECTOR DEVELOPMENT PLAN. BUILDING PERMITS FOR THE INDIVIDUAL LOTS SHALL NOT BE REQUIRED TO OBTAIN DRB APPROVAL IF THE SITE PLAN AND LANDSCAPE PLANS ARE IN CONFORMANCE TO THESE GUIDELINES.

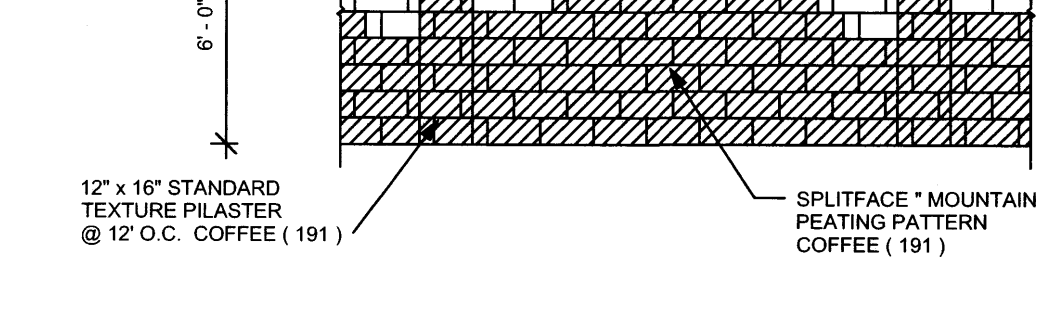
SUBDIVISION DATA

PROJECT LOCATION: BETWEEN ALAMEDA BLVD. N.E. AND OAKLAND AVE. N.E. AVENUE EAST OF SAN PEDRO DRIVE N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: C-18
GROSS ACREAGE: 12.35 A
NO. OF LOTS COMBINED: 14
NO. OF LOTS CREATED: 60
NO. OF TRACTS: 2
EXISTING ZONING: SU-2/JP FOR RC USES
DATE OF SURVEY: JANUARY 2013

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 26 FEET
MINIMUM BUILDING SETBACK: FRONT YARD SETBACK - RESIDENCE 15 FEET, FRONT YARD SETBACK - DRIVEWAY 20 FEET, SIDE YARD SETBACK 5 FEET, STREET SIDE CORNER SIDE YARD SETBACK 10 FEET, REAR YARD SETBACK 15 FEET
MAXIMUM DWELLING UNITS: 60 UNITS



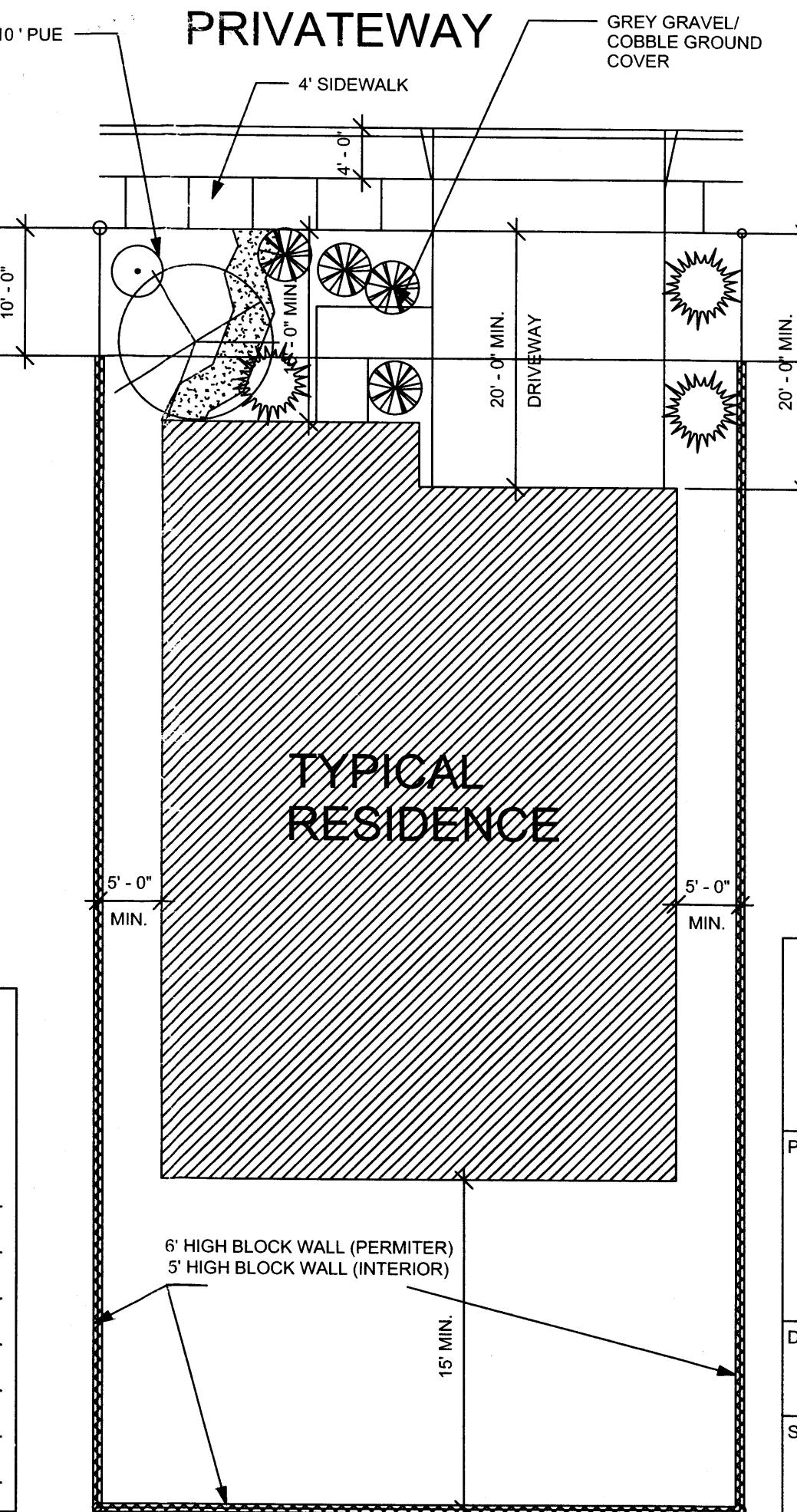
PERIMETER WALL NOTES

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

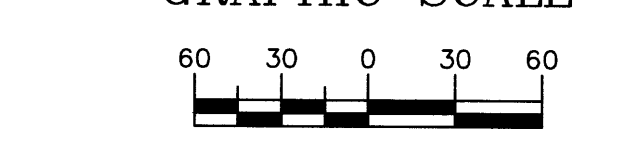
Is an Infrastructure List required? (x) Yes () No. If Yes then set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



GRAPHIC SCALE



SCALE: 1"=60'

INDEX OF SHEETS

- DRB 1.0 SITE PLAN FOR SUBDIVISIO
- DRB 2.0 LANDSCAPE PLAN
- DRB 2.1 LANDSCAPE PLAN NOTES
- DRB 3.0 GRADING PLAN
- DRB 3.1 PHASED GRADING PLAN
- DRB 4.0 MASTER UTILITY PLAN
- DRB 4.1 PHASED UTILITY PLAN
- DRB 5.0 MASTER PAVING PLAN
- DRB 5.1 PHASED PAVING PLAN

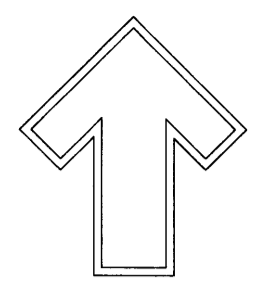


PROJECT TITLE: EAGLE CREST SUBDIVISION

DRAWING TITLE: SITE PLAN FOR SUBDIVISION

SEAL	DATE: 06-17-2014	PROJECT NO.: 21331
	DRAWING NO. _____	

DRB.01



Cont. Lic. #26458
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Albuquerque, NM 87184
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Fax (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



5 / 15 / 14

DR HORTON HOMES
EAGLE CREST

LANDSCAPE PLAN

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DRAWN BY: CMD
REVISION # 7/18/2014
DATE: 5-15-14

SHEET #
L2 OF L2

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

<p>SHADE TREES</p> <ul style="list-style-type: none"> AUTUMN PURPLE ASH <i>Fraxinus americana</i> 2" Cal., 12'-14' Inst./60" x 60" maturity Water (M) Allergy (H) Osf HONEY LOCUST <i>Gleditsia triacanthos</i> 2" Cal., 12'-14' Inst./50" x 50" maturity Water (M) Allergy (L) Osf EASTERN REDBUD <i>Cercis canadensis</i> 2" Cal., 8'-10' Inst./30" x 30" maturity Water (M) Allergy (L) Osf 	<p>ORNAMENTAL TREES</p> <ul style="list-style-type: none"> AUSTRIAN PINE <i>Pinus nigra</i> 15 Gal., 4'-6" Inst., 35' x 25' maturity Water (M) Allergy (L) Osf ROCKY MOUNTAIN JUNIPER <i>Juniperus scopulorum</i> 15 Gal., 4'-10" Inst./20' x 20' maturity Water (M) Allergy (L) 225sf NEW MEXICO OLIVE <i>Forestiera neomexicana</i> 15 Gal., 4'-10" Inst./15' x 15' maturity Water (M) Allergy (L) 225sf 	<p>SHRUBS</p> <ul style="list-style-type: none"> KARL FOERSTER REED GRASS <i>Calamagrostis x acutiflora 'Karl Foerster'</i> 5 Gal., 12"-3" Inst./3' x 3' maturity Water (M) Allergy (L) 9sf KNOCKOUT ROSE <i>Rosa</i> 5 Gal., 3'-15" Inst./3' x 3' maturity Water (M+) Allergy (L) 9sf CARPET ROSE <i>Rosa</i> 5 Gal., 3'-15" Inst./2' x 3' maturity Water (M) Allergy (L) 9sf BEARGRASS <i>Nolina microcarpa</i> 5 Gal., 10"-3" Inst./5' x 6' maturity Water (L+) Allergy (L) 36sf 	<p>GROUNDCOVERS</p> <ul style="list-style-type: none"> MUGO PINE <i>Pinus mugo</i> 5 Gal., 12"-3" Inst./3' x 3' maturity Water (M) Allergy (L) 9sf PHOTINIA <i>Photinia fraseri</i> 5 Gal., 2'-4" Inst./8' x 8' maturity Water (M+) Allergy (L) 64sf GREYLEAF COTONEASTER <i>Cotoneaster glaucophyllus</i> 5 Gal., 24"-4" Inst./2' x 9' maturity Water (M) Allergy (L) 81sf BUFFALO JUNIPER <i>Juniperus sabinna 'Buffalo'</i> 5 Gal., 24"-4" Inst./2' x 8' maturity Water (L+) Allergy (L) 64sf
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LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Foliage Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

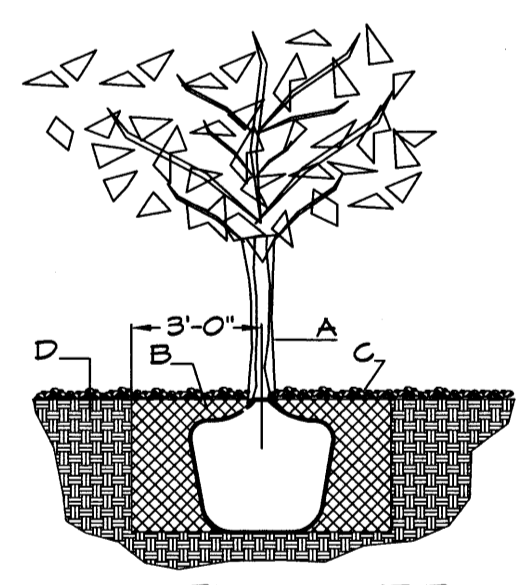
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

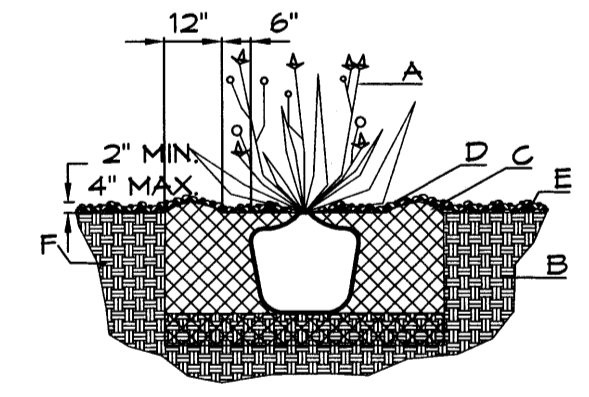
Water and Power source shall be the responsibility of the Developer/Builder.

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



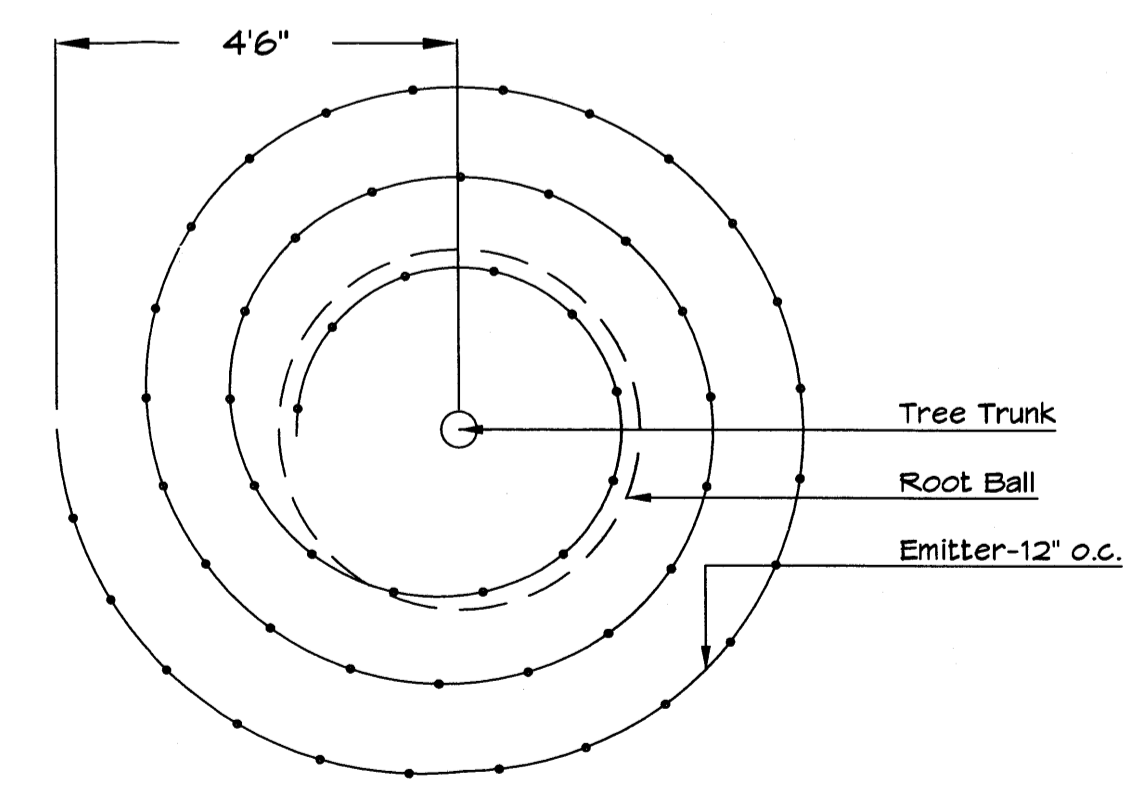
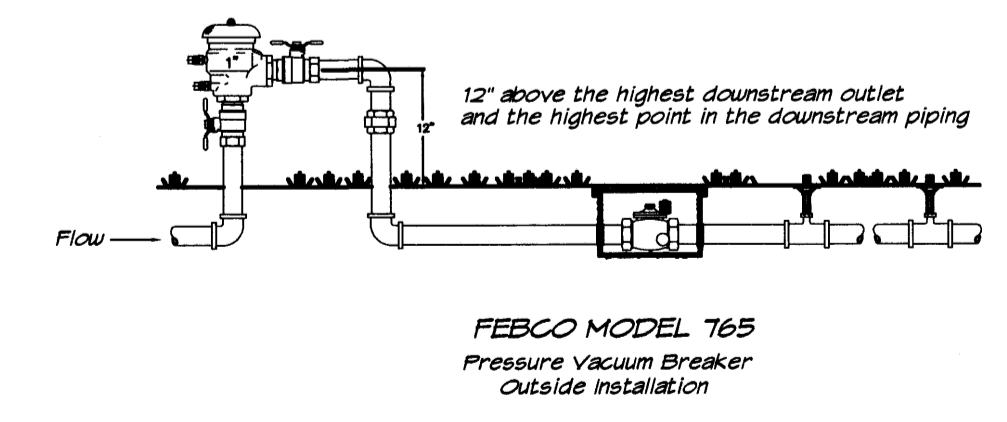
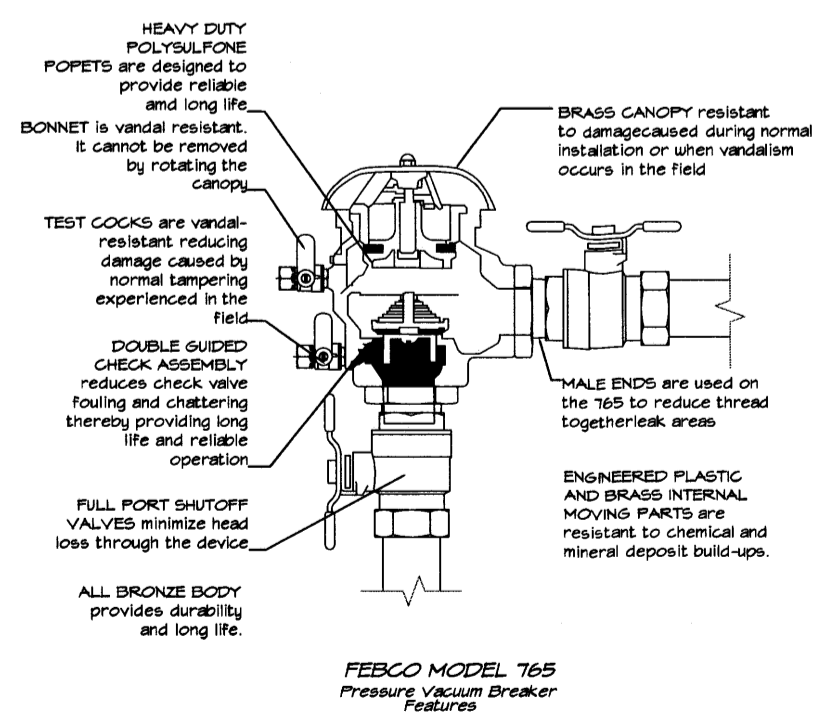
TREE PLANTING DETAIL

- NTS
- GENERAL NOTES:**
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- A. TREE
 - B. BACKFILL WITH EXISTING SOIL.
 - C. 3" DEPTH OF GRAVEL MULCH.
 - D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

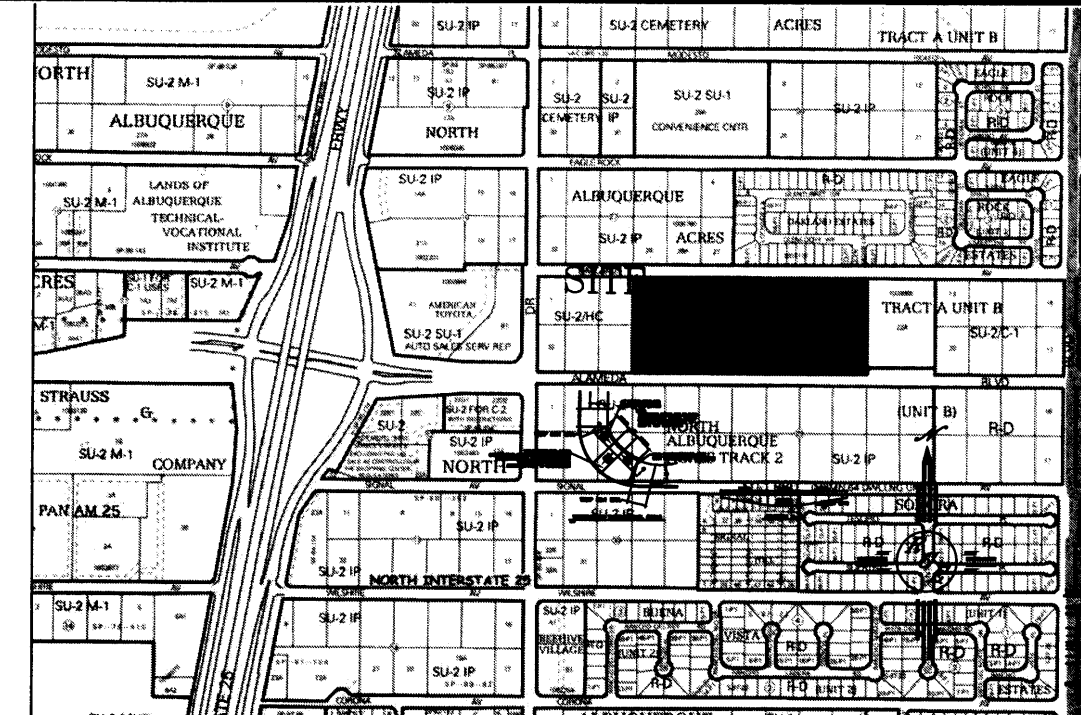
- NTS
- GENERAL NOTES:**
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- A. SHRUB.
 - B. BACKFILL WITH EXISTING SOIL.
 - C. EARTH BERM AROUND WATER RETENTION BASIN.
 - D. 3" DEPTH OF GRAVEL MULCH.
 - E. FINISH GRADE.
 - F. UNDISTURBED SOIL.



Netafim Spiral Detail

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

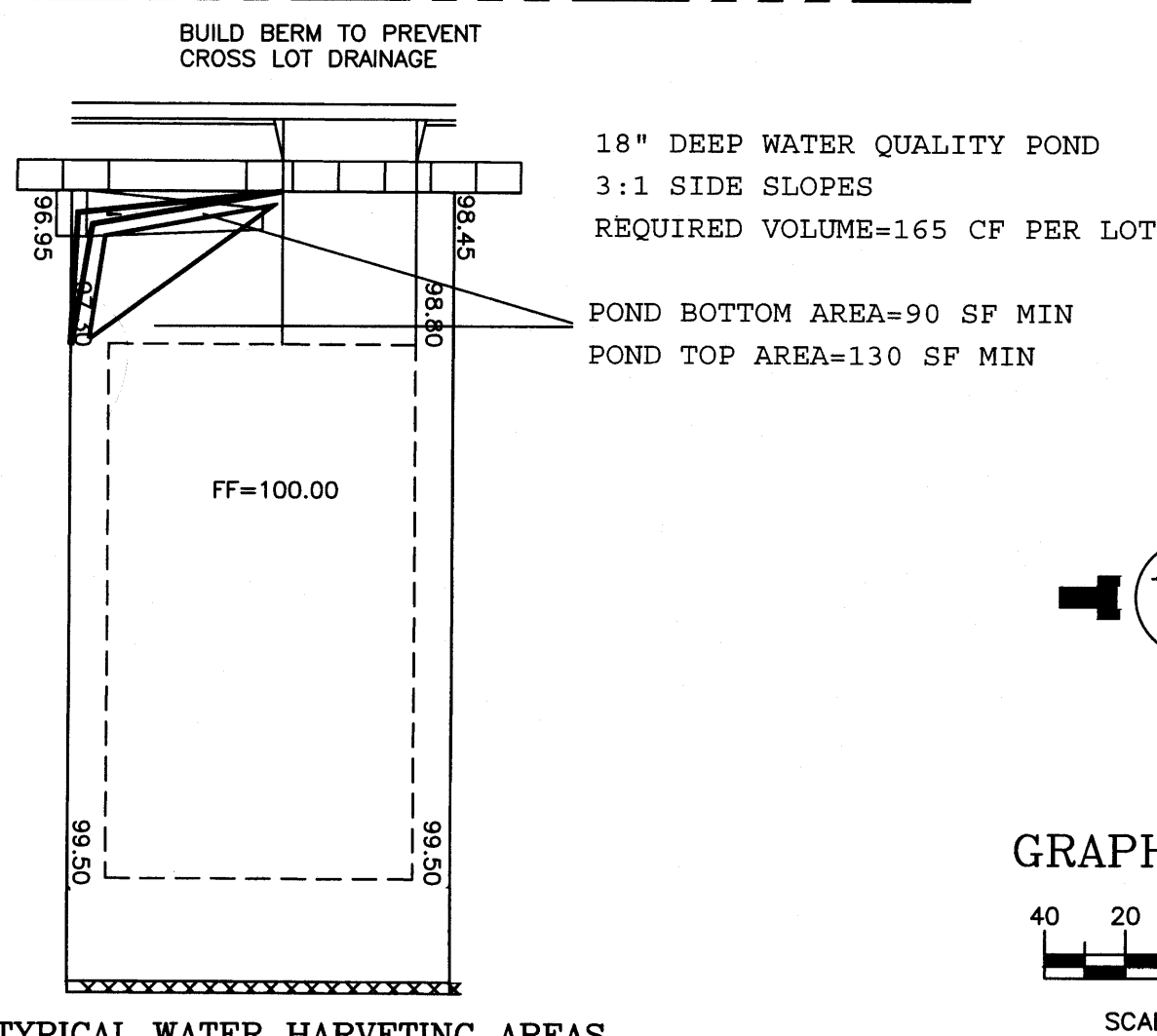
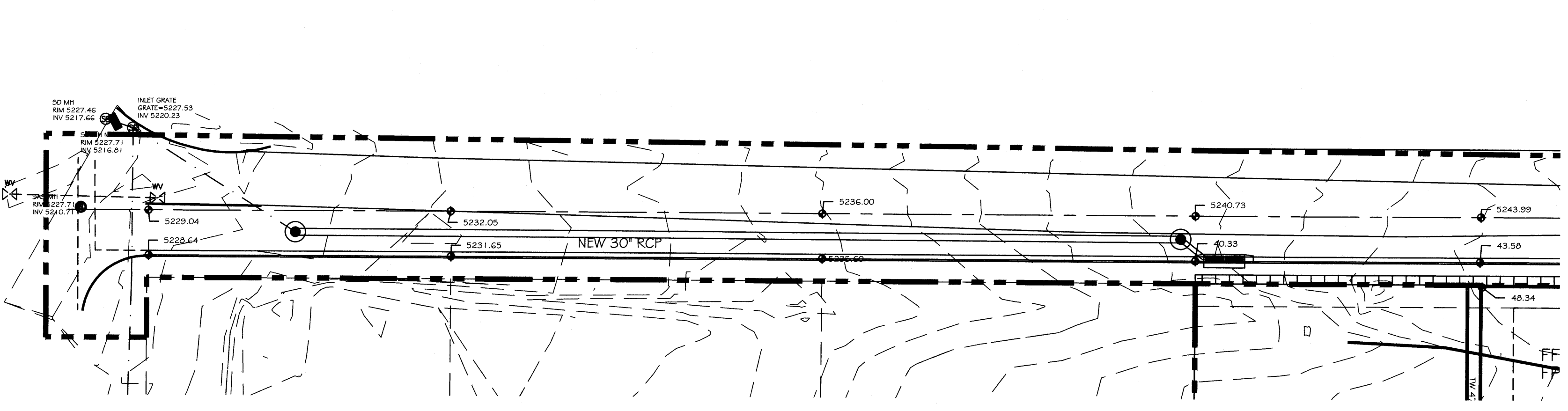
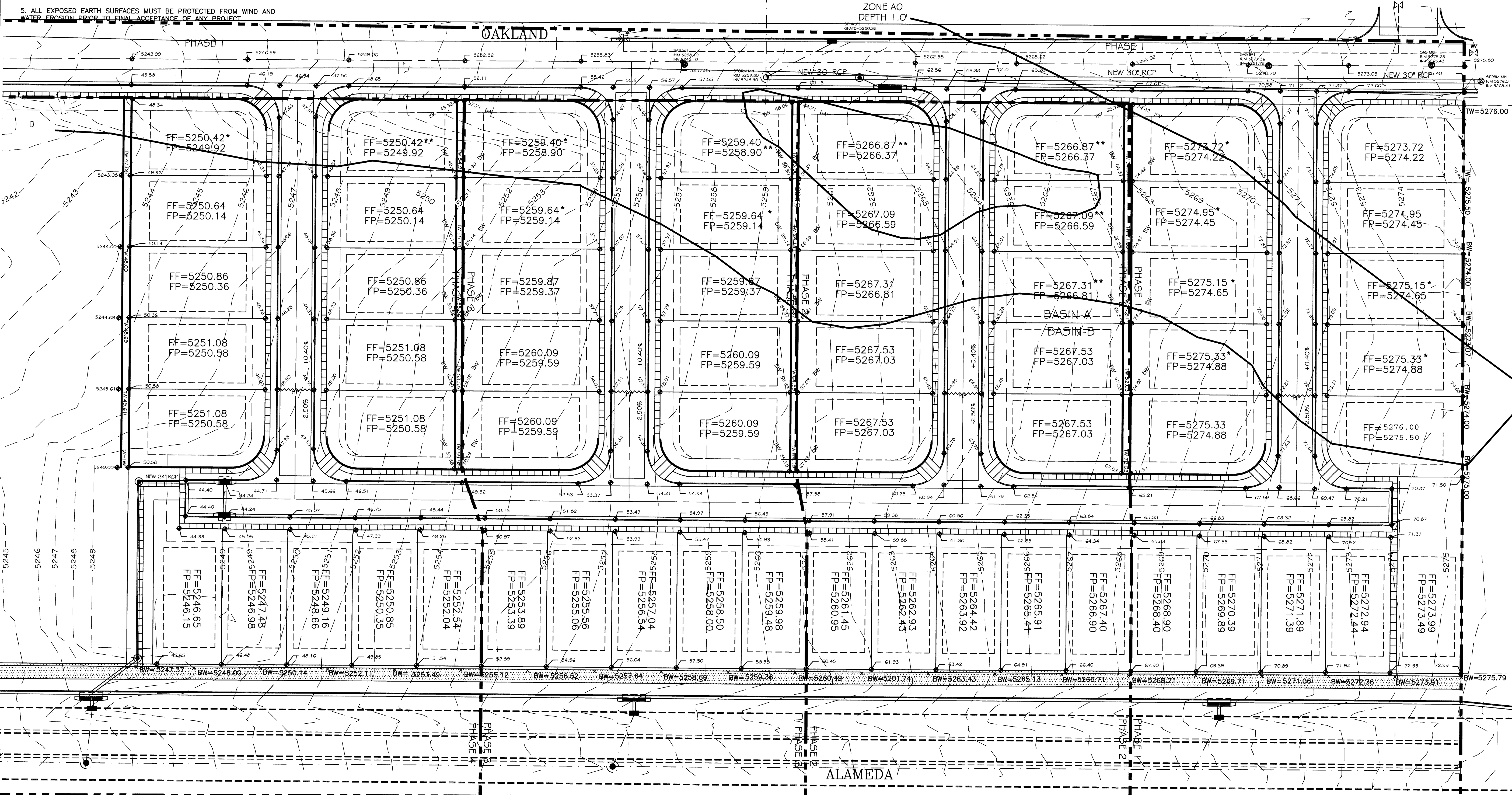


LEGAL DESCRIPTION:

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO 4" MOUNTABLE-ROLL UNLESS OTHERWISE NOTED, EXCEPTING ALAMEDA AND OAKLAND WHICH SHALL BE 8" STANDARD.
 3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- * LOTS REQUIRE LOMA-F AND ELEVATION CERTIFICATE
 ** PRIOR TO ISSUANCE OF BUILDING PERMIT LOTS REQUIRE LOMR PRIOR TO ISSUANCE OF BUILDING PERMIT

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL



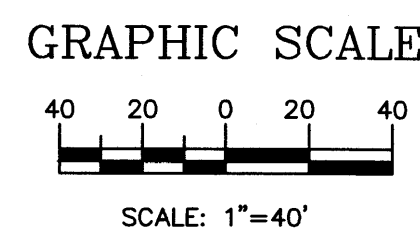
Rio Grande Engineering
 1000 CENTRAL AVENUE
 ALBUQUERQUE, NM 87102
 (505) 271-0000

PROJECT TITLE: **EAGLE CREST**

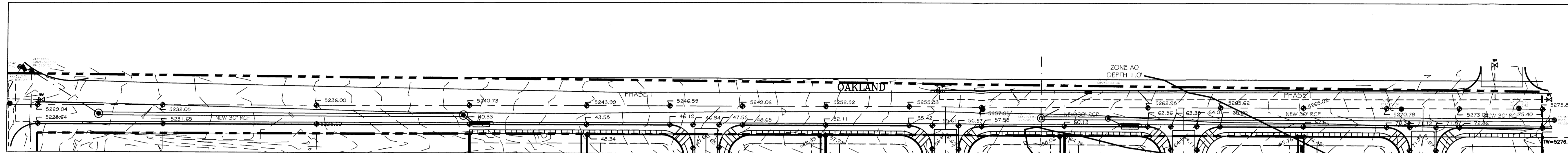
DRAWING TITLE: **GRADING AND DRAINAGE PLAN**

SEAL: PROJECT NO. 06-18-2014 090613 21331
 DRAWING NO. **DRB 3.0**

8/1/14



PHASE I



BOTH RETAINING WALLS SHALL BE CONSTRUCTED
5:1 SLOPE TIE TO EXISTING GRADE

PHASE 1 POND
50' X 50' X 5' DEEP, 3:1 SIDE SLOPES
REQUIRED VOLUME= 12,000 CF
RIP RAP EAST SLOPE WITH 8" ANGULAR ROCK

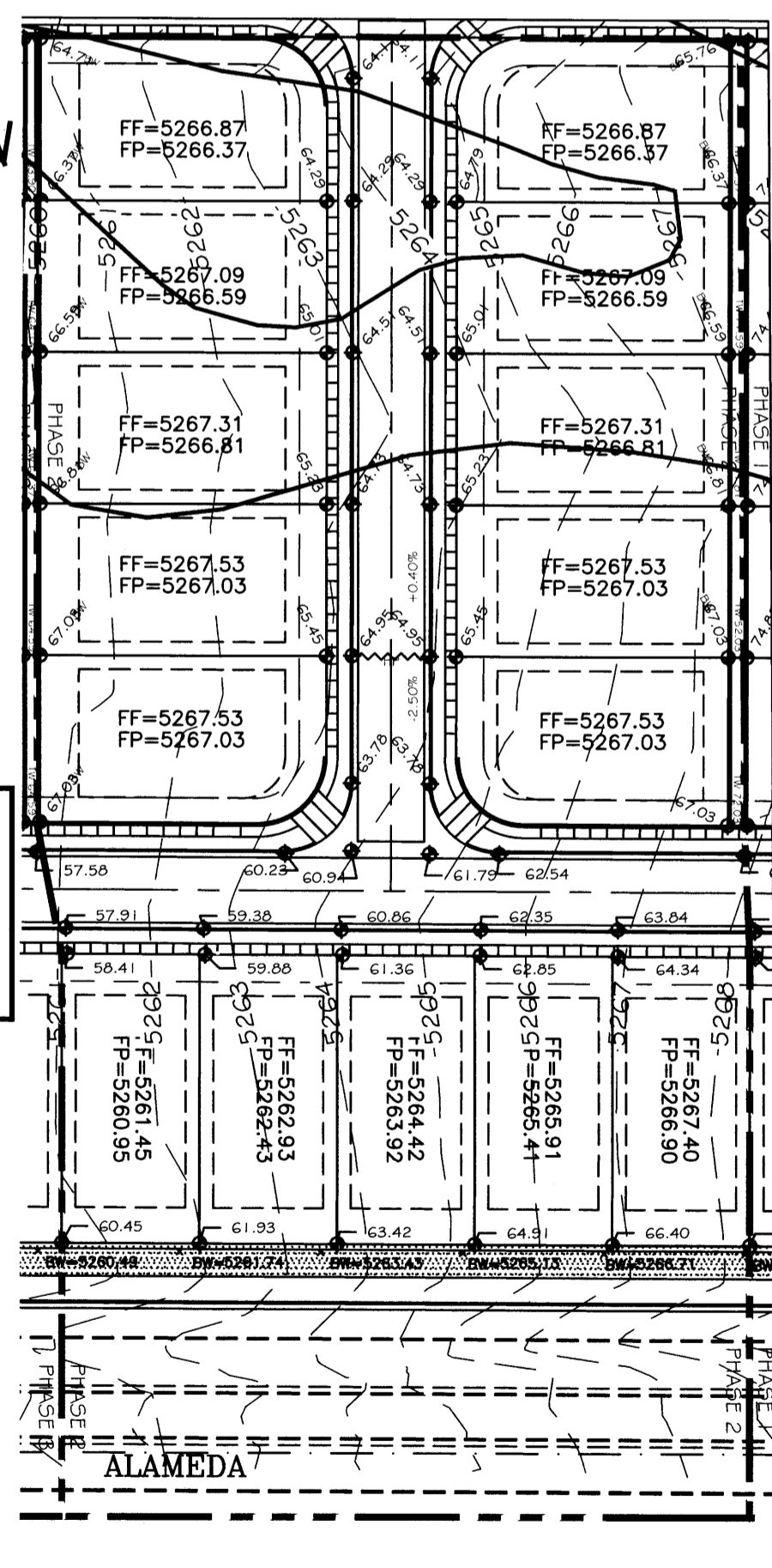
BOTH RETAINING WALLS SHALL BE CONSTRUCTED
5:1 SLOPE TIE TO EXISTING GRADE

BOTH RETAINING WALLS SHALL BE CONSTRUCTED
5:1 SLOPE TIE TO EXISTING GRADE

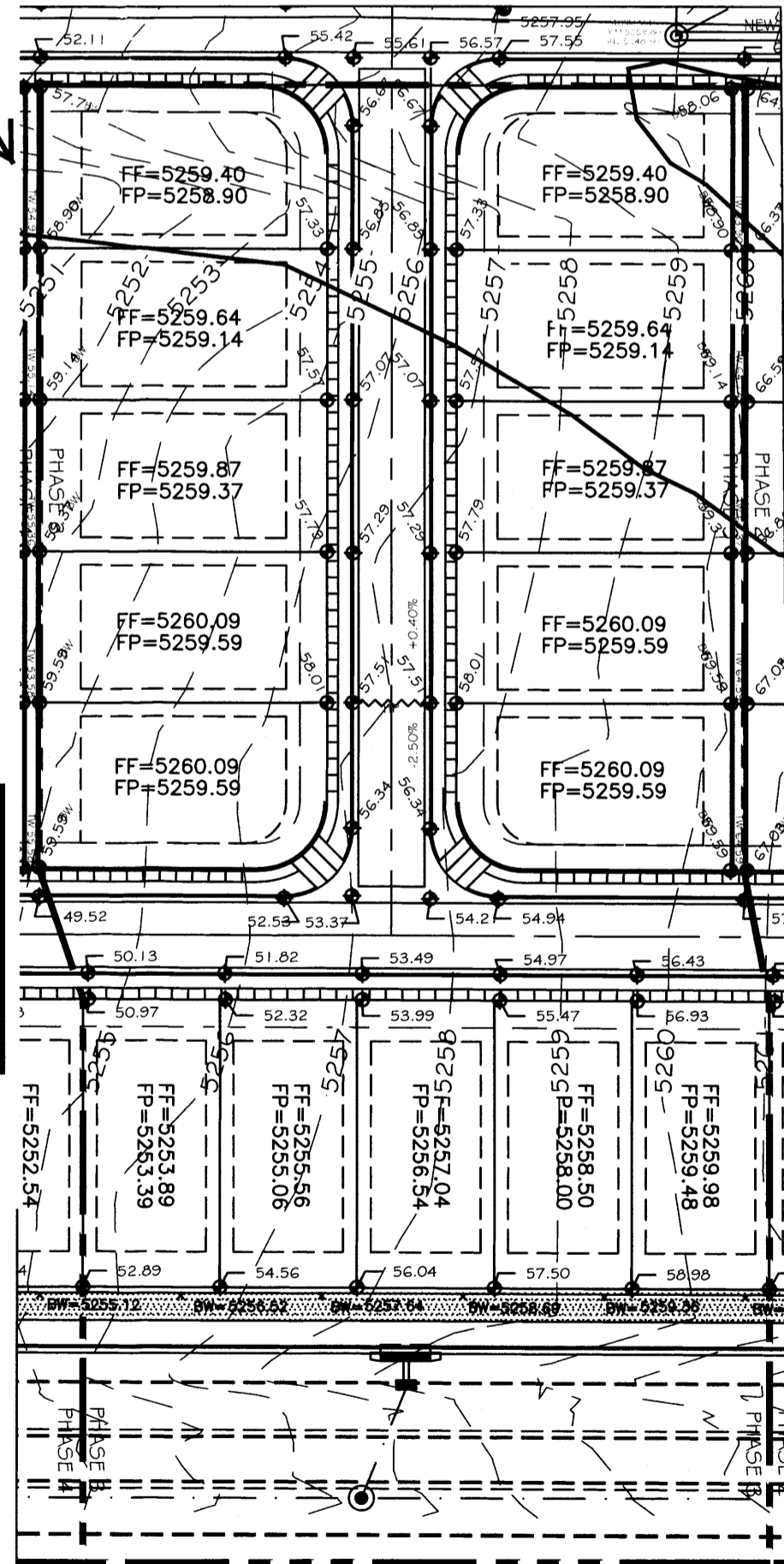
PHASE 2

PHASE 3

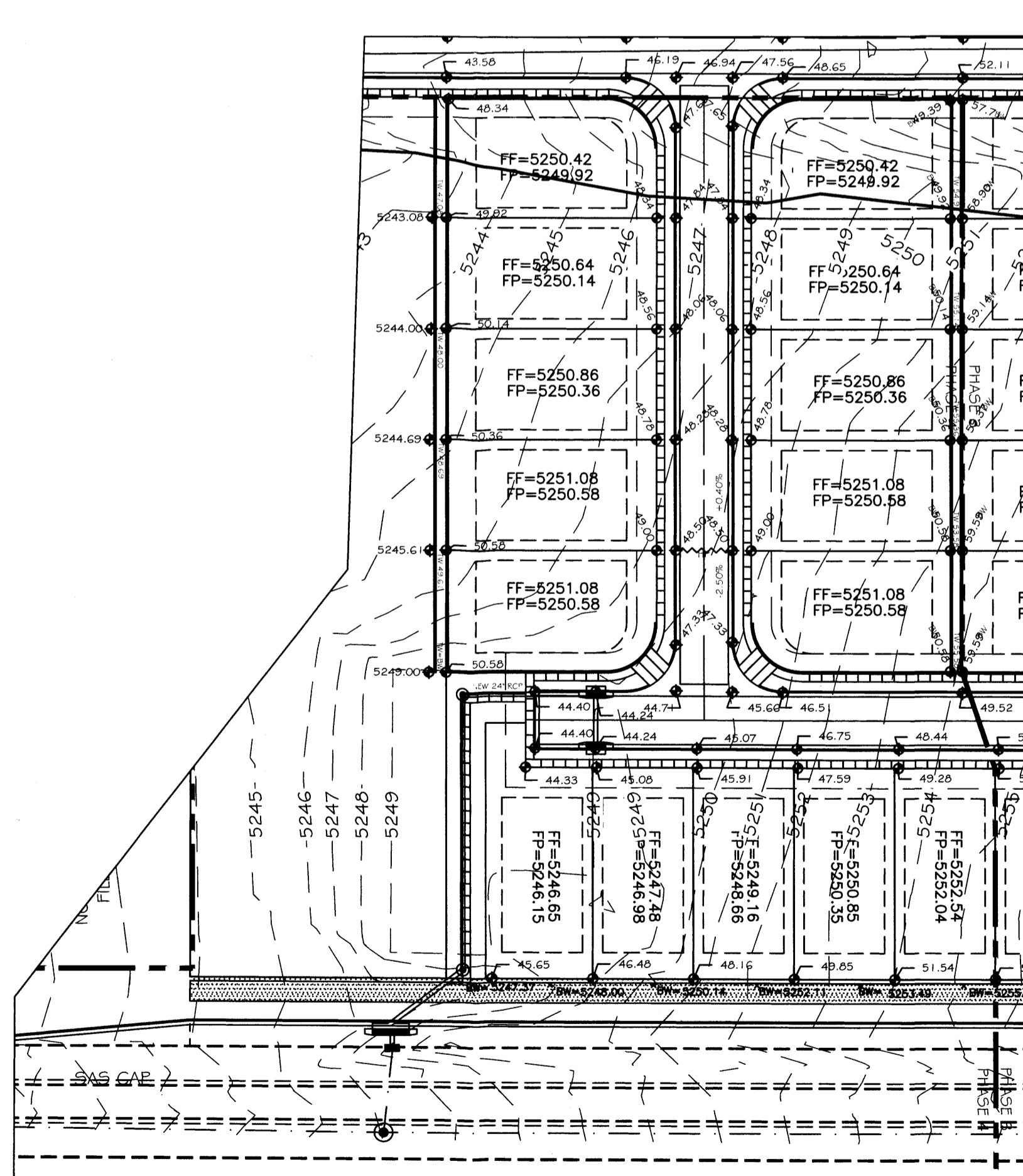
PHASE 4



PHASE 2 POND
80' X 80' X 6' DEEP, 3:1 SIDE SLOPES
REQUIRED VOLUME= 24,000 CF
RIP RAP EAST SLOPE WITH 8" ANGULAR ROCK



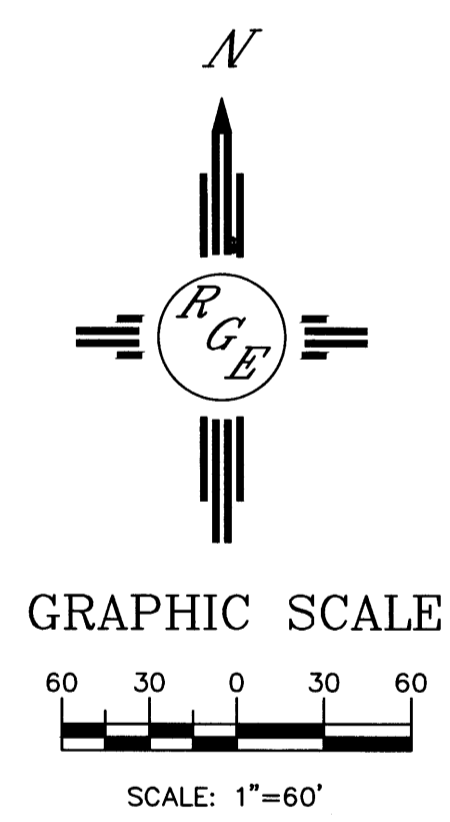
PHASE 3 POND
100' X 100' X 5' DEEP, 3:1 SIDE SLOPES
REQUIRED VOLUME= 36,000 CF
RIP RAP EAST SLOPE WITH 8" ANGULAR ROCK



