CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

December 16, 2014

Leslie Ford Rogue Architects 513 Main Street, Suite 200 Fort Worth, Texas 76102

Re: McDonalds, 6300 San Mateo Blvd.

Traffic Circulation Layout

Engineer's Stamp dated 12-02-14 (E18-DO19C)

Dear Ms. Ford:

The TCL submittal received 12-12-14 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

New Mexico 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

www.cabq.gov

Sincerely,

Jeanne Wolfenbarger, P.E. Senior Engineer, Planning Dept. Development Review Services

C:

CO Clerk

File



City of Albuquerque

Planning Department

Development & Building Services Division

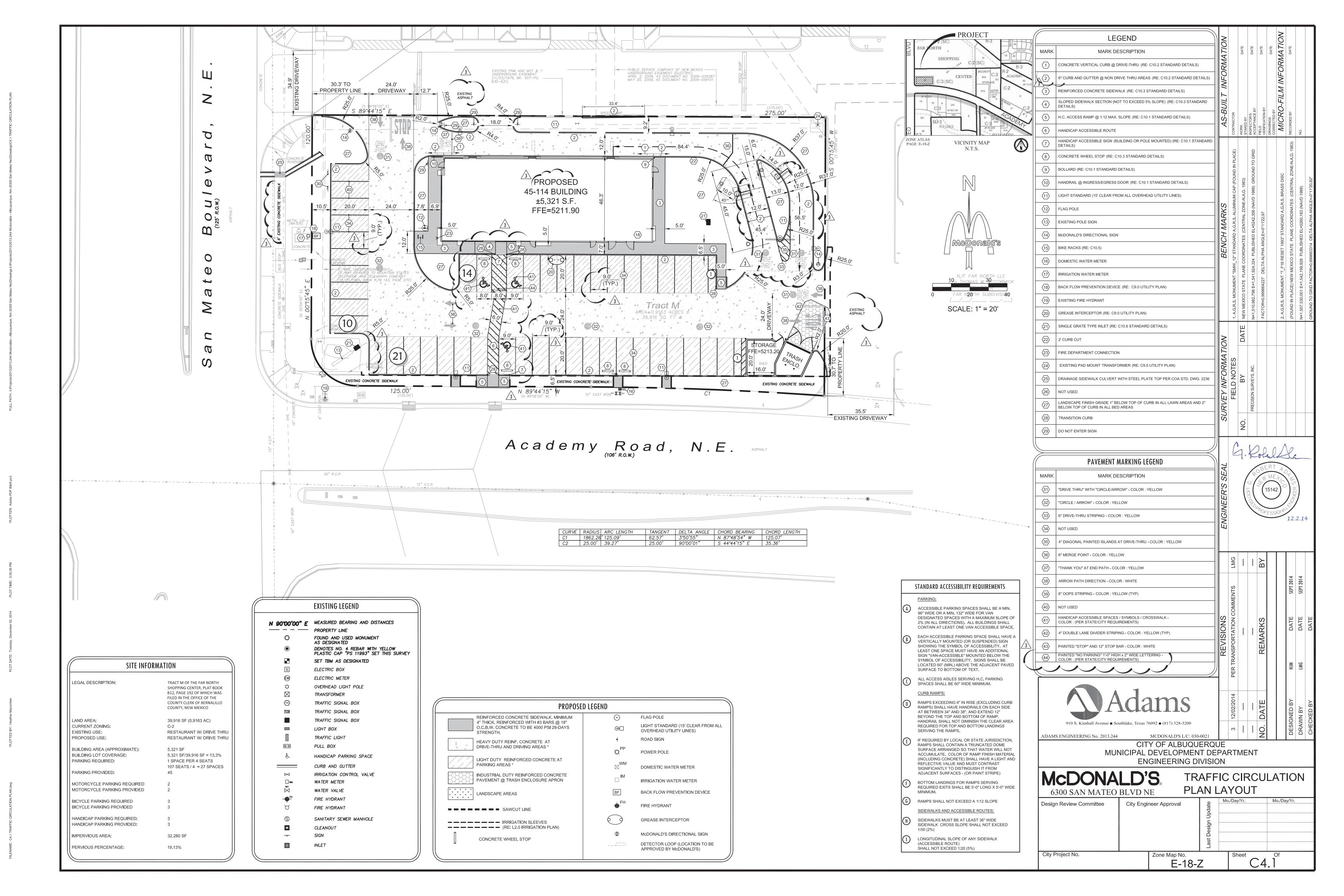
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

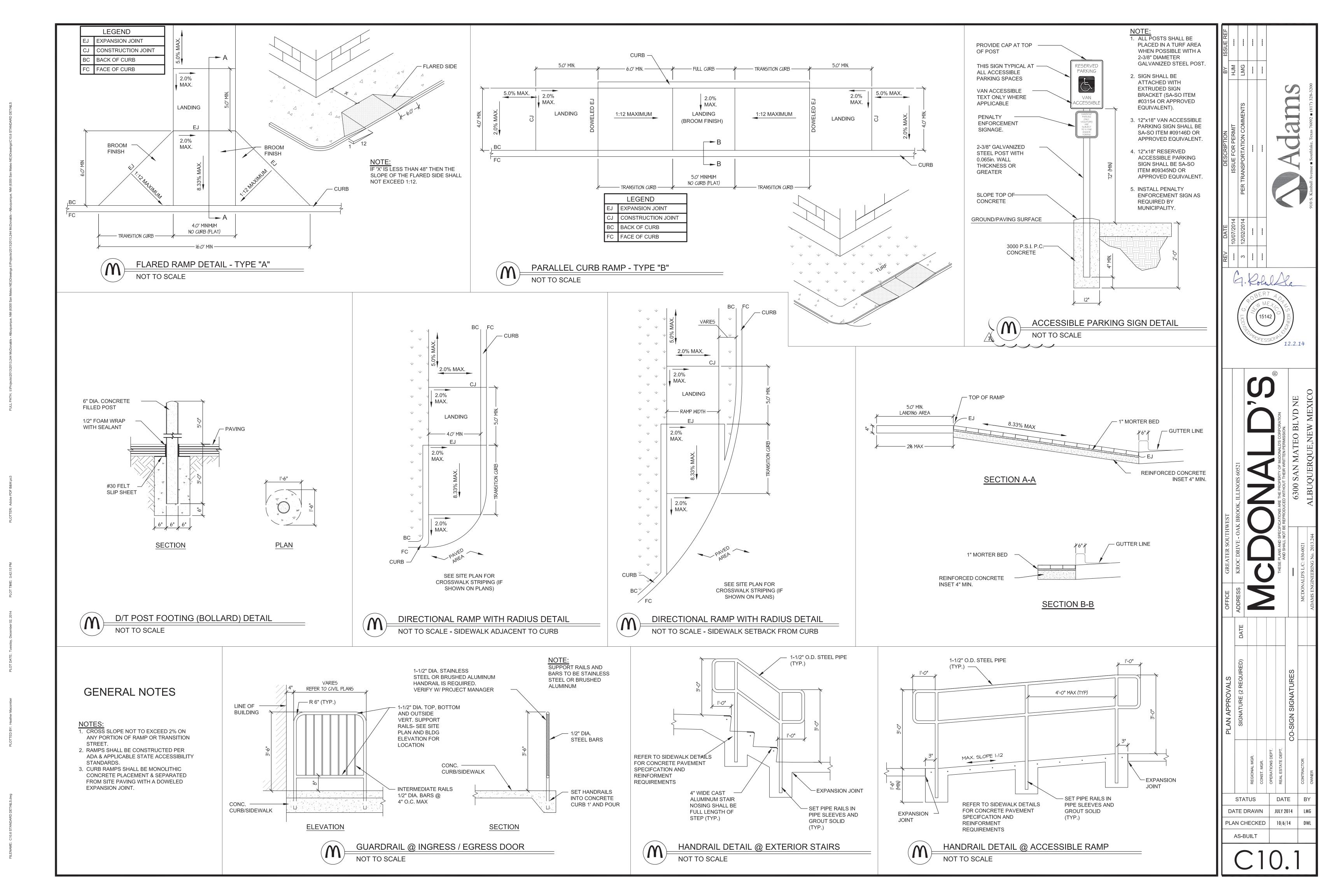
(REV 02/2013)

