

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-7822-611-091PUBLIC IMPROVEMENT PLANS
FOR
TAYLOR RANCH SELF STORAGE
ALBUQUERQUE, NEW MEXICO

DECEMBER 2007

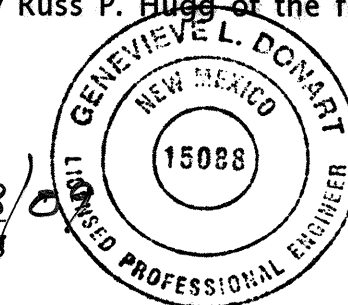
PREPARED FOR:
KLD ENTERPRISES, LLC
12231 ACADEMY RD NE #301-189
ALBUQUERQUE, NM 87111PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2-4 3 & 3A 4	PLAT GRADING PLAN SITE PLAN FOR SUBDIVISION
	UTILITY PLAN & PROFILE SHEETS
5	MASTER UTILITY PLAN
6	WATERLINE A--STA 10+00.00 TO STA 14+90.75
7	WATERLINE A--STA 14+90.75 TO END
8	WATERLINE B & UTILITY DETAILS--STA 10+00.00 TO END

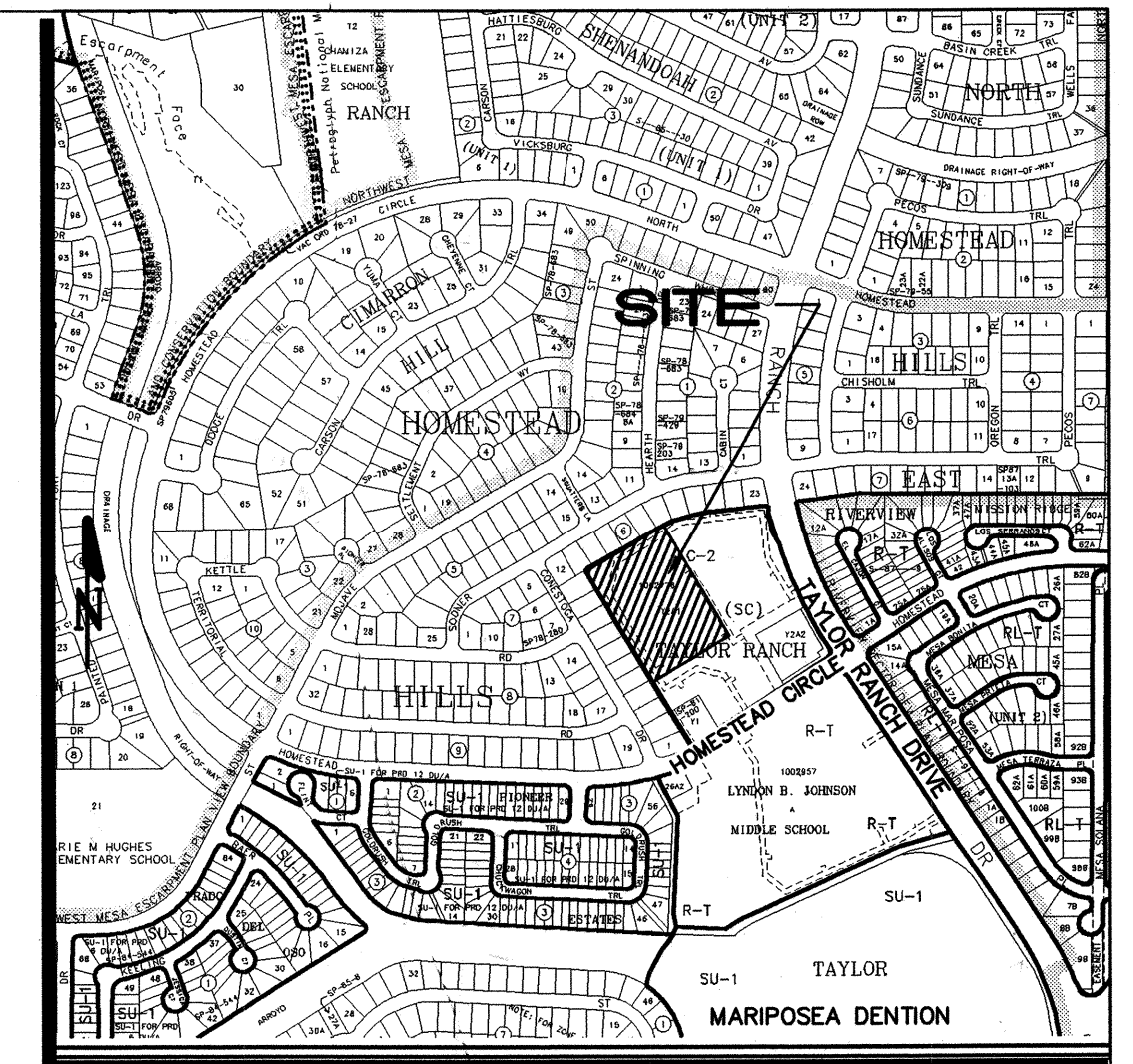
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Genevieve L. Donart of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Russ P. Hugo of the firm Surv-Tek, Inc. NMPs number 9750.

Genevieve L. Donart 2/13/08
Genevieve L. Donart NMPE No. 15088

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWINGS NUMBERS 2315 & 2465.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #7.
- 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.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMOPLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH ABCWUA. ALL WATER VALVES TO BE SHUT-OFF WILL BE OPERATED BY ABCWUA. CONTRACTOR SHALL NOTIFY ABCWUA AT 857-8200 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION AND SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES IN COMPLIANCE WITH SECTION 18 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- 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.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC CONTROL ENGINEERING DIVISION THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION WILL BE IDENTIFIED AS PART OF THE FINAL INSPECTION.



D-11

1"=750'

VICINITY MAP

DRB NO. 1002776

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1618 CC-001.dwg Jan 09,2008



29CFR 1926.550 SUBPART F.									

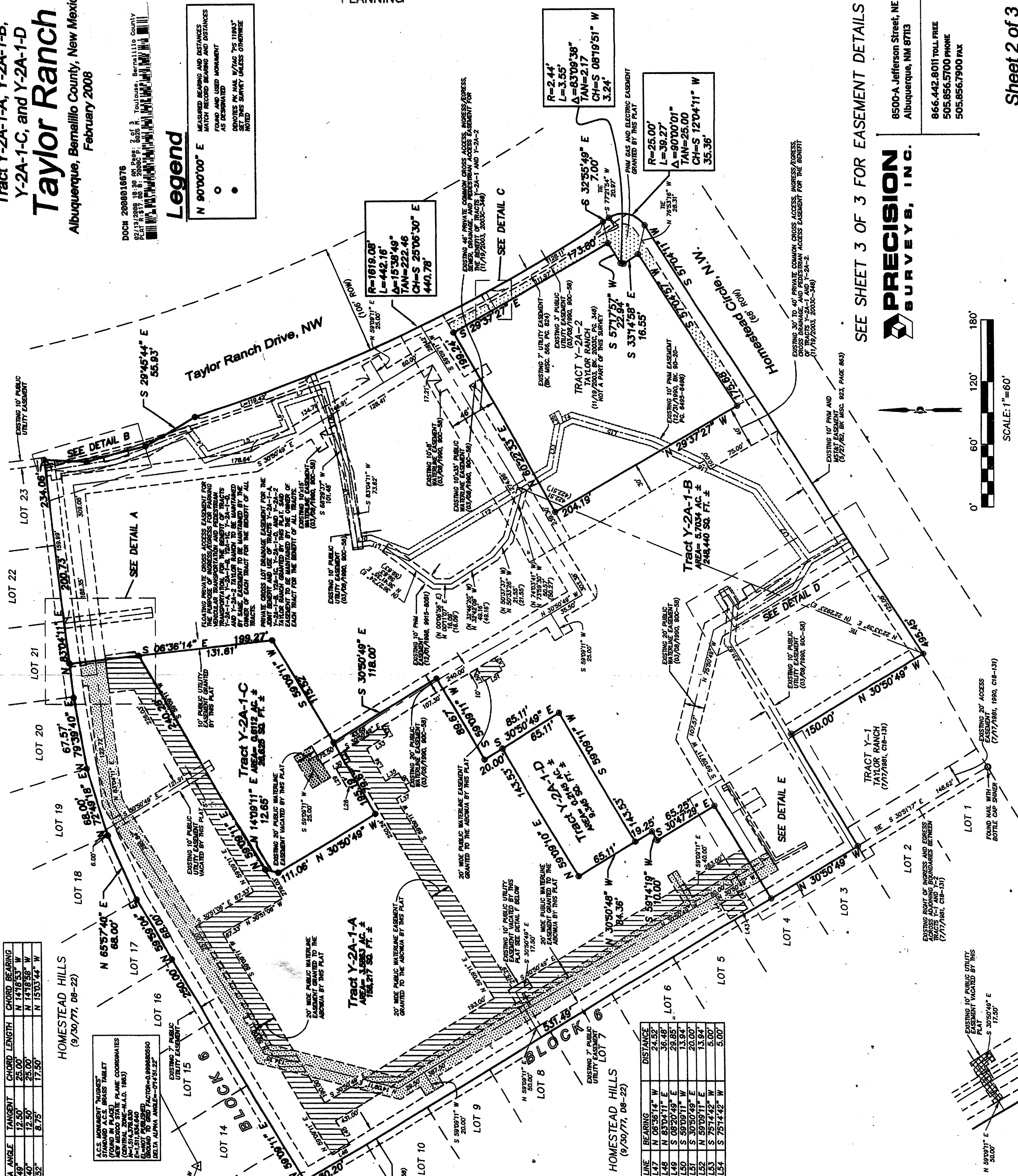
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1627.08'	25.00'	0°52'49"	12.50'	25.00'	N 141°18'53" W
C2	1632.08'	25.00'	0°52'40"	12.50'	25.00'	N 141°18'58" W
C3	1632.08'	17.50'	0°36'52"	8.75'	17.50'	N 150°3'44" W

A.C.S. MONUMENT "4-011"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1983)
N=1,518,688.468
E=1,504,983.083
ELMAHOT PUBLISHED
GROUND TO GRID FACTOR=0.9998623164
DELTA ALPHA ANGLE=-0715'39.68"

A.C.S. MONUMENT "HUGHES"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)

WESTEAD HILLS
1/30/77, D8-22)



