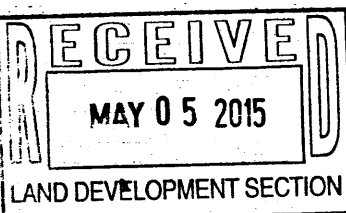
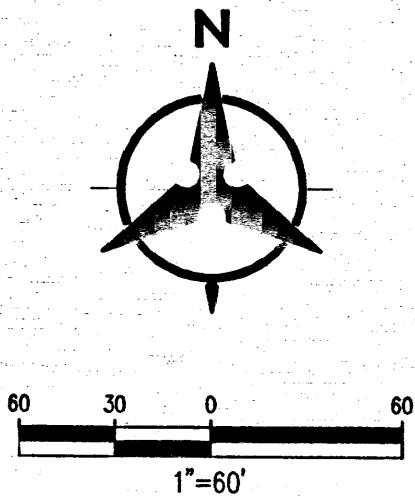




- GENERAL NOTES**
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 5. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.



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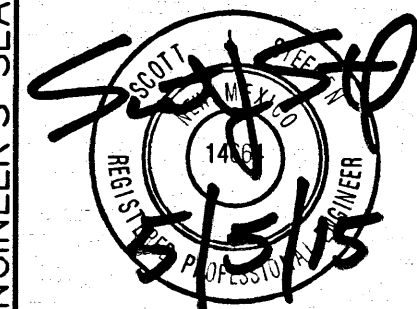
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 1 AT THE TRAILS UNIT 2
MASS GRADING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	
			Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXXXX Zone Map No. C-09-Z Sheet 1 Of 1

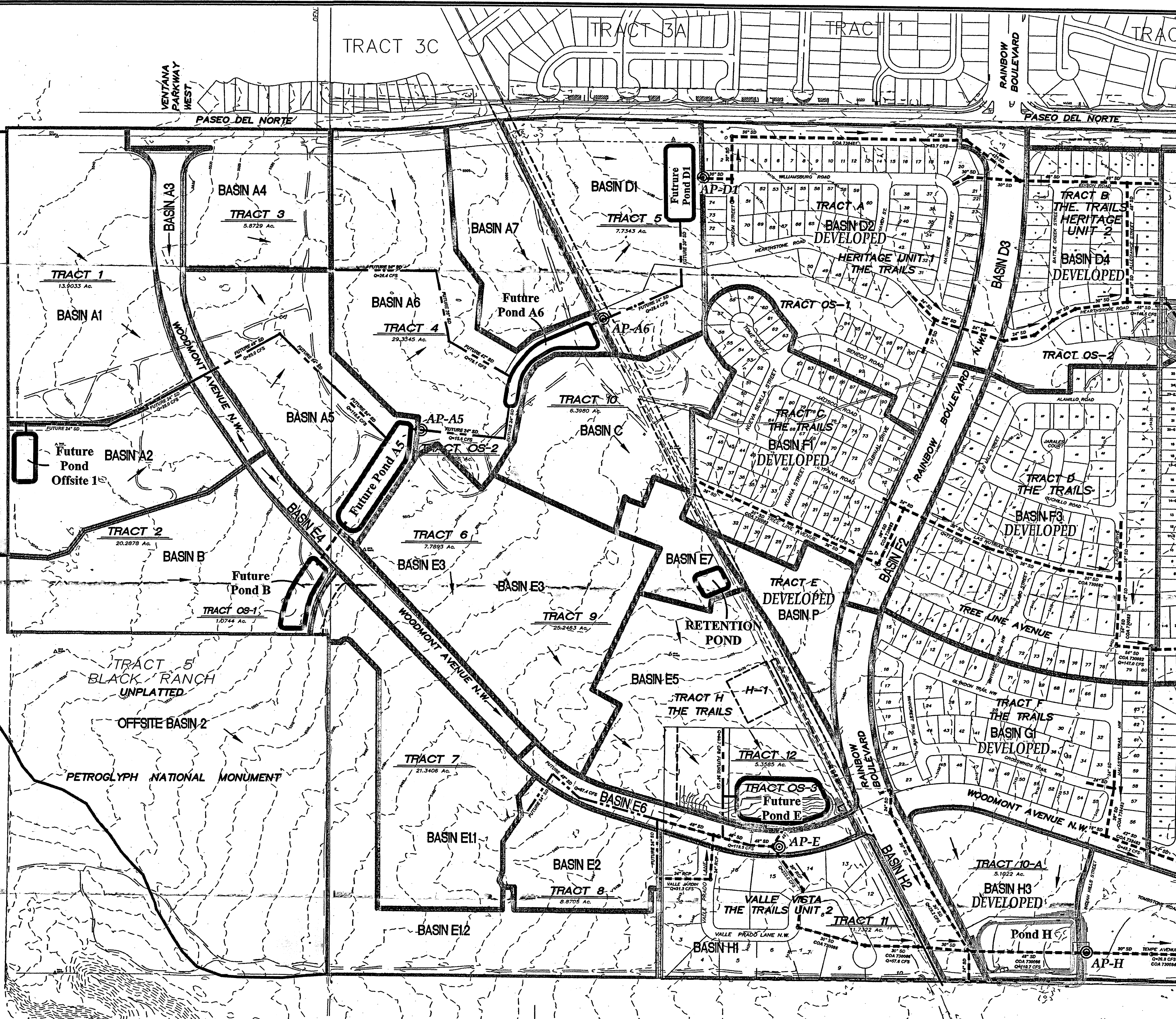
SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	ACS BRASS TABLET STAMPED "7-C10"	CONTRACTOR	DATE
			GEOGRAPHIC POSITION (NAD 83)	CHECKED BY	DATE
			N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	FIELD SKETCH BY	DATE
			X = 1,499,200.29 Y = 1,521,888.43	CORRECTED BY	DATE
			GROUND-TO-GRID FACTOR = 0.999667290	MICROFILM INFORMATION	NO.
			Δa = -00'16"20"	RECORDED BY	DATE
			NAD 1988 ELEVATION = 5425.21		



No.	Date	REVISIONS	By
		DESIGN	
Designed By: SJS		DATE: 04/15	
Drawn By: SJS		DATE: 04/15	
Checked By: SJS		DATE: 04/15	

OFFSITE BASIN 1

TRACT 5
BLACK RANCH
UNPLATTED

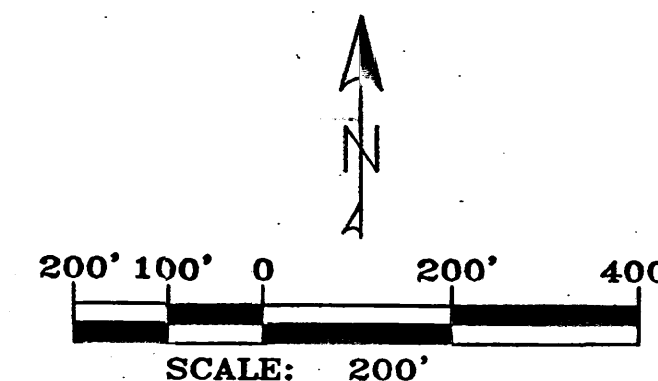


NOTES:

1. STORM DRAIN SIZES BASED ON 100-YR, 24-HR STORM FLOWS.
FUTURE PROJECTS MAY BE REQUIRED TO INCREASE STORM DRAIN
SIZE BASED ON 100-YR, 6-HR STORM FLOWS.
2. THE INTENDED FUTURE CONTRIBUTION FROM THE TRAILS UNIT 4 IS 20 CFS
TO THE MAXIMUM DOWNSTREAM DISCHARGE OF 62 CFS IN UNIVERSE BLVD.

