

PUBLIC IMPROVEMENT PLANS  
FOR  
LADERA BOULEVARD  
ALBUQUERQUE, NEW MEXICO

JUNE 2006

PREPARED FOR:  
GSL PROPERTIES  
2164 SW PARK PLACE  
PORTLAND, OR 97205

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

INDEX TO DRAWINGS

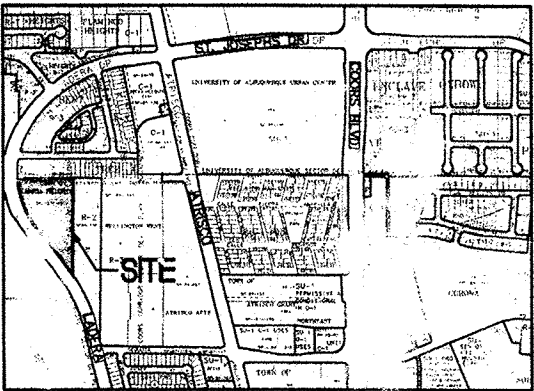
SHEET NO.	TITLE
1	COVER SHEET
2	PLAT
3	GRADING & DRAINAGE PLAN
4	LADERA BLVD STA 10+00.00 TO STA 14+00.00
5	LADERA BLVD STA 14+00.00 TO END

FOR INFORMATION ONLY

As-builts and Closeout package not submitted.  
Construction verified by aerial imagery.

By: Jim Roeder Date: 12-30-2019

VICINITY MAP #G-11



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- 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. 7.
- 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.
- TRAFFIC CONTROL: FIVE (5) 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 (924-3400) 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.
- 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.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL 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.
- 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.
- PROPOSED WATERLINE MATERIALS SHALL EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6" - ) OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6" - 16").
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE WATER SYSTEM DIVISION (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITY. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- 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.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS, AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

DRB NO. 1003382

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates

128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632

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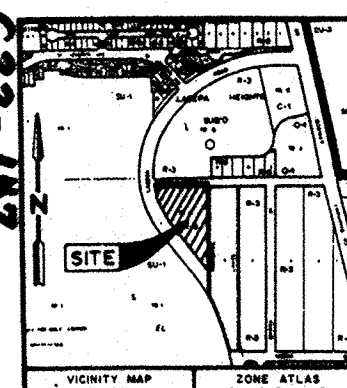
REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****				
		DRC Chelston		7/27/06	APPROVED FOR CONSTRUCTION				
		Transportation		7/27/06					
		Water/Wastewater		7/27/06					
		Hydrology		7/27/06					
		Constr. Mngmt.		7/27/06					
		Constr. Coord.							
		City Project No.			775681		Sheet 1 Of 5		

C32-147

C32-147

C32-147

C32-147



SP-11-17-1298

87-5755  
87-5755

CORRECTED  
REPLAT

OF

TRACT A, LADERA HEIGHTS SUBDIVISION

TOGETHER WITH

TRACT C-1-A, TOWN OF ATRISCO GRANT

(NOW COMPRISING TRACT A-1)

