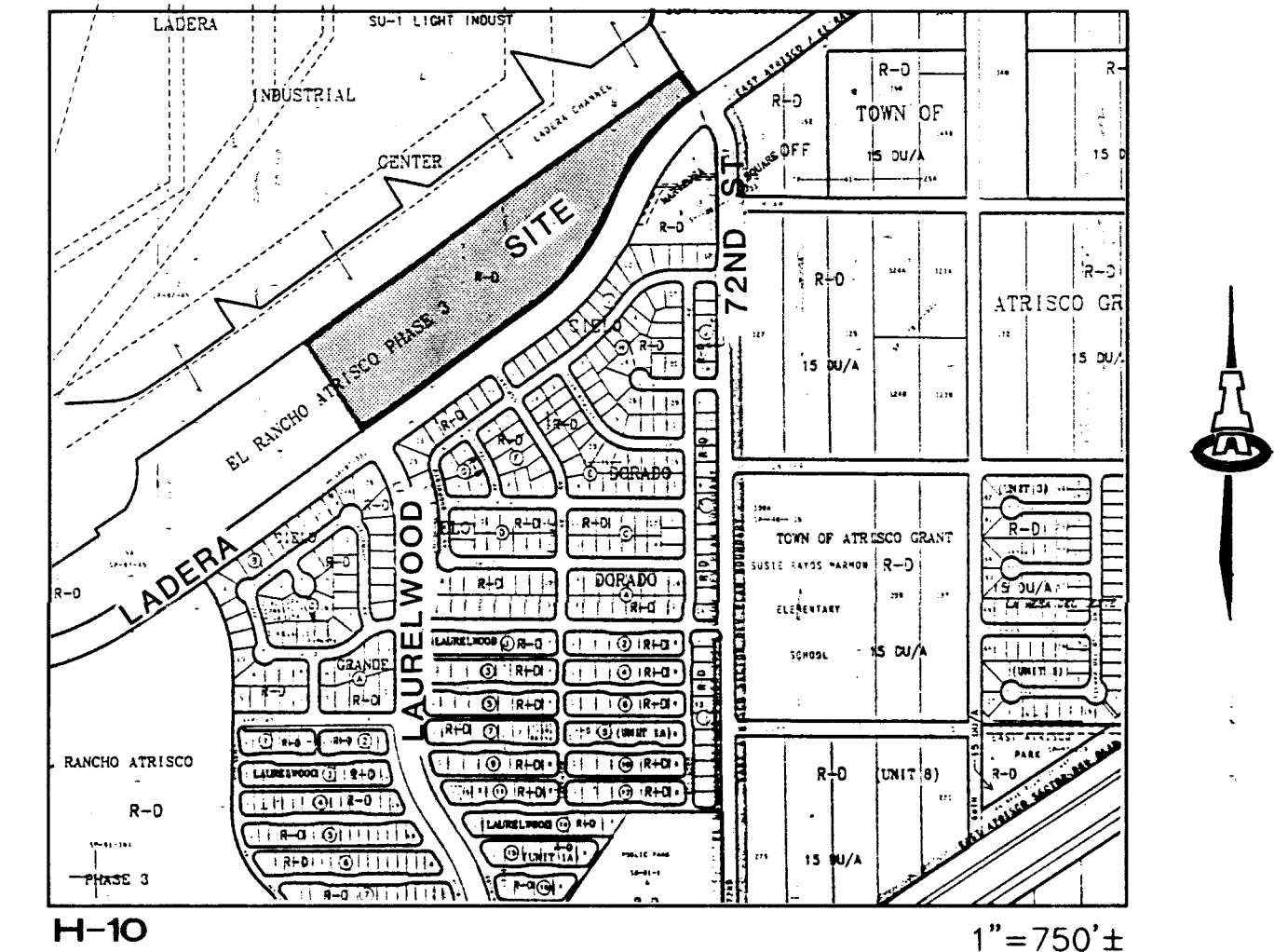


WINDSOR ESTATES PHASE ONE

ALBUQUERQUE, NEW MEXICO

APRIL 1996



VICINITY MAP

GENERAL NOTES

- All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction 1986, as amended through Update #6.
- Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260-1990 for location of existing utilities.
- Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to water-line and/or sewerline costs.
- All water line stationing refers to survey centerline stationing.
- Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended through Update #6.
- The Contractor agrees that he shall assume the sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
- Proposed utility line materials shall be as follows:
Waterline: PVC (AWWA C900) 6"-12" or DI Class 50 6"-16"
Sanitary Sewer: PVC SDR 35
Storm Drain: Reinforced Concrete Pipe Class III
- TRAFFIC CONTROL: Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Co-ordination Division a detailed construction schedule. Two (2) working days prior to construction the Contractor shall obtain a barricading permit from the Construction Co-ordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All Street striping altered or destroyed shall be replaced by Contractor to location and in kind as existing.
- The Contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down a public street.

- Contractor shall assist the Engineer/Inspector in the recording of data on all utility lines and accessories as required by the City of Albuquerque for the preparation of record drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
- Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
- All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health.
- All fittings on waterlines shall have pipe to fitting restrained joints. All caps shall have poured in place PCC blocking per Dwg. No. 2320. In addition, pipe to pipe restrained joints measured each way from fittings are required as follows, unless noted otherwise on plans:

LINE SIZE	BENDS	VALVES, & FIRE HYDRANT TEE BRANCHES
6"	20'	9' 4'
8"	26'	11' 5'
10"	32'	13' 6'
6x8: 22'	46'	(FH LEGS TO BE FULLY RESTRAINED FROM TEE THROUGH FLANGE)
10x8: 21'	60'	
10x6: 49'	72'	

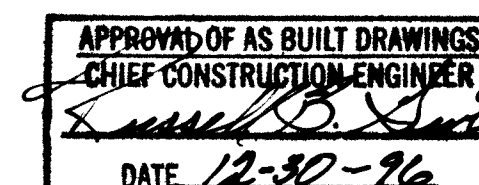
- The Contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
- PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
- WARNING--EXISTING UTILITY LINE LOCATIONS are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.

The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any utility line in or near the area of the work in advance of and during excavation work. The Contractor is fully responsible for any and all damage caused by its failure to locate, identify, and preserve any and all existing utilities. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.

- Contractor is responsible for contacting Water Systems no less than five (5) days in advance (857-8200) for operation of water valves five working days prior to shut-off.
- Any work affecting an arterial roadway requires twenty-four (24) hour construction.

INDEX TO DRAWINGS

Sheet	Title
1.	VICINITY MAP & GENERAL NOTES
2.-3.	SUBDIVISION PLAT
4.	GRADING PLAN
5.	GRADING NOTES & DETAILS
6.	MASTER PAVING & UTILITY PLAN
7.	LAURELWOOD PL & LAKEWOOD AVE PAVING
8.	BRAVEHEART DRIVE PAVING
9.	KINGSWAY CT & CASTLEROCK CT PAVING
10.	LAKEWOOD AVE UTILITY
11.	BRAVEHEART DRIVE UTILITY
12.	KINGSWAY CT & CASTLEROCK CT UTILITY



SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying, Inc., is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Timothy Aldrich

N.M.P.S. 7719

12-21-96

BY LASON

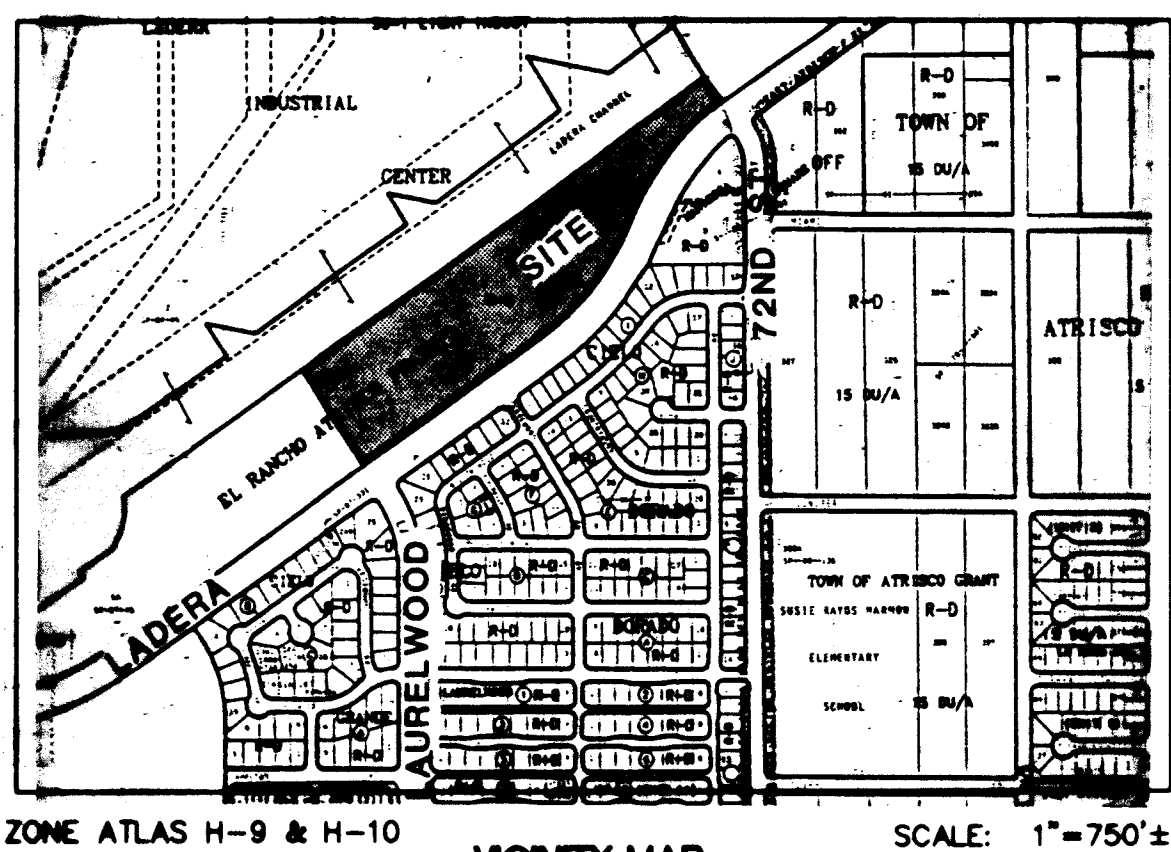
PREPARED FOR:
WINDSOR ESTATES LIMITED PARTNERSHIP
6400 UPTOWN BLVD. NE - SUITE 200W
ALBUQUERQUE, NM 87110
(505) 889-3061

