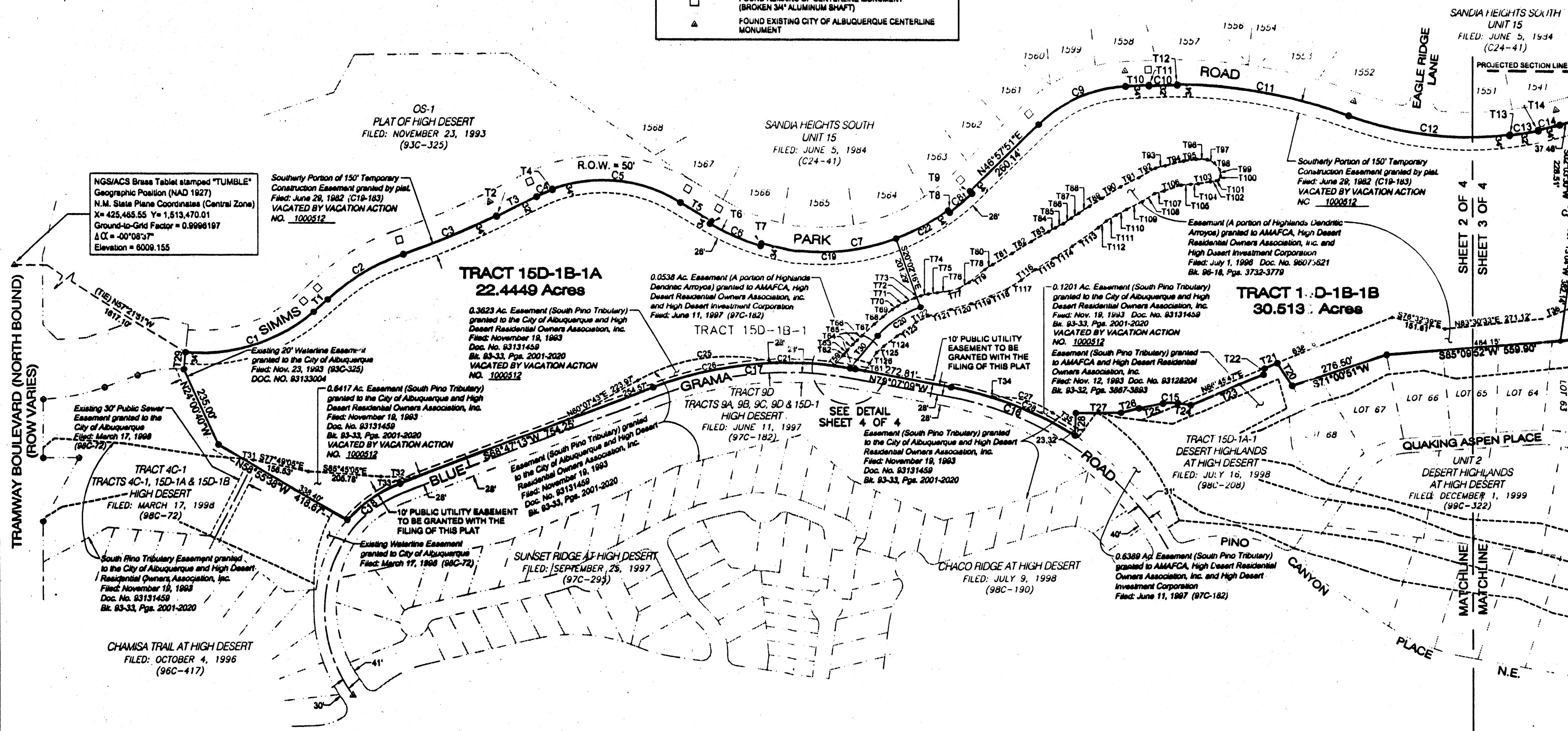


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	ADJOINING PROPERTY LINE
	MONUMENT TIE LINE
	EXISTING EASEMENT LINE
	FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 8544"
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
	SET 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 8544"
	FOUND 3" ALUM. CAP STAMPED "LS 8544"
	FOUND REMAINS OF CENTERLINE MONUMENT (BROKEN 3/4" ALUMINUM SHAFT)
	FOUND EXISTING CITY OF ALBUQUERQUE CENTERLINE MONUMENT

PLAT OF
**TRACTS 15D-1B-1A, 15D-1B-1B,
 & 15D-1B-1C HIGH DESERT**
 (REPLAT OF TRACT 15D-1B-1 HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
 JULY 2000



Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

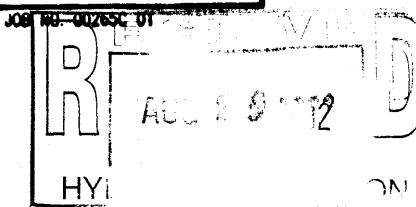
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 2 OF 4

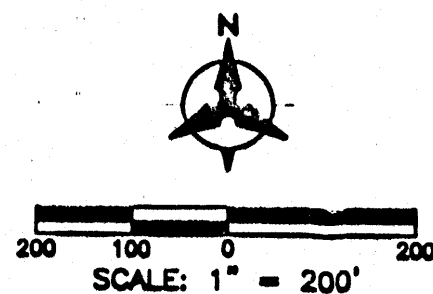
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00265PLAT02.DWG

JOB NO. 00265C01

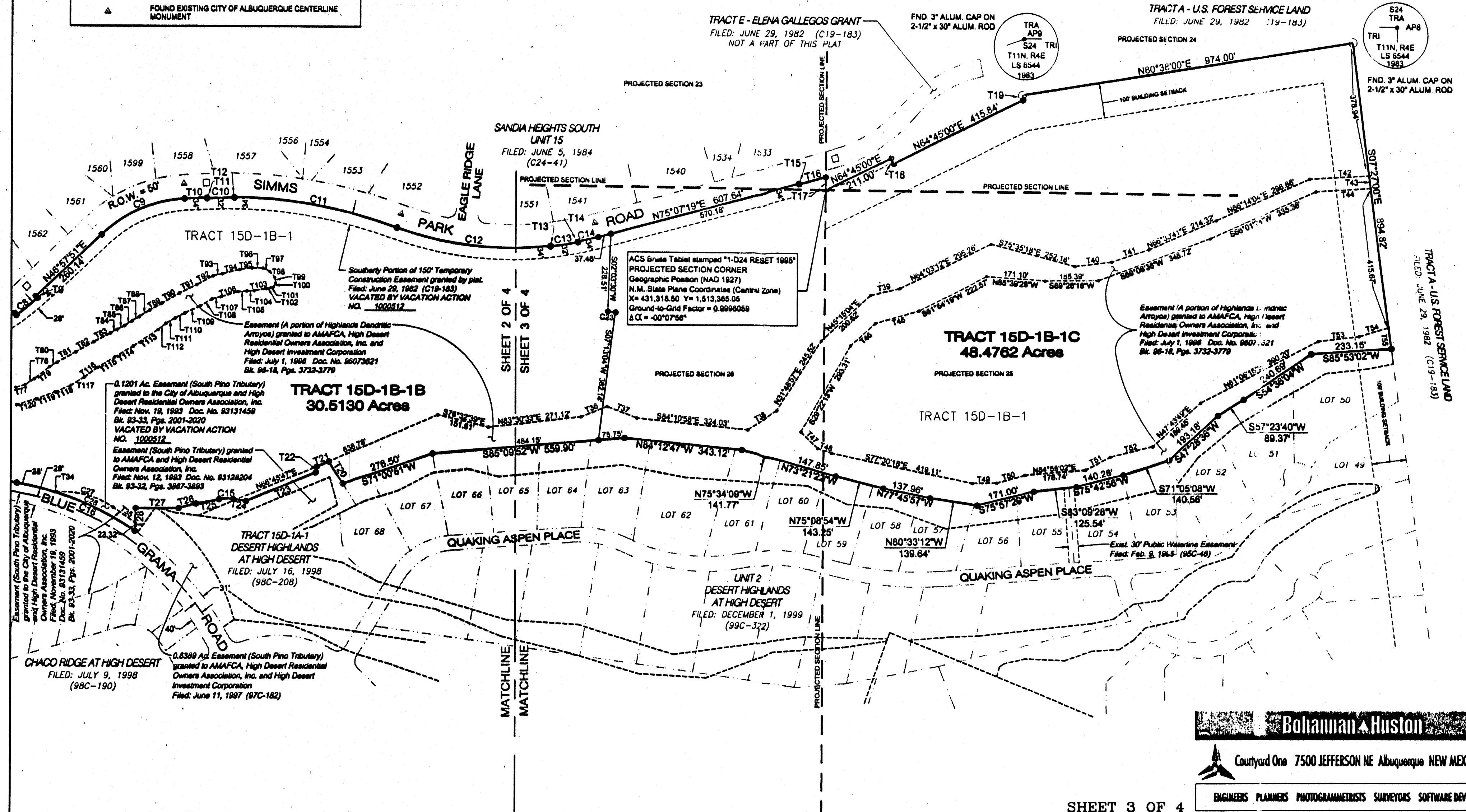


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	ADJOINING PROPERTY LINE
	MONUMENT TIE LINE
	EXISTING EASEMENT LINE
	FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
	SET 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 3" ALUM. CAP STAMPED "LS 6544"
	FOUND REMAINS OF CENTERLINE MONUMENT (BROKEN 3/4" ALUMINUM SHAFT)
	FOUND EXISTING CITY OF ALBUQUERQUE CENTERLINE MONUMENT



PLAT OF
**TRACTS 15D-1B-1A, 15D-1B-1B,
 & 15D-1B-1C HIGH DESERT**
 (REPLAT OF TRACT 15D-1B-1 HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
 JULY, 2000



SHEET 3 OF 4

Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

BOHANNON.D026501\SURVEY\GRAPHICS\FINAL PLAT\00265001.DWG JOB NO. 002650 01 002650\PLAT03.DWG

TANGENT DATA

TANGENT	BEARING	DISTANCE	TANGENT	BEARING	DISTANCE
T1	N47°37'15"E	53.20'	T84	N61°18'00"E	21.50'
T2	S25°33'53"E	2.00'	T85	N62°28'58"E	24.89'
T3	N64°28'07"E	121.80'	T86	N57°18'54"E	26.49'
T4	N19°08'18"W	2.00'	T87	N57°38'01"E	24.49'
T5	S59°53'21"E	99.15'	T88	N57°11'12"E	35.59'
T6	S30°08'39"W	8.00'	T89	N59°05'50"E	41.40'
T7	N18°00'50"E	8.00'	T90	N58°31'50"E	59.78'
T8	S35°31'52"E	8.00'	T91	N64°13'48"E	56.58'
T9	N43°02'09"W	8.00'	T92	N61°29'14"E	53.67'
T10	N87°07'50"E	65.23'	T93	N78°54'58"E	27.77'
T11	S02°52'10"E	2.00'	T94	N78°38'12"E	52.73'
T12	N00°17'49"E	2.00'	T95	N82°01'55"E	36.41'
T13	S08°44'39"E	2.00'	T96	S88°38'25"E	31.03'
T14	N11°21'38"W	2.00'	T97	S64°21'11"E	21.94'
T15	S14°52'41"E	2.00'	T98	S40°14'38"E	23.43'
T16	N78°07'19"E	80.00'	T99	S08°24'58"E	15.52'
T17	S00°44'22"E	35.83'	T100	S28°48'57"W	13.88'
T18	S25°15'00"E	16.00'	T101	S78°39'34"W	7.97'
T19	N09°22'00"W	13.79'	T102	S79°05'47"W	14.49'
T20	N31°40'39"W	77.49'	T103	S80°34'14"W	34.52'
T21	S66°45'46"W	38.73'	T104	S86°28'21"W	21.27'
T22	S09°18'38"W	17.79'	T105	S84°40'07"W	26.75'
T23	S66°45'47"W	221.87'	T106	S72°31'24"W	51.28'
T24	N80°15'07"W	36.16'	T107	S75°17'33"W	27.14'
T25	S79°00'19"W	68.54'	T108	S57°44'12"W	40.59'
T26	S75°10'36"W	51.98'	T109	S65°03'45"W	48.45'
T27	S89°49'44"W	124.83'	T110	S61°48'29"W	32.78'
T28	S02°08'45"W	66.15'	T111	S59°28'24"W	31.69'
T29	N05°41'47"E	49.00'	T112	S50°17'37"W	28.99'
T30	S39°02'25"W	122.57'	T113	S55°07'15"W	88.36'
T31	S84°38'02"E	27.27'	T114	S59°13'26"W	62.14'
T32	S88°11'52"E	94.80'	T115	S58°11'01"W	58.82'
T33	S68°47'13"W	43.96'	T116	S52°48'02"W	47.41'
T34	N86°40'37"E	5.20'	T117	S57°47'56"W	46.26'
T35	S55°04'00"E	77.21'	T118	S66°39'40"W	50.02'
T36	N68°02'10"E	80.69'	T119	S68°20'26"W	58.47'
T37	S68°50'11"E	92.76'	T120	S74°00'50"W	59.42'
T38	N58°08'14"E	105.86'	T121	S73°08'06"W	63.26'
T39	N75°55'12"E	87.78'	T122	S61°05'21"W	41.49'
T40	N83°16'42"E	108.63'	T123	S51°53'01"W	67.41'
T41	N71°18'06"E	112.81'	T124	S51°17'14"W	47.12'
T42	N86°38'17"E	172.96'	T125	S46°41'25"W	28.18'
T43	S07°27'00"E	35.21'	T126	S31°21'35"W	36.38'
T44	S86°18'13"W	159.27'	T127	N74°00'44"W	79.20'
T45	S72°45'15"W	133.01'			
T46	S46°04'02"W	99.38'			
T47	S45°06'07"E	68.94'			
T48	S71°34'02"E	42.98'			
T49	N89°28'39"E	71.07'			
T50	N74°00'28"E	84.45'			

