

Mesa del Sol Employment Center - Phase 1 Building #1 Albuquerque, NM

EPC Submittal: Site Plan for Building Permit Revised

12/02/05 TO DRB

DRAWING INDEX

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PROJECT TEAM

OWNER

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CIVIL ENGINEER

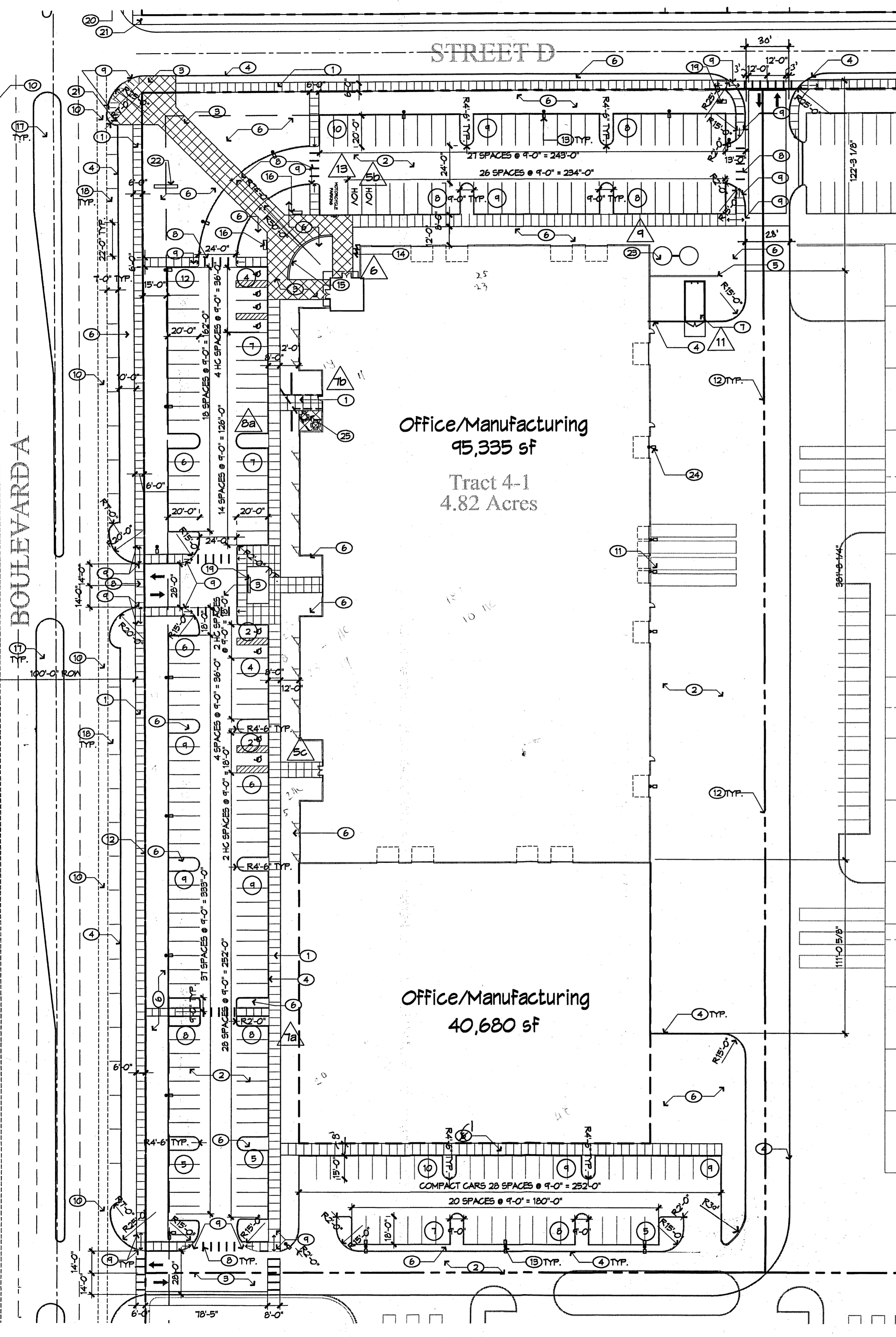
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REVISIONS

△	12/02/05 - DRB SUBMITTAL
△	
△	
△	

DRAWN BY	SY, SZ, MB
REVIEWED BY	MB
DATE	November 11, 2005
PROJECT NO.	05155
DRAWING NAME	

**SITE PLAN FOR
BUILDING PERMIT**



**ENLARGED SITE PLAN
ULTIMATE BUILDOUT**
1" = 40'-0"
SCALE: 1" = 40'-0"

SITE INFORMATION

ZONING:
SUI- FOR IP
GROSS BUILDING AREA (GBA):
BUILDING (First Floor) = 86,794 SF.
BUILDING (Second Floor) = 8,541 SF.
TOTAL GBA = 95,335 SF.
TOTAL SITE AREA: 306,526 SF = 7.031 ACRES
GROSS F.A.R. (GBA/site area) = 0.31
GROSS BUILDING AREA WITH EXPANSION (GBAE):
BUILDING (First Floor) = 86,794 SF.
BUILDING (Second Floor) = 8,541 SF.
EXPANSION = 40,680 SF.
TOTAL GBAE = 136,015 SF.
TOTAL SITE AREA: 306,526 SF = 7.031 ACRES
GROSS F.A.R. (GBAE/site area) = 0.44

KEYED NOTES

1. SIDEWALK, CONCRETE, CITY STD. DTL. 2430
2. PAVING, ASPHALT
3. DECORATIVE CONCRETE PAVING
4. CURB, 6" HIGH
5. 6' SCREEN WALL, MATERIALS TO MATCH BUILDING
6. LANDSCAPE AREA TYP. L001
7. COMPACTOR ENCLOSURE. SEE A1/A001
8. DECORATIVE CONCRETE PAVING AT PEDESTRIAN CROSSING
9. PEDESTRIAN ACCESS RAMP
10. BIKE LANE
11. TRUCK LOADING AREA
12. PROPERTY LINE
13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 30'
14. BIKE RACK: 4 BIKES EACH. STORAGE FOR ONE BIKE WILL BE PROVIDED INSIDE THE BUILDING.
15. LOW SEAT WALL
16. BENCH
17. LANDSCAPED MEDIAN
18. ON-STREET PARALLEL PARKING
19. TENANT SIGN A
20. TRANSIT STOP. SEE GENERAL NOTES
21. STOP SIGN, TYP.
22. TENANT SIGN B
23. CISTERNS
24. SITE LIGHTING: BUILDING MOUNTED LIGHT TO MATCH POLE LIGHTS.
25. SEATING AREA

