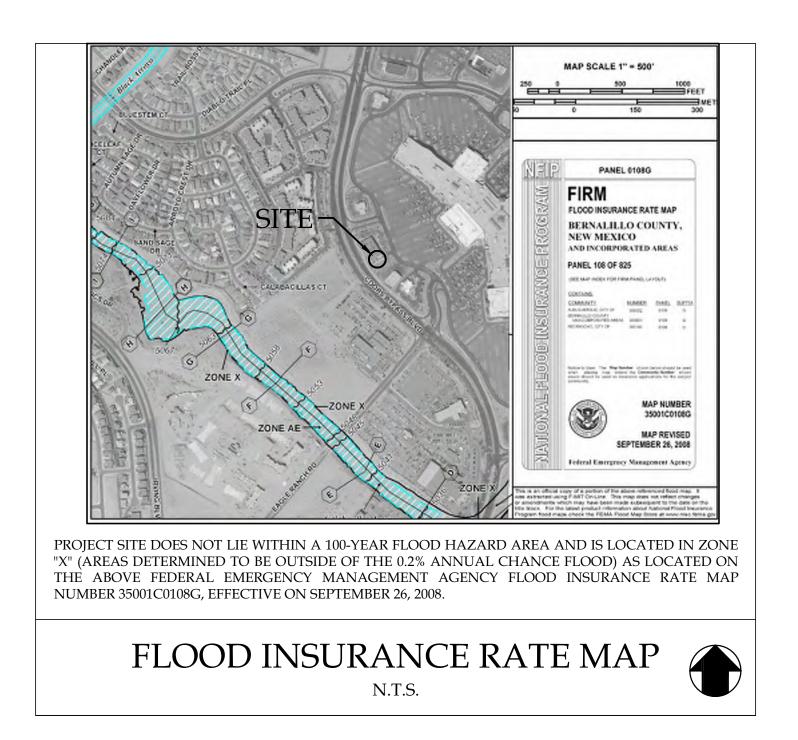
# 





C0.0 **COVER SHEET** 

C1.0 GENERAL NOTES

SITE PLAN

FIRE 1

C3.0 GRADING AND DRAINAGE PLAN

C3. STORM SEWER SIZING PLAN

C3.2 DRAINAGE PLAN

C4.0 UTILITY PLAN

C5.0STORMWATER POLLUTION PREVENTION PLAN

TRAFFIC CIRCULATION PLAN C6.0

C7.0CONSTRUCTION DETAILS

C7.1 CONSTRUCTION DETAILS

### ATTACHMENTS

ALTA/ACSM LAND TITLE SURVEY

L1.0 LANDSCAPE PLAN

L2.0 LANDSCAPE NOTES AND DETAILS



10030 COORS BOULEVARD NW (TR C-7A-2 OF TR C-7A COTTONWOOD MALL) ALBUQUERQUE, NEW MEXICO ZONING: MX-M MIXED-USE-MODERATE INTENSITY ZONE DISTRICT

# DEVELOPER:

TEXAS ROADHOUSE CONTACT: DUANE BANET TEXAS ROADHOUSE HOLDINGS, LLC 6040 DUTCHMANS LANE, SUITE 400 LOUISVILLE, KENTUCKY 40205 EMAIL: DUANE.BANET@TEXASROADHOUSE.COM

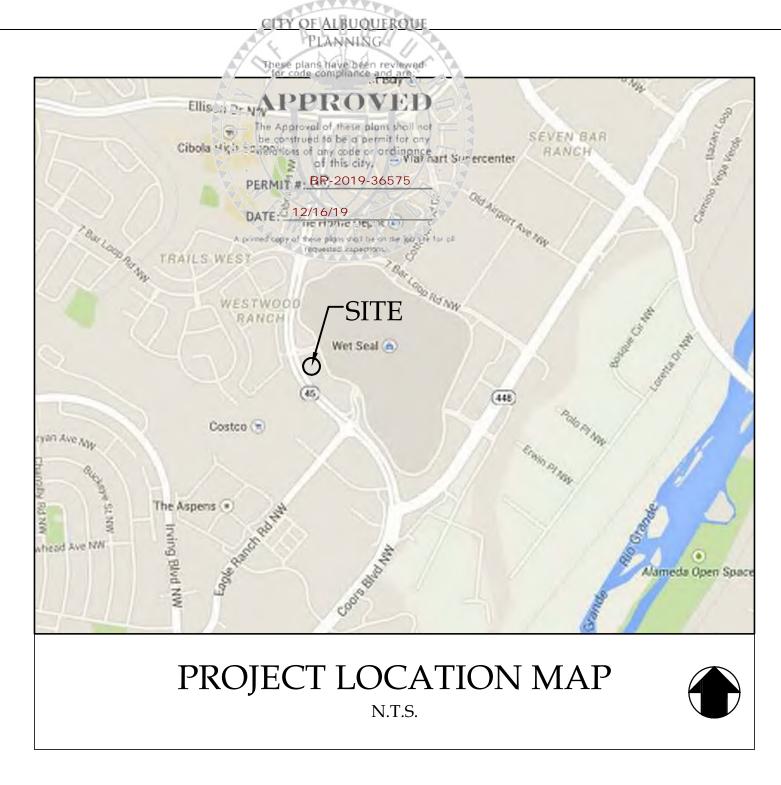
# ENGINEER:



CONTACT: MIKE HOLMES 30 EXECUTIVE PARK, SUITE 100 IRVINE, CA 92614

TEL: (479) 250-0346 EMAIL: MHOLMES@GREENBERGFARROW.COM





# CONTACTS:

**PLANNING:** 

600 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87102 TEL: (505) 924-3987

FIRE DEPT

600 2ND STREET NW ALBUQUERQUE, NM 87102 TEL: (505) 924-3611

GAS:

NEW MEXICO GAS COMPANY ALBUQUERQUE, NM

**ENGINEERING:** 

DEVELOPMENT AND BUILDING SERVICES 600 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87102 CONTACT: N/A TEL: (505) 924-3987

CONTACT: N/A 4201 EDITH BOULEVARD NE ALBUQUERQUE, NM 88310 TEL: (505) 241-3425

WATER:

SEWER:

CABLE:

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA NW ALBUQUERQUE, NEW MEXICO 87102

**ELECTRIC:** 

UTILITY DEVELOPMENT SECTION 600 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87102 CONTACT: N/A TEL: (505) 924-3987 EMAIL: N/A

**TELEPHONE:** 

CENTURY LINK 201 3RD STREET, NW ALBUQUERQUE, NM 87102 CENTURY LINK 201 3RD STREET, NW

### SURVEYOR:

CARTESIAN SURVEYS INC. CONTACT: WILL PLOTNER JR. P.O. BOX 44414 RIO RANCHO, NEW MEXICO 87174 TEL: (505) 896-3050

### GEOTECHNICAL ENGINEER:

TERRACON CONSULTANTS, INC. CONTACT: MEAGAN J. DUNEMAN, P.E. 4905 HAWKINS NE ALBUQUERQUE, NEW MEXICO 87109 TEL: (505) 797-4287 PROJECT NO. 66145081



JOB NO. 20191050.0

DATE: 11-07-2019

PROJECT BENCHMARKS: NAVD 88 - ACS MONUMENT "10-B13" HAVING AN ELEVATION OF 5074.478

#### **GENERAL NOTES:**

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND ALL WAYS, MEANS AND METHODS OF CONSTRUCTION.
- 2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCY CODES, STANDARDS AND SPECIFICATIONS.
- 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY SITE PERMITS AND LICENSES FROM THE APPLICABLE GOVERNING AUTHORITIES.
- 4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 5. UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL NOTIFY THE LOCAL ENGINEERING OR PUBLIC WORKS DEPARTMENT AND/OR OTHER PROJECT GOVERNING AUTHORITY(S) A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS AND TO SCHEDULE ANY REQUIRED SITE INSPECTIONS.
- 6. CONTRACTOR SHALL SCHEDULE A UTILITY LOCATING SERVICE AND/OR NOTIFY ALL UTILITY COMPANIES (GAS. ELECTRIC. TELEPHONE. CABLE. ETC.) AND THE LOCAL MUNICIPALITY TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO AVOID POTENTIAL CONFLICTS. IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT AND TO HAVE THESE UTILITIES STAKED PRIOR TO CONSTRUCTION. ANY NECESSARY RELOCATIONS OR REMOVALS OF EXISTING UTILITY LINES SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER.
- 8. ALL EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS PREPARED BY THE SURVEYOR ACCORDING TO INFORMATION AVAILABLE FROM PUBLIC RECORDS OR VISIBLE FIELD MARKINGS. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND FOR THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS, IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THE CONFLICT MAY BE RESOLVED.
- 9. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS AND TO THE SATISFACTION OF THE APPLICABLE UTILITY
- 10. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. COORDINATES AND ELEVATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THE CONFLICT MAY BE RESOLVED.
- 11. ALL PROPERTY MARKERS AND SURVEY REFERENCE MARKERS SHALL BE CAREFULLY PRESERVED DURING CONSTRUCTION UNTIL THEIR LOCATION HAS BEEN WITNESSED OR OTHERWISE TIED IN BY AN AUTHORIZED AGENT OR PROFESSIONALLY LICENSED SURVEYOR.
- 12. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE PROVIDED WHERE CONSTRUCTION OPERATIONS ABUT PUBLIC THROUGH-FARES AND ADJACENT
- 13. ALL AREAS DISTURBED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER, EXCEPT WHERE PROPOSED CONSTRUCTION IS INDICATED ON THE PLANS.
- 14. PRIOR TO INITIAL ACCEPTANCE BY THE OWNER(S) AND/OR GOVERNING AUTHORITY, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY ENGINEER OR HIS REPRESENTATIVE(S). THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF 12 (TWELVE) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THAT PERIOD AND UNTIL FINAL ACCEPTANCE IS MADE.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 16. CONTRACTOR SHALL KEEP THE PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS AT THE END OF EACH WORKING DAY.
- 17. ALL CONSTRUCTION STAKING, SCHEDULING AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 18. AFTER COMPLETION OF THE PROPOSED IMPROVEMENTS AND WHEN REQUIRED BY THE GOVERNING AUTHORITY(S), CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH AS-BUILT AND/OR RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONALLY LICENSED ENGINEER OR SURVEYOR AND SHALL INCLUDE AT A MINIMUM (WHERE APPLICABLE TO THE SCOPE OF WORK) THE FOLLOWING ITEMS:
- 18.1. TOPOGRAPHY AND SPOT GRADE ELEVATIONS OF ALL PROPOSED PERMANENT SITE FEATURES INCLUDING ANY STORM WATER FACILITIES OR MODIFICATIONS TO EXISTING STORM WATER FACILITIES.
- 18.2. HORIZONTAL AND VERTICAL LOCATION AND ALIGNMENT OF ALL PROPOSED ROADWAYS, PARKING LOTS, UTILITIES, BUILDINGS OR OTHER PERMANENT SITE FEATURES.
- 18.3. RIM AND INVERT AND/OR TOP OF PIPE ELEVATIONS FOR ALL PROPOSED
- 18.4. AS-BUILT AND/OR RECORD DRAWING INFORMATION SHALL BE SHOWN ON THE APPROVED ENGINEERING PLANS ISSUED FOR CONSTRUCTION. ANY AND ALL DEVIATIONS FROM THESE APPROVED PLANS SHALL BE SHOWN BY MEANS OF STRIKING THROUGH THE PROPOSED INFORMATION AND CLEARLY INDICATING THE AS-BUILT LOCATIONS AND ELEVATIONS ON THE APPLICABLE PLAN SHEET.

#### SITE GRADING AND PAVING NOTES:

- 1. ALL SITE WORK, GRADING, AND PAVING OPERATIONS WITHIN THE LIMITS OF THE PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES ON THE PLANS AND THE STANDARDS, SPECIFICATIONS, CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
- 2. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL. REMOVING UNSUITABLE MATERIALS, CONSTRUCTION OF EMBANKMENTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE PLANS, ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF LEGALLY OFFSITE OR AS DIRECTED BY THE PROJECT REPRESENTATIVE IN THE FIELD.
- 3. EXCAVATED TOPSOIL SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE PROJECT ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING. UNLESS OTHERWISE NOTED ON THE PLANS, A MINIMUM OF 6" TOPSOIL RE-SPREAD AND SEEDING FOR ALL DISTURBED AREAS IS REQUIRED.
- 4. THE GEOTECHNICAL INVESTIGATION REPORT FOR THE SITE AND ALL ADDENDA THERETO ARE SUPPORTING DOCUMENTS FOR THIS PROJECT. THE RECOMMENDATIONS AS STATED IN SAID REPORT ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION NOTES BY REFERENCE AND SHALL BE FOLLOWED BY ALL CONTRACTORS. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS. BY A SOILS ENGINEER OR HIS REPRESENTATIVE. FURTHER CONSTRUCTION OPERATIONS WILL NOT BE PERMITTED UNTIL THE SOILS ENGINEER ISSUES A WRITTEN STATEMENT THAT THE AREA IN QUESTION HAS BEEN SATISFACTORILY PREPARED AND IS READY FOR CONSTRUCTION.
- 5. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE SOIL REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH AND PERFORMED AT THE DIRECTION OF THE OWNER'S GEOTECHNICAL ENGINEER.
- 6. THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE NOT NOTED TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.
- 7. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS
- 8. REMOVED PAVEMENTS, SIDEWALKS, CURBS, TREES AND STUMPS SHALL BE DISPOSED OF LEGALLY OFFSITE AT LOCATIONS DETERMINED BY THE CONTRACTOR.
- 9. ON AND OFFSITE PAYING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND, IF DAMAGED, SHALL BE REPLACED PROMPTLY TO MEET STATE AND LOCAL STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
- 10. PROPOSED ELEVATIONS INDICATE FINISHED GRADE CONDITIONS, FOR ROUGH GRADING ELEVATIONS ALLOW FOR THE THICKNESS OF THE PROPOSED PAVEMENT SECTION (ROADS, WALKS, DRIVE, ETC.) OR TOPSOIL AS INDICATED ON THE PLANS.
- 11. CONTRACTOR SHALL PROVIDE SMOOTH VERTICAL CURVES THROUGH THE HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS ON THE PLANS. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES AND AVOID ANY RIDGES AND/OR
- 12. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING
- 13. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE
- 14. SITE GRADING AND CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AND MATCH EXISTING GRADES FLUSH.
- 15. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS, FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
- 16. DRIVEWAYS SHALL BE CONSTRUCTED SO AS NOT TO IMPEDE THE SURFACE DRAINAGE SYSTEM.
- 17. TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE APPLICABLE STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE FURNISHED AND INSTALLED WHENEVER CONSTRUCTION FOR UTILITIES ARE WITHIN STREET AREAS. APPLICABLE ORDINANCES OF THE MUNICIPALITY, COUNTY OR STATE SHALL ALSO GOVERN THE TRAFFIC CONTROL

#### STORM SEWER NOTES:

- 1. ALL STORM SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES ON THE PLANS AND THE STANDARDS, SPECIFICATIONS, CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL
- 2. STORM SEWER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 3. RCP STORM SEWER PIPE 12" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C443.
- 4. HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE PER ASTM F2306 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212.
- 5. PVC STORM SEWER PIPE SHALL BE POLYVINYL CHLORIDE SDR 26 PIPE PER ASTM D3034 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212. UNLESS OTHERWISE NOTED.
- 6. STORM SEWER TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 6.1. STORM SEWERS MUST BE PLACED ON PROPERLY COMPACTED STONE BEDDING. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF FOUR (4) INCHES THICK UNDER THE BARREL OF THE PIPE AND FOR PVC PIPE, MATERIAL SHALL BE EXTENDED A MINIMUM OF 12" OVER THE TOP OF THE PIPE PER ASTM 02321. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING LOCAL STANDARD GRADATIONS.
- 6.2. GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL STORM SEWERS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
- 7. REQUIRED STORM STRUCTURE RIM ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF EIGHT (8) INCHES IN OVERALL HEIGHT, A MAXIMUM OF TWO (2) ADJUSTING RINGS ARE ALLOWED. BUTYLROPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.
- 8. FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY, IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE OWNER AND/OR ENGINEER UPON COMPLETION OF THE PROJECT AND ACCURATELY SHOWN ON THE RECORD DRAWINGS.