AGIS
Map amended through: 2/4/2010

Scale: 1" = 60'

Selected Symbols:
 - Change Overlay Zones
 - City Historic Zones
 - 5:1 Slope Zone
 - Flood Overlay Zone
 - 2 Mile Airport Zone
 - Airport Filter Contour
 - Photograph Map



Rio Grande Engineering
1006 CENTRAL AVENUE
SUITE 200
ALBUQUERQUE, NM 87106
(505) 870-0000

PROJECT TITLE:
EAGLE CREST SUBDIVISION

DRAWING TITLE:
**PHASED GRADING PLAN
PHASE 1-4**

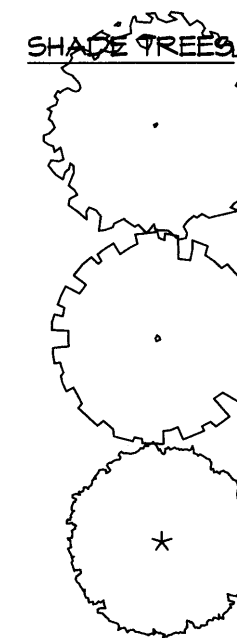
SEAL	DATE 06-20-2014	PROJECT NO. 21331
DRAWING NO. DRB.31		

8/1/14

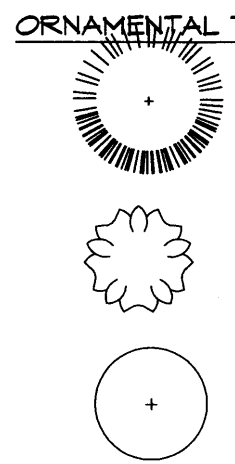
PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

NOTE: PLANTING OF PERIMETER LANDSCAPING SHALL BE CONSTRUCTED IN PHASES THAT CORRESPOND TO THE CONSTRUCTION. ALL LANDSCAPING WITHIN EACH PHASE SHALL BE COMPLETED PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY



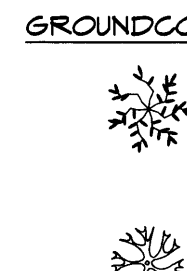
SHADE TREES
 * AUTUMN PURPLE ASH
Fraxinus americana
 2" Gal., 12'-14" Inst./60" x 60" maturity
 Water (M) Allergy (H) Osf
 HONEY LOCUST
Gleditsia triacanthos
 2" Gal., 12'-14" Inst./50" x 50" maturity
 Water (M) Allergy (L) Osf
 EASTERN REDBUD
Cercis canadensis
 2" Gal., 8'-10" Inst./30" x 30" maturity
 Water (M) Allergy (L) Osf



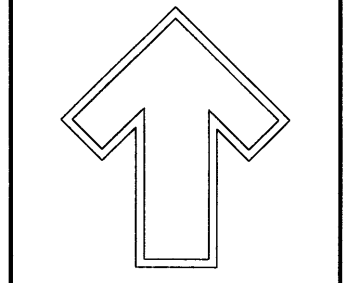
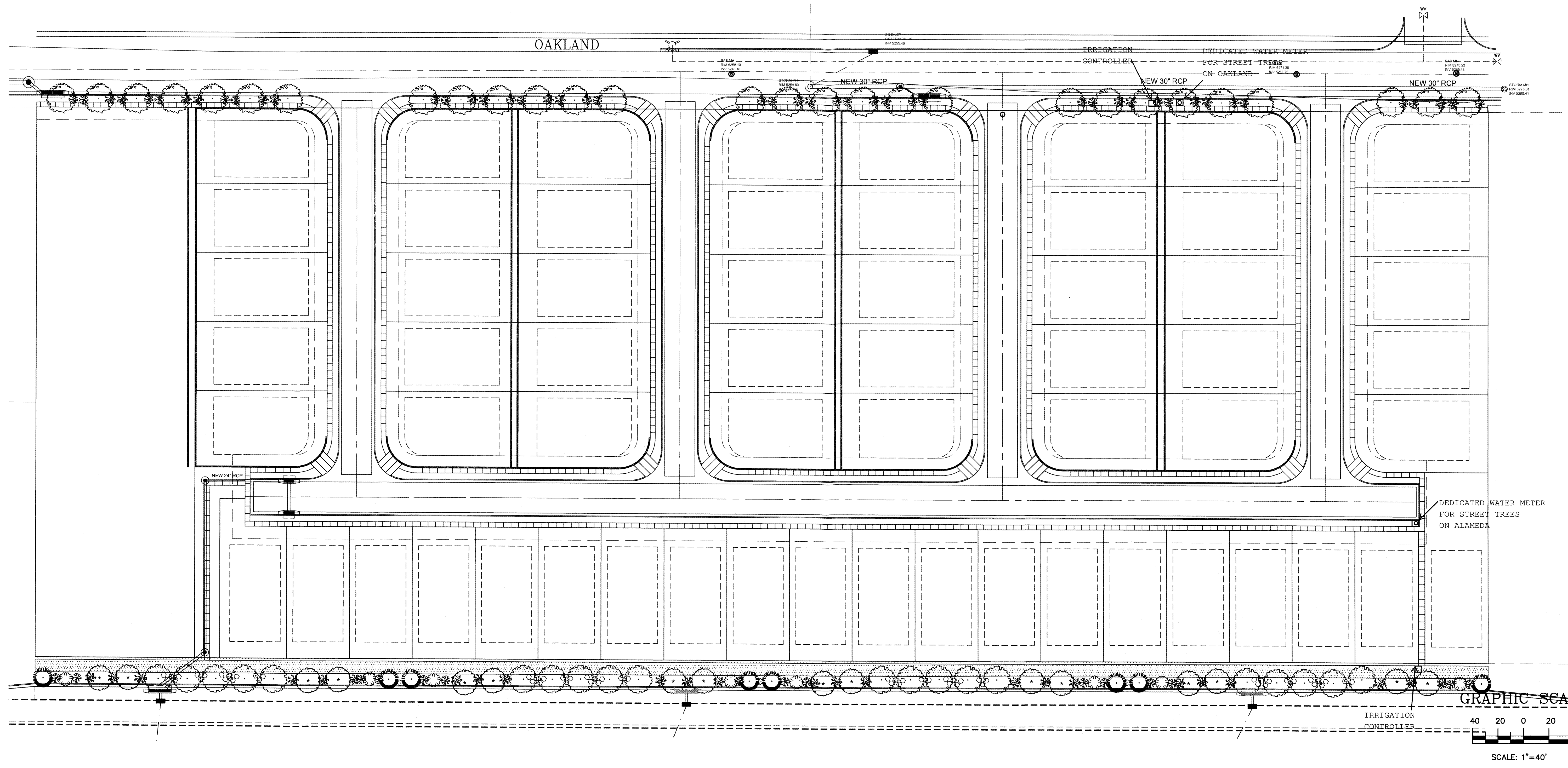
ORNAMENTAL TREES
 * AUSTRIAN PINE
Pinus nigra
 15 Gal., 4'-6" Inst., 35' x 25' maturity
 Water (M) Allergy (L) Osf
 ROCKY MOUNTAIN JUNIPER
Juniperus scopulorum
 15 Gal., 4'-10" Inst./20" x 20" maturity
 Water (M) Allergy (L) 225sf
 NEW MEXICO OLIVE
Forestiera neomexicana
 15 Gal., 4'-10" Inst./15' x 15' maturity
 Water (M) Allergy (L) 225sf



SHRUBS
 KARL FOERSTER REED GRASS
Calamagrostis x acutiflora 'Karl Foerster'
 5 Gal., 12'-3" Inst./3' x 3' maturity
 Water (M) Allergy (L) 9sf
 * KNOCKOUT ROSE
Rosa
 5 Gal., 3'-15" Inst./3' x 3' maturity
 Water (M+) Allergy (L) 9sf
 * CARPET ROSE
Rosa
 5 Gal., 3'-15" Inst./2' x 3' maturity
 Water (M) Allergy (L) 9sf
 * BEARGRASS
Nolina microcarpa
 5 Gal., 18'-3" Inst./5' x 6' maturity
 Water (L+) Allergy (L) 36sf



GROUNDCOVERS
 * MUGO PINE
Pinus mugo
 5 Gal., 12'-3" Inst./3' x 3' maturity
 Water (M) Allergy (L) 9sf
 * PHOTINIA
Photinia fraseri
 5 Gal., 2'-4" Inst./8' x 8' maturity
 Water (M+) Allergy (L) 64sf
 * GREYLEAF COTONEASTER
Cotoneaster glaucophyllus
 5 Gal., 24"-4" Inst./2' x 9' maturity
 Water (M) Allergy (L) 81sf
 * BUFFALO JUNIPER
Juniperus sabinna 'Buffalo'
 5 Gal., 24"-4" Inst./2' x 8' maturity
 Water (L+) Allergy (L) 64sf



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LANDSCAPE ARCHITECT'S SEAL



5 / 15 / 14

DR HORTON HOMES
 EAGLE CREST
 LANDSCAPE PLAN

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DRAWN BY: CMJ
 REVISION # 7/18/2014
 DATE 5-13-14

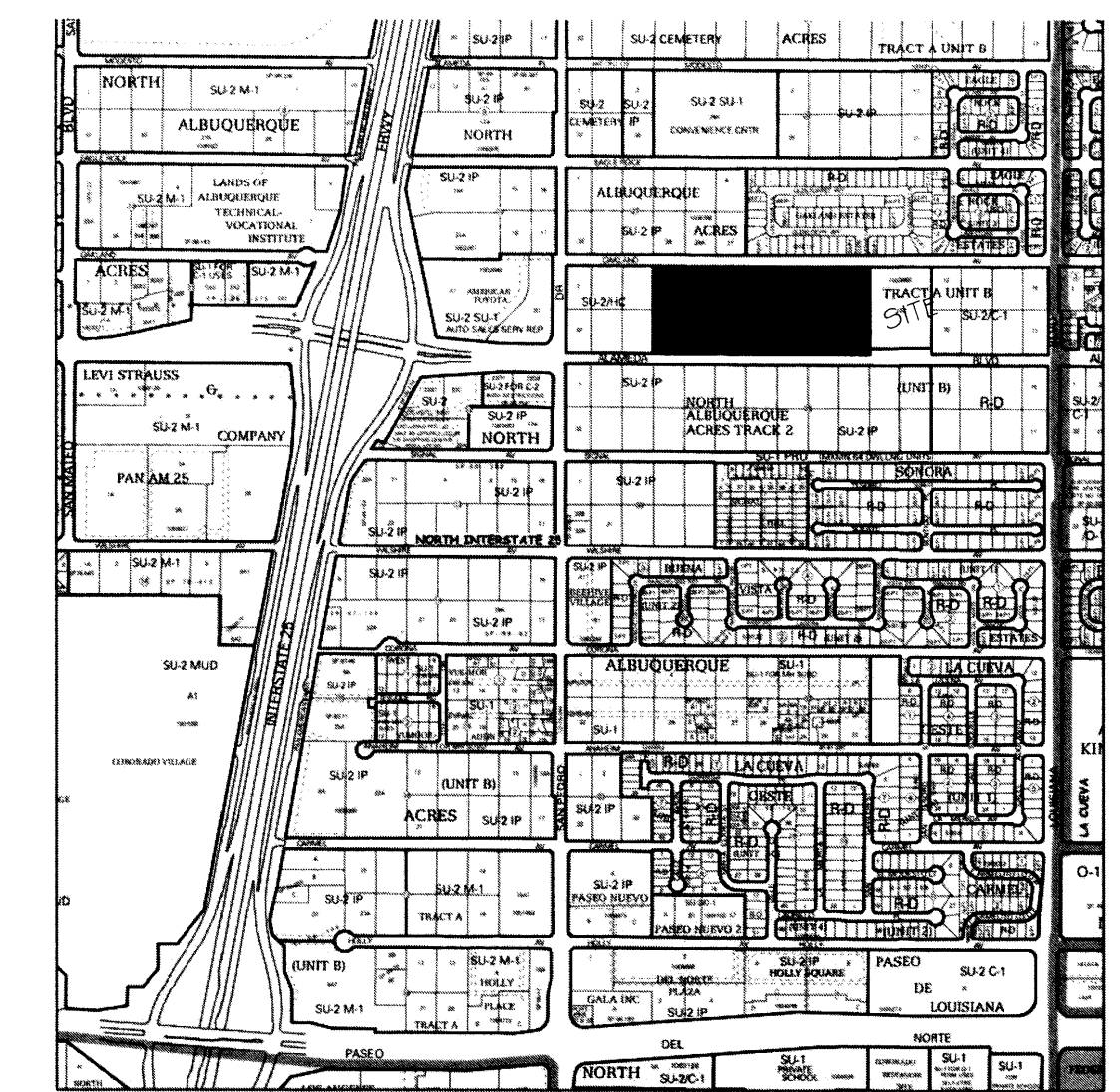
SHEET # 2.0

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY EASEMENT. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE ABCWUA
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
- CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF
- CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL
- CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
- CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
- CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
- EMS'S SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8.
- THE WATER AUTHORITY (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES, REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS. ONLY WATER AUTHORITY CREWS MAY OPERATE PUBLIC VALVES.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6450 SUBPART P.
- ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.

LEGEND

- EX. 12" SD --- EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- ⊗ EXISTING VALVE W/BOX
- EX. 6" WL --- EXISTING WATER LINE
- PROPOSED METER
- PROPOSED FIRE HYDRANT
- - - - - EXISTING EDGE OF PAVEMENT
- ==== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- - - - - CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ☼ STREET LIGHTS
- ▨ CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR).

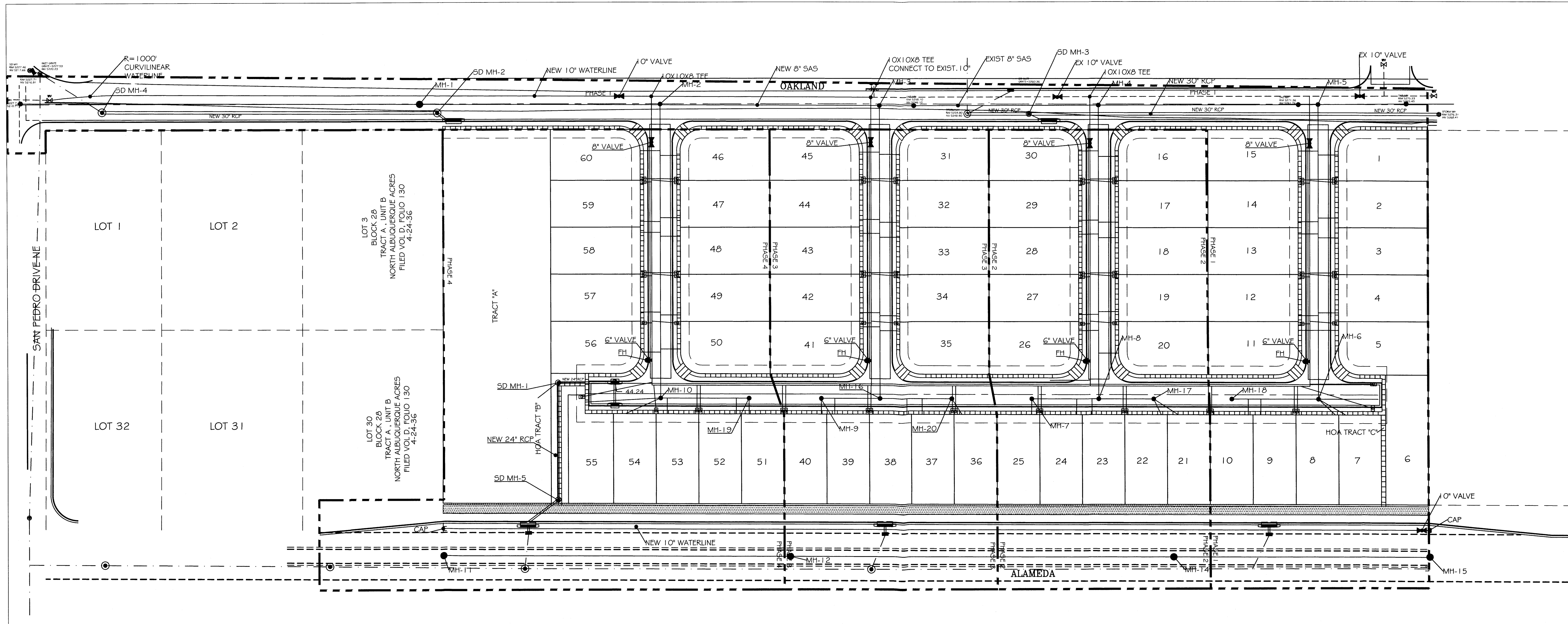


AGIS
Map extended through 04/2010

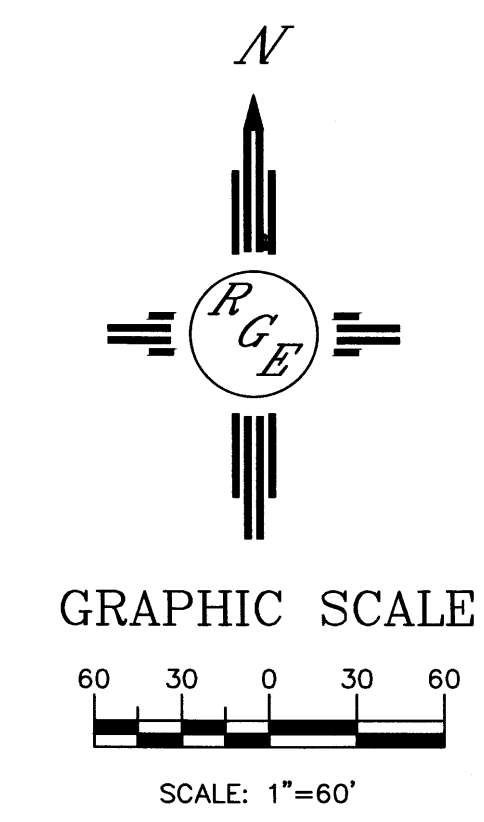
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PROJECT TITLE: EAGLE CREST SUBDIVISION

DRAWING TITLE: MASTER UTILITY PLAN



WATER SHUTOFF NOTES:
The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/content/view/full/729/>.



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PROJECT TITLE: EAGLE CREST SUBDIVISION

DRAWING TITLE: MASTER UTILITY PLAN

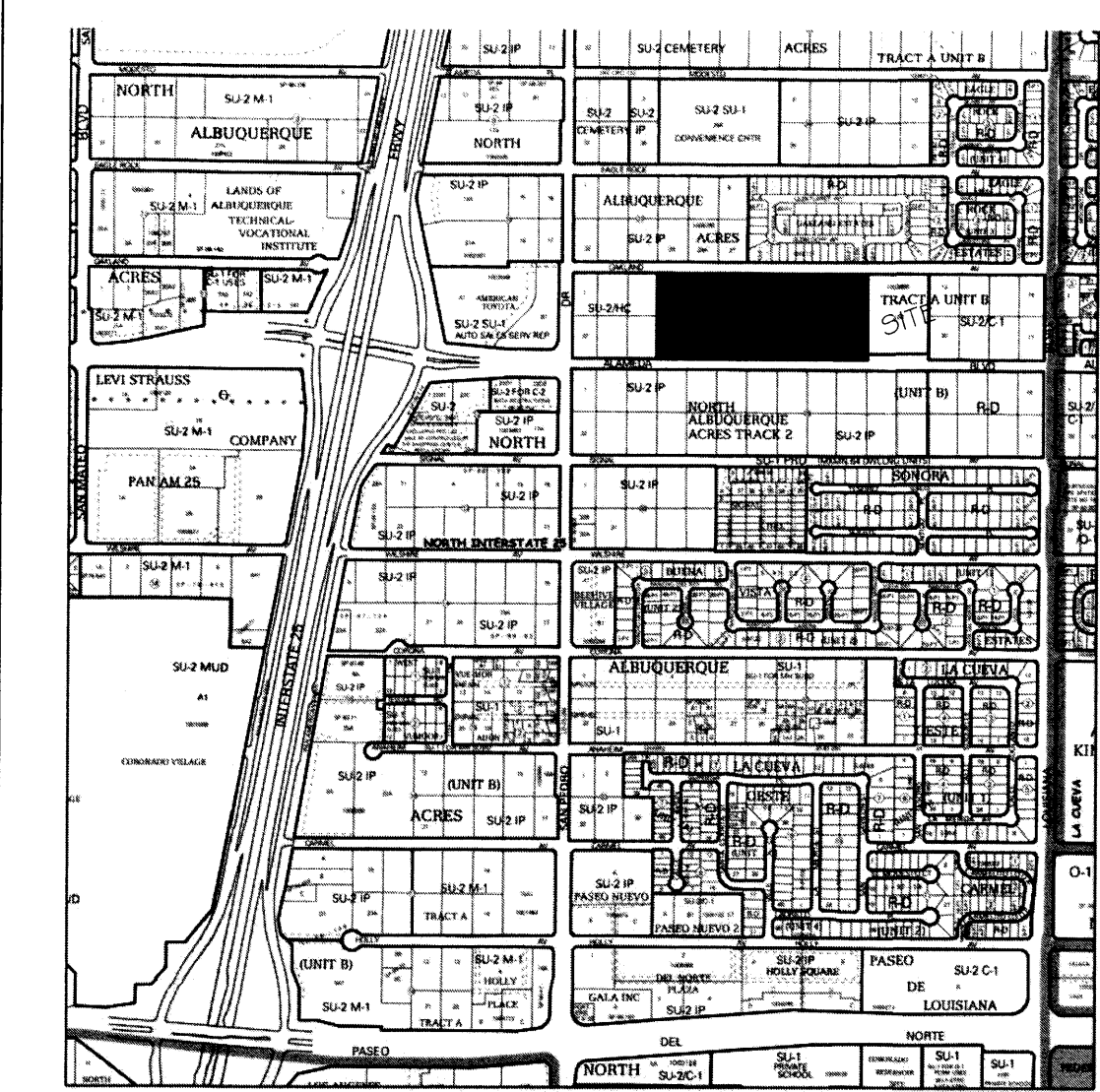
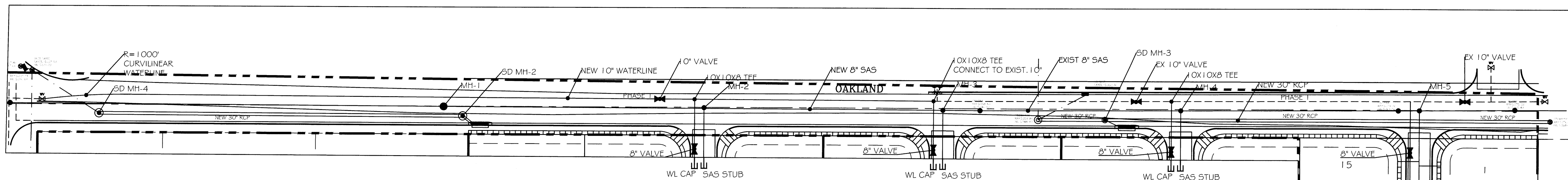
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DATE: 06-20-2014

PROJECT NO.: 21331

DRAWING NO.: DRB.04

PHASE 1



Zone Atlas Page: C-18-Z

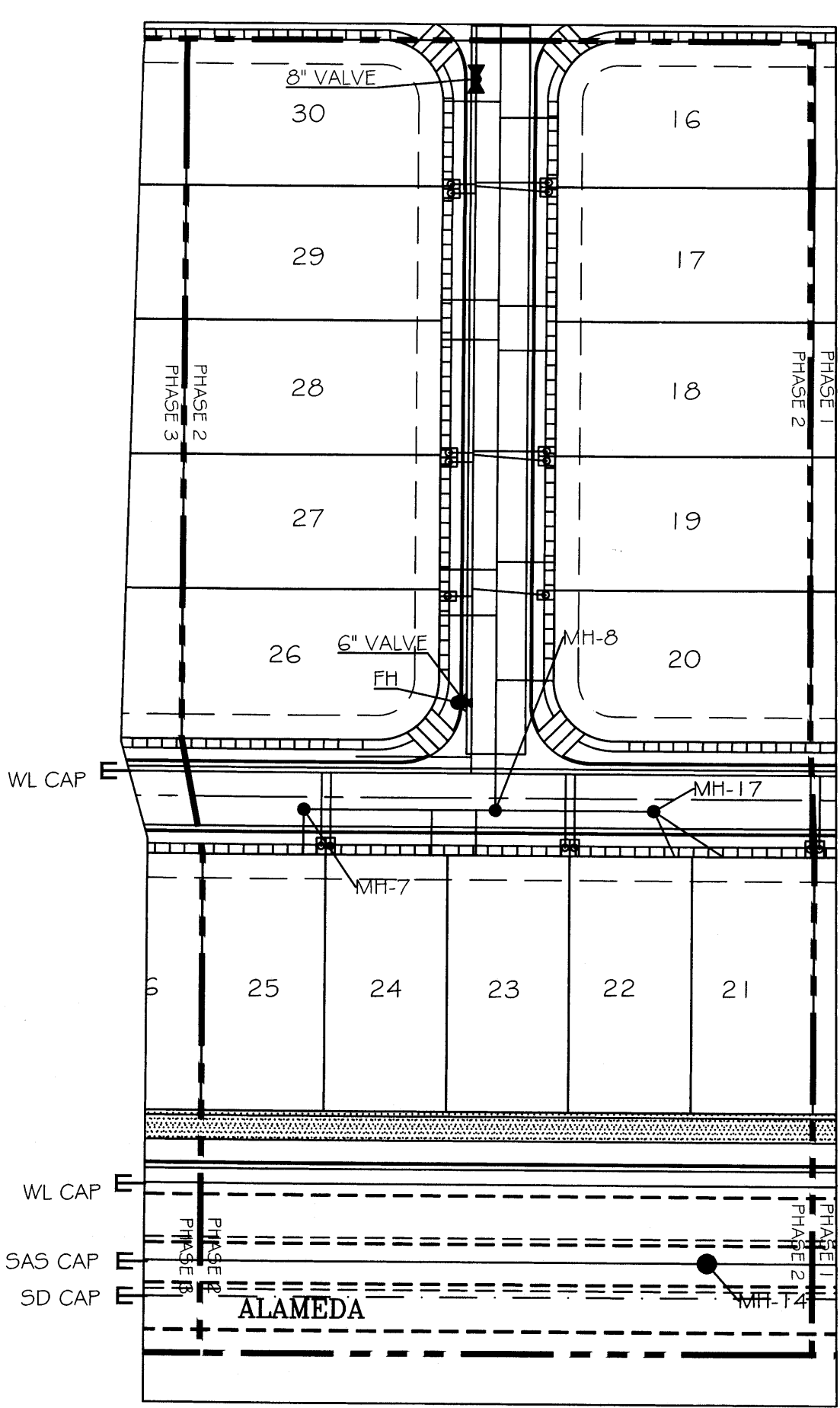
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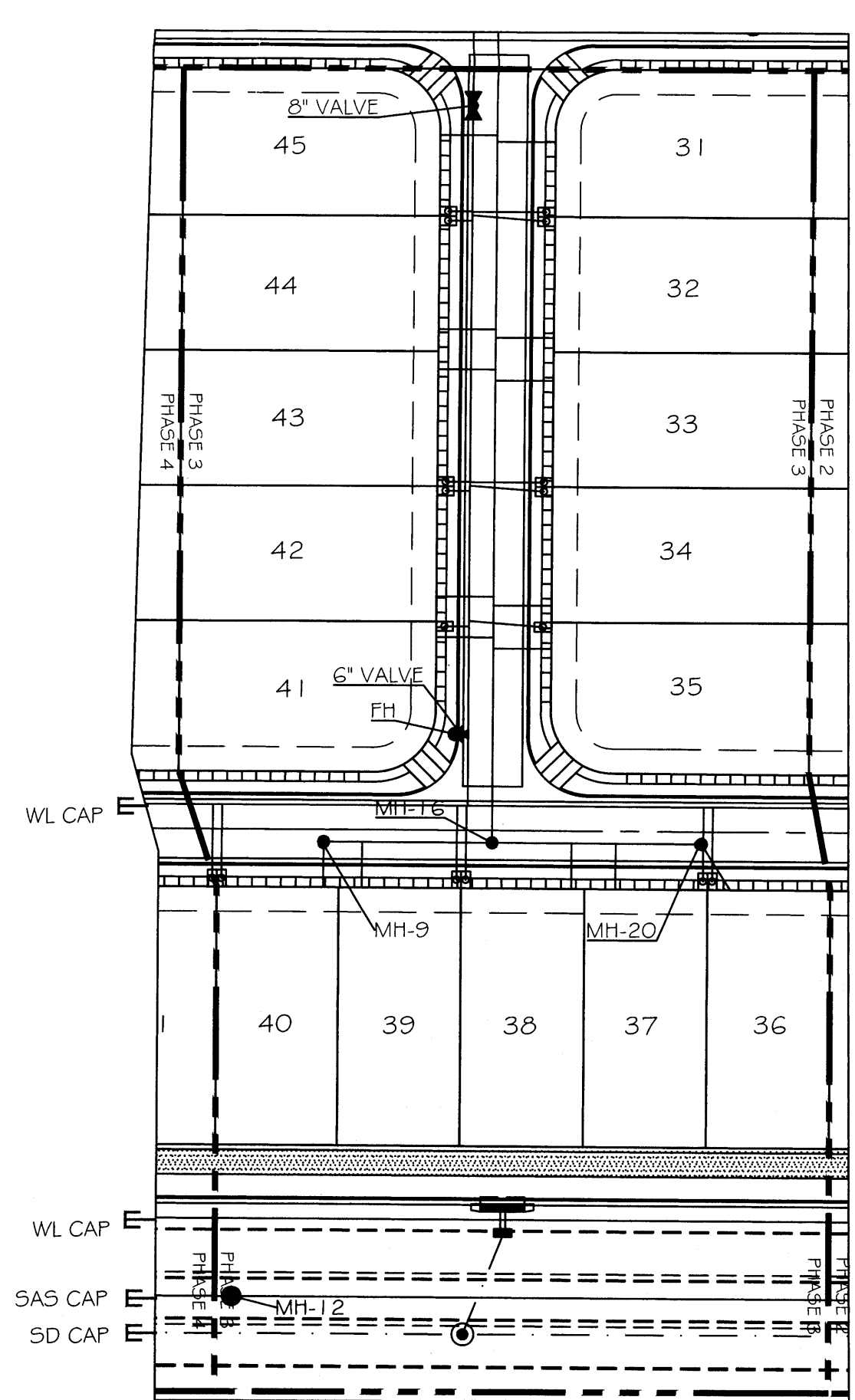
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- Design Overlay Zones
- City Limits Zone
- 1/4 Mile Airport Zone
- 1/4 Mile Airport Zone
- 1/4 Mile Airport Zone
- 1/4 Mile Airport Zone

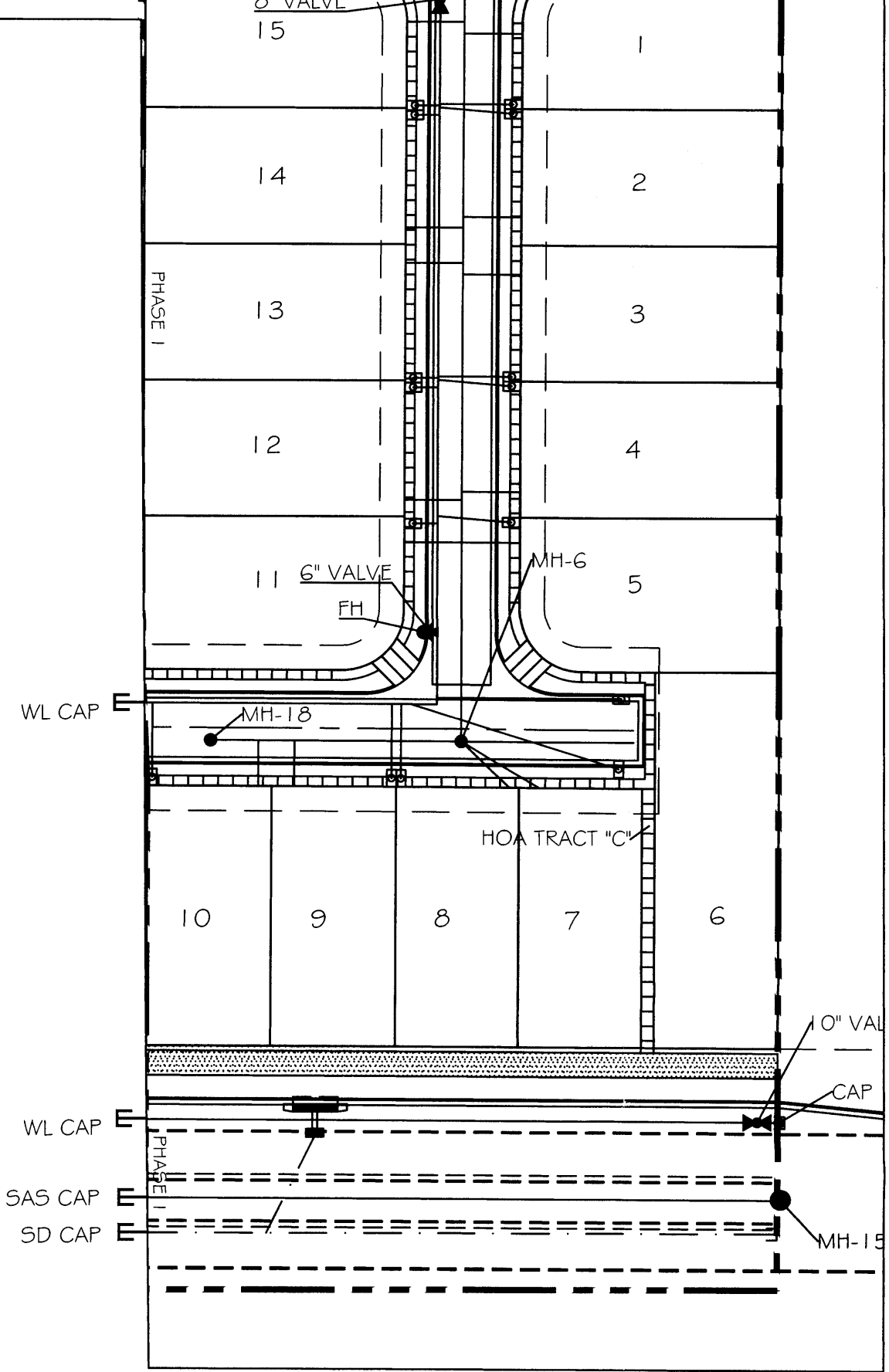
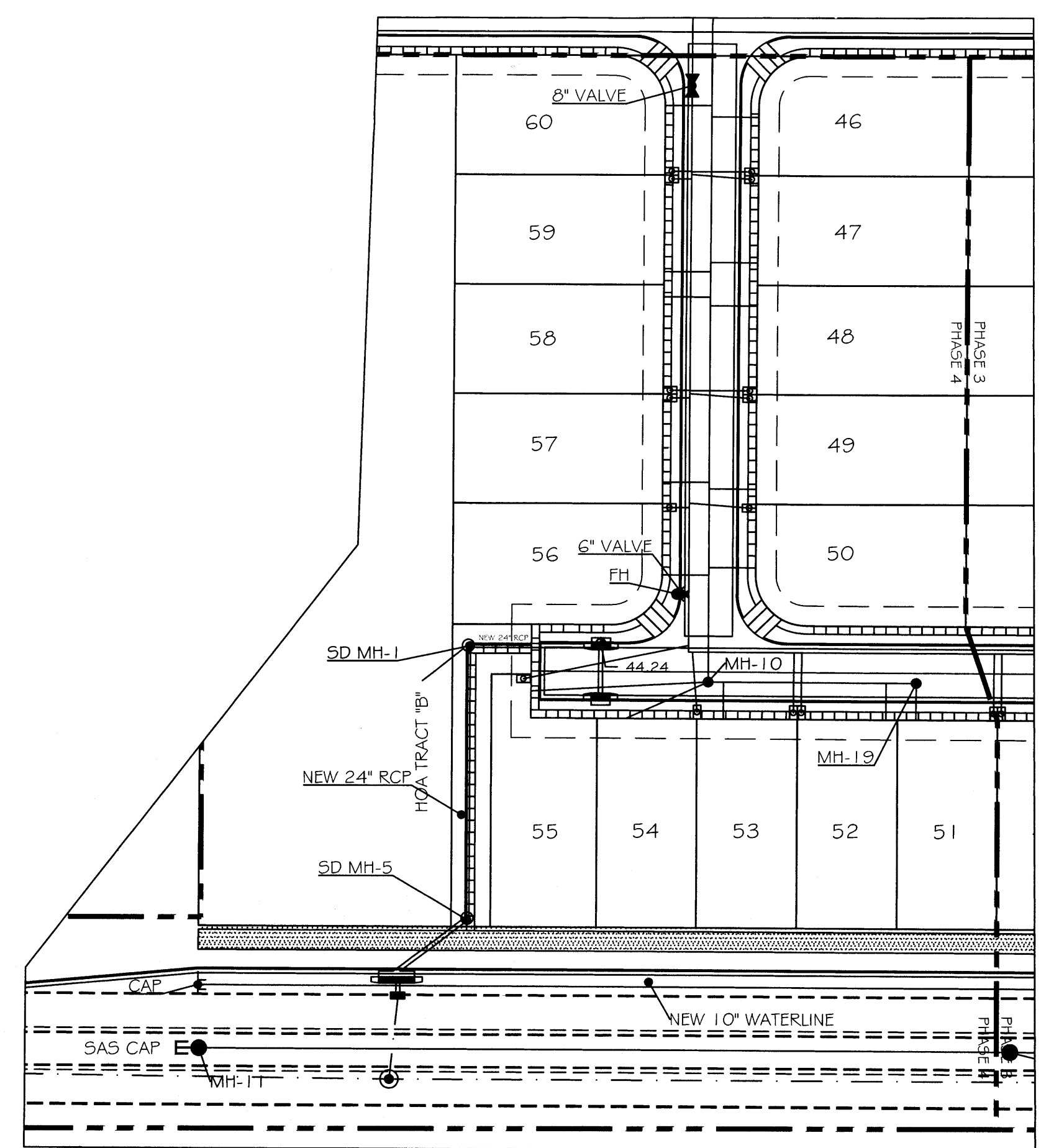
PHASE 2