Project Title: McDonald's San Mateo	Building Permit #: T	2014-92777 City Drainage #:
DRB#:	EPC#:	Work Order#:
Legal Description: Tract M of the Summary Plat of the	Far North Shopping Center, Albuquerque, NM - Book B12	, Page 192
City Address: 6300 San Mateo SE		
Engineering Firm: Adams Engineering		Contact: G. Robert Adams, P.E.
Address: 910 S. Kimball Ave., Southlake, TX 76092		
Phone#: 817-328-3200	Fax#: 817-328-3299	E-mail: rob.adams@adams-engineering.com
Owner: McDonald's		Contact: Lee Morris
Address: 511 E. Carpenter Freeway Irving, TX 75062		
Phone#: 972-869-5346	Fax#:	E-mail: Lee.Morris@us.mcd.com
Architect: Rogue Architects		Contact: Jeramy A. Williams, R.A.
Address: 513 Main St., Suite 200, Fort Worth, TX 761	02	
Phone#: 817-820-0433	Fax#:	E-mail: Jeramy@roguearchitects.com
Surveyor: Precision Surveys, Inc.		Contact: Larry Medrano
Address: 5571 Midway Park Place NE Albuquerque, NI	M 87199	
Phone#: 505-856-5700	Fax#: 505-856-7900	E-mail:
Contractor: Cordova Contracting		Contact: Mark Cordova
Address: 316 Osuna Rd NE, Albuquerque, NM 8710	07	
Phone#: (505) 243-9675	Fax#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANT	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLA		-
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	
X TRAFFIC CIRCULATION LAYOUT (TCL		·
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENDI	ED: Yes X No Co	ppy Provided
DATE SUBMITTED: 10/27/2014	By: Leslie Ford	17

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





CIVIL CONSTRUCTION PLANS FOR

McDONALD'S REBUILD
TRACT M OF THE FAR NORTH SHOPPING CENTE
PLAT BOOK B12, PAGE 192 OF WHICH WAS FILE
IN THE OFFICE OF THE COUNTY CLERK OF
BERNALILLO COUNTY, NEW MEXICO

McDONALD'S - L/C: 030-0021 McDONALD'S REBUILD 6300 SAN MATEO BLVD NE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



OWNER:

McDONALD'S

511 EAST CARPENTER FREEWAY

IRVING, TX 75062

CONTACT: LEE MORRIS PHONE: 972-869-5346

CIVIL ENGINEER:

ADAMS ENGINEERING 910 S. KIMBALL AVE. SOUTHLAKE, TEXAS 76092

CONTACT: G. ROBERT ADAMS, P.E.

PHONE: 817-328-3200

SURVEYOR:

PRECISION SURVEYS, INC.
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO

CONTACT: LARRY W. MEDRANO, R.P.S.

PHONE: 505-856-5700

STRUCTURAL ENGINEER:

BEC-LIN ENGINEERING, LP 10401 WESTOFFICE DR. HOUSTON, TX 77042

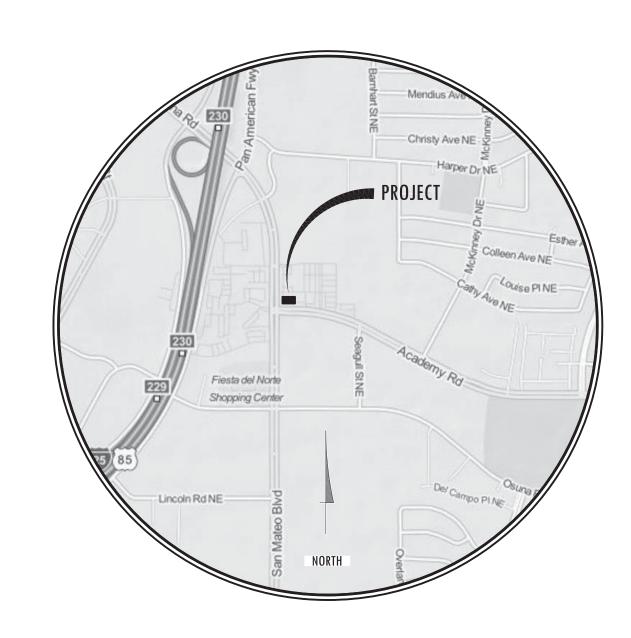
CONTACT: RONALD C. ROCHE, P.E.

PHONE: 281-664-8470

PROJECT LOCATION:

6300 SAN MATEO BLVD NE ALBUQUERQUE, NEW MEXICO

ADAMS ENGINEERING JOB NUMBER: 2013.244



VICINITY MAP

N.T.S.

** FEMA NOTE **

Flood Statement: According to Community Panel No. 35001C0139G, Dated 09-26-2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within flood zone "X", areas determined to be outside the 0.2% annual chance floodplain. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of Adams Engineering.

Know what's below. Call before you dig.

Topographic information taken from a Topographic Survey performed by PRECISION SURVEYS, INC.. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (plans, specifications, & estimates), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.

** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

BENCHMARK

1. A.G.R.S. MONUMENT "SMW_12"
STANDARD A.G.R.S. ALUMINUM CAP
(FOUND IN PLACE) NEW MEXICO STATE
PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,510,982.798 E=1,541,924.324
PUBLISHED EL=5242.356 (NAVD 1988)
GROUND TO GRID FACTOR=0.999664227
DELTA ALPHA ANGLE=-0°11'22.97"

2. A.G.R.S. MONUMENT "7_F18 RESET 1993"
STANDARD A.G.R.S. BRASS DISC
(FOUND IN PLACE) NEW MEXICO STATE
PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,507,530.001 E=1,542,199.928
PUBLISHED EL=5260.183 (NAVD 1988)
GROUND TO GRID FACTOR=0.999663314
DELTA ALPHA ANGLE=-0°11'20.82"

** NOTICE TO CONTRACTOR - BIDDING **

All questions regarding the General Contractor's preparation of his bid shall be directed to the McDonald's Construction Department. Sub-contractors must direct their questions through the General Contractor only. The Consulting Architect and/or Engineer shall not be contacted by the General Contractors, Sub-contractors, or Suppliers without direct prior authorization from McDonald's.

C1.0	COVER SHEET
	ALTA ACSM LAND TITLE SURVEY SHEET 1
	ALTA ACSM LAND TITLE SURVEY SHEET 2
	ALTA ACSM LAND TITLE SURVEY SHEET 3
C2.0	DEMO PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	SITE PLAN
C4.1	TRAFFIC CIRCULATION PLAN
C5.0	DRIVE-THRU COORDINATE PLAN
C6.0	PAVING PLAN
C7.0	GRADING PLAN
C8.0	PRE-DEVELOPED DRAINAGE PLAN
C8.1	POST DEVELOPED DRAINAGE PLAN
C9.0	UTILITY PLAN
C9.1	1 OF 2 MINI WORK ORDER
C9.2	2 OF 2 MINI WORK ORDER
C10.0	STANDARD DETAILS
C10.1	STANDARD DETAILS
C10.2	STANDARD DETAILS
C10.3	STANDARD DETAILS
C10.4	STANDARD DETAILS
C10.5	STANDARD DETAILS
C10.6	STANDARD DETAILS
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
	PHOTOMETRIC LIGHTING PLAN
SD-1	FOUNDATION SITE DETAILS
SD-2	FOUNDATION SITE DETAILS
SD-3	FOUNDATION SITE DETAILS
SD-4	FOUNDATION SITE DETAILS
SD-5	FOUNDATION SITE DETAILS
SD-6	FOUNDATION SITE DETAILS
0D-0	

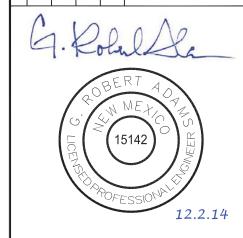
Sheet List Table

Sheet Title

COVER SHEET

Sheet Number

BY ISSUE REF	MCH	HJM	HJM H	MLH S1	
DESCRIPTION	ISSUE FOR PERMIT	PER CITY COMMENTS	PER DRAINAGE COMMENTS	PER TRANSPORTATION COMMENTS	Adan
DATE	10/07/2014	11/05/2014	11/17/2014	12/02/2014	
REV	I	_	2	3	
	1	1 1	1	0	1 10



