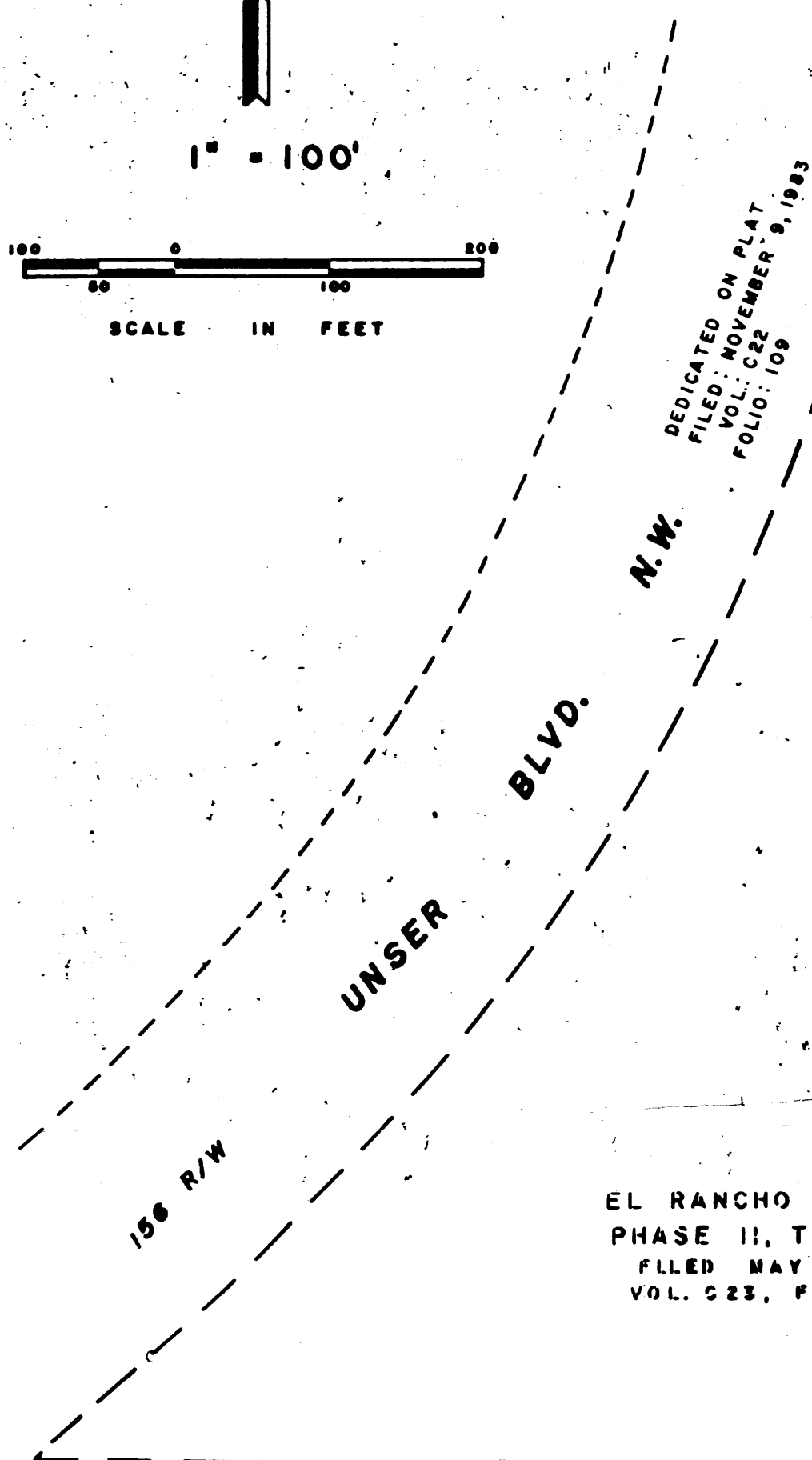
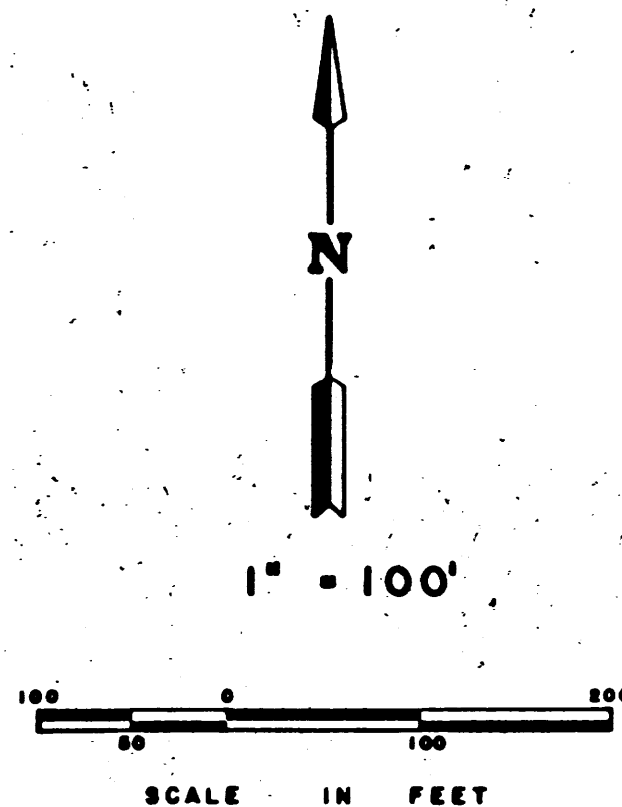


