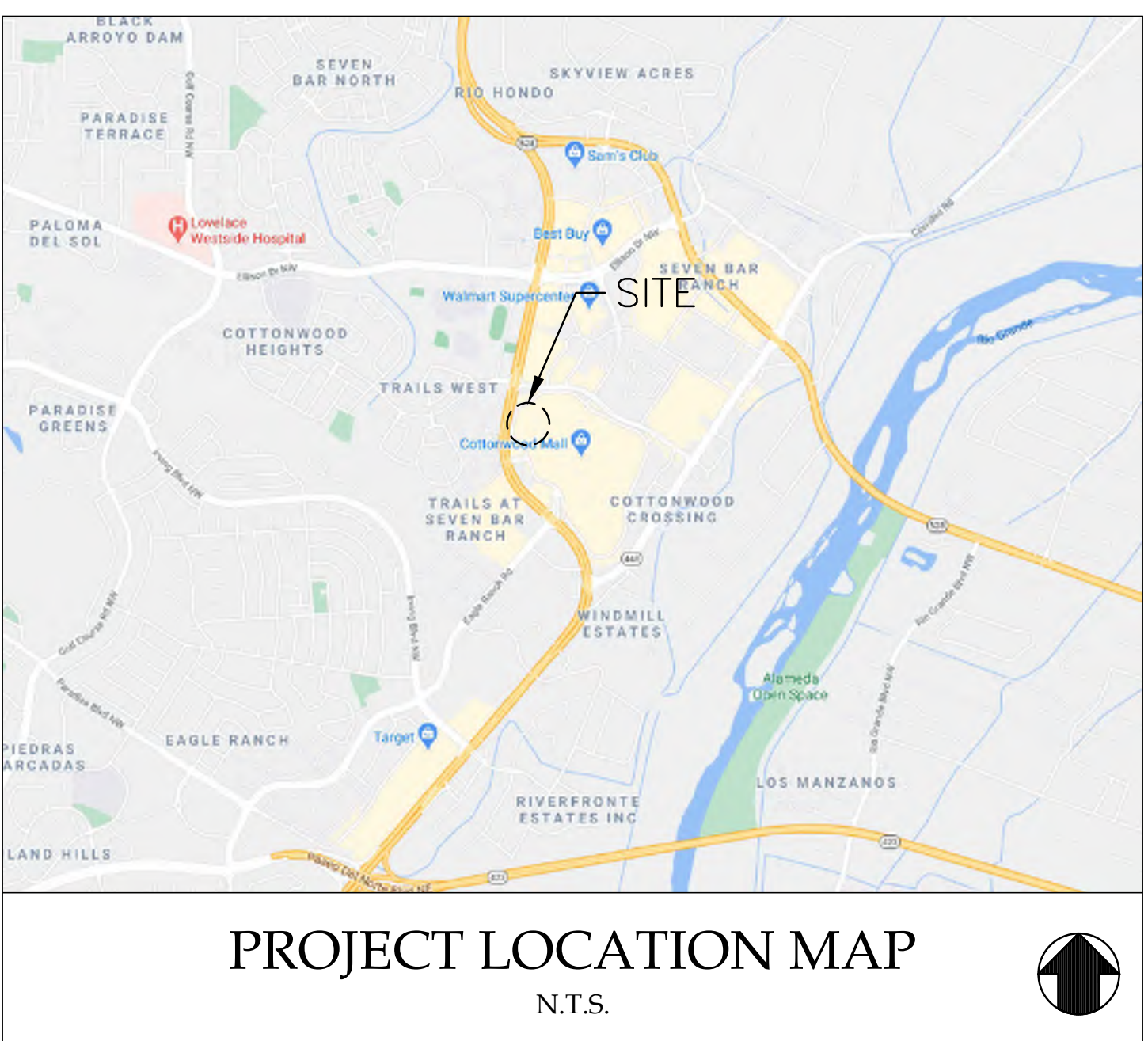


COORS BYPASS AND 7 BAR LOOP ROAD  
BERNALILLO COUNTY  
ALBUQUERQUE, NM 87114  
ZONING: MIXED-USE-MODERATE  
INTENSITY ZONE DISTRICT (MX-M)

DEVELOPER:  
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PROJECT NO. 200176

GEOTECHNICAL  
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PROJECT NO. 66145007

ATTACHMENTS

- ALTA/ACSM LAND TITLE SURVEY
- PH1.0 PHOTOMETRIC PLAN
- L1.0 LANDSCAPE PLAN
- L2.0 LANDSCAPE NOTES AND DETAILS
- L2.1 IRRIGATION NOTES AND DETAILS



GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND ALL WAYS, MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCY CODES, STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SITE PERMITS AND LICENSES FROM THE APPLICABLE GOVERNING AUTHORITIES.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 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.
- 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.
- 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.
- 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.
- ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS AND TO THE SATISFACTION OF THE APPLICABLE UTILITY OWNER(S).
- 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.
- 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.
- THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE PROVIDED WHERE CONSTRUCTION OPERATIONS ABUT PUBLIC THROUGH-FARES AND ADJACENT PROPERTY.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL KEEP THE PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS AT THE END OF EACH WORKING DAY.
- ALL CONSTRUCTION STAKING, SCHEDULING AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 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:
  - TOPOGRAPHY AND SPOT GRADE ELEVATIONS OF ALL PROPOSED PERMANENT SITE FEATURES INCLUDING ANY STORM WATER FACILITIES OR MODIFICATIONS TO EXISTING STORM WATER FACILITIES.
  - HORIZONTAL AND VERTICAL LOCATION AND ALIGNMENT OF ALL PROPOSED ROADWAYS, PARKING LOTS, UTILITIES, BUILDINGS OR OTHER PERMANENT SITE FEATURES.
  - RIM AND INVERT AND/OR TOP OF PIPE ELEVATIONS FOR ALL PROPOSED UTILITIES.
  - 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:

- ALL SITE WORK, GRADING, AND PAVING OPERATIONS WITHIN THE LIMITS OF THE PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY 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 OWN EXPENSE.
- REMOVED PAVEMENTS, SIDEWALKS, CURBS, TREES AND STUMPS SHALL BE DISPOSED OF LEGALLY OFFSITE AT LOCATIONS DETERMINED BY THE CONTRACTOR.
- ON AND OFFSITE PAVING 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.
- 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.
- 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 DEPRESSIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- 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 PROJECT LIMITS.
- 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.
- 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.
- DRIVEWAYS SHALL BE CONSTRUCTED SO AS NOT TO IMPEDE THE SURFACE DRAINAGE SYSTEM.
- TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE APPLICABLE STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE INSTALLED AND PROVIDED WHENEVER CONSTRUCTION FOR UTILITIES ARE WITHIN STREET AREAS. APPLICABLE ORDINANCES OF THE MUNICIPALITY, COUNTY OR STATE SHALL ALSO GOVERN THE TRAFFIC CONTROL REQUIREMENTS.

STORM SEWER NOTES:

- ALL STORM SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN 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.
  - STORM SEWER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
  - HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE PER ASTM F2306 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212.
  - STORM SEWER TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
    - 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 D2321. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING LOCAL STANDARD GRADATIONS.
    - TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, PER ASTM D698, OVER ALL STORM SEWERS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
  - 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. BUTYLOPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.
  - 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:
- ALL SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN 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.
  - ALL SANITARY SEWER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
  - ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE PER ASTM D3034 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212, UNLESS OTHERWISE NOTED.
    - 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.
  - SANITARY SEWER CONSTRUCTION SHALL COMMENCE AT THE EXISTING MANHOLE(S) AND/OR CONNECTION POINT(S) INDICATED ON THE PLANS.
    - 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.
  - ALL SANITARY SEWER TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
    - ALL 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 D2321. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING LOCAL STANDARD GRADATIONS.
    - TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, PER ASTM D698, OVER ALL SANITARY SEWERS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
  - 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.
  - SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS IN THE PLANS.
    - 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/EXITING 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.
  - 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. BUTYLOPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.

SANITARY SEWER NOTES (continued):

- 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.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR MANHOLE, THE FOLLOWING METHOD SHALL BE USED:
  - 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.
- UPON COMPLETION OF THE SANITARY SEWER CONSTRUCTION, INCLUDING THE SERVICE LINES, ALL SEWERS SHALL BE TESTED IN ACCORDANCE WITH SECTIONS LOCAL REQUIREMENTS AND SPECIFICATIONS AND SHALL BE WITNESSED BY THE LOCAL GOVERNING AUTHORITY OR AUTHORIZED REPRESENTATIVE.

WATER MAIN AND WATER SERVICE NOTES:

- ALL WATER MAIN CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN 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.
- WATER MAIN PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 53 IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS C151, C111 AND C104, UNLESS OTHERWISE NOTED.
- 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.
- DUCTILE IRON WATER MAIN PIPE SHALL BE CONSTRUCTED WITH A MINIMUM OF 8-MIL POLYETHYLENE ENCASEMENT TO PREVENT CORROSION.
- WATER MAIN TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
  - 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.
  - TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, PER ASTM D698, OVER ALL WATER MAINS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
- A WATERTIGHT PLUG SHALL BE PLACED IN THE END OF THE WATER MAIN PIPE AT THE END OF EACH CONSTRUCTION DAY.
- UPON COMPLETION OF THE WATERMAIN CONSTRUCTION, ALL WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
  - HYDROSTATIC PRESSURE AND LEAKAGE TESTS IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS AND SHALL BE WITNESSED BY THE LOCAL GOVERNING AUTHORITY.
  - DISINFECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE METHODS STATED IN AWWA STANDARD C651 AND WITNESSED BY THE LOCAL GOVERNING AUTHORITY.
- WATER SERVICE PIPING AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- WATER SERVICE LINES 2" IN DIAMETER OR SMALLER SHALL BE TYPE "K" COPPER TUBING CONFORMING TO ASTM B88-14. NO COUPLINGS SHALL BE PERMITTED BETWEEN THE CORPORATION AND CURB STOPS OR BETWEEN THE CURB STOP AND THE BUILDING.
- WATER SERVICE FITTINGS INCLUDING CORPORATION STOPS, SERVICE BOXES AND BUFFALO BOXES SHALL BE FURNISHED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS.
- 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.
- VALVES, VALVE BOXES OR VAULTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- 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.
- 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.
- TEMPORARY CONNECTIONS FOR CONSTRUCTION PURPOSES TO NEWLY INSTALLED OR EXISTING WATER MAINS SHALL BE MADE AND METERED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- 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. BUTYLOPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.
- BENDS ON 4" AND GREATER WATER LINES SHALL BE PROVIDED WITH RESTRAINED JOINTS. (MEGALUG SERIES 2000 OR APPROVED EQUAL)



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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/11/24	COORDINATION SET
05/22/24	PERMIT SET
06/14/24	BID SET
07/12/24	PERMIT RESPONSE
07/24/24	PERMIT RESPONSE

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

**ZACH MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
EDWARD GOSS

**QUALITY CONTROL**  
EDWARD GOSS

**DRAWN BY**  
EC

PROJECT NAME

**BUBBA'S 33**

**ALBUQUERQUE  
NEW MEXICO**

**10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



**PROJECT NUMBER**  
20182050.0

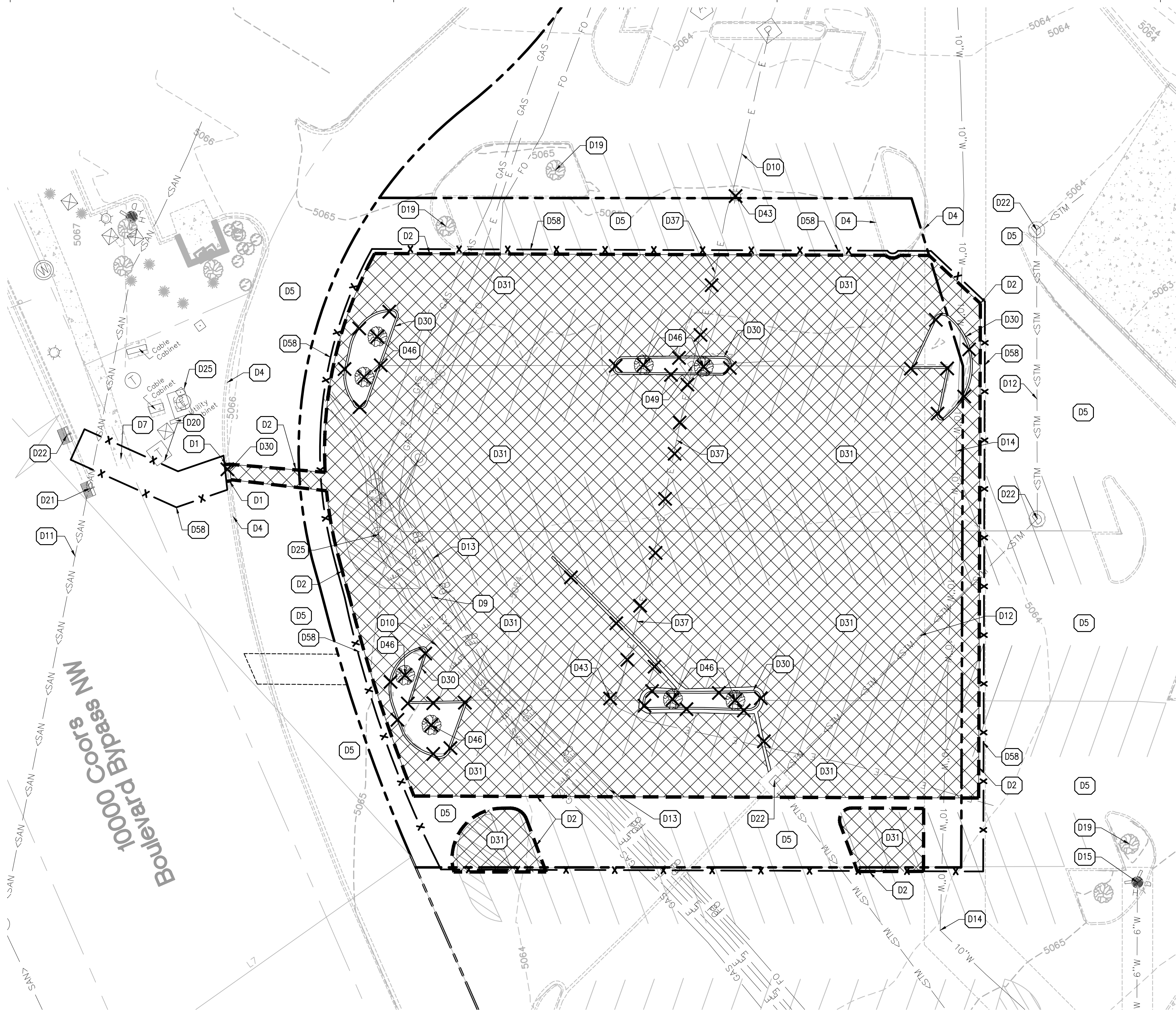
SHEET TITLE

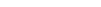
**GENERAL  
NOTES**

SHEET NUMBER

**C1.0**

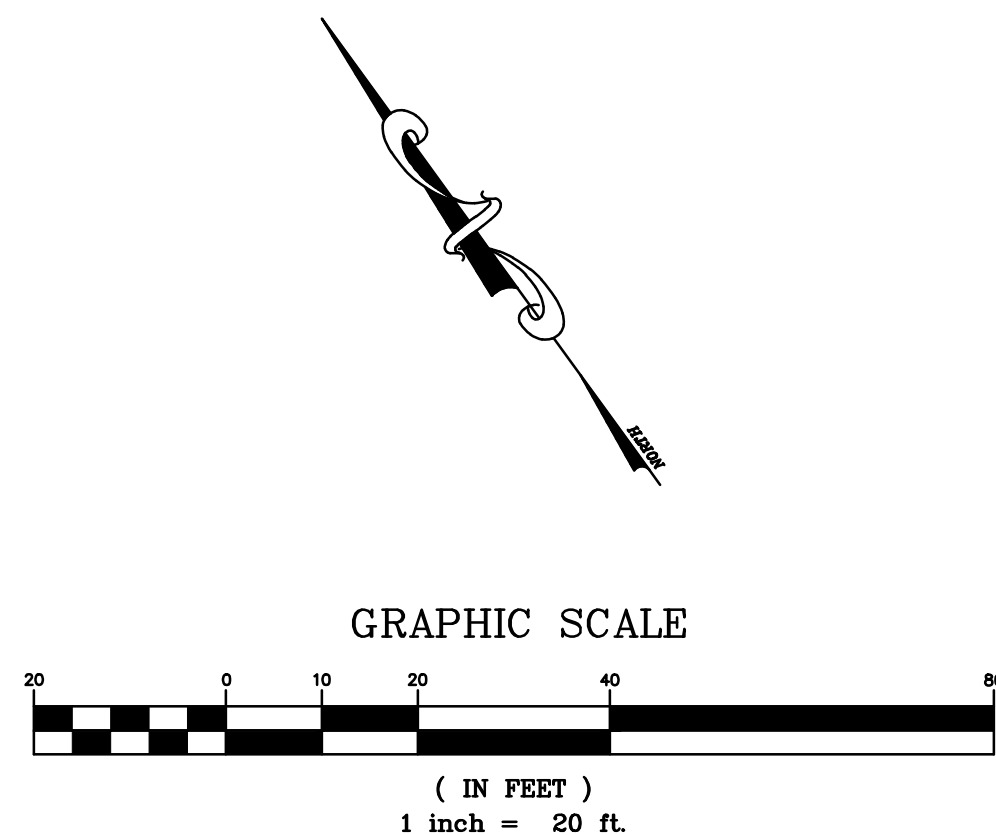
1. CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING SITE FEATURES NOT NOTED FOR REMOVAL.
4. 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 (SEE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION AND DETAILS).
5. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
6. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK. CONTRACTOR SHALL ALSO CONTACT CATLIN DAWSON WITH TEXAS ROADHOUSE (502-855-5556 OR CATLIN.DAWSON@TEXASROADHOUSE.COM) TO COORDINATE DISCONNECTION OF THE EXISTING BUILDING TELEPHONE SERVICE.
8. CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
9. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, HARB LIGHTS, ELECTRICAL PANELS, WHEEL STOPS, AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE, LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY onto ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
12. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED (REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPING REMOVAL REQUIREMENTS).
13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS VEGETATION NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR (REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPING REMOVAL REQUIREMENTS).
14. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. 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 ENGINEER.
16. ALL FIRE ACCESS LANS WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
17. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. UNABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS TO HAVE RECYCLABLE MATERIALS REMOVED FROM THE SITE AND RECYCLED.
19. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



	PROPERTY LINE
	PROPOSED SAW CUT LINE
	EXISTING CURB TO BE REMOVED
	EXISTING CURB AND GUTTER TO BE REMOVED
	EXISTING ELECTRIC LINE TO BE REMOVED
	PROPOSED CONSTRUCTION FENCE
	UTILITY LINE CAP LOCATION
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING TREE TO BE REMOVED

 EXISTING ASPHALT PAVEMENT TO BE REMOVED

- 01 SAW CUT EXISTING CONCRETE CURB
- 02 SAW CUT EXISTING ASPHALT PAVEMENT
- 04 EXISTING CONCRETE CURB TO REMAIN
- 05 EXISTING ASPHALT PAVEMENT TO REMAIN
- 07 EXISTING CONCRETE SIDEWALK TO REMAIN
- 09 APPROXIMATE LOCATION OF EXISTING NATURAL GAS LINE TO REMAIN
- D10 APPROXIMATE LOCATION OF EXISTING ELECTRICAL LINE TO REMAIN
- D11 APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE TO REMAIN
- D12 APPROXIMATE LOCATION OF EXISTING STORM SEWER LINE TO REMAIN
- D13 APPROXIMATE LOCATION OF EXISTING TELEPHONE LINE TO REMAIN
- D14 APPROXIMATE LOCATION OF EXISTING WATER LINE TO REMAIN
- D15 EXISTING FIRE HYDRANT TO REMAIN
- D16 EXISTING LIGHT POLE TO REMAIN
- D19 EXISTING TREE TO REMAIN AND BE PROTECTED
- D20 EXISTING TELEPHONE PEDESTAL TO REMAIN
- 021 EXISTING SANITARY STRUCTURE TO REMAIN
- D22 EXISTING STORM STRUCTURE TO REMAIN
- D25 EXISTING ELECTRICAL STRUCTURE TO REMAIN
- D30 EXISTING CONCRETE CURB TO BE REMOVED
- D31 EXISTING ASPHALT PAVEMENT TO BE REMOVED
- D37 APPROXIMATE LOCATION OF EXISTING ELECTRICAL LINE TO BE REMOVED
- D43 EXISTING LIGHT POLE TO BE REMOVED
- D46 EXISTING TREE TO BE REMOVED
- D49 EXISTING ELECTRICAL STRUCTURE TO BE REMOVED (COORDINATE WITH ELECTRICAL PROVIDER PRIOR TO REMOVAL)
- D58 PROPOSED CONSTRUCTION FENCE



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### ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/11/24	COORDINATION SET
11/22/24	PERMIT SET
11/14/24	BID SET
11/12/24	PERMIT RESPONSE
11/24/24	PERMIT RESPONSE

**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**  
**ACH MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
WARD GOSS

**QUALITY CONTROL**  
WARD GOSS

**DRAWN BY**

**PROJECT NAME**  
**BUBBA'S 33**

**ALBUQUERQUE**  
**NEW MEXICO**

**0000 COORS BYPASS NW  
LBUQUERQUE, NM 87114**

PROJECT NUMBER  
0182050.0

# EMOTION PLAN

**SHEET NUMBER**

## C2.0

## GENERAL SITE NOTES:

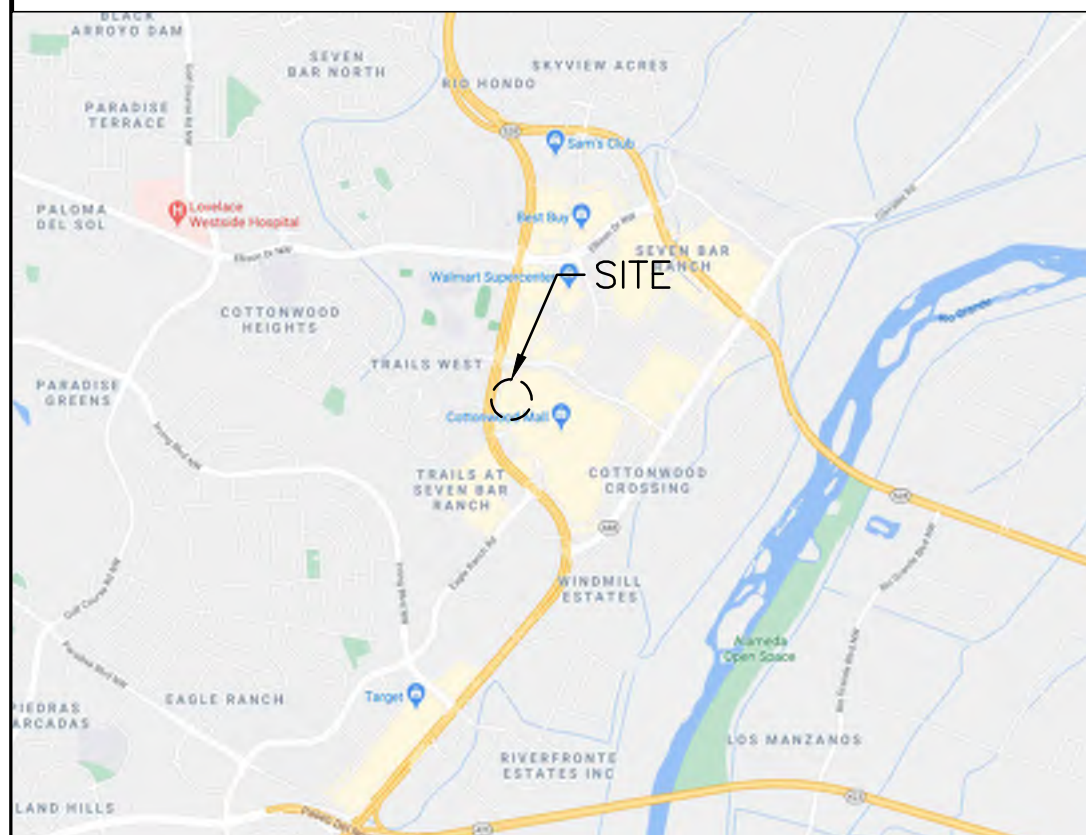
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- 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.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- 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 ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

### SITE PLAN NOTES:

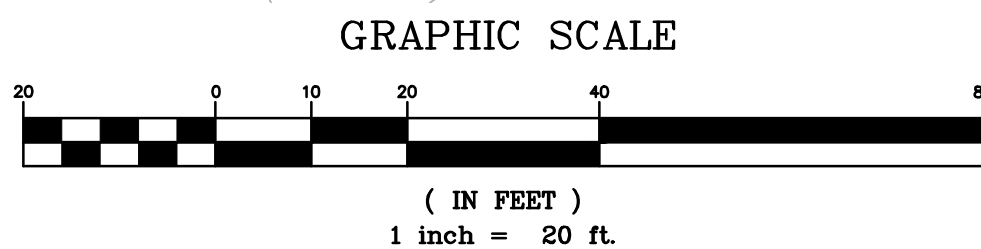
- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED FEBRUARY 17TH, 2020 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 66145007).
- SEE CONSTRUCTION DETAILS SHEET C7.0 FOR PAVEMENT SECTION DETAILS.
- SEE GENERAL NOTES SHEET C1.0 FOR EXISTING LEGEND.

## PAVEMENT HATCH LEGEND:

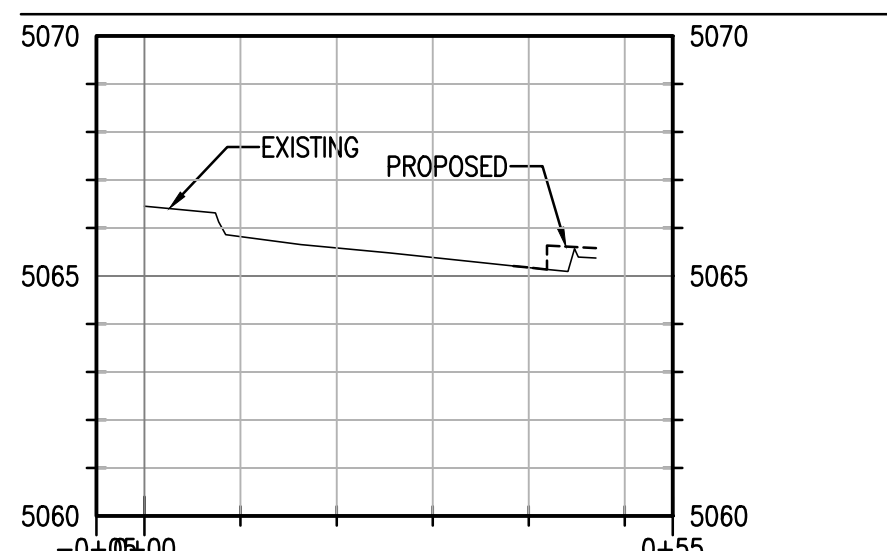
- S6A** PROPOSED CONCRETE SIDEWALK  
5" PORTLAND CEMENT CONCRETE  
4" AGGREGATE BASE
- S6B** PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK  
5" PORTLAND CEMENT CONCRETE  
4" AGGREGATE BASE
- S7A** PROPOSED CONCRETE LANDING  
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S7B** PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING  
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S8** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE  
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S9** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB  
5.5" PORTLAND CEMENT CONCRETE  
5.5" AGGREGATE BASE  
(SEE GEOTECHNICAL REPORT)
- S10** PROPOSED ASPHALT PAVEMENT  
2" ASPHALT SURFACE COURSE  
3.5" ASPHALT BINDER COURSE  
6" AGGREGATE BASE  
(SEE GEOTECHNICAL REPORT)
- S11** PROPOSED HEAVY DUTY ASPHALT PAVEMENT  
3" ASPHALT SURFACE COURSE  
4.5" ASPHALT BINDER COURSE  
6" AGGREGATE BASE  
(SEE GEOTECHNICAL REPORT)
- S13** PROPOSED LANDSCAPE AREA  
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)



VICINITY MAP  
N.T.S.



