

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

March 13, 2019

Arverd Taylor
Anderson Wahlen & Associates
2010 N Redwood Road
Salt Lake City, Utah 84116

RE: LHM Hyundai - 9820 Coors Blvd NW
Grading Plan and Drainage Report
Engineer's Stamp Date: 02/04/2019
Hydrology File: B14D017

Mr. Miller,

Based upon the information provided in your submittal received 2/12/2019, the Grading and Drainage Plan cannot be approved for Grading Permit or Paving Permit until the following comments are addressed.

PO Box 1293

Prior to Conceptual G&D approval for Site Plan and Grading Permit:

Albuquerque

NM 87103

www.cabq.gov

1. An Engineer's stamp and signature are required on all engineering calculations including the G&D Plan and the Drainage Report.
2. The lot line between the City and County should be clearly identified on the G&D Plan. A note should be added identifying the different jurisdictions and separate approvals are required for construction in each:
 - a. Grading Permit, Paving Permit, Erosion Control Permit and Topsoil Disturbance Permits required prior to work on private property within the City of Albuquerque,
 - b. An Excavation and Barricading permit is required from the City Of Albuquerque prior to any work in the City Public Right of Way. The limits of construction should be revised to avoid any work in the City ROW.
 - c. An NMDOT Permit is required prior to any work in the NMDOT Public Right-of-way.
 - d. Bernalillo County approval is required for any work on the parcels that are in Bernalillo County's Jurisdiction. It is recommended that a separate plan be developed for the County portion of this site and processed separately for approval in which case this plan should clearly state that it is for the portion of the work within the City limits only and the adjoining information is shown for information only. Two separate permits, City and County, are required.

3. A drainage narrative needs to be added to the G&D Plan. It should describe the two different Drainage Management Plans for the City and the County
 - a. The City Drainage Management Plan is to provide the required Stormwater Quality Volume (SWQV) in onsite Best Management Practice (BMP) ponds and to freely discharge the peak 100 year flow rate into the existing storm drains constructed during earlier phases of this development in the adjacent Public ROWs west and south of the City portion of this site. None of the runoff from Tract B-1 Lands of Black Development is allowed into the County. The legal description of the City portion of this site is Tract B-1.
 - b. The legal description for the County portion of this site is Tract 1-A Windmill Estates. The County portion of this site drains east and does not drain into the City portion of this site.
4. Please label the Stormwater Quality Volume (SWQV) required, the SWQV provided, the BMP elevation, and the 100 Year elevation on the plan view of each BMP Pond.
 - a. Basins boundaries need to be shown on the G&D Plan around the area draining to each BMP, and the BMP should be sized for the required SWQV of the area draining to it.
 - b. Credit in excess of the required SWQV for the area draining to each BMP is not allowed. Additional BMPs may be required for 100% site coverage or the owner may elect "Payment in lieu" of construction of the required SWQV.
 - c. The 100 year elevation of each BMP pond should be far enough below the top of dam elevation to allow freeboard for construction tolerances and settlement.
 - d. The crest elevation of the overflow spillway should be set far enough above the required BMP elevation to allow freeboard for construction tolerances and settlement.
 - e. Calculations are required for the overflow spillway from each BMP pond to determine the 100 year elevation and to demonstrate the adequacy of the pond outfall structures.
 - f. Please specify the width and depth of each structure along with the peak 100 year flow rate and the weir depth calculation for each spillway and rundown into the ponds.
 - g. Please provide details of the pond outfall structures.
5. Please show the existing and proposed storm drain pipes on the G&D Plan and on the plan view details of the ponds. Differentiate between existing and proposed. Include profiles of the new pipes showing Q and V. Please provide HGL calculations following the DPM procedures applying minor losses to the EGL using Bernoulli's and show the EGL in the calculations. If any of the planned storm drain construction is in any public right of way then an approved Work Order will be required.
6. The valley gutter through the north half of the site does not have sufficient capacity. Please modify the design to include typical sections and capacity calculations that contain the energy depth.

CITY OF ALBUQUERQUE

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7. Previously approved plans do not account for any part of Tract B-1 drainage to go east into Bernalillo County. Please correct the grading and drainage plan to insure compliance with the previously approved plan.
8. A written approval from the City Transportation Development Services must be provided either approving a Traffic Circulation Layout (TCL) or a waiver of the TCL requirement.

Prior to approval for Grading Permit, and Paving Permit:

9. Please provide a Drainage Covenant for the private storm drains, valley gutter, and BMP Ponds prior to Certificate of Occupancy. Please submit this on the 4th floor of Plaza de Sol with a \$25 check payable to Bernalillo County.

If you have any questions, please contact me at 924-3986 or e-mail jhughes@cabq.gov.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: LHM Hyundai, Coors Boulevard **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: Tract "B-1" of Lands of Black Development One, and a portion of Tract "A-1" of Windmill Estates Subdivision

City Address: 9820 Coors Boulevard NW, Albuquerque

Applicant: Anderson Wahlen & Associates **Contact:** Arverd Taylor

Address: 2010 N Redwood Road, Salt Lake City, Utah, 84116

Phone#: 801-410-8515 **Fax#:** 801-521-9551 **E-mail:** arverdt@awaeng.com

Owner: Miller Family Real Estate **Contact:** Greg Flint

Address: 9350 South 150 East, Sandy, Utah, 84070

Phone#: 801-563-4176 **Fax#:** _____ **E-mail:** greg.flint@lhm.com

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- ☒ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- ☒ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Drainage Submittal

for

LHM Hyundai Albuquerque

9820 Coors Blvd. NW
Albuquerque, NM
February 7, 2019

Prepared for:
Miller Family Real Estate L.L.C.
9350 S. 150 E.
Salt Lake City, UT 84070



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- Conceptual Demolition Plan
- Conceptual Grading & Drainage Plan
- Peak Runoff Calculations per City of Albuquerque Development Process Manual (DPM)

Introduction

Larry H Miller Hyundai at 9820 Coors Blvd NW is proposing expanding their existing auto display area to the northwest. With the relocation of the Coors Blvd bypass, the area between the existing Hyundai Dealership and the new road increased. This is the area for the proposed expansion. The purpose of this report is to:

- Determine the peak flows that will result by the expansion into the proposed site.
- Describe on-site surface improvements that will convey flows to the existing storm drain system.

Flood Hazard Certification

Floodplain information published for the site in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas, Panels 108 & 109 of 825, Map Number 35001C0109H and 35001C0108H, dated August 16, 2012 (See Appendix) provides flood zone designation information. The subject site is located in Zone X Other Flood Areas. Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. (Area with Reduced Flood Risk due to Levee.) Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system shown as providing protection for areas on this panel. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/nfip/index.shtm>.

Hydrologic Analysis

Design Storm: The site is located within Precipitation Zone 1 being in the area lying west of the Rio Grande, as specified in Chapter 22, Section 2(A.1 & A.2) of the City of Albuquerque Development Process Manual (DPM). The principal design storm is the 100-year 6 hour event defined by the National Oceanic and Atmospheric Administration (NOAA) Atlas 2, Precipitation-Frequency Atlas of the Western United States, Vol. IV – New Mexico. Detention basin designs are not proposed and therefore longer duration design storms are not considered in this analysis. Accordingly, the rainfall depths of interest for design purposes are the 10-Year, 6-Hour storm with a design depth of 1.47 inches and the 100-Year, 6-Hour storm with a design depth of 2.20 inches.

Land Treatments: The proposed expansion contains 104,116 square feet (2.39 acres) of commercial designated land uses constructed with a portion of pervious surface being primarily landscape rock mulch with some trees and shrubs upon 25,090 square feet (0.58 acres) with the remainder of the site being impervious concrete and asphalt paved surfaces over 79,026 square feet (1.81 acres). On-site existing Land Treatments defined in Chapter 22, Section 2(A.3) of the City of Albuquerque DPM are 100% Land Treatment Type C for soil compacted by human activity. Minimal vegetation. Unpaved

parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D. The proposed site conditions will consist of roughly 24 percent pervious landscaped areas (Land Treatment Type B) and 76 percent impervious surfaces (Land Treatment Type D).

Excess Precipitation & Volumetric Runoff: Excess precipitation (runoff) is the depth of precipitation discharged after the initial volume of rainfall retained on the ground surface as depression storage and infiltration have been subtracted from the design storm unit hydrograph. The site is covered by Land Treatment C and is projected to generate 0.44 inches of excess precipitation for a 10-Year, 6-Hour Storm and 0.99 inches of excess precipitation for a 100-Year, 6-Hour Storm within Precipitation Zone 1.

The volume of runoff or excess precipitation has been calculated by summing the depth of rainfall over the established land treatment type. The excess precipitation depth, volume and peak discharge generated by the existing developed and proposed developed site conditions are summarized in Table 1.

Table 1 - Existing Developed and Proposed Developed Excess Precipitation Volumes & Peak Discharge Rates.

	Excess Precipitation (Inches)	Volumetric Run-off (Acre-Feet)	Peak Discharge (cfs)
Existing Developed			
10-Year, 6-Hour	0.44	0.09	3.56
100-Year, 6-Hour	0.99	0.20	6.86
Proposed Developed			
10-Year, 6-Hour	0.99	0.20	5.68
100-Year, 6-Hour	1.65	0.33	9.10

A Conceptual Demolition Plan and Grading & Drainage Plan for the subject site have been provided for further review and consideration in the Appendix.

Proposed Conditions

Proposed site conditions involve including the excess area generated by the relocation of the Coors Bypass Road to the existing dealership. The Hyundai Dealership will expand their display area and landscaping to the westerly edge of the relocated Coors Blvd. Bypass Road. The differences in volumes of runoff and peak discharge are depicted in Table 1.

Site runoff will be conveyed as surface flow to three on-site water quality ponds. The northeasterly area will flow to two water quality ponds with the excess being piped in a 12-inch pipe to the storm drain system installed as part of the Coors Blvd. Bypass Road phase. The southwesterly area will flow to a water quality pond with the excess being piped in a 12-inch pipe which will tie into the existing 24-inch storm drain in the north side of the bridge. This existing 24-inch storm drain releases flows directly into the Calabacillas Arroyo.

2-Year Storm On-Site Retention

Proposed site storm water improvements include storm water quality ponds for the management of the 90th Percentile Storm Event by retaining the volume of water generated by this event on-site. These water quality ponds retain the “first flush” and control runoff generated by contributing impervious surfaces. First Flush is defined by the City of Albuquerque as the storm water runoff during the early stages of a storm equal to or less than runoff from the 90th Percentile Storm Event that can deliver a potentially high concentration of pollutants due to the washing effect of runoff from impervious areas directly connected to the storm drainage system. The method of determining this volume to be retained is determined by the Rational Method as described in the City of Albuquerque, New Mexico Development Process Manual Volume-II Design Process, Chapter 22 Drainage, Flood Control and Erosion Control, Section 2 Hydrology.

Proposed Site Impervious Area = 79,026 sf

90th Percentile (2-Year) Storm Depth = 0.44 inches

Initial Abstraction – Treatment Type D – impervious = 0.1 inches

Depth of Direct Runoff = [(0.44 inches – 0.10 inches)*(1 ft/12 inches)] = 0.028 ft

Volume of Direct Runoff = (0.028 ft)* (79,026 sf) = 2,239 cubic feet

First Flush Retention Facility: With 64% in the northeast area = 1,424 cubic feet

And 36% in the southwest area = 815 cubic feet

Volume Provided:

Northeast area

North Water Quality Pond volume = 491cf

South Water Quality Pond volume = 935 cf

Provided: 1,426 cf

Southwest area

Water Quality Pond Volume = 1,131 cf

A copy of the Grading & Drainage Plan has been provided in the Appendix for more information regarding the configuration of the piping, storm drain structures and Water Quality Ponds.

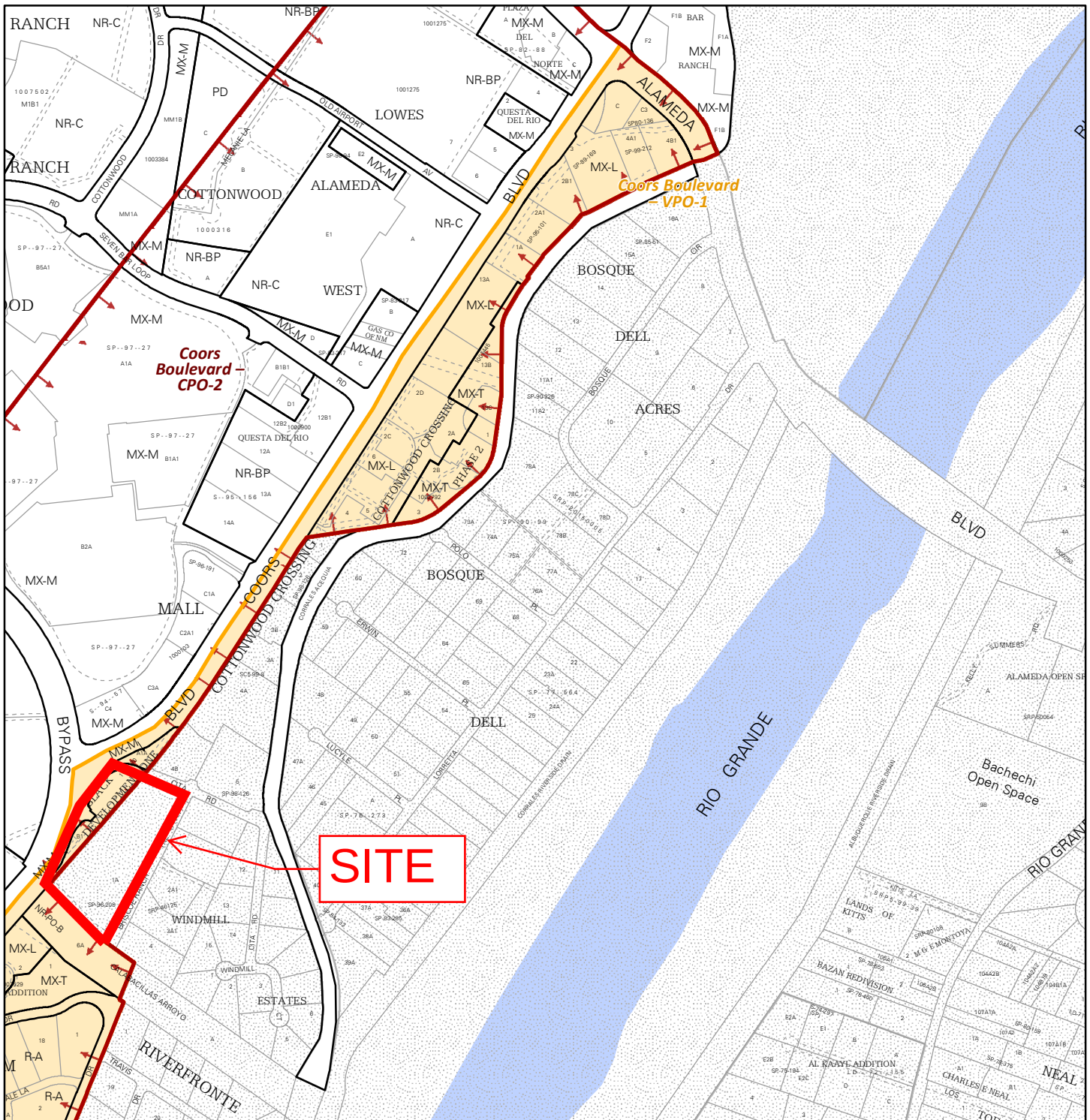
Conclusion

The basis for this report were from previous studies, that this site would be allowed free discharge providing that the existing 24-inch diameter pipe has capacity and that the water quality requirements are met.

The northeast area is designed to surface flow into two water quality ponds with the excess being piped to the inlet structure installed as part of the Coors Blvd. Bypass Road phase which flows into the existing 24-inch storm drain pipe. The southwest area surface flows to a water quality pond with the excess flows piped to the existing 24-inch drain in the north side of the bridge that releases directly into the Calabacillas Arroyo.

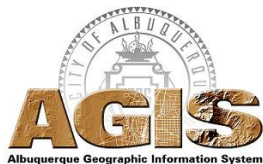
APPENDIX

Vicinity Map

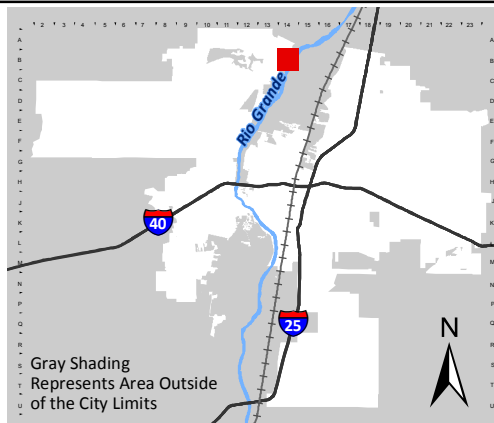


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
B-14-Z

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

0 250 500 1,000 Feet

FEMA Flood Insurance Rate Map

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



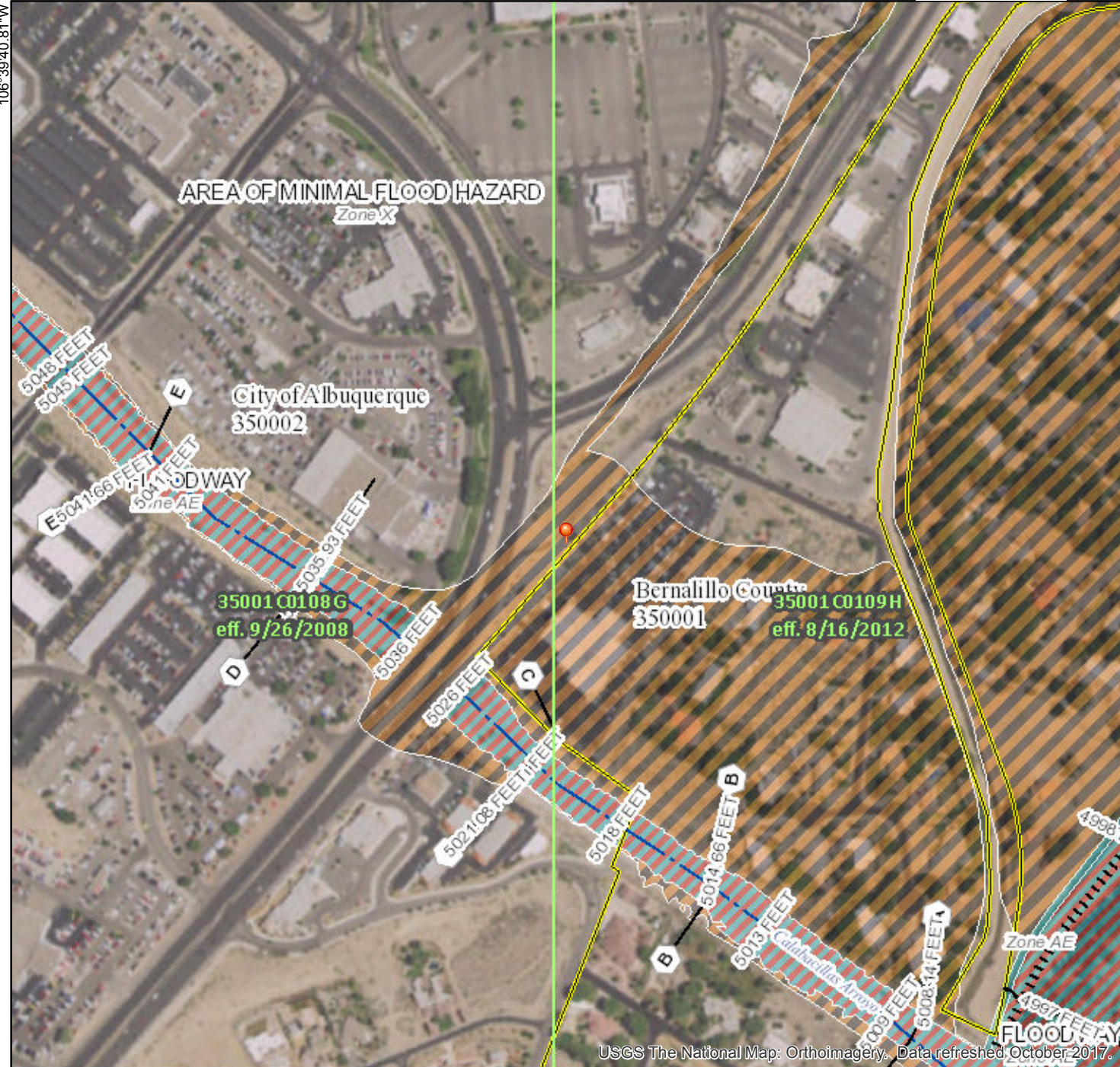
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/13/2018 at 3:35:51 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