PHASE 3

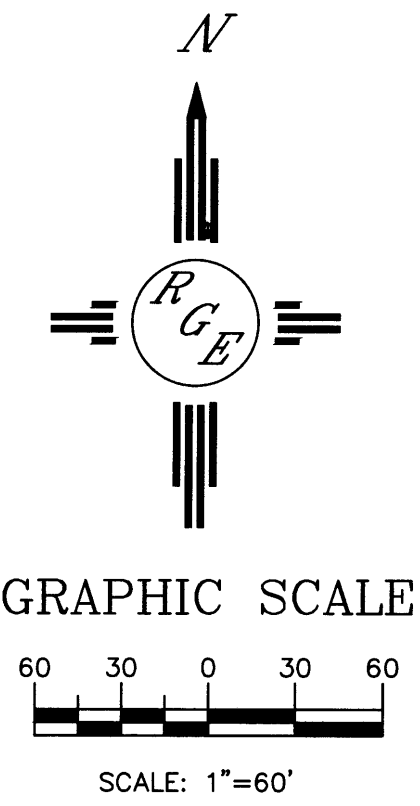


PHASE 4



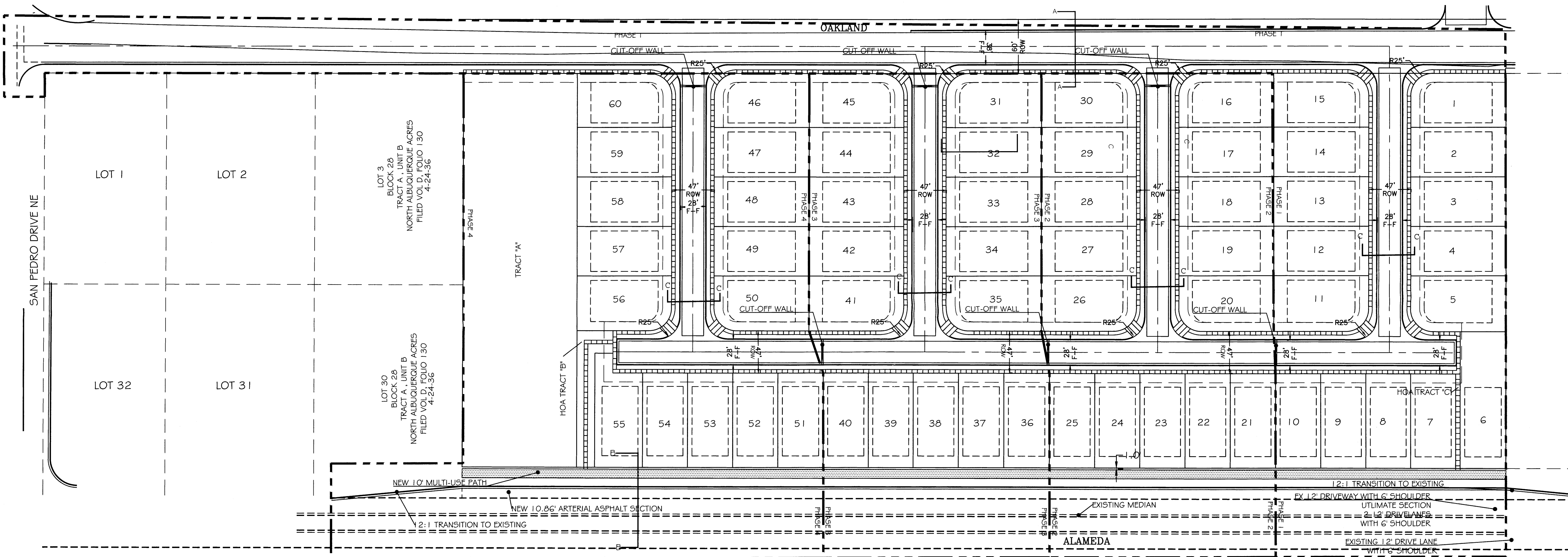
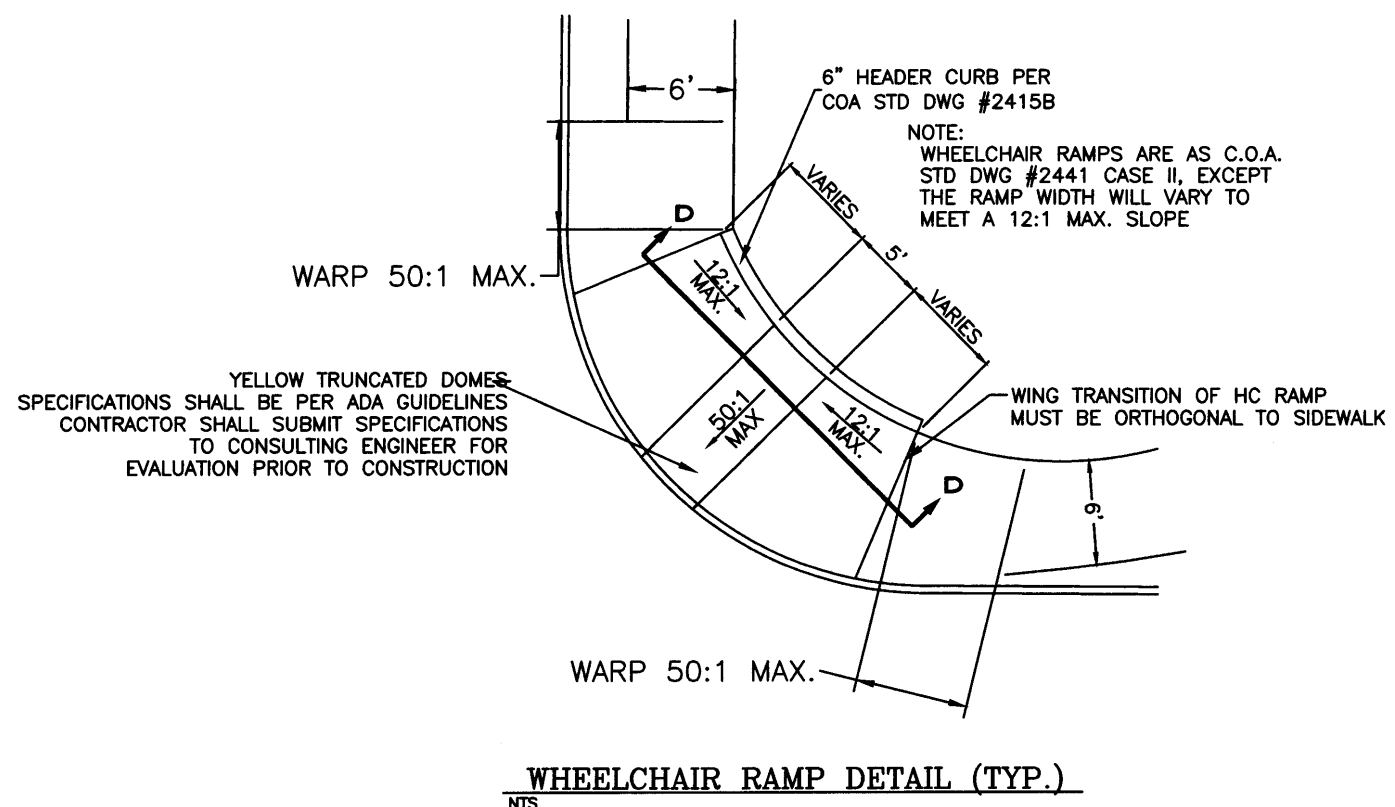
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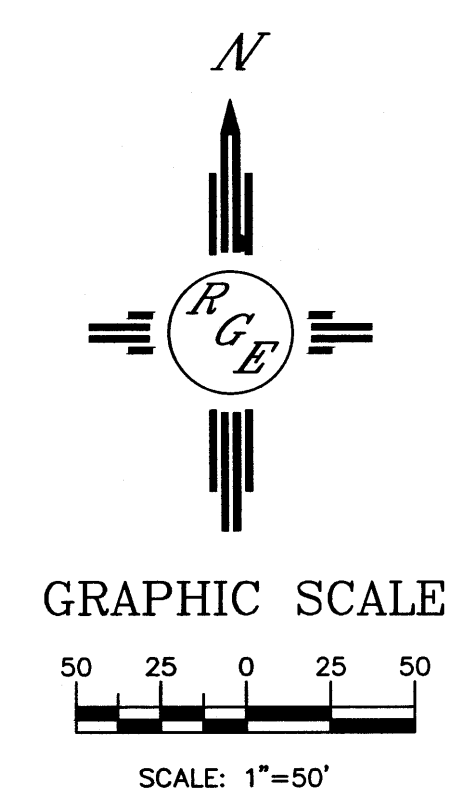
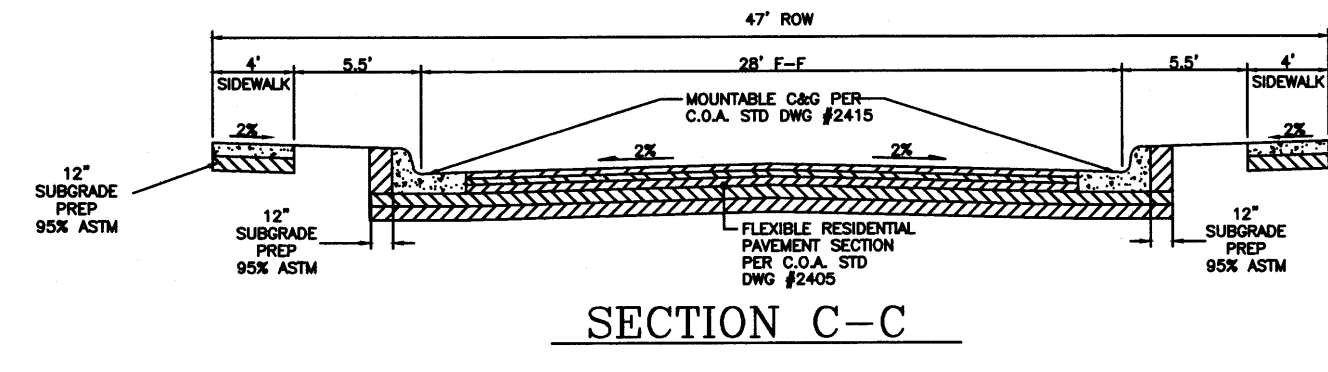
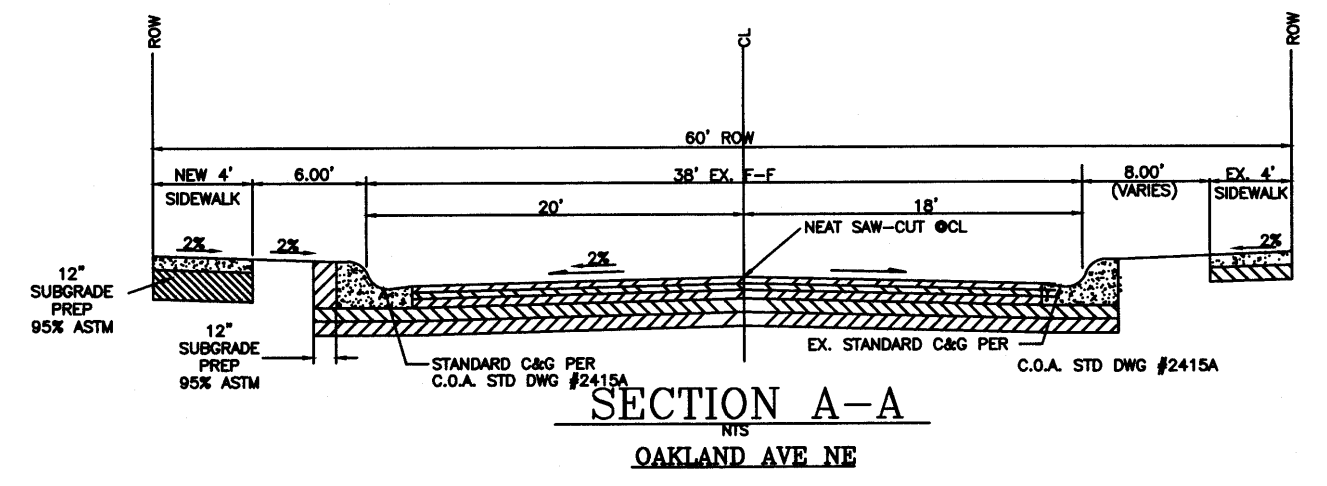
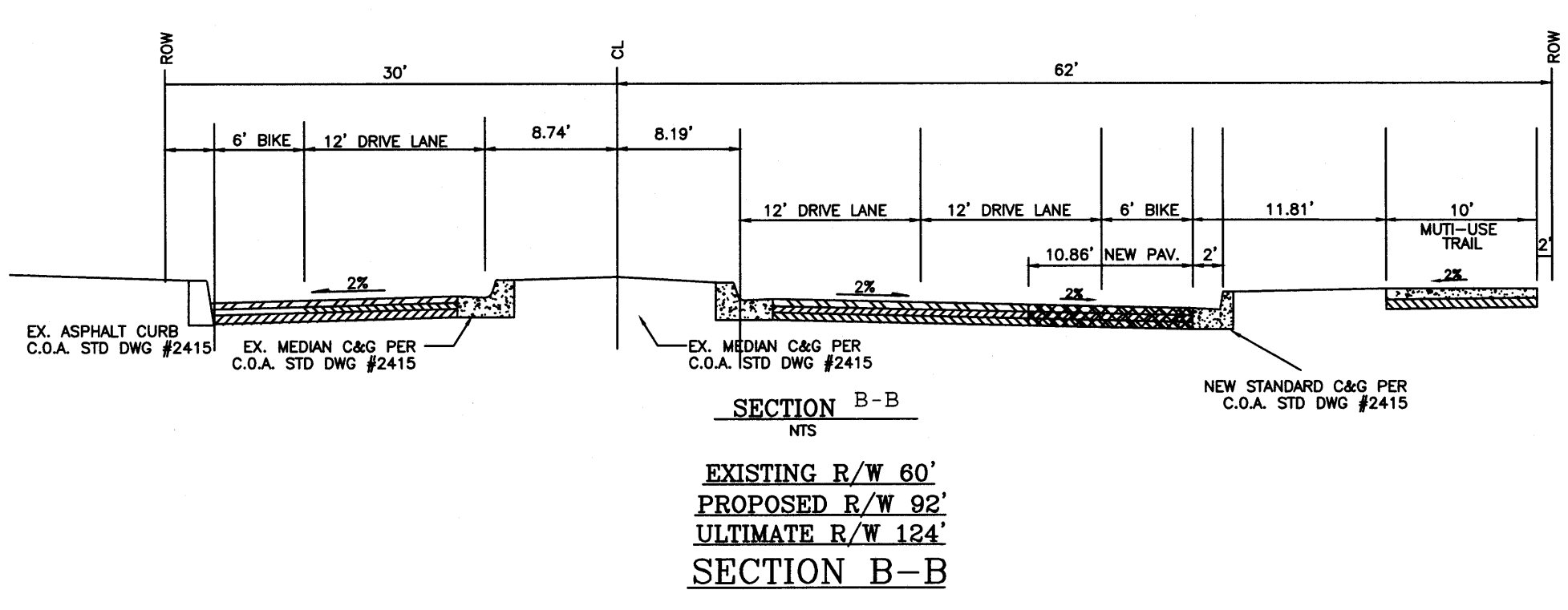


PROJECT TITLE: EAGLE CREST SUBDIVISION		
DRAWING TITLE: PHASED MASTER UTILITY PLAN PHASE 1-4		
SEAL	DATE 06-20-2014	PROJECT NO. 21331
DRAWING NO.		

DRB.41



- LEGEND**
- -
 -
 -
 -
- KEYED NOTE:**
- 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
 - STANDARD C&G PER COA STD DWG #2415A
 - MOUNTABLE C&G PER COA STD DWG #2415A
 - HANDICAP RAMP SEE DETAIL THIS SHEET
 - 6' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
 - 4' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
- GENERAL NOTES:**
1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.



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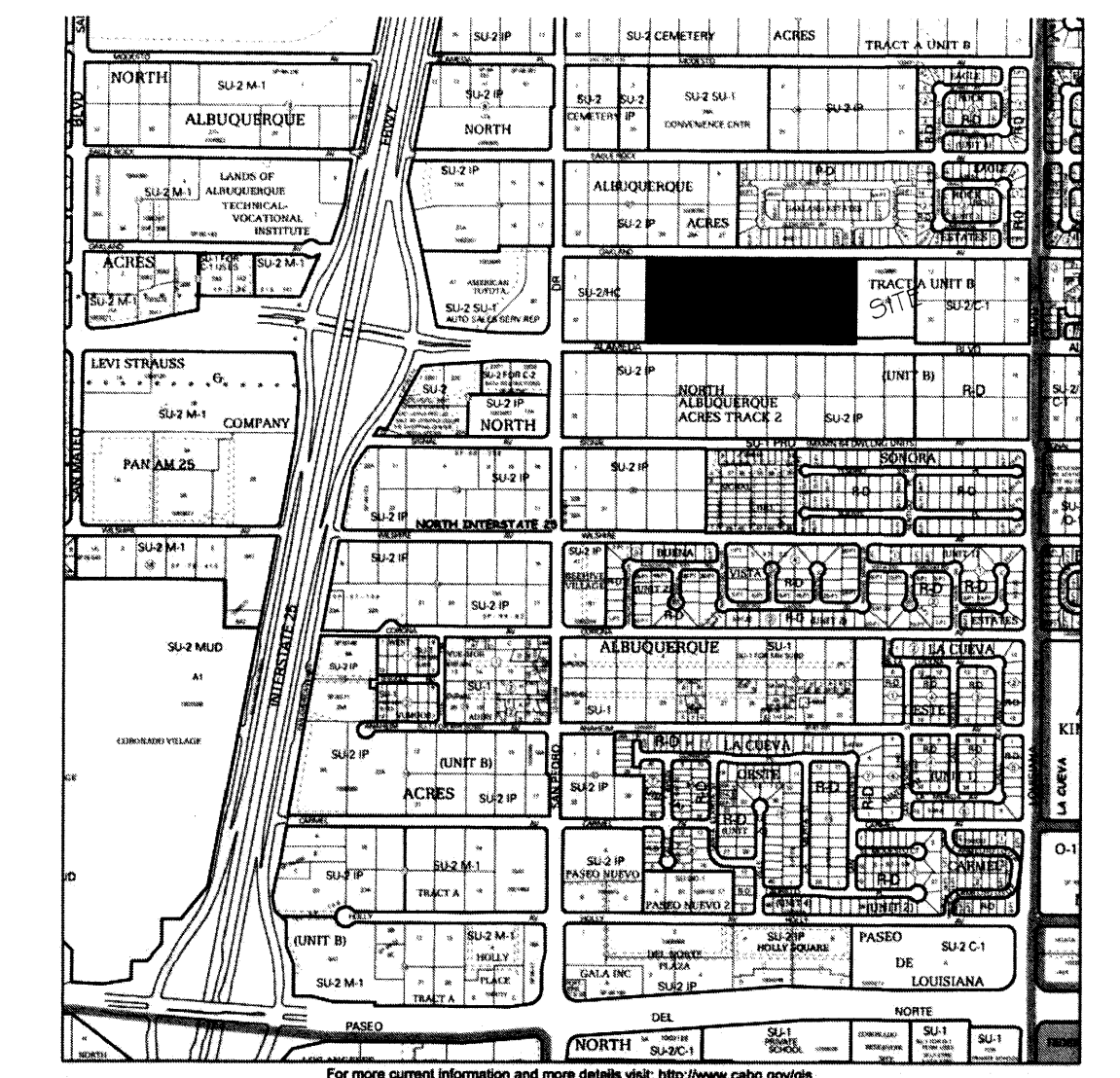
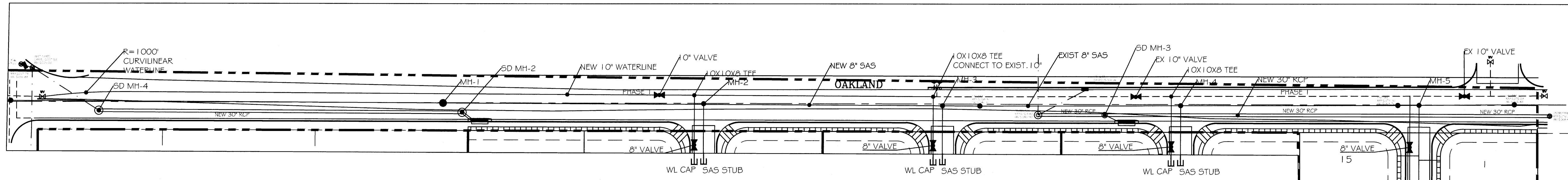
PROJECT TITLE: EAGLE CREST SUBDIVISION

DRAWING TITLE: MASTER PAVING PLAN

SEAL: _____ DATE: 06-20-2014 PROJECT NO.: 21331

DRAWING NO.: DRB.05

PHASE 1



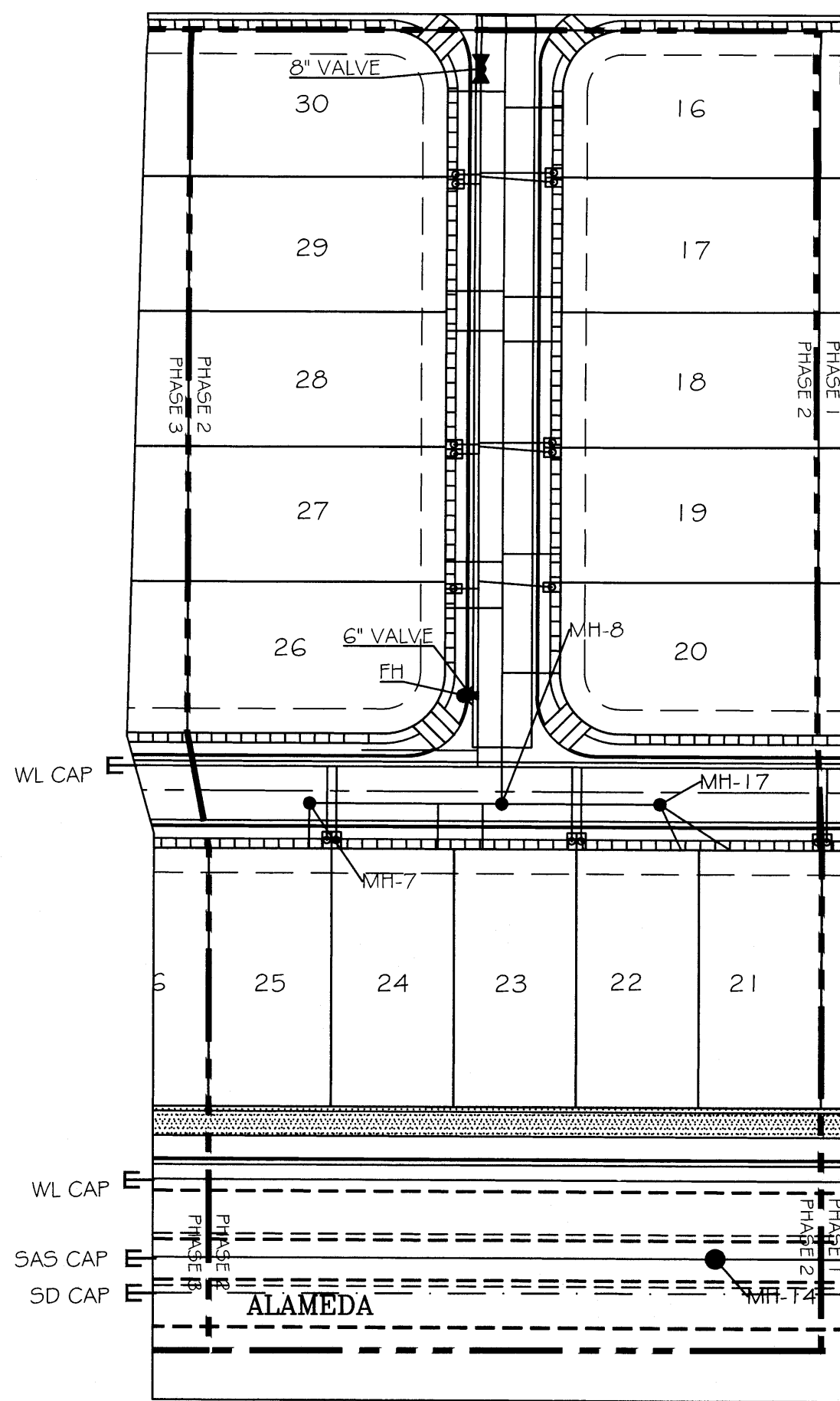
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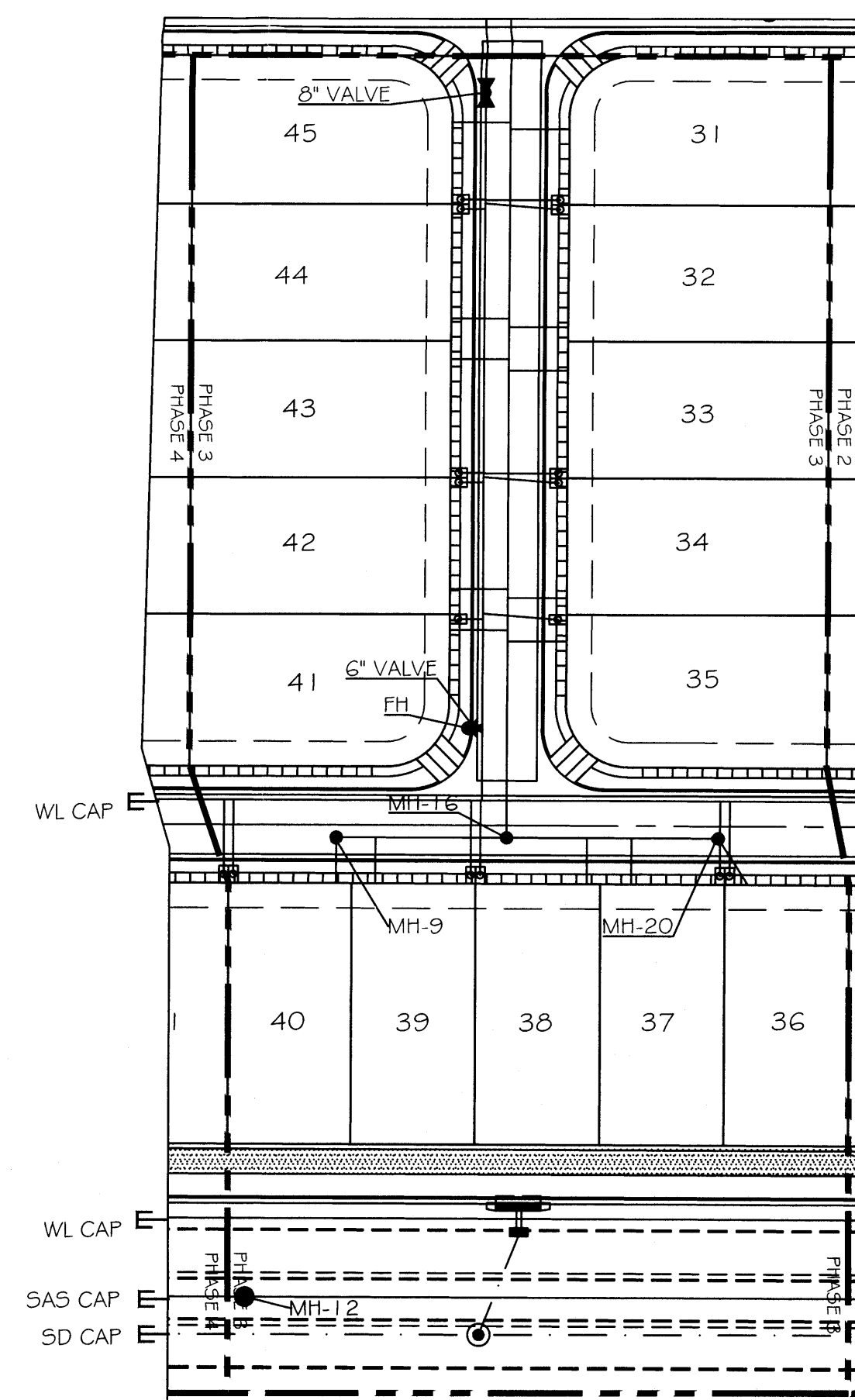
Selected Symbols

- SECTOR PLANS
- Envelope
- Utility Overlay Zone
- 2 Mile Airport Zone
- City Boundary
- Airport Noise Contour
- 1:1 Buffer Zone
- Walk Overlay Zone
- Proposed New

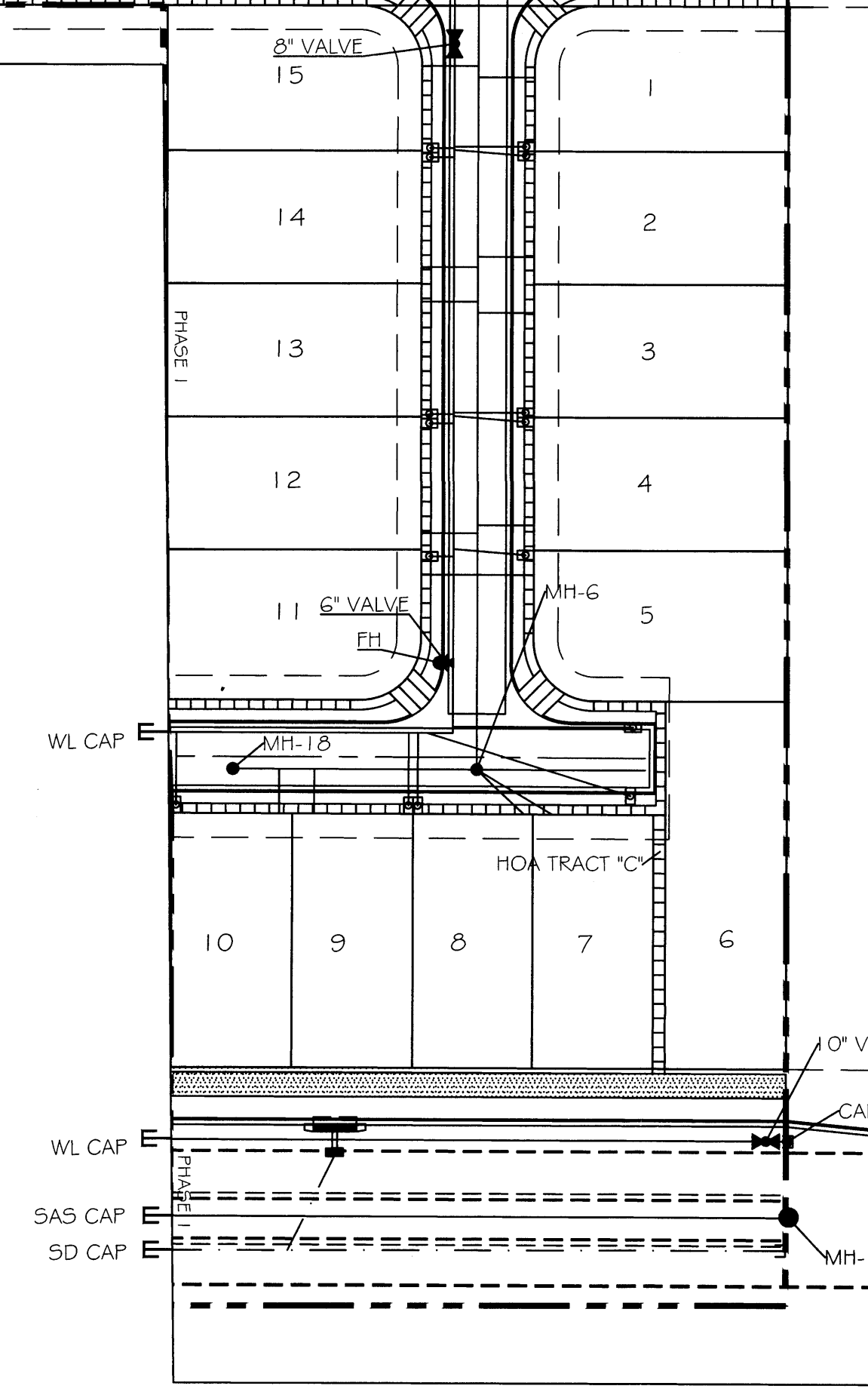
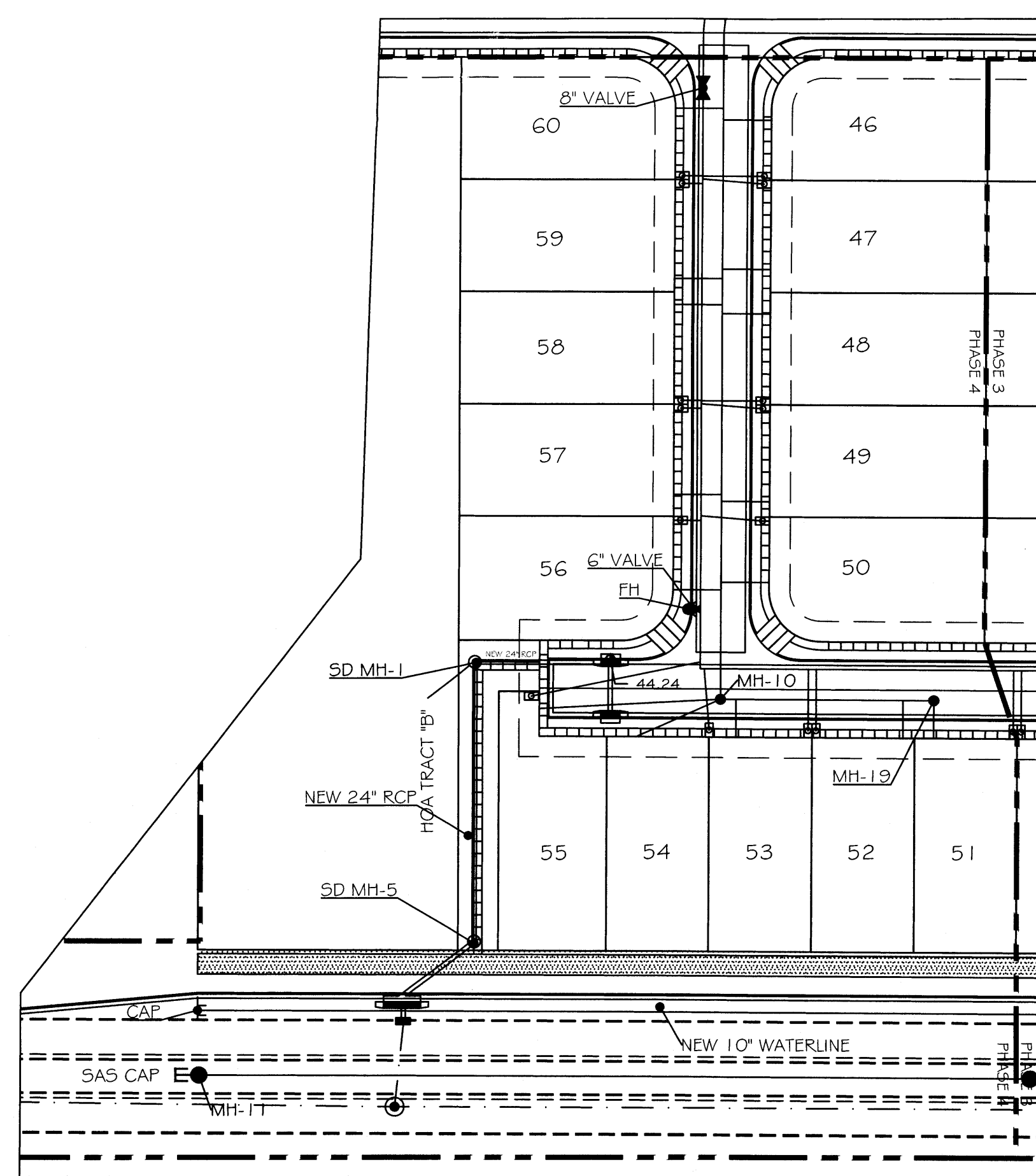
PHASE 2



PHASE 3

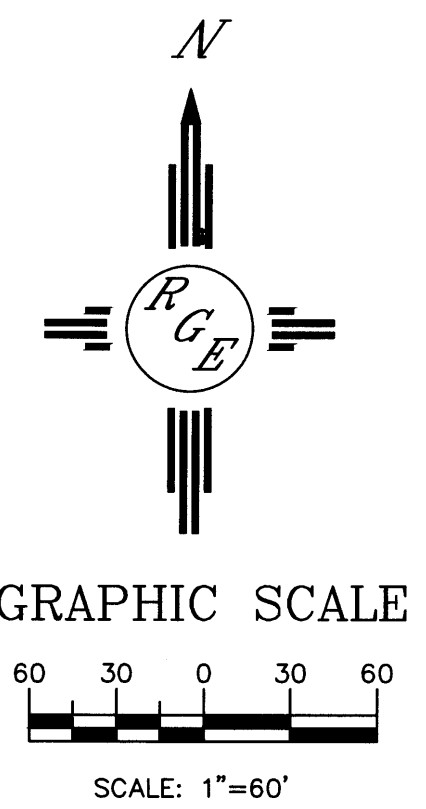


PHASE 4



WATER SHUTOFF NOTES:

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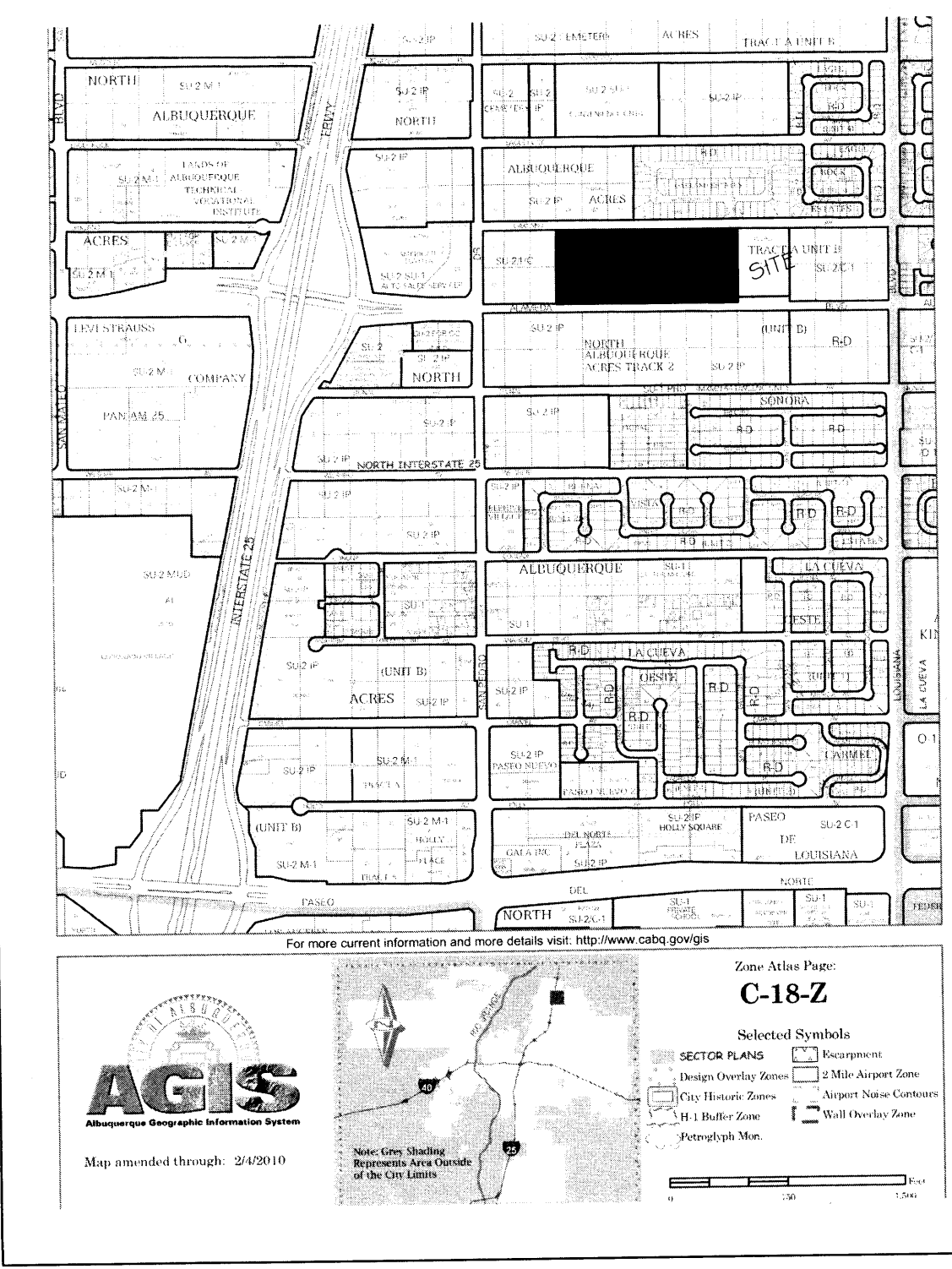
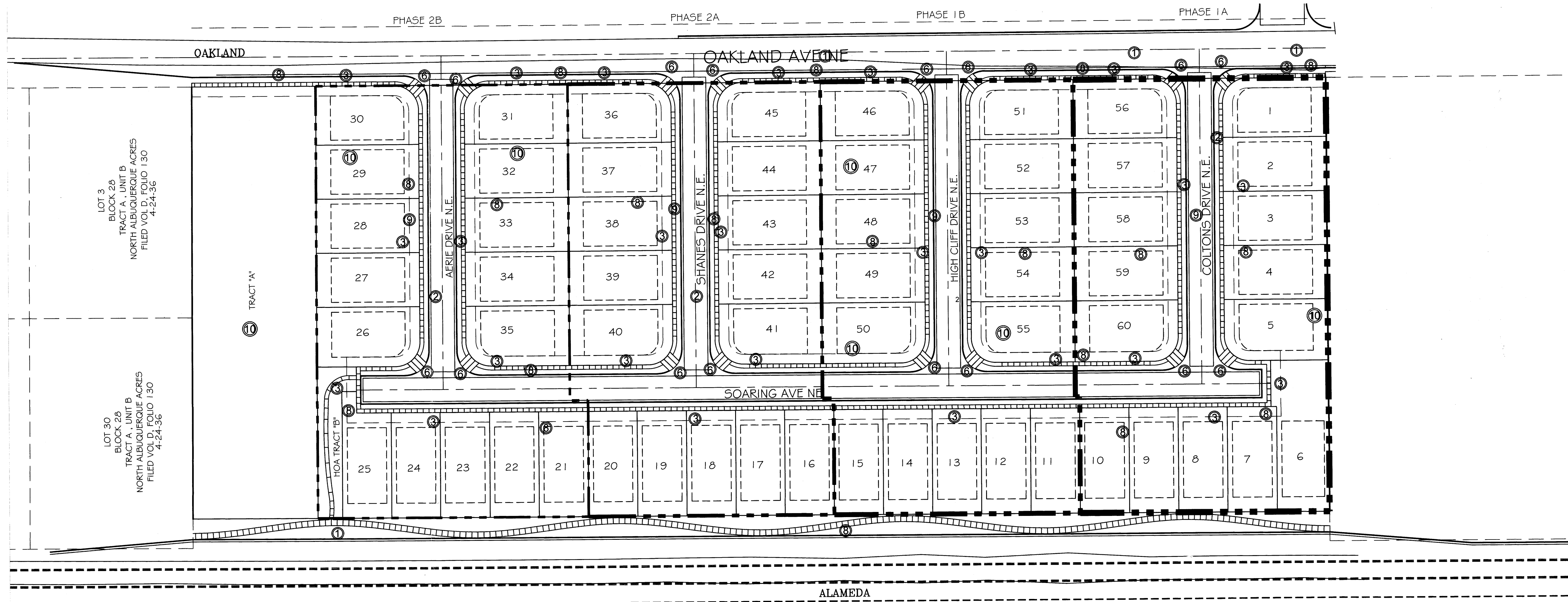


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PROJECT TITLE:
EAGLE CREST SUBDIVISION

DRAWING TITLE:
**PHASED MASTER PAVING PLAN
PHASE 1-4**

SEAL: _____ DATE: 06-20-2014 PROJECT NO.: 21331
DRAWING NO.: **DRB.51**



LEGAL DESCRIPTION
 LEGAL DESCRIPTION: LOTS 4 THRU 10 AND 23 THRU 29, BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

- KEYED NOTES**
- ① 32' WIDE RIGHT OF WAY DEDICATION TO BE GRANTED BY PLAT
 - ② 47' ROW DEDICATION TO BE GRANTED BY THIS PLAT
 - ③ 10' PUBLIC UTILITY EASEMENT
 - ④ MULTI-DIRECTIONAL HANDICAP RAMP - 1 IN 12 SLOPE (TYP)
 - ⑤ 4'-0" WIDE SIDEWALK
 - ⑥ PERIMETER FENCE - SEE ELEVATION FOR HEIGHTS
 - ⑦ GANG TYPE MAILBOX
 - ⑧ EXISTING LOT LINE ELIMINATED BY PLAT

INTRODUCTION
 DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN
A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE
 THE SITE WILL POSSIBLY BE PHASED INTO 2-4 PHASES. PHASE 1A WILL BE INITIAL PHASE. REMAINING PHASES MAY DEVELOP INDIVIDUALLY OR COMBINED. TRACT A WILL BE UNDEVELOPED WITH THIS PROJECT AND SUBJECT TO FUTURE SITE PLAN APPROVALS. THIS PROJECT CREATES 60 LOTS, AND ONE TRACT FROM 14 EXISTING LOTS. THIRTY TWO FEET OF THE SOUTHERLY BOUNDARY WILL BE DEDICATED TO THE ALAMEDA BOULEVARD RIGHT OF WAY. THE RESIDENTIAL LOTS WILL BE ACCESSED BY A 47' ROW, A 4' PEDESTRIAN WALKWAY WILL FRONT EACH LOT. THE BUILDINGS SHALL BE ORIENTED TO THE STREET. THE PEDESTRIAN WALKWAYS ALSO CONNECT TO THE PROPOSED PUBLIC SIDEWALK ON OAKLAND AVE. N.E. THE SINGLE FAMILY RESIDENCES SHALL BE TWO STORY AND ONE STORY WITH GARAGES FACING THE PRIVATEWAY. COMMUNITY MAILBOXES SHALL BE VISIBLE FROM THE MAIN ENTRANCE AND ACCESSIBLE FROM ALL LOTS. OAKLAND ESTATES LIE JUST NORTHEAST OF THE SUBJECT SITE. SONORA SUBDIVISION LIES SOUTHWEST OF THE SUBJECT SITE. BOTH DEVELOPMENTS ARE ALMOST TOTALLY BUILT OUT. THE PROPOSED DEVELOPMENT SHALL EMULATE THESE SIMILAR SUBDIVISIONS. A WESTERLY PARCEL WHICH ADJUTS SAN PEDRO DRIVE IS PLANNED AS FUTURE NEIGHBORHOOD COMMERCIAL DEVELOPMENT. ALL LOTS SHALL HAVE CROSS-LOT DRAINAGE EASMENTS.