LEGEND

- ⊙ ANALYSIS POINT
- EXISTING STORM DRAIN
- FLOW DIRECTION
- FUTURE DEVELOPED STORM DRAIN

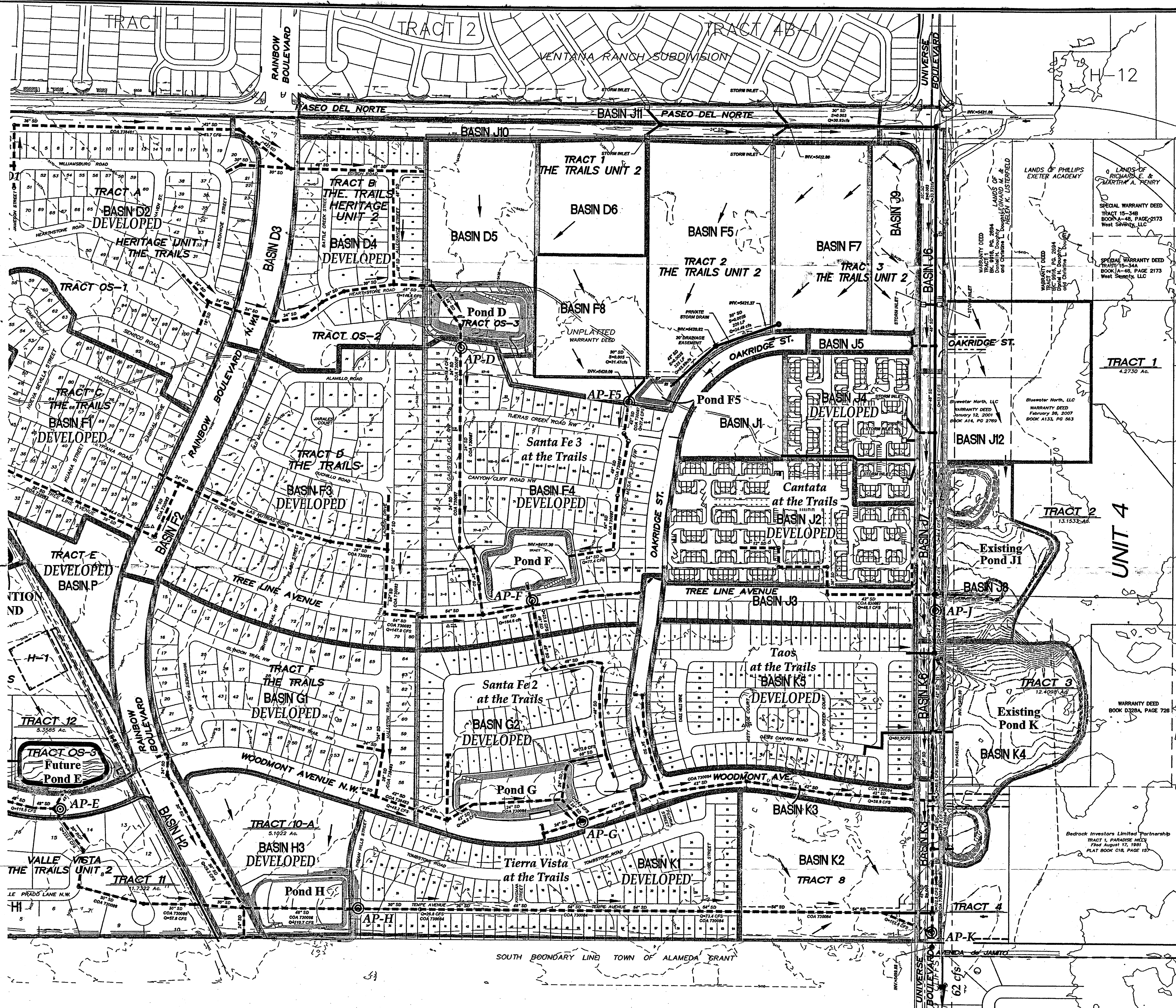


DATUM NAVD 1929

Thompson
Engineering
Consultants, Inc.
tccm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 830-9248

**UPDATE TO THE
AMENDMENT TO DMP FOR
THE TRAILS UNITS, 1, 2 AND 3
PLATE 1**

Robert H. Thompson
9677
Professional Engineer



DETENTION POND CHARACTERISTICS

POND	DRAIN AREA (AC)	Q100 IN (CFS)	Q100 OUT (CFS)	BYPASS Q (CFS)	MAX VOL (ac-ft)	V100 (ac-ft)	TOP ELEV	BOTTOM ELEV	WSEL
OFF 1	127.9	37.00	9.25		2.44	2.302	6	0	5.80
A5	179.6	121.19	16.29		4.61	4.256	5516	5511	5515.76
A6	204.2	84.21	16.19		4.72	3.241	5506	5500	5504.33
B	12.8	34.80	3.36		0.99	0.930	5519	5513	5518.86
D1	222.5	65.02	14.46		6.06	5.360	5475	5471	5474.48
E	118.2	194.46	20.22	13.77	6.24	4.035	5436.9	5429.5	5435.03
F	18.9	62.89	19.84		1.40	1.386	5426	5421	5425.97
F	373.1	259.49	17.58	6.20	11.76	10.293	5424.3	5415.08	5423.51
G	405.5	111.28	7.00	17.61	7.21	2.948	5422.5	5415.67	5419.83
H	149.8	97.80	4.50	21.60	3.02	2.205	5422	5418.65	5421.42
J	57.9	141.18	6.05	26.34	7.94	3.371	5414	5414	5415.66
K	670.8	239.15	15.75	44.91	14.84	8.346	5409	5404.85	5407.77