Line Table

LINE	PEARSON	DISTANCE
L1	S 03020177 E	9.50
L2	S 03020177 E	58.70
L3	S 03020177 E	76.60
L4	S 03020177 E	76.60
L5	S 03020177 E	76.60
L6	S 03020177 E	76.60
L7	S 03020177 E	76.60
L8	S 03020177 E	76.60
L9	S 03020177 E	76.60
L10	S 03020177 E	76.60
L11	S 03020177 E	76.60
L12	S 03020177 E	76.60
L13	S 03020177 E	76.60
L14	S 03020177 E	76.60
L15	S 03020177 E	76.60
L16	S 03020177 E	76.60
L17	S 03020177 E	76.60
L18	S 03020177 E	76.60
L19	S 03020177 E	76.60
L20	S 03020177 E	76.60
L21	S 03020177 E	76.60
L22	S 03020177 E	76.60
L23	S 03020177 E	76.60
L24	S 03020177 E	76.60
L25	S 03020177 E	76.60
L26	S 03020177 E	76.60
L27	S 03020177 E	76.60
L28	S 03020177 E	76.60
L29	S 03020177 E	76.60
L30	S 03020177 E	76.60
L31	S 03020177 E	76.60
L32	S 03020177 E	76.60
L33	S 03020177 E	76.60
L34	S 03020177 E	76.60
L35	S 03020177 E	76.60
L36	S 03020177 E	76.60
L37	S 03020177 E	76.60
L38	S 03020177 E	76.60
L39	S 03020177 E	76.60
L40	S 03020177 E	76.60
L41	S 03020177 E	76.60
L42	S 03020177 E	76.60
L43	S 03020177 E	76.60
L44	S 03020177 E	76.60
L45	S 03020177 E	76.60
L46	S 03020177 E	76.60
L47	S 03020177 E	76.60
L48	S 03020177 E	76.60
L49	S 03020177 E	76.60
L50	S 03020177 E	76.60
L51	S 03020177 E	76.60
L52	S 03020177 E	76.60
L53	S 03020177 E	76.60
L54	S 03020177 E	76.60
L55	S 03020177 E	76.60
L56	S 03020177 E	76.60
L57	S 03020177 E	76.60
L58	S 03020177 E	76.60
L59	S 03020177 E	76.60
L60	S 03020177 E	76.60
L61	S 03020177 E	76.60
L62	S 03020177 E	76.60
L63	S 03020177 E	76.60
L64	S 03020177 E	76.60
L65	S 03020177 E	76.60
L66	S 03020177 E	76.60
L67	S 03020177 E	76.60
L68	S 03020177 E	76.60
L69	S 03020177 E	76.60
L70	S 03020177 E	76.60
L71	S 03020177 E	76.60
L72	S 03020177 E	76.60
L73	S 03020177 E	76.60
L74	S 03020177 E	76.60
L75	S 03020177 E	76.60
L76	S 03020177 E	76.60
L77	S 03020177 E	76.60
L78	S 03020177 E	76.60
L79	S 03020177 E	76.60
L80	S 03020177 E	76.60
L81	S 03020177 E	76.60
L82	S 03020177 E	76.60
L83	S 03020177 E	76.60
L84	S 03020177 E	76.60
L85	S 03020177 E	76.60
L86	S 03020177 E	76.60
L87	S 03020177 E	76.60
L88	S 03020177 E	76.60
L89	S 03020177 E	76.60
L90	S 03020177 E	76.60
L91	S 03020177 E	76.60
L92	S 03020177 E	76.60
L93	S 03020177 E	76.60
L94	S 03020177 E	76.60
L95	S 03020177 E	76.60
L96	S 03020177 E	76.60
L97	S 03020177 E	76.60
L98	S 03020177 E	76.60
L99	S 03020177 E	76.60
L100	S 03020177 E	76.60

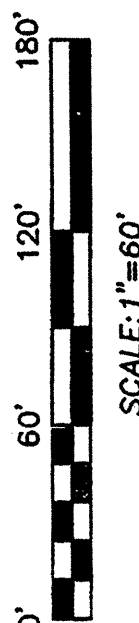
SEE SHEET 3 OF 3 FOR E

PRECISION
SURVEYS, INC.

**8500-A Jefferson Street, NE
Albuquerque, NM 87113**

**866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX**

Sheet 2 of 3



Tract Y-2A-1-A, Y-2A-1-B,
Y-2A-1-C, and Y-2A-1-D
Taylor Ranch

**Albuquerque, Bernalillo County, New Mexico
February 2008**

DOC# 2008016676

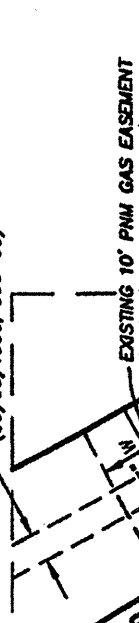
of 3
26 M. Toulouse, Bernalillo County

Legend

N 90°00'00" E
MEASURED BEARING AND DISTANCES
MATCH RECORD BEARING AND DISTANCES

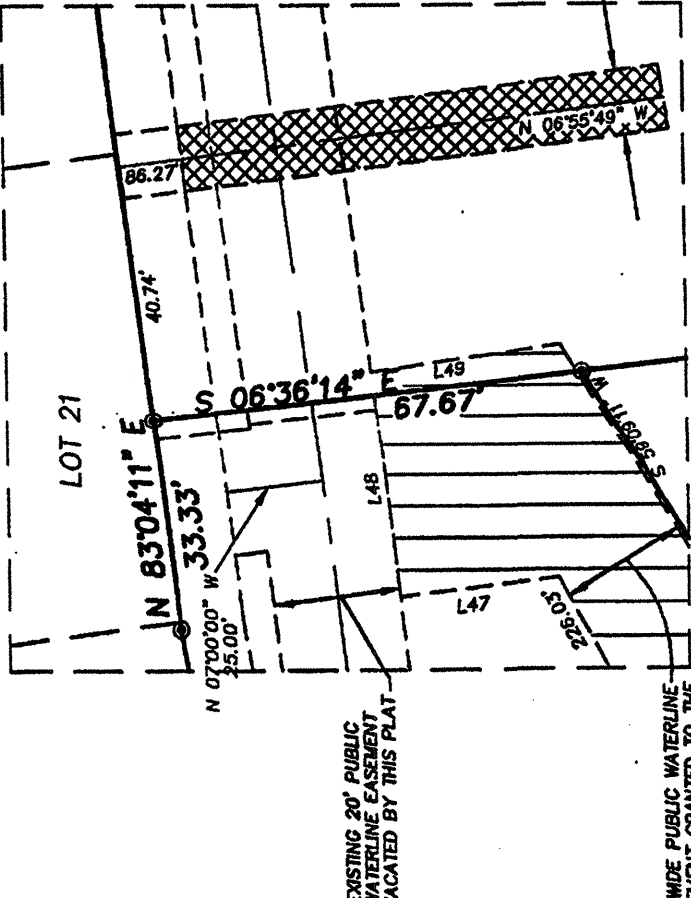
○ **FOUND AND USED MONUMENT**
 ● **AS DESIGNATED**

○ **DENOTES PK MAIL W/740 "PS 11893"**
 ● **SEE THIS SURVEY UNLESS OTHERWISE NOTED**



DETAIL C

DETAIL B



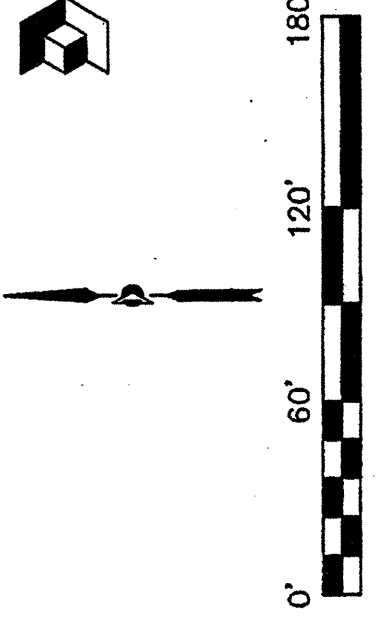
DETAIL A

Line Table

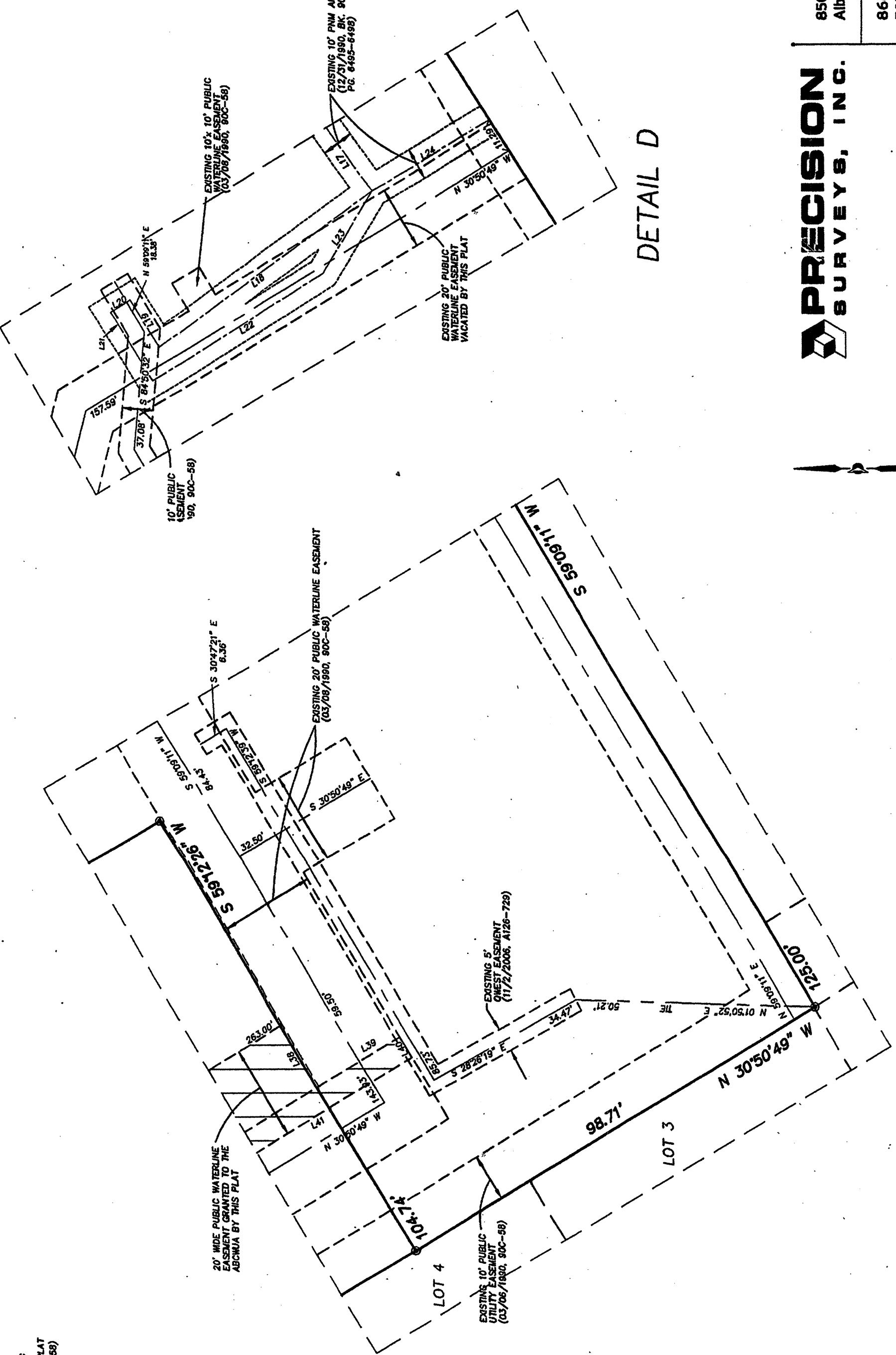
LINE	REVISION	DISTANCE
L1	S 0302177 E	4.90
L2	S 0302177 E	58.70
L3	S 0302177 E	76.80
L4	S 0302152 W	80.00
L5	S 0302152 W	80.00
L6	S 0302152 W	80.00
L7	S 0302152 W	80.00
L8	S 0302152 W	80.00
L9	S 0302152 W	80.00
L10	S 0302152 W	80.00
L11	S 0302152 W	80.00
L12	S 0302152 W	80.00
L13	S 0302152 W	80.00
L14	S 0302152 W	80.00
L15	S 0302152 W	80.00
L16	S 0302152 W	80.00
L17	S 0302152 W	80.00
L18	S 0302152 W	80.00
L19	S 0302152 W	80.00
L20	S 0302152 W	80.00
L21	S 0302152 W	80.00
L22	S 0302152 W	80.00
L23	S 0302152 W	80.00
L24	S 0302152 W	80.00
L25	S 0302152 W	80.00
L26	S 0302152 W	80.00
L27	S 0302152 W	80.00
L28	S 0302152 W	80.00
L29	S 0302152 W	80.00
L30	S 0302152 W	80.00
L31	S 0302152 W	80.00
L32	S 0302152 W	80.00
L33	S 0302152 W	80.00
L34	S 0302152 W	80.00
L35	S 0302152 W	80.00
L36	S 0302152 W	80.00
L37	S 0302152 W	80.00
L38	S 0302152 W	80.00
L39	S 0302152 W	80.00
L40	S 0302152 W	80.00
L41	S 0302152 W	80.00
L42	S 0302152 W	80.00
L43	S 0302152 W	80.00
L44	S 0302152 W	80.00
L45	S 0302152 W	80.00
L46	S 0302152 W	80.00
L47	S 0302152 W	80.00
L48	S 0302152 W	80.00
L49	S 0302152 W	80.00
L50	S 0302152 W	80.00
L51	S 0302152 W	80.00
L52	S 0302152 W	80.00
L53	S 0302152 W	80.00
L54	S 0302152 W	80.00
L55	S 0302152 W	80.00
L56	S 0302152 W	80.00
L57	S 0302152 W	80.00
L58	S 0302152 W	80.00
L59	S 0302152 W	80.00
L60	S 0302152 W	80.00
L61	S 0302152 W	80.00
L62	S 0302152 W	80.00
L63	S 0302152 W	80.00
L64	S 0302152 W	80.00
L65	S 0302152 W	80.00
L66	S 0302152 W	80.00
L67	S 0302152 W	80.00
L68	S 0302152 W	80.00
L69	S 0302152 W	80.00
L70	S 0302152 W	80.00
L71	S 0302152 W	80.00
L72	S 0302152 W	80.00
L73	S 0302152 W	80.00
L74	S 0302152 W	80.00
L75	S 0302152 W	80.00
L76	S 0302152 W	80.00
L77	S 0302152 W	80.00
L78	S 0302152 W	80.00
L79	S 0302152 W	80.00
L80	S 0302152 W	80.00
L81	S 0302152 W	80.00
L82	S 0302152 W	80.00
L83	S 0302152 W	80.00
L84	S 0302152 W	80.00
L85	S 0302152 W	80.00
L86	S 0302152 W	80.00
L87	S 0302152 W	80.00
L88	S 0302152 W	80.00
L89	S 0302152 W	80.00
L90	S 0302152 W	80.00
L91	S 0302152 W	80.00
L92	S 0302152 W	80.00
L93	S 0302152 W	80.00
L94	S 0302152 W	80.00
L95	S 0302152 W	80.00
L96	S 0302152 W	80.00
L97	S 0302152 W	80.00
L98	S 0302152 W	80.00
L99	S 0302152 W	80.00
L100	S 0302152 W	80.00

