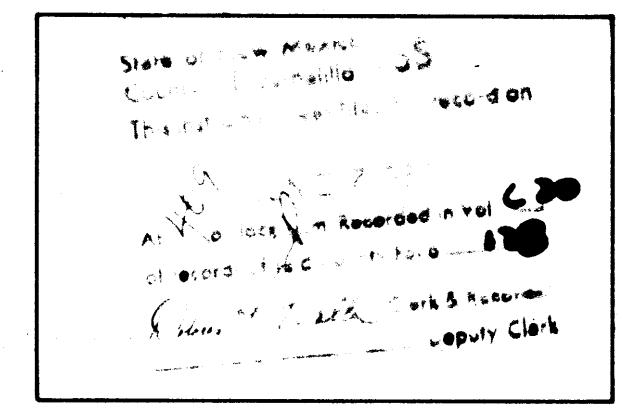


CURVE TABLE			
NO	RADIUS	ARC	DELTA
C101	380.00'	26.20'	03°56'59"
C102	410.00'	26.27'	03°40'15"
C103	350.00'	26.12'	04°16'35"
C104	25.00'	39.22'	89°52'39"
C105	799.21'	512.38'	36°43'57"
C107	829.21'	350.34'	24°12'26"
C108	769.21'	494.46'	36°49'50"
C109	30.00'	45.81'	87°29'57"
C110	30.00'	45.91'	87°40'53"
C111	25.00'	39.32'	90°07'21"

86 59006

VACATION AND  
SUBDIVISION PLAT FOR  
**RIVERVIEW**

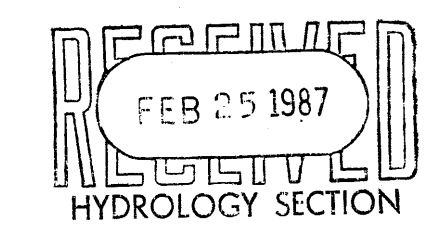
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



**NOTES**

1. THE PURPOSE AND INTENT OF THIS PLAT IS TO DEFINE PARCEL ZONE BOUNDARIES AND PROVIDE DEDICATIONS REQUIRED BY THE RIVERVIEW SECTOR DEVELOPMENT PLAN (SD-85-10) APPROVED BY THE CITY COUNCIL ON DECEMBER 16, 1985.
2. BEARING BASE USED TO PREPARE THIS PLAT IS THE PLAT ENTITLED "PLAT OF TRACTS "A-1", "A-2", "A-3", "B-1" AND "B-2" (FORMERLY TRACT "A" AND "B") ESTATE OF BESSIE L. HUGHES" PREPARED BY ALBUQUERQUE SURVEYING CO. INC. AND FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 1984 IN VOLUME C24, FOLIO 92, AS INSTRUMENT 84 49465.
3. ALL DISTANCES SHOWN ARE GROUND. ALL DIMENSIONS ALONG CURVED LINES ARE ARC MEASUREMENTS.
4. NO BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF CREATING THIS PLAT. BOUNDARY INFORMATION SHOWN HEREON IS A COMPOSITE OF PRIOR SURVEYS AND RECORDED PLAT MAPS BY OTHERS. HOWEVER, TIES TO CITY OF ALBUQUERQUE CONTROL MONUMENTS AND THE INDICATIONS OF OTHER EXISTING MONUMENTS ARE THE RESULT OF A FIELD SURVEY PERFORMED BY COMMUNITY SCIENCES CORPORATION IN JANUARY 1986.
5. LANDS NORTH OF THE ALAMEDA GRANT BOUNDARY ARE WITHIN THE NEW MEXICO UTILITIES (NMU INC.'S) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU INC.'S FACILITIES, NOT THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, MEET THE CITY OF ALBUQUERQUE'S AND NMU INC.'S DESIGN AND CONSTRUCTION STANDARDS.
6. "TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGN BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER REQUIRED.
7. IN ACCORDANCE WITH THE NOTICE OF SUBDIVISION PLAT CONDITIONS APPEARING HEREON, ANY DEVELOPMENT PERMITS ARE CONDITIONED UPON FURTHER REVIEW AND APPROVAL OF A SUBDIVISION PLAT MAP OR DEVELOPMENT PLAN.
8. THE PIEDRAS MARCADAS ARROYO DRAINAGE RIGHT-OF-WAY IS DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A CONCRETE CHANNEL, SERVICE ROAD AND APPURTENANT DRAINAGE FACILITIES.
9. THE TEMPORARY FLOOD PLAIN EASEMENT INCLUDES PROPERTY WITHIN THE 100 YEAR FLOOD PLAIN OF THE PIEDRAS MARCADAS ARROYO. THIS AREA IS FOR DRAINAGE AND FLOOD CONTROL. ANY PORTION OF THIS EASEMENT SHALL REVERT TO THE OWNER, ITS SUCCESSORS OR ASSIGNS UPON ACCEPTANCE BY THE CITY AND AMAFCA OF THE PHYSICAL IMPROVEMENTS THAT REMOVE PORTIONS OF THE PROPERTY FROM THE 100 YEAR FLOOD PLAIN. THIS REVERSION MAY BE BY QUITCLAIM DEED OR BY EXECUTION OF A SUBSEQUENT PLAT DULY EXECUTED BY THE CITY ENGINEER.

