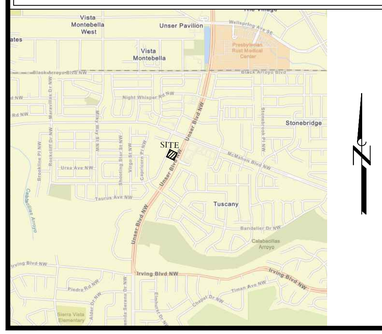
FINAL ENGINEERING

PROPOSED RETAIL

Unser Blvd
Albuquerque, NM

AERIAL MAP

LOCATION MAP



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DRAWINGS INDEX

SHT. NO	SHEET TITLE
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C2.2	STORMWATER POLLUTION PREVENTION PLAN
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C7.2	SITE DETAILS
C7.3	UTILITY DETAILS
C7.4	CITY OF ALBUQUERQUE DETAILS

SUBMITTAL & REVISION SCHEDULE

1	ISSUED FOR PERMIT	8/5/2024

CONTACTS

THE CITY OF ALBUQUERQUE
1 Civic Plz NW,
Albuquerque, NM 87102 (505) 768-2000

DEPARTMENT OF MUNICIPAL DEVELOPMENT
City Hall - 7th Floor
Albuquerque, NM 87102
Director: Patrick Montoya
patrick@cabq.gov (505) 768-3830

PLANNING DEPARTMENT
600 2nd NW
Albuquerque, NM 87102
Director: Alan Varela (505) 924-3860
Public Information Officer: Tim Walsh (505) 924-3937

LEGAL DESCRIPTION

DESCRIPTION
LOTS NUMBERED 5-A PLAT OF UNSER AND MCMAHON CENTER, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 21, 2021, IN PLAT BOOK 2021C, FOLIO 117, AS DOCUMENT NO. 2021125120.

MATTHEW T. ERVIN NEW MEXICO 29891 PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF ALBUQUERQUE. MY LICENSE EXPIRATION: 12/31/2025

SIGNED: 06/19/2024
MATTHEW T. ERVIN, P.E. LICENSED ENGINEER #29891

KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL. 60563

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CLIENT:
DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

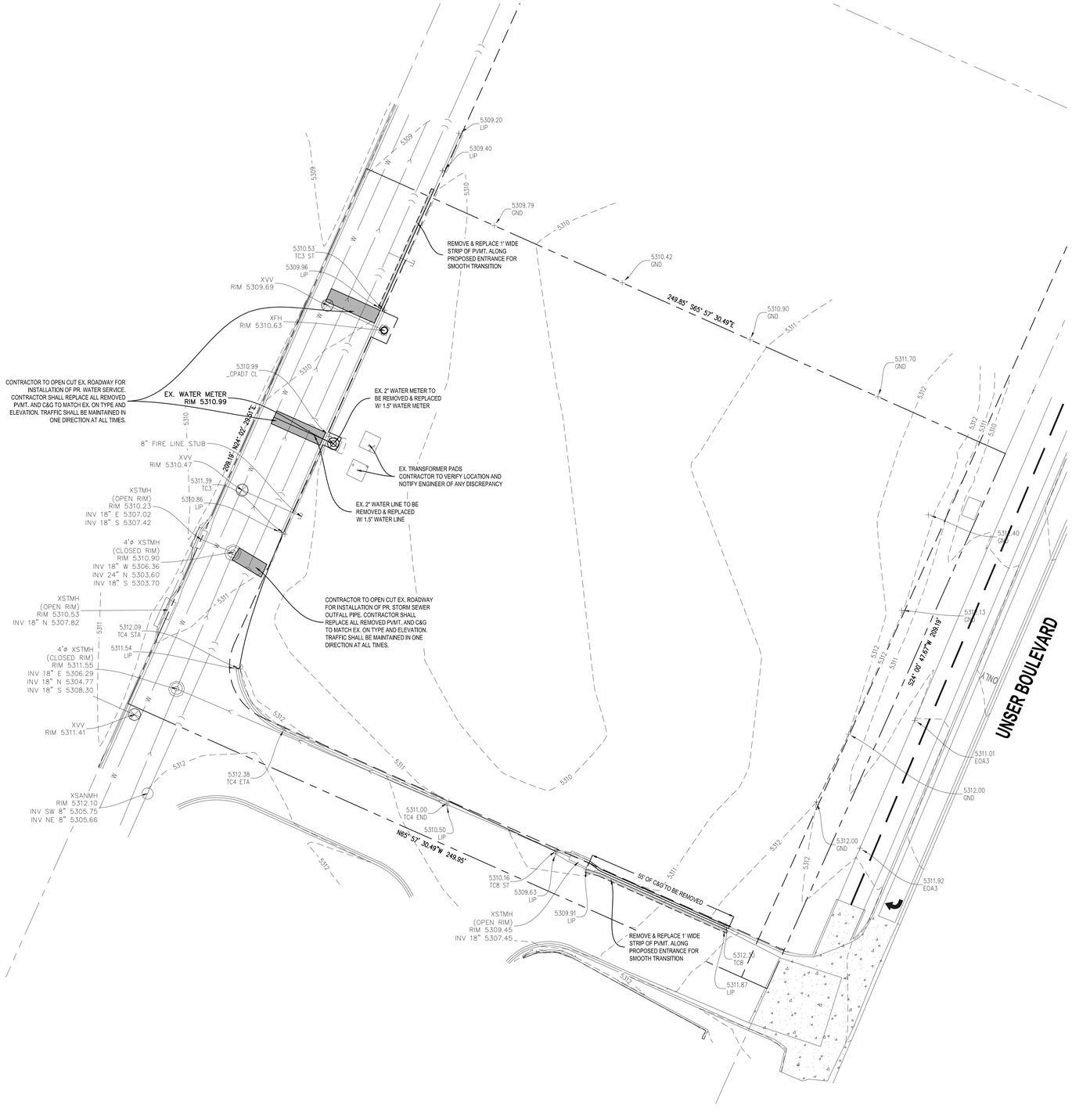
New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM 87114

