# TACO BELL AT MCMAHON MARKETPLACE

LOT NUMBERED ONE (1) PLAT OF MCMAHON MARKETPLACE, (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 24, 2010, IN PLAT BOOK 2010C, PAGE 11, AS DOC. NO. 2010096126

## CONSTRUCTION DRAWINGS

#### **GRADING NOTES**

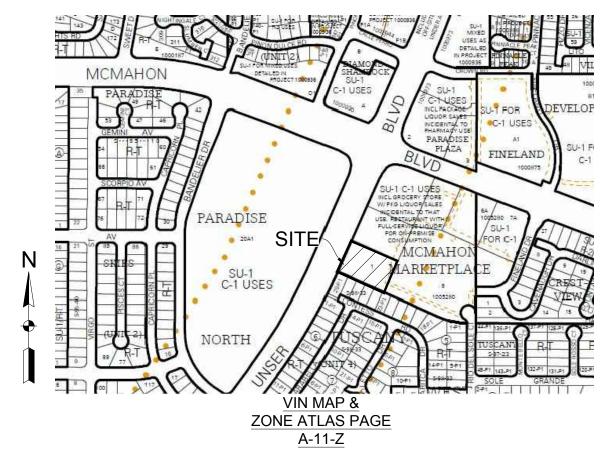
- ANY EARTHWORK REQUIRED FOR THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS, GEOTECHNICAL INVESTIGATION FOR THE SITE AND THE CITY STANDARDS AND SPECIFICATIONS.
- 2. IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED, OR DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FOUNDATION, FLOOR SLAB AND PAVEMENT CONSTRUCTION.
- 3. FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL (6-8") LIFTS. USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS.
- 4. NO RUBBLE OR DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH, AND ASPHALT SHALL BE PLACED IN THE BACKFILL UNDER ANY OF THE PROPOSED BUILDINGS, STREETS, CURB & GUTTER, SIDEWALK, DRAINAGE STRUCTURES, WITHIN FIVE (5) FEET OF A BUILDING FOOTPRINT OR BE IN THE PLACEMENT OF ANY UNCLASSIFIED FILL. PROPERLY GRADED RUBBLE MAY BE USED IN SOME LOCATIONS AS SPECIFIED AND VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUITABLE SPOIL AREA.
- 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, MAINTENANCE AND OPERATION OF ANY REQUIRED DEWATERING SYSTEM. THE CONTRACTOR SHALL PERFORM SUCH INDEPENDENT INVESTIGATION AS DEEMED NECESSARY TO DETERMINE THE SUBSURFACE GROUNDWATER CONDITIONS AND UNSTABLE SOIL CONDITIONS TO BE ENCOUNTERED THROUGHOUT THE CONSTRUCTION.
- 6. IMMEDIATELY PUMP OR BAIL OUT WATER FOUND IN EXCAVATIONS, WHETHER RAIN OR SEEPAGE. EXCAVATIONS MUST BE KEPT FREE FROM WATER AT ALL TIMES. TAKE ALL MEASURES AND FURNISH ALL EQUIPMENT AND LABOR NECESSARY TO CONTROL THE FLOW, DRAINAGE AND ACCUMULATION OF WATER AS REQUIRED TO PERMIT COMPLETION OF THE WORK AND TO AVOID DAMAGE TO THE WORK.
- 7. WHEN FREEZING TEMPERATURES MAY BE EXPECTED, DO NOT EXCAVATE TO THE FULL DEPTH INDICATED UNLESS THE FOOTING OR SLABS ARE TO BE POURED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. IF PLACING OF CONCRETE IS DELAYED, PROTECT THE BOTTOMS OF EXCAVATIONS FROM FROST UNTIL CONCRETE IS PLACED.
- 8. NO FILL MATERIAL SHALL BE PLACED, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IN PROGRESS IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL THE GEOTECHNICAL ENGINEER INDICATES THAT THE MOISTURE CONTENT AND DENSITY OF THE PREVIOUSLY PLACED FILL ARE AS SPECIFIED.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ADEQUATE SHORING AND/OR BRACING NECESSARY TO FACILITATE THE EXCAVATION ASSOCIATED WITH THE CONSTRUCTION OF THE WALLS, PIPELINES AND FOUNDATIONS. THE BRACING AND/OR SHORING OF EXCAVATED WALLS OR TRENCHES SHALL BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE COST OF SHORING AND/OR BRACING SHALL BE INCLUDED IN THE COST OF THE SPECIFIC CONSTRUCTION ITEM REQUIRING THE SHORING AND/OR BRACING.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
- 11. BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 12. SIDEWALK SLOPES SHALL NOT EXCEED 2.0% MAXIMUM CROSS SLOPES AND 5.0% MAXIMUM LONGITUDINAL SLOPES, UNLESS OTHERWISE NOTED. THE SLOPE IN THE HANDICAP PARKING SPACES AND ASSOCIATED STRIPED ISLAND SHALL NOT EXCEED
- 13. THE CONTRACTOR SHALL FOLLOW ANY GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISUTRE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE SITE IMPROVEMENTS PLANS AND THE GEOTECHNICAL RECOMMENDATIONS.

