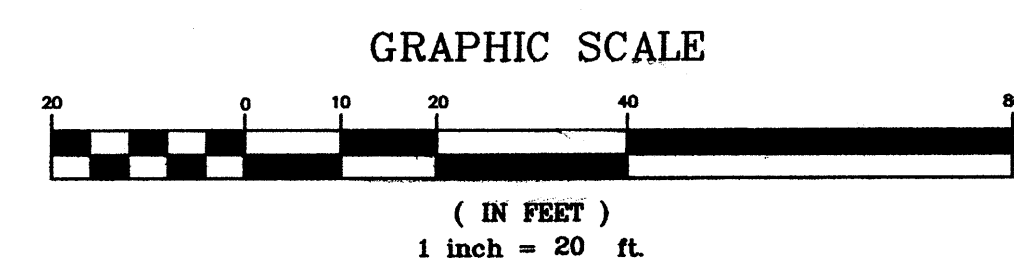
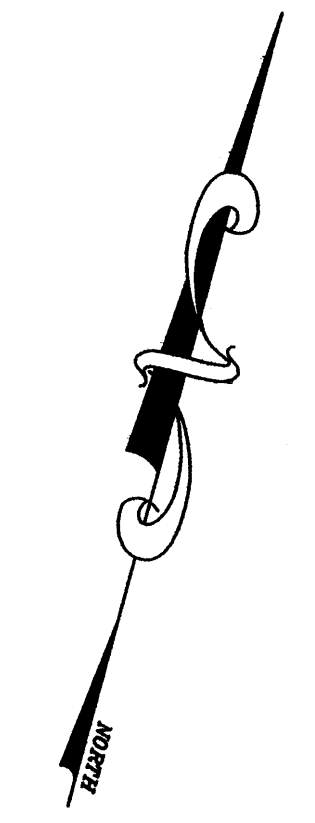


Sketch Plat
for
Tracts C-7A-1 and C-7A-2
Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
October 2015

PROJECT: 1010640
DATE: 10-14-15
APP: 15-70368
REQUEST: (SK)

