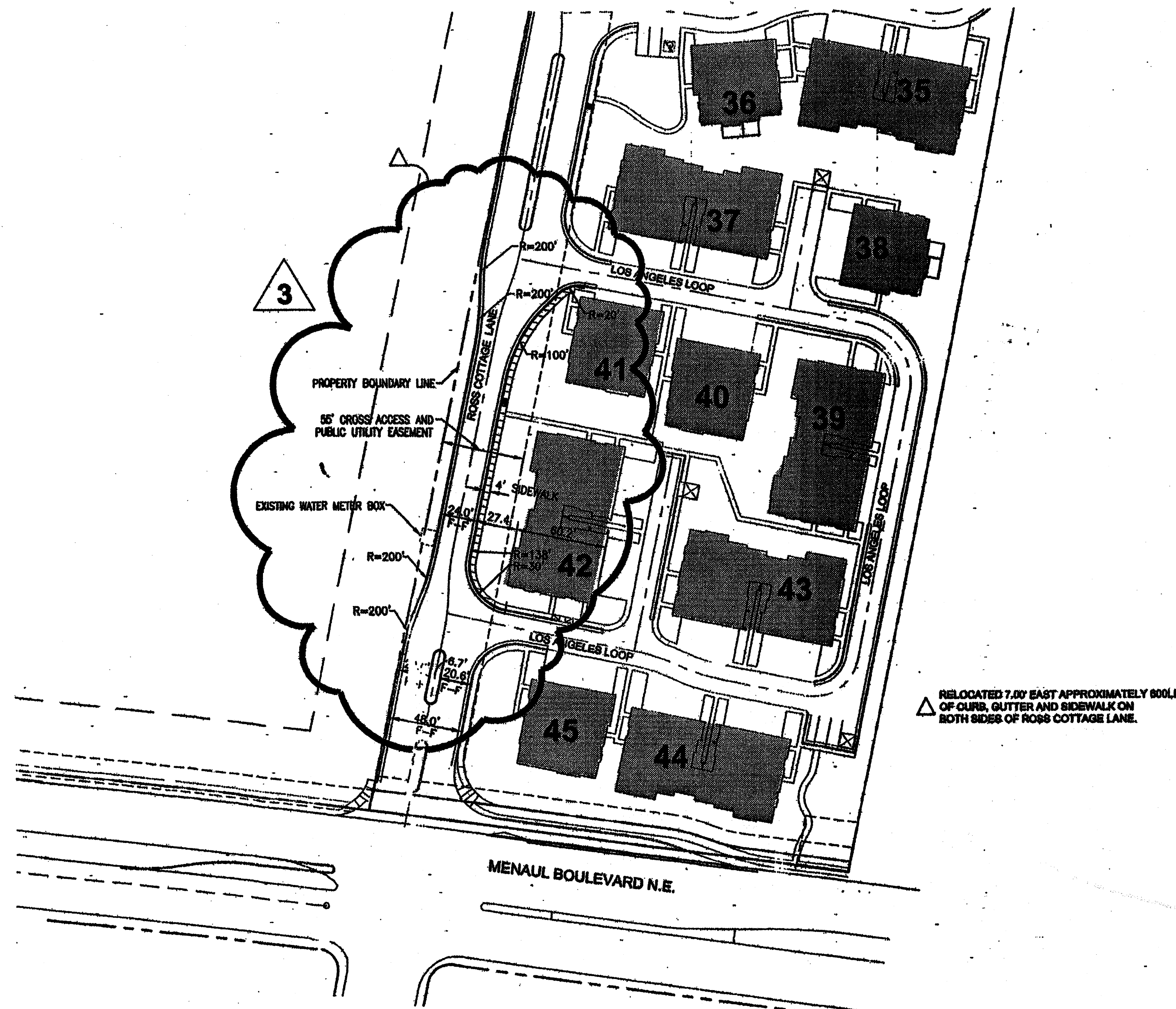




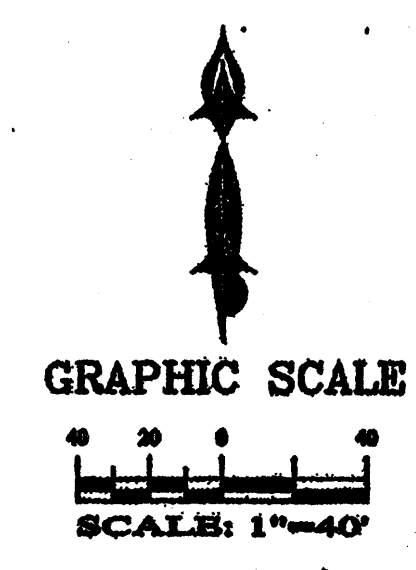
LEGEND	
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK CULVERT

ADMINISTRATIVE AMENDMENT
 File # 0044-0000 project # 1004474
 Relocate a portion of
 Ross Cottage Lane to avoid
 water meter base
 Approved by: [Signature] DATE: 20 Mar 07



ADVANCED ENGINEERING and CONSULTING, LLC
 4114 ANAHIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505) 265-5700

VILLAS AT MENAUL AMENDMENT TO SITE PLAN FOR BUILDING PERMIT			
DRAWING	DRAWN BY	DATE	SHEET
20061-AMEND STREET.DWG	JT	05-08-07	1 OF 1



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 MARCH 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 39 AND 41 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

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

ZONE ATLAS INDEX NO:	H-16-Z
GROSS ACREAGE:	44.95 AC.
NO. OF EXISTING LOTS/TRACTS:	6 (ONE UNRECORDED DEED TRANSFER)
NO. OF LOTS/TRACTS CREATED:	4
LINEAR FEET OF CREATED DRIVE AISLES:	5598 L.F.
ACREAGE OF CREATED DRIVES:	3.29 AC.
GARAGE PARKING:	307 SPACES
OFF-STREET PARKING:	311 SPACES
HANDICAP PARKING:	14 SPACES
MAXIMUM BUILDING HEIGHTS:	28.76 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:	219 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-1668, 1689

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, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SHEET INDEX (CIVIL AND LANDSCAPING):

C1 - C4	DIMENSION SITE PLAN
C5 - C8	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 - A8	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)

BUILDING LEGEND
 COMPLETED UNIT

3 SITE PLAN AMENDMENT AUGUST, 2007:

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

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

community sciences corporation

DATE:	08 / 27 / 07	SHEET AMD13 OF 20	
SCALE:	AS SHOWN		
CRE:	N/A		
DRAWN:	CAS/MVH		
JOB NO.:	N827 M	LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048	ENGINEERING SURVEYING Corrales, N.M. 87048

RECEIVED
 JUL 15 2008
 HYDROLOGY SECTION

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-3300

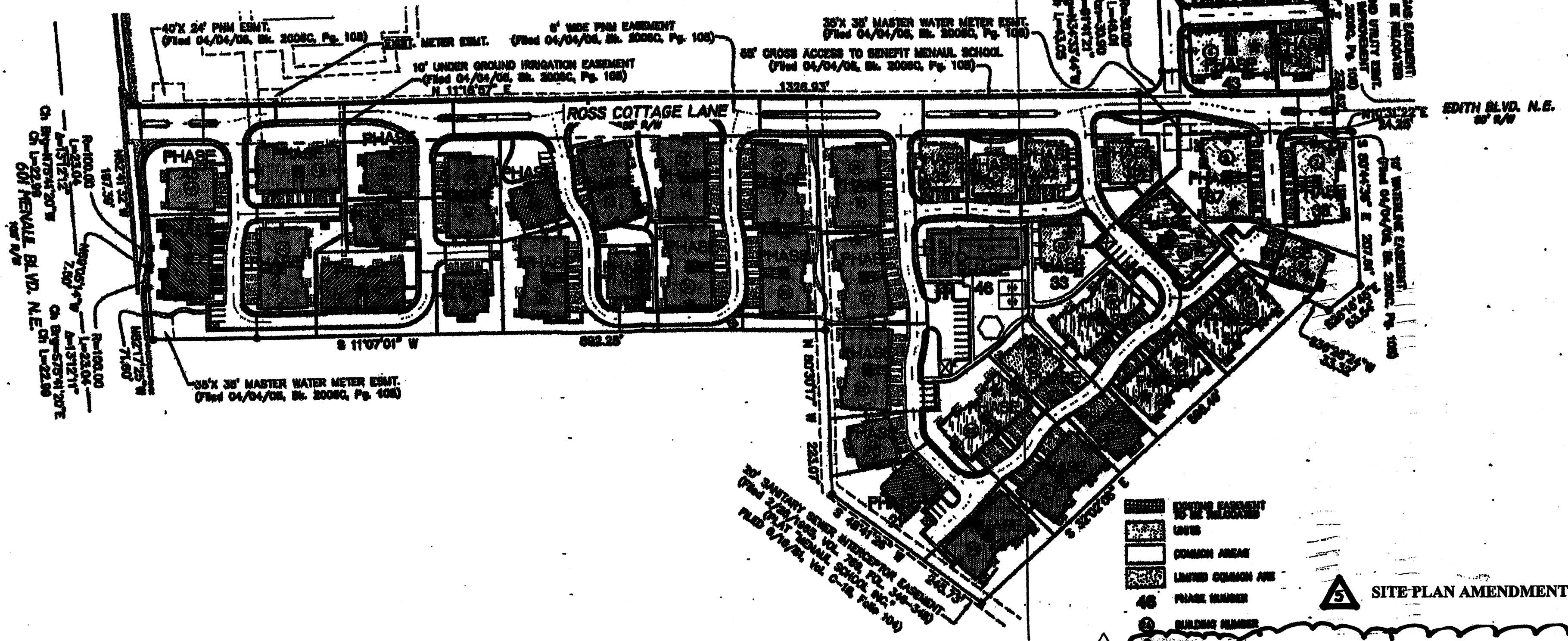
TRAFFIC CIRCULATION AND DRB SITE PLAN CERTIFICATION

I, ROSELIO 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 CURBS, SIDEWALKS, 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 ERRECTED. 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 MAR 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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Roselio A. Romero 6/18/09
ROSELIO A. ROMERO, NMPE 8535 DATE



- 4' WIDE PLASTER
- COMMON AREA
- LIMITED COMMON ARE
- 46 PLASTER NUMBER
- BUILDING NUMBER
- 46 FUTURE
- COMPLETED UNIT

5 SITE PLAN AMENDMENT MAY, 2009

THE PURPOSE OF THIS AMENDMENT IS TO NOTE THAT BUILDINGS 1 THROUGH 18, 20, AND 22 HAVE NOT BEEN BUILT AS OF THIS DATE. THE PADS ARE PAD READY BUT ARE INTENDED TO BE BUILT IN THE FUTURE WHICH DATE HAS NOT YET BEEN DETERMINED. THE PADS ARE NOTED AS "FUTURE" ON THIS PLAN SET.