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	458.93'	385.07'	204.69'	373.88'	N71°39'31"E	48°04'31"
C2	585.57'	250.63'	127.26'	248.72'	N59°52'56"E	24°31'22"
C3	2062.26'	277.45'	138.93'	277.24'	N68°17'22"E	07°42'30"
C4	430.41'	48.28'	24.16'	48.25'	N67°38'54"E	06°25'35"
C5	432.41'	371.68'	198.20'	360.35'	S84°30'49"E	49°14'57"
C6	619.20'	152.35'	76.56'	151.98'	S66°56'15"E	14°05'49"
C7	611.20'	549.85'	295.10'	531.50'	N80°14'29"E	51°32'42"
C8	619.20'	81.11'	40.61'	81.05'	N50°42'59"E	07°30'17"
C9	380.98'	287.08'	139.29'	261.65'	N67°02'50"E	40°09'59"
C10	1447.69'	80.01'	40.02'	80.00'	N88°42'49"E	03°10'00"
C11	1449.69'	484.89'	244.73'	482.63'	S80°07'15"E	19°09'51"
C12	993.28'	454.30'	231.19'	450.35'	S83°38'29"E	28°12'19"
C13	995.28'	80.18'	40.11'	80.16'	N80°56'53"E	04°36'57"
C14	993.28'	60.99'	30.51'	60.98'	N78°52'51"E	03°31'06"
C15	118.00'	42.72'	21.60'	42.48'	S89°22'36"W	20°44'34"
C16	920.00'	374.43'	189.85'	371.86'	N87°27'35"W	23°19'09"
C17	1028.00'	575.83'	295.69'	568.33'	S84°50'02"W	32°05'38"
C18	380.00'	184.29'	93.99'	182.49'	S54°53'37"W	27°47'11"
C19	611.20'	384.58'	198.90'	378.27'	N87°59'17"E	36°03'06"
C20	275.00'	149.90'	76.86'	148.05'	S54°39'22"W	31°13'55"
C21	1028.00'	560.89'	287.62'	553.96'	S84°25'03"W	31°15'41"
C22	611.20'	165.27'	83.14'	164.77'	N62°12'56"E	15°29'36"
C23	279.00'	21.58'	10.80'	21.58'	S83°49'58"E	04°25'58"
C24	1028.00'	14.94'	7.47'	14.94'	N79°32'08"W	00°49'57"
C25	509.00'	400.33'	211.17'	390.10'	N82°39'38"E	45°03'50"
C26	1028.00'	352.43'	177.96'	350.70'	S78°36'29"W	19°38'33"
C27	259.00'	172.93'	89.83'	169.74'	S74°11'42"E	38°15'23"
C28	920.00'	258.15'	129.93'	257.30'	N63°50'19"W	16°04'36"
C29	1028.00'	43.78'	21.90'	43.78'	N81°10'19"W	02°26'25"

TRACT 15D-1B-1A
22.4449 Acres

TRACT 15D-1B-1

0.0538 Ac. Easement (A portion of Highlands Dendritic Arroyos) granted to AMAFCA, High Desert Residential Owners Association, Inc. and High Desert Investment Corporation
Filed: June 11, 1997 (97C-182)

Easement (A portion of Highlands Dendritic Arroyos) granted to AMAFCA, High Desert Residential Owners Association, Inc. and High Desert Investment Corporation
Filed: July 1, 1996 Doc. No. 96073621
Bk. 96-18, Pgs. 3732-3779

TRACT 15D-1B-1

TRACT 15D-1B-1B
30.5130 Acres

BLUE GRAMA ROAD

DETAIL

SCALE: 1" = 50'

PLAT OF

TRACTS 15D-1B-1A, 15D-1B-1B,
& 15D-1B-1C HIGH DESERT
(REPLAT OF TRACT 15D-1B-1 HIGH DESERT)ALBUQUERQUE, NEW MEXICO
JULY, 2000

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- PNM Electric Services for the installation, maintenance, and service of underground electrical line, transformers, communication lines and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- U.S. West for the installation, maintenance and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (above ground 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

EASEMENTS FOR ELECTRIC TRANSFORMERS/ SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Bohannon & Huston

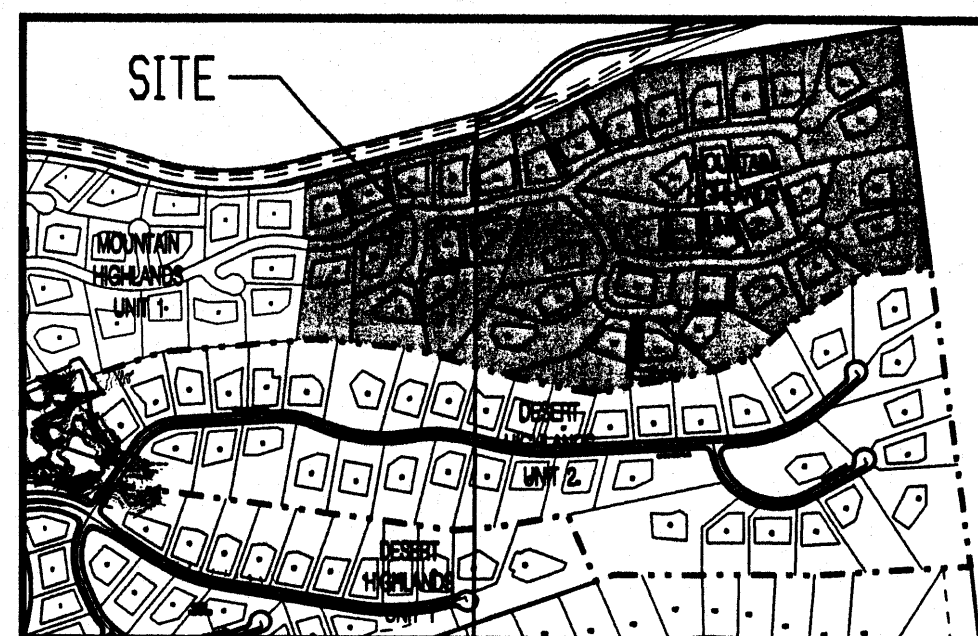
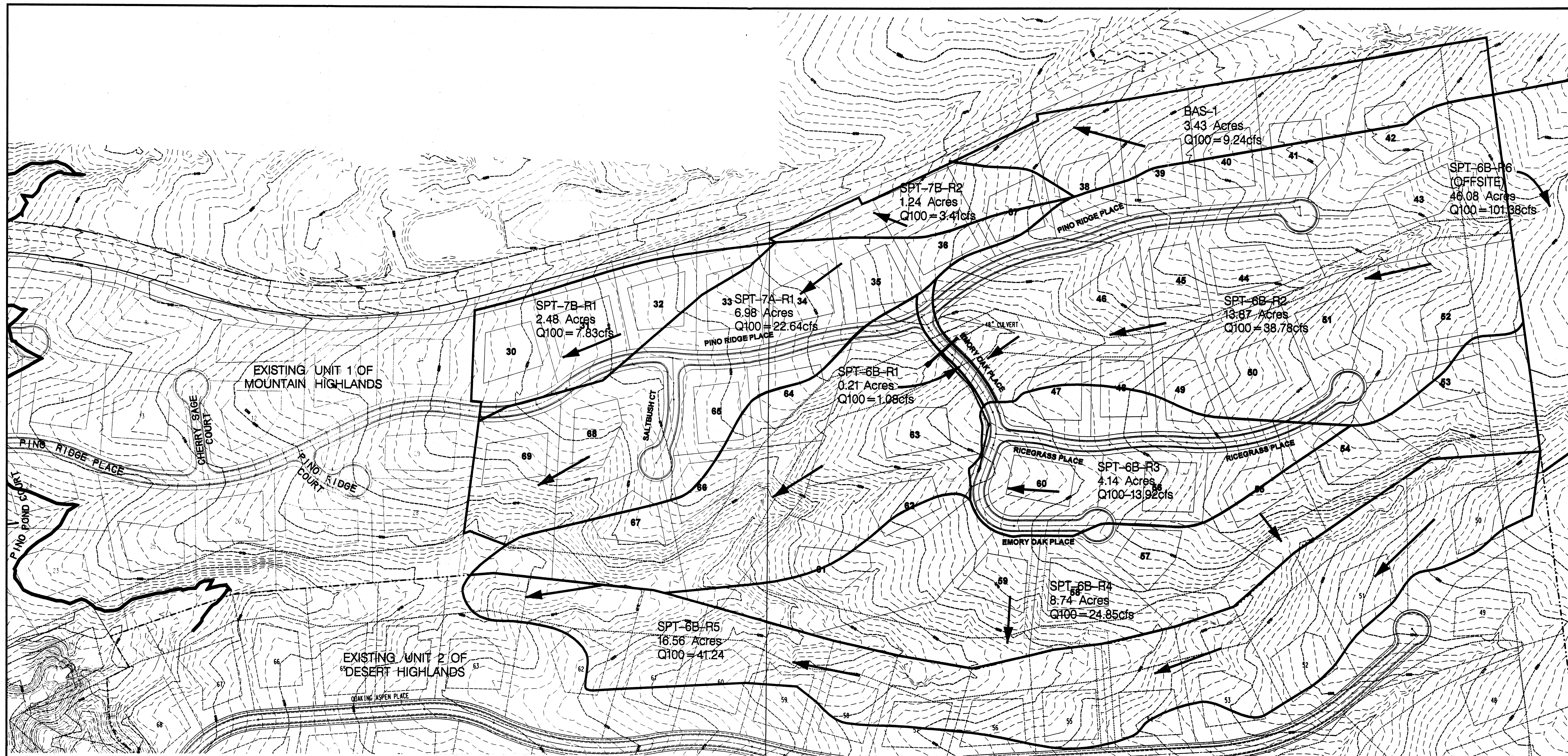
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 4 OF 4

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HYDROLOGIC SECTION

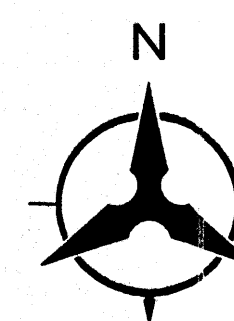


LEGEND

BASIN BOUNDARY

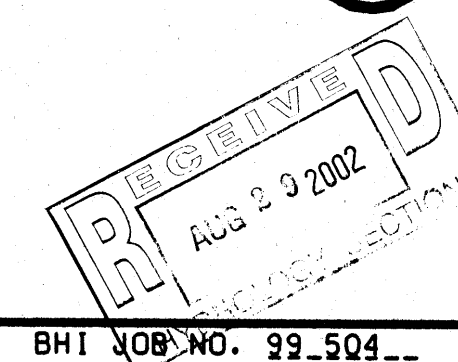
FLOW ARROW

UNIT 2 OF MOUNTAIN HIGHLANDS AT HIGH DESERT



SCALE: 1" = 100'
(HORIZ.)

ULTIMATE PROPOSED CONDITIONS



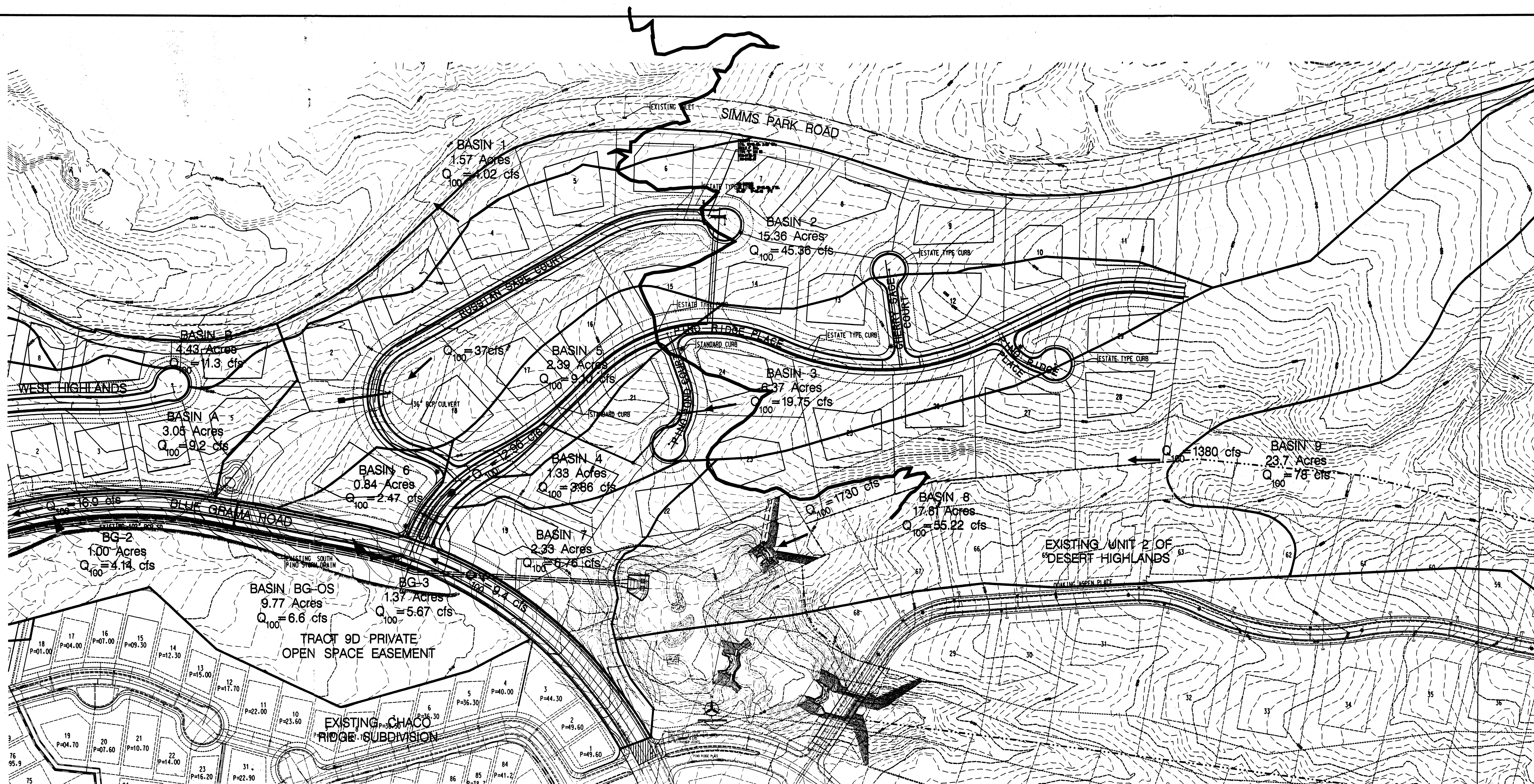
Boahannan & Huston

Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4336
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

