

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 29, 2022

Lauren Nuffer, P.E.
Kimley-Horn
13455 Noel Road Two Galleria Office Tower Suite 700
Dallas, TX 75024

RE: Raising Cain's C0705
2004 Wyoming Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 02/09/2022
Hydrology File: H20D003D

Dear Ms. Nuffer:

Based upon the information provided in your submittal received 02/09/2022, the Grading and Drainage Plans are approved for Building Permit, DRB submittal, and Work Order.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also, the Payment-in-Lieu of \$ **6,648.00** must be paid prior to Hydrology's Permanent Release of Occupancy approval. Please follow the instructions:

Please use the attached City of Albuquerque Treasury Deposit form and when ready please email this form to Yolanda Montoya (yolandamontoya@cabq.gov). She will then produce and email back with a receipt and instructions on how to pay online. Once paid, please email me proof of payment. This will insure that Hydrology will be able to process Permanent Release of Occupancy approval when officially submitted.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov.

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: _____ DATE: _____

DEVELOPMENT: _____

LOCATION: _____

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is _____ cubic feet

The provided volume is _____ cubic feet

The deficient volume is _____ cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
 - b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: _____

Professional Engineer or Architect


PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ _____

THIS SECTION IS FOR CITY USE ONLY

- ☐ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.
- ☐ Waiver is DENIED.



City of Albuquerque
Hydrology Section



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment-in-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$6648.00	461615	305	PCDMD	24_MS4	7547210	\$ 6648.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$ 6648.00

Hydrology#: H20D003D Name: Raising Cane's
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 2004 Wyoming Blvd. NE

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY David G. Gutierrez, P.E. PHONE 505-924-3695

BUSINESS DATE March 28, 2022

DUAL VERIFICATION OF DEPOSIT


EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE

REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

FINAL DRAINAGE REPORT
FOR

Raising Cane's - Restaurant # RC 705

at 2004 Wyoming Blvd NE

Albuquerque, NM 87112

February 9, 2022

PREPARED FOR:

RAISING CANE'S

RESTAURANT SUPPORT OFFICE

6800 BISHOP ROAD

PLANO, TX 75024

PREPARED BY:

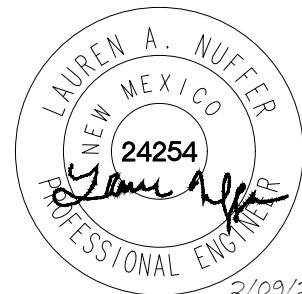
KIMLEY-HORN

1000 2ND AVENUE, SUITE 3900

SEATTLE, WA 98104

OFFICE: (206) 667-8610

KHA PROJECT #: 069313444



2/09/2022

Kimley»Horn

Expect More. Experience Better.

(This sheet was intentionally left blank)

Disclosure Statement:

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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EXECUTIVE SUMMARY

The project is located in the City of Albuquerque on the East side of Wyoming Blvd NE near the intersection with Northeastern Blvd NE. It is currently developed and contains an existing Furr's Buffet Fresh Restaurant. Current zoning is Mixed Use, Medium Density (MX-M), which aligns with what is proposed for the project. Proposed improvements consist of removing the existing 11,637 SF Furrs Building and construction of a new 3,443 SF building with drive-thru, hardscaped patio, and associated improvements. The project will not cause an increase in impervious cover when compared to the existing conditions and will thus generate no additional stormwater runoff. After project completion, existing drainage patterns, point of discharge, and stormwater storage volume will match historical conditions.

INTRODUCTION

PURPOSE AND SCOPE OF STUDY

The purpose of this Final Drainage Report (FDR) is to provide the hydrologic and hydraulic calculations and to document and finalize the drainage design methodology in support of the proposed Raising Cane's Restaurant ("the Site"). The Site is located within the jurisdictional limits of City of Albuquerque ("the City").

PROJECT REQUIREMENTS

The Site was designed in accordance with the City of Albuquerque's Development Process Manual ("DPM") Chapter 6 (*Drainage, Flood Control, and Erosion Control*), Part 6-3(A) (*Procedure for 40 Acre and Smaller Basins*), and Part 6-12 (*Stormwater Quality and Low-Impact Development*). These sections state that the principal design storm is the 100-year event, and that stormwater quality must be provided for redevelopment of existing sites.

All proposed stormwater improvements onsite are private and to tie to an existing public storm system in the Wyoming Boulevard Right-of-Way. The Site is currently developed with a restaurant use and is a part of a retail development which defines drainage patterns and stormwater detention for the whole development.

PROJECT DESCRIPTION

LOCATION

The Site is located on the east side of Wyoming Blvd NE, approximately 0.03 miles North of the intersection with Northeastern Blvd NE. Currently, the Site is developed as a Furr's Buffet Fresh Restaurant and is located in existing retail development Wyoming Mall.

BACKGROUND DOCUMENTS

PLANNING HISTORY

The Site is currently developed and contains an existing Furr's Buffet Fresh restaurant. It is zoned Mixed Use, Medium Density (MX-M). Current zoning and use align with what is proposed for the Site. The City of Albuquerque has provided copies of records for every approved site plan. Based on this information, the Site has historically always been a restaurant use.

DRAINAGE HISTORY AND RELATED DOCUMENTS

The Site and associated retail development historically use a combination of surface and private storm drain conveyance to the south west corner of the site. No documentation was found by the owner and tenant of the retail development or the City detailing a former drainage analysis or a master drainage plan, so assumptions were used to determine existing conditions and mitigation required to provide equivalent storage capacity. Refer to **Existing Conditions** for more details on the assumptions that were made during analysis.

EXISTING CONDITIONS

SITE INVESTIGATION

The Site is currently fully developed, containing a 11,637 SF building with associated parking and landscaping. The site historically surface flows to the south west to two existing inlets on the Site, one on the west side and one on the south side. The existing storm drain inlets discharge into the public storm drain system. The site is located in precipitation zone 3 per the City of Albuquerque's Development Process Manual.

Form of Analysis

The proposed development reduces the amount of impervious cover to the project area and decreases the peak discharge leaving the site, refer to **Table 1 - Existing vs Post Development Peak Discharge**.

Stormwater quality is accommodated for the amount of impervious cover being proposed. Per the DPM, the required volume is lower for redeveloped sites than entirely new development.

The Rational Method was used to check existing storm drain capacity. A grate inlet capacity chart was used to check existing inlet capacity and corresponding ponding depth.

Downstream Capacity

Historically, the point of discharge onsite is an existing catch basin and is conveyed through an existing 36" storm line in Wyoming Blvd NE. The point of discharge will not be changed with the proposed development, and no additional impervious cover is proposed with this project. No adverse effects are anticipated downstream as a result of this development.

DEVELOPED CONDITIONS

ONSITE

Proposed improvements consist of a new 3,443 SF building with drive thru, hardscaped patio, and associated improvements. The proposed site will maintain the historic drainage patterns, utilizing surface conveyances from north to southwest towards Wyoming Blvd NE. Runoff will be captured in the existing catch basin on the west side of the site and conveyed through the existing 36" storm line into Wyoming BLVD NE. See **Appendix A and C** for existing 36" pipe outfall location.

OFFSITE

The proposed development includes offsite work to modify traffic patterns to accommodate a new drive-thru and to connect to existing infrastructure. The proposed curb at the northeast corner of the site will generate minimal additional flow contributing to the existing catch basin at the northern side of the site.

CALCULATIONS

The peak discharge generated by the site was determined in existing and post development conditions using the rational method. The site is located in precipitation zone 3 and a 100-year, 12-minute storm was used to determine the peak discharge from the site see **Table 1 - Existing vs Post Development Peak Discharge** for calculations. The existing western inlet and 36" pipe onsite have been sized to contain the 100-year storm event based on the Peak Discharge Rate found in the City of Albuquerque's Development Process Manual Chapter 6 (*Drainage, Flood Control, and Erosion Control*), Part 6-3(A) (*Procedure for 40 Acre and Smaller Basins*).

TABLE 1 – EXISTING VS POST DEVELOPMENT PEAK DISCHARGE

Existing Peak Discharge						
Land Condition	Land Treatment	Area [A]		Intensity [I]	Coefficient [C]	Peak Discharge [Q]
		SF	Acre	in/hr	CSF/Acre	CFS
Pavement/Building (D)	98	39,197	0.90	4.96	0.91	4.06
Landscape (A)	77	4,558	0.10	4.96	0.37	0.19
		43,755	1.00			4.25
Post-Development Peak Discharge						
Land Condition	Land Treatment	Area [A]		Intensity [I]	Coefficient [C]	Peak Discharge [Q]
		SF	Acre	in/hr	CSF/Acre	CFS
Pavement/Building (D)	98	38,543	0.88	4.96	0.91	3.99
Landscape (A)	77	5,212	0.12	4.96	0.37	0.22
		43,755	1.00			4.21

In addition to matching or lowering peak discharge from the site, stormwater quality is also required. Because this site is a redevelopment and significant impervious cover is present in existing conditions, the calculations for required SWQV are as follows:

$$SWQV (ac - ft) = \frac{A_{impervious} (ac) \times 0.26 (in)}{12 (in/ft)}$$

With the proposed 0.88 acres of impervious cover being proposed, the total SWQV that must be accommodated is 0.02 ac-ft or 831 cubic feet.

The proposed development will decrease the amount of impervious cover when compared to the existing conditions and will thus decrease the peak discharge generated by the site.

Refer to **Appendix B** for all calculations.

CONCLUSION

The proposed development will maintain the historic drainage patterns, point of discharge, and stormwater storage volume. The proposed development will decrease the amount of impervious cover when compared to the existing conditions and will thus decrease the peak discharge generated by the site. The site will continue to drain southwest towards Wyoming Blvd NE. Any offsite flows entering the eastern parking lot via curb cuts will continue to do so. No adverse effects are anticipated downstream as a result of this development.

REFERENCES

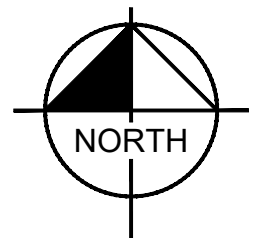
1. City of Albuquerque "Development Process Manual" (DPM) dated June 2020.

APPENDIX A: MAPS

VICINITY MAP



Vicinity Map
NTS



APPENDIX B: CALCULATIONS

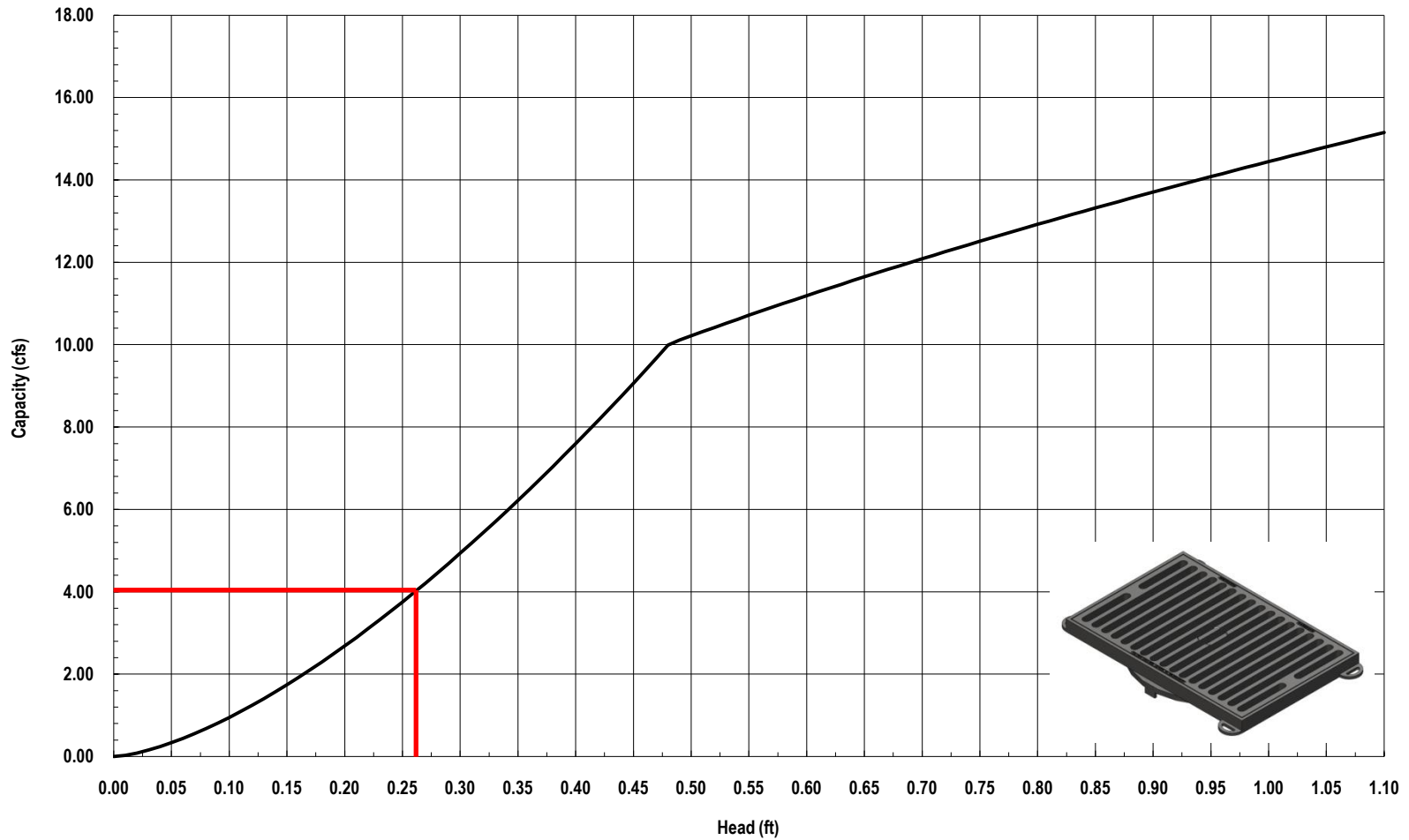
EXISTING PIPE CAPACITY

Ex. 36" Pipe Capacity

Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (in)	Diameter (in)	Discharge (cfs)	Hydraulic Radius (in)	Velocity (ft/s)	Velocity Head (ft)
Manning Formula	0.024	0.004	10.3	36.0	4.06	5.9	2.44	0.09
Maximum Discharge (cfs)	Discharge Full (cfs)							
24.58	22.85							

EXISTING INLET CAPACITY

Nyloplast 2' x 3' Road & Highway Grate Inlet Capacity Chart



Nyloplast[®]

3130 Verona Avenue • Buford, GA 30518
(866) 888-8479 / (770) 932-2443 • Fax: (770) 932-2490
© Nyloplast Inlet Capacity Charts June 2012

APPENDIX C: RELEVANT DOCUMENTS

GRADING PLAN



CIVIL CONSTRUCTION PLANS FOR



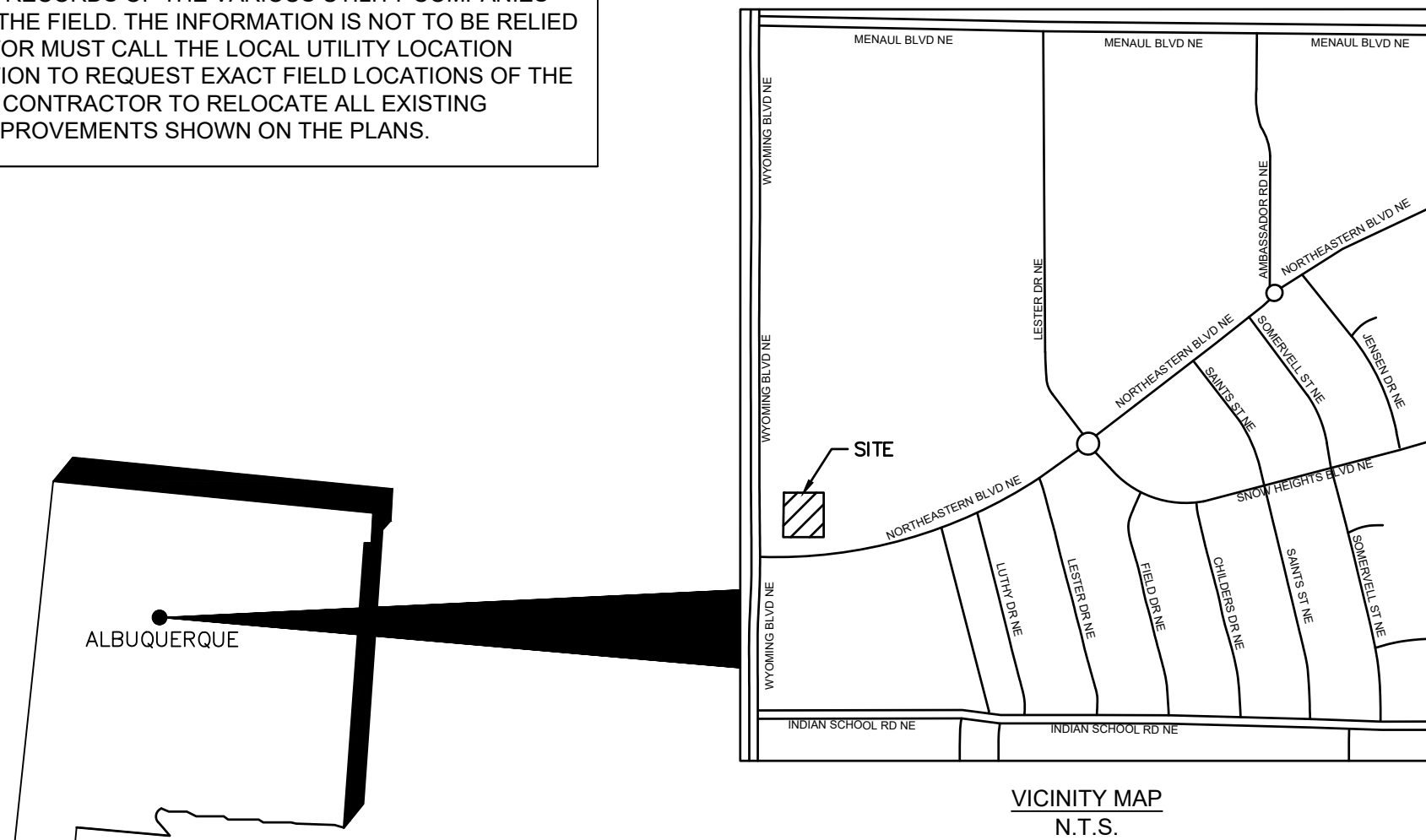
RESTAURANT # C0705
2004 WYOMING BLVD NE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO 87112

GOVERNMENT/UTILITY CONTACTS

FIRE DEPARTMENT	ALBUQUERQUE FIRE RESCUE STATION 13 4901 PROSPECT AVE. NE ALBUQUERQUE, NM 87110 (505) 888-8178
UTILITIES DEPARTMENT	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY 1441 MISSION AVE. NE ALBUQUERQUE, NM 87113 (505) 842-9287
STORM DEPARTMENT	CITY OF ALBUQUERQUE 2400 BROADWAY BLVD. SE ALBUQUERQUE, NM 87102 (505) 768-3830
INSPECTIONS	CITY OF ALBUQUERQUE 2400 BROADWAY BLVD. SE ALBUQUERQUE, NM 87102 (505) 768-3830
ENVIRONMENTAL AGENCY	CITY OF ALBUQUERQUE 2400 BROADWAY BLVD. SE ALBUQUERQUE, NM 87102 (505) 768-3830
ELECTRIC COMPANY	PUBLIC SERVICE COMPANY OF NEW MEXICO 414 SILVER AVE. SW ALBUQUERQUE, NM 87158 (888) 245-3659
GAS COMPANY	NEW MEXICO GAS COMPANY 4625 EDITH BLVD. NE ALBUQUERQUE, NM 87107 (505) 697-3335
TELEPHONE COMPANY	CLOUD BASED PHONE SYSTEM ALBUQUERQUE 4300 SAN MATEO BLVD. NE #983 ALBUQUERQUE, NM 87110 (505) 412-4800
INTERNET COMPANY	LOBO INTERNET SERVICES, LTD. 2419 SAN PEDRO DR. NE ALBUQUERQUE, NM 87110 (505) 830-1012

CAUTION: NOTICE TO CONTRACTOR

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



SITE LOCATION MAP
(NOT TO SCALE)

NOTES:

1. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22" X 34" SHEET.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	ALTA SURVEY
C1.2	ALTA SURVEY
C2.0	GENERAL NOTES
C2.1	GENERAL AND CITY NOTES
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	DEMOLITION PLAN
C4.1	DEMOLITION PLAN
C5.0	SITE KEYNOTE PLAN
C5.1	DIMENSION CONTROL PLAN
C5.2	STRIPING AND SIGNAGE PLAN
C6.0	GRADING PLAN
C7.0	UTILITY PLAN
C8.0	CONSTRUCTION DETAILS
C9.0	CITY CONSTRUCTION DETAILS

ENGINEER
Kimley»Horn

13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, Texas 75240
PH. (972)-770-1300
CONTACT: LAUREN NUFFER, P.E.
LAUREN.NUFFER@KIMLEY-HORN.COM

OWNER/DEVELOPER



RAISING CANES RESTAURANT, LLC
6800 BISHOP ROAD
PLANO, TX 75024
(P) 469-644-3198
CONTACT: PATRICIA HILL
PATRICIA.HILL@ME.COM

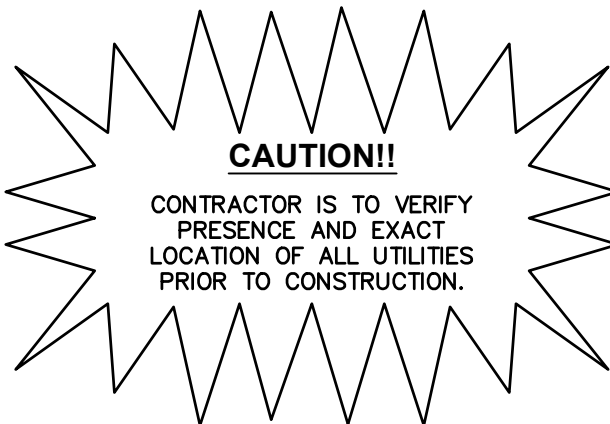
ARCHITECT



Architectural
Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: EVERETT FIELDS
(469) 619-1164
E.FIELDS@PMDGINC.COM



Know what's below.
Call before you dig.



