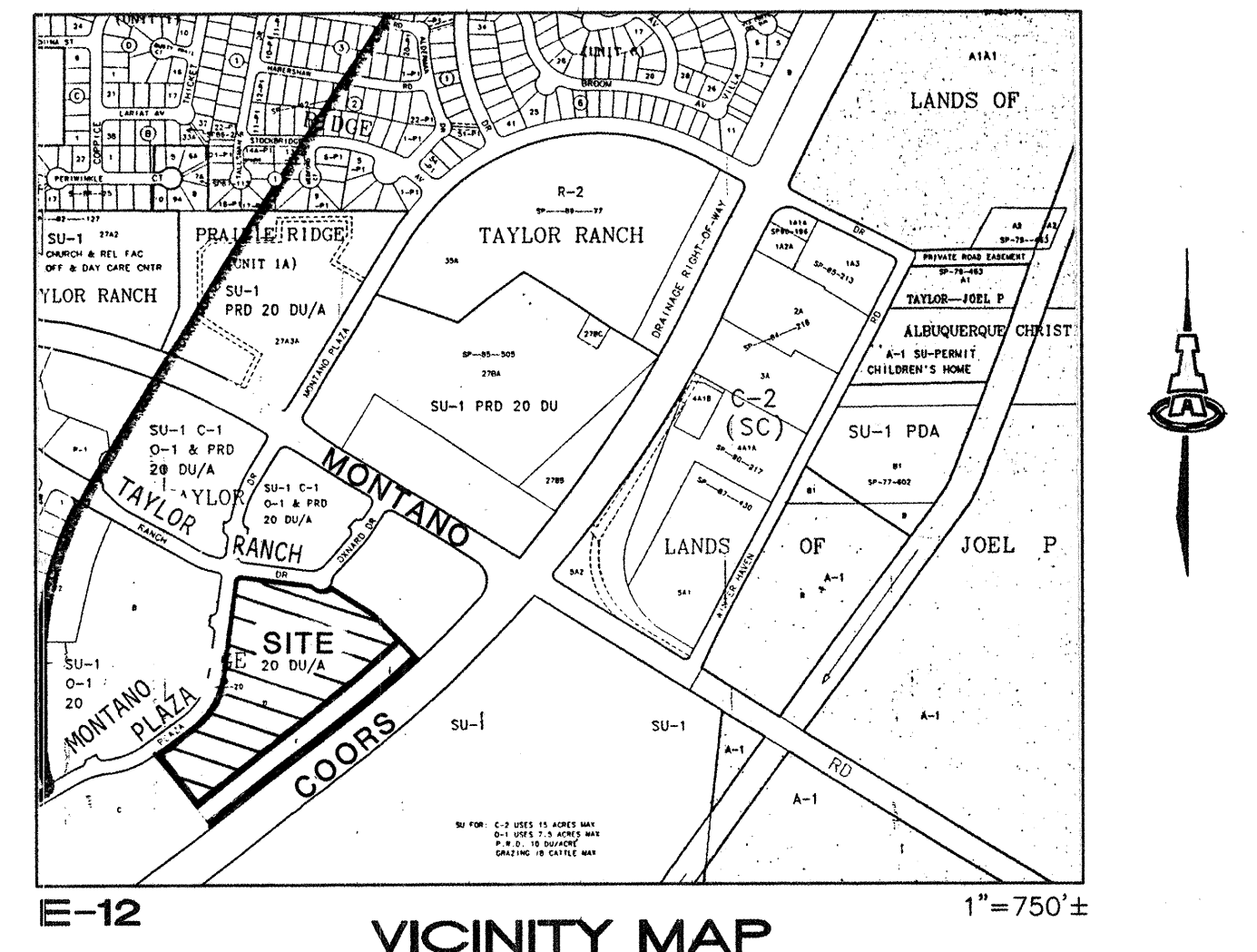


RECORD DRAWING
PUBLIC IMPROVEMENT PLANS
FOR THE
TAYLOR RIDGE APARTMENTS
TRACT D-2, TAYLOR RIDGE

MARCH 1996



E-12
VICINITY MAP

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, as amended through Update #6.
- 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 @ 260-1990 for location of existing utilities.
- Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to water-line and/or sewerline costs.
- All water line stationing refers to survey centerline stationing.
- 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 through Update #6.
- 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.
- Proposed utility line materials shall be as follows:
Waterline: PVC (AWWA C900) 6"-12" or DI Class 50 6"-16"
- There are existing walls located adjacent to this project. Any walls damaged or removed by the Contractor during the construction activities shall be reinstalled or replaced by the Contractor to an equal or better condition at no additional cost to the Owner.
- TRAFFIC CONTROL: Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Co-ordination Division a detailed construction schedule. Two (2) working days prior to construction the Contractor shall obtain a barricading permit from the Construction Co-ordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All Street striping altered or destroyed shall be replaced by Contractor to location and in kind as existing.
