



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Revision to the approved DRB Major Amendment PR-2019-002574 / SI-2022-02061 - Existing Single Lane OMD canopy to remain, Transformer relocated per redesign by PNM Electric (w/ executed Easement Agreement), retaining wall to end and landscape shrub screen wall begins - No changes to traffic & MINOR change to the grading at the transformers proposed location. Addition of Tormax Door approved by BP-2022-34065 02/10/23

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Amanda Bishop</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

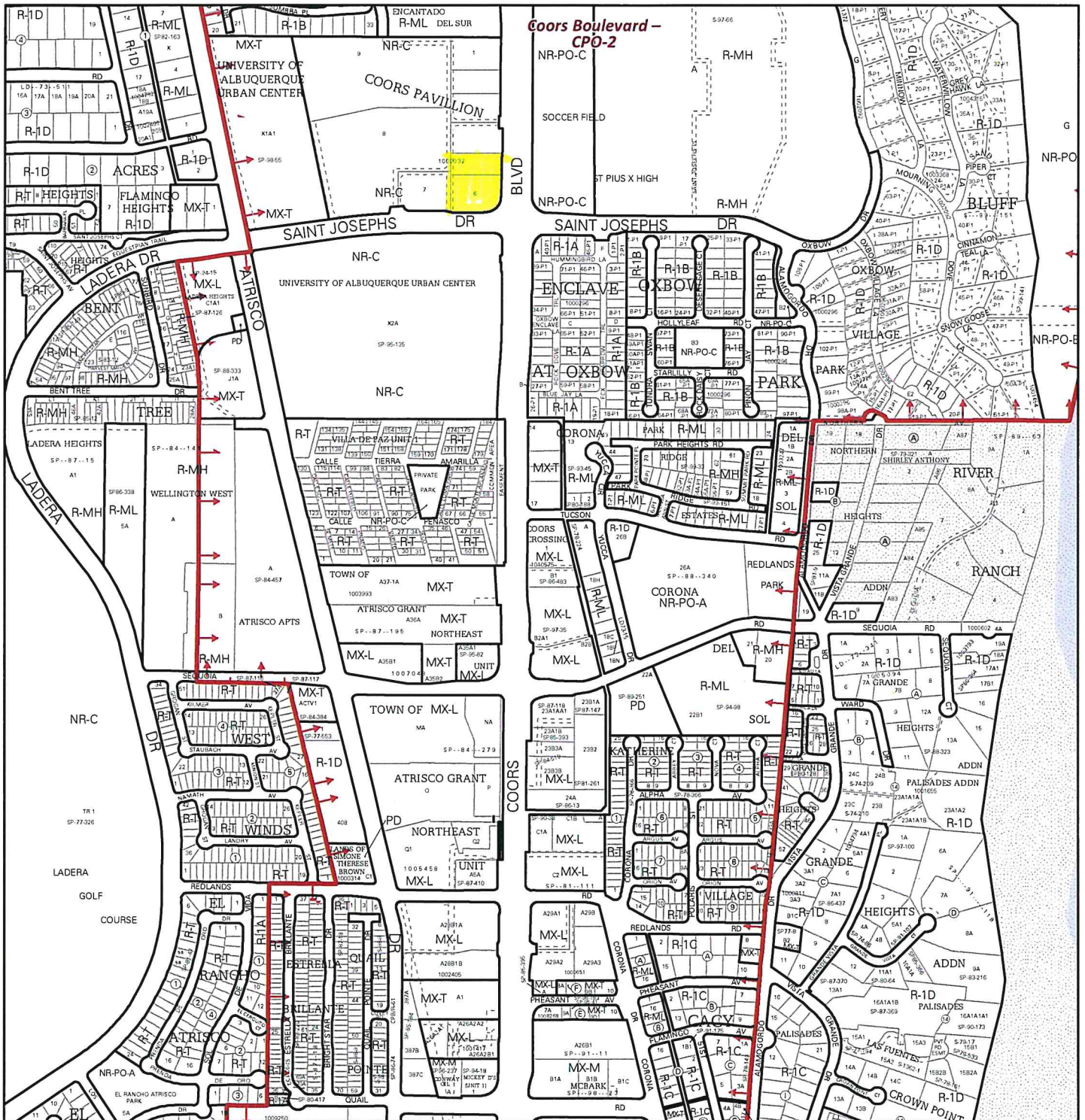
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

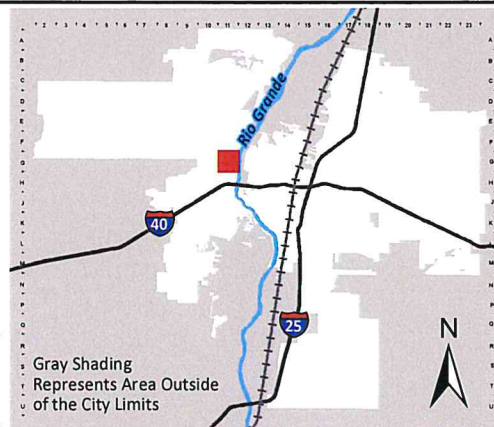


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: G-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Levine Investments Limited Partnership

2801 East Camelback Road • Suite 450 • Phoenix Arizona • 85016

Phone 602.248.8181 • Facsimile 602.248.0884

August 1, 2022

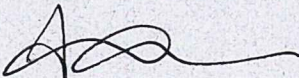
Reference: Chick-fil-A #04107 Coors Boulevard FSU
4001 Coor Boulevard Northwest, Albuquerque, NM 87120
IP No.: 2021.1239
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Interplan, LLC, to act as agent in correspondence and representation of all approval and permitting matters required for the Chick-fil-A parking expansion project at the location referenced above and only to the extent outline in the attached plan dated 4/12/22.

If you have any questions, please contact me at 602-248-8181 or via email tony@levineinvestments.com.

Sincerely,



Andrew M. Cohn
Authorized Representative

Subscribed and sworn to before me this 1st day of August, 2022.

Notary Public Lisa C. Bullington
Seal

My Commission Expires: 4-12-2023



March 4, 2022

Reference: Chick-fil-A #04107 Coors Boulevard FSU
4001 Coors Boulevard Northwest, Albuquerque, NM 87120
IP No.: 2021.1239
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Interplan LLC, to act as agent in correspondence and representation of all approval and permitting matters required for (project name) at the location referenced above.

If you have any questions, please contact me at 505-998-9093 or via email, josh@retailSouthwest.com.

Sincerely,

Red Shamrock 4, LLC

Joshua Skensgard
Title *Managing member*

Subscribed and sworn to before me this 14 day of July, 2022.

Notary Public *JK*

Seal

My Commission Expires: 4/10/2025

STATE OF NEW MEXICO NOTARY PUBLIC TRISHA A. KVERN Commission # 1101649 My Comm. Exp. April 10, 2025

August 1, 2023

Jay Rodenbeck
City of Albuquerque Planning Department
Development Review Services
600 Second NW
Albuquerque, NM 87102
505-924-3994
jrodenbeck@cabq.gov

Reference: Chick-fil-A #4107 Coors Boulevard FSU
4001 Coors Boulevard, Albuquerque, NM 87120
IP No.: 2021.1239
Justification Letter

To Whom It May Concern,

Chick-fil-A is proposing modifications to the existing restaurant located at the address referenced above. The scope of work involves a revision to the DRB Approval received on January 13, 2023. The scope of work is a transformer relocation/repositioning at the request of the PNM Electrical Company, the screen wall being a hedge only and not a solid wall, the removal of the approved Dual OMD Canopy to keep the single lane OMD canopy as existing to stay out of the new electrical Easement to the north of the drive-thru and the addition of a Tormax Door.

Below are the justifications which address the criteria in 14-16-6-4(y)(2) of the Integrated Development Ordinance.

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property as traffic congestion and circulation issues have increased for the site and adjacent properties.

The requested modifications to the DRB Approved Site Plan are necessary to meet the requirements of PNM Electric that were not known at the time of the previous DRB approval

2. The amendment does not increase or decrease the dimension of any standard beyond thresholds allowed as Minor Amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

The requested modifications do not change any dimensions of any standard beyond thresholds allowed

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

The requested modifications do not decrease the total amount of open space in the development

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

The requested modifications do not reduce any building setback

5. The amendment does not increase the maximum number of residential selling units in the development from that shown in the existing permit, approval, or plan. If the property is located in DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwellings units in the development from that shown in the existing permit, approval or plan.

The requested modifications do not increase the number of residential selling units as this development is a commercial site

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

The requested modifications do not adjust any building design standards

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

The requested modifications do not reduce the amount of total landscaping area.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails or trail connections passing through the property or connecting or connecting to or designed to connect to abutting properties.

The requested modifications do not increase the traffic accessing the property.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

The requested modifications do not require major public infrastructure or significant changes to access or circulation patterns.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

The requested modifications do not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan.

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

The requested modifications do not affect property in an Overlay Zone.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

The requested modifications do not require approval for any land use that was not authorized by permit or that is not allow by right.



Chick-fil-A #04107 Coors Boulevard

August 1, 2023

Page 4 of 4

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

The requested modifications do not expand a nonconformity as regulated per Section 14-16-6-8.

Upon review, please let me know if you have any questions or require additional information regarding the Letter of Justification which addresses the criteria in 14-16-6-4 (Y) (2) of the Integrated Development Ordinance (IDO).

Sincerely,

INTERPLAN LLC

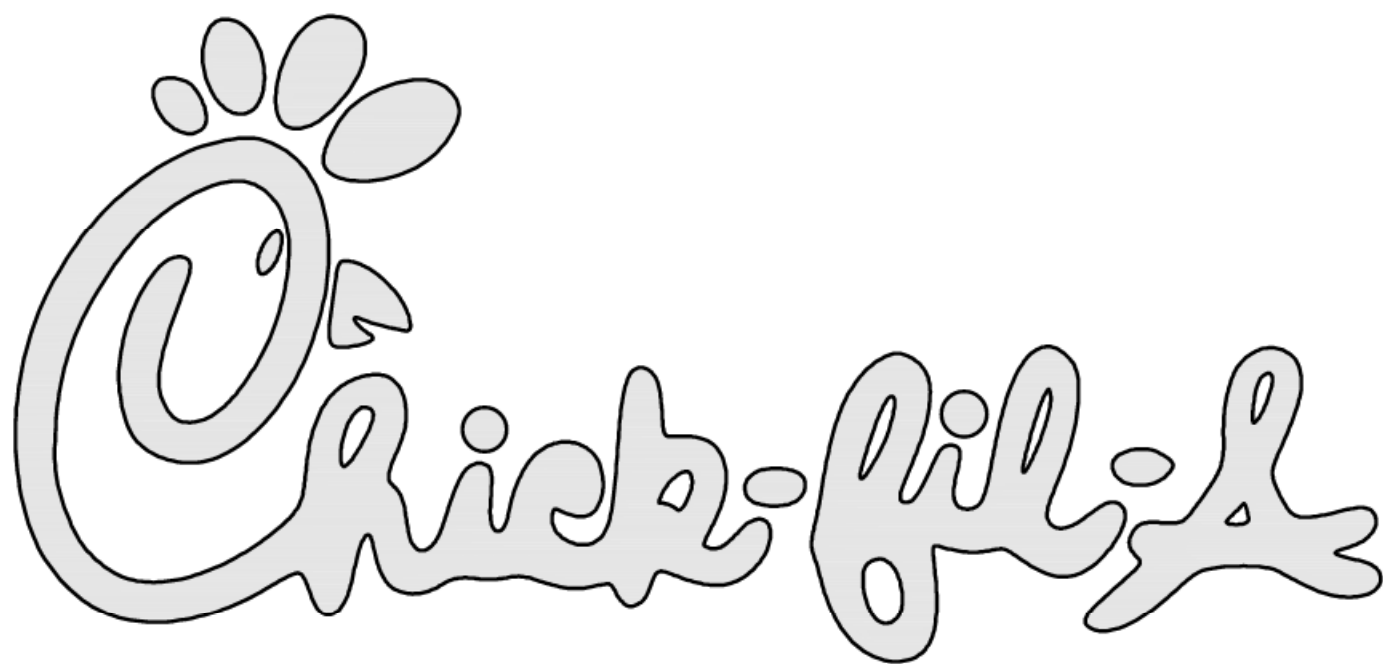
Amanda Bishop

Amanda Bishop

Development Services/ Permit Coordinator

enclosures

ec: K. Teresa, C. Efford; Chick-fil-A, Inc.
M. Nuckols, A. Mangan, D. Fox; JLL
D. Jenkins, M. Medina; Ensign Engineering
N. Carreras, T. Vu; Interplan LLC



COORS BLVD AND ST. JOSEPHS DRIVE
ALBUQUERQUE, NM

INDEX OF DRAWINGS

- C 0.1 DEMOLITION PLAN
- C 1.0 SITE DIMENSION PLAN
- C 1.1 TRAFFIC CIRCULATION LAYOUT
- C 2.0 SITE GRADING PLAN
- C 3.0 SITE UTILITY PLAN
- C 4.0 DETAILS
- L -1 PLANTING PLAN

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

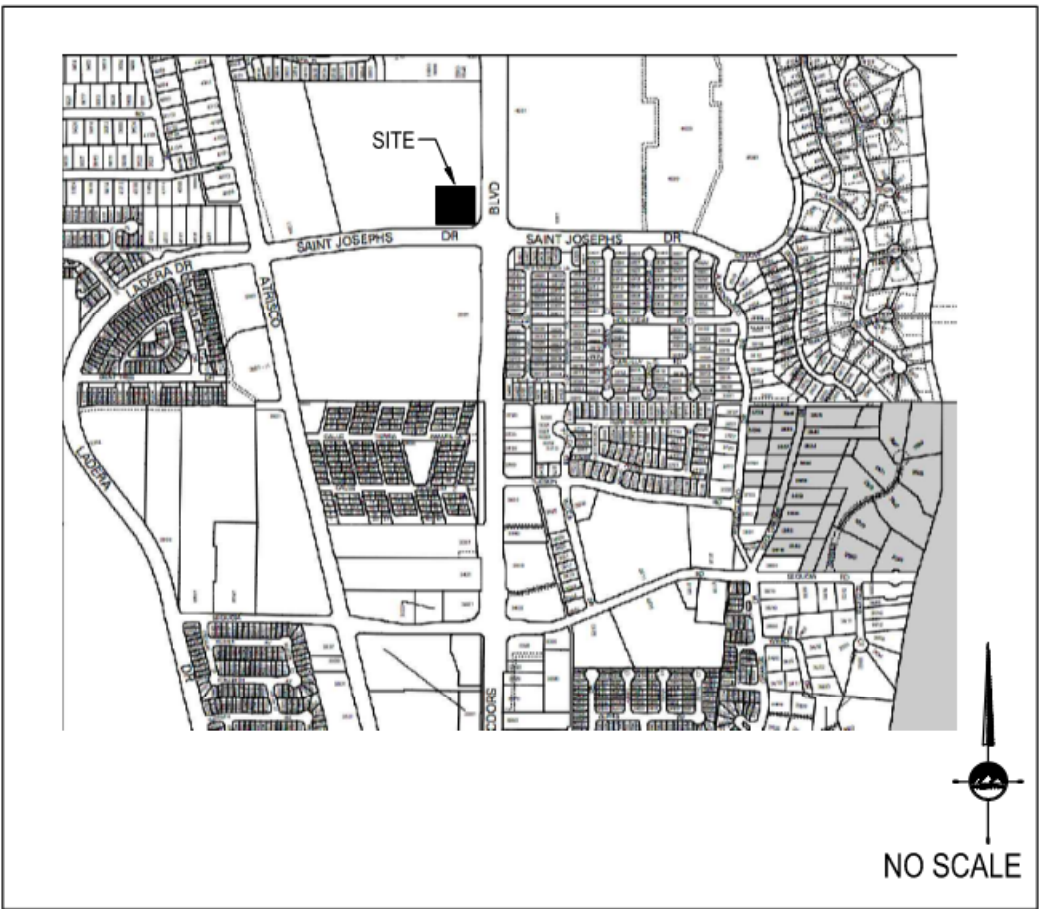
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

VICINITY MAP



OWNER

CONTACT
MAGGIE NUCKOLS
17877 VON KARMAN AVE, SUITE 500
IRVINE, CA 92614
PHONE: 602-741-5695



GENERAL NOTES

- ALL WORK SHALL CONFORM WITH ALBUQUERQUE CITY, AND CHICK-FIL-A STANDARDS & SPECIFICATIONS.
- CALL NMOC 48 HOURS PRIOR TO DIGGING.
- CONTROL POINT: 60D NAIL WITH ALUMINUM DISK STAMPED "SURV-TEK CONTROL" N=1,502,746.35' E=1,505,788.82' ELEV = 5116.08'
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.

ENGINEER/SURVEYOR:



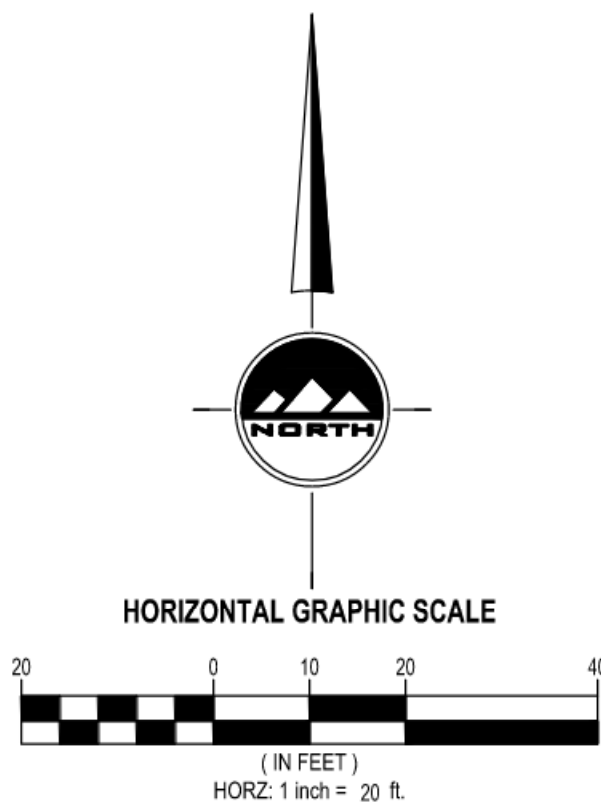
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453

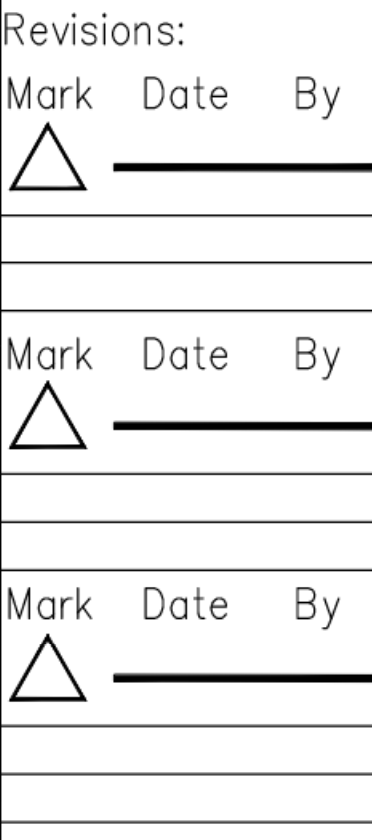


CHICK-FIL-A #04107 COORS DRIVE THRU EXPANSION
DECEMBER, 2022



SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 REMOVE EXISTING ASPHALT PAVING.
- 2 REMOVE EXISTING CURB AND GUTTER.
- 3 REMOVE EXISTING STRIPING AND ARROWS.
- 4 REMOVE EXISTING LIGHT.
- 5 PROTECT EXISTING UTILITIES, SEWER, STORM DRAIN, CURBING, ETC. IN PLACE.
- 6 REMOVE AND RELOCATE EXISTING UTILITIES.



WWW.ENSIGNENG.COM

COORS BLVD NW & ST
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 12/6/22
Drawn By : MM
Checked By: DJ

Sheet

C-O.I



PROJECT NUMBER: PR-2019-002574

Application Number: SI-2022-02061

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

Is an Infrastructure List required? () Yes () 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo

Jan 13, 2023

Traffic Engineering, Transportation Division

Date

ABCWUA

Jan 17, 2023

Parks and Recreation Department

Jan 13, 2023

City Engineer/Hydrology

Date

Code Enforcement

Jan 13, 2023

Jeff Palmer

Date

Code Enforcement

Jan 13, 2023

Code Enforcement

Date

Code Enforcement

Date

* Environmental Health Department (conditional)

Date

Solid Waste Management

Date

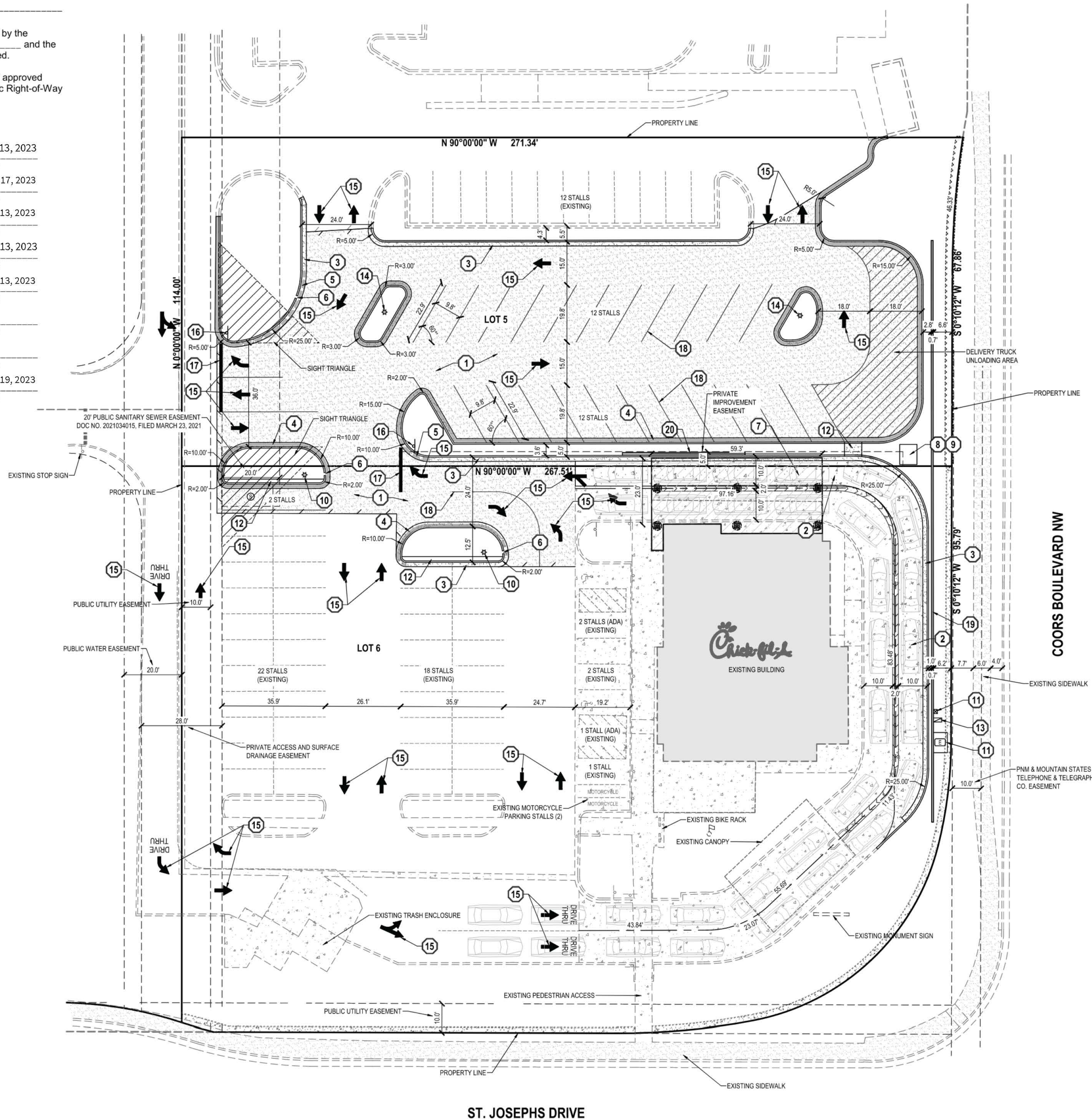
DRB Chairperson, Planning Department

Jan 19, 2023

*Environmental Health, if necessary

2/16/18

NOTE: THIS SITE PLAN AMENDMENT MEETS THE COORS PAVILION DESIGN STANDARDS



VICINITY MAP



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 PROPOSED ASPHALT PAVEMENT. SEE DETAIL 1/C-4.0.
- 2 CONCRETE PAVEMENT DRIVE-THRU. SEE DETAIL 2/C-4.0.
- 3 24" CATCHING CURB AND GUTTER PER DETAIL 3/C-4.0.
- 4 24" SPILLING CURB AND GUTTER PER DETAIL 3/C-4.0.
- 5 TRANSITION BETWEEN CATCHING AND SPILLING CURB AND GUTTER.
- 6 1" CURB OPENING.
- 7 PROPOSED CANOPY. SEE ARCHITECTURAL DRAWINGS.
- 8 CONCRETE PAD FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 9 RELOCATED ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 10 RELOCATED LIGHT POLE. MOUNTING HEIGHT OF LIGHT FIXTURE SHALL BE NO HIGHER THAN 20' ABOVE FINISHED GRADE AS PER REQUIREMENTS OF THE ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 3-4(C)(5)(D). SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 11 RELOCATED ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 12 CONCRETE SIDEWALK. SEE DETAIL 4/C-4.0.
- 13 RELOCATED COMMUNICATIONS EQUIPMENT. COORDINATE WITH SERVICE PROVIDER.
- 14 PROPOSED LIGHT POLE. MOUNTING HEIGHT OF LIGHT FIXTURE SHALL BE NO HIGHER THAN 20' ABOVE FINISHED GRADE AS PER REQUIREMENTS OF THE ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 3-4(C)(5)(D). SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 15 PAINTED LANE-USE ARROWS. SEE DETAIL 5/C-4.0.
- 16 "STOP" AND "RIGHT TURN ONLY" SIGN COMBO PER M.U.T.C.D. STANDARDS.
- 17 12" SOLID STOP BAR.
- 18 4" WIDE SOLID PAVEMENT MARKING PER PARKING LOT STRIPING SPECIFICATIONS. SEE 6/C-4.0.
- 19 8" WIDE RETAINING / SCREEN WALL PER DETAIL 2/C-2.0. SEE GRADING PLAN FOR ELEVATIONS.
- 20 LANDSCAPE WALL. SEE GRADING PLAN FOR ELEVATIONS.

SITE DATA CHART

LEGAL DESCRIPTION OF LEASE AREA: LOT 6 AND 5 COORS PAVILION WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

ZONE DISTRICT: SU-3 WITH C-2 USES ALLOWED
PROPOSED USE: QUICK SERVICE RESTAURANT

LOT 6	SQ. FT.	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	50,690	1.16	100%
LANDSCAPE AREA:	10,864	0.25	21%
HARDSCAPE AREA:	3,698	0.08	7%
TOTAL PARKING AND DRIVE AREA:	31,227	0.72	62%
TOTAL BUILDING AREA:	4,901	0.11	10%

LOT 5	SQ. FT.	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	30,570	0.70	100%
LANDSCAPE AREA:	5,867	0.13	19%
HARDSCAPE AREA:	120	0.00	1%
TOTAL PARKING AND DRIVE AREA:	24,583	0.56	80%
TOTAL BUILDING AREA:	0	0.00	0%

REQUIRED PARKING CALCULATION - RESTAURANT WITH DRIVE-THRU AT LEAST 1 PARKING SPACE PER 4 SEATS IN BUILDING = 33 SPACES
REQUIRED HANDICAP ACCESSIBLE PARKING SPACES = 3

EXISTING STANDARD PARKING SPACES: 55
PROPOSED STANDARD PARKING SPACES: 26
EXISTING ACCESSIBLE PARKING SPACES: 3
TOTAL AUTO PARKING SPACES PROVIDED: 84
MOTORCYCLE PARKING SPACES: 2

BIKE RACK SPACES: 4

LEGEND

●	EXISTING BOLLARD		PROPOSED ASPHALT
○	PROPOSED BOLLARD		EXISTING CURB AND GUTTER
—	EXISTING SIGN		PROPOSED CURB AND GUTTER
—	PROPOSED SIGN		PROPOSED REVERSE PAN CURB AND GUTTER
—	EXISTING FLAG POLE		TRANSITION TO REVERSE PAN CURB
—	EXISTING EDGE OF ASPHALT		PROPOSED CONCRETE
—	PROPOSED EDGE OF ASPHALT		EXISTING BUILDING
—	EXISTING STRIPING		EXISTING MONUMENT SIGN
—	PROPOSED STRIPING		
—	EXISTING WALL		



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CHICK-FIL-A

FSU #04107

COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
SITE PLAN

VERSION:

ISSUE DATE:

Job No. : 11274

Store : 04107

Date : 12/6/22

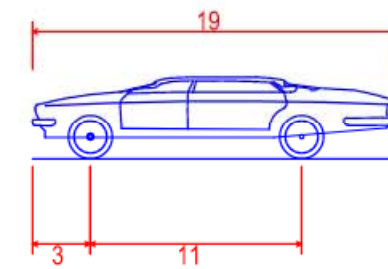
Drawn By : MM

Checked By : DJ

Sheet

C-1.0

PASSENGER CAR



P - Passenger Car
Overall Length
7.00ft
Overall Width
4.30ft
Overall Body Height
1.11ft
Min Body Ground Clearance
6.00ft
Track Width
4.00s
Lock-to-lock time
31.60°
Max Steering Angle (Virtual)

