



**Planning Department
Transportation Development Services**

December 31, 2014

Justin Schara and Jeff Mortensen, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: NW Diagnostic Center @Chaparral Elementary School,
6450 Western Trail NW
Traffic Circulation Layout for Phase 2 Only (5 new portable buildings)
Engineer's/Architect's Stamp dated 12-18-14 (F10-D005)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 12-24-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Because Sheet 5 looks like it contains the majority of the information needed to approve a TCL layout, use this as the overall TCL plan to be stamped. Please include the vicinity map on this sheet, too, and include "Traffic Circulation Layout" within the title of the sheet.
2. Please show parking calculations on this sheet with the number of parking spaces required by zoning code. Include existing and proposed parking spaces for the entire APS Facility.
3. Label the square footage of each of the new portable buildings.
4. Please identify all doors entrances for the new portable building since they influence the pedestrian circulation on-site.
5. Please list the width and length for all parking spaces within the water and sewer easement. The handicap accessible spaces must be a minimum of 8.5 feet in width, and the van access aisle must be a minimum of 8 feet wide.
6. Include a detail for the ADA van accessible sign. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
7. Indicate that the words **"NO PARKING"** within the van accessible aisles shall be at least one foot high and at least two inches wide. (66-1-4.1.B NMSA 1978)

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

8. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to all of the building entrances. Please clearly show this pathway and provide language showing that it shall be a 2% maximum required cross-slope. Label the required dimensions for asphalt walkways between buildings, using a minimum dimension of 6 feet when providing ADA access to door entrances.
9. For all keyed note call-outs on the TCL Layout (Sheet 5) referring to details on Sheet 6, call out the exact number of the detail to be clear.
10. Some of the new parking spaces are within the ABCWUA 30-foot easement along with the existing parking spaces. Do you have existing easement language that you can provide in your next submittal indicating that it is acceptable to build parking spaces within the easement? If not, an agreement with the ABCWUA needs to be arranged. Contact Kris Cadena of the ABCWUA (924-3988).

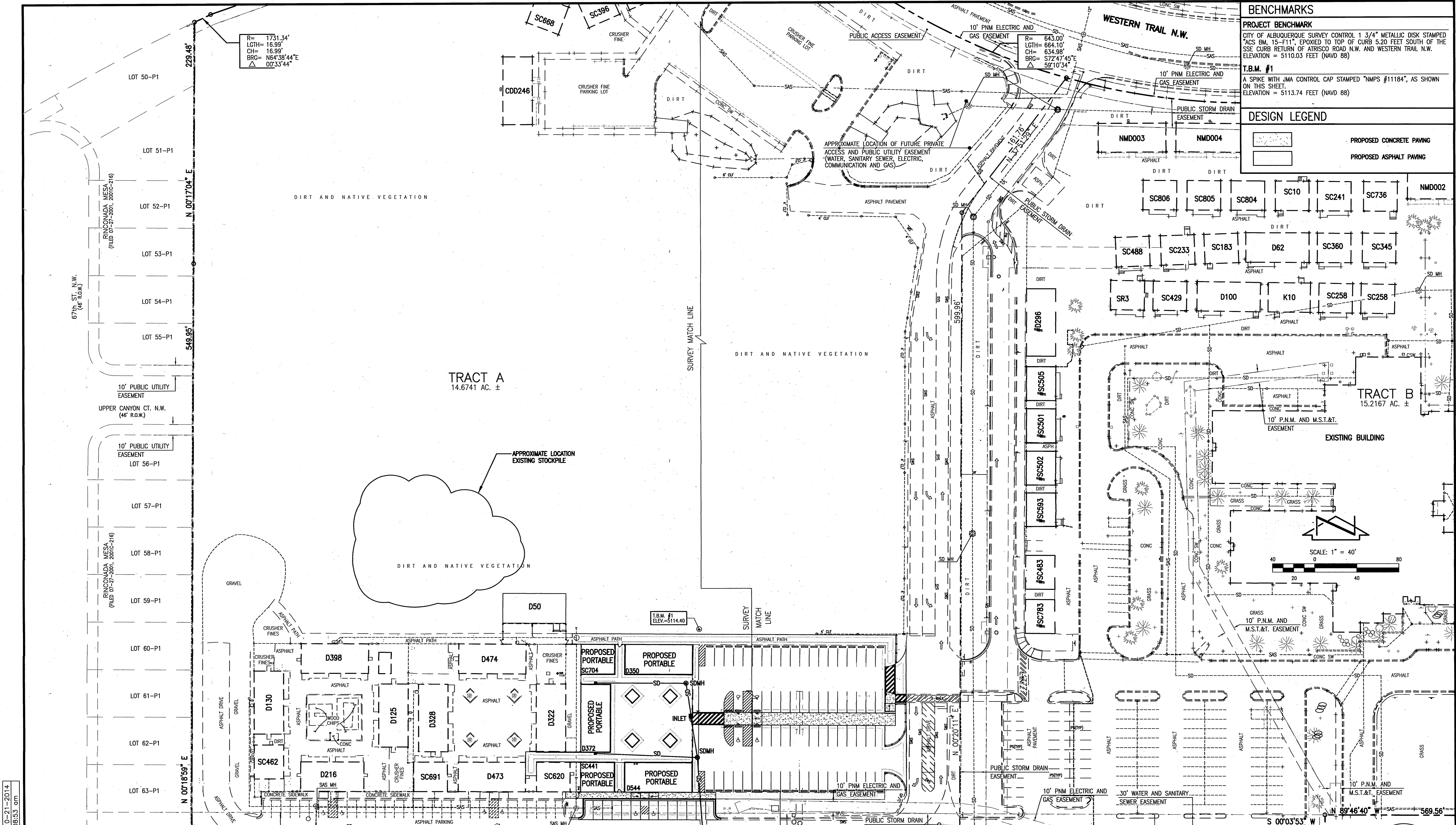
Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,



Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



BENCHMARKS
PROJECT BENCHMARK
 CITY OF ALBUQUERQUE SURVEY CONTROL 1 3/4" METALLIC DISK STAMPED "ACS BM, 15-F11", EPOXIED TO TOP OF CURB 5.20 FEET SOUTH OF THE SSE CURB RETURN OF ATRISCO ROAD N.W. AND WESTERN TRAIL N.W. ELEVATION = 5110.03 FEET (NAVD 88)
T.B.M. #1
 A SPIKE WITH JMA CONTROL CAP STAMPED "NMP5 #11184", AS SHOWN ON THIS SHEET. ELEVATION = 5113.74 FEET (NAVD 88)

DESIGN LEGEND

	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING

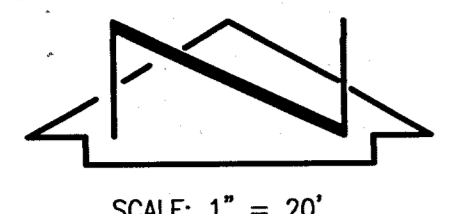
SURVEY NOTE
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HIGH MESA Consulting Group
 6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

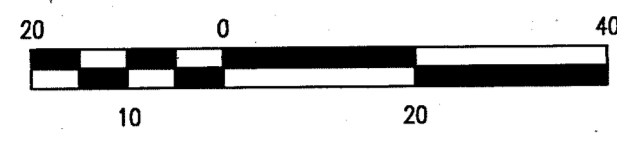
OVERALL PLAN (FOR ORIENTATION)
NORTHWEST DIAGNOSTIC CENTER - PHASE 2
CHAPARRAL ELEMENTARY SCHOOL
6450 WESTERN TRAIL NW

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
J.D.S.				2013.186.5
DRAWN BY				DATE
J.Y.R./J.D.S.				12-2014
APPROVED BY				SHEET
J.G.M.				2 OF 15

12-18-2014
 JEFFREY G. MORTENSEN
 NEW MEXICO
 1547
 PROFESSIONAL ENGINEER



SCALE: 1" = 20'



