PUBLIC IMPROVEMENT PLANS
FOR
LUZ EN LA VENTANA
AT VENTANA RANCH
ALBUQUERQUE, NEW MEXICO

JUNE 1997

PREPARED FOR:
PRESLEY HOMES
1909 CARLISLE BLVD. NE
ALBUQUERQUE, NM 87110

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

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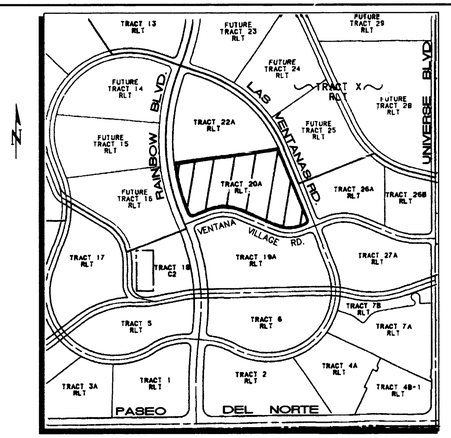
SURVEYOR'S CERTIFICATION

"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 is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

01-29-98
Timothy Aldrich, P.S. No. 7719 — Date



B-9 **VICINITY MAP** 1"=750'±

GENERAL NOTES

1. 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 EDITION AS AMENDED WITH UPDATE NO. 6.
2. 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.
3. 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.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260–1990 FOR LOCATION OF EXISTING UTILITIES.
5. 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 WITH UPDATE NO. 6.
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.
7. TRAFFIC CONTROL: THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION 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 WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET AT NO ADDITIONAL COST TO THE OWNER.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. 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.
10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D–1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT–OF–WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
12. ALL STATIONING REFERS TO ROAD ℄.
13. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
14. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898–2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
15. 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.
16. 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.
17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF IN–ADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.
18. 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.
19. 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.
20. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 5 3 1 6 . 9 7 9 8 3 0 9

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE

DRB NO. 97–57

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945CVR.DWGanw 6/6/97

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

SCOTT M. McGEE — NEW MEXICO — 10519 — REGISTERED PROFESSIONAL ENGINEER
6-24-97

APPROVALS	ENGINEER	DATE
DRC Chairman	Sidney J. Fowler	6-24-97
Transportation		
Water/Wastewater	R.W. Kane	6-24-97
Hydrology		6-24-97
CIP		
Constr. Mngmt.		
New Mexico Utilities		6-24-97

City Project No. 5316.97

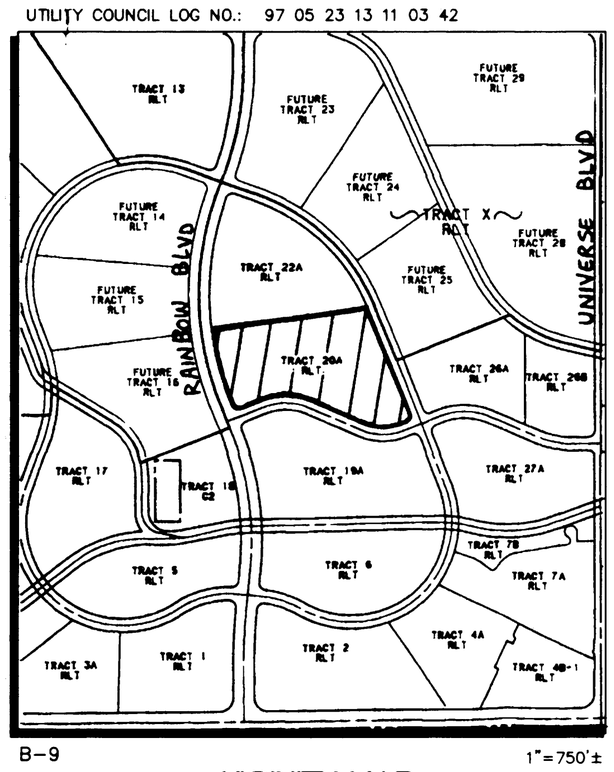
SCANNED BY BY ASON

* * * * * * * * * * * * * *
APPROVED FOR CONSTRUCTION

City Engineer Date

Sheet 1 Of 18

UTILITY COUNCIL LOG NO.: 97 05 23 13 11 03 42



B-9 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 81
3. Gross Subdivision Acreage: 24.0108 Ac.
4. Total Mileage of Public Streets Created: 0.7088
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances
7. Bearings and distances in brackets are record
8. All streets will meet City standards and will be public by plat dedication and be maintained by the City of Albuquerque. No lot shall have direct access to Rainbow Blvd, Ventana Village Rd or Las Ventanas Rd
9. All streets have right-of-way and paving widths per DPM standards.
10. City Standard Utility Note 5: These properties are within the New Mexico Utilities, Inc. (NMUI) franchise area. Water and sanitary sewer capabilities are based on the NMUI facilities, not the City of Albuquerque. Water and sanitary sewer infrastructure improvements must, nowever, be approved by both the City of Albuquerque and NMUI
11. Basis of boundary is the following plat of record entitled

    BULK LAND PLAT FOR TRACTS 19A, 20A, 22A, 26A, 26B, & 27A VENTANA RANCH (2-26-97, DOC. NO. 97020144, VOL. 97C, FOLIO 63)
    (see continuation below)
12. There shall be a minimum of 1,200 square feet of open space provided per dwelling unit on each lot within the subdivision
13. △ = Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7719
14. Unless shown otherwise all points are a set 5/8" rebar with cap marked "ALS LS #7719"
15. Park dedication requirements for Tract 20A shall be met by a 2-acre neighborhood park to be dedicated within the abutting Tract 22A.
11. (continued) Basis of boundary is also the following plat of record entitled:

    PLAT OF VENTANA RANCH (11-30-95, DOC. NO. 95122531, VOL. 95C, FOLIO 430)

945PT1.DWGanw 5/20/97

LEGAL DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract numbered Twenty-A (20A) of BULK LAND PLAT FOR TRACTS 19A, 20A, 22A, 26A, 26B, & 27A VENTANA RANCH (A REPLAT OF TRACTS 19, 20, 21, 22, 26, 27 VENTANA RANCH) Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on February 26, 1997 as Document No. 97020144 in Volume 97C, Folio 63 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southeast corner of said Tract numbered Twenty-A (20A), a point on the centerline of an existing 100 foot wide Public Roadway, Drainage, and Utility Easement recorded February 26, 1997 as Document No. 97020144 in Volume 97C, Folio 63, whence the Albuquerque City Survey (ACS) monument "1-B10", a brass tablet set in top of a concrete post, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=357,526.69 and Y=1,525,168.35 bears S 44°37'20" E, a distance of 1998.06 feet and from said point of beginning running thence along the southerly boundary line of said Tract numbered Twenty-A (20A) and also along said centerline, S 68°40'17" W, a distance of 150.00 feet to a point of curvature;

Thence, 321.56 feet along the arc of a curve to the right having a radius of 400.00 feet and a chord which bears N 88°17'56" W, a distance of 312.97 feet to a point of tangency;

LEGAL DESCRIPTION CONTINUED ON SHEET 4 OF 4.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject Tract 20A into 81 residential lots, to dedicate public right-of-way, and grant those easements necessary to serve the residential development

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed

OWNER

PRESLEY HOMES, INC.

James S. Hicks — Date 5-23-97
Vice President

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 5/23/97, 1997, by James S. Hicks as Vice President of Presley Homes, Inc., a New Mexico corporation, on behalf of said corporation

My Commission Expires 8/30/98

Sharon K. Moore
Notary Public

8-30-98

in approving this plat, PNM [illegible] Services and Gas [illegible] PNM [illegible] Title Search [illegible] by prior plat, replat, or other document which are not shown on this plat.

PLAT FOR

LUZ EN LA VENTANA AT VENTANA RANCH

REPLAT OF
TRACT 20A VENTANA RANCH

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1997

APPROVALS S- DRB NO. 97-57

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	DATE 6-6-97
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	DATE 6-6-97
US WEST COMMUNICATIONS	DATE 6-4-97
JONES INTERCABLE	DATE 6-4-97
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE 052797
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE 6-03-97
PARKS DESIGN & DEVELOPMENT / CIP	DATE 6-3-97
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE
NEW MEXICO UTILITIES, INC.	DATE 6-5-97

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	DATE

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, P.S. No. 7719 — Date 05-23-97

SHEET 1 OF 4

PLAT FOR

LUZ EN LA VENTANA AT VENTANA RANCH

REPLAT OF
TRACT 20A VENTANA RANCH

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1997

SCALE: 1"=60'

60 40 20 0 60 120 FEET

NOTES

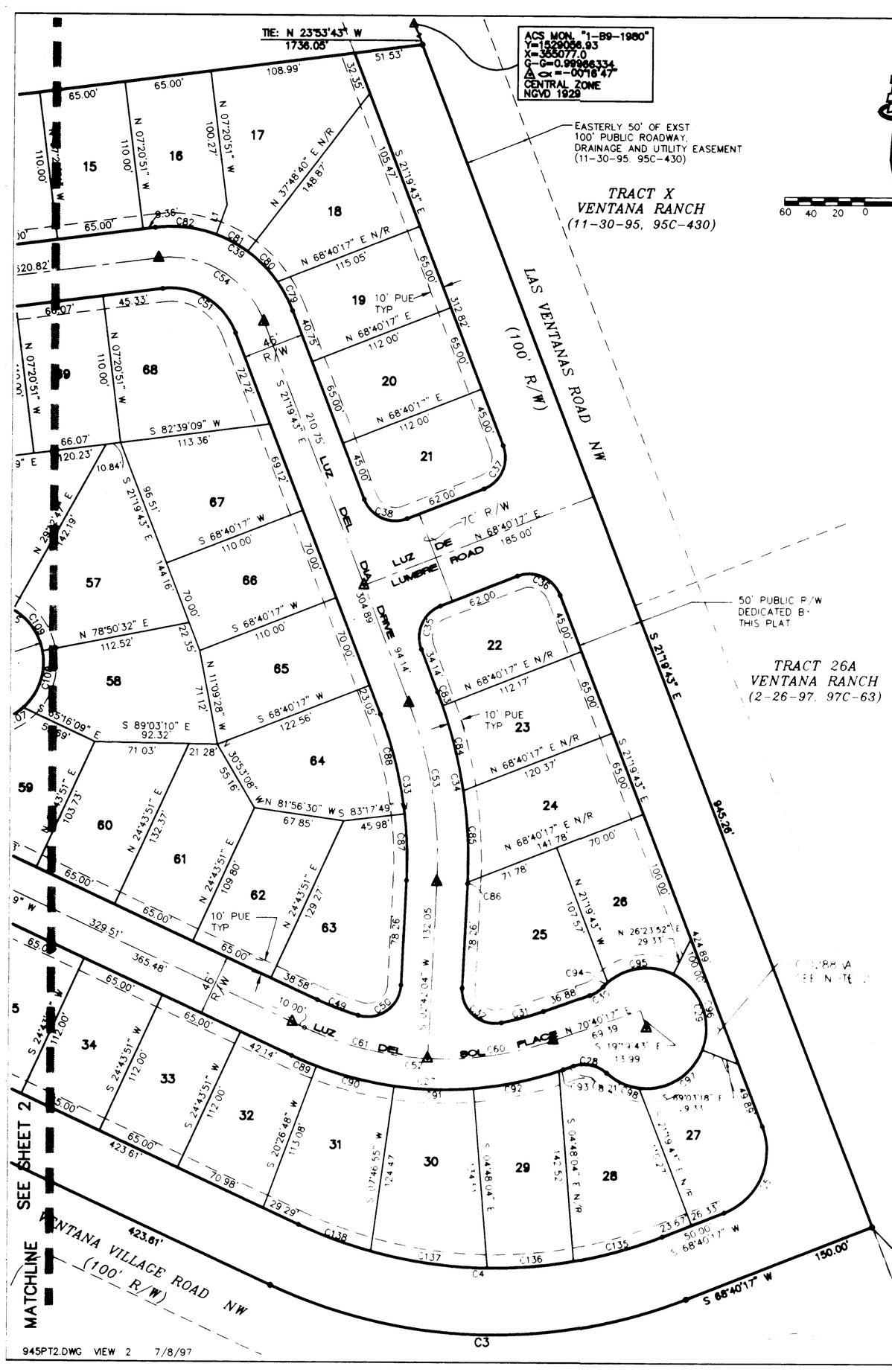
1. SEE SHEET 3 OF 4 FOR CURVE AND LINE TABLES.
2. SEE SHEET 4 OF 4 FOR LOT AREA TABLE.
3. ADDITIONAL RIGHT-OF-WAY FOR TRAIL ACCESS AND PUBLIC UTILITIES (AT THE ENDS OF CUL-DE-SACS ABUTTING RAINBOW BLVD) IS DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

945PT2.DWG VIEW: 1 7/8/97

SHEET 2 OF 4

SCANNED BY BY LASON

5316.97



SCALE: 1"=60'