4 C 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.

4 D SITE PLAN FOR SUBDIVISION AMENDMENT:

THE PURPOSE OF THIS AMENDMENT IS TO INDICATE THE BUILDING ELEVATIONS AS APPROVED BY THE D.R.S. (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.

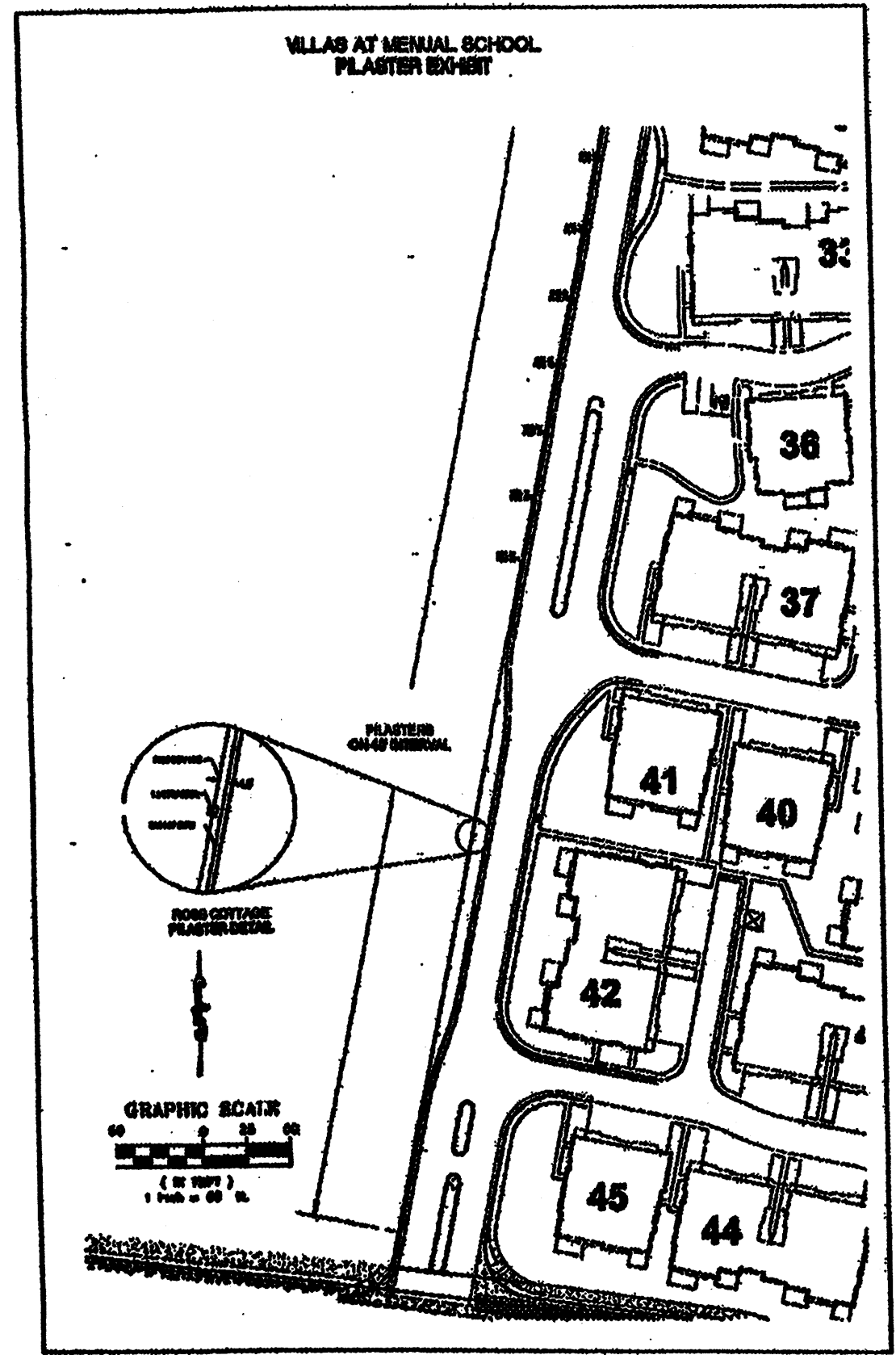
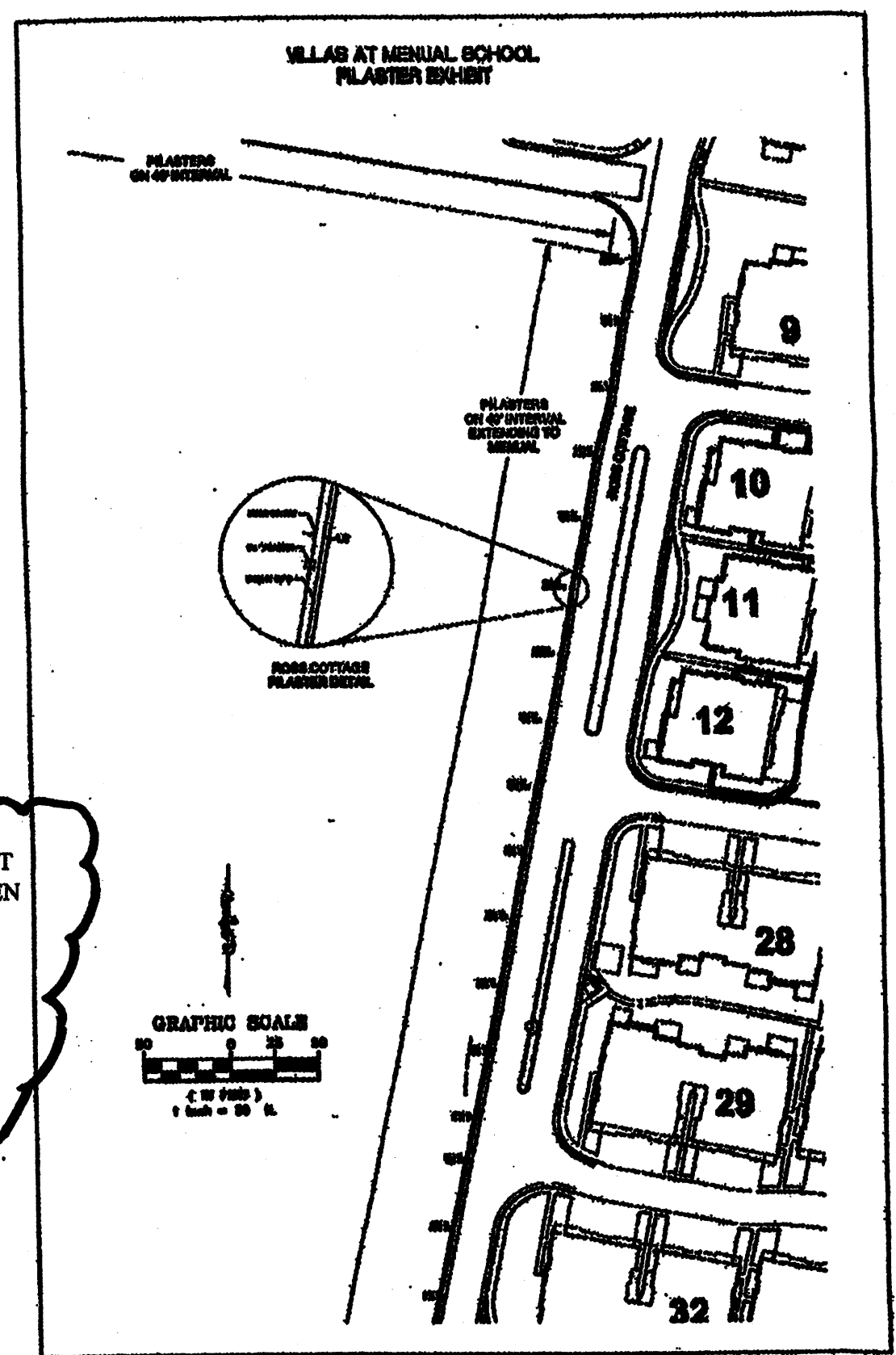
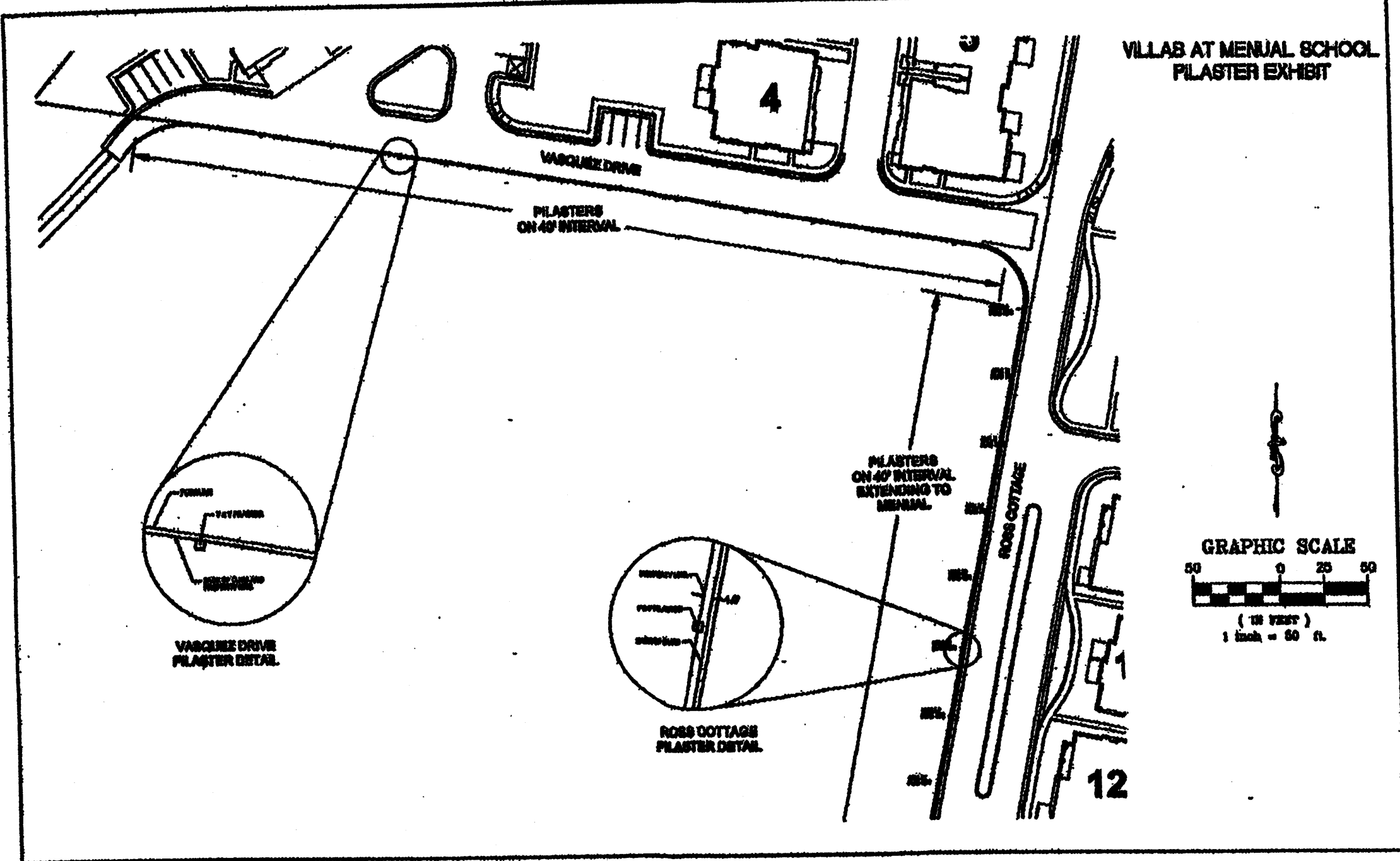


