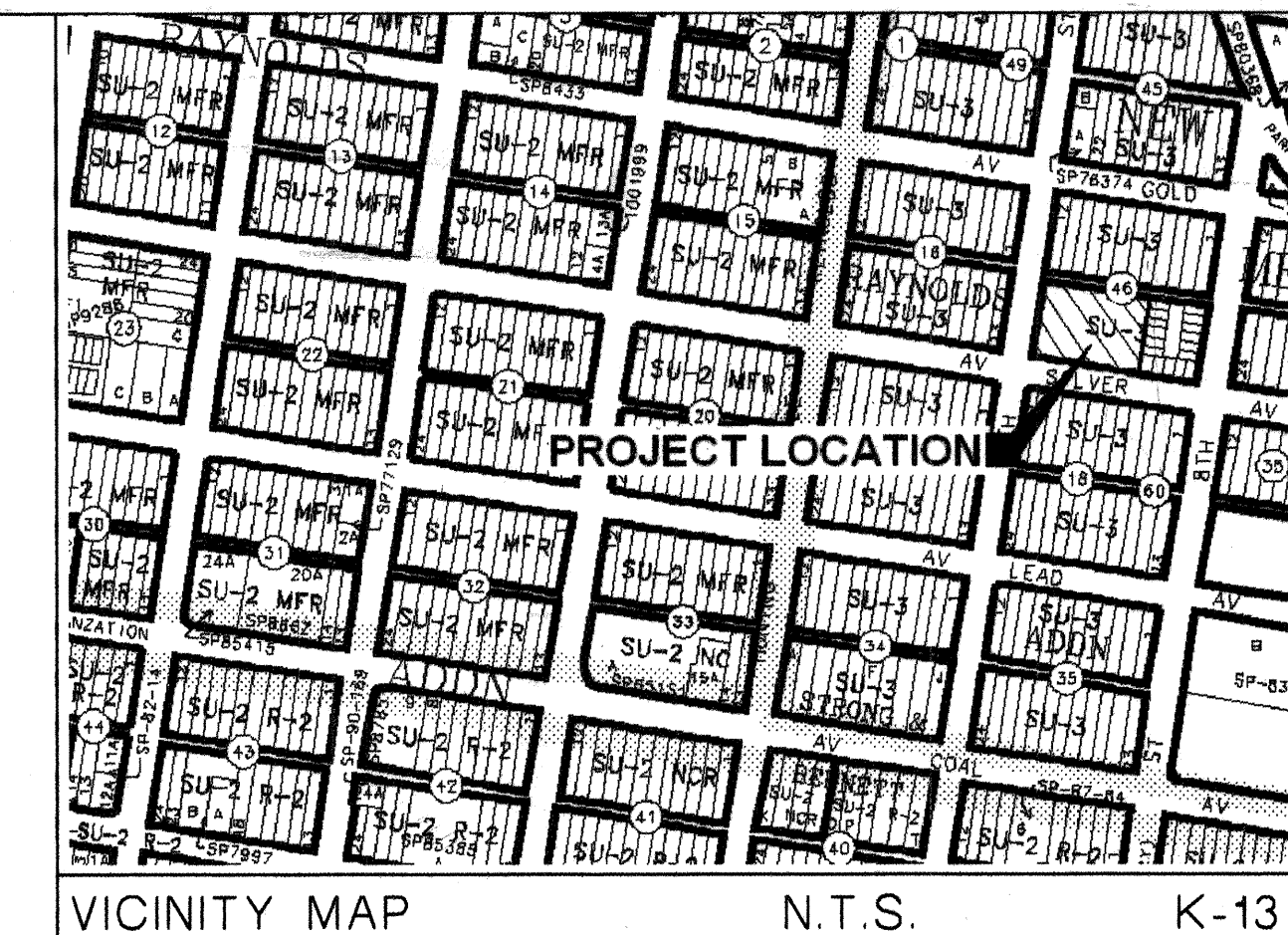


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26-73732-08

# SOUTHERN UNION GAS COMPANY LOFTS II SUBDIVISION

INFILL SOLUTIONS  
ALBUQUERQUE, NM

MARCH 14, 2006



## INDEX OF DRAWINGS

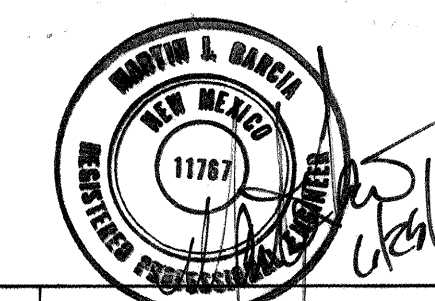
1	COVER SHEET
2	GENERAL NOTES
3	PLAT
4	SITE LAYOUT PLAN
5	MASTER GRADING PLAN
6	MASTER PAVING PLAN
7	MASTER UTILITY PLAN
8	EAST ACCESS ROADWAY PLAN AND PROFILE
9	UTILITIES PLAN AND PROFILE - NINTH STREET
10	UTILITIES PLAN AND PROFILE - ALLEY
11	UTILITY PLAN AND PROFILE - EAST ACCESS
12	UTILITY PLAN AND PROFILE - UTILITY EASEMENT
13	TYPICAL SECTIONS AND DETAILS

### ENGINEER'S CERTIFICATION

I, MARTIN J. GARCIA, OF ABQ ENGINEERING INC., 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 WHILE SOMEONE FROM ABQ ENGINEERING, INC. WAS ON-SITE. 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. THE CERTIFICATION IS BASED ON SITE INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND AS BUILT INFORMATION PROVIDED BY JESUS JURADO, TLC PLUMBING.

**ABQ**  
Engineering, Inc

Engineers • Planners • Construction Services  
8739 Academy Rd. NE, Suite 130 Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7902 ABQ Project: 25012



DRB# 1002861

APPROVED AS RECORD DRAWINGS  
DESIGN REVIEW SECTION  
CITY CONSTRUCTION ENGINEER  
DATE: 04/22/08

CAUTION:  
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	* * * * *			
	DRC Chairman	<i>[Signature]</i>	4-17-06	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 5-05-06 CITY ENGINEER DATE			
	Transportation	<i>[Signature]</i>	04/25/06				
	Water/Wastewater	<i>[Signature]</i>	4/15/06				
	Hydrology	<i>[Signature]</i>	4/15/06				
	Parks						
	Constr. Coord.						
City Project No.				Sheet Of			
737382				1 13			



General Notes

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
2. PRIOR TO ANY 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 OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
3. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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 NO. 7.
5. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES A TWENTY-FOUR HOUR CONSTRUCTION TIME.
6. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY TRAFFIC ENGINEER AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. PLANS SHALL BE PREPARED IN ACCORDANCE WITH MUTCD REQUIREMENTS AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT.
7. SUBJECT TO THE APPROVED TRAFFIC CONTROL PLAN, AT LEAST ONE LANE SHALL BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND FLAGMAN AND SHALL MAINTAIN THE TRAFFIC LANE IN SUCH A MANNER AS TO ASSURE PROPER SAFETY TO THE TRAVELING PUBLIC ON ALL AFFECTED ROADS. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL PRIVATE AND PUBLIC PROPERTY AT ALL TIMES, EXCEPT WHEN GRADING, EXCAVATION AND BACKFILL OPERATIONS ARE BEING CONDUCTED IMMEDIATELY IN FRONT OF THE PROPERTY, IN WHICH CASE ACCESS WILL NOT BE DENIED FOR MORE THAN 4 HOURS WITHOUT APPROVAL BY THE CITY.
8. TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED, IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS, SO AS TO PERMIT THE REASONABLE PASSAGE OF PASSENGER VEHICLES, AND SHALL BE KEPT GRADED AND SMOOTH, AND WATERED SEVERAL TIMES DAILY TO CONTROL DUST.
9. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF SPECIFICATIONS.
10. 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 REVISED THROUGH UPDATE #7.
11. 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.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTER OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDE-WALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

12. ALL WATER VALVE BOXES MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
13. SUBGRADE PREPARATIONS UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
14. ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
15. ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS" CURRENT EDITION PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
16. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES AND REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
17. CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO THE CITY AT ALL TIMES.
18. CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY, OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO THE CITY OF ALBUQUERQUE.
19. THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
20. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.
21. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. 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 HOT PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. AND AS DIRECTED BY THE CITY OF ALBUQUERQUE TRAFFIC ENGINEERING.
22. ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 93%-97% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.
23. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
24. CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS PRIOR TO ANY WORK THAT MAY AFFECT EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.
25. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
26. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
27. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
28. PRIVATE STREETS REQUIRE STREET NAME SIGNS, STOP SIGNS AND ANY NECESSARY STRIPING (DEVELOPER'S RESPONSIBILITY).

<b>ABQ</b> Engineering, Inc.		Engineers · Planners Construction Services 6739 Academy Rd NE, Suite 130 Albuquerque, NM 87109 505-255-7802 FAX 505-255-7802 ABQ NO. 25012	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II GENERAL NOTES			
Design Review Committee 	City Engineer Approval 	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 737382		Zone Map No. K-13/14	SHEET 2 OF 13











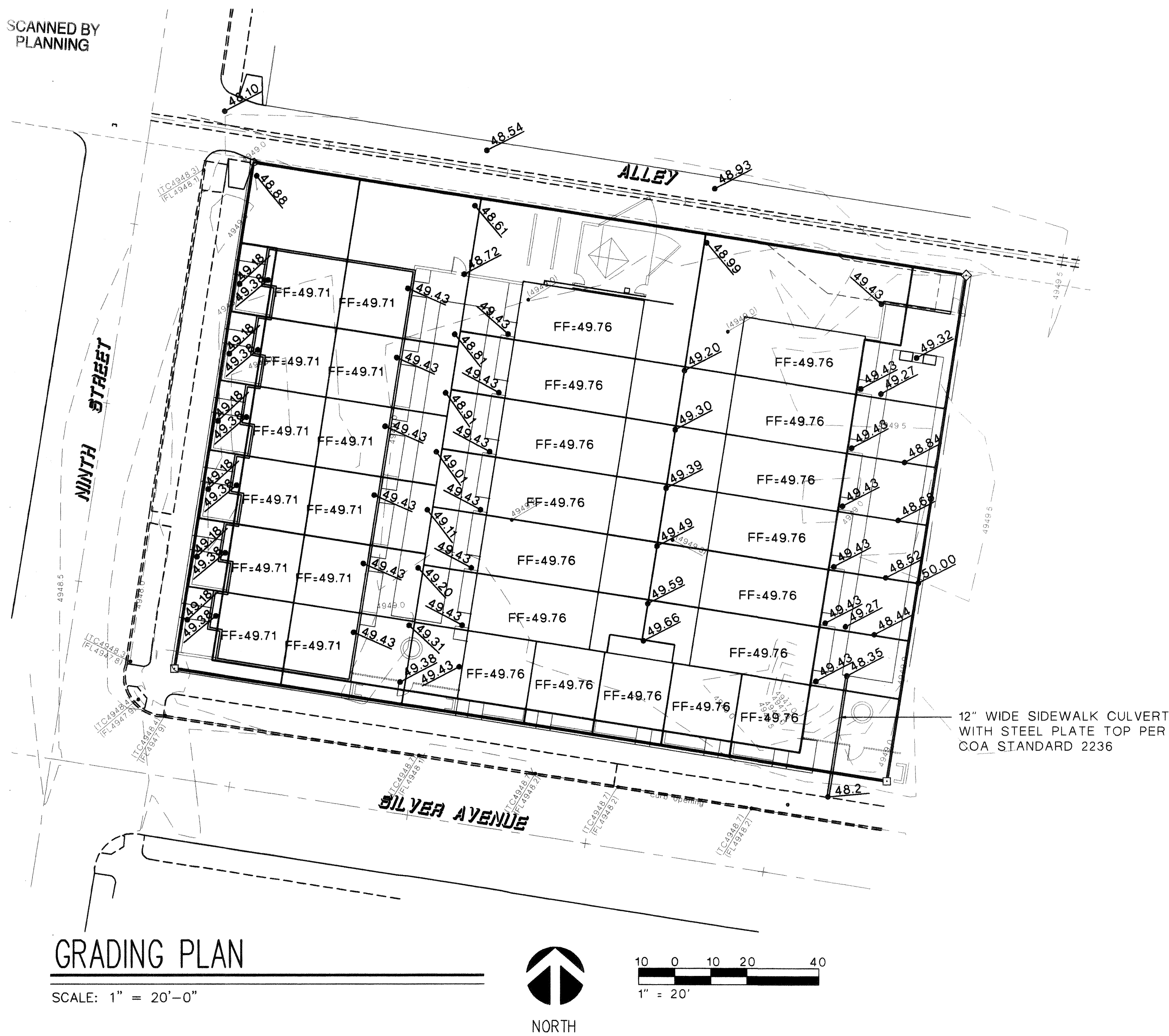
SCALE: 1" = 10'



- |   |   |
|---|---|
|  | NEW ASPHALT PAVING PER COA<br>STD DWG 2415                  |
|  | PRIVATE ACCESS, PRIVATE DRAINAGE<br>PUBLIC UTILITY EASEMENT |

	· Engineers · Planners						
	· Construction Services						
	6730 Academy Rd NE, Suite 130 Albuquerque, NM 87109 505-255-7902 FAX 505-255-7902 ABQ NO. 22012						
						NO.	DATE
<p align="center"><b>CITY OF ALBUQUERQUE</b> <b>PUBLIC WORKS DEPARTMENT</b> <b>ENGINEERING DEVELOPMENT GROUP</b></p>							
<p align="center"><b>TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II</b> <b>SITE LAYOUT PLAN</b></p>							
Design Review Committee	City Engineer Approval	Update Last Design	Mo./Day/Yr.	Mo./Day/Yr.			
City Project No.	Zone Map No.	SHEET	OF				
737382	K-13/14	4	13				





## Design Narrative

The Southern Union Gas Lofts II Subdivision is located at the Northeast corner of Silver Avenue and Ninth Street in Downtown Albuquerque, NM. The site is currently vacant. The property will be developed into twenty-nine three-story loft apartments. The site is bounded on the North by an alley, on the West by Ninth Street, on the South by Silver Avenue and on the East by an existing development. The natural slope of the site is from South to North.

The grading and drainage plan provides for free discharge of all developed flows onto the alley and then to Ninth Street which has been the historic drainage pattern. The runoff will be conveyed as surface drainage through a 32 ft. and 26 ft. access and drainage easement proposed with the subdivision. The computed runoff for the developed condition is 2.76 cfs whereas the existing runoff is 1.01fs.

The property is not located within a 100-yr floodplain. There are no off site flows entering the property. Silver Avenue and Ninth Street are both fully developed City streets with Curb and gutter, and the alley adjacent to the north side of the property is currently paved with an inverted crown to convey the flows to Ninth street.

## Drainage Calculations

Southern Union Gas Lofts II  
25012

Hydrology Calculations  
DPM - Section 22.2  
Volume 2, January 1993

Precipitation Zone 2  
100 Year Storm Depth, P (360) 2.35

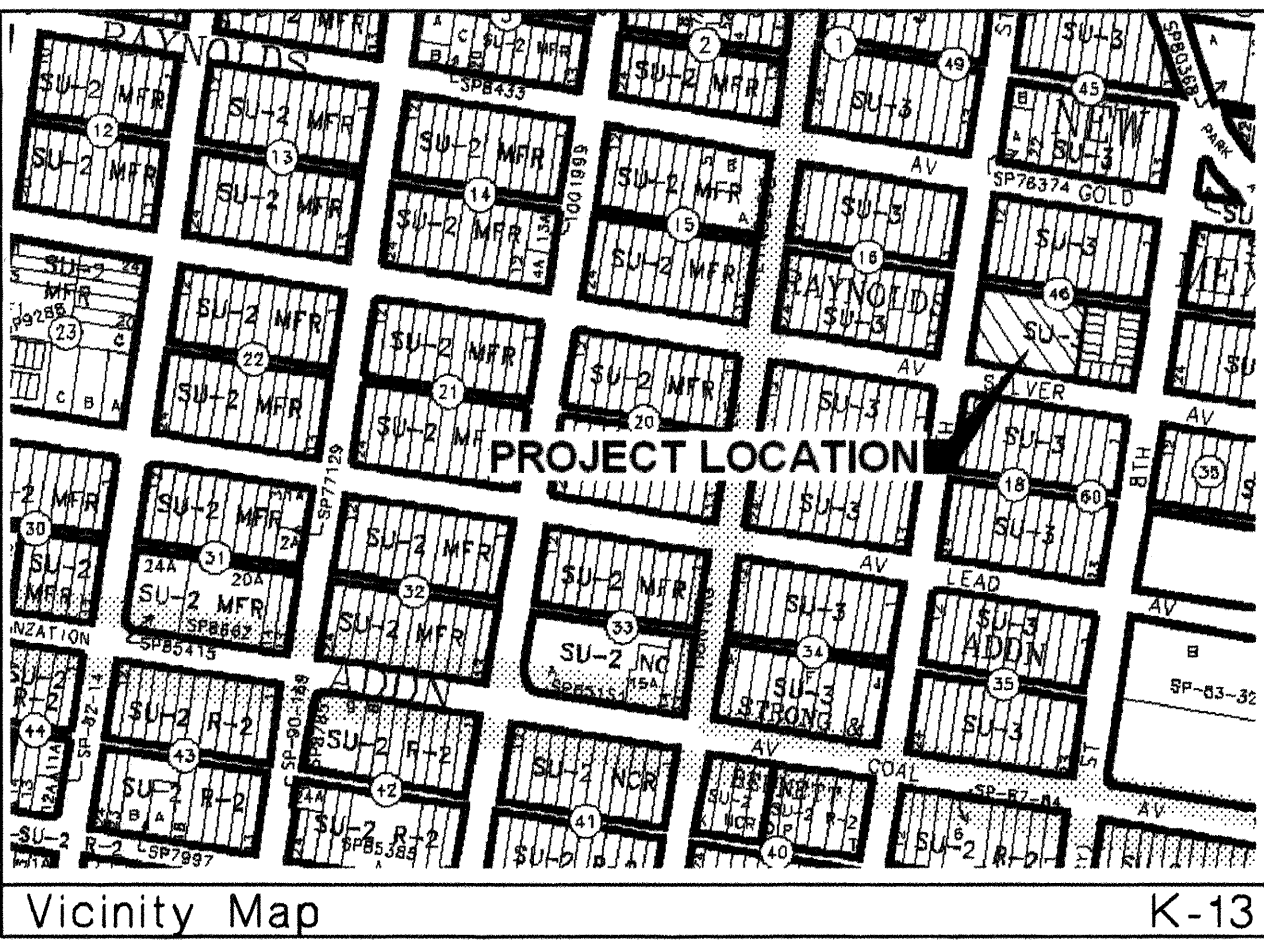
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.70

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.00	0.53
Type "C" (Unpaved Roadway)		0.00	0.00
Type "B" (Irrigated Lawns)		0.00	0.12
Type "A" (Undeveloped)		0.65	0.00

Total (Acres) 0.65 0.65

Excess Precipitation(in) 0.53 1.87

Volume (100), cf	1250.54	4418.44
Volume (10),cf	837.86	2960.35
Q (100), cfs	1.01	2.76
Q (10), cfs	0.68	1.85



## Legend

- EXISTING CONTOUR
- SWALE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION

## Project Benchmark

PROJECT BENCHMARK IS THE SOUTHEAST PROPERTY CORNER BEING A 5/8" REBAR WITH CAP STAMPED LS 7002.

ELEV = 4949.50

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	STATION MARK IS A STANDARD ACS BRASS TABLET	DATE	FIELD NOTES	NO.	BY		DESIGNED BY M. GARCIA DATE 03/14/2006 DRAWN BY F. PHILLIPS DATE 03/14/2006 CHECKED BY M. GARCIA DATE 03/14/2006
WORK STAMPED BY	STAMPED "1-K13" SET IN TOP OF A CONCRETE POST - APPROXIMATELY 0.2 FT BELOW THE SURFACE	DATE	NO.	BY			
INSPECTOR'S NAME	POST - APPROXIMATELY 0.2 FT BELOW THE SURFACE	DATE	NO.	BY			
FIELD VERIFICATION BY	X = 378240.51 Y = 1484181.41 Z = 4944.03 (NGVD 1929)	DATE	NO.	BY			
MICRO-FILM INFORMATION		REVISIONS		REVISIONS		REVISIONS	
RECORDED BY		NO.		NO.		NO.	

## SO-19 FORM

### NOTICE TO CONTRACTOR

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH C.G.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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 OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER SERVED.

### THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

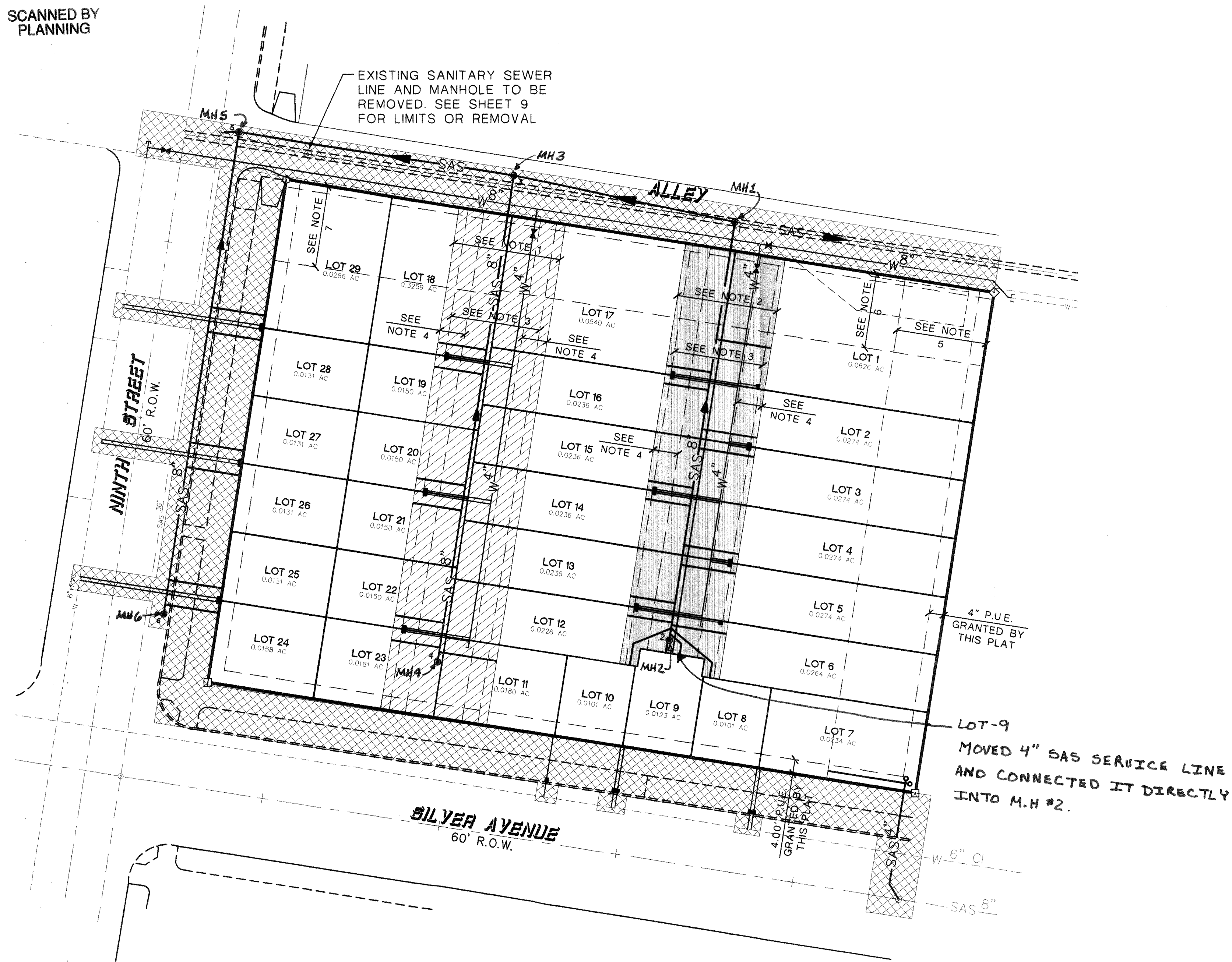
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED, INSPECTED AND APPROVED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	ENGINEERS	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		









## MASTER UTILITY PLAN

SCALE: 1" = 20'

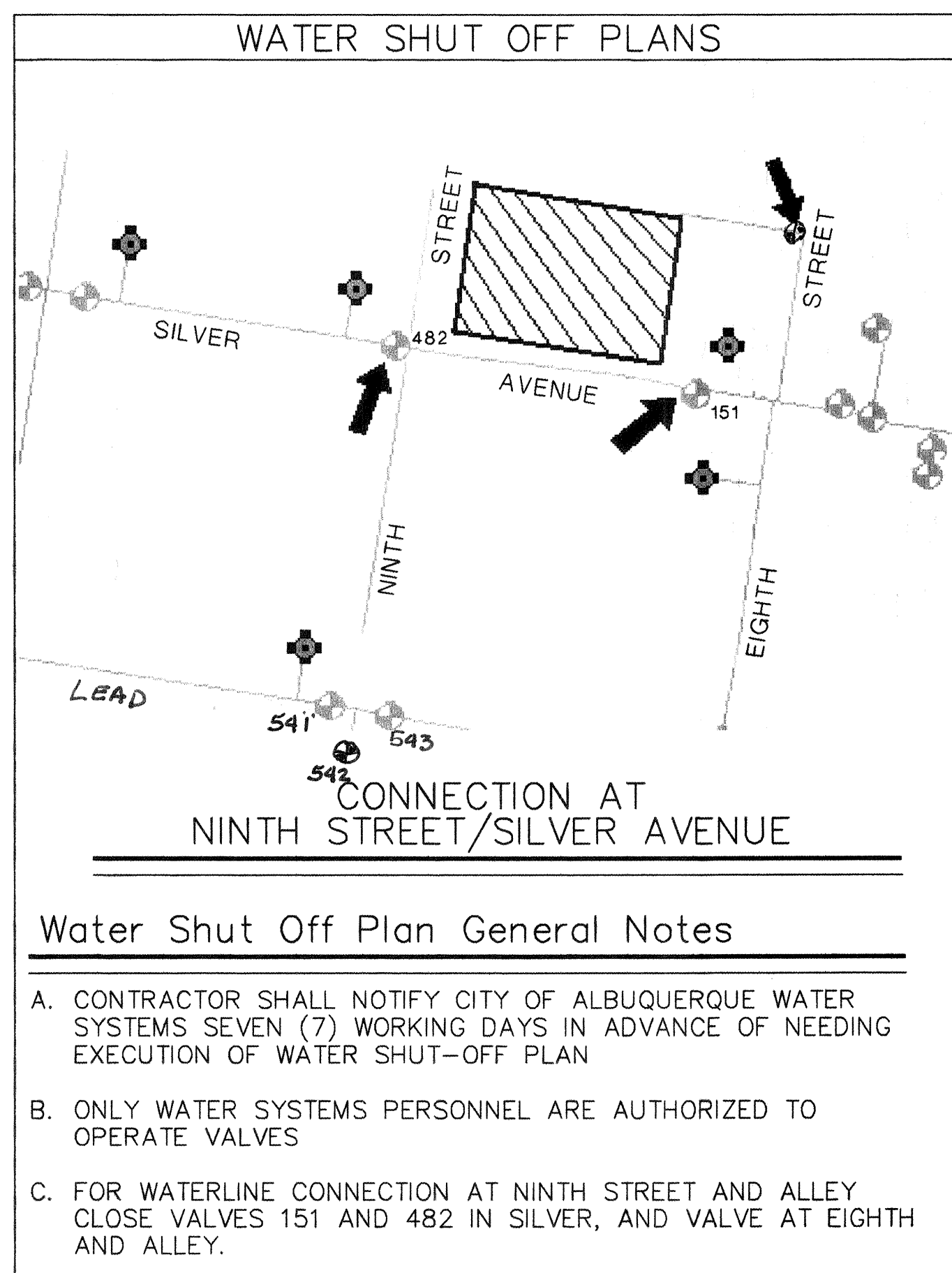


SANITARY SEWER SERVICE				
LOT #	STATION	LENGTH	OFFSET	INVERT ELEV
1	0+88.75 (A)	15.54	1.48' LT	4943.31
2	0+63.16 (A)	15.28	1.48' LT	4943.60
3	0+57.75 (A)	15.28	1.48' LT	4943.71
4	0+30.50 (A)	15.54	1.48' LT	4944.16
5	0+25.07 (A)	15.54	1.47' LT	4944.27
6	0+08.07 (A)	15.54	1.46' LT	4944.42
7	2+33.55 (S)	38.51	0.00	4948.14
8	0+07.33 (A)	19.33	1.46' LT	4944.52
9	0+05.41 (A)	7.35	1.46' LT	4944.27
10	0+06.80 (A)	17.60	1.46' LT	4944.52
11	0+48.48 (E)	16.27	1.27' LT	4944.27
12	0+08.84 (A)	12.62	1.46' LT	4944.38
13	0+14.29 (A)	12.62	1.46' LT	4944.30
14	0+41.52 (A)	12.62	1.46' LT	4943.83
15	0+46.58 (A)	12.62	1.47' LT	4943.75
16	0+74.16 (A)	12.46	1.48' LT	4943.50
17	0+79.25 (A)	12.46	1.48' LT	4943.40
18	1+33.78 (E)	13.72	1.27' LT	4943.75
19	1+26.78 (E)	13.72	1.27' LT	4943.84
20	0+95.25 (E)	13.72	1.27' LT	4943.97
21	0+88.28 (E)	13.72	1.27' LT	4944.06
22	0+56.78 (E)	13.72	1.27' LT	4944.17
23	0+49.78 (E)	13.72	1.27' LT	4944.27
24	0+49.75 (N)	15.19	11.37' RT	4943.20
25	0+56.75 (N)	15.19	11.55' RT	4943.09
26	0+88.28 (N)	15.19	12.38' RT	4942.90
27	0+96.70 (N)	15.19	12.57' RT	4942.73
28	1+26.75 (N)	15.19	13.40' RT	4942.60
29	1+33.75 (N)	15.19	13.58' RT	4942.42

(N) NINTH STREET, (A) PRIVATE ACCESS  
(E) EASEMENT, (S) SILVER AVENUE

## Notes

- 30.00' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- NEW 28.17' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- NEW 25.00' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT.
- NEW 7.00' PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- NEW 25.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT.
- NEW 21.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT.
- NEW 22.50' PRIVATE ACCESS, PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENT GRANTED BY PLAT.



## Water Shut Off Plan General Notes

- CONTRACTOR SHALL NOTIFY CITY OF ALBUQUERQUE WATER SYSTEMS SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF WATER SHUT-OFF PLAN
- ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
- FOR WATERLINE CONNECTION AT NINTH STREET AND ALLEY CLOSE VALVES 151 AND 482 IN SILVER, AND VALVE AT EIGHTH AND ALLEY.

## General Notes

- USE TRAFFIC RATED LIDS AND METER BOXES FOR ALL SERVICES.
- CONTRACTOR REQUIRED TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- UTILITY LOCATIONS SHOWN ARE FROM AS-BUILT INFORMATION.
- ALL WATER SERVICE NEED DUAL CHECK VALVES ON METER PER SPEC 8013.9.
- ALL NEW WATER SERVICES ARE 3/4".

## Legend

- W--- EXISTING WATER LINE
- SAS--- EXISTING SEWER LINE
- W--- NEW WATER LINE
- SAS--- NEW SEWER LINE
- NEW WATER METER W/ 3/4" SETTER
- NEW WATER VALVE
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- PRIVATE ACCESS, PUBLIC WATERLINE, PUBLIC SEWERLINE, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT
- LIMITS OF WORK AREA
- ASPHALT PAVING PER C.O.A. STD DWG. 2405A

## Reference Drawings

- COA STD DWG 2125 (SAS SERVICE)
- COA STD DWG 2362 (3/4" WATER SERVICE)
- COA STD DWG 2326 (VALVES)
- COA STD DWG 2328 (VALVES)

APPROVED:  
CITY OF ALBUQUERQUE FIRE DEPT.

LENGTH OF RESTRAINED PIPE (FEET)						
PIPE SIZE	90	45	22.5	11.25	TEE	VALVE
4"	14'	7'	4'	2'	14'	33'
6"	18'	7'	4'	2'	18'	46'
8"	22'	8'	4'	2'	22'	59'
10"	27'	11'	5'	3'	27'	72'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN EACH SIDE OF TEE: 10.00 FEET

**ABQ**  
Engineering, Inc.  
Engineers • Planners  
Construction Services  
8739 Academy Rd NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7802  
ABQ NO. 25012

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II  
MASTER UTILITY PLAN

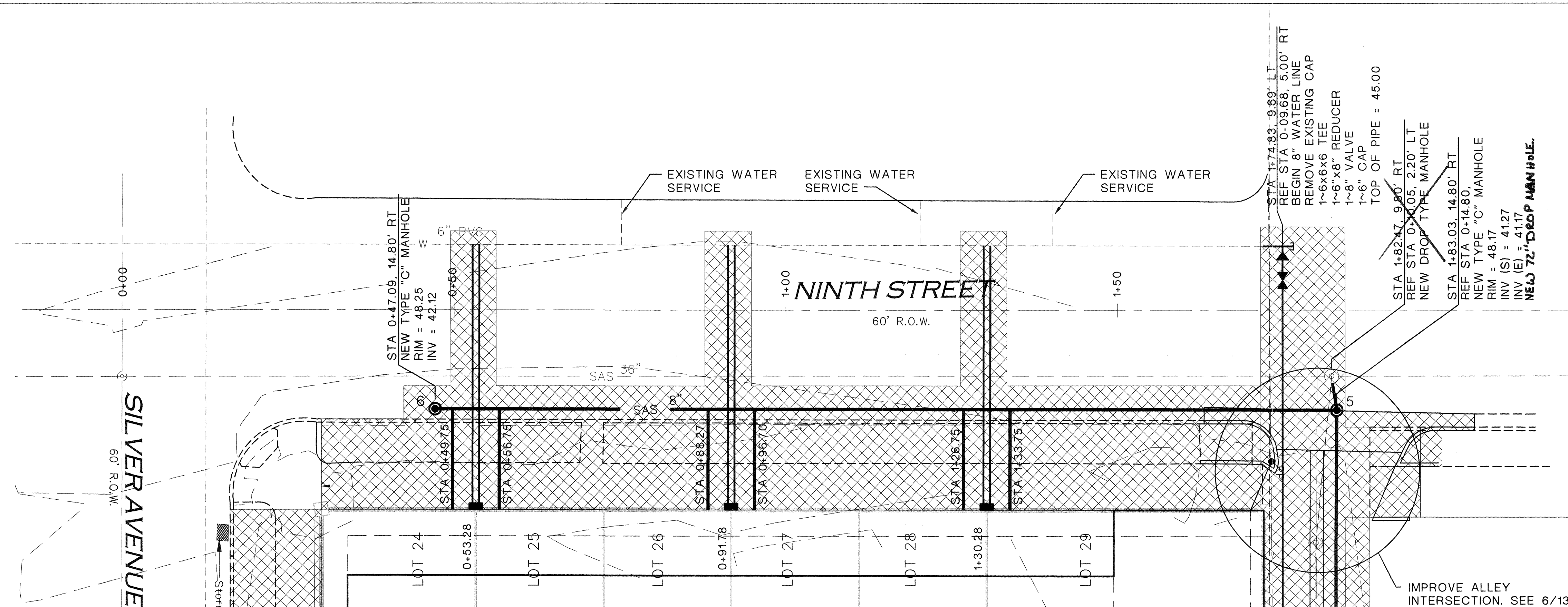
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APR 17 2006 DESIGN COMMITTEE	MAY 5 2006 CITY ENGINEER		

City Project No. 737382 Zone Map No. K-13/14 SHEET 7 OF 13









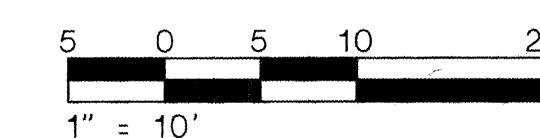
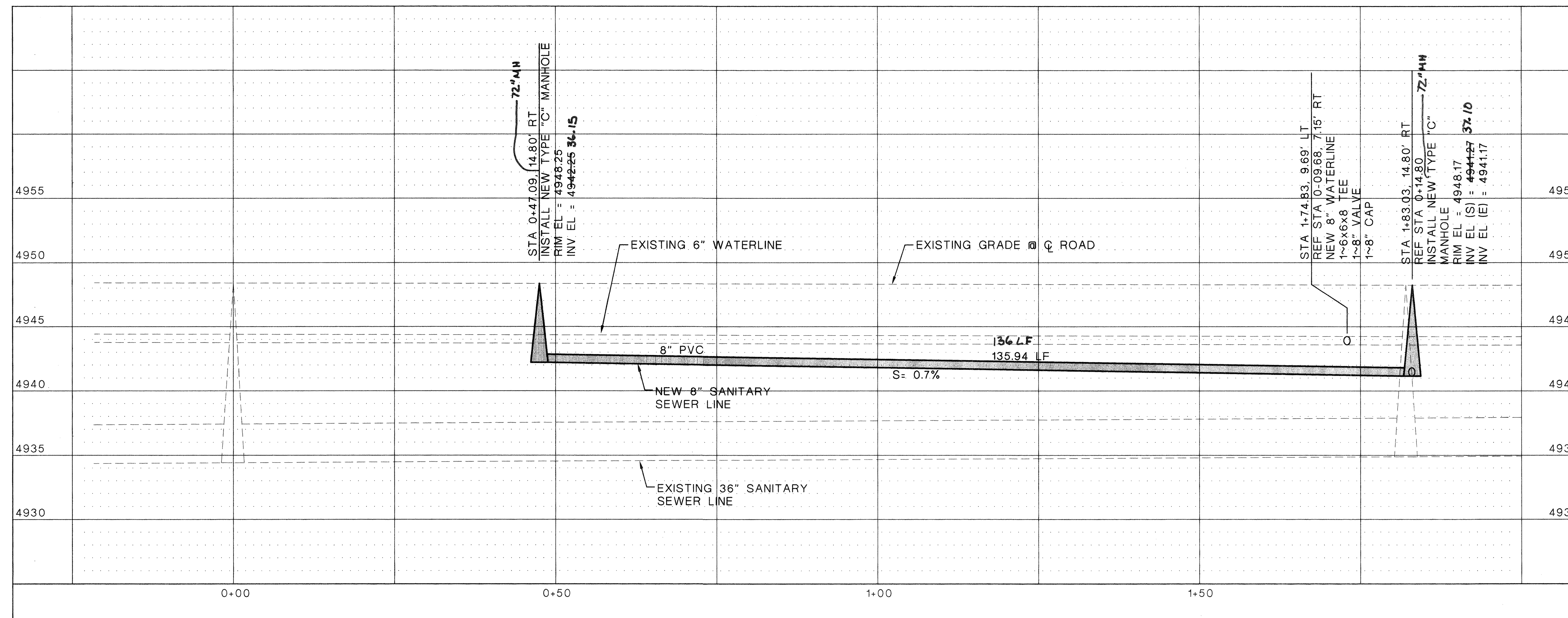
# NINTH STREET UTILITY PLAN

SCALE: 1" = 10'



NORTH










SCALE: 1" = 10' HORIZ  
1" = 5' VERT



## General Notes

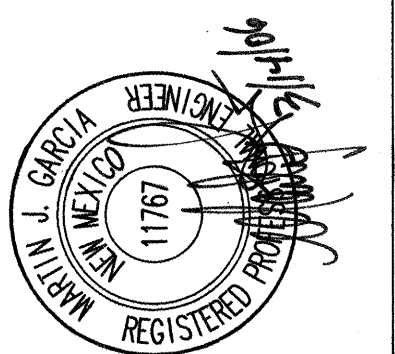
- A. CONTRACTOR REQUIRED TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- B. UTILITY LOCATIONS SHOWN ARE FROM AS-BUILT INFORMATION.
- C. REMOVE AND REPLACE EXISTING SIDEWALK PER COA STD DWG 2430.
- D. ROTATE MH5 AND MH6 COVER 90° TO WEST SIDE OF MH TO AVOID NUISANCE FLOWS FROM GUTTER INVERT. INTEGRATE MH COLLAR WITH C&G PAN.

Legend

	EXISTING WATER LINE
	EXISTING SEWER LINE
	NEW WATER LINE
	NEW SEWER LINE
	NEW WATER METER
	EXISTING SEWER MANHOLE
	NEW SEWER MANHOLE
	LIMITS OF WORK AREA
	EXISTING SIDEWALK TO BE REMOVED SEE GENERAL NOTE C

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION		
NO.	BY	DATE	FIELD NOTES	STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-1-K13." SET IN TOP OF A CONCRETE POST , APPROXIMATELY 0.2 FT BELOW THE SURFACE	CONTRACTOR	WORK	DATE
						STARTED BY <i>[Signature]</i>	DATE <i>[Signature]</i>
						ACCEPTANCE BY <i>[Signature]</i>	DATE <i>[Signature]</i>
						FIELD DRAWINGS	DATE <i>[Signature]</i>
				X = 378240.51 Y = 1484181.41		CORRECTED BY <i>[Signature]</i>	DATE <i>[Signature]</i>
				Z = 4944.03 (NGVD 1929)		MICRO-FILM INFORMATION	
						RECORDED BY	DATE
						NO.	

ENGINEER'S SEAL

[illegible]

**ABQ**  
Engineering,  
Inc.

• Engineers • Planners  
• Construction Services  
6739 Academy Rd NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7902  
ARQ NO. 25012

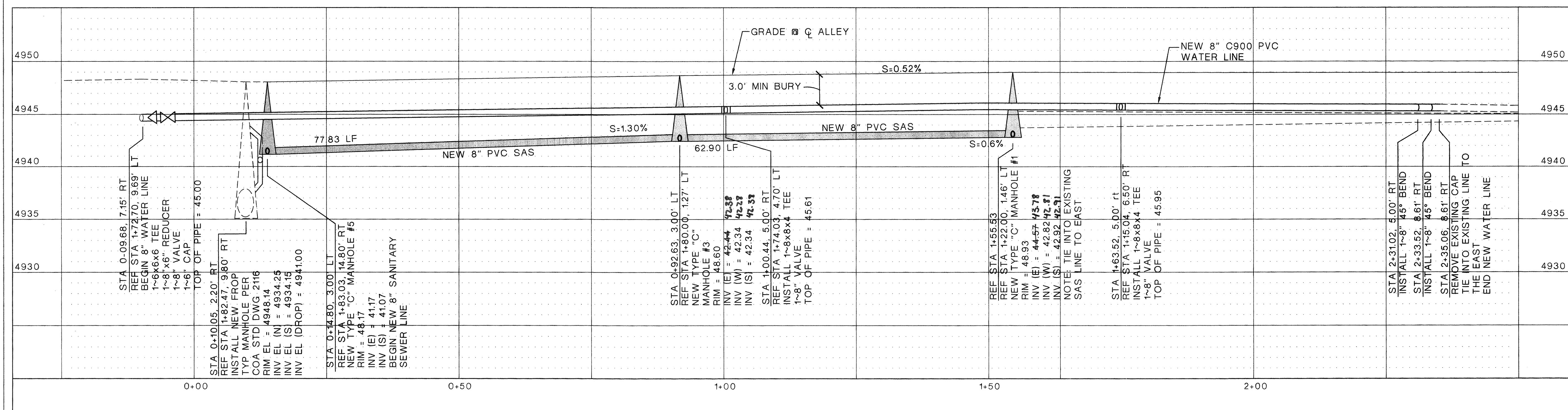
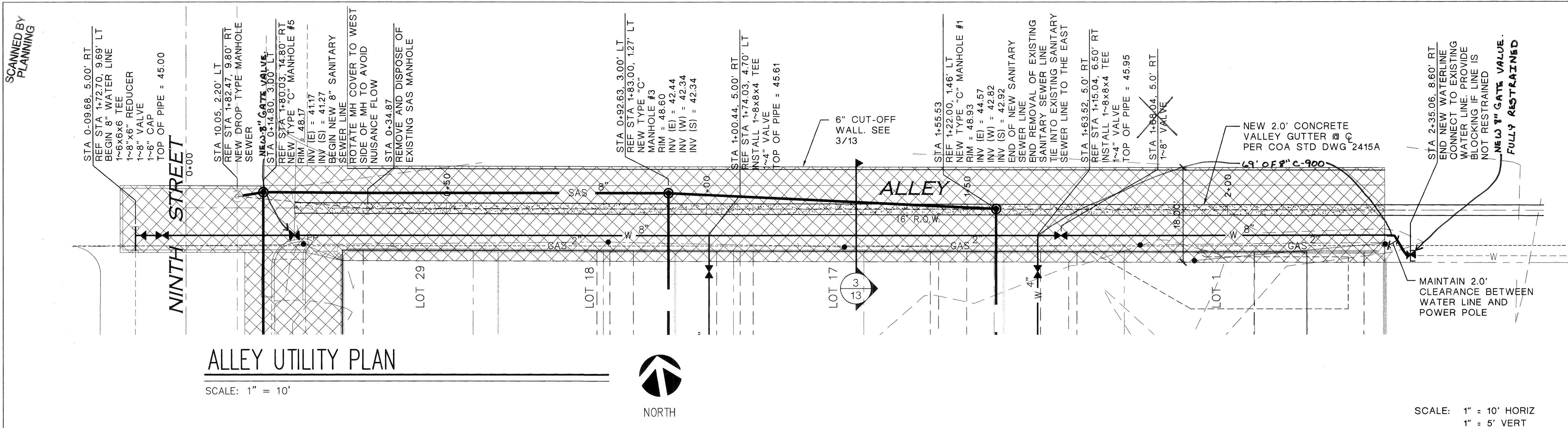
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II  
UTILITIES PLAN AND PROFILE  
NINTH STREET

[illegible]

City Project No.	Zone Map No.	SHEET	OF
737382	K-13/14	9	13



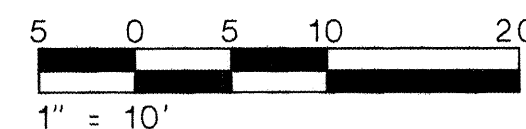


### General Notes

- CONTRACTOR REQUIRED TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- UTILITY LOCATIONS SHOWN ARE FROM AS-BUILT INFORMATION.
- SEE UTILITY PLAN FOR UTILITY CROSSING TABLE.
- CONTRACTOR TO REMOVE EXISTING SANITARY SEWER LINE BETWEEN MANHOLE 1 AND MANHOLE 5 AND REPLACE WITH NEW SANITARY SEWER AS SHOWN. CONTRACTOR IS REQUIRED TO RE-CONNECT ANY EXISTING SAS SERVICES TO NEW LINE.

### Legend

- |               |                        |
|---------------|------------------------|
| W             | EXISTING WATER LINE    |
| -----S-----   | EXISTING SEWER LINE    |
| -----GAS----- | EXISTING 2" GAS MAIN   |
| —W—           | NEW WATER LINE         |
| —S—           | NEW SEWER LINE         |
| —             | NEW WATER METER        |
| —             | NEW WATER VALVE        |
| ⊙             | EXISTING SEWER MANHOLE |
| ⊙             | NEW SEWER MANHOLE      |
| XXXXXX        | LIMITS OF WORK AREA    |



**ABQ**  
Engineering,  
Inc.

Engineers • Planners  
Construction Services  
6739 Academy Rd NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7802  
ABQ NO. 25012

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II  
UTILITY PLAN AND PROFILE  
ALLEY

Design Review Committee  
APPROVED  
APR 17 2006  
DESIGN REVIEW COMMITTEE

City Engineer Approval  
APPROVED  
MAY 5 2006  
CITY ENGINEER

City Project No.

737382

Zone Map No.  
K-13/14

SHEET  
10 OF 13

### SURVEY INFORMATION

#### FIELD NOTES

NO.	BY	DATE

### ENGINEER'S SEAL

MAINTIN J. GARCIA  
NEW MEXICO  
11167  
REGISTERED PROFESSIONAL ENGINEER

### AS BUILT INFORMATION

CONTRACTOR	WORK	DATE

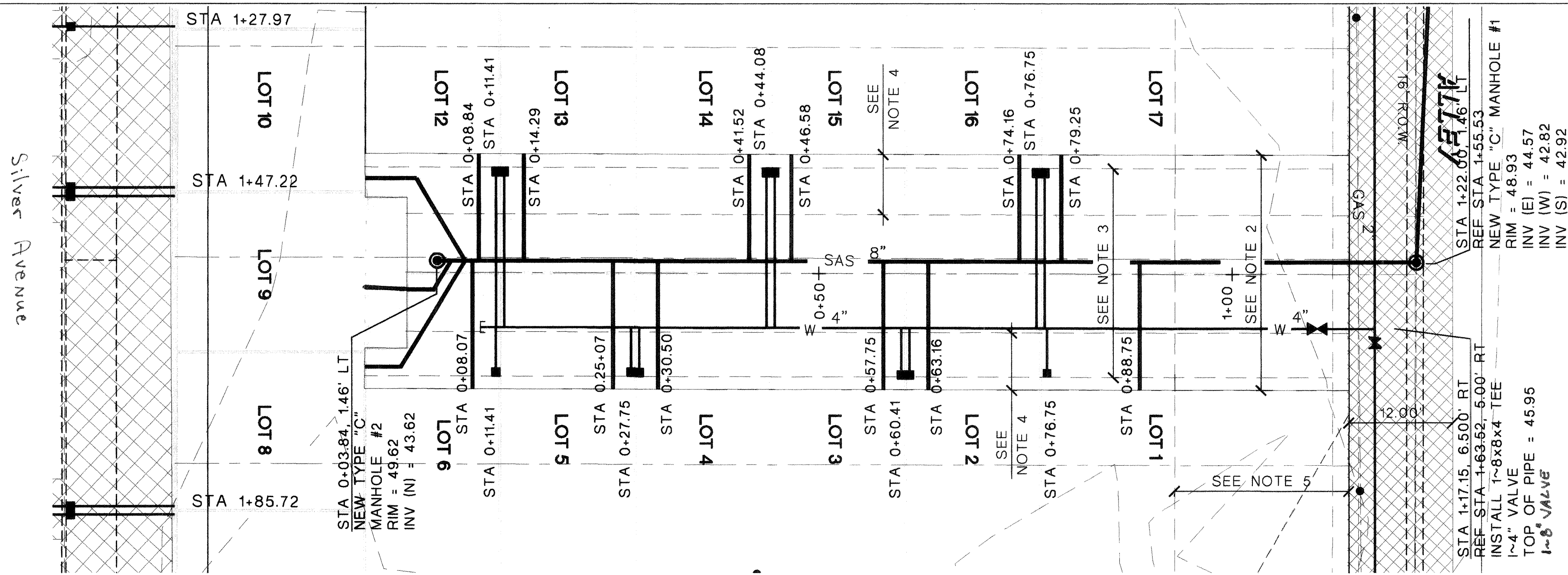
STATION MARK IS A STANDARD ACS BRASS TABLET  
STAMPED "1-K13" SET IN TOP OF A CONCRETE  
POST, APPROXIMATELY 0.2 FT BELOW THE SURFACE

X = 378240.51 Y = 1484181.41  
Z = 4944.03 (NGVD 1929)

REMARKS  
REVISIONS  
DESIGN

DESIGNED BY M. GARCIA  
DATE 03/14/2006  
DRAWN BY F. PHILLIPS  
DATE 03/14/2006  
CHECKED BY R. BOOTH  
DATE 03/14/2006





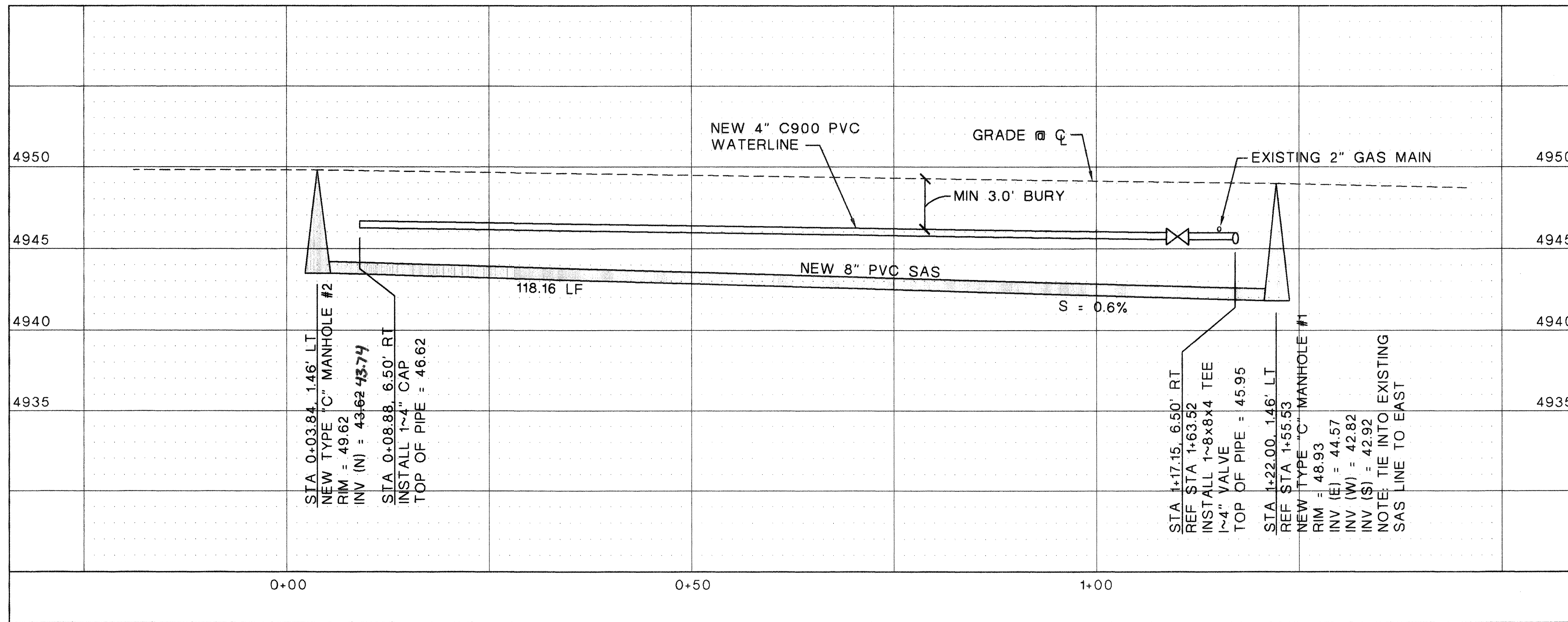
## ACCESS ROAD PLAN

SCALE: 1" = 10'



NORTH

SCALE: 1" = 10' HORIZ  
1" = 5' VERT



## Notes

- 30.00' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- NEW 28.17' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- NEW 25.00' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT.
- NEW 7.00' PUBLIC UTILITY EASEMENT GRANTED BY PLAT.
- NEW 21.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT.

## General Notes

- CONTRACTOR REQUIRED TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- UTILITY LOCATIONS SHOWN ARE FROM AS-BUILT INFORMATION.
- LOTS 8, 9, AND 10 WATER SERVICE STATIONING IS BASED OFF SILVER AVENUE, SEE SITE UTILITY PLAN, SHEET 7.
- ALL WATER SERVICE NEED DUAL CHECK VALVES ON METER PER SPEC 801.3.9.
- ALL NEW WATER SERVICES ARE 3/4".
- USE TRAFFIC RATED LIDS AND METER BOXES FOR ALL SERVICES.

## Legend

- W EXISTING WATER LINE
- SAS--- EXISTING SEWER LINE
- W NEW WATER LINE
- SAS NEW SEWER LINE
- NEW WATER METER
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- LIMITS OF WORK AREA
- LIMITS OF WORK AREA PER C.O.A. STD DWG. 2405A

**ABQ**  
Engineering,  
Inc.

Engineers · Planners  
Construction Services  
6739 Academy Rd NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7802  
ABQ NO. 25012

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II  
UTILITY PLAN AND PROFILE  
EAST ACCESS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED APR 17 2006 DESIGN REVIEW COMMITTEE	APPROVED MAY 5 2006 CITY ENGINEER		
Last Design Update			

City Project No. 737382 Zone Map No. K-13/14 SHEET 11 OF 13

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	STATION MARK IS A STANDARD ACS BRASS TABLE STAMPED "1-K13" SET IN TOP OF A CONCRETE POST, APPROXIMATELY 0.2 FT BELOW THE SURFACE	CONTRACTOR	DATE

ENGINEER'S SEAL		REVISIONS	
		NO.	DATE
		BY	DATE
		REMARKS	DESIGN
		DESIGNED BY M. GARCIA	DATE 03/14/2006
		DRAWN BY F. PHILLIPS	DATE 03/14/2006
		CHECKED BY R. BOOTH	DATE 03/14/2006





This plan view shows the layout of a new 8-inch PVC sanitary sewer main. The main runs horizontally across the page, starting at station 0+45.65 and ending at station 1+80.00. Key features include:

- Manhole #4:** Located at station 0+45.65, it is a new 127-inch diameter manhole with a 1-8 inch cap. The rim elevation is 49.30, and the invert elevation is 43.39.
- Waterline:** A new 4-inch C900 PVC waterline runs parallel to the sewer main, with a minimum 3.0-foot burial depth. It is located at station 0+60.91.
- Valve:** A 1-4 inch valve is located at station 1+75.01, with a 5.00-foot riser. The rim elevation is 48.60, and the invert elevation is 42.34.
- Manhole #3:** Located at station 1+80.00, it is a new 127-inch diameter manhole with a 1-8 inch cap. The rim elevation is 48.60, and the invert elevation is 42.34.
- Grade:** The ground surface grade is indicated by a dashed line at the top of the plan.
- Alignment:** The sewer main has a length of 137.35 linear feet and a slope of 0.6%.

5 0 5 10 20  
1" = 10'

1. 30.00' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
2. NEW 22.50' PRIVATE ACCESS, PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENT GRANTED BY PLAT.
3. NEW 25.00' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT.
4. NEW 7.00' PUBLIC UTILITY EASEMENT GRANTED BY PLAT.

NO.	DATE	REMARKS	BY
DESIGN			
DESIGNED BY	M GARCIA	DATE	03/14/2006
DRAWN BY	F PHILLIPS	DATE	03/14/2006
CHECKED BY	R BOOTH	DATE	03/14/2006

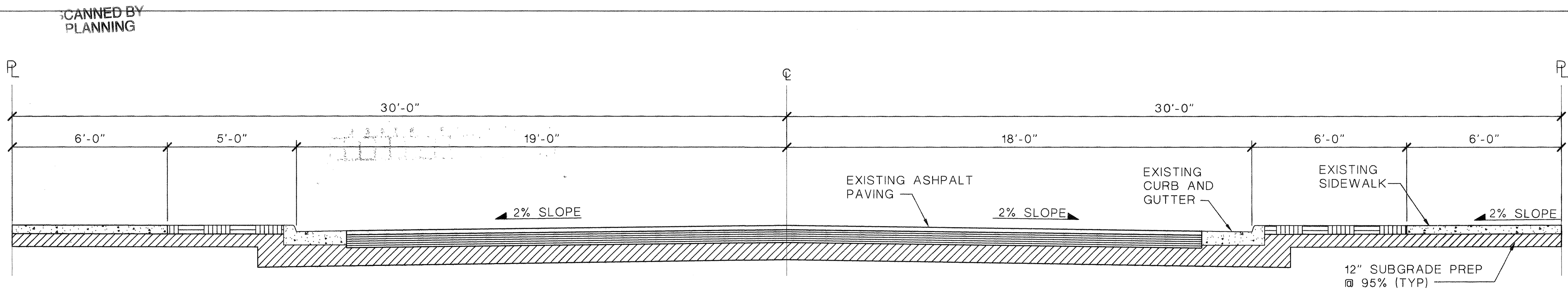
• Engineers • Planners  
• Construction Services  
6739 Academy Rd NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7902  
ABQ NO. 25012

TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II  
UTILITY PLAN AND PROFILE  
UTILITY EASEMENT (WEST)

## Fast Design Update

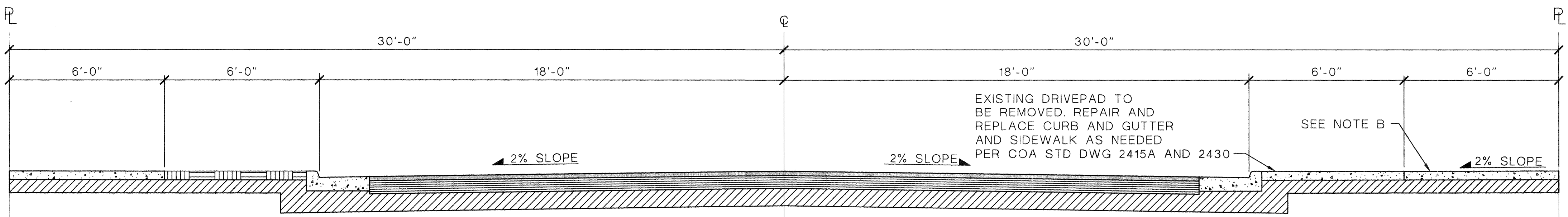
SHEET	OF
12	13





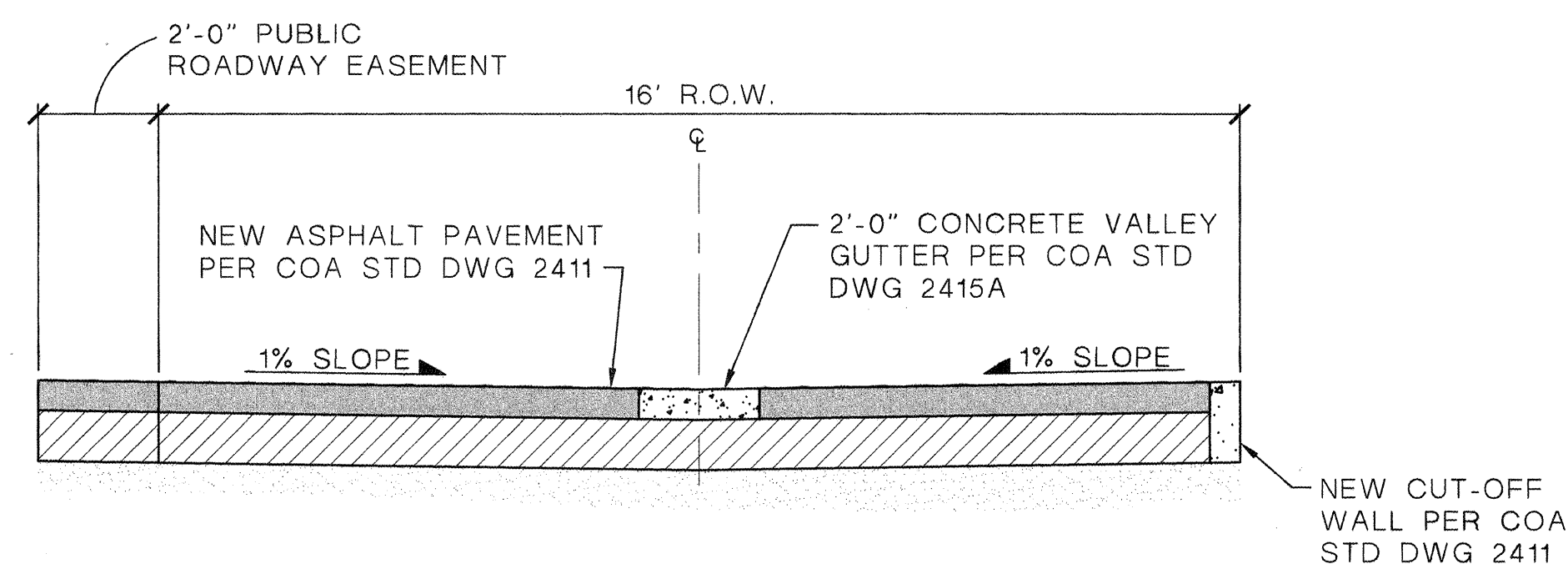
## EXISTING NINTH STREET SECTION

SCALE: 3/8" = 1'-0"



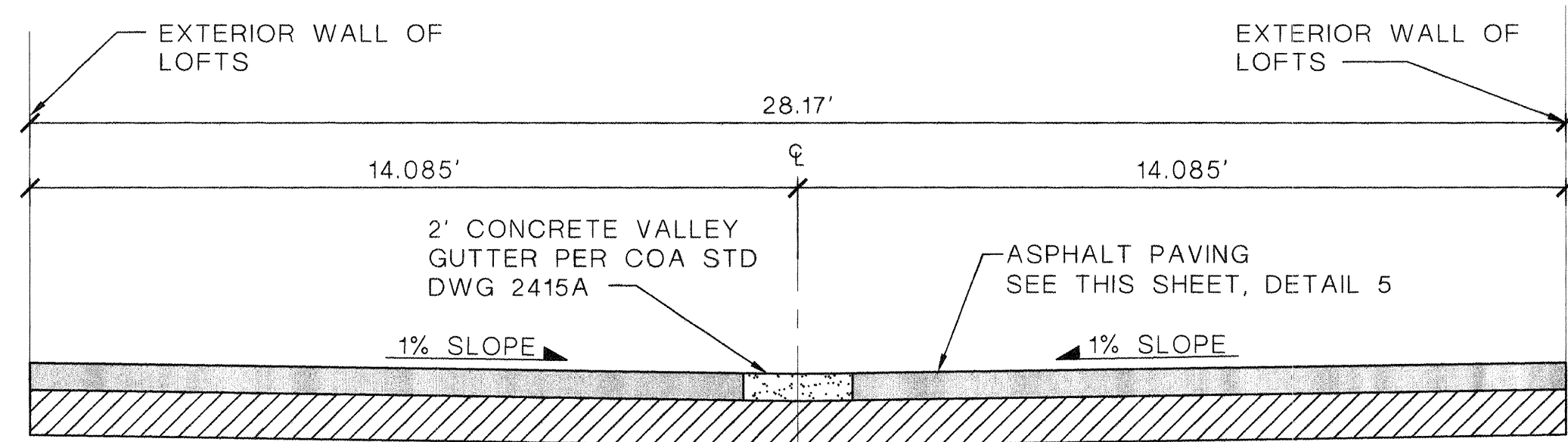
## EXISTING SILVER AVENUE SECTION

SCALE: 3/8" = 1'-0"



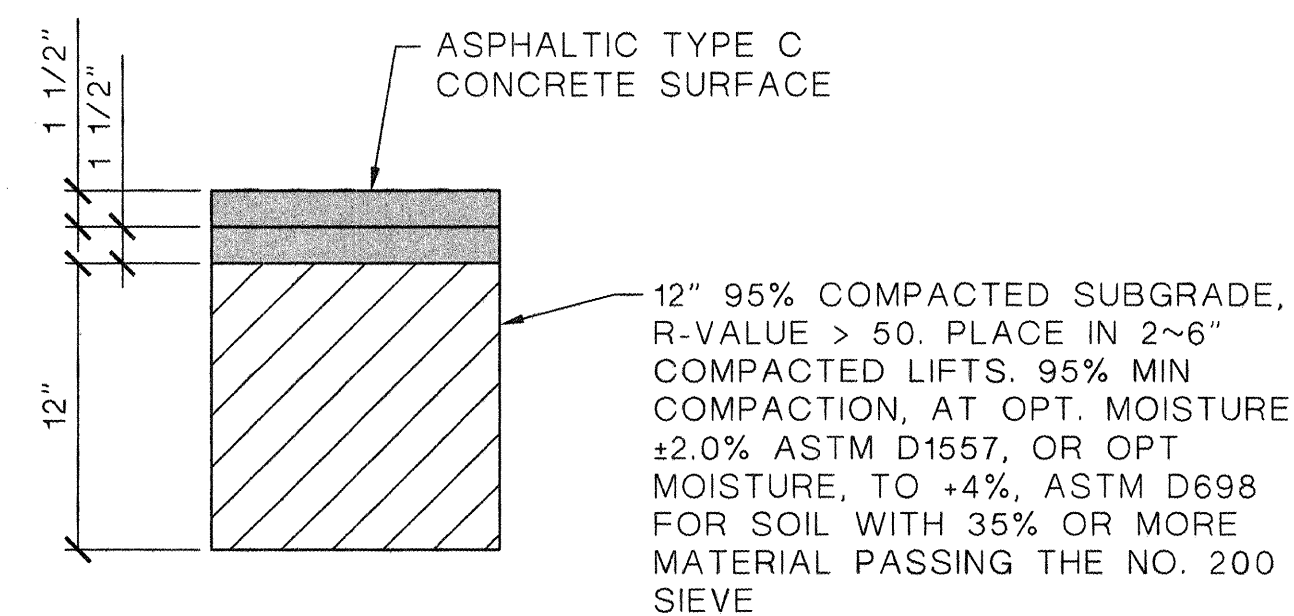
## ALLEY SECTION

SCALE: 3/8" = 1'-0"



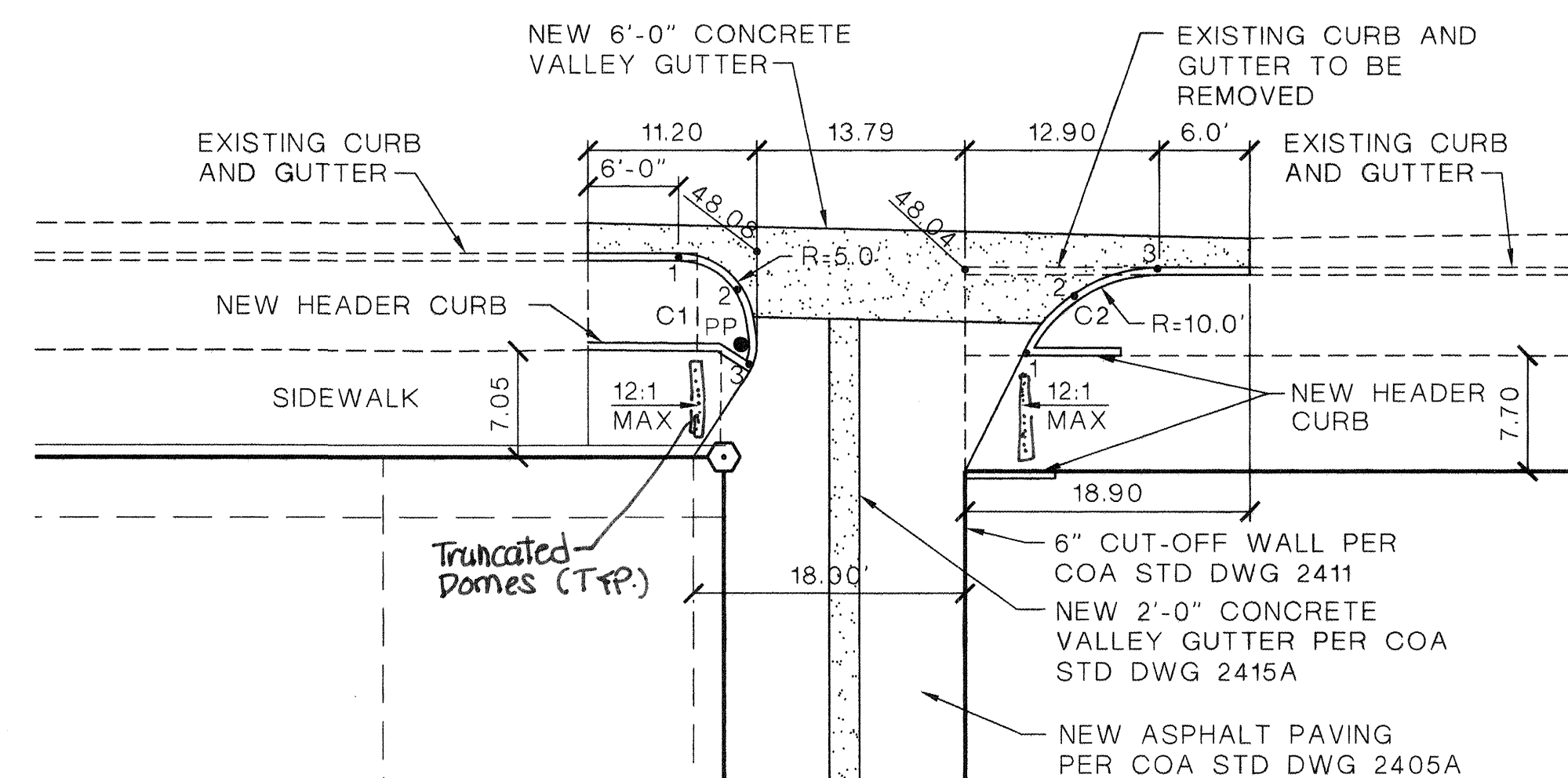
## EAST ACCESS SECTION

SCALE: 3/8" = 1'-0"



## ASPHALT DETAIL (PER COA STD DWG 2405A)

SCALE: 1/2" = 1'-0"



## ALLEY INTERSECTION LAYOUT

SCALE: 1" = 10'

C1	TC	FL
1	48.30	48.10
2	48.78	48.11
3	48.79	48.12

C2	TC	FL
1	48.74	48.07
2	48.71	48.04
3	48.70	48.01

## General Notes

- CONTRACTOR TO REPLACE ANY UNSTABLE MATERIAL WITH SUITABLE MATERIAL (R=50) TO DEPTH OF 2 FEET.
- EXISTING SIDEWALK TO BE REMOVED AND REPLACED PER COA STD DWG 2430.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	STATION MARK IS A STANDARD ACS BRASS TABLE	POST	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
WORK STAKED BY	DATE	STAMPED "1-K13" SET IN TOP OF A CONCRETE	POST, APPROXIMATELY 0.2 FT BELOW THE SURFACE								
INSPECTOR'S FIELD	DATE										
VERIFICATION BY	DATE										
CORRECTED BY	DATE										
MICRO-FILM INFORMATION											
RECORDED BY	DATE										
NO.											

**ABQ**  
Engineering, Inc.
 

Engineers • Planners  
Construction Services  
6739 Academy Rd NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7802  
ABQ NO. 25012

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II  
TYPICAL SECTIONS AND DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED APR 17 2006 DESIGN REVIEW COMMITTEE	APPROVED MAY 5 2006 CITY ENGINEER			

City Project No. 737382

Zone Map No. K-13/14

SHEET 13 OF 13