BH1 JOB NO. 99-504

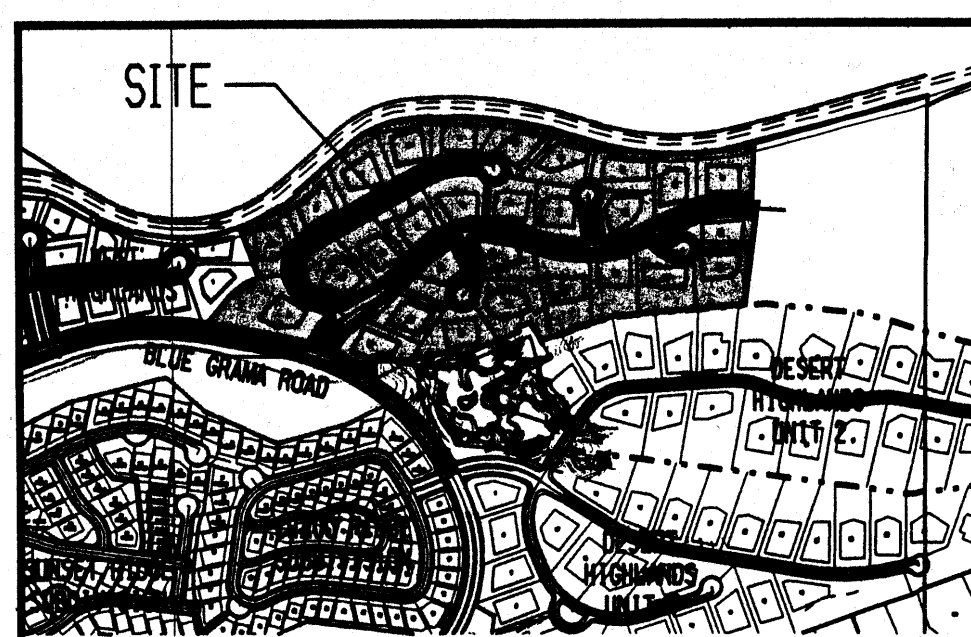
COPYRIGHT BOAHANNAN HUSTON, INC. 2002

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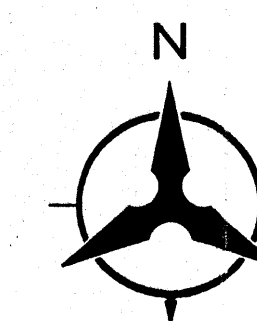
UNIT 1 OF MOUNTAIN HIGHLANDS AT HIGH DESERT

ULTIMATE PROPOSED CONDITIONS

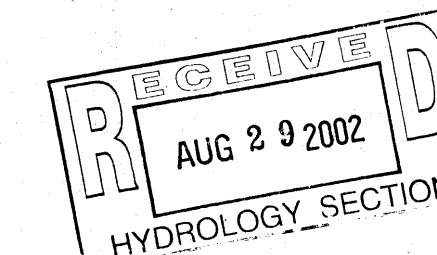


LOCATION MAP
ZONE ATLAS MAP NO. E-23
NOT TO SCALE

LEGEND
BASIN BOUNDARY
FLOW ARROW



SCALE: 1"=100'
(HORIZ.)



Bohannon & Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SANDIA HEIGHTS
SOUTH UNIT 15
FILED: JUNE 5, 1984
(C24-41)

ACS ALUMINUM 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 = 0.9996197
DELTA ALPHA = -00°08'31"
NGVD 1929 ELEVATION = 6009.155

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

ACS ALUMINUM TABLE STAMPED "1-024 RESET 1995"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 431,318.50 Y = 1,513,365.05
GROUND TO GRID FACTOR = 0.9996059
DELTA ALPHA = -00°07'56"

PROPOSED 10' PUBLIC-UTILITY
EASEMENT TO BE GRANTED
WITH FINAL PLAT. (TYPICAL)

EXISTING 100' BUILDING SETBACK LINE
PROPOSED 100' PRIVATE LANDSCAPING
EASEMENT TO BE RESERVED FOR &
MAINTAINED BY HIGH DESERT RESIDENTIAL
OWNERS ASSOCIATION, INC. TO BE GRANTED
WITH FINAL PLAT (TYPICAL)

10' TRIBUTION LINE EASEMENT
TO BE GRANTED TO THE HIGH
DESERT RESIDENTIAL HOME
OWNERS ASSOCIATION WITH
THE FINAL PLAT

CIBOLA
NATIONAL
FOREST

TRACT A
U.S. FOREST SERVICE LAND
FILED: JUNE 29, 1982
(C19-183)

EXISTING 100' BUILDING
SETBACK LINE

UNIT 1
MOUNTAIN HIGHLANDS
AT HIGH DESERT
FILED: NOVEMBER 28, 2000
(2000C-298)

UNIT 2
DESERT HIGHLANDS
AT HIGH DESERT
FILED: DECEMBER 1, 1999
(99C-322)

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

DESIGN OVERLAY
ZONE

PROPOSED 30' PUBLIC
UTILITY EASEMENT
TO BE GRANTED TO THE
CITY OF ALBUQUERQUE
WITH THE FINAL PLAT

EXISTING 30' WATERLINE
EASEMENT GRANTED TO
THE CITY OF ALBUQUERQUE
FILED: FEBRUARY 9, 1995
(95C-46)

WATER PRESSURE
ZONE BOUNDARY
(CONTOUR 6285)

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

GENERAL NOTES

- EXISTING ZONING:
TRACT 15D-1B-1B SU-2/HD-R-1
HIGH DESERT
- PROPOSED DEVELOPMENT:
LOW-DENSITY SINGLE FAMILY DETACHED
TRACT 15D-1B-1B
HIGH DESERT
- TOTAL ACREAGE:
TRACT 15D-1B-1B 48.4711 ACRES
TOTAL NUMBER OF LOTS:
NUMBER OF LOTS WITHIN
THE DESIGN OVERLAY ZONE: 30
PROPOSED DENSITY:
1.2428 D.U./AC.
MINIMUM NET LOT AREA:
0.5 ACRE
LOTS SHALL HAVE A
FLOOR RATIO OF:
0.30 MAXIMUM
BUILDING ENVELOPES SHALL BE: 12,000 SF MAXIMUM
DISTANCE BETWEEN BUILDING
ENVELOPES AND LOT LINES:
RIGHT-OF-WAY: 10' MINIMUM
20' MINIMUM
- NO MORE THAN ONE WOOD BURNING FIREPLACE IS
PERMITTED PER LOT; ALL OTHER FIREPLACES MUST
BE GAS FIRED USING ARTIFICIAL LOGS.
- ALL STREETS AND DRAINAGE IMPROVEMENTS SHALL BE
DEDICATED TO AND MAINTAINED BY THE CITY OF
ALBUQUERQUE BY FINAL PLAT.
- ALL SANITARY SEWER AND WATER UTILITIES SHALL BE
DEDICATED TO AND MAINTAINED BY THE CITY OF
ALBUQUERQUE BY FINAL PLAT.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER
SERVICE TO MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT
MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC
WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
- A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS THE
ENTIRE TRACT, EXCEPT WITHIN THE BUILDING ENVELOPES
AND THE RIGHTS-OF-WAY, SHALL BE GRANTED TO THE CITY
OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT.

OWNER: *Douglas H. Collister* August 27, 2002
HIGH DESERT INVESTMENT CORPORATION, DATE
DOUGLAS H. COLLISTER PRESIDENT

SURVEY NOTES:

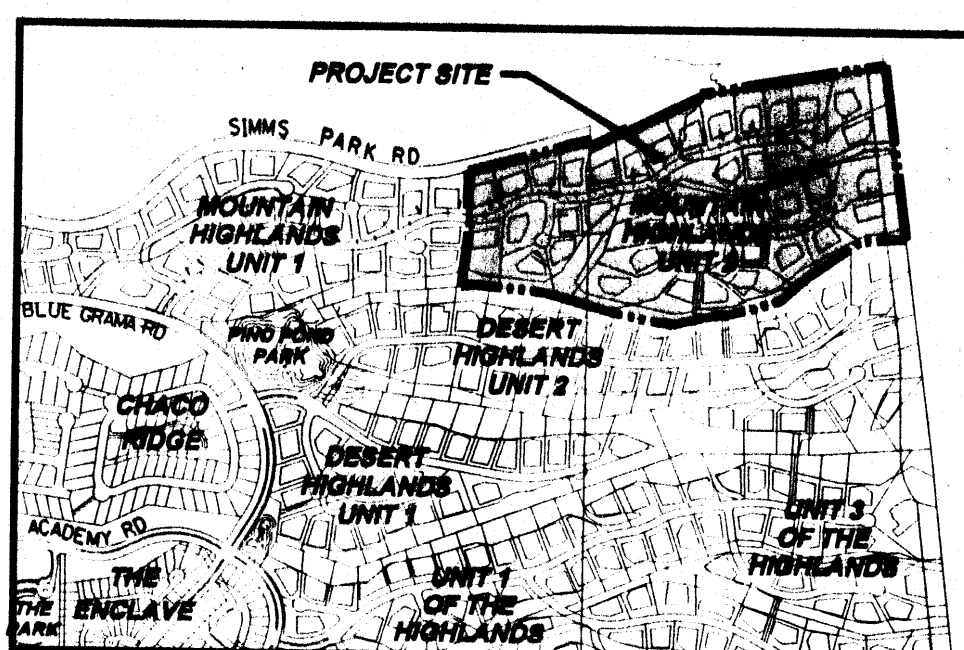
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS
SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR
STAMPED "WEAVER LS 6544".
- FOUND CORNERS SHOWN THUS (●) SHALL BE
MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE
INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE
POINTS 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. 6544".
- 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

