



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. 2020-004024

Application No. SD-2021-00029

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: May 12, 2021 HEARING DATE OF DEFERRAL: March 10, 2021
March 31, 2021
and April 28, 2021

SUBMITTAL

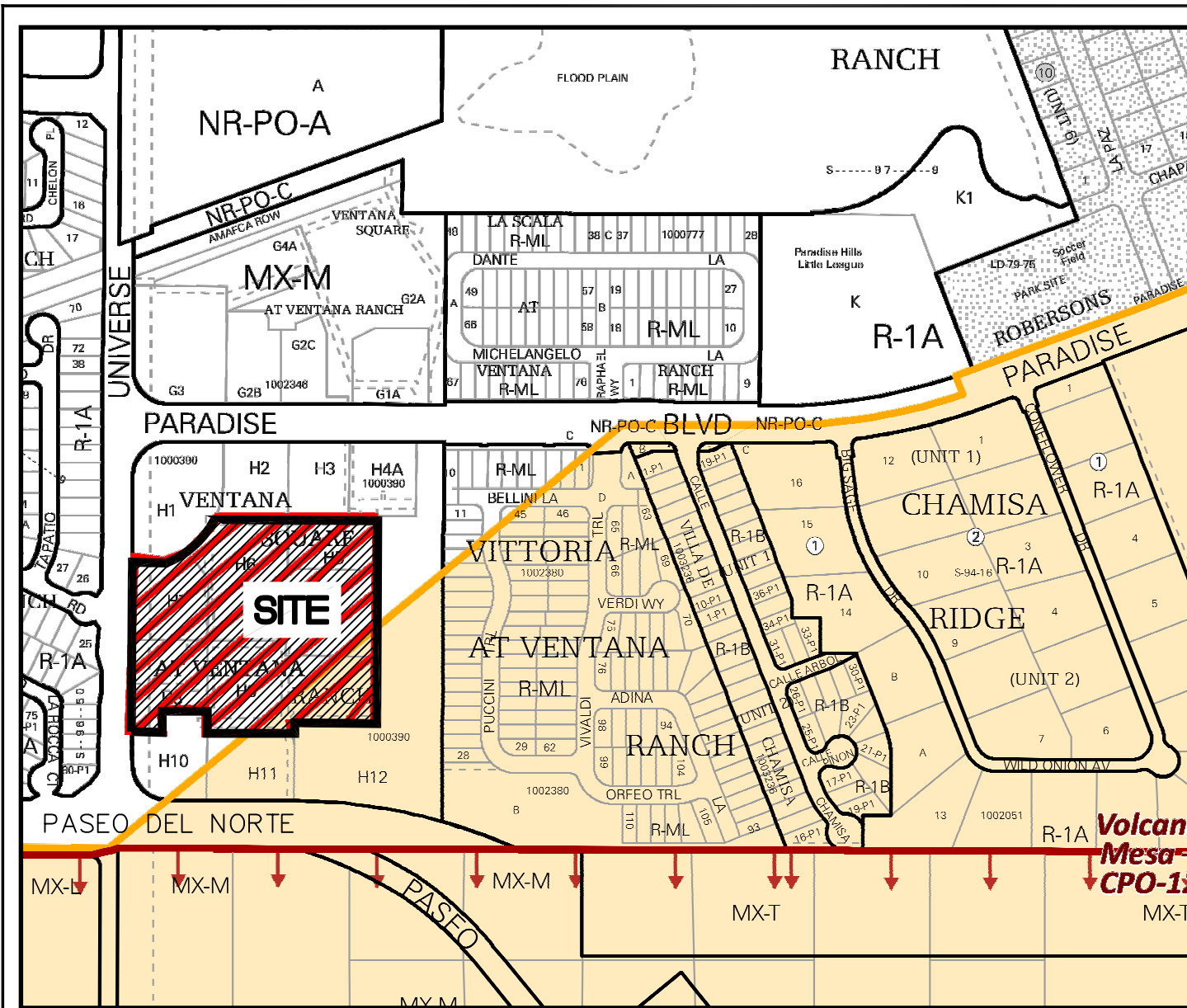
DESCRIPTION: Revised Preliminary Plat; Revised cross-sections for roadway along Universe Blvd.;

Revised cross-sections for roadway along Paradise Blvd.; Revised Infrastructure List

CONTACT NAME: Denise King

TELEPHONE: 896-3050

EMAIL: cartesiandenise@gmail.com



Vicinity Map - Zone Atlas B-10-Z

Subdivision Data
 GROSS ACRESAGE 8.7797 ACRES
 ZONE ATLAS PAGE NO. B-10-Z
 NUMBER OF EXISTING LOTS 5
 NUMBER OF LOTS CREATED 6
 MILES OF FULL-WIDTH STREETS 0.000 MILES
 MILES OF HALF-WIDTH STREETS 0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.000 ACRES
 DATE OF SURVEY OCTOBER 2020

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2015 AND SUPPLEMENTAL DATA IN OCTOBER 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS ---
5. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
6. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN AS (O) SHALL BE MARKED BY A 1/2" REBAR STAMPED "CARTESIAN LS #14271".
7. PROPERTY SUBJECT TO THE COVENANT, CONDITIONS AND RESTRICTIONS FROM THE FOLLOWING FILED DOCUMENTS:
 DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS FILED JULY 15, 2003, DOC. NO. 2003121810
 - FIRST AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001871
 - SECOND AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001872
 - THIRD AMENDMENT FILED MAY 13, 2004, DOC. NO. 2004065091
 - ASSIGNMENT OF DECLARANT'S RIGHTS FILED JANUARY 27, 2005, DOC. NO. 2005012998
 - FOURTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 20060510001
 - FIFTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051002
 - SIXTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051003
 - SEVENTH AMENDMENT FILED OCTOBER 30, 2012, DOC. NO. 2012114745
 - EIGHTH AMENDMENT FILED SEPTEMBER 2, 2015, DOC. NO. 2015077196