C 30-78(1)

C 30-78(1)

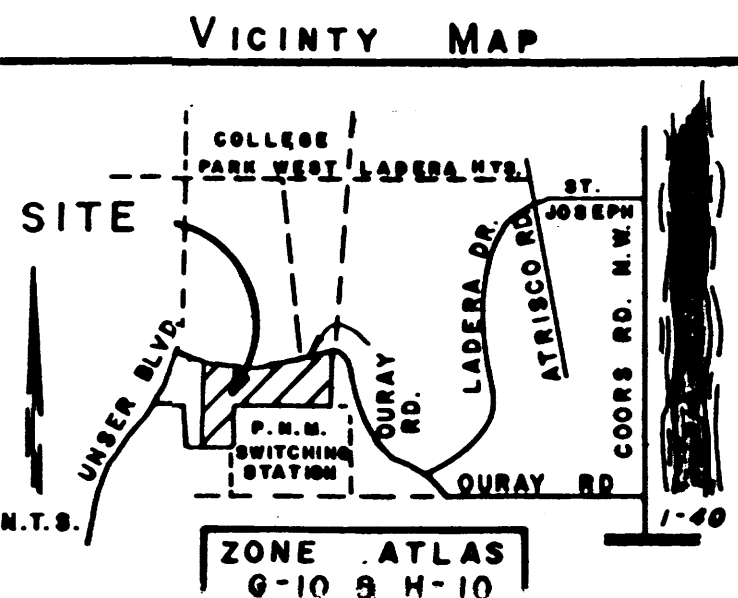
VOLCANO BUSINESS PARK PHASE I CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST 1985



EL RANCHO ATRISCO
PHASE II, TR'S A & B
FILED MAY 3, 1984
VOL. C 23, FOL. 179

PLAINS ELECTRIC
COOPERATIVE - INC.
FILED SEPT. 14, 1984
VOL. D-756, FOL. 258

PLAINS ELECTRIC
COOPERATIVE INC.
FILED JAN 30, 1979
VOL. D 83-A, FOL. 321-354



EL RANCHO ATRISCO
PHASE II
FILED OCT 1, 1989
VOL. C-17, FOL. 84

OURAY
ROAD

NOTE: OURAY ROAD R.O.W.
AS SHOWN ON A
PLAT TITLED "REPLAT
OF TRACT 5", FILED
SEPT 11, 1985, VOL. C 28
FOLIO 54

$\Delta = 27^\circ 31' 03''$
 $R = 605.54'$
 $L = 290.82'$

5A1
10.1235 ACRES

MATCH LINE SEE SHEET 2

STATE PLANE COORD'S
 $X = 357,797.47'$
 $Y = 1,497,887.48'$

P.N.M.
SWITCHING STATION
FILED MAY 4, 1961
VOL. D-883, FOL. 223

P.N.M. ESMT.

PURPOSE

The purpose of this plat is to create the lots shown and to dedicate the streets as shown hereon.

LEGAL DESCRIPTION

A certain tract of land situate within Bernalillo County, New Mexico being further described as Tract 5A, as shown on "Replat of Tract 5" as filed on SEPTEMBER 11, 1985 in Volume C 28, Folio 54, in the office of the County Clerk, Bernalillo County, New Mexico. Being described by metes and bounds as follows:

Beginning at the Southeast corner of said Tract 5A;

Thence N 89 deg 24 min 10 sec W, 1,330.70 feet to a point;
Thence S 00 deg 20 min 00 sec W, 525.96 feet to a point;
Thence N 89 deg 26 min 50 sec W, 228.98 feet to the Southwest corner;
Thence N 00 deg 30 min 41 sec E, 442.56 feet to a point;
Thence N 19 deg 39 min 43 sec W, 436.91 feet to a point;
Thence N 00 deg 16 min 12 sec E, 458.49 feet to the Northwest corner;
Thence S 70 deg 42 min 31 sec E, 251.20 feet to a point of curvature;
Thence 444.69 feet along a curve concave to the North (Radius 605.54 feet, Delta 42 deg 04 min 36 sec) to a point of tangency;
Thence N 67 deg 12 min 53 sec E, 920.89 feet to a point of curvature;
Thence 136.74 feet along a curve concave to the South (Radius 307.00 feet, Delta 25 deg 31 min 15 sec) to a point of tangency;
Thence S 87 deg 15 min 52 sec E, 102.38 feet to the Northeast corner;
Thence S 02 deg 44 min 07 sec W, 1,109.48 feet to the Southeast corner and point of beginning containing 36.2297 acres more or less.