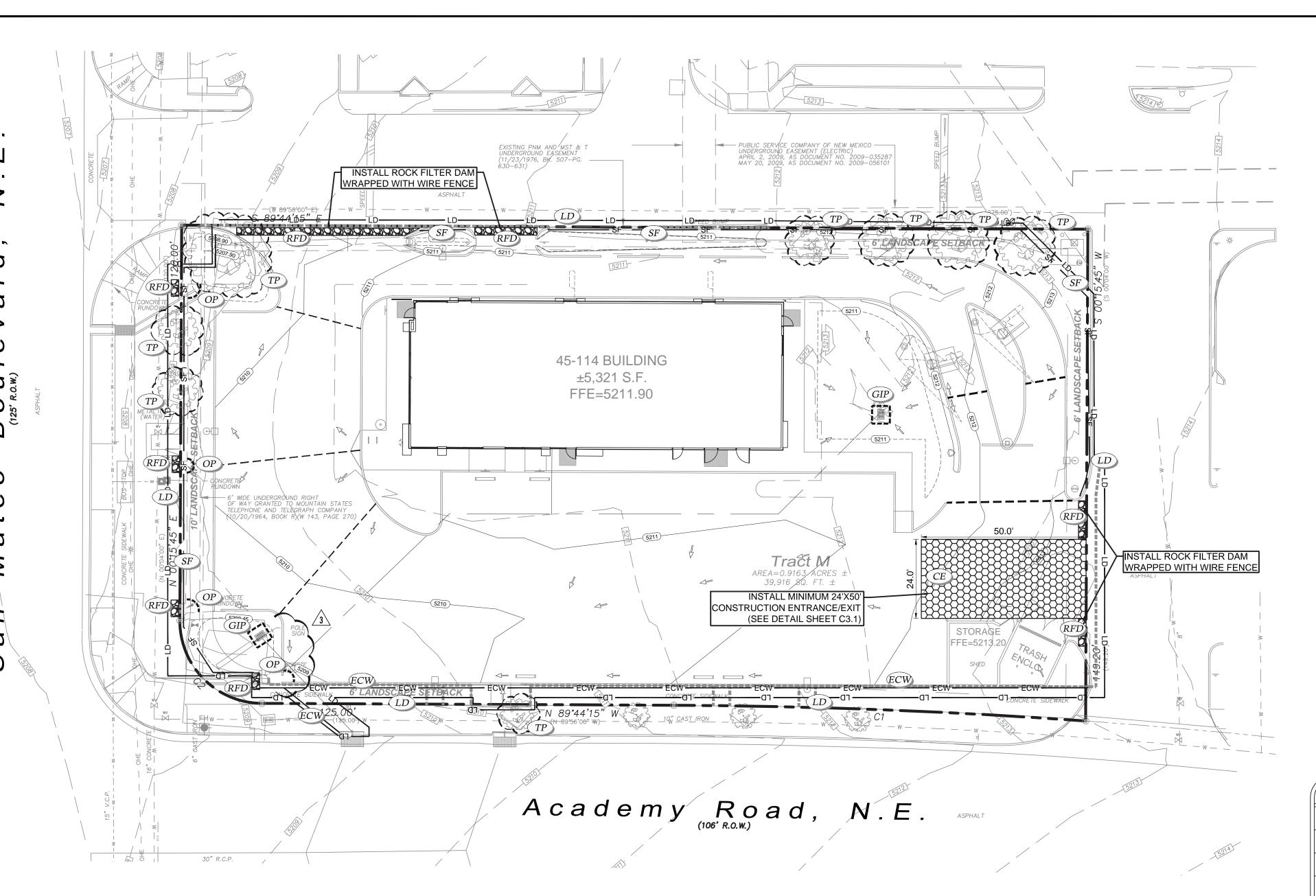
PLAN APPROVALS SIGNATURE (2 REQUIRED) DATE ADDRESS KROC DRIVE - OAK BROOK, ILLINOIS 60521
PLAN APPROVALS OFFICE REGIONAL MGR. SIGNATURE (2 REQUIRED) DATE ADDRESS CONST. MGR. CONST. MGR. NOPERATIONS DEPT. NCDONATURES REAL ESTATE DEPT. CO-SIGN SIGNATURES MCDONALD' CONTRACTOR NACDONALD' OWNER ADAMS ENGINEE
PLAN APPROVALS
PLAN APPROVALS SIGNATURE (2 REQUIRED) REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT. CO-SIGN SIGNATURES CONTRACTOR OWNER
REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT. CO-S CONTRACTOR
REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT. CONTRACTOR
STATUS DATE BY

DATE DRAWN SEPT 2014

11/5/14

PLAN CHECKED

AS-BUILT





Know what's **below. Call** before you dig.

EROSION CONTROL MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE WHICH COMPLIES WITH THE GENERAL PERMIT REQUIREMENTS AND CLEANED AND REPAIRED WITHIN 48 HOURS OF THE INSPECTION IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS
- SEDIMENT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SEDIMENT
- 4. THE TEMPORARY PARKING AND STORAGE AREA (IF PRESENT) SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS OR SEDIMENT TRAPS (IF PRESENT) SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- SEDIMENT OFF-TRACKING SHALL BE MONITORED CONTINUOUSLY, AND ANY SEDIMENT TRACKED OR BLOWN ONTO PUBLIC STREETS OR RIGHT OF WAY SHALL BE PROMPTLY REMOVED, BUT IN NO CASE MORE THAN 24 HOURS AFTER THE EROSION.

NOTE

MINIMAL BEST MANAGEMENT PRACTICES FOR EROSION CONTROL HAVE BEEN SHOWN ON THIS PLAN, DISTURBANCE IS LESS THAN 1 ACRE THEREFORE NO SWPPP WILL BE PREPARED FOR THIS PROJECT. ADAMS ENGINEERING RECOGNIZES STATE REQUIREMENTS FOR STORM WATER POLLUTION CONTROL AND HAS SPECIFIED BEST MANAGEMENT PRACTICES FOR CONSTRUCTION; HOWEVER, ADAMS ASSUMES NO RESPONSIBILITY FOR A SWPPP ON THIS PROJECT.

NOTE TO CONTRACTOR

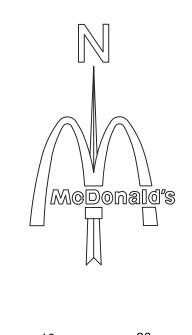
THE CONTRACTOR SHALL NOTE ON SITE PLAN THE LOCATION OF ALL MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREAS, PETROLEUM TANKS. SOLID WASTE RECEPTACLES. SANITARY FACILITIES. CONCRETE WASHOUT AREAS, ANY ON-SITE OR OFF-SITE BORROW OR STOCKPILE AREA, ANY ON-SITE OR OFF-SITE SUPPORT ACTIVITIES (SUCH AS ASPHALT OR CONCRETE PLANTS). CONTRACTOR SHALL ALSO PREPARE, KEEP ON SITE, AND MAINTAIN CURRENT A LIST OF MATERIALS WITH APPROXIMATE QUANTITIES, WHICH ARE STORED ON SITE.

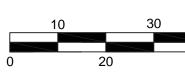
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORD OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED HEREON IS NOT TO BE TAKEN AS EXACT OR FULLY COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN.

EROSION CONTROL SEQUENCE

- INSTALL SILT FENCES, EROSION CONTROL WATTLE, & ROCK FILTER DAMS AROUND PERIMETER OF PROPERTY AND DISTURBED AREAS AS SHOWN.
- INSTALL INLET PROTECTION FOR ALL EXISTING GRATE INLETS, CURB INLETS AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES, IF PRESENT.
- CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
- COMMENCE DEMOLITION, GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
- 5. COMMENCE GRADING OPERATION FOR BUILDING PAD PREPARATION (SEE GRADING PLAN).
- 6. INSTALL ALL UNDERGROUND UTILITIES. 7. FINALIZE PAVEMENT SUBGRADE PREPARATION.
- 8. REMOVE SILT FENCES AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- 9. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT, CURB & GUTTER.
- 10. INSTALL ALL PAVING, CURB & GUTTER.
- 11. REMOVE TEMPORARY CONSTRUCTION EXIT, SILT FENCES & ROCK FILTER DAMS.
- 12. COMPLETE PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION IN ACCORDANCE WITH THE LANDSCAPING PLAN. THROUGHOUT THE PROJECT AND THE MAINTENANCE PERIOD FOR TURFGRASS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE TOPSOIL IN PLACE AT SPECIFIED GRADES. TOPSOIL AND TURFGRASS LOSSES DUE TO EROSION WILL BE REPLACED BY THE CONTRACTOR UNTIL ESTABLISHMENT AND ACCEPTANCE IS ACHIEVED.