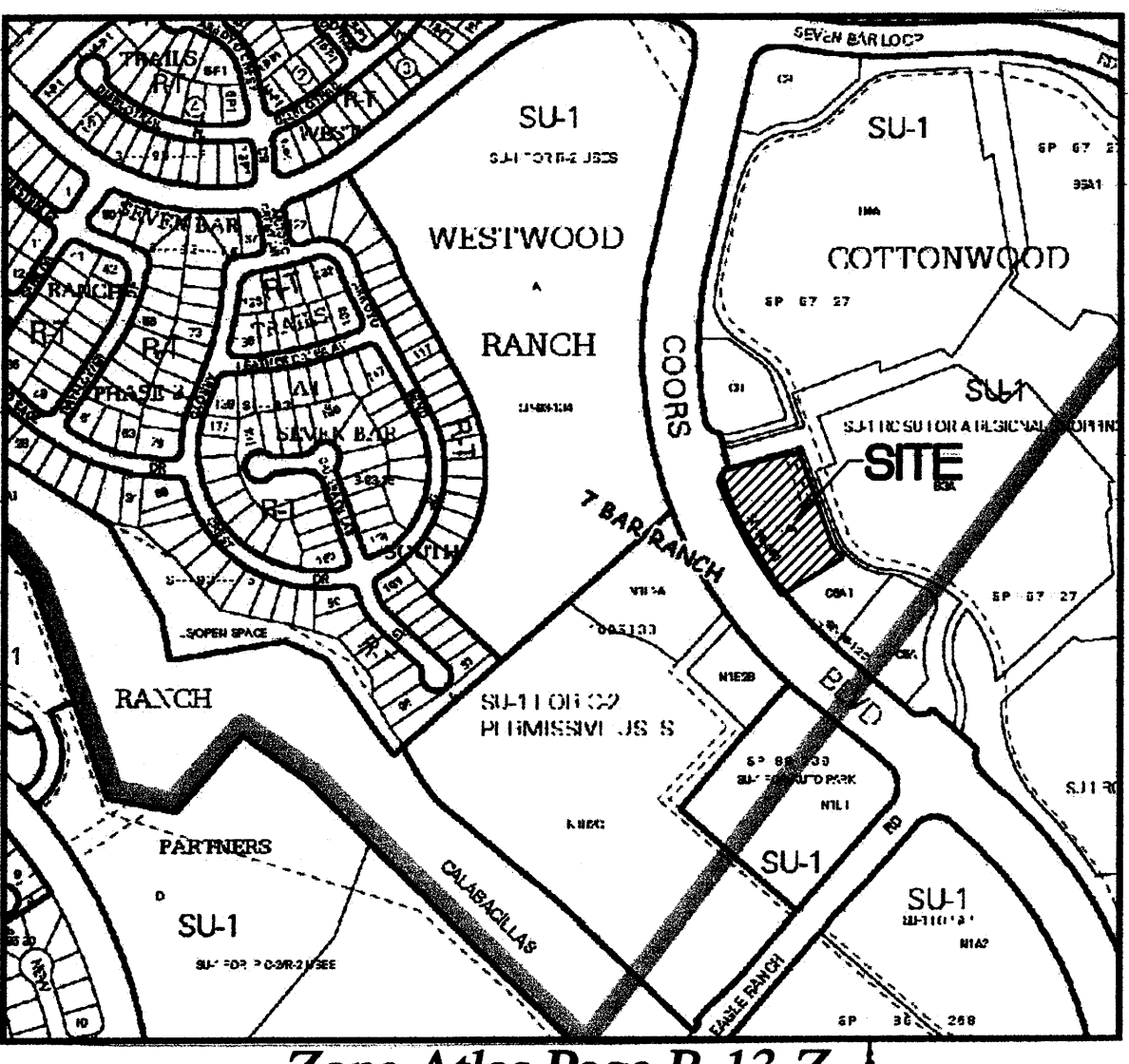


Easement Notes

- 1 EXISTING 10' P.U.E. (01/06/95, 95C-5)
- 2 EXISTING 20' WATERLINE EASEMENT (12/16/96, 96C-490) SHOWN HEREON AS [Symbol]
- 3 EXISTING 10' X 5' P.N.M. EASEMENT (12/16/96, 96C-490)
- 4 EXISTING SIGN EASEMENT (05/09/97, BK. 97-12, PG. 7884)
- 5 EXISTING LANDSCAPE SETBACK PER THE COORS CORRIDOR PLANE AS SHOWN ON THE PLAT OF RECORD (SCALED FROM PLAT)(12/16/96, 96C-490)
- 6 EXISTING 36' ACCESS EASEMENT (01/06/95, 95C-5)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
●	FOUND AS INDICATED
○	SET PK NAIL WITH TAG "LS 14271"