SEPTEMBER 2021



Know what's below.
Call before you dig.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
2004 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

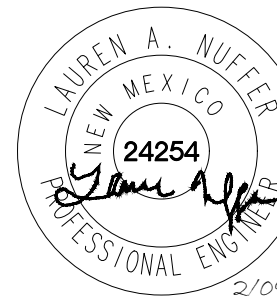
Engineer's Information:

Kimley»Horn

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AND ASSOCIATES, INC.

13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, TX 75240
CONTACT: LAUREN NUFFER, P.E.
(972) 770-1300
LAUREN.NUFFER@KIMLEY-HORN.COM
LIZ WILLMOT, P.E.
LIZ.WILLMOT@KIMLEY-HORN.COM

Professional of Record:



Prototype : P4E-V- AV 2021 - 1.0 RELEASE

Prototype Issue Date: 05.07.2021

Kitchen Issue Date: --

Design Bulletin Updates: --

Date Issued: -- Bulletin Number: --

PERMIT SET

REVISIONS:

	09/02/2021	80% REVIEW SET
	09/16/2021	1ST BLDG SUBMITTAL
1		
2		
3		
4		
5		
6		
7		
8		
9		

Sheet Title:

COVER SHEET

Date: 02.09.2022

Project Number: 069313444

Drawn By: JH/LW

Sheet Number:

C1.0



Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR	=	83
HANDICAPPED	=	2
TOTAL	=	85

Notes Corresponding to Schedule B-II

TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2010149, DATED NOVEMBER 16, 2020

- | SCH. B-II
ITEM
NO. | DESCRIPTION |
|--------------------------|---|
| 9. | RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO JAMES DENNIS, FILED JANUARY 28, 1927, RECORDED IN BOOK 97, PAGE 253, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 10. | COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DOCUMENT ENTITLED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FILED OCTOBER 25, 1985, IN BOOK MISC. 284A, PAGE 494, AS DOCUMENT NO. 85-89923; PARTIAL RELEASE AND TERMINATION OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, FILED JULY 9, 1996, IN BOOK 96-18, PAGE 9413, AS DOCUMENT NO. 96076225, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 11. | DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, WYOMING MALL, DATED MARCH 31, 2009, BY AND BETWEEN WEINGARTEN/INVESTMENTS, INC., A TEXAS CORPORATION, AND COLE WM ALBUQUERQUE NM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 1, 2009, AS DOCUMENT NO. 2009034905, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, WYOMING MALL, DATED MAY 20, 2009, BY AND BETWEEN WEINGARTEN/INVESTMENTS, INC., A TEXAS CORPORATION, AND COLE WM ALBUQUERQUE NM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JULY 10, 2009, AS DOCUMENT NO. 2009077417, RATIFICATION, CONFIRMATION AND ACKNOWLEDGMENT DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS WYOMING MALL FILED AUGUST 22, 2013 AS DOCUMENT NO. 2013094695, RECORDS OF BERNALILLO COUNTY, NEW MEXICO; AND THAT CERTAIN RATIFICATION, CONFIRMATION AND ACKNOWLEDGMENT -- DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS -- WYOMING MALL, EXECUTED BY WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST, AND WEINGARTEN/INVESTMENTS, INC., A TEXAS CORPORATION, WHICH INSTRUMENT IS BEING RECORDED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, CONCURRENTLY HERewith. |
| 12. | EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("EOR") DATED FEBRUARY 18, 2007, BETWEEN WAL-MART STORES EAST, LIMITED PARTNERSHIP AND WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST, FILED MARCH 2, 2007, IN BOOK A133, PAGE 4237, AS DOCUMENT NO. 2007034300, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 13. | EASEMENTS, COVENANTS AND OTHER MATTERS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION FILED JULY 12, 1978, IN PLAT BOOK DB, PAGE 168, AS AMENDED OCTOBER 18, 1978, IN PLAT BOOK DB, PAGE 11, RECORDS OF BERNALILLO COUNTY, NEW MEXICO; AND ON THE RECORDED MAP OF SAID SUBDIVISION FILED APRIL 2, 2007, IN PLAT BOOK 2007C, PAGE 80, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 14. | RESERVATION OF EASEMENTS FOR PUBLIC UTILITIES, WHETHER MUNICIPALLY OR PRIVATELY OWNED, WITHIN THE VACATED PORTIONS OF NORTHEASTERN BLVD. NE AND WYOMING BLVD. NE AS DISCLOSED IN VACATING ORDINANCES NO. 2558 AND NO. 1197 RECORDED AUGUST 24, 1964, IN BOOK MISC. 48, PAGE 260 AND RECORDED FEBRUARY 18, 1957, IN BOOK 0377, PAGE 289, AS DOCUMENT NO. 21104, AND AS SHOWN ON THE RECORDED PLAT, RECORDED IN BOOK DB, PAGE 11, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 15. | PERMANENT EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF A PUBLIC SIDEWALK, PARCEL 5-A, WYOMING MALL, BETWEEN WEINGARTEN REALTY INVESTORS AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, FILED JULY 6, 2007, AS DOCUMENT NO. 2007097669, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 16. | PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC) DATED JULY 16, 2007, BY AND BETWEEN WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST, AND PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, FILED JULY 27, 2007, AS DOCUMENT NO. 2007109309, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 17. | PERMANENT EASEMENT PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT DATED NOVEMBER 9, 2007, BY AND BETWEEN WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST AND PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF A PUBLIC ROADWAY, PARCEL 4-A, WYOMING MALL, BETWEEN WEINGARTEN REALTY INVESTORS AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, FILED FEBRUARY 28, 2008, AS DOCUMENT NO. 2008022487, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 18. | LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN BELDOMFIA PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (LANDLORD) AND ARG ENTERPRISES INC., A CALIFORNIA CORPORATION (TENANT) RECORDED SEPTEMBER 12, 2007 AS DOCUMENT NO. 2007131156, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 19. | ASSIGNMENT OF RIGHTS UNDER PROPERTY AGREEMENT FROM WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST, JOINED TO THE EXTENT OF ITS INTEREST BY WEINGARTEN/INVESTMENTS, INC., A TEXAS CORPORATION TO WFC WYOMING NM LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AUGUST 22, 2013 AS DOCUMENT NO. 2013094697, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 20. | RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS. |

Key Note Legend

- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- △ DOES NOT AFFECT SUBJECT PROPERTY

Notes

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED
- ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "14_H20", PUBLISHED ELEVATION (FEET) = 5415.798
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.

Statement of Encroachments

- (A) APPARENT ENCROACHMENT OF RETAINING WALL ONTO UNDERGROUND UTILITY EASEMENT
- (B) APPARENT ENCROACHMENT OF FIRE HYDRANT ONTO SUBJECT PROPERTY

ALTA/NSPS Land Title Survey

A Portion of Parcel 5-A

Wyoming Mall

Albuquerque, Bernalillo County, New Mexico
March 2021

Legal Description

A LEASE SITE LYING AND SITUATE WITHIN SECTION 8, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF PARCEL 5-A, WYOMING MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 2, 2007, IN MAP BOOK 2007C, PAGE 80, SAID LEASE SITE BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS,

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED LEASE SITE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO A.G.R.S. MONUMENT "14_H20" BEARS N 301°3'01" E, A DISTANCE OF 2036.60 FEET;

THENCE FROM SAID POINT OF BEGINNING, N 89°51'54" W, A DISTANCE OF 247.22 FEET TO THE SOUTHWEST CORNER OF DESCRIBED LEASE SITE, LYING ON THE EAST RIGHT OF WAY LINE OF WYOMING BOULEVARD, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°51'57" E, A DISTANCE OF 117.58 FEET TO AN ANGLE POINT, MARKED BY A SET CHISELED "X";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°08'06" E, A DISTANCE OF 84.18 FEET TO THE NORTHWEST CORNER OF DESCRIBED LEASE SITE, MARKED BY A FOUND PK NAIL WITH WASHER "PS 14269";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°51'54" E, A DISTANCE OF 136.27 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE S 68°28'18" E, A DISTANCE OF 89.19 FEET TO THE NORTHEAST CORNER OF DESCRIBED LEASE SITE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE S 00°08'06" W, A DISTANCE OF 165.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0045 ACRES (43,755 SQUARE FEET), MORE OR LESS.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY WYOMING BOULEVARD, N.E. AND NORTHEASTERN BOULEVARD, N.E. THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

TO WFC WYOMING NM LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11, 13(B), 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 22, 2021.

DATE OF PLAT OR MAP: MARCH 12, 2021

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR BOUNDARY SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

TOPOGRAPHY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON SITE HORIZONTAL/VERTICAL CALIBRATION UTILIZING AGRS MONUMENTS. ELEVATIONS BASED ON AGRS MONUMENT "14_H20" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION



Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0356H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID GROUND COORDINATES: GRID	TYPE: STANDARD	LAND GRANT N/A		PROPERTY OWNER WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT		SUBDIVISION NAME WYOMING MALL		CREW/TECH: MT/ML	DATE OF SURVEY 02/19-22/2021
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 01°00'00.00" YES	SECTION 8	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	ADDRESS 2004 WYOMING BLVD, N.E.		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		DISTANCE ANNOTATION: GROUND	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 10200590170813101			PSI JOB NO. 216009ALT	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000348716 GROUND TO GRID: 0.999651406		BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: YES					



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

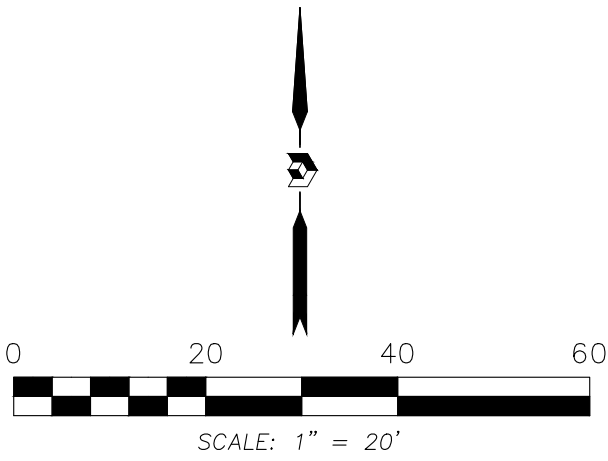
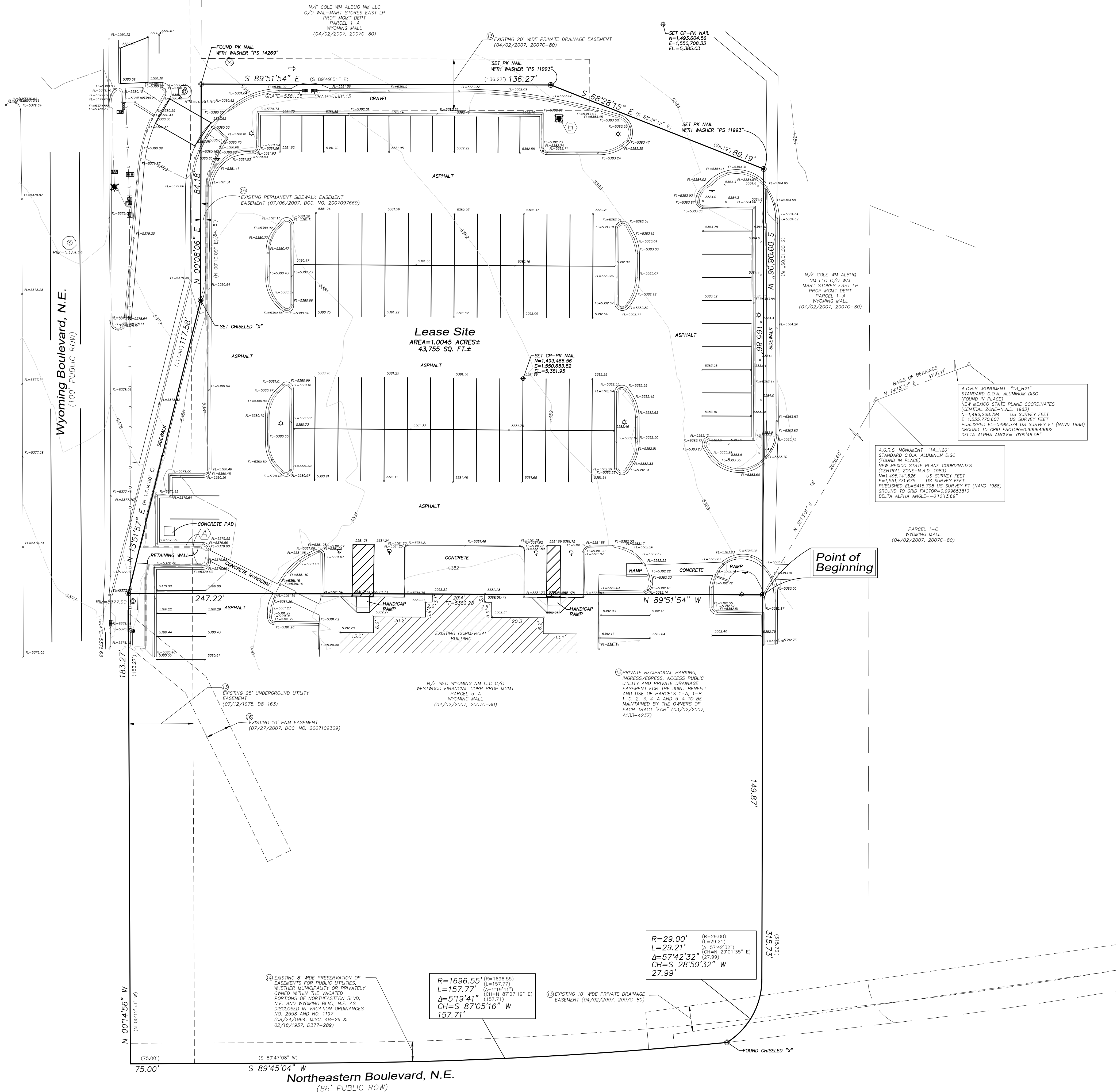
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ALTA/NSPS Land Title Survey

A Portion of Parcel 5-A
Wyoming Mall

Albuquerque, Bernalillo County, New Mexico
March 2021



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DESIGNATES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
⊕	CENTRAL POINT SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
●	SERVICE/DROP POLE AS DESIGNATED
⦿	UTILITY POLE
⦿	ANCHOR POLE
⦿	LIGHT POLE
⦿	ELECTRIC BOX
⦿	ELECTRIC METER
⦿	TRAFFIC SIGNAL BOX
⦿	TRAFFIC LIGHT
⦿	UNKNOWN PEDESTAL
⦿	WATER VALVE
⦿	FIRE HYDRANT
⦿	SANITARY SEWER MANHOLE
⦿	STORM SEWER MANHOLE
⦿	SIGN
⦿	CURB INLET
⦿	HANDICAP PARKING SPACE
⦿	CURB AND GUTTER
—	OVERHEAD UTILITY LINE

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION							
STATE PLANE ZONE:		GRID		TYPE:		LAND GRANT		PROPERTY OWNER							
NM-C		STANDARD				N/A		WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT							
HORIZONTAL DATUM:		ROTATION ANGLE:		MATCHES DRAWING UNITS		SECTION 8		TOWNSHIP 10 NORTH		RANGE 4 EAST		MERIDIAN NMMP		SUBDIVISION NAME WYOMING MALL	
NAD83		0° 00' 00.00"		YES											
VERTICAL DATUM:		BASE POINT FOR SCALING AND/OR ROTATION:													
NAVD88		N = 0													
CONTROL USED:		E = 0													
ALBUQUERQUE GEODETIC REFERENCE SYSTEM															
COMBINED SCALE FACTOR:		DISTANCE ANNOTATION:													
GRID TO GROUND: 1.000348716		GROUND													
GROUND TO GRID: 0.999651406		BEARING ANNOTATION:													
		GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: YES									



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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PROJECT INFORMATION	
CREW/TECH: MT/ML	DATE OF SURVEY: 02/19-22/2021
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 216009ALT	SHEET NUMBER 2 OF 2

KIMLEY HORN GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN THE VICINITY OF EXISTING UTILITIES. THE BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS. COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTORS BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC...) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING(S) SHOWN ON THESE PLANS WAS PROVIDED TO KIMLEY HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE

KIMLEY HORN GENERAL NOTES (CONTINUED):

1. BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC...) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH ROP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHAL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
57. UTILITIES INCLUDING GAS, SEWER, WATER, ELECTRICITY, TELEPHONE AND OTHER CABLES) SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY OF DALLAS CODES.
58. MAKING EXCAVATIONS AS DEFINED BY CHAPTER 6, ARTICLE 5 SECTION 6-5-2.2 OF THE 2005 STREET, EXCAVATION AND BARRICADE ORDINANCE ARE REQUIRED TO COMPLY WITH ALL PROVISIONS THEREOF.

