

SCALE: 1" = 30'

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) 669-5346
CONTACT: LEE MORRIS

BENCHMARK DESCRIPTION

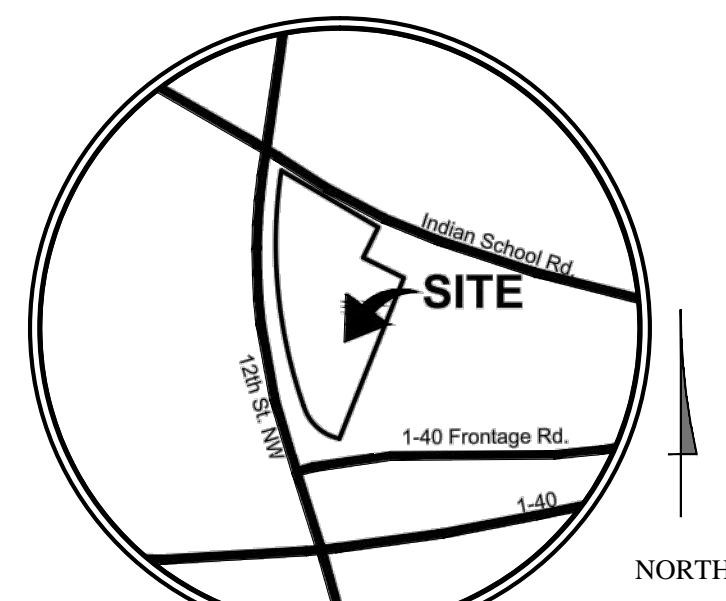
1. OFF-SITE BENCHMARK:
NGS STAINLESS STEEL ROD - PID: F00867 - DESIGNATION: A 438
LAT: N 35°03'37.9" LONG: W 106°38'31.6" NAD 83
ELEVATION = 4975.35 NAVD 88
2. ON-SITE BENCHMARK:
NORTHEAST CORNER OF CONCRETE OF EASTERN MOST TRAFFIC CONTROL UNIT LOCATED 49' EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
ELEVATION = 4964.30' NAVD 88

PRE-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS									
Drainage Area Number	Area (ac)	Land Treatment Condition				Excess Precipitation (in)	Volume (ac-ft)	Peak Discharge (cfs)	Remarks
		A	B	C	D				
X-1	2.31	2.00	0.00	0.00	0.31	0.74	0.14	4.58	ALL RUNOFF CONTAINED ON-SITE UNDER PRE-DEVELOPMENT CONDITIONS

Note: Calculations in accordance with the City of Albuquerque Development Process Manual



LEGEND		
	---	DRAINAGE AREA LINE
	--- XXX ---	EXISTING CONTOUR
	XXX	DRAINAGE AREA NUMBER
	X.XX	DRAINAGE AREA (ACRES)
	↑	EXISTING DRAINAGE DIRECTION



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
2. 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.
4. 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.
5. 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 circling.
6. General Contractor must provide exact "as built" information upon completion.
7. 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.
11. 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.
12. 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.
15. Topographic information taken from a Topographic Survey performed by Millman National Land Services. 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), 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.
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 charged.
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	VERIFY W/MCDONALD'S:	ASPHALT:	<input type="checkbox"/>	CONCRETE:	<input checked="" type="checkbox"/>
	CONTRACTOR TO BID:	ASPHALT:	<input checked="" type="checkbox"/>	CONCRETE:	<input checked="" type="checkbox"/>
TERRACON CONSULTANTS, INC.					
NOTE: ALL PAYING & SURGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY:					
DECEMBER 29, 2012 PROJECT NO. 66135002					

ASPHALT PAVEMENT RECOMMENDATIONS - ALTERNATE BID		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Asphalt Surface Course	3" OR 4-1/2"	4" OR 5-1/2"
Aggregate Base Course	6"	6"
CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Portland Cement Concrete P.V.M.T.	5"	5-1/2"

- PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED JANUARY 23, 2013. PROJECT NO. 66135002
 2. 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.
 3. 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 THE 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.
 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 CONTRACTOR'S RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELED 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:
MITCHELL J. DURYEA, P.S.		TRACT "E",
1742 GEORGETOWN ROAD, SUITE H		LAND OF ST. ANTHONY'S ORPHANAGE,
HUDSON, OH 44236		FLAT BROOK DR. PAGE 15A,
(800) 520-1010		RECORDS OF BERNALILLO COUNTY, NM
DATE: DECEMBER 29, 2012		
PLAN SCALE: 1" = 30'		
ADDITION		
STREET ADDRESS		
SEC OF 12TH ST. & INDIAN SCHOOL RD.		
CITY STATE		
ALBUQUERQUE NEW MEXICO		
COUNTY:	SURVEY:	ABSTRACT NO.
BERNALILLO	---	---
L/C NUMBER:	CORPORATE DWG. NAME	
030-0230	PRE-DEVELOPED DRAINAGE PLAN	

DESCRIPTION		BY	ISSUE REF
ISSUE FOR PERMIT		HJM	----
DATE		3/1/2013	----
REV		----	----
DATE		----	----
REV		----	----
DATE		----	----
REV		----	----

11-19-13

OFFICE		ADDRESS	DATE
GREATER SOUTHWEST REGION		KROC DRIVE - OAK BROOK, ILLINOIS 60521	
OFFICE		DATE	
SIGNATURE (2 REQUIRED)		DATE	
REGIONAL MGR.			
CONST. MGR.			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
CO-SIGN SIGNATURES		DATE	BY
CONTRACTOR			
OWNER			

910 S. Kimball Avenue • Southlake, Texas 76092 • (817) 336-3200

SEC OF 12TH ST. & INDIAN SCHOOL RD.		DATE	BY
ALBUQUERQUE, NEW MEXICO		FEB. 2013	RL
PLAN CHECKED		11/19/13	DWL
AS-BUILT			
C8.0			