#### SANITARY SEWER NOTES

- 1. ALL SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES ON THE PLANS AND THE STANDARDS. SPECIFICATIONS. CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
- 2. Sanitary sewer pipe and structures shall be furnished and installed in ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 3. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE PER ASTM D3034 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212, UNLESS OTHERWISE NOTED.
- 3.1. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139.
- 4. SANITARY SEWER CONSTRUCTION SHALL COMMENCE AT THE EXISTING MANHOLE(S) AND/OR CONNECTION POINT(S) INDICATED ON THE PLANS.
- 4.1. A WATERTIGHT PLUG SHALL BE INSTALLED AND LEFT IN PLACE AT THE POINT OF COMMENCEMENT UNTIL THE REMAINDER OF THE PROPOSED SEWERS HAVE BEEN CONSTRUCTED, PROPERLY TESTED AND DEEMED READY FOR FINAL ACCEPTANCE.
- 5. SANITARY SEWER TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 5.1. SANITARY SEWERS MUST BE PLACED ON PROPERLY COMPACTED STONE BEDDING. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF FOUR (4) INCHES THICK UNDER THE BARREL OF THE PIPE AND FOR PVC PIPE, MATERIAL SHALL BE EXTENDED A MINIMUM OF 12" OVER THE TOP OF THE PIPE PER ASTM D-2321. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING LOCAL STANDARD GRADATIONS.
- GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL SANITARY SEWERS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
- 6. THE CONTRACTOR IS REQUIRED TO RECORD THE LOCATION OF ALL SEWERS AND FURNISH THE INFORMATION TO THE PROJECT ENGINEER AND/OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL LOCATE ALL SEWERS BY MEASUREMENTS TO LOT CORNERS OR OTHER PERMANENT SITE FEATURE AND SHALL FURNISH A COPY OF SUCH LOCATIONS TO THE PROJECT ENGINEER AND/OR OWNER'S REPRESENTATIVE UPON PROJECT COMPLETION. THIS INFORMATION SHALL ALSO INCLUDE THE DEPTH OF EACH SEWER. IF THE CONTRACTOR FAILS TO PROPERLY LOCATE ANY SEWER, HE SHALL BE RESPONSIBLE FOR ALL COSTS WHICH ARE INCURRED AS A RESULT OF THE IMPROPERLY LOCATED UTILITIES.
- 7. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
- 7.1. A FLEXIBLE TYPE JOINT SHALL BE FURNISHED AT POINTS OF ENTRY INTO AND EXITING FROM MANHOLE STRUCTURES AND SHALL BE OF A DESIGN APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. THIS FLEXIBLE JOINT MAY CONSIST OF A SLEEVE OF HIGH QUALITY SYNTHETIC RUBBER WITH A SUBSTANTIAL SERRATED FLANGE WHICH IS CAST DIRECTLY INTO THE WALL OF THE MANHOLE BASE TO FORM A WATERTIGHT SEAL AND PROTRUDES OUTSIDE OF THE MANHOLE WALL TO CONNECT WITH THE PIPE ENTERING/EXTING THE MANHOLE. WHEN THIS TYPE OF FLEXIBLE JOINT IS USED, THE SLEEVE SHALL SLIP OVER THE END OF THE PIPE ADJACENT TO THE MANHOLE BASE AND SHALL BE SECURED BY MEANS OF A STAINLESS STEEL STRAP CLAMP EQUIPPED WITH A DRAW BOLT AND NUT.
- 8. REQUIRED MANHOLE RIM ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF EIGHT (8) INCHES IN OVERALL HEIGHT. A MAXIMUM OF TWO (2) ADJUSTING RINGS ARE ALLOWED. BUTYLROPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.
- 9. AFTER FINAL ADJUSTMENTS HAVE BEEN MADE, ALL JOINTS IN PRECAST STRUCTURES SHALL BE MORTARED. THE MORTAR SHALL BE COMPOSED OF ONE (1) PART CEMENT TO THREE (3) PARTS SAND, BY VOLUME, BASED ON DRY MATERIALS, AND SHALL BE THOROUGHLY WETTED BEFORE LAYING.
- 10. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE. TEE, OR MANHOLE, THE FOLLOWING METHOD SHALL BE USED:
- 10.1. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ('SEWER-TAP' MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
- 11. UPON COMPLETION OF THE SANITARY SEWER CONSTRUCTION, INCLUDING THE SERVICE LINES, ALL SEWERS SHALL BE TESTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS AND SHALL BE WITNESSED BY THE LOCAL GOVERNING AUTHORITY OR AUTHORIZED REPRESENTATIVE.

#### WATER MAIN AND WATER SERVICE NOTES:

- 1. ALL WATER MAIN CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES ON THE PLANS AND THE STANDARDS. SPECIFICATIONS, CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE
- 2. WATER MAIN PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 3. WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) C900 DR18 PIPE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C900 WITH PRESSURE RATED FLEXIBLE (O-RING) SLIP ON JOINTS CONFORMING TO ASTM D3139, UNLESS OTHERWISE
- 4. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATER MAIN PIPE SHALL BE LAID WITH A MINIMUM COVER OF FIVE (5) FEET FROM THE PROPOSED FINISH GRADE INDICATED ON THE PLANS OR TO THE SPECIFIC TOP OF PIPE ELEVATION INDICATED ON THE PLANS FOR THE WATER MAIN. NO BERMS ARE ALLOWED OVER WATER MAINS EXCLUSIVELY FOR THE PURPOSE OF OBTAINING ADEQUATE GROUND COVER.
- 5. DUCTILE IRON WATER MAIN PIPE SHALL BE CONSTRUCTED WITH A MINIMUM OF 8-MIL. POLYETHYLENE ENCASEMENT TO PREVENT CORROSION.
- 6. WATER MAIN TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 6.1. WATER MAINS MUST BE PLACED ON PROPERLY COMPACTED STONE BEDDING, PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF FOUR (4) INCHES THICK UNDER THE BARREL OF THE PIPE. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING LOCAL STANDARD GRADATIONS.
- GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL WATER MAINS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT. PARKING LOTS OR SIDEWALKS.
- 7. A WATERTIGHT PLUG SHALL BE PLACED IN THE END OF THE WATER MAIN PIPE AT THE END OF EACH CONSTRUCTION DAY.
- 8. UPON COMPLETION OF THE WATER MAIN CONSTRUCTION, ALL WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
- 8.1. HYDROSTATIC PRESSURE AND LEAKAGE TESTS IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS AND SHALL BE WITNESSED BY THE LOCAL GOVERNING AUTHORITY.
- 8.2. DISINFECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE METHODS STATED IN AWWA STANDARD C65! AND WITNESSED BY THE LOCAL GOVERNING AUTHORITY.
- 9. WATER SERVICE PIPING AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 10. WATER SERVICE LINES 2" IN DIAMETER OR SMALLER SHALL BE TYPE 'K' COPPER TUBING CONFORMING TO ASTM B88-58. NO COUPLINGS SHALL BE PERMITTED BETWEEN THE CORPORATION AND CURB STOPS OR BETWEEN THE CURB STOP AND THE BUILDING.
- 11. WATER SERVICE FITTINGS INCLUDING CORPORATION STOPS, SERVICE BOXES AND BUFFALO BOXES SHALL BE FURNISHED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 12. SERVICE BOXES SHALL BE OF SUFFICIENT LENGTH TO PERMIT THE TOP TO BE INSTALLED FLUSH WITH THE FINISHED GRADE. EACH SERVICE BOX SHALL BE PROVIDED WITH A CAP WITH THE WORD "WATER" CAST IN THE TOP.
- 13. VALVES, VALVE BOXES OR VAULTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- 14. PRESSURE CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS AND SHALL INCLUDE THE INSTALLATION OF A FULL STAINLESS STEEL TAPPING SADDLE.
- 15. VALVE VAULTS SHALL HAVE A MINIMUM DIAMETER OF FIVE (5) FEET BELOW THE PRECAST CONCRETE CONE SECTION. THE VAULTS SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS AND SHALL CONFORM TO THE DETAILS SPECIFIED ON THE PLANS. ALL VALVE vaults shall be leak proof.
- 16. TEMPORARY CONNECTIONS FOR CONSTRUCTION PURPOSES TO NEWLY INSTALLED OR EXISTING WATER MAINS SHALL BE MADE AND METERED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- 17. REQUIRED RIM ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF EIGHT (8) INCHES IN OVERALL HEIGHT. A MAXIMUM OF TWO (2) ADJUSTING RINGS ARE ALLOWED. BUTYLROPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.

#### GENERAL SITE NOTES:

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS. EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- 6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED. ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- 7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- 8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- 9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE
- 10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS
- 13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER. 14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT,

CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR

- OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR 15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE. CLEAN
- 16. ALL DETECTIBLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- 17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.

#### WATER AND SEWER PARATION NOTES:

APPROVED

PLANNING

- WATER MAINS SHALL BE LICATED AT LEAST EN (10) LEFT LICRIZONTALLY FROM ANY EXISTING OR PROPOSID DRAIN, S DIM SEMES SA ITARY SEWER. COMBINED SEWER, OR
- SEWER SERVICE CONFECTION delations of any code or ordinance 2. WATER MAINS MAY BE "CATED CLOSE POPULATO TO A SEWER LINE WHEN:
- 2.1. LOCAL CONDITIONS PATHEMATA 12736/1957 ARAIPON OF THE (10) FEET; AND
- 2.2. THE WATER MAIN INVERT 10 MT LEAD, EIGHTEEN (16, INCLES ABOVE THE CROWN OF THE SEWER; AND
- 2.3. THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
- WHEN IT IS IMPOSSIBLE TO MEET 1) OR 2) ABOVE, BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE. PRE-STRESSED CONCRETE PIPE. OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED FOR THE MAXIMUM EXPECTED SURCHARGE HEAD PRIOR TO BACKFILLING.
- 4. WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
- 5. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:

ABOVE: OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN

- 5.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 4)
- 6. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. THE SEWER OR DRAIN LINES SHALL BE SUPPORTED TO PREVENT SETTLING AND BREAKING OF THE WATER MAIN, AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER.
- CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10)

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY OF ALBUQUERQUE ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. MOST RECENT EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- 8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION
- CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
- 10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION ARFA THAT ARE NOT MEMBERS OF THE ONE—CALL NOTIFICATION CENTER: IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK, CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
- 11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES, CUTTING EDGE OR POINTS OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
- 12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
- 13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACKFILLING ACTIVITIES OR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
- 14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION
- 15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62. ARTICLE 14 NMSA 1978. OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
- 16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8. 17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN
- ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC
- 18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.
- 19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
- 20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES. 21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.

PLAN SET.

22. ALL WATER METER COVERS AND LIDS SHALL BE PER CITY OF ALBUQUERQUE STANDARDS.

23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT

SHALL NOTIFY ENGINEER OF THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION.

24. CONTRACTOR SHALL VERIFY ALL EXISTING CONNECTIONS PRIOR TO CONSTRUCTION, CONTRACTOR

30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

**PROJECT TEAM** 

COPYRIGHT NOTICE This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any monner without the express written permission from the Professional

ISSUE/REVISION RECORD DESCRIPTION

10/15/19 PERMIT SET

**PROFESSIONAL SEAL** M. H. NOUR



PROFESSIONAL IN CHARGE JOHN NOURZAD, PE PROFESSIONAL ENGINEER

LICENSE NO. 19062 PROJECT MANAGER MIKE HOLMES **QUALITY CONTROL** 

MIKE HOLMES

DRAWN BY

CODY SEXTON

**PROJECT NAME TEXAS** 

**ALBUQUERQUE** 

**NEW MEXICO** 

**ROADHOUSE** 

10030 COORS BOULEVARD **BYPASS NW** 

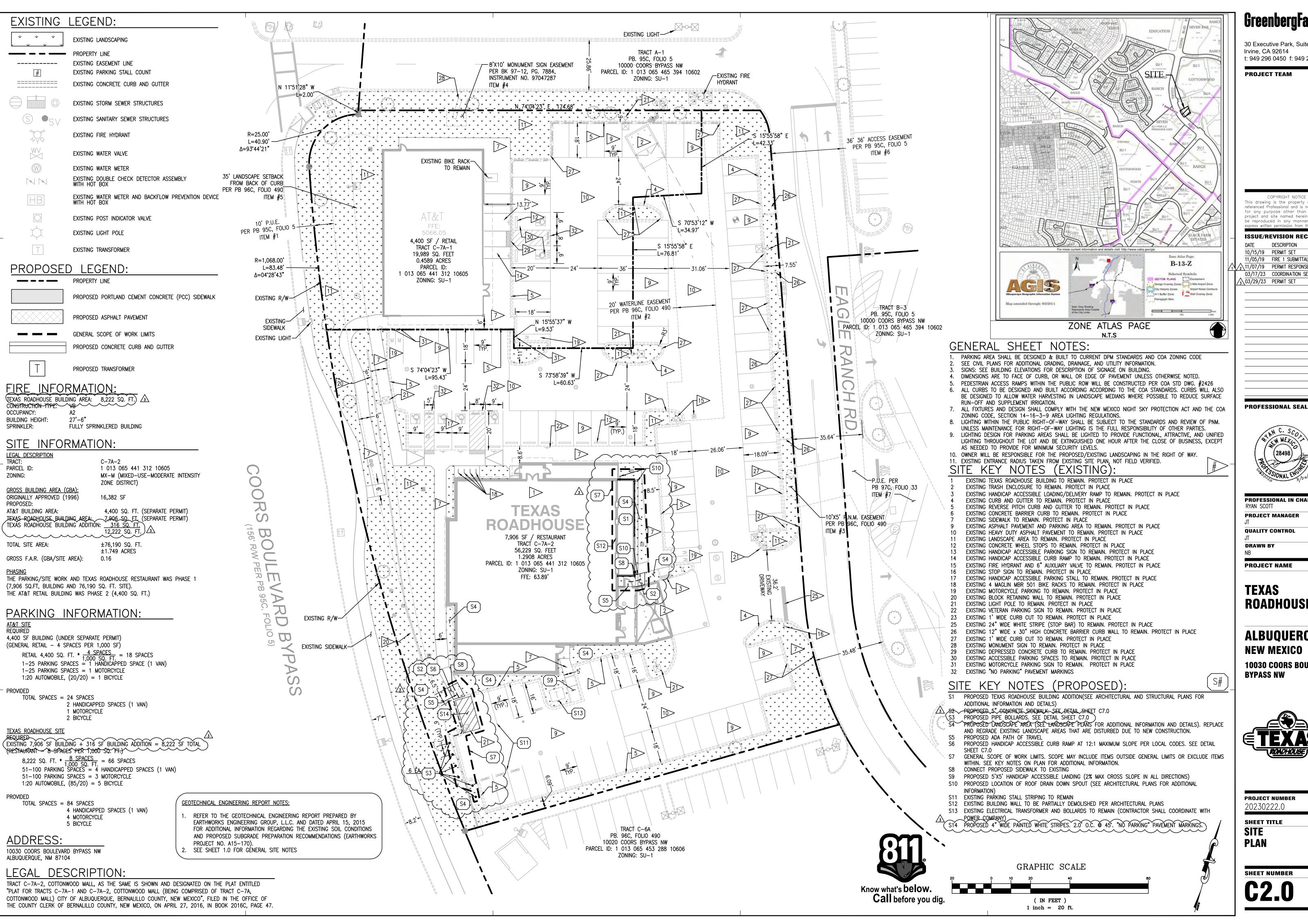


PROJECT NUMBER 20191050.0.0

GENERAL NOTES

SHEET TITLE

SHEET NUMBER



# GreenbergFarrow

30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

COPYRIGHT NOTICE This drawing is the property of the above for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the

xpress written permission from the Professi **ISSUE/REVISION RECORD** DESCRIPTION