1 2 3 4 5 6 7 8 9 10
1 2 3 4 5 6 7 8

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

NOT FOR CONSTRUCTION

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE
SHEET TITLE:
TITLE SHEET
SHEET NO.
C0.1



SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
Watermain	W	W
Storm Sewer		
Sanitary Sewer		
Overhead Electric	OH-ELEC	OH-ELEC
Electric	E	E
Telephone	T	T
Gas	G	G
Storm Manhole		
Storm Inlet		
Valve Vault/B-Box		
Fire Hydrant		
Sanitary Manhole		
Utility Pole		
Curb & Gutter		
Contour	6935	
Trees		
Street Light		
Concrete		
Sign		
Fence	X	X
Pavement		

SITE DEMOLITION NOTES

1. All sewers which are to be abandoned shall be removed and replaced with approved trench backfill and compacted to 95% modified proctor if located in future building areas or 90% in any other location. Plugs shall be on both ends of pipe for a distance of 2' and be made of non-shrink concrete concrete or mortar.

2. Contractor shall field verify all existing conditions prior to demolition and notify engineer of any discrepancies or potential conflicts between existing conditions and proposed design.

3. All excess material shall be hauled offsite and disposed of properly. Demolition debris shall not be buried on site unless soil engineer has approved as allowable backfill.

4. Demolition contractor shall call NM811 prior to any demolition work.

5. All utilities to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.

6. Traffic control for work in the right-of-way shall meet state DOT standards.

7. Contractor must barricade (including warning lights) all open excavations to prevent vehicular and pedestrian traffic from entering the area.

8. All excavations to be filled in 9" lifts with approved engineered backfill and compacted to 95% modified proctor.

9. Excavation contractor shall grade site in order to provide full pavement section per pavement detail.

10. A construction schedule shall be coordinated with all adjacent property owners to maintain continuous access to all existing driveways.

11. All mud shall be removed from all construction vehicles prior to exiting the construction site. Any dirt and debris deposited on the adjacent roadways shall be immediately removed from said adjacent roadways.

12. All manholes to be abandoned shall have the cone removed and backfilled per the requirements of the appropriate utility company and the governing municipality.