10. THE DRAINAGE AND OPEN SPACE EASEMENT WITHIN PARCEL H-17B IS FOR DRAINAGE, FLOOD CONTROL, RECREATION AND OPEN SPACE.
11. AN AREA UP TO 9 ACRES WITHIN THE NORTHEASTERLY PORTION OF PARCEL H-22 IS RESERVED FOR POTENTIAL PARK SITE, SUBJECT TO APPROVAL BY CITY. DEDICATION SHALL BE BY SEPARATE DEED IN ACCORDANCE WITH PARKS AND RECREATION DEPT. POLICY WHEN DEVELOPMENT REQUIRES SPECIFIC TITLE.
12. ACCESS, DRAINAGE AND OPEN SPACE EASEMENT WITHIN PARCEL H-7 IS RESERVED FOR PUBLIC OPEN SPACE TO BE GRANTED BY SEPARATE DEED. THE LIMITS OF THIS FUTURE GRANT BY DEDICATION MAY BE ADJUSTED WHEN SUBSEQUENT PLAT MAPS AND ENGINEERING STUDIES ARE COMPLETED. UPON SUCH ADJUSTMENT, SURPLUS AREA MAY REVERT TO THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS.
13. CERTAIN ACCESS, UTILITY AND DRAINAGE EASEMENTS WHICH HAVE BEEN GRANTED BY PRIOR PLATS AND/OR DOCUMENTS, THAT CONTAIN NO FACILITIES OR CONSTRUCTED ELEMENTS, ARE VACATED AND RELOCATED BY THIS PLAT. ACKNOWLEDGEMENT OF THE DOMINANT TENEMENT TO THESE RIGHTS AND AS TO VACATION AND RELOCATION IS EVIDENCED BY THEIR EXECUTION OF THIS SUBDIVISION PLAT MAP HEREBY CREATED. SPECIFIC EASEMENTS THEREBY VACATED ARE IDENTIFIED ON THIS PLAT BY REFERENCE TO THIS NOTE. (REF: V-85-11)
14. PARCEL H-30 IS RESERVED FOR A PUBLIC TRAIL SYSTEM SEGMENT TO BE GRANTED AS A PARK SITE BY SEPARATE DEED IN ACCORDANCE WITH PARKS AND RECREATION DEPT. POLICY WHEN DEVELOPMENT REQUIRES SPECIFIC TITLE.
15. THE TEMPORARY TRAIL EASEMENT IS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A TRAIL ALONG THE ARROYO. EASEMENT SHALL REVERT TO THE OWNER, ITS SUCCESSORS AND ASSIGNS AS AND TO THE EXTENT THAT THE CITY DETERMINES THAT SUCH PORTION IS NO LONGER REQUIRED FOR PUBLIC PURPOSE. THIS REVERSION MAY BE BY QUITCLAIM DEED OR BY A SUBSEQUENT SUBDIVISION PLAT DULY EXECUTED BY THE CITY ENGINEER.
16. THE PERMANENT TRAIL AND OPEN SPACE EASEMENT IS RESERVED FOR CONSTRUCTION AND MAINTENANCE OF A TRAIL, OPEN SPACE, LANDSCAPING, RECREATIONAL USES, UTILITIES, ACCESS AND SERVICE ROADS.



CITY INFRASTRUCTURE AND DRAINAGE  
REQUIREMENT NOTICE: SEE SHEET 1 OF THIS  
PLAT FOR REQUIREMENT NOTICE. (PERTAINS  
TO ALL TRACTS SUBDIVIDED HEREIN.)