10/15/19 PERMIT SET 11/05/19 FIRE 1 SUBMITTAL 11/07/19 PERMIT RESPONSE 03/17/23 COORDINATION SET



PROFESSIONAL IN CHARGE

**QUALITY CONTROL** 

**DRAWN BY** 

**PROJECT NAME** 

#### **TEXAS ROADHOUSE**

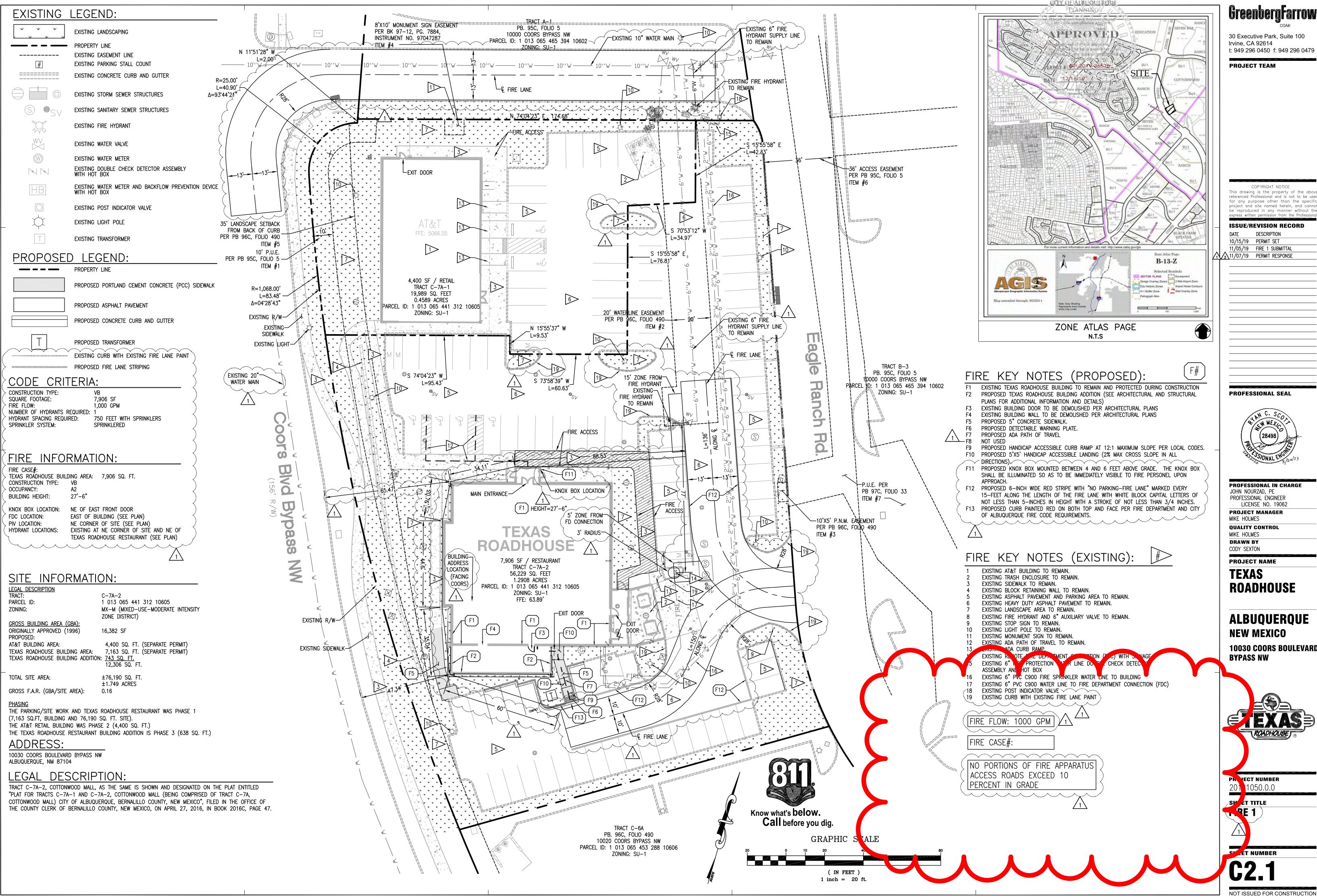
### **ALBUQUERQUE NEW MEXICO**

**10030 COORS BOULEVARD BYPASS NW** 



PROJECT NUMBER 20230222.0

**SHEET TITLE** SITE



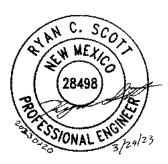
Greenbergfarrow

30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

COPYRIGHT NOTICE This drawing is the property of the above project and site named herein, and cannot

ISSUE/REVISION RECORD

10/15/19 PERMIT SET 11/05/19 FIRE 1 SUBMITTAL



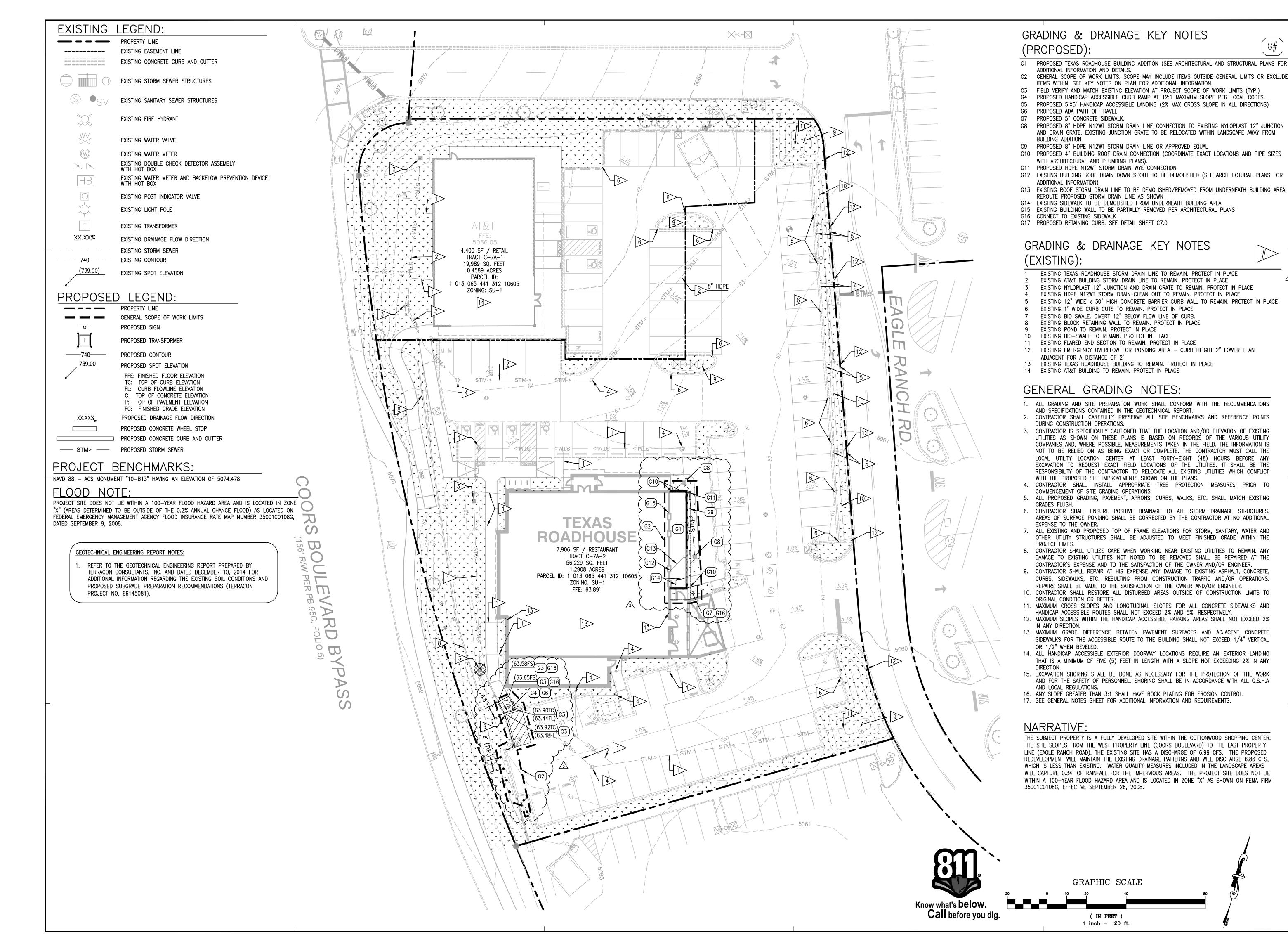
PROFESSIONAL IN CHARGE JOHN NOURZAD, PE PROFESSIONAL ENGINEER

**PROJECT MANAGER OUALITY CONTROL** 

**ALBUQUERQUE** 

**10030 COORS BOULEVARD** 

LECT NUMBER 1050.0.0



# GreenbergFarrow

30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

PROJECT TEAM

COPYRIGHT NOTICE

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional

ISSUE/REVISION RECORD

DATE DESCRIPTION

10/15/19 PERMIT SET

11/05/19 FIRE 1 SUBMITTAL

11/07/19 PERMIT RESPONSE

 $\begin{array}{c|cccc}
\hline
03/17/23 & COORDINATION SET \\
\hline
\sqrt{3} & 03/29/23 & PERMIT SET
\end{array}$ 

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE RYAN SCOTT

**PROJECT MANAGER** 

QUALITY CONTROL

UALITY CONTROL

DRAWN BY

\_\_\_\_\_

PROJECT NAME

TEXAS ROADHOUSE

ALBUQUERQUE NEW MEXICO

10030 COORS BOULEVARD BYPASS NW

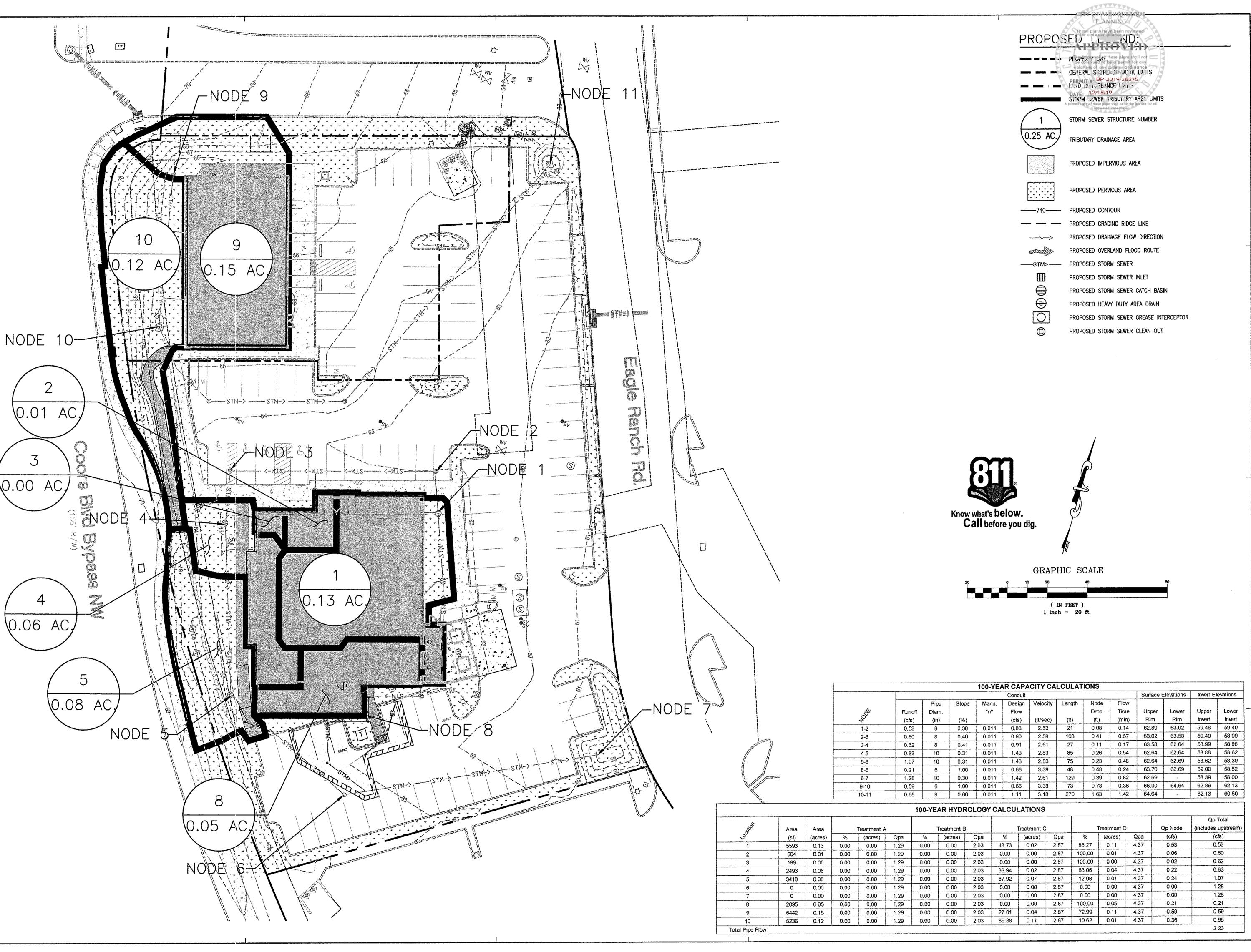


**PROJECT NUMBER** 20230222.0

SHEET TITLE
GRADING AND
DRAINAGE PLAN

SHEET NUMBER

C3.0



# GreenbergFarrow

30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

PROJECT TEAM

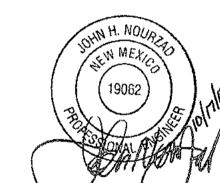
COPYRIGHT NOTICE

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional

ISSUE/REVISION RECORD

DATE DESCRIPTION
10/15/19 PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
JOHN NOURZAD, PE
PROFESSIONAL ENGINEER
LICENSE NO. 19062

