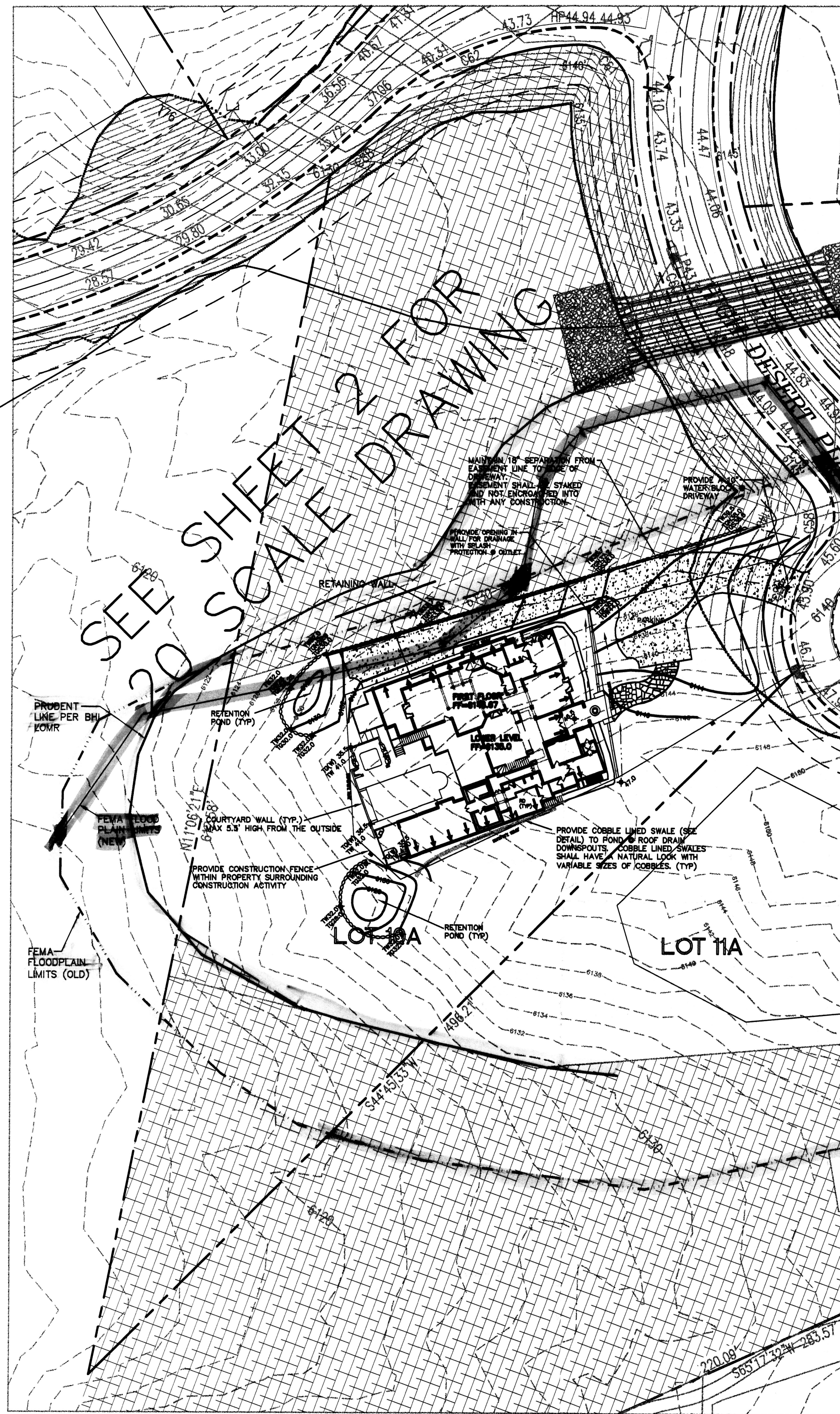




LOT #10-A

WITHIN
THE WILDERNESS
© HIGH DESERT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
HIGH DESERT PLACE

EXISTING CONTOURS AS PROVIDED BY BOHANNAN-HUSTON, INC..
SPOT ELEVATIONS IN ROAD ARE FLOW LINE ELEV.