OWNERS CERTIFICATE

The subdivision shown hereon, dedication of roads, and grants of easement is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof.

The undersigned owner and/or proprietor do hereby freely consent to all the foregoing and do hereby represent that I am authorized to so act.

Gil E. Cordova
Gil E. Cordova,
C. E. O. & President
Westland Development Co., Inc.

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 15 day of April, 1985 by Gil E. Cordova.

My comm. expires 12/31/85

John M. Callen
Notary Public

POWER & COMMUNICATION EASEMENT NOTES:

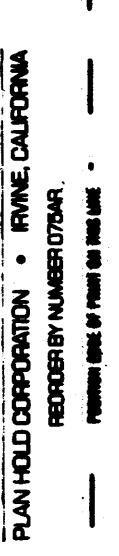
1. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and 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.
2. No structures will be built within a PNM easement without PNM approval.
3. Additional easements will be required for tract 5A1 and 5A2 when further developed.

NOTES:

1. Zone Atlas G-10 & H-10.
2. Bearings shown are New Mexico State Plane Grid Bearings.
3. Prior to development water and sanitary sewer service to these properties must be verified and coordinated with the City of Albuquerque Water Resources Department.

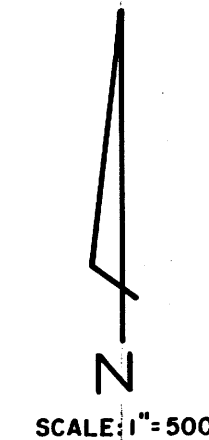
LYNN ENGINEERING & SURVEYING, INC.

22 CHUGHOLE LANE
LOS LUNAS, NEW MEXICO 87031
(505) 869-3548



PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION CLASS OF PAPER ON THIS LINE •

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REFORDER BY NUMBER 076AR
FURNISHING BUREAU OF PLANT AND TOOL CASE



This is a black and white aerial photograph of a coastal area. The image shows a winding path or road labeled 'BKC' and 'BCC' running along the coastline. A large, irregularly shaped area is labeled 'DOWN OF ATRIS'. A rectangular area is labeled 'SITE'. A small rectangular area is labeled 'P.M.' and 'P.M.'.

Soil series and map symbols	Degree and kind of limitations for—						Suitability as source of—				Soil features affecting—		Hydrologic soil group
	Septic tank absorption fields	Sewage lagoons	Shallow excavations	Dwellings without basements	Sanitary landfills (trench type)	Local roads and streets	Road fill	Sand	Gravel	Topsoil	Pond reservoir areas	Dikes, levees, and other embankments	
*Bluepoint: BB, BeA, BCC, Bd3, BKO For Wink part of Bd3, see Wink series; for Kolan part of BKO, see Kolan series.	Slight if slope is 1 to 5 percent, moderate if 5 to 15.	Severe: seepage.	Severe: cut-banks cave.	Slight if slope is 1 to 5 percent, moderate if 5 to 15.	Moderate: too sandy.	Slight if slope is 1 to 5 percent, moderate if 5 to 15.	Good.....	Fair: excess fines.	Unsuited.....	Poor: too sandy.	Seepage.....	Piping; seepage.....	A
Pajarto: PAC, PbB.....	Slight.....	Severe: seepage.	Slight.....	Slight.....	Severe: seepage.	Slight.....	Good.....	Poor: excess fines.	Unsuited.....	Good.....	Seepage.....	Piping.....	B

BCC—Bluepoint loamy fine sand, 1 to 9 percent slopes. This soil is nearly level to moderately sloping. It has the profile described as representative of the series, but on about 10 percent of the acreage the surface layer is sand. Included in mapping are areas of Madures, Pajaro, and Wink soils, which make up about 1 percent of the unit. Runoff is slow, and the hazard of soil blowing is severe. This soil is used for range, watershed, wildlife habitat, recreation, and community development. Dryland capability subclass VIIc; native plant community 2.

BKD—Bluepine-Kokan Association, hilly. This mapping unit is about 50 percent blue pine and sand that has 5 to 15 percent dunes and 40 percent a Kokan gravelly sand that has 15 to 40 percent dunes. The gravelly rolling to rolling Bluepine soil is on fans between the rolling to rolling Bluepine soil and the rolling to rolling Bluepine soil. The rolling to rolling Bluepine soil has the profile described as representative of the Kokan series. On about 10 percent of the acreage, however, it has a high lime layer in the substratum.

