

**GENERAL NOTES**

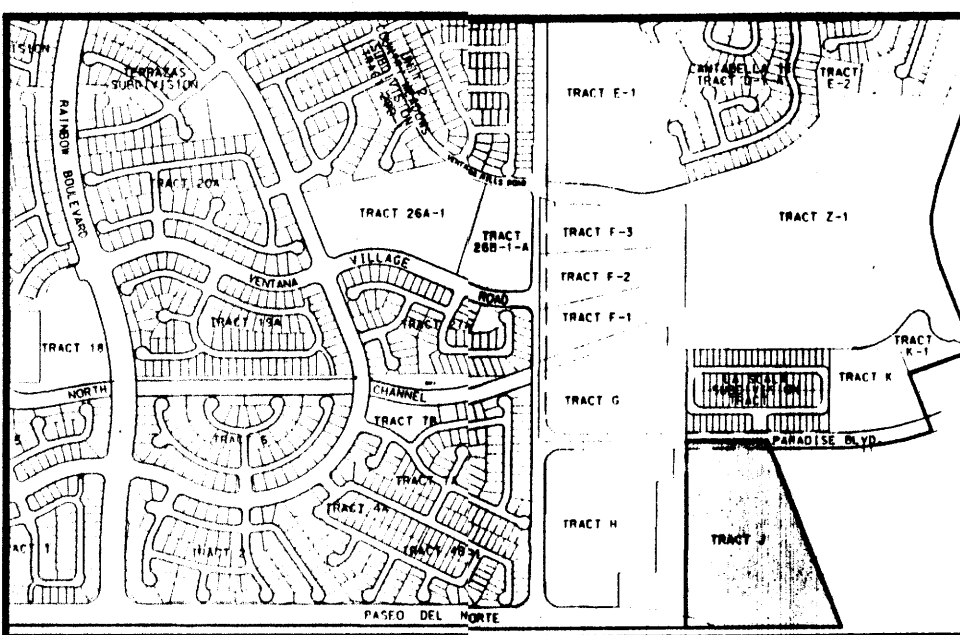
- EXISTING ZONING: R2  
PROPOSED ZONING: R2  
PROPOSED DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
- TRACT J ACREAGE: 20.4730 ACRES  
TOTAL NUMBER OF LOTS: 107 LOTS  
PROPOSED DENSITY: 5.23 D.U. PER ACRE
- MINIMUM LOT DIMENSIONS 40' x 110'
- TRACT E (4.2137 acres): STREET IMPROVEMENTS ARE TO BE PRIVATE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH PUBLIC DRAINAGE EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- TRACT E (4.2137 acres): SANITARY AND WATER UTILITIES IN THE PRIVATE STREET R/W WILL FALL WITHIN PUBLIC UTILITY EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO NMUJ.
- TRACTS A, B, & D WILL BE DEDICATED AS PRIVATE OPEN SPACE AND PRIVATE ACCESS EASEMENTS & PRIVATE LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT C WILL BE DEDICATED AS PRIVATE OPEN SPACE AND UTILITY & PRIVATE ACCESS EASEMENT TO BE MAINTAINED BY THE OWNER AND A TEMPORARY PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR A TEMPORARY RETENTION POND. SEE COVENANT DATED:
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMUJ) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMUJ'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMUJ.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE DEDICATED FOR MAINTENANCE TO NMUJ.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO PARADISE BOULEVARD NW, TRACT H-12, OR TRACT C.
- LOT SETBACKS SHALL CONFORM TO RLZ ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
FRONT YARD: 20' (MIN.)  
(15' W/20' TO GARAGE MIN.)  
SIDE YARD: 5' (MIN.)  
BACK YARD: 15' (MIN.)  
CORNER SIDEYARD: 10' TO R/W
- PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT A-1 IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995. DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.
- EACH LOT HAS 1200 S.F. OF USABLE OPEN SPACE AS REQUIRED.
- TRACT C: VENTANA RANCH COMMUNITY ASSOCIATION WILL HAVE THE RIGHT TO DEVELOP TRACT C AS A PRIVATE NEIGHBORHOOD PARK OR OPEN SPACE UPON COMPLETION OF A FORMAL DRAINAGE OUTFALL. THIS TRACT CANNOT BE DEVELOPED AS LOTS.

LAS VENTANAS LIMITED PARTNERSHIP  
A NEW MEXICO LIMITED PARTNERSHIP  
ROBERT W. MURPHY, PRESIDENT  
SANDIA PROPERTIES LTD. CO.  
MANAGING PARTNER  
DATE: 10/9/02

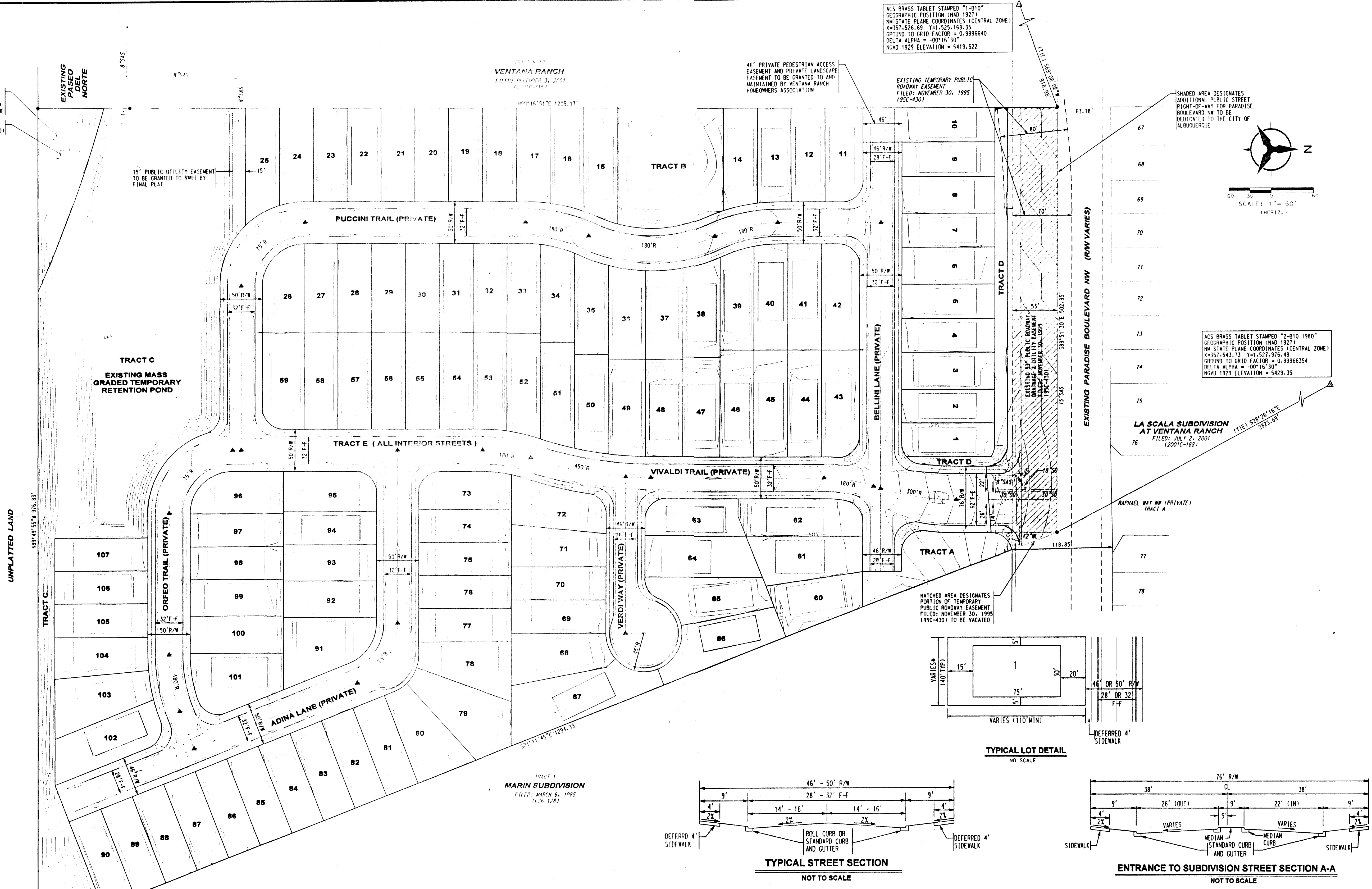
**SURVEY NOTES:**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (●) SHALL BE MARKED BY A 45 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

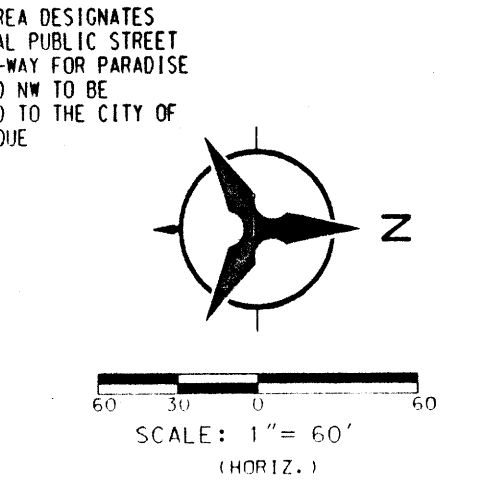
APPROVED FOR MONUMENTATION AND STREET NAMES  
CITY SURVEYOR DATE: 10-9-02



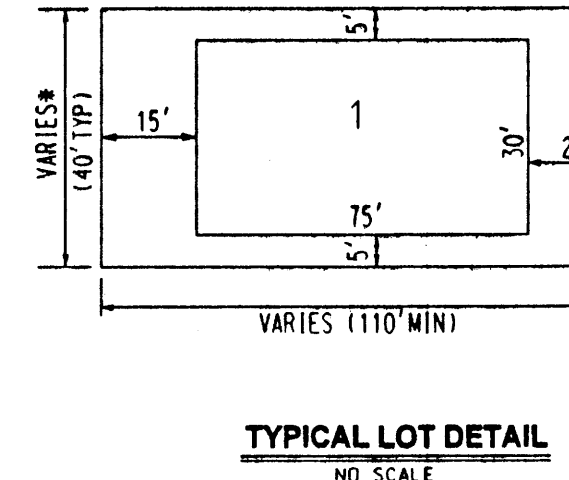
**LOCATION MAP**  
ZONE ATLAS MAP NO. B-10  
NOT TO SCALE



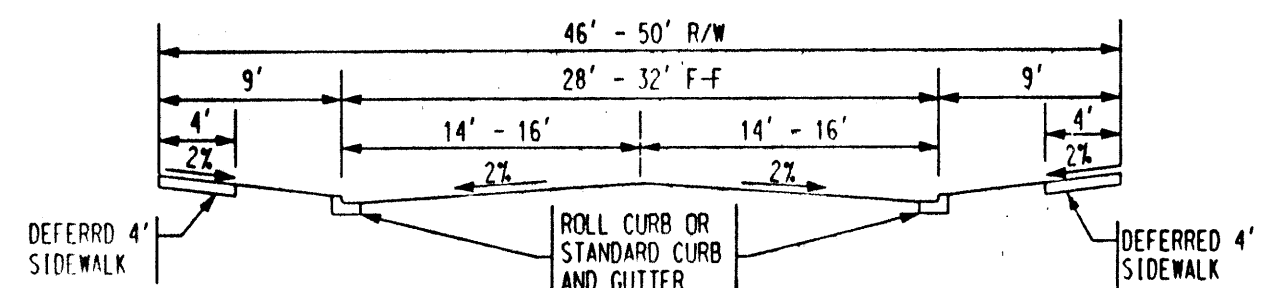
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NM STATE PLANE COORDINATES (CENTRAL ZONE)  
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DELTA ALPHA = -00°16'30"  
NVD 1929 ELEVATION = 5419.522



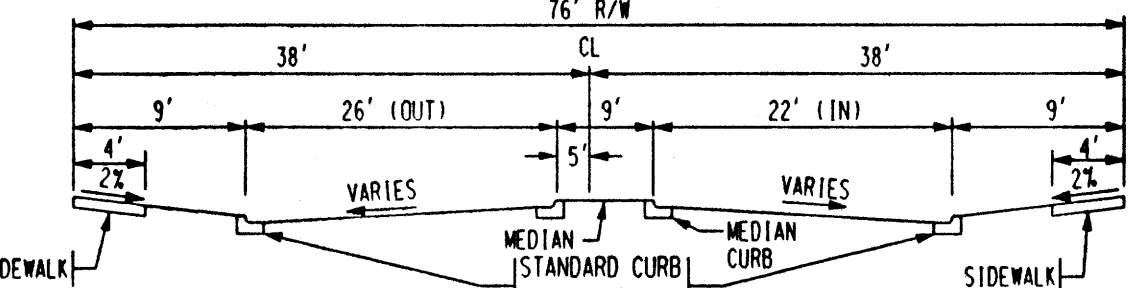
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DELTA ALPHA = -00°16'30"  
NVD 1929 ELEVATION = 5429.35



**TYPICAL LOT DETAIL**  
NO SCALE



**TYPICAL STREET SECTION**  
NOT TO SCALE



**ENTRANCE TO SUBDIVISION STREET SECTION A-A**  
NOT TO SCALE

# PRELIMINARY PLAT

## VITTORIA SUBDIVISION AT VENTANA RANCH

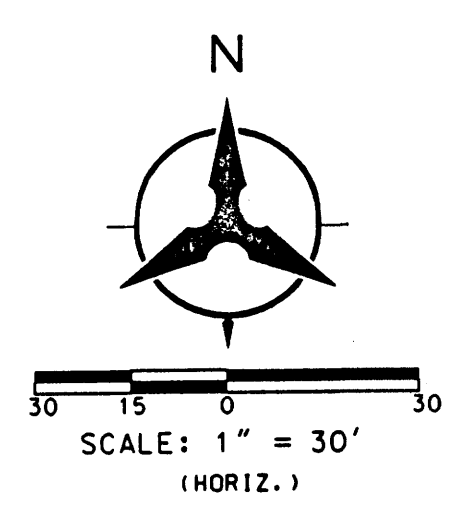
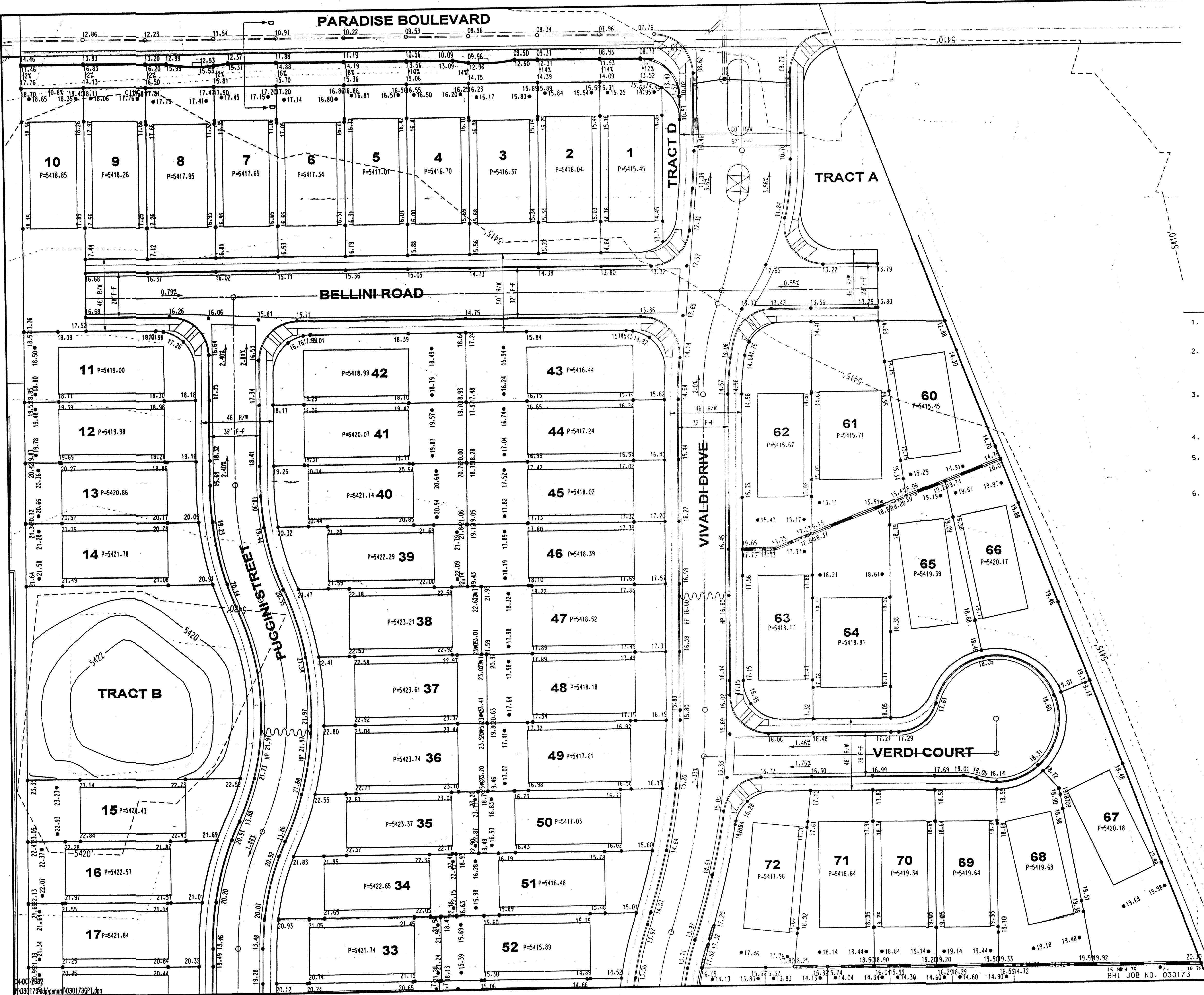
(REPLAT OF TRACT J AT VENTANA RANCH SUBDIVISION)