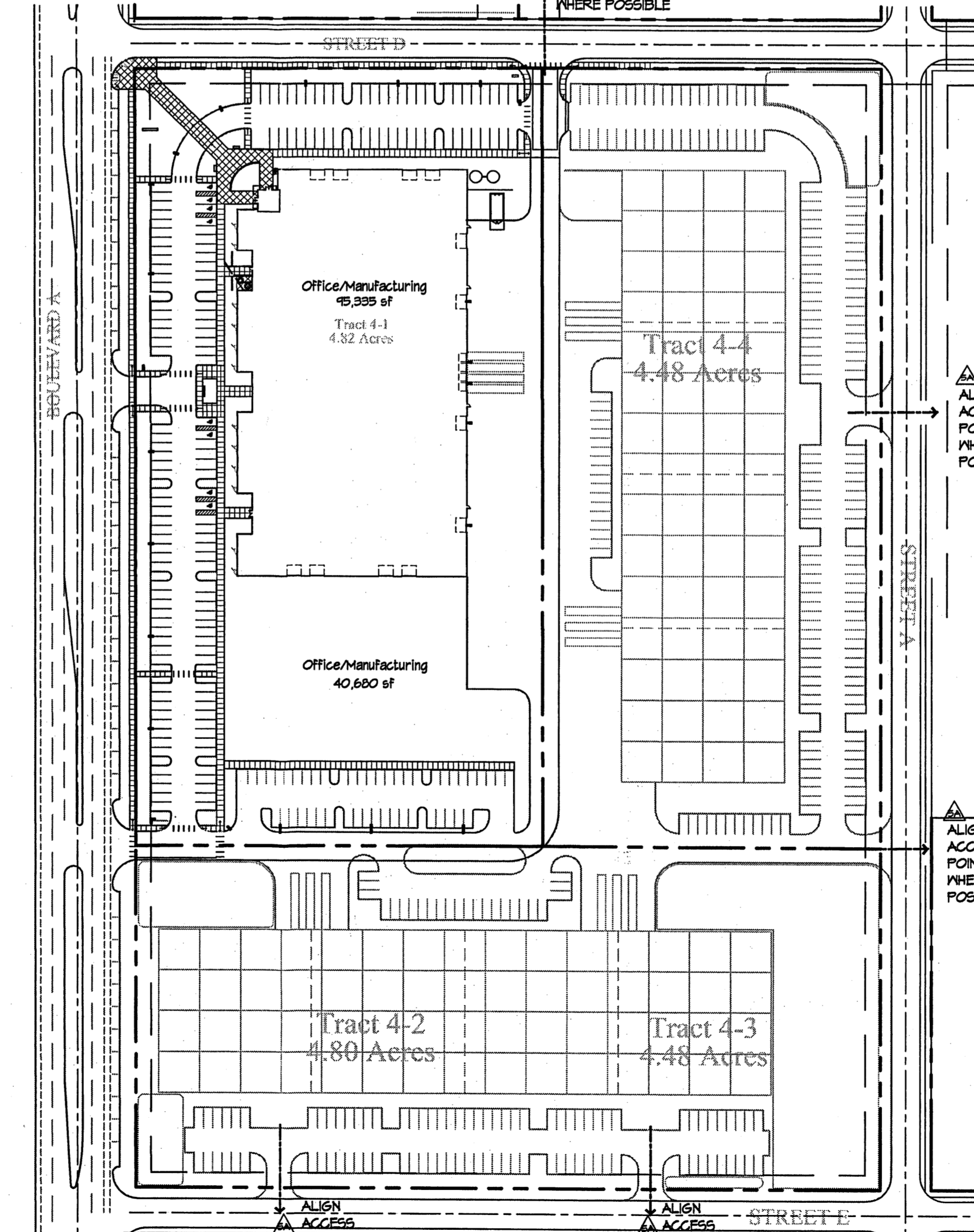
PARKING INFORMATION

OFFICE: NET RENTABLE SF/200 (1ST. FL.) AND 300 (2ND. FL.)
INDUSTRIAL: NET RENTABLE SF/1000
REQUIRED
ULTIMATE BUILDOUT:
1ST. FLOOR: 8,541 SF/200 = 43
2ND. FLOOR: 8,541 SF/300 = 28
INDUSTRIAL: 18,253 SF/1,000 = 18
TOTAL: 149 PARKING SPACES
ULTIMATE BUILDOUT PLUS POTENTIAL EXPANSION:
1ST. FLOOR: 8,541 SF/200 = 43
2ND. FLOOR: 8,541 SF/300 = 28
INDUSTRIAL: 18,253 SF/1,000 = 18
(FUTURE): 40,680 SF/1,000 = 40
TOTAL: 189 PARKING SPACES
HANDICAP PARKING STALLS REQUIRED:
101-300 PARKING STALLS: 8 HC STALLS REQUIRED (2 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED (MAX) (120 AUTOS): 9
MOTORCYCLE PARKING REQUIRED PER EPC CONDITIONS: 3

PROVIDED:
TOTAL SPACES PROVIDED: 208 (INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE, AND 28 COMPACT CARS)
HOV PARKING PROVIDED: 2
BICYCLE PARKING PROVIDED: 9 (8 OUTSIDE SPACES AND ONE INSIDE SPACE)
MOTORCYCLE PARKING PROVIDED: 5

LEGEND

- XX PARKING SPACE COUNT
- ↑ TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- BUILDING MOUNTED LIGHT
- △ EPC CONDITION NUMBER



**SITE PLAN-ULTIMATE BUILDOUT
IN POTENTIAL CONTEXT WITH OTHER BUILDING DEVELOPMENTS**
SCALE: 1" = 100'-0"

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. PERMISSION TO USE 40 SCALE FOR THIS SITE PLAN HAS BEEN APPROVED BY STAFF.
- C. THERE ARE NO STRUCTURES WITHIN 20 FEET OF THE SITE.
- D. GROSS LOT ACCESS WILL BE GRANTED WITH REQUIRED REPEAT.
- E. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE'S IP INDUSTRIAL PARK ZONE.
- F. TRACT REFERENCES ARE TO THE TRACTS AS CONFIGURED AND ALIGNED IN THE SITE DEVELOPMENT PLAN. TRACT LINES ARE TO BE ADJUSTED/FIXED WITH REQUIRED REPEAT.
- G. BOULEVARD A TO HAVE ONE BIKE LANE AND TWO TRAVEL LANES ON EACH SIDE AT ULTIMATE BUILDOUT.
- H. SEE CONCEPTUAL UTILITY PLAN FOR EASEMENT INFORMATION.
- I. CISTERN WATER TO BE USED FOR IRRIGATION.

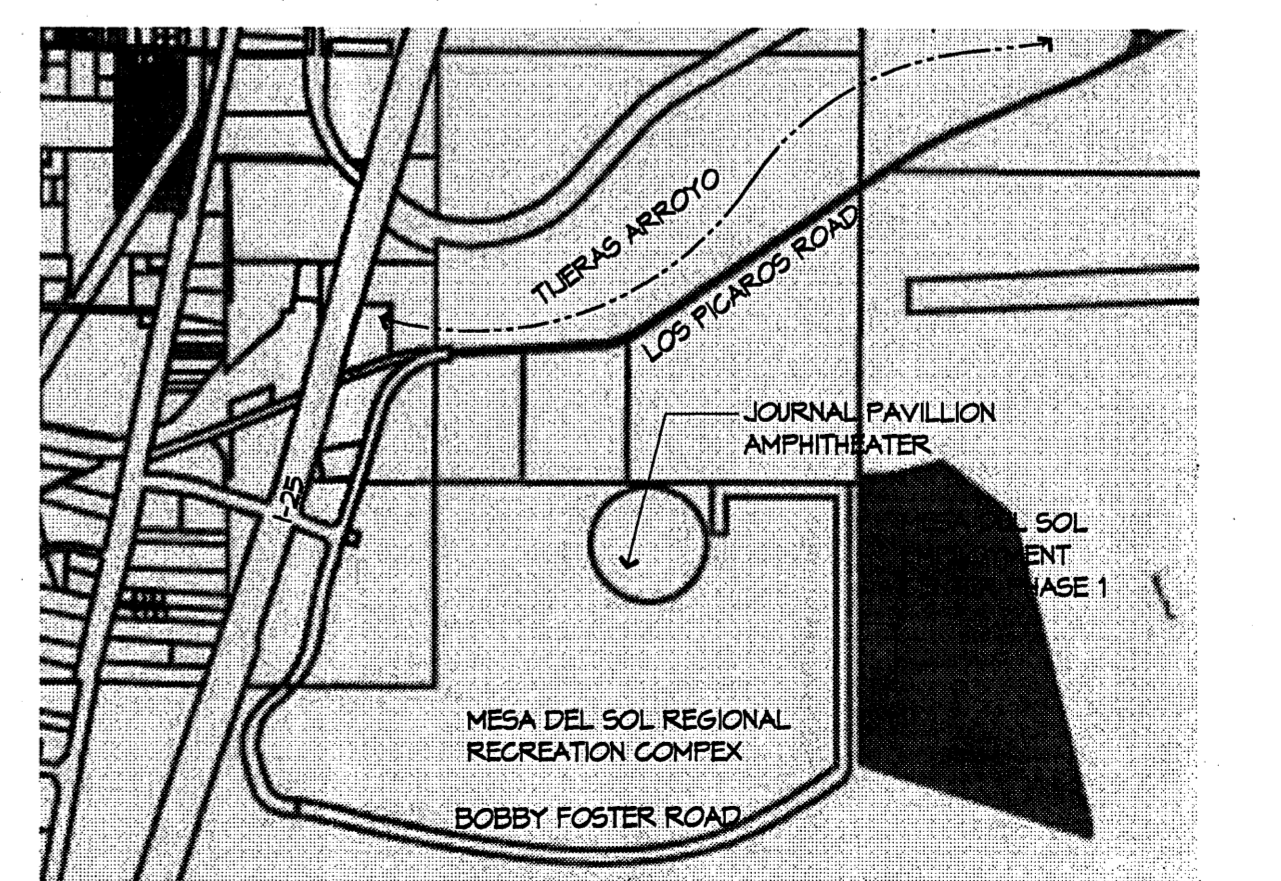
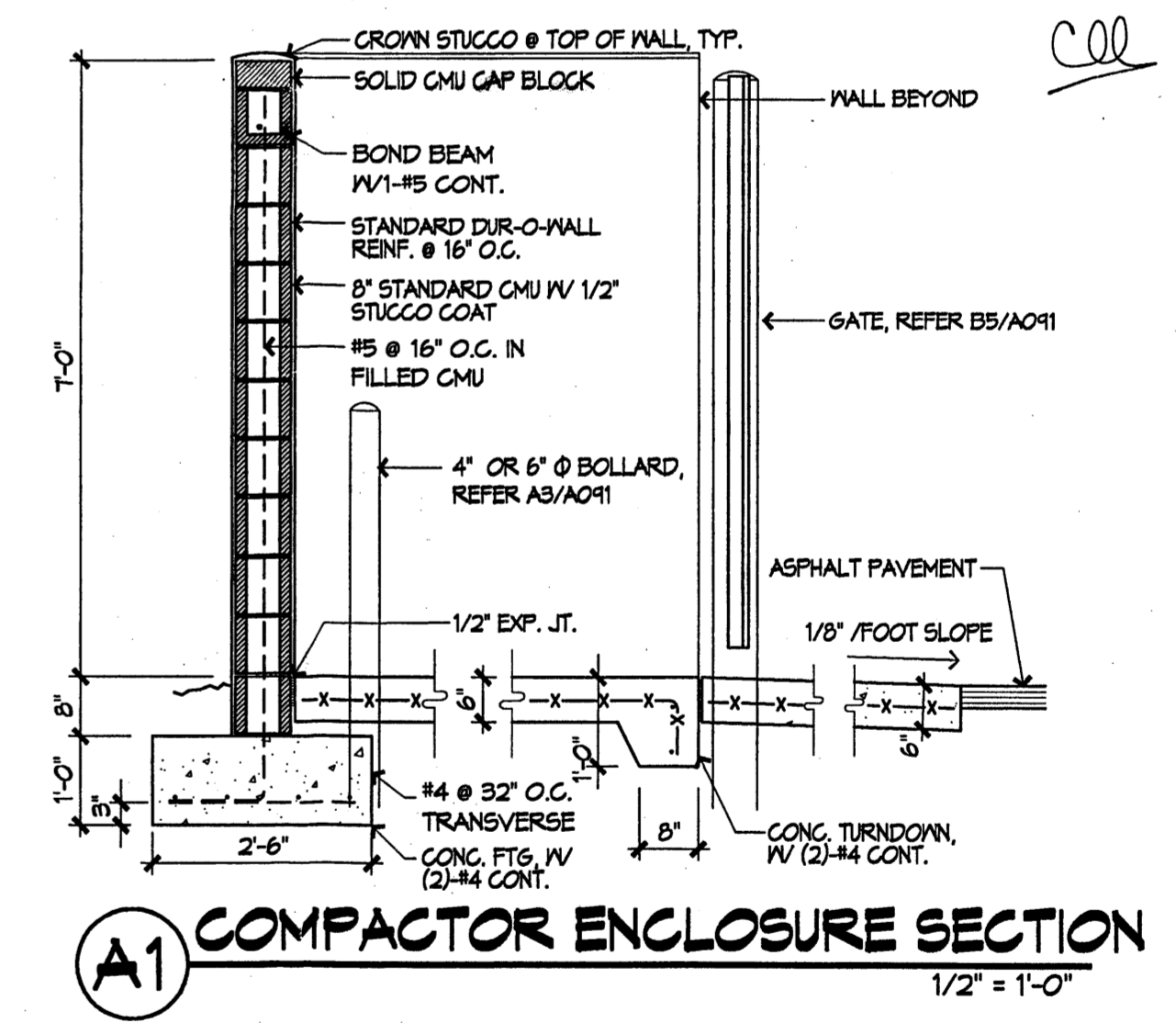
- J. A FUTURE TRANSIT STOP MAY BE LOCATED ON THE EAST SIDE OF BOULEVARD A, JUST NORTH OF STREET D. THERE ARE NO FUTURE TRANSIT STOPS PLANNED DIRECTLY ADJACENT TO THE PROPERTY.
- K. THERE ARE NO PEDESTRIAN TRAILS CURRENTLY LOCATED IN THE VICINITY. A FUTURE TRAIL MAY BE LOCATED ON THE WEST SIDE OF BOULEVARD A, OUTSIDE OF THE RIGHT-OF-WAY.
- L. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING. TWO TYPES OF SITE SIGNS ARE LOCATED ON THE PROPERTY.
 - △ TENANT SIGN A: LOCATED AT THE NE CORNER AND SOUTH CENTRAL ENTRANCES. SIZE: BASE - 3' WIDE X 9' LONG (MAX). HEIGHT: 5' MAX. LIGHTING: INTERNAL OR BACKLIT/SILHOUETTE MATERIALS: SEE TENANT SIGNAGE A DETAIL ON SHEET A301.
 - △ TENANT SIGN B: LOCATED AT THE NW CORNER. SIZE: BASE - 3' WIDE X 15' LONG. HEIGHT: 15' MAX. LIGHTING: INTERNAL OR BACKLIT/SILHOUETTE MATERIALS: SEE TENANT SIGNAGE B DETAIL ON SHEET A301.