## COTTONWOOD LOOP CROSS SECTION:



PROFILE SCALE  
1" = 10' H  
1" = 2' V

### SITE DISTANCE NOTE:

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

## UTILITY RIM NOTE:

- UTILITY RIM CONCRETE COLLAR NOTES:
- MANHOLES, CATCH BASINS AND OTHER LARGE STRUCTURES  
a. IF GRATE IS 2-FT ROUND, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.  
b. IF THE GRATE IS 2-FT SQUARE, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.
  - CLEAN OUTS  
a. ALL CLEAN OUTS SHALL HAVE A 2-FT WIDE CONCRETE COLLAR

## UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.

## UTILITY RIM NOTE:

- ALL UTILITY STRUCTURE RIMS SHALL HAVE A 6'x6' BLACK CONCRETE COLLAR WITHIN NEW ASPHALT
- ALL UTILITY CLEAN-OUT RIMS SHALL HAVE A 3'x3' BLACK CONCRETE COLLAR WITHIN NEW ASPHALT

## PROJECT INFORMATION:

SITE AREA:	±1.03 ACRES
ZONED:	MX-M - MIXED-USE-MODERATE INTENSITY
PROPOSED USE:	RESTAURANT
BUILDING HEIGHT:	25'-6"
PARKING REQUIRED:	61 STALLS (1 STALL PER 1,000 SF TIMES 8, 7,575/1000*8 = 60.6)
PARKING PROVIDED:	46 STALLS ON SITE (INCLUDING 6 ADA STALLS)
BICYCLE PARKING REQUIRED:	7 STALLS (10% OF REQUIRED OFF-STREET PARKING SPACES = 0.1*61 = 6.1 => 7)
BICYCLE PARKING PROVIDED:	10 STALLS (2 STALLS PER RACK)
MOTORCYCLE PARKING REQUIRED:	3 (SITES THAT ARE REQUIRED TO PROVIDE BETWEEN 51-100 PARKING SPACES WILL BE REQUIRED TO PROVIDE 3-MOTORCYCLE, MOPED, OR SCOOTER PARKING SPACES)
MOTORCYCLE PARKING PROVIDED:	3

BLACK CONCRETE COLOR NOTE:  
DAVIS COLOR 8084 GRAPHITE. 170# PER 10 YARDS

DAVIS COLORS  
3700 EAST OLYMPIC BLVD. LOS ANGELES, CA 90023  
800-356-4848

## PROPOSED LEGEND:

- PROPERTY LINE
- ===== PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FLUSH CURB
- PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER STRUCTURES
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER SERVICE TAP
- PROPOSED TRANSFORMER PAD AND STEEL BOLLARDS
- GM PROPOSED GAS METER
- EM 71 E PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT

## SITE KEY NOTES:

- S1 PROPOSED BUBBA'S 33 BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S2 PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S3A PROPOSED CONCRETE CURB AND GUTTER (SEE DETAIL ON SHEET C7.0)
- S3B PROPOSED 1.5' WIDE CONCRETE SWALE (SEE DETAIL ON SHEET C7.1)
- S3C PROPOSED CURB TO EYEBROW AROUND EXISTING UTILITY STRUCTURE
- S4 PROPOSED CONCRETE BARRIER CURB (SEE DETAIL ON SHEET C7.0)
- S5 PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL ON C7.0)
- S6A PROPOSED CONCRETE SIDEWALK (SEE DETAIL ON SHEET C7.0)
- S6B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK (SEE DETAIL ON SHEET C7.0)
- S7A PROPOSED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE (SEE THE STRUCTURAL S8 DUMPSTER ENCLOSURE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- S10 PROPOSED ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- S11 PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- S12 PROPOSED FIRE LANE STRIPING PER LOCAL CODE
- S13 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S14 PROPOSED STRIPED ISLAND PER LOCAL CODE
- S15 PROPOSED CONCRETE BOLLARD AT FLUSH CURB (TYP. OF 6, SEE DETAIL ON SHEET C7.1)
- S16 PROPOSED 4" WHITE PAVEMENT STRIPING PER LOCAL CODE
- S17 PROPOSED DIRECTIONAL TRAFFIC ARROW (SEE DETAIL ON SHEET C7.0)
- S18A PROPOSED 30" R5-1 "DO NOT ENTER" SIGN (SEE DETAILS ON SHEET C7.2)
- S18B PROPOSED 24"x36" R6-2L "ONE WAY" SIGN (SEE DETAILS ON SHEET C7.2)
- S18C PROPOSED 24"x36" R6-2R "ONE WAY" SIGN (SEE DETAILS ON SHEET C7.2)
- S19 PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE, 66-7-352.4C NMSA 1978 (TYP. OF 6, SEE DETAIL ON SHEET C7.0)
- S20 PROPOSED BLUE HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER LOCAL CODE, 66-1-4.1.B NMSA 1978 (TYP., SEE DETAIL ON SHEET C7.0)
- S21 PROPOSED PAVEMENT TO FLUSH WITH PROPOSED SIDEWALK PER ADA REQUIREMENTS
- S22 PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- S24 PROPOSED 4'x8' CONCRETE PAD WITH 1 PERCENT MAX. CROSS SLOPE
- S25 PROPOSED MAGLIN MRR501 BIKE RACKS WITH BLACK POWDER COATED FINISH (TOTAL OF 5 BIKE RACKS PROVIDING 10 BICYCLE PARKING SPACES - SEE DETAIL ON SHEET C7.2)
- S33 PROPOSED MOTORCYCLE PARKING SIGN PER THE CITY OF ALBUQUERQUE ZONING CODE (TYP. OF 3, SEE DETAIL ON SHEET C7.2)
- S34 PROPOSED MOTORCYCLE PARKING STALLS TO HAVE "MC" PAINTED IN WHITE AT THE REAR OF THE PARKING STALLS PER THE CITY OF ALBUQUERQUE ZONING CODE (TYP. OF 3).
- S35 CURB TRANSITION FOR 0" TO 6" IN HEIGHT
- S40 EXISTING ASPHALT PAVEMENT TO REMAIN
- S41A EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- S42 PROPOSED LIGHT POLE
- S43 EXISTING LIGHT POLE TO REMAIN
- S44 EXISTING PAVEMENT STRIPING TO REMAIN
- S50 THE SLOPE IS GREATER THAN 1/8" PER FOOT ON THE APPROACH MEASURING 37 TO THE FACE OF TRASH ENCLOSURE. SINCE SLOPE IS GREATER THAN AN 1/8" PER FOOT, SHIMS SHALL BE PUT ON THE BOTTOM OF THE DUMPSTERS

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### PROJECT TEAM

### ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/11/24	COORDINATION SET
05/22/24	PERMIT SET
06/14/24	BID SET
07/12/24	PERMIT RESPONSE
07/24/24	PERMIT RESPONSE

### PROFESSIONAL SEAL



### PROFESSIONAL IN CHARGE

**ZACH MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
EDWARD GOSS

**QUALITY CONTROL**  
EDWARD GOSS

**DRAWN BY**  
EC

### PROJECT NAME

**BUBBA'S 33**

**ALBUQUERQUE  
NEW MEXICO**

**10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



### PROJECT NUMBER

20182050.0

### SHEET TITLE

### SITE PLAN

### SHEET NUMBER

**C3.0**

GENERAL GRADING NOTES:

- ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 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 PROJECT LIMITS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- 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 ENGINEER.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- ALL STRUCTURE BENCH WALLS SHALL BE SHAPED AND FORMED FOR A CLEAN TRANSITION WITH PROPER HYDRAULICS TO ALLOW THE SMOOTH CONVEYANCE OF FLOWS THROUGH THE MANHOLE OR BOX INLET. THE BENCH WALL SHALL FORM A DEFINED CHANNEL, TO A MINIMUM HEIGHT OF 80-PERCENT OF THE INSIDE DIAMETER OF THE INLET AND OUTLET PIPES TO FORM A 'U' SHAPED CHANNEL, CONSTRUCTED AT A MINIMUM 1/8-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
- ALL STORM WATER INLETS AND CATCH BASIN CASTINGS SHALL HAVE THE WORDS 'NO DUMPING, DRAINS TO STREAM', OR SIMILARLY APPROVED MESSAGE, CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" IN HEIGHT. IN ADDITION, A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROJECT BENCHMARKS:

SITE BENCHMARKS:

BM #1 ACS MONUMENT "10-B13"  
ELEVATION= 5074.478 (NAVD 88)

BM #2 ACS MONUMENT "8-B13"  
ELEVATION= 5059.673 (NAVD 88)

FLOOD NOTE:

PROJECT SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA AND IS LOCATED IN ZONE "X" AS SHOWN ON THE ABOVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 35001C0108G WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

UTILITY RIM NOTE:

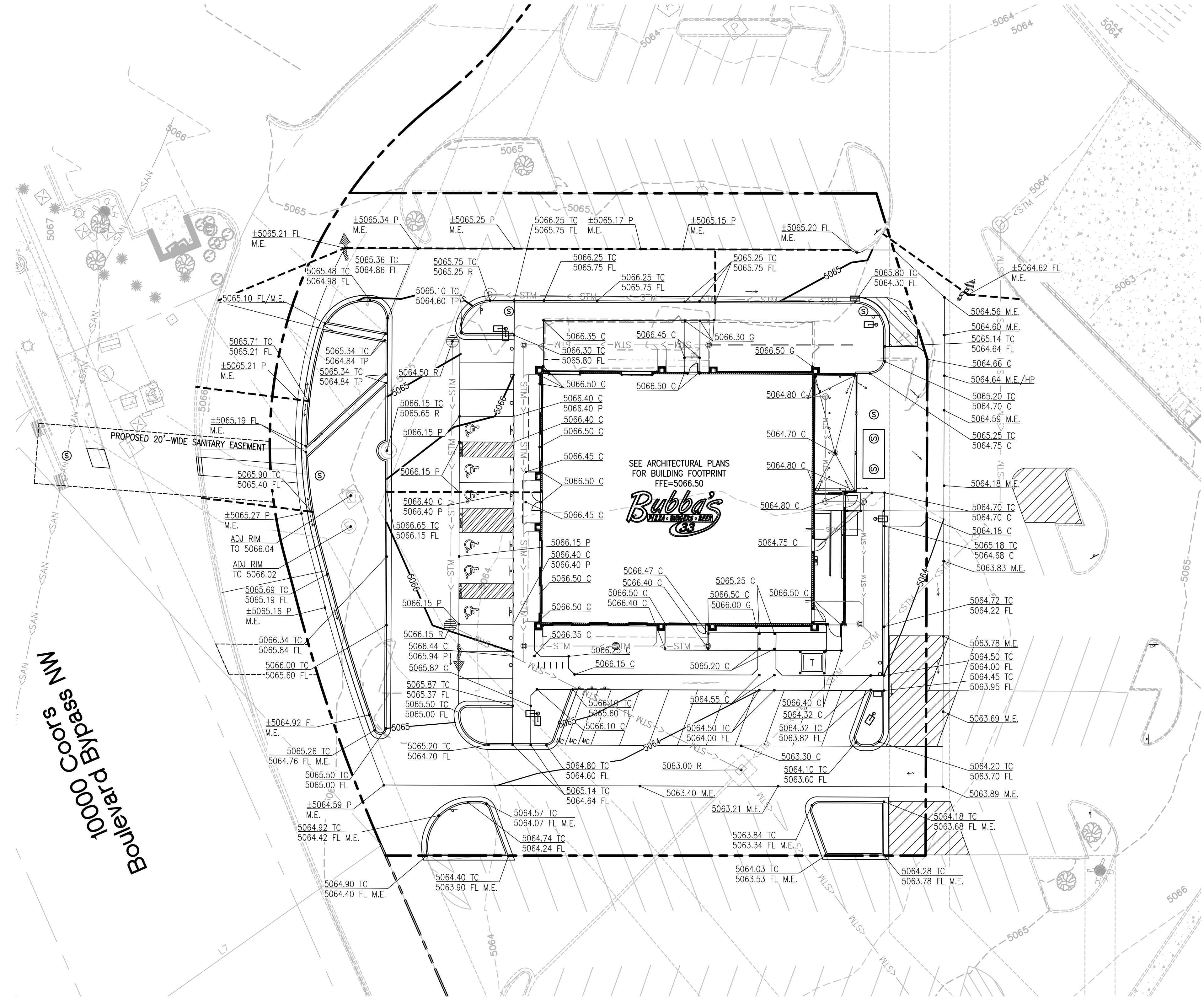
- UTILITY RIM CONCRETE COLLAR NOTES:
- MANHOLES, CATCH BASINS AND OTHER LARGE STRUCTURES
    - IF GRATE IS 2-FT ROUND, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE
    - IF THE GRATE IS 2-FT SQUARE, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE
  - CLEAN OUTS
    - ALL CLEAN OUTS SHALL HAVE A 2-FT WIDE CONCRETE COLLAR

UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.

UTILITY RIM NOTE:

- ALL UTILITY STRUCTURE RIMS SHALL HAVE A 6'x6' BLACK CONCRETE COLLAR WITHIN NEW ASPHALT
- ALL UTILITY CLEAN-OUT RIMS SHALL HAVE A 3'x3' BLACK CONCRETE COLLAR WITHIN NEW ASPHALT



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FLUSH CURB
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
  - FFE: FINISHED FLOOR ELEVATION
  - TC: TOP OF CURB ELEVATION
  - FL: CURB FLOWLINE ELEVATION
  - C: TOP OF CONCRETE ELEVATION
  - P: TOP OF PAVEMENT ELEVATION
  - FG: FINISHED GRADE ELEVATION
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- PROPOSED SPOT ELEVATION EXPOSED CURB FACE VARIES
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- PROPOSED STORM SEWER STRUCTURE WITH CLOSED LID
- PROPOSED STORM SEWER CLEAN OUT
- PROPOSED HEAVY DUTY AREA DRAIN
- PROPOSED STORM SEWER



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PROJECT TEAM

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PROFESSIONAL SEAL



**PROFESSIONAL IN CHARGE**  
**ZACH MICHELIS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488  
**PROJECT MANAGER**  
EDWARD GOSS  
**QUALITY CONTROL**  
EDWARD GOSS  
**DRAWN BY**  
EC

**PROJECT NAME**  
**BUBBA'S 33**

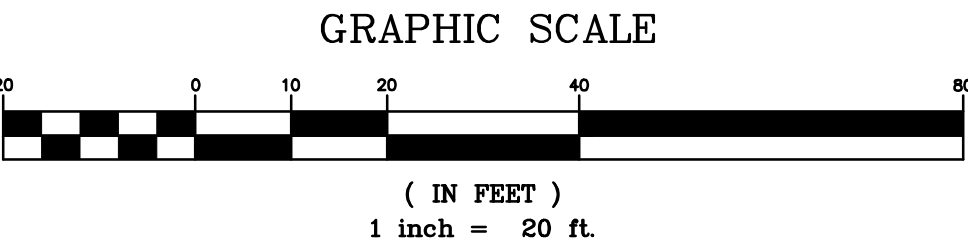
**ALBUQUERQUE**  
**NEW MEXICO**  
**10000 COORS BYPASS NW**  
**ALBUQUERQUE, NM 87114**



**PROJECT NUMBER**  
20182050.0

**SHEET TITLE**  
**GRADING PLAN**

**SHEET NUMBER**  
**C4.0**



GENERAL GRADING NOTES:

- ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 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 PROJECT LIMITS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
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PROJECT BENCHMARKS:

SITE BENCHMARKS:

BM #1 ACS MONUMENT "10-B13"  
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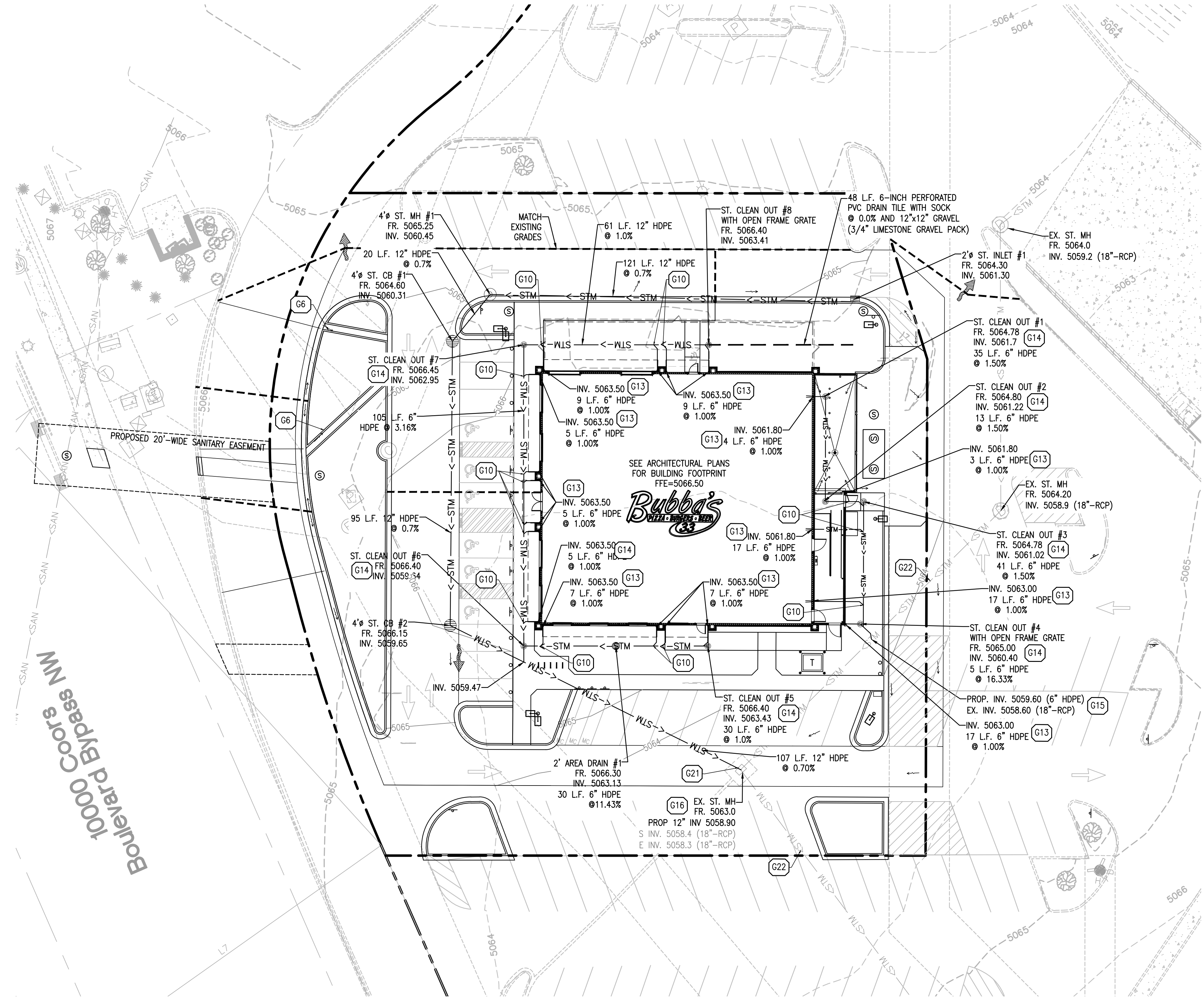
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UTILITY RIM NOTE:

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PROPOSED LEGEND:

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- PROPOSED FLUSH CURB
- PROPOSED CONTOUR
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- PROPOSED STORM SEWER STRUCTURE WITH CLOSED LID
- PROPOSED STORM SEWER CLEAN OUT
- PROPOSED HEAVY DUTY AREA DRAIN
- PROPOSED STORM SEWER

GRADING & DRAINAGE KEY NOTES:

- G6 PROPOSED 2' WIDE CURB OPENING FOR DRAINAGE
- G10 PROPOSED STORM SEWER WYE CONNECTION. CONTRACTOR TO ROLL WYE UP FROM HORIZONTAL ON RECEIVING STORM SEWER TO CONNECT TO UPSTREAM STORM
- G13 PROPOSED BUILDING ROOF DRAIN CONNECTION (COORDINATE EXACT LOCATIONS AND PIPE SIZES WITH ARCHITECTURAL AND PLUMBING PLANS). CONTRACTOR SHALL INSTALL NEW WYE FITTING AT PROPOSED STORM SEWER CONNECTION POINTS
- G14 PROPOSED STORM SEWER CLEAN OUT
- G15 CORE DRILL AND CONNECT PROPOSED 6" STORM SEWER LINE TO EXISTING STORM SEWER LINE WITH AN INSERTA TEE AND RISER SECTION (CONTRACTOR SHALL VERIFY EXISTING INVERT ELEVATION PRIOR TO STORM SEWER INSTALLATION)
- G16 CORE DRILL AND CONNECT PROPOSED 6" STORM SEWER LINE TO EXISTING STORM SEWER STRUCTURE (CONTRACTOR SHALL VERIFY EXISTING INVERT ELEVATION PRIOR TO STORM SEWER INSTALLATION)
- G21 EXISTING STORM SEWER STRUCTURE TO REMAIN
- G22 EXISTING STORM SEWER LINE TO REMAIN



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PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

**ZACH MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

PROJECT MANAGER

EDWARD GOSS

QUALITY CONTROL

EDWARD GOSS

DRAWN BY

EC

PROJECT NAME

**BUBBA'S 33**

**ALBUQUERQUE  
NEW MEXICO**

**10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



PROJECT NUMBER

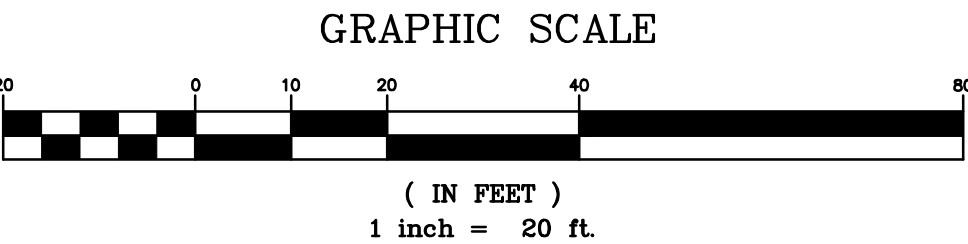
20182050.0

SHEET TITLE

**DRAINAGE PLAN**

SHEET NUMBER

**C4.1**



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**PROJECT TEAM**

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**PROFESSIONAL SEAL**



**PROFESSIONAL IN CHARGE**

**ZACH MICHEL**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**

EDWARD GOSS

**QUALITY CONTROL**

EDWARD GOSS

**DRAWN BY**

EC

**PROJECT NAME**

**BUBBA'S 33**

**ALBUQUERQUE  
NEW MEXICO**

**10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



**PROJECT NUMBER**

20182050.0

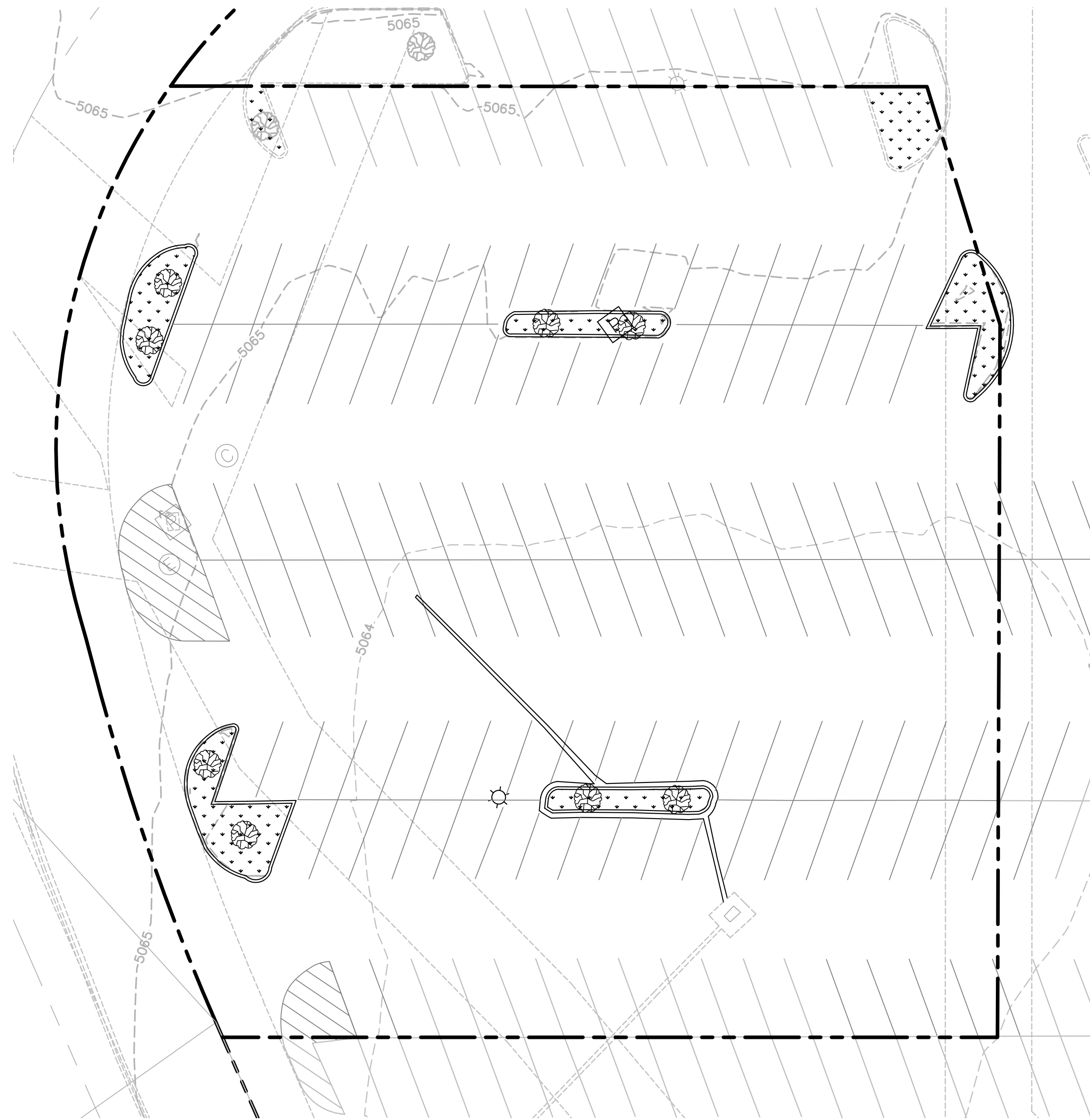
**SHEET TITLE**

**PRE/POST  
LAND USE  
COMPARISON**

**SHEET NUMBER**

**C4.2**

EXISTING CONDITIONS



PROPOSED CONDITIONS

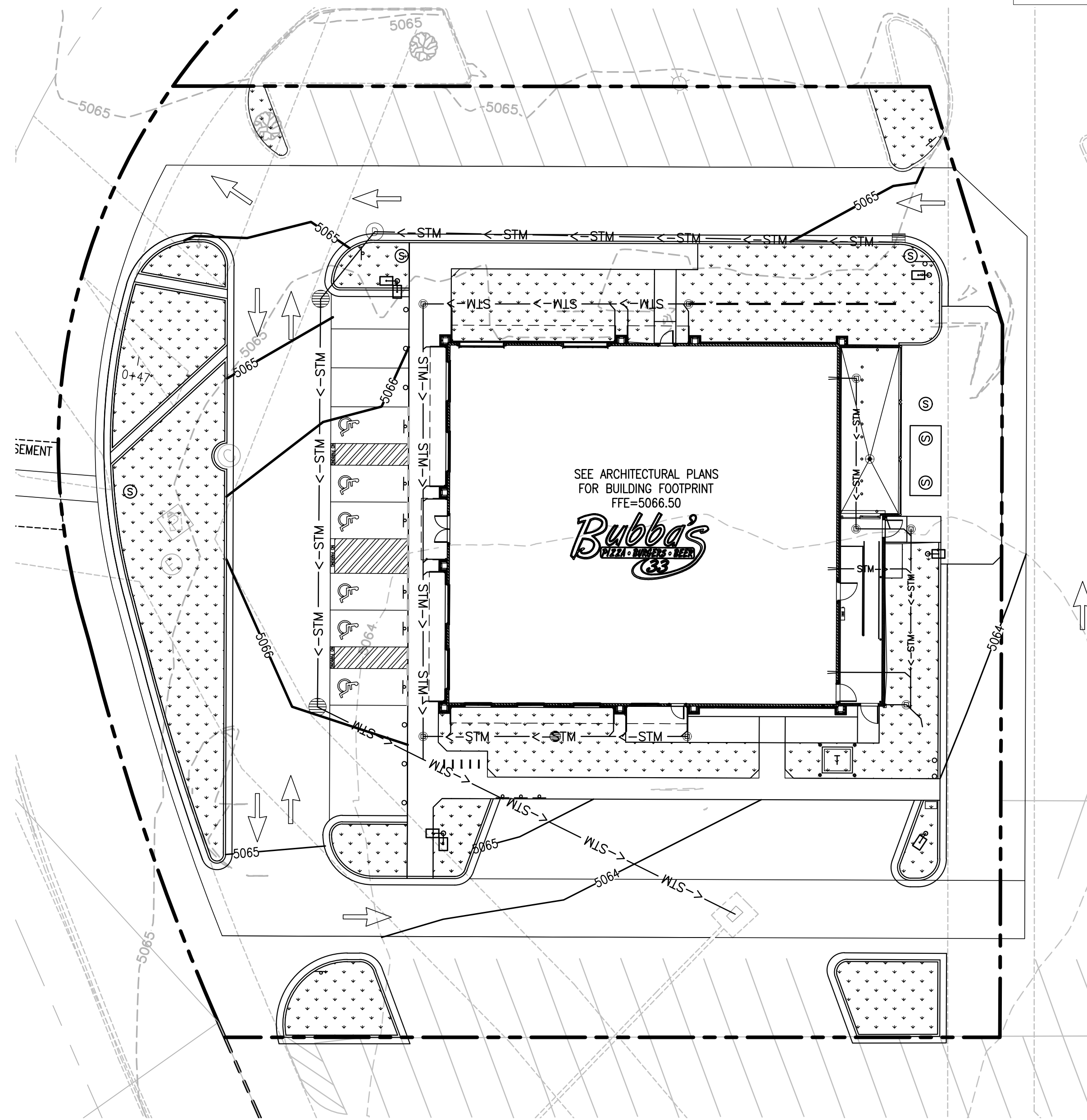
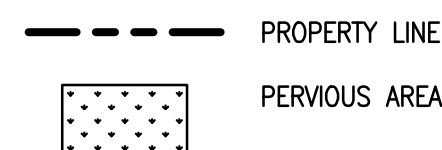


EXHIBIT LEGEND:



STORMWATER SUMMARY TABLE:

TOTAL SITE AREA:	44,717 SQ. FT./1.03 ACRES
EXISTING CONDITIONS:	
EXISTING IMPERVIOUS AREA:	43,078 SQ. FT./0.99 ACRES
EXISTING PERVIOUS AREA:	1,639 SQ. FT./0.04 ACRES 44,717
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	36,763 SQ. FT./0.85 ACRES
PROPOSED PERVIOUS AREA:	7,954 SQ. FT./0.18 ACRES 44,717

STORMWATER CALCULATIONS:

THE SITE IS LOCATED IN ZONE 1 AND HAS LAND TREATMENT IN AREAS B & D.

