HYDROLOGY R13/D1 7 PLANS
1 of 2

R13/D1

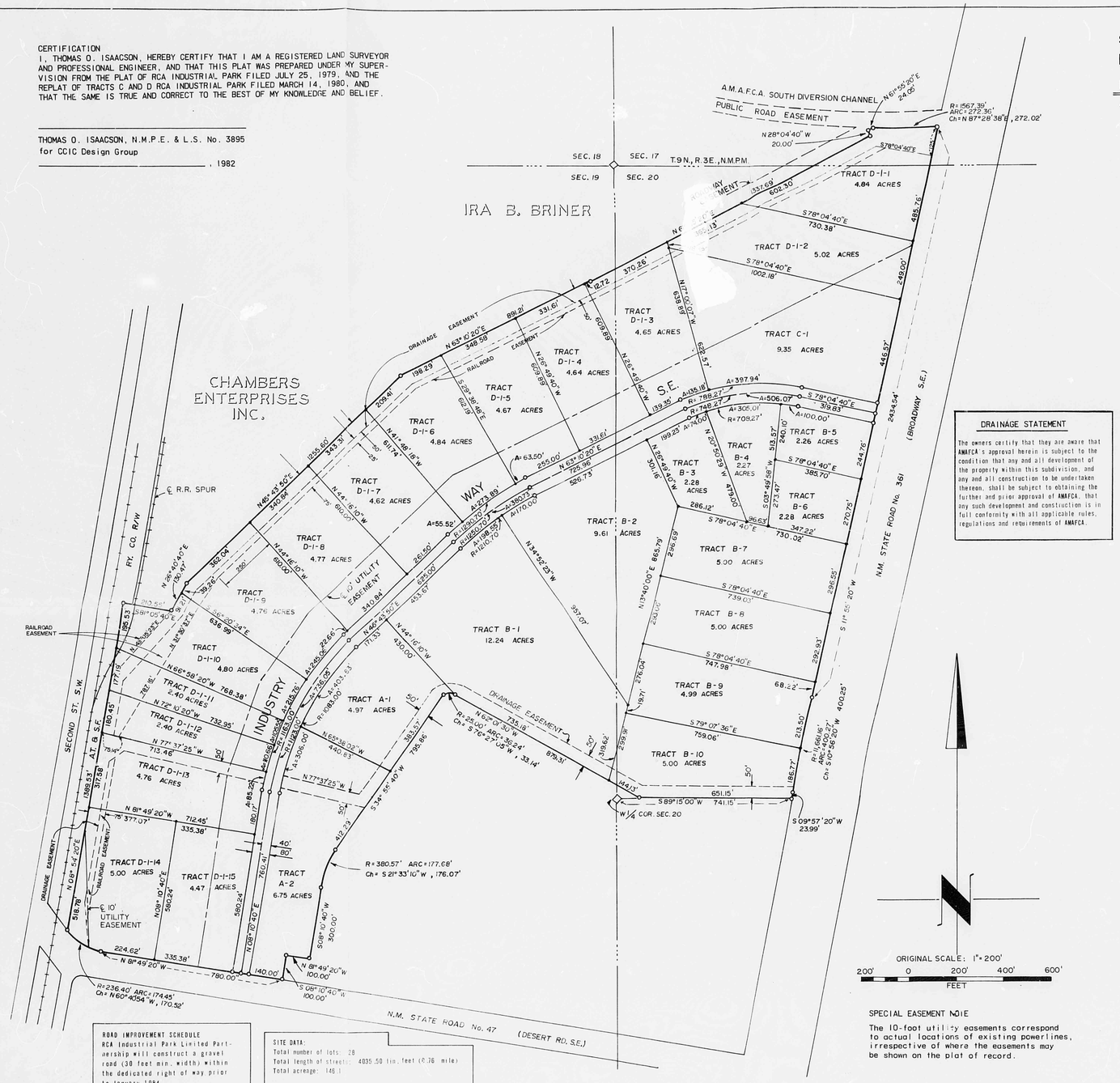
7 Plans

D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D

CERTIFICATION
I, THOMAS O. ISAACSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER, AND THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM THE PLAT OF RCA INDUSTRIAL PARK FILED JULY 25, 1979, AND THE REPLAT OF TRACTS C AND D RCA INDUSTRIAL PARK FILED MARCH 14, 1980, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS O. ISAACSON, N.M.P.E. & L.S. No. 3895
for CCIC Design Group

_____, 1982




ROAD IMPROVEMENT SCHEDULE
RCA Industrial Park Limited Partnership will construct a gravel road (30 feet min. width) within the dedicated right of way prior to January 1984

SITE DATA:
Total number of lots: 28
Total length of streets: 4035.50 lin. feet (0.76 mile)
Total acreage: 146.1

## DRAINAGE STATEMENT

The owners certify that they are aware that AMAFCA's approval herein is subject to the condition that any and all development of the property within this subdivision, and any and all construction to be undertaken thereon, shall be subject to obtaining the further and prior approval of AMAFCA, that any such development and construction is in full conformity with all applicable rules, regulations and requirements of AMAFCA.