35°11'46.35"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

35°11'16.94"N

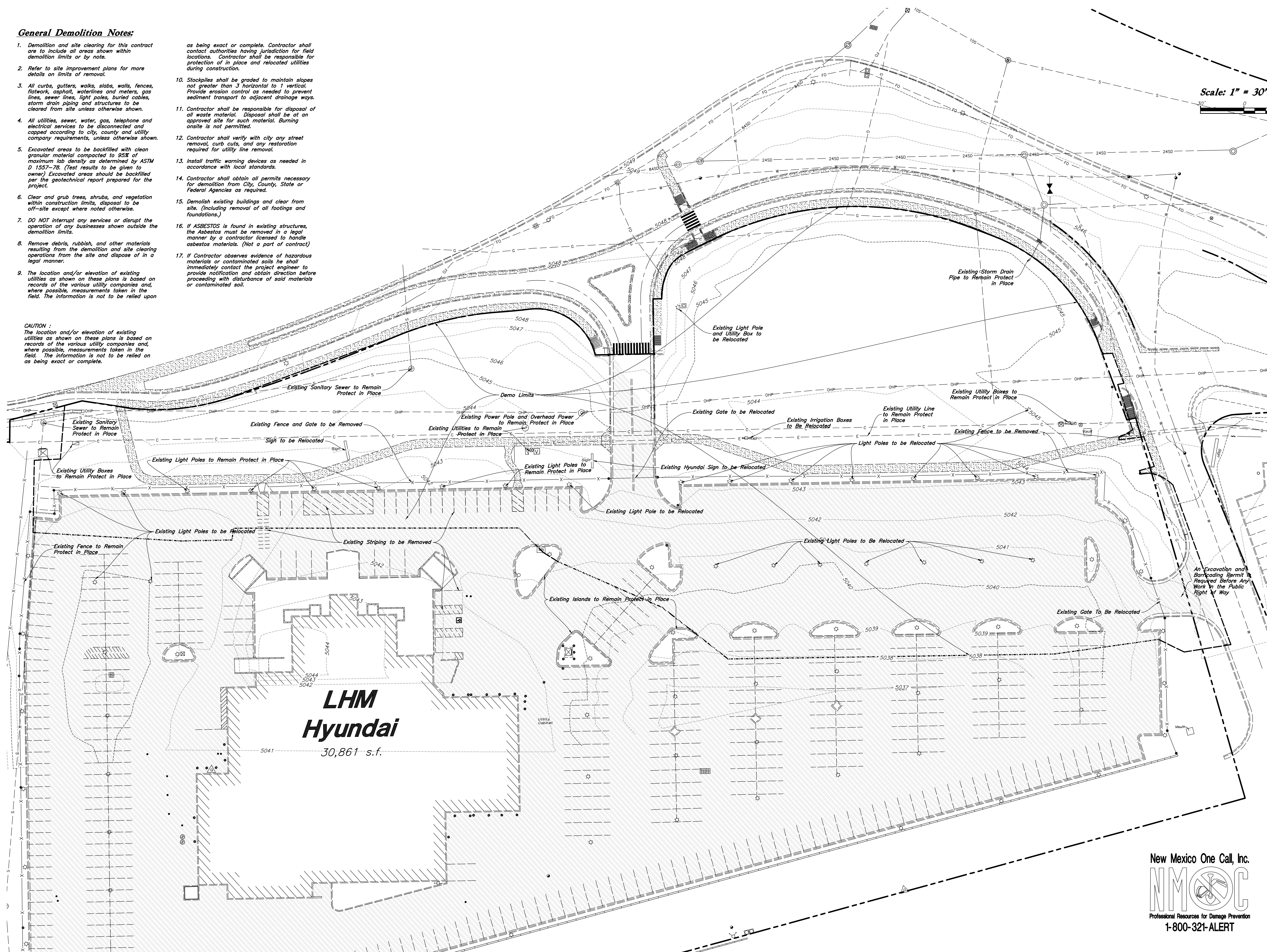
106°39'3.35"W

Demolition Plan

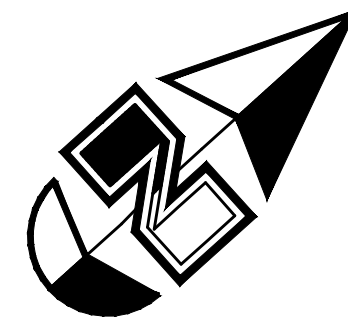
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and all structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of standard compaction lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. 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 upon

- as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 1 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

CAUTION :
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.



Scale: 1" = 30'



Designed by: AT
Drafted by: ALT
Client Name:

18-136 D.



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8529 — AWAengineering.net

Demolition Plan - Existing Conditions

LHM Hyundai Coors Boulevard

9820 Coors Blvd NW
Albuquerque, New Mexico

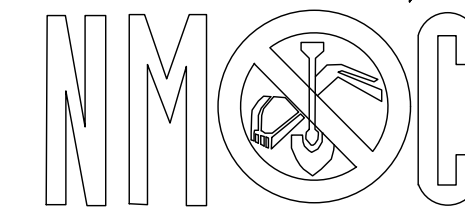


04 Feb, 2019

SHEET NO.

CO.1

New Mexico One Call, Inc.



Professional Resources for Damage Prevention
1-800-321-ALERT

Grading & Drainage Plan

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by _____ are included in the requirements of grading and site Preparation. The Report is titled _____

Project No.:
Dated:

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Accessible Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

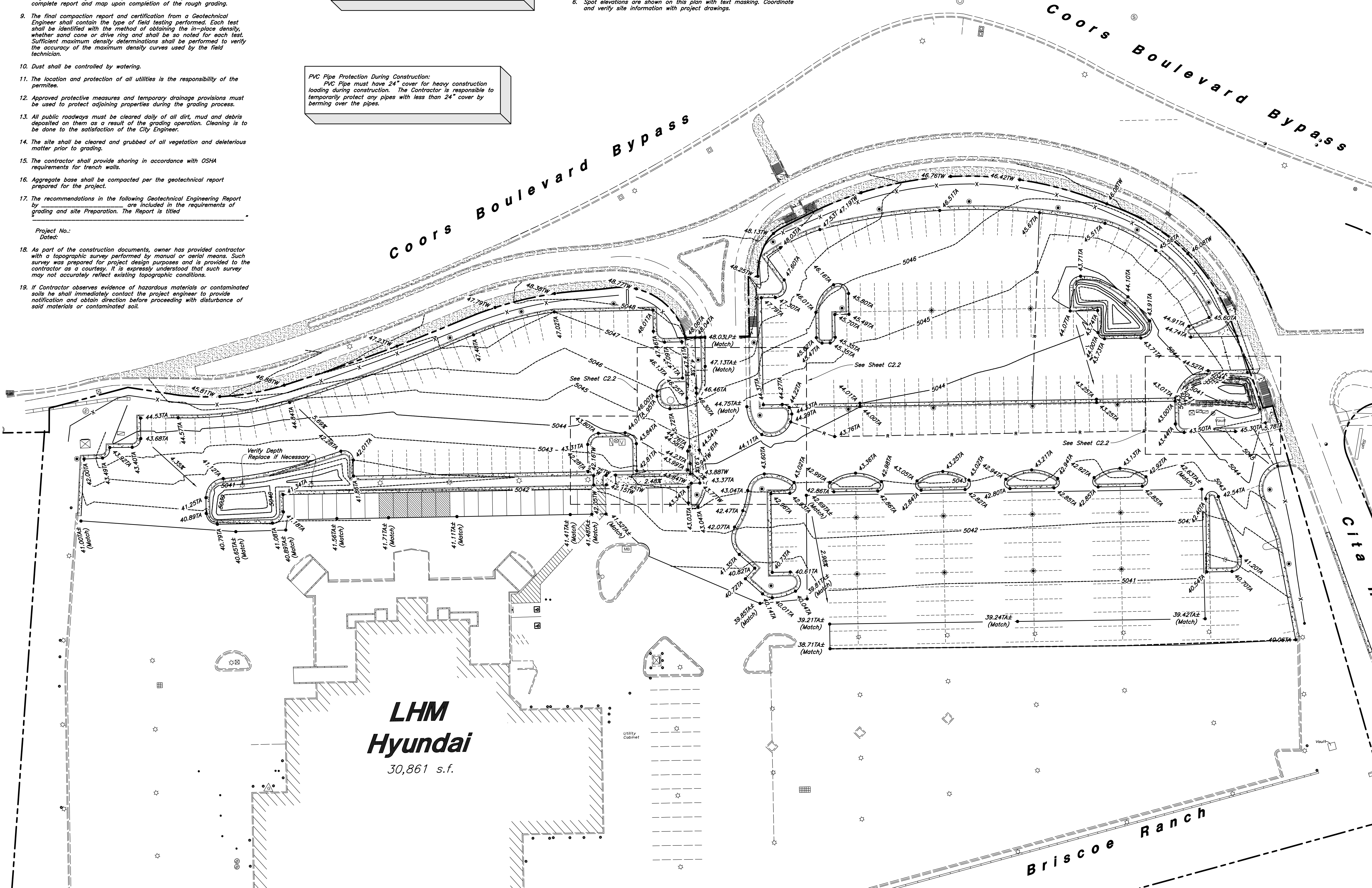
PVC Pipe Protection During Construction:

PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Scale: 1" = 30'



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

Grading/Drainage Plan
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico



04 Feb, 2019

SHEET NO.

C2.1

New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT

General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

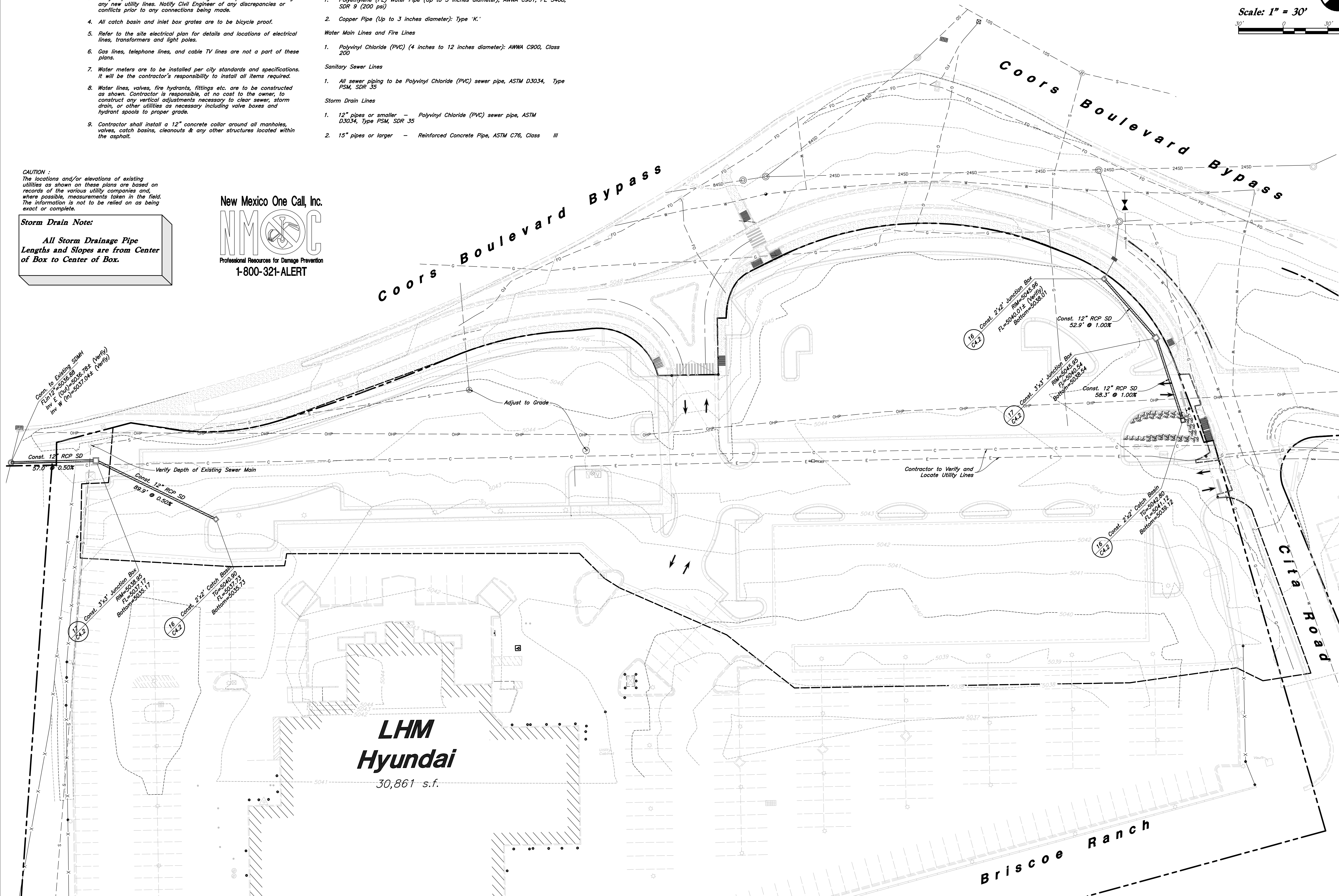
- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :
The locations and/or elevations of existing utilities as shown on these plans are 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.

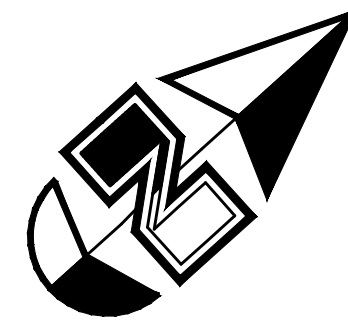
Storm Drain Note:

All Storm Drainage Pipe
Lengths and Slopes are from Center
of Box to Center of Box.

New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT



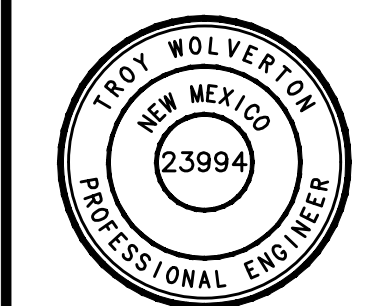
Scale: 1" = 30'



Designed by: AT
Drafted by: ALT
Client Name:
LHM
18-136 UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

Utility Plan
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico



04 Feb, 2019
SHEET NO.
C3.1

Peak Runoff Calculations per City of Albuquerque Development Process Manual (DPM)



ANDERSON WAHLEN & ASSOCIATES

Project Name LHM HYUNDAI (9820 CORRS BLVD) ALBQ. Date 12/14/2018

SITE ADDRESS - 9820 CORRS BLVD NW
(PRECIPITATION ZONE 1)

EXISTING SITE CONDITIONS:

TYPE C - 104,116 SF = 2.39 AC (100%)

PROPOSED SITE CONDITIONS:

PERVIOUS AREA: 25,092 SF = 0.58 AC (24%) TYPE B

IMPERVIOUS AREA: 79,026 SF = 1.81 AC (76%) TYPE D

TOTAL AREA: 104,116 SF = 2.39 AC

EXCESS PRECIPITATION & VOLUMETRIC RUNOFF

EXISTING CONDITIONS: EXCESS PRECIP - TABLE A-8

ZONE 1 - 10 YR 6 HR

TREATMENT TYPE C: 0.44"

ZONE 1 - 100 YR 6 HR

TREATMENT TYPE C: 0.99"

10 YR 6 HR

$$E_{10} = 0.44$$

360-10

$$V_{360-10} = 0.44 (104,116) \left(\frac{1}{43560} \right) \left(\frac{1}{12} \right)$$

$$= \underline{0.09 \text{ AC-FT}}$$

Project Name _____

Date _____

100 YR 6HR

$$EW = 0.99$$

360-100

$$V = 0.99 (104,116) (1/43520) (1/12)$$

360-100

$$= \underline{0.20 \text{ AC-FT}}$$

EXISTING SITE CONDITIONS

$$V = \underline{0.09 \text{ AC-FT}}$$

360-10

$$V = \underline{0.20 \text{ AC-FT}}$$

360-100

PROPOSED CONDITIONS : EXCESS PRELIP - TABLE A-B

ZONE 1 - 10 YR 6HR

TREATMENT TYPE B : 0.22

TREATMENT TYPE D : 1.24

ZONE 1 - 100 YR 6HR

TREATMENT TYPE B : 0.67

TREATMENT TYPE D : 1.97

10 YR 6HR

$$EW = (0.22)(25070) + (1.24)(79022)$$

360-10

104116

$$= \underline{0.99}$$



ANDERSON WAHLEN & ASSOCIATES

Project Name _____

Date _____

$$V_{300-100} = 0.99 (104,116) \left(\frac{1}{43500}\right) \left(\frac{1}{12}\right)$$

$$= \underline{0.20 \text{ AC-FT}}$$

$$E_{W_{300-100}} = \frac{0.67 (25090) + 1.97 (79026)}{104,116}$$

$$= \underline{1.65}$$

$$V_{300-100} = 1.65 (104,116) \left(\frac{1}{43560}\right) \left(\frac{1}{12}\right)$$

$$= \underline{0.33 \text{ AC-FT}}$$

PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (A-6)

Assume $t_c = 12 \text{ min.}$

EDUE 1

TABLE A-9

PEAK DISCHARGE

10YR 6HR

TREATMENT TYPE B : 0.76 CFS/AC

TREATMENT TYPE D : 2.89 CFS/AC

TREATMENT TYPE C : 1.49 CFS/AC

100YR 6HR

TREATMENT TYPE B : 2.03 CFS/AC

TREATMENT TYPE D : 4.37 CFS/AC

TREATMENT TYPE C : 2.87 CFS/AC

Project Name _____

Date _____

EXISTING SITE CONDITIONS

$$\begin{aligned} Q_p &= 1.49 (104116) \left(\frac{1}{43560} \right) \\ 360-10 &= \underline{3.56} \text{ CFS} \end{aligned}$$

$$\begin{aligned} Q_p &= 2.87 (104116) \left(\frac{1}{43560} \right) \\ 360-100 &= \underline{6.86} \text{ CFS} \end{aligned}$$

PROPOSED SITE CONDITIONS

$$\begin{aligned} Q_p &= 0.76 (25090) + \frac{2.89 (79026)}{43560} \\ 360-10 &= \underline{5.68} \text{ CFS} \end{aligned}$$

$$\begin{aligned} Q_p &= 2.03 (25090) + \frac{4.37 (79026)}{43560} \\ 360-100 &= \underline{9.10} \text{ CFS} \end{aligned}$$

DIFFERENCE EXISTING - PROPOSED

$$\begin{aligned} 10 \text{ YR LHR} & \quad 3.56 \quad - \quad 5.68 \\ &= \underline{2.12} \text{ CFS MORE} \end{aligned}$$

$$\begin{aligned} 100 \text{ YR LHR} & \quad 6.86 \quad - \quad 9.10 \\ &= \underline{2.42} \text{ CFS MORE} \end{aligned}$$



ANDERSON WAHLEN & ASSOCIATES

Project Name _____

Date _____

WITH 64% OF THE FLOWS GOING TO THE NORTHEAST
AREA & 36% GOING TO THE SOUTHWEST.