STANDARD GRADING NOTE:

1. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY).
2. AREAS DISTURBED DUE TO GRADING SHALL BE RESEEDING IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 - NATIVE GRASS SEEDING (HIGH DESERT MIX AND HIGH DESERT GUIDELINES FOR SUSTAINABILITY).

Note:

SANITARY SEWER INV.= 6138.25

THE TOPOGRAPHY SHOWN ABOVE REPRESENTS THE EXISTING CONDITIONS PRIOR TO ANY INFRASTRUCTURE IMPROVEMENTS (PUBLIC OR PRIVATE). THE SPOT ELEVATION PROVIDED WITHIN THE STREET ARE FLOWLINE ELEVATIONS OF THE PROPOSED CURB AND GUTTER (UNLESS OTHERWISE NOTED) AND ARE NOT THE AS-BUILT ELEVATIONS. THE OWNER AND/OR THEIR REPRESENTATIVE MUST VERIFY THE INFORMATION PROVIDED ABOVE. THE RECORDED PLAT AND AS-BUILT PLANS MAY BE OBTAINED FROM THE CITY OF ALBUQUERQUE MAPPING AND RECORDS DEPARTMENT. IT IS RECOMMENDED THAT THE OWNER AND/OR REPRESENTATIVE CONTACT HIGH DESERT INVESTMENT CORPORATION TO OBTAIN ESTABLISHED SURVEY BENCHMARK LOCATIONS AND ELEVATIONS FOR USE IN ANY VERTICAL SURVEY WORK.

CURVE DATA

CURVE	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
C58	77°13'22"	19.97'	33.69'	25.00'	31.20'	N01°21'50"W
C59	03°59'47"	13.08'	26.18'	375.00'	26.18'	N42°01'04"W
C60	44°47'58"	103.04'	195.47'	250.00'	190.53'	N21°36'59"W
C61	91°45'48"	25.78'	40.04'	25.00'	35.90'	N45°05'54"W
C62	43°41'17"	56.52'	107.51'	141.00'	104.93'	S67°10'34"W
C68	05°02'01"	18.59'	37.16'	423.00'	37.15'	N47°50'56"E
C69	61°51'25"	35.95'	64.78'	60.00'	61.68'	S06°16'29"W

TANGENT DATA

TANGENT	BEARING	DISTANCE
T20	S47°09'13"E	31.92'
T30	N75°25'01"E	111.70'
T31	N59°09'25"E	100.30'

KEYED NOTES

- 1. 20' LANDSCAPE EASEMENT.
- 2. EASEMENT (BEAR ARROYO) GRANTED TO AMARCA & HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.

DRAINAGE PLAN

SCOPE:

This plan is in accordance with the Drainage Report for High Desert Subdivisions, prepared for High Desert Investment Corp, prepared by Bohannan-Huston, Inc. and is also in accordance with the latest Bernalillo County Drainage Ordinance and the latest City of Albuquerque Drainage Ordinance. The Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A single family home is proposed on the lot, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the site contains approximately 2.58 acres of undeveloped property. The site is bounded on the north east by High Desert Place, on the south by Lot #11A and on the north and west by floodplains. The site is well vegetated with desert grasses and shrubs. Site topography slopes from the east to the west. An existing drainage easement is located along the northern and southern portions of the property.

PROPOSED CONDITIONS:

As shown by the Plan, the building is located within the center of the lot within the building envelope. Storm water outside the building envelope will continue to sheet flow in the same existing manner. Storm water flow inside the building envelope will flow away from the building to the southwest to existing flow paths via cobble lined swales and to the drainage easement. Access will be taken from High Desert Pl.

Supplemental calculations are available upon request.

CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

Existing Treatment Types:

Treatment A = 2.58 acres

Proposed Treatment Types:

Treatment A = 1.95 acres
Treatment B = 0.12 acres
Treatment C = 0.10 acres
Treatment D = 0.41 acres

Using the values above produces the following storm water flows and volumes:

Existing 100-year Flow = 5.68 cfs
Proposed 100-year Flow = 7.17 cfs

Existing 100-year Volume = 7492 cu. ft.
Proposed 100-year Volume = 10592 cu. ft.

PROPERTY ADDRESS:

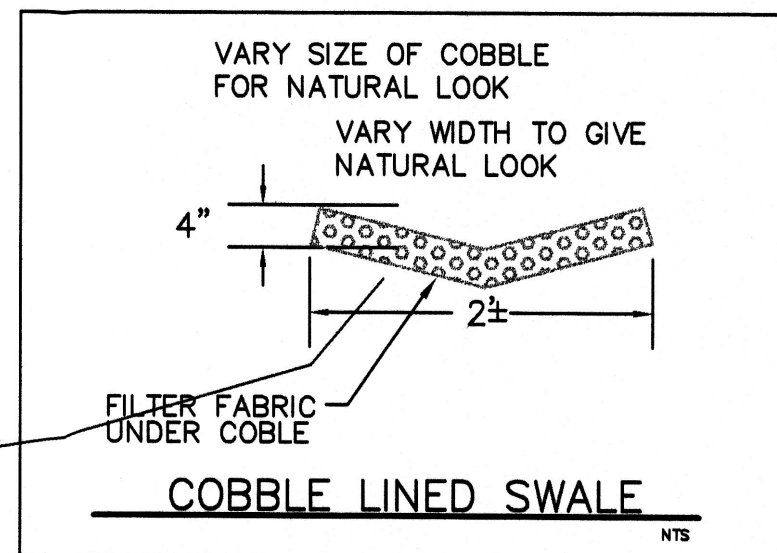
High Desert Pl. NE

LEGAL DESCRIPTION:

Lot 10-A, Wilderness Estates © High Desert.

SURVEY:

Topographic information provided by Bohannan-Huston, Inc.



SURVEY LEGEND

NEW BUILDING ENVELOPE	43
RIGHT OF WAY LINE	
SIDE PROPERTY LINE	
PUBLIC EASEMENT LINE	
FIRE HYDRANT	
EXISTING CONTOUR	
EXISTING INDEX CONTOUR	6200
NEW METER	
NEW SANITARY SEWER	
NEW SAS LATERAL AND PLUG	
NEW CURB AND GUTTER	
SPOT ELEVATION	50.10
EXISTING DRAINAGE EASEMENT	

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS LOT AND CAN BE OBTAINED BY THE OWNER.
3. 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 APPLICATIONS, PERMITS AND APPROVALS.
4. PVC DRAINAGE PIPES MAY REQUIRE FIELD ADJUSTMENT DUE TO SUBSURFACE ROCK. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO INLET/STREET.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR SHALL PROVIDE DOUBLE CLEAN-OUTS AT ALL BENDS IN DRAINAGE PIPE.
8. THE TOPSOIL SHOULD BE SAVED AND PUT ASIDE FOR RE-USE IN FILLING DISTURBED AREAS AWAY FROM THE STRUCTURE.
9. ALL DISTURBED AREAS ON THE LOT SHALL BE RESEEDING WITH NATIVE SEEDING MATERIAL (HIGH DESERT MIX).