DATE	DEC. 1985
SCALE	1" = 100'
DRAWN	C.S.C.
CHECKED	C.S.C.
JOB NO.	73-25-125

SHEET 11 OF 11

C30-178

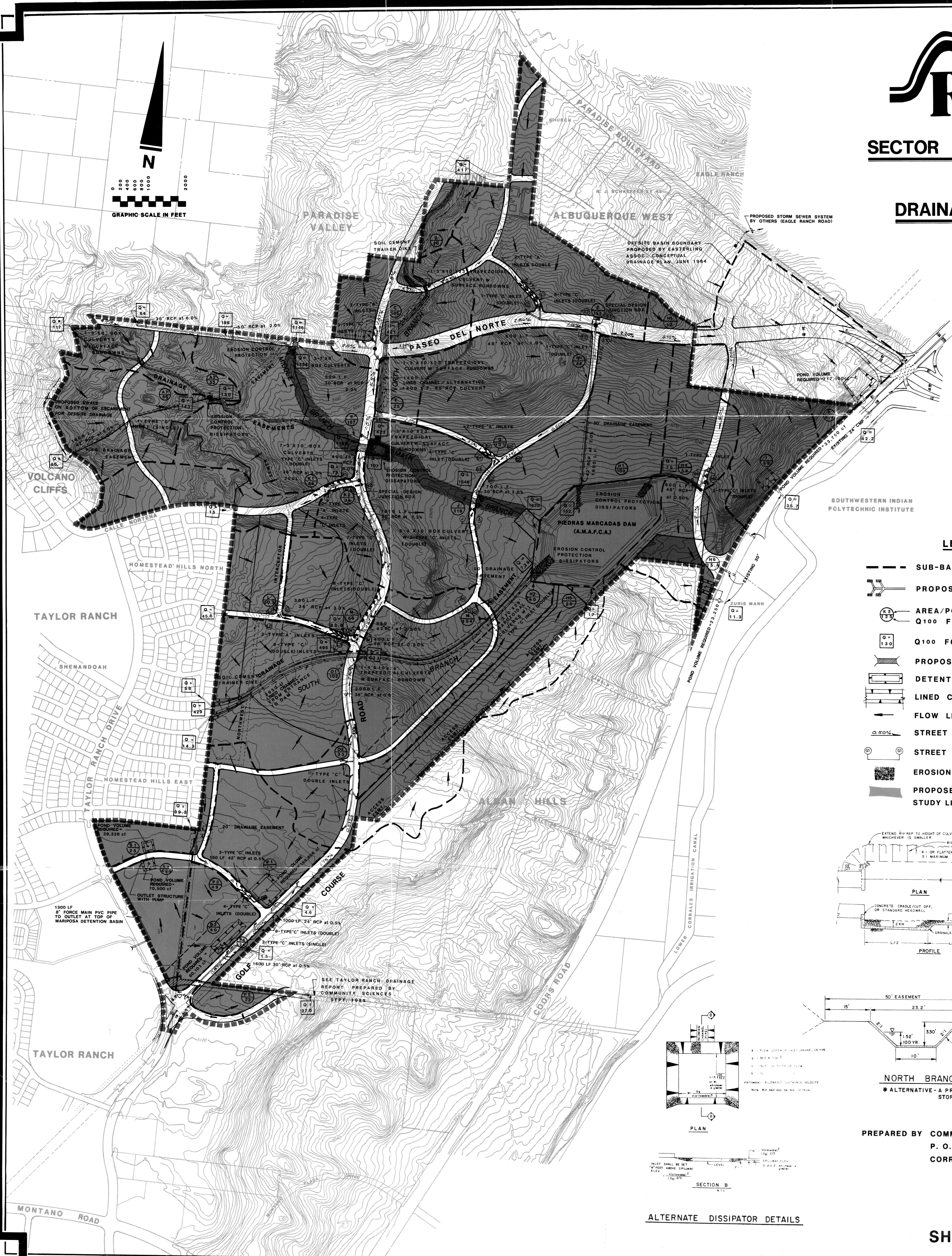