DIFFERENCE	EXISTING	PROPOSED
104R 6HR	3.56	5.168
	NE (2.28) 64%	(3.34) 64%
	SW (1.28) 36%	(2.04) 36%
TO NORTHEAST	- 1.06 CFS INCREASE	
TO SOUTHWEST	- 0.76 CFS INCREASE	

FIRST FLUSH, WATER QUALITY POUNDS (REQUIRED VOLUME)

TO NORTHEAST (IMPERVIOUS AREA = 50,273 SF)

$$0.34(50,273)\left(\frac{1}{12}\right) = 1424 \text{ CF}$$

TO SOUTHWEST (IMPERVIOUS AREA = 28,753)

$$0.34(28,753)\left(\frac{1}{12}\right) = 815 \text{ CF}$$

TOTAL

2239 CF

LHM Hyundai Coors Boulevard

9820 Coors Boulevard NW
Albuquerque, New Mexico



Vicinity Map
Not to Scale

Civil Sheet Index

CV	Cover Sheet
C0.1	Topographic and Boundary Survey
C1.1	Demolition Plan
C2.1	TCL/Site Plan
C2.2	Grading/Drainage Plan
C3.1	Grading Details
C4.1	Utility Plan
C4.2	Details
C4.3	Details - NM Standards
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Plan Details
L1.1	Landscape Plan
L1.2	Landscape Plan
L2.1	Irrigation Plan
L2.2	Irrigation Plan
L3.1	Landscape & Irrigation Details

Abbreviations

BCR	Begin Curb Return	PVC	Polyvinyl Chloride
BOL	Ballard	PVI	Point of Vertical Intersection
BRW	Finish Grade - Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CATV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Box	SD	Storm Drain
COB	Cleanout Box	SDMH	Storm Drain Manhole
COTG	Cleanout to Grade	SMH	Sewer Manhole
EA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SVZ	Sight Visibility Zone
ECR	End Curb Return	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Sewer
Proposed Catch Basin	Existing Secondary Water	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Telephone	Existing Fence
Proposed Meter Box	Existing Power	Flowline
Proposed Water Meter	Existing Telephone	Centerline
Proposed Combo Box	Existing Fence	Existing Contour
Proposed Fire Hydrant	Flowline	Existing Spot
Proposed Water Valve	Centerline	Existing Light Pole
Proposed Water Line	Existing Contour	Existing Street Light
Proposed Sanitary Sewer	Existing Spot	Existing Building
Proposed Storm Drain	Existing Light Pole	Existing Telephone Box
Proposed Conduit Line	Existing Street Light	Existing Power Meter
Proposed Power Line	Existing Building	Existing Electrical Box
Proposed Gas Line	Existing Telephone Box	Existing Electrical Cabinet
Proposed Secondary Water Line	Existing Power Meter	Existing Gas Meter
Proposed Roof Drain	Existing Electrical Box	Existing Water Meter
Proposed Fence	Existing Electrical Cabinet	Existing Irrig. Control Box
Ridge line	Existing Gas Meter	Existing Ballard
Grade Break	Existing Water Meter	Existing Hose Bib
Proposed Contour	Existing Irrig. Control Box	Working Point
Direction of Drainage	Existing Ballard	Existing Deciduous Tree
Proposed Spot	Existing Hose Bib	Existing Coniferous Tree
ADA Accessible Route	Working Point	
Property Line	Existing Deciduous Tree	
Sawcut Line	Existing Coniferous Tree	
Proposed Light Pole		
Proposed Street Light		
Proposed Building		
Existing Power Pole		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Flood Zone

The subject property (as shown hereon) appears to lie within "ZONE X" (areas determined to be outside 0.2% annual chance flood plain) and "zone x" [shaded] (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0108G, map revised September 26, 2008, and Number 35001C0109H, map revised August 16, 2012.

NOTE: THE FOLLOWING NOTE APPEARS ON SAID FLOOD INSURANCE RATE MAPS AND APPLIES TO "ZONE X" [SHADED]:

WARNING! THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY LEVEE, DIKE, OR OTHER STRUCTURE. OVERTOPPING OR FAILURE OF THIS STRUCTURE IS POSSIBLE WHICH COULD RESULT IN DESTRUCTIVE FLOOD ELEVATIONS AND WATER VELOCITIES. PROPER PROTECTION, FLOOD INSURANCE, AND ADHERENCE TO EVACUATION PROCEDURES ARE STRONGLY RECOMMENDED. FOR ADDITIONAL INFORMATION, SEE THE NOTES TO USERS.

NOTE: ON SAID FLOOD INSURANCE RATE MAP NUMBER 35001C0108G, THE GRAPHIC "SHADING" APPEARS TO BE MISSING FROM DESIGNATED "ZONE X" [SHADED].

NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS - POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "ACCREDITED LEVEE NOTE" IN NOTES TO USERS.

NOTE: FLOOD ZONE LINES, AS SHOWN HEREON, ARE TRANSCRIBED AND/OR DERIVED FROM SAID FLOOD INSURANCE RATE MAPS.)

Benchmark

Brass Cap Monument for the xxx of Section xx, Txx, Rxx, SLB&M
Elevation = xxx.xx (NAVD 88, xxx Meters)
County Surveyor Tie Sheet, Published (Date)
Observed (Date)

Legal Description

Tract "B-1" of Lands of Black Development One, as the same is shown and designated on the plat entitled "Plat of Tracts A-1 and B-1, Lands of Black Development One (Being a Replat of Tracts A and B, Lands of Black Development One), Situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico," filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 13, 2016, in Plat Book 2016G, Page 114.

AND A PORTION OF

Tract "1-A" of Windmill Estates Subdivision, as the same is shown and designated on the plat entitled "Plat of Tract 1-A, Windmill Estates Subdivision, Town of Alameda Grant, Bernalillo County, New Mexico," filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 26, 1996, in Plat Book 36G, Page 402.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8629 - AWahleengineering.net

Cover Sheet
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico

Submittal
not for
Construction

04 Feb, 2019

SHEET NO.

CV

TOPOGRAPHIC AND BOUNDARY SURVEY OF
TRACT B - 1
LANDS OF BLACK DEVELOPMENT ONE
AND
A PORTION OF
TRACT 1 - A
WINDMILL ESTATES SUBDIVISION

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 8
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2018

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH
OBSERVED EVIDENCE UTILITIES TO DEVELOP A NEW SET OF THOSE UNDERGROUND
UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF
UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY
DEPICTED. WHERE ADDITIONAL, OR MORE DETAILED INFORMATION IS REQUIRED, THE
CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NM811 LOCATE REQUEST TICKET NUMBER: 18E110543, CREATION DATE: 09/11/18

THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED
EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES
NOTIFIED BY NM811.

THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY
LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE"
CALLS AS LOW PROBABILITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY
COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE
NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM
AS-BUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT
OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION
OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED
FOR OBTAINING ACCESSIBLE UTILITY DATA AND MUNICIPAL AUTHORIZATION AND
PERMITTING FOR TRAFFIC BLOCKADES AND BARRICADE PLANS.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED AND/OR TRANSCRIBED
FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS
AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

LEGAL DESCRIPTION

Tract "B-1" of Lands of Black Development One, as the same is
shown and designated on the plat entitled "Tract 1-A, Windmill
Estates Subdivision, Town of Alameda Grant, Bernalillo County, New
Mexico," filed in the office of the County Clerk of Bernalillo
County, New Mexico, on September 26, 1996, in Plat Book 96C,
Page 402.

AND A PORTION OF

Tract "1-A" of Windmill Estates Subdivision, as the same is shown
and designated on the plat entitled "Tract 1-A, Windmill
Estates Subdivision, Town of Alameda Grant, Bernalillo County, New
Mexico," filed in the office of the County Clerk of Bernalillo
County, New Mexico, on September 26, 1996, in Plat Book 96C,
Page 402.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "ZONE X"
(areas determined to be outside 0.2% annual chance flood plain) and
"ZONE X" [SHADED] (Areas of 0.2% annual chance flood; areas of 1%
annual chance flood with average depths of less than 1 foot or with
drainage areas less than 1 square mile; and areas protected by levees
from 1% annual chance flood) as shown on National Flood Insurance
Program Flood Insurance Rate Maps Number 35001C0108G, Map Revised
September 26, 2008, and Number 35001C0109H, Map revised August 16,
2012.

NOTE: THE FOLLOWING NOTE APPEARS ON SAID FLOOD INSURANCE RATE
MAPS AND APPLIES TO "ZONE X" [SHADED]:

WARNING! THIS AREA IS SHOWN AS BEING PROTECTED FROM THE
1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY LEVEE, DIKE, OR OTHER
STRUCTURE. OVERTOPPING OR FAILURE OF THIS STRUCTURE IS POSSIBLE
WHICH COULD RESULT IN DESTRUCTIVE FLOOD ELEVATIONS AND WATER
VELOCITIES. PROPER PROTECTION, FLOOD INSURANCE, AND ADHERENCE TO
EVACUATION PROCEDURES ARE STRONGLY RECOMMENDED. FOR
ADDITIONAL INFORMATION, SEE THE NOTES TO USERS.

NOTE: ON SAID FLOOD INSURANCE RATE MAP NUMBER 35001C0108G, THE
GRAPHIC "SHADING" APPEARS TO BE MISSING FROM DESIGNATED "ZONE
X" [SHADED].

NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE
1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE
SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS
POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "ACCREDITED LEVEE
NOTE" IN NOTES TO USERS.

NOTE: FLOOD ZONE LINES, AS SHOWN HEREON, ARE TRANSCRIBED
AND/OR DERIVED FROM SAID FLOOD INSURANCE RATE MAPS.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750,
hereby certify that this Topographic and Boundary Survey Plat was
prepared from and actual ground survey performed by me or
under my direct supervision; that I am responsible for this survey;
that this survey is true and correct to the best of my knowledge
and belief; and that this Topographic and Boundary Survey Plat
and the field survey upon which it is based meet the Minimum
Standards for Surveying in New Mexico; and that this survey is
not a land division or subdivision as defined in the New Mexico
Subdivision Act and that this is a Topographic and Boundary Survey
Plat of one platted tract and a portion of a platted tract.

Russ P. Hugg
NMPs No. 9750
September 24, 2018

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings, Central
Zone - NAD83.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ
from those established by this field survey, are shown in
parenthesis ().
- All corners found in place and held were tagged with a brass
disk stamped "HUGG L.S. 9750" unless otherwise indicated
hereon.
- All corners that were set are either a 5/8" rebar with cap
stamped "HUGG L.S. 9750" or a concrete nail with brass disk
stamped "HUGG L.S. 9750" unless so indicated hereon.
- Field surveys were performed during the month of September,
2018.
- Vertical Datum is based upon the Albuquerque Control Survey
Monument "7-813", Elevation = 5049.611' (NAVD 1988).
- Contour interval is one foot.
- The word Certify or Certification as used herein is understood
to be an expression of professional opinion by the surveyor,
based upon his best knowledge, information and belief, as such,
and does not constitute a guarantee, nor a warranty expressed
or implied.

- A current title report was not provided for this property. Any
possible easements, conditions or restrictions that may be
disclosed by such a report are not shown on this survey.
- Documents used in the preparation of this survey are as follows:

- Plat entitled "PLAT OF TRACTS A-1 AND B-1, LANDS OF BLACK
DEVELOPMENT ONE (BEING A REPLAT OF TRACTS A AND B,
LANDS OF BLACK DEVELOPMENT ONE) SITUATE WITHIN THE TOWN
OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11
NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY
OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,
FEBRUARY 2016", filed in the office of the County Clerk of
Bernalillo County, New Mexico on September 13, 2016, in Plat
Book 2016C, Page 114.
- Plat entitled "PLAT OF TRACT 1-A, WINDMILL ESTATES
SUBDIVISION, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY,
NEW MEXICO, AUGUST 1996", filed in the office of the County
Clerk of Bernalillo County, New Mexico on September 26, 1996,
in Volume 96C, Folio 402.

LEGEND

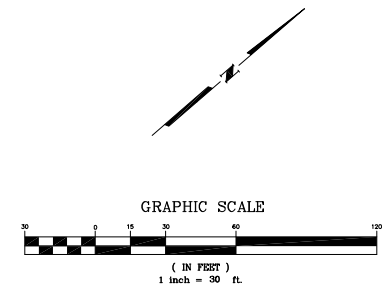
- Storm Drain Manhole
- Sanitary Sewer Manhole
- Manhole Unknown Utility
- Storm Drain Inlet
- Power Pole
- High Voltage Tower
- Guy Wire
- Overhead Wire
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- Fire Dept. Connection
- Cable Pedestal
- Electric Pedestal
- Electric Transformer
- Traffic Box
- Telephone Pedestal
- Utility Box
- Chain
- Metal Post Fence
- Light Pole
- Ballard
- Sign
- Handicap Parking Sign
- Well
- Monitoring Well
- Utility Manhole
- Water Manhole
- Handicap Parking Space
- Mail Box
- R.T.D.M. Raised Truncated Dome Mat
- Cable Pedestal
- Utility Vault
- Control Point

**KEYED
INVERT DATE**

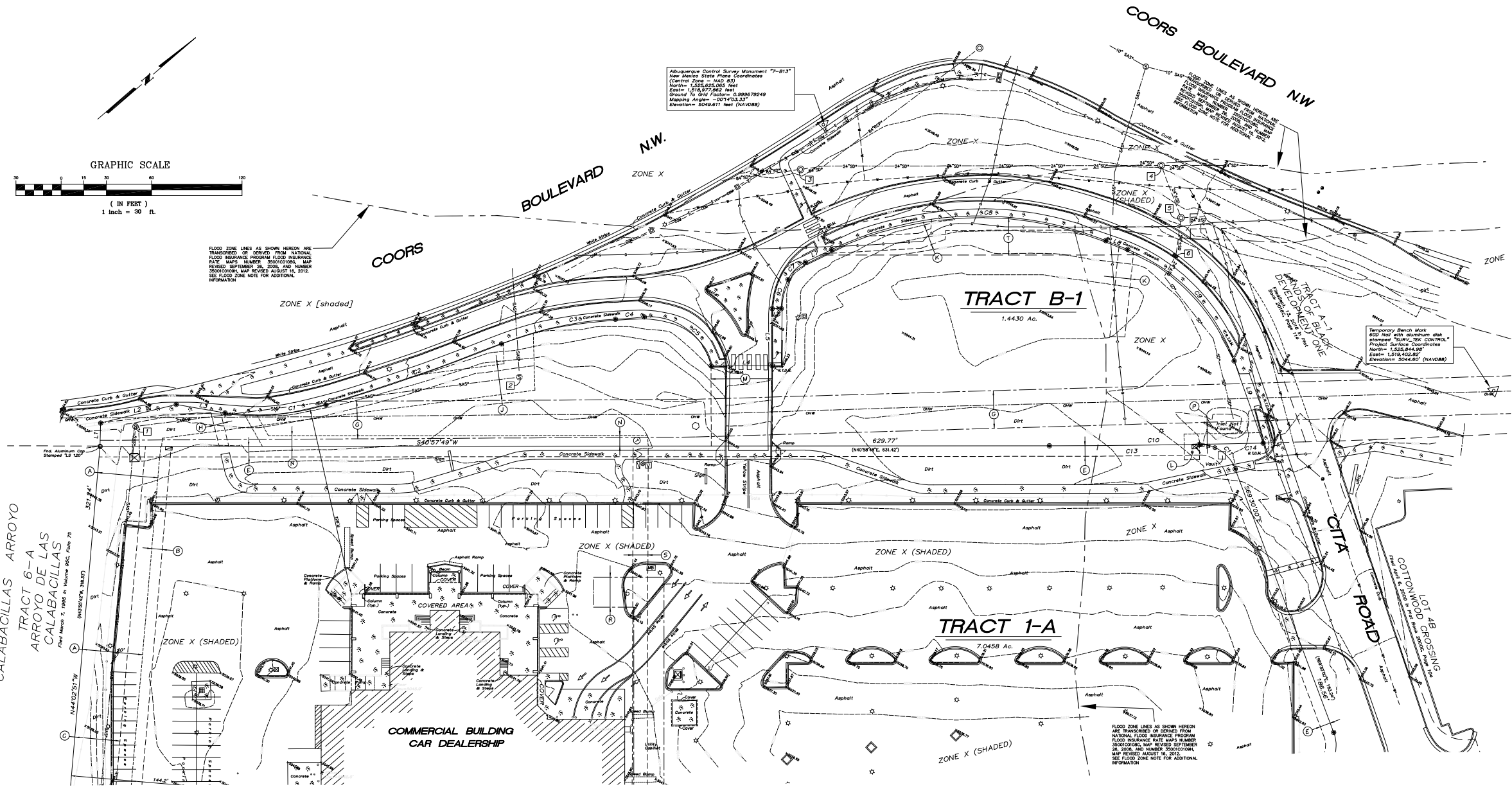
- Sanitary Sewer MH
Rim = 5043.96'
Rim rusted shut
- Sanitary Sewer MH as
shown on provided
plans. Not Found
- Storm Drain MH
Rim = 5049.29'
Standing Water
Bottom elev. = 5030.4'±
- Storm Drain MH
Rim = 5048.10'
Offset pipes
Bottom elev. = 5033.4'±
- Storm Drain MH
Rim = 5046.38'
Inv. = 5036.3' (NW)
Inv. = 5036.7' (SE)
Inv. = 5036.6'± (NE)
- Storm Drain Inlet
Top of Grate = 5044.36'
Inv. = 5037.3' (N)
Inv. = 5036.8' (S)

LINE	LENGTH	BEARING
L1	15.53	N47°32'15"W
L2	51.65	N27°10'46"E
L3	32.84	N50°47'33"E
L4	40.56	N40°55'36"E
L5	37.93	N49°04'24"W
L6	6.00	N161°51'09"E
L7	19.23	N40°55'36"E
L8	15.66	N62°53'36"E
L9	57.62	S68°23'54"E
L10	50.00	S63°20'21"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	67.61'	161.67'	34.30'	67.11'	N36°33'55"E	23°57'34"
C2	123.42'	1276.56'	61.78'	123.38'	N21°48'57"E	5°32'23"
C3	77.68'	228.13'	39.22'	77.11'	N28°47'32"E	19°29'11"
C4	19.21'	269.67'	9.61'	19.21'	N36°29'51"E	4°04'55"
C5	59.92'	41.82'	36.41'	54.92'	N77°14'05"E	82°05'00"
C6	20.03'	43.50'	10.20'	19.86'	N35°52'50"W	26°23'02"
C7	16.56'	25.00'	8.59'	16.26'	N03°42'59"W	37°56'36"
C8	182.37'	224.94'	99.51'	182.00'	N39°07'06"E	47°43'33"
C9	105.41'	123.87'	56.13'	102.29'	N87°16'12"E	48°45'12"
C10	141.81'	5807.58'	70.91'	141.81'	S40°15'50"W	1°23'57"
C11	30.77'	25.00'	17.67'	28.86'	N75°14'28"E	70°31'04"
	(50.68')		(17.67')	(28.79')	(N75°20'41"E)	(70°19'41")
C12	41.85'	25.00'	27.84'	37.20'	S21°25'10"E	96°08'48"
C13	99.47'	5807.58'	49.74'	99.47'	N40°28'22"E	0°58'53"
	(98.65')		(49.33')	(98.65')	(N40°28'58"E)	(0°58'25")
C14	42.34'	5807.58'	21.17'	42.34'	S39°46'24"W	0°25'04"



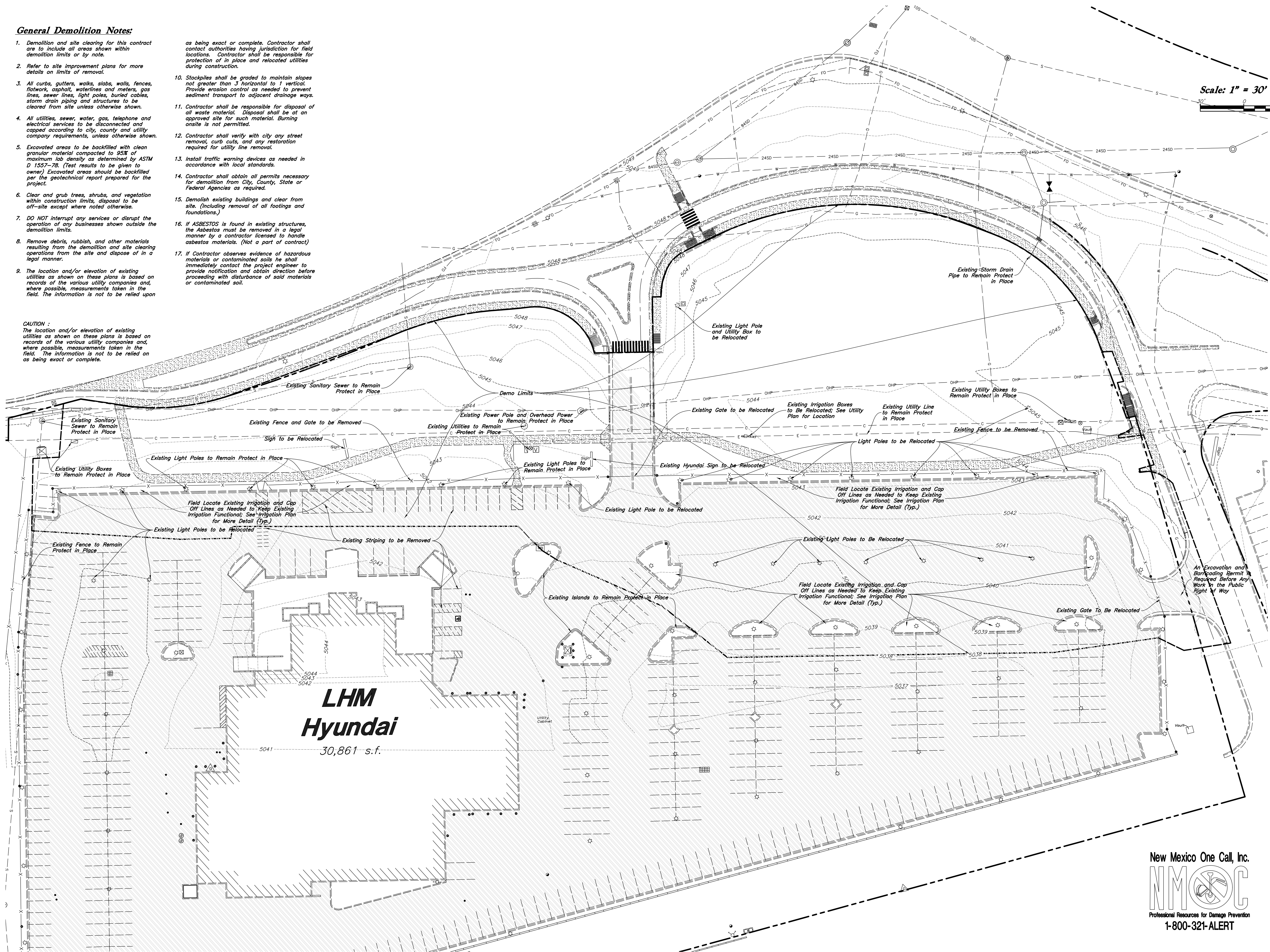
FLOOD ZONE LINES AS SHOWN HEREON ARE
TRANSCRIBED OR DERIVED FROM NATIONAL
FLOOD INSURANCE PROGRAM FLOOD INSURANCE
RATE MAPS NUMBER 35001C0108G, MAP
REVISED SEPTEMBER 26, 2008, AND NUMBER
35001C0109H, MAP REVISED AUGUST 16, 2012.
SEE FLOOD ZONE NOTE FOR ADDITIONAL
INFORMATION.