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1627.08'	25.00'	0°52'49"	12.50'	25.00'	N 14°18'53" W
C2	1632.08'	25.00'	0°52'40"	12.50'	25.00'	N 14°18'58" W
C3	1632.08'	17.50'	0°56'52"	8.75'	17.50'	N 15°03'44" W



DETAIL E



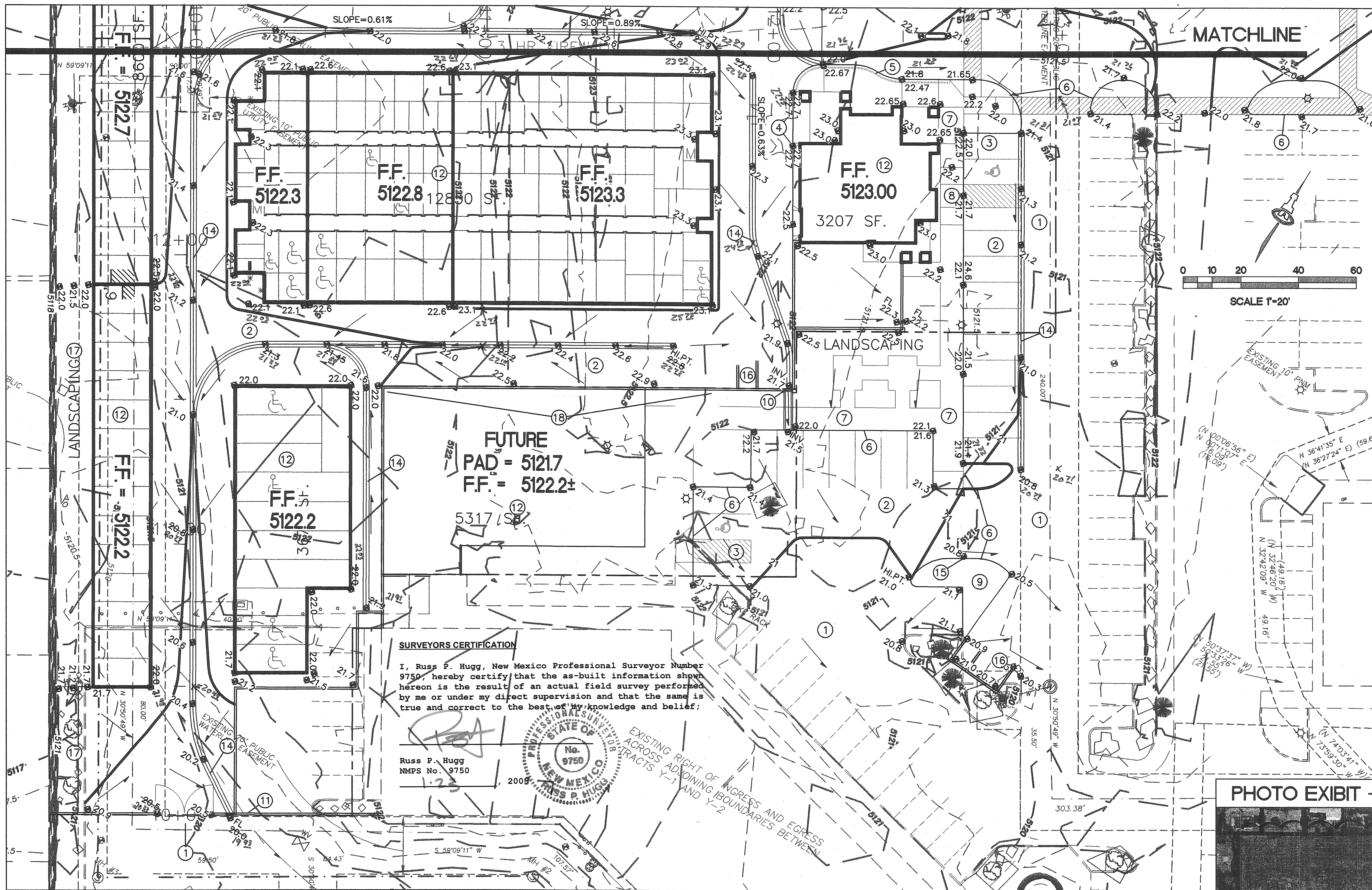
DETAIL D

PRECISION
SURVEYORS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

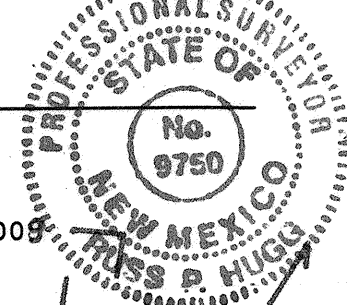
Sheet 3 of 3



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief;

Russ P. Hugg
NMPS No. 9750



EXISTING RIGHT OF WAY ACROSS ADJOINING BOUNDARIES BETWEEN TRACTS Y-1 AND Y-2

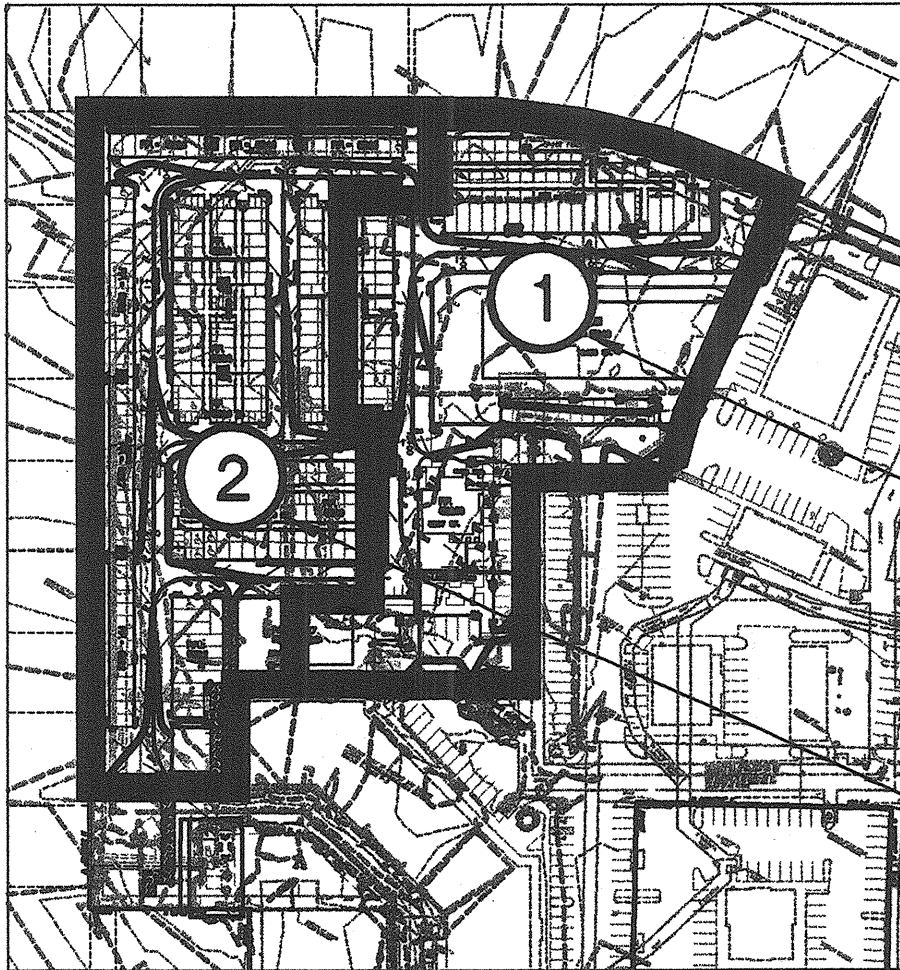
CALCULATIONS

THE PROPOSED IMPROVEMENTS INCREASE THE DISCHARGE FROM THE ENTIRE PROPERTY (LOT Y2A1) FROM 35.2 CFS TO 45.1 CFS FOR THE 100-YEAR, 6-HOUR STORM EVENT.

THE PROPOSED ON-SITE IMPROVEMENTS WILL SURFACE DRAIN TO THE SURROUNDING EXISTING PAVEMENT TO FOLLOW THE HISTORIC ON-SITE DISCHARGE PATHS TO THE PAVED CUL-DE-SAC AT THE SOUTHWEST CORNER OF THE PROPERTY.

PER THE APPROVED OVERALL GRADING PLAN FOR THE HOMESTEAD HILLS SHOPPING CENTER, THE FULLY DEVELOPED SITE IS PERMITTED FREE DISCHARGE TO HOMESTEAD CIRCLE, N.W. VIA FOUR 24" WIDE SIDEWALK CULVERTS CONSTRUCTED AS PART OF C.O.A. PROJECT 28-4091.90-91. FLOW WILL CONTINUE ALONG THE HISTORIC ROUTE ACROSS HOMESTEAD CIRCLE TO AN EXISTING DRAINAGE RUNDOWN TO THE MARIPOSA DETENTION FACILITY (A.M.A.F.C.A.). NO DISCHARGE WILL BE DIRECTED TO TAYLOR RANCH DR. S.W.

PER THE DRAINAGE SUB-BASIN MAP AT LEFT, THE STORAGE FACILITY WILL SPLIT DISCHARGE WITH APPROX. 50% EACH TO THE EAST AND SOUTH TO AVOID OVERTAXING A SINGLE ROUTE.



