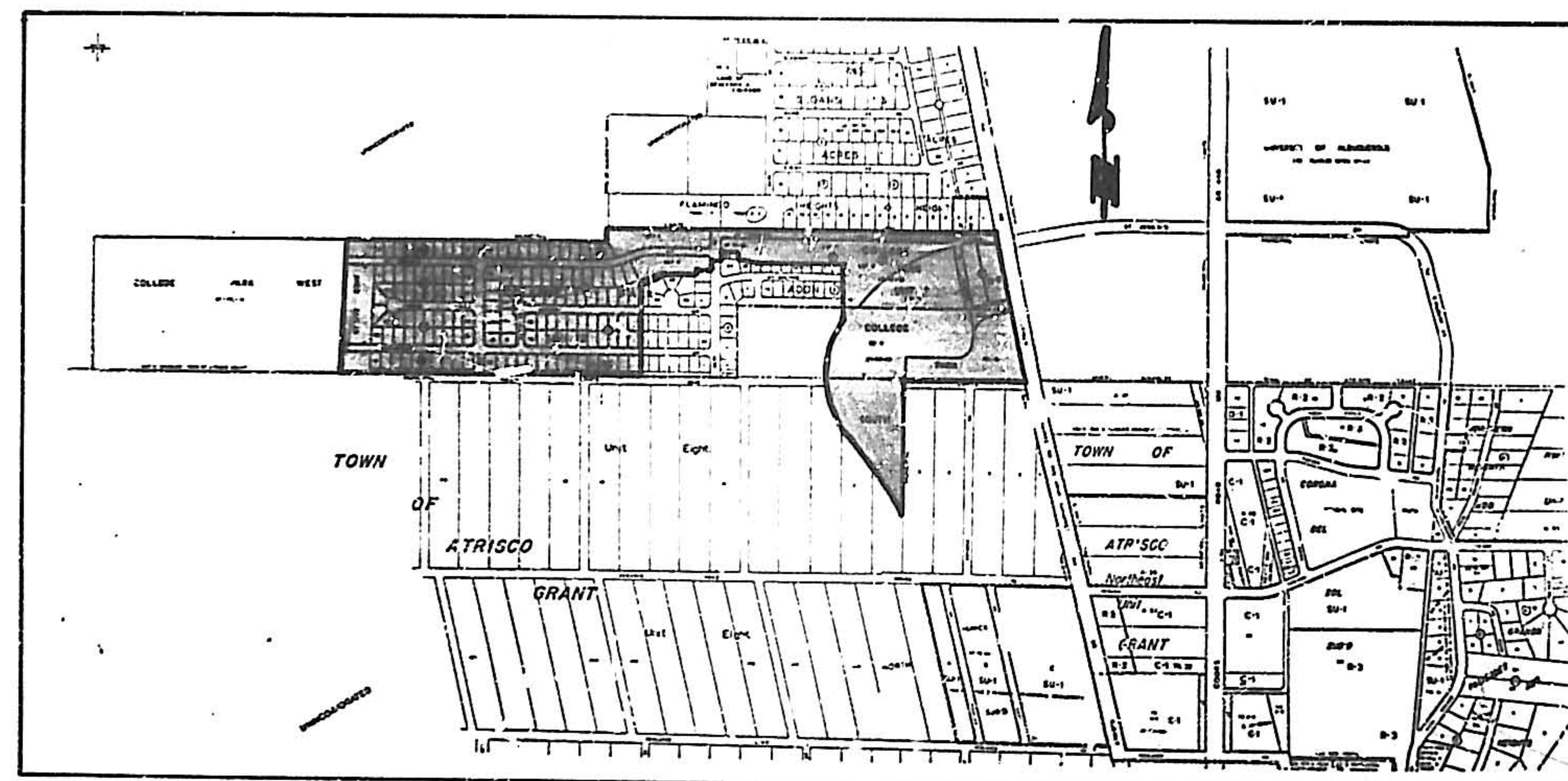


LADERA HEIGHTS SUBDIVISION

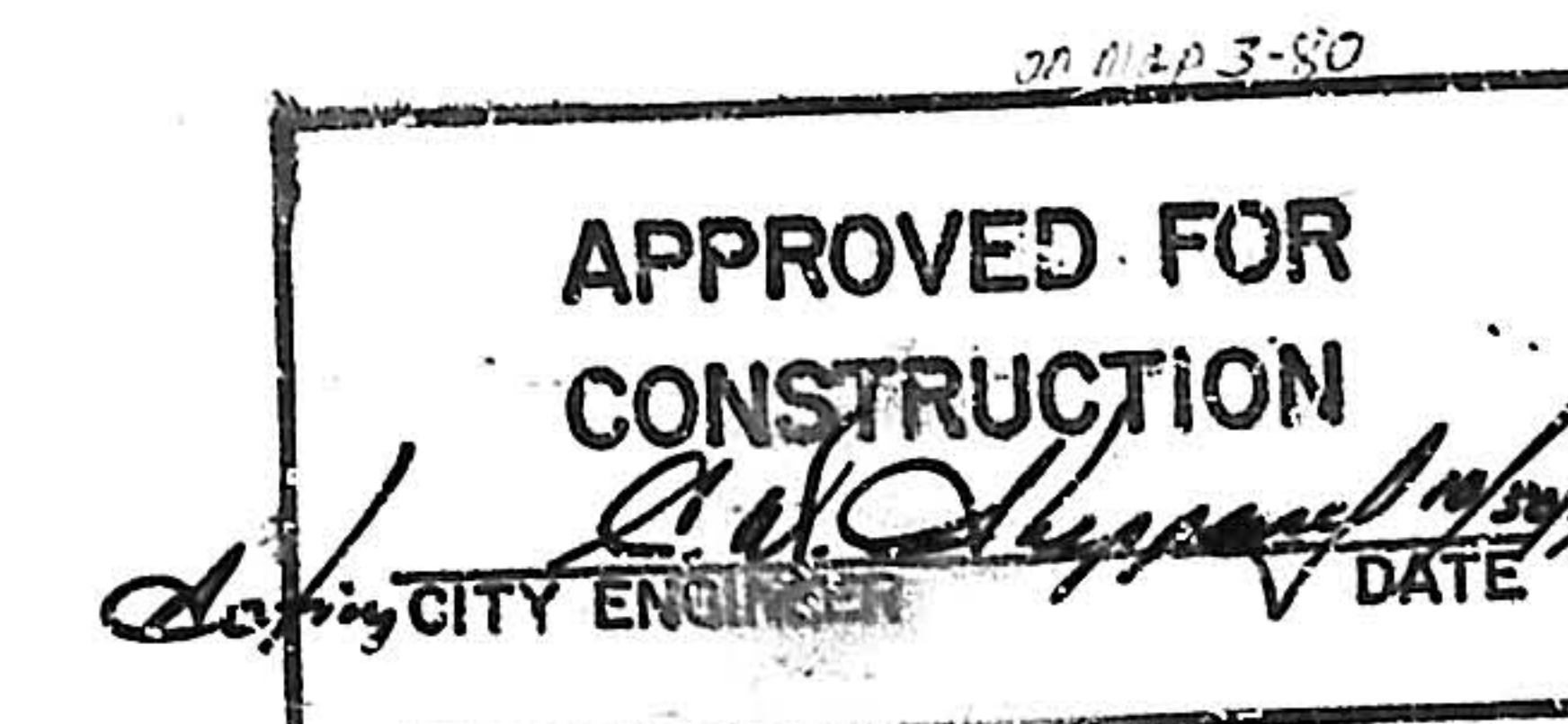
ALBUQUERQUE, NEW MEXICO

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VICINITY MAP



215 10/1/1 10/1/78



APPROVAL	
ASS'T CITY ENGINEER <i>[Signature]</i> DATE 7-31-78	CITY ENGINEER <i>[Signature]</i> DATE 7-31-78
TRAFFIC ENGINEER <i>[Signature]</i> DATE 7-31-78	HYDROLOGY ENGINEER <i>[Signature]</i> DATE 7-31-78
WATER RESOURCES ENGINEER <i>[Signature]</i> DATE 7-31-78	

JOB NO. 378-4
DATE APRIL 1978
SHEET 1 OF 19

CT-11-78

UNPLATTED
LANDS

FLAMINGO HEIGHTS

Filed March 27, 1968
Volume 84, Folio 132

FLAMINGO HEIGHTS

Filed March 21, 1968

FLAMINGO HEIGHTS

Volume 84, Folio 206

MATCH TO
SHEET 2

LEGAL DESCRIPTION

That certain tract of land situate within Sections 2 and 3, Township 10 North, Range 2 East, New Mexico Principal Meridian and situate within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising Unit 2 and a replat of a portion of Unit 1 of the College Park Addition as same was filed on December 13, 1966, in Volume D3, Folio 161, in the Office of County Clerk of said County; the Summary Replat of College Park, Unit 1, as same was filed on January 13, 1977, in Volume D7, Folio 102; and the amended Summary Plat for Annexation and Zoning, College Park South, as same was filed on March 10, 1977 in Volume D7, Folio 140, and lying in part within the Town of Albuquerque Grant and the Town of Atrisco Grant, and being more completely described by metes and bounds as follows:

Beginning at the southeast corner of the herein described tract, being a point on the westerly right-of-way of Atrisco Drive Northwest and the north line of the Town of Atrisco Grant; Thence N89°48'39"W, 725.18 feet to the one mile corner on the north line of the Town of Atrisco Grant; Thence N89°48'57"W, 124.56 feet along said north line of the Town of Atrisco Grant; Thence S00°33'16"W, 904.69 feet to a point on a curve to the left whose tangent bears N26°28'59"W, whose central angle is 10°51'11" and whose radius is 1445.92 feet; Thence along said curve an arc distance of 217.05 feet; Thence continuing N37°20'10"W, 405.04 feet to the beginning of a curve to the right whose central angle is 70°27'53" and whose radius is 716.20 feet; Thence along said curve an arc distance of 433.10 feet to a point on the north line of the Town of Atrisco Grant; Thence continuing along said curve an arc distance of 447.71 feet; Thence N00°13'03"E, 210.03 feet; Thence N89°46'57"W, 11.04 feet; Thence N00°13'03"E, 125.00 feet; Thence N89°46'57"W, 450.00 feet to the beginning of a curve to the right whose central angle is 15°29'56", and whose radius is 550.00 feet; Thence along said curve an arc distance of 148.78 feet to a point of reverse curve whose central angle is 15°29'56" and whose radius is 275.00 feet; Thence along said curve an arc distance of 74.33 feet; Thence N00°23'43"W, 10.12 feet; Thence N00°13'03"E, 28.73 feet; Thence N89°46'57"W, 121.11 feet; Thence S00°13'03"W, 0.00 feet; Thence N89°46'57"W, 64.00 feet; Thence S00°13'03"W, 48.63 feet; Thence N89°46'57"W, 110.00 feet; Thence S00°13'03"W, 20.00 feet; Thence N89°46'57"W, 238.74 feet; Thence S70°28'03"W, 167.60 feet; Thence S00°13'03"W, 221.10 feet; Thence N89°46'57"W, 5.52 feet; Thence S00°13'03"W, 200.00 feet; Thence S63°46'57"E, 5.10 feet; Thence S00°13'03"W, 160.00 feet; Thence S35°11'40"W, 36.69 feet to a point on the north line of the Town of Atrisco Grant; Thence N89°46'57"W, 2042.21 feet along said north line to the southwest corner of the herein described tract; Thence N02°46'35"E, 870.58 feet to the northwest corner of the herein described tract; Thence S89°46'07"E, 1011.39 feet to a point on the west line of the Town of Albuquerque Grant; Thence N00°10'37"E, 82.69 feet along said west line to the southwest corner of Flamingo Heights Subdivision, as same was filed on March 21, 1968, in Volume 84, Folio 206, in the Office of the County Clerk, Bernalillo County, New Mexico; Thence S89°55'46"E, 2668.10 feet along the south line of said Flamingo Heights Subdivision to the southeast corner thereof and the northeast corner of the herein described tract, being also a point on the westerly right-of-way of Atrisco Drive Northwest; Thence S11°48'28"E, 579.36 feet along said right-of-way line to the southeast corner of the herein described tract and point of beginning, containing 80.5230 acres more or less.

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 rights-of-way shown herein, easements, together with all easements shown on this plat. Power, communication easements are reserved where shown by dashed lines, being 20 feet in width centered on rear lot lines and 10 feet in width centered on the side lot lines except as noted, including the right of ingress and egress, and the right to trim interfering trees. Any drainage easements shown hereon are also easements for underground sewer and water lines. All public rights-of-way not shown shall be vacated.

The owners certify that they are aware that ANAFCA'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 ANAFCA, that said development and construction is in full conformity with all applicable rules, regulations and requirements of ANAFCA.

DOMINO DEVELOPMENT CORPORATION

By: *[Signature]* Secretary
Jack Smith, President

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this 27th day of July, 1978, the foregoing instrument was acknowledged before me. My commission expires July 19, 1981.

Notary Public

[Signature]
H. J. Pickard Jr. Carolyn J. Pickard

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this 26th day of June, 1978, the foregoing instrument was acknowledged before me. My commission expires July 19, 1981.

Notary Public

EL RANCHO

Filed February 16, 1978

ATRISCO

Volume 88, Folio 84

LOT ACREAGES

LOT NO.	ACREAGE	LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.232	49	0.195	97	0.201
2	0.232	50	0.195	98	0.201
3	0.232	51	0.195	99	0.201
4	0.232	52	0.195	100	0.201
5	0.232	53	0.195	101	0.201
6	0.232	54	0.195	102	0.201
7	0.232	55	0.195	103	0.201
8	0.232	56	0.195	104	0.201
9	0.232	57	0.195	105	0.201
10	0.232	58	0.195	106	0.201
11	0.232	59	0.195	107	0.201
12	0.232	60	0.195	108	0.201
13	0.232	61	0.195	109	0.201
14	0.232	62	0.195	110	0.201
15	0.232	63	0.195	111	0.201
16	0.232	64	0.195	112	0.201
17	0.232	65	0.195	113	0.201
18	0.232	66	0.195	114	0.201
19	0.232	67	0.195	115	0.201
20	0.232	68	0.195	116	0.201
21	0.232	69	0.195	117	0.201
22	0.232	70	0.195	118	0.201
23	0.232	71	0.195	119	0.201
24	0.232	72	0.195	120	0.201
25	0.232	73	0.195	121	0.201
26	0.232	74	0.195	122	0.201
27	0.232	75	0.195	123	0.201
28	0.232	76	0.195	124	0.201
29	0.232	77	0.195	125	0.201
30	0.232	78	0.195	126	0.201
31	0.232	79	0.195	127	0.201
32	0.232	80	0.195	128	0.201
33	0.232	81	0.195	129	0.201
34	0.232	82	0.195	130	0.201
35	0.232	83	0.195	131	0.201
36	0.232	84	0.195	132	0.201
37	0.232	85	0.195	133	0.201
38	0.232	86	0.195	134	0.201
39	0.232	87	0.195	135	0.201
40	0.232	88	0.195	136	0.201
41	0.232	89	0.195	137	0.201
42	0.232	90	0.195	138	0.201
43	0.232	91	0.195	139	0.201
44	0.232	92	0.195	140	0.201
45	0.232	93	0.195	141	0.201
46	0.232	94	0.195	142	0.201
47	0.232	95	0.195	143	0.201
48	0.232	96	0.195	144	0.201
49	0.232	97	0.195	145	0.201
50	0.232	98	0.195	146	0.201

CURVE DATA

STATION	RADIUS	ARC	DELTA	TA
1	1445.92	217.05	10°51'11"	108.86
2	716.20	433.10	70°27'53"	605.93
3	550.00	148.78	15°29'56"	44.95
4	275.00	74.33	15°29'56"	22.47
5	275.00	74.33	15°29'56"	22.47
6	275.00	74.33	15°29'56"	22.47
7	275.00	74.33	15°29'56"	22.47
8	275.00	74.33	15°29'56"	22.47
9	275.00	74.33	15°29'56"	22.47
10	275.00	74.33	15°29'56"	22.47
11	275.00	74.33	15°29'56"	22.47
12	275.00	74.33	15°29'56"	22.47
13	275.00	74.33	15°29'56"	22.47
14	275.00	74.33	15°29'56"	22.47
15	275.00	74.33	15°29'56"	22.47
16	275.00	74.33	15°29'56"	22.47
17	275.00	74.33	15°29'56"	22.47
18	275.00	74.33	15°29'56"	22.47
19	275.00	74.33	15°29'56"	22.47
20	275.00	74.33	15°29'56"	22.47
21	275.00	74.33	15°29'56"	22.47
22	275.00	74.33	15°29'56"	22.47
23	275.00	74.33	15°29'56"	22.47
24	275.00	74.33	15°29'56"	22.47
25	275.00	74.33	15°29'56"	22.47
26	275.00	74.33	15°29'56"	22.47
27	275.00	74.33	15°29'56"	22.47
28	275.00	74.33	15°29'56"	22.47
29	275.00	74.33	15°29'56"	22.47
30	275.00	74.33	15°29'56"	22.47
31	275.00	74.33	15°29'56"	22.47
32	275.00	74.33	15°29'56"	22.47
33	275.00	74.33	15°29'56"	22.47
34	275.00	74.33	15°29'56"	22.47
35	275.00	74.33	15°29'56"	22.47
36	275.00	74.33	15°29'56"	22.47
37	275.00	74.33	15°29'56"	22.47
38	275.00	74.33	15°29'56"	22.47
39	275.00	74.33	15°29'56"	22.47
40	275.00	74.33	15°29'56"	22.47
41	275.00	74.33	15°29'56"	22.47
42	275.00	74.33	15°29'56"	22.47
43	275.00	74.33	15°29'56"	22.47
44	275.00	74.33	15°29'56"	22.47
45	275.00	74.33	15°29'56"	22.47
46	275.00	74.33	15°29'56"	22.47
47	275.00	74.33	15°29'56"	22.47
48	275.00	74.33	15°29'56"	22.47
49	275.00	74.33	15°29'56"	22.47
50	275.00	74.33	15°29'56"	22.47

APPROVALS

Water Resources Engineer, City of Albuquerque, N.M.
[Signature]

Property Management, City of Albuquerque, N.M.
[Signature]

City Engineer, City of Albuquerque, N.M.
[Signature]

Traffic Engineer, City of Albuquerque, N.M.
[Signature]

Director of Parks and Recreation, City of Albuquerque, N.M.
[Signature]

Chief Surveyor, City of Albuquerque, N.M.
[Signature]

Mountain Bell Telephone Company
[Signature]

Public Service Company of New Mexico
[Signature]

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DATE

6-22-78

6-1-78

6/2/78

5/31/78

6-1-78

5-31-78

6-31-78

6-5-78

PLAT NO. S-1296-2

APPROVED

Zone Atlas No. G-10-Z, G-11-Z

Date of Survey: November 1977

NOTES

1. Monuments required by the City of Albuquerque Subdivision Ordinance are previously bonded. No additional monumentation required.