- ### DEMOLITION KEYED NOTES
- 1 NEATLY SAWCUT EXISTING ASPHALT PAVING
 - 2 REMOVE AND DISPOSE OF EXISTING ASPHALT PAVING
 - 3 NEATLY SAWCUT EXISTING CURB AND GUTTER
 - 4 REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER
 - 5 REMOVE AND STORE EXISTING WHEEL STOPS
 - 6 REMOVE AND RETURN EXISTING SIGN & POST
 - 7 REMOVE AND RETURN EXISTING BOLLARD
 - 8 REMOVE AND RETURN EXISTING 4" CHAIN LINK FENCE
 - 9 REMOVE AND RETURN METAL LANDING & RAMP
 - 10 EXISTING ASPHALT PAVING TO REMAIN
 - 11 EXISTING CURB AND GUTTER TO REMAIN
 - 12 EXISTING METAL LIGHT POLE TO REMAIN
 - 13 EXISTING SAS MANHOLE TO REMAIN
 - 14 EXISTING GAS METER, PRESSURE REGULATOR AND STEEL GUARD POSTS TO REMAIN
 - 15 EXISTING CHAIN LINK FENCE TO REMAIN
 - 16 DISCONNECT ALL EXISTING UTILITIES, REMOVE AND DISPOSE OF ALL UTILITIES BACK TO POINT OF CONNECTION; REMOVE AND RETURN EXISTING LANDINGS, RAMP AND STAIRS; REMOVE AND RELOCATE OFFSITE EXIST. PORTABLE CLASSROOM BLDG.; REMOVE AND DISPOSE OF EXISTING FOUNDATION PIERS
 - 17 REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK
 - 18 REMOVE AND STOCKPILE EXISTING GRAVEL ONSITE FOR USE AS STRUCTURAL FILL AND/OR BASE COURSE FOR NEW PAVING
 - 19 OBLITERATE EXISTING WHITE TRAFFIC STRIPING VIA SAND BLASTING OR WATER BLASTING
 - 20 REMOVE AND SALVAGE EXISTING POST AND CABLE FENCE
 - 21 END REMOVAL OF POST AND CABLE FENCE
 - 22 EXISTING RISER RACK TO REMAIN
 - 23 EXISTING PAVEMENT MARKINGS TO REMAIN

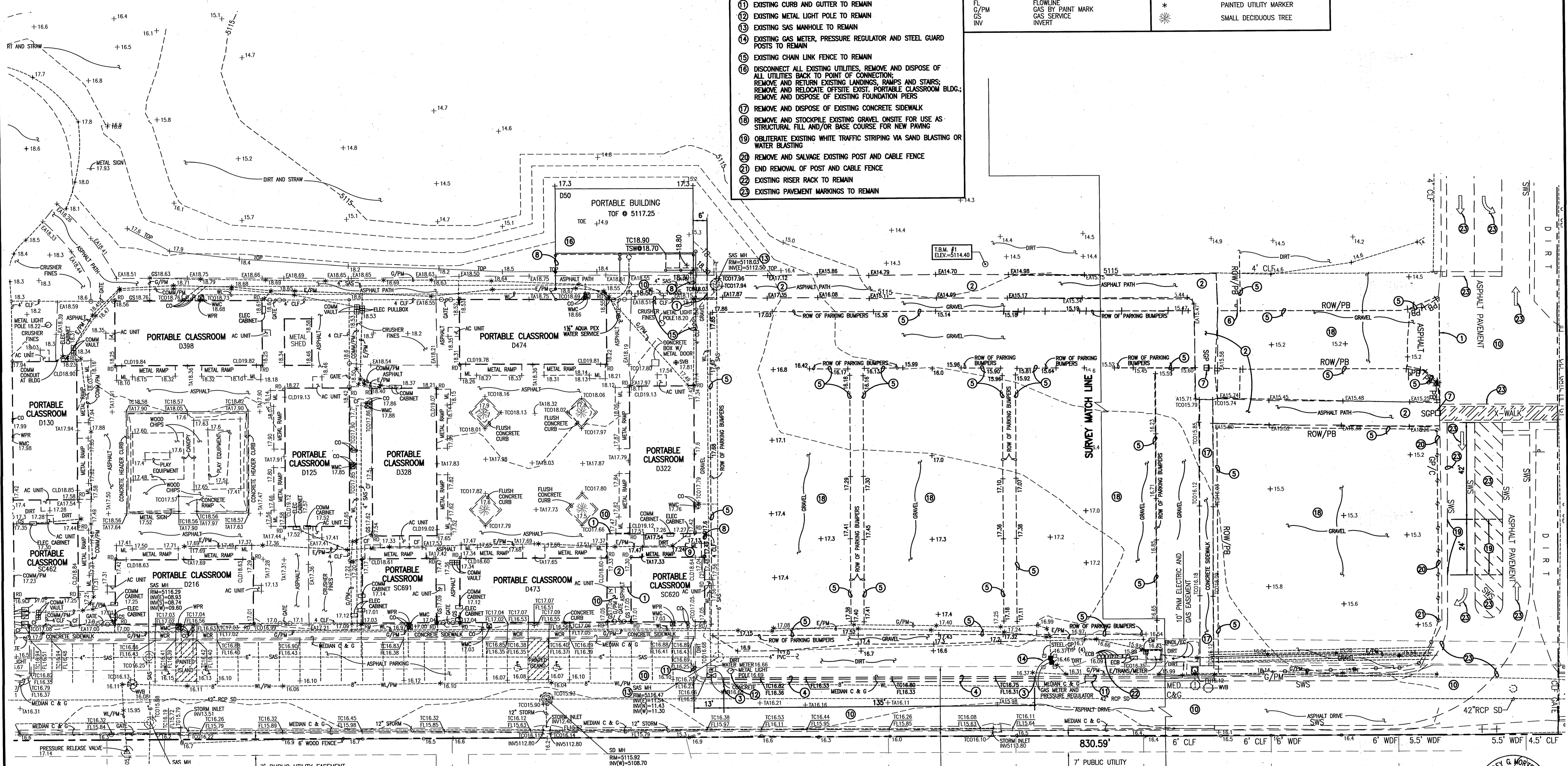
LEGEND:

AC	AIR CONDITIONING	MH	MANHOLE
BLDG	BUILDING	ML	METAL LANDING
BNL/EC	BUNDLES OF EXISTING CONDUITS	RD	ROOF DRAIN
C & G	CURB AND GUTTER	SAS	SANITARY SEWER
CF	CRUSHER FINES	SVB	SPRINKLER VALVE BOX
CLD	CENTERLINE DOOR	TA	TOP OF ASPHALT
CLF	CHAIN LINK FENCE	TC	TOP OF CONCRETE
CO	CLEANOUT	TOE	TOP OF SLOPE
COMM	COMMUNICATION LINE	TOP	TOP OF SLOPE
COMM/PM	COMMUNICATION LINE BY PAINT MARK	WCR	TYPICAL WHEELCHAIR RAMP
E/PM	ELECTRIC BY PAINT MARK	WL	WATER LINE
E/TRANS/METER	ELECTRIC TRANSFORMER WITH METER	WL/PM	WATER LINE BY PAINT MARK
ECB	ELECTRIC CABINET	WMC	WATER METER CAN WITH HOSE BIB
ELEC	ELECTRIC	WPR	WATER PIPE TO ROOF
EM	ELECTRIC METER	WVB	WATER VALVE BOX
FH	FIRE HYDRANT	*	PAINTED UTILITY MARKER
FL	FLOWLINE		
G/PM	GAS BY PAINT MARK		
GS	GAS SERVICE		
INV	INVERT		

BENCHMARKS

PROJECT BENCHMARK
CITY OF ALBUQUERQUE SURVEY CONTROL 1 3/4" METALLIC DISK STAMPED "ACS BM, 15-F11", EPOXYED TO TOP OF CURB 3.20 FEET SOUTH OF THE SSE CURB RETURN OF ATRISCO ROAD N.W. AND WESTERN TRAIL N.W. ELEVATION = 5110.03 FEET (NAVD 88)

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A SPIKE WITH JMA CONTROL CAP STAMPED "NMP5 #11184", AS SHOWN ON THIS SHEET. ELEVATION = 5113.74 FEET (NAVD 88)



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DEMOLITION PLAN

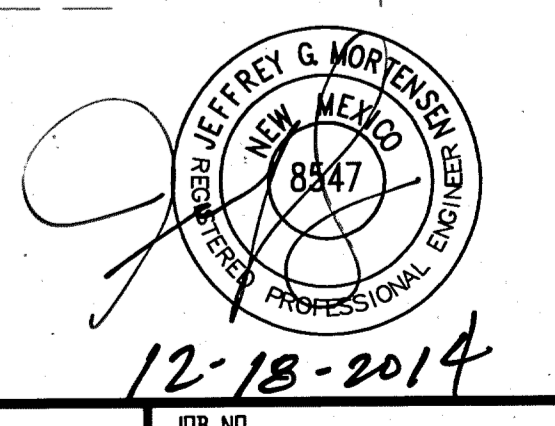
NORTHWEST DIAGNOSTIC CENTER - PHASE 2

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DESIGNED BY	J.D.S.	DATE	12-2014
DRAWN BY	J.Y.R./J.D.S.	SHEET	3 OF 15
APPROVED BY	J.G.M.	JOB NO.	2013.186.5



12-18-2014

DESIGN LEGEND:

	PROPOSED CHAIN LINK FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING

- SITE PLAN KEYED NOTES:**
- INSTALL ONE SINGLE CLASSROOM PORTABLE BUILDING W/ FOOTINGS PER FOUNDATION PLAN, SHEET 13
 - INSTALL ONE DOUBLE CLASSROOM PORTABLE BUILDING W/ FOOTINGS PER FOUNDATION PLAN, SHEET 13
 - CONSTRUCT 2" ASPHALT PAVEMENT PER TYPICAL SECTION, SHEET 6
 - CONSTRUCT 3" ASPHALT PAVEMENT PER TYPICAL SECTION, SHEET 6
 - CONSTRUCT CONCRETE SIDEWALK PER TYPICAL SECTION, SHEET 6
 - CONSTRUCT WHEELCHAIR RAMP PER TYPICAL DETAIL, SHEET 6
 - CONSTRUCT 6" CURB AND GUTTER PER TYPICAL SECTION, SHEET 6
 - UPON COMPLETION OF ASPHALT PAVING, NEATLY SAWCUT NEW ASPHALT PAVEMENT AND CONSTRUCT CONCRETE TREE WELL PER TYPICAL SECTION, SHEET 6
 - CONSTRUCT HEADER CURB @ FACE OF BUILDING PER TYPICAL SECTION, SHEET 7
 - NEW 24" x 24" STORM INLET, SEE GRADING PLAN, SHEET 8
 - NEW 12" STORM DRAIN, SEE GRADING PLAN, SHEET 8
 - NEW SDMH, SEE GRADING PLAN, SHEET 8
 - NEW SINGLE D INLET, SEE GRADING PLAN, SHEET 8
 - INSTALL ADA COMPLIANT HANDICAP PARKING SIGN; ATTACH TO FACE OF BUILDING
 - INSTALL ADA COMPLIANT HANDICAP PARKING SIGN WITH VAN ACCESSIBLE PLACARD; ATTACH TO FACE OF BUILDING
 - PAINT 4" WIDE PAVEMENT MARKINGS WITH WHITE TRAFFIC PAINT, MIN. 2 COATS, TYP.
 - PAINT 4" WIDE CROSS-HATCH (4' C-C) PAVEMENT MARKINGS @ 45° WITH WHITE TRAFFIC PAINT, MIN. 2 COATS
 - INSTALL HANDICAP PARKING SPACE PAVEMENT MARKING (COLOR: WHITE), TYP.
 - INSTALL 5' CHAIN LINK FENCE, TYP.
 - INSTALL 4' WIDE CHAIN LINK GATE, TYP.
 - REINSTALL SALVAGED WHEEL STOPS PER TYPICAL SECTION, SHEET 6
 - INSTALL NEW WHEEL STOPS PER TYPICAL SECTION, SHEET 6

LEGEND:

AC	AIR CONDITIONING	MH	MANHOLE
BNDL/EC	BUILDING BUNDLES OF ELECTRIC CONDUITS	ML	METAL LANDING
C & G	CURB AND GUTTER	RD	ROOF DRAIN
CF	CRUSHER FINES	SAS	SANITARY SEWER
CLD	CENTERLINE DOOR	SVB	SPRINKLER VALVE
CLF	CHAIN LINK FENCE	TA	TOP OF ASPHALT
CO	CLEANOUT	TC	TOP OF CURB
COMM	COMMUNICATION LINE	TCO	TOP OF CONCRETE
COMM/PM	COMMUNICATION LINE BY PAINT MARK	TOE	TOE OF SLOPE
E/PM	ELECTRIC BY PAINT MARK	TYP	TOP OF SLOPE
E/TRANS/METER	ELECTRIC TRANSFORMER WITH METER	WCR	TYPICAL
EC	ELECTRIC CONDUIT	WLR	WHEELCHAIR RAMP
ECB	ELECTRIC CABINET	WL/PM	WATER LINE
ELEC	ELECTRIC	WMC	WATER LINE BY PAINT MARK
EL	ELECTRIC METER	WPR	WATER METER CAN WITH HOSE BIB
FL	FIRE HYDRANT	WVB	WATER PIPE TO ROOF
G/PM	GAS BY PAINT MARK	*	WATER VALVE BOX
GS	GAS SERVICE	*	PAINTED UTILITY MARKER
INV	INVERT	*	SMALL DECIDUOUS TREE

BENCHMARKS:

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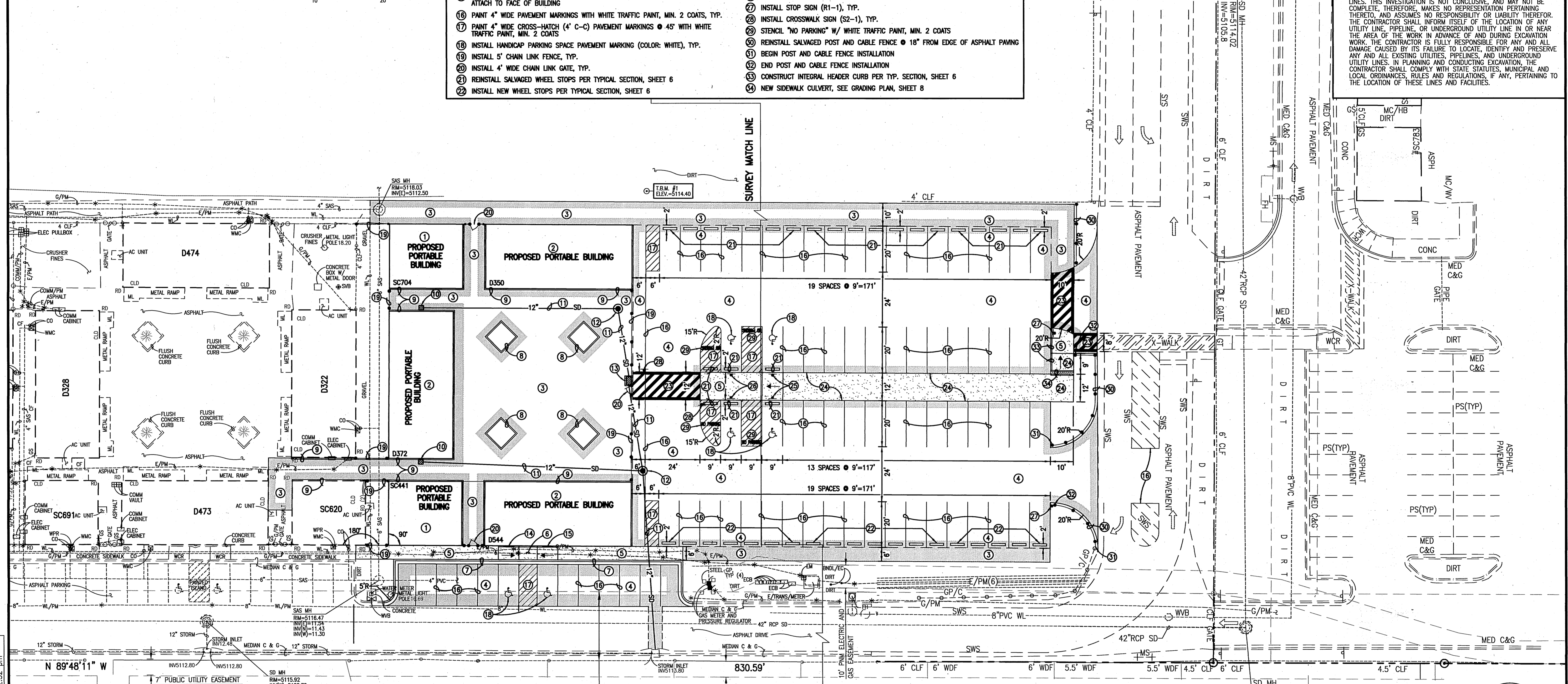
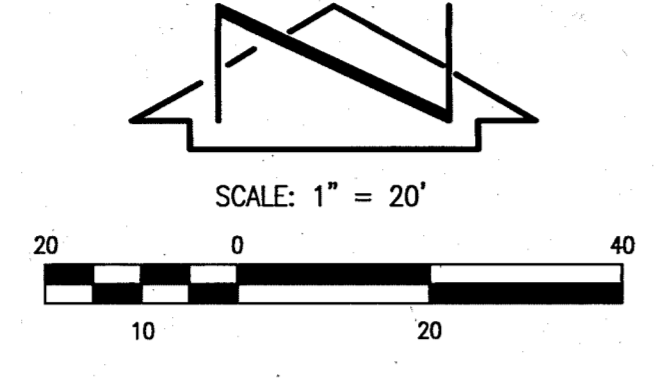
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EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811 FOR DESIGNATION (LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES AND EXISTING UTILITIES OWNED AND OPERATED BY ALBUQUERQUE PUBLIC SCHOOLS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF ANY 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



SURVEY NOTE

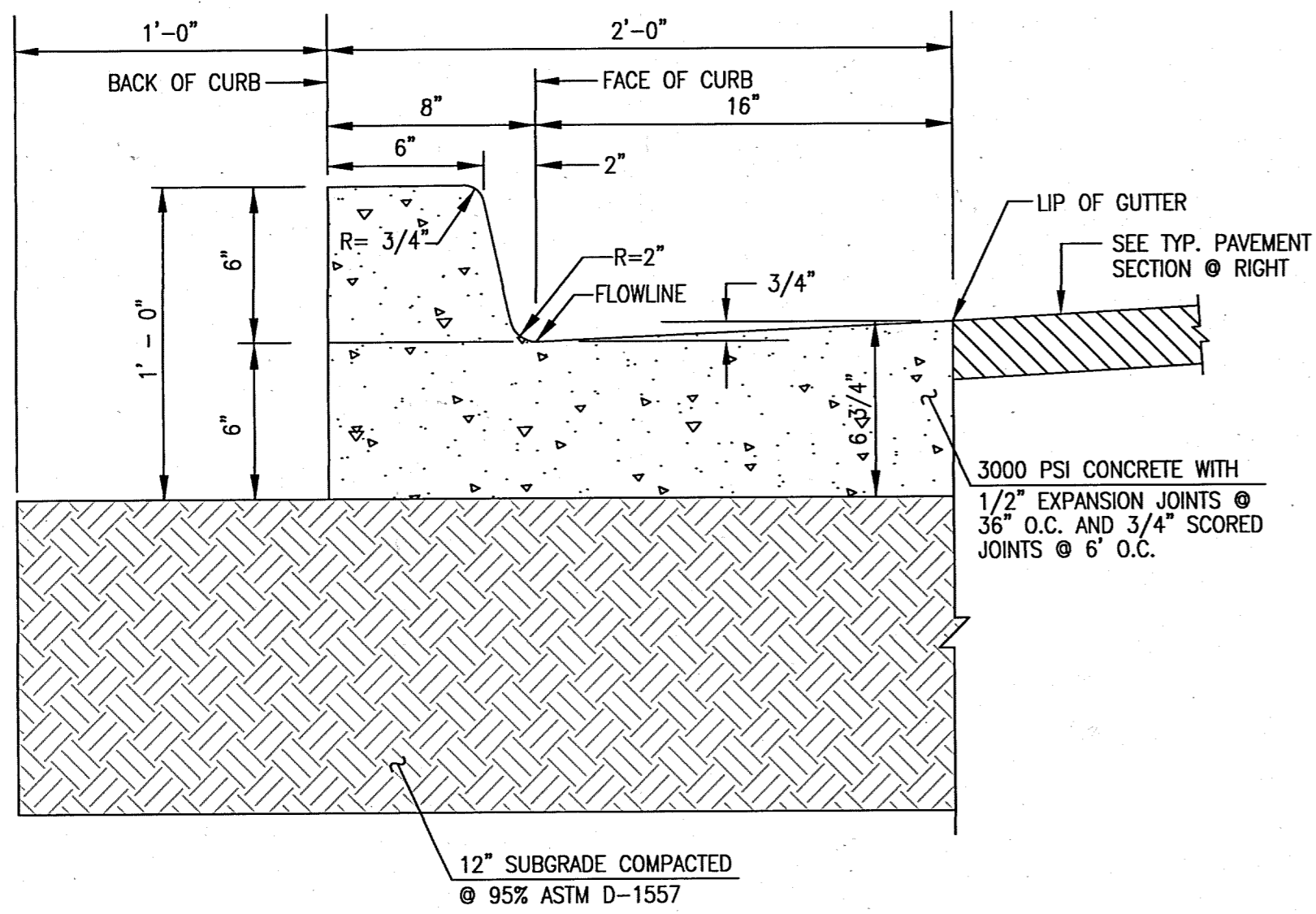
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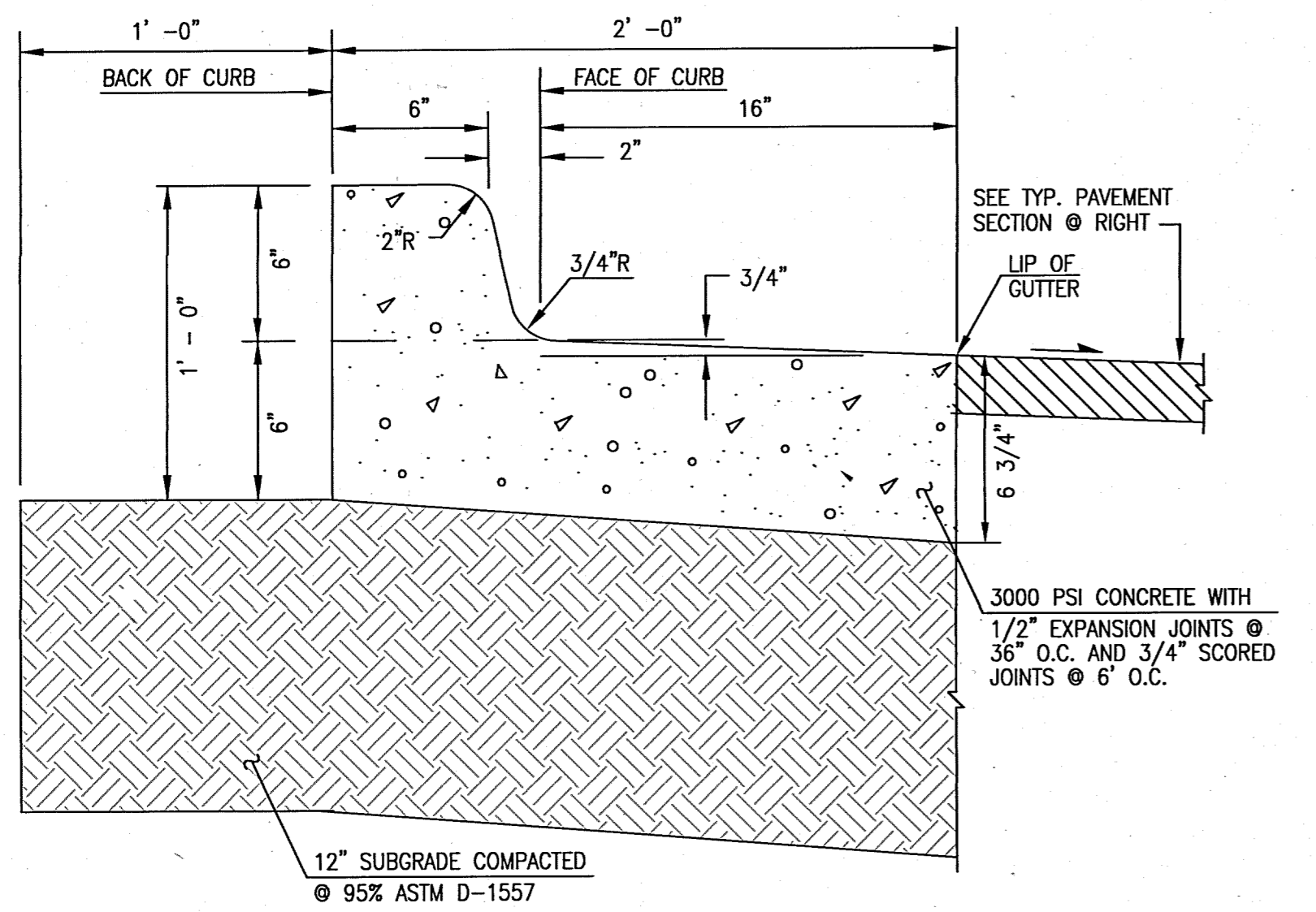
SITE PLAN - PARKING LOT
NORTHWEST DIAGNOSTIC CENTER - PHASE 2
CHAPARRAL ELEMENTARY SCHOOL
6450 WESTERN TRAIL NW

DESIGNED BY	J.D.S.	NO.	DATE	BY	REVISIONS	JOB NO.	2013.186.5
DRAWN BY	J.Y.R./J.D.S.		12-2014			DATE	12-2014
APPROVED BY	J.G.M.					SHEET	5 OF 15

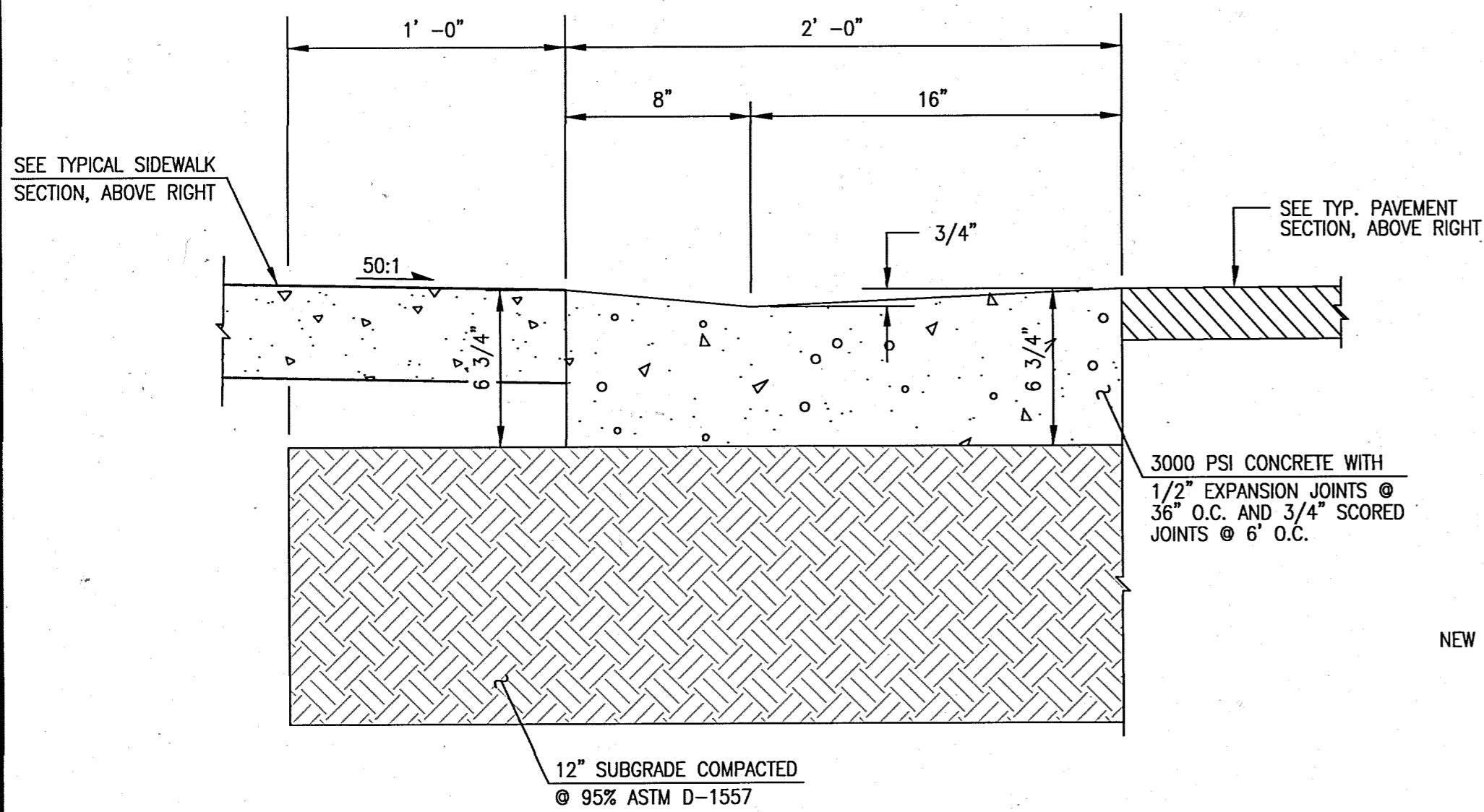




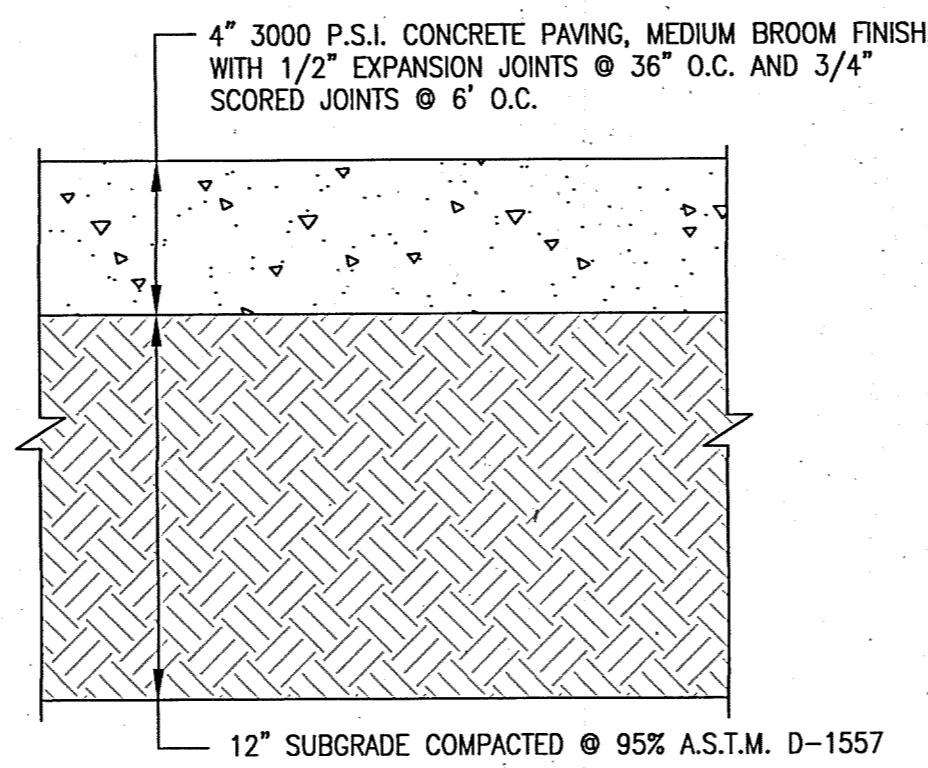
D1 TYPICAL SIX-INCH CURB & GUTTER
SCALE: 1" = 0'-6"



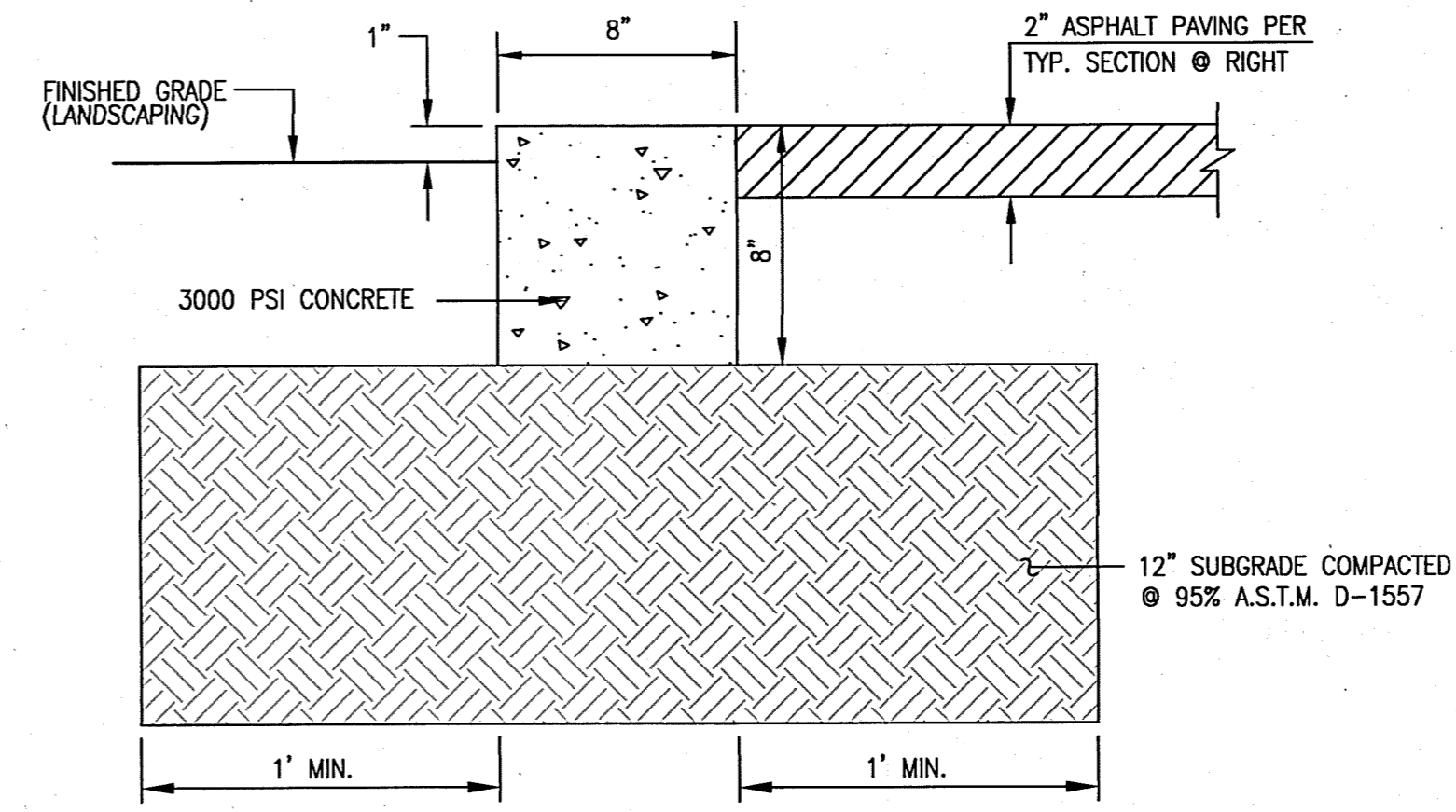
C1 TYPICAL SIX-INCH DEPRESSED CURB AND GUTTER
SCALE: 1" = 0'-6"
NOTE: USE THIS SECTION FOR CASES WHERE PAVING SLOPES AWAY FROM FACE OF CURB



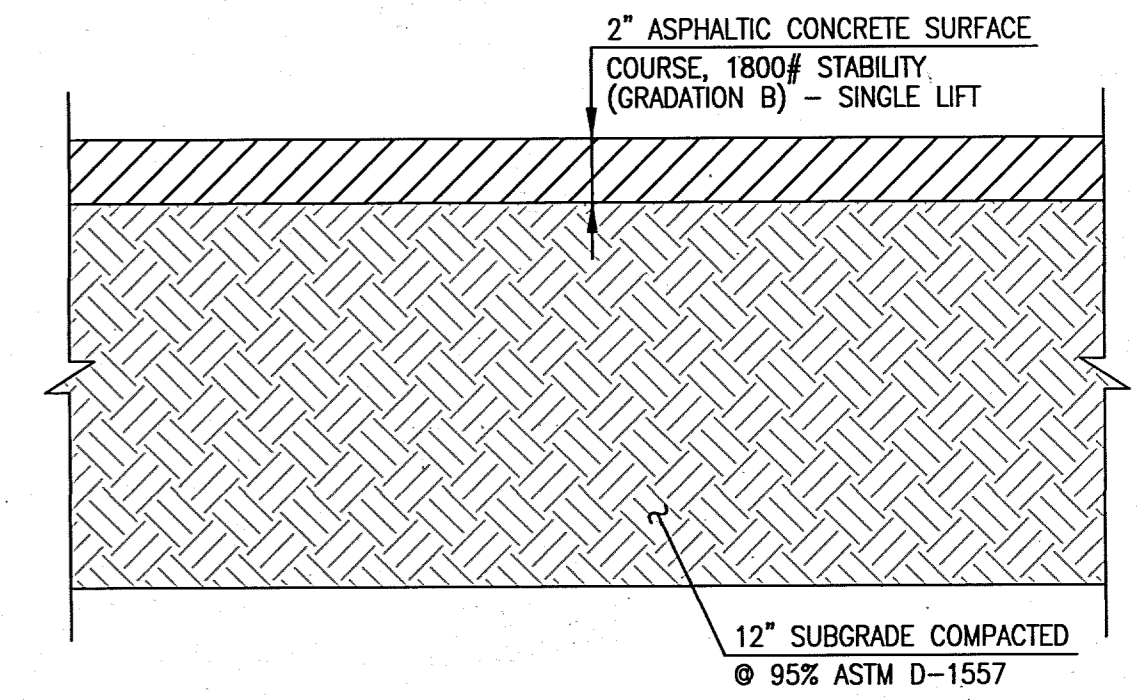
A1 TYPICAL CURB & GUTTER AT ACCESS RAMP
SCALE: 1" = 0'-6"



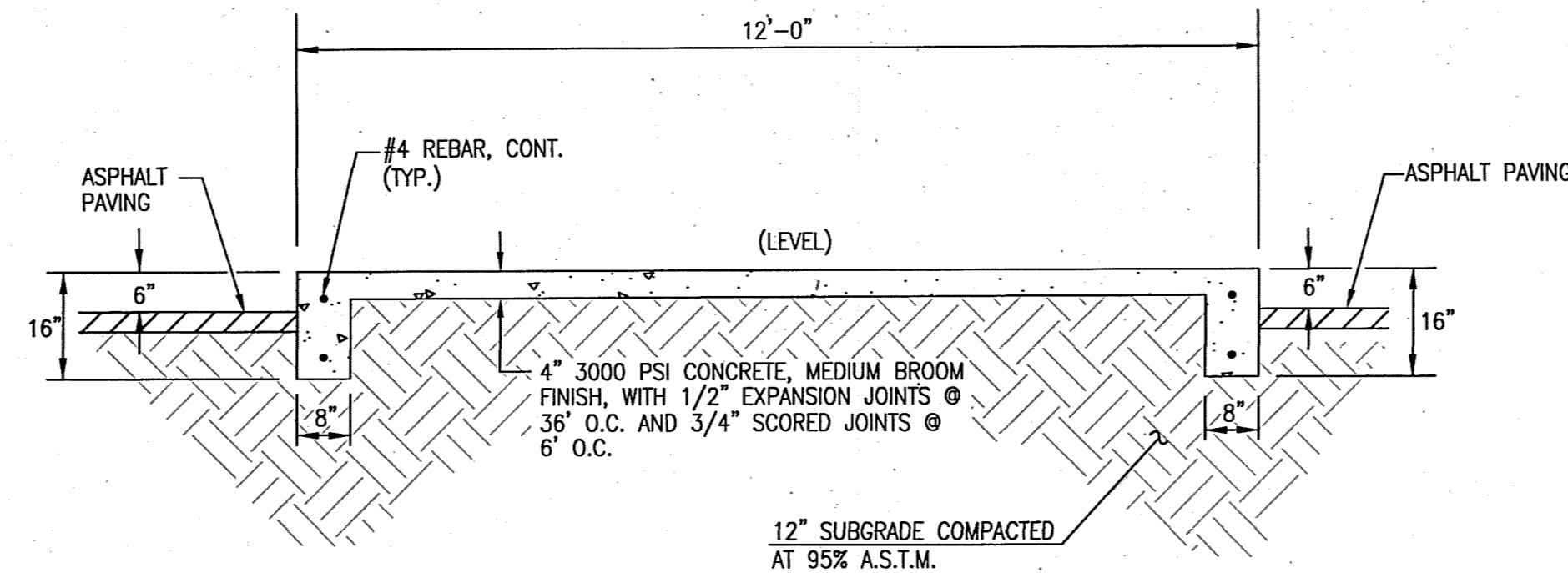
D3 TYPICAL 4" CONCRETE SIDEWALK SECTION
SCALE: 1" = 0'-6"