On both soils, runoff is slow and the hazard of water erosion is moderate or severe.

This mapping unit is used for range, watershed, wildlife habitat, recreation, and community development. In Bernalillo County it is also a major source of sand and gravel. Dryland agriculture, such as alfalfa, plant material, and forage, is produced on the rolling to rolling Bluepine soil and 3 for Kokan soil.

PAC—Pajarito loamy fine sand, 1 to 9 percent slopes. This nearly level to moderately sloping soil is on the East and West Mesas. It has the profile described as representative of the series.

Included with this soil mapping are areas of Blue-pine, Madrone, and Wink soils. On about 20 percent of the acreage are areas where the surface layer is fine sandy loam.

Runoff is slow, and the hazard of soil blowing is severe. This soil is used for range, watershed, wildlife habitat, and community development. Dryland capability subclass VIIe; native plant community 6.

GENERAL: The 53.7 acre site is located at the south east corner of future Unser Blvd. and future Ouray Road. The zoning is SU-1 for industrial park and C-1. The land is within the Ladera Detention Facility watershed and slopes from west to east at between 2% and 3%. The soils are silty and loamy sands and support a fair grass cover when not overgrazed or heavily trafficked.

Existing Conditions: The site is currently impacted by off-site flows only infrequently. Two significant areas (A and B) flow eastward from across future Unser Blvd. and across the site. There is little physical evidence of run-off crossing the site visible on the ground. Table I describes the existing flow rates and volumes. The flows from off-site traverse the site and are diverted northward along the east boundary in an existing ditch and are collected in the existing improved flood channel just north of Ouray Road. The ultimate destination is the Ladera Golf Course Detention Facility.

Developed Conditions: The areas west of future Unser Blvd. (A and B) will drain to Unser Blvd. and be constrained by the discharge rates dictated by the city drainage ordinance pertaining to arterial and collector streets. Runoff will not be allowed to cross Unser under that criteria. It is very likely that a storm drain system will be required for Unser Blvd. which will effectively shelter the site from flows originating west of Unser.

Area C flows will be intercepted in proposed Piedra Lumbre Street and carried down to the proposed storm drain and into the Ladera Detention Facility. Provision has been made to accept 30 cfs in the developed condition from Area C compared to the existing condition 100-year discharge of 24 cfs.

Interim Conditions: Until such time as Unser Blvd. is constructed, the off-site flows will be diverted and detained within the 20.7 acre C-1 tract and released at or below historic rates into the channel/storm drain system.

DEVELOPED CONDITIONS:

The proposed development for the site is as shown on Sheet 2 of 2. It is anticipated that the project will be phased from east to west with Lots 1-7 and 11 & 12 served by a paved street and storm drain system. Offsite flow would be directed through desilting basins into the street or channel/storm drain system. The second phase would construct the balance of the streets and storm drainage facilities. The C-1 tract and the 6.5 acre SU-1 tract would be the last to develop and would probably not be altered until the timing of the construction of Unser was firm.

The drainage plan calls for runoff from the shaded areas to be ponded 100% and the non-shaded areas to free discharge. This scheme may not be practical in every instance and therefore those lots on the west side of streets can discharge at the rates shown on the plan. It is recommended that all runoff that flows to a street be routed through landscaping to reduce the frequency of runoff.

The large tracts will require some degree of detention ponding depending on how they are developed, but in any event, will be restricted to 2 cfs per acre release in the 100-year storm except as otherwise shown on Sheet 2.