#### GENERAL COMMERCIAL UTILITY NOTES

FEES WITH THE PERMIT PROCESS.

- 1. THE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING, RESEARCHING AND CALLING FOR DESIGN LOCATES FOR THE LOCATION OF THE EXISTING MAINS, SERVICE LINE STUB-OUTS AND OTHER FACILITIES AND SHOWING THEM APPROPRIATELY ON THE UTILITY SHEET.
- 2. THE ENGINEER AND THE OWNER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR COMPLIANCE TO OSHA REGULATIONS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY FOR JOB SAFETY OR COMPLIANCE TO OSHA REGULATIONS.
- 3. SHOULD CONFLICTING INFORMATION OR INTERFERENCE PROBLEMS APPEAR IN THE CONSTRUCTION DRAWINGS THE CONTRACTOR SHALL BRING THAT INFORMATION TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO INSTALLATION. FAILURE TO DO SO SHOULD NOT BE A BASIS OF EXTRA PAYMENT TO THE CONTRACTOR.
- 4. THE ENGINEER AND THE CONTRACTOR SHALL CALL 'NEW MEXICO ONE CALL' FOR UNDERGROUND FACILITIES TO BE MARKED ON THE SURFACE FOR THE USE OF DESIGN AND CONSTRUCTION PURPOSES
- 5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ALBUQUERQUE UTILITY STANDARDS.
- 6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR COMPLYING WITH NEW MEXICO ONE CALL PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES MUST BE IMMEDIATELY REPORTED TO THE APPROPRIATE MUNICIPAL DISTRICT UTILITY COMPANY
- 7. ROADWAY, RIGHT-OF-WAY, AND SUB GRADE SHALL BE ESTABLISHED WITHIN 6 INCHES (BOTH HORIZONTAL AND VERTICAL) OF FINAL LOCATION, PRIOR TO INSTALLATION OF ANY UTILITIES. GAS AND WATER UTILITIES SHALL BE PLACED WITHIN 6 INCHES OF FINAL REQUIRED DEPTH AND LOCATION. THE CONTRACTORS WILL, AT HIS EXPENSE, RELOCATE OR REPLACE UTILITIES WHICH FAIL TO ADHERE TO THIS SPECIFICATION
- 8. CURB CONTRACTOR TO STAMP FRESH CONCRETE SIDEWALK WITH G, S, AND W DIRECTLY ABOVE GAS, SEWER AND WATER STUB OUT LOCATIONS. A UTILITY INSPECTOR SHALL BE PRESENT WHEN MARKING, CALL CITY OF ALBUQUERQUE FOR INSPECTION. FAILURE TO APPLY STAMPS SHALL BE CAUSE FOR REJECTION OF THE IMPROVEMENT BY THE CITY.
- 9. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT ACCURATE DETAILED AND COMPLETE AS-BUILT DRAWINGS OF ALL UTILITY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND UTILITIES EASEMENTS TO THE DEVELOPER PRIOR TO FINAL CONSTRUCTION REVIEW. IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO SUBMIT ALL AS-BUILT DRAWINGS AS COMPLETED BY THE CONTRACTOR.
- 10. THE CONTACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IMPROVEMENTS TO THE GAS SYSTEM BEFORE THOSE IMPROVEMENTS BE TIED INTO THE EXISTING GAS SYSTEM. THE DRAWINGS SHALL BE SUBMITTED TO THE INSPECTOR FOR REVIEW AND COMMENTS 24 HOURS PRIOR TO PROPOSED TIE-IN. THESE DRAWINGS MAY BE MARKED UP CONSTRUCTION DRAWINGS OR ACCURATE SKETCH.
- 11. THE INSTALLATION OF MAINS/SERVICE LINES IN NMDOT RIGHT-OF-WAY REQUIRE A PERMIT FROM THAT GOVERNMENT ENTITY AND MUST BE INITIATED BY THE PERSON REQUESTING THE SERVICE. THE OWNER IS RESPONSIBLE FOR ANY
- 12. ALL PUBLIC UTILITY LINES SHALL NOT BE INSTALLED UNDER CONCRETE WITHOUT PRIOR APPROVAL FROM THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
- 13. EXCESS FLOW VALVES ARE REQUIRED ON ALL GAS SERVICES 1 ¼ INCH AND SMALLER AS CLOSE AS POSSIBLE TO THE GAS MAIN.
- 14. TREES SHALL HAVE A 10 FT. MINIMUM CLEARANCE FROM ALL SERVICE LINES.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY WORK, INCLUDING TRAFFIC CONTROL, PAVEMENT CUTS, EXCAVATION, INSTALLATION, AND RESTORATION. THE CONTRACTOR WILL PERFORM ALL THESE TASKS ON THEIR OWN BEHALF UNLESS IT IS SPECIFICALLY STATED ON THE UTILITY PLAN REQUESTING ALBUQUERQUE UTILITIES TO DO SO AT THE CONTRACTOR'S EXPENSE. CHANGES REQUIRE A WRITTEN REQUEST FORM THE ENGINEER OR AN AMENDMENT TO THE UTILITY PLAN.