PEAK DISCHARGE (100 YEAR, 6-HOUR STORM EVENT):  
ZONE 1, LAND TREATMENT AREA B = 2.16 CFS  
ZONE 1, LAND TREATMENT AREA D = 4.12 CFS

EXISTING:

$$\text{RUNOFF (Q)} = Q_{p1}(A_p) + Q_{p2}(A_p) = 2.16(0.04) + 4.12(0.99) = 4.17$$

PROPOSED:

$$\text{RUNOFF (Q)} = Q_{p1}(A_p) + Q_{p2}(A_p) = 2.16(0.18) + 4.12(0.85) = 3.89$$

THE RUNOFF IS DECREASED IN THE PROPOSED CONDITIONS.

NOTE:

STORMWATER DESIGN IS BASED ON ARTICLE 6-2(A) FROM THE THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

DISTURBED SITE AREA TABLE:

TOTAL DISTURBED AREA:	39,797 SQ. FT. / 0.91 ACRES
IMPERVIOUS AREA:	31,601 SQ. FT. / 0.72 ACRES
PERVIOUS AREA:	8,196 SQ. FT. / 0.19 ACRES

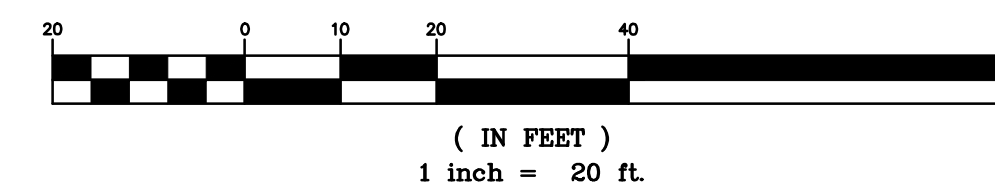
STORMWATER QUALITY VOLUME:

$$\begin{aligned}\text{STORMWATER QUALITY VOLUME} &= 0.26 * (\text{NEW IMPERVIOUS AREA}) * (1/12) \\ &= 0.26 * 31,601 * (1/12) \\ &= 691 \text{ CF}\end{aligned}$$

THE OWNER HAS ELECTED TO PAY FOR THE STORMWATER QUALITY VOLUME.  
THE PAYMENT-IN-LIEU WILL BE \$5,568.

$$\begin{aligned}\text{SWQ VOLUME PAYMENT CALCULATION} &= \$8/\text{CF} * (\text{SWQ VOLUME}) \\ &= \$8/\text{CF} * 691 \\ &= \$5,528\end{aligned}$$

GRAPHIC SCALE



## GENERAL UTILITY NOTES:

- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE THE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

## UTILITY CROSSINGS:

- A BOTTOM OF EXISTING 18" STORM SEWER =5058.37' ±  
TOP OF PROPOSED 2"4"6" WATER LINE =5056.87' ±  
VERTICAL SEPARATION = 1.5'
- B BOTTOM OF 12" STORM SEWER =5060.29' ±  
TOP OF PROPOSED 6" SANITARY SEWER =5059.80' ±  
VERTICAL SEPARATION = 0.49'

## PROPOSED LEGEND:

- PROPERTY LINE
- STM--- PROPOSED STORM SEWER
- SAN--- PROPOSED SANITARY SEWER
- 6"W --- PROPOSED 6" FIRE PROTECTION WATER LINE
- 4"W --- PROPOSED 4" FIRE PROTECTION WATER LINE
- 2"W --- PROPOSED 2" DOMESTIC WATER SERVICE
- 1"W --- PROPOSED 1" IRRIGATION WATER SERVICE
- E --- PROPOSED ELECTRIC SERVICE LINE
- G --- PROPOSED GAS SERVICE LINE
- T --- PROPOSED TELEPHONE SERVICE LINE
- PROPOSED STORM SEWER STRUCTURE WITH OPEN GRATE
- PROPOSED STORM SEWER STRUCTURE WITH CLOSED LID
- PROPOSED STORM SEWER CLEAN OUT
- HEAVY DUTY AREA DRAIN
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER SAMPLING WELL
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SERVICE TAP WITH B-BOX
- PROPOSED VALVE AND VALVE VAULT
- PROPOSED LIGHT POLE
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
- PROPOSED TRANSFORMER

NOTE: SEE SHEET C1.0 FOR EXISTING LEGEND

## UNDERGROUND CONDUITS

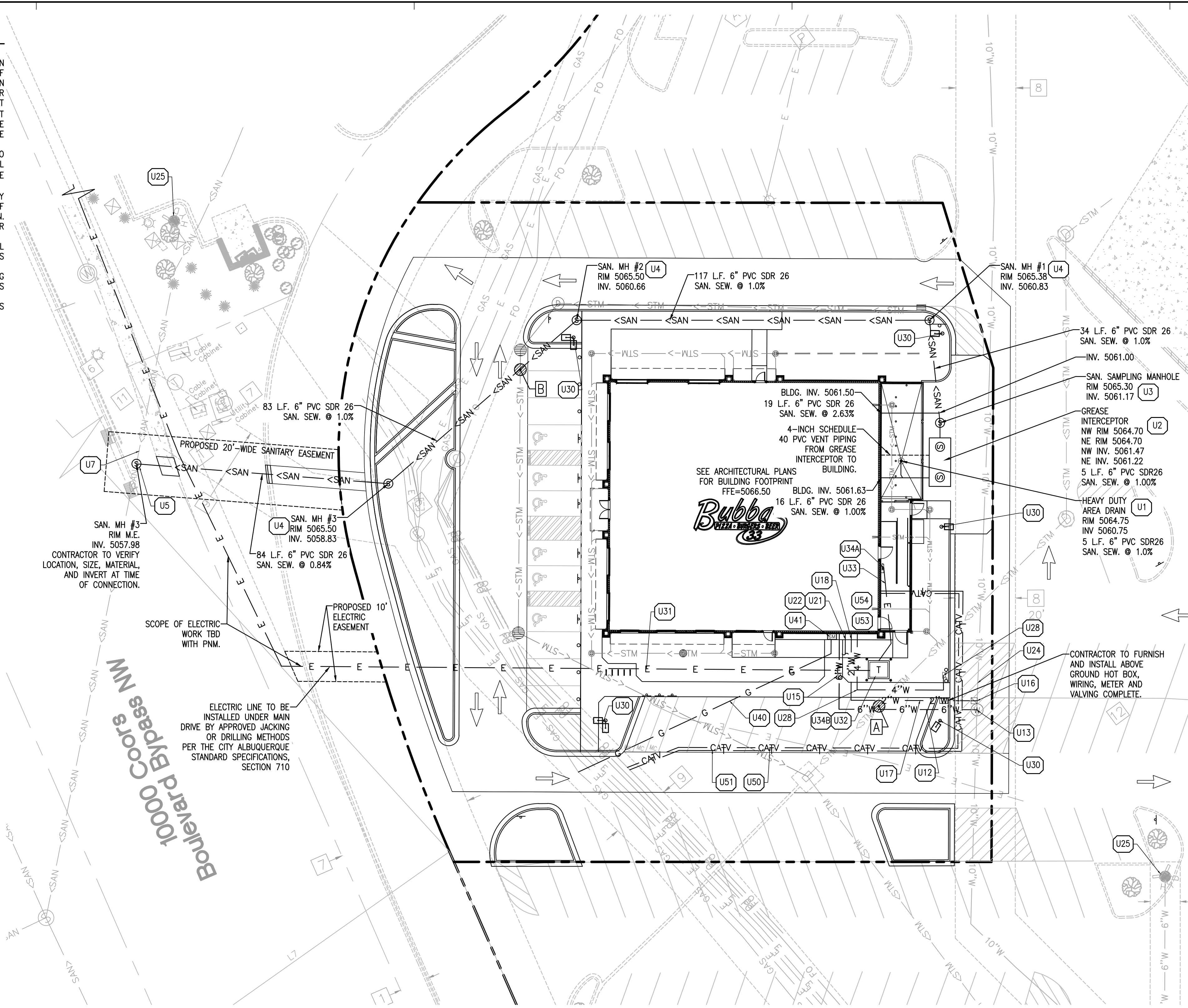
- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.

## UTILITY RIM NOTE:

- UTILITY RIM CONCRETE COLLAR NOTES:
- MANHOLES, CATCH BASINS AND OTHER LARGE STRUCTURES
    - IF GRATE IS 2-FT ROUND, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.
    - IF THE GRATE IS 2-FT SQUARE, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.
  - CLEAN OUTS
    - ALL CLEAN OUTS SHALL HAVE A 2-FT WIDE CONCRETE COLLAR

## ELECTRICAL NOTES:

- ELECTRIC TRANSFORMER CONCRETE PAD TO BE INSTALL PER PER PNM STANDARDS.
- REFERENCE ARCHITECTURAL PLAN SHEET ESP-1 FOR ADDITIONAL INFORMATION.



## UTILITY KEY NOTES:

- U1 PROPOSED ZURN Z508 HEAVY DUTY AREA DRAIN WITH REMOVABLE SOLID COVER OPTION-SC TO CONNECT TO SANITARY SEWER SYSTEM (COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS)
- U2 PROPOSED SANITARY SEWER GREASE INTERCEPTOR (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U3 PROPOSED SANITARY SEWER SAMPLING WELL (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U4 PROPOSED SANITARY SEWER MANHOLE
- U5 PROPOSED SANITARY SEWER MANHOLE TO BE CONSTRUCTED OVER EXISTING 8" SANITARY SEWER LINE (CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND ELEVATION OF EXISTING SANITARY INVERT PRIOR TO INSTALLING PROPOSED SANITARY SEWER LINES)
- U6 EXISTING SANITARY SEWER STRUCTURE TO REMAIN
- U7 EXISTING SANITARY SEWER LINE TO REMAIN
- U12 PROPOSED 6" D.I.P. CLASS 52 FIRE PROTECTION WATER SERVICE LINE
- U13 PROPOSED 6" FIRE PROTECTION WATER SERVICE TAPPING SLEEVE, VALVE, AND VALVE VAULT TO PROPOSED WATER MAIN PER LOCAL CODES
- U14 PROPOSED 4" D.I.P. CLASS 52 FIRE PROTECTION WATER SERVICE LINE
- U15 PROPOSED POST INDICATOR VALVE PER LOCAL CODES
- U16 PROPOSED 2" DOMESTIC WATER SERVICE TAP WITH B-BOX TO EXISTING WATER MAIN PER LOCAL CODES
- U17 PROPOSED 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE
- U18 PROPOSED 2" DOMESTIC BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING MECHANICAL ROOM (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U21 PROPOSED 1" TYPE K COPPER IRRIGATION WATER LINE STUB
- U22 PROPOSED IRRIGATION WATER LINE BACKFLOW PREVENTION DEVICE AND 1" WATER METER TO BE LOCATED INSIDE BUILDING MECHANICAL ROOM (COORDINATE EXACT IRRIGATION STUB LOCATION WITH PLUMBING PLANS AND SEE IRRIGATION PLAN FOR CONTINUATION)
- U24 APPROXIMATE LOCATION OF EXISTING WATER MAIN TO REMAIN
- U25 EXISTING FIRE HYDRANT TO REMAIN
- U28 PROPOSED REMOTE FIRE DEPARTMENT CONNECTION (FDC) PER LOCAL CODE
- U30 PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLAN AND BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U31 PROPOSED PRIMARY ELECTRIC SERVICE LINE (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRIC SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH POWER COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U32 PROPOSED ELECTRIC TRANSFORMER LOCATION (CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION, SIZE AND DESIGN WITH POWER COMPANY)
- U33 SECONDARY POWER - SEE SHEET E3, DETAIL 1 FOR SECONDARY ELECTRICAL POWER REQUIREMENTS - CONDUIT AND WIRE QUANTITY AND SIZE TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR
- U34A PROPOSED ELECTRIC SERVICE DISCONNECT LOCATION (SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U34B PROPOSED ELECTRIC SERVICE METER AND CT CABINET TO BE ON THE TRANSFORMER
- U40 PROPOSED GAS SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH GAS COMPANY. SEE BUILDING MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U41 PROPOSED GAS SERVICE METER (CONTRACTOR SHALL COORDINATE METER LOCATION WITH GAS COMPANY. SEE BUILDING MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U50 PROPOSED 2" PVC SCHEDULE 80 CONDUITS WITH PULL WIRE FOR NEW TELEPHONE SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH TELEPHONE AND CABLE COMPANIES. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U51 PROPOSED 2" PVC SCHEDULE 80 CONDUITS WITH PULL WIRE FOR NEW CABLE TELEVISION SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH TELEPHONE AND CABLE COMPANIES. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
- U53 PROPOSED BUILDING MECHANICAL ROOM (SHOWN FOR REFERENCE ONLY)
- U54 PROPOSED FIRE DOUBLE DETECTOR CHECK ASSEMBLY AND VALVING SHALL BE LOCATED IN THE MECHANICAL ROOM. SEE PLUMBING PLANS.

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## PROJECT TEAM

## ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/11/24	COORDINATION SET
05/22/24	PERMIT SET
06/14/24	BID SET
07/12/24	PERMIT RESPONSE
07/24/24	PERMIT RESPONSE

## PROFESSIONAL SEAL



## PROFESSIONAL IN CHARGE

**ZACH MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
EDWARD GOSS

**QUALITY CONTROL**  
EDWARD GOSS

**DRAWN BY**  
EC

## PROJECT NAME

**BUBBA'S 33**

**ALBUQUERQUE  
NEW MEXICO**

**10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



## PROJECT NUMBER

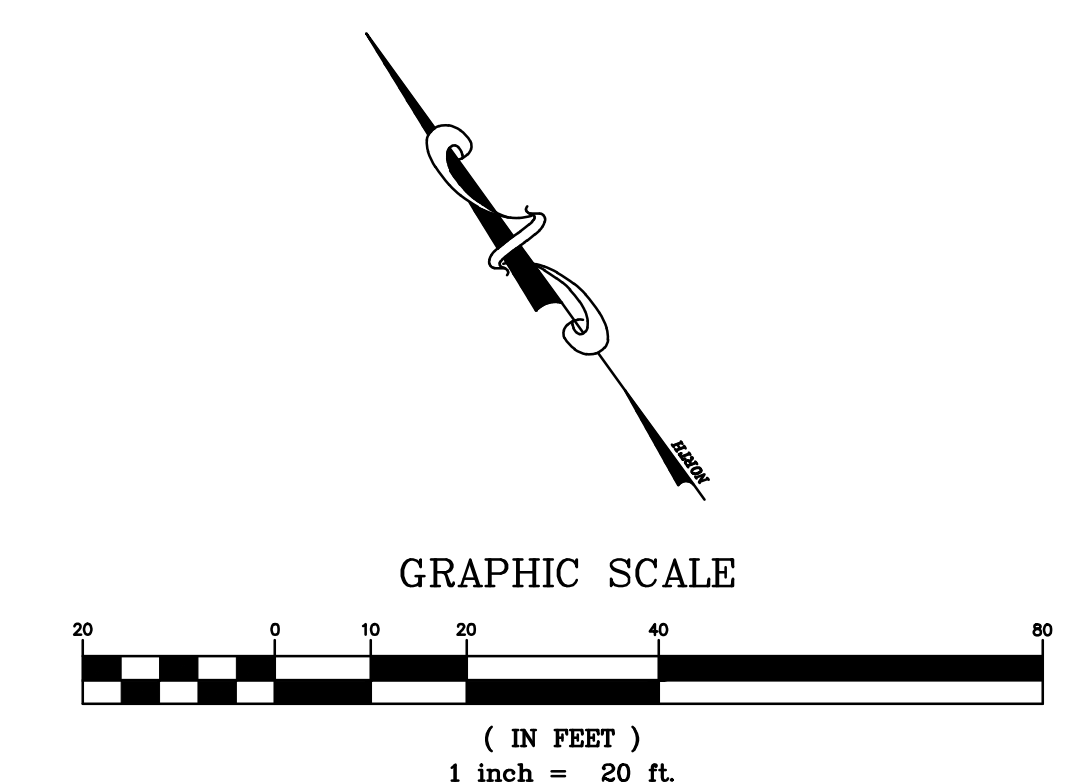
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## SHEET TITLE

**UTILITY  
PLAN**

## SHEET NUMBER

**C5.0**





— — — — —	PROPERTY LINE
— 6" W —	PROPOSED 6" FIRE PROTECTION WATER LINE
— 4" W —	PROPOSED 4" FIRE PROTECTION WATER LINE
— 2" W —	PROPOSED 2" DOMESTIC WATER SERVICE
— 1" W —	PROPOSED 1" IRRIGATION WATER SERVICE
	PROPOSED STORM SEWER STRUCTURE WITH OPEN GRATE
	PROPOSED STORM SEWER STRUCTURE WITH CLOSED LID
	PROPOSED STORM SEWER CLEAN OUT
	HEAVY DUTY AREA DRAIN
	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER SAMPLING WELL
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED TAPPING SLEEVE AND VALVE
	PROPOSED LIGHT POLE
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
	PROPOSED TRANSFORMER

NOTE: SEE SHEET C1.0 FOR EXISTING LEGEND

CONSTRUCTION TYPE:	VB
SQUARE FOOTAGE:	7,575 SF
FIRE FLOW:	1,500 GPM
NUMBER OF HYDRANTS REQUIRED:	1
HYDRANT SPACING REQUIRED:	750 FEET WITH SPRINKLERS
SPRINKLER SYSTEM:	SPRINKLERED

FIRE CASE#:  
TEXAS ROADHOUSE BUILDING AREA: 7575 SQ. FT.  
CONSTRUCTION TYPE: VB  
OCCUPANCY: A2  
BUILDING HEIGHT: 26'-7"

KNOX BOX LOCATION: MAIN ENTRANCE ON WEST SIDE OF BUILDING  
(SEE PLAN)  
FDC LOCATION: SE OF BUILDING (SEE PLAN)  
PIV LOCATION: S CORNER OF BUILDING (SEE PLAN)  
HYDRANT LOCATIONS: EXISTING SE OF PROPERTY (SEE PLAN)

**PROPOSED ASPHALT PAVEMENT**  
2" ASPHALT SURFACE COURSE  
6" AGGREGATE BASE  
(SEE GEOTECHNICAL REPORT)

**PROPOSED HEAVY DUTY ASPHALT PAVEMENT**  
3" ASPHALT SURFACE COURSE  
6" AGGREGATE BASE  
(SEE GEOTECHNICAL REPORT)



FIRE CASE#:

NO PORTIONS OF FIRE APPARATUS  
ACCESS ROADS EXCEED 10  
PERCENT IN GRADE

( IN FEET )  
1 inch = 20 ft.

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## PROJECT TEAM

E	DESCRIPTION
11/24	COORDINATION SET
22/24	PERMIT SET
14/24	BID SET
12/24	PERMIT RESPONSE
24/24	PERMIT RESPONSE

Professional Engineer Seal for Zachary P. Michels, New Mexico, License No. 28488, dated 7/24/20.

**JOHN MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

---

**PROJECT MANAGER**  
WARD GOSS

---

**QUALITY CONTROL**  
WARD GOSS

---

**PAVING BY**

## UBBA'S 33

**ALBUQUERQUE  
NEW MEXICO  
1000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



## 182050.0

## DE 1

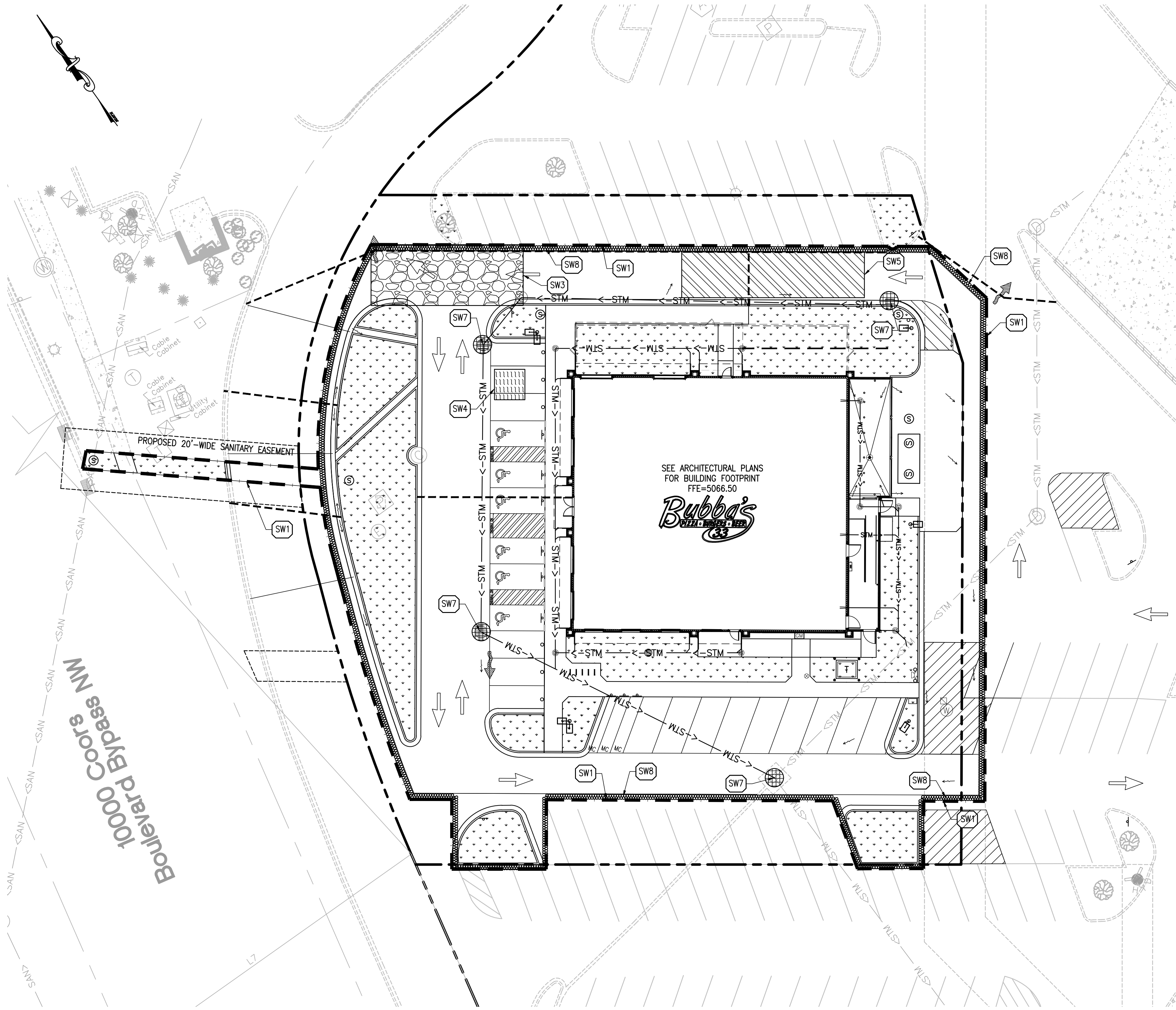
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SWPPP / SESC NOTES:

- COPIES OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL (SESC) PLANS OR STORMWATER POLLUTION PREVENTION PLANS (SWPPP) SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH ANY NECESSARY PERMITS AND INSPECTION FORMS.
- 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/SESC. 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 CONSTRUCTION.
- 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.
- CONTRACTORS SHALL MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION TO THE EXTENT PRACTICABLE.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS SOON AS IS PRACTICABLE.
- IF DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
- 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.
- 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.
- 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 LEAKS.
- DUST SHALL BE ADEQUATELY CONTROLLED ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- 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.
- 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.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED WITHIN THREE (3) DAYS OF FINAL DISTURBANCE.
- ALL SOIL STOCKPILES SHALL BE STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE.
- 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:
  - 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.
  - 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.
- 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.
- EROSION CONTROL BLANKETS SHALL BE USED IN AREAS OF 4:1 SLOPE OR STEEPER.
- 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.
- 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.
- ALL CONSTRUCTION VEHICLE TRAFFIC MUST REMAIN WITHIN THE LIMITS OF CONSTRUCTION.

DISTURBED SITE AREA TABLE:

TOTAL DISTURBED AREA:	39,797 SQ. FT. / 0.91 ACRES
IMPERVIOUS AREA:	31,892 SQ. FT. / 0.73 ACRES
PERVIOUS AREA:	7,905 SQ. FT. / 0.18 ACRES



PROPOSED LEGEND:

- PROPERTY LINE
- LAND DISTURBANCE LIMITS (SEE DISTURBED AREA TABLE)
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION INSERT
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT (SUGGESTED LOCATION)
- PROPOSED CONTRACTOR STAGING AREA (SUGGESTED LOCATION)
- PROPOSED GRAVEL FILTER BAG
- PROPOSED STORM SEWER STRUCTURES
- STM> PROPOSED STORM SEWER

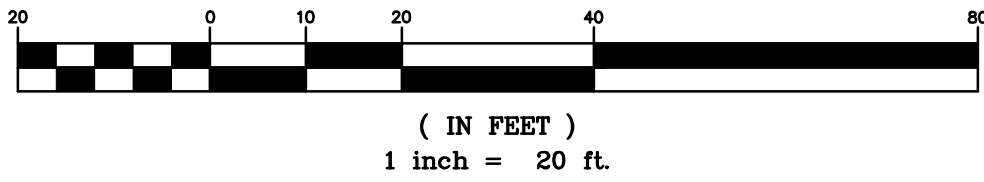
SWPPP KEY NOTES:

- SW1 PROPOSED PROJECT LAND DISTURBANCE LIMITS
- SW3 PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- SW4 PROPOSED CONCRETE WASHOUT WITH MINIMUM 30-MIL POLYETHYLENE LINING AND LOCATION SIGNAGE
- SW5 PROPOSED CONTRACTOR STAGING AREA INCLUDING MATERIALS STORAGE, COVERED TRASH DUMPSTER, AND PORTABLE TOILET FACILITIES
- SW7 PROPOSED INLET PROTECTION
- SW8 PROPOSED GRAVEL FILTER BAG

SWPPP/SESC CONSTRUCTION SCHEDULE:

- OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) OR STORMWATER POLLUTION PREVENTION PLANS (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP/SESC THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
- INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
- INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
- PERFORM SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP/SESC.
  - ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT 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 REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
- INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.
- PROVIDE TEMPORARY SEEDED AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN FOURTEEN (14) DAYS.
- INSTALL TEMPORARY CONCRETE WASHOUT FACILITY PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
- INSTALL CURBS AND BEGIN SITE PAVING OPERATIONS (I.E. DRIVEWAYS, SIDEWALKS, ETC.)
- PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.
- INSTALL BUILDING FOUNDATION AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS.
- REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION ONCE PERMANENT STABILIZATION OF THE ENTIRE SITE HAS BEEN COMPLETED AND ALL GROUND COVER IS ESTABLISHED.