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS
 THE RESIDENTIAL FRONT ENTRIES AND GARAGE DOORS SHALL FACE THE INTERNAL STREET. A CONCRETE DRIVEWAY (20' MINIMUM LENGTH) SHALL PROVIDE ACCESS TO THE TWO CAR GARAGES. FRONT YARD SETBACK SHALL BE FIFTEEN FEET (15') EXCEPT THAT DRIVEWAYS SHALL BE TWENTY FEET (20') LONG. SIDE YARD SETBACK SHALL BE FIVE FEET (5'). STREET SIDE CORNER SIDE YARD SETBACK SHALL BE TEN FEET (10'). REAR YARD SETBACK SHALL BE FIFTEEN FEET (15'). BUILDING HEIGHTS RANGE FROM 17' AT SINGLE STORY PEAK TO 26' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)
 THE SITE IS CONNECTED TO THE SURROUNDING DEVELOPMENTS. OAKLAND AVE N.E. PEDESTRIAN ACCESS LIES TO THE NORTH AND ALAMEDA BLVD N.E. PEDESTRIAN AND BIKEWAY ACCESS LIES TO THE SOUTH. INTERNAL TO THE SITE, 4' WIDE SIDEWALKS ON BOTH SIDES OF THE ROW CONNECT EACH RESIDENCE WITH ITS NEIGHBOR, THE NEW PUBLIC SIDEWALKS ON OAKLAND AND ALAMEDA. MULTI-DIRECTIONAL RAMPS AT STRATEGIC CORNERS PROVIDE HANDICAP ACCESSIBILITY TO THE DEVELOPMENT. THE PROPOSED ROW PROVIDES MULTIPLE INGRESS-EGRESS ROAD THAT CONNECTS TO OAKLAND AVE. N.E. VEHICULAR ENTRY POINT SHALL BE ACCENTUATED BY LANDSCAPE ELEMENTS.

D. PARKING LOCATION AND DESIGN
 OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND IT'S ACCOMPANYING DRIVEWAY. FOUR PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO CAR GARAGES. THE PRIVATEWAY WILL BE LINED ON BOTH SIDES WITH RESIDENT-PROVIDED PLANTINGS WHICH WILL ENHANCE THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT.

F. REFUSE & RECYCLE PICKUP
 RECYCLE AND REFUSE PICKUP SHALL BE INDIVIDUAL CART TYPE WITH WEEKLY SCHEDULED PICKUP TIMES.

G. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS
 THE DEVELOPMENT BLOCK WALLS PROVIDE PRIVACY AND SECURITY FOR THE RESIDENTS. ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-16-3-19 OF THE ZONING ORDINANCE. ALL PERIMETER WALLS SHALL BE 6'-0" IN HEIGHT. THEY SHALL BE EXPOSED BLOCK WITH REPEATING PATTERNS AND VARIATED TEXTURES.

H. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING
 LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-16-3-9 OF THE ZONING ORDINANCE. RESIDENCE-MOUNTED LIGHTING ELEMENTS SHALL BE INCANDESCENT, METAL HALIDE OR HALOGEN ONLY. RESIDENCE MOUNTED FLOODLIGHTS (MAXIMUM 75 WATT BULBS) SHALL BE SHIELDED OR AIMED IN SUCH A WAY THAT THEY DO NOT SHINE INTO OTHER LOTS OR THE STREET.

I. SCREENING/BUFFERING TECHNIQUES
 MULTIPLE STREET SHADE TREES SCREEN RESIDENCES FROM ADJACENT ROADWAY WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. AT MATURITY, THESE TREES SHALL CREATE A COOLING MICRO CLIMATE.

J. "GREEN" FEATURES
 WATER HARVESTING CISTERN AND COLLECTION SYSTEM TECHNIQUES SHALL BE ENCOURAGED.

2. STREET REALM
A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES
 THE SITE IS ACCESSIBLE TO TRANSIT ROUTES ON ALAMEDA BLVD., WHICH IS A PRINCIPAL ARTERIAL. CITY OF ALBUQUERQUE "ABO RIDE" BUS STOP IS LOCATED AT SAN PEDRO DR. AND ANAHEIM BLVD ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE ADJUTS A PROPOSED CITY DESIGNATED BIKE ROUTE ON ALAMEDA BLVD. N.E. WHICH WILL EXTEND TO LOUISIANA BLVD. N.E.

3. LANDSCAPING
 LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:
 STREET SHADE TREES ALONG ALAMEDA BOULEVARD SHALL BE SITUATED IN 12' WIDE LANDSCAPE STRIPS W/ ROCK OR BARK GROUNDCOVER. STREET TREE SPACING SHALL BE DETERMINED BY TREE CANOPY AT FULL MATURITY.
 INTERIOR STREETSCAPE STREET SHADE TREES, AND LANDSCAPING IN AND AROUND UNIT DRIVEWAYS SHALL BE PROVIDED AND MAINTAINED BY INDIVIDUAL RESIDENCE OWNERS. AT MINIMUM, RESIDENTS SHALL PLANT ONE 8'-0" TO 12'-0" TALL SHADE TREE AT THE STREET FRONTAGE. IN ADDITION 5 - 8 (FIVE TO EIGHT) 5 GALLON SHRUBS SHALL BE LOCATED IN A GREY ROCK/COBBLE ACCENT LANDSCAPING SCHEME.

DECIDUOUS STREET SHADE TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THE LANDSCAPING SHALL BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.
 SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY. HOWEVER, ANY SUBSTITUTIONS WILL BE LIMITED TO MEDIUM OR LOW WATER USE SPECIES. PLANT SPECIES SHOULD REFLECT THE CHARACTER AND SCALE OF THE SURROUNDING NEIGHBORHOOD.

REQUIREMENTS
 a. THE STREETSCAPE ALONG ALAMEDA BOULEVARD SHALL CONSIST OF TREES IN THE MEANDERING WIDTH PLANTING STRIP BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES.
 b. THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON ALL THE INTERSECTIONS. A CLEAR SITE TRIANGLE AT INTERSECTIONS MUST BE MAINTAINED 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS. A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT HANG LOWER THAN 8'.

WATER CONSERVATION TECHNIQUES
 THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN
A. CONTEXT
 THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. EXISTING INDUSTRIAL AND WHOLESALER WAREHOUSING USES EXIST SIDE BY SIDE WITH RESIDENTIAL DEVELOPMENTS. NUMEROUS COMMERCIAL USES ARE IN EVIDENCE EAST OF THE I25/ALAMEDA INTERCHANGE. ON THE SOUTH ARE MULTI STORY MOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRAYED ALONG THE NORTHBOUND INTERSTATE. THESE INCLUDE AMERICAN TOYOTA AND MERCEDES BENZ OF ALBUQUERQUE.

B. ARCHITECTURAL THEME OR STYLE
 THE PROPOSED RESIDENTIAL BUILDING DESIGNS SHALL BE CONSISTENT WITH THE PREDOMINANT NEIGHBORING RESIDENTIAL DEVELOPMENTS. BOTH TWO AND ONE STORY CONFIGURATIONS WILL BE USED. ARCHITECTURAL STYLES SHALL RANGE FROM PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN TO FLAT ROOF/FRAME-STUCCO DESIGN. PARAPETS FOR FLAT ROOF DESIGNS SHALL NOT EXCEED 15% OF THE HEIGHT OF THE SUPPORTING WALL AND SHALL SHIELD THE VIEW OF THE ROOF MATERIAL FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD LOOK.

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS, COLORS AND ARTICULATION
 THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE A RESIDENTIAL NEIGHBORHOOD RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING THE INTERNAL ROADWAYS. THE BUILDING DESIGNS SHALL INCORPORATE PRUDENT USE OF BOTH VERTICAL AND HORIZONTAL ARTICULATION AS APPROPRIATE TO RESIDENTIAL DESIGN. AN EARTH TONED PALETTE SHALL BE IN EVIDENCE AT ALL OF THE EXTERIOR BUILDING WALLS AND SURROUNDING PROPERTY LINE WALLS.

5. APPROVAL PROCESS
 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE NORTH 1-25 SECTOR DEVELOPMENT PLAN.

6. PHASING
 THE CONSTRUCTION OF THE SITE WILL BE PHASED TO MINIMIZE THE DISTURBANCE AREA. EACH PHASE WILL MEET THE DPM ROADWAY STANDARDS. INITIAL PHASE SHALL CONSTRUCT ALL THE OFFSITE IMPROVEMENTS. THE USE OF TEMPORARY PONDINGS WILL USED AT WEST AND EAST ENDS OF SOARING AVENUE AT EACH PHASE.

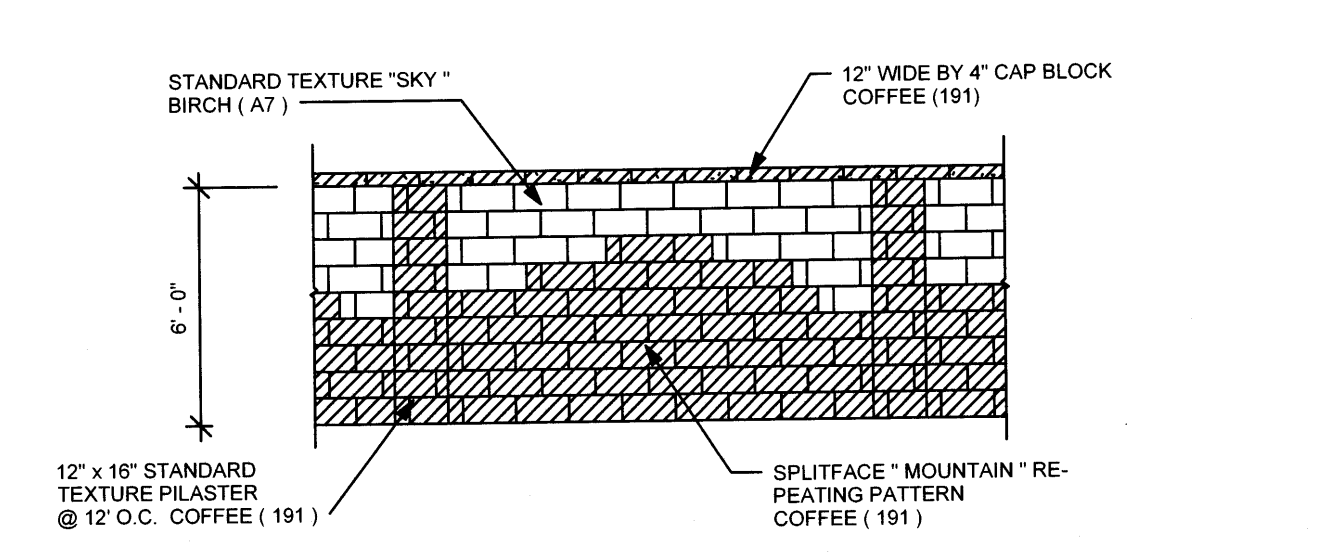
SUBDIVISION DATA

PROJECT LOCATION: BETWEEN ALAMEDA BLVD. N.E. AND OAKLAND AVE. N.E. AVENUE EAST OF SAN PEDRO DRIVE N.E. ALBUQUERQUE, NM

ZONE ATLAS MAP: C-18
 GROSS ACREAGE: 12.35 A
 NO. OF LOTS COMBINED: 14
 NO. OF LOTS CREATED: 60
 NO. OF TRACTS: 2
 EXISTING ZONING: SU-2/IF FOR RC USES
 DATE OF SURVEY: JANUARY 2013

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 26 FEET
 MINIMUM BUILDING SETBACK: FRONT YARD SETBACK - RESIDENCE 15 FEET, FRONT YARD SETBACK - DRIVEWAY 20 FEET, SIDE YARD SETBACK 20 FEET, STREET SIDE CORNER SIDE YARD SETBACK 10 FEET, REAR YARD SETBACK 15 FEET
 MAXIMUM DWELLING UNITS: 60 UNITS



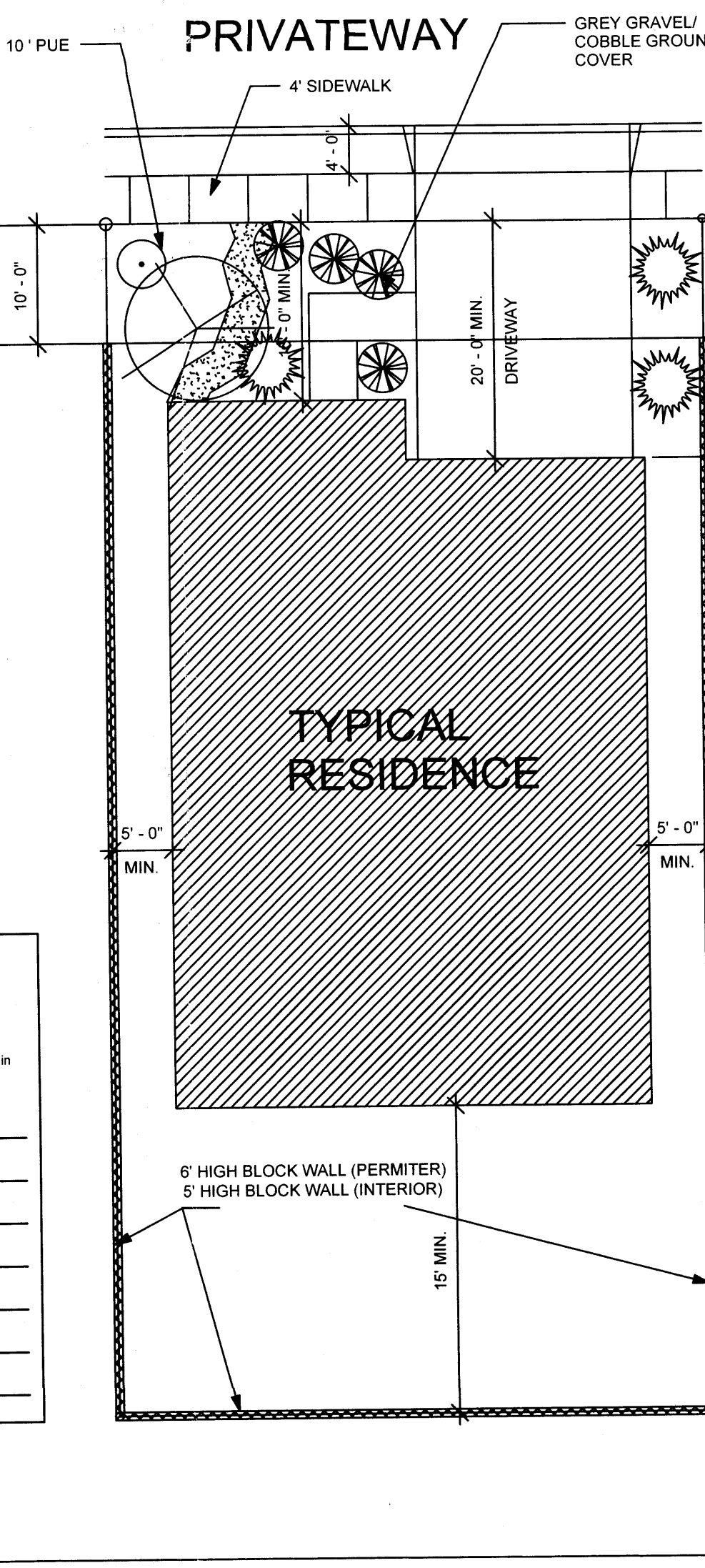
PERIMETER WALL

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No () If Yes then set of approved DRG 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



GRAPHIC SCALE
 SCALE: 1"=60'

SHEET LIST

Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-2.0	LANDSCAPING PLAN
DRB-3.0	GRAVING & DRAINAGE PLAN
DRB-4.0	MASTER UTILITY PLAN
DRB-5.0	MASTER PAVING PLAN
DRB-6.0	LANDSCAPE DETAILS

PROJECT TITLE: EAGLE CREST SUBDIVISION


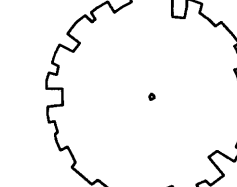

DRAWING TITLE: SITE PLAN FOR SUBDIVISION

DATE: 06-17-2014 PROJECT NO: 21331
 DRAWING NO: DRB.01


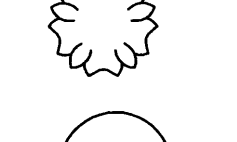

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.





SHADE TREES


-  AUTUMN PURPLE ASH
Fraxinus americana
2" Cal., 12'-14" Inst./60' x 60' maturity
Water (M) Allergy (H) Osf
-  HONEY LOCUST
Gleditsia triacanthos
2" Cal., 12'-14" Inst./50' x 50' maturity
Water (M) Allergy (L) Osf
-  EASTERN REDBUD
Cercis canadensis
2" Cal., 8'-10" Inst./30' x 30' maturity
Water (M) Allergy (L) Osf


ORNAMENTAL TREES

-  AUSTRIAN PINE
Pinus nigra
15 Gal., 4'-6" Inst./35' x 25' maturity
Water (M) Allergy (L) Osf
-  ROCKY MOUNTAIN JUNIPER
Juniperus scopulorum
15 Gal., 4'-10" Inst./20' x 20' maturity
Water (M) Allergy (L) 225sf
-  NEW MEXICO OLIVE
Forestiera neomexicana
15 Gal., 4'-10" Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf



SHRUBS

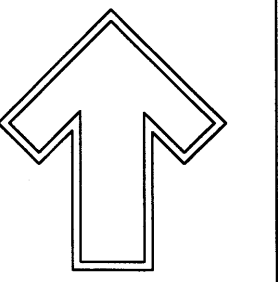
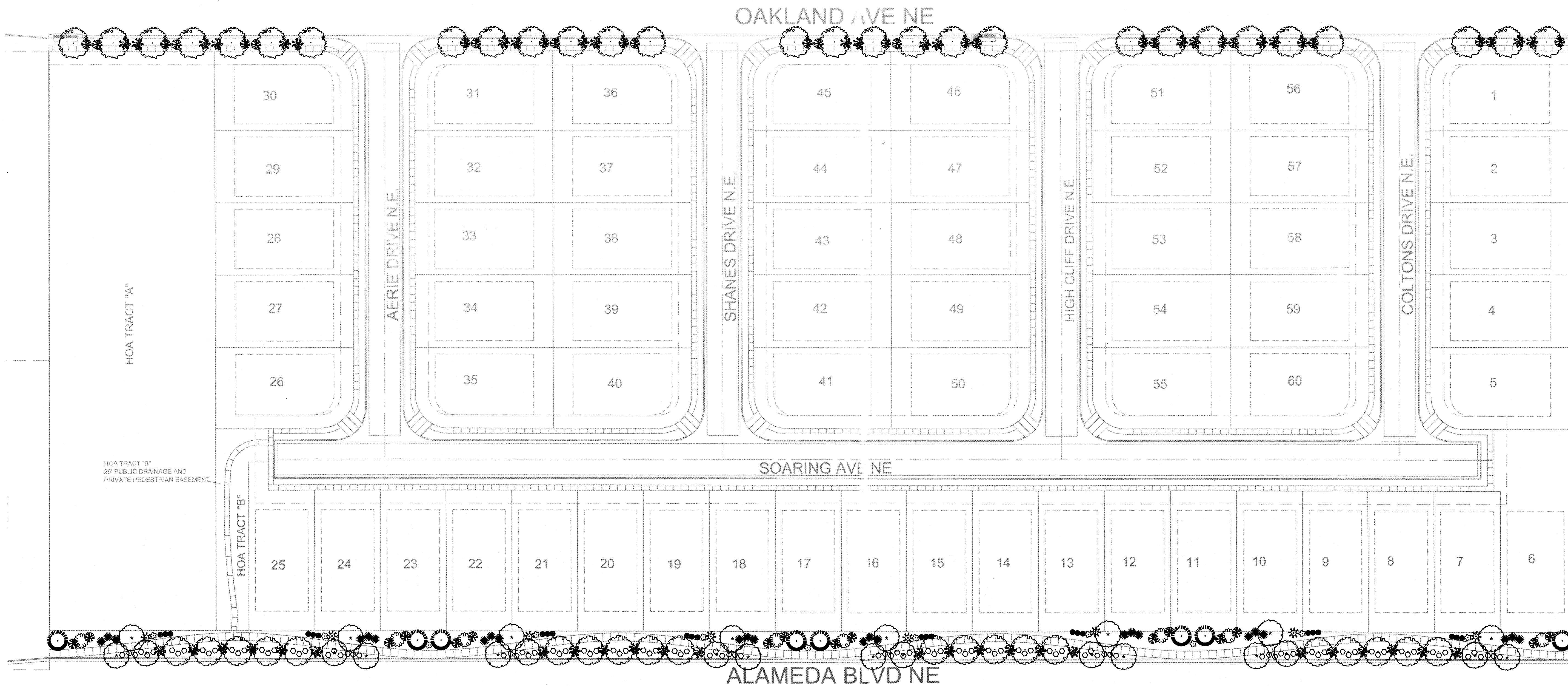
-  KARL FOERSTER REED GRASS
Calamagrostis x acutiflora 'Karl Foerster'
5 Gal., 12'-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf
-  KNOCKOUT ROSE
Rosa
5 Gal., 3'-15" Inst./3' x 3' maturity
Water (M+) Allergy (L) 9sf
-  CARPET ROSE
Rosa
5 Gal., 3'-15" Inst./2' x 3' maturity
Water (M) Allergy (L) 9sf
-  BEARGRASS
Nolina microcarpa
5 Gal., 18"-3" Inst./3' x 6' maturity
Water (L+) Allergy (L) 36sf

-  MUGO PINE
Pinus mugo
5 Gal., 12'-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

-  PHOTINIA
Photinia fraseri
5 Gal., 2'-4" Inst./8' x 8' maturity
Water (M+) Allergy (L) 64sf

GROUNDCOVERS

-  GREYLEAF COTONEASTER
Cotoneaster glaucophyllus
5 Gal., 24"-4" Inst./2' x 9' maturity
Water (M) Allergy (L) 81sf
-  BUFFALO JUNIPER
Juniperus sabina 'Buffalo'
5 Gal., 24"-4" Inst./2' x 8' maturity
Water (L+) Allergy (L) 64sf



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Fax: (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



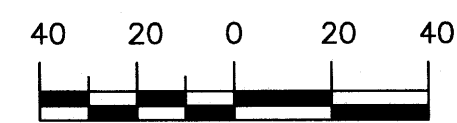
6-17-14

DR HORTON HOMES
EAGLE CREST
LANDSCAPE PLAN

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GRAPHIC SCALE

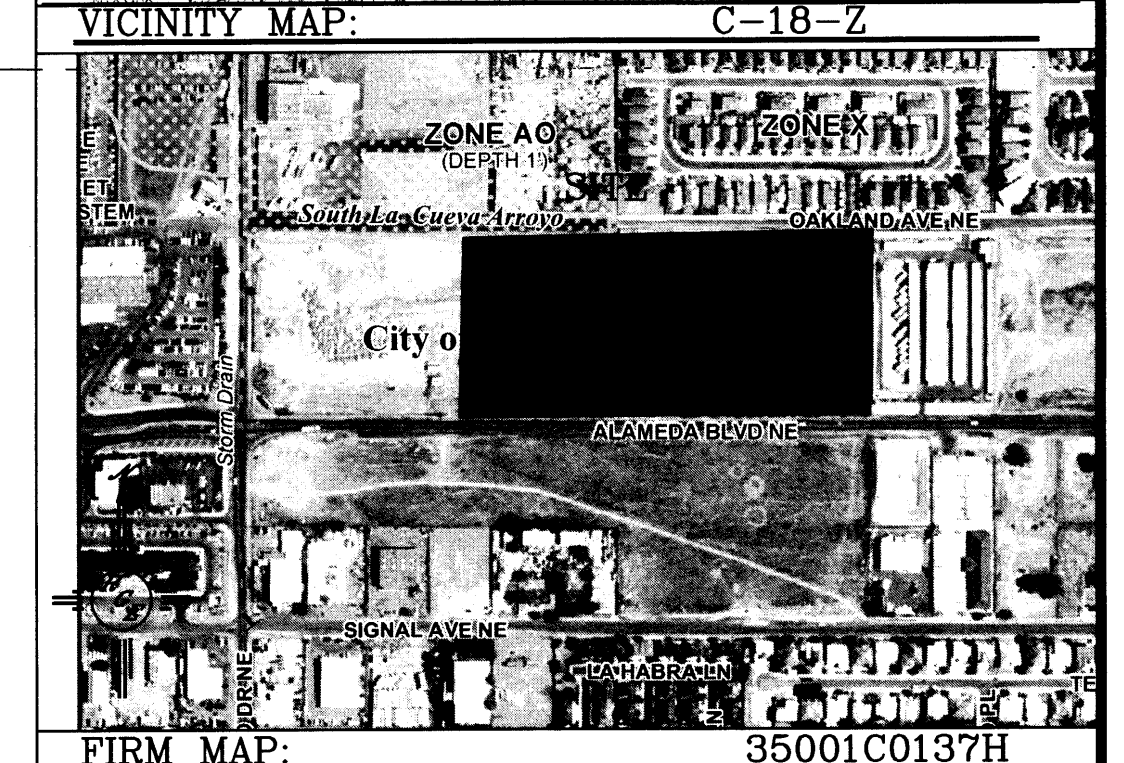
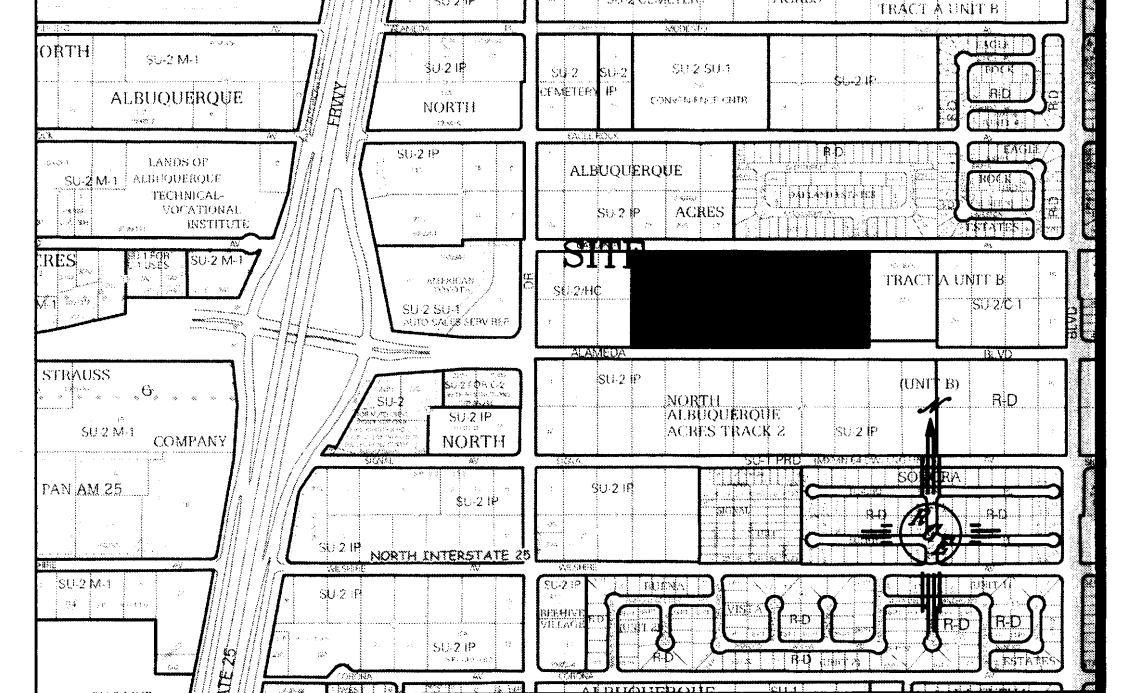
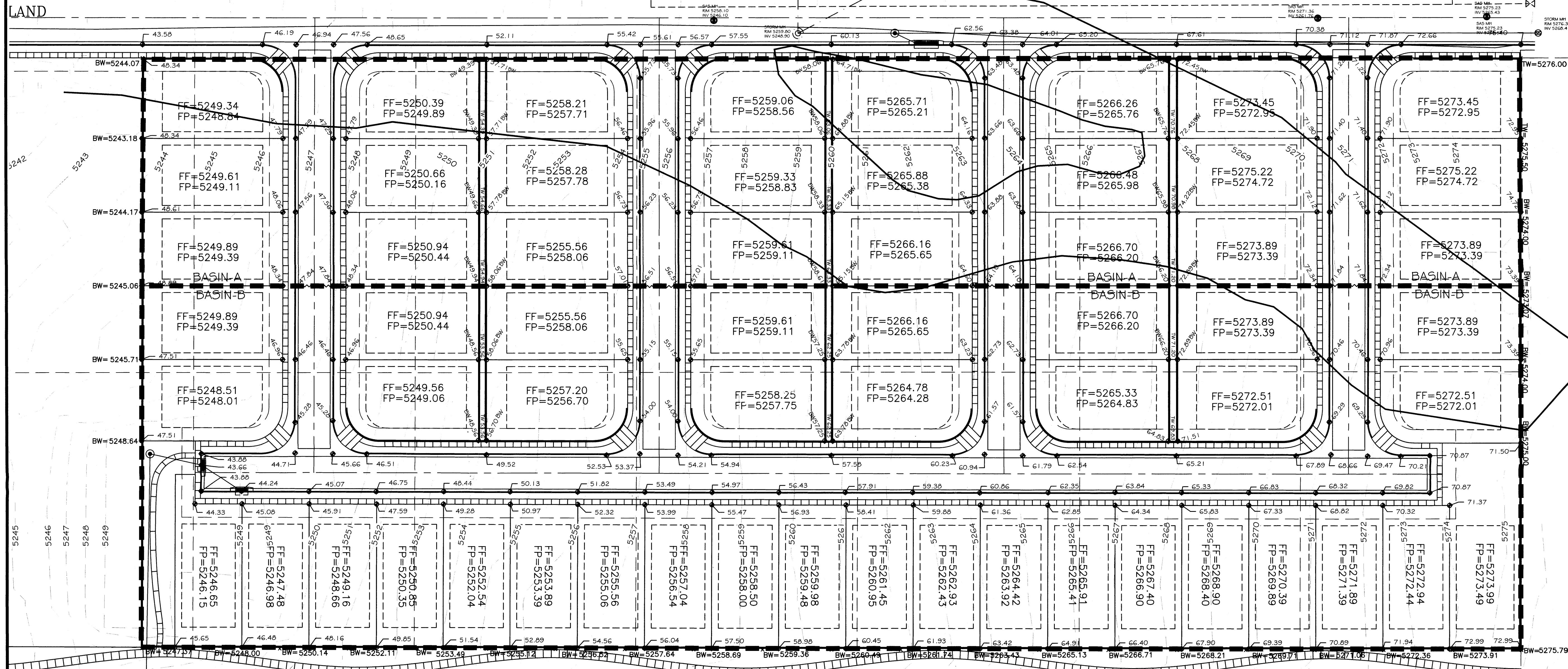


SCALE: 1"=40'

DRAWN BY: cmj
REVISION: 1/6-17-14
DATE: 5-7-15-14

SHEET #
DRB.02

DRAINAGE NARRATIVE:
 SITE IS LOCATED WITHIN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE AREA. THE SITE IS ALLOWED FREE DISCHARGE WITHIN THIS PLAN THE NORTHERN BASIN CORRESPONDS TO SUBBASIN 117.2 WHICH IS PROGRAMED TO DRAIN TO OAKLAND. THE SOUTHERN BASIN CORRESPONDS TO SUBBASIN 117.3 WHICH IS PROGRAMED TO DISCHARGE TO THE RECENTLY COMPLETED ALAMEDA STORM DRAIN. THE DRAINAGE WILL INCLUDE SHALLOW WATER HARVEST POND ON EACH INDIVIDUAL LOT TO COMPLY WITH THE CITY WATER QUALITY REGULATIONS.



LEGAL DESCRIPTION:

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 4" MOUNTABLE-ROLL UNLESS OTHERWISE NOTED, EXCEPTING ALAMEDA AND OAKLAND WHICH SHALL BE 8" STANDARD.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

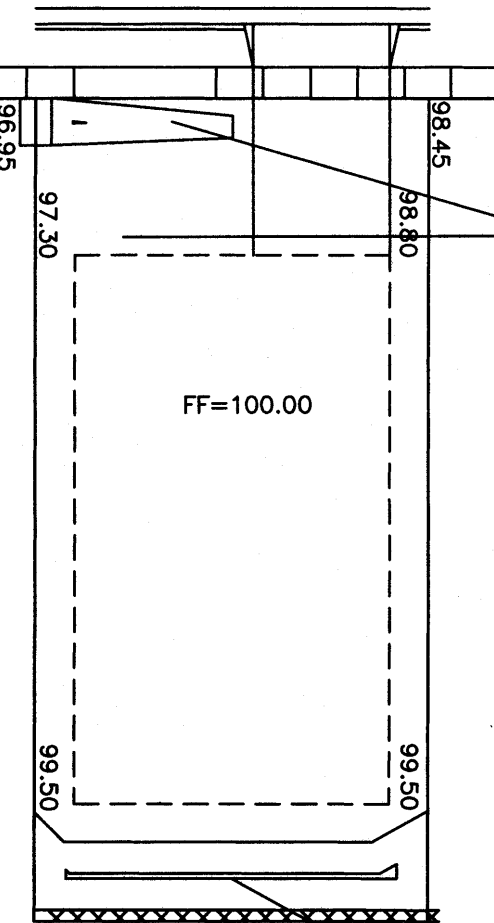
LEGEND

	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED SETBACK
	PROPOSED LOT LINE
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

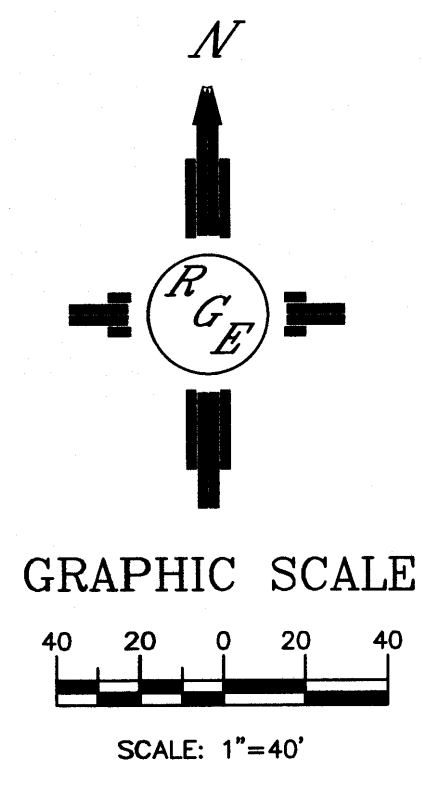
ALAMEDA
 BUILT BERM TO PREVENT CROSS LOT DRAINAGE



8" WATER HARVESTING AREA
 4:1 SLOPE MAX.
 TOP=VARIES
 BOTTOM=VARIES
 PROPOSED VOLUME=33 CU. FT.

WATER HARVESTING AREA
 TO RUN THE LENGTH OF PAD
 4:1 SLOPE MAX.
 TOP=99.50
 BOTTOM=99.00
 PROPOSED VOLUME=110 CU. FT.

CAUTION:



Rio Grande Engineering
 1800 NORTH AVENUE
 SUITE 201
 ALBUQUERQUE, NM 87104
 (505) 263-2000

PROJECT TITLE: **EAGLE CREST**

DRAWING TITLE: **GRADING AND DRAINAGE PLAN**

SEAL: **DAVID SOLIE**
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 NO. 14823

06-18-2014 090613 PROJECT NO. 21331
 DRAWING NO. **DRB 3.0**

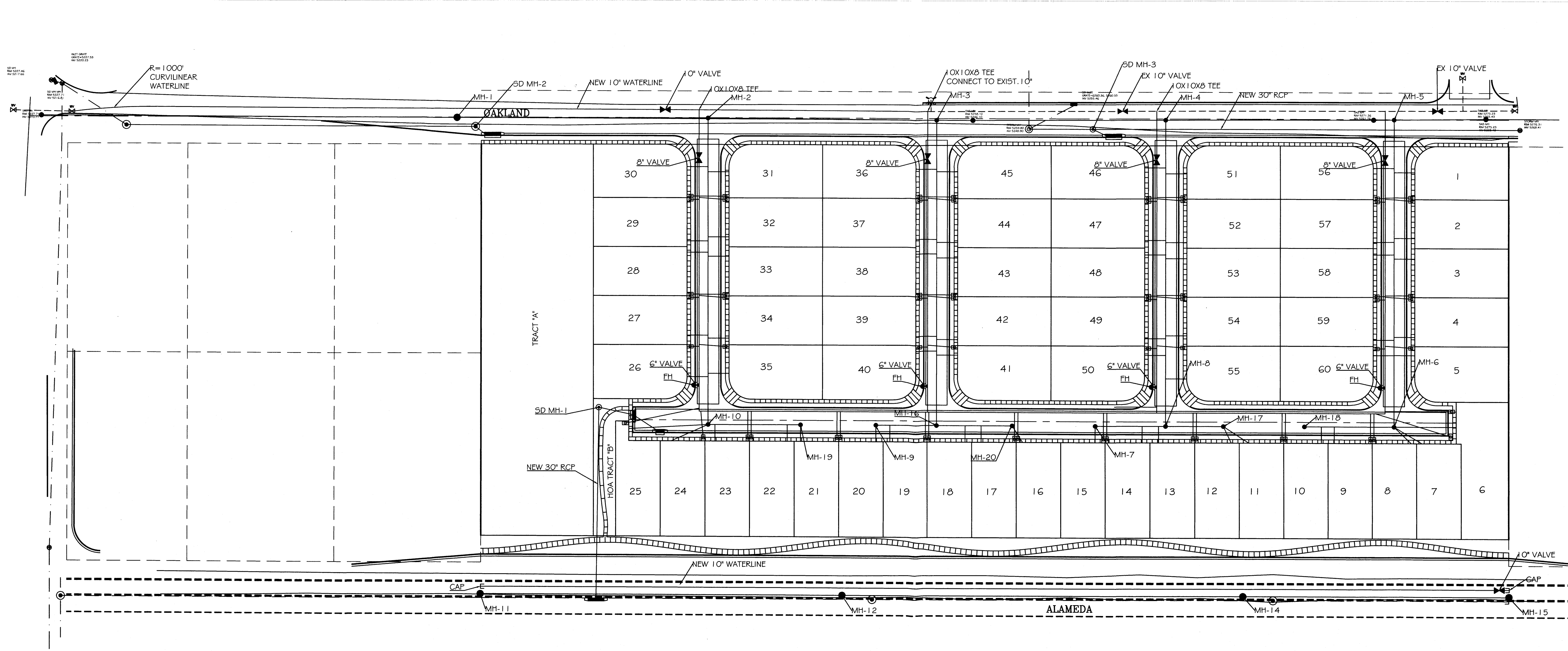
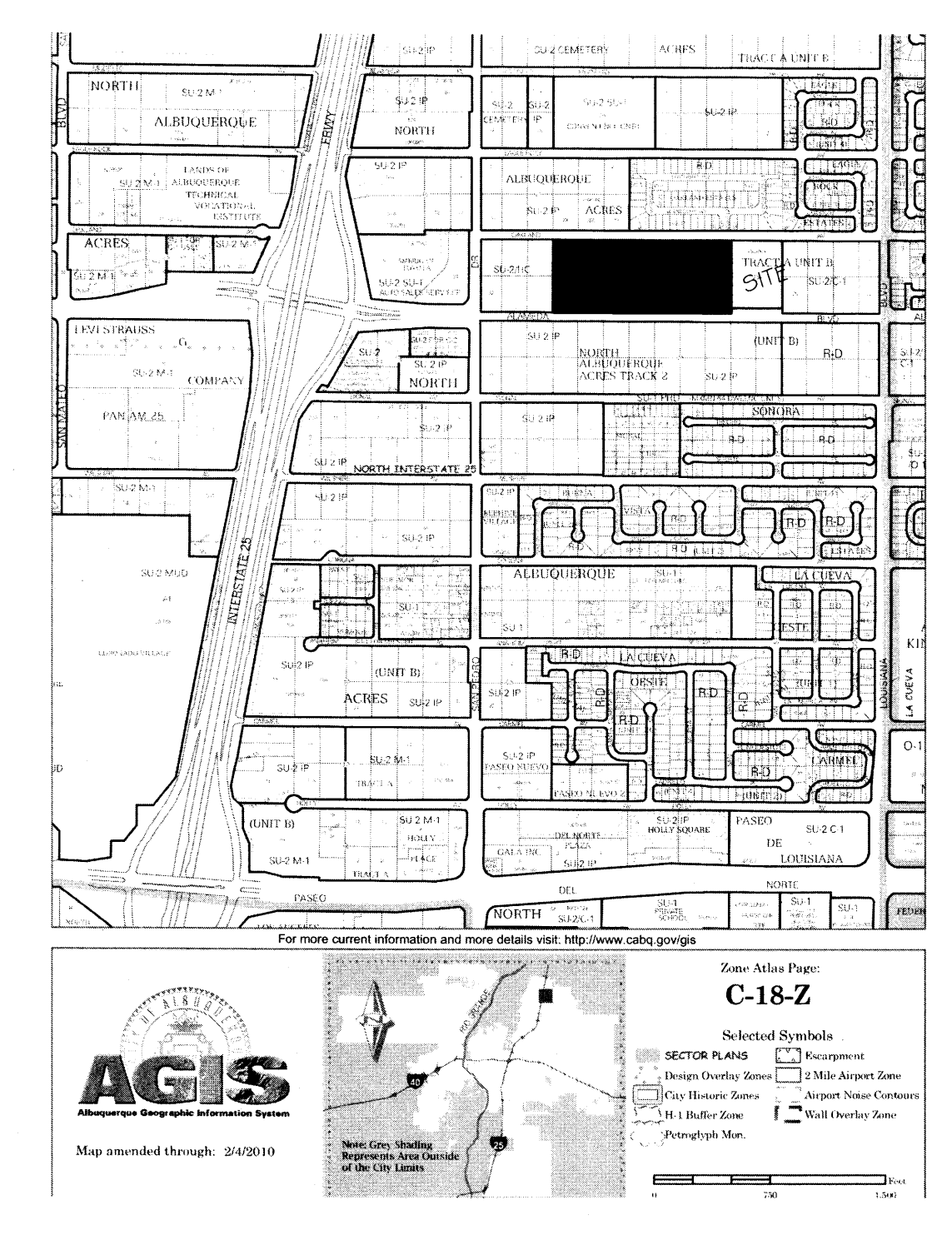
6/20/14

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY EASEMENT. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE ABCWUA
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
- CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF
- CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL
- CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
- CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
- CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
- EMS'S SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8.
- THE WATER AUTHORITY (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES, REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS. ONLY WATER AUTHORITY CREWS MAY OPERATE PUBLIC VALVES.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6450 SUBPART P.
- ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.