BLDG. TYPE 1 FRONT ELEVATION "A"

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.

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



4 E SITE PLAN AMENDMENT AUGUST, 2007:

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

DATE:	06/27/07	community sciences corporation	SHEET AMD17 20
SCALE:	AS SHOWN		
CREW:	N/A		
DRAWN:	CAS/MNH		
CHECKED:	NBZ/M		
LAND PLANNING	P.O. Box 1328	ENGINEERING	CORRALES, N.M. 87048

RECEIVED
JUN 15 2009
HYDROLOGY SECTION

CLAREMONT AVENUE N.E.

(42' R/W PER PLAT OF TRACT A LANDS OF MUNEZ FILED 06/22/01, BK 200C, PG. 175)

EDITH BLVD
(50' R/W PLAT
FILED 8-22-1985
PG. 175)

LOT 3
ALAMEA



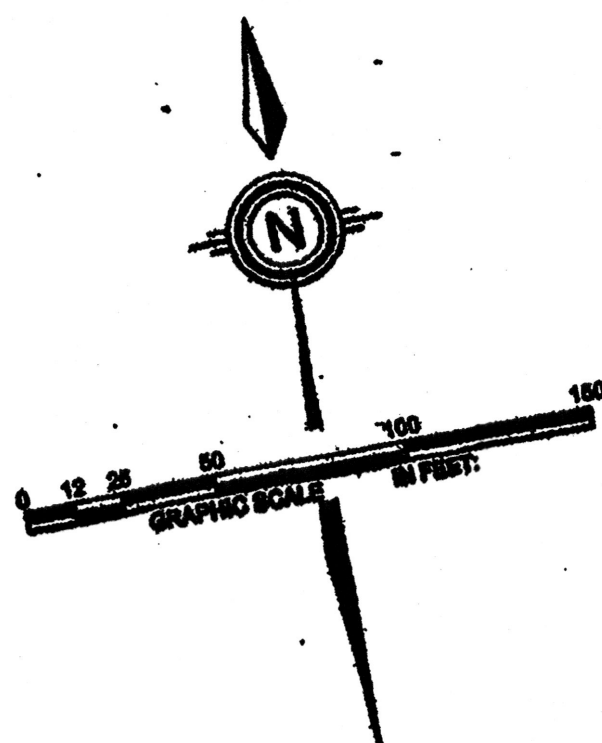
SITE PLAN AMENDMENT MAY, 2009



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.

CITY OF ALBUQUERQUE DETENTION POND
(F.K.A. MENAUL SCHOOL
WATER DETENTION POND)
DEEDED TO CITY OF ALBUQUERQUE
(WD 94138199 FILED 11/22/94, BK. 94-32, PG. 964)



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 MARCH 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
BOLESLO A. ROMERO, NMPE 8535
DATE 6/14/09



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

SEE SITE PLAN FOR SUBDIVISION AMENDMENT SHEET AMD10

FUTURE

THE PURPOSE OF THIS AMENDMENT IS TO NOTE THAT BUILDINGS 1 THROUGH 18, 20, AND 22 HAVE NOT BEEN BUILT AS OF THIS DATE. THE PADS ARE PAD READY BUT ARE INTENDED TO BE BUILT IN THE FUTURE WHICH DATE HAS NOT YET BEEN DETERMINED. THE PADS ARE NOTED AS "FUTURE" ON THIS PLAN SET.

FND REBAR W/CAP
STAMPED "LS 11463"
N78°53'31"W, 6.10' FROM
TRUE CORNER

BUILDING LEGEND

COMPLETED UNIT

DATE: 08/27/07
SCALE: AS SHOWN
DRAWN: N/A
CHECKED: CASMMH
JOB NO.: 10027 M

community
sciences
corporation

LAND PLANNING
P.O. Box 1328
CORRALES, N.M. 87008

SHEET
AMD18
20

RECEIVED
JUN 15 2009
HYDROLOGY
SECTION

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Boleslo A. Romero
6/12/09
DATE