ALBUQUERQUE, NEW MEXICO  
OCTOBER, 2002

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES





**GENERAL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
5. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
6. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)

**LEGEND**

- CROWN FLATTERING [Symbol]
- PROPOSED SPOT ELEVATION [Symbol] 5225.25
- EXISTING SPOT ELEVATION [Symbol] 5225.25
- EXISTING CONTOUR [Symbol]
- DIRECTION OF FLOW [Symbol]
- HIGH POINT [Symbol]
- GARDEN/PERIMETER BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18" [Symbol]
- RETAINING WALL [Symbol]

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 VITTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	<i>(Signature)</i>	<i>(Signature)</i>
LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
<i>(Signature)</i>	<i>(Signature)</i>	<i>(Signature)</i>

CITY PROJECT NO.	ZONE MAP NO. <b>B-9</b>	SHEET <b>1</b> OF <b>3</b>
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BHT JOB NO. 030173

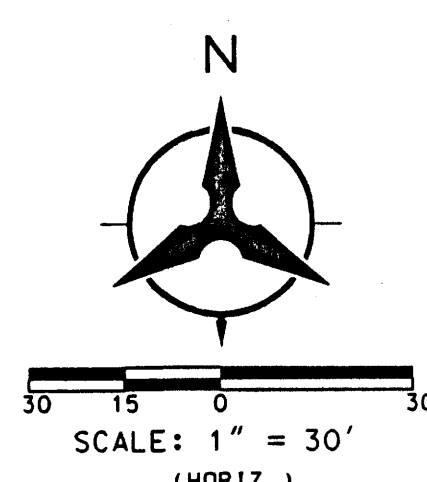
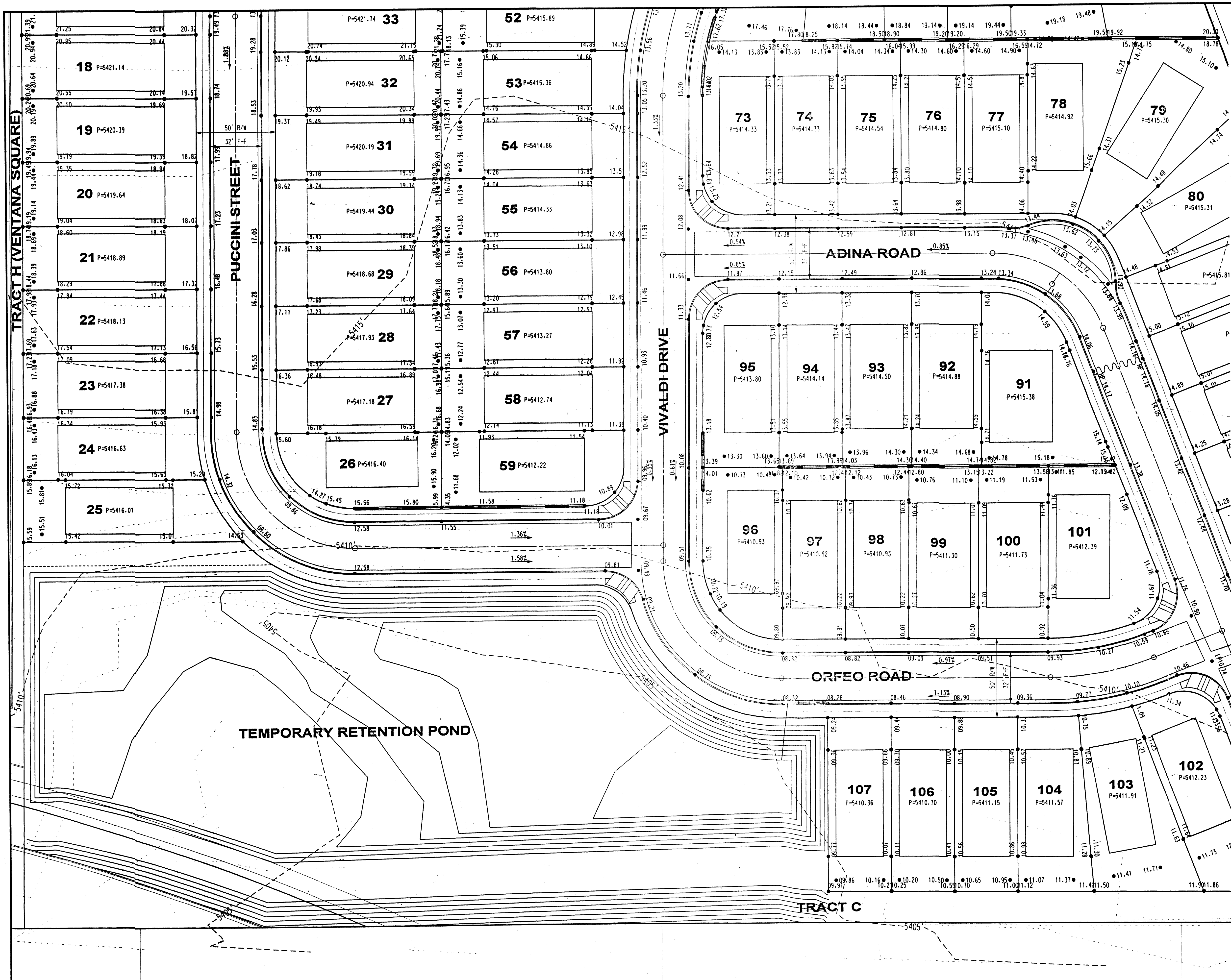
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CONTRACTOR	NO.
INSPECTOR'S ACCEPTANCE DATE	NO.
INSPECTOR'S VERIFICATION DATE	NO.
DRAWING DATE	NO.
NOVD 1923 ELEVATION	NO.
DELTA ALPHA	NO.

BENCH MARKS	
ACS BRASS TABLET STAMPED "1-810"	NO.
GEOGRAPHIC POSITION (NAD 1927)	NO.
N.M. STATE PLANE COORD. (CENTRAL ZONE)	NO.
X=357,526.69 Y=1,525,168.35	NO.
GROUND TO GRID FACTOR = 0.9996640	NO.
NOVD 1923 ELEVATION = 5419.522	NO.
DELTA ALPHA = -000EC 16 MIN 30 SEC	NO.

ENGINEER'S SEAL SURVEY INFORMATION		FIELD NOTES	
DATE	NO.	DATE	NO.
BY		BY	
REMARKS		REVISIONS	
DESIGN		DATE	
		10-04-02	PLT
		10-04-02	LE. TSG
		10-04-02	PLT

EXHIBIT 1





**LEGEND**

CROWN FLATTENING	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
EXISTING CONTOUR	
DIRECTION OF FLOW	
HIGH POINT	
CAREEN PERIMETER BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18"	
RETAINING WALL	

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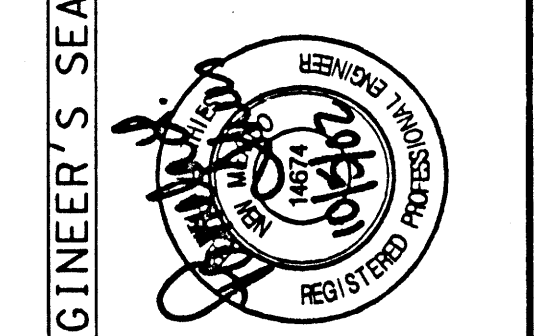
**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

VITTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

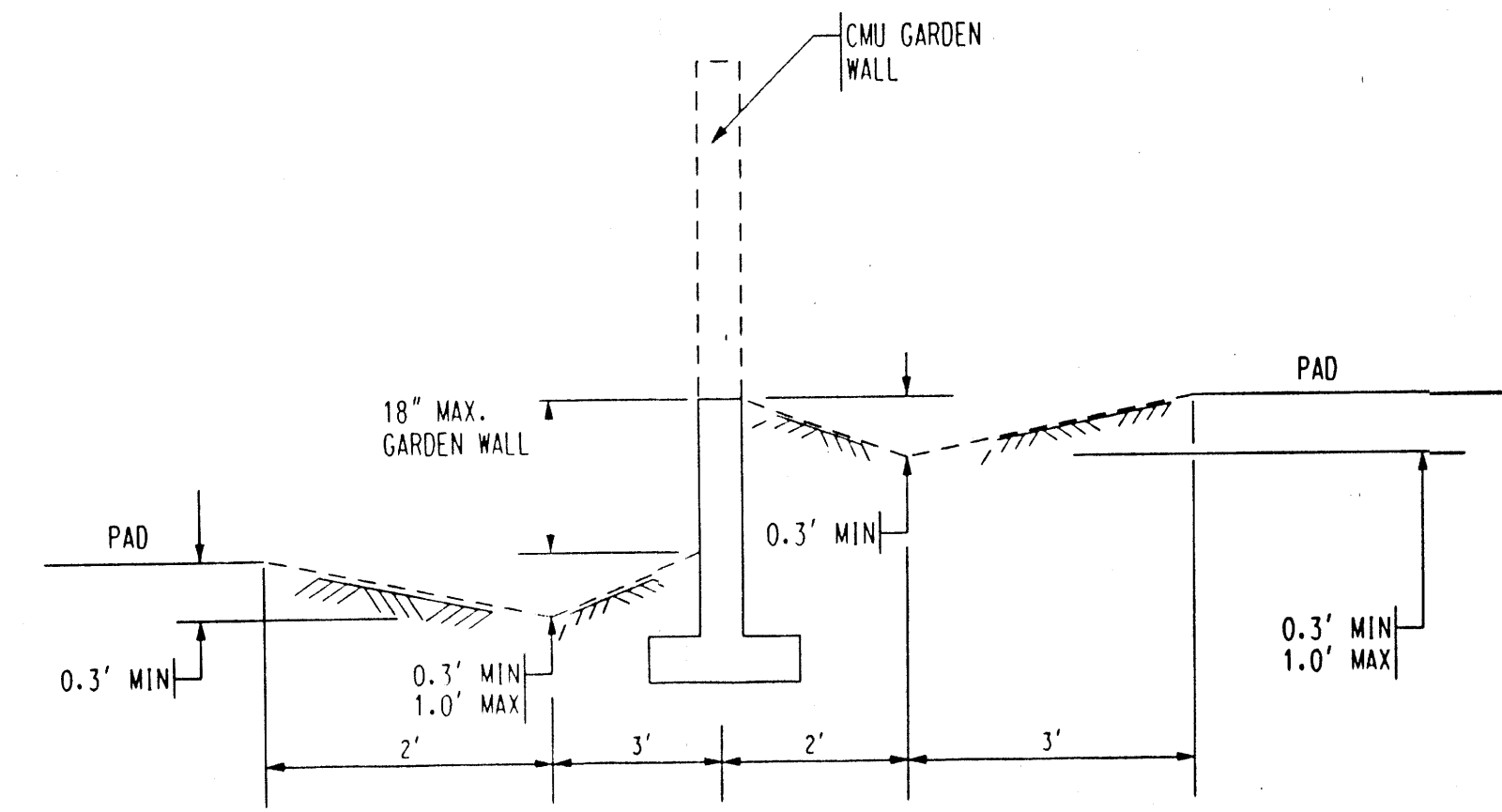
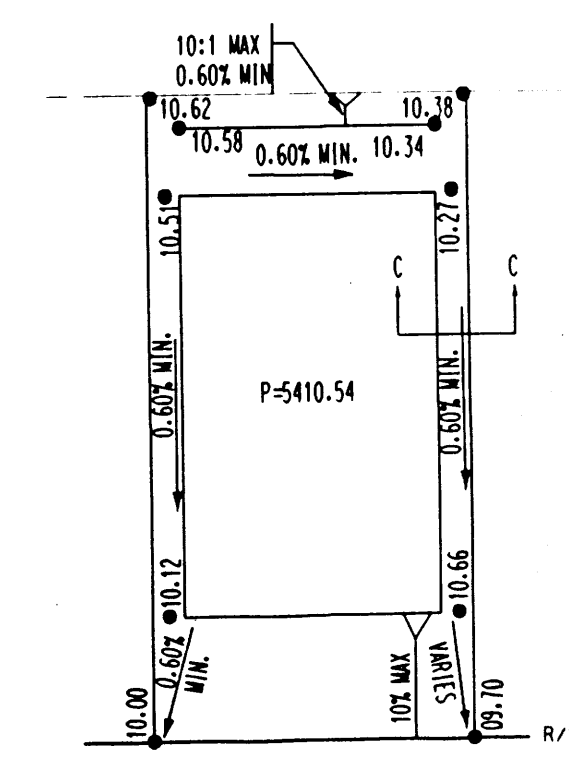
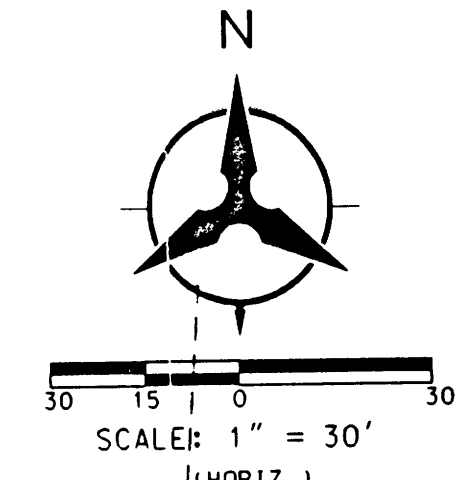
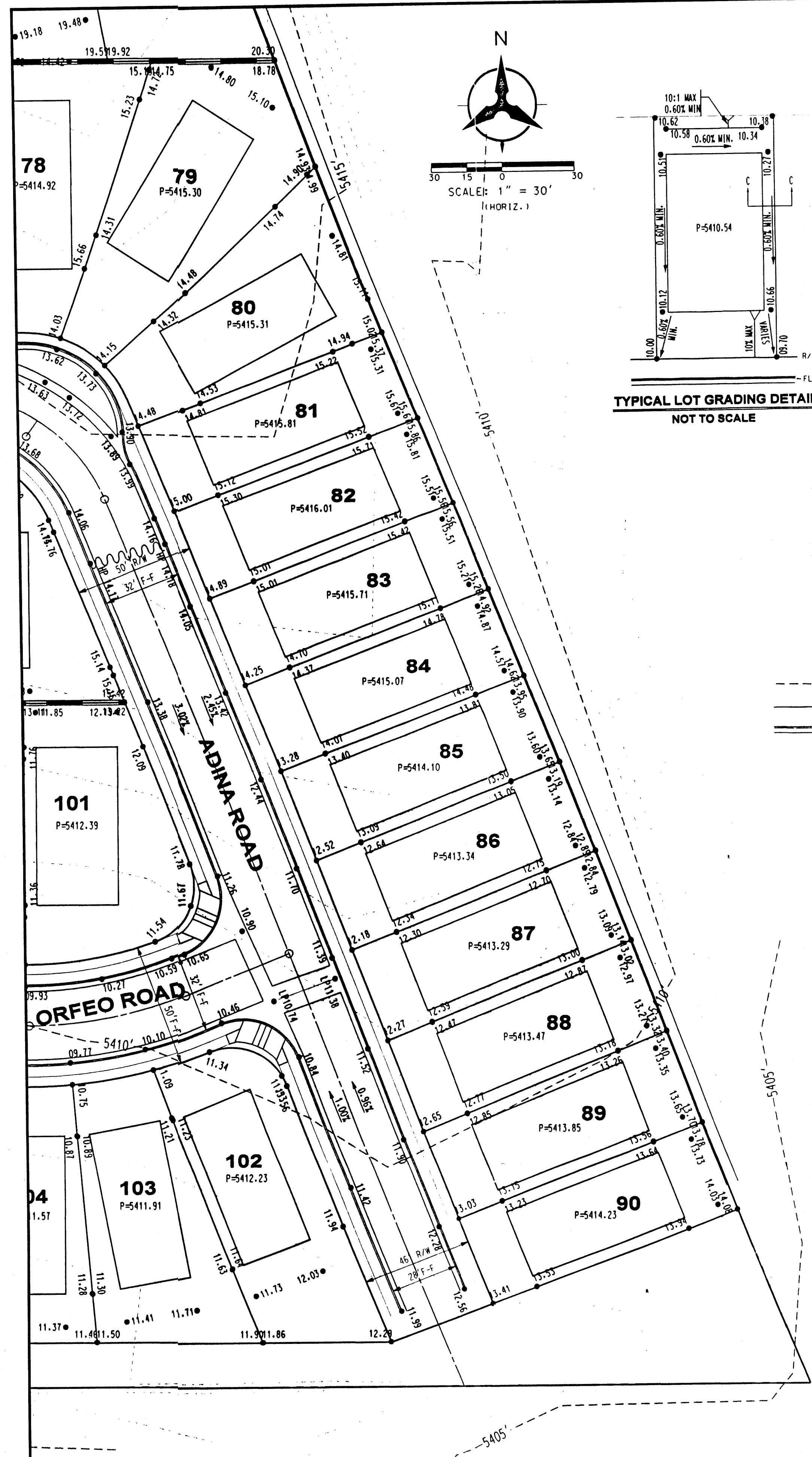
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-9	2	3