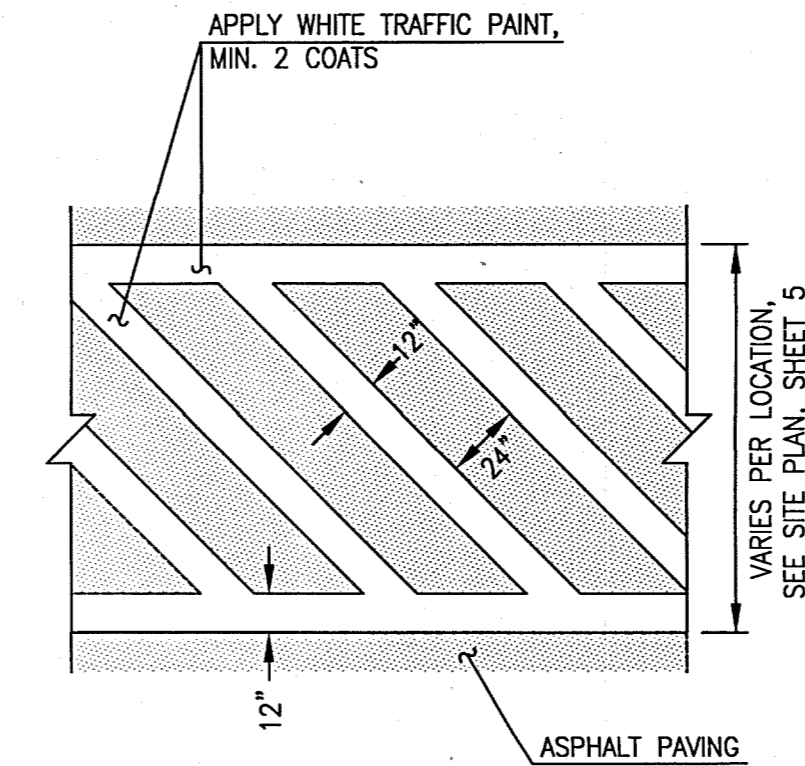
D4 TYPICAL TREE WELL SECTION
SCALE: 1" = 0'-6"



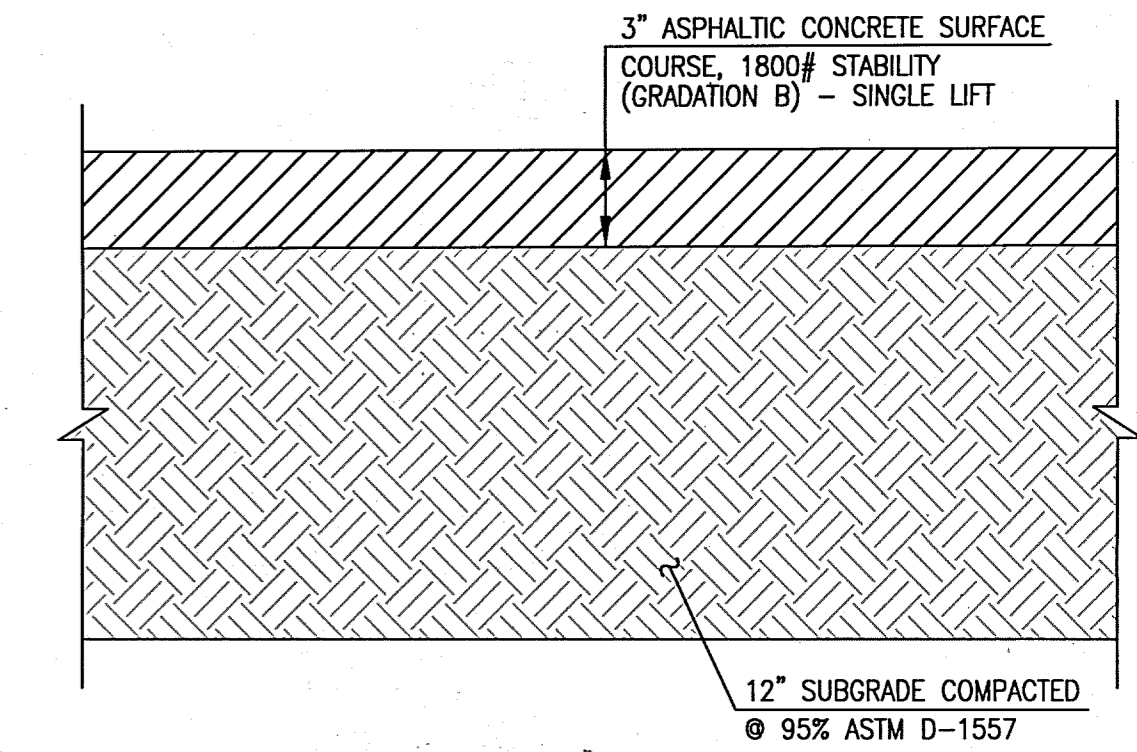
D6 TYPICAL 2" ASPHALT PAVING SECTION (PEDESTRIAN TRAFFIC AREAS)
SCALE: 1" = 0'-6"



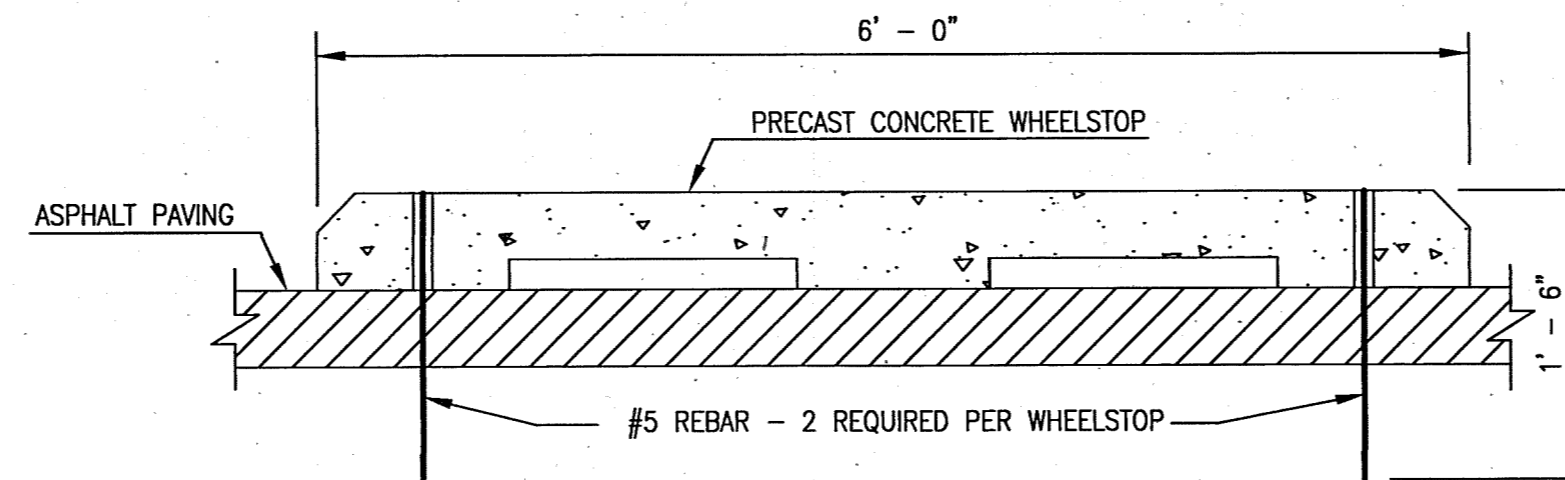
C3 DOUBLE TURNDOWN SIDEWALK SECTION
SCALE: 1" = 2'-0"