Easement Notes

1. EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
2. EXISTING 10' P.U.E. (12/03/2001, 2001C-315)
3. EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
4. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS ---
5. EXISTING NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
6. EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
7. EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
8. EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
9. EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS ---
10. EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50) VACATED BY THE FILING OF THIS PLAT. SHOWN HEREON AS ---
11. EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
12. EXISTING 20' SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
13. EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
14. EXISTING 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
15. EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS PLAT, SHOWN HEREON AS ---
16. EXISTING 25' DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
17. EXISTING 5' PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
18. EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-35)

Purpose of Plat

1. SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS, AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY.

Legal Description

TRACTS "H-5" THRU "H-9" OF VENTANA SQUARE AT VENTANA RANCH (A REPLAT OF TRACT H-A, VENTANA RANCH), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50, AS DOCUMENT NO. 2003035708.

ACS Monument " 13-B10 " NAD 1983 CENTRAL ZONE
 X=1497757.7 *
 Y=1525618.319 *
 Z=5424.81 * (NAVD 1988)
 G-G=0.999667778
 Mapping Angle=-016°30.69"
 *U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W	96.43'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E	85.48'
L5	S 00°27'29" W	60.17'
L7	S 00°13'42" W	62.01'
L8	S 89°43'09" E	98.80'
L10	S 00°18'00" W	30.00'
L11	S 52°36'41" W	4642.69'
L12	N 00°16'51" E	14.58'
L13	S 89°43'09" E	107.37'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'25"	4.32'	N 89°42'33" W
C2	154.48'	100.00'	88°30'43"	139.57'	S 45°31'54" E
C5	184.06'	245.00'	43°02'37"	179.76'	N 47°55'07" E

ACS Monument " 2-C9 " NAD 1983 CENTRAL ZONE
 X=1494519.241 *
 Y=1521672.052 *
 Z=5454.55 * (NAVD 1988)
 G-G=0.999666850
 Mapping Angle=-016°52.77"
 *U.S. SURVEY FEET

Indexing Information

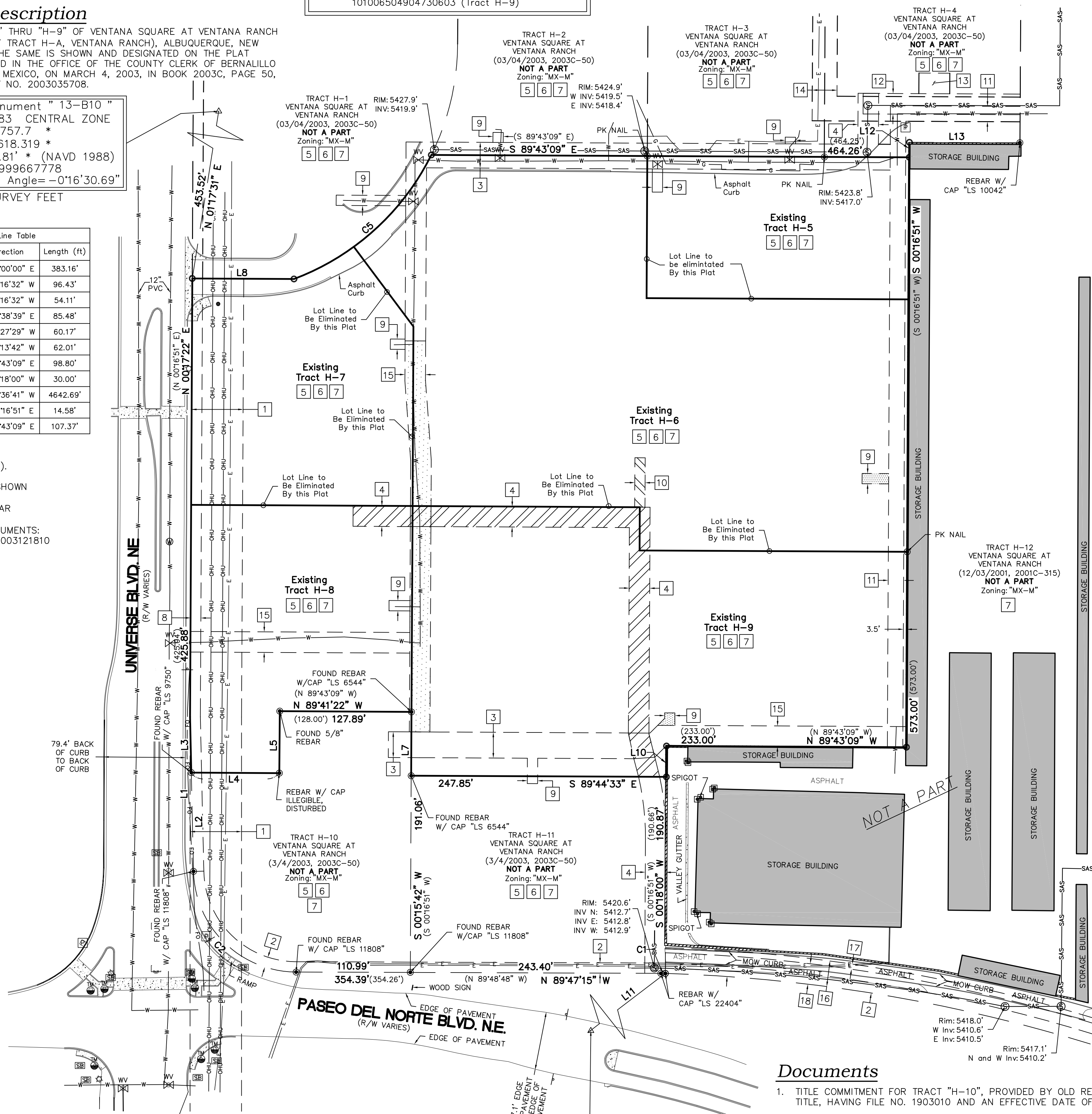
Projected Section 10, Township 11 North, Range 2 East, N.M.P.M. Town of Alameda Grant
 Subdivision: Ventana Square at Ventana Ranch
 Owner: Diamond Tail Realty LLC
 UPC #: 101006506208830605 (Tract H-5)
 101006504807330604 (Tract H-6)
 101006501607230610 (Tract H-7)
 101006501605030611 (Tract H-8)
 101006504904730603 (Tract H-9)