KIMLEY HORN GENERAL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
3. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPs), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
5. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
6. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
7. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
8. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
9. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
10. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMPs TO CONTROL DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPs FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.

KIMLEY HORN GENERAL EROSION CONTROL NOTES (CONTINUED):

11. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
12. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPs, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
13. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
14. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
15. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
16. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
17. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
18. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
19. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
20. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
21. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
22. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
23. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREGDED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

KIMLEY HORN GENERAL STORM WATER DISCHARGE AUTHORIZATION NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE NMED GENERAL PERMIT TO DISCHARGE UNDER THE NEW MEXICO POLLUTANT DISCHARGE ELIMINATION SYSTEM.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES. A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOI SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

KIMLEY HORN GENERAL DEMOLITION NOTES:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC., TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
 - a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
 - b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
 - c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER,
 - d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

KIMLEY HORN GENERAL GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE THICKNESS OF EARTHWORK AT THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK CONSTRUCTION.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS OTHERWISE NOTED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. IF A TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE, EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.



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ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

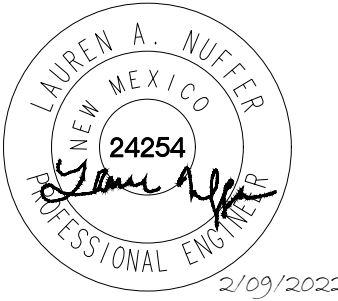
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Sheet Title:

GENERAL NOTES

Date: 02.09.2022

Project Number: 06931444

Drawn By: JHL/W

Sheet Number:

C2.0



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Sheet Title:

GENERAL AND CITY NOTES

Date: 02.09.2022

Project Number: 069313444

Drawn By: JHL/W

Sheet Number:

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KIMLEY HORN GENERAL PAVING NOTES:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

KIMLEY HORN GENERAL STORM DRAINAGE NOTES:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.

KIMLEY HORN GENERAL STORM DRAINAGE NOTES (CONTINUED):

13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.
26. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
27. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
28. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
29. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
30. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
31. WHERE COVER EXCEEDS 20 FEET OR IS LESS THAN 2 FEET, CLASS IV RCP SHALL BE USED.
32. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
33. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
34. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
35. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
36. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
37. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
38. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

KIMLEY HORN GENERAL WATER AND WASTEWATER NOTES:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

KIMLEY HORN GENERAL WATER AND WASTEWATER NOTES (CONTINUED):

17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. TRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
 - a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
 - b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE" OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	STREET CENTERLINE
---	EXISTING EASEMENT
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING ELECTRICAL LINE
---	EXISTING OVERHEAD POWER
---	EXISTING GAS LINE
---	EXISTING STORM DRAIN
---	EXISTING CURB
---	PROPOSED EASEMENT
---	PROPOSED WATER MAIN
---	PROPOSED SEWER MAIN
---	PROPOSED FIRE LINE
---	PROPOSED ELECTRICAL LINE
---	PROPOSED GAS LINE
---	PROPOSED STORM DRAIN
---	PROPOSED CONCRETE CURB
---	SILT FENCE
---	EXISTING SEWER MANHOLE
---	EXISTING FIRE HYDRANT
---	PROPOSED FDC
---	PROPOSED STORM INLET
---	PROPOSED PARKING COUNT
---	PROPOSED STORM DRAIN MANHOLE
---	ACCESSIBLE PARKING SYMBOL
---	EXISTING STREET LIGHT
---	PROPOSED HIGH POINT
---	PROPOSED GRADE BREAK
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED FLOW ARROW WITH SLOPE
---	PROPOSED SPOT ELEVATION

GEOTECHNICAL REPORT NO. 66215082

TERRACON CONSULTANTS, INC.
ALBUQUERQUE, NM
MAY 12, 2021



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-785-3100 Fax: 972-785-3101

Store:
2004 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

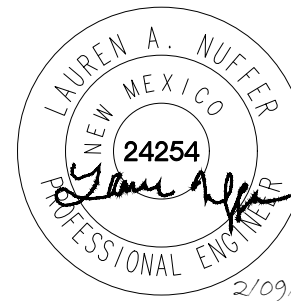
Engineer's Information:

Kimley»Horn

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AND ASSOCIATES, INC.

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Professional of Record:



Prototype : P4E-V- AV 2021 - 1.0 RELEASE

Prototype Issue Date: 05.07.2021

Kitchen Issue Date: --

Design Bulletin Updates: --

Date Issued: Bulletin Number: --

PERMIT SET

REVISIONS:

	09/02/2021	80% REVIEW SET
	09/16/2021	1ST BLDG SUBMITTAL

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2		
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4		
5		
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7		
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9		

Sheet Title:

EROSION CONTROL PLAN

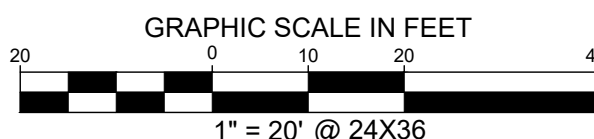
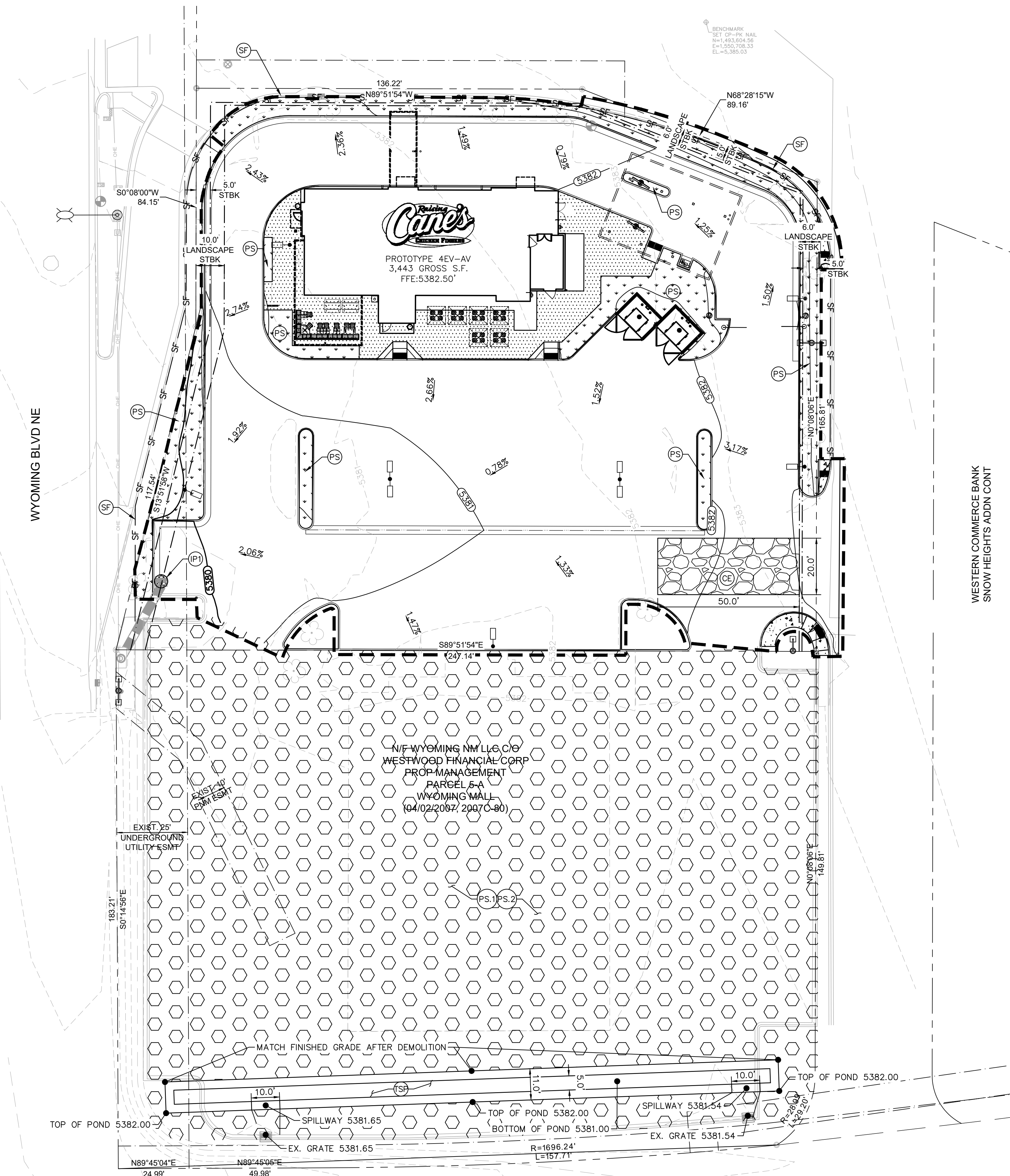
Date: 02.09.2022

Project Number: 069313444

Drawn By: JH/LW

Sheet Number:

C3.0



LEGEND

---	PROPERTY LINE
- - - -	EXISTING CONTOUR
15	PROPOSED CONTOUR
1.00%	PROPOSED LIMITS OF DISTURBANCE
SF	DIRECTION OF OVERLAND FLOW W/ GRADE
SF	SILT FENCE
CE	CONSTRUCTION EXIT
PS	PERMANENT STABILIZATION
PS.1	PROPOSED ROCK. CONTRACTOR TO INSTALL PS.1 OR PS.2. TO BE APPROVED BY OWNER.
PS.2	PROPOSED SEEDING WITH TEMPORARY IRRIGATION PER ABO CITY SPEC. 1012.2.2.3. CONTRACTOR TO INSTALL PS.1 OR PS.2. TO BE APPROVED BY OWNER.
PI	PROPOSED GRATE INLET PROTECTION. SEE DETAIL SHEET.
SP	TEMPORARY SILT POND TOTAL DEPTH ±1'; SILT COLLECTION DEPTH ±05' SIDE SLOPE = 3:1

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTES ON THE PLANS.
- THE CONTRACTOR SHALL EXERCISE CAUTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.

SITE DATA

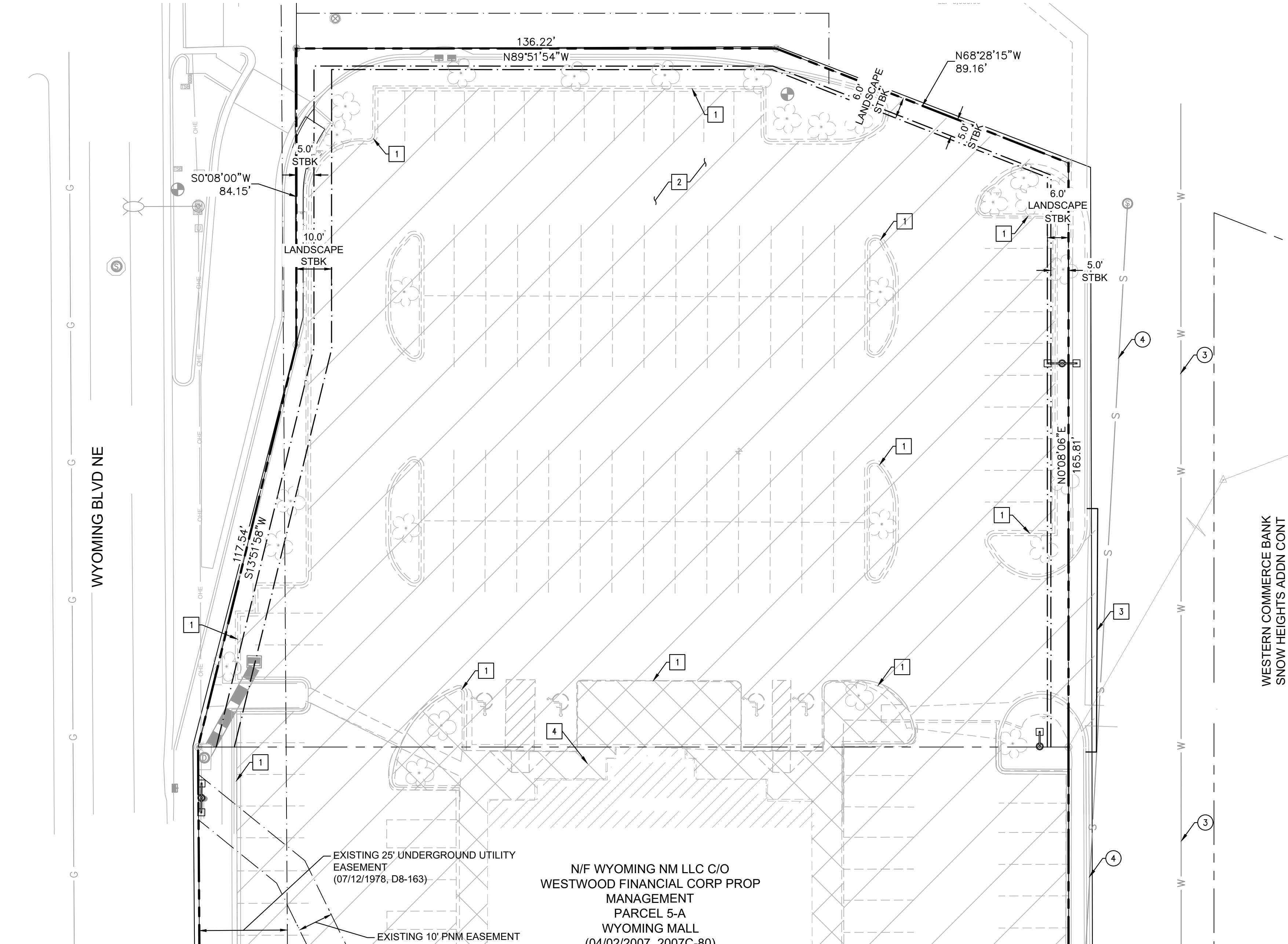
LOT AREA	43,755 SF ± 1.00 AC
TOTAL DISTURBED AREA	42,925 SF ± 0.99 AC
PRE-DEVELOPMENT RUNOFF COEFFICIENT	0.91
POST-DEVELOPMENT RUNOFF COEFFICIENT	0.91



Know what's below.
Call before you dig.

CAUTION!!

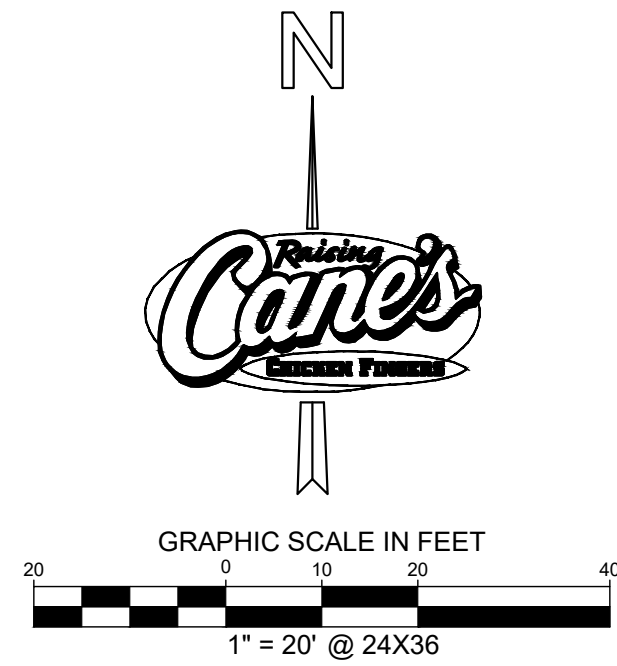
CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



DEMOLITION NOTES

1. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED TO CONTROL SEDIMENT FROM LEAVING THE SITE PRIOR TO COMMENCING DEMOLITION WORK ON SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER.
9. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
10. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING BUILDINGS TO REMAIN AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION.

- CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
 13. CONCRETE/ASPHALT/BRICK, ETC. CAN BE CRUSHED (ON SITE OR OFFSITE) AND REUSED AS BASE MATERIAL FOR FUTURE PAVING AND BUILDING AREAS AS LONG AS IT MEETS REQUIRED GRADATION PER PLANS, CITY/CTCOG REQUIREMENTS AND GEOTECH REPORT.
 14. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
 15. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN FOR THE LOCATION OF THE TREES THAT ARE ALLOWED TO REMAIN/TO BE REMOVED ONCE A TREE REMOVAL PERMIT IS OBTAINED BY THE CONTRACTOR.
 16. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
 17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
 18. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
 19. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRAFFIC CONTROL PLAN AND THE INSTALLATION OF TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
 20. ALL DEMOLITION WORK OR CONSTRUCTION VEHICLE TRAFFIC WITHIN 10 FEET OF THE CANOPY OF ANY TREE TO BE SAVED SHALL CLOSELY COORDINATED WITH TREE PRESERVATION ACTIVITIES.
 21. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
 22. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL



DEMOLITION LEGEND

- PROPERTY LINE
- [Hatched Box] REMOVE EXISTING CONCRETE
- [Diagonal Line Box] REMOVE EXISTING ASPHALT PAVEMENT
- - - - - PROPOSED FULL DEPTH SAWCUT
- - - - - EXISTING CURB TO BE REMOVED
- EXISTING CURB TO REMAIN

DEMOLITION LEGEND

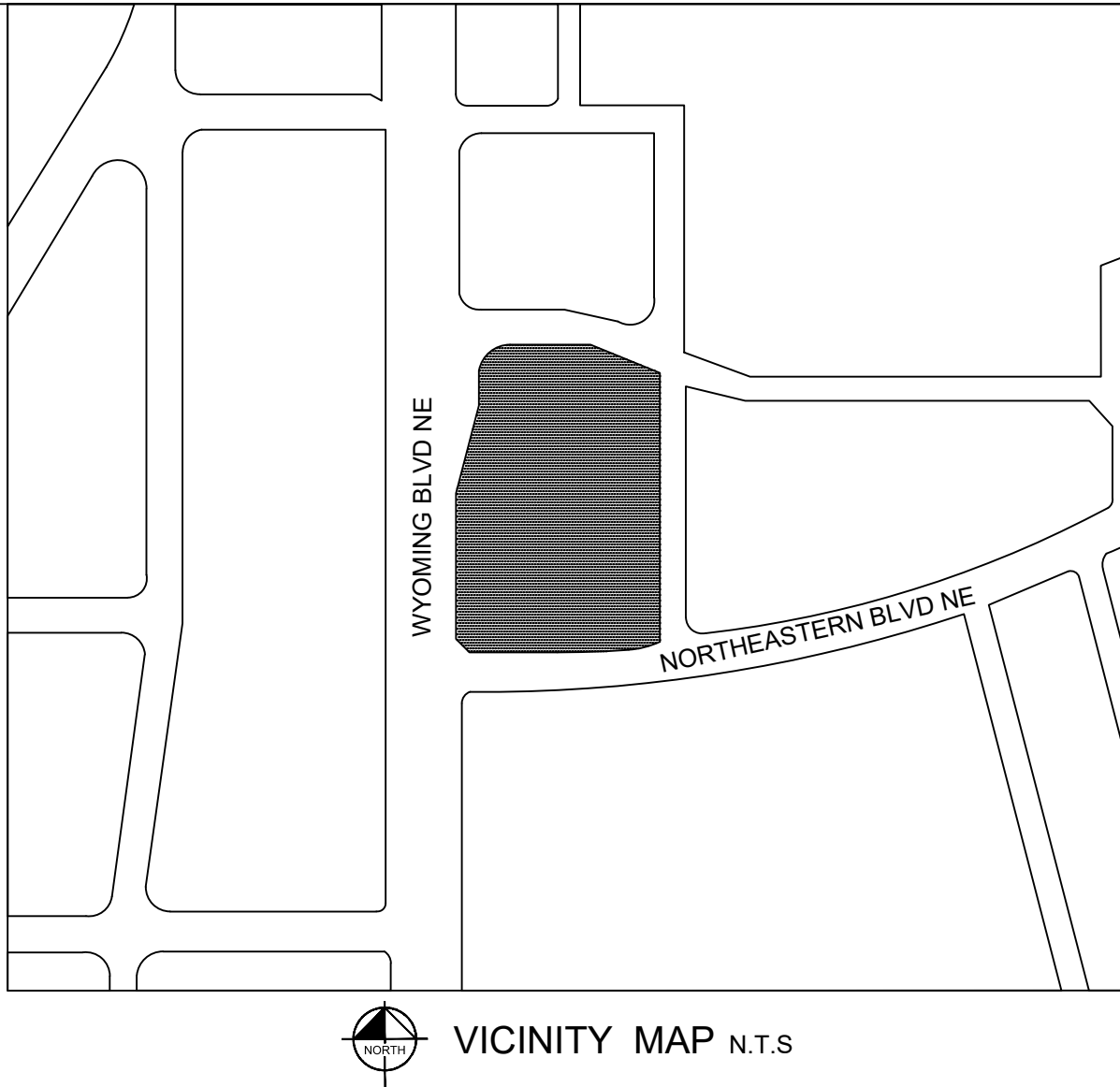
- 1 REMOVE EXISTING CURB.
- 2 REMOVE EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE COURSE.
- 3 SAWCUT EXISTING PAVEMENT LENGTH PER PLAN.
- 4 REMOVE EXISTING CONCRETE SIDEWALK AND AGGREGATE BASE COURSE.
- 5 REMOVE EXISTING BUILDING.