GRAPHIC SCALE



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PROJECT TEAM

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07/24/24	PERMIT RESPONSE

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

**ZACH MICHELIS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
EDWARD GOSS

**QUALITY CONTROL**  
EDWARD GOSS

**DRAWN BY**  
EC

PROJECT NAME

**BUBBA'S 33**

**ALBUQUERQUE  
NEW MEXICO**

**10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



PROJECT NUMBER

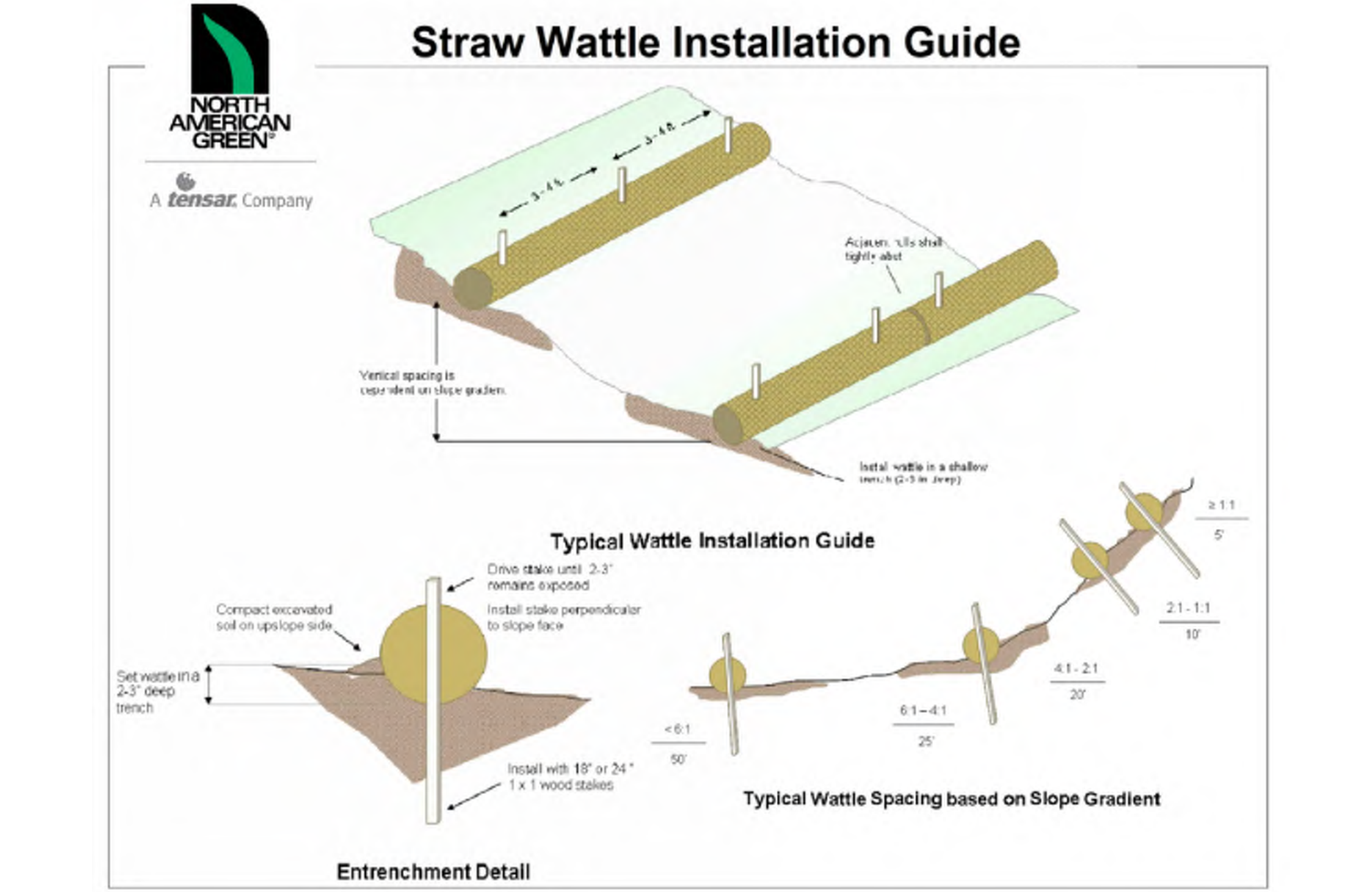
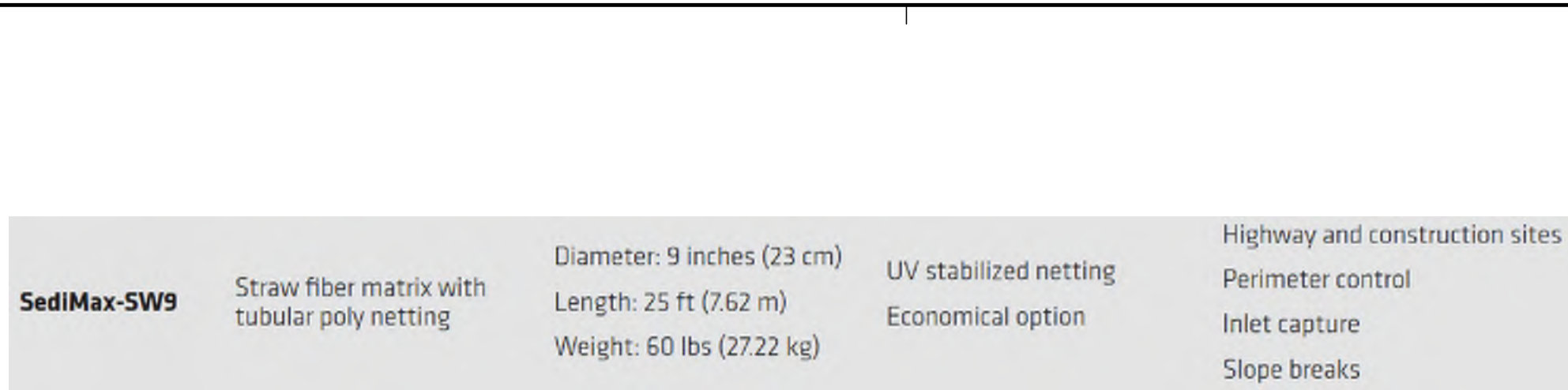
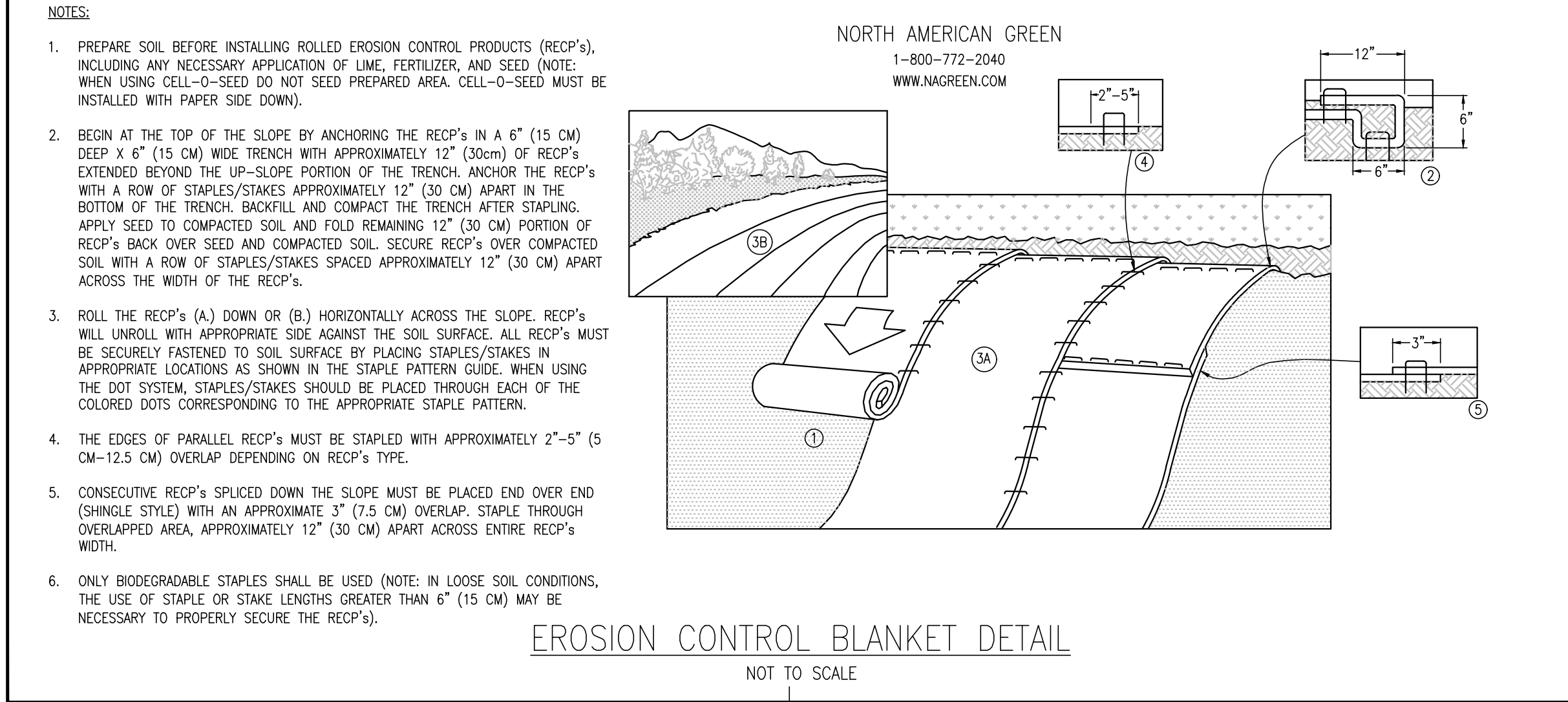
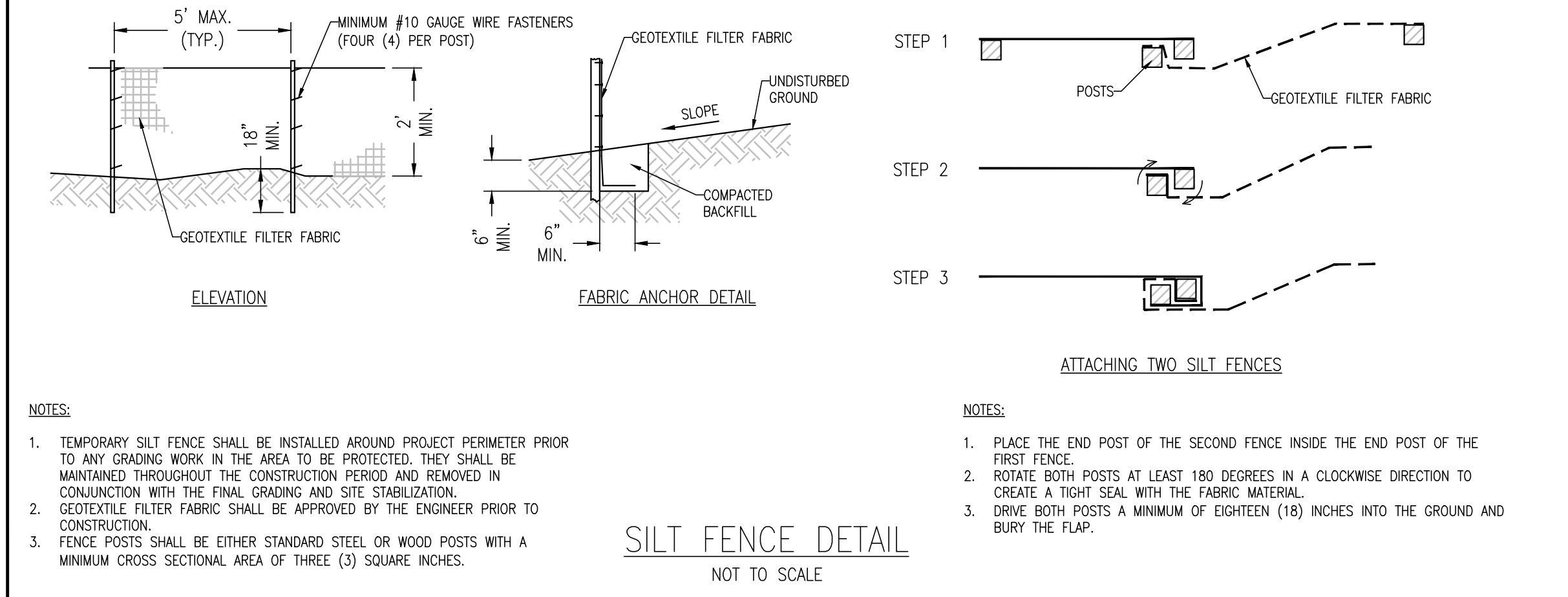
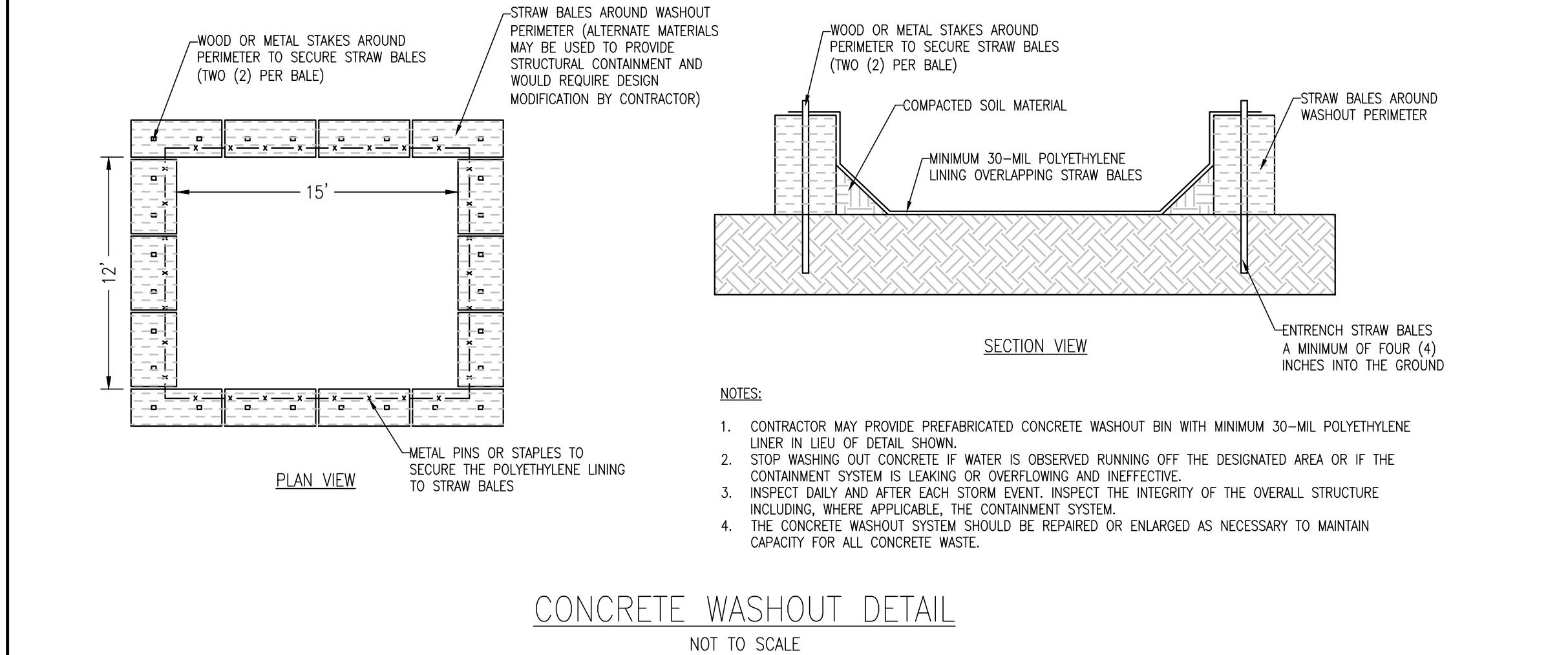
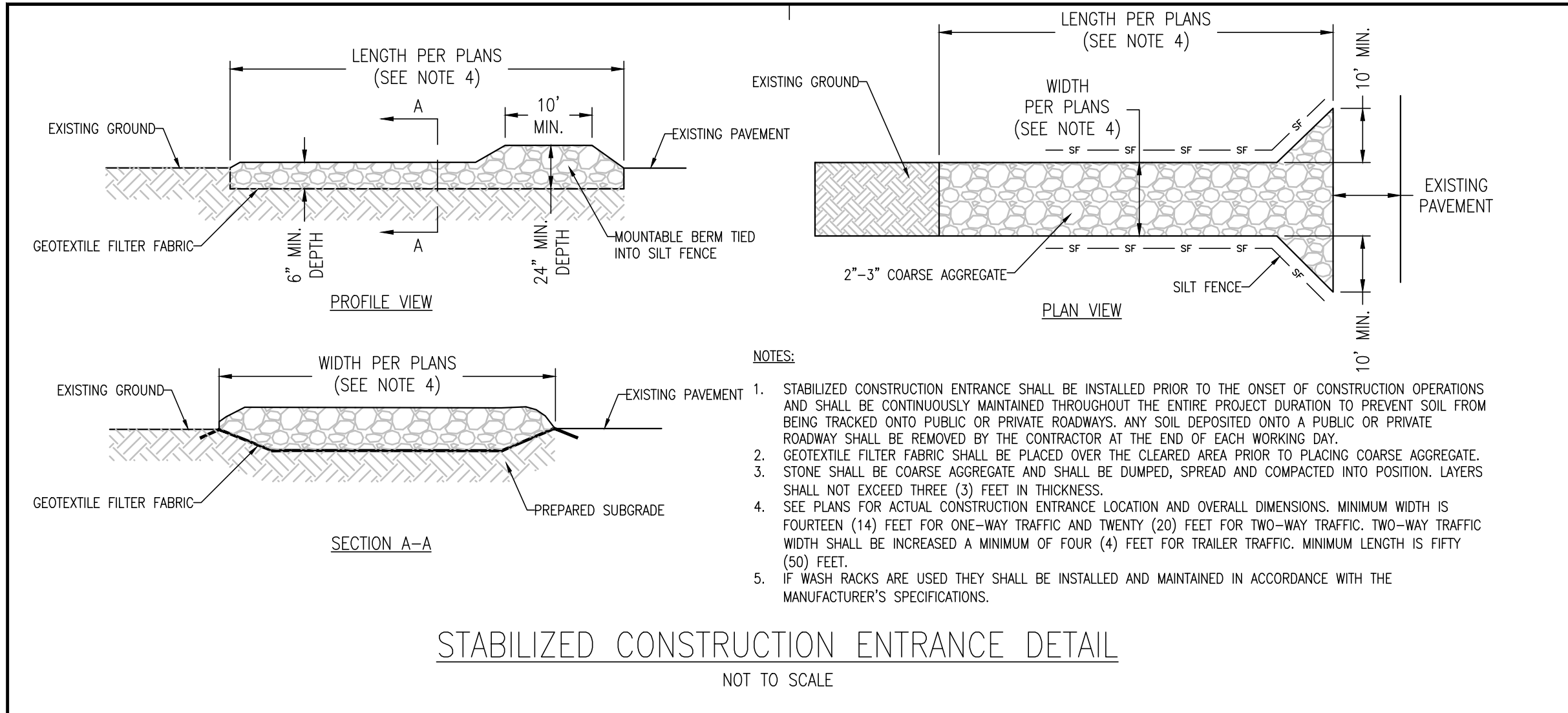
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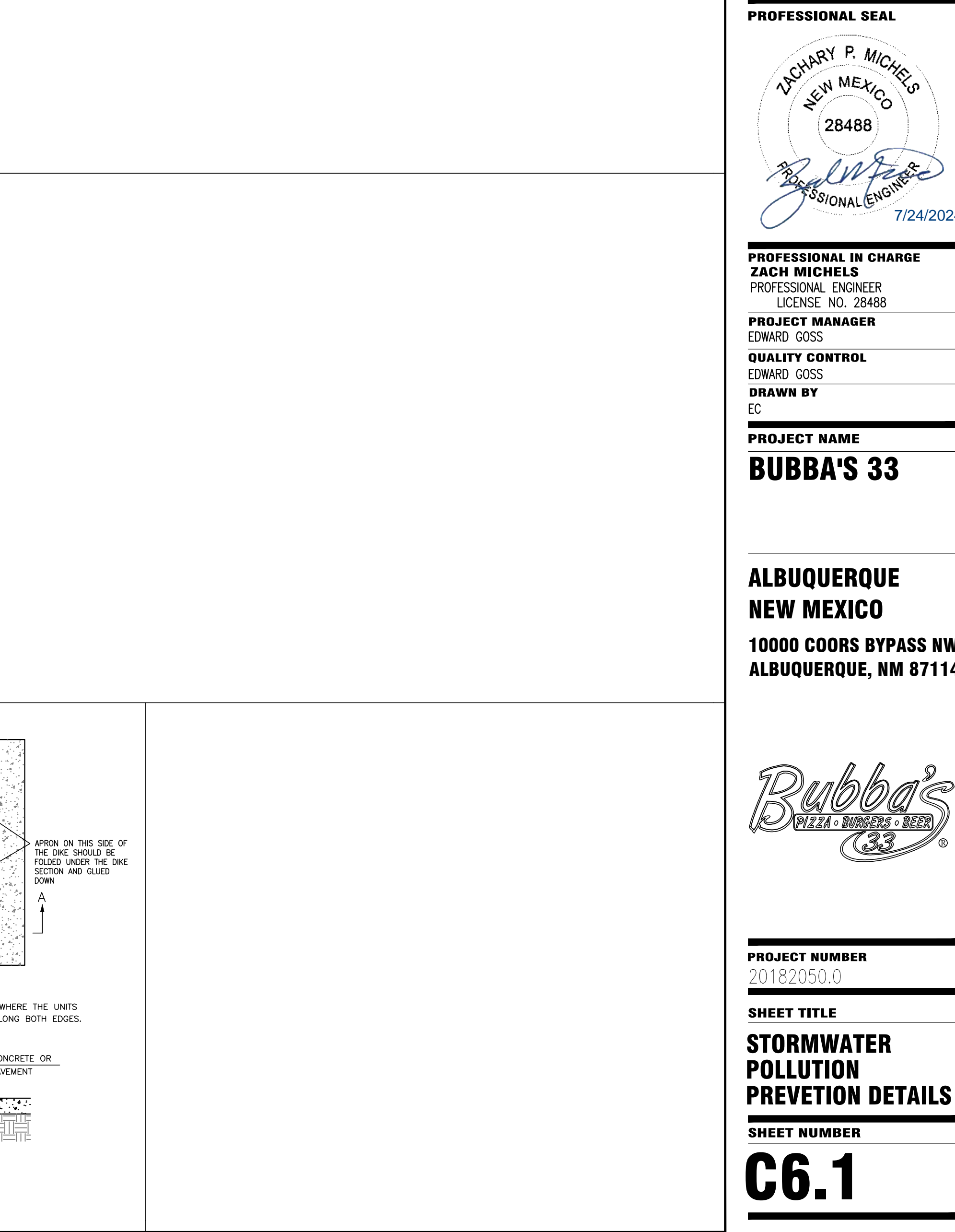
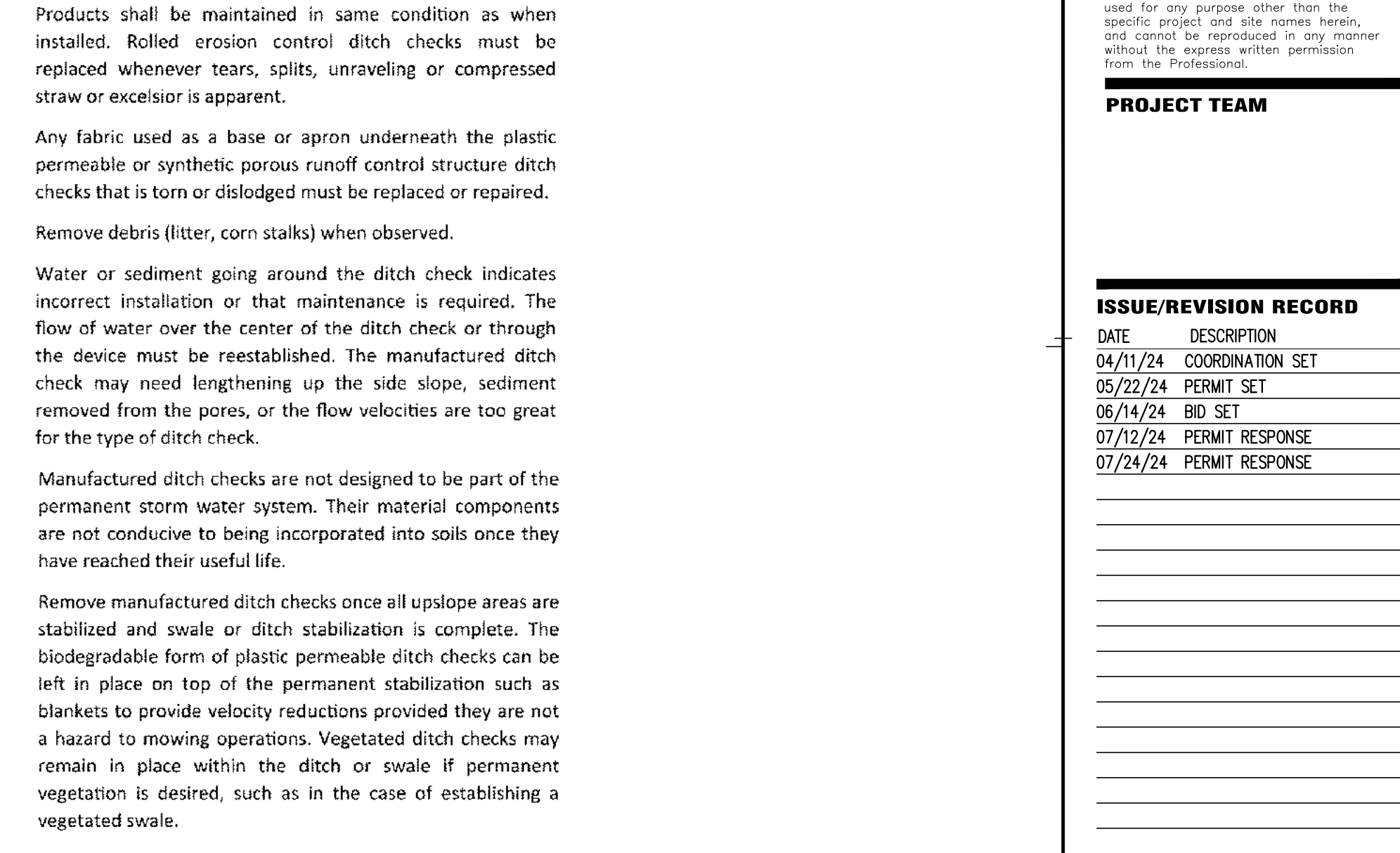
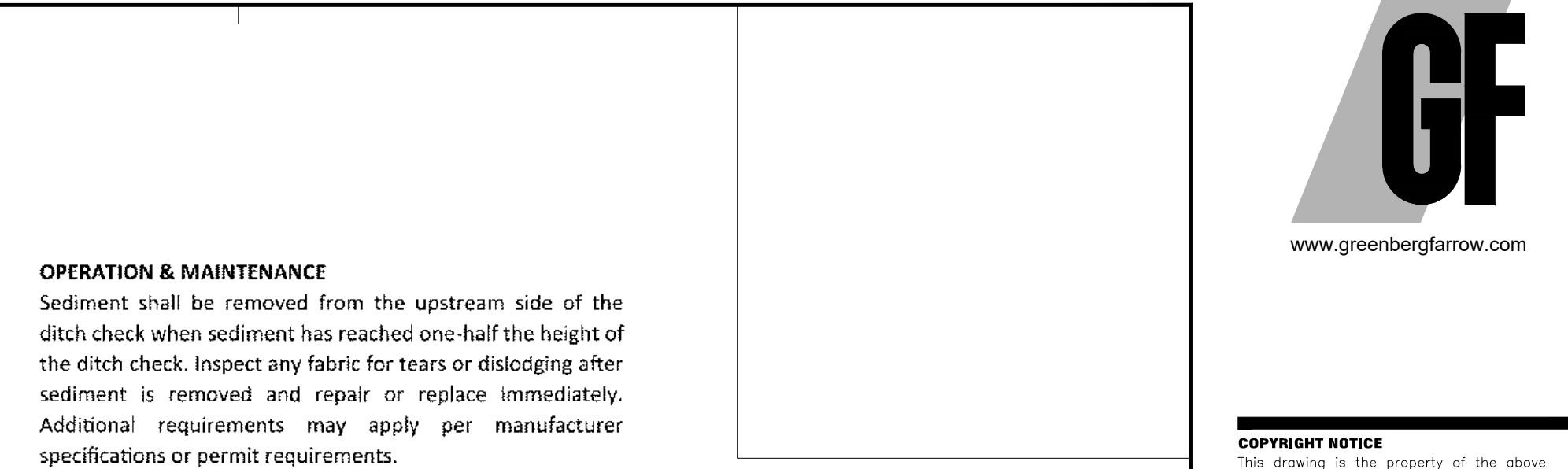
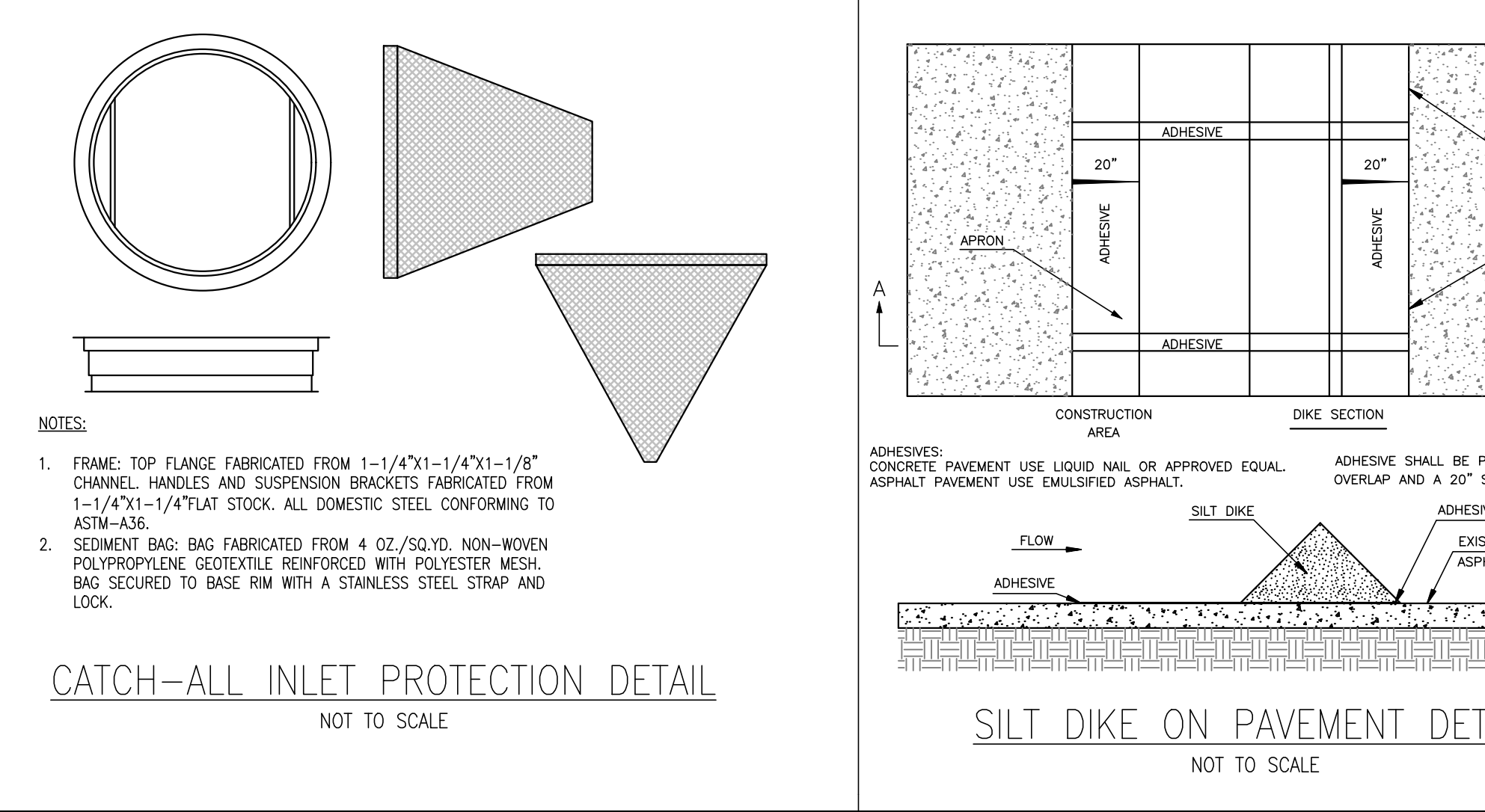
**STORMWATER  
POLLUTION  
PREVENTION PLAN**