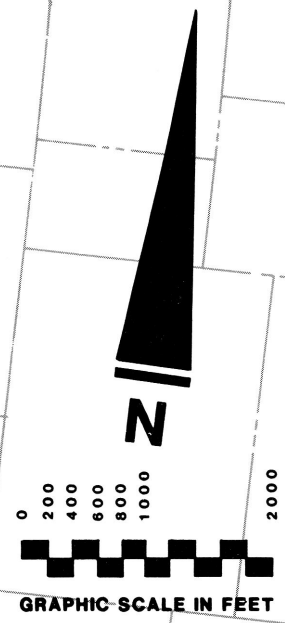




## SECTOR DEVELOPMENT PLAN

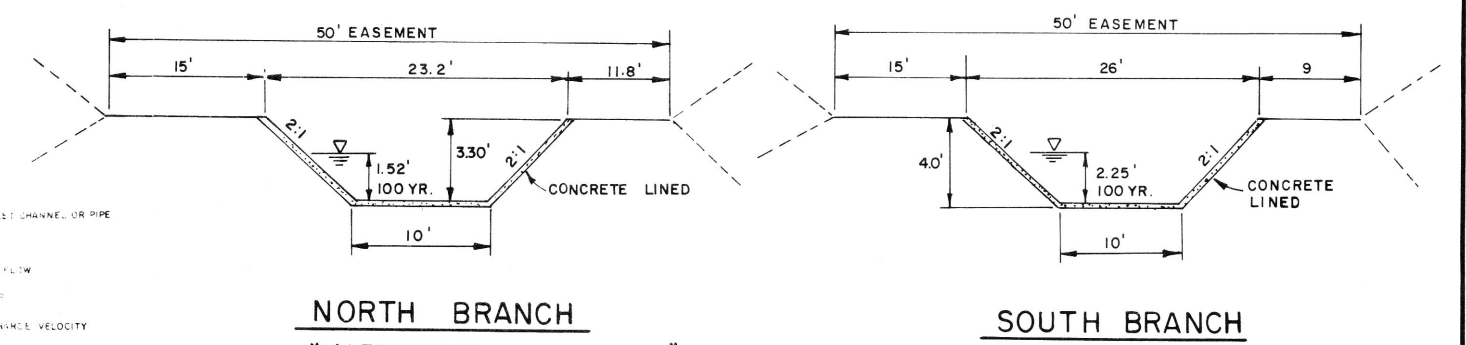
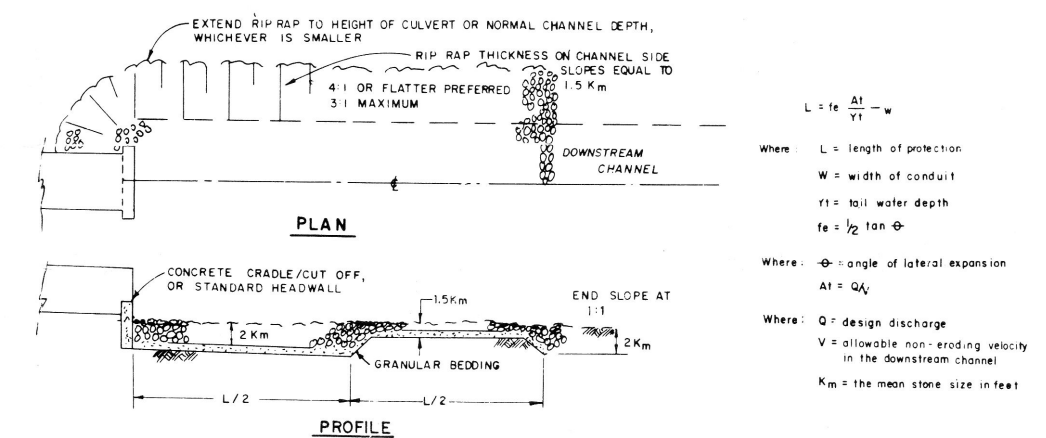
PLATE 5