PROTECTION NOTES

- 1 PROTECT IN PLACE EXISTING CURB.
- 2 PROTECT IN PLACE EXISTING VEGETATION.
- 3 PROTECT IN PLACE EXISTING WATER LINE.
- 4 PROTECT IN PLACE EXISTING SEWER LINE.
- 5 PROTECT IN PLACE EXISTING STORM INLETS.



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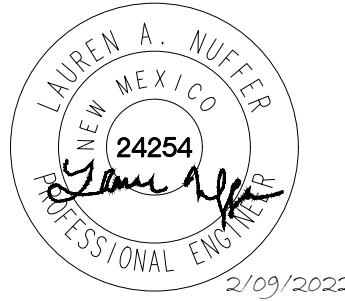
Engineer's Information:

Kimley»Horn

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AND ASSOCIATES, INC.

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	09/02/2021	80% REVIEW SET
	09/16/2021	1ST BLDG SUBMITTAL

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Sheet Title:

DEMOLITION PLAN

Date: 02.09.2022

Project Number: 069313444

Drawn By: JHL/LW

Sheet Number:

C4.0



— — — — — PROPERTY LINE

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- 1 REMOVE EXISTING CURB.
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- 3 SAWCUT EXISTING PAVEMENT LENGTH PER PLAN.
- 4 REMOVE EXISTING CONCRETE SIDEWALK AND AGGREGATE BASE COURSE
- 5 REMOVE EXISTING BUILDING.

- ① PROTECT IN PLACE EXISTING CURB.
- ② PROTECT IN PLACE EXISTING VEGETATION.
- ③ PROTECT IN PLACE EXISTING WATER LINE.
- ④ PROTECT IN PLACE EXISTING SEWER LINE.
- ⑤ PROTECT IN PLACE EXISTING STORM INLETS

1. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED TO CONTROL SEDIMENT FROM LEAVING THE SITE PRIOR TO COMMENCING DEMOLITION WORK ON SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADOS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ONSITE LOCATIONS OF EXISTING UTILITIES.
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- MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

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P4E-V-AV SCHEME A

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DEMOLITION PLAN

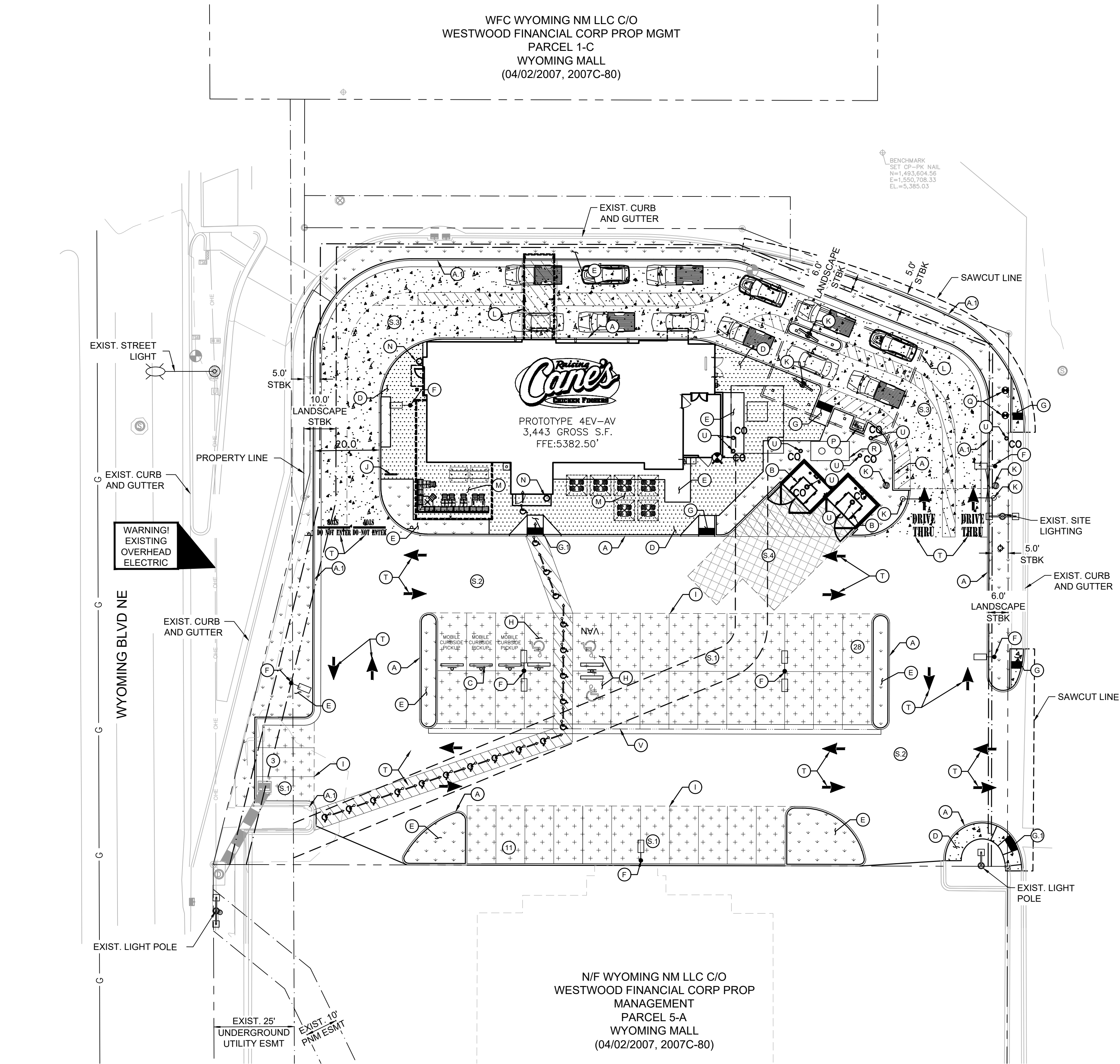
Project Number: 069313444

Drawn By: JH/AM

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



SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC. DATED FEBRUARY 2021.
- ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY OF ALBUQUERQUE STANDARDS.
- PER FEMA MAP NUMBER 35001C0356H DATED AUGUST 16, 2012, THIS SITE IS NOT WITHIN A FLOODPLAIN.
- BUILDING IS FIRE SPRINKLED.

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:
GRID/GROUND COORDINATES:
TYPE:
HORIZONTAL DATUM:
VERTICAL DATUM:
ROTATION ANGLE:
MATCHES DRAWING UNITS:
CONTROL USED:
REFERENCE SYSTEM:
COMBINED SCALE FACTOR:

NM-C
GRID
STANDARD
NAD83
NAVD88
0°00'00.00"
YES
ALBUQUERQUE GEODETIC

GRID TO GROUND: 1.000348716
GROUND TO GRID: 0.999651406
GROUND
GRID
N=0
E=0
±0.00'
YES

DISTANCE ANNOTATION:
BEARING ANNOTATION:
BASE POINT FOR SCALING AND/OR ROTATION:

ELEVATION TRANSLATION:
ELEVATIONS VALID:

LEGEND

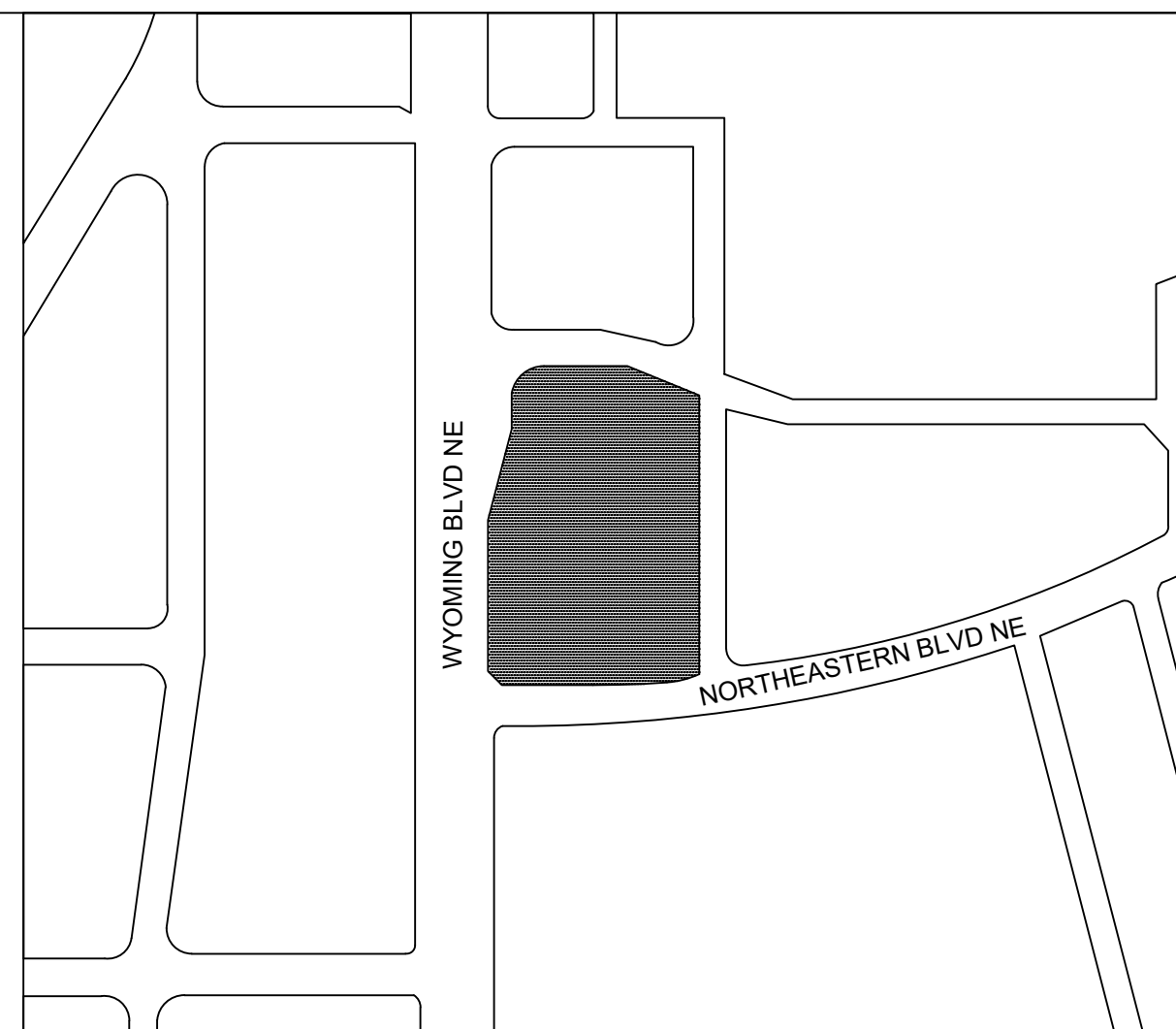
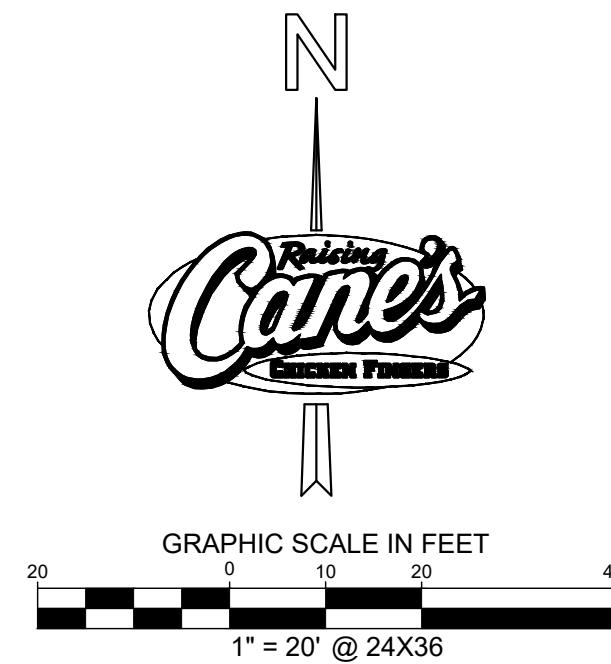
- PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- EASEMENT/SETBACK
--- PROPOSED SAWCUT
--- PROPOSED CONCRETE CURB
--- EXISTING CURB
③ PROPOSED PARKING COUNT
--- PROPOSED LANDSCAPE AREA
--- 3" STANDARD DUTY PAVEMENT
REFERENCE PAVEMENTS DETAILS
--- 4" MEDIUM DUTY PAVEMENT REFERENCE
PAVEMENT DETAILS
--- 6" STANDARD DUTY PAVEMENT REFERENCE
PAVEMENT DETAILS
--- 6" HEAVY DUTY CONCRETE PAVEMENT
REFERENCE PAVEMENT DETAILS
--- ACCESSIBLE ROUTE (LOCATION
PURPOSES ONLY, DO NOT PAINT)

PARKING / SITE DATA

PORTION OF PARCEL 5-A WYOMING MALL	
EXISTING ZONING	MIXED USE (MX-M)
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	43,755 SF / 1.00 AC
BUILDING AREA	3,443 SF
FINISHED FLOOR ELEVATION	5,382.5 FT
IMPERVIOUS AREA	36,985 SF
LOT COVERAGE	84.5%
TOTAL PARKING	REQUIRED 30 SPACES PROVIDED 42 SPACES
ACCESSIBLE	2 SPACES 3 SPACES
PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 8 SPACES / 1,000 SF INDOOR AND 5 SPACES / 1,000 SF OF OUTDOOR SPACE.	

DIMENSION NOTES

- ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



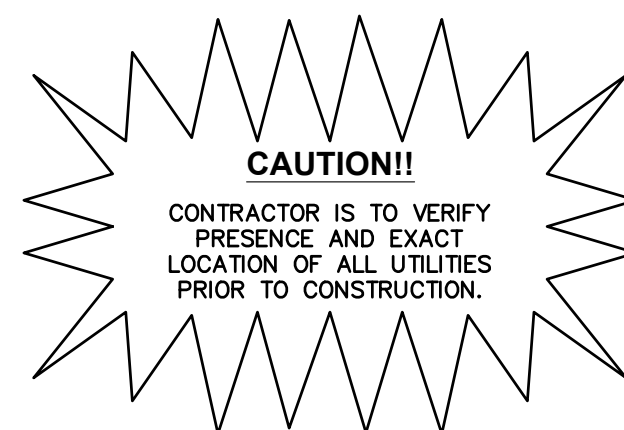
VICINITY MAP N.T.S

KEYNOTE LEGEND

A	CONSTRUCT 6" TYPE 1 PINNED CURB, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C9.0
A.1	STANDARD CURB AND GUTTER, SEE DETAIL ON SHEET C9.0
B	RECYCLING/TRASH DUMPSTER LOCATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY
C	WHEEL STOPS, SEE DETAIL ON SHEET C8.0
D	PRIVATE CONCRETE SIDEWALK, SEE DETAIL ON SHEET C8.0
E	LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
F	SITE LIGHTING, REFER TO LIGHTING PLANS FOR DETAILS
G	BARRIER FREE RAMP, SEE DETAIL ON SHEET C8.0
E.1	SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM
H	ACCESSIBLE PARKING STALL
I	PAVEMENT STRIPING, REFER TO SHEET C5.2
J	BICYCLE RACK PARKING RACK, REFER TO LANDSCAPE PLANS FOR DETAILS
K	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR, REFER TO ARCHITECTURAL PLANS FOR DETAILS
L	CANOPY, REFER TO ARCHITECTURAL PLANS FOR DETAILS
M	PROPOSED PATIO, REFER TO ARCHITECTURAL PLANS FOR SEATING AND SPACING LAYOUT
N	PROPOSED TRASH CAN, REFER TO ARCHITECTURAL SITE DETAILS
O	BOLLARD IN CURB, REFER TO ARCHITECTURAL PLANS FOR DETAILS
P	HAND WASH STATION, REFER TO ARCHITECTURAL PLANS FOR DETAILS
Q	PROPOSED WATER METER/STRUCTURE, REFER TO SHEET C7.0
R	GREASE TRAP, REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS
E.1	3" STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C8.0
E.2	4" MEDIUM DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C8.0
E.3	INTEGRAL COLORED 860 GRAPHITE (IRON OXIDE) 6" STANDARD DUTY CONCRETE PAVEMENT AT DRIVE-THRU, SEE DETAIL ON SHEET C8.0
E.4	6" HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C8.0
T	DIRECTIONAL PAVEMENT MARKING, REFER TO SHEET C5.2
U	ADJUST SEWER CLEANOUT TO GRADE
V	CONSTRUCT CONCRETE VALLEY GUTTER, REFER TO CITY OF ALBUQUERQUE CONSTRUCTION DETAILS ON SHEET C9.0



Know what's below.
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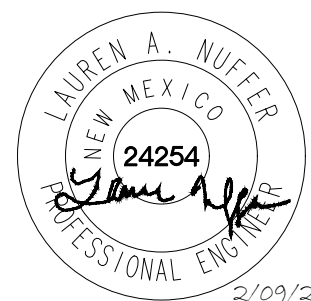
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P4E-V-AV SCHEME A

Engineer's Information:

Kimley»Horn

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Sheet Title:

SITE KEYNOTE PLAN

Date: 02.09.2022

Project Number: 069313444

Drawn By: JH/LW

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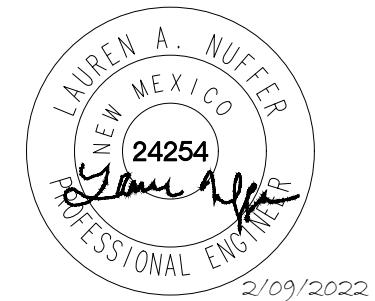
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Sheet Title:

**DIMENSION
CONTROL PLAN**

Date: 02.09.2022

Project Number: 069313444

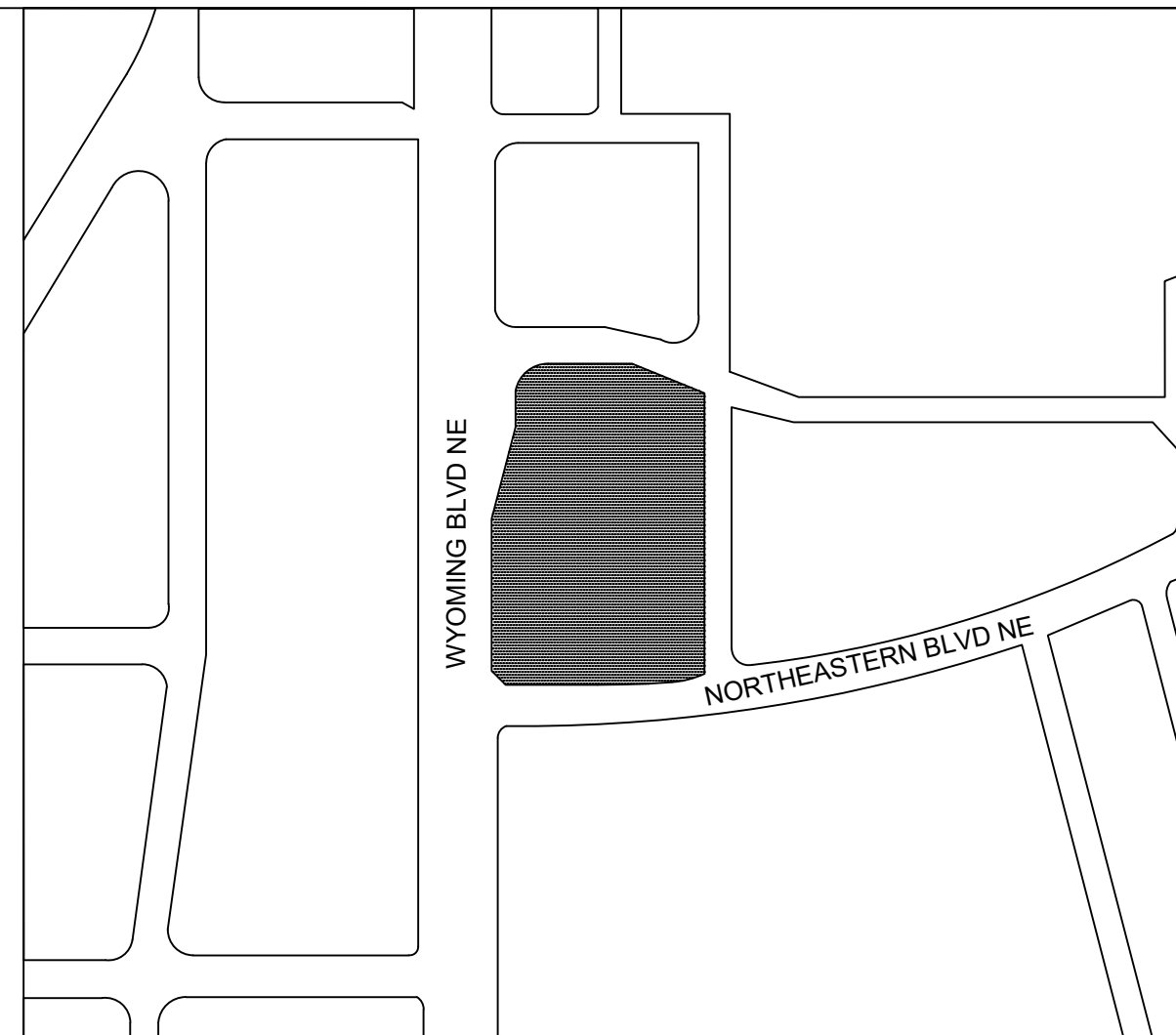
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Sheet Number:

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GRAPHIC SCALE IN FEET
1" = 20' @ 24X36



VICINITY MAP N.T.S

LEGEND

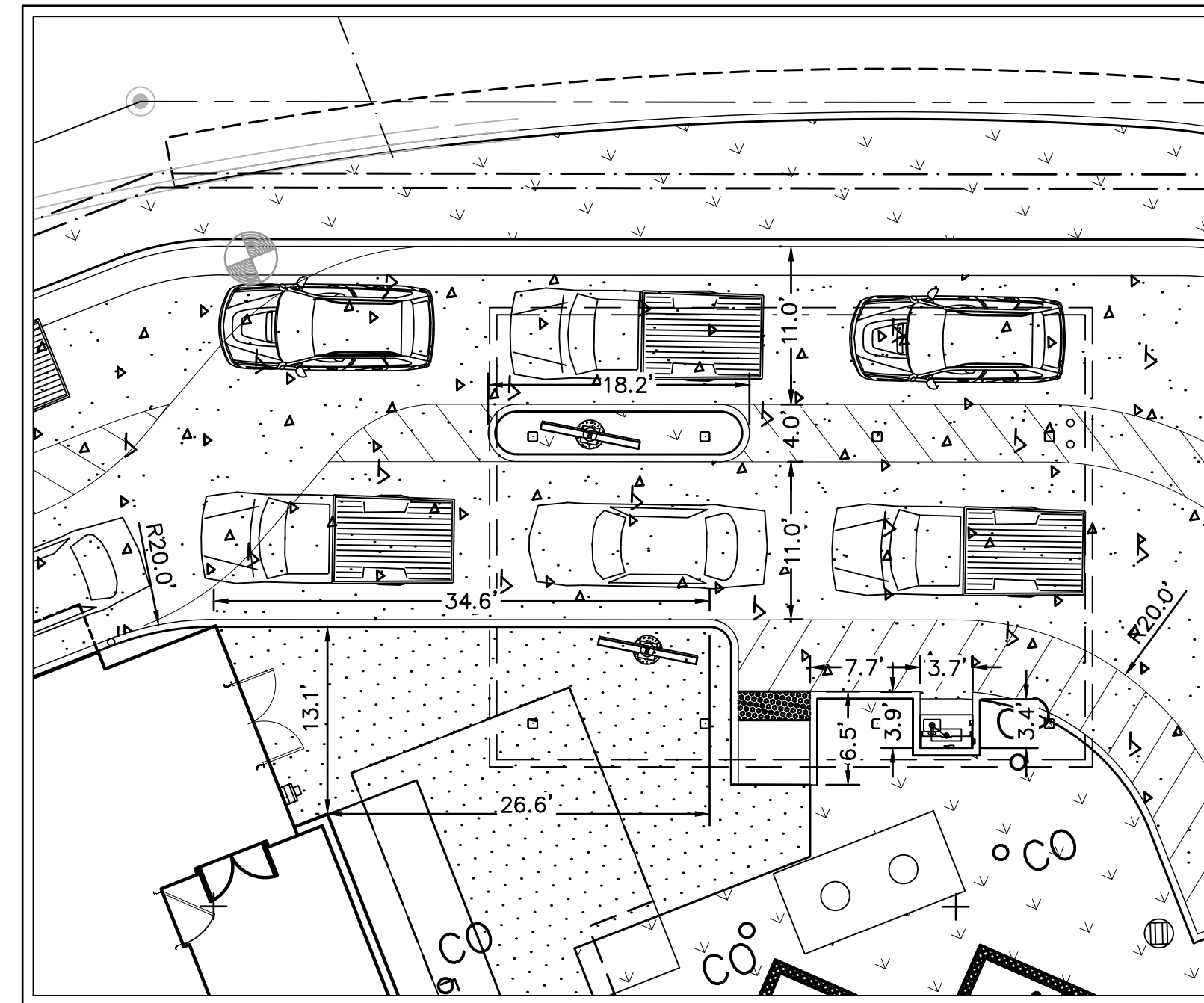
- PROPERTY LINE
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- PROPOSED CONCRETE CURB
- EXISTING CURB
- PROPOSED LANDSCAPE AREA
- ACCESSIBLE ROUTE
(LOCATION PURPOSES ONLY,
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GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL RADII THAT ARE NOT SPECIFICALLY DIMENSIONED ARE 3'.

DIMENSION NOTES

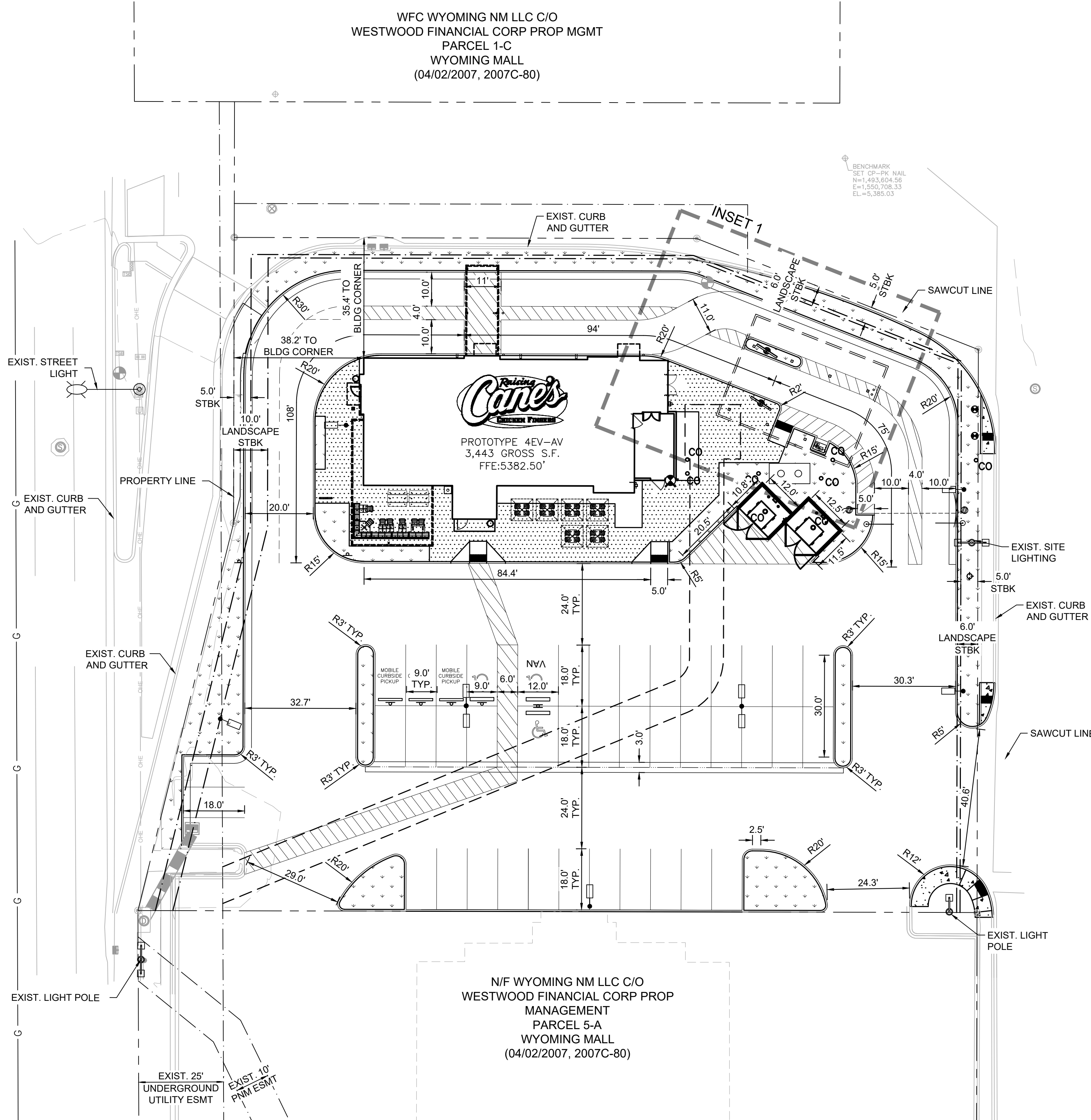
- ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

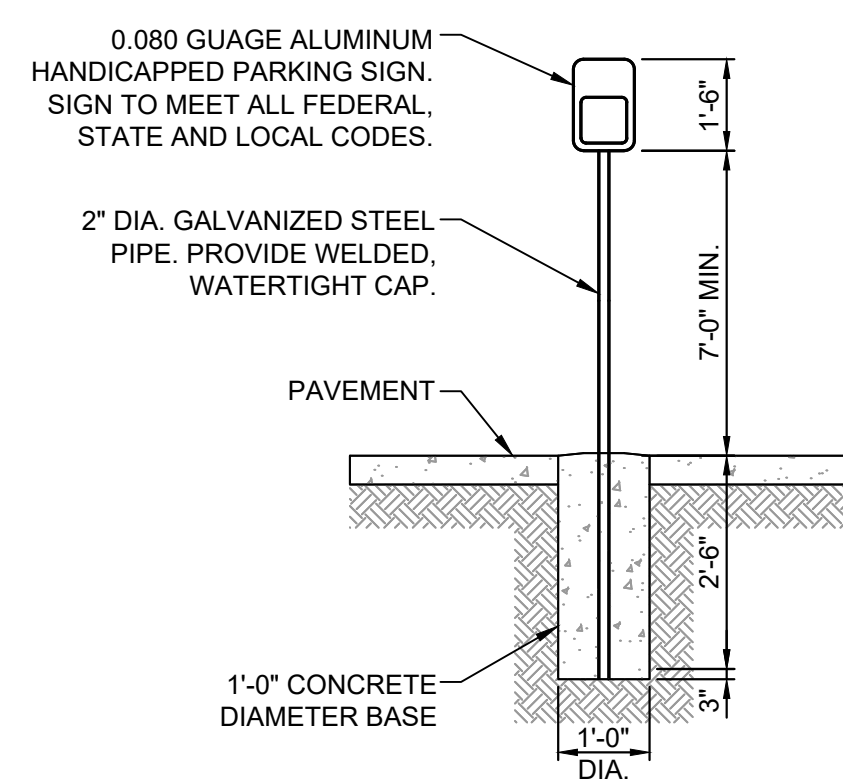
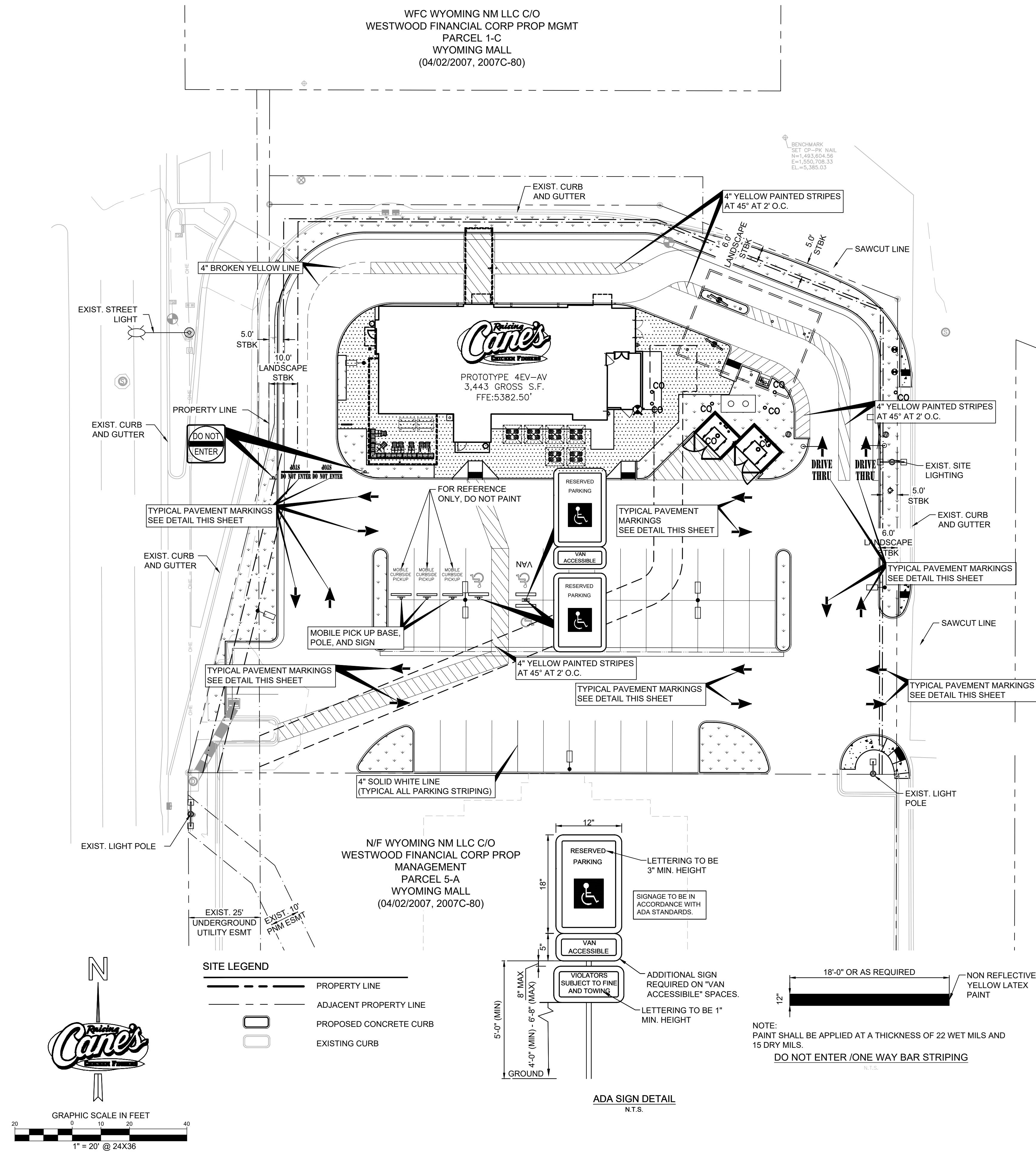


INSET 1
SCALE: 1"=10'

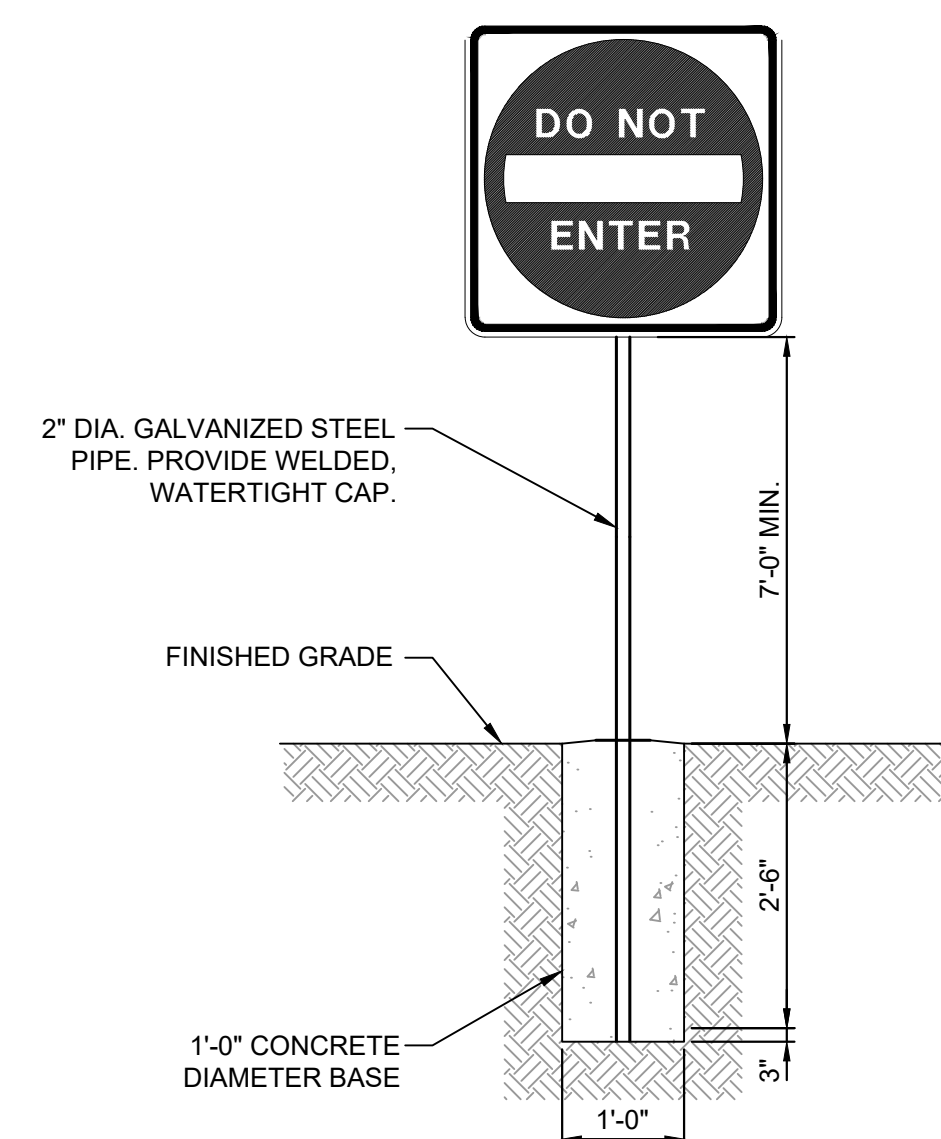


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Call before you dig.