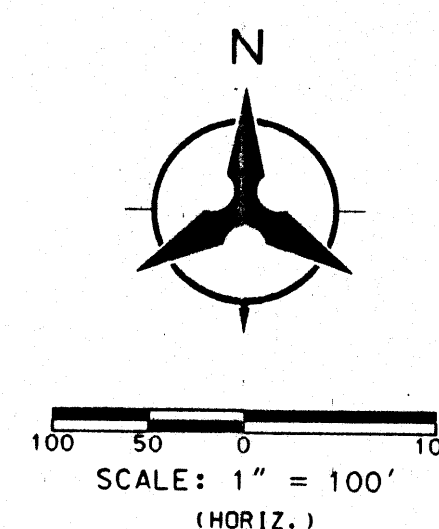
John B. Felt 8/27/02
CITY SURVEYOR DATE

PRELIMINARY PLAT UNIT 2 OF MOUNTAIN HIGHLANDS AT HIGH DESERT

(TRACT 15D-1B-1C)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2002

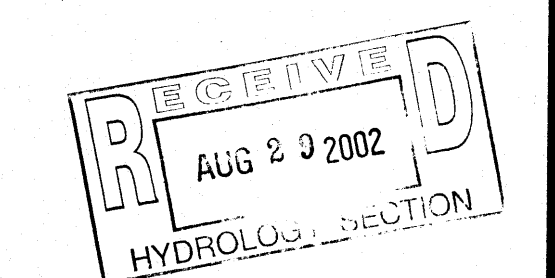


LOCATION MAP
ZONE ATLAS MAP NO. E-23 & E-24
NOT TO SCALE

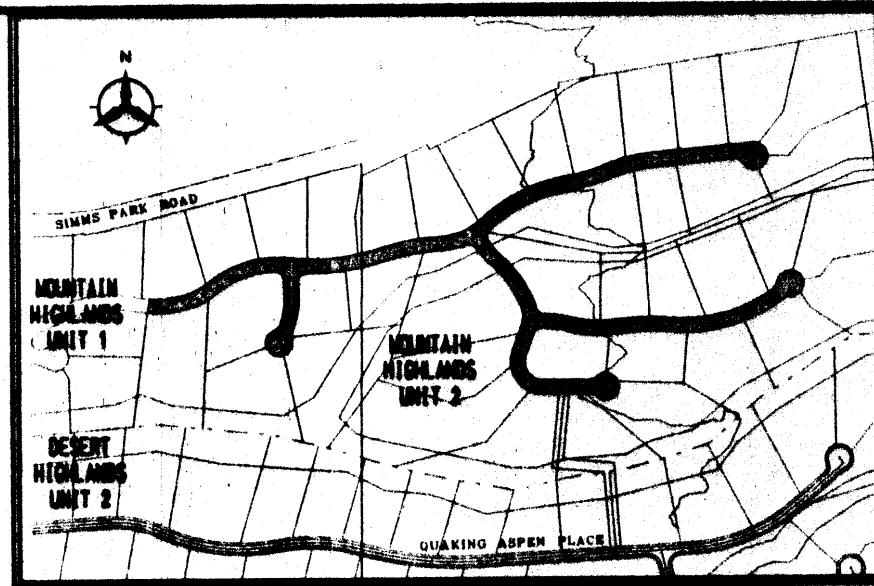
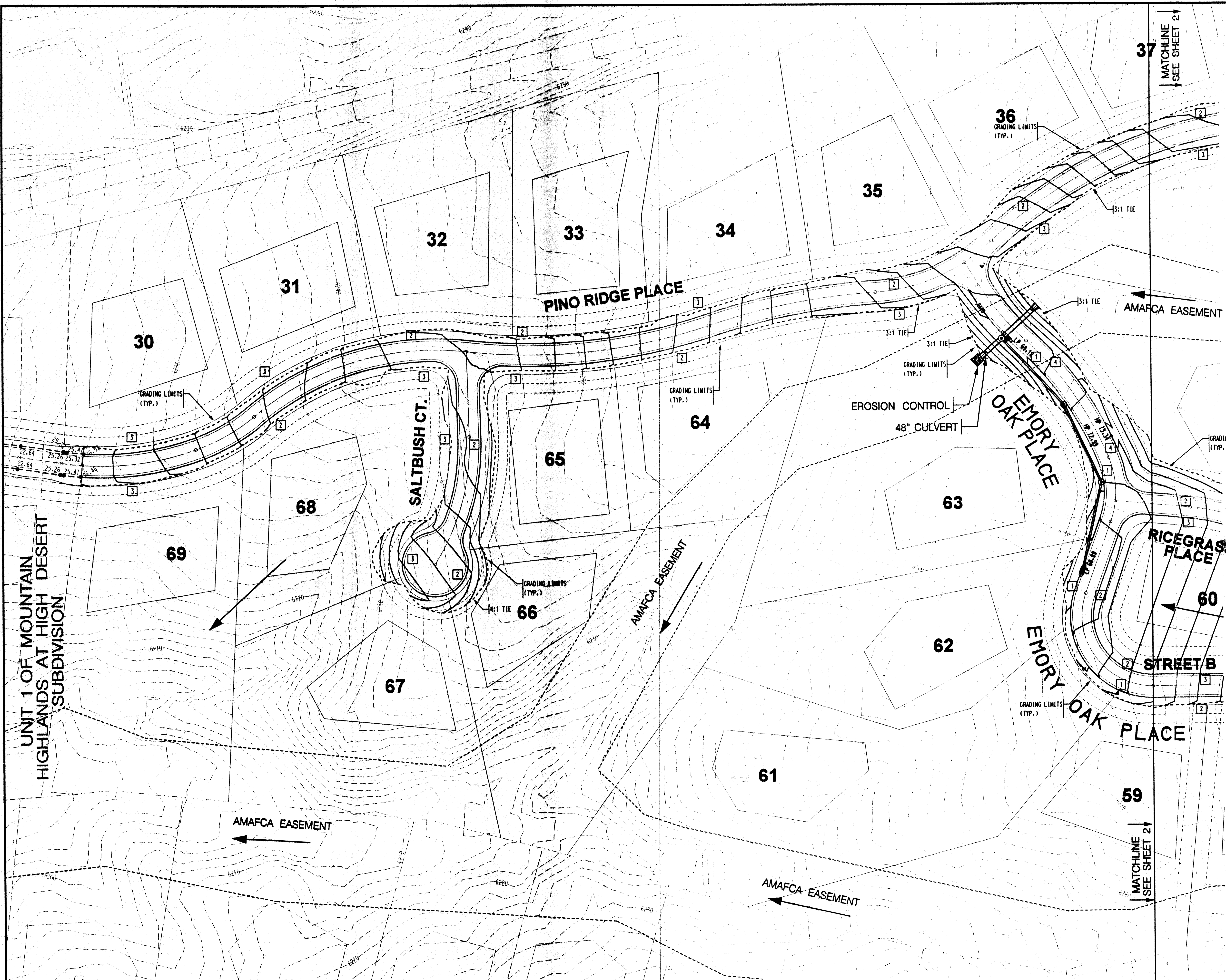


PROPERTY BOUNDARY TANGENT DATA		
No.	Direction	Distance
T1	S 14°52'30" E	2.00'
T2	N 75°07'11" E	80.00'
T3	S 09°44'21" E	35.83'
T4	S 25°15'01" E	16.00'
T5	N 09°21'57" W	13.79'
T6	S 83°03'01" W	125.27'
T7	S 85°09'52" W	75.74'

PROPERTY BOUNDARY CURVE DATA					
No.	Delta	Tangent	Arc	Radius	Chord
C1	04°05'28"	10.80	21.58'	279.00	21.58'



Bohannon & Huston
Surveyors
7500 Jefferson St. NE Albuquerque, NM 87109-4336
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

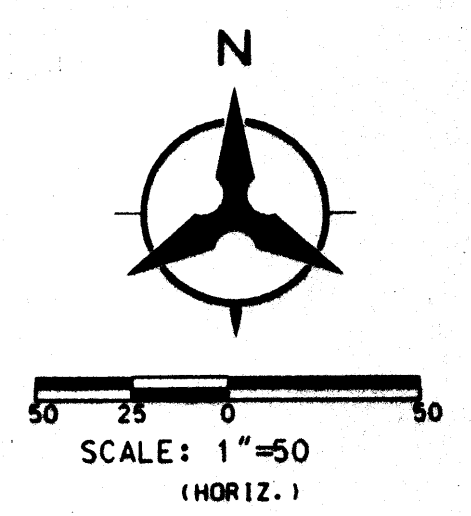


SITE LOCATION MAP
NOT TO SCALE

NOTE:
SEE SHEET 2 FOR
GENERAL NOTES & KEYED NOTES

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 _____

Bohannon & Huston
Countywide | 7500 Jefferson Bl. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
UNIT 2 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT
GRADING PLAN

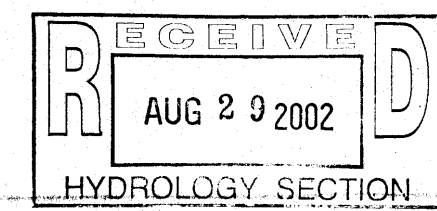
DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
97 312	___/___/___		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-23/24		

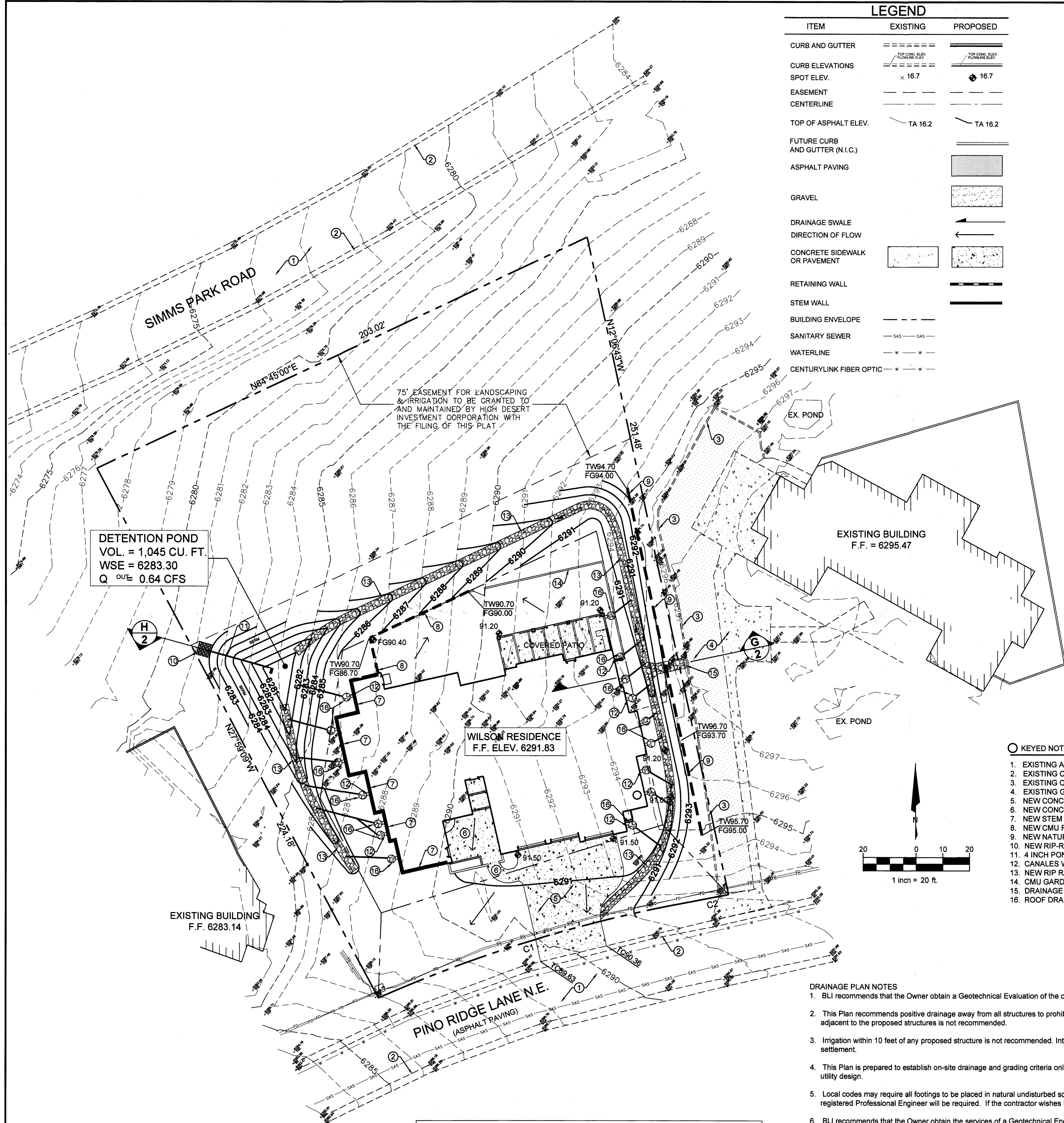
AS-BUILT INFORMATION		BENCH MARKS		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	STATION IS A STANDARD UCC & GS BRASS	DATE	BY	NO.	DATE	NO.	DATE
INSPECTOR'S	GEOLOGICAL SURVEY BENCH MARK, TOP						
ACCEPTANCE BY	TABLET STAMPED "TUMBLE 1968" SET IN						
DATE	CONCRETE PROJECTING 0.2 FEET ABOVE						
DATE	GROUND, LOCATED 489 FEET WEST OF						
DATE	THE INTERSECTION OF SAN ANTONIO DRIVE						
DATE	AND TENNYSON STREET, AND 35 FEET NORTH						
DATE	OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR.						
DATE	ELEV. = 6009.155						