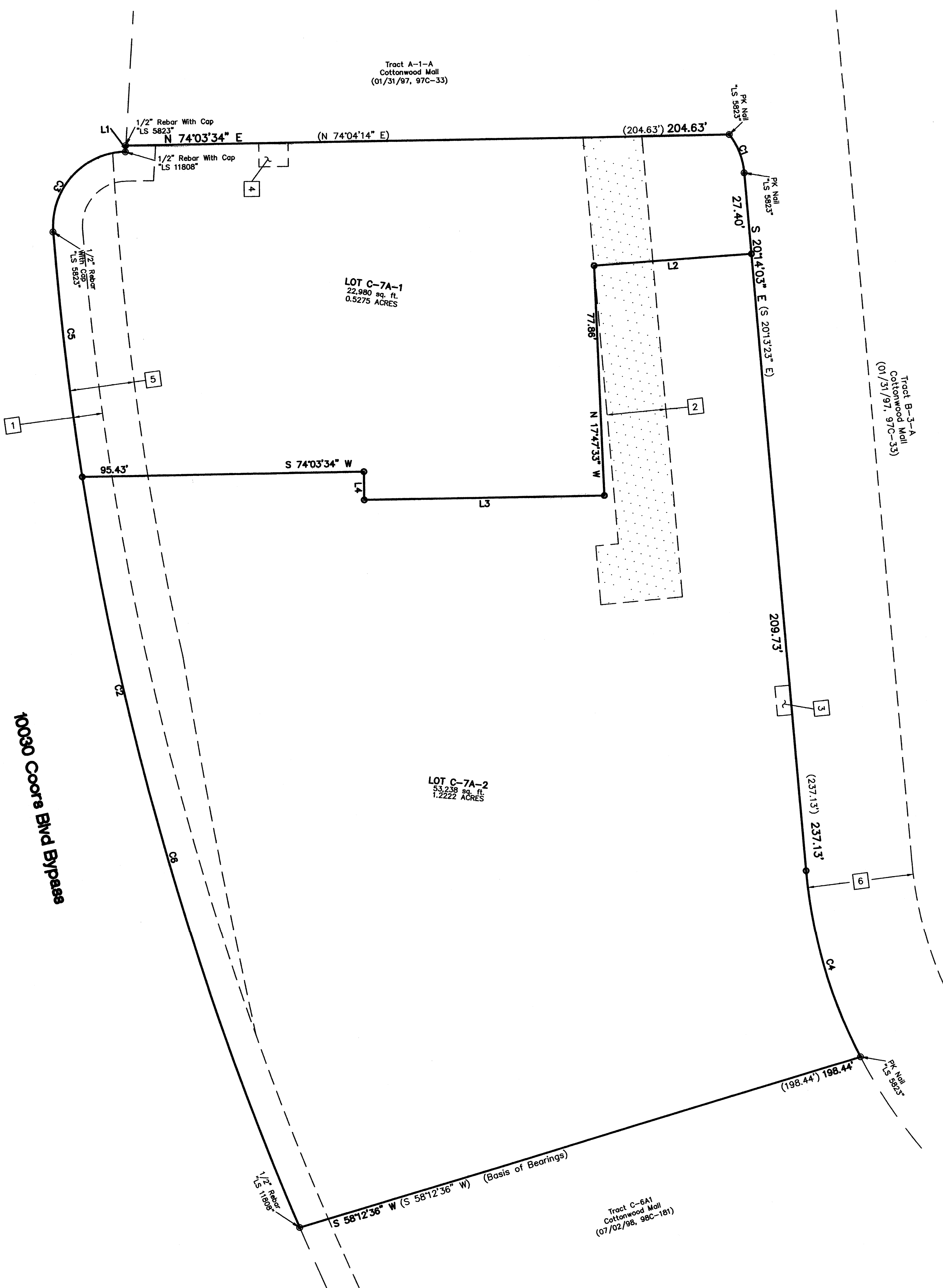
Zone Atlas Page B-13-Z

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2013.
2. ALL DISTANCES ARE GROUND DISTANCES, U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE PLAT OF RECORD.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY TITLE, FILE NO. 000124394, EFFECTIVE DATE 01/03/2013.
2. PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 2, 1998 BOOK 98C PAGE 181.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.21' (14.02')	25.00' (25.00')	32°34'5"	14.02'	N 36°31'19" W
C2	349.11' (349.18')	1068.00' (1068.00')	18°43'44"	347.56'	S 29°05'55" E
C3	40.90' (40.90')	25.00' (25.00')	93°44'21"	36.49'	S 27°07'15" W
C4	66.14' (66.16')	168.00' (168.00')	22°33'26"	65.72'	S 31°30'46" E
C5	83.48'	1068.00' (1068.00')	04°28'43"	83.46'	S 21°58'24" E
C6	265.63'	1068.00' (1068.00')	14°15'01"	264.94'	S 31°20'16" E

LINE TABLE

LINE	LENGTH	BEARING
L1	2.00' (2.00')	N 11°52'17" W (N 11°51'37" W)
L2	53.39'	S 70°55'17" W
L3	81.67'	S 74°03'34" W
L4	9.53'	N 15°56'26" W

Record and Measured Legal Description

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF TRACT C-7A OF THE COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS C-6A AND C-7A COTTONWOOD MALL (BEING A REPLAT OF TRACTS C-6 AND C-7, COTTONWOOD MALL) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 16, 1996 IN VOLUME 96C, FOLIO 490.