ORIGINAL SCALE: 1" = 200'
200' 0 200' 400' 600'
FEET

SPECIAL EASEMENT NOTE
The 10-foot utility easements correspond to actual locations of existing powerlines, irrespective of where the easements may be shown on the plat of record.

# SUBDIVISION PLAT OF R.C.A. INDUSTRIAL PARK

Bernalillo County, New Mexico

APRIL 1982 SCALE 1" = 200'

## DESCRIPTION AND DEDICATION

The subdivision of that certain tract of land situate within the Southwest Quarter (SW¼) Section 17, East One-Half (E½) Section 19, and Northwest Quarter (NW¼) Section 20, Township 9 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, formerly comprising Tracts "A" and "B" of Plat of R.C.A. Industrial Park, Bernalillo County, New Mexico as the same is shown and designated on the plat of said R.C.A. Industrial Park filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 25 day of July, 1979. Also formerly comprising Tracts "C-1" and "D-1" of Replat of Tracts "C" and "D" R.C.A. Industrial Park, Bernalillo County, New Mexico as shown and designated on the replat of said tracts "C" and "D" R.C.A. Industrial Park filed in the office of the County Clerk of Bernalillo County, New Mexico on the 14th day of March, 1980.

And now re-platted and subdivided, as hereon shown, comprising Tracts A-1 thru A-2, B-1 thru B-10, C-1, and D-1-1 thru D-1-15 of R.C.A. Industrial Park, situate within SW¼, Section 17, E½, Section 19 and NW¼, Section 20, Township 9 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof; and said owners and proprietors do hereby dedicate the public street right-of-way shown hereon, together with all easements shown on this plat. Drainage easements hereby dedicated are granted for the purpose of drainage of surface waters, including effects of saturation, percolation, and erosion therefrom. The owners of the tracts herein created shall keep the easement way within such tracts free of any structure, planting, or other material which may change or impede the flow of surface waters within such easement. Utility easements hereby dedicated include rights of ingress and egress and the right to remove any structures, vegetation, or other such obstructions as reasonably appears necessary for the purpose for which the easements are granted.

## OWNERS AND PROPRIETORS

TRACTS B-1, B-2, B-9, B-10, and D-1-1 through D-1-14

R.C.A. Industrial Park Limited Partnership
Roger S. Cox, General Partner

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

ON THIS _____ DAY OF _____, 1982, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROGER S. COX, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACTS A-1, A-2

Chava and Company, Inc.
Salvador Guzman, President

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

ON THIS _____ DAY OF _____, 1982, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SALVADOR GUZMAN, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED.

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACTS B-3, B-4, B-5, B-6

Joel B. White, Attorney in Fact for Axel B. White

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

ON THIS _____ DAY OF _____, 1982, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOEL B. WHITE, ATTORNEY IN FACT FOR AXEL B. WHITE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED.

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT C-1

Associated Milk Producers, Inc.
Bill C. Adams, Assistant Division Manager

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACTS B-7, B-8

Lawrence A. Spero  Mary K. Spero

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

ON THIS _____ DAY OF _____, 1982, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LAWRENCE A. SPERO AND MARY K. SPERO, HIS WIFE, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT D-1-15

James W. Franklin  Joy G. Franklin

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

## APPROVALS

| | |
|---|---|
| MOUNTAIN BELL TELEPHONE COMPANY | DATE |
| PUBLIC SERVICE COMPANY OF NEW MEXICO | DATE |
| GAS COMPANY OF NEW MEXICO | DATE |
| AMAFCA | DATE |
| CHAIRMAN, BERNALILLO COUNTY PLANNING COMMISSION | DATE |
| CHAIRMAN, BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS | DATE |
| ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION | DATE |

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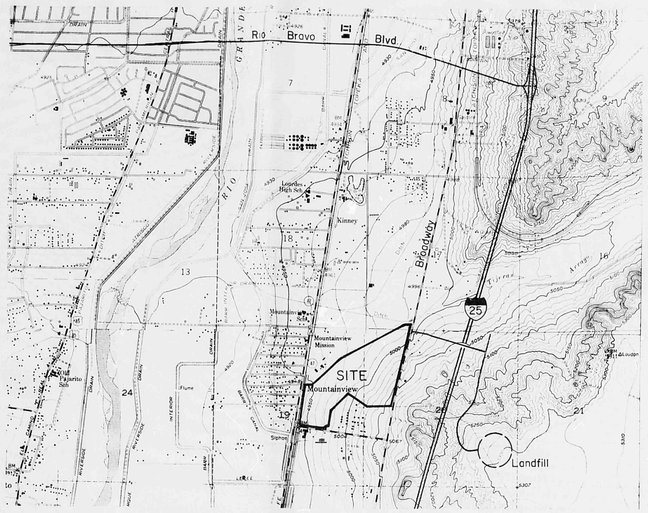
ENGINEERING




## VICINITY MAP

SCALE 1"=2000' CONTOUR INTERVAL 10'

## LEGAL DESCRIPTION

A certain tract of land situate within the SW 1/4 Section 17, E 1/2 Section 19, and NW 1/4 Section 20, T.9N., R.3 E., NMPM, Bernalillo County, New Mexico.

