

**SITE DEVELOPMENT PLAN FOR  
BUILDING PERMIT  
CAMPO DEL NORTE  
LOTS 1-34 AND TRACTS A-E  
WITHIN ELENA GALLEGOS LAND GRANT  
IN PROJECTED SECTION 17,  
TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2018**

**LEGAL DESCRIPTION**  
Lots 7-10 and 23-26, Block 29, Tract A, Unit B, North Albuquerque Acres, Bernalillo County, New Mexico, as the same is shown and designated on the map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Folio 130.

**SITE**  
The site is currently vacant, zoned SU-2/P, and located in the North I-25 Sector Development Plan. In accordance with the North I-25 SDP, this site is being developed under the land use district SU-2/NC. The SU-2/NC allows the permissive and conditional uses of the R-C, D-1 and C-1 Zones. The North I-25 SDP did not rezone this property, just expanded uses along with design standards. It is proposed to develop the 6.6755 acre site into 35 Single Family Detached Homes.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS**  
**VEHICULAR ACCESS:** Access to the site will be from Signal Avenue. No lots shall have direct access to Alameda Boulevard or Signal Avenue.  
**PEDESTRIAN ACCESS:** There is a gated pedestrian access to Alameda Boulevard across the Lot 21 frontage and a gated pedestrian access to Signal Avenue from sidewalk on the east side of Campo Norte Street. A new 4' sidewalk will be constructed on the north side of Signal Avenue across the project frontage.

**BUILDING SETBACKS**  
Front Yard: Minimum 15' to building/20' to garage  
Side Yard: Minimum 5'  
Side Yard adjacent to Road: Minimum 10', except Lots 1, 5, 14 and 20 Minimum 5'  
Rear Yard: Minimum 15'

**PERIMETER WALL**  
A perimeter wall will be constructed around the entire site. See detail this sheet.

**ENTRY SIGN**  
Freestanding monument sign allowable dimensions are 10' long by 4' high with an additional base height of 18", with a maximum sign area is 50 square feet per the North I-25 Sector Development Plan.

Signs shall be permitted separately.  
Entry signage will be incorporated in the perimeter wall, rather than a free standing monument style sign, on each side of the entrance. See Keyed Note J for sign location and detail this sheet.

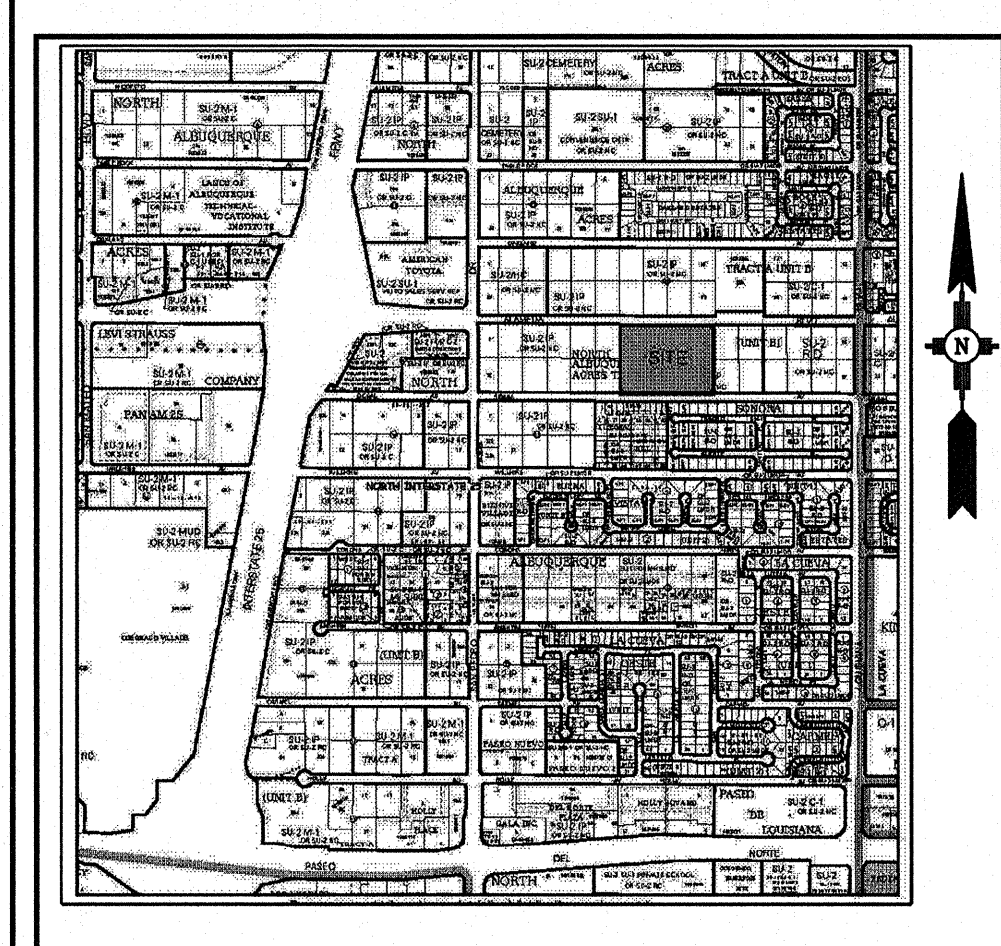
PROJECT NUMBER: 1011527  
Application Number: 18DRB-70110