PROJECT NUMBER: 1004097
APPLICATION NUMBER: 05044-01110 EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) Yes () No If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	12-27-05
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	01-03-06
UTILITIES DIVISION	DATE
<i>[Signature]</i>	12/14/05
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	12/14/05
CITY ENGINEER	DATE
<i>[Signature]</i>	12/14/05
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	12/14/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



**VICINITY MAP
Q-16 AND Q-17**
1" = 200'-0"

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. USE OF 40 SCALE FOR THIS SITE PLAN HAD BEEN APPROVED BY STAFF.
- C. THERE ARE NO STRUCTURES WITHIN 20 FEET OF THE SITE.
- D. INTERIM SITE PLAN INCLUDES RE-STRIPING OF THE EXISTING PAVEMENT OF BOULEVARD A (THE JOURNAL PAVILION ACCESS ROAD), FROM THE END OF THE CITY'S UNIVERSITY BOULEVARD PROJECT SOUTH TO THE INTERSECTION OF BOULEVARD A AND STREET D.

KEYED NOTES

- 1. SIDEWALK, CONCRETE
- 2. PAVING, ASPHALT
- 3. DECORATIVE CONCRETE PAVING
- 4. CURB, 6" HIGH
- 5. 6' SCREEN WALL
- 6. LANDSCAPE AREA TYP. L001
- 7. COMPACTOR ENCLOSURE, SEE A1/A001
- 8. DECORATIVE PAVING AT PEDESTRIAN CROSSING
- 9. PEDESTRIAN ACCESS RAMP
- 10. BIKE LANE
- 11. TRUCK LOADING AREA
- 12. PROPERTY LINE
- 13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 30'
- 14. BIKE RACK: 4 BIKES EACH. STORAGE FOR ONE BIKE WILL BE PROVIDED INSIDE THE BUILDING
- 15. LOW SEAT WALL
- 16. BENCH
- 17. LIMITS OF EXISTING PAVING
- 18. TENANT SIGN B
- 19. TENANT SIGN A
- 20. CISTERN
- 21. SEATING AREA
- 22. BLUE GRAMA LAWN AREA
- 23. NATIVE GRASS BLEND AREA

LEGEND

- ⊗ PARKING SPACE COUNT
- ↑ TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- ◻ BUILDING MOUNTED LIGHT

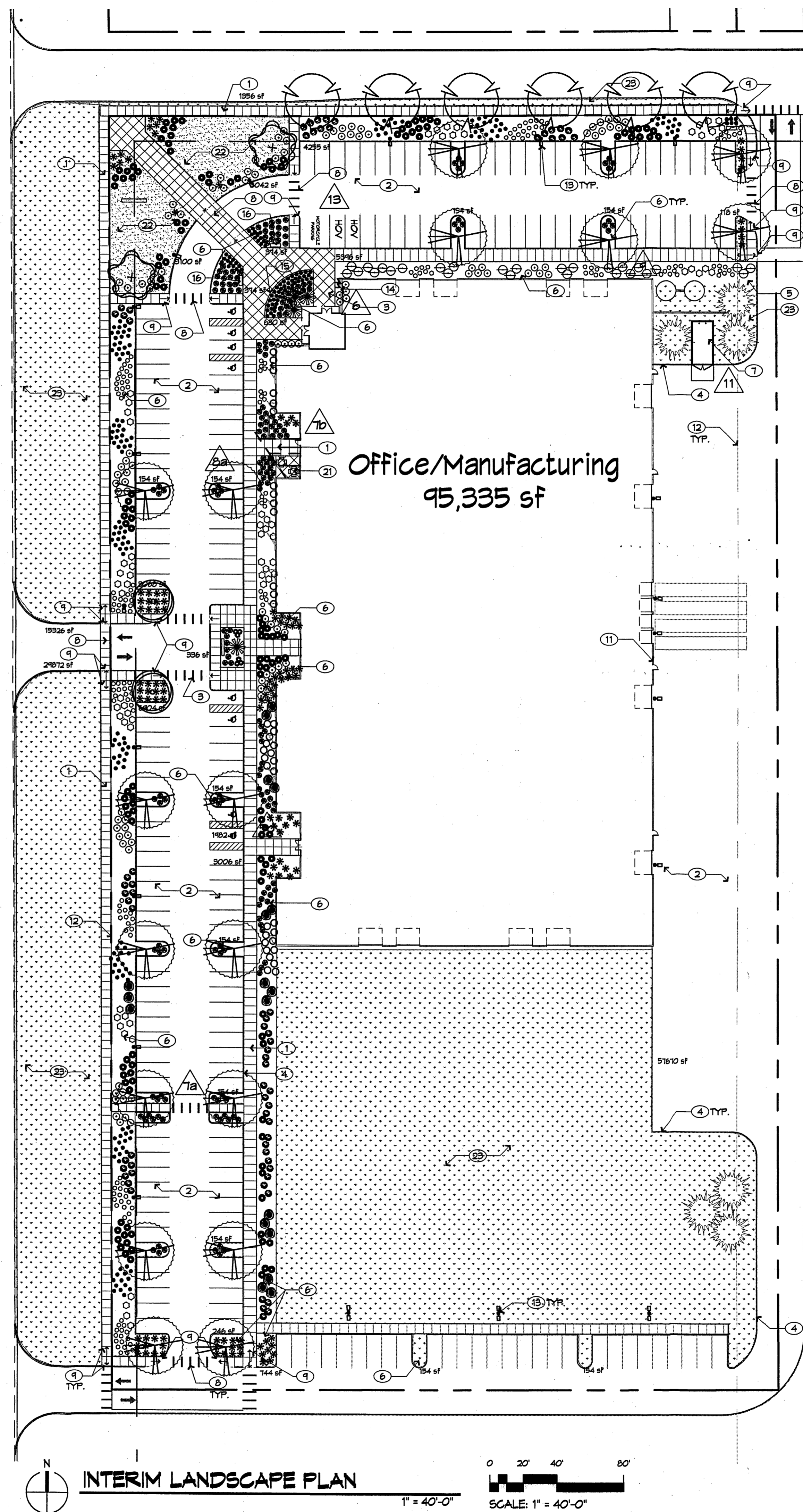
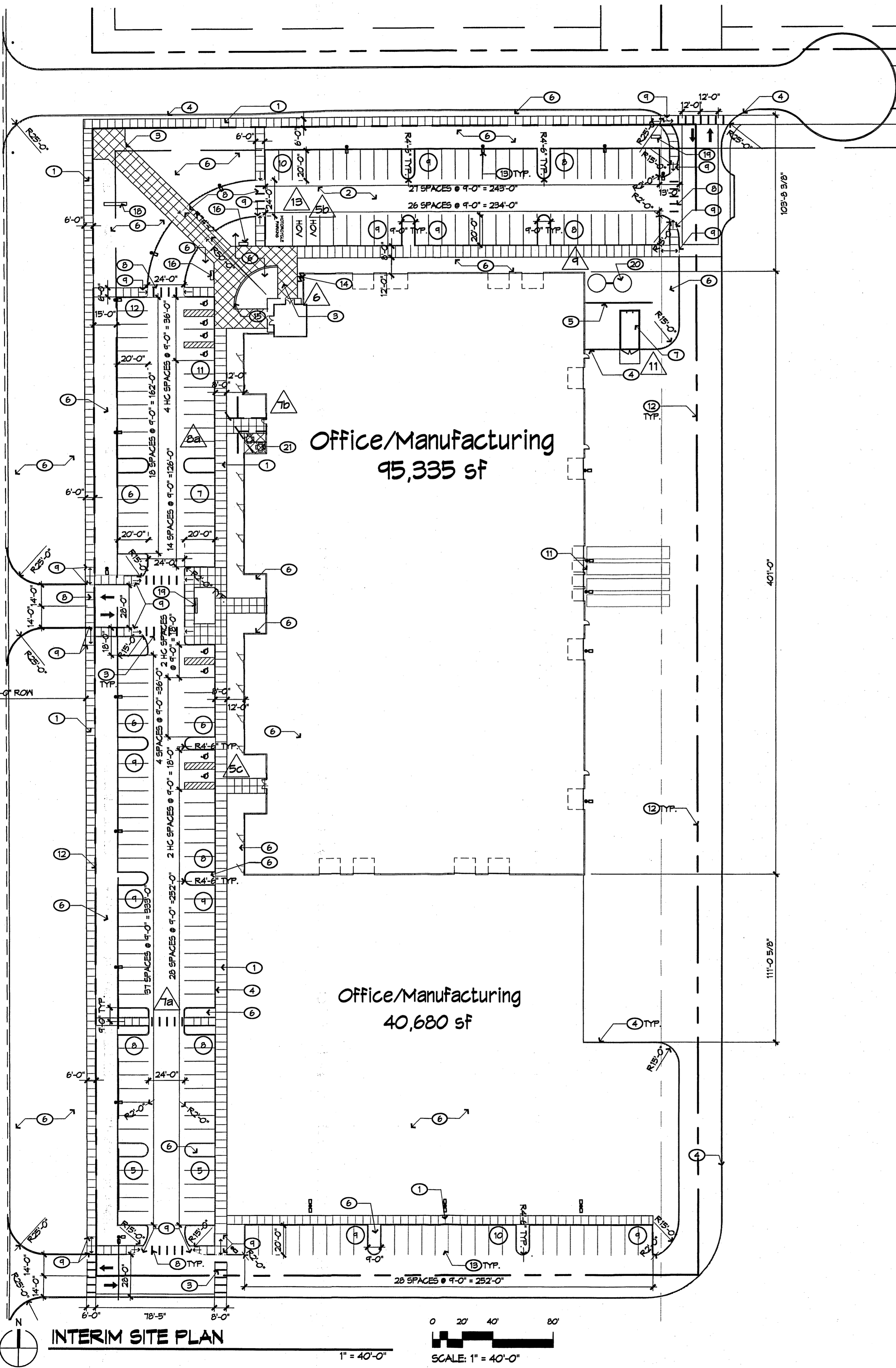
LANDSCAPE CALCULATIONS

CALCULATIONS WITHOUT FUTURE PHASE BUILT
 SITE AREA: 306,525 SF
 BUILDING FOOTPRINT: 06,144 SF
 NET SITE AREA: 214,731 SF

REQUIRED LANDSCAPE AREA: 32,494 SF
 (15% OF NET SITE AREA)
 PROVIDED LANDSCAPE AREA: 45,335 SF

CALCULATIONS WITH FUTURE PHASE BUILT
 SITE AREA: 306,525 SF
 BUILDING FOOTPRINT: 127,474 SF
 NET SITE AREA: 179,051 SF

REQUIRED LANDSCAPE AREA: 26,857 SF
 (15% OF NET SITE AREA)
 PROVIDED LANDSCAPE AREA: 44,967 SF



PLANTING NOTES

- LANDSCAPE DESCRIPTION
THE LANDSCAPE DESIGN UTILIZES HIGHLY VISIBLE AREAS OF NATIVE GRASSES TO REINFORCE THE SPECIAL LOCATION OF THE PROJECT - ON A HIGH DESERT GRASSLAND MESA. NATIVE SHRUBS, TREES AND ACCENTS ADD SEASONAL COLOR AND SCALE TO THE PROJECT, AND ESTABLISH WILDLIFE HABITAT.
- EXISTING PLANT MATERIAL
THERE IS NO LARGE SIZE VEGETATION ON THE SITE. THE EXISTING VEGETATION IS COMPRISED OF GRASSES AND FORBS AND SOME SHRUBS AT LOW DENSITIES.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
- MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
- LANDSCAPE AREAS (EXCEPT FOR SEEDING AREAS) SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH. COLOR: TAN OR BROWN.
- IRRIGATION:
IRRIGATION SHALL BE PROVIDED TO ALL CONTAINER PLANTS AND POTENTIALLY TO SEEDING AREAS. THE IRRIGATION SYSTEM DESIGN SHALL BE FULLY AUTOMATED.
- WATER HARVESTING:
WATER HARVESTING, SUCH AS HARVESTING OF STORMWATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE.
- WATER USE DESCRIPTION:
THE IRRIGATION SYSTEM DESIGN SHALL ACCOMMODATE NON-POTABLE WATER. PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES.
- PONDING AREA IS LOCATED OFFSITE. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN.

LANDSCAPE CALCULATIONS

CALCULATIONS WITHOUT POTENTIAL PHASE BUILT
SITE AREA: 306,6 SF
BUILDING FOOTPRINT: 86,744 SF
NET SITE AREA: 219,791 SF

REQUIRED LANDSCAPE AREA: 32,454 SF
(15% OF NET SITE AREA)
PROVIDED LANDSCAPE AREA: 85,066 SF

CALCULATIONS WITH POTENTIAL PHASE BUILT
SITE AREA: 306,525 SF
BUILDING FOOTPRINT: 127,474 SF
NET SITE AREA: 179,051 SF

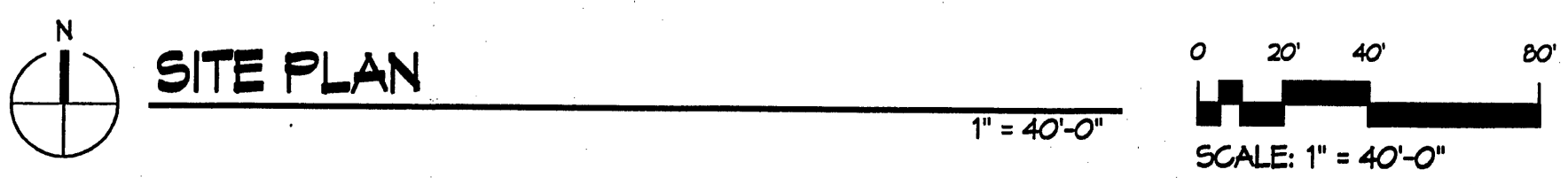
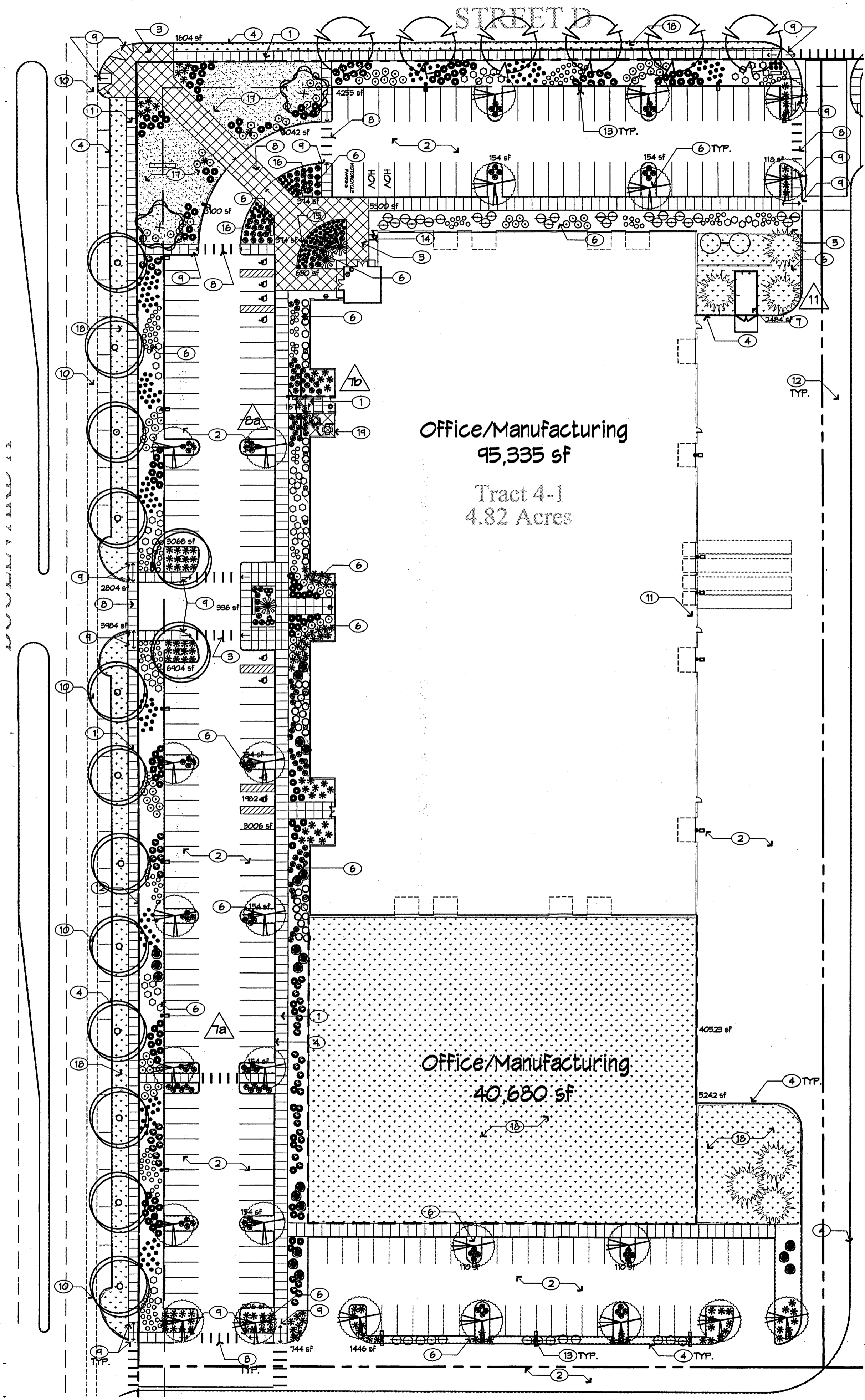
REQUIRED LANDSCAPE AREA: 26,857 SF
(15% OF NET SITE AREA)
PROVIDED LANDSCAPE AREA: 44,523 SF

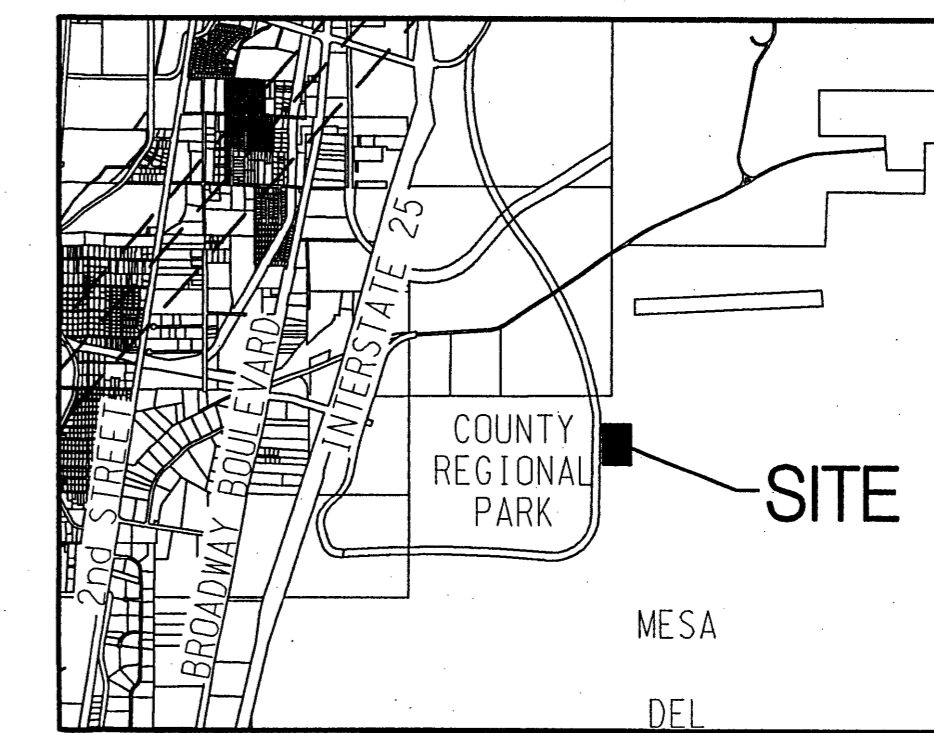
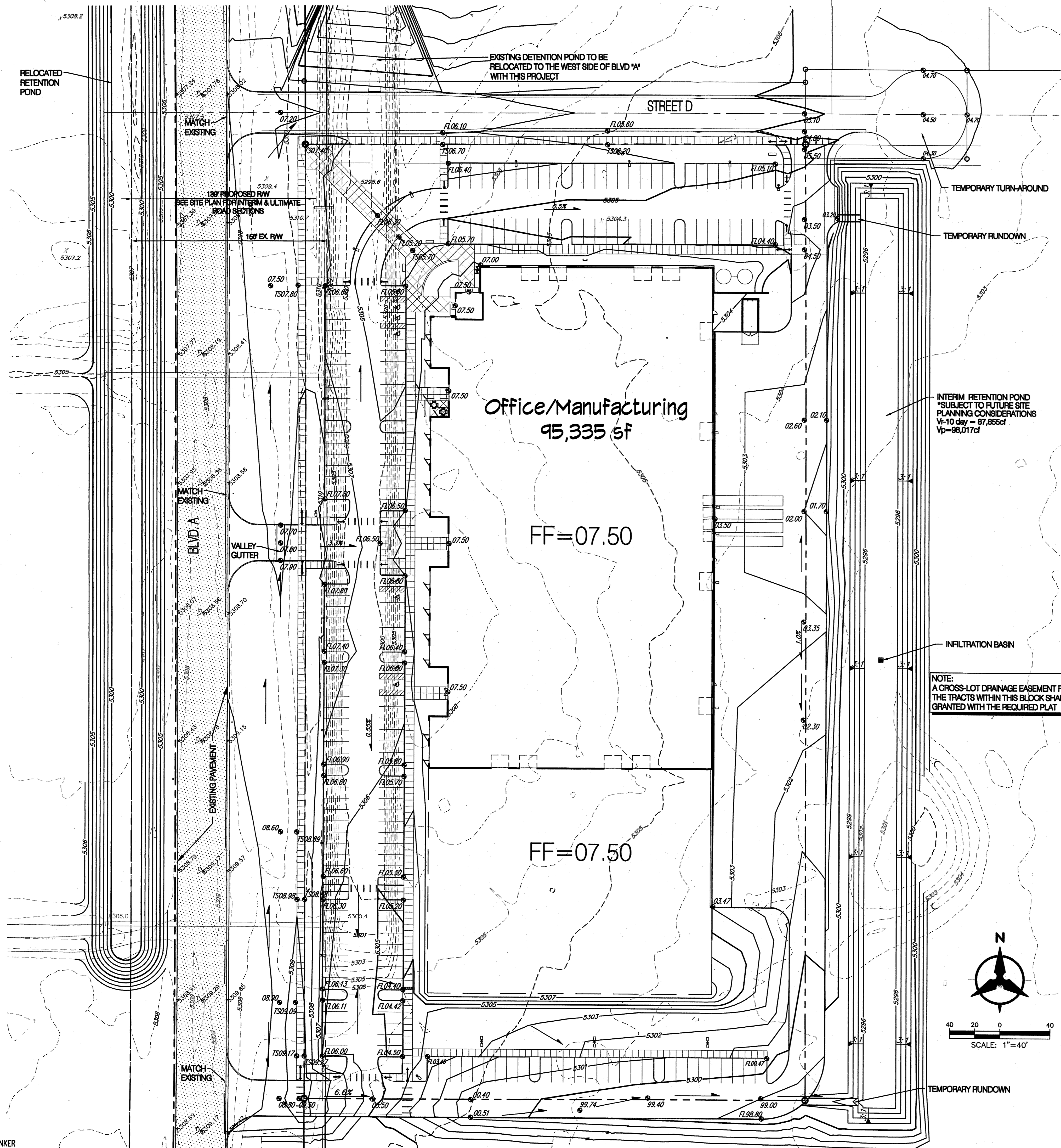
KEYED NOTES

- SIDEWALK, CONCRETE
- PAVING, ASPHALT
- DECORATIVE CONCRETE PAVING
- CURB, 6" HIGH
- 6' SCREEN WALL
- LANDSCAPE AREA
- COMPACTOR ENCLOSURE: SEE A1/A001
- DECORATIVE CONCRETE PAVING AT PEDESTRIAN CROSSING
- PEDESTRIAN ACCESS RAMP
- BIKE LANE
- TRUCK LOADING AREA
- PROPERTY LINE
- SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 30'
- BIKE RACK: 4 BIKES EACH. STORAGE FOR ON BIKE WILL BE PROVIDED INSIDE THE BUILDING
- LOW SEAT WALL
- BENCH
- BLUE GRAMA LAWN AREA
- NATIVE GRASS BLEND AREA
- SEATING AREA

PLANTING LEGEND

Trees							
Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water requirements
	6	12" high	Afghan pine	Pinus eiderica	40.00	20.00	Medium
	25	24" Box multi-trunk	Desert willow	Chilopsis linearis	30.00	25.00	Low
	6	2 1/2" cal.	Chinese pistache	Pistacia chinensis	40.00	35.00	Medium
	2	24" Box multi-trunk	Chaste tree	Vitex agnus-castus	20.00	25.00	Medium
	14	2"	Raywood Ash	Fraxinus oxycarpa 'Raywood'	30.00	35.00	Medium
Shrubs							
Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water requirements
	133	1 Gal.	Thompson broom	Baccharis 'Thompson'	4.00	3.00	Low
	40	1 Gal.	Blue mist spirea	Caryopteris clandonensis 'Dark Knight'	4.00	4.00	Medium
	21	5 Gal.	Fernbush	Chamaebatia millefolium	6.00	6.00	Low
	64	1 Gal.	Apache Plume	Fallugia paradoxa	4.00	4.00	Low
	176	1 Gal.	Cherry sage	Salvia greggii	3.00	3.00	Medium
Accents/Succulents							
Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water requirements
	37	5 Gal.	Santa Rita Prickly Pear	Opuntia santa-rita	4.00	6.00	Low
	230	1 Gal.	Agave	Agave parryi	3.00	3.00	Low
	153	5 Gal.	Red yucca	Hesperaloe parviflora	4.00	4.00	Medium
	4	5 Gal.	Blue Yucca	Yucca rigida	10.00	8.00	Low
	200	1 Gal.	'Regal Mist' Muhly Grass	Muhlenbergia capillaris 'Regal Mist'	3.00	3.00	Medium
	63	1 Gal.	Beargrass	Nolina texana	3.00	3.00	Low
	40	1 Gal.	Giant sacaton	Sporobolus wrightii	4.00	4.00	Medium
Seeding							
	SEED	6142 SF	Blue Grama Lawn				
	SEED	54,151 SF (w/out future phase)	Native Grass Blend				
		19,634 SF (w/ future phase built)					