TOGETHER WITH THAT CERTAIN PERMANENT, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE RING ROAD AND ENTRANCE DRIVES FOR PURPOSES OF ACCESS, INGRESS AND EGRESS TO AND FROM TRACT C-7A AS SET FORTH UNDER PARAGRAPH 4.B AT PAGE 2658 OF THAT CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT: OUTLOT C-6/C-7 COTTONWOOD MALL RECORDED JANUARY 17, 1997 IN BOOK 97-2, PAGE 2650-2671, AS DOCUMENT NO. 97005377, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SUBJECT TO ALL MATTERS CONTAINED IN SAID DOCUMENT, AND

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITY AND DRAINAGE AS CREATED BY PARAGRAPHS 3.A AND 4.A AT PAGES 5552 AND 5555, RESPECTIVELY, OF THAT CERTAIN AGREEMENT REGARDING RESTRICTION OF RESERVE TRACTS RECORDED DECEMBER 28, 1995, IN BOOK 95-31, PAGE 5550-5610, AS DOCUMENT NO. 95132177, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SUBJECT TO ALL MATTERS CONTAINED IN SAID DOCUMENT, INCLUDING PARAGRAPH 6 AT PAGE 5563 OF SAID DOCUMENT.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

EXISTING LEGEND:

- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- NEW CONCRETE CURB AND GUTTER (BY LANDLORD)
- NEW STORM SEWER STRUCTURE (BY LANDLORD)
- NEW SANITARY SEWER STRUCTURE (BY LANDLORD)
- NEW FIRE HYDRANT (BY LANDLORD)
- NEW WATER VALVE AND BOX (BY LANDLORD)

PROPOSED LEGEND:

- PROPERTY LINE
- GENERAL SCOPE OF WORK LIMITS
- PROPOSED CONCRETE BARRIER CURB
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED DEPRESSED CONCRETE CURB AND GUTTER
- PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED STOP BAR
- PROPOSED LIGHT POLE
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER STRUCTURES
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TRANSFORMER

PROJECT INFORMATION:

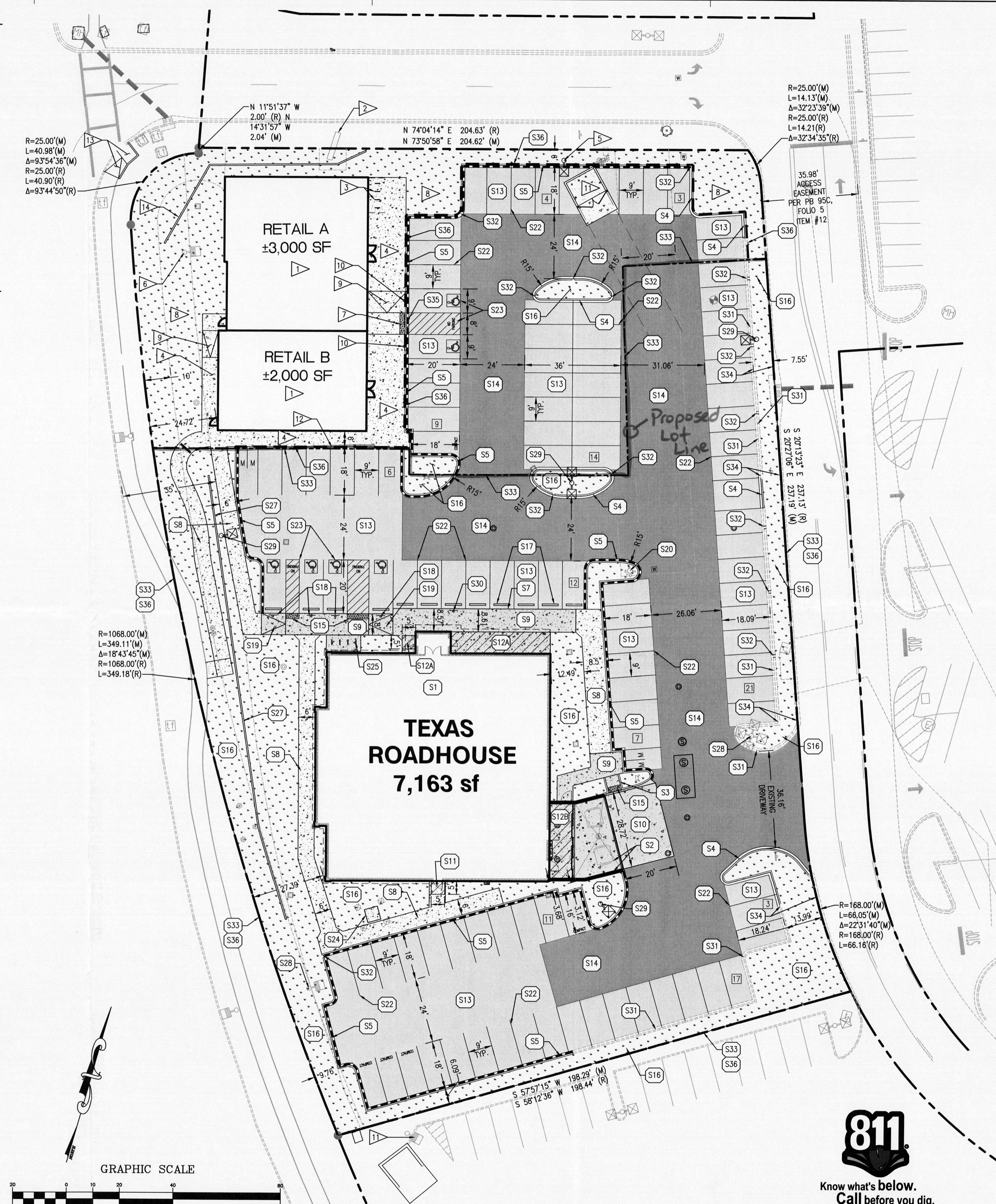
TEXAS ROADHOUSE SITE AREA: ±1.749 ACRES
 ZONED: SU-1 (SPECIAL USE DISTRICT)
 RC SU (REGIONAL SHOPPING CENTER)
 TEXAS ROADHOUSE BUILDING AREA: 7,163 SQ. FT.
 RETAIL BUILDING AREA: 5,000 SQ. FT.
 TOTAL BUILDING AREA: 12,163 SQ. FT.
 PROPOSED USE: TEXAS ROADHOUSE: RESTAURANT
 RETAIL A & B: RETAIL
 BUILDING HEIGHT: 27'-6"
 SEATING CAPACITY: 281 SEATS
 EMPLOYEE COUNT: 40 EMPLOYEES
 PARKING REQUIRED: 107 STALLS (SEE NOTE #2)
 PARKING PROVIDED: 107 STALLS (INCLUDING 6 ADA STALLS)
 BICYCLE PARKING REQUIRED: 8 SPACES (SEE NOTE #3)
 BICYCLE PARKING PROVIDED: 8 SPACES
 MOTORCYCLE PARKING REQUIRED: 4 SPACES (SEE NOTE #4)
 MOTORCYCLE PARKING PROVIDED: 4 SPACES