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a 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 SIGNOFF APPROVAL	DATE
<i>Loym Pad</i> Traffic Engineering, Transportation Division	05-23-18 Date
<i>Jim Estgaard</i> ABCMWA	5/23/18 Date
<i>Sp [Signature]</i> Parks and Recreation Department	5/23/18 Date
<i>James D. Hughes</i> City Engineer/Hydrology	5/23/2018 Date
<i>zz</i> Code Enforcement	5/23/18 Date
N/A *Environmental Health Department (conditional)	Date
N/A Solid Waste Management	Date
<i>[Signature]</i> DRG Chairperson, Planning Department	01.11.2018 Date

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

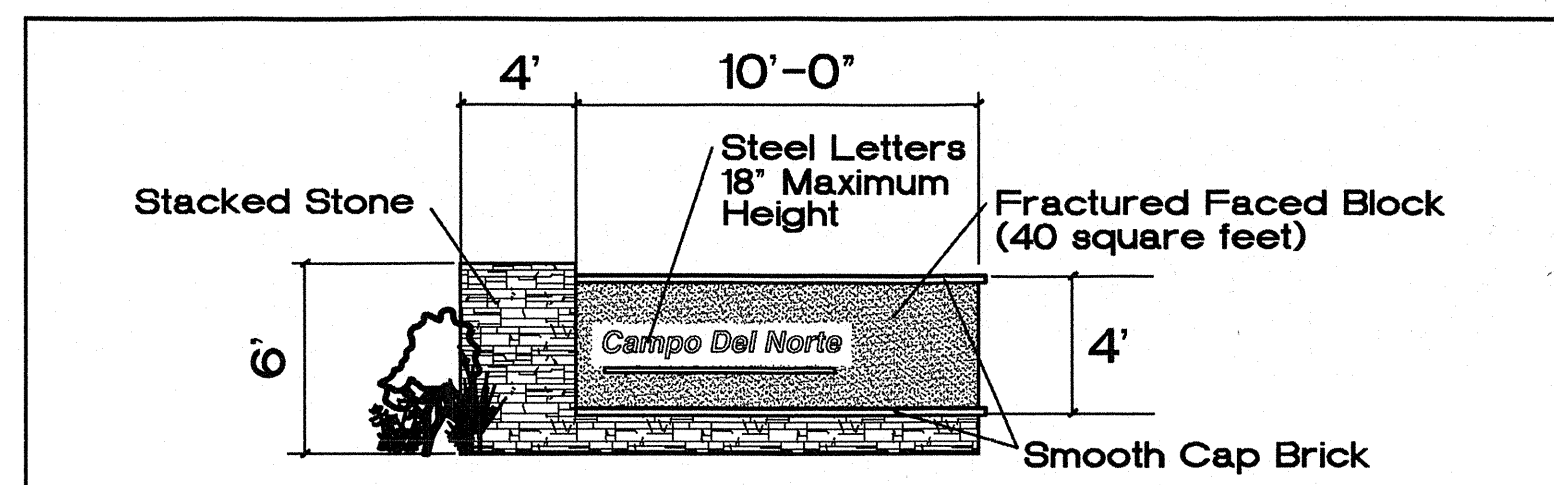
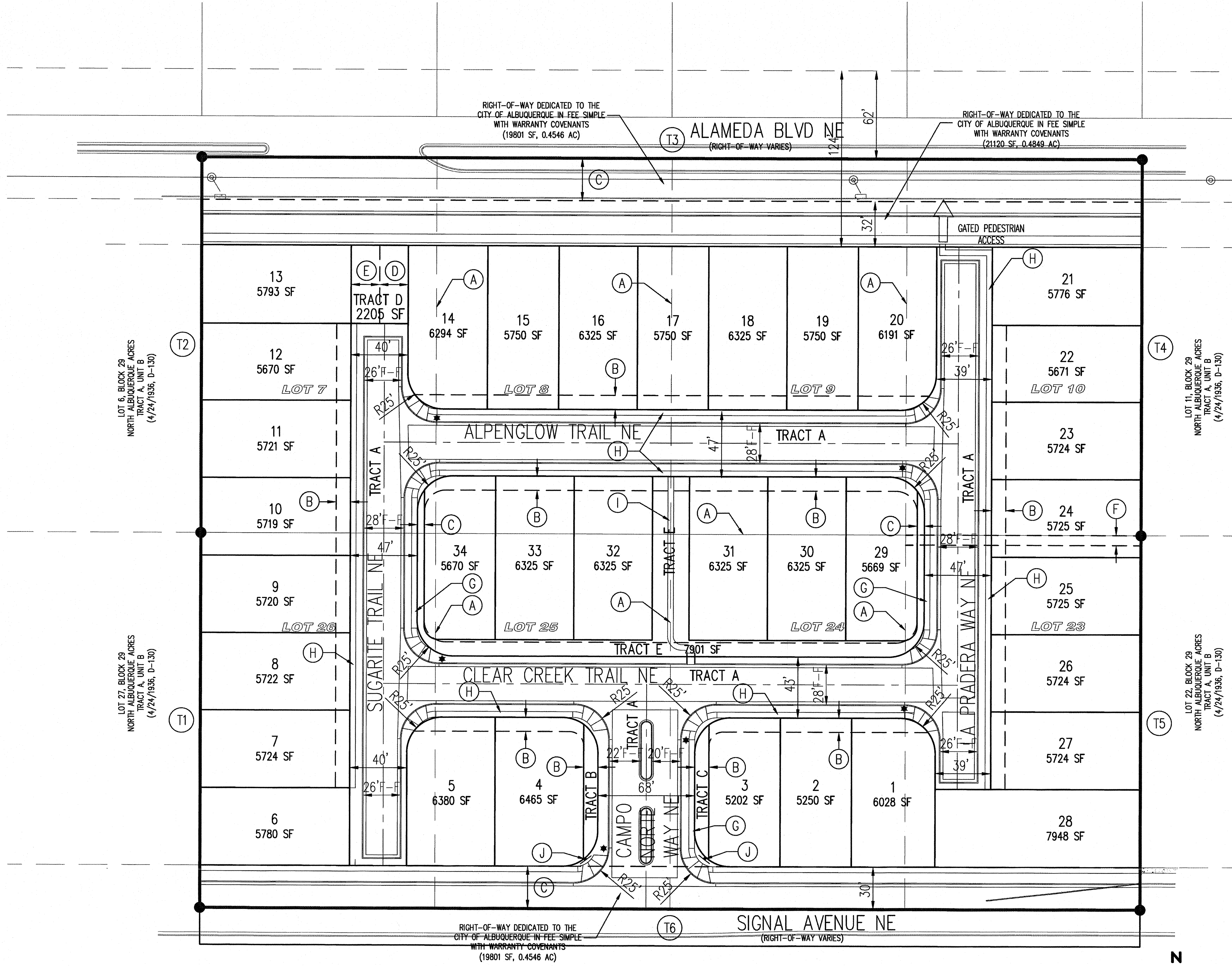
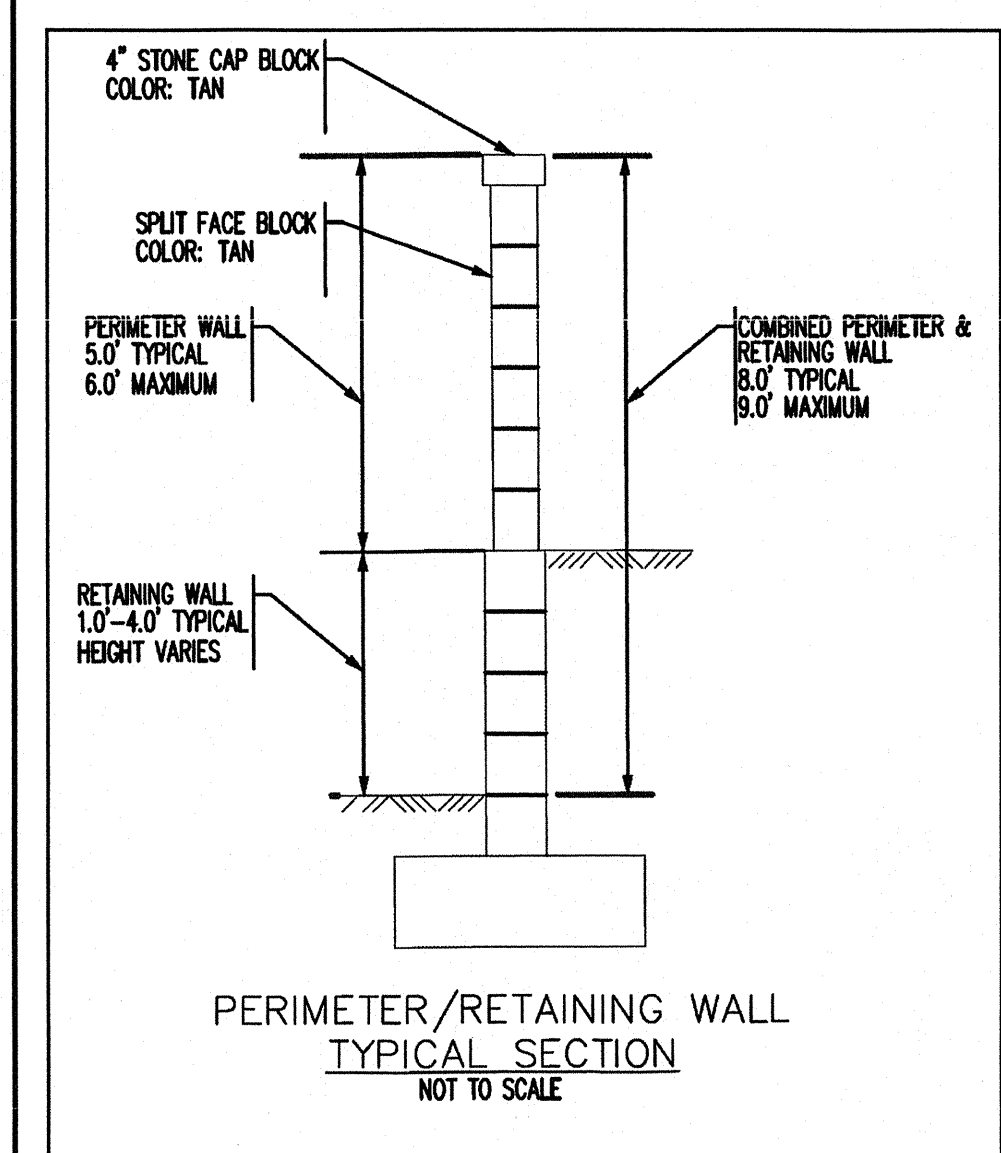


