

I, BRIAN C. PATTERSON, NMPE 20010, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04/08/13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOSEPH SOLOMON, NMPS 15076, OF THE FIRM HIGH MESA CONSULTING GROUP. I FURTHER CERTIFY THAT A VISIT TO THE PROJECT SITE WAS CONDUCTED ON 10/23/13 AND IT WAS DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED TO SUPPORT A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

BRIAN C. PATTERSON  
NEW MEXICO  
20010  
PROFESSIONAL ENGINEER

10-23-13  
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BRIAN C. PATTERSON, NMPE 20010

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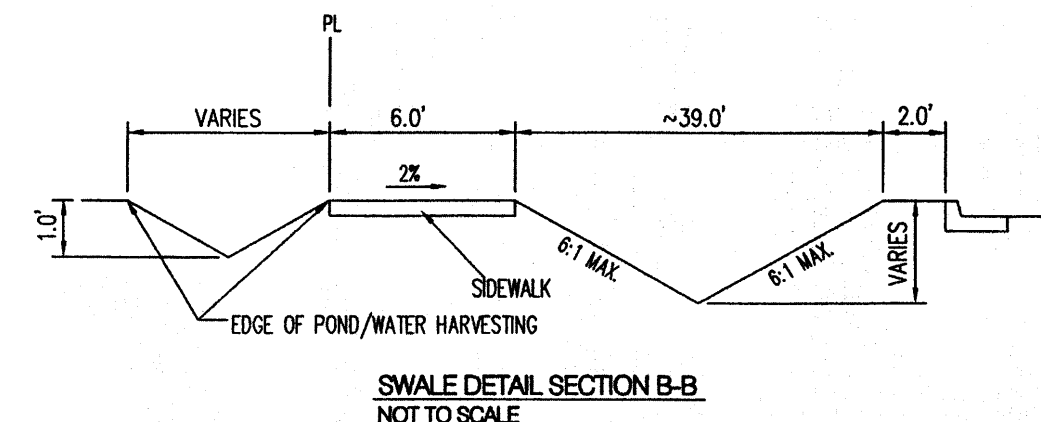
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## PROJECT NUMBER:





PL

2.0'

3:1

3.0'

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BERM DETAIL  
NOT TO SCALE

COMPACTED TO 95%  
MAXIMUM DENSITY PER ASTM  
D-1557

INSTALL GRAVEL MULCH  
ON BACKSIDE OF BERM  
(3' MIN. DEPTH)

10:1 HS

10:1 HS

1.0'

2.0'

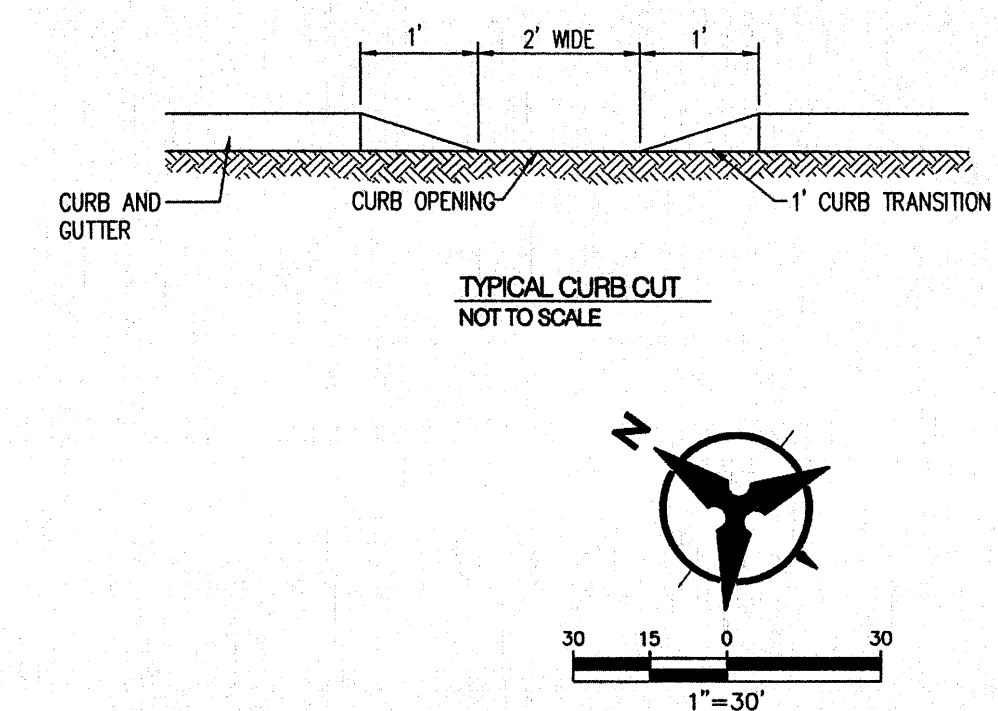
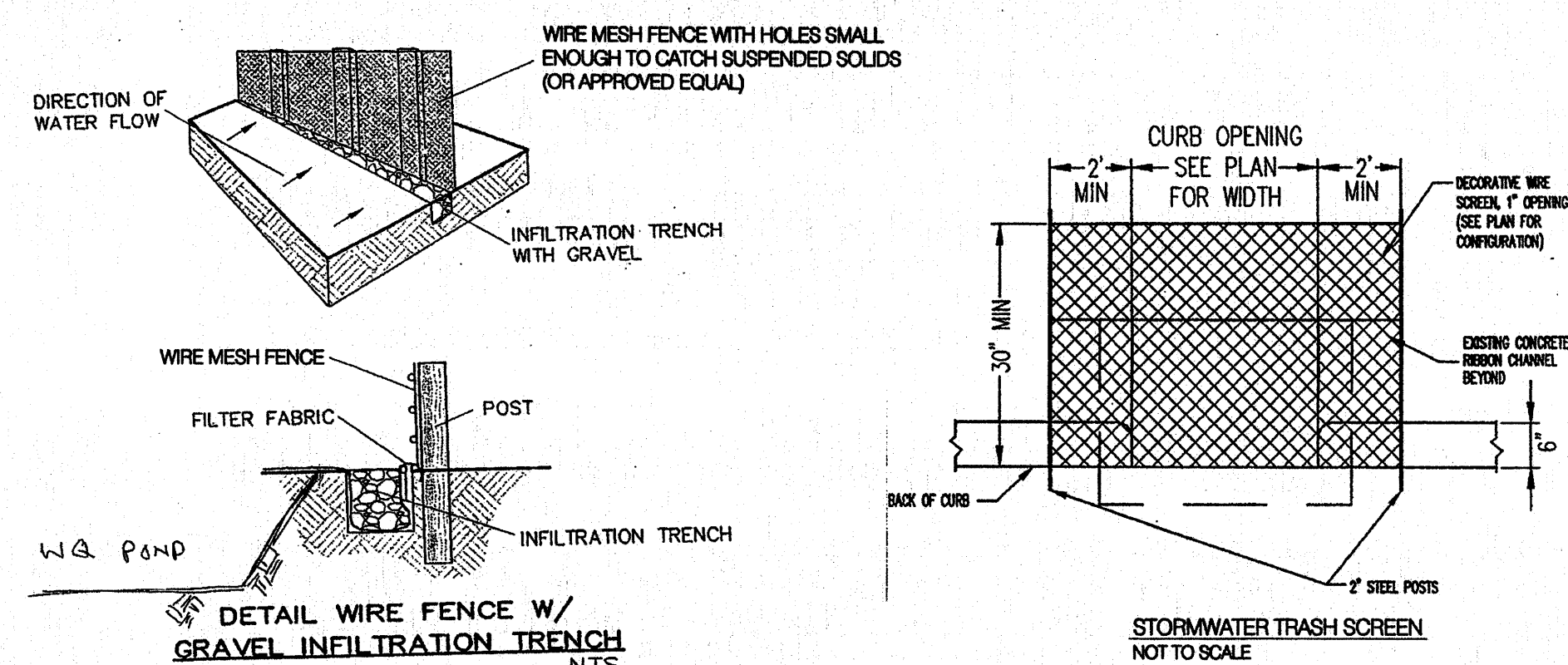
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COMPACTED TO 95%  
MAXIMUM DENSITY PER ASTM  
D-1557

INSTALL GRAVEL MULCH  
(3' MIN. DEPTH)