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	ACS BRASS TABLE STAMPED "1-810"	CONTRACTOR	DATE	DATE	DATE	DATE
		GEOGRAPHIC POSITION (NAD 1983)	STATIONED BY	AGE	AGE	AGE	AGE
		N.M. STATE PLANE COORD. (CENTRAL ZONE)	AGE	AGE	AGE	AGE	AGE
		X=357,526.69 Y=1,525,168.35	FIELD	FIELD	FIELD	FIELD	FIELD
		GROUND TO GRID FACTOR = 0.9996640	PREPARED BY	PREPARED BY	PREPARED BY	PREPARED BY	PREPARED BY
		NOV 1929 ELEVATION = 5419.522	CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY
		DELTA ALPHA = -00DEG 16 MIN 30 SEC	RECORDED BY	RECORDED BY	RECORDED BY	RECORDED BY	RECORDED BY
			NO.	NO.	NO.	NO.	NO.



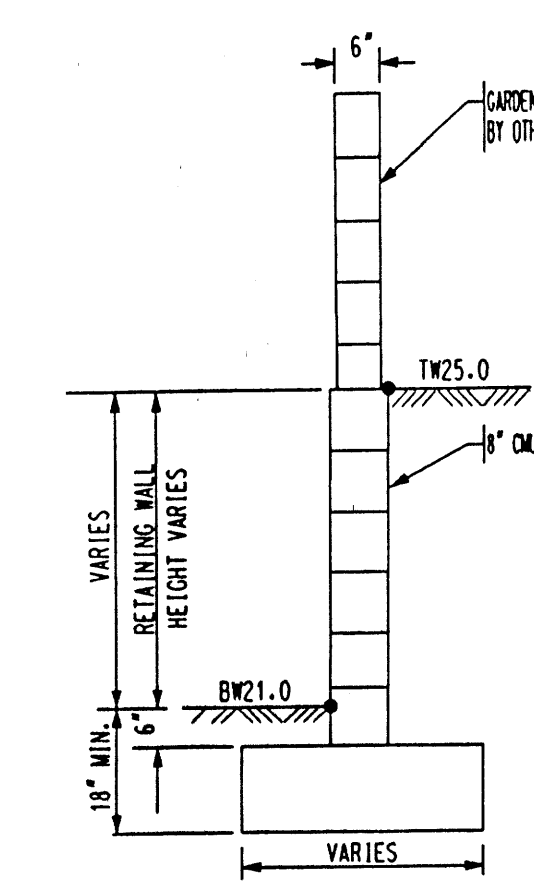
REVISIONS	BY	DATE
DESIGN		10-04-02
		10-04-02
		10-04-02





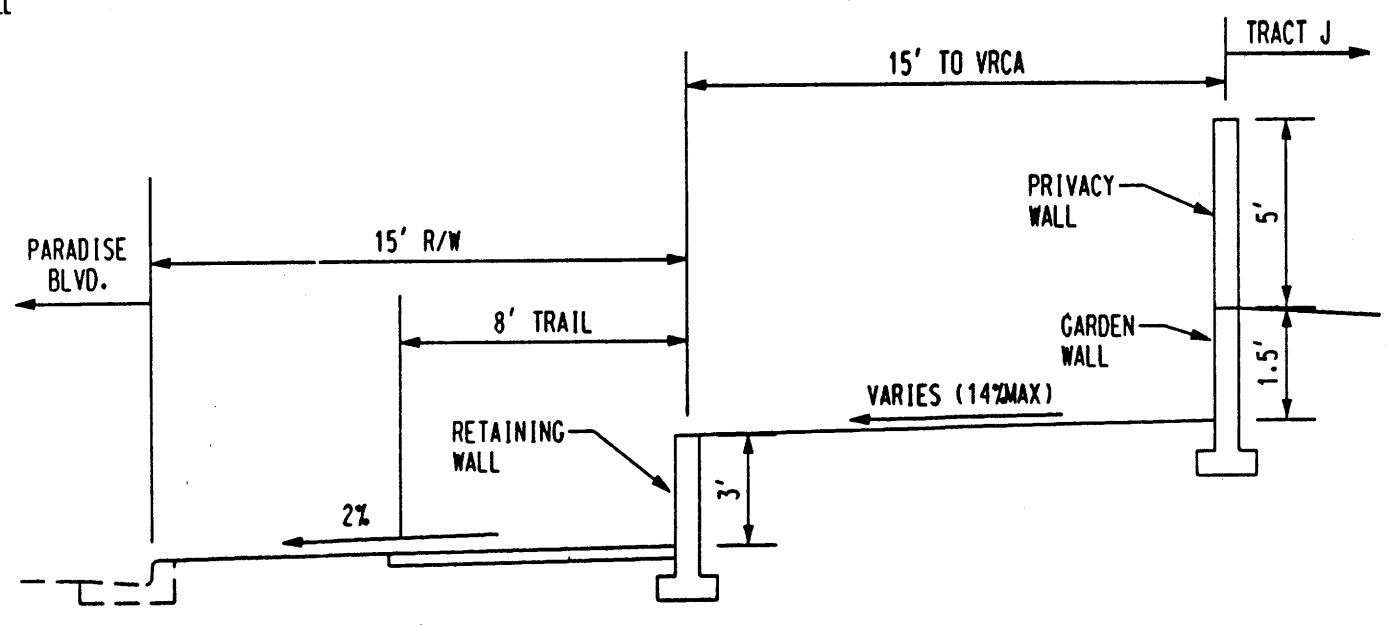
**SIDE LCT LINE SECTION C-C**  
NOT TO SCALE

NOTE: RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

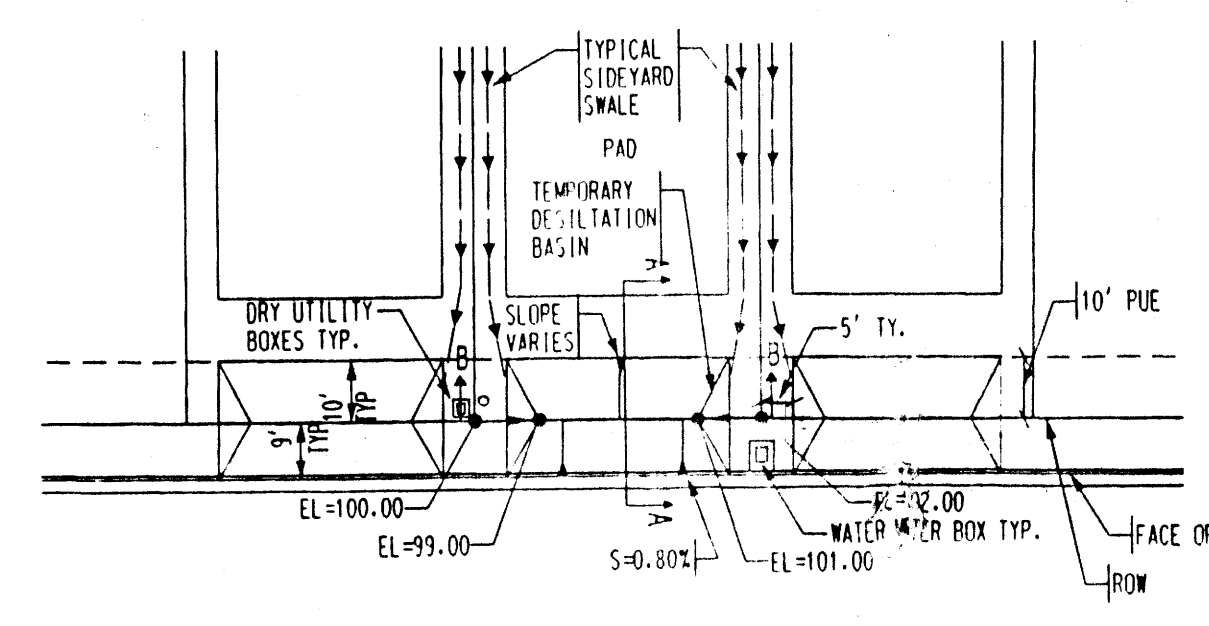


**TYPICAL RETAINING WALL NOMENCLATURE**  
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

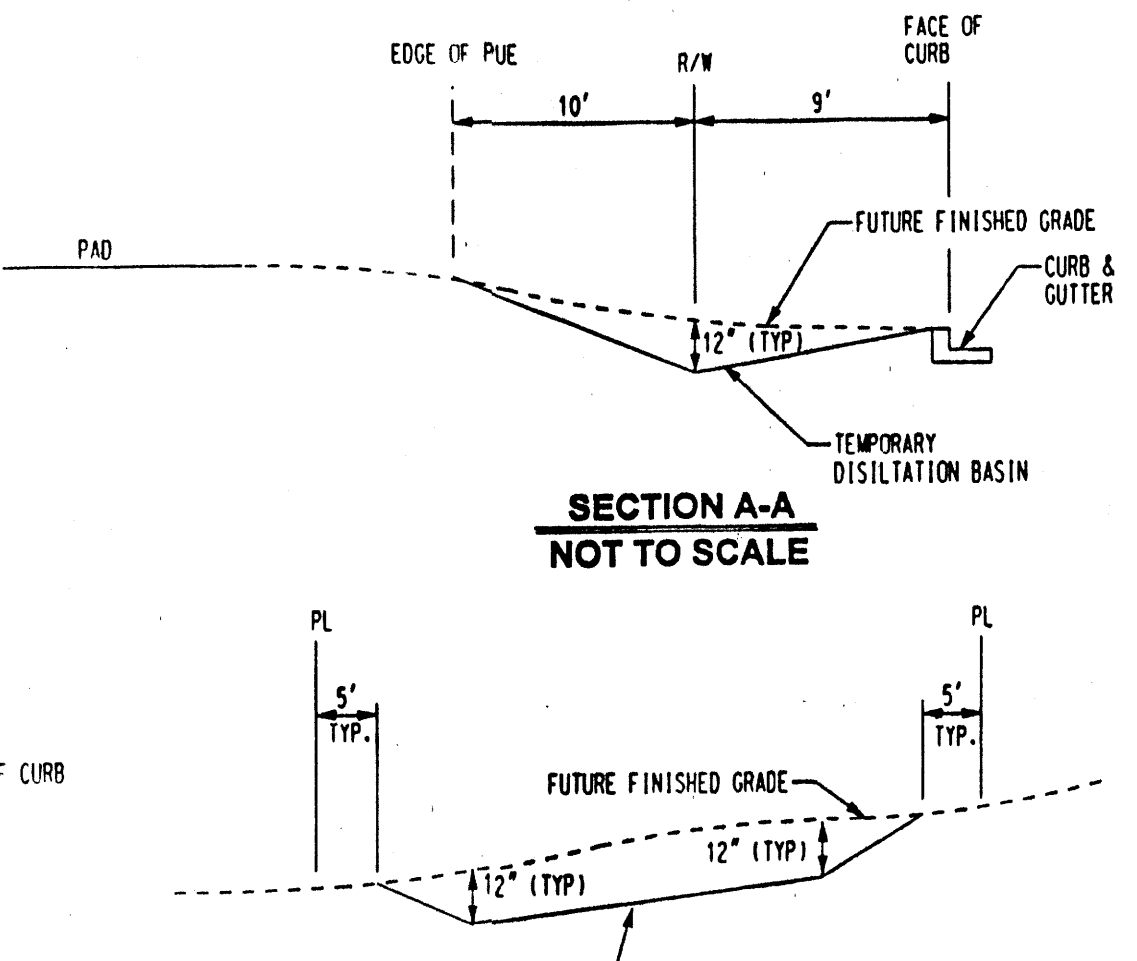


**SECTION D-D**  
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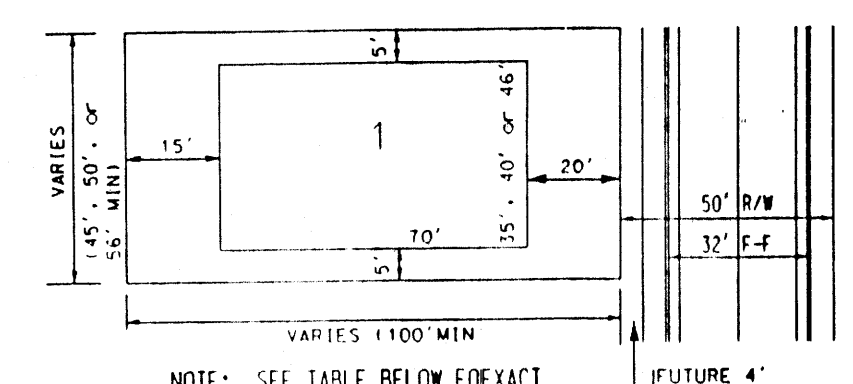
**TEMPORARY DESILTATION BASIN**  
NOT TO SCALE

\*\* BOTTOM OF BASIN IS 1' BELOW PROPERTY LIE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



**SECTION A-A**  
NOT TO SCALE

**SECTION B-B**  
NOT TO SCALE



**TYPICAL LOT DETAIL**  
NOT TO SCALE

NOTE: SEE TABLE BELOW FOR EXACT LOT AND PAD DIMENSIONS

	LOT 40 x 105(min) PAD 30 x 68			LOT 44x105(min) PAD 34 x 66			LOT 50x105(min) PAD 40 x 58		
	1	2	3	4	5	6	7	8	9
1	24	51	76	103	3				61
2	25	52	77	104	6				64
4	26	53	78	105	8				91
5	27	54	79	106	36				
7	28	55	80	107	37				
9	29	56	81		38				
10	30	57	82		47				
11	31	58	83		48				
12	32	62	84		49				
13	33	63	85		59				
14	34	65	86		60				
15	35	66	87		92				
16	39	67	88		93				
17	40	68	89		99				
18	41	69	90		100				
19	42	70	94		101				
20	43	71	95						
21	44	72	96						
22	45	73	97						
23	46	74	98						
24	50	75	102						

**LEGEND**

- CROWN FLATTENING
- PROPOSED SPOT ELEVATION 5235.25
- EXISTING SPOT ELEVATION 5235.25
- EXISTING CONTOUR
- DIRECTION OF FLOW
- HIGH POINT
- GARDEN/PERIMETER BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18"
- RETAINING WALL

04-OCT-2002  
P:\030173\cdp\genent\0301736P3.dgn

BHI JOB NO. 030173

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

VICTORIA SUBDIVISION  
 AT VENTANA RANCH  
 PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE		

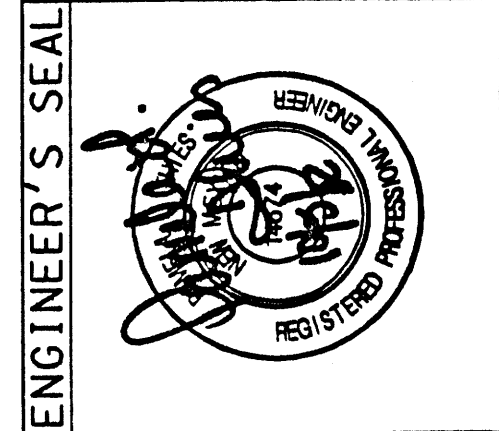
CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **B-9** SHEET **3** OF **3**

**AS-BUILT INFORMATION**

CONTRACTOR	DATE
BENCH MARKS	DATE
ACS BRASS TABLE STAMPED "1-B10"	DATE
GEOGRAPHIC POSITION (NAD 1927)	DATE
N.M. STATE PLANE COORD. (CENTRAL ZONE)	DATE
INSPECTOR'S FIELD CHECK BY	DATE
FIELD DISTANCE BY	DATE
VERIFICATION BY	DATE
DATE	DATE
GROUND TO GRID FACTOR = 0.9996640	DATE
NAD 1929 ELEVATION = 5419.522	DATE
DELTA ALPHA = -00066 16 MIN 30 SEC	DATE
RECORDED BY	DATE
NO.	NO.