NOTES:

1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING INFORMATION
2. PARKING REQUIREMENTS ARE BASED ON 1 SPACE PER 3 PEOPLE OF OCCUPANCY LOAD FOR THE TEXAS ROADHOUSE BUILDING. FOR RETAIL A & B, PARKING IS BASED ON 1 SPACE PER 200 SQ. FT.
3. BICYCLE PARKING REQUIREMENTS ARE BASED ON 1 SPACE PER 20 VEHICULAR SEATS
4. MOTORCYCLE PARKING REQUIREMENTS ARE BASED ON 4 SPACES FOR 101-150 REQUIRED PARKING SPACES

SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED DECEMBER 10, 2014 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION RECOMMENDATIONS (TERRACON PROJECT NO. 66145081).
2. SEE CONSTRUCTION DETAILS SHEET C7.0 FOR PAVEMENT SECTION DETAILS.
3. SEE SHEET 1.0 FOR GENERAL SITE NOTES



PAVEMENT HATCH LEGEND:

- S8 PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE
- S9 PROPOSED INTEGRAL BLACK COLORED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE
- S10 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT
6" PORTLAND CEMENT CONCRETE
WITH #3 BARS AT 12" O.C. EACH WAY
COMPACTED SUBGRADE
(SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S11 PROPOSED CONCRETE LANDING
6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF
COMPACTED SUBGRADE
(SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S12A PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING
6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF
COMPACTED SUBGRADE
(SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S12B PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING
5" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF
COMPACTED SUBGRADE
(SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S13 PROPOSED ASPHALT PAVEMENT
2-1/2" HMA SURFACE COURSE
6" AGGREGATE BASE COURSE
- S14 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
3-1/2" HMA SURFACE COURSE
6" AGGREGATE BASE COURSE
- S15 PROPOSED DETECTABLE WARNING PLATE
- S16 PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

