

CITY OF ALBUQUERQUE



August 15, 2017

Patrick Bennett
Core States Group
6500 Chippewa St., Suite 200
St Louis, MO 63109

RE: Seasons 52 (6600 Menaul NE, Unit 5A-Pad2)
Grading Plan
Engineer's Stamp Date: 8/14/17
Hydrology File: H18D005F1

Dear Mr. Bennett:

Based on the information provided in the submittal received on 8/10/17 and updated plans received on 8/14/17, the above-referenced Grading Plan is approved for Building Permit

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

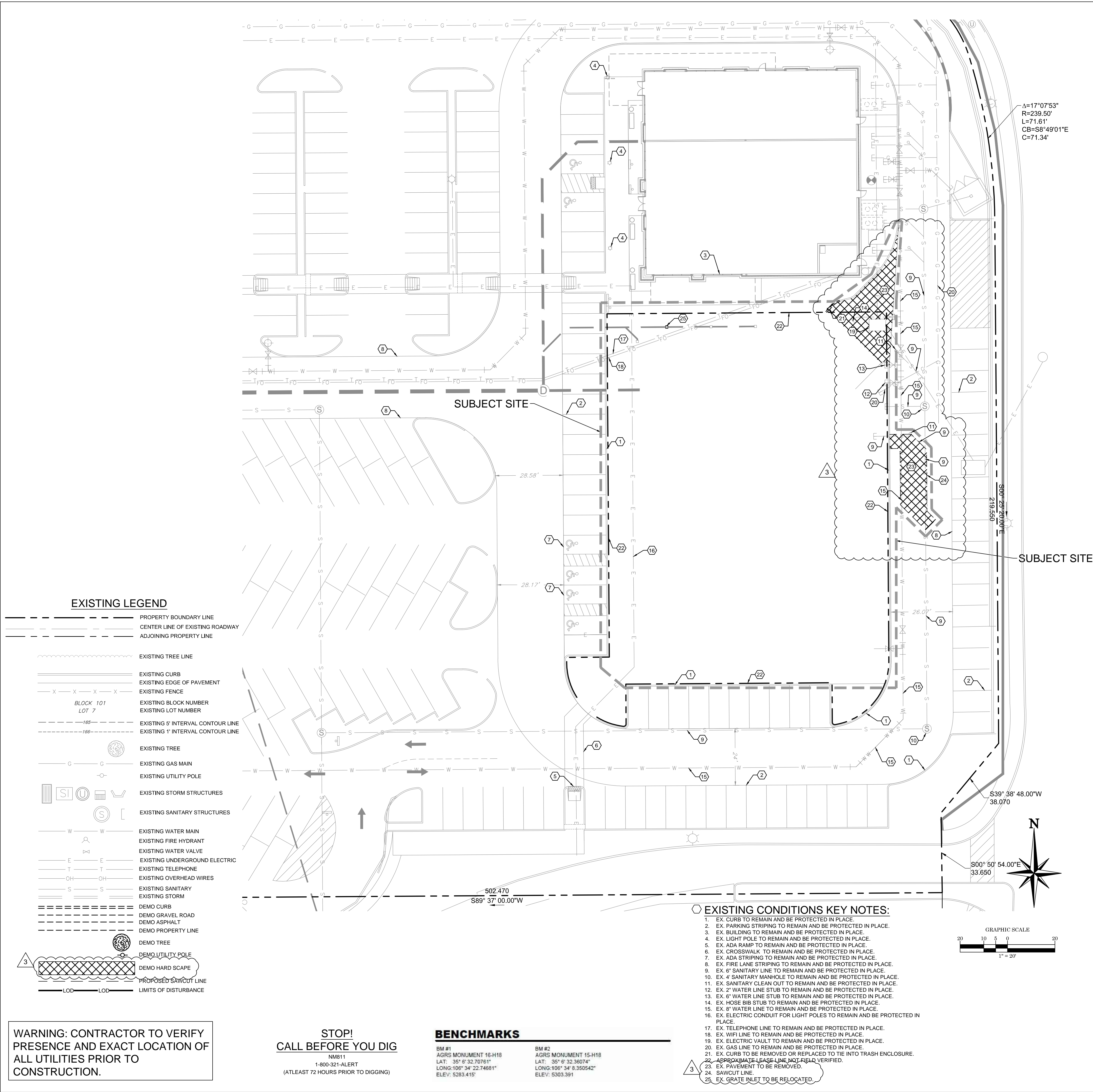
Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



DEMOLITION NOTES:

- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
 - ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
 - THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
 - ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
- IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- THIS EXISTING CONDITIONS PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION OR BETTER.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
- DEMOLITION OF THE EXISTING STRUCTURES AND FOUNDATIONS SHOULD INCLUDE FULL REMOVAL OF ALL REMNANT UTILITIES, FOOTINGS, FOUNDATION WALLS, AND SLABS. REMNANT FOUNDATIONS AND SLABS MAY REMAIN IN PLACE TWO FEET BELOW PAVEMENT SUBGRADES AND LANDSCAPED AREAS, PROVIDED THEY ARE ADEQUATELY BROKEN TO PROMOTE POSITIVE DRAINAGE AND THAT THEY WILL NOT INTERFERE WITH FUTURE CONSTRUCTION. THE RESULTING EXCAVATIONS SHOULD BE BACKFILLED WITH STRUCTURAL FILL PLACED IN MAXIMUM NINE INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D 1557). ANY IMPORTED MATERIAL PLACED AS STRUCTURAL FILL TO RAISE ELEVATIONS OR RESTORE GRADES SHOULD CONSIST OF CLEAN, RELATIVELY WELL GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES AND FIVE PERCENT TO 20 PERCENT OF MATERIAL FINER THAN A #200 SIEVE. SILTY OR CLAYEY SANDS AND GRAVELS WITH HIGHER PERCENTAGE OF FINES AND WITH A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX LESS THAN 12 MAY BE CONSIDERED SUBJECT TO THE OWNER'S APPROVAL, PROVIDED THAT THE REQUIRED MOISTURE CONTENT AND COMPACTION CONTROLS ARE MET. THE MATERIAL SHOULD BE FREE OF CLAY LUMPS, ORGANICS, AND DELETERIOUS MATERIAL. IMPORTED STRUCTURAL FILL MATERIAL SHOULD BE APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE.

SITE GENERAL NOTES:

- SITE ADDRESS:

6600 MENAUL BOULEVARD,
NM SITE 5000, ALBUQUERQUE, NM 87110.
- ALL A.D.A. ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT ADA STANDARDS AS AMENDED.
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
- THIS DRAWING REFERENCES PLANS BY:

KIMLEY HORN AND ASSOCIATES
12750 MERIT DRIVE, SUITE 1000,
DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
ENTITLED: GGP SERITAGE JV REDEVELOPMENT
PREPARED FOR: GS PORTFOLIO HOLDINGS
FILE NO: 063111024
DATED: 02/07/2017
LAST REVISED: 11/15/2016

TERRACON CONSULTANTS INC.
4905 HAWKINS ST NE
ALBUQUERQUE, NM 87109-4345
PHONE: 505-797-4287
ENTITLED: FIELD DENSITY TEST REPORT
PREPARED FOR: GENERAL GROWTH PROPERTIES INC
FILE NO: 66161087.0008
PHONE: 07/28/2016
LAST REVISED: 06/02/2016

MARK D. MCCLUGGAGE AIA, CCS
1525 E. Douglas Wichita, KS 67211
Tel: (316) 265-9367
Fax: (316) 265-5646

CORE STATES GROUP
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ST. LOUIS, MO 63108
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FAX: 314.433.8801
WWW.CORESTATESGROUP.COM
DOCUMENTS PREPARED BY CORESTATES INC.
FOR THE SPECIFIC PROJECT AND SPECIFIC USE ONLY
WHICH THEY WERE INTENDED. ANY EXTENSION OF
THESE DOCUMENTS TO ANY OTHER PROJECT OR
ANY OTHER PARTY, WITHOUT THE EXPRESSED
WRITTEN CONSENT OF CORESTATES INC., IS
UNLAWFUL AND AT THE USER'S OWN RISK. IF
ANYONE USES THESE DOCUMENTS FOR ANY
INTENDED USER WILL HOLD CORESTATES INC.
HARMLESS FROM ALL CLAIMS AND LOSSES.