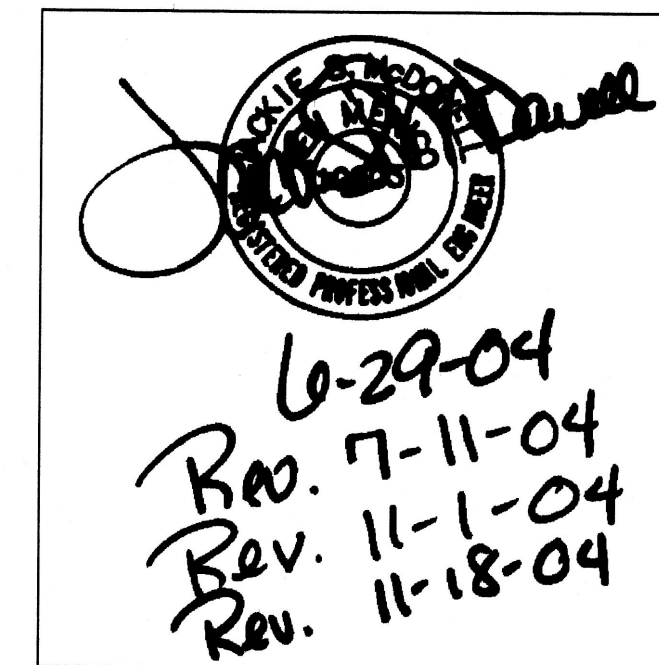
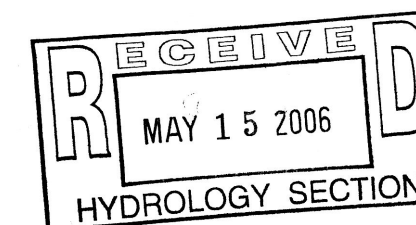
VICINITY MAP

ZONE ATLAS: F-23

LEGEND

	EXISTING	PROPOSED
CONTOUR	5900	5850
PROPERTY LINE		
ROAD		
SETBACK		
RETAINING WALL		
WATER METER		
SANITARY SEWER		
SAS LATERAL AND PLUG		
SPOT ELEVATION	21.47	

NOTE:
CONTRACTOR SHALL USE AN ESTABLISHED BENCH MARK TO SET BUILDING ELEVATIONS. CENTERLINE MONUMENTATION ELEVATIONS ARE AVAILABLE FROM HIGH DESERT CORP.