26-5210.90 0197

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
84609-1100

DRB NO. 96-213

REV	4-12	ENGINEER	DATE	5-29-96	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS' STAMP & SIGNATURE					APPROVALS		ENGINEER		DATE	
					DRC Chairman		APPROVED FOR CONSTRUCTION		City Engineer	
					Transportation					
					Water/Wastewater					
					Hydrology					
					Parks					
City Project No.					5210.90		Sheet 1 of 12			



ZONE ATLAS H-9 & H-10

VICINITY MAP

SCALE: 1"=750'±

SUBMISSION DATA / NOTES

- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
"EL RANCHO ATRISCO, PHASE III, TRACTS 5-A, 6-A AND THE BIKE AND JOGGING TRAIL" (2-12-87, C32-184),
"SURVEY MAP OF LADERA DAM NO. 14" (8-31-93, 93C-247),
"TRACTS 5-A-1 AND 5-A-2, EL RANCHO ATRISCO, PHASE III" (5-5-95, 95C-161),
ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED APRIL 8, 1994.
- GROSS ACREAGE: 16.2470 ACRES.
- NUMBER OF EXISTING TRACTS: 1
- NUMBER OF LOTS/TRACTS CREATED: 40 LOTS/1 TRACT.
- MILEAGE OF STREETS CREATED: 0.284 MILES.
- CITY STANDARD UTILITY NOTE II:
"CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO WINDSOR ESTATES, PHASE ONE, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."
- CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #7719".
- TITLE REPORT: NONE PROVIDED.

FREE CONSENT / DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS THE PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE AND GRANT THOSE EASEMENTS AS SHOWN HEREON FOR THE PURPOSE SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUAL(S) ARE AUTHORIZED TO SO ACT.

WESTLAND DEVELOPMENT CO., INC.

Barbara Page
BARBARA PAGE
PRESIDENT & CEO

P-33-95
DATE

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant within projected Sections 9 and 10, Township 10 North, Range 2 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5-A-2, EL RANCHO ATRISCO, PHASE III as the same is shown and designated on the Plat for Tracts 5-A-1 and 5-A-2, El Rancho Atrisco, Phase III, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 5, 1995 in Volume 95C, Folio 161 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being on the northerly right-of-way line of Ladera Drive N.W. from whence the Albuquerque Control Survey Monument "3-H10" bears S 69°50'04" W, 1592.01 feet;

THENCE leaving said right-of-way line N 33°16'30" W, 440.48 feet to a point, said point being on the south line of the BIKE AND JOGGING TRAIL, EL RANCHO ATRISCO, PHASE III as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 1987, in Volume C32, Folio 184;

THENCE along said south line N 56°42'43" W, 2017.43 feet to the northeast corner, said point being common with the southeast corner of said BIKE AND JOGGING TRAIL, and further being on the westerly line of LADERA DAM NO. 14 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 1993 in Volume 93C, Folio 247;

THENCE along said westerly line S 33°28'44" E, 120.66 feet to the southeast corner, said point being a point on curve and further being common with the southwest corner of said LADERA DAM NO. 14, and also being on the northerly right-of-way line of Ladera Drive N.W.;

THENCE along said northerly right-of-way line 606.58 feet along a curve to the left whose radius is 1093.33 feet through a central angle of 31°47'15" and whose long chord bears S 40°49'00" W, 598.83 feet to a point of reverse curvature;

THENCE continuing 577.26 feet along a curve to the right whose radius is 1040.00 feet through a central angle of 31°48'08" and whose long chord bears S 40°49'26" W, 569.87 feet to a point of tangency; THENCE continuing S 56°43'30" W, 893.90 feet to the point of beginning and containing 16.2470 acres more or less.

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO SUBDIVIDE TRACT 5-A-2 INTO 40 RESIDENTIAL LOTS ALONG WITH TRACT 5-A-2-A, TO DEDICATE PUBLIC ROADWAYS AS SHOWN TO THE CITY OF ALBUQUERQUE, AND TO GRANT THOSE EASEMENTS SHOWN.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 22, 1995, BY BARBARA PAGE, AS PRESIDENT AND CEO OF WESTLAND DEVELOPMENT CO., INC. A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES: 8/15/97

Guiding Blair
NOTARY PUBLIC

(PRIOR APPROVALS: S-95-7 DRB NO. 95-15)

APPROVALS S-96-28 DRB NO. 96-213

Rob. R. Richer
PUBLIC SERVICE COMPANY OF NEW MEXICO
DATE 9-6-95

Rob. R. Richer
GAS COMPANY OF NEW MEXICO
DATE 9-6-95

Norma S. Carrillo
U.S. WEST COMMUNICATIONS
DATE 9-6-95

Violet Watson
JONES INTERCABLE
DATE 9/6/95

Paul C. Cui
CITY SURVEYOR, ENGR. DIV., P.W.D.
DATE 083195

Robert W. Kane
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.
DATE 9-12-95

PARKS & GENERAL SERVICES DEPARTMENT

Robert W. Kane
UTILITY DEVELOPMENT DIV., P.W.D.
DATE 9-12-95

Pg. Rouse
REAL PROPERTY DIVISION, D.F.M.
DATE 9/6/95

A.M.A.F.C.A.

CITY ENGINEER, PUBLIC WORKS DEPT.

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."



Timothy Aldrich
Timothy Aldrich, S. No. 7719
Date 08-22-95

SHEET 1 OF 4

PLAT OF WINDSOR ESTATES PHASE ONE

BEING A REPLAT OF TRACT 5-A-2
EL RANCHO ATRISCO, PHASE IIICITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1996**EASEMENT DATA**

- EXISTING 40' UTILITY EASEMENT (5-13-82, 82-19-143)
- EXISTING 5' PNM & MTN. EASEMENT (11-20-86, 86-119-143)
- EXISTING 5' PNM & MTN. EASEMENT (12-12-87, 87-13-184)
- EXISTING 10' PUBLIC UTILITY EASEMENT (5-4-95, 95-161)

CORNER LEGEND

- FOUND 5" PBR W. MARKER (1977)
- FOUND 4" PBR
- FOUND PBR W. MARKER (1977)
- FOUND 1" IN CONCRETE

THE BIKE AND JOGGING TRAIL
EL RANCHO ATRISCO, PHASE III
FILED 2/12/87
VOL. C32, FOLIO 184

LADERA CHANNEL

PHASE ONE
(SEE SHEET 3)

TRACT
5-A-2-A
9.1239 Acres

LADERA DAM NO. 14
FILED 8/31/93
VOL. 93C, FOLIO 247

ALBUQUERQUE CONTROL SURVEY MONUMENT "2-H10" (NAD 1927)
N.M.S.P. - CENTRAL ZONE
X=362203.06
Y=1495418.53
Δα=-00°15'54"
C-C=0.99967738
ELEV=5108.81' (SLD 1929)

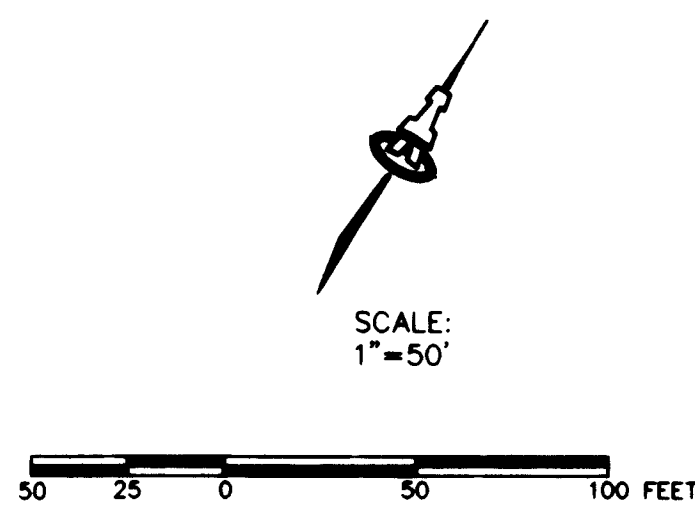
ALBUQUERQUE CONTROL SURVEY MONUMENT "3-H10" (NAD 1927)
N.M.S.P. - CENTRAL ZONE
X=356889.72
Y=1493922.98
Δα=-00°16'31"
C-C=0.99967504
ELEV=5193.38' (SLD 1929)

