DRAINAGE INFORMATION SHEET

E12/D4B

PROJECT TITLE: PRAIRIE RIDGE I ZONE ATLAS/DRNG. FILE #: E,H-12

LEGAL DESCRIPTION: TRACT 32, TAYLOR RANCH

CITY ADDRESS: EAST OF TAYLOR RANCH DRIVE, NORTH OF MONTAÑO RD.

ENGINEERING FIRM: RHOMBUS, P.A. CONTACT: CELIA TOMLINSON

ADDRESS: 10325 KAREN NE ALBQ NM 87111 PHONE:

OWNER: BELLAMAH COMMUNITY DEV. CONTACT: TONY SCIARRILLO

ADDRESS: BOX 3300 ALBQ NM 87190 PHONE: 884-6606

ARCHITECT: N.A. CONTACT: N.A.

ADDRESS: N.A. PHONE: N.A.

SURVEYOR: N.A. CONTACT: N.A.

ADDRESS: N.A. PHONE: N.A.

CONTRACTOR: N.A. CONTACT: N.A.

ADDRESS: N.A. PHONE: N.A.

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. DRB-85-315

EPC NO. N.A.

PROJ. NO. 2574

RECEIVED
DEC 02 1985
HYDROLOGY SECTION

TYPE OF SUBMITTAL:

X DRAINAGE REPORT REVISION

X DRAINAGE PLAN REVISION

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN REVISION

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12/2/85

BY: Celia S. Tomlinson

Bellamah Community Development

RECEIVED
DEC 19 1985
HYDROLOGY SECTION

File in
E12/D4B
&
E12/D4C

December 18, 1985

City of Albuquerque
City Hydrology
P.O. Box 1293
Albuquerque, New Mexico
Attn: Fred Agurri

SUBJECT: Maintenance of Taylor Ranch Linier Ponds

Dear Fred:

At the request of Mr. Gary Runner of The Baer Co., I am writing to inform you that Bellamah Community Development will be providing a covenant to the City to cover the maintenance of the Linier Ponds that are to be constructed in Tracts 27B (Sombre Del Oso). Tracts 34 and 35 in accordance with the Taylor Ranch updated Drainage Master Plan.

Upon completion and final approval by the City of construction drawings, these drainage facilities will be constructed as required by the commencement of construction of either Baer's Sombre Del Oso Project or Bellamah Community Development Prairie Ridge Project.

Also as per our previous conversation, Bellamah Community Development will be providing the Bond for the entire pond area including that part which is on Tract 27B.

If I may be of further service, please contact me at your convenience.

Sincerely,

BELLAMAH COMMUNITY DEVELOPMENT

Douglas H. Reynolds
Development Manager

DHR:tmh

cc: The Baer Co.
Community Service Corporation
Prairie Ridge File

J23/D4
D9B

85 98091

RECEIVED
NOV 21 1985
DH529
HYDROLOGY SECTION

284

EXTENSION AGREEMENT

This Agreement is entered into this 20th day of November, 1985, by and between the City of Albuquerque, a municipal corporation (hereinafter referred to as the City) and Sproul Enterprises, Inc. (hereinafter referred to as Developer).

WHEREAS the City and Developer entered into an Agreement on the 10th day of October, 1984 which was filed for record in the office of the Clerk of Bernalillo County, New Mexico on the 11th day of October, 1984 and subsequently recorded at Book Misc. 163-A, pages 283 through 306, (hereinafter referred to as the Earlier Agreement), whereby Developer agreed to complete the construction of certain infrastructure improvements on or before the 30th day of September, 1985; and

WHEREAS, it appears that Developer will be unable to complete construction of the improvements on or before the 30th day of September, 1985, as specified in said Agreement; and

WHEREAS the City is willing to grant Developer an extension of time in which to complete construction of the improvements provided that Developer post a revised financial guarantee in accordance with the City's Subdivision Ordinance; and

WHEREAS Developer is able to provide the revised financial guarantee as required by the City;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties hereby agree as follows:

1. The required completion date for construction of the improvements set forth in paragraph 1. of the Earlier Agreement is extended to the day of December, 1985.

2. Concurrently with the execution of this Agreement, Developer shall with the City a revised financial guarantee in an amount and form acceptab the City.

3. The parties agree that all terms and conditions of the Ea Agreement not in conflict with this Agreement shall remain valid, in force, binding upon the parties. In executing this Agreement, it is the intent of parties to only extend the completion date set forth in the Earlier Agree and establish a revised financial guarantee for the City.

WITNESS our hands and seals this 20th day of December, 1985.

DEVELOPER:

Sproul Enterprises, Inc.

CITY OF ALBUQUERQUE, NEW MEXICO

C. Dwayne Sheppard
City Engineer

ATTEST:

City Clerk/DEPUTY

Bob V. Stover 11-20-85
Bob V. Stover
Chief Administrative Officer

Reviewed by:

Assistant City Attorney

City Attorney

FILED WITH CITY CLERK'S OFFICE

11/20/85 dw

FIRST AMENDMENT TO LETTER OF CREDIT

THIS FIRST AMENDMENT TO LETTER OF CREDIT is made and entered into as of September 30, 1985, by and between SANDIA FEDERAL SAVINGS AND LOAN ASSOCIATION ("Sandia") and THE CITY OF ALBUQUERQUE, NEW MEXICO (the "City").

WHEREAS, at the request of Sproul Enterprises, Inc. ("SEI"), Sandia has heretofore executed and delivered in favor of the City its Irrevocable Letter of Credit No. 1984003 dated October 25, 1984, in an amount not exceeding $1,822,228.50 (the "Letter of Credit"); and

WHEREAS, certain public improvements, the completion of which is insured by the Letter of Credit, have not been completed by SEI by the date hereof, as required by the Agreement to Construct Subdivision Improvements dated October 10, 1984 (the "Improvements Agreement"), between SEI and the City; and

WHEREAS, in accordance with the Improvements Agreement, the City Engineer of the City has agreed to extend the time to complete such improvements to December 30, 1985; and

WHEREAS, such agreement and extension are conditioned upon an amendment to the Letter of Credit which would amend the termination date of the Letter of Credit and the time period during which the City could present drafts under the Letter of Credit in accordance with its terms; and

WHEREAS, Sandia is willing to so amend the Letter of Credit;

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Sandia and the City agree as follows:

1. The October 1, 1985 and November 30, 1985 dates appearing in the second and fourth paragraphs of the Letter of Credit are amended to read January 1, 1986, and February 28, 1986, respectively.

2. The fifth paragraph of the Letter of Credit is amended to read in its entirety as follows:

> "The Draft(s) drawn under this credit must be endorsed and contain the clause "Drawn under Letter of Credit No. 1984003 of Sandia Federal Savings and Loan Association, Albuquerque, New Mexico, dated October 25, 1984, as amended by First Amendment to Letter of Credit dated September 30, 1985; the amount of such Draft(s) must be endorsed on the reverse side thereof, and this Letter of Credit and all amendments hereto must be attached to that Draft which exhausts this credit."

3. The November 30, 1985 date appearing in the last paragraph of the Letter of Credit is amended to read February 28, 1986.

4. Except as amended hereby, the Letter of Credit is unchanged and is hereby ratified and confirmed.

EXECUTED as of September 30, 1985.

SANDIA FEDERAL SAVINGS AND LOAN ASSOCIATION

By _____
John S. Roberge, Vice President

THE CITY OF ALBUQUERQUE, NEW MEXICO

By _____ 11-20-85

Title: _____

Approved as to form:

Gary O'Dowd, City Attorney

By _____
Ass't City Attorney

PRAIRIE RIDGE SUBDIVISION

DRAINAGE REPORT

Prepared for: BELLAMAH COMMUNITY DEVELOPMENT
P. O. Box 3300
Albuquerque, New Mexico 87190

Rhombus Professional Associates, P.C.
Civil Engineers & Land Surveyors

Mailing Address P.O. BOX 1805 Albuquerque, N.M. 87103
Telephone (505) 881-9345

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 4895
CELIA S. TOMLINSON

Celia S. Tomlinson
1/5/86

JANUARY 5, 1986

PRAIRIE RIDGE SUBDIVISION

DRAINAGE REPORT

OBJECTIVE:

The following report aims to study the drainage characteristics and recommendations regarding the engineering design and implementation of drainage improvements that affect the development of Prairie Ridge Subdivision.