SITE KEY NOTES:

- S1 PROPOSED TEXAS ROADHOUSE BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S2 PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S3 PROPOSED HANDICAP ACCESSIBLE LOADING/DELIVERY RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES
- S4 PROPOSED CONCRETE CURB AND GUTTER
- S5 PROPOSED REVERSE PITCH CONCRETE CURB AND GUTTER
- S6 PROPOSED CONCRETE BARRIER CURB
- S7 PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
- S8 PROPOSED 5" CONCRETE SIDEWALK
- S9 PROPOSED 5" INTEGRAL BLACK COLORED CONCRETE SIDEWALK
- S10 PROPOSED 6" HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- S11 PROPOSED 6" CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- S12A PROPOSED 6" INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- S12B PROPOSED 5" INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- S13 PROPOSED ASPHALT PAVEMENT
- S14 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- S15 PROPOSED DETECTABLE WARNING PLATE
- S16 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S17 PROPOSED PRECAST CONCRETE WHEEL STOP (TYP. OF 9)
- S18 PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE (TYP. OF 6)
- S19 PROPOSED HANDICAP ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES
- S20 POINT OF RELOCATION FOR EXISTING FIRE HYDRANT
- S21 FIRE LANE STRIPING
- S22 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
- S23 PROPOSED HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER LOCAL CODE (TYP.)
- S24 PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- S25 PROPOSED MAGLIN MBR501 BIKE RACKS WITH BLACK POWDER COATED FINISH.
- S26 PROPOSED LOADING AREA (12'X30' HATCHED).
- S27 PROPOSED RETAINING WALL - SEE GRADING PLAN FOR ELEVATIONS.
- S28 EXISTING LIGHT POLE (SEE PHOTOMETRIC PLAN)
- S29 PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLAN)
- S30 PROPOSED VETERAN PARKING SIGN
- S31 EXISTING CURB AND GUTTER TO REMAIN
- S32 PROPOSED 1" WIDE CURB CUT
- S33 LIMITS OF PREMISES
- S34 MAINTAIN EXISTING CURB CUTS AT AREA OF FLUME REMOVAL
- S35 PROPOSED DEPRESSED CONCRETE CURB AND GUTTER
- S36 GENERAL SCOPE OF WORK LIMITS. SCOPE MAY INCLUDE ITEMS OUTSIDE GENERAL LIMITS OR EXCLUDE ITEMS WITHIN. SEE KEY NOTES ON PLAN FOR ADDITIONAL INFORMATION.

SITE KEY NOTES (BY LANDLORD):

- 1 NEW RETAIL BUILDINGS
- 2 EXISTING MONUMENT SIGN TO REMAIN
- 3 NEW BIKE RACK
- 4 NEW CONCRETE SIDEWALK
- 5 PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLAN)
- 6 EXISTING LIGHT POLE (SEE PHOTOMETRIC PLAN)
- 7 NEW DETECTABLE WARNING PLATE
- 8 NEW LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- 9 NEW PROPOSED HANDICAP ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES
- 10 NEW HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE
- 11 NEW DUMPSTER ENCLOSURE AND ASSOCIATED CONCRETE PAVEMENT
- 12 NEW MONOLITHIC CONCRETE CURB AND SIDEWALK
- 13 EXISTING RAMP TO BE REMOVED AND REPLACED WITH NEW HANDICAP ACCESSIBLE RAMP PER LOCAL CODES
- 14 NEW RETAINING WALL

PROJECT TEAM

PROJECT: 1010640
DATE: 10-14-15
BY: 15-70368 (SK)

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/03/15	COORDINATION SET
04/06/15	PERMIT SET

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
FARMAN SHIR, P.E.
PROFESSIONAL ENGINEER
LICENSE NO. 21307

PROJECT MANAGER
MIKE HOLMES
QUALITY CONTROL
LARRY DIEHL
DRAWN BY
MIKE HOLMES

PROJECT NAME

TEXAS ROADHOUSE

ALBUQUERQUE NEW MEXICO

10030 COORS BOULEVARD BYPASS NW



PROJECT NUMBER
20130487.0

SHEET TITLE
SITE PLAN

SHEET NUMBER

C3.0

NOT ISSUED FOR CONSTRUCTION