NOT TO SCALE VICINITY MAP ZONE ATLAS C-18-Z

- KEYED NOTES**
- (A) LOT LINE TO BE ELIMINATED BY PLAT.
  - (B) 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
  - (C) 5' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
  - (D) 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT.
  - (E) 20' PUBLIC WATER LINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY PLAT.
  - (F) EXISTING 7' PNM AND M&T EASEMENT (10/9/1979, BK. MISC. 723, PG 604) TO BE VACATED BY PLAT.
  - (G) 4' NEW SIDEWALK
  - (H) 4' DEFERRED SIDEWALK
  - (I) 4' NEW MEANDERING SIDEWALK, SEE LANDSCAPE PLAN FOR ALIGNMENT.
  - (J) ENTRY SIGN LOCATION

**Tangent Table**

ID	BEARING	LENGTH
T1	N00°14'46"E	264.25'
T2	N00°10'22"E	264.41'
T3	S89°46'13"W	660.05'
T4	S00°13'23"W	264.76'
T5	S00°14'35"W	263.93'
T6	N89°46'03"W	659.83'

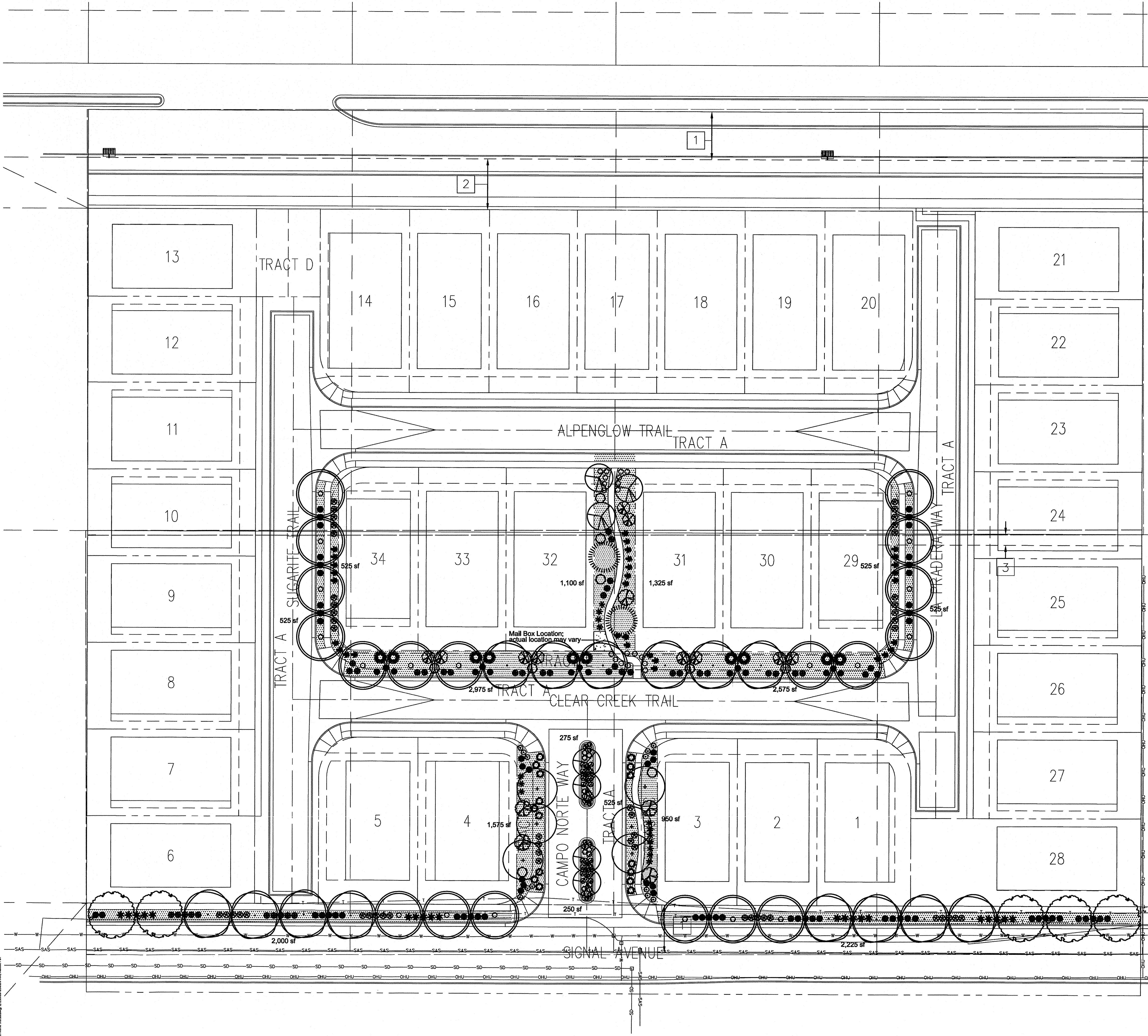


**LEGEND**

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - PROPOSED EASEMENT
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED CURB RAMP
- ★ PROPOSED STREET LIGHT

**SITE DATA**

ZONE ATLAS NO.	C-18-Z
ZONING	SU-2/P
MILES OF FULL WIDTH STREETS CREATED	0.32 MILES
NO. OF EXISTING TRACTS	8
NO. OF LOTS CREATED	34
NO. OF HOA TRACTS CREATED	5
GROSS ACREAGE	8.0088 AC
NET ACREAGE	6.6755 AC
PROPOSED DENSITY	5.09 DU/AC
HOA TRACT USE	
TRACT A: RE	LE: PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
TRACT B: LE	PEE: PROPOSED BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
TRACT C: LE	
TRACT D: PAE	PAE: PROPOSED PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 13, TO BE OWNED & MAINTAINED BY LOT 13.
TRACT E: LE, PED	RE: PROPOSED BLANKET SUBSURFACE PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ABCMWA, A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT, AND A BLANKET PRIVATE DRAINAGE EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Mature Ht./ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
