## 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:

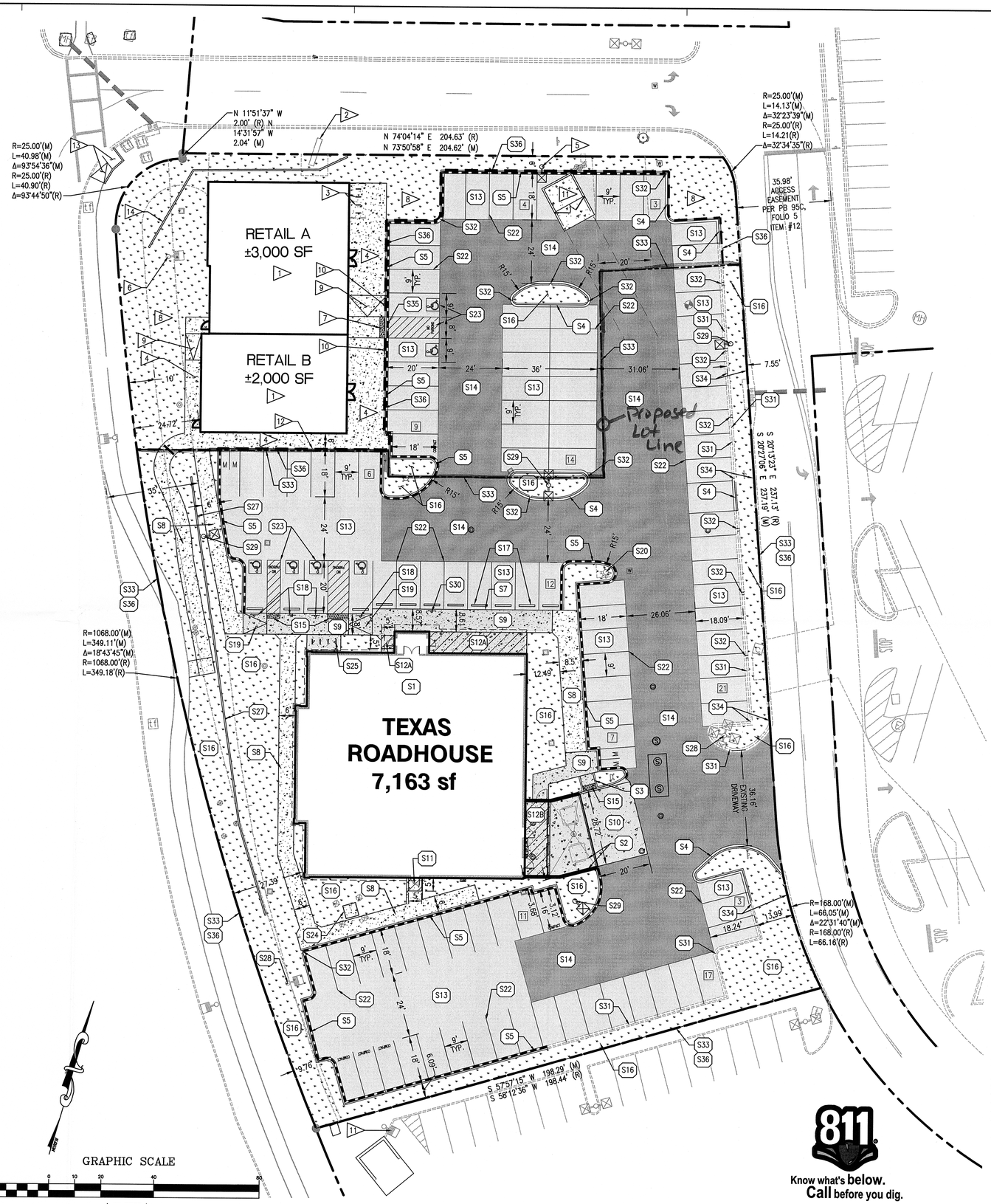
| | |
|---|---|
| TEXAS ROADHOUSE SITE AREA: | ±1.749 ACRES |
| ZONED: | SU-1 (SPECIAL USE DISTRICT)<br>RC SU (REGIONAL SHOPPING CENTER) |
| TEXAS ROADHOUSE BUILDING AREA: | 7,163 SQ. FT. |
| RETAIL BUILDING AREA: | 5,000 SQ. FT. |
| TOTAL BUILDING AREA: | 12,163 SQ. FT. |
| PROPOSED USE: | TEXAS ROAD HOUSE: RESTAURANT<br>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: (S#)

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

811
Know what's below.
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PROJECT TEAM


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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