# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



February 2, 2024

Brianna Uy Barghausen Consulting Engineers, Inc. 18215 72nd Ave. S Kent, WA 98032

Re: Dutch Bros Coffee
2070 Gibson Blvd. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection

Engineer's Stamp dated 03-10-23 (M15-D021C)

Certification dated 02-01-24

Dear Ms. Uy,

Based upon the information provided in your submittal received 02-01-24, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary</u> Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Anchor down Bike Rack.
- Please remove all construction equipment from the site.

NM 87103

Once these corrections are complete, email pictures to <a href="mailto:malnajjra@cabq.gov">malnajjra@cabq.gov</a> for release of Final CO.

www.cabq.gov

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

Ma via: email

C: CO Clerk, File



# City of Albuquerque

# Planning Department

### Development & Building Services Division

DRAI	NAGE	AND	TRANSF	PORTATION	INFORMATION	SHEET (	REV 11/2018)
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		Permit #: Hydrology File #:
DRB#:	EPC#:	Work Order#:
Legal Description:		
City Address:		
Project Contact: Brianna Uy, Bargh	nausen Consulting	Engineers, Inc. buy@barghausen.com 425-251-62
Applicant:		Contact:
l tennant Address:		
		E-mail:
Owner:		Contact:
Address:		
		E-mail:
TYPE OF SUBMITTAL: PLAT	(# OF LOTS)	_ RESIDENCE DRB SITE ADMIN SITE
IS THIS A RESUBMITTAL?:	Ves	No
IS THIS A RESOLUTION.	103	110
TYPE OF SUBMITTAL:  ENGINEER/ARCHITECT CERTIFY  PAD CERTIFICATION  CONCEPTUAL G & D PLAN  GRADING PLAN  DRAINAGE MASTER PLAN  DRAINAGE REPORT  FLOODPLAIN DEVELOPMENT FELEVATION CERTIFICATE  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOU  TRAFFIC IMPACT STUDY (TIS)  OTHER (SPECIFY)  PRE-DESIGN MEETING?	PERMIT APPLIC UT (TCL)	TYPE OF APPROVAL/ACCEPTANCE SOUGHT  BUILDING PERMIT APPROVAL  CERTIFICATE OF OCCUPANCY  PRELIMINARY PLAT APPROVAL  SITE PLAN FOR SUB'D APPROVAL  SITE PLAN FOR BLDG. PERMIT APPROVAL  FINAL PLAT APPROVAL  SIA/ RELEASE OF FINANCIAL GUARANTE  FOUNDATION PERMIT APPROVAL  GRADING PERMIT APPROVAL  SO-19 APPROVAL  PAVING PERMIT APPROVAL  GRADING/ PAD CERTIFICATION  WORK ORDER APPROVAL  CLOMR/LOMR  FLOODPLAIN DEVELOPMENT PERMIT  OTHER (SPECIFY)
DATE SUBMITTED:	By:	

FEE PAID:\_\_\_\_\_

#### TRAFFIC CERTIFICATION

I, HAL P. GRUBB, NMPE 25249 OF THE FIRM BARGHAUSEN CONSULTING ENGINEERS, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 2023-03-13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18374, OF THE FIRM CSICARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE REVIEWED SITE PICTURES OF THE PROJECT SITE AND CONTRACTOR REDLINES AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY.

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

Signature of Engineer or Architect

2/1/2024

Date



# **GENERAL SITE NOTES:**

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- 2. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT, UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA. AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- 10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- 11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- 12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- 13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE

#### **GEOTECHNICAL REPORT NOTES:**

THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

> GEOTECHNICAL INVESTIGATION TERRACON CONSUTLTANTS, INC PROJECT NO. 6625000 DATE: FEBRUARY 11, 2022 6805 ACADEMY PKWY WEST NE ALBUQUERQUE, NM 87109

- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
- 4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