TEMPORARY SWALE DETAIL SECTION A-A



- (A) 2' WIDE CURB OPENING W/ SCREENING FENCE PER DETAIL THIS SHEET
- (B) PROPOSED INLET & 24" CULVERT
- (C) TEMPORARY SWALE TO BE CLEANED AND MAINTAINED BY PROPERTY OWNER
- (D) DEPRESSED WATER HARVESTING AREA
- (E) NOT USED
- (F) PROPOSED 30" CULVERT
- (G) TEMPORARY DRAINAGE DIVERSION BERM TO BE BUILT AND MAINTAINED UNTIL THIS AREA OF THE SITE DEVELOPS

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK ORDERS. THE CONTRACTOR WILL BE REQUIRED TO REASSESS HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (E.G., BARRICADING, TOSPOIL DISTURBANCE, EXCAVATION PERMITS, STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STRAETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL BE CONSTRUCTED OTHERWISE STATED OR PROVIDED FOR HEREON. BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOL DROPS FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL, AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE  $\pm 0.1'$  FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE  $\pm 0.05'$  FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

CLIENT:

**CHEDDARS CASUAL CAFE**

2250 W. JOHN CARPENTER FWY, SUITE 560  
IRVING, TX 75063  
EMAIL: [www.cheddars.com](http://www.cheddars.com)



4865 PAN AMERICAN WEST FWY NE  
ALBUQUERQUE, NM

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# Cheddars

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2 of 6

PROJECT NUMBER:

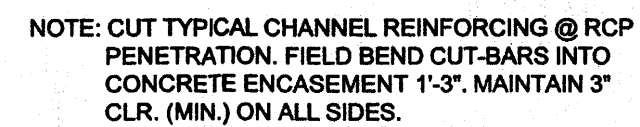




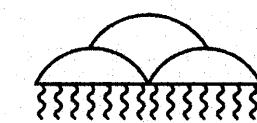
PROJECT NUMBER:

**Bohannon  Huston**





**PIPE PENETRATION (PLAN VIEW)**  
NO SCALE



**ALBUQUERQUE METROPOLITAN  
ARROYO FLOOD CONTROL AUTHORITY**

## AMAFCA STANDARD DETAILS

RCP CHANNEL PENETRATION  
PIPE DIAMETER > 12", < 45° SKEW

REV	DATE	DESCRIPTION	CHKD

DRAWING NO.	104	MAP NO.	SHEET	OF
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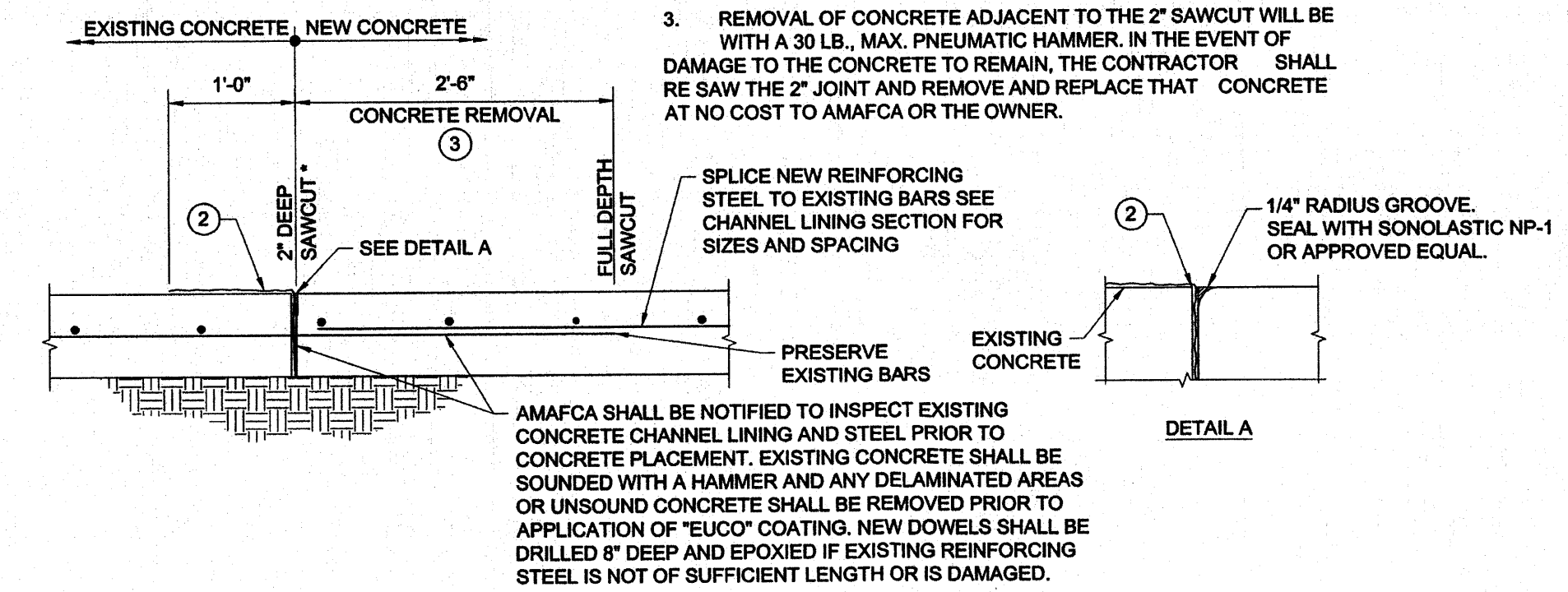
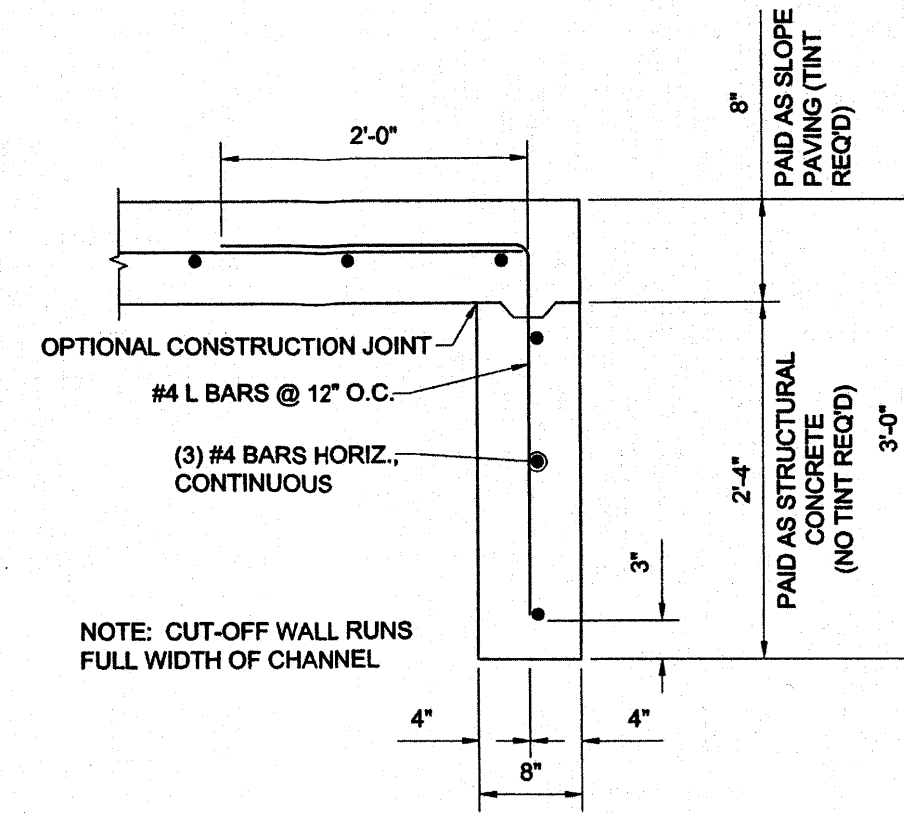
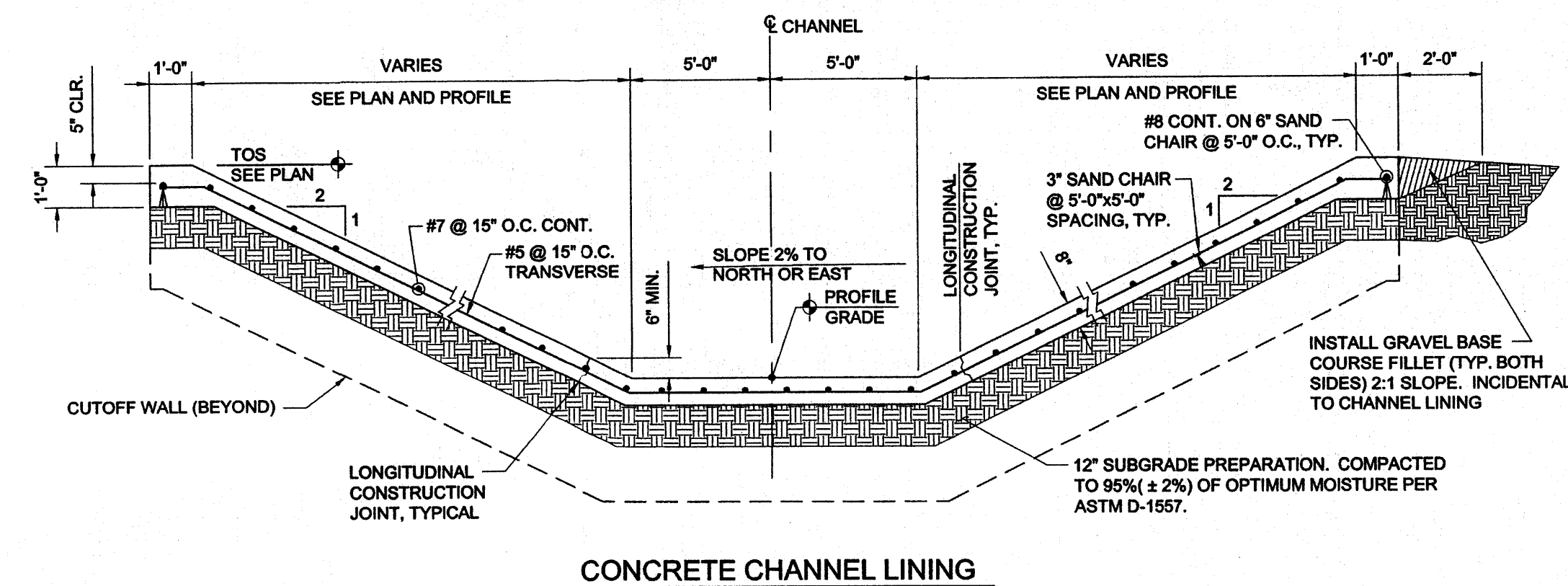
ISSUE DATE: 8-12-2008

