

May 5, 2015

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch Plat Review and Comment for Wilderness Canon at High Desert (Tract A of Wilderness Unit 2), DRB 1004989

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the DRB Approved Amended Preliminary Plat
- Six (6) copies of the approved grading plan
- Six (6) copies of the overall paving plan
- Zone Atlas Map

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. On December 6, 2006 the Development Review Board approved the Preliminary Plat for Wilderness Canon, along with a grading plan (engineers stamp dated 12/6/06), vacations of three easements, a subdivision design variance and a sidewalk variance and deferral. The approved preliminary plat was appealed. On August 6, 2007 the City of Albuquerque City Council remanded the appeal back to the Develop Review Board to consider the enclosed Amended Preliminary Plat. The Amended Preliminary Plat has expired and the intent is to resubmit the Amended Preliminary Plat, along with the vacation request, as approved on September 5, 2007 for approval.

The difference between the approved preliminary plat and the amended preliminary plat is that the number of lots was reduced from 25 to 19 and the height of the future homes was restricted on an isolated number of lots. There was also an agreement to make some improvements in the City's Open Space Parcel located east of the proposed development.

Tract A at the Wilderness is located south of The Wilderness Village and Compound. It is bound by High Desert Place to the north, the Embudito Arroyo to the south, City of Albuquerque Open Space (Tract OS-5) and trail to the east and an Open Space Easement owned by High Desert Residential Owners Association, Inc to the west.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Jack Cloud
Planning Department
May 5, 2015
Page 2

On site infrastructure will tie to existing off-site infrastructure located within High Desert Place and built with the Wilderness Village and Compound. A request for a variance to the subdivision standards for the internal roadways was approved with the original preliminary plat on December 6, 2006. The roadways are 26' face-to-face which is allowed under the Local Access with a P-1 designation. The Local Access however calls for a 44' right-of-way. Since these will be private streets, the lot property line begins at back of curb and there is a 7' private pedestrian access easement on one side of the road with a 6' sidewalk. See enclosed Overall Paving Plan for roadway sections. Is the approval of the variance to the subdivision standards still in affect or does it need to be resubmitted?

A Water and Sanitary Sewer Serviceability Statement was received from the ABCWUA on October 10, 2006, but has expired. A new serviceability request will be made to the ABCWUA.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on May 13, 2015.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

cc: Scott Schiabor, Mesa Verde Development

Enclosures



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Mesa Verde Development Co. (Scott Schiabor) PHONE: (505) 828-9900
 ADDRESS: 8300 Carmel Ave NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: fred@scottpatrickhomes.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat Review

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tract A Unit 2 Wilderness at High Desert
 Existing Zoning: SU-2 HD R-R Proposed zoning: SU-2 HD R-R MRGCD Map No _____
 Zone Atlas page(s): F23 UPC Code: 102306149424510167

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004989-07DRB-70183

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 19 Total area of site (acres): 3.97
 LOCATION OF PROPERTY BY STREETS: On or Near: High Desert Place
 Between: Embudo View Court and West of Tract A, Forest Service Land

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Scott Steffen DATE 5/5/15
 (Print) SCOTT J STEFFEN Applicant: Agent:
 Form revised 4/07

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____			\$ _____

Project # _____

Planner signature / date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)