19.00ft
7.00ft
4.30ft
1.11ft
6.00ft
4.00s
31.60°

VICINITY MAP



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87120

SHEET TITLE
TRAFFIC
CIRCULATION
LAYOUT

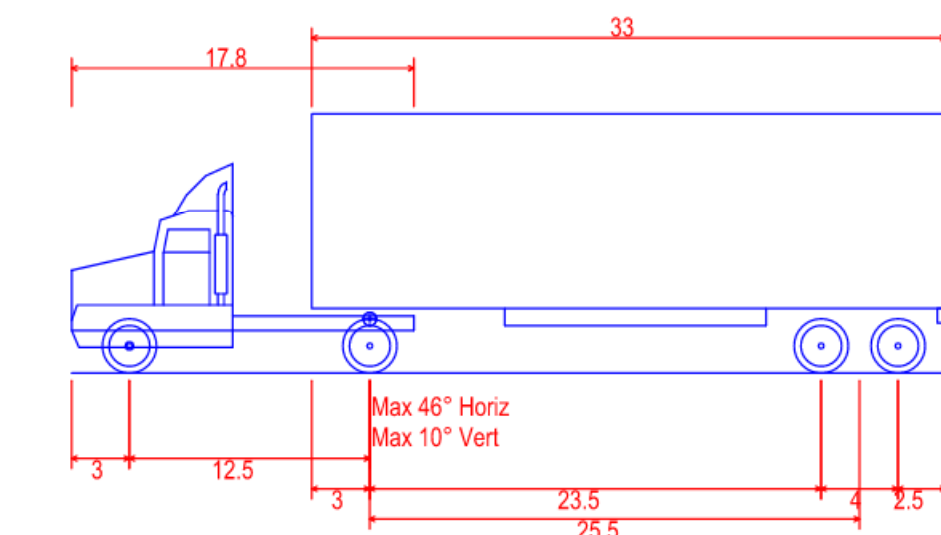
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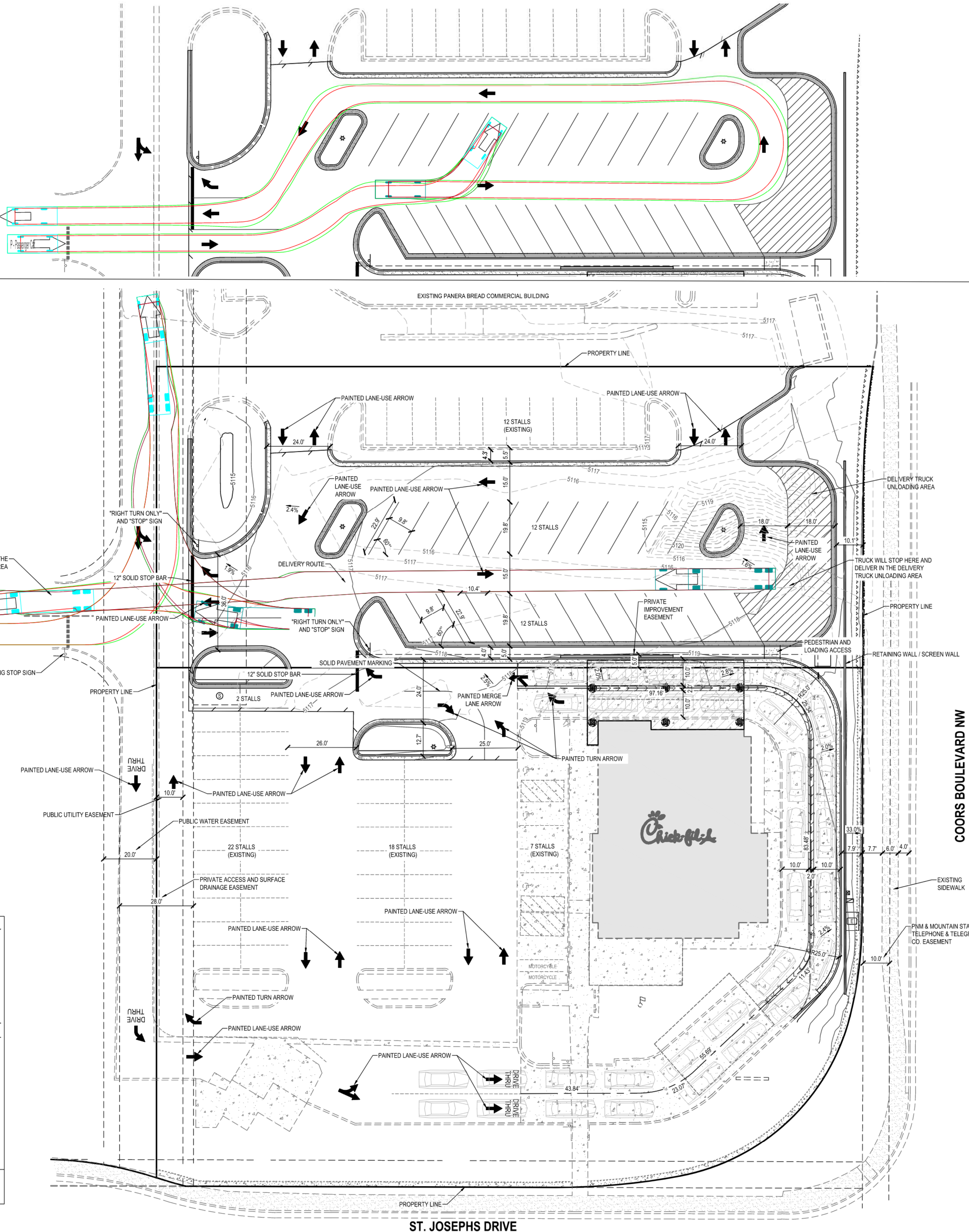
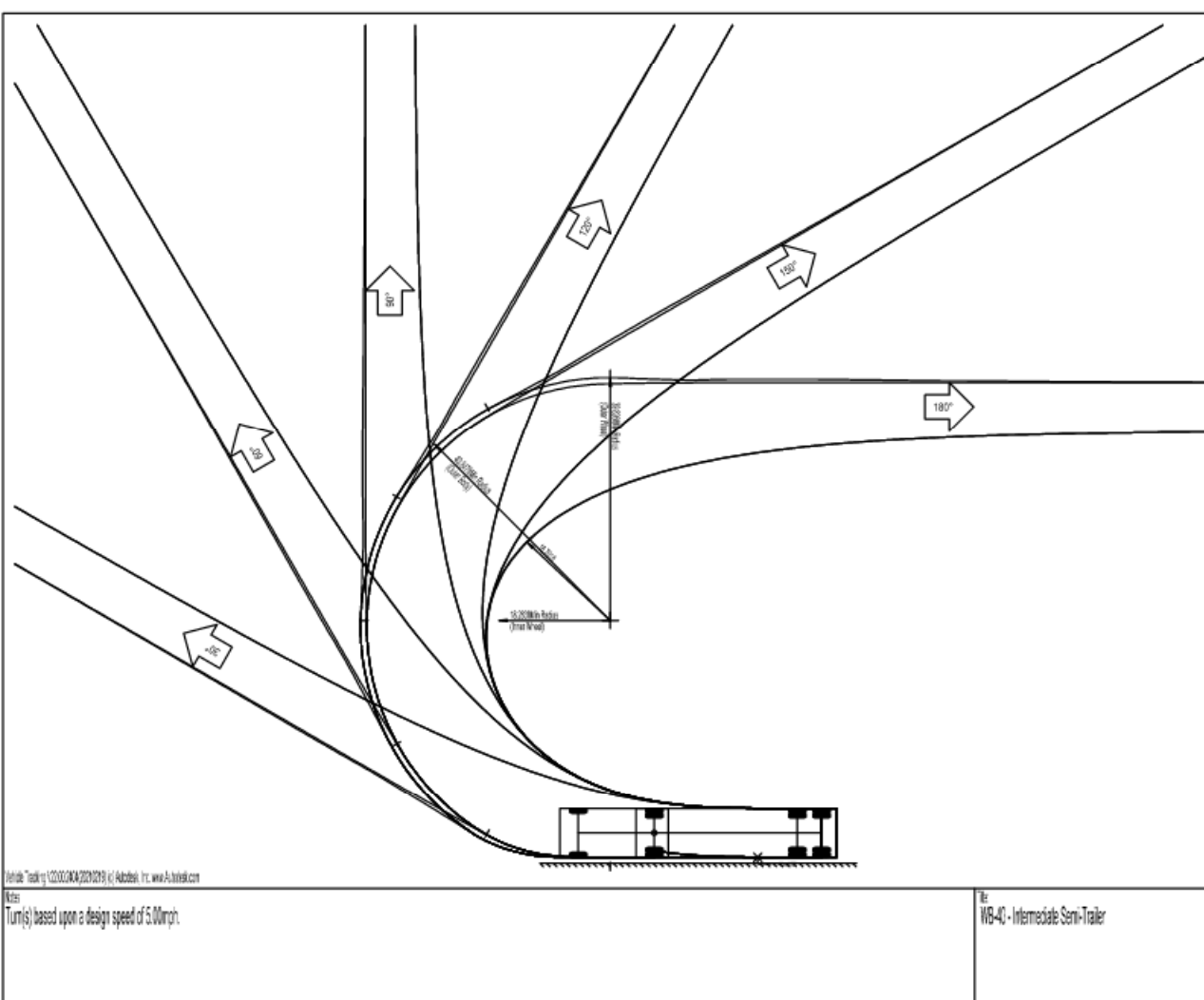
C II

DELIVERY TRUCK



WB-40 - Intermediate Semi-Trailer
Overall Length
8.00ft
Overall Width
13.50ft
Overall Body Height
1.33ft
Min Body Ground Clearance
8.00ft
Track Width
4.00s
Lock-to-lock time
20.30°
Max Steering Angle (Virtual)

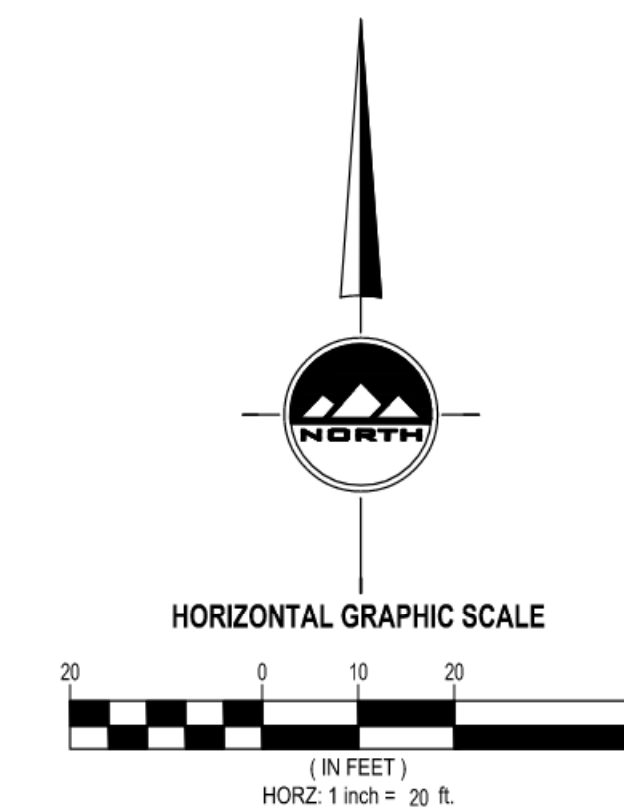
45.49ft
8.00ft
13.50ft
1.33ft
8.00ft
4.00s
20.30°

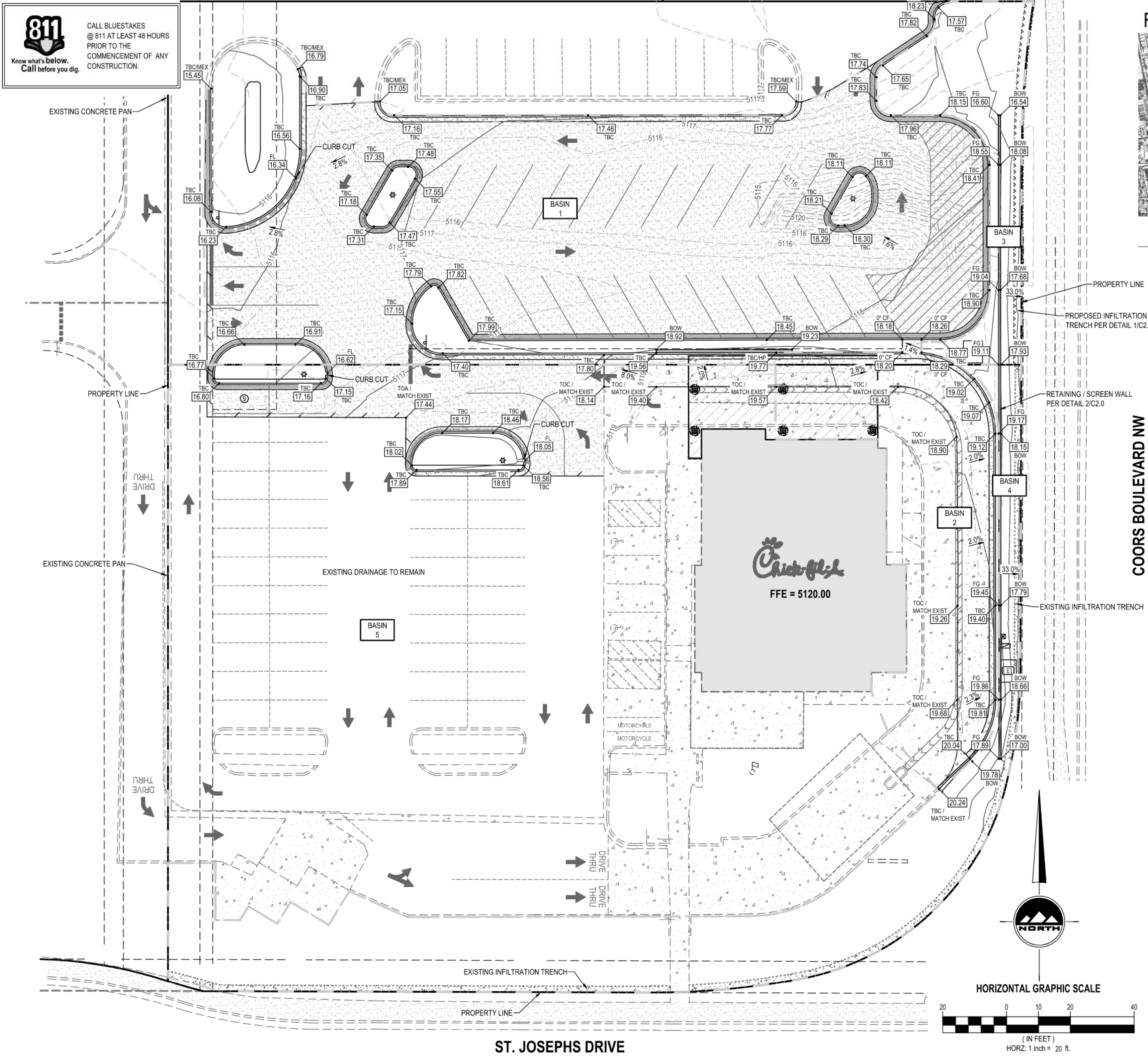


PARKING DATA TABLE	
EXISTING STALLS TO BE REMOVED	4
PROPOSED STALLS	26
EXISTING ADA STALLS (TO REMAIN)	44
EXISTING ADA STALLS (TO REMAIN)	3
TOTAL STALLS	73

LEGEND

- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING FLAG POLE
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING WALL
- PROPOSED ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- TRANSITION TO REVERSE PAN CURB
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING MONUMENT SIGN





SWQV - BASIN 4 (UPDATED)	
IMPERVIOUS AREA	34827
REQUIRED VOLUME	987
PROVIDED VOLUME (CU.FT.) IN DEVELOPMENT POND	1289

REQUIRED SWQV - BASIN 1 AND 3	
IMPERVIOUS AREA (SQ.FT.)	21402
REQUIRED VOLUME (CU.FT.)	749.07
PROVIDED VOLUME (CU.FT.) IN DEVELOPMENT POND	778

CURB OPENING / WEIR	
C	2.7
PROPOSED LENGTH (FT)	1
DEPTH (FT)	0.5
DISCHARGE, Q (CFS)	0.95

THE 1' LONG CURB CUT PROVIDES A LARGER DISCHARGE CAPACITY THAT WHAT IT IS NEEDED, THUS A 1' CURB CUT IS PROPOSED.

BASIN 2 - INFILTRATION TRENCH	
REQUIRED VOLUME (CU.FT.)	147
LENGTH (FT)	114
AREA (SQ.FT.)	4
VOID RATIO	0.4
VOLUME PROVIDED (CU.FT.)	182.4

$ReqVolume = Impervious\ area * (0.44 - 0.10)/12$
As calculated in original development
 $ReqVolume = (34827 * (0.44-0.10)/12) = 987$

$ReqVolume = Impervious\ area * (0.42)/12$
Section 6-12
 $ReqVolume = (21402 * (0.42)/12) = 749$

$Q = CLH^{3/2}$
Section 6-16(A). Equation 6.64
 $Q = 2.7 * 1 * .5^{3/2}$

$Weighted\ E = \frac{EaAa+EbAb+EcAc+EdAd}{Aa+Ab+Ac+Ad}$
Section 6-2(A)(4). Equation 6.1

$Weighted\ E = ((0.55*0.0)+(0.73*0.07)+(0.95*0.0)+(2.24*0.58))/0.65=2.08$

$V360 = Weighted\ E * (Aa + Ab + Ac + Ad)$
Section 6-2(A)(4). Equation 6.2

$V360 = (2.08 * .65)/12 = 0.11$

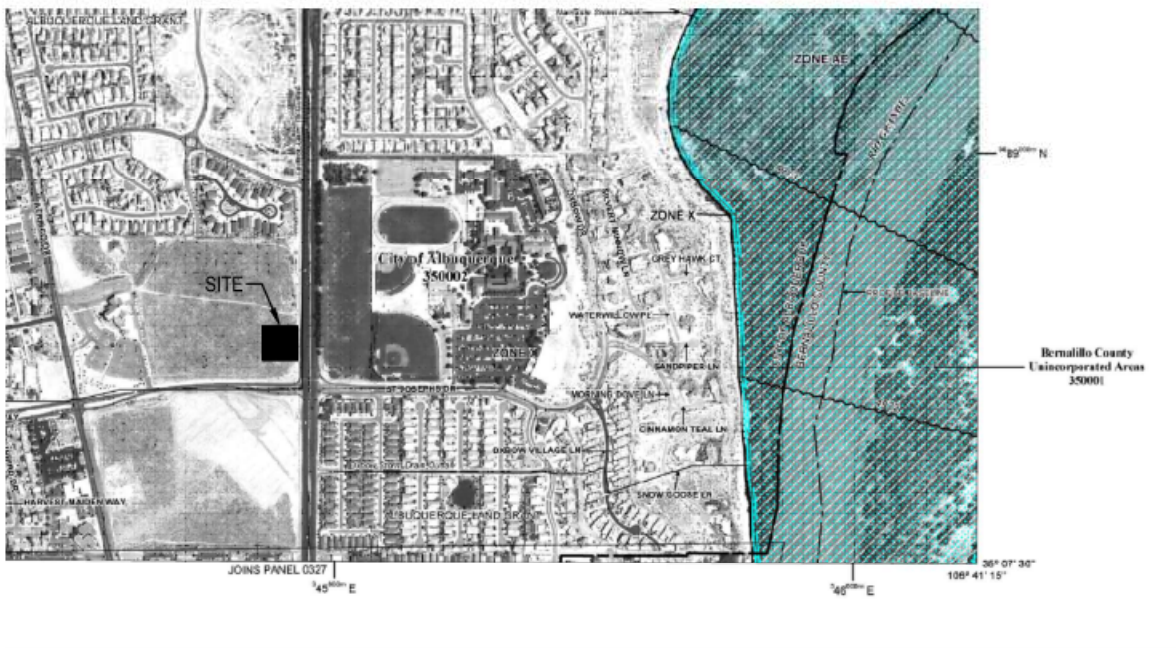
$Q = CiA$
Section 6-2(A)(5). Equation 6.7

$Q = ((0.34*0.36*0.0)+(0.47*0.36*0.07)+(0.63*0.36*0.0)+(0.90*0.36*0.58))=0.20$

$Q = QpA$
Section 6-2(A)(5). Equation 6.6

$Q = ((1.54*0.0)+(2.16*0.07)+(2.87*0.0)+(4.12*0.58))=2.53$

FIRM MAP NO 35001C0114H

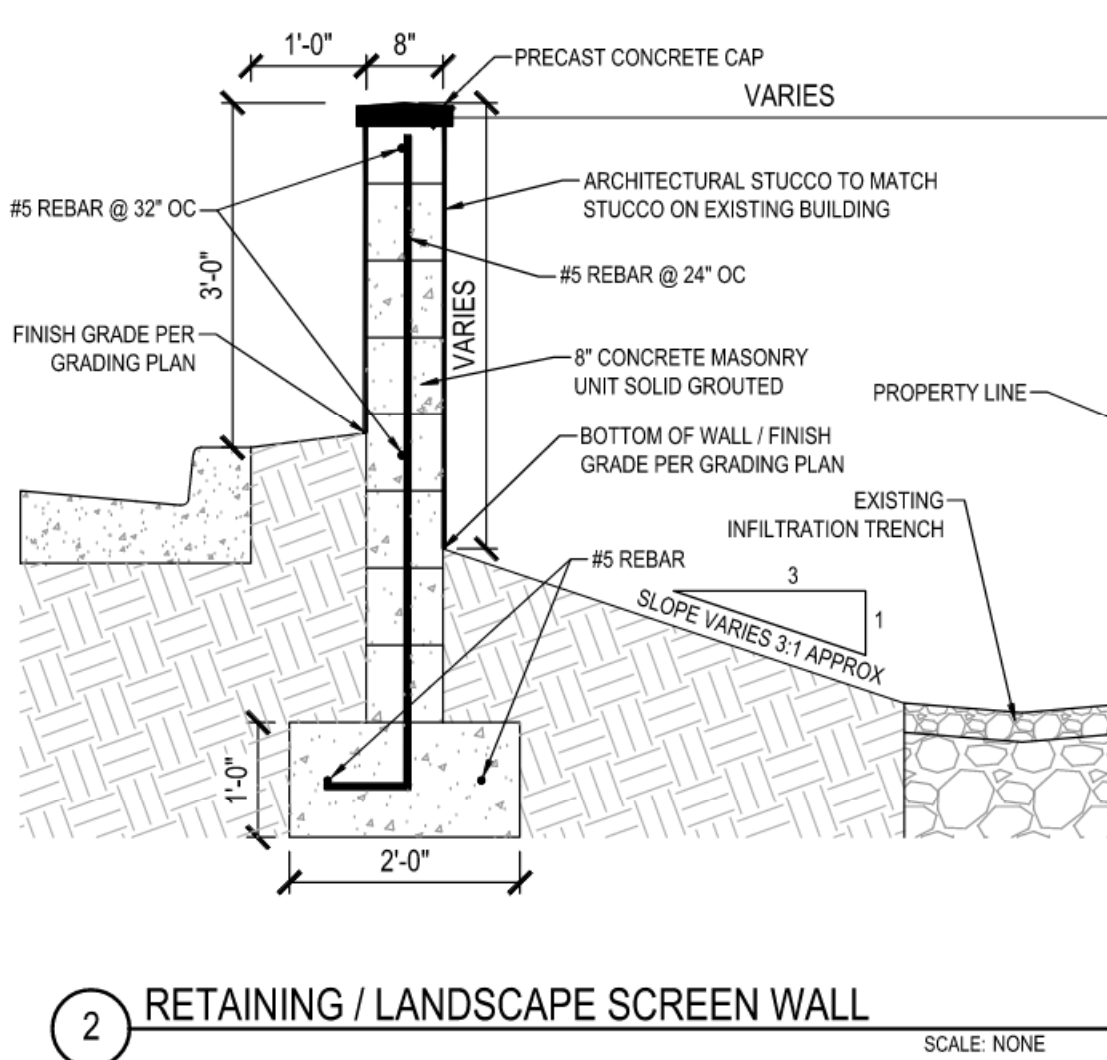
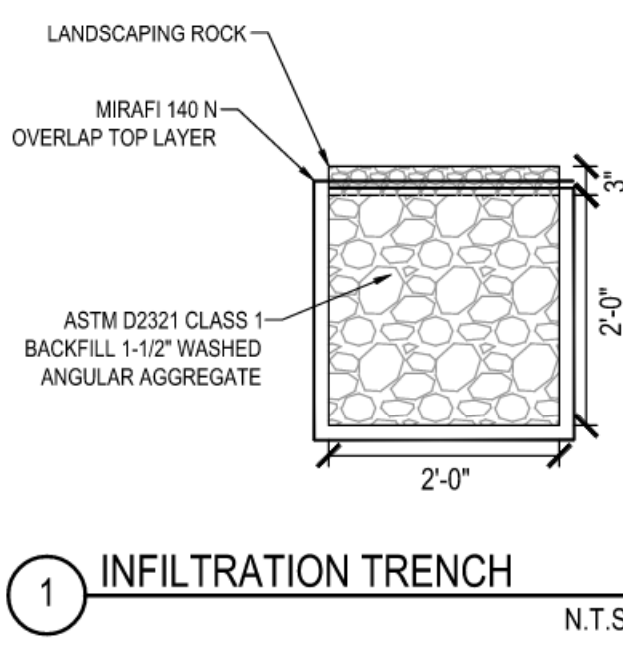


- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 4. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 51XX.XX ON THESE PLANS.
 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 7. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 9. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING FLAG POLE
- PROPOSED EDGE OF ASPHALT
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING WALL
- PROPOSED WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- TRANSITION TO REVERSE PAN CURB
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING MONUMENT SIGN
- CATCHMENTS / BASINS



100 YR									
LAND TREATMENT	A	B	C	D	100 YR, 6 HR				
COEFFICIENT C	0.34	0.47	0.63	0.90	INTENSITY (IN/HR)= 0.36				
PEAK DISCHARGE (CFS/AC)	1.54	2.16	2.87	4.12	TOTAL AREA (AC)	Q (CFS), RATIONAL METHOD	Q (CFS), PEAK DISCHARGE	WEIGHTED E (IN)	VOL 360, (AC-FT)
6-HR EXCESS PRECIPITATION, E (IN)	0.55	0.73	0.95	2.24					
BASIN	LAND TREATMENT AREA (AC)								
1	0.00	0.07	0.00	0.58	0.65	0.20	2.53	2.08	0.1119
2	0.00	0.06	0.00	0.00	0.06	0.01	0.12	0.73	0.0034
3	0.00	0.00	0.00	0.11	0.11	0.04	0.47	2.22	0.0211
4	0.00	0.18	0.00	0.00	0.18	0.03	0.39	0.73	0.0110
5	0.00	0.07	0.00	0.80	0.87	0.27	3.44	2.12	0.1535
									6686

10 YR									
LAND TREATMENT	A	B	C	D	10 YR, 6 HR				
COEFFICIENT C	0.11	0.28	0.51	0.90	INTENSITY (IN/HR)= 0.23				
PEAK DISCHARGE (CFS/AC)	0.30	0.81	1.46	2.57	TOTAL AREA (AC)	Q (CFS), RATIONAL METHOD	Q (CFS), PEAK DISCHARGE	WEIGHTED E (IN)	VOL 360, (AC-FT)
6-HR EXCESS PRECIPITATION, E (IN)	0.11	0.26	0.43	1.43					
1	0.00	0.07	0.00	0.58	0.65	0.12	1.54	1.30	0.0702
2	0.00	0.06	0.00	0.00	0.06	0.00	0.04	0.26	0.0012
3	0.00	0.00	0.00	0.11	0.11	0.02	0.29	1.42	0.0134
4	0.00	0.18	0.00	0.00	0.18	0.01	0.15	0.26	0.0039
5	0.00	0.07	0.00	0.80	0.87	0.17	2.11	1.34	0.0968
									3060
									52
									586
									170
									4216

2 YR										
LAND TREATMENT	A	B	C	D	2 YR, 6 HR		Q (CFS), PEAK DISCHARGE	WEIGHTED E (IN)	VOL 360, (AC-FT.)	VOL 360, (CU FT.)
COEFFICIENT C	0.00	0.01	0.28	0.89	2 YR, 6 HR					
PEAK DISCHARGE (CFS/AC)	0.00	0.02	0.50	1.56	INTENSITY (IN/HR)=	0.15				
6-HR EXCESS PRECIPITATION, E (IN)	0.00	0.01	0.13	0.92	Q (CFS), RATIONAL METHOD					
BASIN	LAND TREATMENT AREA (AC)				TOTAL AREA (AC)	METHOD				
1	0.00	0.07	0.00	0.58	0.65	0.08	0.90	0.82	0.0443	1929
2	0.00	0.06	0.00	0.00	0.06	0.00	0.00	0.01	0.0000	2
3	0.00	0.00	0.00	0.11	0.11	0.02	0.18	0.91	0.0086	376
4	0.00	0.18	0.00	0.00	0.18	0.00	0.00	0.01	0.0002	7
5	0.00	0.07	0.00	0.80	0.87	0.11	1.25	0.85	0.0614	2673

VICINITY MAP



LOCATION AND DESCRIPTION
THE PROPOSED SITE IS LOT 5 OF COORS PAVILION AND IS 0.7 ACRES LOCATED ON THE NORTH SIDE OF ST. JOSEPH'S BLVD. AND THE WEST SIDE OF COORS BLVD. THE PROPOSED DEVELOPMENT WILL BE A PARKING LOT TO EXPAND THE EXISTING PARKING LOT.

FLOODPLAIN STATUS
THE PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C011H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE RATIONAL METHOD.

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT MANUAL, SECTION 22.2

EXISTING DRAINAGE
THE SITE IS WITHIN THE AREA OF THE COORS PAVILION DRAINAGE MASTER PLAN DATED FEBRUARY 22, 2017. THE EXISTING DRAINAGE FLOWS TO THE NORTHWEST TO A PROPOSED POND FOR SHARED USE BY LOTS INCLUDED IN THE MASTER DRAINAGE PLAN.

DEVELOPED CONDITION
THE SITE WILL BE DEVELOPED WITH SITE FLOWS FROM LOT 5 AND PART OF LOT 6 DIRECTED INTO A CONCRETE PAN IN THE MIDDLE OF THE PRIVATE DRIVE ON THE WEST SIDE OF THE SITE VIA A COMBINATION OF CURB AND GUTTER AND OVERLAND FLOW. THE PAN WILL ULTIMATELY DIRECT THE FLOW INTO THE FIRST FLUSH POND PROVIDED BY THE DEVELOPMENT. THE 100 YEAR PEAK RUNOFF FROM THIS DEVELOPMENT IS IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT. RUNOFF ADJACENT TO COORS BLVD AND ST. JOSEPH'S DR WILL BE CAPTURED BY AN EXISTING AND A PROPOSED INFILTRATION TRENCH AT THE REAR OF THE EXISTING SIDEWALK, ALLOWING NO RUNOFF FROM THIS SITE TO ENTER EITHER ROADWAY RIGHT-OF-WAY.

SITE HYDROLOGY
HYDROLOGY RESULTS AND SAMPLE CALCULATIONS ARE SHOWN BELOW



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SHEET TITLE
GRADING AND
DRAINAGE PLAN

VERSION:
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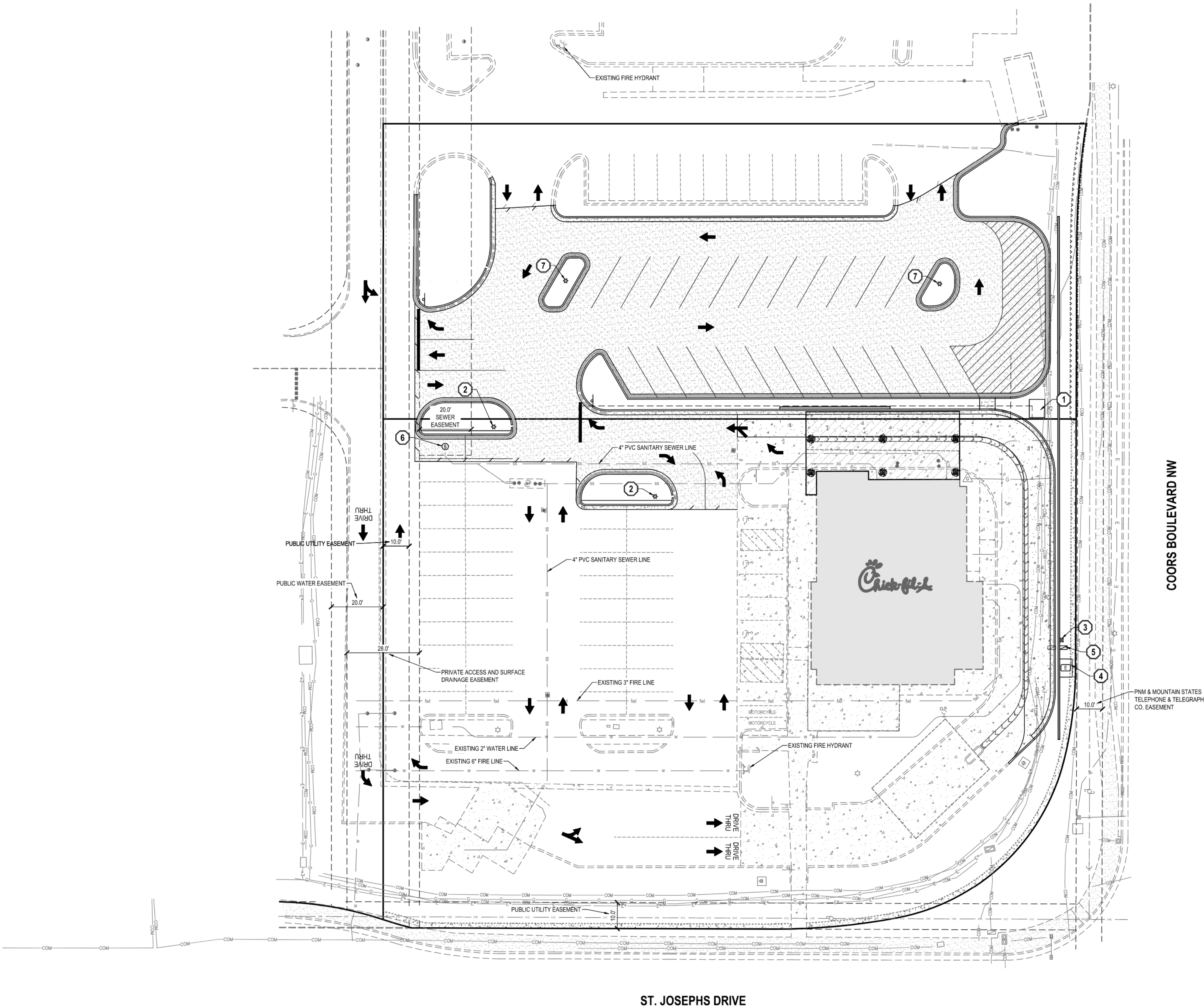
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C-2.0

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7.