INTRODUCTION:

Prairie Ridge Subdivision is located on the Northwest quadrant of the City of Albuquerque. It is within the area bounded by Coors Road on the East, Montano Road on the south, Taylor Ranch Drive on the West, and La Orilla Road on the North. More specifically, Prairie Ridge abuts Tract 33, an undeveloped tract of Taylor Ranch, on the East, and Tract S-1-B of Taylor Ranch on the Southwest corner. It also abuts Taylor Ranch Drive on the West,

a 100-foot wide easement of Public Service Company of New Mexico (PNM) on the Northwest corner, and unpaved La Orilla Road on the North. On the South, it abuts a strip of undedicated land. Tract 32 consists of approximately 38 acres of land. The proposed re-alignment of Taylor Ranch Drive causes La Orilla Road to traverse Tract 32 and create a six-acre tract, which will not be developed at this time, to the North of the re-aligned La Orilla. South of it will be developed into 142 lots. Each lot has average dimensions of 60 feet by 105 feet and is intended for a detached single-family residence. 0.145 AC

Prairie Ridge Subdivision does not lie on any flood plain area.

METHOD OF ANALYSIS:

A modified Soil Conservation Service Unit Hydrograph Model "MODSCS" was utilized to compute the quantity of run-off, the Time of Concentration, and the peak volume for each designated basin. The Model allows the user to input the "per cent impervious" for a basin and a CN value of 95 is assigned to the impervious portion. The Model develops a rainfall hyetograph by

"nesting" the one-hour rainfall value within the six-hour value for a given storm frequency to simulate a statistically conservative rainfall pattern.

In accordance with DPM AMAFCA criteria all hydrological analysis is based on the 100-year frequency- 6-hour duration storm as represented in the NOAA Atlas for New Mexico. These are 2.2" and 1.9" respectively.

CONTRIBUTING AREA

OFFSITE: The land to be subdivided is higher than the adjoining lands, therefore no offsite flows affect the area as it now exists, or after it is developed.

EXISTING CONDITIONS: The land to be developed has a steep natural grade that slopes down away from the site on the Eastern boundary. The Northern portion also has a slight slope to the north, away from the site. The Northwestern portion slopes to the West. The predominant soil, according to the soil investigation performed by Fox Consulting Engineers and Geologists consists of sand and silt. Per the Soil Conservation

Service (SCS), the soil in this area of town is classified as Group A. The quantity of run-off generated by the site as it exists is computed per basin.

TREATMENT--DEVELOPED CONDITIONS: The area is divided into seven (7) basins, taking into consideration its natural topography and proposed street layout. Lots that can naturally drain to the proposed street will be graded to do so, while lots that can't will be graded to drain partly toward the street, and partly toward backyard swales, or totally to the backyard swales where there is considerable drop between the street and the backyard. **NO CREDIT, HOWEVER, IS GIVEN FOR BACKYARD PONDING. THE ENTIRE RUN-OFF FOR THE SUBDIVISION IS COMPUTED AND IDENTIFIED AS TOTAL DISCHARGE.** The size of ponding areas was computed by using the following formula:

$$V = C\ R\ A\ (3630)$$

where V = volume in cubic feet

C = coefficient of run-off

R = 6-hour rainfall volume
100-year frequency, in inches

A = drainage basin area in acres

Downspout extensions and splash blocks will be used to protect the ground surface where the ground is not covered by concrete or asphalt. The ponding areas will be located a minimum of 15 feet away from the pad edges.

The South half of La Orilla will be paved (24').

Construction of the proposed subdivision will not be phased.

Following are the collection points of the different basins.

Basin I A 12-foot drainage right-of-way at the Southeast corner of the subdivision, headed towards a pond at Montano Plaza. The drainage right-of-way will be concrete-lined. Wire-enclosed rip-rap will be built at the downstream end. The treatment

of the easement from the rip-rap to a desiltation pond at Montano Plaza is being addressed by Community Sciences under a different project for the same Developer.

Basin II Sagebrush Drive, headed towards the tract on the South side which will drain Eastward to the pond on Coors.

Basin III A 12-foot drainage right-of-way at the Northwest corner of the subdivision, headed towards Mariposa Pond. The drainage right-of-way will be concrete-lined. Pending the final design of the re-alignment of Taylor Ranch Drive, the run-off, in the interim, will drain on a temporarily paved surface that will connect to Taylor Ranch Drive. The storm drain system, as recommended in the master plan of the area, is part of the intersection re-alignment design being prepared by Community Sciences for the same Developer.

The developed run-off in this area of the subdivision will increase the current load of Taylor Ranch Drive by 3.98 cfs. However, cutting Taylor Ranch Drive twice will be avoided.

Basin IV — The East part of La Orilla will drain to a temporary pond on Tract 33 which is also owned by the same Developer.

Basin V — A 12-foot drainage right -of-way on the Northeast corner of the subdivision. The drainage right-of-way will be concrete-lined. Rip-rap will be built on the downstream end. The treatment of the easement between the rip-rap and the pond on Coors is being addressed in another project by Community Sciences for the same Developer.

Basin VI — Kachina Street, headed for Taylor Ranch Drive.

Basin VII Pending final design of the re-alignment of Taylor Ranch, the West part of La Orilla will drain on a temporarily paved surface that will connect to Taylor Ranch Drive. See Basin III also for justification of this interim solution.

CONCLUSIONS: Based on mathematical findings through the "MODSCS" Model and the proposed detailed grading plan of Prairie Ridge Subdivision, the following conclusions are made:

1. After the proposed subdividing, grading, and development of Taylor Ranch Tract 32 into Prairie Ridge Subdivision, its peak run-off will be adequately controlled and conveyed to designated discharge areas without threat to life or property. ✓

2. The proposed grading and drainage treatment meet the spirit and intent of the Bulk Land Drainage Masterplan prepared by Community Sciences Corporation. ✓

3. The interim treatment of the run-off from the Northwest

corner of the subdivision allows for better planning for the ultimate re-alignment of Taylor Ranch Drive. ✓

END OF TEXT.

Prepared by RHOMBUS P. A.

Celia S. Tomlinson, P.E.

Celia S. Tomlinson, P. E.

New Mexico Registered Professional Engineer No. 4895

January 5, 1986

EXHIBITS:

Plate 1. Basins (Lay-out; 1" = 100')
Rev. 1/5/86 Attached.

Plate 2. Grading and Drainage Plan (Detailed; 1" = 50')
Not changed

"MODSCS" Print-out
attached.

Street Hydraulics *Rev. 1/5/86 Attached.*

Drainage Right-of-way Hydraulics *Rev. 1/5/86 Attached.*

Ponding Area Calculations *Rev. 1/5/86 Attached.*

Calculations: Existing Run-off at Taylor Ranch Drive
vs. Developed Run-off at the Northwest corner
of Prairie Ridge Subdivision. *Attached.*

BASIN VII(EXISTING)		BASIN VII (DEVELOPED)	
area	.45	area	.45
length	520	length	520
elev.diff	8.77	elev.diff	8.77
slope	.0168	slope	.0168
Tc	10	Tc	10
I	4.73	I	4.73
C	.16	C	.90
Q	.34	Q	1.9

BASIN III		BASIN III	
area	7.28	area	7.28
length	650	length	950
elev.diff	6	elev.diff	5.52
slope	.01	slope	.0058
Tc	10	Tc	10.93
I	4.73	I	4.62
C	.16	C	.55
Q	5.5	Q	18.5

Note: Area in acres
length in feet
elevation difference in feet
slope in foot/foot
Tc in minutes
I is inches per hour
C has no units
Q in cfs

Applicable DPM Formula and Charts Used .

PRAIRIE RIDGE SUBDIVISION

DEPTH OF WATER AGAINST
STANDARD 8-INCH CURB

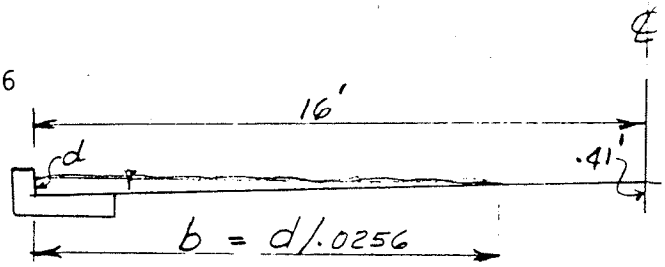
Street Hydraulics

Area, $A = 1/2\ db = \dfrac{d^2}{.0512}$

Wetted Perimeter, $P = d + b$

$= d + d/.0256$

$= 40.0625\ d$



Hydraulic Radius, $R = A/P$

$= d^2/.0512(40.0625)d$

$= d/2.0512$

Velocity, $V = \dfrac{1.486}{n} R^{2/3} S^{1/2}$ $\quad n = .017$

$A = Q/V$ $\quad$ Q in cfs d in ft b in ft S in ft/ft V in fps

Note: The Q used is for one-half the street width.