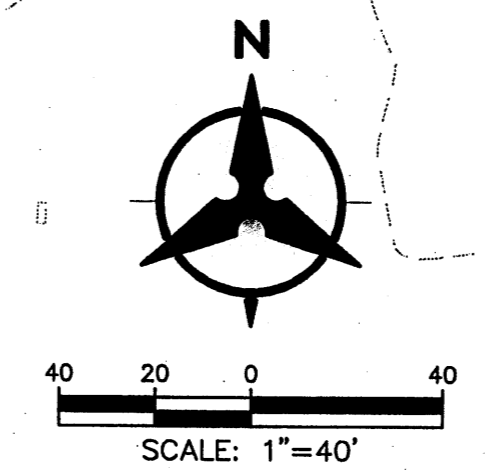
LOCATION MAP
ZONE ATLAS INDEX MAP R-16
NOT TO SCALE

PROPOSED LEGAL DESCRIPTION

TRACT 9-A AS SHOWN ON THE PLAT OF TRACTS 9-A AND 9-B OF MESA DEL SOL

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



ARCHITECT

DRB
SUBMITTAL

ENGINEER

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT

Mesa Del Sol
Employment Center - Phase One
BUILDING #1
Albuquerque, New Mexico

REVISIONS

△	November 11, 2005
△	12/2/05-DRB Submittal
△	
△	

DRAWN BY	RMB
REVIEWED BY	JLM
DATE	12/01/05
PROJECT NO.	060201
DRAWING NAME	

GRADING AND
DRAINAGE
PLAN

SHEET NO. C100

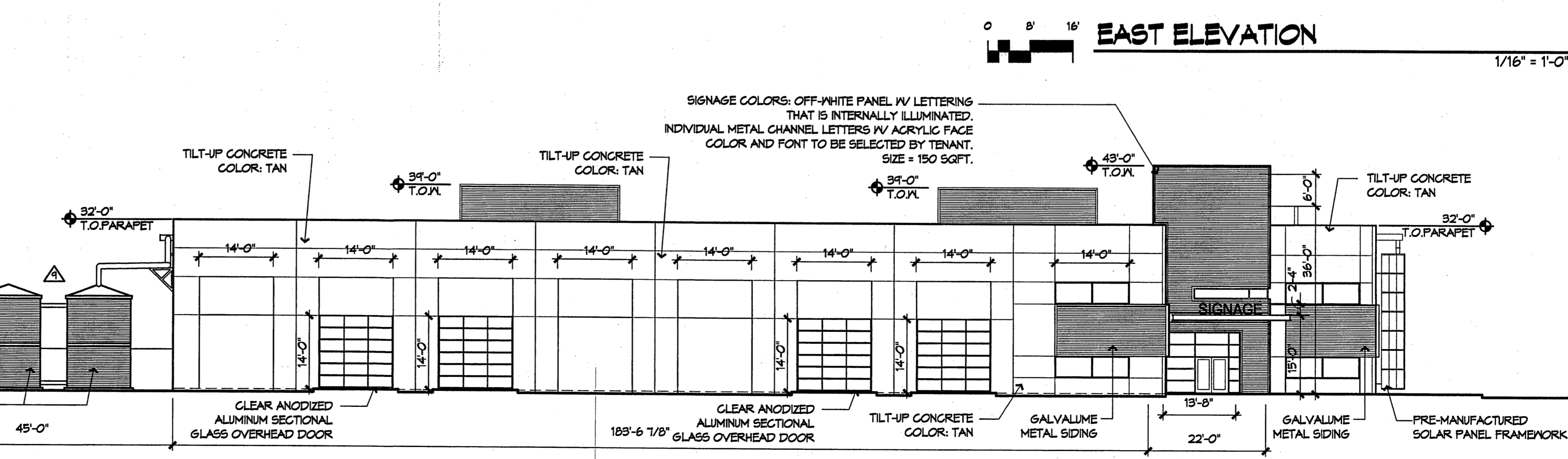
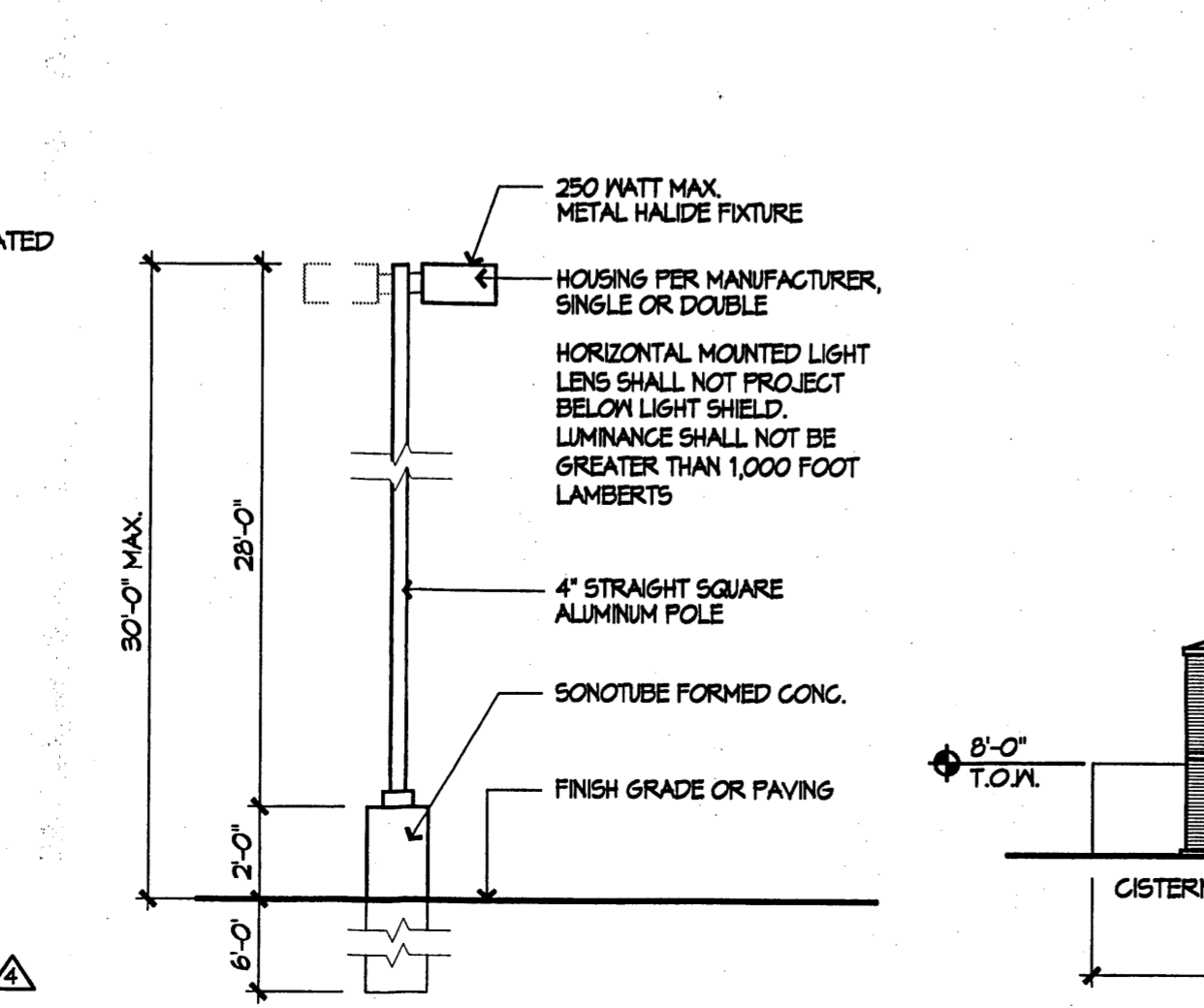
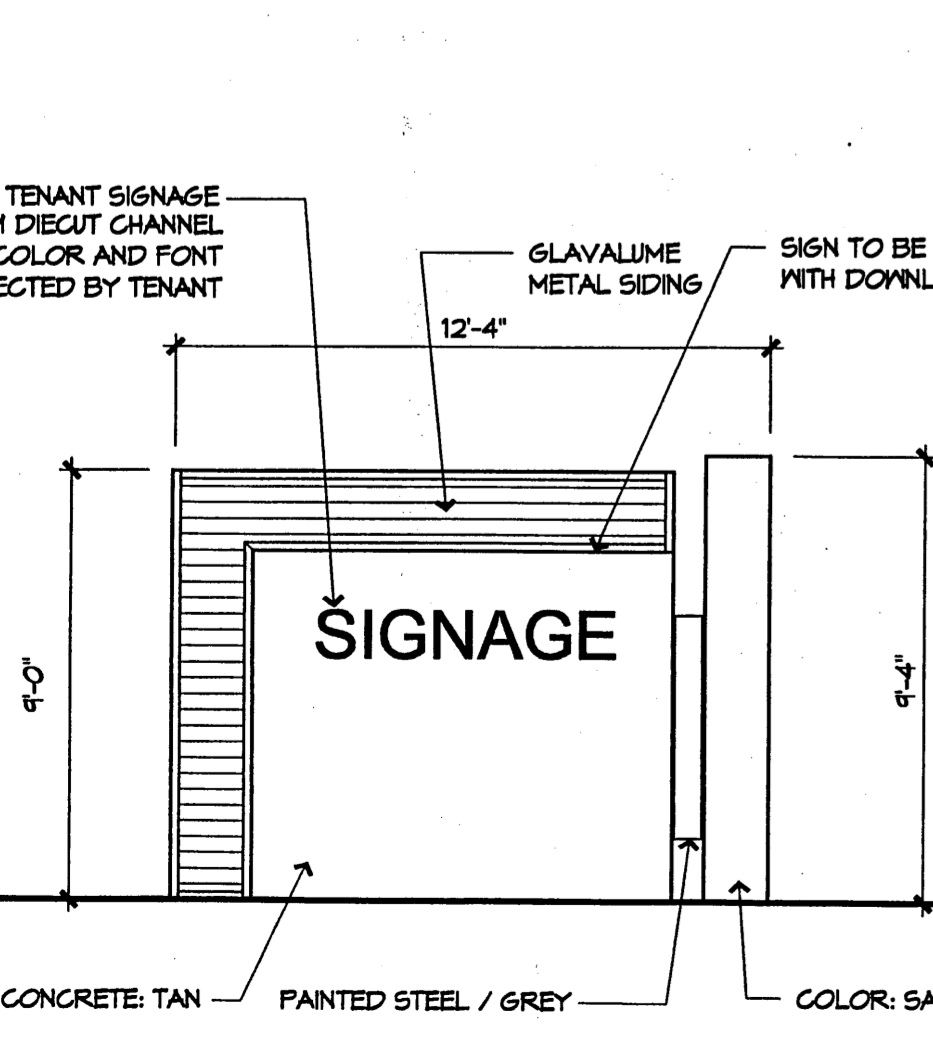
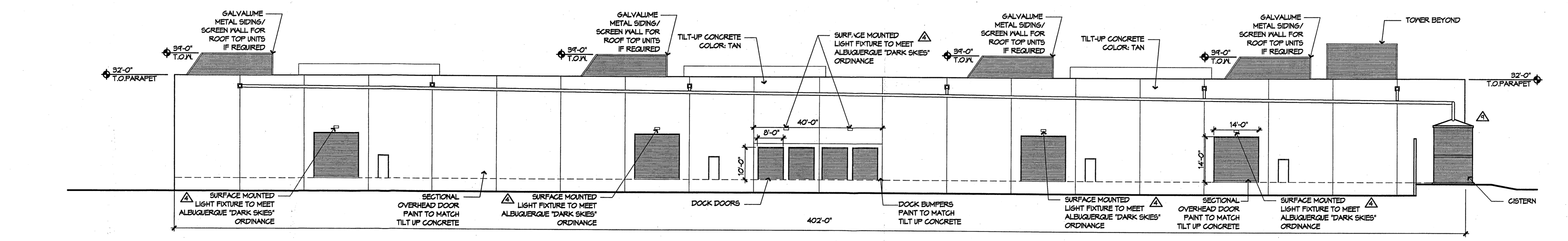
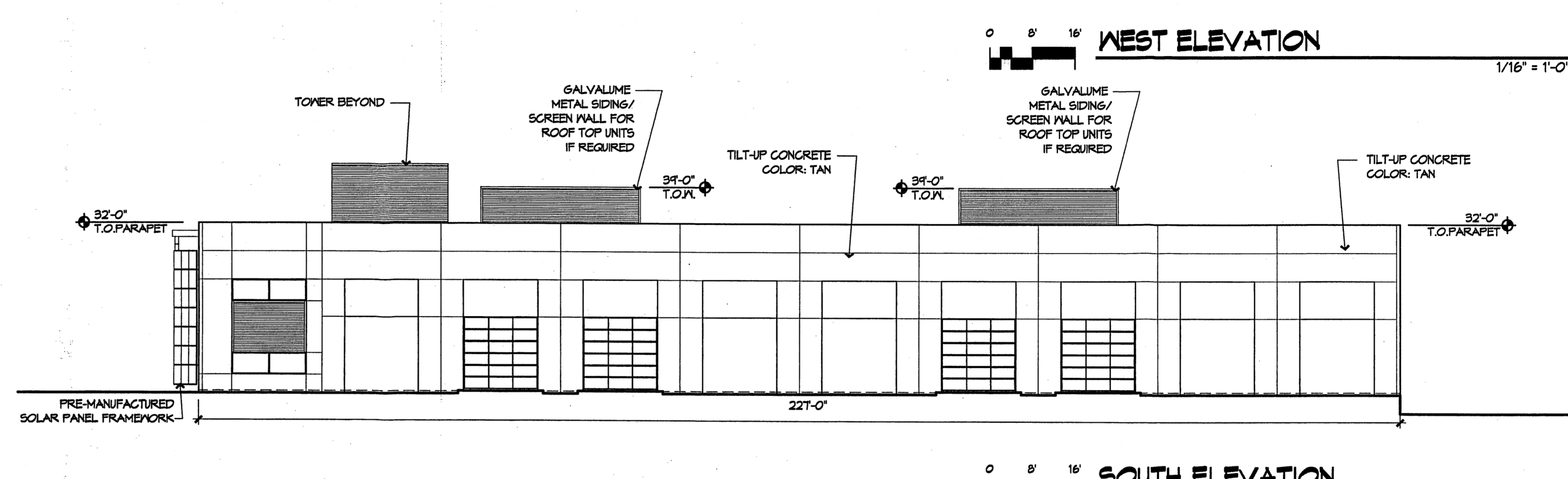
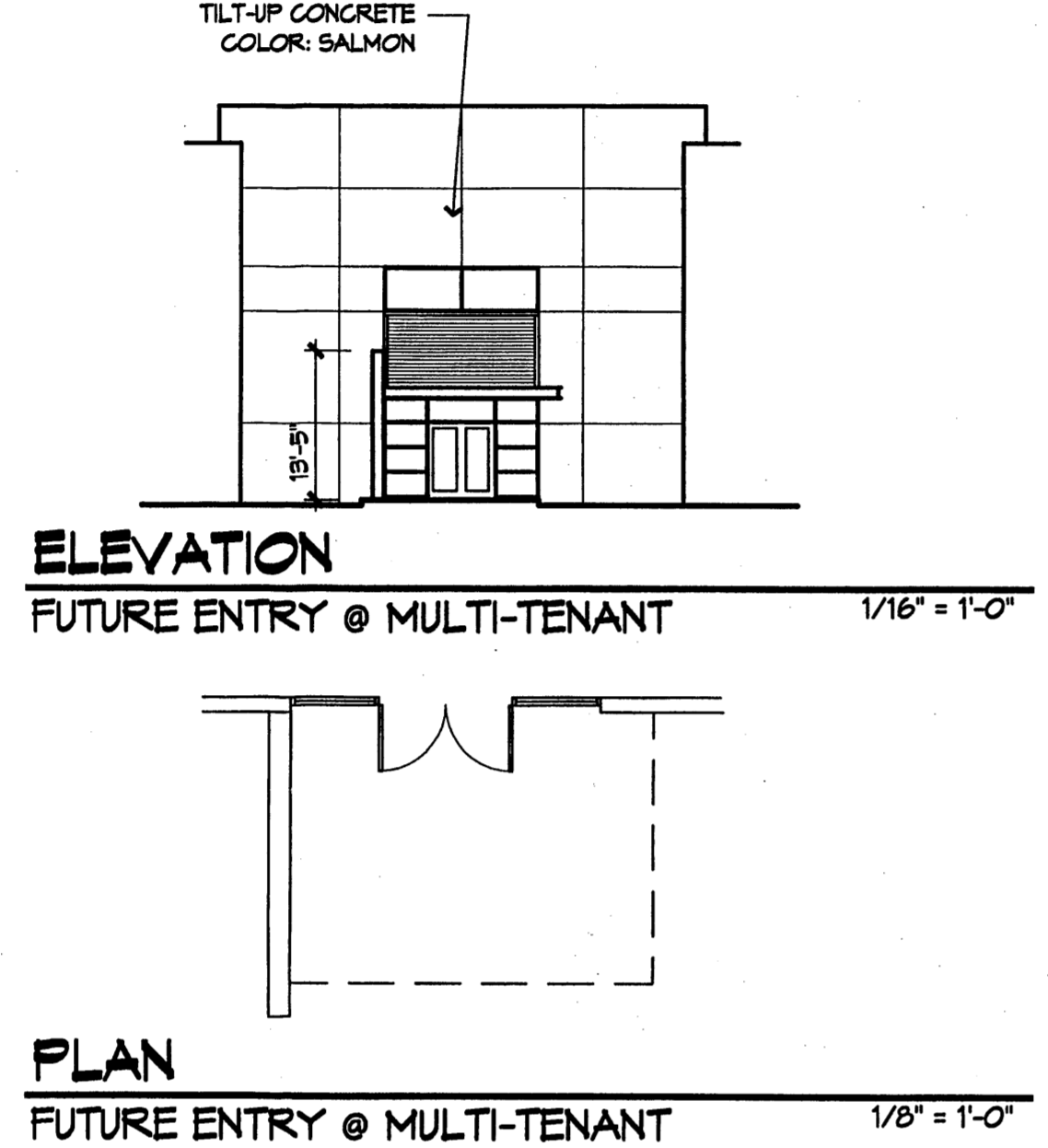
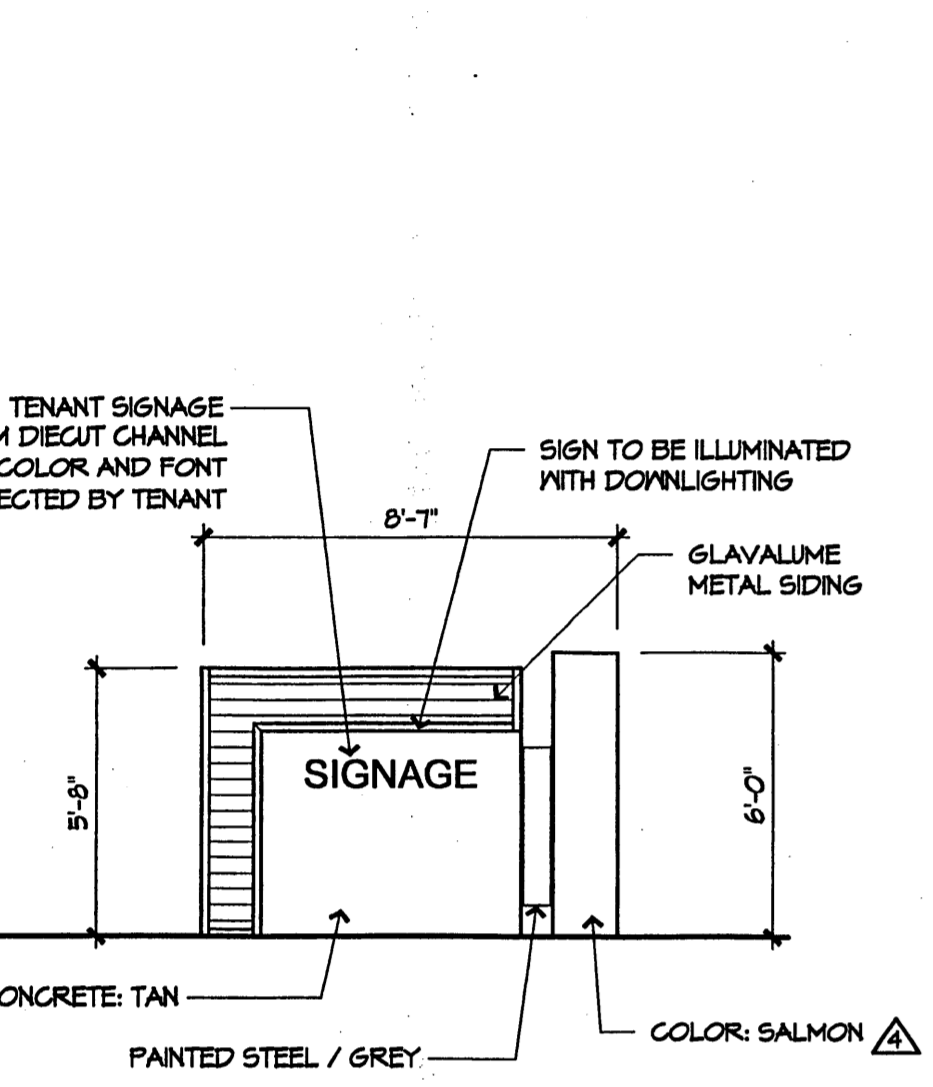
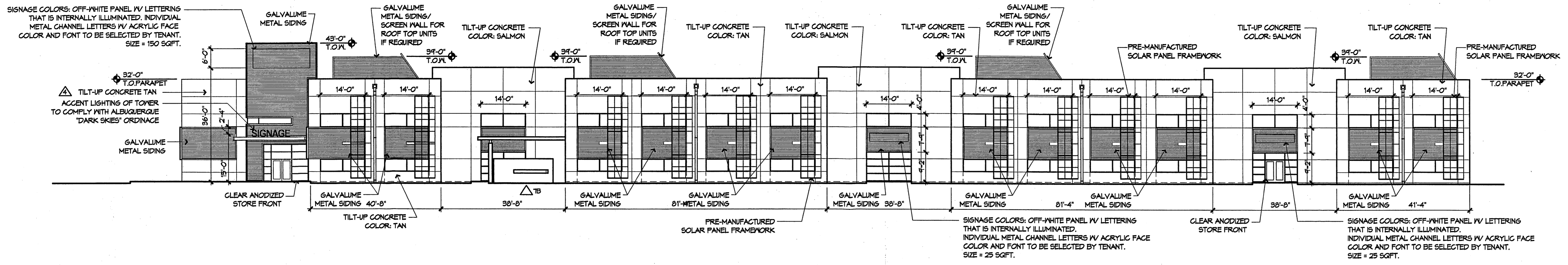
Bohannon & Huston

Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

REVISIONS

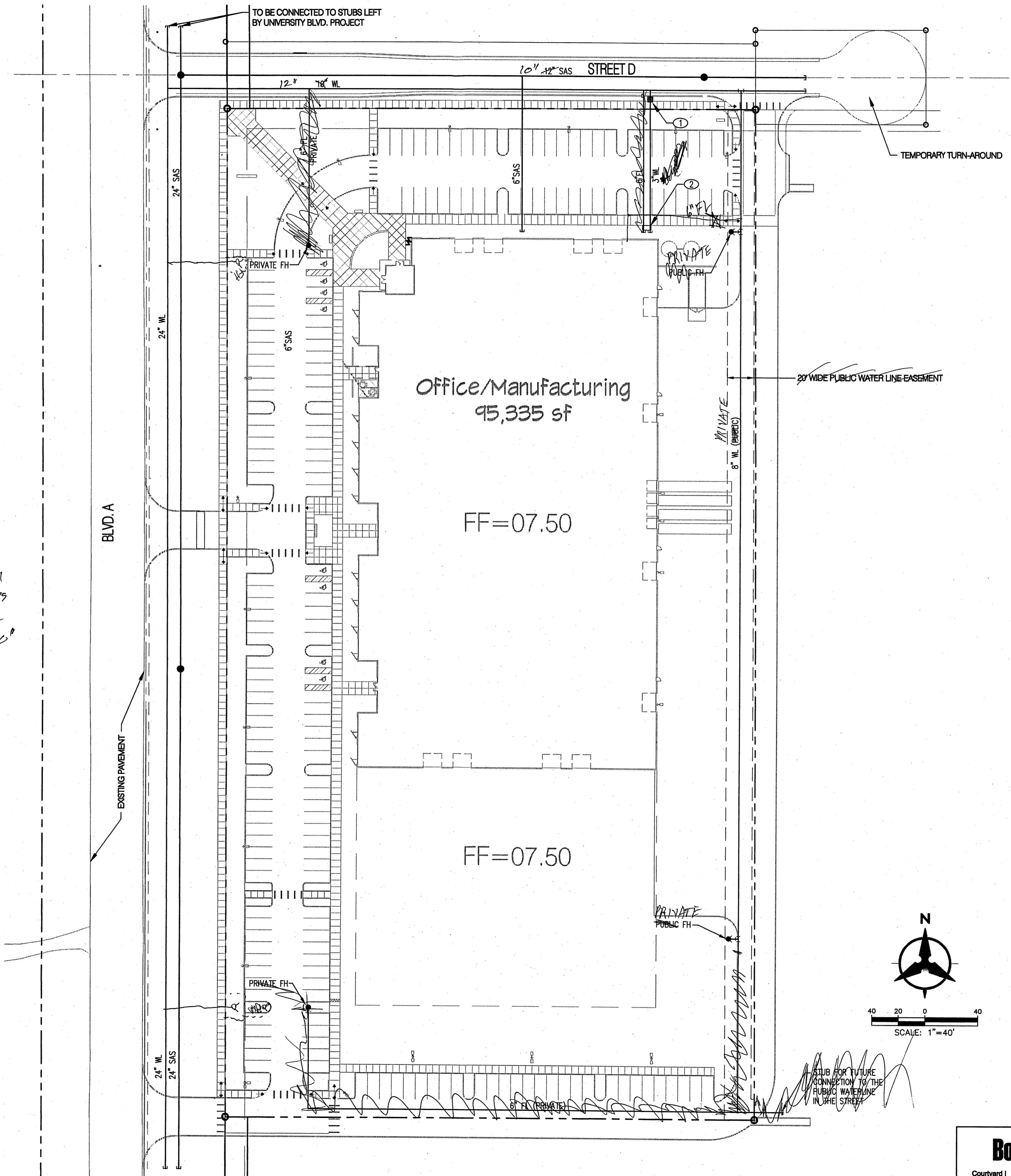
△	12/2/05 DRB SUBMITTAL
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DRAWN BY: SL
REVIEWED BY: MB, CG
DATE: November 11, 2005
PROJECT NO.: 05155
DRAWING NAME: ELEVATIONS



REVISIONS	DATE
△	November 11, 2005
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△	

DRAWN BY	RMB
REVIEWED BY	JLM
DATE	12/01/05
PROJECT NO.	060201
DRAWING NAME	CONCEPTUAL UTILITY PLAN FOR SITE PLAN FOR BLDG PERMIT
SHEET NO.	C200



KEYED NOTES

- ① INSTALL 2" WATER METER.
- ② INSTALL 2" BACK FLOW PREVENTER (DOMESTIC) AND 6" BACK FLOW PREVENTER (FIRELINE) IN A SHARED HOTBOX.

Place FH on West side off 24" with fire leg valves as per Fire Marshal's 300' Requirement

Future Plat will require fire hydrant elements for West side (10' x 10' easement)

UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

KEYED NOTES

1. CONNECT TO EXISTING 2" WATER SERVICE. INSTALL 3" WATER SERVICE LINE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
2. CONNECT TO EXISTING 8" STUBOUT. INSTALL 8" WATERLINE.
3. INSTALL 8"x6" TEE, 1 - 6" GATE VALVE W/BOX & LID PER COA STD DWG 2326, AND 1 - FIRE HYDRANT COMPLETE PER COA STD DWG 2340.
4. INSTALL 8"x8" TEE, 1 - 8" GATE VALVE W/BOX & LID PER COA STD DWG 2326. INSTALL 8" FIRELINE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
5. INSTALL 8" BACKFLOW PREVENTION ASSEMBLY PER COA STD DWG 2385.
6. INSTALL 3" BACKFLOW PREVENTION ASSEMBLY PER COA STD DWG 2385.
7. INSTALL COMBINATION HOTBOX TO ENCLOSE BOTH DOMESTIC AND FIRELINE BACKFLOW PREVENTORS. CONTRACTOR TO COORDINATE ELECTRICAL SUPPLY & CONDUITS TO HOTBOX LOCATION.
8. PUBLIC FIRE HYDRANT - INSTALLED WITH COA DRC PROJECT NO. _____
9. INSTALL 8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326 AND 8" CAP W/RESTRAINED JOINTS.
10. CONNECT TO EXISTING 6" SAS STUBOUT. INSTALL 6" SAS SERVICE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.

NOTE: CONTRACTOR SHALL VERIFY DEPTH AND LOCATIONS OF ALL EXISTING UTILITIES AND CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.

RESTRAINED JOINT TABLE

MECHANICAL 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/CAP	55'	72'	86'

NOTE:

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, UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

MATERIALS:

SAS LINE: SDR-35 PVC
WATER LINE: C900-PVC

NOTE: ALL PUBLIC UTILITIES SHOWN IN STREET 'D' AND BLVD 'A' SHALL BE CONSTRUCTED PER COA DRC PROJECT # _____