PROJECT SHALL COMPLY WITH ALL NEW MEXICO DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8.

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9.

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES.
10.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
11.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

RELOCATED ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 2

RELOCATED LIGHT POLE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 3

RELOCATED ELECTRICAL PEDESTAL. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 4

RELOCATED ELECTRICAL VAULT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 5

RELOCATED TELEPHONE PEDESTAL. COORDINATE WITH SERVICE PROVIDER.
- 6

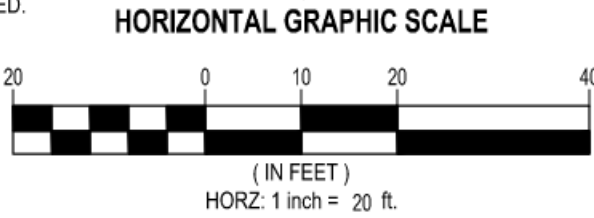
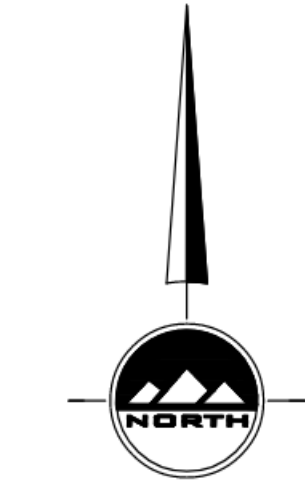
ADJUST SEWER MAHOLE RIM TO GRADE.
- 7

PROPOSED LIGHT POLE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SECONDARY WATER VALVE
- EXISTING IRRIGATION BOX
- EXISTING IRRIGATION VALVE
- EXISTING GREASE TRAP MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY CLEAN OUT
- EXISTING STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN INLET BOX
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN COMBO BOX
- EXISTING STORM DRAIN CLEAN OUT
- EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL BOX
- EXISTING TRANSFORMER
- EXISTING POWER POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING OVERHEAD TRAFFIC LIGHT POLE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING CABLE BOX
- EXISTING SANITARY SEWER
- EXISTING CULINARY WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED.



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Mark

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By

Mark

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By

Mark

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By

Seal

DAVID ALTER

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12354

12/09/2023

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87120

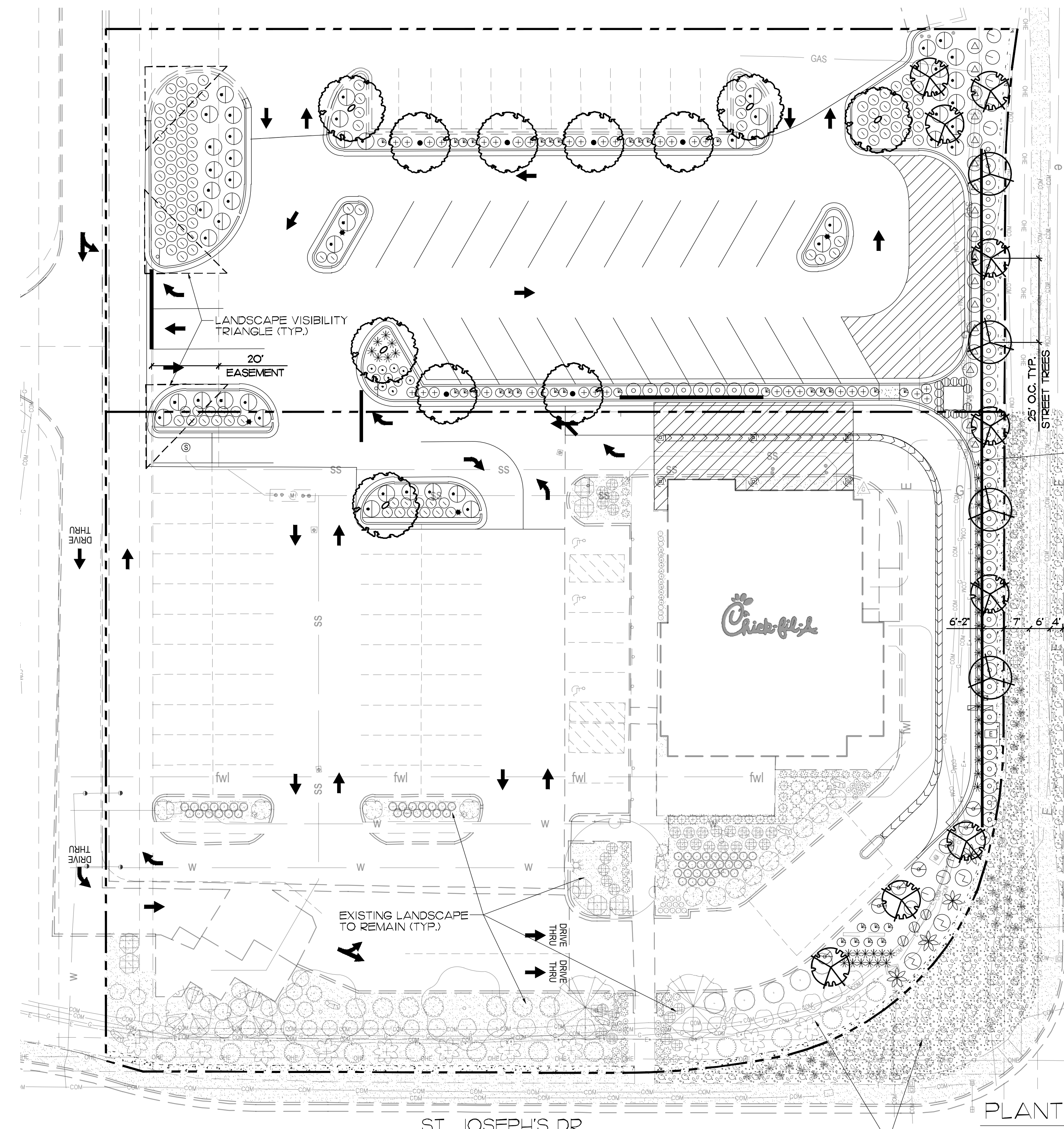
SHEET TITLE
UTILITY PLAN

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 12/6/22
Drawn By : MM
Checked By: DJ

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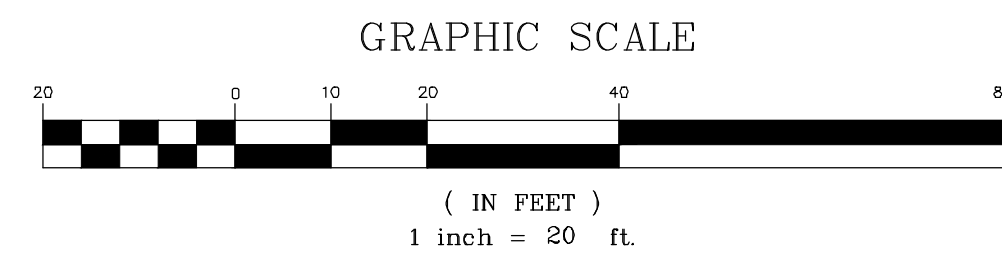


- ### NOTES
- NO SOD IS PROPOSED
 - PROVIDE A 2' PARKING OVERHANG FOR ALL PLANTS WHERE APPLICABLE
 - LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THESE AREAS
 - ALL IRRIGATION TO COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE FOR ALBUQUERQUE
 - PROPOSED LANDSCAPING COMPLIES WITH CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCE (RE: SEC. 6-1-1)
 - LANDSCAPE BEDS TO BE DEPRESSED AT LEAST 6" BELOW GRADE TO ALLOW FOR RAINWATER HARVESTING
 - THIS PLAN COMPLIES WITH CITY CODE 14-16-3-10, GENERAL LANDSCAPING REGULATIONS, WITH THE INCLUSION OF REQUIREMENTS TABLE AND REQUIRED LANDSCAPE MATERIAL SIZE AND LOCATIONS AS SPECIFIED IN AFOREMENTIONED CODE
 - PRIOR TO DESIGN, THE EXISTENCE OF UNDERGROUND UTILITY LINES SHALL BE VERIFIED. UNDERGROUND UTILITY LINES TO BE CHECKED ARE AS FOLLOWS: WATER AND SEWER, TRAFFIC SIGNAL, FIRE ALARM, GAS, TELEPHONE, ELECTRIC, AND CABLE TELEVISION. PLANTING MUST BE LOCATED SO AS TO NOT INTERFERE, EITHER AT TIME OF INSTALLATION OR LATER, WITH THE FUNCTION OF SAID UNDERGROUND LINES, TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN THREE FEET FROM EXISTING GAS MAINS OR GAS SERVICE LINES AND/OR UNDERGROUND ELECTRIC UTILITY LINES.

EXISTING LANDSCAPE TO MATCH ORIGINAL LANDSCAPE PLAN. SHRUBS TO BE FIELD VERIFIED TO BE HEALTHY AND VIABLE OR BE REPLACED

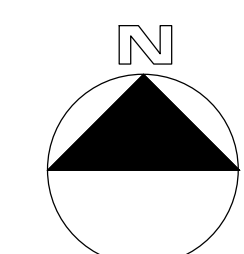
PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.
- ALL PLANTING SHALL BE IRRIGATED WITH LOW VOLUME TREE BUBBLERS AND SHRUB DRIP EMITTERS CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND AND TIED INTO AN AUTOMATIC IRRIGATION CONTROLLER.



PLANTING PLAN

1" = 20'



PLANTING LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
TREES					
	ULMUS 'ACCOLADE'	ACCOLADE ELM	24" BOX	5	STANDARD 2" MIN. CALIPER
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	6	STANDARD 2" MIN. CALIPER
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	9	STANDARD 2" MIN. CALIPER
	PINUS ELДАРICA	AFGHAN PINE	24" BOX	4	STANDARD 10-12' HEIGHT
SHRUBS					
	NOLINA MICROCARPA	SACAJUISTA	5 GAL.	4	AS SHOWN
	ARCTOSTAPHYLOS X. C. 'CHIEFTAIN'	MANZANITA	5 GAL.	7	AS SHOWN
	AMORPHA CANESCENS	LEADPLANT	5 GAL.	35	AS SHOWN
	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	1 GAL.	44	2'-6" O.C.
	PRUNUS B. 'PAWNEE BUTTES'	SAND CHERRY	5 GAL.	49	AS SHOWN
	PANICUM V. 'SHENENDOAH'	BURGUNDY SWITCH GRASS	1 GAL.	117	AS SHOWN
	CYTISUS S. 'MOONLIGHT'	MOONLIGHT SCOTCH BROOM	5 GAL.	3	AS SHOWN
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	32	AS SHOWN
	SORGHASTRUM N. 'SIOUX BLUE'	INDIAN GRASS	1 GAL.	12	2'-6" O.C.
	FALLUGIA PARADOXA	APACHE PLUM	5 GAL.	9	AS SHOWN
	MIRABILIS MULTIFLORA	COLORADO FOUR O' CLOCK	1 GAL.	3	AS SHOWN
	AGASTACHE C. 'SONORAN SUNSET'	SONORAN SUNSET HYSSOP	1 GAL.	10	AS SHOWN
	RHUS T. 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL.	17	AS SHOWN
	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH	5 GAL.	48	AS SHOWN

NOTE: ALL PLANTER AREAS SHALL BE TOP DRESSED WITH A 3" DEEP LAYER OF A ROCK MULCH/RIVER ROCK MIXTURE TO MATCH CENTER - PLACED OVER FILTER FABRIC

SITE CATEGORY REQUIREMENTS			
OVERALL LANDSCAPING PROVIDED WITHIN CURRENT LIMITS: 15,517 S.F.		OVERALL SITE/SCOPE AREA: 81,252 S.F.	
GROUND COVER LANDSCAPING		BUILDING AREA: 4,910 S.F.	
15,517 X 0.75 = 11,638 S.F. REQUIRED		NET SITE/SCOPE LOT AREA: 76,342 S.F.	
14,872 S.F. PROVIDED = 96%		REQUIRED LANDSCAPE AREA (15%): 11,451 S.F.	
		PROVIDED LANDSCAPE AREA: 15,517 S.F.	
		PERCENTAGE OF LANDSCAPE AREA: 20%	
PARKING BUFFERS/INTERNAL LANDSCAPING		# OF PARKING SPACES	TREES REQUIRED/PROVIDED
TOTAL LANDSCAPING PROVIDED: 5,009 S.F.		71 (WITHIN LIMITS)	8/10 (1 PER 10)
15,925 S.F. PARKING AREA = 3 1/2 OF TOTAL PARKING AREA LANDSCAPED			8/10 (1 PER 10)
NO PARKING SPACES MAY BE LOCATED MORE THAN 100' FROM TREE TRUNK.			

NOTES

- LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN. INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY
- ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ADJUTING LANDOWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPED ARE IN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF SUCH LANDOWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM GROWTH OF PLANT MATERIALS, WHICH HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING ON THE PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPED MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE ADJUTING LANDOWNER TO REPLACE THE PLANT MATERIALS.
- LANDSCAPING SHALL HAVE ADEQUATE MAINTENANCE. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER NOTIFICATION.

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

Mark Date By

Mark Date By

Seal

hourian associates, inc.
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JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
**PLANTING
PLAN**

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 12/22/22
Drawn By : _____
Checked By: _____
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C:\DOC\Projects\hourian\COA Coors Area - Master\COA-2022-11-15\COA-2022-11-15.dwg - Sheet No. 01 - LANTING DETAILS - 11/15/2022 8:07 AM - Printed by: J. P. A. - December 22, 2022 8:08 AM

MAINTENANCE MANUAL

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

LANDSCAPE AREAS:

1. FERTILIZING AND PRE-EMERGENTS-

APPLY FERTILIZER AND PRE-EMERGENTS TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES OF FERTILIZER SHALL BE DETERMINED FROM SOIL SAMPLE APPROVED BY THE OWNER AND ANALYZED BY A SOILS LABORATORY.

2. PRUNING AND EDGING-

EDGE ALL GROUND AREAS ON A MONTHLY BASIS, PRUNE SHRUBS AND TREES TO ENHANCE THE NATURAL SHAPE KEEPING AREAS CLEAR FOR TRAFFIC. REMOVE ALL DEAD WOOD IN THE FALL. HAND PRUNE ONLY, DO NOT SHEAR OR CREATE VERTICAL EDGES WHEN PRUNING OR EDGING. ALLOW PLANT TO FORM A NATURAL SHAPE, PRUNE PLANT FROM THE INSIDE OUT.

3. BARK OR MULCH-

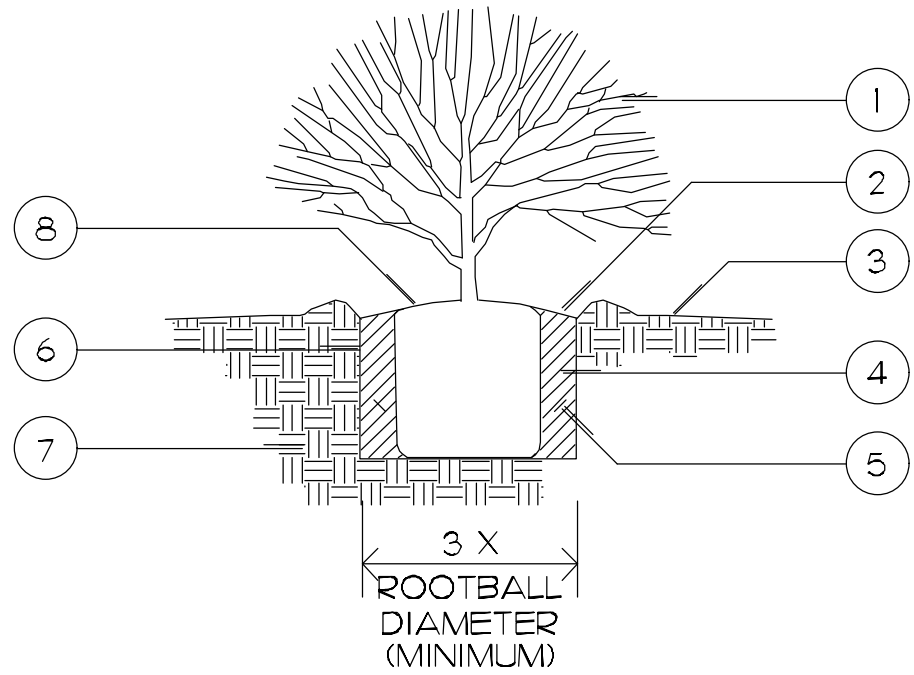
BARK SHALL NOT BE ALLOWED TO ACCUMULATE ON HARDSCAPE SURFACES, BUT SHALL BE SWEEPED OR RAKED BACK ON PLANT BEDS. ALL PLANT AREAS WITH MULCH SHALL BE CHECKED ANNUALLY WITH MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM OF 3" IN DEPTH. MULCH USED SHALL BE "WALK-ON" TYPE AS APPROVED BY THE OWNER, REPLENISH ON A MONTHLY BASIS.

4. STAKING-

ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. WIRE TIES OF ANY TYPE SHALL NOT BE USED. REMOVE TREE STAKES AS SOON AS TREES ARE FULLY ROOTED INTO SURROUNDING SOIL.

5. PEST CONTROL AND WEEDING-

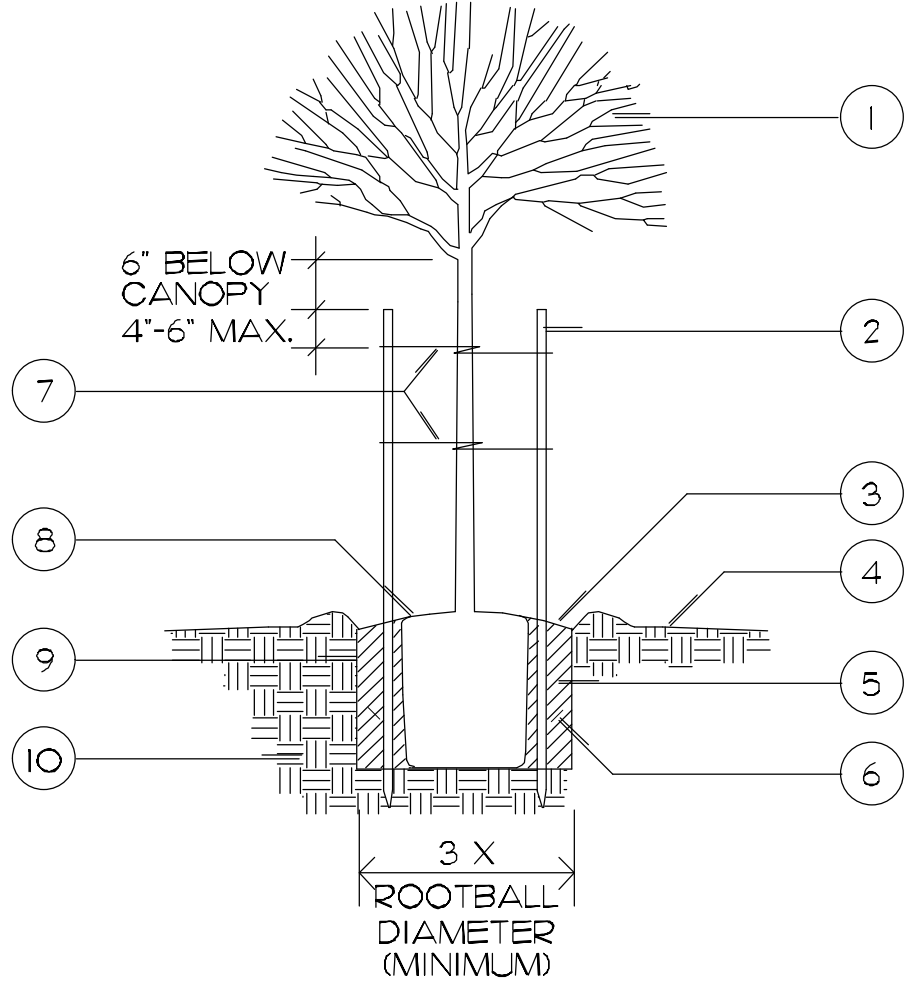
WEEDING TO BE DONE ON A WEEKLY BASES AS A NORMAL PART OF MAINTENANCE OF THE PLANTING AREAS. PEST CONTROL TO BE PERFORMED ON AN AS NEEDED BASIS PER ALL LOCAL CODES AND ORDINANCES.



LEGEND:

1. SHRUB - CENTER IN PIT.
2. 2" DEEP WATERING BASIN
3. FINISH GRADE
4. AMENDED NATIVE BACKFILL - REFER TO SPECIFICATIONS
5. PLANTING TABLETS - REFER TO SPECIFICATIONS FOR QUANTITY AND PLACEMENT
6. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
7. NATIVE UNDISTURBED SOIL.
8. SET TOP OF ROOTBALL 2" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.

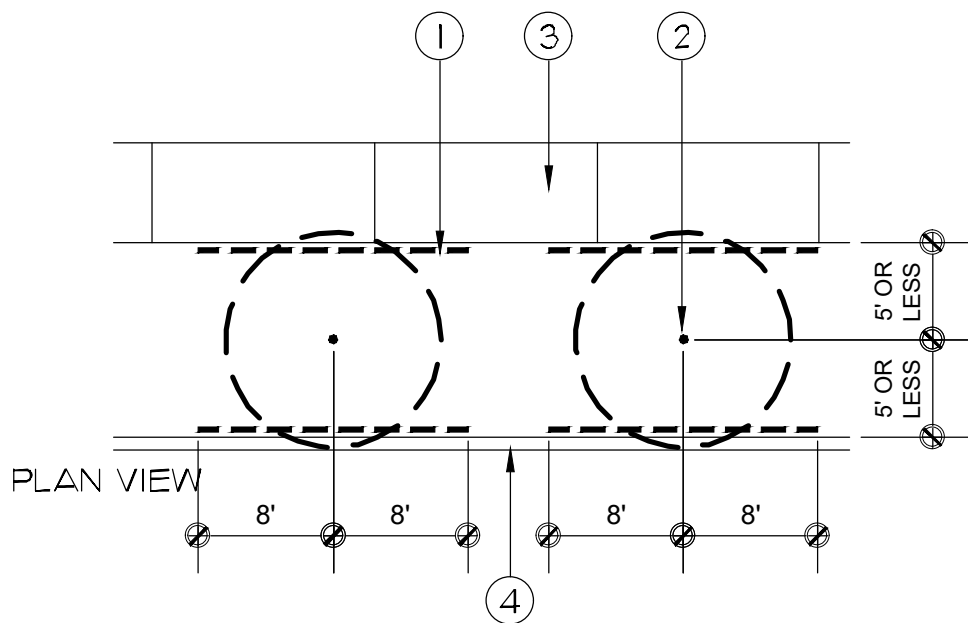
C SHRUB PLANTING



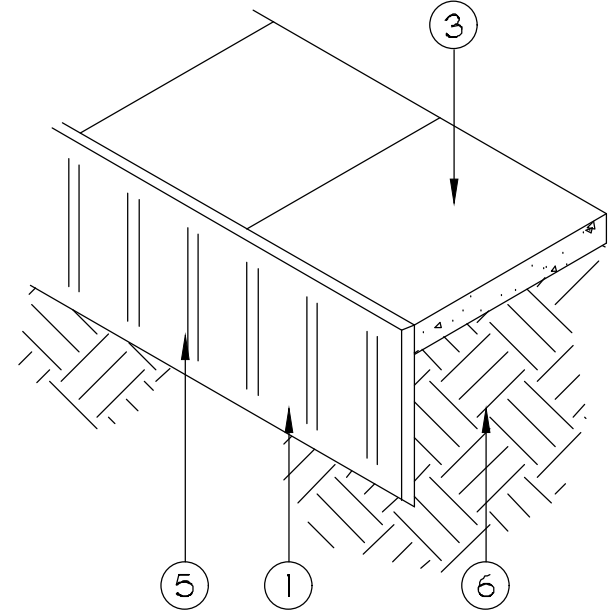
LEGEND:

1. TREE - CENTER IN PIT.
2. TREE STAKES PER SPECIFICATIONS (2 PER TREE), KEEP CLEAR OF ROOTBALL. REMOVE TOP OF STAKE TO 4" BELOW LOWEST BRANCH. SET STAKES PARALLEL TO PREVAILING WINDS.
3. 2" WATER BASIN
4. FINISH GRADE
5. AMENDED NATIVE BACKFILL - REFER TO SPECIFICATIONS
6. PLANTING TABLETS - REFER TO SPECIFICATIONS FOR QUANTITY AND PLACEMENT
7. TREE TIES - REFER TO SPECIFICATIONS
8. SET TOP OF ROOTBALL 2" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.
9. SCARIFY SIDES AND BOTTOM OF PLANTING PIT
10. NATIVE UNDISTURBED SOIL

D TREE STAKING



ISOMETRIC SECTION



LEGEND:

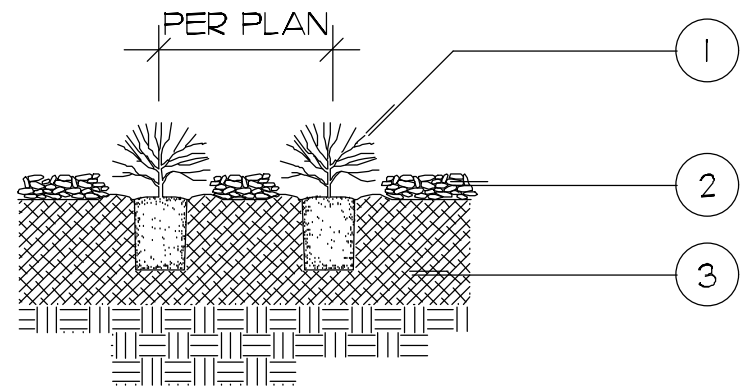
1. 24" DEEP LINEAR STYLE ROOT BARRIER AS MADE BY DEEPROOT BARRIER, MODEL #LB 24-2 (OR APPROVED EQUAL).
2. TREE TRUNK LOCATION (CANOPY SHOWN DASHED IN).
3. CONCRETE SIDEWALK OR SLAB.
4. CONCRETE CURB OR SITE WALL.
5. VERTICAL RIBS.
6. COMPACTED SUB-GRADE.

PRODUCT SPECIFICATIONS

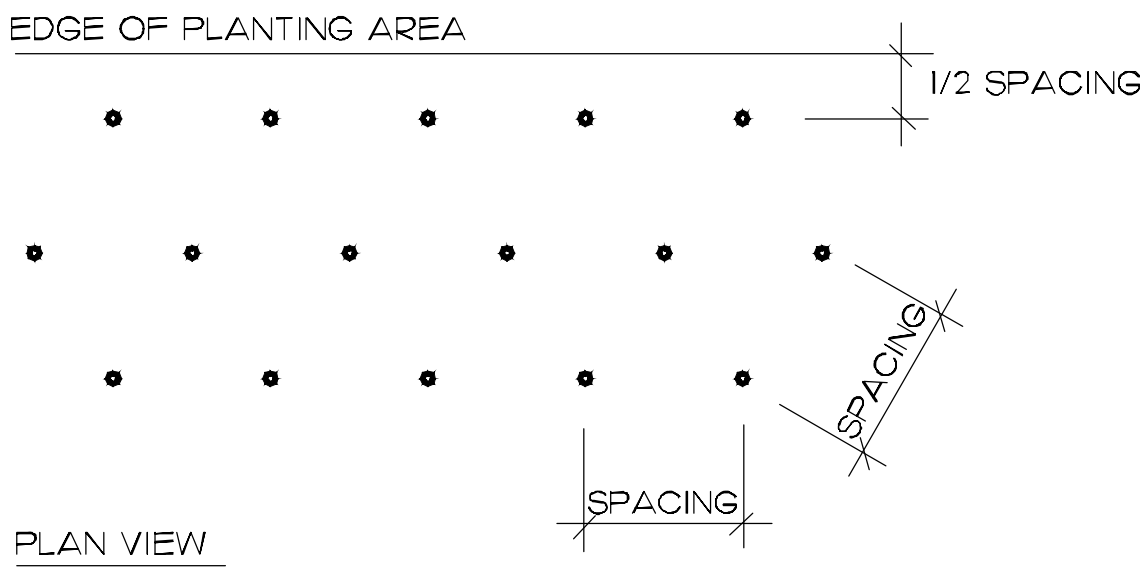
DEEP ROOT -- UNIVERSAL BARRIER PLANTER #LB24-2 -- THE NUMBER OF PANELS REQUIRED 8.
MATERIAL: POLYPROPYLENE PLASTIC. THICKNESS: .080. INJECTION MOLDED: ROOT DEFLECTING RIBS & GROUND LOCK TABS/ULTRA VIOLET STABILIZERS ADDED.
JOINER TYPE: SELF LOCKING JOINER (NO GLUING REQUIRED)

MANUFACTURED BY: DEEP ROOT (800) 458-7668

A TREE ROOT BARRIER



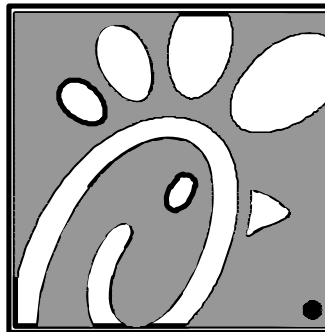
SECTION



LEGEND:

1. GROUNDCOVER FROM FLAT, CUTTING, LINER, OR ONE GALLON CONTAINER
2. LAYER OF MULCH, INSTALLED BEFORE PLANTING (DEPTH PER SPECIFICATIONS)
3. PLANTING BED PER SPECIFICATIONS

B GROUNDCOVER



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

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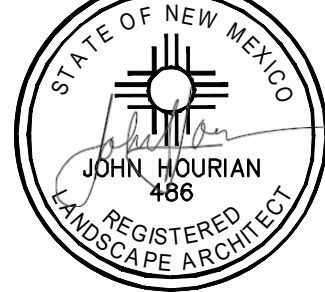
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hourian associates, inc.
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STORE

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FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE

**PLANTING
DETAILS**

VERSION:
ISSUE DATE:

Job No. : 11274

Store : 04107

Date : 12/22/22

Drawn By : _____

Checked By: _____

Sheet

L-11

PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.01 Scope of Work:

Contractor shall provide all materials, labor and equipment incidental to and necessary for completing all work, as indicated on the drawings, as reasonably implied, or as delineated in the Specifications as follows.

1.02 Standards:

All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.03 Quality Assurance:

- A. All Contractors performing Site Development work must be licensed in accordance with the laws of the State
- B. Contractor shall provide the Landscape Architect and the Owner's Representative with a list of Subcontractors and Material Suppliers expected to be employed during the course of construction.
- C. Contractor shall obtain and keep in force Public Liability and Property Damage Insurance, during entire course of the Construction Contract. The amount of insurance shall be determined by County or Owner.
- D. Prior to start of site development work, the Contractor shall notify the Landscape Architect and Owner to give starting and completion dates. Contractor shall also supply the Landscape Architect and Owner with the name and telephone number of the person in charge of the work.