LICENSE NO. 1900
PROJECT MANAGER
MIKE HOLMES
QUALITY CONTROL
MIKE HOLMES
DRAWN BY
CODY SEXTON

TEXAS ROADHOUSE

ALBUQUERQUE NEW MEXICO

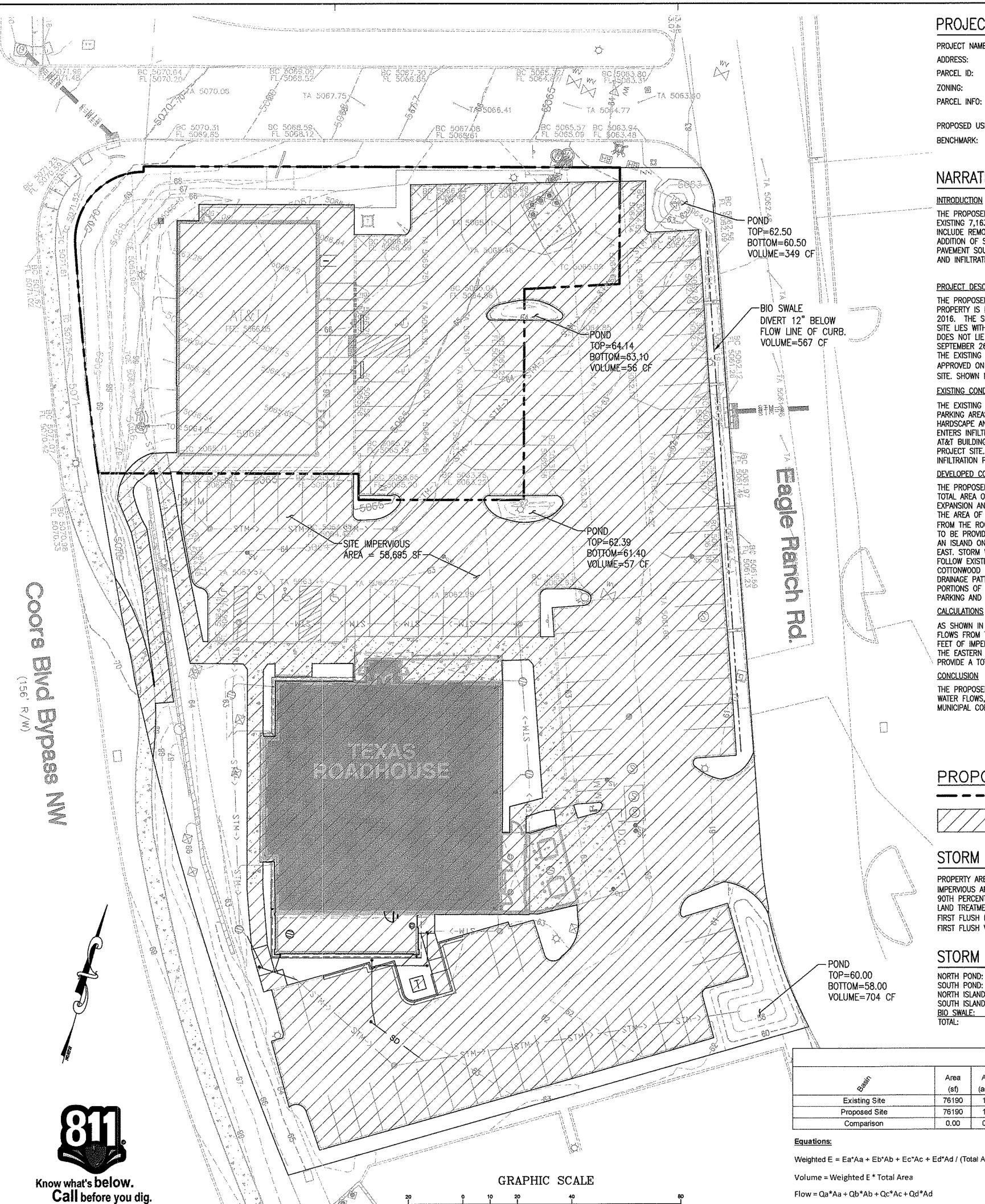
10030 COORS BOULEVARD BYPASS NW



**PROJECT NUMBER** 20191050.0.0

SHEET TITLE
STORM SEWER
SIZING PLAN

C3 1



( IN FEET ) 1 inch = 20 ft.

#### PROJECT INFORMATION

PROJECT NAME:

AT&T 10030 COORS BOULEVARD BYPASS NW

PARCEL ID: 1 013 065 441 312 10605

MX-M (MIXED-USE-MODERATE INTENSITY ZONE DISTRICT) TRACT C-7A-2 OF THE COTTONWOOD MALL, VOLUME 2016C,

FOLIO 47, FILED APRIL 27, 2016

PROPOSED USE: RESTAURANT

ACS MONUMENT, ID "10-B13", ELEVATION 5074.478 (NAVD88)

#### **NARRATIVE**

#### INTRODUCTION

THE PROPOSED PROJECT INCLUDES A BUILDING EXPANSION FOR THE THE EXISTING TEXAS ROADHOUSE RESTAURANT. THE EXISTING 7,163 SF BUILDING WILL BE EXPANDED BY 743 SF FOR A NEW TOTAL SIZE OF 7,906 SF. THE PROJECT WILL INCLUDE REMOVAL OF 2 PARKING SPACES, RELOCATION OF THE TRANSFORMER SERVING THE BUILDING, RELOCATION AND ADDITION OF STORM DRAINAGE PIPES IN THE AREA OF THE EXPANSION, AND REMOVAL AND REPLACEMENT OF SOME AREAS OF PAVEMENT SOUTH OF THE EXPANSION. THE EXISTING INFILTRATION PONDS AND BIOSWALE WILL REMAIN AND WILL CAPTURE AND INFILTRATE THE FIRST FLUSH VOLUMES FROM IMPERVIOUS SITE AREAS.

#### PROJECT DESCRIPTION

THE PROPOSED PROJECT IS LOCATED AT 10030 COORS BOULEVARD BYPASS NW IN THE CITY OF ALBUQUERQUE. THE PROPERTY IS DESCRIBED AS TRACT C-7A-2 OF THE COTTONWOOD MALL IN VOLUME 2016C, FOLIO 47 AS FILED ON APRIL 27. 2016. THE SITE IS INCLUDED ON ZONE ATLAS PAGE B-13-Z AS SHOWN ON THE RIGHT SIDE OF THIS SHEET. THE PROJECT SITE LIES WITHIN AND ALONG THE WESTERN SIDE OF THE EXISTING COTTONWOOD MALL DEVELOPMENT. THE PROJECT SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FIRM NUMBER 35001C0108G, EFFECTIVE SEPTEMBER 26, 2008. THE EXISTING SITE WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON DECEMBER 13, 1996 THE EXISTING SITE CASE NUMBER IS DRB-96-496. AN ADMINISTRATIVE AMENDMENT FOR THE PROPOSED DEVELOPMENT WAS APPROVED ON MARCH 25, 2016, FILE # 16 AA-10021, PROJECT # 101064, DESCRIPTION "REVISIONS TO RETAIL BLDG (ATT) SITE. SHOWN NEW LOT LINES + UPDATED CALCS".

#### EXISTING CONDITIONS (PREVIOUS TO THE PROPOSED TEXAS ROADHOUSE AND AT&T DEVELOPMENT)

THE EXISTING SITE INCLUDES A 4,400+/- SF AT&T RETAIL STORE AND A 7,163+/- SF TEXAS ROADHOUSE RESTAURANT PARKING AREAS AND DRIVE AISLES. REFUGE ENCLOSURES FOR THE AT&T STORE AND FOR THE RESTAURANT, AND RELATED HARDSCAPE AND LANDSCAPE AREAS. STORM WATER FALLING ON THE PROPERTY SHEET FLOWS FROM WEST TO EAST WHERE IT ENTERS INFILTRATION PONDS AND A BIOSWALE ON THE EAST SIDE OF THE PROJECT. STORM WATER FROM THE ROOF OF THE AT&T BUILDING IS CARRIED BY STORM DRAINAGE PIPE TO THE INFILTRATION POND AT THE NORTHEAST CORNER OF THE PROJECT SITE. STORM WATER FROM THE ROOF OF THE RESTAURANT IS CARRIED BY STORM DRAINAGE PIPE TO THE INFILTRATION POND AT THE SOUTHEAST CORNER OF THE SITE.

#### **DEVELOPED CONDITIONS**

THE PROPOSED PROJECT INCLUDES THE EXPANDING THE EXISTING TEXAS ROADHOUSE RESTAURANT BY 743 SF FOR A NEW TOTAL AREA OF 7.906 SF. TWO PARKING SPOTS WILL BE REMOVED TO PROVIDE A NEW SIDEWALK TO THE BUILDING EXPANSION AND TO PROVIDE SPACE FOR RELOCATION OF THE BUILDINGS TRANSFORMER. EXISTING STORM DRAINAGE LINES IN THE AREA OF THE EXPANSION WILL BE RELOCATED AND NEW STORM DRAINS WILL BE INSTALLED TO RECEIVE STORM WATER FROM THE ROOF OF THE EXPANSION. TREATMENT OF THE 0.34" FIRST FLUSH VOLUME FOR IMPERVIOUS AREAS WILL CONTINUE TO BE PROVIDED BY THE EXISTING 4 PONDING AREAS ON THE EASTERN PORTIONS OF THE SITE AND BY THE BIOSWALE ALONG AN ISLAND ON THE EAST SIDE OF THE SITE THAT SEPARATES THE SITE PARKING AREAS FROM EAGLE RANCH ROAD TO THE EAST, STORM WATER FLOWS ABOVE THE FIRST FLUSH VOLUME WILL EXIT THE SITE AS SURFACE FLOWS, WHERE THEY WILL FOLLOW EXISTING DRAINAGE PATTERNS TO THE CURB AND GUTTER ALONG EABLE RANCH ROAD AND THEN ENTER THE COTTONWOOD MALL STORM DRAINAGE SYSTEM THROUGH CURB INLETS. THE PROPOSED SITE WILL MAINTAIN THE OVERALL DRAINAGE PATTERN OF STORM WATER FLOW FROM THE WEST DIE OF THE SITE TO THE EAST. GRADES ALONG THE WESTERN PORTIONS OF THE SITE WILL BE MAINTAINED AND VARY FROM APPROXIMATELY 20% TO 33%. EXISTING PAVED AREAS OF THE PARKING AND DRIVE AISLES WILL CONTINUE TO BE FROM APPROXIMATELY 1% TO 5%.

#### <u>CALCULATIONS</u>

AS SHOWN IN THE "100-YEAR HYDROLOGY CALCULATIONS" TABLE BELOW, THE PROPOSED SITE WILL MAINTAIN STORM WATER FLOWS FROM THE SITE. A FIRST FLUSH TREATMENT VOLUME OF 1,663 CUBIC FEET IS REQUIRED FOR THE 58,695 SQUARE FEET OF IMPERVIOUS AREA PROPOSED FOR THE PROJECT. THE 4 PONDING AREAS WITHIN THE PARKING AREAS AND ALONG THE EASTERN PORTIONS OF THE PROPERTY, ALONG WITH THE BIOSWALE TO THE EAST OF THE PARKING AND DRIVE AREA WILL PROVIDE A TOTAL TREATMENT VOLUME OF 1,733 CUBIC FEET.

THE PROPOSED PROJECT WILL MAINTAIN THE OVERALL, EXISTING DRAINAGE PATTERNS FOR THE SITE, WILL MAINTAIN STORM WATER FLOWS, AND WILL PROVIDE THE REQUIRED FIRST FLUSH TREATMENT VOLUME REQUIRED BY THE CITY OF ALBUQUERQUE

### PROPOSED LEGEND:

PROPERTY LINE

LAND TREATMENT D - IMPERVIOUS AREA

#### STORM WATER TREATMENT INFORMATION:

76,190 SF PROPERTY AREA: IMPERVIOUS AREA (LAND TREATMENT D): 58,695 SF 90TH PERCENTILE STORM EVENT: 0.44 INCHES LAND TREATMENT D INITIAL ASTRACTION: 0.1 INCHES FIRST FLUSH DEPTH (0.44"-0.1"): 0.34 INCHES FIRST FLUSH VOLUME ((0.34IN/12)\*58,695SF): 1,663 CF

### STORM WATER BMP VOLUME:

NORTH POND: SOUTH POND: 704 CF NORTH ISLAND: 56 CF SOUTH ISLAND: 57 CF 567 CF 1,733 CF

#### 100-YEAR HYDROLOGY CALCULATIONS

×.	Area	Area Area		Treatment A			Treatment B			Treatment C			Treatment D				Weighted E	Volume	Flow		
₽ <sub>0</sub>	(sf)	(acres)	%	(acres)	Ea	Qpa	%	(acres)	Eb	Qpb	%	(acres)	Ec	Qpc	%	(acres)	Ed	Qpd	(inches)	(ac-ft)	(cfs)
Existing Site	76190	1.75	0	0.00	0.44	1.29	15	0.26	0.67	2,03	8	0.14	0.99	2.87	77	1.35	1.97	4.37	1.697	0.247	6.82
Proposed Site	76190	1.75	0	0.00	0.44	1.29	15	0.26	0.67	2.03	8	0.14	0.99	2.87	77	1,35	1.97	4.37	1.697	0.247	6.82
Comparison	0.00	0.00		0.00				0.00				0.00				0.00				0.00	0.00

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Where for 100-year, 6-hour storm (zone 1)

Ea= 0.44

Qa= 1.29 Qb= 2.03 Eb= 0.67 Qc= 2.87 Ec = 0.99Qd= 4.37 Ed= 1.97



30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

**PROJECT TEAM** 

COPYRIGHT NOTICE This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional

ISSUE/REVISION RECORD

DESCRIPTION 10/15/19 PERMIT SET

PROJECT SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD

AREA AND IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE

OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AS LOCATED ON

THE ABOVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD

INSURANCE RATE MAP NUMBER 35001C0108G, EFFECTIVE ON

FLOOD INSURANCE RATE MAP

N.T.S

SEPTEMBER 26, 2008.

AC 5

Map amended through: 9/2/2014

**PROFESSIONAL SEAL** 

PROFESSIONAL IN CHARGE JOHN NOURZAD, PE

PROFESSIONAL ENGINEER LICENSE NO. 19062 PROJECT MANAGER MIKE HOLMES

**QUALITY CONTROL** MIKE HOLMES **DRAWN BY** CODY SEXTON

B-13-Z

Selected Symbols SECTOR PLANS Escarpmont
Dosign Overlay Zones Z Mile Alroat Zone

H-1 Buffor Zono Wall Overlay Zono

7co 1,500

City Historic Zones

Petroglyph Mon.