**ENGINEER'S SEAL SURVEY INFORMATION**

NO.	DATE

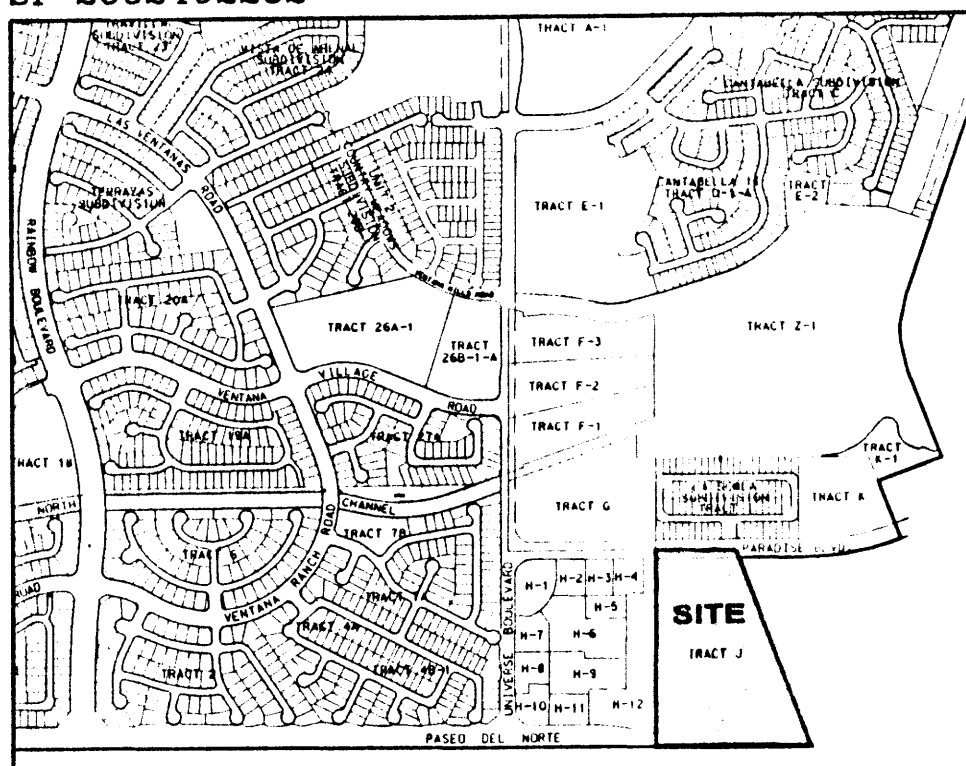


**REVISIONS**

NO.	DATE	REMARKS	BY

DESIGNED BY: PLT DATE 10-04-02  
 DRAWN BY: LE, TSG DATE 10-04-02  
 CHECKED BY: PLT DATE 10-04-02

SP-2002492262



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-10-Z  
NOT TO SCALE

SUBDIVISION DATA

- JRB No.
- Zone Atlas Index No. B-10-Z.
- Gross Subdivision Acreage: 20.4730 Acres.
- Total Number of Lots/Tracts created: One hundred ten (110) Lots & Four (4) Tracts.
- Total mileage of partial width streets created: 0.2792 mile.
- Total mileage of full width (private) streets created: 0.6706 mile.
- Date of Survey: September, 2002.
- Plat is located within the Town of Alameda Grant, within projected Section 10, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of the filing of this plat is to subdivide Tract J of the PLAT OF 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 November 30, 1995 in Volume 95C, Folio 430 as Document No. 95122531. This plat is being filed to grant easements, vacate easements and dedicate additional public street right-of-way to the City of Albuquerque.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWEST 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.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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 easements, 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, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed shall extend ten feet(10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within the southwest one-quarter (SW1/4) of projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract J of the PLAT OF 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 November 30, 1995 in Volume 95C, Folio 430 as Document No. 95122531 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northwest corner of said Tract J, whence the Albuquerque City Survey (ACS) monument "1-B10", a standard ACS brass tablet set in top of a concrete post, having New Mexico State Plane Grid Coordinates (Central Zone NAD 1927) of X=357,526.69 and Y=1,525,168.35 bears S69°08'08"W, a distance of 918.98 feet and from said point of beginning running thence along the northerly boundary line of said Tract J, S89°51'30"E, a distance of 502.95 feet to the northeast corner of said Tract J; thence, S21°11'45"E, a distance of 1294.34 feet to the southeast corner of said Tract J, a point on the Section Line common to projected Sections 10 and 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the southerly boundary line of said Tract J and also along said projected Section Line, N89°49'55"W, a distance of 976.83 feet to the southwest corner of said Tract J, thence leaving said projected Section Line and running thence along the westerly boundary line of said Tract J, N00°16'51"E, a distance of 1205.17 feet to the point and place of beginning.

Tract contains 20.4730 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within Projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract J of the PLAT OF 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 November 30, 1995 in Volume 95C, Folio 430 as Document No. 95122531 now comprising Lots 1 thru 110 inclusive and Tracts A thru D inclusive, VITTORIA SUBDIVISION AT VENTANA RANCH, Albuquerque, New Mexico 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 additional public street right-of-way shown hereon for Paradise Boulevard, NW and Paseo Del Norte, NW to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility, and Drainage Easements hereon, 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 buried and/or overhead distribution lines, conduits, 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. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City. If work effects any Improvements or Encroachments made by the grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

Las Ventanas Limited Partnership  
A New Mexico Limited Partnership

BY: Robert M. Murphy, President  
Sandia Properties Ltd., Co.  
Managing Partner

State of New Mexico )  
                                  ) SS  
County of Bernalillo )

This instrument was acknowledged before me on 3rd day of January, 2003 by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico Limited Liability company, Managing Partner of Las Ventanas Limited Partnership, A New Mexico Limited Partnership.

My Commission Expires: \_\_\_\_\_  
Notary Public

NOTES

- Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH, Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
- Distances are Ground Distances.
- All easements of record are shown.
- These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the 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 shall consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS#6544".
- Tracts A & C are to be dedicated as Private Open Space. Private Access Easement & Private Landscape Easement to be granted to and maintained by the Ventana Ranch Community Association. Tract C is subject to a blanket Public Utility Easement to be granted with the filing of this plat.
- Tract B is to be dedicated as Private Open Space and a Private Access Easement is to be granted to and maintained by Ventana Ranch Community Association. A temporary public drainage easement for a temporary drainage pond is granted to the City of Albuquerque and a public Utility Easement is granted with the filing of this plat. Ventana Ranch Community Association will have the right to develop Tract B as a private neighborhood park or open space upon completion of a permanent drainage outfall. This tract cannot be developed as lots.
- Tract D (private street right-of-way) is to be granted as a sanitary sewer and water easement to NMU and City of Albuquerque & a public utility easement to be granted with the filing of this plat. Street improvements are to be private and maintained by the Ventana Ranch Community Association. A public drainage easement across Tract D is to be granted to the City of Albuquerque with the filing of this plat.
- No individual lot shall have direct access to Paradise Boulevard NW, Tract H-12, or Tract B.
- Park dedication requirements shall be met with the park site within Tract A-1 in accordance with the Park Dedication Credit Agreement between the City of Albuquerque and Las Ventanas Limited Partnership Dated: October 23, 1995, as Document No. 95114157, or as otherwise agreed to.

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwin Weaver  
A. Dwin Weaver  
New Mexico Professional Surveyor 6544

Date: December 12, 2002

PLAT OF  
VITTORIA SUBDIVISION  
AT VENTANA RANCH  
(A REPLAT OF TRACT J, VENTANA RANCH)  
ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2002

APPROVALS

PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
ENVIRONMENTAL & RECREATION	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE
VENTANA RANCH COMMUNITY ASSOCIATION, INC.	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD	DATE
BERNALILLO COUNTY TREASURER'S OFFICE	DATE

PNM STAMP

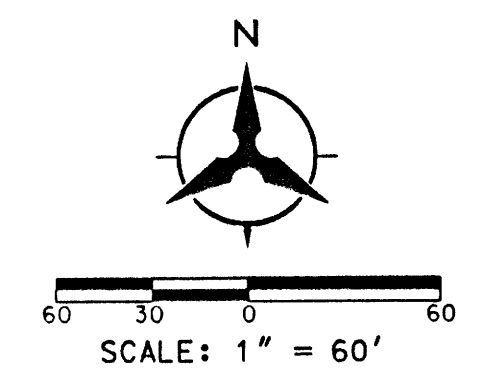
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

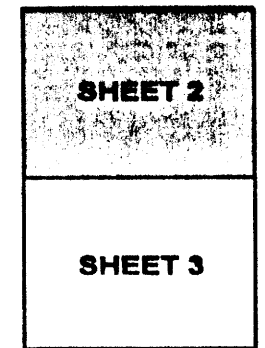


**PLAT OF  
VITTORIA SUBDIVISION  
AT VENTANA RANCH**  
(A REPLAT OF TRACT J, VENTANA RANCH)  
ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2002



NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

LEGEND	
	BOUNDARY LINE
	LOT/TRACT LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	10' PUE
	CENTERLINE MONUMENT TO BE INSTALLED

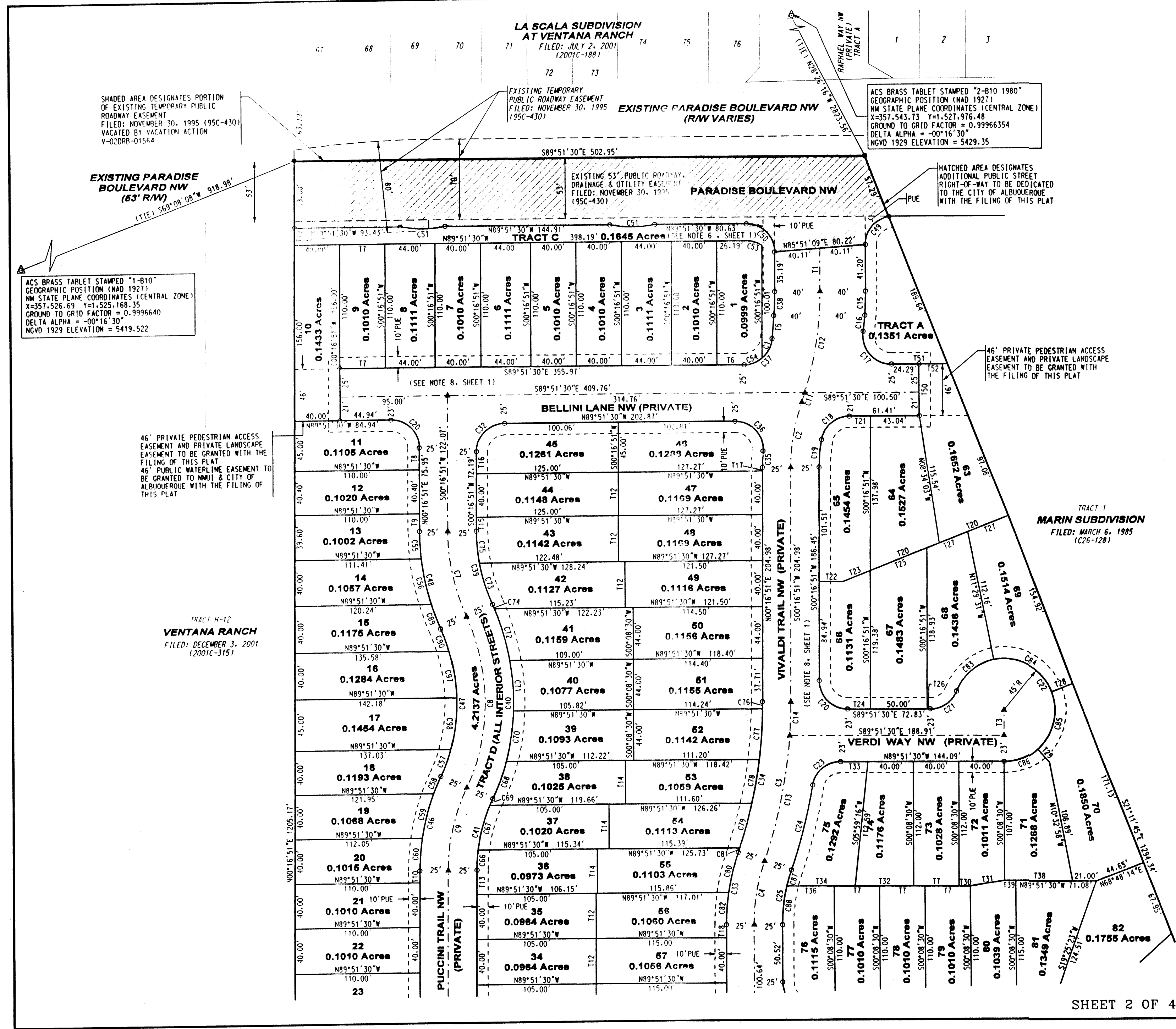


**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 2 OF 4

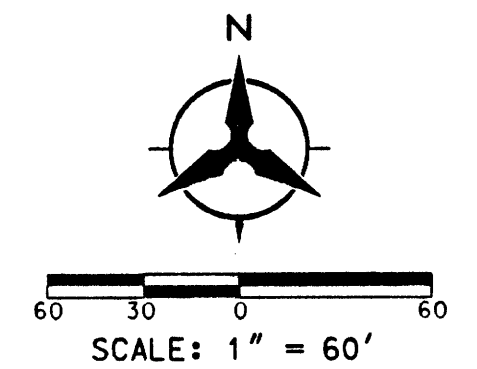
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08-JAN-2003 09:26 mcale  
JOB NO. 030173 006