SHEET NUMBER

**C6.0**



**STRAW WATTLE DETAIL**  
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07/24/24	PERMIT RESPONSE

**PROFESSIONAL SEAL**

**ZACHARY P. MICHELS**  
NEW MEXICO  
28488  
PROFESSIONAL ENGINEER  
7/24/2024

**PROFESSIONAL IN CHARGE**  
**ZACH MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
EDWARD GOSS

**QUALITY CONTROL**  
EDWARD GOSS

**DRAWN BY**  
EC

**PROJECT NAME**  
**BUBBA'S 33**

**ALBUQUERQUE**  
**NEW MEXICO**  
**10000 COORS BYPASS NW**  
**ALBUQUERQUE, NM 87114**

**PROJECT NUMBER**  
20182050.0

**SHEET TITLE**  
**STORMWATER POLLUTION PREVENTION DETAILS**

**SHEET NUMBER**  
**C6.1**

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**PROFESSIONAL SEAL**



**PROFESSIONAL IN CHARGE**  
**ZACH MICHEL**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
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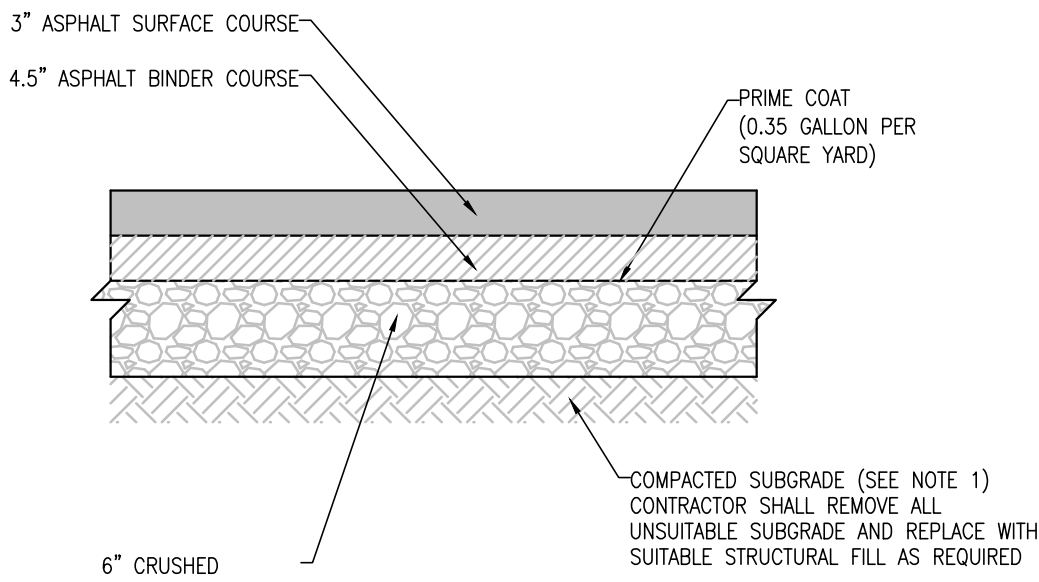
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**SHEET TITLE**

**CONSTRUCTION  
DETAILS**

**SHEET NUMBER**

**C7.0**

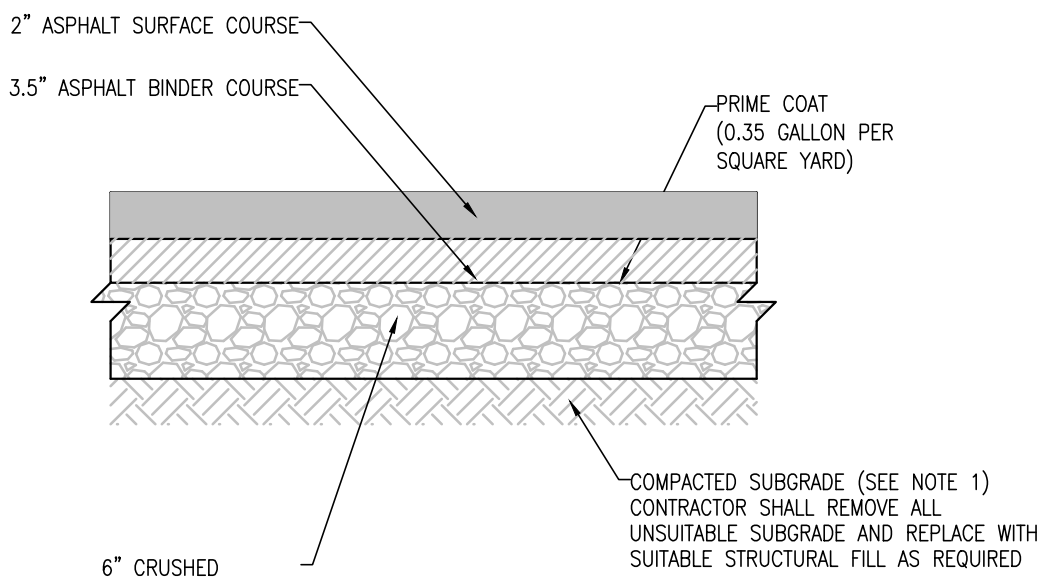


**NOTES:**

- SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.

**HEAVY DUTY ASPHALT PAVEMENT DETAIL**

NOT TO SCALE

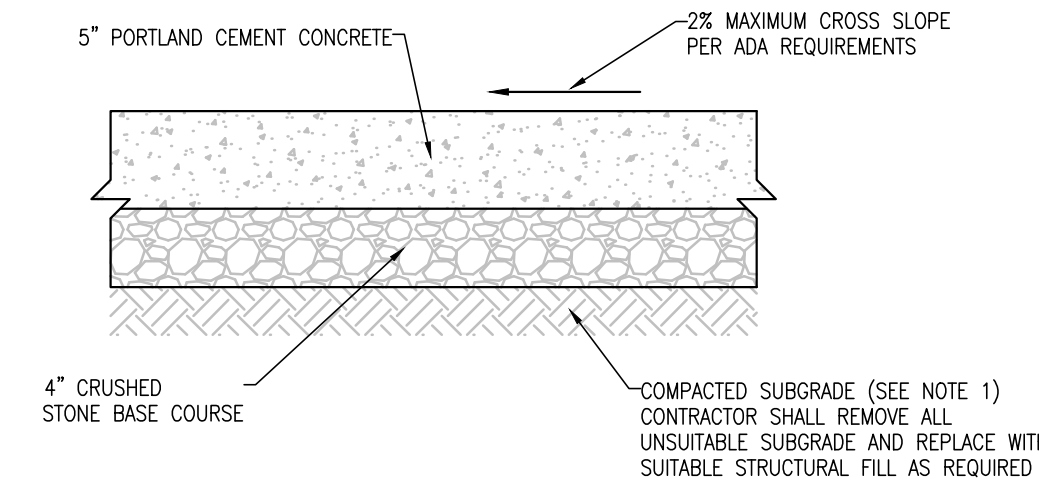


**NOTES:**

- SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.

**ASPHALT PAVEMENT DETAIL**

NOT TO SCALE

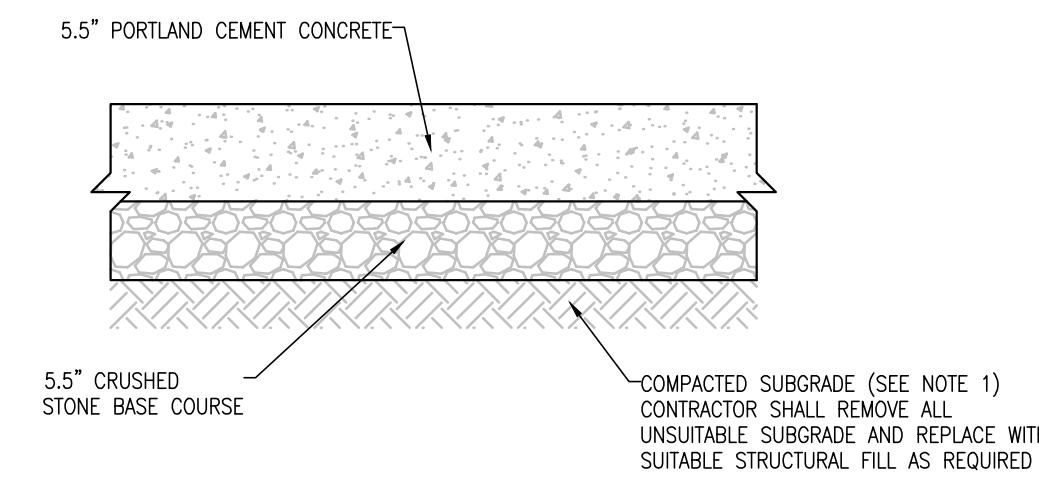


**NOTES:**

- SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
- ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- PROVIDE INTEGRAL BLACK COLORED CONCRETE PER PROJECT SPECIFICATIONS WHERE INDICATED ON THE PLANS.
- CONTROL JOINTS SHALL BE INSTALLED AT FIVE (5) FEET ON CENTER UNLESS OTHERWISE NOTED.
- 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 CONCRETE.
- 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

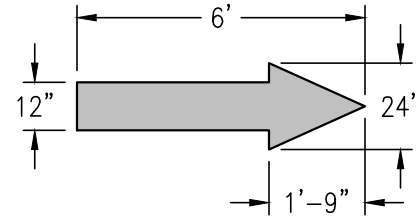


**NOTES:**

- SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
- ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- PROVIDE INTEGRAL BLACK COLORED CONCRETE PER PROJECT SPECIFICATIONS WHERE INDICATED ON THE PLANS.
- #5 BARS AT 12" O.C. EACH WAY

**HEAVY DUTY INTEGRAL BLACK COLORED  
CONCRETE SLAB DETAIL**

NOT TO SCALE



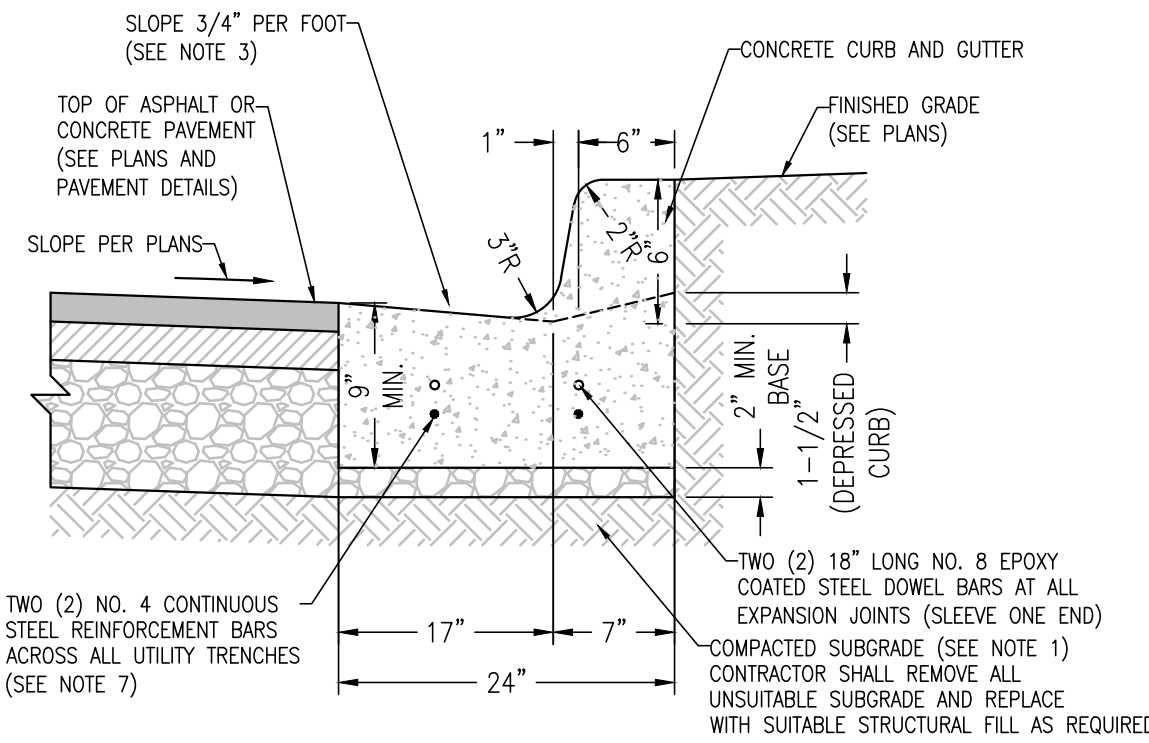
TRAFFIC ARROW

**NOTES:**

- TRAFFIC ARROWS SHALL BE PAINTED WHITE WITH HIGH QUALITY REFLECTIVE TRAFFIC PAINT UNLESS OTHERWISE DIRECTED BY LOCAL CODES.
- SEE PLANS FOR ALL PAVEMENT MARKING LOCATIONS AND ORIENTATION.

**TRAFFIC ARROW DETAILS**

NOT TO SCALE

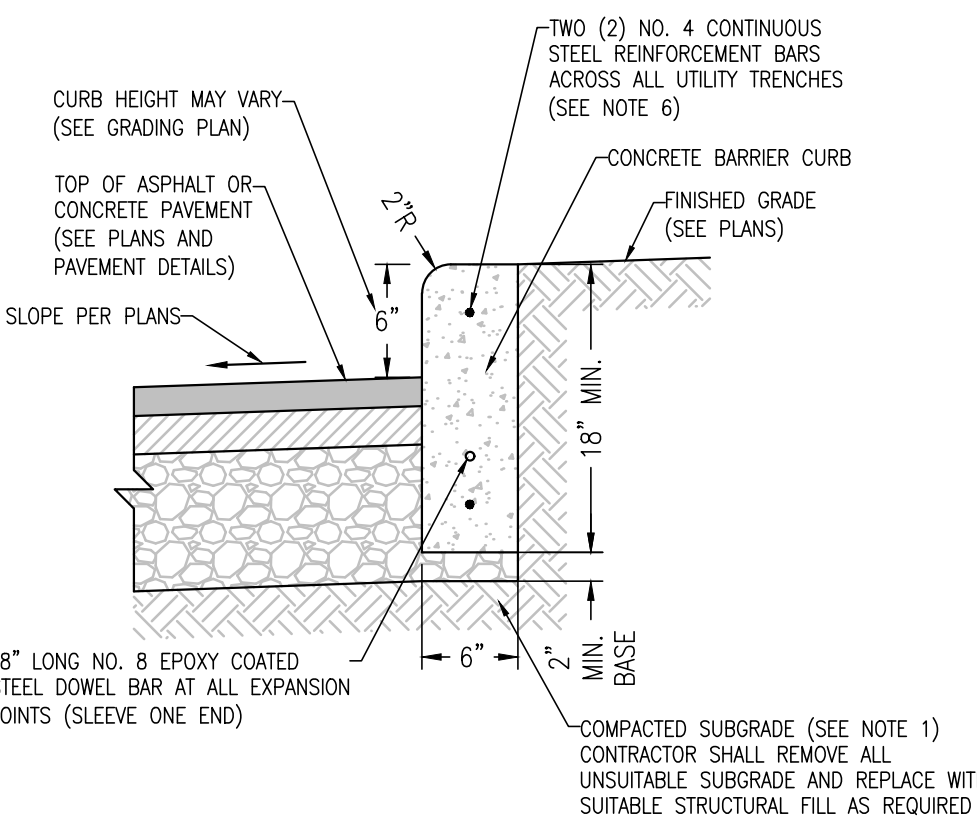


**NOTES:**

- SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
- ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- CURB NOTED ON THE PLANS AS "REVERSE PITCH" SHALL HAVE THE GUTTER SLOPE REVERSED TO FLOW AWAY FROM THE FACE OF CURB.
- BASE COURSE SHALL BE CRUSHED STONE OR APPROVED EQUAL.
- CONTROL JOINTS SHALL BE INSTALLED AT TEN (10) FEET ON CENTER UNLESS OTHERWISE NOTED.
- 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.
- 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.

**CONCRETE CURB AND GUTTER DETAIL**

NOT TO SCALE

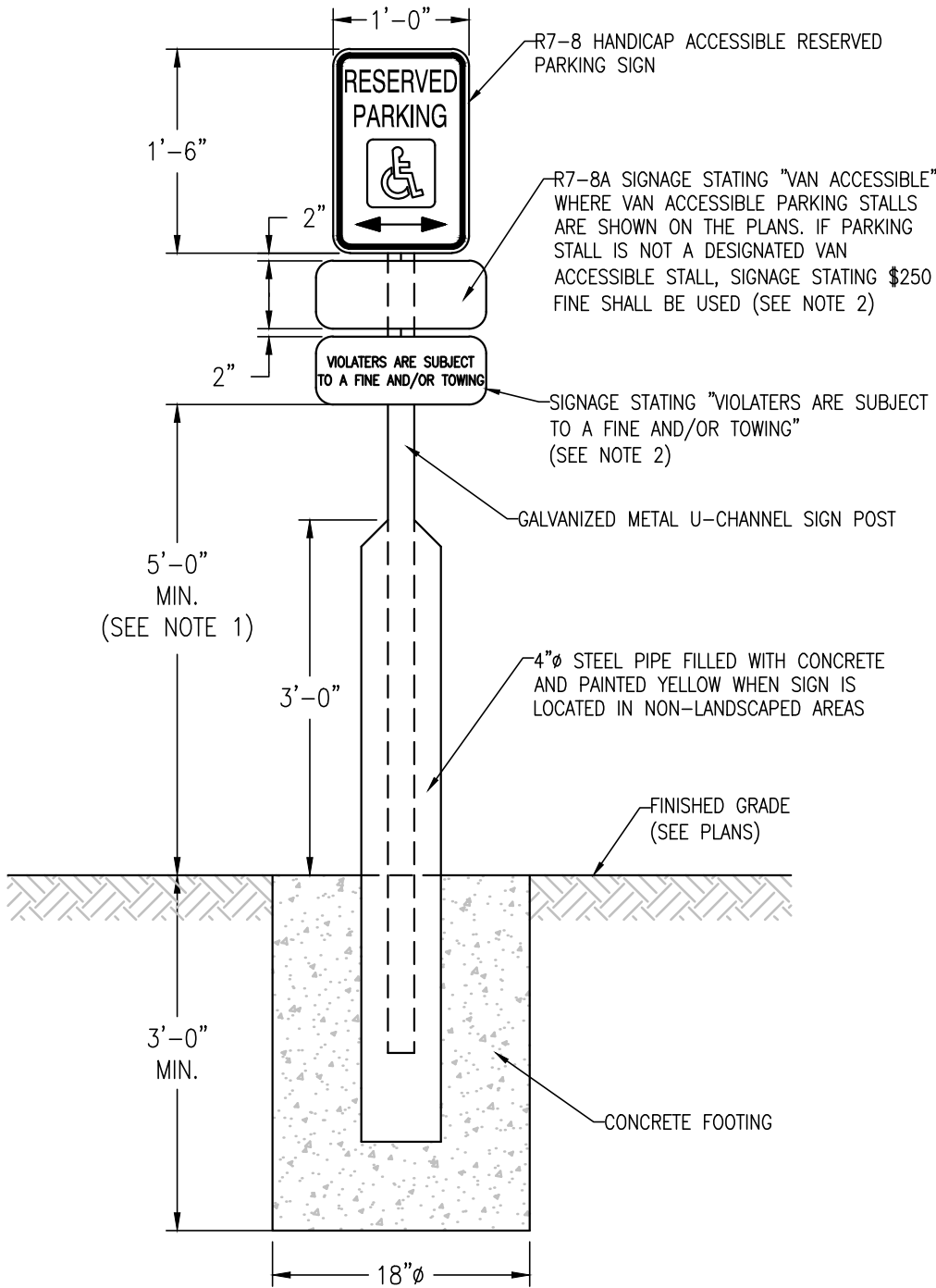


**NOTES:**

- SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
- ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- BASE COURSE SHALL BE 4" CRUSHED STONE OR APPROVED EQUAL.
- CONTROL JOINTS SHALL BE INSTALLED AT TEN (10) FEET ON CENTER UNLESS OTHERWISE NOTED.
- 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.
- 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.

**CONCRETE BARRIER CURB DETAIL**

NOT TO SCALE

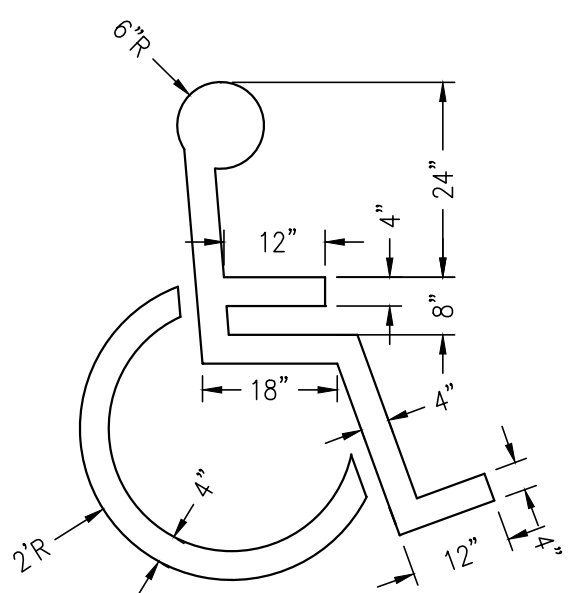


**NOTES:**

- ACCESSIBLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND ALL ATTACHED SIGNS SHALL BE A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
- CONTRACTOR SHALL VERIFY OTHER ACCESSIBLY PARKING SIGN REQUIREMENTS VIA THE 66-7-352.4C NMSA 1978 CODE.

**ACCESSIBLE PARKING SIGN DETAIL**

NOT TO SCALE

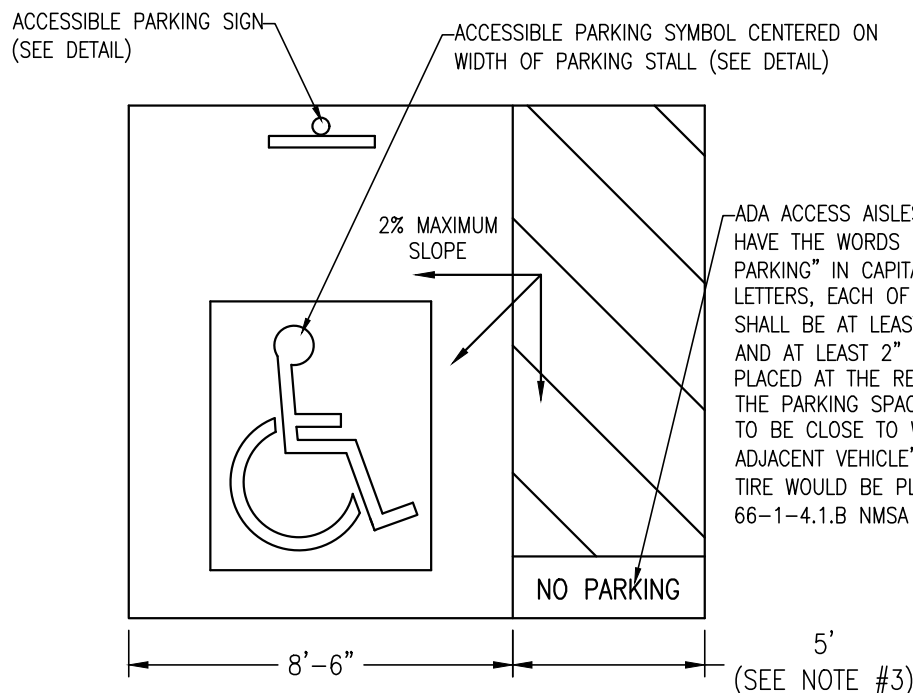


**NOTE:**

- SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND PAINTED WHITE ON BLUE BACKGROUND UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.