ANALYSIS POINT PEAK FLOWS

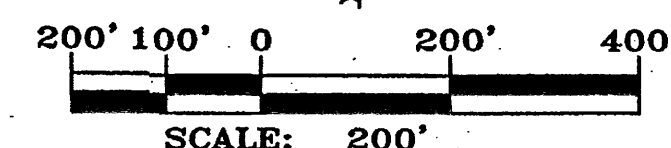
ANALYSIS POINT	PEAK FLOW
AP-A5	16.29 CFS
AP-A6	16.19 CFS
AP-D1	14.46 CFS
AP-D	19.42 CFS
AP-E	20.22 CFS
AP-F5	27.40 CFS
AP-F	23.78 CFS
AP-G	24.61 CFS
AP-H	26.10 CFS
AP-J	32.39 CFS
AP-K	60.66 CFS

DEVELOPED DRAINAGE BASIN CHARACTERISTICS

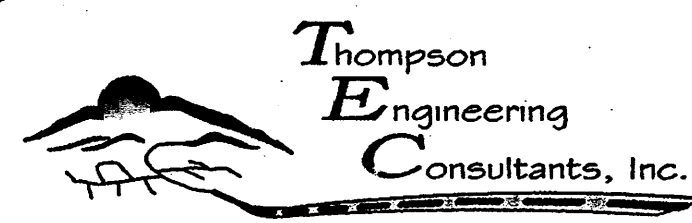
BASIN	AREA ACRES	LAND TREATMENT				Q CFS	VOL AC-FT
		A	B	C	D		
OFFSITE 1	127.87	100	0	0	0	37.00	4.426
A1	15.50	0	12.5	12.5	75	51.68	2.610
A2	8.52	0	33	33	34	23.43	0.960
A3	3.21	0	5	5	90	11.41	0.606
A4	7.59	0	7.5	7.5	85	26.39	1.381
A5	11.71	0	17	17	66	37.55	1.829
A6	16.97	0	19	19	62	33.44	2.558
A7	6.75	0	12.5	12.5	75	22.52	1.137
A8	12.8	12.8	28.4	28.4	30.4	23.20	0.935
D1	11.62	0	19	19	62	36.60	1.752
D2	22.12	0	28.5	28.5	43	63.65	2.763
D3	3.71	0	5	5	90	13.18	0.701
D4	12.55	0	28.5	28.5	43	36.12	1.568
D5	8.75	0	23	23	54	26.55	1.224
D6	5.00	0	18	18	64	15.89	0.764
F1	14.13	0	21.7	21.8	56.5	43.39	2.025
F2	3.67	0	5	5	90	13.02	0.692
F3	22.80	0	21.7	21.8	56.5	70.02	3.267
F4	24.91	0	25	25	50	74.16	3.349
F5	11.85	0	12.5	12.5	75	39.52	1.996
F7	7.02	0	7.5	7.5	85	24.42	1.278
F8	5.00	0	18	18	64	15.89	0.764
G1	16.20	0	25	25	50	48.23	2.178
G2	16.19	0	25	25	50	48.22	2.177
OFFSITE 2	51.32	100	0	0	0	13.87	1.783
B	12.79	0	34	34	32	34.80	1.407
E1.1	11.91	0	28.1	28.1	43.8	34.41	1.501
E1.2	12.76	0	28.1	28.1	43.8	36.78	1.608
B2	5.55	0	30.7	30.7	38.6	15.63	0.660
E3	15.50	0	22	22	56	47.48	2.210
E4	3.69	0	5	5	90	13.11	0.697
E5	17.28	18.8	23.8	26.4	31	45.19	1.762
E6	3.12	0	5	5	90	11.09	0.590
E7	2.90	16.5	24.8	20.6	38.1	7.55	0.324
P	4.51	43	25	25	7	8.41	0.273
H1	11.00	0	26.6	26.6	46.8	32.26	1.431
H2	5.35	0	5	5	90	19.16	1.018
H3	7.62	0	20	20	60	23.79	1.128
J1	3.31	0	12.5	12.5	75	11.04	0.557
J2	10.92	0	12.5	12.5	75	36.40	1.839
J3	3.71	0	19	19	62	11.70	0.560
J4	6.44	0	12.5	12.5	75	21.47	1.084
J5	0.86	0	5	5	90	3.05	0.162
J6	2.70	0	5	5	90	9.59	0.510
J7	2.84	0	5	5	90	10.09	0.538
J8	5.78	0	70	30	0	12.31	0.355
J9	3.51	0	7.5	7.5	85	12.20	0.638
J10	4.02	0	5	5	90	14.27	0.759
J11	4.79	0	5	5	90	16.65	0.886
J12	9.08	100	0	0	0	10.65	0.314
K1	12.11	0	19	19	62	39.54	2.579
K2	9.51	0	15	15	70	29.39	1.537
K3	5.85	0	5	5	90	20.76	1.104
K4	8.58	0	70	30	0	18.28	0.527
K5	15.13	0	19	19	62	47.63	2.281
K6	1.41	0	5	5	90	3.01	0.266

LEGEND

- ⊙ ANALYSIS POINT
- EXISTING STORM DRAIN
- FLOW DIRECTION
- FUTURE DEVELOPED STORM DRAIN



DATUM NAVD 1929



P.O. BOX 65760 ALBUQUERQUE, NM 87119-0760
PHONE: (505) 271-2199 FAX: (505) 830-9248

**UPDATE TO THE
AMENDMENT TO DMP FOR
THE TRAILS UNITS, 1, 2 AND 3
PLATE 2**



- NOTES:
- STORM DRAIN SIZES BASED ON 100-YR, 24-HR STORM FLOWS. FUTURE PROJECTS MAY BE REQUIRED TO INCREASE STORM DRAIN SIZE BASED ON 100-YR, 6-HR STORM FLOWS.
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PROPOSED
STORM DRAIN NETWORK

JULY 2016

STORM INLET SUMMARY						
INLET	STREET	UPSTREAM HALF-ST FLOW (CFS)	UPSTREAM DEPTH (FT)	FLOW CAPTURED BY INLET (CFS)	BYPASS FLOW (CFS)	INLET TYPE
1	N/A SUMP	20.0	0.61	20.0	0.0	A
2	N/A SUMP	20.0	0.61	20.0	0.0	A
3	N/A SUMP	9.5	0.42	9.5	0.0	A
4	N/A SUMP	9.5	0.42	9.5	0.0	A

STORM DRAIN PIPE SUMMARY					
SDP	SIZE (IN)	SLOPE (%)	MAX CAPACITY OF FULL PIPE (CFS)	FLOW (CFS)	
1	30	1.0%	41.02	40.0	
2	24	1.0%	22.62	20.0	
3	18	1.0%	10.50	9.5	
4	24	1.0%	22.62	18.9	