Solve for d.

Street Bridle	Street Chaparral (N)	Street Chaparral (S)
S .0056	S .0061	S .0140
b 13.67'	b 13.67'	b 12.89'
Q 4.67 cfs	Q 5.05 cfs	Q 6.42 cfs
d .35'	d .35'	d .33'
v 2.03 fps	v 2.17 fps	v 3.00 fps
Street	**Street Lariat**	**Street**
S	S .0050	S
b	b 14.84'	b
Q	Q 5.53 cfs	Q
d	d .38	d
	V 1.98 fps	

Prairie Ridge Subdivision

Depth of Water Against Eight-Inch Curb on Half-paved La Orilla

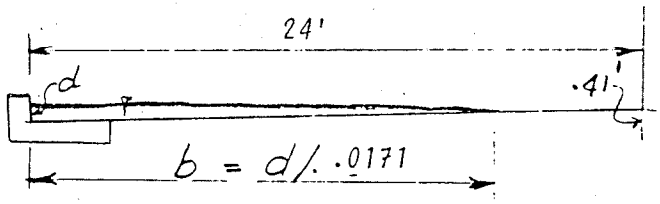
Street Hydraulics

Area, $A = 1/2\ db = \dfrac{d^2}{.0342}$

Wetted Perimeter, $P = d + b$

$= d + d/.0171$

$= 59.48\ d$



Hydraulic Radius, $R = A/P$

$= d/.0342\ (59.48)\ d$

$= d/2.034$

Velocity, $V = \dfrac{1.486}{n} R^{2/3} S^{1/2}$ $\quad n = .017$

$A = Q/V$

NOTE: Q USED IS FOR ONE-HALF STREET WIDTH.

Solve for d.

Street La Orilla (West)	Street	Street La Orilla (East)
S .0168	S	S .0171
b 11.11'	b	b 10.53'
Q 1.6 cfs	Q	Q 1.4 cfs
d .19'	d	d .18'
V 2.27 fps		V 2.27 fps
Street	**Street**	**Street**
S	S	S
b	b	b
Q	Q	Q
d	d	d

PRAIRIE RIDGE SUBDIVISION
DEPTH OF WATER ON 12-FOOT DRAINAGE RIGHT-OF-WAY

Area, $A = b \times d$

Wetted Perimeter, $P = b + 2d$

Hydraulic Radius, $R = A/P = bd/b+2d$

Velocity, $V = \frac{1.486}{n} \times R^{2/3} \times S^{1/2}$ $\quad n = .017$

$A = Q/V$

where $b = 10'$, solve for d

BASIN I : DRAINAGE RIGHT-OF-WAY OFF OF LARIAT LANE AND CHAPARRAL DRIVE

Q = 23.9 cfs

S = .01

d = .46' $\quad V = 4.89$ fps

BASIN II : DRAINAGE RIGHT-OF-WAY OFF OF CACTUS PLACE AND BRIDLE PATH ROAD

Q = 12.8 cfs

S = .005 $\quad V = 3.12$ fps

d = .40'

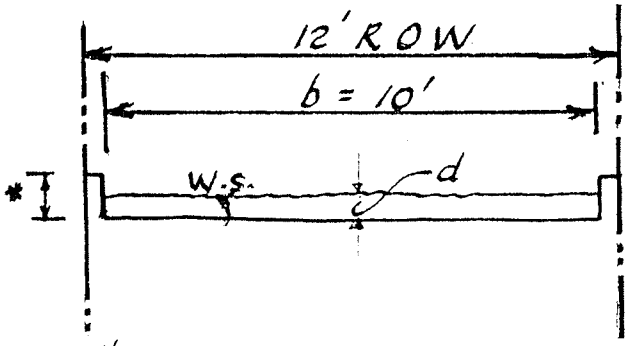
BASIN III: DRAINAGE RIGHT-OF-WAY OFF OF CHAPARRAL DRIVE (NORTH END)

Q = 10.1 cfs

S = .0231

d = .22'

V = 4.59 fps



*Note: Use 2' depth for all.

PONDING AREA CALCULATIONS

4728 ft³ needed

Basin IV Volume, per MODSCS output = 2133.78 cubic feet

Consider 1' depth

Area= 2133.78/1
= 2133.78 square feet

Use 20' x 155' pond bottom = 3,100 ft² w/ 1' depth

30' x 165' easement dimensions

use 1.5' depth ⇒ 5871.5 ft³

Backyard Swales

Case 1 Full lot draining to the pond

Volume = C R A (3630)
= .55 x 2.2 x .16 x 3630
= 702.8 cubic feet

Area = Volume/depth
say 1-foot depth

Area = 702.8/1
= 702.8 square feet

20'x 42' pond bottom

Case II Half of Lot draining to the pond

Volume = C R A (3630)
= .55 x 2.2 x .08 x 3630
= 351.4 cubic feet

Area = Volume/depth
say .5-foot depth

Area = 351.4/.5
= 702.8 square feet

20' x 42' pond bottom

COMPARISON: Run-off contributed by Tract 32 at present (prior to development)
vs. Run-off that will be contributed by Prairie Ridge I.

Refer to the following page for illustration.

USE RATIONAL FORMULA FOR BOTH CASES

Existing

$Q = c\ I\ A$

$$Tc = \frac{.0078 \times L^{.77}}{S^{.385}}$$

$$= \frac{.0078 \times (600)^{.77}}{(.0166)^{.385}}$$

$= 4.88$ minutes

Use 10 minutes; $I = 4.73$

$Q = .16 \times 4.73 \times 13.77$

$= 10.42$ cfs

Developed

Basin III = 18.5 cfs
Basin VII = 1.4 (See page 24)

Q = Basin III + Basin VII

$= 19.9$ cfs

COMPARATIVE INCREASE OF LOAD ON TAYLOR RANCH DRIVE:

$Q_{developed} - Q_{existing}$

$= 19.9 - 10.42$

$= 9.48$ cfs.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 30, 1986

RECEIVED
NOV 03 1986
HYDROLOGY SECTION

Mr. D.T. Robertson, Senior Vice President
Bellamah Community Development
6121 Indian School Rd., NE
Albuquerque, NM 87110

RE: PRAIRIE RIDGE UNITS 2, 3, AND 6

Dear Mr. Robertson:

It has come to my attention that the three aforementioned subdivisions are draining to the Coors at Montano Drive Retention Pond Facilities. As per the November 25, 1985 approval from Hydrology, the ponds were approved for developed run-off for the Sombra del Oso Development and Prairie Ridge Unit 1 (a.k.a. Tract 27-A3, 27B and Tract 32), the balance of the ponds were sized for undeveloped flows only. We have approved Prairie Ridge Unit 2 without requiring the analysis and pond modification for developed runoff from Prairie Ridge Unit 2.

We request that an analysis and pond modification be immediately prepared to provide for developed runoff for Prairie Ridge Unit 2. Accordingly, design approval of Prairie Ridge 3 and 6 will be delayed until the ponds are redesigned and a Change Order to Project #2759 is effected.

Increased flow will probably result in increased pond geometry and force the ponds above the 10 acre-foot criteria. This requires State Engineer review and approval per State Law T941, Chapter 126.

Considering that these pond modifications may take considerable time for State review, I recommend that you authorize your consultant to start work on these changes as soon as possible, so as not to delay your developments.