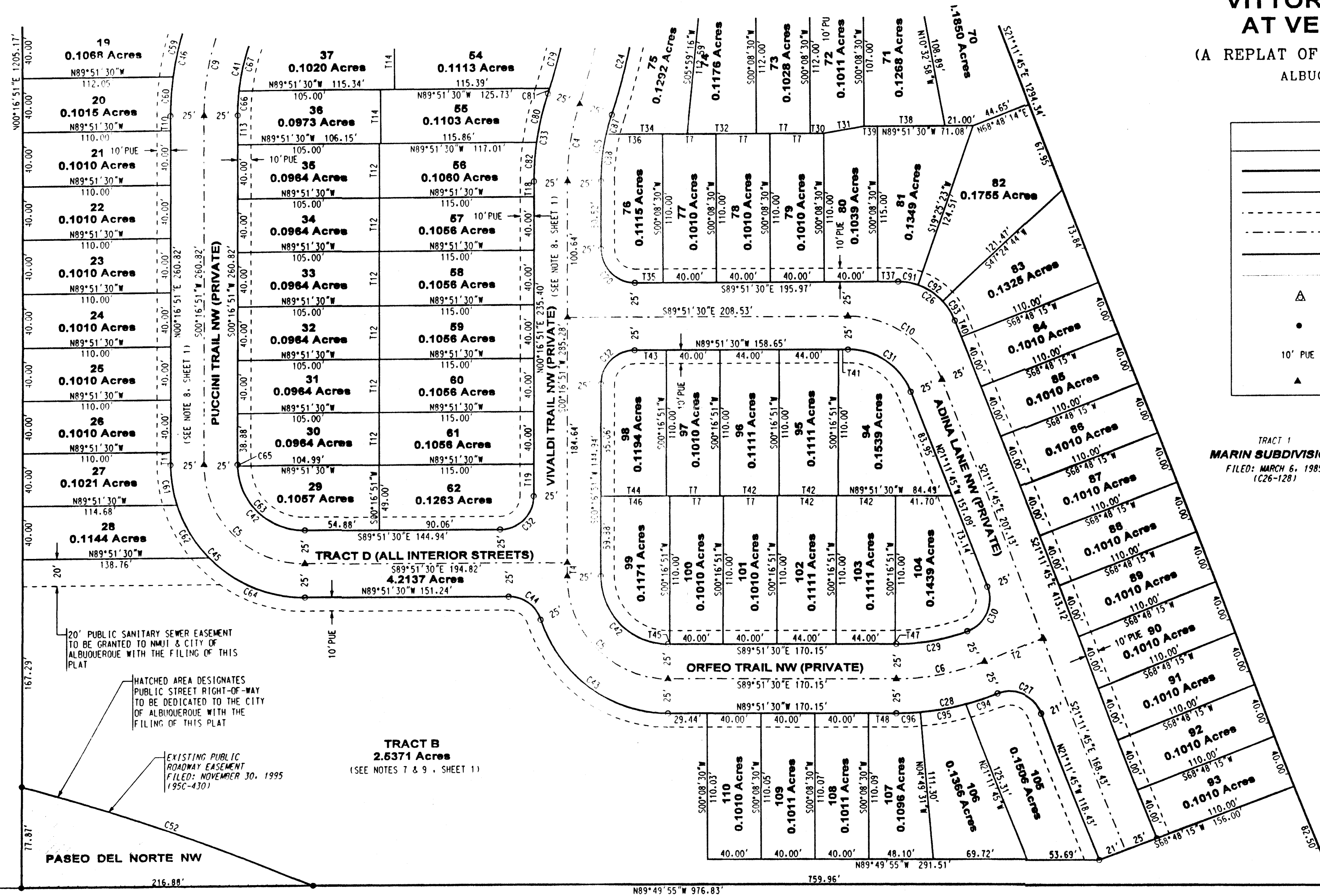
PLAT OF  
**VITTORIA SUBDIVISION**  
**AT VENTANA RANCH**  
 (A REPLAT OF TRACT J, VENTANA RANCH)  
 ALBUQUERQUE, NEW MEXICO  
 DECEMBER, 2002

LEGEND	
	BOUNDARY LINE
	LOT/TRACT LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	10' PUE
	CENTERLINE MONUMENT TO BE INSTALLED

TRACT 1  
**MARIN SUBDIVISION**  
 FILED: MARCH 6, 1985  
 (C26-128)



TRACT H-12  
**VENTANA RANCH**  
 FILED: DECEMBER 3, 2001  
 (2001C-315)



20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO NMUJ & CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

HATCHED AREA DESIGNATES PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 30, 1995 (195C-4301)

**PASEO DEL NORTE NW**  
 (RW VARIES)

PROJECTED SECTION 10  
 PROJECTED SECTION 15  
 T11N, R2E, N40W

**TRACT B**  
 2.5371 Acres  
 (SEE NOTES 7 & 9, SHEET 1)

**TRACT D (ALL INTERIOR STREETS)**  
 4.2137 Acres  
 (SEE NOTE 8, SHEET 1)

UNPLATTED LAND

SHEET 2

SHEET 3

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 3 OF 4

**PLAT OF**  
**VITTORIA SUBDIVISION**  
**AT VENTANA RANCH**  
 (A REPLAT OF TRACT J, VENTANA RANCH)  
 ALBUQUERQUE, NEW MEXICO  
 DECEMBER, 2002

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	45°19'31"	10.44'	19.78'	25.00'	19.27'	S27°32'20"W
C2	18°57'25"	30.05'	59.55'	180.00'	59.28'	S09°45'33"W
C3	18°25'00"	72.95'	144.65'	450.00'	144.02'	S09°29'21"W
C4	18°25'00"	29.18'	57.86'	180.00'	57.61'	S09°29'21"W
C5	90°08'21"	75.18'	117.99'	75.00'	106.19'	S44°47'20"E
C6	21°20'15"	33.91'	67.03'	180.00'	66.65'	N79°28'22"E
C7	24°26'36"	38.99'	76.79'	180.00'	76.21'	S11°56'27"E
C8	48°53'12"	81.82'	153.58'	180.00'	148.97'	S00°16'51"W
C9	24°26'36"	38.99'	76.79'	180.00'	76.21'	S12°30'09"W
C10	68°39'45"	51.22'	89.88'	75.00'	84.60'	S55°31'38"E
C11	01°40'39"	4.35'	8.78'	300.00'	8.78'	N18°23'54"E
C12	17°25'07"	45.96'	91.20'	300.00'	90.85'	N08°51'03"E
C13	14°38'44"	57.83'	115.03'	450.00'	114.71'	N11°22'29"E
C14	03°46'16"	14.81'	29.62'	450.00'	29.61'	N02°09'59"E
C15	03°40'15"	10.90'	21.78'	340.00'	21.78'	S01°58'38"W
C16	05°09'00"	7.15'	14.29'	159.00'	14.29'	S06°23'15"W
C17	98°49'16"	29.18'	43.12'	25.00'	37.97'	S40°26'52"E
C18	80°36'07"	21.20'	35.17'	25.00'	32.34'	S49°50'26"W
C19	09°15'32"	12.55'	25.05'	155.00'	25.02'	S04°54'37"W
C20	90°08'21"	25.06'	39.33'	25.00'	35.40'	S44°47'20"E
C21	68°11'47"	16.93'	29.76'	25.00'	28.03'	N56°02'37"E
C22	248°11'47"	-----	194.93'	45.00'	14.53'	S33°57'23"E
C23	80°56'43"	21.33'	35.32'	25.00'	32.45'	S49°40'08"W
C24	09°30'05"	39.47'	78.77'	475.00'	78.68'	S13°56'49"W
C25	18°25'00"	25.13'	49.82'	155.00'	49.61'	S09°29'21"W
C26	68°39'45"	30.73'	53.93'	45.00'	50.76'	S55°31'38"E
C27	90°11'43"	25.09'	39.36'	25.00'	35.42'	N66°17'37"W
C28	21°31'58"	38.98'	77.04'	205.00'	76.59'	S79°22'31"W
C29	19°55'11"	27.22'	53.89'	155.00'	53.62'	N80°10'54"E
C30	91°25'04"	25.63'	39.89'	25.00'	35.79'	N24°30'47"E
C31	68°39'45"	34.15'	59.92'	50.00'	56.40'	N55°31'38"W
C32	89°51'39"	24.94'	39.21'	25.00'	35.31'	S45°12'40"W
C33	18°25'00"	33.23'	65.89'	205.00'	65.61'	N09°29'21"E
C34	18°25'00"	68.90'	136.61'	425.00'	136.02'	N09°29'21"E
C35	04°09'24"	7.44'	14.87'	205.00'	14.87'	N02°21'33"E
C36	94°17'45"	26.95'	41.14'	25.00'	36.66'	N42°42'38"W
C37	85°15'56"	23.02'	37.20'	25.00'	33.86'	N47°30'32"E
C38	04°44'06"	10.75'	21.49'	260.00'	21.48'	N02°30'33"E
C39	24°26'36"	33.57'	66.13'	155.00'	65.63'	S11°56'27"E
C40	48°53'12"	93.18'	174.91'	205.00'	169.66'	S00°16'51"W
C41	24°26'36"	33.57'	66.13'	155.00'	65.63'	S12°30'09"W
C42	90°08'21"	50.12'	78.66'	50.00'	70.80'	S44°47'20"E
C43	71°30'48"	72.01'	124.81'	100.00'	116.87'	N54°06'06"W
C44	71°30'48"	18.00'	31.20'	25.00'	29.22'	N54°06'06"W
C45	90°08'21"	100.24'	157.32'	100.00'	141.59'	N44°47'20"E
C46	24°26'36"	44.40'	87.46'	205.00'	86.73'	N12°30'09"E
C47	48°53'12"	70.45'	132.25'	155.00'	128.28'	N00°16'51"E
C48	24°26'36"	44.40'	87.46'	205.00'	86.79'	N11°56'27"W
C49	80°17'11"	21.08'	35.03'	25.00'	32.24'	S40°17'05"W
C50	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°51'30"W
C51	23°18'32"	20.21'	39.87'	98.00'	39.59'	N89°51'30"W
C52	08°22'09"	115.45'	230.49'	1578.00'	230.29'	S70°04'08"E
C53	33°30'20"	7.53'	14.62'	25.00'	14.41'	S73°06'20"E
C54	39°56'24"	9.08'	17.43'	25.00'	17.08'	S70°10'18"W
C55	06°43'11"	12.03'	24.04'	205.00'	24.03'	S03°04'45"E
C56	11°27'43"	20.57'	41.01'	205.00'	40.94'	S12°10'11"E
C57	09°30'12"	12.88'	25.71'	155.00'	25.68'	S19°58'21"W
C58	04°47'01"	8.56'	17.12'	205.00'	17.11'	S22°19'56"W
C59	11°32'34"	20.72'	41.30'	205.00'	41.23'	S14°10'08"W
C60	08°07'01"	14.55'	29.04'	205.00'	29.02'	S08°20'21"W
C61	11°35'48"	15.48'	30.71'	100.00'	30.59'	S08°13'03"E
C62	26°58'10"	23.98'	47.07'	100.00'	46.64'	S30°48'02"E
C63	88°51'14"	49.01'	77.54'	50.00'	70.00'	S45°25'53"E
C64	45°34'23"	42.01'	79.54'	100.00'	77.46'	S67°04'19"E
C65	01°17'06"	0.56'	1.12'	50.00'	1.12'	N00°21'42"W
C66	06°41'32"	9.06'	18.10'	155.00'	18.09'	S03°37'37"W
C67	15°19'03"	20.84'	41.44'	155.00'	41.31'	S14°37'54"W
C68	10°05'01"	18.09'	36.08'	205.00'	36.03'	S19°40'56"W
C69	02°26'01"	3.29'	6.58'	155.00'	6.58'	S23°30'26"W
C70	12°27'05"	22.36'	44.55'	205.00'	44.46'	S08°24'53"W
C71	12°21'13"	22.19'	44.20'	205.00'	44.11'	S03°59'16"E
C72	12°52'08"	23.12'	46.04'	205.00'	45.95'	S16°35'57"E
C73	14°05'15"	19.15'	38.11'	155.00'	38.01'	S11°07'08"E
C74	01°07'45"	2.02'	4.04'	205.00'	4.04'	S23°35'53"E
C75	10°21'21"	14.05'	28.02'	155.00'	27.98'	S04°53'50"E
C76	00°50'54"	3.15'	6.29'	425.00'	6.29'	N00°42'18"E
C77	05°56'55"	22.08'	44.13'	425.00'	44.11'	N04°06'12"E
C78	05°28'21"	20.31'	40.59'	425.00'	40.58'	N09°48'50"E
C79	05°35'25"	20.75'	41.47'	425.00'	41.45'	N15°20'43"E
C80	10°22'40"	18.62'	37.13'	205.00'	37.08'	N13°30'31"E
C81	00°33'26"	2.07'	4.13'	425.00'	4.13'	N18°25'08"E
C82	08°02'20"	14.41'	28.76'	205.00'	28.74'	S04°18'01"W
C83	56°33'45"	24.21'	44.42'	45.00'	42.64'	N50°13'36"E
C84	80°17'46"	37.96'	63.06'	45.00'	58.03'	S61°20'38"E
C85	69°42'14"	31.34'	54.75'	45.00'	51.43'	S13°39'22"W
C86	41°38'01"	17.11'	32.70'	45.00'	31.98'	S69°19'29"W
C87	05°34'57"	7.56'	15.10'	155.00'	15.10'	S15°54'22"W
C88	12°50'03"	17.43'	34.72'	155.00'	34.65'	S06°41'52"W
C89	06°15'42"	11.21'	22.40'	205.00'	22.39'	S21°01'54"E
C90	07°33'07"	10.23'	20.43'	155.00'	20.42'	S20°23'12"E
C91	19°16'53"	7.64'	15.14'	45.00'	15.07'	S80°13'04"E
C92	21°59'21"	11.22'	21.98'	45.00'	21.76'	S56°34'57"E
C93	21°23'31"	8.50'	16.80'	45.00'	16.70'	S31°53'31"E
C94	06°58'46"	12.50'	24.97'	205.00'	24.96'	S72°05'55"W
C95	09°35'11"	17.19'	34.30'	205.00'	34.26'	S80°22'53"W
C96	04°58'01"	8.89'	17.77'	205.00'	17.77'	S87°39'29"W
C97	15°01'24"	20.44'	40.64'	155.00'	40.53'	S09°05'56"E
C98	16°48'29"	22.90'	45.47'	155.00'	45.31'	S06°49'00"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S00°08'30"W	38.20'
T2	N68°48'15"E	46.78'
T3	N00°08'30"E	22.00'
T4	N00°16'51"E	10.18'
T5	N04°52'34"E	20.48'
T6	N89°51'30"W	23.96'
T7	N89°51'30"W	40.00'
T8	S00°16'51"W	19.94'
T9	S00°16'51"W	15.61'
T10	S00°16'51"W	11.06'
T11	S00°16'51"W	9.76'
T12	S00°16'51"W	40.00'
T13	S00°16'51"W	21.94'
T14	S00°08'30"W	40.00'
T15	S00°16'51"W	12.13'
T16	S00°16'51"W	20.06'
T17	S00°16'51"W	3.27'
T18	S00°16'51"W	11.34'
T19	S00°16'51"W	24.06'
T20	S68°48'15"W	65.35'
T21	N89°51'30"W	18.37'
T22	N89°51'30"W	21.01'
T23	S68°48'15"W	25.78'
T24	N89°51'30"W	19.94'
T25	S68°48'15"W	53.73'
T26	N89°51'30"W	2.89'
T27	S68°48'15"W	38.49'
T28	S68°48'15"W	19.98'
T29	N41°29'31"W	15.21'
T30	N89°51'30"W	10.12'
T31	N80°38'28"E	30.29'
T32	N89°51'30"W	51.47'
T33	N89°51'30"W	24.09'
T34	N89°51'30"W	60.19'
T35	N89°51'30"W	20.86'
T36	N89°51'30"W	41.78'
T37	N89°51'30"W	15.11'
T38	N89°51'30"W	60.20'
T39	N89°51'30"W	10.12'
T40	N21°11'45"W	13.12'
T41	N89°51'30"W	7.10'
T42	N89°51'30"W	44.00'
T43	N89°51'30"W	23.55'
T44	N89°51'30"W	48.49'
T45	N89°51'30"W	1.15'
T46	N89°51'30"W	51.27'
T47	N89°51'30"W	1.00'
T48	N89°51'30"W	20.71'
T49	S00°16'51"W	15.00'
T50	N00°08'30"E	46.00'
T51	N89°51'30"E	49.36'
T52	N89°51'30"W	25.07'