(See Subdivision Plat)

## SUBDIVISION DATA

Number of parcels within the subdivision: 28
Size of smallest parcel: 2.26 acres
Type 2 Subdivision

## GENERAL NOTE

The subdivider intends to develop various drainage improvements within the site and adjacent rights-of-way, and to construct Industry Way S.E. The subdivider will not provide utilities. Individual lots within the site are to be developed by separate industrial purchasers, subject to approval by County authorities.

# TERRAIN MANAGEMENT PLAN
# FOR
# RCA INDUSTRIAL PARK

**BERNALILLO COUNTY, NEW MEXICO**

SUBDIVIDER

RCA Industrial Park Limited Partnership
4121 Wyoming Blvd. N.E.
Albuquerque, New Mexico 87111
Phone: 505-293-3080

PLAN PREPARED BY

CCIC - Architects, Engineers, Planners
3500 Indian School Road N.E.
Albuquerque, New Mexico 87106
Phone: 505-266-5521

APPROVAL as specified by Bernalillo County Subdivision Ordinance, Appendix E, Section 2.A.

Chairman, Bernalillo County Planning Commission _____ Date _____

County Planner _____ Date _____

| MAPS R-13 AND R-14 | SC- |
|---|---|

Sheet 1: Title, Approval, Vicinity Map, etc.
Sheet 2: Subdivision Map, Soil Survey, etc.
Sheet 3: Drainage Plan

## SURFACE DRAINAGE

Note: For additional detail, see the approved Drainage Report (Table 1).

A. Storm Drainage Computations

UNDEVELOPED DRAINAGE (Rational Method)

Area (offsite) = 369.1 Acres
(onsite) = 146.1 Acres
(total) = 515.2 Acres

Time of concentration = 96 min.
"C" Value = 0.30, D = 2.2" (6 hr./100 yr.)

$I = \frac{189}{t+25} = \frac{189}{121} = 1.56$

$Q_{onsite} = CIA$
$= (0.30)(1.56)(146.1) = 68.4$ cfs
$Q_{total} = (0.30)(1.56)(515.2) = 241.1$ cfs

$V_{onsite} = CDA$
$= (0.30)(0.183)(146.1)(43560) = 349,390$ cu. ft.
$V_{total} = (0.30)(0.183)(515.2)(43560) = 1,232,072$ cu. ft.

DEVELOPED DRAINAGE

Compute Composite "C" Value (assume 5% impervious area)

$0.90\left(\frac{7.3}{146.1}\right) = 0.05$

$0.30\left(\frac{138.8}{146.1}\right) = \frac{0.29}{0.34}$

$Q = CIA$
$= (0.34)(1.56)(146.1) = 77.5$ cfs
$V = CDA$
$= (0.34)(0.183)(146.1)(43560) = 395,975$ cu. ft.

B. COMMENTS

The subdivider will construct drainage improvements in accordance with the preliminary designs shown on Sheet 3 following, prior to any additional lot sales. Then as individual lots within the industrial park are developed by purchasers, the purchasers shall provide drainage control or improvements (approved by the County) that are recommended in the approved RCA Industrial Park Drainage Report or that are consistent with that report or with then-current AMAFCA policies.

Under developed conditions, storm water runoff will not be allowed to exit the site at increased rates over undeveloped conditions.

C. DRAINAGE PATTERNS

According to the approved Drainage Report, concentrated offsite flow will pass the site at Study Points 1 and 3. Other concentrated offsite flows will enter the site at Study Points 2 and 4. At point 5, combined offsite and onsite flows cross the proposed road. Combined offsite and onsite flows will exit the site at Points 6 and 7. Minor sheet flow from the site will drain into the abandoned channel of Tijeras Arroyo, but under developed conditions runoff will not be allowed to exit the site at increased rates over undeveloped conditions.

D. PRELIMINARY DESIGN DETAILS

See Sheet 3.

## GENERAL GRADING PLAN

(A) Public roads within site: The subdivider proposes to build Industry Way S.E. to conform to Bernalillo County standards or requirements. Only minor grading will be necessary and cut and fill slopes will be stabilized as required.