CURVE TABLE

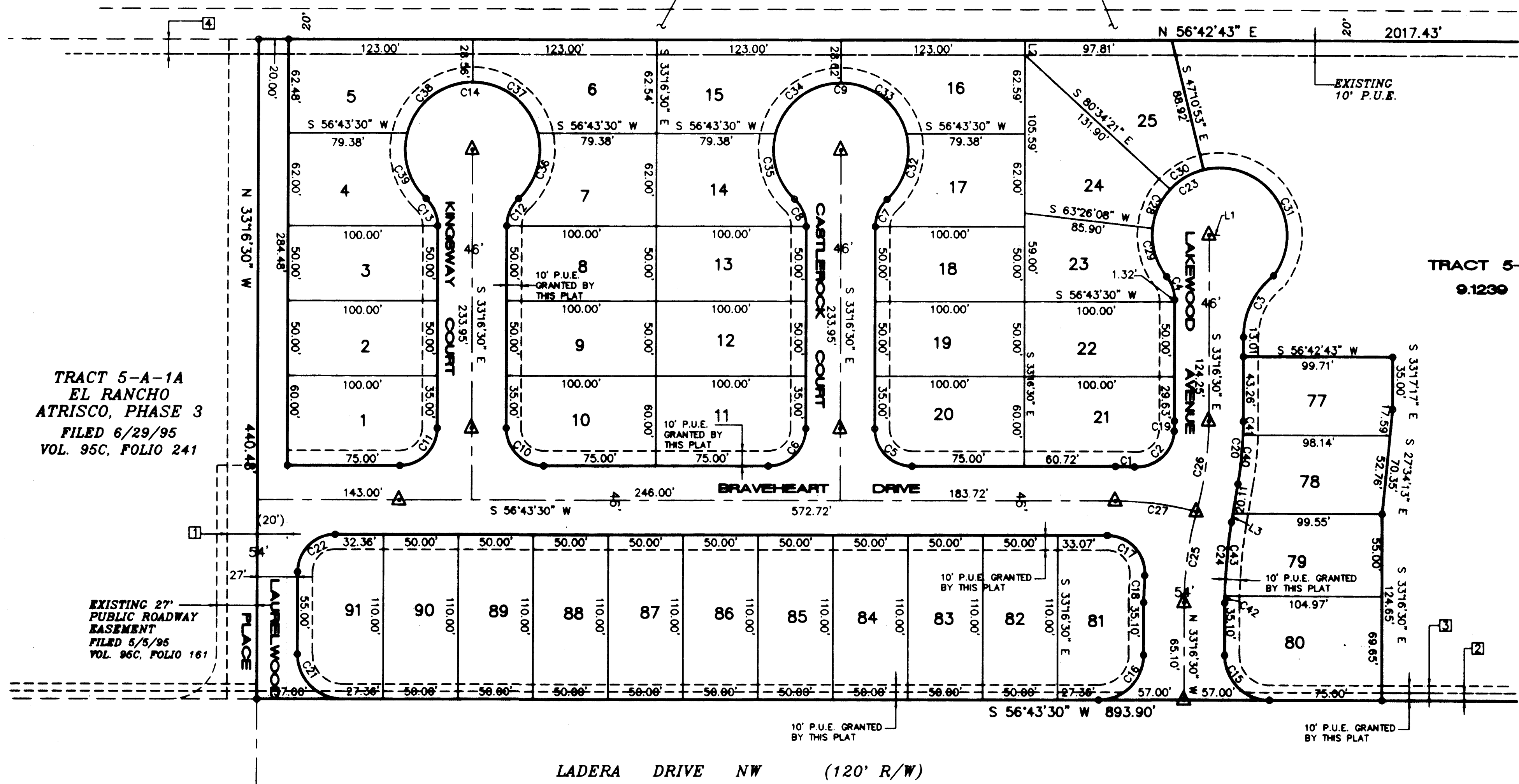
FILE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1093.33	606.58	311.31	598.83	S 40°49'00" W	31°47'15"
2	1040.00	577.26	296.27	563.87	N 40°49'26" E	31°48'08"
3	60.00	47.25	25.38	46.61	S 56°43'30" E	52°01'42"
4	45.00	112.56	26.26	84.78	N 56°47'58" W	140°45'50"

APRIL 1996

LOT	AREA	LOT	AREA	LOT	AREA
1	5866	16	6599	77	5220
2	5000	17	5340	78	5156
3	5000	18	5000	79	5666
4	5340	19	5000	80	7118
5	6589	20	5866	81	6005
6	6592	21	5875	82	5590
7	5340	22	5000	83	5500
8	5000	23	4901	84	5500
9	5000	24	6246	85	5500
10	5866	25	6418	86	5500
11	5866			87	5500
12	5000			88	5500
13	5000			89	5500
14	5340			90	5500
15	6596			91	5983



TRACT 5-A-2-A
9.1239 Ac.



8481PT3.DWG enw 4/23/96

SHEET 3 OF 4

APRIL 1996

LINE	DIRECTION	DISTANCE
L1	S 56°43'30" W	7.00
L2	S 33°16'30" E	10.00
L3	N 23°44'20" W	5.76

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	228.37'	12.79	6.40	12.79	S 58°19'48" W	03°12'35"
C2	25.00	39.86	5.62	35.78	N 14°14'17" E	9°12'38" W
C3	25.00	47.23	5.38	45.61	S 07°15'39" E	52°01'42"
C4	25.00	16.67	8.66	16.37	N 52°22'54" W	38°12'48" W
C5	25.00	39.27	5.00	35.36	S 78°16'30" E	9°00'00" W
C6	25.00	39.27	25.00	35.36	N 11°43'30" E	9°00'00" W
C7	25.00	20.38	10.79	19.82	S 09°55'15" E	46°42'29" W
C8	25.00	20.38	10.79	19.82	N 56°37'45" W	46°42'29" W
C9	45.00	214.74	42.39	61.71	S 56°43'30" W	273°24'59" W
C10	25.00	39.27	25.00	35.36	S 78°16'30" E	9°00'00" W
C11	25.00	39.27	25.00	35.36	N 11°43'30" E	9°00'00" W
C12	25.00	20.38	10.79	19.82	S 09°55'15" E	46°42'29" W
C13	25.00	20.38	10.79	19.82	N 56°37'45" W	46°42'29" W
C14	45.00	214.74	42.39	61.71	S 56°43'30" W	273°24'59" W
C15	30.00	47.12	30.00	42.43	S 78°16'30" E	9°00'00" W
C16	30.00	47.12	30.00	42.43	N 11°43'30" E	9°00'00" W
C17	25.00	41.24	26.83	36.58	N 76°15'06" W	94°02'48" W
C18	25.00	41.24	3.08	18.15	S 31°15'06" E	94°02'48" W
C19	20.00	6.56	3.08	6.56	N 32°22'01" W	01°48'58" W
C20	25.00	47.12	25.00	42.43	N 28°30'25" E	99°09'52" W
C21	25.00	47.12	25.00	42.43	S 78°16'30" E	9°00'00" W
C22	25.00	19.27	25.00	35.36	S 11°43'30" W	9°00'00" W
C23	45.00	100.33	58.57	71.37	S 56°02'50" W	255°04'15" W
C24	325.00	54.09	27.11	54.03	S 28°30'25" E	09°32'10" W
C25	25.00	61.36	30.86	61.18	S 25°37'56" E	15°17'08" W
C26	230.00	61.36	30.86	61.18	N 25°37'56" W	15°17'08" W
C27	205.37	54.79	27.56	54.63	S 64°22'04" W	15°17'08" W
C28	45.00	19.18	15.12	8.67	S 09°09'01" E	3°70'09" W
C29	45.00	19.18	15.12	8.67	S 49°36'29" E	3°70'09" W
C30	45.00	110.56	11.00	25.86	S 26°10'43" W	33°23'29" W
C31	45.00	110.56	12.25	84.78	N 66°47'58" W	140°45'50" W
C32	45.00	47.85	26.47	45.63	N 17°01'39" W	60°55'18" W
C33	45.00	59.52	35.02	55.28	N 85°22'54" W	75°47'12" W
C34	45.00	59.52	35.02	55.28	S 18°49'54" W	75°47'12" W
C35	45.00	47.85	26.47	45.63	S 49°31'21" E	60°55'18" W
C36	45.00	47.85	26.47	45.63	N 17°01'39" W	60°55'18" W
C37	45.00	59.52	35.02	55.28	N 85°22'54" W	75°47'12" W
C38	45.00	59.52	35.02	55.28	S 18°49'54" W	75°47'12" W
C39	45.00	47.85	26.47	45.63	S 49°31'21" E	60°55'18" W
C40	325.00	32.84	16.42	32.84	S 72°27'33" E	07°26'33" W
C41	253.00	9.24	4.62	9.24	N 32°13'24" W	02°05'37" W
C42	325.00	4.53	2.26	4.53	S 32°52'34" E	00°47'52" W
C43	325.00	49.57	24.83	49.52	S 28°06'29" E	08°44'18" W

THIS SUBDIVISION IS REQUIRED TO PROVIDE 2,400 SQ. FT. OF OPEN SPACE FOR EACH DWELLING UNIT. THIS REQUIREMENT WILL BE MET ONSITE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR
THE COMMON AND JOINT USE OF

- 1 THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
- 2 U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICE, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES
- 3 JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- 4 THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY DAMAGE TO OR OF NEARBY ELECTRICAL STRUCTURES CAUSED BY CONSTRUCTION OF POLES, DECKING, OR ANTI-STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

- 1 LOTS 81-91 FRONT ON BRAVEHEART DRIVE
- 2 ACCESS TO LADERA DRIVE IS PROHIBITED FROM ABUTTING LOTS
- 3 SETBACKS PER THE R-T ZONING REQUIREMENTS ARE AS FOLLOWS
FRONT 15' (20' TO GARAGE) REAR 15'
SIDE 10' BETWEEN BUILDINGS & 10' ON STREET SIDE OF
CORNER LOTS (1, 10, 11, 20, 21, 80, 81, & 91)