ZONE ATLAS PAGE

PROJECT NAME **TEXAS** ROADHOUSE

**ALBUQUERQUE NEW MEXICO** 

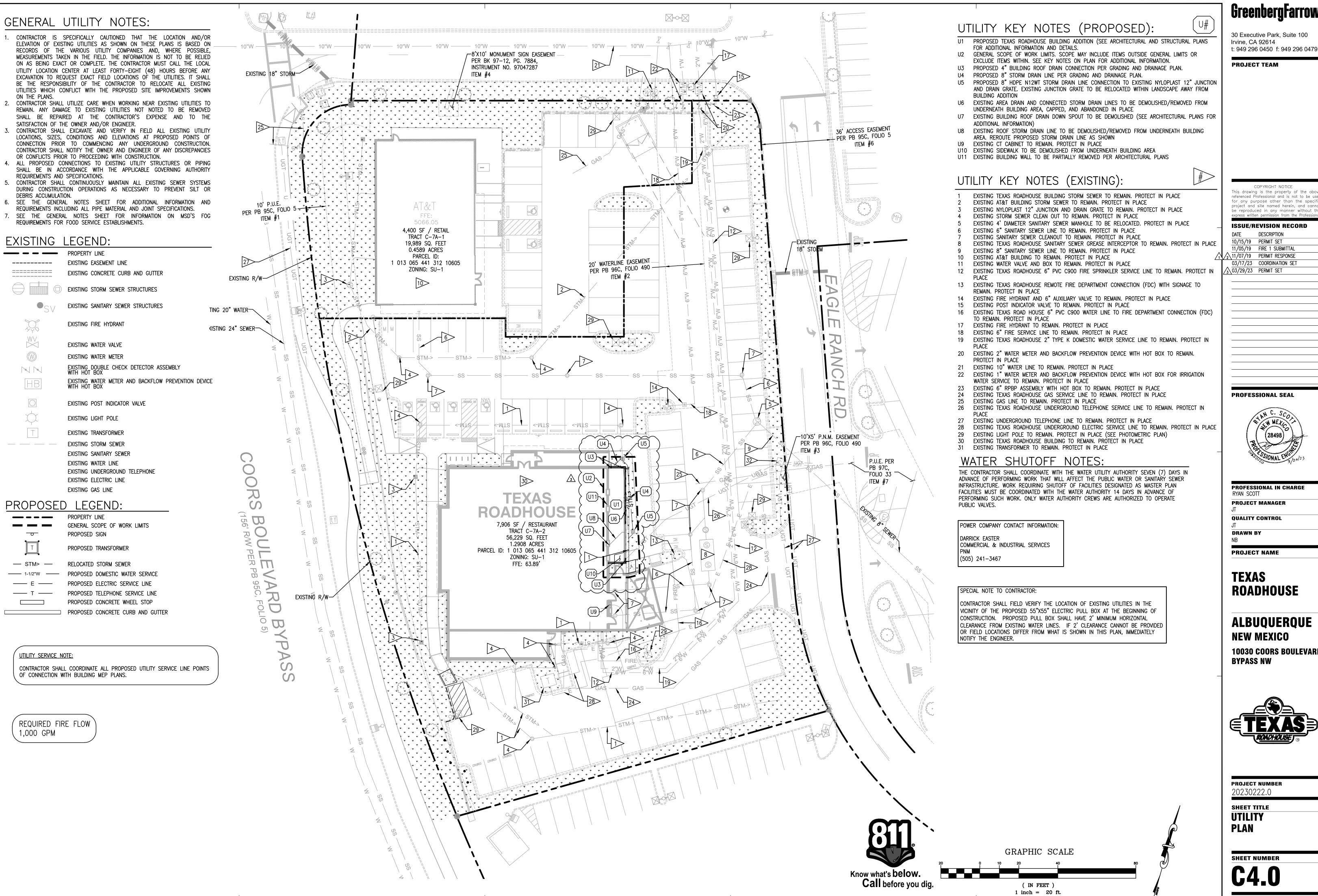
10030 COORS BOULEVARD **BYPASS NW** 



PROJECT NUMBER 20191050.0.0

SHEET TITLE DRAINAGE PLAN

**SHEET NUMBER** 



30 Executive Park, Suite 100 Irvine, CA 92614

**PROJECT TEAM** 

COPYRIGHT NOTICE This drawing is the property of the above for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the

express written permission from the Profession **ISSUE/REVISION RECORD** 

DESCRIPTION 10/15/19 PERMIT SET 11/05/19 FIRE 1 SUBMITTAL 11/07/19 PERMIT RESPONSE

03/17/23 COORDINATION SET  $\sqrt{3}$  03/29/23 PERMIT SET



PROFESSIONAL IN CHARGE

**PROJECT MANAGER** 

**QUALITY CONTROL** 

**DRAWN BY** 

**PROJECT NAME** 

**TEXAS ROADHOUSE** 

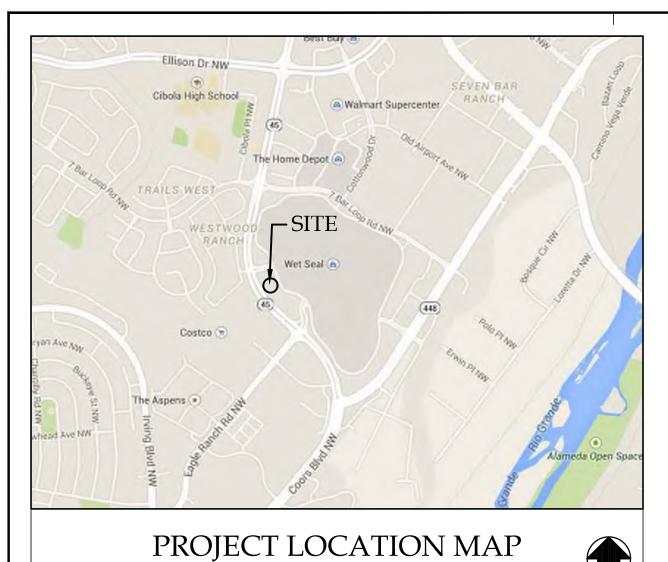
**ALBUQUERQUE NEW MEXICO** 

**10030 COORS BOULEVARD BYPASS NW** 



**PROJECT NUMBER** 20230222.0

**SHEET TITLE** UTILITY **PLAN** 

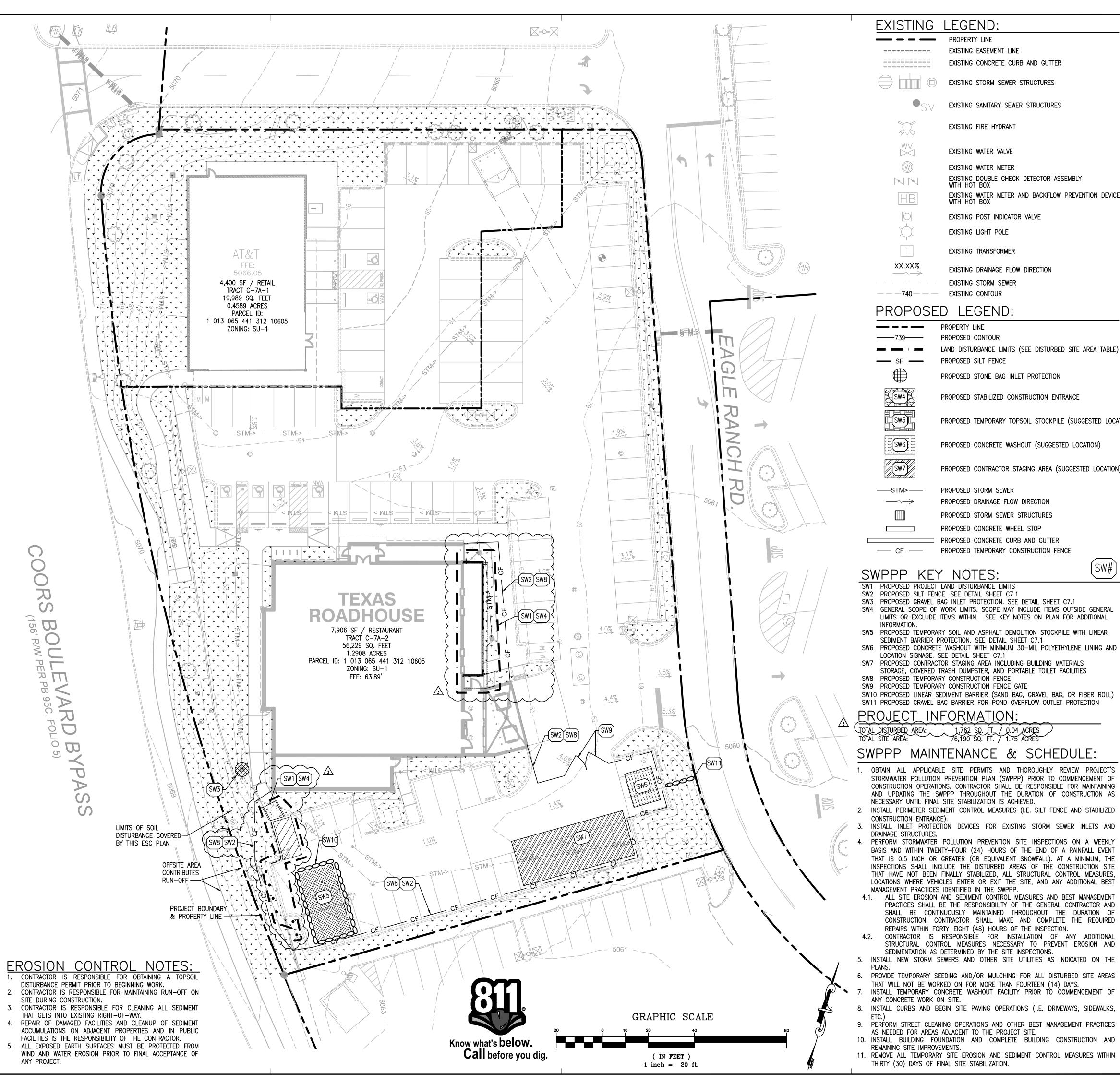


#### **GENERAL SWPPP NOTES:**

- COPIES OF THE APPROVED STORM WATER POLLUTION PREVENTION PLANS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH ANY NECESSARY PERMITS AND INSPECTION FORMS. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE PROJECT SWPPP.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
- CONTRACTOR SHALL IMPLEMENT SITE SPECIFIC BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN AND REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED BY THE CONTRACTOR AS DICTATED BY SITE CONDITIONS OR THE PROJECT GOVERNING AUTHORITIES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF
- ALL BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO THE APPLICABLE FEDERAL, STATE, OR LOCAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OR MANUAL OF PRACTICE
- IF AFTER REPEATED FAILURE ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL SOIL EROSION, SEDIMENT AND/OR POLLUTION FROM THE PROJECT SITE, THE GOVERNING AUTHORITIES RESERVE THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.
- INLET PROTECTION SHALL BE INSTALLED AROUND EACH INLET OR CATCH BASIN WITHIN THE VICINITY OF THE DISTURBED AREA LIMITS AS SHOWN ON THE PLANS. THESE SHALL BE MAINTAINED UNTIL THE TRIBUTARY DRAINAGE AREAS HAVE ADEQUATE GRASS COVER AND/OR APPROPRIATE GROUND STABILIZATION.
- ALL STREETS ADJACENT TO THE PROJECT SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. CONTRACTOR SHALL CLEAN ADJACENT PAVEMENTS AT THE END OF EACH WORKING DAY WHEN NECESSARY. ANY FUGITIVE DIRT/DEBRIS ON ADJACENT PAVEMENTS SHALL BE REMOVED AT THE END OF EACH DAY.
- CONTRACTORS SHALL MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION TO THE EXTENT
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS SOON AS IS PRACTICABLE
- OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED. 11. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS
- BY THE USE OF INLET PROTECTION OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. 12. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO
- PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR. 13. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED
- ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND
- 14. DUST SHALL BE ADEQUATELY CONTROLLED ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO

- SEALED TRASH CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 16. DURING DEWATERING OPERATIONS. WATER SHALL BE PUMPED OR OTHERWISE DISCHARGED FROM THE SITE INTO SEDIMENT BASINS, SILT TRAPS, DEWATERING BAGS OR POLYMER MIXING SWALES. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER SYSTEMS IS PROHIBITED
- 17. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED WITHIN THREE (3) DAYS OF FINAL DISTURBANCE.
- 18. ALL SOIL STOCKPILES SHALL BE STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE. 19. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AS FOLLOWS:
- 19.1. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 19.2. WHEN CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED (I..E. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS), THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
- 20. PRE-QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). REQUIRED REPAIRS SHOULD BE COMPLETED WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
- 21. EROSION CONTROL BLANKETS SHALL BE USED IN AREAS OF 4:1 SLOPE OR STEEPER. 22. ALL TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PROPERLY STABILIZED OR DISPOSED OF OFF SITE BY THE CONTRACTOR.
- 23. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR REVIEW.
- 24. ALL DIRT AND DEBRIS ORIGINATING FROM CONSTRUCTION ACTIVITIES SHALL REMAIN WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN. DIRT AND DEBRIS DESIGNATED FOR EXPORT SHALL BE REMAIN WITHIN THE LIMITS OF DISTURBANCE EXCEPT FOR MATERIALS THAT ARE
- ACTIVELY BEING EXPORTED. 25. ALL GOOD HOUSEKEEPING MEASURES LISTED IN THE PROJECT SWPPP SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES AND UNTIL FINAL STABILIZATION OF THE SITE HAS 4.
- 26. REFER TO THE PROJECT LANDSCAPE PLANS FOR IMPERVIOUS AREA SURFACE TREATMENT FOR FINAL SITE STABILIZATION. REMOVAL OF TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT OCCUR UNTIL FINAL SITE STABILIZATION.



30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

**PROJECT TEAM** 

EXISTING EASEMENT LINE

EXISTING FIRE HYDRANT

EXISTING WATER VALVE

EXISTING WATER METER

EXISTING POST INDICATOR VALVE

EXISTING DRAINAGE FLOW DIRECTION

PROPOSED STONE BAG INLET PROTECTION

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED CONCRETE WASHOUT (SUGGESTED LOCATION)

PROPOSED CONTRACTOR STAGING AREA (SUGGESTED LOCATION)

WITH HOT BOX

WITH HOT BOX

XX.XX%

SW4

SW5

SW6

EXISTING LIGHT POLE

EXISTING TRANSFORMER

EXISTING STORM SEWER

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED SILT FENCE

PROPOSED STORM SEWER

PROPOSED DRAINAGE FLOW DIRECTION

PROPOSED STORM SEWER STRUCTURES

PROPOSED CONCRETE CURB AND GUTTER

PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND

SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF

CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED

STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND

REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.

SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.

PROPOSED TEMPORARY CONSTRUCTION FENCE

PROPOSED CONCRETE WHEEL STOP

EXISTING CONCRETE CURB AND GUTTER

EXISTING STORM SEWER STRUCTURES

**EXISTING SANITARY SEWER STRUCTURES** 

EXISTING DOUBLE CHECK DETECTOR ASSEMBLY

EXISTING WATER METER AND BACKFLOW PREVENTION DEVICE

LAND DISTURBANCE LIMITS (SEE DISTURBED SITE AREA TABLE)

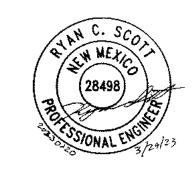
COPYRIGHT NOTICE This drawing is the property of the above for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the

**ISSUE/REVISION RECORD** DESCRIPTION

10/15/19 PERMIT SET 11/05/19 FIRE 1 SUBMITTA 03/17/23 COORDINATION SET  $\sqrt{3}$  03/29/23 PERMIT SET

PROPOSED TEMPORARY TOPSOIL STOCKPILE (SUGGESTED LOCATION)