P:\030123\CDP\GEN\030123GP01

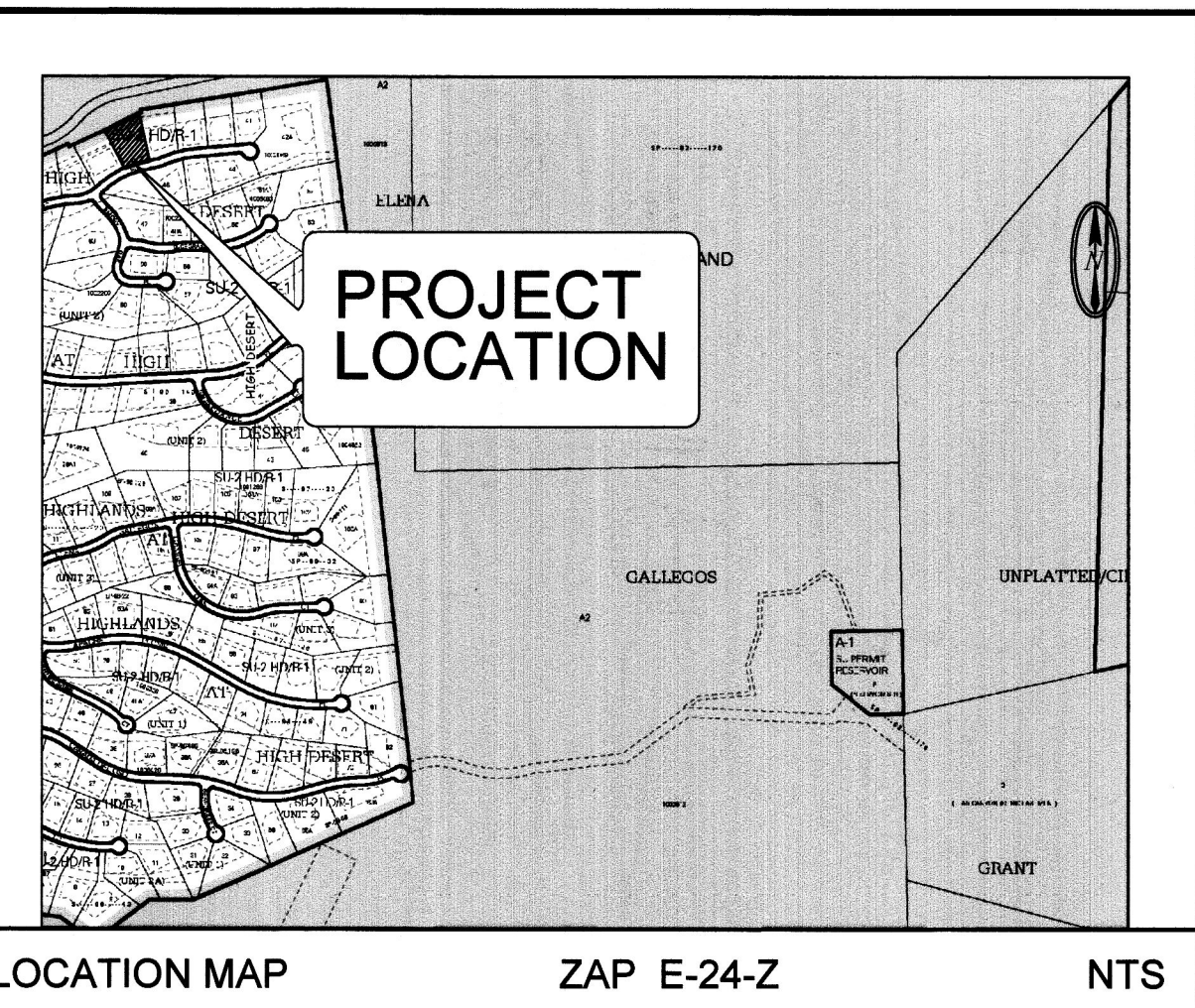
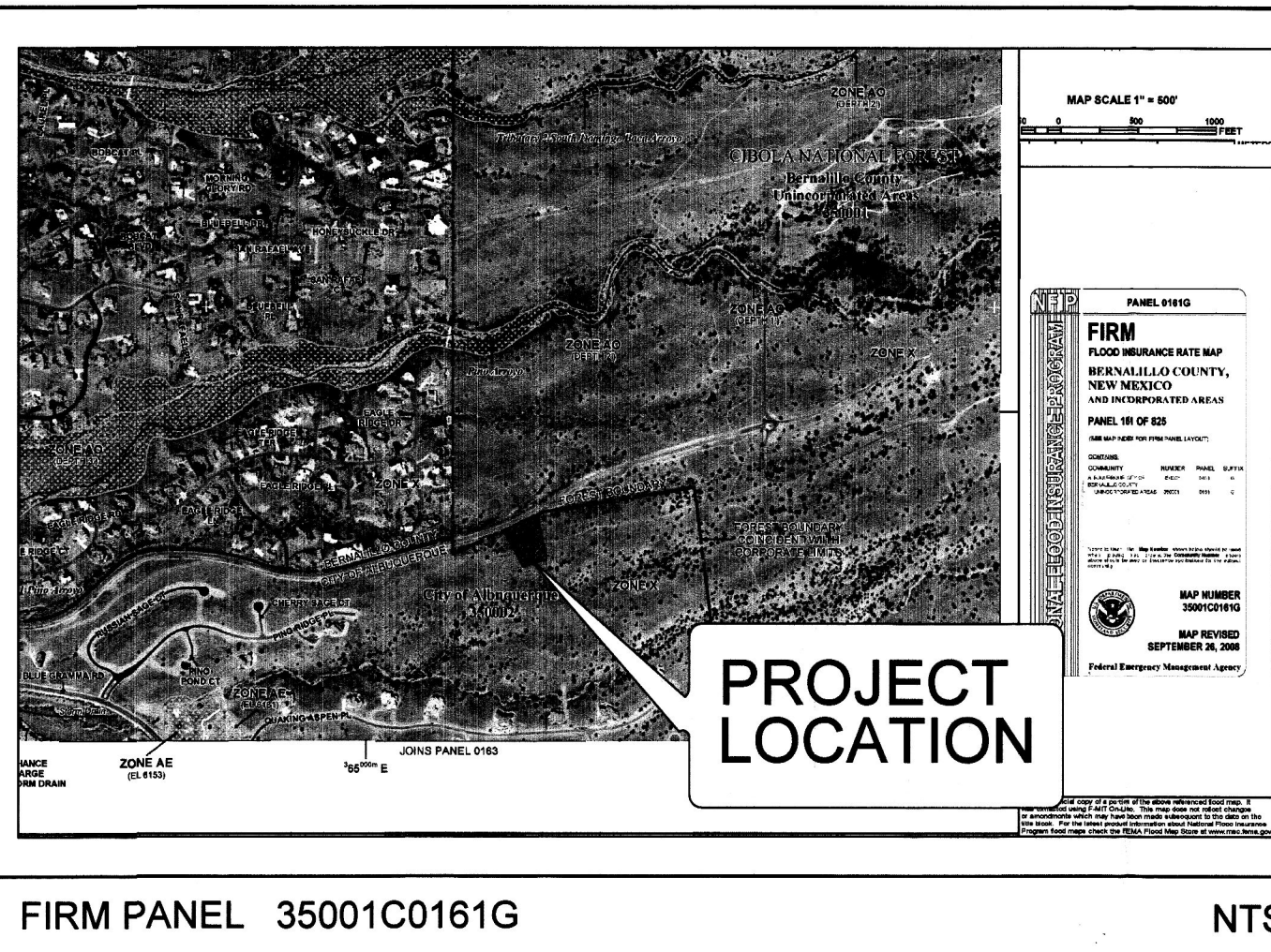
BHT JOB NO. 03 0123

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CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD
C1	521.00'	124.54'	243.4772	124.24'
C2	479.00'	12.60'	26.7946	12.60'



GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the Drainage Ordinance for the City of Albuquerque, the Development Process Manual and the High Desert Guidelines for Sustainability, Estate and Premier Homes, this Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. A single-family residence is proposed on the 0.89-acre property, together with access, landscaping, drainage and utility improvements.

EXISTING CONDITIONS

Presently the 0.89 acre site is undeveloped. The site is located at 13609 Pino Ridge NE. The site is bounded on the east and west by existing single-family residences, on the north by a Landscaping and Irrigation easement, and on the south by Pino Ridge NE, a paved public roadway. The site is vegetated with native shrubs and grasses.

The lot slopes in 2 directions; the southern portion slopes south to Pino Ridge NE, the northern portion slopes to the northwest. Flows from the southern portion of the lot drain across Pino Ridge to an existing natural arroyo located to the south. Flows from the northern portion drain to the existing roadside ditch located along the south side of Simms Park Road NE. In each case, existing drainage improvements safely convey historic runoff to regional downstream improvements.

The site is impacted by 2 small off-site drainage basins originating on the developed residential lot located to the east.

As shown by the attached FIRM Panel, the site is not impacted by a mapped 100-year Floodzone. However, the site is located within a Zone "X" 500-year Floodzone.

DRAINAGE MASTER PLAN

The Drainage Master Plan for the property entitled "Drainage Report for Unit 2 of Mountain Highlands at High Desert" prepared by Bohannon Huston, Inc., August 23, 2002 outlines drainage management methodology to be used for lots in the subdivision. Storm drainage infrastructure was constructed to accept developed flows from all lots in the subdivision. Every lot in the subdivision was platted with a cross lot drainage easement outside of the building envelope that requires landowners to accept existing offsite flows.

The High Desert Guidelines for Sustainability, published by the High Desert Investment Corporation February 13, 2003 revision, stipulates that "Flow into the natural arroyos should approximate that which occurred prior to development of the Lot (Historical Flows).

PROPOSED CONDITIONS

As shown by the Plan, the site is divided into 4 on-site drainage basins and is impacted by 2 off-site drainage basins. On-site Basin 1 will free discharge developed flows south to Pino Ridge NE, where the flows will cross Pino Ridge NE and drain to the natural arroyo. On-site Basins "2 & 3" will drain to a detention pond to be constructed northwest of the residence. On-site Basin "4" will drain north, unchanged, as sheet flow to Simms Park Road. Off-site Basin "OS-1" will drain over the new retaining wall to the east yard swale. Basin "OS-2" flows will drain to the north as sheet flow.

All roof drainage will exit the building on the east and west sides of the structure only. All canals will discharge onto erosion control pads. Yard swales will convey all runoff to discharge locations.

The peak developed flowrate discharged by the site during the 100 year/6 hour storm will be 1.97 cfs, slightly more than the 1.96 cfs that is discharged by the undeveloped site.

TEMPORARY EROSION CONTROL

Temporary erosion control measures shall be implemented during construction to limit the discharge of sediment from the site to adjacent properties. Silt fencing is recommended along the construction boundaries. It is the contractor's responsibility to obtain a SWPPP, if necessary, and maintain all temporary erosion control measures until completion of all site paving, grading, drainage and landscape improvements.

The contractor must comply with all grading specifications outlined in the High Desert Guidelines for Sustainability.

CALCULATIONS

The calculations shown hereon define the 100 year/6 hour design storm impacting the site and contributing off-site drainage basins under existing and developed conditions. The AHYMO method of estimating peak runoff is presented as outlined in the Development Process Manual, Volume 2, Section 22.2, Part 'A', updated June 1997.

PROJECT DATA

PROPERTY ADDRESS

13609 PINO RIDGE LANE N.E.
ALBUQUERQUE, NEW MEXICO 87122

PROJECT BENCHMARK

ACS ALUMINUM CAP "1D24"
ELEV = 6291.978

LEGAL DESCRIPTION

LOT NUMBER 37, MOUNTAIN
HIGHLANDS UNIT 2 AT HIGH DESERT
ALBUQUERQUE, NEW MEXICO

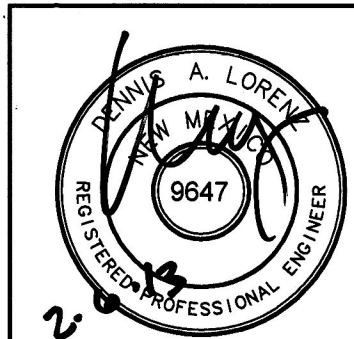
TOPOGRAPHIC MAPPING

BRASHER & LORENZ, INC.
JULY, 2012

I, Dennis A. Lorenz, hereby certify that I personally inspected the site shown on this plan on July 31, 2012, and as of that date it appeared that no filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

DENNIS A. LORENZ, NMPE 9647

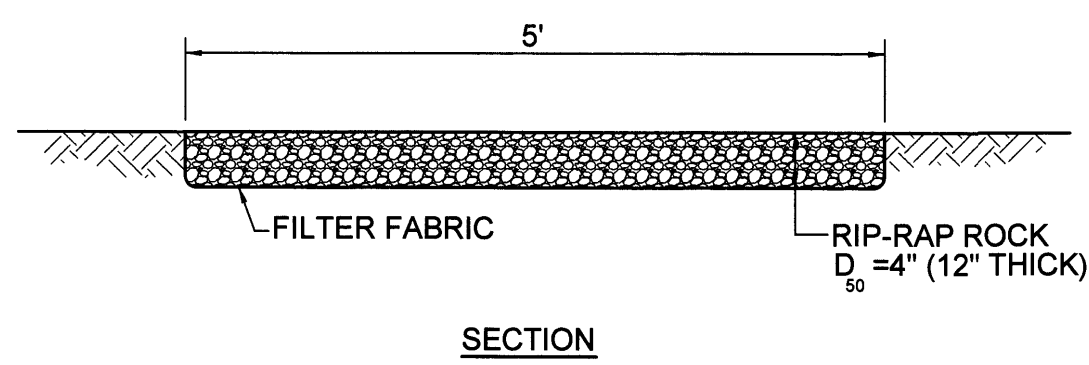
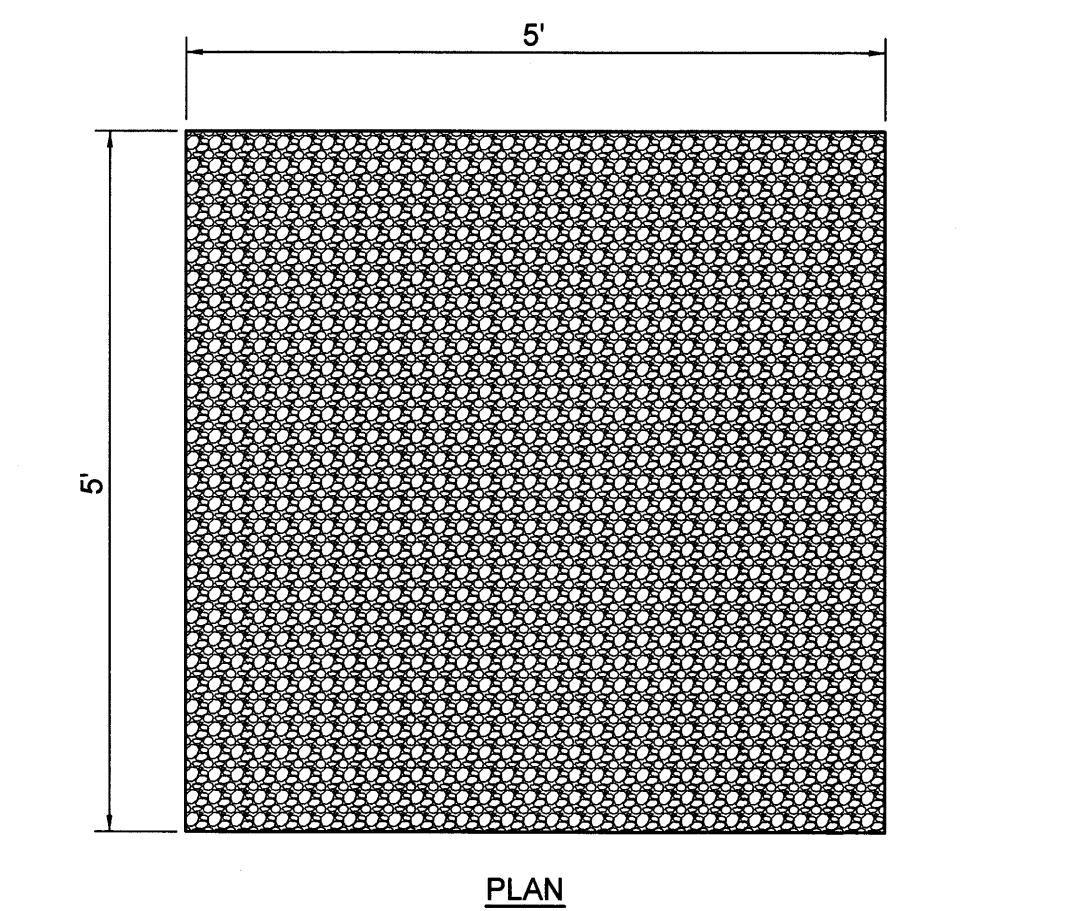
DATE