## DRAINAGE MANAGEMENT



### LEGEND

- SUB-BASIN BOUNDARY
- PROPOSED STORM SEWER
- AREA/POINT DESIGNATION  
Q100 FOR SUB-CATCHMENT
- Q100 FOR MAJOR DRAINAGE CONVEYANCE
- PROPOSED BOX CULVERT WITH WINGWALLS
- DETENTION POND
- LINED CHANNEL
- FLOW LEADER
- STREET GRADES
- STREET FLOW SECTION
- EROSION CONTROL PROTECTION (PLAIN RIP-RAP)
- PROPOSED AGGREGATION/DEGRADATION
- STUDY LIMITS BY SIMONS & LI



PREPARED BY COMMUNITY SCIENCES CORPORATION  
P. O. BOX 1328  
CORRALES, NEW MEXICO 87048

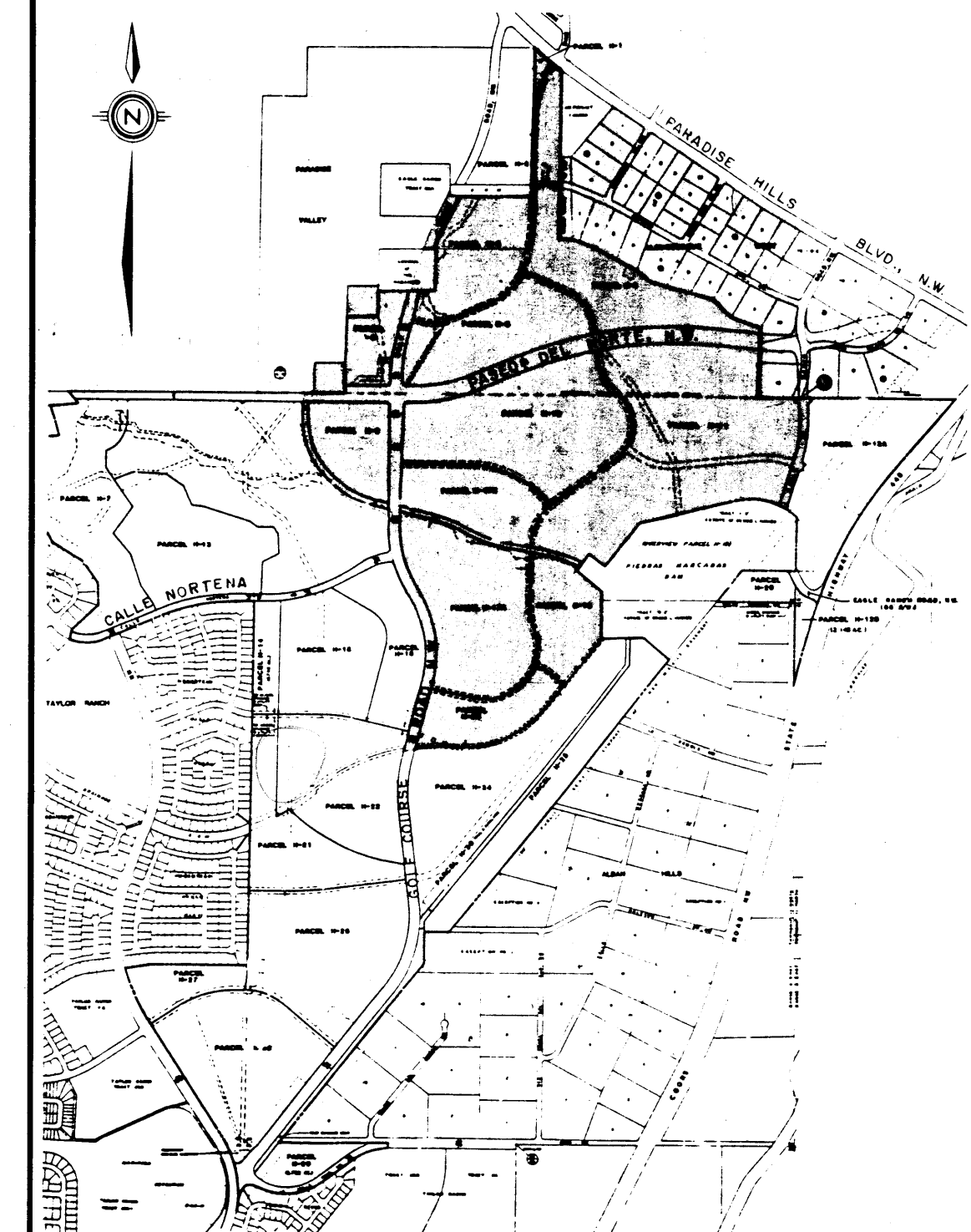
ALTERNATE DISSIPATOR DETAILS



# RIVERVIEW PROJECT PLANS FOR MASS GRADING OF I.P. & APPURTENANT PARCELS

## INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET-INDEX TO DRAWINGS
2-7	PLATS OF GEOMETRY
8	COMPOSITE GRADING PLAN
	GRADING PLANS
9	RIVERVIEW PARCELS H-1, H-2 AND H-3
10	RIVERVIEW PARCELS H-5 AND H-6
11	RIVERVIEW PARCEL H-4
12-13	RIVERVIEW PARCEL H-11
14	RIVERVIEW PARCELS H-18 AND H-23
15	RIVERVIEW PARCELS H-17B AND H-17A
16	RIVERVIEW PARCEL H-10
17	RIVERVIEW PARCEL H-9
	— ALBUQUERQUE WEST —
18	PLAT OF GEOMETRY
19	ALBUQUERQUE WEST GRADING PARCEL 1
20	ALBUQUERQUE WEST GRADING PARCELS 2 & 3



VICINITY MAP  
N.T.S. ZONE ATLAS C12, D12

### GENERAL NOTES:

- 1) ALL FILL OPERATIONS SHALL BE ACCOMPLISHED WITH CONTROL OF SOIL MOISTURE CONTENT TO  $\pm 2\%$  OF OPTIMUM AND IN MAXIMUM LIFTS OF 1' FOOT.
- 2) THE CONTRACTOR SHALL OBTAIN A SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE.
- 3) EROSION CONTROL AND REVEGETATION SHALL BE ACCOMPLISHED UNDER SEPARATE CONTRACT. CONTACT CITY ENVIRONMENTALIST FOR SPECIFICATIONS.
- 4) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234), FOR LOCATION OF EXISTING UTILITIES.
- 5) EXISTING POWER POLES (AS SHOWN ON VARIOUS SHEETS) SHALL BE RELOCATED BY PNM PRIOR TO COMMENCEMENT OF WORK WITHIN 100 FEET OF ANY POWER POLE AND/OR LINE.

RECEIVED  
FEB 25 1987  
HYDROLOGY SECTION

C12-D1

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT
APPROVAL OF REVISIONS						

ENGINEER'S SEAL		DATE: 12-5-86	community sciences corporation PO. Box 1328 Corrales, New Mexico 87048	APPROVED FOR CONSTRUCTION CITY ENGINEER DATE
DESIGNED: G. A.		SCALE: N/A		
DRAWN: C. S. C.		PROJECT NO.		
JOB NO. 38-043 73-36-010		11/14/86		
SHEET 1 OF 20				