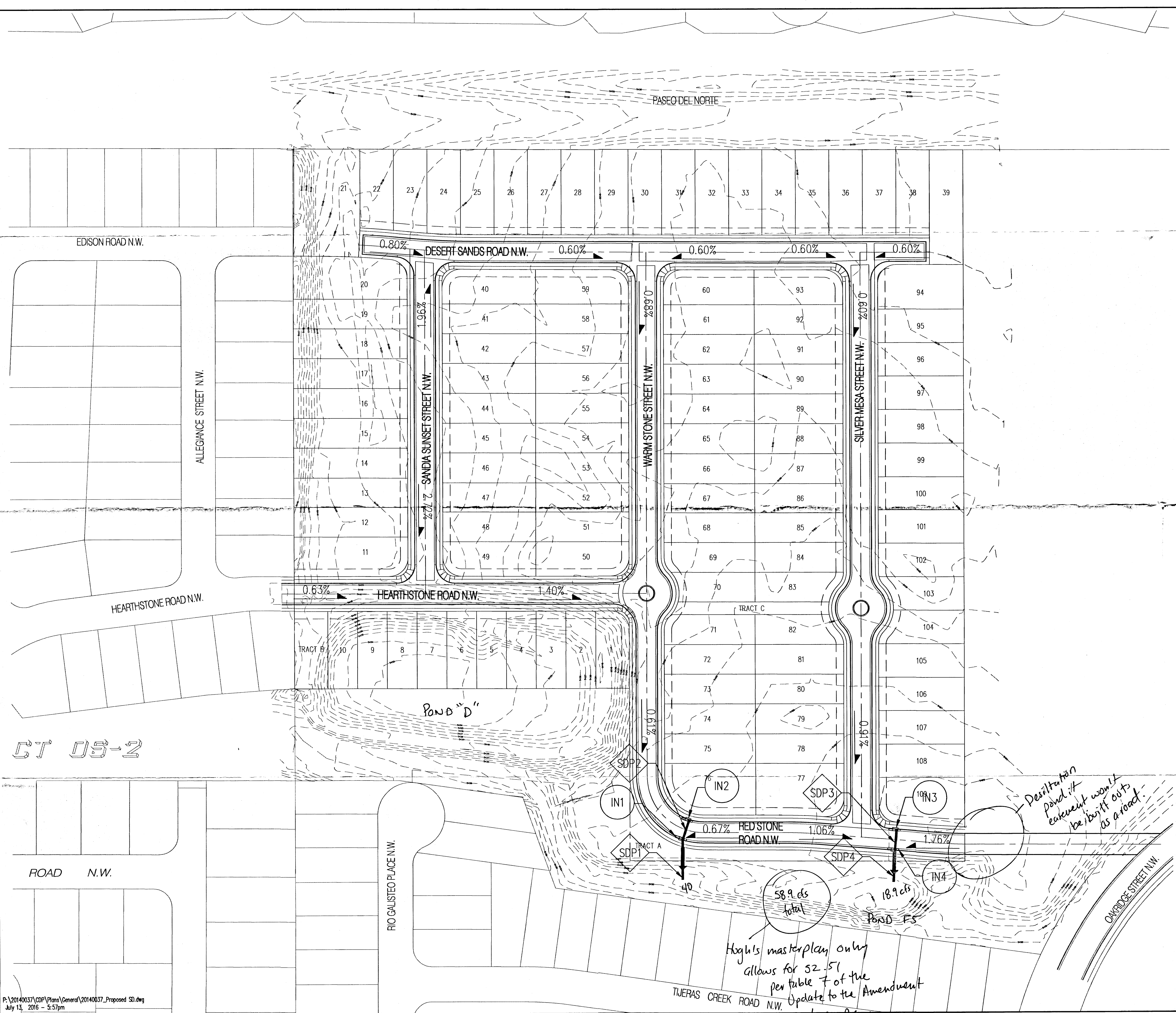
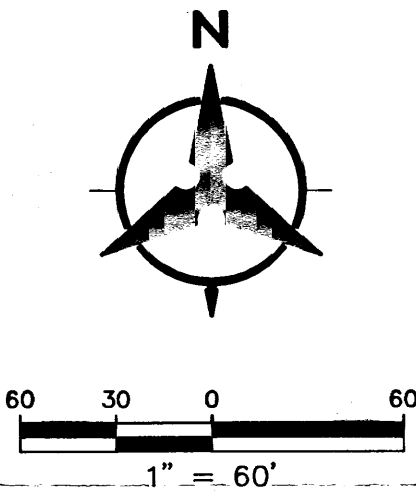
NOTES: 1. ALL INLETS ABOVE ARE SINGLE GRATE.

LEGEND

PROPOSED STORM DRAIN PIPE ———

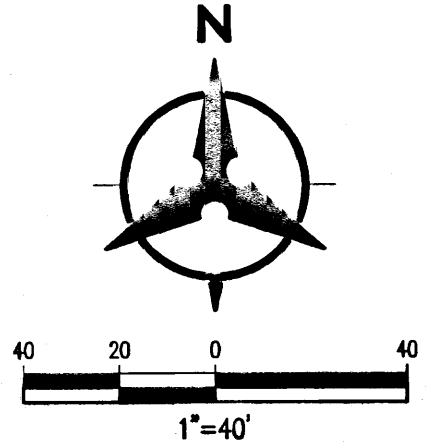
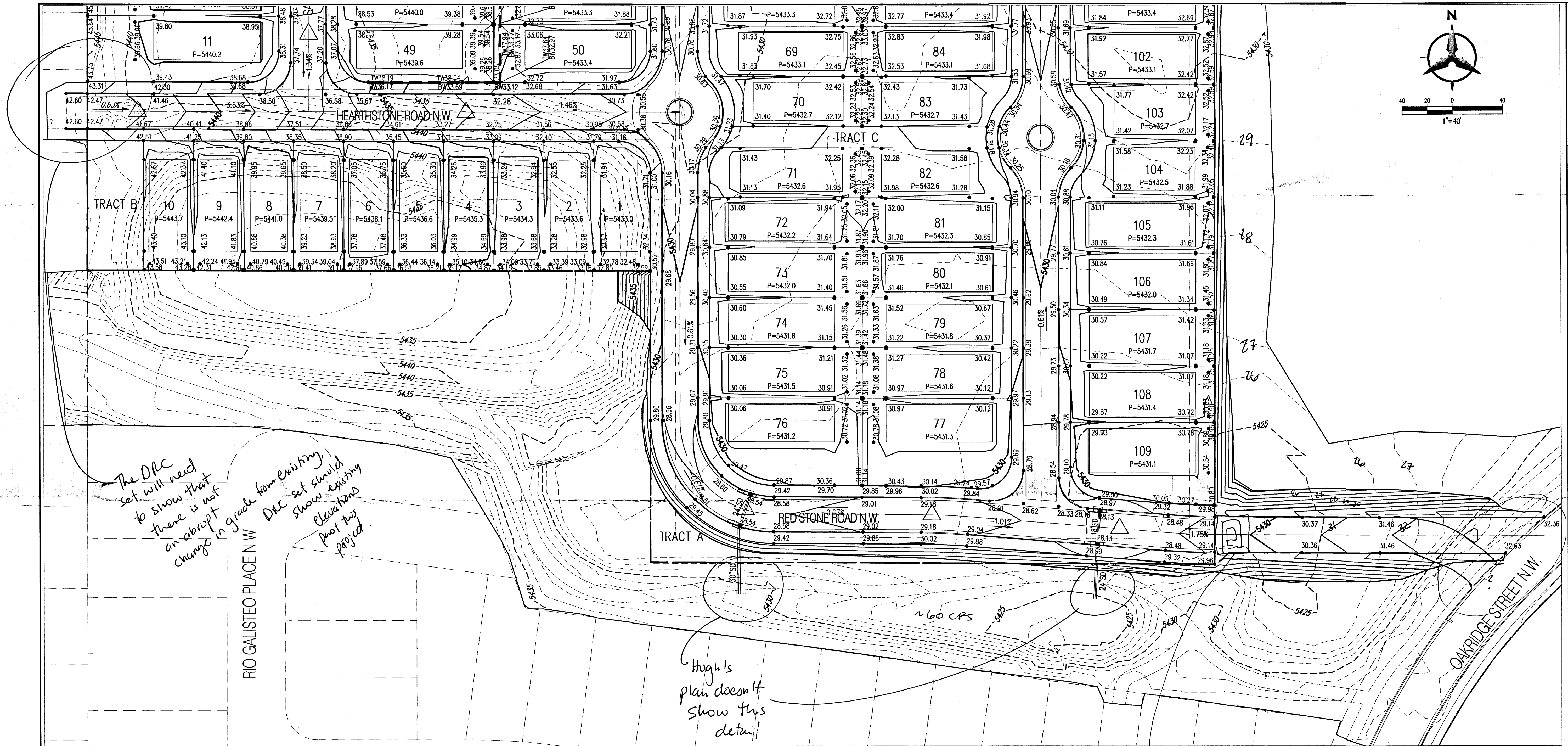
PROPOSED STORM DRAIN MANHOLE ○