#### **UTILITY CONNECTION NOTE:**

ALL PRIVATE AND PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

## **EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:**

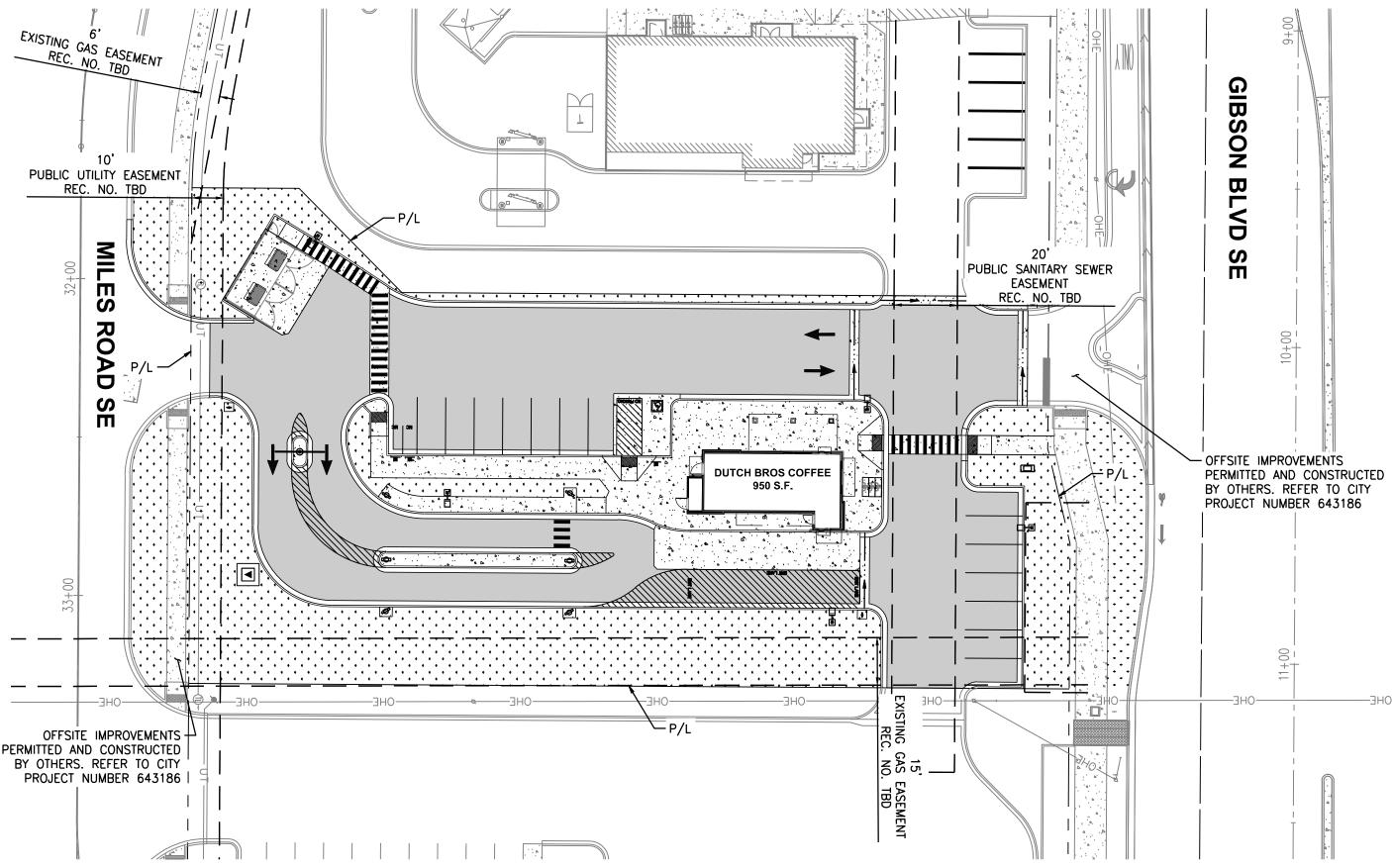
AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY DATED MAY 12, 2022; PERFORMED BY CSI-CARTESIAN SURVEYS AND HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY.