BASIN NO.	1	DESCRIPTION	DRAINING TO EAST
Area of basin flows =	102618 SF		2.4 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			
Weighted E =	1.82 in.		
Sub-basin Volume of Runoff (see formula above)			
V360 =	15589 CF		
Sub-basin Peak Discharge Rate: (see formula above)			
Qp =	9.8 cfs		
BASIN NO.	2	DESCRIPTION	DRAINING TO SOUTH
Area of basin flows =	99922 SF		2.3 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			
Weighted E =	1.82 in.		
Sub-basin Volume of Runoff (see formula above)			
V360 =	15183 CF		
Sub-basin Peak Discharge Rate: (see formula above)			
Qp =	9.5 cfs		

CALCULATIONS: 1618 - TAYLOR RANCH SELF-STORAGE : July 26, 2007			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE			
AREA: TOTAL SITE (LOT Y2A1):	440627 SF	=	10.1 Ac.
HISTORIC FLOWS:			
On-Site Historic Land Condition		On-Site Developed Land Condition	
Area a =	0 SF	Area a =	0 SF
Area b =	154219 SF	Area b =	22031 SF
Area c =	22031 SF	Area c =	44063 SF
Area d =	264376 SF	Area d =	374533 SF
Total Area =	440627 SF	Total Area =	440627 SF
EXCESS PRECIP:			
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =	$\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$		
Historic E =	1.47 in.	Developed E =	1.81 in.
ON-SITE VOLUME OF RUNOFF: V360 = $E^*A / 12$			
Historic V360 =	53830 CF	Developed V360 =	66351 CF
ON-SITE PEAK DISCHARGE RATE: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$			
For Precipitation Zone 1			
Qpa =	1.29	Qpc =	2.87
Qpb =	2.03	Qpd =	4.37
Historic Qp =	35.2 CFS	Developed Qp =	41.5 CFS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
1618 C-101.dwg Dec 31, 2007
1618 C-101.dwg Dec 31, 2007

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

TAYLOR RANCH SELF STORAGE			
GRADING AND DRAINAGE PLAN - SOUTH			
Date:	12-21-07	No.:	12-21-07
Drawn By:	BJB	Check By:	GLD
Job No.:	1618	Sheet No.:	C-102

SITE CRITERIA

PROJECT: TAYLOR RANCH STORAGE
LOCATION: 6971 TAYLOR RANCH DR. NW
OWNER: DAN RICH
ARCHITECT: JUNO ARCHITECTS
LEGAL DESCRIPTION: TRACTS Y-2A-A, Y-2A-B, Y-2A-C, & Y-2A-D, TAYLOR RANCH, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
ZONING ATLAS MAP: D-11-Z
CURRENT ZONING CLASSIFICATION: C-2
PROPOSED ZONING CLASSIFICATION: C-2 CONDITIONAL USE FOR STORAGE OF HOUSEHOLD GOODS AND A DWELLING UNIT.
BUILDING TYPE: TYPE II-B, NON-SPRINKL. (STORAGE); TYPE V-B, NON-SPRINKL. (SALES, APARTMENT, RETAIL/SERVICE)
TOTAL BUILDING AREA:
EXISTING RETAIL/SERVICE = 34136 SF
EXISTING DAY-CARE = 5400 SF
EXISTING FAST FOOD = 2760 SF
NEW SALES = 1032 SF
NEW DWELLING = 1642 SF
GARAGE = 456 SF
NEW STORAGE = 69086 SF
NEW RETAIL/SERVICE = 15797 SF
TOTAL = 130309 SF
TOTAL LOT AREA: 10.1154 AC.
TOTAL PARKING AREA:
PARKING ANALYSIS:
RETAIL/SERVICE: 49933 SF/200 = 250
DAY-CARE: 5400 SF/500 + 2 = 13
FAST FOOD: 1 SP/4 SEATS = 37
SALES: 1032 SF/200 = 6
DWELLING: 1 SPACE/BATH = 2
STORAGE: 69086 SF/2000 = 35
TOTAL = 343
15% CREDIT = 51
TOTAL REQUIRED = 292
ACCESSIBLE PARKING (8 REQUIRED): 12 (PROVIDED)
MOTORCYCLE PARKING (5 REQUIRED): 6 (PROVIDED)
TOTAL PARKING PROVIDED = 326
PARKING SPACE SIZES:
REGULAR 8'-6" x 20'-0" MIN.
ACCESSIBLE 8'-6" x 20'-0" + 8' ISLE MIN.
MOTORCYCLE 4' x 8' MIN.
REQUIRED BICYCLE SPACES: 1 SPACE/20 PARKING SP. = 15
MAXIMUM NUMBER OF STORAGE UNITS: 530
MAXIMUM BUILDING HEIGHT: AS ALLOWED BY C-2 ZONING
MINIMUM BUILDING SETBACK: AS ALLOWED BY C-2 ZONING
MAXIMUM TOTAL DWELLING UNITS:
MAXIMUM FLOOR AREA RATIO (F.A.R.): .3

LEGEND

EXISTING BUILDING
PROPOSED BUILDING
PHASE 1
PHASE 2
PHASE 3
EXISTING FIRE HYDRANT
NEW FIRE HYDRANT
FIRE TRUCK TURNING RADIUS
EXISTING 30' HIGH POLE LIGHT TO REMAIN UNLESS OTHERWISE NOTED
BUILDING MOUNTED LIGHT FIXTURE (7'-6" A.F.F. TO BOTTOM)
VEHICLE ACCESS
4'x8' MIN. MOTORCYCLE PARKING SPACE W/12" x 18" SIGN. BOTTOM OF SIGN SHALL HAVE ITS LOWER EDGE NO LESS THAN FOUR FEET ABOVE GRADE.

PROJECT NUMBER:

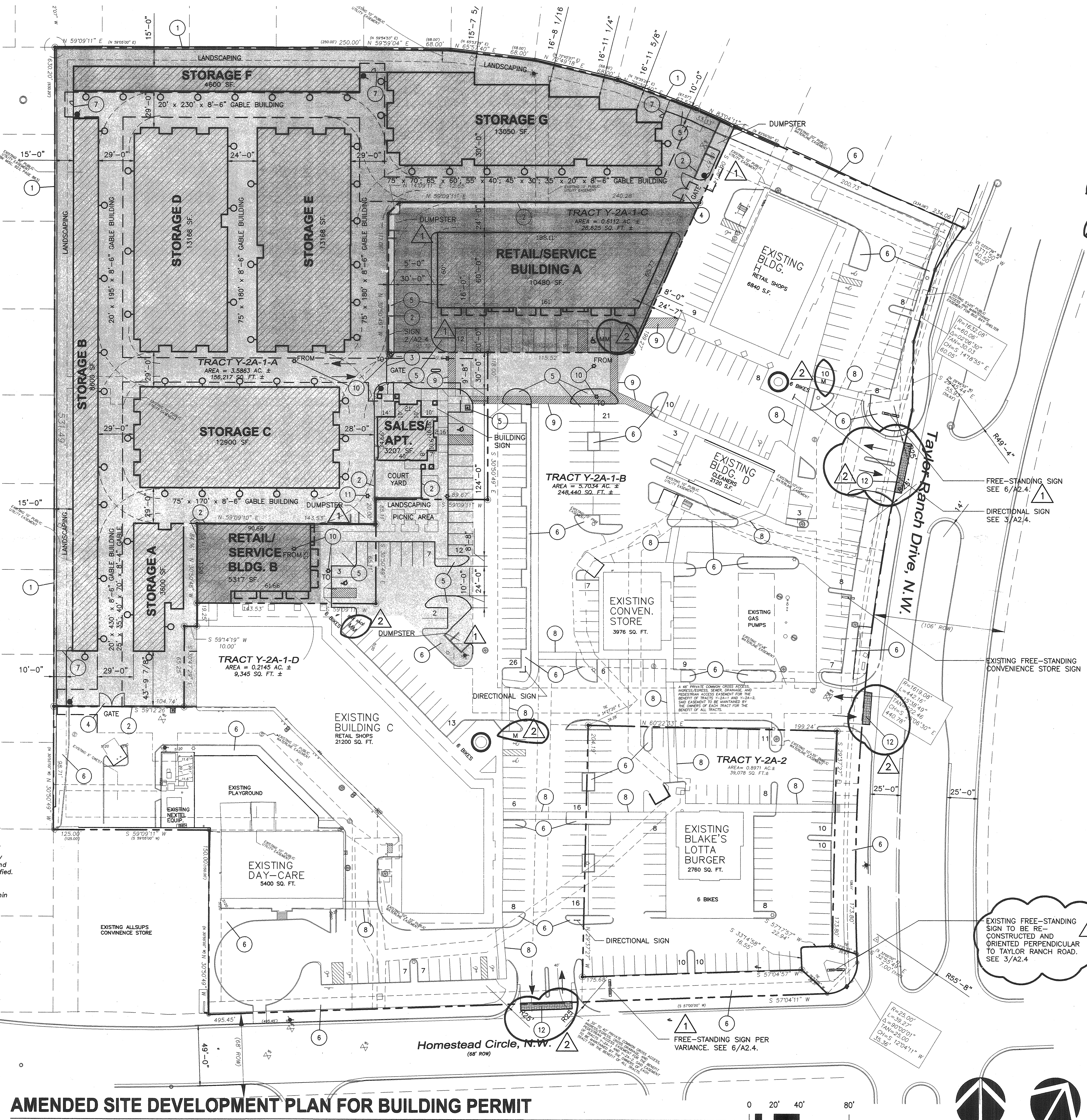
APPLICATION NUMBER:

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

Is an Infrastructure List required? () Yes () No If yes, then 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 SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