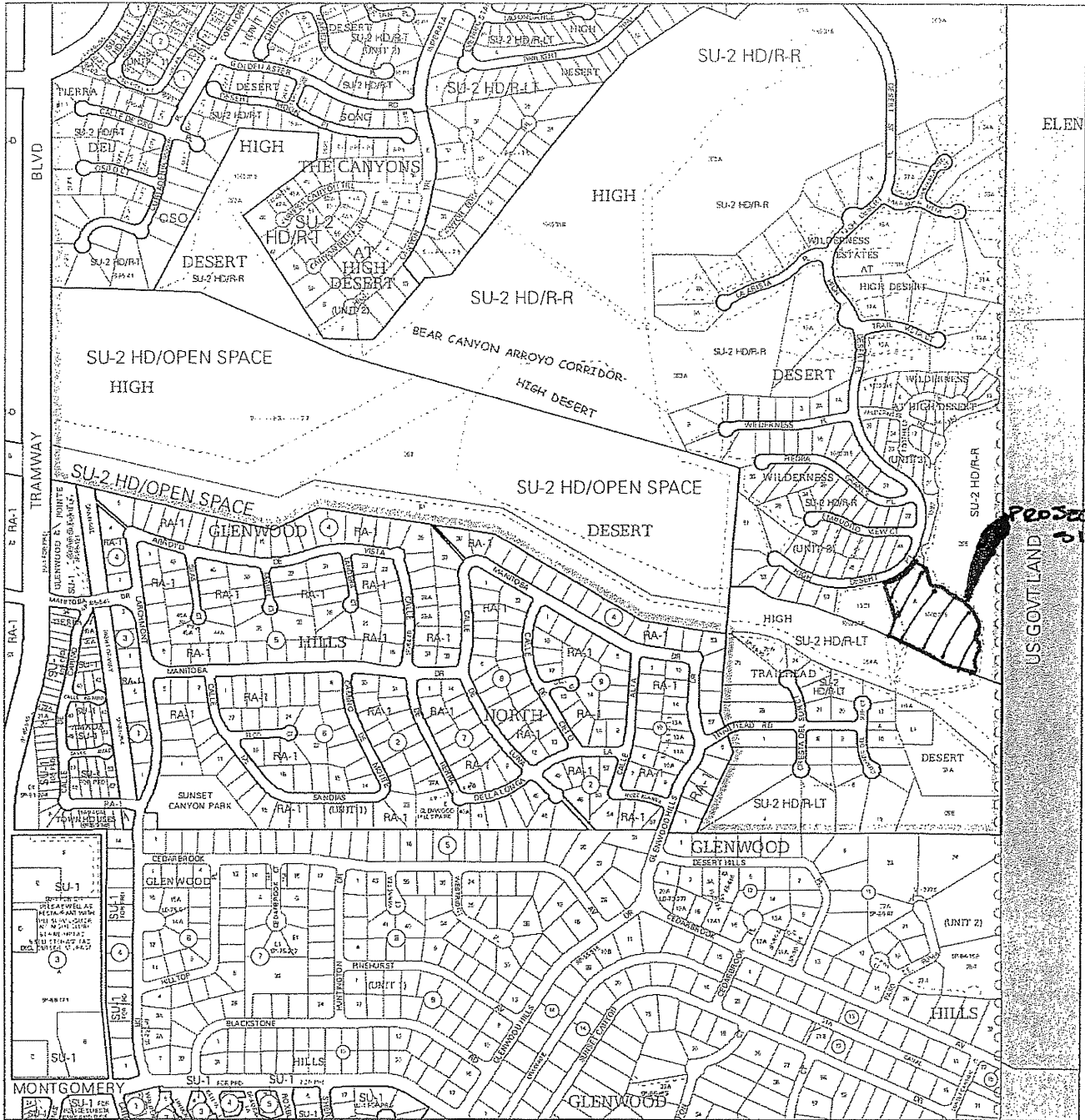
 Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ - _____ |

 Planner signature / date
 Project # _____



For more current information and more details visit: <http://www.cabq.gov/gis>

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-23-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet

USC & GS BRASS TABLE STAMPED "TUMBLE"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=425,465.55 Y=1,513,470.01
 GROUND TO GRID FACTOR = 0.99961970
 DELTA ALPHA = -00°08'37"
 NGVD 1929 SPIRIT ELEVATION = 6009.155

CENTERLINE EXISTING PUBLIC
 ACCESS, WATERLINE, & SANITARY
 SEWER EASEMENT
 FILED: FEBRUARY 6, 2003
 (2003C-26)

EXISTING US FOREST SERVICE
 HIKING & BIKING EASEMENT
 FILED: JUNE 30, 1993
 (BK. 93-17, PGS. 2845-2853)
 DOCUMENT NO. 93-069101