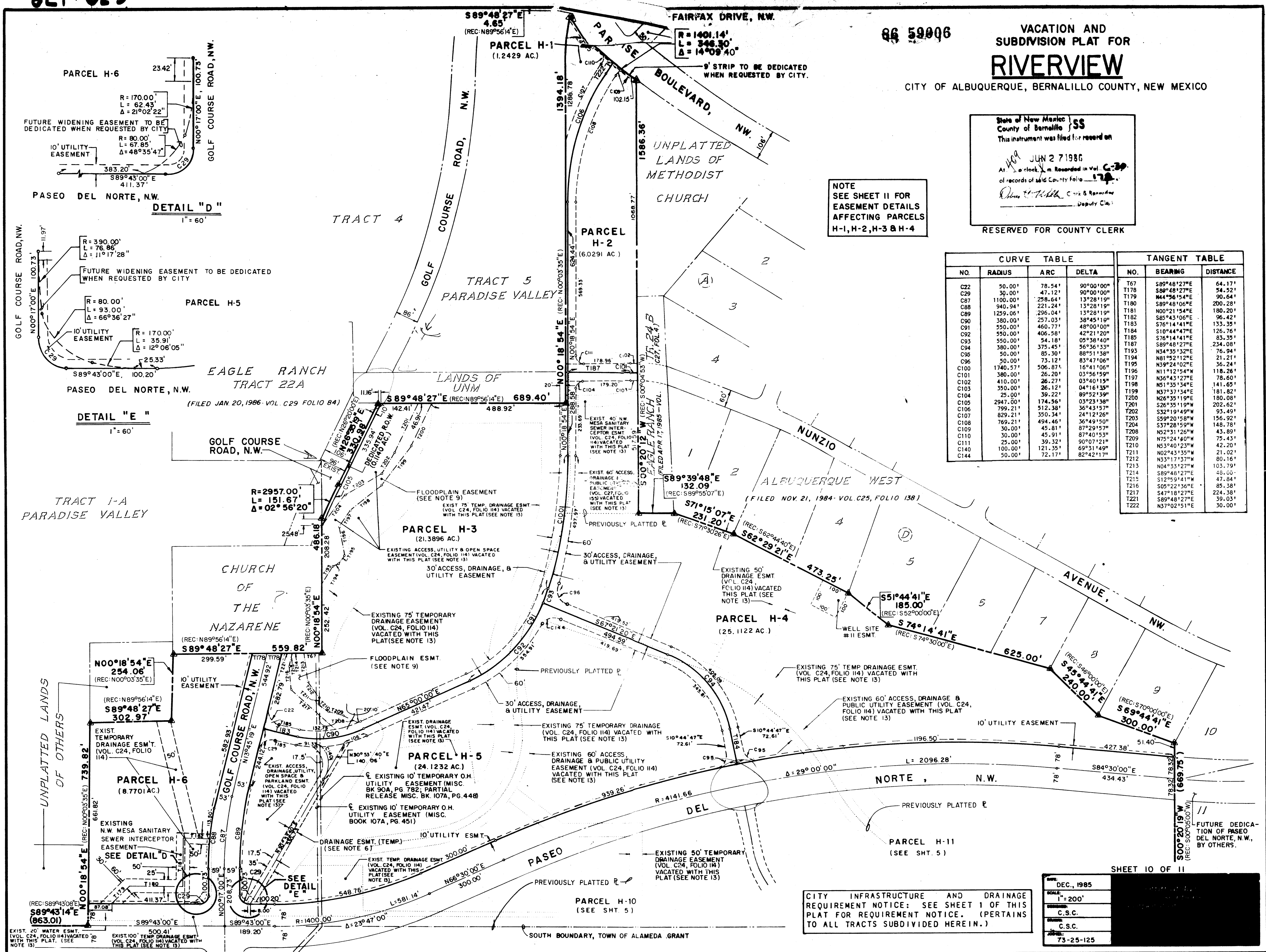
APPROVED FOR ROUGH GRADING  
( $\pm 1$  Ft.)  
CITY HYDROLOGY  
DATE 3-6-87



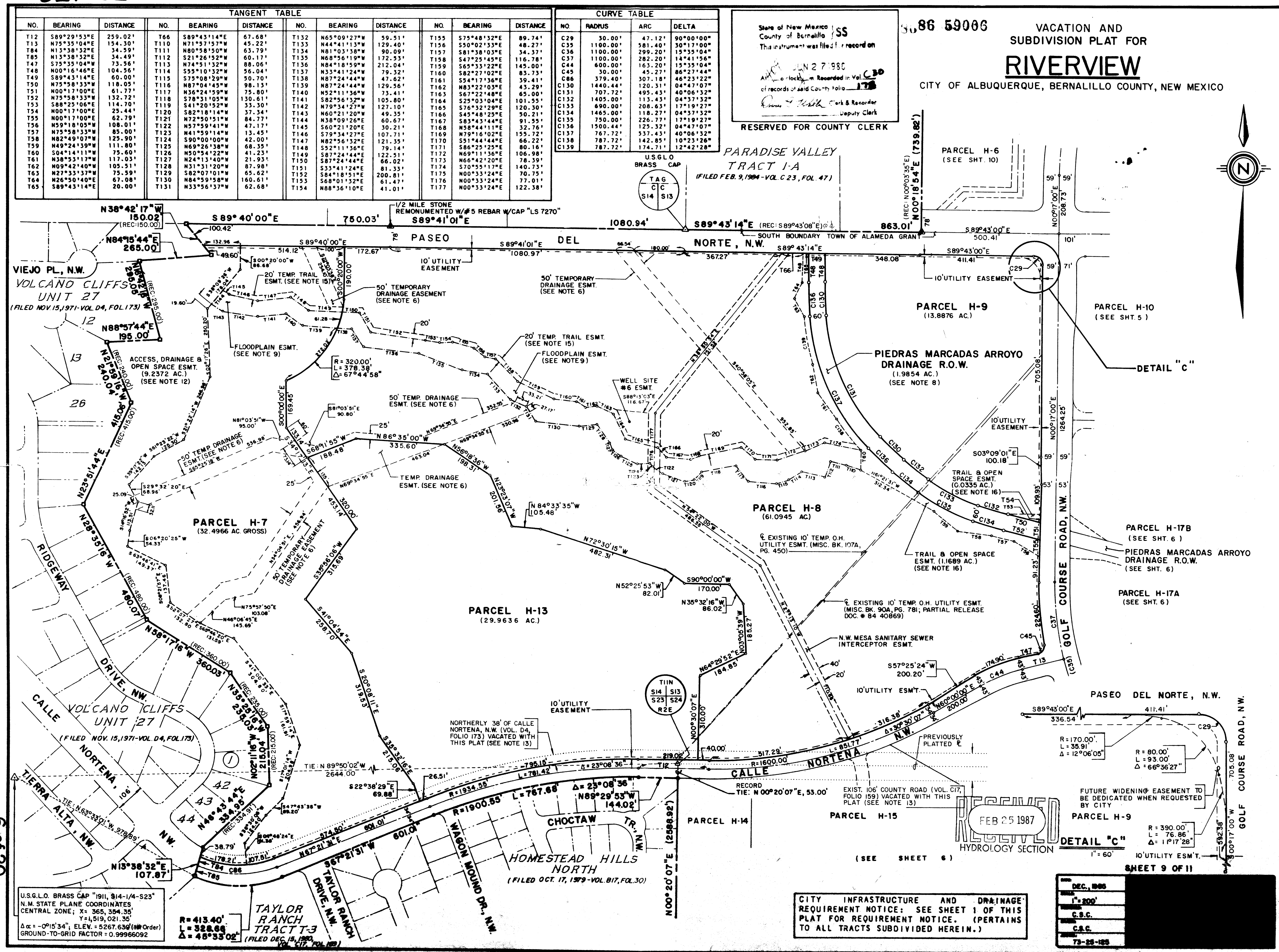




811-082



811-082









# PLATE 4

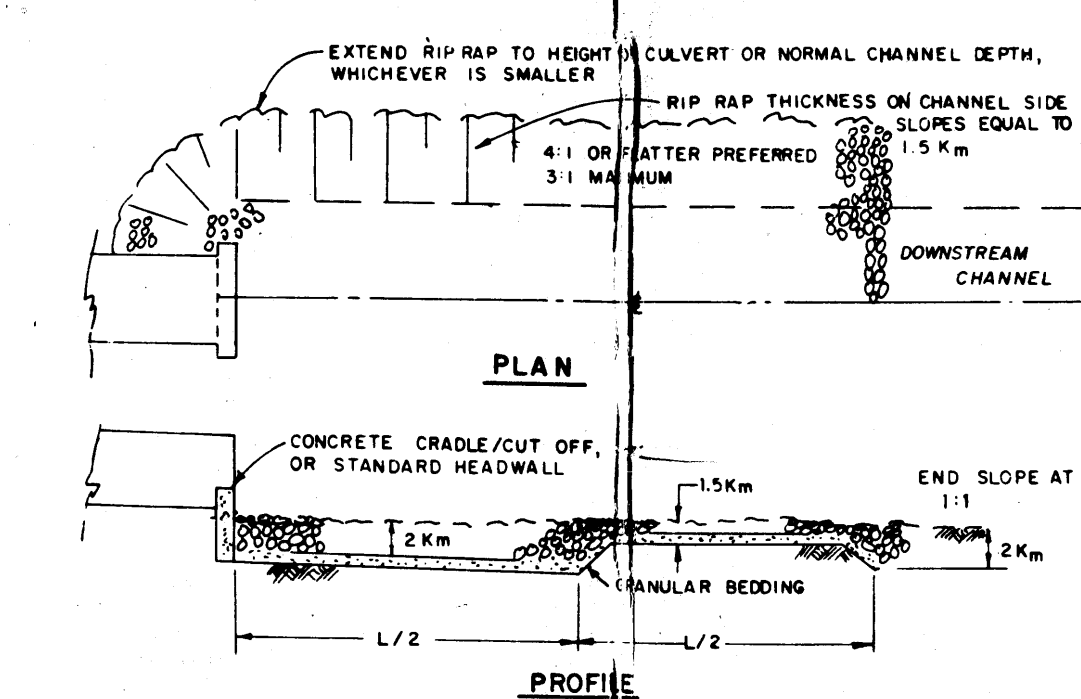
## ONSITE DRAINAGE BASINS AND RECOMMENDED IMPROVEMENTS

Revised Jan. 8, 1986 (For responses to comments on Nov. 4, 1985)  
Revised Jan. 30, 1986 (Proposed lining main channel & pipe north channel)  
Revised Feb. 27, 1986 (For responses to comments on Feb. 13, 1986)