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner.) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. 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 upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

CAUTION :
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.



New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-321-0329 - alw@engineering.net

Demolition Plan - Existing Conditions
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico

Submitted for Construction

04 Feb, 2019
SHEET NO.
C0.1

Site Construction Notes

- | | | |
|---|--|--|
| 1 Const. Rolled Curb & Gutter | 19 Const. Thru-Gutter | 11 Sawcut; Provide Smooth Clean Edge |
| 2 Const. Asphalt Paving | 20 Const. Directional Arrows per MUTCD | 12 Const. 24" White Stop Bar |
| 3 Const. Conc. Sidewalk | 21 Const. 24" Curb Opening | 13 Const. Stop Sign per MUTCD R1-1 |
| 4 Const. Thickened Edge Sidewalk | 22 Conn. & Match Existing Improvements | 14 Const. Fence (Match Existing) |
| 5 Const. Heavy Duty Asphalt Paving | 23 Alley Gutter | 15 Const. Gate/Relocated Gate |
| 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) | 24 Const. Water Quality Pond | 16 Retaining Rock (18" to 36" Dia. Rock) |
| 7 Const. 30" Curb & Gutter | | |
| 8 Const. Light Pole | | |
| 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness | | |
| 10 Const. Conc. Paving | | |

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Accessible Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.

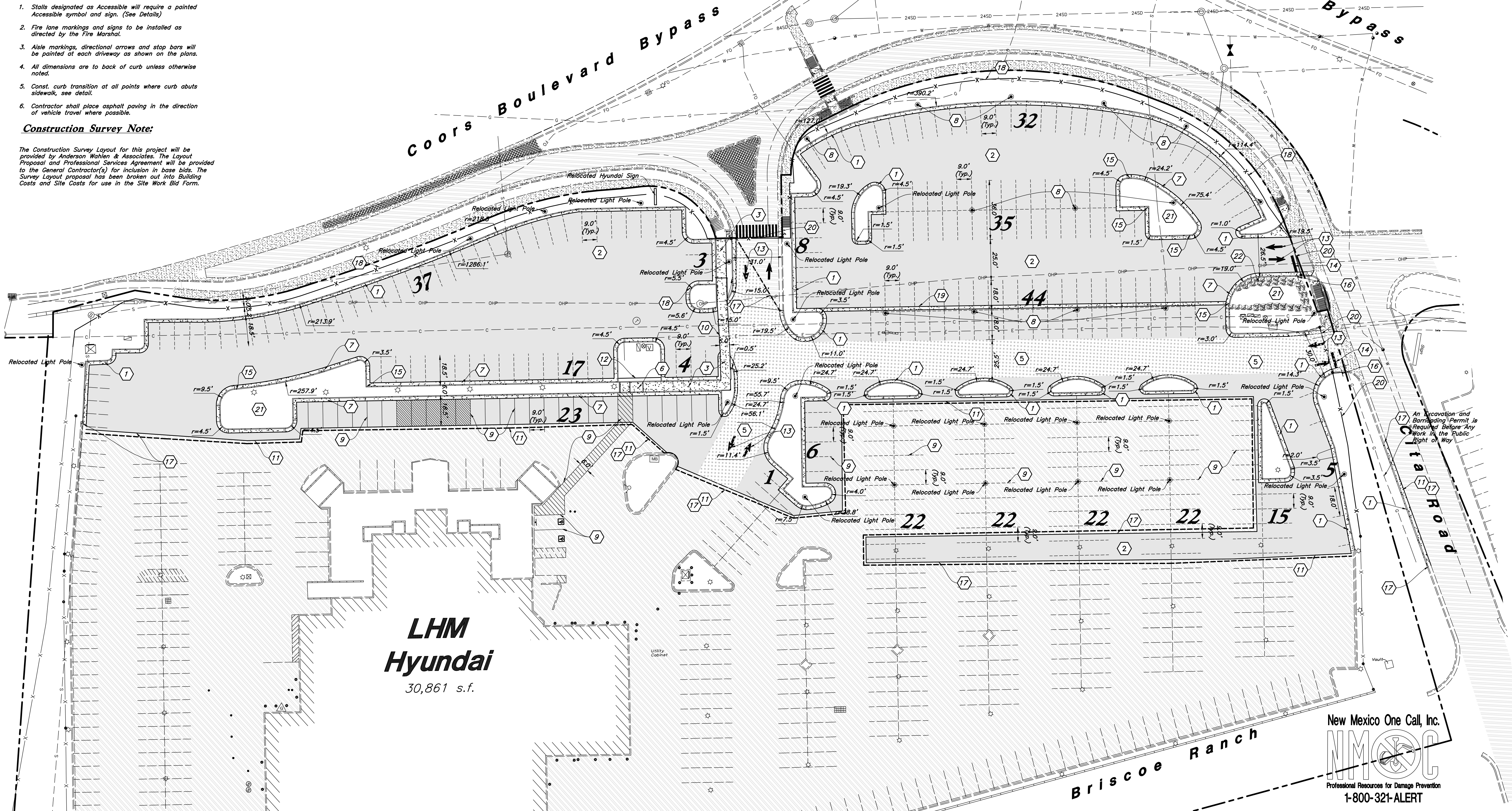
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.



Designed by: AT
 Drafted by: ALT
 Client Name: LHM
 18-136 SP

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.521.8529 - AWengineering.net

TCL/Site Plan
LHM Hyundai Coors Boulevard
 9820 Coors Blvd NW
 Albuquerque, New Mexico

Submittal
 not for
 Construction

04 Feb, 2019
 SHEET NO.
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NMOC
 Professional Resources for Damage Prevention
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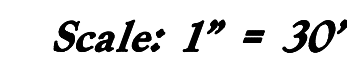
1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by _____ are included as the requirements of grading and site Preparation. The Report is titled _____

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.

The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1—Latest Edition) and/or FHAA.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible temporarily protect any pipes with less than 24" cover by berming over the pipes.

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116

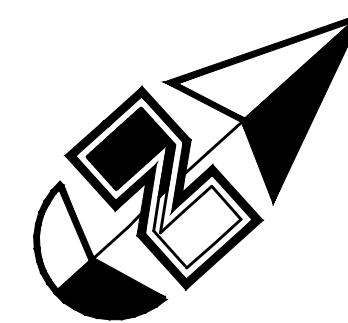
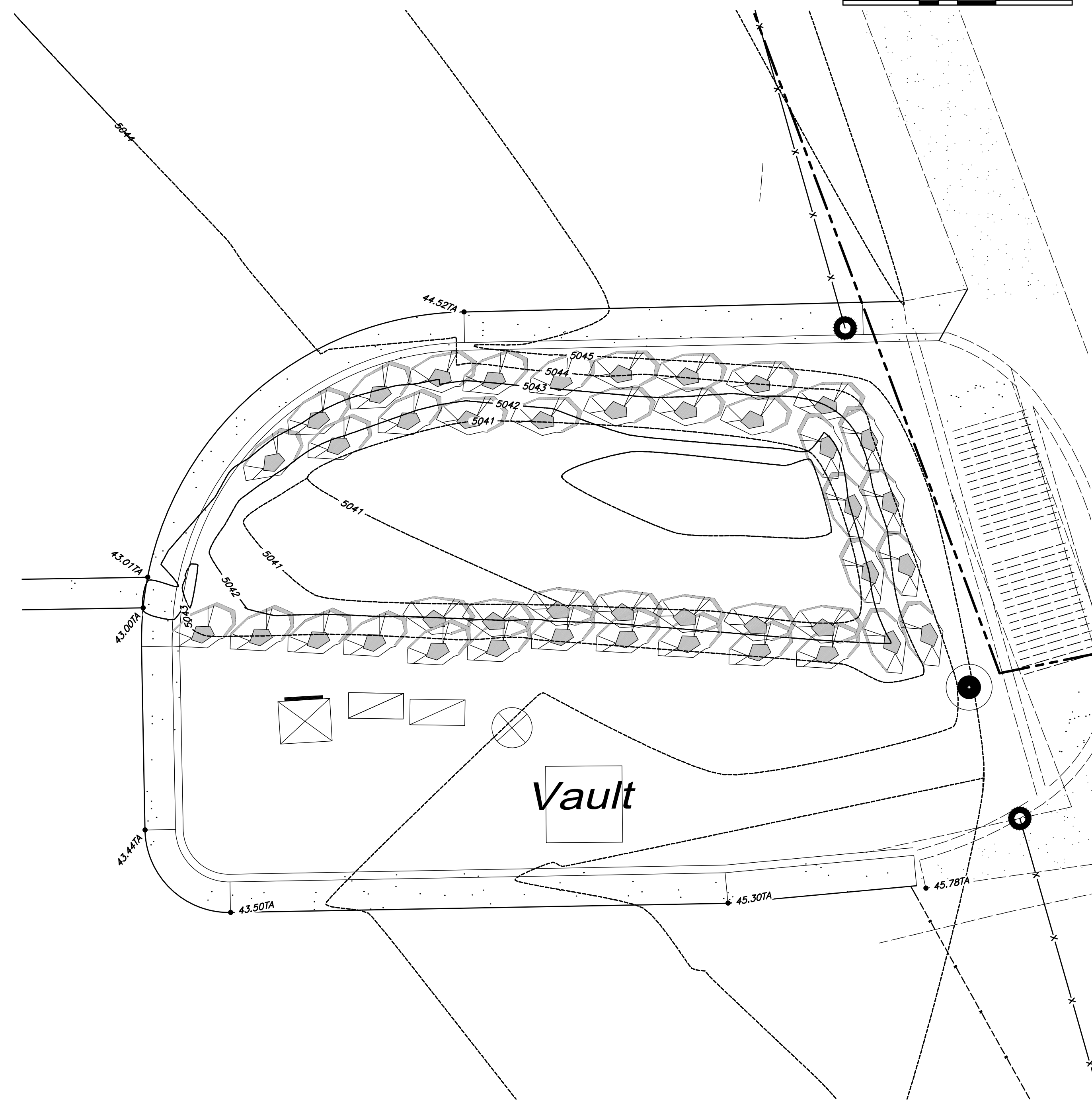
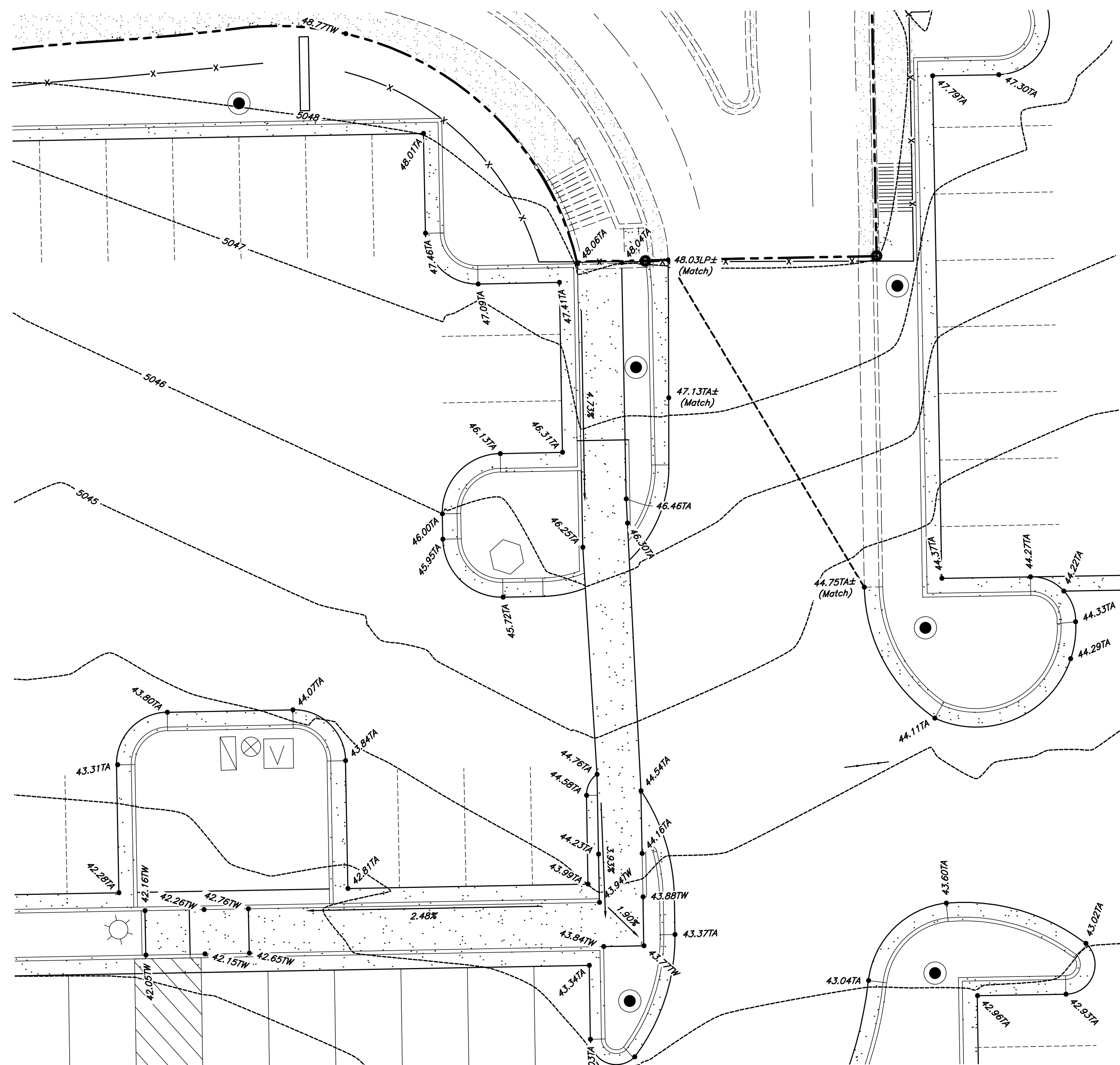
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not for
Construction

SHEET NO.

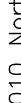
C2.1

New Mexico One Call, Inc.
NMOC
 Professional Resources for Damage Prevention
1-800-321-ALERT

New Mexico One Call, Inc.
NMOC
 Professional Resources for Damage Prevention
1-800-321-ALERT



Designed by: AT
Drafted by: ALT
Client Name: LHM
18-136 C



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Grading Details

LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico



04 Feb, 2019

SHEET NO.
C2.2



General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter); AWWA C901, PE 3408, SDR 9 (200 psi)

- Copper Pipe (Up to 3 inches diameter): Type 'K'.

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter); AWWA C900, Class 200

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

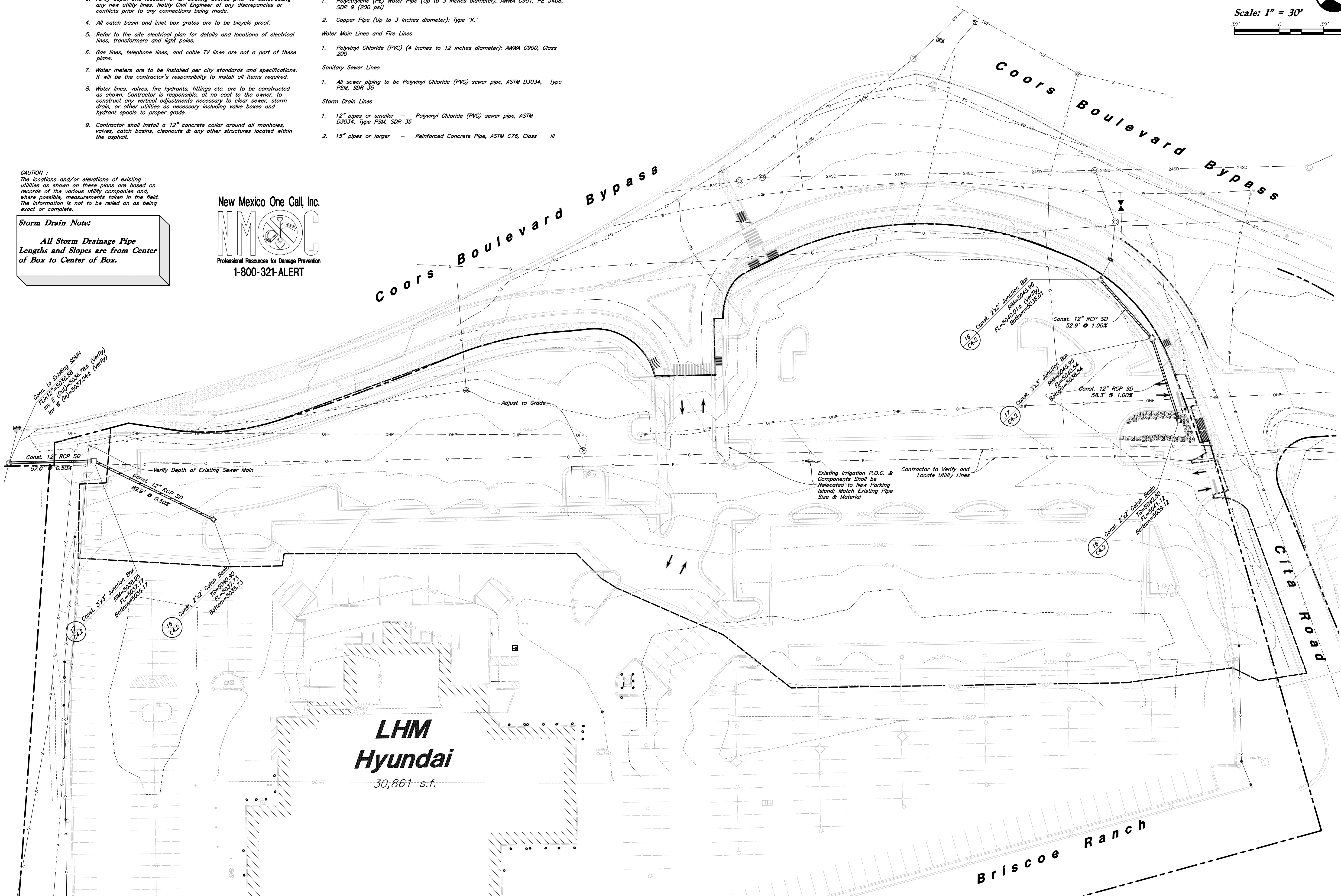
- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :
The locations and/or elevations of existing utilities as shown on these plans are 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.

