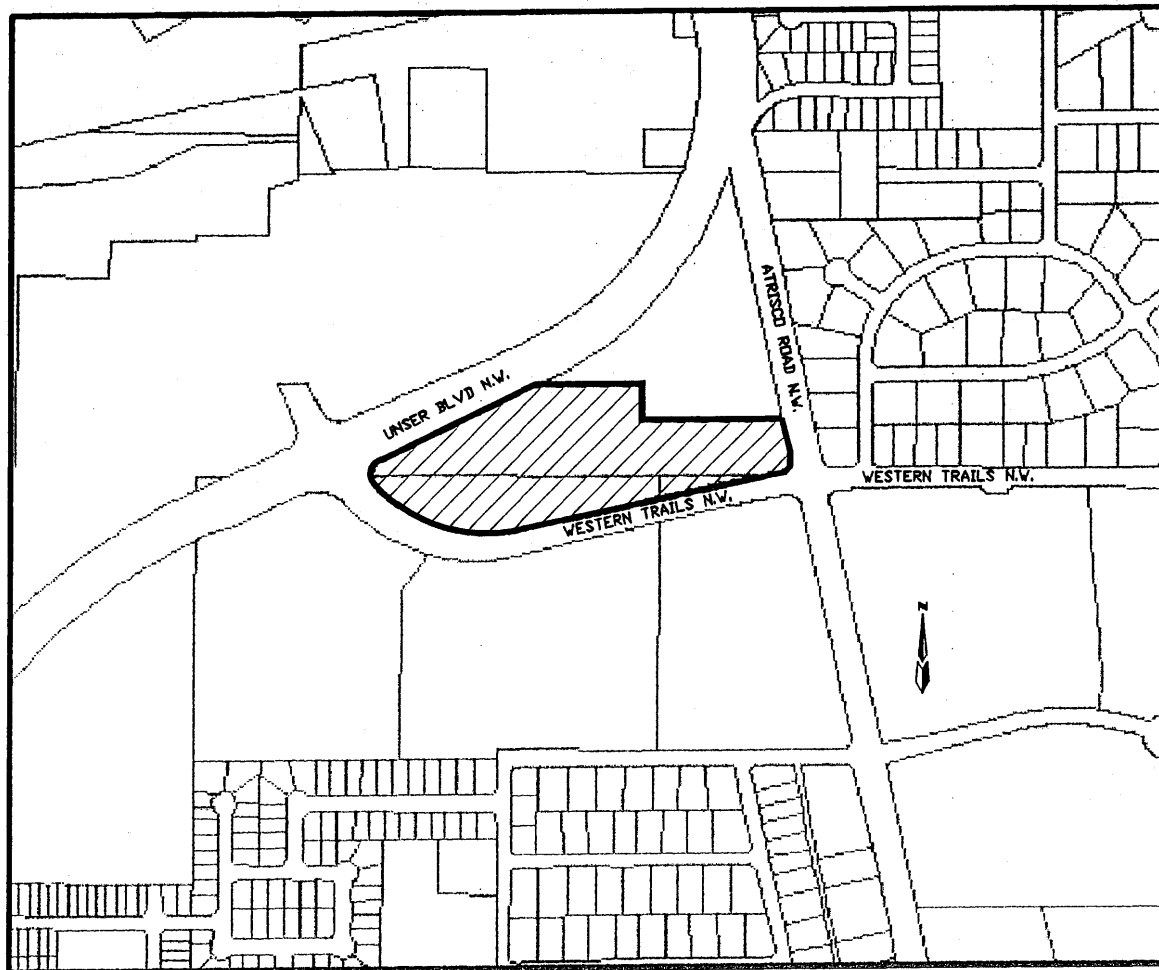




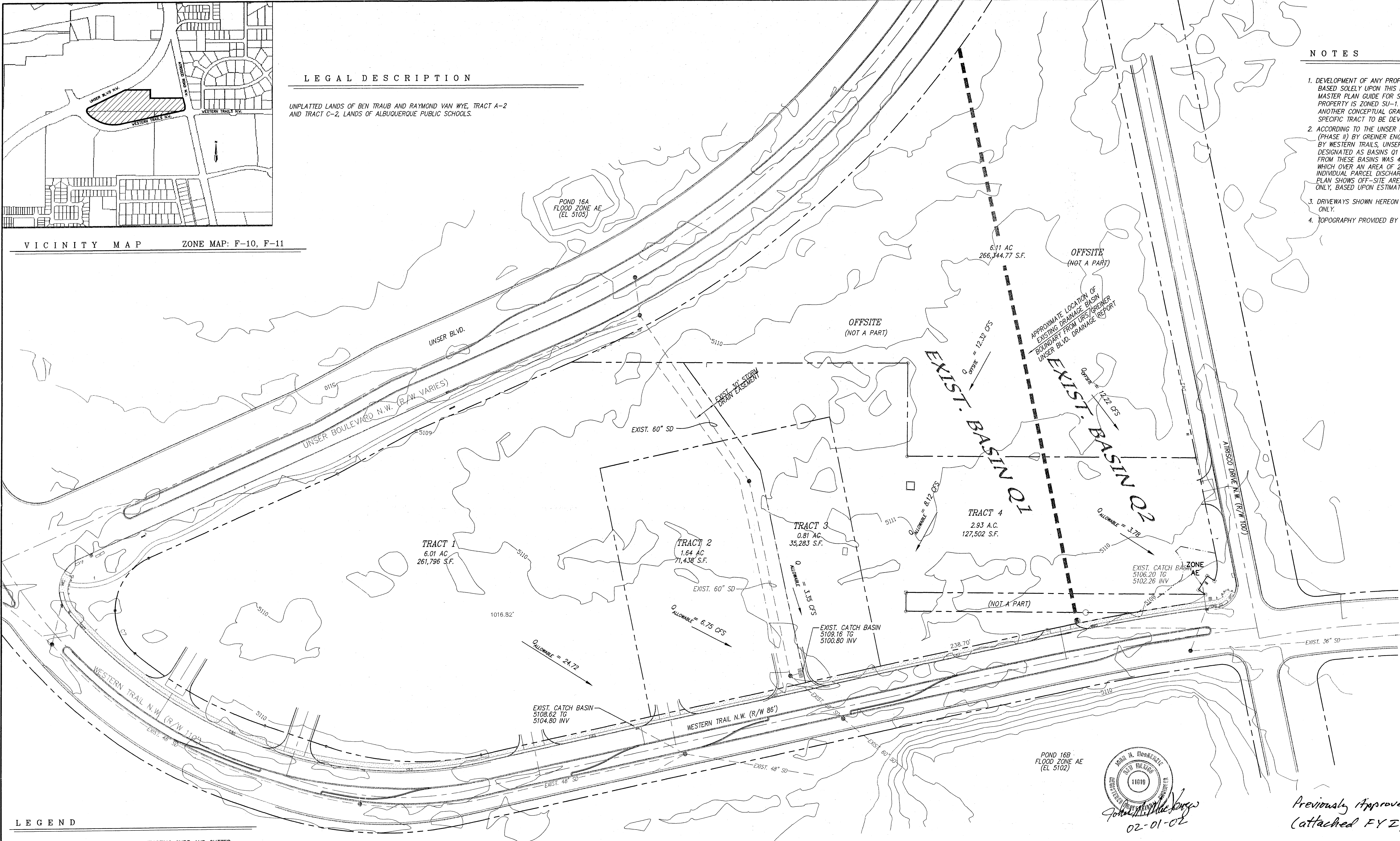
VICINITY MAP ZONE MAP: F-10, F-11

LEGAL DESCRIPTION

UNPLATTED LANDS OF BEN TRAUB AND RAYMOND VAN WYE, TRACT A-2
AND TRACT C-2, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS.

NOTES

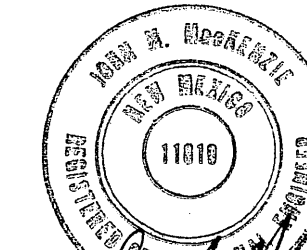
1. DEVELOPMENT OF ANY PROPERTY SHOWN HEREON IS NOT PERMITTED BASED SOLELY UPON THIS PLAN. IT IS TO BE USED ONLY AS A MASTER PLAN GUIDE FOR SUBSEQUENT DEVELOPMENT. SUBJECT PROPERTY IS ZONED SU-1. ANY DEVELOPMENT WILL REQUIRE ANOTHER CONCEPTUAL GRADING AND DRAINAGE PLAN FOR THE SPECIFIC TRACT TO BE DEVELOPED.
2. ACCORDING TO THE UNSER BLVD. MASTER DRAINAGE PLAN (PHASE II) BY GREINER ENGINEERING, THE AREA BOUNDED BY WESTERN TRAILS, UNSER BLVD. AND ATRISCO DRIVE WAS DESIGNATED AS BASINS Q1 AND Q2. ALLOWABLE DISCHARGE FROM THESE BASINS WAS 47 CFS AND 16 CFS, RESPECTIVELY, WHICH OVER AN AREA OF 20.4 ACRES RESULTS IN AN INDIVIDUAL PARCEL DISCHARGE RATE AS SHOWN HEREON. THIS PLAN SHOWS OFF-SITE AREAS AND FLOW RATES FOR INFORMATION ONLY, BASED UPON ESTIMATED AREAS OF BASINS Q1 AND Q2.
3. DRIVEWAYS SHOWN HEREON ARE POTENTIAL CONNECTIONS ONLY.
4. TOPOGRAPHY PROVIDED BY AMAFECA.