Season's GRILL
FRESH | GRILL

Issue Date: 06/21/2017

REVISION INFORMATION	
ISSUED FOR BIDS 6/21/17	
1	REVISION #1 7/6/17
2	REVISION #2 7/13/17
3	REVISION #3 8/4/17

Restaurant #: 4551

NEW STAND ALONE RESTAURANT

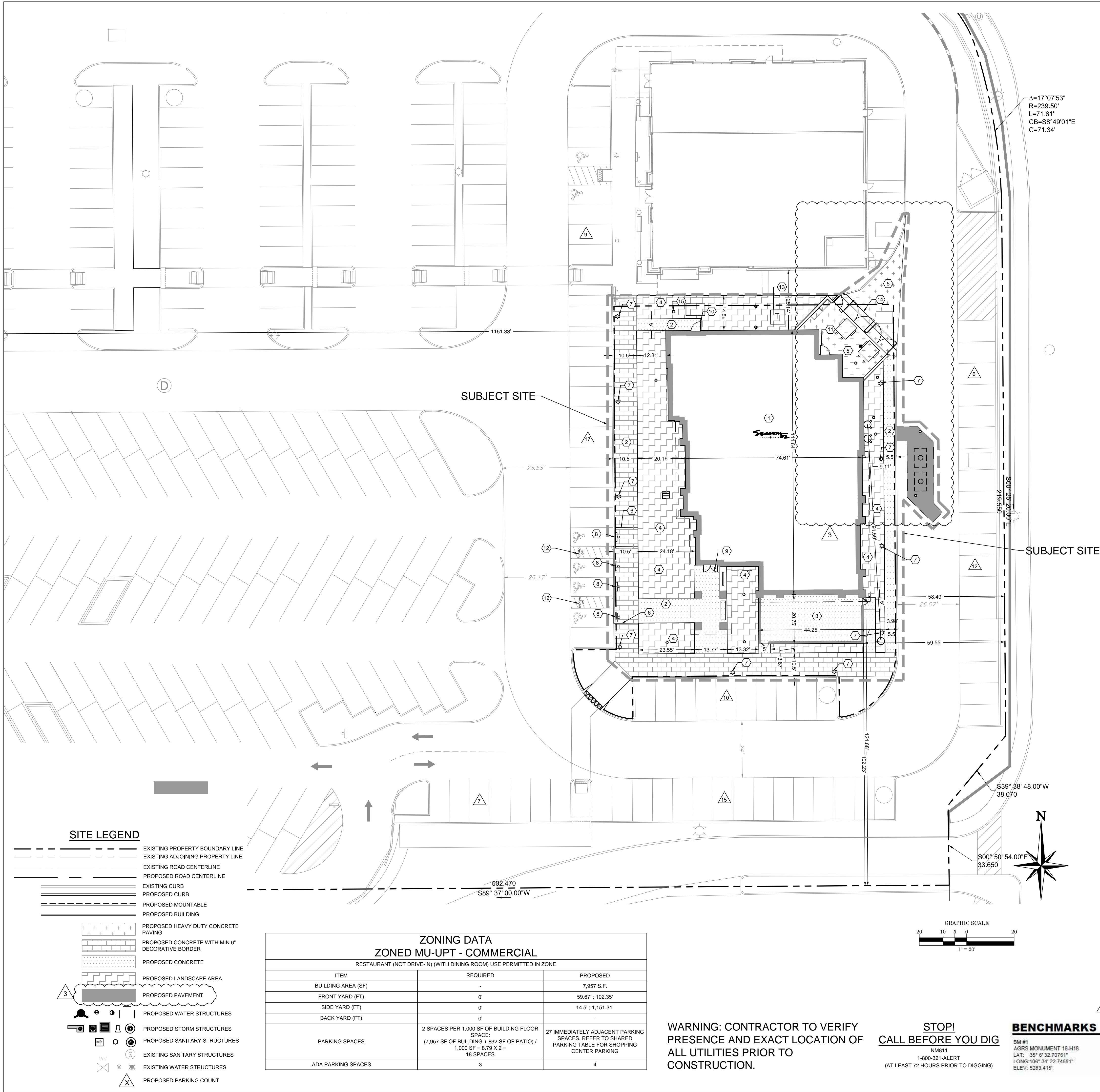
CORONADO CENTER
6600 MENAUL BLVD NE

Drawn By: MV Checked By: PB

ALBUQUERQUE, NM

EXISTING CONDITIONS

C2.1



GENERAL SITE NOTES:

- PARCEL DATA:
- SITE ADDRESS:
6600 MENAUL BOULEVARD,
NM SITE 5000, ALBUQUERQUE, NM 87110.
- ALL DIMENSIONS FACE OF BUILDING, FACE OF CURB, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND ROAD INFORMATION TAKEN FROM PREVIOUSLY APPROVED PLANS'GGP SERITAGE JV REDEVELOPMENT EXTERIOR AND INTERIOR ALTERATIONS - PHASE 2 CORONADO CENTER' ADMINISTRATIVE AMENDMENT BY KIMLEY HORN DATED NOVEMBER 15, 2016.
- NOT USED.
- NOT USED.
- OPEN SPACE SHALL REMAIN OPEN AND ACCESSIBLE TO THE GENERAL PUBLIC.
- SCREENING: TRASH RECEPTACLES, MECHANICAL EQUIPMENT, LOADING DOCS AND PUBLIC UTILITY STRUCTURES INCLUDING GROUND-MOUNTED EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICES AS DETERMINED BY THE PLANNING DIRECTOR.
- NOT USED
- NOTE: INFRASTRUCTURE FOR ALL PAD SITES TO BE CONSTRUCTED DURING PHASE 1. LANDSCAPE, BUILDING FOUNDATION, AND BUILDING STRUCTURE FOR PAD 2 TO BE CONSTRUCTED DURING PHASE 2.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVAL HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL THE PLANS AND OTHER DOCUMENTS BY ALL THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE RECOMMENDED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN SOILS REPORT & PLANS, ETC.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURED.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/ BUILDING PLANS PER THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY/ EXIT POINTS, ELEVATIONS, AND PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON SITE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AS APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS AND UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING THE EXCAVATION AND SHALL BE PREPARED IN ACCORDANCE WITH CURRENT OSHA REGULATIONS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES AS FIELD CONDITIONS DICTATE.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE NOTIFY CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION.
- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCE DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS. SCOPE REVISIONS WHICH RESULT FROM THE SAME. CONTRACTOR RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY, NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- THE CONTRACTOR MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME CORE STATES GROUP, ITS SUB-CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH CORE STATES GROUP WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL. EACH POLICY DURING THE ENTIRE OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY THE LAW, INDEMNIFY AND HOLD HARMLESS CORE STATES GROUP AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF CORE STATES GROUP, NOR THE PRESENCE OF CORE STATES GROUP OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO CONSTRUCTIONS MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. CORE STATES GROUP AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURE. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. CORE STATES GROUP SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- THE DEVELOPER RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT FOR THE SUBDIVISION, LAND DEVELOPMENT MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS HAS OCCURRED. THE DEVELOPER MAINTAINS THESE RIGHTS UNDER SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED P.S. 10509 FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND AS WELL TO MAKE MODIFICATIONS TO GRADING AND OR DRAINAGE IMPROVEMENTS OF NAY LOTS WAS MAY BE DEEMED NECESSARY BY THE DEVELOPER AND/OR THE TOWNSHIP ENGINEER FOR PURPOSES OF INSURING SATISFACTORY STORM WATER MANAGEMENT.

○ SITE KEY NOTES:

- PROP. 7,957 SF SEASON 52 BUILDING.
- PROP. CONC. SIDEWALK
- PROP. OUTDOOR PATIO.
- PROP. LANDSCAPE AREA.
- PROP. TRASH ENCLOSURE WITH 6" HEAVY DUTY CONCRETE PAD.
- PROP. ADA RAMP.
- PROP. WALKWAY LIGHTING BY L.L.
- PROP. BOLLARD MOUNTED ADA PARKING SIGNS. REFER TO SHEET C7.1 FOR DETAIL.
- PROP. MAIN BUILDING ENTRANCE.
- PROP. REAR BUILDING ENTRANCE.
- PROP. TRASH ENCLOSURE BUILDING ENTRANCE.
- PROP. "NO PARKING" LETTERING. EACH LETTER SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE.
- PROP. CONC. VALLEY GUTTER.
- PROP. RELOCATED GRATE INLET.



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DOCUMENTS PREPARED BY CORESTATES, INC. FOR THE SPECIFIC PROJECT AND SPECIFIC USE ONLY. WHICH THEY WERE INTENDED. ANY EXTENSION OF THESE DOCUMENTS TO ANY OTHER PROJECT OR ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS UNLAWFUL AND AT THE USER'S OWN RISK. IF USED IN VIOLATION OF THESE TERMS, CORESTATES, INC. WILL HOLD THE USER HARMLESS FROM ALL CLAIMS AND LOSSES.