SCALE: 1" = 20'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

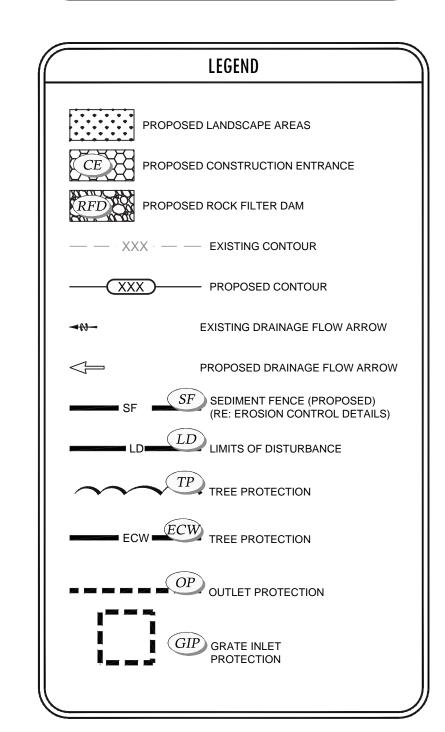
OWNER INFORMATION

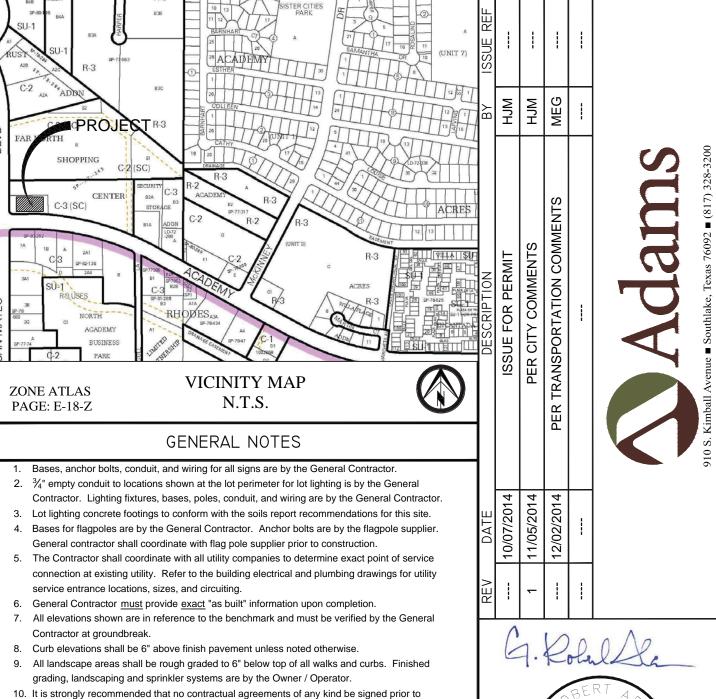
MCDONALD'S USA, LLC GREATER SOUTHWEST REGION 511 E. CARPENTER FRWY, STE. 375 IRVING. TEXAS 75062 (972) 869-5346 CONTACT: LEE MORRIS

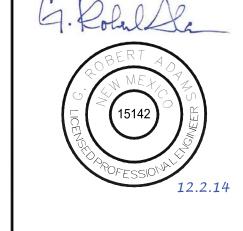
*** NOTE ***

AREAS TO BE PERMANENTLY STABILIZED WITH VEGETATION AND SEEDING SPECIFICATIONS ARE SHOWN ON LANDSCAPE PLAN.

ACREAGE SUMMARY						
TOTAL SITE	0.9163 AC					
TOTAL DISTURBED	± 0.9163 AC					
WEIGHTED PRE-CONSTRUCTION RUNOFF COEFFICIENT (Cw)	0.769					
WEIGHTED POST-CONSTRUCTION RUNOFF COEFFICIENT (Cw)	0.767					
POST AREA ROOFED OR PAVED	0.712 AC					
POST AREA LANDSCAPED	0.204 AC					







3. Sidewalks around building shall have same subgrade preparation as building foundation. 14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications. . Topographic information taken from a Topographic Survey performed by PRECISION SURVEYS, INC . The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (ps&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner. 6. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be

receiving and thoroughly reviewing all approvals from all of the regulatory authorities having

Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of

. Due to the nature of the work, all dimensions shown shall be considered approximate.

any item. Failure to adhere to this procedure shall place full responsibility for any errors

2. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if

Contractor shall make necessary arrangements to insure proper testing & inspections are

independent testing or inspections will be required prior to their acceptance of work.

documented such that work will be accepted at project completion.

jurisdiction over this project.

directly upon the Contractor.

Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION		VERIF	ERIFY W/MCDONALD'S: ASPIHALT: CONCRETE				± : 🔀	
I AVIING	3 SI LCII ICATION	CONTRACTOR TO BID: AS		PHKALT:	CONCRETE	± : 🛛	TSE	
NOTE: ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY: TERRACON CONSULTANTS, INC. AUGUST 29, 2014 PROJECT NO. 66145053								
ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID								
	PAVEMENT MATERIALS LIGHT DUTY HEAVY DUTY							ATER
	Apphalt Surface Course		0.11	4 51	411	I		123

PAVEMENT MATERIALS LIGHT DUTY ortland Cement Concrete PVMT 5"

<u>'AVEMENT NOTES:</u>
PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 29, 2014. [PROJECT NUMBER 66145053]

- SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF ALBUQUERQUE SPECIFICATIONS. 5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE
- PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W.
- 8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

SURVEY INFORMATION						
PREPARED BY:	LEGAL DESCRIPTION:					
PRECISION SURVEYS, INC.	TRACT M OF THE FAR NORTH SHOPPING CENTER					
5571 MIDWAY PARK PLACE NE	PLAT BOOK B12, PAGE 192 OF WHICH WAS FILE					
ALBUQUERQUE, NEW MEXICO	IN THE OFFICE OF THE COUNTY CLERK OF					
505-856-5700	BERNALILLO COUNTY, NEW MEXICO					
DATE: 05-14-2014						
PLAN SCALE: 1" = 20'						

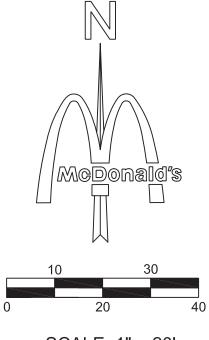
FAR NORTH SHOPPING CENTER

6300	STATUS			DA	TE	B,	Y			
CI ⁻	•	STATE		DATE DRAWN		SEPT	2014	ME	-G	
ALBUQUERQUE		NEW MEXICO		PLAN CHECKED		.ED	11/5	5/14	DW	٧l
COUNTY:	SURVEY:	ABSTRACT NO.						-		
BERNALILLO			AS-BUILT							
L/C NUMBER:	CORPORATE DWG. NAME							<u> </u>		
030-0021	EROSION CONTROL PLAN			(<u> </u>		3.	\bigcup		

MCDONALD'S USA, LLC GREATER SOUTHWEST REGION 511 E. CARPENTER FRWY, STE. 375 IRVING. TEXAS 75062 (972) 869-5346 CONTACT: LEE MORRIS

HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING ONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH ALTRUA GLOBAL SOLUTIONS. CONTACT: KRISTY FIALLO - PH#: 1-800-443-6939



BENCHMARK

STANDARD A.G.R.S. ALUMINUM CAP (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,510,982.798 E=1,541,924.324 PUBLISHED EL=5242.356 (NAVD 1988) GROUND TO GRID FACTOR=0.999664227 DELTA ALPHA ANGLE=-0°11'22.97"

2. A.G.R.S. MONUMENT "7 F18 RESET 1993" STANDARD A.G.R.S. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,507,530.001 E=1,542,199.928 PUBLISHED EL=5260.183 (NAVD 1988) GROUND TO GRID FACTOR=0.999663314 DELTA ALPHA ANGLE=-0°11'20.82"



3	2	6" CURB AND GUTTER @ NON DRIVE THRU AREAS (RE: C10.2 STANDARD DETAILS)
	3	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
	4	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C10.1 STANDARD DETAILS)
	5	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C10.1 STANDARD DETAILS)
	6	HANDICAP ACCESSIBLE ROUTE
	7	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C10.1 STANDARD DETAILS) (TYP)
	8	CONCRETE WHEEL STOP (RE: C10.3 STANDARD DETAILS) (TYP)
	9	BOLLARD (RE: C10.1 STANDARD DETAILS)
	(10)	HANDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
	(11)	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
	(12)	FLAG POLE
	(13)	EXISTING POLE SIGN
	(14)	McDONALD'S DIRECTIONAL SIGN
	(15)	BIKE RACKS (RE: C10.5)
	(16)	DOMESTIC WATER METER
	(17)	IRRIGATION WATER METER
	(18)	BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)
	(19)	EXISTING FIRE HYDRANT
	20>	GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)
	21>	SINGLE GRATE TYPE INLET (RE: C10.6 STANDARD DETAILS)
	(22)	2' CURB CUT
	23>	FIRE DEPARTMENT CONNECTION
	24>	EXISTING PAD MOUNT TRANSFORMER (RE: C9.0 UTILITY PLAN)
	(25)	DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD. DWG. 2236
	26>	NOT USED
$\dashv \mid \mid$	27	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
	28	TRANSITION CURB
$\dashv \mid \mid \mid$	29	DO NOT ENTER SIGN