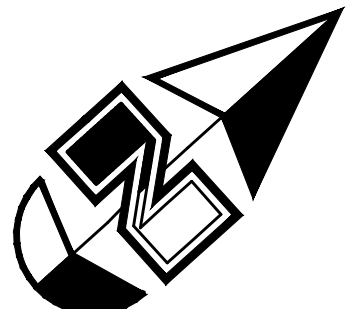
New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT

Storm Drain Note:

All Storm Drainage Pipe
Lengths and Slopes are from Center
of Box to Center of Box.



Scale: 1" = 30'



Designed by: AT
Drafted by: ALT
Client Name: LHM

18-136 UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-321-0229 - alw@engineering.net

Utility Plan

LHM Hyundai Coors Boulevard

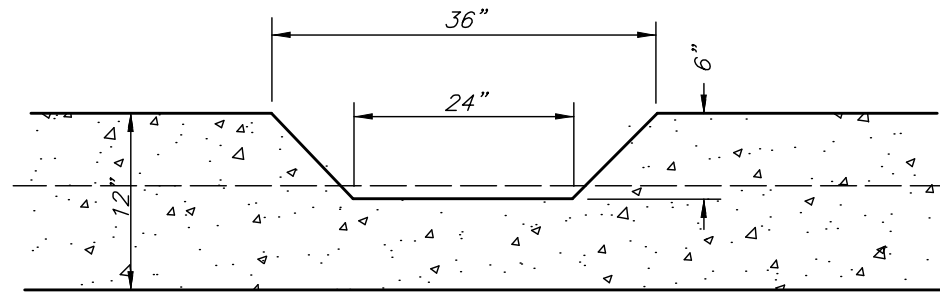
9820 Coors Blvd NW
Albuquerque, New Mexico



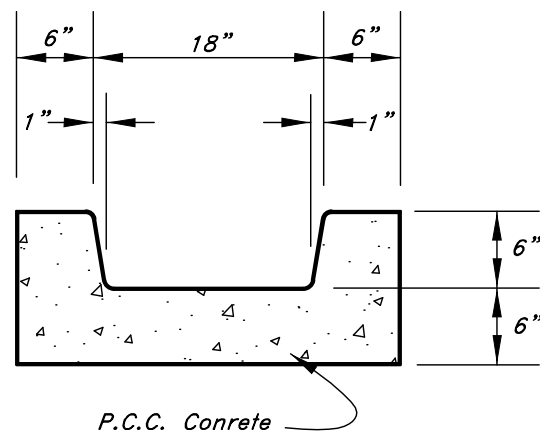
04 Feb, 2019

SHEET NO.

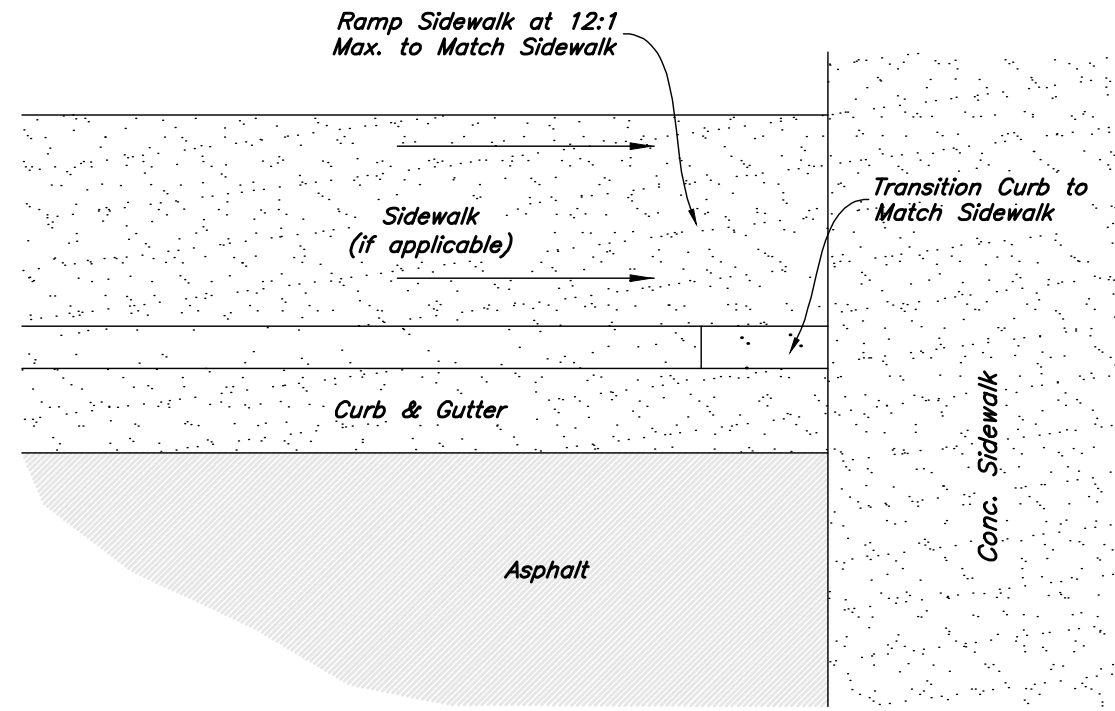
C3.1



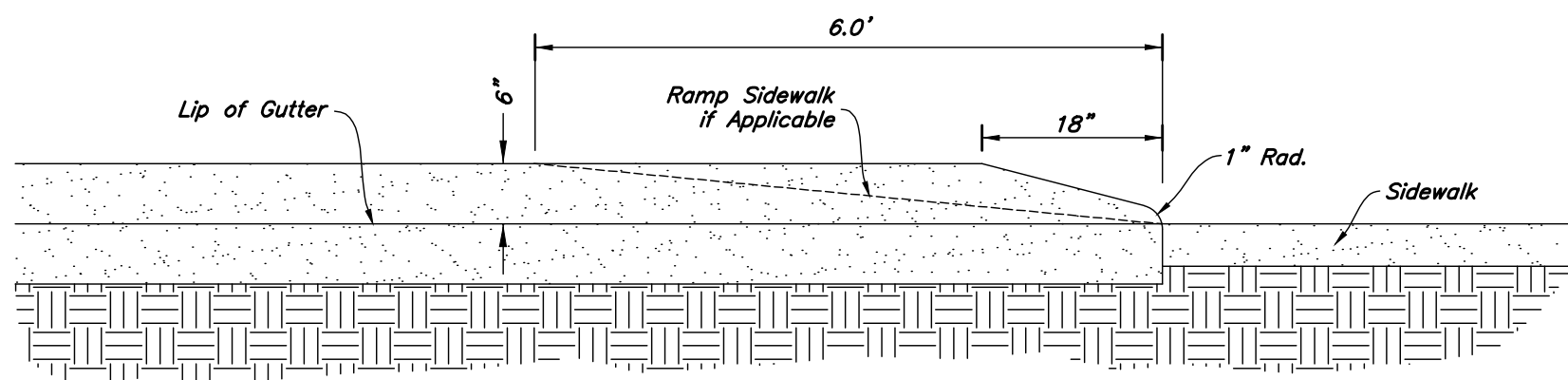
11 24" Curb Opening
Not to Scale



10 Thru Planter Drainage Channel Detail
Not to Scale

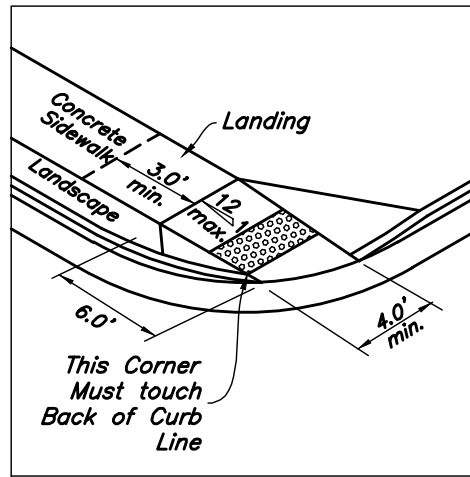


Plan

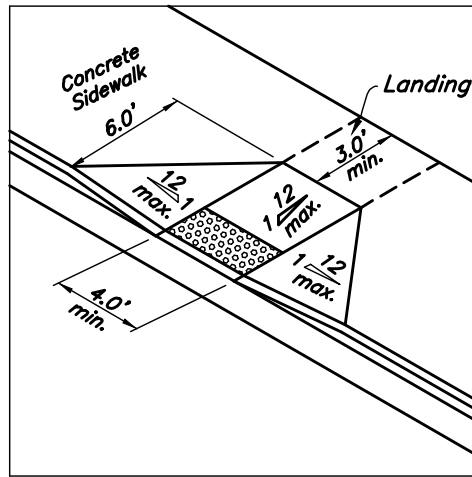


Section

9 Curb Transition
Not to Scale



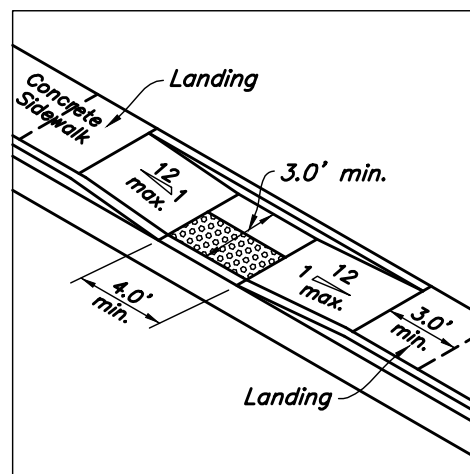
Type A



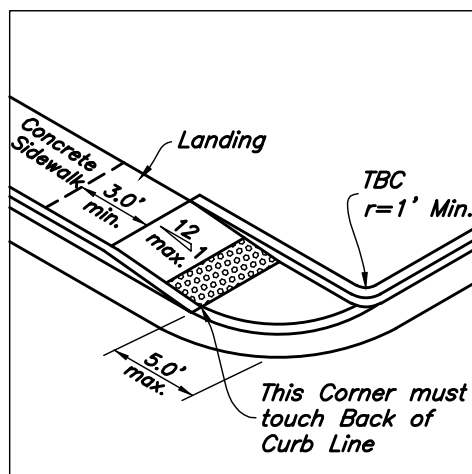
Type B

Notes:

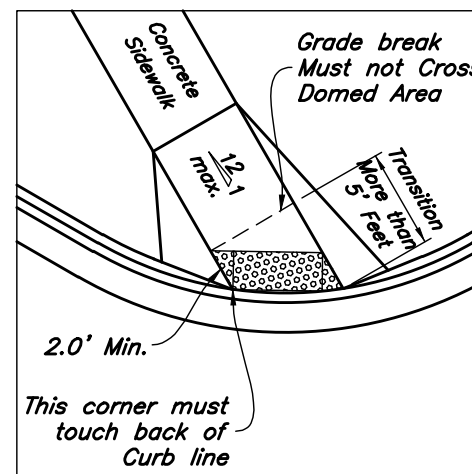
1. Provide truncated domes per ICC/ANSI A117.1 (Latest Edition) ADA Requirements (Minimum of 2" deep by the width of ramp). Truncated domes shall be Armor-Tile or ADA Solutions or equivalent cast in place detectible warning tiles. Color shall be approved by owner.
2. Truncated domes are to be the full width of sidewalk or ramp.
3. All landings must have 1:50 cross slope & running slope. Landing must be as wide as the ramp.
4. Cross slope on ramp must be 1:50 or less.
5. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 1:20.



Type C

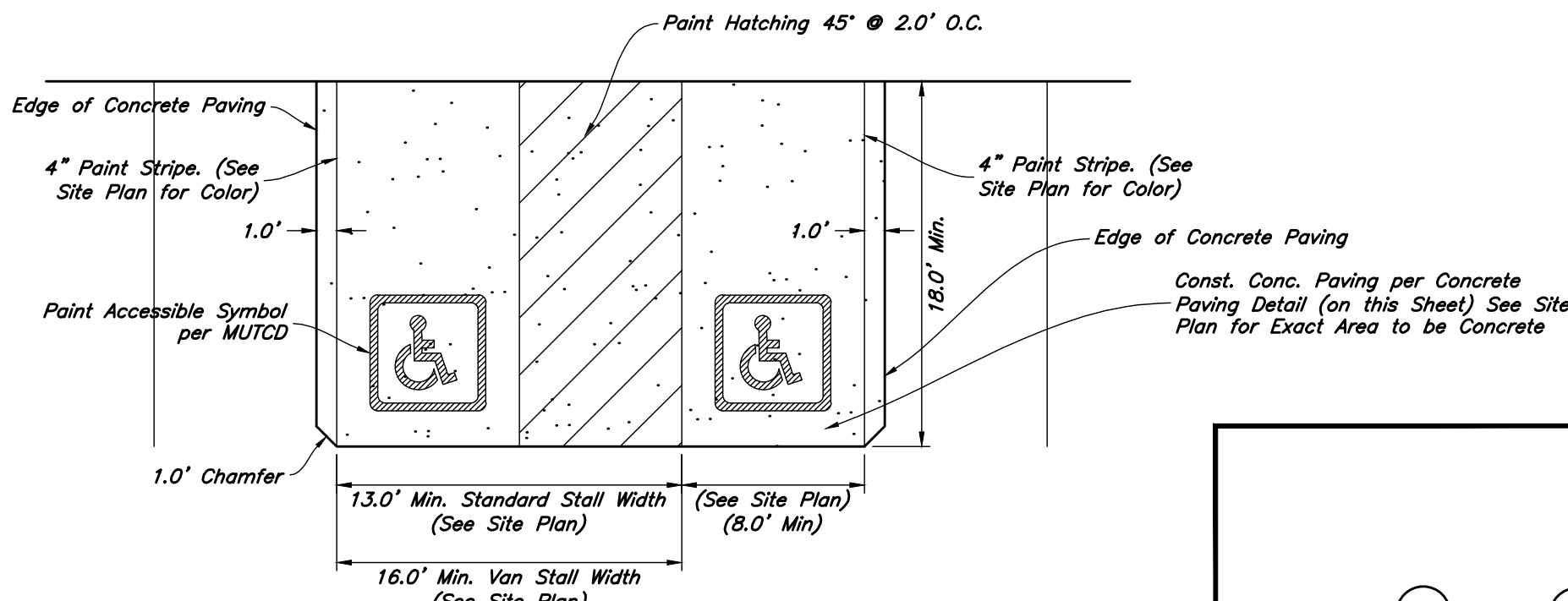


Type D



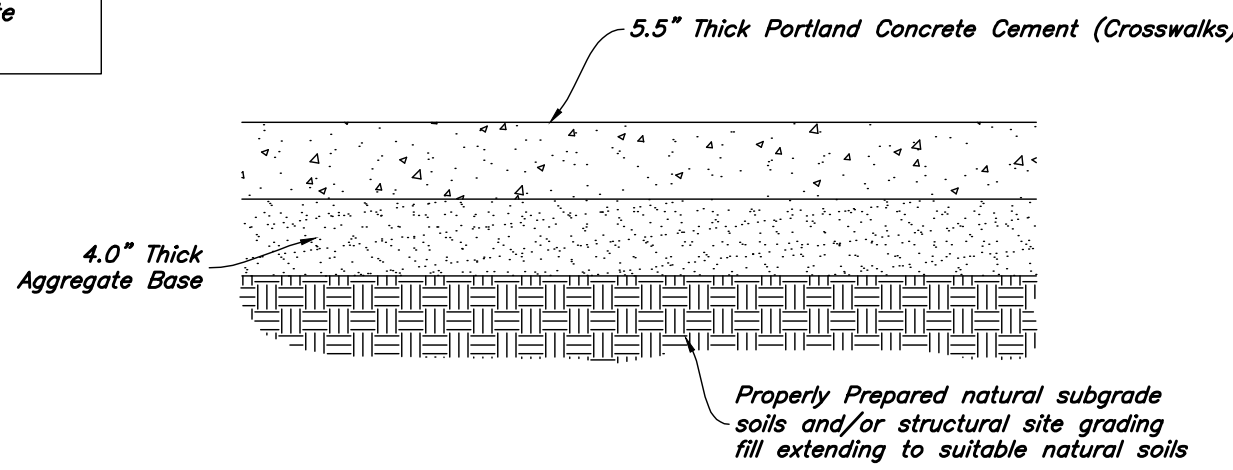
Type E

8 Curb Ramp Detail
Not to Scale



7 Accessible Parking Detail
Not to Scale

1. See Geotechnical Report for Project for Further Details
2. See Concrete Joint Detail



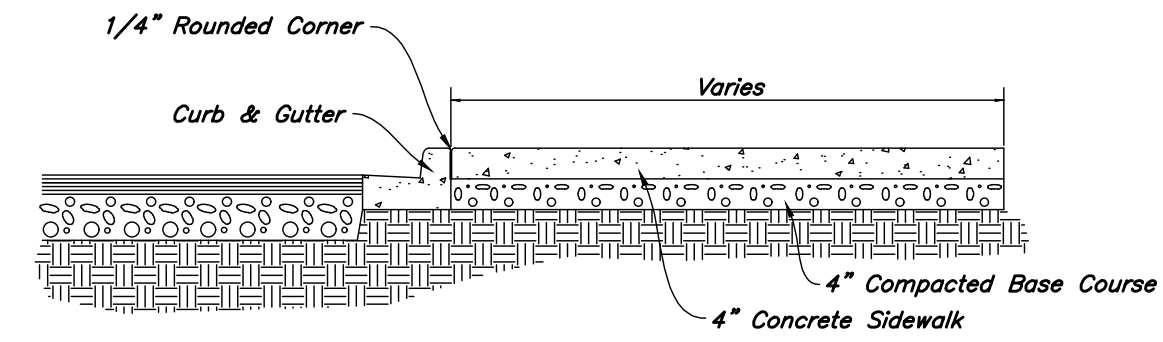
5 Concrete Paving Section
Not to Scale

Contraction Joints
A. Spacing = 10' o.c.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at all cold joints
- C. Expansion joints are required at the start or end of curb radius