This Sheet Shows Existing Information (Including Vacated Easements, Existing Underground and Above Ground Utility Lines)

Solar Collection Note

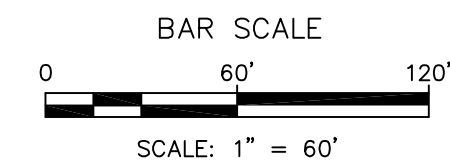
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Preliminary Plat
 for
Tracts H-5A, H-6A, H-6B, H-7A, H-8A and H-9A,
Ventana Square at Ventana Ranch
 Being Comprised of
Tracts H-5 thru H-9
Ventana Square at Ventana Ranch
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2021



Legend

- | | |
|-------------------------------|--|
| N 90°00'00" E (N 90°00'00" E) | MEASURED BEARINGS AND DISTANCES |
| ○ | RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50) |
| ○ | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED |
| □ | CONCRETE |
| ▬ | BLOCK WALL |
| ○ | METAL GATE |
| □ | BOLLARD |
| ○ | LIGHT POLE |
| □ | SIGNAL BOX |
| ○ | TRAFFIC MAST |
| □ | PULL BOX |
| ○ | WATER VALVE |
| ○ | MANHOLE |
| ○ | SIGN |
| —○— | OVERHEAD UTILITY LINE |
| ○ | WATER MANHOLE |
| ○ | WATER METER |
| ○ | FIRE HYDRANT |
| —○— | UNDERGROUND WATER UTILITY LINE (3" PVC, UNLESS MARKED OTHERWISE) |
| —SAS— | UNDERGROUND SANITARY SEWER LINE (8" PVC) |
| —E— | UNDERGROUND ELECTRIC UTILITY LINE |
| —G— | UNDERGROUND GAS UTILITY LINE (2" PE) |
| —FO— | UNDERGROUND FIBER OPTIC UTILITY LINE |
| 5075.50 | SPOT ELEVATION |
| BC 5075.50 | BACK OF CURB ELEVATION |
| FL 5075.50 | FLOW LINE ELEVATION |
| EP 5075.50 | EDGE OF PAVEMENT ELEVATION |
| TA 5075.50 | TOP OF ASPHALT ELEVATION |
| TAC 5075.50 | TOP OF ASPHALT CURB ELEVATION |
| --- | TRACT BOUNDARY LINE |
| --- | ADJOINING BOUNDARY LINE |
| --- | EASEMENT LINES, BOTH EXISTING AND PROPOSED |
| ---○--- | OVERHEAD UTILITY LINE |
| ○ | UTILITY POLE |



APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR _____ DATE _____

OWNER: DIAMOND TAIL REALTY, LLC

BY: THOMAS D. GROWNEY

ITS: MANAGING MEMBER

Thomas D. Growney (May 6, 2021 10:06 PDT)

May 6, 2021

THOMAS D. GROWNEY, MANAGING MEMBER
 DIAMOND TAIL REALTY, LLC

DATE _____

Documents

1. TITLE COMMITMENT FOR TRACT "H-10", PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1903010 AND AN EFFECTIVE DATE OF MAY 2, 2019.
2. PLAT OF RECORD FOR VENTANA SQUARE AT VENTANA RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50.
3. WARRANTY DEED FOR TRACTS "H6-H11", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 9, 2004, IN BOOK A71, PAGE 2892, DOC. NO. 2004002902.
4. WARRANTY DEED FRO TRACT "H5", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2004, IN BOOK A75, PAGE 7110, DOCUMENT NO. 2004047250.

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

General Notes

- EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- TOTAL ACREAGE: 8.7797 ACRES
- SETBACKS: REQUIRED
FRONT: 5 FT. MINIMUM, NO MAXIMUM
SIDE: 0 FT. INTERIOR; 5 FT. STREET SIDE
REAR: 15 FT. MINIMUM, NO MAXIMUM
- THERE IS AN EXISTING STORM DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS ALL EXISTING TRACTS. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- A DRAINAGE PONDING AREA IS LOCATED ON TRACT B, VITTORIA SUBDIVISION AT VENTANA RANCH FILED (1/29/2003, 2003C-21). STORM DRAINAGE FROM SUBJECT TRACTS APPEAR TO DRAIN TO THIS PONDING AREA AS SHOWN HEREON.
- MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0103H.

Drainage Facilities Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED VENTANA SQUARE, TRACTS H-5A, H-6A, H-6B, H-8A, H-10 AND H-11, SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON DECEMBER 23, 2020, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON JANUARY 21, 2021. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W (N 01°15'40" W)	96.43' (95.96)'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E (S 89°43'09" E)	85.48' (85.54)'
L5	S 00°27'29" W (S 00°16'51" W)	60.17' (60.00)'
L6	N 89°41'22" W	24.84'
L7	S 00°13'42" W	62.01' (62.00)'
L8	S 89°43'09" E (S 89°43'09" E)	98.80' (98.80)'
L9	S 45°01'04" E	71.96'
L10	S 00°18'00" W (S 00°16'51" W)	30.00' (30.00)'
L11	S 52°36'41" W	464.69'
L12	N 00°16'51" E (S 00°16'51" E)	14.58' (14.00)'
L13	S 89°43'09" E (S 89°43'09" E)	107.37' (107.46)'
L14	S 00°00'00" E	17.10'
L15	S 89°53'13" W	4.24'
L16	S 00°16'51" W	55.85'
L17	S 00°16'51" W	141.52'
L18	N 89°58'23" E	15.12'
L19	S 00°59'33" E	28.68'
L20	N 89°56'07" W	4.58'
L21	S 01°42'44" E	17.98'
L22	N 89°38'39" W	5.90'
L23	N 89°38'39" W	79.58'
L25	S 00°22'36" W	120.74'
L26	N 00°00'00" E	12.13'
L27	N 45°22'26" E	12.03'
L28	S 89°58'23" W	4.79'
L29	N 89°43'23" W	3.63'
L30	N 00°16'50" E	10.00'
L31	N 89°43'23" W	32.37'
L32	N 04°09'42" W	77.46'
L33	N 89°58'23" E	10.33'