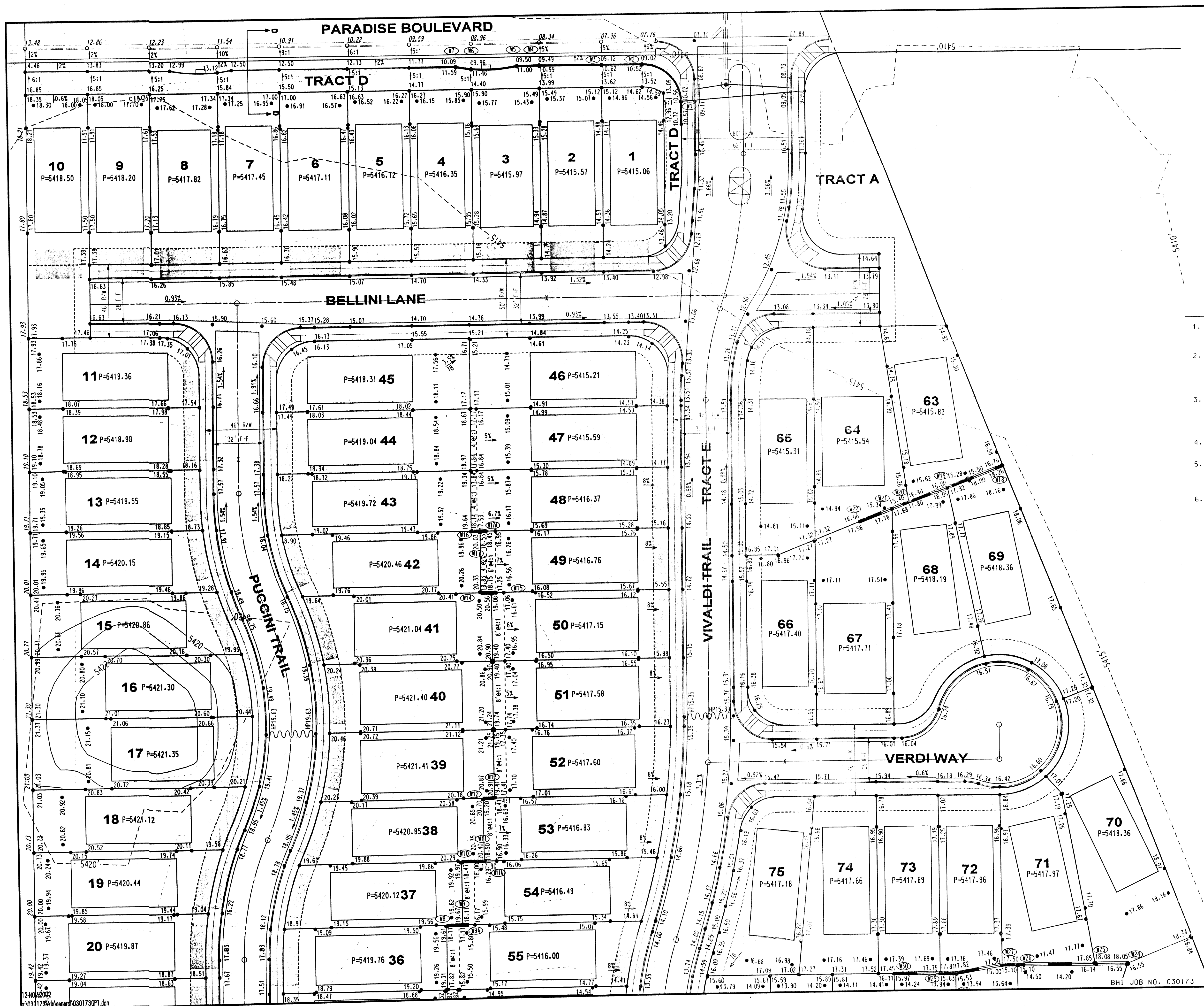
**Bohannon & Huston**

Court yard I 7500 Jefferson St. NE Albuquerque, NM 87108-4335

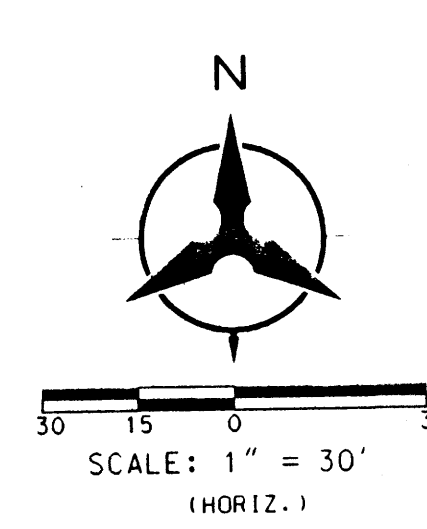
SHEET 4 OF 4 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

p:\030173\survey\006plat\graphics\030173\print01.dgn  
 19 DEC 2002  
 16:38  
 mc:ah





TEMPORARY DILUTION BASIN  
SEE SHEET 3 FOR DETAIL



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
5. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
6. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)

LEGEND

CROWN FLATTENING	
PROPOSED SPOT ELEVATION	• 5235.25
EXISTING SPOT ELEVATION	○ 5235.25
EXISTING CONTOUR	- - - - -
DIRECTION OF FLOW	→
HIGH POINT	
GARDEN PERIMETER	
BLACK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18"	
RETAINING WALL	

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 VITTORIA SUBDIVISION AT VENTANA RANCH  
 GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE		

CITY PROJECT NO. B-10 SHEET 1 OF 3  
 ZONE MAP NO. B-10  
 BHI JOB NO. 030173

AS-BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	CONTRACTOR	DATE
INSPECTOR'S ACCEPTANCE BY		CONTRACTOR'S ACCEPTANCE BY	
N.M. STATE PLANE COORD. (CENTRAL ZONE)		N.M. STATE PLANE COORD. (CENTRAL ZONE)	
X=357,526.69 Y=1,525,168.35		X=357,526.69 Y=1,525,168.35	
GROUND TO GRID FACTOR = 0.9996640		GROUND TO GRID FACTOR = 0.9996640	
NGVD 1929 ELEVATION = 5419.522		NGVD 1929 ELEVATION = 5419.522	
DELTA ALPHA = -0000EG 16 MIN 30 SEC		DELTA ALPHA = -0000EG 16 MIN 30 SEC	
RECORDED BY	NO.	RECORDED BY	NO.

ENGINEER'S SEAL SURVEY INFORMATION		FIELD NOTES	
NO.	DATE	NO.	DATE

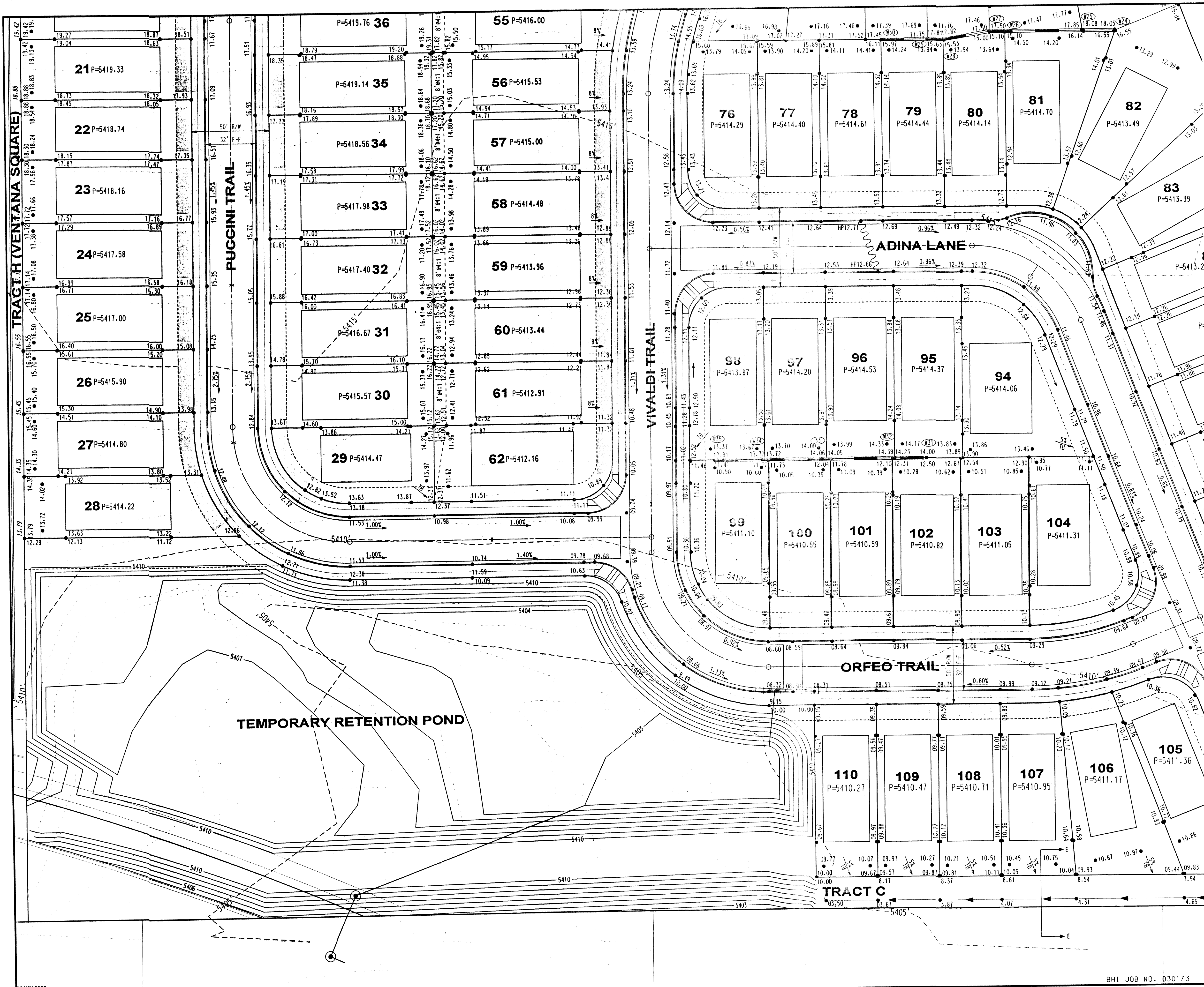
  

REVISIONS		DATE	
NO.	DATE	NO.	DATE

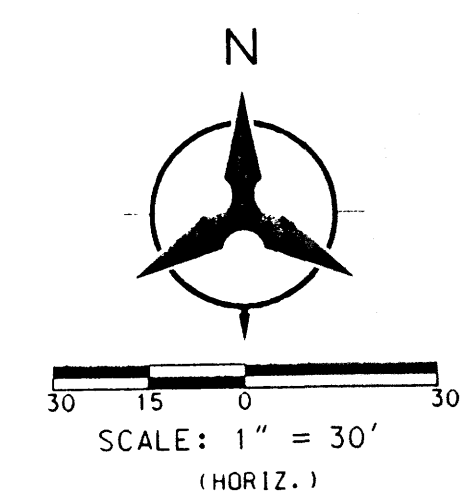
  

REVISIONS		DATE	
PLT	DATE 10-2002	PLT	DATE 10-2002
LE, TSG	DATE 10-2002	LE, TSG	DATE 10-2002
PLT	DATE 10-2002	PLT	DATE 10-2002





TEMPORARY DISILTATION BASIN  
SEE SHEET 3 FOR DETAIL



**LEGEND**

CROWN FLATTENING	
PROPOSED SPOT ELEVATION	● 5215.25
EXISTING SPOT ELEVATION	○ 5215.25
EXISTING CONTOUR	- - - - -
DIRECTION OF FLOW	→
HIGH POINT	
CADEN/PERIMETER BLOCK WALL REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 15'	
RETAINING WALL	

**Bohannon & Huston**  
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

**VITTORIA SUBDIVISION AT VENTANA RANCH**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

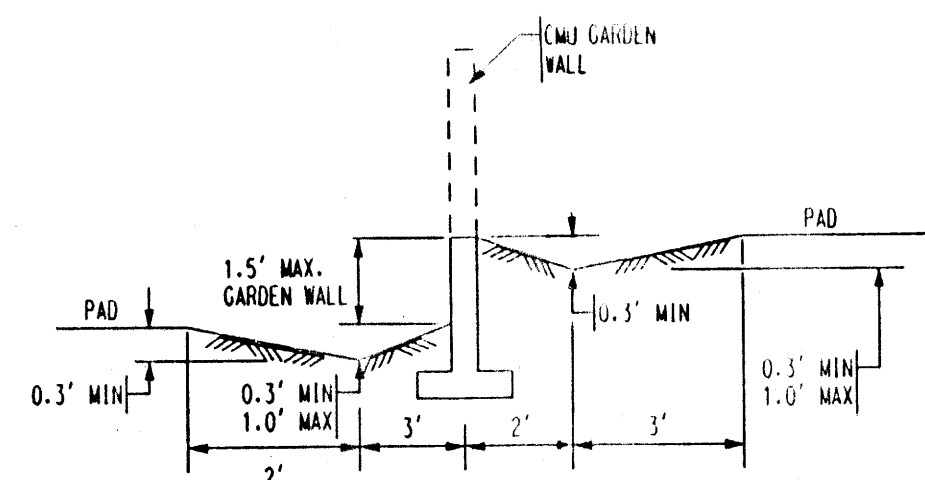
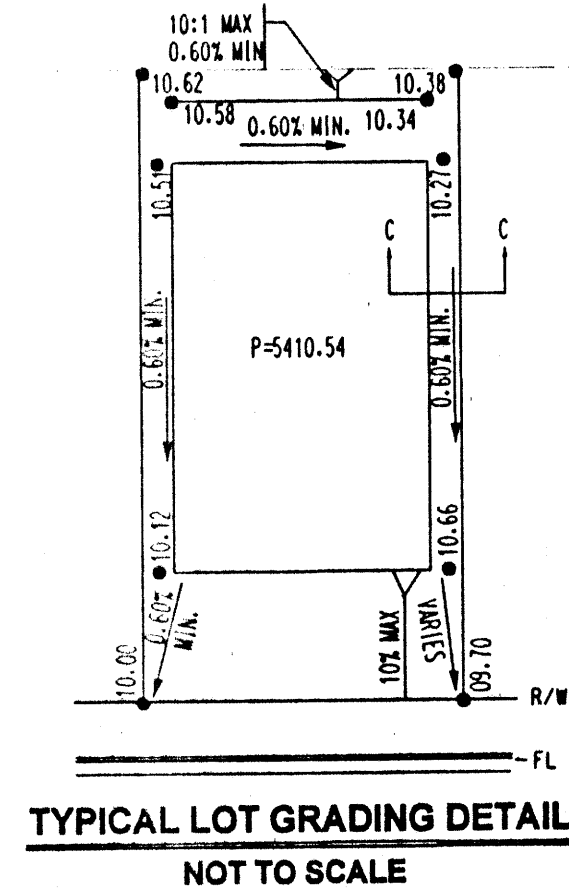
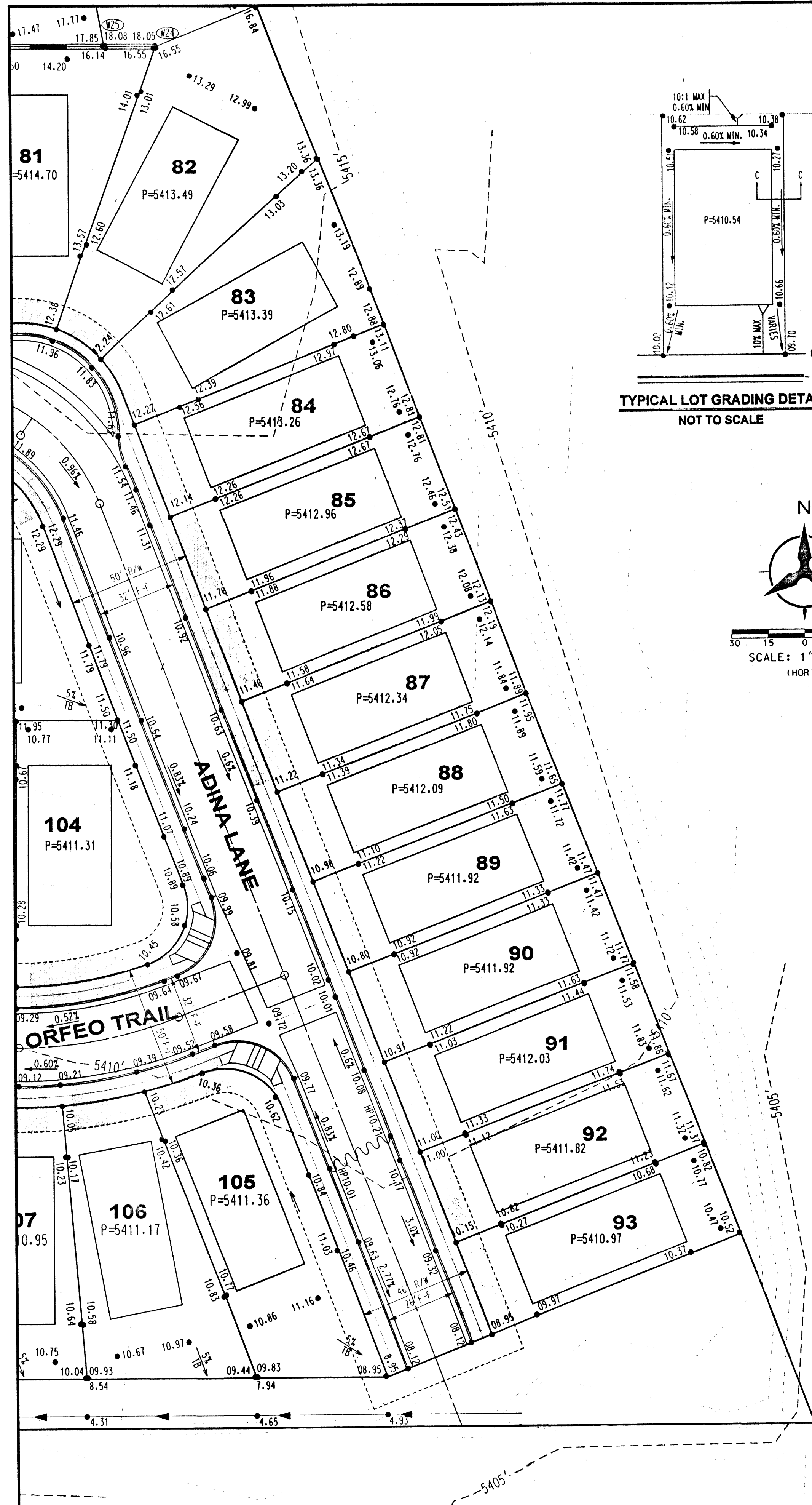
CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **B-10** SHEET **2** OF **3**