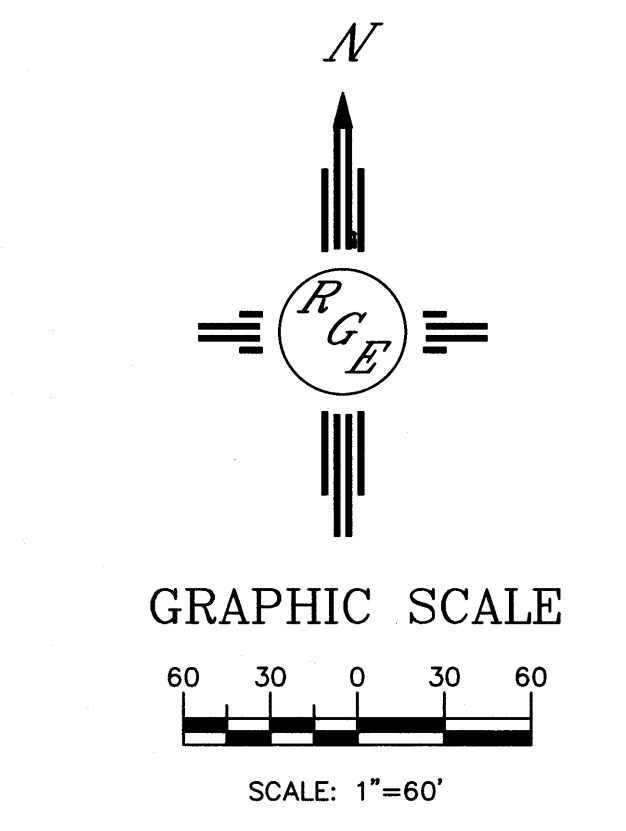
LEGEND

- EX. 12" SD --- EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- ⊗ EXISTING VALVE W/BOX
- EX. 6" WL --- EXISTING WATER LINE
- ⊕ PROPOSED METER
- PROPOSED FIRE HYDRANT
- - - - - EXISTING EDGE OF PAVEMENT
- ===== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ☼ STREET LIGHTS
- ////// CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR).

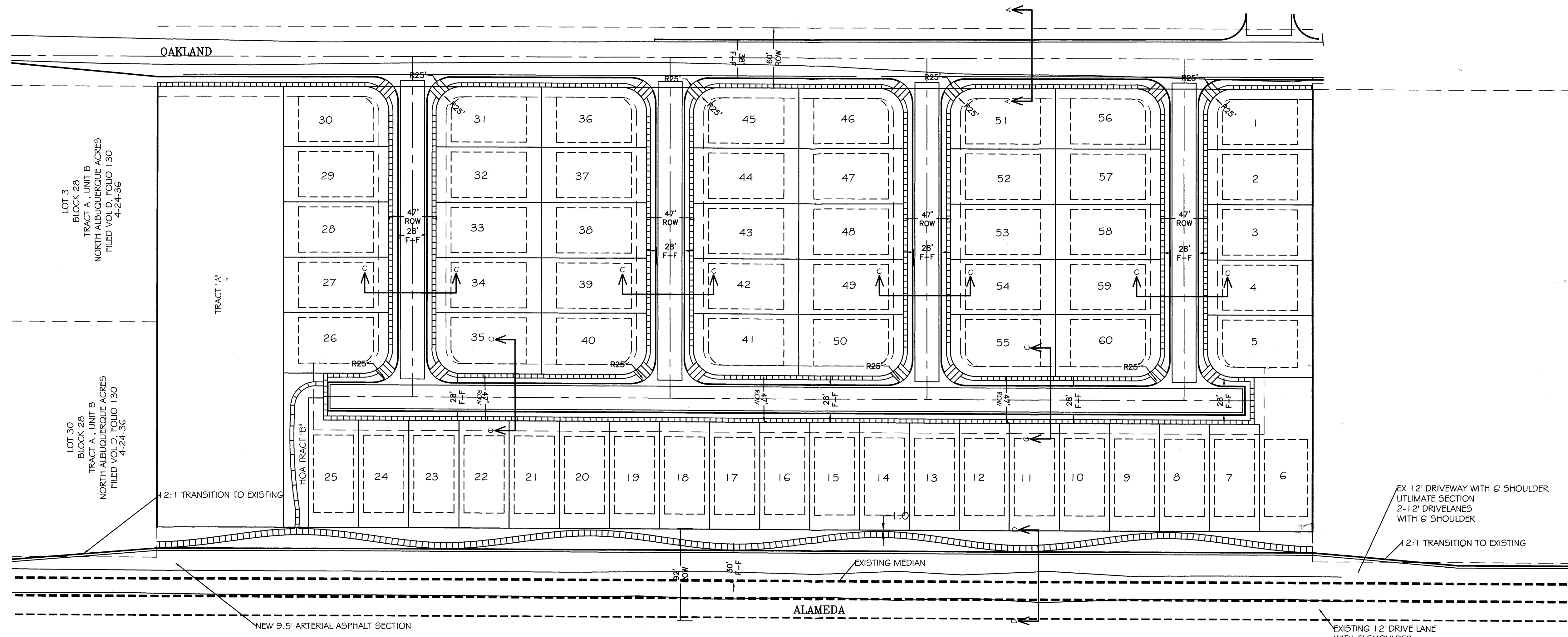
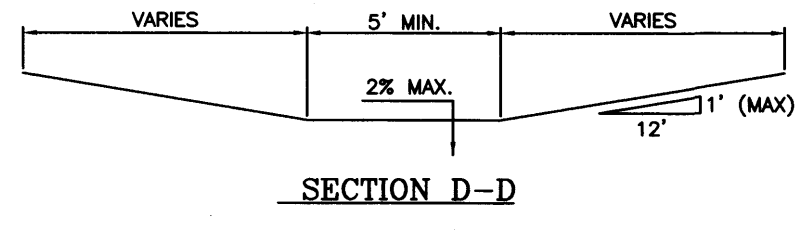
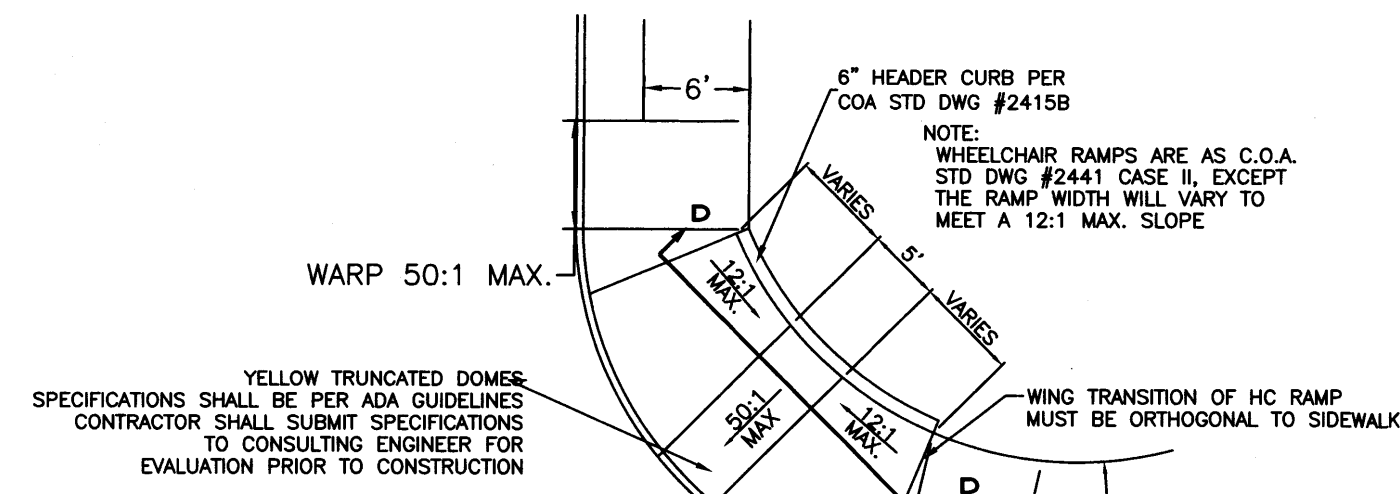


WATER SHUTOFF NOTES:

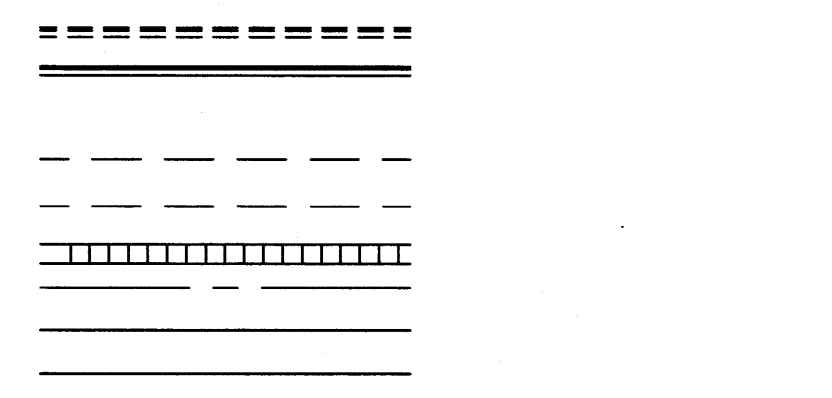
The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/content/view/full/463729/>



PROJECT TITLE: EAGLE CREST SUBDIVISION		
DRAWING TITLE: MASTER UTILITY PLAN		
SEAL	DATE 06-20-2014	PROJECT NO. 21331
DRAWING NO. DRB .04		

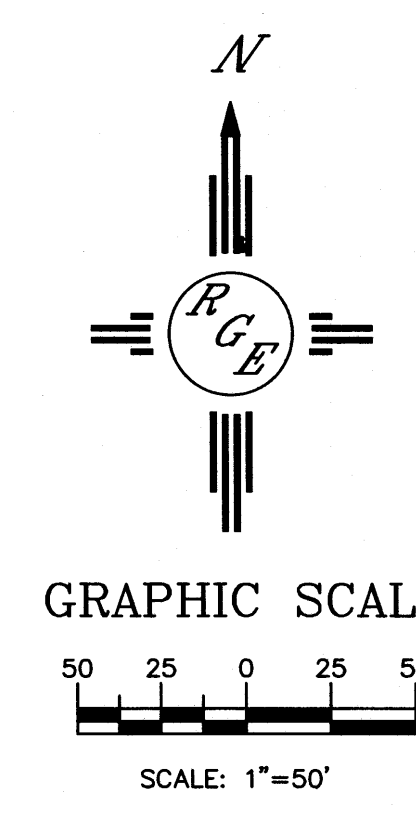
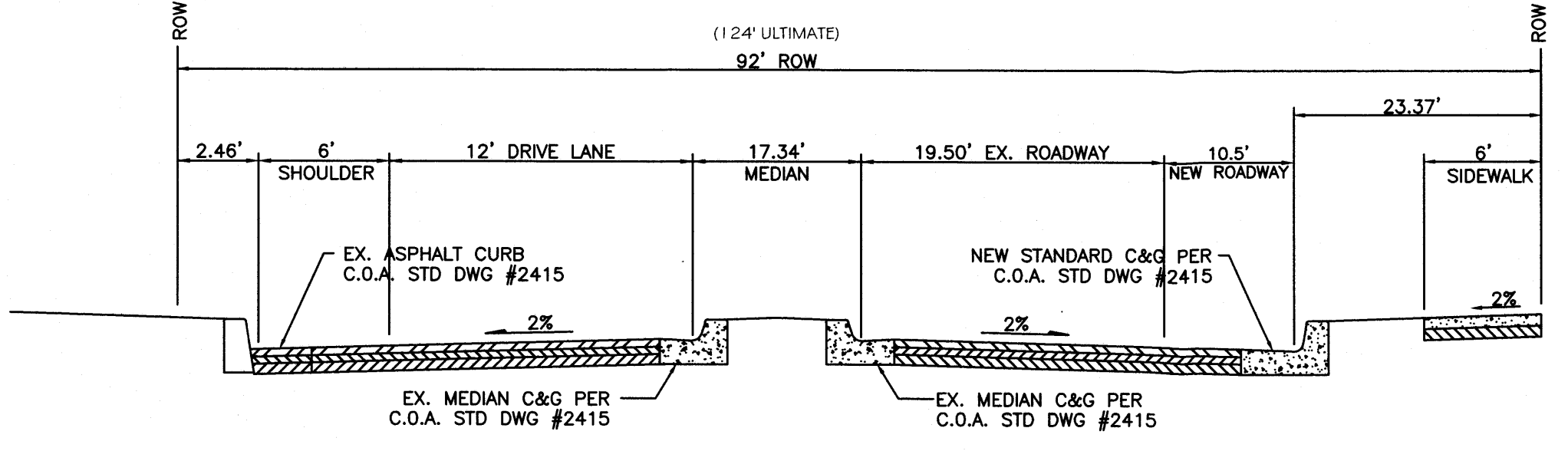
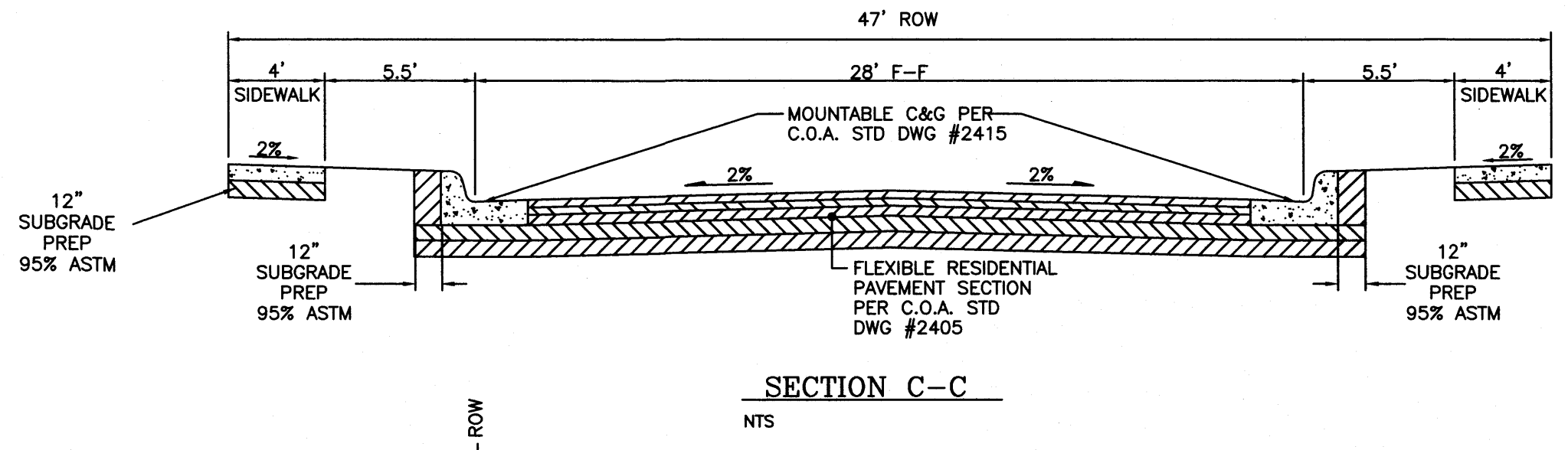
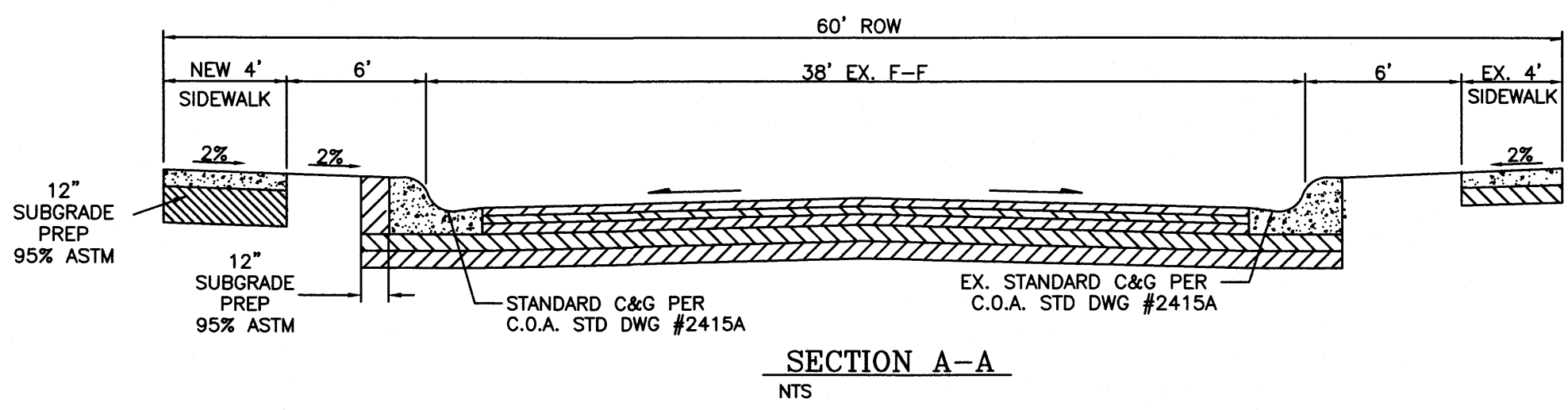


LEGEND



- KEYED NOTE:**
- 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
 - STANDARD C&G PER COA STD DWG #2415A
 - MOUNTABLE C&G PER COA STD DWG #2415A
 - HANDICAP RAMP SEE DETAIL THIS SHEET
 - 6" SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
 - 4" SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430

- GENERAL NOTES:**
1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.



Rio Grande Engineering
1908 SOUTH AVENUE
ALBUQUERQUE, NM 87104
(505) 872-2888

PROJECT TITLE: **EAGLE CREST SUBDIVISION**

DRAWING TITLE: **MASTER PAVING PLAN**

SEAL	DATE: 06-20-2014	PROJECT NO.: 21331
	DRAWING NO.	

DRB.05

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

SHADE TREES

- AUTUMN PURPLE ASH
Fraxinus americana
2' Cal., 12'-14' Inst./60' x 60' maturity
Water (M) Allergy (H) Osf
- HONEY LOCUST
Gleditsia tricanthos
2' Cal., 12'-14' Inst./50' x 50' maturity
Water (M) Allergy (L) Osf
- EASTERN REDBUD
Cercis canadensis
2' Cal., 8'-10' Inst./30' x 30' maturity
Water (M) Allergy (L) Osf

ORNAMENTAL TREES

- AUSTRIAN PINE
Pinus nigra
15 Gal. 4'-6' Inst., 35' x 25' maturity
Water (M) Allergy (L) Osf
- ROCKY MOUNTAIN JUNIPER
Juniperus scopulorum
15 Gal. 4'-10' Inst./20' x 20' maturity
Water (M) Allergy (L) 225sf
- NEW MEXICO OLIVE
Forestiera neomexicana
15 Gal. 4'-10' Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf

SHRUBS

- KARL FOERSTER REED GRASS
Calamagrostis x acutiflora 'Karl Foerster'
5 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf
- KNOCKOUT ROSE
Rosa
5 Gal. 3'-15" Inst./3' x 3' maturity
Water (M+) Allergy (L) 9sf
- CARPET ROSE
Rosa
5 Gal. 3'-15" Inst./2' x 3' maturity
Water (M) Allergy (L) 9sf
- BEARGRASS
Nolina microcarpa
5 Gal., 18"-3' Inst./5' x 6' maturity
Water (L+) Allergy (L) 36sf

GROUNDCOVERS

- MUGO PINE
Pinus mugo
5 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf
- PHOTINIA
Photinia fraseri
5 Gal., 2'-4' Inst./8' x 8' maturity
Water (M+) Allergy (L) 64sf
- GREYLEAF COTONEASTER
Cotoneaster glaucophyllus
5 Gal., 24"-4' Inst./2' x 9' maturity
Water (M) Allergy (L) 81sf
- BUFFALO JUNIPER
Juniperus sabina 'Buffalo'
5 Gal., 24"-4' Inst./2' x 8' maturity
Water (L+) Allergy (L) 64sf

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

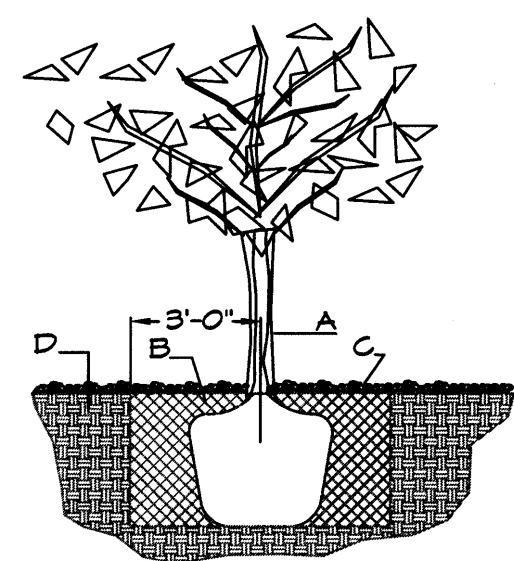
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



TREE PLANTING DETAIL

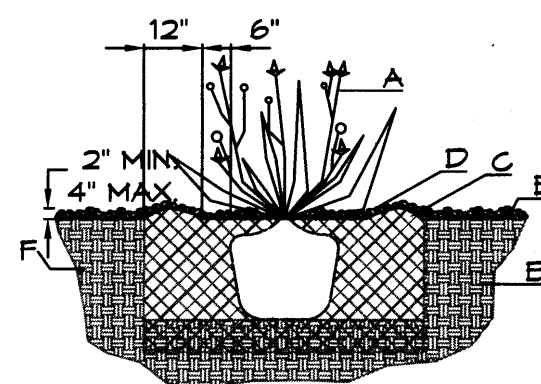
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

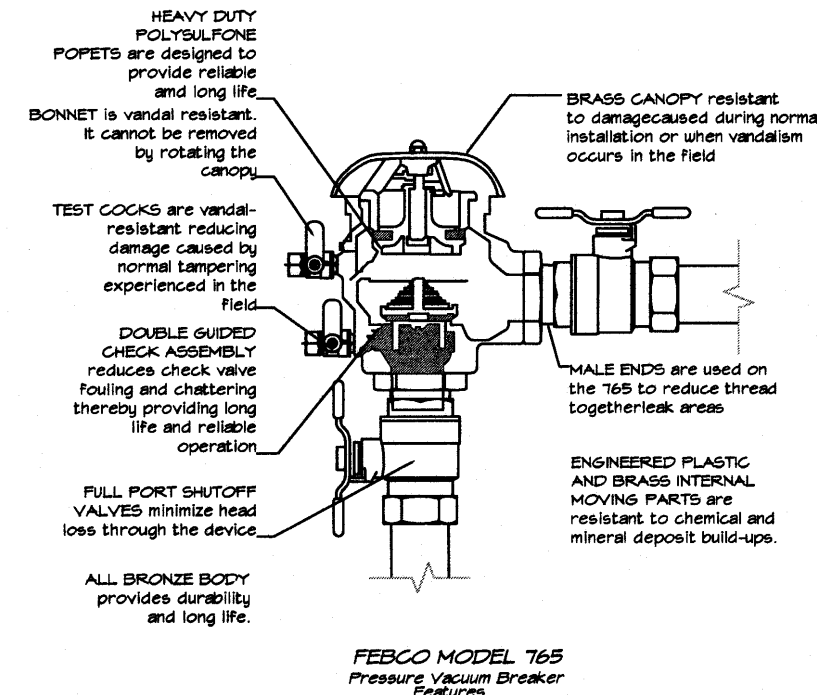
NTS

GENERAL NOTES:

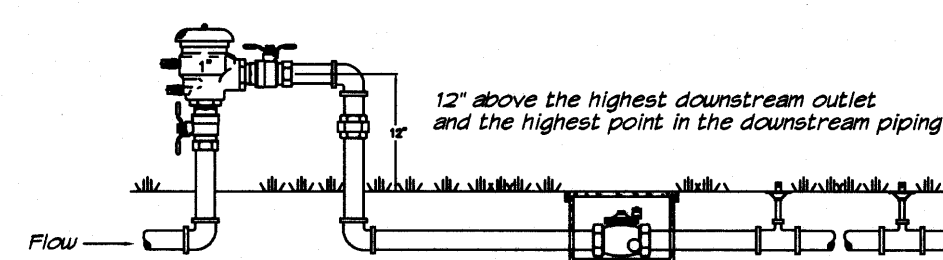
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

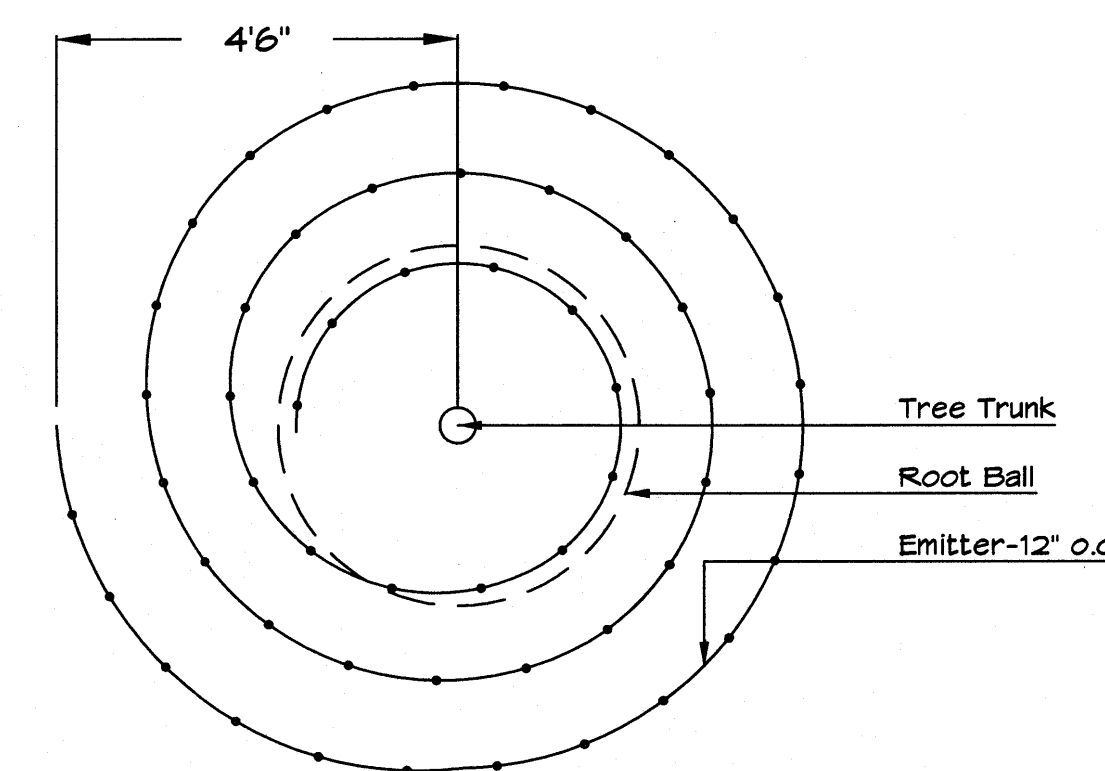
- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.



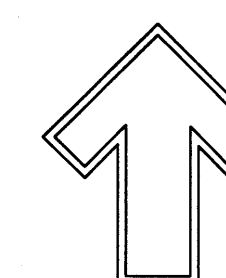
FEBCO MODEL 765 Pressure Vacuum Breaker Features



FEBCO MODEL 765 Pressure Vacuum Breaker Outside Installation

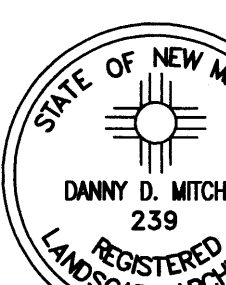


Netafim Spiral Detail



Cont. Lic. #26458
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Albuquerque, NM 87184
Ph. (505) 898-9730
Fax (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



6-17-14

DR HORTON HOMES
EAGLE CREST

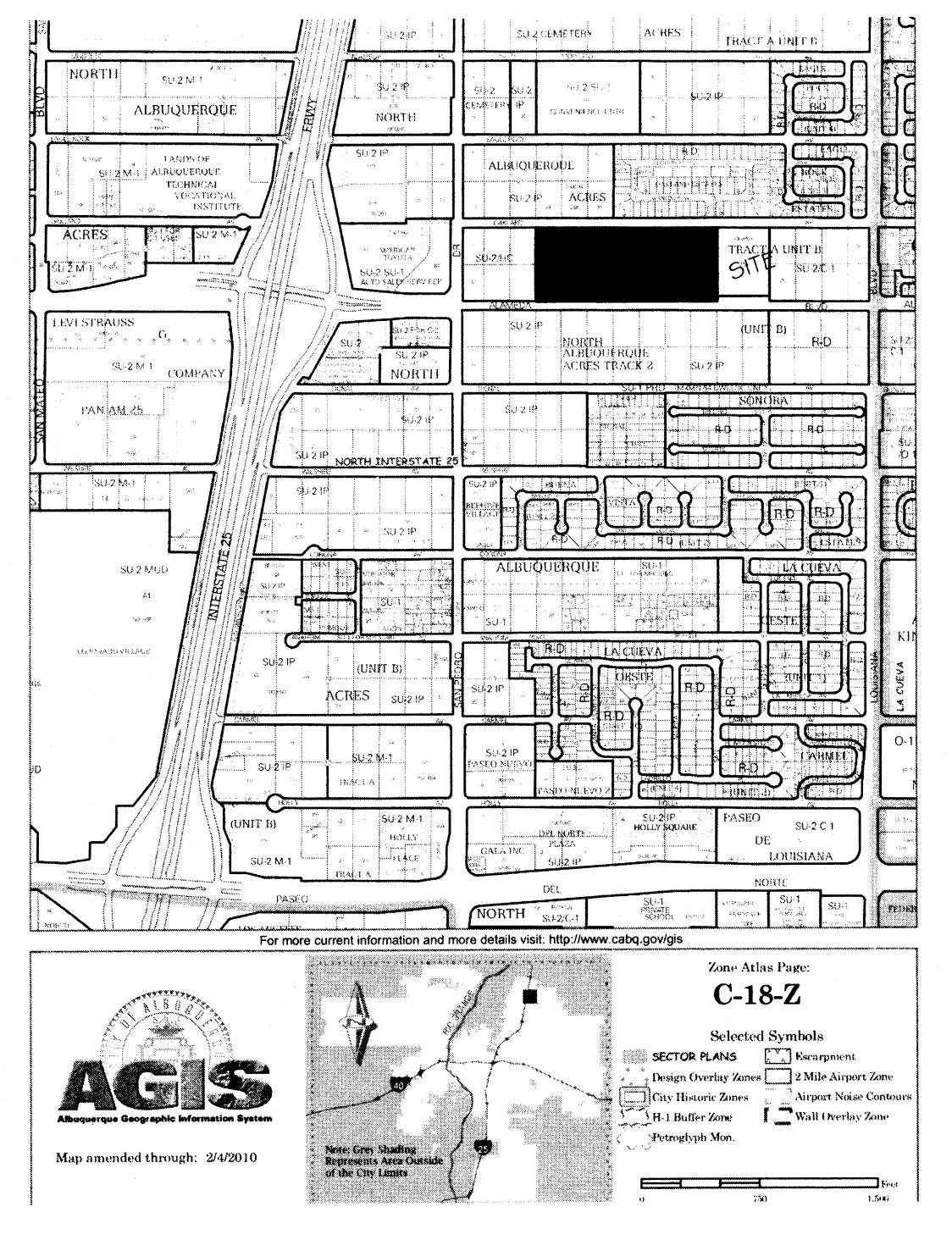
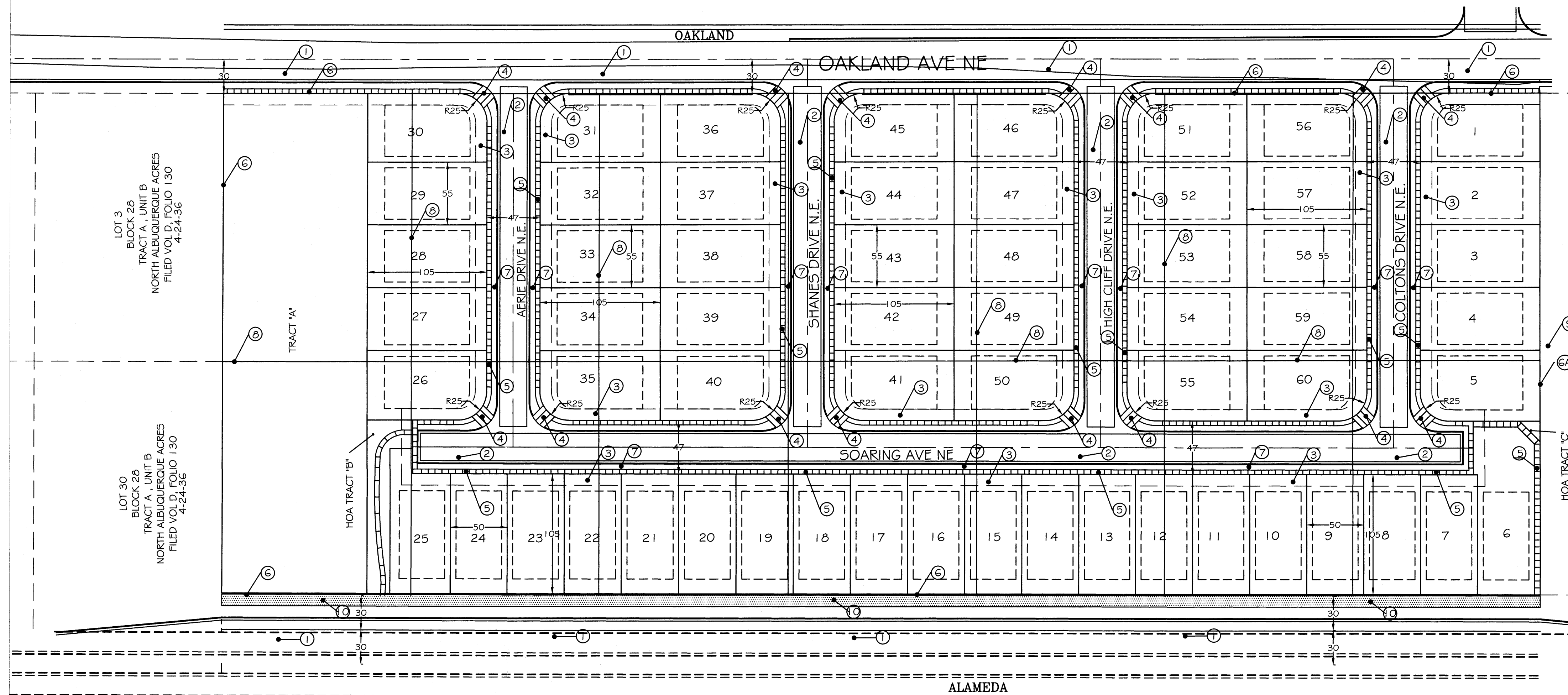
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop. Contractors and subcontractors are prohibited from copying, reproducing, or distributing this plan without the written consent of The Hilltop. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: CMD
REVISION #
DATE: 5-15-14

SHEET #
DRB.06



LEGAL DESCRIPTION
 LEGAL DESCRIPTION: LOTS 4 THRU 10 AND 23 THRU 29, BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

- KEYED NOTES**
- 1 30' WIDE RIGHT OF WAY DEDICATION TO BE GRANTED BY PLAT
 - 2 47' ROW DEDICATION TO BE GRANTED BY THIS PLAT
 - 3 10' PUBLIC UTILITY EASEMENT
 - 4 MULTI-DIRECTIONAL HANDICAP RAMP - 1 IN 12 SLOPE (TYP)
 - 5 4'-0" WIDE SIDEWALK
 - 6 PERIMETER FENCE - SEE ELEVATION FOR HEIGHTS
 - 7 EXISTING FENCE - CMU TYPE WALL
 - 8 GANG TYPE MAILBOX
 - 9 EXISTING LOT LINE ELIMINATED BY PLAT
 - 10 EXISTING LANDSCAPE BUFFER
 - 11 10' ASPHALT MULTI-USE TRAIL

INTRODUCTION
 DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN
 A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE
 THE SITE WILL POSSIBLY BE PHASED INTO 2-4 PHASES. PHASE 1A WILL BE INITIAL PHASE. REMAINING PHASES MAY DEVELOP INDIVIDUALLY OR COMBINED. TRACT A WILL BE UNDEVELOPED WITH THIS PROJECT AND SUBJECT TO FUTURE SITE PLAN APPROVALS. THIS PROJECT CREATES 60 LOTS, AND ONE TRACT FROM 14 EXISTING LOTS. THIRTY TWO FEET OF THE SOUTHERLY BOUNDARY WILL BE DEDICATED TO THE ALAMEDA BOULEVARD RIGHT OF WAY. THE RESIDENTIAL LOTS WILL BE ACCESSED BY A 47' ROW A 4' PEDESTRIAN WALK WAY WILL FRONT EACH LOT. THE BUILDINGS SHALL BE ORIENTED TO THE STREET.
 THE PEDESTRIAN WALKWAYS ALSO CONNECT TO THE PROPOSED PUBLIC SIDEWALK ON OAKLAND AVE. N.E. THE SINGLE FAMILY RESIDENCES SHALL BE TWO STORY AND ONE STORY WITH GARAGES FACING THE PRIVATEWAY.
 COMMUNITY MAILBOXES SHALL BE VISIBLE FROM THE MAIN ENTRANCE AND ACCESSIBLE FROM ALL LOTS.
 OAKLAND ESTATES LIE JUST NORTHEAST OF THE SUBJECT SITE. SONORA SUBDIVISION LIES SOUTHWEST OF THE SUBJECT SITE. BOTH DEVELOPMENTS ARE ALMOST TOTALLY BUILT OUT. THE PROPOSED DEVELOPMENT SHALL EMULATE THESE SIMILAR SU-2/RD DEVELOPMENTS.
 A WESTERLY PARCEL WHICH ABUTS SAN PEDRO DRIVE IS PLANNED AS FUTURE NEIGHBORHOOD COMMERCIAL DEVELOPMENT.
 ALL LOTS SHALL HAVE CROSS-LOT DRAINAGE EASEMENTS.

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS
 THE RESIDENTIAL FRONT ENTRIES AND GARAGE DOORS SHALL FACE THE INTERNAL STREET. A CONCRETE DRIVEWAY (20' MINIMUM LENGTH) SHALL PROVIDE ACCESS TO THE TWO CAR GARAGES. FRONT YARD SETBACK SHALL BE FIFTEEN FEET (15') EXCEPT THAT DRIVEWAYS SHALL BE TWENTY FEET (20') LONG. SIDE YARD SETBACK SHALL BE FIVE FEET (5'). STREET SIDE CORNER SIDE YARD SETBACK SHALL BE TEN FEET (10'). REAR YARD SETBACK SHALL BE FIFTEEN FEET (15'). BUILDING HEIGHTS RANGE FROM 17' AT SINGLE STORY PEAK TO 26' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)
 THE SITE IS CONNECTED TO THE SURROUNDING DEVELOPMENTS. OAKLAND AVE N.E. PEDESTRIAN ACCESS LIES TO THE NORTH AND ALAMEDA BLVD N.E. PEDESTRIAN AND BIKEWAY ACCESS LIES TO THE SOUTH.
 INTERNAL TO THE SITE, 4' WIDE SIDEWALKS ON BOTH SIDES OF THE ROW CONNECT EACH RESIDENCE WITH ITS NEIGHBOR. THE NEW PUBLIC SIDEWALKS ON OAKLAND AND ALAMEDA.
 MULTI-DIRECTIONAL RAMPS AT STRATEGIC CORNERS PROVIDE HANDICAP ACCESSIBILITY TO THE DEVELOPMENT.
 THE PROPOSED ROW PROVIDES MULTIPLE INGRESS-EGRESS POINT THAT CONNECTS TO OAKLAND AVE. N.E. VEHICULAR ENTRY ROAD SHALL ACCENTUATED BY LANDSCAPE ELEMENTS.

D. PARKING LOCATION AND DESIGN
 OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. FOUR PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO CAR GARAGES. THE PRIVATEWAY WILL BE LINED ON BOTH SIDES WITH RESIDENT PROVIDED PLANTINGS WHICH WILL ENHANCE THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT.

E. PUBLIC OUTDOOR SPACES
 PEDESTRIAN WALKWAYS ALONG THE INTERIOR ROADWAYS PROVIDE EASY ACCESS TO THE SURROUNDING SIDEWALKS BY ALL RESIDENTS. A 6' HIGH WALL ENCOMPASSES THE ENTIRE DEVELOPMENT.
 THE PEDESTRIAN CONNECTION TO ALAMEDA WILL LIE WITHIN TRACT B AND TRACT C, WHICH WILL BE A HOMEOWNERS ASSOCIATED AND MAINTAINED TRACT.

F. REFUSE & RECYCLE PICKUP
 RECYCLE AND REFUSE PICKUP SHALL BE INDIVIDUAL CART TYPE WITH WEEKLY SCHEDULED PICKUP TIMES.

G. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS
 THE DEVELOPMENT BLOCK WALLS PROVIDE PRIVACY AND SECURITY FOR THE RESIDENTS. ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-16-3-19 OF THE ZONING ORDINANCE. ALL PERIMETER WALLS SHALL BE 6'-0" IN HEIGHT. THEY SHALL BE EXPOSED BLOCK WITH REPEATING PATTERNS AND VARIATED TEXTURES.

H. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING
 LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-16-3-9 OF THE ZONING ORDINANCE. RESIDENCE-MOUNTED LIGHTING ELEMENTS SHALL BE INCANDESCENT, METAL HALIDE OR HALOGEN ONLY. RESIDENCE-MOUNTED FLOODLIGHTS (MAXIMUM 75 WATT BULBS) SHALL BE SHIELDED OR AIMED IN SUCH A WAY THAT THEY DO NOT SHINE INTO OTHER LOTS OR THE STREET.

I. SCREENING/BUFFERING TECHNIQUES
 MULTIPLE STREET SHADE TREES SCREEN RESIDENCES FROM ADJACENT ROADWAY WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. AT MATURITY, THESE TREES SHALL CREATE A COOLING MICRO CLIMATE.

J. "GREEN" FEATURES
 WATER HARVESTING CISTERN AND COLLECTION SYSTEM TECHNIQUES SHALL BE ENCOURAGED.

2. STREET REALM
 A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES
 THE SITE IS ACCESSIBLE TO TRANSIT ROUTES ON ALAMEDA BLVD., WHICH IS A PRINCIPAL ARTERIAL. CITY OF ALBUQUERQUE "ABQ RIDE" BUS STOP IS LOCATED AT SAN PEDRO DR. AND ANAHEIM BLVD ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE ABUTS A PROPOSED CITY DESIGNATED BIKE LANE ON ALAMEDA BLVD. N.E. WHICH WILL EXTEND TO LOUISIANA BLVD. N.E.