13. Demolition of all utilities (including but not limited to gas, electric, telephone and cable) shall be coordinated with the governing municipality and the utility companies.

14. Excavate all existing landscape areas, including parkways, to full pavement design depth for new construction.

15. Contractor will be responsible for removal of all visible and underground improvements including but not limited to items shown on these plans.

16. Ground is to be graded to have positive drainage and seeded or immediate construction of the new building.

Scale: 1"=20'

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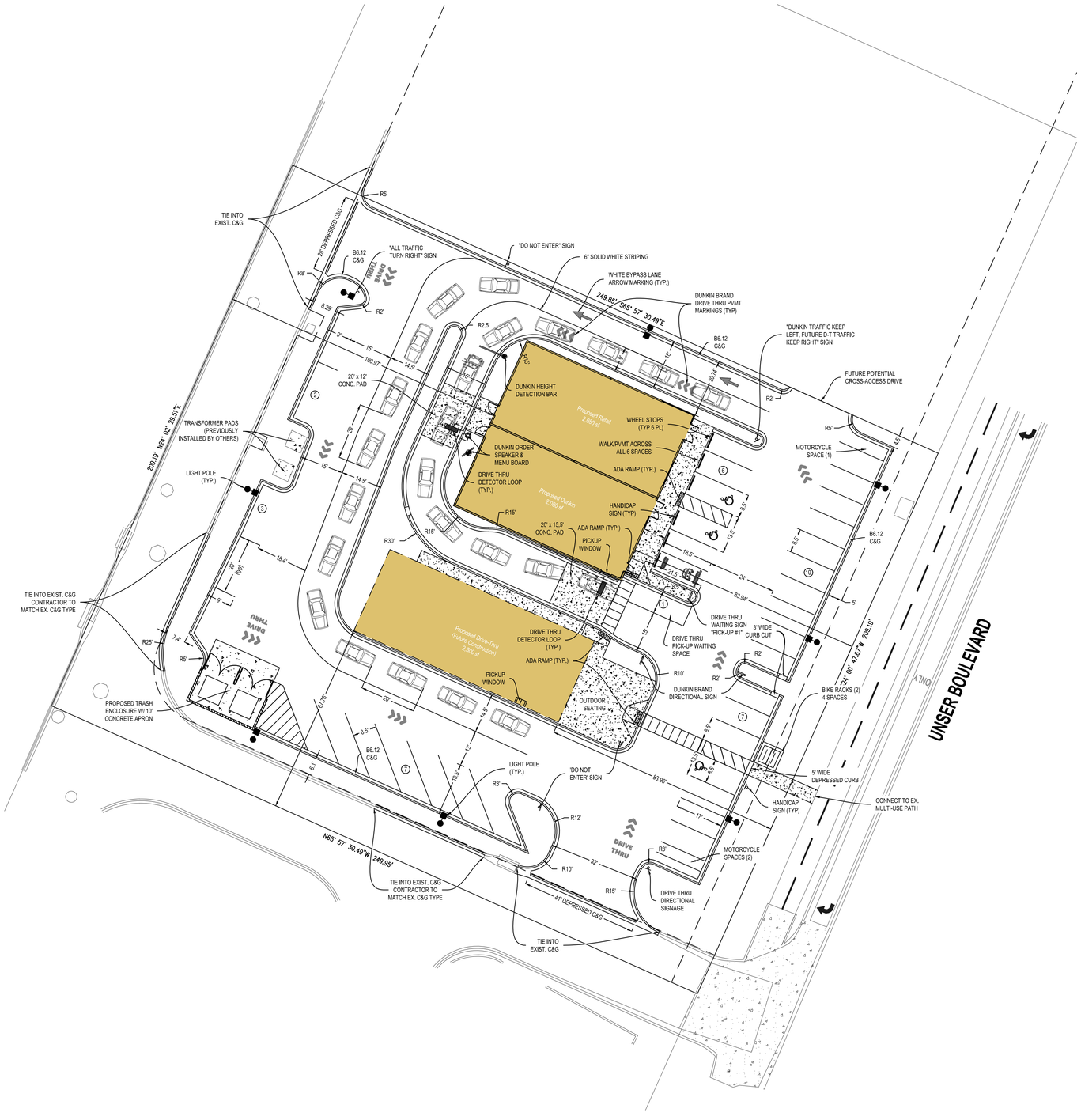
New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE
SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NO.
C0.2