PROPOSED STORM DRAIN INLET —



CT 05-2





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5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED MOUNTABLE CURB & GUTTER
- ===== PROPOSED STANDARD CURB & GUTTER
- 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- ===== PROPOSED RETAINING WALL
- ===== PROPOSED SLOPE
- ===== PROPOSED STORM DRAIN
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊙ PROPOSED STORM DRAIN INLET
- ===== HIGH POINT

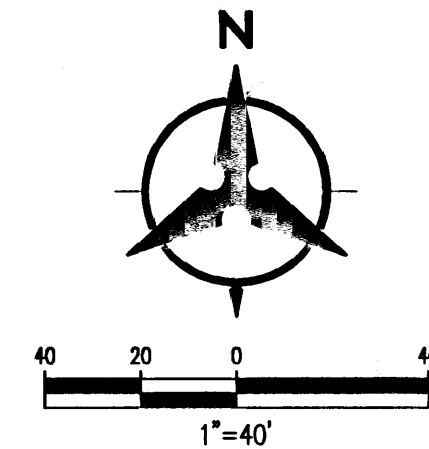
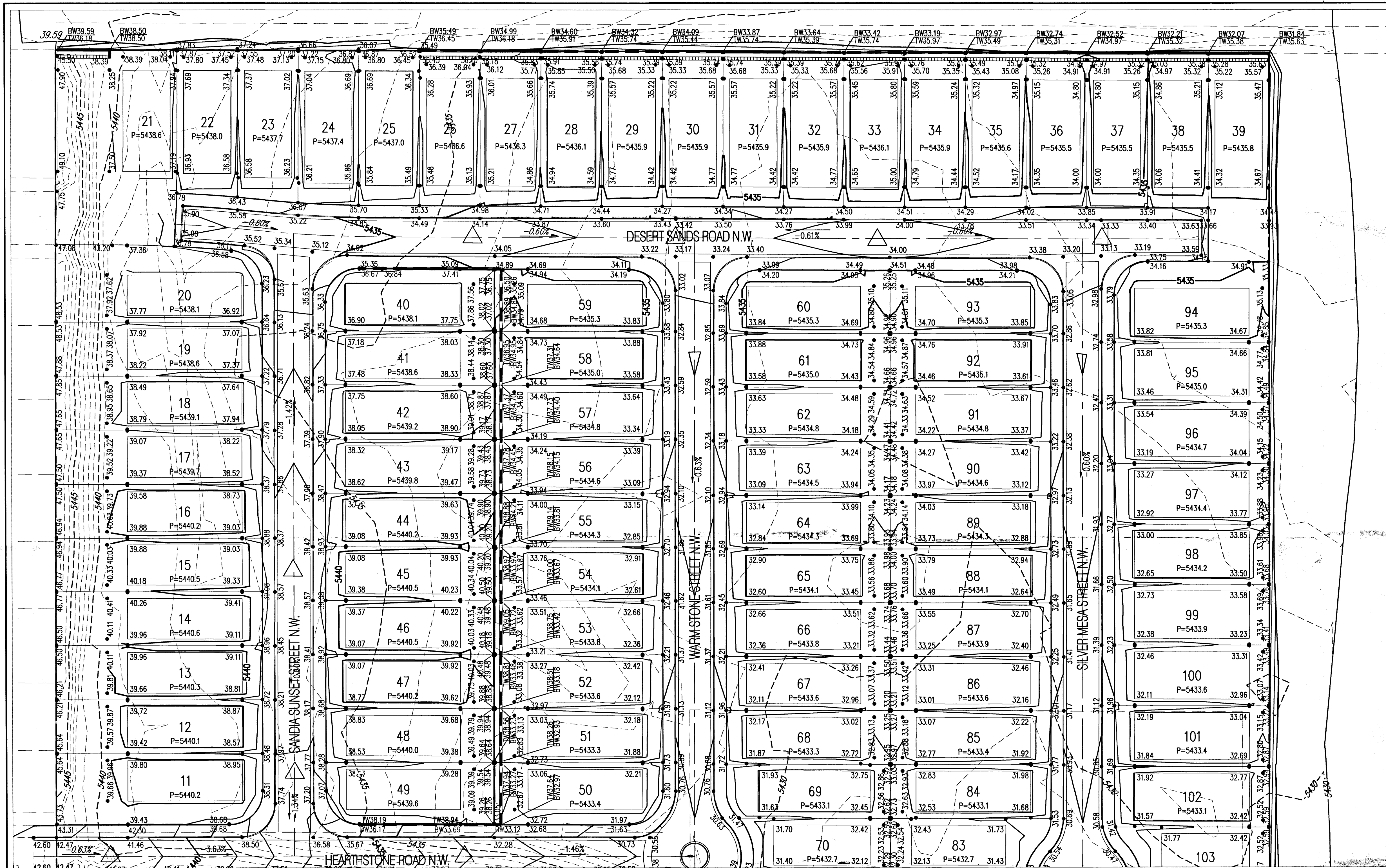
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**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS II AT THE TRAILS GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-09-Z	2	3