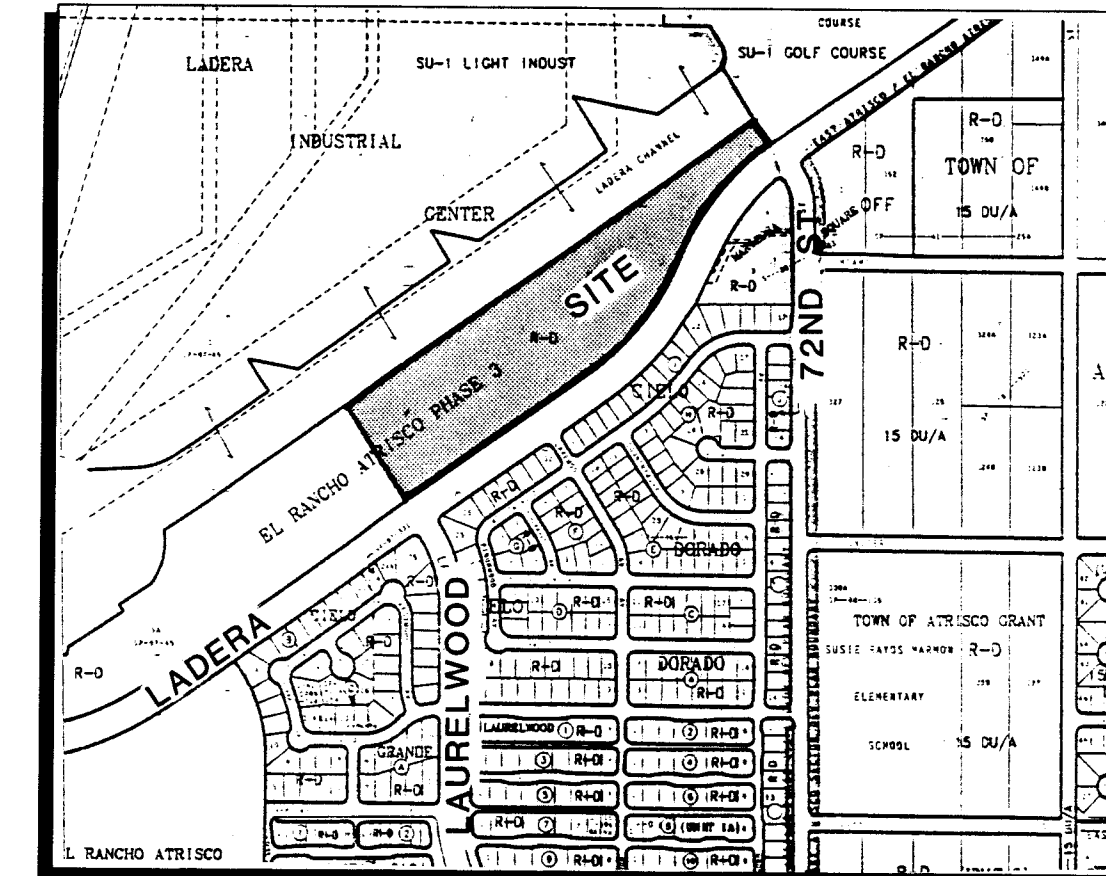
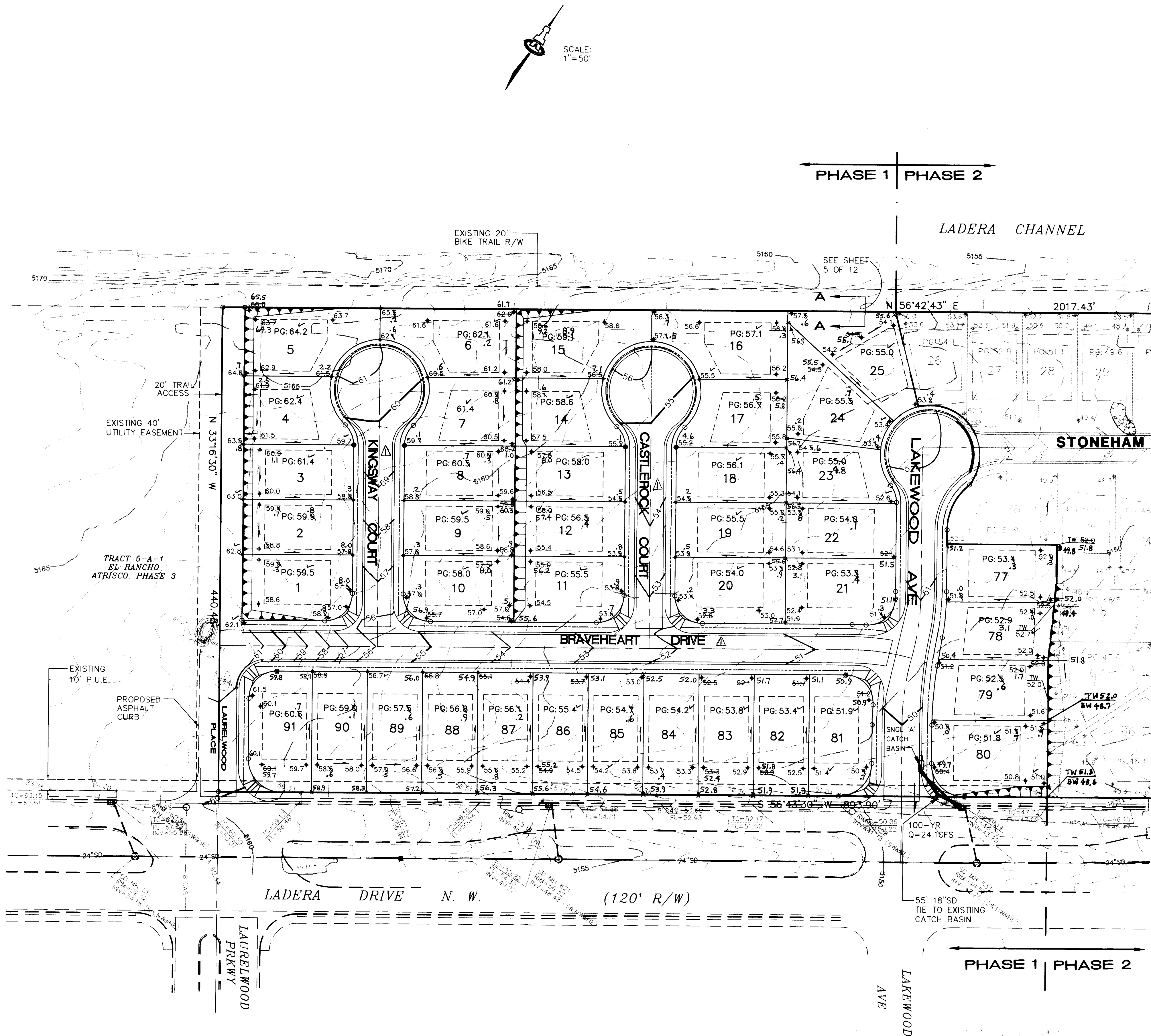
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a title search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SHEET 4 OF 4

SCANNED BY
BY LASON

5210.90 SHEET 3 of 12

8481PT4 DWGanw 4/23/96



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - FLOW ARROW
 - PAD GRADE ELEVATION
 - SIDEWALK CULVERT
 - TOP OF CURB ELEVATION
 - 3:1 EARTH SLOPE
 - 2' RETAINING WALL
 - AS-BUILT ELEV.

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (+0.1')

CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

DATE



ENGINEER'S CERTIFICATION:

I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 04/19/96 (CITY APPROVAL LETTER DATED 05/08/96) AS FIELD VERIFIED BY ALDRICH LAND SURVEYING, NMLS NO. 7719 ON 06/19/96 & 08/07/96 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

Scott M. McGee
SCOTT M. MCGEE, NMPE NO. 10519

8/9/96
DATE

26-5210.90 0497

SCANNED BY
BY LASON

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque
New Mexico

848GRD1.DWGwide 6/22/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

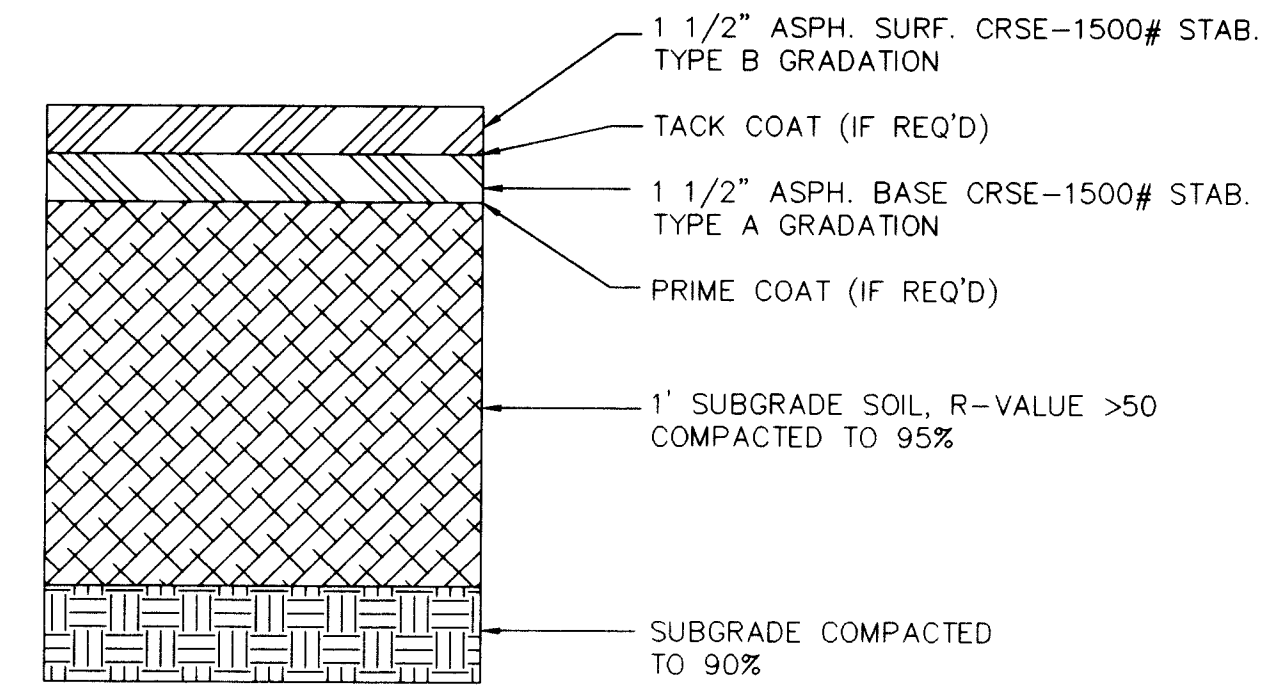
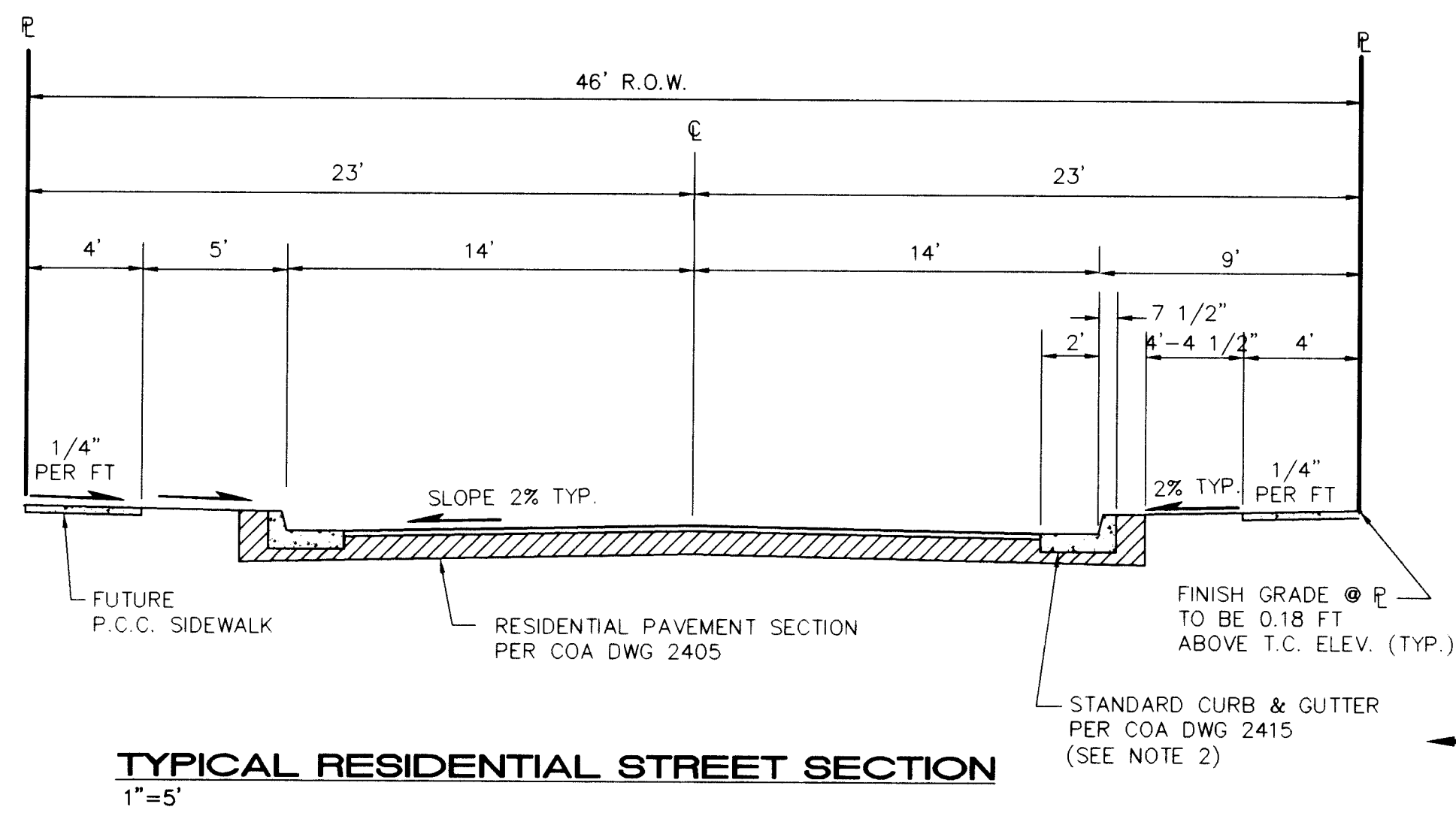
TITLE: **WINDSOR ESTATES
PHASE ONE
GRADING PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
ORC CHAIRMAN	8/9/96	8-9-96	WATER	N/A	RWK 6-28-95
TRANSPORTATION	8/9/96	8-9-96	WASTE WATER	N/A	RWK 6-28-95
HYDROLOGY	8/9/96	8-9-96			

