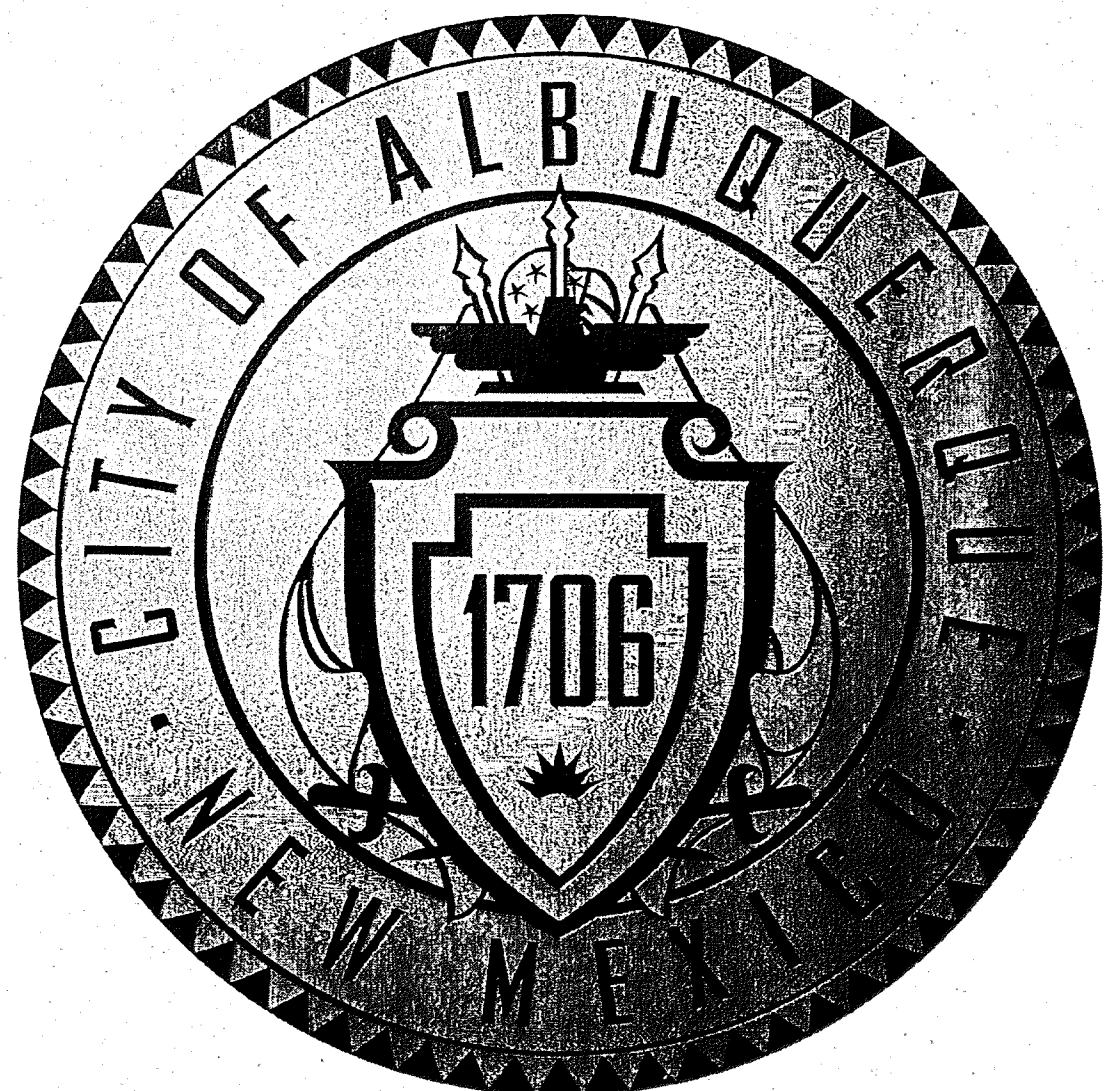


SILVER MOON LODGE APARTMENTS WATER & SEWER SERVICES

LOT 13-1, BLOCK 48 NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE
901 PARK AVENUE, SW
ALBUQUERQUE, NEW MEXICO
CONSTRUCTION PLANS



GENERAL NOTES

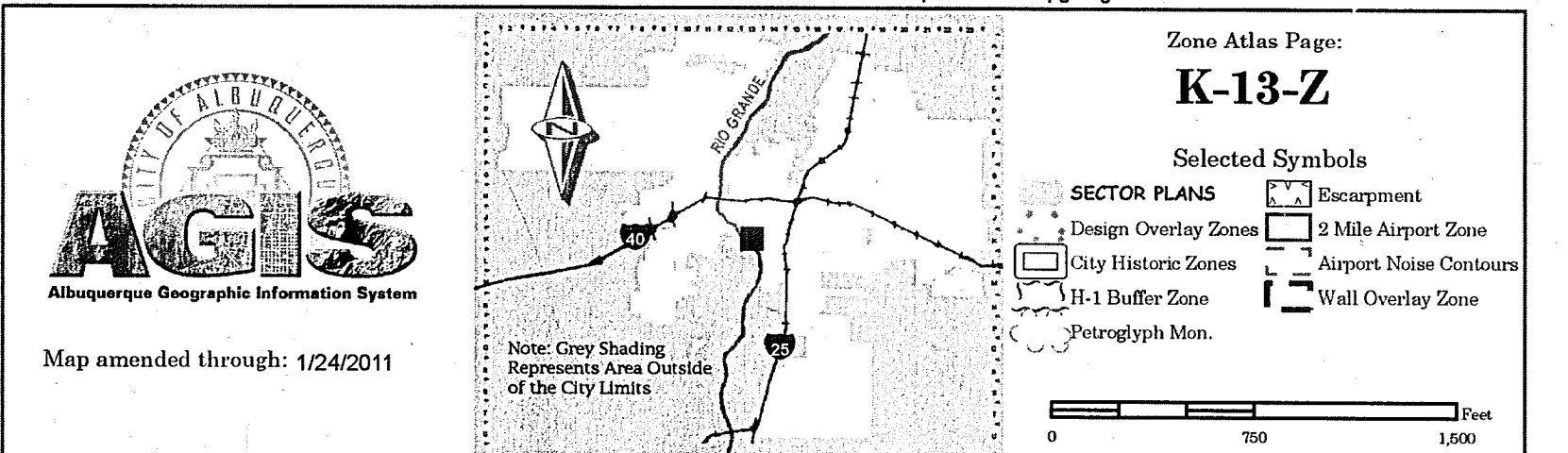
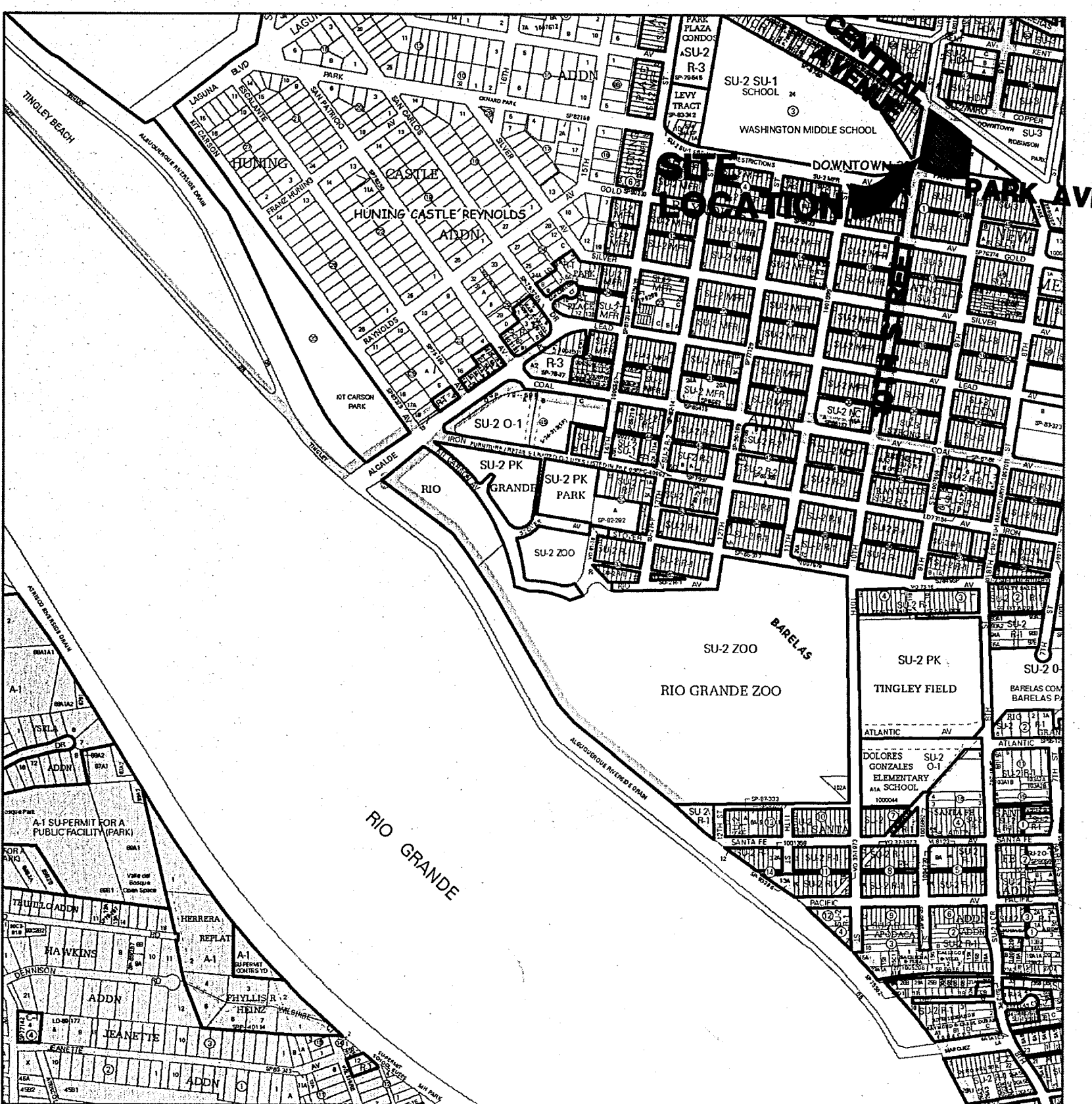
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 8.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND 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 NEW MEXICO ONE CALL SYSTEM, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- TRAFFIC CONTROL: SEVEN (7) 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. THE CONTRACTOR SHALL NOTIFY THE BARRICADING ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 FOR THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS SHOWN ON THESE PLANS.
- 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.
- THE CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES OF ANY ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES REQUIRED DUE TO THE CONSTRUCTION OPERATIONS THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR WORK. NO ADDITIONAL COSTS WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY CREWS.
- 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 LINE 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.
- WARNING - THE ENGINEER HAS UNDERTAKEN A LIMITED SCOPE OF THE EXISTENCE, LOCATION, SIZE, DEPTH, OR TYPE OF UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL BECOME INFORMED 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 THE FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCE, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION OPERATIONS, WHETHER BY CALLING OR NOTIFYING THE UTILITIES COMPLYING WITH "NEW MEXICO ONE CALL SYSTEM, INC." PROCEDURES OR OTHERWISE.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE STREET RIGHT-OF-WAY. OVERNIGHT PARKING OF THE CONTRACTOR'S EQUIPMENT SHALL NOT OBSTRUCT ACCESS ROADS OR TRAFFIC LANES.
- THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 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 ENSURE THE PRESERVATION OF THE SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MARKINGS 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. THE CONTRACTOR SHALL, AT HIS 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.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT BUSINESSES, PROPERTIES, ALLEYS AND CROSS ROADS DURING CONSTRUCTION.
- ALL BORROW AND SURFACING MATERIALS SHALL BE OBTAINED FROM CITY APPROVED COMMERCIAL SOURCES.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/full/463/729/).

UTILITY COMPANIES

- NEW MEXICO GAS COMPANY (GAS SERVICES & GAS LINES)
CONTACT: EARL HOSKINS, 697-3140
- PUBLIC SERVICE COMPANY OF NM (ELECTRICAL SERVICES & ELECTRIC LINES)
CONTACT: ROLAND BLAUWKAMP, 241-3581
CONTACT: MIKE ADAMS, 241-3316
- Qwest/US WEST (TELEPHONE SERVICES)
CONTACT: RITA JARAMILLO, 245-8706
- AT&T (TELEPHONE SERVICES)
CONTACT: DAVID CROWEL, 842-2911
- VERIZON-BROOKS FIBER COMM. (TELEPHONE SERVICES)
CONTACT: ANDY DARNELL, 346-4470
- COMCAST (CABLE TELEVISION)
CONTACT: MIKE MORTUS, 761-6235
- TIME WARNER TELECOM (CABLE TELEVISION)
CONTACT: ROYAL HARRISON, 938-7339
- ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
CONTACT: PETER CHANG, 768-2598
- MCLEOD USA
CONTACT: RICK MUELLER, 244-3161
- BCG ASSETS
CONTACT: JOHN BROWN, 877-500-3427

TRAFFIC NOTES

- THE CONTRACTOR SHALL RESTRICT LANE CLOSURES TO BETWEEN THE HOURS OF 9:00 AM AND 3:00 PM.
- THE CONTRACTOR SHALL HAVE ONE LANE IN EACH DIRECTION OPEN ON CENTRAL AVENUE AT ALL TIMES.
- IF THE CONTRACTOR MUST MAINTAIN A LANE CLOSED TO TRAFFIC AT THE END OF THE EXPECTED WORK SHIFT DUE TO A SAFETY CONCERN, THEN THE CONTRACTOR MUST CONTINUOUSLY WORK ON A 24-HOUR PER DAY BASIS UNTIL ALL LANES ARE OPENED TO TRAFFIC.
- THE CONTRACTOR SHALL ACCOMPLISH AS MUCH WORK AS POSSIBLE PRIOR TO STARTING CONSTRUCTION OPERATIONS THAT WILL AFFECT TRAFFIC. THE CONTRACTOR SHALL PROVIDE A LISTING OF SUCH WORK TO THE CITY PROJECT MANAGER AND ENGINEER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL TRAFFIC AND CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.

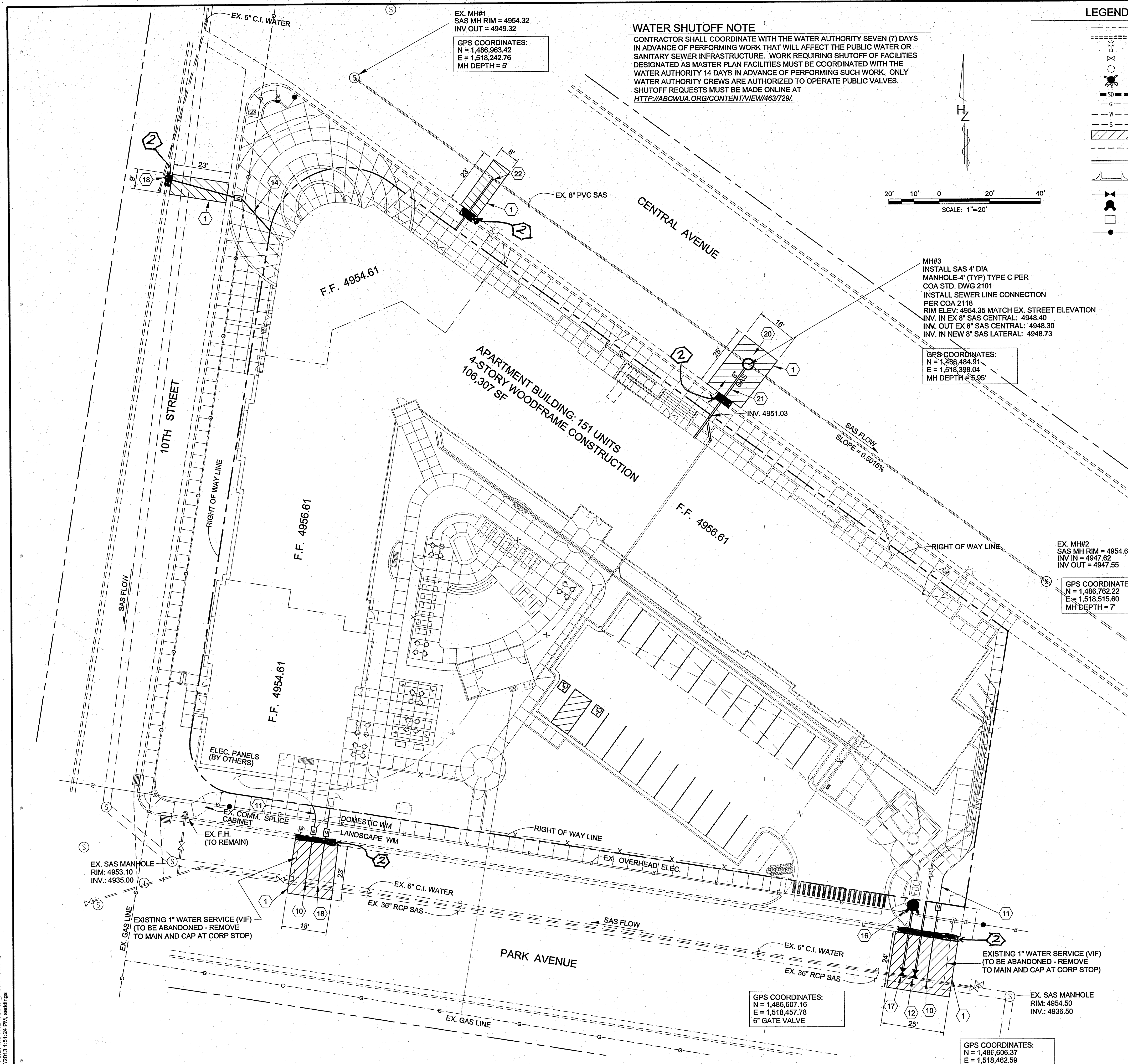


VICINITY MAP
ZONE ATLAS MAP K-13-Z

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	UTILITY PLAN
3	WATER SHUTOFF PLAN
4	SITE GRADING PLAN - FOR INFORMATIONAL PURPOSES ONLY

Designed By: HUITT-ZOLIARS Huitt-Zoliars, Inc. 333 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone (505) 892-5141 Fax (505) 892-3259		Designed For: SILVER MOON LODGE LLLP					
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****	
		DRC Chairman		<i>[Signature]</i>	8/1/13	APPROVED FOR CONSTRUCTION	
		Transportation		<i>[Signature]</i>	7-29-13		
		Water/Wastewater		<i>[Signature]</i>	7-29-13		
		Hydrology		<i>[Signature]</i>	7-29-13		
		C.I.P.					
Constr. Mngmt.				<i>[Signature]</i> 8/28/2013 City Engineer Date			
Constr. Coord.							
AED							
City Project No.		6710.81		Sheet		Of	
				1		4	



WATER SHUTOFF NOTE
CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463729/](http://abcwua.org/content/view/full/463729/).

LEGEND

- EX. RIGHT-OF-WAY
- EX. CURB & GUTTER
- EX. STREET LIGHT
- EX. WTR VALVE
- EX. SAS MANHOLE
- EX. FIRE HYDRANT
- EX. STORM DRAIN PIPE
- EX. GAS LINE
- EX. WATER
- EX. SEWER LINE
- EX. ASPHALT TO BE REMOVED
- NEW UTILITY EASEMENT
- NEW CURB AND GUTTER
- NEW CONCRETE VALLEY GUTTER
- NEW WATER LINE & WATER BOX
- NEW FIRE HYDRANT
- 2" DOMESTIC METER
- NEW SEWER LINE & MANHOLE

CONSTRUCTION NOTES

- PAVEMENT**
- NEATCUT, REMOVE AND REPLACE PAVEMENTS IN ACCORDANCE WITH COA STD. DWG. 2465 - ARTERIAL (CENTRAL) & MAJOR LOCAL (PARK) **2 R&R C&G AT NEAREST JOINT PER COA STD. DWG. 2454** WATER
 - PRESSURE CONNECT TO EXISTING 6" C.I. MAIN AND INSTALL APPROXIMATELY 30 LF OF 2" COPPER WATERLINE, WATER METER BOX, AND 2" COPPER TAILPIECE COMPLETE IN ACCORDANCE WITH COA STD. DWG. 2363.
 - INSTALL 2" DOMESTIC WATER YARD SERVICE LINE EXTENDING TO WITHIN FIVE (5) OF BUILDING RE: MECHANICAL PLANS FOR CONTINUATION.
 - NON-PRESSURE CONNECT TO EXISTING 6" PVC WL FIELD VERIFY LOCATION. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS. INSTALL 6" PUBLIC GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH COA STD. DWG. 2362. EXTEND 6" PVC C900 FIRE LINE TO WITHIN FIVE (5) FEET OF BUILDING APPROXIMATELY. COORDINATE WITH MECHANICAL PLANS FOR POINT OF CONNECTION. UNMETERED FIRE SERVICE LINE SHALL BE IN ACCORDANCE WITH COA STD. DWG. 2394.
 - NOT USED.
 - INSTALL 1-1/2" DOMESTIC WATER YARD SERVICE LINE EXTENDING TO WITHIN FIVE (5) OF BUILDING APPROX. 45 LF AND COORDINATE WITH SILVER MOON LODGE'S MECHANICAL PLANS FOR POINT OF CONNECTION.
 - NOT USED.
 - INSTALL FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH COA STD. DWG. 2340. TOP OF FLANGE ELEV: 4955.50 TOP OF CONCRETE ELEV: 4955.00
 - NON-PRESSURE CONNECT TO EXISTING 6" PVC WL FIELD VERIFY LOCATION. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS. INSTALL 6" PUBLIC GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH COA STD. DWG. 2362.
 - PRESSURE CONNECT TO EXISTING 6" C.I. MAIN AND INSTALL APPROXIMATELY 30 LF OF 1-1/2" COPPER WATERLINE, WATER METER BOX, AND 1-1/2" COPPER TAILPIECE COMPLETE IN ACCORDANCE WITH COA STD. DWG. 2363.
 - NOT USED.
- SANITARY SEWER**
- INSTALL SAS 4" DIA. TYPE C MANHOLE IN ACCORDANCE WITH STD. DWG. 2101. INSTALL SEWERLINE CONNECTION IN ACCORDANCE WITH COA STD. DWG. 5118.
 - INSTALL 8" PVC SDR 35 SANITARY SEWER LINE. SLOPE YARD LINE AT A MINIMUM OF 1/4" PER FOOT - RE: MECH. PLANS FOR CONTINUATION.
 - INSTALL 1-8"x6" TEE-WYE W/ 25 LF 6" SAS S=2%. CONTINUE PER MECH PLANS. INV AT MAIN 48.97

RESTRAINED JOINT TABLE

MECAHNICAL JOINTS	LENGTH OF RESTRAINED JOINTS		
	(6")	(8")	(10")
11.25" H BEND	2'	3'	3'
22.50" H BEND	4'	5'	6'
45" H BEND	8'	11'	13'
90" H BEND	20'	26'	31'
GATE VALVE W/ CAP	55'	72'	86'
6"x6"x6" TEE	RUN: 3' BRANCH 25'		

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE ABOVE TABLE.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

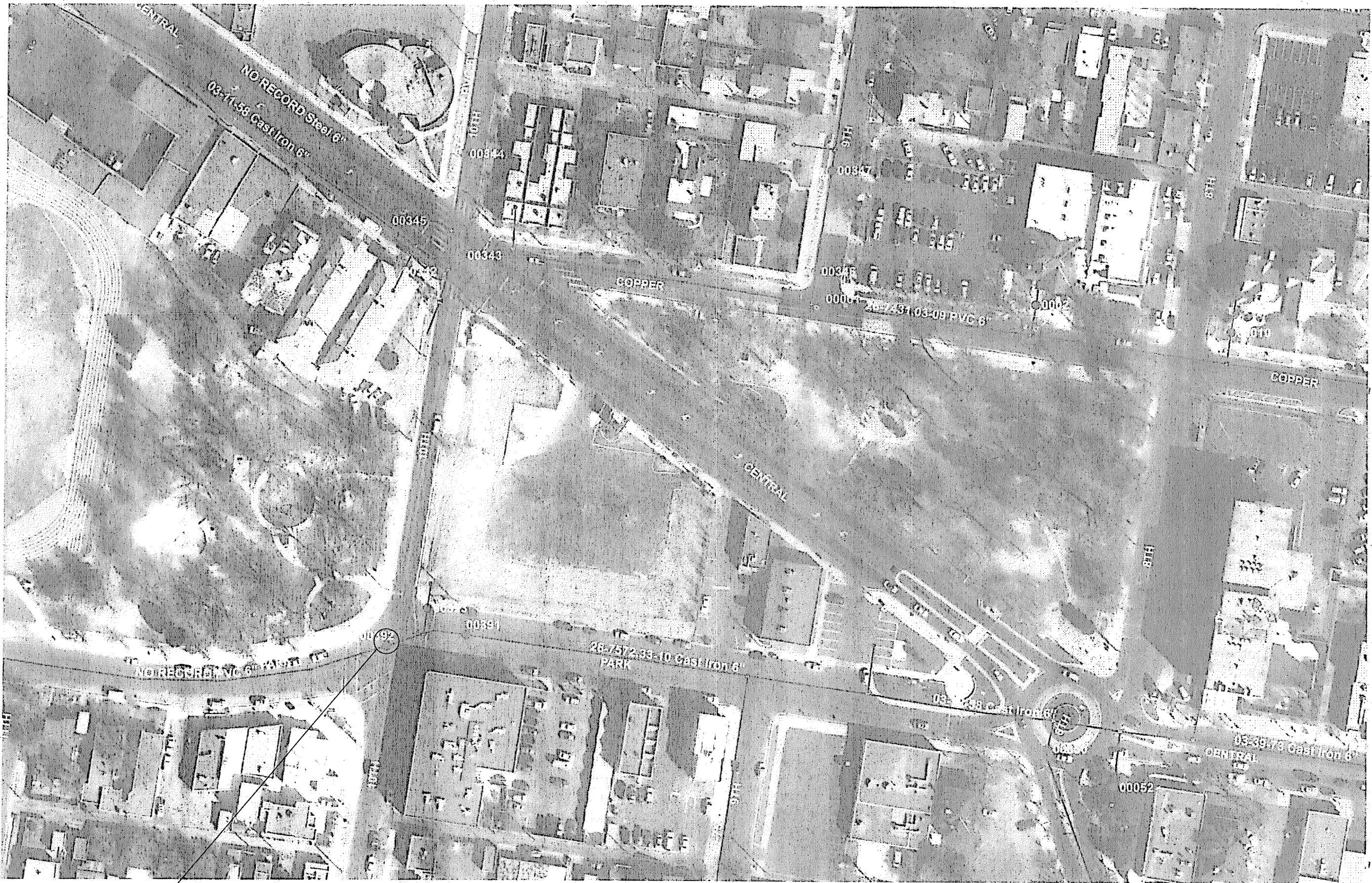
Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
SILVER MOON LODGE LLLP

TITLE: **UTILITY PLAN**

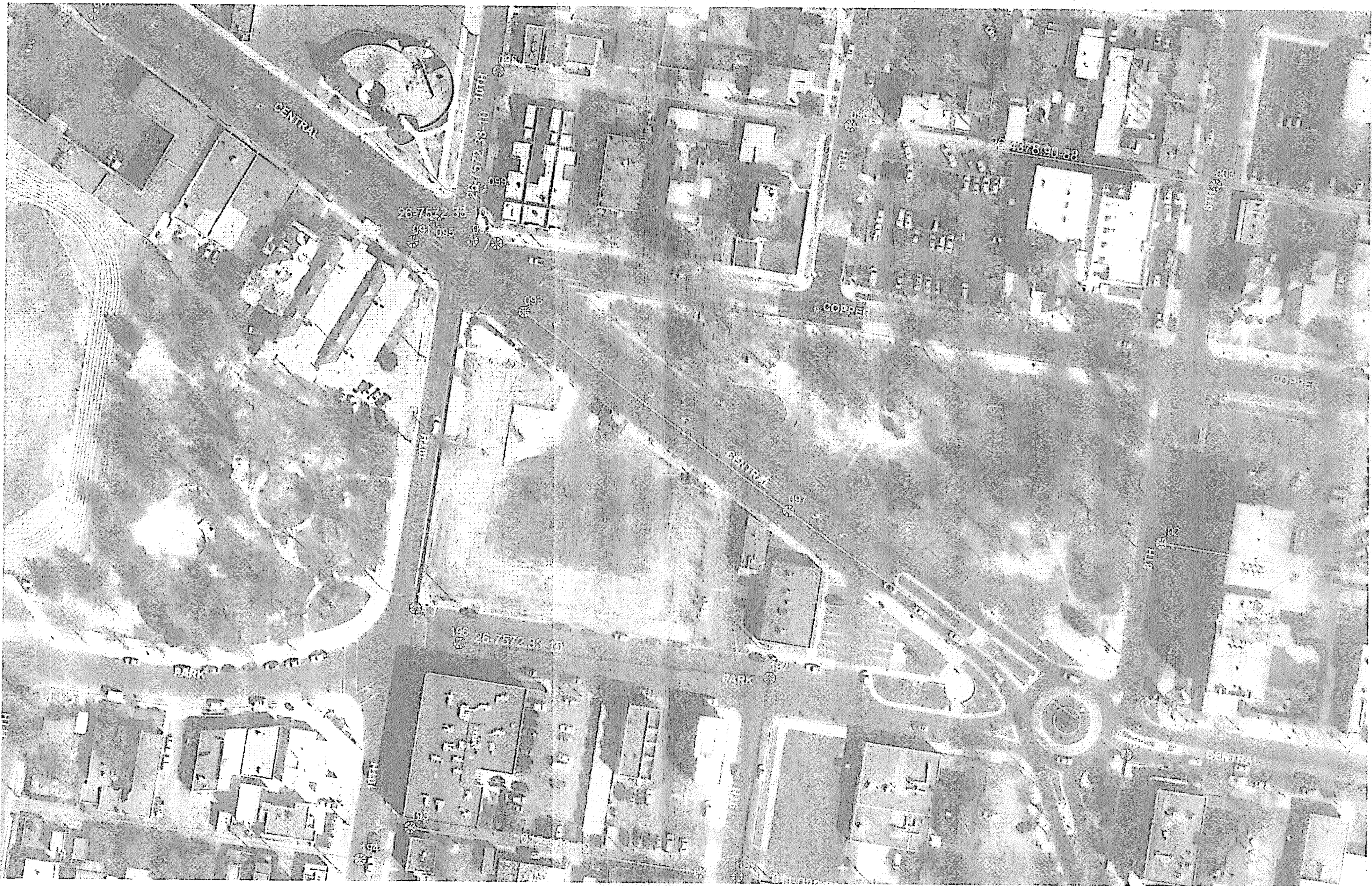
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City Project No.	Zone Map No.	Sheet	Of
6710.81	K-13-Z	2	4

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Last Saved: 7/17/2013 4:23:56 PM, edging



VALVE #00392, 00391, 00063, 00541, 00542, 00543, 00344

EXISTING WATER MAP



EXISTING SANITARY SEWER MAP

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

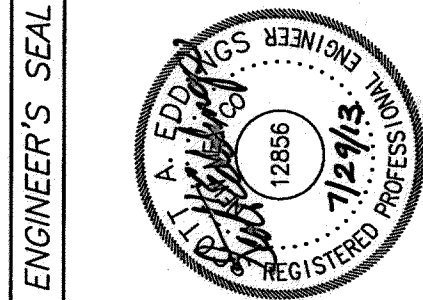
Designed For:
SILVER MOON LODGE LLLP
TITLE: **WATER SHUTOFF PLAN**

Design Review Committee
APPROVED
AUG 20 2013
DESIGN REVIEW COMMITTEE

City Engineer
APPROVED
AUG 20 2013
CITY ENGINEER

Mo./Day/Yr. Mo./Day/Yr.
Last Update
Checked By: SAE

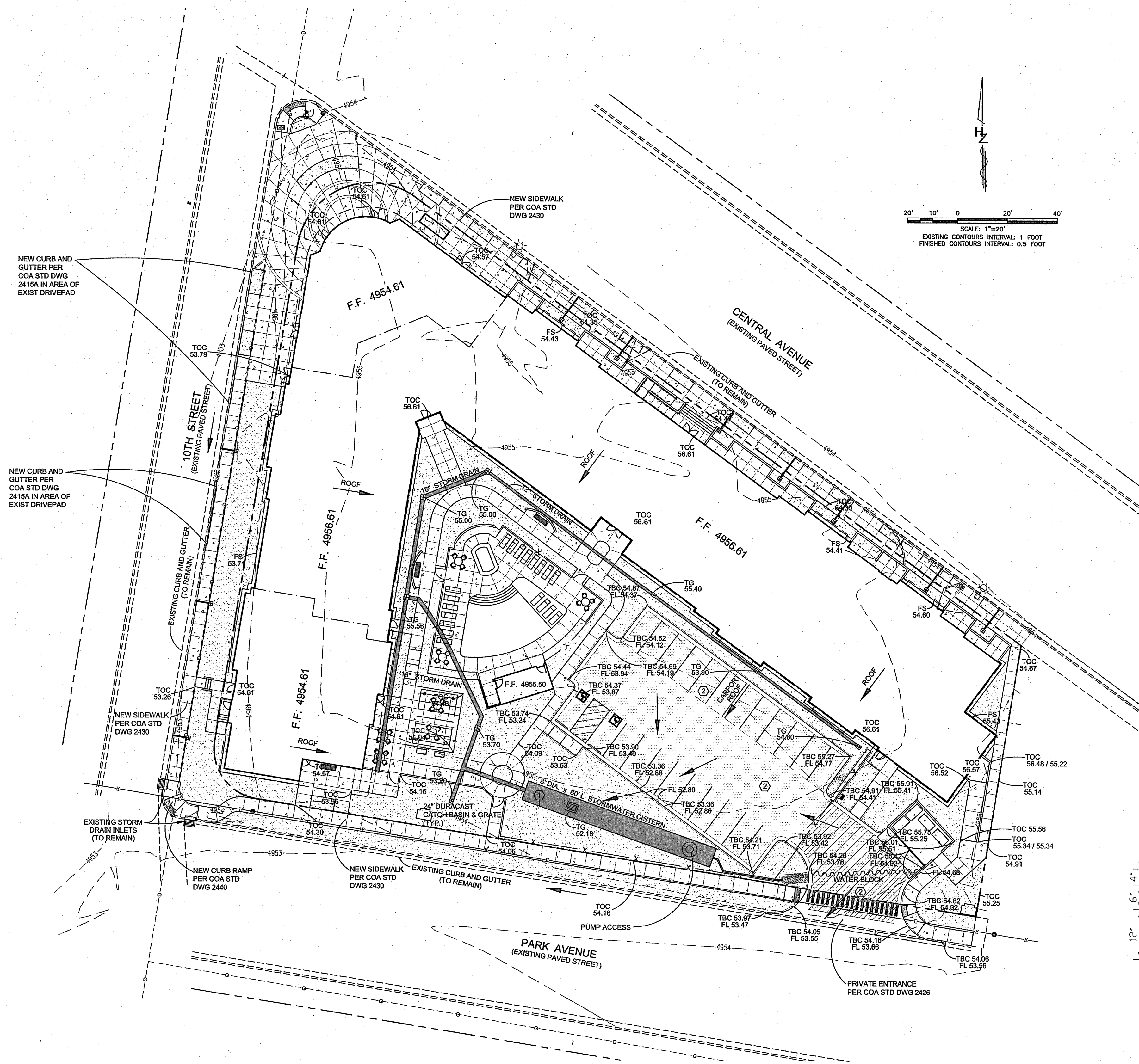
City Project No. 6710.81 Zone Map No. K-13-Z Sheet 3 Of 4



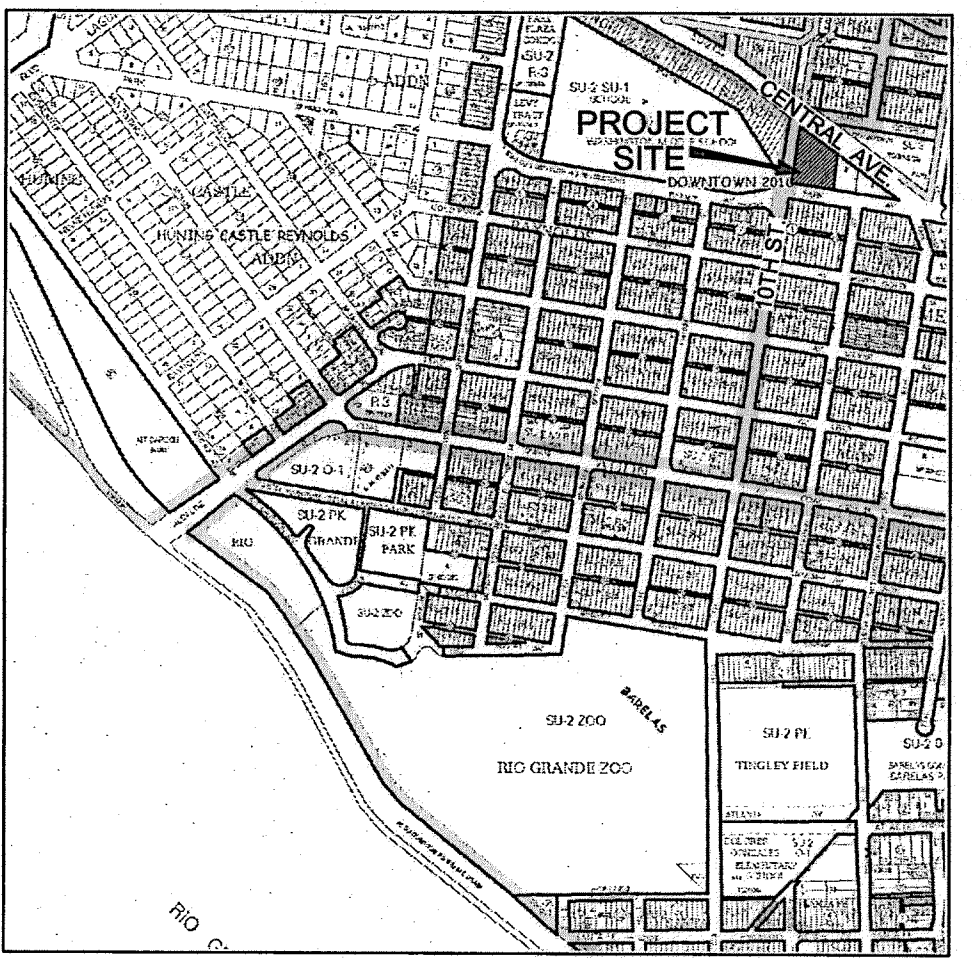
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REVISIONS			
DESIGN			
DESIGNED BY: SAE		DATE: 7/8/13	
DRAWN BY: STAFF		DATE: 7/8/13	
DWG NAME:		PROJ #: 17-1011-01	
CHECKED BY: SAE		DATE: 7/17/13	

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES		FOUND MONUMENT "17-114"		CONTRACTOR	
NO.	BY	DATE	DATE	DATE	DATE
				INSPECTOR'S	DATE
				FIELD JUDGE BY	DATE
				VERIFICATION BY	DATE
				CORRECTED BY	DATE
		ELEVATION IS 4957.484 (NAD 1983)		MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	DATE

FOR INFORMATIONAL PURPOSES ONLY



GRADING AND DRAINAGE PLAN



VICINITY MAP
ZONE ATLAS MAP K-13-Z

DRAINAGE PLAN

THE SUBJECT PROPERTY IS LOCATED BETWEEN CENTRAL AVENUE TO THE NORTH, TENTH STREET TO THE WEST, AND PARK AVENUE TO THE SOUTH, AND IS A PORTION OF LOT 1 AND LOTS 2-13 IN BLOCK 48, OF THE NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE, ZONE ATLAS PAGE K-13-Z. THE PLANNED IMPROVEMENTS TO THE PROPERTY INCLUDE THE CONSTRUCTION OF A NEW APARTMENT COMPLEX, AS SHOWN ON PANEL 30001 C033381 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP, DATED AUGUST 16, 2012. THIS SITE DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOOD HAZARD AREA.

THIS SITE IS LOCATED WITHIN PAVED STREETS WITH CURB & GUTTER ON THE NORTH, WEST, AND SOUTH SIDES, AND A BUILDING, SIDEWALKS, PAVEMENT (IMPERVIOUS SURFACES) ON THE EAST SIDE, AND IS ESSENTIALLY LEVEL, ALTHOUGH CONSIDERING EXISTING CURB ELEVATIONS, THE SITE SLOPES GRADUALLY FROM NORTH DOWNHILL TO THE SOUTH AND SOUTHWEST. THEREFORE, NO OFF-SITE STORM WATER FLOWS INTO THIS PROPERTY. THE PROPOSED IMPROVEMENTS INCLUDE A SINGLE APARTMENT BUILDING, PARKING LOT, AND LANDSCAPED AREAS. STORM WATER RUNOFF WILL BE DETAINED BY MEANS OF AN UNDERGROUND CISTERN, AND PUMPED OUT ONTO PARK AVENUE AT A MAXIMUM RATE OF APPROXIMATELY 2.1 CU. FT. / SEC.

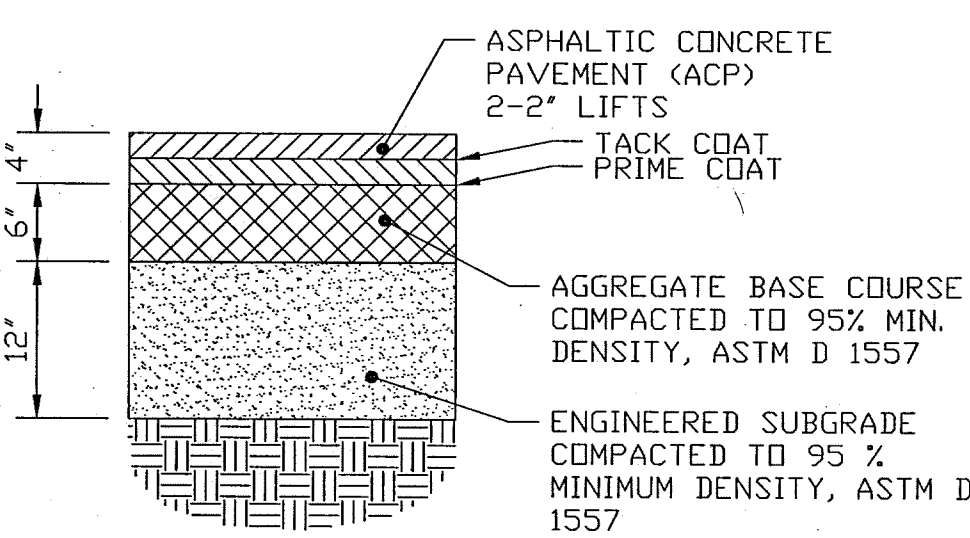
THE FULLY DEVELOPED SITE FLOW IS APPROXIMATELY 6 CFS WHICH IS ROUTED THROUGH AN UNDERGROUND 8' DIA. CISTERN 88 LF. THE MAXIMUM WATER SURFACE IS APPROX. 7.9 FEET. HYDROLOGY IS INCLUDED ON C104.

CONSTRUCTION NOTES

- STORM WATER CISTERN SYSTEM. SEE SHEET CXXX FOR DETAILS
 - ASPHALT PAVEMENT PARKING AND ENTRANCE
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

LEGEND

- WALL
- FENCE
- SIDEWALK / CONCRETE
- LANDSCAPED AREA
- CURB AND GUTTER
- FLOW DIRECTION ARROW
- FF FINISHED FLOOR
- TOC TOP OF CONCRETE
- TBC TOP BACK OF CURB
- FL FLOW LINE
- FG FINISHED GRADE
- FS FINISHED SURFACE



ASPHALT PAVEMENT SECTION
SCALE: 1"=1'-0"

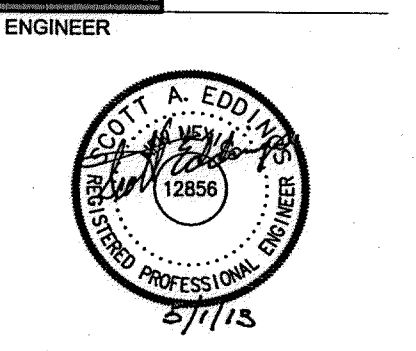
HUITT-ZOLIARS
Huitt-Zoliars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5941 Fax (505) 892-9259

cityscape
interiors
landscape
planning
engineering

**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT



PROJECT

SILVER MOON LODGE
10TH ST. AND PARK AVE.

100%
CONSTRUCTION
DOCUMENTS

REVISIONS	DATE	DESCRIPTION
-----------	------	-------------

DRAWN BY	K. SHARP
REVIEWED BY	S. EDDINGS
DATE	5.1.2013
PROJECT NO.	12-0099

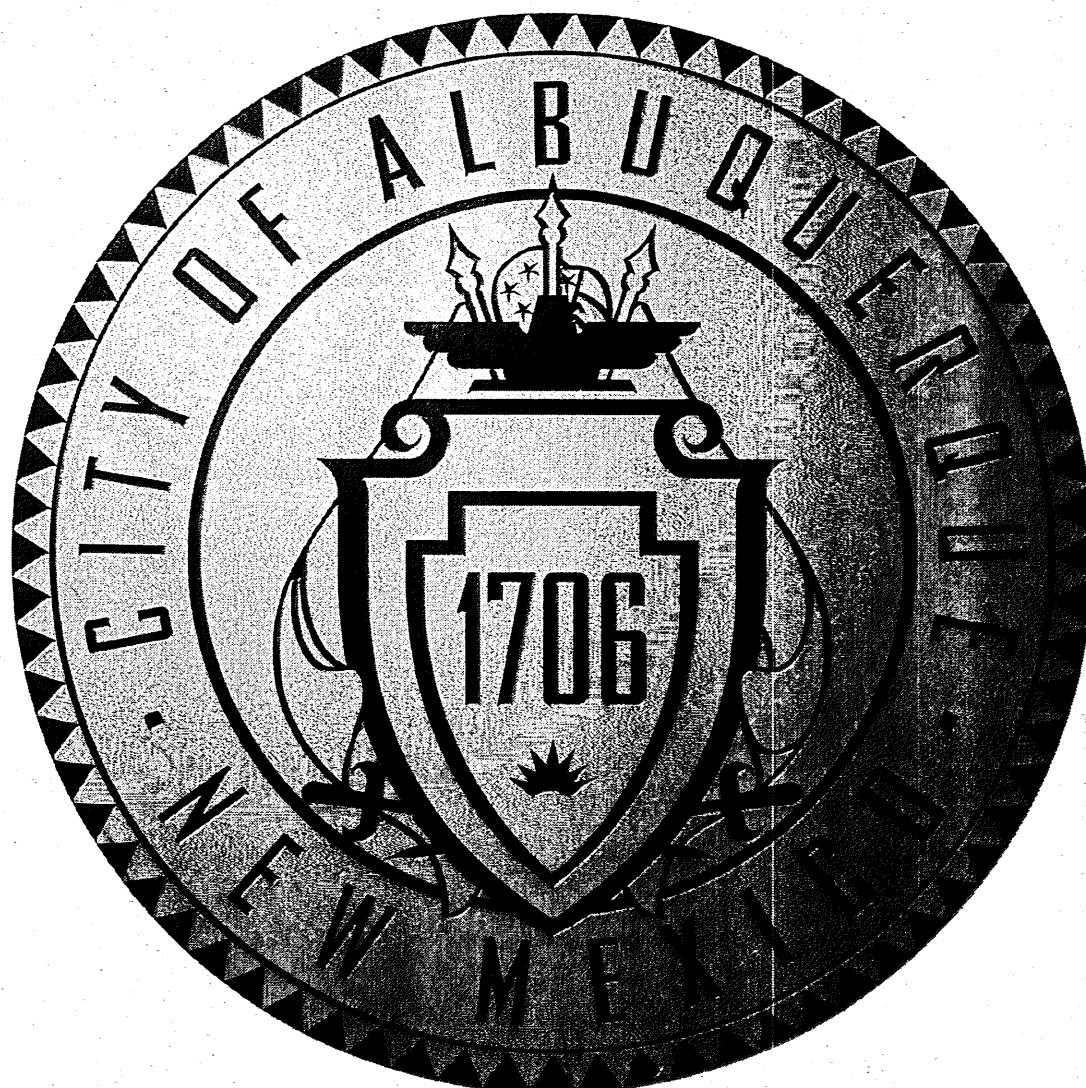
DRAWING NAME
SILVER MOON LODGE
GRADING AND
DRAINAGE PLAN

SHEET NO.
4 C101

Printed: 7/20/2013 12:23:32 PM, By: Eddings, Scott
42520213 1009931.dwg
M. Eddings

SILVER MOON LODGE APARTMENTS WATER & SEWER SERVICES

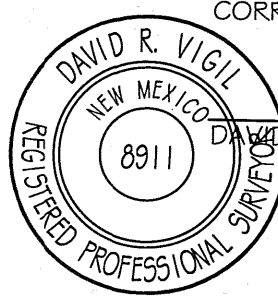
LOT 13-1, BLOCK 48 NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE
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CONSTRUCTION PLANS



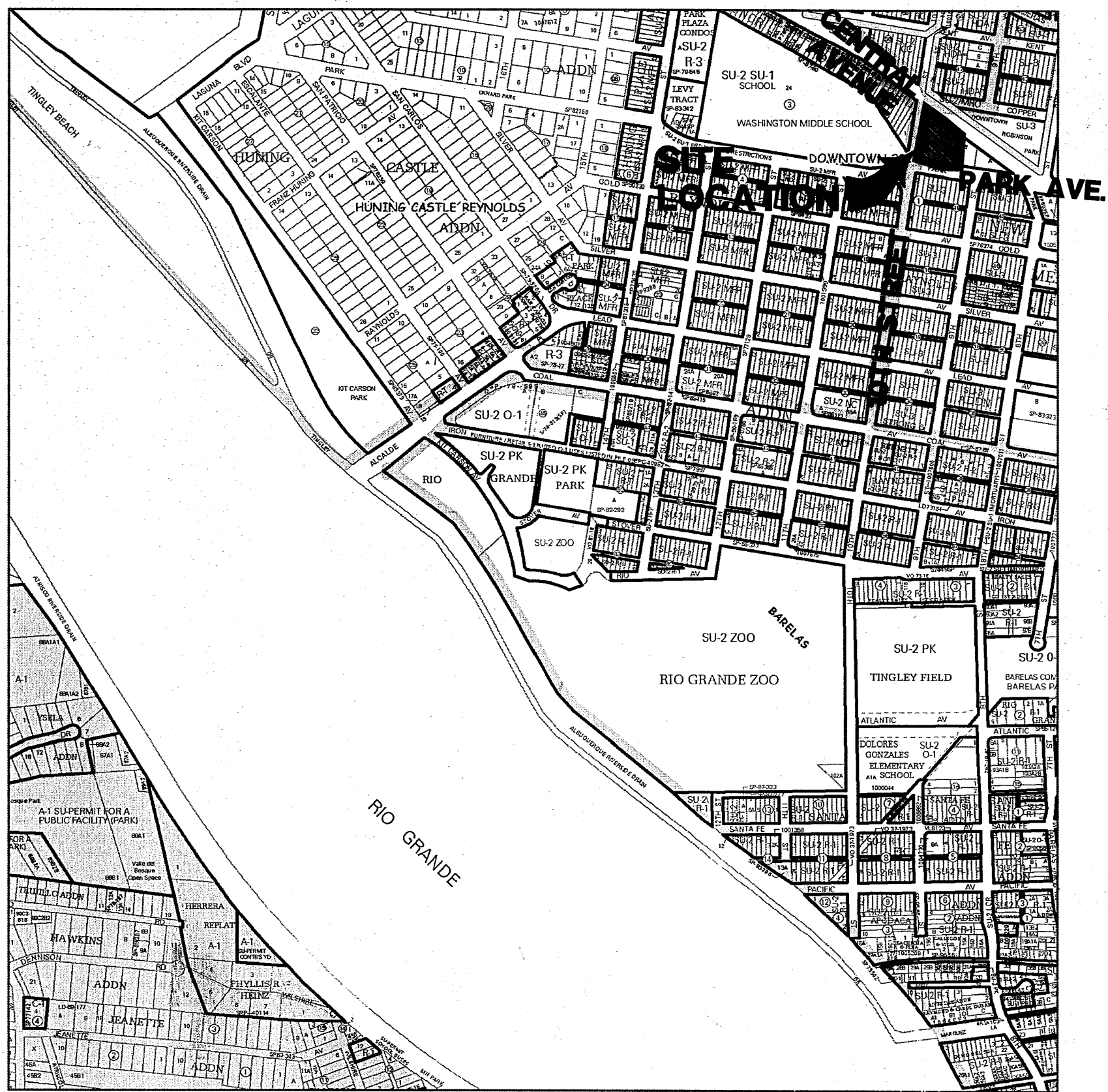
AS-BUILTS COMPLETED BY CONSTRUCTION
SURVEY TECHNOLOGIES INC (CST)
& UPDATED ON MARCH 10, 2014

SURVEYOR'S CERTIFICATE:

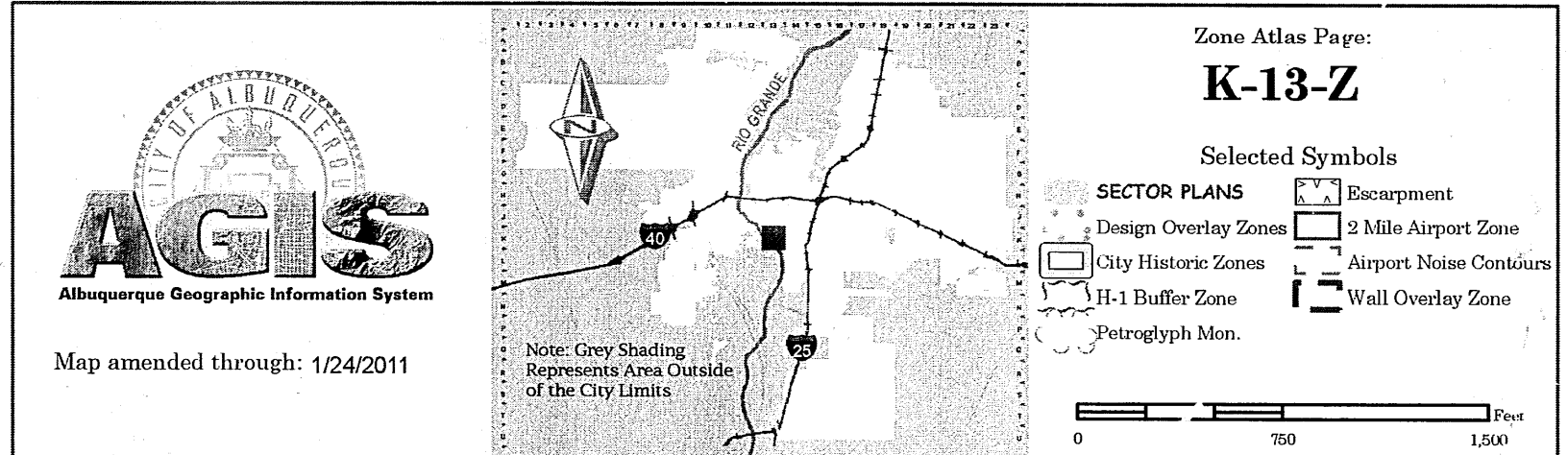
I, DAVID R. VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS AS-BUILT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR AS-BUILTS AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R. Vigil
R. VIGIL, NMPLS NO. 8911
1-30-2014
DATE



For more current information and more details visit: <http://www.cabq.gov/gis>



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- TRAFFIC CONTROL: SEVEN (7) 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. THE CONTRACTOR SHALL NOTIFY THE BARRICADING ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 FOR THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS SHOWN ON THESE PLANS.
- 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.
- THE CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES OF ANY ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES REQUIRED DUE TO THE CONSTRUCTION OPERATIONS THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR WORK. NO ADDITIONAL COSTS WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY CREWS.
- 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 LINE 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.
- WARNING - THE ENGINEER HAS UNDERTAKEN A LIMITED SCOPE OF THE EXISTENCE, LOCATION, SIZE, DEPTH, OR TYPE OF UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL BECOME INFORMED 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 THE FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCE, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION OPERATIONS, WHETHER BY CALLING OR NOTIFYING THE UTILITIES COMPLYING WITH "NEW MEXICO ONE CALL SYSTEM, INC." PROCEDURES OR OTHERWISE.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE STREET RIGHT-OF-WAY. OVERNIGHT PARKING OF THE CONTRACTOR'S EQUIPMENT SHALL NOT OBSTRUCT ACCESS ROADS OR TRAFFIC LANES.
- THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 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 ENSURE THE PRESERVATION OF THE SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MARKINGS 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. THE CONTRACTOR SHALL, AT HIS 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.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT BUSINESSES, PROPERTIES, ALLEYS AND CROSS ROADS DURING CONSTRUCTION.
- ALL BORROW AND SURFACING MATERIALS SHALL BE OBTAINED FROM CITY APPROVED COMMERCIAL SOURCES.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/full/463/729/).

UTILITY COMPANIES

- NEW MEXICO GAS COMPANY (GAS SERVICES & GAS LINES)
CONTACT: EARL HOSKINS, 697-3140
- PUBLIC SERVICE COMPANY OF NM (ELECTRICAL SERVICES & ELECTRIC LINES)
CONTACT: ROLAND BLAUWKAMP, 241-3581
CONTACT: MIKE ADAMS, 241-3316
- Qwest/US WEST (TELEPHONE SERVICES)
CONTACT: RITA JARAMILLO, 245-8706
- AT&T (TELEPHONE SERVICES)
CONTACT: DAVID CROWEL, 842-2911
- VERIZON-BROOKS FIBER COMM. (TELEPHONE SERVICES)
CONTACT: ANDY DARNELL, 346-4470
- COMCAST (CABLE TELEVISION)
CONTACT: MIKE MORTUS, 761-6235
- TIME WARNER TELECOM (CABLE TELEVISION)
CONTACT: ROYAL HARRISON, 938-7339
- ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
CONTACT: PETER CHANG, 768-2598
- McLEOD USA
CONTACT: RICK MUELLER, 244-3161
- BCG ASSETS
CONTACT: JOHN BROWN, 877-500-3427

TRAFFIC NOTES

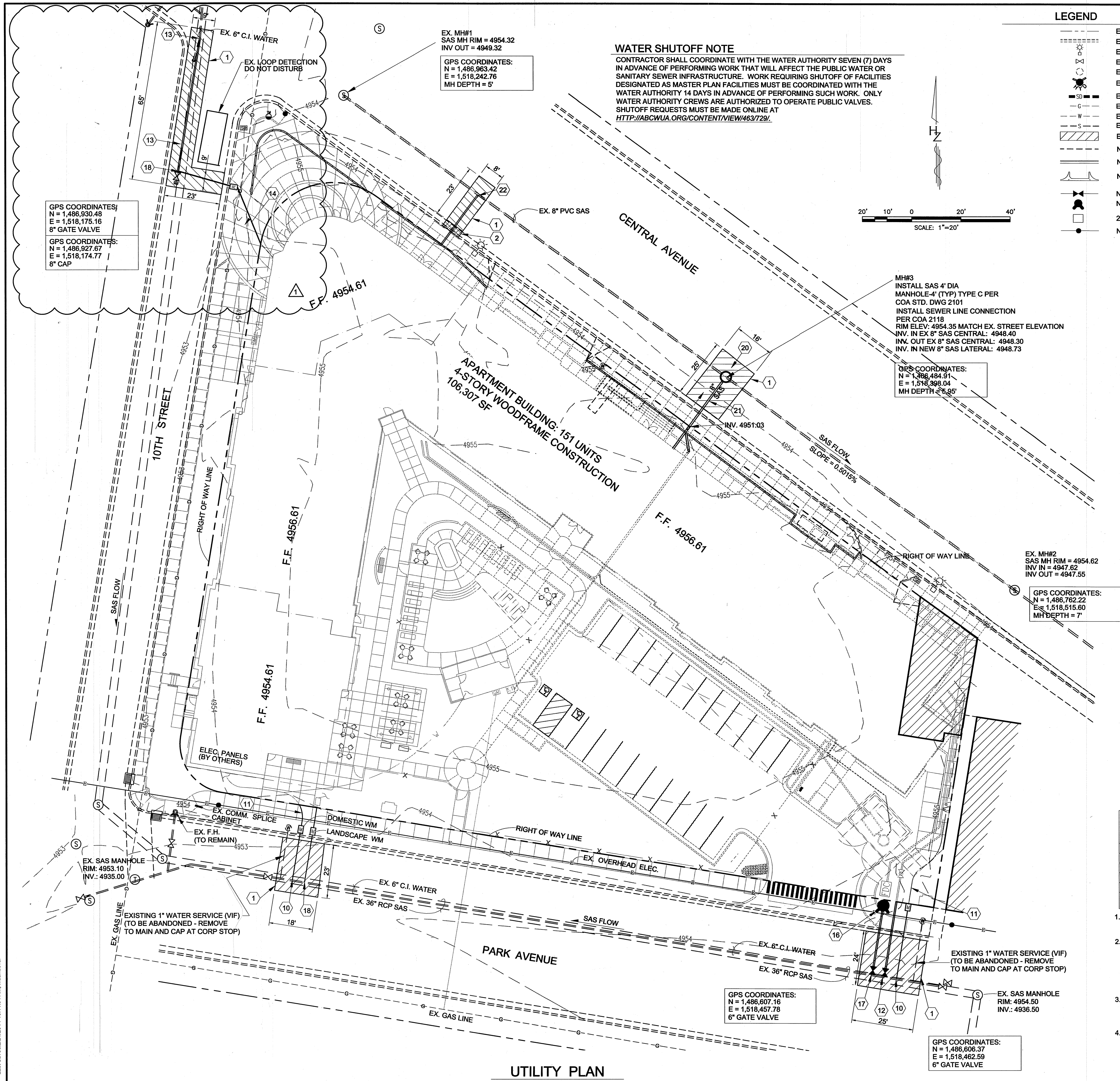
- THE CONTRACTOR SHALL RESTRICT LANE CLOSURES TO BETWEEN THE HOURS OF 9:00 AM AND 3:00 PM.
- THE CONTRACTOR SHALL HAVE ONE LANE IN EACH DIRECTION OPEN ON CENTRAL AVENUE AT ALL TIMES.
- IF THE CONTRACTOR MUST MAINTAIN A LANE CLOSED TO TRAFFIC AT THE END OF THE EXPECTED WORK SHIFT DUE TO A SAFETY CONCERN, THEN THE CONTRACTOR MUST CONTINUOUSLY WORK ON A 24-HOUR PER DAY BASIS UNTIL ALL LANES ARE OPENED TO TRAFFIC.
- THE CONTRACTOR SHALL ACCOMPLISH AS MUCH WORK AS POSSIBLE PRIOR TO STARTING CONSTRUCTION OPERATIONS THAT WILL AFFECT TRAFFIC. THE CONTRACTOR SHALL PROVIDE A LISTING OF SUCH WORK TO THE CITY PROJECT MANAGER AND ENGINEER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL TRAFFIC AND CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.