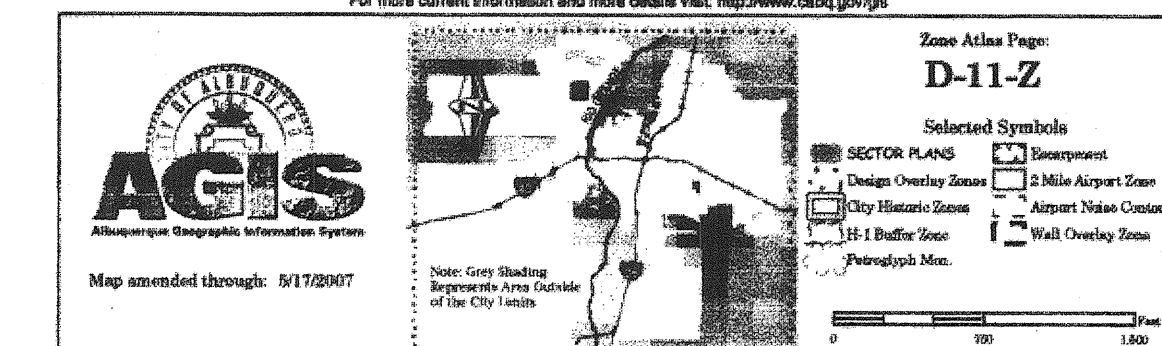
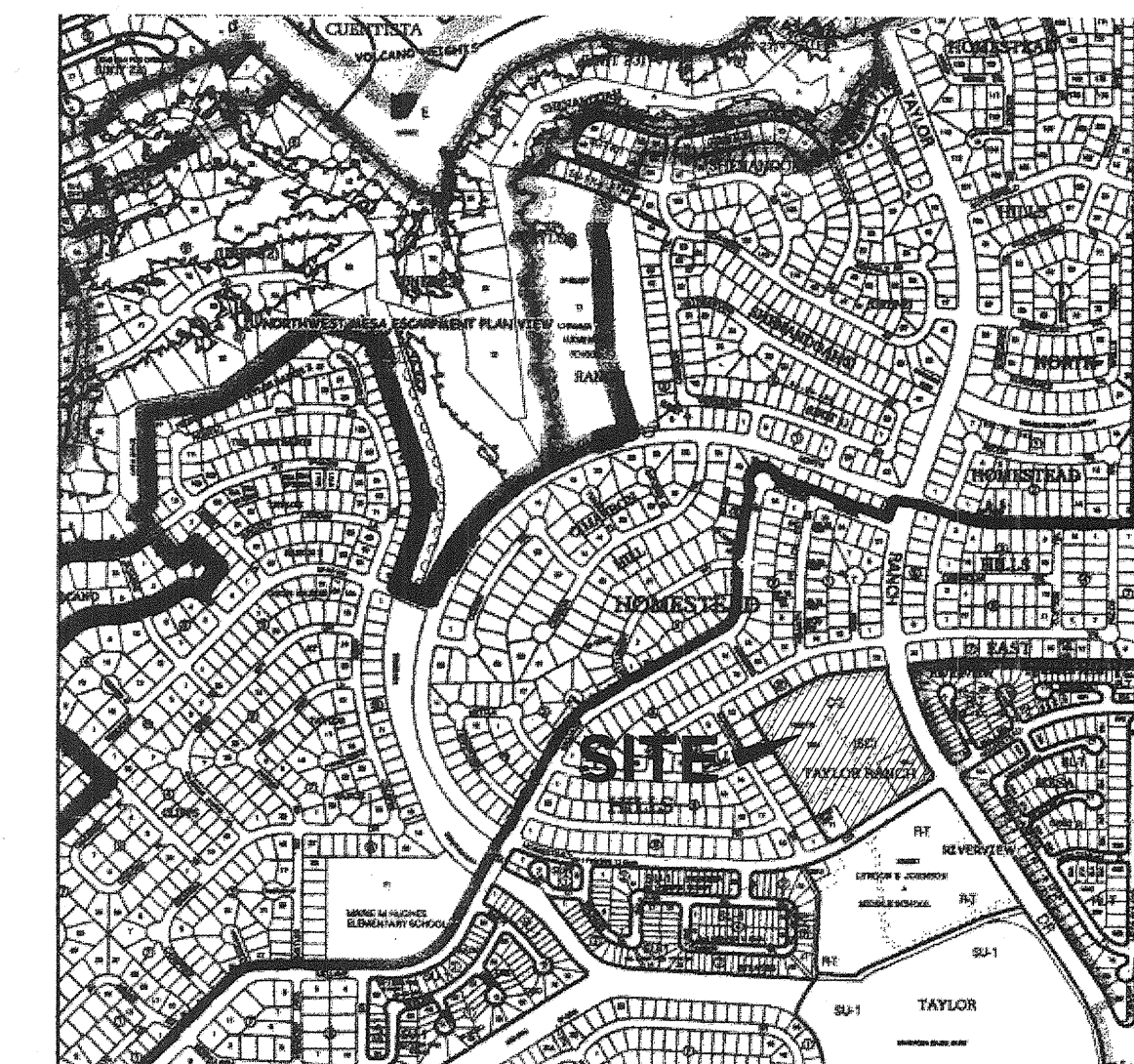
KEYED NOTES

- EXISTING CMU WALL. 8'-0" TO 9'-7" HIGH ON RESIDENTIAL SIDE AND 4'-6" TO 5'-10" HIGH ON COMMERCIAL SIDE.
- 8'-10"-6"H. CMU WALL WITH DECORATIVE STUCCO AND BRICK SOLDIER COURSE BANDING AT TOP TO MATCH EXISTING BUILDING WALLS.
- 8' H X 16' W AUTOMATIC GATE W/ ADDITIONAL 8' H X 4' W MANUAL GATE (20' TOTAL WIDTH) W/KNOX-BOX FOR FIRE DEPARTMENT EMERGENCY ENTRY.
- DOUBLE 8' H X 10' W MANUAL GATES W/KNOX PADLOCK FOR FIRE DEPARTMENT EMERGENCY ENTRY.
- LANDSCAPING.
- EXISTING LANDSCAPING.
- 6' HIGH CHAINLINK FENCE & GATE W/KNOX PADLOCK FOR FIRE DEPARTMENT EMERGENCY ENTRY.
- EXISTING 6' WIDE PEDESTRIAN WALKWAY W/NEW APPLIED MARKINGS AND REFLECTIVE COATING.
- 5' WIDE PEDESTRIAN WALKWAY W/PRE-FORMED THERMOPLASTIC OR SIMILAR TYPE MATERIAL.
- EXISTING POLE MOUNTED FIXTURE SHALL BE RELOCATED. EXISTING LIGHT FIXTURE LENS WILL BE REPLACED TO A FLAT LENS.
- EXISTING POLE MOUNTED FIXTURE SHALL BE REMOVED.
- 6' WIDE PEDESTRIAN PATHWAY OF TEXTURED, COLORED CONCRETE ACROSS VEHICLE ENTRANCES ON TAYLOR RANCH ROAD AND HOMESTEAD CIRCLE.

GENERAL NOTES

- MANAGER'S APARTMENT IS LOCATED ABOVE THE SALES OFFICE AND SHALL BE A 2-BEDROOM UNIT. MANAGER SHALL PROVIDE 24 HOUR SECURITY 7 DAYS PER WEEK. UNUSABLE OPEN SPACE SHALL BE PROVIDED IN THE COURTYARD ADJACENT TO THE UNIT.

VICINITY MAP



JUNO
ARCHITECTS
7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 896-3438

PROJECT:
**TAYLOR RANCH
SELF STORAGE**

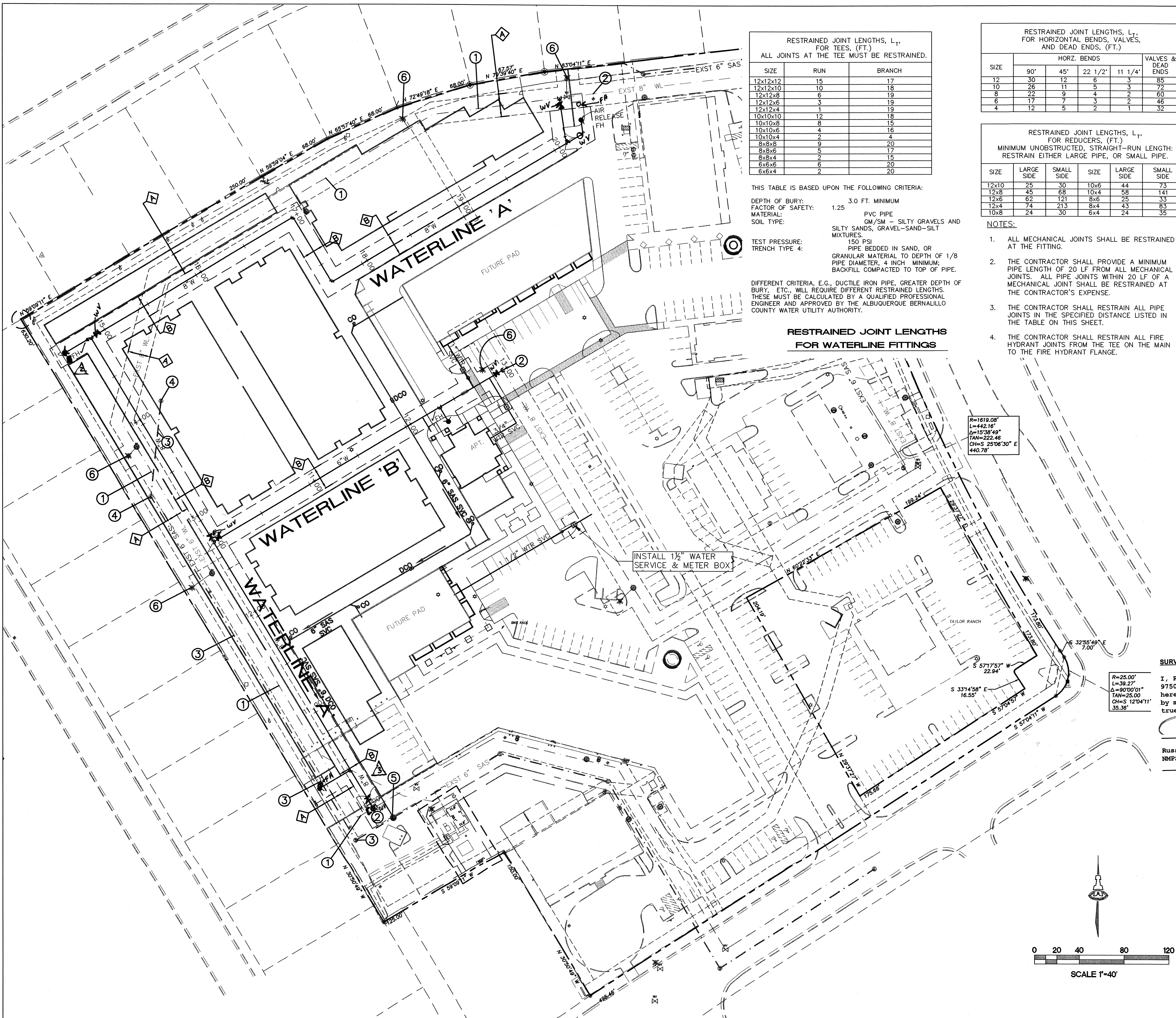
SHEET TITLE:
AMENDED SITE DEVELOPMENT PLAN

NO.	REVISION	DATE
1	REVISIONS FOR EPC	9-7-07
2	EPC CONDITIONS	10-15-07

ARCHITECT STAMP
STATE OF NEW MEXICO
KEVIN JUNO
No. 1603
CONSULTANT STAMP
DATE:
10-19-07
PROJECT NO.
0621
SHEET NO.

AS1.1
SHEET 4 OF 8

SCALE: 1" = 40'-0"
FOR INFORMATION ONLY



RESTRAINED JOINT LENGTHS, L_r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORIZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT—RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

○ KEYED NOTES

1. EXISTING WATERLINE TO BE GROUT FILLED AND ABANDONED.
2. TIE PROPOSED 8" WL TO EXISTING WL.
3. EXISTING SAS LINE TO BE GROUT FILLED AND ABANDONED. (BY SEPARATE CONTRACT)
4. NOT USED
5. CONNECT 6" PRVT SAS SERVICE TO EXISTING SAS LINE. MATCH EXIST INVERT. (BY SEPARATE CONTRACT)
6. REMOVE & SALVAGE EXISTING FIRE HYDRANT. SEND SALVAGED HYDRANTS TO COA PINO YARDS.

◆ EASEMENT NOTES

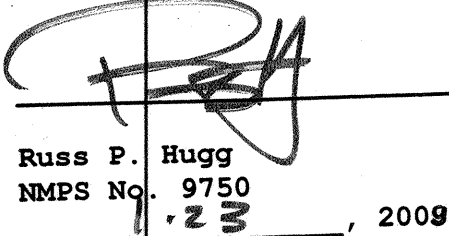
- A. EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED BY FINAL PLAT.
- B. PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED BY FINAL PLAT.
- C. PROPOSED BLANKET PRIVATE SANITARY SEWER EASEMENT TO BE GRANTED BY FINAL PLAT. SANITARY SEWER TO BE MAINTAINED BY THE BENEFITTING LOT OWNERS.