24' PIPE PENETRATION  
AT 19° SKEW

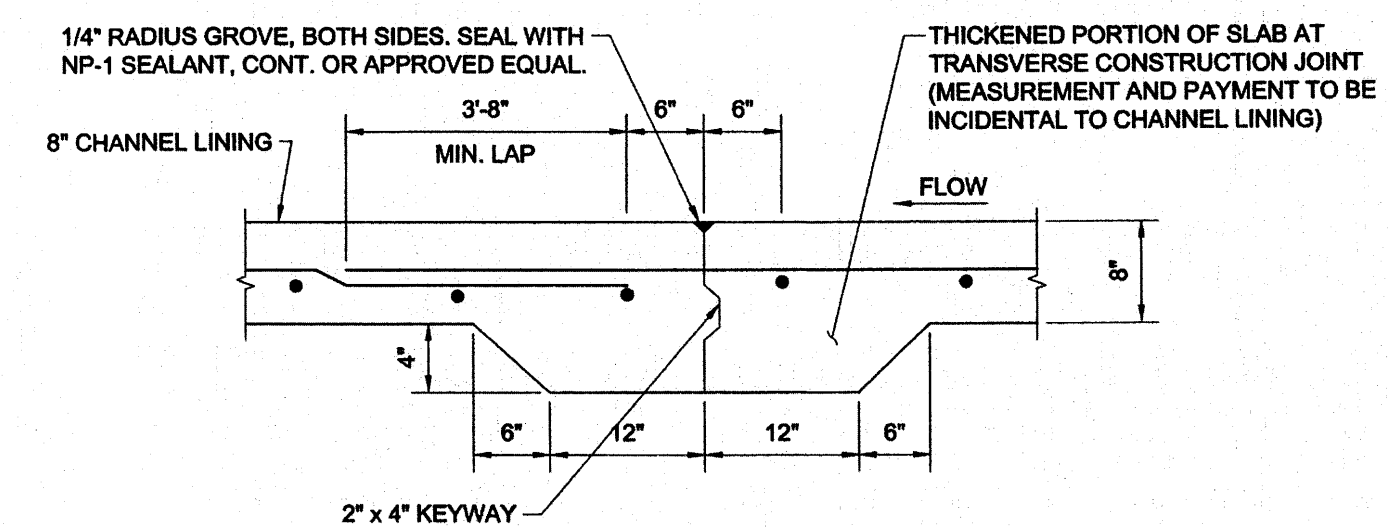


1. CAST-IN-PLACE CONCRETE: CONCRETE SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS. (f'c = 3000 psi MINIMUM), 3/4" CHAMFER ON ALL EXPOSED FORM EDGES UNLESS NOTED OTHERWISE.
2. REINFORCING STEEL: STEEL REINFORCEMENT AND PLACEMENT SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND SHALL CONFORM TO ASTM A615, GRADE 60. ALL LAP SPICES SHALL BE CLASS "B" UNLESS NOTED OTHERWISE. REINFORCING STEEL SHALL BE INCIDENTAL TO CONCRETE BID ITEMS.
3. ALL EXPOSED CHANNEL SURFACES SHALL BE GIVEN A CLASS 3 FLOAT & TINE FINISH. TINE SHALL BE TRANSVERSE TO FLOW.
4. ALL EXPOSED CONCRETE SHALL BE TINTED WITH SAN DIEGO BUFF (DAVIS COLOR 5237) AT THE REDUCED DOSAGE OF 1 lb per SACK OF CEMENT, OR APPROVED EQUAL. TINT SHALL BE INCIDENTAL TO THE COST OF THE RESPECTIVE CONCRETE.
5. NEW TO EXISTING CHANNEL CONSTRUCTION: EUCCO ARC LITHIUM NITRATE TREATMENT IS REQUIRED FOR ANY EXISTING CONCRETE CHANNELS. SEE DETAILS FOR INSTALLATION REQUIREMENTS, THIS SHEET.
6. MINIMUM REBAR LAP LENGTH (CLASS B LAPS):
  - #6 = 22"
  - #7 = 43"
  - #8 = 54"
7. THE EARTH SIDE OF SILL WALLS SHALL BE WATERPROOFED AT IRRIGATED AREAS AND DAMP PROOFED AT ALL OTHER AREAS. WATERPROOFING SHALL BE CONWRAP BARRIER CS-212 AS MANUFACTURED BY CONCRETE SEALANTS, INC. (MEMBRANE THICKNESS 0.10 INCHES MINIMUM) OR ENGINEER APPROVED EQUAL. DAMP PROOFING SHALL BE HYDROCID 700B OR ENGINEER APPROVED EQUAL.
8. ALL EXPOSED SURFACES OF THE CHANNEL SILL WALLS SHALL RECEIVE A "THOROCOAT" CLASS 4 FINISH. THE COLOR SHALL BE SIMILAR TO THE TINTED CHANNEL LINING AND SHALL BE APPROVED BY AMAFCA. "THOROCOAT" SHALL BE APPLIED TO THE BACK OF WALLS 6 INCHES BELOW GRADE.

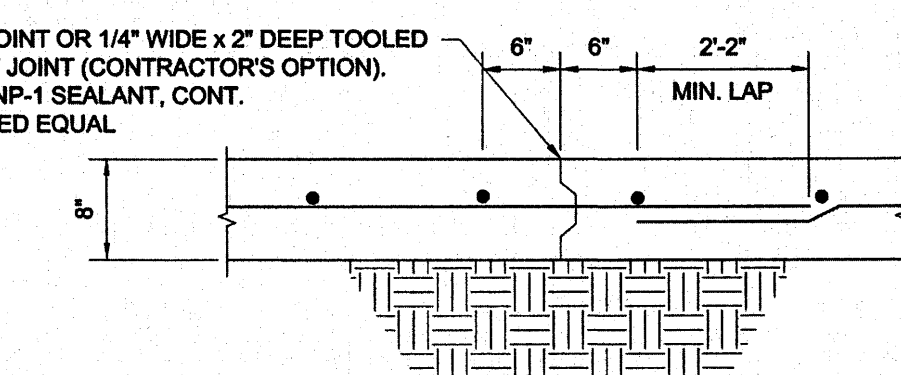
1. NATIVE RE-VEGETATION. SEE CITY OF ALBUQUERQUE SPECIFICATION SECTION 1012. GRAVEL MULCH IS REQUIRED FOR SLOPES GREATER THAN 3H:1V.
2. EUCO ARC LITHIUM NITRATE COATING OR APPROVED EQUAL APPLIED TO VERTICAL SURFACE AND 12" OF TOP SURFACE OF EXISTING CONCRETE TO REMAIN.
3. REMOVAL OF CONCRETE ADJACENT TO THE 2" SAWCUT WILL BE WITH A 30 LB. MAX. PNEUMATIC HAMMER. IN THE EVENT OF DAMAGE TO THE CONCRETE TO REMAIN, THE CONTRACTOR SHALL RE SAW THE 2" JOINT AND REMOVE AND REPLACE THAT CONCRETE AT NO COST TO AMAFCA OR THE OWNER.