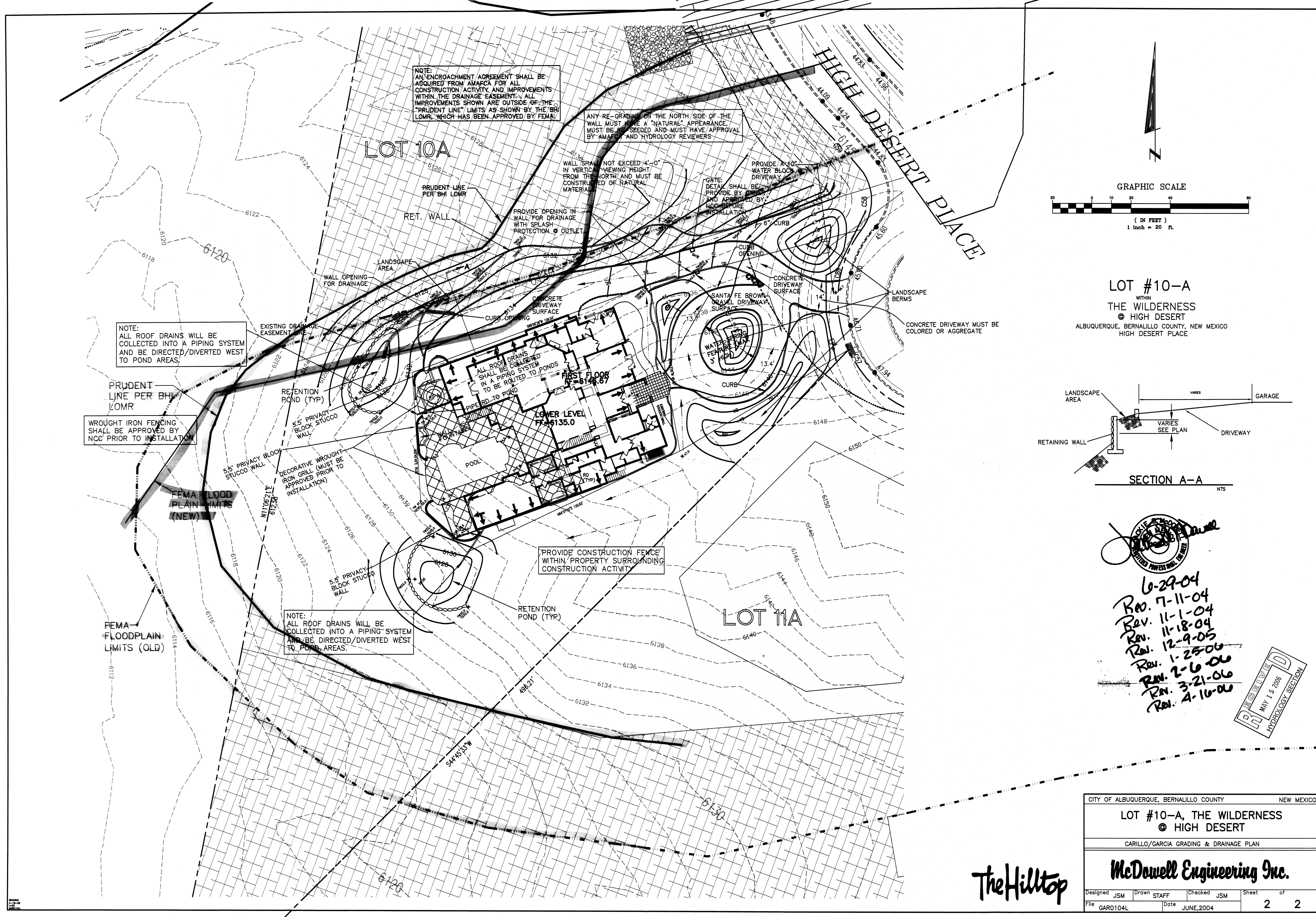
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT #10-A, THE WILDERNESS
© HIGH DESERT

CARILLO/GARCIA GRADING & DRAINAGE PLAN

McDowell Engineering Inc.

Designed JSM	Drawn STAFF	Checked JSM	Sheet of
File GAR0104L	Date JUNE,2004		1 2



NOTE:
AN ENCROACHMENT AGREEMENT SHALL BE
OBTAINED FROM AMATEX FOR ALL
CONSTRUCTION ACTIVITY AND IMPROVEMENTS
WITHIN THE DRAINAGE EASEMENT. ALL
IMPROVEMENTS SHOWN ARE OUTSIDE OF THE
"PRUDENT LINE" LIMITS AS SHOWN BY THE BHI
LOMR, WHICH HAS BEEN APPROVED BY FEMA.

ANY RE-GRADING ON THE NORTH SIDE OF THE
WALL MUST HAVE A "NATURAL" APPEARANCE.
MUST BE RESEEDED AND MUST HAVE APPROVAL
BY AMATEX AND HYDROLOGY REVIEWERS.

WALL SHALL NOT EXCEED 4'-0"
IN VERTICAL VIEWING HEIGHT
FROM THE NORTH AND MUST BE
CONSTRUCTED OF NATURAL
MATERIAL.

PROVIDE A 30"
WATER BLOCK
DRIVEWAY

GATE
DETAIL SHALL BE
PROVIDED BY OWNER
AND APPROVED BY
NCC BEFORE
INSTALLATION.

PROVIDE OPENING IN
WALL FOR DRAINAGE
WITH SPLASH
PROTECTION @ OUTLET

6" CURB

CURB OPENING

CONCRETE
DRIVEWAY
SURFACE

SANTA FE BROWN
GRAVEL DRIVEWAY
SURFACE

WATER-PROOFING
FERRULE MAX
5' HIGH

CURB

CONCRETE DRIVEWAY MUST BE
COLORED OR AGGREGATE

NOTE:
ALL ROOF DRAINS WILL BE
COLLECTED INTO A PIPING SYSTEM
AND BE DIRECTED/DIVERTED WEST
TO POND AREAS.