PROJECT NO. **5210.90** MAP NO. **H-10** SHEET **4** OF **12**

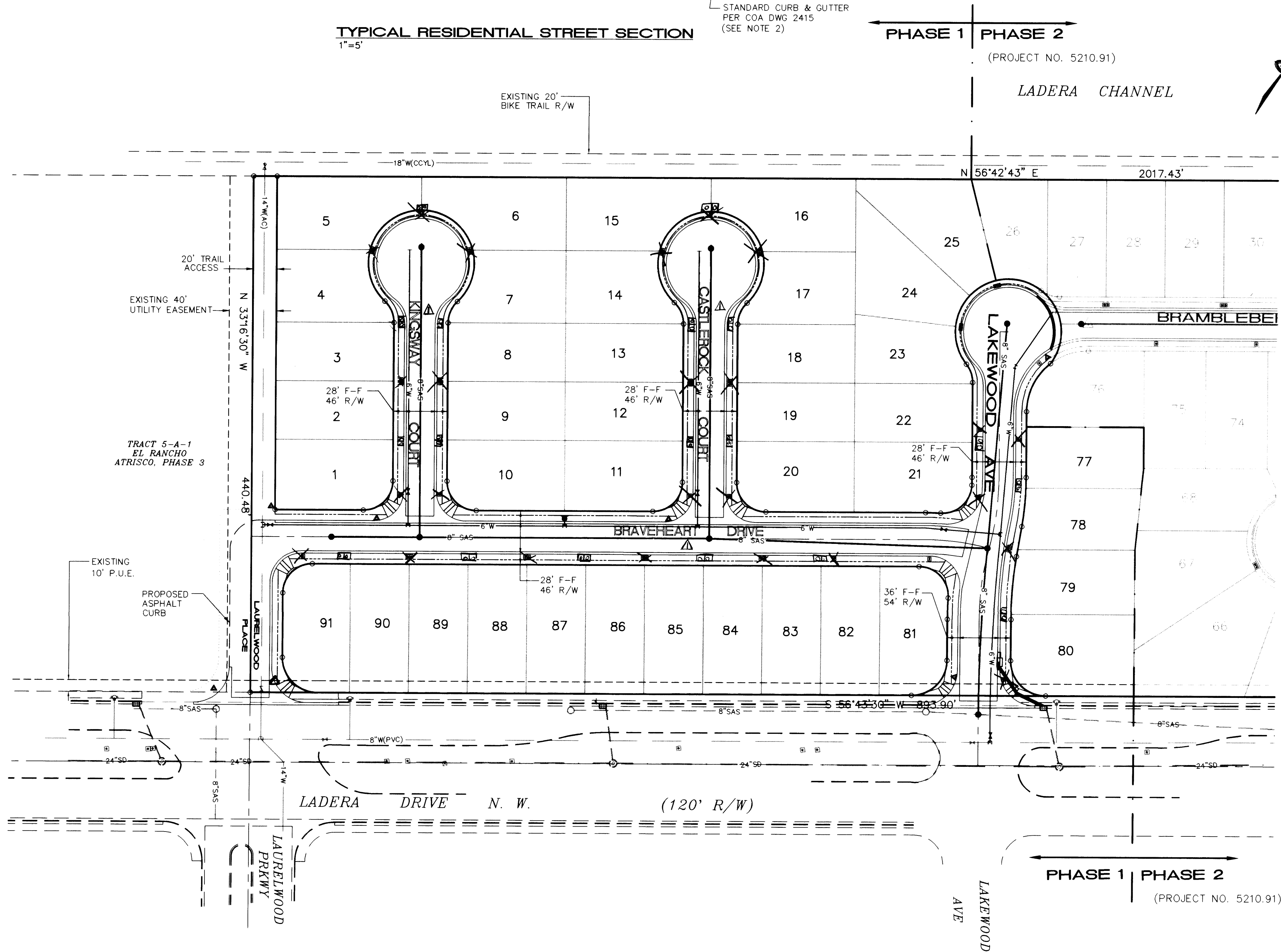
NOTES:

- SIDEWALKS SHOWN AS FUTURE ARE NOT PART OF THIS PROJECT.
- KINGSWAY CT & CASTLEROCK CT SHALL HAVE MOUNTABLE CURBS PER CITY OF ALBUQUERQUE STD DWG NO. 2415.



RESIDENTIAL PAVING SECTION

SCALE:
1"=50'



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- FUTURE SIDEWALK

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
SCOTT M. MCGEE REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 10519 6-28-95		FIELD NOTES		ACS MONUMENT "3-H10" SET IN A CONCRETE SPILLWAY LOCATED 300 FT EAST OF UNSER BLVD. & 385 FT NORTH OF LADERA DRIVE NW		CONTRACTOR <u>CONWAY CO</u>	
		NO.	BY	DATE	WORK STOPPED BY <u>AS</u>	DATE	
		1	ALDRICH SURVEYING CO.	01/95	FIELD ACCEPTANCE BY <u>AS</u>	DATE <u>1-1-96</u>	
					FIELD VERIFICATION BY <u>AS</u>	DATE <u>1-1-96</u>	
					ELEVATION = 5193.38	DATE <u>1-1-96</u>	DATE <u>1-1-96</u>
						DATE <u>1-1-96</u>	DATE <u>1-1-96</u>
						DATE <u>1-1-96</u>	DATE <u>1-1-96</u>
						DATE <u>1-1-96</u>	DATE <u>1-1-96</u>
						MICRO-FILM INFORMATION	
						RECORDED BY	
						NO.	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
848UMPH1.DWGwde 06/27/95

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: WINDSOR ESTATES PHASE ONE MASTER UTILITY & PAVING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R.W. Kane	8-8-95	WATER	R.W. Kane	6-29-95
TRANSPORTATION	R.W. Kane	6-30-95	WASTE WATER	R.W. Kane	6-29-95
HYDROLOGY	R.W. Kane	9/1/95			
PROJECT NO.	5210.90	MAP NO.	H-10	SHEET	6 OF 12

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CURVE	DELTA	RADIUS	LENGTH
A	89°59'44"	30.00'	47.12'
B	90°00'00"	25.00'	39.27'
C	70°52'05"	40.00'	49.48'
D	59°18'20"	61.00'	63.14'
E	91°03'10"	30.00'	47.68'
F	94°30'09"	25.00'	41.23'
G	90°01'33"	30.00'	47.14'
H	09°32'10"	334.00'	55.59'
I	09°32'10"	244.00'	40.61'
J	173°09'10"	40.00'	120.88'
K	44°57'09"	25.00'	19.61'
L	03°05'18"	216.00'	11.64'
M	06°03'50"	248.00'	26.25'
N	89°59'08"	30.00'	47.12'
O	89°58'27"	30.00'	47.11'