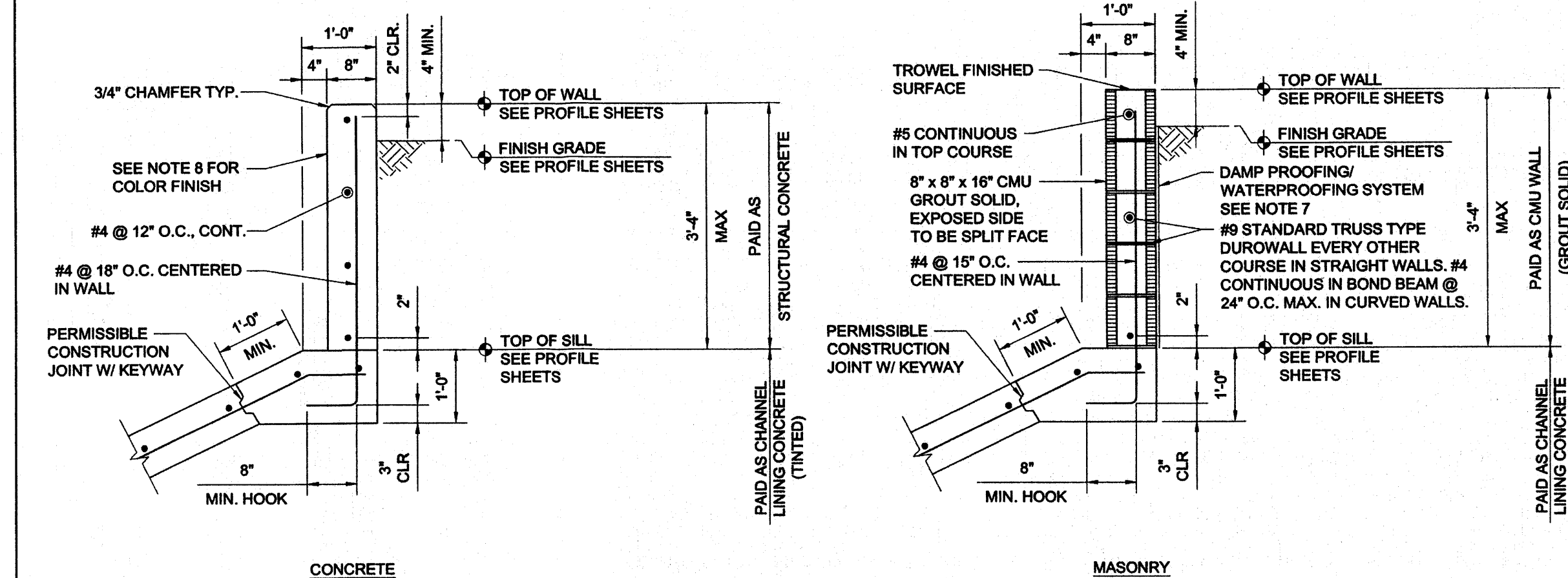
### NEW TO EXISTING CHANNEL LINING CONSTRUCTION JOINT DETAILS




COLD KEY JOINT OR 1/4" WIDE x 2" DEEP TOOLED OR SAWCUT JOINT (CONTRACTOR'S OPTION). SEALED W/ NP-1 SEALANT, CONT. OR APPROVED EQUAL



ISSUE DATE: 8-12-2008



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March 06, 2013 - 1:27pm



**ALBUQUERQUE METROPOLITAN  
ARROYO FLOOD CONTROL AUTHORITY**

**AMAFCA**  
**STANDARD DETAILS**

**CHANNEL STRUCTURE  
SECTIONS AND DETAILS**

REV	DATE	DESCRIPTION	CHK'D

DRAWING NO. 102

MAP NO.

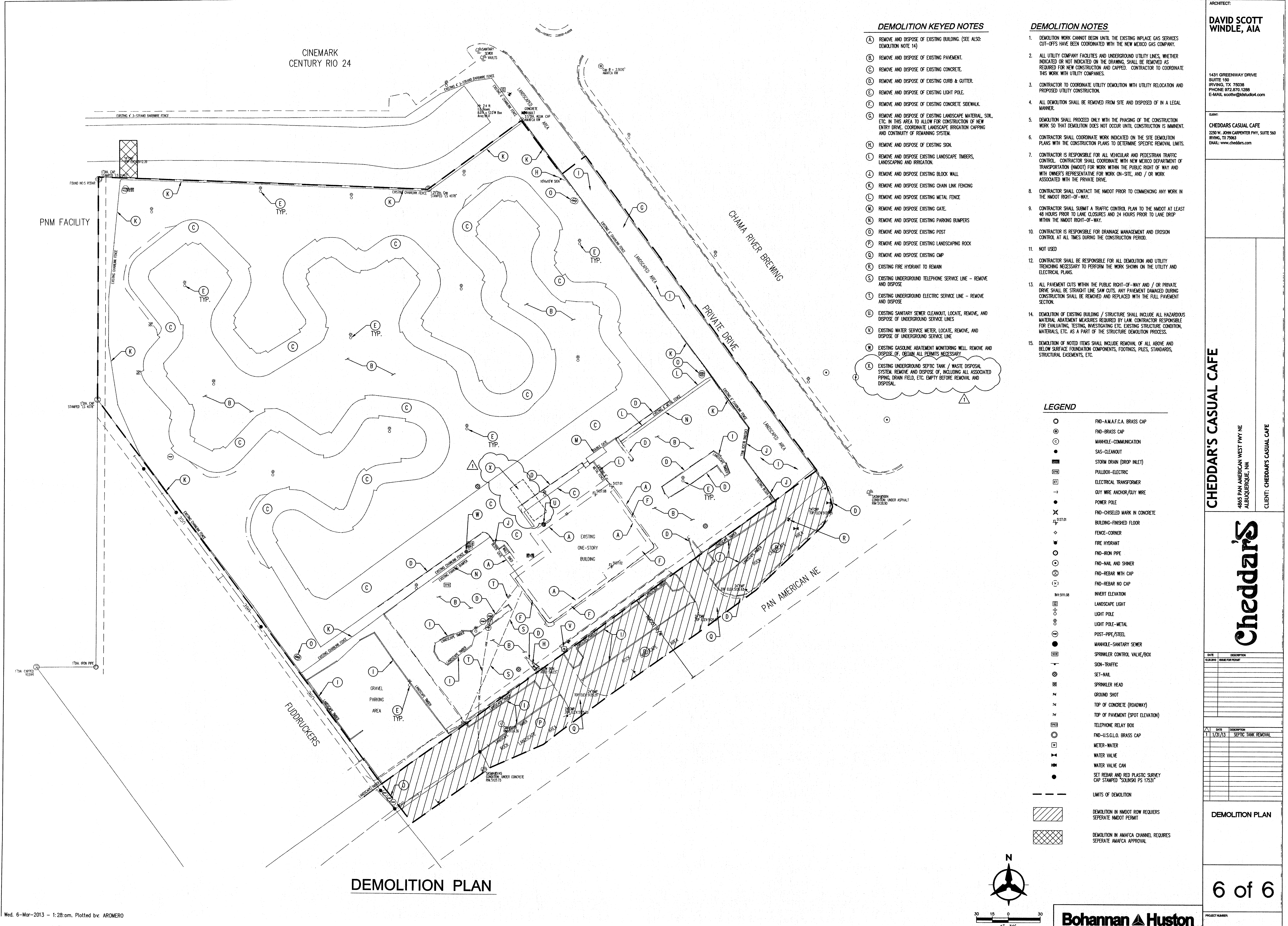
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OF