60 40 20 0 60 120 FEET

PLAT FOR

LUZ EN LA VENTANA AT VENTANA RANCH

REPLAT OF
TRACT 20A VENTANA RANCH

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1997

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	[2250.00'] 2250.01'	576.81'	289.99'	575.23'	N 13°59'04" W	14°41'18"
C2	400.00'	321.56'	170.04'	312.97'	N 88°17'56" W	[46°03'35"] 46°03'34"
C3	400.00'	321.56'	170.04'	312.97'	S 88°17'56" E	[46°03'35"] 46°03'34"
C4	350.00'	281.36'	148.78'	273.85'	S 88°17'56" E	46°03'34"
C5	50.00'	78.54'	50.00'	70.71'	N 23°40'17" E	90°00'00"
C6	2172.01'	557.78'	280.43'	556.25'	S 13°58'18" E	14°42'49"
C7	50.00'	78.54'	50.00'	70.71'	S 66°19'43" E	90°00'00"
C8	450.00'	80.29'	40.25'	80.18'	S 73°46'57" W	10°13'20"
C9	450.00'	167.48'	84.72'	166.51'	N 75°55'52" W	21°19'25"
C10	1077.00'	302.42'	152.21'	301.43'	S 74°36'29" W	16°05'19"
C11	25.00'	40.74'	26.52'	36.38'	N 50°39'34" W	93°22'35"
C12	25.00'	37.80'	23.57'	34.30'	S 39°20'26" W	86°37'25"
C13	25.00'	35.61'	21.58'	32.67'	S 48°35'21" E	81°36'28"
C14	25.00'	37.41'	23.21'	34.02'	N 38°53'59" E	85°44'31"
C15	45.00'	205.82'	51.71'	67.89'	S 03°50'40" W	262°03'32"
C16	25.00'	6.78'	3.41'	6.76'	S 60°35'06" W	15°32'26"
C17	25.00'	28.29'	15.88'	26.80'	S 77°32'39" E	64°50'10"
C18	1523.00'	194.52'	97.39'	194.39'	S 73°41'49" W	07°19'05"
C19	1477.00'	232.02'	116.25'	231.78'	S 72°51'20" W	09°00'02"
C20	608.00'	46.85'	23.44'	46.84'	S 79°33'46" W	04°24'53"
C21	562.00'	23.20'	11.60'	23.20'	S 78°32'18" W	02°21'54"
C22	25.00'	36.16'	22.07'	33.09'	N 37°27'41" E	82°51'54"
C23	25.00'	36.05'	21.97'	33.01'	S 45°18'55" E	82°37'17"
C24	25.00'	42.02'	27.92'	37.25'	N 52°07'30" W	96°18'28"
C25	25.00'	42.12'	28.02'	37.31'	S 44°17'24" W	96°31'21"
C26	562.00'	217.56'	110.16'	216.20'	N 76°21'31" W	22°10'48"
C27	273.00'	209.93'	110.46'	204.80'	S 87°17'56" E	44°03'34"
C28	25.00'	26.59'	14.71'	25.35'	N 78°51'45" W	60°55'58"
C29	45.00'	210.96'	46.11'	64.41'	N 02°42'00" W	268°36'30"
C30	25.00'	12.08'	6.16'	11.96'	N 56°50'01" E	27°40'32"
C31	227.00'	32.82'	16.44'	32.79'	N 74°48'47" E	08°17'00"
C32	25.00'	45.27'	31.85'	39.33'	S 49°10'20" E	103°44'47"
C33	302.00'	126.66'	64.27'	125.73'	N 09°18'50" W	24°01'47"
C34	348.00'	145.95'	74.06'	144.88'	N 09°18'50" W	24°01'47"
C35	25.00'	39.27'	25.00'	35.36'	S 23°40'17" W	90°00'00"
C36	25.00'	39.27'	25.00'	35.36'	N 66°19'43" W	90°00'00"
C37	25.00'	39.27'	25.00'	35.36'	N 23°40'16" E	90°00'00"
C38	25.00'	39.27'	25.00'	35.36'	S 66°19'43" E	90°00'00"
C39	98.00'	130.02'	76.59'	120.70'	N 59°20'17" W	76°01'08"
C40	1123.00'	251.02'	126.04'	250.50'	S 76°14'56" W	12°48'26"
C41	25.00'	29.04'	16.41'	27.44'	S 76°52'20" E	66°33'54"
C42	45.00'	196.23'	64.45'	73.79'	S 11°29'13" W	249°50'47"
C43	608.00'	234.83'	118.90'	233.38'	N 78°19'41" W	22°07'48"
C44	25.00'	22.73'	12.22'	21.96'	S 50°46'58" W	52°06'15"
C45	45.00'	214.32'	42.79'	62.02'	N 59°36'29" W	272°53'10"
C46	25.00'	17.79'	9.29'	17.42'	N 04°20'23" E	40°46'55"
C47	25.00'	38.40'	24.14'	34.73'	N 68°44'02" E	88°00'21"
C48	25.00'	39.27'	25.00'	35.36'	S 20°18'09" E	90°00'00"
C49	227.00'	32.82'	16.44'	32.79'	S 69°24'39" E	08°17'00"
C50	25.00'	45.27'	31.85'	39.33'	N 54°34'27" E	103°44'47"
C51	52.00'	68.99'	40.64'	64.04'	N 59°20'17" W	76°01'08"
C52	250.00'	192.25'	101.16'	187.54'	S 87°17'56" E	44°03'34"
C53	325.00'	136.30'	69.17'	135.31'	N 09°18'50" W	24°01'47"
C54	75.00'	99.51'	58.62'	92.37'	N 59°20'17" W	76°01'08"
C55	585.00'	381.61'	197.87'	374.88'	N 63°57'23" W	37°22'32"
C56	1500.00'	254.15'	127.38'	253.84'	S 72°30'07" W	09°42'28"
C57	1100.00'	308.88'	155.46'	307.87'	S 74°36'29" W	16°05'19"
C58	585.00'	292.06'	149.14'	289.04'	N 79°34'15" W	28°36'17"
C59	585.00'	89.55'	44.86'	89.46'	S 81°44'29" W	08°46'15"
C60	250.00'	96.12'	48.66'	95.53'	N 81°41'10" E	22°01'47"
C61	250.00'	96.12'	48.66'	95.53'	S 78°17'03" E	22°01'47"
C62	1077.00'	64.70'	32.36'	64.69'	S 69°03'47" W	03°26'31"
C63	1077.00'	71.88'	35.95'	71.86'	S 72°41'46" W	03°49'26"
C64	1077.00'	71.06'	35.54'	71.05'	S 76°29'53" W	03°46'49"
C65	1077.00'	71.61'	35.82'	71.59'	S 80°17'35" W	03°48'34"
C66	1077.00'	8.55'	4.27'	8.55'	S 82°25'50" W	00°27'17"
C67	1123.00'	38.56'	19.28'	38.55'	S 81°40'08" W	01°58'02"
C68	1123.00'	65.14'	32.58'	65.13'	S 79°01'25" W	03°19'24"
C69	1123.00'	65.49'	32.76'	65.48'	S 75°41'28" W	03°20'29"
C70	1123.00'	66.08'	33.05'	66.07'	S 72°20'05" W	03°22'17"
C71	1123.00'	15.75'	7.88'	15.75'	S 70°14'50" W	00°48'14"
C72	45.00'	29.67'	15.40'	29.14'	N 62°28'51" W	37°46'56"
C73	45.00'	54.14'	30.89'	50.93'	S 64°09'48" W	68°55'47"
C74	2172.01'	111.82'	55.92'	111.80'	S 08°05'23" E	02°36'59"
C75	2172.01'	100.54'	50.28'	100.53'	S 10°53'26" E	02°39'06"
C76	45.00'	67.03'	41.48'	61.00'	S 12°58'27" E	85°20'42"
C77	45.00'	45.39'	24.84'	43.49'	S 84°32'29" E	57°47'21"
C78	1077.00'	14.63'	7.32'	14.63'	S 66°57'11" W	00°46'42"
C79	98.00'	24.50'	12.32'	24.44'	N 28°29'29" W	14°19'33"
C80	98.00'	31.91'	16.10'	31.77'	N 44°59'02" W	18°39'32"
C81	98.00'	26.89'	13.53'	26.81'	N 62°10'26" W	15°43'16"
C82	98.00'	46.72'	23.81'	46.28'	N 83°41'27" W	27°18'48"
C83	348.00'	10.87'	5.43'	10.87'	N 20°26'03" W	01°47'21"
C84	348.00'	65.61'	32.90'	65.52'	N 14°08'18" W	10°48'09"
C85	348.00'	68.55'	34.38'	68.44'	N 03°05'38" W	11°17'09"
C86	348.00'	0.92'	0.46'	0.92'	N 02°37'30" E	00°09'08"
C87	302.00'	49.57'	24.84'	49.51'	N 02°00'03" W	09°24'14"
C88	302.00'	77.09'	38.76'	76.88'	N 14°00'57" W	14°37'39"
C89	273.00'	20.41'	10.21'	20.41'	S 67°24'40" E	04°17'03"
C90	273.00'	60.35'	30.30'	60.22'	S 75°53'09" E	12°39'54"
C91	273.00'	59.95'	30.10'	59.83'	S 88°30'35" E	12°34'69"
C92	273.00'	65.63'	32.97'	65.47'	N 78°18'42" E	13°46'27"
C93	273.00'	3.59'	1.79'	3.59'	N 71°02'53" E	00°45'12"
C94	45.00'	4.87'	2.44'	4.87'	S 46°05'53" W	06°12'16"
C95	45.00'	52.78'	29.90'	49.80'	S 82°47'56" W	67°11'51"
C96	45.00'	66.40'	40.91'	60.54'	N 21°19'43" W	84°32'51"
C97	45.00'	59.71'	35.17'	55.42'	N 58°57'22" E	76°01'20"
C98	45.00'	27.20'	14.03'	26.79'	S 65°42'52" E	34°38'12"
C99	608.00'	57.48'	28.76'	57.46'	N 69°58'18" W	05°25'01"
C100	608.00'	63.06'	31.56'	63.03'	N 75°39'05" W	05°56'32"
C101	608.00'	69.71'	34.89'	69.67'	N 81°54'25" W	06°34'08"
C102	608.00'	44.59'	22.30'	44.58'	N 87°17'32" W	04°12'06"
C103	562.00'	61.96'	31.01'	61.93'	N 84°17'25" W	06°19'01"
C104	562.00'	76.82'	38.47'	76.76'	N 77°12'56" W	07°49'55"
C105	562.00'	76.82'	38.47'	76.76'	N 69°23'01" W	07°49'55"
C106	562.00'	1.95'	0.98'	1.95'	N 65°22'05" W	00°11'57"
C107	45.00'	22.38'	11.43'	22.15'	N 62°35'05" E	28°30'02"
C108	45.00'	46.73'	25.72'	44.65'	N 18°35'18" E	59°29'32"
C109	45.00'	38.98'	20.81'	37.77'	N 35°58'21" W	49°37'44"
C110	45.00'	45.70'	25.04'	43.76'	N 89°52'40" W	58°10'54"
C111	45.00'	31.46'	16.40'	30.82'	S 41°00'13" W	40°03'21"
C112	45.00'	29.08'	15.07'	28.58'	S 02°27'44" W	37°01'37"
C113	1523.00'	44.26'	22.13'	44.26'	S 70°52'13" W	01°39'55"
C114	1523.00'	71.09'	35.55'	71.09'	S 73°02'25" W	02°40'28"
C115	1523.00'	71.09'	35.55'	71.09'	S 75°42'53" W	02°40'28"
C116	1523.00'	8.08'	4.04'	8.08'	S 77°12'14" W	00°18'14"
C117	1477.00'	31.89'	15.94'	31.89'	S 76°44'15" W	01°14'13"
C118	1477.00'	69.49'	34.75'	69.48'	S 74°46'16" W	02°41'44"
C119	1477.00'	69.57'	34.79'	69.57'	S 72°04'26" W	02°41'56"
C120	1477.00'	61.07'	30.54'	61.06'	S 69°32'23" W	02°22'06"
C121	45.00'	51.10'	28.70'	48.40'	N 85°20'51" E	65°03'54"
C122	45.00'	61.63'	36.75'	56.92'	S 22°53'09" E	78°28'07"
C123	45.00'	8.79'	4.41'	8.78'	N 50°43'22" W	11°11'35"
C124	45.00'	84.30'	61.18'	72.50'	S 70°00'53" W	107°19'56"
C125	450.00'	41.55'	20.79'	41.54'	S 76°14'55" W	05°17'28"
C126	450.00'	38.73'	19.38'	38.72'	S 71°06'14" W	04°55'55"
C127	2172.01'	30.87'	15.44'	30.87'	S 20°55'17" E	00°48'52"
C128	2172.01'	90.00'	45.01'	89.99'	S 19°19'36" E	02°22'27"
C129	2172.01'	121.33'	60.68'	121.31'	S 16°32'24" E	03°12'02"
C130	2172.01'	103.22'	51.62'	103.21'	S 13°34'41" E	02°43'22"
C131	450.00'	42.89'	21.46'	42.88'	N 83°51'43" W	05°27'41"
C132	450.00'	61.51'	30.80'	61.46'	N 77°12'56" W	07°49'55"
C133	450.00'	61.51'	30.80'	61.46'	N 69°23'00" W	07°49'55"
C134	450.00'	1.56'	0.78'	1.56'	N 65°22'06" W	00°11'54"
C135	350.00'	69.24'	34.73'	69.13'	N 74°20'20" E	11°20'07"
C136	350.00'	65.09'	32.64'	65.00'	N 85°20'04" E	10°39'22"
C137	350.00'	89.02'	44.75'	88.78'	S 82°03'04" E	14°34'21"
C138	350.00'	58.01'	29.07'	57.94'	S 70°01'01" E	09°29'45"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 19°57'57" W	23.25'
L2	N 07°47'07" W	23.75'

NOTES

1 SEE SHEET 4 OF 4 FOR LOT AREA TABLE.

2 ADDITIONAL RIGHT-OF-WAY FOR TRAIL ACCESS, PUBLIC UTILITIES AND PUBLIC DRAINAGE (AT THE END OF CUL-DE-SAC ABUTTING LAS VENTANAS ROAD) IS DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT

LEGAL DESCRIPTION--Continued from Sheet 1

Thence, N 65°16'09" W, a distance of 423.61 feet to a point of curvature;

Thence, 321.56 feet along the arc of a curve to the left having a radius of 400.00 feet and a chord which bears N 88°17'56" W, a distance of 312.97 feet to a point of tangency;

Thence, S 68°40'17" W, a distance of 300.00 feet to the southwest corner of said Tract numbered Twenty-A (20A), a point on the centerline of an existing 156 foot wide Public Roadway, Drainage and Utility Easement recorded November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430

Thence running along the westerly boundary line of said Tract numbered Twenty-A (20A) and also along said centerline, N 21°19'43" W, a distance of 135.19 feet to a point of curvature;

Thence, 576.81 feet along the arc of a curve to the right having a radius of 2250.01 feet and a chord which bears N 13°59'04" W, a distance of 575.23 feet to the northwest corner of said Tract numbered Twenty-A (20A)

Thence leaving said centerline and running, thence along the northerly boundary line of said Tract numbered Twenty-A (20A), N 82°39'09" E, a distance of 1284.52 feet to the northeast corner of said Tract numbered Twenty-A (20A), a point on the centerline of an existing 100 foot wide Public Roadway, Drainage and Utility Easement recorded November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430,

Thence running along the easterly boundary line of said Tract numbered Twenty-A (20A) and also along said centerline, S 21°19'43" E, a distance of 945.26 feet to the point and place of beginning.

Tract contains 24.0108 acres, more or less.

PLAT FOR

LUZ EN LA VENTANA AT VENTANA RANCH

REPLAT OF
TRACT 20A VENTANA RANCH

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1997

LOT AREA TABLE

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	8192	21	7572	41	7940	61	8370
2	8417	22	7572	42	7679	62	7770
3	8340	23	7490	43	8008	63	10489
4	7698	24	8443	44	8040	64	9334
5	7307	25	10195	45	8005	65	8140
6	7159	26	7619	46	10472	66	7700
7	7150	27	7764	47	9747	67	9110
8	7150	28	9761	48	9596	68	10644
9	7150	29	8983	49	9172	69	7267
10	7150	30	9627	50	10685	70	7150
11	7150	31	8702	51	9587	71	7332
12	7150	32	7485	52	10729	72	7696
13	7150	33	7280	53	8352	73	9418
14	7150	34	7280	54	9697	74	9045
15	7150	35	7280	55	11756	75	10218
16	7316	36	7280	56	11726	76	9331
17	10354	37	7291	57	11113	77	9057
18	8386	38	7747	58	9600	78	8942
19	7304	39	7747	59	8102	79	8860
20	7280	40	8394	60	7673	80	8023
						81	9616

PUBLIC UTILITY EASEMENTS

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 SERVICES, 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SCANNED BY LASON

5316.97

945PT3.DWGanw 7/8/97

MATCH LINE

TRACT 22A
VENTANA RANCH
(2-26-1997, 97C-63)

OFFSITE GRADING ALLOWED BY SANDIA PROPERTIES

CREATE 18" DEEP SWALE 20' FROM NORTH TRACT LINE

TRACT 19A
VENTANA RANCH
(2-26-97, 97C-63)

VENTANA VILLAGE ROAD NW
100' R/W

N 65°16'09" W

RAINBOW BOULEVARD NW
156' R/W

N 21°19'43" W 135.19'

S 89°01'17" W 300.00'

LUZ DE LA LUNA PLACE

LUZ DE AMANECER

LUZ DE SOL PLACE

LUZ DE SOL COURT

C1

C2

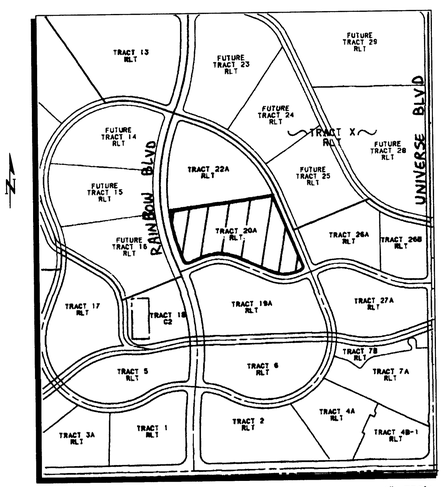
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	[2250.00'] 2250.01'	576.81'	289.99'	575.23'	N 13°59'04" E	14°41'18"
C2	400.00'	321.56'	170.04'	312.97'	S 88°17'56" E	[46°03'35"] 46°03'34"
C3	400.00'	321.56'	170.04'	312.97'	S 88°17'56" E	[46°03'35"] 46°03'34"

SCALE: 1"=40'

LEGEND

- EXISTING CONTOUR
- FLOW ARROW
- PG= 5436.0 — PAD GRADE ELEVATION
- TC 81.9 — TOP OF CURB ELEVATION
- STORM DRAIN MANHOLE



B-9 1"=750'±

VICINITY MAP

SCANNED BY BY LASON

AS-BUILT INFORMATION
CONTRACTOR SALLY'S BOOZE. DATE 4/97
WORK STAKED BY ALS, INC DATE 4/98
INSPECTOR'S ACCEPTANCE BY C.O.A. DATE 4/98
FIELD VERIFICATION BY ALS, INC DATE 4/97
DRAWINGS CORRECTED BY ALS, INC DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
1996 A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.
ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1 BHI

ENGINEER'S SEAL
SCOTT M. McGEE NEW MEXICO 10519 PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

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

9450RD.DWGanw VIEW: 2 5/14/97

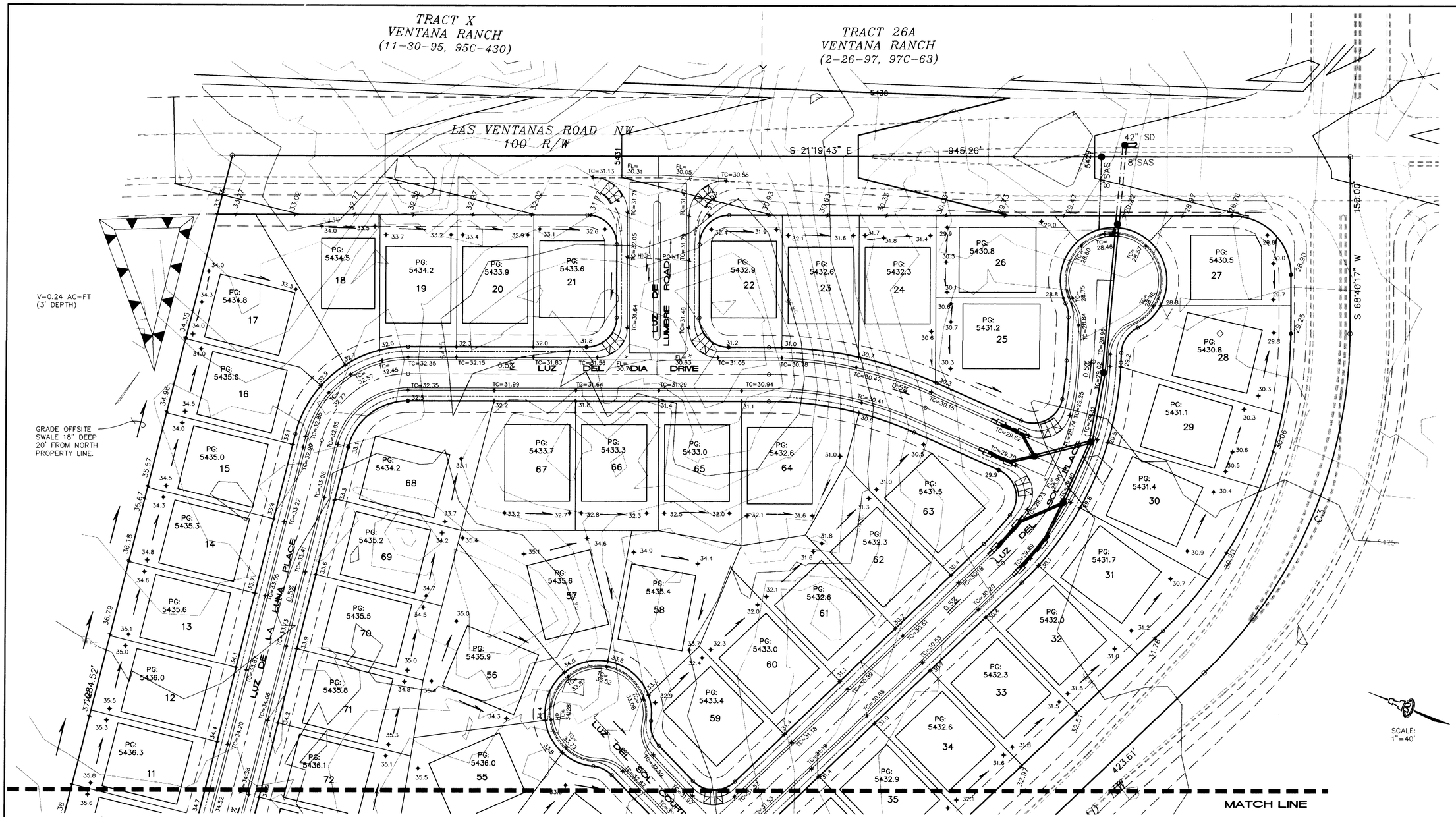
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

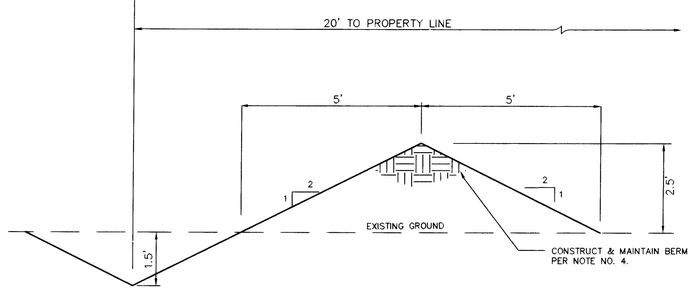
TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
GRADING & DRAINAGE PLAN

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

Approved @ DRB

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 4 Of 18



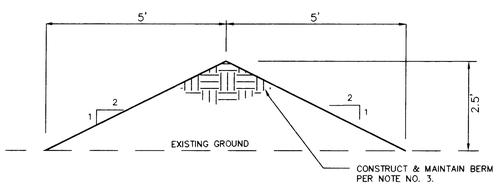


OFFSITE GRADING BERM

SCALE: 1"=2'

EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT RIGHT) AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. BUILD EROSION CONTROL BERM ALONG WEST, SOUTH, AND EAST PROPERTY LINES.
4. BUILD OFFSITE BERM AS SHOWN ALONG NORTH PROPERTY LINE (ON TR. 22A VENTANA RANCH). OFFSITE BERM SHALL DIRECT OFFSITE FLOWS TO SEDIMENTATION POND SHOWN.