14	●	Gleditsia Shademaster Honey Locust	2" Cal	50'/45'	50 sf=700 sf	Medium+	6-2 gph	Low
19	●	Fraxinus Autumn Purple Ash	2" Cal	40'/30'	50 sf=950 sf	Medium	6-2 gph	Low
6	●	Fraxinus Raywood Ash	2" Cal	40'/25'	50 sf=300 sf	Medium	6-2 gph	Low
5	●	Ulmus Lacebark Elm	2" Cal	40'/40'	50 sf=250 sf	Medium	6-2 gph	Low
7	●	Malus Crabapple	2" Cal	20'/20'	50 sf=350 sf	Medium	6-2 gph	Low
2	●	Pinus Afghan Pine	6" HL	35'/25'	50 sf=100 sf	Low +	6-2 gph	Low
<b>Grasses</b>								
10	●	Miscanthus Maiden Grass	5-Gal	6'/6'	64 sf=640 sf	Low	2-2 gph	Low
20	●	Nolina Bear Grass	5-Gal	4'/3'	25 sf=500 sf	Low	2-2 gph	Low
45	●	Muhlenbergia Regal Mist Grass	5-Gal	3'/3'	10 sf=450 sf	Low+	2-2 gph	Low
20	●	Calamagrotis Karl Foerster Grass	5-Gal	4'/3'	10 sf=200 sf	Low+	2-2 gph	Low
<b>Shrubs/Groundcovers</b>								
10	●	Vauquelinia Rosewood	5-Gal	10'/10'	100 sf=1000 sf	Low	2-2 gph	Low
9	●	Buddleia Butterfly Bush	5-Gal	6'/6'	64 sf=576 sf	Low	2-1 gph	Low
31	●	Hesperaloe Yellow Yucca	5-Gal	3'/4'	25 sf=775 sf	Low	2-1 gph	Low
49	●	Ericameria Turpentine Bush	5-Gal	3'/4'	40 sf=1960 sf	Low	2-2 gph	Low
16	●	Juniperus Blue Chip Juniper	5-Gal	1'/6'	50 sf=800 sf	Medium	6-2 gph	Low
5	●	Lagerstroemia Crape Myrtle	5-Gal	10'/10'	100 sf=500 sf	Medium+	2-2 gph	Low
51	●	Cytisus Lena Broom	5-Gal	3'/3'	30 sf=1530 sf	Low	2-1 gph	Low
27	●	Dasyliiron Sotol	5-Gal	4'/4'	8sf=1040 sf	Low	2-1 gph	Low
19	●	Lavandula Lavender	5-Gal	3'/4'	15 sf=285 sf	Low+	2-1 gph	Low
16	●	Raphiolepis Princess India Hawthorn	5-Gal	3'/4'	20 sf=320 sf	Medium	2-2 gph	Low
12	●	Santolina Lavender Cotton	1-Gal	2'/3'	15 sf=180 sf	Medium	2-2 gph	Low
12	●	Salvia Cherry Sage	5-Gal	2'/3'	15 sf=180 sf	Medium	2-2 gph	Low
12	●	Salvia May Night Salvia	1-Gal	2'/2'	5 sf=60 sf	Medium	2-2 gph	Low