**ACCESSIBLE PARKING SYMBOL DETAIL**

NOT TO SCALE



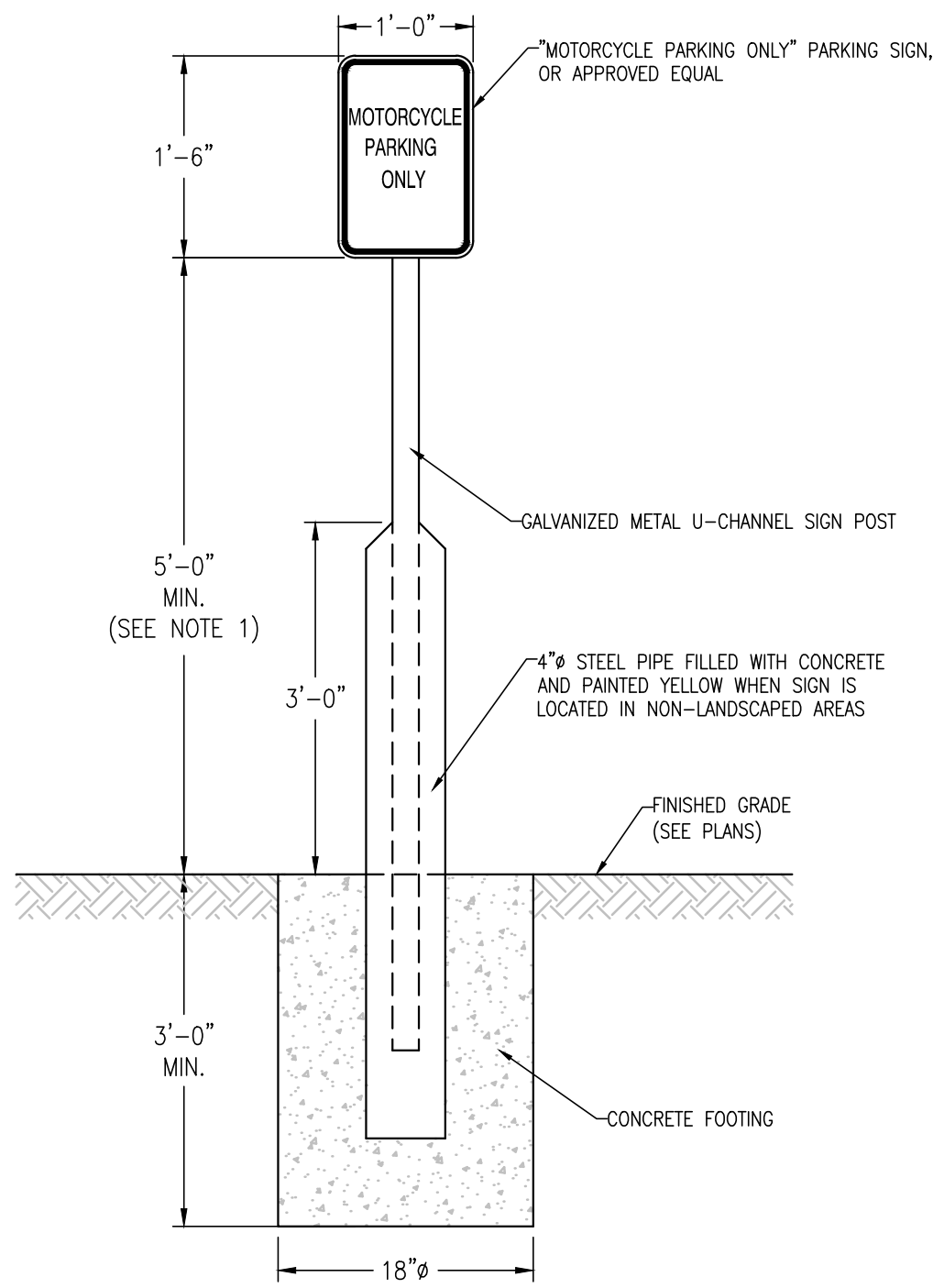
**NOTES:**

- ALL PAVEMENT STRIPING SHALL BE YELLOW UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
- MAXIMUM SLOPE WITHIN ALL HANDICAP ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ACCESS AISLE WIDTH SHALL BE 8' FOR VAN ACCESSIBLE STALLS (SEE PLANS FOR LOCATIONS).

**ACCESSIBLE PARKING STALL DETAIL**

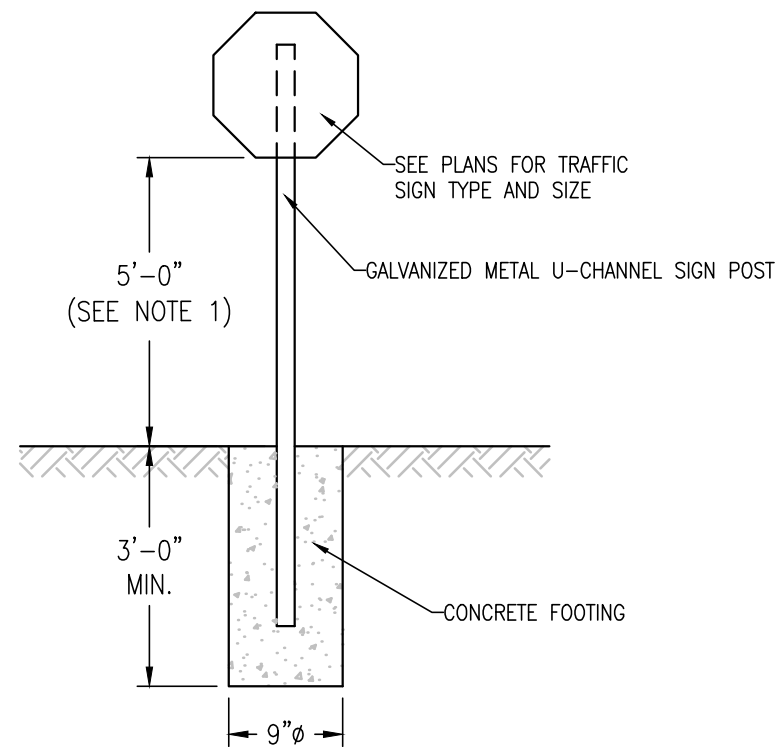
NOT TO SCALE





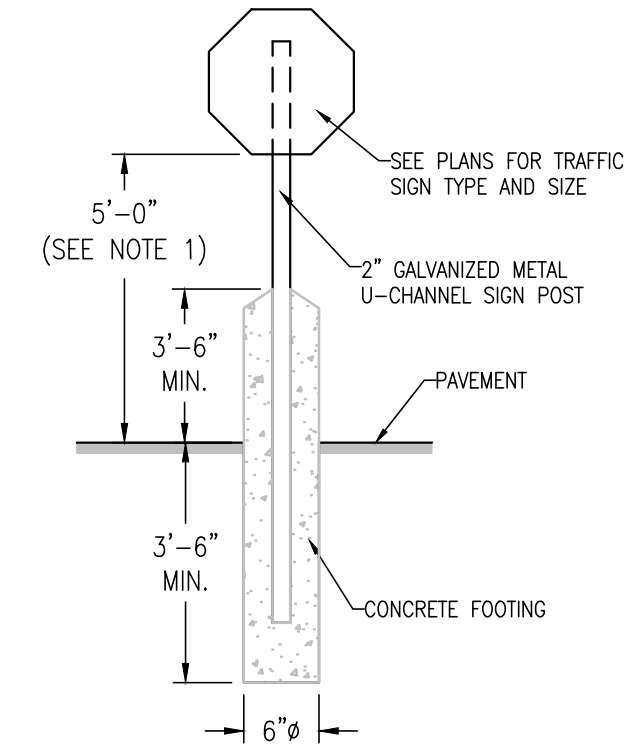
- NOTES:
1. MOTORCYCLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND ALL ATTACHED SIGNS SHALL BE A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.

MOTORCYCLE PARKING SIGN DETAIL  
NOT TO SCALE



- NOTES:
1. TRAFFIC SIGN POSTS SHALL BE LOCATED 2' FROM BACK OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
  2. TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

TRAFFIC SIGN DETAIL – GRASS AREA  
NOT TO SCALE



- NOTES:
1. TRAFFIC SIGN POSTS SHALL BE LOCATED 2' FROM BACK OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
  2. TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

SIGN, POST & BOLLARD DETAIL –PAVED AREAS  
NOT TO SCALE



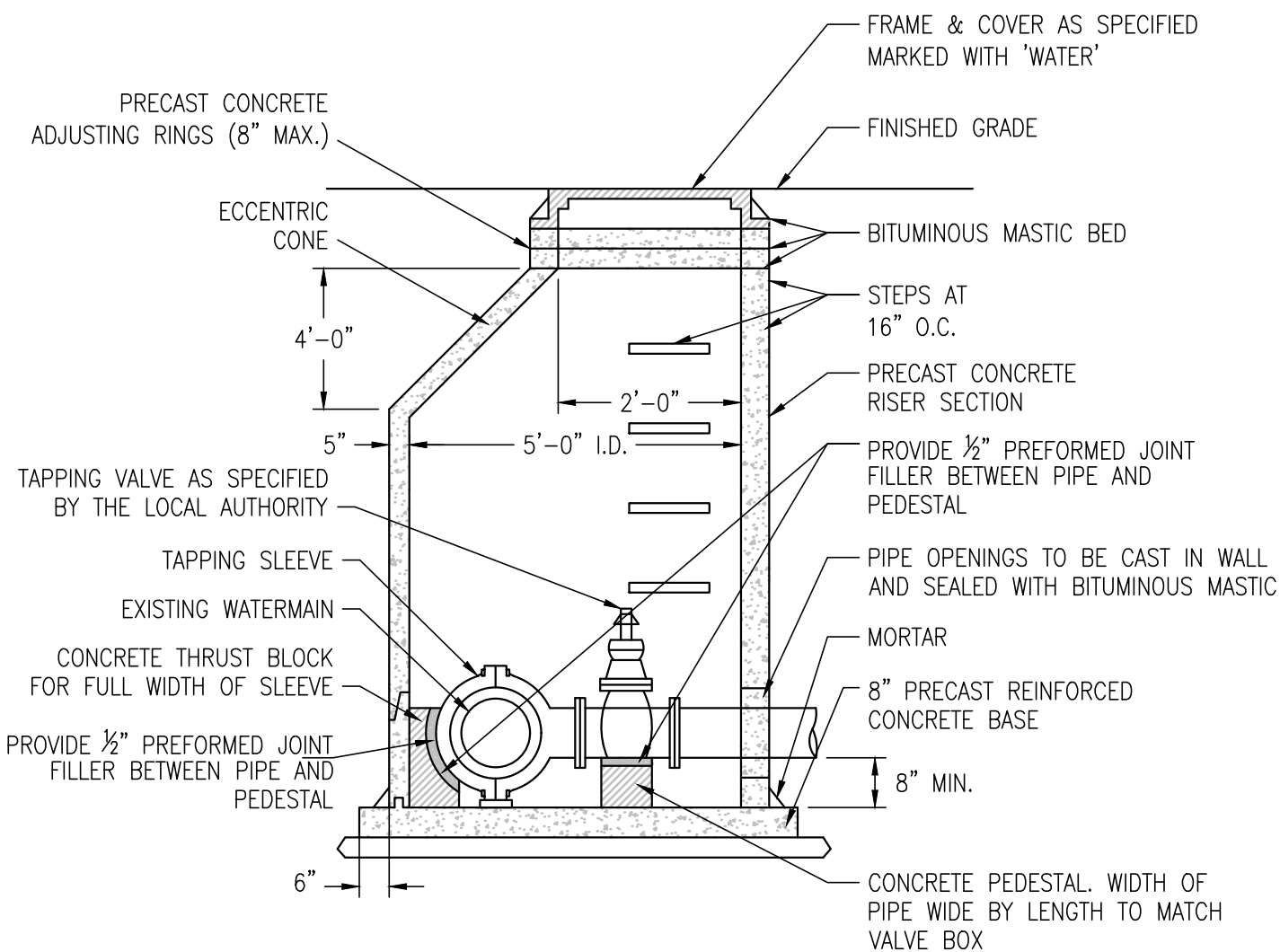
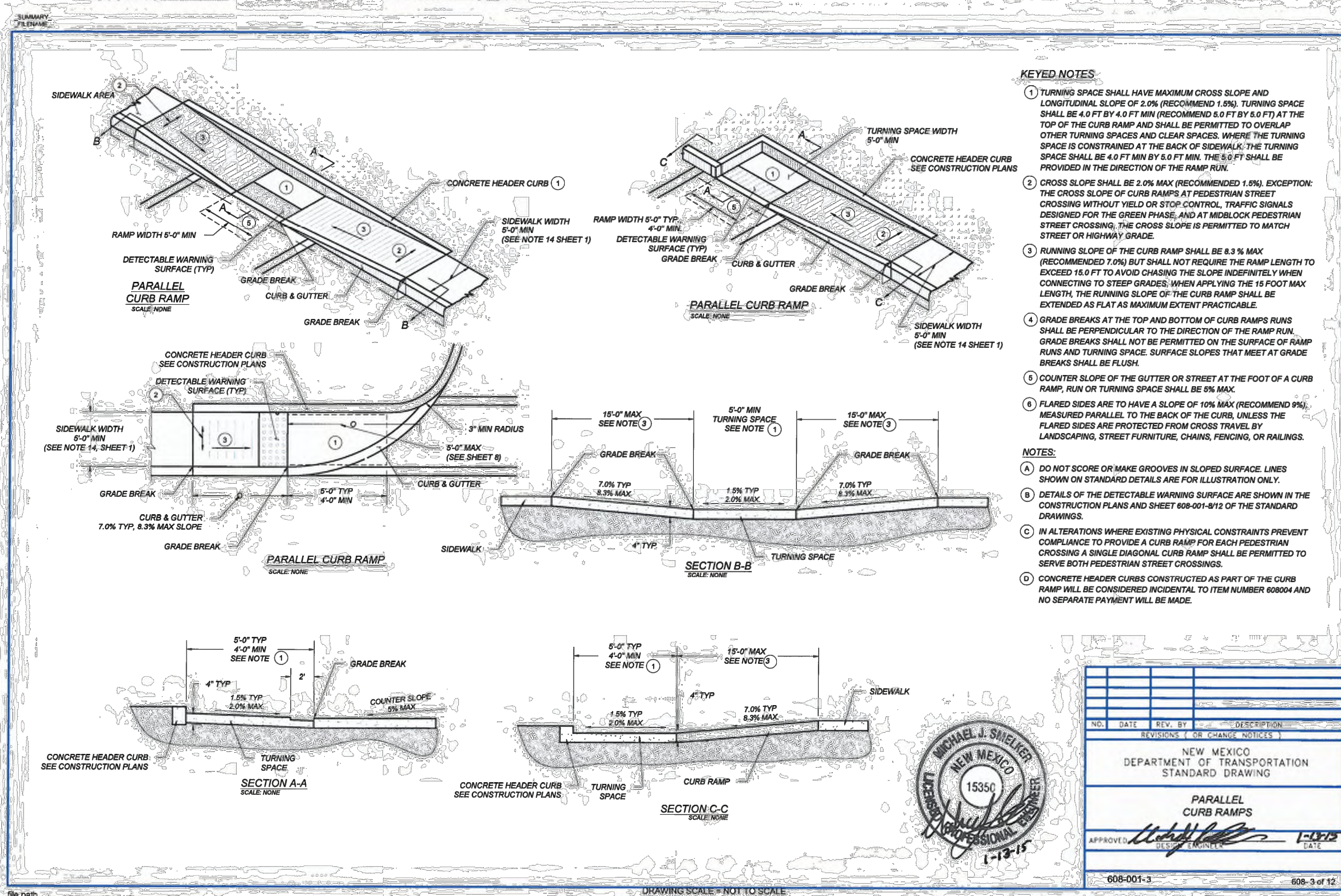
R5-1 DO NOT ENTER  
SIGN DETAIL  
NOT TO SCALE



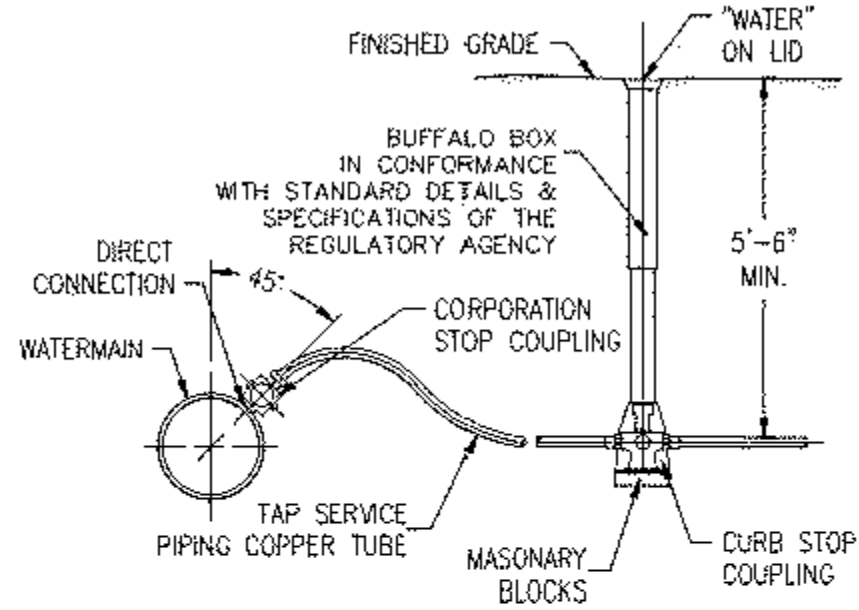
R6-2L ONE WAY (ARROW)  
(LEFT) SIGN DETAIL  
NOT TO SCALE



R6-2R ONE WAY (ARROW)  
(RIGHT) SIGN DETAIL  
NOT TO SCALE

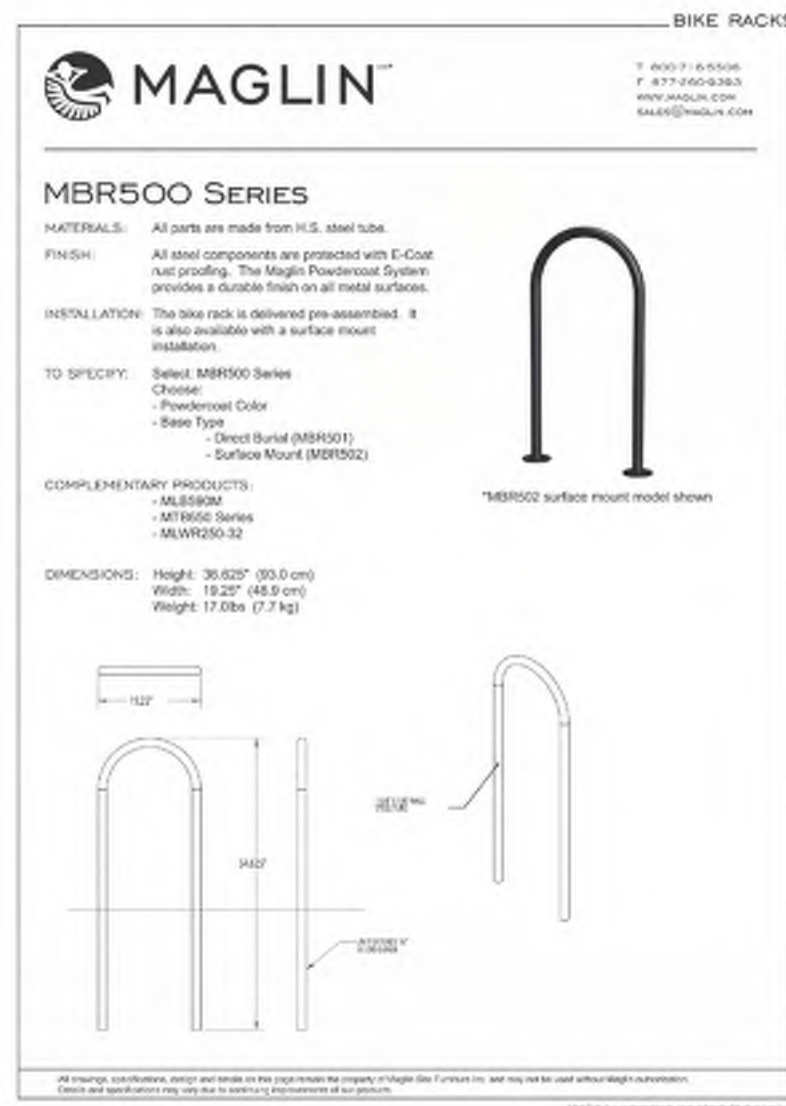


TAPPING SLEEVE, VALVE &  
VALVE VAULT DETAIL  
SCALE: NONE

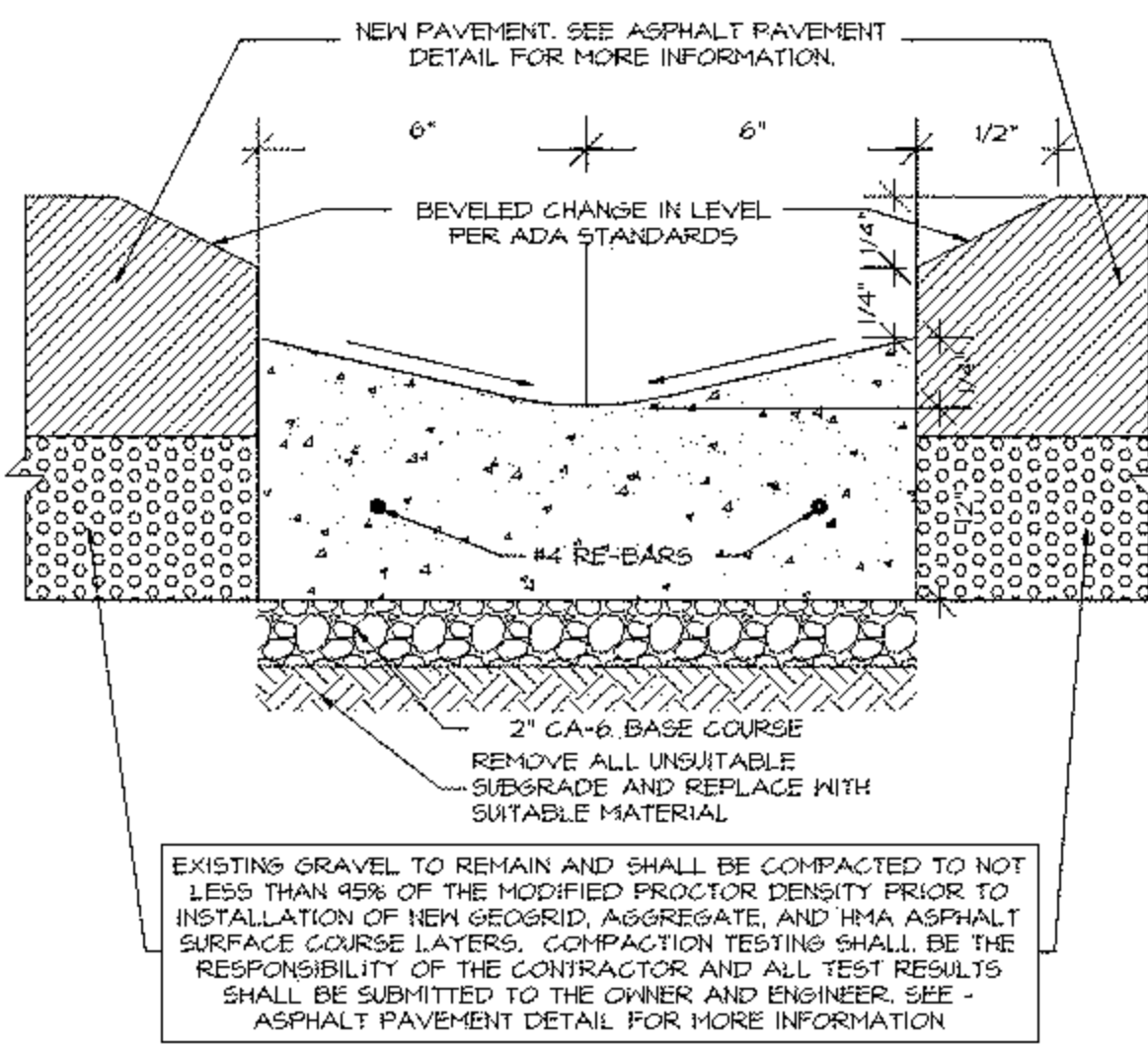


- NOTES:
1. SERVICE PIPE TO BE WEAVED IN TRENCH TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH
  2. UPON COMPLETION OF WATER SERVICE CONSTRUCTION ALL BOXES ARE TO BE FULLY EXTENDED AND LEFT PROTRUDING ABOVE THE PROPOSED GRADE.
  3. GRANULAR BACKFILL TO BE PLACED UNDER PAVEMENT AS SPECIFIED.
  4. JET ALL TRENCHES.