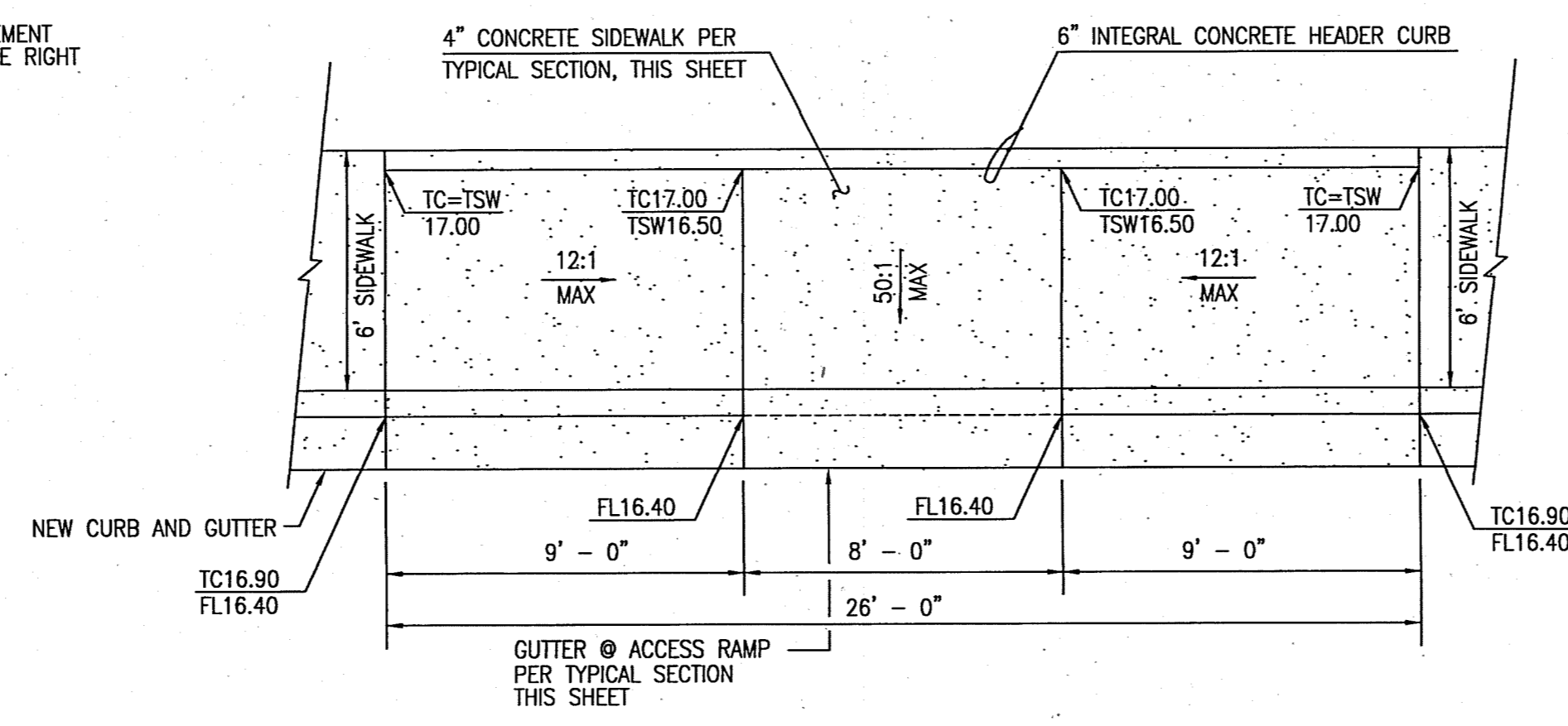
C4 CROSSWALK DETAIL
SCALE: 1" = 5'-0"



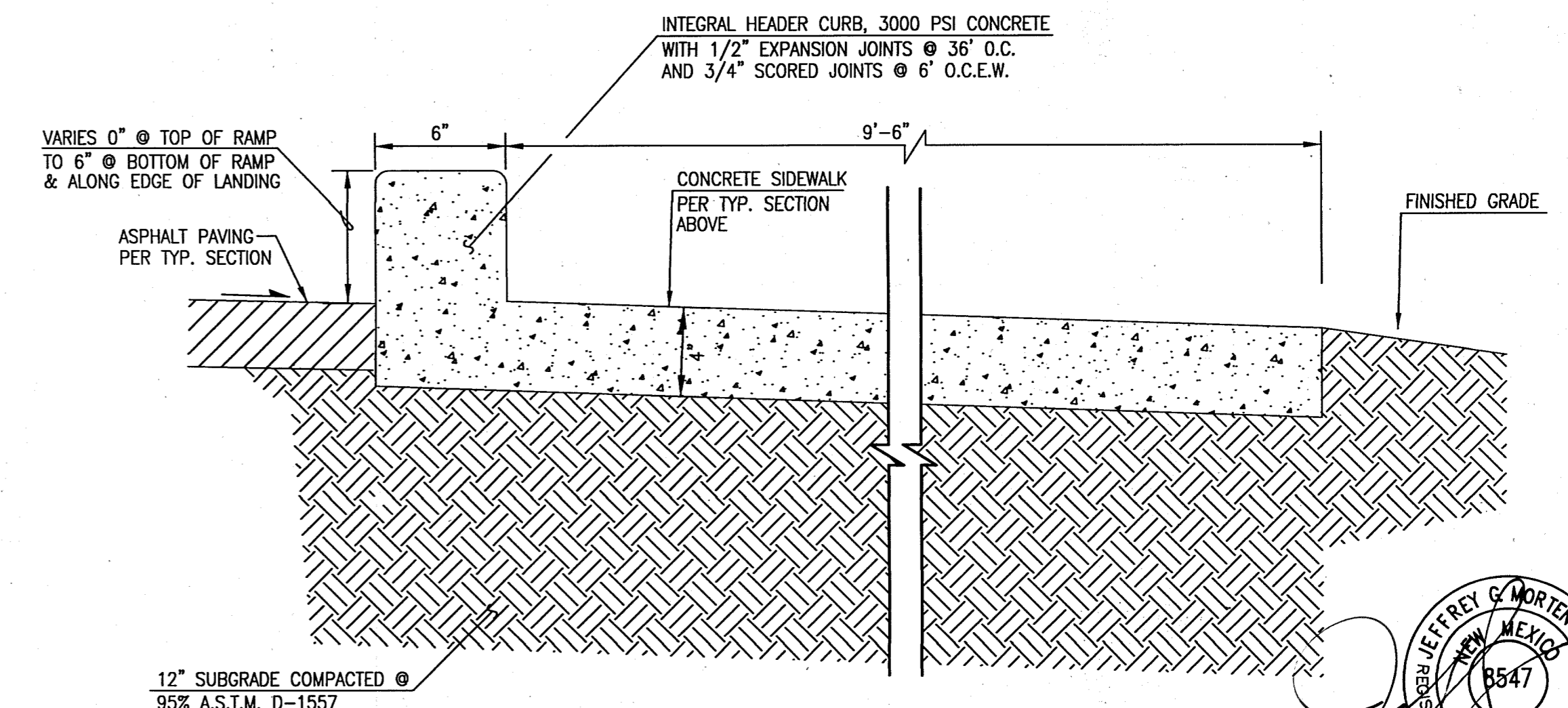
C6 TYPICAL 3" ASPHALT PAVING SECTION (VEHICULAR TRAFFIC AREAS)
SCALE: 1" = 0'-6"



A5 WHEELSTOP SECTION
SCALE: 1" = 1'-0"



A3 WHEELCHAIR RAMP DETAIL
SCALE: 1" = 4'-0"



D5 INTEGRAL HEADER CURB SECTION
SCALE: 1" = 0'-6"

File Path: P:\DATA\2012\1831\ENR\Plot Date: 12-15-2014
File Name: 121831_S116.DWG | Plot Time: 3:00 pm

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PAVING SECTIONS AND DETAILS
NORTHWEST DIAGNOSTIC CENTER - PHASE 2
CHAPARRAL ELEMENTARY SCHOOL
6450 WESTERN TRAIL NW

DESIGNED BY	J.D.S.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	J.Y.R./J.D.S.				2013.186.5
APPROVED BY	J.G.M.				DATE 12-2014
					SHEET 6 OF 15

12-18-2014
Professional Engineer
NEW MEXICO
8547