08/14/17

Seasons
FRESH GRILL

Issue Date: 06/21/2017

REVISION INFORMATION	
ISSUED FOR BIDS 6/21/17	
1	REVISION #1 7/6/17
2	REVISION #2 7/13/17
3	REVISION #3 8/4/17

Restaurant #: 4551

NEW STAND ALONE RESTAURANT

CORONADO CENTER
6600 MENAUL BLVD NE

Drawn By: MV Checked By: PB

ALBUQUERQUE, NM

CIVIL SITE PLAN/ DIMENSIONAL CONTROL

C3.1

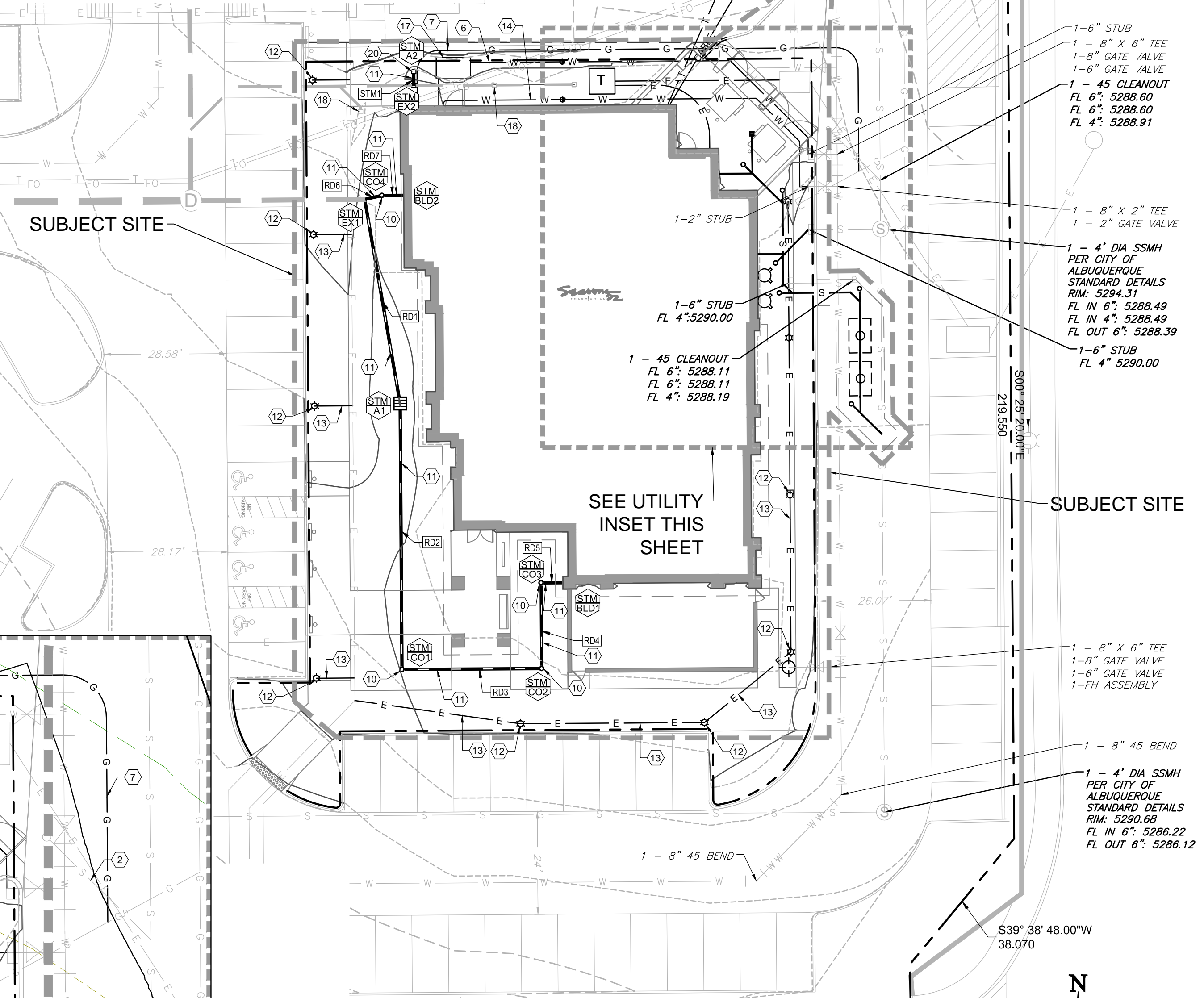
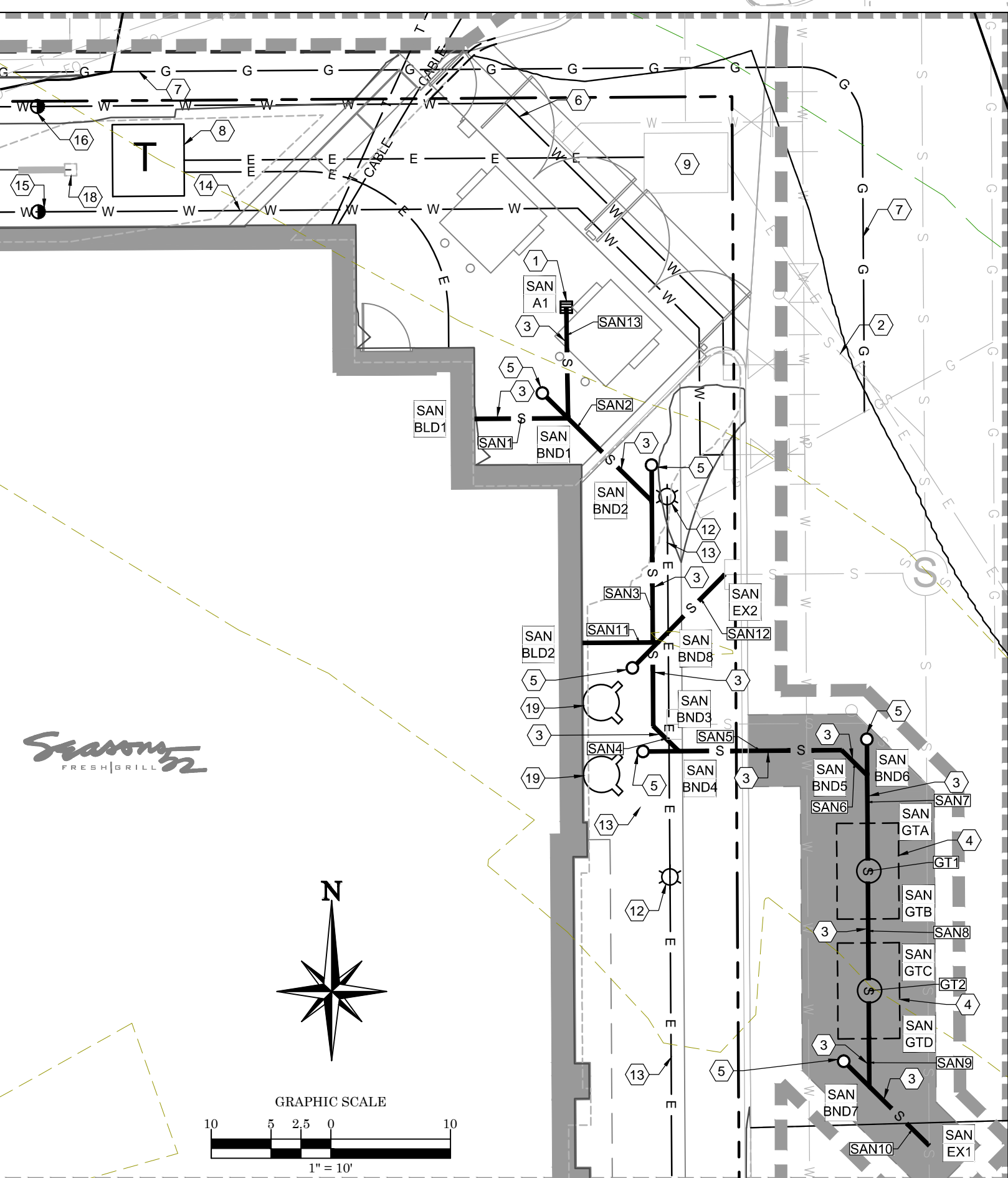
SANITARY SCHEDULE									
PIPE NAME	UPPER STRUCTURE	LOWER STRUCTURE	UPPER INVERT	LOWER INVERT	SIZE	LENGTH	SLOPE	MATERIAL	
GT1	GTA	GTB	5288.20	5288.07	4"	8.00'	1.62%	PVC	
GT2	GTC	GTD	5288.03	5287.87	4"	8.00'	2.00%	PVC	
SAN1	BLD1	BND1	5289.50	5289.33	4"	7.80'	2.18%	PVC	
SAN2	BND1	BND2	5289.33	5289.12	4"	9.84'	2.13%	PVC	
SAN3	BND2	BND3	5289.12	5288.72	4"	18.80'	2.13%	PVC	
SAN4	BND3	BND4	5288.72	5288.65	4"	3.00'	2.33%	PVC	
SAN5	BND4	BND5	5288.65	5288.36	4"	13.61'	2.13%	PVC	
SAN6	BND5	BND6	5288.36	5288.29	4"	3.00'	2.33%	PVC	
SAN7	BND6	GTA	5288.29	5288.20	4"	4.00'	2.25%	PVC	
SAN8	GTB	GTB	5288.07	5288.03	4"	2.00'	2.00%	PVC	
SAN9	GTD	BND7	5287.87	5287.78	4"	4.00'	2.25%	PVC	
SAN10	BND7	EX1	5287.78	5287.63	4"	7.02'	2.14%	PVC	
SAN11	BLD2	BND8	5290.71	5290.40	4"	6.26'	4.96%	PVC	
SAN12	BND8	EX2	5290.40	5290.00	4"	7.97'	5.02%	PVC	
SAN13	A1	BND1	5289.52	5289.33	4"	9.28'	2.05%	PVC	