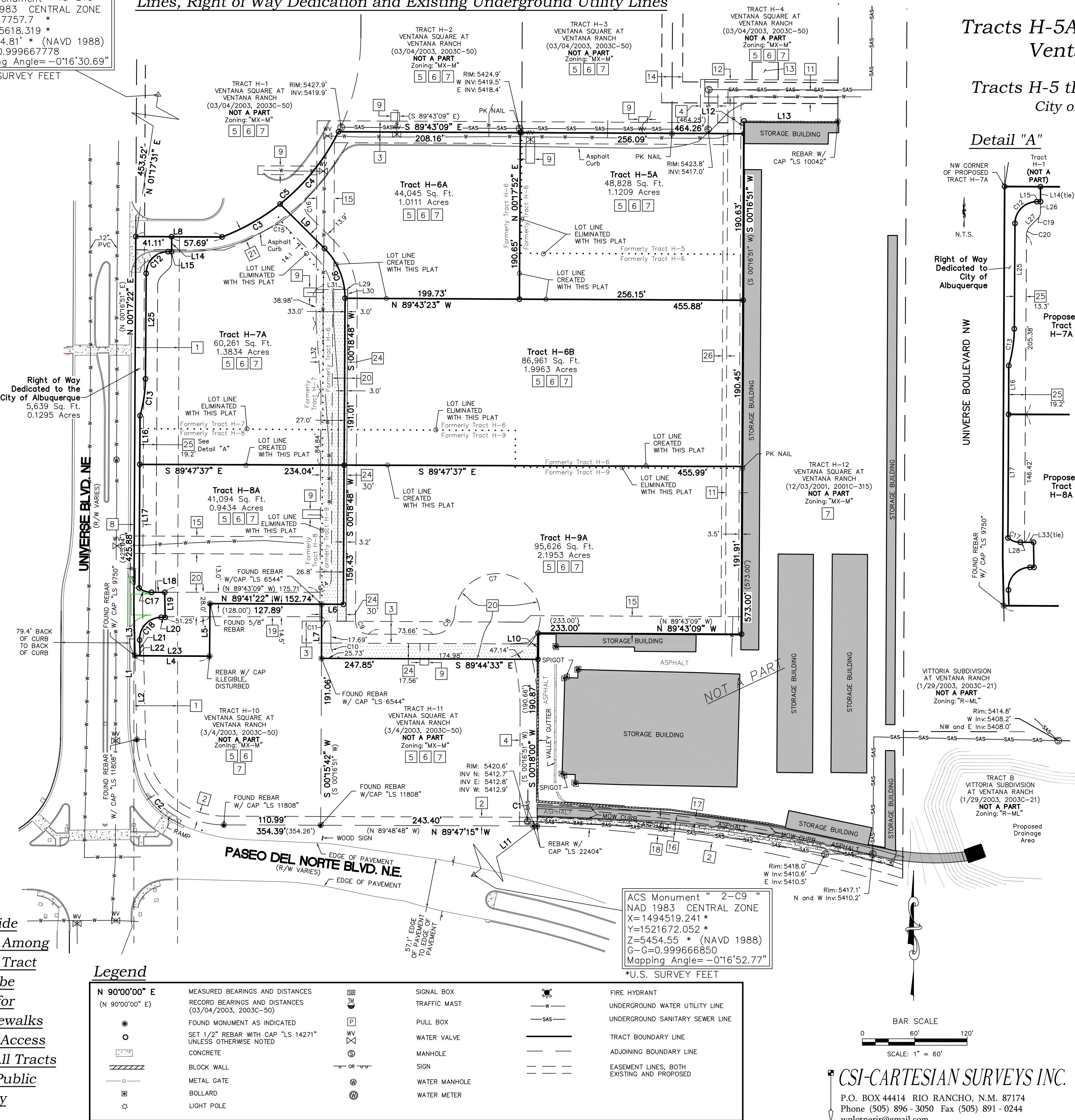
* L24 INTENTIONALLY OMITTED

Note: To Provide Pedestrian Access Among All Tracts, Each Tract Owner Shall be Responsible for Constructing Sidewalks Along the Private Access Easement so that All Tracts can Access the Public Right-of-Way

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES	RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50)	FOUND MONUMENT AS INDICATED	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	CONCRETE	BLOCK WALL	METAL GATE	BOLLARD	LIGHT POLE
[Symbol]	SIGNAL BOX	[Symbol]	TRAFFIC MAST	[Symbol]	PULL BOX	[Symbol]	WATER VALVE	MANHOLE	SIGN
[Symbol]	FIRE HYDRANT	[Symbol]	UNDERGROUND WATER UTILITY LINE	[Symbol]	UNDERGROUND SANITARY SEWER LINE	[Symbol]	TRACT BOUNDARY LINE	ADJOINING BOUNDARY LINE	EASEMENT LINES, BOTH EXISTING AND PROPOSED
[Symbol]	WATER MANHOLE	[Symbol]	WATER METER	[Symbol]					

This Sheet Shows Post-Plat Easements, New and Eliminated Tract Lines, Right of Way Dedication and Existing Underground Utility Lines