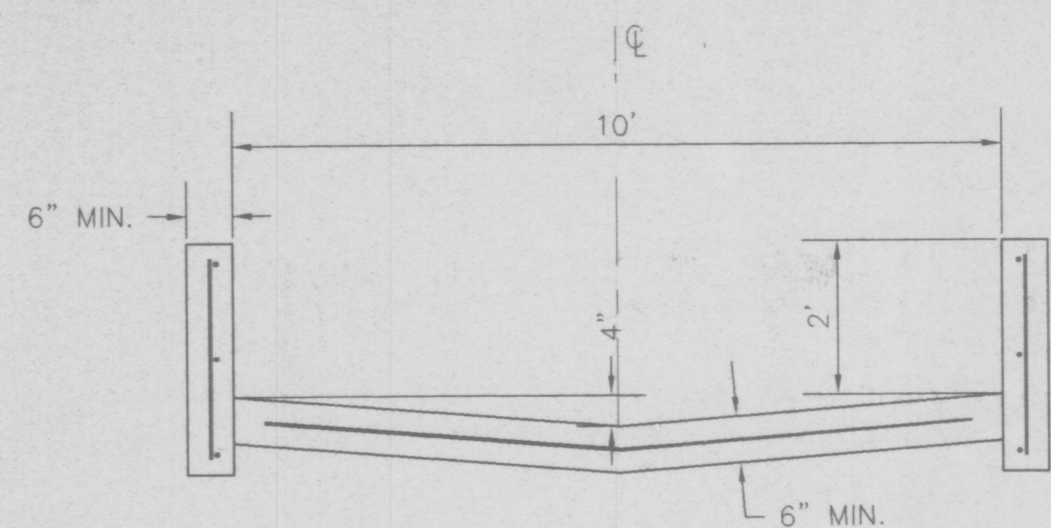
AP %	DA AC	H FT	S FERT	L FT	T ₀ MIN	SOIL TYPE	% IMP	CN	C	P ₁ IN	P ₁₀ IN	P ₁₀₀ IN	I ₅ IN/IN	I ₁₀ IN/IN	I ₁₀₀ IN/IN	V ₂ FT ³	V ₁₀ FT ³	V ₁₀₀ FT ³	Q ₁ GFS	Q ₁₀ GFS	Q ₁₀₀ GFS
A	51.5	220	.07	3150	10.7	A	20	65	.26	1.0	1.5	2.2	2.0	3.1	4.5	—	9,350	37,350	44	115	203
B	61.2	200	.07	2750	9.7	A	7	58	.20	1.0	1.5	2.2	1.9	3.1	4.7	—	—	8890	—	—	575
C	150	22	.02	950	6.9	B	0	70	.34	1.0	1.5	2.2	1.9	3.1	4.7	—	4,360	18,000	—	158	240
D	6.5	18	.02	1050	7.5	B	0	70	.34	1.0	1.5	2.2	1.9	3.1	4.7	—	1,890	7,790	—	6.9	104
E	41.2	88	.03	2700	13.2	B	0	70	.34	1.0	1.5	2.2	1.8	2.6	4.0	—	13,700	56,500	—	425	612

No lot grading is anticipated prior to development of each lot. Grading should be limited to that area necessary for construction. Any additional graded areas should be reseeded with native grasses and protected from runoff through the use of low dikes and shallow ditches.