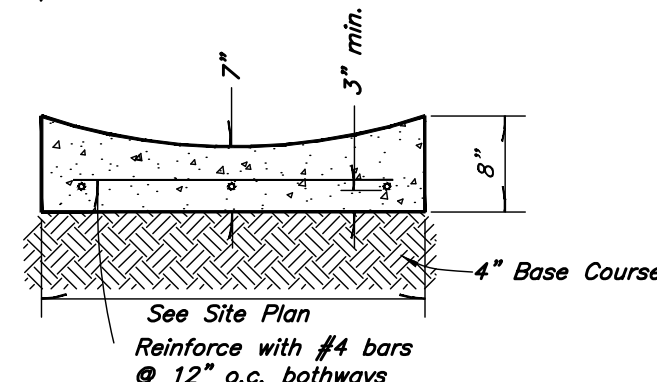
1. See Concrete Joint Detail



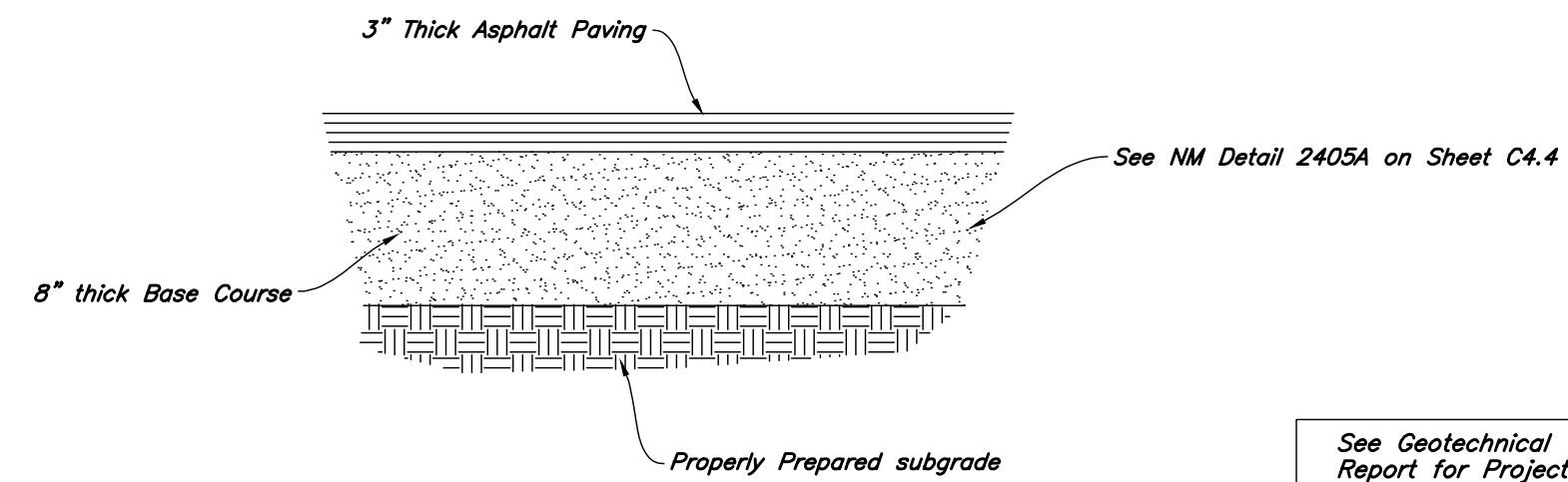
4 Typical Sidewalk Detail
Not to Scale

Contraction Joints
A. Spacing = 10' o.c.
B. 1/8" wide by 2" deep

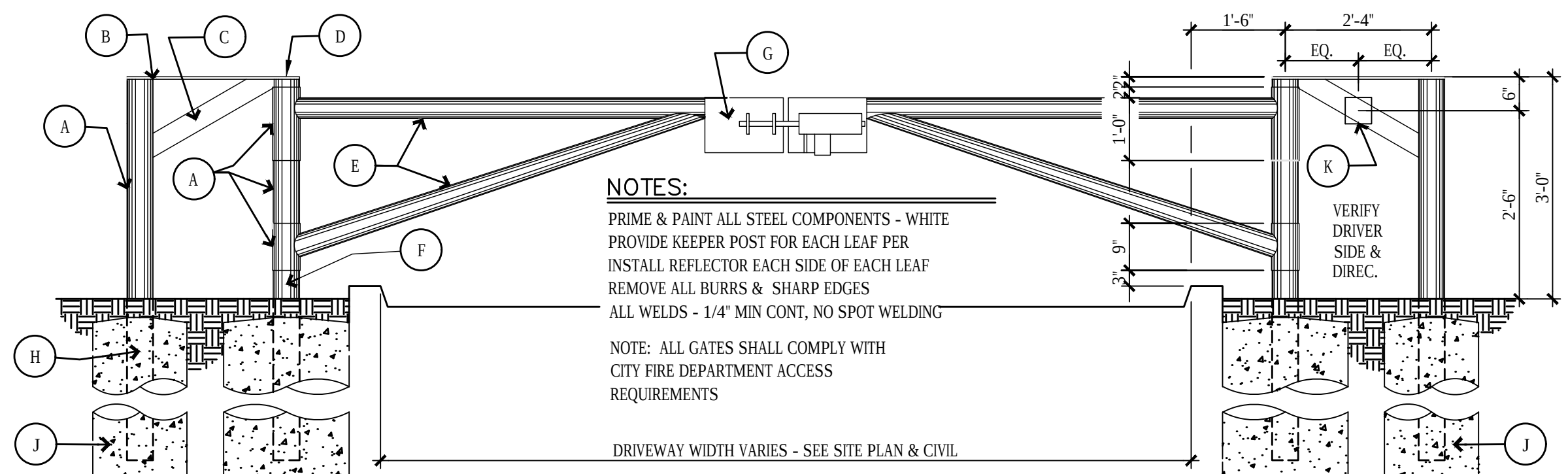
1. See Concrete Joint Detail



3 Typical Waterway Detail
Not to Scale



2 Standard Asphalt Section
Not to Scale



NOTES:

- PRIME & PAINT ALL STEEL COMPONENTS - WHITE
 - PROVIDE KEEPER POST FOR EACH LEAF PER
 - INSTALL REFLECTOR EACH SIDE OF EACH LEAF
 - REMOVE ALL BURRS & SHARP EDGES
 - ALL WELDS - 1/4" MIN CONT, NO SPOT WELDING
- NOTE: ALL GATES SHALL COMPLY WITH CITY FIRE DEPARTMENT ACCESS REQUIREMENTS

LEGEND:

- | | | | |
|---|---------------------------------|---------------------------------|-------------------------------------|
| A 5" DIA SCHED 80 GALV. STL SLEEVE | D 5" ID STL CAP WELD POST | G 1/4" THK STL PLATE BOX | K KEY LOCK BOX WELD TO GUSSET PLATE |
| B 1/4" THK STL STRAP X 5" WIDE X 2'-9" LONG | E 4" DIA SCHED 40 GALV STL RAIL | H 5" DIA SCHED 80 GALV STL POST | |
| C 1/4" THK GALV. GUSSET PLATE X 5" WIDE | F 5" ID STL BASE WELD TO POST | J CONC FOOTING | |

NOTE: ALL GATES SHALL COMPLY WITH FIRE DEPARTMENT GATE REQUIREMENTS

1 Gate Detail
Not to Scale

Designed by: AT
Drafted by: ALT
Client Name:
LHM

18-136 DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

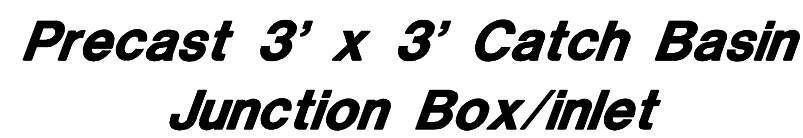
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico

Submitted
not for
Construction
PROFESSIONAL ENGINEER

04 Feb, 2019

SHEET NO.

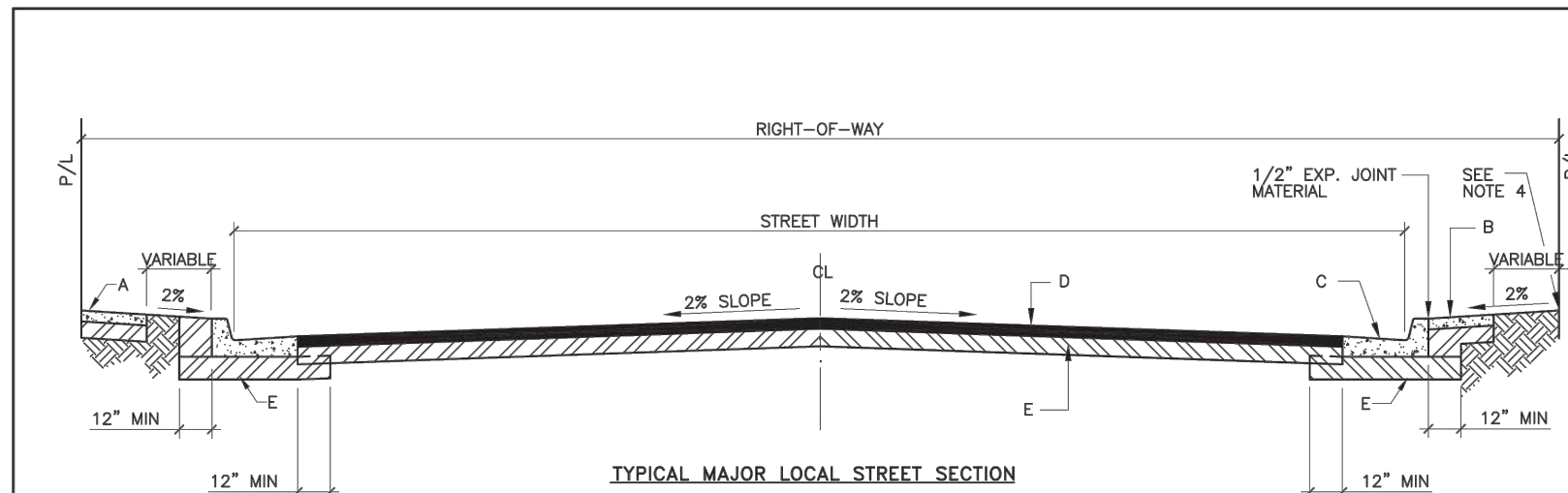
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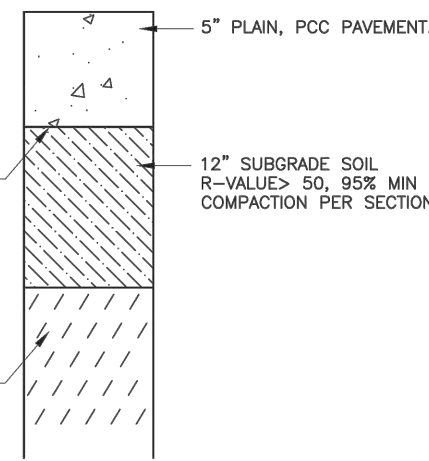
04 Feb, 2019

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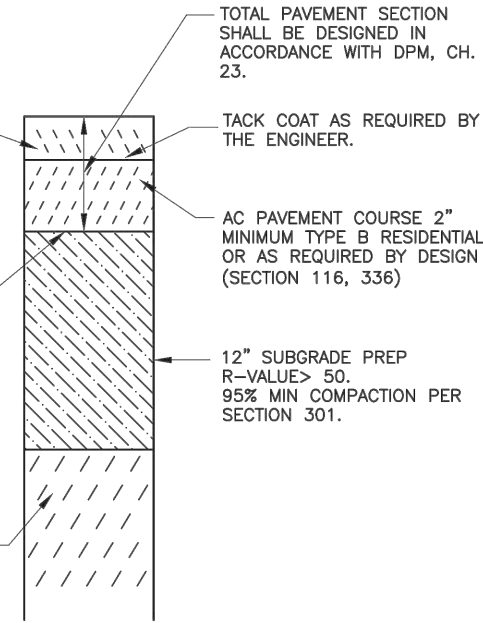
C4.2



TYPICAL MAJOR LOCAL STREET SECTION



RIGID PAVEMENT SECTION



FLEXIBLE PAVEMENT SECTION

- GENERAL NOTES:**
- CROWN ON STREET SHALL BE AS FOLLOWS:
 - 32' STREET = 4"
 - 40' STREET = 5"
 - LESS THAN 32' STREET, PAVEMENT SLOPE = 2%
 - ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN ON EITHER SIDE OF C & G OR CURB SECTION.
 - SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCLUDED WITH THE PARTICULAR ITEM.
 - FINISH GRADE AT PROPERTY LINE SHALL BE BASED ON A MIN 2% SLOPE FROM TOP OF CURB.
 - ALL ASPHALT CONCRETE (AC) PAVEMENT SHALL COMPLY WITH SECTION 116.
 - ALL PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL COMPLY WITH SECTION 101.
 - IN ACCORDANCE WITH COA DPM THE FOLLOWING APPLIES UNLESS AUTHORIZED OTHERWISE BY THE CITY ENGINEER:
 - RESIDENTIAL STREETS SERVING 50 LOTS OR LESS SHALL BE DESIGNED AS LOCAL RESIDENTIAL STREETS.
 - RESIDENTIAL STREETS SERVING MORE THAN 50 LOTS WITH AN ANTICIPATED AWDT < 3000 SHALL BE DESIGNED AS MAJOR LOCAL STREETS.
 - FOR SUBGRADE R-VALUE < 50, PAVEMENT SECTION SHALL BE DESIGNED IN ACCORDANCE WITH DPM CH. 23.
 - SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE UTILITIES ARE CONSTRUCTED.

CONSTRUCTION NOTES:

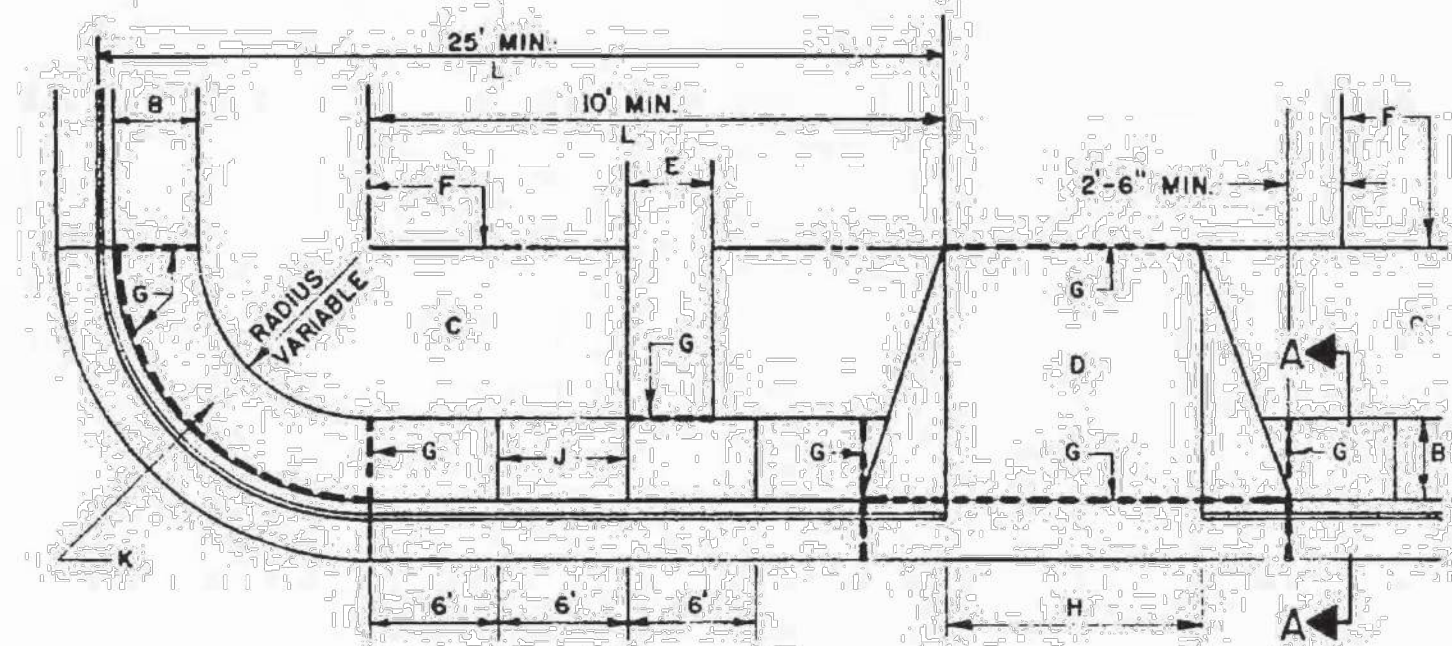
- SIDEWALK AT STANDARD SETBACK.
- SIDEWALK ADJACENT TO CURB. (NON-STANDARD, VARIANCE REQUIRED).
- STANDARD CURB AND GUTTER.
- ASPHALT CONCRETE (AC) OR PORTLAND CEMENT (PCC) PAVEMENT.
- 12" COMPACTED SUBGRADE PREP, 95% COMPACTION.

REVISIONS	CITY OF ALBUQUERQUE
1/91	PAVING
12/15/92	MAJOR LOCAL STREET SECTION
8/29/94	DWG. 2405B JANUARY 2003

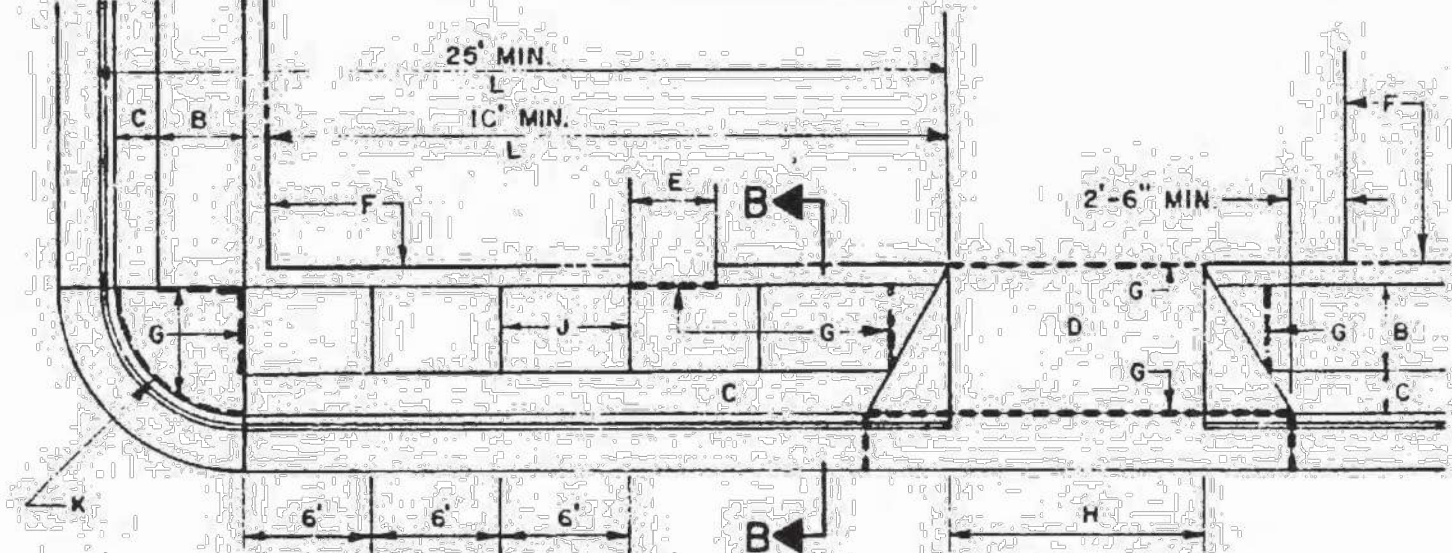
22

Albuquerque Standard Drawing 2405B

Not to Scale



PLAN
CURB TYPE SIDEWALK



PLAN
OFFSET TYPE SIDEWALK

SECTION A-A

SECTION B-B

- GENERAL NOTES:**
- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
- CONSTRUCTION NOTES:**
- SLOPE 1 (VERTICAL) TO 50 (HORIZONTAL).
 - SIDEWALK WIDTHS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE DEVELOPMENT PROCESS MANUAL.
 - SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
 - SEE DRIVEPAD DETAIL, DWG 2425.
 - WALKWAY VARIABLE.
 - PROPERTY LINE.
 - EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
 - 12 FT. MIN. 22 FT. MAX. - RESIDENTIAL.
 - 12 FT. MIN. 25 FT. MAX. - LIGHT COMMERCIAL.
 - 20 FT. MIN. 35 FT. MAX. - HEAVY COMMERCIAL.
 - CONTRACTION JOINTS.
 - FOR CURB ACCESS RAMPS, SEE DWGS 2440 & 2441.
 - CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.