OOSP SIGN

BENCHMARK DESCRIPTION

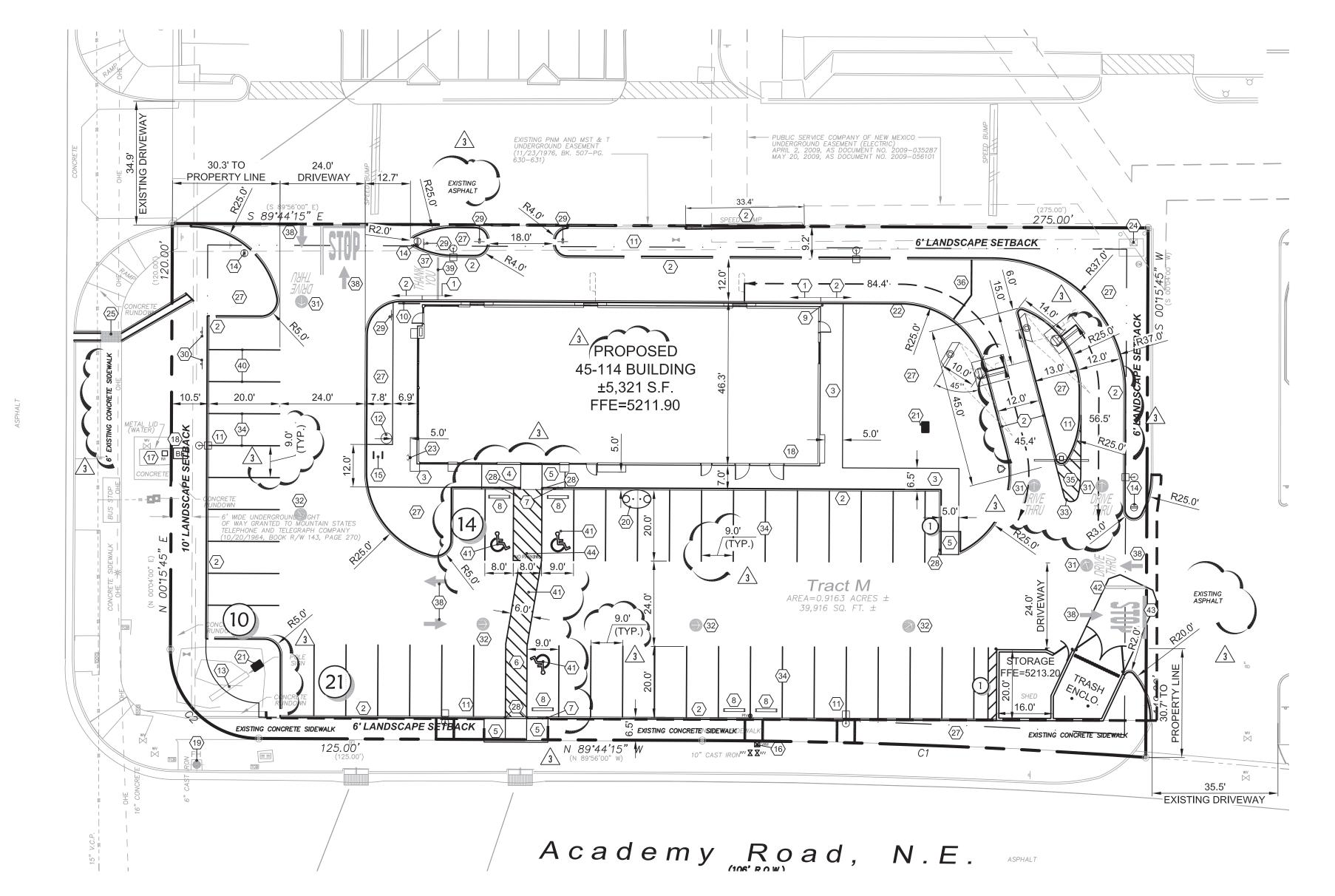
1. A.G.R.S. MONUMENT "SMW 12"



Know what's **below. Call** before you dig.

	MARK	MARK DESCRIPTION
	(1)	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
7/	2	6" CURB AND GUTTER @ NON DRIVE THRU AREAS (RE: C10.2 STANDARD DETAILS)
	3	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
	4	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C10.1 STANDARD DETAILS)
	(5)	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C10.1 STANDARD DETAILS)
	6	HANDICAP ACCESSIBLE ROUTE
	7	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C10.1 STANDARD DETAILS) (TYP)
	8	CONCRETE WHEEL STOP (RE: C10.3 STANDARD DETAILS) (TYP)
	9	BOLLARD (RE: C10.1 STANDARD DETAILS)
	(10)	HANDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
	(11)	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
	(12)	FLAG POLE
	(13)	EXISTING POLE SIGN
	(14)	McDONALD'S DIRECTIONAL SIGN
	(15)	BIKE RACKS (RE: C10.5)
	(16)	DOMESTIC WATER METER
	(17)	IRRIGATION WATER METER
	(18)	BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)
	(19)	EXISTING FIRE HYDRANT
	20>	GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)
	21>	SINGLE GRATE TYPE INLET (RE: C10.6 STANDARD DETAILS)
	22	2' CURB CUT
	23>	FIRE DEPARTMENT CONNECTION
	(24)	EXISTING PAD MOUNT TRANSFORMER (RE: C9.0 UTILITY PLAN)
	(25)	DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD. DWG. 2236
	(26)	NOT USED
		LANDSCADE FINISH CRADE 1" RELOW TOR OF CURR IN ALL LAWN AREAS AND 2"

CONSTRUCTION SCHEDULE



STANDARD ACCESSIBILITY REQUIREMENTS

ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE

- B EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
- ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.
- RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP, HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

F IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A

TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT

- ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALI HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)
- BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG
- G RAMPS SHALL NOT EXCEED A 1:12 SLOPE SIDEWALKS AND ACCESSIBLE ROUTES:
- SIDEWALKS MUST BE AT LEAST 36" WIDE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)
- LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

NOTICE TO CONTRACTOR

CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS. TRASH ENCLOSURE FINISH TO MATCH BUILDING. REFER TO

8. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

ARCHITECTURAL PLANS FOR FOUNDATION DESIGN.

SITE INFORMATION

39,916 SF (0.9163 AC) RESTAURANT W/ DRIVE THRU RESTAURANT W/ DRIVE THRU

BUILDING AREA (APPROXIMATE): 5.321 SF/39,916 SF = 13.3% 1 SPACE PER 4 SEATS 107 SEATS / 4 = 27 SPACES

MOTORCYCLE PARKING PROVIDED BICYCLE PARKING REQUIRED BICYCLE PARKING PROVIDED HANDICAP PARKING REQUIRED: HANDICAP PARKING PROVIDED: IMPERVIOUS AREA:

LAND AREA:

EXISTING USE:

PROPOSED USE:

CURRENT ZONING:

BUILDING LOT COVERAGE:

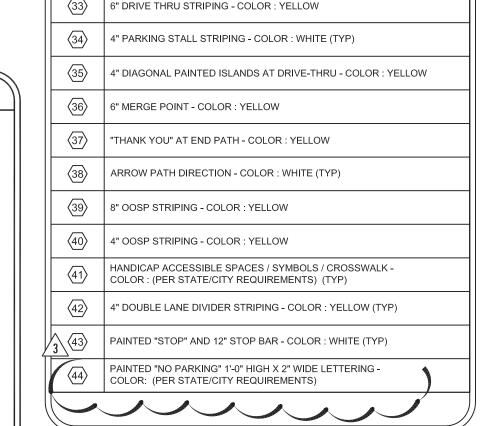
PERVIOUS PERCENTAGE:

MOTORCYCLE PARKING REQUIRED

PARKING REQUIRED:

PARKING PROVIDED:

32,280 SF 7,636 (19.13%)

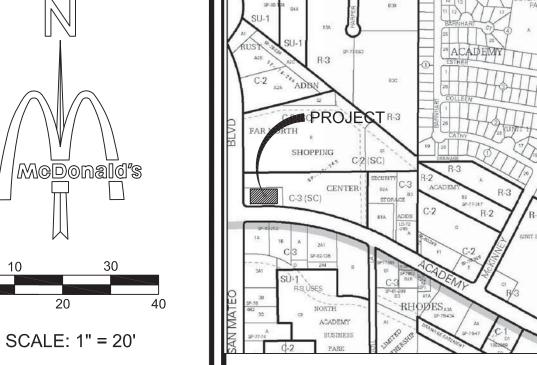


PAVEMENT MARKING LEGEND

MARK DESCRIPTION

(31) "DRIVE THRU" WITH "CIRCLE/ARROW" - COLOR : YELLOW (TYP)

"CIRCLE / ARROW" - COLOR : YELLOW (TYP)



VICINITY MAP **ZONE ATLAS** PAGE: E-18-Z

N.T.S.