LADERA HEIGHTS SUBDIVISION

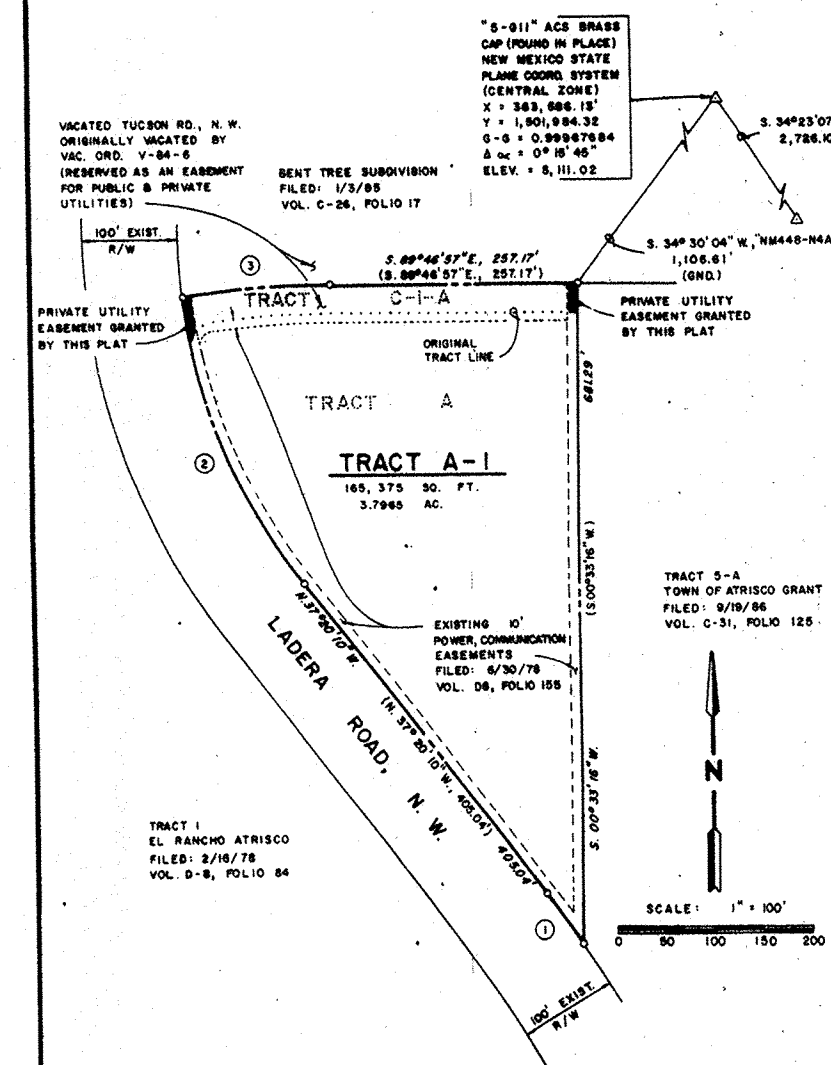
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 1986

State of New Mexico }  
County of Bernalillo } SS  
This instrument was filed for record on  
JAN 19 1987  
At the County Clerk's Office  
of Bernalillo County, New Mexico  
By: \_\_\_\_\_  
County Clerk & Deputy Clerk

By: \_\_\_\_\_  
City of Albuquerque  
Water and Sanitary Sewer Service to Tract  
A-1 must be verified and coordinated with  
the Public Works Department, City of  
Albuquerque, via a request for a water and  
sanitary sewer availability statement.

\* CORRECT S.P. NUMBER



CURVE	RADIUS	DELTA	ARC	CHORD (Bearing & Length)
1	1,243.32'	02° 57' 51"	63.01'	N. 35° 53' 01" W., 63.00'
2	616.20'	30° 12' 54"	325.30'	N. 22° 12' 11" W., 321.73'
3	1,000.00'	08° 49' 33"	136.14'	N. 83° 48' 04" E., 133.99'

- NOTES:
- Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "L.S. 4078".
  - Bearings shown are New Mexico State Plane Grid Bearings (Central Zone) also shown on "LADERA HEIGHTS SUBDIVISION being a replat of College Park Addition - Unit 1, and College Park South" plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on June 30, 1978, in Volume D-8, Folio 155.
  - Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
  - Distances are ground distances.
  - Total Area = 165,376 square feet (3.7965 acres).
  - Ground to grid +0.9996765.

- PRIVATE UTILITY EASEMENTS:
- PRIVATE UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are granted for the common and joint use of:
- The Public Service Company of New Mexico for the installation, maintenance, and service of all overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
  - Mountain Bell for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and clewings.
  - Japan Interchange for the installation, maintenance, and service of all overhead and underground lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Plat & Survey By:  
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: Tract A, Ladera Heights Subdivision together with Tract C-1-A, Town of Atrisco Grant; as said Tract A is shown and designated on "LADERA HEIGHTS SUBDIVISION being a Replat of College Park Addition-Unit 2, Summary Replat of College Park-Unit 1, and College Park South, May, 1978", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on June 30, 1978, in Volume D-8, Folio 155, and as said Tract C-1-A is shown and designated on "Replat of Unplatted Tract 5 within the TOWN OF ATRISCO GRANT situate in Proj. Section-2, T:10 N; R. 2 E., N.M.P.M., together with Tract C-1, WELLINGTON WEST, Albuquerque, Bernalillo County, New Mexico, August, 1986" plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on September 19, 1986, in Volume C-31, Folio 125, (Now Comprising Tract A-1, LADERA HEIGHTS SUBDIVISION); do hereby consent to the redimension shown; in the manner hereon shown; and grant any easement shown (for the purpose shown and noted), and including right of ingress and egress for construction, installation, and maintenance of service lines, and the right to trim interfering trees and shrubs; and hereby certify that this redimension is their free act and deed.