ONE-STORY (18) (LOTS)	TWO-STORY (24) (LOTS)
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10
10	11
11	12
12	13
13	14
14	15
15	16
16	17
17	18

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C14	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E
C15	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C16	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C17	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C18	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E
C19	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C20	51°35'27"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C21	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C22	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E
C23	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C24	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C25	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C26	38°16'12"	94.72'	182.35'	273.00'	178.98'	N53°28'02"E

ID	BEARING	DISTANCE
T10	N90°00'00"W	12.11'
T11	N00°00'00"W	40.00'
T12	S90°00'00"W	5.30'
T13	N18°57'34"W	20.00'
T14	S04°33'17"W	34.00'
T15	S08°28'09"W	48.69'
T16	S82°30'46"W	17.03'

OS-5, HIGH DESERT
 CITY OF ALBUQUERQUE
 OPEN SPACE
 FILED: NOVEMBER 23, 1993
 (93C-325)

ACS ALUMINUM TABLE STAMPED "1-024 RESET 1973/1995"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 431,318.24 Y = 1,513,364.75
 GROUND TO GRID FACTOR = 0.999605987
 DELTA ALPHA = -00°07'56"
 ELEVATION=6261.978

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

for *Ray Berg* August 9, 2007
 CITY SURVEYOR DATE

- [A] 5' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- [B] 7' PRIVATE PEDESTRIAN ACCESS EASEMENT.
- [C] FULLY ENCOMPASSED WITHIN TRACT 'A' IS A PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE'S & ABCWUA. A PUBLIC SUBSURFACE STORM DRAIN EASEMENT SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE. AND A PRIVATE VEHICLE & PEDESTRIAN ACCESS AND SURFACE DRAINAGE EASEMENT GRANTED TO THE HIGH DESERT RESIDENTIAL OWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT. ACCESS EASEMENT TO BE MAINTAINED BY HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.
- [D] LOT 9: SIDEYARD SETBACK ADJACENT TO OPEN SPACE SHALL BE 10 FT. NO BUILD ZONE ON SOUTHEAST SIDE OF LOT. (SEE HATCHED AREA)
- LOT 10: NO BUILD ZONE ON EAST SIDE OF LOT (SEE HATCHED AREA)
- LOT 13: SOUTH YARD SETBACK SPLIT 30% AT 15 FT AND 70% AT 10 FT.
- [E] LANDSCAPE EASEMENT TO BE GRANTED TO HIGH DESERT RESIDENTIAL ASSOCIATION WITH FINAL PLAT

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE TRACT A INTO 19 LOTS.

GENERAL NOTES

- EXISTING ZONING: SU-2 HD/R-R
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- DESCRIPTION: TRACT 'A' OF UNIT 2 WILDERNESS AT HIGH DESERT FILED: DECEMBER 11, 2003, BK.-2003C, PG.-373 DOCUMENT NO. 2003220908

TOTAL SUBDIVISION ACREAGE:

WILDERNESS CAÑON TRACT 'A' 3.9653 ACRES
 0.6353 ACRES

TOTAL NUMBER OF LOTS 19

PROPOSED DENSITY: 4.80 D.U./AC.
 MINIMUM LOT WIDTH 53'
 MINIMUM LOT AREA 5256.26 SF / 0.1207 AC.