GENERAL NOTES

- Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor. 3/4" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
- 3. Lot lighting concrete footings to conform with the soils report recommendations for this site. 1. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
- The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
- General Contractor must provide exact "as built" information upon completion. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundbreak.
- Curb elevations shall be 6" above finish pavement unless noted otherwise. . All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished
- grading, landscaping and sprinkler systems are by the Owner / Operator. 10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having
- jurisdiction over this project. . Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of
- any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor. 2. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are
- documented such that work will be accepted at project completion. 3. Sidewalks around building shall have same subgrade preparation as building foundation.
- 14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications. 5. Topographic information taken from a Topographic Survey performed by PRECISION SURVEYS, INC . The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits,
- pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (ps&e), which negatively impact the
- result from Contractor's failure to notify Engineer and Owner. 16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be

project. The Engineer and Owner shall be indemnified of problems and/or cost which may

7. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

VERIFY W/MCDONALD'S: ASPHALT: CONCRETE: X PAVING SPECIFICATION CONTRACTOR TO BID: ASPHALT: CONCRETE: X TERRACON CONSULTANTS, INC. NOTE:
ALL PAVING & SUBGRADE SPECIFICATIONS
TO COMPLY WITH GEOTECHNICAL REPORT
AUGUST 29, 2014
PROJECT NO. 66145053

AS PREPARED BY:

ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID						
PAVEMENT MATERIALS	LIGHT	DUTY	HEAVY DUTY			
Asphalt Surface Course	3"	4.5"	4"	5.5"		
Aggregate Base Course	6"	л. 	6"	K——		
CONCRETE PAVEMEN	NT RECOM	MENDATION	NS - BASE E	BID		
PAVEMENT MATERIALS	LIGHT DUTY		HEAVY DUTY			
Portland Cement Concrete PVMT		5"	5.	5"		

AVEMENT NOTES:
PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 29, 2014, [PROJECT NUMBER 66145053]

- SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF ALBUQUERQUE SPECIFICATIONS. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE
- PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH. 6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
- 7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W. 8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL

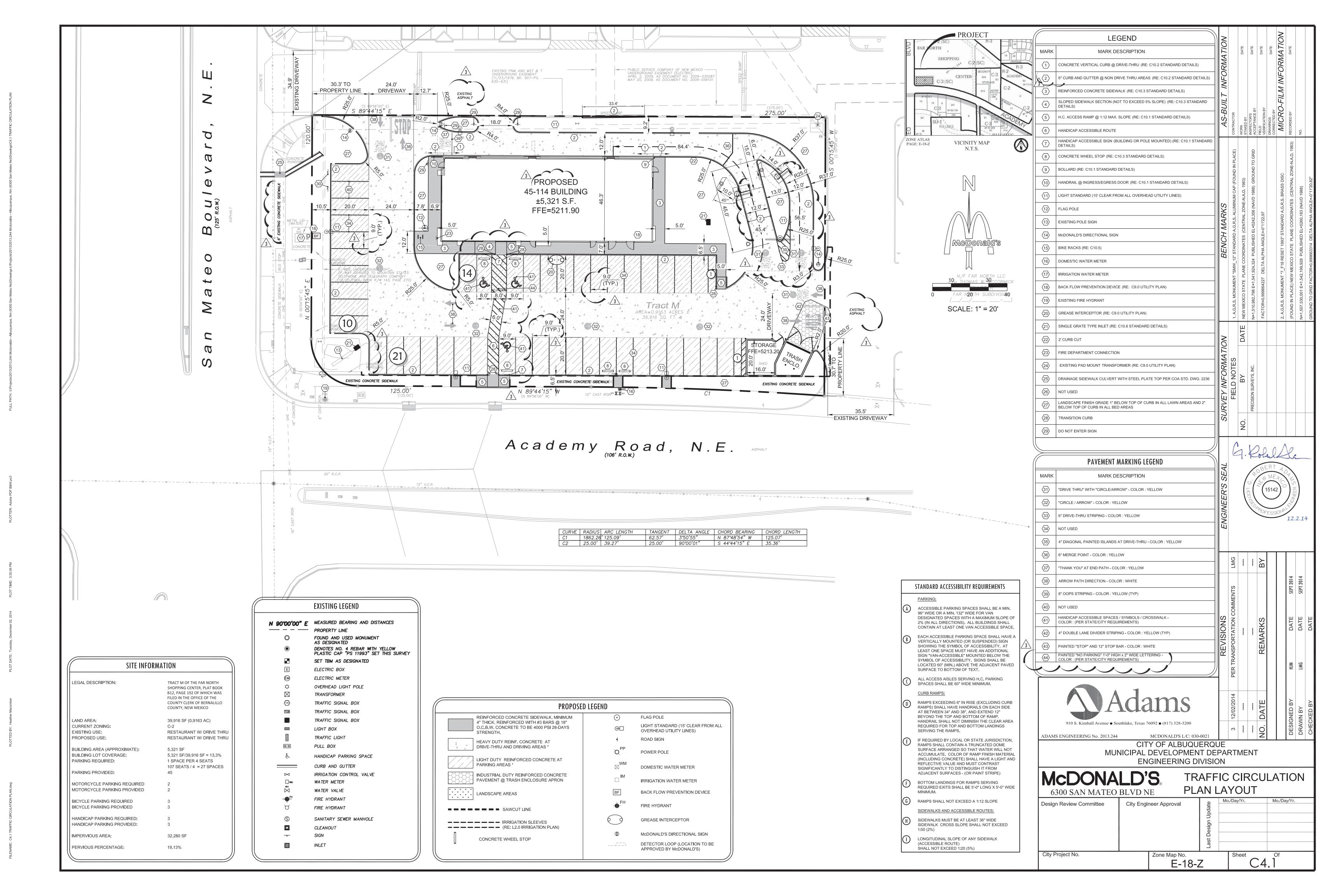
REPORT FOR ADDITIONAL INFORMATION. THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL

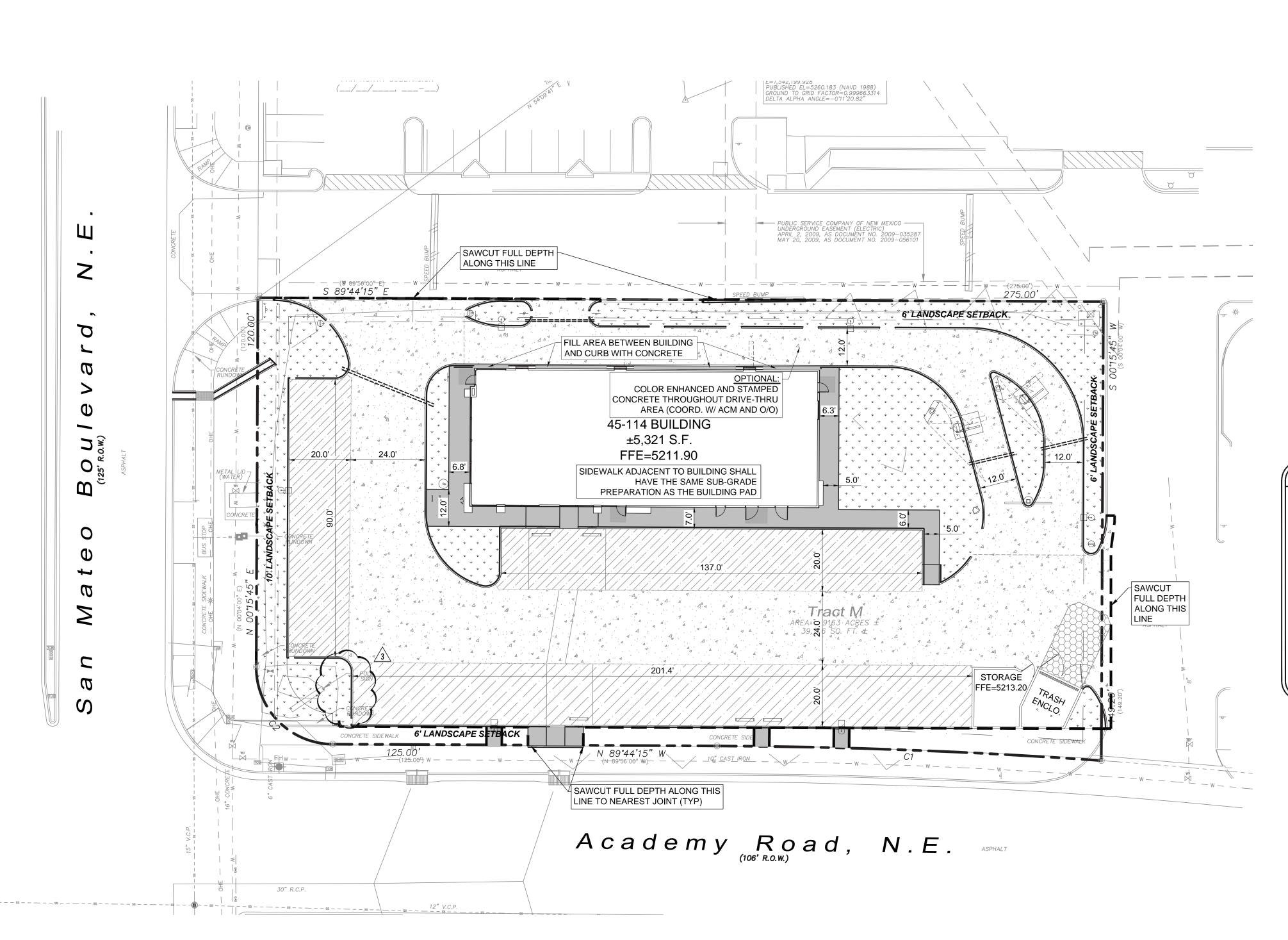
SURVEY INFORMATION						
PREPARED BY:	LEGAL DESCRIPTION:					
PRECISION SURVEYS, INC.	TRACT M OF THE FAR NORTH SHOPPING CENTER,					
5571 MIDWAY PARK PLACE NE	PLAT BOOK B12, PAGE 192 OF WHICH WAS FILED					
ALBUQUERQUE, NEW MEXICO	IN THE OFFICE OF THE COUNTY CLERK OF					
505-856-5700 DATE: 05-14-2014	BERNALILLO COUNTY, NEW MEXICO					
PLAN SCALE: 1" = 20'						
ADDITION						
FAR NORTH SHOPPING CENTER						
STREET ADDRESS						
6300 SAN MATEO BLVD NE						