Very truly,

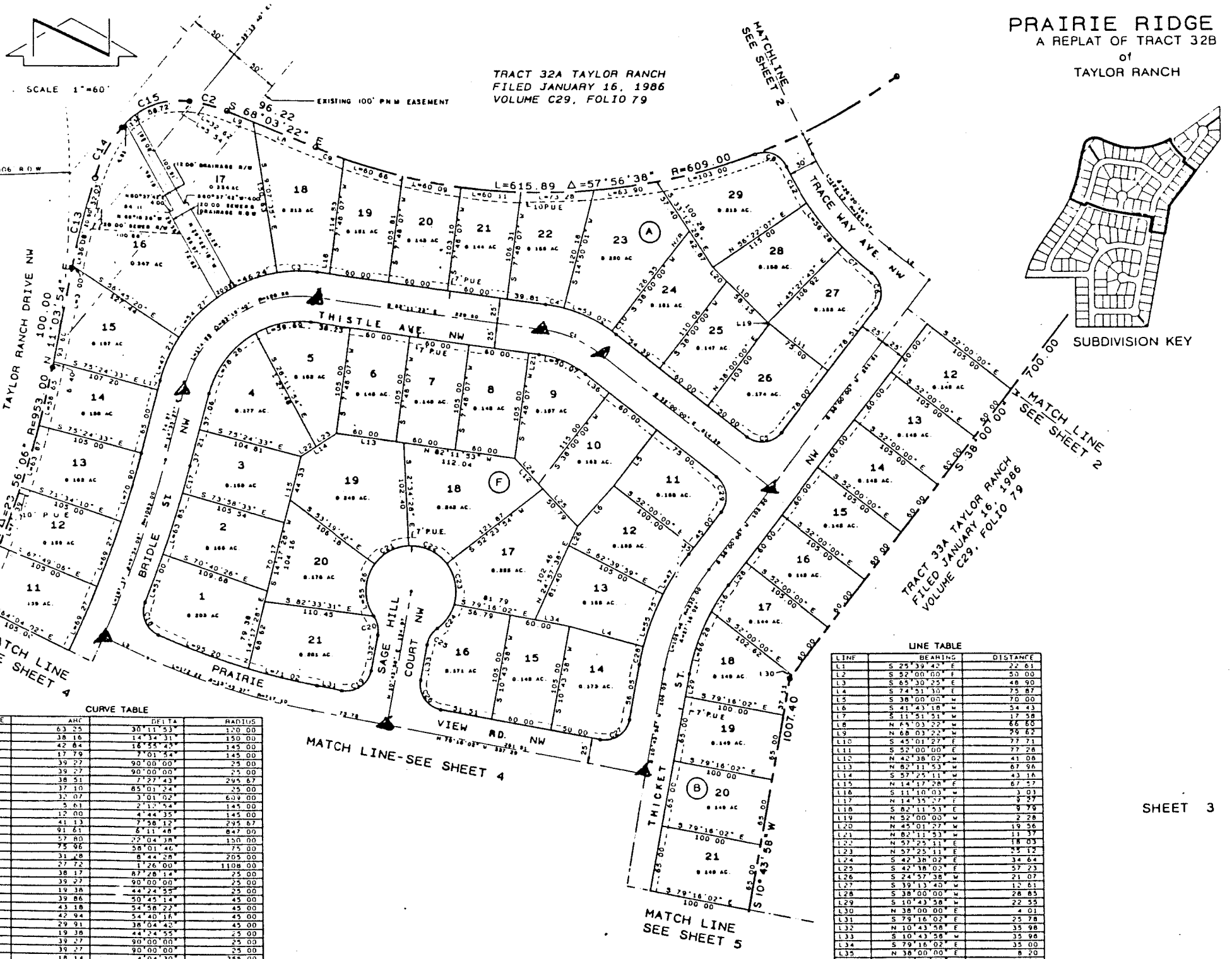
George E. Selvia, Assistant Director
Public Works Dept./Engineering Group

AH/tar
(1833I)

cc: James N. Hicks, Principal Engineer/Design Section
Fred Aquirre, PWD/Engineering-Hydrology Section
Richard Dineen, Planning Department
Bob Ryals, Bellamah Community Development
Mike Yost, Community Sciences Corporation, Inc.

PRAIRIE RIDGE I

A REPLAT OF TRACT 32B
of
TAYLOR RANCH



CURVE TABLE

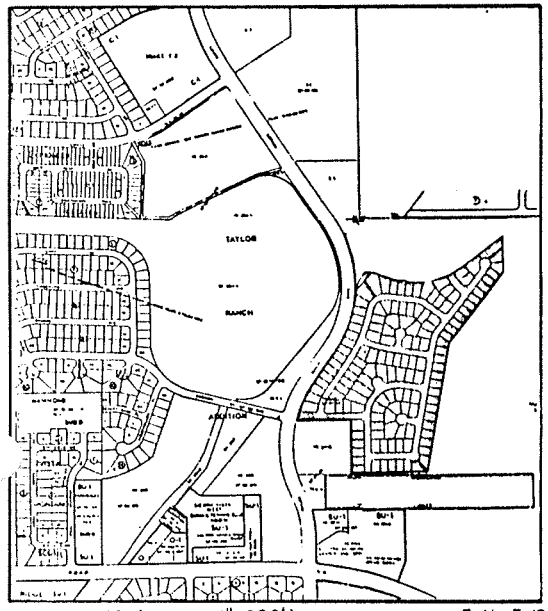
CURVE	ARC	DELTA	RADIUS
C1	63 25	30°11'53"	120 00
C2	38 16	14°34'31"	150 00
C3	42 64	16°55'45"	145 00
C4	17 79	7°01'54"	145 00
C5	39 27	90°00'00"	25 00
C6	39 27	90°00'00"	25 00
C7	38 51	7°27'43"	295 67
C8	37 10	85°01'24"	25 00
C9	32 07	3°01'02"	609 00
C10	5 61	2°12'54"	145 00
C11	12 00	4°44'35"	145 00
C12	41 13	7°58'12"	295 67
C13	91 61	6°11'48"	847 00
C14	57 80	22°04'38"	150 00
C15	75 96	58°01'46"	75 00
C16	31 48	8°44'28"	205 00
C17	27 72	1°26'00"	1108 00
C18	38 17	87°28'14"	25 00
C19	39 27	90°00'00"	25 00
C20	19 38	44°24'55"	25 00
C21	39 86	50°45'14"	45 00
C22	43 18	54°58'22"	45 00
C23	42 94	54°40'16"	45 00
C24	29 91	38°04'42"	45 00
C25	19 38	44°24'55"	25 00
C26	39 27	90°00'00"	25 00
C27	39 27	90°00'00"	25 00
C28	18 14	4°04'30"	255 00
C29	39 27	90°00'00"	25 00

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°39'42" E	22 61
L2	S 52°00'00" E	50 00
L3	S 65°30'25" E	48 90
L4	S 74°51'30" E	75 87
L5	S 38°00'00" W	70 00
L6	S 41°43'18" W	54 43
L7	S 11°51'51" W	17 58
L8	N 69°03'22" W	66 60
L9	N 68°03'22" W	96 62
L10	S 45°01'27" E	77 71
L11	S 52°00'00" E	77 28
L12	N 42°38'02" W	41 08
L13	N 82°11'53" W	87 96
L14	S 57°25'11" W	43 16
L15	N 14°17'28" E	67 57
L16	S 11°10'03" W	3 03
L17	N 14°35'27" E	9 57
L18	S 82°11'53" E	9 79
L19	N 52°00'00" W	2 28
L20	N 45°01'27" W	19 56
L21	N 82°11'53" W	11 37
L22	N 57°25'11" E	18 03
L23	N 57°25'11" E	25 12
L24	S 42°38'02" E	34 64
L25	S 42°38'02" E	57 23
L26	S 24°57'38" W	21 07
L27	S 39°13'45" W	12 61
L28	S 38°00'00" W	28 85
L29	S 10°43'58" W	22 55
L30	N 38°00'00" E	4 01
L31	S 79°16'02" E	25 78
L32	N 10°43'58" E	35 98
L33	S 10°43'58" W	35 98
L34	S 79°16'02" E	35 00
L35	N 38°00'00" E	8 20
L36	N 52°00'00" W	29 39

SHEET 3 O

Exhibit "C"



VICINITY MAP (approx. 1"= 800') E-11, E-12

SUBDIVISION DATA:

SUBDIVISION CASE NO.	
ZONE ATLAS INDEX NO.	E-11, E-12
GROSS ACREAGE	31.8545 AC
NUMBER OF EXISTING TRACTS	1
NUMBER OF TRACTS CREATED	142
MILEAGE OF STREETS CREATED	1.1728

NOTES:

1. The bearing base for this plat is the plat of record entitled Tracts 32A, 32B and 33A, Taylor Ranch, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1986 in Volume C29, Folio 61.

2. Rotate all bearings clockwise 00°01'24" to obtain state plane grid bearings. All distances are ground. All dimensions along curved lines are arc measurements (Denoted by L=).

3. Record measurements are shown in parenthesis.

4. SETBACKS: Minimum front-yard, side-yard, and rear-yard setbacks shall be in accordance with the applicable requirements of Section 106 of the Comprehensive City Zoning Code as amended through June 1, 1984.

5. All Letters contained within a ◯, such as (A) (B) (C) etc. denote block designations.

6. Electrical Power and Communication easements (denoted as P.U.E. easements) are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Also included are easements for the right to install power and communication service lines along side lot lines.