**PROFESSIONAL SEAL** 



PROFESSIONAL IN CHARGE

**PROJECT MANAGER** 

**QUALITY CONTROL** 

**DRAWN BY** 

**PROJECT NAME** 

**TEXAS ROADHOUSE** 

**ALBUQUERQUE NEW MEXICO** 

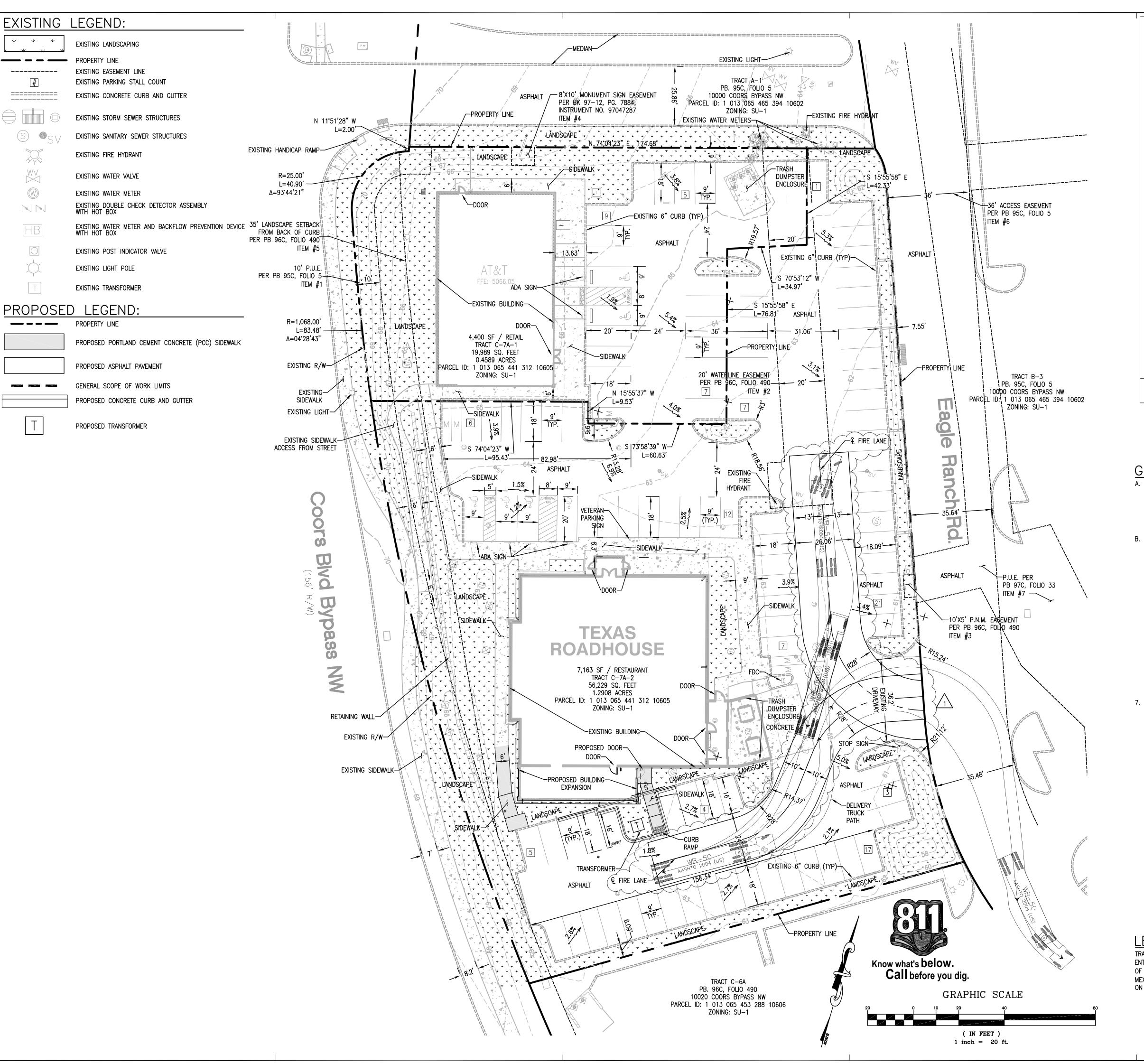
**10030 COORS BOULEVARD BYPASS NW** 

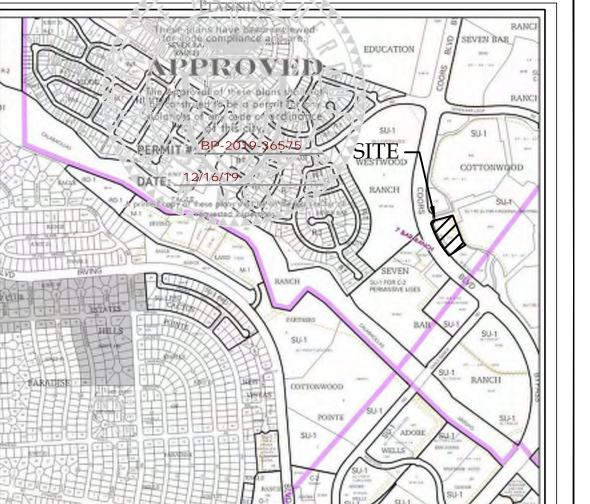


**PROJECT NUMBER** 20230222.0

**SHEET TITLE STORMWATER** 

**POLLUTION PREVENTION PLAN** 







ZONE ATLAS PAGE

#### **GENERAL INFORMATION:**

A. PLANNING HISTORY: ADMINISTRATIVE AMENDMENT FILE #16AA10021 PROJECT #101064

FOR THE SITE. THE FIRST WAS FOR CONSTRUCTION OF THE TEXAS ROADHOUSE RESTAURANT. THE SECOND WAS FOR CONSTRUCTION OF THE AT&T BUILDING. THIS PROJECT IS FOR THE EXPANSION OF THE TEXAS ROADHOUSE BUILDING.

B. DESCRIPTION: 1. VICINITY MAP: SEE UPPER RIGHT

2. ADDRESS: 10030 COORS BOULEVARD BYPASS NW, ALBUQUERQUE, NM 87104 SEE BELOW FOR PROJECT LEGAL DESCRIPTION OF THE PROJECT. 3. THIS PROJECT DOES NOT REQUEST VARIANCES FROM POLICIES, ORDINANCES,

OR RESOLUTIONS. 4. TYPE OF DEVELOPMENT: RESTAURANT

5. SIZE OF DEVELOPMENT: BUILDING WITH EXPANSION=7906 SF

TEXAS ROADHOUSE LOT SIZE=1.2908 ACRES 6. PARKING SPACES REQUIRED BY ZONING CODE:

7906 SF RESTAURANT 8 SPACES PER 1000 SF = 7906/1000\*8 = 64 SPACES 51-100 SPACES = 4 HANDICAP SPACES (1 VAN)

51-100 SPACES = 3 MOTORCYCLE 1:20 AUTOMOBILE (85/20) = 5 BICYCLE

PROVIDED SPACES: 85 PARKING SPACES 4 HANDICAP SPACES (1 VAN)

4 MOTORCYCLE SPACES 5 BICYCLE SPACES

7. EXECUTIVE SUMMARY:

A. GENERAL PROJECT LOCATION: THE PROJECT IS LOCATED AT 10030 COORS BOULEVARD BYPASS NW WITHIN

THE COTTONWOOD MALL SHOPPING AREA. B. DEVELOPMENT CONCEPT:

THE PROJECT WILL INCLUDE AN EXPANSION OF THE EXISTING 7,163 SF TEXAS ROADHOUSE RESTAURANT BY 743 SF FOR A TOTAL BUILDING SIZE OF 7906 SF. MINOR ADJUSTMENTS TO THE PARKING AREA SOUTH OF THE BUILDING AND UTILITIES IN THE SAME AREA WILL NEED TO BE MADE TO INCORPORATE THE EXPANDED BUILDING SIZE.

C. TRAFFIC CIRCULATION CONCEPT FOR THE SITE:

THE PROPOSED PROJECT WILL MAINTAIN THE EXISTING TRAFFIC CIRCULATION PATTERNS FOR THE OVERALL SITE THAT WERE PREVIOUSLY APPROVED ADMINISTRATIVE AMENDMENT FILE #16AA10021 PROJECT #101064. EXISTING CIRCULTATION PATTERNS TO BE MAINTAINED INCLUDE DELIVERY VEHICLES, FIRE

ACCESS AND CUSTOMER ACCESS. D. IMPACT ON THE ADJACENT SITES:

THE PROPOSE PROJECT SHOULD NOT HAVE AN IMPACT ON ADJACENT SITES. E. REFERENCE ANY APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS:

THE TEXAS ROADHOUSE ORIGINAL BUILDING PROJECT AND AT&T PROJECT WERE APPROVED UNDER ADMINISTRATIVE AMENDMENT FILE #16AA10021 PROJECT #101064

F. VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES: NO VARIANCES ARE REQUESTED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES.

#### LEGAL DESCRIPTION:

TRACT C-7A-2, COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR TRACTS C-7A-1 AND C-7A-2, COTTONWOOD MALL (BEING COMPRISED OF TRACT C-7A, COTTONWOOD MALL) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 27, 2016, IN BOOK 2016C, PAGE 47.

30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

**PROJECT TEAM** 

COPYRIGHT NOTICE This drawing is the property of the above project and site named herein, and cannot be reproduced in any manner without the

**ISSUE/REVISION RECORD** 

10/15/19 PERMIT SET 11/05/19 FIRE 1 SUBMITTAL  $\sqrt{\frac{1}{2}}$  11/07/19 PERMIT RESPONSE

Airport Noise Contou

**PROFESSIONAL SEAL** 



PROFESSIONAL IN CHARGE JOHN NOURZAD, PE PROFESSIONAL ENGINEER LICENSE NO. 19062

**PROJECT MANAGER** MIKE HOLMES **QUALITY CONTROL** MIKE HOLMES DRAWN BY

**PROJECT NAME** 

CODY SEXTON

**TEXAS ROADHOUSE** 

**ALBUQUERQUE NEW MEXICO** 

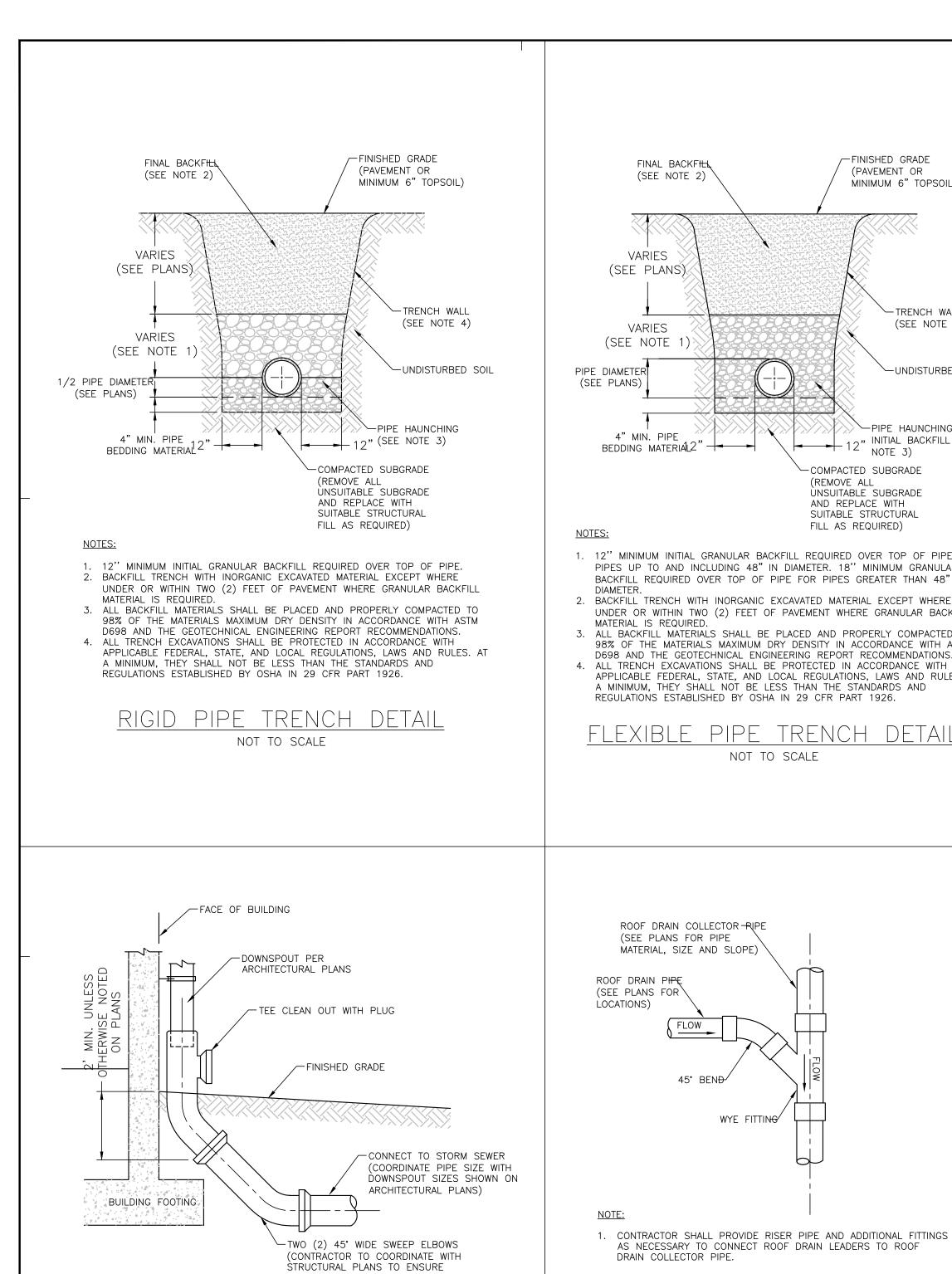
**10030 COORS BOULEVARD BYPASS NW** 



PROJECT NUMBER 20191050.0.0

SHEET TITLE TRAFFIC **CIRCULATION PLAN** 

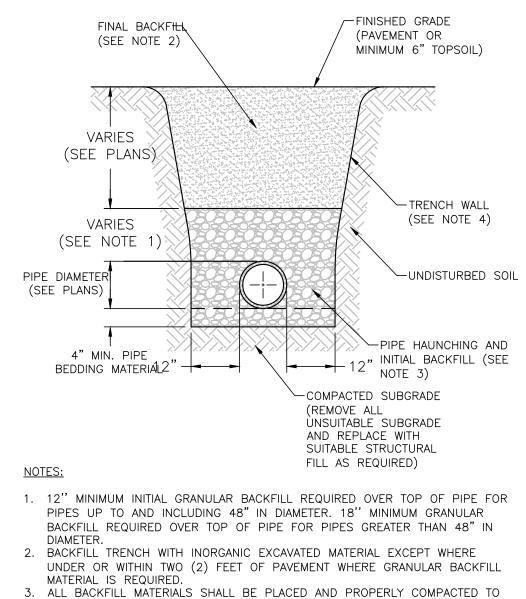
**SHEET NUMBER** 



CLEARANCE OF BUILDING FOOTING)

DOWNSPOUT LEADER DETAIL

NOT TO SCALE



98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM

APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT

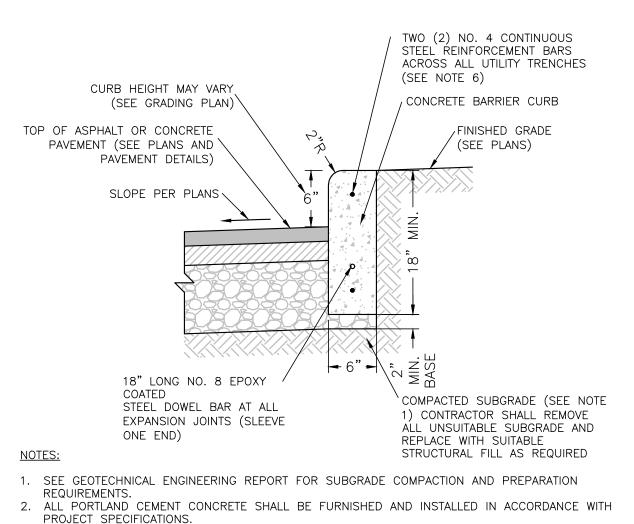
D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.

A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND

FLEXIBLE PIPE TRENCH DETAIL

NOT TO SCALE

REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.



. MATERIALS AND CONSTRUCTION OF PAVEMENTS FOR THE PROJECT SHOULD BE IN ACCORDANCE WITH THE PROJECT REQUIREMENTS AND SPECIFICATIONS.