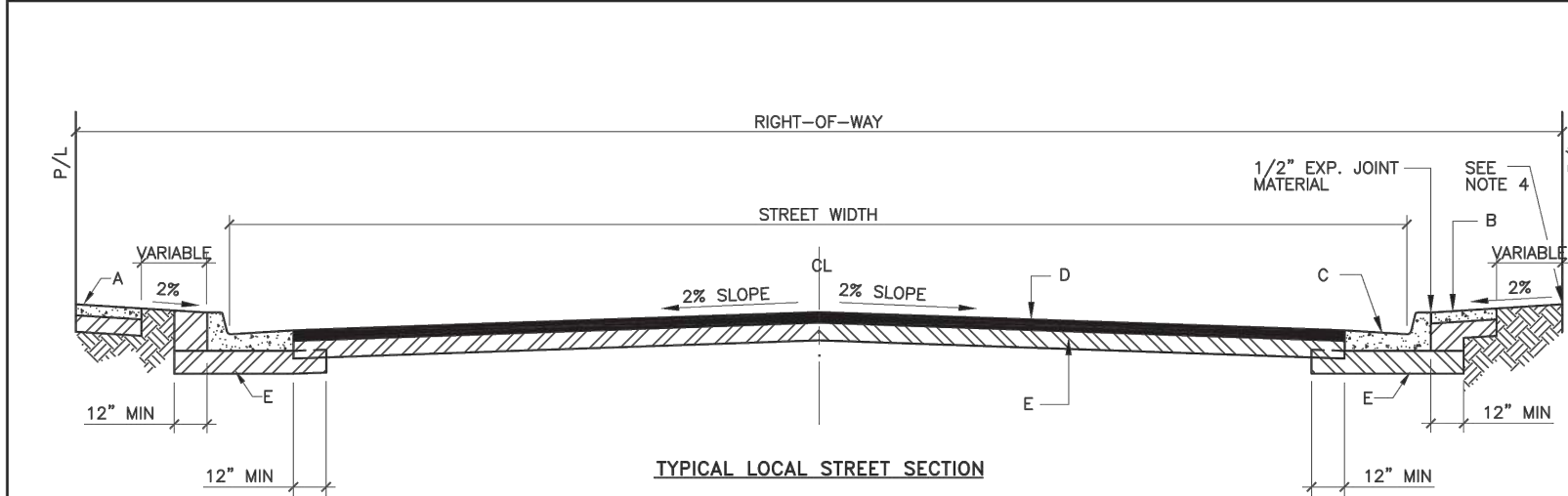
REVISIONS
1/91
12/15/92
8/29/94

CITY OF ALBUQUERQUE
PAVING
SIDEWALK DETAILS
DWG. 2430 AUG. 1984

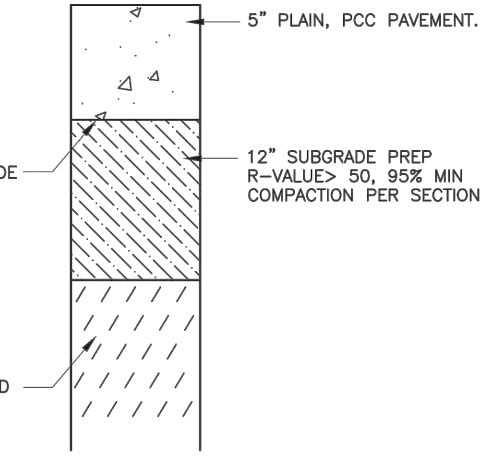
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Albuquerque Standard Drawing 2430

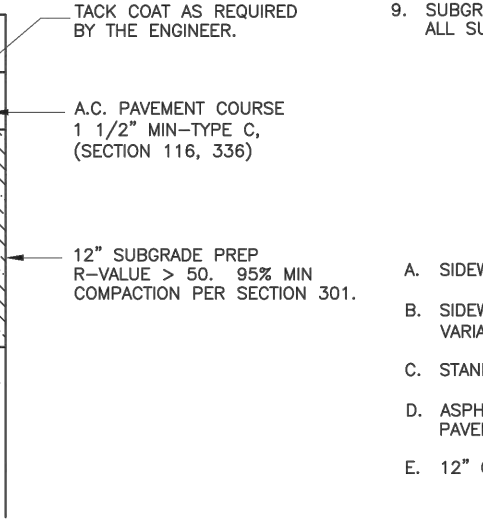
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TYPICAL LOCAL STREET SECTION



RIGID PAVEMENT SECTION



FLEXIBLE PAVEMENT SECTION

- GENERAL NOTES:**
- CROWN ON STREET SHALL BE AS FOLLOWS:
 - 32' STREET = 4"
 - 40' STREET = 5"
 - LESS THAN 32' STREET, PAVEMENT SLOPE = 2%
 - ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN ON EITHER SIDE OF C & G OR CURB SECTION.
 - SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCIDENTAL TO ITEM.
 - FINISH GRADE AT PROPERTY LINE SHALL BE BASED ON A MIN 2% SLOPE FROM TOP OF CURB.
 - ALL ASPHALT CONCRETE (AC) PAVEMENT SHALL COMPLY WITH SECTION 116.
 - ALL PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL COMPLY WITH SECTION 101.
 - IN ACCORDANCE WITH COA DPM THE FOLLOWING APPLIES UNLESS AUTHORIZED OTHERWISE BY THE CITY ENGINEER:
 - RESIDENTIAL STREETS SERVING 50 LOTS OR LESS SHALL BE DESIGNED AS LOCAL RESIDENTIAL STREETS.
 - RESIDENTIAL STREETS SERVING MORE THAN 50 LOTS WITH AN ANTICIPATED AWDT < 3000 SHALL BE DESIGNED AS MAJOR LOCAL STREETS.
 - FOR SUBGRADE R-VALUE < 50, PAVEMENT SECTION SHALL BE DESIGNED IN ACCORDANCE WITH DPM CH. 23.
 - SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE UTILITIES ARE CONSTRUCTED.

CONSTRUCTION NOTES:

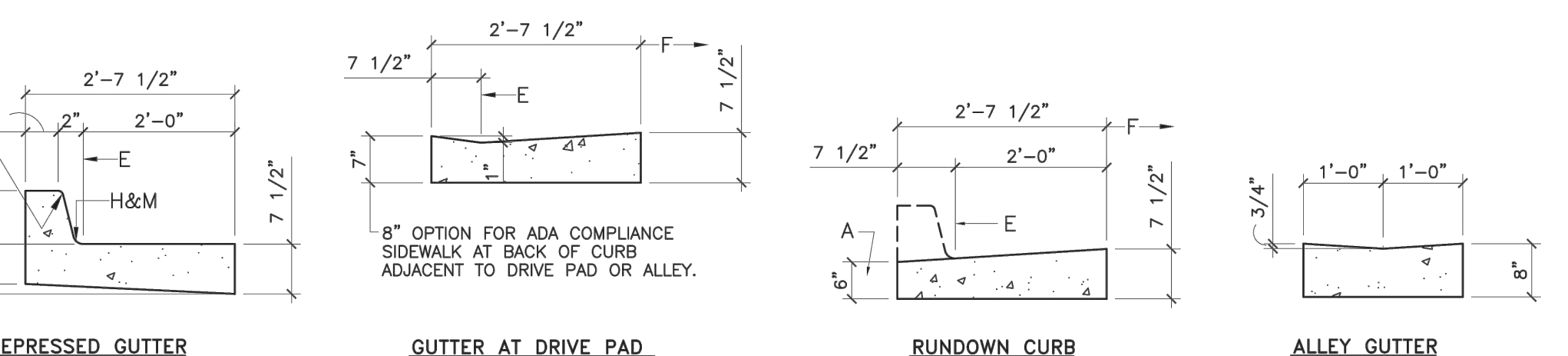
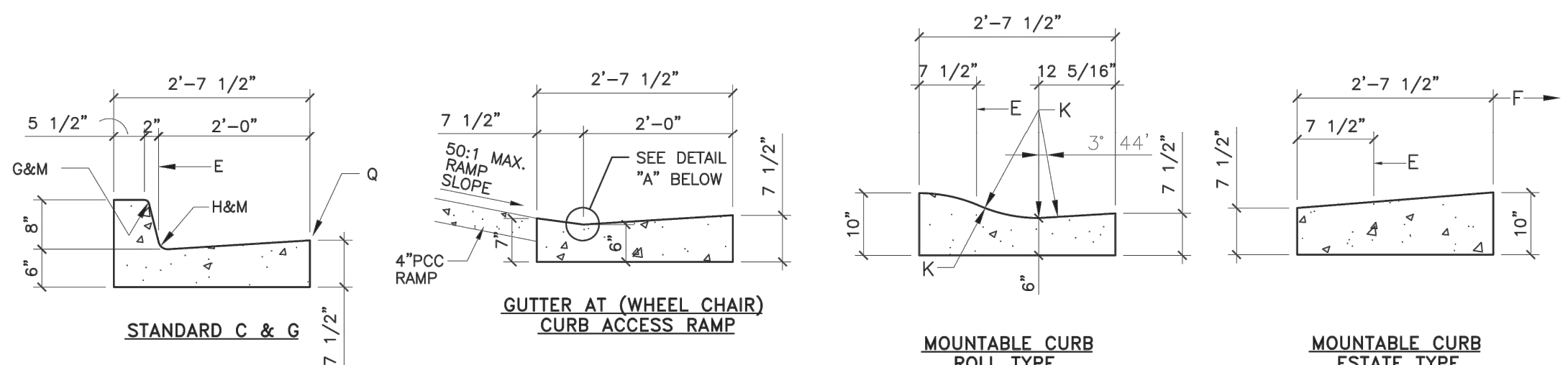
- SIDEWALK AT STANDARD SETBACK.
- SIDEWALK ADJACENT TO CURB. (NON-STANDARD, VARIANCE REQUIRED).
- STANDARD CURB AND GUTTER.
- ASPHALT CONCRETE (AC) OR PORTLAND CEMENT (PCC) PAVEMENT.
- 12" COMPACTED SUBGRADE PREP, 95% COMPACTION.

REVISIONS	CITY OF ALBUQUERQUE
1/91	PAVING
12/15/92	LOCAL - RESIDENTIAL STREET SECTION
8/29/94	DWG. 2405A JANUARY 2003

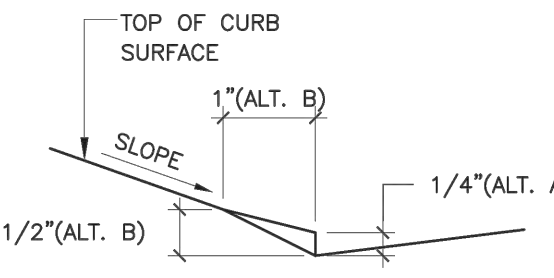
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Albuquerque Standard Drawing 2405A

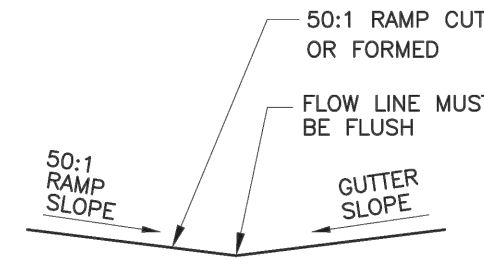
Not to Scale



NOTE:
ALT. A-1/4" VERT. RISE THEN SLOPE UP TO BACK OF CURB. (SEE STD. DWG. 2440)
ALT. B-1/2" RISE, 1" HORIZ THEN SLOPE UP TO BACK OF CURB. (SEE STD. DWG. 2440).



CURB CUT DETAIL - NOT ADA COMPLIANT



CURB CUT DETAIL - ADA COMPLIANT DETAIL "A"

- GENERAL NOTES:**
- CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
 - FOR STANDARD AND MEDIAN C&G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
 - FOR ALL OTHER C & G CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXP. JTS. AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
 - FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
 - ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 - STANDARD C & G SHALL BE USED FOR NEW CONSTRUCTION UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
 - REMOVE & REPLACE PAVEMENT 1" WIDE ADJACENT TO TOP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
 - 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
 - ADA = AMERICANS WITH DISABILITY ACT.

CONSTRUCTION NOTES:

SEE COA DRAWING 2415B

REVISIONS
9/91
11/14/91
12/15/92
3/30/94

CITY OF ALBUQUERQUE
PAVING
CURB AND GUTTER & CURB CUT DETAILS
DWG. 2415A JANUARY 2003

19

Albuquerque Standard Drawing 2415A

Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

Details - NM Standards
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico

Submitted for Construction
Professional Engineer

04 Feb, 2019

SHEET NO.

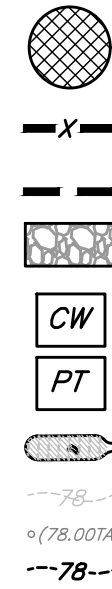
C4.3

Erosion Control Notes

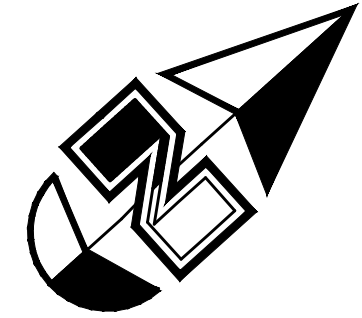
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



Scale: 1" = 30'



Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Contractor to Coordinate with Dealership Manager on Construction Schedule. Contractor to provide access at all times.

Limits of Disturbance

Limits of Disturbance

LHM
Hyundai

30,861 s.f.

New Mexico One Call, Inc.
Professional Resources for Damage Prevention
1-800-321-ALERT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

Erosion Control Plan - Phase 1

LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico

Submittal
not for
Construction

04 Feb, 2019

SHEET NO.

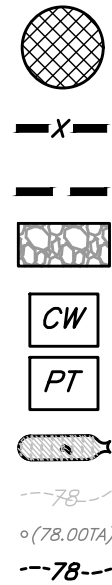
C5.1

Erosion Control Notes

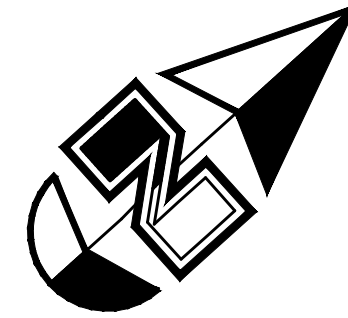
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
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- Coordinate Entrance locations with the local jurisdiction.
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Legend

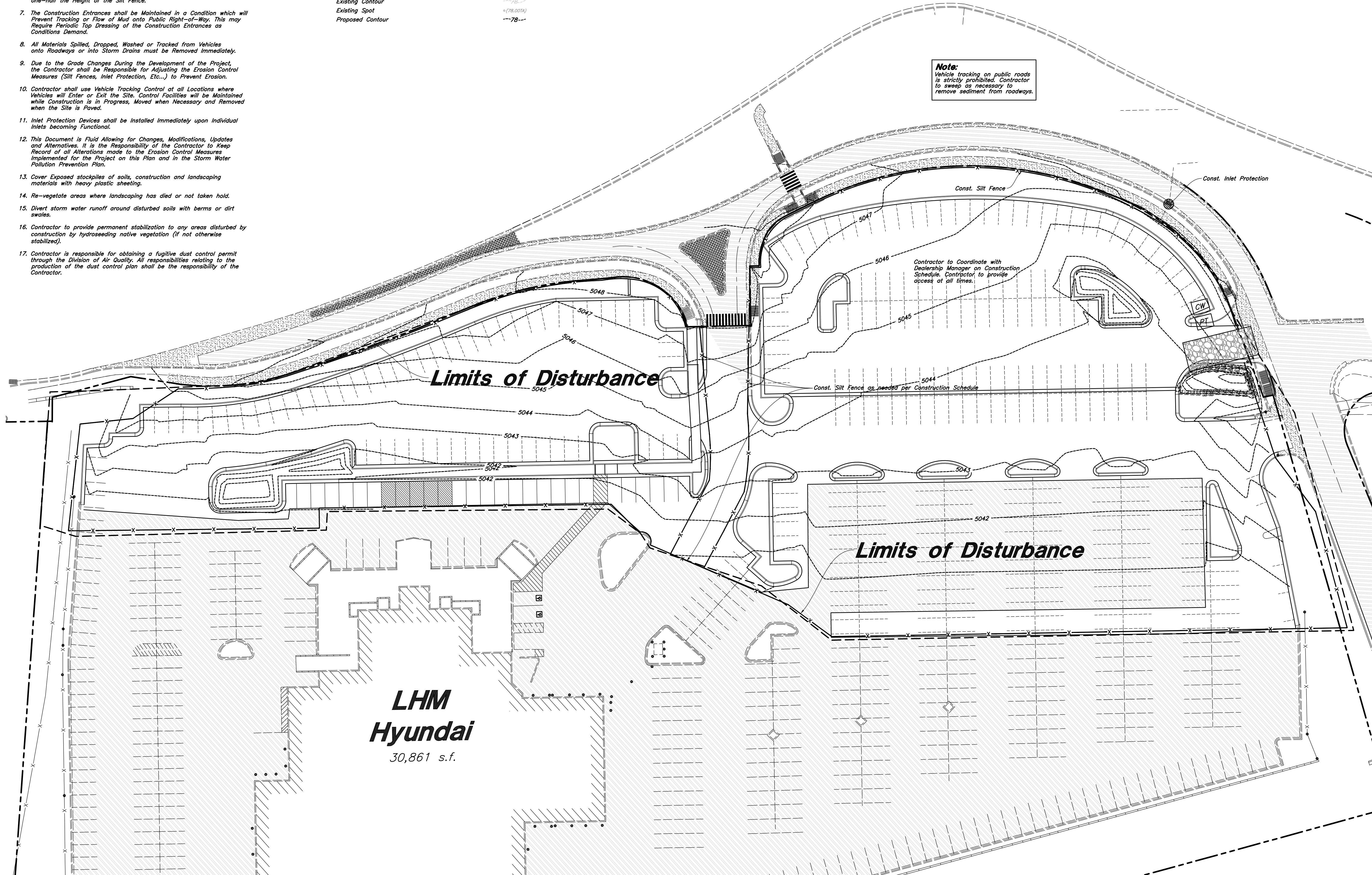
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



Scale: 1" = 30'



Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.



Designed by: AT
Drafted by: ALT
Client Name:
LHM
18-136 EC

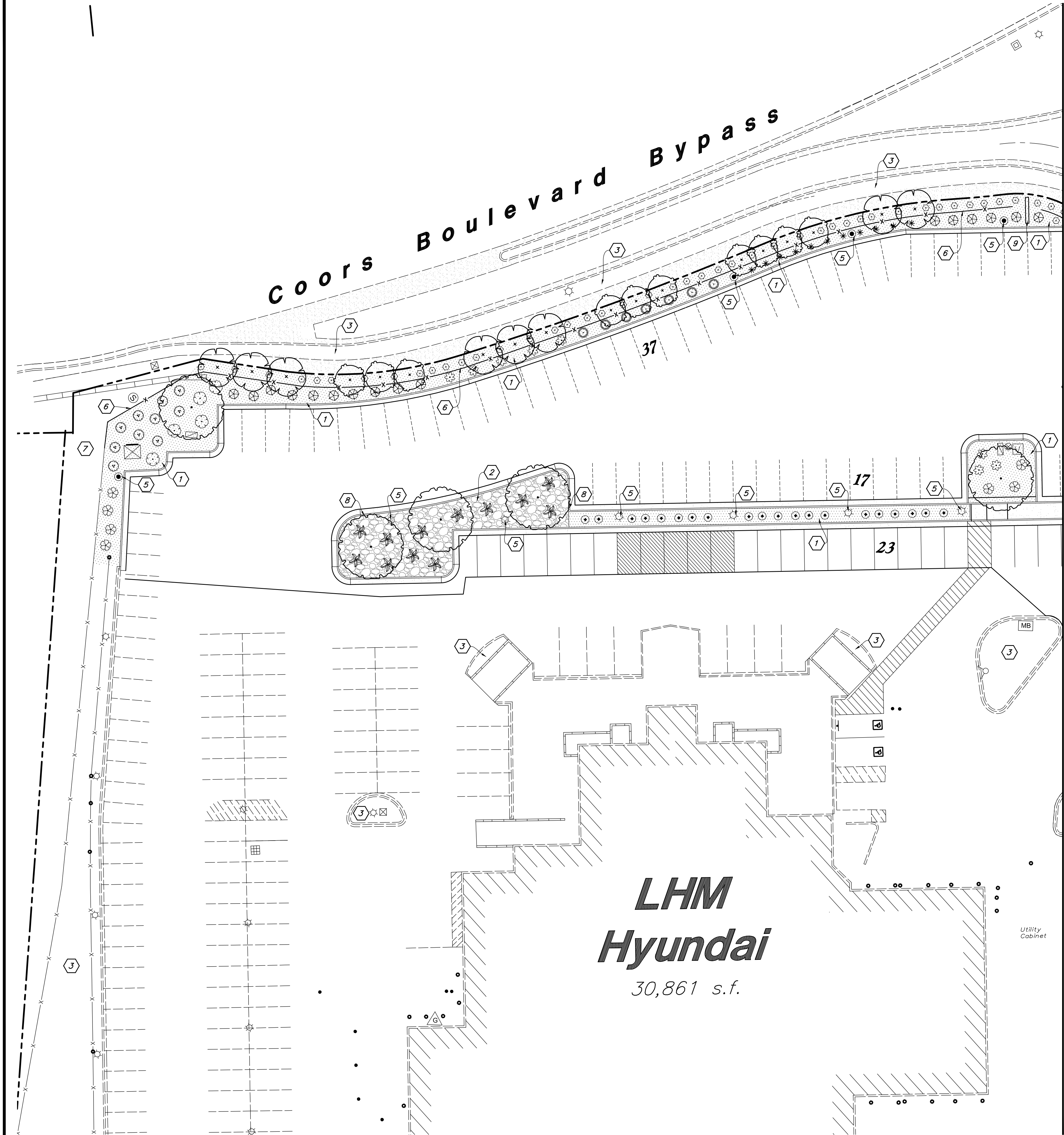
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