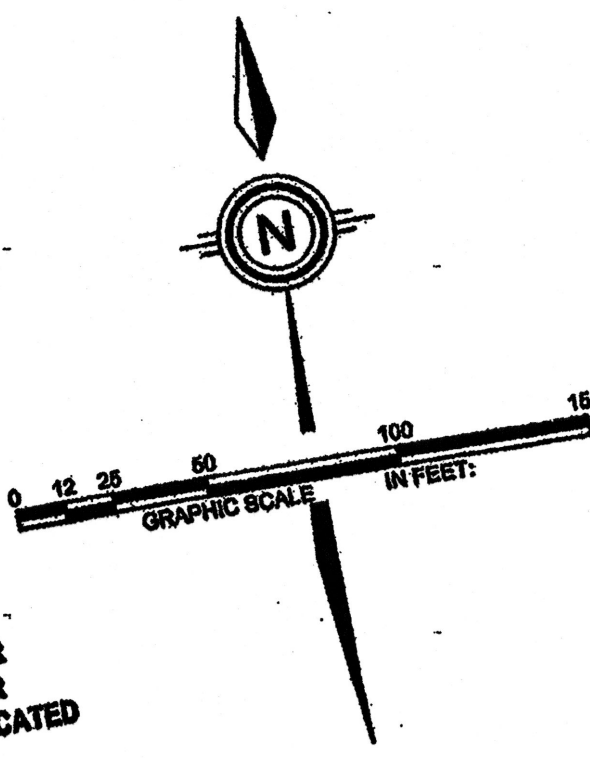
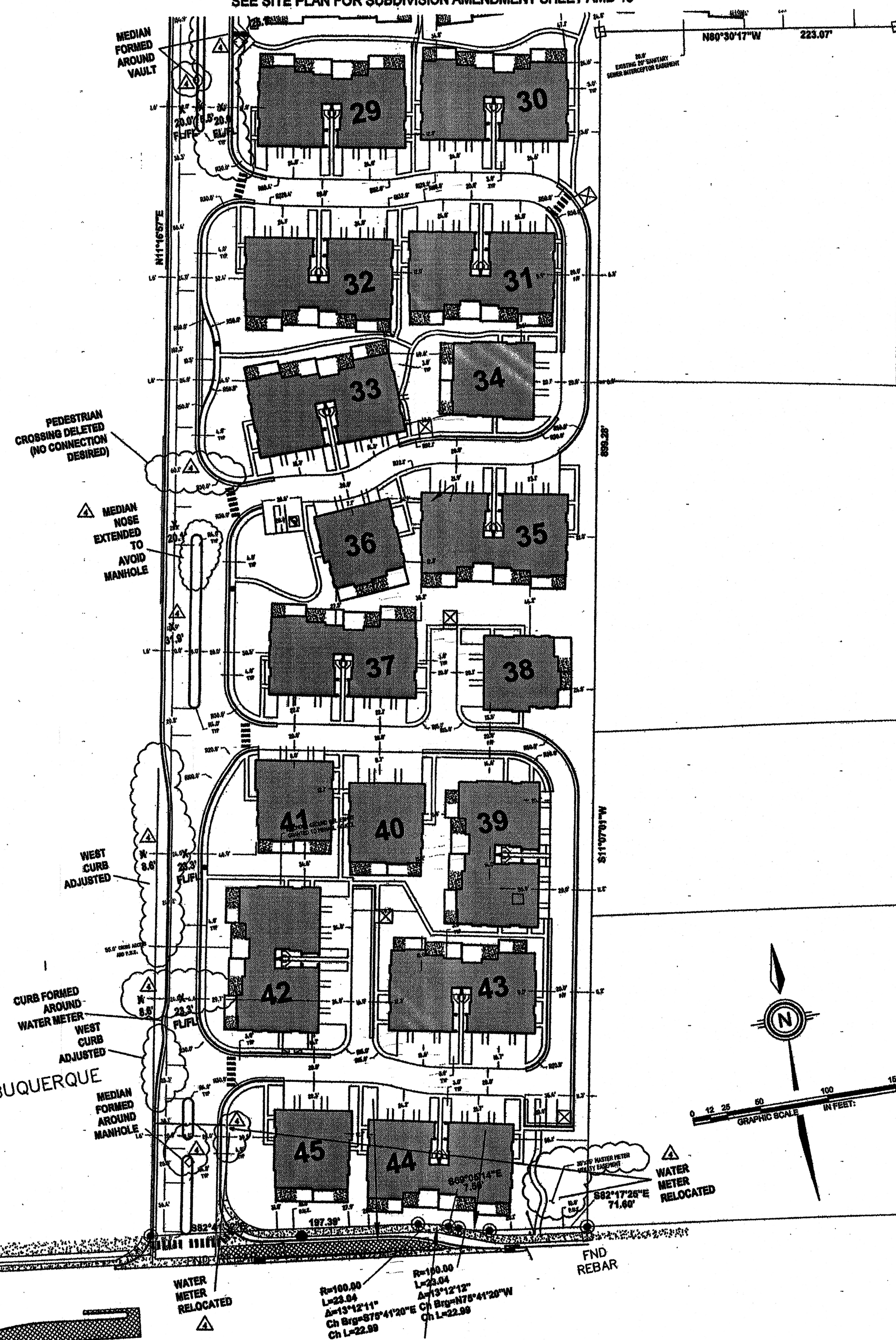
BOLESLO A. ROMERO, NMPE 8535



SEE SITE PLAN FOR SUBDIVISION AMENDMENT SHEET AMD 18

FND REBAR W/CAP
STAMPED "LS 11463"
N78°53'31"W, 6.10' FROM
TRUE CORNER

PLAT OF BROADBENT BUSINESS PARK
(SP-90-216 SP-99-130)



5' P.U.E.
(FILED 1/2/1959, VOL. D457, FOL. 373)

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

4 F

SITE PLAN AMENDMENT AUGUST, 2007:

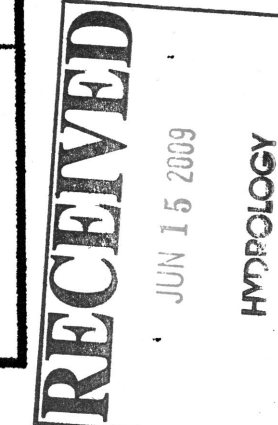
- THE PURPOSE OF THIS AMENDMENT IS TO REFLECT GEOMETRIC CHANGES:
1. THE REVISIONS TO FULL PATIOS IN THE REAR OF THE UNITS
 2. TO SHOW CURBING TAKEN FROM SURVEY AS-BUILTS; AND,
 3. TO REFLECT FIELD REVISIONS TO CURBING AND DIMENSIONS WHERE SHOWN.

