LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- AMAFCA EASEMENT
- LIMITS OF GRADING
- EXISTING CONTOUR
- FEMA FLOOD PLAIN
- FLOW DIRECTION ARROW
- BUILDING ENVELOPE

N

SCALE: 1" = 50' (HORIZ.)

NOTE:
SEE SHEET 2 FOR SITE MAP, GENERAL NOTES & KEYED NOTES

APPROVED FOR ROUGH GRADING DATE

SIMMS PARK ROAD

RUSSIAN SAGE COURT

PINO RIDGE PLACE

PINO POND COURT

BLUE GRAMA ROAD

WEST HIGHLANDS SUBDIVISION

TRACTS 9A, 9B, 9C, 9D & 15D-1 HIGH DESERT

TRACT 15-1A-1 DESERT HIGHLANDS AT HIGH DESERT

TRACT A

MATCHLINE SEE SHEET 2

TRACT "A" 0.07 ACRES TO BE ENCOMPASSED BY A PRIVATE LANDSCAPE AND PEDESTRIAN ACCESS EASMENT THAT WILL BE GRANTED TO AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION

PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

WATER PRESSURE ZONE BOUNDARY (CONTOUR 6170)

GRADING LIMITS (TYP.)

EASEMENT (A PORTION OF HIGHLANDS DENDRITIC ARROYOS) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC., AND HIGH DESERT INVESTMENT CORPORATION FILED: JULY 1, 1996 DOC. NO. 96073621 BOOK 96-18, PAGES 3732-3779

0.0538 ACRE EASEMENT (A PORTION OF HIGHLANDS DENDRITIC ARROYOS) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC., AND HIGH DESERT INVESTMENT CORPORATION FILED: JULY 11, 1997 (97C-182)

30" CULVERT W/RCP END SECTION

10' TRANSITION FROM STANDARD CURB TYPE TO MOUNTABLE CURB ESTATE TYPE

10' TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB ESTATE TYPE

EASEMENT (A PORTION OF HIGHLANDS DENDRITIC ARROYOS) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC., AND HIGH DESERT INVESTMENT CORPORATION FILED: JULY 1, 1996 DOC. NO. 96073621 BOOK 96-18, PAGES 3732-3779

TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB ESTATE TYPE THROUGH RETURN

TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB ESTATE TYPE THROUGH RETURN

24" RCP SD

18" RCP SD

EXIST. 36" RCP SD

EXIST. 12" SD PIPE

EXIST. 18" RCP SD

PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

PROPOSED 25' PUBLIC STORM DRAIN ANS SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

EASEMENT (A PORTION OF HIGHLANDS DENDRITIC ARROYOS) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC., AND HIGH DESERT INVESTMENT CORPORATION FILED: JULY 1, 1996 DOC. NO. 96073621 BOOK 96-18, PAGES 3732-3779

20' PRIVATE LANDSCAPE EASEMENT (TYP.)

10' PUE (TYP.)

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 1 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT
GRADING PLAN (AMENDED)

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
621981	E-3	1	2

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

BENCH MARKS

STATION IS A STANDAR UCC & GS BRASS CAP STAMPED "2-C14" IN THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV. = 6009.155