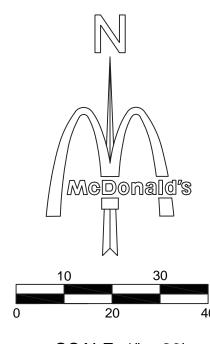
TIMETIONETH SHO	TITIO OBITIBIE	
STREET ADDRESS		
6300 SAN MATEO BLVD NE		
CITY	STATE	
ALBUOUEROUE	NEW MEXICO	

DATE STATUS DATE DRAWN PLAN CHECKED COUNTY: SURVEY: ABSTRACT NO. **AS-BUILT** BERNALILLO CORPORATE DWG. NAME L/C NUMBER: SITE PLAN 030-0021

SEPT 2014 MEG 11/5/14 DWI







SCALE: 1" = 20'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER INFORMATION

MCDONALD'S USA, LLC GREATER SOUTHWEST REGION 511 E. CARPENTER FRWY, STE. 375 IRVING. TEXAS 75062 (972) 869-5346 CONTACT: LEE MORRIS

BENCHMARK DESCRIPTION

BENCHMARK A.G.R.S. MONUMENT "SMW 12" STANDARD A.G.R.S. ALUMINUM CAP (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,510,982.798 E=1,541,924.324 PUBLISHED EL=5242.356 (NAVD 1988) GROUND TO GRID FACTOR=0.999664227 DELTA ALPHA ANGLE=-0°11'22.97"

2. A.G.R.S. MONUMENT "7_F18 RESET 1993" STANDARD A.G.R.S. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,507,530.001 E=1,542,199.928 PUBLISHED EL=5260.183 (NAVD 1988) GROUND TO GRID FACTOR=0.999663314 DELTA ALPHA ANGLE=-0°11'20.82"

PAVING LEGEND

REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK, REINFORCED WITH #3 BARS @ 18" O.C.B.W. CONCRETE TO BE 4000 PSI 28-DAYS

HEAVY DUTY REINF. CONCRETE AT DRIVE-THRU AND DRIVING AREAS *

> LIGHT DUTY REINFORCED CONCRETE AT PARKING AREAS * INDUSTRIAL DUTY REINFORCED CONCRETE

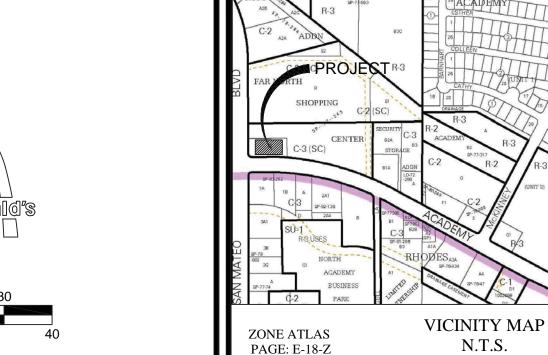
PAVEMENT @ TRASH ENCLOSURE APRON ↑ ↑ ↑ LANDSCAPE AREAS

SAWCUT LINE

====== IRRIGATION SLEEVES (RE: L2.0 IRRIGATION PLAN)

> * REFER TO GEOTECH REPORT PROVIDED BY TERRACON CONSULTANTS, INC. (66145053) FOR ALL PAVING SPECIFICATIONS

- 1. REFER TO SITE PLAN FOR ADDITIONAL DIMENSION, RADII, ETC.
- 2. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVEMENT. PRIOR TO STARTING OF CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS FROM CITY HAVE BEEN OBTAINED.
- . CONTRACTOR TO REFER TO BUILDING & STRUCTURAL PLANS FOR FOUNDATION DESIGN.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.



GENERAL NOTES

Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor. . $\frac{3}{4}$ " empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor. Lot lighting concrete footings to conform with the soils report recommendations for this site.

Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier.

- General contractor shall coordinate with flag pole supplier prior to construction. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility
- service entrance locations, sizes, and circuiting. General Contractor <u>must</u> provide <u>exact</u> "as built" information upon completion. All elevations shown are in reference to the benchmark and must be verified by the General
- Contractor at groundbreak. Curb elevations shall be 6" above finish pavement unless noted otherwise.
- All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator. 10. It is strongly recommended that no contractual agreements of any kind be signed prior to
- receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project. . Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of
- directly upon the Contractor. 2. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.

any item. Failure to adhere to this procedure shall place full responsibility for any errors

- . Sidewalks around building shall have same subgrade preparation as building foundation. 4. All materials and construction within easements and R.O.W. shall conform to all governing
- authorities' jurisdictional standard construction details and specifications. Topographic information taken from a Topographic Survey performed by PRECISION SURVEYS, INC . The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (ps&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
- 6. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be
- 7. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

VERIFY W/MCDONALD'S: ASPHALT: CONCRETE: X PAVING SPECIFICATION CONTRACTOR TO BID: ASPHALT: CONCRETE: X NOTE:
ALL PAVING & SUBGRADE SPECIFICATIONS
TO COMPLY WITH GEOTECHNICAL REPORT
AS PREPARED BY:

TERRACON CONSULTANTS, INC.
AUGUST 29, 2014
PROJECT NO. 66145053

ASPHALT PAVEMENT RI	ECOMMEN	DATIONS -A	ALTERNATE	BID
PAVEMENT MATERIALS	LIGHT	DUTY	HEAVY	DUTY
Asphalt Surface Course	3"	4.5"	4"	5.5"
Aggregate Base Course	6"	K	6"	к
CONCRETE PAVEMEN	NT RECOMN	MENDATION	IS - BASE B	ID
PAVEMENT MATERIALS	LIGHT	DUTY	HEAVY	DUTY
Portland Cement Concrete PVMT	5	;"	5.	5"

<u>IVEMENT NOTES:</u>
PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED

AUGUST 29, 2014. [PROJECT NUMBER 66145053]

- SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE
- BARS @ 18" O.C.E.W. REPORT FOR ADDITIONAL INFORMATION.

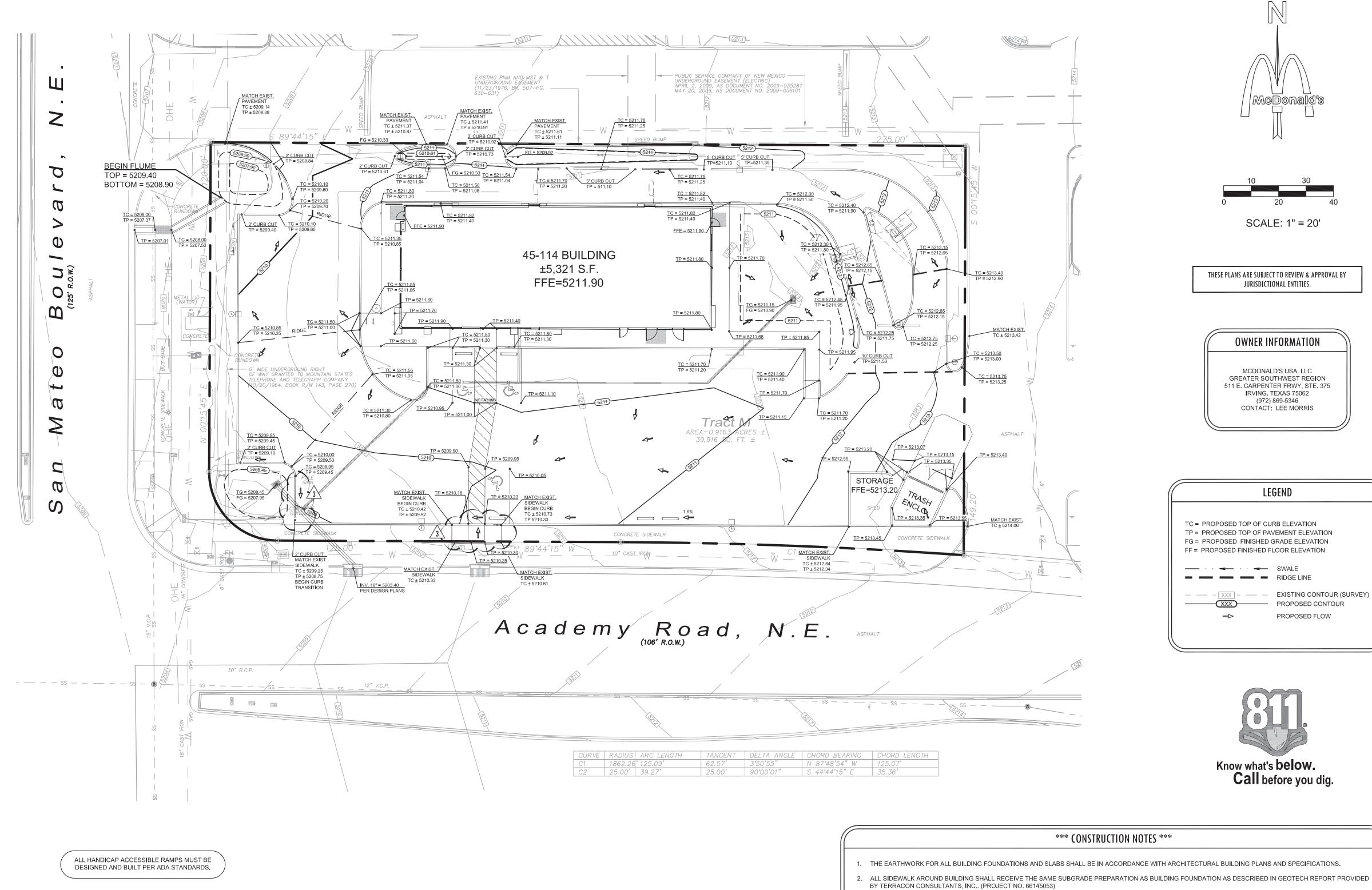
PREPARED BY: LEGAL DESCRIPTION: PRECISION SURVEYS, INC. ALBUQUERQUE, NEW MEXICO 505-856-5700 DATE: 05-14-2014