DESCRIPTION

A certain tract of land located within the City Limits of Albuquerque, New Mexico; within Sections 25 and 26, Township 11 North, Range 2 East, N.M.P.M., being a replat of Tract 32B of Taylor Ranch as shown on the plat of Tracts 32A, 32B, and 33A, Taylor Ranch, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1986 in Volume C29, Folio 61, and being more particularly described as follows:

Beginning at a point on the northerly boundary of said tract from whence a ACS Brass Cap which is the N.E. Corner of Section 26 bears N 82°05'37" W a distance of 1113.74 feet, said point also being the Northeast Corner of Tract 32B, Taylor Ranch (filed 1-16-86, Volume C29, Folio 61); thence S 0°09'54" W a distance of 276.87 feet; thence S 38°00'00" W a distance of 700.00 feet; thence S 10°43'58" W a distance of 1007.40 feet; thence N 89°46'49" W a distance of 589.51 feet; thence N 0°13'11" E a distance of 408.00 feet; thence N 89°46'49" W a distance of 413.34 feet; thence along the arc of a curve to the right, a distance of 283.30 feet, said curve having a central angle of 21°05'06", a radius of 797.00 feet, and a long chord that bears N 24°27'27" E, a distance of 291.65 feet; thence N 35°00'00" E a distance of 310.92 feet; thence along the arc of a curve to the left, a distance of 398.11 feet, said curve having a central angle of 23°56'08", a radius of 953.00 feet, and a long chord that bears N 23°01'57" E a distance of 395.22 feet, thence N 11°03'54" E a distance of 100.00 feet; thence along the arc of a curve to the right, a distance of 91.61 feet, said curve having a central angle of 6°11'46", a radius of 847.00 feet, and a long chord that bears N 14°09'48" E, a distance of 91.56 feet, thence along the arc of a curve to the right a distance of 57.80 feet, said curve having a central angle of 22°04'38", a radius of 15.00 feet, and a long chord that bears N 28°18'02" E, a distance of 57.44 feet, thence along the arc of a curve to the right a distance of 75.36 feet, said curve having a central angle of 58°01'46", a radius of 75.00 feet, and a long chord that bears N 68°21'14" E, a distance of 72.76 feet, thence along the arc of a curve to the right, a distance of 38.16 feet, said curve having a central angle of 14°34'31", a radius of 150.00 feet, and a long chord that bears S 75°18'07" E, a distance of 38.06 feet; thence S 68°03'22" E a distance of 96.22 feet, thence along the arc of a curve to the left, a distance of 615.89 feet, said curve having a central angle of 57°56'38", a radius of 609.00 feet, and a long chord that bears N 82°58'19" E a distance of 589.98 feet; thence N 54°00'00" E a distance of 386.87 feet; thence along the arc of a curve to the right, a distance of 7.22 feet, said curve having a Central angle of 0°46'02", a radius of 541.00 feet, and a long chord that bears N 54°23'01", a distance of 7.22 feet to the point of beginning and containing 31.8545 acres, more or less.

DEDICATION AND FREE CONSENT

The subdivision of the land hereon described is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines being 7' on front lot line and five foot on side lot line, except as noted, including the right to trim interfering trees.

BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP

D.T. Robertson, Senior Vice President & Regional Manager Date

ACKNOWLEDGEMENT STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____ 19____.

Notary Public

PRAIRIE RIDGE I

A REPLAT OF TRACT 32B of TAYLOR RANCH CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JANUARY, 1986

SHEET 1 OF 5

APPROVED AND ACCEPTED BY:

SUBDIVISION CASE NUMBER: S-85-58/DRB 85-315

Planning Director, City of Albuquerque Date

City Engineer, City of Albuquerque Date

A.M.A.F.C.A. Date

Traffic Engineer, City of Albuquerque Date

Water Resources, City of Albuquerque Date

Parks and Recreation, City of Albuquerque Date

Chief Surveyor, City of Albuquerque Date

Property Manager, City of Albuquerque Date

Public Service Company of New Mexico Date

Gas Company of New Mexico Date

Mountain Bell Date

CERTIFICATION

I, John F. Esquibel, hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, that this plat was prepared by me or under my direct supervision and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

John F. Esquibel, L.S. No. 8948 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this _____ day of _____, 19____.

Notary Public

06678-E
(504.19)

PNM **PUBLIC SERVICE COMPANY OF NEW MEXICO**

Post Office Box 2667 / Albuquerque, New Mexico 87103

EASEMENT ENCROACHMENT AGREEMENT

This Easement Encroachment Agreement made this _____ day of _____, 19 86

by and between City of Albuquerque,

whose address is Post Office Box 1293, Albuquerque, New Mexico 87103
(hereinafter called "First Party"), (his)(her)(their)(its) heirs, successors and assigns, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (hereinafter called "PNM")("Parties").

WITNESSETH:

WHEREAS, PNM is the Grantee of a certain easement filed on the 11th day of March, 1957,

in Book D-379, Page 371, (Document No. 22882) of the records of the County of Bernalillo, State of New Mexico (the "Easement"); and

WHEREAS, First Party desires to encroach upon the Easement as more particularly specified hereinafter; and WHEREAS, PNM has agreed to said encroachment; NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) DOLLAR, in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, PNM does hereby grant First Party the right to encroach upon the Easement only to the extent and for the purposes set forth below:

Encroachment of a drainage swale and sanitary sewer line one-hundred (100) feet into a one-hundred (100) foot easement situate in the NE¼ of Section 26 and the NW¼ of Section 25, T.11N., R.2E., N.M.P.M. and more particularly shown on the proposed subdivision of Prairie Ridge I. Said encroachments more particularly described on Exhibits 'A', 'B', 'C', and 'D' attached and made a part of this agreement.

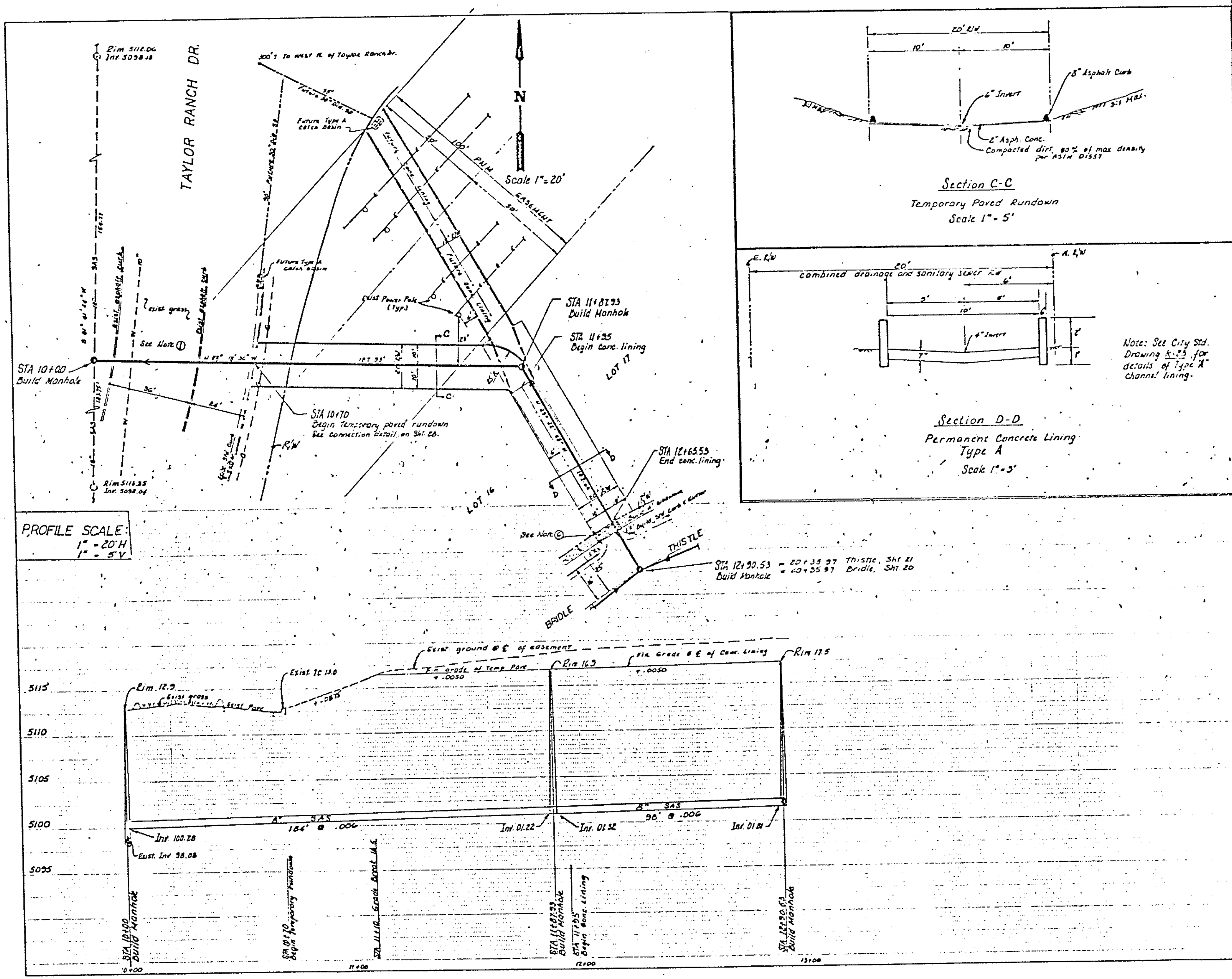
All construction equipment must maintain 15 feet vertical clearance from all conductors and 10 feet horizontal clearance from all pole structures.

