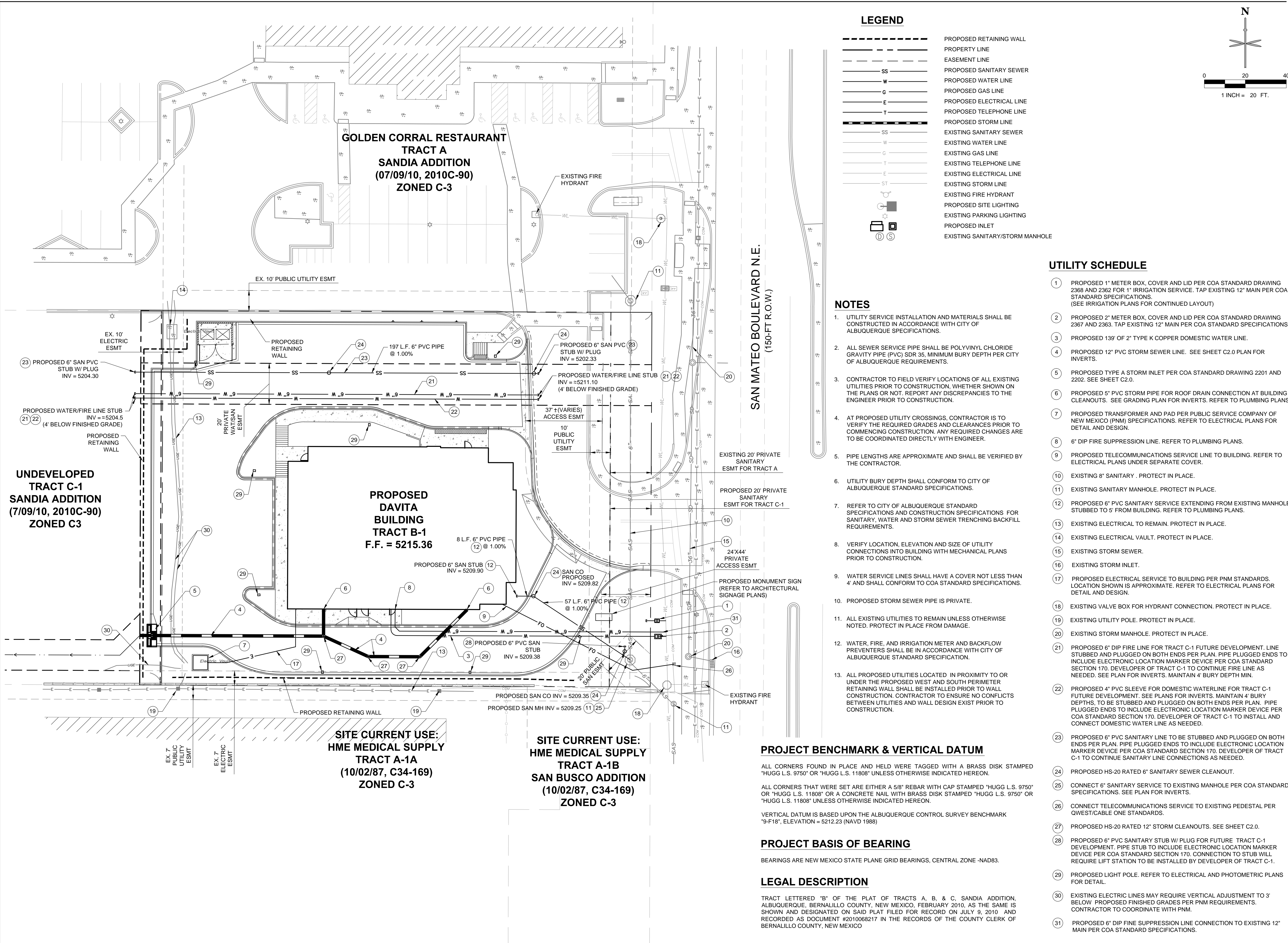


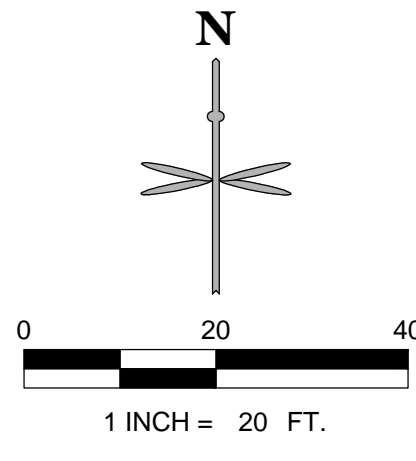
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P:\D\AVITA\NM. ALBUQUERQUE- 5207 SAN MATEO\08 CAD\CAD\0.UTILITY PLAN.DWG