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

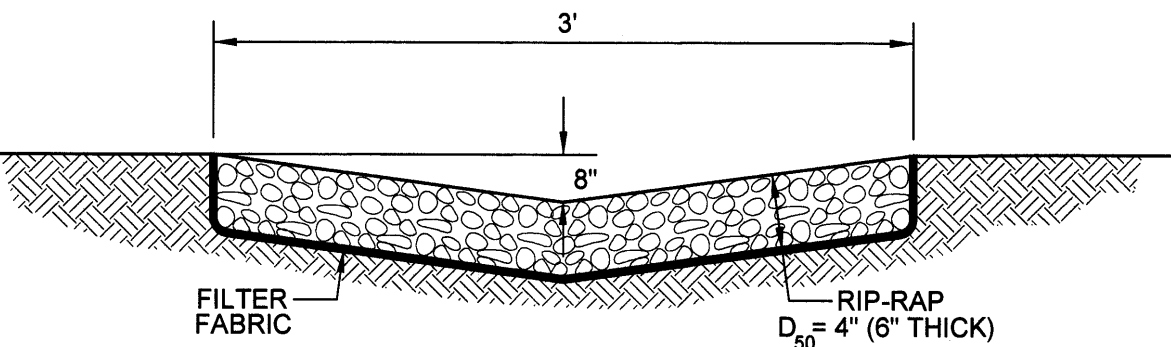
WILSON RESIDENCE GRADING AND DRAINAGE PLAN

DESIGN	DAL	DRAWN	MVH	CHECKED	DAL	SHEET
SCALE	1"=20'	BLI JOB	12527	DATE	AUGUST 16, 2012	1 of 2



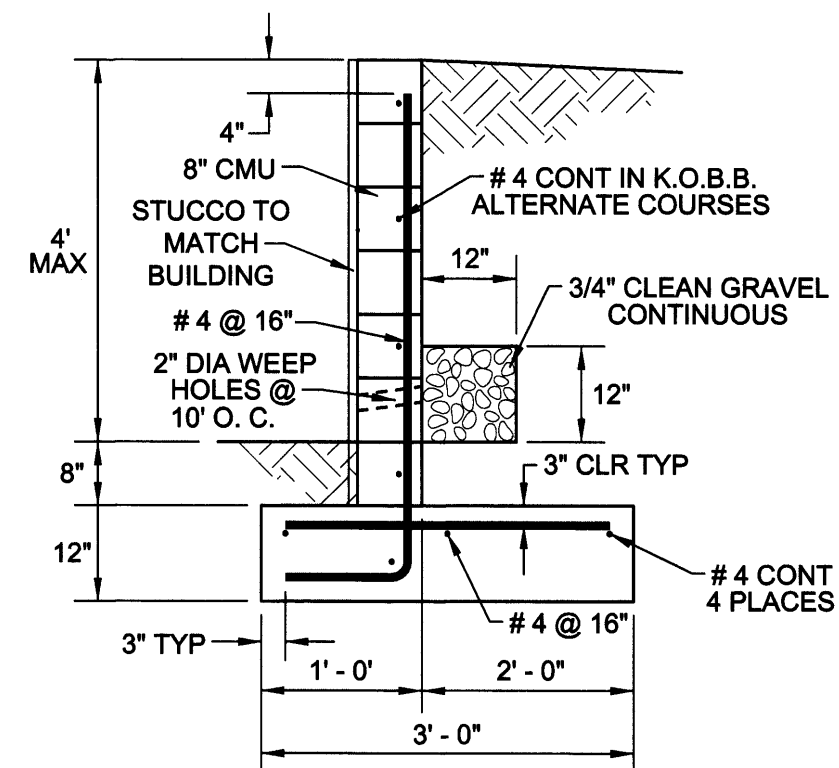
EROSION CONTROL PAD

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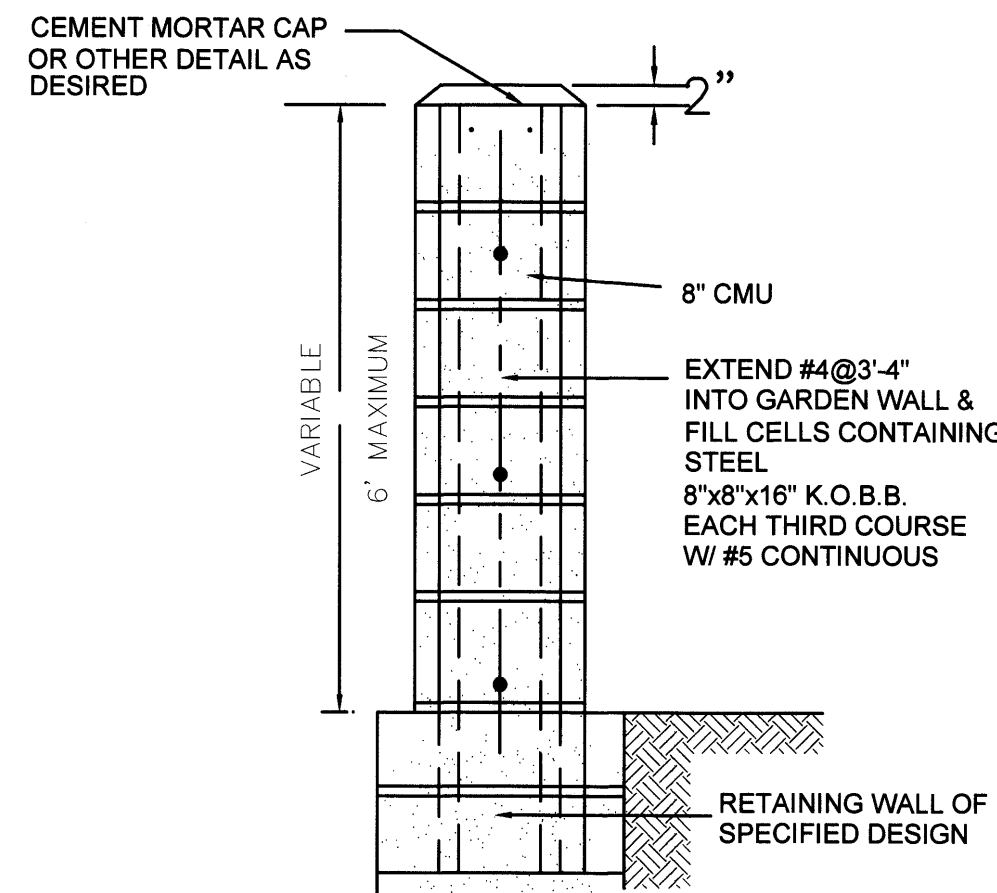
DRAINAGE SWALE

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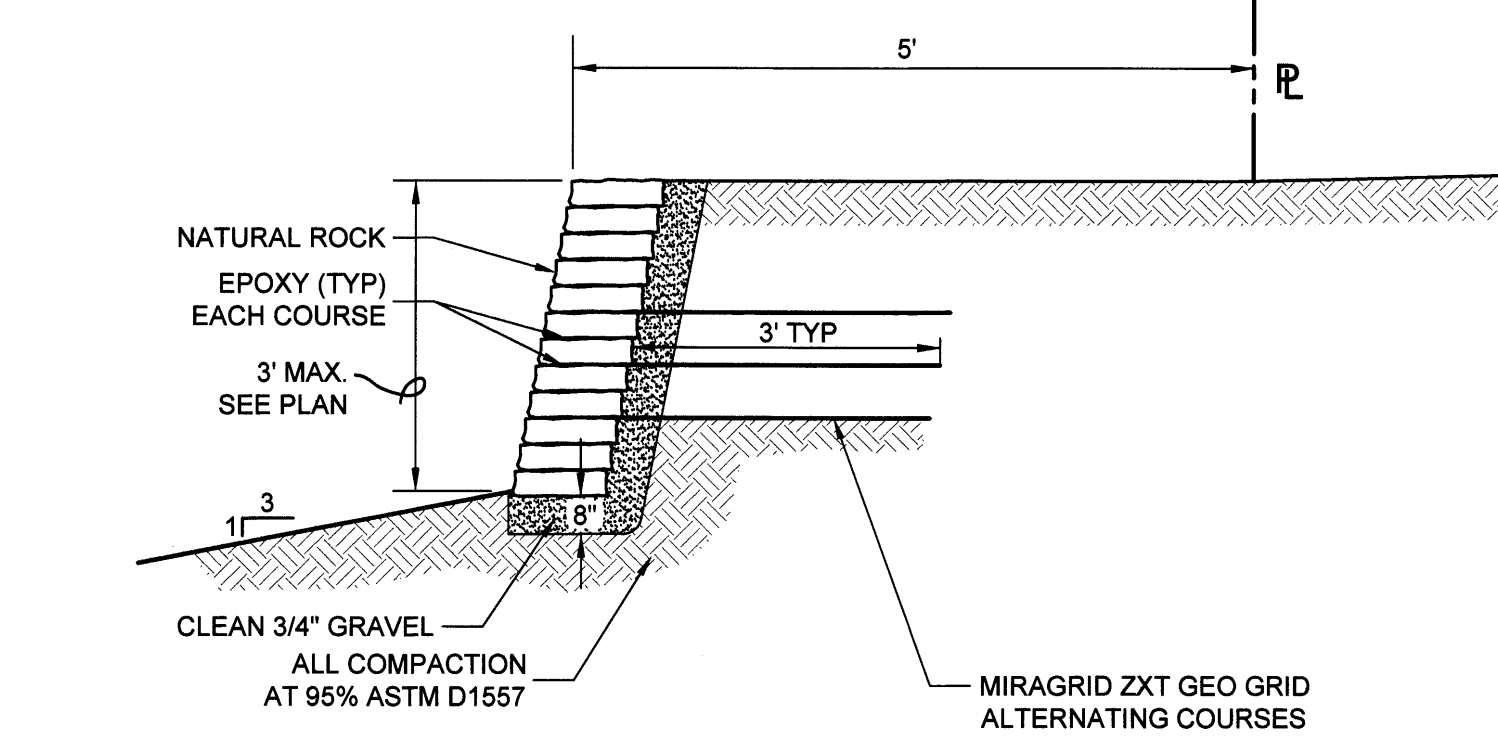
RETAINING WALL SECTION

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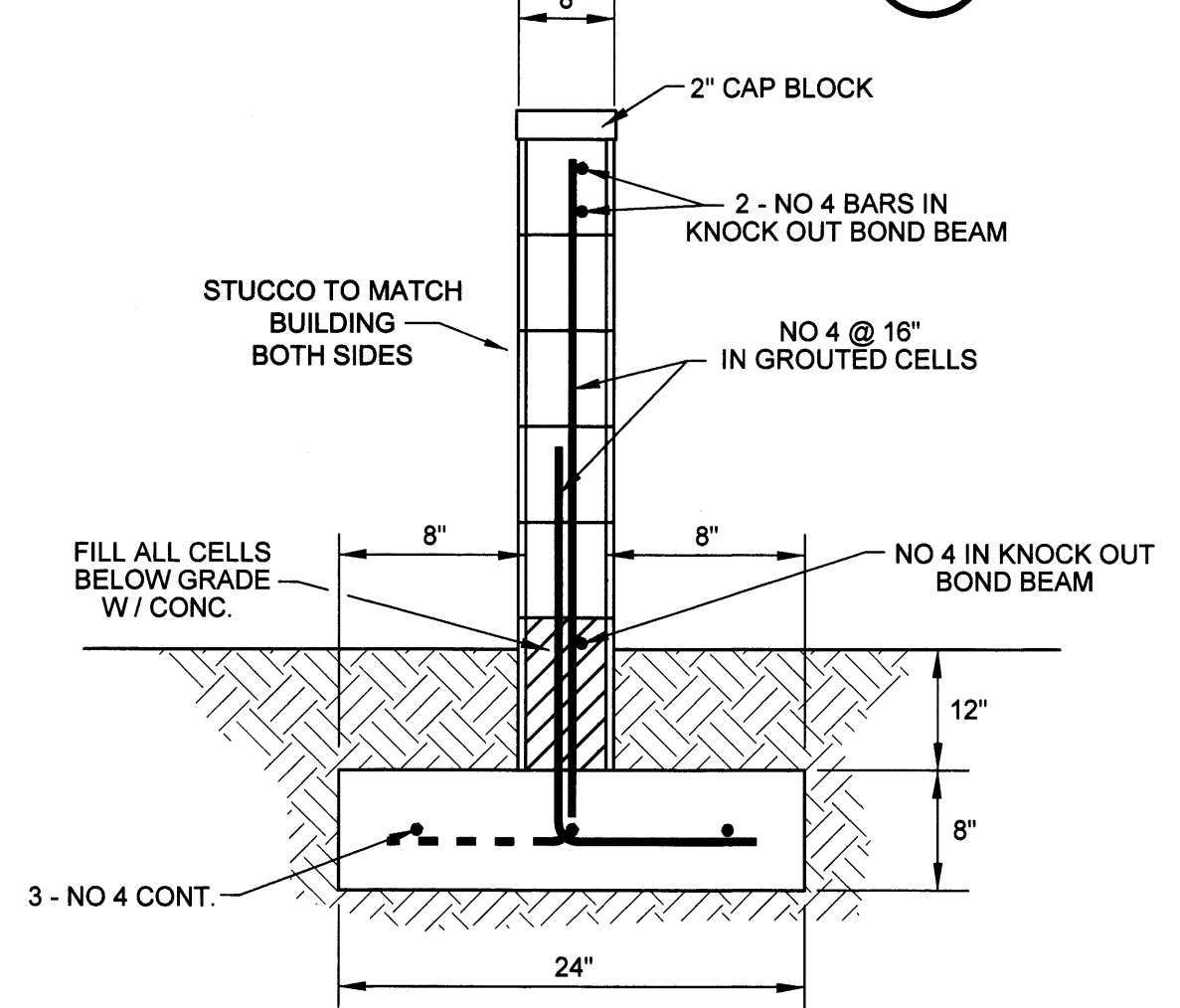
GARDEN WALL EXTENSION DETAIL