LEGEND

- EXISTING CURB AND GUTTER
- NEW CURB AND GUTTER
- EXIST. CATCH BASIN
- EXIST. AND PROPOSED PROPERTY LINE
- EXIST. CONTOUR LINE
- STREET CENTERLINE

POND 16B
FLOOD ZONE AE
(EL 5102)



02-01-02

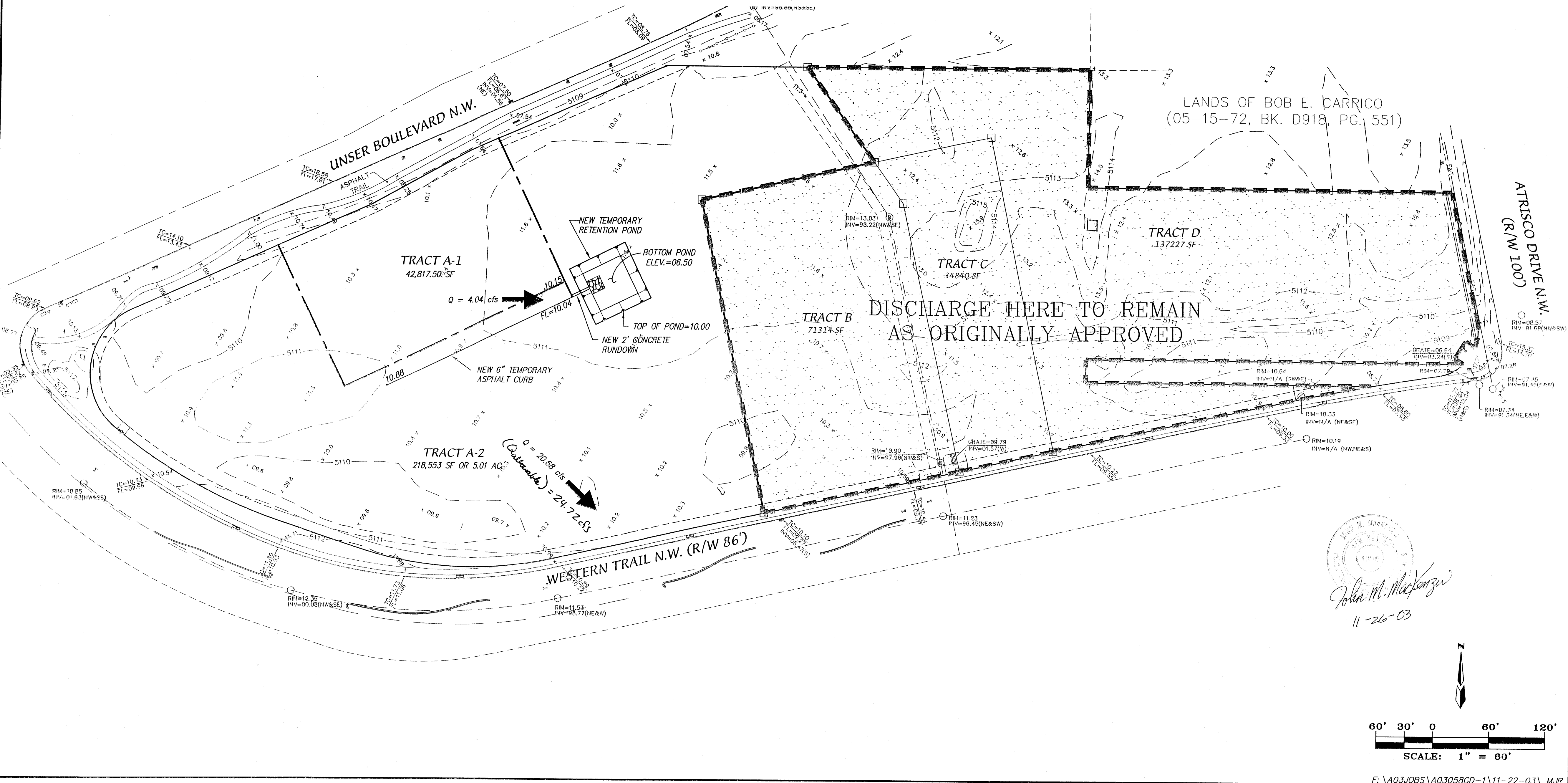
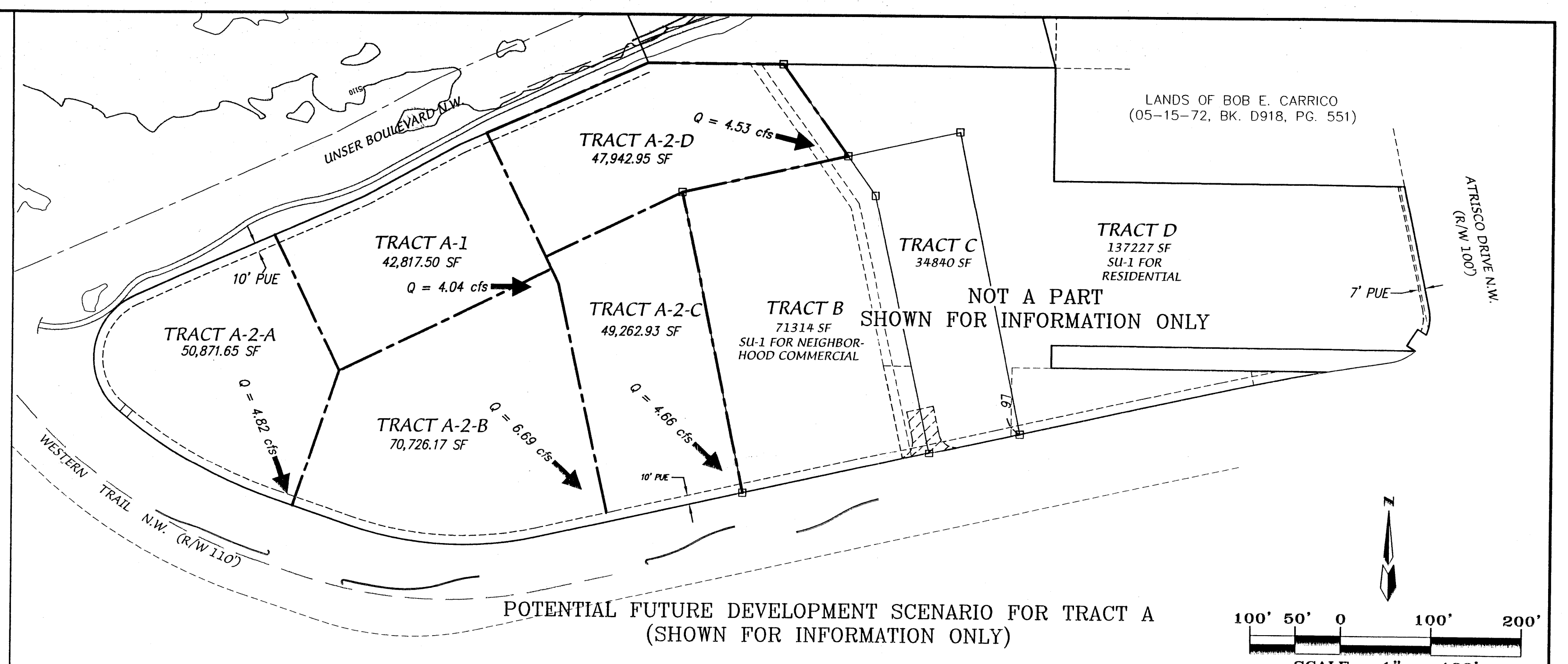
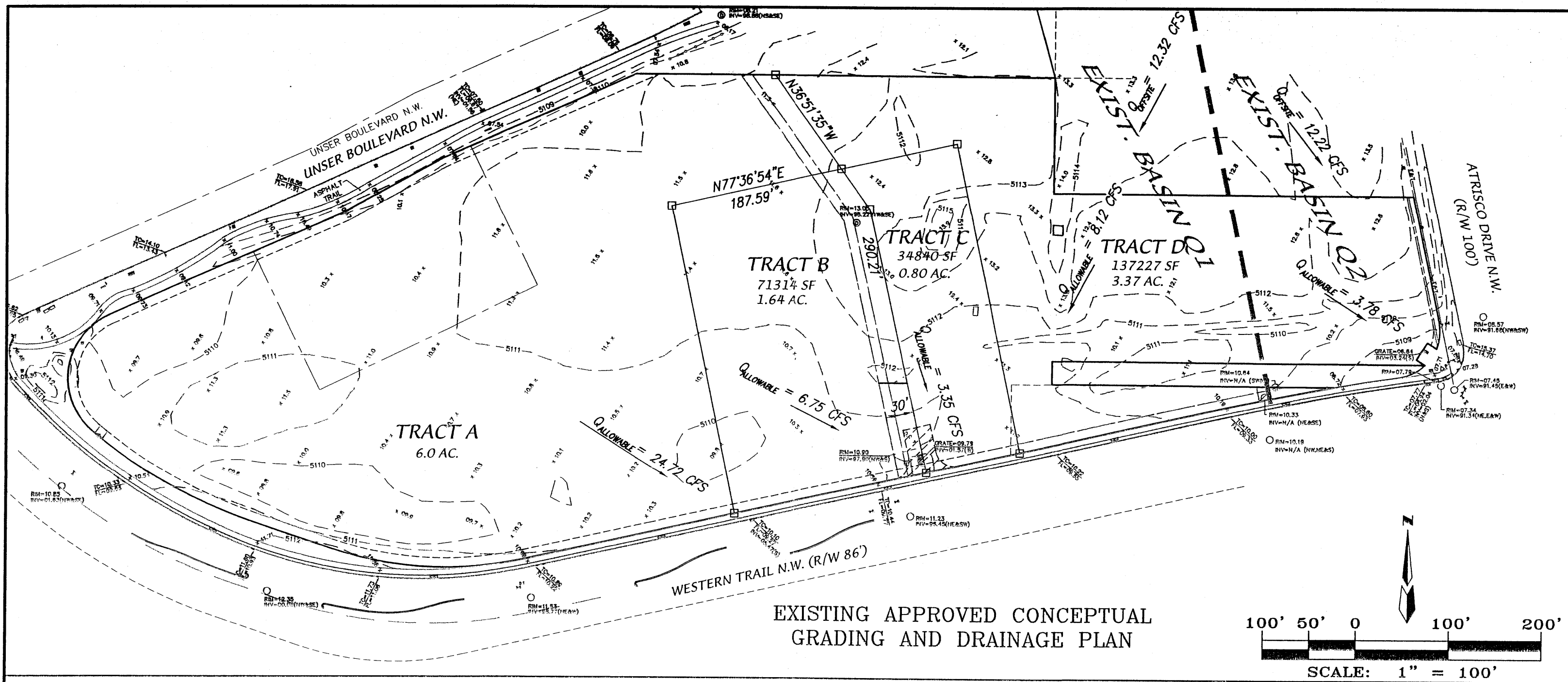
Previously Approved Plan
(attached FYZ)

LAVA TRAILS
CONCEPTUAL GRADING AND
DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JMM Drawn: KJS Checked: DMG Sheet 1 of 1
Scale: 1" = 60' Date: 7/01 Job: A01036

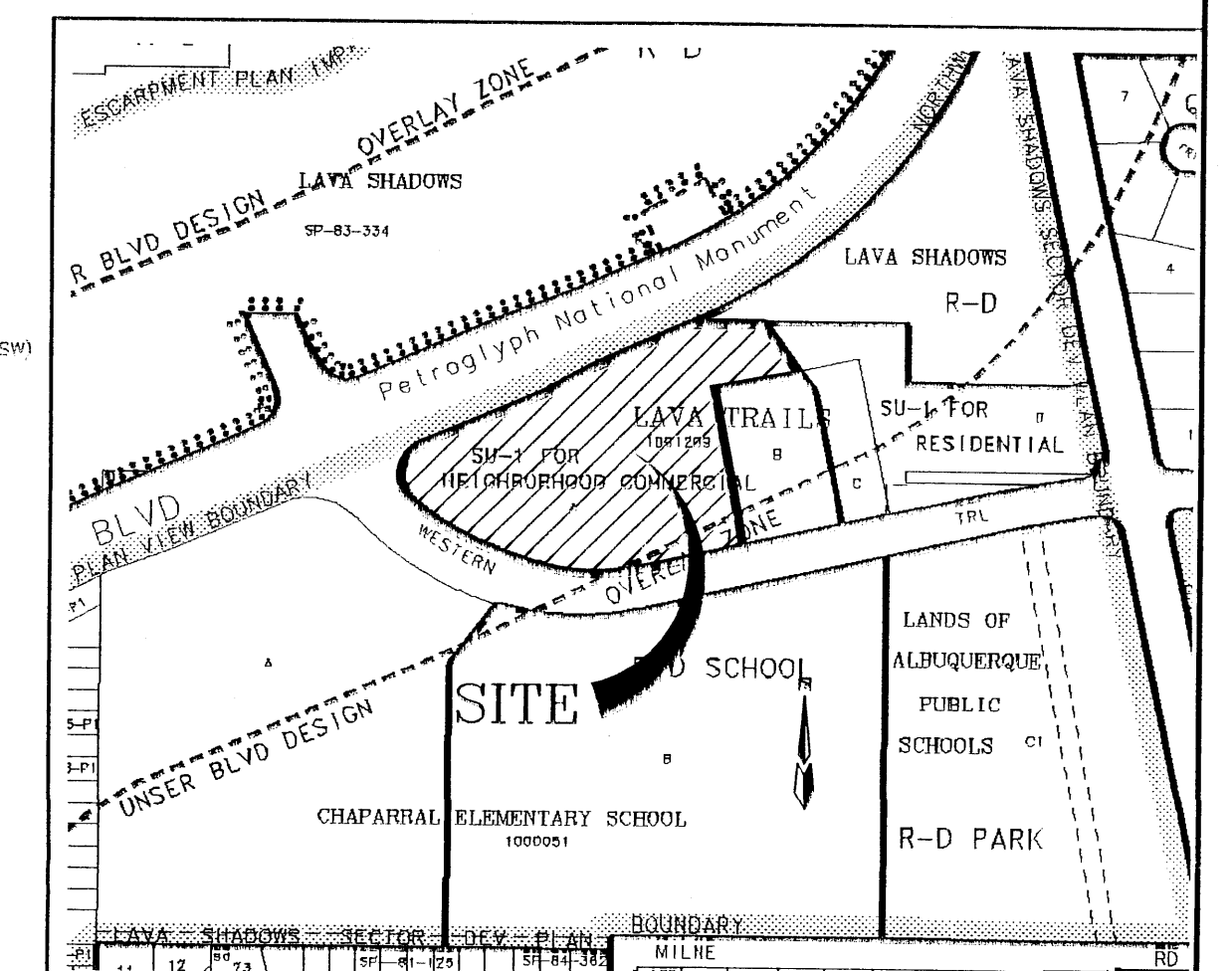
A1036/1036DCb/11-01-05 JMM



NOTES

- PER THE PREVIOUSLY APPROVED CONCEPTUAL GRADING & DRAINAGE PLAN (ENGINEER'S STAMP, DATED 02-01-02), THE MAXIMUM ALLOWABLE DISCHARGE FOR ALL OF TRACT A IS 24.72 cfs, OR APPROXIMATELY 4.12 cfs/ACRE (TRACT A IS 6 ACRES).
- AHYMO INDICATES THAT THE AMOUNT OF DEVELOPED RUNOFF ANTICIPATED FOR TRACT A IS 24.35 cfs, SO THE SITE IS ALLOWED FREE DISCHARGE.
- THE PROPOSED TRACT A-1, SINCE IT IS UPSTREAM AND AWAY FROM THE EXISTING STORM DRAIN IN WESTERN TRAILS AND ALONG THE EAST BOUNDARY OF TRACT A-2, WILL POND ITS RUNOFF TEMPORARILY UNTIL DOWNSTREAM PROPERTIES DEVELOP.
- THE POND WILL BE SIZED FOR THE 100 YR., 10-DAY STORM VOLUME FROM DEVELOPMENT OF TRACT A-1.

VICINITY MAP ZONE MAP: F-10/F-11-Z



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TRACT A - LAVA TRAILS SUBDIVISION CONCEPTUAL GRADING PLAN

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Designed: JMM Drawn: MJR Checked: DMG
Scale: 1" = 60' Date: ## Job: A03058 Sheet C 1.2