GENERAL NOTES

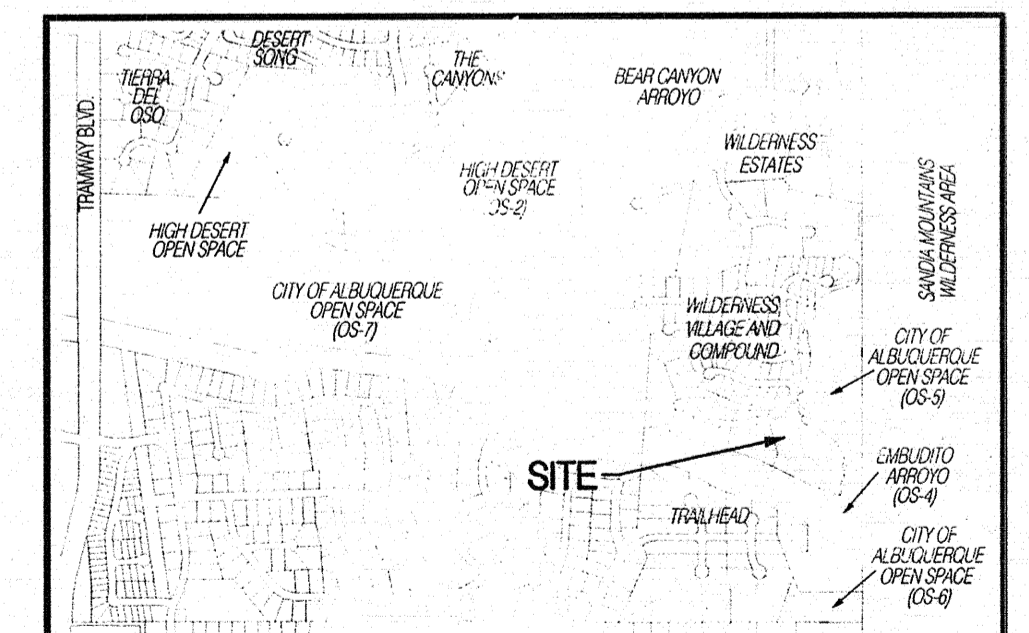
- NO WOOD BURNING FIREPLACE WILL BE PERMITTED; ALL FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH THE R-T ZONING.
- ALL INTERIOR STREETS ARE TO BE PRIVATE AND TO BE GRANTED TO AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION (TRACT A)
- ALL SANITARY AND WATER UTILITIES IN THE TRACT A ARE TO BE PUBLIC, AND OWNED AND MAINTAINED BY THE ABCWUA.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWUA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWUA.
- ALL SUBSURFACE STORM DRAINS IN TRACT A AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE AS SHOWN ON FINAL PLAT.

OWNER:

Scott Schiabor
 SCOTT SCHIABOR

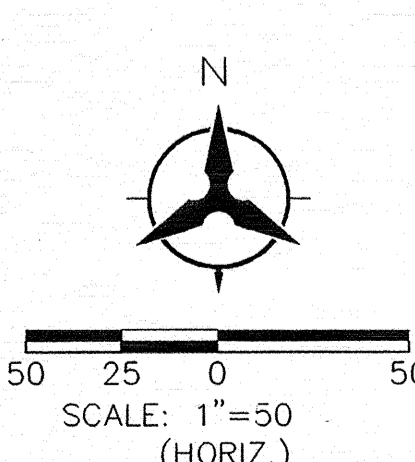
LEGEND

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- CROSS HATCHING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT



LOCATION MAP
 ZONE ATLAS MAP NO. F-23-Z
 NOT TO SCALE

Bohannon Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES

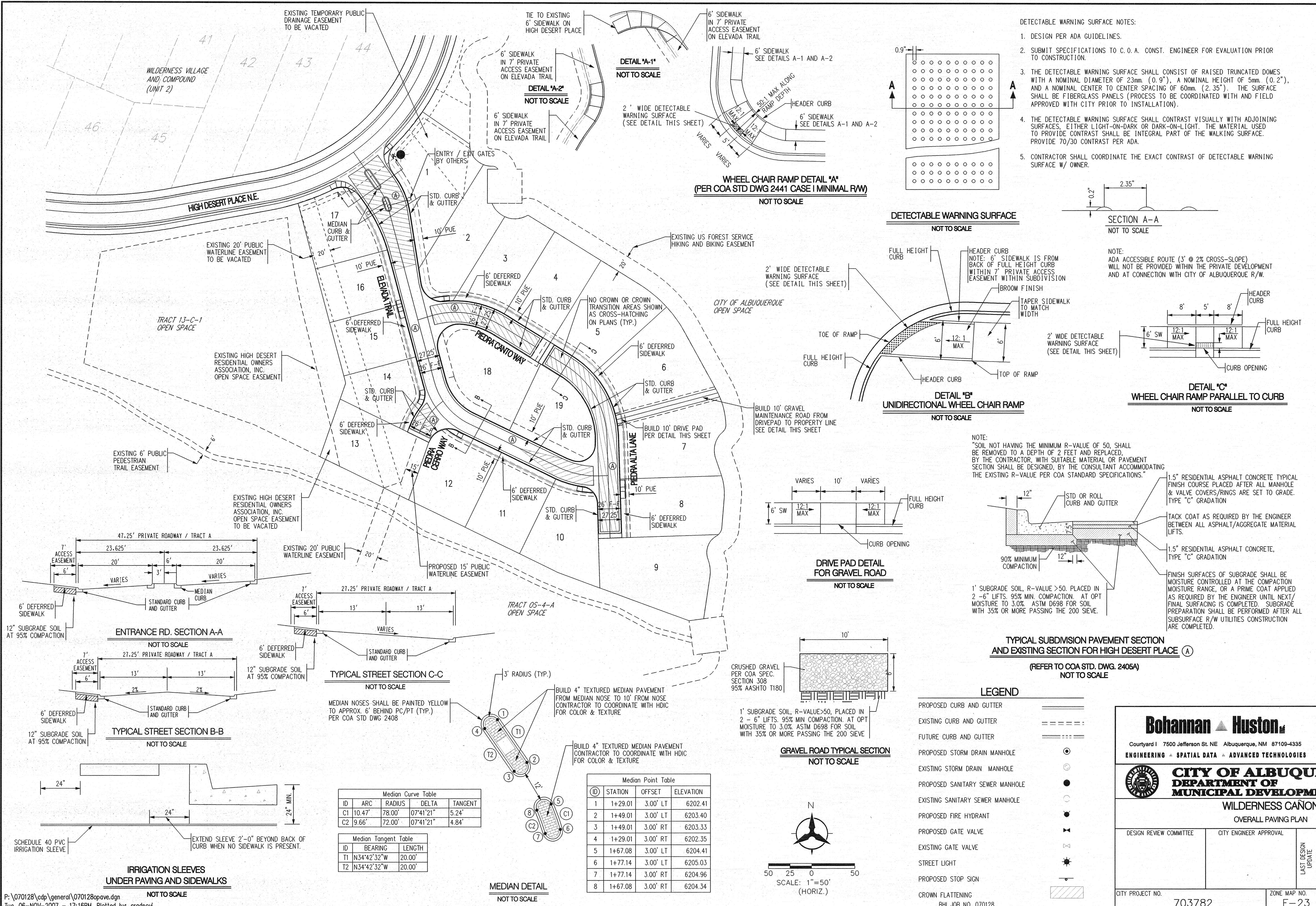


AMENDED PRELIMINARY PLAT
 WILDERNESS CAÑON
 AT HIGH DESERT
 (TRACT A OF UNIT 2 WILDERNESS)
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2007

THE HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION HEREBY CERTIFIES TO THE CITY OF ALBUQUERQUE THAT THIS AMENDED PRELIMINARY PLAT OF WILDERNESS CAÑON AT HIGH DESERT MEETS THE REQUIREMENTS OF THE HIGH DESERT SECTOR DEVELOPMENT PLAN AND FURTHER CERTIFIES THAT THE NUMBER OF UNITS TO BE CONSTRUCTED IN THE ZONE DOES NOT EXCEED THE MAXIMUM ALLOWED BY THE SECTOR PLAN.

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.
 A NEW MEXICO NON-PROFIT CORPORATION
 BY: *Ray Berg* 8/9/07
 DATE