- 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 a public street.

- 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.
- Existing facilities not to be removed under the contract which are damaged or displaced by the Contractor shall be removed and replaced per City standards at the Contractor's expense.
- 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 fittings on waterlines shall have pipe to fitting restrained joints. All caps shall have poured in place PCC blocking per Dwg. No. 2320. In addition, pipe to pipe restrained joints measured each way from fittings are required as follows, unless noted otherwise on plans:

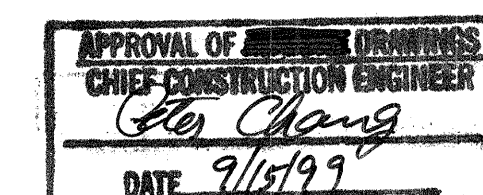
LINE SIZE	BENDS	22 1/2' RDORS	VALVES, & FIRE HYDRANT TEE BRANCHES		
6"	20'	9'	4'	6x8: 22'	46' (FH LEGS TO BE FULLY RESTRAINED FROM TEE THROUGH FLANGE)
8"	26'	11'	5'	10x8: 21'	
10"	32'	13'	6'	10x6: 49'	
12"	38'	16'	8'	12x10: 35'	
- The Contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
- PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
- 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.
- Contractor is responsible for contacting Water Systems no less than five (5) days in advance (857-8200) for operation of water valves.
- Any work affecting an arterial roadway requires twenty-four (24) hour construction.

INDEX TO DRAWINGS

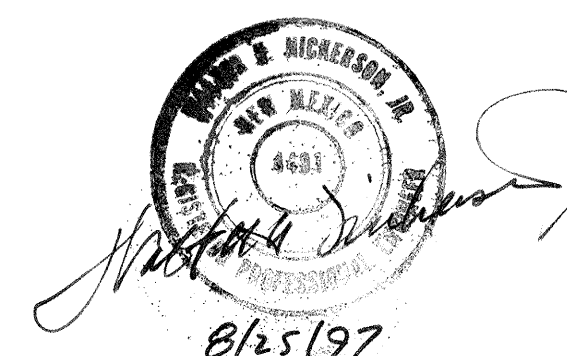
SHEET	TITLE
1.	VICINITY MAP & GENERAL NOTES
2.	PLAT
3.	PRIVATE ENTRANCES & FIRE LINE EXTENSIONS