SANITARY SEWER STRUCTURE TABLE					
STRUCTURE NAME	RIM	PIPE IN NAME	PIPE IN INV.	PIPE OUT NAME	PIPE OUT INV.
A1	5294.00			SAN13	5289.52
BLD1	5294.00			SAN1	5289.50
BLD2	5294.00			SAN11	5290.71
BND1	5294.00	SAN1 SAN13	5289.33 5289.33	SAN2	5289.33
BND2	5294.00	SAN2	5289.12	SAN3	5289.12
BND3	5294.00	SAN3	5288.72	SAN4	5288.72
BND4	5293.99	SAN4	5288.65	SAN5	5288.65
BND5	5293.99	SAN5	5288.36	SAN6	5288.36
BND6	5293.94	SAN6	5288.29	SAN7	5288.29
BND7	5293.09	SAN9	5287.78	SAN10	5287.78
BND8	5294.00	SAN11	5290.40	SAN12	5290.40
EX1	5293.00	SAN10	5287.63		
EX2	5294.00	SAN12	5290.00		
GTA	5293.81	SAN7	5288.20	GT1	5288.20
GTB	5293.55	GT1	5288.07	SAN8	5288.07
GTC	5293.48	SAN8	5288.03	GT2	5288.03
GTD	5293.22	GT2	5287.87	SAN9	5287.87

PIPE NAME	UPPER STRUCTURE	LOWER STRUCTURE	UPPER INVERT	LOWER INVERT	SIZE	LENGTH	SLOPE	MATERIAL
RD1	A1	EX1	5290.54	5290.00	6"	48.31	1.12%	PVC
RD2	CO1	A1	5291.23	5290.54	6"	62.07	1.11%	PVC
RD3	CO2	CO1	5291.59	5291.23	6"	32.60	1.10%	PVC
RD4	CO3	CO2	5291.81	5291.59	6"	20.00	1.10%	PVC
RD5	BLD1	CO3	5291.87	5291.81	6"	5.00	1.20%	PVC
RD6	CO4	EX1	5290.05	5290.00	6"	4.12	1.21%	PVC
RD7	BLD2	CO4	5290.11	5290.05	6"	5.00	1.20%	PVC
STM1	A2	EX2	5289.37	5289.33	6"	2.79	1.43%	PVC

STORM SEWER STRUCTURE TABLE					
STRUCTURE NAME	RIM	PIPE IN NAME	PIPE IN INV.	PIPE OUT NAME	PIPE OUT INV.
A1	5291.96	RD2	5290.54	RD1	5290.54
A2	5293.71			STM1	5289.37
BLD1	5293.83			RD5	5291.87
BLD2	5293.83			RD7	5290.11
CO1	5293.02	RD3	5291.23	RD2	5291.23
CO2	5293.58	RD4	5291.59	RD3	5291.59
CO3	5293.82	RD5	5291.81	RD4	5291.81
CO4	5293.50	RD7	5290.05	RD6	5290.05
EX1	5293.74	RD1	5290.00		
EX2	5294.23	STM1	5289.33		

3



- UTILITY KEY NOTES:**
- PROP. 4" SANITARY LINE FROM PROP. 12" TRASH ENCLOSURE DRAIN TO EXISTING 4" SANITARY STUB. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING STUB.
 - EX. 6" SANITARY LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING SANITARY LINE STUBS FOR CONNECTION.
 - PROP. 4" SANITARY LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING SANITARY LINE STUBS FOR CONNECTION.
 - PROP. GREASE TRAP. REFER TO ARCHITECTURAL PLANS FOR DETAIL.
 - PROP. 6" SANITARY CLEAN OUT.
 - PROP. 4" FIRE SERVICE WATER LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING 6" WATER LINE STUB.
 - PROP. 4" GAS LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING GAS SERVICE WITHIN SITE.
 - PROP. TRANSFORMER. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ELECTRIC VAULT FOR PRIMARY LINE CONNECTION.
 - EX. ELECTRIC VAULT TO BE PROTECTED IN PLACE.
 - PROP. 6" STORM SEWER CLEAN OUT.
 - PROP. 6" PVC STORM SEWER PIPE.
 - PROP. WALKWAY LIGHT. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - PROP. ELECTRIC CONDUIT TO WALKWAY LIGHTS.
 - PROP. 2" DOMESTIC WATER LINE WITH INTERIOR BACKFLOW PREVENTER. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING 2" WATER LINE STUB.
 - PROP. 2" WATER METER.
 - PROP. 2" WATER METER.
 - PROP. 2" FIRE SERVICE LINE VAULT WITH BACKFLOW PREVENTER.
 - EX. STORM GRATE (SLOTHS).
 - PROP. FIRE DEPARTMENT CONNECTION.
 - RELOCATED GRATE INLET. CONTRACTOR TO LOCATE AND FIELD VERIFY INVERT ELEVATION OF 6" STORM SEWER PIPE AT PREVIOUS GRATE INLET LOCATION. CONTRACTOR TO CONNECT RELOCATED GRATE INLET TO EXISTING STORM LINE. CONTRACTOR TO CONTACT ENGINEER OF RECORD WITH ANY ISSUES OR DISCREPANCIES ON PLAN.

UTILITY INSET
1"=10'

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS	
BM #1 AGRS MONUMENT 16-H18 LAT: 35° 6' 32.70761" LONG: 108° 34' 22.74681" ELEV: 5283.415'	BM #2 AGRS MONUMENT 15-H18 LAT: 35° 6' 32.38074" LONG: 108° 34' 8.350542" ELEV: 5303.391'

GENERAL UTILITY NOTES:

- THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE NOT TO REMAIN. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. GREASE TRAP, INTERIOR BACKFLOW PREVENTER, ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE TOWN UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY Tie-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY / SERVICE, WHERE CONFLICTS EXIST WITH THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APOST (PARALLEL), OR WHEN CROSSING, AT 18 INCHES VERTICAL CLEARANCE OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. PROVIDE 0.0 FEET OF COVER OVER WATER LINES. A MINIMUM OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND STORM LINES OR WATER LINES. IF THE MINIMUM CLEARANCE CAN NOT BE MAINTAINED, A CONCRETE ENCASUREMENT SHALL BE PROVIDED.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES ON DIRECTION, AND/OR AS DEFINED IN THE SPECIFICATIONS/DETAILS.
- THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR. FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER, SEE O.C.G.A. TITLE 25, 11-7 - (1). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
- SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCH. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH THE GRADING AND UTILITY PLAN(S). THE SANITARY CLEAN OUT TOPS SHALL BE RE-INSTALLED IN THE SAME MANNER AS THE ORIGINAL CLEANOUTS.
- REFER TO THE SITE / RECORD PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE / RECORD PLAN WILL SUPERSEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.
- THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING D.E.P., ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- UTILITY LOCATIONS SHOWN ON THIS PLAN WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. G.C. SHOULD REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY CONNECTIONS TO BUILDING.