1.04 Responsibilities and Coordination:

- A. Permits: The Contractor shall obtain and pay for all permits and inspections required by governing authorities for the work to be performed.
- B. Existing Conditions: The Contractor shall verify all conditions and dimensions shown on the plans at the site prior to commencement of any work under this contract. The Contractor shall verify the location and depth of all underground utilities prior to start of work.
- C. Temporary Utilities: The Contractor shall apply for and pay all cost incurred for all temporary utilities such as water, electrical power and gas as required by him for the construction of the project. Temporary services shall be coordinated with the Owner and other contractors on the job site.
- D. Survey, Reference Points, and Elevations: The Contractor is responsible for establishing all surveys, reference points and elevations required by him, and shown on plans for proper execution of site construction.
- E. Traffic: The Contractor is responsible for all temporary traffic barriers and detours required by him for the construction of the project. All temporary traffic barriers and detours shall conform to all conditions required by the County or governing authorities.

1.05 Defective and Unauthorized Work:

All work which is determined by inspection to be defective in its construction or deficient in any of the requirements of the plans and specifications, shall be remedied or removed, and replaced by the Contractor at his own expense in a manner acceptable to the Landscape Architect and Owner's representative.

1.06 Inspections:

The Contractor shall arrange for inspections by notifying the Landscape Architect, County and governing authorities, 24 hours prior to time of inspection, unless otherwise noted. Inspections shall be as listed below, but not necessarily in this order. Only the inspection pertaining to the project scope of work will apply:

Rough Grading,
Drain Lines and Catch Basins,
Irrigations (main line pressure, coverage & system operations test),
Soil Preparation and Finish Grading,
Plant Material (delivery & placement),
Substantial Completion Inspection (at completion of landscape improvements) - 7 Days,
Final Inspection (after maintenance period) - 7 days.

The contractor shall arrange a Preconstruction job conference with the Landscape Architect, Owner & County a minimum of seven (7) days prior to the beginning work.

1.07 Guarantees:

- A. Plant Materials: All trees, shrubs, ground cover's bedding plants and lawn shall be guaranteed from date of final acceptance of landscape construction for periods as follows:

Trees 24" box 4 larger = 1 year
Trees 15 gal. 4 smaller = 1 year
Shrubs All sizes = 120 days
Ground Cover = 120 days
Bedding Plant = 120 days
Lawn (seed) = 120 days
Lawn (sod) = 120 days from first mowing

Guarantees begin after the project acceptance by Owner and at the end of the 180-day maintenance period. Landscape Contractor shall replace and plant all materials which have died within the time span stated above, at no cost and within 5 days from receiving written notice from the Landscape Architect, Owner's Representative or County. If dead material is not replaced and planted within the 5 day period, Owner may replace dead material with new material and charge the Landscape Contractor for all expenses incurred.

- B. Construction Materials: The contractor shall guarantee all workmanship and materials for all site development, for a period of one year from date of final acceptance of project.

1.08 Material and Labor Releases:

Upon completion of the work, the Contractor shall present to the Owner's Representative signed copies of all labor and materials releases for all work performed under Site Development.

1.09 Disposal and Clean-up:

Remove all waste materials (including excavated material classified as unacceptable soil material), trash and debris generated or encountered during the course of landscape construction, and legally dispose of it. During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition. Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean. The site shall be cleaned upon the request of the Inspector.

PART 2 - EXECUTION

2.01 Protection:

Keep all plant material delivered to site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and heeled-in, in moist earth or other suitable material until planting. Balled and burlapped plants shall have root ball covered with moist sawdust, wood chips or other suitable material until planting.

2.02 Installation:

Detailed layout of plants within the planting areas shall be performed by Contractor and approved by the Landscape Architect and Owner prior to planting.

Soil excavated from planting holes shall be amended to backfill around trees and shrubs using the following mixture:

Native, On-Site Soil with rock no greater than 3" in diameter
Gro Power Plus, 5-3-1 @ 15 lbs/cy
Iron Sulfate @ 2 lbs/cy

(To be used for bidding purposes only, verify with Agronomic Soils Test.)

After backfilling, construct a 3' earthen berm to form watering basin around each plant, to allow thorough water-in and establishment.

Prior to installation of turf and ground cover, remove water basins from around trees and shrubs. Berms in turf areas to be removed prior to Owner acceptance.

PART 3 - SOIL PREPARATION AND FINISH GRADING

3.01 Scope of Work:

- A. Provide all materials and equipment, and perform all work necessary for and incidental to the soil preparation and finish grading of all planting and lawn areas as shown on plans, as reasonably implied, or as delineated in the specifications.
- B. Furnishing, placement and grading, of topsoil for backfilling of planters if required.
- C. Cleaning and finish grading of planter areas and planting areas.

3.02 Topsoil:

- A. Existing on-site soils listed as 'acceptable' under 'Site Grading' specification.
- B. Topsoil imported to site for use as fill, backfill in planters and mounding, shall be sandy textured. Silt plus clay content of this soil shall be no greater than 15% by weight. The boron content of this soil shall be no greater than 1 part per million as measured on the saturation extract. The sodium absorption ratio (SAR) shall not exceed 3.0 millimhos per centimeter at 25 C. In order to ensure conformance, samples of the imported soil shall be submitted to an agronomic soils testing laboratory, approved by the project Landscape Architect for analysis prior to use. Result of testing to be delivered to Owner's Representative for approval. Soil test to include analysis and recommendations.

3.03 Soil Amendments:

All soil amendments shall be as specified in the Agronomic Suitability/Fertility soils report furnished by the Contractor

3.04 Soil Preparation:

All work on irrigation system shall be complete and inspected for recommended approval and, fine grading completed, prior to rototilling and prior to soil amendment work.

After rough grades have been established, prepare all lawn and planting areas by tilling or cross ripping to a depth of 12". All rock and debris more than 2" in diameter shall be removed from the site, except for areas that are to be sodded, in which all rock and debris more than 1" in diameter shall be removed.

Apply, spread, and rototill in all soil amendments as recommended to a depth of 6". Water area thoroughly after rototilling is complete. Incorporate evenly into the top 4" to 6" the following for each 10000 square feet of planting area:

4 cubic yards of nitrolized Redwood or Fir shaving or equal,
200 lbs. of Gro-Power or approved equal.

The above soil conditioning are minimal qualities only and should be used only for bidding purpose, because soil conditions may change drastically from the time these specifications were developed to the time the actual soil conditioning take place. Therefore, the Contractor shall obtain his own soils analysis at a rate of one per every 25,000 square feet of planted area. These soil tests shall be approved by an approved Agronomic soils testing laboratory approved by the project Landscape Architect and Owner. Copies of the soil test to be provided during the Pre-construction job conference.

3.05 Finish Grading:

After rototilling operations are complete, grade areas to establish finish grades for planting. All flow lines shall be maintained and proper tolerances shall be met after settlement at the end of the project maintenance period.

Finish grading shall leave surface of the ground uniformly smooth and free of abrupt grade change.

3.06 Coordination:

Weed abatement work shall be coordinated with the installation of the irrigation system rototilling and soil amendment work, and planting. (See Weed Abatement section).

PART 4 - TREES AND SHRUBS

4.01 Scope of Work:

Provide all material, equipment, and labor necessary to install all trees and shrubs as shown on plans, as reasonably implied and as delineated in the specifications.

4.02 Products:

- A. Nomenclature - Plant names indicated on the drawings conform to the "Standard Plant Names" established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

- B. Condition - Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or their eggs, and shall have healthy, normal root systems, well-filling their container, but not to the point of being root bound. Plants shall not be pruned at anytime, and in no case shall trees be topped.

- C. Trees and shrubs shall be growing at a recognized nursery in accordance with good horticulture practices and shall be of the size and caliper normally associated with the container size specified on plans. Removal of all tags, labels, nursery stakes and ties from all plant material prohibited until the approval of the Landscape Architect or County.

- D. All plant material delivered to the site showing signs of damage or disease or is insufficient in size to carry out the intent of the planting plan will not be accepted and will be replaced at Contractor's expense.

- E. Sizes of Plants - Shall be as stated on the Plan. Container stock (1-gallon, 5-gallon, and 15-gallon) shall have been grown in containers for at least one (1) year, but not over two (2) years.

- F. Substitutions - Substitutions for indicated plant material will be permitted provided the substitute materials are approved in advance by the County, and are made at no additional cost to the Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications.

- G. Plants Not Approved - Plants not approved are to be removed from site immediately and replaced with suitable plants. The Owner's representative reserves the right to reject entire lots of plants represented by defective samples.

- H. Stake all trees, as per details immediately after planting to prevent wind damage.

- I. Plant trees that are to be located in lawn or ground cover areas after finish grades are first established and allow at least 7 calendar days prior to installation of sod lawn or ground cover to provide for thorough watering of trees. All planting holes shall be excavated as defined on appropriate details.

4.03 Soil Amendments:

Soil amendments shall be as recommended in the Agronomic soils report

4.04 Trees Stakes:

Tree stakes shall be lodge pole pine tree stakes. See tree staking detail on plans for further information.

PART 5 - GROUND COVER AND BEDDING PLANTS

5.01 Scope of Work:

Provide all materials and equipment and perform all work necessary for and incidental to installing all ground cover and bedding plants, as shown on plans, as reasonably implied, or delineated in the specifications.

5.02 Bedding Plants:

Perennials and Annuals: Provide healthy container grown plants from a recognized nursery, and of the species and variety shown on plans.

5.03 Ground Cover:

Ground Cover: Provide ground cover of the species shown on plans. Ground cover shall be established and well rooted in flats or similar containers.

5.04 Mulch:

Mulch: Shall be of compacted wood chip fiber.

5.05 Coordination:

- A. Do not have plants delivered to the job site until site conditions are ready for planting. If planting is delayed, keep plant roots moist and place in a sheltered location protected from the sun, wind and other damaging elements.
- B. Soil preparation and fine grading shall be completed and trees and shrubs installed prior to bedding plants and ground cover planting.

5.06 Installation:

Plant ground cover and bedding plants in moist soil and space as indicated on plans.

Each plant shall be planted with its proportionate amount of soil as to minimize root disturbance. Soil moisture shall be such that soil does not crumble when removing plants from container.

Regrade planter areas after planting, to restore smooth finish grade and to insure proper surface drainage. A 4" layer of mulch material shall be spread over the entire planter area after grade is established. Watering shall begin immediately after mulching. (Grading shall accommodate the mulch)

5.07 Protection:

Erect temporary fencing or barriers to protect planted areas from damage prior to final acceptance.

PART 6 - WEED ABATEMENT

6.01 Scope of Work:

Provide all material, equipment, and labor necessary to perform all work as indicated on plans, as reasonably implied, and as delineated in the specifications.

6.02 Quality Assurance:

- A. The Applicator of all weed control materials shall be licensed by the State of Utah as a Pest Control Operator and a Pest Control Advisor in addition to any subcontractor licenses that are required.
- B. All materials and methods must conform to Federal, State, and Local Regulations.

6.03 Submittal:

Prior to the installation of any weed control materials, the Landscape Contractor shall submit to the Owner a list of the weed control materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site, as supplied by the Pest Control Advisor. Pest Control Advisor shall furnish the Landscape Contractor, Landscape Architect and Owner data to demonstrate the compatibility of the weed control materials and methods with the intended planting and seed varieties present.

6.04 Responsibility and Coordination:

- A. Landscape Contractor is responsible for the erection of all signs and barriers required to prevent intrusion into the treated areas and to notify the public.

- B. No material or methods shall affect the landscape planting or hydroseeded germination. No material or method shall render the job site unusable for more than 10 days from date of application.

6.05 Non-Selective Herbicides:

Non-selective contact herbicide and/or non-selective systemic herbicides (as recommended by the Pest Control Advisor)

6.06 Selective Herbicides:

Selective pre-emergent herbicides compatible with seed mixtures (as recommended by the Pest Control Advisor)

6.07 Weed Eradication:

If in the opinion of the Pest Control Advisor, perennial grasses and weeds existing in the planting areas will require control prior to removal, spray these areas per Pest Control Advisor's recommendation.

- A. Prior to the installation of the irrigation system remove and clear all weeds and deleterious materials from planting areas.

Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1" - 2" below the surface of the soil. Physically remove all weeds from the site.

PART 7 - LANDSCAPE MAINTENANCE

7.01 Scope of Work:

Provide all materials, labor and equipment necessary for, or incidental to, performing all maintenance requirements as reasonably implied or as delineated in the specifications including, but not limited to the following:

Maintain all plants and planted areas.
Keep planted areas free of weeds and debris.
Prune trees and shrubs.
Fertilized all plants and planted areas.
Irrigation.
Insecticide spraying.

7.02 Fertilizers:

- A. Commercial fertilizers with an analysis of 5-3-1-Gro-Power Plus, and 12-8-8 Gro-Power Controlled Release Nitrogen, as designated herein, or approved substitute as required by the Agronomic soils report. Available from Gro Power (809) 393-3744.

- B. Ammonium Sulfate: Granular form containing not less than 21% nitrogen and 24% sulfur and shall be registered as an agricultural mixer with the State Department of Agriculture in compliance with Article 2 - "Fertilizer Materials," Section 10230 of the Agricultural Code.

7.03 General:

Maintenance shall start immediately after landscape irrigation and planting.

Maintain all plants and planted areas on a continuous basis as they are installed during the progress of the work, and continue to maintain them until final acceptance of total project. Replace any dead or dying plants as directed by the Landscape Architect and Owner's representative.

- A. Irrigation: Operate irrigation system on an established program to maintain all plants and planted areas in a healthy condition. Irrigation system run-off shall be kept to a minimum. Damage to irrigation system resulting from maintenance and equipment and/or maintenance personnel, shall be restored to its original condition at no cost to the Owner. Failure of any part of the irrigation system shall be brought to the attention of the Owner. No repairs other than emergency repairs shall be accomplished without written permission from the Owner.

- B. Weed Control: Keep all planted areas free of weeds and debris by cultivating areas at intervals not to exceed 10 calendar days.

The Contractor may elect to remove such concentrations of weeds manually or by an approved herbicide program.

- C. Pest Control: Spray all plants and planted areas at beginning of maintenance program and as may become necessary thereafter by an approved method of pest control, to keep all plants and planted areas free of insects and diseases. Method shall be reviewed by the Owner's Representative prior to any applications. Pest Control shall include Gopher control.

- D. Pruning: Prune all plants as designated and directed by Landscape Architect, at start of maintenance program and continue to prune plants as directed or as may become necessary until the end of the maintenance program.

Remove trash weekly. Edge ground cover to keep in bounds and trim top growth as necessary to achieve and overall even appearance. Exterminate gophers and moles; repair damage.

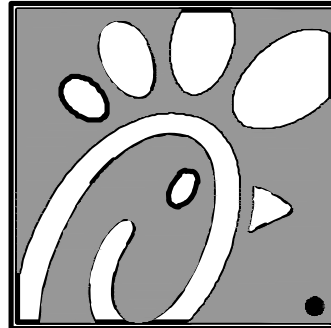
PART 8 - ACCEPTANCE OF PROJECT

8.01 General:

Upon completion of installation, a maintenance period of a minimum of 90 days for all landscaped areas is required prior to final acceptance of the work by the Owner. The Commencement date for the maintenance period shall commence upon written approval for all phases of planting installation by the Owner's Representative. Maintenance period shall be adequate to verify plant characteristics and establishment.

- A. Two inspections shall be made that affect the establishment period. The first after all plantings have been completely installed in order to approve the beginning of the establishment period, and the second at the end of the establishment period. If plantings are not acceptable at the end of the 180 day period, due to defective maintenance, then continue establishment until all work meets with the Specifications and can be approved.

- B. At termination of establishment period all plant material shall be live, healthy, undamaged, and free of infestation. Inferior plantings shall be replaced and brought to a satisfactory condition before final acceptance of work will be made. All areas shall be neatly raked and free of weeds.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By



Mark Date By



Mark Date By



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ALBUQUERQUE, NM
87120

SHEET TITLE

PLANTING
SPECIFICATIONS

VERSION:

ISSUE DATE:

Job No. : 11274

Store : 04107

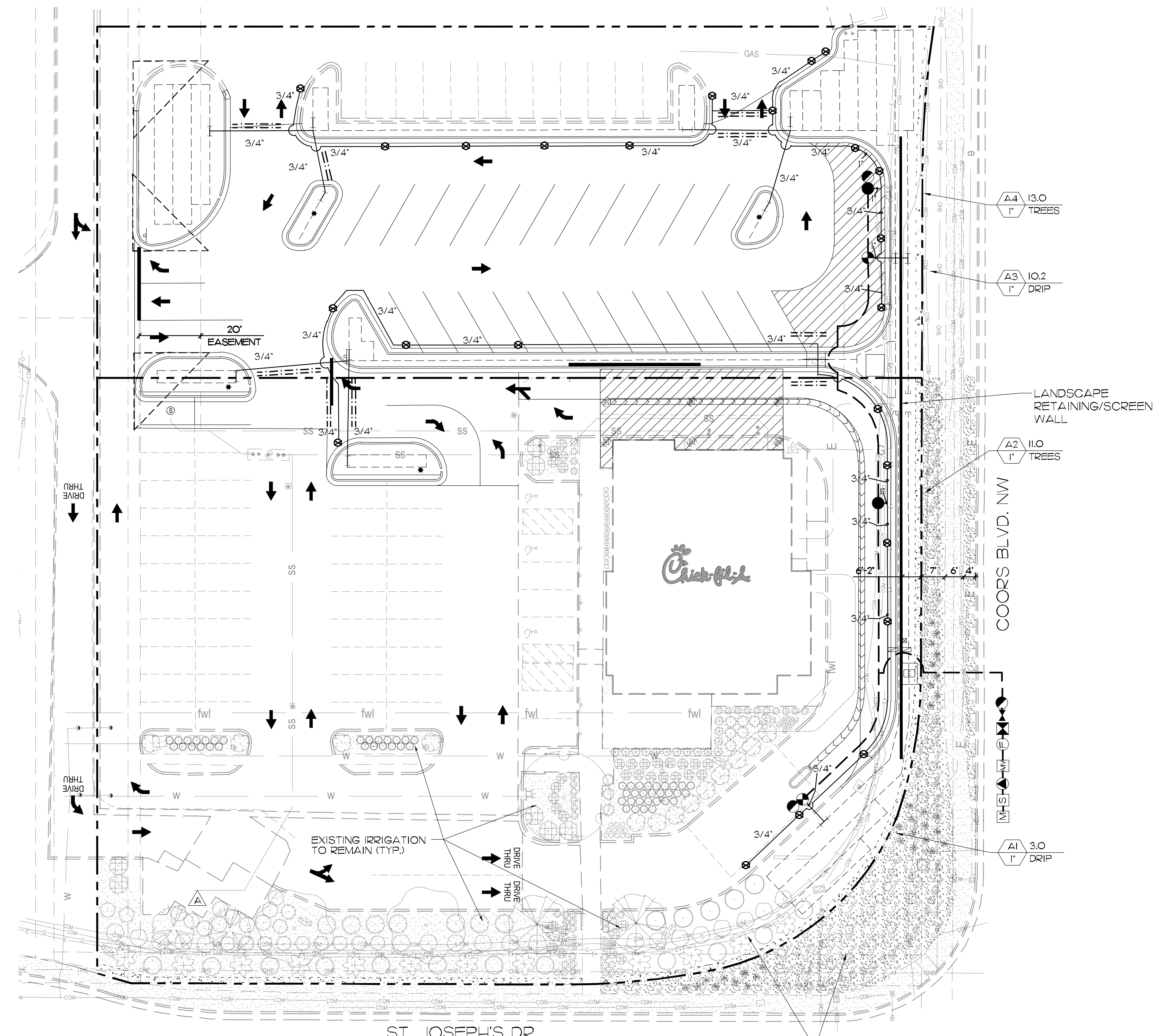
Date : 12/22/22

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Sheet

L-2.2



POINT OF CONNECTION:

CONNECT INTO EXISTING 1\" DOMESTIC WATER METER (VERIFY EXACT LOCATION IN FIELD). PROVIDE NEW 1\" REDUCED PRESSURE BACKFLOW PREVENTER

STATIC WATER PRESSURE..... 70 PSI
HIGHEST FLOW (GPM)..... 13.0 GPM
DESIGN PRESSURE..... 57.2 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT & MASTER ASSOCIATION REPRESENTATIVE OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION WATERING SCHEDULE

SHRUB DRIP												
Moderate Water Use Loam Drip .50 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	15	15	15	15	15	15	15	15	15	15	15	15
Start times per week*	2	2	4	5	5	6	6	6	5	4	2	2
Total minutes per week	30	30	60	75	75	90	90	90	75	60	30	30
*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.												
TREE BUBBLER												
Moderate Water Use Loam Drip .50 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	5	5	5	5	5	5	5	5	5	5	5	5
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2
Total minutes per week	10	10	15	20	20	25	25	25	20	15	10	10
*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.												

PRESSURE LOSS CALCULATIONS

VALVE #A5 13.0 GPM	
WATER METER	2.0
BACKFLOW PREVENTER	10.00
MISCELLANEOUS	3.00
MAINLINE	4.0
LATERALS	4.0
FITTINGS	1.50
REMOTE CONTROL VALVE	2.70
PRESSURE REQUIRED AT HEAD	30.00
ELEVATION LOSS	0.00
TOTAL PRESSURE LOSS	57.20
EXISTING STATIC WATER PRESSURE	70.00
RESIDUAL WATER PRESSURE	12.8

DRIP EMITTER SCHEDULE

CONTRACTOR SHALL INSTALL RAIN BIRD XB EMITTERS TO MEET THE FOLLOWING SCHEDULE:

ALL 1 GALLON - (1) XB-10 (1 GPH EACH)
ALL 5 GALLON - (2) XB-10 (1 GPH EACH)
ALL 15 GALLON - (4) XB-10 (1 GPH EACH)

■ **NOTES: CONTRACTOR SHALL COMPUTE EXACT FLOW BASED UPON FINAL PLANTING. CONTRACTOR SHALL NOT EXCEED SPECIFIED VALVE CAPACITY IN TERMS OF MANUFACTURER'S RECOMMENDED FLOW VS. FRICTION LOSS SPECIFICATIONS.**

CONSTRUCTION NOTE:

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

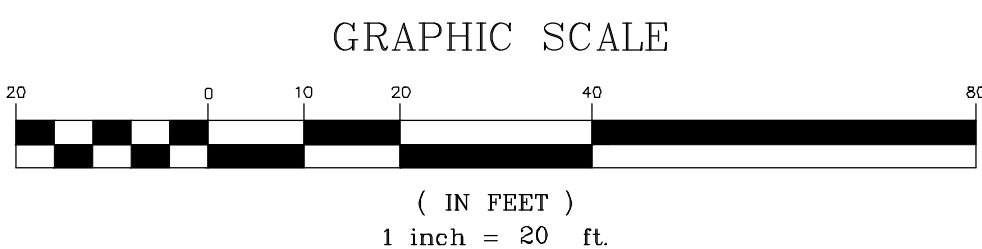
IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
●	RAIN BIRD	RWS-B-C-1402 ROOT WATERING SERIES (2) PER TREE	30	0.50	--	FLOOD
●	RAIN BIRD	100-PEB 1\" IRRIGATION REMOTE CONTROL VALVE				
●	RAIN BIRD	XCZ-100-PRB-COM CONTROL ZONE KIT (FOR DRIP IRRIGATION) WITH 1\" PESB VALVE AND 1\" PRESSURE REGULATING (40PSI) FILTER.				
●	RAIN BIRD	33-DLRC QUICK COUPLER VALVE AND KEY. 3/4\" VALVE WITH 1\" PVC CONNECTION TO MAIN.				
✕	NIBCO	T-580-A LINE SIZED BALL VALVE.				
✕	EZ FLOW	HC-10 FERTIGATION SYSTEM - 10 GALLON CAPACITY.				
⊕	RAIN BIRD	MJ008 FLOW SENSOR - 1\" SIZE COMPATIBLE WITH CONTROLLER LISTED BELOW. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SEPARATE CONDUIT FROM SENSOR TO CONTROLLER.				
⊕	GRISWOLD	#2230 PRESSURE REGULATING MASTER VALVE. SET AT 65 PSI.				
▲	FEBCO	825Y REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - 1\"				
⊕	WILKINS	BASKET STRAINER LINE SIZED (OR EQUAL).				
⊕	BY OTHERS	EXISTING DOMESTIC WATER METER (PER UTILITY PLANS BY OTHERS)				
⊕	RAIN BIRD	ESP-LXMEF 12 STATION OUTDOOR WALL MOUNT AUTOMATIC SMART ET BASED IRRIGATION CONTROLLER W/ WEATHER SENSOR - WALL MOUNT CABINET TO BE LXMM REFER TO MANUFACTURER'S SPECIFICATIONS. INCLUDE RSD RAIN SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PROGRAMMING WEATHER-BASED FUNCTIONS TO INSURE PROPER OPERATION.				
NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2\" BALL VALVE AT THE END OF EACH SCH. PVC RUN				
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM				
NO SYMBOL	RAIN BIRD	XB-T EMITTER. REFER TO DRIP EMITTER LEGEND. INSTALL PER DETAIL.				
---	RAIN BIRD	LATERAL LINE FOR DRIP IRRIGATION - PVC CLASS 200. INSTALL FLUSH CAP IN EMITTER BOX AS INDICATED REFER TO DETAILS AND DRIP EMITTER SCHEDULE.				
---	AS APPROVED	PRESSURE MAINLINE PVC SCH 40 1/2\", SOLVENT WELD. BURY MIN. 24\" BELOW GRADE.				
---	AS APPROVED	NON-PRESSURE LATERAL SCHEDULE 40. BURY MIN. 18\". SIZE AS INDICATED ON PLANS.				
---	AS APPROVED	PIPE SLEEVING PVC SCH 40. EXTEND MIN. 12\" BEYOND EDGE OF PAVING (2 X DIAMETER OF PIPE -TYPICAL).				
---	AS APPROVED	WIRE SLEEVING PVC SCH 40. EXTEND MIN. 12\" BEYOND EDGE OF PAVING. BURY MINIMUM 12\" BELOW GRADE.				
⊕	VALVE SEQUENCE NUMBER					
⊕	FLOW IN GPM					
⊕	HYDROZONE					
⊕	VALVE SIZE					

IRRIGATION NOTES

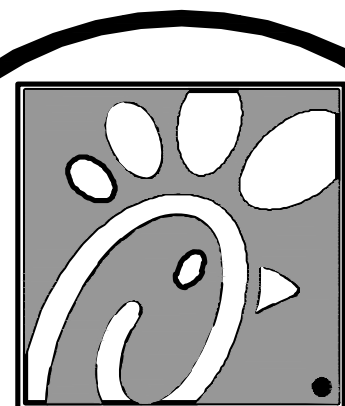
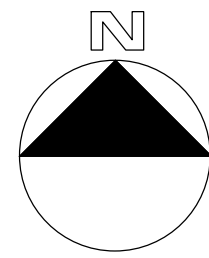
- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT WALLS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE PROPER NUMBER OF EMITTERS PER SCHEDULE. CONNECT ANY EXISTING IRRIGATION VALVES TO NEW AUTOMATIC CONTROLLER. PROTECT IN PLACE ANY EXISTING IRRIGATION AND REPAIR ANY EXISTING IRRIGATION THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION.



IRRIGATION PLAN

1\" = 20'



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

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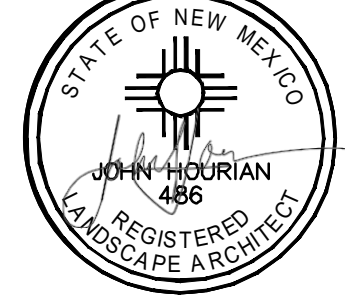
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SHEET TITLE

IRRIGATION
PLAN

VERSION:
ISSUE DATE:

Job No. : 11274

Store : 04107

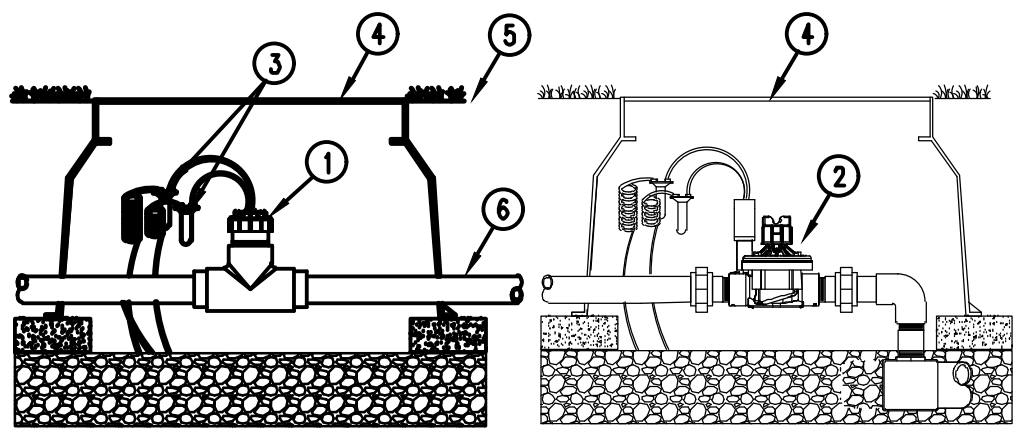
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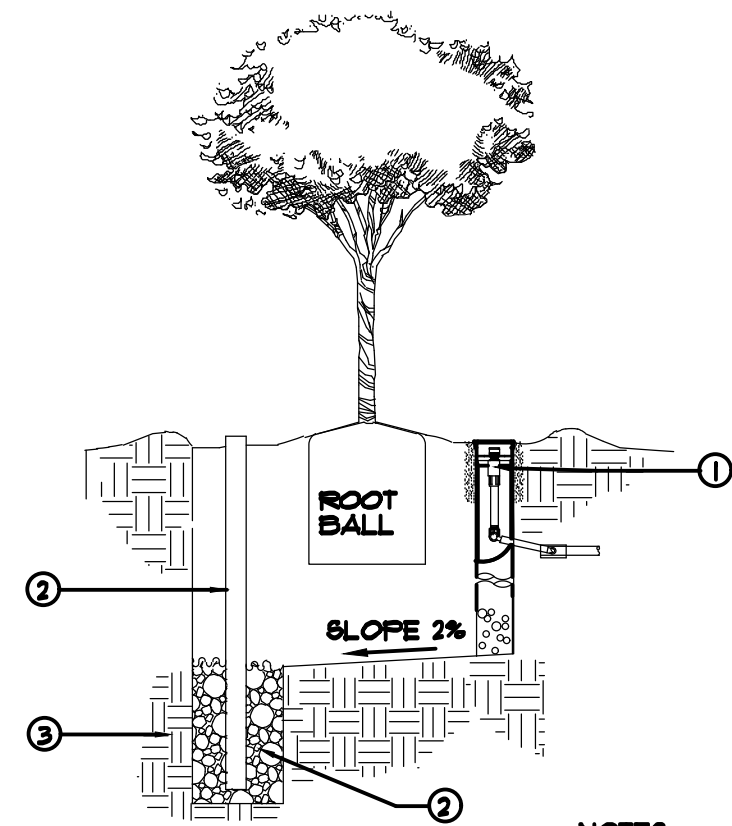
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1. FLOW SENSOR PER LEGEND
2. MASTER VALVE
3. MIN. 1/2" WIRE TO INTERFACE PANEL. MAXIMUM WIRE DISTANCE RUN OF 1000'
4. STANDARD VALVE BOX
5. FINISH GRADE
6. MAIN LINE PIPE

NOTE: INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

WIRES FOR FLOW SENSOR MUST BE RUN IN SEPARATE CONDUIT FROM FLOW SENSOR TO CONTROLLER.