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"
1 2 3 4 5 6 7 8
1 2 3 4 5 6 7 8 9 10
NOT FOR CONSTRUCTION



SITE

Unser Blvd, Albuquerque, NM

Proposed Use:	Drive-Through Restaurant, Retail
Existing Zoning:	MX-L - Mixed-Use Low Intensity Zone
Required Zoning:	MX-L - Mixed-Use Low Intensity Zone
Parcel Area:	52,266 sf ± 1.20 acres

BUILDING

Building Area (Future Drive-Thru):	2,500 sf
Building Area (Dunkin):	2,080 sf
Building Area (Retail):	2,080 sf

PARKING

Drive-Thru Restaurant

Quantity Req'd:	14 Spaces (Restaurant: 5.6 spaces / 1,000 sf)
Quantity Provided:	14 Spaces = 13 Regular + 1 ADA

Dunkin

Quantity Req'd:	12 Spaces (Restaurant: 5.6 spaces / 1,000 sf)
Quantity Provided:	14 Spaces = 13 Regular + 1 ADA

Retail

Quantity Req'd:	7 Spaces (General Retail: 3.5 spaces / 1,000 sf)
Quantity Provided:	7 Spaces = 7 Regular

Motorcycle Spaces Req'd:	3 Spaces
Motorcycle Spaces Provided:	3 Spaces
Bicycle Spaces Req'd:	3 Spaces
Bicycle Spaces Provided:	3 Spaces
Stall Size Req'd:	4' x 18' (Motorcycle), 8.5' x 18' (Standard), 8.5' x 18' (ADA)
Stall Size Provided:	4' x 18' (Motorcycle), 8.5' x 18' (Standard), 8.5' x 18' (ADA)
Driveway Width Req'd:	24' (2-Way 90°), 14' (Drive-Thru)
Driveway Width Provided:	24' (2-Way 90°), 14' (Drive-Thru)
Stacking Spaces Req'd:	24 Spaces (12 / Each Drive-Thru)
Stacking Spaces Provided (Dunkin Donuts):	10 Spaces
Stacking Spaces Provided (Drive-Thru):	10 Spaces

SETBACKS

	FRONT YARD	REAR YARD	SIDE YARD	SIDE YARD
BLDG. SETBACK Required:	5'	15'	0'	0'
Dunkin Donuts - Provided:	79'	102.1'	65.8'	112.7'
Drive-Thru - Provided:	78.9'	106'	122.5'	22.7'
Retail - Provided:	78.9'	106'	122.5'	22.7'

LEGEND

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPERTY LINE

SETBACK LINE

EASEMENT

CONCRETE

LIGHT POLE

Scale 1"=20'

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GENERAL CONTRACTOR:

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"

1 2 3 4 5 6 7 8 | 1 2 3 4 5 6 7 8 9 10

NOT FOR CONSTRUCTION

New Construction:

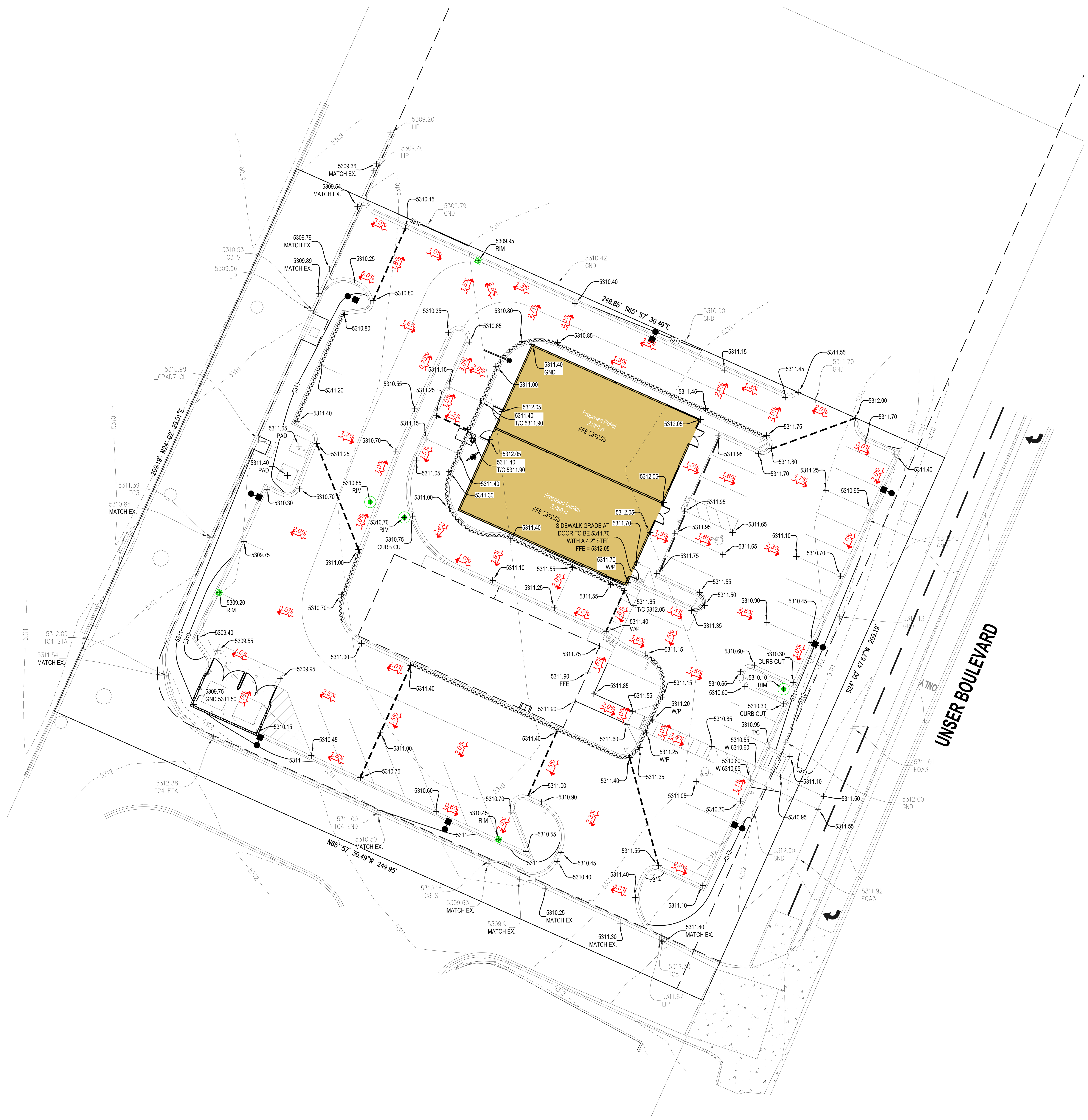
Proposed Retail

Unser Boulevard
Albuquerque, NM

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE

SHEET TITLE:
SITE PLAN

SHEET NO.
C1.1



LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	475.00	475.00
WALK GRADE	475.00 W	475.00 W
BACK OF CURB GRADE	475.00 C	475.00 C
GROUND GRADE	475.00 G	475.00 G
RIM GRADE	475.00 RIM	475.00 RIM
CONTOURS	475	475
STORM INLET		
STORM MANHOLE		
FLARED END SECTION		
EMERGENCY OVERFLOW		
FLOW DIRECTION		
RIDGELINES		
PAVEMENT LIMITS		
REVERSE CURB		

ALL PROPOSED GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE BELOW FOR TOP OF CURB ELEVATION CORRELATION.

T/CURB = (PVMT. GRADE) + 0.42 (NORMAL PITCH CURB)
T/CURB = (PVMT. GRADE) + 0.54 (REVERSE PITCH CURB)

GRADING NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.

3. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FABRIC SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. FABRIC SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOLID GRATE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE, PARKING LOT IS PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.

5. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.

6. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.

8. SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: SOIL REPORT AND BORINGS PREPARED BY ---- DATED ---- --, ----.

Scale 1"=20'

1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"

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Proposed Retail

Unser Boulevard
Albuquerque, NM

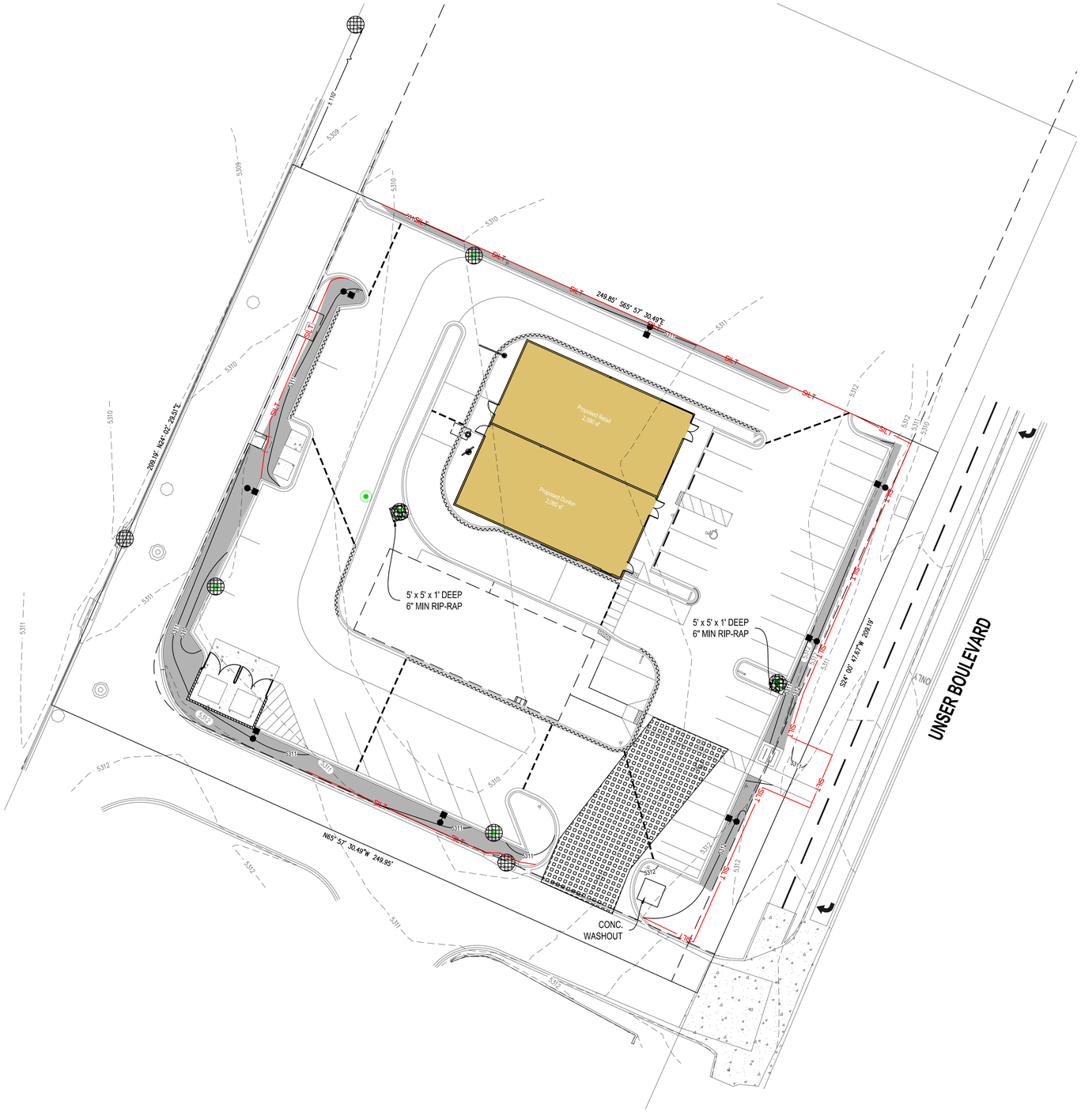
NOT FOR CONSTRUCTION

PERMIT SET
7/31/2024

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE

SHEET TITLE:
GRADING PLAN

SHEET NO.
C2.1



LEGEND

	Inlet Basket
SILT	Silt Fence
	Tensar Eronet C125 Erosion Control Blanket. I.D.O.T. #3 seed mix shall be used in all areas where the disturbed slope is greater than or equal to 4(H):1(V)
	Construction Entrance per detail on sheet C2.3. Elevation of construction entrance to match proposed pavement subgrade elevation. Contractor shall maintain stabilized entrance throughout the project.