### SHEET LIST CONSTRUCTION CD1.0 DRAWING COVER ALTA COVER (FOR SHEET 1 OF 2 REFERENCE) ALTA (FOR SHEET 2 OF 2 REFERENCE) C1.0 SITE PLAN (FOR REFERENCE) HORIZONTAL CD2.0 CONTROL PLAN C2.0 GRADING PLAN (FOR REFERENCE) CD3.0 CDS WALL DETAIL **UTILITY PLAN** CD4.0 D1.0 DETAILS SHEET (FOR REFERENCE) **DETAILS SHEET** D2.0 (FOR REFERENCE) **DETAILS SHEET** D3.0 (FOR REFERENCE) LANDSCAPE PLAN L1.0 **EXTERIOR** A4.0 **ELEVATIONS EXTERIOR** A4.1 **ELEVATIONS** A4.2 SIGNAGE CUT SHEETS



- 1. 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 CONSTRUCTIONS, 1986 EDITION (UPDATE #8), INCLUDING AMENDMENT #1
- 2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW
- MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES ANY WORK AFFECTING RIO BRAVO BLVD SHALL TAKE PLACE BETWEEN 9 PM AND 4:30 AM ONLY 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO COA AND CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL

OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR

SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION.

- REFER TO STANDARD SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH 90 MIL THERMOPLASTIC ONLY REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO
- LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURE 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 SECULIOATION.

  PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN

  PERMANENT SURVEY BUILDING CONSTRUCTION WILL BE REPLACED AT THE
- CONTRACTORS EXPENSE. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY 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. 10. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEV INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WILL COLLECTORS, TRANSMISSION LINE OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS
- MUST BE MAKE ONLINE AT HTTP://WWW.ABCWUA.ORG/WATER SHUT OFF AND TURN ON PROCEDURES.ASPX. 11. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN
- ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P AND COA STD DWG 2465. 12. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTIONS 170 OF T CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, EDITION AS REVISED THROUGH UPDATE #8. AMENDMENT #1.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTI
- SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE APPROPRIATE JURISDICTION. 14. PEDESTRIAN PATHWAYS NEED TO BE MAINTAINED DURING CONSTRUCTION INCLUDING

## ACCESSIBLE ROUTES OR PROVIDE ALTERNATE ACCESSIBLE PATHWAY 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 PROJECT ENGINEER. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.

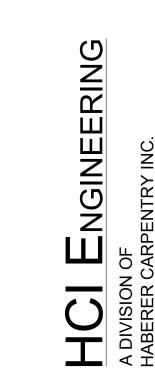
ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

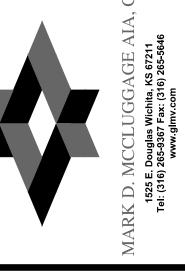
CURB AND GUTTER.

IF CURB IS DEPRESSED FOR A DRIVEPAD. THE

DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF

| APPROVALS      | ENGINEER | DATE |
|----------------|----------|------|
| DRC CHAIRMAN   |          |      |
| TRANSPORTATION |          |      |
| ABCWUA         |          |      |
| HYDROLOGY      |          |      |
| AMAFCA         |          |      |
| CONSTR. MNGMT. |          |      |
| CONSTR. COORD. |          |      |







3734 Osage Street | Denver, CO 80211 CONTACT: LANCE VANDEMARK, P.E.

| WER<br>S | 12134.230                     |  |  |
|----------|-------------------------------|--|--|
| <u> </u> | △DRB 1ST SUB 10.03.16         |  |  |
|          | $\triangle$                   |  |  |
|          |                               |  |  |
|          | $\frac{\triangle}{\wedge}$    |  |  |
| HE       | $\triangle$                   |  |  |
| 1986     | $\triangle$                   |  |  |
| ION      | $\triangle$                   |  |  |
|          |                               |  |  |
|          | CONTRACT DATE:                |  |  |
|          | BUILDING TYPE: EXPLORER MED54 |  |  |

TACO BELL **UNSER BLVD** 

ALBUQUERQUE, NM 87114

SITE NUMBER:

STORE NUMBER:

PLAN VERSION: ARRIL 2015 (N)



CONSTRUCTION DRAWING COVER