

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.



*** STOP! CALL BEFORE YOU DIG! ***

NEW MEXICO ONE CALL MUST BE CONTACTED (1-800-321-2537) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT NEW MEXICO ONE CALL.

> ALL HANDICAP ACCESSIBLE RAMPS MUST BE DESIGNED AND BUILT PER ADA STANDARDS.

- ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
- 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 CONSTRUCTION.
- 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
- PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1')
- 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. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD TO 0 TO -1/2" OF SUBGRADE.
- 14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
- 15. 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.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
- 17. 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
- 18. 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.

CANDELARIA. BASED ON THE FACT THAT PRE & POST PERVIOUS AREAS WILL REMAIN THE SAME, NO INCREASED RUNOFF SHOULD BE GENERATED FROM THE PROPOSED SITE IMPROVEMENTS.

STANDARD ACCESSIBILITY REQUIREMENTS

- ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)
- 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 AT 60" ABOVE GROUND SURFACE TO BOTTOM OF TEXT.
- ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

- 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.
- RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT
- BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.
- 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%)

7. Work on arterial streets shall be performed on a 24-hour basis.

WATER HARVESTING NOTE

CONTRACTOR SHOULD BE AWARE THAT IN ANY ON-SITE LANDSCAPE AREAS FURTHER THAN 30' FROM THE BUILDING FOUNDATION, THE CITY REQUESTS THAT THEY BE DEPRESSED 2" - 4" (WHERE POSSIBLE) TO RETAIN THE RAINFALL THAT FALLS IN THE AREA.

LEGEND

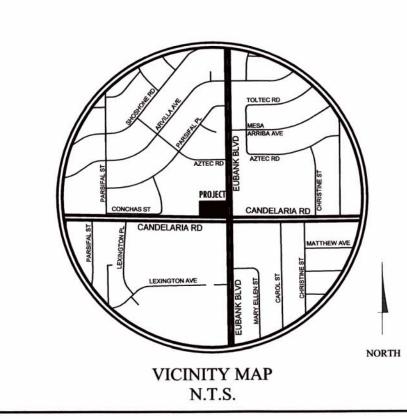
TC= PROPOSED TOP OF CURB ELEVATION TP= PROPOSED TOP OF PAVEMENT ELEVATION FG= PROPOSED FINISHED GRADE ELEVATION

FF= PROPOSED FINISHED FLOOR ELEVATION — · · **←** · · **←** SWALE — — — — RIDGE — — — — — GRADE BREAK

— — XXX — — EXISTING CONTOUR

PROPOSED CONTOUR

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



GENERAL NOTES

- Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor. 2. $\frac{3}{4}$ " 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 particular 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 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
- Sidewalks around building shall have same subgrade preparation as building foundation. 13. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.

directly upon the Contractor.

- . 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.
- 5. 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
- 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. ALL PAVING & SUBGRADE SPECIFICATIONS
TO COMPLY WITH GEOTECHNICAL REPORT
AS PREPARED BY:

TENNACON CON
JULY 16, 2010
PROJECT NO. 66105034

BENCHMARK DESCRIPTION

ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983. ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "13_H21", PUBLISHED ELEVATION (FEET) = 5499.574

| SURVEY INFORMATION |
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PREPARED BY: LEGAL DESCRIPTION: ATLA/ACSM LAND TITLE SURVEY PRECISION SURVEYS, INC. TRACT D, BLOCK 8, RACKHEATH PARK 8500-A JEFFERSON STREET, NE CITY OF ALBUQUERQUE, ALBUQUERQUE, NM BERNALILLO COUNTY, NEW MEXICO DATE: JUNE 04, 2010 PLAN SCALE: ----

> **REBUILD** STREET ADDRESS

9515 CANDELARIA

ALBUQUERQUE COUNTY: **BERNALILLO**

NEW MEXICO ABSTRACT NO. L/C NUMBER:

CORPORATE DWG. NAME **GRADING PLAN** 030-0004

STATUS

DATE DRAWN

AS-BUILT

DATE

PLAN CHECKED 11/21/11

(15142)