**MATERIALS LEGEND**

- 1" GRAVEL MULCH
- ACCENT BOULDER

**SITE DATA**

REQUIRED STREET TREES  
1 PER 30 L.F. OF STREET FRONTAGE 19  
PROVIDED STREET TREES 19

REQUIRED LANDSCAPE COVERAGE  
75% LIVE VEGETATIVE MATERIAL (17,875 SF PROPOSED LANDSCAPE X 75%) 13,406 SF MIN.  
PROVIDED GROUNDCOVER COVERAGE 13,646 SF  
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS 76%

HIGH WATER USE TURF  
MAX. 20% OF LANDSCAPE AREA 0 SF  
PROPOSED HIGH WATER USE TURF 0 SF  
PERCENT OF LANDSCAPE AREA 0 %

**NOTE**

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY HOMEOWNER'S ASSOCIATION

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

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

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

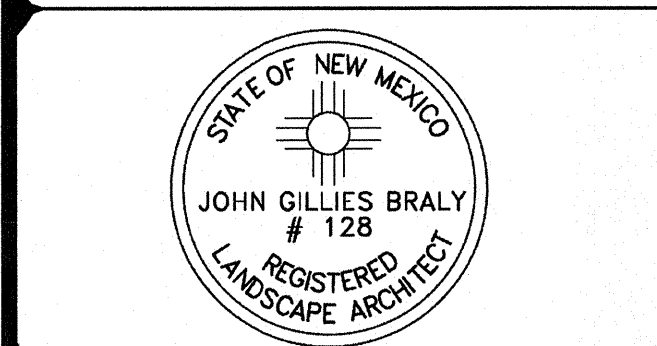
IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

growing better **Up**  
**HeadSup**  
LANDSCAPE CONTRACTORS  
www.headsuplandscape.com

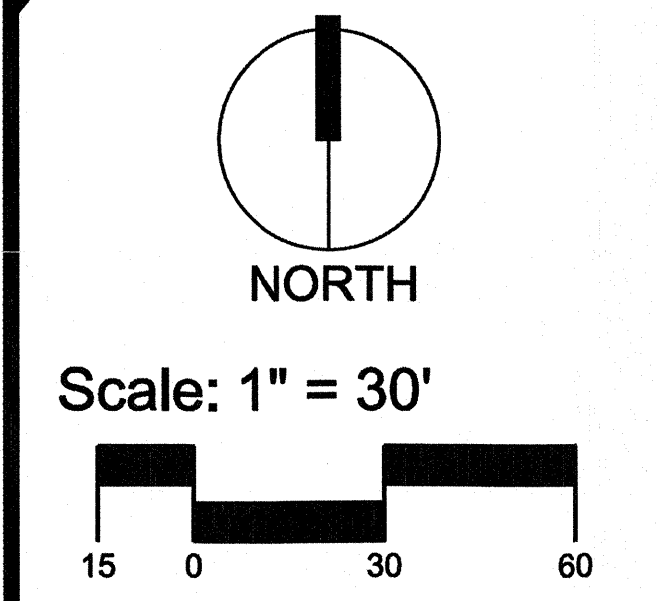
P O Box 10597  
Albuquerque, NM 87184  
505.898.9615  
505.898.2105 (fax)  
design@hulc.com