EROSION CONTROL BERM

SCALE: 1"=2'

SCANNED BY
BY LASON

AS-BUILT INFORMATION

CONTRACTOR: SALLS BROS.
WORK STAKED BY: ALS, INC. DATE 9/97
INSPECTOR'S ACCEPTANCE BY: C.O.A. DATE 4/98
FIELD VERIFICATION BY: ALS, INC. DATE 9/97
DRAWINGS CORRECTED BY: ALS, INC. DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.

ELEVATION: 5419.522

SURVEY INFORMATION

FIELD NOTES

1	BHI	1996

ENGINEER'S SEAL

SCOTT M. McGEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER
Scott M. McGee
6-24-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	SMM	DATE 4/97
DRAWN BY	ANW	DATE 4/97
CHECKED BY	SMM	DATE 6/97

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

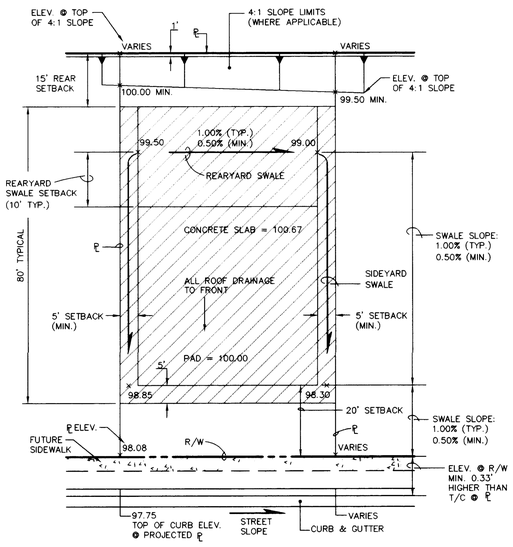
945GRD.DWGanw VIEW: 1 5/14/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
Approved @ DRB				

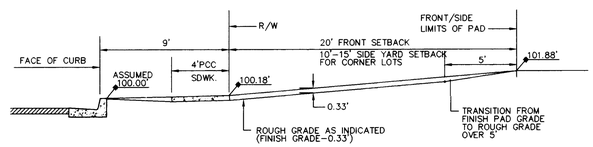
City Project No.	Zone Map No.	Sheet	Of
5316.97	B-9	5	18



COMPACTION ZONE – CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING SHOWING COMPACTION ZONE

1"=20'



FRONT/SIDE YARD GRADING

1"=5'-0"

NOTE: LOCATIONS OF UTILITY COMPANY TRANSFORMER AND PEDESTAL SHALL BE GRADED TO FINAL GRADES AS SHOWN ON THE GRADING PLAN.

AS-BUILT INFORMATION

CONTRACTOR: SALS BROS.
WORK STAKED BY: ALS, INC. DATE 97
INSPECTOR'S ACCEPTANCE BY: C.O.A. DATE 7/98
FIELD VERIFICATION BY: ALS, INC. DATE 97
DRAWINGS CORRECTED BY: ALS, INC. DATE 1/98

MICRO-FILM INFORMATION

RECORDED BY: DATE
NO.

BENCH MARKS

A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.

ELEVATION: 5419.522

SURVEY INFORMATION

FIELD NOTES

1 BHI 1996

ENGINEER'S SEAL

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945GDTL.DWGdlv 5/9/97

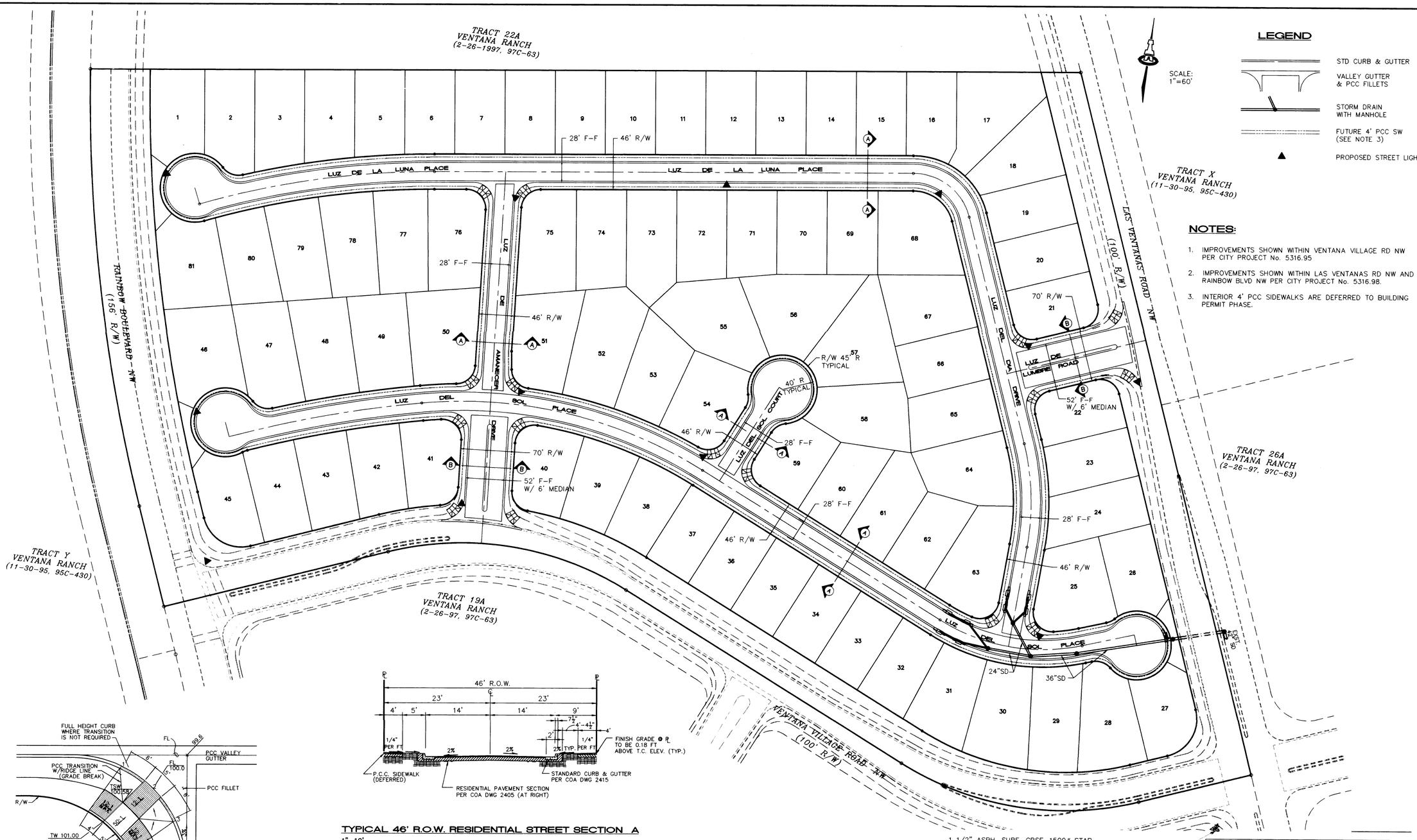
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
GRADING DETAILS

~~Design Review Committee~~	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 6 Of 18

SCANNED BY BY LASON



SCALE:
1"=60'

LEGEND

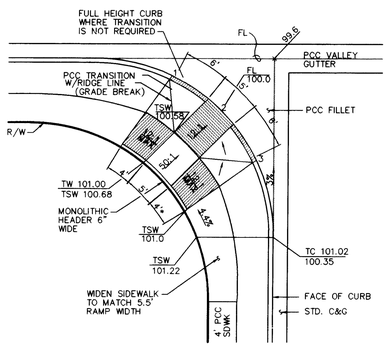
- STD CURB & GUTTER
- VALLEY GUTTER & PCC FILLETS
- STORM DRAIN WITH MANHOLE
- FUTURE 4' PCC SW (SEE NOTE 3)
- ▲ PROPOSED STREET LIGHT

NOTES:

1. IMPROVEMENTS SHOWN WITHIN VENTANA VILLAGE RD NW PER CITY PROJECT No. 5316.95
2. IMPROVEMENTS SHOWN WITHIN LAS VENTANAS RD NW AND RAINBOW BLVD NW PER CITY PROJECT No. 5316.98.
3. INTERIOR 4' PCC SIDEWALKS ARE DEFERRED TO BUILDING PERMIT PHASE.

TYPICAL 46' R.O.W. RESIDENTIAL STREET SECTION A

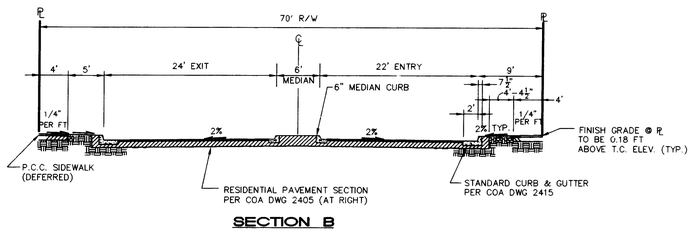
1"=10'



* 4' SDWK RAMP MAY BE LENGTHENED FOR SLOPES GREATER THAN 3% ON ADJACENT STREET.

A.D.A. WHEELCHAIR RAMP

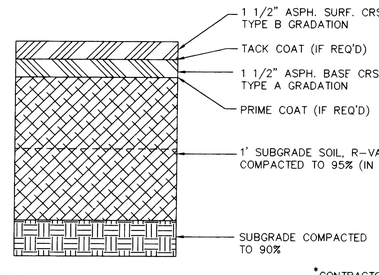
1"=10'



SECTION B

66' R.O.W. RESIDENTIAL STREET SECTION

1"=10'



RESIDENTIAL PAVING SECTION

NTS

*CONTRACTOR SHALL BE REQUIRED TO VERIFY R-VALUE & IF LESS THAN 50, SUBGRADE MATERIAL SHALL BE REMOVED & REPLACED WITH SELECT MATERIAL (R>50) AT NO ADDITIONAL COST TO OWNER.

SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR: SUNDANCE MECH.
WORK STAKED BY: ALS, INC DATE 9-7
INSPECTOR'S ACCEPTANCE BY: C.O.A. DATE 4/97
FIELD VERIFICATION BY: ALS, INC DATE 9-7
DRAWINGS CORRECTED BY: ALS, INC DATE 1-98
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.
ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1 BHI 1996

ENGINEER'S SEAL
SCOTT M. McGEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

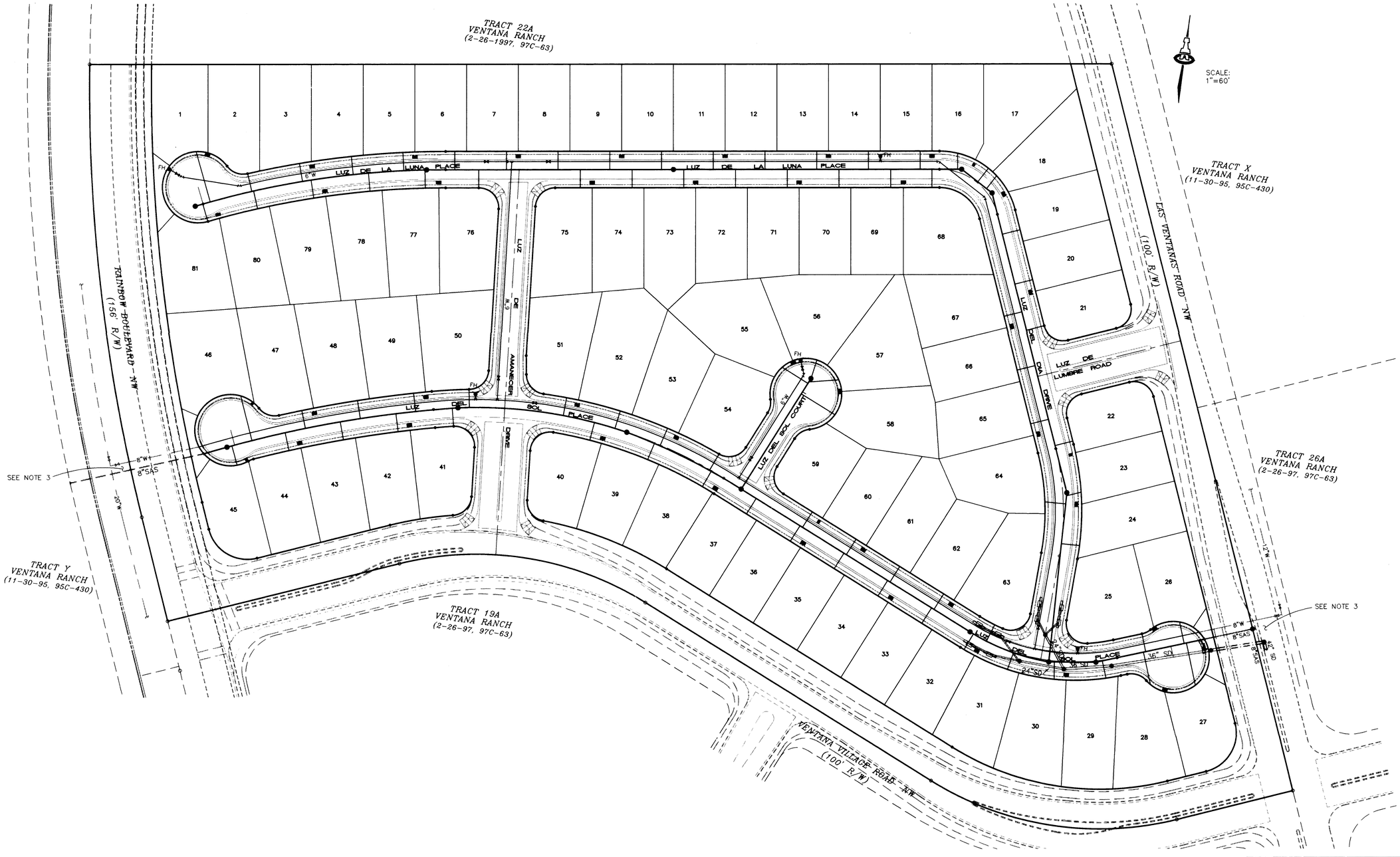
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945PMSTR.DWGanw 6/10/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
MASTER PAVING & STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 7 Of 18



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

NOTES:

1. WATER LINES ARE 8" DIA. UNLESS OTHERWISE NOTED.
2. SANITARY SEWER LINES ARE 8" DIAMETER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS TO RAINBOW BLVD & LAS VENTANAS ROAD NW WITH THE CONSTRUCTION OF CITY PROJECT NO. 5316.98.
4. ALL FITTINGS, VALVES, AND FIRE HYDRANTS SHALL HAVE PCC BLOCKING PER NMUI REQUIREMENTS.

SCANNED BY
BY LASON

AS-BUILT INFORMATION

CONTRACTOR SUNDANCE MECH
WORK STAKED BY ALS, INC DATE 9/97
INSPECTOR'S ACCEPTANCE BY C.O.A DATE 9/98
FIELD VERIFICATION BY ALS, INC DATE 9/97
DRAWINGS CORRECTED BY ALS, INC DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
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BENCH MARKS

A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.