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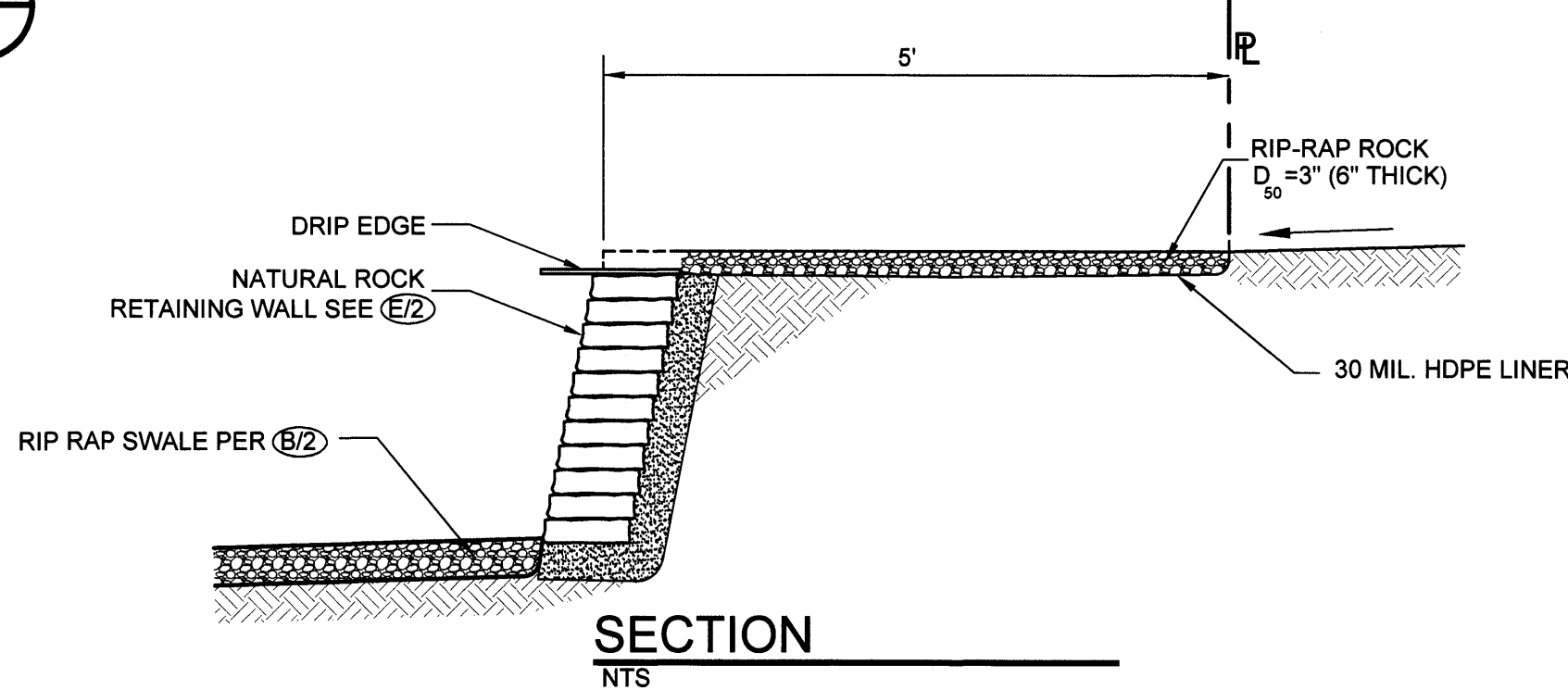
NATURAL ROCK RETAINING WALL

NTS



CMU GARDEN WALL DETAIL

NTS



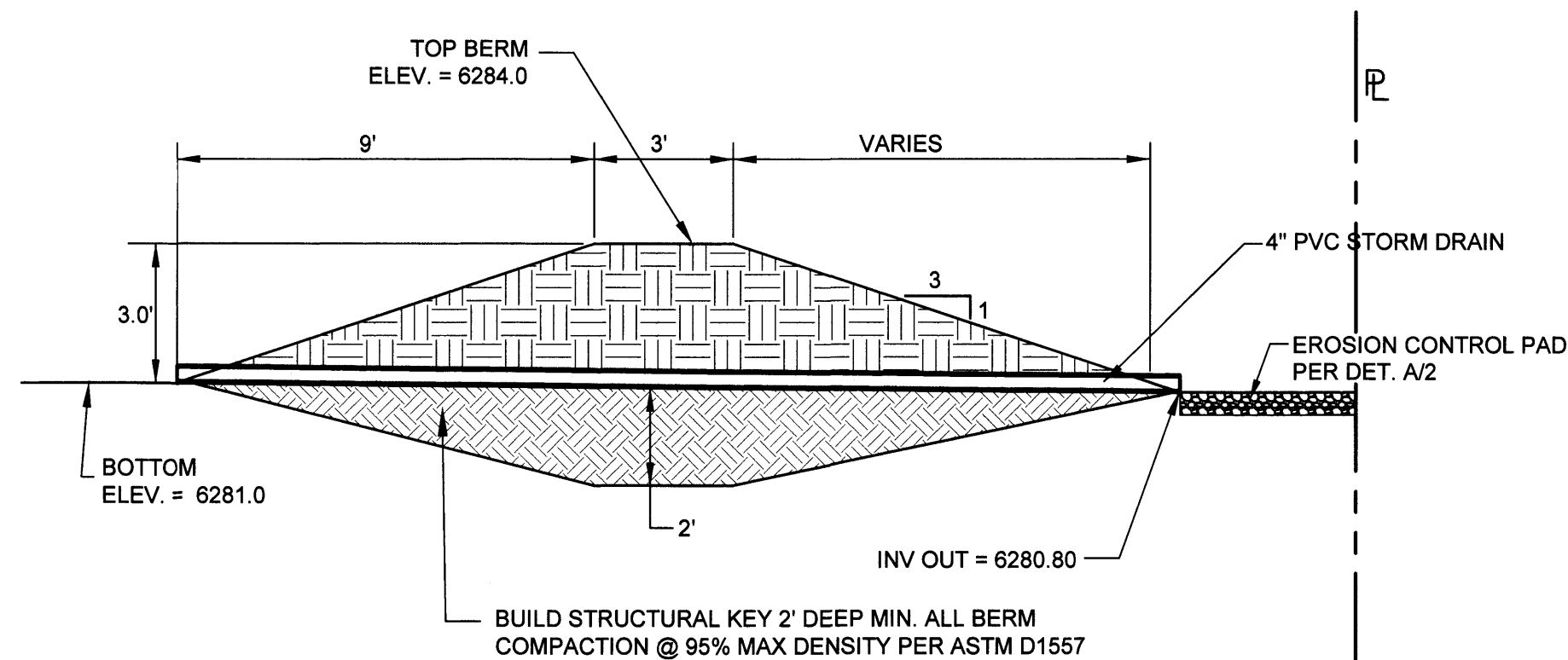
DRAINAGE SWALE OVER RETAINING WALL

NTS

RETAINING WALL NOTES:

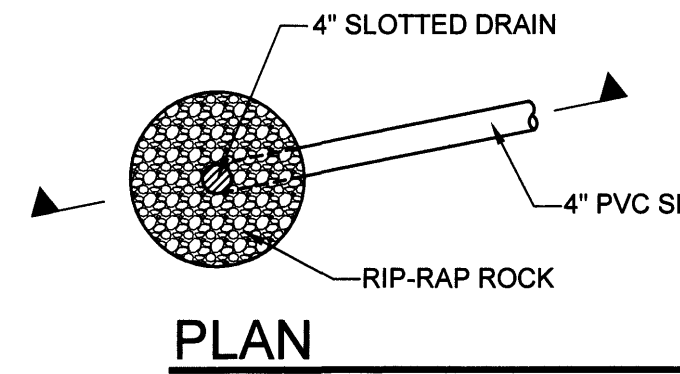
1. ALL CELLS SHALL BE COMPLETELY FILLED WITH CONCRETE.
2. ALL WALL SECTIONS ARE DESIGNED BASED ON SPECIAL INSPECTION PER UBC.
3. CONTRACTOR SHALL SUBMIT TO OWNER RESULTS OF MASONRY TEST PRISMS BUILT AND TESTED PER UBC STD 24-26, UBC SEC 2405.
4. FOOTING SUB GRADE AND BASE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D-1557.
5. 1/2" FELT EXPANSION JOINTS SHALL BE INSTALLED AT 30 FEET ON CENTER AND AT SECTION CHANGES.
6. ALL MASONRY SHALL BE LAID IN RUNNING BOND ONLY.
7. THIS RETAINING WALL IS DESIGNED EXCLUSIVELY FOR USE ON THE WILSON RESIDENCE AND IS NOT APPLICABLE TO ANY OTHER SITE.
8. ALL MASONRY SURFACES TO BE BACKFILLED SHALL BE COATED WITH MEL-ROL WATERPROOFING MEMBRANE, OR OTHER MOISTURE BARRIER AS APPROVED BY THE ENGINEER.
9. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY UTILITIES WHICH MAY BE WITHIN THE WORK AREA.
10. WALLS ARE DESIGNED ASSUMING THE FOLLOWING:

fc = 4000 psi; maximum aggregate size = 3/4"
fy = 60,000 psi (ASTM A-615 GR 60)
fm = 1500 psi
unit weight of backfill = 115 pcf
concrete / soil coeff of friction = 0.40
allowable soil bearing pressure = 1500 psf
active pressure = 34 psf / ft
slope active pressure = 34 psf / ft
passive pressure = 400 psf / ft