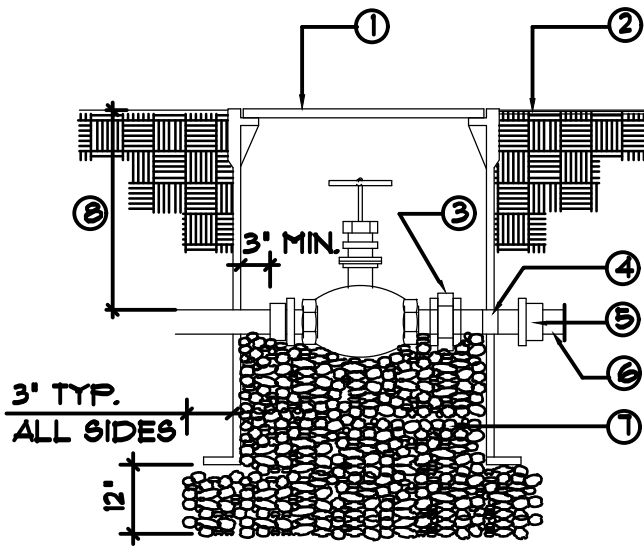
SECTION

LEGEND KEY

1. SUB GRADE IRRIGATION BUBBLER. INSTALL (2) PER TREE. POSITION BUBBLERS AND DRAIN TUBE EQUALLY SPACED AROUND TREE. REFER TO RAINBIRD RIB DETAIL FOR INSTALLATION.
2. INSPECTION TUBE AND SUMP REFER TO TREE PLANTING DETAIL, SHEET L-11.

NOTES:

- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH TREE PLANTING. REFER TO DETAIL, SHEET L-11.
- 3. COMPACTED SUBGRADE.

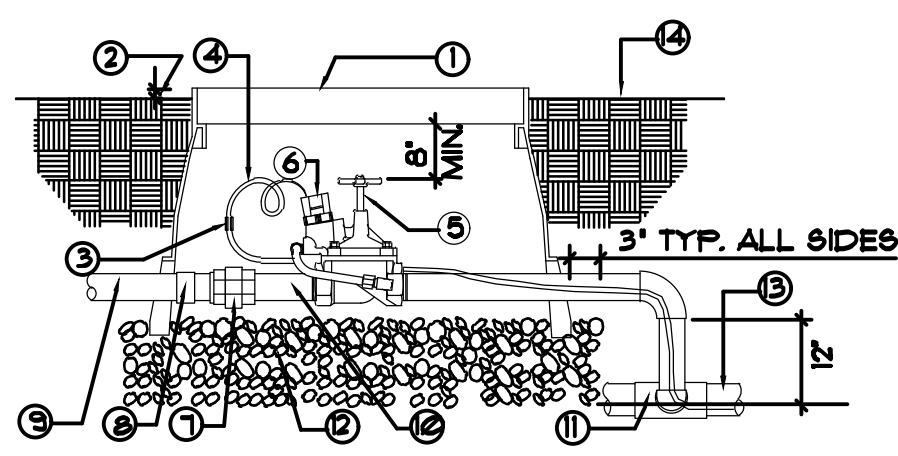


LEGEND KEY

1. GREEN PLASTIC VALVE BOX WITH LOCKING COVER (HINGED).
2. FINISH GRADE, 1/2" BELOW TOP OF BOX AT TURF, 1" BELOW TOP OF BOX AT SHRUB AREAS.
3. BRASS UNION.
4. BRASS NIPPLE, TYP.
5. PVC ADAPTER.
6. PVC MAINLINE.
7. 3/4" CRUSHED ROCK SUMP.
8. DEPTH-SEE SPECIFICATION.

PROVIDE ONE CONTROLLER/VALVE ID TAG PER VALVE. ID TAGS SHALL BE POLYURETHANE 2 1/4" X 2 3/4" MIN. WITH 1 1/2" BLACK LETTER ON CONTRASTING BACKGROUND (BY CHRISTY OR EQUAL).

PROVIDE FILTER FABRIC UNDER GRAVEL AND PROVIDE METAL WIRE MESH (1/2" MAX. SPACING) FOR RODENT PROTECTION - INSTALL BELOW VALVE BOX AND ABOVE GRAVEL.



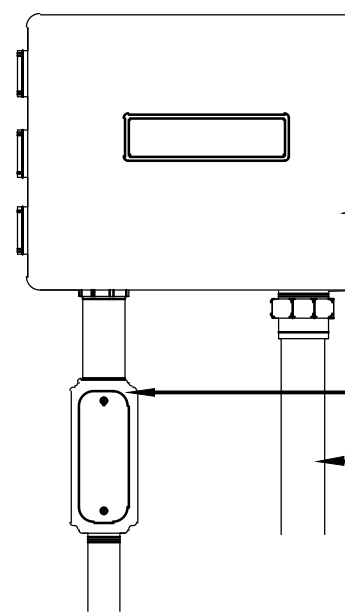
LEGEND KEY

1. GREEN PLASTIC VALVE BOX WITH LOCKING COVER MARKED 'RCV'
2. 1/2" IN TURF AREAS, 1" IN SHRUB AREAS.
3. CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL, PRIOR TO PURCHASE, TYPE OF WATERPROOF CONNECTION THAT WILL BE USED.
4. PROVIDE TWO FOOT COIL EXPANSION AT EACH WIRE CONNECTOR IN VALVE BOX AND COIL WIRES.
5. REMOTE CONTROL VALVE.
6. SOLENOID.
7. PVC SCH 80 UNION.
8. PVC SCH 40 FEMALE ADAPTER.
9. PVC NON-PRESSURE PIPE.
10. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED).
11. PVC SCH 40 TEE (2X2X3) OR ELL (2X2) ON MAINLINE.
12. CRUSHED ROCK SHALL COVER VALVE BOX PIPE OPENINGS TO PREVENT SOIL ENTRY.
13. PVC PRESSURE PIPE.
14. FINISHED GRADE.

NOTE: USE CLASS 315 PVC PIPE AND SCH 80 PVC FITTINGS FOR SIZE 2" AND GREATER. USE SCH 40 PVC PIPE AND FITTINGS FOR SIZE 1-1/2" OR LESS.

PROVIDE ONE CONTROLLER/VALVE ID TAG PER VALVE. ID TAGS SHALL BE POLYURETHANE 2 1/4" X 2 3/4" MIN. WITH 1 1/2" BLACK LETTER ON CONTRASTING BACKGROUND (BY CHRISTY OR EQUAL). CLOSE NIPPLES SHALL NOT BE USED.

PROVIDE FILTER FABRIC UNDER GRAVEL AND PROVIDE METAL WIRE MESH (1/2" MAX. SPACING) FOR RODENT PROTECTION - INSTALL BELOW VALVE BOX AND ABOVE GRAVEL.



AUTOMATIC CONTROLLER - MOUNT AS PER MANUFACTURER'S RECOMMENDATIONS

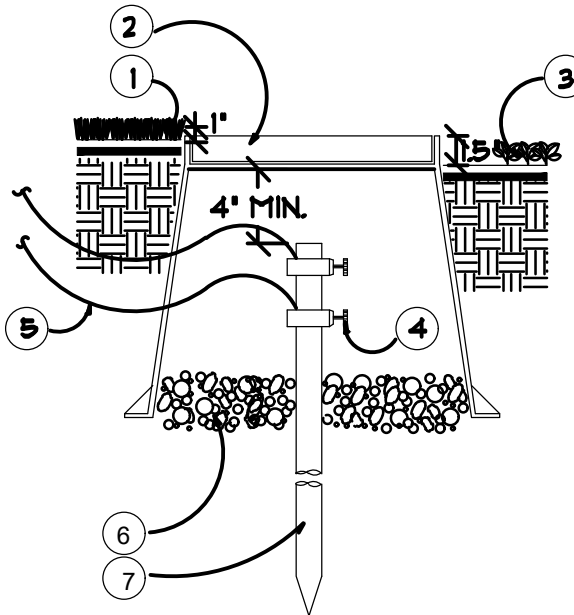
100V POWER SUPPLY (TO BE PROVIDED BY ELECTRICAL CONTRACTOR)

DIRECT BURIAL WIRES IN GALVANIZED CONDUIT ABOVE GRADE TO AUTOMATIC VALVES IN FIELD

NOTE: PROVIDE GROUND ROD FOR CONTROLLER. SEE DETAIL 'N' THIS SHEET.

PROVIDE ON/OFF SWITCH ON INSIDE OF CONTROLLER ENCLOSURE.

M FLOW SENSOR



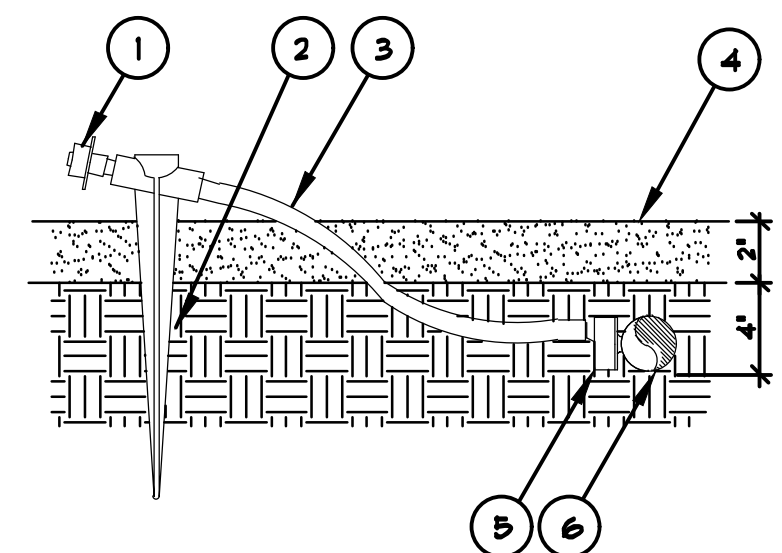
DETAIL LEGEND

1. FINISHED GRADE IN TURF AREAS/ TOP OF MULCH OR GRAVEL.
2. PLASTIC VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND COVER 'GR'.
3. FINISHED GRADE IN SHRUB AREAS.
4. 'CADWELD' OR APPROVED EQUAL CONNECTION TO GROUND ROD.
5. 1/8" MINIMUM BARE COPPER WIRE TO CONTROLLER.
6. 3/4" ROCK, 1 CUBIC FT.
7. 5/8" X 8' COPPER ROD. REFER TO DETAIL FOR LOCATION.

NOTE: CONTRACTOR SHALL USE A SEPARATE 'CADWELD' CONNECTION FOR EACH WIRE ON GROUND ROD WHEN MORE THAN ONE WIRE IS BEING USED. INSTALL ONE WIRE PER CONTROLLER.

INSTALL GROUND WIRE IN DEDICATED PVC CONDUIT EXITING CONTROLLER HOUSING. WHERE ENTIRE LENGTH OF 8' GROUND ROD CANNOT BE DRIVEN INTO SOIL, 2'-3' MAY BE CUT OFF AND DRIVEN INTO THE GROUND SEPARATELY. DRIVE THIS SECTION INTO THE GROUND 2' FROM FIRST SECTION AND CADWELD A 1/8" COPPER WIRE CONNECTING THE TWO SECTIONS.

N GROUND ROD



LEGEND

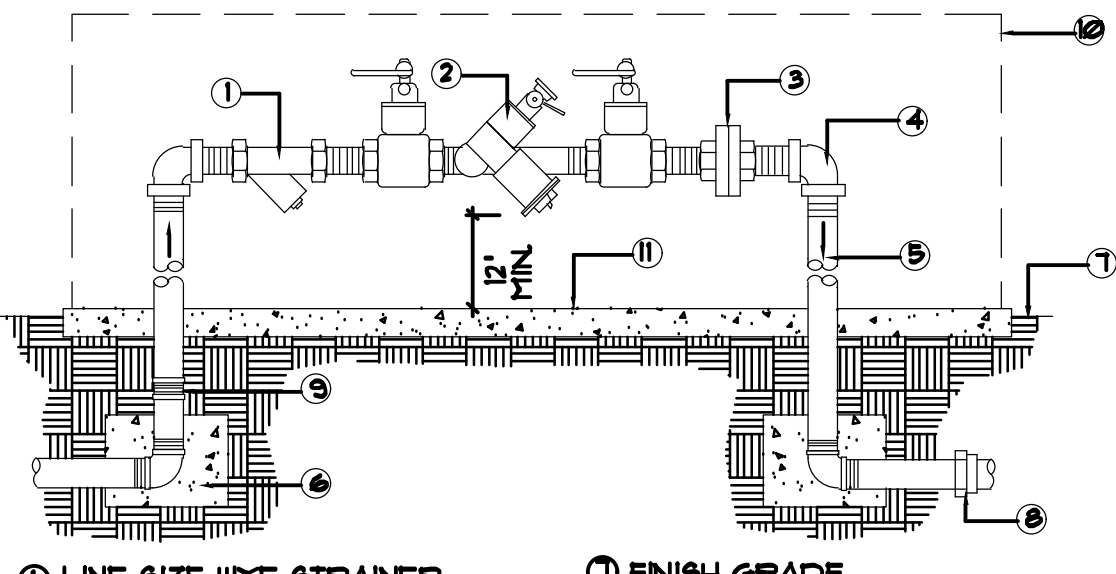
1. DIFFUSER BUG CAP: RAINBIRD DBC-025
2. 1/4-INCH TUBING STAKE: RAINBIRD TS-025
3. 1/4-INCH VINYL DISTRIBUTION TUBING: RAINBIRD DT-025
4. TOP OF ROCK MULCH
5. SINGLE-OUTLET EMITTER: RAINBIRD XERI-BUG EMITTERS XB- (REFER TO LEGEND)
6. PE PIPE, RAINBIRD XERI-TUBE 1100

NOTE: MAXIMUM DISTANCE OF DISTRIBUTION TUBING FROM FEEDER LINE TO THE PLANT, SHALL BE 12' (6 FEET).

NOTE: USE RAINBIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO XERI-TUBE OR RAIN TUBE TUBING.

O SINGLE OUTLET DRIP EMITTER

J IRRIGATION FOR TREES

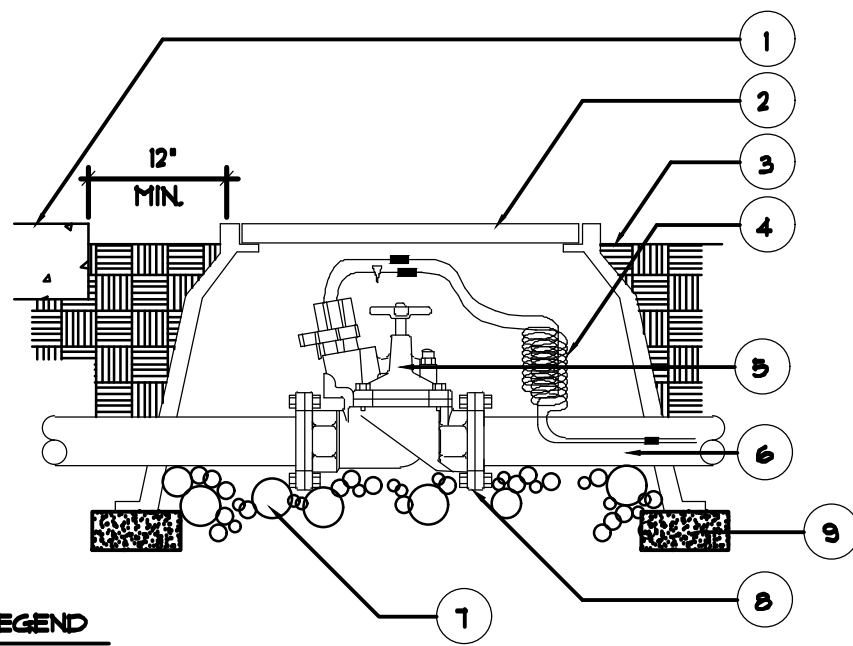


1. LINE SIZE WYE STRAINER WITH 40 MESH SCREEN. REFER TO LEGEND FOR TYPE.
2. EXISTING REDUCED PRESSURE BACKFLOW DEVICE WITH (2) NEW GATE VALVES. REFER TO IRRIGATION LEGEND.
3. GALVANIZED UNION.
4. GALVANIZED ELL (TYP.).
5. GALVANIZED NIPPLE (TYP.).
6. 1 CU. FT. CONCRETE THRUST BLOCKS (TYP.). WRAP PIPES WITH 10 MIL. TAPE SATURATE AND COMPACT SUBGRADE TO 90% PRIOR TO POUR. INSTALL FOR BACKFLOW 3' AND LARGER ONLY.
7. FINISH GRADE.
8. PVC MALE ADAPTER.
9. SCH 80 PVC COUPLING (TYP.).
10. STAINLESS STEEL ENCLOSURE MODEL 9BDC-3055 BY V.I.T./STRONGBOX OR APPROVED EQUAL.
11. 4" THICK MIN. CONCRETE SLAB

NOTE: COAT ALL EXPOSED THREADS WITH AN APPROVED RUST-INHIBITING SEALANT. APPROVED PLASTIC TAPE, 1/2" WIDE SHALL BE USED ON ALL THREADED CONNECTIONS.

THE BACKFLOW PREVENTER DEVICE AND INSTALLATION SHALL BE APPROVED BY THE LOCAL DEPARTMENT OF HEALTH SERVICES AND THE WATER AGENCY.

K BACKFLOW PREVENTER



LEGEND

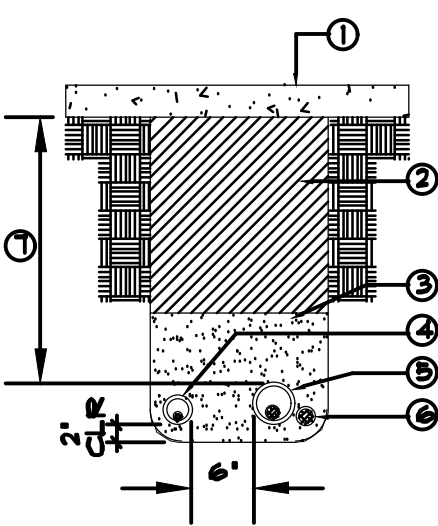
1. CURB, SIDEWALK, ETC.
2. PLASTIC VALVE BOX (GREEN) WITH LOCKING TOP (LABELLED MASTER VALVE) SET 1" ABOVE FINISH GRADE IN PLANTING AREAS ONLY.
3. FINISH GRADE.
4. COMMON AND CONTROL WIRES TO CONTROLLER LOCATION.
5. MASTER VALVE (REFER TO LEGEND).
6. PVC MAINLINE.
7. 2 CF. FEA GRAVEL SUMP.
8. FLANGED CONNECTIONS (TYP. 2 PLACES).
9. BRICK SUPPORTS (4)

NOTE

ALL VALVES TO BE INSTALLED IN SHRUB AREAS.

L MASTER VALVE

G BALL VALVE



LEGEND KEY

1. HARDSCAPE SURFACE.
2. CLEAN BACKFILL AS REQUIRED, TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
3. CLEAN SAND.
4. LATERAL LINE W/ SLEEVE.
5. PRESSURE MAIN LINE W/ SLEEVE.
6. CONTROL WIRES & COMPUTER HARD WIRE SLEEVE.
7. MIN. DEPTH: 36" UNDER PAVING FOR ALL LINES AND LINES LESS THAN 2 1/2" DIAMETER.

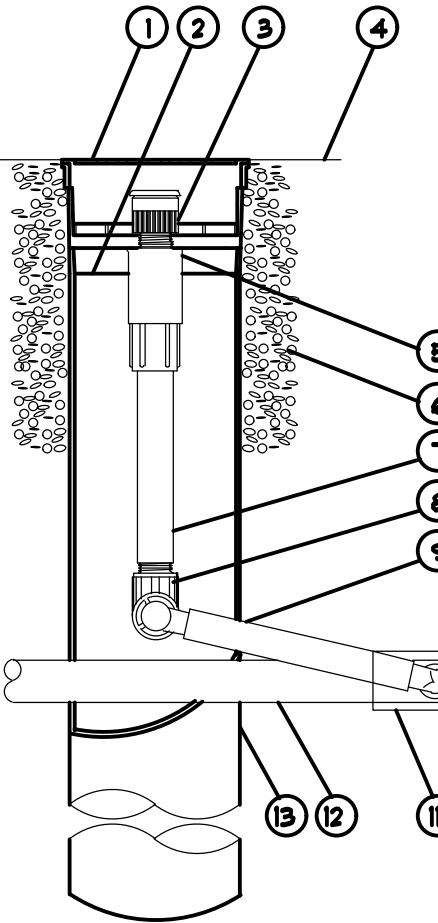
ALL SLEEVES TO BE PVC SCH. 80 AND TWICE THE DIA. OF THE WORKING PIPE.

ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.

CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

PROVIDE FILTER FABRIC UNDER GRAVEL AND PROVIDE METAL WIRE MESH (1/2" MAX. SPACING) FOR RODENT PROTECTION - INSTALL BELOW VALVE BOX AND ABOVE GRAVEL.

H SLEEVING



LEGEND KEY

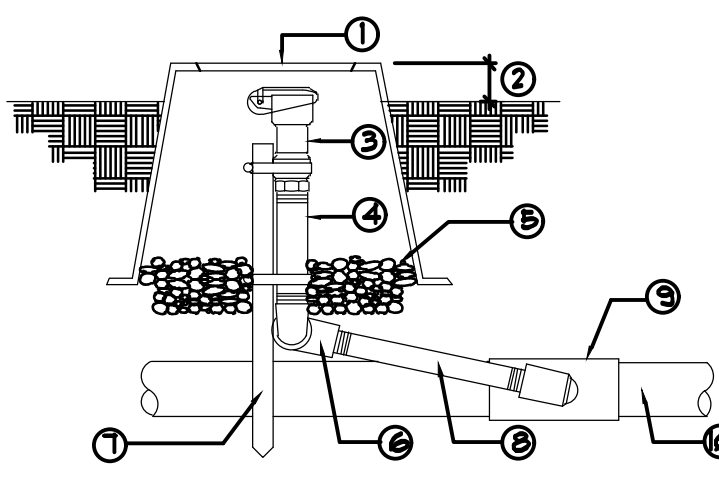
1. 4" GRATE
2. RAINBIRD ROOT WATERING SYSTEM, (RUB) REFER TO LEGEND FOR FULL MODEL #.
3. BUBBLER. REFER TO LEGEND.
4. FINISH GRADE.
5. CHECK VALVE.
6. FEA GRAVEL. INSTALL ALL AROUND.
7. 1/2" SCHED. 80 PVC RISER.
8. 1/2" MARLEX ELL.
9. SWING PIPE, 12" PIPE SWING ASSEMBLY
10. 1/2" MALE NPT INLET
11. PVC SCHEDULE TEE OR ELL
12. LATERAL LINE.
13. 4" BASKET WEAVE CONTAINER.

NOTE: • USE TEFLON TAPE ON ALL SWING JOINTS.

• INSTALL TRIPLE SWING JOINTS WITH ALTERNATING MARLEX AND PVC SCHEDULE 40 STREET ELLS.

I SUB-GRADE BUBBLER

D REMOTE CONTROL VALVE



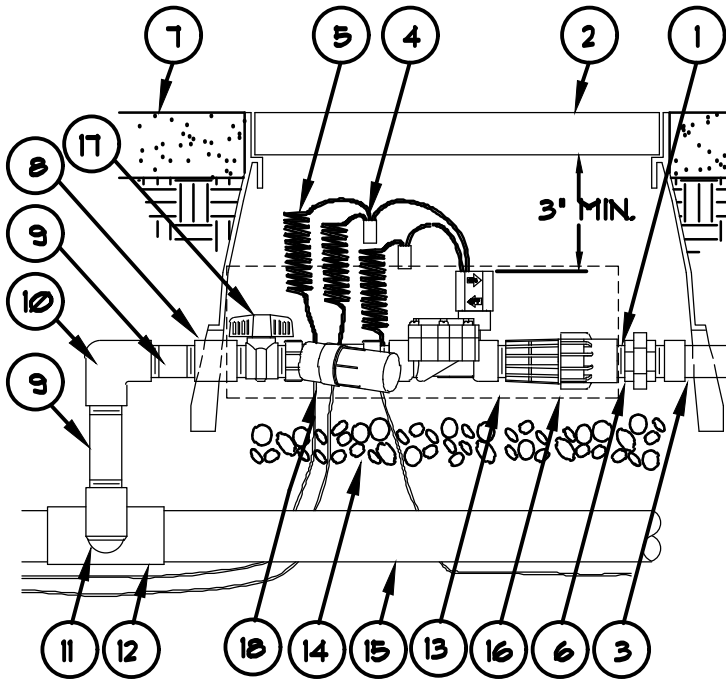
LEGEND KEY

1. ROUND GREEN PLASTIC VALVE BOX.
2. 2" ABOVE FINISH GRADE AT SHRUB AREAS, 1-1/2" AT TURF AREAS.
3. QUICK COUPLER VALVE.
4. BRASS NIPPLE, LENGTH AS REQUIRED.
5. 4" MIN. DEPTH CLEAN FEA GRAVEL.
6. BRASS STREET ELL, TYPICAL
7. 24" MIN. LENGTH 1/4" REBAR STABILIZER. ATTACH W/TWO (2) STAINLESS STEEL BANDS.
8. BRASS NIPPLE 6" MIN. LENGTH.
9. PVC SCH 40 TEE OR ELL.
10. PVC MAIN LINE, DEPTH AS REQUIRED.

PROVIDE FILTER FABRIC UNDER GRAVEL AND PROVIDE METAL WIRE MESH (1/2" MAX. SPACING) FOR RODENT PROTECTION - INSTALL BELOW VALVE BOX AND ABOVE GRAVEL.

INSTALL 12" MIN. FROM PAVING SURFACES.

E QUICK COUPLER VALVE



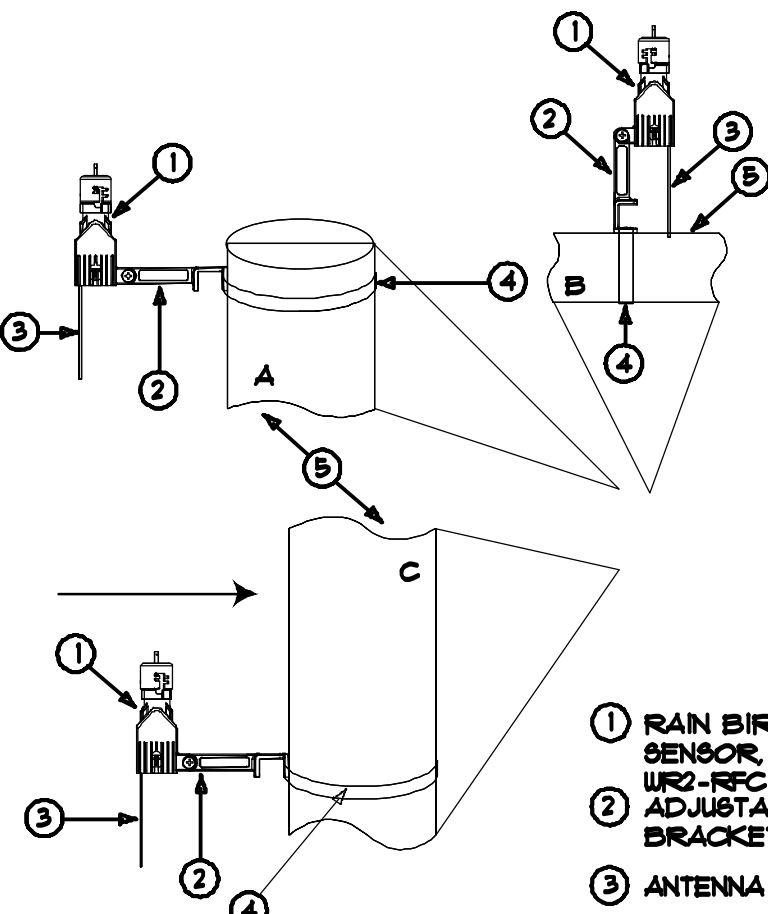
LEGEND

1. PVC SCH. 80 NIPPLE (CLOSE)
2. VALVE BOX WITH COVER, 24-INCH SIZE WITH BRANDING
3. PVC SCH. 40 MALE ADAPTER
4. WATER PROOF CONNECTION (1 OF 2)
5. 30" LINEAR LENGTH OF WIRE - COILED.
6. PVC SCH. 80 UNION.
7. FINAL GRADE/TOP OF MULCH.
8. PVC SCH. 40 COUPLING.
9. PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED).
10. PVC SCH. 40 ELL.
11. PVC SCH. 80 NIPPLE (2' LENGTH) AND PVC SCH. 40 ELL.
12. PVC SCH 40 TEE OR ELL.
13. CONTROL VALVE, REFER TO LEGEND.
14. 3' MIN. DEPTH OF 3/4" WASHED GRAVEL.
15. PVC MAINLINE.
16. PRESSURE REGULATOR, REFER TO LEGEND.
17. BALL VALVE, REFER TO LEGEND.
18. Y STRAINER. REFER TO LEGEND.

PROVIDE FILTER FABRIC UNDER GRAVEL AND PROVIDE METAL WIRE MESH (1/2" MAX. SPACING) FOR RODENT PROTECTION - INSTALL BELOW VALVE BOX AND ABOVE GRAVEL.

F DRIP VALVE ASSEMBLY

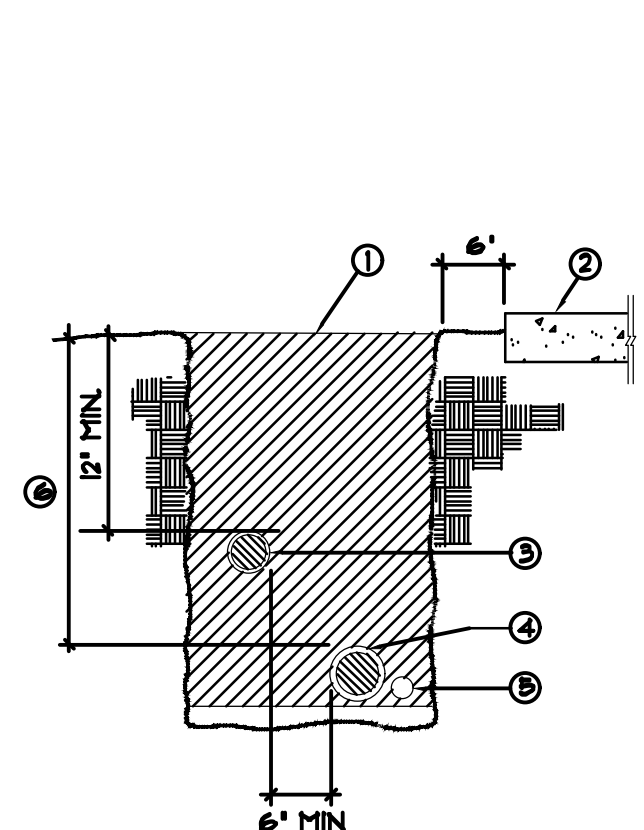
A AUTOMATIC CONTROLLER



1. RAIN BIRD WIRELESS RAIN SENSOR, MODEL NUMBER W2-RSC
2. ADJUSTABLE MOUNTING BRACKET
3. ANTENNA
4. BAND/HOSE CLAMP OR STRAP. U-BOLT OR SPLIT-CLAMP MAY ALSO BE USED. (NOT INCLUDED)
5. LIGHT POLE

NOTE: ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

B RAIN SENSOR



LEGEND KEY

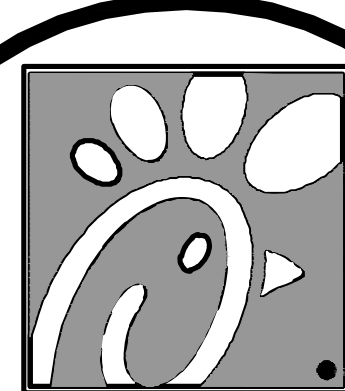
1. SATURATE AND COMPACT BACKFILL TO 90%.
2. FINISH SURFACE.
3. NON-PRESSURE LATERAL LINE.
4. PRESSURE MAIN LINE.
5. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES, BUNDLE CONTROL WIRE AND TAPE AT 18" O.C. HARDWARE AT CONTROLLER. PROVIDE SLEEVES PER SLEEVING DETAIL.
6. 2'-0" FOR LINES 2-1/2" AND LESS IN DIAMETER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%.

TRENCHING AND BACKFILLING SHALL BE PER STANDARD SPECIFICATIONS.