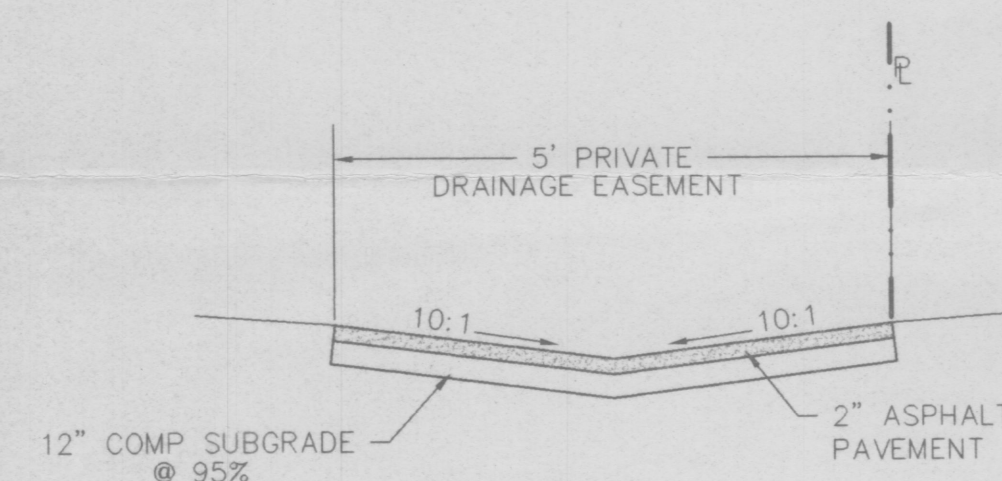


11-8-84
REV 4-18-85
CME

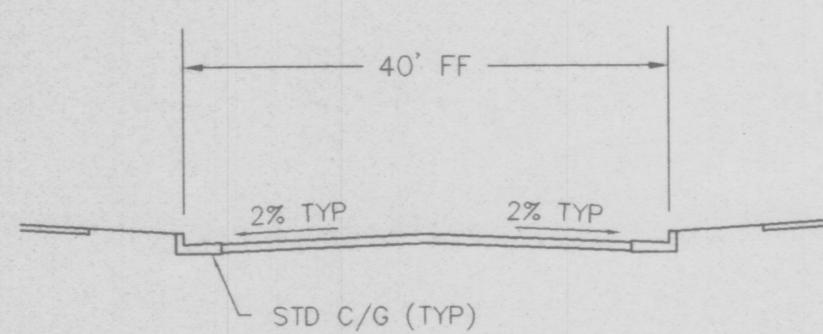
SHEET 1 OF 2