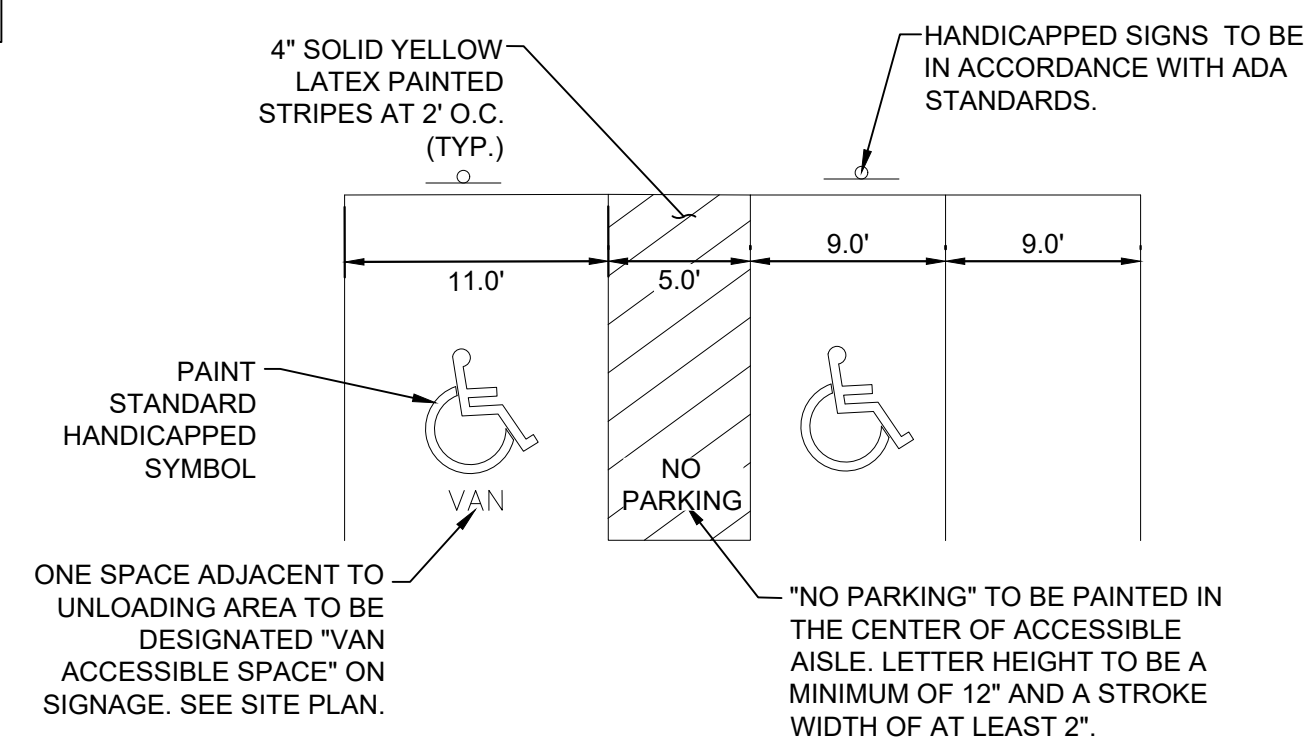




"HANDICAPPED PARKING" SIGN POST DETAIL
N.T.S.



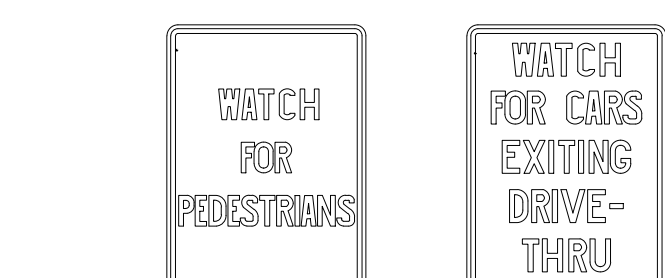
SIGN POST DETAIL
N.T.S.



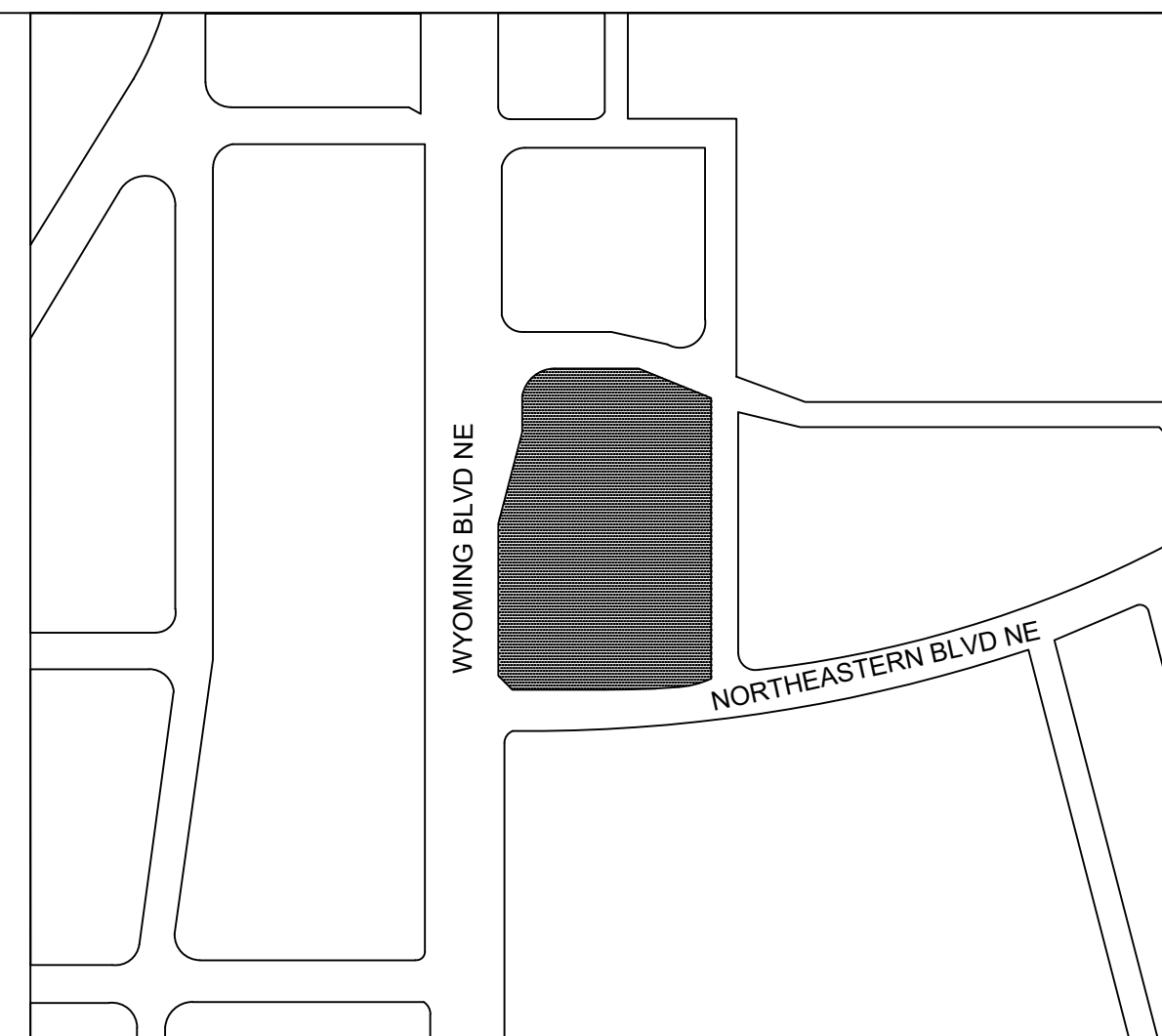
NOTES:

1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

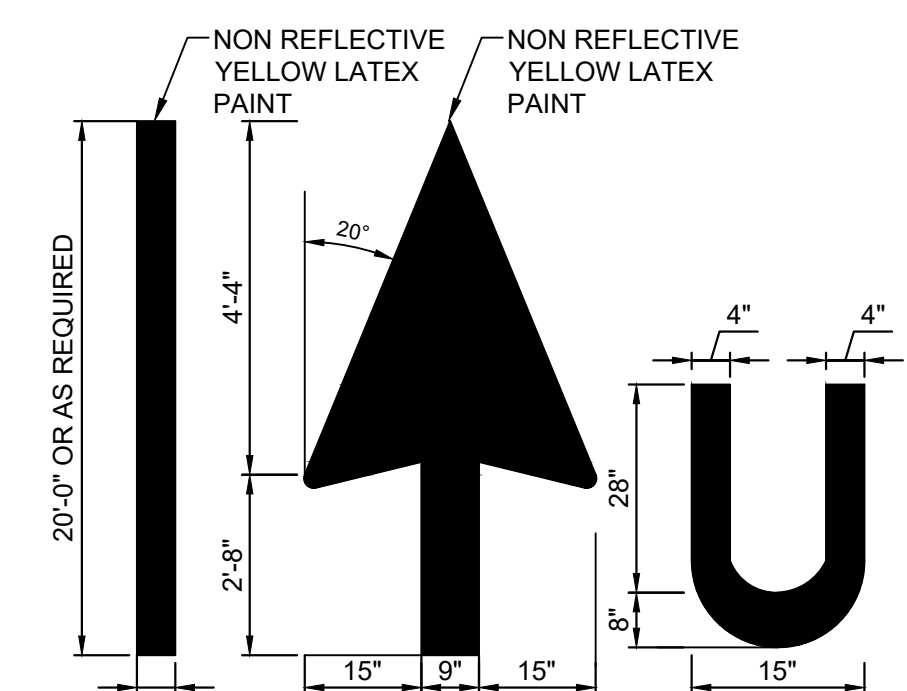
ACCESSIBLE PARKING DETAIL
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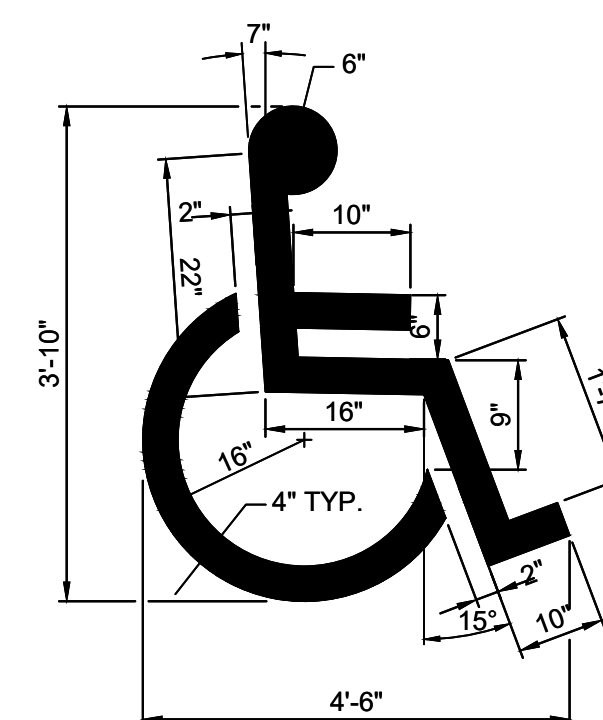
STANDARD PARKING LOT SIGNS
N.T.S.



VICINITY MAP N.T.S.



TYPICAL PAVEMENT MARKINGS



NOTE:
1. ALL TRAFFIC MARKINGS TO BE YELLOW LATEX AS PER DIMENSIONS SHOWN.

HANDICAPPED PARKING SYMBOL DETAIL



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Restaurant #RC705
P4E-V-AV SCHEME A

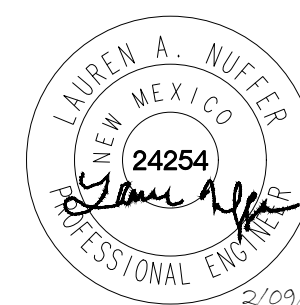
Engineer's Information:

Kimley»»Horn

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Professional of Record:



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Sheet Title:

STRIPING AND SIGNAGE PLAN

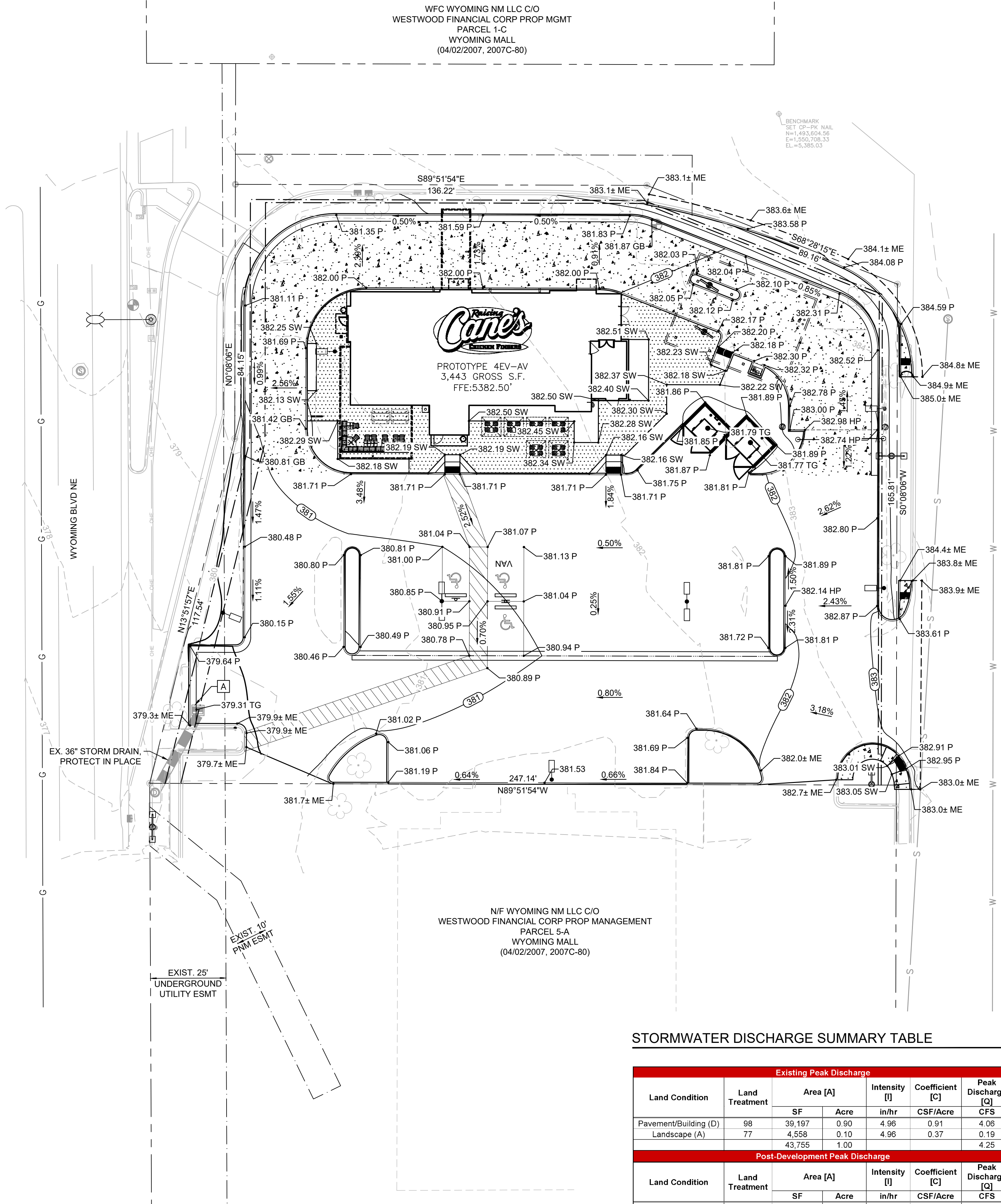
Date: 02.09.2022

Project Number: 069313444

Drawn By: JH/W

Sheet Number:

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STORMWATER DISCHARGE SUMMARY TABLE

Existing Peak Discharge					
Land Condition	Land Treatment	Area [A]		Intensity [I]	Peak Discharge [Q]
		SF	Acre	in/hr	
Pavement/Building (D)	98	39,197	0.90	4.96	0.91
Landscape (A)	77	4,558	0.10	4.96	0.37
		43,755	1.00		4.25
Post-Development Peak Discharge					
Land Condition	Land Treatment	Area [A]		Intensity [I]	Peak Discharge [Q]
		SF	Acre	in/hr	
Pavement/Building (D)	98	38,543	0.88	4.96	0.91
Landscape (A)	77	5,212	0.12	4.96	0.37
		43,755	1.00		4.21

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROW WITH SLOPE
- PROPOSED SPOT ELEVATION
- EXISTING STORM INLET
- GRADE BREAK
- HIGH POINT
- TOP OF PAVEMENT
- TOP OF SIDEWALK
- MATCH EXISTING ELEVATION
- TOP OF GRATE
- PROPOSED RIDGE

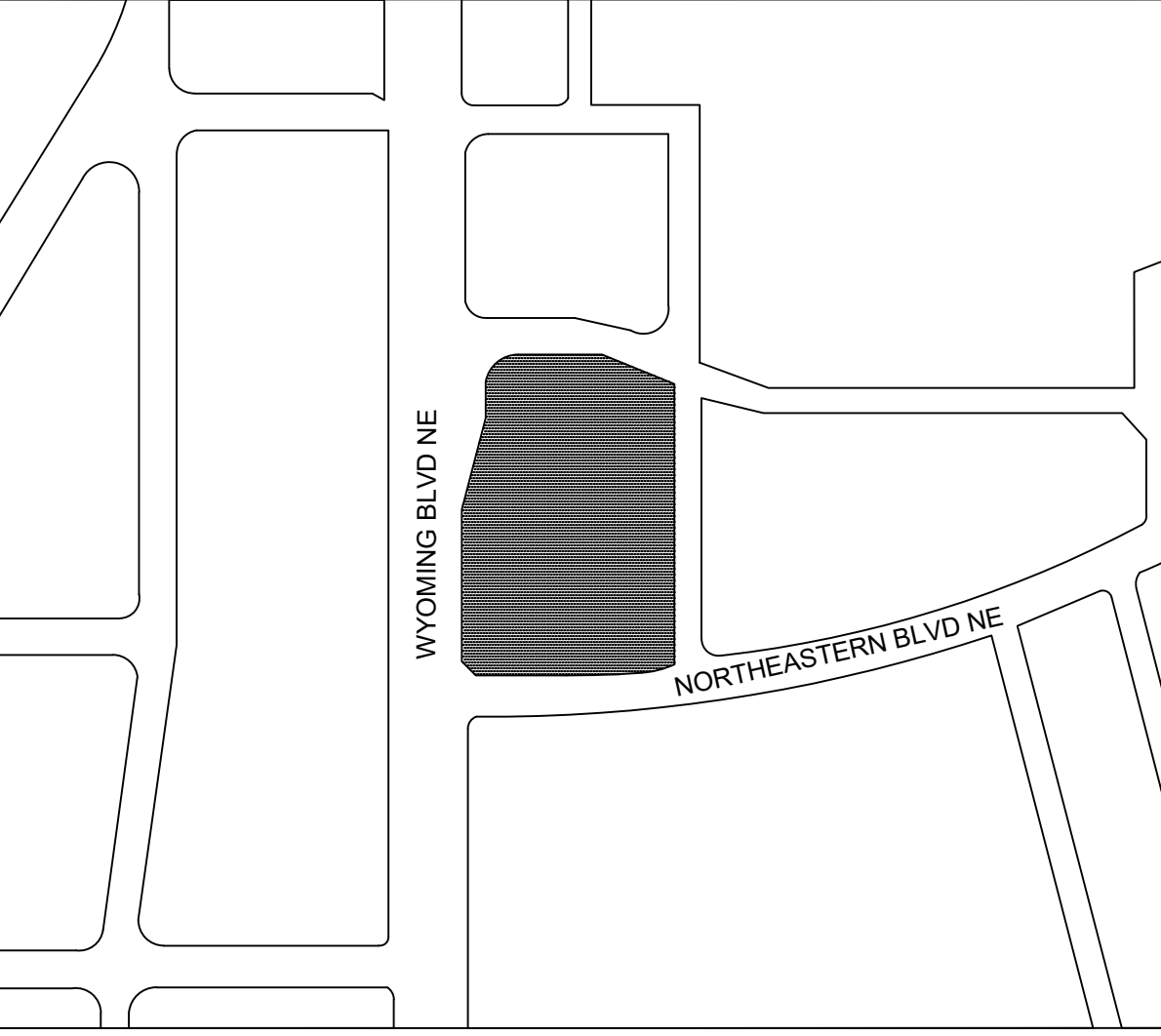
GRADING NOTES

- ADD 5000" TO ALL ELEVATIONS SHOWN.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/AHJ STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
- SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY OF ALBUQUERQUE SPECIFICATION 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CONSTRUCTION GENERAL PERMIT 2.2.14.B).