ELEVATION: 5419.522

SURVEY INFORMATION

FIELD NOTES

1 BHI 1996

ENGINEER'S SEAL

SCOTT M. McGEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY
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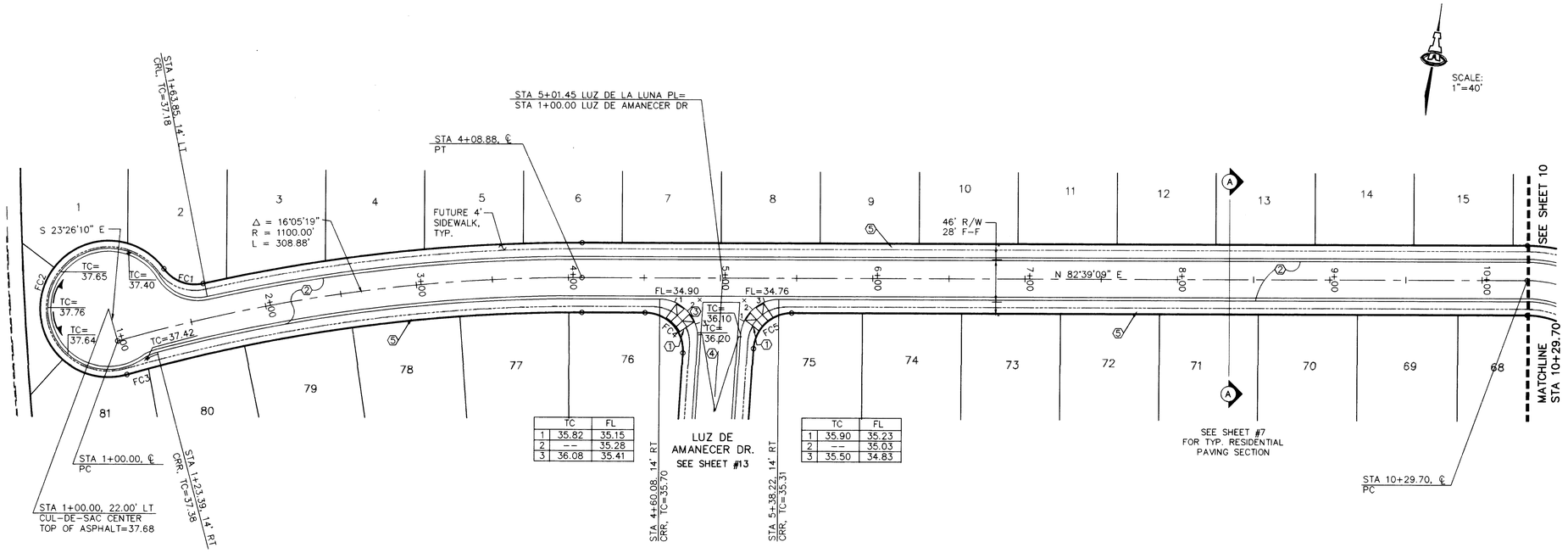
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945UMSTR.DWGanw 6/6/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
MASTER UTILITY PLAN

~~Design Review Committee~~	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 8 Of 18



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2	--	35.28
3	36.08	35.41

	TC	FL
1	35.90	35.23
2	--	35.03
3	35.50	34.83

KEYED CONSTRUCTION NOTES

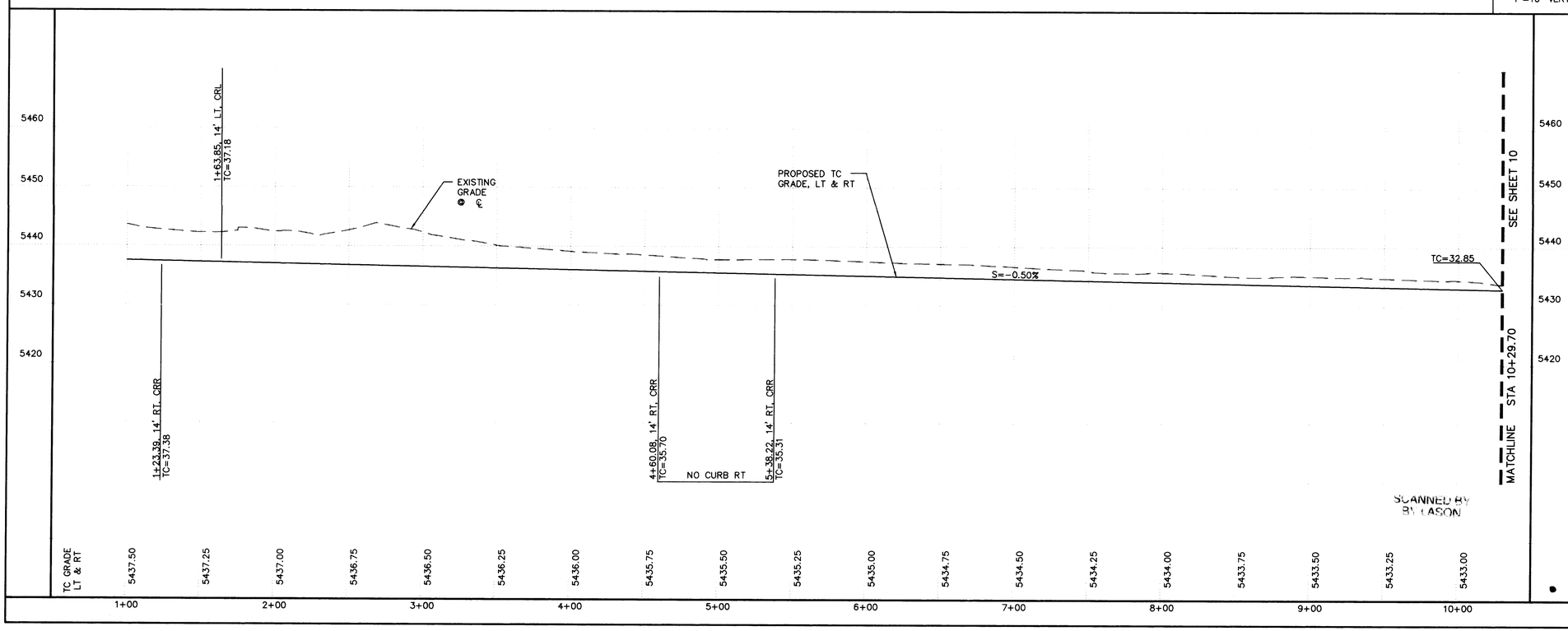
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER STD DWG 2430.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	29.00'	35.75'	70°37'33"
FC2	40.00'	190.56'	272°57'24"
FC3	29.00'	10.24'	20°13'23"
FC4	25.00'	40.74'	93°22'35"
FC5	25.00'	37.80'	86°37'25"

LUZ DE LA LUNA PLACE

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



SCANNED BY BY LASON

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE MECH
WORK STAKED BY ALS, INC DATE 9/97
INSPECTOR'S ACCEPTANCE BY C.O.A. DATE 8/98
FIELD VERIFICATION BY ALS, INC DATE 9/97
DRAWINGS CORRECTED BY ALS, INC DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.
ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1 BHI 1996

ENGINEER'S SEAL
SCOTT M. McGEE NEW MEXICO 10519 PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY
		REVISIONS	

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DESIGNED BY SMM DATE 4/97
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CHECKED BY SMM DATE 6/97

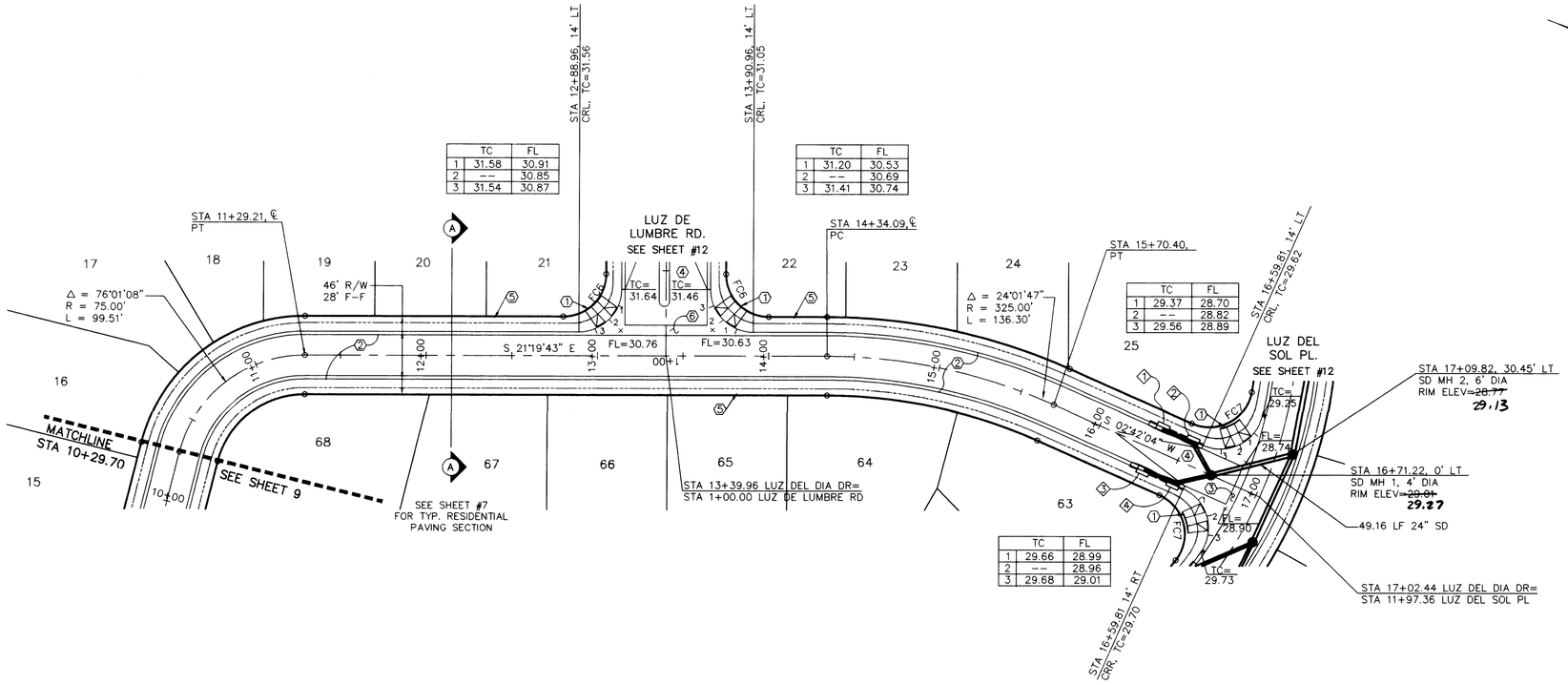
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945PV1.DWGanw 6/10/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DE LA LUNA PL
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 9 Of 18



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3	31.54	30.87

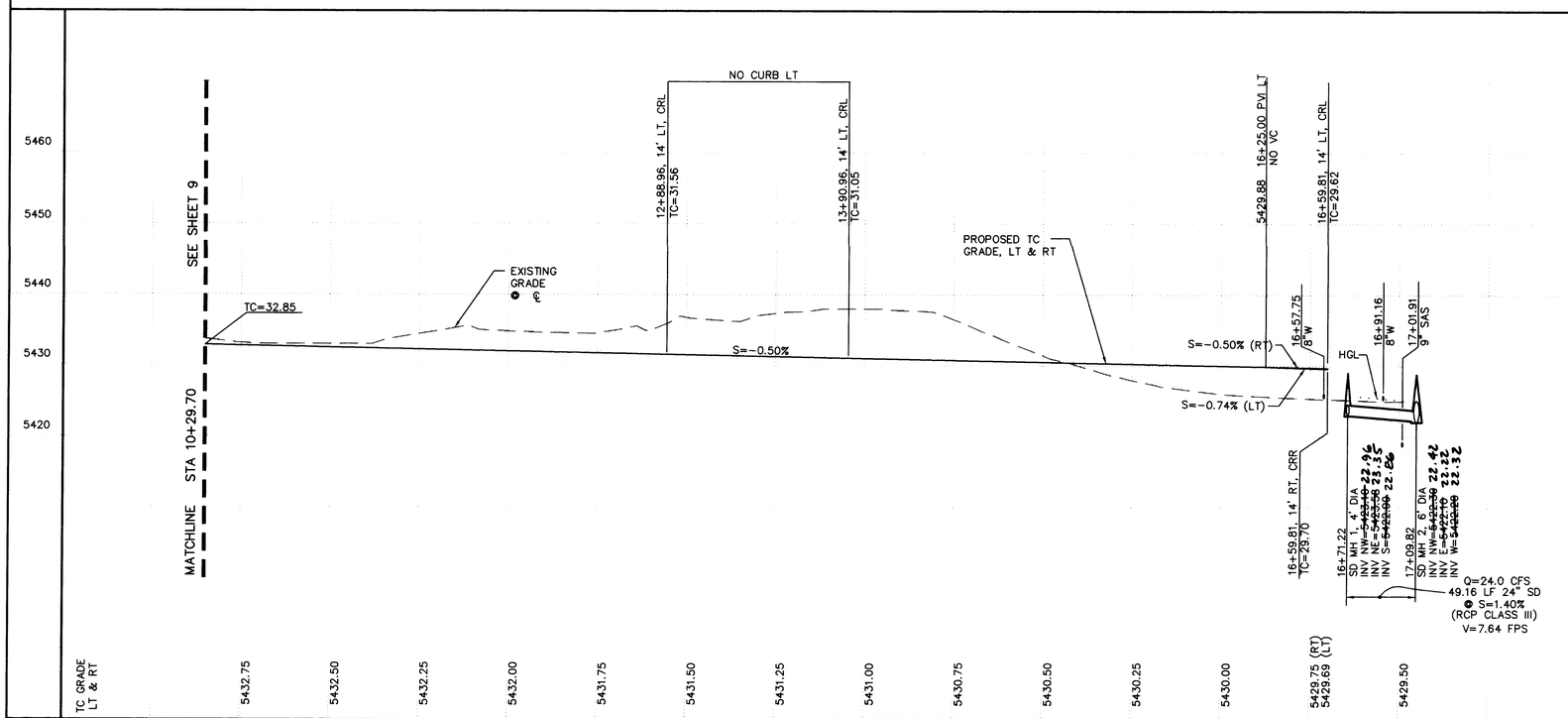
	TC	FL
1	31.20	30.53
2	--	30.69
3	31.41	30.74

	TC	FL
1	29.37	28.70
2	--	28.82
3	29.56	28.89

	TC	FL
1	29.66	28.99
2	--	28.96
3	29.68	29.01

LUZ DEL DIA DRIVE

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



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' ~~X~~ WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER STD DWG 2430.
6. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC6	25.00'	39.27'	90°00'00"
FC7	25.00'	43.92'	100°39'05"

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TC EL TOP GRATE	INV IN OUT
1	SINGLE 'A'	16+36.06, 14' LT	29.80 ~~28.00~~ 29.06	-- ~~25.30~~ 24.96
2	DOUBLE 'C'	16+55.06, 14' LT	29.65 ~~28.75~~ 28.95	~~24.98~~ 24.55 ~~24.30~~ 23.95
3	SINGLE 'A'	16+36.06, 14' RT	29.82 ~~28.02~~ 29.00	-- ~~24.95~~ 24.60
4	DOUBLE 'C'	16+55.06, 14' RT	29.72 ~~28.65~~ 28.95	~~24.34~~ 23.97 ~~23.46~~ 23.12

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM-TO INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1-2	18	16.0	.0200
2-MH 1	18	20.0	.0400
3-4	18	16.0	.0400
4-MH 1	18	20.0	.0180

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE MECH DATE 97
WORK STAKED BY ALS, INC DATE 4/98
INSPECTOR'S ACCEPTANCE BY C.O.A. DATE 98
FIELD VERIFICATION BY ALS, INC DATE 97
DRAWINGS CORRECTED BY ALS, INC DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.
ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1996 BHI

ENGINEER'S SEAL
SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945PV2.DWGanw 6/10/97

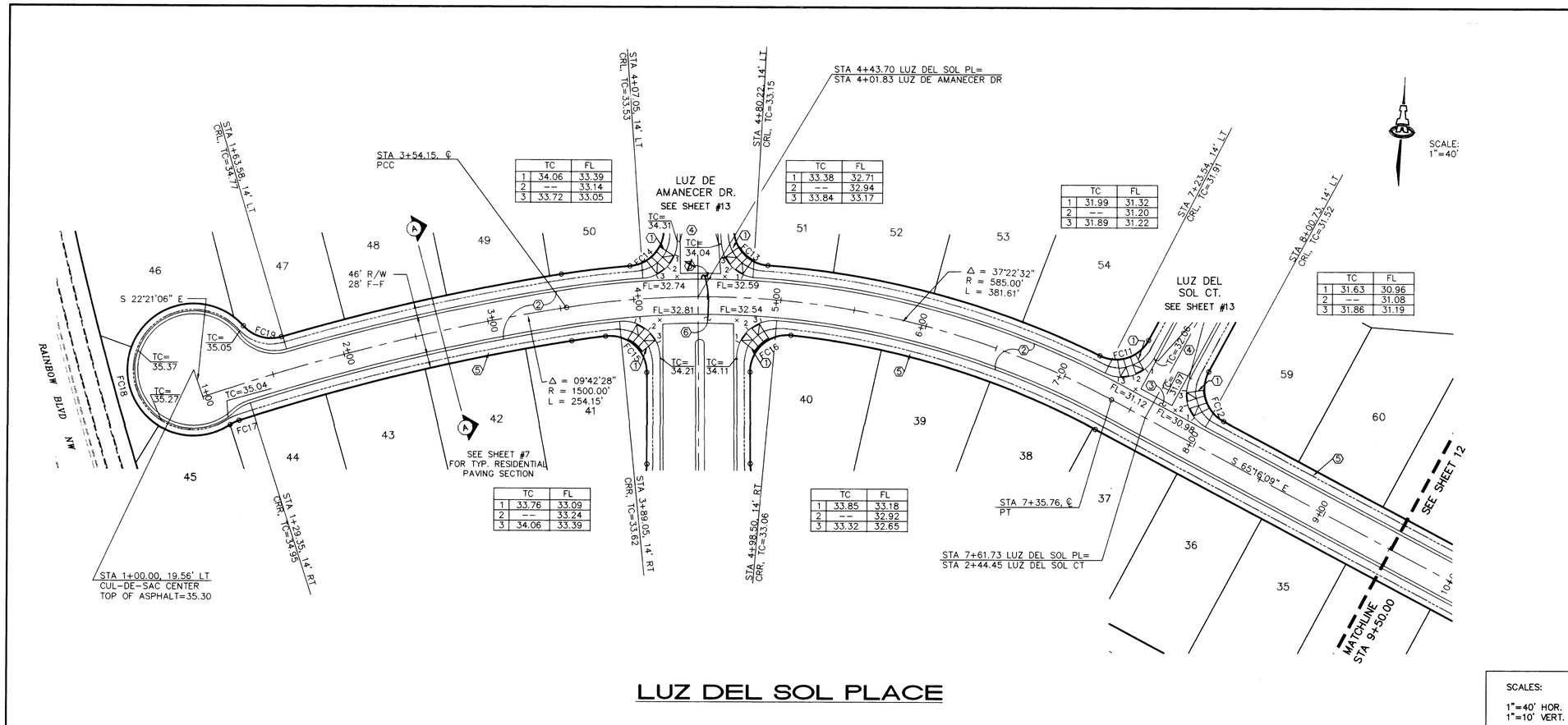
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DEL DIA DR
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 10 Of 18