FIRST FLUSH CALCULATIONS:

70TH PERCENTILE RAINFALL SITE AREA RUTH ABSTRACTION EXCESS PRECIPITATION VOLUMETRIC RUNOFF FF VOLUME REQUIRED	0.44 INCHES 2.85 ACRES 0.1 INCHES (ASSUME LAND TREATMENT D) 0.04 INCHES (ASSUME 30%) 0.22 INCHES 0.002 AC-FT 84.3 CY
PROPOSED 6" DEEPRESSED LS ISLAND AREA	5280 SF
PROPOSED DEEPRESSED LS ISLAND VOLUME	153.3 CY

**STOP!
CALL BEFORE YOU DIG**

NM811
1-800-321-ALERT
(ATLEAST 72 HOURS PRIOR TO DIGGING)

UTILITY CONNECTION NOTES:

- WATER SERVICE:**
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY COMPANY
ONE CIVIC PLAZA NW, ROOM 5027
ALBUQUERQUE, NM 87102
PHONE - (505) 842-9287
- THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING WATER SERVICE FROM THE EXISTING 12" WATER MAIN WITHIN THE SHOPPING CENTER TO THE NEW SEASON'S 52 FACILITY AS INDICATED ON SHEET C2.1. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING. THE NEW METER SHOULD BE SIZED BASED ON THE 2" DOMESTIC WATER SERVICE, IRRIGATION SERVICE AND 6" FIRE LINE. G.C. SHALL COORDINATE ALL EXTERIOR AND FIRE SERVICE LINE CONSTRUCTION WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY COMPANY REQUIREMENTS AND STANDARD SPECIFICATIONS.
- 4" FIRE LINE CONNECTION. G.C. TO EXTEND 4" LINE INTO PROPOSED VAULT WITH BACKFLOW PREVENTER. THIS LINE SHALL BE PROVIDED WITH A 4" ASSE #1013 DCDA (SEE PLUMBING SHEET), FROM VAULT, G.C. TO EXTEND 4" LINE INTO MECHANICAL ROOM.
 - NEW 2" DOMESTIC WATER LINE CONNECTION WITH RPZ INTO MECHANICAL ROOM WITH INTERIOR BACKFLOW PREVENTER.
 - MEV IRRIGATION WATER LINE AND METER AND RPZ LOCATED WITHIN THE MECHANICAL ROOM. SEE IRRIGATION PLAN AND PLUMBING SHEET.
 - THE WATER SERVICE LINE(S) ARE TO HAVE FIELD LOCK GASKETS PER LOCAL ORDINANCES.
- SANITARY SEWER:**
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY COMPANY
ONE CIVIC PLAZA NW, ROOM 5027
ALBUQUERQUE, NM 87102
PHONE - (505) 842-9287
- THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATING TO PROVIDING SANITARY SEWER SERVICE FROM THE EXISTING SANITARY STUB WITHIN THE SHOPPING CENTER ADJACENT TO THE EAST DRIVE ASILE TO THE NEW SEASON'S 52 FACILITY AS INDICATED ON SHEET C1.2. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING. ALL PIPE SHALL BE SCHEDULE 40 PVC.
- 6" NON-GREASE SAN. LINE AT MIN. 1.0% SLOPE.
 - 6" GREASE LADEN SAN. LINE AT 1.0% MIN. SLOPE TO GREASE INTERCEPTOR.
 - 6" SAN. LINE TO EX. LATERAL AT 1.0% MIN. SLOPE. G.C. TO VERIFY EX. INVERT.
 - CLEAN OUT G.C. TO PROVIDE CLEANOUTS PER THIS SHEET AND AS REQUIRED BY CODE. MAX. 75' SPACING ON LINE. C/O'S SHALL HAVE TRAFFIC RATED COVERS IN PAVEMENT.
- GAS SERVICE:**
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: NEW MEXICO GAS COMPANY
1625 RIO BRAVO SW, SUITE 27
ALBUQUERQUE, NM 87102
PHONE - (505) 697-3335
- THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING GAS SERVICE FROM THE DEVELOPER'S TERMINUS TO THE NEW SEASON'S 52 FACILITY AS INDICATED ON THIS SHEET. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR PIPE SIZING.
- INSPECTIONS, AND ALL ITEMS RELATED TO PROVIDING COMPLETE GAS SERVICE.
 - NEW GAS METER LOCATION BY G.C. UTILITY PROVIDES METER AND G.C. SETS METER. COORDINATE WITH UTILITY.
 - UTILITY PROVIDES PIPE & MATERIALS. UTILITY TO TRENCH, INSTALL BED AND BACKFILL LINE.
- ELECTRIC SERVICE:**
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: PUBLIC SERVICE COMPANY OF NM (PNM)
4201 EDITH BOULEVARD NE, MAIL STOP: ES10
ALBUQUERQUE, NM 87102
PHONE - (505) 241-3492
- THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING ELECTRIC TRANSFORMER AND SECONDARY SERVICE TO THE NEW SEASON'S 52 FACILITY AS INDICATED ON THIS SHEET. DEVELOPER RESPONSIBLE FOR PRIMARY SERVICE TO PROPOSED TRANSFORMER. C.G. RESPONSIBLE FOR SECONDARY. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING.
- TELEPHONE SERVICE:**
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY CO. STDS.
CONTACT: CENTURY LINK
400 TUERAS AVENUE NW, 520
ALBUQUERQUE, NM 87102
PHONE - (505) 767-7449
- THE G.C. SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO PROVIDING TELEPHONE SERVICE FROM THE DEVELOPER TERMINUS TO THE NEW SEASON'S 52 FACILITY AS INDICATED ON THIS SHEET. THE G.C. SHALL CONFIRM ALL COSTS PRIOR TO BIDDING.
- UTILITY LEGEND**
- | | |
|-----|------------------------------------|
| --- | EXISTING PROPERTY BOUNDARY LINE |
| --- | EXISTING ADJOINING PROPERTY LINE |
| --- | EXISTING ROAD CENTERLINE |
| --- | PROPOSED ROAD CENTERLINE |
| --- | PROPOSED DITCH CENTERLINE |
| --- | PROPOSED LIMITS OF BMP / DETENTION |
| --- | EXISTING CURB |
| --- | PROPOSED CURB |
| --- | PROPOSED MOUNTABLE |
| --- | PROPOSED BUILDING |
| --- | PROPOSED RIP RAP |
| --- | PROPOSED CONCRETE |
| --- | PROPOSED BRIDGE |
| --- | PROPOSED WATER STRUCTURES |
| --- | PROPOSED STORM STRUCTURES |
| --- | PROPOSED SANITARY STRUCTURES |
| --- | EXISTING SANITARY STRUCTURES |
| --- | EXISTING WATER STRUCTURES |
| --- | PROPOSED PARKING COUNT |
| --- | EXISTING GAS MAIN |
| --- | EXISTING WATER MAIN |
| --- | EXISTING UNDERGROUND ELECTRIC |
| --- | EXISTING TELEPHONE |
| --- | EXISTING OVERHEAD WIRES |
| --- | EXISTING SANITARY |
| --- | EXISTING STORM |
| --- | PROPOSED STORM PIPE |
| --- | PROPOSED WATER |
| --- | PROPOSED SANITARY |
| --- | PROPOSED SANITARY FORCE MAIN |

MARK D. MCCLUGGAGE AIA, CCS
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CORE STATES GROUP
1800 CHIFFRAVIA STREET
ST. LOUIS, MO 63103
PH: 314.433.0000
FAX: 314.433.0001
DOCUMENTS PREPARED BY CORE STATES INC.
FOR THE SPECIFIC PROJECT AND SPECIFIC CITY
WHICH HAVE NOT BEEN INTENDED, ANY EXTENSION OF
THESE DOCUMENTS TO ANY OTHER PROJECT OR CITY
OR ANY OTHER PARTY, WITHOUT THE EXPRESSED
WRITTEN CONSENT OF CORE STATES INC. SHALL BE
UNLAWFUL AND AT THE USER'S OWN RISK. IF
INTENDED USER WILL HOLD CORE STATES INC.
HARMLESS FROM ALL CLAIMS AND LOSSES.