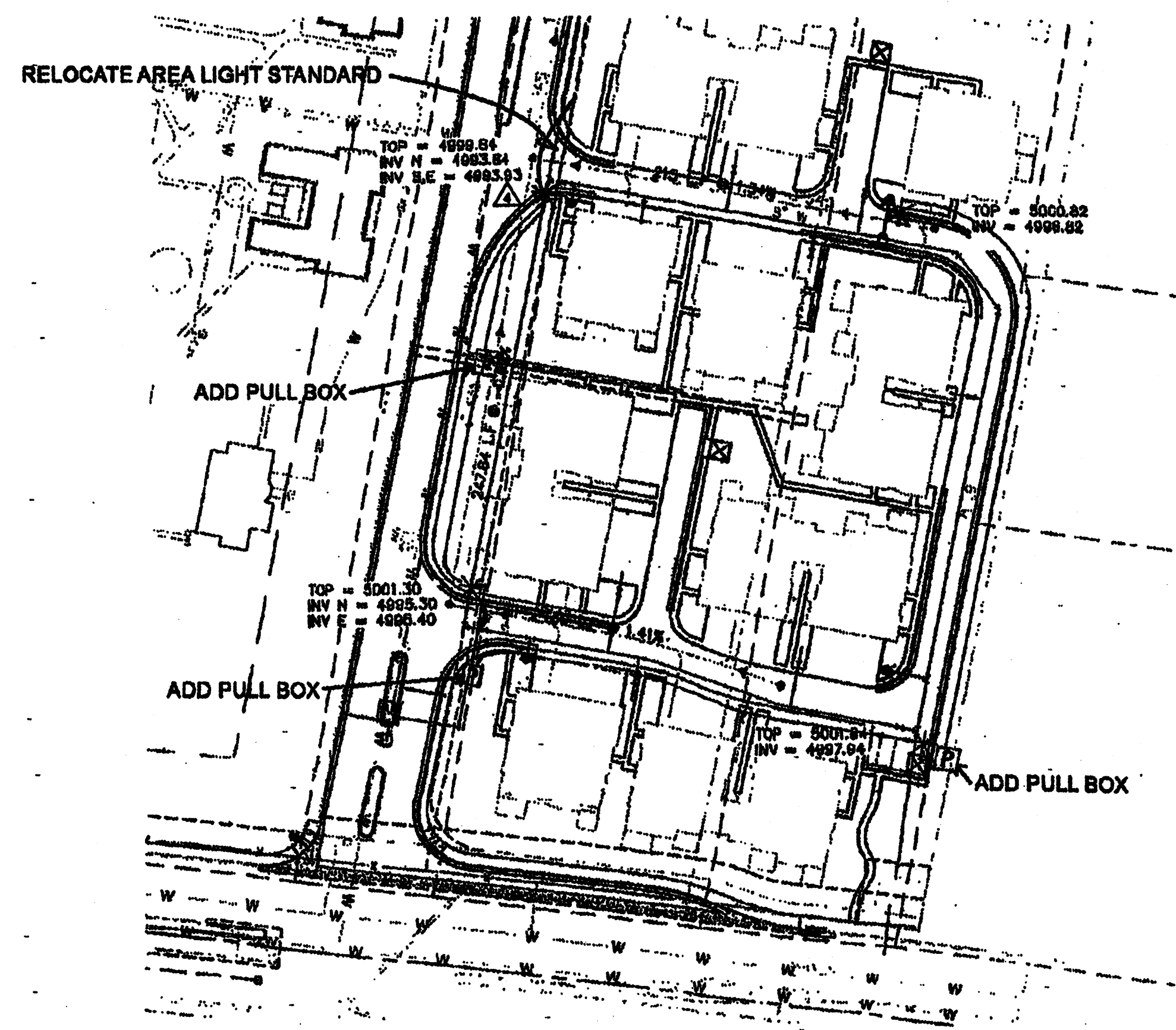
BUILDING LEGEND
COMPLETED UNIT

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

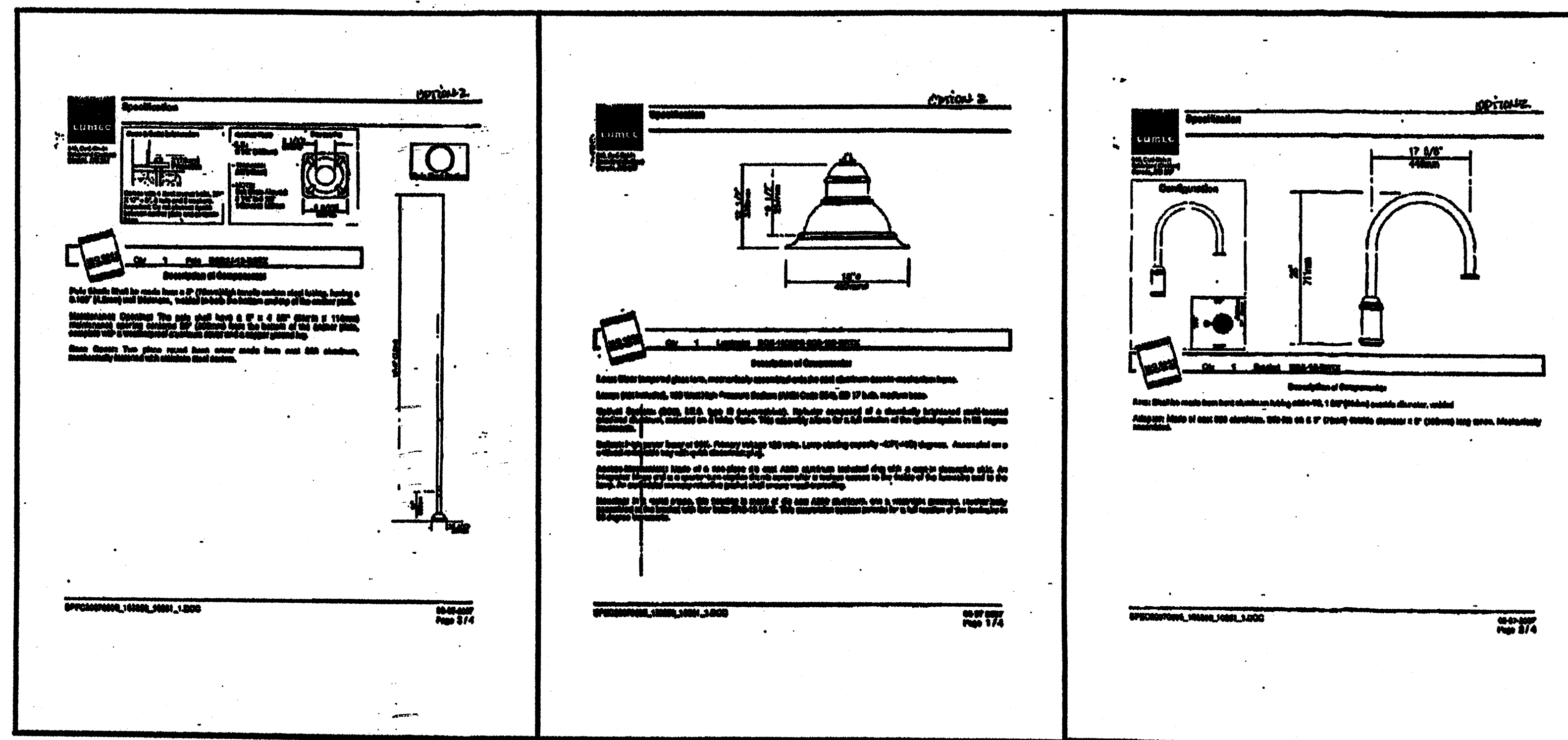
community sciences corporation
LAND PLANNING
P.O. Box 1328
CORRALES, N.M. 87048

SHEET
AMD19
OF
20





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

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 7-23-06 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 ERCTED. 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 MARCH 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



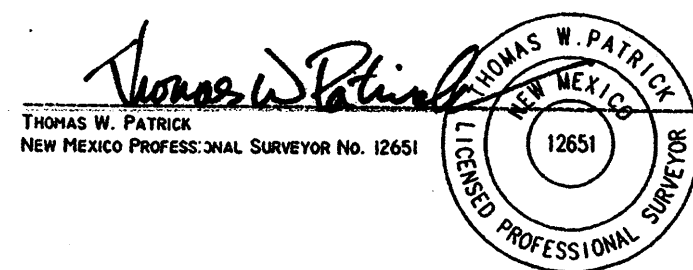
THE VILLAS AT MENAUL
SITE PLAN AMENDMENTS (SP-BP)
AUGUST, 2007

DATE:	08/27/07
SCALE:	AS SHOWN
CREW:	N/A
DRAWN:	CASAMVH
JOB NO.:	N027 M
LAND PLANNING	ENGINEERING
P.O. Box 1328	Corrales, N.M. 87048

SHEET
AMD20
OF
20

RECEIVED
JUN 15 2009
HYDROLOGY
SECTION

SURVEYOR'S CERTIFICATE
I, THOMAS W. PATRICK, A DAILY 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.



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 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.

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.

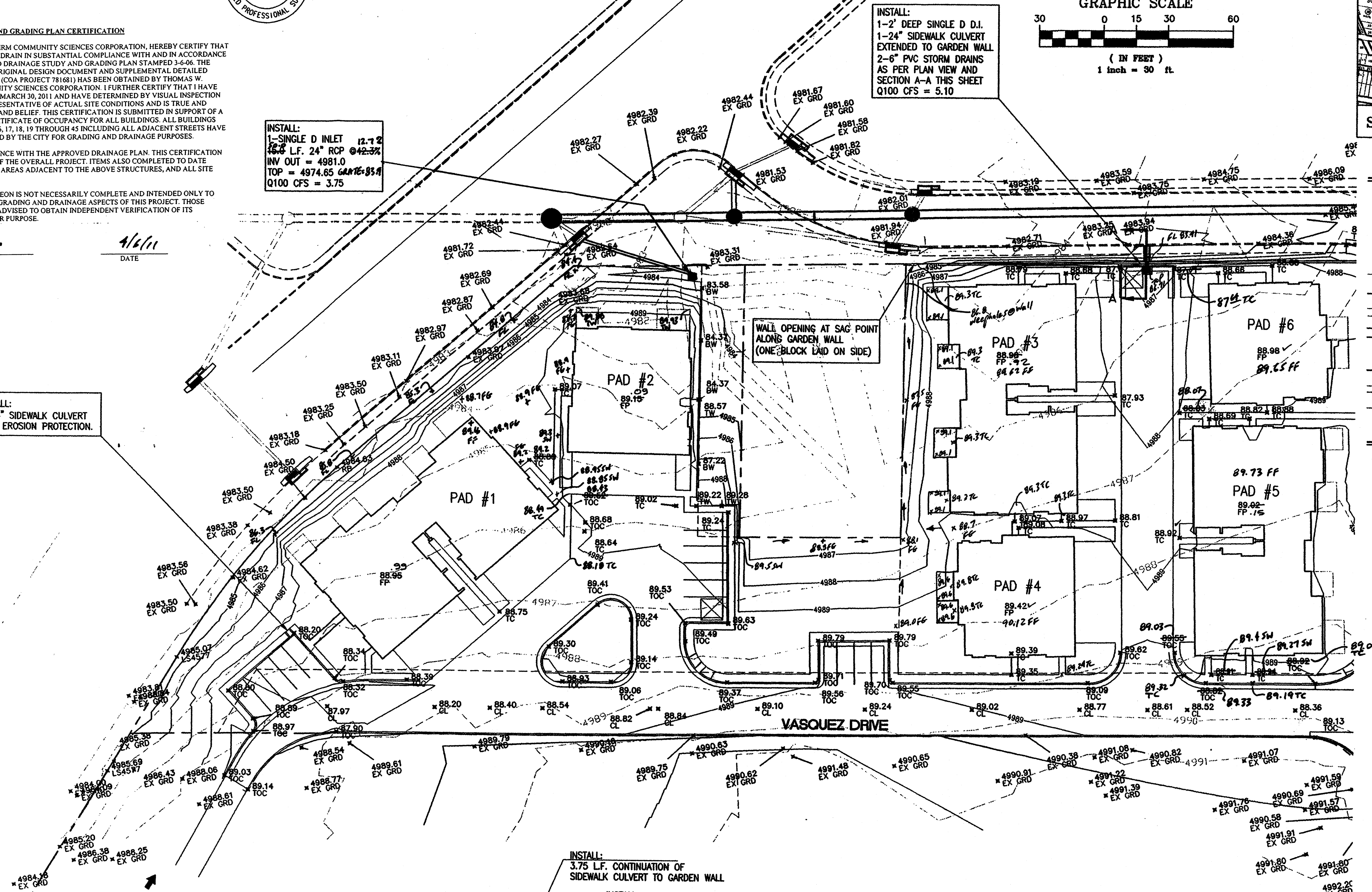
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

Boleslo A. Romero
BOLESLO A. ROMERO, NMPE 8535

1/6/11
DATE



INSTALL:
1-24" SIDEWALK CULVERT
WITH EROSION PROTECTION.



INSTALL:
2-6" PVC STORM DRAINS
FROM TYPE "D" D.I. THROUGH
GARDEN WALL TO SIDEWALK
CULVERT

INSTALL:
3.75' L.F. CONTINUATION OF
SIDEWALK CULVERT TO GARDEN WALL

INSTALL:
1-24" SIDEWALK CULVERT
PER C.O.A. STD DWG. 2236

EXISTING CURB AND GUTTER
IN CLAREMONT

EXISTING SIDEWALK
IN CLAREMONT

INSTALL:
1-TYPE "D" D.I. PER GRADING
PLAN THIS SHEET
TOP OF GRATE = 4986.75

GARDEN WALL (TYP)

CLAREMONT SIDEWALK CULVERT PLAN VIEW
N.T.S.

TYPE "D" D.I.