(B) Drainage control structures within site: The subdivider proposes to build drainage control structures approximately as shown on the "Subdivision Map". Only minor grading will be necessary, and cut and fill slopes will be stabilized as required.

(C) Lots within site: The subdivider does not intend to do pre-development site grading. It is anticipated that separate industrial concerns will develop individual lots, and that their development plans will be submitted for County approval. Said development plans will conform to the Drainage Report (approved March 13, 1981) that has been prepared for the entire site.

NOTE: No finished contours for site grading are shown, as each lot is to be developed by separate industrial concerns. Their development plans will be submitted for County approval. (See "General Grading Plan" above).

## SUBSURFACE DRAINAGE

The water table is deeper than 12 feet below the ground surface at all times. No subsurface drainage structures are necessary.

## TYPES OF UTILITIES

The subdivider is not providing utilities.

## ESTIMATED CONSTRUCTION SCHEDULE

| | |
|---|---|
| (a) start and finish of clearing and grading operations | (none except as described in "General Grading Plan") |
| (b) duration of exposure of disturbed areas | (not applicable) |
| (c) stabilization date for disturbed areas | (not applicable) |
| (d) installation date of storm drainage system (per drainage plan) | January 1984 |
| (e) installation date for all roads | January 1984 |
| (f) paving date of roads | (not applicable) |
| (g) installation date of each utility to be provided | (no utilities to be provided) |
| (h) installation date for industrial buildings and facilities | following plat approval and at the will of the Purchasers |

SHEET 1 OF 3

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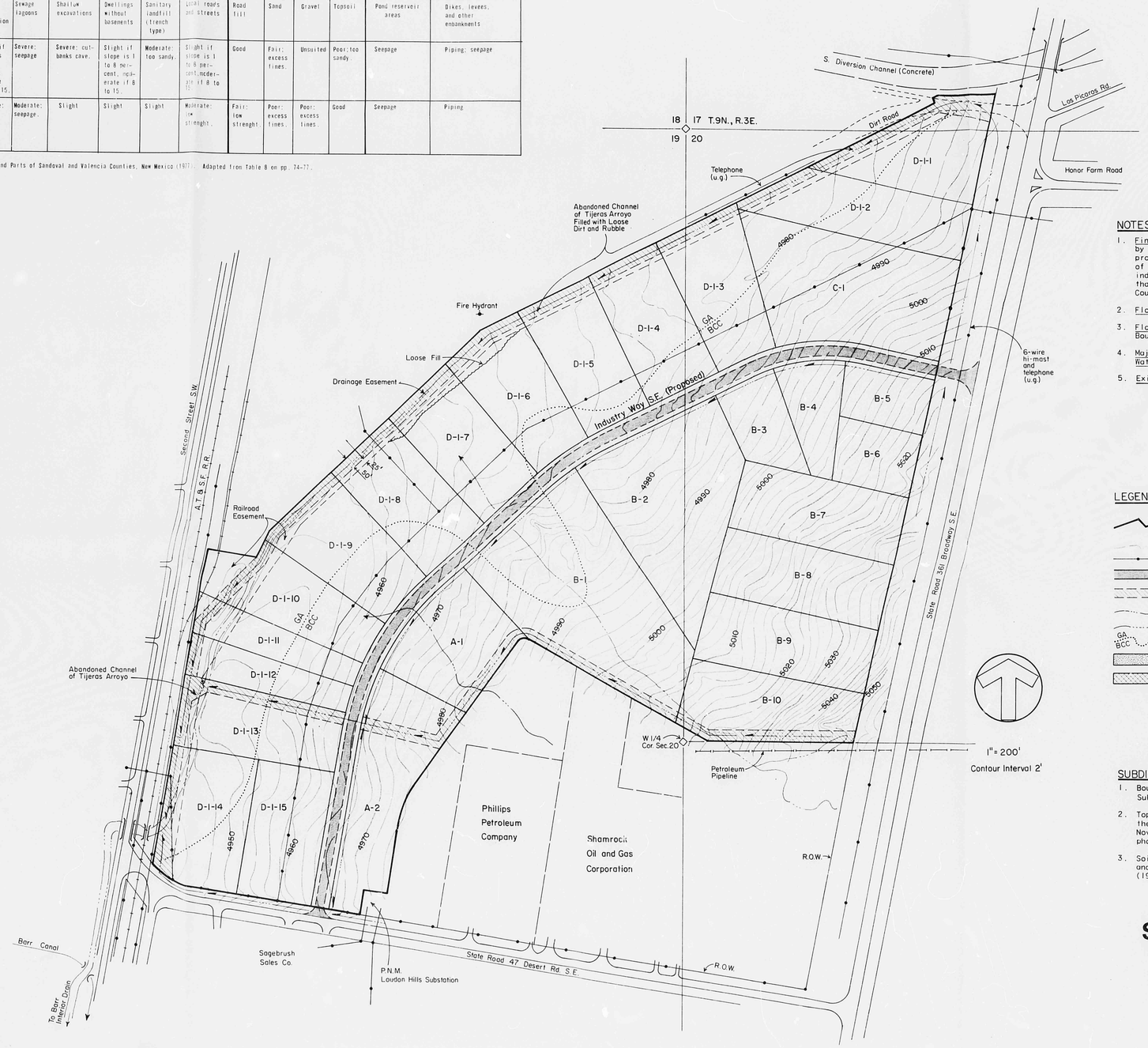
## SOIL CLASSIFICATIONS AND ENGINEERING INTERPRETATIONS