PHYSICIAN BENNETT
NEW MEXICO
PROFESSIONAL SEAL
08/14/17

Season's 52
FRESH GRILL

Issue Date:	06/21/2017
REVISION INFORMATION	
ISSUED FOR BIDS 6/21/17	
1	REVISION #1 7/6/17
2	REVISION #2 7/13/17
3	REVISION #3 8/4/17

Restaurant #: 4551

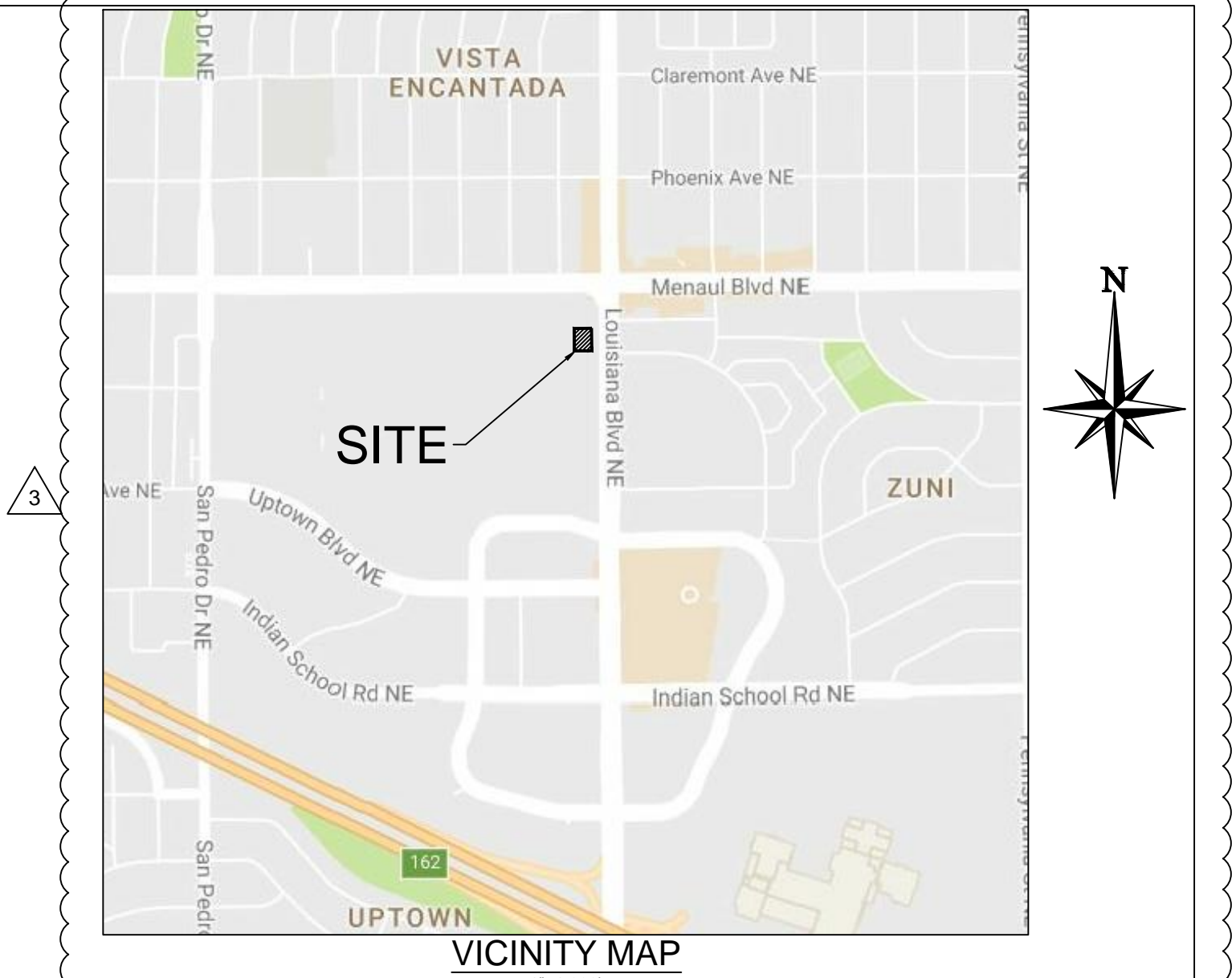
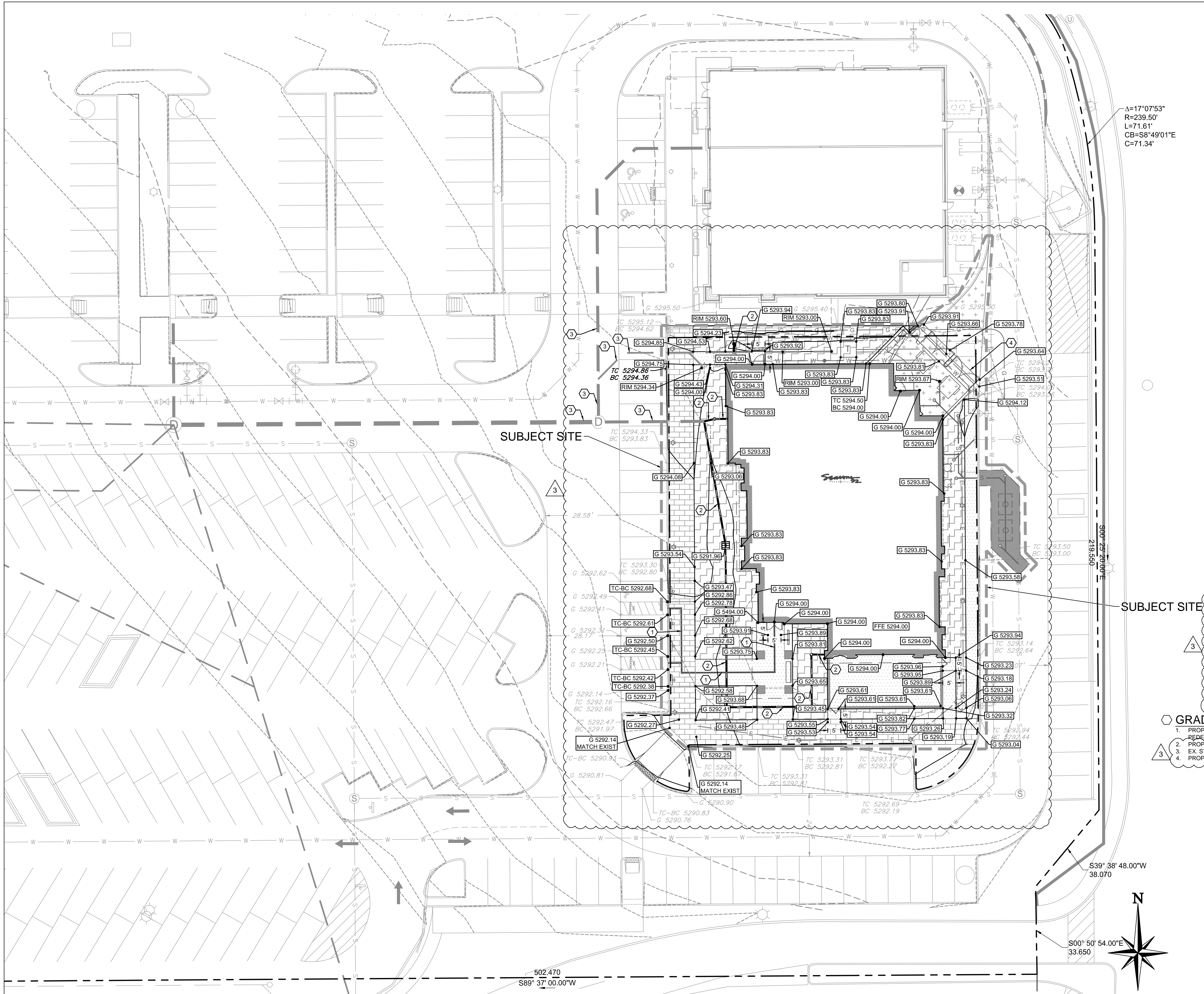
NEW STAND ALONE RESTAURANT
CORONADO CENTER
6600 MENAUL BLVD NE