4. CONTROL JOINTS SHALL BE INSTALLED AT TEN (10) FEET ON CENTER UNLESS OTHERWISE NOTED. 5. EXPANSION JOINTS SHALL BE INSTALLED AT FIFTY (50) FEET ON CENTER, CURB RADIUS POINTS, ALL LOCATIONS WHERE NEW CONCRETE CURBS ADJOIN EXISTING CONCRETE AND FIVE (5) FEET ON EACH SIDE OF ALL UTILITY CASTINGS ADJACENT TO NEW CONCRETE. 6. INSTALL TWO (2) CONTINUOUS NO. 4 STEEL REINFORCEMENT BARS PERPENDICULAR TO AND

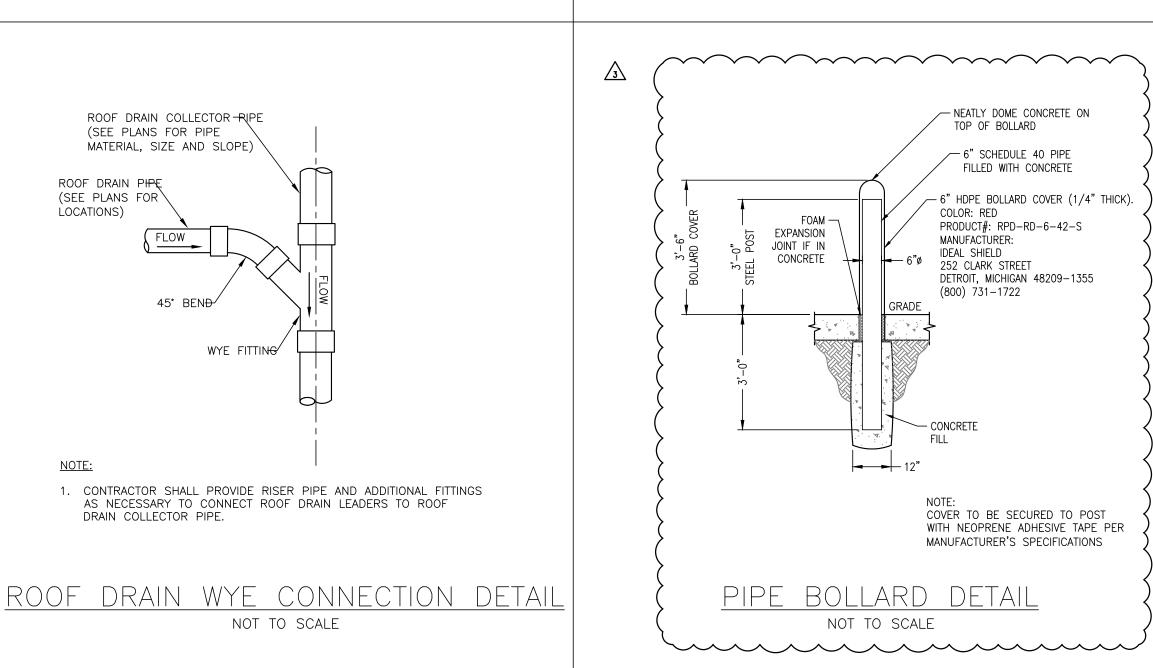
CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TRENCH. BARRIER CURB DETAIL

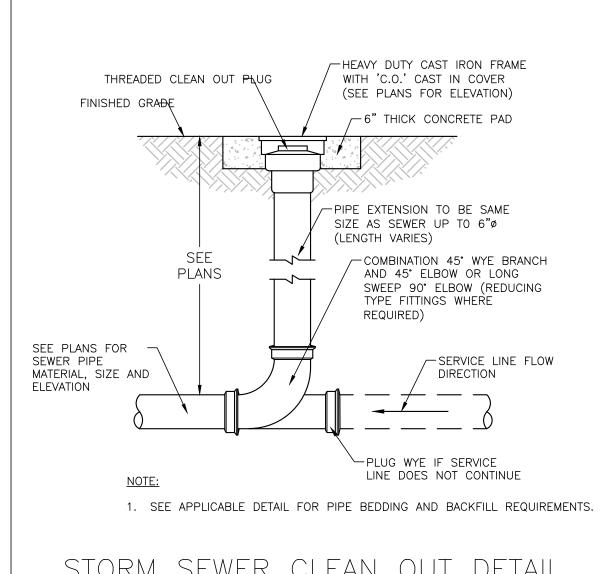
NOT TO SCALE

∠2% MAXIMUM CROSS SLOPE 5" PORTLAND CEMENT -PER ADA REQUIREMENTS CONCRETE 4" DENSE GRADED AGGREGATE - COMPACTED SUBGRADE (SEE NOTE BASE COURSE 1) CONTRACTOR SHALL REMOVE ALL UNSUITABLE SUBGRADE AND REPLACE WITH SUITABLE STRUCTURAL FILL AS REQUIRED

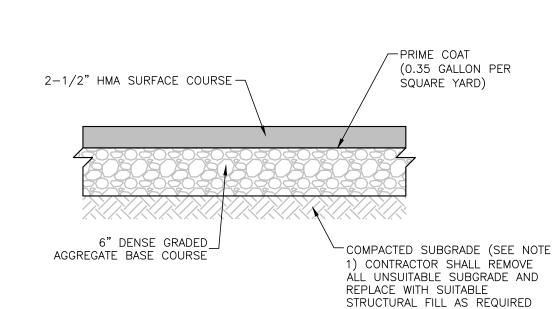
- 1. SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
- 2. ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- 3. CONTROL JOINTS SHALL BE INSTALLED AT FIVE (5) FEET ON CENTER UNLESS OTHERWISE
- 4. EXPANSION JOINTS SHALL BE INSTALLED AT FIFTY (50) FEET ON CENTER, SIDEWALK RADIUS POINTS, ALL LOCATIONS WHERE NEW CONCRETE SIDEWALKS ADJOIN EXISTING CONCRETE AND FIVE (5) FEET ON EACH SIDE OF ALL UTILITY CASTINGS ADJACENT TO NEW
- 5. INSTALL TWO (2) CONTINUOUS NO. 4 STEEL REBAR PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TRENCH.

CONCRETE SIDEWALK DETAIL NOT TO SCALE





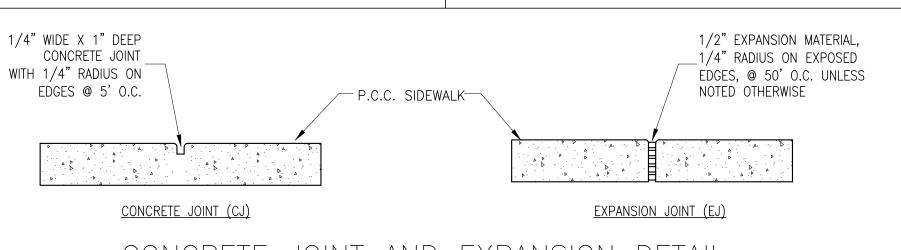
STORM SEWER CLEAN OUT DETAIL NOT TO SCALE



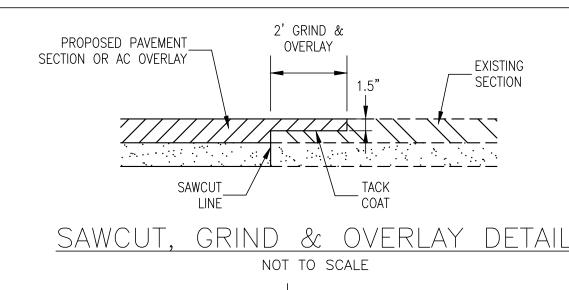
#### NOTES:

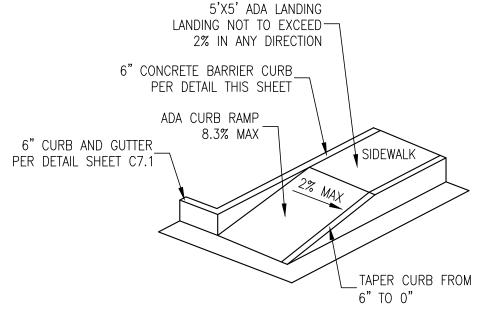
- 1. SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
- . HOT MIXED ASPHALT (HMA) SHALL CONFORM TO NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. 3. DENSE GRADED AGGREGATE BASE COURSE SHALL BE CONFORM TO NEW MEXICO STATE
- DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

ASPHALT PAVEMENT DETAIL NOT TO SCALE



CONCRETE JOINT AND EXPANSION DETAIL NOT TO SCALE





1. ACCESSIBLE RAMPS SHALL HAVE A MEDIUM TO HEAVY BROOM TEXTURE FINISH, PERPENDICULAR TO THE AXIS OF THE RAMP ACCESSIBLE CURB RAMP DETAIL

NOT TO SCALE

#### ACCESSIBLE PATH NOTES

- 1. ACCESSIBLE PATH OF TRAVEL. SLOPE IN THE DIRECTION OF PEDESTRIAN TRAVEL SHALL BE BELOW 5%. SLOPE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL SHALL NOT EXCEED 2%.
- 2. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION ON LEVEL 3. ACCESSIBLE RAMPS SHALL HAVE A MEDIUM TO HEAVY BROOM
- TEXTURE FINISH, PERPENDICULAR TO THE AXIS OF THE RAMP 4. CURB RAMP SHALL HAVE 8.3% MAX SLOPE IN THE DIRECTION OF PEDESTRIAN TRAVEL AND 2% MAXIMUM SLOPE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL

**PROJECT TEAM** 

30 Executive Park, Suite 100

t: 949 296 0450 f: 949 296 0479

Irvine, CA 92614

COPYRIGHT NOTICE This drawing is the property of the above for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professiona

ISSUE/REVISION RECORD

DESCRIPTION 10/15/19 PERMIT SET 11/05/19 FIRE 1 SUBMITTAL

11/07/19 PERMIT RESPONSE 03/17/23 COORDINATION SET  $\sqrt{3}$  03/29/23 PERMIT SET

**PROFESSIONAL SEAL** 



PROFESSIONAL IN CHARGE

**PROJECT MANAGER** 

**QUALITY CONTROL** 

**DRAWN BY** 

**PROJECT NAME** 

**TEXAS ROADHOUSE** 

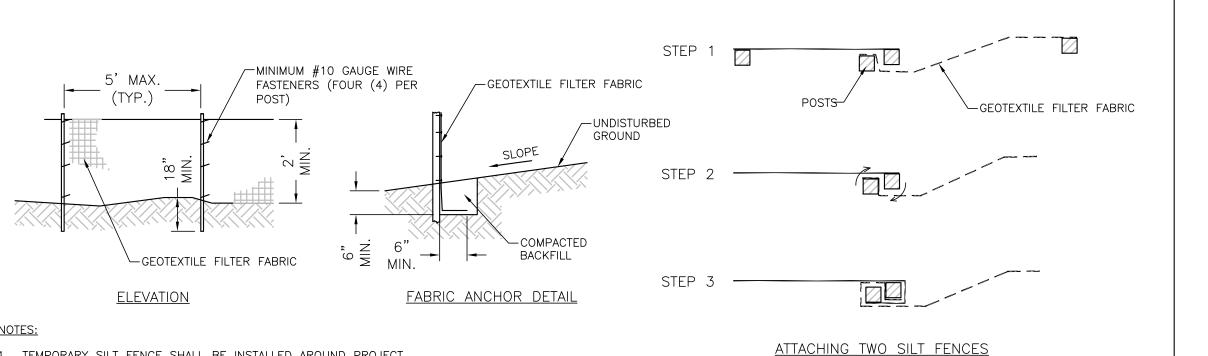
**ALBUQUERQUE NEW MEXICO** 

**10030 COORS BOULEVARD BYPASS NW** 



**PROJECT NUMBER** 20230222.0

SHEET TITLE CONSTRUCTION **DETAILS** 



NOTES:

**GRAVEL BAGS OVERLAP** 

GAP BETWEEN BAGS

ACTS AS SPILLWAY

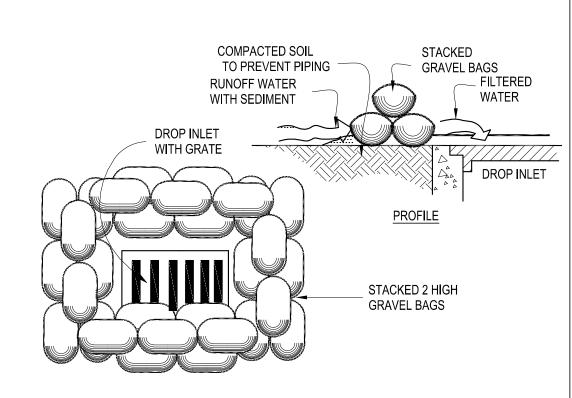
NOT TO SCALE

ONTO CURB

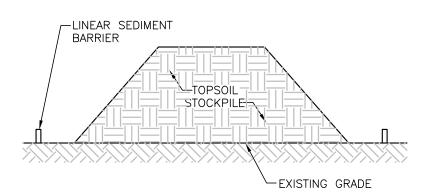
RUNOFF

- 1. TEMPORARY SILT FENCE SHALL BE INSTALLED AROUND PROJECT PERIMETER PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE
- FINAL GRADING AND SITE STABILIZATION. 2. GEOTEXTILE FILTER FABRIC SHALL BE APPROVED BY THE ENGINEER
- PRIOR TO CONSTRUCTION. 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF THREE (3) SQUARE

SILT FENCE DETAIL NOT TO SCALE



NOT TO SCALE



- 1. TOPSOIL STOCKPILES SHALL BE LOCATED TO ALLOW FOR AN ON-SITE DRAINAGE SWALE TO BE MAINTAINED BETWEEN THE STOCKPILE AND ALL ADJACENT PROPERTIES
- TO PREVENT STORMWATER FROM FLOWING OFF-SITE. 2. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN FOURTEEN (14) DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN SEVEN (7) DAYS OF COMPLETION TO MINIMIZE POTENTIAL EROSION.

NOT TO SCALE

PLANNING APPROVED The Approval of these plans shall not [ be construed to be a permit for any violations of any code or ordinance of this city. PERMIT # BP-2019-36575 A printed copy of these plans shall be on the light site for all

30 Executive Park, Suite 100 Irvine, CA 92614 t: 949 296 0450 f: 949 296 0479

**PROJECT TEAM** 

COPYRIGHT NOTICE This drawing is the property of the above for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professiona

ISSUE/REVISION RECORD

DATE DESCRIPTION 10/15/19 PERMIT SET 11/05/19 FIRE 1 SUBMITTAL

 $\sqrt{\frac{1}{2}}$  11/07/19 PERMIT RESPONSE

**PROFESSIONAL SEAL** 



PROFESSIONAL IN CHARGE JOHN NOURZAD, PE PROFESSIONAL ENGINEER LICENSE NO. 19062

**PROJECT MANAGER** MIKE HOLMES **QUALITY CONTROL** MIKE HOLMES

**DRAWN BY** 

CODY SEXTON

**ROADHOUSE** 

**NEW MEXICO** 

**BYPASS NW** 

**ALBUQUERQUE** 

**10030 COORS BOULEVARD** 

@ 2" O.C. IN EXISTING PAVEMENT, SEAL WITH **PROJECT NAME TEXAS** 

D. EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT. E. THEORETICAL FACE OF CURB OR FLOWLINE.

DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED

**CONSTRUCTION NOTES** 

OF CURB & CHANNEL LINING AND/OR WALL.

WALL, PROVIDE 1/4" EXP JOINT BETWEEN BACK

A. REQ. CONC. CHANNEL LINING, OR CUT-OFF

VARIABLE, DEPRESS AS NEEDED.