| Soil Mapping Units | Degree and kind of limitations for- | | | | | | Suitability as source of- | | | | Soil features affecting- | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Septic tank absorption fields | Sewage lagoons | Shallow excavations | Dwellings without basements | Sanitary landfill (trench type) | Local roads and streets | Road fill | Sand | Gravel | Topsoil | Pond reservoir areas | Dikes, levees, and other embankments |
| Bluepoint loamy fine sand (BCC) (This soil is formed in sandy sediments on alluvial fans and terraces.) | Slight if slope is 1 to 8 percent; moderate if 8 to 15. | Severe: seepage | Severe: cut-banks cave. | Slight if slope is 1 to 8 percent, moderate if 8 to 15. | Moderate: too sandy. | Slight if slope is 1 to 8 percent; moderate if 8 to 15. | Good | Fair: excess fines. | Unsuited | Poor: too sandy. | Seepage | Piping; seepage |
| Gila fine sandy loam (GA) (This soil is formed in recent alluvium in floodplain of Tijeras Arroyo only). | Moderate: percs slowly. | Moderate: seepage. | Slight | Slight | Slight | Moderate: low strenght. | Fair: low strenght. | Poor: excess fines. | Poor: excess fines. | Good | Seepage | Piping |

Source: Soil Survey of Bernalillo and Parts of Sandoval and Valencia Counties, New Mexico (1977). Adapted from Table 8 on pp. 74-77.




## NOTES ON THE SUBDIVISION MAP

1. Finished Contours: Not shown. No grading to be done by subdivider except as part of the construction of proposed drainage channels, and incidental to construction of Industry Way S.E. It is intended that separate industrial concerns will develop individual lots, and that their development plans will be submitted for County approval.
2. Floodways and Flood Fringes: None
3. Floodplains: None, according to HUD Flood Hazard Boundary Map
4. Major Rock Outcroppings, Slopes Over 8%, Wooded Areas, Waterbodies: None
5. Existing buildings, fences, etc. are not shown.

## LEGEND FOR THE SUBDIVISION MAP

- Subdivision boundary
- Existing contour
- Existing powerline (overhead)
- Proposed road
- Proposed drainage easement per plat
- Existing drainage channel
- Proposed drainage channel
- GA BCC — Soil boundary and mapping unit symbols
- Area which the subdivider intends to revegetate (none)
- Area in which the subdivider intends to preserve vegetation (none)

## SUBDIVISION MAP SOURCES

1. Boundaries, rights of way, easements, etc. from the Subdivision Plat of RCA Industrial Park.
2. Topography adapted from "Topographic Plat of Portion of the Lands of J.W. Tartar" by C.E. Beyer Engineering, November 17, 1969; with additional data from aerial photographs made in 1980 and other sources.
3. Soil boundary adapted from Soil Survey of Bernalillo and parts of Sandoval and Valencia Counties, New Mexico (1977).