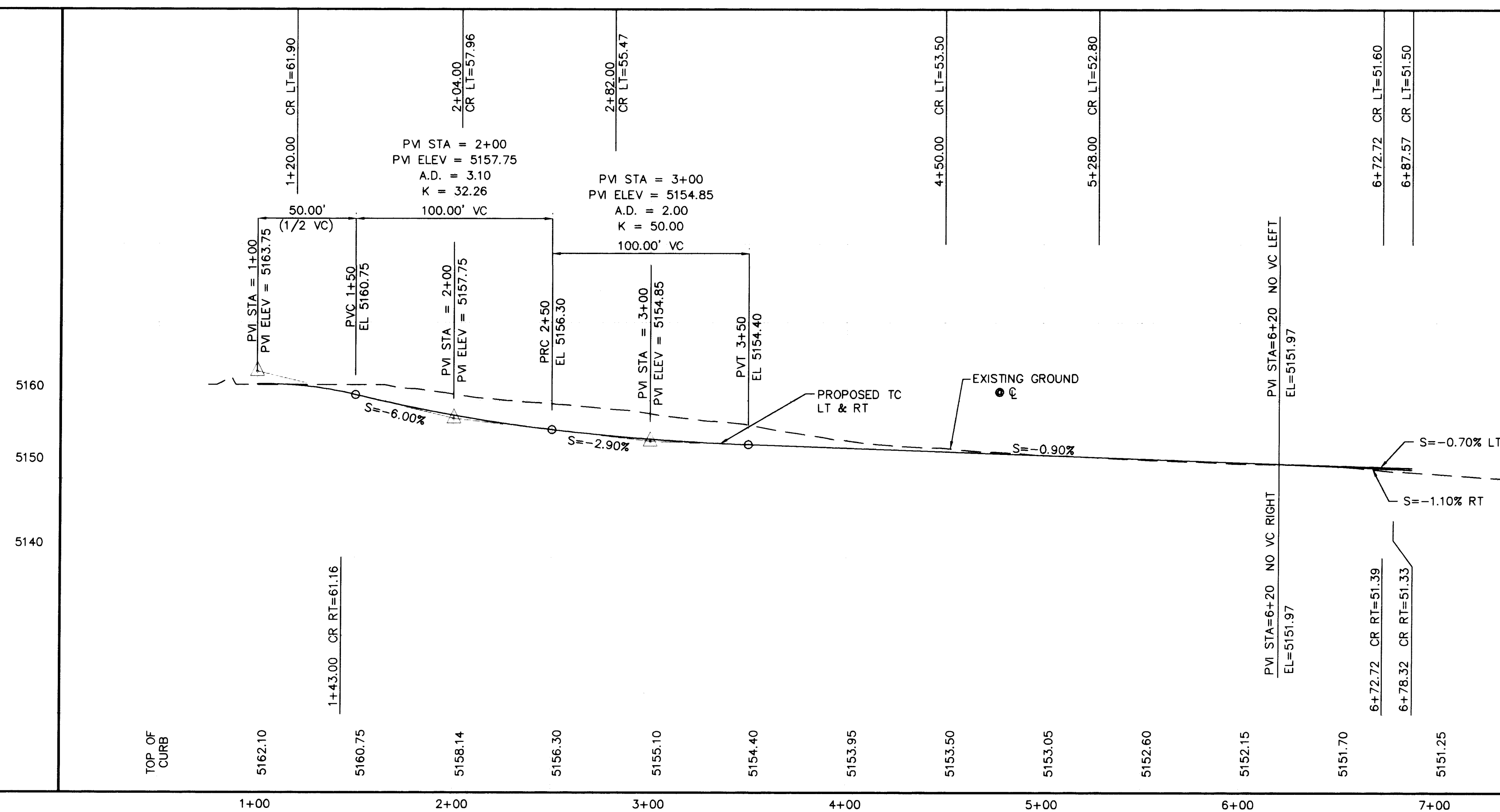
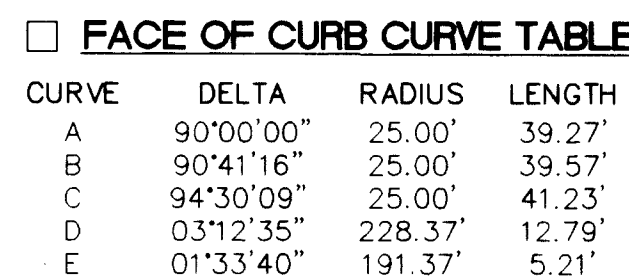
1. CONSTRUCT HANDICAP RAMPS PER COA STD DWG #2441 CASE II.
2. STD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. CROWN-NO CROWN TRANSITION, 50' MIN. LENGTH.
5. REMOVE & DISPOSE OF 96 LF PCC CURB & GUTTER.
6. REMOVE & DISPOSE OF 60 SY PCC SIDEWALK.
7. REMOVE & DISPOSE OF 123 LF ASPHALT CURB & BUILD 27 LF STD C & G AND 30 SY 4" PCC SIDEWALK ON LADERA DRIVE EAST OF THE INTERSECTION.
8. INSTALL 50LF ASPHALT CURB.
9. TRANSITION ROADWAY FROM 28' F-F AT STA 2+31.25 TO 36' F-F AT STA 3+53.97.
10. ALL 4" PCC SIDEWALK IS FUTURE (NOT IN THIS CONTRACT) EXCEPT FOR WHEELCHAIR RAMPS SHOWN.
11. TRANSITION FROM ASPHALT CURB TO STD. CURB & GUTTER AT STA 1+44.02, 18' RT ON LAURELWOOD PLACE. 

1. UNLESS NOTED OTHERWISE, ALL TOP OF CURB POINTS SHOWN ARE 14' OFFSET FROM CENTERLINE.

SCALES:
1"=40' HOR.
1"=10' VERT.



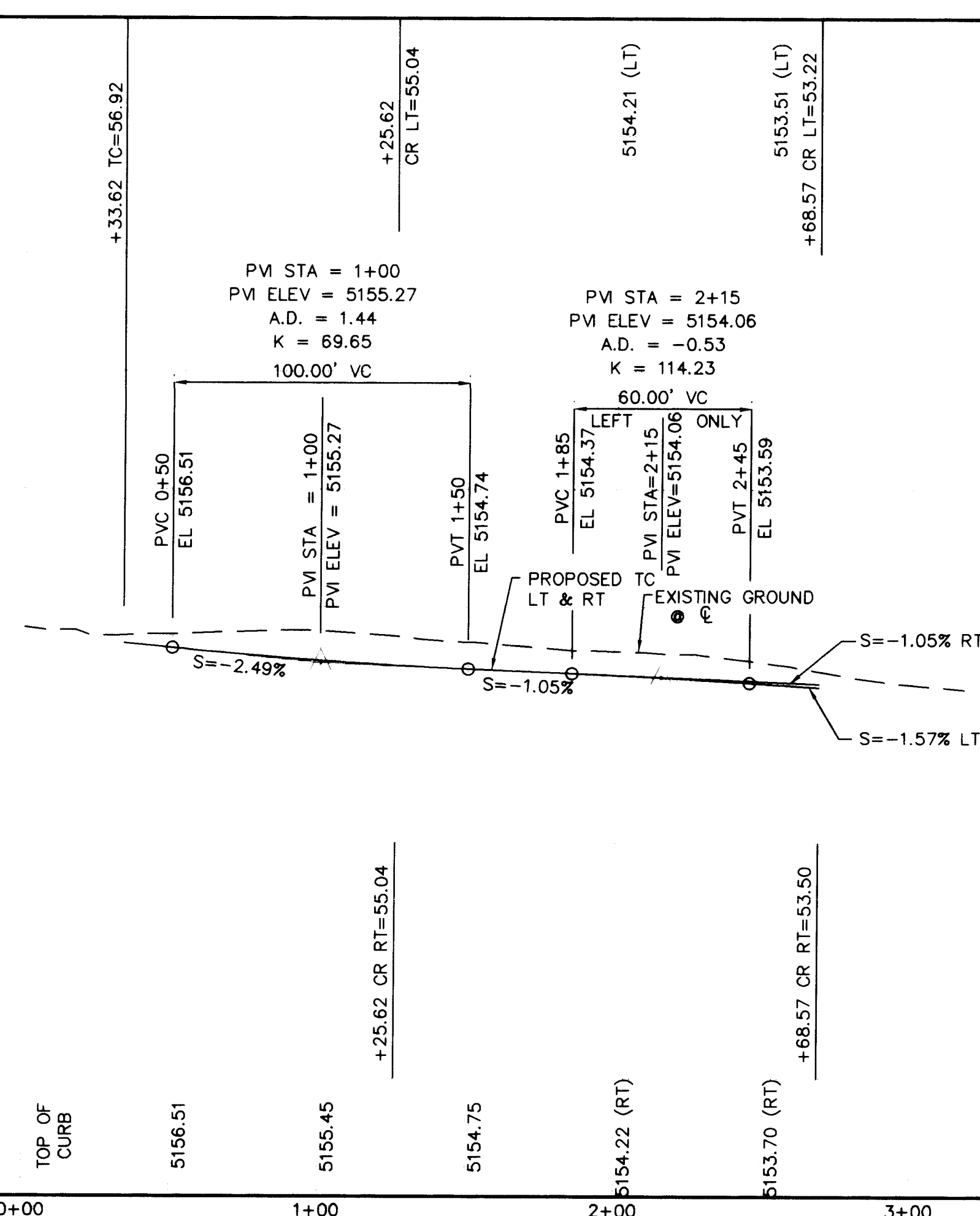
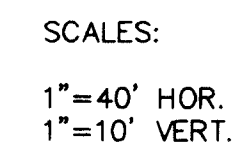
ENGINEER'S SEAL		AS-BUILT INFORMATION	
		CONTRACTOR <u>Superior</u> DATE <u>96</u> INSPECTOR'S <u>Mark</u> ACCEPTANCE BY <u>DATE</u> VERIFICATION BY <u>DATE</u> DRAWING <u>96</u> CHECKED BY <u>DATE</u> MICRO-FILM INFORMATION RECORDED BY DATE	
BENCH MARKS		BENCH MARKS	
ACS MONUMENT "3-H10" SET IN A CONCRETE SPILLWAY		ACS MONUMENT "3-H10" SET IN A CONCRETE SPILLWAY	
LOCATED 300 FT EAST OF UNSER BLVD & 385 FT NORTH		LOCATED 300 FT EAST OF UNSER BLVD & 385 FT NORTH	
OF LADERA DRIVE NW		OF LADERA DRIVE NW	
ELEVATION = 5193.38		ELEVATION = 5193.38	
SURVEY INFORMATION		SURVEY INFORMATION	
FIELD NOTES		FIELD NOTES	
NO. BY DATE		NO. BY DATE	
1 ALDRICH SURVEYING CO. 07/95		1 ALDRICH SURVEYING CO. 07/95	
DESIGN		DESIGN	
DESIGNED BY SWM DATE 4/95		DESIGNED BY SWM DATE 4/95	
DRAWN BY MDE DATE 4/95		DRAWN BY MDE DATE 4/95	
CHECKED BY I&A DATE 6/95		CHECKED BY I&A DATE 6/95	
APPROVED		APPROVED	
DATE		DATE	
SHEET 7 OF 12		SHEET 7 OF 12	