HIGH DESERT INVESTMENT CORPORATION
 BY: *[Signature]* 8/8/07
 DATE



- DETECTABLE WARNING SURFACE NOTES:**
- DESIGN PER ADA GUIDELINES.
 - SUBMIT SPECIFICATIONS TO C.O.A. CONST. ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
 - THE DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 23mm (0.9"), A NOMINAL HEIGHT OF 5mm (0.2"), AND A NOMINAL CENTER TO CENTER SPACING OF 60mm (2.35"). THE SURFACE SHALL BE FIBERGLASS PANELS (PROCESS TO BE COORDINATED WITH AND FIELD APPROVED WITH CITY PRIOR TO INSTALLATION).
 - THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. PROVIDE 70/30 CONTRAST PER ADA.
 - CONTRACTOR SHALL COORDINATE THE EXACT CONTRAST OF DETECTABLE WARNING SURFACE W/ OWNER.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	USC&GS BRASS TABLET STAMPED "TUMBLE"	DATE	NO.	BY		REMARKS REVISIONS DESIGN
INSPECTOR'S ACCEPTANCE BY	DATE	GEOMETRIC POSITION (NAD 1927)	DATE	NO.	BY		
INSPECTOR'S ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES	DATE	NO.	BY	DESIGNED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	(CENTRAL ZONE)	DATE	NO.	BY	DRAWN BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	X=425,465.55 Y=1,513,470.01	DATE	NO.	BY	CHECKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	GROUND-TO-GRID FACTOR = 0.99961970	DATE	NO.	BY	DATE	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	DELTA ALPHA = -00'08.37"	DATE	NO.	BY	DATE	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	NGVD 1929 SPIRIT ELEVATION = 6009.155	DATE	NO.	BY	DATE	DATE

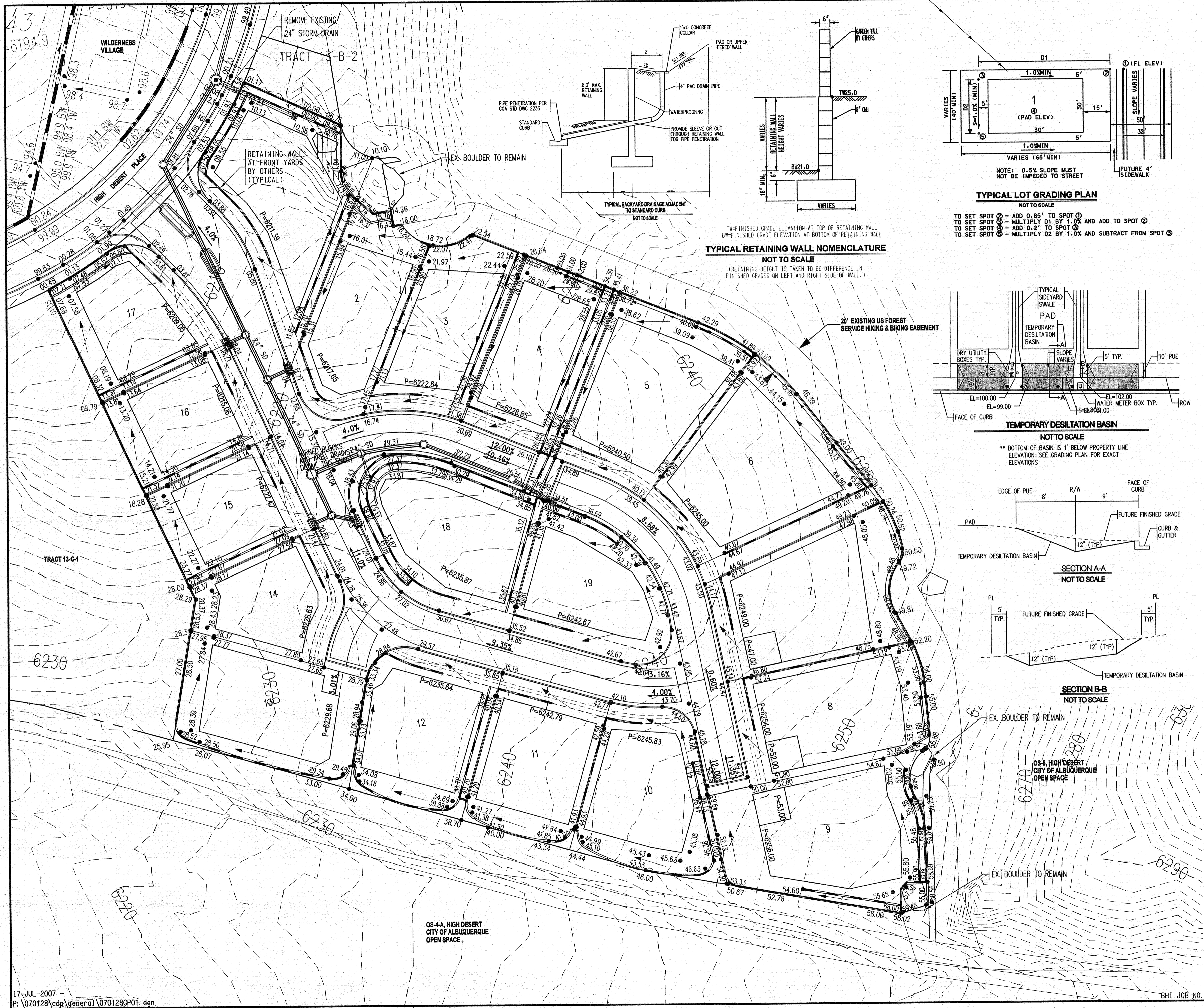
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