12-NOV-2002  
 030173\cadd\general\030173GP2.dgn

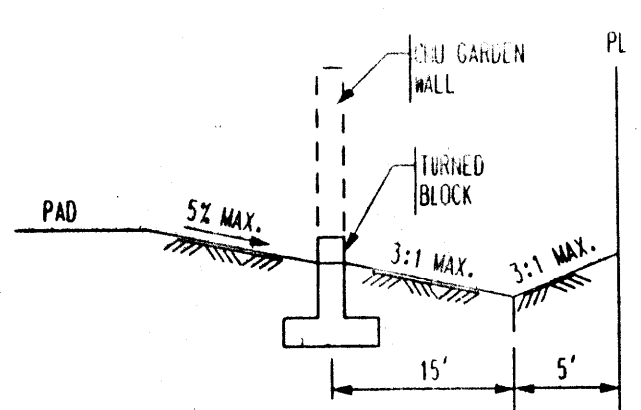
BHI JOB NO. 030173

AS-BUILT INFORMATION	
CONTRACTOR	_____
INSPECTOR'S NAME	_____
DATE	_____
BENCH MARKS	
ACS BRASS TABLE STAMPED "1-B10"	_____
GEOGRAPHIC POSITION (NAD 1927)	_____
N.M. STATE PLANE COORD. (CENTRAL ZONE)	_____
FIELD ANGLE BY	_____
DATE	_____
INSPECTOR'S NAME	_____
DATE	_____
GROUND TO GRID FACTOR = 0.9986640	_____
VERIFICATION BY	_____
DATE	_____
GROUND TO GRID ELEVATION = 5419.522	_____
NOVD 1929 ELEVATION = 5419.522	_____
DELTA ALPHA = -00DEG 16 MIN 30 SEC	_____
RECORDED BY	_____
NO.	_____
SURVEY INFORMATION	
DATE	_____
BY	_____
NO.	_____
ENGINEER'S SEAL	
REVISIONS	BY
DATE	DATE
DESIGNED BY	PLT
DATE	10-2002
DRAWN BY	LE, TSC
CHECKED BY	PLT
DATE	10-2002

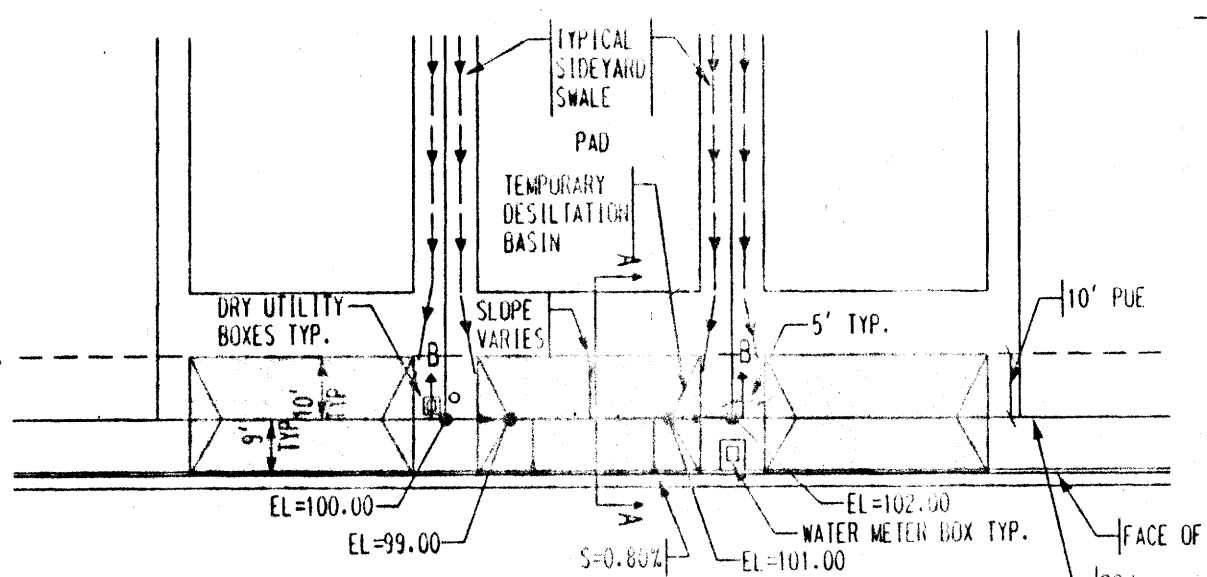
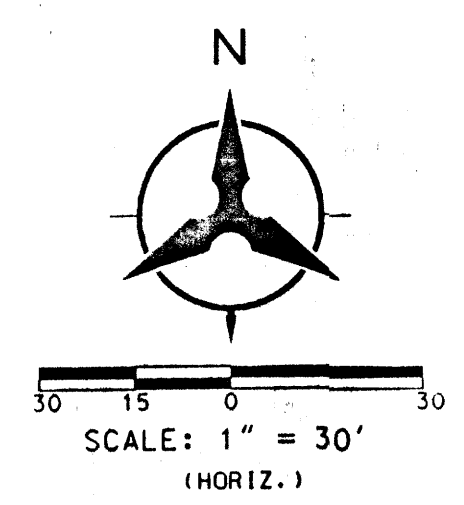




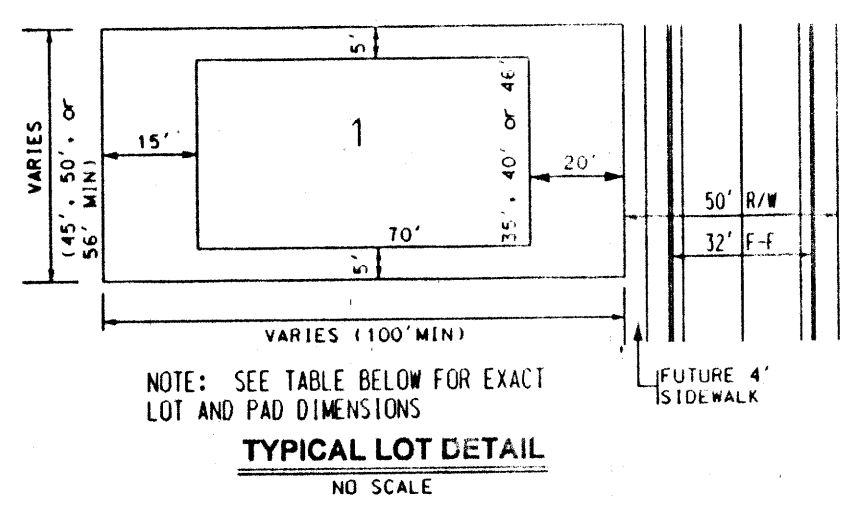
NOTE: RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



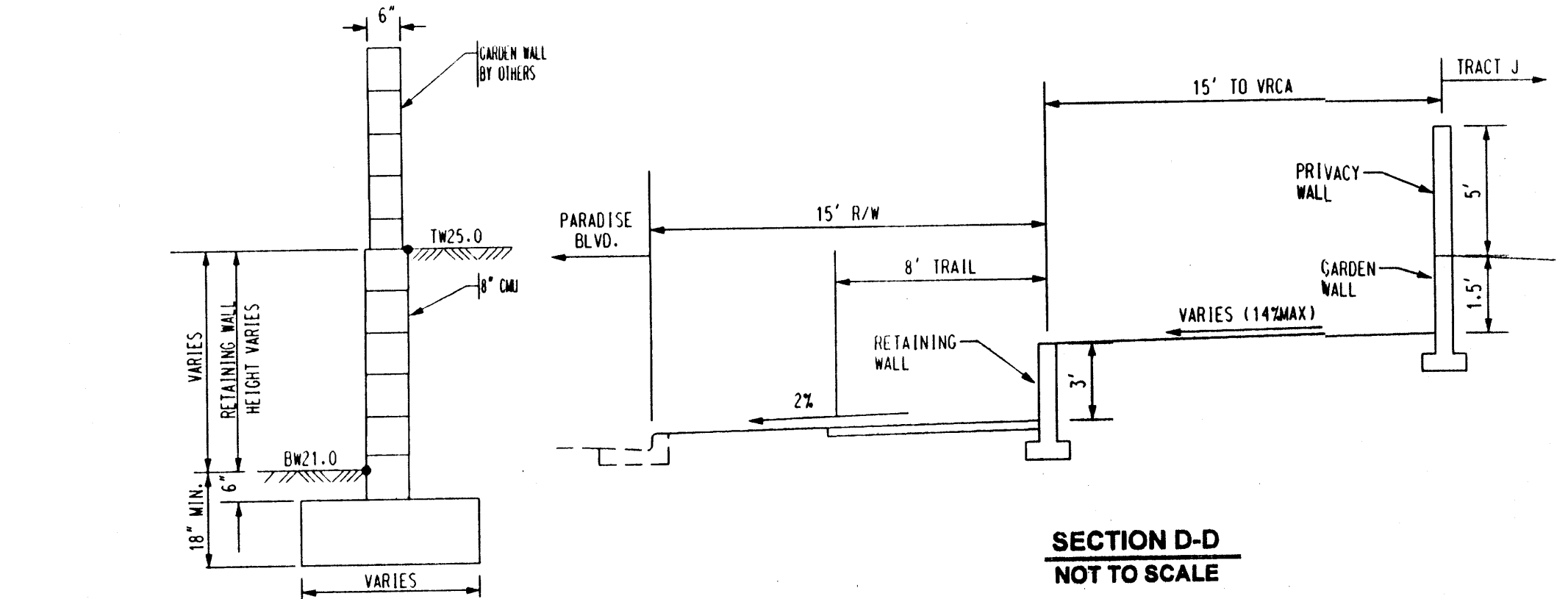
SMALL SECTION LOTS 105-110



NOTE: BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS

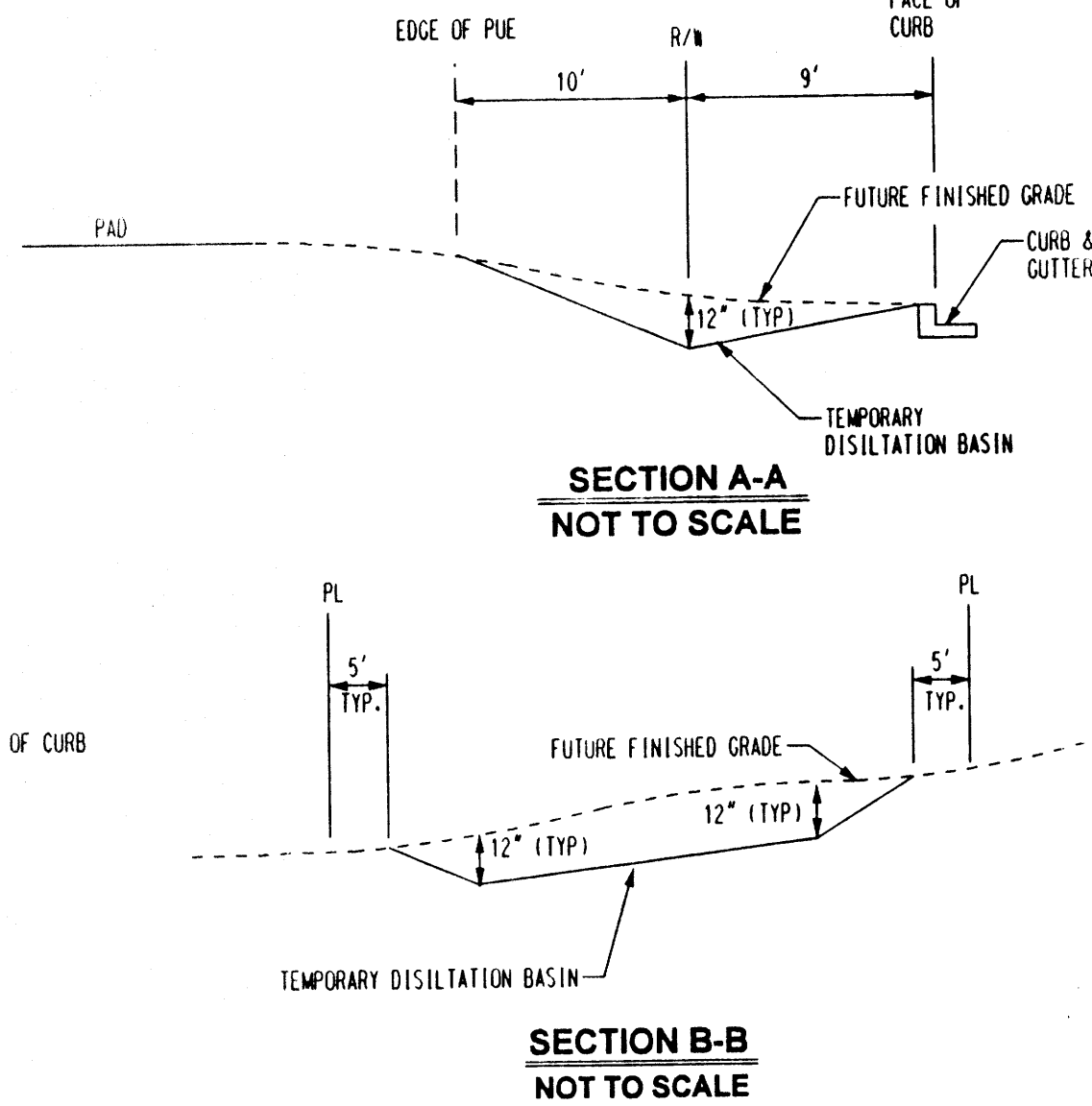


TEMPORARY DESILTATION BASIN SEE THIS SHEET FOR DETAIL



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL  
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE  
NOT TO SCALE  
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



Lot	Top	Bottom	Top Foot	Wall Ht	Approx Length	Ave Ht	Wall type
1	10.56	10.02	8.52	0.66	39.27	1.00	A
2	10.62	9.02	7.82	1.50	26.16	1.50	A
3	10.62	9.12	7.82	1.50	40.00	1.50	A
4	10.98	9.49	7.99	1.50	14.47	1.50	A
5	11.00	9.50	8.00	1.50	28.60	1.50	A
6	11.48	9.96	8.46	1.50	10.27	1.50	A
7	11.58	10.09	8.59	1.50			
8	19.61	18.11	16.61	2.00	10.34	2.00	A
9	19.67	17.17	15.67	2.00	4.00	2.00	A
9A	17.17	15.90	14.40				
10	19.97	18.47	16.97	2.00	14.86	2.33	A
11	20.40	17.90	16.40	2.66	4.00	2.00	A
11A	17.90	17.00	15.50	1.33			
12	20.70	19.20	17.70	2.00	7.22	2.33	A
13	20.91	18.41	16.91	2.66	4.00	2.00	A
13A	18.41	18.00	16.50	1.33			
14	20.33	18.83	17.33	2.00	10.00	2.00	A
15	19.06	17.25	15.75	2.00			
16	18.64	18.14	16.64	2.00	5.76	2.33	A
17	20.03	17.53	16.03	2.66	4.00	2.00	A
17A	18.53	17.25	15.75	1.33			
18	18.26	16.76	15.26	2.00	38.48	2.00	A
19	18.05	16.00	14.50	2.00	26.86	2.33	A
20	17.80	15.40	13.90	2.66	11.62	2.66	A
21	17.78	15.37	13.87	2.66	22.59	2.33	A
22	17.56	16.06	14.56	2.00			
24	18.05	16.55	15.05	2.00	21.00	2.00	A
25	18.08	16.14	14.64	2.00	60.08	2.33	A
26	17.55	15.10	13.60	2.66	10.12	2.66	A
27	17.50	15.00	13.50	2.66	30.29	2.66	A
28	17.82	15.53	14.03	2.66	10.12	2.66	A
29	17.81	15.70	14.20	2.66	28.87	2.33	A
30	17.47	15.97	14.47	2.00			
31	14.00	12.50	11.00	2.00	20.64	2.33	A
32	14.39	12.10	10.60	2.66	44.00	2.66	A
33	14.06	11.78	10.28	2.66	40.00	2.66	A
34	13.72	11.22	9.72	2.66	32.21	2.33	A
35	12.91	11.41	9.91	2.00			