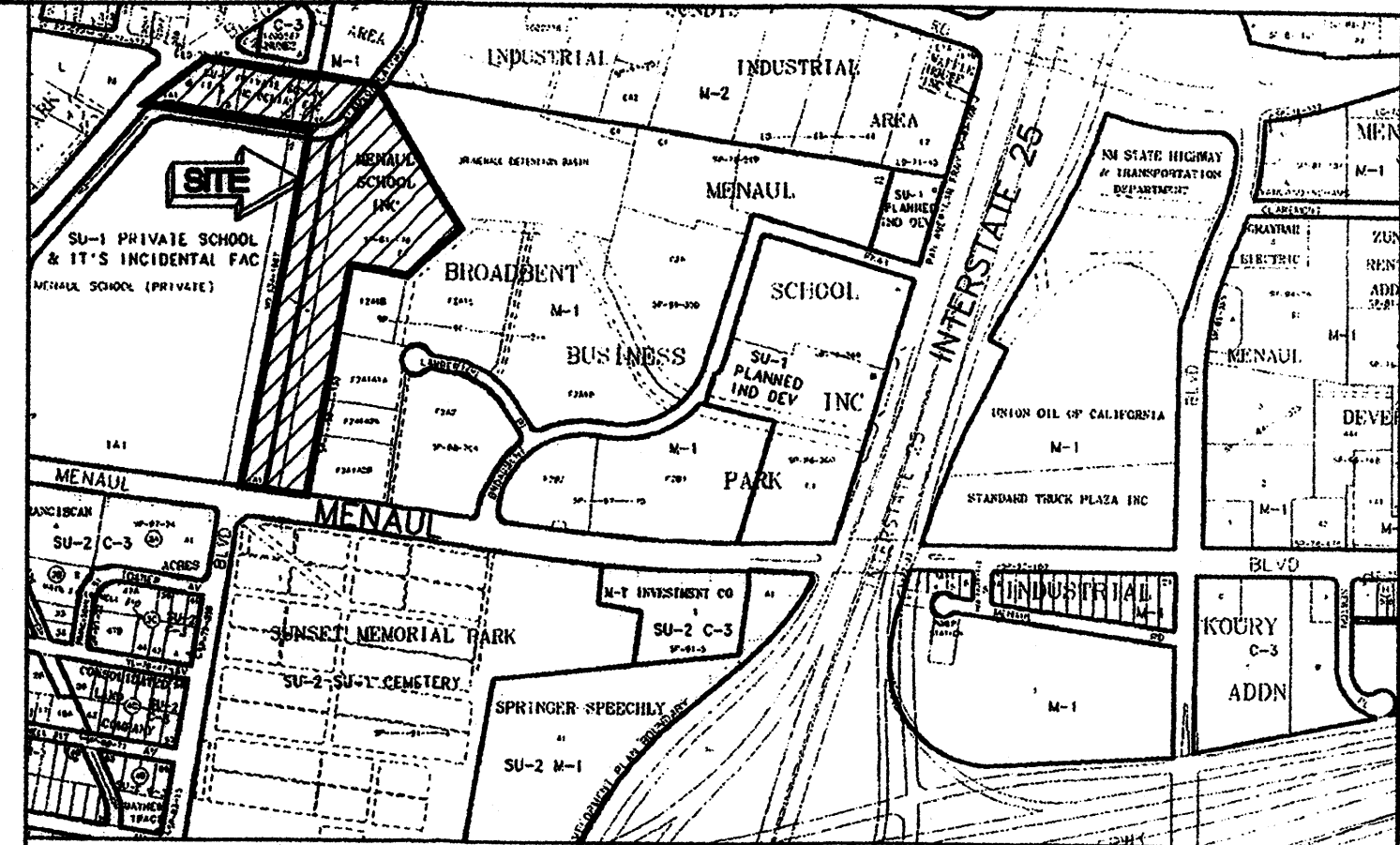
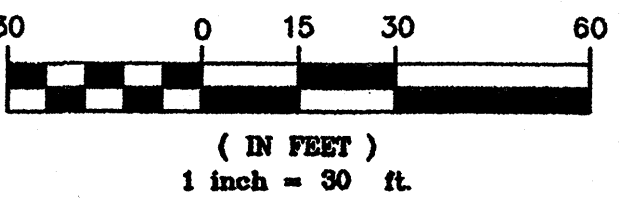
INSTALL:
2-6" PVC STORM PIPES

EXISTING CURB AND GUTTER
IN CLAREMONT

INSTALL:
1-24" SIDEWALK CULVERT

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

GRAPHIC SCALE



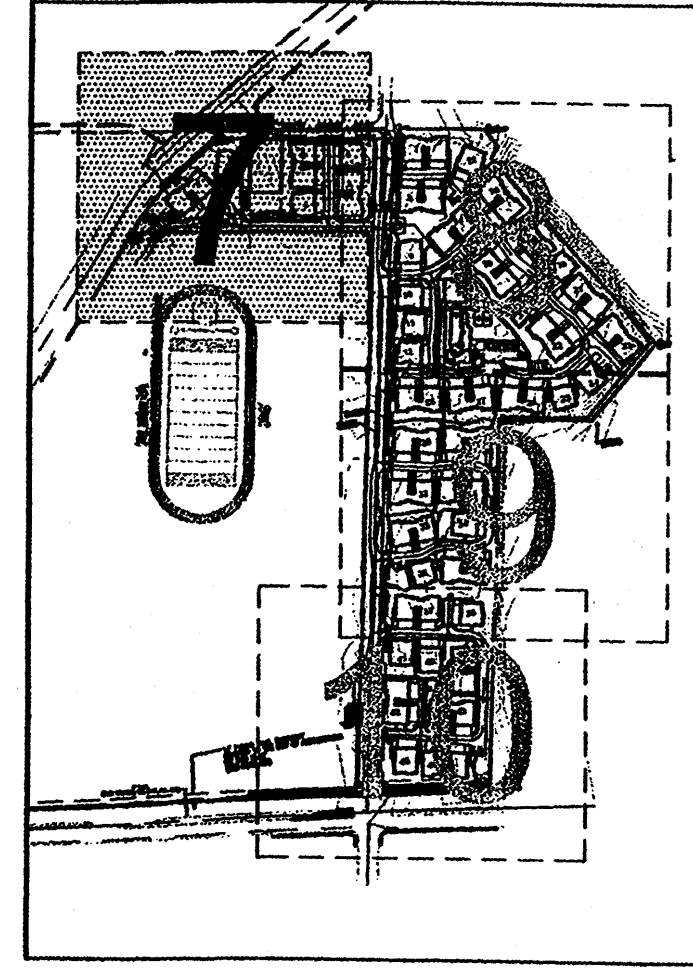
SCALE: 1"=400' Vicinity Map Zone Atlas H-15-Z

LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED MANHOLE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 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

DRB No. 1004474

DWG PATH: F:\N627\KBHOME\Menual School\CIVIL\030 G & D\Sheets\Building Permit GAD.dwg
Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

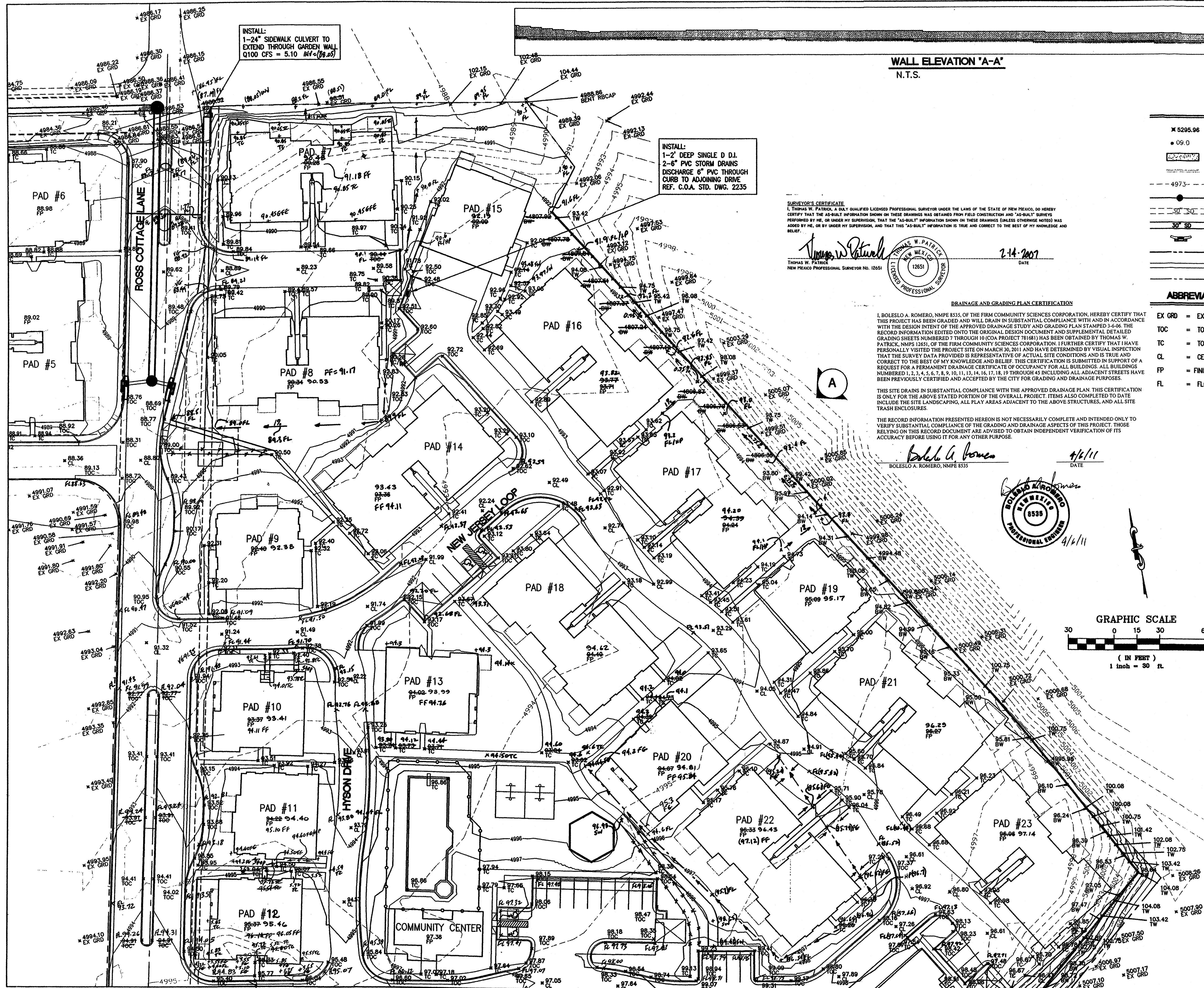
TITLE: VILLAS AT MENAUL
SITE GRADING PLAN

Design Review Committee City Engineer Approval

Mo./Day/Yr Mo./Day/Yr

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

CONTRACTOR		AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
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7	04/2006	7	04/2006	7	04/2006	7	04/2006	7	04/2006
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44	04/2006	44	04/2006	44	04/2006	44	04/2006	44	04/2006
45	04/2006	45	04/2006	45	04/2006	45	04/2006	45	04/2006



WALL ELEVATION 'A-A'
N.T.S.