# SUBDIVISION MAP

SHEET 2 OF 3

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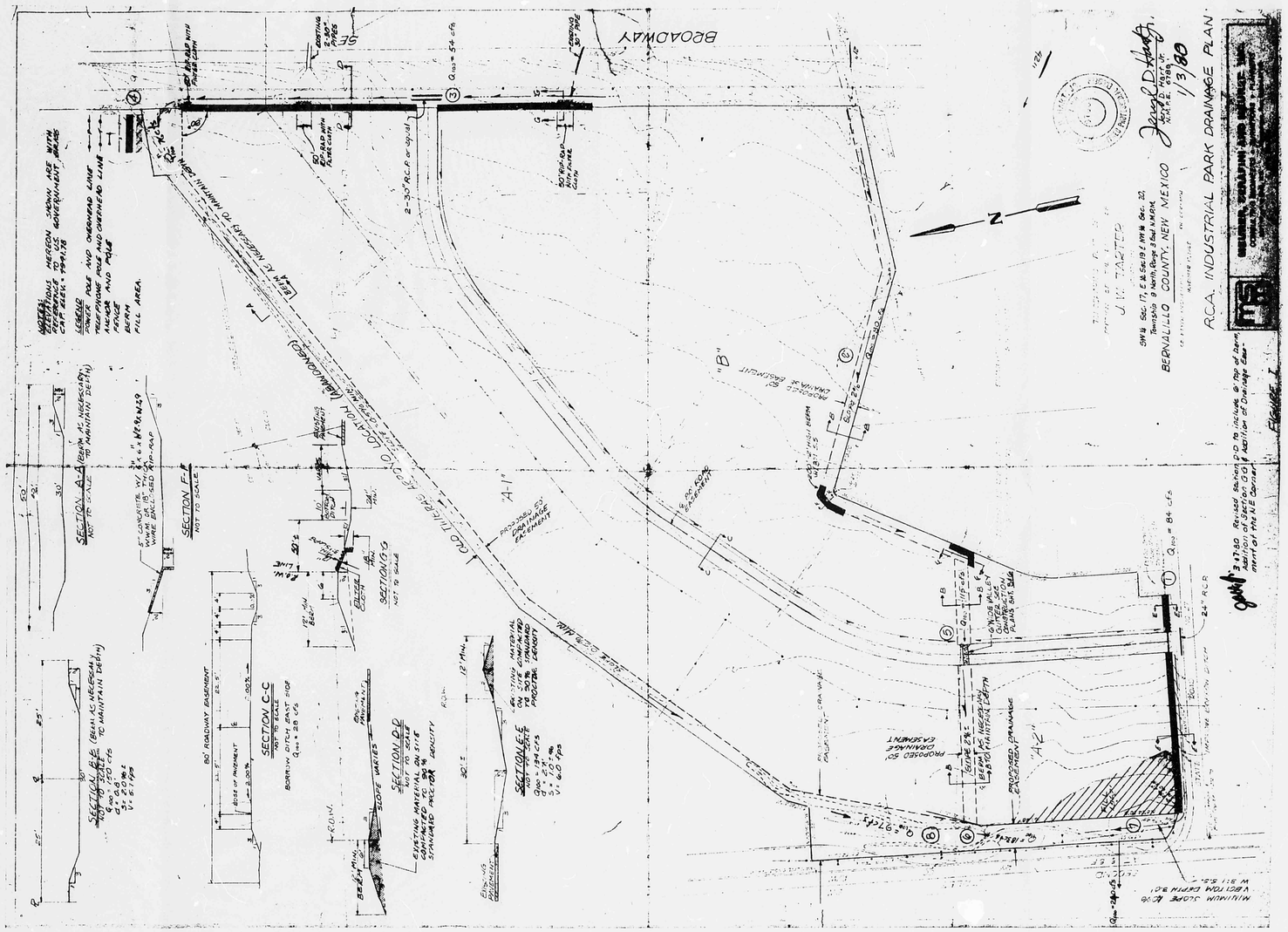
HYDROLOGY R13/D1 7 PLANS
2 of 2




NOTE: This is same as Figure 1 in the approved Drainage Report. Minor realignment of drainage channels in SW portion of site are proposed, as shown on Sheet 2.

## DRAINAGE PLAN

1" = 200'