WILDERNESS CAÑON
 OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

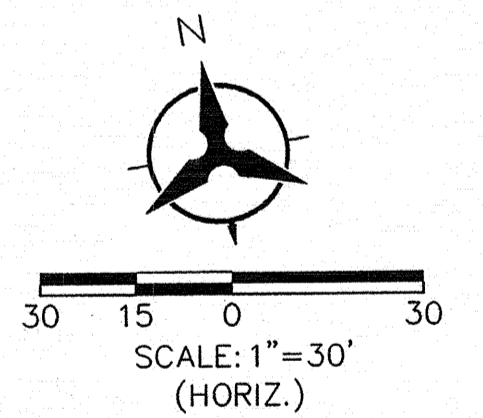
CITY PROJECT NO. 703782 ZONE MAP NO. F-23 SHEET 5 OF 16



LEGEND

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LEE LINE	---
LIMITS OF GRADING	---
EXISTING CONTOUR	--- 5910
PROPOSED CONTOUR	--- 5910
FLOW DIRECTION ARROW	→
BUILDING ENVELOPE OR PAD	▭
RETAINING WALL	▬
GARDEN WALL	▬
EXISTING STORM DRAIN LINE	SD
PROPOSED STORM DRAIN INLET	⊥
PROPOSED STORM DRAIN LINE	▬
PROPOSED STORM DRAIN MANHOLE	⊙
TRACT BOUNDARY	▬
TEMPORARY DESILTATION BASIN	▭

- GENERAL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEOTEST, DATED MAY, 2003.
 - 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.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY PONDS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 - ALL SIDEYARD SPOTS ARE SWALE POINTS AND LOCATED 2' OFFSET FROM PAD.
 - CONTRACTOR SHALL RESEED ALL DISTURBED AREAS. CONTRACTOR SHALL COORDINATE WITH OWNER ON EXACT SEED MIX AND LANDSCAPING.
 - ALL OFFSITE GRADING, TRAIL AND SWALE IMPROVEMENTS WILL BE PROVIDED ON THE INFRASTRUCTURE PLANS.



Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

WILDERNESS TRACT A AT HIGH DESERT GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	F-23		

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORKS	ACCS BRASS TABLET STAMPED "1-A8 1980"	DATE	NO.	BY	REMARKS	BY
STARTED BY	ACCEPTANCE BY	GEOGRAPHIC POSITION (NAD 1927)	DATE				
FIELD BY	DATE	N.M. STATE PLANE COORDINATES					
DATE		(CENTRAL ZONE)					
DATE		X=350152.25 Y=1531818.60					
DATE		GROUND-TO-GRID FACTOR = 0.9996593					
DATE		DELTA ALPHA = -0017.21"					
DATE		RECORDED BY					
DATE		NO.					
		NGVD 1929 ELEVATION = 5570.04					

ENGINEER'S SEAL
 BOHANNON & HUSTON
 07-17-07