By granting the aforesaid right to encroach PNM does not waive or relinquish any rights or benefits that it may have under or by reason of the Easement, including, but not limited to, the right to build, rebuild, construct, reconstruct, locate, relocate, change, modify, renew, operate and maintain its electric lines (including underground lines), poles, guywires and other electric equipment, fixtures and structures that are now located, or may in the future be located, through, on, within, or under the Easement. First Party, at its sole cost and expense, agrees to remove or relocate said encroachment upon the written request of PNM within 90 days of such written request. First Party appoints PNM its agent to accomplish said removal or relocation at First Party's expense if First Party fails to remove or relocate such encroachment within such time period.

O.K.

PNM 467 8 85

Exhibit 'A'



Notes:

1. Remove and replace arterial pavement per std dwg P-5. Remove and replace sod on median. Remove and replace asphalt curb. Remove and replace std curb & gutter.
2. Sanitary sewer pipe shall be VCP or PVC.
3. Slopes are based on true distances.
4. Provide EDM's at service laterals.
5. Manhole shall be 4' dia Type "E".
6. Build sidewalk culvert with steel plate top per Std Dwg K-6.

Legend

—○—	Exist. gas line
—W—	Exist. water line
—T—	Exist. telephone line
—SAS—	Exist. sanitary sewer
—●—	Proposed 8" san sewer
—E—	Exist. overhead power line

AS BUILT INFORMATION

BENCH MARKS: ACS. Bl. 3-C12. Top of steel rail right-of-way marker. Station 267+50, located ±100 N.E. of the intersection of Coors Rd. and Montano Rd. on the East right-of-way line. ELEV 5005.143

SURVEY INFORMATION — FIELD NOTES — NO / BY / DATE

ENGINEER'S SEAL

REVISIONS — NO / DATE / REMARKS / BY

DESIGN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

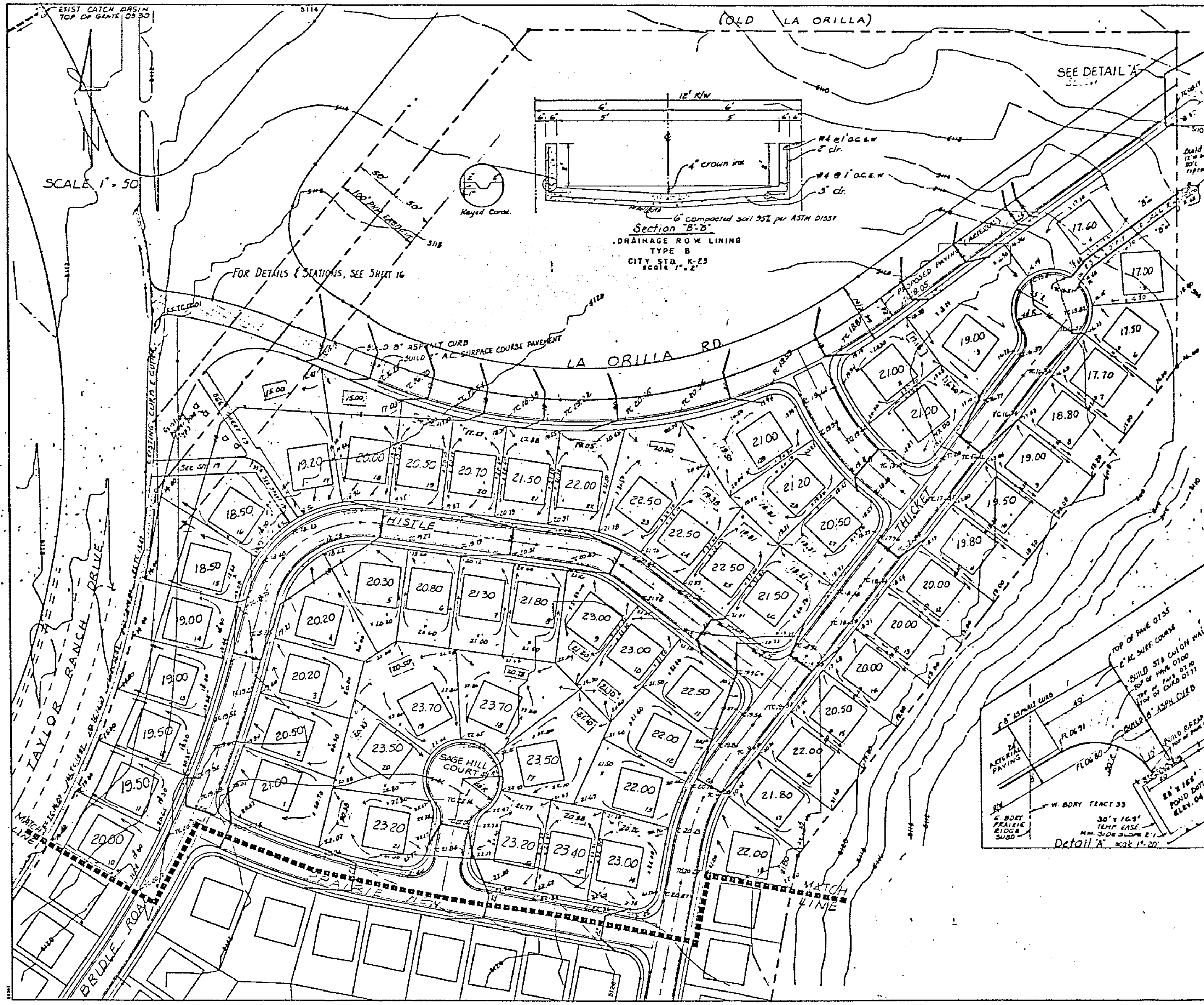
TITLE PRAIRIE RIDGE I

SANITARY SEWER OUTFALL & DRAINAGE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. - Design			Traffic		
A.C.E. - Hydrology			Water		

DRAWING NO 2574 | MAP NO E-11, 12 | SHEET 19 OF

Exhibit 'B'



NOTES:

1. Unless otherwise noted, minimum setback lines are 20' in front and 5' on side of lot.
2. Rear swales shall have minimum dimensions of 42' x 20' and shall be a minimum of 15' away from pad edge.
3. Curb flowline is .67' below top of curb elevation.
4. Finished floor elevation of house shall be .5' above pad elevation.
5. Drainage R/W lining shall be City Std K-23.
6. Rip-rap shall be City std. wire-enclosed.
7. Unless otherwise noted, streets have 50' R/W and 32' F-F widths.