LEGEND

- PROPOSED RETAINING WALL
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- G PROPOSED GAS LINE
- E PROPOSED ELECTRICAL LINE
- T PROPOSED TELEPHONE LINE
- PROPOSED STORM LINE
- SS EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- E EXISTING ELECTRICAL LINE
- T EXISTING STORM LINE
- ST EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHTING
- EXISTING PARKING LIGHTING
- PROPOSED INLET
- EXISTING SANITARY/STORM MANHOLE



NOTES

1. UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS.
2. ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PER CITY OF ALBUQUERQUE REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
5. PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
6. UTILITY BURY DEPTH SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
7. REFER TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND CONSTRUCTION SPECIFICATIONS FOR SANITARY, WATER AND STORM SEWER TRENCHING BACKFILL REQUIREMENTS.
8. VERIFY LOCATION, ELEVATION AND SIZE OF UTILITY CONNECTIONS INTO BUILDING WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
9. WATER SERVICE LINES SHALL HAVE A COVER NOT LESS THAN 4" AND SHALL CONFORM TO COA STANDARD SPECIFICATIONS.
10. PROPOSED STORM SEWER PIPE IS PRIVATE.
11. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
12. WATER, FIRE, AND IRRIGATION METER AND BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATION.
13. ALL PROPOSED UTILITIES LOCATED IN PROXIMITY TO OR UNDER THE PROPOSED WEST AND SOUTH PERIMETER RETAINING WALL SHALL BE INSTALLED PRIOR TO WALL CONSTRUCTION. CONTRACTOR TO ENSURE NO CONFLICTS BETWEEN UTILITIES AND WALL DESIGN EXIST PRIOR TO CONSTRUCTION.