LEGEND

- | | | |
|--------------|--|--------------------------|
| EXIST 8" SAS | | EXISTING SAS LINE |
| EXIST 8" WL | | EXISTING WATERLINE |
| | | EXISTING CURB AND GUTTER |
| | | SINGLE WATER METER & BOX |
| | | GATE VALVE W/ VALVE BOX |
| | | FIRE HYDRANT |
| | | SAS MANHOLE |
| | | WATER LINE W/ FITTING |
| | | SAS CLEANOUT |
| | | DOUBLE SAS CLEANOUT |

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief;



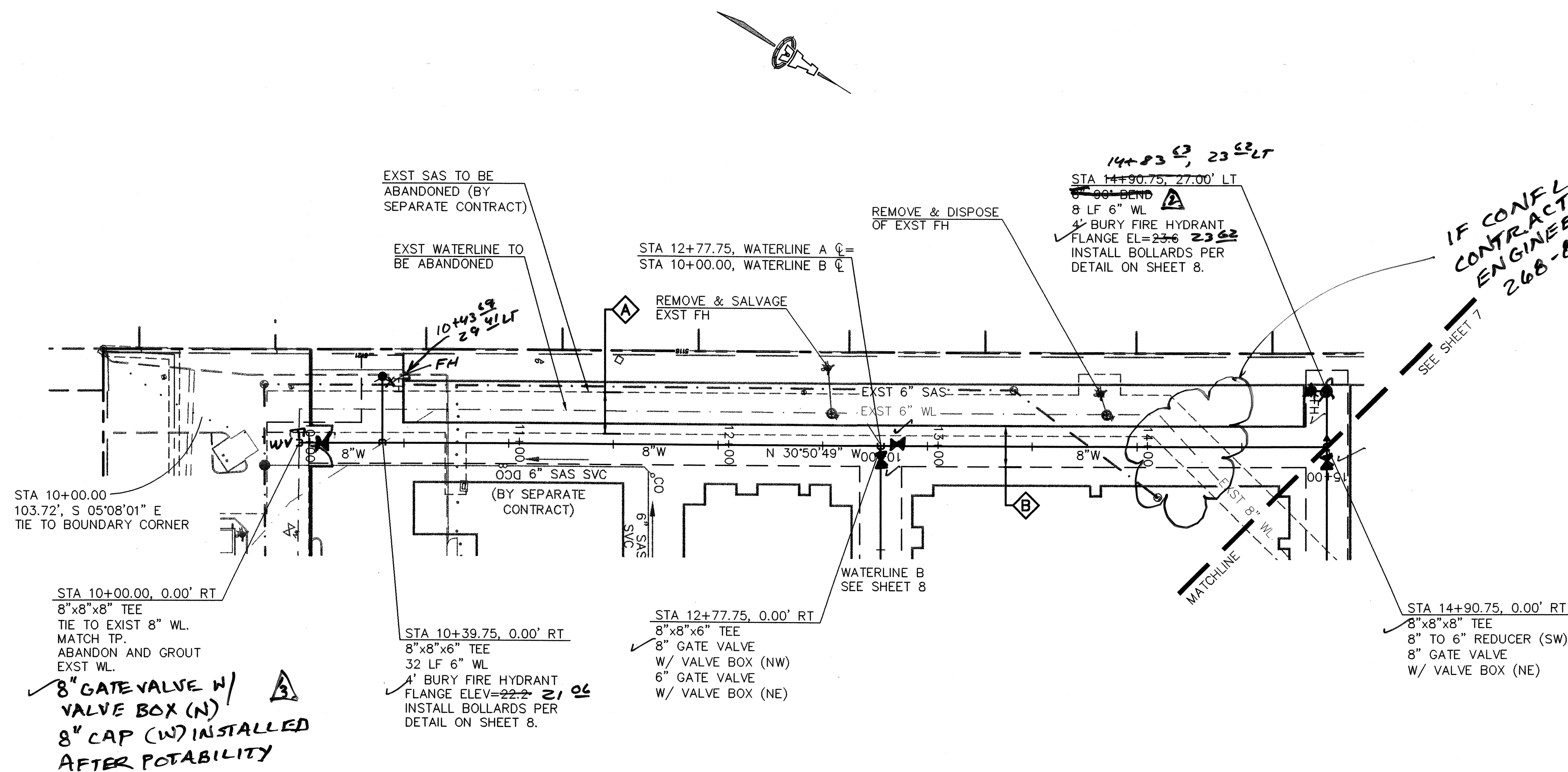
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1618 CU-101.dwg Jan 15, 2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: TAYLOR RANCH SELF STORAGE
MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 11 2008 DESIGN REVIEW COMMITTEE	APPROVED MAR 06 2008 CITY ENGINEER			
City Project No.	Zone Map No.	Sheet	Of	
782261	D-11	5	8	

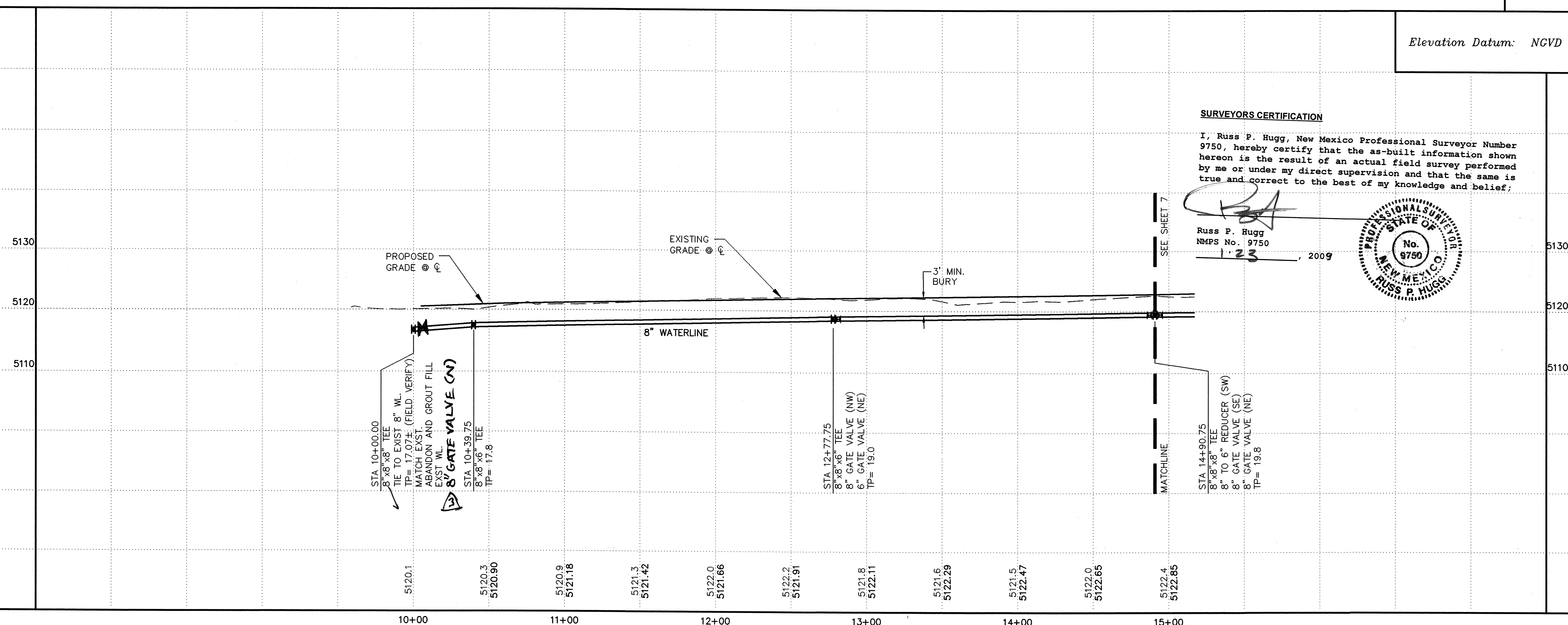


NOTE:
MAINTAIN WATER AVAILABILITY IN EXISTING PIPE
THROUGHOUT CONSTRUCTION. UPON APPROVAL
FROM ABCWUA, GROUT FILL AND ABANDON
EXISTING WATERLINE.

WATERLINE A

SCALES:
1"=40' HOR.
1"=10' VERT

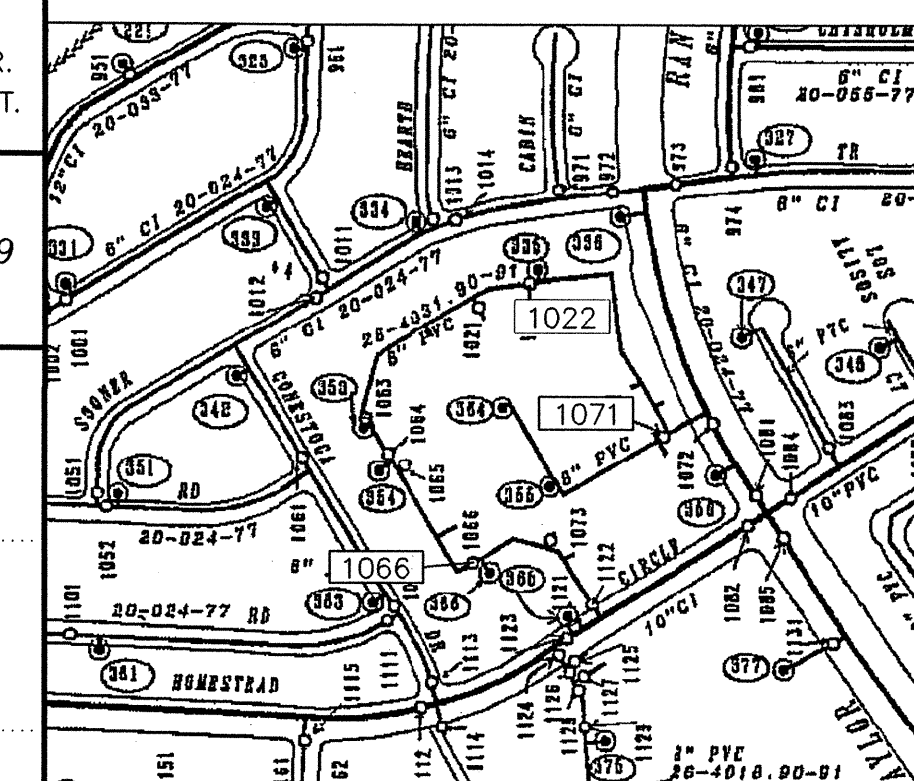
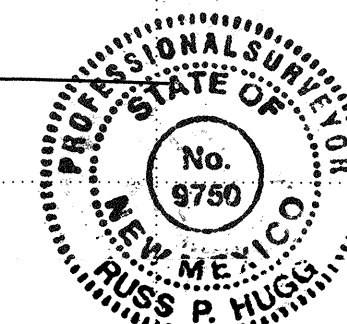
Elevation Datum: NGVD 29



SURVEYORS CERTIFICATION

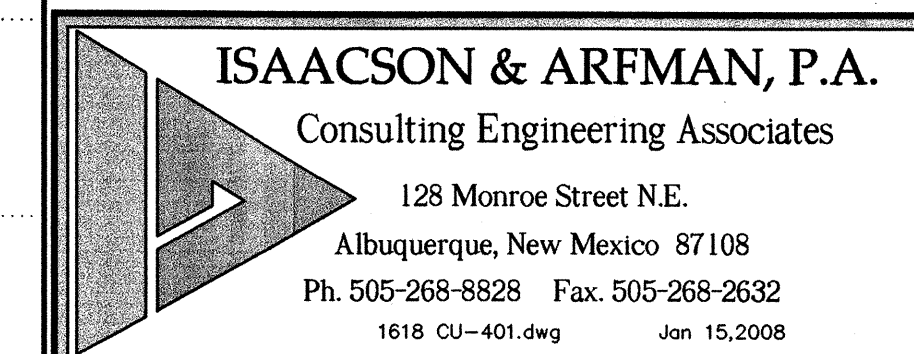
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief:

Russ P. Hugg
NMPS No. 975
1. 2. 3.