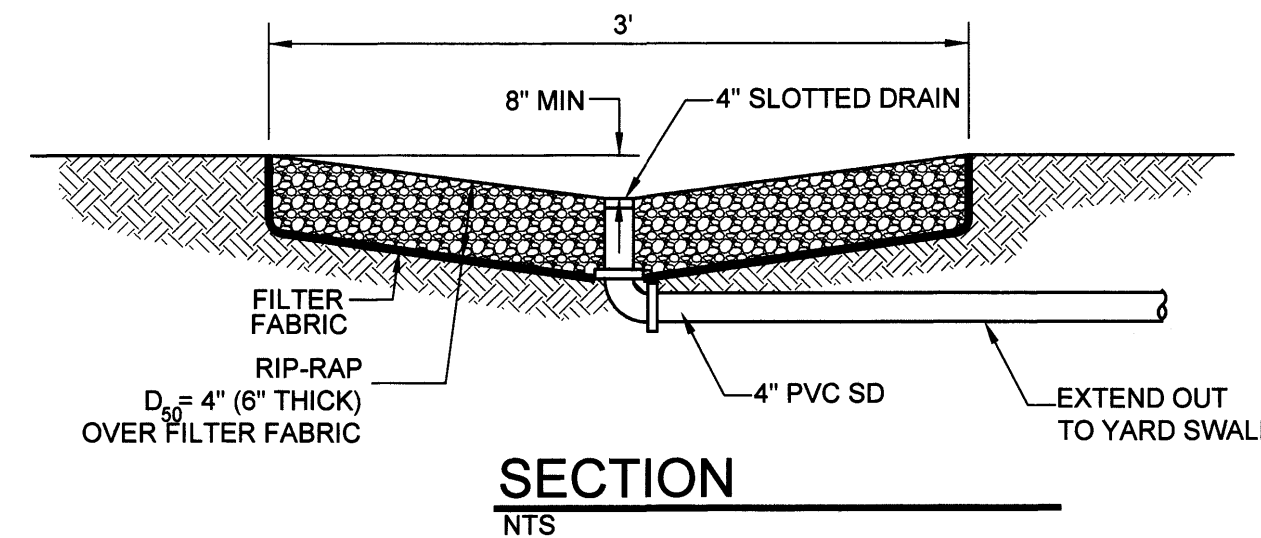


POND SECTION

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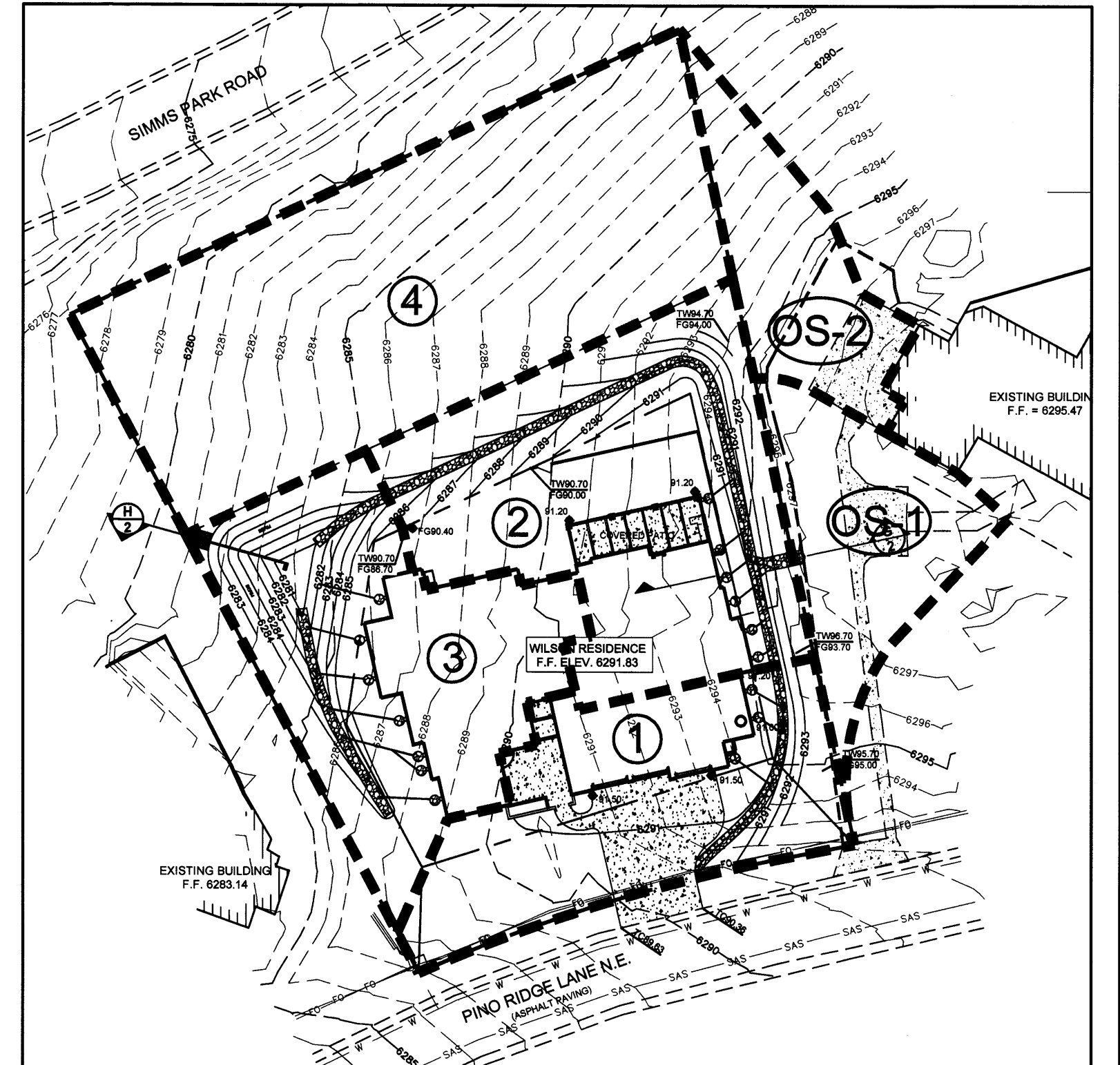
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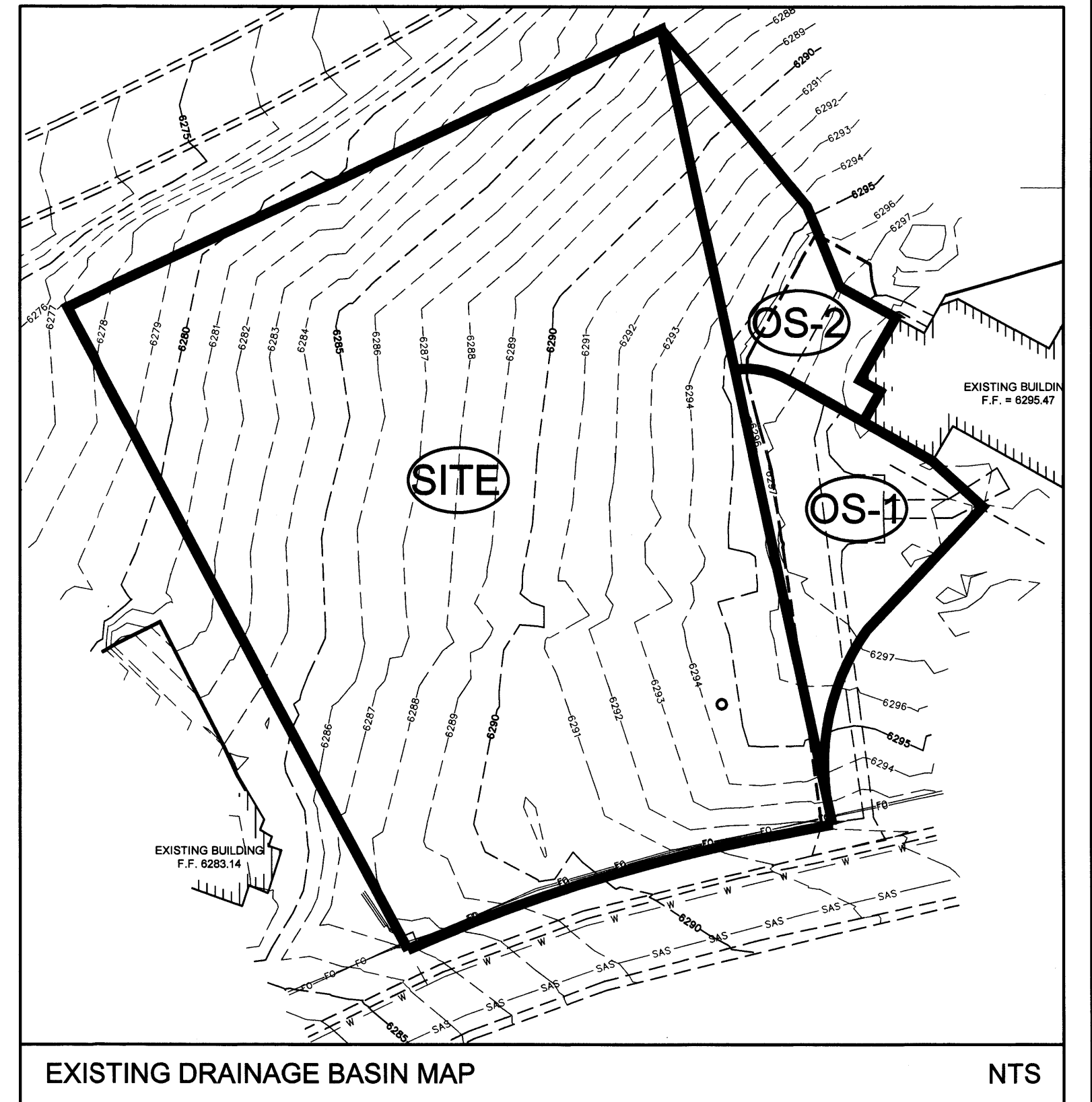
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ROOF DRAIN COLLECTION SYSTEM

NTS

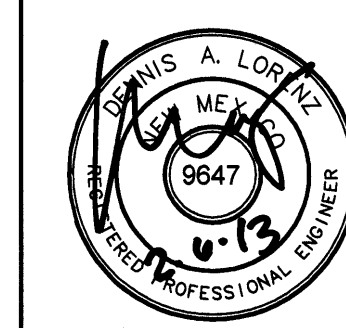


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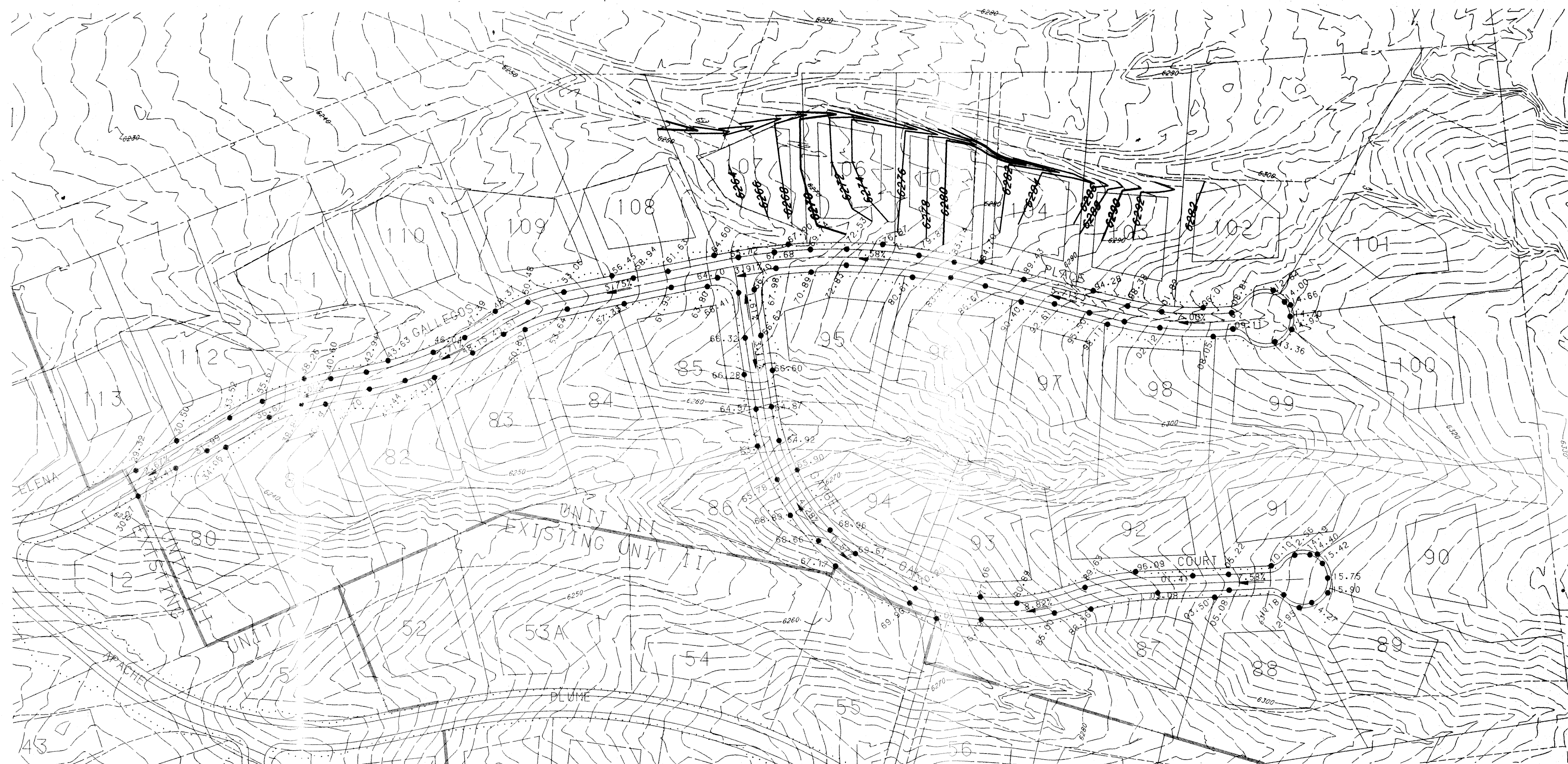
PROJECT HYDROLOGY								
AHYMO								
ZONE:	4	Wilson Residence						
P ₆ HOUR	2.90							
P ₁₀ DAY	5.95							
EXISTING								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.89	0.89	0.00	0.00	0.00	0.80	1.96	0.059
OS-1	0.07	0.00	0.02	0.04	0.01	1.52	0.26	0.009
OS-2	0.06	0.00	0.04	0.01	0.01	1.40	0.21	0.007
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.89	0.32	0.27	0.10	0.20	1.37	2.92	0.102
1	0.15	0.00	0.05	0.03	0.07	1.88	0.63	0.024
2	0.26	0.00	0.16	0.04	0.06	1.50	0.93	0.032
3	0.16	0.00	0.06	0.03	0.07	1.83	0.65	0.024
4	0.32	0.32	0.00	0.00	0.00	0.80	0.70	0.021
OS-1	0.07	0.00	0.02	0.04	0.01	1.52	0.26	0.009
OS-2	0.06	0.00	0.04	0.01	0.01	1.40	0.21	0.007



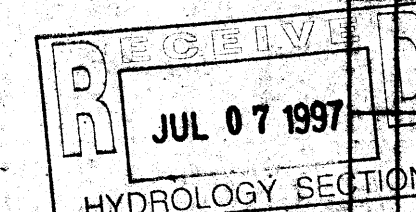
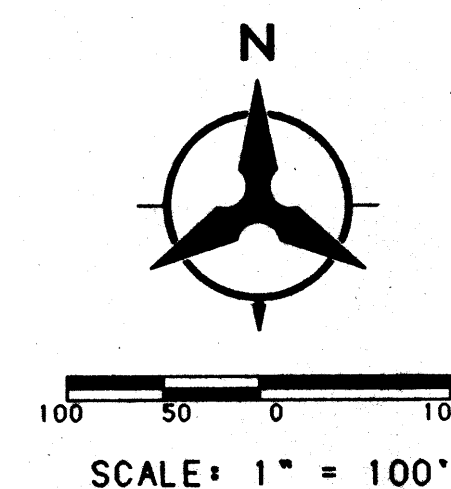
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

**WILSON RESIDENCE
CONSTRUCTION DETAILS**

DESIGN	SKM	DRAWN	MVH	CHECKED	DAL	SHEET
SCALE	1"=20'	BLI JOB	09538	DATE	AUGUST 18, 2012	2 of 2



LEGEND	
PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	=====
EXISTING CURB & GUTTER	=====
EXISTING CONTOUR	-----
EXISTING SPOT ELEVATION	o19.25
PROPOSED SPOT ELEVATION	•05.70
DIRECTION OF FLOW	S=2.564%
BUILDING ENVELOPE	-----
EXTENT OF GRADE	



BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HIGHLANDS SUBDIVISION UNIT - 3
FINAL GRADING AND DRAINAGE PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	NO./DAY/YR	NO./DAY/YR
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CITY PROJECT NO.		SHEET OF	
5097.93		5 22	

BHI JOB NO. C96464A06