**Bohannon  Huston**

# Cheddars





DEMOLITION KEYED NOTES

- (A) REMOVE AND DISPOSE OF EXISTING BUILDING. (SEE ALSO: DEMOLITION NOTE 14)
- (B) REMOVE AND DISPOSE OF EXISTING PAVEMENT.
- (C) REMOVE AND DISPOSE OF EXISTING CONCRETE.
- (D) REMOVE AND DISPOSE OF EXISTING CURB & GUTTER.
- (E) REMOVE AND DISPOSE OF EXISTING LIGHT POLE.
- (F) REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK.
- (G) REMOVE AND DISPOSE OF EXISTING LANDSCAPE MATERIAL, SOIL, ETC. IN THIS AREA TO ALLOW FOR CONSTRUCTION OF NEW ENTRY DRIVE. COORDINATE LANDSCAPE IRRIGATION CAPPING AND CONTINUITY OF REMAINING SYSTEM.
- (H) REMOVE AND DISPOSE OF EXISTING SIGN.
- (I) REMOVE AND DISPOSE EXISTING LANDSCAPE TIMBERS, LANDSCAPING AND IRRIGATION.
- (J) REMOVE AND DISPOSE EXISTING BLOCK WALL.
- (K) REMOVE AND DISPOSE EXISTING CHAIN LINK FENCING.
- (L) REMOVE AND DISPOSE EXISTING METAL FENCE.
- (M) REMOVE AND DISPOSE EXISTING GATE.
- (N) REMOVE AND DISPOSE EXISTING PARKING BUMPERS.
- (O) REMOVE AND DISPOSE EXISTING POST.
- (P) REMOVE AND DISPOSE EXISTING LANDSCAPING ROCK.
- (Q) REMOVE AND DISPOSE EXISTING CMP.
- (R) EXISTING FIRE HYDRANT TO REMAIN.
- (S) EXISTING UNDERGROUND TELEPHONE SERVICE LINE - REMOVE AND DISPOSE.
- (T) EXISTING UNDERGROUND ELECTRIC SERVICE LINE - REMOVE AND DISPOSE.
- (U) EXISTING SANITARY SEWER CLEANOUT, LOCATE, REMOVE, AND DISPOSE OF UNDERGROUND SERVICE LINES.
- (V) EXISTING WATER SERVICE METER, LOCATE, REMOVE, AND DISPOSE OF UNDERGROUND SERVICE LINE.
- (W) EXISTING GASOLINE ABATEMENT MONITORING WELL. REMOVE AND DISPOSE OF. OBTAIN ALL PERMITS NECESSARY.
- (X) EXISTING UNDERGROUND SEPTIC TANK / WASTE DISPOSAL SYSTEM. REMOVE AND DISPOSE OF, INCLUDING ALL ASSOCIATED PIPING, DRAIN FIELD, ETC. EMPTY BEFORE REMOVAL AND DISPOSAL.

DEMOLITION NOTES

- DEMOLITION WORK CANNOT BEGIN UNTIL THE EXISTING INPLACE GAS SERVICES CUT-OFFS HAVE BEEN COORDINATED WITH THE NEW MEXICO GAS COMPANY.
- ALL UTILITY COMPANY FACILITIES AND UNDERGROUND UTILITY LINES, WHETHER INDICATED OR NOT INDICATED ON THE DRAWING, SHALL BE REMOVED AS REQUIRED FOR NEW CONSTRUCTION AND CAPPED. CONTRACTOR TO COORDINATE THIS WORK WITH UTILITY COMPANIES.
- CONTRACTOR TO COORDINATE UTILITY DEMOLITION WITH UTILITY RELOCATION AND PROPOSED UTILITY CONSTRUCTION.
- ALL DEMOLITION SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- DEMOLITION SHALL PROCEED ONLY WITH THE PHASING OF THE CONSTRUCTION WORK SO THAT DEMOLITION DOES NOT OCCUR UNTIL CONSTRUCTION IS IMMINENT.
- CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION PLANS TO DETERMINE SPECIFIC REMOVAL LIMITS.
- CONTRACTOR IS RESPONSIBLE FOR ALL VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. CONTRACTOR SHALL COORDINATE WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMOT) FOR WORK WITHIN THE PUBLIC RIGHT OF WAY AND WITH OWNER'S REPRESENTATIVE FOR WORK ON-SITE, AND / OR WORK ASSOCIATED WITH THE PRIVATE DRIVE.
- CONTRACTOR SHALL CONTACT THE NMOT PRIOR TO COMMENCING ANY WORK IN THE NMOT RIGHT-OF-WAY.
- CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE NMOT AT LEAST 48 HOURS PRIOR TO LANE CLOSURES AND 24 HOURS PRIOR TO LANE DROP WITHIN THE NMOT RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR DRAINAGE MANAGEMENT AND EROSION CONTROL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
- NOT USED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND UTILITY TRENCHING NECESSARY TO PERFORM THE WORK SHOWN ON THE UTILITY AND ELECTRICAL PLANS.
- ALL PAVEMENT CUTS WITHIN THE PUBLIC RIGHT-OF-WAY AND / OR PRIVATE DRIVE SHALL BE STRAIGHT LINE SAW CUTS. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH THE FULL PAVEMENT SECTION.
- DEMOLITION OF EXISTING BUILDING / STRUCTURE SHALL INCLUDE ALL HAZARDOUS MATERIAL ABATEMENT MEASURES REQUIRED BY LAW. CONTRACTOR RESPONSIBLE FOR EVALUATING, TESTING, INVESTIGATING ETC. EXISTING STRUCTURE CONDITION, MATERIALS, ETC. AS A PART OF THE STRUCTURE DEMOLITION PROCESS.
- DEMOLITION OF NOTED ITEMS SHALL INCLUDE REMOVAL OF ALL ABOVE AND BELOW SURFACE FOUNDATION COMPONENTS, FOOTINGS, PILES, STANDARDS, STRUCTURAL EASEMENTS, ETC.

LEGEND

- FND-A.M.A.F.C.A. BRASS CAP
- ⊙ FND-BRASS CAP
- ⊙ MANHOLE-COMMUNICATION
- SAS-CLEANOUT
- ⊞ STORM DRAIN (DROP INLET)
- ⊞ PULLBOX-ELECTRIC
- ⊞ ELECTRICAL TRANSFORMER
- GUY WIRE ANCHOR/GUY WIRE
- POWER POLE
- ⊞ FND-CHEELED MARK IN CONCRETE
- ⊞ BUILDING-FINISHED FLOOR
- ⊞ FENCE-CORNER
- ⊞ FIRE HYDRANT
- FND-IRON PIPE
- FND-NAIL AND SHINER
- FND-REBAR WITH CAP
- FND-REBAR NO CAP
- ⊞ INVERT ELEVATION
- ⊞ LANDSCAPE LIGHT
- ⊞ LIGHT POLE
- ⊞ LIGHT POLE-METAL
- ⊞ POST-PIPE/STEEL
- MANHOLE-SANITARY SEWER
- ⊞ SPRINKLER CONTROL VALVE/BOX
- ⊞ SIGN-TRAFFIC
- ⊞ SET-NAIL
- ⊞ SPRINKLER HEAD
- ⊞ GROUND SHOT
- ⊞ TOP OF CONCRETE (ROADWAY)
- ⊞ TOP OF PAVEMENT (SPOT ELEVATION)
- ⊞ TELEPHONE RELAY BOX
- FND-U.S.G.L.O. BRASS CAP
- ⊞ METER-WATER
- ⊞ WATER VALVE
- ⊞ WATER VALVE CAN
- ⊞ SET REBAR AND RED PLASTIC SURVEY CAP STAMPED "SOLINSKI PS 17531"
- LIMITS OF DEMOLITION
- ▨ DEMOLITION IN NMOT ROW REQUIRES SEPERATE NMOT PERMIT
- ▨ DEMOLITION IN AMAFCA CHANNEL REQUIRES SEPERATE AMAFCA APPROVAL

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**CHEDDAR'S CASUAL CAFE**  
4865 PAN AMERICAN WEST FWY NE  
ALBUQUERQUE, NM  
CLIENT: CHEDDAR'S CASUAL CAFE

**Cheddar's**

DATE: 12.20.2012  
DESCRIPTION: REBAR FOR PERMIT

DATE: 1/20/13  
DESCRIPTION: SEPTIC TANK REMOVAL

DEMOLITION PLAN

6 of 6

PROJECT NUMBER:



## TRAFFIC CERTIFICATION

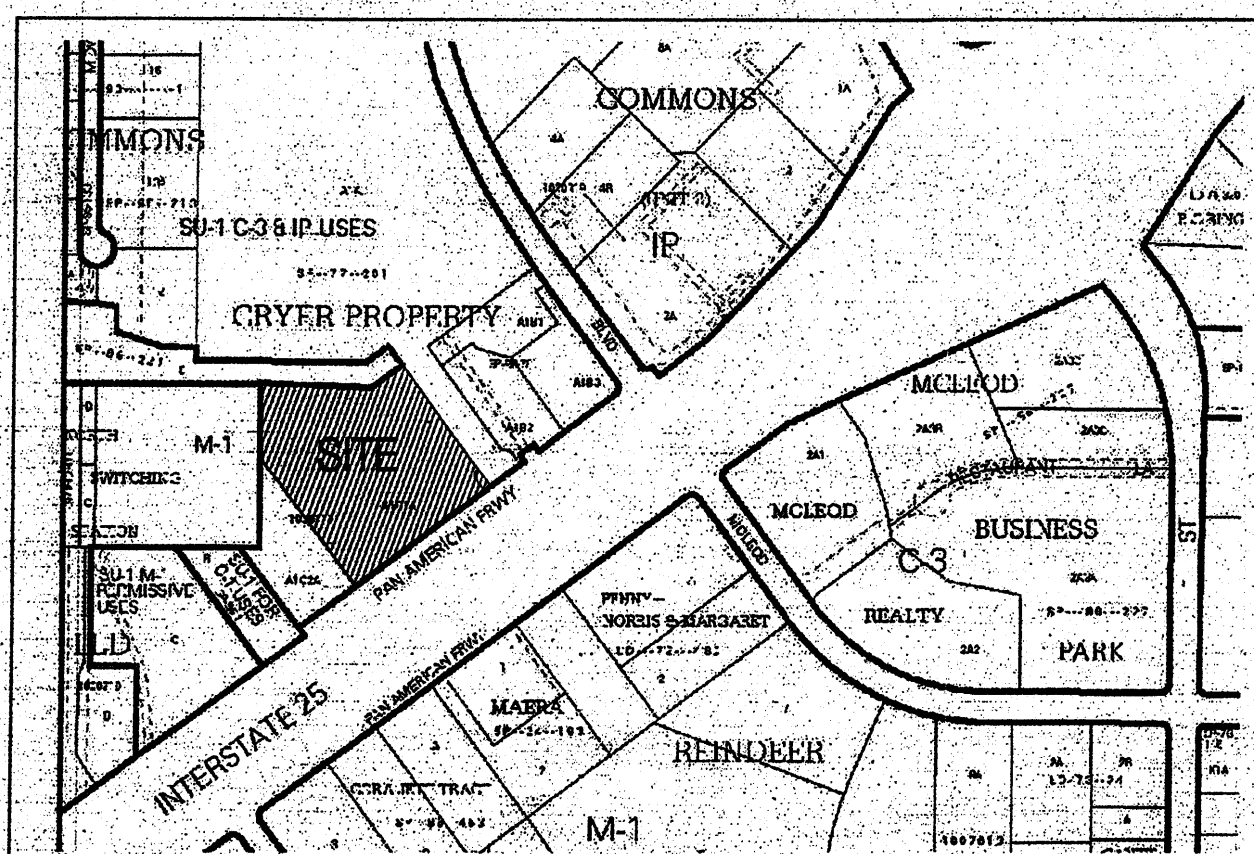
I, BRIAN PATTERSON, NMPE 2010, OF THE FIRM BOHANNAN HUSTON, INC. HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED APRIL 24, 2013. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 13, 2013 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A FINAL CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

BRIAN PATTERSON, NMPE 2010  
11-13-13  
Date

SITE LOCATION MAP  
N.T.S.

EXISTING 10' PUBLIC SERVICE  
COMPANY EASEMENT

VICINITY MAP  
N.T.S.

ZONE ATLAS PAGE F-17-7

PROJECT NUMBER: 1008519  
Application Number: 125PC-40060

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

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>MSD</i>	04-03-13
Traffic Engineering, Transportation Division	Date
<i>Alan Pata</i>	04/03/13
Water Authority	Date
<i>Carol S. Dumont</i>	4-3-13
Parks and Recreation Department	Date
<i>Chris Chan</i>	4-3-13
City Engineer	Date
Solid Waste Management	Date
<i>Paul Chis</i>	4-3-13
DRB Chairperson, Planning Department	Date

## GENERAL NOTES

- TWO EXISTING SITE ENTRYWAYS TO BE RE-LOCATED. ONE TO BE CONSTRUCTED WITH THIS PROJECT. NMDOT DRIVEWAY PERMIT TO BE REQUIRED
- THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE CITY ENGINEER AND AMAFCA
- ALL EXISTING STRUCTURES AND RELATED IMPROVEMENTS TO BE REMOVED

## SITE SUMMARY

## ZONING

SU-1 FOR C-3 AND I-P USES

## LEGAL DESCRIPTION:

TRACT A-1-C-1-A CRYER PROPERTY

TOTAL SITE = 5.5 ACRES +/-

PHASE I SITE AREA = 2.06 ACRES +/-

## SURROUNDING ZONES:

NORTH - SU-1 FOR C-3 AND I-P USES

EAST - SU-1 C-3 AND I-P USES

SOUTH - INTERSTATE 25 AND M-1

WEST - SU-1 FOR C-3 AND I-P USES; M-1

## AREAS

TOTAL BUILDING AREA:

9,218 SQUARE FT.

## PROPOSED USE:

RESTAURANT WITH FULL

SERVICE LIQUOR

## PARKING

TOTAL PARKING REQUIRED PER CITY:

1 SPACE / 3 OCCUPANTS AS DETERMINED BY FIRE

MARSHAL

5860 (PATRONS AND STAFF OCCUPABLE AREA) / 15

(OCCUPANT LOAD FACTOR) = 390 OCCUPANTS

390 / 3 (1 SPACE PER 3 OCCUPANTS) = 130

PROVIDED STANDARD STALLS: 168

PROVIDED ACCESSIBLE STALLS: 8

TOTAL PARKING PROVIDED: 176

## ADDITIONAL DATA

BICYCLE PARKING 1 / 20 VEHICLES =

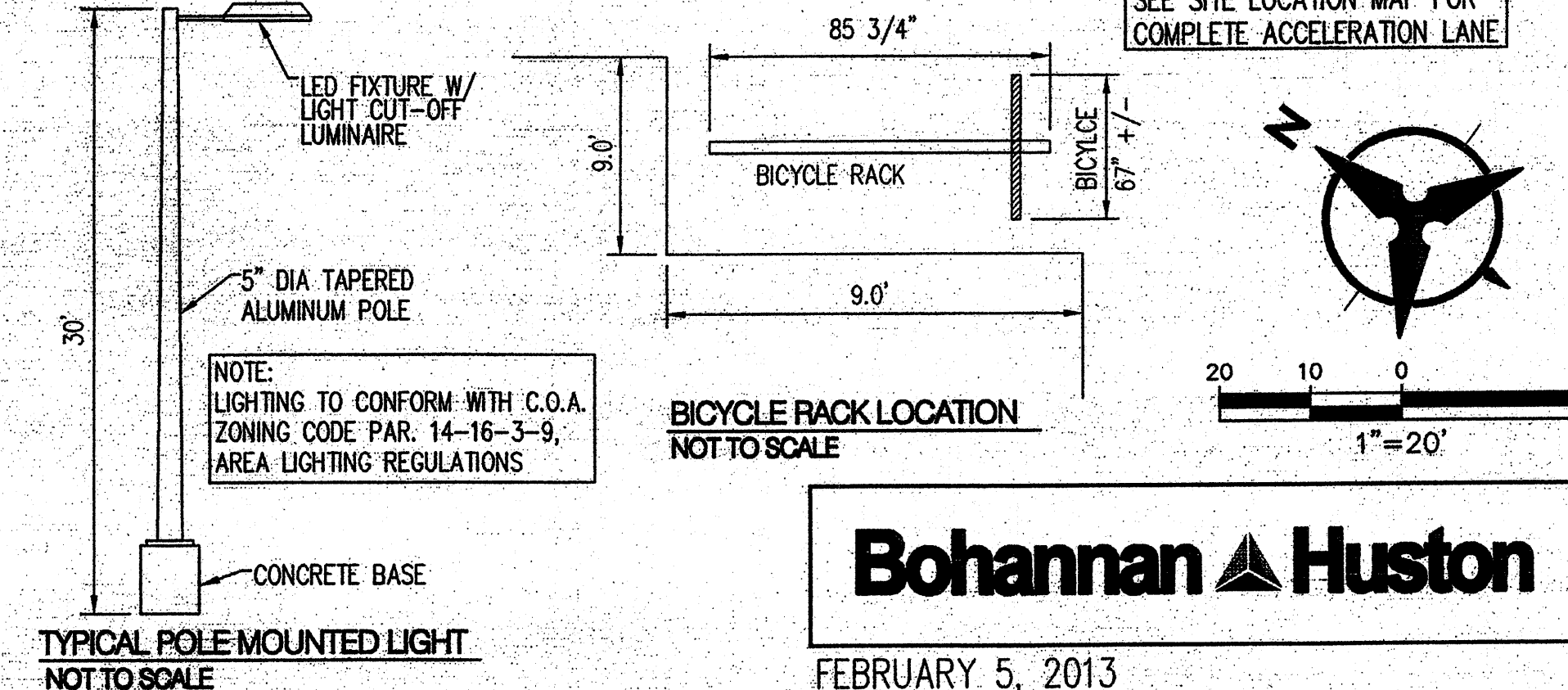
REQUIRED: 9

PROVIDED: 9

MOTORCYCLE SPACE: 5

## DRAWING LEGEND

- INDICATES EXISTING PROPERTY LINE
- - - INDICATES REQUIRED SETBACKS AND EASEMENTS
- PHASE LINE
- [Pattern] INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE
- [Pattern] INDICATES NEW ASPHALT OR CONCRETE SURFACE FOR PERMANENT USE
- [Pattern] INDICATES PEDESTRIAN OR ACCESSIBLE AISLE WITH PATTERNED CONCRETE
- [Pattern] HEAVY DUTY PAVEMENT SECTION IF CONCRETE SURFACE IS NOT UTILIZED
- PROPOSED HYDRANT
- EXISTING HYDRANT
- ⊕ EXISTING WATER VALVE
- 30" TALL SITE LIGHTING (EXACT LOCATION AND QUANTITY TO BE DETERMINED WITH BUILDING POWER SUBMITTAL)



Bohannon & Huston

FEBRUARY 5, 2013

## KEYED NOTES

- CONCRETE WALKWAY
- RAMP (ARROW = DOWN) - SEE DETAILS SHEET 1A
- CONCRETE CURB
- EXISTING FIRE HYDRANT
- TEMPORARY ASPHALT CURB
- PROJECT SIGN TYPE A - SEE SIGN DETAILS
- TEMPORARY CONSTRUCTION SIGNAGE ("COMING SOON, FINANCING BY, ETC")
- REFUSE AND LOADING / DELIVERY AREA
- CONCRETE PARKING BUMPER
- PAINTED ISLAND
- PROPOSED IMPROVEMENTS TO NMDOT 1-25 FRONTAGE ROAD TO BE BUILT WITH THIS PROJECT - EXACT IMPROVEMENTS TO BE DEFINED FOLLOWING ON-GOING COORDINATION WITH NMDOT STAFF
- PAINTED PARKING STRIPES (TYP.)
- DUMPSTER TRENCH DRAIN CONNECT TO BUILDING - SEE PLUMBING PLAN
- BICYCLE PARKING/RACK AREA SEE DETAILS THIS SHEET
- 6' BENCH (2)
- PROJECT SIGN TYPE B
- PROJECT SIGN TYPE C
- FUTURE PEDESTRIAN CONNECTION
- PATTERN CONCRETE CROSSWALK
- 3'X25' PLANTER
- STEPPING STONES
- 12"x18" ACCESSIBLE PARKING SPACE SIGN MOUNTED 7'-0" AFG.
- 12"x18" MOTORCYCLE PARKING SPACE SIGN MOUNTED 7'-0" AFG.
- 6' SIDEWALK - BUILD W/ PHASE 2 DEVELOPMENT.
- TRANSFORMER, SCREENING SURROUNDING TRANSFORMER SHALL BE 10' MIN. IN FRONT OF SERVICE DOOR AND 6' ON THE THREE OTHER SIDES.
- PAVEMENT PER LEGEND BELOW.
- CURB OPENING

SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT  
SCALE AS NOTED

REV.	DATE	DESCRIPTION

PROJECT: SHEET

1



## TRAFFIC CERTIFICATION

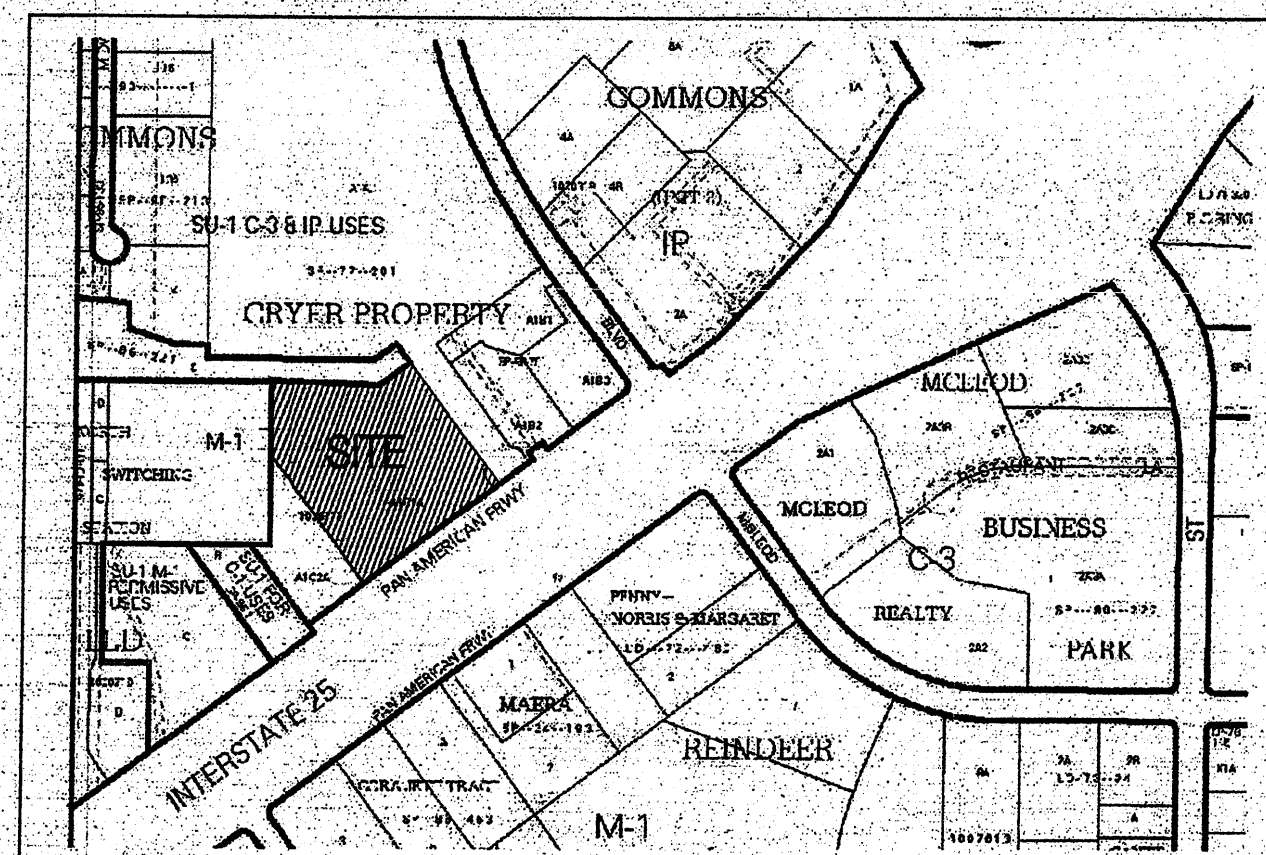
I, BRIAN PATTERSON, NMPE 20010, OF THE FIRM BOHANNAN HUSTON, INC. HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED APRIL 24, 2013 WITH EXCEPTIONS AS NOTED BELOW. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 4, 2013 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ACTUAL SITE CONDITIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A 30 DAY TEMPORARY CERTIFICATE OF OCCUPANCY.