WATER SHUT-OFF PLAN

SHUT-OFF VALVES [1022], [1066] & [1071] TO PROVIDE
NON-PRESSURE CONNECTION. THE CONTRACTOR
SHALL CONTACT WATER SYSTEMS DIVISION (857-8200
7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON
AT VALVES. ONLY ABCWA PERSONNEL ARE ALLOWED
TO OPERATE VALVES.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: TAYLOR RANCH SELF STORAGE
WATERLINE A
UTILITY PLAN & PROFILE STA 10+00.00 TO STA 14+90.75

Design Review Committee

City Engineer Approval

APPROVE

1999

APPROVE

IMPROVE

FEB 11 2008

MAY 25 2000

100

DESIGN
REVIEW COMMITTEE

CITY ENGINEER

City Project No.

	Zone
--	------

1000

82261

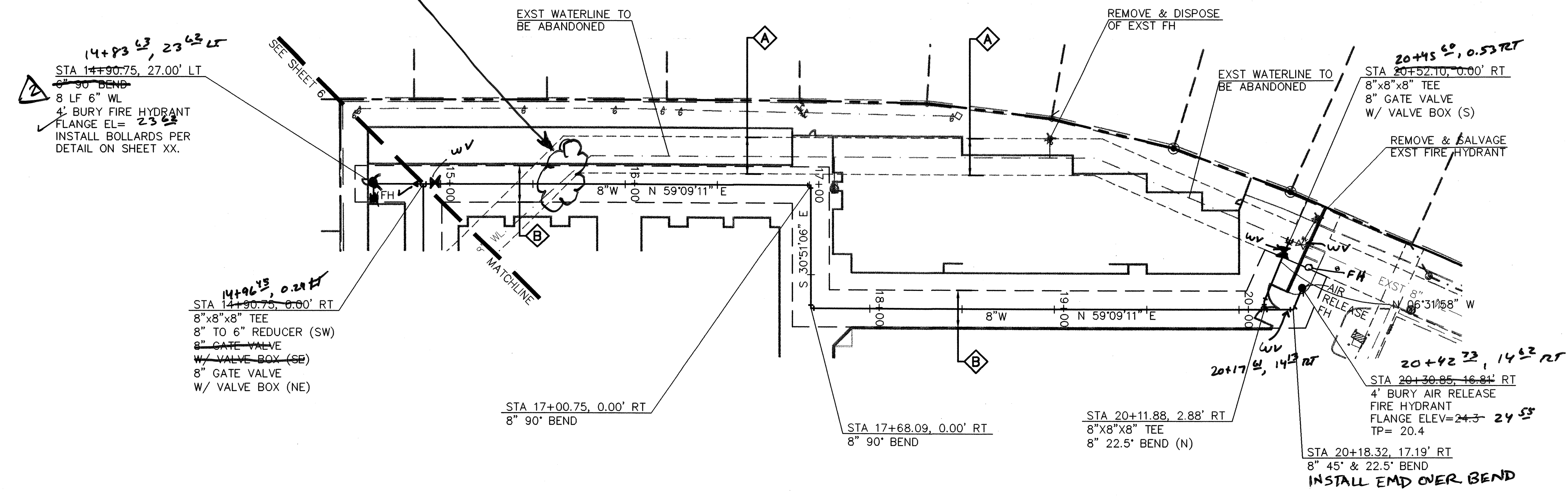
Zone Map No. _____

782261 D-11

Sheet 6 Of

6

IF THERE ARE CONFLICTS WITH EXIST WL,
CONTRACTOR SHALL CONTACT ENGINEER
IMMEDIATELY AT 268-8828

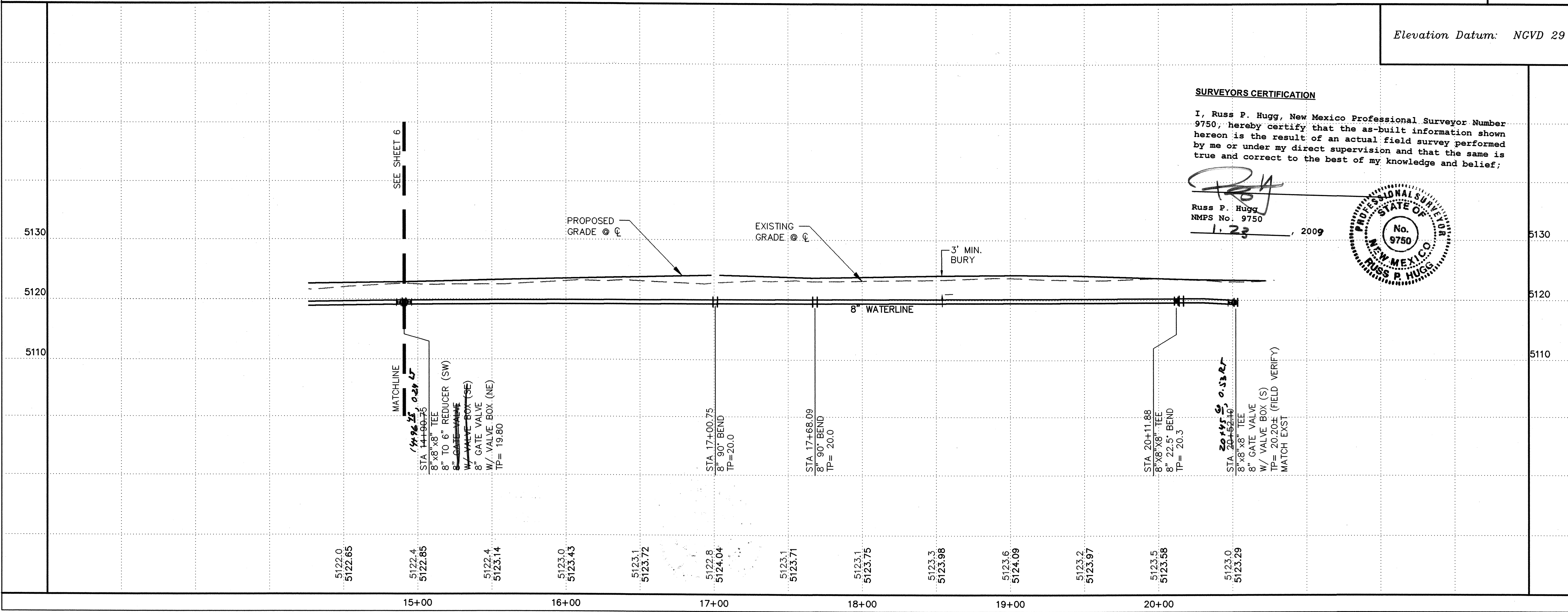


NOTE:
MAINTAIN WATER AVAILABILITY IN EXISTING PIPE
THROUGHOUT CONSTRUCTION. UPON APPROVAL
FROM ABCWUA, GROUT FILL AND ABANDON
EXISTING WATERLINE.

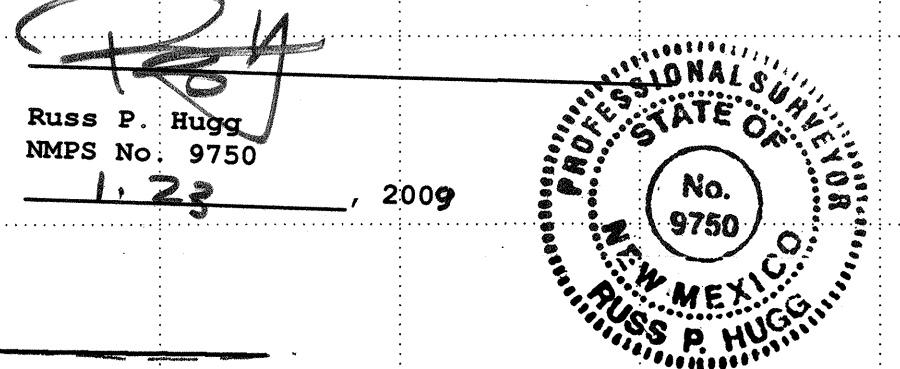
WATERLINE A

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NGVD 29



SURVEYORS CERTIFICATION
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief;



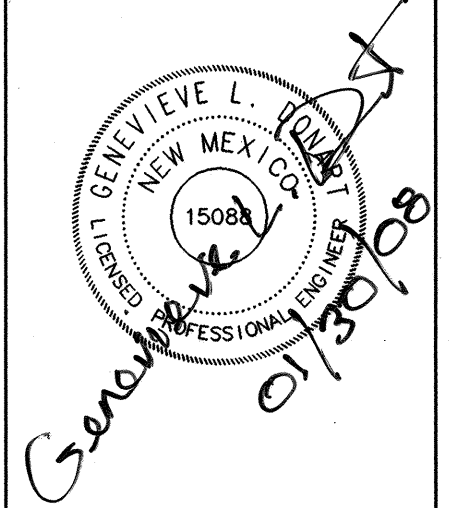
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1618 CU-401.dwg Jan 15, 2008

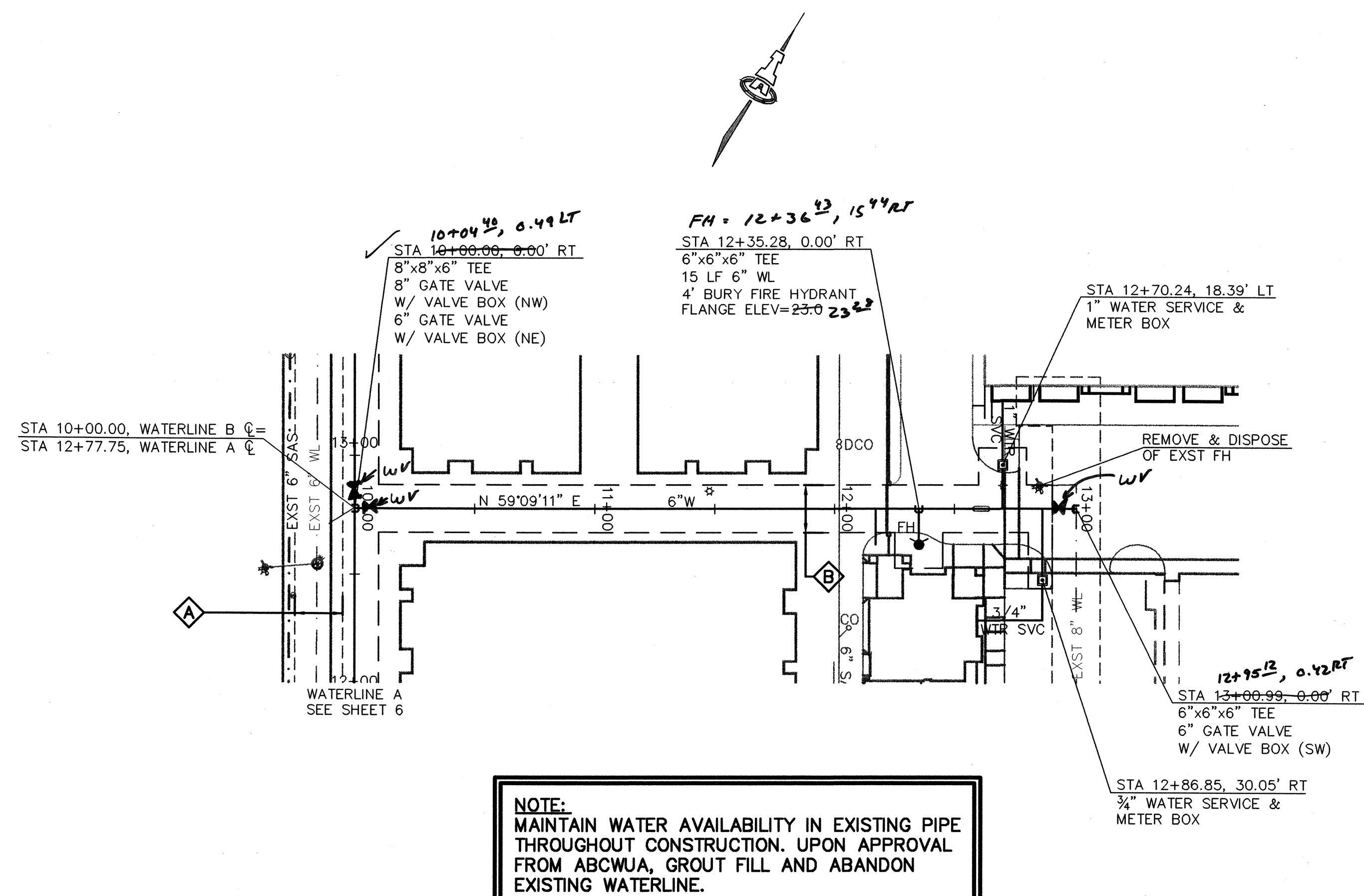
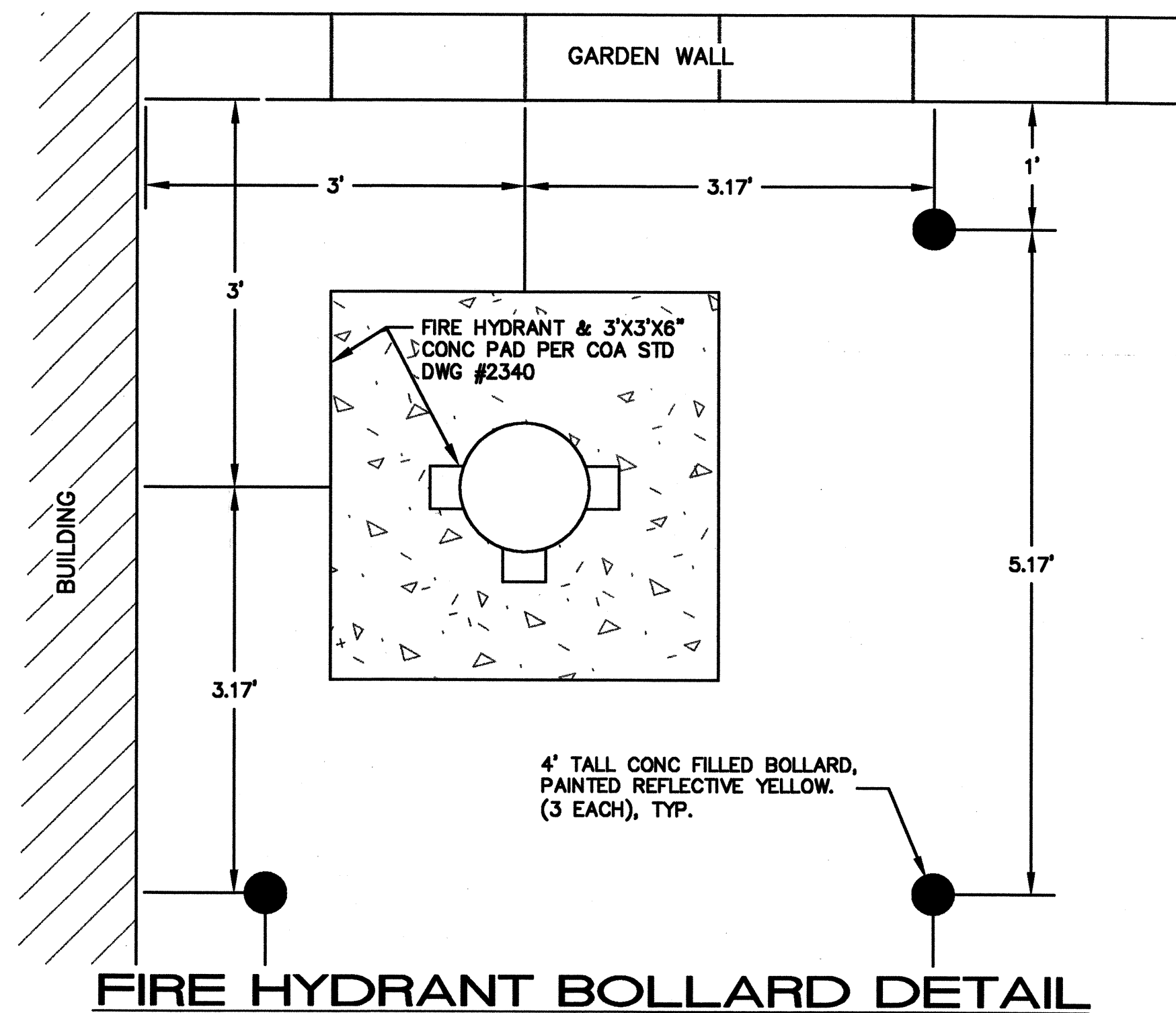
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TAYLOR RANCH SELF STORAGE
WATERLINE A
UTILITY PLAN & PROFILE STA 14+90.75 TO END**

Design Review Committee: APPROVED FEB 11 2008
City Engineer Approval: APPROVED MAR 06 2008
City Project No. 782261 ENC. D-11

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CHECKED BY	
CONTRACTOR	DATE	WORK	DATE	FIELD NOTES	DATE	NO.	DATE	NO.	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
STANBACH, NORTHWESTLY QUADRANT OF TAYLOR RANCH RD. AND HOMESTEAD CIR. (SOUTHERLY PORTION), NW, ON THE WESTERLY CORNER OF SAND CONCRETE BASE.	DATE	STANBACH, NORTHWESTLY QUADRANT OF TAYLOR RANCH RD. AND HOMESTEAD CIR. (SOUTHERLY PORTION), NW, ON THE WESTERLY CORNER OF SAND CONCRETE BASE.	DATE		DATE		DATE		DATE	GLD	11/16/07	GLD	11/16/07
CONTRACTOR	DATE	WORK	DATE	FIELD NOTES	DATE	NO.	DATE	NO.	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
STANBACH, NORTHWESTLY QUADRANT OF TAYLOR RANCH RD. AND HOMESTEAD CIR. (SOUTHERLY PORTION), NW, ON THE WESTERLY CORNER OF SAND CONCRETE BASE.	DATE	STANBACH, NORTHWESTLY QUADRANT OF TAYLOR RANCH RD. AND HOMESTEAD CIR. (SOUTHERLY PORTION), NW, ON THE WESTERLY CORNER OF SAND CONCRETE BASE.	DATE		DATE		DATE		DATE	GLD	11/16/07	GLD	11/16/07

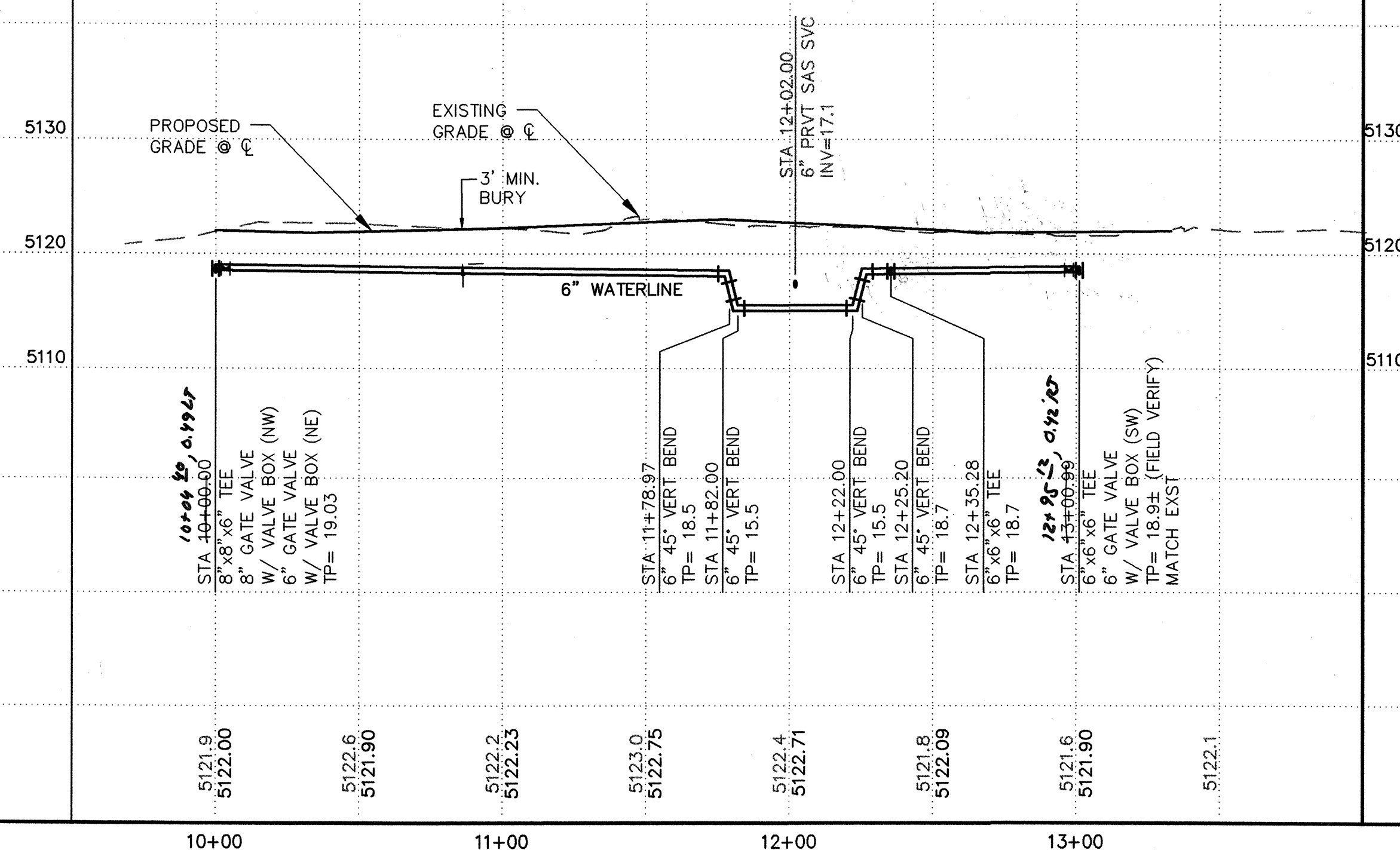




WATERLINE B

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NGVD 29



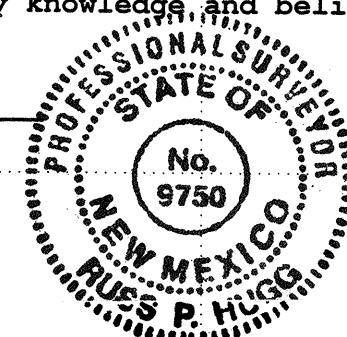
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge, and belief;

Russ P. Hugg
NMPS No. 9750

1.22

1.22



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 6 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 5 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2326 & #2328 FOR VALVE BOX, VALVE RING & COVER DETAILS.

◆ EASEMENT NOTES

- A. EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED BY FINAL PLAT.
- B. PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED BY FINAL PLAT.

[illegible]

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1618 CU-401.dwg Jan 15, 2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: TAYLOR RANCH SELF STORAGE
WATERLINE B & UTILITY DETAILS
UTILITY PLAN & PROFILE STA 10+00.00 TO END

Design Review Committee

City Engineer Approval

02

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

APPROVE
FEB 11 2008

APPROVED
MAR 06 2008

st Design Update

City Project No. _____

CITY ENGINEER

No.

Sheet	Of
-------	----

782261

Zone Map No.
D-11

Sheet 8 Of 8

3 8