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
11/5/00

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

REMARKS

REVISIONS

DESIGN

		DATE
DESIGNED BY	MR	08/00
DRAWN BY	BJG	08/00
CHECKED BY	KP	08/00

NO.	DATE

BH JOB NO. 00265A02

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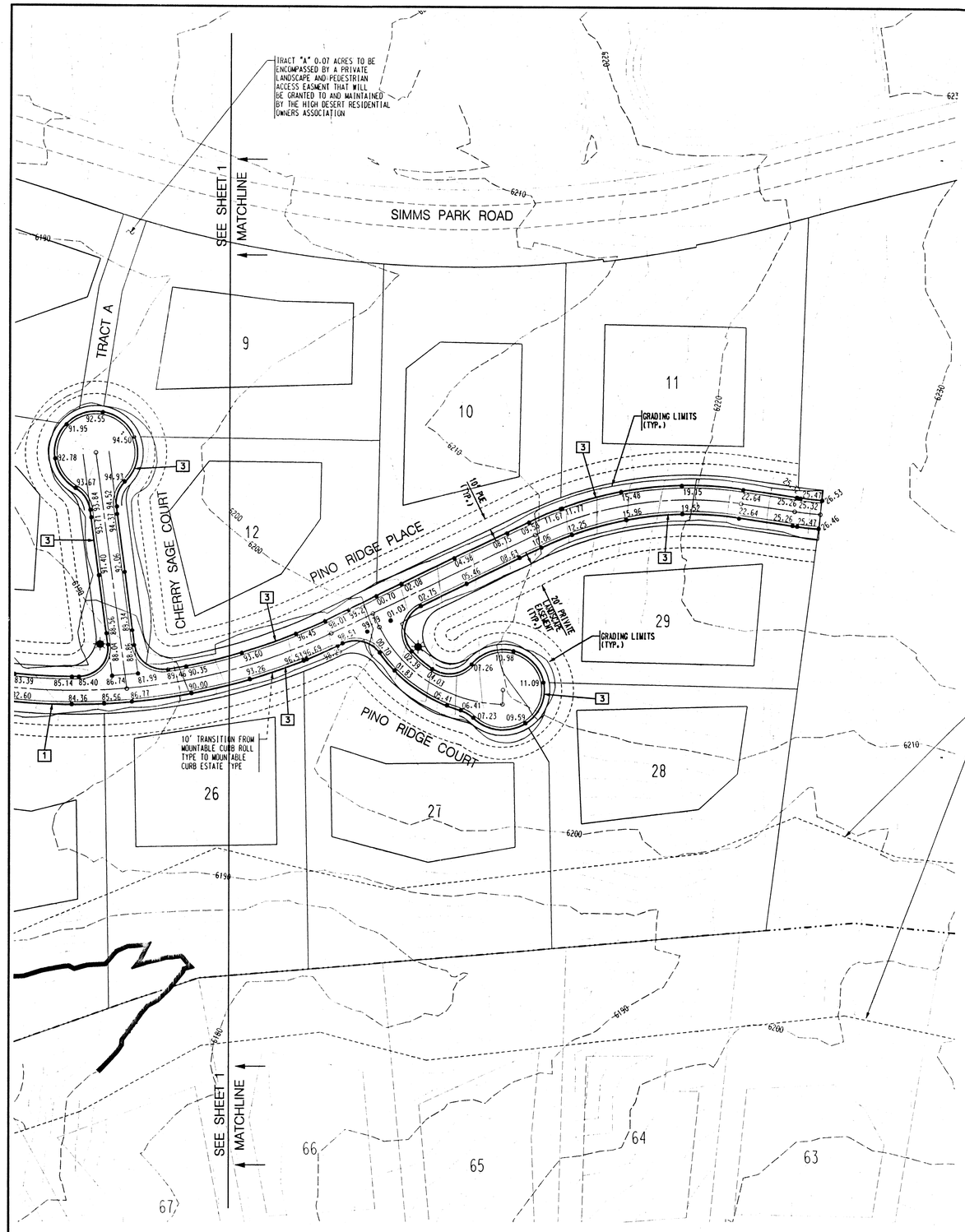
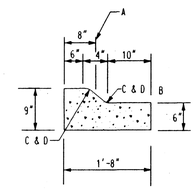


N

SCALE: 1"=50
(HORIZ.)

EASEMENT (A PORTION OF HIGHLANDS DENDRITIC ARROYOS) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC., AND HIGH DESERT INVESTMENT CORPORATION
FILED: JULY 1, 1996
DOC. NO. 96073621
BOOK 96-18, PAGES 3732-3779



CURB CONSTRUCTION NOTES

A. THEORETICAL FACE OF CURB

B. TRAFFIC SIDE

C. 2" RADIUS

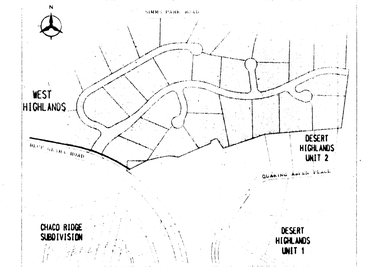
D. DIMENSION AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.

MODIFIED MOUNTAINE MEDIAN CURB & GUTTER

NOT TO SCALE

1/2 SCALE OF ORIGINAL DOCUMENT

SCALE = 1"=100'



SITE LOCATION MAP (E-23)
NOT TO SCALE

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 REPORTS PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATION AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.

KEYED GENERAL NOTES

1. STD. CURB & GUTTER AS PER STD.DWG 2415
2. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
3. MOUNTABLE CURB ESTATE TYPE AS PER STD. DWG. 2415
4. MODIFIED MOUNTABLE MEDIAN CURB & GUTTER AS PER DETAIL THIS SHEET

LEGEND

PROPOSED SPOT	●
EXISTING SPOT	○
AMAFCA EASEMENT	- - - - -
LIMITS OF GRADING	———
EXISTING CONTOUR	- - - - -
FEMA FLOOD PLAIN	▨
FLOW DIRECTION ARROW	←
BUILDING ENVELOPE	▭

APPROVED FOR ROUGH GRADING — DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
WITCRO-FILM INFORMATION
RECORDED BY — DATE

BENCH MARKS

STATION IS A STANDAR UCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

SEAL

ENGINEER'S SEAL
KEVIN G. PATTON
NEW MEXICO
9681
PROFESSIONAL ENGINEER
11/13/00

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	MR	DATE 08/00
DRAWN BY	BJG	DATE 08/00
CHECKED BY	KP	DATE 08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 1 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT
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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
621981	E-3	2	2

BHI JOB NO. 00265A02

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