STORMWATER SUMMARY

IN EXISTING CONDITIONS, THE SITE IS FULLY DEVELOPED. THE PROPOSED IMPROVEMENTS ARE A REDEVELOPMENT OF THE SITE AND ARE PROPOSING TO LOWER THE IMPERVIOUS COVER ONSITE, WHICH WILL LOWER THE PEAK DISCHARGE FROM THE SITE.

A SUMMARY OF THESE AREAS IS PROVIDED IN THE STORMWATER DISCHARGE SUMMARY TABLE ON THIS SHEET, AND MORE DETAILS ON THE STORMWATER ANALYSIS AND CALCULATIONS CAN BE FOUND IN THE DRAINAGE REPORT ASSOCIATED WITH THIS PROJECT.



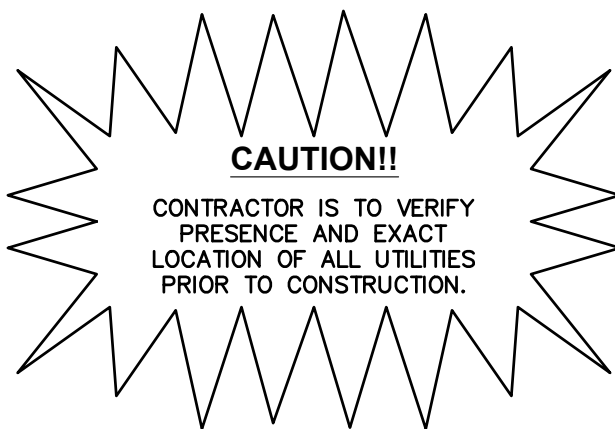
VICINITY MAP N.T.S

GRADING AND DRAINAGE CONSTRUCTION NOTES

- ADJUST INLET TO GRADE

FLOODPLAIN NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 35001C0356H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



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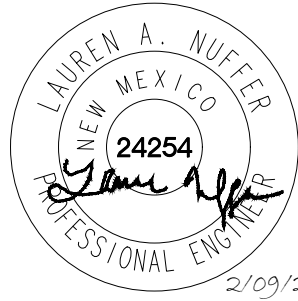
Engineer's Information:

Kimley»Horn

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GRADING PLAN

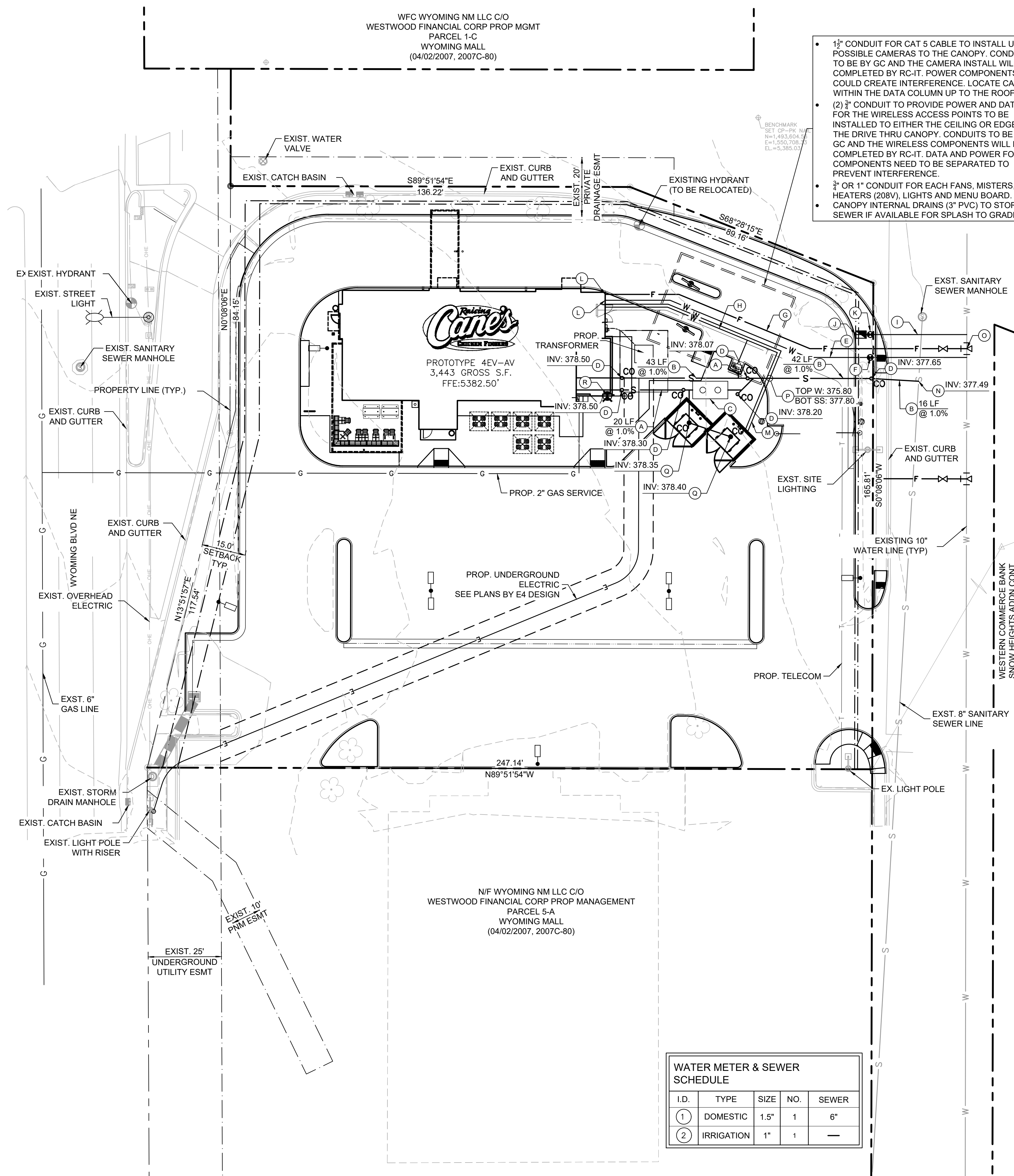
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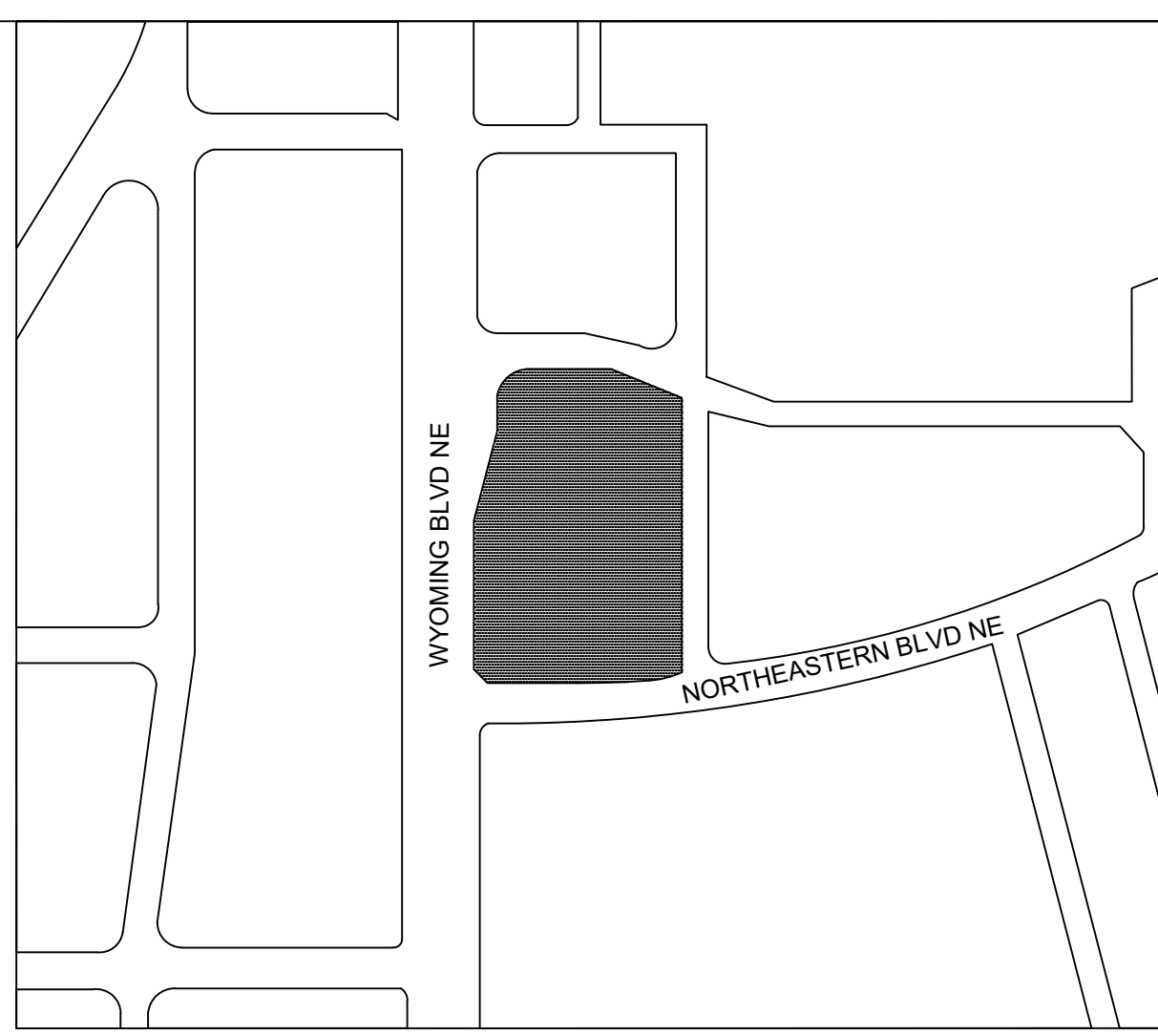
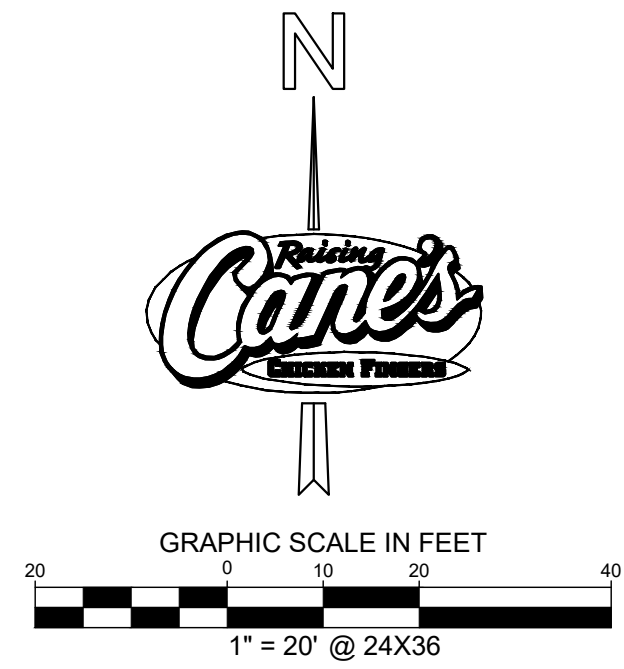
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- 1 1/2" CONDUIT FOR CAT 5 CABLE TO INSTALL UP TO 2 POSSIBLE CAMERAS TO THE CANOPY. CONDUIT IS TO BE BY GC AND THE CAMERA INSTALL WILL BE COMPLETED BY RC-IT. POWER COMPONENTS COULD CREATE INTERFERENCE. LOCATE CABLE WITHIN THE DATA COLUMN UP TO THE ROOF.
- (2) 3/4" CONDUIT TO PROVIDE POWER AND DATA LINES FOR THE WIRELESS ACCESS POINTS TO BE INSTALLED TO EITHER THE CEILING OR EDGE OF THE DRIVE THRU CANOPY. CONDUITS TO BE BY THE GC AND THE WIRELESS COMPONENTS WILL BE COMPLETED BY RC-IT. DATA AND POWER FOR THE COMPONENTS NEED TO BE SEPARATED TO PREVENT INTERFERENCE.
- 3/4" OR 1" CONDUIT FOR EACH FANS, MISTERS, HEATERS (208V), LIGHTS AND MENU BOARD.
- CANOPY INTERNAL DRAINS (3" PVC) TO STORM SEWER IF AVAILABLE FOR SPLASH TO GRADE.



VICINITY MAP N.T.S

UTILITY LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- S - PROPOSED SANITARY SEWER LINE
- W - PROPOSED WATER LINE
- F - PROPOSED FIRE WATER LINE
- GAS - GAS - PROPOSED UNDERGROUND GAS LINE
- UGT - PROPOSED UNDERGROUND ELECTRIC LINE
- - - PROPOSED STORM DRAINAGE LINE
- - - EXISTING STORM DRAINAGE LINE
- - - EXISTING OVERHEAD POWER LINE
- GAS - GAS - EXISTING GAS LINE
- W - EXISTING WATER LINE
- SS - EXISTING SANITARY SEWER LINE
- ◆ PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER CLEANOUT
- ⋈ PROPOSED WATER VALVE
- ⋈ PROPOSED TEE
- ⋈ PROPOSED BEND
- ⋈ PROPOSED SEWER CLEAN OUT
- ⋈ EXISTING POWER POLE
- ⋈ EXISTING FIRE HYDRANT
- ⋈ EXISTING SANITARY SEWER MANHOLE
- ⋈ EXISTING SIGN
- ⋈ THRUST BLOCK

UTILITY KEYNOTE LEGEND	
(A)	PROPOSED 4" SEWER SERVICE
(B)	PROPOSED 6" SEWER SERVICE
(C)	PROPOSED GREASE TRAP LOCATION
(D)	PROPOSED SEWER CLEANOUT
(E)	PROPOSED 2" DOMESTIC WATER SERVICE
(F)	PROPOSED 2" DOMESTIC WATER METER
(G)	PROPOSED 6" FIRE LINE
(H)	PROPOSED 3/4" COLD WATER LINES WITH FREEZE PROTECTION TO CREW AMENITY STATION
(I)	PROPOSED 1" IRRIGATION SERVICE
(J)	PROPOSED 1" IRRIGATION BFP
(K)	PROPOSED 1" IRRIGATION METER
(L)	BUILDING WATER CONNECTION. REFER TO MEP PLAN FOR CONTINUATION
(M)	PROPOSED 3/4" EACH H/C WATER TO DUMPSTER WITH RPZ VALVE. REFER TO MEP PLANS.
(N)	CONNECT TO EXISTING SEWER MAIN.
(O)	INSTALL 8"x8" TAPPING SLEEVE AND VALVE WITH THRUST BLOCK.
(P)	WET UTILITY CROSSING, MAINTAIN 2' MINIMUM VERTICAL SEPARATION.
(Q)	INSTALL 4" PVC DRAIN WITH ACCESS COVER, INVERT PER PLAN.
(R)	PROPOSED FIRE DEPARTMENT CONNECTION, REFER TO ARCH PLANS FOR CONTINUATION.

WATER METER & SEWER SCHEDULE				
I.D.	TYPE	SIZE	NO.	SEWER
1	DOMESTIC	1.5"	1	6"
2	IRRIGATION	1"	1	—

RESPONSIBILITY OF FRANCHISE UTILITY SERVICE		
	UTILITY COMPANY	GENERAL CONTRACTOR
ELECTRIC SERVICE		
PRIMARY CONDUIT TO TRANSFORMER	X	—
PRIMARY CONDUCTORS	X	—
TRANSFORMER PAD	—	—
TRANSFORMER ON POLE	X	—
SECONDARY CONDUIT TO METER	—	X
SECONDARY CONDUCTORS TO METER	—	X
SECONDARY CONDUIT FROM METER TO MAIN PANEL	—	X
SECONDARY CONDUCTORS FROM METER TO MAIN PANEL	—	X
GAS SERVICE		
SERVICE FROM ROW TO BUILDING	X	—
CONDUIT FROM ROW TO BUILDING	—	X
INSTALL GAS METER	X	—
TELEPHONE SERVICE		
SERVICE FROM ROW TO BUILDING	X	—
CONDUIT FROM ROW TO BUILDING	—	X

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS INFORMATION IMMEDIATELY UPON START OF CONSTRUCTION.