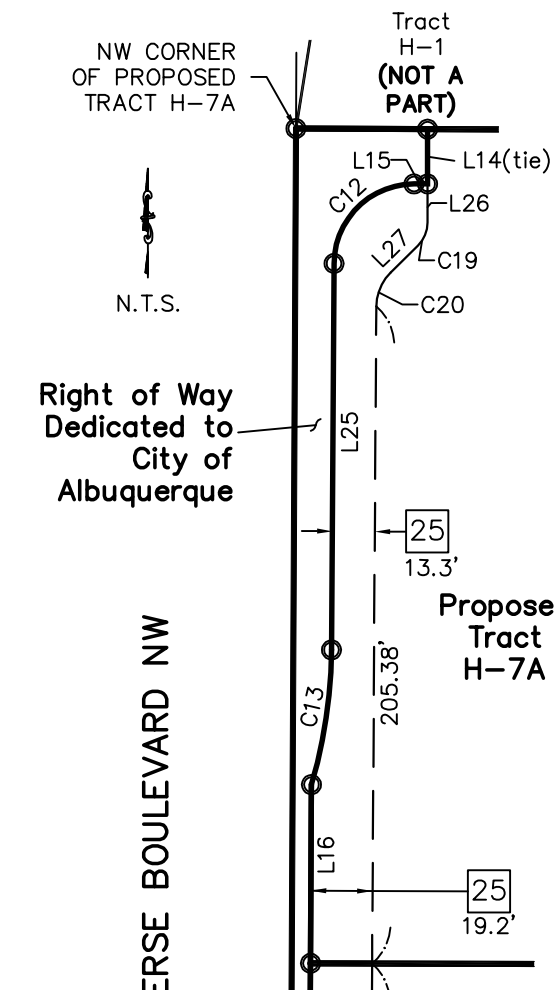


Preliminary Plat

for

**Tracts H-5A, H-6A, H-6B, H-7A, H-8A and H-9A,
Ventana Square at Ventana Ranch
Being Comprised of
Tracts H-5 thru H-9, Ventana Square at Ventana Ranch
City of Albuquerque, Bernalillo County, New Mexico
May 2021**

Detail "A"

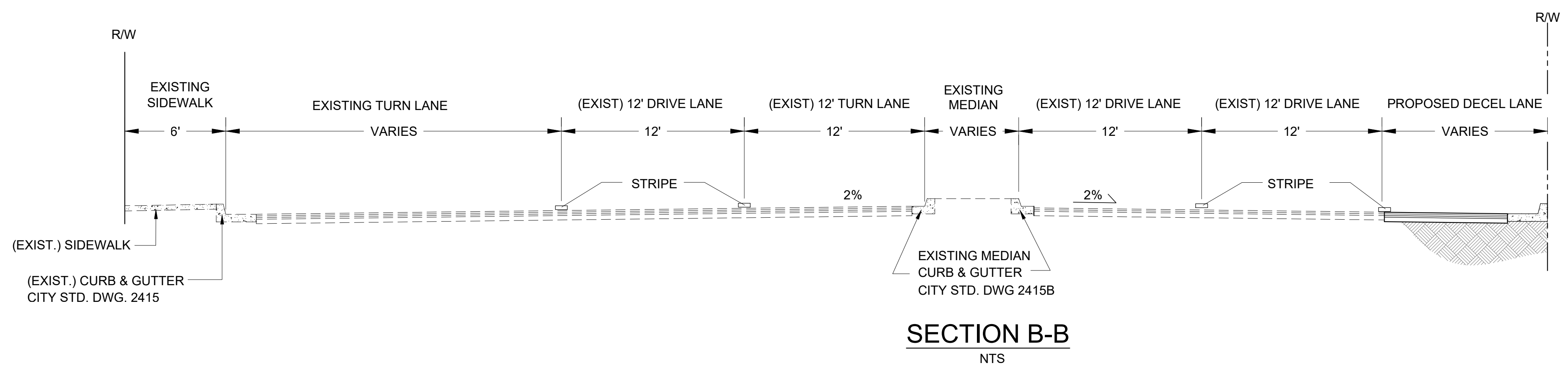
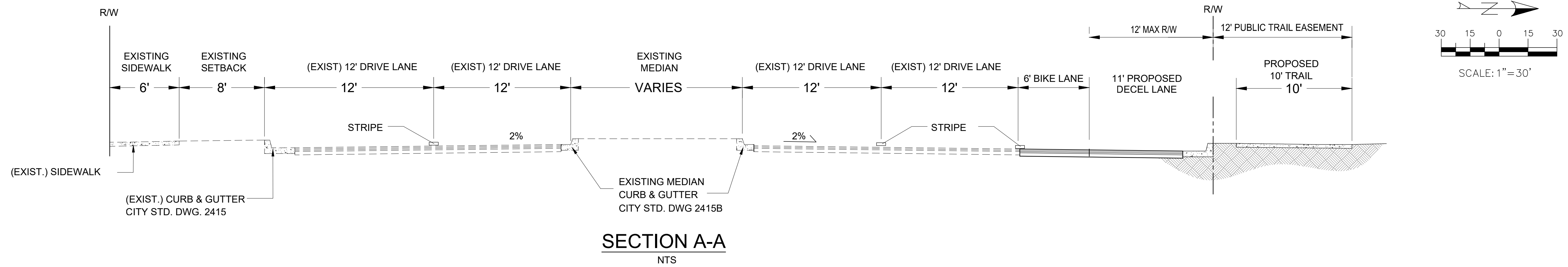
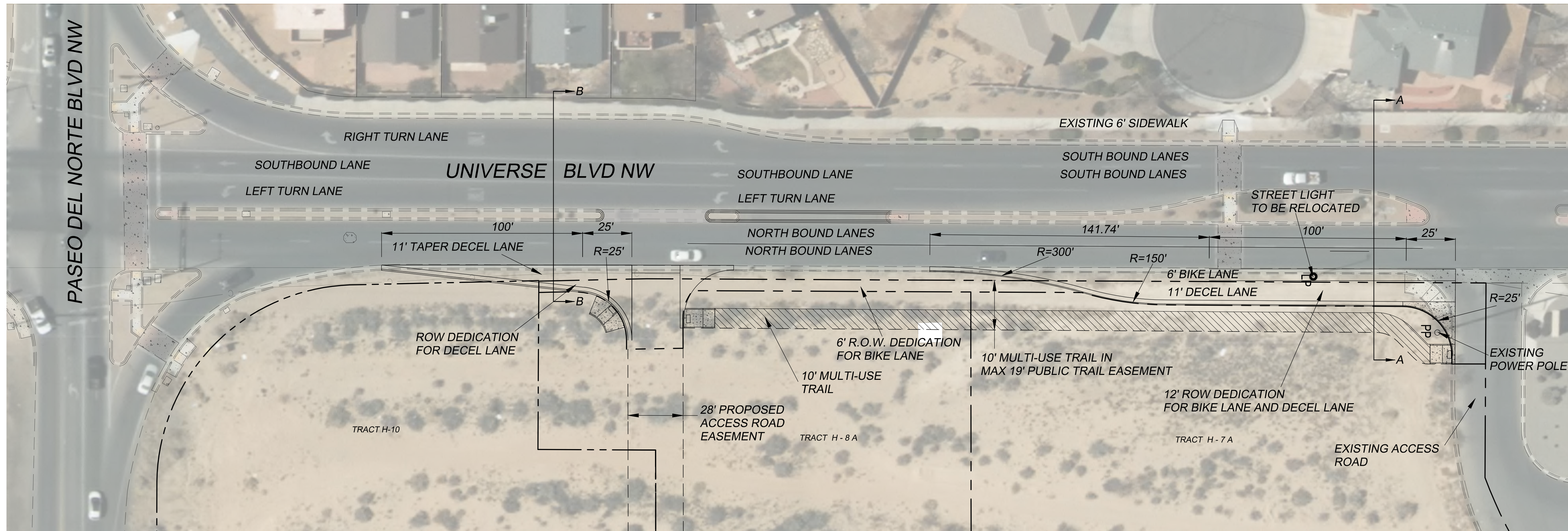


Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32' (4.39')	1578.00' (1578.00')	0°09'25"	4.32'	N 89°42'33" W
C2	154.48' (154.48')	100.00' (100.00')	88°30'43"	139.57'	S 45°31'54" E
C3	76.75'	245.00' (245.00')	17°56'52"	76.43'	N 60°27'59" E
C4	107.31'	245.00' (245.00')	25°05'45"	106.46'	N 38°56'41" E
C5	184.06' (183.92')	245.00' (245.00')	43°02'37"	179.76'	N 47°55'07" E
C6	63.31'	80.00'	45°20'43"	61.67'	N 22°21'22" W
C7	228.86'	49.00'	267°36'09"	70.73'	N 42°50'59" W
C8	37.92'	25.00'	86°54'31"	34.39'	N 46°48'12" E
C9	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C10	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C11	23.65'	15.00'	90°20'02"	21.27'	N 44°51'36" W
C12	39.09'	25.00'	89°34'28"	35.23'	S 45°05'59" W
C13	42.72'	152.98'	16°00'02"	42.58'	N 08°28'22" E
C14	23.47'	15.00'	89°39'58"	21.15'	N 45°08'24" E
C15	20.43'	15.00'	78°02'25"	18.89'	N 84°03'31" W
C16	23.51'	15.00'	89°47'20"	21.17'	S 00°08'39" E
C17	15.35'	20.58'	42°43'45"	15.00'	S 70°36'47" E
C18	40.04'	24.79'	92°32'43"	35.83'	S 43°29'15" W

Easement Notes

- EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- EXISTING 10' P.U.E (12/03/2001, 2001C-315)
- EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
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- EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- INTENTIONALLY OMITTED
- EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 20' SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
- EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
- REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- EXISTING 25' DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 5' PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-35)
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, GRANTED BY DOCUMENT (_____/_____/_____) DOC. NO. (_____)
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS.
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS (_____)
- PUBLIC MULTI-USE TRAIL EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "A".
- ADDITIONAL 5' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com



Thompson Engineering Consultants, Inc.