PRUDENT
LINE PER BHI
LOMR

WROUGHT IRON FENCING
SHALL BE APPROVED BY
NCC PRIOR TO INSTALLATION

FEMA FLOOD
PLAIN LIMITS
(NEW)

FEMA
FLOODPLAIN
LIMITS (OLD)

NOTE:
ALL ROOF DRAINS WILL BE
COLLECTED INTO A PIPING SYSTEM
AND BE DIRECTED/DIVERTED WEST
TO POND AREAS.

PROVIDE CONSTRUCTION FENCE
WITHIN PROPERTY SURROUNDING
CONSTRUCTION ACTIVITY

DECORATIVE WROUGHT
IRON GRILL (MUST BE
APPROVED PRIOR TO
INSTALLATION)

5.5' PRIVACY BLOCK
STUCCO WALL

RETENTION
POND (TYP)

EXISTING DRAINAGE
EASEMENT LINE

5.5' PRIVACY BLOCK
STUCCO WALL

5.5' PRIVACY BLOCK
STUCCO WALL

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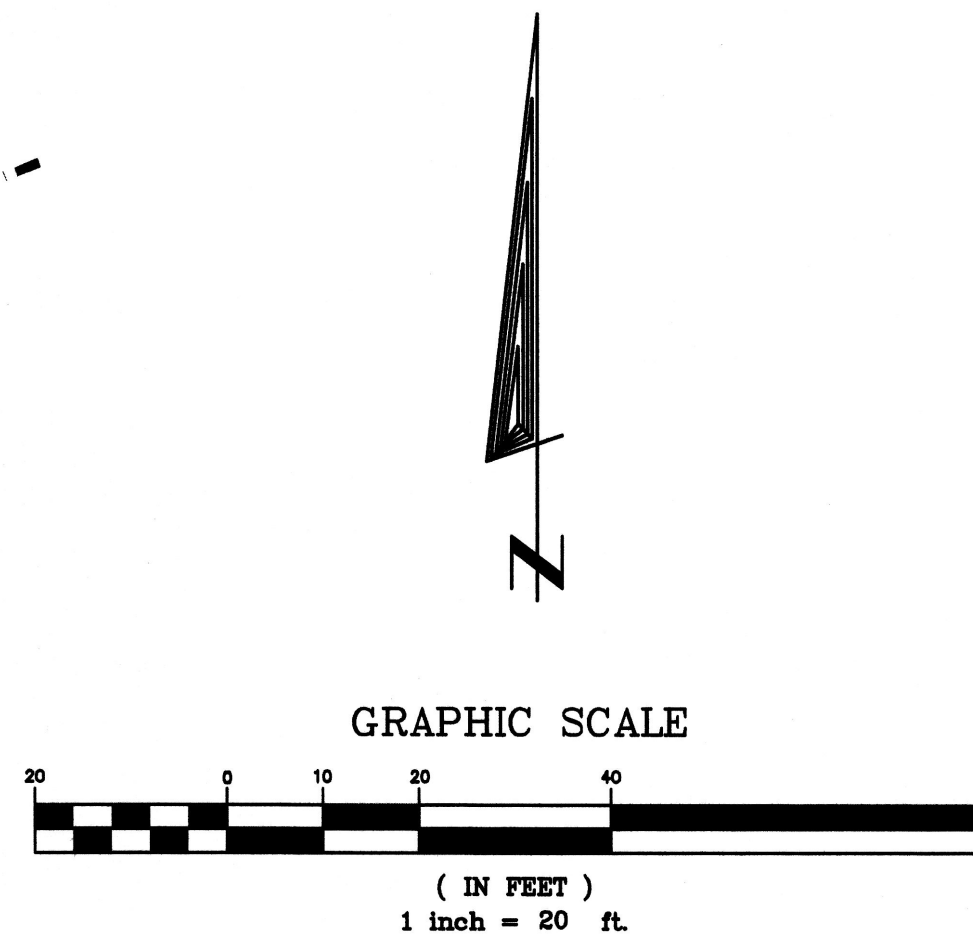
5.5' PRIVACY BLOCK
STUCCO WALL