3. LANDSCAPING
 LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS.
 THE LANDSCAPE NETWORK CONSISTS OF:
 STREET SHADE TREES ALONG ALAMEDA BOULEVARD SHALL BE SITUATED IN 12' WIDE LANDSCAPE STRIPS W/ ROCK OR BARK GROUNDCOVER. STREET TREE SPACINGS SHALL BE DETERMINED BY TREE CANOPY AT FULL MATURITY.
 INTERIOR STREETSCAPE STREET SHADE TREES, AND LANDSCAPING IN AND AROUND UNIT DRIVEWAYS SHALL BE PROVIDED AND MAINTAINED BY INDIVIDUAL RESIDENCE OWNERS. AT MINIMUM, RESIDENTS SHALL PLANT ONE 8'-0" TO 12'-0" TALL SHADE TREE AT THE STREET FRONTAGE. IN ADDITION 5 - 8 (FIVE TO EIGHT) 5 GALLON SHRUBS SHALL BE LOCATED IN A GREY ROCK/COBBLE ACCENT LANDSCAPING SCHEME.
 DECIDUOUS STREET SHADE TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THE LANDSCAPING SHALL BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.
 SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY, HOWEVER, ANY SUBSTITUTIONS WILL BE LIMITED TO PLANT SPECIES IN THE INCLUDED ON THE ALBUQUERQUE/BERNALILLO WATER AUTHORITY XERISCAPE PLAN LIST

REQUIREMENTS:
 a. THE STREETSCAPE ALONG ALAMEDA BOULEVARD SHALL CONSIST OF TREES IN THE MEANDERING WIDTH PLANTING STRIP BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES.
 b. THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON ALL THE INTERSECTIONS. A CLEAR SITE TRIANGLE AT INTERSECTIONS MUST BE MAINTAINED 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS. A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT HANG LOWER THAN 8'.

WATER CONSERVATION TECHNIQUES:
 THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN
 A. CONTEXT
 THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. EXISTING INDUSTRIAL AND WHOLESALE WAREHOUSING USES EXIST SIDE BY SIDE WITH RESIDENTIAL DEVELOPMENTS. NUMEROUS COMMERCIAL USES ARE IN EVIDENCE EAST OF THE I-25/ALAMEDA INTERCHANGE. ON THE SOUTH ARE MULTI STORY MOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRANGED ALONG THE NORTHBOUND INTERSTATE. THESE INCLUDE AMERICAN TOYOTA AND MERCEDES BENZ OF ALBUQUERQUE.

B. ARCHITECTURAL THEME OR STYLE
 THE PROPOSED RESIDENTIAL BUILDING DESIGNS SHALL BE CONSISTENT WITH THE PREDOMINANT NEIGHBORING RESIDENTIAL DEVELOPMENTS. BOTH TWO AND ONE STORY CONFIGURATIONS WILL BE USED. ARCHITECTURAL STYLES SHALL RANGE FROM PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN TO FLAT ROOF/FRAME-STUCCO DESIGN.
 PARAPETS FOR FLAT ROOF DESIGNS SHALL NOT EXCEED 15% OF THE HEIGHT OF THE SUPPORTING WALL AND SHALL SHIELD THE VIEW OF THE ROOF MATERIAL FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK".

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION
 THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE A RESIDENTIAL NEIGHBORHOOD RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING THE INTERNAL ROADWAYS. THE BUILDING DESIGNS SHALL INCORPORATE PRUDENT USE OF BOTH VERTICAL AND HORIZONTAL ARTICULATION AS APPROPRIATE TO RESIDENTIAL DESIGN.
 AN EARTH TONED PALETTE SHALL BE IN EVIDENCE AT ALL OF THE EXTERIOR BUILDING WALLS AND SURROUNDING PROPERTY LINE WALLS.

5. APPROVAL PROCESS
 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE NORTH 1-25 SECTOR DEVELOPMENT PLAN. BUILDING PERMITS FOR THE INDIVIDUAL LOTS SHALL NOT BE REQUIRED TO OBTAIN DRB APPROVAL IF THE SITE PLAN AND LANDSCAPE PLANS ARE IN CONFORMANCE TO THESE GUIDELINES.

6. PHASING
 THE CONSTRUCTION OF THE SITE WILL BE PHASED TO MINIMIZE THE DISTURBANCE AREA. EACH PHASE WILL MEET THE DPM ROADWAY STANDARDS. INITIAL PHASE SHALL CONSTRUCT ALL THE REQUIRED OFFSITE IMPROVEMENTS. THE USE OF TEMPORARY PONDS WILL USED AT WEST AND EAST ENDS OF SOARING AVENUE AT EACH PHASE.

SUBDIVISION DATA

PROJECT LOCATION: ALBUQUERQUE, NM
 N.E. AVENUE EAST OF SAN PEDRO DRIVE N.E.
 ALBUQUERQUE, NM

ZONE ATLAS MAP: C-18
 GROSS ACRES: 12.35 A
 NO. OF LOTS COMBINED: 14
 NO. OF LOTS CREATED: 60
 NO. OF TRACTS: 2
 EXISTING ZONING: SU-2/1P FOR RC USES
 MAXIMUM 88 UNITS
 JANUARY 2013

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 26 FEET

MINIMUM BUILDING SETBACK:
 FRONT YARD SETBACK - RESIDENCE 15 FEET
 FRONT YARD SETBACK - DRIVEWAY 20 FEET
 SIDE YARD SETBACK 5 FEET
 STREET SIDE CORNER 10 FEET
 SIDE YARD SETBACK 15 FEET
 REAR YARD SETBACK 15 FEET

MAXIMUM DWELLING UNITS: 60 UNITS

PERIMETER WALL

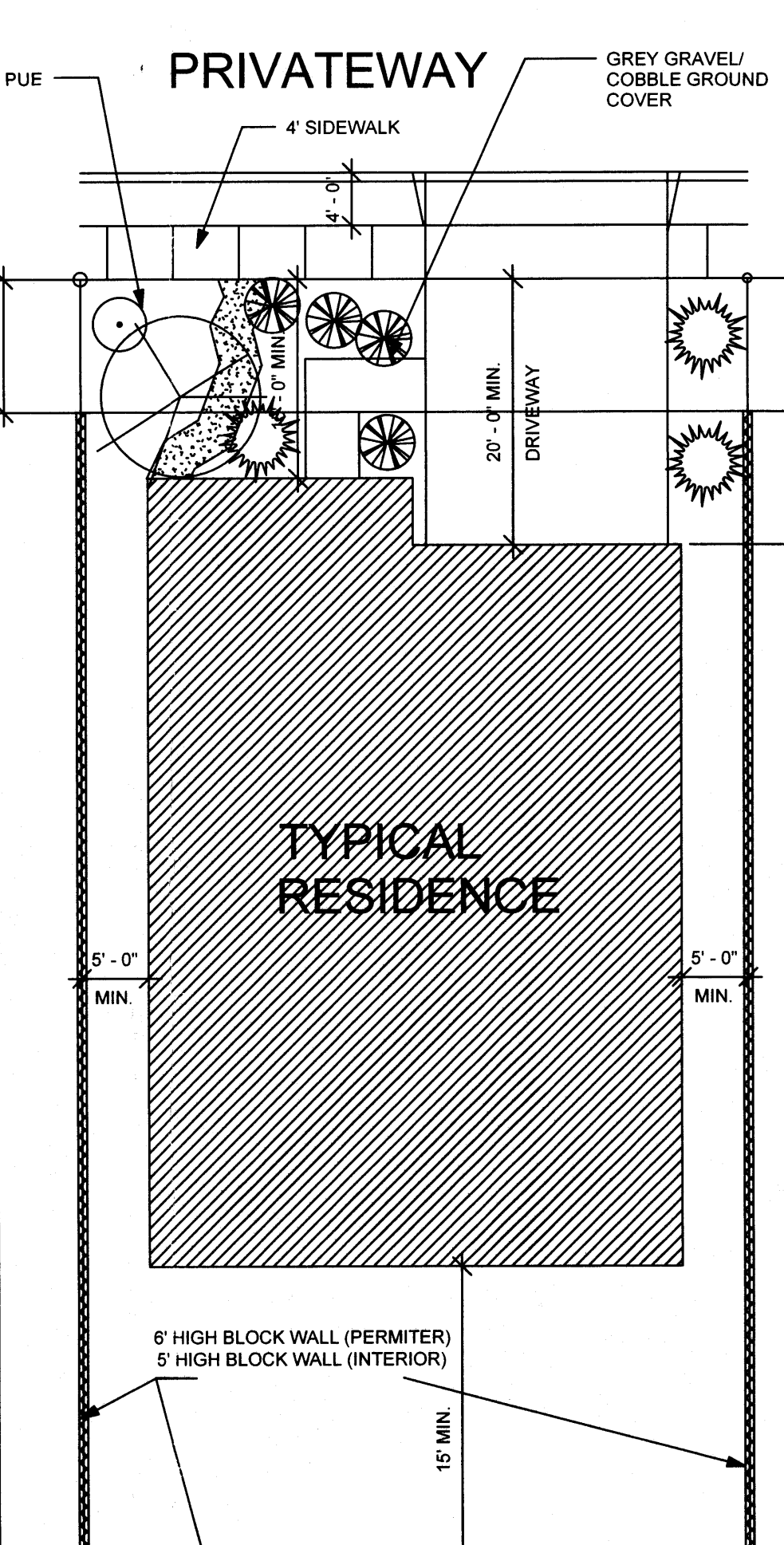
STANDARD TEXTURE "SKY" BIRCH (A7)
 12" WIDE BY 4" CAP BLOCK COFFEE (191)
 12" x 16" STANDARD TEXTURE PILASTER @ 12" O.C. COFFEE (191)
 SPLITSFACE "MOUNTAIN" REPEAT-PATTERN COFFEE (191)

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? (x) Yes () No. If Yes then set of approved DRG 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 APPROVAL:

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



GRAPHIC SCALE
 SCALE: 1"=60'

SHEET LIST

Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-2.0	LANDSCAPING PLAN
DRB-3.0	GRADING & DRAINAGE PLAN
DRB-4.0	MASTER UTILITY PLAN
DRB-5.0	MASTER PAVING PLAN

PROJECT TITLE: EAGLE CREST SUBDIVISION

DRAWING TITLE: SITE PLAN FOR SUBDIVISION
 7-9-14

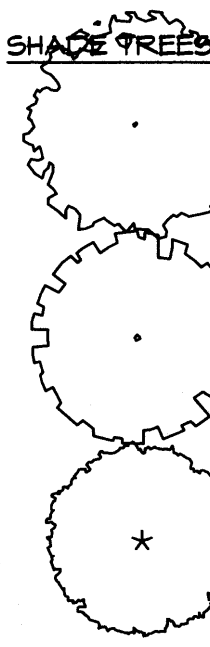
SEAL: _____
DATE: 06-11-2014
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DRB.01

PLANT LEGEND

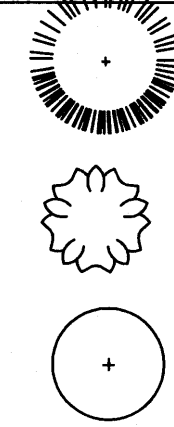
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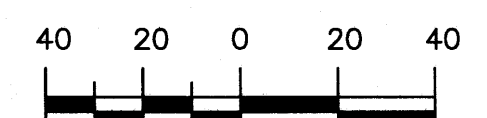
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Water (M) Allergy (L) 4sf
- BEARGRASS
Nolina microcarpa
5 Gal., 15'-3" Inst./5' x 6' maturity
Water (L+) Allergy (L) 36sf



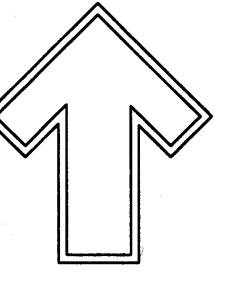
- MUGO PINE
Pinus mugo
5 Gal., 12'-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 4sf
- PHOTINIA
Photinia Fraseri
5 Gal., 2'-4" Inst./8' x 8' maturity
Water (M+) Allergy (L) 64sf
- GREYLEAF COTONEASTER
Cotoneaster glaucophyllus
5 Gal., 24"-4" Inst./2' x 4' maturity
Water (M) Allergy (L) 81sf
- BUFFALO JUNIPER
Juniperus sabinna 'Buffalo'
5 Gal., 24"-4" Inst./2' x 8' maturity
Water (L+) Allergy (L) 64sf



GRAPHIC SCALE

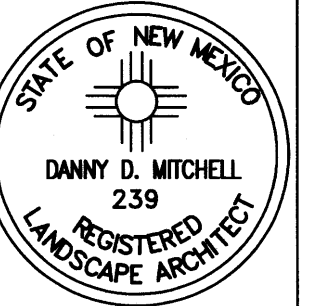


SCALE: 1"=40'



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LANDSCAPE ARCHITECT'S SEAL



6-17-14

DR HORTON HOMES
EAGLE CREST
LANDSCAPE PLAN

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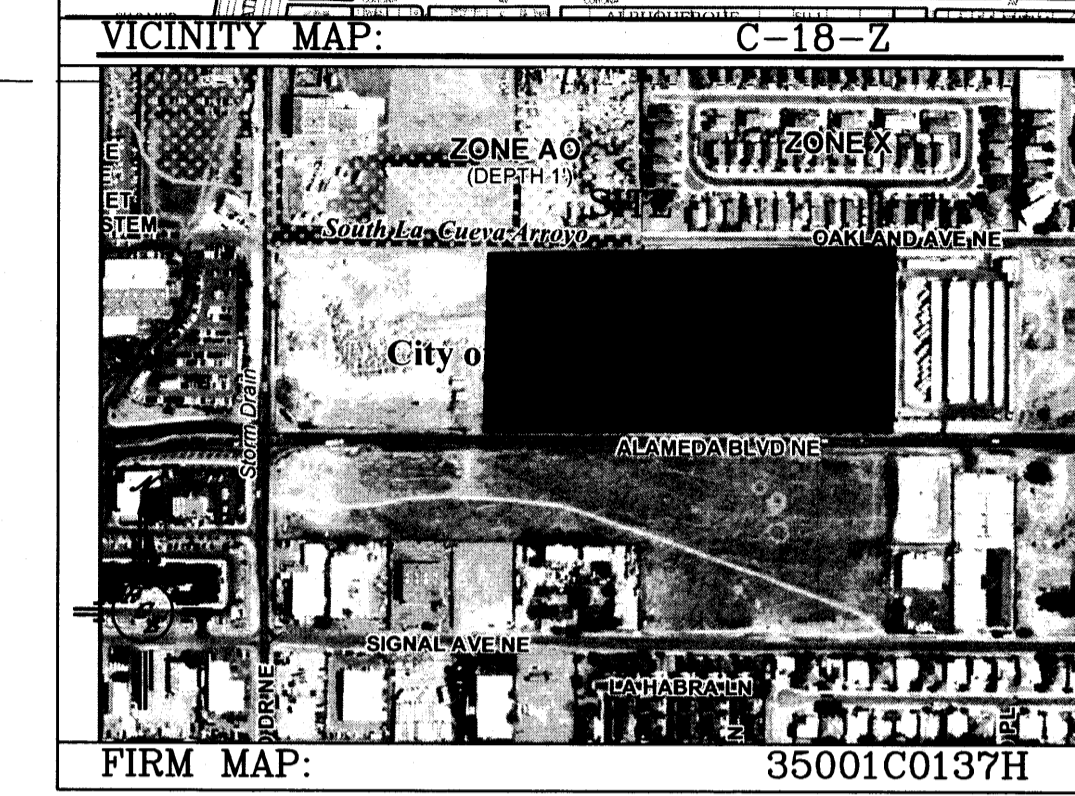
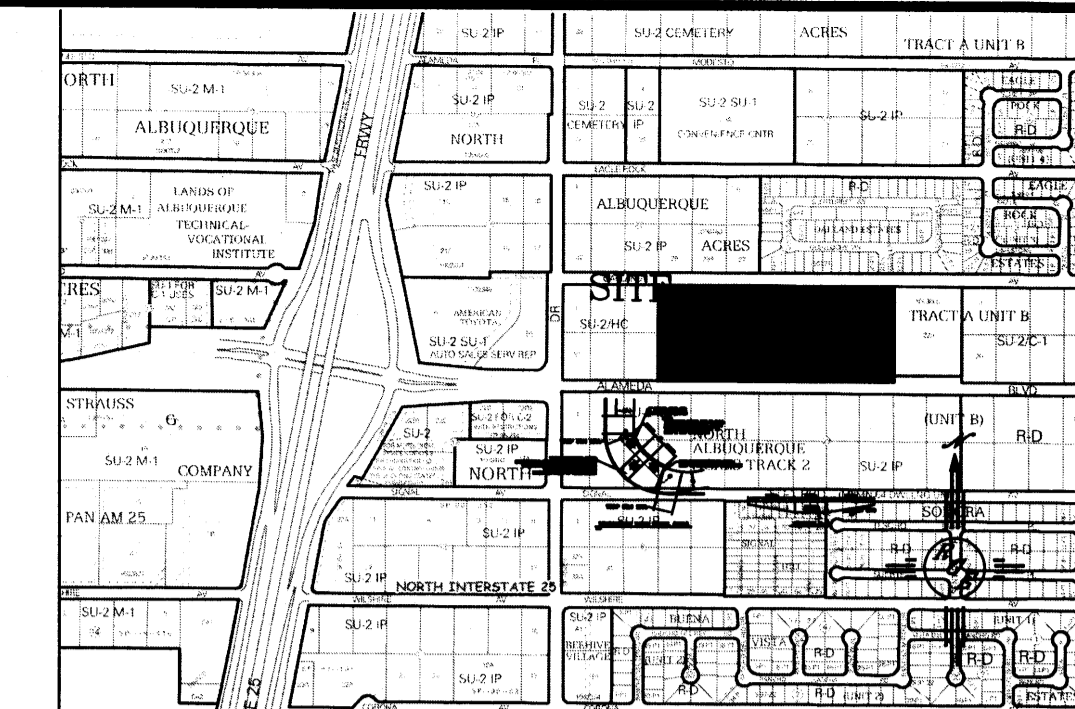


DRAWN BY: dm
REVISION # 1/6-17-14
DATE 5-15-14

SHEET # DRB.02

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

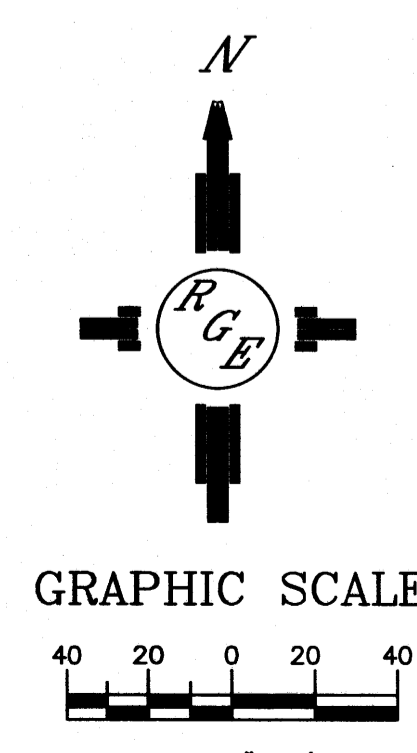
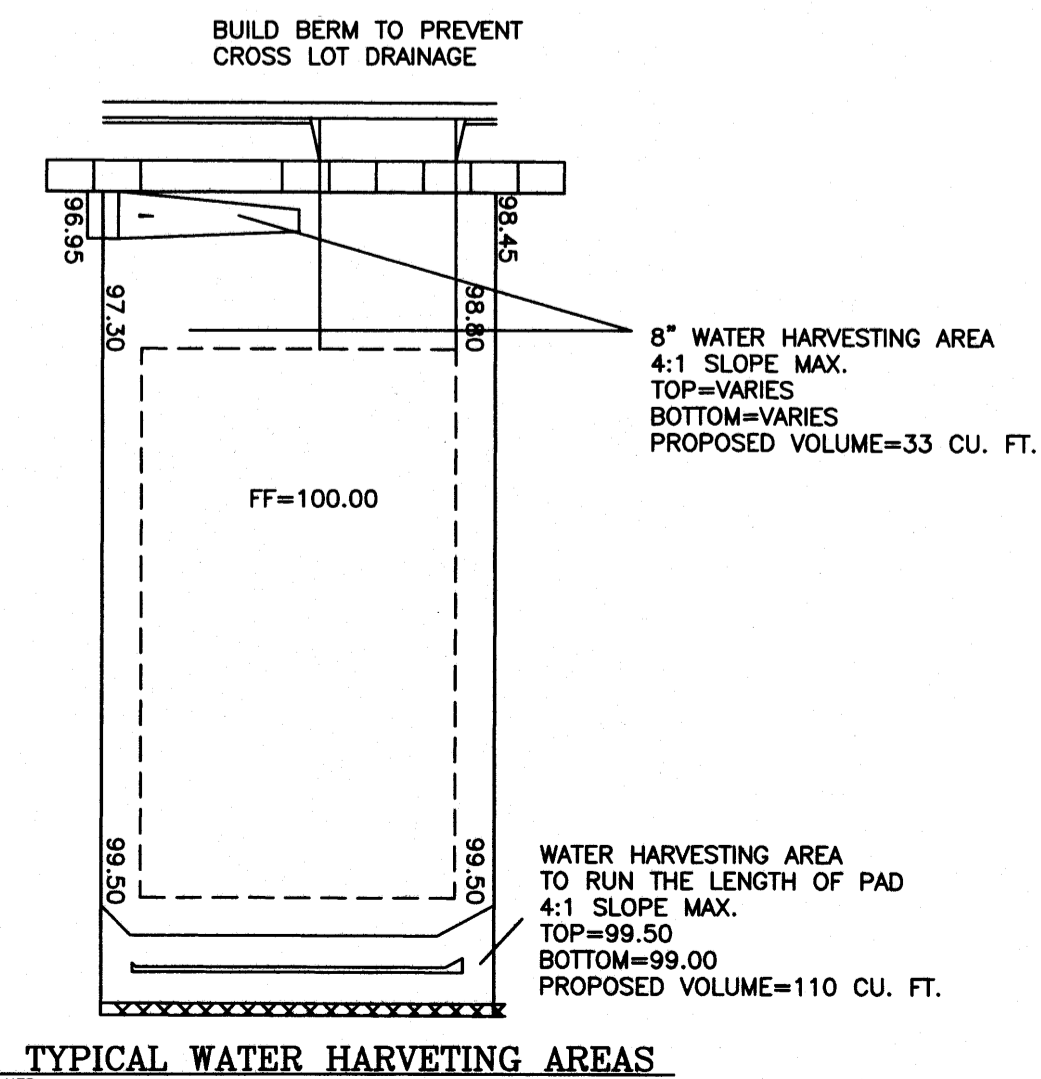
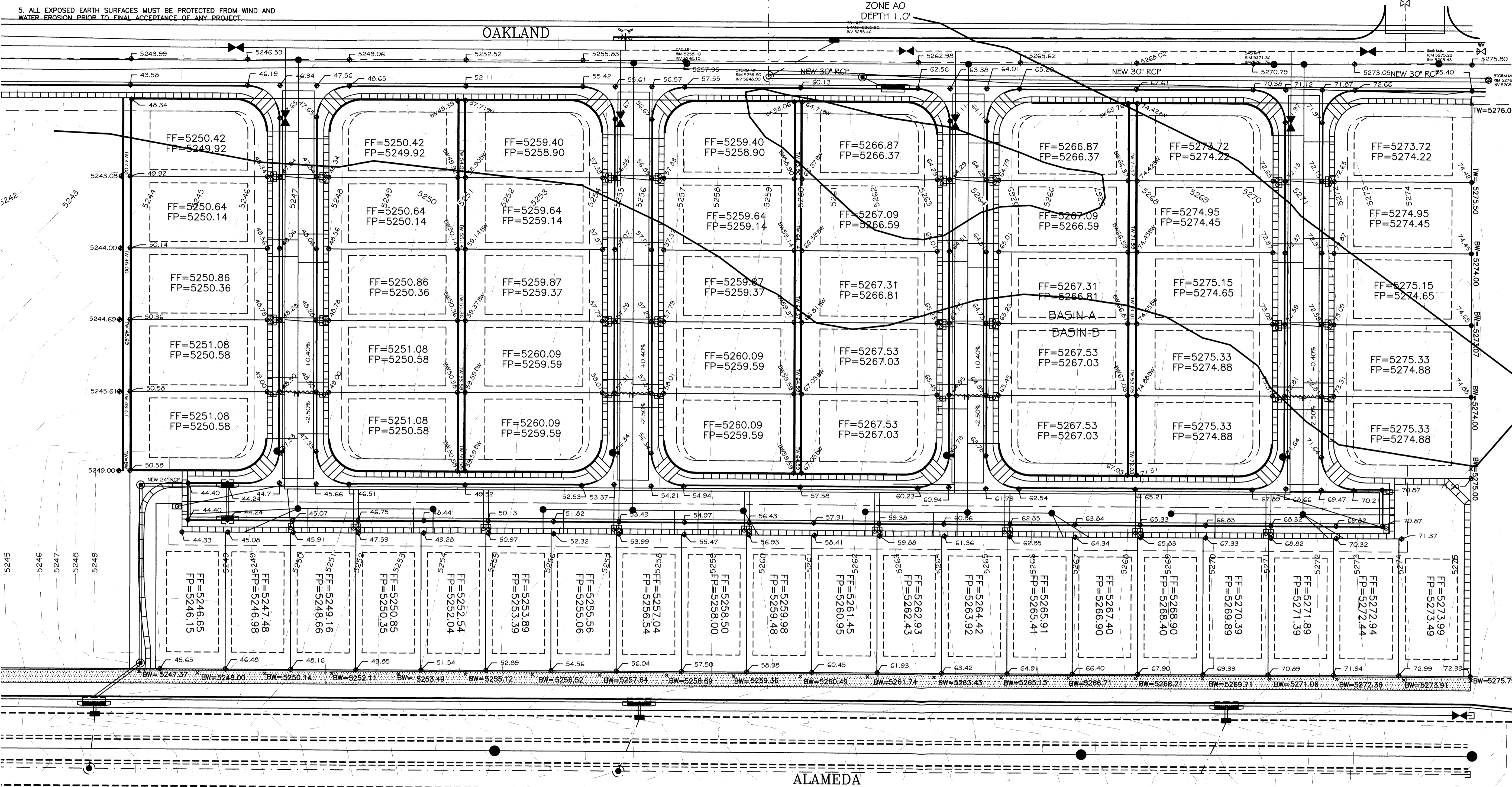


LEGAL DESCRIPTION:

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO 4" MOUNTABLE-ROLL UNLESS OTHERWISE NOTED, EXCEPTING ALAMEDA AND OAKLAND WHICH SHALL BE 8" STANDARD.
 3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL



Rio Grande Engineering
1000 CENTRAL AVENUE
ALAMEDA, CA 94601
DRG. REG. NO.

PROJECT TITLE: **EAGLE CREST**

DRAWING TITLE: **GRADING AND DRAINAGE PLAN**

DATE: 06-18-2014
PROJECT NO.: 21331
DRAWING NO.: **DRB 3.0**

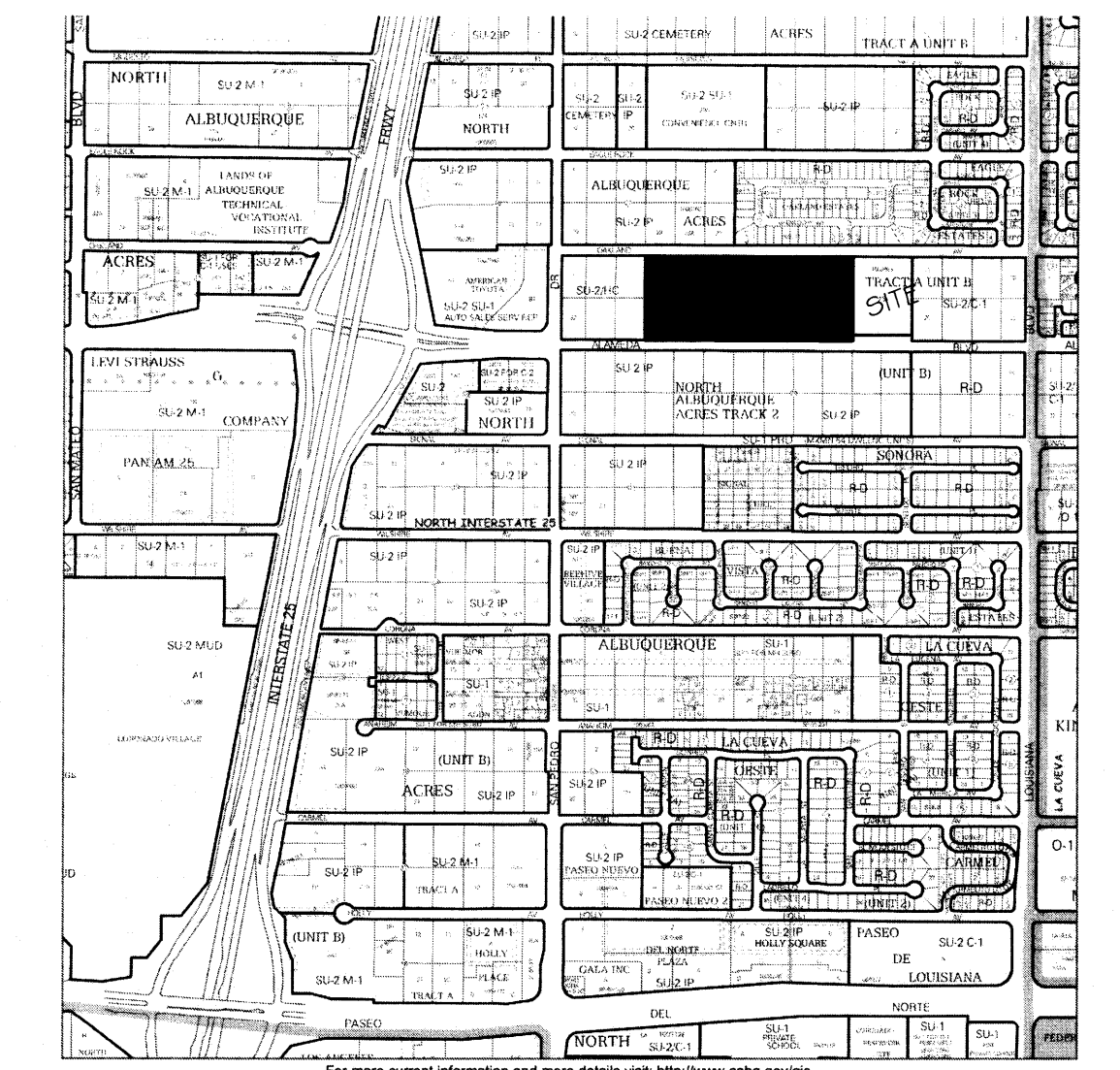
7/3/14

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY EASEMENT. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE ABCWUA
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. EMS'S SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8.
17. THE WATER AUTHORITY (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES, REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS. ONLY WATER AUTHORITY CREWS MAY OPERATE PUBLIC VALVES.
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6450 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.

LEGEND

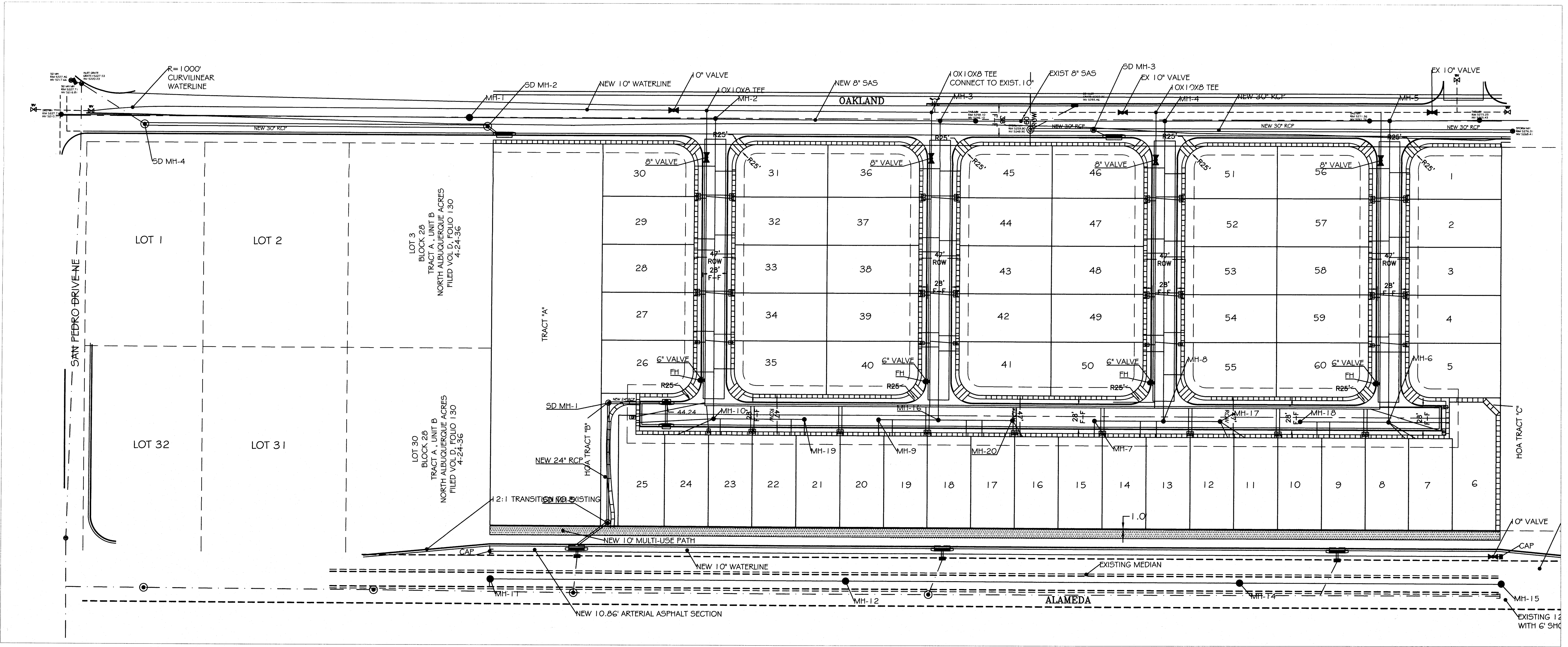
- EX. 12" SD — EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- ⊠ EXISTING VALVE W/BOX
- - - EX. 6" WL - - - EXISTING WATER LINE
- ⊠ PROPOSED METER
- PROPOSED FIRE HYDRANT
- - - - - EXISTING EDGE OF PAVEMENT
- ===== PROPOSED CURB & GUTTER
- - - - - BOUNDARY LINE
- - - - - CENTERLINE
- - - - - RIGHT-OF-WAY
- LOT LINES
- ☀ STREET LIGHTS
- ===== CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR).



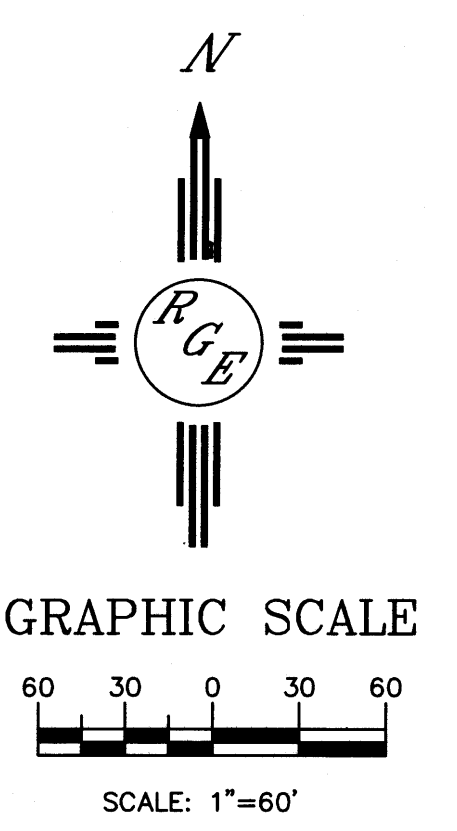
AGIS
Map amended through: 1/2/2010

C-18-Z

Selected Symbols:
 SECTOR PLANS
 Change Order Status
 City Block Lines
 City Block Faces
 City Block Sides
 City Block Corners
 City Block Interiors
 City Block Outlines
 City Block Perimeters
 City Block Profiles
 City Block Surfaces
 City Block Text
 City Block Utilities
 City Block Values
 City Block Weights
 City Block Zones



WATER SHUTOFF NOTES:
 The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/content/view/full/463729/>

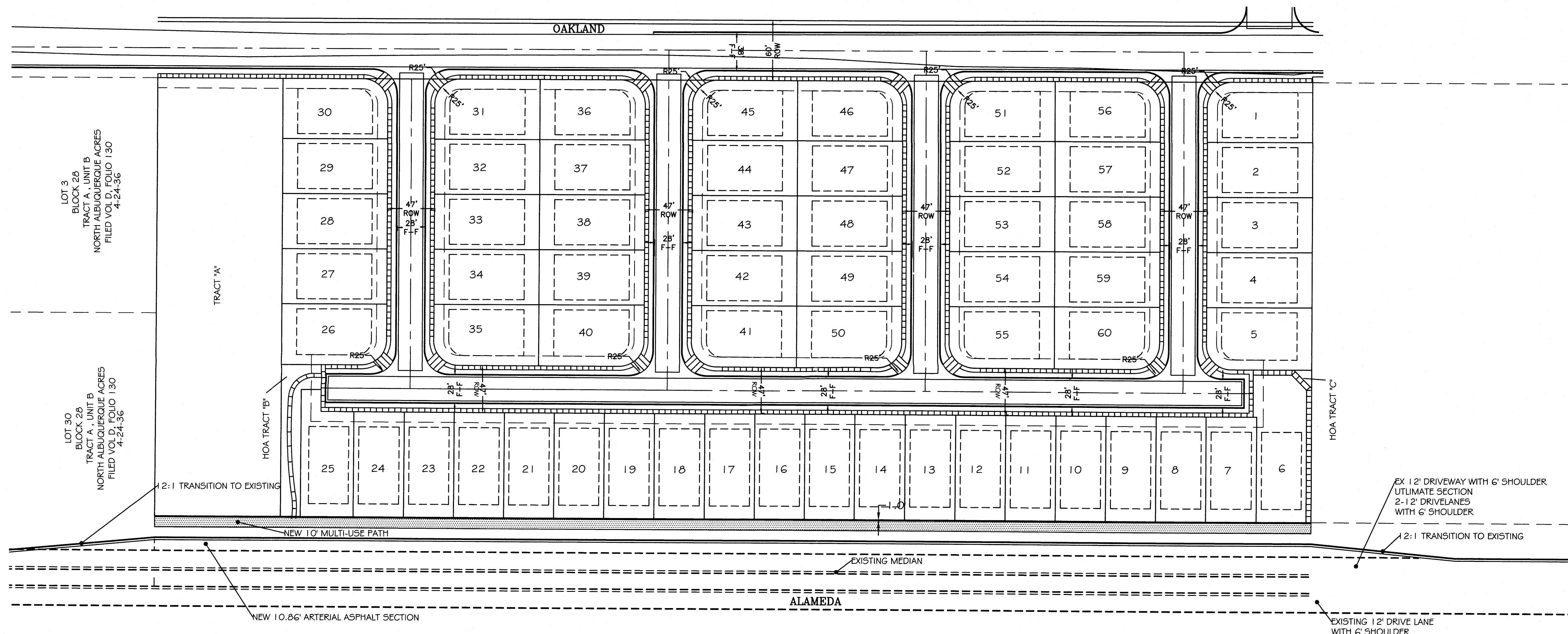
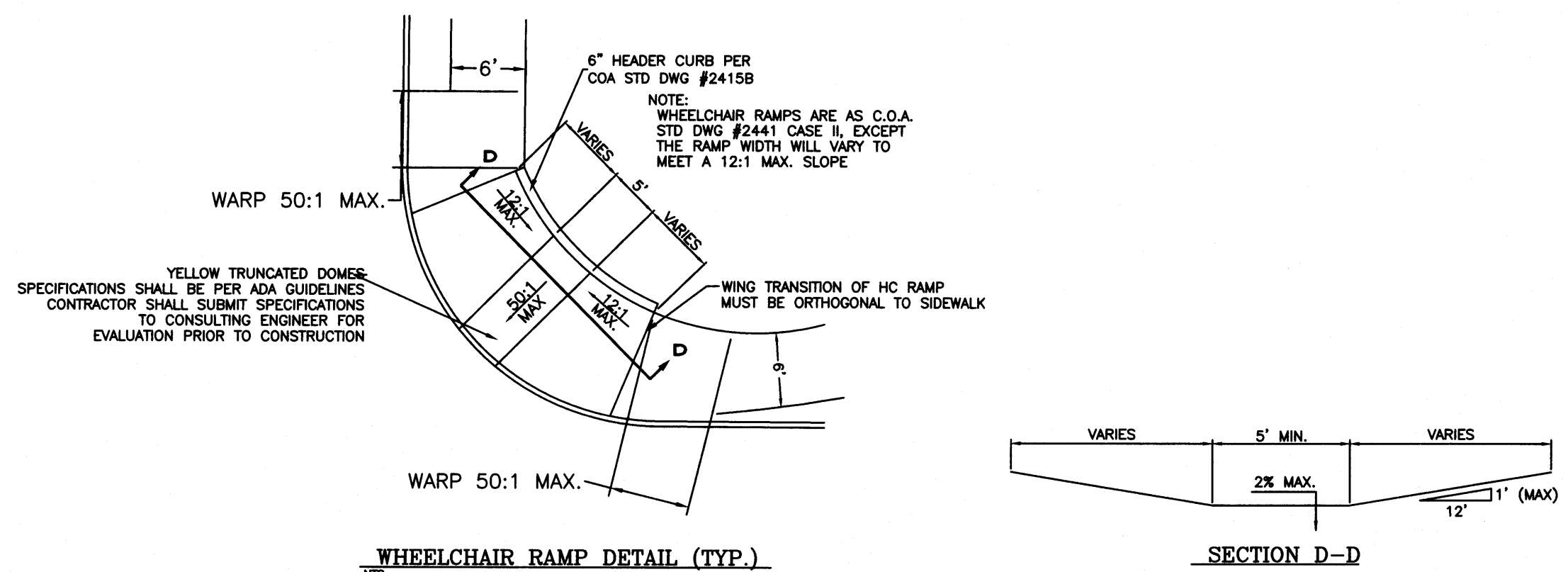


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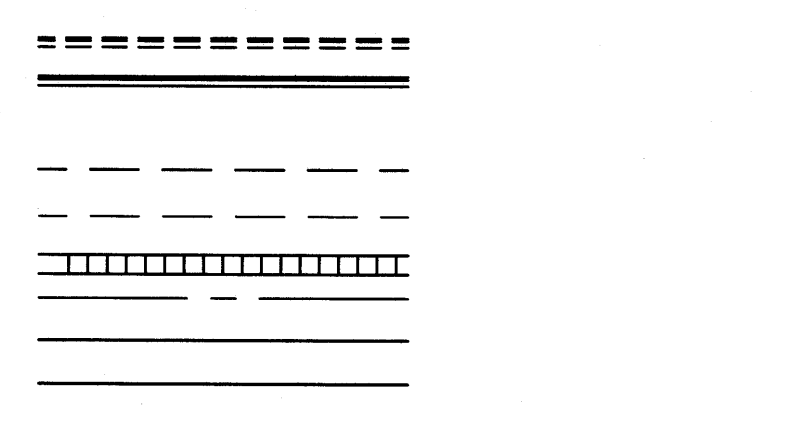
PROJECT TITLE:
EAGLE CREST SUBDIVISION