FOR INFORMATION ONLY



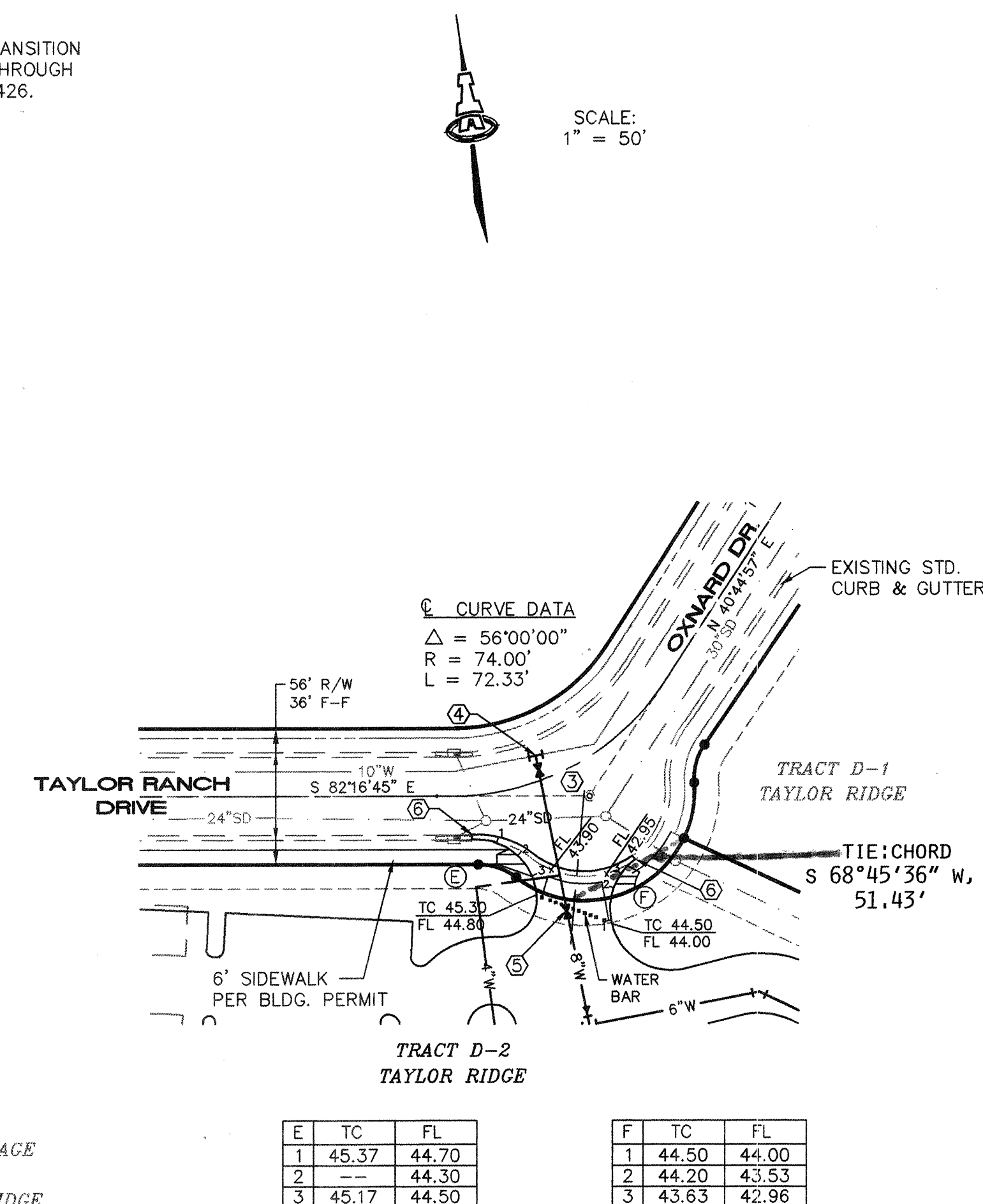
8-25-97
RECORD DRAWING

I, WALTER H. NICKERSON, A DULY REGISTERED ENGINEER IN THE STATE OF NEW MEXICO (#4491) DO HEREBY CERTIFY THAT THESE DRAWINGS REPRESENT THE DEPICTED FACILITIES TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION WAS ASSEMBLED BASED ON DATA PROVIDED BY THE PROJECT SURVEYOR AND THE CONSTRUCTION INSPECTOR OF RECORD.

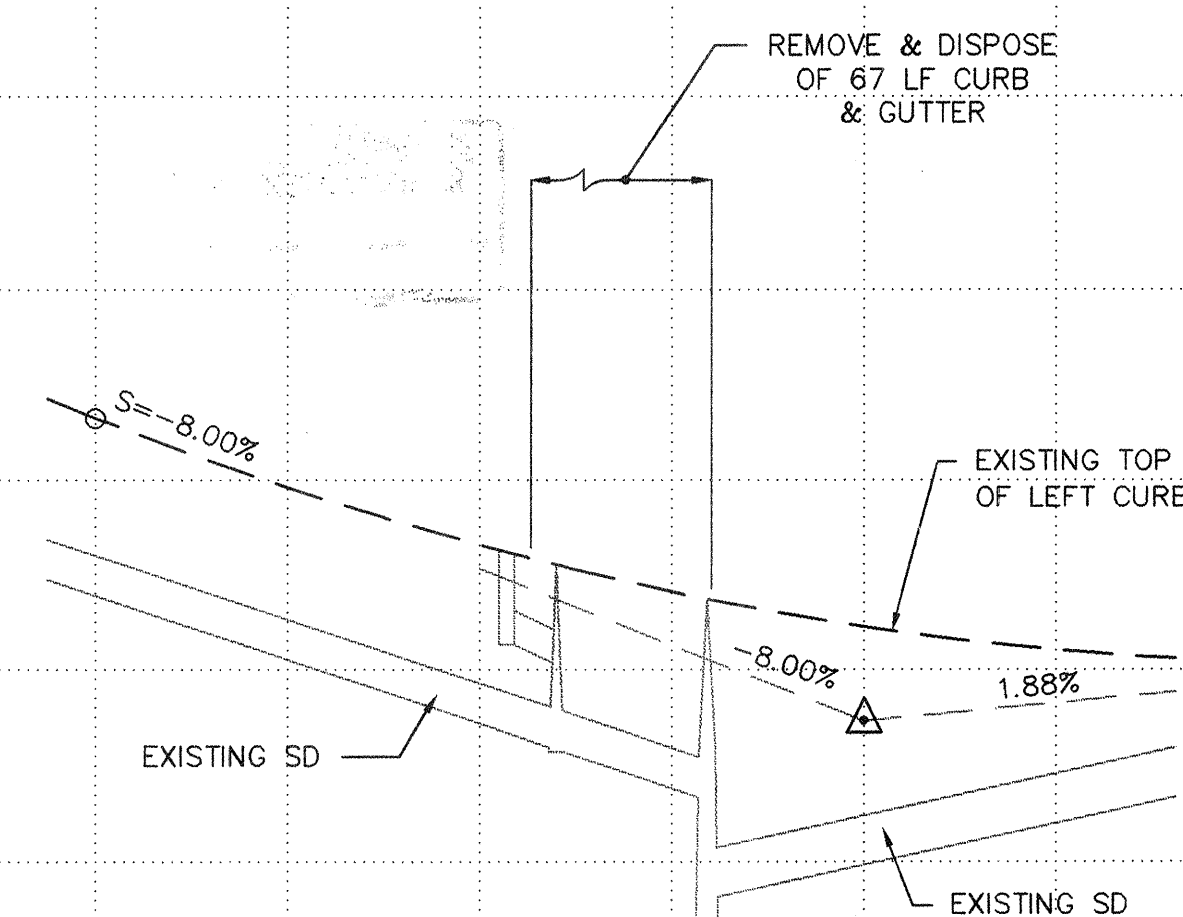


ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque 87102 New Mexico 3/11/96	
DRB NO. 94-573	
REV. SHEETS CITY ENGINEER DATE USER DEPARTMENT DATE USER DEPARTMENT DATE	
ENGINEERS STAMP & SIGNATURE	
APPROVALS	
ENGINEER	
DATE	

APPROVED FOR CONSTRUCTION	
City Project No. 5385.90	
Sheet 1 Of 3	



TAYLOR RANCH DRIVE



10 x 10 x 8" TAPPING SLEEVE
8" TAPPING VALVE & VALVE BOX
38' - 8" WATERLINE
8" CAP AT PROPERTY LINE
PRESSURE CONNECTION

ENGINEER'S SEAL

SCOTT M. MCGEE
NEW MEXICO
10514
REGISTERED PROFESSIONAL ENGINEER

3-20-96

City Project No.	5385 90	Zone Map No.	E-12	Sheet	3	Of	3
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