Legend

- 45' x 45' DIRT PAD
- 20.50 — ELEVATION
- 3 — LOT NUMBER
- 19.50 — Proposed spot elevation
- TC 17.86 — Proposed top of curb el.
- Proposed elevation at property line
- Direction of drainage
- EX TC 19.67 — Existing top of curb el.
- Existing contour line
- Proposed contour line
- 19.00 — Proposed rear lot swale
- Proposed conc. sidewalk
- Proposed std curb & gutter
- Subdivision boundary

ENGINEER'S SEAL

SURVEY INFORMATION — FIELD NOTES

BENCH MARKS: ACS BM 5-E12. Top of steel rail right-of-way marker N.E. of the intersection of Coors Rd and Montano Rd on the East right-of-way line. ELEV 5003.143

AS BUILT INFORMATION — MICRO-FILM INFORMATION

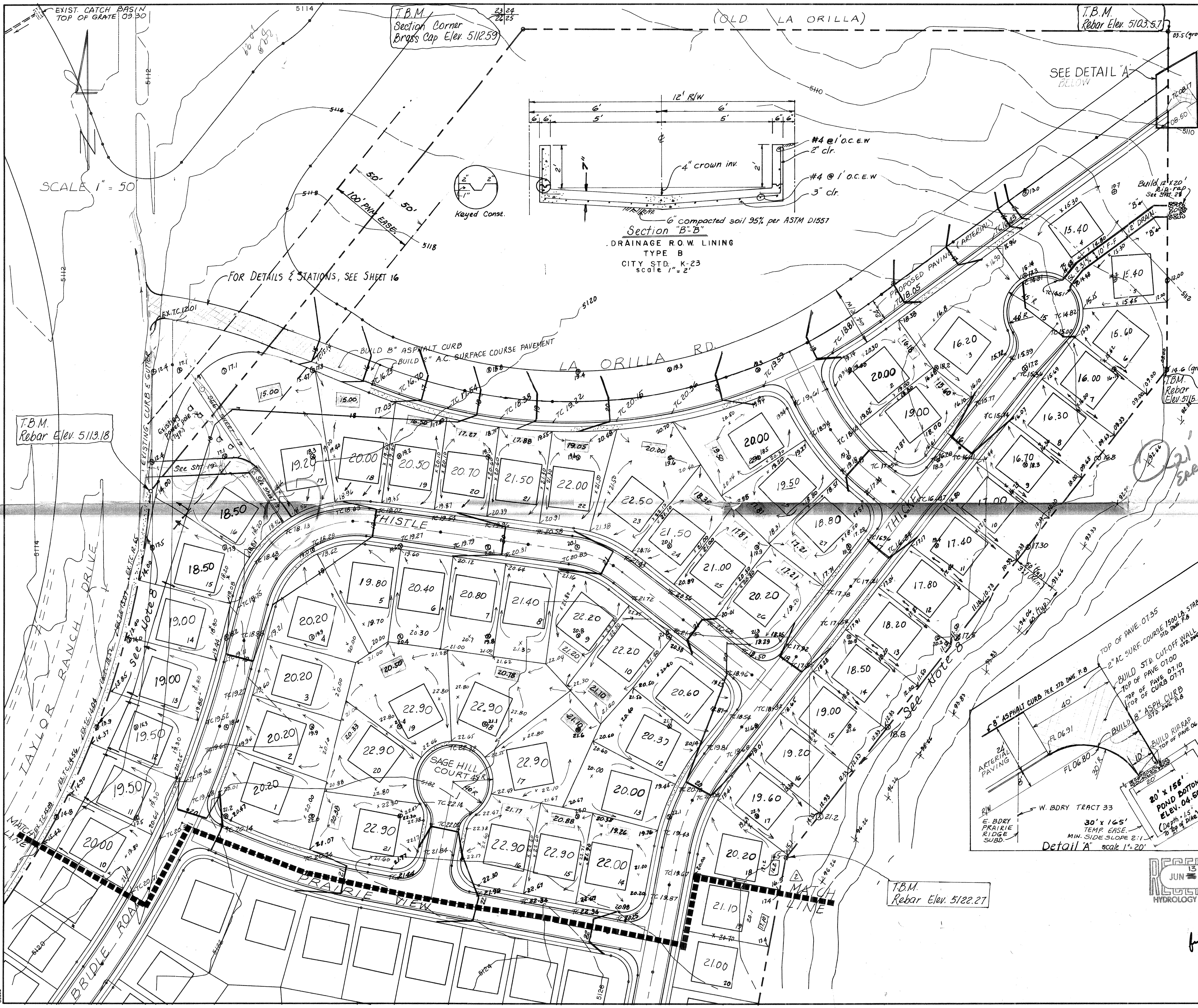
NO	DATE	REVISIONS	BY
		DESIGN	

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PRAIRIE RIDGE SUBDIVISION DRAINAGE AND GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C. E.-Hydrology			Water		

DRAWING NO. 2574 | MAP NO. E11, E12 | SHEET 5 OF 27



EXIST. CATCH BASIN TOP OF GRATE 09.30
T.B.M. Section Corner Brass Cap Elev. 5112.59
(OLD LA ORILLA)
T.B.M. Rebar Elev. 5103.57
SEE DETAIL "A" BELOW
SCALE 1" = 50'
12' R/W
#4 @ 1' O.C.E.W
2" clr.
4" crown inv.
3" clr.
Keyed Const.
6" compacted soil 95% per ASTM D1557
Section "B-B"
DRAINAGE R.O.W. LINING
TYPE B
CITY STD. K-23
scale 1" = 2'
100' PNM EASE.
FOR DETAILS & STATIONS, SEE SHEET 16
LA ORILLA RD.
BUILD 8" ASPHALT CURB
BUILD 2" A.C. SURFACE COURSE PAVEMENT
PROPOSED PAVING (ARTERIAL)
T.B.M. Rebar Elev. 5113.18
EXISTING CURB & GUTTER
THISTLE
THICKET
TAYLOR RANCH DRIVE
See Note 8
SAGE HILL COURT
PRAIRIE VIEW
BRIDLE ROAD
MATCH LINE
T.B.M. Rebar Elev. 5122.27
T.B.M. Rebar Elev. 5115.49
Build 12' x 20' Rip rap See Sht. 28
12' DRAIN.
TOP OF PAVE. 07.35
2" AC SURF. COURSE 1500 LB. STAB.
BUILD STD. CUT-OFF WALL
8" ASPHALT CURB
ARTERIAL PAVING
BUILD 8" ASPH. CURB
BUILD RIP RAP
20' x 156' POND BOTTOM ELEV. 04.50
W. BDRY TRACT 33
E. BDRY PRAIRIE RIDGE SUBD.
30' x 165' TEMP. EASE. MIN. SIDE SLOPE 2:1
Detail "A" scale 1" = 20'

NOTES:

1. Unless otherwise noted, minimum setback lines are 20' in front and 5' on side of lot.
2. Rear swales shall have minimum dimensions of 42' x 20' and shall be a minimum of 15' away from pad edge.
3. Curb flowline is .67' below top of curb elevation.
4. Finished floor elevation of house shall be 1.0' above pad elevation.
5. Drainage R/W lining shall be City Std. K-23.
6. Rip-rap shall be City std. wire-enclosed.
7. Unless otherwise noted, streets have 50' R/W and 32' F-F widths.
8. See Detail "W" on sheet 27 for garden wall with drain for use on lots along Taylor Ranch Dr. and East subdivision boundary.

Legend

- 20.50 / 3 — 45' x 45' DIRT PAD ELEVATION; LOT NUMBER
- ⊗ 21.2 — Exist. Spot Elevation
- × 19.50 — Proposed Spot Elevation
- TC 17.85 — Proposed Top of Curb Elev.
- 18.54 — Proposed Elevation at Property Line
- ← — Direction of drainage
- EX.T.C. 13.67 — Existing Top of Curb Elev.
- 5112 — Existing Contour Line
- 20 — Proposed Contour Line
- 19.00 — Proposed Rear Lot Swale
- Proposed Conc. Sidewalk
- Proposed Std. Curb & Gutter
- Subdivision Boundary

Rhombus Professional Associates, P.C.

AS BUILT INFORMATION		
CONTRACTOR		DATE
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

SURVEY INFORMATION / FIELD NOTES			BENCH MARKS
NO.	BY	DATE	ACS BM 3-E12
	Santiago Gutierrez	5/9/84	Top of steel rail right-of-way marker STA 267+50, located approx. 100 feet N.E. of the intersection of Coors Rd. and Montaño Rd. on the East right-of-way line. Elev. 5005.143
			T.B.M. Subdivision corners; See plan

ENGINEER'S SEAL

REV. 5/16/86

NO.	DATE	REMARKS	BY
1	5/16/86	Lowered grades of detention basins	
2	6/10/86	Regraded lots 18-31 (Mesa Thicket)	CT