SCANNED BY



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2	--	33.14
3	33.72	33.05

	TC	FL
1	33.38	32.71
2	--	32.94
3	33.84	33.17

	TC	FL
1	31.99	31.32
2	--	31.20
3	31.89	31.22

	TC	FL
1	31.63	30.96
2	--	31.08
3	31.86	31.19

	TC	FL
1	33.76	33.09
2	--	33.24
3	34.06	33.39

	TC	FL
1	33.85	33.18
2	--	32.92
3	33.32	32.65

LUZ DEL SOL PLACE

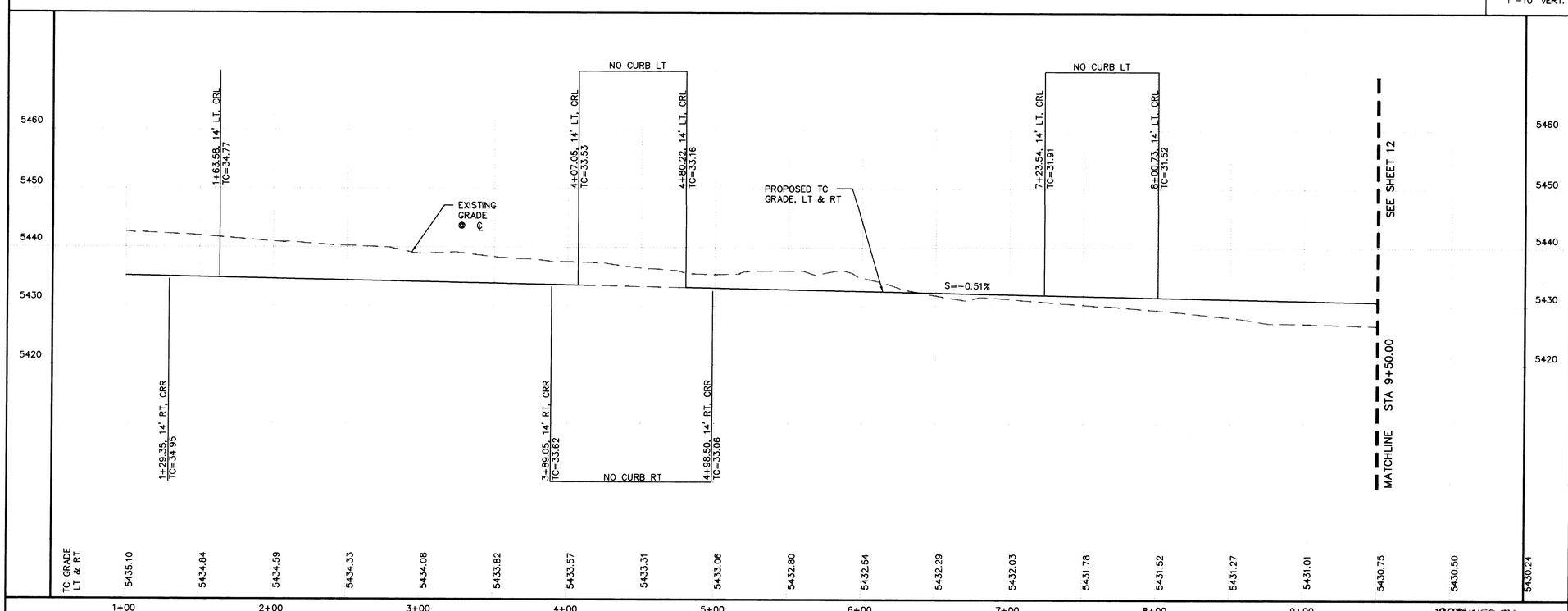
SCALES:
1"=40' HOR.
1"=10' VERT.

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, 1 1/2" INVERT PER COA STD DWG #2421.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER STD DWG 2430.
6. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC11	25.00'	38.75'	88°48'14"
FC12	25.00'	39.27'	90°00'00"
FC13	25.00'	35.92'	82°19'14"
FC14	25.00'	37.75'	86°30'31"
FC15	25.00'	41.56'	95°15'15"
FC16	25.00'	41.65'	95°27'54"
FC17	29.00'	12.92'	25°31'28"
FC18	40.00'	192.52'	275°45'36"
FC19	29.00'	34.89'	68°55'42"



SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR: SUNDANCE MECH
WORK STAKED BY: ALS, INC. DATE 97
WORK ACCEPTANCE BY: C.O.A. DATE 4/98
VERIFICATION BY: ALS, INC DATE 97
DRAWINGS CORRECTED BY: ALS, INC DATE 1/98
MICRO-FILM INFORMATION
DATE
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BENCH MARKS
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ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1 BHI 1996

ENGINEER'S SEAL
SCOTT M. McGEE
NEW MEXICO
10519
PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

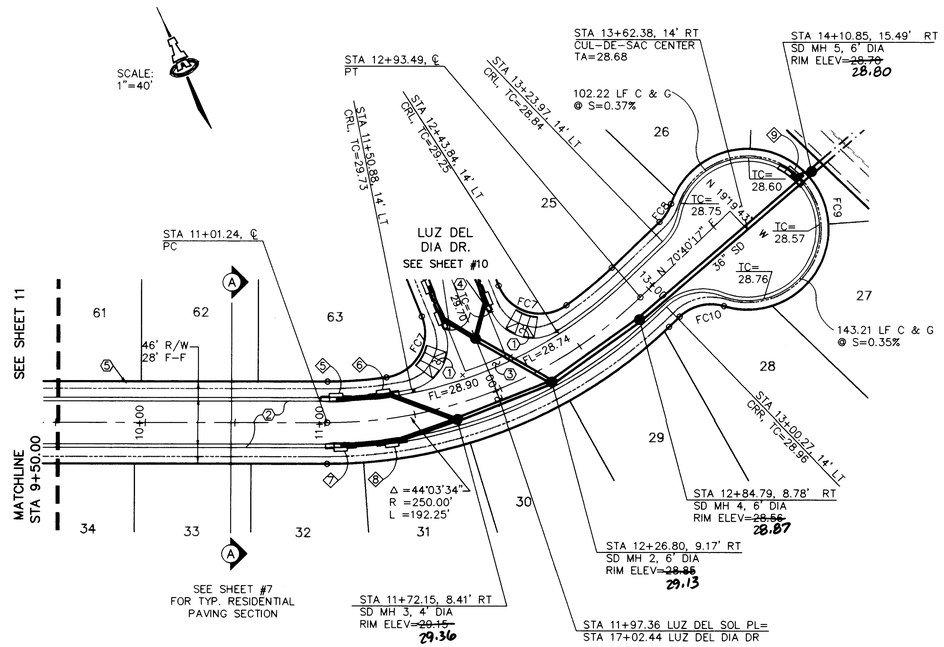
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945PV3.DWGanw 6/10/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

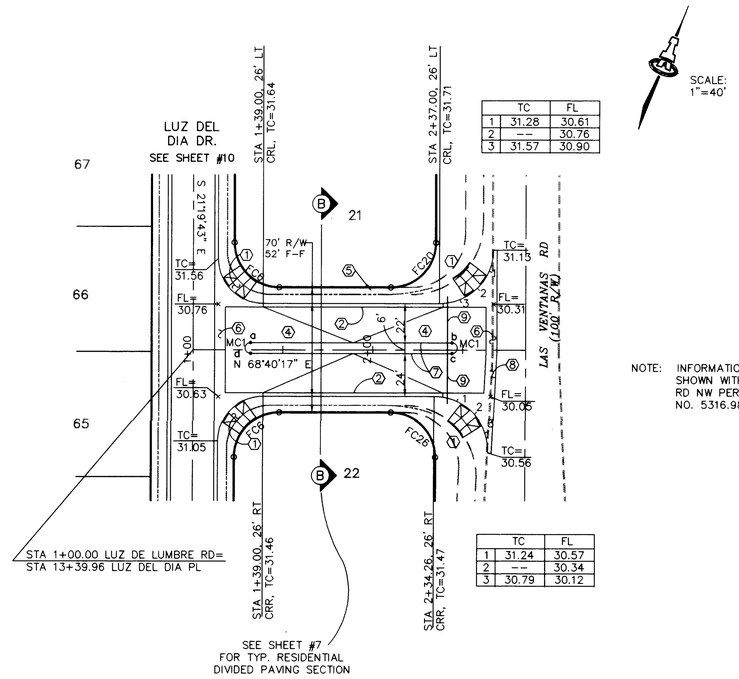
TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DEL SOL PL
PAVING PLAN & PROFILE

~~Design Review Committee~~ | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 11 Of 18



LUZ DEL SOL PLACE



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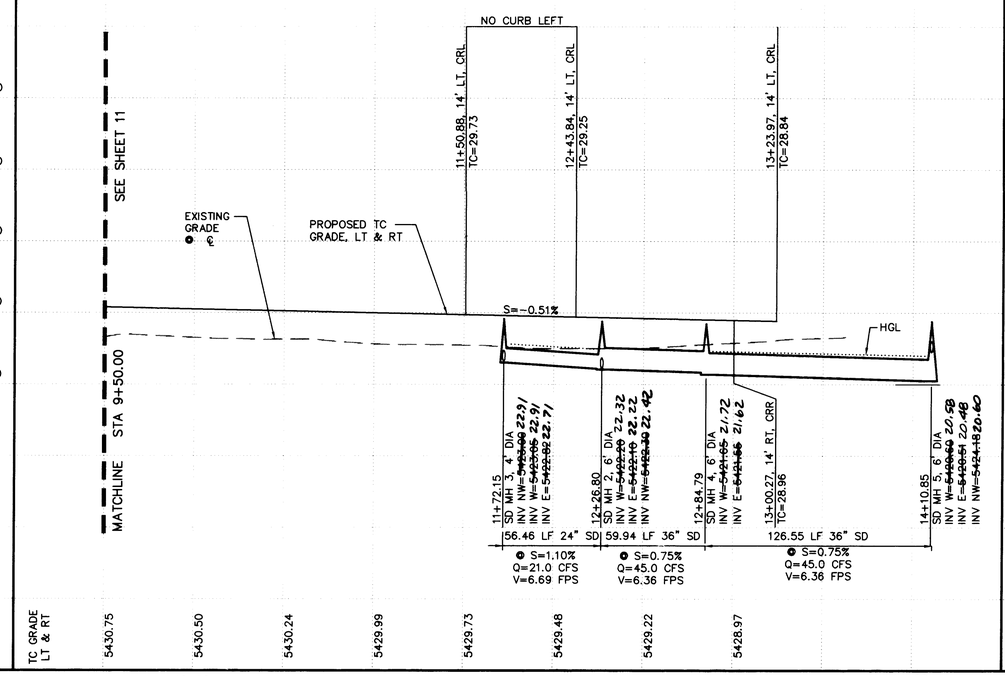
2	--	30.76
3	31.57	30.90

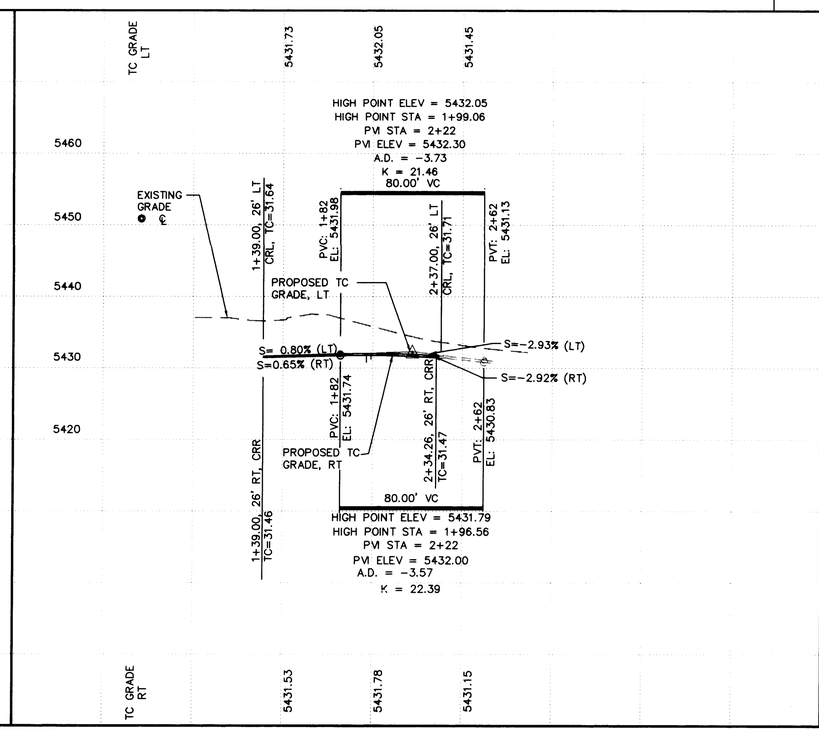
	TC	FL
1	31.24	30.57
2	--	30.34
3	30.79	30.12

NOTE: INFORMATION FOR IMPROVEMENTS SHOWN WITHIN LAS VENTANAS RD NW PER CITY PROJECT NO. 5316.98.

LUZ DE LUMBRE ROAD

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





KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' ~~X~~ WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER STD DWG 2430.
6. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
7. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
8. REMOVE & DISPOSE OF 114 LF TEMP. ASPHALT CURB AND AN ADJACENT 1' STRIP OF EXST. ASPHALT.
9. PLACE 2 30'x4" PVC CONDUITS @ 36" COVER AS SHOWN.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC6	25.00'	39.27'	90°00'00"
FC7	25.00'	43.92'	100°39'05"
FC8	29.00'	17.37'	34°18'49"
FC9	40.00'	195.10'	279°27'11"
FC10	29.00'	32.97'	65°08'22"
FC20	30.00'	47.12'	89°59'48"
FC26	30.00'	48.62'	92°52'04"

MEDIAN INFORMATION

POINT	STATION, OFFSET	TC	DISTANCE
a	1+32.00, 4' LT	31.36	FROM a-b 112.00'
b	2+44.00, 4' LT	31.30	
c	2+44.00, 2' RT	31.27	FROM c-d 112.00'
d	1+32.00, 2' RT	31.33	

MEDIAN CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
MC1*	3.00'	9.42'	180°00'00"

*PAINT MEDIAN NOSES YELLOW--INCIDENTAL TO CURB & GUTTER COST

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TC EL TOP GRATE	INV IN OUT
5	SGL 'A'	11+08.13, 14' LT	29.95 ~~29.85~~	-- ~~25.60~~ 25.18
6	DBL 'C'	11+36.17, 14' LT	29.81 ~~28.91~~ 29.00	~~24.35~~ 24.75 ~~23.60~~ 24.00
7	SGL 'A'	11+10.02, 14' RT	29.94 ~~29.04~~ 29.13	-- ~~25.30~~ 25.21
8	DBL 'C'	11+37.18, 14' RT	29.80 ~~28.90~~ 28.98	~~24.75~~ 24.23 ~~24.25~~ 23.73
9	SGL 'A' DBL THROAT	14+02.66, 10.53' RT	28.46 ~~27.56~~ 27.68	-- ~~24.56~~ 20.71

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM-TO INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
5-6	18	23.6	0.0275
6-MH 3	18	40.3	0.0149
7-8	18	25.6	0.0215
8-MH 3	18	35.2	0.0340
9-MH 5	18	9.6	0.0417

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945PV4.DWGanw 6/16/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DEL SOL PL & LUZ DE LUMBRE RD
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 12 Of 18

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE MESA
SURVEYED BY ALS, INC DATE 9/97
STAKED BY ALS, INC DATE 4/97
INSPECTOR'S ACCEPTANCE BY C.O.A. DATE
FIELD VERIFICATION BY ALS, INC DATE 9/97
DRAWINGS CORRECTED BY ALS, INC DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.
ELEVATION: 5419.522

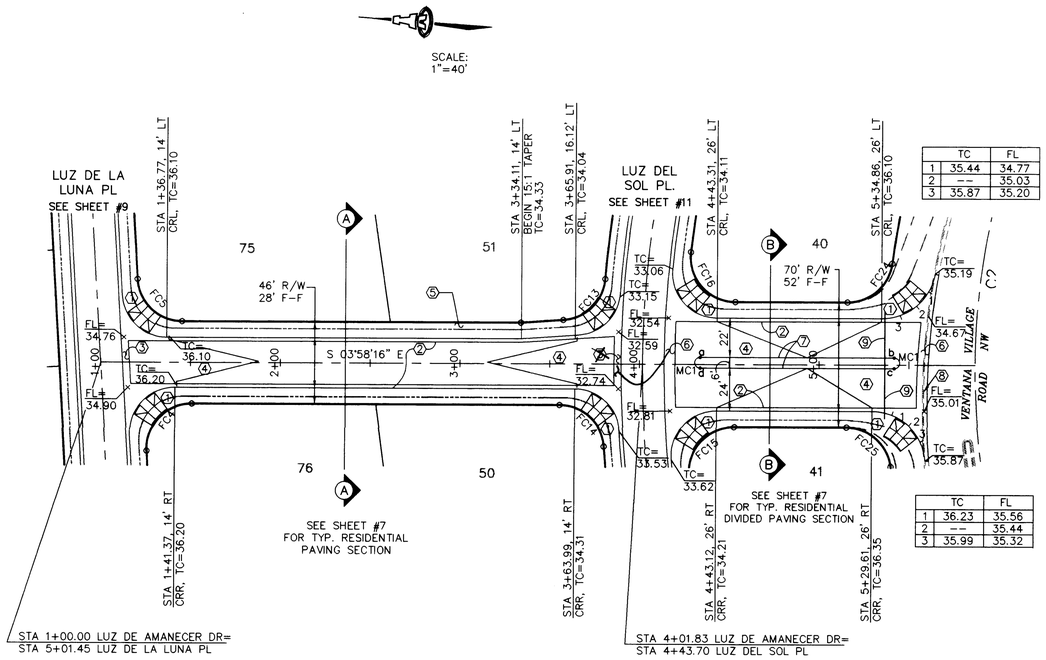
SURVEY INFORMATION
FIELD NOTES
1 BHI 1996

ENGINEER'S SEAL: SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER 6-24-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