Erosion Control Plan - Phase 2
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico

Submitted
not for
Construction
Professional Engineer

04 Feb, 2019
SHEET NO.
C5.2

New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT



Landscape Keynotes

- 1 New Shrub Planter w/ Decorative Stone #1
- 2 Water Quality Pond w/ Decorative Stone #2 w/ Plant Material
- 3 Existing Landscape to Remain
- 4 Rock Retaining Wall See Civil Plans for More Detail; Dirt Shall be Cleaned Out Between Rocks & Decorative Stone #1 Added; Rock Shall be Washed Off After the Completion of Landscape Installation
- 5 New or Existing Light Pole
- 6 New Ballard Chain Stock Fence
- 7 Native Landscape
- 8 Curb Cut for Water Quality Pond; Verify that the Top of Stone is Slightly Below the Lip of the Curb to Allow the Water to Freely Dump into Pond & Not Pond Up
- 9 Relocated LHM Monument Sign; Verify Exact Location w/ LHM
- 10 Existing Transmission Power Pole
- 11 Preserve as Much Plant Material as Possible; Adjust Plant Quantities as Needed & Location to Provide City Required Plant Coverage
- 12 Irrigation Backflow Preventer

General Landscape Notes:

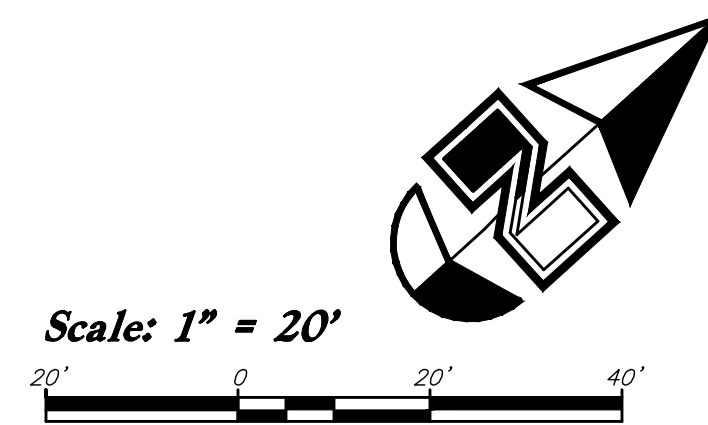
1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip Irrigation Shall be Used for Plant Material. See Sheet L2.1 & L2.2 for Irrigation Layout & Sheet L3.1 for Details.
2. See Sheet L3.1 for Landscape Details.
3. All New Landscaping Shall be in Compliance w/ The Water Conservation Landscaping and Water Waste Ordinance of the City of Albuquerque.
4. 75% of Living Ground Cover is Provided at 5 Year Maturity. Coverage Includes Tree Canopies at Mature Size.
5. Adjust Plant Layout as Needed to Provide Adequate Access to Existing and New Utilities.
6. It Shall be the Responsibility of the Property Owner to Maintain all Landscaping and Irrigation Facilities After Construction at the End of the Contractor Warranty Period. Any Landscape Which Dies Shall be Replaced by the Owner as Expeditiously as Possible, but in no Case Longer than 60 Days After Notification.
7. All Landscaping Shall be Completed Prior to Building Occupancy.
8. All plant Material Has been Selected From the Albuquerque Plant Palette and Sizing List of Low Water Use, Drought Tolerant, or Xeric Species.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	8	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	24" Box; Multi-Trunk	Detail: 2/L3.1
	25	Koeleruteria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.	Detail: 2/L3.1
	13	Pistacia x 'Red Push' / Pistache	24" Box; 6-8' Ht.	Detail: 2/L3.1
	15	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal. / 6-8' Ht.	Detail: 2/L3.1
	2	Vitex agnus-castus / Chaste Tree	24" Box; Multi-Trunk	Detail: 2/L3.1
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	21	Baccharis x 'Starn' / Thompson Broom	5 gal	Detail: 1/L3.1
	14	Coesalpinia gilliesii / Yellow Bird of Paradise	5 gal	Detail: 1/L3.1
	22	Cornus alba 'Variegata' / Dwarf Variegated Dogwood	5 gal	Detail: 1/L3.1
	34	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal	Detail: 1/L3.1
	29	Leucophyllum langmaniae 'Rio Bravo' / Rio Bravo Texas Ranger	5 gal	Detail: 1/L3.1
	15	Mirabilis multiflora / Native Four O'Clock	5 gal	Detail: 1/L3.1
	13	Photinia x fraseri / Photinia	5 gal	Detail: 1/L3.1
	30	Rhaphiolepis indica 'Pink Lady' / Pink Lady Indian Hawthorn	5 gal	Detail: 1/L3.1
	38	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	5 gal	Detail: 1/L3.1
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	93	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal	Detail: 1/L3.1
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	41	Nepeta x faassenii 'Dropmore' / Catmint	1 gal	Detail: 1/L3.1

MATERIAL SCHEDULE

	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier or Equal. Stone Shall be Used in all Planting Areas Specified by Keynote #1. Field Verify & Match Existing Stone Used in Adjacent LHM Landscape. Stone Shall be Washed Prior to Installation; No Cobble Stone.	3/L3.1
	Decorative Stone #2 - Install over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Water Harvesting Retention Areas & Cover Weed Barrier; Stone Shall be Crushed, Angular and 4-6" Diameter; Match Color of Decorative Stone #2; No Cobble Stone; See Keynote 2	3/L3.1



Landscape Data

Overall Site Area = 376,308 s.f. (8.64 ac.)
Overall Landscape Area Required = 56,446 s.f. (15%)
Overall Landscape Area = 78,939 s.f. (21%)
Existing/Native Landscape = 59,851 s.f.
New/Modified Landscape Provided = 19,088 s.f.
Street Frontage = 811 l.f. (1 Tree per 25 l.f.)
Street Trees Required = 32 Trees (32 Provided)
New/Modified Parking Lot Area = 36,086 s.f.
Parking Lot Landscape Required = 5,413 s.f. (15%)
Parking Landscape Provided = 7,037 s.f. (19.5%)
Parking Stalls = 215 stalls (1 Tree per 10 stalls)
Parking Lot Trees Required = 23 Trees (23 Provided)

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.321.0329 - alw@andersonwahl.com

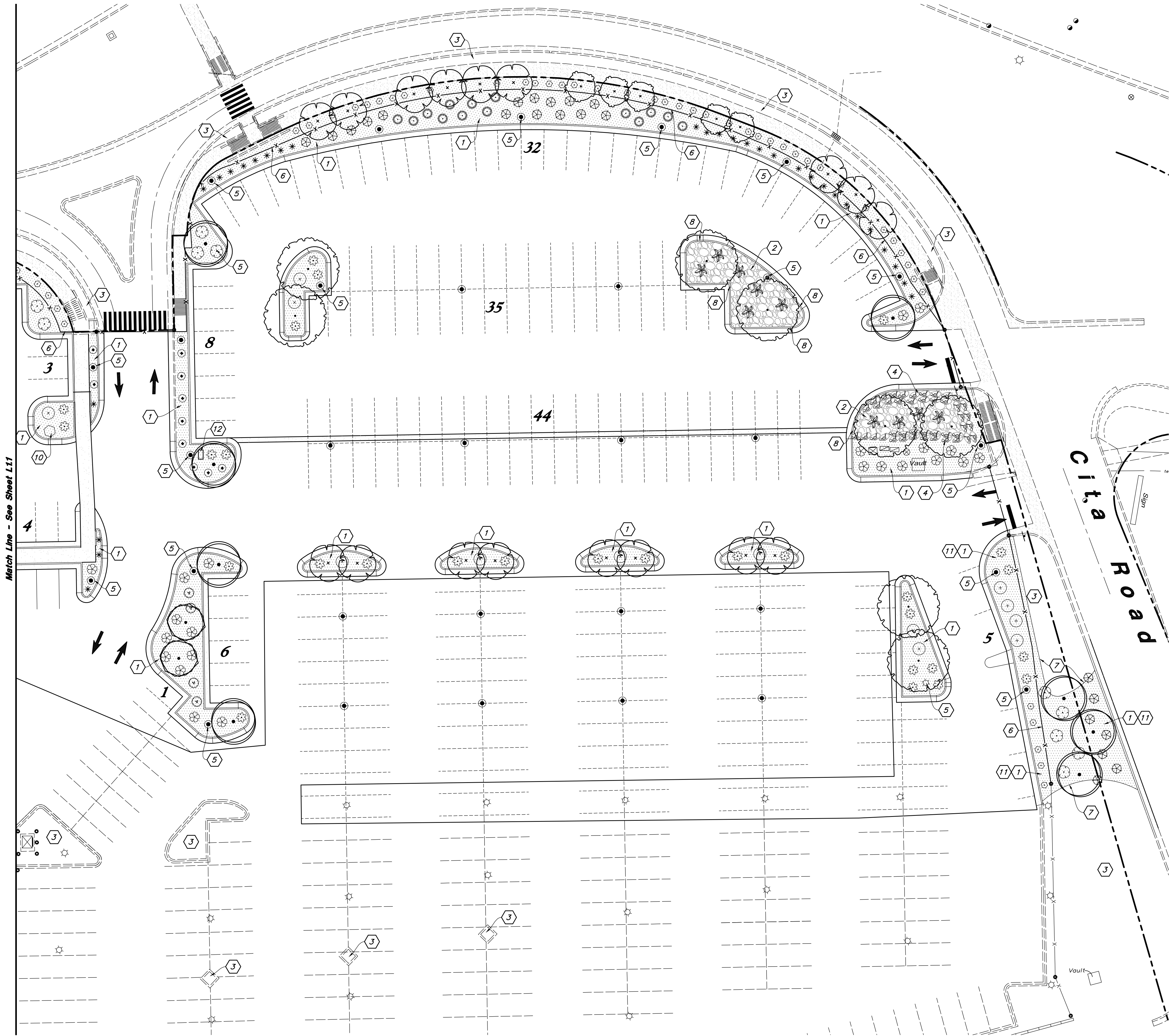
Landscape Plan
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico

Submitted for Construction

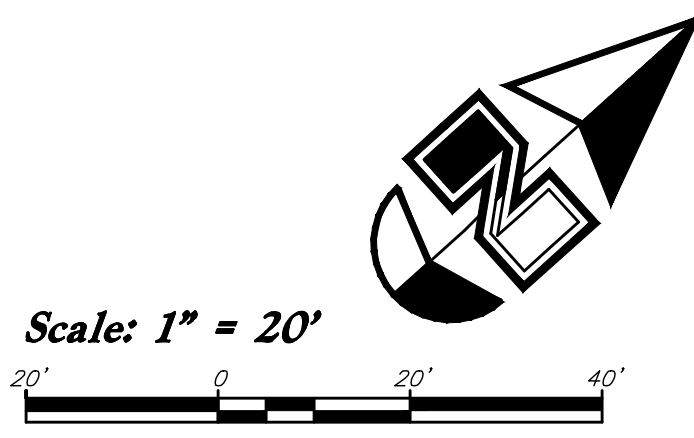
04 Feb, 2019
SHEET NO.
L1.1

New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT

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Match Line - See Sheet L1.1



General Landscape Notes:

1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip Irrigation Shall be Used for Plant Material. See Sheet L2.1 & L2.2 for Irrigation Layout & Sheet L3.1 for Details.
2. See Sheet L3.1 for Landscape Details.
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8. All plant Material Has been Selected From the Albuquerque Plant Palette and Sizing List of Low Water Use, Drought Tolerant, or Xeric Species.

Landscape Keynotes

- 1 New Shrub Planter w/ Decorative Stone #1
- 2 Water Quality Pond w/ Decorative Stone #2 w/ Plant Material
- 3 Existing Landscape to Remain
- 4 Rock Retaining Wall See Civil Plans for More Detail; Dirt Shall be Cleaned Out Between Rocks & Decorative Stone #1 Added; Rock Shall be Washed Off After the Completion of Landscape Installation
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- 6 New Ballard Chain Stock Fence
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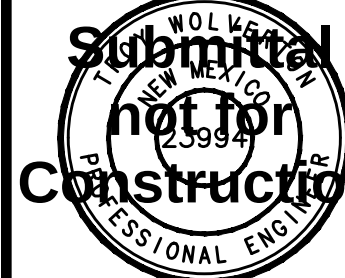
Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call New Mexico One Call before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing & imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide an (8) eight inch depth of stockpiled or imported topsoil in all shrub areas.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil conditioner, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. Wood mulch shall be used around the base of the plant with the remainder of the planter in the specified decorative stone.
22. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a (4) four inch depth of specified stone over Dewitt Pro5 Weed Barrier or equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Stone shall be washed upon completion of installation.
24. All deciduous trees shall be double staked per tree staking details. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
25. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

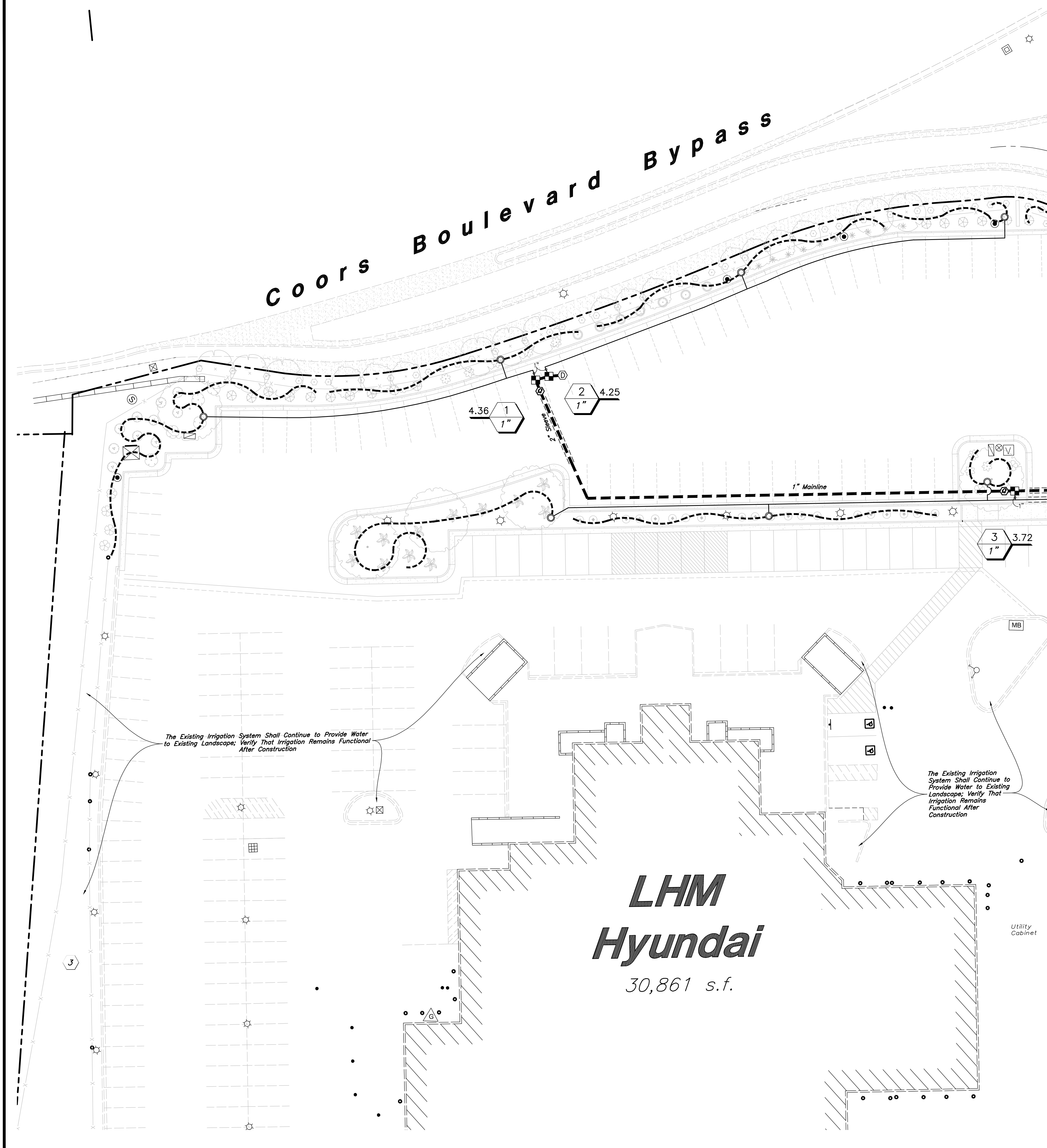


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Landscape Plan
LHM Hyundai Coors Boulevard
9820 Coors Blvd NW
Albuquerque, New Mexico



04 Feb, 2019
SHEET NO.
L1.2

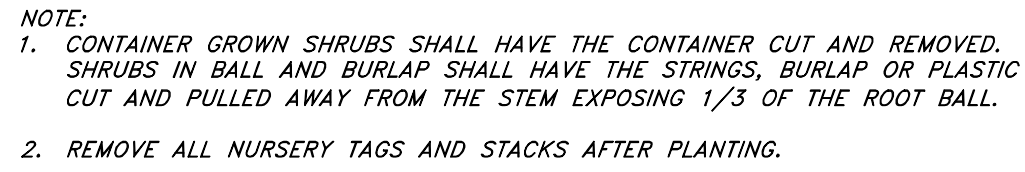


CRITICAL ANALYSIS

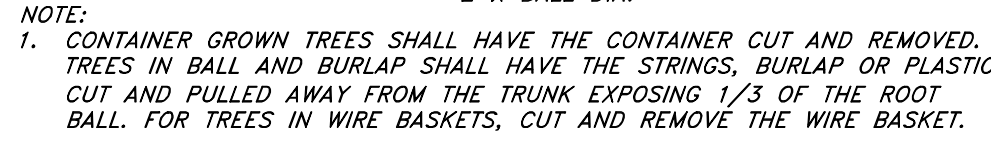
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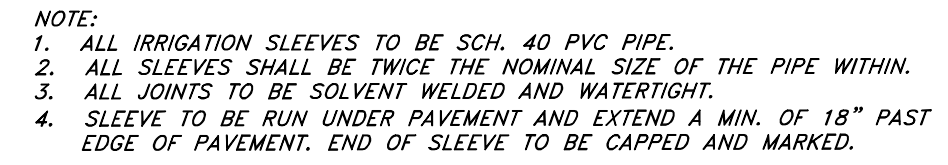
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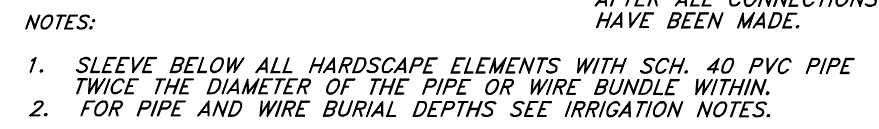
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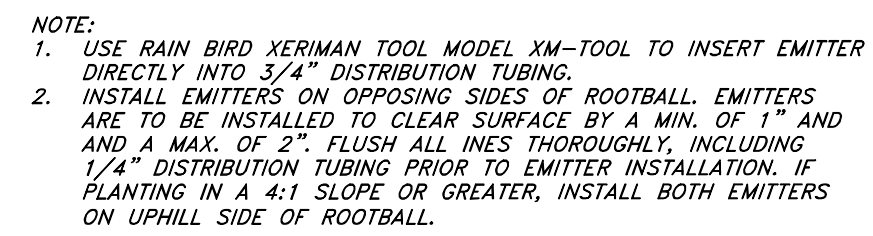
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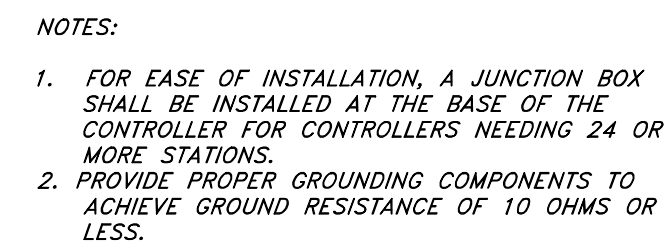
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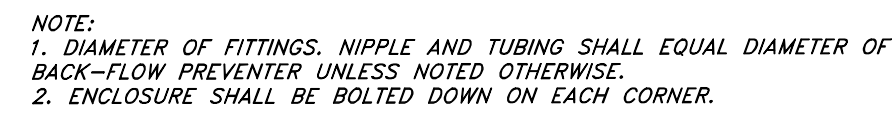
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