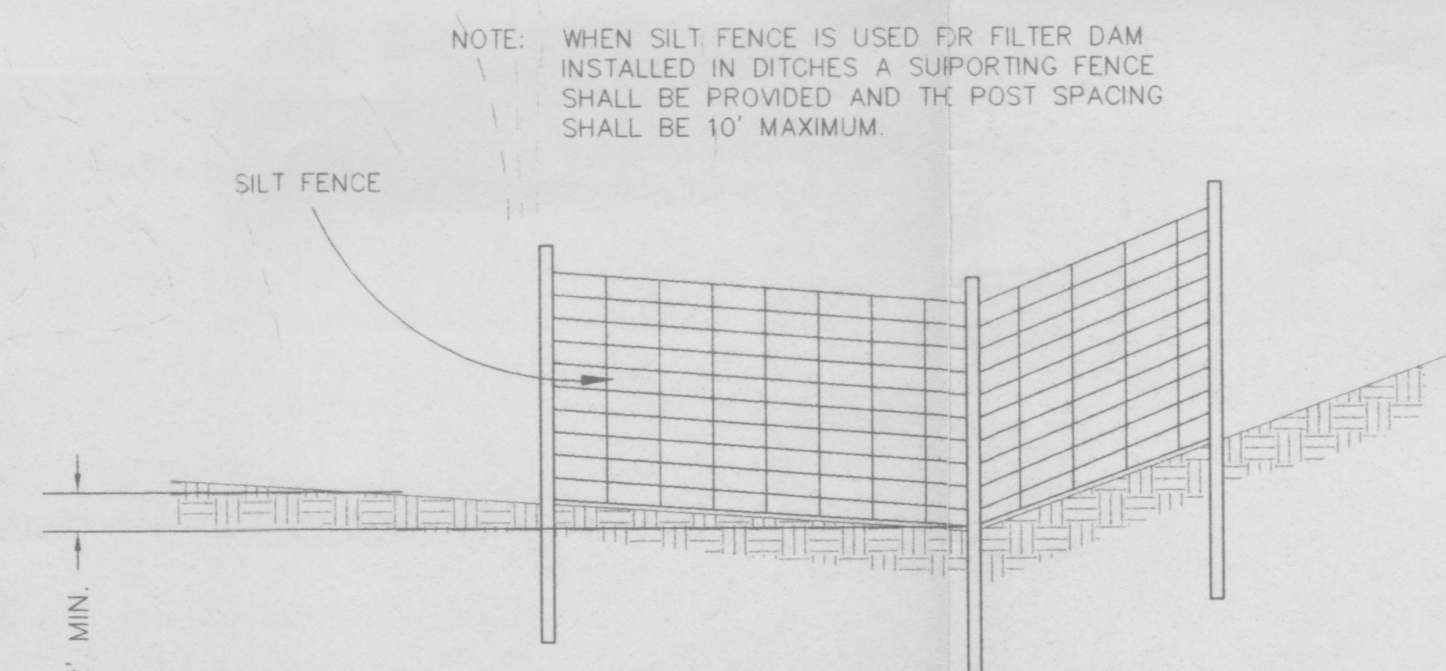
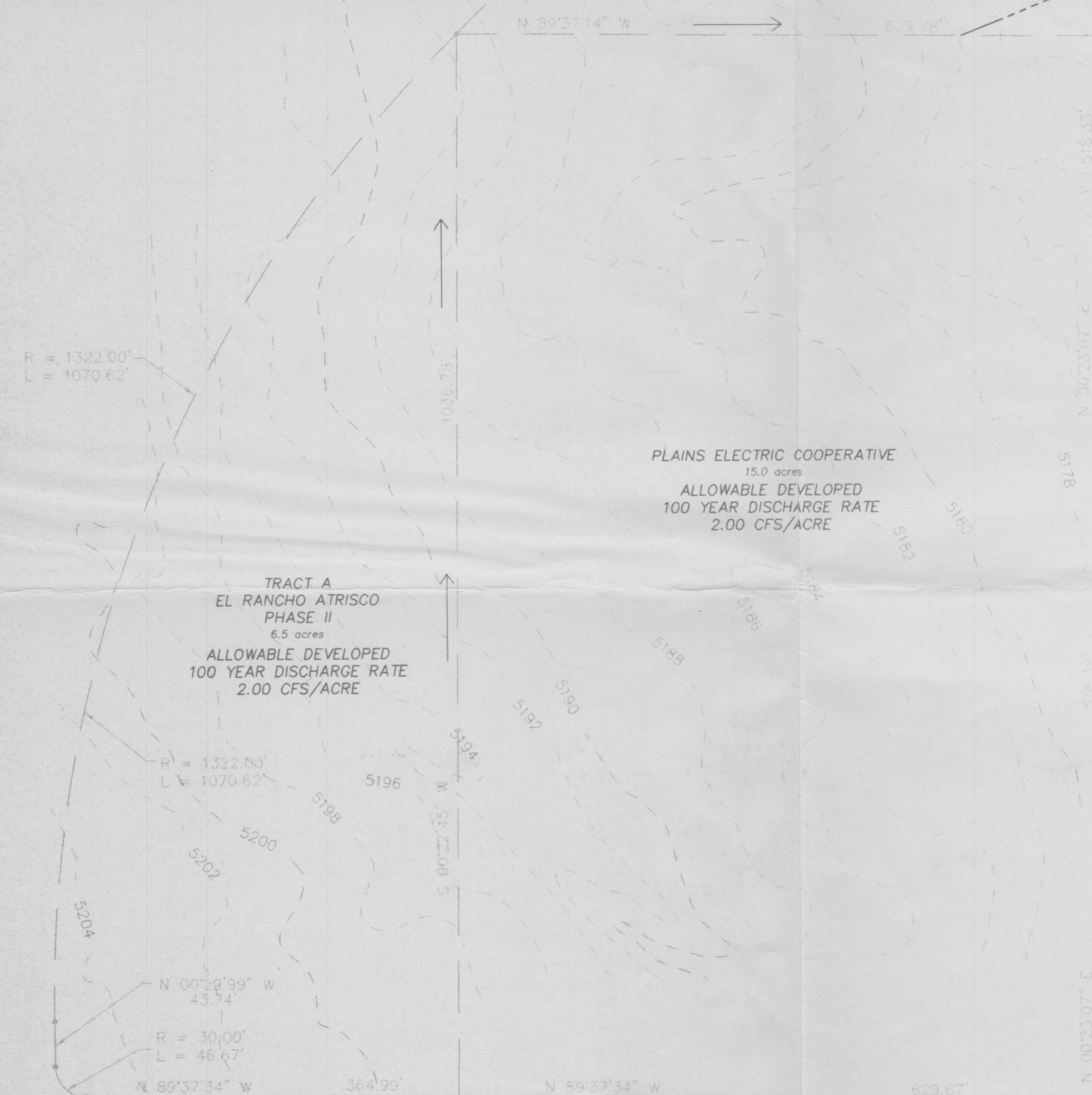
TYPICAL CONCRETE CHANNEL
PER COA STD DWG 2260 N.T.S. (A) 1