C.P.S. ASSOCIATES,  
A NEW MEXICO PARTNERSHIP:

Timothy Smith  
1200 S. Puerto Dr.  
Gallup, NM 87301

Fred Sanchez, Jr.  
607 East Logan  
Gallup, NM 87301

G. Wm. Petranovich  
1504 Linda Dr.  
Gallup, NM 87301

NOTARY:  
STATE OF New Mexico } SS  
COUNTY OF McKinley }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 25 day of December, 1986.

My Commission Expires: 8-2-87  
Bruce Nanting  
Notary Public

SURVEYOR'S CERTIFICATE

I, Fred Sanchez, a duly qualified land surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, shows all easements made known to me by the owner, utility companies or other parties expressing an interest and that the survey meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Fred Sanchez  
FRED SANCHEZ, N.M.L.S. NO 4078

NOTARY:  
STATE OF New Mexico } SS  
COUNTY OF Bernalillo }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 10 day of November, 1986.

My Commission Expires: 8-2-87  
Urbano J. Villacres  
Notary Public

Subdivision Plat No. SP-87-15  
DRS Case No. DRS-86-767  
Zone Atlas Map No. G-10-11

Date 1-15-87  
A.M.A.F.C.A. Date

Date 1-15-87  
City Engineer Date

Date 1-15-87  
City Engineer Date

Date 1-15-87  
City Engineer Date

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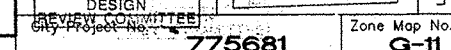
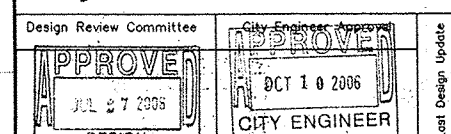
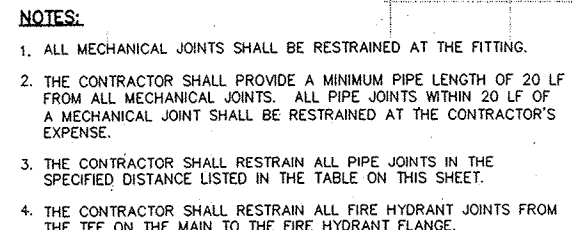
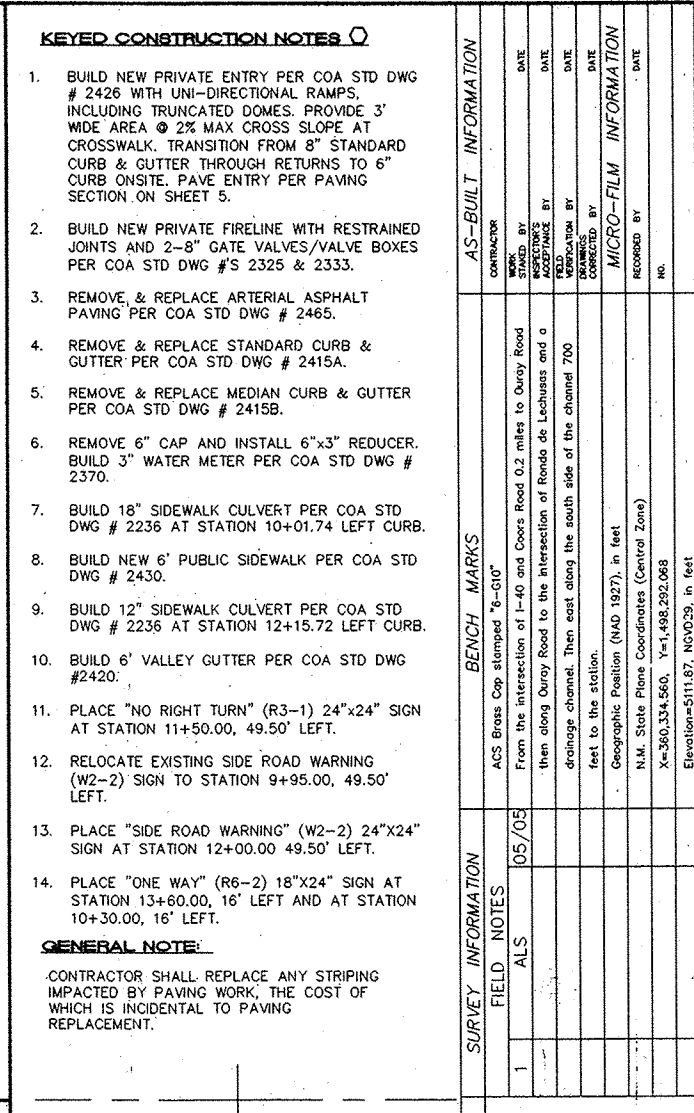
Date 1-15-87  
City Engineer Date

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City Engineer Date





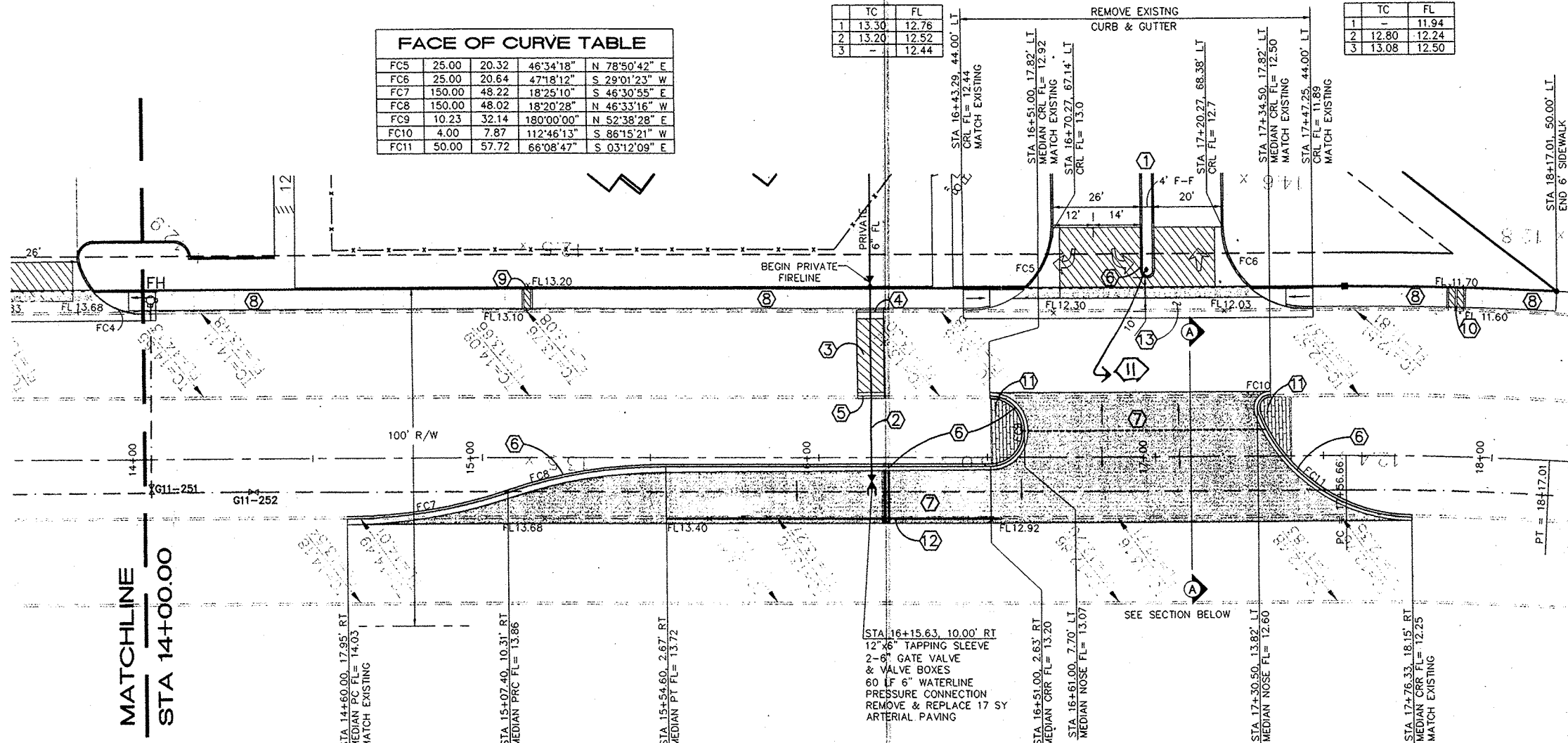


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FACE OF CURVE TABLE					
FC5	25.00	20.32	46°34'18"	N 78°50'42" E	
FC6	25.00	20.64	47°18'12"	S 29°01'23" W	
FC7	150.00	48.22	18°25'10"	S 46°30'55" E	
FC8	150.00	48.02	18°20'28"	N 46°33'16" W	
FC9	10.23	32.14	180°00'00"	N 52°38'28" E	
FC10	4.00	7.87	112°46'13"	S 86°15'21" W	
FC11	50.00	57.72	66°08'47"	S 03°12'09" E	

	TC	FL
1	13.30	12.76
2	13.20	12.52
3	-	12.44

	TC	FL
1	-	11.94
2	12.80	12.24
3	13.08	12.50



# LADERA BLVD

SCALES:  
1"=20' HOR.  
1"=5' VERT.

## KEYED CONSTRUCTION NOTES

- BUILD NEW PRIVATE ENTRY PER COA STD DWG # 2426 WITH UNI-DIRECTIONAL RAMPS, INCLUDING TRUNCATED DOMES. PROVIDE 3' WIDE AREA @ 2% MAX CROSS SLOPE AT CROSSWALK. TRANSITION FROM 8" STANDARD CURB & GUTTER THROUGH RETURNS TO 6" CURB ON SITE. PAVE ENTRY PER PAVING SECTION ON SHEET 5.
- BUILD NEW PRIVATE FIRELINE WITH RESTRAINED JOINTS AND 2-6" GATE VALVES/VALVE BOXES PER COA STD DWG #S 2325 & 2313. (3' BURY)
- REMOVE & REPLACE ASPHALT PAVING PER COA STD DWG #2465 (ARTERIAL).
- REMOVE & REPLACE STANDARD CURB & GUTTER PER COA STD DWG # 2415A.
- REMOVE & REPLACE MEDIAN CURB & GUTTER PER COA STD DWG # 2415B.
- BUILD NEW MEDIAN CURB PER COA STD DWG # 2415B.
- NEW ARTERIAL PAVING PER DETAIL BELOW.
- NEW 6" PUBLIC SIDEWALK PER COA STD DWG # 2430.
- BUILD 12" SIDEWALK CULVERT PER COA STD DWG # 2236 AT STATION 15+13.83 LEFT CURB.
- BUILD 2-18" SIDEWALK CULVERTS PER COA STD DWG #2236 AT STATION 17+88.44 LEFT CURB.
- INSTALL NEW CONCRETE MEDIAN PAVING PER COA STD DWG #2408 AND #2502. PAINT MEDIAN NOSE (10' BACK) YELLOW.
- INSTALL 100 LF 4" WIDE SOLID WHITE STRIPE.
- BUILD 6" VALLEY GUTTER PER COA STD DWG #2420.

## GENERAL NOTE

CONTRACTOR SHALL REPLACE ANY STRIPING IMPACTED BY PAVING WORK, THE COST OF WHICH IS INCIDENTAL TO PAVING REPLACEMENT.

## LEGEND

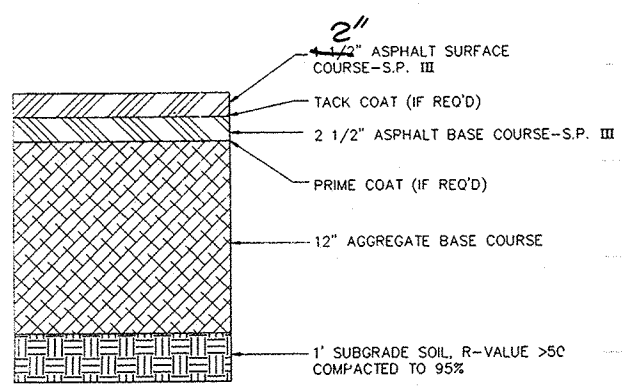
- 3' WIDE ADA CROSSWALK
- EXISTING FIRE HYDRANT

Elevation Datum: NGVD 29

EXISTING MEDIAN CURB TO BE REMOVED & DISPOSED

## MEDIAN CROSS SECTION A-A

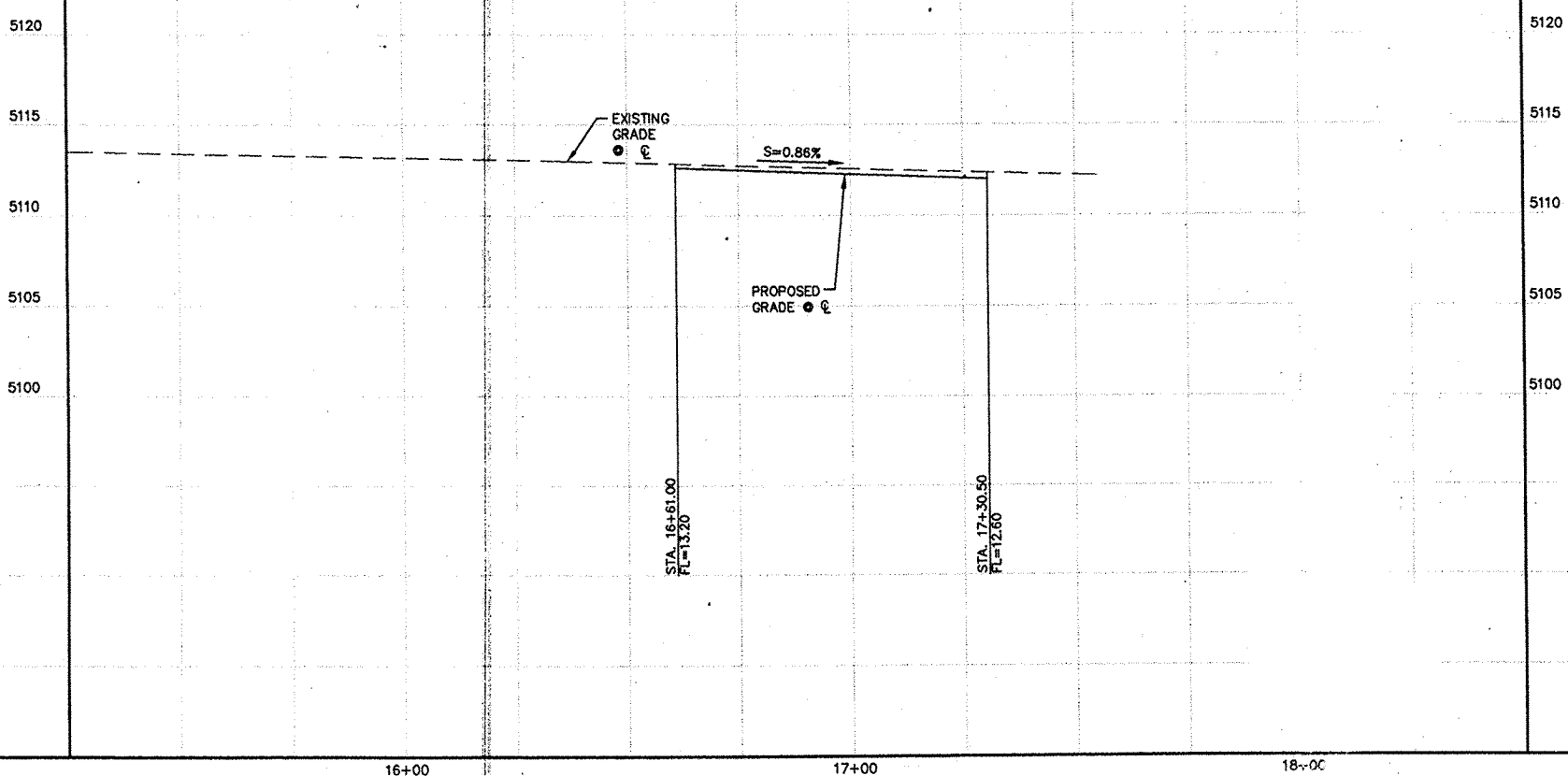
SCALE 1"=10'



(PAVING SECTION PER CPN 2434)

## PAVING SECTION

NTS



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632  
1451PVI.DWG

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: **LADERA BOULEVARD  
LADERA BLVD  
STA 14+00.00 TO END**

Design Review Committee	City Engineer Approval
<b>APPROVE</b>	<b>APPROVE</b>
DESIGN REVIEW COMMITTEE	CITY ENGINEER

City Project No.	Zone Map No.	Sheet	Of
775681	G-11	5	5

AS-BUILT INFORMATION			
CONTRACTOR	DATE	DATE	DATE
WORK	DATE	DATE	DATE
STANDARD	DATE	DATE	DATE
ADJUSTMENT	DATE	DATE	DATE
REVISION	DATE	DATE	DATE
BY	DATE	DATE	DATE
NO.	DATE	DATE	DATE
REVISIONS	DATE	DATE	DATE
DESIGN	DATE	DATE	DATE
DESIGNED BY	DATE	DATE	DATE
DRAWN BY	DATE	DATE	DATE
CHECKED BY	DATE	DATE	DATE

SCOTT M. MCCLELLAN  
NEW MEXICO  
10519  
Professional Engineer  
6/28/06