NEW MEXICO ALBUQUERQUE SURVEY: ABSTRACT NO. **AS-BUILT** BERNALILLO CORPORATE DWG. NAME L/C NUMBER:

TRANSPORTATION SPECIFICATIONS AND CITY OF ALBUQUERQUE SPECIFICATIONS. 5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS. SURVEY INFORMATION TRACT M OF THE FAR NORTH SHOPPING CENTER, PLAT BOOK B12, PAGE 192 OF WHICH WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO PLAN SCALE: 1" = 20' FAR NORTH SHOPPING CENTER STREET ADDRESS STATUS DATE

6300 SAN MATEO BLVD NE DATE DRAWN SEPT 2014 LAN CHECKED 11/5/14 PAVING PLAN 030-0021





STANDARD ACCESSIBILITY REQUIREMENTS

A ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE

FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL

ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

X 5'-0" WIDE MINIMUM.

(G) RAMPS SHALL NOT EXCEED A 1:12 SLOPE

SHALL NOT EXCEED 1:20 (5%)

SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE

SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE)

DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR

ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE

SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW

THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE

HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR

ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO

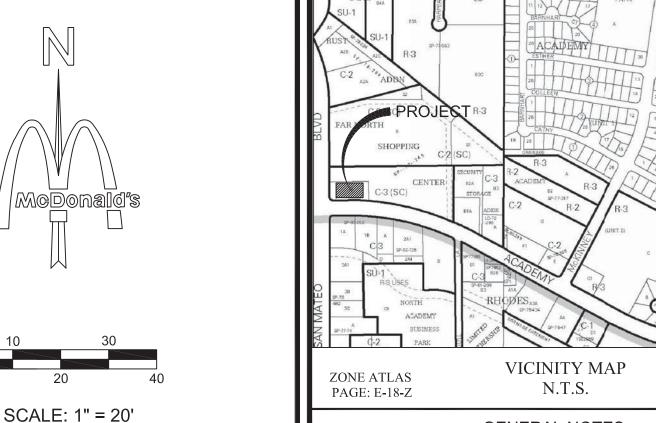
AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT

BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG

DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

- 1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- 2. ALL SIDEWALK AROUND BUILDING SHALL RECEIVE THE SAME SUBGRADE PREPARATION AS BUILDING FOUNDATION AS DESCRIBED IN GEOTECH REPORT PROVIDED
- 3. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING WHILE MAINTAINING
- 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. 5. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO
- 6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE,
- UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- 7. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 8. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1')
- 9. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- 10. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
- 11. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
- 12. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 13. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
- 14. TRASH ENCLOSURE WITH FINISH TO MATCH BUILDING AS PER MCDONALD'S ENGINEER OR APPROVED EQUAL. REF. SHEET TE-1 WITH 7" THICK X 15'X18' CONCRETE PAD. (CONTRACTOR TO COORDINATE DESIGN SPECS. WITH SOILS REPORT AND MCDONALD'S.)
- 15. LOCATION OF I.D. SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SETBACK, SIZE, HEIGHT AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.
- 16. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
- 17. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES TO MCDONALD'S SITE. IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY MCDONALD'S PROJECT MANAGER.
- 18. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.



JURISDICTIONAL ENTITIES.

OWNER INFORMATION

MCDONALD'S USA, LLC

GREATER SOUTHWEST REGION

511 E. CARPENTER FRWY, STE. 375

IRVING. TEXAS 75062

(972) 869-5346 CONTACT: LEE MORRIS

LEGEND

· · <--- SWALE

RIDGE LINE

PROPOSED CONTOUR

PROPOSED FLOW

GENERAL NOTES

- Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor. 3/4" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor. 3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
- General contractor shall coordinate with flag pole supplier prior to construction. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.

4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier.

- General Contractor must provide exact "as built" information upon completion. All elevations shown are in reference to the benchmark and must be verified by the General
- Contractor at groundbreak. 8. Curb elevations shall be 6" above finish pavement unless noted otherwise. 9. All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished
- grading, landscaping and sprinkler systems are by the Owner / Operator. 10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
- 1. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
- 2. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
- 13. Sidewalks around building shall have same subgrade preparation as building foundation. 14. All materials and construction within easements and R.O.W. shall conform to all governing
- authorities' jurisdictional standard construction details and specifications. . Topographic information taken from a Topographic Survey performed by PRECISION SURVEYS, INC . The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (ps&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may
- 16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be

result from Contractor's failure to notify Engineer and Owner.

17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION CONTRACTOR TO BID: ASPHALT: CONCRETE: X TERRACON CONSULTANTS, INC. ALL PAVING & SUBGRADE SPECIFICATIONS ALL PAVING & SUBGRADE SPECIFICATIONS
TO COMPLY WITH GEOTECHNICAL REPORT
AS DEEDADED BY:

AND DEEDADED ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID

VERIFY W/MCDONALD'S: ASPHALT: ☐ CONCRETE: ☑

	7 COLITIVE TO THE PROPERTY OF					
	PAVEMENT MATERIALS	MATERIALS LIGHT DUTY		HEAVY DUTY		
	Asphalt Surface Course	3"	4.5"	4"	5.5"	
	Aggregate Base Course	6"		6"		
	CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID					
	PAVEMENT MATERIALS	LIGHT DUTY HEAVY 5" 5.5		HEAVY DUTY		
	Portland Cement Concrete PVMT			5"		
PAV	EMENT NOTES:					
	DAY/ENGENIT AND OUR OR ADE OUR		DED 11 1 000	000410014		

- PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED
- AUGUST 29, 2014. [PROJECT NUMBER 66145053] SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE
- STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED. FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF ALBUQUERQUE SPECIFICATIONS. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
- REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3
- BARS @ 18" O.C.E.W. 8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL
- REPORT FOR ADDITIONAL INFORMATION.
- THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

SURVEY INFORMATION				
PREPARED BY:	LEGAL DESCRIPTION:			
PRECISION SURVEYS, INC.	TRACT M OF THE FAR NORTH SHOPPING CENT			
5571 MIDWAY PARK PLACE NE	PLAT BOOK B12, PAGE 192 OF WHICH WAS FIL			
ALBUQUERQUE, NEW MEXICO	IN THE OFFICE OF THE COUNTY CLERK OF			
505-856-5700	BERNALILLO COUNTY, NEW MEXICO			

PLAN SCALE: 1" = 20'

FAR NORTH SHOPPING CENTER

STREET ADDRESS

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6300 SAN MATEO BLVD NE			STATUS	DATE	BY
CITY		STATE	DATE DRAWN	SEPT 2014	WEG
ALBUQUERQUE NEW MEXICO		PLAN CHECKED	11/5/14	DW	
COUNTY:	SURVEY:	ABSTRACT NO.			
ERNALILLO			AS-BUILT		
/C NUMBER:	CORPOR	ATE DWG. NAME		7 0	
030-0021	GRAD	ING PLAN	C_{\prime}	<pre>/.U</pre>	