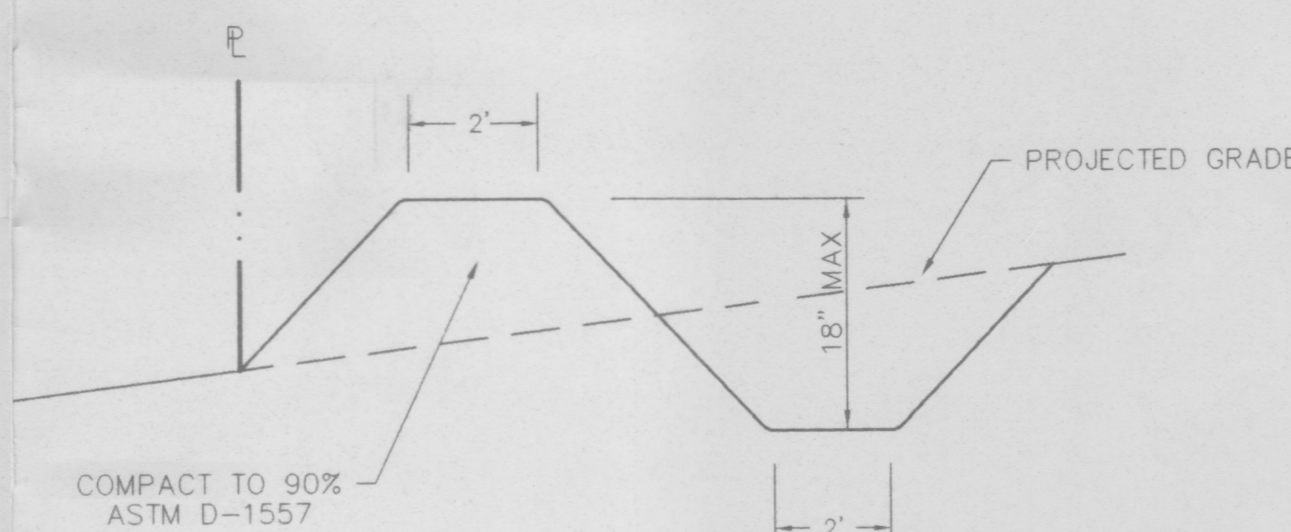
PRIVATE SWALE SECTION
N.T.S. (B) 1



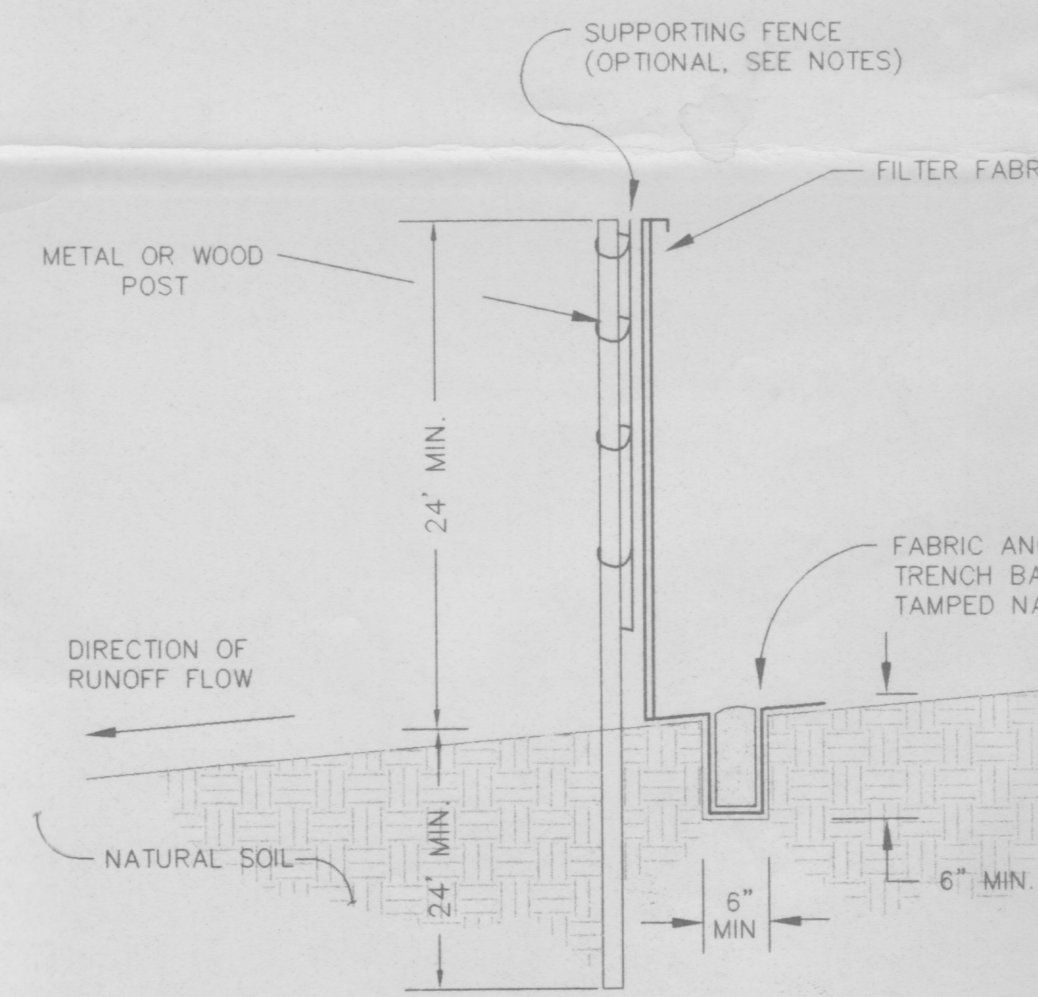
STREET SECTION
N.T.S. (C) 1



TEMPORARY EROSION CONTROL
(SILT FENCE OPTION) (E) 1



TEMPORARY EROSION CONTROL
(DITCH/DIKE OPTION) N.T.S. (D) 1



TEMPORARY EROSION CONTROL
(SILT FENCE OPTION) (F) 1

- LEGEND**
- 6001 — EXISTING CONTOUR ELEVATION
 - 02.5 x — EXISTING SPOT ELEVATION
 - 01 — PROPOSED CONTOUR ELEVATION
 - ... — PROPERTY LINE
 - 01.5 — PROPOSED SPOT ELEVATION
 - ← — DIRECTION OF FLOW
 - — DRAINAGE SWALE
 - -- DRAINAGE BASIN DIVIDE
 - ▨ — LOTS WITH APPROVED DRAINAGE PLANS

PROPERTY ADDRESS

Ouray Road NW

LEGAL DESCRIPTION

Volcano Business Park, Phase I,
Tract 5A2-A1, Lots 1-6

PROJECT BENCHMARK

COA BM# 4-G10
Approximately 1000 Ft. NE of the
electric sub-station on the Plains
Electric Co-op transmission line,
NW of the I-40 and Coors Road
Interchange. Elevation = 5123.40.

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

VOLCANO BUSINESS PARK
DRAINAGE MASTER PLAN

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

DRAWN BY: A.S.C.	DATE: DECEMBER, 1997
CHECKED BY: D.A.L.	SHEET 1 OF 1
FILE: 7073-GD.DWG	