UTILITY NOTES

- SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
- REFER TO CITY STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
- REFER TO ARCHITECTURAL/MEP PLANS FOR LOCATION AND SIZING OF SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
PRIVATE: PVC SDR 35 PER ASTM D 3034
PUBLIC: PVC DR-18 (C-900) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON OR DUCTILE IRON FITTINGS (CLASS 50)
PRIVATE (LARGER THAN 3 INCHES): PVC DR-18 (C-900) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON OR DUCTILE IRON FITTINGS (CLASS 50)
PRIVATE (3 INCHES OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88 OR PVC DR-18 (C-900) PER ASTM D 2241 OR ADS POTABLE WATER SERVICE TUBING (POLYFLEX - CTS PE4710)
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY WITH REGARDS TO MATERIALS AND INSTALLATION OF UTILITIES AND WITH TCEQ GUIDELINES FOR UTILITY CROSSINGS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CITY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS IN REGARDS TO TAPS, HYDRANTS, VALVES, ETC.
- CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS PER CITY STANDARDS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET COVER ON ALL WATER LINES OR AS PER CITY REQUIREMENTS.
- POLYFLEX BY ADS TO BE USED IN PLACE OF COPPER WHERE ALLOWED BY CITY. CONTRACTOR TO VERIFY WITH CITY WHETHER IT CAN BE USED AND VERIFY WITH MEP REQUIRED INTERNAL DIAMETER FOR SUFFICIENT WATER FLOW TO BUILDING.



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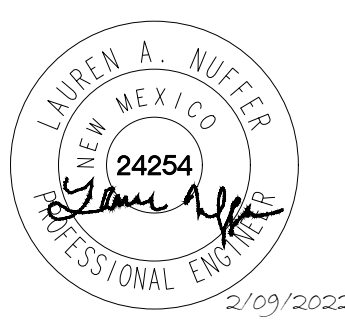
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P4E-V-AV SCHEME A

Engineer's Information:

Kimley»Horn

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UTILITY PLAN

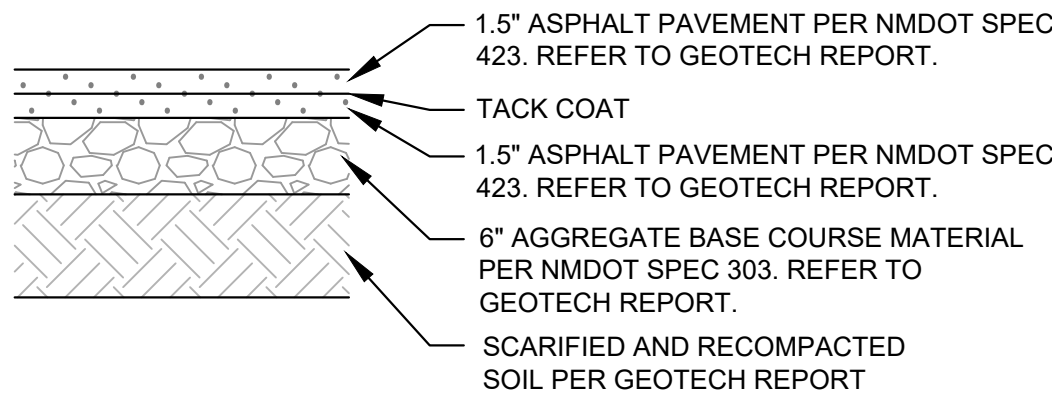
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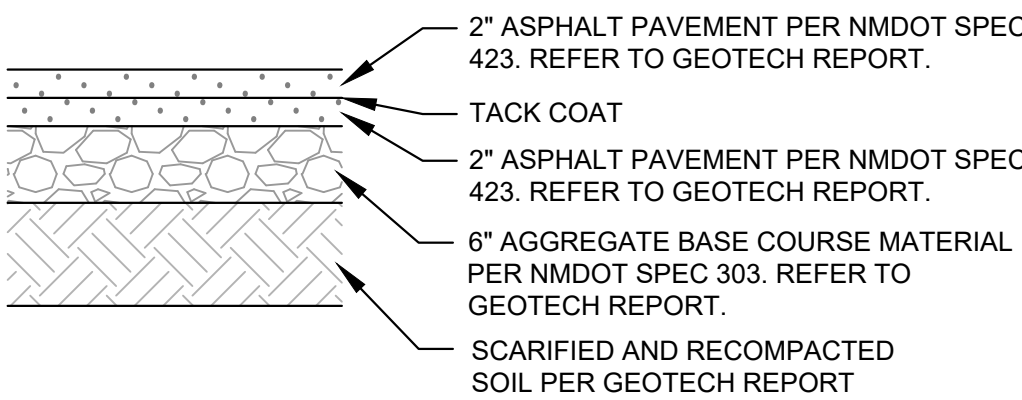
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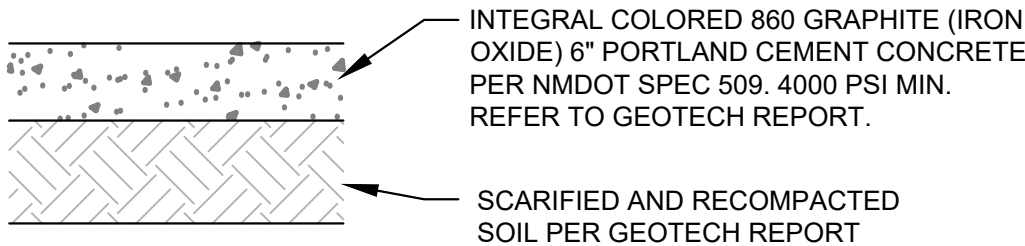
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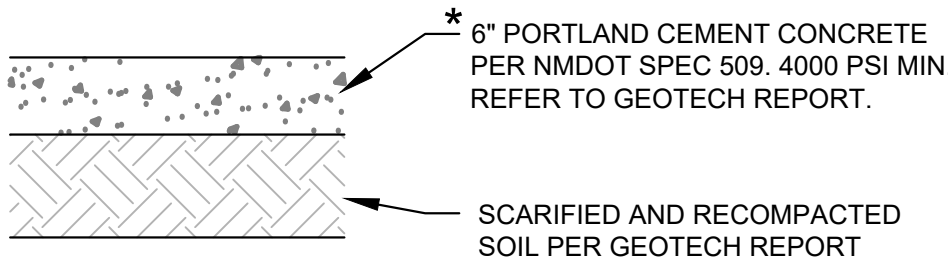
STANDARD DUTY ASPHALT PAVEMENT SECTION



MEDIUM DUTY ASPHALT PAVEMENT SECTION

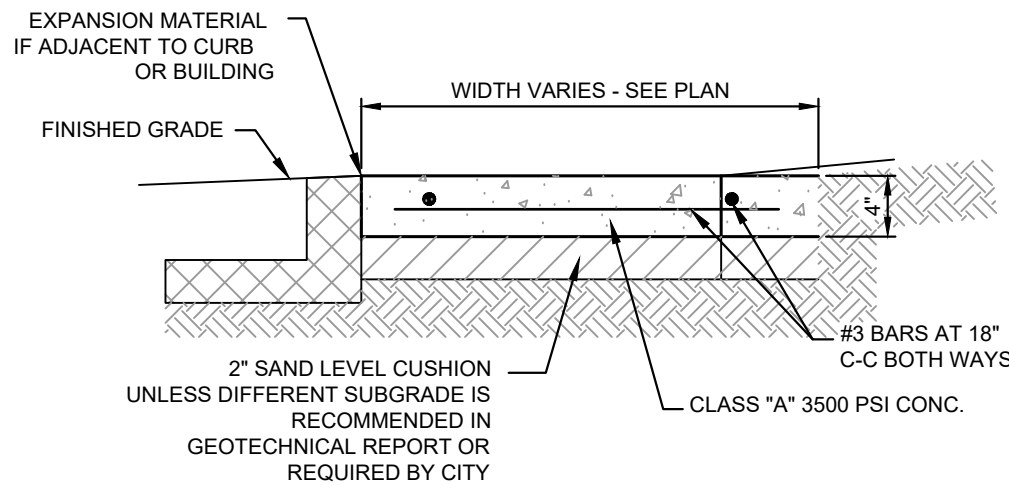


INTEGRAL COLORED
STANDARD DUTY CONCRETE PAVEMENT SECTION



HEAVY DUTY CONCRETE PAVEMENT SECTION

* CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.

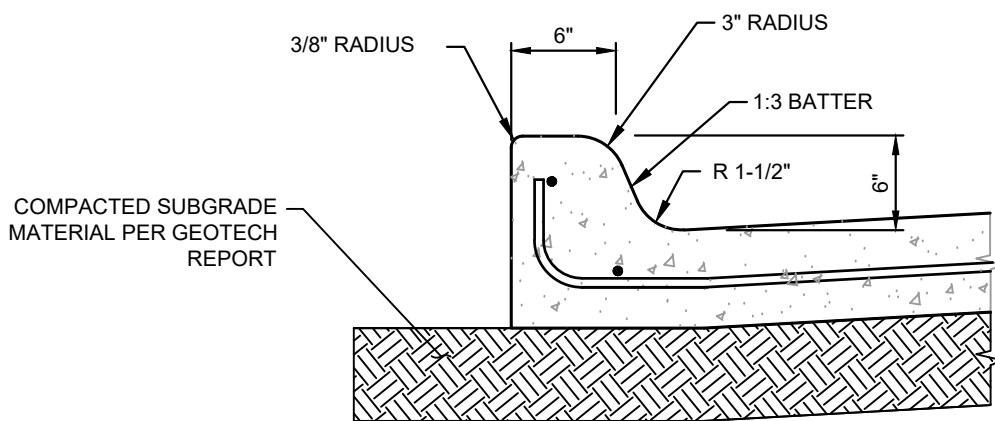


- NOTES:
1. PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
 2. SPACE CONTROL JOINT UNIFORMLY AT INTERVALS EQUAL TO THE WALK WIDTH OR AS SHOWN ON ARCHITECTURAL PLANS.
 3. PLACE PREMOLDED EXPANSION JOINT MATERIAL AROUND ALL STRUCTURES IN NEW WALK, ALONGSIDE ALL ADJACENT BUILDINGS AND ABUTTING STRUCTURES TO THE NEW CONCRETE SIDEWALK
 4. SEAL EXPANSION & CONTRACTION JOINTS WITH AN APPROVED TYPE SEALANT.
 5. SIDEWALK PAVEMENT WHERE PATIO FURNITURE IS TO BE PLACED MUST BE 4000 PSI.

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

CONCRETE SIDEWALK DETAIL

N.T.S.



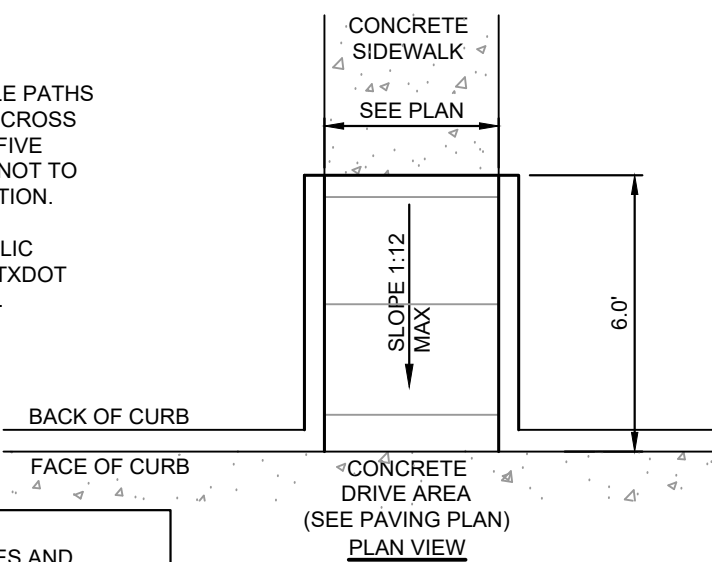
T=PAVEMENT THICKNESS

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

TYPE "A" INTEGRAL CURB DETAIL

N.T.S.

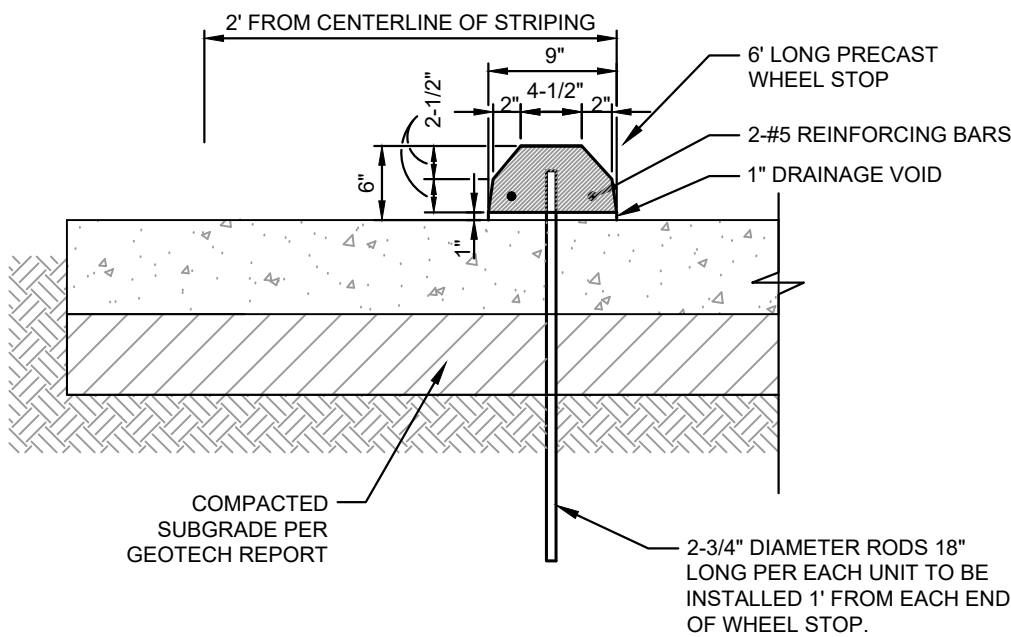
- NOTES:
1. RAMP SHALL HAVE A LIGHT BROOM SWEEP FINISH PER ADA/TAS REQUIREMENTS.
 2. TAPERED CURB AND GUTTER SECTION. MAINTAIN GUTTER FLOWLINE AS REQUIRED.
 3. RAMP SHALL BE CONSTRUCTED OF 4" THICK, 3500 PSI CONCRETE WITH 6"x6" W2.5xW2.9 WELDED WIRE REINFORCEMENT.
 4. MAXIMUM SLOPE FOR HANDICAPPED ACCESSIBLE PATHS ARE 5% WITH A MAXIMUM CROSS SLOPE OF 2%. THE FIRST FIVE FEET FROM THE DOOR IS NOT TO EXCEED 2% IN ANY DIRECTION.
 5. NOT FOR USE WITHIN PUBLIC RIGHT OF WAY. SEE CITY/TXDOT DETAILS FOR USE IN ROW.



NOTE:
ALL ACCESSIBLE ROUTES AND BARRIER FREE RAMPS MUST COMPLY WITH NEW MEXICO ACCESSIBILITY STANDARDS, LATEST EDITION.

BARRIER FREE RAMP DETAIL

N.T.S.



NOTE:
1. PRE-CAST CONCRETE OR PLASTIC WHEEL STOPS MAY BE USED WITH CANE'S CONSTRUCTION MANAGERS APPROVAL.

PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
2004 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

Engineer's Information:

Kimley»Horn

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Professional of Record:



Prototype : P4E-V- AV 2021 - 1.0 RELEASE

Prototype Issue Date: 05.07.2021

Kitchen Issue Date: --

Design Bulletin Updates: --

Date Issued: Bulletin Number: --

PERMIT SET

REVISIONS:

	09/02/2021	80% REVIEW SET
	09/16/2021	1ST BLDG SUBMITTAL
1		
2		
3		
4		
5		
6		
7		
8		
9		

Sheet Title:

**CONSTRUCTION
DETAILS**

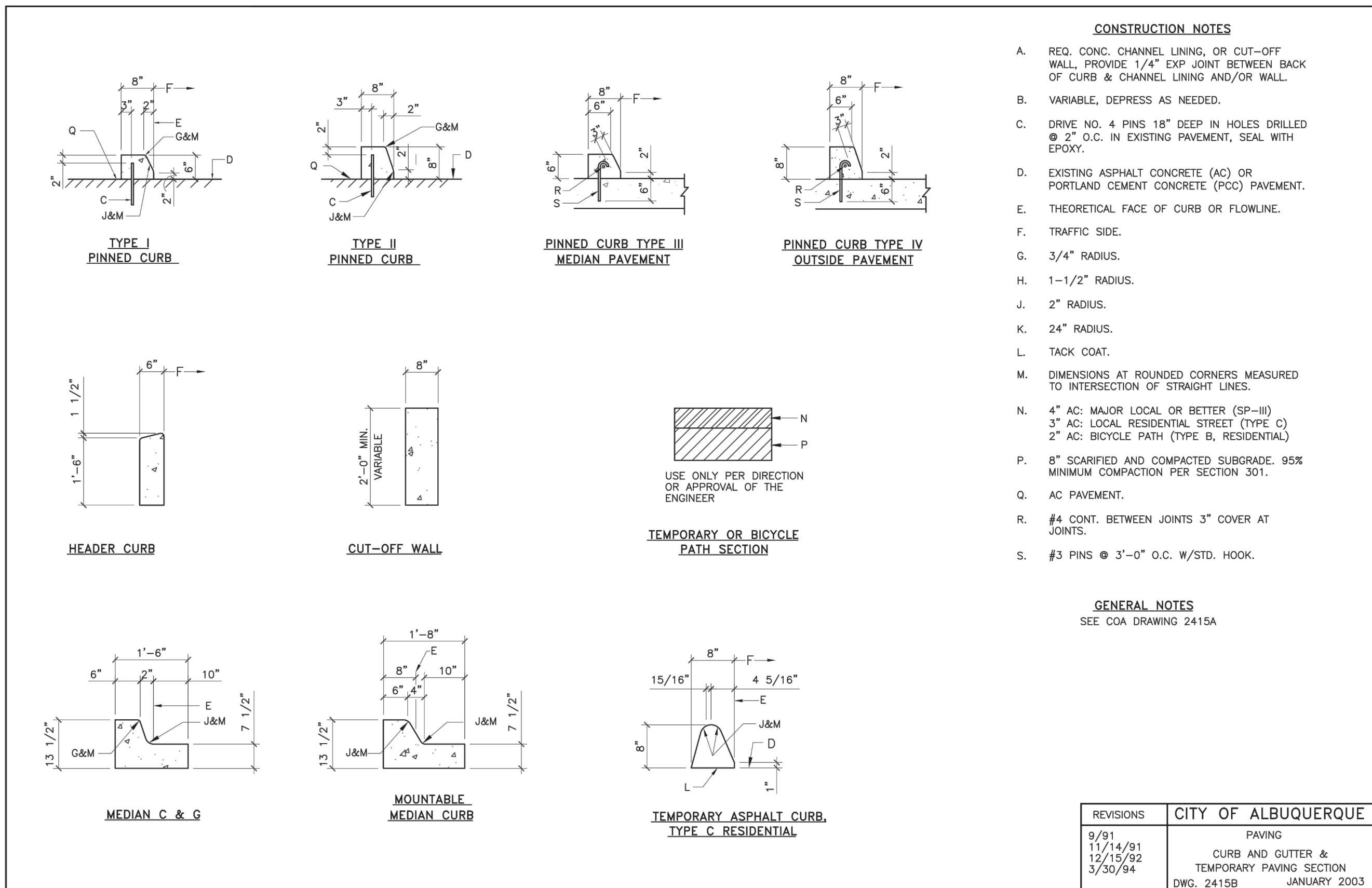
Date: 02.09.2022

Project Number: 069313444

Drawn By: JH/LW

Sheet Number:

C8.0



Engineer's Information:

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Professional of Record

PERMIT SET

Sheet Title:

Date:	02.09.2022
Project Number:	069313444
Drawn By:	JH/LW

Sheet Number:

C9.0