2. Bearings shown hereon are based on the New Mexico State Plane Coordinate Grid, Central Zone.

3. R = Radius, L = Arc Length, T = Tangent.

4. Unless otherwise indicated, lot lines are perpendicular or radial to street right-of-way lines.

5. N/R indicates non-radial.

6. All dimensions are given in feet and decimals.

7. All curved dimensions are given along the arc.

8. Street Centerline curves and right-of-way curves are numbered and shown in Curve Data Table.

9. Unless otherwise indicated, cut-de-sac radii are 50 feet.

TOTAL ACREAGE

Total Acreage 80.5230

No. of Lots 120

Tracts 11

MILES OF STREET CREATED

Full Width Streets 2.1381

Half Width Streets 0

Full Width Streets 2.1381

Half Width Streets 0

Full Width Streets 2.1381

Half Width Streets 0

Full Width Streets 2.1381

Half Width Streets 0

Full Width Streets 2.1381

Half Width Streets 0

Full Width Streets 2.1381

Half Width Streets 0

Full Width Streets 2.1381

Half Width Streets 0

Full Width Streets 2.1381

Half Width Streets 0



SCALE 1"=100'

TRACT B

TRACT C

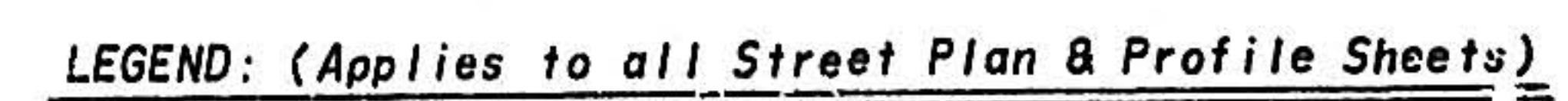
TRACT J

TRACT A

TOWN OF ATRISCO GRANT

UNIT 8

Scale: 1" = 100'



- GENERAL NOTES - Street Construction**
1. All curb returns have 25' radii unless otherwise noted.
 2. All sidewalks are 48" wide except where otherwise shown and at wheelchair ramps.
 3. All paving and associated work shall be constructed in accordance with Change Order No. 3 to the Contract Documents for City-wide Utilities and Cash Paving No.26.
 4. All street grades shown are to top of curb and referred to centerline stationing unless specifically noted otherwise.

1 2 3 4 5 6 7 8 9 10 11 12

25	0	1	1	0	4	7	8
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BENCH MARKS

BM 1 - North bonnet bolt FH at NW corner Ladera Road and Atrisco Drive Elev. 5112.86

BM 2 - Top 1" iron pipe North corner lot 180 Elev. 5116.51

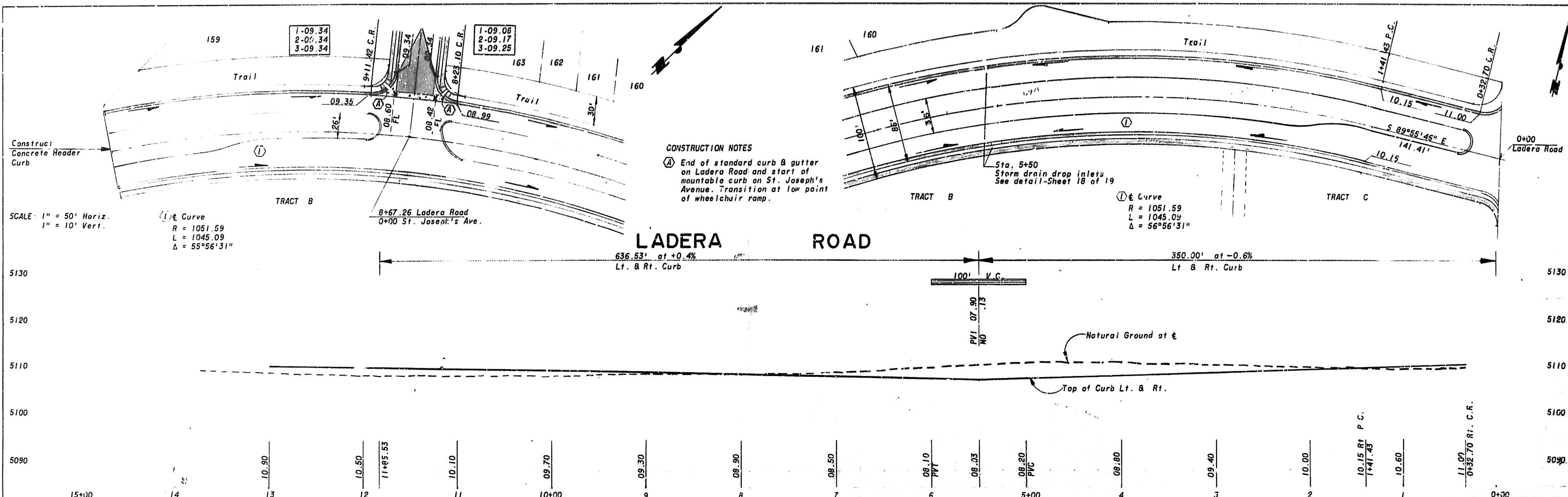
BM 3 - Top conc. mon. NW corner of subdivision Elev. 5136.11

BM 4 - Top conc. mon. SW corner of subdivision Elev. 5141.54

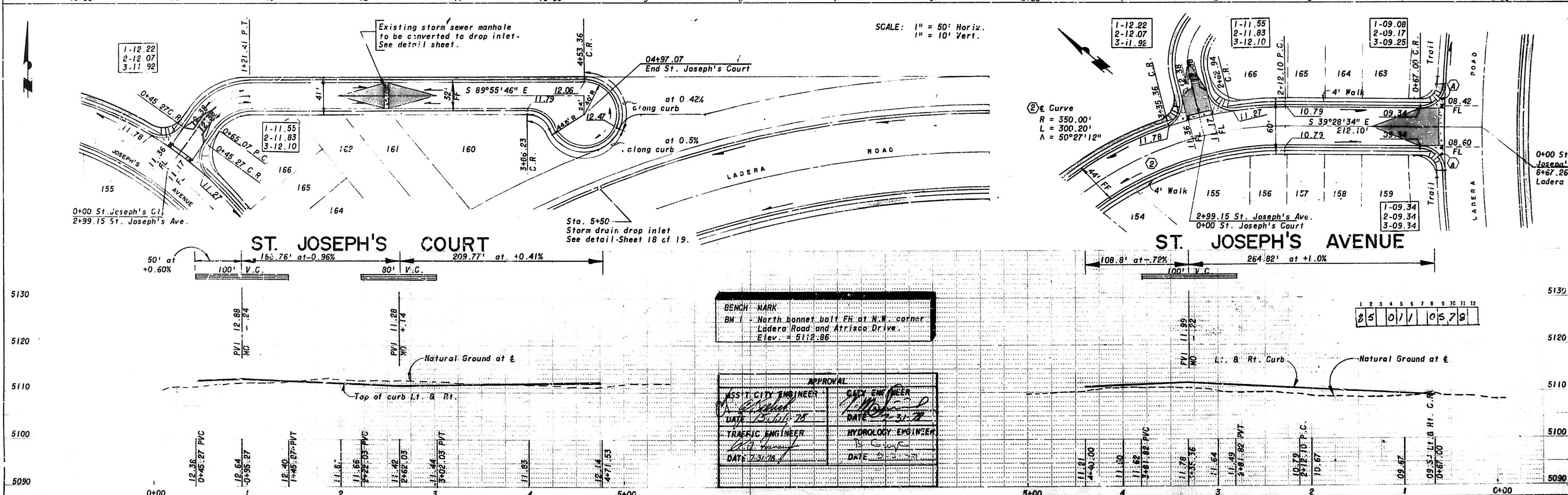
APPROVAL	
ASS'T CITY ENGINEER <i>[Signature]</i> DATE <i>7-31-78</i>	CITY ENGINEER <i>[Signature]</i> DATE <i>7-31-78</i>
TRAFFIC ENGINEER <i>[Signature]</i> DATE <i>7-31-78</i>	HYDROLOGY ENGINEER <i>[Signature]</i> DATE <i>7-31-78</i>

SHEET 4 OF 19

PLAN	DATE
NO.	
BY	
CHECKED	
APPROVED	
DATE	



PROFILE	DATE
NO.	
BY	
CHECKED	
APPROVED	
DATE	



BENCH MARK
BN 1 - North banner bolt FH at N.W. corner
Ladera Road and Atresco Drive.
Elev. = 5112.86

APPROVAL	DATE
ASSISTANT CITY ENGINEER	
DATE	
TRAFFIC ENGINEER	
DATE	
HYDROLOGY ENGINEER	
DATE	

PLATE 2 DOUBLE PLAN - PROFILE - DOTTER
CHARLES BRUNING COMPANY
MADE IN U.S.A.

STREET PLAN and PROFILE CT-11-78 SHEET 5 OF 19

LEGAL DESCRIPTION

That certain tract of land situate within Sections 2 and 3, Township 10 North, Range 2 East, New Mexico Principal Meridian and situate within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising: Unit 2 and a replat of a portion of Unit 1 of the College Park Addition as same was filed on December 13, 1966, in Volume D3, Folio 161, in the Office of County Clerk of said County, the Summary Replat of College Park, Unit 1, as same was filed on January 13, 1977, in Volume D7, Folio 102, and the amended Summary Plat for Annexation and Zoning, College Park South, as same was filed on March 18, 1977 in Volume D7, Folio 140, and lying in part within the Town of Albuquerque Grant and the Town of Atrisco Grant, and being more completely described by metes and bounds as follows:

Beginning at the southeast corner of the herein described tract, being a point on the westerly right-of-way of Atrisco Drive Northwest and the north line of the Town of Atrisco Grant, Thence N89°40'39"W, 725.18 feet to the one mile corner on the north line of the Town of Atrisco Grant, Thence N09°46'57"W, 124.56 feet along said north line of the Town of Atrisco Grant, thence S00°33'16"W, 904.89 feet to a point on a curve to the left whose tangent bears N26°20'59"W, whose central angle is 10°51'11" and whose radius is 1145.92 feet, thence along said curve an arc distance of 217.06 feet, thence continuing N37°20'10"W, 405.04 feet to the beginning of a curve to the right whose central angle is 70°27'52" and whose radius is 716.20 feet, thence along said curve an arc distance of 433.10 feet to a point on the north line of the Town of Atrisco Grant Thence continuing along said curve an arc distance of 447.71 feet, thence N00°13'03"E, 210.03 feet, thence N89°46'57"W, 11.04 feet, thence N00°13'03"E, 120.00 feet, thence K9°46'57"W, 490.00 feet to the beginning of a curve to the right whose central angle is 15°29'56" and whose radius is 550.00 feet, thence along said curve an arc distance of 148.78 feet to a point of reverse curve whose central angle is 15°29'56" and whose radius is 275.00 feet, thence along said curve an arc distance of 74.39 feet, thence N08°23'43"W, 10.12 feet, thence N00°13'03"E, 28.79 feet, thence N89°46'57"W, 121.11 feet, thence S00°13'03"W, 70.00 feet, thence N09°46'57"W, 64.00 feet, S00°13'03"W, 48.83 feet, thence N89°46'57"W, 110.00 feet, thence S00°13'03"W, 20.00 feet, thence N09°46'57"W, 238.84 feet, thence S70°28'03"W, 160.63 feet, thence S00°13'03"W, 221.10 feet, thence N89°46'57"W, 5.52 feet, thence S00°13'03"W, 220.00 feet, thence S89°46'57"E, 5.10 feet, thence S00°13'03"W, 160.00 feet, thence S35°11'40"W, 36.69 feet to a point on the north line of the Town of Atrisco Grant, thence N89°46'57"W, 2042.21 feet along said north line to the southeast corner of the herein described tract, thence N02°46'35"E, 870.58 feet to the northwest corner of the herein described tract, thence S89°46'57"E, 1811.39 feet to a point on the west line of the Town of Albuquerque Grant, Thence N00°18'37"E, 82.65 feet along said west line to the southwest corner of Flamingo Heights Subdivision, as same was filed on March 21, 1968, in Volume C6, Folio 206, in the Office of the County Clerk, Bernalillo County, New Mexico, thence S89°55'46"E, 2666.10 feet along the south line of said Flamingo Heights Subdivision to the southeast corner thereof and the northeast corner of the herein described tract, being also a point on the westerly right-of-way of Atrisco Drive Northwest, thence S11°49'12"E, 579.96 feet along said right-of-way line to the southeast corner of the herein described tract and point of beginning, containing 80.5230 acres more or less.

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 rights-of-way shown hereon, equestrian trails, together with all easements shown on this plat. Power, communication easements are reserved where shown by dashed lines, being 20 feet in width centered on rear lot lines and 10 feet in width centered on the side lot lines except as noted, including the right of ingress and egress, and the right to trim interfering trees. Any drainage easements shown hereon are also easements for underground sewer and water lines. All public rights-of-way not shown shall be vacated.

The owners certify that they are aware that ANAFCA'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 r.o. approval of ANAFCA, that and such development and construction is in full conformity with all applicable rules, regulations and requirements of ANAFCA.

DORADO DEVELOPMENT CORPORATION

By Jack Stahl, President Secretary

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 27th day of May, 1978, the foregoing instrument was acknowledged before me. My commission expires May 3, 1981.

Notary Public

Griffin Pickard Jr. Carolyn J. Pickard

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 27th day of May, 1978, the foregoing instrument was acknowledged before me. My commission expires May 3, 1981.

Notary Public



SCALE 1"=100'

Filed January 13, 1977
Volume D7, Folio 104
Summary Plat of
COLLEGE PARK WEST

CURVE DATA

STATION	ARC	ANGLE	TANGENT	CHORD	AREA
1+00.00	121.11	10°51'11"	217.06	1145.92	124.56
2+00.00	433.10	70°27'52"	447.71	716.20	405.04
3+00.00	148.78	15°29'56"	148.78	275.00	74.39
4+00.00	74.39	15°29'56"	74.39	275.00	121.11
5+00.00	121.11	10°51'11"	121.11	1145.92	64.00
6+00.00	64.00	10°51'11"	64.00	1145.92	110.00
7+00.00	110.00	10°51'11"	110.00	1145.92	238.84
8+00.00	238.84	10°51'11"	238.84	1145.92	221.10
9+00.00	221.10	10°51'11"	221.10	1145.92	220.00
10+00.00	220.00	10°51'11"	220.00	1145.92	160.00
11+00.00	160.00	10°51'11"	160.00	1145.92	36.69
12+00.00	36.69	10°51'11"	36.69	1145.92	2042.21
13+00.00	2042.21	10°51'11"	2042.21	1145.92	870.58
14+00.00	870.58	10°51'11"	870.58	1145.92	1811.39
15+00.00	1811.39	10°51'11"	1811.39	1145.92	82.65
16+00.00	82.65	10°51'11"	82.65	1145.92	2666.10
17+00.00	2666.10	10°51'11"	2666.10	1145.92	579.96
18+00.00	579.96	10°51'11"	579.96	1145.92	

APPROVALS

O. Val Valler
Property Manager, City of Albuquerque, N.M.

John A. Valler
City Engineer, City of Albuquerque, N.M.

Robert A. Valler
Public Engineer, City of Albuquerque, N.M.

John A. Valler
Director of Parks and Recreation, City

John A. Valler
Chief Surveyor, City of Albuquerque, N.M.

John A. Valler
Mountain Cell Telephone Company

John A. Valler
Public Service Company of New Mexico

John A. Valler
Gas Company of New Mexico

John A. Valler
ANAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by Subsection 22.A.20 of the Albuquerque Subdivision Ordinance.

Planning Director, City of Albuquerque, N.M.

Water Resources Engineer, City of Albuquerque, N.M.

SURVEYOR'S CERTIFICATE

I, Thomas O. Isaacson, hereby certify that I am a Registered Professional Engineer and 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.

Thomas O. Isaacson
Thomas O. Isaacson,
for CHAMBERS, CAMPBELL, ISAACSON, & CHAPLIN, INC.

DATE

6-22-78

6-1-78

6-1-78

5/31/78

6-1-78

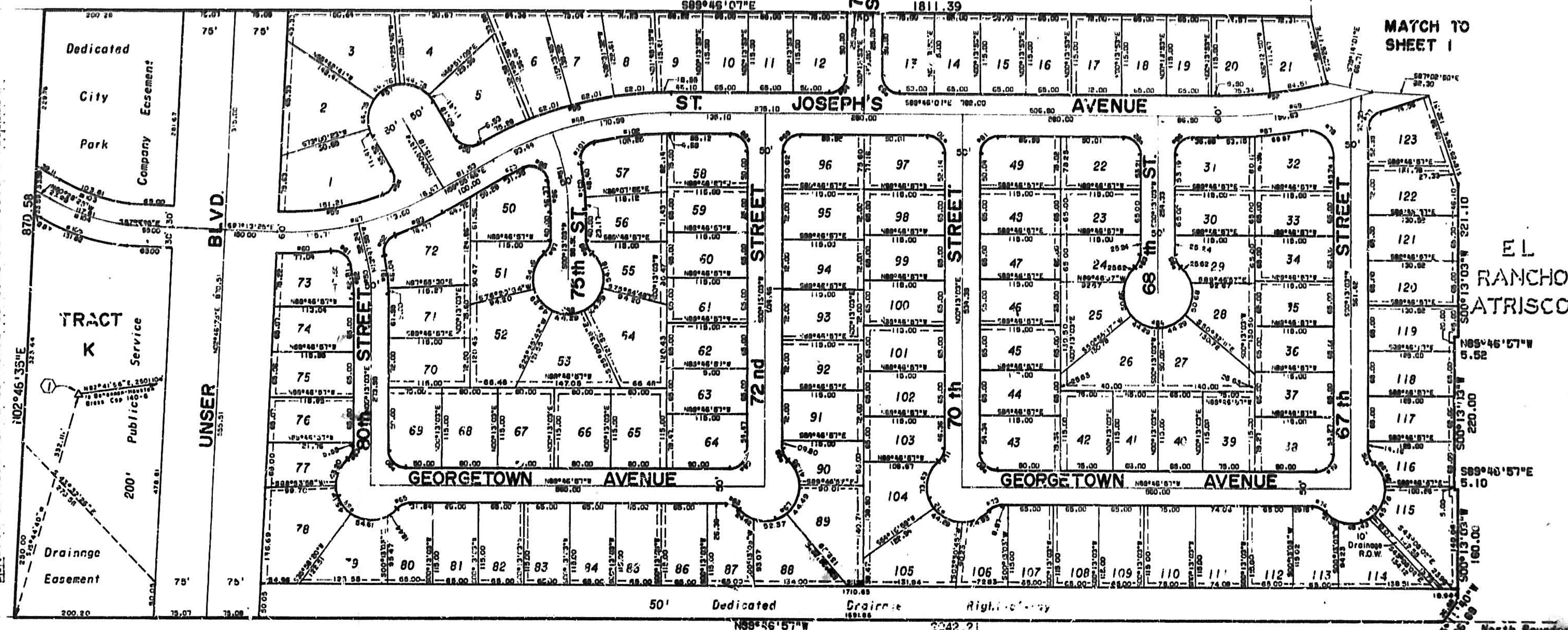
5-31-78

6-31-78

6-5-78

UNPLATTED

LANDS



TOWN OF ATRISCO GRANT

LADERA HEIGHTS SUBDIVISION

BEING A REPLAT OF COLLEGE PARK ADDITION-UNIT 2, SUMMARY REPLAT OF COLLEGE PARK-UNIT 1, AND COLLEGE PARK SOUTH

MAY, 1978

PLAT NO. S-1296-2

APPROVED

Zone Atlas No. G-10-1, G-11-2Date of Survey: November 1977

NOTES

1. Monuments required by the City of Albuquerque Subdivision Ordinance are previously bonded. No additional monumentation required.
2. Bearings shown hereon are based on the New Mexico State Plane Coordinate Grid, Central Zone.
3. R = Radius, L = Arc Length, T = Tangent.
4. Unless otherwise indicated, lot lines are perpendicular or radial to street right-of-way lines.
5. N/R indicates non-radial.
6. All dimensions are given in feet and decimals.
7. All curved dimensions are given along the arc.
8. Street centerline curves and right-of-way curves are numbered and shown in Curve Data Table.
9. Unless otherwise indicated, cul-de-sac radii are 50 feet.

TOTAL ACREAGE

Total Acreage 8.5230No. of Lots 180

MILES OF STREET CREATED

Full Width Streets 2.1360Half Width Streets 0

LOCATION MAP



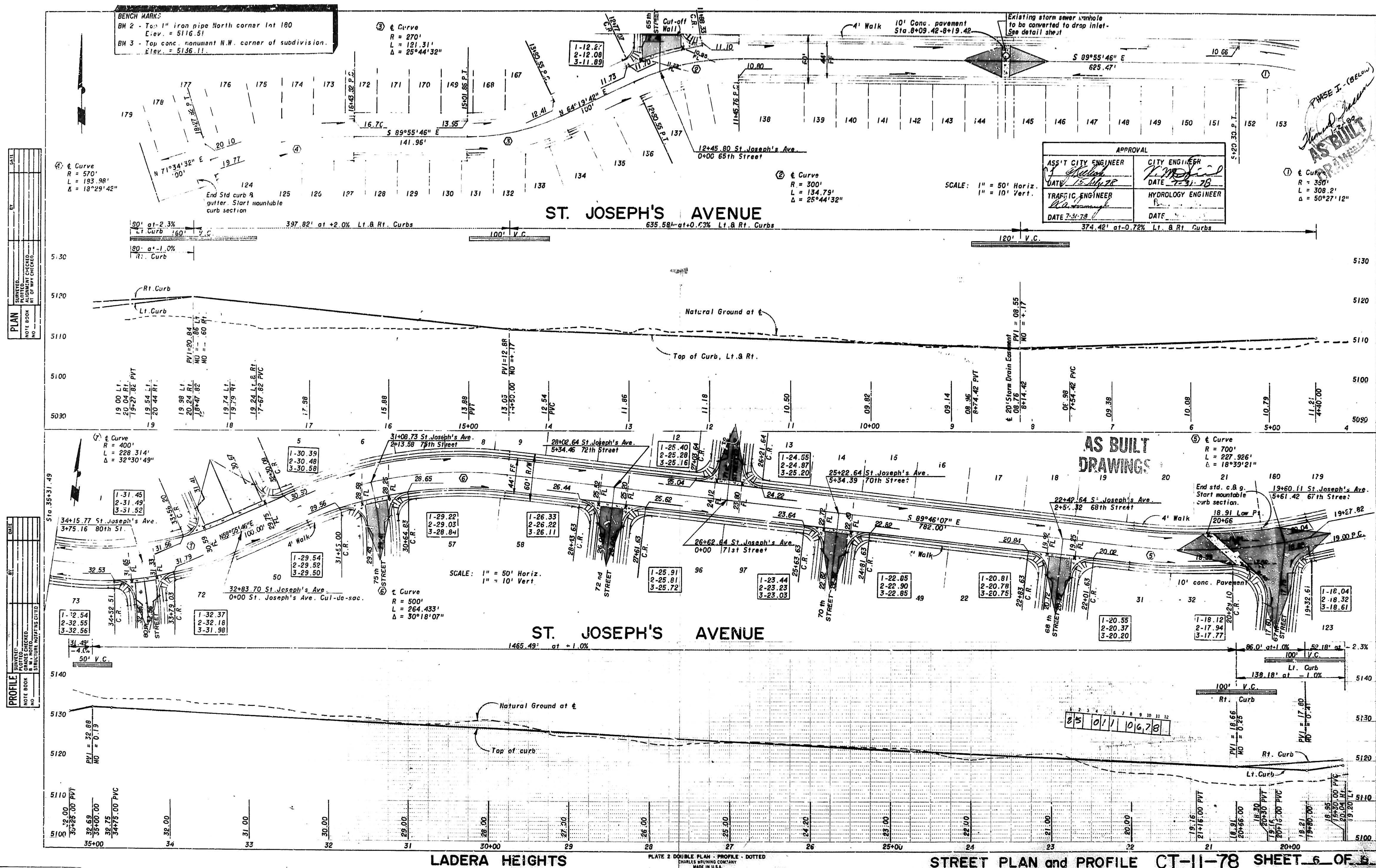
25 0111 0378

PLAT PREPARED BY:

CHAMBERS, CAMPBELL, ISAACSON, & CHAPLIN, INC.

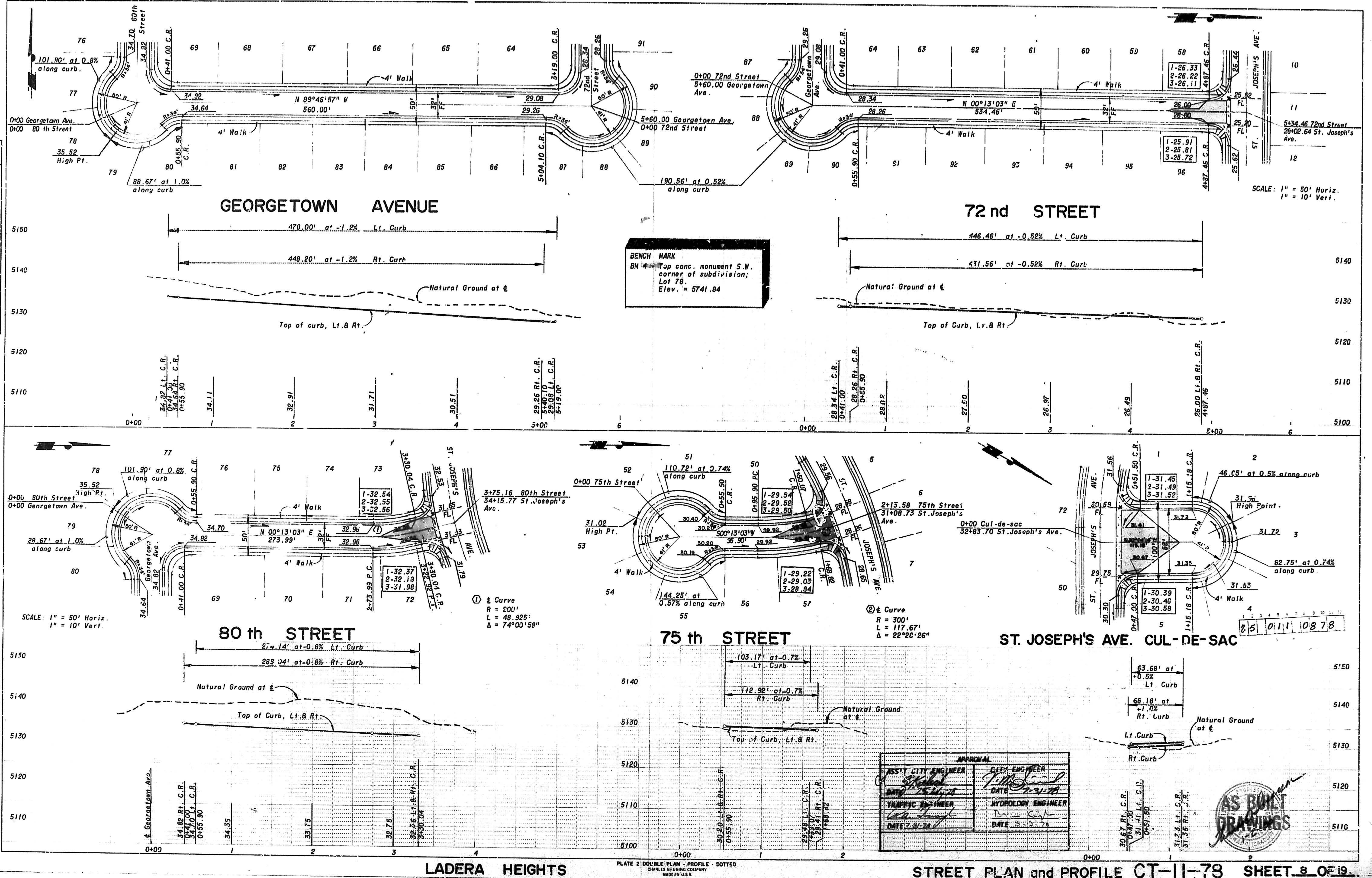
ARCHITECTS - ENGINEERS - PLANNERS

200 NORTH MICHIGAN, N.E. ALBUQUERQUE, N.M. 87102



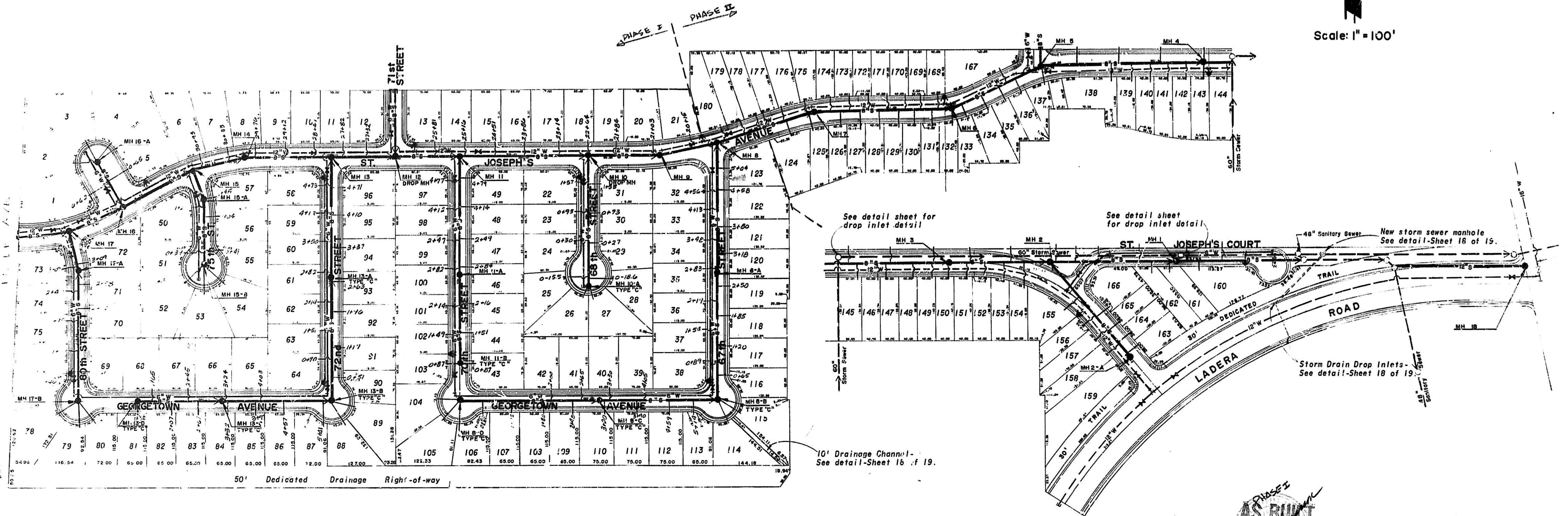
PLAN	DATE	BY
DESIGNED		
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NO. 1		
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PROFILE	DATE	BY
DESIGNED		
PLOTTED		
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MASTER WATER and SEWER PLAN LADERA HEIGHTS SUBDIVISION

Scale: 1" = 100'



LEGEND: (Applies to all Water and Sewer Plan and Profile Sheets)

- Existing Storm Sewer Manhole
- Existing Sewer Manhole
- New Sewer Manhole
- Existing Water Valve
- New Water Valve
- Existing Fire Hydrant
- New Fire Hydrant
- Existing Water Main
- New Water Main
- Existing Sewer Main
- New Sewer Main
- 20' Ductile Iron Pipe For Sewer Line Where Water Main Crosses

GENERAL NOTES - Water and Sewer

- All stationing are referred to street & stationing.
- Where a water line passes beneath or less than 3 feet above an existing sewer line, the sewer line shall be encased in concrete 6 inches thick as shown in the "Standard Details" for at least 10 feet on each side of the water line, or the sewer line shall be Ductile or Cast Iron Pipe with pressure-type joints for 10 feet on each side of water line. This shall also apply where a parallel water line is less than 10 feet horizontally and less than 2 feet above the sewer.

SEWER LINES

- All sewer mains shall be vitrified clay pipe conforming to A.S.T.M. C-700 and A.S.T.M. C-425.
- All manholes shall be Type E, 48" diameter, unless otherwise shown on the Drawings.

WATER LINES

- Water mains shall be located 10 feet north or west of street centerlines except as otherwise indicated on the Drawings. Except where lines cross, water mains shall not be located less than 10 feet away from sewer lines nor closer than 1 foot to the lip of the curb and gutter.
- Water mains shall be laid with a minimum cover of 3'-8" from top of main to top of the near curb.
- All fire hydrants, valves, and fittings shall be provided with concrete blocking as shown in the "City Standard Details."
- Fire hydrants shall be set with the bottom of the barrel flange 5" ± 3" above the top of curb.

- The "Grade Control Curb and Gutter" as defined in the "Interim Procedures for Street and Utility Design and Construction", dated January 21, 1977 shall generally be selected as the curb and gutter on the opposite side of the street from the water main. Please note that the curbs on opposite sides of a street may not be at the same elevation and the street plan and profile sheets must be consulted to determine the proper bury depth for the water main at any one point.
- All water mains shall be ductile iron pipe or asbestos cement with mechanical joints in accordance to Albuquerque City Standards Section 560.1.
- City Block-to-Block contractor to construct all 6" water line stubs to the adjoining side street's curb return. Ends of these lines shall have 6" gate valve located at curb return.

BENCH MARKS

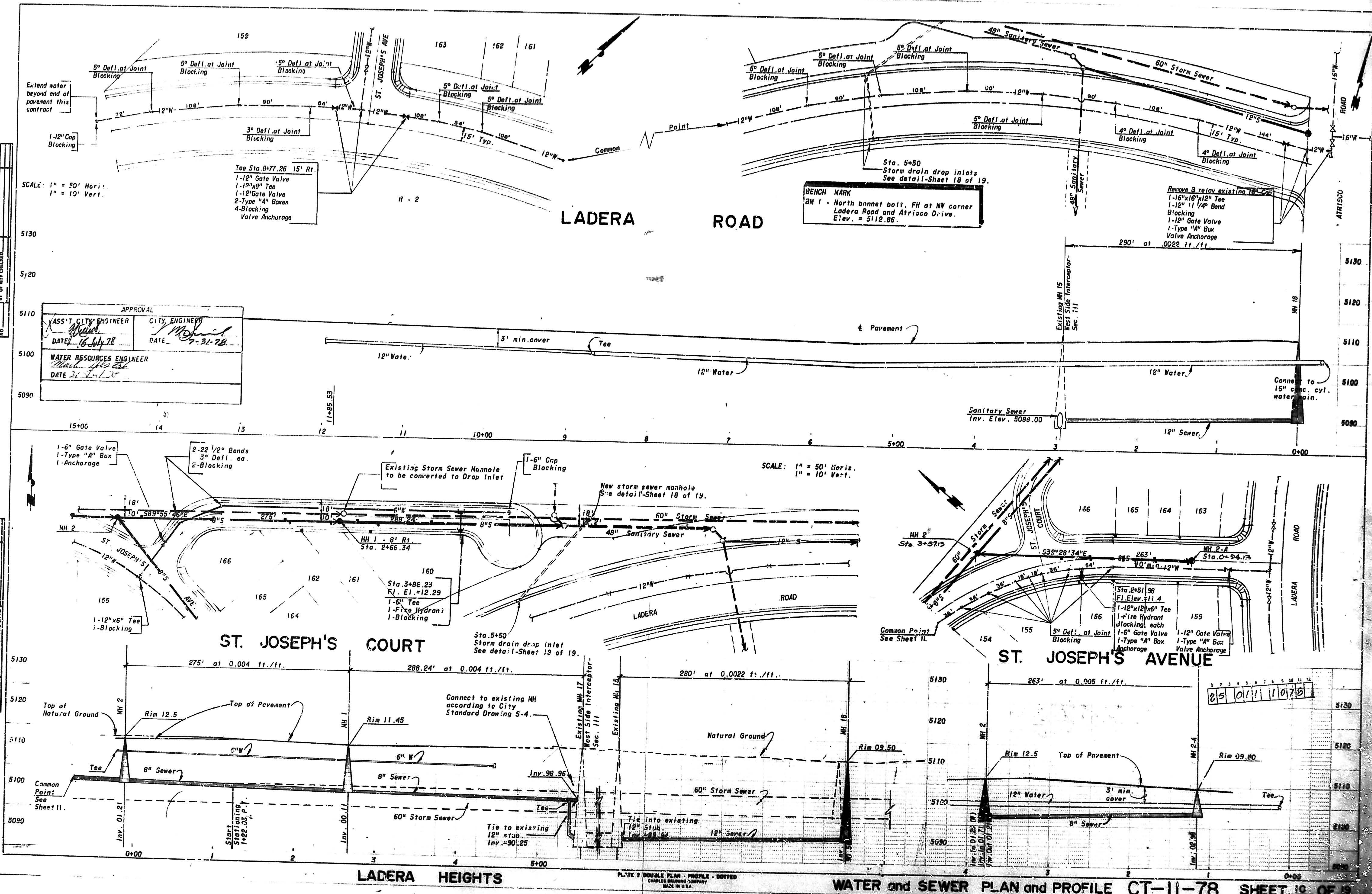
- BM 1 - North bonnet bolt F.H. at NW corner Ladera Road and Atrisco Drive Elev.=5112.86
- BM 2 - Top 1" iron pipe North corner lot 180 Elev.=5116.51
- BM 3 - Top conc. mon. NW corner of subdivision. Elev.=5136.11
- BM 4 - Top conc. mon. SW corner of subdivision Elev.=5141.84

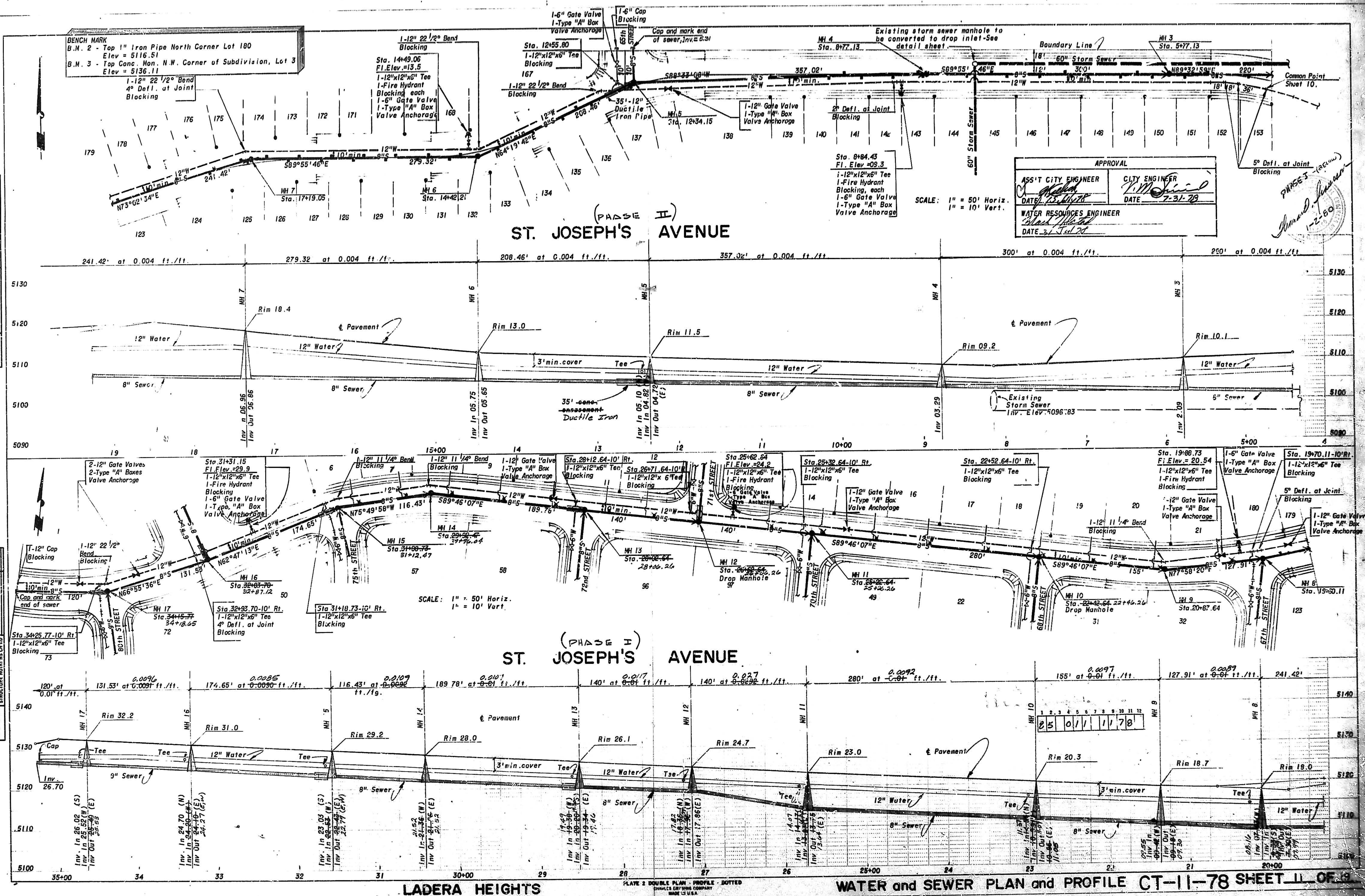
APPROVAL	
ASS'T CITY ENGINEER <i>[Signature]</i> DATE 12-1-78	CITY ENGINEER <i>[Signature]</i> DATE 7-31-78
WATER RESOURCES ENGINEER <i>[Signature]</i> DATE 31-1-78	

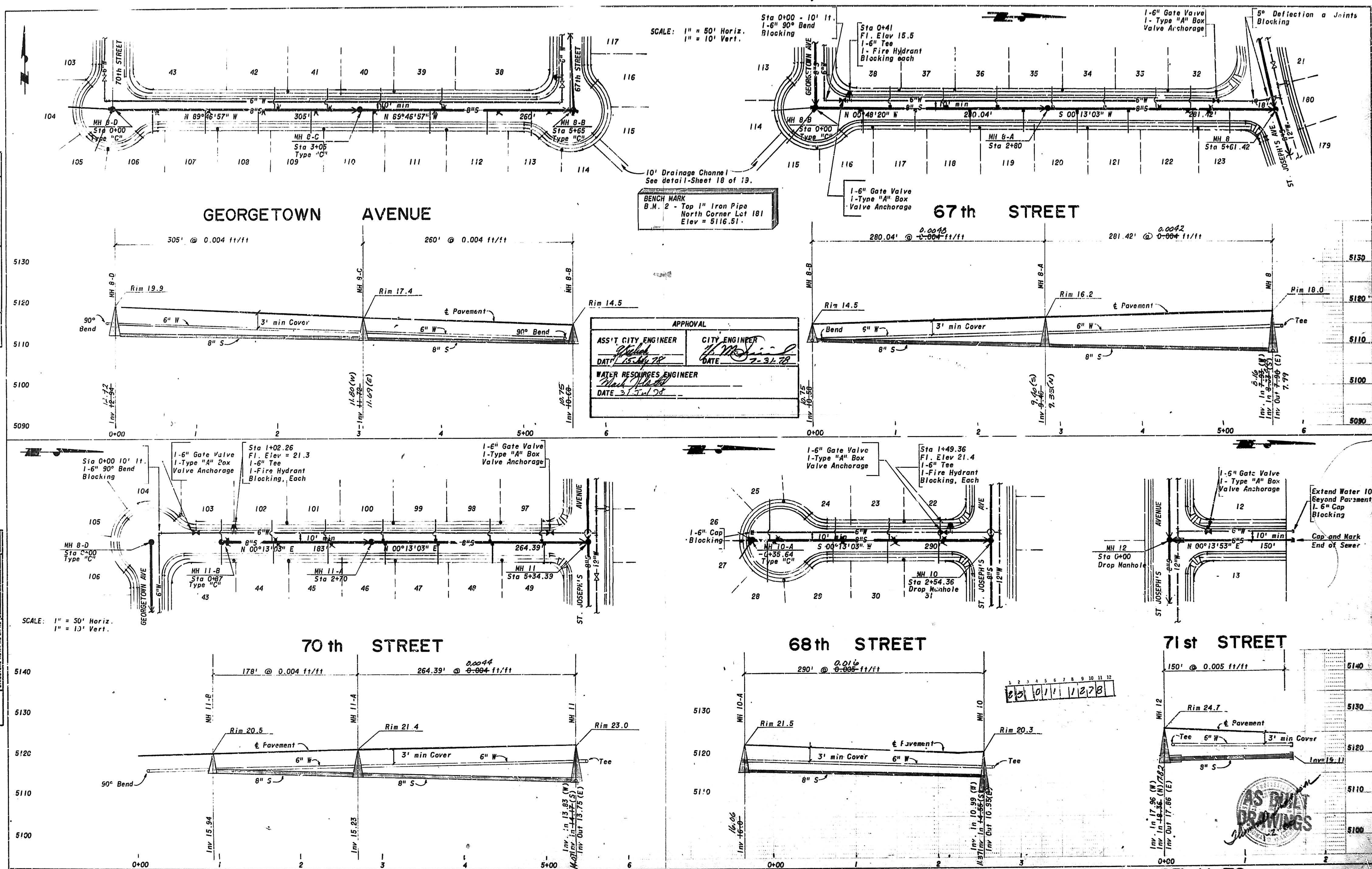
CT-11-78

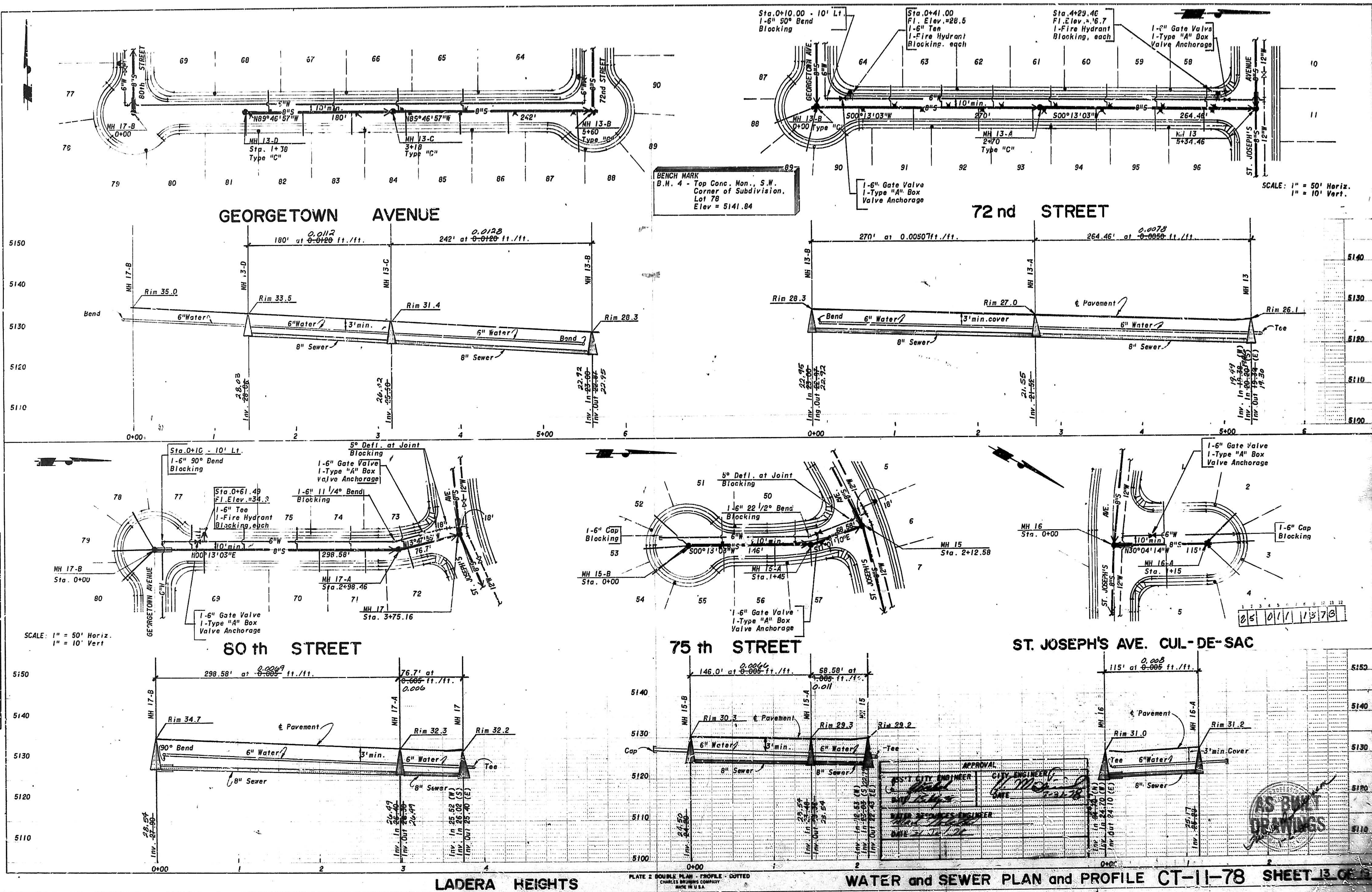
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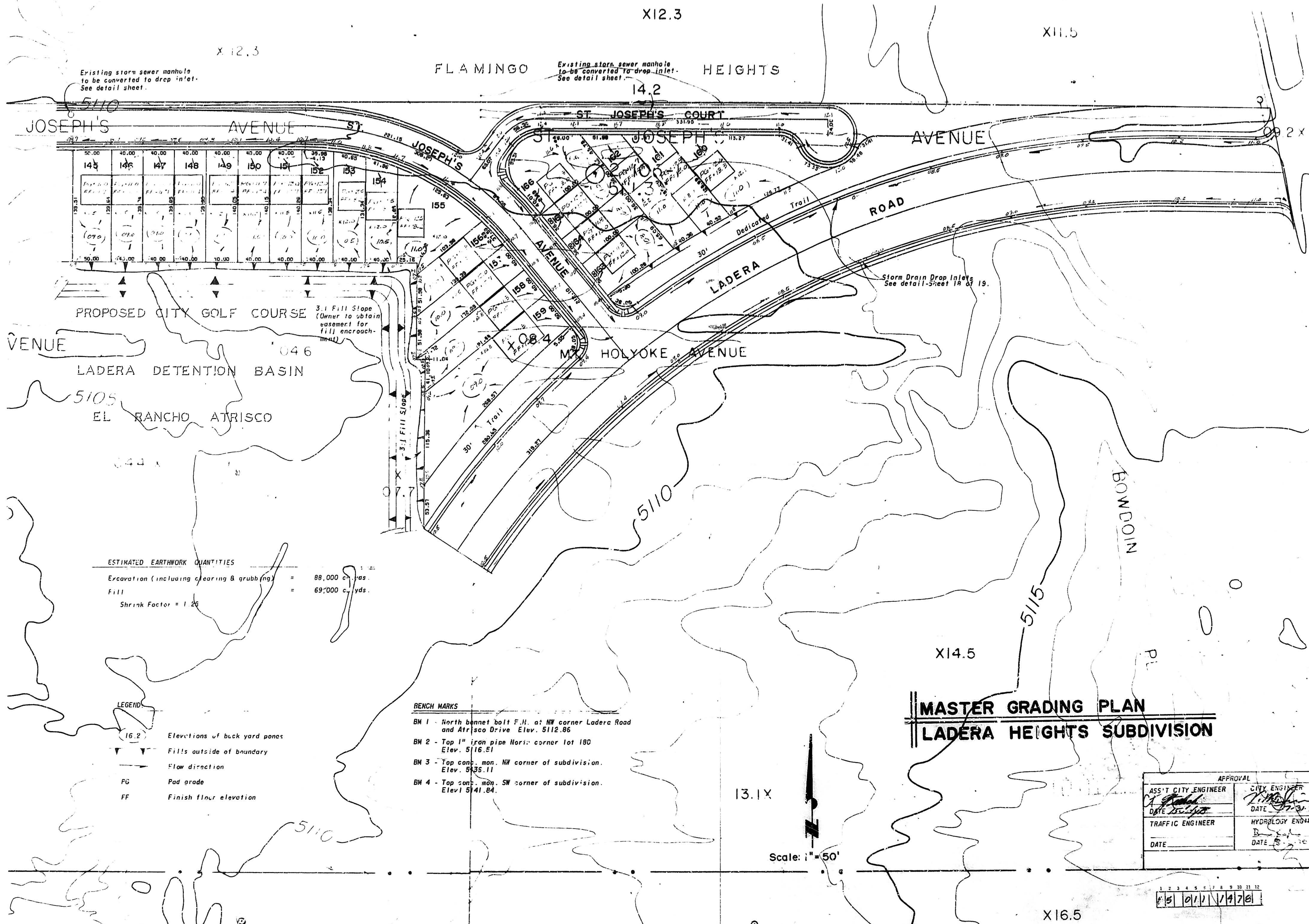
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3	3-1-78	W. J. P.	W. J. P.
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ESTIMATED EARTHWORK QUANTITIES

Excavation (including clearing & grubbing)	=	88,000 cu. yds.
Fill	=	69,000 cu. yds.
Shrink Factor = 1.26		

- LEGEND
- 16.2 Elevations of back yard ponds
 - ▽ Fills outside of boundary
 - Flow direction
 - PG Pad grade
 - FF Finish floor elevation

- BENCH MARKS
- BM 1 - North benet bolt F.H. at NW corner Ladera Road and Atrisco Drive Elev. 5112.86
 - BM 2 - Top 1" iron pipe North corner lot 180 Elev. 5116.51
 - BM 3 - Top conc. man. NW corner of subdivision. Elev. 5135.11
 - BM 4 - Top conc. man. SW corner of subdivision. Elev. 5141.84

MASTER GRADING PLAN
LADERA HEIGHTS SUBDIVISION

APPROVAL	
ASS'T CITY ENGINEER <i>[Signature]</i> DATE <i>2-2-78</i>	CITY ENGINEER <i>[Signature]</i> DATE <i>2-2-78</i>
TRAFFIC ENGINEER <i>[Signature]</i> DATE <i>2-2-78</i>	HYDROLOGY ENGINEER <i>[Signature]</i> DATE <i>2-2-78</i>

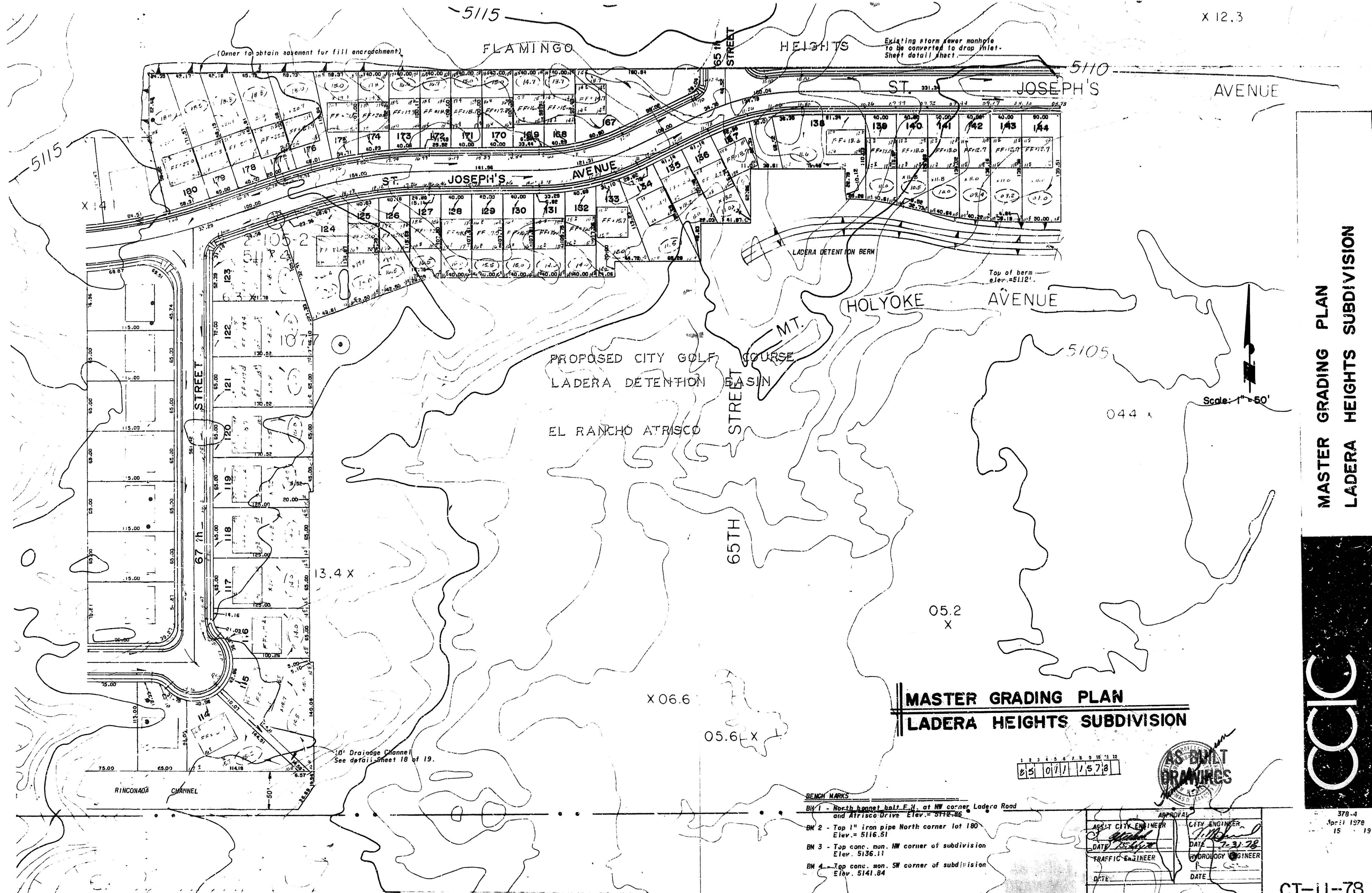
MASTER GRADING PLAN
LADERA HEIGHTS SUBDIVISION



378-4
April 1978
14 19

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CT-11-78



X 12.3

MASTER GRADING PLAN
LADERA HEIGHTS SUBDIVISION

MASTER GRADING PLAN LADERA HEIGHTS SUBDIVISION

- BENCH MARKS**
- BM 1 - North corner of lot 180 at NW corner Ladera Road and Atrisco Drive Elev. = 5112.86
 - BM 2 - Top 1" iron pipe North corner lot 180 Elev. = 5116.51
 - BM 3 - Top conc. man. NW corner of subdivision Elev. 5136.11
 - BM 4 - Top conc. man. SW corner of subdivision Elev. 5141.84

APPROVAL	
ASST. CITY ENGINEER	CITY ENGINEER
DATE 12-31-78	DATE 7-31-78
TRAFFIC ENGINEER	HYDROLOGY ENGINEER
DATE	DATE

CT-11-78

BENCH MARKS

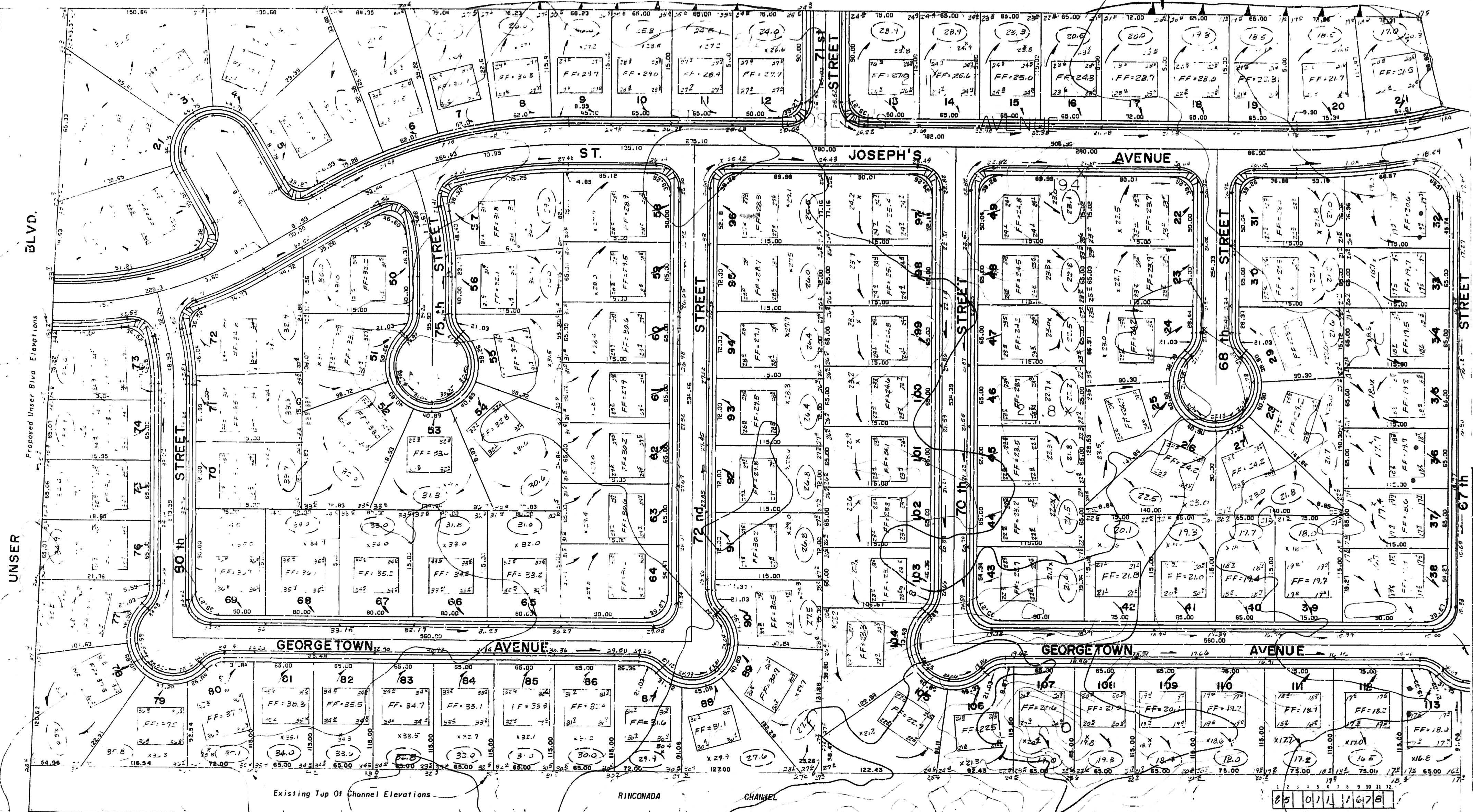
- BM 1 - North corner lot F.H. at NW corner Ladera Road and Atasco Drive Elev. = 5112.86
- BM 2 - Top 1" iron pipe North corner lot 180 Elev. = 5116.51
- BM 3 - Top conc. mon. NW corner of subdivision Elev. = 5136.11
- BM 4 - Top conc. mon. SW corner of subdivision Elev. = 5141.84

MASTER GRADING PLAN LADERA HEIGHTS SUBDIVISION

UNPLATTED LANDS

3:1 Fill Slope
(Owner to obtain easement
for fill encroachment)

Scale: 1" = 50'



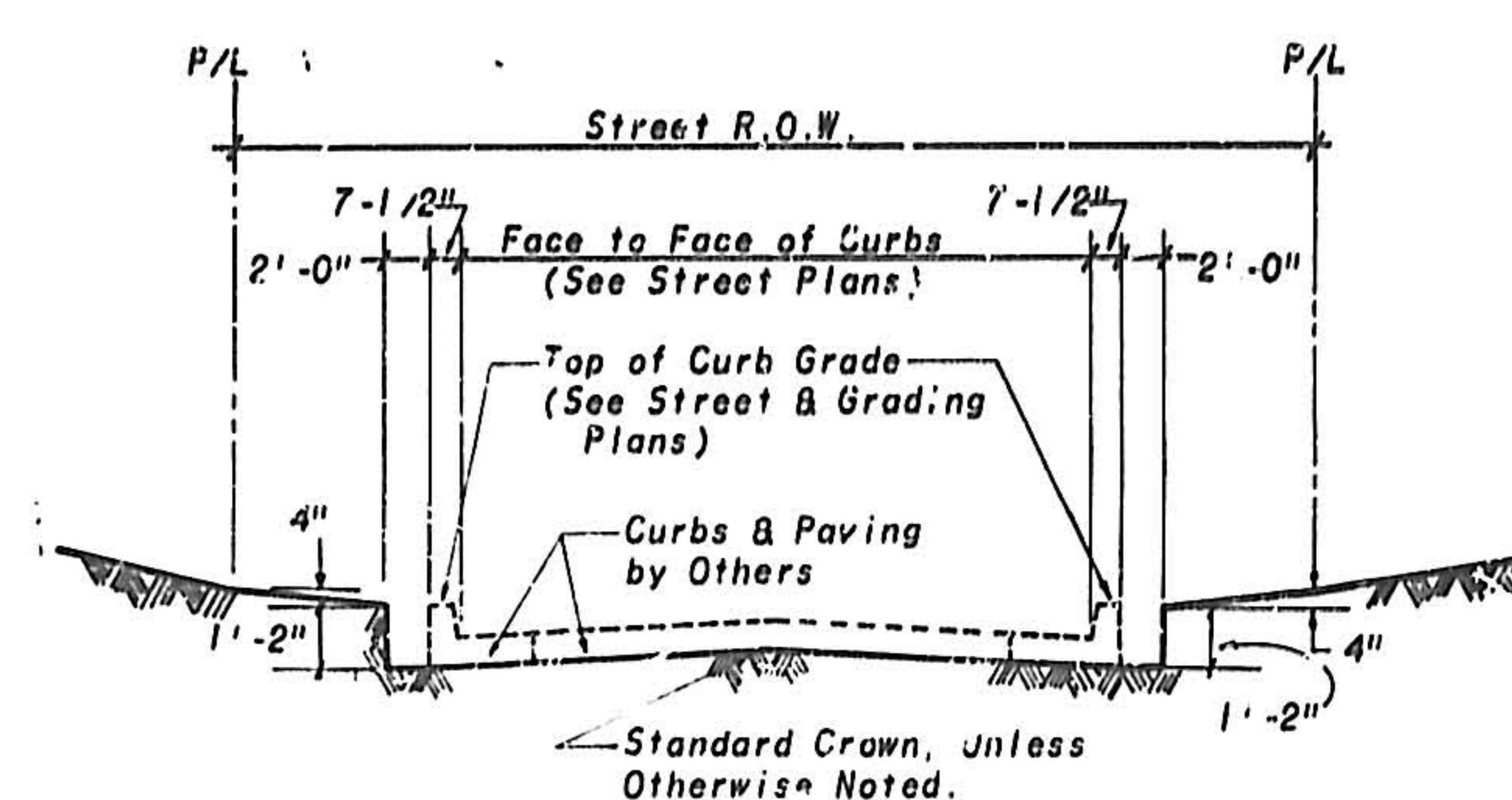
MASTER GRADING PLAN
LADERA HEIGHTS SUBDIVISION



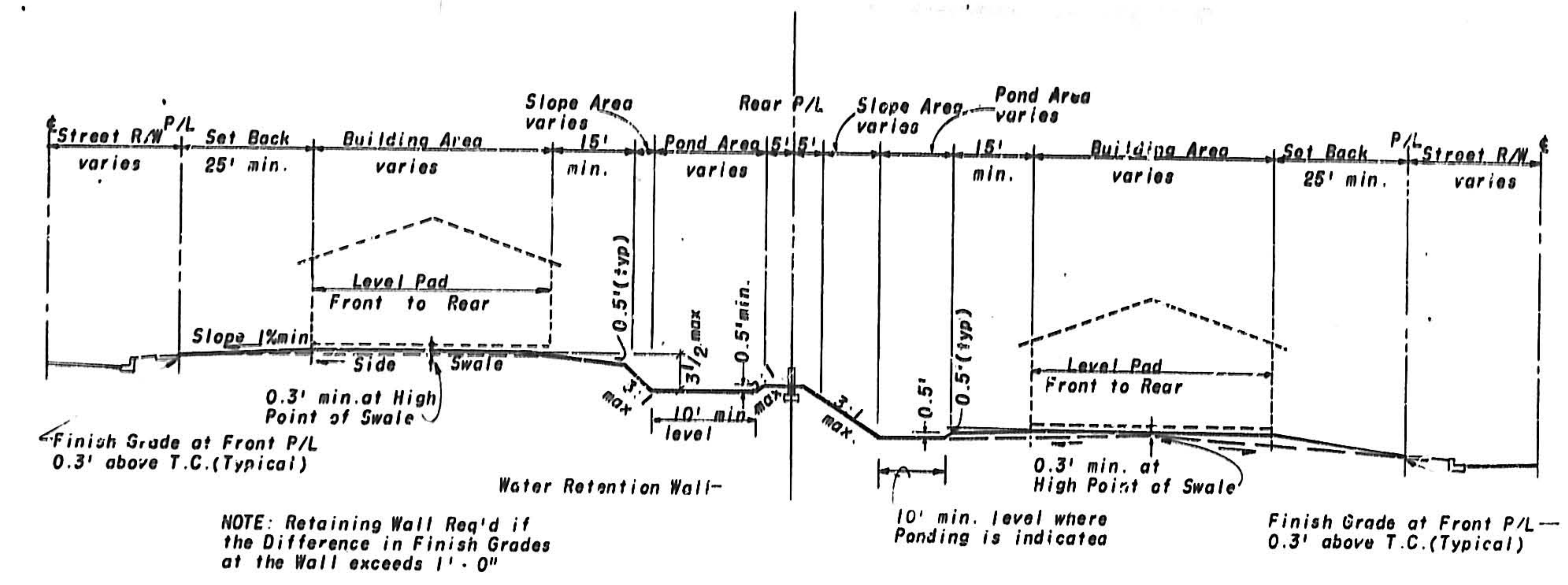
378-4
April 1978
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ASS. CITY ENGINEER	CITY ENGINEER
DATE	DATE
TRAFFIC ENGINEER	HYDROLOGY ENGINEER
DATE	DATE

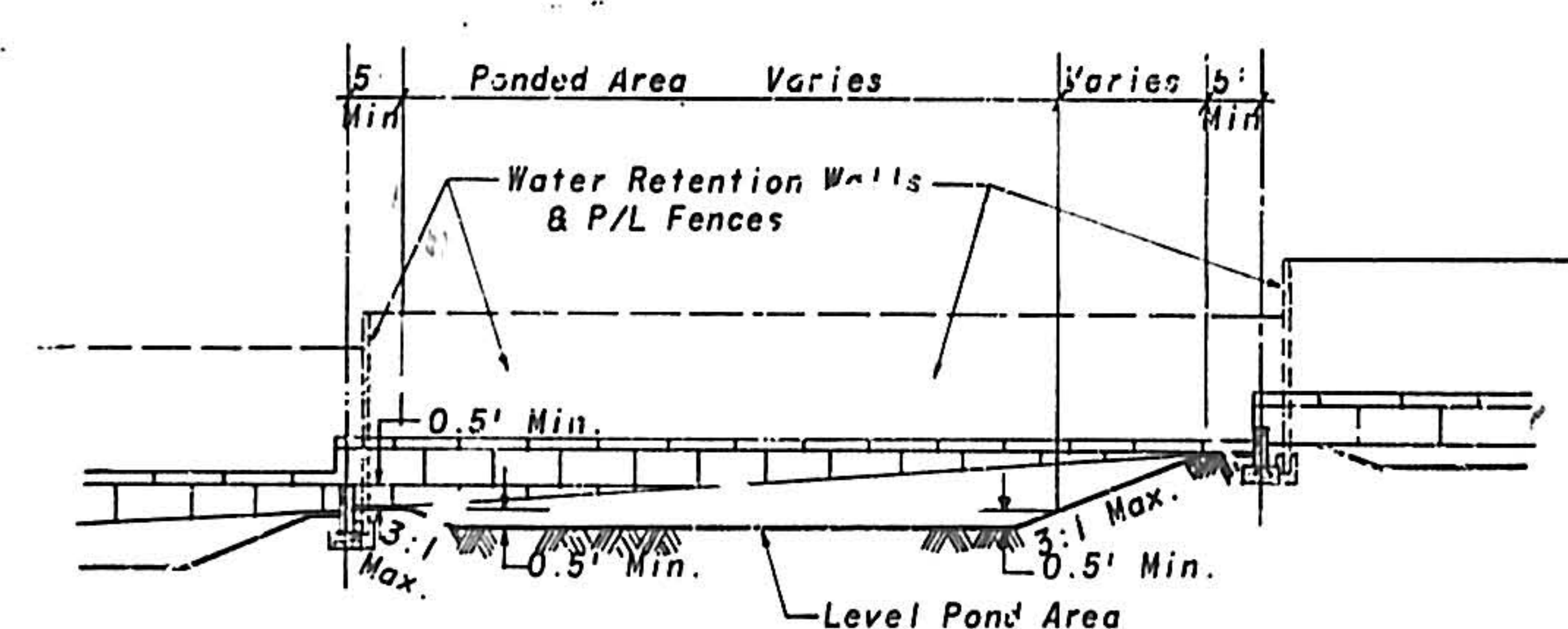
CT-11-78



TYPICAL STREET GRADING SECTION
NO SCALE

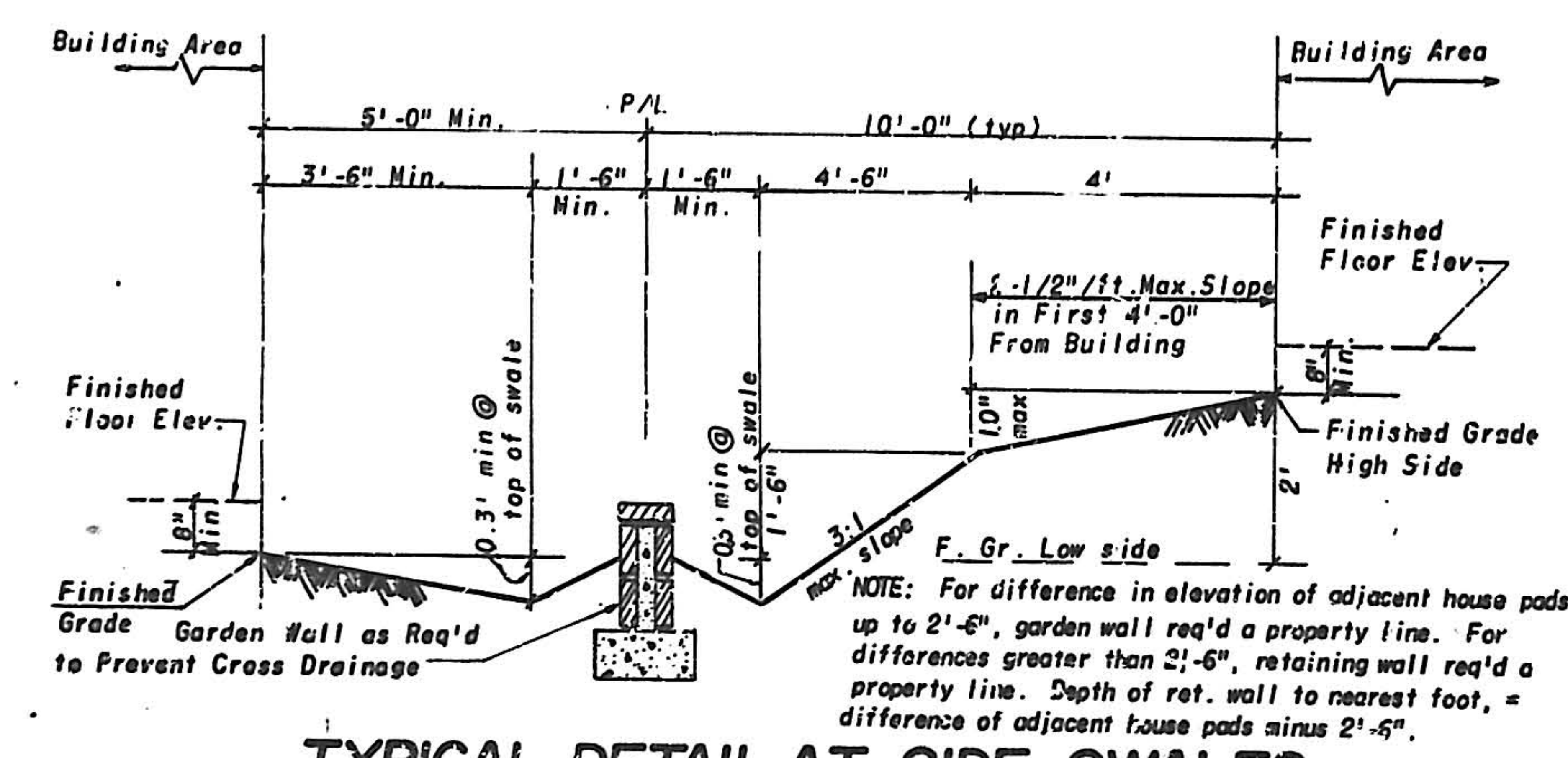


TYPICAL GRADING SECTION FROM STREET TO STREET
NO SCALE

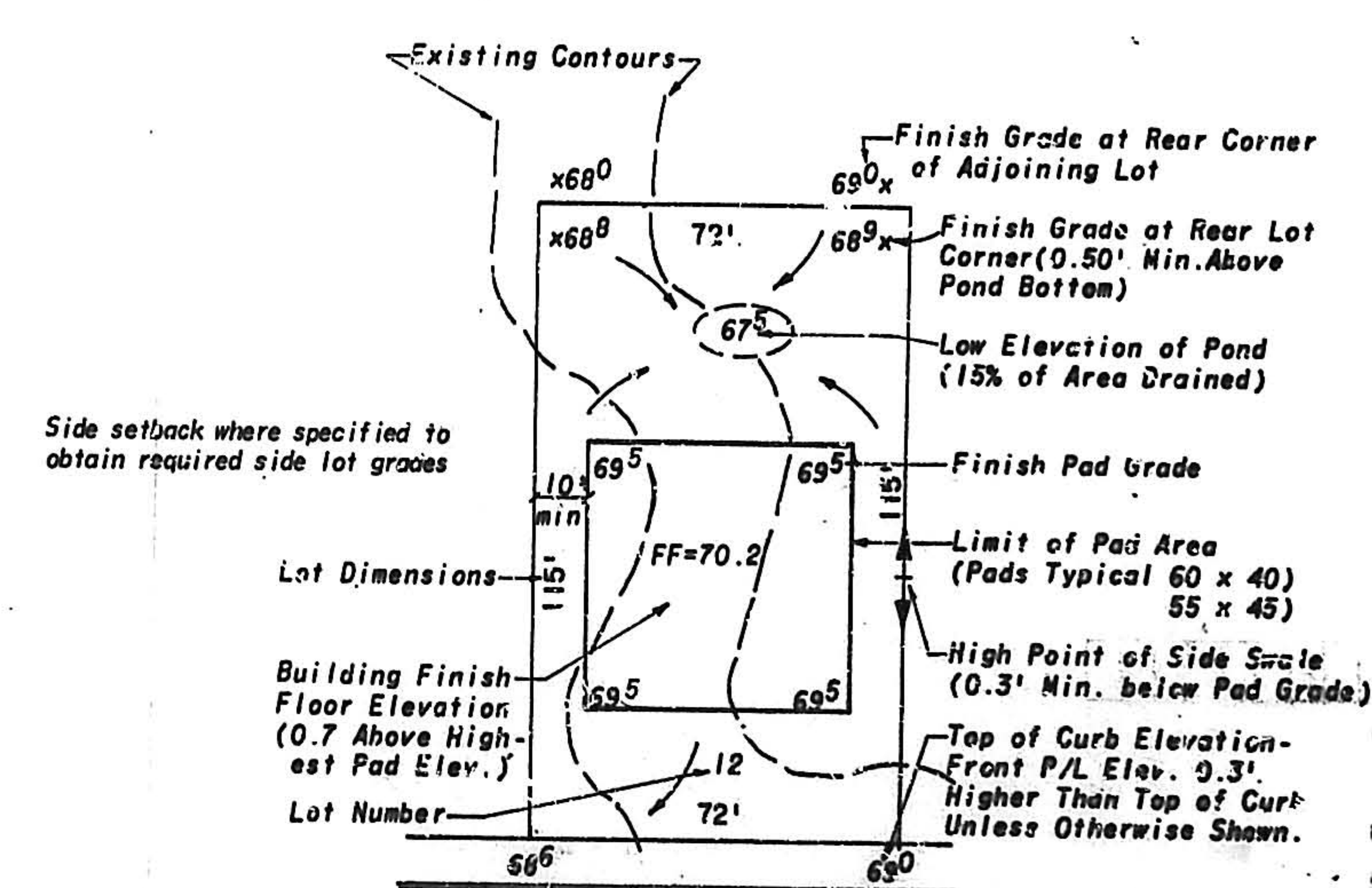


TYPICAL POND AREA SECTION
NO SCALE

- GENERAL NOTES:**
1. Sewer, water and gas lines shall be located in the street right-of-ways.
 2. All utilities shall be installed underground.
 3. All elevations shown are Albuquerque Datum. Topography prepared for A.M.A.F.C.A.
 4. Street grades have been approved by the City of Albuquerque.
 5. Stagger front building setback lines.
 6. Suggest corner houses be angled to provide block end-closure.
 7. Driveway gradients shall not exceed 14%.
 8. Pond areas where used, shall be level and shall be a minimum of 15% of the area drained (400 S.F. min.). The ponding area shall be held at a minimum of 5'-0" away from fence or property lines, and a minimum of 15'-0" away from building foundations.
 9. Interior lot retaining walls, terracing, steps and rails, etc., shall be constructed if required to meet lot grading requirements.
 10. Diversion walls, water retention walls and retaining walls shall be constructed where required to meet lot grading requirements and in conformance with the recorded Protective Covenants.
 11. Lot grading shall be in accordance with the FHA MPS and all applicable requirements.
 12. All drainage requirements, on or off site, shall be fulfilled prior to request for final mortgage insurance.



TYPICAL DETAIL AT SIDE SWALES BETWEEN PONDED LOTS
OR
STREET DRAINAGE LOTS WITH CROSS-SLOPE
NO SCALE



TYPICAL LOT PLAN
NO SCALE

APPROVAL	
ASS'T CITY ENGINEER <i>[Signature]</i> DATE 12-14-78	CITY ENGINEER <i>[Signature]</i> DATE 7-3-78
TRAFFIC ENGINEER <i>[Signature]</i> DATE 2-21-78	HYDROLOGY ENGINEER <i>[Signature]</i> DATE 8-3-78



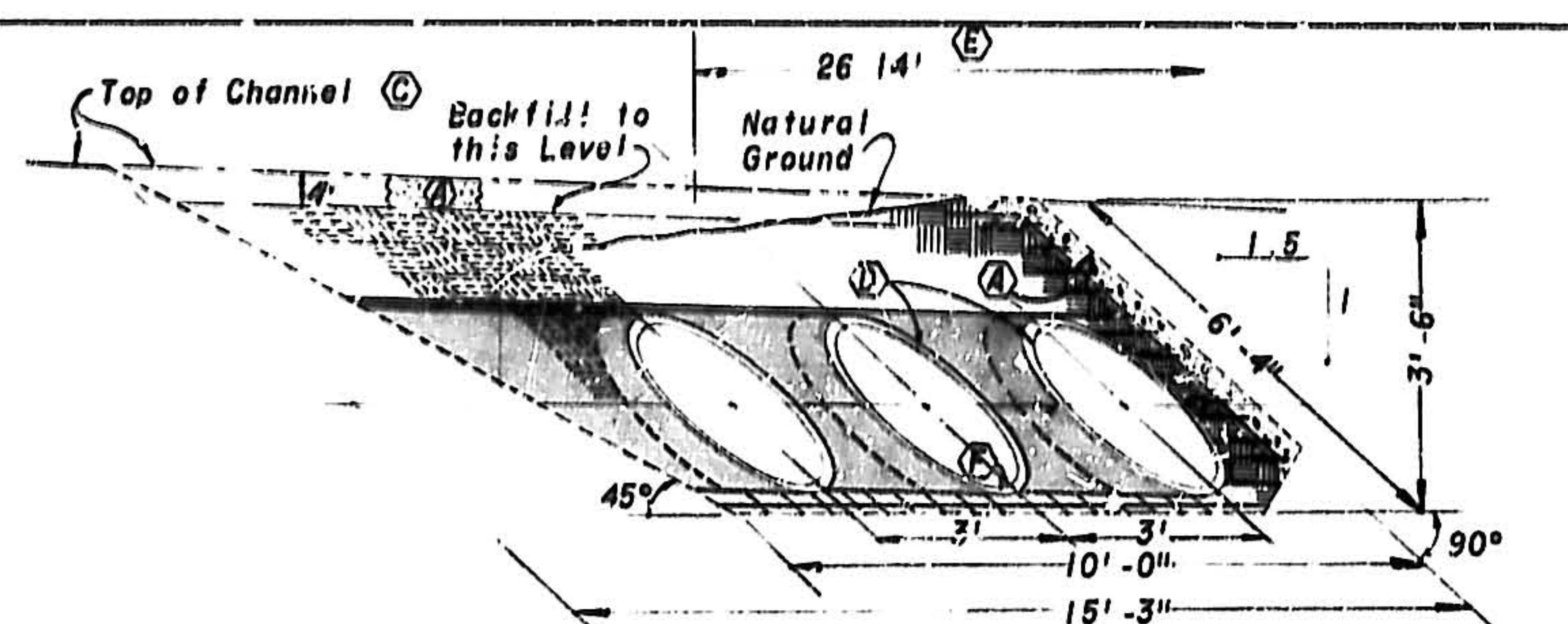
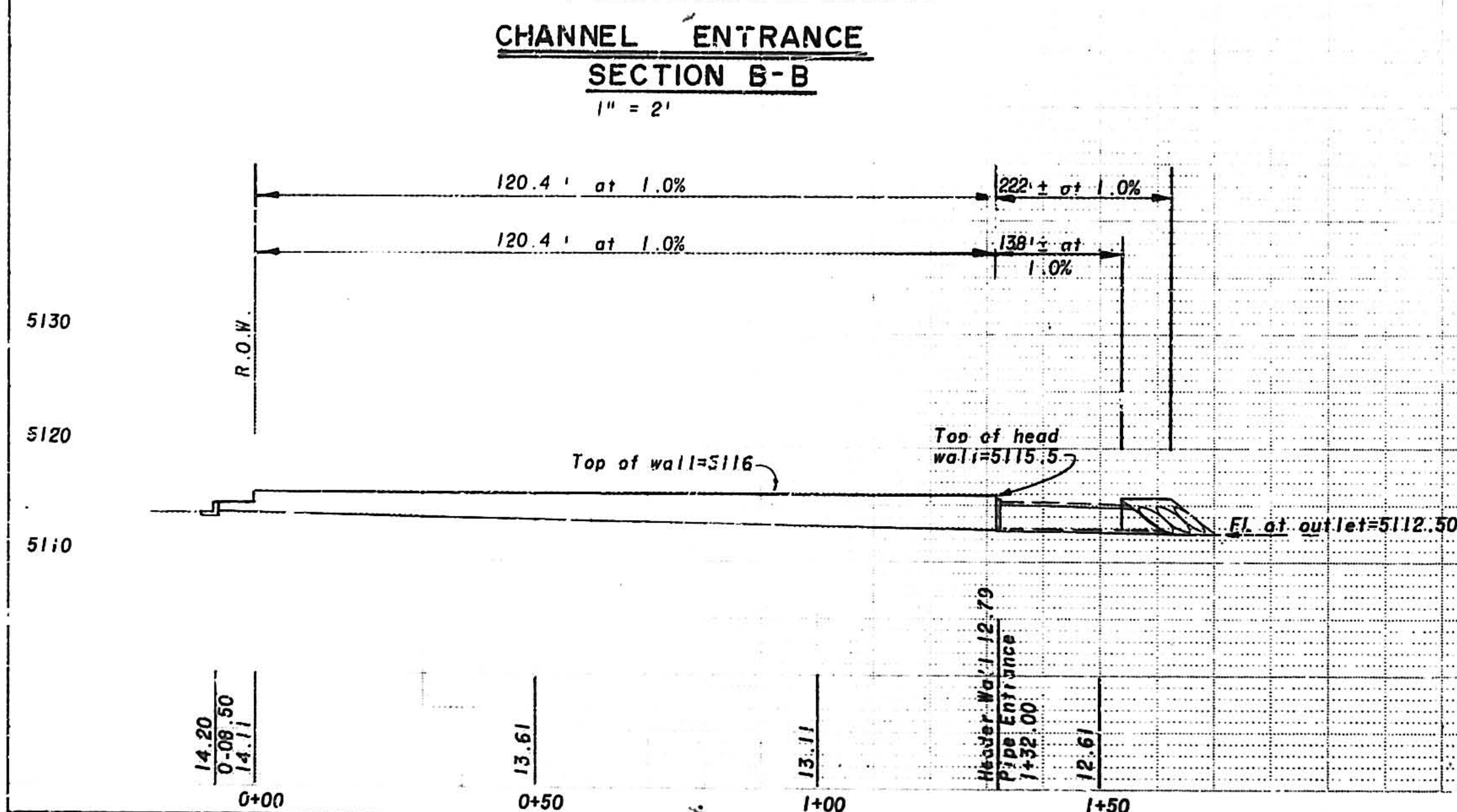
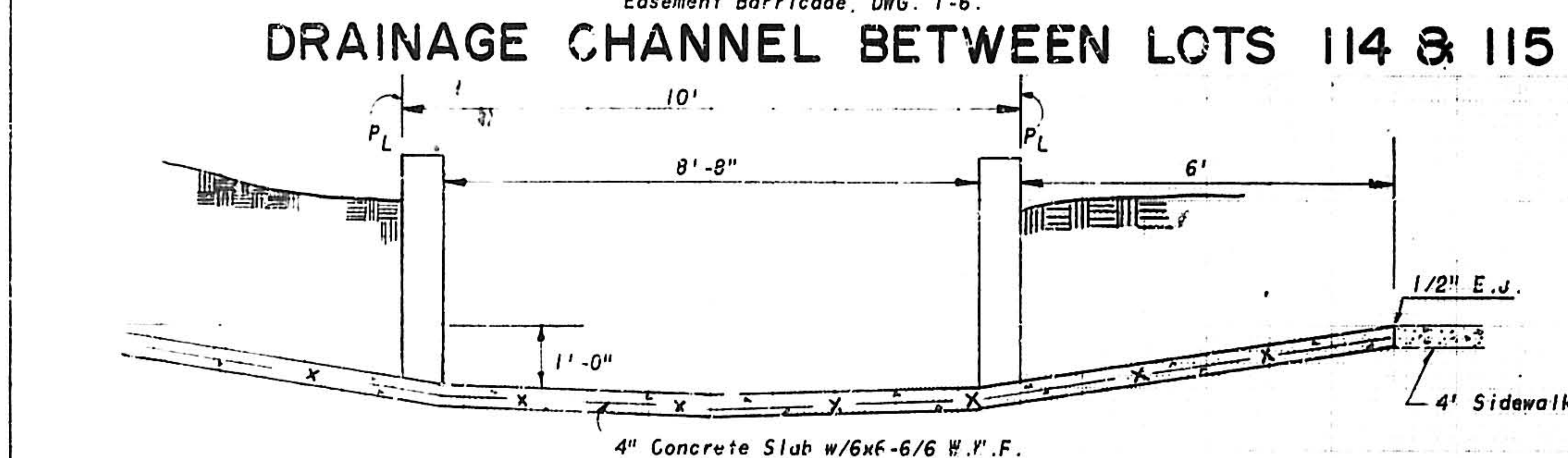
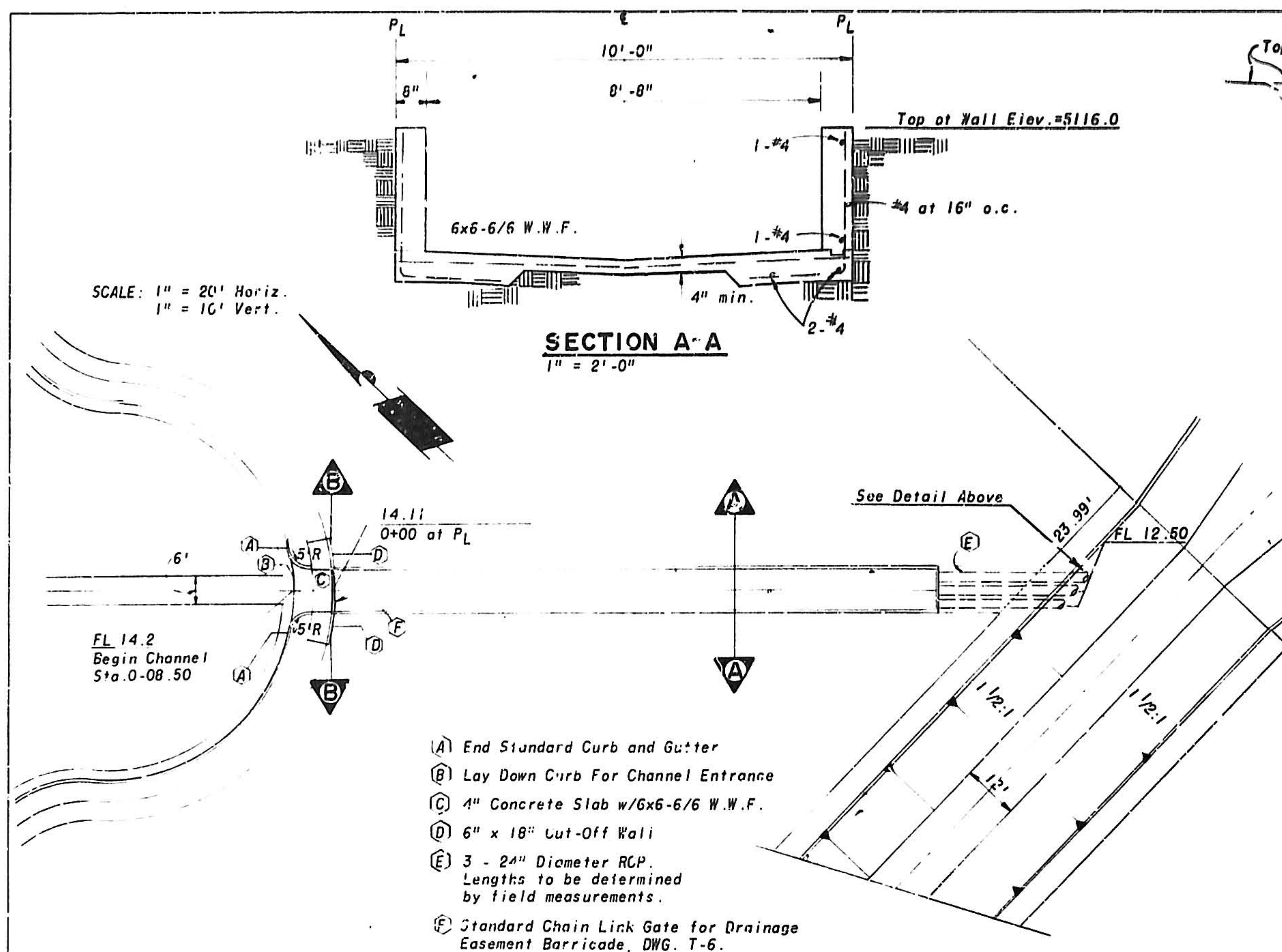
GRADING DETAILS



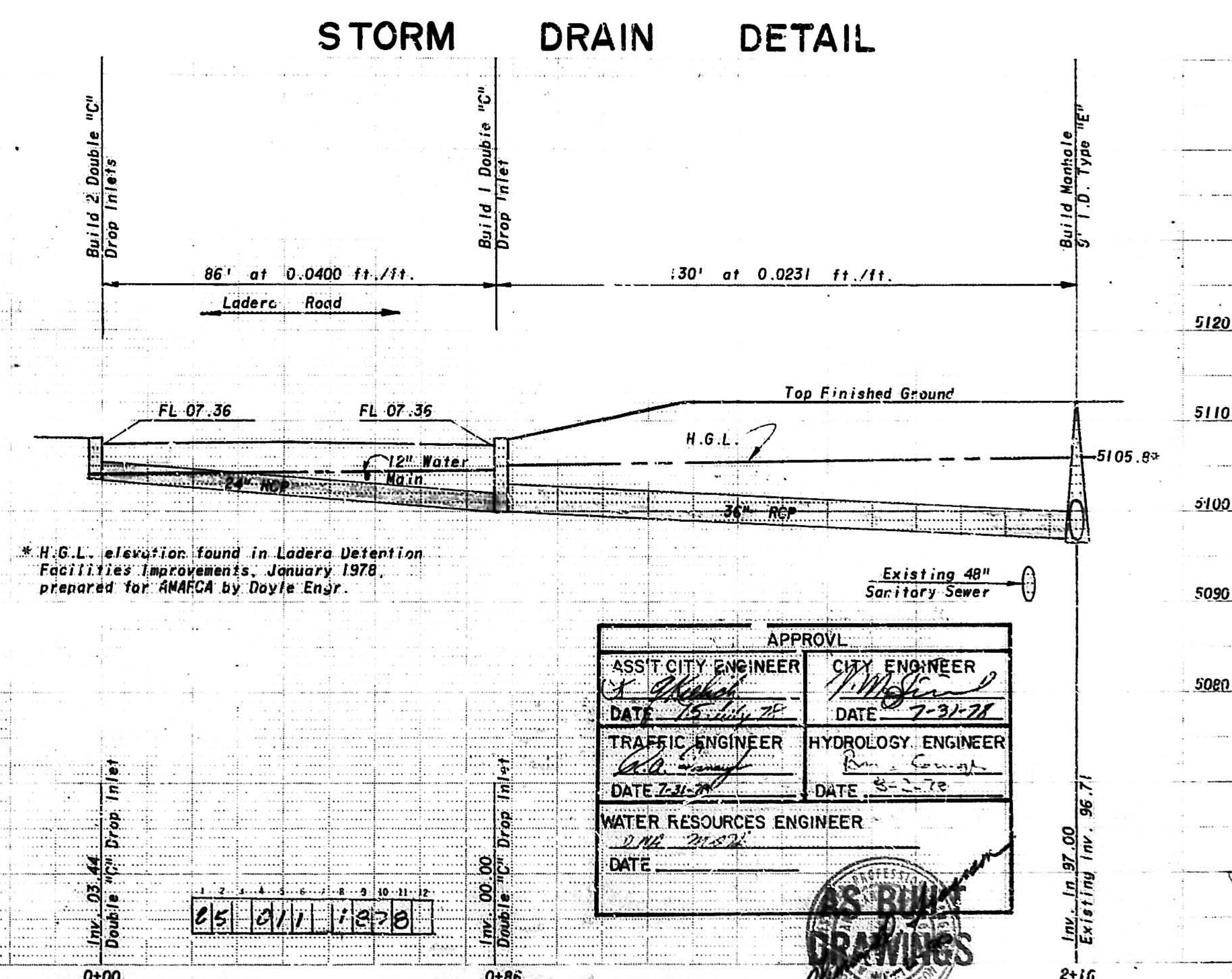
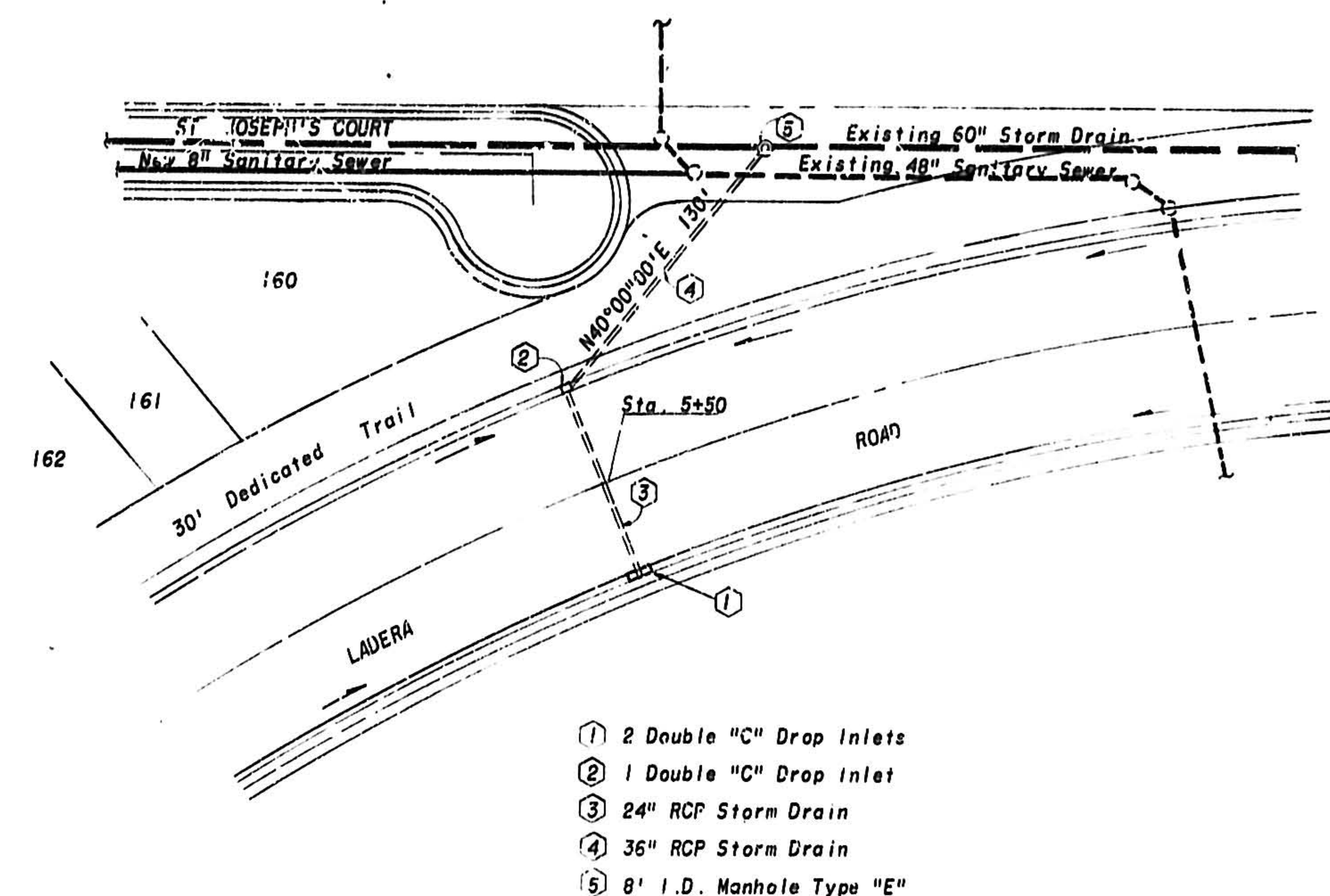
JOB NO 379-4
DATE APRIL 1978
SHEET 17 OF 19

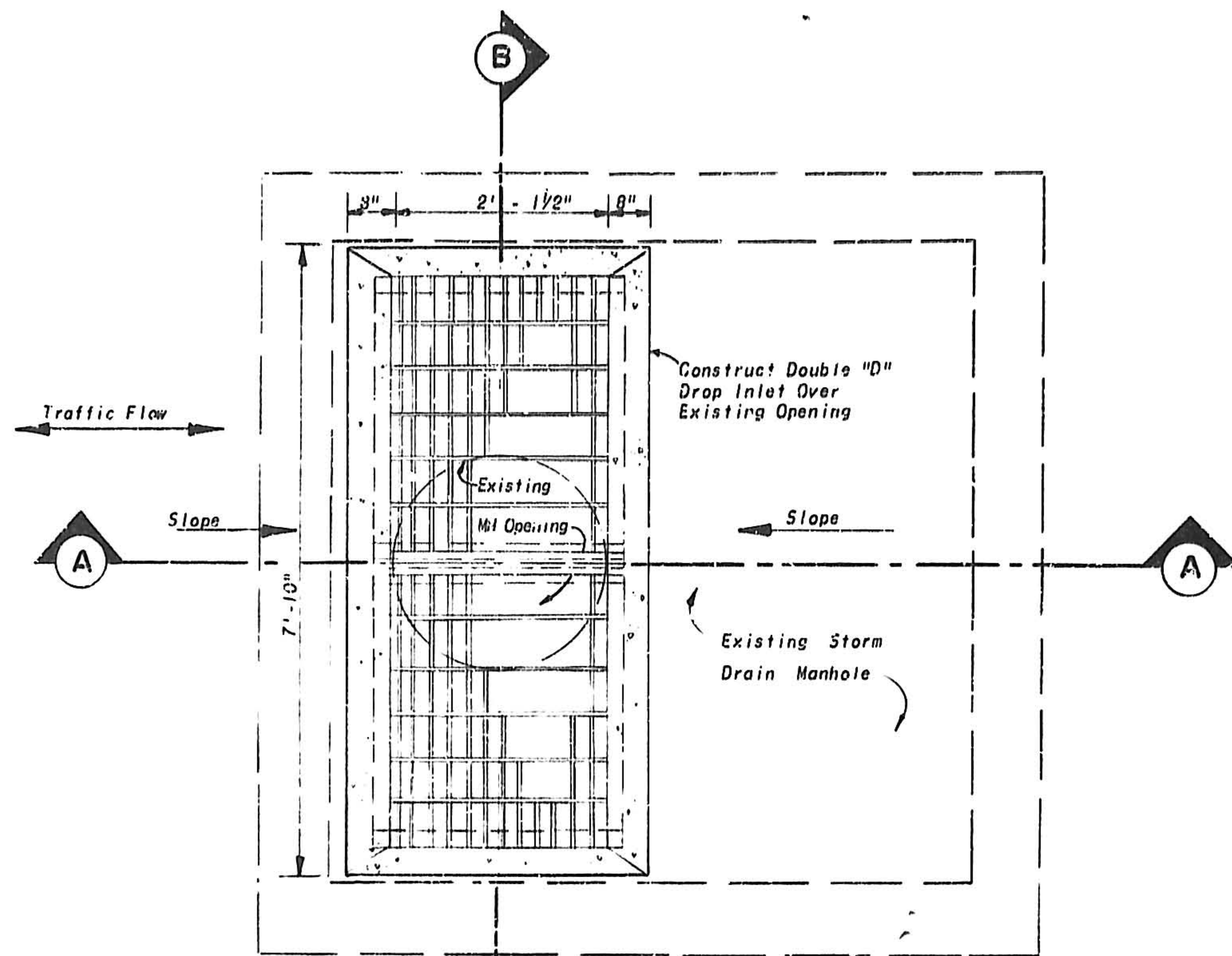
CT-11-78

PROFILE	SURVEYED	BY	DATE
NOTE BOOK	PLOTTED		
NO	GRADES CHECKED		
	B M, NOTED		
	STRUCTURE NOTAT'NS CH'KD		

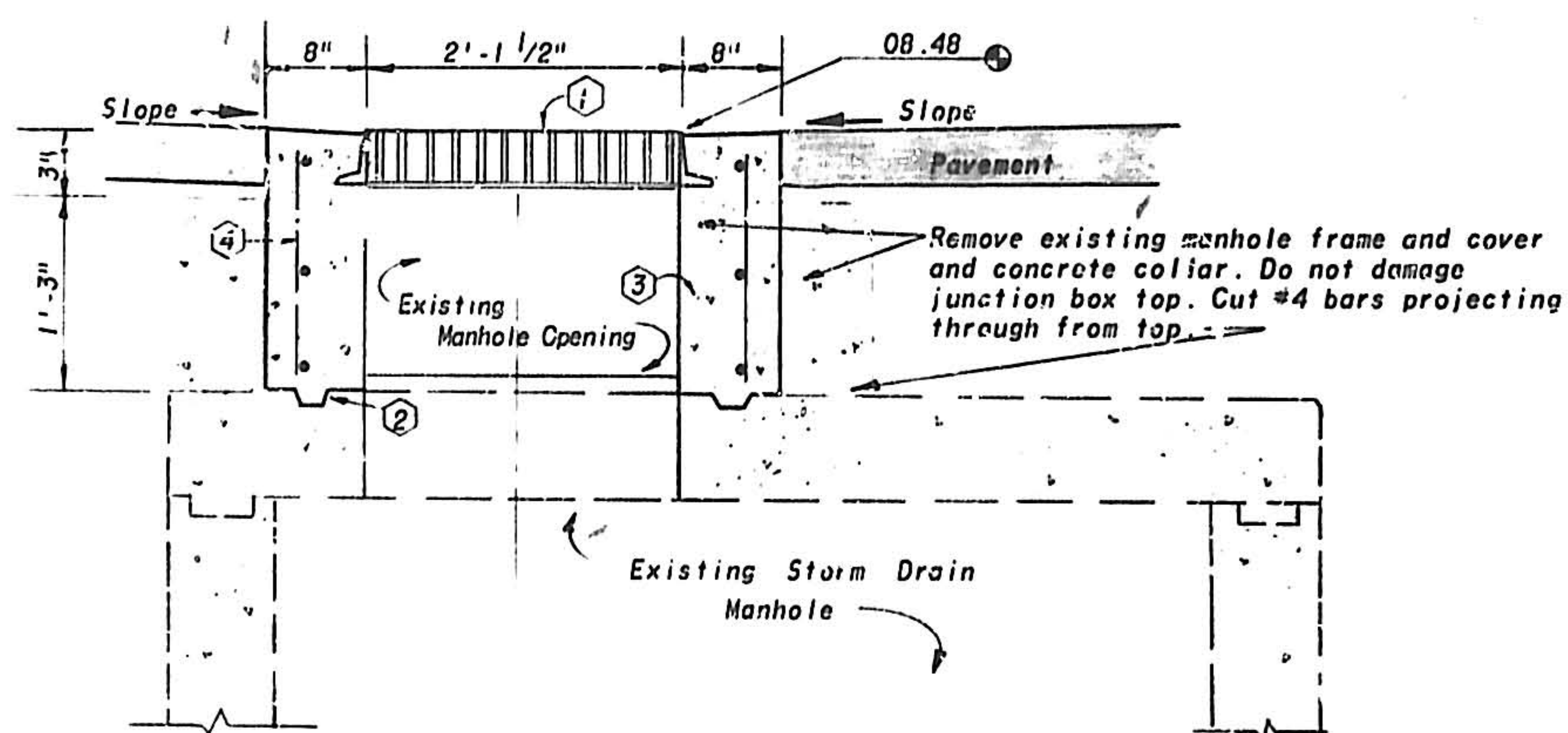


- (A) 4" concrete with 4x4 6/6 W.W.F. at 1.5:1 side slope (existing and replacement).
- (B) Backfill at 90% of mod. proc. density.
- (C) Top of channel slope at 0.0136.
- (D) Ends of 24" RCP to be beveled to match existing profile of side slope.
- (E) Dimension from $\frac{1}{2}$ of center RCP, along top edge and to the beginning of the channel's flaring at the outlet.
- (F) Flow line at outlet = 5112.50'.



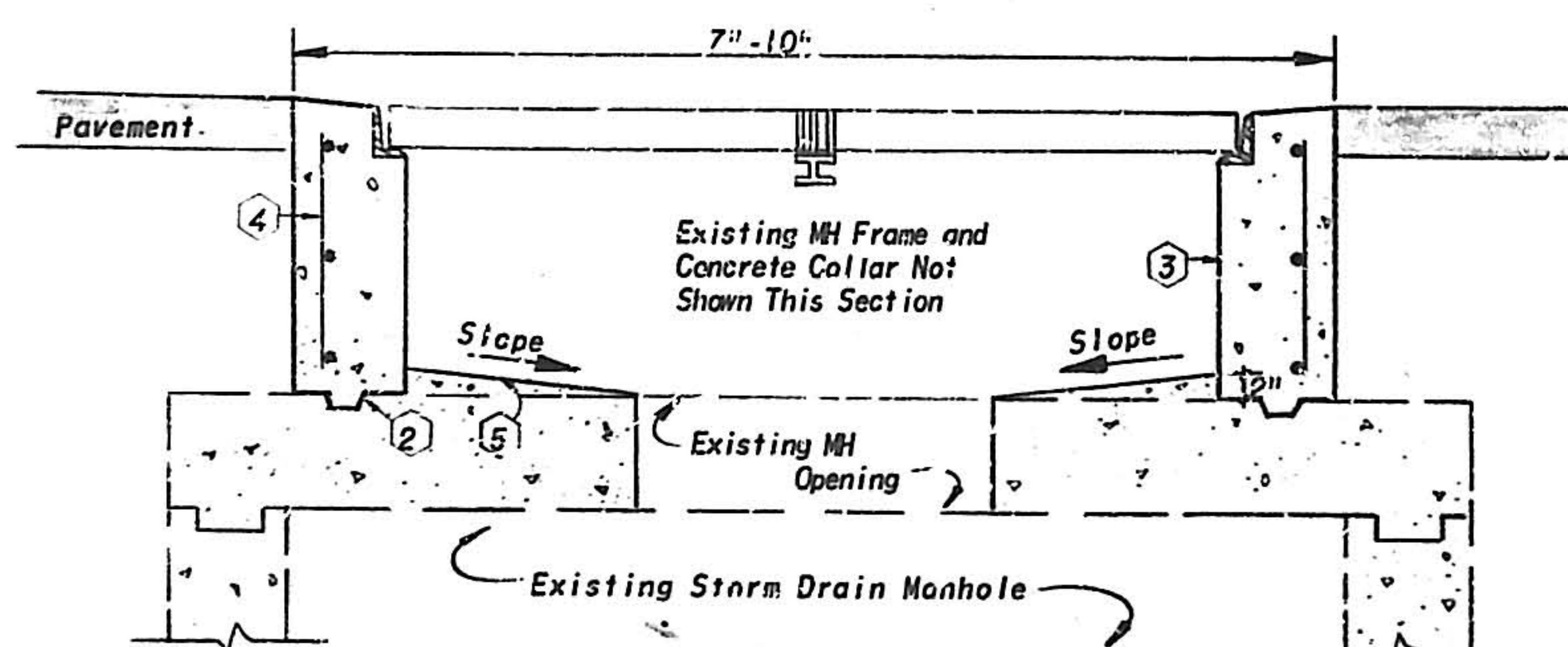


PLAN
No Scale
CONVERSION OF EXISTING STORM DRAIN
MANHOLE TO DROP INLET - Sta. 8+14.42
St. Joseph's Avenue and Sta. 2+62.03
St. Joseph's Court

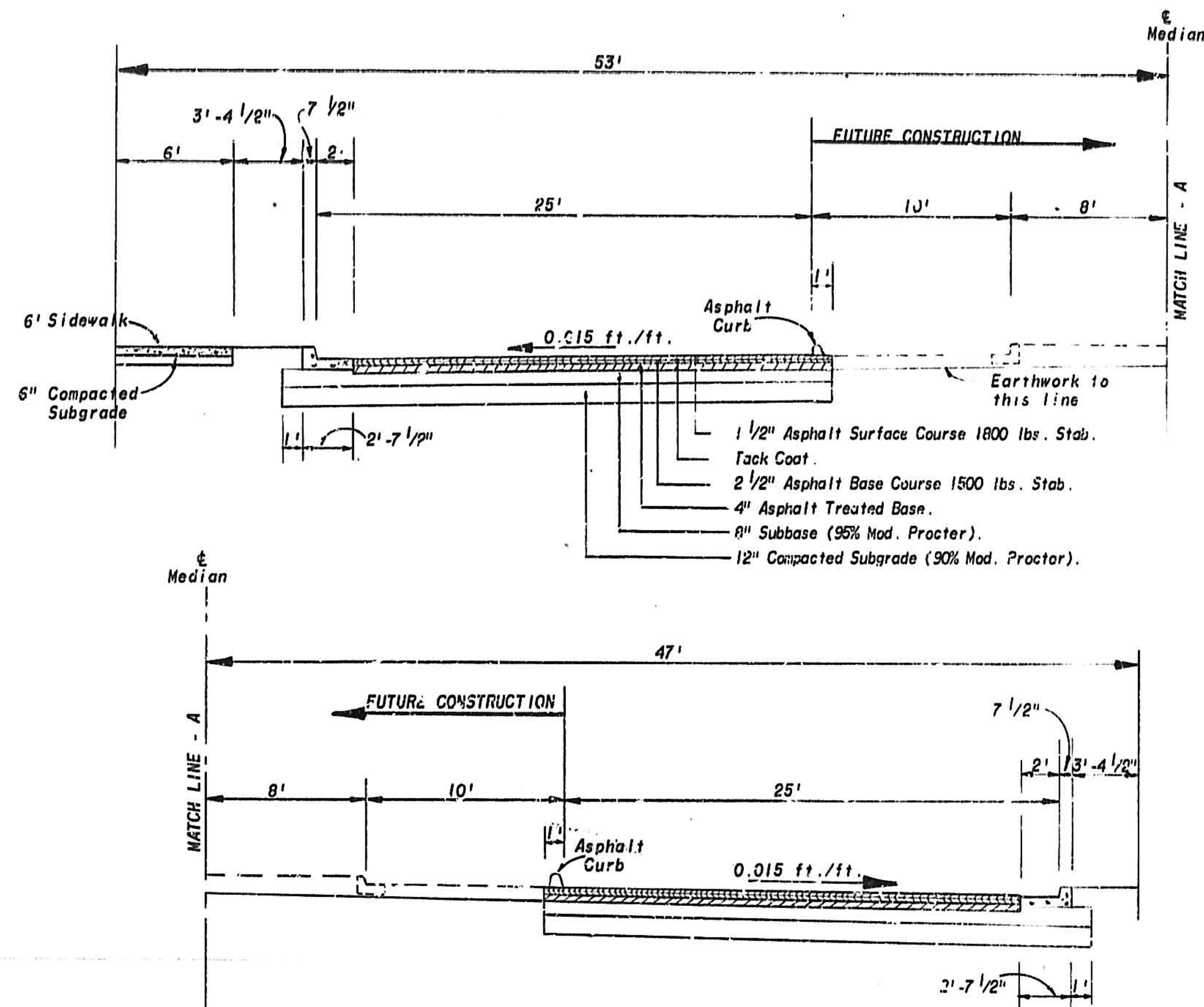


SECTION A-A
No Scale

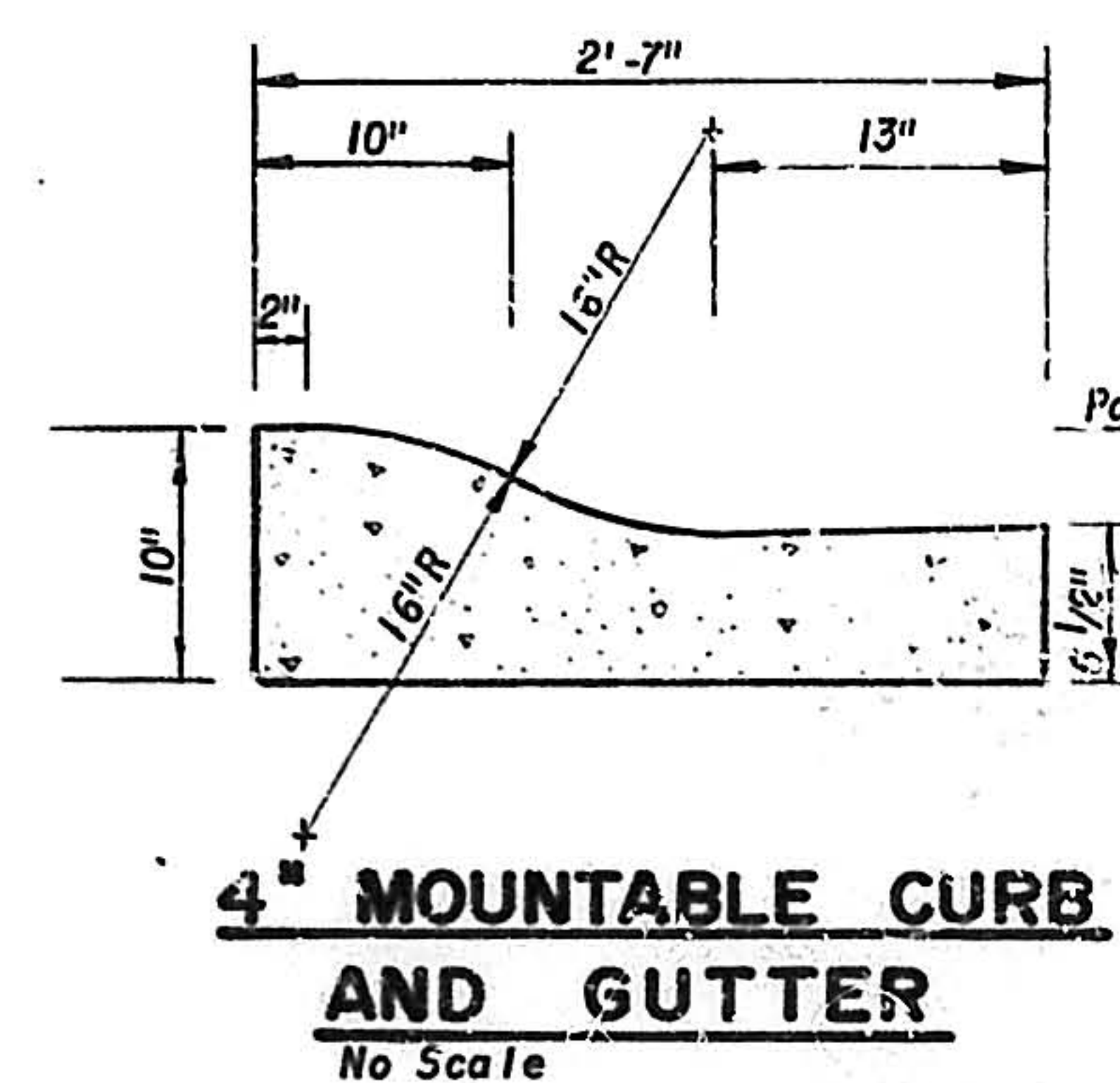
- ① Install City Standard Drop Inlet Frame and Grating (DWG. S-16).
- ② Key New Construction Into Existing Concrete Box Top.
- ③ Concrete Base To Be Poured In Place. Concrete To Be Class 5.5C, 3000#.
- ④ #4 Bars @ 10".
- ⑤ Concrete Fill: To Be Class 5.5C, 3000# - Slope To Drain To Opening.



SECTION B-B
No Scale



TYPICAL SECTION - LADERA DRIVE
1" = 5'



**4" MOUNTABLE CURB
AND GUTTER**
No Scale

1 2 3 4 5 6 7 8 9 10 11 12
0 6 0 1 1 1 9 7 8

APPROVAL	
ASS'T CITY ENGINEER <i>[Signature]</i> DATE <i>10/11/78</i>	CITY ENGINEER <i>[Signature]</i> DATE <i>10/11/78</i>
TRAFFIC ENGINEER <i>[Signature]</i> DATE <i>10/11/78</i>	HYDROLOGY ENGINEER <i>[Signature]</i> DATE <i>10/11/78</i>
WATER RESOURCES ENGINEER <i>[Signature]</i> DATE <i>10/11/78</i>	



CT-11-78

MISCELLANEOUS DETAILS



JOB NO 370-4
DATE APRIL 1978
SHEET 19 OF 19