 P.O. BOX 65760

 ALBUQUERQUE, NM 87193

 PHONE: (505) 271-2199

 FAX: (505) 830-9248

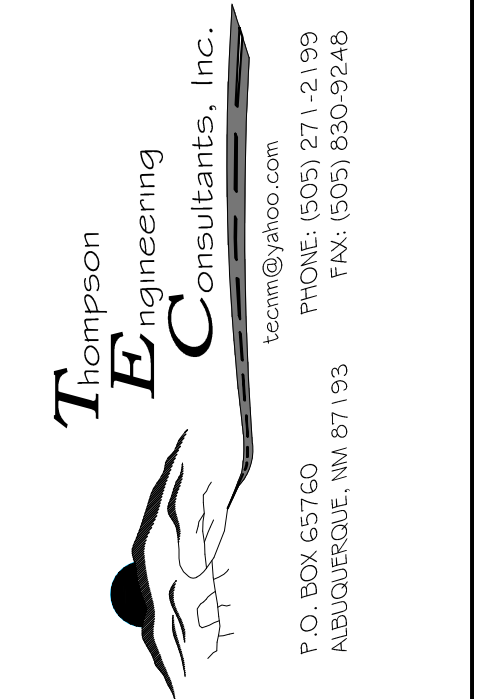
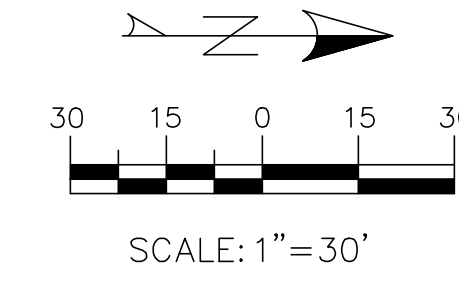
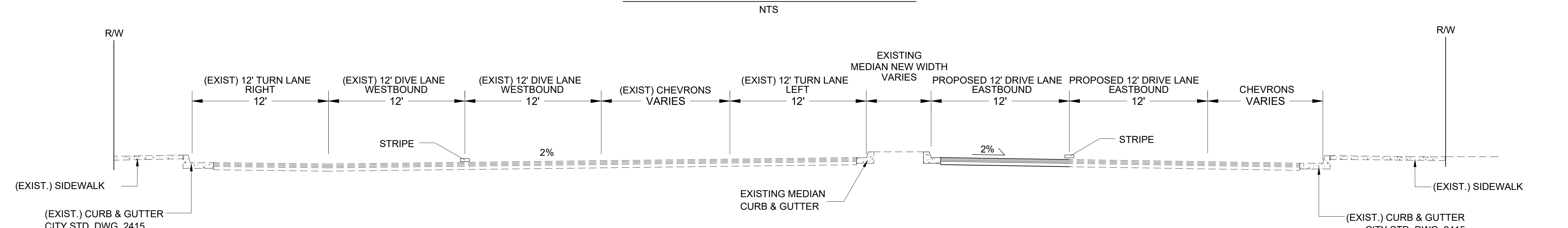
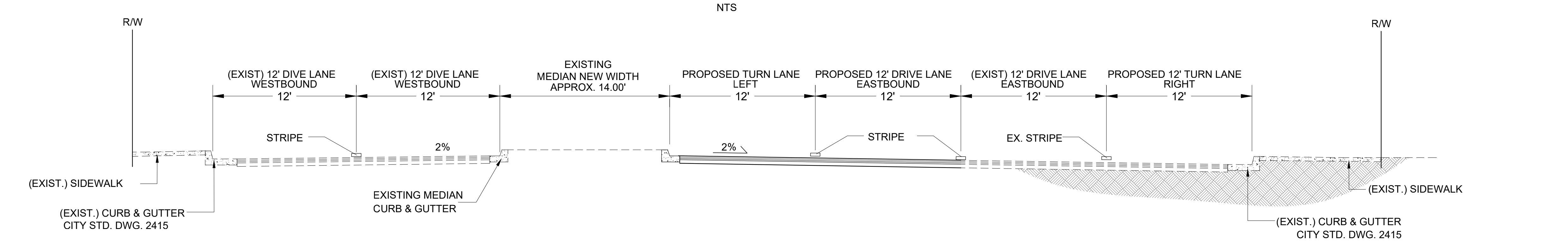
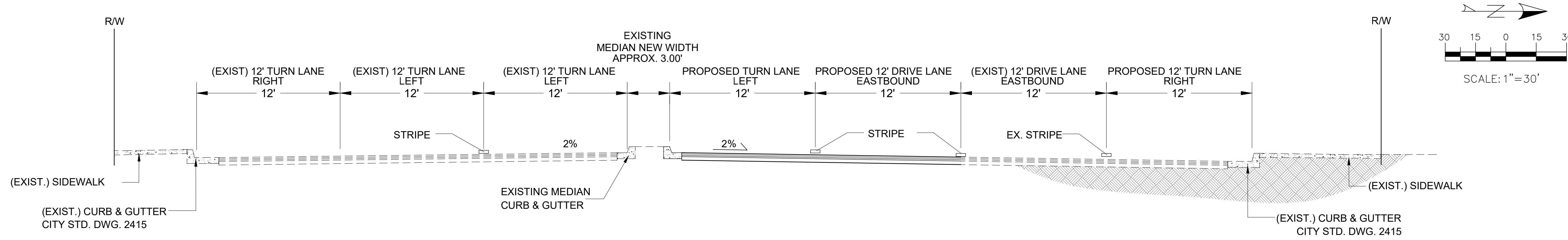
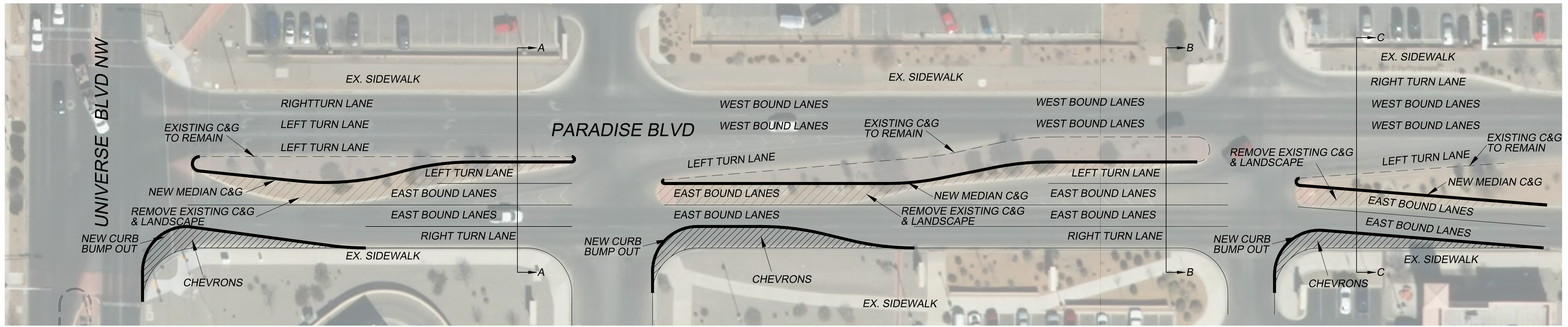
 tec@thompson-engineering.com