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BY LASON

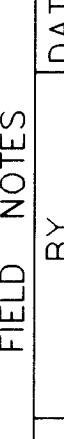


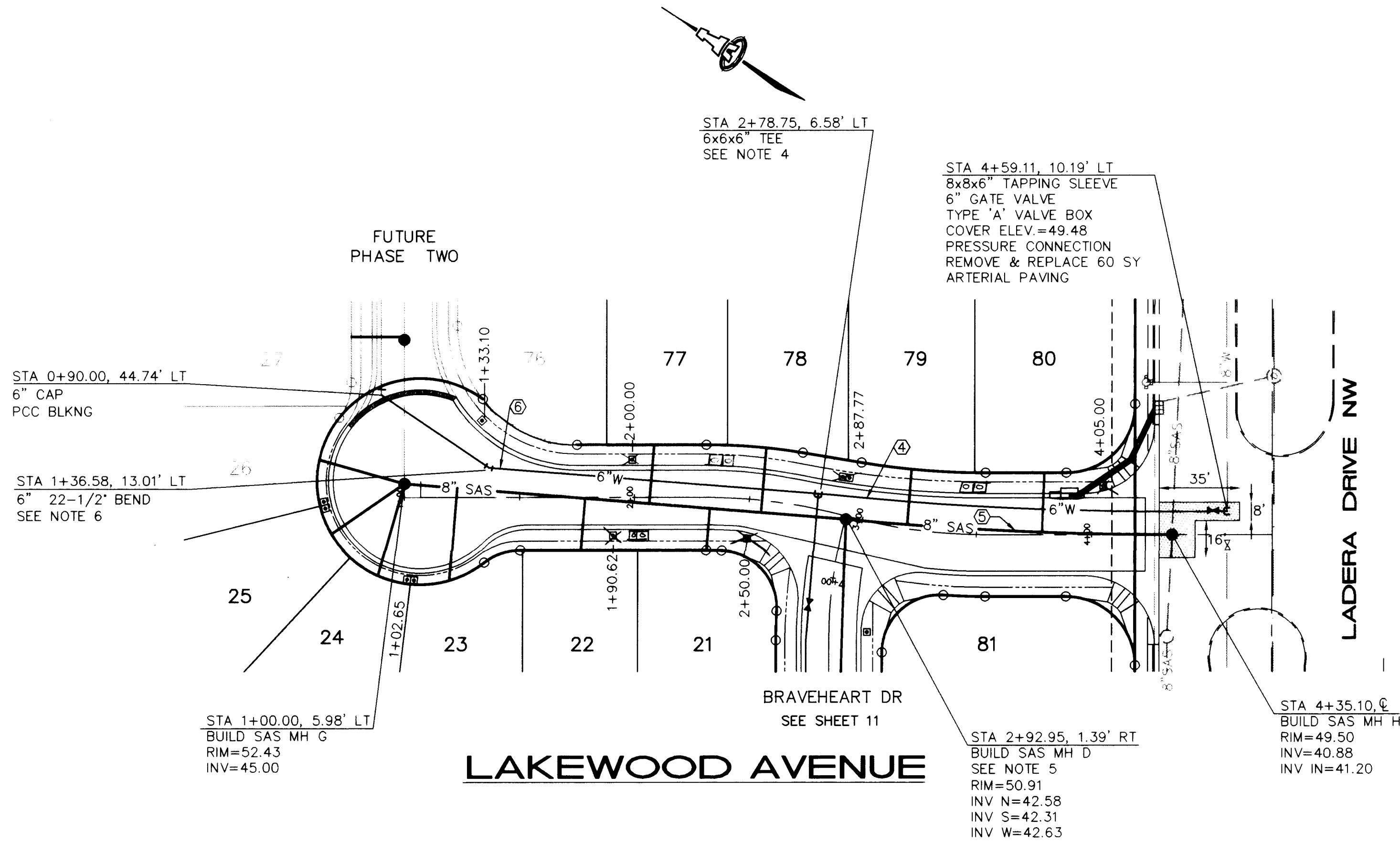
FACE OF CURB CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
A	90°00'00"	25.00'	39.27'
B	53°07'48"	25.00'	23.18'
C	286°15'37"	40.00'	199.85'



SCANNED BY
BY LASON

- ## KEYED CONSTRUCTION NOTES
1. CONSTRUCT HANDICAP RAMPS PER STD DWG #2441. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SECTION THROUGH CURB RETURNS PER COA STD DWG #2418.
 2. MOUNTABLE CURB & GUTTER PER PER COA DWG #2415.
 3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
 4. CROWN-NO CROWN TRANSITION, 50' MIN. LENGTH.
 5. ALL 4" PCC SIDEWALK IS FUTURE (NOT IN THIS CONTRACT) EXCEPT FOR WHEELCHAIR RAMPS SOWN.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
 6-28-95		FIELD NOTES		ACS MONUMENT "3-H10" SET IN A CONCRETE SPILLWAY LOCATED 300 FT EAST OF UNSER BLVD & 385 FT NORTH OF LADERA DRIVE NW ELEVATION = 5193.38		CONTRACT: <u>SWANKE CO</u> WORK STARTED BY: <u>AKS</u> DATE: <u>9/2</u> INSPECTOR'S ACCEPTANCE BY: <u>B. Lynch</u> DATE: <u>9/2</u> VERIFICATION BY: <u>AKS</u> DATE: <u>9/2</u> DRAWINGS CORRECTED BY: <u>AKS</u> DATE: <u>9/2</u>	
NO. DATE REMARKS		BY		DATE		MICRO-FILM INFORMATION	
1		ALDRICH SURVEYING CO.		01/95		RECORDED BY: _____ DATE: _____	
DESIGNED BY: <u>SMW</u> DATE: <u>4/95</u>							
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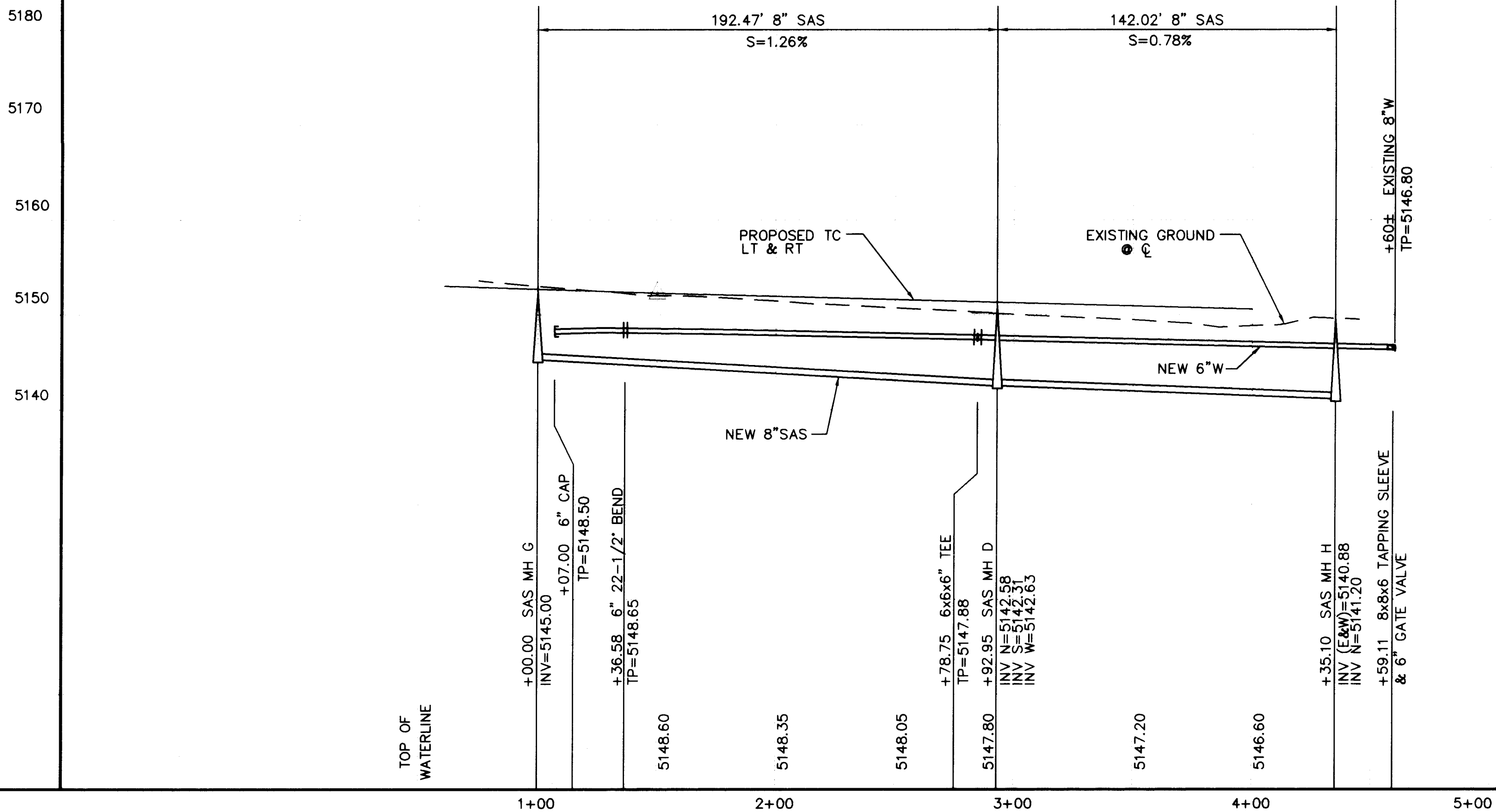
KEYED CONSTRUCTION NOTES

- 1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- 2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- 3. SEE SHEET #1 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- 4. INSTALL WATERLINE ON A CURVE FROM STA 2+84.69 TO STA 4+59.11 AS FOLLOWS:
 $\Delta=06'36'48"$
 $R=1490.00'$
 $L=171.98'$
- 5. BUILD SANITARY SEWER ON A CURVE FROM STA 2+92.95 TO 4+35.10 AS FOLLOWS:
 $\Delta=05'25'29"$
 $R=1500.00'$
 $L=142.02'$
- 6. DEFLECT WATERLINE 07'10'26" LT FROM STA 1+10.00 TO 1+70.00.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W LINE	
		PLAN	AS-BUILT
21	2+32.50	47.80	-
22	1+78.39	48.50	-
23	1+22.52	49.50	-
24	1+00.00	49.70	-
25	MH G	49.40	-
26	MH G	48.60	-
77	2+06.65	47.90	-
78	2+55.30	47.40	-
79	3+21.00	47.00	-
80	3+79.00	46.30	-

SCALES:
1"=40' HOR.
1"=10' VERT.



GENERAL NOTES

- 1. PAVEMENT REMOVAL & REPLACEMENT DIMENSIONS ARE APPROXIMATE ONLY BASED ON CITY STD. SPECIFICATIONS.
- 2. 4" SANITARY SEWER SERVICES SHALL BE PAID FOR PER CITY STD. BID ITEM NO. 905.05, REGARDLESS WHETHER CONNECTION IS TO PVC MAIN OR MANHOLE BARREL.

26-5210.90 1097

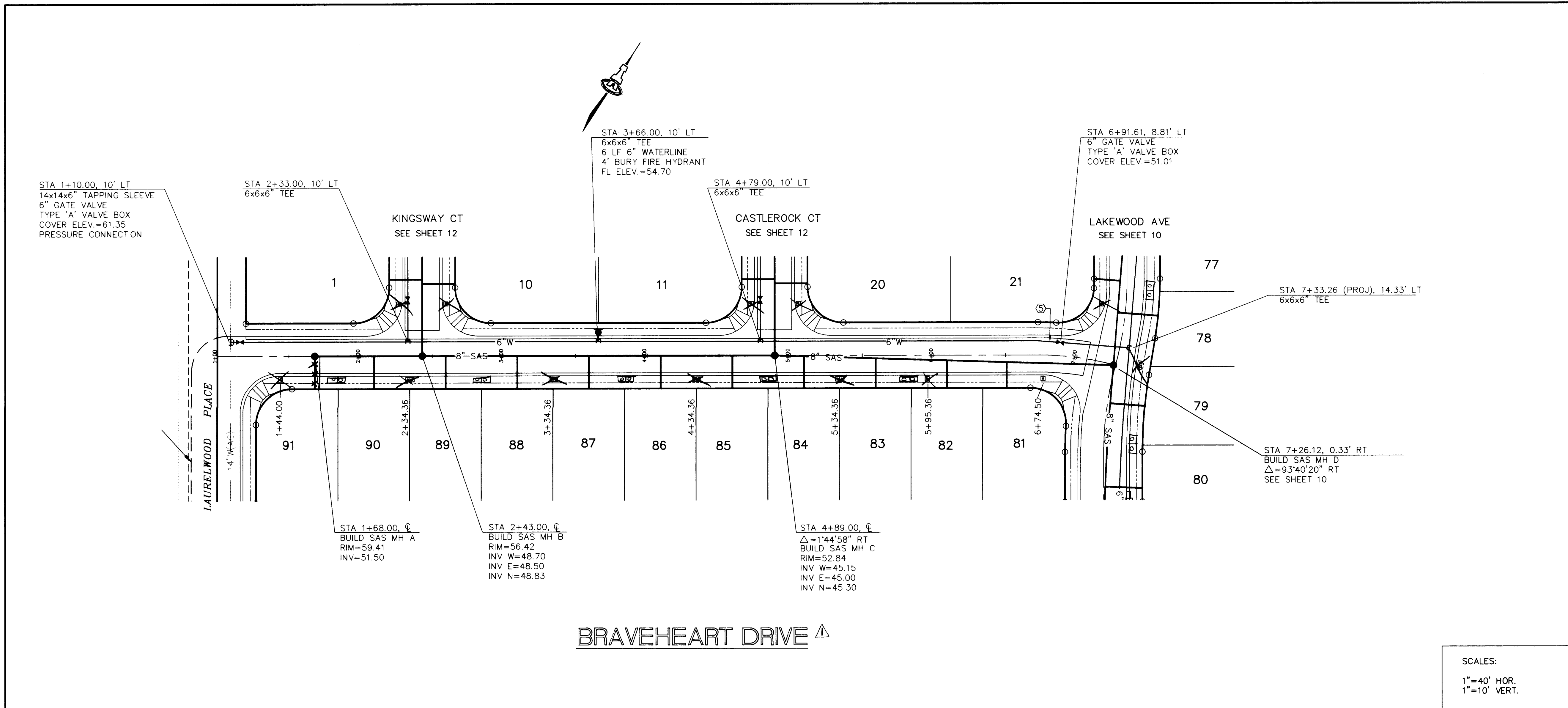
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102
6/27/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WINDSOR ESTATES PHASE ONE
LAKEWOOD AVE.
UTILITY PLAN & PROFILE

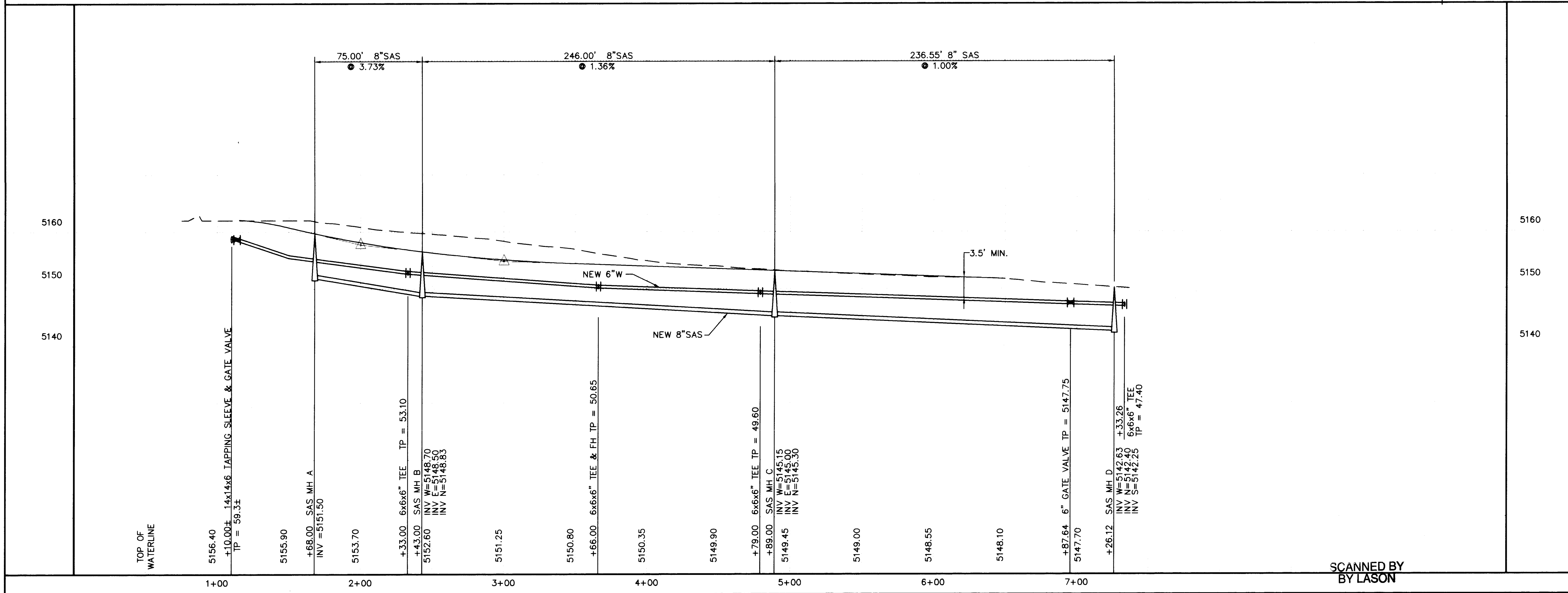
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	B.G. Bailey	8-8-95	WATER	R.W. Kone	6-29-95
TRANSPORTATION	N/A	6-30-95	WASTE WATER	R.W. Kone	6-29-95
HYDROLOGY	N/A	8/4/95			

PROJECT NO. 5210.90 MAP NO. H-10 SHEET 10 OF 12



BRAVEHEART DRIVE

SCALES:
1"=40' HOR.
1"=10' VERT.



SCANNED BY
BY LASON

KEYED CONSTRUCTION NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
4. SEE SHEET #1 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. DEFLECT WATERLINE 04'34'34" RT FROM STA 6+60.00 TO 7+10.00.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W LINE PLAN	AS-BUILT
81	6+64.00	47.00	
82	6+09.36	47.90	
83	5+59.36	48.30	
84	5+09.36	48.70	
85	4+59.36	49.20	
86	4+09.36	49.90	
87	3+59.36	50.50	
88	3+09.36	51.00	
89	2+59.36	51.50	
90	2+09.36	53.40	
91	1+72.00	55.10	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS MONUMENT "3-H10" SET IN A CONCRETE SPILLWAY	DATE	FIELD BY	DATE		REVISIONS
WORKMAN	DATE	LOCATED 300 FT EAST OF UNSER BLVD & 385 FT NORTH OF LADERA DRIVE NW	DATE	ALDRICH SURVEYING CO.	DATE		
FIELD SUPERVISOR	DATE						
INSPECTOR	DATE						
RECORDED BY	DATE						

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102
848UTL4.DWGwde 6/27/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WINDSOR ESTATES PHASE ONE
BRAVEHEART DRIVE
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		6-29-95	WATER		6-29-95
TRANSPORTATION		6-29-95	WASTE WATER		6-29-95
HYDROLOGY		6-29-95			

PROJECT NO.	5210.90	MAP NO.	H-10	SHEET	11	OF	12
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PROJECT NO. 5210.90	MAP NO. H-10	SHEET 12 OF 12
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