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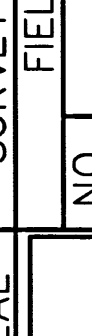
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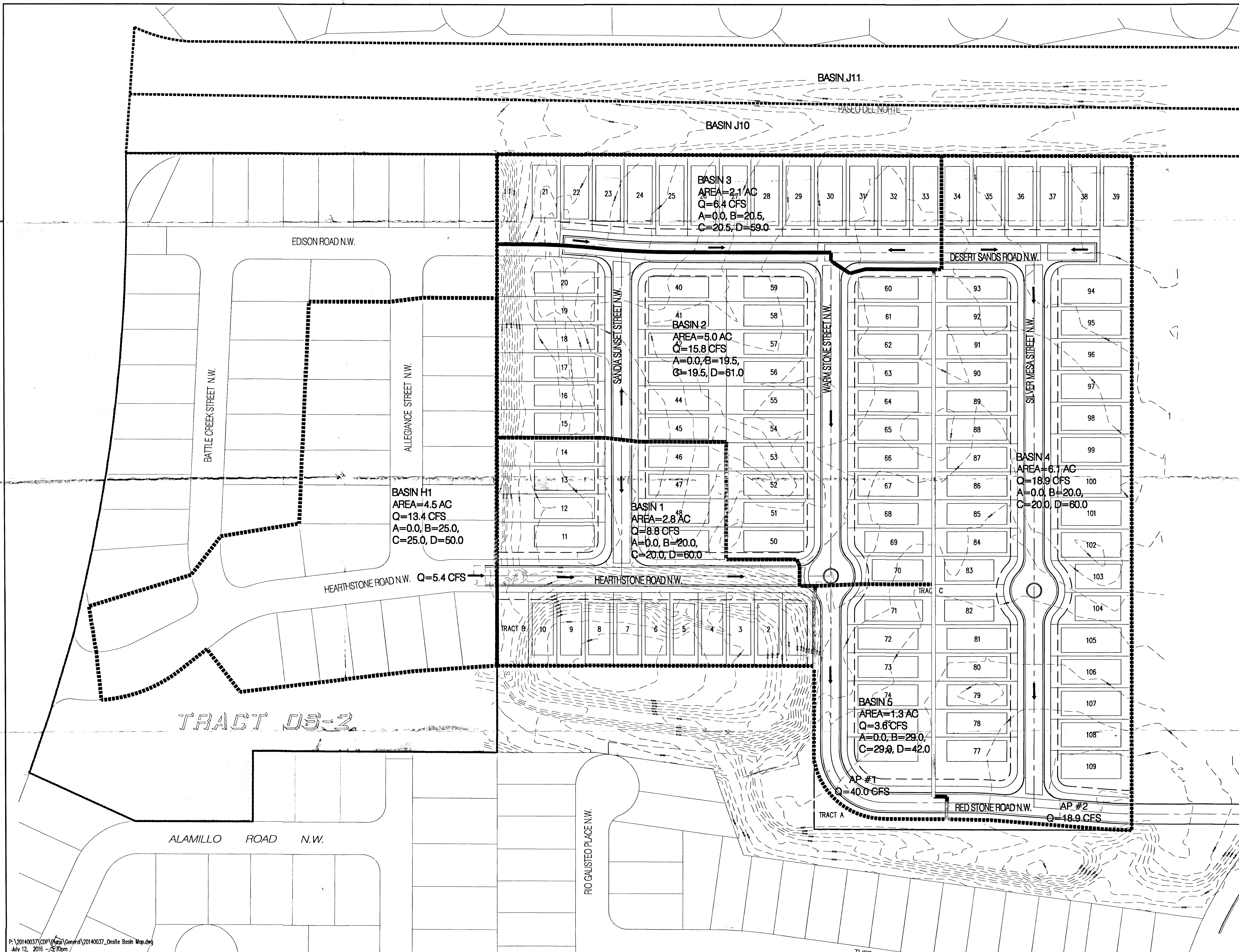
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TAOS II AT THE TRAILS
GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-09-Z	1	3

ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
				FIELD NOTES					
				NO.	BY				
							ACS BRASS TABLET STAMPED "7-C10"		CONTRACTOR
							GEOGRAPHIC POSITION (NAD 83)		WORK STAMPED BY
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							X = 1,499,200.29 Y = 1,521,838.43		DATE
							GROUND-TO-GRID FACTOR = 0.999667290		DATE
							$\Delta\alpha = -00^{\circ}16'20''$		MICROFILM INFORMATION
									RECORDED BY
									DATE
									NO.
		</							

Bohannon Huston



See DRB file for latest PP exhibit #1002962

PRELIMINARY PLAT FOR
TAOS II AT THE TRAILS
LOTS 1-109 AND TRACTS A-C
JULY 2016

LEGAL DESCRIPTION

Tract 1 of The Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK PLAT OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146566 and Lands of Manuel Pili, Warranty Deed filed January 1, 2000, Book A1, Page 4899.

GENERAL NOTES

- EXISTING ZONING: SU-2, VIRO, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, VIRO, TRAILS RESIDENTIAL DEVELOPING AREA
- PROPOSED ACREAGE: 17.39 AC
NUMBER OF LOTS: 109
NUMBER OF TRACTS: 2
PROPOSED DENSITY: 6.27 DU/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 40' x 103'
4,120 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- NO LOTS SHALL HAVE DIRECT ACCESS TO PASEO DEL NORTE BLVD.
- TRACTS A-C TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VIRO
MILES OF FULL WIDTH STREETS CREATED	0.77 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	109
NO. OF HOA TRACTS CREATED	3

SURVEY NOTES:

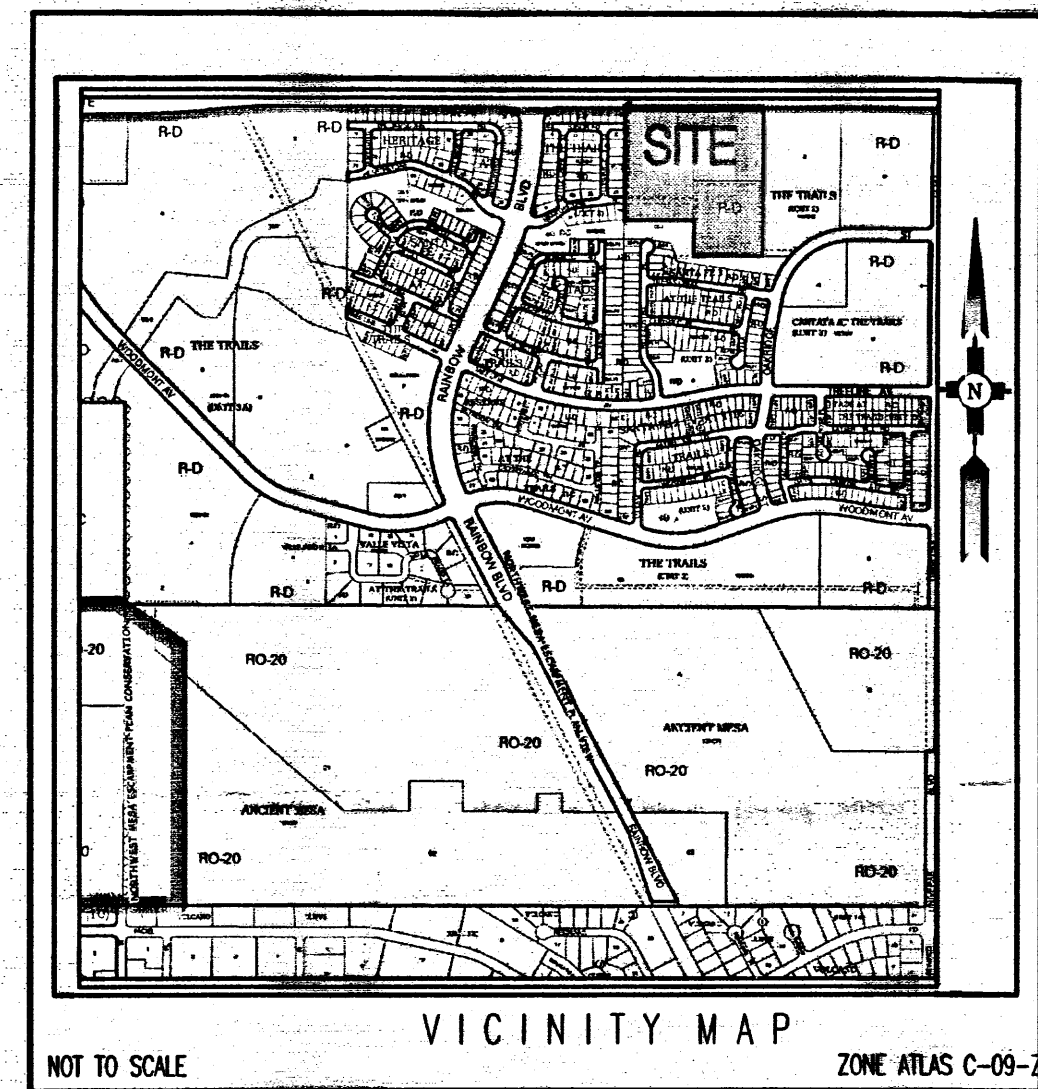
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Sharon H. Rios-Sanchez P.S. 7/14/16
CITY SURVEYOR DATE

Sharon K. Eshima
MANAGER, RCS-TRAILS TRACT 1, LLC DATE

Bohannon & Huston
www.bhinc.com 800.877.5332

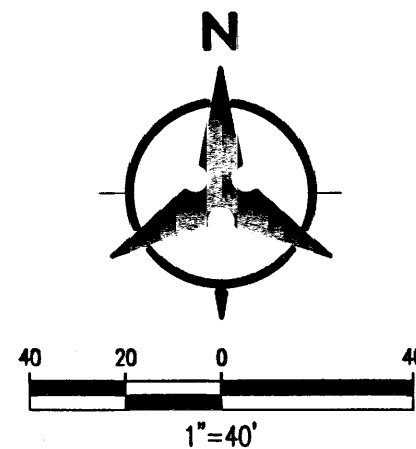
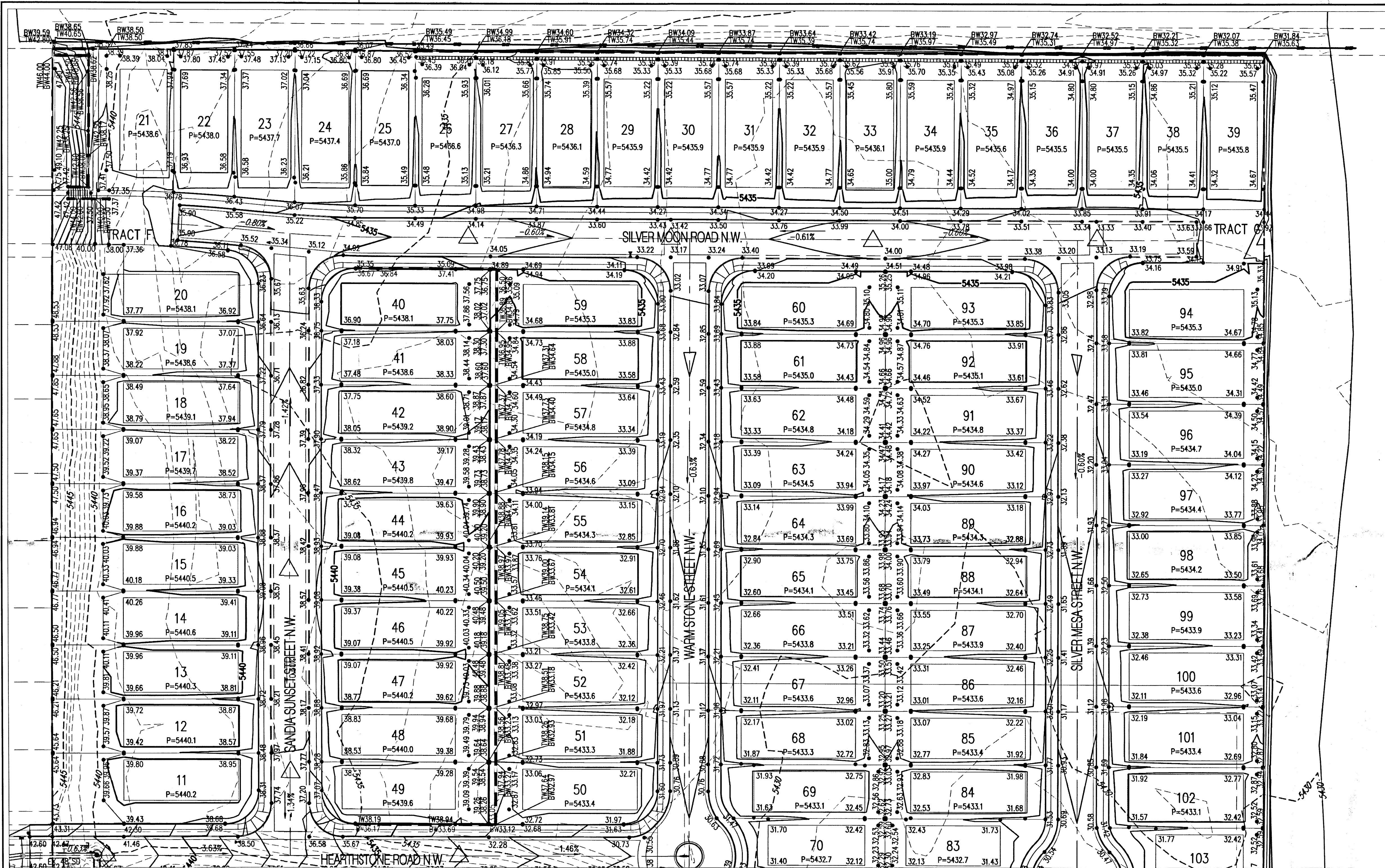


KEY NOTES

- A 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- B PORTION OF EXISTING 40' SLOPE EASEMENT, TO BE VACATED BY PLAT.
- C EXISTING 30' PRIVATE TEMPORARY SLOPE EASEMENT, TO BE VACATED BY PLAT.
- D EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT, TO BE VACATED BY PLAT.
- E EXISTING 20' PUBLIC EASEMENT FOR GENERAL PUBLIC ROAD PURPOSES AND PLACEMENT, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, TO BE VACATED BY PLAT.
- F EXISTING BLANKET DRAINAGE EASEMENT, TO BE VACATED BY PLAT.
- G EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE UTILITY EASEMENT.
- H 25' SEWER AND WATER EASEMENT GRANTED TO THE ABCMUA BY THIS PLAT.
- I 20' STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- J PUBLIC PEDESTRIAN ACCESS EASEMENT
- K PORTION OF AN EXISTING PUBLIC DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.

ID	BEARING	LENGTH
T1	S89°55'02"E	449.85'
T2	S00°08'08"W	232.61'
T3	S89°43'58"E	450.20'
T4	N00°06'45"E	489.04'
T5	N00°06'45"E	469.12'
T6	N89°48'21"W	900.05'
T7	S00°06'04"W	725.85'

LEGEND	
—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
—	ADJOINING PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
▲	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



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 REPORT.
3. 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.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 38, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
- EXISTING CURB & GUTTER
- ===== PROPOSED MOUNTABLE CURB & GUTTER
- ===== PROPOSED STANDARD CURB & GUTTER
- 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- ===== PROPOSED RETAINING WALL
- ===== PROPOSED SLOPE
- ===== PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- ~ HIGH POINT

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TAOS II AT THE TRAILS
GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXX	Zone Map No. C-09-Z	Sheet 1	Of 3

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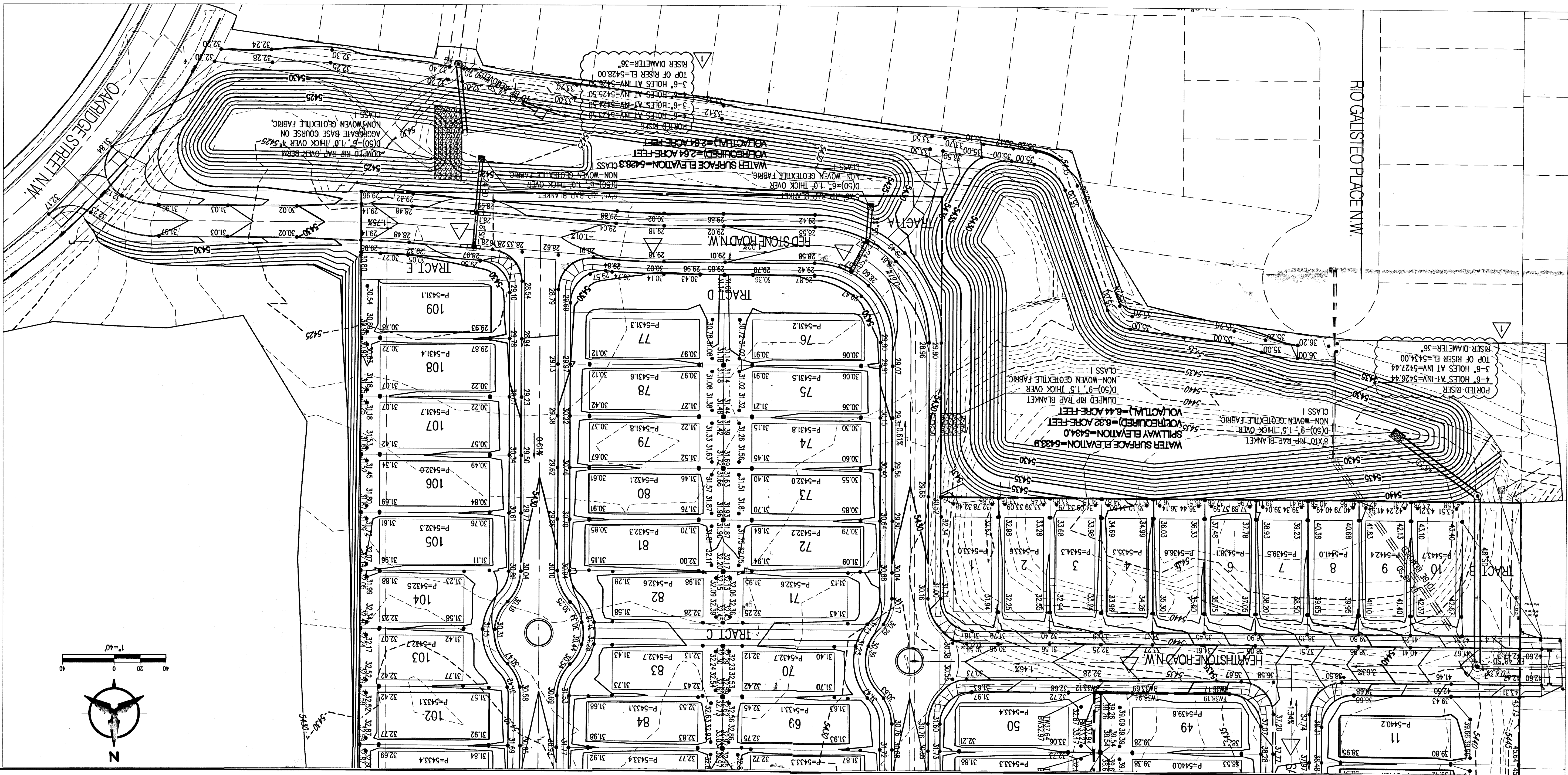
GENERAL NOTES

LEGEND

RECEIVED
FEB 14 2017
LAND DEVELOPMENT SECTION

NOTES

11. THE DRAINAGE MASTER PLAN ELEVATIONS ARE BASED ON NGVD 29 DATUM. GRADING PLAN ELEVATIONS ARE BASED ON NAVD 88 DATUM.

[illegible]