## THE FOLLOWING EXCEPTIONS ARE NOTED:

1. THE PROPOSED WHEELCHAIR RAMP ACROSS THE PRIVATE ROAD NORTH OF THE SITE HAS YET TO BE COMPLETED. THIS WILL NEED TO BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS GRANTED.
2. THE SIDEWALK ADJACENT TO THE SITE ALONG NMDOT R/W MEANDERS INTO THE SITE. A PUBLIC PEDESTRIAN ACCESS EASEMENT WILL NEED TO BE OBTAINED FROM THE PROPERTY OWNER.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE EIR RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

BRIAN PATTERSON, NMPE 20010  
Date: 9-5-13



VICINITY MAP  
N.T.S.  
ZONE ATLAS PAGE F-17-2

PROJECT NUMBER: 1008519  
Application Number: 1259C-40068

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

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Alan Pater</i> Traffic Engineering, Transportation Division	04-03-13 Date
<i>Carol S. Dumont</i> Water Authority	04/03/13 Date
<i>Carol S. Dumont</i> Parks and Recreation Department	4-3-13 Date
<i>Ante C. Chen</i> City Engineer	4-3-13 Date
<i>Paul Chen</i> Solid Waste Management	4-3-13 Date
<i>Paul Chen</i> DRG Chairperson, Planning Department	4-3-13 Date

## GENERAL NOTES

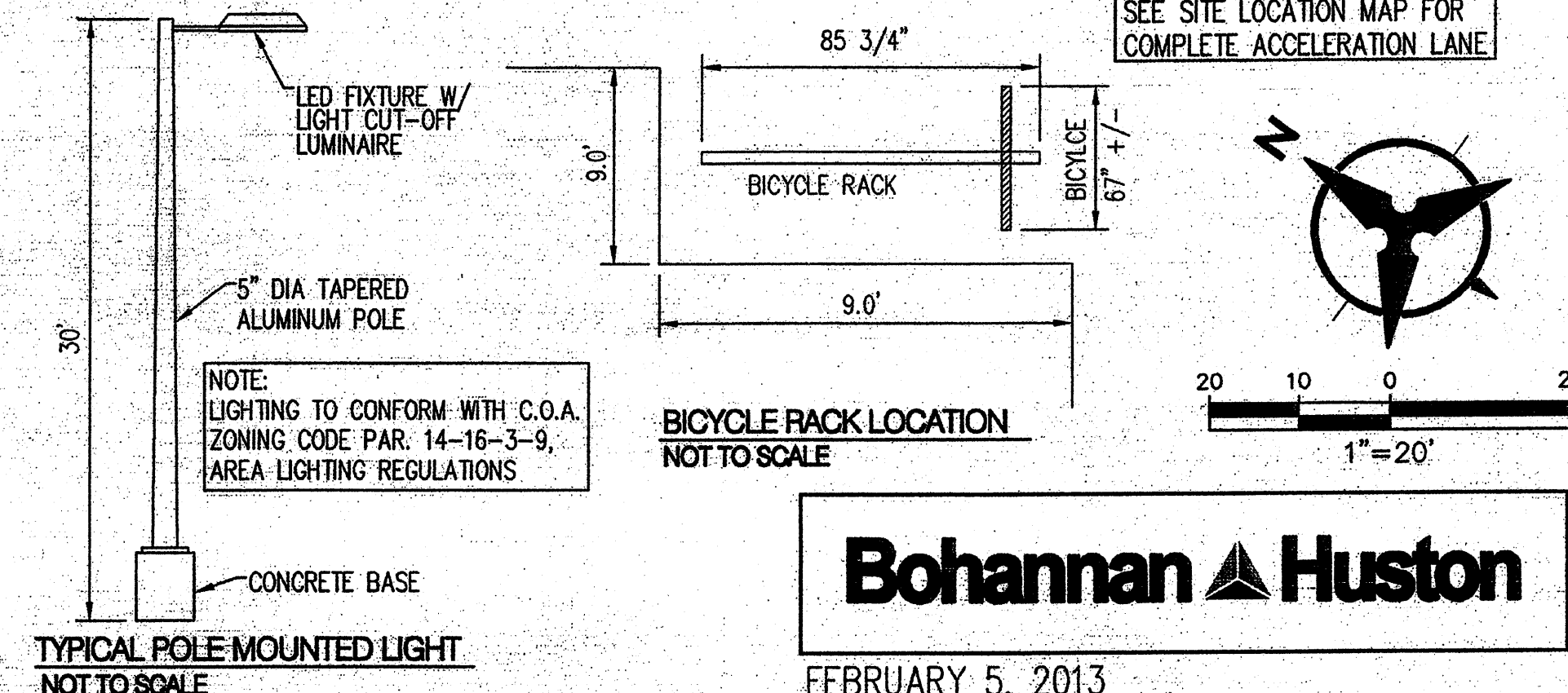
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2. THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
3. STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE CITY ENGINEER AND AMAFCA
4. ALL EXISTING STRUCTURES AND RELATED IMPROVEMENTS TO BE REMOVED

## SITE SUMMARY

ZONING	AREAS	PARKING	ADDITIONAL DATA
SU-1 FOR C-3 AND I-P USES	TOTAL BUILDING AREA: 9,218 SQUARE FT.	TOTAL PARKING REQUIRED PER CITY:	BICYCLE PARKING 1 / 20 VEHICLES =
LEGAL DESCRIPTION: TRACT A-1-C-1-A CRYER PROPERTY	PROPOSED USE: RESTAURANT WITH FULL SERVICE LIQUOR	RESTAURANT W / FULL SERVICE LIQUOR 1 SPACE / 3 OCCUPANTS AS DETERMINED BY FIRE MARSHAL	REQUIRED: 9
TOTAL SITE = 5.5 ACRES +/- PHASE I SITE AREA = 2.06 ACRES +/-		5850 (PATRONS AND STAFF OCCUPIABLE AREA) / 15 (OCCUPANT LOAD FACTOR) = 390 OCCUPANTS 390 / 3 (1 SPACE PER 3 OCCUPANTS) = 130	PROVIDED: 9
SURROUNDING ZONES: NORTH - SU-1 FOR C-3 AND I-P USES EAST - SU-1 C-3 AND I-P USES SOUTH - INTERSTATE 25 AND M-1 WEST - SU-1 FOR C-3 AND I-P USES; M-1		PROVIDED STANDARD STALLS: 168	MOTORCYCLE SPACE: 5
		PROVIDED ACCESSIBLE STALLS: 8	
		TOTAL PARKING PROVIDED: 176	

## DRAWING LEGEND

INDICATES EXISTING PROPERTY LINE	PROPOSED HYDRANT
INDICATES REQUIRED SETBACKS AND EASEMENTS	EXISTING HYDRANT
PHASE LINE	EXISTING WATER VALVE
INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE	30" TALL SITE LIGHTING (EXACT LOCATION AND QUANTITY TO BE DETERMINED WITH BUILDING POWER SUBMITTAL)
INDICATES NEW ASPHALT OR CONCRETE SURFACE FOR PERMANENT USE	
INDICATES PEDESTRIAN OR ACCESSIBLE AISLE WITH PATTERNED CONCRETE	
HEAVY DUTY PAVEMENT SECTION IF CONCRETE SURFACE IS NOT UTILIZED	



Bohannon & Huston

FEBRUARY 5, 2013

## KEYED NOTES

1. CONCRETE WALKWAY
2. RAMP (ARROW = DOWN) - SEE DETAILS SHEET 1A
3. CONCRETE CURB
4. EXISTING FIRE HYDRANT
5. TEMPORARY ASPHALT CURB
6. PROJECT SIGN TYPE A - SEE SIGN DETAILS
7. TEMPORARY CONSTRUCTION SIGNAGE ("COMING SOON, FINANCING BY, ETC")
8. REFUSE AND LOADING / DELIVERY AREA
9. CONCRETE PARKING BUMPER
10. PAINTED ISLAND
11. PROPOSED IMPROVEMENTS TO NMDOT A-25 FRONTAGE ROAD TO BE BUILT WITH THIS PROJECT - EXACT IMPROVEMENTS TO BE DEFINED FOLLOWING ON-GOING COORDINATION WITH NMDOT STAFF
12. PAINTED PARKING STRIPES (TYP.)
13. DUMPSTER TRENCH DRAIN CONNECT TO BUILDING - SEE PLUMBING PLAN
14. BICYCLE PARKING/RACK AREA SEE DETAILS THIS SHEET
15. 6" BENCH (2)
16. PROJECT SIGN TYPE B
17. PROJECT SIGN TYPE C
18. FUTURE PEDESTRIAN CONNECTION
19. PATTERN CONCRETE CROSSWALK
20. 3'x25' PLANTER
21. STEPPING STONES
22. 12"x18" ACCESSIBLE PARKING SPACE SIGN MOUNTED 7'-0" AFG.
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26. PAVEMENT PER LEGEND BELOW.
27. CURB OPENING



CHEDDAR'S  
CATERING, CAFE, ETC.

SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT  
SCALE AS NOTED

REV.	DATE	DESCRIPTION

PROJECT: 1008519  
SHEET: 1