Drawn By: MV Checked By: PB

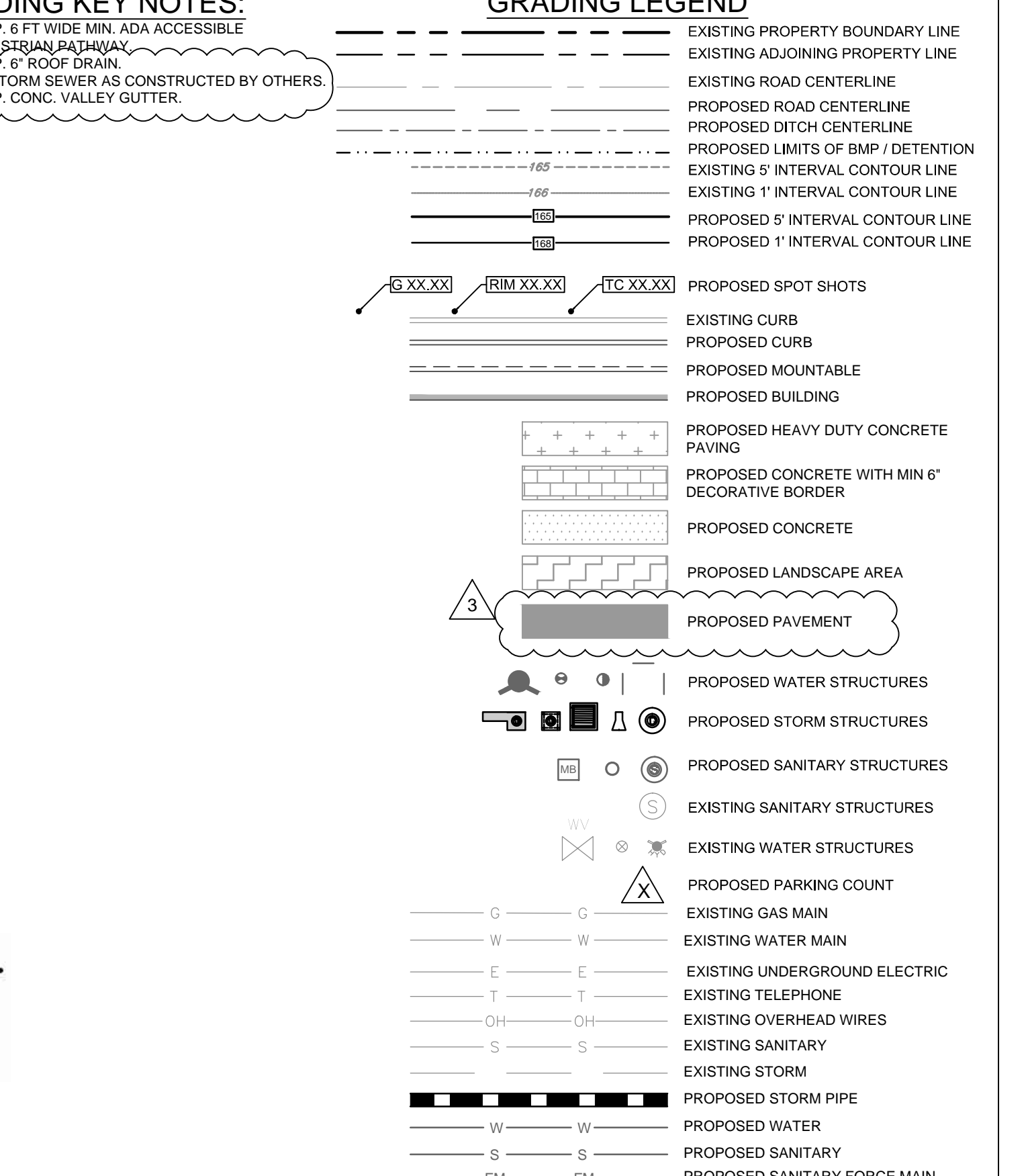
ALBUQUERQUE, NM

UTILITY PLAN, DETAILS

C4.1



- GRADING NOTES:**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATION AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INVITATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCATION REGULATIONS AND CODES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING CONNECTION LOCATIONS, GREASE TAP REQUIREMENTS/DETAILS, DOOR ACCESS AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES INVOLVED TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE TOWN UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATION THE UTILITY KEY/KEYS CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND REFERENCED DOCUMENTS AND THE RECOMMENDATION SET FORTH IN THE SOILS REPORT REFERENCED IN THE PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUB-GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN SUB-BASE MATERIAL FOR SIDEWALKS, CURB OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUB-BASE BE DEEMED UNSUITABLE BY THE OWNER OR OWNERS REPRESENTATIVE, SUB-BASE IS TO BE REMOVED AND FILLED WITH THE APPROVE FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
 - SEE SPECIFICATION FOR THE BACKFILLING AND COMPACTION REQUIREMENTS IN UTILITY TRENCH. ALL FILL COMPACTION AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION.
 - FIRST FLUSH CALCULATIONS WERE PROVIDED FOR THE ENTIRE DEVELOPMENT INCLUDING THE "FUTURE PAD 2" PER PREVIOUSLY APPROVED GGP SERRATE JV REDEVELOPMENT, GRADING PLAN SHEET CIVIL 004, BY KIMLEY HORN AND ASSOCIATES, INC., DATED 7/8/16. THE FIRST FLUSH IS HANDLED OFF OF THE PROPOSED SITE AREA FOR THIS PLAN.
 - THE STORM WATER FREE RELEASES TO THE PARKING AREA FROM THE BACK OF CURB TO THE PROPOSED BUILDING. THE ROOF DRAINS CAPTURE THE STORMWATER AND RELEASE IT INTO THE DEVELOPED STORM SEWER SYSTEM PER PREVIOUSLY APPROVED DEVELOPMENT PLANS VIA 6" ROOF DRAINS.
 - THE PROJECT AREA IS LOCATED IN AN AREA WITH MINIMAL FLOOD HAZARD OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YR) ZONE X AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BERNALILLO COUNTY, NM, MAP NUMBER 35001C0352H REVISED AUGUST 16, 2012.
 - EROSION AND SEDIMENT CONTROL PERMIT NOT REQUIRED FOR PLANS DISTURBING LESS THAN AN ACRE. THE LIMITS OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 20,244 SF = 0.46 AC.
 - ALL GRADING AROUND PROPOSED BUILDING SHALL DRAIN STORMWATER AWAY FROM ALL SIDES OF PROPOSED BUILDING. CONTRACTOR TO BE CAREFUL NOT TO GRADE TOWARDS PROPOSED BUILDING FOR STORMWATER DRAINAGE.



BENCHMARKS

BM #1 AGRS MONUMENT 16-H18 LAT: 35° 6' 32.70761" LONG: 106° 34' 22.74681" ELEV: 5293.416'	BM #2 AGRS MONUMENT 15-H18 LAT: 35° 6' 32.36074" LONG: 106° 34' 8.350542" ELEV: 5303.391'
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PROFESSIONAL ENGINEER
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08/14/17