Date: 03/20/18  
Revisions:  
▲ 05/01/18  
▲ 05/08/18

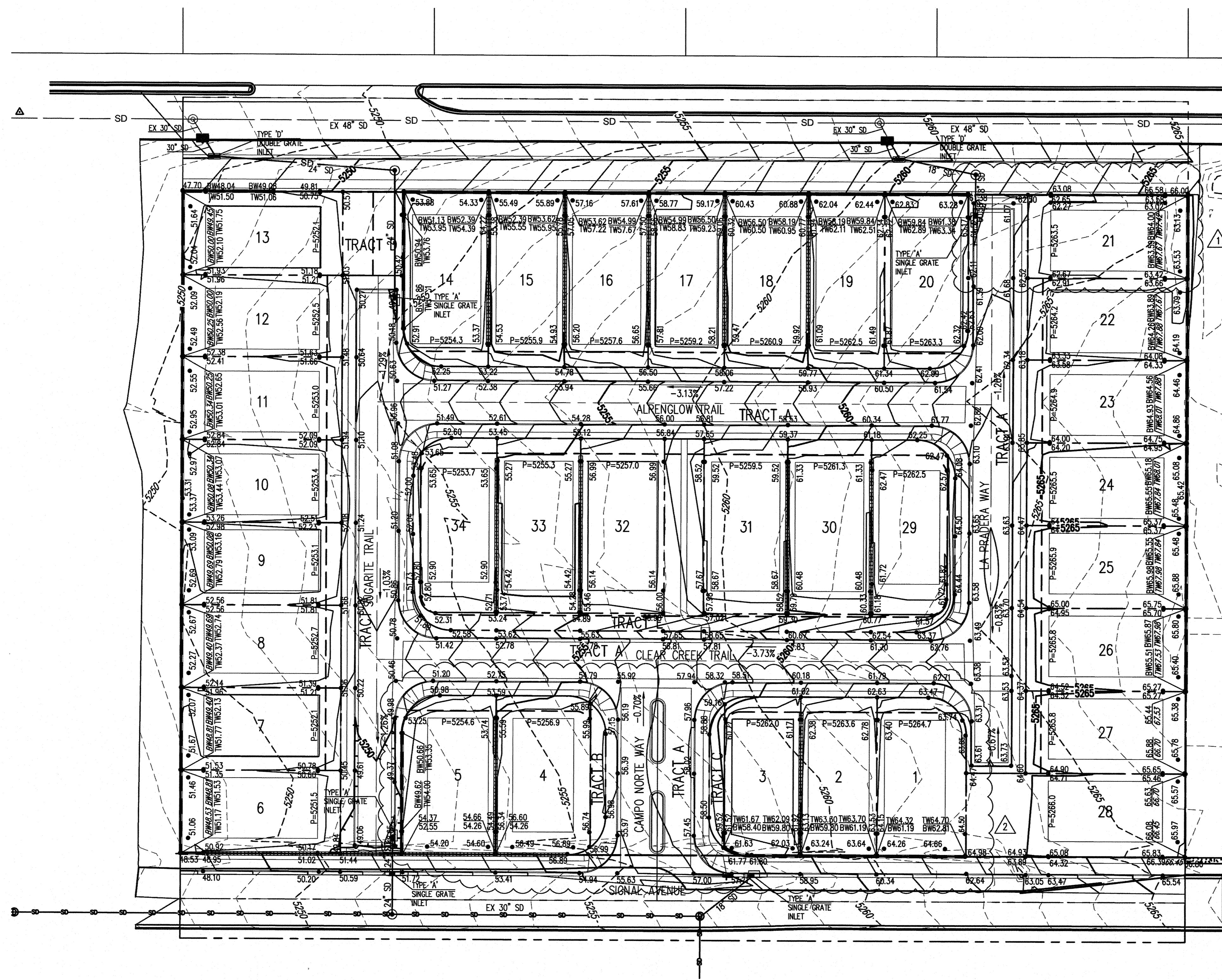
Drawn by: jc  
Reviewed by: jb

Campo del Norte  
Albuquerque, New Mexico



Sheet Title:  
**Landscape Plan**

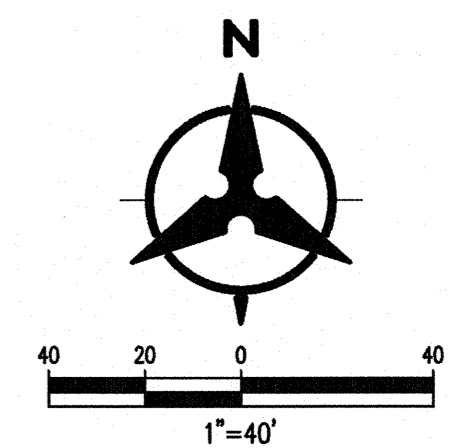
Sheet Number:  
**LS-01**



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
  3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL SHEET 38, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
  7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

