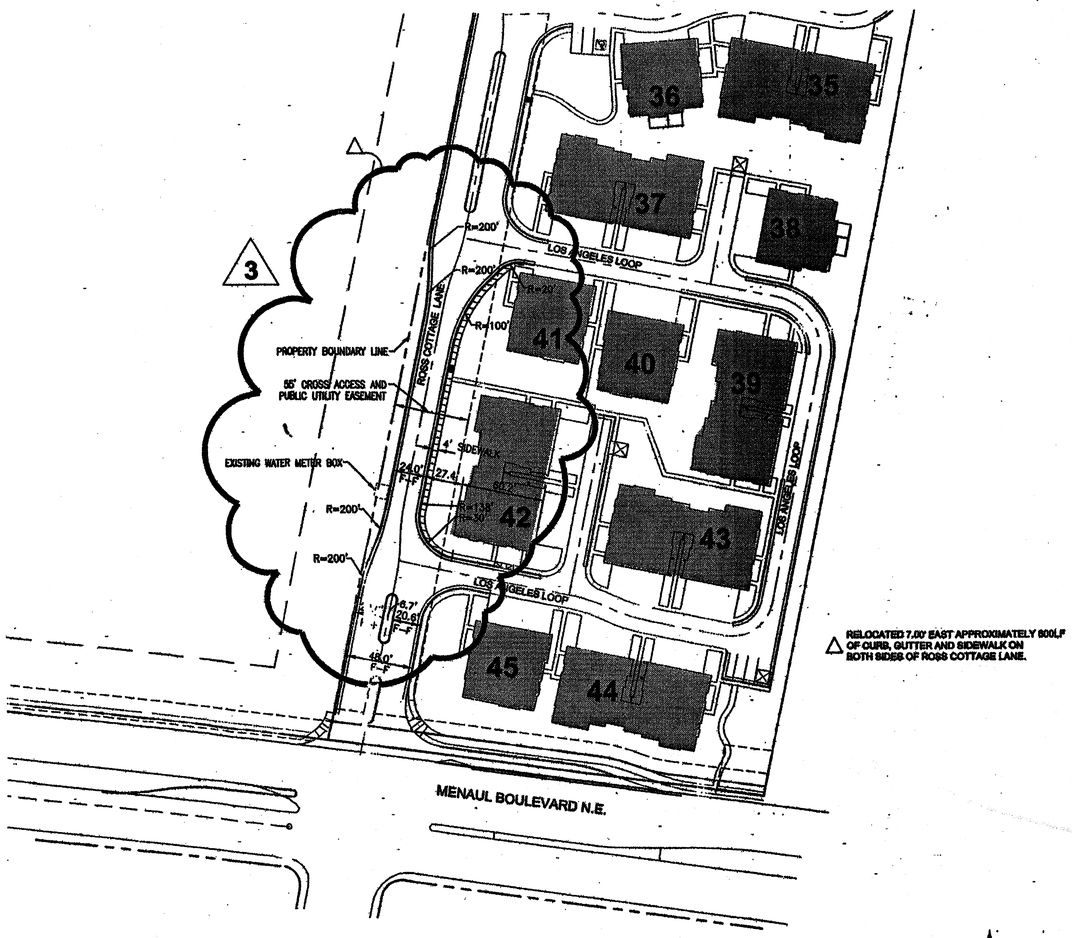
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



△ RELOCATED 7.00' EAST APPROXIMATELY 600LF OF CURB, GUTTER AND SIDEWALK ON BOTH SIDES OF ROSS COTTAGE LANE.

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK CULVERT

SITE DATA (TAKEN FROM 7/21/06 APPROVAL):

ZONE ATLAS INDEX NO:	H-15-Z
GROSS ACREAGE:	44.95 AC.
NO. OF EXISTING LOTS/TRACTS: NO. OF LOTS/TRACTS CREATED:	6 (ONE ONRECORDED DEED TRANSFER) 4
LINEAR FEET OF CREATED DRIVE AISLES: ACREAGE OF CREATED DRIVES:	5598 L.F. 9.29 AC.
GARAGE PARKING: OFF-STREET PARKING: HANDICAP PARKING:	307 SPACES 311 SPACES 14 SPACES
MAXIMUM BUILDING HEIGHTS:	28.75 FT.
MINIMUM BUILDING SETBACKS:	10 FT. BETWEEN BUILDINGS, GROUND FLOOR 20 FT. ADJACENT TO BROADBENT BUSINESS PARK 20 FT. ADJACENT STREET RIGHT OF WAY 10 FT. FROM ALAMEDA DETENTION FACILITY
PRIOR CURRENT ZONING:	M-1, SU-1 FOR PRIVATE SCHOOL AND INCIDENTAL FACILITIES
NEW ZONING:	SU-1 FOR PRD (E.P.C. 12/15/05)
LAND USE:	213 SINGLE-FAMILY CONDOMINIUMS, CLUBHOUSE AND POOL, PRIVATE DRIVE AISLES, OPEN SPACE COMMON AREAS
APPLICABLE PLANS:	NORTH VALLEY AREA PLAN, 1993 ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN, 2002
NEIGHBORHOOD ASSOCIATIONS:	SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) STRONGHURST IMPROVEMENT ASSOC, INC. (SIA)

PROJECT NUMBER: 1004474

APPLICATION NUMBER: 05-EPC-1568, 1569

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 15, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No. If yes, than a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB BUILDING PERMIT PLAN AMENDMENT APPROVAL:

SHEET INDEX (CIVIL AND LANDSCAPING):

C1 - C4	DIMENSION SITE PLAN
C5 - C6	SUBDIVISION SITE PLAN (INFORMATION REFERENCE)
C7 - C9	LANDSCAPE PLAN (HILLTOP)
C10 - C11	UTILITY PLAN
C12	CIVIL AND SITE DETAILS
ATTACHMENT - ARCHITECTURAL PLANS (KB ARCHITECTURE)	
A1 - A-8	ARCHITECTURAL PLANS (EXCERPTED REMOVED 2ND FLOOR INTERIOR OPTIONS, SLAB AND ROOF LAYOUT, ROOFING, PLUMBING AND INSULATION DETAILS)
ATTACHMENT - ARCHITECTURAL PLANS (CLUBHOUSE ARCHITECTURE)	
A9 - A-10	EDI-ARCHITECTURE (NM)
ATTACHMENT - APPROVED GRADING PLAN AND PAVING PLAN (CSC)	
AMD13 - AMD20	AMENDMENT SHEETS ADDED (THESE REVISIONS)

ADMINISTRATIVE AMENDMENT
File # 07-EAA-00083 Project # 1004474
Relocate a portion of Ross Cottage lane to avoid water meter boxes
APPROVED BY — DATE 28 Mar 07

GRAPHIC SCALE
40 20 0 40
SCALE: 1"=40'

SHAHAB BIAZAR
NEW MEXICO (13479) REGISTERED PROFESSIONAL ENGINEER
P.E. #13479

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)999-0378

VILLAS AT MENAUL
AMENDMENT TO SITE PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET:
200635-AMEND STREET.DWG	JT	03-20-07	1 OF 1

BOLESLO A. ROMERO
NEW MEXICO 8535 REGISTERED PROFESSIONAL ENGINEER
6/18/09

TRAFFIC CIRCULATION AND DRB SITE PLAN CERTIFICATION

I, BOLESLO A. ROMERO, NMPE 8535, OF THE FIRM COMMUNITY SCIENCES CORPORATION, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN FOR BUILDING PERMIT DATED 7-21-06 AND SUBSEQUENT ADMINISTRATIVELY APPROVED AMENDMENTS AS NOTED HEREON. THE STREET LAYOUT, INCLUDING ALL CURB, SIDEWALK, HANDICAP ACCESS AND DESIGNATED PARKING SPACES HAVE BEEN VERIFIED TO BE IN SUBSTANTIAL COMPLIANCE BY THOMAS W. PATRICK, NMPS 12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. THE PERIMETER WALLS AND FENCING HAVE BEEN ERECTED. THE SITE ENTRANCE OFF MENAUL BOULEVARD HAS BEEN CONSTRUCTED AND IS FULLY FUNCTIONAL. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARH 27, 2009 AND HAVE DETERMINED BY VISUAL INSPECTION THAT CONSTRUCTED FACILITIES, AS SHOWN HEREON, ARE REPRESENTATIVE OF ACTUAL SITE CONDITIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR AND EXTENSION OF A CERTIFICATE OF OCCUPANCY FOR BUILDINGS NUMBERED 19 AND 21 THROUGH 45 AND THE COMMUNITY CENTER, INCLUDING ALL ADJACENT STREETS.

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Boleslo A. Romero — 6/12/09
BOLESLO A. ROMERO, NMPE 8535 — DATE

3 SITE PLAN AMENDMENT AUGUST, 2007:

THE PURPOSE OF THIS AMENDMENT IS TO REFLECT AN INDEPENDENT AMENDMENT SECURED BY THE CONSTRUCTION ENGINEER UPON MODIFING A PORTION OF THE PAVING FOR ROSS COTTAGE LANE, AS APPROVED BY MR. RUSSELL BRITO, MARCH 20, 2007.

BUILDING LEGEND

COMPLETED UNIT

Site Plan Amendments 3_4 082707.dwg

THE VILLAS AT MENAUL
SITE PLAN AMENDMENTS (SP-BP)
AUGUST, 2007

DATE:	08/27/07
SCALE:	AS SHOWN
CREW:	N/A
DRAWN:	CAS/MVH
JOB NO.:	N627 M

community sciences corporation
LAND PLANNING · ENGINEERING · SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

SHEET AMD13 OF 20

RECEIVED JUN 15 2009 HYDROLOGY SECTION

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TRAFFIC CIRCULATION AND DRB SITE PLAN CERTIFICATION

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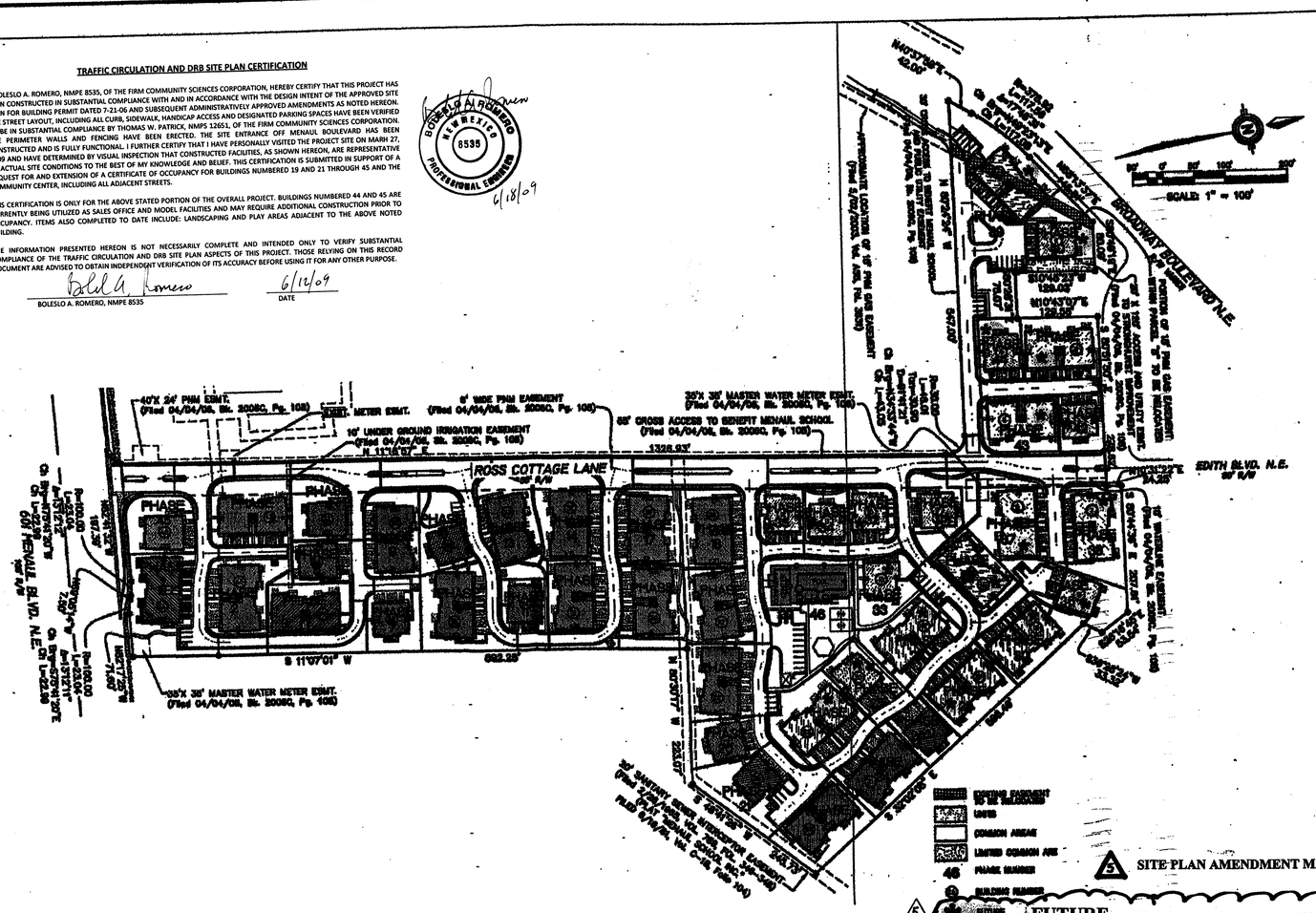
Bolslo A. Romero — 6/18/09

BOLESLO A. ROMERO, NMPE 8535 — DATE

BOLESLO A. ROMERO — NEW MEXICO — 8535 — PROFESSIONAL ENGINEER — 6/18/09



SITE PLAN AMENDMENT MAY, 2009

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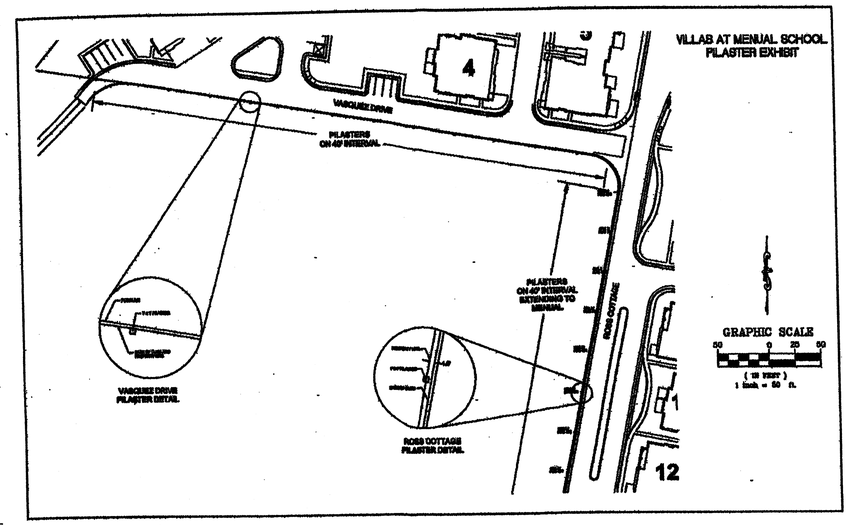
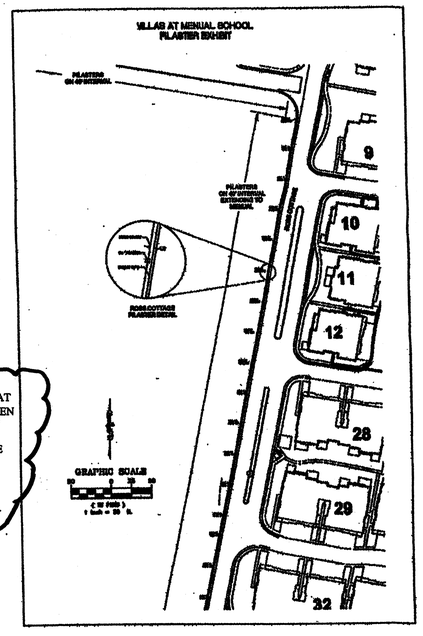
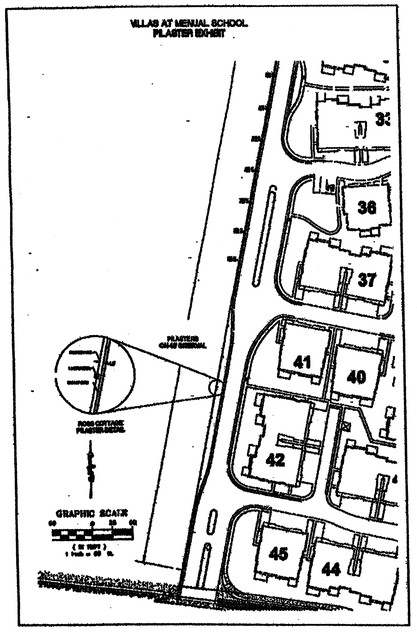






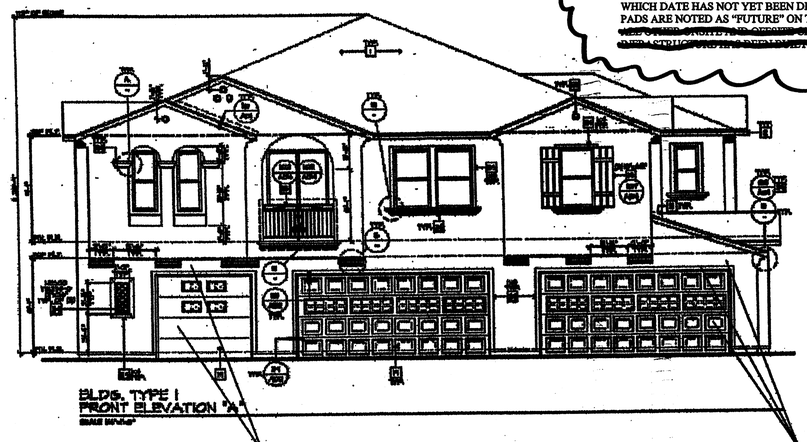
4C SITE PLAN FOR SUBDIVISION AMENDMENT:

THE PURPOSE OF THIS AMENDMENT IS TO REPLACE THE PHASING LINES WITH PHASES REFLECTING THE BUILDINGS ANNOTATED IN THE CONDOMINIUM FILING (AS INDEPENDENT PHASES OF CONSTRUCTION AND COMPLETION). NOTE: MORE THAN ONE "PHASE" OF CONSTRUCTION OR ALTERNATE SEQUENCE OF COMPLETION IS PERMITTED.

4D SITE PLAN FOR SUBDIVISION AMENDMENT:

THE PURPOSE OF THIS AMENDMENT IS TO INDICATE THE BUILDING ELEVATIONS AS APPROVED BY THE D.R.B. (ATTACHMENT SHEETS A1-A7) AND GARAGE DOOR MODEL TYPE. IT IS INCLUDED WITH THIS AMENDMENT AND NOTE TO ENSURE THE INTENT OF THE E.P.C. SITE PLAN FOR SUBDIVISION FOR SINGLE CAR GARAGE COLORS:

SINGLE CAR GARAGE DOORS AND TRIM TO BE PAINTED TO MATCH THE ADJACENT STUCCO COLOR.



SINGLE CAR GARAGE DOORS AND TRIM TO BE PAINTED TO MATCH THE ADJACENT STUCCO COLOR.

DOUBLE CAR GARAGE DOORS AND TRIM TO BE PAINTED ACCORDING TO THE APPROVED SITE PLAN COLOR CHART.

4E SITE PLAN AMENDMENT AUGUST, 2007:

THE PURPOSE OF THIS AMENDMENT IS TO REFLECT THE PILASTER SPACING OF FENCE F-2 AS DESIRED BY MENAUL SCHOOL, KB HOME AND TO AVOID CONSTRUCTION CONFLICTS.

THE VILLAS AT MENAUL
SITE PLAN AMENDMENTS (SP-BP)
AUGUST, 2007

DATE:	08/27/07
SCALE:	AS SHOWN
CREW:	N/A
DRAWN:	CAS/MVH
JOB NO.:	N527 M

community sciences corporation
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P.O. Box 1326 · Corrales, N.M. 87048

SHEET AMD17 OF 20

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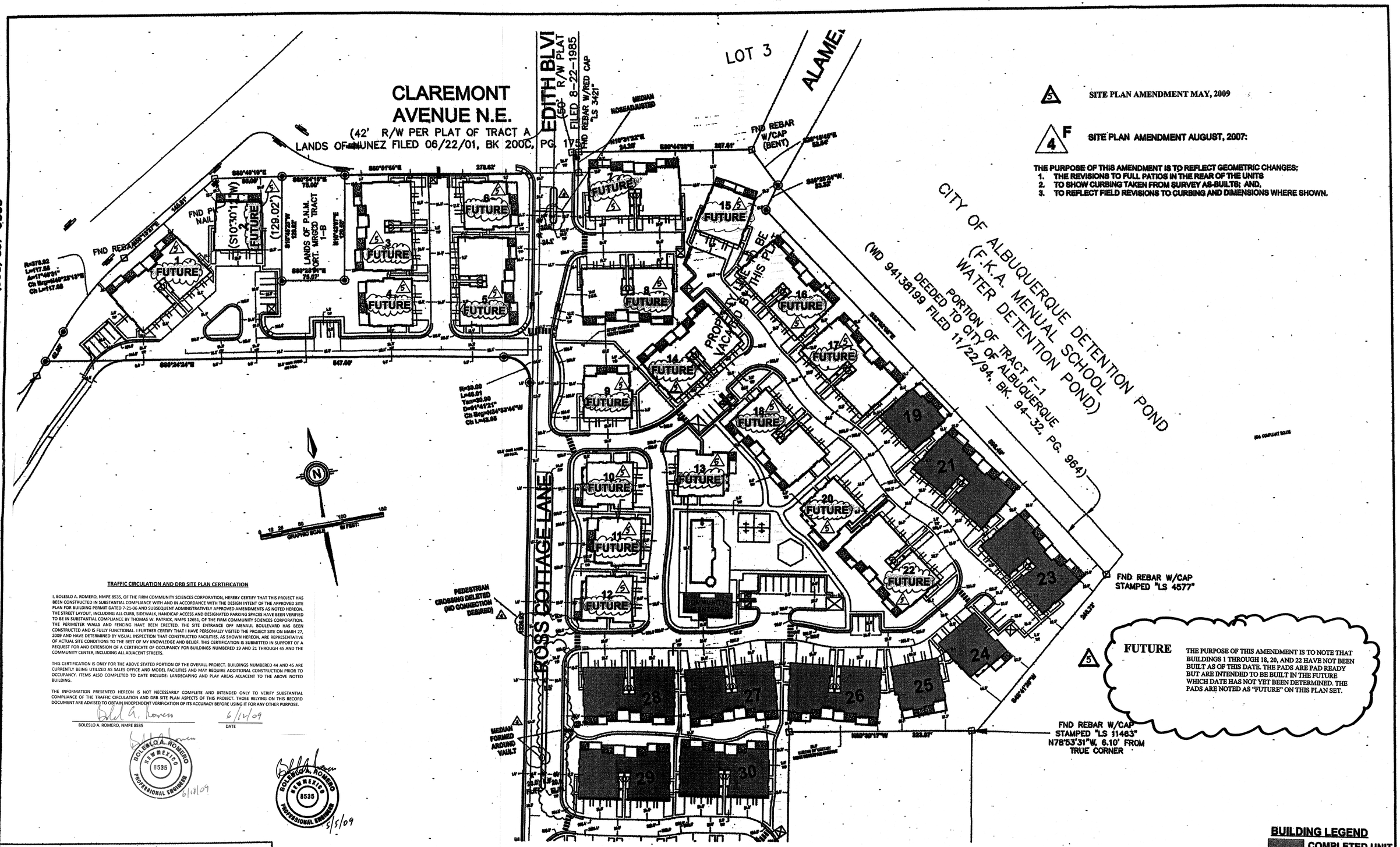

SITE PLAN AMENDMENT MAY, 2009

SITE PLAN AMENDMENT AUGUST, 2007:

THE PURPOSE OF THIS AMENDMENT IS TO REFLECT GEOMETRIC CHANGES;
1. THE REVISIONS TO FULL PATIOS IN THE REAR OF THE UNITS
2. TO SHOW CURBING TAKEN FROM SURVEY AS-BUILTS; AND,
3. TO REFLECT FIELD REVISIONS TO CURBING AND DIMENSIONS WHERE SHOWN.

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TRAFFIC CIRCULATION AND DRB SITE PLAN CERTIFICATION

I, BOLESLO A. ROMERO, NMPE 8535, OF THE FIRM COMMUNITY SCIENCES CORPORATION, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN FOR BUILDING PERMIT DATED 7-21-06 AND SUBSEQUENT ADMINISTRATIVELY APPROVED AMENDMENTS AS NOTED HEREON. THE STREET LAYOUT, INCLUDING ALL CURB, SIDEWALK, HANDICAP ACCESS AND DESIGNATED PARKING SPACES HAVE BEEN VERIFIED TO BE IN SUBSTANTIAL COMPLIANCE BY THOMAS W. PATRICK, NMPS 12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. THE PERIMETER WALLS AND FENCING HAVE BEEN ERECTED. THE SITE ENTRANCE OFF MENAUL BOULEVARD HAS BEEN CONSTRUCTED AND IS FULLY FUNCTIONAL. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARH 27, 2009 AND HAVE DETERMINED BY VISUAL INSPECTION THAT CONSTRUCTED FACILITIES, AS SHOWN HEREON, ARE REPRESENTATIVE OF ACTUAL SITE CONDITIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR AND EXTENSION OF A CERTIFICATE OF OCCUPANCY FOR BUILDINGS NUMBERED 19 AND 21 THROUGH 45 AND THE COMMUNITY CENTER, INCLUDING ALL ADJACENT STREETS.

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Bolesło A. Romero — 6/12/09
BOLESLO A. ROMERO, NMPE 8535 — DATE

BOLESLO A. ROMERO NEW MEXICO 8535 PROFESSIONAL ENGINEER 6/12/09

BOLESLO A. ROMERO NEW MEXICO 8535 PROFESSIONAL ENGINEER 5/5/09

BUILDING LEGEND
COMPLETED UNIT

SEE SITE PLAN FOR SUBDIVISION AMENDMENT SHEET AMD19

THE VILLAS AT MENAUL
SITE PLAN AMENDMENTS (SP-BP)
AUGUST, 2007

DATE:	08/27/07
SCALE:	AS SHOWN
CREW:	N/A
DRAWN:	GAS/MVH
JOB NO.:	N6027 M

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SHEET AMD18 of 20

RECEIVED JUN 15 2009 HYDROLOGY SECTION

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TRAFFIC CIRCULATION AND DRB SITE PLAN CERTIFICATION

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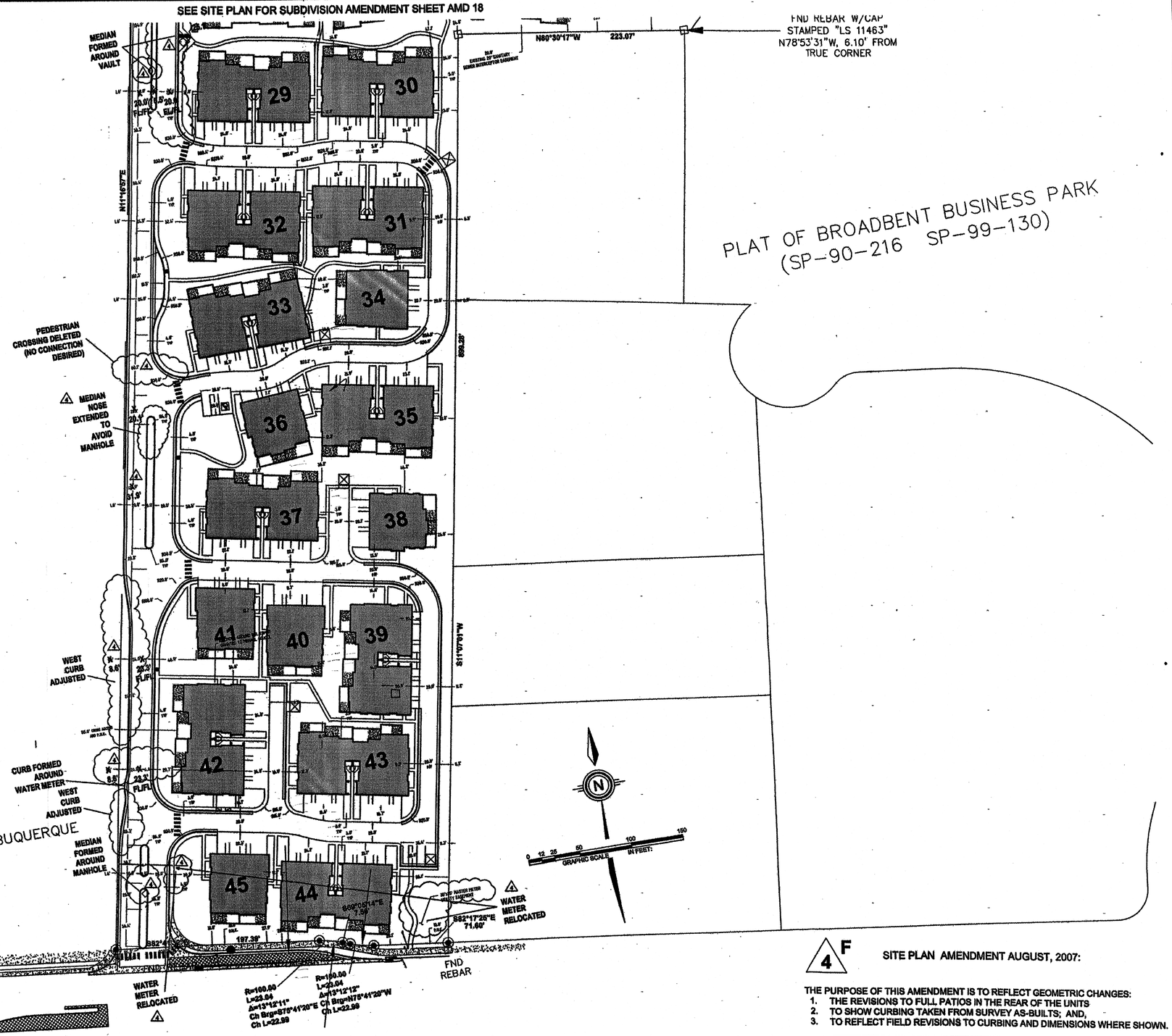
BOLESLO A. ROMERO, NMPE 8535 — DATE 6/12/09

BOLESLO A. ROMERO NEW MEXICO 8535 PROFESSIONAL ENGINEER 6/18/09

SEE SITE PLAN FOR SUBDIVISION AMENDMENT SHEET AMD 18



4 F SITE PLAN AMENDMENT AUGUST, 2007:

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BUILDING LEGEND
COMPLETED UNIT

THE VILLAS AT MENAUL
SITE PLAN AMENDMENTS (SP-BP)
AUGUST, 2007

DATE:	08 / 27 / 07
SCALE:	AS SHOWN
CREW:	N/A
DRAWN:	CAS/MVH
JOB NO.:	N627 M

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LAND PLANNING - ENGINEERING - SURVEYING
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SHEET AMD19 OF 20

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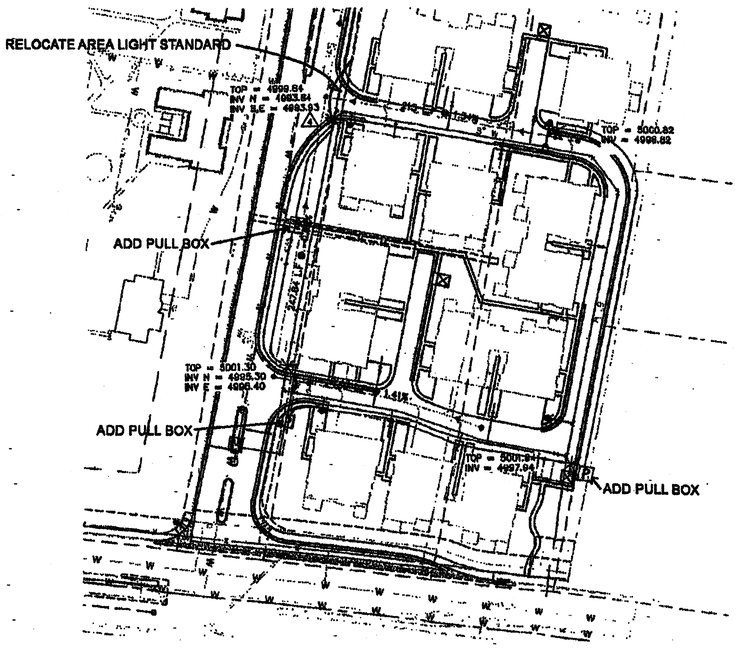
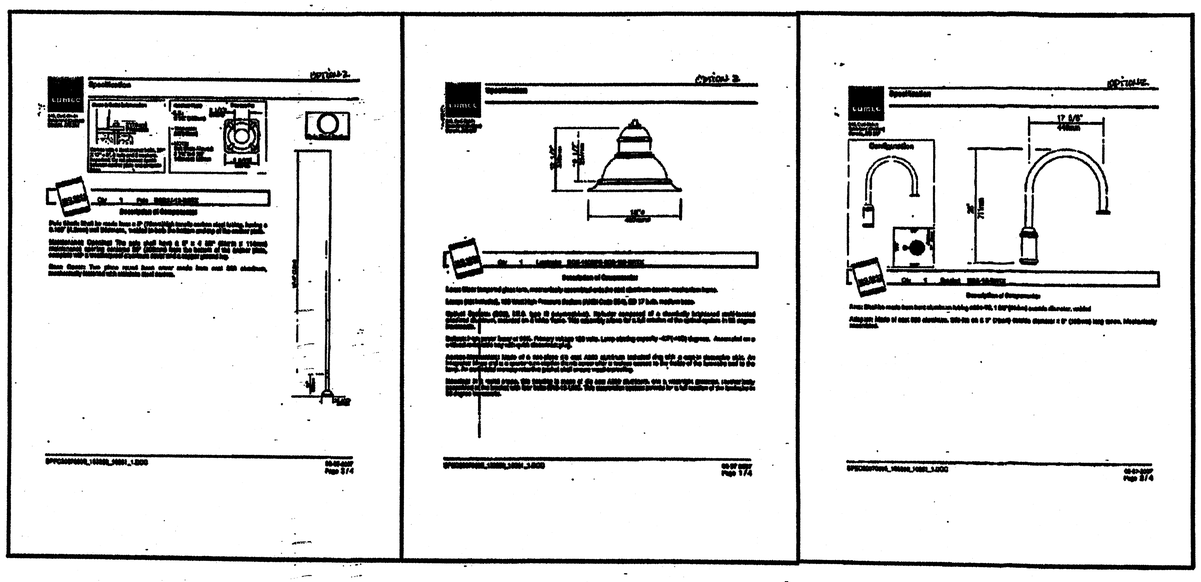


REVISIONS TO LIGHTING PLAN



REVISIONS TO AREA LIGHT STANDARDS AND SHIELDING

4 G **SITE PLAN AMENDMENT AUGUST, 2007:**

1. **THE PURPOSE OF THIS AMENDMENT IS TO REFLECT GEOMETRIC AND FIXTURE TYPE CHANGES BY THE LIGHTING CONSULTANT (BRAND NAMES AND ONE AREA LIGHT STANDARD LOCATION)**

TRAFFIC CIRCULATION AND DRB SITE PLAN CERTIFICATION

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Boleslo A. Romero — 6/12/09
BOLESLO A. ROMERO, NMPE 8535 — DATE

BOLESLO A. ROMERO NEW MEXICO 8535 PROFESSIONAL ENGINEER 6/18/09

THE VILLAS AT MENAUL
SITE PLAN AMENDMENTS (SP-BP)
AUGUST, 2007

DATE:	08 / 27 / 07
SCALE:	AS SHOWN
CREW:	N/A
DRAWN:	CAS/MVH
JOB NO.:	N827 M

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1329 Corrales, N.M. 87048

SHEET AMD20 OF 20

RECEIVED JUN 15 2009 HYDROLOGY SECTION

SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR No. 12651

10.12.2007
DATE

NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR THOMAS W. PATRICK

DRAINAGE AND GRADING PLAN CERTIFICATION

I, BOLESLO A. ROMERO, NMPE 8535, OF THE FIRM COMMUNITY SCIENCES CORPORATION, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED DRAINAGE STUDY AND GRADING PLAN STAMPED 3-4-06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT AND SUPPLEMENTAL DETAILED GRADING SHEETS NUMBERED 7 THROUGH 10 (COA PROJECT 781681) HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS 12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 30, 2011 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT DRAINAGE CERTIFICATE OF OCCUPANCY FOR ALL BUILDINGS. ALL BUILDINGS NUMBERED 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 THROUGH 45 INCLUDING ALL ADJACENT STREETS HAVE BEEN PREVIOUSLY CERTIFIED AND ACCEPTED BY THE CITY FOR GRADING AND DRAINAGE PURPOSES.

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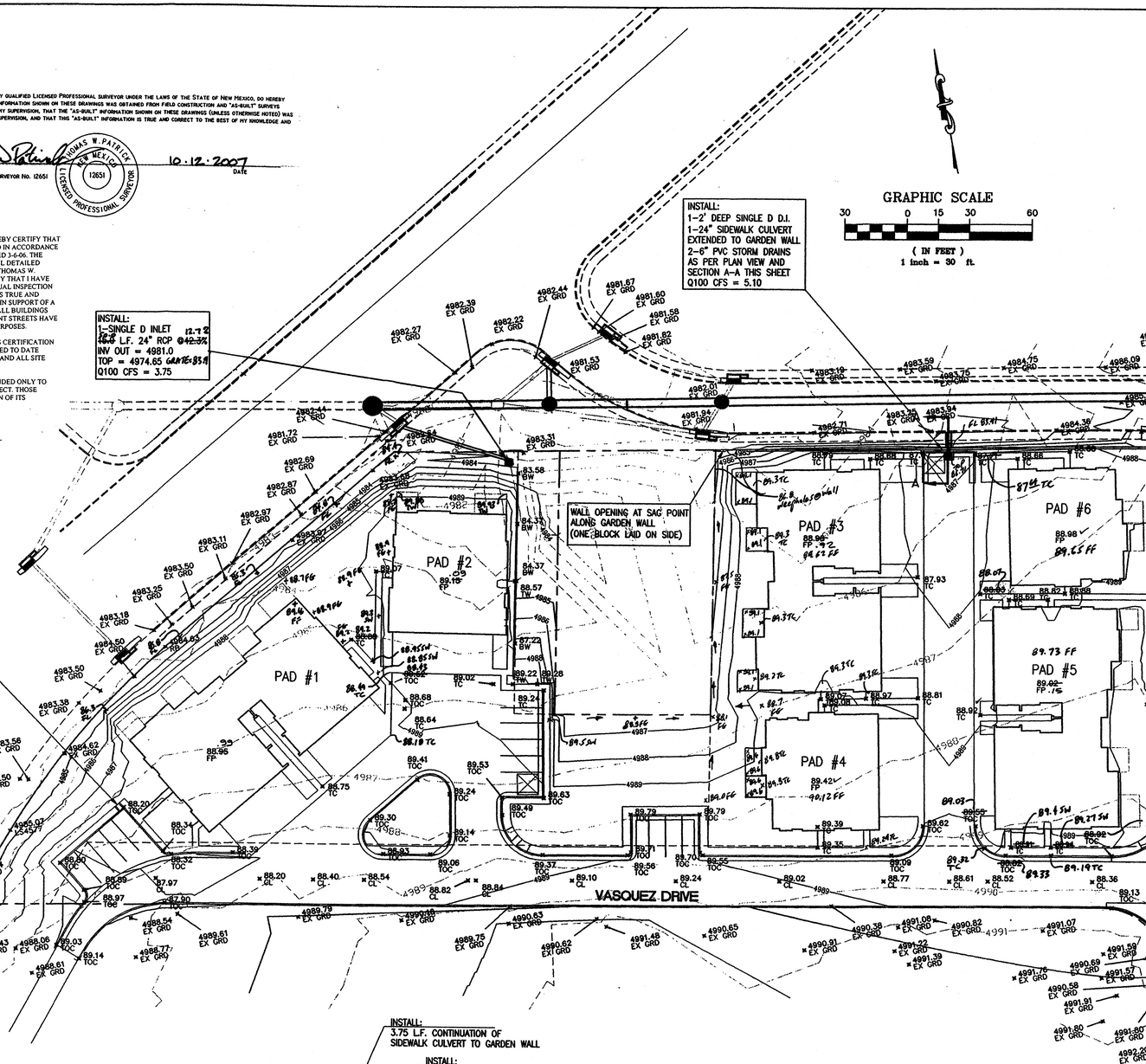
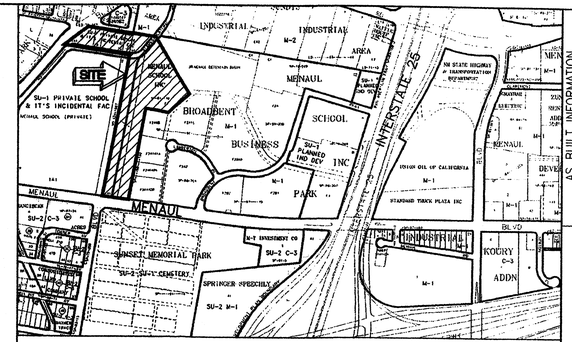
BOLESLO A. ROMERO, NMPE 8535

4/6/11
DATE

BOLESLO A. ROMERO NEW MEXICO 8535 PROFESSIONAL ENGINEER 4/6/11





SCALE: 1"=400' Vicinity Map Zone Atlas H-15-Z

LEGEND

- 5295.96 — PROPOSED SPOT ELEVATION
- 09.0 — EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED CURB & GUTTER
- 4973 — EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED MANHOLE
- 30" SD — EXISTING STORM DRAIN
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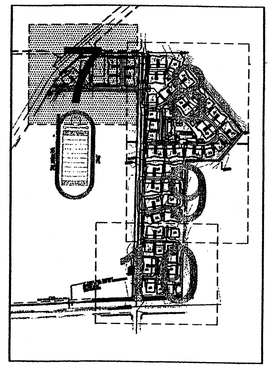
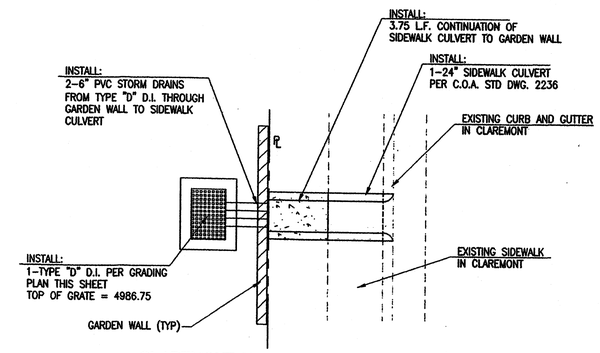
- PROPOSED STORM SEWER CATCH BASIN
- BOUNDARY LINE
- SIDEWALK
- CENTERLINE

ABBREVIATIONS

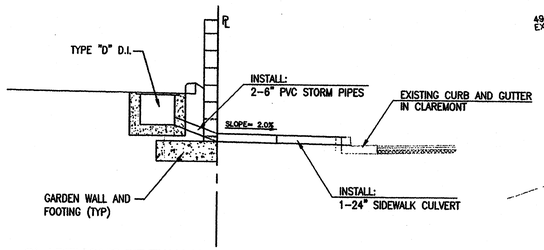
EX GRD	=	EXISTING GROUND
TOC	=	TOP OF CURB
TC	=	TOP OF CONCRETE
CL	=	CENTERLINE
FP	=	FINISHED PAD
FL	=	FLOWLINE



Key Map



CLAREMONT SIDEWALK CULVERT PLAN VIEW
N.T.S.



CLAREMONT SIDEWALK CULVERT SECTION A-A
N.T.S.

DRB No. 1004474

DWG PATH: F:\N627 KBHOME\Menaul School\CIVIL\030 G & D\Sheets\Building Permit G&D.dwg

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

APR 07 2011

TITLE: VILLAS AT MENAUL
SITE GRADING PLAN

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

City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	7	15

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY	CSC	DATE VAC
INSPECTOR'S FIELD ACCEPTANCE BY		DATE
VERIFICATION BY	JAC/CSC	DATE 10-03-07
DRAWINGS CORRECTED BY	RAC/CSC	DATE 10-11-07

MICRO-FILM INFORMATION

RECORDED BY	
DATE	
NO.	

BENCH MARKS

ACS STATION "9-H15"
NAD 1927 NM CENTRAL ZONE
X=387015.74
Y=1497331.15
GND TO GRID S F = 0.9996728
DELTA ALPHA = -0° 13' 12"
ELEV. (NGVD 1929) 5034.93

SURVEY INFORMATION
FIELD NOTES

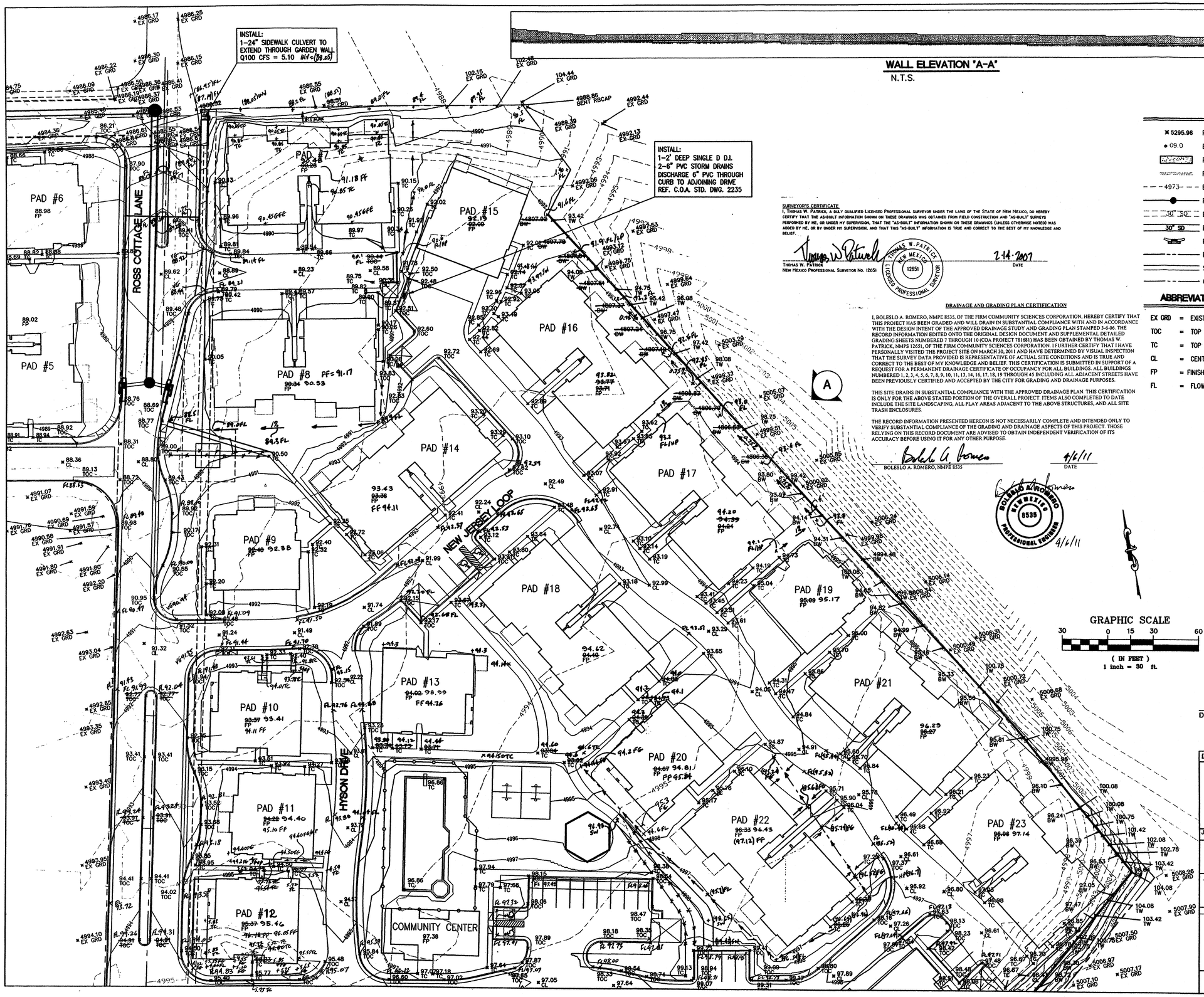
NO.	BY	DATE

ENGINEER'S SEAL

BRIAN L. SPEICHER NEW MEXICO 15269 LICENSED PROFESSIONAL ENGINEER 4-7-11

NO.	DATE	REMARKS	BY	DATE
		REVISIONS		
		DESIGN		

DESIGNED BY	REH	DATE 04/2006
DRAWN BY	MVH	DATE 04/2006
CHECKED BY	BLS	DATE 04/2006



WALL ELEVATION "A-A"

N.T.S.

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THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

2-14-2007
DATE

THOMAS W. PATRICK NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR

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BOLESLO A. ROMERO, NMPE 8535

4/6/11
DATE

BOLESLO A. ROMERO NEW MEXICO 8535 PROFESSIONAL ENGINEER

4/6/11

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

- 5295.96 — PROPOSED SPOT ELEVATION
- 09.0 — EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
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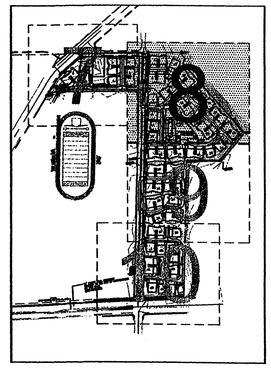


Key Map

DRB No. 1004474

DWG PATH: F:\N827 KB\HOME\Menaul School\CIVIL\030 G & D\Sheets\Building Permit G&D.dwg

Community Sciences Corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLAS AT MENAUL
SITE GRADING PLAN

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

City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	8	15

AS BUILT INFORMATION

CONTRACTOR		
SURVEYING STAKED BY	CSC	DATE 1/06
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY	CSC	DATE 1/06
DRAWINGS CORRECTED BY	CSC/RDS	DATE 3-14-07

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

ACS STATION "9-H15"
NAD 1927 NM CENTRAL ZONE
X=387015.74
Y=1497331.15
GND TO GRID S F = 0.9996728
DELTA ALPHA = -0° 13' 12"
ELEV. (NGVD 1929) 5034.93

SURVEY INFORMATION

NO.	BY	DATE

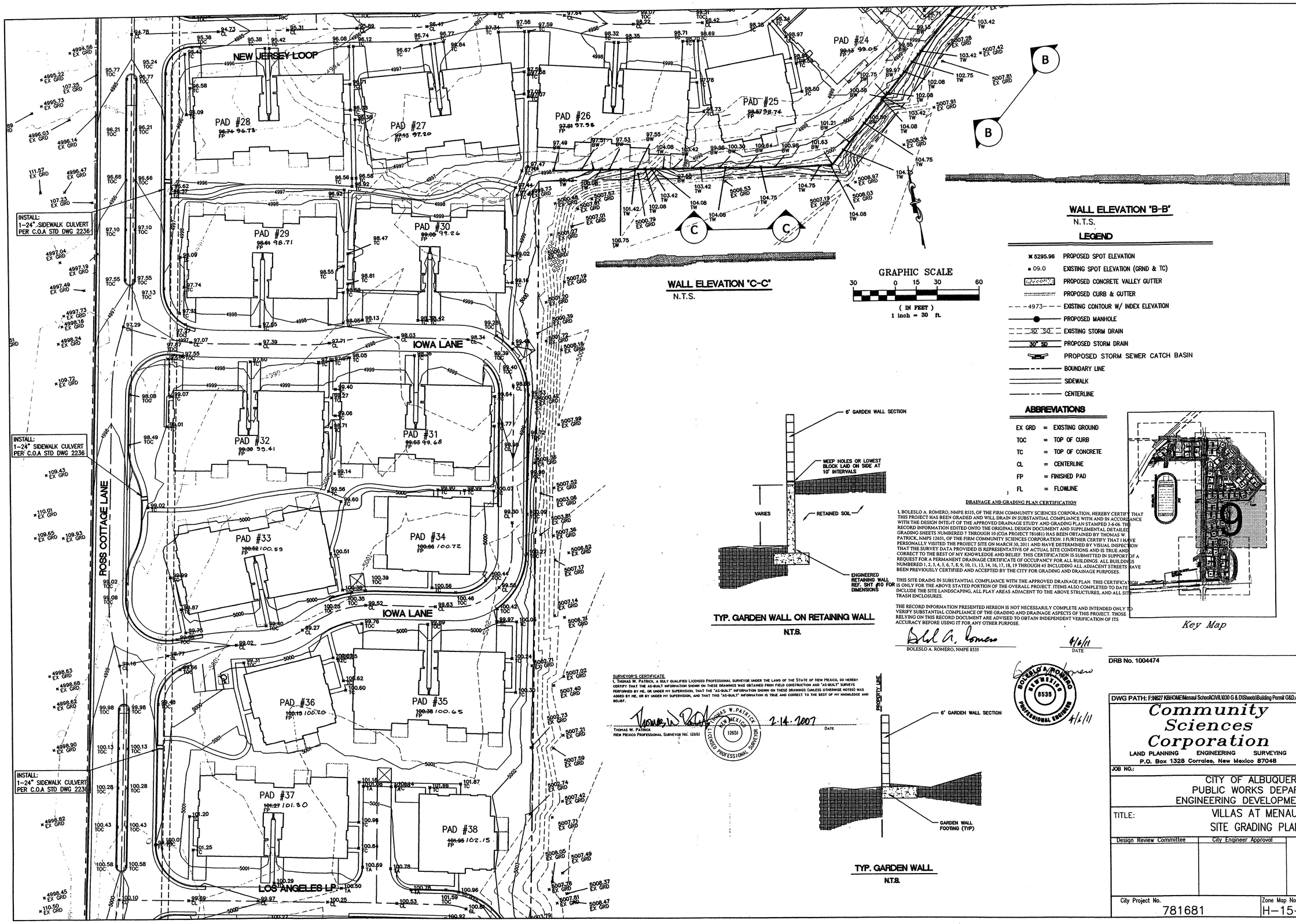
FIELD NOTES

ENGINEER'S SEAL

BRIAN L. SPEICHER NEW MEXICO 15704 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY	DATE
		REVISIONS		
		DESIGN		

DESIGNED BY	REH	DATE 04/2006
DRAWN BY	MWH	DATE 04/2006
CHECKED BY	BLS	DATE 04/2006



WALL ELEVATION "C-C"

N.T.S.

WALL ELEVATION "B-B"

N.T.S.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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TYP. GARDEN WALL ON RETAINING WALL

N.T.S.

DRAINAGE AND GRADING PLAN CERTIFICATION

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BOLESLO A. ROMERO, NMPE 8535

4/6/11
DATE

BOLESLO A. ROMERO
NEW MEXICO
8535
PROFESSIONAL ENGINEER
4/6/11

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2-14-2007
DATE

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

THOMAS W. PATRICK
NEW MEXICO
12651
LICENSED PROFESSIONAL SURVEYOR

TYP. GARDEN WALL

N.T.S.

Key Map

DRB No. 1004474

DWG PATH: F:\N627 KBHOME\Menaul School\CIVIL\030 G & D\Sheets\Building Permit G&D.dwg

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLAS AT MENAUL
SITE GRADING PLAN

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

City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	9	15

NO.	DATE	REMARKS / REVISIONS	BY
		DESIGN	

DESIGNED BY	REH	DATE 04/2006
DRAWN BY	MVH	DATE 04/2006
CHECKED BY	BLS	DATE 04/2006

AS BUILT INFORMATION

CONTRACTOR		
STAKED BY		DATE VAR.
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY	CSC	DATE VAR.
DRAWINGS CORRECTED BY	CSC	DATE 2-14-07

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

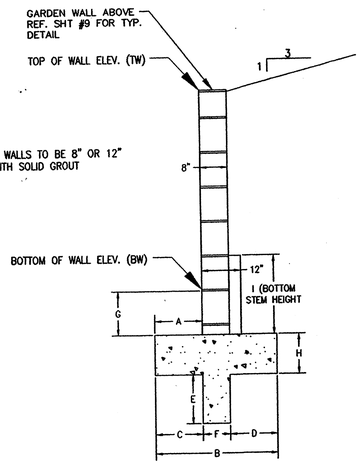
ACS STATION "9-H15"
NAD 1927 NM CENTRAL ZONE
X=387015.74
Y=1497331.15
GND TO GRID S F = 0.9996728
DELTA ALPHA = -0° 13' 12"
ELEV. (NGVD 1929) 5034.93

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

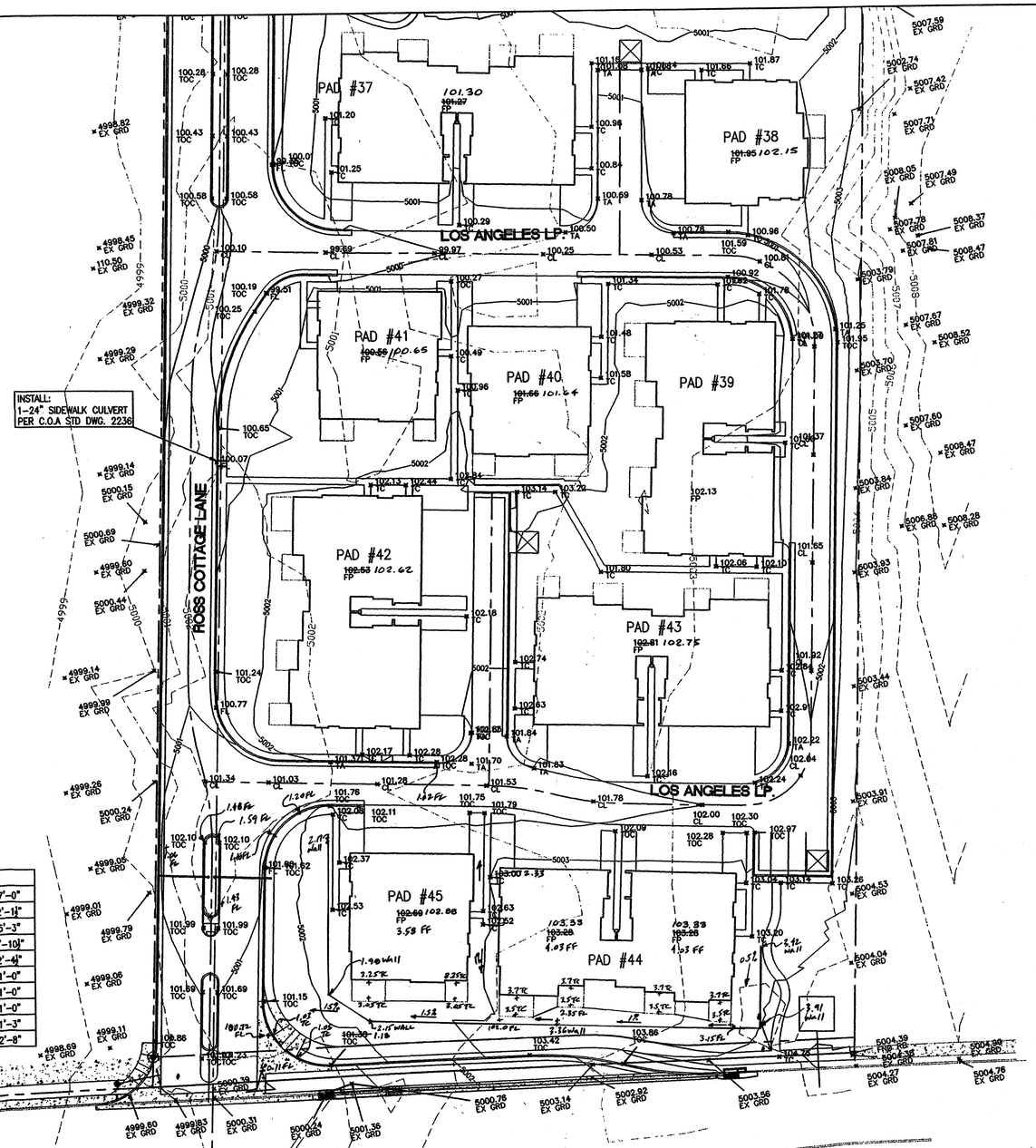
ENGINEER'S SEAL

BRIAN L. SPEICHER
NEW MEXICO
10121
LICENSED PROFESSIONAL ENGINEER



	8" WALL REBAR	12" WALL REBAR	FOOTING REBAR
1'-8"	#4 @ 48" O.C.	N/A	#4 @ 18" O.C.
2'-4"	#4 @ 48" O.C.	N/A	#4 @ 18" O.C.
3'-0"	#4 @ 48" O.C.	N/A	#4 @ 18" O.C.
3'-8"	#4 @ 32" O.C.	N/A	#4 @ 18" O.C.
4'-4"	#4 @ 16" O.C.	N/A	#4 @ 18" O.C.
5'-0"	#5 @ 8" O.C.	N/A	#4 @ 18" O.C.
5'-8"	#4 @ 8" VERT. #4 @ 24" HOR.	#4 @ 8" VERT. #4 @ 24" HOR.	#4 @ 18" O.C.
6'-4"	#4 @ 8" VERT. #4 @ 24" HOR.	#4 @ 8" VERT. #4 @ 24" HOR.	#4 @ 18" O.C.
7'-0"	#4 @ 8" VERT. #4 @ 24" HOR.	#5 @ 8" VERT. #4 @ 24" HOR.	#4 @ 9" O.C.

	TW-BW ≤ (HEIGHT LISTED BELOW)								
	1'-8"	2'-4"	3'-0"	3'-8"	4'-4"	5'-0"	5'-8"	6'-4"	7'-0"
A	5"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-3"	1'-10½"	2'-1½"
B	1'-6"	1'-8"	2'-2"	2'-6"	3'-0"	3'-6"	3'-6"	4'-9"	5'-3"
C	N/A	N/A	N/A	N/A	N/A	2'-0"	2'-3"	1'-10½"	1'-10½"
D	N/A	N/A	N/A	N/A	N/A	1'-0"	3"	1'-10½"	2'-4½"
E	N/A	N/A	N/A	N/A	N/A	4"	1'-0"	8"	1'-0"
F	N/A	N/A	N/A	N/A	N/A	6"	1'-0"	1'-0"	1'-0"
G	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
H	1'-0"	1'-0"	1'-0"	1'-0"	1'-3"	1'-3"	1'-0"	1'-3"	1'-3"
I	N/A	N/A	N/A	N/A	N/A	N/A	1'-4"	2'-0"	2'-8"



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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LEGEND

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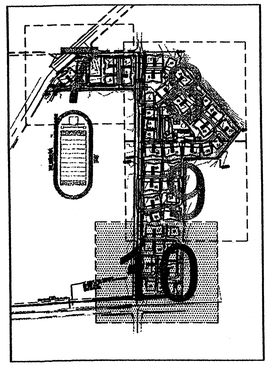


Key Map

DRB No. 1004474

DRAINAGE AND GRADING PLAN CERTIFICATION

I, BOLESLO A. ROMERO, NMPE 8535, OF THE FIRM COMMUNITY SCIENCES CORPORATION, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED DRAINAGE STUDY AND GRADING PLAN STAMPED 3-6-06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT AND SUPPLEMENTAL DETAILED GRADING SHEETS NUMBERED 7 THROUGH 10 (COA PROJECT 781681) HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS 12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 30, 2011 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY FOR ALL BUILDINGS. ALL BUILDINGS NUMBERED 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 THROUGH 45 INCLUDING ALL ADJACENT STREETS HAVE BEEN PREVIOUSLY CERTIFIED AND ACCEPTED BY THE CITY FOR GRADING AND DRAINAGE PURPOSES.

THIS SITE DRAINS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN. THIS CERTIFICATION IS ONLY FOR THE ABOVE STATED PORTION OF THE OVERALL PROJECT. ITEMS ALSO COMPLETED TO DATE INCLUDE THE SITE LANDSCAPING, ALL PLAY AREAS ADJACENT TO THE ABOVE STRUCTURES, AND ALL SITE TRASH ENCLOSURES.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Boleslo A. Romero — 4/6/11
BOLESLO A. ROMERO, NMPE 8535 — DATE

BOLESLO A. ROMERO — NEW MEXICO — 8535 — PROFESSIONAL ENGINEER — 4/6/11

SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR BY UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick — 2.14.2007
THOMAS W. PATRICK — DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

THOMAS W. PATRICK — NEW MEXICO — 12651 — LICENSED PROFESSIONAL SURVEYOR

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY	CSC	DATE VAC.
INSPECTOR'S ACCEPTANCE BY		DATE VAC.
FIELD VERIFICATION BY	CSC	DATE VAC.
DRAWINGS CORRECTED BY	CSC/RCK	DATE 2-14-07
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS STATION "9-H15"
NAD 1927 NM CENTRAL ZONE
X=387015.74
Y=1497331.15
GND TO GRID S F = 0.9996728
DELTA ALPHA = -0° 13' 12"
ELEV. (NGVD 1929) 5034.93

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

BOLESLO A. SPEICHER — NEW MEXICO — 7982 — 4-13-05 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	04/2006
DRAWN BY	MVH	04/2006
CHECKED BY	BLS	04/2006

DWG PATH: F:\N6227 KB\HOME\Menaul School\CIV\L0030 G & D\Sheets\Building Permit G&D.dwg

Community Sciences Corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLAS AT MENAUL
SITE GRADING PLAN

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

City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	10	15

REF. C.O.A. PROJ. #4271.92
SHT. 13,14 of 19 FOR AS BUILT INFORMATION

INSTALL:
76 L.F. 42" RCP @0.64%

REMOVE:
1-EX. 6'ø M.H.
2-24" EX. LATERALS
84 L.F.± EX. 30" RCP

REMOVE AND REPLACE EX. 6"ø M.H. WITH 8'ø TYPE "E" M.H. INVERTS AND TOP UNCHANGED.

EX. 42" RCP TO REMAIN IN PLACE.

INSTALL:
1-6' ø TYPE E M.H.
17 L.F. 24" RCP @2.00%
NORTH TO EXISTING INLET
RIM = 4982.57
INV. E = 4975.16
INV N = 4975.16
INV W = 4975.06

CAUTION!! UNDERGROUND ELECTRIC SERVICE.

INSTALL:
69.1L.F. 42" RCP @0.50%

INSTALL:
1-6' ø TYPE E M.H.
17 L.F. 18" RCP @2.00%
SOUTH TO EXISTING INLET
INV. W = 4975.42
INV S,N = 4975.61
INV E = 4975.52

INSTALL:
228.0 L.F. 42" RCP @0.50%

INSTALL:
1-24" SIDEWALK CULVERT

INSTALL:
1-8' ø TYPE E M.H.
INV. W = 4976.66
INV S = 4976.76

INSTALL:
177.60 L.F. 42" RCP @0.50%

INSTALL:
1-DOUBLE D INLET
15.0 L.F. 24" RCP @42.3%
INV OUT = 4981.0
TOP = 4974.65

INSTALL:
1-6'ø TYPE E M.H.
2-DOUBLE A INLETS
2-24" RCP LATERALS
INV 24" E,W = 4978.78
INV N = 4977.65
INV INLETS = 4984.0

PLAT OF LOTS 1-A AND 3 SUNDT'S INDUSTRIAL AREA

(FILED 8/22/85, VOL. C28, FOL. 32)

LOT 3

TRACT F-2

(FILED NOV. 20, 1990, VOL

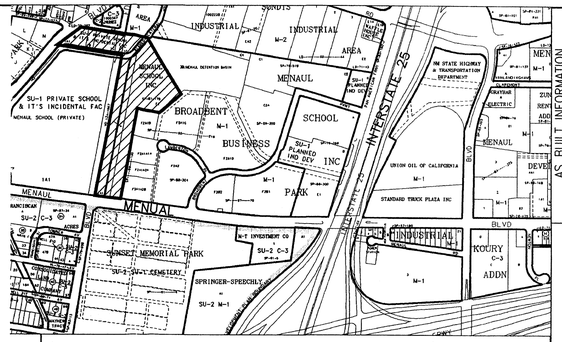
CITY OF ALBUQUERQUE DETENTION POND (F.K.A. MENAUL SCHOOL WATER DETENTION POND)

DRAINAGE BASINS

BASIN	AREA SQ. MI.	%A	%B	%C	%D	Q100 cfs	V100 ac. ft.
DA1	0.001528848	0	30	10	60	3.75	0.131
DA2	0.004185701	0	30	10	60	10.23	0.360
DA3	0.022618967	0	30	10	60	55.23	1.944

ANALYSIS POINTS

POINT	Q_{100} cfs*
AP1	3.75
AP2	10.23
AP3	55.23



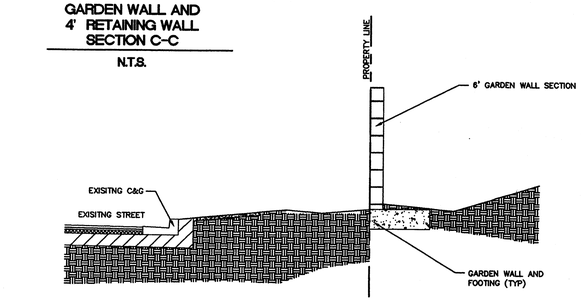
SCALE: 1"=400' Vicinity Map Zone Atlas H-15-Z

LEGEND

- ✖ 5295.96 PROPOSED SPOT ELEVATION
- • 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED CURB & GUTTER
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED MANHOLE
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- PROPOSED STORM SEWER CATCH BASIN
- BOUNDARY LINE
- BASIN BOUNDARY
- RETAINING WALL

LEGAL DESCRIPTION
TRACT "A" OF THE SUBDIVISION PLAT, TRACTS A, B, C AND D MENAUL SCHOOL PROPERTIES, 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 __/__/2006, IN VOLUME ___, PAGE ___.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



GARDEN WALL AND 4' RETAINING WALL SECTION C-C
N.T.S.

GARDEN WALL AT BROADWAY STREET SECTION D-D
N.T.S.

Bradley L. Bingham 3/16/06
ROUGH GRADING APPROVAL

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048
JOB NO.: N627

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: MENAUL SCHOOL SUBDIVISION
OVERALL GRADING AND DRAINAGE PLAN

APR 07 2011

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

City Project No.	Zone Map No.	Sheet	of
----------	H-15-Z	1	3

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY REH DATE 02/2006
DRAWN BY MVH DATE 02/2006
CHECKED BY BLS DATE 02/2006

ENGINEER'S SEAL
BRIAN L. SPEIGHER NEW MEXICO 15232 LICENSED PROFESSIONAL ENGINEER 3-15-06

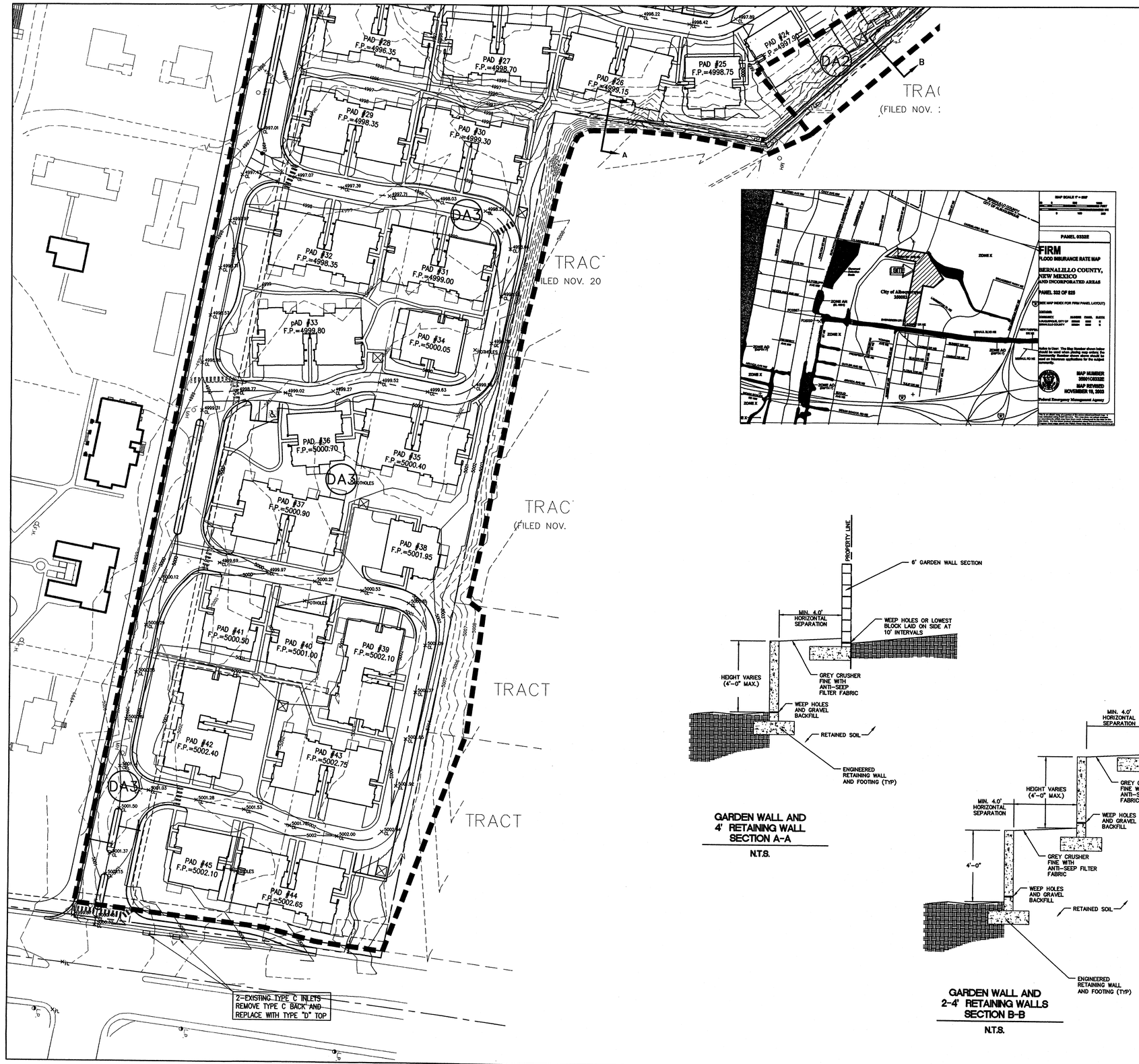
SURVEY INFORMATION
FIELD NOTES

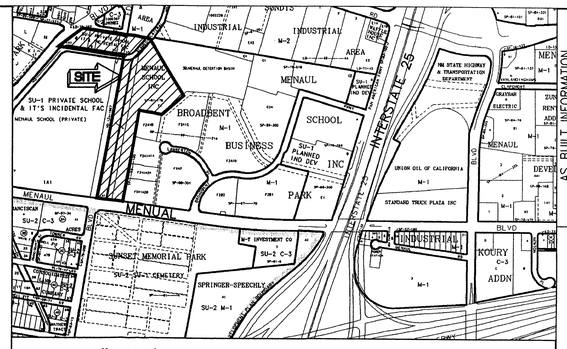
NO.	BY	DATE

BENCH MARKS
AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ACS STATION "9-H15"
NAD 1927 NM CENTRAL ZONE
X=387015.74
Y=1497331.15
GND TO GRID S F = ????
DELTA ALPHA = ?????
ELEV. (NGVD 1929) 5034.93





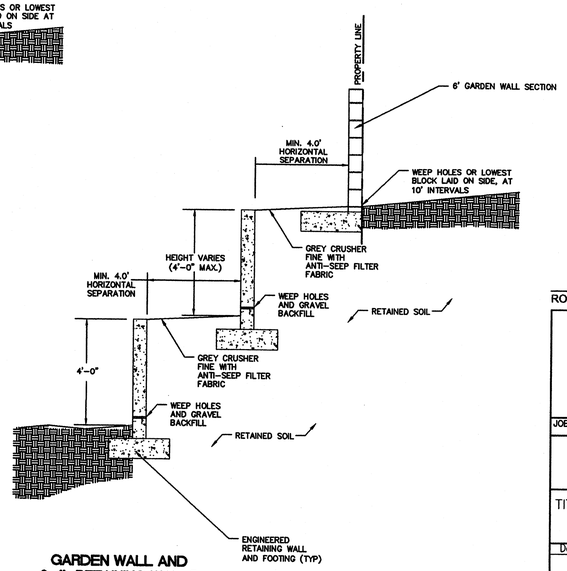
SCALE: 1"=400' Vicinity Map Zone Atlas H-15-Z

LEGEND

- ✖ 5295.96 PROPOSED SPOT ELEVATION
- • 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED CURB & GUTTER
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED MANHOLE
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- PROPOSED STORM SEWER CATCH BASIN
- BOUNDARY LINE
- BASIN BOUNDARY
- RETAINING WALL

LEGAL DESCRIPTION
TRACT "A" OF THE SUBDIVISION PLAT, TRACTS A, B, C AND D MENAUL SCHOOL PROPERTIES, 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 __/__/2006, IN VOLUME ____, PAGE ____.

GARDEN WALL AND 4' RETAINING WALL SECTION A-A
N.T.S.



GARDEN WALL AND 2-4' RETAINING WALLS SECTION B-B
N.T.S.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

ROUGH GRADING APPROVAL

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N627

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: MENAUL SCHOOL SUBDIVISION
OVERALL GRADING AND DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet	of
----------	H-15-Z	2	3

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWING CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

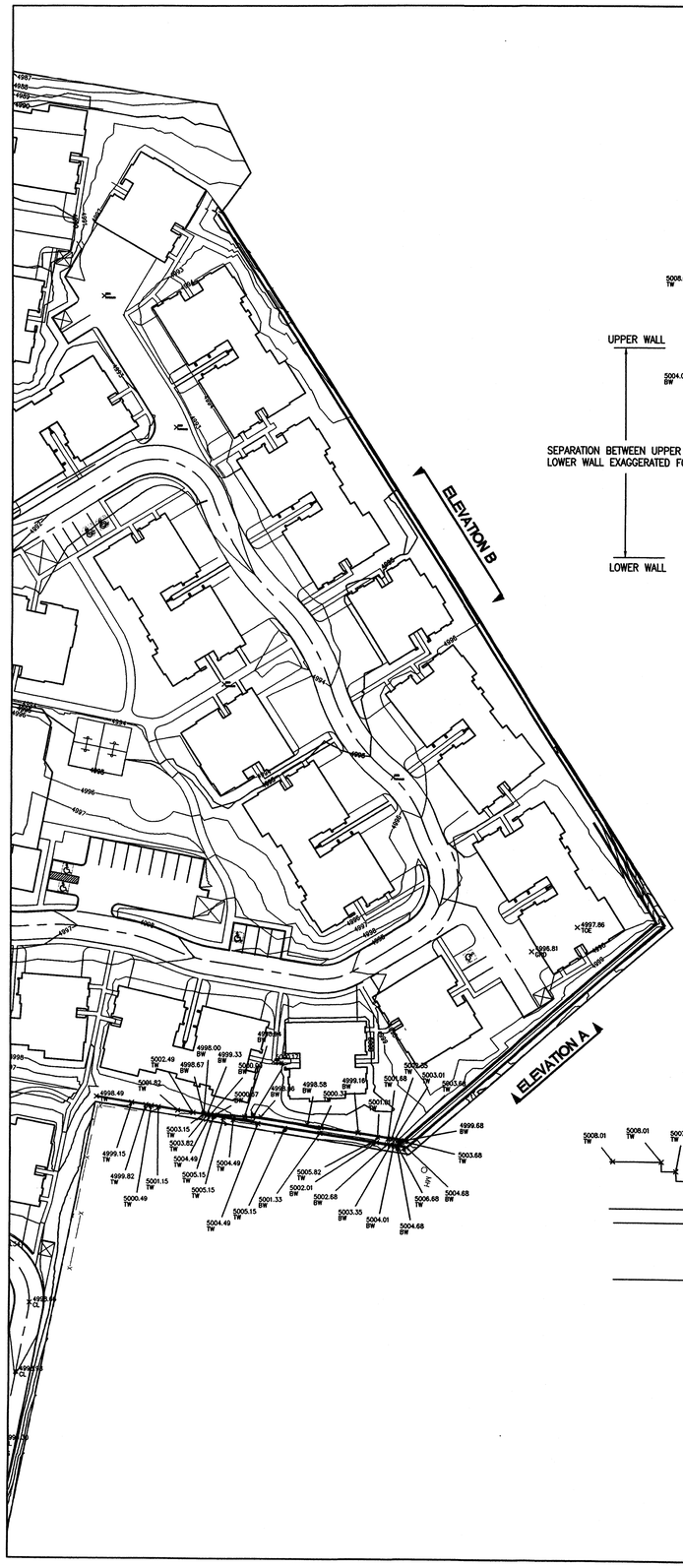
BENCH MARKS
ACS STATION "9-H15"
NAD 1927 NM CENTRAL ZONE
X=387015.74
Y=1497331.15
GND TO GRID S F = ????
DELTA ALPHA = ?????
ELEV. (NGVD 1929) 5034.93

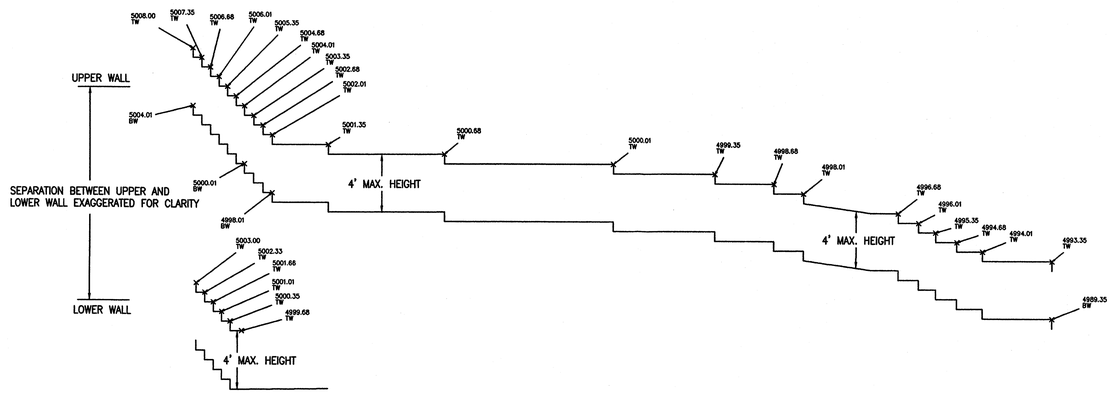
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
BRYAN L. SPEICHER NEW MEXICO 12021 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

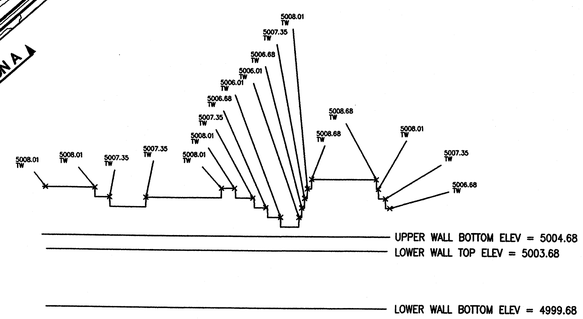
DESIGNED BY REH DATE 02/2006
DRAWN BY MVH DATE 02/2006
CHECKED BY BLS DATE 02/2006





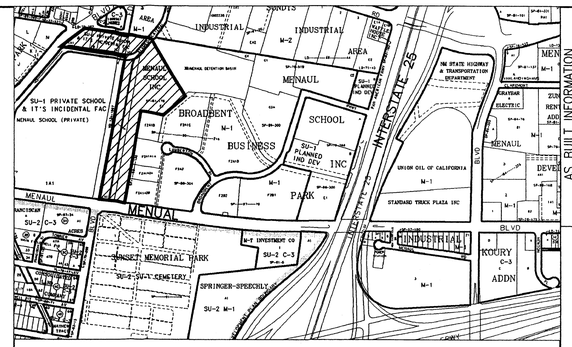
RETAINING WALLS ELEVATION B

SCALE: H, 1" =50', V, 1"=10'



RETAINING WALLS ELEVATION A

SCALE: H, 1" =50', V, 1"=10'



SCALE: 1"=400' Vicinity Map Zone Atlas H-15-Z

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

ROUGH GRADING APPROVAL

Community Sciences Corporation

LAND PLANNING ENGINEERING SURVEYING

P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N627

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: MENAUL SCHOOL SUBDIVISION
RETAINING WALL GRADES AND ELEVATIONS

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

City Project No.	Zone Map No.	Sheet	of
----------	H-15-Z	3	3

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS STATION "9-H15"
NAD 1927 NM CENTRAL ZONE
X=387015.74
Y=1497331.15
GND TO GRID S F = ????
DELTA ALPHA = ?????
ELEV. (NGVD 1929) 5034.93

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

STANLEY P. SPEICHER
STATE OF NEW MEXICO
9232
LICENSED PROFESSIONAL ENGINEER
3-15-06

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	02/2006
DRAWN BY	MVH	02/2006
CHECKED BY	BLS	02/2006