WATER SERVICE DETAIL  
SCALE: NONE



BIKE RACK DETAIL  
NOT TO SCALE



DETAIL - 1' WIDE DEPRESSED CURB  
NOT TO SCALE

DATE	DESCRIPTION
04/11/24	COORDINATION SET
05/22/24	PERMIT SET
06/14/24	BID SET
07/12/24	PERMIT RESPONSE
07/24/24	PERMIT RESPONSE



**ZACH MICHELIS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488

**PROJECT MANAGER**  
EDWARD GOSS

**QUALITY CONTROL**  
EDWARD GOSS

**DRAWN BY**  
EC

**BUBBA'S 33**

**ALBUQUERQUE  
NEW MEXICO**

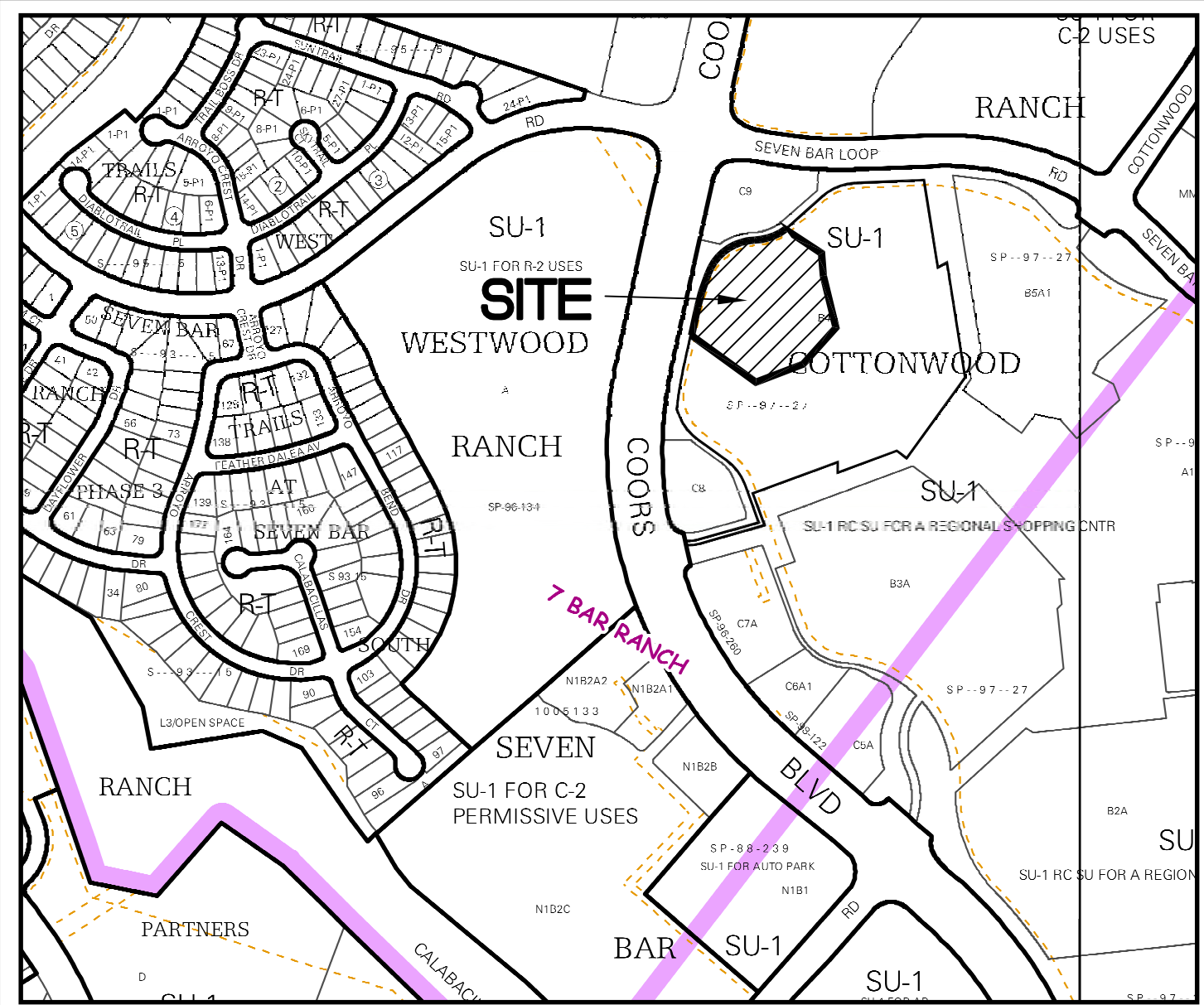
**10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**



20182050.0

**CONSTRUCTION  
DETAILS**

**C7.2**



Vicinity Map-Zone Atlas B-13-Z

Exceptions 9-19

- 9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 64, PAGE 412, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE**
- 10 COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS AND EASEMENTS AS SHOWN AND NOTED ON PLATS BOOK 95C, FOLIO 5, BOOK 95C, FOLIO 263 AND IN BOOK 97C, FOLIO 33, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).  
**AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS 16, 17, 18, 19, 10, 11 AND 12**
- 11 RIGHT OF WAY EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT, FILED APRIL 21, 1965, RECORDED IN BOOK RW 143, PAGE 329, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**DOES NOT AFFECT SUBJECT PROPERTY**
- 12 AMENDED AND RESTATED RIGHT OF WAY GRANTED BY AND BETWEEN GAS COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND SIMON PROPERTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, FILED SEPTEMBER 20, 1994, RECORDED IN BOOK 9426, PAGE 9234, AS DOCUMENT NO. 94114777, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**DOES NOT AFFECT SUBJECT PROPERTY**
- 13 EASEMENT AGREEMENT BETWEEN SIMON PROPERTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP AND THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED JANUARY 5, 1995, RECORDED IN BOOK 951, PAGE 2613, AS DOCUMENT NO. 95001280, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**DOES NOT AFFECT SUBJECT PROPERTY**
- 14 EASEMENT AGREEMENT BETWEEN SIMON PROPERTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP AND NEW MEXICO UTILITIES, INC., A NEW MEXICO CORPORATION, FILED JANUARY 5, 1995, RECORDED IN BOOK 951, PAGE 2894, AS DOCUMENT NO. 95001389, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY – SHOWN HEREON AS 2**
- 15 SUPPLEMENT TO PUBLIC UTILITY EASEMENTS BETWEEN SIMON PROPERTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP AND PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED JANUARY 9, 1995, RECORDED IN BOOK 951, PAGE 4913, AS DOCUMENT NO. 95002255, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**DOES NOT AFFECTS SUBJECT PROPERTY**
- 16 CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 28, 1995, RECORDED IN BOOK 9531, PAGE 5334, AS DOCUMENT NO. 95132176, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT AND ASSUMPTION OF OPERATING AGREEMENTS FILED SEPTEMBER 23, 2004, RECORDED IN BOOK A84, PAGE 4099, AS DOCUMENT NO. 2004134467, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE**
- 17 AGREEMENT REGARDING RESTRICTION OF RESERVE TRACTS FILED DECEMBER 28, 1995, RECORDED IN BOOK 9531, PAGE 5550, AS DOCUMENT NO. 95132177, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE**
- 18 LEASE AND RESTRICTIVE COVENANTS AND EXCLUSIVE USE RIGHTS AS CONTAINED THEREIN, BETWEEN MALL AT COTTONWOOD II LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "LANDLORD"), AND HOBBY LOBBY STORES, INC., AN OKLAHOMA CORPORATION (THE "TENANT"), AS EVIDENCED BY MEMORANDUM OF LEASE FILED APRIL 6, 2018, RECORDED IN DOCUMENT NO. 2018030246, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**NOT SURVEY RELATED**
- 19 RIGHTS OF TENANT(S) IN THE LAND, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID TENANT(S).  
**NOT SURVEY RELATED**

Indexing Information

Section 7, Township 11 North, Range 3 East, N.M.P.M.  
as Projected into the Town of Alameda Grant  
Subdivision: Cottonwood Mall  
Owner: Mall at Cottonwood II LLC c/o Washington Prime  
Group LP  
UPC #: 101306546539410602

Benchmark -NAVD 88

ACS MONUMENT "10-B13" HAVING AN ELEVATION OF 5074.478 (NAVD 88).  
ACS MONUMENT "8-B13" HAVING AN ELEVATION OF 5059.673 (NAVD 88).

Record Legal Description

PROPOSED TRACT B-4-A-3, BEING A PORTION OF TRACT B-4-A, PLAT OF SECOND REVISION PLAT OF COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON RECORDED PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31, 1997, IN PLAT BOOK 97C, FOLIO 33.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2463939 AND AN EFFECTIVE DATE OF DECEMBER 31, 2019

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0108G.

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2463939 AND AN EFFECTIVE DATE OF DECEMBER 31, 2019.
2. PLAT OF RECORD FOR SECOND REPLAT OF COTTONWOOD MALL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 31, 1997, IN BOOK 97C, PAGE 33.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY (TRACT B-4-A), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 16, 2017, AS DOC. NO. 2017058178.

Contact Information for New Utilities

WATER AND SEWER	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY ASSOCIATION C/O KRISTOPHER CADENA 600 2ND STREET NW, SUITE 201 ALBUQUERQUE, NM 87102 (505) 289-3301
DRAINAGE/STORMWARER MANAGEMENT	CITY OF ALBUQUERQUE HYDROLOGY SECTION C/O DOUG HUGHES 600 2ND STREET NW ALBUQUERQUE, NM 87102 (505) 924-3986
ELECTRIC	PUBLIC SERVICE OF NEW MEXICO (PNM) C/O RODNEY FUENTES 2401 AZTEC ROAD NE, MS Z110 ALBUQUERQUE, NM 87107 (505) 241-4476
TELEPHONE	CENTURYLINK C/O DON DAVALOS 4301 BOGAN AVE NE ALBUQUERQUE, NM 87109 (505) 767-7449
GAS	NEW MEXICO GAS COMPANY (NMGAS) C/O JEFF ESTVANKO 7120 WYOMING BOULEVARD NE, SUITE 20 ALBUQUERQUE, NM 87109 (505) 798-3373
ROADWAY REGULATORY AUTHORITY	CITY OF ALBUQUERQUE TRANSPORTATION SECTION C/O JEANNE WOLFENBARGER 600 2ND STREET NW ALBUQUERQUE, NM 87102 (505) 924-3981

Zoning Notes

No zoning report was provided by client. The following information is based upon the zone designation and the conditions as reflected on city website. According to the City of Albuquerque Official IDO Website, <http://cabq.maps.arcgis.com>, on January 23, 2020, the subject property is zoned "MX-M" (Mixed Use-Moderate Intensity Zone District), the subject property is subject to the following conditions:  
Front Setback: 5 ft. minimum  
Side Setback: Interior: 0 ft.; Street Side: 5 ft. minimum  
Rear Setback: 15 ft.  
Building Height: 45 ft. maximum

\* Although property is zoned "MX-M", the subject property is subject to the setbacks listed above. However, an approved Site Development Plan more than likely will be required prior to development and may require more or less restrictive setbacks.

For additional information regarding the specific usage, visit the IDO Website: <http://cabq.maps.arcgis.com>

Parking Information

Required (for Restaurant): 8 Spaces per 1,000 Sq. Ft. (GFA)

Current Parking Spaces in the area Surveyed ("Topo Limits")

Regular Total Spaces: 230

The parking space count as shown is based upon the parking lot as is. Obviously a building envelope and parking lot reconfiguration will result in a different space count.

Current zoning code forbids lot lines traversing parking spaces, so reconfiguration of the spaces immediately adjoining the site must be approved by the city before the property can be properly subdivided.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019 AND JANUARY 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE COORDINATES SHOWN HEREON REFERENCES MODIFIED GROUND NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL), USING GROUND TO GRID FACTOR OF 0.999678829, USING AND ORIGIN OF (0,-8.29).
4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 20JA070725).
5. THE SUBJECT PROPERTY AND ADJOINING TRACTS ARE SUBJECT TO THE FOLLOWING:
  - CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 28, 1995, IN BOOK 95-31, PAGES 5334-5549.
  - AGREEMENT REGARDING RESTRICTION OF RESERVE TRACTS, FILED ON DECEMBER 28, 1995 IN BOOK 95-31, PAGE 5550-5610.
6. NO BUILDINGS EXISTING WITHIN THE LIMITS OF THE SURVEYED AREA OF THE PROPERTY.
7. RECENT CONSTRUCTION TO MALL BUILDING, NEW CURBING AND LOADING DOCK AREA WAS OBSERVED WHILE CONDUCTING FIELD SURVEY.
8. WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: [HTTP://WWW.CABQ.GOV/GIS](http://www.cabq.gov/gis)
9. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD DURING THIS SURVEY.
10. WHILE THE PROPERTY IS DESIGNATED AS A PORTION OF TRACT B-4-A, THE TRACT IS CURRENTLY INVOLVED IN A REPLAT TO CREATE A ± 0.9 ACRES TRACT SOUTH OF THE SUBJECT PROPERTY (PARTIALLY SHOWN HEREON AS "PROPOSED TRACT B-4-A-2" AND THE REMAINING PORTION OF SAID TRACT B-4-A WILL BECOME TRACT B-4-A-1).
11. THIS PROPERTY IS REFLECTED ON A PRELIMINARY ALTA BECAUSE THE LOT LINES FOR PROPOSED TRACT B-4-A-3 DO NOT YET EXIST AND MUST BE APPROVED THROUGH THE SUBDIVISION PROCESS BEFORE THE LOT WILL BE CONSIDERED "LEGAL" IN THE EYES OF THE CITY. THE PURPOSE FOR THIS PRELIMINARY ALTA IS FOR THE PURPOSE OF PROVIDING A SURVEY THAT REFLECTS THE EXCEPTIONS IN THE TITLE COMMITMENT TO AID IN THE BUYER OBTAINING A SURVEY DURING THE DUE DILIGENCE PERIOD.

Preliminary  
Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
and  
Topographic Map  
for  
Proposed Tract B-4-A-3  
2nd Revision  
Cottonwood Mall  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2020

Surveyor's Certificate for ALTA

To: Texas Roadhouse Holdings LLC; Strategic Restaurant Concepts, LLC, Mall at Cottonwood II, LLC, a Delaware limited liability company, First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 6(b), 7(b), 8, 9, 11, 13, 14-18, 20 and 21 of Table A thereof. The Field Work was completed on February 24, 2020.

DATE OF PLAT OR MAP

Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

Revisions: 4/1/2020 - Original  
11/9/2020 - Revised to add an area to the west of property to the subject property

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

**Surveyor's Certificate for Topographic Map**

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	5075.50	SPOT ELEVATION
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 1997C-33)	BC 5075.50	BACK OF CURB ELEVATION
●	FOUND MONUMENT AS INDICATED	FL 5075.50	FLOW LINE ELEVATION
■	CONCRETE	TA 5075.50	TOP OF ASPHALT ELEVATION
☆	LIGHT POLE	TC 5075.50	TOP OF CONCRETE ELEVATION
WV	WATER VALVE	—G—	UNDERGROUND GAS UTILITY LINE
⊗	STORM DRAIN MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
⊗	IRRIGATION BOX	—E—	UNDERGROUND ELECTRIC UTILITY LINE
▨	BLOCK WALL	—SAS—	UNDERGROUND SEWER LINE
□	BOLLARD	—SD—	UNDERGROUND STORM DRAIN LINE
⊞	PULL BOX	—C—	UNDERGROUND FIBER OPTIC UTILITY LINE
⊞	FIRE HYDRANT	●	DECIDUOUS TREE
		●	CONIFEROUS TREE
		●	SHRUB

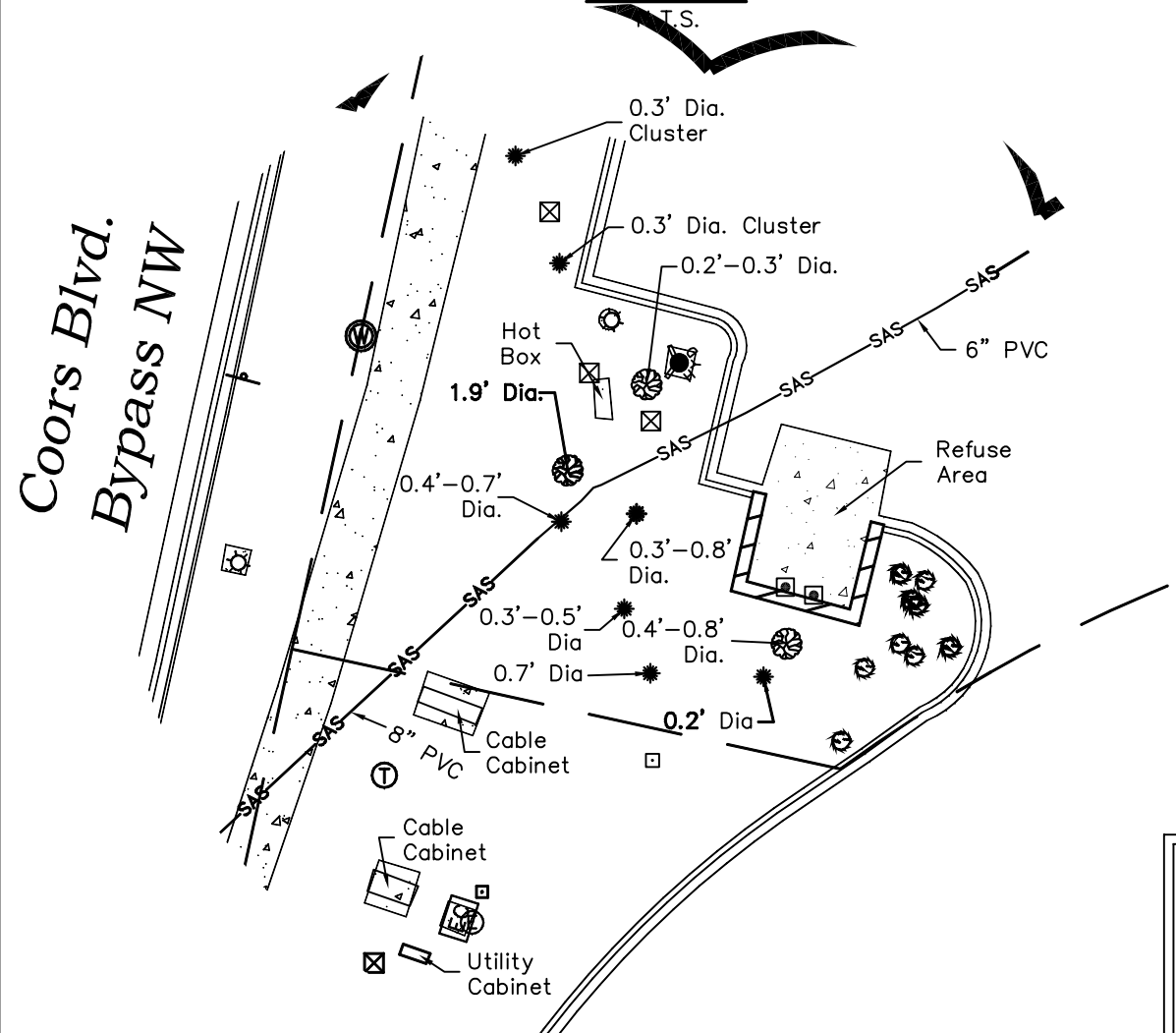
Surveyor's Observations

UNDERGROUND WATERLINE OUT OF EASEMENT BY AS MUCH AS 8.49 FEET.

Preliminary  
Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
and  
Topographic Map  
for  
Proposed Tract B-4-A-3  
2nd Revision  
Cottonwood Mall  
City of Albuquerque  
Bernalillo County,  
New Mexico  
November 2020

THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING:  
CONSTRUCTION, OPERATIONS AND RECIPROCAL EASEMENT AGREEMENT  
FILED DECEMBER 28, 1995, IN BOOK 95-31, PAGE 5334-5546, THE  
ASSIGNMENT AND ASSUMPTION OF OPERATING AGREEMENT FILED  
SEPTEMBER 23, 2004, IN BOOK A84, PAGE 4099, AND THE AGREEMENT  
REGARDING RESTRICTION OF RESERVE TRACTS FILED DECEMBER 28, 1995,  
IN BOOK 95-31, PAGE 5550-5610.

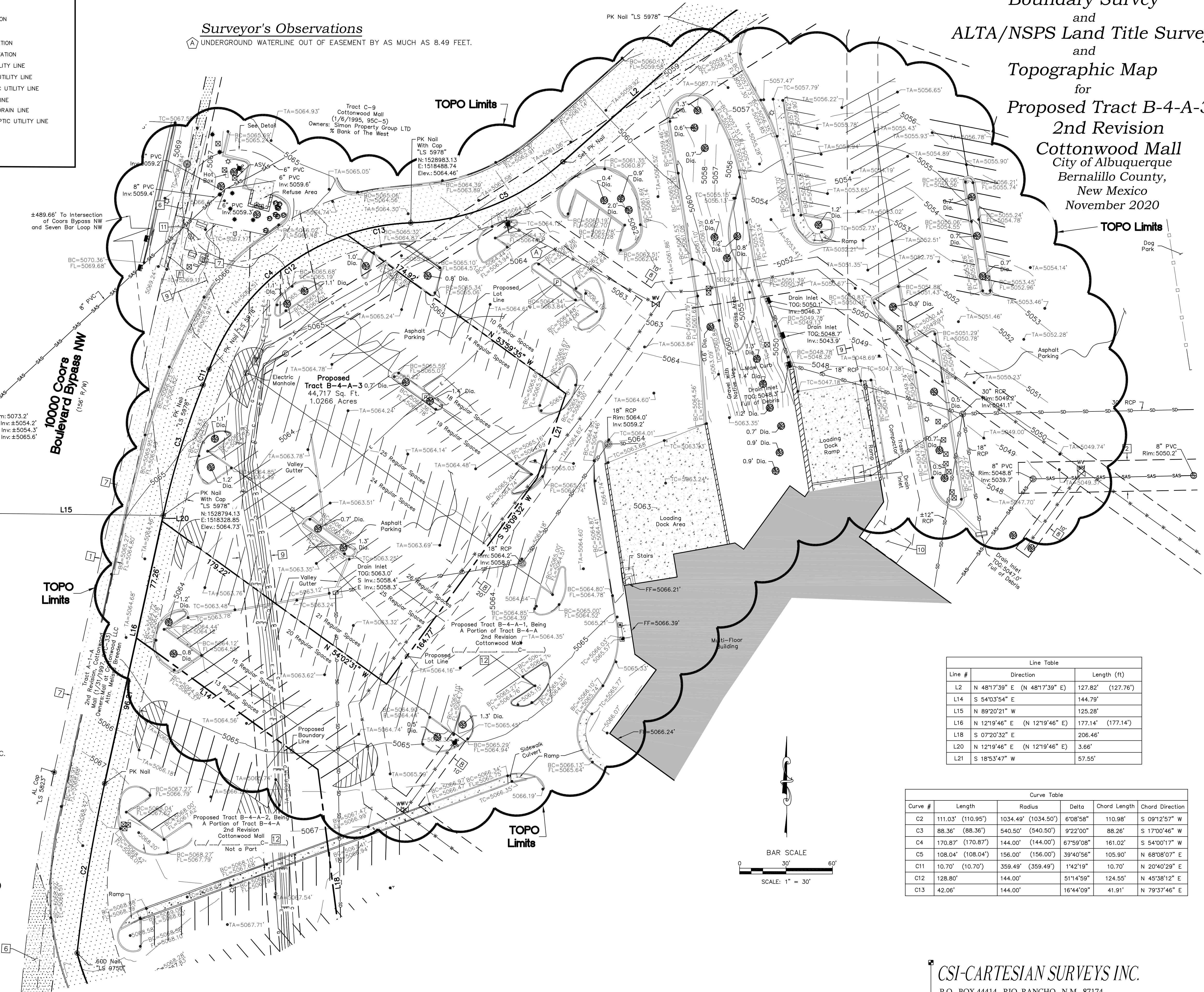
Detail



ACS Monument "10-B13"  
NAD 1983 CENTRAL ZONE  
X=1517724.365 \*  
Y=1528304.616 \*  
Z=5074.478 \* (NAVD 1988)  
G-G=0.999678411  
Mapping Angle=-0°14'12.27"  
\* U.S. Survey Foot  
GROUND  
N:1528795.61  
E:1518203.62  
Elev.: 5074.50'

Easement Notes

- EXISTING 10' P.U.E. (1/6/1995, 95C-5)
- EXISTING 20' SANITARY SEWER EASEMENT (1/5/1995, BK. 95-1, PG. 2894-2900)
- EXISTING 7' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. R/W 143, PG. 329) [OUTSIDE OF LIMITS]
- EXISTING 30' GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94-26, PG. 9234-9339) [OUTSIDE OF LIMITS]
- EXISTING 50' SOUTHERN UNION EASEMENT (9/16/1930, BK. MISC. 112, PG. 515), (12/11/1931, BK. MISC. 123, PG. 152), (1/14/1946, BK. MISC. 220, PG. 547), (3/29/1956, BK. MISC. D346, PG. 356), AND (3/7/1961, BK. MISC. D585, PG. 409) [OUTSIDE OF LIMITS]
- EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Pattern]
- EXISTING PERMANENT PRIVATE ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Pattern]
- EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C-33)
- EXISTING 20' P.U.E. (1/31/1997, 97C-33)
- EXISTING 25' X 16' PNM TRANSFORMER EASEMENT (1/31/1997, 97C-33)
- EXISTING 15' X 20' TRANSFORMER EASEMENT (7/18/95, 95C-263)
- EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/95, 95C-5) (BLANKET)



Line Table		
Line #	Direction	Length (ft)
L2	N 48°17'39" E (N 48°17'39" E)	127.82' (127.76')
L14	S 54°03'54" E	144.79'
L15	N 89°20'21" W	125.28'
L16	N 12°19'46" E (N 12°19'46" E)	177.14' (177.14')
L18	S 07°20'32" E	206.46'
L20	N 12°19'46" E (N 12°19'46" E)	3.66'
L21	S 18°53'47" W	57.55'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	111.03' (110.95')	1034.49' (1034.50')	6°08'58"	110.98'	S 09°12'57" W
C3	88.36' (88.36')	540.50' (540.50')	9°22'00"	88.26'	S 17°00'46" W
C4	170.87' (170.87')	144.00' (144.00')	67°59'08"	161.02'	S 54°00'17" W
C5	108.04' (108.04')	156.00' (156.00')	39°40'56"	105.90'	N 68°08'07" E
C11	10.70' (10.70')	359.49' (359.49')	1°42'19"	10.70'	N 20°40'29" E
C12	128.80'	144.00'	51°14'59"	124.55'	N 45°38'12" E
C13	42.06'	144.00'	16°44'09"	41.91'	N 79°37'46" E

CSI-CARTESIAN SURVEYS INC.

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

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**PROJECT TEAM**

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
04/11/24	COORDINATION SET
05/22/24	PERMIT SET
06/14/24	BID SET
07/12/24	PERMIT RESPONSE
07/24/24	PERMIT RESPONSE

**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**  
**ZACH MICHELS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 28488  
**PROJECT MANAGER**  
EDWARD GOSS  
**QUALITY CONTROL**  
EDWARD GOSS  
**DRAWN BY**  
EC

**PROJECT NAME**  
**BUBBA'S 33**

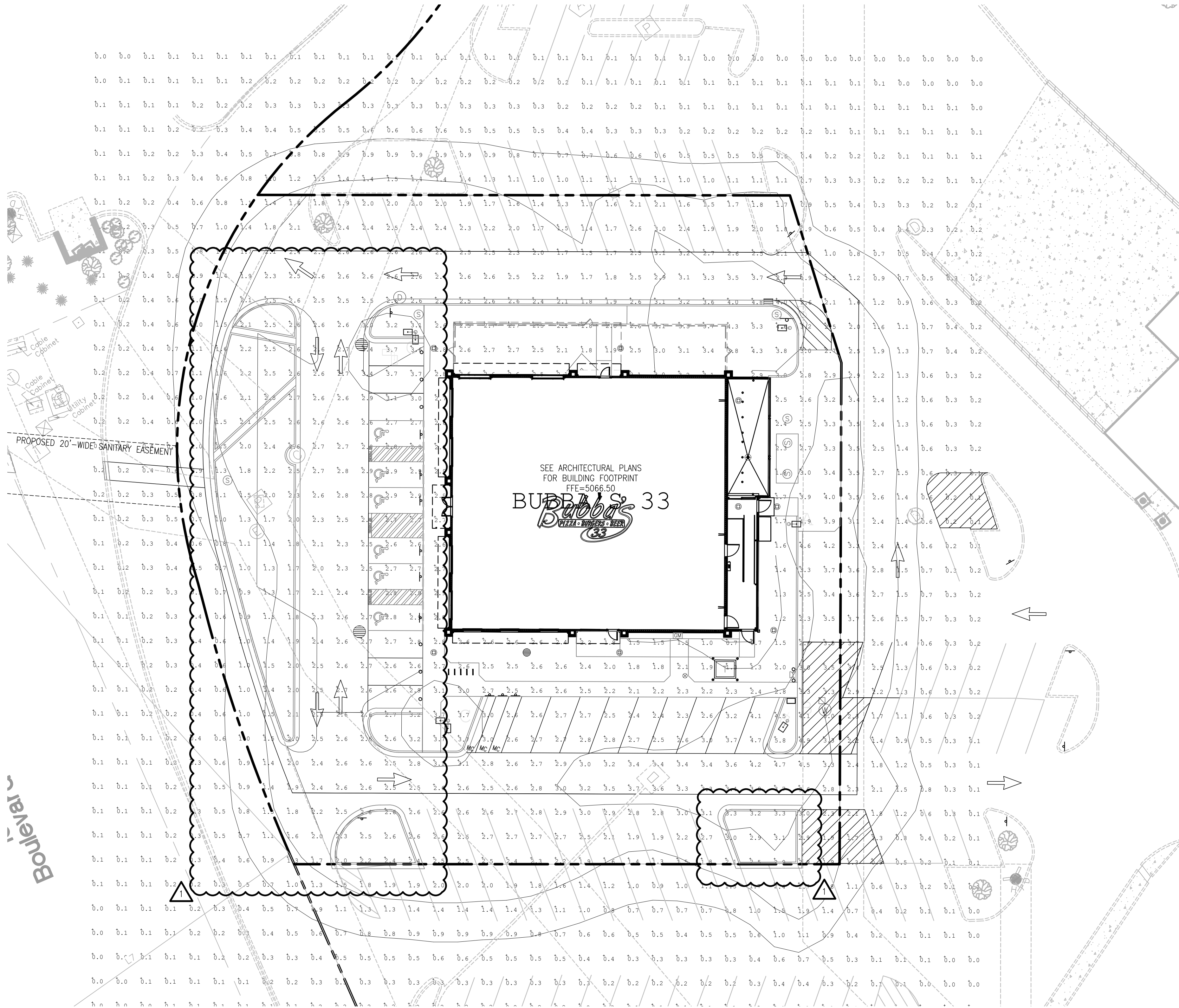
**ALBUQUERQUE**  
**NEW MEXICO**  
**10000 COORS BYPASS NW**  
**ALBUQUERQUE, NM 87114**