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
- ▬ SIDEWALK
- CENTERLINE

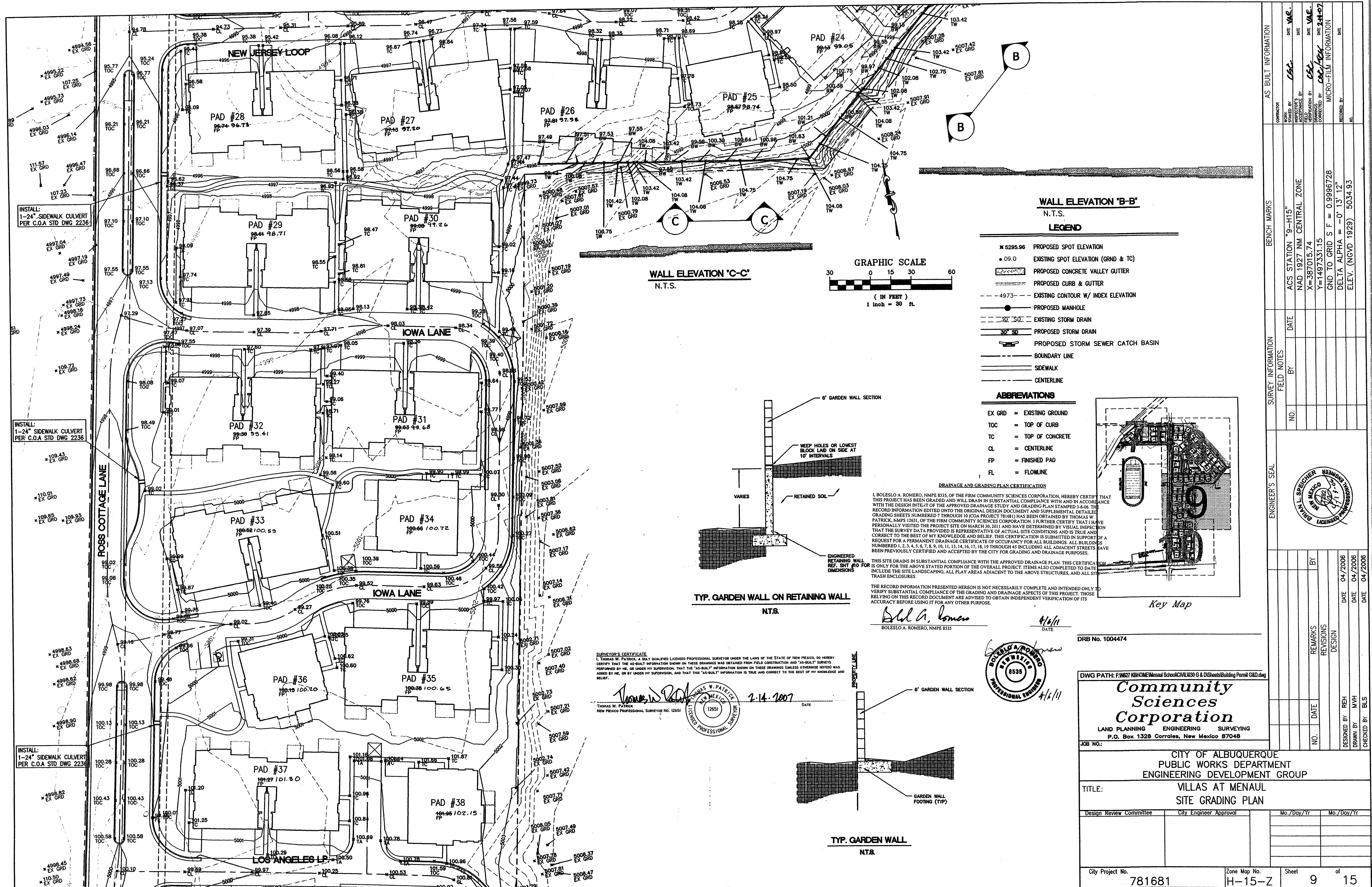
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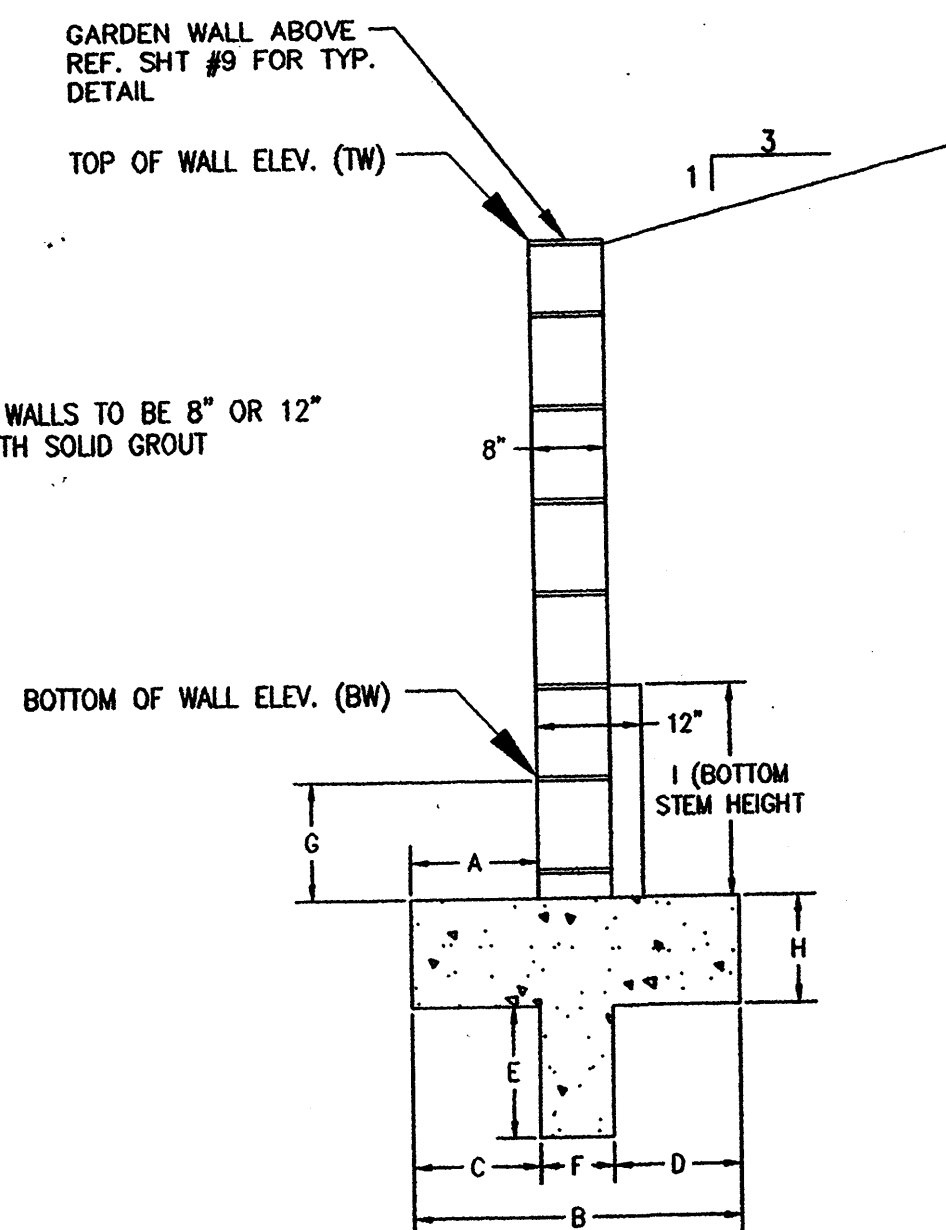
SURVEYOR'S CERTIFICATE
I, THOMAS W. PATRICK, A QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION,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

Thomas W. Patrick
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
DATE: 2-14-2007

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 DRAINAGE CERTIFICATE OF OCCUPANCY FOR ALL BUILDINGS. 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NOTE:
ALL RETAINING WALLS TO BE 8" OR 12"
CMU BLOCK WITH SOLID GROUT



	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 S (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'-10"	2'-14"
B	1'-6"	1'-8"	2'-2"	2'-6"	3'-0"	3'-6"	3'-8"	4'-9"	5'-3"
C	N/A	N/A	N/A	N/A	N/A	2'-0"	2'-3"	1'-10"	1'-10"
D	N/A	N/A	N/A	N/A	N/A	1'-0"	3"	1'-10"	2'-4"
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"

INSTALL:
1-24" SIDEWALK CULVERT
PER C.O.A. STD. DWG. 2238

ROSS COTTAGE LANE

MENAU BLVD.