LOT 40 x 105 (min) PAD 30 x 68	LOT 44x105 (min) PAD 34 x 66	LOT 50x105 (min) PAD 40 x 58				
1	24	51	76	103	61	
2	25	52	77	104	64	
4	26	53	78	105	8	91
5	27	54	79	106	36	
7	28	55	80	107	37	
9	29	56	81	38		
10	30	57	82	47		
11	31	58	83	48		
12	32	62	84	49		
13	33	63	85	59		
14	34	65	86	60		
15	35	66	87	92		
16	39	67	88	93		
17	40	68	89	99		
18	41	69	90	100		
19	42	70	94	101		
20	43	71	95			
21	44	72	96			
22	45	73	97			
23	46	74	98			
24	50	75	102			

- LEGEND**
- CRUM FLATTENING
  - PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION
  - EXISTING CONTOUR
  - DIRECTION OF FLOW
  - HIGH POINT
  - GARDEN/PERIMETER BLOCK WALL (REQUIRED FOR GRADE DIFFERENTIAL LESS THAN 18")
  - RETAINING WALL

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

VICTORIA SUBDIVISION AT VENTANA RANCH  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-10	3	3

BENCH MARKS		AS-BUILT INFORMATION	
CONTRACTOR	ACCS BRASS TABLE STAMPED "1-110"	CONTRACTOR	ACCS BRASS TABLE STAMPED "1-110"
INSPECTOR	DATE	INSPECTOR	DATE
STAMPED BY	DATE	STAMPED BY	DATE
GEOGRAPHIC POSITION (NAD 1983)	DATE	GEOGRAPHIC POSITION (CENTRAL_ZONE)	DATE
N.M. STATE PLANE COORD.	DATE	N.M. STATE PLANE COORD.	DATE
X=557,526.69	Y=1,525,168.35	X=557,526.69	Y=1,525,168.35
FIELD CHECK BY	DATE	FIELD CHECK BY	DATE
VERIFICATION BY	DATE	VERIFICATION BY	DATE
GROUND TO GRID FACTOR = 0.9996640		GROUND TO GRID FACTOR = 0.9996640	
NGVD 1929 ELEVATION = 5419.522		NGVD 1929 ELEVATION = 5419.522	
DELTA ALPHA = -0000E 16 MIN 30 SEC		DELTA ALPHA = -0000E 16 MIN 30 SEC	
RECORDED BY	DATE	RECORDED BY	DATE



**GENERAL NOTES**

- EXISTING ZONING: R2  
PROPOSED ZONING: R2  
PROPOSED DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
- TRACT J CREAGE: 20.4730 ACRES  
TOTAL NUMBER OF LOTS: 110 LOTS  
PROPOSED DENSITY: 5.37 D.U. PER ACRE
- MINIMUM LOT DIMENSIONS 40' x 110'
- TRACT E (4.2137 acres): STREET IMPROVEMENTS ARE TO BE PRIVATE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. WITH PUBLIC DRAINAGE EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- TRACT E (4.2137 acres): SANITARY AND WATER UTILITIES IN THE PRIVATE STREET R/W WILL FALL WITHIN PUBLIC UTILITY EASEMENTS TO BE DEDICATED FOR MAINTENANCE TO NMUI.
- TRACTS A & D WILL BE DEDICATED AS PRIVATE OPEN SPACE AND PRIVATE ACCESS EASEMENTS & PRIVATE LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT C WILL BE DEDICATED AS PRIVATE OPEN SPACE AND UTILITY & PRIVATE ACCESS EASEMENT TO BE MAINTAINED BY THE OWNER AND A TEMPORARY PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR A TEMPORARY RETENTION POND. SEE COVENANT DATED:
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON NMUI'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMUI.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE DEDICATED FOR MAINTENANCE TO NMUI.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO PARADISE BOULEVARD NW, TRACT H-12, OR TRACT C.
- LOT SETBACKS SHALL CONFORM TO RLZ ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
FRONT YARD: 20' (TYP.)  
SIDE YARD: 5' (MIN.)  
BACK YARD: 15' (MIN.)  
CORNER SIDEYARD: 10' TO R/W
- PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT A-1 IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995. DOCUMENT NO. 95114157. OR AS OTHERWISE AGREED TO.
- EACH LOT HAS 1200 S.F. OF USABLE OPEN SPACE AS REQUIRED.
- TRACT C: VENTANA RANCH COMMUNITY ASSOCIATION WILL HAVE THE RIGHT TO DEVELOP TRACT C AS A PRIVATE NEIGHBORHOOD PARK OR OPEN SPACE UPON COMPLETION OF A PERMANENT DRAINAGE OUTFALL. THIS TRACT CANNOT BE DEVELOPED AS LOTS.

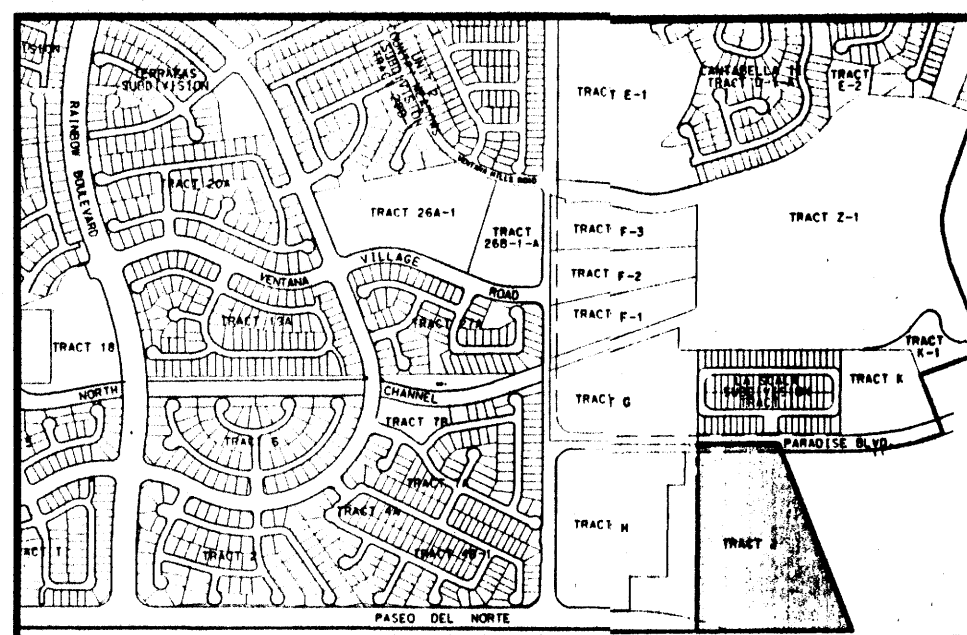
LAS VENTANAS LIMITED PARTNERSHIP  
A NEW MEXICO LIMITED PARTNERSHIP  
*DM* 11/1/02  
ROBERT M. MURPHY, PRESIDENT  
SANDIA PROPERTIES LTD. CO.  
MANAGING PARTNER

**SURVEY NOTES:**

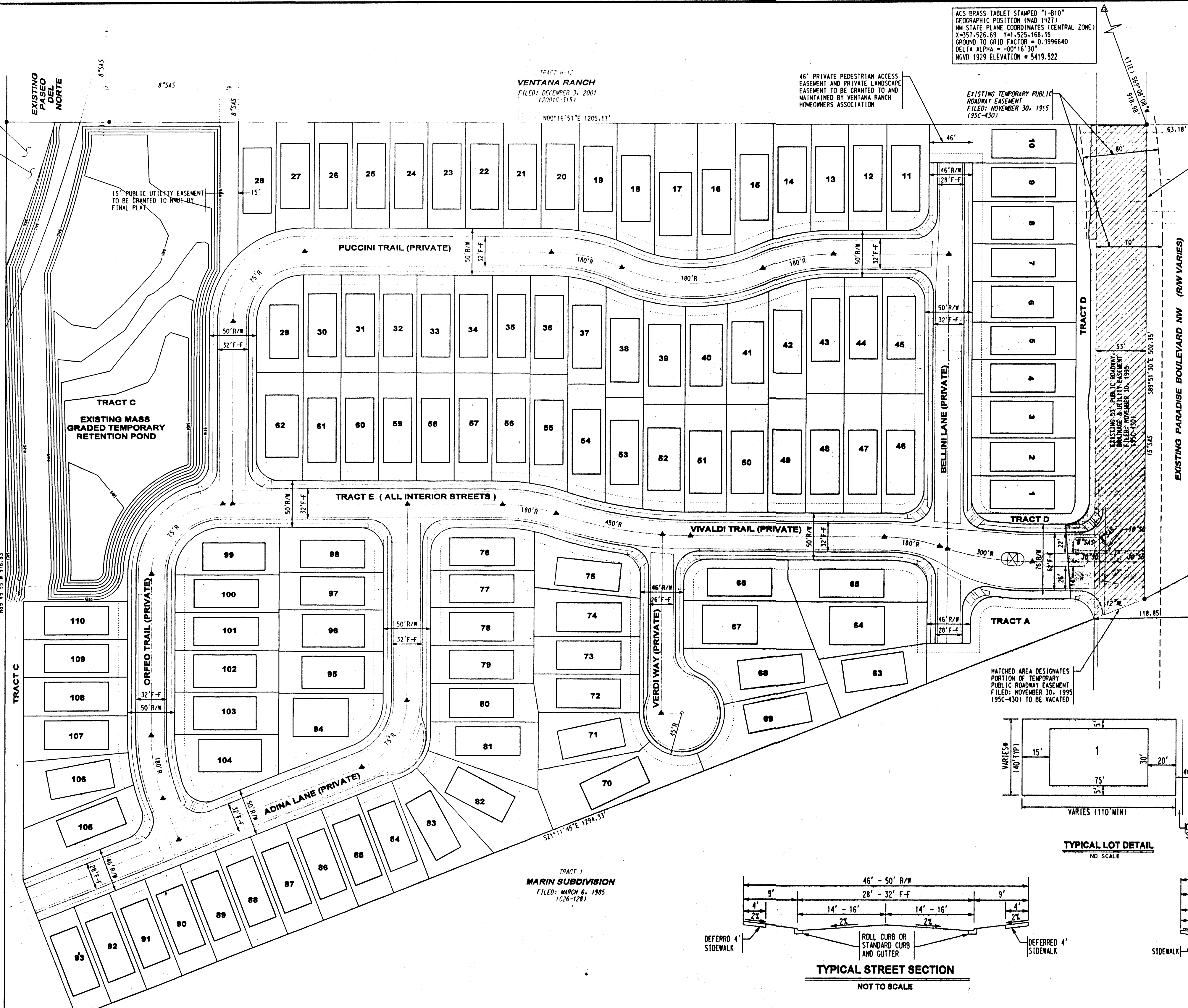
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS 1" SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS 1" SHALL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE. POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

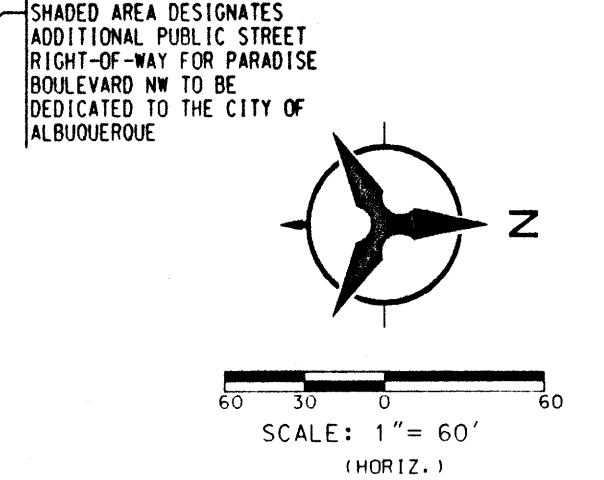
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



**LOCATION MAP**  
ZONE ATLAS MAP NO. B-10  
NOT TO SCALE



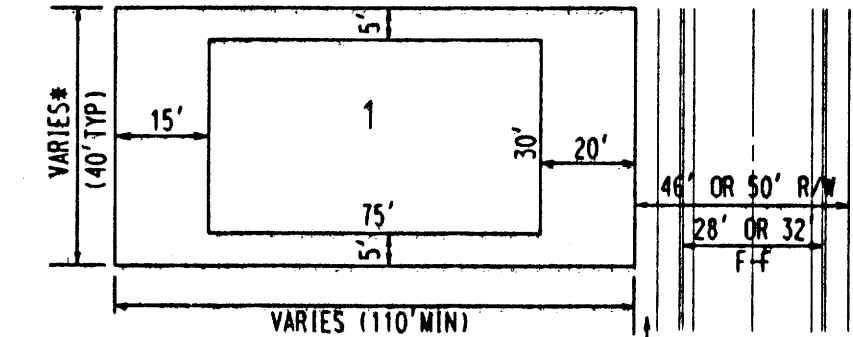
ACS BRASS TABLE STAMPED "1-810"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=557,526.69 Y=11,525,168.35  
GROUND TO GRID FACTOR = 0.9996640  
DELTA ALPHA = -00°16'30"  
NGVD 1929 ELEVATION = 5419.522



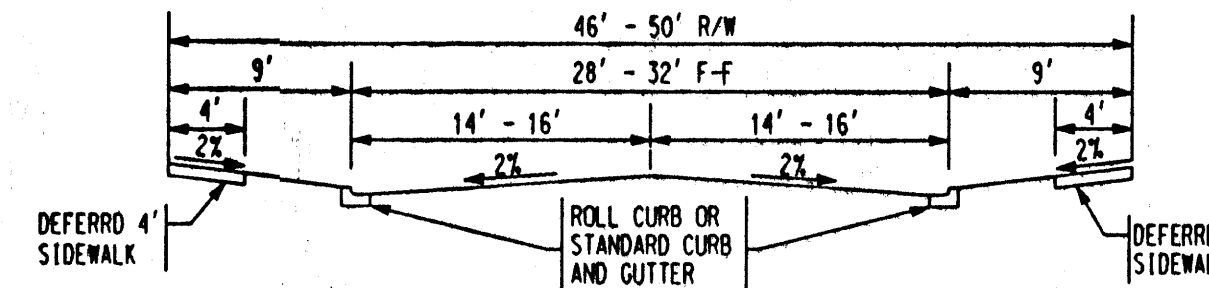
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GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=557,543.13 Y=11,525,916.48  
GROUND TO GRID FACTOR = 0.99966354  
DELTA ALPHA = -00°16'30"  
NGVD 1929 ELEVATION = 5429.35

LA SCALA SUBDIVISION  
AT VENTANA RANCH  
FILED: JULY 2, 2001  
(2001C-188)

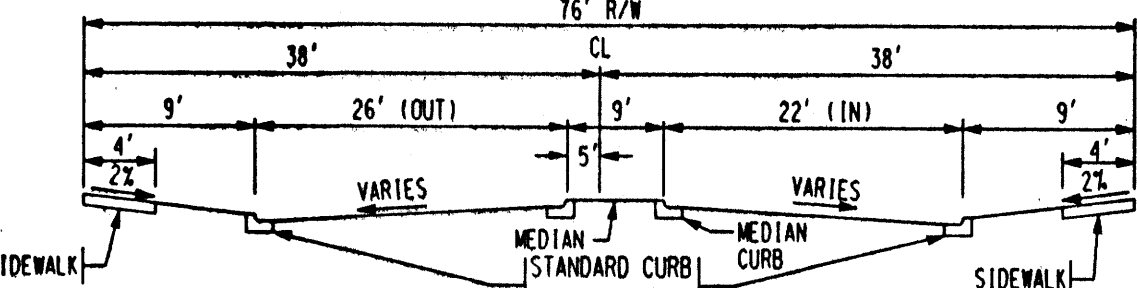
HATCHED AREA DESIGNATES  
PORTION OF TEMPORARY  
PUBLIC ROADWAY EASEMENT  
FILED: NOVEMBER 30, 1995  
(95C-430) TO BE VACATED



**TYPICAL LOT DETAIL**  
NO SCALE



**TYPICAL STREET SECTION**  
NOT TO SCALE



**ENTRANCE TO SUBDIVISION STREET SECTION A-A**  
NOT TO SCALE

# AMENDED PRELIMINARY PLAT

## VITTORIA SUBDIVISION AT VENTANA RANCH

(REPLAT OF TRACT J AT VENTANA RANCH SUBDIVISION)

ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002

**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES