

McMAHON BOULEVARD
156' R/W (W/ 20' CENTER MEDIAN)

APPROVED/DISAPPROVED
DATE: 08/19/12
BY: [Signature]

- ### GENERAL NOTES
- NEW PRIVATE ENTRANCE DRIVEWAYS AT AND HANDICAP RAMPS AT PINON VERDE AND BANDELIER TO BE CONSTRUCTED PER COA STANDARD DRAWINGS 2426.
 - THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 - ZONING AND PLAN REVIEW FEES AND APPLICATIONS SHALL BE VERIFIED WITH CITY.
 - UTILITY PERMITS, TAP FEES AND STORM WATER FEES INCLUDING WATER MODEL CALCULATIONS SHALL BE VERIFIED WITH CITY.
 - STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE CITY ENGINEER - PER LOCAL DEVELOPERS. REGION'S CLIMATE IS ARID IN NATURE AND DUE TO LAND VALUES, THE MINIMAL AMOUNT OF STORMWATER IS TYPICALLY COLLECTED IN UNDERGROUND STRUCTURES.
 - CURRENT STATUS WITHIN FLOOD PLAIN MUST BE VERIFIED WITH THE CITY.
 - LANDSCAPING PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF NEW MEXICO.
 - PUBLIC PLAZAS ARE NOT APPLICABLE TO TRACTS C & D (TRACTS C & D NOW KNOWN AS TRACT D-1).

- ### DRAWING LEGEND
- INDICATES EXISTING PROPERTY LINE
 - INDICATES REQUIRED SETBACKS AND EASEMENTS
 - INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE
 - INDICATES NEW ASPHALT SURFACE FOR PERMANENT USE
 - INDICATES PEDESTRIAN OR ACCESSIBLE AISLE STRIPING
 - INDICATES POLE MOUNTED CUTOFF PARKING LOT LIGHTING (LIGHT TO BE MOUNTED AT 18' ABOVE FINISHED GRADE)
 - EXISTING GAS LINE MARKER
 - EXISTING 2" VERTICAL UNCAPPED PVC PIPE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING HYDRANT
 - NEW HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING OR NEW RAISED TRUNCATED DOME MAT
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING DRAIN INLET
 - EXISTING WALL

ZONING

SU-1 FOR MIXED USES PROJECT 1000936
MEDICAL OFFICE IS ALLOWED

SURROUNDING ZONES:
NORTH - R-T
EAST - SU-1 (C-1 USES)
SOUTH - SU-1 (C-1 USES)
WEST - R-T

AREAS

LOT AREA: 61,751 S.F. OR 1.15 ACRES
(EXCLUDES ROAD RIGHT-OF-WAY AND ROAD EASEMENTS, TOTAL LOT AREA INCLUSIVE OF RIGHT-OF-WAY AND ROAD EASEMENTS IS 1.61 ACRES)

TOTAL BUILDING AREA: 9,010 G.S.F. (EXTERIOR OF BUILDING)
8,687 N.S.F. (INTERIOR SPACE)

PARKING

TOTAL PARKING REQUIRED PER CITY:
MEDICAL OFFICE-CLINIC: SEE ATTACHED LETTER REGARDING LIBERTY DIALYSIS PARKING REQUIREMENTS

PROVIDED STANDARD STALLS: 29
PROVIDED ACCESSIBLE STALLS: 3 (1 OF 8 MUST BE VAN)
PROVIDED MOTORCYCLE STALLS: 2

TOTAL PARKING PROVIDED: 32 + 2 MOTORCYCLE

PARKING STALL SIZE PER CODE, 90":
8'-6" W X 18'-0" L
8'-6" W X 16'-0" L (COMPACT CAR)
24' AISLE

MAXIMUM CURB CUT WIDTH SHALL BE 32'

SETBACKS

BUILDING:
McMAHON BLVD ROW: 20' MIN
INTERIOR ROAD ROW: 15' MIN
PROPERTY LINE OF A COMMERCIAL ZONE: 10'
REAR: 10'

PARKING:
McMAHON BLVD ROW: 25' MIN
INTERIOR ROAD ROW: 15' MIN



PROJECT NUMBER: 1009325
Application Number: 12ERC-40044

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 8/9/2012 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

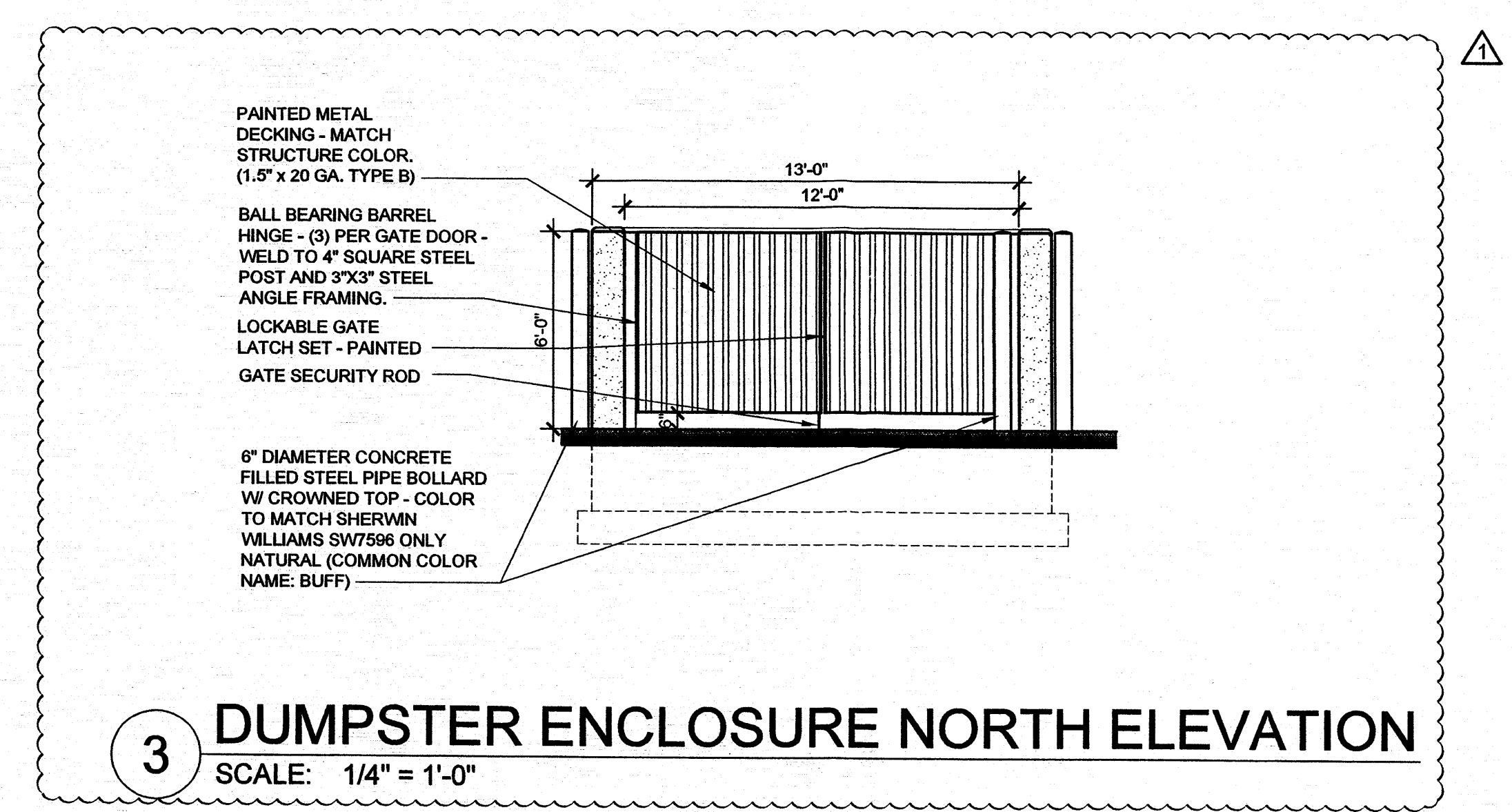
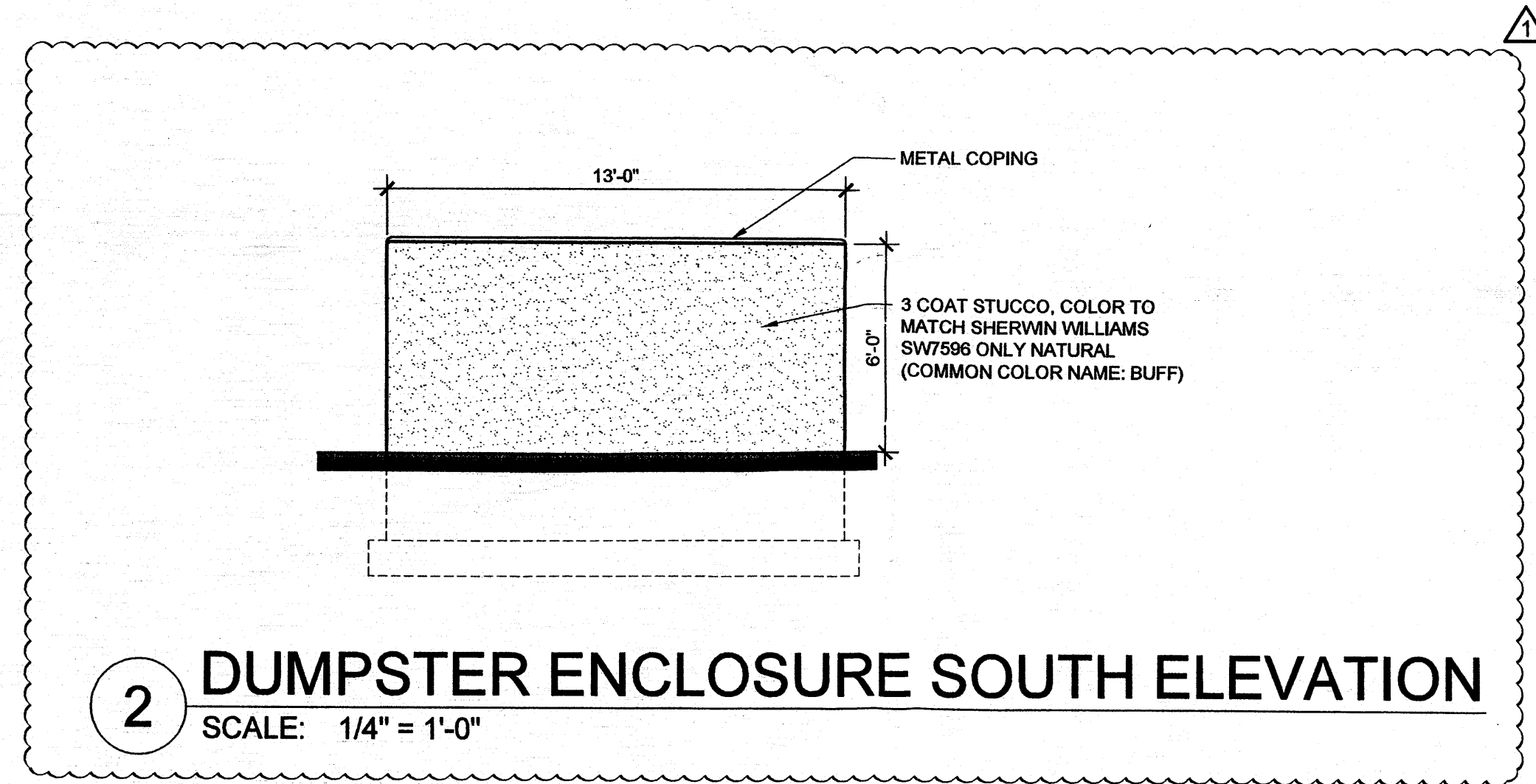
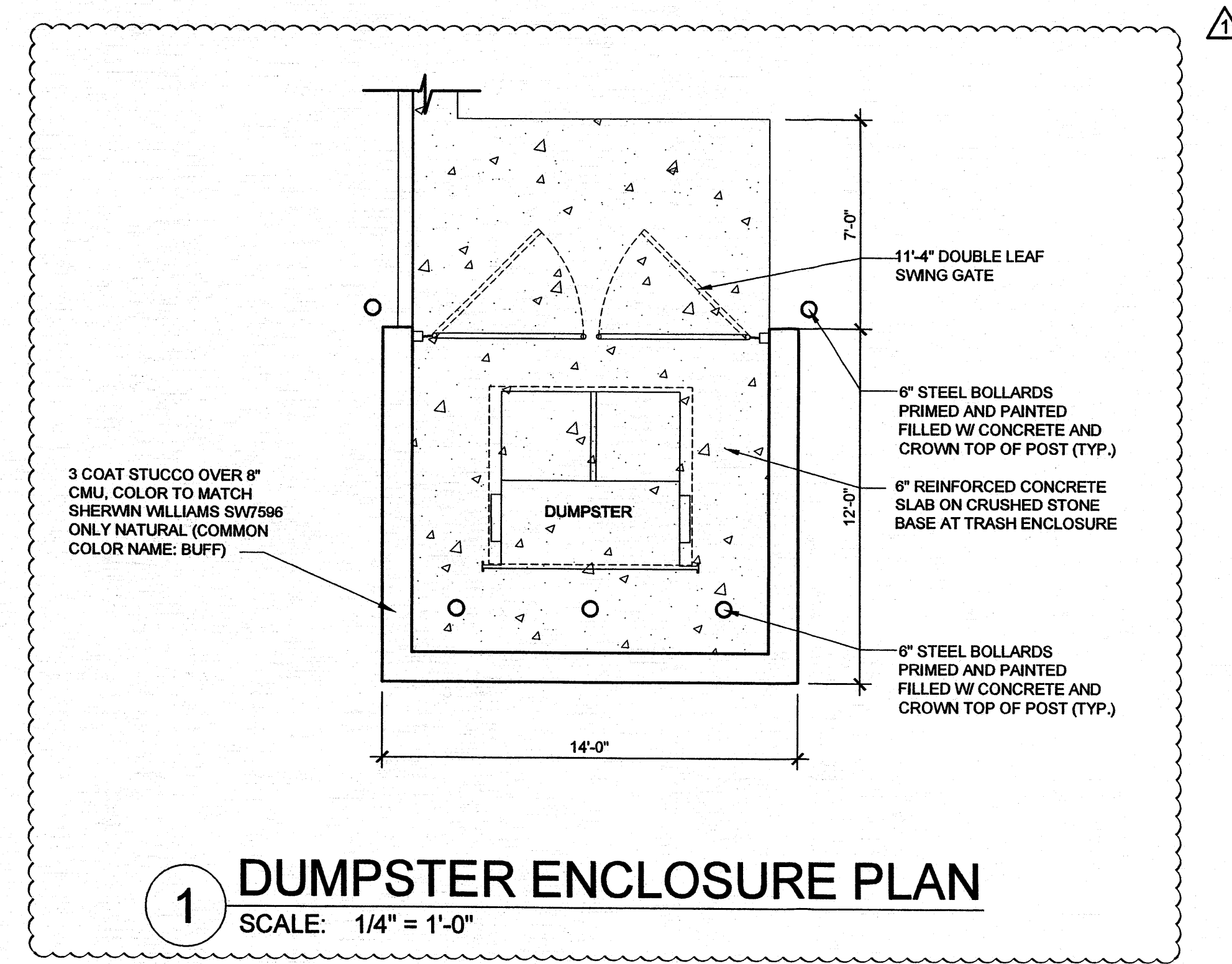
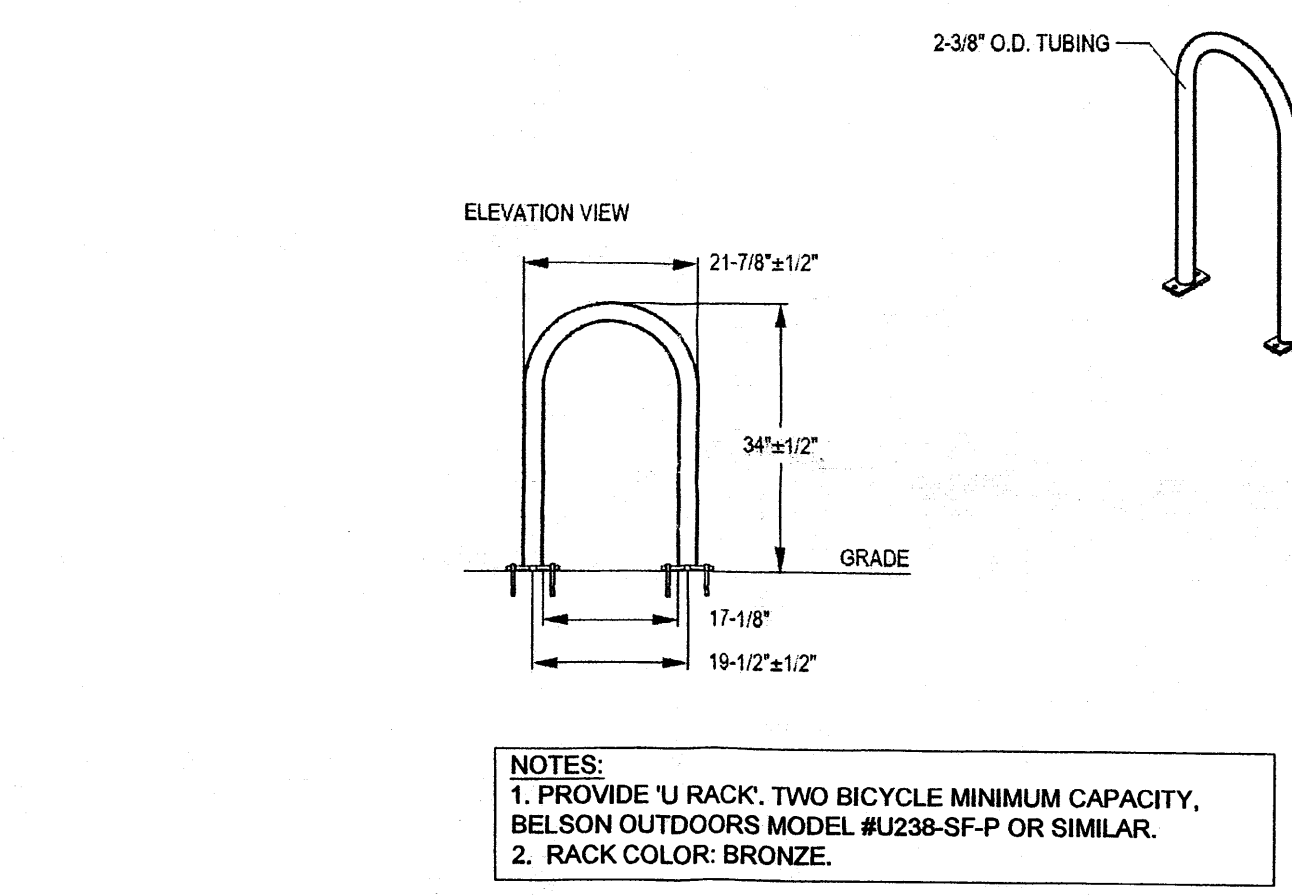
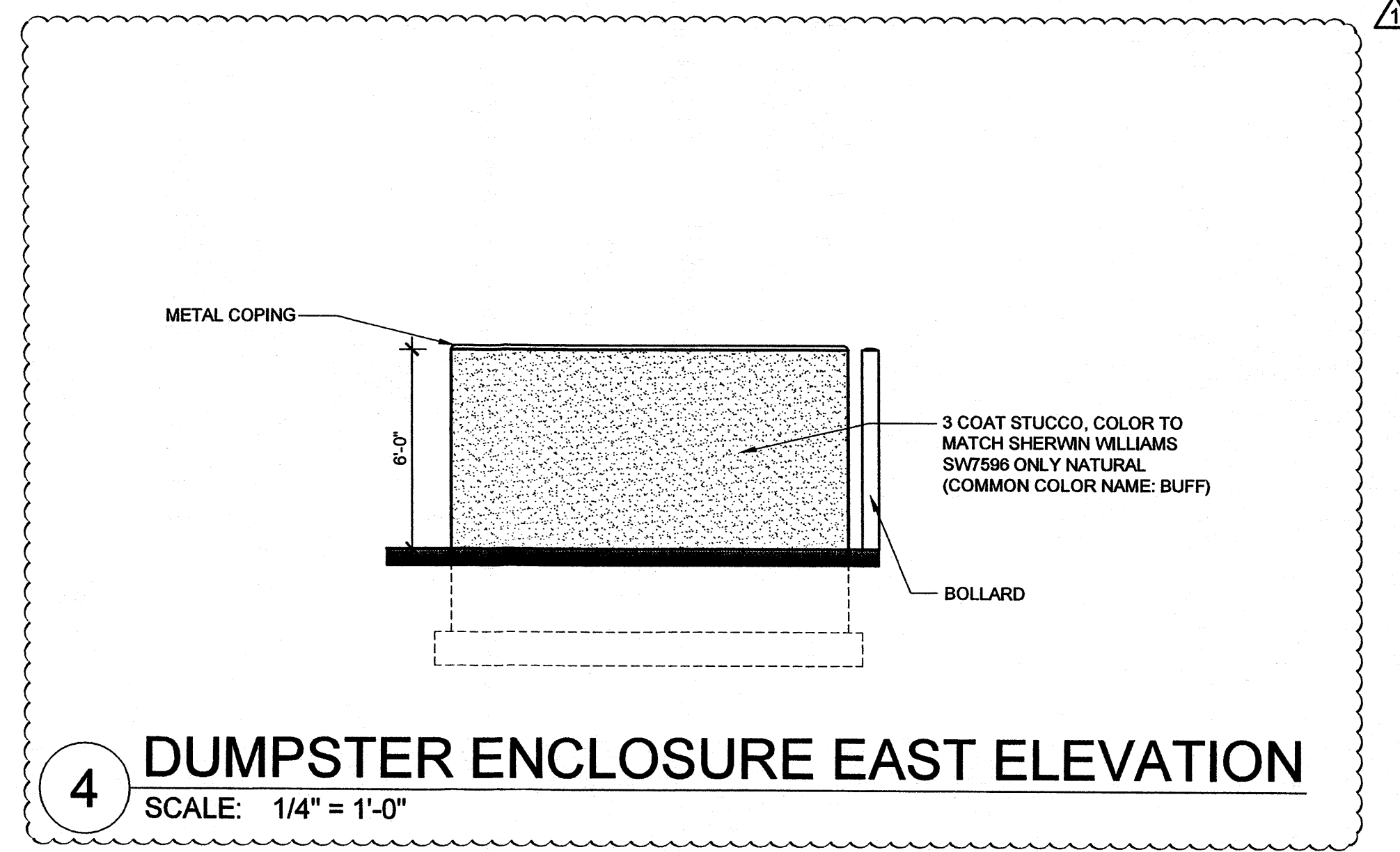
[Signature]	10-04-12
Traffic Engineering, Transportation Division	Date
[Signature]	08/19/12
Water Authority	Date
[Signature]	9/19/12
Parks and Recreation Department	Date
[Signature]	9-19-12
City Engineer	Date
[Signature]	10-11-12
Solid Waste Management	Date
[Signature]	10-11-12
DRG Chairperson, Planning Department	Date

Site Development Plan for Building Permit:
Liberty Dialysis-Rio Rancho
NWQ Unser Blvd & McMahon Blvd Tract D-1
Albuquerque, New Mexico 87114

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#	DATE	EPC COMMENTS	REVISION DESCRIPTION
1	8-30-2012		
2			
3			
4			
5			
6			
7			
8			
9			
10			

1A



SITE PLAN DETAILS
SCALE: VARIES

#	DATE	EPC COMMENTS	REVISION DESCRIPTION
1	8-30-2012		

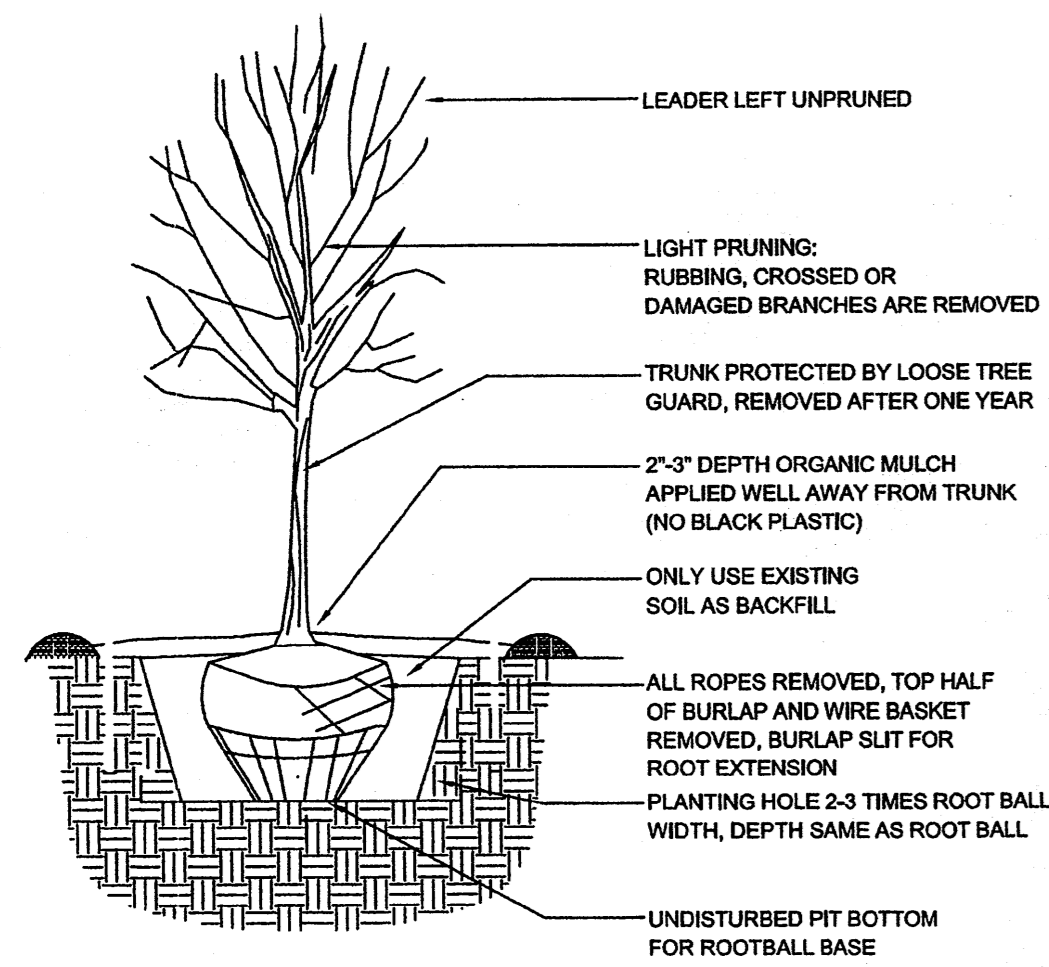
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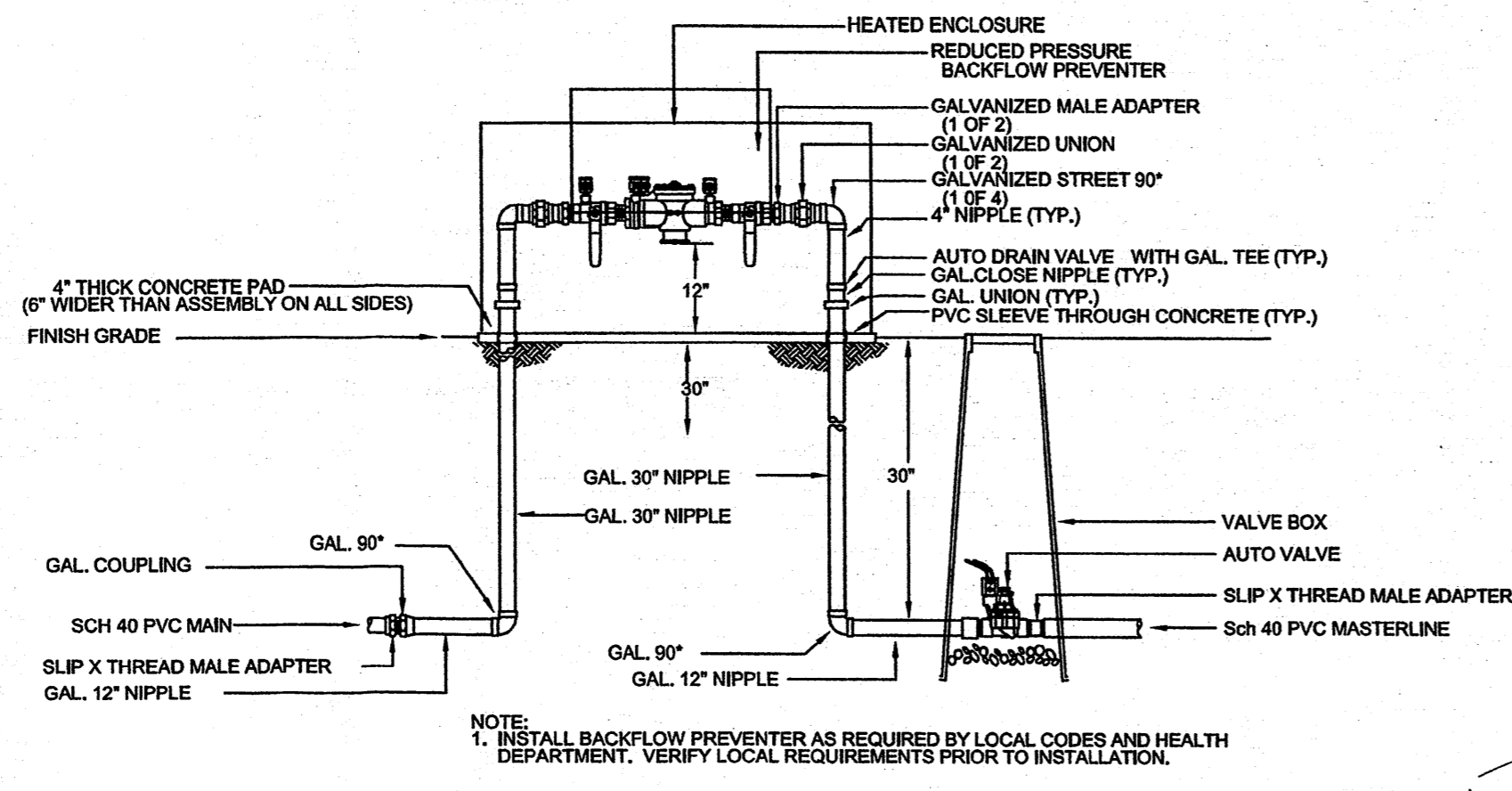
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Project #: 12031-02

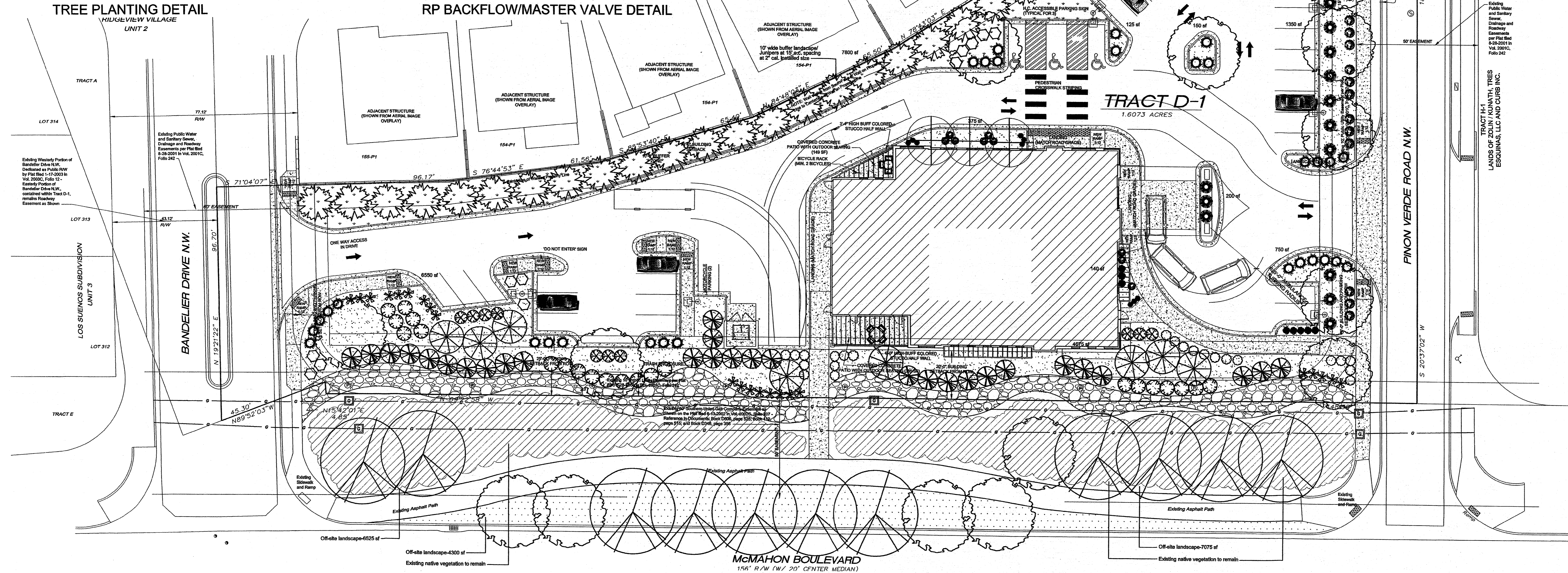
1B



TREE PLANTING DETAIL
RIDGEVIEW VILLAGE
UNIT 2



RP BACKFLOW/MASTER VALVE DETAIL



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Mature Landscape Ht./Sp. Coverage	Water Use	Drip Emitters
3	⊕	<i>Crataegus</i> Hawthorn	2" Cal	20'/20'	Medium	6-2 gph
15	⊕	<i>Pistacia</i> Chinese Pistache	2" Cal	60'/60'	Medium	6-2 gph
11	⊕	<i>Fraxinus velutina</i> Modesto Ash	2" Cal	40'/35'	Medium +	6-2 gph
31	⊕	<i>Juniperus chinensis</i> Spartan Juniper	2" Cal	25'/20'	Low+	4-2 gph
8	⊕	<i>Vitex</i> Chaste Tree	15-Gal	20'/20' 400 sf=3200 sf	Medium	6-2 gph
16	⊕	<i>Miscanthus</i> Maiden Grass	5-Gal	5'/5' 25 sf=400 sf	Medium	2-2 gph
8	⊕	<i>Calamagrostis</i> Karlf Foerster Grass	5-Gal	3'/2' 10 sf=80 sf	Medium	2-2 gph

Shrubs/Groundcovers	Size	Mature Landscape Ht./Sp. Coverage	Water Use	Drip Emitters
23	⊕	<i>Caryopteris</i> Blue Mist	1-Gal 3/3' 15 sf=945 sf	Medium 2-2 gph
22	⊕	<i>Hesperaloe parviflora</i> Red Yucca	5-Gal 3/4' 20 sf=440 sf	Low+ 2-1 gph
30	⊕	<i>Juniperus sabinna</i> 'Buffalo' Buffalo Juniper (female)	1-Gal 1/5' 25 sf=750 sf	Low + 2-1 gph
23	⊕	<i>Rhus aromatica</i> Gro Low Sumac	1-Gal 2/6' 36 sf=828 sf	Low+ 2-1 gph
31	⊕	<i>Chamaebatia</i> Fembush	5-Gal 5/6' 36 sf=1116 sf	Low+ 2-1 gph
10	⊕	<i>Parovskia</i> Russian Sage	1-Gal 5/5' 25 sf=250 sf	Low + 2-1 gph
9	⊕	<i>Potentilla</i> Shrubby Cinquefoil	5-Gal 3/3' 10 sf=90 sf	Medium+ 2-2 gph
27	⊕	<i>Rhus trilobata</i> 3 Leaf Sumac	1-Gal 6/6' 36 sf=972 sf	Low 2-1 gph
11	⊕	<i>Fallugia</i> Apache Plume	1-Gal 6/7' 49 sf=539 sf	Low 2-1 gph
9	⊕	<i>Buddleia</i> Butterfly Bush	5-Gal 5/5' 25 sf=225 sf	Medium 2-2 gph
9	⊕	<i>Achillea</i> Moonshine Yarrow	1-Gal 2/2' 10 sf=90 sf	Medium 2-1 gph

Total landscape coverage= 9,325 sf

SITE DATA

GROSS LOT AREA (1.61 ACRES)	70,131 SF
LESS BUILDING(S)	9,056 SF
NET LOT AREA	61,075 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	9,004 SF
PROPOSED LANDSCAPE	23,240 SF
PROPOSED OFF-SITE LANDSCAPE	17,900 SF
TOTAL PROPOSED LANDSCAPE	41,140 SF
PERCENT OF NET LOT AREA	67.2 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES 1 PER 25 LF. OF McMAHON STREET FRONTAGE	18
1 PER 30 LF. OF PINON VERDE ST. FRONTAGE	6
PROVIDED STREET TREES	22
REQUIRED PARKING LOT TREES 1 PER 8 SPACES	5
29 SPACES/8	5
PROVIDED PARKING LOT TREES	5
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (9,004 SF PROPOSED LANDSCAPE X 75%)	7,428 SF MIN.
PROVIDED PLANTING AREA COVERAGE	9,325 SF
PERCENT LANDSCAPE COVERAGE	94%

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THAN 60' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

MATERIALS LEGEND

- ⊕ BROWN CRUSHER FINES
- ⊕ 2" 4" COBBLESTONE ACCENT
- ⊕ NATIVE GRASS LAWN/ BUFFALO/BLUE GRAMA SEED
- ⊕ EXISTING GRAVEL TO REMAIN

growing
better
**Up
Heads^{UP}**
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P O Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

LANDSCAPE PLAN

0 10'-0" 20'-0" 40'-0"
SCALE: 1/20" = 1'-0"

Christopher Kidd & Associates, LLC
Architects and Engineers

Site Development Plan for Building Permit:
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Albuquerque, New Mexico 87114

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Drafted By: JC
Checked By: JB
Date Drafted: 07-19-2012
Project #: 12031-02

EXISTING CONDITIONS:
TRACT D-1 IS CURRENTLY UNDEVELOPED AND SLOPES FROM WEST TO EAST AT 2% TO 3%. THE SITE IS BOUND TO THE WEST BY BANDELIER DR. TO THE EAST BY PINON VERDE RD. TO THE SOUTH BY MCMAHON BLVD. AND TO THE NORTH BY RIDGEVIEW SUBDIVISION. THE EXISTING SITE CURRENTLY OUTFALLS AT A PEAK FLOW RATE OF 3.50 CFS DIRECTLY TO PINON VERDE VIA SURFACE FLOW.

PROPOSED CONDITIONS:
THE DRAINAGE WILL CONTINUE TO OUTFALL FROM WEST TO EAST AND THE MAJORITY OF THE DRAINAGE WILL ULTIMATELY OUTFALL INTO MCMAHON BLVD. WITH A SMALL PORTION ENTERING PINON VERDE RD. THE DEVELOPED FLOWS FOR THE SITE ARE DIVIDED INTO 2 DRAINAGE BASINS. BASIN 1 FLOWS THROUGH THE LANDSCAPING IN THE SOUTHERN PORTION OF THE SITE AND ULTIMATELY OUTFALLS AT 3.07 CFS INTO MCMAHON BLVD. BASIN 2 FLOWS THROUGH THE LANDSCAPING IN THE NORTHERN PORTION OF THE SITE AND ULTIMATELY OUTFALLS AT 2.44 CFS INTO PINON VERDE RD. THE DEVELOPED LAND TREATMENT AND DISCHARGE RATE WILL BE CONSISTENT WITH THE MASTER DRAINAGE STUDY FOR THE UNSER/MCMAHON AREA (COA FILE A11/D005A) WHICH ALLOWS FREE DISCHARGE VIA SURFACE FLOW INTO MCMAHON BLVD.

THE 2.44 CFS ENTERING PINON VERDE IS LESS THAN THE EXISTING 3.50 CFS AND WILL NOT ADVERSELY AFFECT THE DOWN STREAM BASIN. THIS PLAN DEMONSTRATES THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT. WITH THIS SUBMITTAL WE ARE SEEKING HYDROLOGY APPROVAL FOR DRB SITE PLAN FOR BUILDING PERMIT APPROVAL.

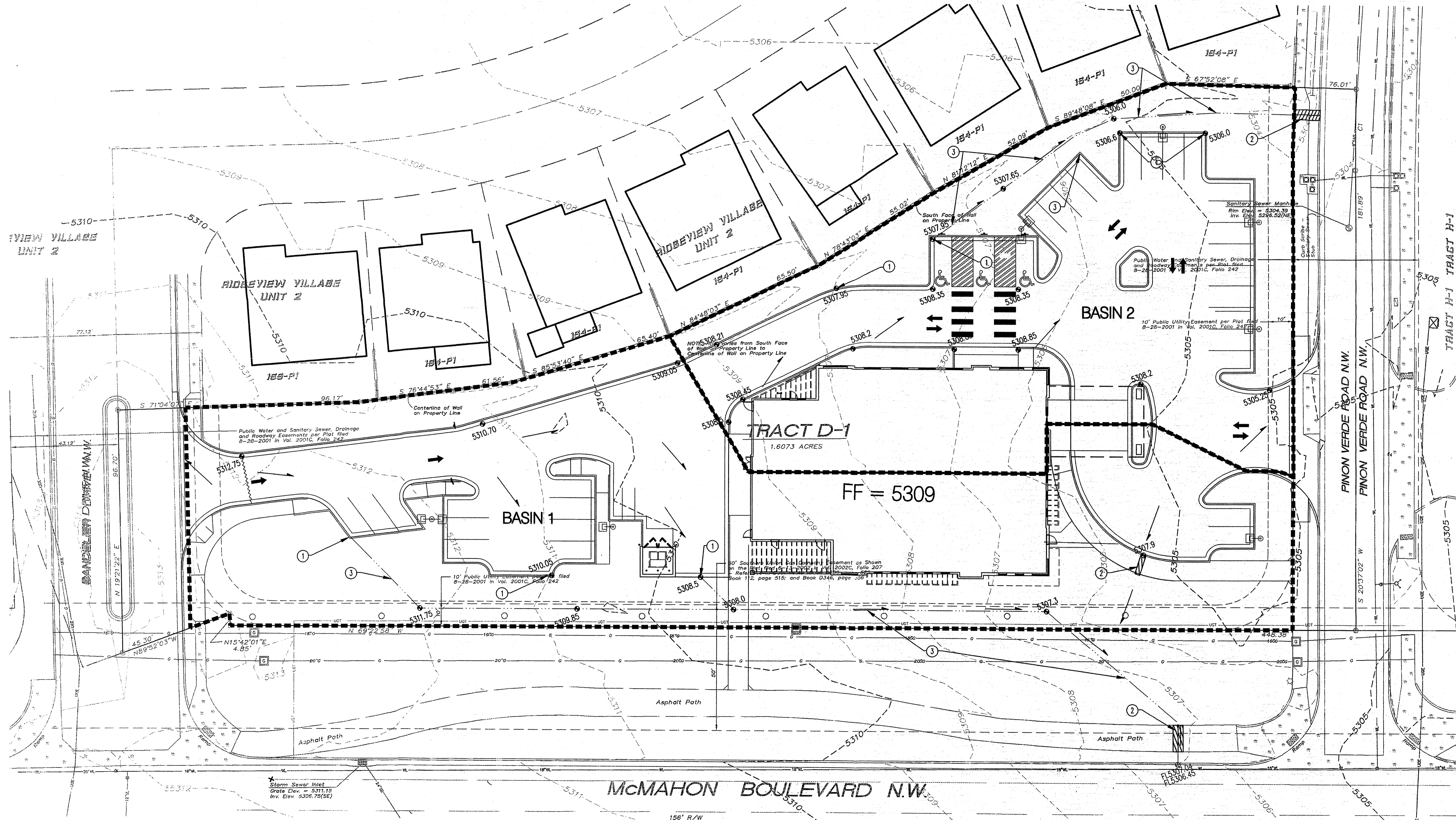
LIBERTY DIALYSIS																	
Ultimate Development Conditions Basin Data Table																	
This table is based on the DPM Section 22.2, Zone: 1																	
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WT E	V(100yr-6hr)	V(100yr-10day)	Q(2yr)	Q(2yr)	WT E	V(2yr-6hr)	V(2yr-24hr)	
			A	B	C	D											(cfs/ac.)
Existing	1	62172	1.43	0.0%	50.0%	50.0%	0.0%	2.45	3.50	0.83	4300	4300	0.32	0.45	0.07	337	337
Proposed	1	35529	0.82	0.0%	0.0%	40.0%	60.0%	3.77	3.07	1.58	4672	7283	1.25	1.02	0.48	1421	2238
	2	26643	0.61	0.0%	0.0%	25.0%	75.0%	4.00	2.44	1.73	3830	6278	1.42	0.87	0.57	1266	2032
TOTAL		62172	**1.43										***13561				4270

LEGEND

- PROPERTY LINE
- - - 5301 --- EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
- TOP OF CURB, FL-FLOW LINE
- TW-TOP OF WALL, BW-BOTTOM OF WALL
- EX-EXISTING, TO-TOP OF GRADE
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK
- PROPOSED RETAINING WALL
- - - 5305 --- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- - - EASEMENT
- ⊕ PROPOSED LIGHTING
- SD PROPOSED STORM DRAIN LINE

GRADING KEYED NOTES

1. CURB OPENING
2. SIDEWALK CULVERT
3. SWALE



CONCEPTUAL GRADING PLAN

Bohannon & Huston

Christopher Kidd & Associates, LLC
Architects and Engineers

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Liberty Dialysis-Rio Rancho

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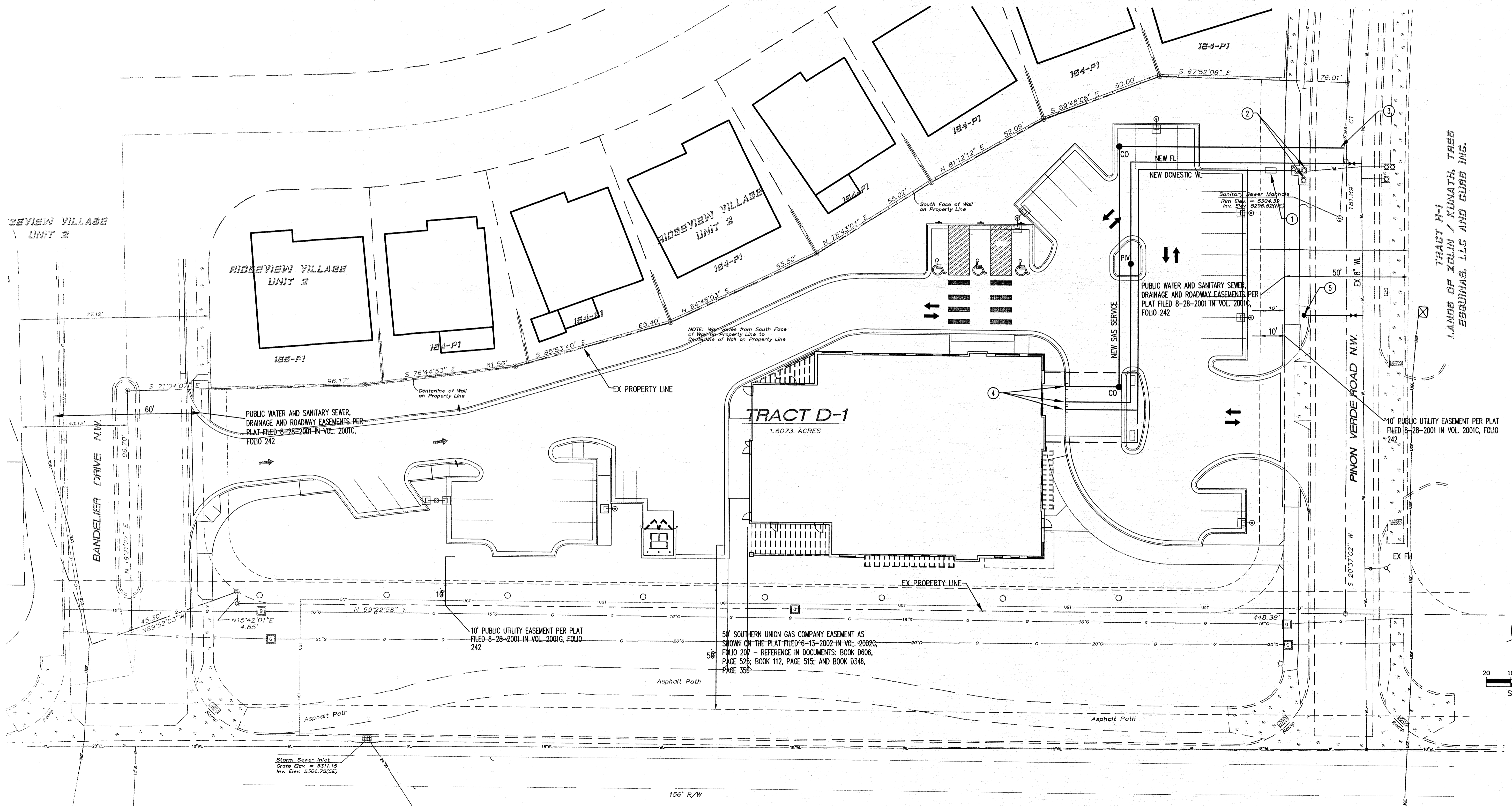
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Date Drafted:
07-19-2012
Project #:
12031-02

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- SAS EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- - - PROPOSED EASEMENT
- SAS PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- WL PROPOSED WATER LINE
- ✕ PROPOSED VALVE
- FL PROPOSED FIRE LINE
- PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED WATER METER

UTILITY KEYED NOTES

1. REDUCED PRESSURE BACKFLOW PREVENTER
2. EXISTING DOMESTIC AND IRRIGATION SERVICE
3. NEW 4" SAS SERVICE LINE. TIE TO EXISTING LINE
4. TIE TO WITHIN 5' OF BUILDING
5. NEW PUBLIC FIRE HYDRANT



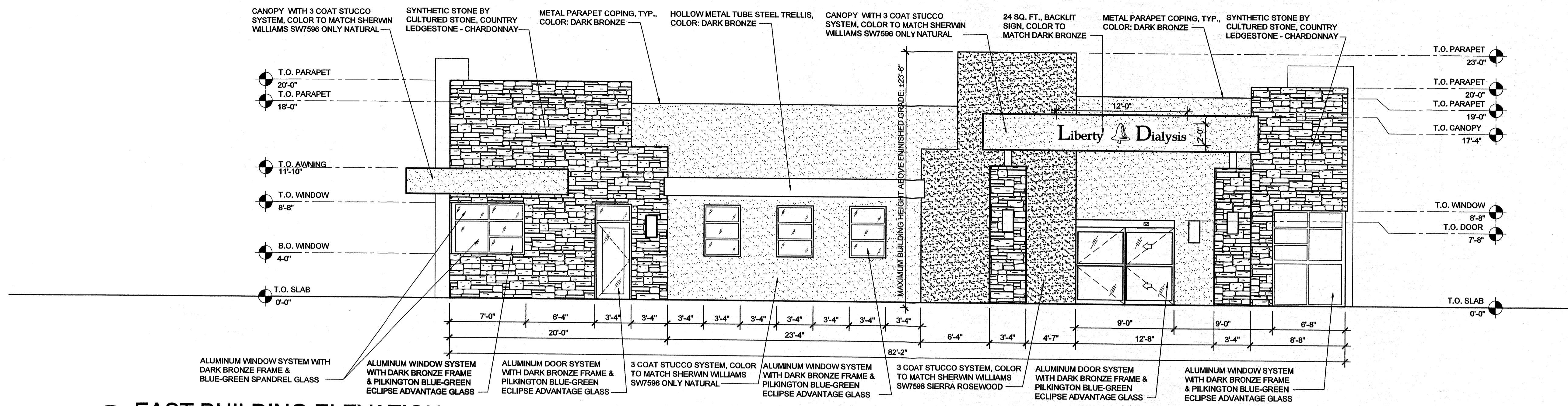
CONCEPTUAL UTILITY PLAN



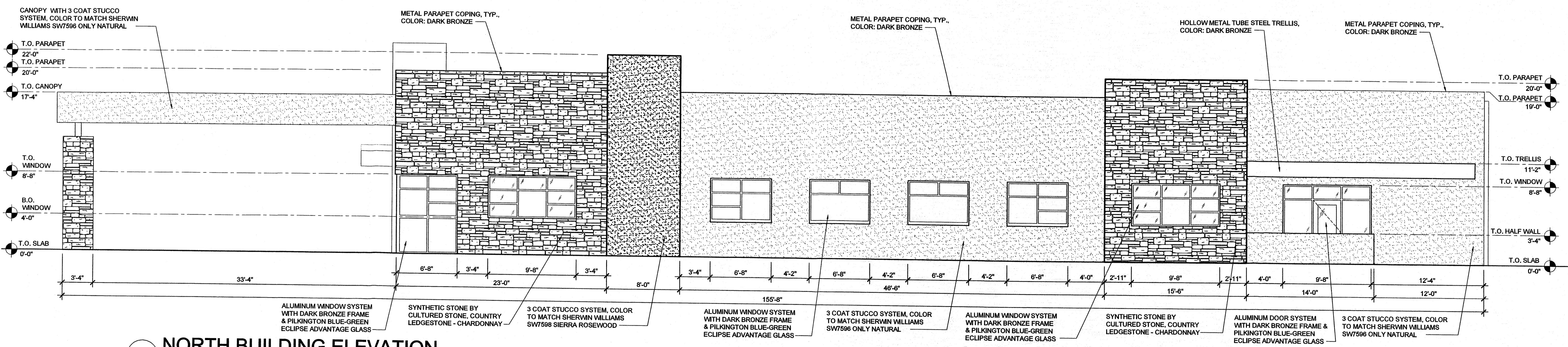
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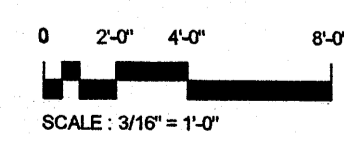
1 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING COLOR CHART:

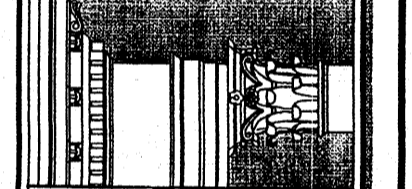
BUILDING ELEMENT	MANUFACTURER COLOR NAME:	COMMON COLOR NAME:
STUCCO FIELD COLOR:	ONLY NATURAL (SW 7596)	BUFF
STUCCO ACCENT COLOR:	SIERRA ROSEWOOD (SW 7598)	TERRACOTTA
SYNTHETIC STONE COLOR:	CHARDONNAY (COUNTRY LEDGESTONE)	BROWN & TERRACOTTA
HOLLOW METAL TRELLIS:	DARK BRONZE	DARK BRONZE
DOOR AND WINDOW FRAMES:	DARK BRONZE	DARK BRONZE



EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

REVISION DESCRIPTION	
#	DATE

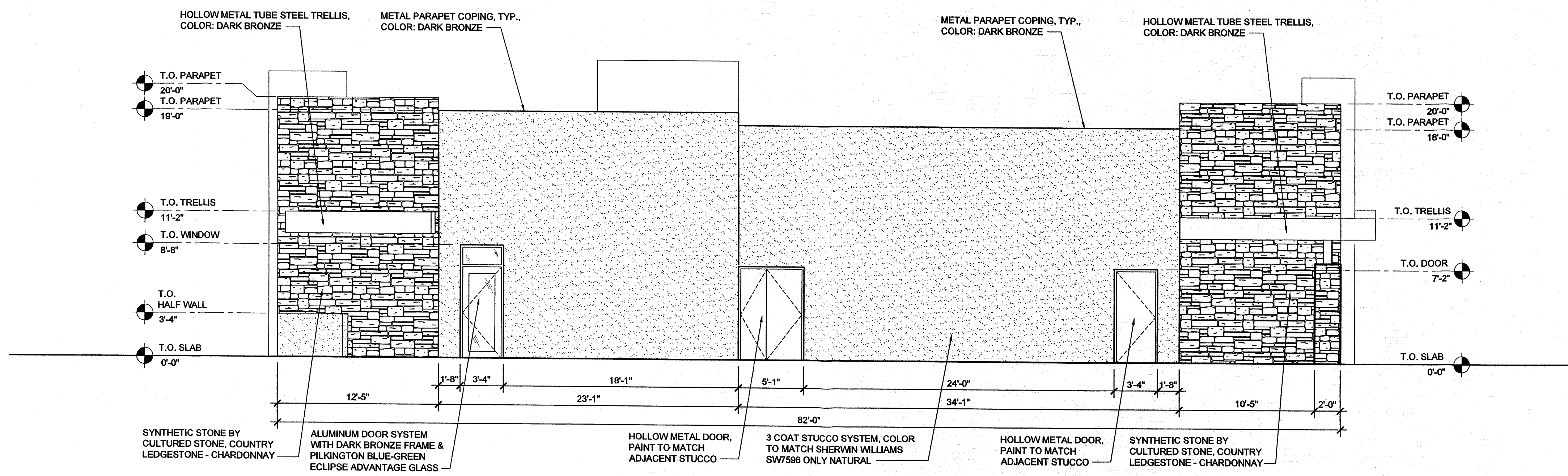
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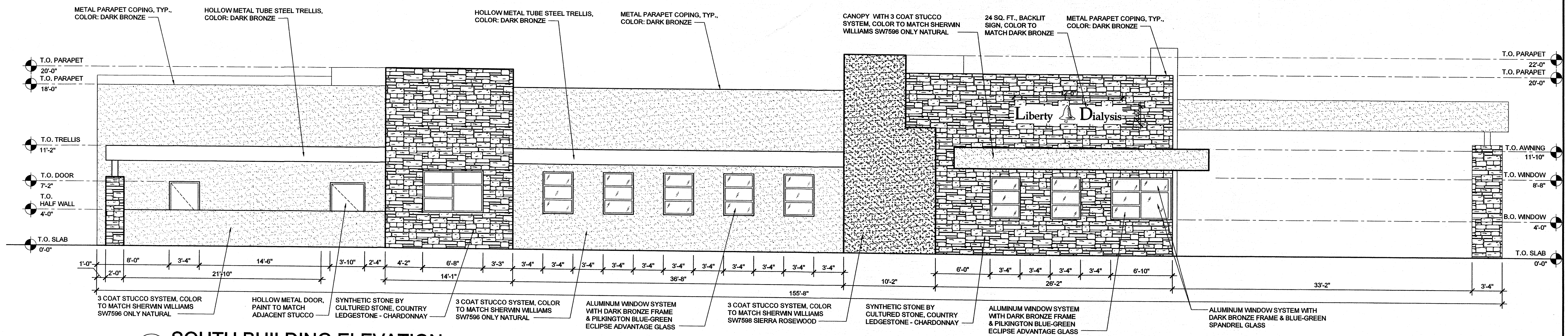
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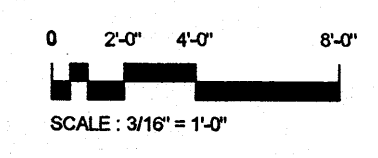


1 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

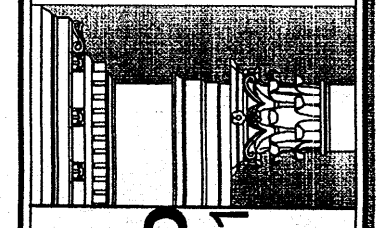
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EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

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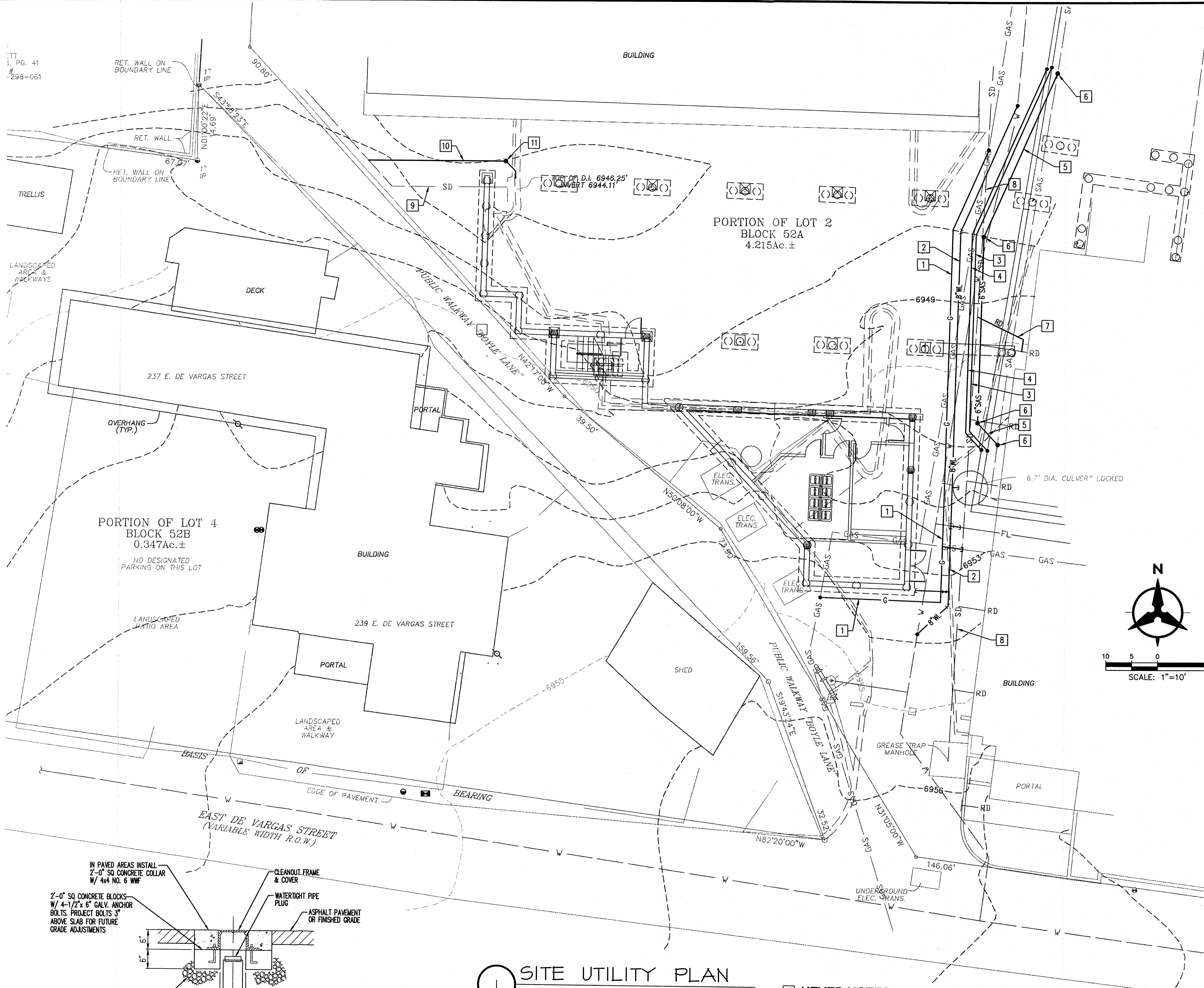
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Checked By: SBL
Date Drafted: 08-20-2012
Project #: 12031-02

5B

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-298-061

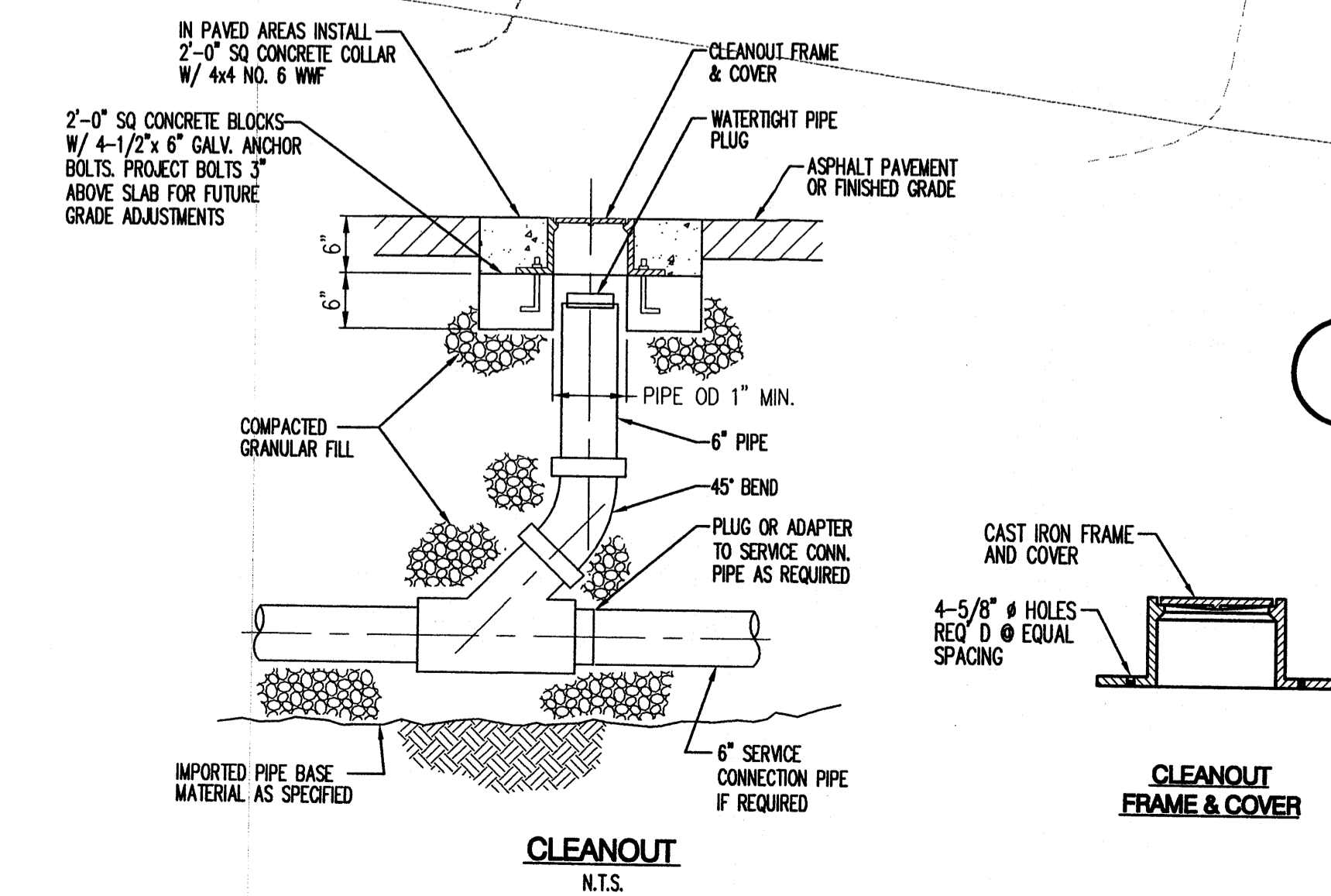
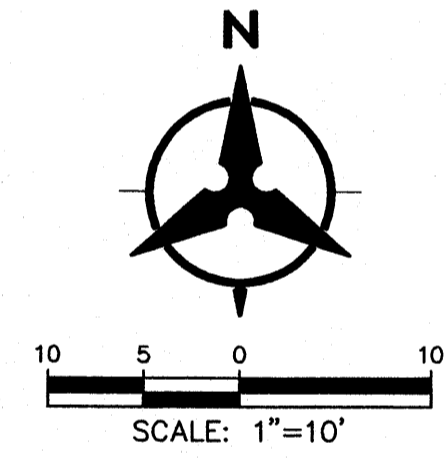


GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, NEW MEXICO PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

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 & NFPA 24, 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 NMAPWA 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 STORM DRAIN, WATER, SANITARY SEWER & GAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.



1 SITE UTILITY PLAN
1" = 10'-0"

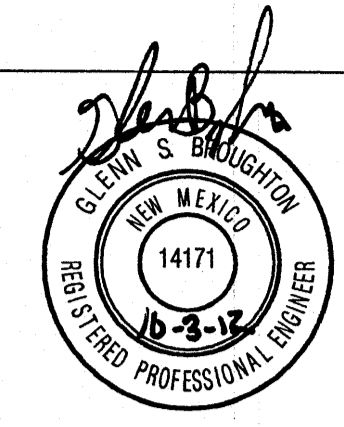
KEYED NOTES

1. RELOCATE EXISTING GAS SERVICE LINE. CONTRACTOR TO VERIFY SIZE & PIPE MATERIAL PRIOR TO CONSTRUCTION.
2. RELOCATE EXISTING 8" WATER LINE. SEE CITY OF SANTA FE WATER LINE RELOCATION PLAN, SHEET C1.1.
3. RELOCATE EXISTING 2 1/2" DOMESTIC HOT WATER AND 3/4" DOMESTIC HOT WATER RECIRCULATING PIPING. MATCH EXISTING PIPE MATERIALS.
4. RELOCATE 2" COLD WATER, 2" DOMESTIC HOT WATER AND 3/4" HOT WATER RECIRCULATING LINES. MATCH EXISTING PIPE MATERIALS.
5. RELOCATE EXISTING 6" SANITARY SEWER SERVICE LINE.
6. INSTALL SANITARY SEWER CLEANOUT PER DETAIL THIS SHEET.
7. RE-ROUTE ROOF DRAIN & CONNECT TO EXISTING 24" STORM DRAIN. CONTRACTOR TO VERIFY LINE SIZE, INVERT AND HORIZONTAL LOCATION.
8. EXISTING 24" STORM DRAIN (APPROXIMATELY 8' TO INVERT). CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION.
9. EXISTING STORM DRAIN. CONTRACTOR TO VERIFY SIZE, HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION.
10. RE-ROUTE EXISTING STORM DRAIN AT BUILDING FOUNDATION.
11. INSTALL STORM DRAIN CLEAN OUT PER DETAIL THIS SHEET.

NOTE: CONTRACTOR TO VERIFY SANITARY SEWER INVERT ELEVATION AT DOWNSTREAM POINT OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL ALSO CONFIRM THAT A MINIMUM 1' CLEAR IS PROVIDED BETWEEN BOTTOM OF GRADE BEAM AND TOP OF SANITARY SEWER SERVICE.

Bohannon & Huston

PLOT DATE
FILE NAME



EL CASTILLO RESIDENCES
MEDICAL CENTER EXPANSION
 250 EAST ALAMEDA STREET
 SANTA FE, NEW MEXICO

REVISIONS:		
NO.	DATE	BY

DATE: 10/3/12
DRAWN BY: BO
CHECKED BY: GSB

DUTY & GERMANAS
ARCHITECTS

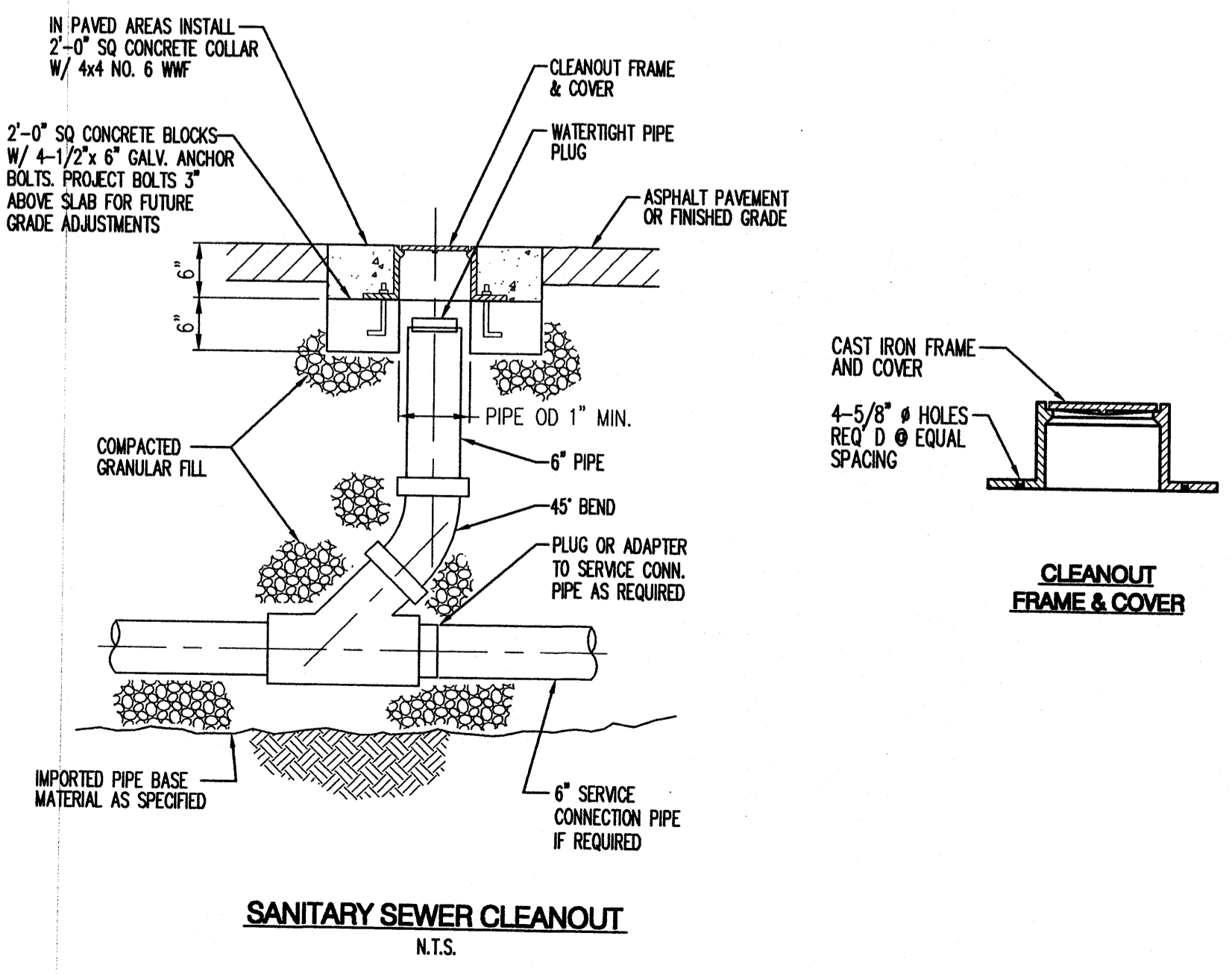
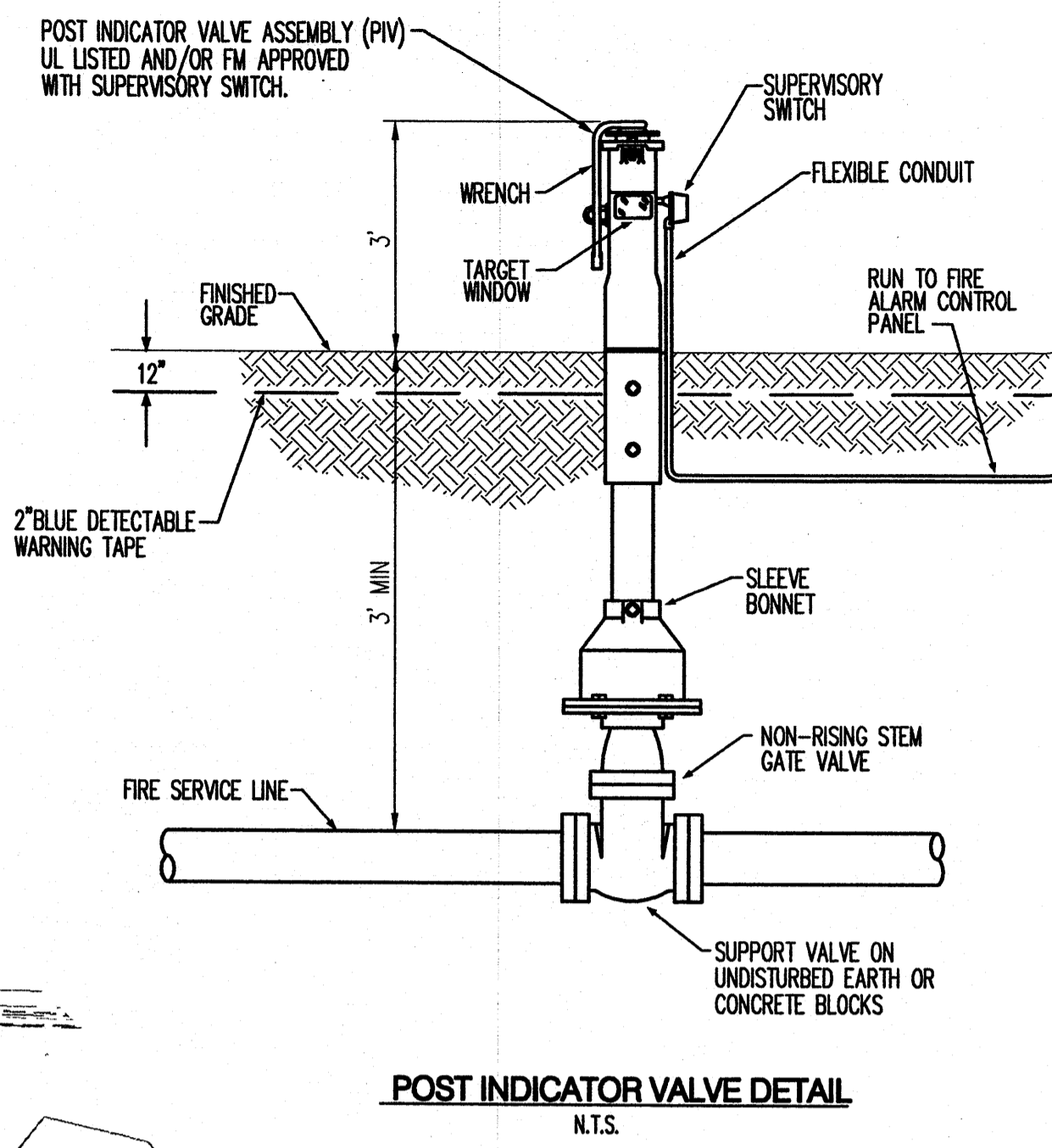
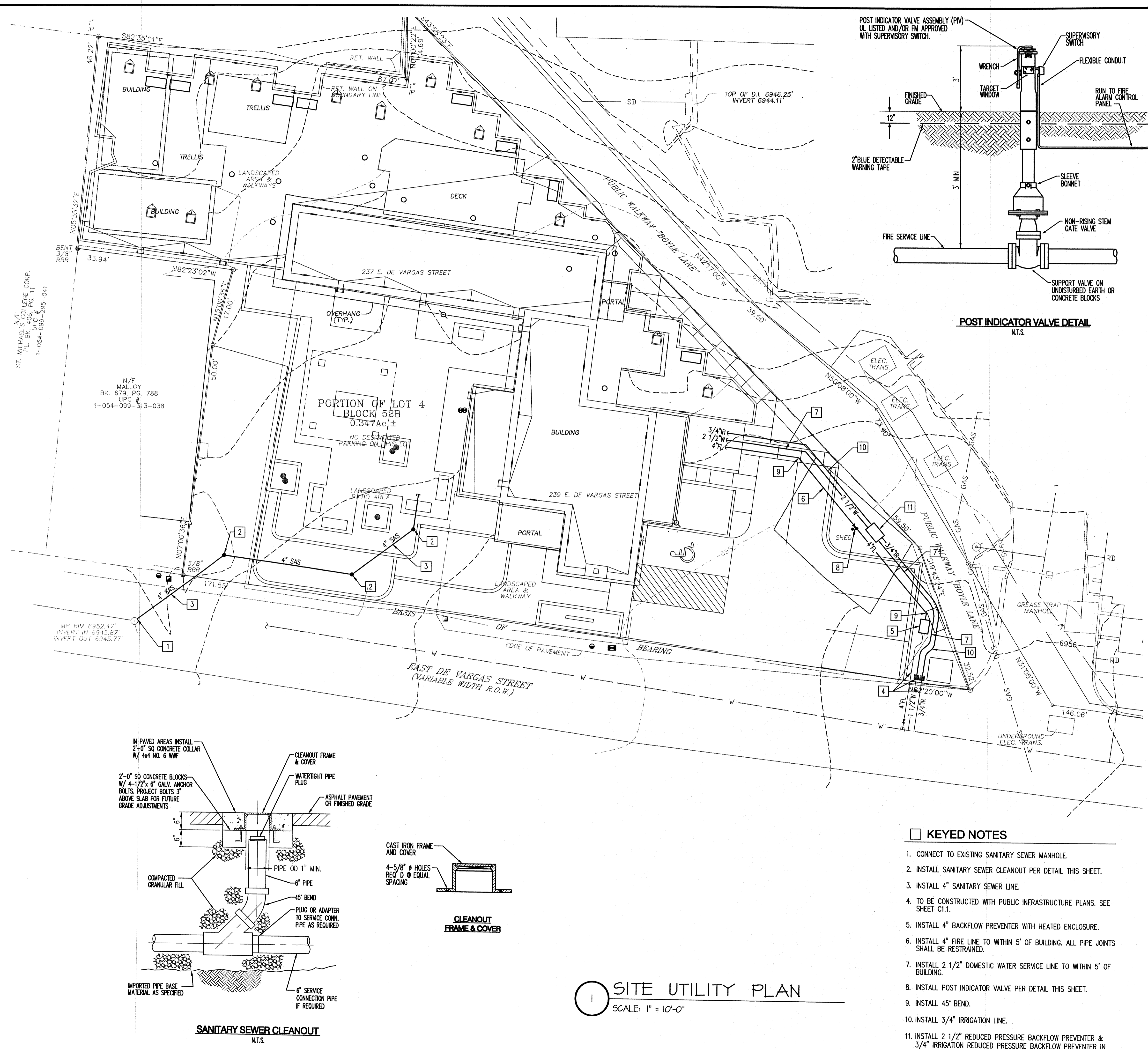
1323 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 484-8882
FAX: (505) 484-4088

SHEET

C1.0

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Wed, 3-Oct-2012 3:23:31pm, Plotted by: BORTEGA



1 SITE UTILITY PLAN

SCALE: 1" = 10'-0"

KEYED NOTES

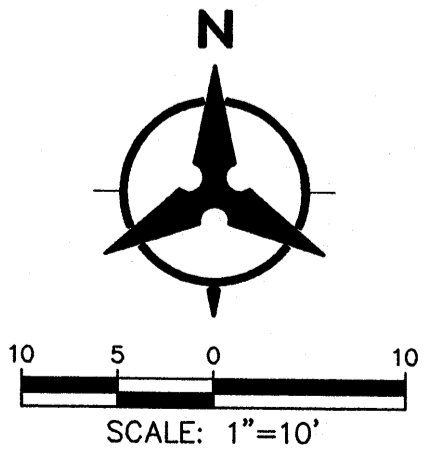
- 1. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
- 2. INSTALL SANITARY SEWER CLEANOUT PER DETAIL THIS SHEET.
- 3. INSTALL 4" SANITARY SEWER LINE.
- 4. TO BE CONSTRUCTED WITH PUBLIC INFRASTRUCTURE PLANS. SEE SHEET C1.1.
- 5. INSTALL 4" BACKFLOW PREVENTER WITH HEATED ENCLOSURE.
- 6. INSTALL 4" FIRE LINE TO WITHIN 5' OF BUILDING. ALL PIPE JOINTS SHALL BE RESTRAINED.
- 7. INSTALL 2 1/2" DOMESTIC WATER SERVICE LINE TO WITHIN 5' OF BUILDING.
- 8. INSTALL POST INDICATOR VALVE PER DETAIL THIS SHEET.
- 9. INSTALL 45° BEND.
- 10. INSTALL 3/4" IRRIGATION LINE.
- 11. INSTALL 2 1/2" REDUCED PRESSURE BACKFLOW PREVENTER & 3/4" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN SINGLE HEATED ENCLOSURE.

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- 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 NMAPWA 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.
- 11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.



PLOT DATE
FILE NAME

**EL CASTILLO RESIDENCES
MEMORY CENTER**

250 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE:
10/3/12

DRAWN BY:
BO

CHECKED BY:
GEB

**DUTY &
GERMANAS
ARCHITECTS**

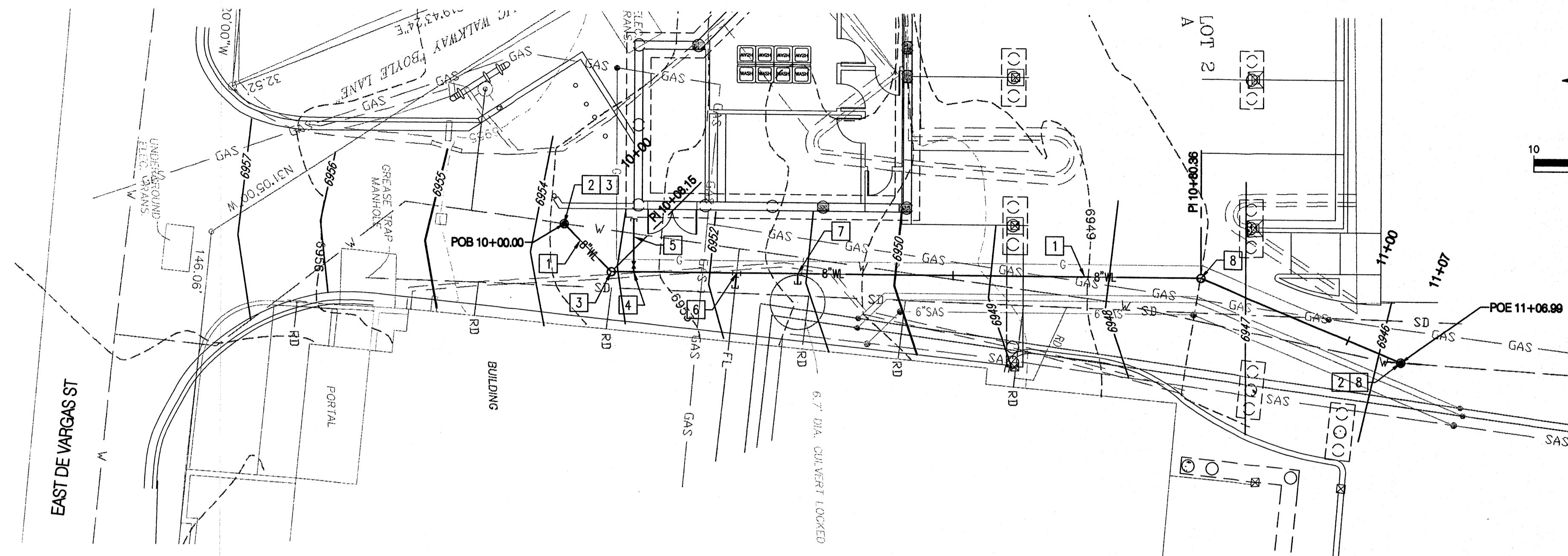
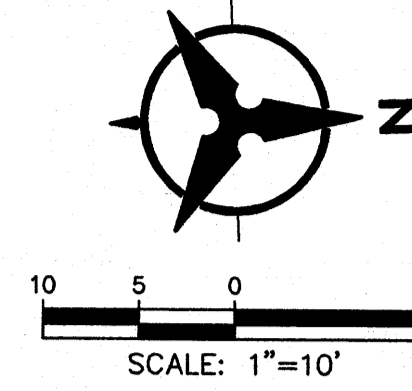
1323 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 989-0002
FAX: (505) 989-9088

SHEET
C1.0

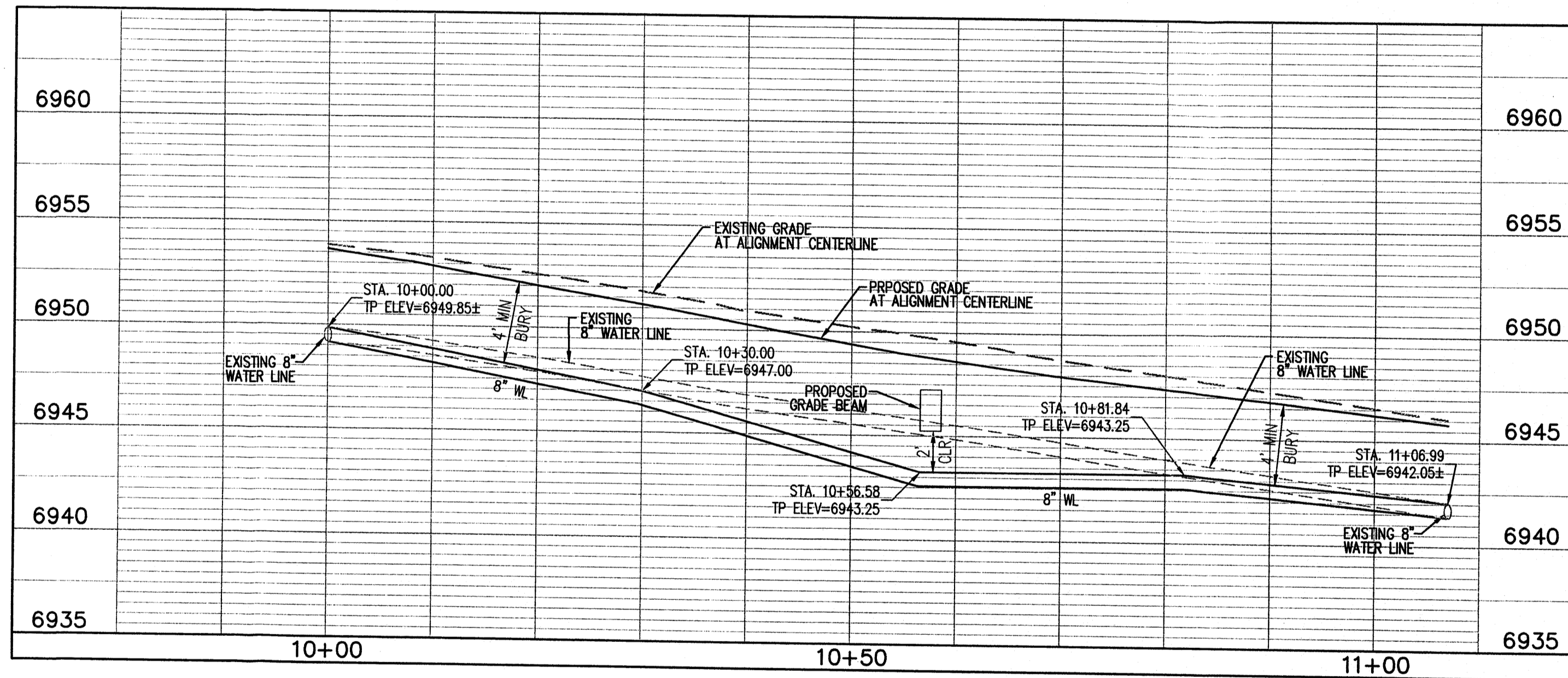
Bohannon & Huston

SDCWD GENERAL NOTES

- CONTRACTOR WILL NOTIFY SDCW 5 DAYS PRIOR TO COMMENCEMENT OF WORK.
- CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SANGRE DE CRISTO WATER DIVISION CONSTRUCTION SPECIFICATIONS.
- ALL EASEMENTS WILL BE DEDICATED, CLEARED AND GRADED, AND STAKED PRIOR TO WATER LINE INSTALLATION.
- ALL STREETS WILL BE CUT TO GRADE PRIOR TO WATER LINE INSTALLATION.
- ALL LOT CORNERS WILL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB AND GUTTER WILL BE INSTALLED PRIOR TO WATER LINE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING BY SDCW.
- CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
- MATERIAL SUBMITTALS SHALL BE APPROVED BY SDCW PRIOR TO CONSTRUCTION.
- CONTACT NEW MEXICO ONE CALL AT 1-800-321-2537, TWO WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
- PRESSURE REGULATORS WILL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
- PRESSURE REGULATOR AND PRESSURE SYSTEMS MUST BE APPROVED BY THE CITY OF SANTA FE PRIOR TO INSTALLATION.
- A MINIMUM OF 4 FEET COVER TO TOP OF PIPE TO BE MAINTAINED.
- CONTRACTOR TO SUBMIT VALVE TIES TO SDCW WITHIN 5 DAYS OF COMPLETION.
- CONTRACTOR TO SUBMIT FITTING TIES AND LENGTHS BETWEEN FITTINGS TO SDCW CO. 5 DAYS AFTER COMPLETION. THIS INCLUDES DISTANCES FROM CORPORATION TO CORPORATION. AS-BUILT QUANTITIES AND MEASUREMENTS SHALL BE LEGIBLE AND PROVIDED ON SDCW DRAWINGS OR OTHER AGREED UPON METHOD.
- ALL VALVE BOXES TO BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
- FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS ARE TO BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE ITA IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD.
- A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING TO BE USED ONLY FOR SPECIAL CONDITIONS (e.g. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
- ANY FIELD CHANGES TO THESE PLANS REQUIRES APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
- WORK ON SDCW FACILITIES CANNOT PROCEED UNTIL SDCW HAS ISSUED AN INDIVIDUAL TASK AUTORIZATION (ITA) TO UTILITY CONTRACTORS.



8" WATER LINE



1"=10' (HORIZ.)
1"=5' (VERT.)

KEYED NOTES

- INSTALL 8" C-900 PVC WATER LINE.
- CONNECT TO EXISTING 8" WATER LINE.
- INSTALL 45° BEND WITH RESTRAINED JOINTS.
- INSTALL 8"x8"x4" TEE & 4" GATE VALVE WITH BOX & LID.
- INSTALL 4" C-900 PVC FIRE LINE TO WITHIN 5' OF BUILDING.
- INSTALL 8"x8"x6" TEE. CONNECT TO EXISTING 6" D.I. FIRE LINE. CONTRACTOR TO VERIFY EXISTING LINE SIZE.
- INSTALL 8"x8"x4" TEE. CONNECT TO EXISTING 4" D.I. WATER SERVICE LINE. CONTRACTOR TO VERY EXISTING WATER LINE SIZE.
- INSTALL 22.5° BEND WITH RESTRAINED JOINTS.

D.S.	F.S.		I.R.
FLOW (GPM)	FLOW (GPM)	FLOW PRESSURE - PSI	FLOW (GPM)
N/A	330	65	N/A

1 SERVICE TYPES:

DS IS A METERED SERVICE CONNECTION FOR DOMESTIC SERVICE OR COMBINATION OF DOMESTIC AND IRRIGATION SERVICES. BACKFLOW PREVENTORS REQUIRED FOR SERVICES OVER 2 INCHS OR IF REQUIRED BY SDCW.

ES IS A FIRE SERVICE LINE FOR A DEDICATED AUTOMATIC FIRE SPRINKLER SYSTEM. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY BACKFLOW PREVENTOR WITH BFP LOCATED WITHIN 30 FEET OF CONNECTION TO WATER MAIN. BACKFLOW PREVENTORS SHALL BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.

IR IS A METERED SERVICE CONNECTION FOR A DEDICATED IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS REQUIRE A BACKFLOW PREVENTOR.

- PEAK FLOW IN GALLONS PER MINUTE.
- RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.
- LIST ADDRESS/BUILDING NUMBERS OR NAMES SERVED.

PLAT RECORDING DATA:

BK _____
PG _____
DATE RECORDED _____

APPROVED FOR CONSTRUCTION

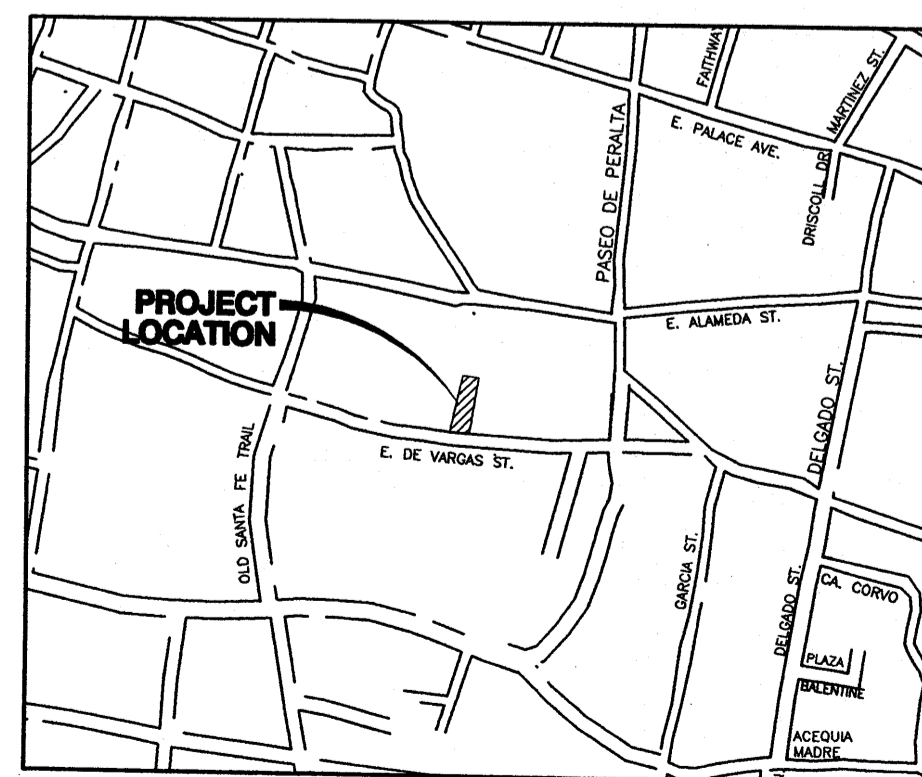
SANTA FE FIRE DEPARTMENT DATE: _____

SANGRE DE CRISTO WATER DIV. DATE: _____

AS-BUILT DRAWING CERTIFICATION

AS CONSTRUCTED DRAWING, PREPARED FROM FIELD NOTES PROVIDED BY WATER UTILITY CONTRACTOR.

ENGINEER'S SIGNATURE _____ DATE: _____



VICINITY MAP

LEGEND

- EXISTING WATER LINE ——— W ———
- PROPOSED WATER LINE ——— 8" WL ———
- PROPOSED GATE VALVE ———

NOTE: ALL WATERLINES SHALL BE CONSTRUCTED OF PVC C-900

BENCH MARKS

ENGINEER'S SEAL



No.	Date	By	REMARKS
			DESIGN

Designed By: GSB
Drawn By: BO
Checked By: GSB

DATE: 10/3/12
DATE: 10/3/12
DATE: 10/3/12



Department	Signature on file See cover sheet	PROJECT:
Wastewater		EL CASTILLO RESIDENCES MEDICAL CENTER EXPANSION
Water		
Streets		
Traffic		
Fire		
Landscape		TITLE:
Subdivision review		OVERALL WATER PLAN

SDCWD
XX
2012

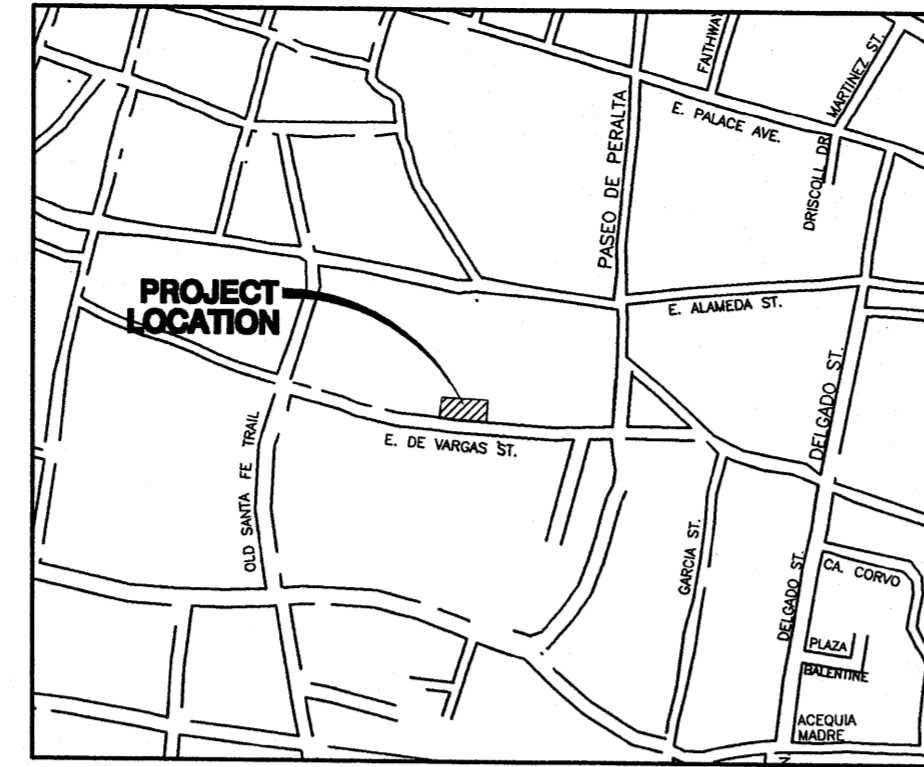
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C1.1

SDCWD GENERAL NOTES

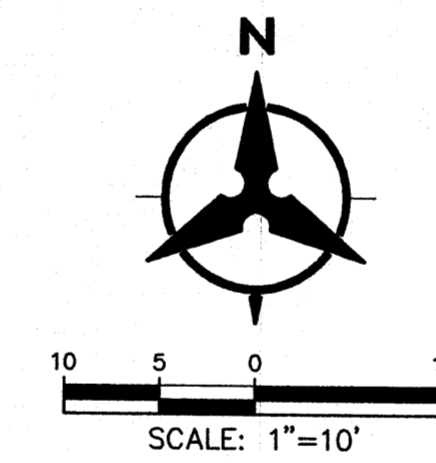
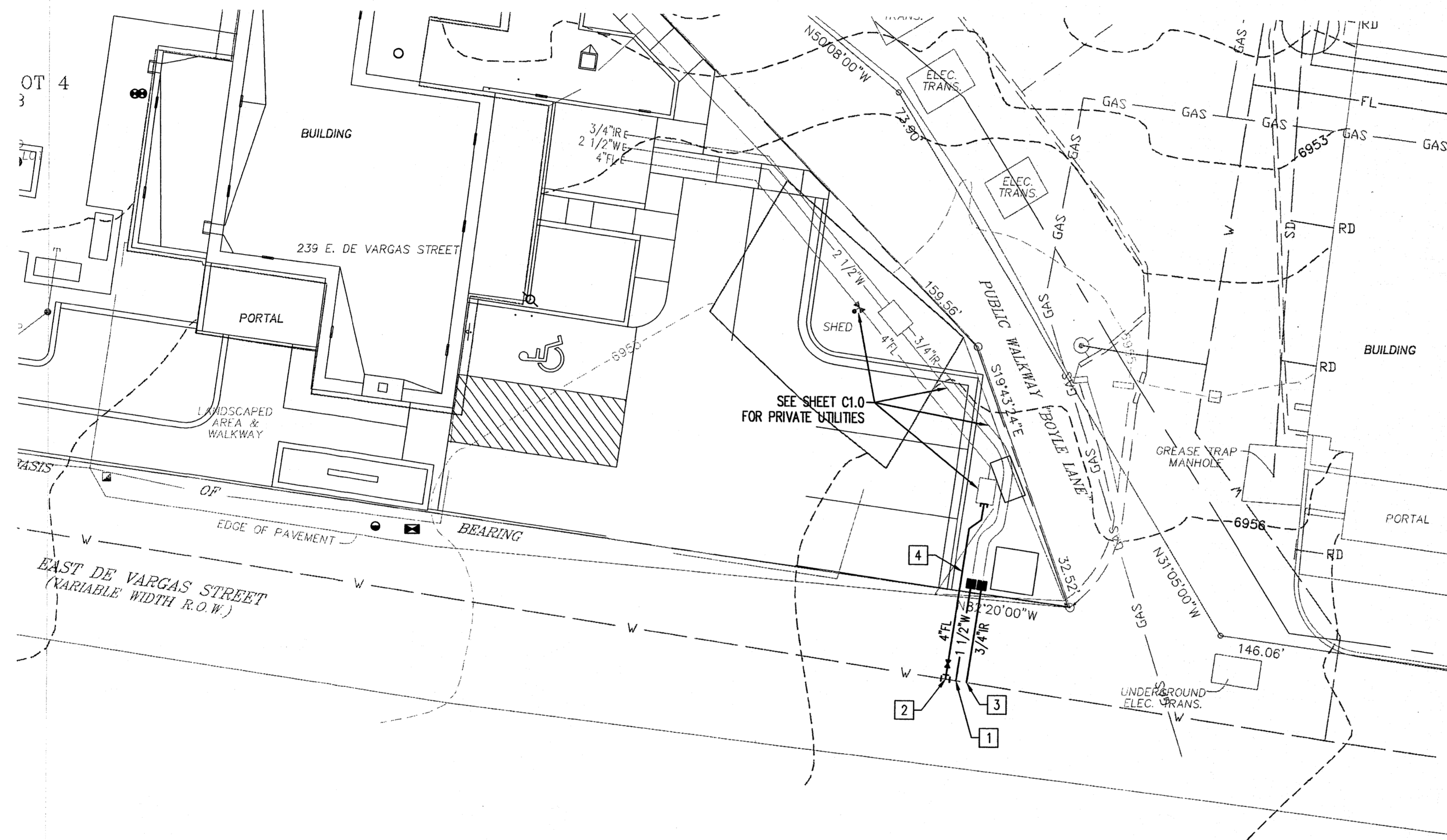
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- CONTRACTOR TO SUBMIT VALVE TIES TO SDCW WITHIN 5 DAYS OF COMPLETION.
- CONTRACTOR TO SUBMIT FITTING TIES AND LENGTHS BETWEEN FITTINGS TO SDCW CO. 5 DAYS AFTER COMPLETION. THIS INCLUDES DISTANCES FROM CORPORATION TO CORPORATION. AS-BUILT QUANTITIES AND MEASUREMENTS SHALL BE LEGIBLE AND PROVIDED ON SDCW DRAWINGS OR OTHER AGREED UPON METHOD.
- ALL VALVE BOXES TO BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
- FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS ARE TO BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE ITA IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD.
- A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING TO BE USED ONLY FOR SPECIAL CONDITIONS (e.g. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
- ANY FIELD CHANGES TO THESE PLANS REQUIRES APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
- WORK ON SDCW FACILITIES CANNOT PROCEED UNTIL SDCW HAS ISSUED AN INDIVIDUAL TASK AUTHORIZATION (ITA) TO UTILITY CONTRACTORS.

KEYED NOTES

- INSTALL 1 1/2" METER SERVICE PER COSF STANDARDS.
- CONNECT TO EXISTING WATER LINE. INSTALL 6"x8"x4" TAPPING SADDLE & 4" GATE VALVE W/ BOX & LID.
- INSTALL 3/4" METER SERVICE WITH 5/8" METER (IRRIGATION) PER COSF STANDARDS.
- INSTALL 21 LF 4" C900 PVC FIRE LINE. HOT BOX TO BE INSTALLED BY OWNER A MAXIMUM OF 30' FROM CONNECTION TO MAIN.



VICINITY MAP



PLAT RECORDING DATA:
 BK _____
 PG _____
 DATE RECORDED _____

LEGEND

EXISTING WATER LINE	— W —
PROPOSED FIRELINE	— 4" FL —
PROPOSED WATER SERVICE	— 3/4" WS —
PROPOSED MSC (METERED SERVICE CONNECTION)	— M —
PROPOSED GATE VALVE	— X —

NOTE: ALL WATERLINES SHALL BE CONSTRUCTED OF PVC C-900

APPROVED FOR CONSTRUCTION

SANTA FE FIRE DEPARTMENT DATE: _____

SANGRE DE CRISTO WATER DIV. DATE: _____

AS-BUILT DRAWING CERTIFICATION

AS CONSTRUCTED DRAWING, PREPARED FROM FIELD NOTES PROVIDED BY WATER UTILITY CONTRACTOR.

ENGINEER'S SIGNATURE _____ DATE: _____

D.S.	F.S.		I.R.
FLOW (GPM)	FLOW (GPM)	FLOW PRESSURE - PSI	FLOW (GPM)
85	300	65	8

D.S. = 1 1/2" MSC (1 1/2" SERVICE x 1 1/2" METER SET)
 I.R. = 3/4" MSC (3/4" SERVICE x 5/8" METER SET)

1 SERVICE TYPES:

DS IS A METERED SERVICE CONNECTION FOR DOMESTIC SERVICE OR COMBINATION OF DOMESTIC AND IRRIGATION SERVICES. BACKFLOW PREVENTORS REQUIRED FOR SERVICES OVER 2 INCHS OR IF REQUIRED BY SDCW.

ES IS A FIRE SERVICE LINE FOR A DEDICATED AUTOMATIC FIRE SPRINKLER SYSTEM. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY BACKFLOW PREVENTOR WITH BFP LOCATED WITHIN 30 FEET OF CONNECTION TO WATER MAIN. BACKFLOW PREVENTORS SHALL BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.

IR IS A METERED SERVICE CONNECTION FOR A DEDICATED IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS REQUIRE A BACKFLOW PREVENTOR.

- PEAK FLOW IN GALLONS PER MINUTE.
- RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.
- LIST ADDRESS/BUILDING NUMBERS OR NAMES SERVED.

BENCH MARKS

ENGINEER'S SEAL



No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: GSB DATE: 10/3/12
 Drawn By: BO DATE: 10/3/12
 Checked By: GSB DATE: 10/3/12

Bohannon & Huston

CITY OF SANTA FE

Department	Signature on file See cover sheet	PROJECT:
Wastewater		EL CASTILLO RESIDENCES
Water		MEMORY CENTER
Streets		SDCWD XX 2012
Traffic		TITLE:
Fire		OVERALL WATER PLAN
Landscape		Sheet
Subdivision review		C1.1