C TRENCHING



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By



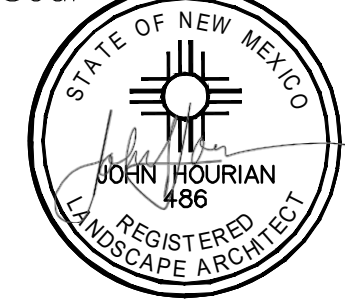
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Seal



hourian associates, inc.
landscape architecture + design
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o: 949.489.5623 | f: 858.810.0335

STORE
CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
**IRRIGATION
DETAILS**

VERSION:
ISSUE DATE:

Job No. : 11274

Store : 04107

Date : 12/22/22

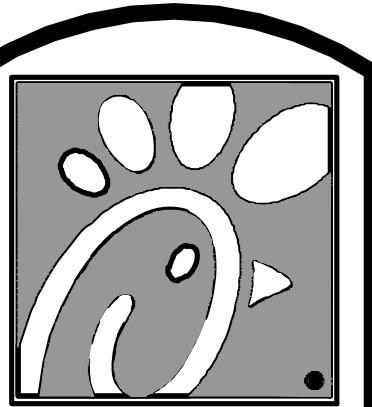
Drawn By : _____

Checked By: _____

Sheet

C:\Users\jburke\Documents\CHICK-FIL-A Coors New Mexico\CHICK-FIL-A L-2.2 Irrigation Details.dwg Sheet 1 of 10: IRRIGATION DETAILS.dwg Sheet 1 of 10: IRRIGATION DETAILS.dwg Printed by: jburke on 11/22/2012 11:10 AM

<div><p>1 FINISH GRADE/TURF 2 OPERATION INDICATOR RAIN BIRD MODEL OPERIND 3 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSF DRIPLINE</p><p>NOTE: 1. INSERT BIRD TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING. 2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4" PATTERN. THE FLOW FROM THE NOZZLE, @ 3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.</p></div>						<div><p>LEGEND 1. FINISH GRADE 2. BURY 3' BELOW FINISH GRADE (IN SHRUB AREAS - PRIOR TO MULCH) 3. DRIPLINE TUBING 4. BACKFILLED TRENCH (FREE OF DEBRIS)</p><p>SCALE NTS</p></div>	
H	OPERATION INDICATOR	G		D		A	POLY TUBE TRENCHING
<div><p>1. FINISHED GRADE 2. VALVE BOX 4 COVER 36" L. X 24" W X 24" H 3. PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB 4. EZ-FLO SHUT OFF VALVES 5. AIR VENT VALVE 6. FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING 7. WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING 8. 1/4" TUBING CLAMP - BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS 9. EZ-FLO MODEL EZ10-HC FERTILIZATION SYSTEM 32" L X 12" W X 18" H 10. PVC MAIN LINE TO VALVE MANIFOLD 11. EZ BALL VALVE COUPLING CONNECTOR - INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW 12. FEA GRAVEL (3 CU. FT.) 13. PVC MAIN LINE FROM BACK FLOW PREVENTER 14. PRESSURE RELIEF VALVE 15. FILL VALVE (DRAIN VALVE INCLUDED BUT NOT SHOWN)</p><p>NOTE: ITEMS 3, 4, 5, 6, 7 AND 8 ARE INCLUDED WITH THE EZ-FLO SYSTEM. ITEM 11 IS PURCHASED SEPARATELY. PROVIDE FILTER FABRIC UNDER GRAVEL AND PROVIDE METAL WIRE MESH (1/2" MAX. SPACING) FOR RODENT PROTECTION - INSTALL BELOW VALVE BOX AND ABOVE GRAVEL.</p></div>						<div><p>LEGEND 1. FINISH GRADE 2. 6" ROUND VALVE BOX 3. AIR / VACUUM RELIEF VALVE 4. 3/4" M 1/2" F T x T REDUCTION BUSHING 5. 3/4" PVC COUPLING (T x T) 6. 3/4" SCH 80 RISER (LENGTH AS REQUIRED) 7. BRICK SUPPORTS (THREE) 8. 3/4" CRUSHED GRAVEL SUMP 9. POLY TUBING CLAMPED TO PVC INERT FITTING 10. STAINLESS STEEL CLAMPS</p><p>SCALE NTS</p></div>	
H	FERTIGATION SYSTEM	H		E		B	DRIPLINE AIR/VACUUM RELIEF (PLUMBED TO POLY)
<div><p>LEGEND 1. SINGLE-OUTLET EMITTER: RAINBIRD PRESSURE-COMPENSATING MODULE XB REFER TO EMITTER LEGEND. 2. TOP OF ROCK MULCH. 3. TIE-DOWN STAKE: RAINBIRD TD8-050. 4. PE PIPE: RAINBIRD XERTUBE XT-100. 5. COMPRESSION FLUSH CAP: INSTALL IN EMITTER BOX. 6. COMPRESSION X 1/2-INCH FPT FITTING: RAINBIRD CF-12 OR CF-13. 7. PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED) AND PVC FITTING. 8. LATERAL PIPE.</p><p>NOTE: USE RAINBIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO XERI-TUBE AND RAIN TUBE.</p></div>						<div><p>LEGEND 1. FINISH GRADE 2. VALVE BOX. SEE SPECS. 3. LINE FLUSHING VALVE TLOS01PV-1 4. PVC REDUCER ADAPTER 6 X 1/2" FPT (SIZE AS REQ'D) 5. BRICK SUPPORTS (THREE) 6. 3/4" GRAVEL SUMP (1 CUBIC FOOT) 7. PVC LATERAL (OR EXHAUST HEADER)</p><p>SCALE NTS</p></div>	
I	PVC TO DRIP TUBE - SINGLE OUTLET	I		F		C	DRIPLINE LINE FLUSHING VALVE (PLUMBED TO PVC)



Chick-Fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

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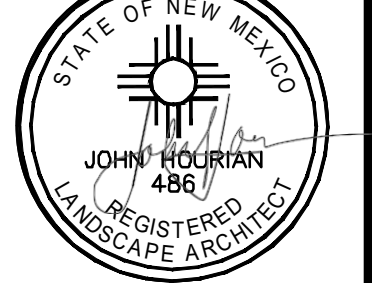
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STORE
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COORS BLVD NW & ST.
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87120

SHEET TITLE
**IRRIGATION
DETAILS**

VERSION:
ISSUE DATE:

Job No. : 11274

Store : 04107

Date : 12/22/22

Drawn By : _____

Checked By: _____

Sheet

L-2.2

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 DESCRIPTION

- A. Scope of Work: Provide all labor, materials, transportation, and services necessary to furnish and install the Irrigation System as shown on the Drawings and described herein.
- B. Standards: All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.02 QUALITY ASSURANCE & REQUIREMENTS

- A. Permits and Fees: The Contractor shall obtain and pay for any and all permits and all observations as required.
- B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturer's articles used in this Contract furnish directions covering points not shown in the Drawings and Specifications.
- C. Ordinances and Regulations: All local, municipal and state law, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these Specifications, and their provisions shall be carried out by the Contractor. Anything contained in these Specifications shall not be construed to conflict with any of the above rules, regulations, or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship, or construction of a better quality, higher standard or larger size than is required by the above rules and regulations, the provisions of these Specifications and Drawings shall take precedence.
- D. Explanation of Drawings:

1. Due to the Scale of the Drawings, it is not possible to indicate all offsets, fitting, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of its work and plan his work accordingly, furnished such fittings, etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflict between the Irrigation system, planting and architectural features.
2. All work called for on the Drawings by notes or details such be furnished and installed whether or not specifically mentioned in the specifications.
3. The Contractor shall not utilize the Irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's Representative. In the event the notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

1.03 SUBMITTALS

- A. Material list:
1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings and Specifications. No substitutions will be allowed without prior written approval by the City of Yucalpa.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Although manufacturer and other information may be different, the following is a guide to proper submittal format:
- | Item No. | Description | Manufacturer | Model No. |
|----------|----------------------|--------------|-------------|
| 1 | Backflow Preventer | Fabco | 825Y |
| 2 | Automatic Controller | Calsense | ETI-DTR2 |
| 3 | Master Valve | Clayval | 56AC8K2-24V |
| 4 | Etc. | Etc. | Etc. |
- Irrigation submittal must be specific and complete. All items must be listed and must include solvent, primer, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.
3. The Contractor may submit substitutions for equipment and materials listed on the Drawings by following procedures as outlined in Section 1.05 of the Irrigation Specifications.
4. Equipment or materials installed or furnished without prior approval of the City of Yucalpa may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
5. Approval of any item, alternative or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specifications on the basis of the information or samples submitted.
6. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
- B. RECORD DRAWINGS:

1. The Contractor shall provide and keep up-to-date a complete record set of blueprint ozalid prints which shall be corrected daily, showing every change from the original Drawings and Specifications and the exact installed locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the City of Yucalpa at cost. This set of drawings shall be kept on the site and shall be used only for the record set.
2. The Contractor shall make neat and legible notations on the record drawing progress sheets daily as the work proceeds, showing the work as actually installed. For example should a piece of equipment be installed in a location that does not match the plan, the Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original subtitle as indicated in the Irrigation legend. The relocated equipment and dimensions will then be transferred to the original record drawing plan at the proper time.
3. Before the date of the final observation, the Contractor shall transfer all information from the "record drawing" prints to a sepiá mylar or similar mylar material. Arrangements shall be made through the City of Yucalpa for obtaining said sepiá mylar or similar mylar material. All work shall be in waterproof India ink and applied to the mylar by a technical pen used expressly for use on mylar material. Such pen shall be similar to those manufactured by Rapidograph, Kufertel # Esser, or Faber Castell. The dimensions shall be made so as to be easily readable even on the final controller chart (see Section C). The original mylar "record drawing" plan shall be submitted to the City of Yucalpa for approval prior to the completion of the controller chart.
4. The Contractor shall dimension from two (2) permanent points of reference, such as building corners, sidewalks, edges, road intersections, etc., the location of the following items:
- Connection to existing water lines.
 - Connection to existing electrical power.
 - Gate valves.
 - Routing of sprinkler pressure lines (dimension max. 600' along routing).
 - Sprinkler control valves.
 - Routing of control wiring and locations of all splice boxes.
 - Quick coupling valves.
 - Shut-outs for future connections.
 - Other related equipment as directed by the City of Yucalpa.

5. On or before the date of the final field observation, the Contractor shall deliver the corrected and completed sepiá to the City of Yucalpa for delivery of the sepiá will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.
- C. Controller Charts:
- As-built drawings shall be approved by the City of Yucalpa before controller charts are prepared.
 - Provide one controller chart for each controller sequence.
 - The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
 - The chart is to be a reduced drawing of the actual installed system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
 - The chart shall be a black line or blue-line ozalid print and a different color shall be used to indicate the area of coverage for each station.
 - When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils.
 - These charts shall be completed and approved prior to the final field observation of the Irrigation system.
- D. Operation and Maintenance Manuals:

- Prepare and deliver to the Owner's representative within ten calendar days prior to completion of construction, two hard-cover, three ring binders containing the following information:
 - Index sheet which states Contractor's name, address, and telephone number, and which lists each installed equipment and material item including names and addresses of manufacturer's local representatives.
 - Catalog and parts sheets on every material and equipment item installed under this Contract.
 - Guarantee statement.
 - Complete operating and maintenance instructions on all major equipment.
 - In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the City of Yucalpa at the conclusion of the project that this service has been rendered.
- E. Equipment to be Furnished:
- Supply as a part of this contract the following tools:
 - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and distribution.
 - Two (2) four-foot valve keys for operation of gate valves.
 - Two (2) keys for each automatic controller.
 - One (1) quick coupler key and matching hose valve for every five (5) or fraction thereof of each type of quick coupling valve installed.
 - The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received material must be shown to the City of Yucalpa.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Handling of PVC pipe and fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the pipe to lie flat so as not to subject it to under bending or a concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and if installed, shall be replaced with new piping.

1.05 SUBSTITUTIONS

- A. If the Contractor wishes to substitute any equipment or materials for the equipment or materials listed on the Drawings and Specifications, he may do so by providing the following information to the City of Yucalpa for approval:
- Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be submitted.
 - Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
 - Provide the amount of cost savings if the substituted item is approved.
- B. The City of Yucalpa shall have the sole responsibility in accepting or rejecting any submittal item as an approved equal to the equipment and materials listed on the Drawings and Specifications.

1.06 GUARANTEE

- A. The guarantee for the Irrigation system shall be made in accordance with the attached form. The General Conditions and Supplementing Conditions of these Specifications shall be filed with the City of Yucalpa prior to acceptance of the Irrigation system.
- B. A copy of the Guarantee form shall be included in the operations and maintenance manual.
- C. The guarantee form shall be re-typed onto the Contractor's letterhead and shall contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the Irrigation system we have furnished and installed is free from defects in materials and workmanship, and that the work has been completed in accordance with the Drawings and Specifications, ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional costs to the Owner. We will make such repairs or replacements within a reasonable time, as determined by the City of Yucalpa, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the City of Yucalpa, we authorize the City of Yucalpa to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT:

LOCATION:

SIGNED:

ADDRESS:

PHONE:

DATE OF ACCEPTANCE:

PART 2 - PRODUCTS

2.01 MATERIALS

- A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
- B. PVC Pressure Main Line Pipe and Fittings:
- Pressure main line piping for sizes 2" and larger shall be PVC Class 315.
 - Class 315 pipe shall be made from an NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (SDR) (Solvent-weld Pipe).
 - Pressure main line piping for sizes 1-1/2" and smaller shall be PVC Schedule 40 with solvent welded joints.
 - Schedule 40 pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (SDR) (Solvent-weld Pipe).
 - PVC solvent-weld fittings shall be Schedule 40, 1-1/2" NSF approved conforming to ASTM test procedure D2466.
 - Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
1. All PVC pipe must bear the following markings:
- Manufacturer's name
 - Nominal pipe size
 - Schedule or class
 - Pressure rating in PSI
 - NSF (National Sanitation Foundation) approval
 - Date of extrusion

C. PVC Non-Pressure Lateral Line Piping:

- Non-pressure buried lateral line piping shall be PVC Schedule 40 with solvent-weld joints when installed in planting areas.
 - Non-pressure lateral line piping installed under paved areas shall be PVC Schedule 40 with solvent welded joints.
 - Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-70 with an appropriate standard dimension ratio.
 - Except as noted in paragraphs 1, 2, and 3 of this section (2.02B), all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 2.02B of the Specifications.
- D. Brass Pipe and Fittings:
- Where indicated on the Drawings, use red brass screwed pipe conforming to Federal Specification M35-P-381.
 - Fittings shall be red brass conforming to Federal Specification M35-P-460.
- E. Copper Pipe and Fittings:

- Pipe: Type K, hard tempered.
 - Fittings: wrought copper, solder joint type.
 - Joints shall be soldered with silver solder, 45% silver, 55% copper, lead zinc, 24% antimony, solders at 1831 F, and liquids at 1481 F.
- F. Valves:
- Ball Valves (1-1/2" and smaller)
 - Ball valves shall be a 125 lb S&W bronze valve with screw-in bonnet, nonrising stem, and solid wedge disc with a stainless steel handle.
 - Ball valves shall be similar to those manufactured by Niloco or approved equal.
 - All Ball valves shall be installed per detail.
 - Resilient Wedge Gate Valve (2" and larger)
 - Resilient Wedge Gate Valves shall be epoxy coated cast iron and equipped with a 2" operating nut.
 - Resilient Wedge Gate valves shall be No. 403 RT-RW as supplied by Wilco or approved equal.
 - All Resilient Wedge Gate Valves shall be installed per detail.
- G. Quick Coupling Valves:
- Quick coupling valves shall have a brass, two-piece body designed for working pressure of 150 PSI.
 - Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.

H. Backflow Prevention Units:

- Backflow prevention unit shall be of size and type indicated on the Irrigation drawings. Install backflow prevention units in accordance with the Drawings.
- Use strainers at backflow prevention units shall have a bronze screened body with 60 mesh monel screen and shall be similar to Bailey 100B or approved equal.
- All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local codes. The Contractor shall verify with the local governing body as to material type and installation procedures prior to start of construction. Submit shop drawing for approval.

I. Check Valves:

- Swing check valves 2" and smaller shall be 200 pound WOODS bronze construction with replaceable composition neoprene or rubber seat or exceed Federal Specification W3-W-51D, Class A, Type IV.
- Anti-drain valves shall be of heavy duty virgin PVC construction with P.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valves shall be field adjustable against draught from 5 to 40 feet head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. Control Wiring:

- Except as noted otherwise, connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-UF, 600 volt. Control wiring installed in control wire conduit within structure shall be made with AWG-TU solid copper wire. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than 14.
- Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
- Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of fifteen (5) feet.

- An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection so that each electric control valve, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in a trench without stress or stretching wire conductors.
 - All splices shall be made with Scotch-Lok 5556 Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.
 - Field splices between the automatic controller and electric control valves will not be allowed without prior approval of the City of Yucalpa.
- K. Automatic Controller:
- Automatic controller(s) shall be of size and type shown on the Drawings.
 - Final location of automatic controller(s) shall be approved by the City of Yucalpa.
 - Unless otherwise noted on the Drawings, the 120 volt electrical power to each automatic controller location is to be furnished by others. The final electrical hook-up shall be the responsibility of the Contractor.

L. Electric Control Valves:

- All electric control valves shall be the same size and type shown on the Drawings.
- All electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:

- Use 10" x 10-3/4" round box for all gate valves. Canon Industries #80-12B with green bolt-down cover or approved equal. Extension sleeve shall be PVC with minimum size of six (6) inches.
- Use 9-1/2" x 16" x 11" rectangular box for all electric control valves. Canon Industries #145-12B with green bolt-down cover or approved equal.
- Use 6" diameter x 8-3/4" deep round plastic valve box for all quick coupling valves. Canon Industries # 606-12 with green flex-lock cover or approved equal.
- Use 9-1/2" x 16" x 11" rectangular box for all electric control valves installed within on-grade landscaped areas. Canon Industries #145-12B with green bolt-down cover or approved equal.
- Use 10" x 10-3/4" round box for all quick coupling valves installed within on-structure landscaped areas. Canon Industries No. 510-12B with green bolt-down cover or approved equal.

N. Sprinkler Heads:

- All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the Drawings and/or specified in these special provisions.
- Spray heads shall have a screw adjustment.
- Riser units shall be fabricated in accordance with the details shown on the drawings.
- Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
- All sprinkler heads of the same type shall be the same manufacturer.

O. Bleevings:

- Bleevings under hardscape or paved areas for mainline, lateral lines or control wiring shall be Schedule 40 P.V.C. or approved equal.

P. Vandal Resistant Controller Enclosures:

- Controller enclosure shall be of size and type shown on the Irrigation Drawings and Irrigation Detail sheet.
- A backboard shall be secured to the controller enclosure housing to provide a base for mounting the automatic sprinkler controller and terminal strip.
- A 111 volt duplex box shall be provided with an On/Off switch and a 111 volt receptacle. Final consult shall run from the 111 volt supply to the controller housing. All power within the housing shall be properly phased.
- A terminal strip shall be provided, clearly indicating the proper points of connection of all appropriate wiring (station valves, master valve, common, control, control).

Q. Miscellaneous Irrigation Equipment:

- Refer to the Irrigation Plans for sizes and types of miscellaneous irrigation equipment.
- All miscellaneous irrigation equipment shall be as specified or approved equal.

PART 3 - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

- A. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive approval from the City of Yucalpa prior to proceeding with work under this section.
- B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.
- C. Coordinate installation of sprinkler materials including pipe, so there shall be no interference with utilities other construction or difficulty in planting trees, shrubs, and ground covers.
- D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the Irrigation system.

3.02 PREPARATION

A. Physical layout:

- Prior to installation, the Contractor shall place stakes out all pressure supply lines, routing and location of sprinkler heads.
- All layout shall be approved by the City of Yucalpa prior to installation.

B. Water Supply:

- The Irrigation system shall be connected to water supply point(s) of connection as indicated on the Drawings.
- Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

- Electrical connections for any and all automatic controllers shall be made to electrical point(s) of connection as indicated on the Drawings.
- Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

3.03 INSTALLATION

A. Trenching:

- Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
- Provide for a minimum of twenty-four (24) inches cover for all Irrigation lines installed under paving or hardscaping.
- Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of three (3) inches or larger in diameter.
- Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of two and one-half (2 1/2) inches or smaller.
- Provide for a minimum of twelve (12) inches for all non-pressure lines.
- Provide for a minimum cover of eighteen (18) inches for all control wiring.
- Refer to City of Yucalpa Standard details when within City of Yucalpa streets susceptible to traffic loads.

B. Backfilling:

- The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from hard clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
- A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
- Flooding of trenches will be permitted only with approval of the City of Yucalpa.
- If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, planting, or other construction are necessary, the Contractor shall make all required adjustments within cost to the Owner.

C. Trenching and Backfill Under Paving:

- Trenches located under areas where paving, asphaltic concrete, or concrete will be installed shall be carefully backfilled with sand (a layer four (4) inches below the layers to 95% compaction, using manual or mechanical tamping devices. Trenching for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
- Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the City of Yucalpa.
- Refer to City of Yucalpa Standard details when within City of Yucalpa streets susceptible to traffic loads.

D. Assemblies:

- Routing of sprinkler Irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details in the Drawings.
- Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.
- Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of City of Yucalpa.
- PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
- On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be solvent welded.

E. Line Clearance:

- All lines shall have a minimum clearance of six (6) inches from each other and twelve (12) inches from lines of other trades, with the exception of the control wire sleeve(s) which shall be installed adjacent to pressure supply line. Parallel lines shall not be installed directly over each other.

F. Automatic Controller Assembly:

- Pressure supply line installation - 24 hours
- Lateral line and sprinkler installation - 24 hours
- Automatic controller installation - 24 hours

G. High Voltage Wiring for Automatic Controller:

- 120 volt power connection to the automatic controller shall be provided by the Contractor.
- All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves:

- Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

- After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.

J. Sprinkler Heads:

- Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be as system in all respects to those specified. The Contractor shall be responsible for any minor changes caused by actual site conditions.
- Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.04 TEMPORARY REPAIRS

The City of Yucalpa reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the City of Yucalpa shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter except directly in the path of pipe or conduit, shall be turned under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the soil of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. Adjustment of the System:

- The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
- If it is determined that adjustments in the Irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees, etc. as required.
- Lowering raised sprinkler heads by the Contractor shall be accomplished within ten (10) days after notification by the Owner's representative.
- All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.
- Rain Bird DV valves will be set per manufacturer's specification so that each lateral operates at design pressure.

B. Testing of Irrigation System:

- The Contractor shall request the presence of the City of Yucalpa in writing at least 48 hours in advance of testing.
- Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- Note: Testing of pressure main lines shall occur prior to installation of the electric control valves.
- All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
- Sustain pressure in lines for not less than six (6) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- All hydrostatic tests shall be made only in the presence of the General Contractor and the City of Yucalpa. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
- Furnish necessary force pump and all other test equipment.
- When the Irrigation system is completed, perform a coverage test in the presence of the Owner's Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been initially installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Representative. This test shall be accomplished before any ground cover is planted.
- Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

- The entire Irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
- The Owner reserves the right to waive or shorten the operation period.

3.08 CLEAN-UP

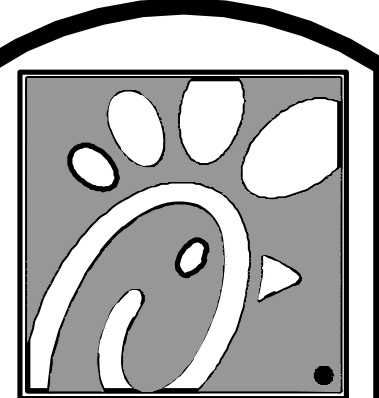
Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be bloomed or washed down, and any damage sustained on the work of others shall be repaired to its original condition.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

- The Contractor shall operate each system in its entirety for the City of Yucalpa at time of final observation. Any items deemed not acceptable by the City of Yucalpa shall be reworked to the complete satisfaction of the City of Yucalpa.
- The Contractor shall show evidence to the Owner that the City of Yucalpa has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

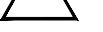
- A. The Contractor shall be responsible for notifying the City of Yucalpa in advance for the following observation meetings, (verify with City of Yucalpa) according to the time indicated:
- Pre-Job Conference - 7 days
 - Pressure supply line installation - 24 hours
 - Lateral line and sprinkler installation - 24 hours
 - Automatic controller installation - 24 hours
 - Control wire installation - 24 hours
 - Pressure supply line and lateral line testing - 48 hours
 - Coverage test - 48 hours
 - Final observation - 7 days
- B. When observations have been conducted other than the Owner's Representative show evidence in writing of when and by whom these observations were made.
- C. No site observations will commence without "As-Built" record drawings. The Contractor shall not call for a site visit without "As-Built" record drawings, without completing previously noted corrections, or without preparing the system for said visit.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By



Mark Date By



Mark Date By



Seal



hourian associates, inc.
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STORE
CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE

IRRIGATION
SPECIFICATIONS

VERSION:
ISSUE DATE:

Job No. : 11274










Pages from PR-2019-002574_SI-2022-02061_Site_Plan_Amendment_Approved_11-30-22_Sheet_1

Final Audit Report

2023-01-19

Created:	2023-01-13
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
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"Pages from PR-2019-002574_SI-2022-02061_Site_Plan_Amendment_Approved_11-30-22_Sheet_1" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
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-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
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-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
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 **Agreement completed.**

2023-01-19 - 5:09:13 PM GMT



PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

Project# PR-2019-002574
Application#
SI-2022-02061 SITE PLAN AMENDMENT

LEGAL DESCRIPTION:

All or a portion of: **LT 6 PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPLAT OFTRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER) CONT 1.1637 AC & LT 5 PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPLAT OFTRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER) CONT .7018 AC** zoned **NR-C**, located on **4001 COORS BLVD NW between COORS BLVD and ST. JOSEPH'S** containing approximately **1.8655 acre(s)**. **(G-11)**

On November 30, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA, Parks and Recreation, and Planning, based on the following Findings:

1. The original project (Site Plan – DRB: PR-2019-002574 / SI-2019-00191) consisted of a 5,021 square foot restaurant with a drive-through. This is a request to amend the site plan to construct a parking lot addition, a modification to the existing drive-through to add a second drive-through lane, transformer re-location, and a modification of the existing single-lane OMD canopy extension to dual lane.
 1. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(I)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The parking and landscaping comply with the original Site Plan approval and the applicable provisions of the IDO: 4 parking spaces are proposed to be removed, with 26 parking spaces proposed to be added by the parking lot addition, for a total of 73 parking spaces proposed with the amendment where a total of 36 parking spaces are required per the original Site Plan approval. The Landscape Plan depicts landscaping which meets 5-6 (Landscaping, Buffering, and Screening) of the IDO regarding coverage of the net lot area, with landscaping proposed to cover 26% of the net lot area, exceeding the minimum required 15% coverage of the net lot area. The Landscape Plan also meets the landscaping requirements in the setback along Coors Boulevard per the Coors Boulevard Character Protection Overlay zone (CPO-2), 3-4(C)(5)(c) of the IDO, by featuring vegetative coverage/landscaping within the setback between the drive-through and the parking areas and Coors Boulevard as well as a proposed retaining/screening wall between the landscaping and drive-through and parking areas. Conditions of approval for Parks and Recreation and Planning respectively require additional trees east of the wall along Coors Boulevard as well as the correct number of parking lot trees to ensure that 5-6 and 3-4(C)(5)(c) are met.

- b. 6-6(l)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. Transportation determined that a Traffic Impact Study (TIS) was not required.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
3. The proposed uses are allowed within the NR-C zone district, and are subject to the requirements of the underlying zone district.

Conditions:

1. This Site Plan Amendment is valid 7 years from DRB approval (11/30/2022). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to ABCWUA to ensure that trees are not within the easement as discussed at the November 30, 2022 hearing and are not a species with roots that would cause issues with the public sewer line; for the inclusion of the easement document numbers and clarification of the use of those easements; and to ensure that the 20-foot public sanitary sewer easement supersedes the use of the 10-foot private sanitary sewer easement, due to the change of private to public ownership of the 8-inch sanitary sewer line.
3. Final sign-off is delegated to Parks and Recreation to add trees along Coors Boulevard east of the proposed retaining/screening wall.
4. Final sign-off is delegated to Planning for the correct number of parking lot trees; to provide a Landscape Plan which shall bring the original Landscape Plan forward with modifications per the Site Plan Amendment; to replace all unhealthy plants with new plants; confirm compliance with the Coors Pavilion Site Plan for Subdivision and the addition of an associated note on the Site Plan Amendment; to confirm that the light poles meet the requirements of 3-4(C)(5)(D) of the IDO; and for the project and application numbers to be added to the Site Plan Amendment.
5. The applicant will obtain final sign-off from ABCWUA, Parks and Recreation, and Planning by March 1, 2023 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 16, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

Official Notice of Decision

Project # PR-2019-002574 Application# SI-2022-02061

Page 4 of 4

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

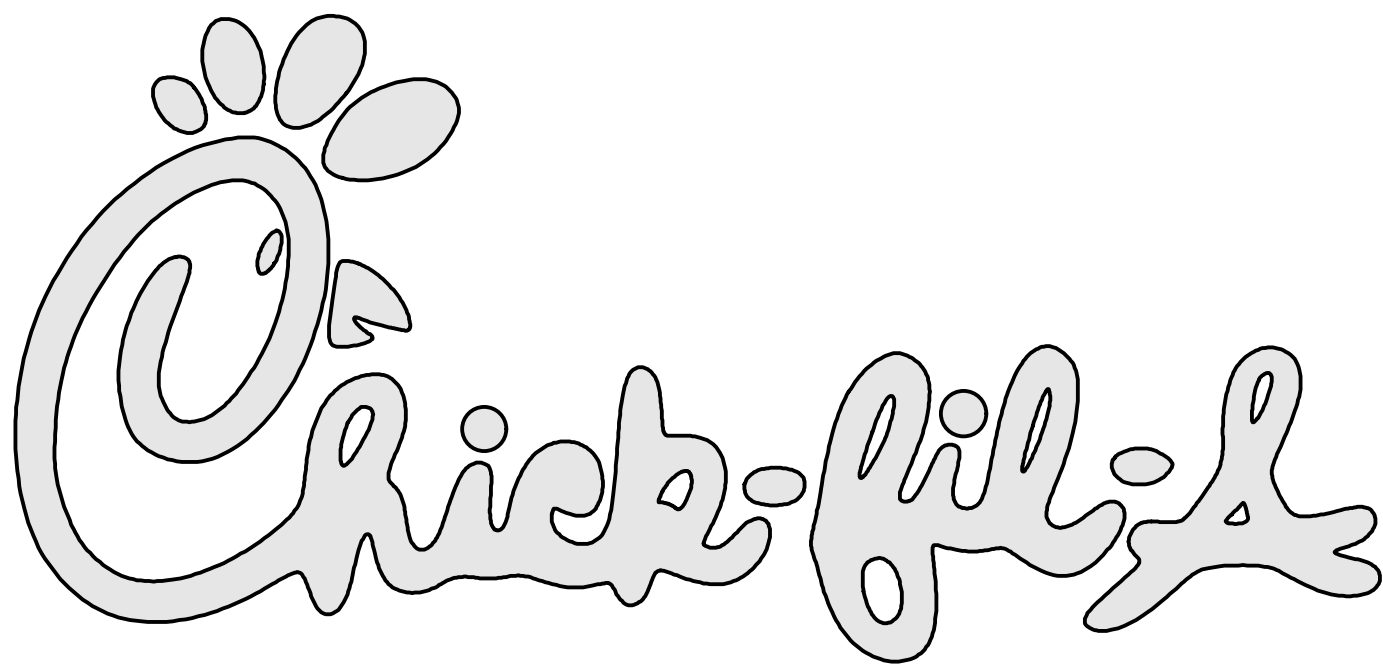
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr

Interplan LLC – Amanda Bishop C/O Chick-fil-A, 220 East Central Parkway, Suite 4000, Altamonte Springs, FL 32701



COORS BLVD AND ST. JOSEPHS DRIVE
ALBUQUERQUE, NM

INDEX OF DRAWINGS

- C 0.1 DEMOLITION PLAN
- C 1.0 SITE DIMENSION PLAN
- C 1.1 TRAFFIC CIRCULATION LAYOUT
- C 2.0 SITE GRADING PLAN
- C 3.0 SITE UTILITY PLAN
- C 4.0 DETAILS
- L -1 PLANTING PLAN

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

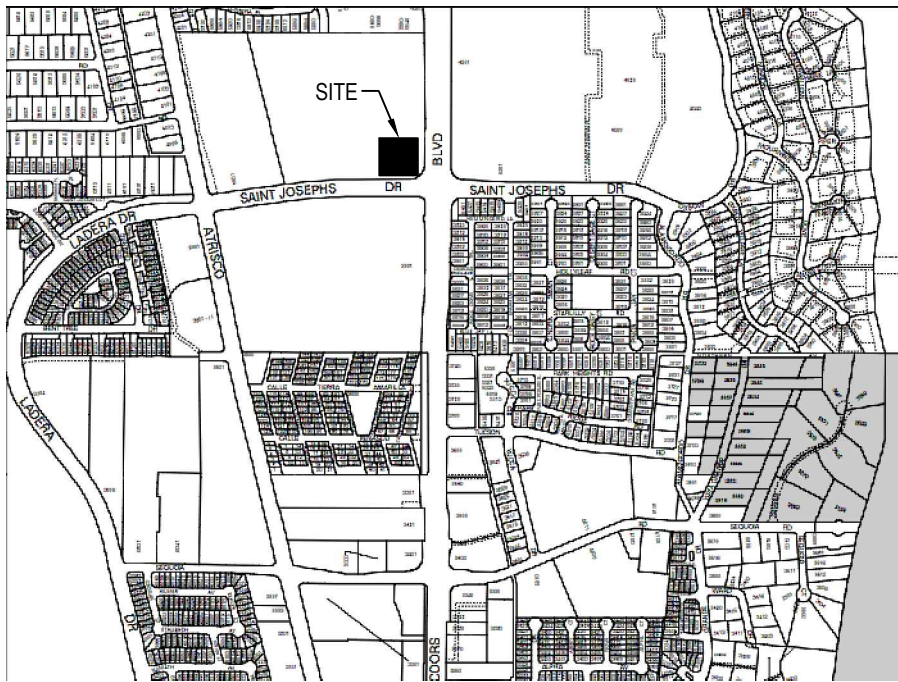
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

VICINITY MAP



NO SCALE

OWNER

CONTACT
MAGGIE NUCKOLS
17877 VON KARMAN AVE, SUITE 500
IRVINE, CA 92614
PHONE: 602-741-5695



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH ALBUQUERQUE CITY, AND CHICK-FIL-A STANDARDS & SPECIFICATIONS.
2. CALL NMOC 48 HOURS PRIOR TO DIGGING.
3. CONTROL POINT: 60D NAIL WITH ALUMINUM DISK STAMPED "SURV-TEK CONTROL" N=1,502,746.35' E=1,505,788.82' ELEV = 5116.08'
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.

ENGINEER/SURVEYOR:

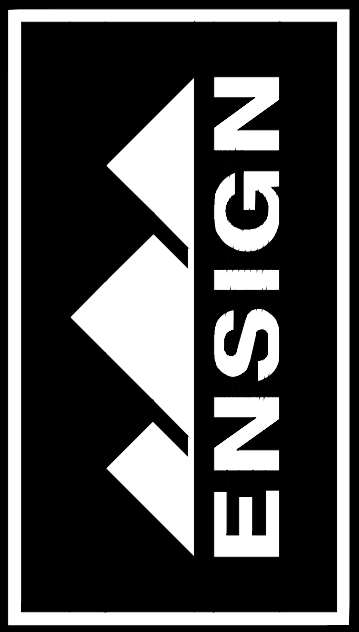


SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453

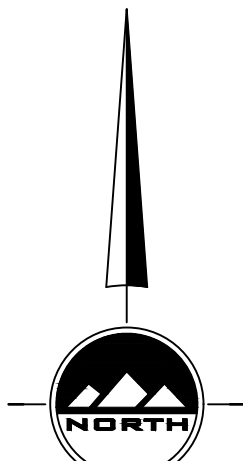
CHICK-FIL-A #04107 COORS DRIVE THRU EXPANSION

JULY, 2023

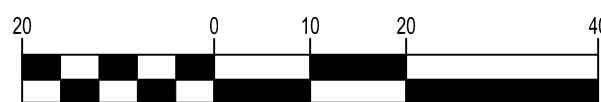




CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



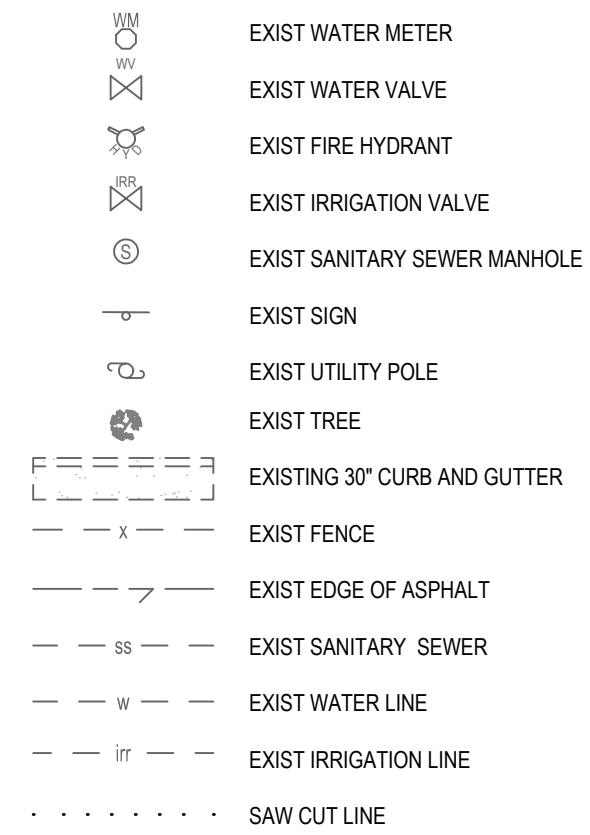
HORIZONTAL GRAPHIC SCALE



ORZ: 1 inch = 20 ft

HORZ: 1 inch = 20 ft

LEGEND



SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE EXISTING ASPHALT PAVING.
- ② REMOVE EXISTING CURB AND GUTTER.
- ③ REMOVE EXISTING STRIPING AND ARROWS.
- ④ REMOVE EXISTING LIGHT.
- ⑤ PROTECT EXISTING UTILITIES, SEWER, STORM DRAIN, CURBING, ETC. IN PLACE.
- ⑥ REMOVE AND RELOCATE EXISTING ELECTRICAL TRANSFORMER. COORDINATE WITH SERVICE PROVIDER.
- ⑦ REMOVE EXISTING ELECTRICAL EQUIPMENT. COORDINATE WITH SERVICE PROVIDER.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

 $\triangle 1$

03/30/23 MM

Mark Date By

 \triangle _____

Mark	Date	By
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 \wedge

Seal



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

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STORE

CHICK-FIL-A

FSU #04107
000000 PLUMB

COURT BLVD.

COORS BLVD NW & ST
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
DEMOLITION
PLAN

VERSION:
ISSUE DATE:

Job No. : 11274

Store : 04107

Date .7/7/23

Drawn By : MM

Checked By: DJ

Sheet

C-O.I



PROJECT NUMBER: PR-2019-002574

Application Number: SI-2022-02061

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

Is an Infrastructure List required? () Yes () 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.

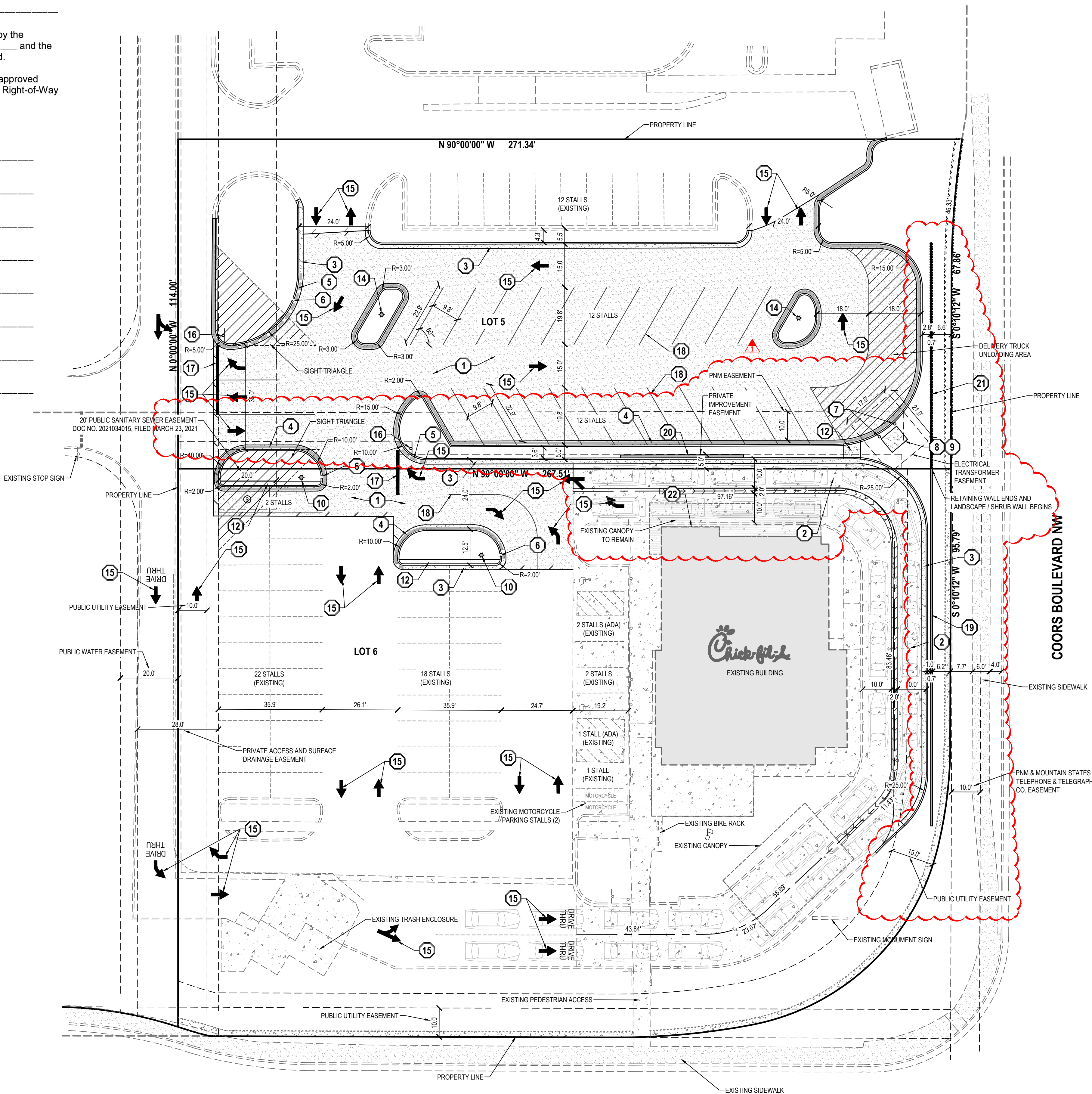
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

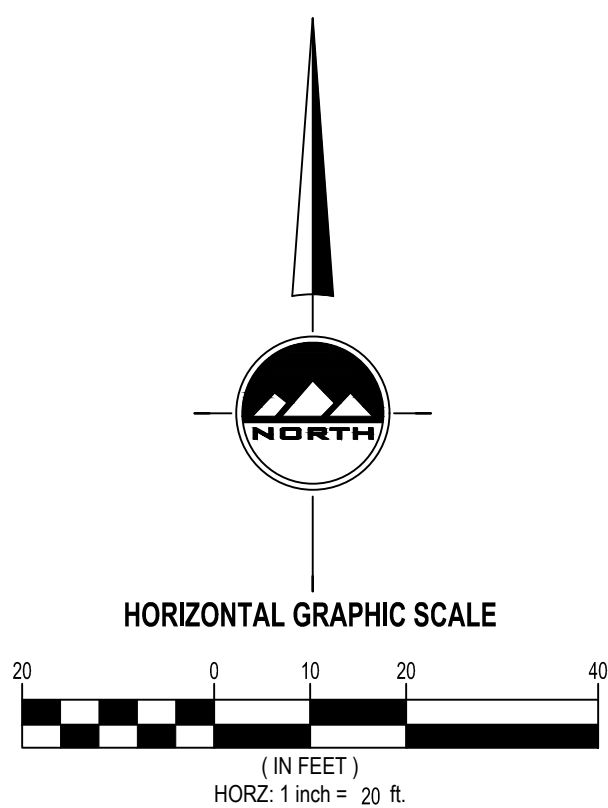
*Environmental Health, if necessary

2/16/18

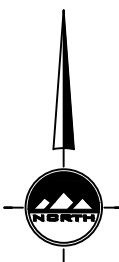
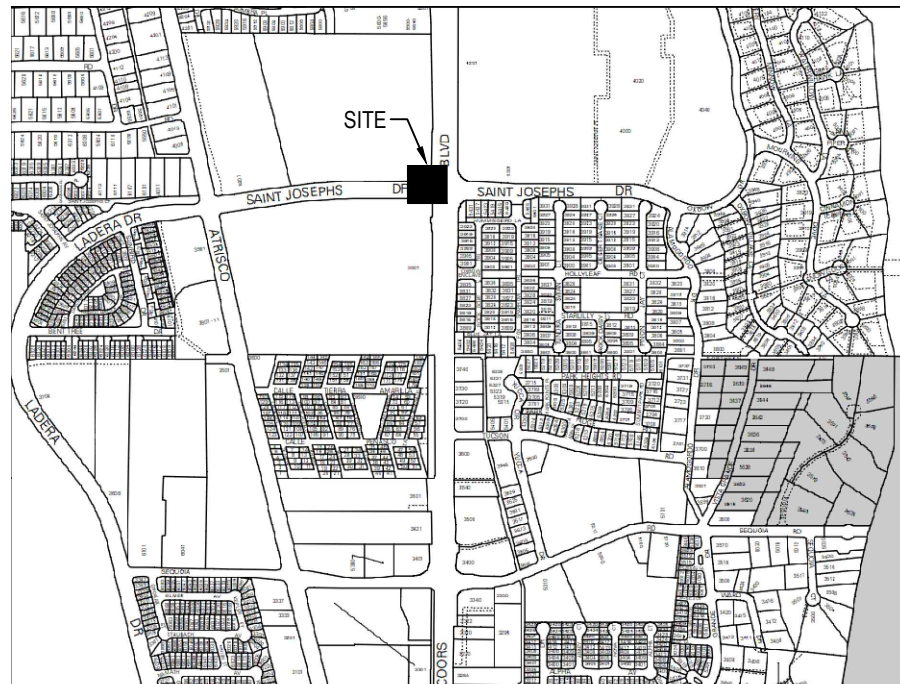
NOTE: THIS SITE PLAN AMENDMENT MEETS THE COORS PAVILION DESIGN STANDARDS



ST. JOSEPHS DRIVE



VICINITY MAP



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- PROPOSED ASPHALT PAVEMENT. SEE DETAIL 1/C-4.0.
- CONCRETE PAVEMENT DRIVE-THRU. SEE DETAIL 2/C-4.0.
- 24" CATCHING CURB AND GUTTER PER DETAIL 3/C-4.0.
- 24" SPILLING CURB AND GUTTER PER DETAIL 3/C-4.0.
- TRANSITION BETWEEN CATCHING AND SPILLING CURB AND GUTTER.
- 1" CURB OPENING.
- CONCRETE BOLLARD PER DETAIL 7/C-4.0.
- CONCRETE PAD FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- RELOCATED ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- RELOCATED LIGHT POLE. MOUNTING HEIGHT OF LIGHT FIXTURE SHALL BE NO HIGHER THAN 20' ABOVE FINISHED GRADE AS PER REQUIREMENTS OF THE ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 34(C)(5)(D). SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- NOT USED.
- CONCRETE SIDEWALK. SEE DETAIL 4/C-4.0.
- NOT USED.
- PROPOSED LIGHT POLE. MOUNTING HEIGHT OF LIGHT FIXTURE SHALL BE NO HIGHER THAN 20' ABOVE FINISHED GRADE AS PER REQUIREMENTS OF THE ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 34(C)(5)(D). SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- PAINTED LANE-USE ARROWS. SEE DETAIL 5/C-4.0.
- "STOP" AND "RIGHT TURN ONLY" SIGN COMBO PER M.U.T.C.D. STANDARDS.
- 12" SOLID STOP BAR.
- 4" WIDE SOLID PAVEMENT MARKING PER PARKING LOT STRIPING SPECIFICATIONS. SEE 6/C-4.0.
- 8" WIDE RETAINING / SCREEN WALL PER DETAIL 2/C-2.0. SEE GRADING PLAN FOR ELEVATIONS.
- LANDSCAPE WALL. SEE GRADING PLAN FOR ELEVATIONS.
- LANDSCAPE / SHRUB WALL PER DETAIL 3/C-2.0. SEE GRADING PLAN FOR ELEVATIONS.
- TORMAX PEDESTRIAN DOOR TO REPLACE EXISTING OMD WINDOW. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

SITE DATA CHART

LEGAL DESCRIPTION OF LEASE AREA: LOT 6 AND 5 COORS PAVILION WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

ZONE DISTRICT: SU-3 WITH C-2 USES ALLOWED
PROPOSED USE: QUICK SERVICE RESTAURANT

LOT 6	SQ. FT.	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	50,690	1.16	100%
LANDSCAPE AREA:	10,864	0.25	21%
HARDSCAPE AREA:	3,698	0.08	7%
TOTAL PARKING AND DRIVE AREA:	31,227	0.72	62%
TOTAL BUILDING AREA:	4,901	0.11	10%

LOT 5	SQ. FT.	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	30,570	0.70	100%
LANDSCAPE AREA:	5,867	0.13	19%
HARDSCAPE AREA:	120	0.00	1%
TOTAL PARKING AND DRIVE AREA:	24,583	0.56	80%
TOTAL BUILDING AREA:	0	0.00	0%

REQUIRED PARKING CALCULATION - RESTAURANT WITH DRIVE-THRU AT LEAST 1 PARKING SPACE PER 4 SEATS IN BUILDING = 33 SPACES
REQUIRED HANDICAP ACCESSIBLE PARKING SPACES = 3

EXISTING STANDARD PARKING SPACES: 55
PROPOSED STANDARD PARKING SPACES: 26
EXISTING ACCESSIBLE PARKING SPACES: 3
TOTAL AUTO PARKING SPACES PROVIDED: 84
MOTORCYCLE PARKING SPACES: 2

BIKE RACK SPACES: 4

LEGEND

●	EXISTING BOLLARD		PROPOSED ASPHALT
○	PROPOSED BOLLARD		EXISTING CURB AND GUTTER
—	EXISTING SIGN		PROPOSED CURB AND GUTTER
—	PROPOSED SIGN		PROPOSED REVERSE PAN CURB AND GUTTER
—	EXISTING FLAG POLE		TRANSITION TO REVERSE PAN CURB
—	EXISTING EDGE OF ASPHALT		EXISTING CONCRETE
—	PROPOSED EDGE OF ASPHALT		PROPOSED CONCRETE
—	EXISTING STRIPING		EXISTING BUILDING
—	PROPOSED STRIPING		EXISTING MONUMENT SIGN
—	EXISTING WALL		



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	03/30/23	MM

Mark	Date	By
△		

Mark	Date	By
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45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
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STORE
CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
SITE PLAN

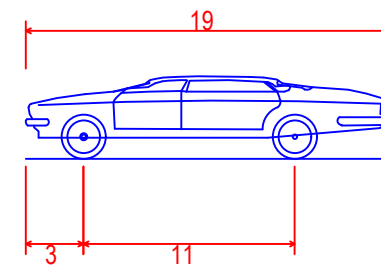
VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 7/7/23
Drawn By : MM
Checked By: DJ

Sheet

C-I.O

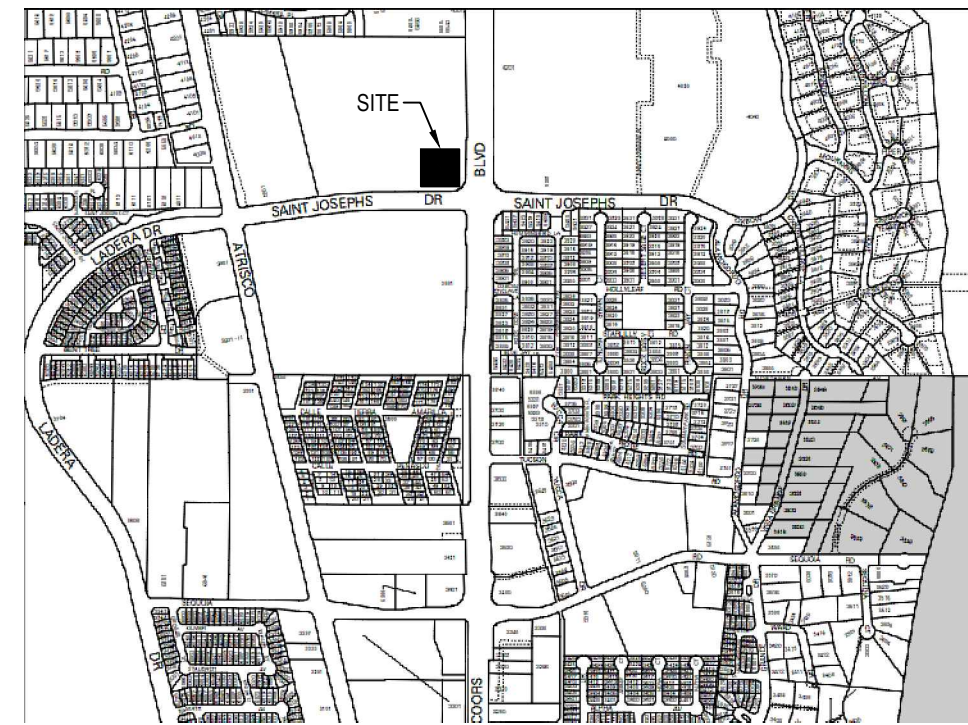
PASSENGER CAR



P - Passenger Car
Overall Length
7.00ft
Overall Width
4.30ft
Overall Body Height
1.115ft
Min Body Ground Clearance
6.00ft
Track Width
4.00s
Lock-to-lock time
31.60°
Max Steering Angle (Virtual)

19.00ft
7.00ft
4.30ft
1.115ft
6.00ft
4.00s
31.60°

VICINITY MAP



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
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Revisions:

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STORE
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FSU #04107
COORS BLVD.

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JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
TRAFFIC
CIRCULATION
LAYOUT

VERSION:
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Job No. : 11274

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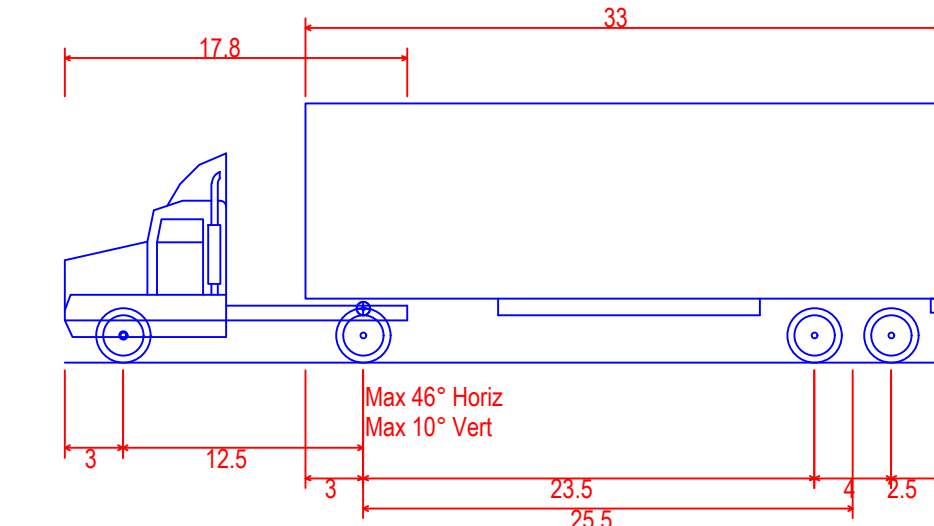
Drawn By : MM

Checked By: DJ

Sheet

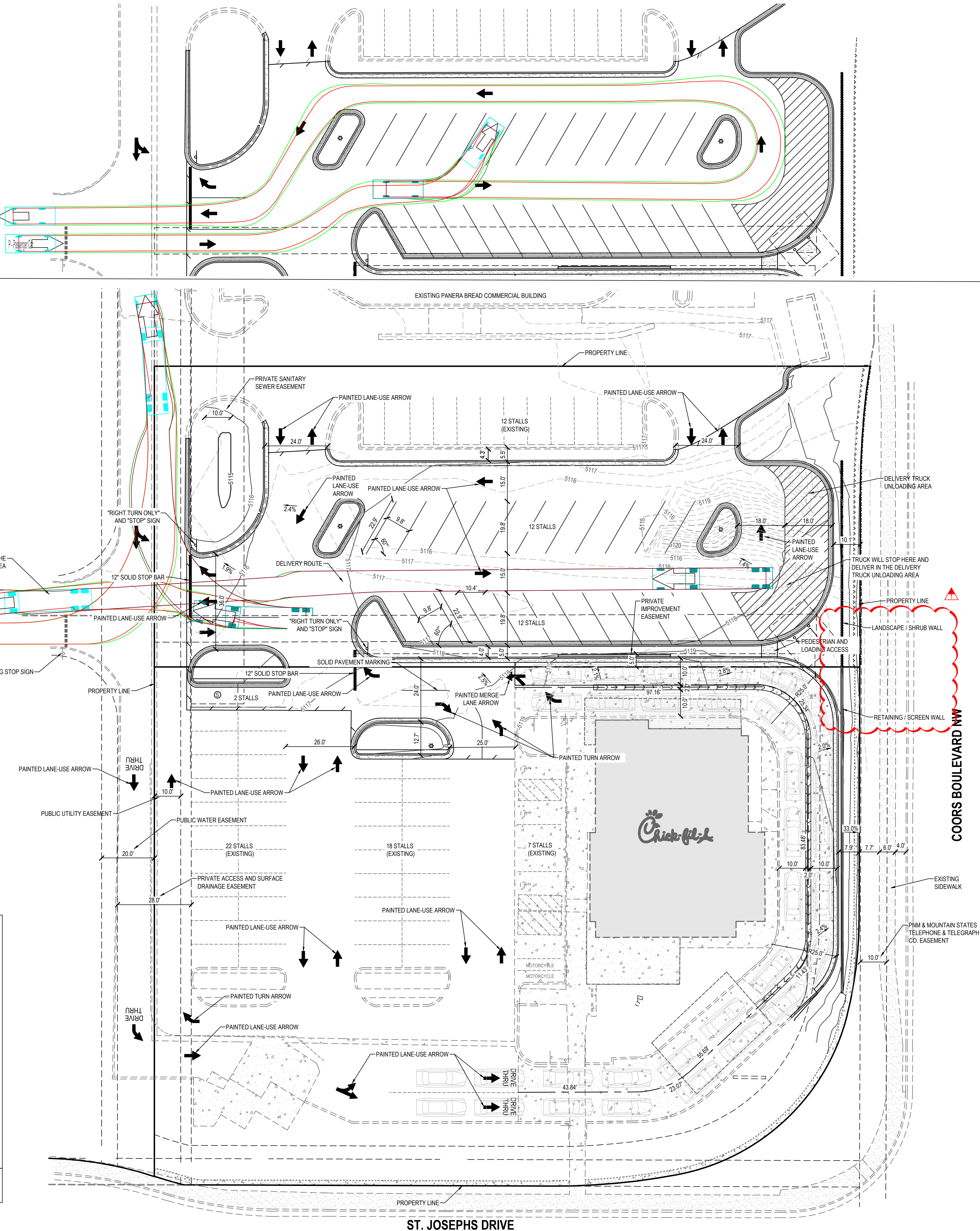
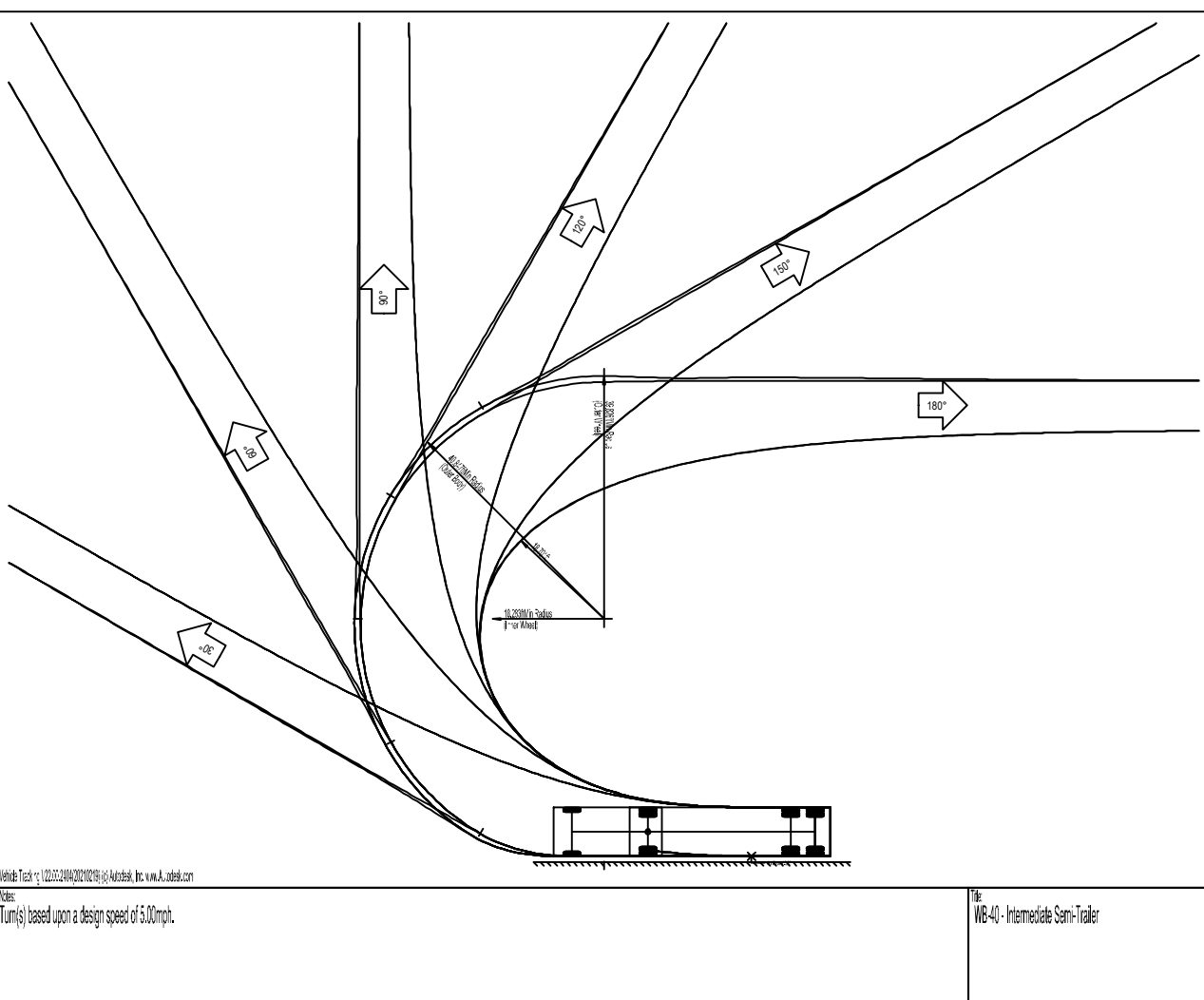
C II