0 200 400 800 1200  
GRAPHIC SCALE IN FEET

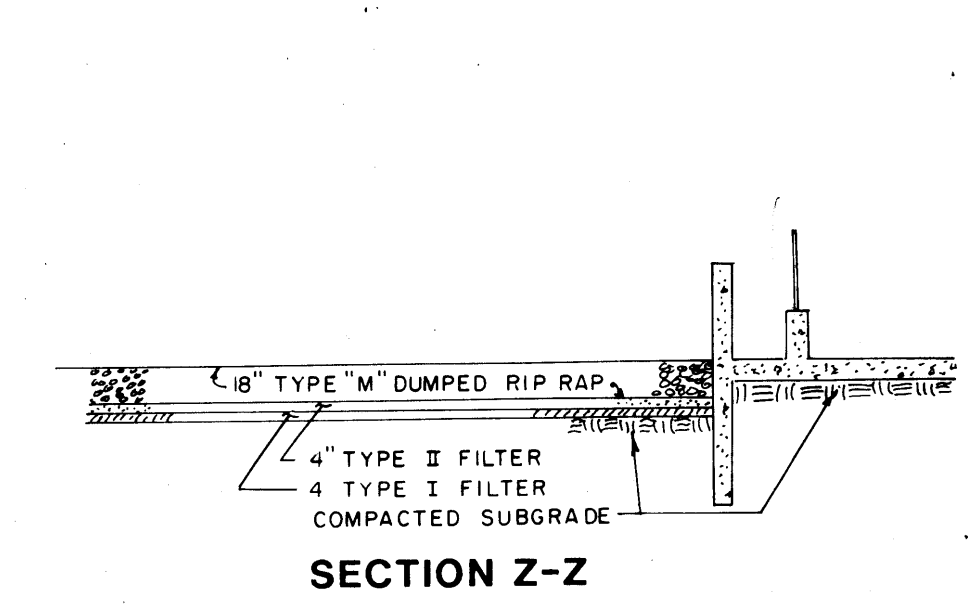
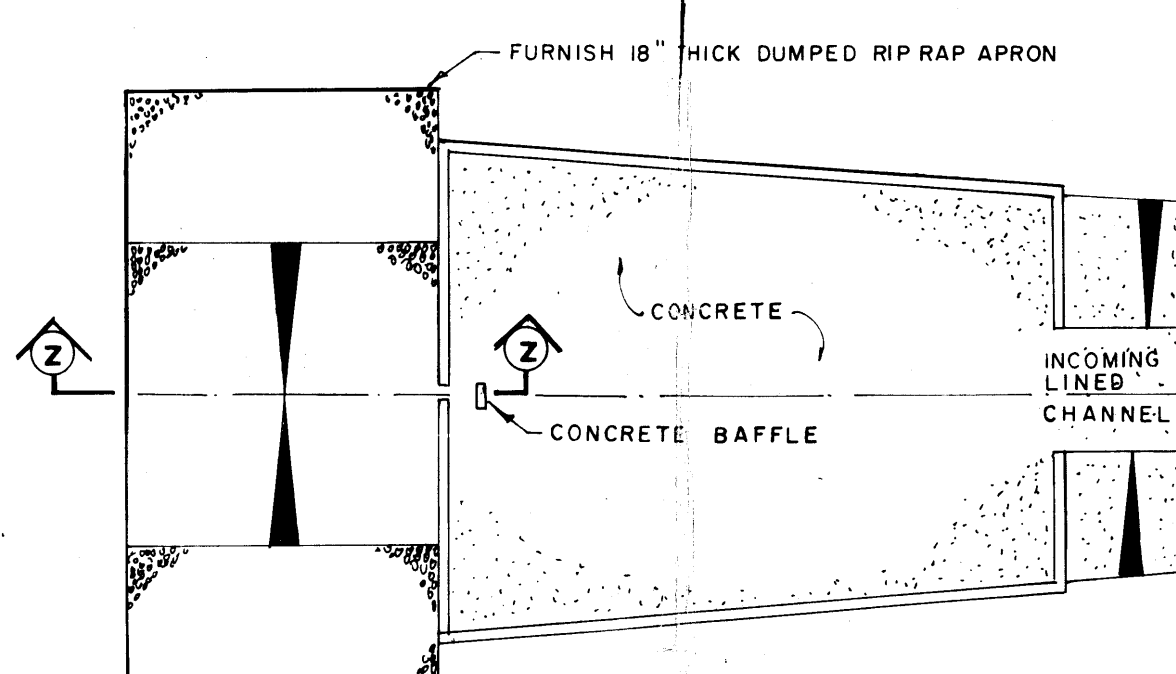
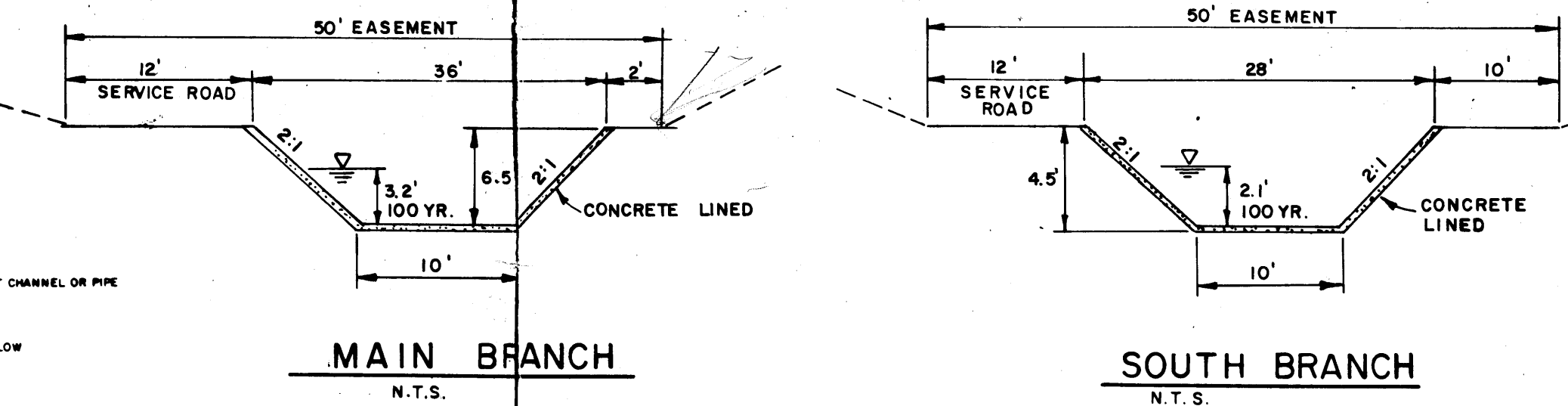
### LEGEND

- SUB-BASIN BOUNDARY
- PROPOSED STORM SEWER
- Q 100 AREA/POINT DESIGNATION FOR SUB-CATCHMENT
- Q 1000 FOR MAJOR DRAINAGE CONVEYANCE
- PROPOSED TRAPEZOIDAL CULVERT WITH WINGWALLS
- DETENTION POND
- LINE CHANNEL
- FLOW LEADER
- 0.50% STREET GRADES
- STREET FLOW SECTION
- EROSION CONTROL PROTECTION (PLAIN RIP-RAP)



Where:  $L = \frac{Q^2}{K^2} \cdot \frac{1}{S}$   
 $L$  = length of protection  
 $W$  = width of conduit  
 $rs$  = sill water depth  
 $rs = 1/2 \text{ ton } \phi$   
Where:  $\phi$  = angle of lateral expansion  
 $At = Q^2$   
Where:  $Q$  = design discharge  
 $V$  = allowable non-eroding velocity in the downstream channel  
 $K$  = the mean stone size in feet

RECEIVED  
FEB 8 1986  
HYDROLOGY SECTION



ALTERNATE DISSIPATOR DETAILS

ENERGY DISSIPATORS AT DAM ENTRANCE