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STUCCO WALL

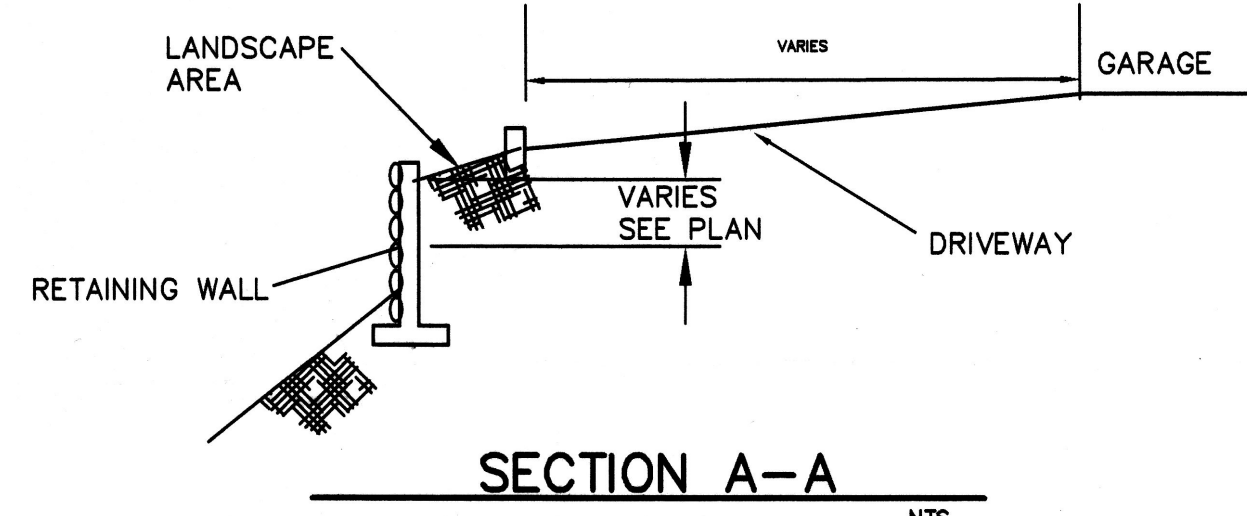
5.5' PRIVACY BLOCK
STUCCO WALL

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STUCCO WALL

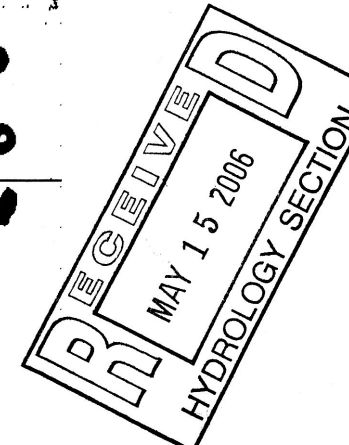
5.5' PRIVACY BLOCK
STUCCO WALL



LOT #10-A
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
HIGH DESERT PLACE



6-29-04
Rev. 7-11-04
Rev. 11-1-04
Rev. 11-18-04
Rev. 12-9-05
Rev. 1-25-06
Rev. 2-6-06
Rev. 3-21-06
Rev. 4-16-06



TheHilltop

CITY OF ALBUQUERQUE, BERNALILLO COUNTY			NEW MEXICO		
LOT #10-A, THE WILDERNESS @ HIGH DESERT					
CARILLO/GARCIA GRADING & DRAINAGE PLAN					
McDowell Engineering Inc.					
Designed JSM	Drawn STAFF	Checked JSM	Sheet	of	
File 0458104	Date JUNE 2004		2	2	