## **LEGAL DESCRIPTION:**

LEGAL DESCRIPTION PER RECORDED PLAT 2022056241

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH. RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING AND COMPRISING ALL OF TRACTS "B-1" AND "C-1" OF LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF LOVELACE HEIGHTS ADDITION AND TRACT 1-A, OF NEWPORT INDUSTRIAL PARK WEST - UNIT 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1985 IN VOLUME C28, FOLIO 44 AND ALL OF TRACT A-1A" OF LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF TRACT A-1 OF SAID ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 11, 1987 IN VOLUME C33,

# DUTCH BROS. COFFEE - NM0303, ALBUQUERQUE, NM **COVER SHEET**



### **ESTIMATED EARTHWORK QUANTITIES:**

**CUT: 500 CY** FILL: 150 CY

**NET: 350 CY (CUT)** 

- GEOTECHNICAL ENGINEER.
- TRENCHING, OR OVER EXCAVATION ETC. AS REQUIRED BY THE GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR
- OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID

TRAFFIC CIRCULATION LAYOUT APPROVED Einest armijo 3/14/2023

CIVIL SHEET INDEX

1 OF 4 ALTA-NSPS LAND TITLE SURVEY

2 OF 4 ALTA-NSPS LAND TITLE SURVEY

Sheet Title

COVER SHEET

ALTA-NSPS LAND TITLE SURVEY

ALTA-NSPS LAND TITLE SURVEY

SITE PLAN

HORIZONTAL CONTROL PLAN

DELIVERY TRUCK ROUTE EXHIBIT

GRADING PLAN

CIVIL DETAILS

CIVIL DETAILS

CIVIL DETAILS

CIVIL DETAILS

Sheet Number

C1.0

4 OF 4

C2.0

C2.1

C2.2

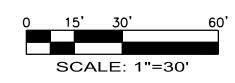
C3.0

C5.0

C5.1

C5.2







# **OWNER**

125 & GIBSON, LLC 7620 JEFFERSON NE ALBUQUERQUE, NM 87109 TEL: (505)338-2149 CONTACT: WES BUTERO

#### DEVELOPER

**DUTCH BROS COFFEE** 110 SW 4TH STREET GRANTS PASS, OR 97526 TEL: (916) 765-7270 CONTACT: WALLY TIRHEIMER

#### **ENGINEER** BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. SOUTH

KENT, WA 98032 TEL: (425) 251-6222 CONTACT: HAL P. GRUBB, P.E.

#### LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP 15455 DALLAS PARKWAY, SUITE 600 ADDISON, TX 75001 TEL: (800) 680-6630 CONTACT: RODNEY MCNABB, R.L.A.

#### CSI-CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, NM 87174

**SURVEYOR** 

(505) 896-3050 CONTACT: WILL PLOTNER JR., PLS

#### BUILDING ARCHITECT

GNICH ARCHITECTURE STUDIO 1001 SE SANDY BOULEVARD, SUITE 100 PORTLAND, OR 97214 TEL: (503) 552-9079 CONTACT: DUSTIN HENION

# GEOTECHNICAL

TERRACON CONSUTLTANTS, INC. 6805 ACADEMY PKWY WEST NE ALBUQUERQUE, NM 87109 TEL: (505) 797-4287 CONTACT: STENSON D. LEE

#### CITY ENGINEERING

SITE SIGN(S)

CITY OF ALBUQUERQUE 600 SECOND ST NW ALBUQUERQUE NM 87102 TEL: (505) 768-3830

# PROJECT DATA

PARCEL ADDRESS 2131 GIBSON BLVD SE, ALBUQUERQUE, NM, 87106 APN PARCEL#1: 101505550050811603 101505547050811602

APN PARCEL #2: 101505541251311601

**EXISTING ZONE:** NR-C (NON-RESIDENTIAL - COMMERCIAL) PROPOSED USE: RESTAURANT - DRIVE-UP OR FAST FOOD

QUEUING PARKING CALCULATIONS:

#### 8 SPACES/ 1000 SF OF GFA REQUIRED: 8 PARKING SPACES

PARKING SPACES PROVIDED: 14 REGULAR (1 ADA/VAN ACCESSIBLE SPACE)

**BICYCLE PARKING CALCULATIONS:** 

REQUIRED:

3 REQUIRED OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER - 3

BICYCLE SPACES PROVIDED: 3 SPACES

MOTORCYCLE PARKING CALCULATIONS:

1 SPACE FOR REQUIRED

OFF-STREET VEHICLE PARKING BETWEEN 1-25 - 1 SPACE

MOTORCYCLE PARKING PROVIDED: 2 SPACES

REQUIRED SETBACKS 5 FEET MIN SIDE AND REAR:

O FEET MIN 38 FEET MIN PARCEL AREA: 35,601 SF (0.82 AC)

PROJECT AREA: 37,039 SF (0.85 AC)

TRASH ENCLOSURE  $= 24' \times 11'8"$ SITE COVERAGE (ON-SITE):

BUILDINGS W/ TRASH ENCLOSURE: ±1,222 SF (3.4%) ±20,542 SF (57.7%) PARKING AND MANEUVERING: WALKWAYS: ±3,641 SF (10.2%) ±10,196 SF (28.7%) LANDSCAPE: ±35,601 SF (100%)

PROPOSED SITE COVERAGE (OFF-SITE): WALKWAYS: ±12 SF (0.8%) LANDSCAPE: ±1,426 SF (99.2%) ±1,438 SF (100%)

# LEGEND: <u>PROPOSED</u> C0.C CATC

C&G - CATCH		CURB =	
000 600		PAINT STRIPE -	
C&G - SPILL	=====	CONTOUR -	91 —
CONCRETE	٥	WATER –	WTR
ASPHALT		SANITARY -	SAN
		STORM -	STM
SAWCUT		GAS -	G
CONTOUR	432	OVERHEAD POWER -	OHP
WATER WATER METER		YARD LIGHT	<del>\</del>
	<b>-</b>	UTILITY POLE	<del></del>
WATER METER VAULT		JUNCTION BOX (AS NOTED)	
STORM		CATCH BASIN	
SANITARY		STORM DRAIN INLET	
GAS	——-G——	GAS METER	
POWER	——P——	WATER VALVE (WV)	WY
PAINT STRIPE		· ·	_
CLEANOUT	•	FIRE HYDRANT(FH)	•
SITE LIGHT		WATER METER	$\blacksquare$
1 5 2.0		CION	

SIGN

**EXISTING** 

**6** 80 81 82

AREA TO BE DISTURBED = 0.61 ACRES

- THE QUANTITIES LISTED DO INCLUDE PROPOSED PAVING SECTIONS AS LISTED BY THE
- EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING,
- EARTHWORK QUANTITIES DO NOT INCLUDE GRIND AND OVERLAY QUANTITIES
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE DATED: FEBRUARY 11, 2022 PREPARED BY: TERRACON CONSULTANTS, INC.

# **MONUMENT PROTECTION NOTE:**

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER NEW MEXICO REVISED STATUES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION. A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

#### HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

# **UTILITY CONFLICT NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

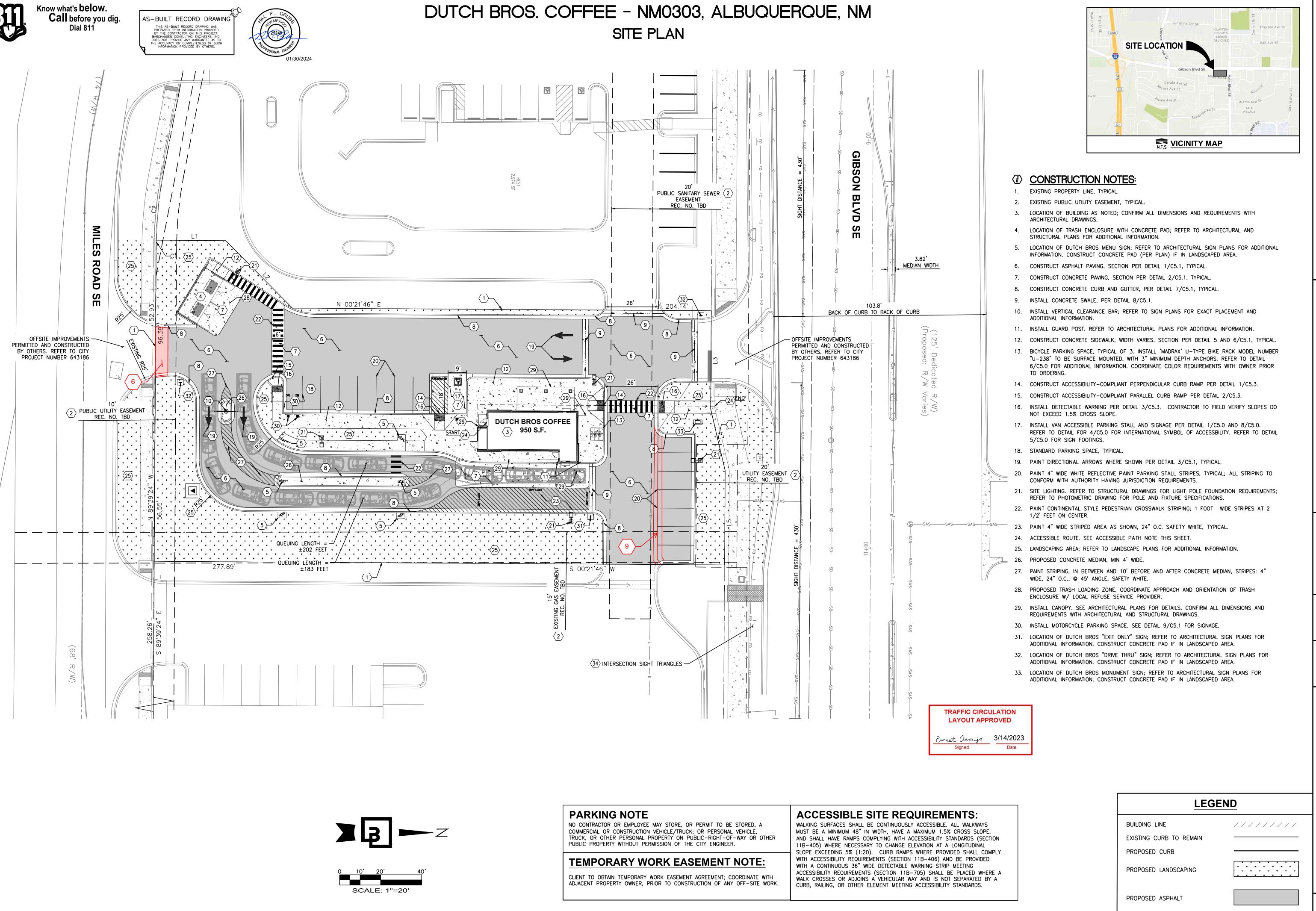
# **BENCHMARK:**

ACS MONUMENT "19-L16"