F. TRAFFIC SIDE.

G. 3/4" RADIUS.

H. 1-1/2" RADIUS.

J. 2" RADIUS.

K. 24" RADIUS.

M. DIMENSIONS AT ROUNDED CORNERS MEASURED

TO INTERSECTION OF STRAIGHT LINES. N. 4" AC: MAJOR LOCAL OR BETTER (SP-III) 3" AC: LOCAL RESIDENTIAL STREET (TYPE C)

2" AC: BICYCLE PATH (TYPE B, RESIDENTIAL) P. 8" SCARIFIED AND COMPACTED SUBGRADE. 95%

MINIMUM COMPACTION PER SECTION 301. Q. AC PAVEMENT.

R. #4 CONT. BETWEEN JOINTS 3" COVER AT

s. #3 PINS @ 3'-0" O.C. W/STD. HOOK.

REVISIONS

12/15/92 3/30/94

**GENERAL NOTES** SEE COA DRAWING 2415A

> CONSTRUCTION **DETAILS** CITY OF ALBUQUERQUE

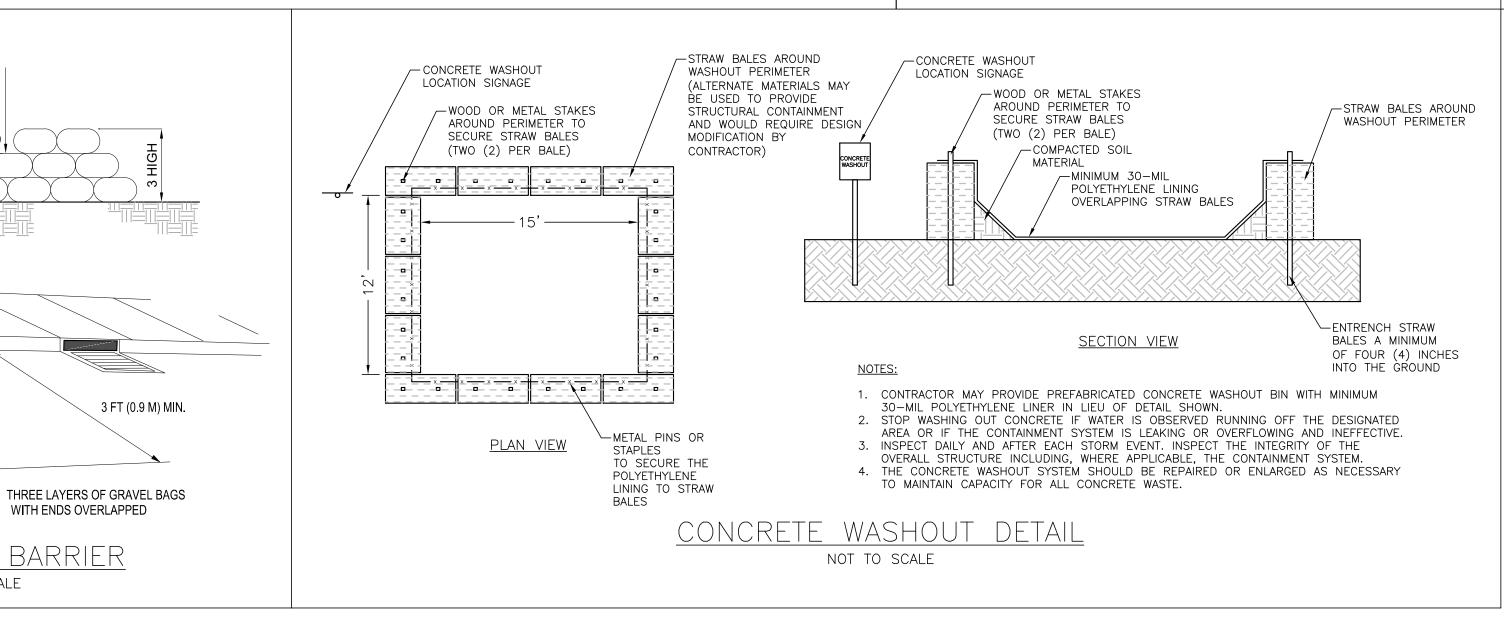
**SHEET NUMBER** 

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER 20191050.0.0

SHEET TITLE

CURB AND GUTTER & TEMPORARY PAVING SECTION JANUARY 2003



1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END

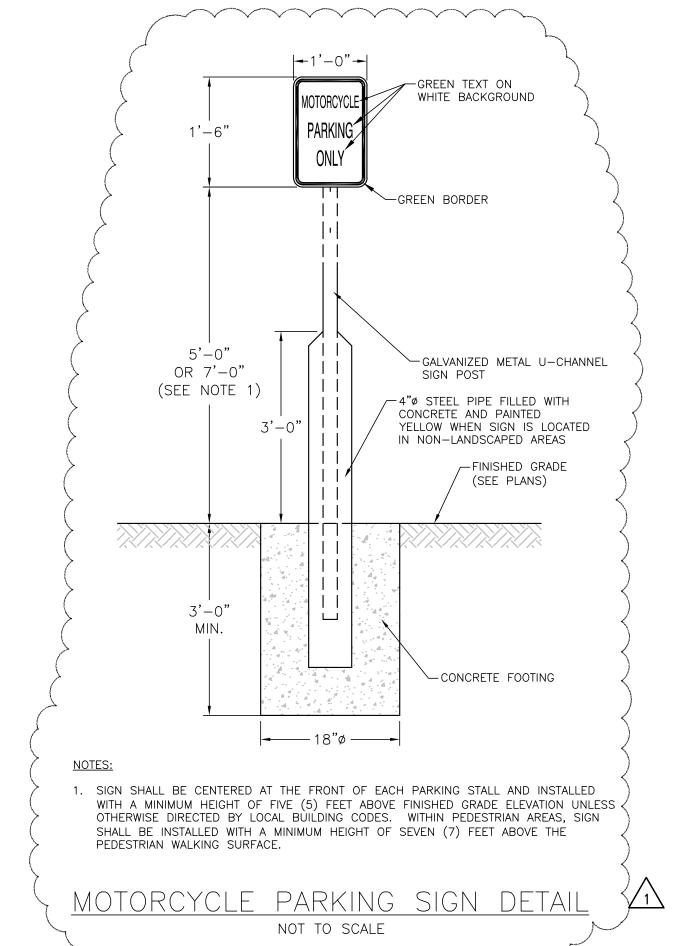
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE

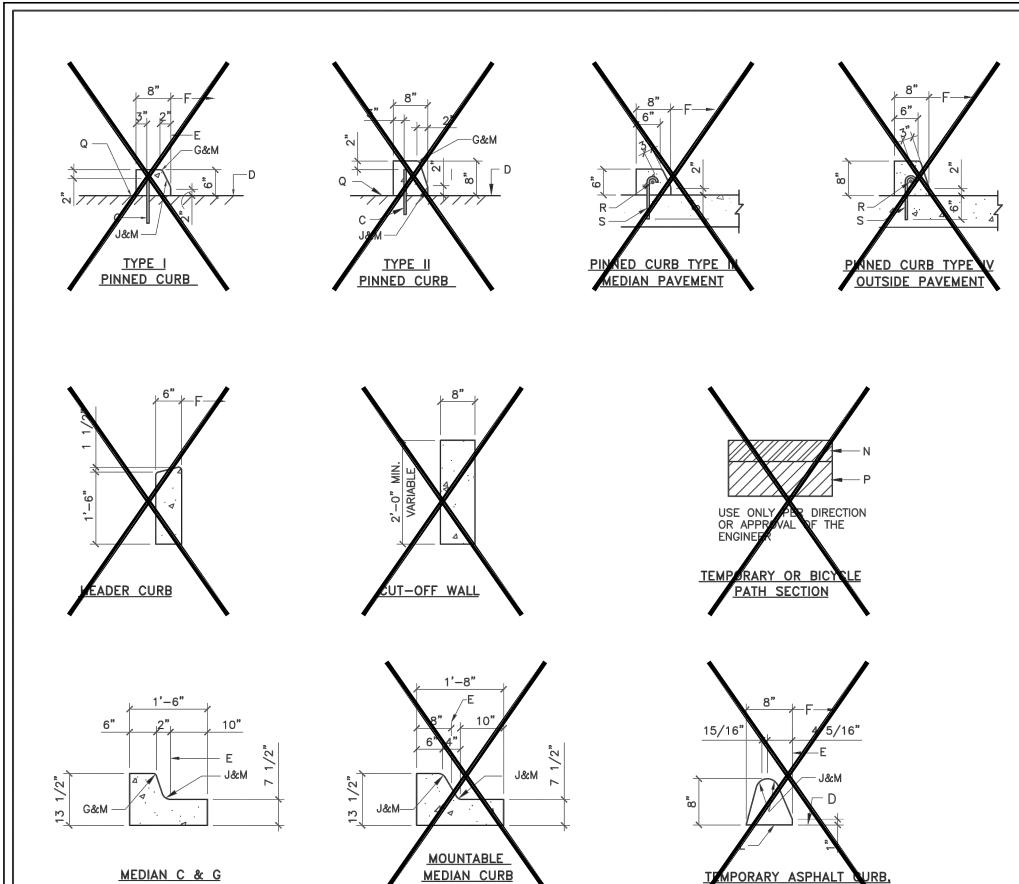
3. DRIVE BOTH POSTS A MINIMUM OF EIGHTEEN (18) INCHES INTO

DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

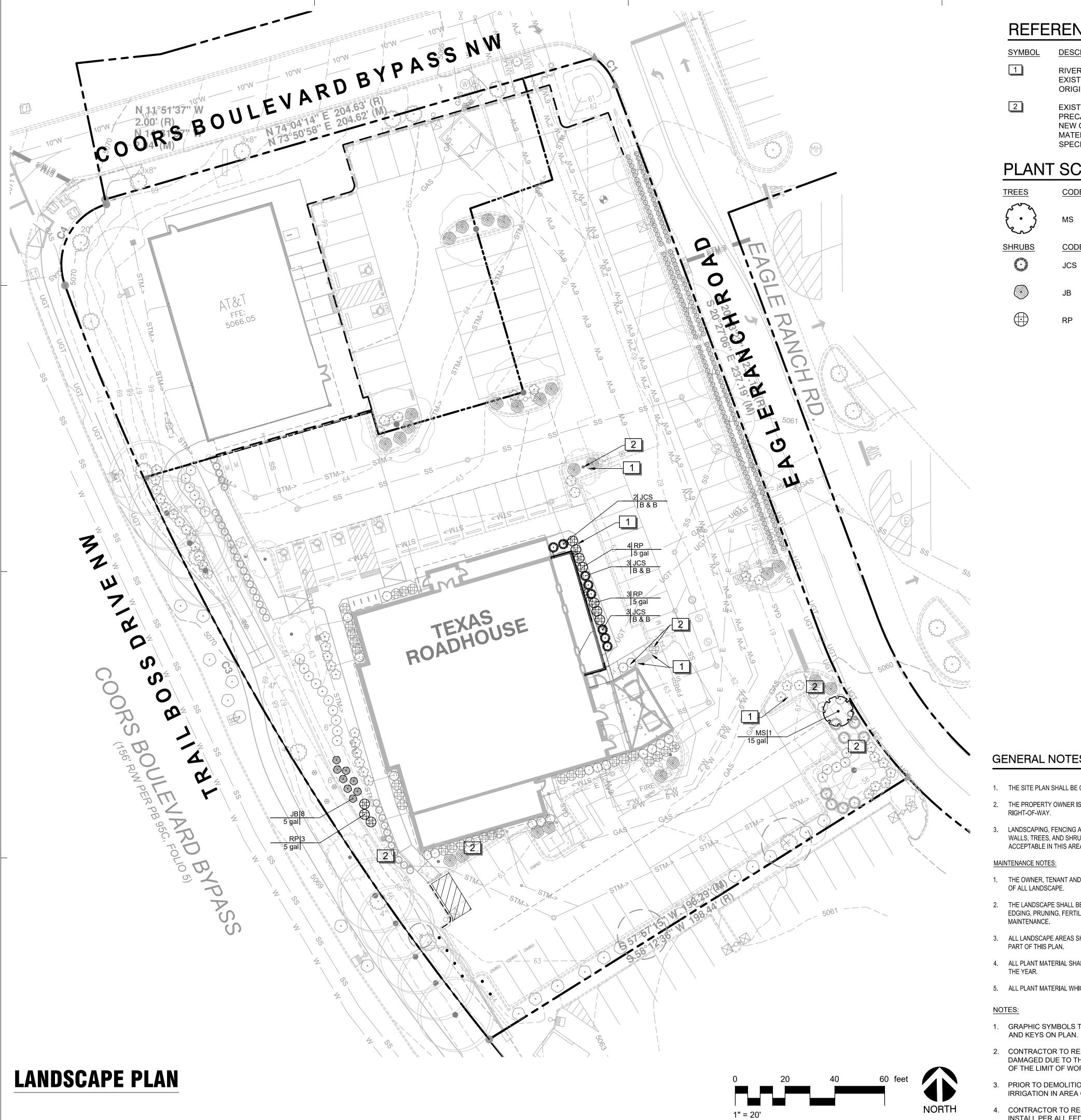
POST OF THE FIRST FENCE.

THE GROUND AND BURY THE FLAP.





TYPE C RESIDENTIAL



### REFERENCE NOTES SCHEDULE

#### **DESCRIPTION**

RIVER ROCK MULCH TO REMAIN. ANY DAMAGE TO EXISTING RIVER ROCK MULCH SHALL BE REPAIRED TO ITS

ORIGINAL CONDITION.

EXISTING LANDSCAPE TO REMAIN. CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT EXISTING PLANTING FROM NEW CONSTRUCTION OPERATIONS. ANY DAMAGE OF MATERIAL IS TO BE REPLACED WITH LIKE, TYPE, SIZE AND SPECIES OF MATERIAL.

### PLANT SCHEDULE

TREES	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
( Constant	MS	1	MALUS X `JFS KW213MX` TM	RASPBERRY SPEAR CRABAPPLE	15 GAL	2"CAL
SHRUBS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	<u>HEIGHT</u>
	JCS	8	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	B & B	7` HT. MIN.
	JB	8	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	5 GAL	
	RP	10	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY INDIAN HAWTHORN	5 GAL	36" HT. MIN.

#### GENERAL NOTES / STATEMENT OF COMPLIANCE:

- 1. THE SITE PLAN SHALL BE CONSISTENT WITH THE GENERAL LANDSCAPING REGULATIONS (Article 14-16-3-10)
- 2. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SIDEWALK AND LANDSCAPE MAINTENANCE IN THE ADJACENT PUBLIC
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THERFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

#### MAINTENANCE NOTES:

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE
- 2. THE LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.

- 1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES
- 2. CONTRACTOR TO REPAIR AND REPLACE ANY LANDSCAPE MATERIAL DAMAGED DUE TO THIS CONSTRUCTION THAT IS LOCATED OUTSIDE
- OF THE LIMIT OF WORK OR OUTSIDE OF PROPERTY LINES 3. PRIOR TO DEMOLITION, CONTRACTOR IS TO CUT AND CAP EXISTING IRRIGATION IN AREA OF NEW CONSTRUCTION.
- 4. CONTRACTOR TO RESTORE IRRIGATION TO ALL NEW PLANTED AREA. INSTALL PER ALL FEDERAL, STATE AND LOCAL CODES.



#### COPYRIGHT NOTICE

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

t: 847 788 9200

**PROJECT TEAM** 

ISSUE/REVISION RECORD DESCRIPTION

03/29/23 PERMIT/BID SET

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER QUALITY CONTROL

DRAWN BY

**PROJECT NAME** 

**TEXAS** 

ROADHOUSE

**BYPASS NW** 

**ALBUQUERUE NEW MEXICO** 10030 COORS BOULEVARD



PROJECT NUMBER

SHEET TITLE

LANDSCAPE PLAN