VICINITY MAP ZONE ATLAS MAP K-13-Z

INDEX OF DRAWINGS

SHEET NO	DESCRIPTION
1	COVER SHEET
2	UTILITY PLAN
3	WATER SHUTOFF PLAN
4	SITE GRADING PLAN - FOR INFORMATIONAL PURPOSES ONLY

Designed By: HUETT-ZOLLARS Huett-Zollars, Inc. 333 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone (505) 892-8141 Fax (505) 892-3259	Designed For: SILVER MOON LODGE LLLP					
REV. SHEETS 28, 5A	DATE 4/15/2014	USER DEPARTMENT A-BCLWUA	DATE 04/15/14	USER DEPARTMENT DATE		
ENGINEERS STAMP & SIGNATURE 	APPROVALS DRC Chairman Transportation Water/Wastewater Hydrology C.I.P. Constr. Mngmt. Constr. Coord. AEHD	ENGINEER DATE 8/1/13 7-29-13 7-29-13 7-29-13	APPROVED FOR CONSTRUCTION 	City Project No. 6710.81	Sheet 1	Of 45



UTILITY PLAN

LEGEND

- EX. RIGHT-OF-WAY
- EX. CURB & GUTTER
- EX. STREET LIGHT
- EX. WTR VALVE
- EX. SAS MANHOLE
- EX. FIRE HYDRANT
- EX. STORM DRAIN PIPE
- EX. GAS LINE
- EX. WATER
- EX. SEWER LINE
- EX. ASPHALT TO BE REMOVED
- NEW UTILITY EASEMENT
- NEW CURB AND GUTTER
- NEW CONCRETE VALLEY GUTTER
- NEW WATER LINE & WATER BOX
- NEW FIRE HYDRANT
- 2" DOMESTIC METER
- NEW SEWER LINE & MANHOLE

CONSTRUCTION NOTES

- PAVEMENT**
- NEATCUT, REMOVE AND REPLACE PAVEMENTS IN ACCORDANCE WITH COA STD. DWG. 2465 - ARTERIAL (CENTRAL) & MAJOR LOCAL (PARK)
- WATER**
- PRESSURE CONNECT TO EXISTING 6" C.I. MAIN AND INSTALL APPROXIMATELY 30 LF OF 2" COPPER WATERLINE, WATER METER BOX, AND 2" COPPER TAILPIECE COMPLETE IN ACCORDANCE WITH COA STD. DWG. 2363.
 - INSTALL 2" DOMESTIC WATER YARD SERVICE LINE EXTENDING TO WITHIN FIVE (5) OF BUILDING RE: MECHANICAL PLANS FOR CONTINUATION.
 - NON-PRESSURE CONNECT TO EXISTING 6" PVC WL FIELD VERIFY LOCATION. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS. INSTALL 6" PUBLIC GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH COA STD. DWG 2362. EXTEND 6" PVC C900 FIRE LINE TO WITHIN FIVE (5) FEET OF BUILDING APPROXIMATELY. COORDINATE WITH MECHANICAL PLANS FOR POINT OF CONNECTION. UNMETERED FIRE SERVICE LINE SHALL BE IN ACCORDANCE WITH COA STD. DWG. 2394.
 - REMOVE AND DISPOSE EXISTING 6" PVC CAP, PIPE, AND BEND. CONNECT NEW 8" PVC C900 WITH 8"x6" REDUCER TO EXISTING 6" PVC IN ACCORDANCE WITH WUA STD DWG 2301. INSTALL APPROXIMATELY 60 LF 8" PVC C900. INSTALL 8" GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH WUA STD. DWG. 2362 AND INSTALL 8" PVC CAP WITH EMD. IN ACCORDANCE WITH WUA STD. DWG. 2145.
 - INSTALL 1-1/2" DOMESTIC WATER YARD SERVICE LINE EXTENDING TO WITHIN FIVE (5) OF BUILDING APPROX. 45 LF AND COORDINATE WITH SILVER MOON LODGE'S MECHANICAL PLANS FOR POINT OF CONNECTION.
 - NOT USED.
 - INSTALL FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH COA STD. DWG. 2340. TOP OF FLANGE ELEV: 4955.50 TOP OF CONCRETE ELEV: 4955.00
 - NON-PRESSURE CONNECT TO EXISTING 6" PVC WL FIELD VERIFY LOCATION. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS. INSTALL 6" PUBLIC GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH COA STD. DWG 2362.
 - PRESSURE CONNECT TO NEW 8" PVC. MAIN AND INSTALL APPROXIMATELY 30 LF OF 1-1/2" COPPER WATERLINE, WATER METER BOX, AND 1-1/2" COPPER TAILPIECE COMPLETE IN ACCORDANCE WITH COA STD. DWG. 2363.
 - NOT USED.
- SANITARY SEWER**
- INSTALL SAS 4" DIA. TYPE C MANHOLE IN ACCORDANCE WITH STD. DWG. 2101. INSTALL SEWERLINE CONNECTION IN ACCORDANCE WITH COA STD. DWG. 5118.
 - INSTALL 8" PVC SDR 35 SANITARY SEWER LINE. SLOPE YARD LINE AT A MINIMUM OF 1/4" PER FOOT - RE: MECH. PLANS FOR CONTINUATION.
 - INSTALL 1-8"x6" TEE-WYE W/ 25 LF 6" SAS S=2%. CONTINUE PER MECH PLANS. INV AT MAIN 48.97

RESTRAINED JOINT TABLE

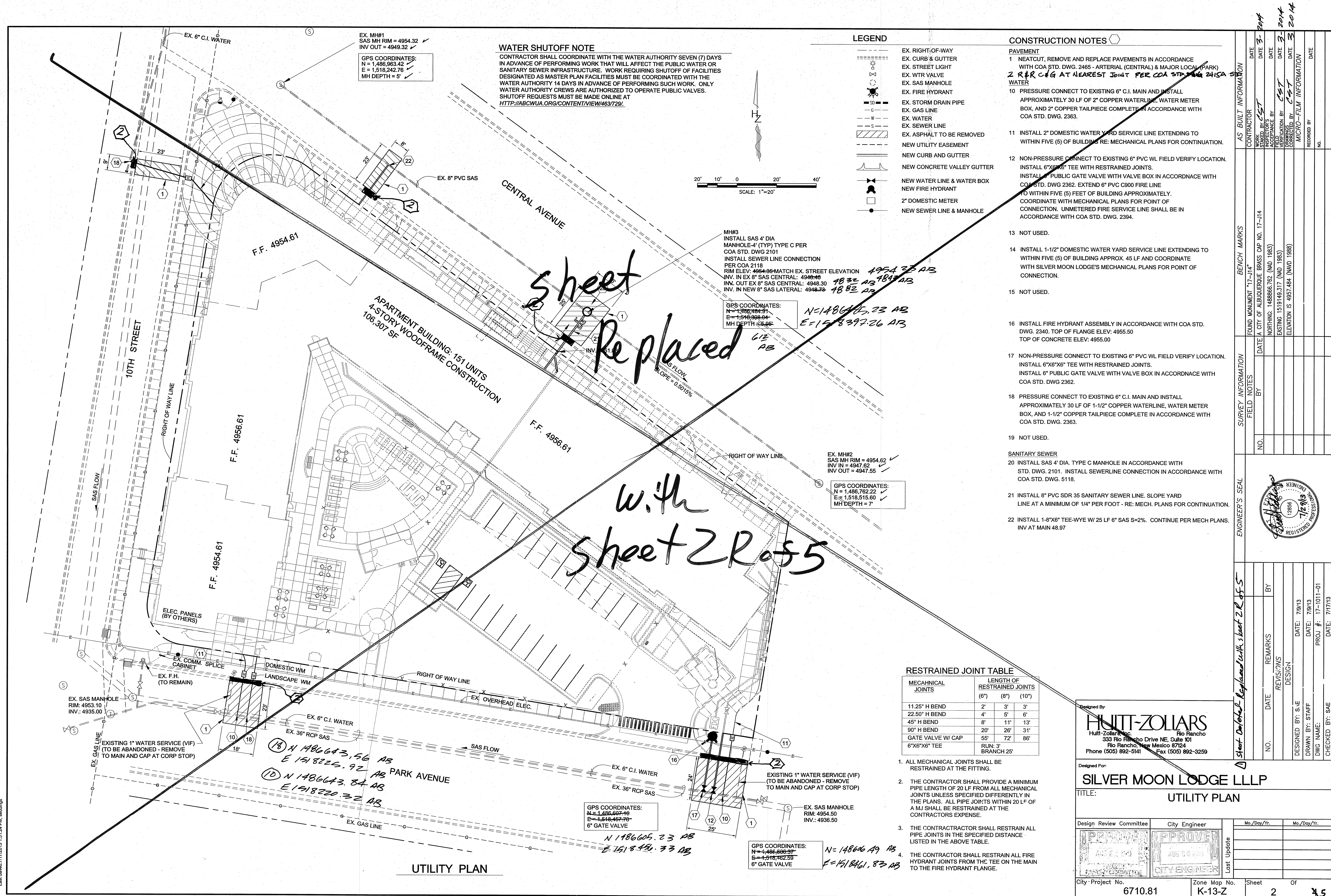
MECAHNICAL JOINTS	LENGTH OF RESTRAINED JOINTS		
	(6")	(8")	(10")
11.25" H BEND	2'	3'	3'
22.50" H BEND	4'	5'	6'
45" H BEND	8'	11'	13'
90" H BEND	20'	26'	31'
GATE VALVE W/ CAP	55'	72'	86'
6"x6"x6" TEE	RUN: 3' BRANCH 25'		

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE ABOVE TABLE.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

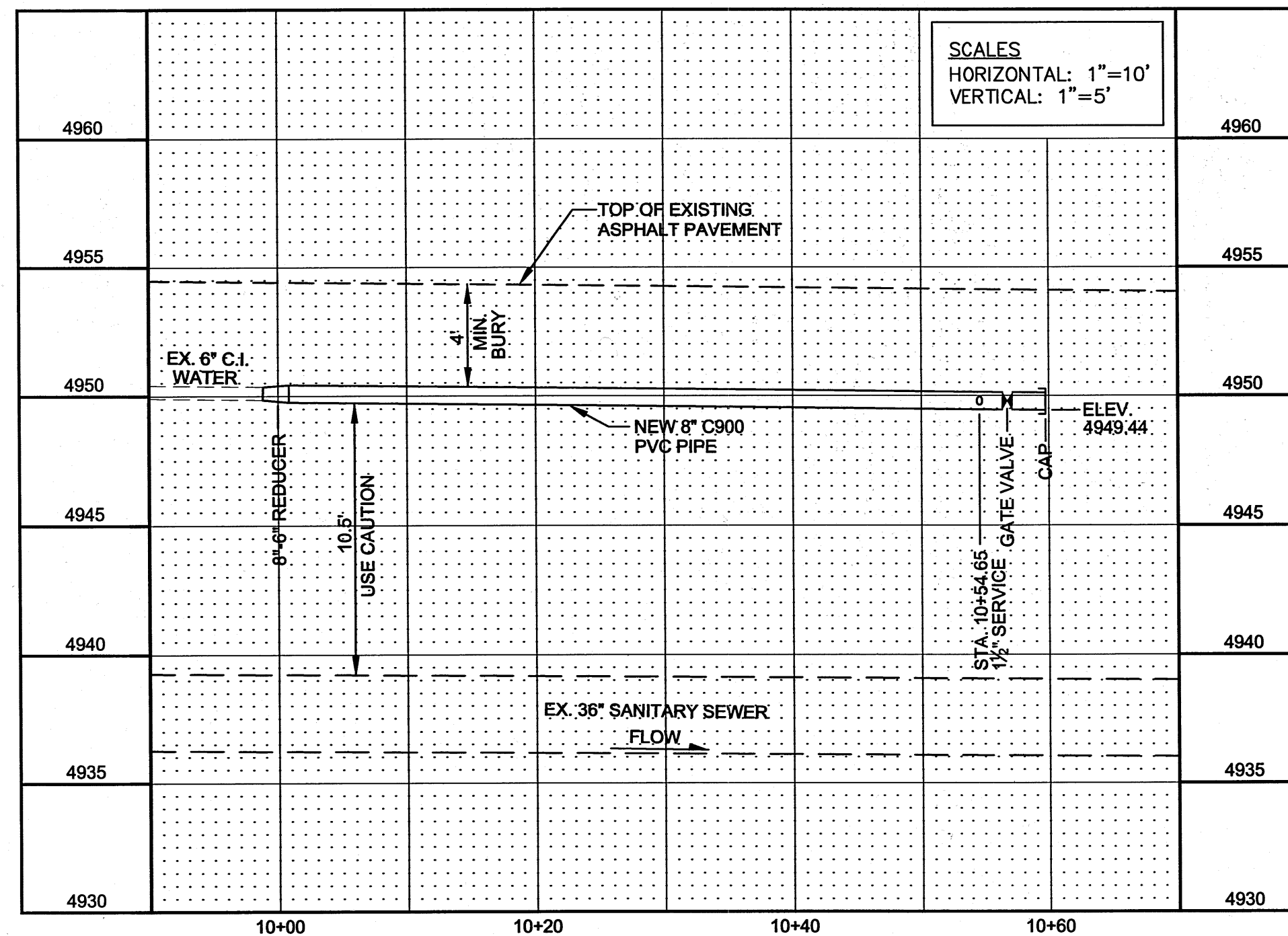
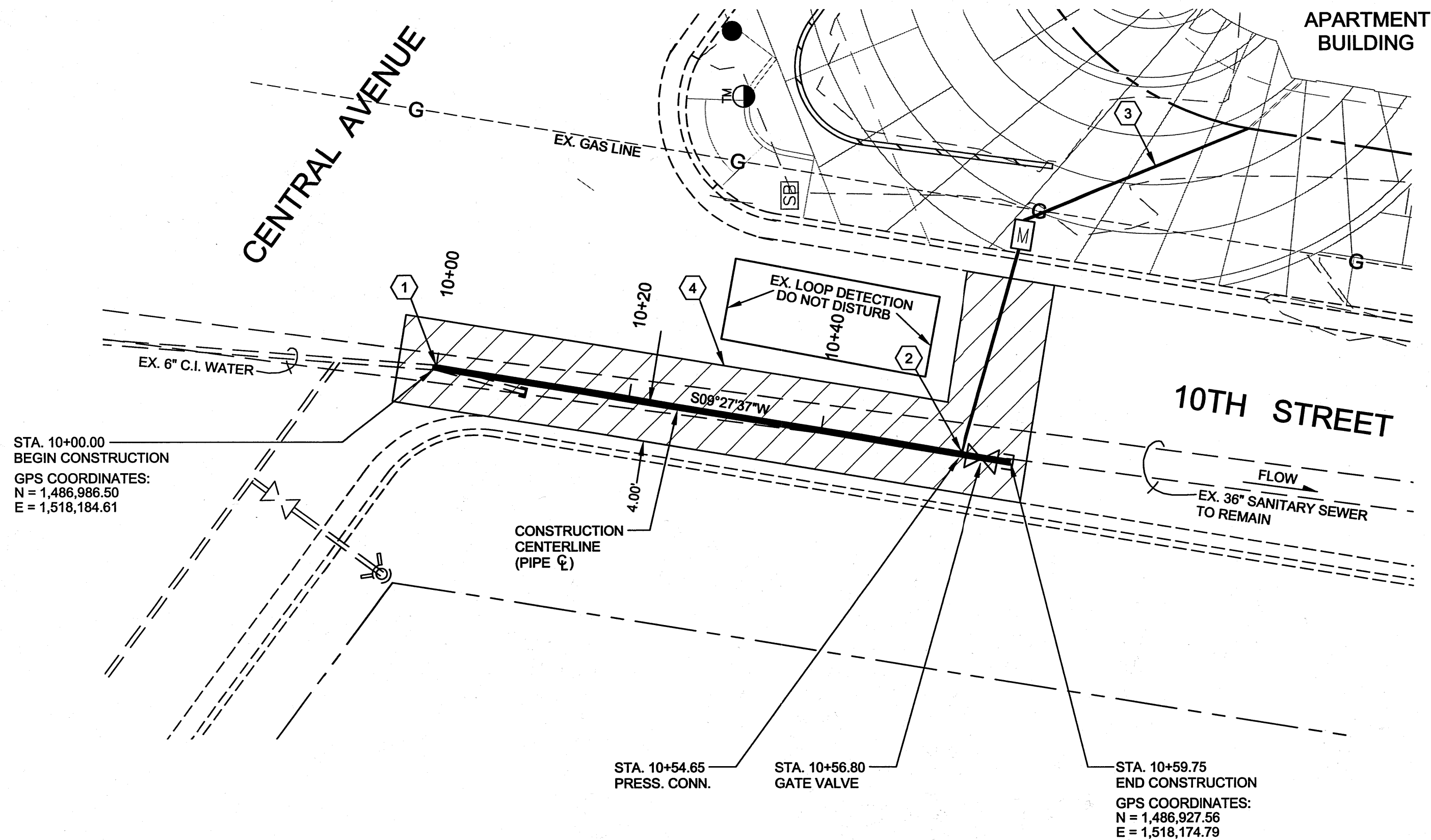
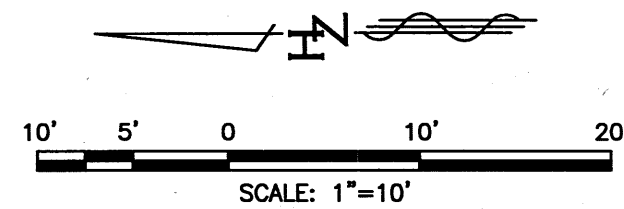
Designed For:
SILVER MOON LODGE LLLP
TITLE: **UTILITY PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED APR 16 2014 DESIGN REVIEW COMMITTEE	APPROVED APR 16 2014 CITY ENGINEER	Last Update	
City Project No.	Zone Map No.	Sheet	Of
6710.81	K-13-Z	2R	5



PROJECT BENCHMARK
C.O.A. BRASS CAP
"17-J14"
N: 1,486,866.762
E: 1,519,149.317
ELEV.: 4957.484

LOCAL BENCHMARK
N: 1,487,028.07
E: 1,518,236.58
ELEV.: 4953.90



GENERAL NOTES

- 1 CONTRACTOR SHALL EXERCISE CAUTION AND AVOID CAUSING DAMAGE TO EXISTING UTILITIES.
- 2 DO NOT DISTURB EXISTING SANITARY SEWER LINE.

CONSTRUCTION NOTES

- 1 REMOVE AND DISPOSE EXISTING 6" PVC CAP, PIPE, AND BEND. CONNECT NEW 8" PVC C900 WITH 8"x6" REDUCER TO EXISTING 6" PVC IN ACCORDNACE WITH WUA STD DWG 2301. INSTALL APPROXIMATELY 60 LF 8" PVC C900. INSTALL 8" GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH WUA STD. DWG. 2362 AND INSTALL 8" PVC CAP WITH EMD. IN ACCORDANCE WITH WUA STD. DWG. 2145.
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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	BY	NO.	SEAL	DATE
		A CITY OF ALBUQUERQUE BRASS CAP NO. 17-J14					
WORKS BY	DATE						
INSPECTORS	DATE						
ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DRAWINGS BY	DATE						
REVISIONS	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

EXTEND WATERLINE	SE	BY
1 2/21/14		

REVISIONS	DATE	BY
DESIGN	7/9/13	
DESIGNED BY: SAE	DATE: 7/9/13	
DRAWN BY: STAFF	DATE: 7/9/13	
DWG NAME:	PROJ #: 17-1011-01	
CHECKED BY: SAE	DATE: 7/17/13	

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED APR 15 2014 DESIGN REVIEW COMMITTEE	APPROVED APR 15 2014 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
6710.81	K-13-Z	5A	5