**PROJECT NUMBER**  
20182050.0

**SHEET TITLE**  
**PHOTOMETRIC PLAN**

**SHEET NUMBER**  
**PH1.0**

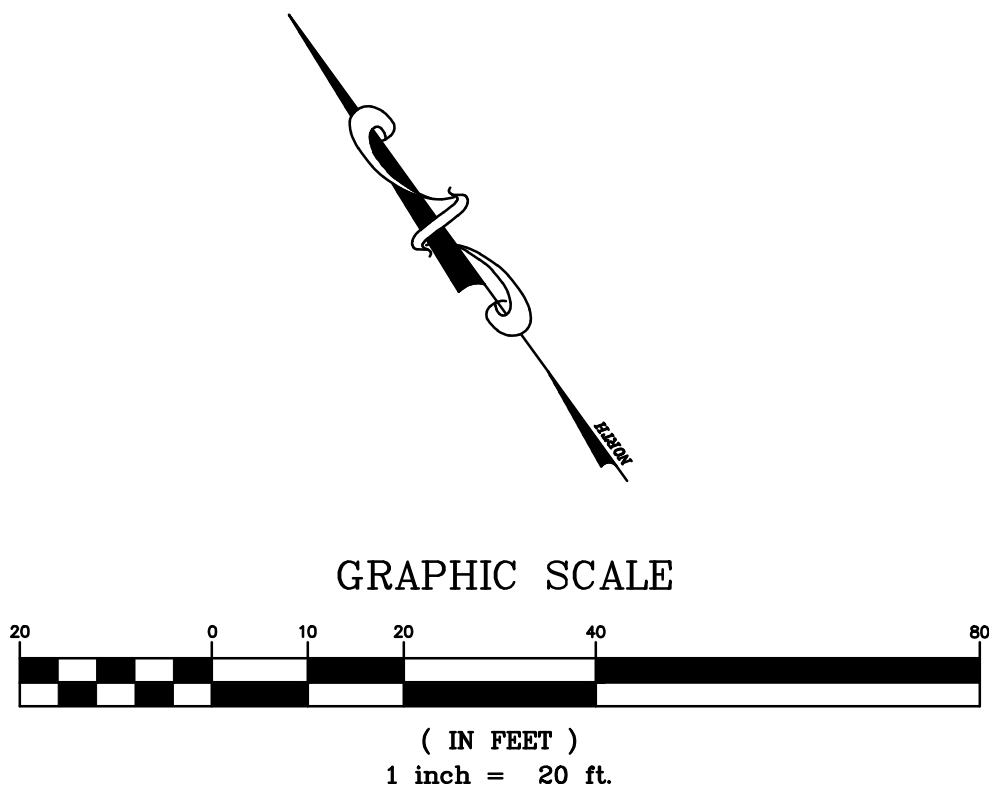


Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	1.38	5.8	0.0	N.A.	N.A.
PARKING LOT SURFACE	2.65	4.9	1.3	2.04	3.77

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description
	1	A	SINGLE	18783	0.900	4000K	145	27.5	VP-1-160L-135-4K7-2-UNV-A-DBT / SES-25-40-01-F-B4-DBT
	2	B	SINGLE	21487	0.900	4000K	172	27.5	VP-1-160L-160-4K7-4F-UNV-A-DBT / SES-25-40-01-F-B4-DBT
	2	C	2 @ 90 degrees	23172	0.900	4000K	172	27.5	(2) VP-1-160L-160-4K7-5QW-UNV-A-DBT / SES-25-40-01-F-B4-DBT

POLES ARE 25'-0" ON 2'-6"





	<u>REQUIRED:</u>	<u>PROVIDED:</u>
15% SITE LANDSCAPE AREA (CALCULATION: 6,800 SF/44,727 = 15.2%)	15% (6,709 SF)	15.2% (6,800 SF)
1 TREE PER 10 PARKING SPACES	6 TREES (60/10=6)	8 TREES (INCLUDING 1 EXISTING TREE)
FRONT LOT EDGE (REQUIRED: 10' LANDSCAPE BUFFER WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT)		YES
PARKING LOT TREE COVERAGE (REQUIRED: NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE TRUNK)		YES

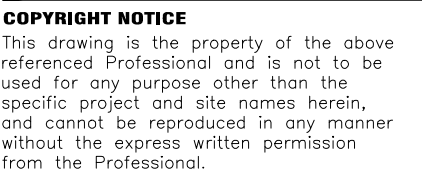
SYMBOL	DESCRIPTION
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO OWNER.
2	INSTALL RIVER ROCK MULCH 5"-7" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.
3	4", SCHEDULE 40 PVC IRRIGATION SLEEVE.
4	INSTALL 3" DEPTH DECOMPOSED GRANITE 1" MINUS DIAMETER, TAN/BROWN COLOR ON FILTER FABRIC WEED BARRIER IN LANDSCAPE AREAS, AND LEVELED TO A NEAT CLEAN APPEARANCE, 1/2" BELOW CONCRETE LEVEL.
6	ALL LAWNS ARE TO BE ESTABLISHED BY SEEDING WITH VARIETY COMMON TO LOCALITY.
7	EXISTING TREE TO REMAIN. PROVIDE PROTECTION DURING THE ENTIRE CONSTRUCTION PROCESS.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>CAL</u>
<b>TREES</b>						
	PC	6	PISTACIA CHINENSIS	CHINESE PISTACHE	B & B	2" CAL
	QT	3	QUERCUS TEXANA	TEXAS RED OAK	B & B	2" CAL
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>
<b>SHRUBS</b>						
	HP	21	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	
	JH	13	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	CONT.	7' HT. MIN.
	JCS	29	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	36" HT. MIN.
	JSB	32	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	
	LC	3	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	
	RG	48	ROSMARINUS OFFICINALIS 'GORIZIA'	ROSEMARY 'GORIZIA'	CONT.	24" HT. MIN
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>		
<b>GROUND COVERS</b>						
	BD	2,815 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS		
			3" DEPTH DECOMPOSED GRANITE ON FILTER FABRIC WEED BARRIER 1" MINUS DIAMETER, TAN/BROWN COLOR.			
			RIVER ROCK MULCH ON FILTER FABRIC WEED BARRIER			

GENERAL NOTES:

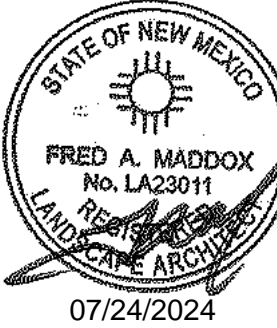
- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
- REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTOR IS LOCATED OUTSIDE, REFER TO SHEET L2.1 IRRIGATION NOTES AND DETAILS.

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



### ISSUE/REVISION RECORD

DATE	DESCRIPTION
5/22/24	PERMIT SET
6/14/24	BID SET
7/24/24	PERMIT RESPONSE

**PROFESSIONAL SEAL****PROFESSIONAL IN CHARGE**

**FRED MADDUX**  
PROFESSIONAL LANDSCAPE ARCHITECT

## PROJECT MANAGER

EDWARD GOSS

## QUALITY CONTROL

WENNIS JARRARD

## DRAWN BY

**PROJECT NAME**

# TEXAS ROADHOUSE

**ALBUQUERQUE  
NEW MEXICO  
10000 COORS BYPASS NW  
ALBUQUERQUE, NM 87114**

**PROJECT NUMBER**

20182050.0

**SHEET TITLE**

## LANDSCAPE PLAN

**SHEET NUMBER**

# L1.0

PLANTING NOTES

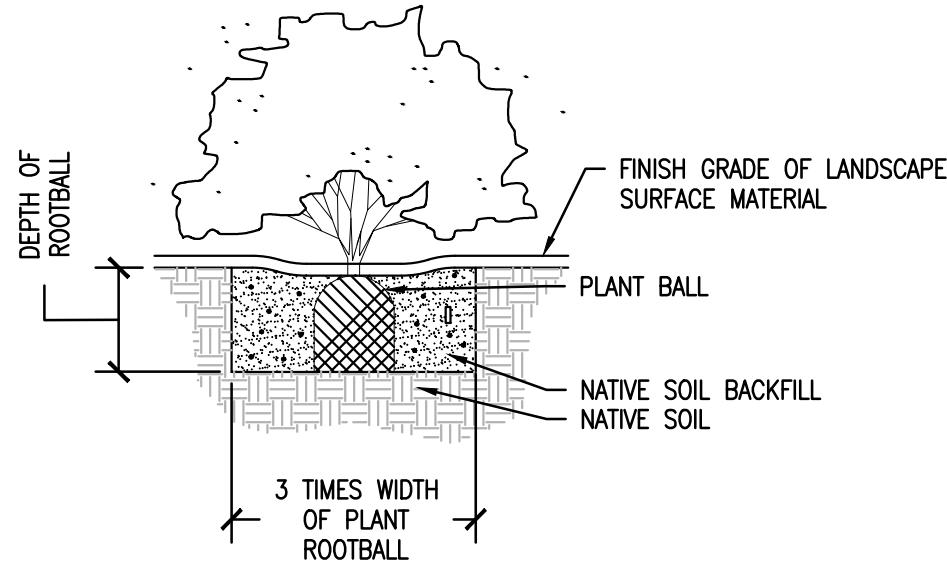
- LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE TEXAS ROADHOUSE CONSTRUCTION MANAGER IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
- THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE TEXAS ROADHOUSE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE TEXAS ROADHOUSE CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
- QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK.

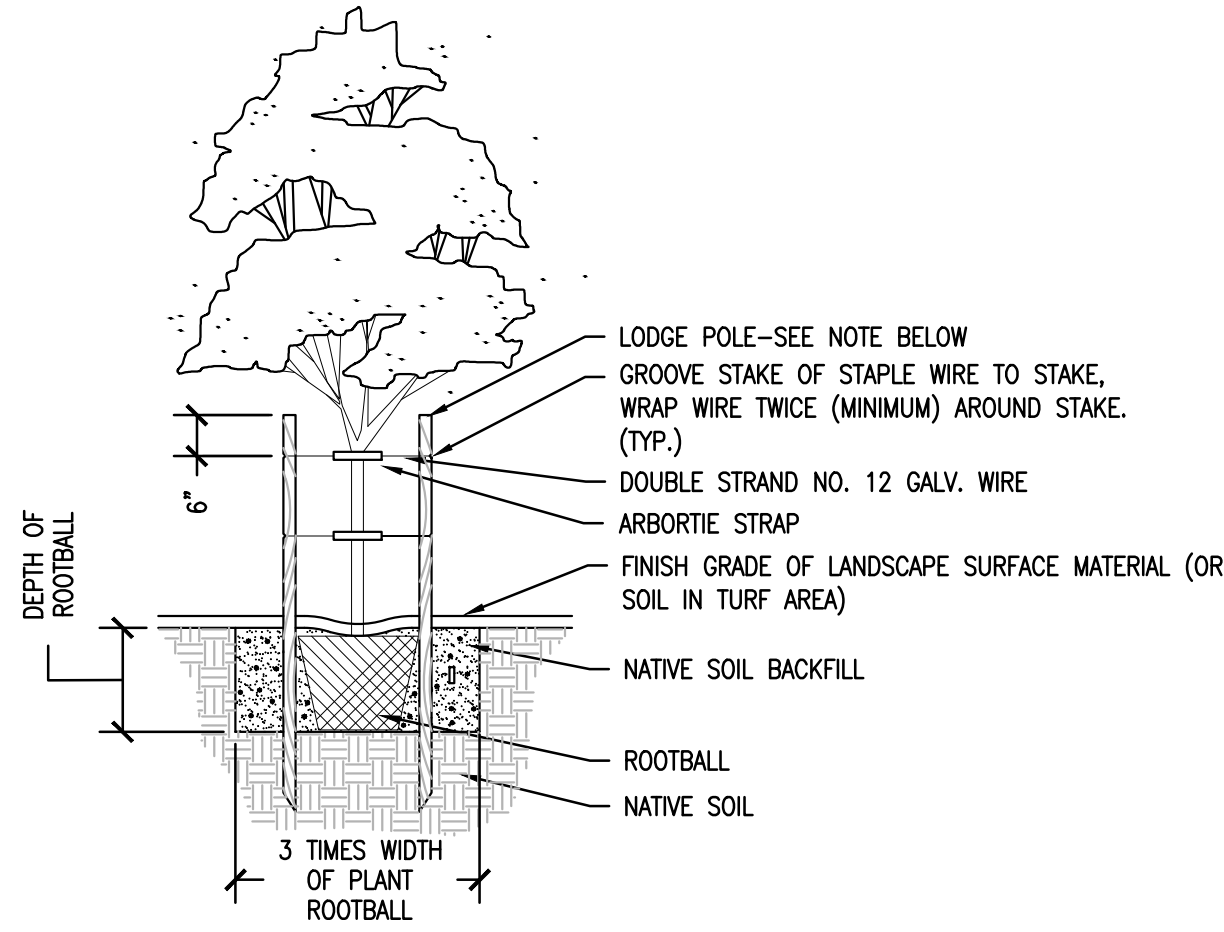
TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

- INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE TEXAS ROADHOUSE CONSTRUCTION MANAGER UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE TEXAS ROADHOUSE CONSTRUCTION MANAGER AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
- NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
- CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY TEXAS ROADHOUSE CONSTRUCTION MANAGER.
- MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
- WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.
- THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.
- LANDSCAPE AREAS ARE DEFINED AS ALL NON PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ACTUAL SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE CONTRACTOR SHALL NOT SUBSTITUTE ANY PLANT (IN SPECIES, VARIETY, OR PATENT) FOR ANY PLANT THAT IS SPECIFIED IN THE LEGEND. IF AVAILABILITY IS A PROBLEM, THE CONTRACTOR SHALL CONTACT THE TEXAS ROADHOUSE CONSTRUCTION MANAGER TO DISCUSS ACCEPTABLE OPTIONS.
- COORDINATE ALL NECESSARY EXCAVATION AREAS WITH OWNER'S REPRESENTATIVE.
- FINISHED GRADE(S) NOTED ON THE LANDSCAPE DETAILS TO BE FIELD VERIFIED/APPROVED AND MODIFIED AS PER ARCHITECTURAL AND CIVIL DRAWINGS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CARE AND HANDLING OF TREES AND PLANTS FOR DELIVERY AND PLACEMENT IN PLANTING PIT. TREES THAT ARE DROPPED FROM TRUCKS OR DROPPED INTO PITS SHALL BE REJECTED FOR REPLACEMENT BY THE LANDSCAPE CONTRACTOR. IF ROOTBALLS FALL APART DURING THE PLANTING OPERATION THE PLANT SHALL NOT BE PLANTED. NEW PLANT MATERIALS SHALL BE PROVIDED TO REPLACE THOSE THAT ROOTBALLS FALL APART.
- PLANT CONTAINERS SHALL BE CUT TO REMOVE ROOTBALLS THAT ARE TIGHT IN THE CONTAINER. THE CONTRACTOR SHALL NOT REMOVE THE PLANT FROM THE CONTAINER BY THE TRUNK.
- LANDSCAPE CONTRACTOR SHALL BE AWARE OF ALL EXISTING SITE CONDITIONS AND PREPARE BID ACCORDINGLY.
- EXISTING PLANT MATERIALS SHALL BE PROTECTED IN PLACE AND REPLACED IN LIKE SIZE, QUANTITY AND TYPE IF DAMAGED DURING CONSTRUCTION.

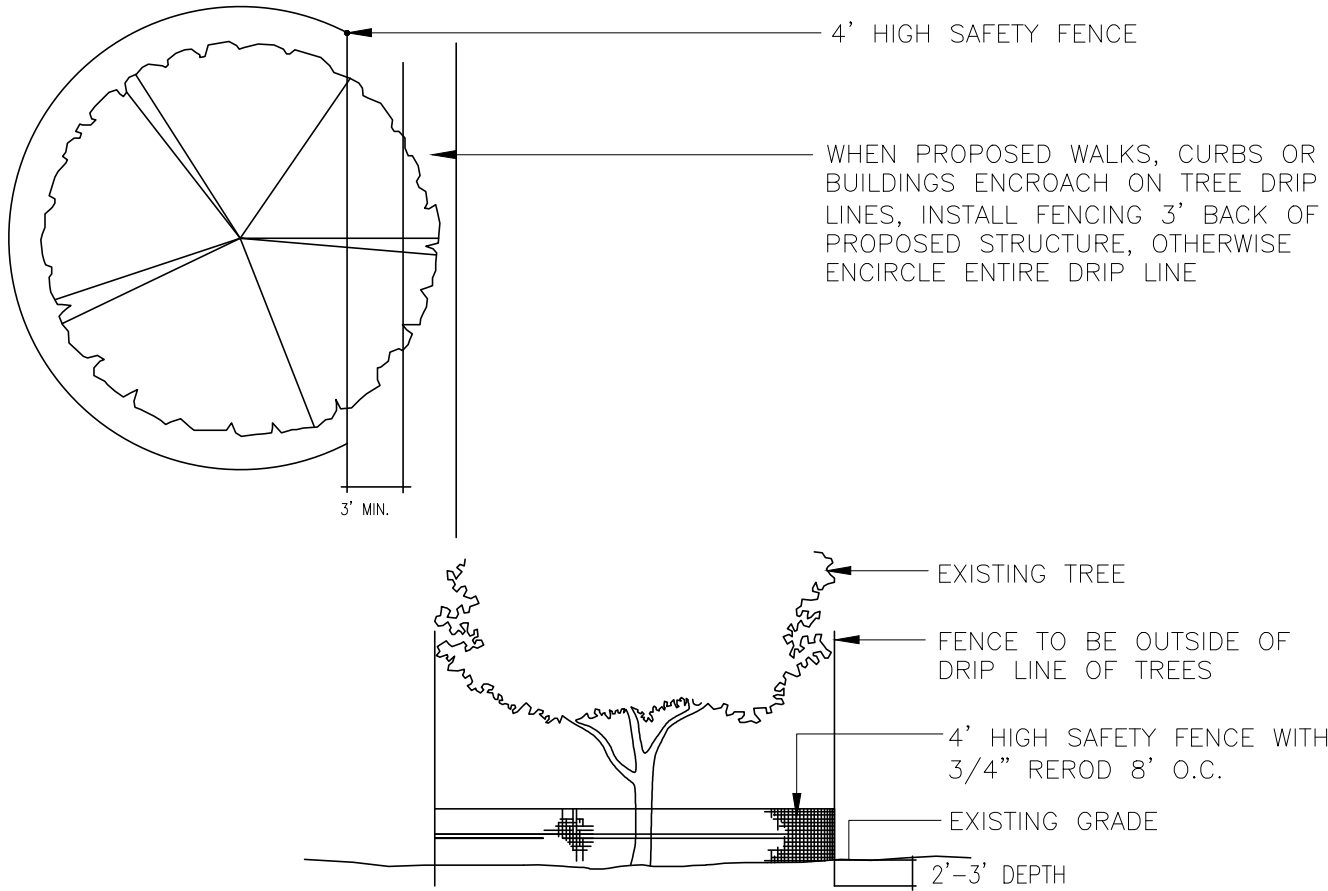


1 SHRUB PLANTING  
SCALE: NTS



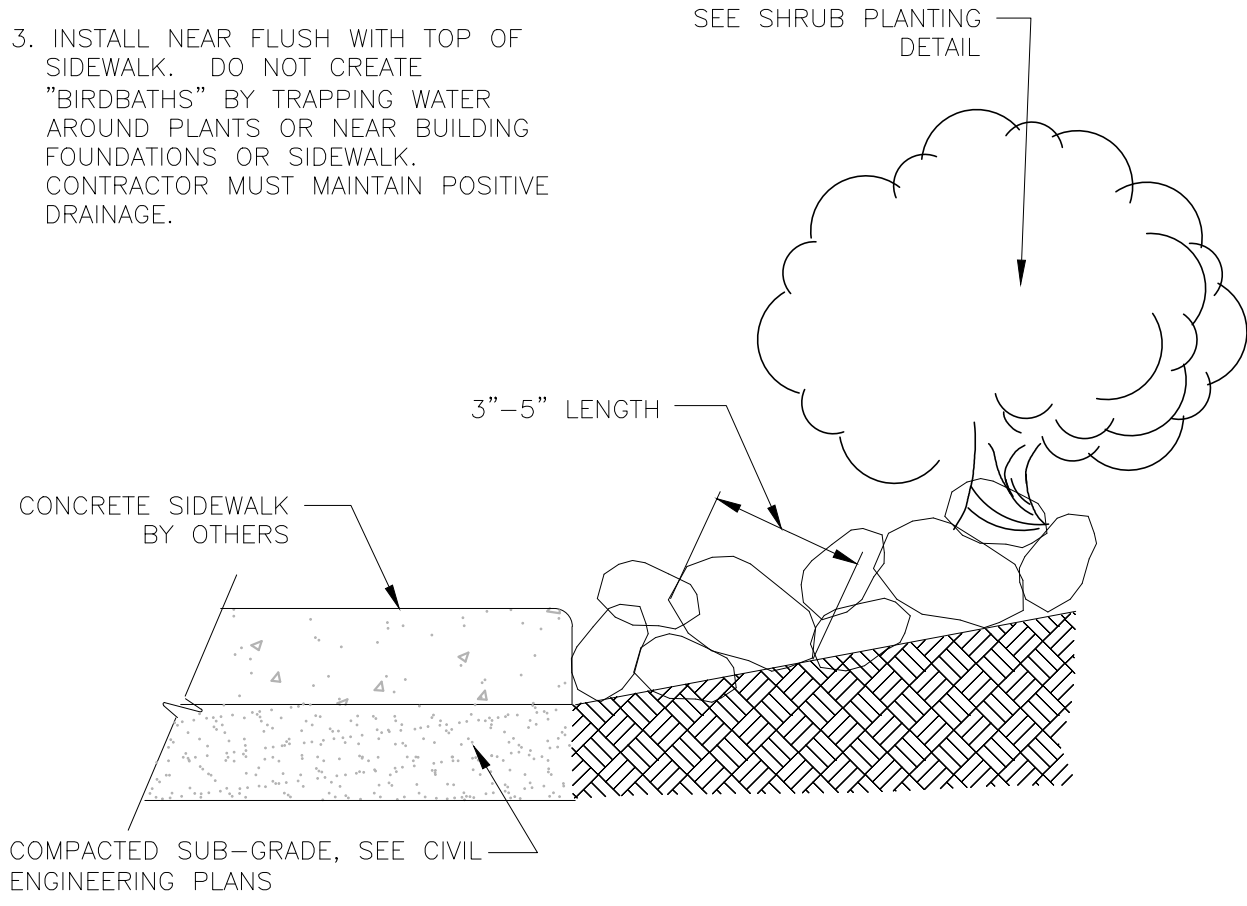
- NOTE:
- HEIGHT OF STAKE VARIES. TOP TIE PLACED FOR MAX. SUPPORT. BOTTOM TIE PLACED HALFWAY BETWEEN TOP TIE AND GRADE. SEE TREE STAKING DETAIL. ONLY STAKE TREES THAT HAVE PREVIOUSLY BEEN STAKED IN THE NURSERY.
  - STAKES SHALL BE LOCATED AND INSTALLED SO AS TO NOT CONTACT THE ROOTBALL OR DAMAGE IRRIGATION SYSTEM WHEN DRIVEN INTO POSITION.

3 TREE PLANTING  
SCALE: NTS

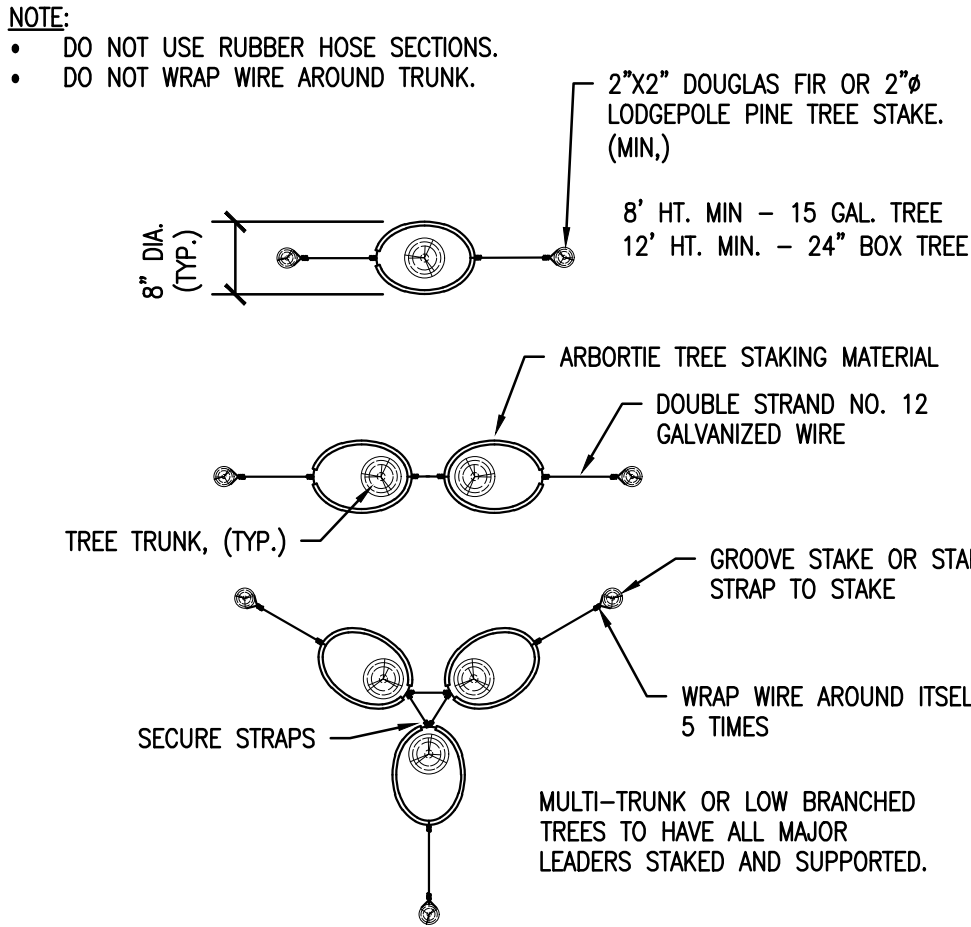


5 TREE PROTECTION DETAIL  
NOT TO SCALE

- INSTALL 3"-5" LENGTH RIVER ROCK COBBLE, ON WEED BARRIER.
- HAND-PLACE COBBLE AROUND PLANT MATERIAL TO AVOID DAMAGE.
- INSTALL NEAR FLUSH WITH TOP OF SIDEWALK. DO NOT CREATE "BIRDBATHS" BY TRAPPING WATER AROUND PLANTS OR NEAR BUILDING FOUNDATIONS OR SIDEWALK. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE.



2 3'-5" LENGTH RIVER ROCK COBBLE DETAIL  
NOT TO SCALE



- NOTE:
- DO NOT USE RUBBER HOSE SECTIONS.
  - DO NOT WRAP WIRE AROUND TRUNK.

- NOTE:
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE NEED TO INCREASE THE QUANTITY, HEIGHT AND DIAMETER OF TREE STAKES TO PROVIDE MAXIMUM SUPPORT AND INSURE STABILITY OF ALL TREES.
  - STAKES SHALL BE LOCATED AND INSTALLED SO AS TO NOT CONTACT THE ROOTBALL OR DAMAGE IRRIGATION SYSTEM WHEN DRIVEN INTO POSITION.
  - IF IMPERVIOUS SUBGRADE CALICHE, ROCK OR HARDPAN EXISTS BENEATH EXCAVATED PLANT PIT, CONTRACTOR SHALL COMPLETE NECESSARY REMOVAL OR PENETRATION OF IMPERVIOUS MATERIAL TO PROVIDE NECESSARY PLANT PIT DRAINAGE AT A MINIMUM RATE OF 1" INCH PER HOUR. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ADEQUATE PLANT PIT DRAINAGE.
  - ALL NATIVE SOIL BACKFILL WITHIN 18" OF ROOTBALL SHALL BE SCREENED TO REMOVE ALL ROCK OR OTHER NON-SOIL MATERIALS LARGER THAN 1-1/2" IN AND DIMENSION.

4 TREE STAKING DETAIL  
SCALE: NTS

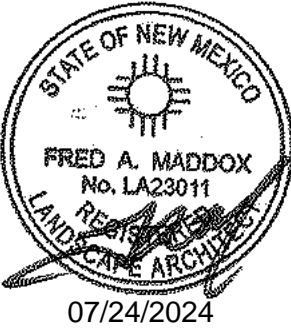
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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/22/24	PERMIT SET
06/14/24	BID SET
07/24/24	PERMIT RESPONSE

PROFESSIONAL SEAL



**PROFESSIONAL IN CHARGE**  
**FRED MADDOX**  
PROFESSIONAL LANDSCAPE ARCHITECT

**PROJECT MANAGER**  
EDWARD GOSS

**QUALITY CONTROL**  
DENNIS JARRARD

**DRAWN BY**  
JS

**PROJECT NAME**  
**TEXAS ROADHOUSE**

**ALBUQUERQUE NEW MEXICO**  
**10000 COORS BYPASS NW**  
**ALBUQUERQUE, NM 87114**



**PROJECT NUMBER**  
20182050.0

**SHEET TITLE**  
**LANDSCAPE NOTES AND DETAILS**

**SHEET NUMBER**

**L2.0**