REVISIONS — DESIGN — DATE

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

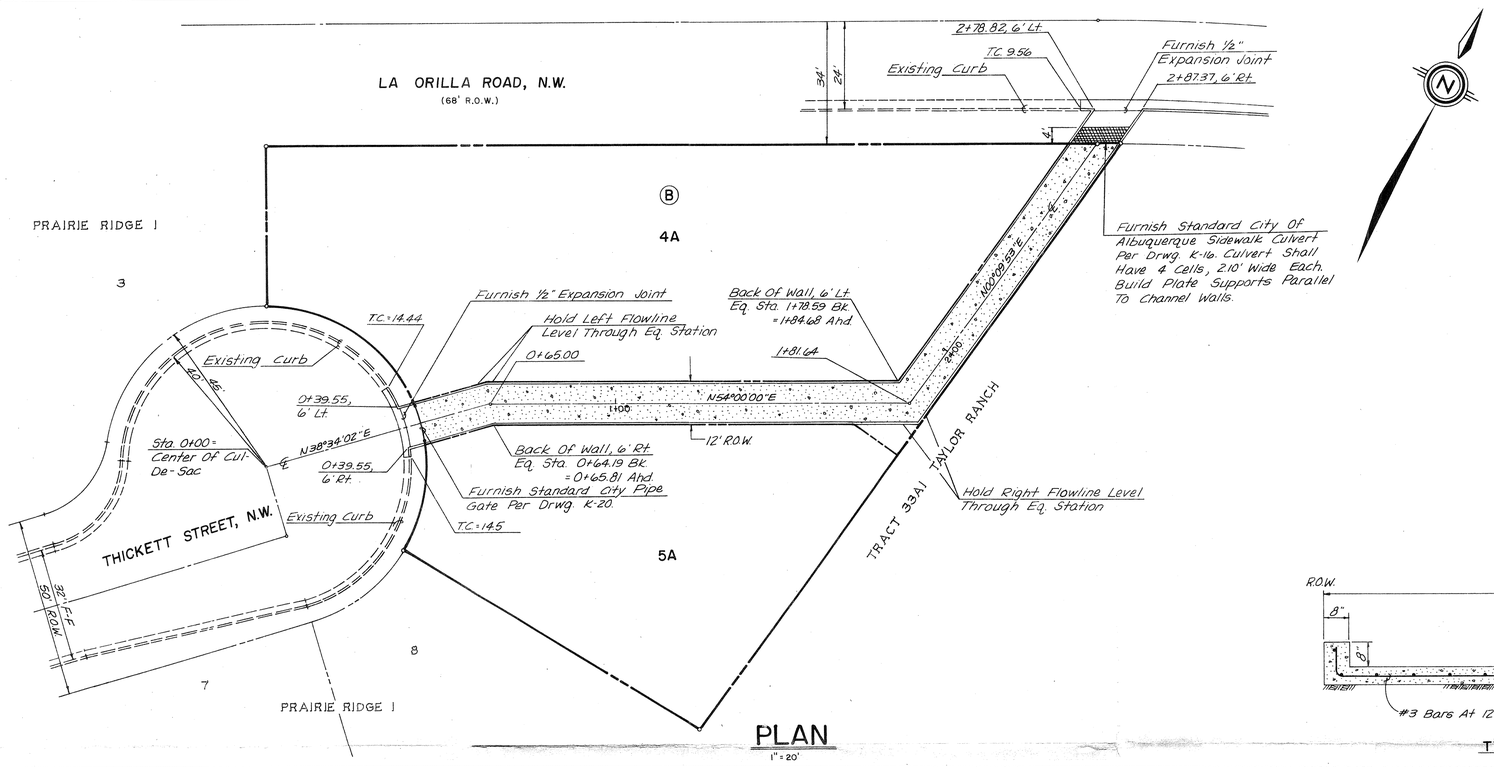
RECEIVED JUN 13 1986 HYDROLOGY SECTION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

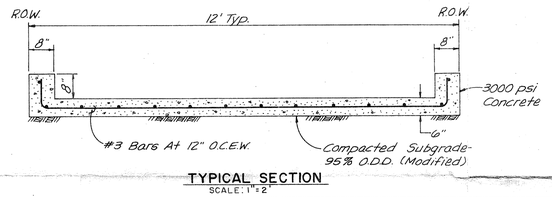
TITLE: PRAIRIE RIDGE SUBDIVISION
DRAINAGE AND GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		4/9/86	Liquid Waste		4/7/86
A.C.E. Design		4/7/86	Traffic		4/4/86
A.C.E. Hydrology		4/7/86	Water		4/7/86

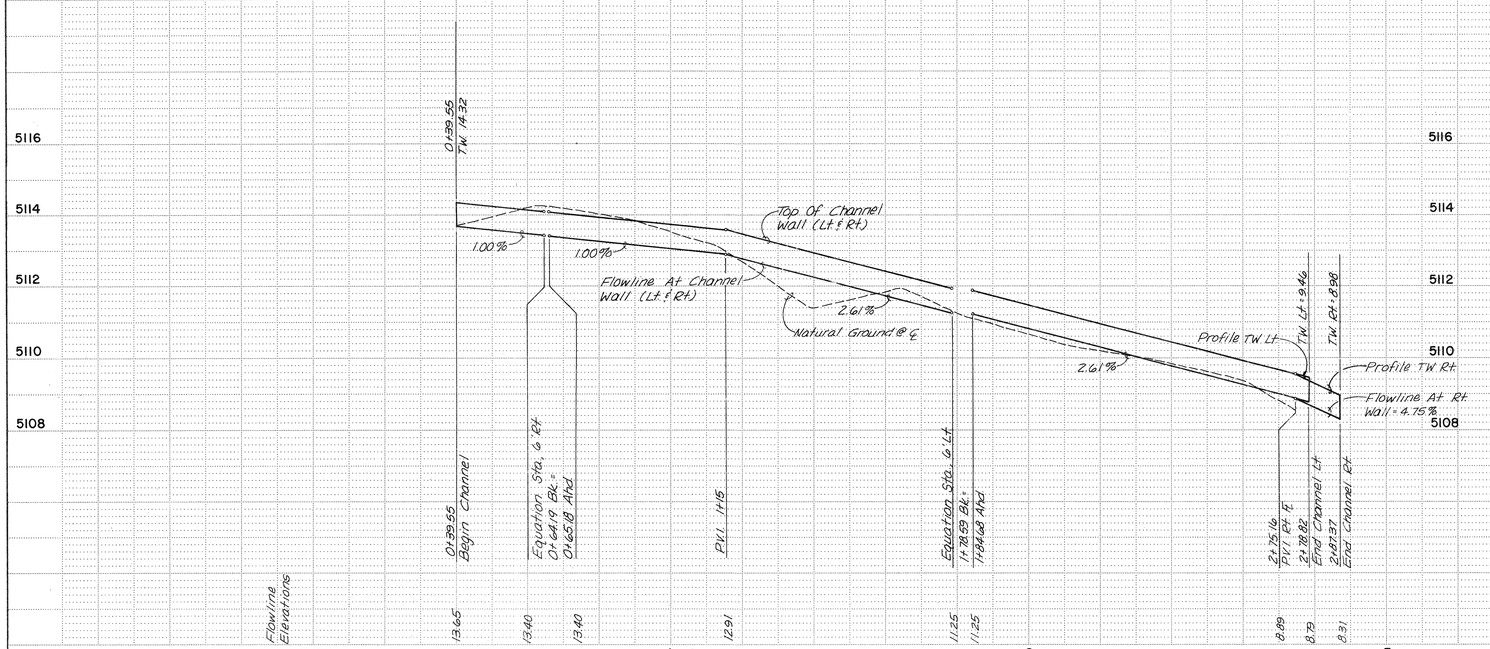
DRAWING NO. 2574 — MAP NO. E11, E12 — SHEET 5 OF 28



PLAN
1" = 20'



TYPICAL SECTION
SCALE: 1" = 2'



SURVEY INFORMATION			BENCH MARKS	AS BUILT INFORMATION
FIELD NOTES			Acs BM 3-E12	CONTRACTOR
NO.	BY	DATE	Top Of Steel Rail Right-Of-Way Marker Sta. 26+150, Located Approx. 100 Feet N.E. Of The Intersection Of Coors Road And Montaño Road On The East Right-Of-Way Line Elev. = 5005.143	WORK STAKED BY / INSPECTED BY / ACCEPTANCE BY — DATE
				FIELD VERIFICATION BY — DATE
				DRAWINGS CORRECTED BY — DATE
				MICRO-FILM INFORMATION
				RECORDED BY — DATE
				NO.

ENGINEER'S SEAL
KENT M. WHITMAN NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
9/12/86

NO.	DATE	REMARKS
		REVISIONS
		DESIGN
		DESIGNED BY K.M.W. — DATE Sept. 1986
		DRAWN BY C.S.S. — DATE Sept. 1986
		CHECKED BY — DATE

RECEIVED
SEP 12 1986
HYDROLOGY SECTION

SCALE:
1"=20' HORIZ.
1"=2' VERT.

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PRAIRIE RIDGE I-CHANGE ORDER #1
DRAINAGE RUNDOWN DESIGN
FROM THICKETT STREET TO LA ORILLA ROAD

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

DRAWING NO.
MAP NO. E-12
SHEET 1 OF 1