ELEVATION = 5297.506 FEET, NAVD 88 DATUM

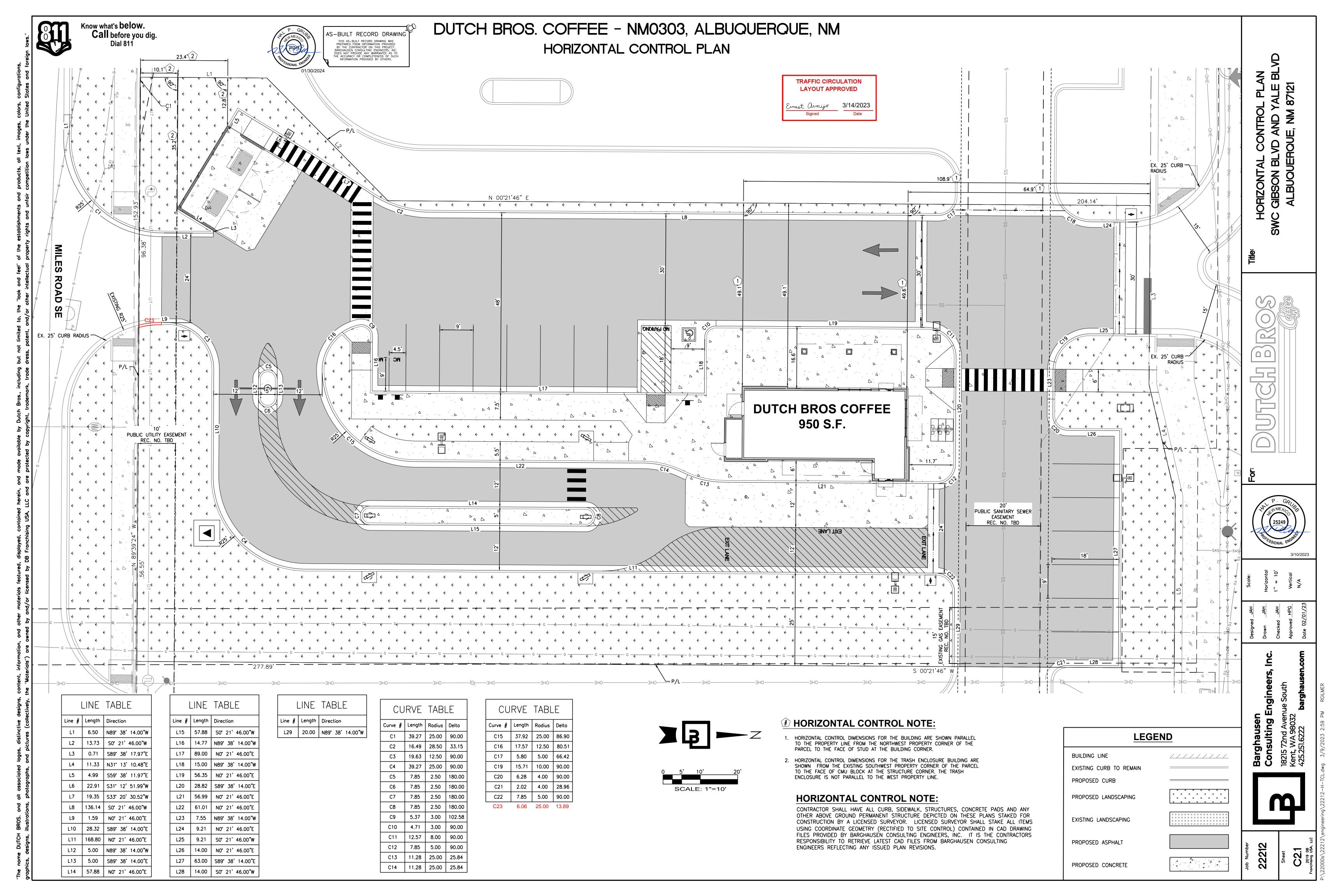
# FLOOD ZONE:

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO.35001C0361G, DATED SEPTEMBER 26, 2008.





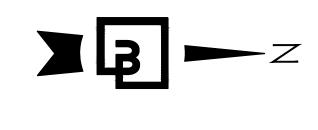
PROPOSED CONCRETE

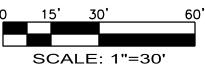




# SITE DISTANCE NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.









**LEGEND** 

BUILDING LINE EXISTING CURB TO REMAIN PROPOSED CURB

PROPOSED LANDSCAPING

PROPOSED ASPHALT

PROPOSED CONCRETE