SCANNED BY BY LASON

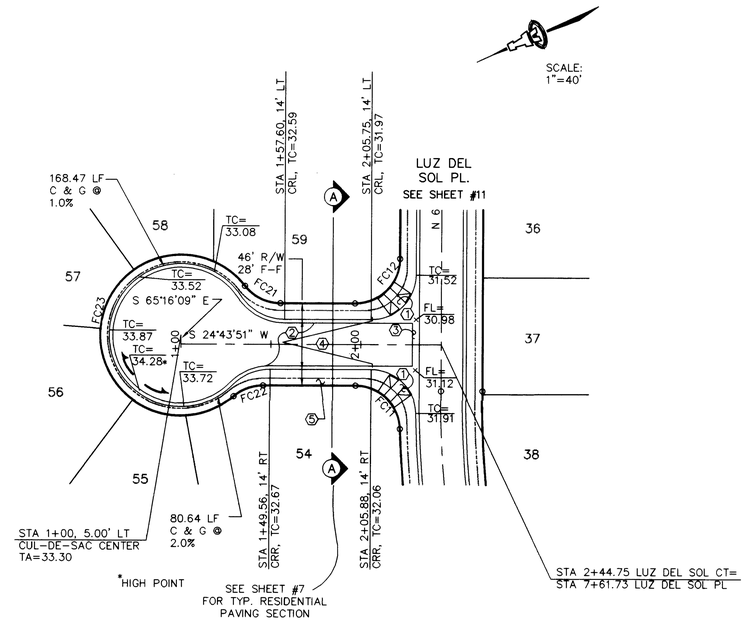


	TC	FL
1	35.44	34.77
2	---	35.03
3	35.87	35.20

	TC	FL
1	36.23	35.56
2	---	35.44
3	35.99	35.32

LUZ DE AMANECER DRIVE

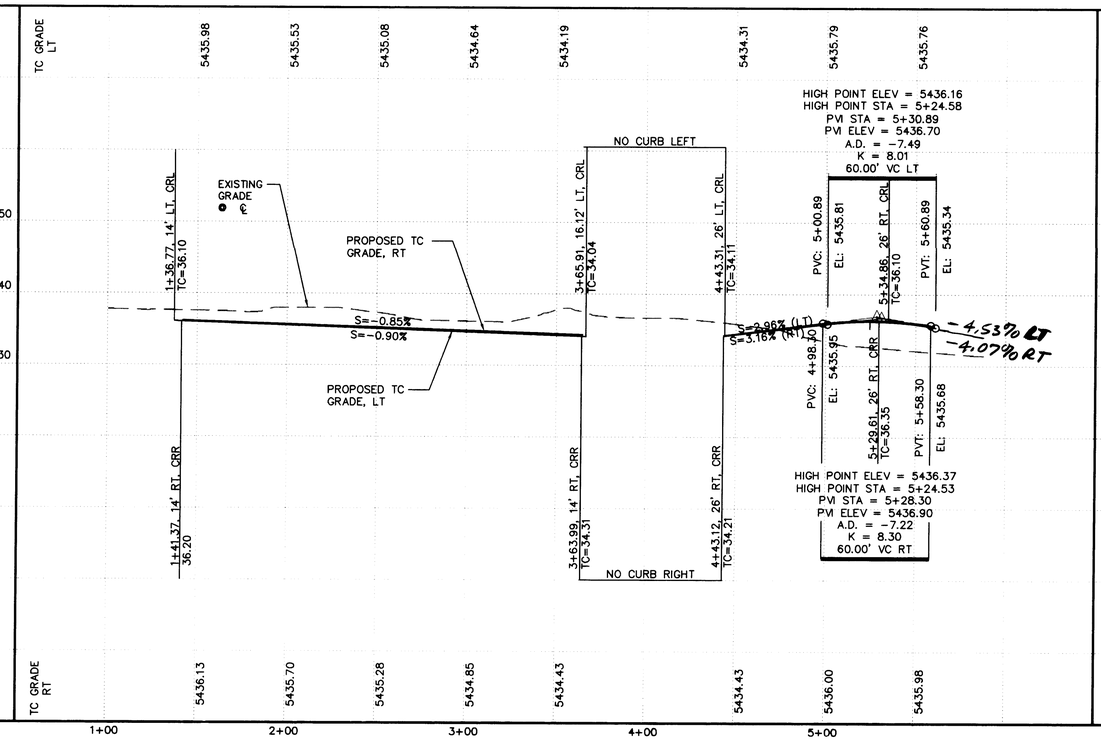
NOTE: INFORMATION FOR IMPROVEMENTS SHOWN WITHIN VENTANA VILLAGE RD NW PER CITY PROJECT NO. 5316.95

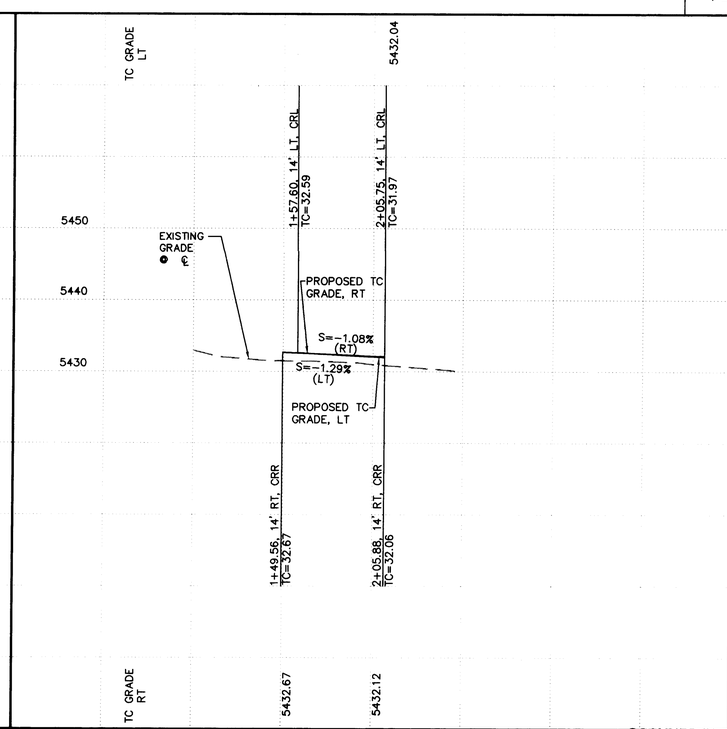


LUZ DEL SOL COURT

SCALES:

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





SCANNED BY BY LASON

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, 1 1/2" INVERT PER COA STD DWG #2421.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER STD DWG #2430.
6. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420. REMOVE & DISPOSE OF 100 LF ASPHALT CURB.
7. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
8. REMOVE & DISPOSE OF 105 LF TEMP. ASPHALT CURB AND AN ADJACENT 1' STRIP OF EXST. ASPHALT.
9. PLACE 2 30'x4" PVC CONDUITS @ 36" COVER AS SHOWN.

MEDIAN INFORMATION

POINT	STATION, OFFSET	TC	DISTANCE
a	4+33.83, 4' LT	33.75	FROM a-b
b	5+41.86, 4' LT	35.90	108.03'
c	5+41.86, 2' RT	35.93	FROM c-d
d	4+33.83, 2' RT	33.78	108.03'

MEDIAN CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
MC1*	3.00'	9.42'	180°00'00"

*PAINT MEDIAN NOSES YELLOW--INCIDENTAL TO CURB & GUTTER COST.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC4	25.00'	40.74'	93°22'35"
FC5	25.00'	37.80'	86°37'25"
FC11	25.00'	38.75'	88°48'14"
FC12	25.00'	39.27'	90°00'00"
FC13	25.00'	35.92'	82°19'14"
FC14	25.00'	37.75'	86°30'31"
FC15	25.00'	41.56'	95°15'15"
FC16	25.00'	41.65'	95°27'54"
FC21	29.00'	28.64'	56°35'14"
FC22	29.00'	23.24'	45°54'58"
FC23	40.00'	197.22'	282°30'12"
FC24	30.00'	42.01'	80°14'15"
FC25	30.00'	44.82'	85°36'28"

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE INC. DATE 97
WORK STAKED BY ALS, INC. DATE 97
INSPECTOR'S ACCEPTANCE BY C.O.A. DATE 4/98
FIELD VERIFICATION BY ALS, INC. DATE 97
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ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1 BHI 1996

ENGINEER'S SEAL
SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

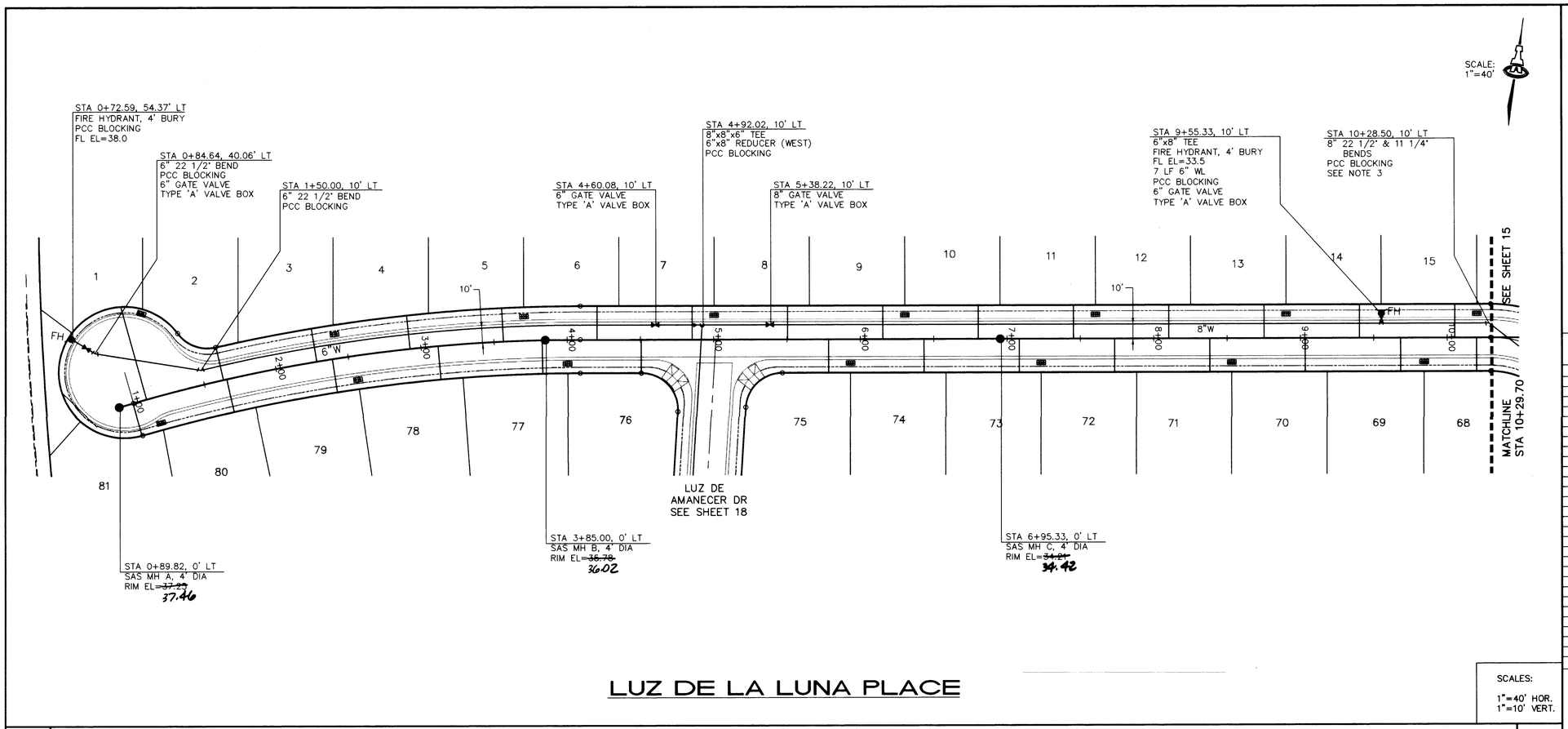
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945PV5.DWGanw 6/12/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DE AMANECER DR & LUZ DEL SOL CT
PAVING PLAN & PROFILE

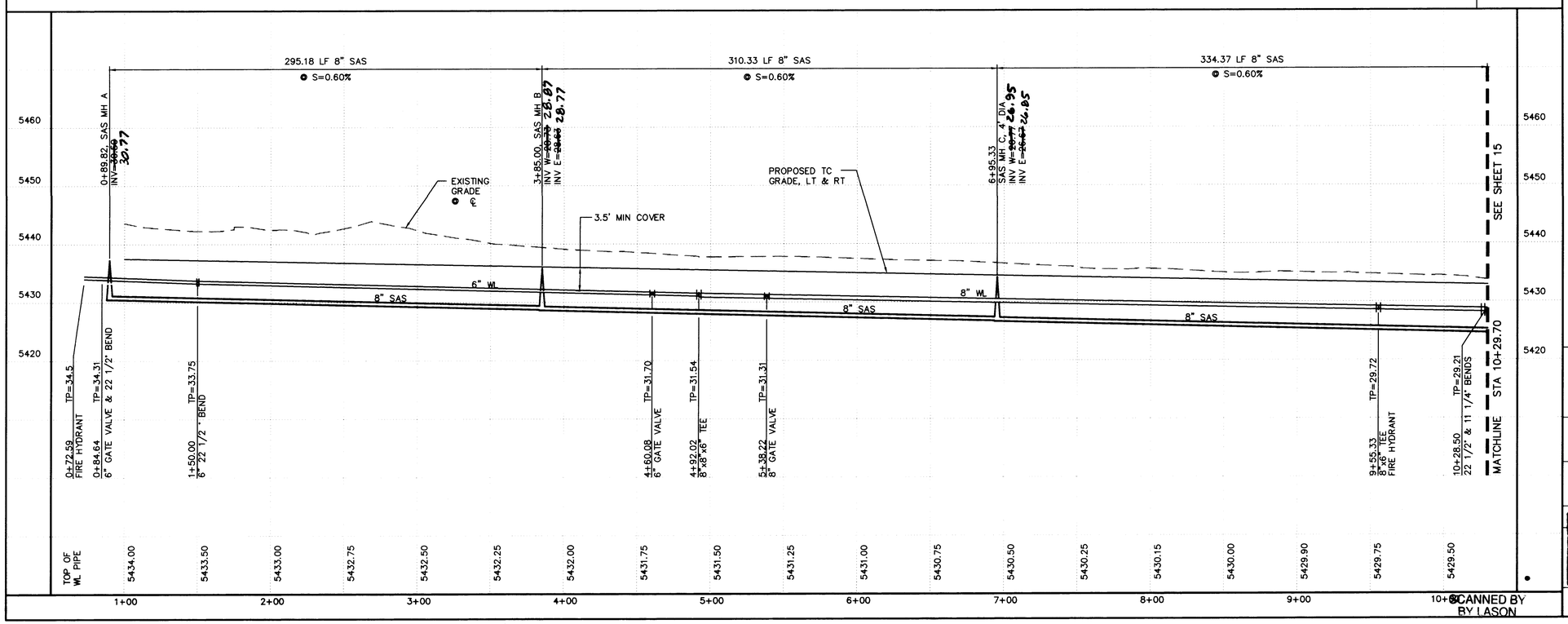
Public Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 13 Of 18



LUZ DE LA LUNA PLACE

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



SCANNED BY
BY LASON

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125 & NMUI SPECIFICATIONS FOR MATERIALS.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. DEFLECT WATERLINE 4°16'34" RIGHT BETWEEN STA 10+28.50 AND 10+70.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
1	1+22.65, 48'	1+09.38, 66'	~~37.0~~ 33.2
2		1+63.39, 23'	~~36.7~~ 32.9
3	2+43.16, 7'	2+28.28, 23'	~~36.4~~ 32.6
4		2+92.54, 23'	~~36.0~~ 32.3
5	3+71.11, 7'	3+56.41, 23'	~~35.7~~ 32.0
6		4+20.33, 23'	~~35.4~~ 31.8
7	5+00.33, 7'	4+85.33, 23'	~~35.1~~ 31.6
8		5+50.33, 23'	~~34.7~~ 32.2
9	6+30.33, 7'	6+15.33, 23'	~~34.4~~ 29.9
10		6+80.33, 23'	~~34.1~~ 29.6
11	7+60.33, 7'	7+45.33, 23'	~~33.8~~ 29.3
12		8+10.33, 23'	~~33.4~~ 29.0
13	8+90.33, 7'	8+75.33, 23'	~~33.1~~ 28.6
14		9+40.33, 23'	~~32.8~~ 28.3
15	10+20.33, 7'	10+05.33, 23'	~~32.5~~ 28.0
16		10+47.34, 23'	~~32.3~~ 28.2
68	9+84.27, 26'	10+20.00, 23'	~~32.4~~ 27.7
69		9+68.30, 23'	~~32.7~~ 28.1
70	8+53.30, 26'	9+03.30, 23'	~~33.0~~ 28.4
71		8+38.30, 23'	~~33.3~~ 28.8
72	7+23.30, 26'	7+73.30, 23'	~~33.6~~ 29.1
73		7+08.30, 23'	~~34.0~~ 29.5
74	5+93.30, 26'	6+43.30, 23'	~~34.3~~ 29.8
75		5+78.30, 23'	~~34.6~~ 30.2
76	4+00.15, 26'	4+50.54, 23'	~~35.2~~ 31.7
77		3+82.79, 23'	~~35.6~~ 31.3
78	2+54.44, 26'	3+11.69, 23'	~~35.9~~ 32.3
79		2+39.12, 23'	~~36.3~~ 32.6
80	1+14.94, 28'	1+65.70, 23'	~~36.7~~ 32.8
81		0+99.57, 23'	~~37.0~~ 33.0

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE WEST
STAKED BY ALS, INC. DATE 4/97
INSPECTOR'S ACCEPTANCE C.O.A. DATE 4/97
FIELD VERIFICATION BY ALS, INC. DATE 6/97
DRAWINGS CORRECTED BY ALS, INC. DATE 6/97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
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ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1996 BHI 1

ENGINEER'S SEAL
SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	SMM	DATE 4/97
DRAWN BY	ANW	DATE 4/97
CHECKED BY	SMM	DATE 6/97

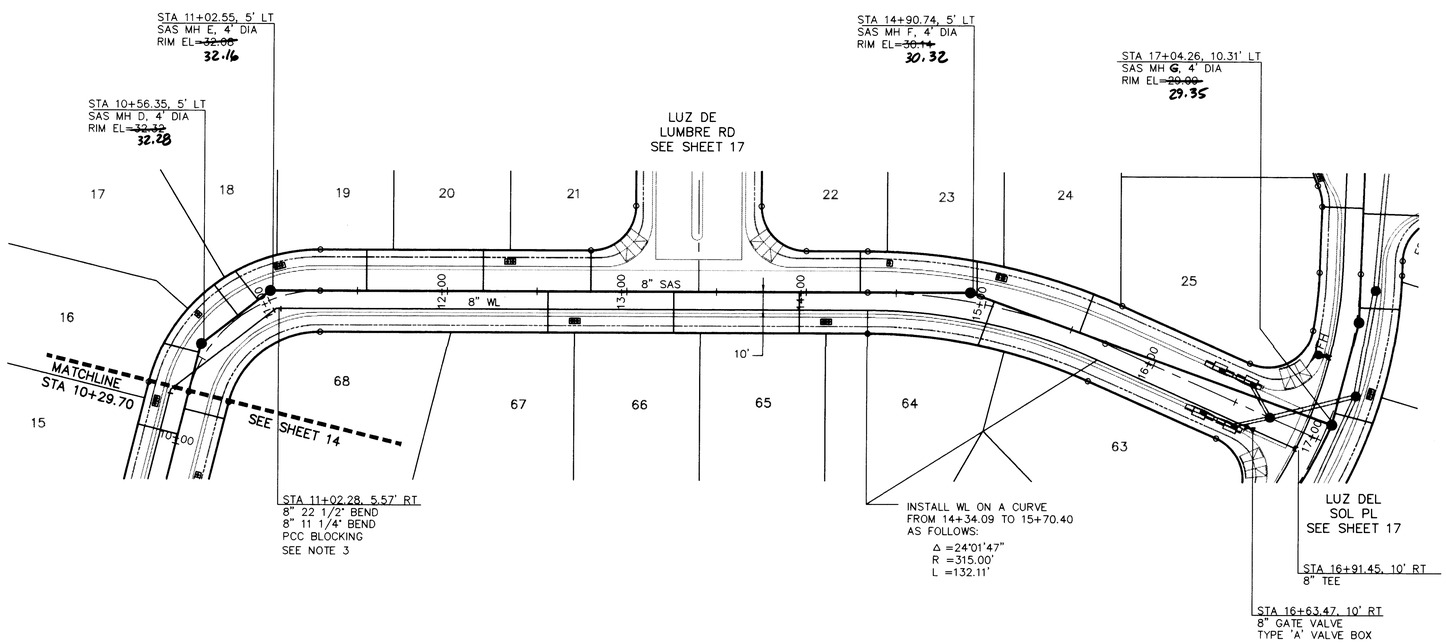
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945UTL1.DWGanw 6/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DE LA LUNA PL
UTILITY PLAN & PROFILE

City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

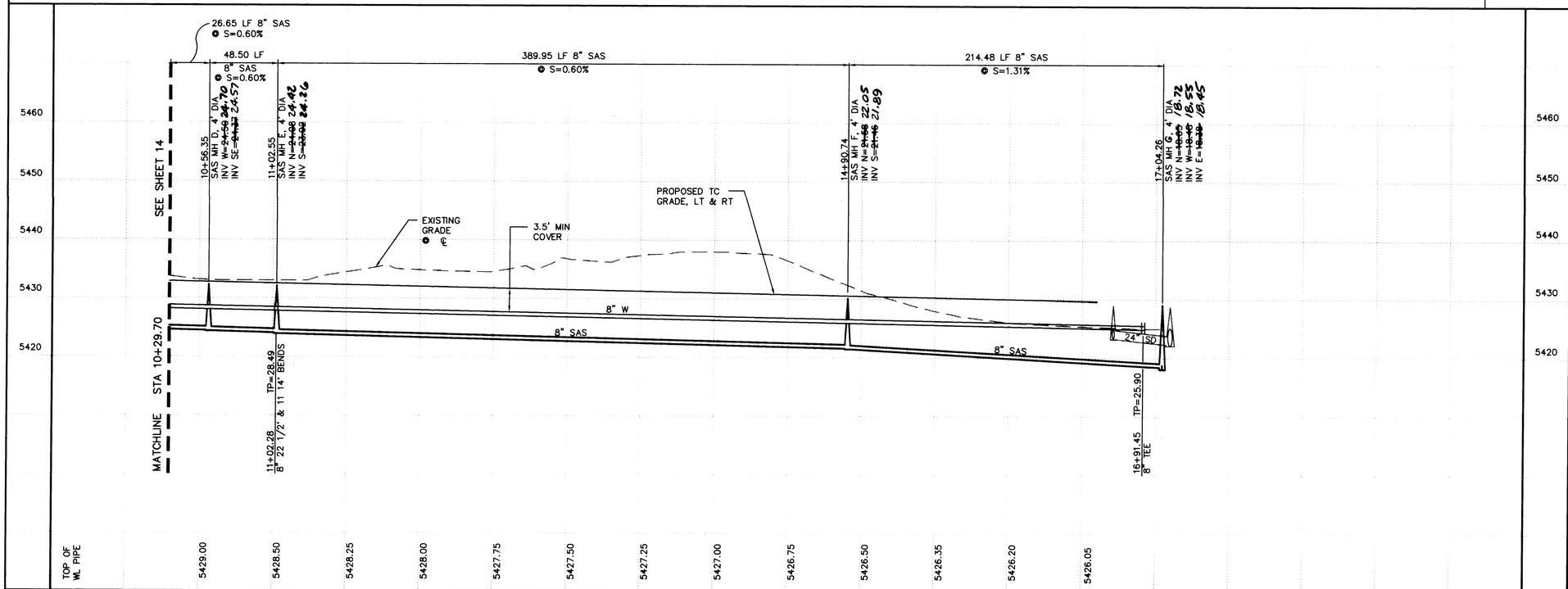
City Project No. 5316.97 | Zone Map No. B-9 | Sheet 14 Of 18



SCALE:
1"=40'

LUZ DEL DIA DRIVE

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



SCANNED BY

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125 & NMUI SPECIFICATIONS FOR MATERIALS.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. DEFLECT WATERLINE 4°16'34" RIGHT BETWEEN STA 10+70 AND 11+20.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
16	SEE SHT 14	10+47.34, 20'	~~32.3~~ 28.2
17	(S) 10+65.45, 24'	10+80.66, 22'	~~32.1~~ 27.4
18	11+10.45, 24'	10+91.39, 21'	~~32.0~~ 27.3
19		11+54.96, 23'	~~31.7~~ 27.0
20	12+34.96, 26'	12+19.96, 23'	~~31.4~~ 26.8
21		12+79.96, 23'	~~31.1~~ 26.4
22	(S) 14+44.24, 26'	14+29.96, 23'	~~30.3~~ 25.6
23	15+05.52, 26' 14+85	~~14+91.23,~~ 19'	~~30.0~~ 25.4
24		15+54.36, 23'	~~29.7~~ 25.0
64	14+11.04, 7'	15+00.90, 26'	~~30.0~~ 25.3
65		13+96.04, 23'	~~30.5~~ 25.8
66	12+71.04, 7'	13+26.04, 23'	~~30.0~~ 26.2
67		12+56.04, 23'	~~31.2~~ 26.6

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
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AS-BUILT INFORMATION
CONTRACTOR SUNDANCE MECH
WORK STAKED BY ALS, INC. DATE 97
INSPECTOR'S ACCEPTANCE BY C.O.A. DATE 4/97
FIELD VERIFICATION BY ALS, INC. DATE 97
DRAWINGS CORRECTED BY ALS, INC. DATE 7/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
BHI 1996 A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.

ENGINEER'S SEAL
SCOTT M. McGEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	SMM	4/97
DRAWN BY	ANW	4/97
CHECKED BY	SMM	6/97

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

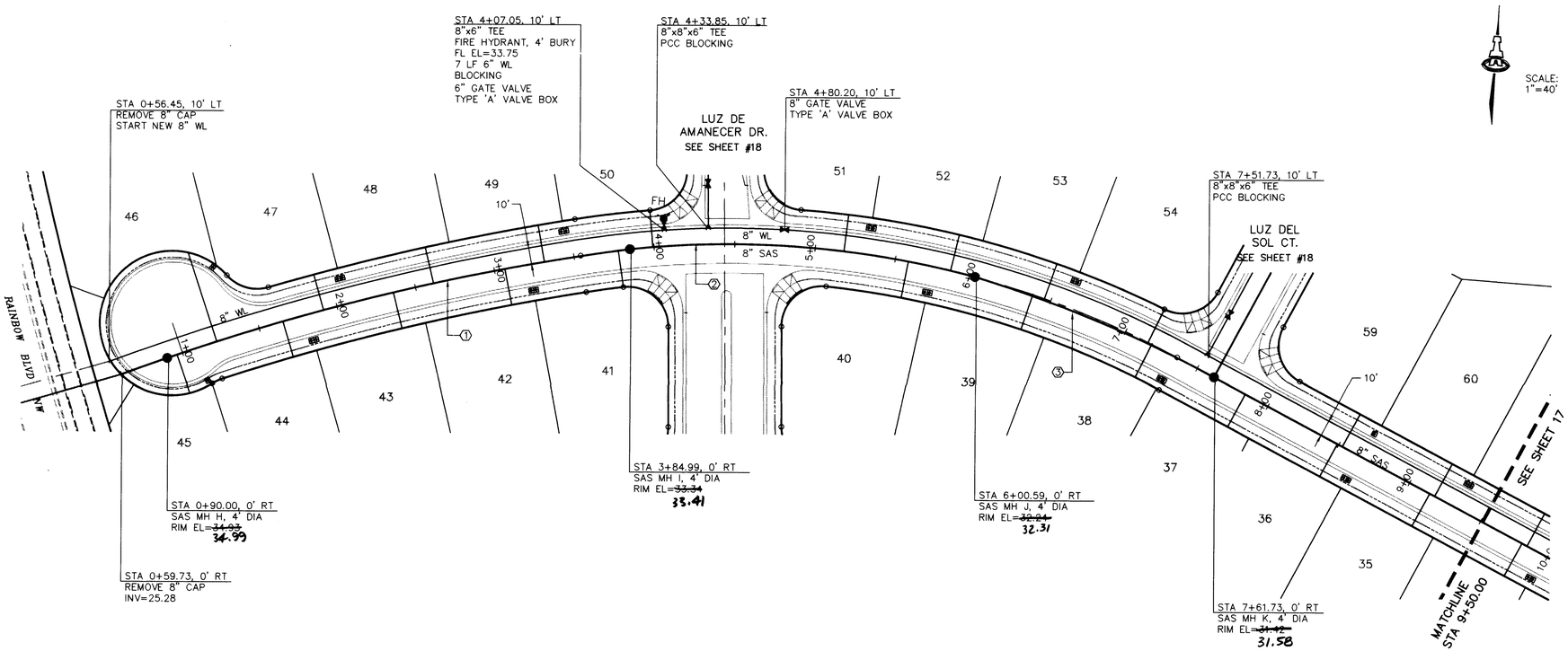
94SUTL2.DWGanw 6/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DEL DIA DR
UTILITY PLAN & PROFILE

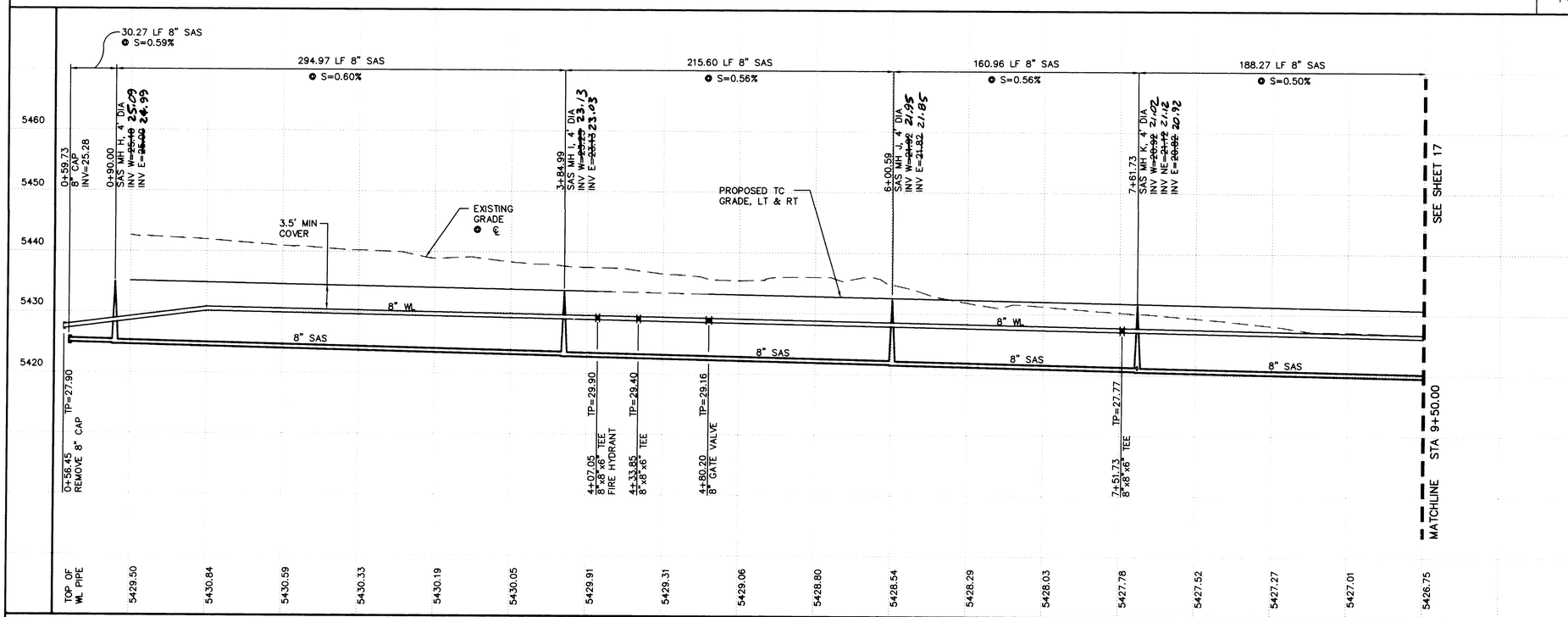
Design Review Committee — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 15 Of 18



LUZ DEL SOL PLACE

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



SCANNED BY BY LASON

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125 & NMUI SPECIFICATIONS FOR MATERIALS.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED NOTES

1. INSTALL SANITARY SEWER FROM MH H TO MH I AS FOLLOWS:
   Δ =11°39'09"
   R =1450.36'
   L =294.97'
2. INSTALL SANITARY SEWER ALONG ROAD CENTERLINE FROM MH I TO MH J AS FOLLOWS:
   Δ =21°06'58"
   R =585.00'
   L =215.60'
3. INSTALL SANITARY SEWER FROM MH J TO MH K AS FOLLOWS:
   Δ =11°31'41"
   R =800.00'
   L =160.96'

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
35	8+64.10, 26'	9+14.10, 23'	~~30.4~~ 25.9
36		8+49.10, 23'	~~30.8~~ 26.3
37	7+33.72, 26'	7+84.10, 23'	~~31.1~~ 26.6
38		7+18.11, 23'	~~31.4~~ 26.9
39	5+73.79, 26'	6+38.14, 23'	~~31.8~~ 27.4
40		5+58.18, 23'	~~32.3~~ 27.8
41	3+21.76, 26'	3+78.29, 23'	~~33.2~~ 28.8
42		3+06.53, 23'	~~33.5~~ 29.0
43	1+80.53, 26'	2+35.96, 23'	~~33.8~~ 29.4
44		1+65.30, 23'	~~34.3~~ 29.8
45	(S) 1+11.71, 31'	0+96.43, 25'	~~34.6~~ 30.0
46	(S) 1+36.23, 35'	1+22.40, 58'	~~34.6~~ 30.0
47	2+06.15, 7'	1+91.38, 23'	~~34.1~~ 29.4
48		2+61.40, 23'	~~33.8~~ 29.1
49	3+46.19, 7'	3+31.42, 23'	~~33.4~~ 28.7
50		3+99.22, 23'	~~33.1~~ 28.4
51	5+32.34, 7'	5+17.91, 23'	~~32.5~~ 27.8
52		5+84.98, 23'	~~32.1~~ 27.4
53	6+60.08, 7'	6+45.65, 23'	~~31.8~~ 27.1
54		7+15.39, 23'	~~31.4~~ 26.8
59	(S) 8+67.65, 7'	8+52.65, 23'	~~30.8~~ 26.4
60	9+32.65, 7'	9+17.65, 23'	~~30.4~~ 26.0
61		9+82.65, 23'	~~30.1~~ 25.4

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
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945UTL3.DWGanw 6/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DEL SOL PL
UTILITY PLAN & PROFILE

Traffic Engineer Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 16 Of 18

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE MECH.
WORK STAKED BY ALS, INC DATE 6/97
INSPECTED BY ALS, INC DATE 6/97
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FIELD NOTES
1996 BHI 1