**LEGEND**

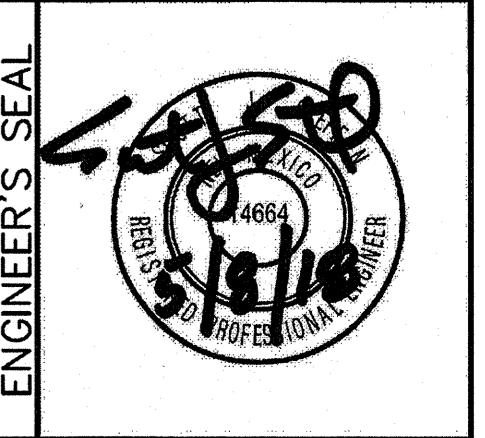
● 91.62	PROPOSED SPOT ELEVATION
× 92.46	EXISTING SPOT ELEVATION (GRND & TC)
---	EXISTING CURB & GUTTER
---	PROPOSED MOUNTABLE CURB & GUTTER
---	PROPOSED STANDARD CURB & GUTTER
---	EXISTING CONTOUR W/ INDEX ELEVATION
→	FLOW ARROW
---	PROPOSED RETAINING WALL
---	PROPOSED SLOPE
○	PROPOSED STORM DRAIN
○	PROPOSED STORM DRAIN MANHOLE
○	PROPOSED STORM DRAIN INLET
~	HIGH POINT



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR	DATE
ACCEPTANCE BY	DATE
REVISION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



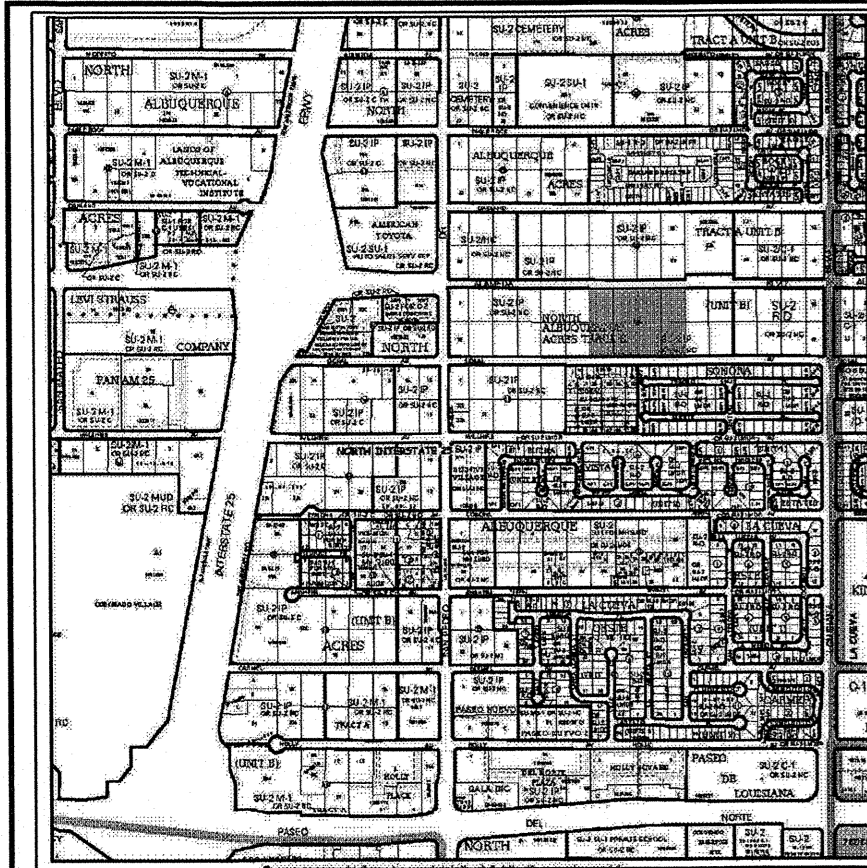
REVISIONS	DATE: 03/2018
DESIGN	DATE: 03/2018
By	DATE: 03/2018
By	DATE: 03/2018
By	DATE: 03/2018
By	DATE: 03/2018
By	DATE: 03/2018

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**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**  
**CAMPO DEL NORTE GRADING PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-18-Z	1	2

CONCEPTUAL UTILITY PLAN  
CAMPO DEL NORTE  
SUBDIVISION



VICINITY MAP

NOT TO SCALE ZONE ATLAS C-18-Z