Seasons
FRESH GRILL

Issue Date: 06/21/2017

REVISION INFORMATION	
ISSUED FOR BIDS 6/21/17	
1	REVISION #1 7/6/17
2	REVISION #2 7/13/17
3	REVISION #3 8/4/17

Restaurant #: 4551

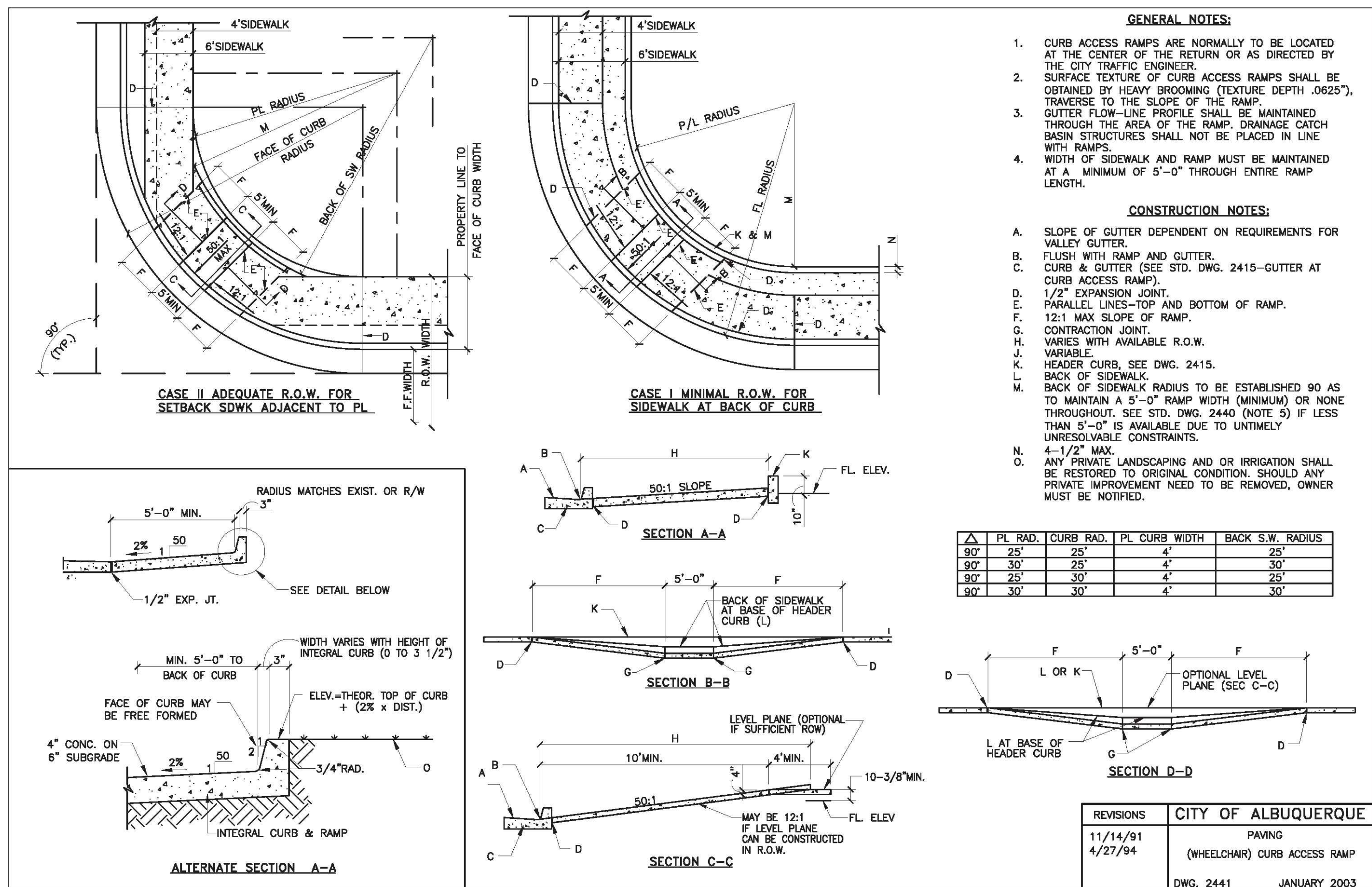
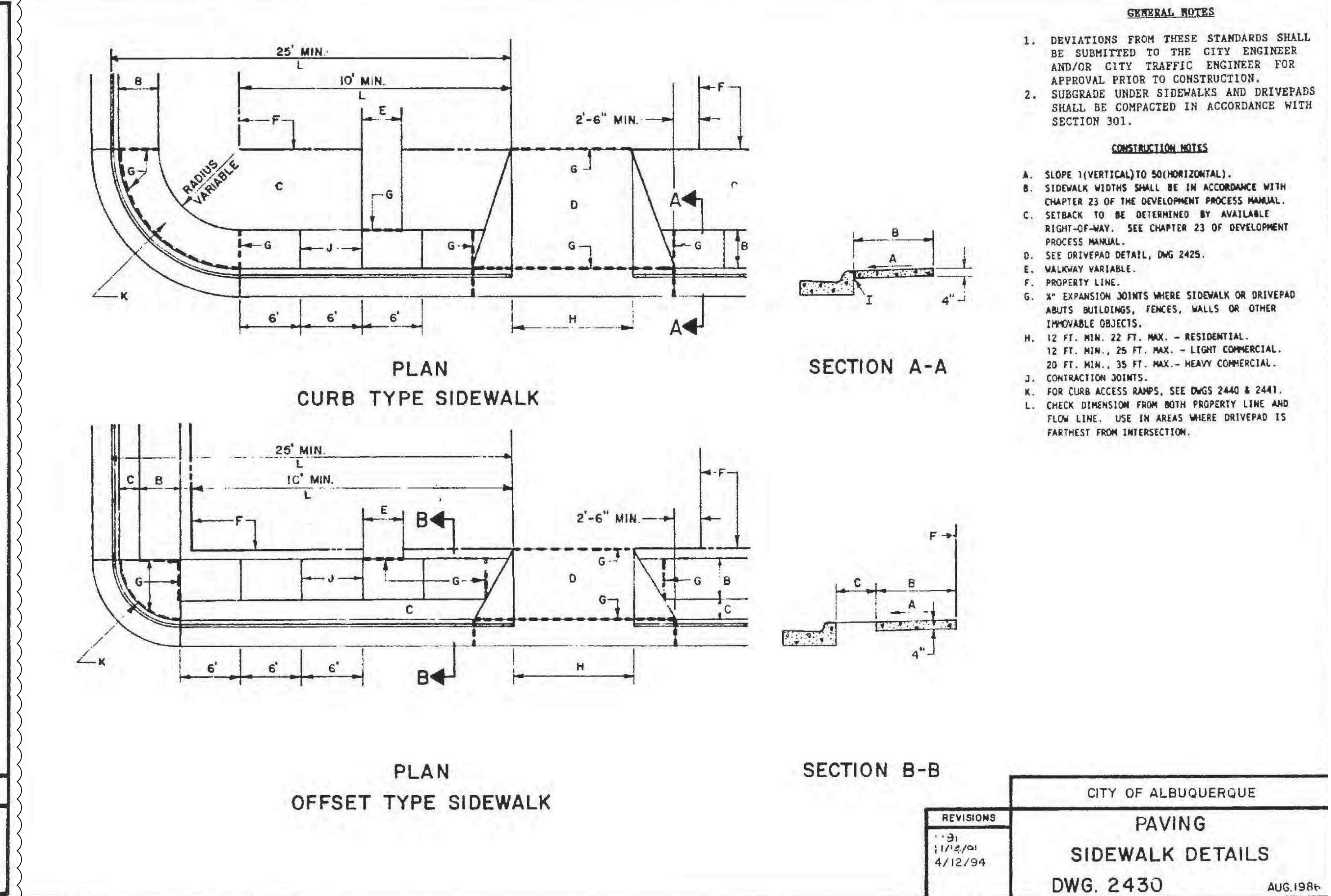
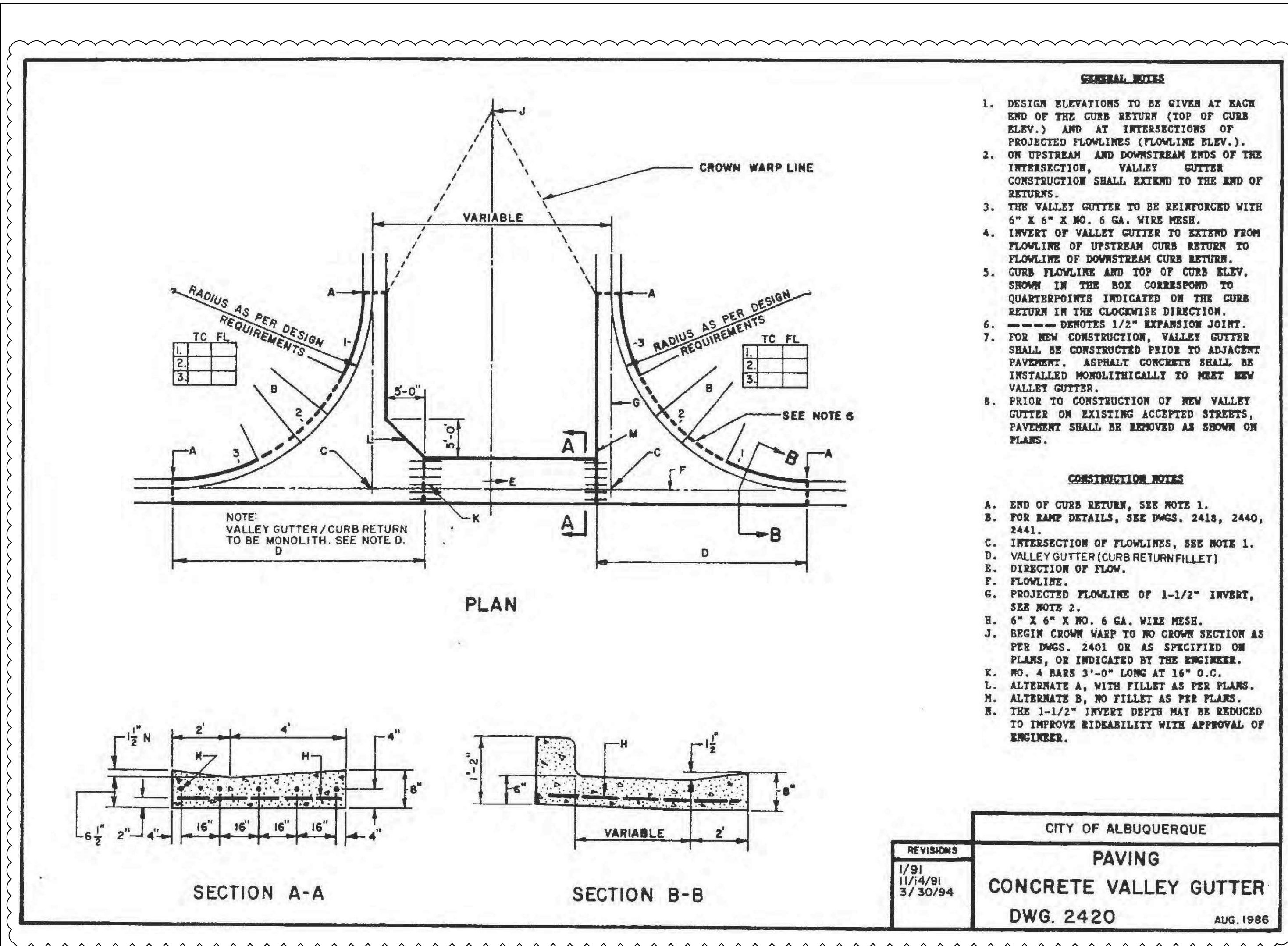
NEW STAND ALONE RESTAURANT
CORONADO CENTER
6600 MENAUL BLVD NE

Drawn By: MV
Checked By: PB

ALBUQUERQUE, NM

PAVING, GRADING, AND DRAINAGE PLANS

C6.1



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SITE, PAVING, GRADING AND DRAINAGE DETAILS

C7.2