NO.	REVISION	BY	DATE
PROJECT:	DRAWN BY: BLN		
DATE:	CHECKED BY:		
HORIZ. SCALE:	APPROVED BY:		
VERT. SCALE:	FILE:		

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VENTANA SQUARE
 UNIVERSE BLVD
 DECEL LANE SECTIONS

CITY/COUNTY REVIEW	DEPARTMENT	SIGN-OFF	DATE
	WASTEWATER MGMT. DIV.		
	WATER SERVICES		
	SUBDIVISION ENG.		
	STREETS		
TRAFFIC	FOR CITY/COUNTY USE ONLY		



NO.	REVISION	DATE	BY
PROJECT:	DATE:	DRAWN BY: BLN	CHECKED BY:
HORIZ. SCALE:	APPROVED BY:	FILE:	
VERT. SCALE:			

VENTANA SQUARE
PARADISE BLVD
DECEL LANE SECTIONS

CITY/COUNTY REVIEW	DATE
DEPARTMENT	SIGN-OFF
WASTEWATER MGMT. DIV.	
WATER SERVICES	
SUBDIVISION ENG.	
STREETS	
TRAFFIC	
FOR CITY/COUNTY USE ONLY	

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2020-004024
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, AND H-9A, VENTANA SQUARE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, AND H-9A, VENTANA SQUARE AT VENTANA RANCH
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		11' WIDE	100' DECELERATION LANE WITH 142' TRANSITION	UNIVERSE BLVD.	NORTH ACCESS	265' SOUTH	/	/	/
		6' WIDE	BIKE LANE	UNIVERSE BLVD.	NORTH ACCESS	200' SOUTH	/	/	/
		6' WIDE	BIKE LANE PROCEDURE C	UNIVERSE BLVD.	200' SOUTH OF NORTH ACCESS	TRACT H-8A SOUTH PROP. LINE	/	/	/
		11' WIDE	100' TAPERED DECELERATION LANE	UNIVERSE BLVD.	SOUTH ACCESS	125' SOUTH	/	/	/
		11' WIDE	100' LEFT TURN BAY EXTENSION AT MEDIAN	UNIVERSE BLVD.	SOUTH ACCESS	100' NORTH	/	/	/
		28' WIDE	FULL ACCESS DRIVEWAY	UNIVERSE BLVD. 45' NORTH OF TRACT H-8A SOUTH PROP. LINE			/	/	/
		10' WIDE	ASPHALT MULTI-PURPOSE TRAIL	TRACTS H-7A & H-8A 19' TRAIL EASEMENT	NORTH ACCESS	SOUTH ACCESS	/	/	/
		28' WIDE	PRIVATE ACCESS ROAD	TRACT H-8A/H-10 PROPERTY LINE	UNIVERSE BLVD.	TRACT H-8A/H-9A PROPERTY LINE	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		28' WIDE	PRIVATE ACCESS ROAD	TRACT H-6A/H-7A, TRACT H-6B/H-7A TRACT H-8A/H-9A PROPERTY LINE	NORTH ENTRANCE AT TRACT H-6A/H-7A PROPERTY LINE	TRACT H-11 NORTH PROPERTY LINE	/	/	/
		28' WIDE	PRIVATE ACCESS ROAD	TRACT H-9A SOUTH PROPERTY LINE	TRACT H-10	TRACT H-12	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING, REMOVE & REPLACE 220 LF MEDIAN CURB	PARADISE BLVD.	UNIVERSE BLVD.	FIRST MEDIAN BREAK SOUTH	/	/	/
		11' WIDE	100' DECELERATION LANE WITH 84' TRANSITION WITH CURB BUMPOUT	PARADISE BLVD.	UNIVERSE BLVD.	ENTRANCE AT TRACT H-1/H-2 PROPERTY LINE	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING, REMOVE & REPLACE 300 LF MEDIAN CURB	PARADISE BLVD.	FIRST MEDIAN BREAK SOUTH	SECOND MEDIAN BREAK SOUTH	/	/	/
		11' WIDE	100' DECELERATION LANE WITH 84' TRANSITION WITH CURB BUMPOUT	PARADISE BLVD.	ENTRANCE AT TRACT H-1/H-2 PROPERTY LINE	ENTRANCE AT TRACT H-4/H-12 PROPERTY LINE	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING, REMOVE & REPLACE 150 LF MEDIAN CURB	PARADISE BLVD.	SECOND MEDIAN BREAK SOUTH	150' EAST	/	/	/
		11' WIDE	150' TAPER TRANSITION LANE WITH CURB BUMPOUT	PARADISE BLVD.	ENTRANCE AT TRACT H-4/H-12 PROPERTY LINE	150' EAST	/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	TRACT H-9A	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	TRACT H-9A SOUTH PROP. LINE	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-11 EAST PROP. LINE	EXISTING 8" SAS SE CORNER OF TRACT H-11	NE CORNER OF TRACT H-11	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-9A SOUTH PROP. LINE	SE CORNER OF TRACT H-9A/ H-11	WEST PROP. LINE AT TRACT H-8A	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-8A EAST PROP. LINE	SE CORNER OF TRACT H-8A	NE CORNER OF TRACT H-8A	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-7A EAST PROP. LINE	SE CORNER OF TRACT H-7A	150' NORTH	/	/	/
		10' WIDE	RECTANGULAR CONCRETE CHANNEL	TRACT H-12 SOUTH PROP. LINE	TRACT H-12 WEST PROP. LINE	RETENTION POND TRACT B, VITTORIA SUBDIVISION	/	/	/
		2.13 AC-FT	EXCAVATE EXISTING RETENTION POND FROM 5.12 AC-FT TO 7.25 AC-FT	TRACT B, VITTORIA SUBDIVISION			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.


1 _____

2 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DAVID B. THOMPSON, P.E.
NAME (print)

THOMPSON ENGR. CONS., INC.
FIRM

 5/6/2021
SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER