

I. INTRODUCTION

Tract 14A is 38 acres located east of High Desert Street between Academy and Spain Roads in the High Desert development. The Highlands Subdivisions Unit 1 and Unit 2A are located to the north and east of this tract, separated by naturally lined arroyos. Tract OS-3, High Desert Open Space, is adjacent to Tract 14's southern boundary.

The High Desert Development is bound by a Sector Development Plan within the City of Albuquerque and Bernalillo County. Tract 14A is zoned SU-2 HD/R-LT.

Tract 14A will be developed somewhat in the same manner as the Highlands and Trailhead Subdivisions. The development will consist of building envelopes located on the existing terrain (no mass grading). Private cross-lot drainage easements, outside of the building envelopes, will allow storm water to take its natural course across the existing topography.

The roadways, which will serve the internal lots, will be cut into the natural topography in order to capture the storm water runoff. Unlike the Highlands development, the roadways within Tract 14A will provide standard curb and gutters which will channel the storm water runoff to downstream inlets. These inlets will then direct flows to cobble-lined swales which usher flows to existing and proposed ponding areas. The ponding areas will drop out any sediment that has accompanied the flow and direct the storm water into main subsurface storm drains which direct flows toward Tramway Boulevard.

Each lot owner will be required to provide a separate individual grading and drainage plan for each lot, stamped and certified by a New Mexico Professional Engineer. The individual lot grading and drainage plan submitted by each lot owner will be reviewed by the High Desert Residential Owners Association New Construction Committee. Upon completion of development within the Highlands, High Desert Investment Corporation has agreed to provide an "as-built" plan for the estate-type lots.