SHEET 3 OF 3

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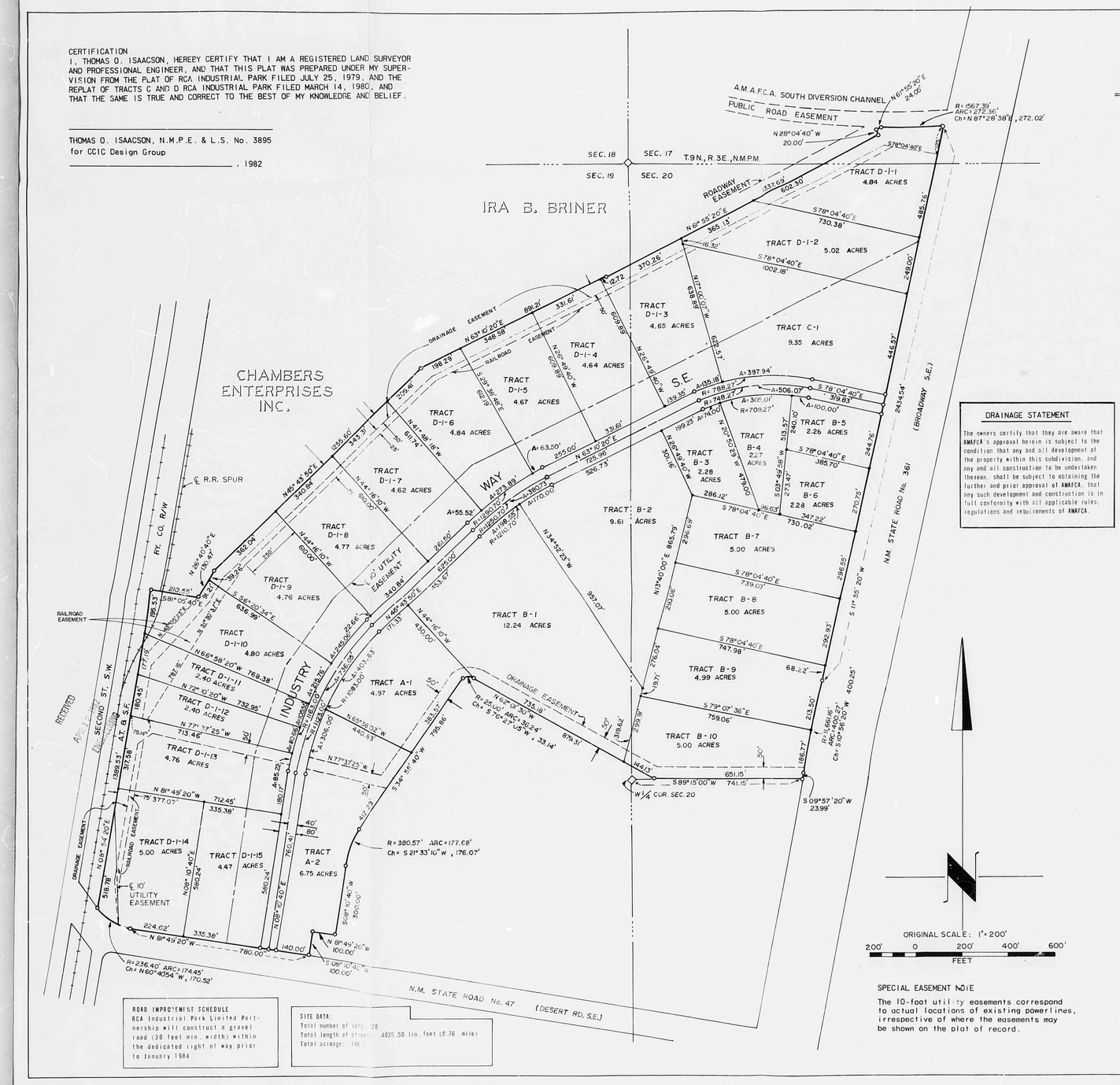
_____, 1982

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# SUBDIVISION PLAT OF
# R.C.A. INDUSTRIAL PARK

Bernalillo County, New Mexico

APRIL 1982 SCALE 1"=200'

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TRACTS B-1, B-2, B-9, B-10, and D-1-1 through D-1-14

R.C.A. Industrial Park Limited Partnership
Roger S. Cox, General Partner

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

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NOTARY PUBLIC

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Salvador Guzman, President

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACTS B-3, B-4, B-5, B-6

Joel B. White, Attorney in Fact for Axel B. White

STATE OF NEW MEXICO )
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TRACTS B-7, B-8

Lawrence A. Spero Mary K. Spero

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MY COMMISSION EXPIRES: _____

TRACT D-1-15

James W. Franklin Joy G. Franklin

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

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DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COUNTY MAP SERIES (TOPOGRAPHIC)
SHEET 1 OF 2

Mapped, edited, and published by the Geological Survey in cooperation with the New Mexico Bureau of Mines and Mineral Resources, the Four Corners Regional Commission, Bernalillo County, and the City of Albuquerque

Compiled in 1975 from USGS 1:24 000-scale topographic maps dated 1952–1960. See index for dates of individual maps

Partially revised 1975

Projection and 20 000-foot grid ticks: New Mexico coordinate system, central zone (transverse Mercator)
5000-metre Universal Transverse Mercator grid, zone 13.
1927 North American datum

Red tint indicates areas within corporate boundaries or in which only landmark buildings are shown

Where omitted, land lines and grant lines have not been established or are not shown because of insufficient data

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1 MESA MECA 1957
2 KIMBERLY 1960
3 CORRALES 1954
4 COLONIA OMEGA 1954
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16 SOUTH SANTA FE 1954
17 NO PLANES 1957
18 LOS LUNAS 1960
(Photorevised 1975)
19 LOS LUNAS 1960
(Photorevised 1975)

APPROXIMATE MEAN DECLINATION, 1975

CONTOUR VALUES

Feet above mean sea level, 1929

Metric equivalent for the nearest metre are shown in red

SCALE 1:50 000

CONTOUR INTERVAL 40 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

NEW MEXICO

LOCATION DIAGRAM

LEGEND

Perennial stream, lake
Intermittent stream, lake
Public park or recreation area
National and State Forest or game land area
Other public area or Military or Indian Reservation

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

# BERNALILLO COUNTY, NEW MEXICO

N3452—B3(B4413, 27, 67428, 9)