DRAINAGE AND GRADING PLAN CERTIFICATION

I, BOLESLO A. ROMERO, NMPE #535, 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 1-6-06. 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 THE BASIS FOR THE RECORD INFORMATION PRESENTED HEREON.

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.

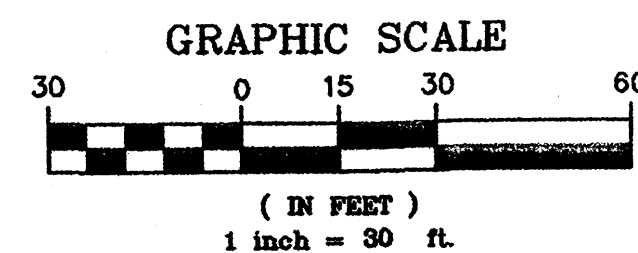
Boleslo A. Romero
BOLESLO A. ROMERO, NMPE #535

4/6/11
DATE

SURVEYOR'S CERTIFICATE
I, THOMAS W. PATRICK, A DAILY 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 OBTAINED 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
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

2-14-2007
DATE

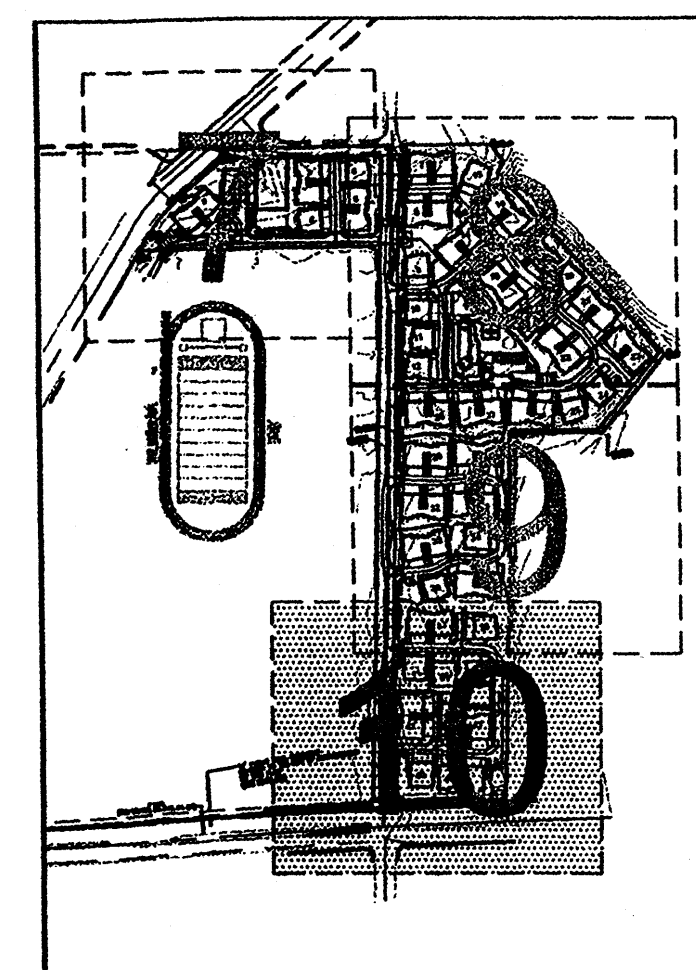


LEGEND

- 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
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 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

DRB No. 1004474

DWG PATH: F:\627 KBHOME\Manual 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 MENAU
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" M.H.
2-24" EX. LATERALS
84 L.F. ± EX. 30" RCP

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

EX. 42" RCP TO REMAIN
IN PLACE.

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

CAUTION!! UNDERGROUND ELECTRIC SERVICE.

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

INSTALL:
1-6" 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" TYPE E M.H.
INV. W = 4976.66
INV S = 4976.76

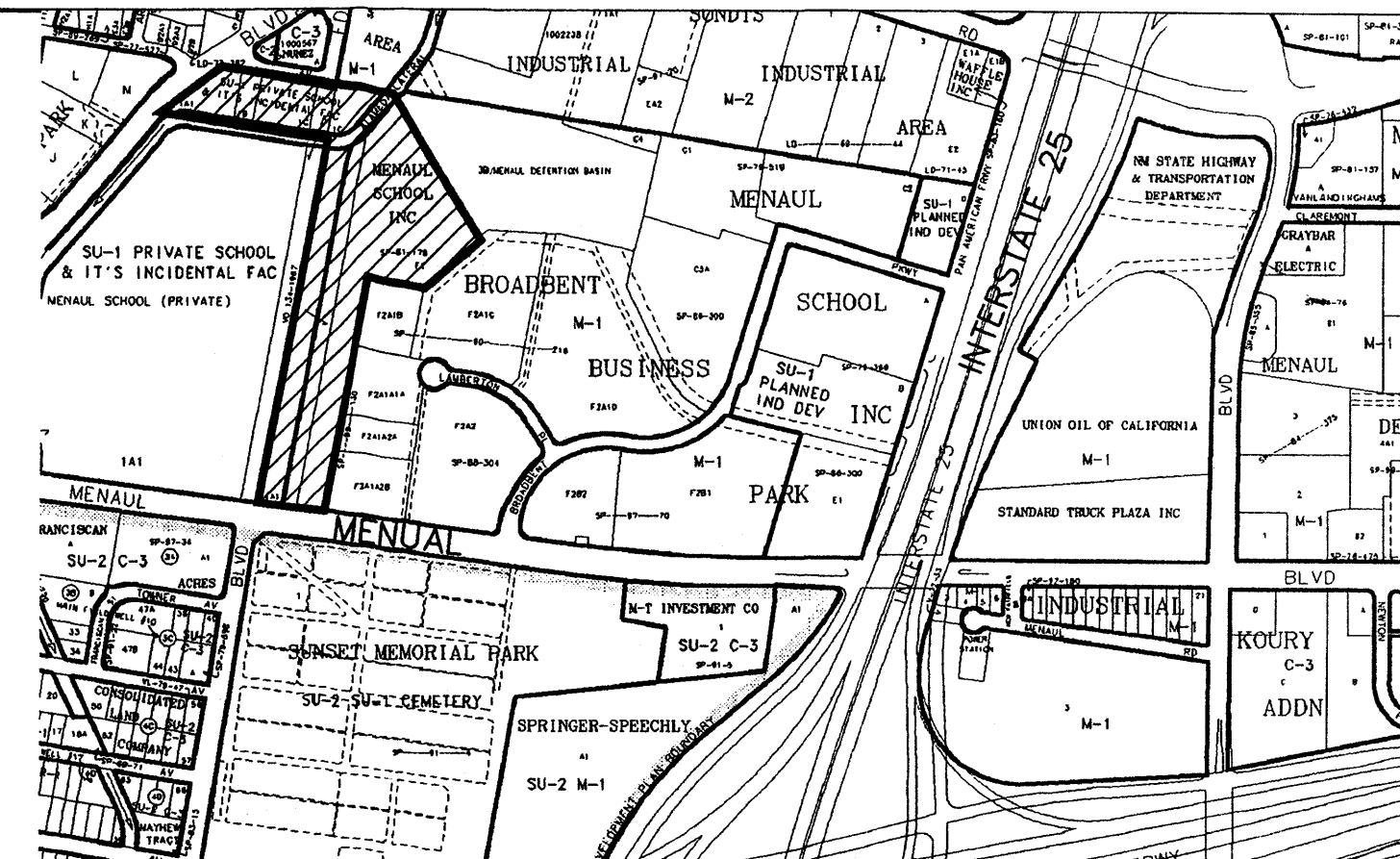
PLAT OF LOTS 1-A AND 3 SUNDT'S INDUSTRIAL AREA (FILED 8/22/85, VOL. C28, FOL. 32)

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	Q100 cfs*
AP1	3.75
AP2	10.23
AP3	55.23

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

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

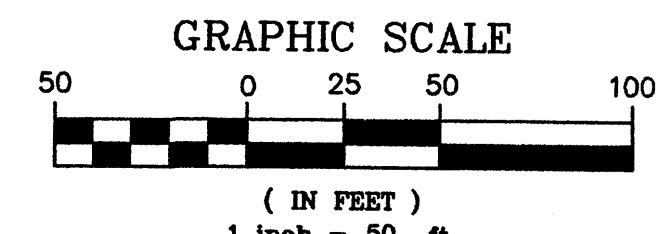


SCALE: 1"=400' Vicinity Map Zone Atlas H-15-Z

LEGEND

- × 5295.96 PROPOSED SPOT ELEVATION
- 09.0 EXISTING SPOT ELEVATION (GRID & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED CURB & GUTTER
- 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 1/1/2006, IN VOLUME PAGE



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

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

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. H-15-Z Sheet 1 of 3

AS BUILT INFORMATION			
CONTRACTOR	DATE	DATE	DATE
INSPECTOR'S NAME	DATE	DATE	DATE
INSPECTOR'S NO.	DATE	DATE	DATE
INSPECTOR'S FIRM	DATE	DATE	DATE
INSPECTOR'S ADDRESS	DATE	DATE	DATE
INSPECTOR'S PHONE	DATE	DATE	DATE
INSPECTOR'S FAX	DATE	DATE	DATE
INSPECTOR'S E-MAIL	DATE	DATE	DATE
INSPECTOR'S SIGNATURE	DATE	DATE	DATE
INSPECTOR'S LICENSE NO.	DATE	DATE	DATE
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