UTILITY SCHEDULE

- 1 PROPOSED 1" METER BOX, COVER AND LID PER COA STANDARD DRAWING 2368 AND 2362 FOR 1" IRRIGATION SERVICE. TAP EXISTING 12" MAIN PER COA STANDARD SPECIFICATIONS. (SEE IRRIGATION PLANS FOR CONTINUED LAYOUT)
- 2 PROPOSED 2" METER BOX, COVER AND LID PER COA STANDARD DRAWING 2367 AND 2363. TAP EXISTING 12" MAIN PER COA STANDARD SPECIFICATIONS.
- 3 PROPOSED 139' OF 2" TYPE K COPPER DOMESTIC WATER LINE.
- 4 PROPOSED 12" PVC STORM SEWER LINE. SEE SHEET C2.0 PLAN FOR INVERTS.
- 5 PROPOSED TYPE A STORM INLET PER COA STANDARD DRAWING 2201 AND 2202. SEE SHEET C2.0.
- 6 PROPOSED 5" PVC STORM PIPE FOR ROOF DRAIN CONNECTION AT BUILDING CLEANOUTS. SEE GRADING PLAN FOR INVERTS. REFER TO PLUMBING PLANS
- 7 PROPOSED TRANSFORMER AND PAD PER PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) SPECIFICATIONS. REFER TO ELECTRICAL PLANS FOR DETAIL AND DESIGN.
- 8 6" DIP FIRE SUPPRESSION LINE. REFER TO PLUMBING PLANS.
- 9 PROPOSED TELECOMMUNICATIONS SERVICE LINE TO BUILDING. REFER TO ELECTRICAL PLANS UNDER SEPARATE COVER.
- 10 EXISTING 8" SANITARY. PROTECT IN PLACE.
- 11 EXISTING SANITARY MANHOLE. PROTECT IN PLACE.
- 12 PROPOSED 6" PVC SANITARY SERVICE EXTENDING FROM EXISTING MANHOLE STUBBED TO 5' FROM BUILDING. REFER TO PLUMBING PLANS.
- 13 EXISTING ELECTRICAL TO REMAIN. PROTECT IN PLACE.
- 14 EXISTING ELECTRICAL VAULT. PROTECT IN PLACE.
- 15 EXISTING STORM SEWER.
- 16 EXISTING STORM INLET.
- 17 PROPOSED ELECTRICAL SERVICE TO BUILDING PER PNM STANDARDS. LOCATION SHOWN IS APPROXIMATE. REFER TO ELECTRICAL PLANS FOR DETAIL AND DESIGN.
- 18 EXISTING VALVE BOX FOR HYDRANT CONNECTION. PROTECT IN PLACE.
- 19 EXISTING UTILITY POLE. PROTECT IN PLACE.
- 20 EXISTING STORM MANHOLE. PROTECT IN PLACE.
- 21 PROPOSED 6" DIP FIRE LINE FOR TRACT C-1 FUTURE DEVELOPMENT. LINE STUBBED AND PLUGGED ON BOTH ENDS PER PLAN. PIPE PLUGGED ENDS TO INCLUDE ELECTRONIC LOCATION MARKER DEVICE PER COA STANDARD SECTION 170. DEVELOPER OF TRACT C-1 TO CONTINUE FIRE LINE AS NEEDED. SEE PLAN FOR INVERTS. MAINTAIN 4' BURY DEPTH MIN.
- 22 PROPOSED 4" PVC SLEEVE FOR DOMESTIC WATER LINE FOR TRACT C-1 FUTURE DEVELOPMENT. SEE PLANS FOR INVERTS. MAINTAIN 4' BURY DEPTH. TO BE STUBBED AND PLUGGED ON BOTH ENDS PER PLAN. PIPE PLUGGED ENDS TO INCLUDE ELECTRONIC LOCATION MARKER DEVICE PER COA STANDARD SECTION 170. DEVELOPER OF TRACT C-1 TO INSTALL AND CONNECT DOMESTIC WATER LINE AS NEEDED.
- 23 PROPOSED 6" PVC SANITARY LINE TO BE STUBBED AND PLUGGED ON BOTH ENDS PER PLAN. PIPE PLUGGED ENDS TO INCLUDE ELECTRONIC LOCATION MARKER DEVICE PER COA STANDARD SECTION 170. DEVELOPER OF TRACT C-1 TO CONTINUE SANITARY LINE CONNECTIONS AS NEEDED.
- 24 PROPOSED HS-20 RATED 6" SANITARY SEWER CLEANOUT.
- 25 CONNECT 6" SANITARY SERVICE TO EXISTING MANHOLE PER COA STANDARD SPECIFICATIONS. SEE PLAN FOR INVERTS.
- 26 CONNECT TELECOMMUNICATIONS SERVICE TO EXISTING PEDESTAL PER QWEST/CABLE ONE STANDARDS.
- 27 PROPOSED HS-20 RATED 12" STORM CLEANOUTS. SEE SHEET C2.0.
- 28 PROPOSED 6" PVC SANITARY STUB W/ PLUG FOR FUTURE TRACT C-1 DEVELOPMENT. PIPE STUB TO INCLUDE ELECTRONIC LOCATION MARKER DEVICE PER COA STANDARD SECTION 170. CONNECTION TO STUB WILL REQUIRE LIFT STATION TO BE INSTALLED BY DEVELOPER OF TRACT C-1.
- 29 PROPOSED LIGHT POLE. REFER TO ELECTRICAL AND PHOTOMETRIC PLANS FOR DETAIL.
- 30 EXISTING ELECTRICAL LINES MAY REQUIRE VERTICAL ADJUSTMENT TO 3' BELOW PROPOSED FINISHED GRADES PER PNM REQUIREMENTS. CONTRACTOR TO COORDINATE WITH PNM.
- 31 PROPOSED 6" DIP FIRE SUPPRESSION LINE CONNECTION TO EXISTING 12" MAIN PER COA STANDARD SPECIFICATIONS.

PROJECT BENCHMARK & VERTICAL DATUM

ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" OR "HUGG L.S. 11808" UNLESS OTHERWISE INDICATED HEREON.

ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR "HUGG L.S. 11808" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" OR "HUGG L.S. 11808" UNLESS OTHERWISE INDICATED HEREON.

VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "9-F18", ELEVATION = 5212.23 (NAVD 1988)

PROJECT BASIS OF BEARING

BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE -NAD83.

LEGAL DESCRIPTION

TRACT LETTERED "B" OF THE PLAT OF TRACTS A, B, & C, SANDIA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2010, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD ON JULY 9, 2010 AND RECORDED AS DOCUMENT #2010068217 IN THE RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO

DATE	08/10/15
BY	
REVISION	
No.	

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT & ENGINEERING SOLUTIONS, Inc.
 1500 West 15th Street
 Suite 1575
 Denver, CO 80202
 303.572.7997
 FIRM NO. F-14751

Davita

CIVIL CONSTRUCTION DOCUMENTS

DAVITA DIALYSIS CENTER - ALBUQUERQUE

5207 San Mateo Boulevard N.E.

UTILITY PLAN

PROJECT NO: DAV003.01
 DESIGNED BY: KLR
 DRAWN BY: KLR
 DATE: 03/10/15

C4.0
 SHEET 8 OF 11