DRAWING TITLE:
MASTER UTILITY PLAN

SEAL: [Blank] DATE: 06-20-2014 PROJECT NO.: 21331
 DRAWING NO.: **DRB.04**

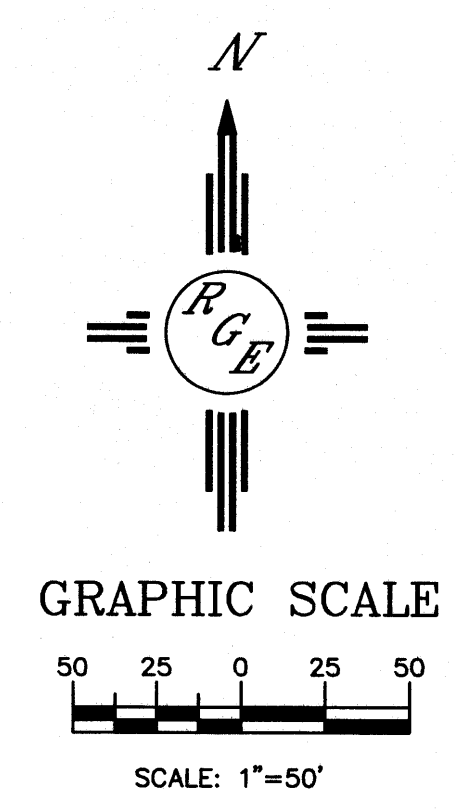
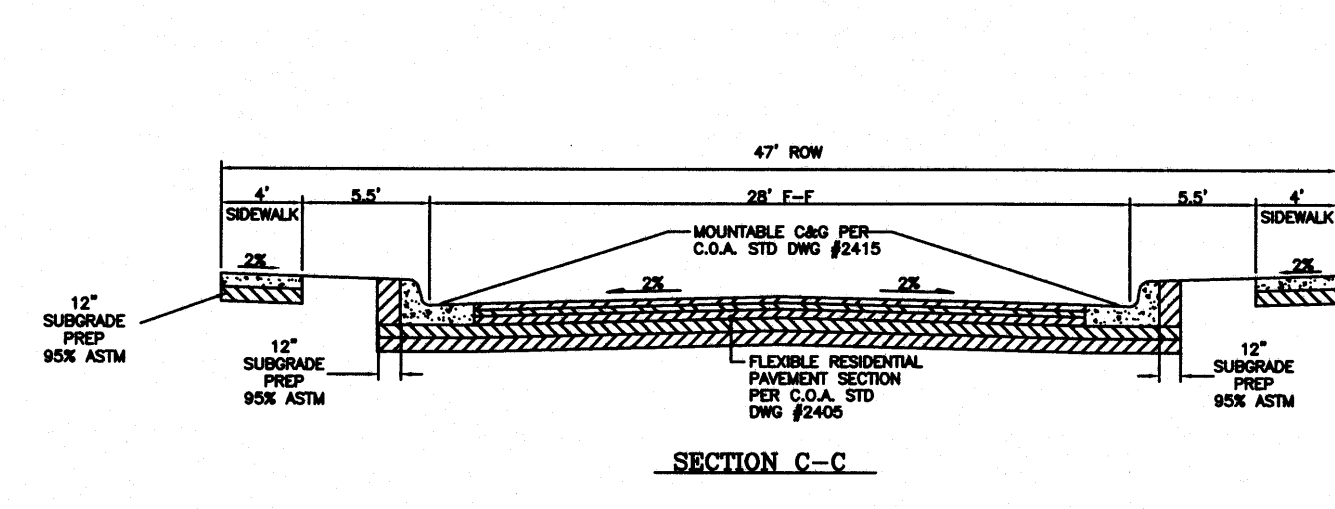
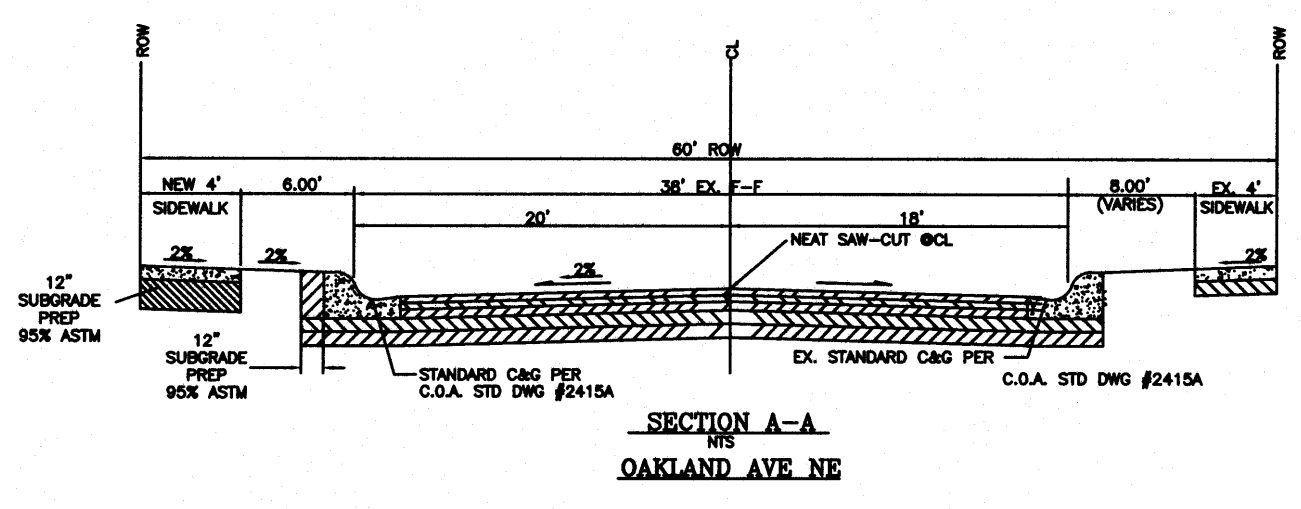
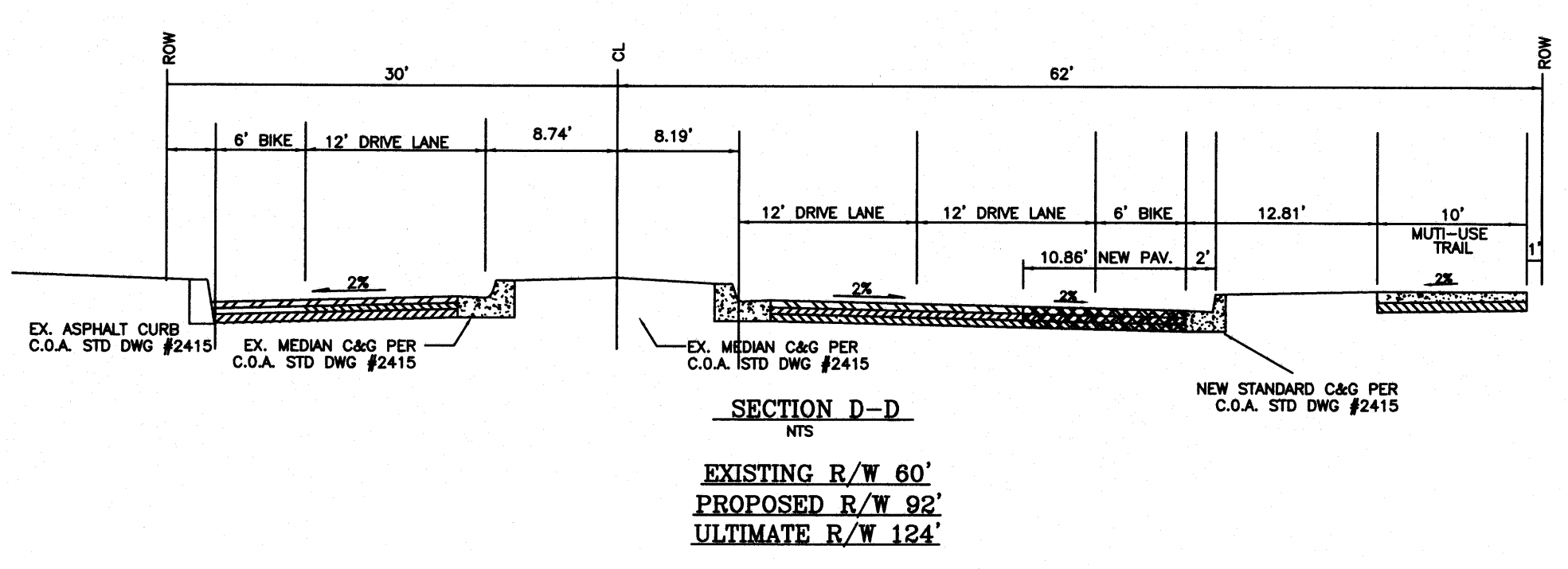


LEGEND



- KEYED NOTE:
- 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
 - STANDARD C&G PER C.O.A. STD DWG #2415A
 - MOUNTABLE C&G PER C.O.A. STD DWG #2415A
 - HANDICAP RAMP SEE DETAIL THIS SHEET
 - 6' SIDEWALK TO BE BUILT W/THIS PROJECT PER C.O.A. STD DWG #2430
 - 4' SIDEWALK TO BE BUILT W/THIS PROJECT PER C.O.A. STD DWG #2430

- GENERAL NOTES:
- ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.

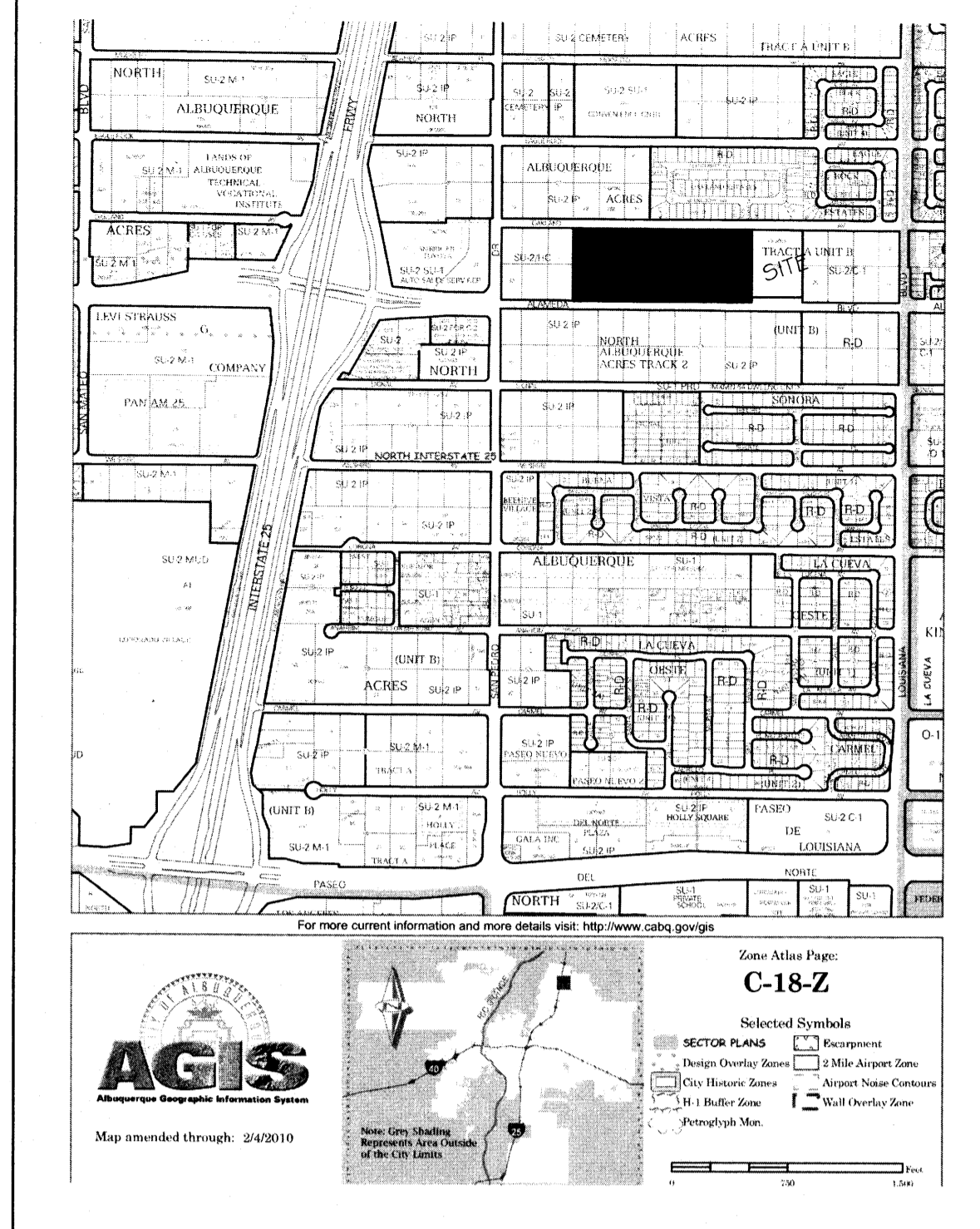
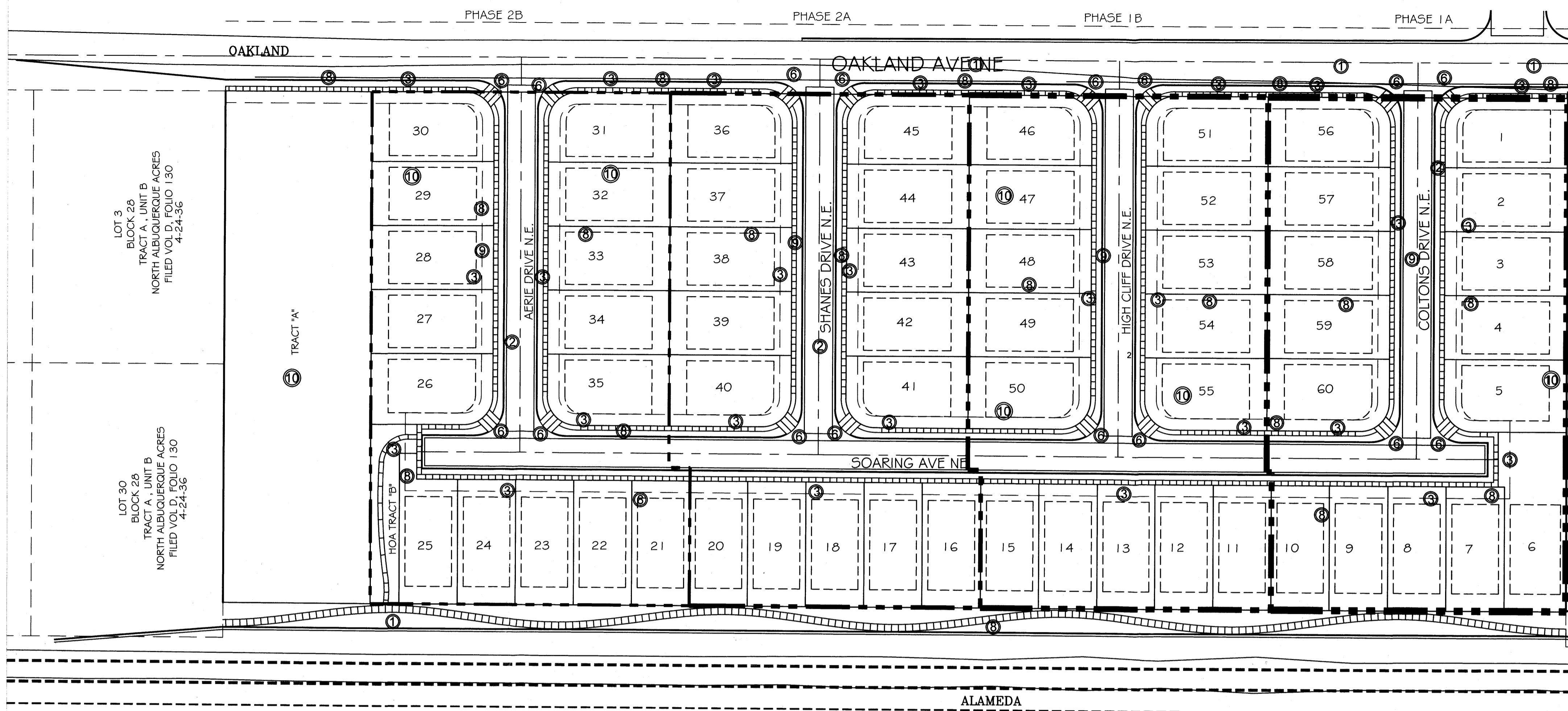


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PROJECT TITLE: **EAGLE CREST SUBDIVISION**

DRAWING TITLE: **MASTER PAVING PLAN**

SEAL	DATE 06-20-2014	PROJECT NO. 21331
	DRAWING NO. DRB.05	



LEGAL DESCRIPTION
 LEGAL DESCRIPTION - LOTS 4 THRU 10 AND 23 THRU 29, BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

- KEYED NOTES**
- ① 32' WIDE RIGHT OF WAY DEDICATION TO BE GRANTED BY PLAT
 - ② 47' ROW DEDICATION TO BE GRANTED BY THIS PLAT
 - ③ 10' PUBLIC UTILITY EASEMENT
 - ④ MULTI-DIRECTIONAL HANDICAP RAMP - 1 IN 12 SLOPE (TYP)
 - ⑤ 4'-0" WIDE SIDEWALK
 - ⑥ PERIMETER FENCE - SEE ELEVATION FOR HEIGHTS
 - ⑦ GANG TYPE MAILBOX
 - ⑧ EXISTING LOT LINE ELIMINATED BY PLAT

INTRODUCTION
 DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN

A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE
 THE SITE WILL POSSIBLY BE PHASED INTO 2-4 PHASES. PHASE 1A WILL BE INITIAL PHASE. REMAINING PHASES MAY DEVELOP INDIVIDUALLY OR COMBINED. TRACT A WILL BE UNDEVELOPED WITH THIS PROJECT AND SUBJECT TO FUTURE SITE PLAN APPROVALS. THIS PROJECT CREATES 60 LOTS, AND ONE TRACT FROM 14 EXISTING LOTS. THIRTY TWO FEET OF THE SOUTHERLY BOUNDARY WILL BE DEDICATED TO THE ALAMEDA BOULEVARD RIGHT OF WAY. THE RESIDENTIAL LOTS WILL BE ACCESSED BY A 47' ROW, 4" PEDESTRIAN WALKWAY WILL FRONT EACH LOT. THE BUILDINGS SHALL BE ORIENTED TO THE STREET.

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS
 THE RESIDENTIAL FRONT ENTRIES AND GARAGE DOORS SHALL FACE THE INTERNAL STREET. A CONCRETE DRIVEWAY (20' MINIMUM LENGTH) SHALL PROVIDE ACCESS TO THE TWO CAR GARAGES. FRONT YARD SETBACK SHALL BE FIFTEEN FEET (15') EXCEPT THAT DRIVEWAYS SHALL BE TWENTY FEET (20') LONG. SIDE YARD SETBACK SHALL BE FIVE FEET (5'). STREET SIDE CORNER SIDE YARD SETBACK SHALL BE TEN FEET (10'). REAR YARD SETBACK SHALL BE FIFTEEN FEET (15'). BUILDING HEIGHTS RANGE FROM 17' AT SINGLE STORY PEAK TO 26' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)
 THE SITE IS CONNECTED TO THE SURROUNDING DEVELOPMENTS. OAKLAND AVE N.E. PEDESTRIAN ACCESS LIES TO THE NORTH AND ALAMEDA BLVD N.E. PEDESTRIAN AND BIKEWAY ACCESS LIES TO THE SOUTH. INTERNAL TO THE SITE, 4" WIDE SIDEWALKS ON BOTH SIDES OF THE ROW CONNECT EACH RESIDENCE WITH ITS NEIGHBOR. THE NEW PUBLIC SIDEWALKS ON OAKLAND AND ALAMEDA. MULTI-DIRECTIONAL RAMPS AT STRATEGIC CORNERS PROVIDE HANDICAP ACCESSIBILITY TO THE DEVELOPMENT. THE PROPOSED ROW PROVIDES MULTIPLE INGRESS-EGRESS ROAD THAT CONNECTS TO OAKLAND AVE. N.E. VEHICULAR ENTRY POINT SHALL ACCENTUATED BY LANDSCAPE ELEMENTS.

D. PARKING LOCATION AND DESIGN
 OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND IT'S ACCOMPANYING DRIVEWAY. FOUR PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO CAR GARAGES. THE PRIVATEWAY WILL BE LINED ON BOTH SIDES WITH RESIDENT-PROVIDED PLANTINGS WHICH WILL ENHANCE THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT.

E. PUBLIC OUTDOOR SPACES
 PEDESTRIAN WALKWAYS ALONG THE INTERIOR ROADWAYS PROVIDE EASY ACCESS TO THE SURROUNDING SIDEWALKS BY ALL RESIDENTS. A 6" HIGH WALL ENCOMPASSES THE ENTIRE DEVELOPMENT. THE PEDESTRIAN CONNECTION TO ALAMEDA WILL LIE WITHIN TRACT B, WHICH WILL BE A HOMEOWNERS ASSOCIATED AND MAINTAINED TRACT

F. REFUSE & RECYCLE PICKUP
 RECYCLE AND REFUSE PICKUP SHALL BE INDIVIDUAL CART TYPE WITH WEEKLY SCHEDULED PICKUP TIMES.

G. LOCATION HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS
 THE DEVELOPMENT BLOCK WALLS PROVIDE PRIVACY AND SECURITY FOR THE RESIDENTS. ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-16-3-19 OF THE ZONING ORDINANCE. ALL PERIMETER WALLS SHALL BE 6'-0" IN HEIGHT. THEY SHALL BE EXPOSED BLOCK WITH REPEATING PATTERNS AND VARIATED TEXTURES.

H. LOCATION HEIGHT AND DESIGN AND PURPOSE OF LIGHTING
 LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-16-3-9 OF THE ZONING ORDINANCE. RESIDENCE MOUNTED LIGHTING ELEMENTS SHALL BE INCANDESCENT, METAL HALIDE OR HALOGEN ONLY. RESIDENCE MOUNTED FLOODLIGHTS (MAXIMUM 75 WATT BULBS) SHALL BE SHIELDED OR AIMED IN SUCH A WAY THAT THEY DO NOT SHINE INTO OTHER LOTS OR THE STREET.

I. SCREENING/BUFFERING TECHNIQUES
 MULTIPLE STREET SHADE TREES SCREEN RESIDENCES FROM ADJACENT ROADWAY WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. AT MATURITY, THESE TREES SHALL CREATE A COOLING MICRO CLIMATE.

J. "GREEN" FEATURES
 WATER HARVESTING CISTERN AND COLLECTION SYSTEM TECHNIQUES SHALL BE ENCOURAGED.

2. STREET REALM

A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES
 THE SITE IS ACCESSIBLE TO TRANSIT ROUTES ON ALAMEDA BLVD., WHICH IS A PRINCIPAL ARTERIAL. CITY OF ALBUQUERQUE "ABO RIDE" BUS STOP IS LOCATED AT SAN PEDRO DR. AND ANAHEIM BLVD ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE ABUTS A PROPOSED CITY DESIGNATED BIKE ROUTE ON ALAMEDA BLVD. N.E. WHICH WILL EXTEND TO LOUISIANA BLVD. N.E.

3. LANDSCAPING
 LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:
 STREET SHADE TREES ALONG ALAMEDA BOULEVARD SHALL BE SITUATED IN 12' WIDE LANDSCAPE STRIPS W/ ROCK OR BARK GROUND COVER. STREET TREE SPACING SHALL BE DETERMINED BY TREE CANOPY AT FULL MATURITY.
 INTERIOR STREETSCAPE STREET SHADE TREES, AND LANDSCAPING IN AND AROUND UNIT DRIVEWAYS SHALL BE PROVIDED AND MAINTAINED BY INDIVIDUAL RESIDENCE OWNERS. AT MINIMUM, RESIDENTS SHALL PLANT ONE 8'-0" TO 12'-0" TALL SHADE TREE AT THE STREET FRONTAGE. IN ADDITION 5-8 (FIVE TO EIGHT) 5 GALLON SHRUBS SHALL BE LOCATED IN A GREY ROCK/COBBLE ACCENT LANDSCAPING SCHEME.
 DECIDUOUS STREET SHADE TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THE LANDSCAPING SHALL BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.
 SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY, HOWEVER, ANY SUBSTITUTIONS WILL BE LIMITED TO MEDIUM OR LOW WATER USE SPECIES. PLANT SPECIES SHOULD REFLECT THE CHARACTER AND SCALE OF THE SURROUNDING NEIGHBORHOOD.

REQUIREMENTS

a. THE STREETSCAPE ALONG ALAMEDA BOULEVARD SHALL CONSIST OF TREES IN THE MEANDERING WIDTH PLANTING STRIP BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES.
 b. THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON ALL THE INTERSECTIONS. A CLEAR SITE TRIANGLE AT INTERSECTIONS MUST BE MAINTAINED 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS. A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT HANG LOWER THAN 8'.

WATER CONSERVATION TECHNIQUES
 THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN

A. CONTEXT
 THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. EXISTING INDUSTRIAL AND WHOLESALE WAREHOUSING USES EXIST SIDE BY SIDE WITH RESIDENTIAL DEVELOPMENTS. NUMEROUS COMMERCIAL USES ARE IN EVIDENCE EAST OF THE I-25/ALAMEDA INTERCHANGE. ON THE SOUTH ARE MULTI STORY MOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRANGED ALONG THE NORTHBOUND INTERSTATE. THESE INCLUDE AMERICAN TOYOTA AND MERCEDES BENZ OF ALBUQUERQUE.

B. ARCHITECTURAL THEME OR STYLE
 THE PROPOSED RESIDENTIAL BUILDING DESIGNS SHALL BE CONSISTENT WITH THE PREDOMINANT NEIGHBORING RESIDENTIAL DEVELOPMENTS. BOTH TWO AND ONE STORY CONFIGURATIONS WILL BE USED. ARCHITECTURAL STYLES SHALL RANGE FROM PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN TO FLAT ROOF/FRAME-STUCCO DESIGN. PARAPETS FOR FLAT ROOF DESIGNS SHALL NOT EXCEED 15% OF THE HEIGHT OF THE SUPPORTING WALL AND SHALL SHIELD THE VIEW OF THE ROOF MATERIAL FROM ANY PUBLIC OR PRIVATE DEVELOPMENT. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK".

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION
 THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE A RESIDENTIAL NEIGHBORHOOD RESPONSE TO THE SITE. THE BUILDINGS ARE PLACED WITH THEIR FRONT FACADES FACING THE INTERNAL ROADWAYS. THE BUILDING DESIGNS SHALL INCORPORATE PRUDENT USE OF BOTH VERTICAL AND HORIZONTAL ARTICULATION AS APPROPRIATE TO RESIDENTIAL DESIGN. AN EARTH TONED PALETTE SHALL BE IN EVIDENCE AT ALL OF THE EXTERIOR BUILDING WALLS AND SURROUNDING PROPERTY LINE WALLS.

5. APPROVAL PROCESS
 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE NORTH 1-25 SECTOR DEVELOPMENT PLAN.

6. PHASING
 THE CONSTRUCTION OF THE SITE WILL BE PHASED TO MINIMIZE THE DISTURBANCE AREA. EACH PHASE WILL MEET THE DPM ROADWAY STANDARDS. INITIAL PHASE SHALL CONSTRUCT ALL THE OFFSITE IMPROVEMENTS. THE USE OF TEMPORARY PONDS WILL USED AT WEST AND EAST ENDS OF SOARING AVENUE AT EACH PHASE.

SUBDIVISION DATA

PROJECT LOCATION: BETWEEN ALAMEDA BLVD. N.E. AND OAKLAND AVE. N.E. AVENUE EAST OF SAN PEDRO DRIVE N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: C-18
 GROSS ACREAGE: 12.35 A
 NO. OF LOTS COMBINED: 14
 NO. OF LOTS CREATED: 60
 NO. OF TRACTS: 2
 EXISTING ZONING: SU-2/P FOR RC USES
 DATE OF SURVEY: JANUARY 2013

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 26 FEET
 MINIMUM BUILDING SETBACK:
 FRONT YARD SETBACK - RESIDENCE: 15 FEET
 FRONT YARD SETBACK - DRIVEWAY: 20 FEET
 SIDE YARD SETBACK: 5 FEET
 STREET SIDE CORNER: 10 FEET
 REAR YARD SETBACK: 15 FEET
 MAXIMUM DWELLING UNITS: 60 UNITS

PERIMETER WALL

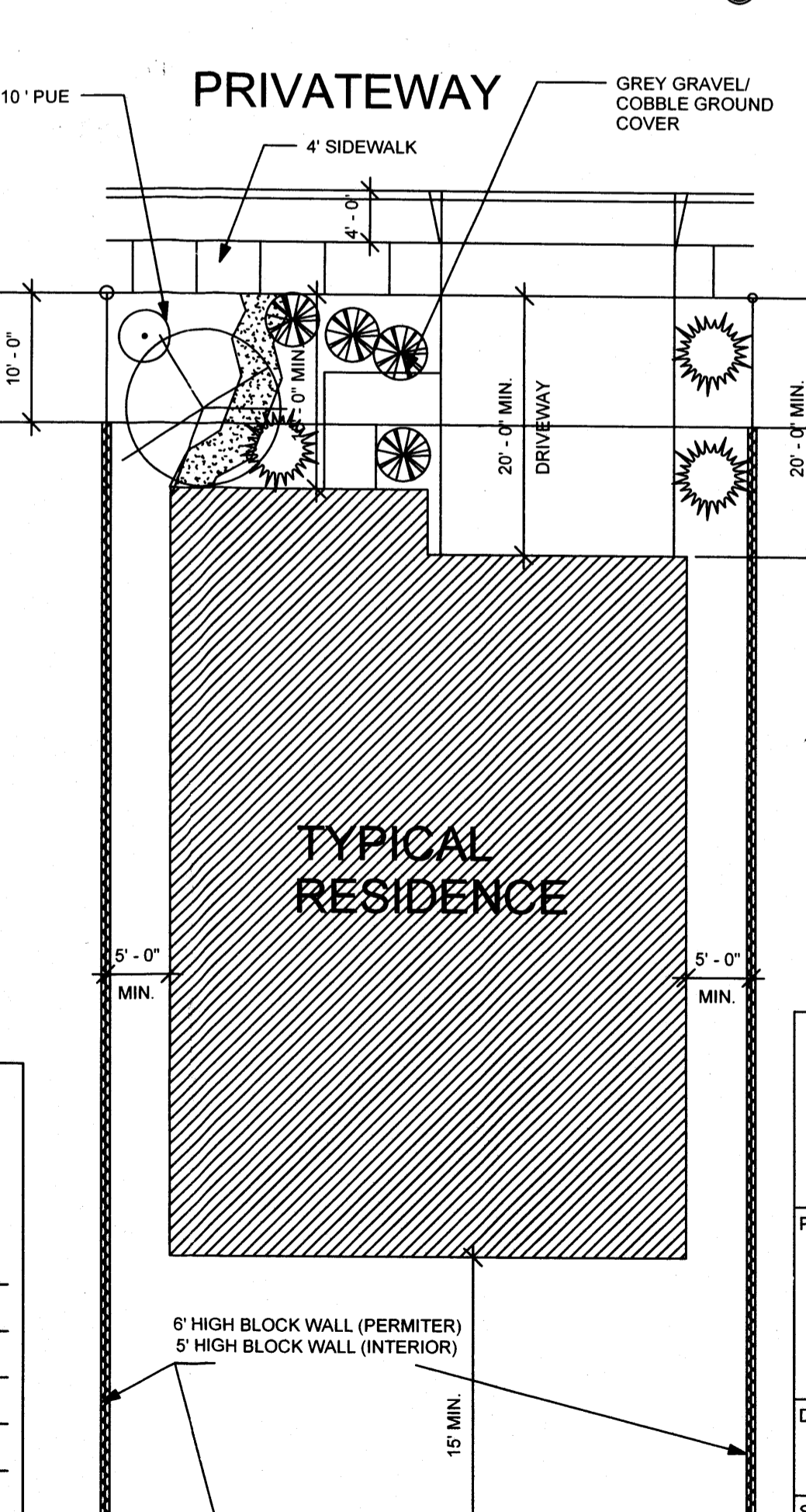
STANDARD TEXTURE "SKY" BIRCH (A7)
 12" WIDE BY 4" CAP BLOCK COFFEE (191)
 17" x 16" STANDARD TEXTURE PLASTER @ 12" O.C. COFFEE (191)
 SPLITFACE "MOUNTAIN" REPEATING PATTERN COFFEE (191)

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? (x) Yes () No If Yes then set of approved IRC 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



GRAPHIC SCALE
 SCALE: 1"=60'

SHEET LIST

Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-2.0	LANDSCAPING PLAN
DRB-3.0	GRADING & DRAINAGE PLAN
DRB-4.0	MASTER UTILITY PLAN
DRB-5.0	MASTER PAVING PLAN
DRB-6.0	LANDSCAPE DETAILS

PROJECT TITLE: EAGLE CREST SUBDIVISION

DRAWING TITLE: SITE PLAN FOR SUBDIVISION

SEAL: _____


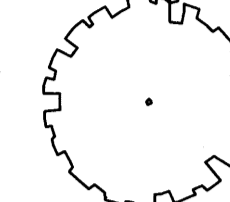
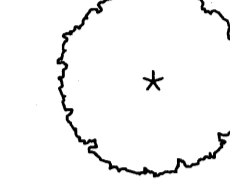
DATE: 06-17-2014 **PROJECT NO.:** 21331

DRAWING NO.: DRB.01

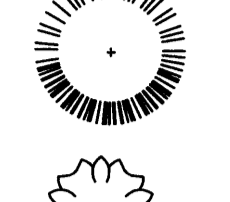
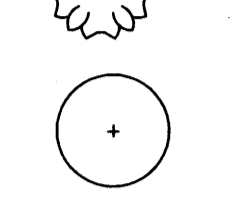
PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

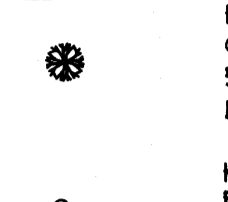
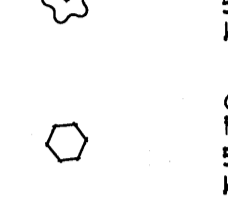

SHADE TREES

-  AUTUMN PURPLE ASH
Fraxinus americana
2" Gal., 12-14" Inst./60" x 60" maturity
Water (M) Allergy (H) Osf
-  HONEY LOCUST
Gleditsia triacanthos
2" Gal., 12-14" Inst./50" x 50" maturity
Water (M) Allergy (L) Osf
-  EASTERN REDBUD
Cercis canadensis
2" Gal., 8-10" Inst./30" x 30" maturity
Water (M) Allergy (L) Osf

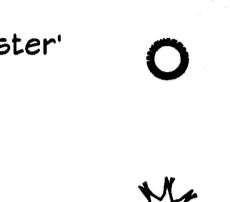

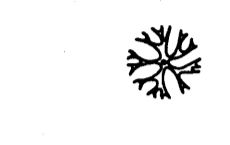
ORNAMENTAL TREES

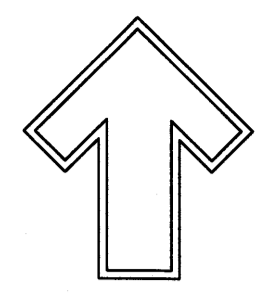
-  AUSTRIAN PINE
Pinus nigra
15 Gal., 4-6" Inst., 35" x 25" maturity
Water (M) Allergy (L) Osf
-  ROCKY MOUNTAIN JUNIPER
Juniperus scopulorum
15 Gal., 4-10" Inst./20" x 20" maturity
Water (M) Allergy (L) 225sf
- NEW MEXICO OLIVE
Forsteria neomexicana
15 Gal., 4-10" Inst./15" x 15" maturity
Water (M) Allergy (L) 225sf

SHRUBS

-  KARL FOERSTER REED GRASS
Calamagrostis x acutiflora 'Karl Foerster'
5 Gal., 12"-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 4sf
-  KNOCKOUT ROSE
Rosa
5 Gal., 3"-15" Inst./3' x 3' maturity
Water (M+) Allergy (L) 4sf
- CARPET ROSE
Rosa
5 Gal., 3"-15" Inst./2' x 3' maturity
Water (M) Allergy (L) 4sf
-  BEARGRASS
Nolina microcarpa
5 Gal., 18"-3" Inst./3' x 6' maturity
Water (L+) Allergy (L) 36sf

GROUNDCOVERS

-  MUGO PINE
Pinus mugo
5 Gal., 12"-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 4sf
-  PHOTINIA
Photinia Fraseri
5 Gal., 2"-4" Inst./3' x 3' maturity
Water (M+) Allergy (L) 64sf
- GREYLEAF COTONEASTER
Cotoneaster glaucophyllus
5 Gal., 24"-4" Inst./2' x 4' maturity
Water (M) Allergy (L) 81sf
-  BUFFALO JUNIPER
Juniperus sabinna 'Buffalo'
5 Gal., 24"-4" Inst./2' x 3' maturity
Water (L+) Allergy (L) 64sf



Cont. Lic. #26458
7909 Edin. N.E.
Albuquerque, NM 87184
Ph. (505) 888-6690
Fax (505) 888-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



6-17-14

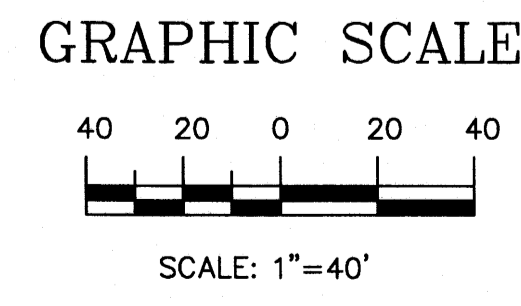
DR HORTON HOMES
EAGLE CREST
LANDSCAPE PLAN

All creative ideas contained herein remain the property of the contractor and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

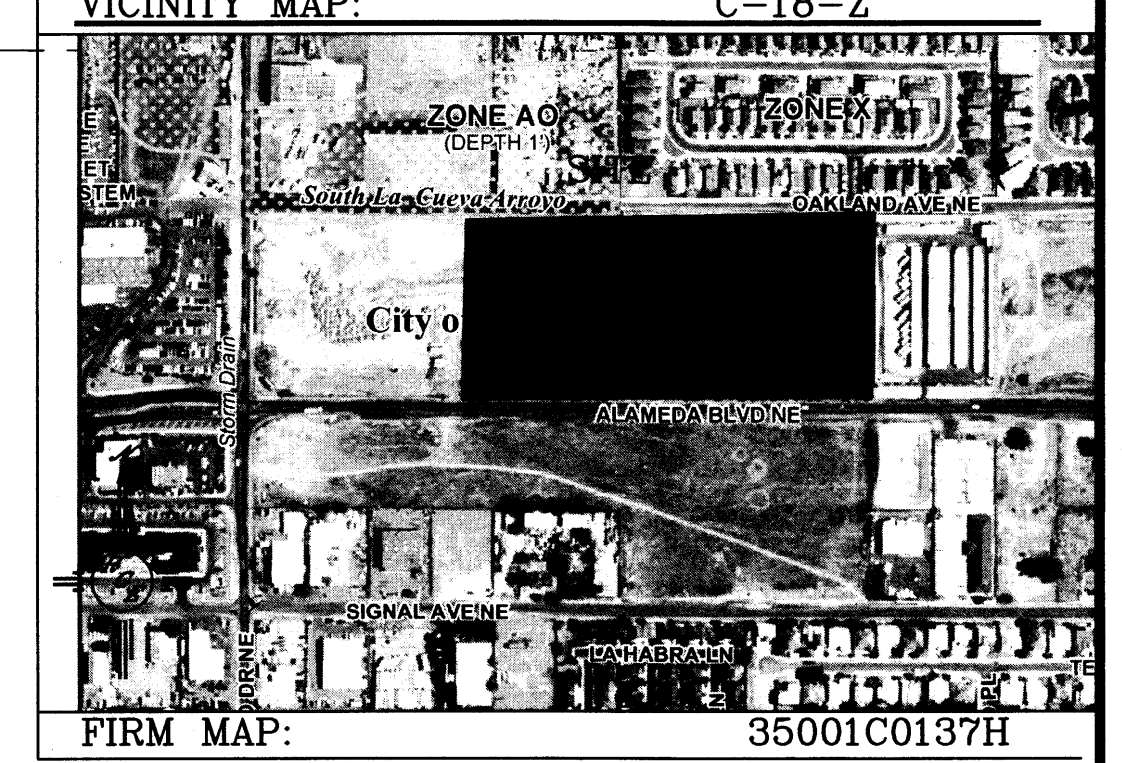
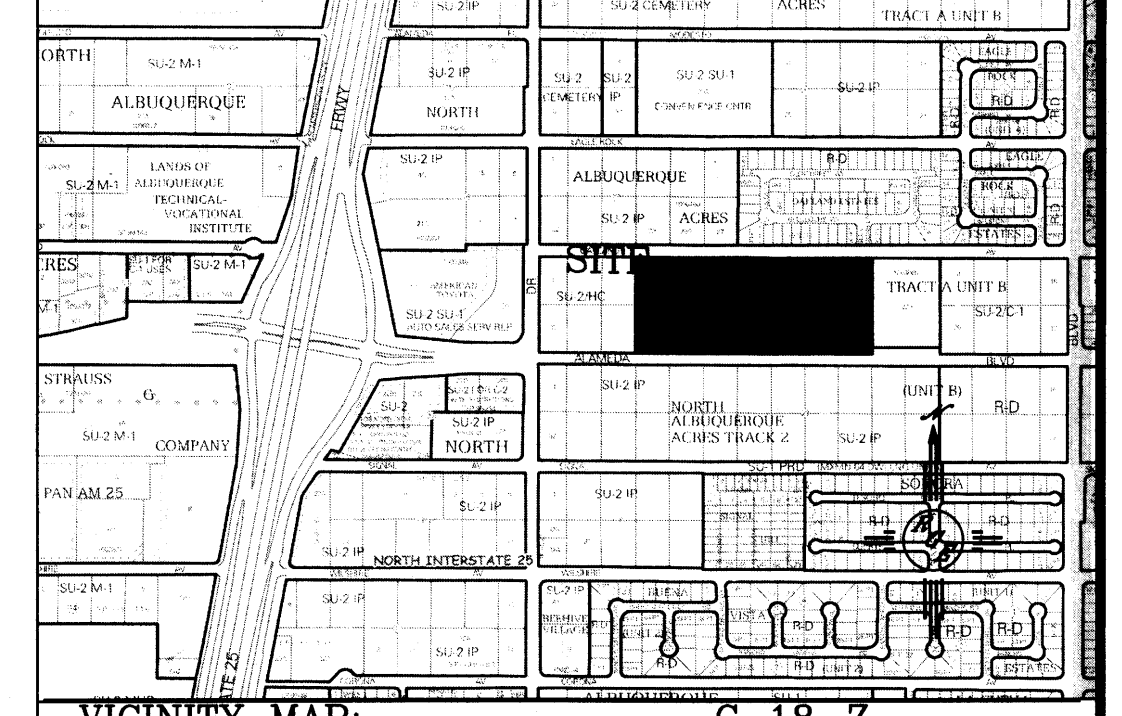


DRAWN BY
atm
REVISION #
1/6-17-14
DATE
5-15-14

SHEET #
DRB. 02



DRAINAGE NARRATIVE:
 SITE IS LOCATED WITHIN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE AREA. THE SITE IS ALLOWED FREE DISCHARGE WITHIN THIS PLAN THE NORTHERN BASIN CORRESPONDS TO SUBBASIN 117.2 WHICH IS PROGRAMED TO DRAIN TO OAKLAND. THE SOUTHERN BASIN CORRESPONDS TO SUBBASIN 117.3 WHICH IS PROGRAMED TO DISCHARGE TO THE RECENTLY COMPLETED ALAMEDA STORM DRAIN. THE DRAINAGE WILL INCLUDE SHALLOW WATER HARVEST POND ON EACH INDIVIDUAL LOT TO COMPLY WITH THE CITY WATER QUALITY REGULATIONS.