1975

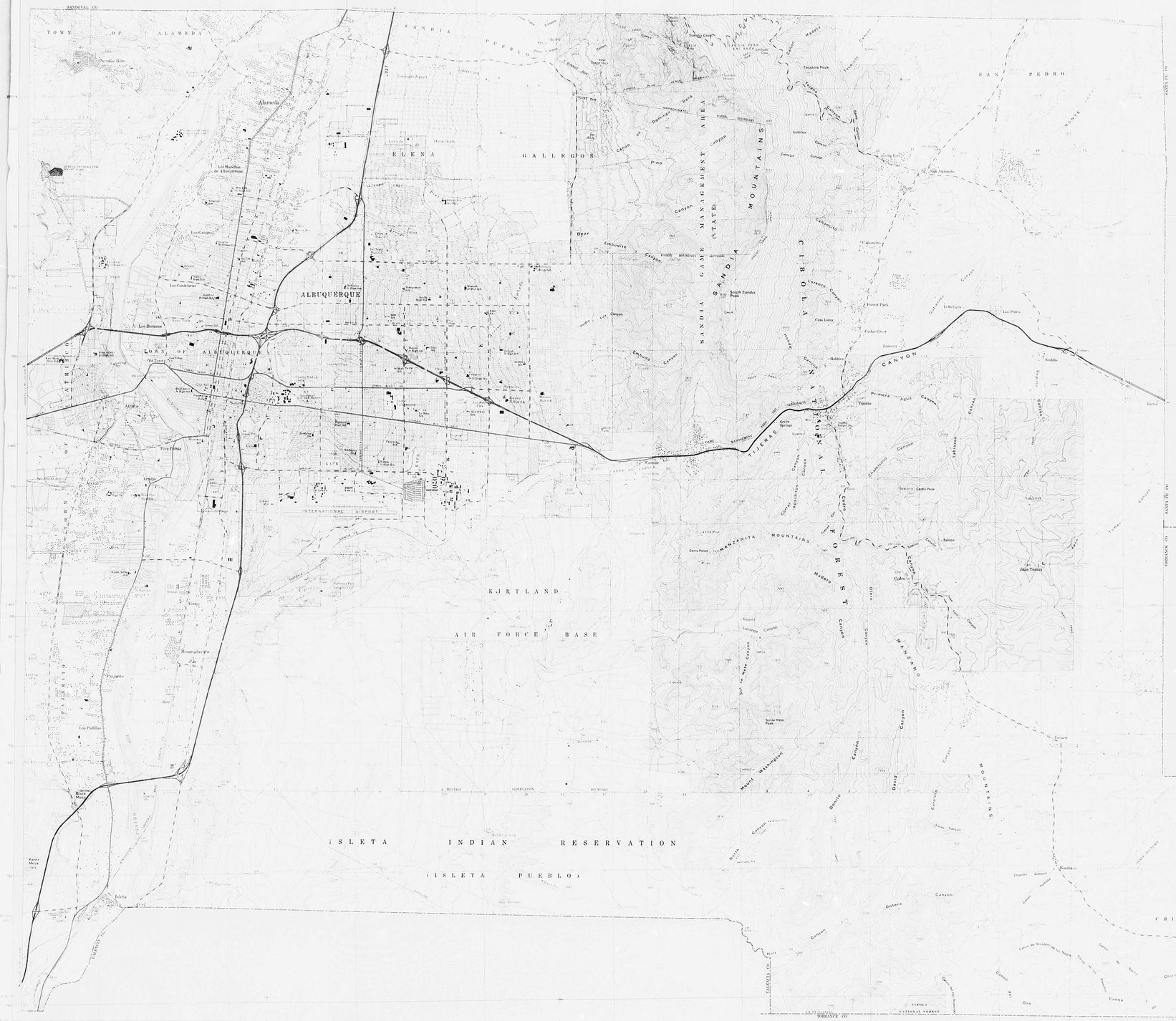
SHEET 1 OF 2

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

F 30 D 24 C 20 B 16 A 12
CITY OF ALBUQUERQUE
C D F

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

BERNALILLO COUNTY, NEW MEXICO
COUNTY MAP SERIES (TOPOGRAPHIC)
SHEET 2 OF 2

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Compiled in 1976 from USGS 1:24 000-scale topographic maps dated 1962–1961. See index for dates of individual maps

Partially revised 1975

Projection and 20 000-foot grid ticks: New Mexico coordinate system, central zone (transverse Mercator)
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Where unnetted, land lines and grid ticks have not been established or are not shown because of insufficient data

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CONTOUR INTERVAL VARIATIONS

SCALE 1:50 000

CONTOUR INTERVAL 20 FEET AND 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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NEW MEXICO

LOCATION DIAGRAM

LEGEND

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Intermittent stream, lake
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BERNALILLO COUNTY, NEW MEXICO
SCALE 1:50 000
1975
SHEET 2 OF 2

CITY OF ALBUQUERQUE
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F 30 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D F