DELIVERY TRUCK



WB-40 - Intermediate Semi-Trailer
Overall Length
8.00ft
Overall Width
13.50ft
Overall Body Height
1.334ft
Min Body Ground Clearance
8.00ft
Track Width
4.00s
Lock-to-lock time
20.30°
Max Steering Angle (Virtual)

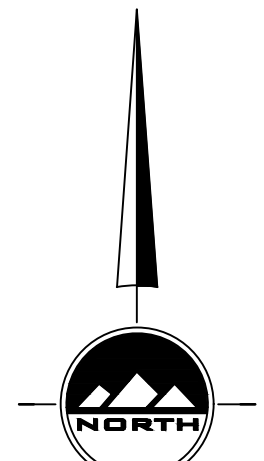
45.49ft
8.00ft
13.50ft
1.334ft
8.00ft
4.00s
20.30°



PARKING DATA TABLE	
EXISTING STALLS TO BE REMOVED	4
PROPOSED STALLS	26
EXISTING STALLS (TO REMAIN)	44
EXISTING ADA STALLS (TO REMAIN)	3
TOTAL STALLS	73

LEGEND

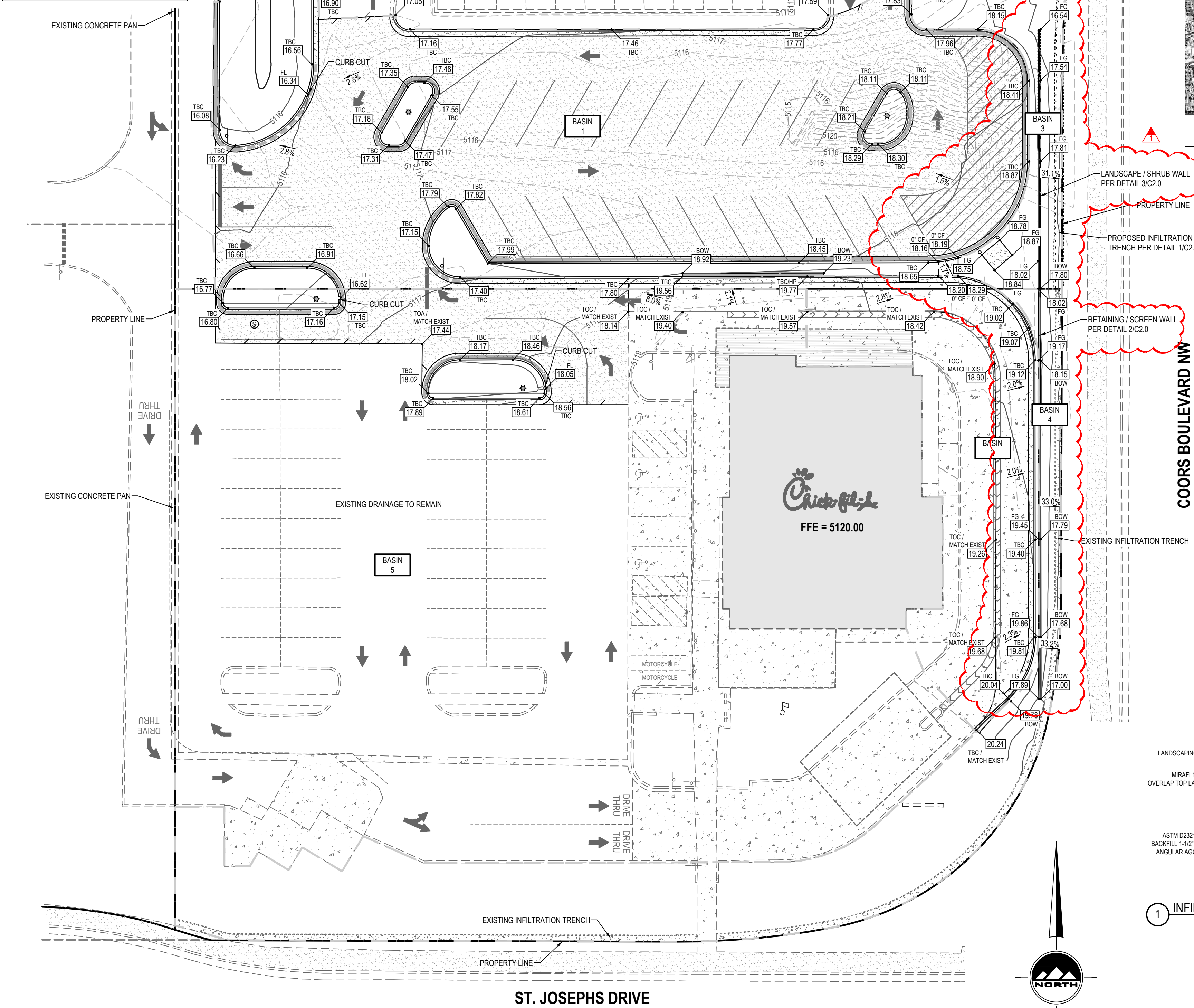
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING FLAG POLE
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING WALL
- PROPOSED ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- TRANSITION TO REVERSE PAN CURB
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING MONUMENT SIGN



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 20 ft.



SWQV - BASIN 4 (UPDATED)	
IMPERVIOUS AREA	34827
REQUIRED VOLUME	987
PROVIDED VOLUME (CU.FT.) IN DEVELOPMENT POND	1289

REQUIRED SWQV - BASIN 1 AND 3	
IMPERVIOUS AREA (SQ.FT.)	21402
REQUIRED VOLUME (CU.FT.)	749.07
PROVIDED VOLUME (CU.FT.) IN DEVELOPMENT POND	778

CURB OPENING / WEIR	
C	2.7
PROPOSED LENGTH (FT)	1
DEPTH (FT)	0.5
DISCHARGE, Q (CFS)	0.95

THE 1" LONG CURB CUT PROVIDES A LARGER DISCHARGE CAPACITY THAT WHAT IT IS NEEDED, THUS A 1" CURB CUT IS PROPOSED.

BASIN 2 - INFILTRATION TRENCH	
REQUIRED VOLUME (CU.FT.)	147
LENGTH (FT)	114
AREA (SQ.FT.)	4
VOID RATIO	0.4
VOLUME PROVIDED (CU.FT.)	182.4

$$ReqVolume = Impervious\ area * (0.44 - 0.10)/12$$

As calculated in original development
$$ReqVolume = (34827 * (0.44-0.10)/12) = 987$$

$$ReqVolume = Impervious\ area * (0.42)/12$$

Section 6-12
$$ReqVolume = (21402 * (0.42)/12) = 749$$

$$Q = CLH^{3/2}$$

Section 6-16(A), Equation 6.64
$$Q = 2.7 * 1 * .5^{3/2}$$

$$Weighted\ E = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Section 6-2(A)(4), Equation 6.1

$$Weighted\ E = ((0.55*0.0)+(0.73*0.07)+(0.95*0.0)+(2.24*0.58))/0.65=2.08$$

$$V360 = Weighted\ E * (Aa + Ab + Ac + Ad)$$

Section 6-2(A)(4), Equation 6.2

$$V360 = (2.08 * .65)/12 = 0.11$$

$$Q = CiA$$

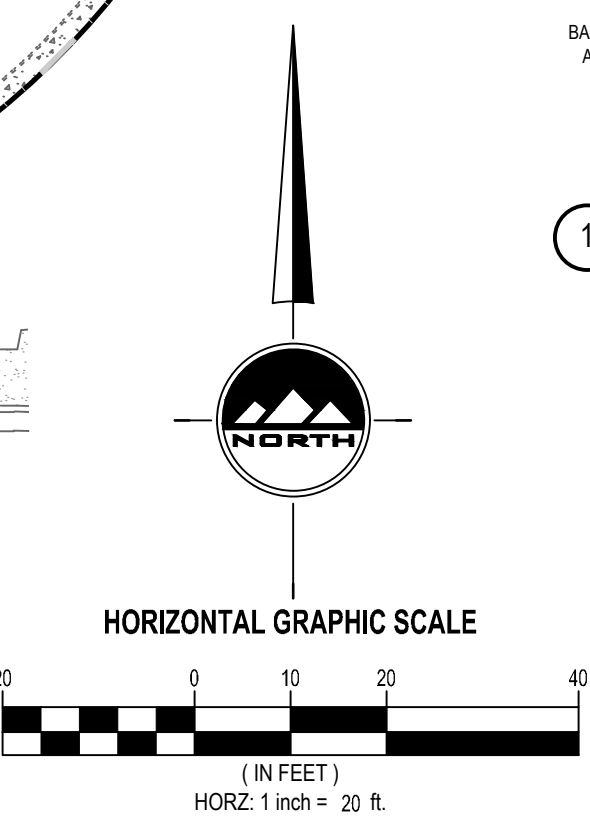
Section 6-2(A)(5), Equation 6.7

$$Q = ((0.34*0.36*0.0)+(0.47*0.36*0.07)+(0.63*0.36*0.0)+(0.90*0.36*0.58))=0.20$$

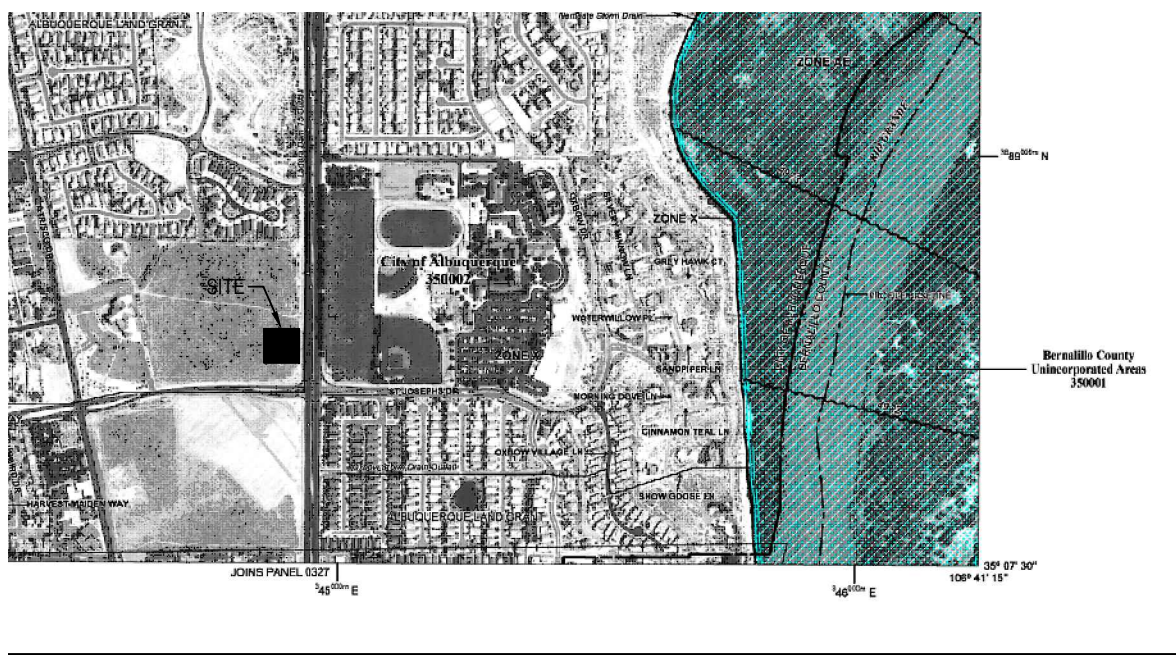
$$Q = QpA$$

Section 6-2(A)(5), Equation 6.6

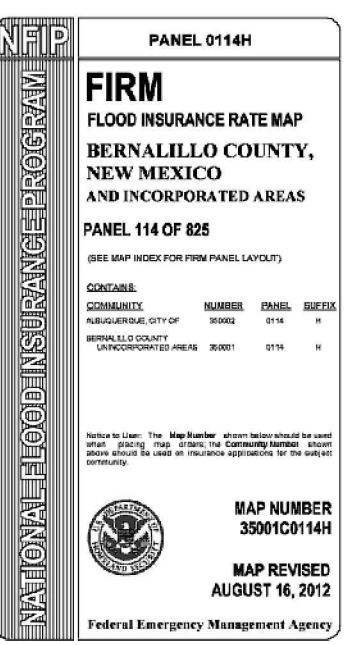
$$Q = ((1.54*0.0)+(2.16*0.07)+(2.87*0.0)+(4.12*0.58))=2.53$$



FIRM MAP NO 35001C0114H



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 4. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 51XX.XX ON THESE PLANS.
 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 7. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 9. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- LOCATION AND DESCRIPTION**
- THE PROPOSED SITE IS LOT 5 OF COORS PAVILION AND IS 0.7 ACRES LOCATED ON THE NORTH SIDE OF ST. JOSEPH'S BLVD. AND THE WEST SIDE OF COORS BLVD. THE PROPOSED DEVELOPMENT WILL BE A PARKING LOT TO EXPAND THE EXISTING PARKING LOT.
- FLOODPLAIN STATUS**
- THE PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C011H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.
- METHODOLOGY**
- THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE RATIONAL METHOD.
- PRECIPITATION**
- THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT MANUAL, SECTION 22.2



VICINITY MAP



EXISTING DRAINAGE

THE SITE IS WITHIN THE AREA OF THE COORS PAVILION DRAINAGE MASTER PLAN DATED FEBRUARY 22, 2017. THE EXISTING DRAINAGE FLOWS TO THE NORTHWEST TO A PROPOSED POND FOR SHARED USE BY LOTS INCLUDED IN THE MASTER DRAINAGE PLAN.

DEVELOPED CONDITION

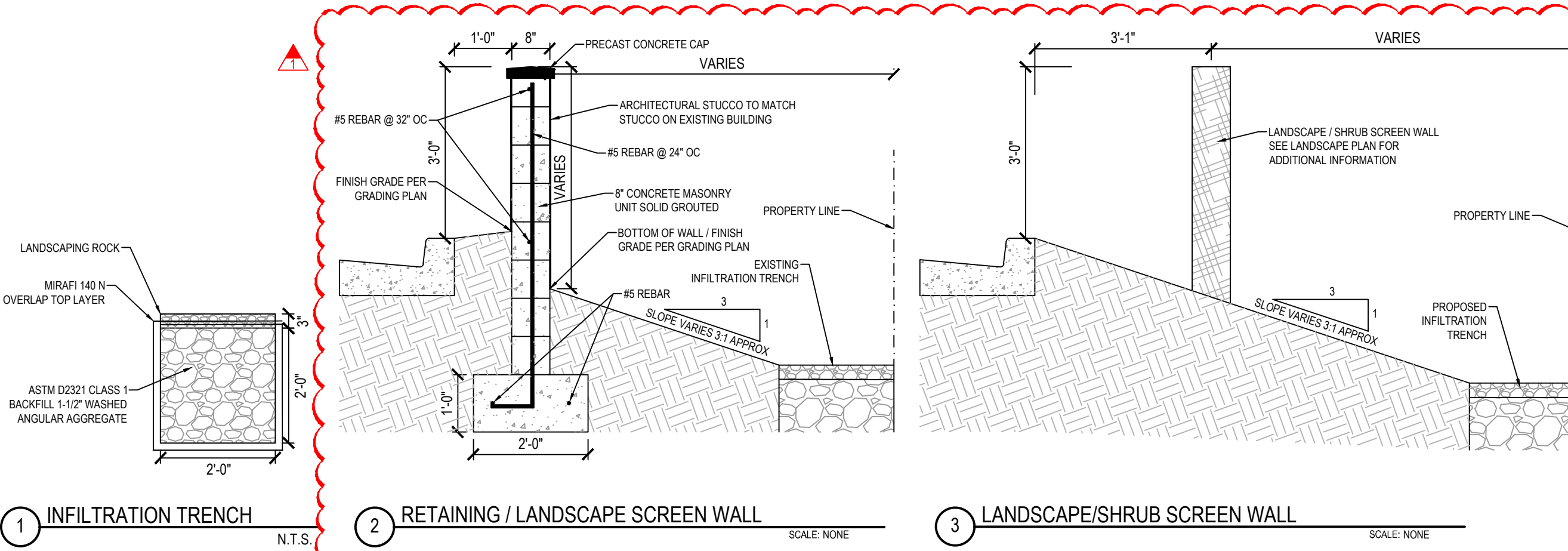
THE SITE WILL BE DEVELOPED WITH SITE FLOWS FROM LOT 5 AND PART OF LOT 6 DIRECTED INTO A CONCRETE PAN IN THE MIDDLE OF THE PRIVATE DRIVE ON THE WEST SIDE OF THE SITE VIA A COMBINATION OF CURB AND GUTTER AND OVERLAND FLOW. THE PAN WILL ULTIMATELY DIRECT THE FLOW INTO THE FIRST FLUSH POND PROVIDED BY THE DEVELOPMENT. THE 100 YEAR PEAK RUNOFF FROM THIS DEVELOPMENT IS IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT. RUNOFF ADJACENT TO COORS BLVD AND ST. JOSEPH'S DR WILL BE CAPTURED BY AN EXISTING AND A PROPOSED INFILTRATION TRENCH AT THE REAR OF THE EXISTING SIDEWALK, ALLOWING NO RUNOFF FROM THIS SITE TO ENTER EITHER ROADWAY RIGHT-OF-WAY.

SITE HYDROLOGY

HYDROLOGY RESULTS AND SAMPLE CALCULATIONS ARE SHOWN BELOW

LEGEND

- | | | | |
|-----|--------------------------|-----|--------------------------------------|
| ● | EXISTING BOLLARD | --- | EXISTING CONTOURS |
| ○ | PROPOSED BOLLARD | --- | PROPOSED CONTOURS |
| — | EXISTING SIGN | --- | PROPOSED ASPHALT |
| — | PROPOSED SIGN | --- | EXISTING CURB AND GUTTER |
| — | EXISTING FLAG POLE | --- | PROPOSED CURB AND GUTTER |
| --- | EXISTING EDGE OF ASPHALT | --- | PROPOSED REVERSE PAN CURB AND GUTTER |
| --- | PROPOSED EDGE OF ASPHALT | --- | TRANSITION TO REVERSE PAN CURB |
| --- | EXISTING STRIPING | --- | EXISTING CONCRETE |
| --- | PROPOSED STRIPING | --- | PROPOSED CONCRETE |
| --- | EXISTING WALL | --- | EXISTING BUILDING |
| --- | PROPOSED WALL | --- | EXISTING MONUMENT SIGN |
| | | --- | CATCHMENTS / BASINS |



LAND TREATMENT		A	B	C	D	100 YR, 6 HR		10 YR		2 YR	
COEFFICIENT C		0.34	0.47	0.63	0.90	INTENSITY (IN/HR)=		10 YR, 6 HR		2 YR, 6 HR	
PEAK DISCHARGE (CFS/AC)		1.54	2.16	2.87	4.12	Q (CFS), RATIONAL METHOD		INTENSITY (IN/HR)=		2 YR, 6 HR	
6-HR EXCESS PRECIPITATION, E (IN)		0.55	0.73	0.95	2.24	Q (CFS), PEAK DISCHARGE		INTENSITY (IN/HR)=		2 YR, 6 HR	
BASIN		LAND TREATMENT AREA (AC)		TOTAL AREA (AC)		Q (CFS), PEAK DISCHARGE		Q (CFS), PEAK DISCHARGE		Q (CFS), PEAK DISCHARGE	
1		0.00	0.07	0.00	0.58	0.65	0.20	2.53	2.08	1.30	0.0702
2		0.00	0.06	0.00	0.00	0.06	0.01	0.12	0.73	0.0034	147
3		0.00	0.00	0.00	0.11	0.11	0.04	0.47	2.22	0.0211	919
4		0.00	0.18	0.00	0.00	0.18	0.03	0.39	0.73	0.0110	477
5		0.00	0.07	0.00	0.80	0.87	0.27	3.44	2.12	0.1535	6686



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	03/30/23	MM

Mark Date By

△		
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Mark Date By

△		
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Seal



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Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

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FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
GRADING AND
DRAINAGE PLAN

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 7/7/23
Drawn By : MM
Checked By: DJ

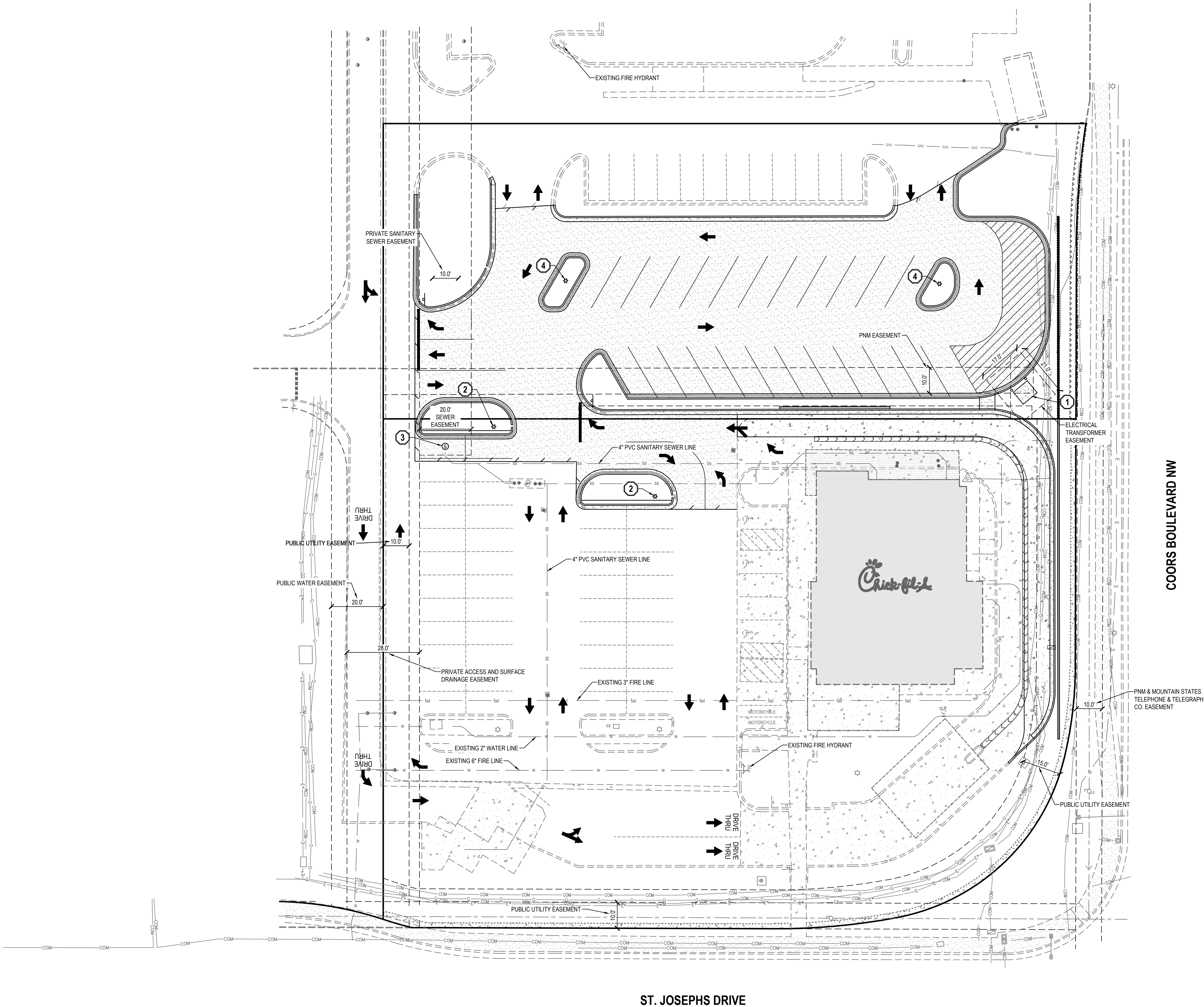
Sheet

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811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7.

PROJECT SHALL COMPLY WITH ALL NEW MEXICO DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8.

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9.

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES.
10.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
11.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

RELOCATED ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 2

RELOCATED LIGHT POLE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 3

ADJUST SEWER MAHOLE RIM TO GRADE.
- 4

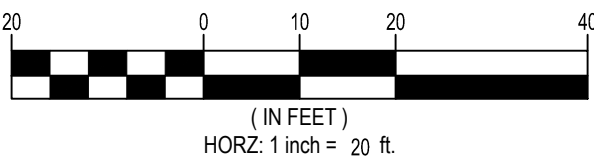
PROPOSED LIGHT POLE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SECONDARY WATER VALVE
- EXISTING IRRIGATION BOX
- EXISTING IRRIGATION VALVE
- EXISTING GREASE TRAP MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY CLEAN OUT
- EXISTING STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN INLET BOX
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN COMBO BOX
- EXISTING STORM DRAIN CLEAN OUT
- EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL BOX
- EXISTING TRANSFORMER
- EXISTING POWER POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING OVERHEAD TRAFFIC LIGHT POLE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING CABLE BOX
- EXISTING SANITARY SEWER
- EXISTING CULINARY WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED.

HORIZONTAL GRAPHIC SCALE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	03/30/23	MM

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FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
UTILITY PLAN

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 7/7/23
Drawn By : MM
Checked By : DJ

Sheet
C-3.0

Albany Bluffs 000011274-01.dwg 12/27/2023 11:27 AM Printed By: Miguel Medina - July 7, 2023 11:29 AM

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

MT# P13185
A# 00006355
O# 001785

THIS EASEMENT made this 24 day of July, 2023 by and between

Red Shamrock 4, LLC a New Mexico limited liability company

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantee and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM MT# P13185

THAT CERTAIN PARCEL OF LAND COMPRISING A PORTION OF LOT 5 AND LOT 6 COORS PAVILION, S2, T10N, R02E, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 11, 2017, IN PLAT BOOK 2017C, PAGE 0042, BEING MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 83) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON LOT LINE BETWEEN SAID LOTS FIVE AND SIX COORS PAVILION FROM WHENCE THE SOUTH CORNER OF LOT FIVE BEARS N90°00'00"E, A DISTANCE OF 19.32 FEET, AND FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "8_G11" BEARS S40°01'50"E, A DISTANCE OF 251.94 FEET, THENCE LEAVING SAID COMMON LINE THE FOLLOWING EIGHT COURSES:
S50°16'03"W, A DISTANCE OF 2.17 FEET;
N39°43'57"W, A DISTANCE OF 14.73 FEET;
S89°51'37"W, A DISTANCE OF 237.10 FEET;
N0°00'00"E, A DISTANCE OF 10.00 FEET;
N89°51'37"E, A DISTANCE OF 239.33 FEET;
N50°16'03"E, A DISTANCE OF 8.89 FEET;
S39°43'57"E, A DISTANCE OF 21.00 FEET;
S50°16'03"W, A DISTANCE OF 14.83 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.0623 ACRES, MORE OR LESS.

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electrical Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessors, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

WITNESS this land on this 24th day of July, 2023
(SIGNATURE) (SIGNATURE)

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

COUNTY OF Bernalillo

This instrument was acknowledged before me on

July 24, 2023

By Joshua Skarsgard, manager
(Name of Officer) (Title of Officer)

Red Shamrock 4, LLC

of _____
(Corporation Acknowledgment)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

Said officer hereby acknowledges that s/he is the duly authorized signatory for said corporation.

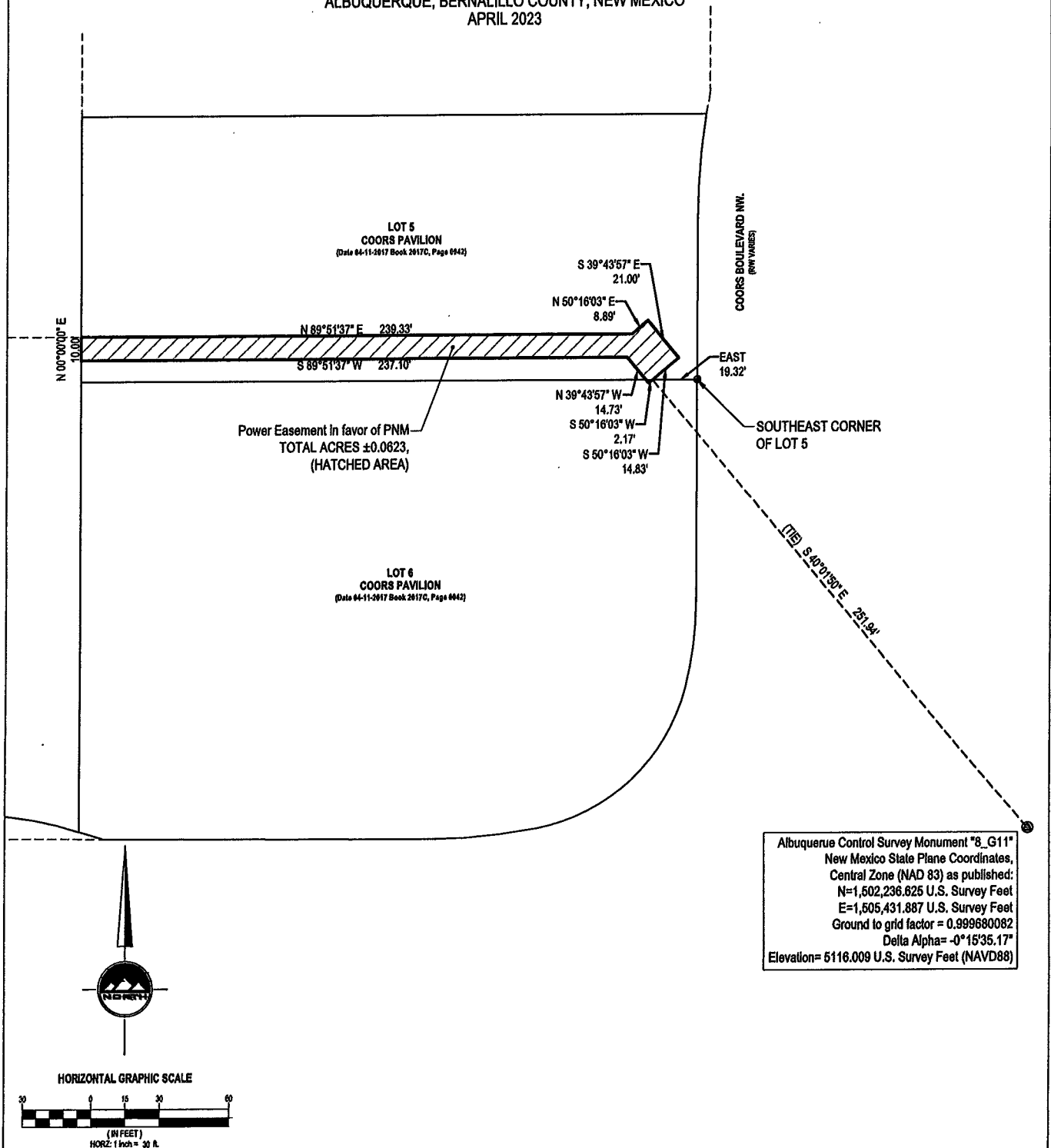
My Commission Expires: 4/10/2025
(Seal)

PNM
REFERENCE
NUMBER

STATE OF NEW MEXICO
NOTARY PUBLIC
TRISHA A. KVERN
Commission # 1101649
My Comm. Exp. April 10, 2025

PORTION OF
LOT 5 AND 6
COORS PAVILION
SITUATE IN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2023

EXHIBIT A



PROJECT NUMBER
11274

PRINT DATE
2023-04-13

PROJECT MANAGER
DAJ

DESIGNED BY
KFW

COORS BLVD NW & ST. JOSEPHS DR NW
ALBUQUERQUE, NM 87120
PNM ELECTRIC EASEMENT

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 600
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TODDLE
Phone: 435.843.3699

CEGAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.854.2981

PORTION OF
LOT 5 AND 6
COORS PAVILION
SITUATE IN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2023

EXHIBIT A

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BEING MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 83) AND GROUND DISTANCES AS FOLLOWS:

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LEAVING SAID COMMON LINE THE FOLLOWING EIGHT COURSES:

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PROJECT NUMBER
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PROJECT MANAGER
DAJ

DESIGNED BY
KFW

2 OF 2



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ALBUQUERQUE, NM 87120
PNM ELECTRIC EASEMENT



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TOOELE
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