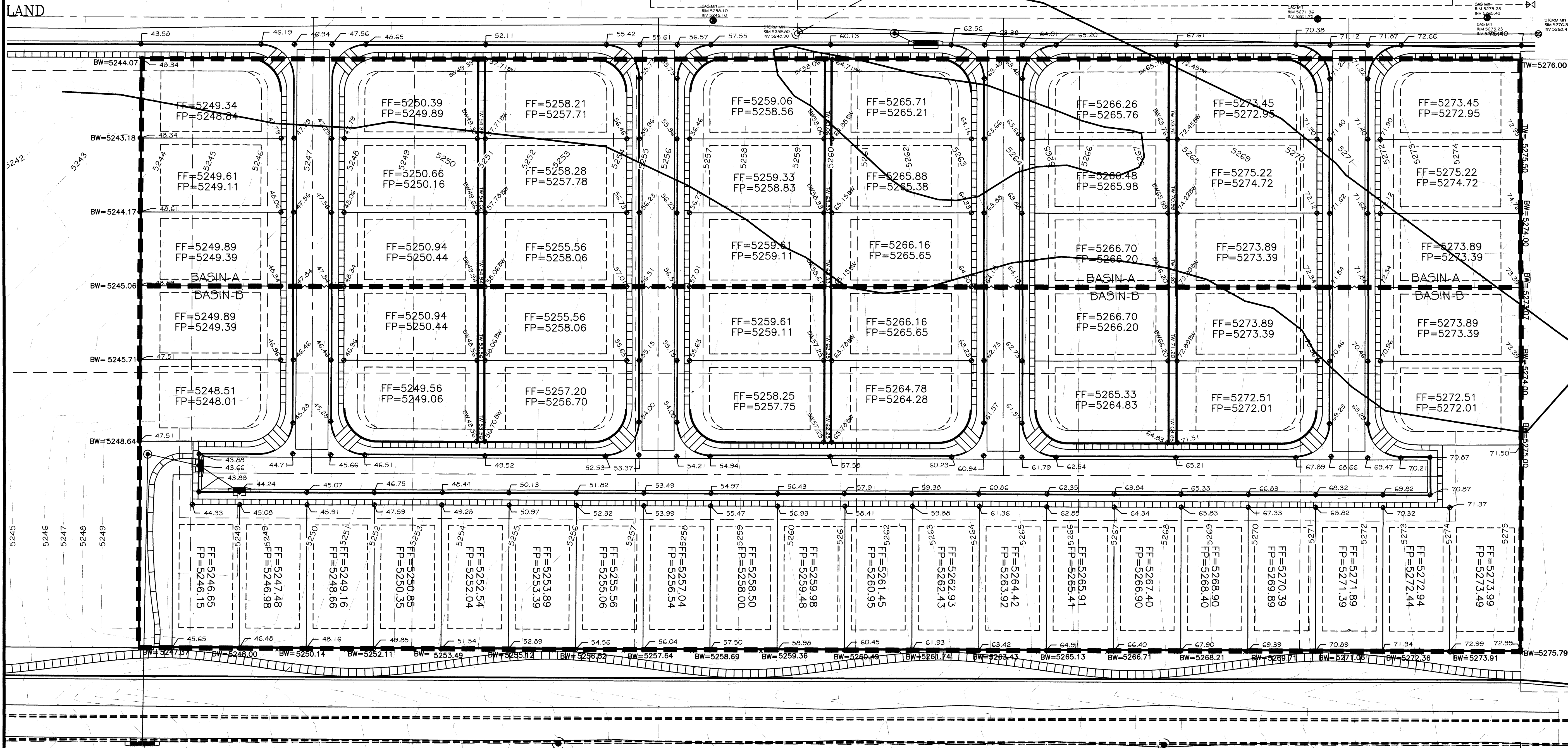


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 C-18-2
 35001C0137H

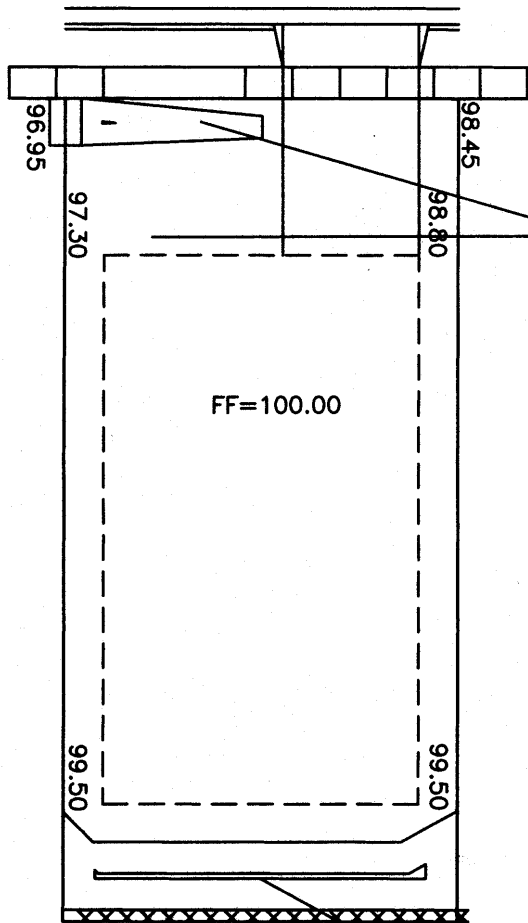
NOTES:
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO 4" MOUNTABLE-ROLL UNLESS OTHERWISE NOTED, EXCEPTING ALAMEDA AND OAKLAND WHICH SHALL BE 8" STANDARD.
 3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

LEGEND

	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED SETBACK
	PROPOSED LOT LINE
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL



ALAMEDA
 8" BERM TO PREVENT CROSS LOT DRAINAGE



8" WATER HARVESTING AREA
 4:1 SLOPE MAX.
 TOP=VARIES
 BOTTOM=VARIES
 PROPOSED VOLUME=33 CU. FT.

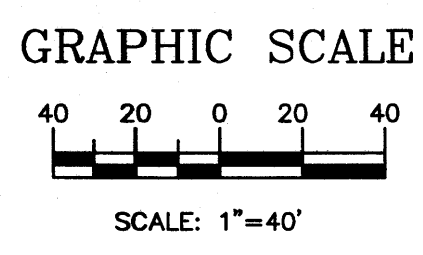
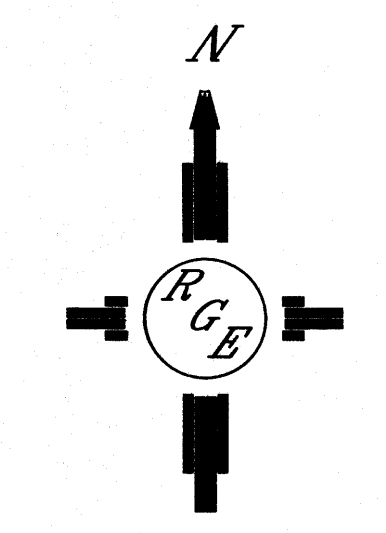
WATER HARVESTING AREA
 TO RUN THE LENGTH OF PAD
 4:1 SLOPE MAX.
 TOP=99.50
 BOTTOM=99.00
 PROPOSED VOLUME=110 CU. FT.

TYPICAL WATER HARVESTING AREAS

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

CAUTION:



Rio Grande Engineering
 100 CENTRAL AVENUE
 ALBUQUERQUE, NM 87102
 (505) 263-4444

PROJECT TITLE: **EAGLE CREST**

DRAWING TITLE: **GRADING AND DRAINAGE PLAN**

SEAL: **DAVID SOULE** (Professional Engineer License 14922)

06-18-2014 090613 PROJECT NO. 21331 DRAWING NO. **DRB 3.0**

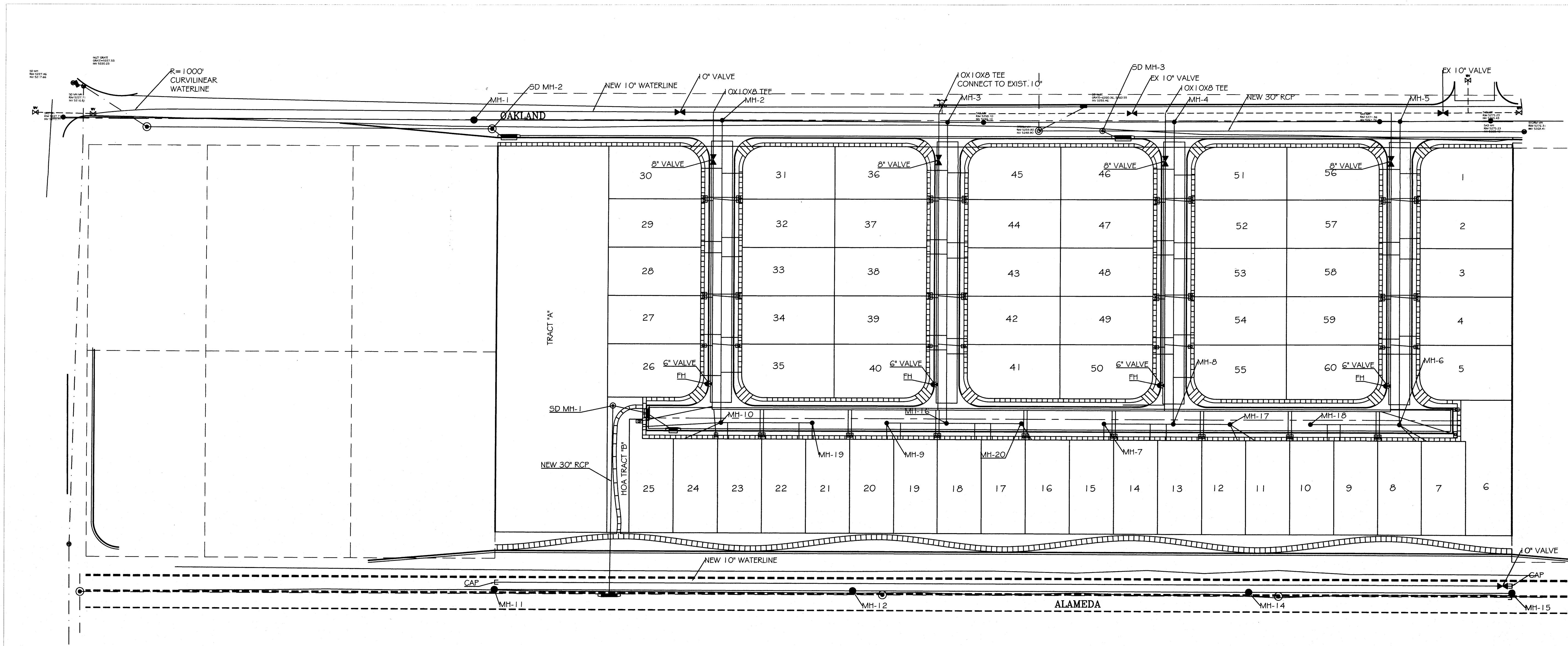
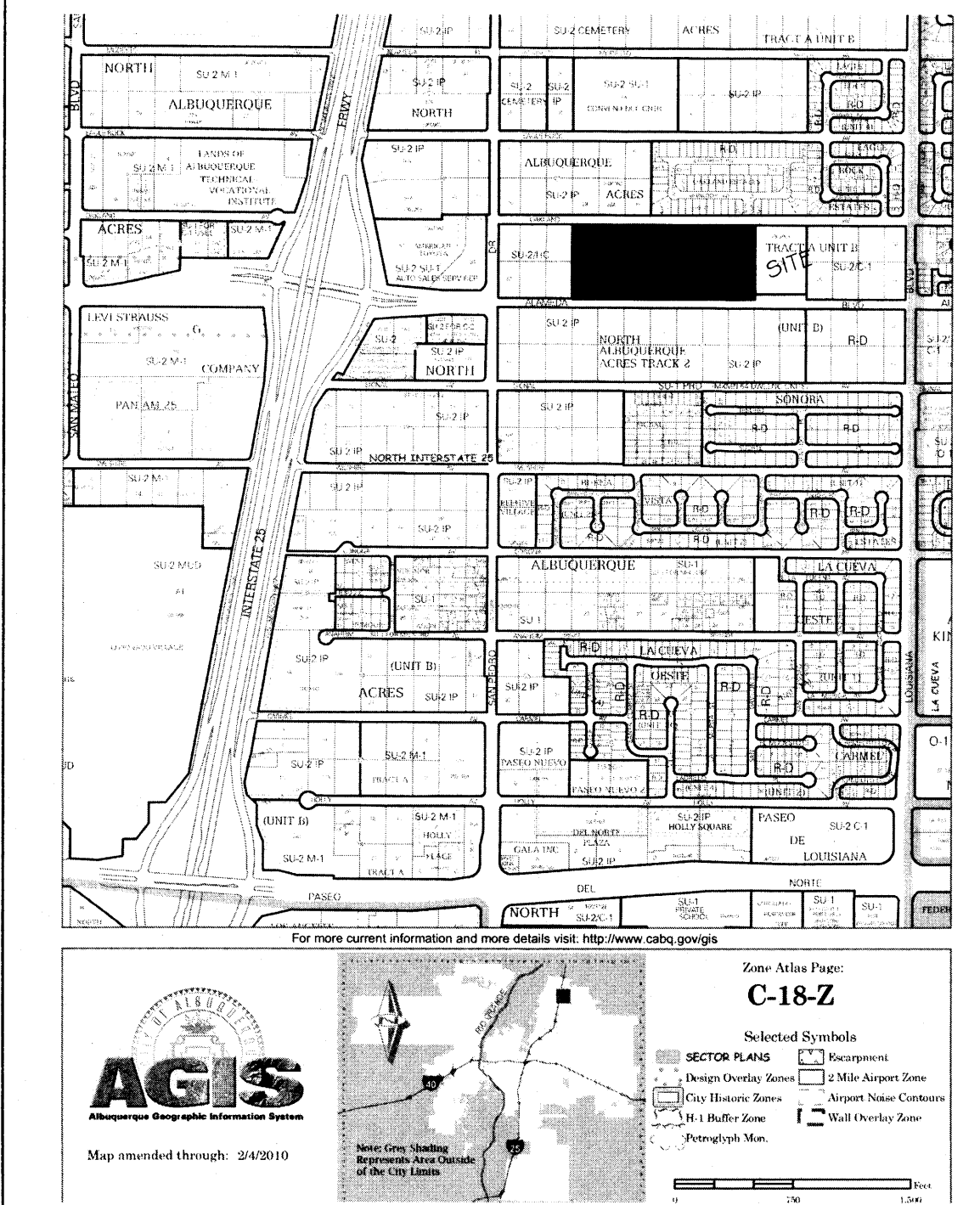
6/20/14

NOTICE TO CONTRACTORS

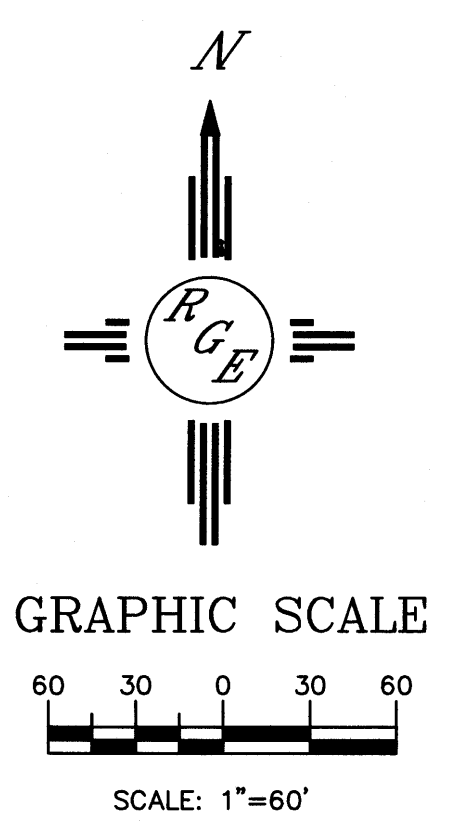
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY EASEMENT. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE ABCWUA
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. EMS'S SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8.
17. THE WATER AUTHORITY (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS. ONLY WATER AUTHORITY CREWS MAY OPERATE PUBLIC VALVES.
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6450 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.

LEGEND

- EX. 12" SD --- EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- ⊗ EXISTING VALVE W/BOX
- EX. 6" WL --- EXISTING WATER LINE
- ⊠ PROPOSED METER
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- === PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ☼ STREET LIGHTS
- ==== CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR).



WATER SHUTOFF NOTES:
 The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <<http://abcwua.org/content/view/full/463/729/>>

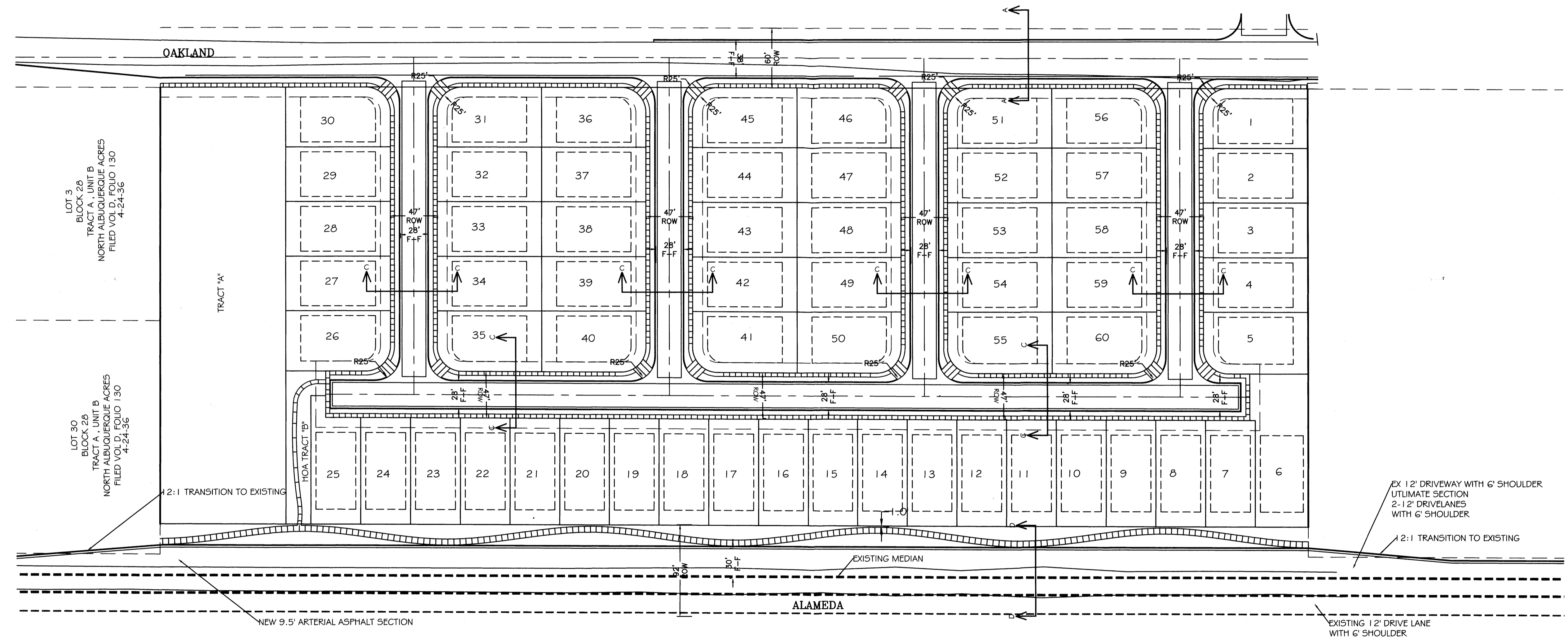
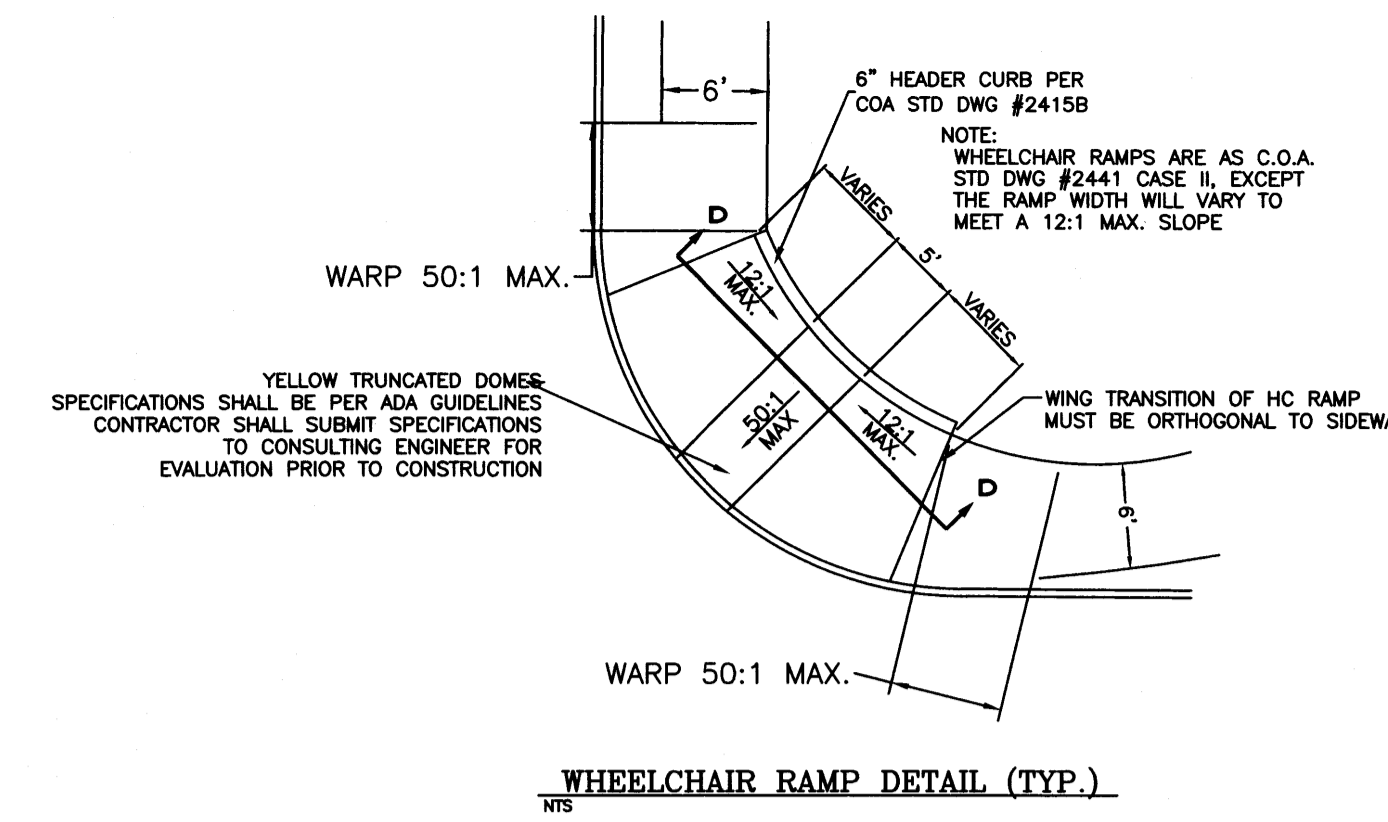


Rio Grande Engineering
 1800 CENTRAL AVENUE
 ALBUQUERQUE, NM 87104
 (505) 471-0000

PROJECT TITLE:
EAGLE CREST SUBDIVISION

DRAWING TITLE:
MASTER UTILITY PLAN

SEAL	DATE 06-20-2014	PROJECT NO. 21331
		DRAWING NO. DRB .04



LEGEND

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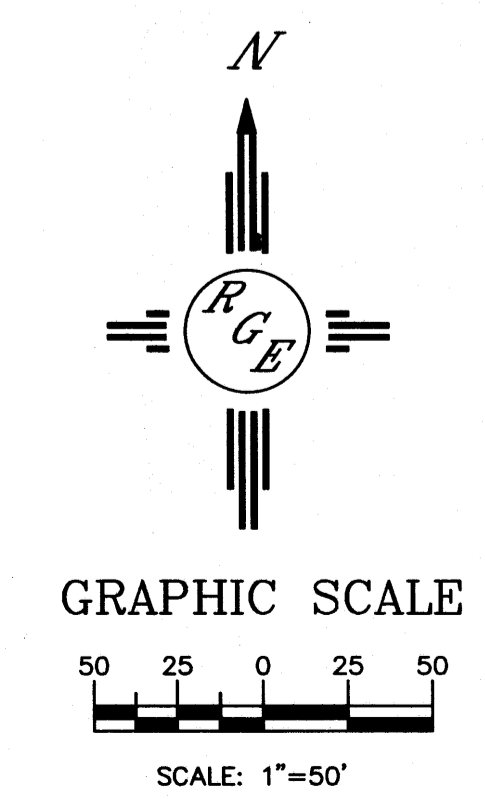
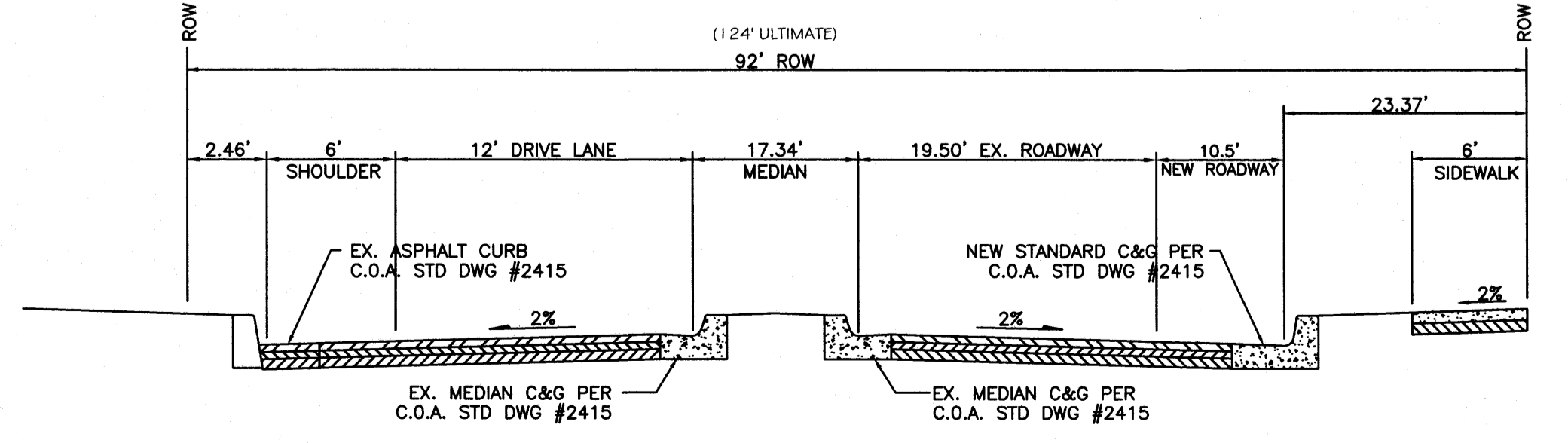
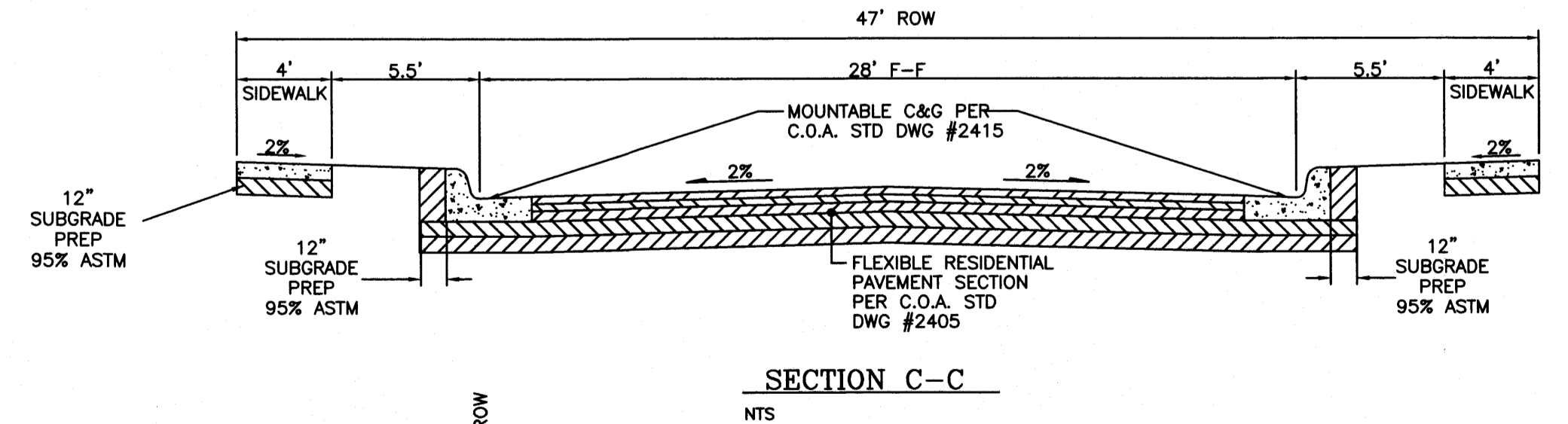
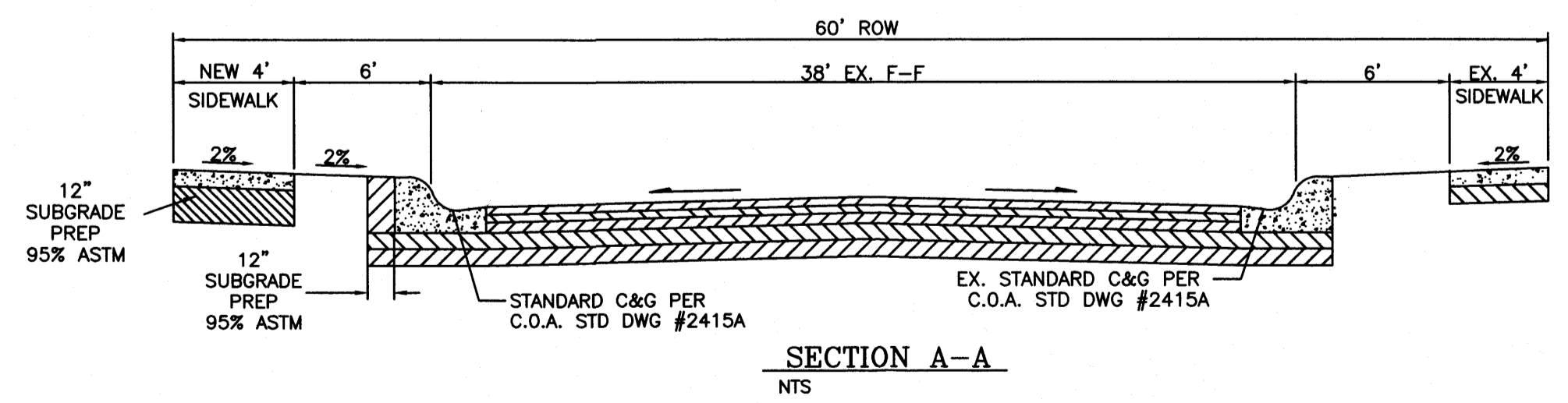
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KEYED NOTE:

6" VALLEY GUTTER PER C.O.A. STD DWG #2420
 STANDARD C&G PER C.O.A. STD DWG #2415A
 MOUNTABLE C&G PER C.O.A. STD DWG #2415A
 HANDICAP RAMP SEE DETAIL THIS SHEET
 6" SIDEWALK TO BE BUILT W/THIS PROJECT PER C.O.A. STD DWG #2430
 4" SIDEWALK TO BE BUILT W/THIS PROJECT PER C.O.A. STD DWG #2430

GENERAL NOTES:

1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.



Rio Grande Engineering
 1800 CENTRAL AVENUE
 ALBUQUERQUE, NEW MEXICO
 (505) 475-0000

PROJECT TITLE: **EAGLE CREST SUBDIVISION**

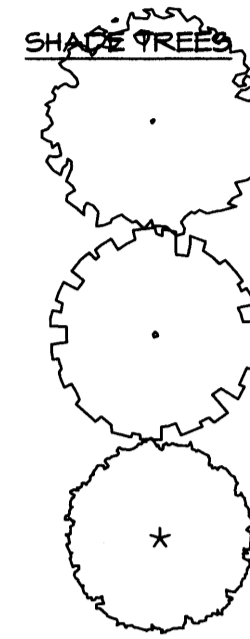
DRAWING TITLE: **MASTER PAVING PLAN**

SEAL: _____ DATE: 06-20-2014 PROJECT NO: 21331

DRAWING NO. **DRB.05**

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

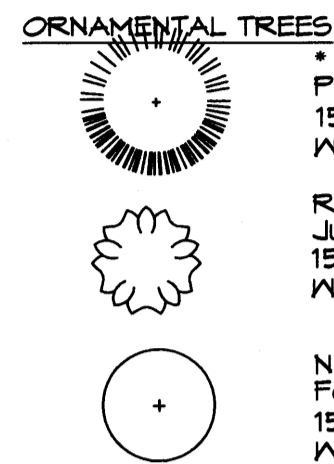


SHAPE TREES

AUTUMN PURPLE ASH
Fraxinus americana
2" Cal., 12"-14" Inst./60" x 60" maturity
Water (M) Allergy (H) 0sf

HONEY LOCUST
Gleditsia triacanthos
2" Cal., 12"-14" Inst./50" x 50" maturity
Water (M) Allergy (L) 0sf

EASTERN REDBUD
Cercis canadensis
2" Cal., 8"-10" Inst./30" x 30" maturity
Water (M) Allergy (L) 0sf



ORNAMENTAL TREES

AUSTRIAN PINE
Pinus nigra
15 Gal., 4'-6" Inst., 35' x 25' maturity
Water (M) Allergy (L) 0sf

ROCKY MOUNTAIN JUNIPER
Juniperus scopulorum
15 Gal., 4'-10" Inst./20' x 20' maturity
Water (M) Allergy (L) 225sf

NEW MEXICO OLIVE
Forestiera neomexicana
15 Gal., 4'-10" Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf



SHRUBS

KARL FOERSTER REED GRASS
Calamagrostis x acutiflora 'Karl Foerster'
5 Gal., 12"-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 4sf

KNOCKOUT ROSE
Rosa
5 Gal., 3"-15" Inst./3' x 3' maturity
Water (M+) Allergy (L) 4sf

CARPET ROSE
Rosa
5 Gal., 3"-15" Inst./2' x 3' maturity
Water (M) Allergy (L) 4sf

BEAR GRASS
Nolina microcarpa
5 Gal., 18"-3" Inst./5' x 6' maturity
Water (L+) Allergy (L) 36sf



GROUNDCOVERS

MUGO PINE
Pinus mugo
5 Gal., 12"-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 4sf

PHOTINIA
Photinia fraseri
5 Gal., 2'-4" Inst./8' x 8' maturity
Water (M+) Allergy (L) 64sf

GREYLEAF COTONEASTER
Cotoneaster glaucophyllus
5 Gal., 24"-4" Inst./2' x 9' maturity
Water (M) Allergy (L) 81sf

BUFFALO JUNIPER
Juniperus sabina 'Buffalo'
5 Gal., 24"-4" Inst./2' x 8' maturity
Water (L+) Allergy (L) 64sf

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

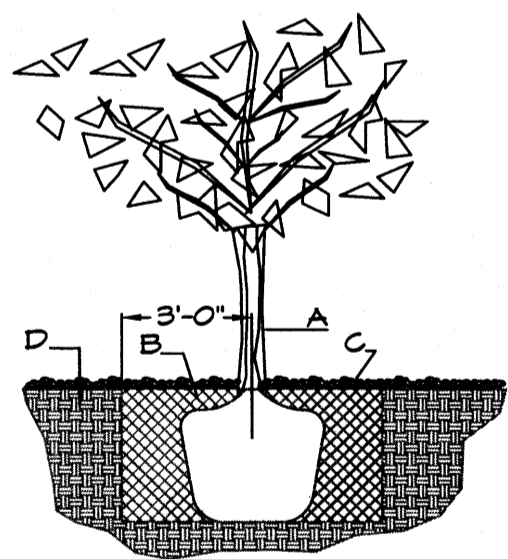
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap. In lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



TREE PLANTING DETAIL

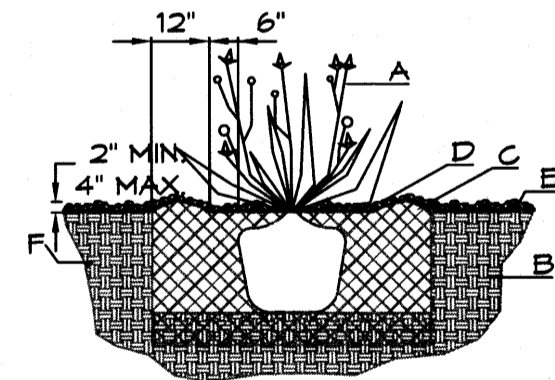
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

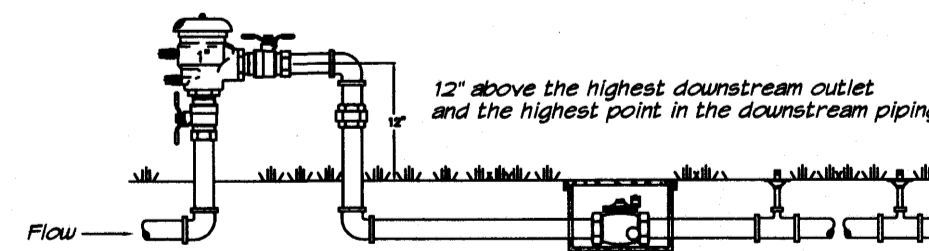
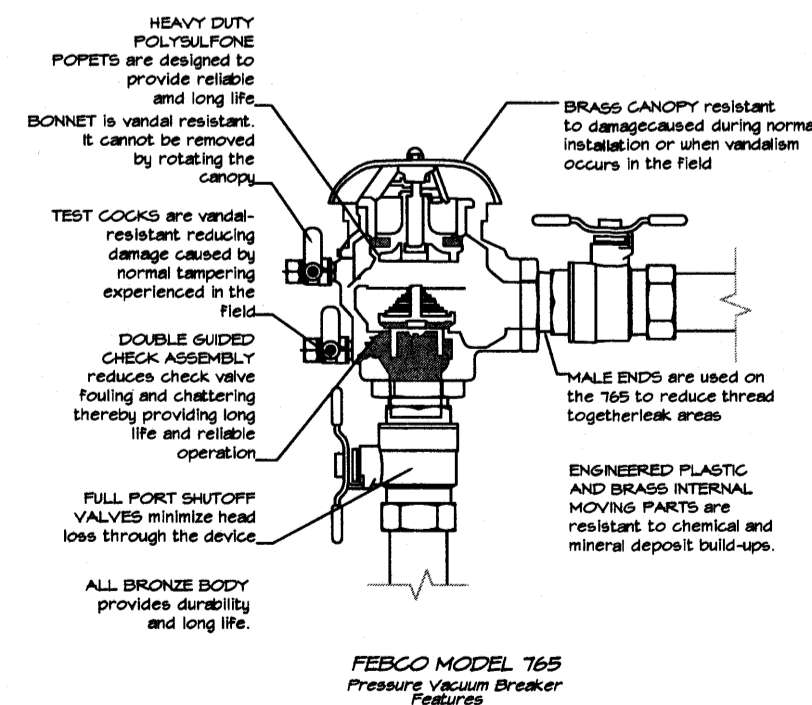
NTS

GENERAL NOTES:

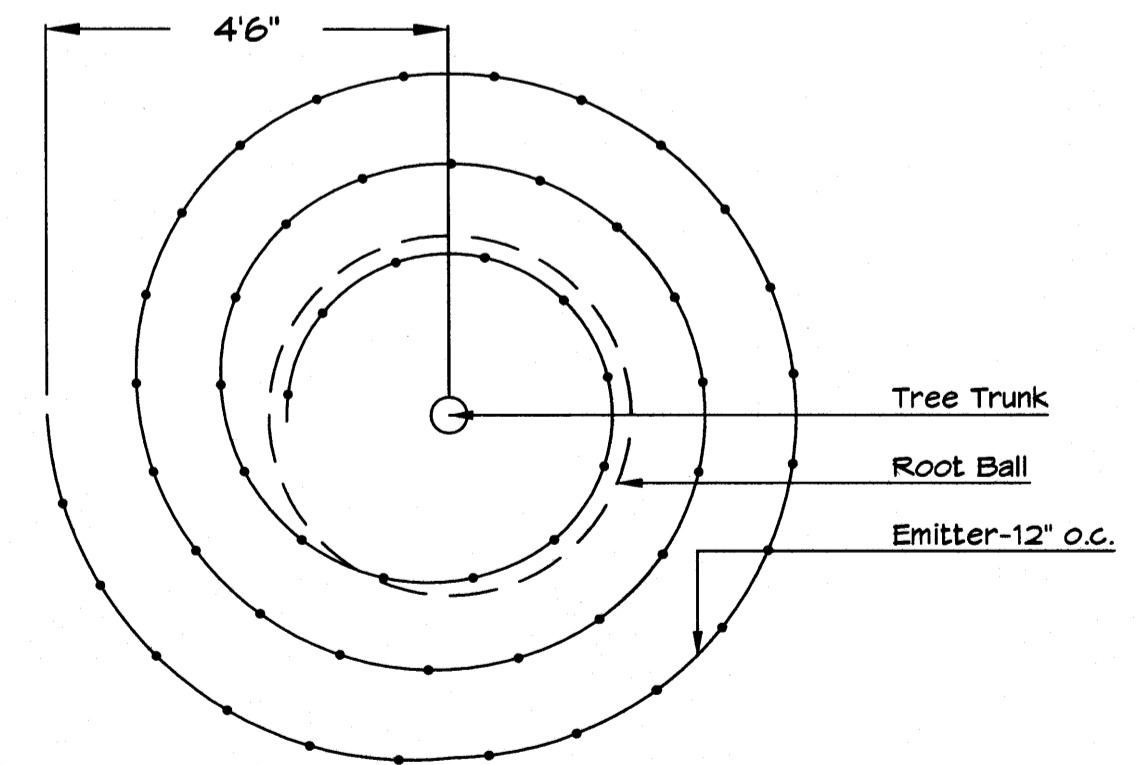
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

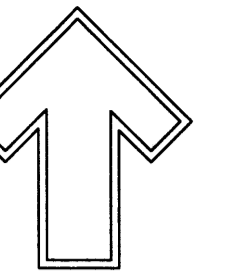
- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation



Netafim Spiral Detail



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LANDSCAPE
ARCHITECT'S
SEAL



6-17-14

DR HORTON HOMES
EAGLE CREST

LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscaping Architects and Contractors and are protected by copyright laws. The use of these ideas without written consent or copied unless applicable fees have been paid or pro order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
CMD

REVISION #

DATE
5-15-14

SHEET #
DRB.06