ENGINEER'S SEAL
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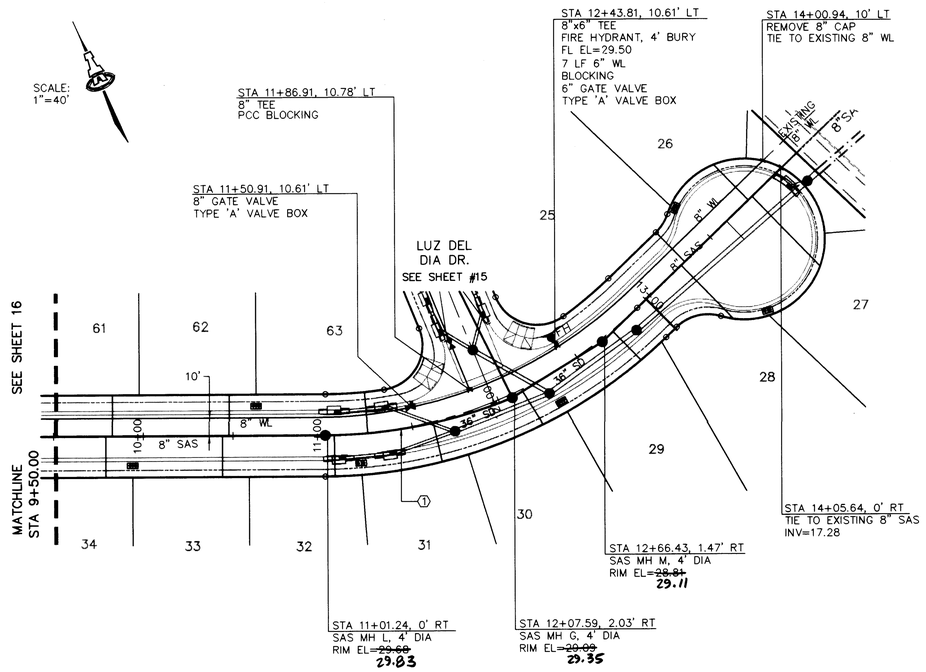
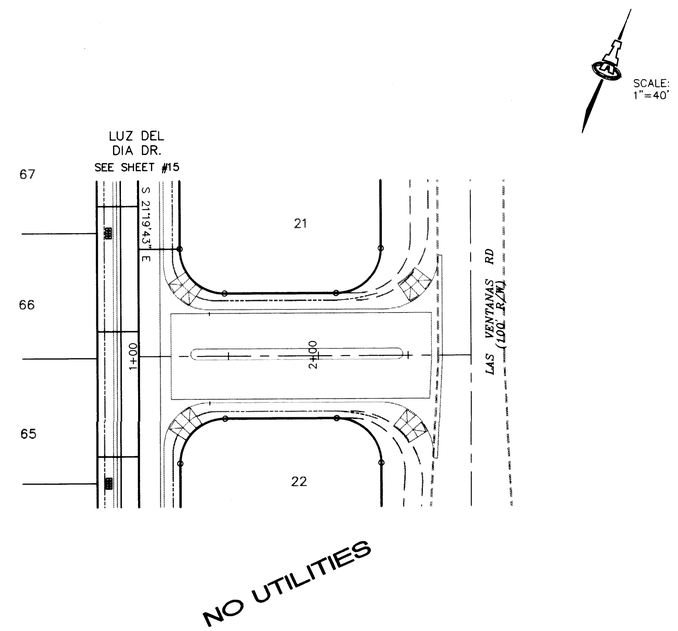
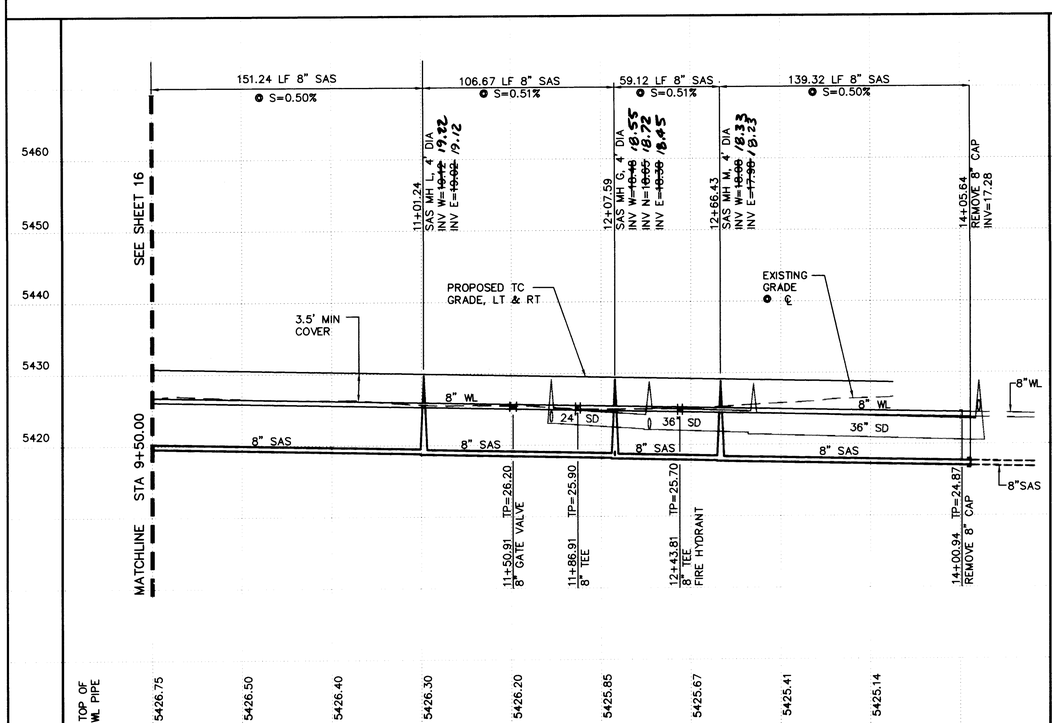


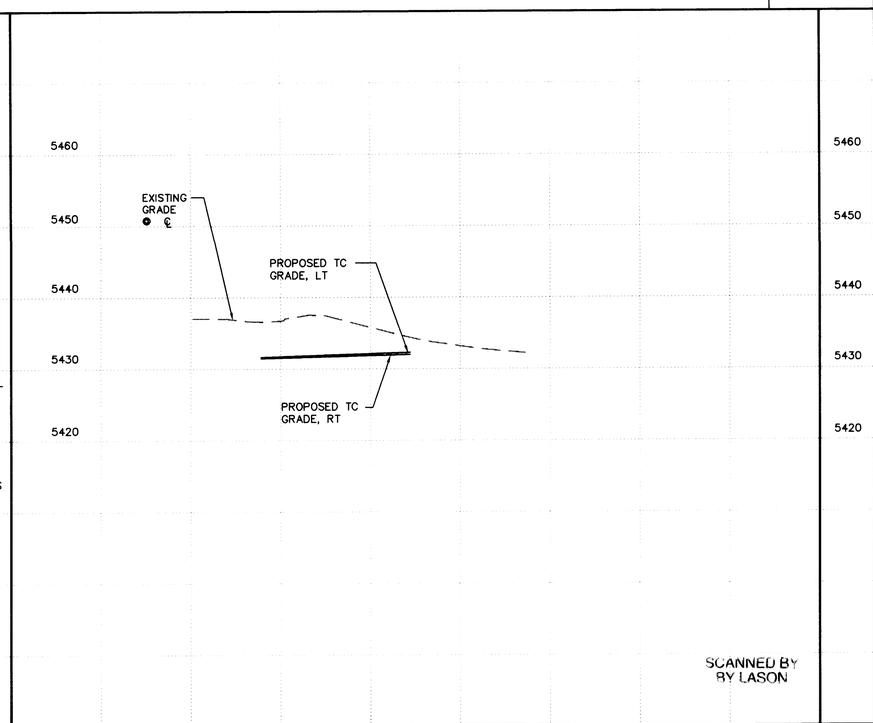
LUZ DEL SOL PLACE



LUZ DE LUMBRE ROAD

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





SCANNED BY
BY LASON

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125 & NMUI SPECIFICATIONS FOR MATERIALS.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED NOTES

1. INSTALL SANITARY SEWER FROM MH L TO MH G AS FOLLOWS:
   Δ =22°13'27"
   R =275.00'
   L =106.67'

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
25	13+46.40, 15'	13+30.36, 23'	~~28.3~~ 24.0
26		13+79.72, 28'	~~28.5~~ 23.8
27	13+42.94, 62'	13+82.59, 54'	~~28.0~~ 23.6
28		13+27.49, 42'	~~28.3~~ 23.8
29	12+30.09, 27'	12+76.14, 22'	~~28.6~~ 24.0
30		12+16.35, 22'	~~28.9~~ 24.3
31	11+19.93, 27'	11+61.45, 22'	~~29.2~~ 24.6
32		11+06.19, 23'	~~29.5~~ 25.0
33	9+94.10, 26'	10+44.10, 23'	~~29.8~~ 25.3
34		9+79.10, 23'	~~30.1~~ 25.4
61	(SEE SHEET 16)	9+82.65, 23'	~~30.1~~ 25.4
62	10+62.65, 7'	10+47.65, 23'	~~29.8~~ 25.1
63		11+25.00, 23'	~~29.4~~ 24.7

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR: SUNDANCE MECH
WORK STAKED BY: ALS, INC. DATE 4/97
INSPECTOR'S ACCEPTANCE BY: C.O.A. DATE 4/98
FIELD VERIFICATION BY: ALS, INC DATE 4/97
DRAWINGS CORRECTED BY: ALS, INC DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
A STANDARD ACS BRASS TABLET, STAMPED "1-B10", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND UNDER NORTH-SOUTH POWER LINES APPROXIMATELY 0.90 MILES WEST OF PARADISE BLVD NW AND PARK LANE NW.
ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1996 BHI 1

ENGINEER'S SEAL
SCOTT M. McGEE, NEW MEXICO 10519, REGISTERED PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN
DESIGNED BY SMM DATE 4/97
DRAWN BY ANW DATE 4/97
CHECKED BY SMM DATE 6/97

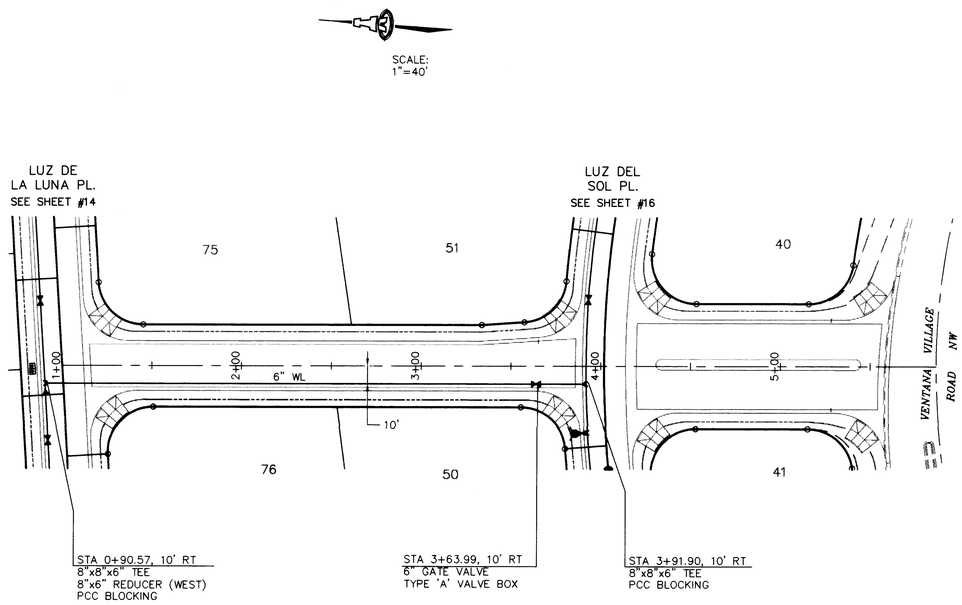
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
945UTL4.DWGanw 6/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

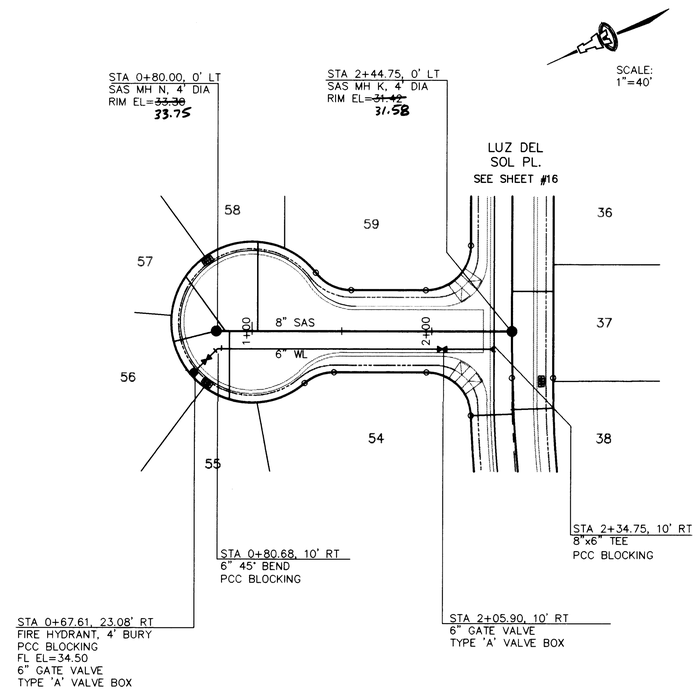
TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DEL SOL PL & LUZ DE LUMBRE RD
UTILITY PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5316.97 | Zone Map No. B-9 | Sheet 17 Of 18

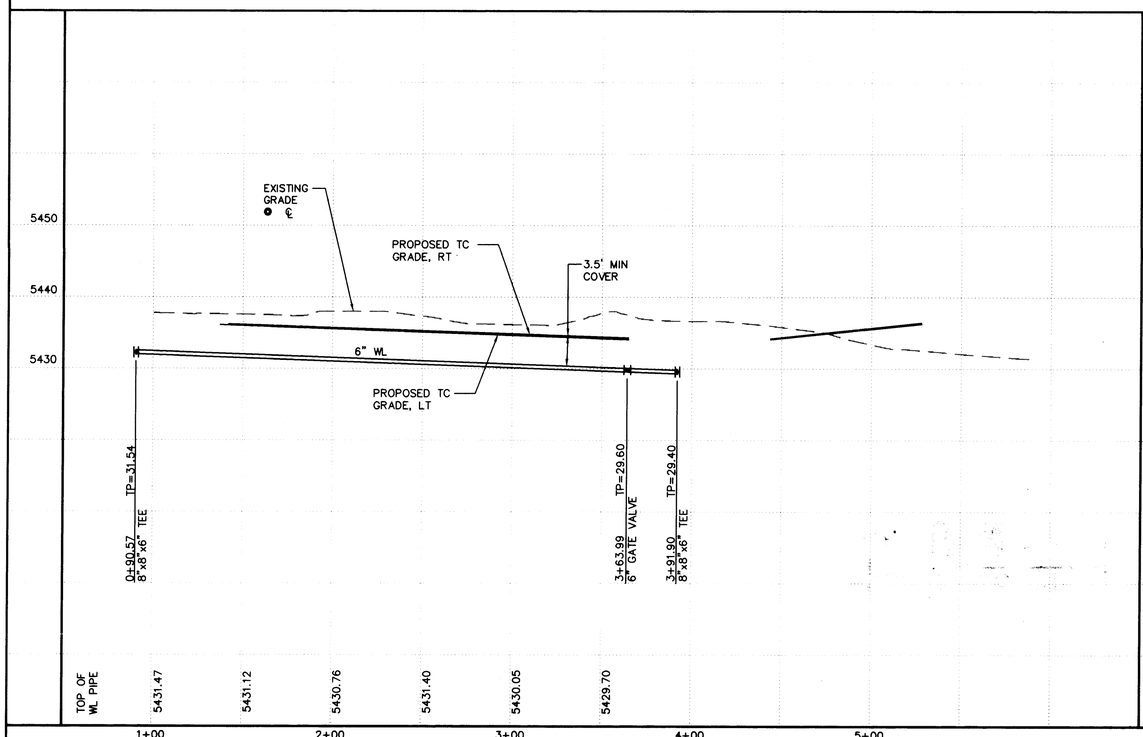


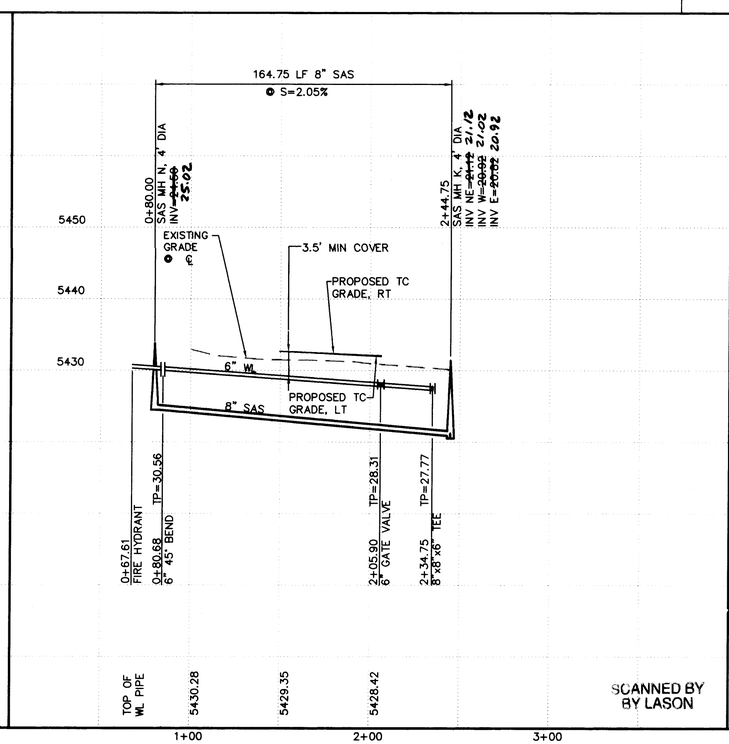
LUZ DE AMANECER DRIVE



LUZ DEL SOL COURT

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





SCANNED BY
BY LASON

GENERAL NOTES

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2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
55	0+73.36, 19'	0+87.36, 38'	29.0 ~~33.5~~
56		MH N, 24'	29.0 ~~33.5~~
57	0+73.62, 49'	0+85.10, 38'	28.6 ~~33.2~~
58		1+03.02, 50'	28.6 ~~32.7~~

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
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CONTRACTOR SUNDANCE MECH. DATE 97
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INSPECTOR'S ACCEPTANCE BY C.O.A. DATE 9/98
FIELD VERIFICATION BY ALS, INC. DATE 97
COMPUTER CORRECTED BY ALS, INC. DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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ELEVATION: 5419.522

SURVEY INFORMATION
FIELD NOTES
1 BHI 1996

ENGINEER'S SEAL
SCOTT M. McGEE NEW MEXICO 10519 PROFESSIONAL ENGINEER
6-24-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY SMM	DATE 4/97
		DRAWN BY ANW	DATE 4/97
		CHECKED BY SMM	DATE 6/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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945UTL5.DWGanw 6/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LUZ EN LA VENTANA AT VENTANA RANCH
LUZ DE AMANECER DR & LUZ DEL SOL CT
UTILITY PLAN & PROFILE

DEPUTY REVIEW COMMITTEE
DEPUTY REVIEW COMMITTEE
City Engineer Approval
Last Design Update
Mo./Day/Yr.
Mo./Day/Yr.

City Project No. 5316.97
Zone Map No. B-9
Sheet 18 Of 18