STORMWATER POLLUTION PREVENTION PLAN CONTRACTOR CERTIFICATION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORMWATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR VIOLATING THIS PERMIT, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

CONTRACTOR'S SIGNATURE _____ COMPANY NAME _____

TITLE _____ ADDRESS _____

DATE _____ PHONE NUMBER _____

STORMWATER POLLUTION PREVENTION PLAN OWNER CERTIFICATION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE NEW MEXICO ENVIRONMENT DEPARTMENT.

OWNER'S SIGNATURE _____ COMPANY NAME _____

TITLE _____ ADDRESS _____

DATE _____ PHONE NUMBER _____

Scale: 1"=20'

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GENERAL CONTRACTOR:

New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM

PERMIT SET
7/31/2024

PROJECT NUMBER: 23103	
DRAWN BY: TR	REVIEWED BY: MTE
SHEET TITLE:	
SWPPP	
SHEET NO.	
C2.2	

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1" 1 2 3 4 5 6 7 8 | 1 2 3 4 5 6 7 8 9 10

NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL COMPLY WITH NEW MEXICO ENVIRONMENTAL DEPARTMENT REQUIREMENTS.

2. THE COUNTY/MUNICIPALITY MUST BE NOTIFIED AT LEAST ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING, THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES AND FINAL INSPECTION.

3. A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

4. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS), A SUPPLEMENTARY STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED BY THE OWNER FOR REVIEW BY THE COUNTY/MUNICIPALITY AND NEW MEXICO ENVIRONMENTAL DEPARTMENT.

5. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: INLET BASKETS SHALL BE PLACED AND SHALL REMAIN IN PLACE AROUND EACH STORM STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. A SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH ADS "FLEX STORM" OR APPROVED EQUAL INLET BASKETS.

6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND MAINTAIN SUCH MEASURES UNTIL VEGETATION STABILIZATION IS 70% COMPLETE AND PARKING LOT IS PAVED.

7. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON-BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2" IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.

8. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER AND ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.

9. ANY AND ALL INCIDENTS OF NON-COMPLIANCE MUST BE SUBMITTED TO THE MUNICIPALITY, THE OWNER AND NEW MEXICO ENVIRONMENTAL DEPARTMENT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, ENGINEER AND THE COUNTY/MUNICAPILITY, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.

11. REFER TO LANDSCAPE PLAN FOR LOCATIONS AND SPECIFICATIONS OF SODDING AND SEEDING.

12. STOCKPILES SHALL NOT EXCEED 2:1 SLOPES. STOCKPILES REMAINING IN PLACE LONGER THAN 14 DAYS SHALL BE REQUIRED TO HAVE THE APPROPRIATE NMDOT SEED MIX INSTALLED. ALL STOCKPILES SHALL BE EQUIPPED WITH SILT FENCE PRIOR TO PILING OF EARTHWORK SPOILS. A TEMPORARY SILTATION DITCH SHALL BE INSTALLED AROUND PERIMETER OF STOCKPILE WITH SILT FENCE LOCATED ON BOTH SIDES OF DITCH.

13. ALL ADJACENT STREETS AND ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS. DAILY INSPECTIONS AND CLEANING ARE REQUIRED AS NECESSARY. CLEANING SHALL BE DONE WHEN DEEMED NECESSARY BY AUTHORITIES TO PREVENT HAZARDS TO HEALTH OR DRAINAGE UTILITIES INCLUDING CURB AND GUTTERS INLETS, DITCHES ETC

14. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.

15. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORM WATER STRUCTURES IS PROHIBITED.

16. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE THE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

17. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E., PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

18. COMPLETED SLOPES SHALL BE SEEDED AND MULCHED (OR BLANKETED, IF APPLICABLE) AS THE EXCAVATION PROCEEDS TO THE EXTENT CONSIDERED DESIRABLE AND PRACTICAL. PERMANENT SEEDING SHALL BE USED WHENEVER POSSIBLE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROLONG FINAL GRADING AND SHAPING SO THAT THE ENTIRE PROJECT CAN BE PERMANENTLY SEEDED AT ONE TIME.

19. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CONTROLLING JURISDICTION.

20. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE NEW MEXICO ENVIRONMENTAL DEPARTMENT.

21. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS

22. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OR CONSTRUCTION.

23. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

24. SWPPP PLAN MUST CLEARLY DELINEATE ALL STATE WATERS AS WELL AS ANY ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS. ALL AREAS MUST BE MAINTAINED ON SITE AT ALL TIMES.

25. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

26. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

27. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.

28. RUBBISH, TRASH, GARBAGE LITTER, OR OTHER SUCH MATERIAL SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OR WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

29. STORM WATER POLLUTION PREVENTION MEASURES AS SHOWN ON THIS PLAN ARE TO BE INITIATED IMMEDIATELY AT THE START OF CONSTRUCTION.

30. THE LIMITATION ON SITE DISTURBANCE IS IN RECOGNITION OF THE NEED TO PREVENT EROSION IN PREFERENCE TO CONTROLLING SEDIMENT. SITE DISTURBANCES SHALL NOT EXCEED 20 ACRES AT ANY ONE TIME UNLESS IT IS TO BALANCE CUT AND FILL, FOR WHICH A MAXIMUM OF 40 ACRES MAY BE DISTURBED AT ANY ONE TIME. THE ADMINISTRATOR HAS CONSIDERABLE FLEXIBILITY TO VARY THE MAXIMUM AREA OF DISTURBANCE BASED ONSITE OR PROJECT SPECIFIC CONDITIONS, OR IN RECOGNITION OF A PARTICULARLY EFFECTIVE PLAN WITH AGGRESSIVE AND EFFECTIVE IMPLEMENTATION. THE AMOUNT OF AREA OPEN TO EROSION AT ANY ONE TIME POSES A RISK FOR DELIVERY OF SEDIMENT DOWNSTREAM AND THE RISK NEEDS TO BE MINIMIZED CONSISTENT WITH THE REQUIREMENTS OF GETTING THE PROJECT CONSTRUCTED.

31. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.

SOIL STABILIZATION NOTES

1. TOPSOIL AND VEGETATIVE COVER - STRIP TOPSOIL AND REMOVE EXISTING VEGETATION. STOCKPILE ON-SITE (FOR REUSE) AT LOCATION DESIGNATED.

2. PERMANENT SEEDING - IMMEDIATELY FOLLOWING FINISH GRADING AND TOPSOIL PLACEMENT INSTALL SEEDING OR SOD IN AREAS AS DESIGNATED ON PLANS.

3. PAVED AREAS - INSTALL THE AGGREGATE BASE AS SOON AS THE CONSTRUCTION SEQUENCE TO PROVIDE REQUIRED STABILIZATION.

4. SLOPE PROTECTION - PROTECT SEEDING ON STEEP SLOPES WITH MULCH, EXCELSIOR BLANKET, OR EQUAL. EROSION BLANKET SHALL BE REQUIRED ON ALL SLOPES GREATER THAN 4(H):1(V).

5. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS TO REMAIN MORE THAN 3 DAYS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

6. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

7. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION, AND POLLUTANT DISCHARGE.

SEDIMENT CONTROL NOTES

1. ADJACENT PROPERTY - PROTECT ADJACENT PROPERTY FROM SEDIMENT DEPOSITION BY PRESERVING A VEGETATED BUFFER STRIP OR BY SEDIMENT BARRIERS OR FILTERS AT THE LOWER PERIMETER OF THE LOT.

2. SEDIMENTATION CONTROL SHALL BE PROVIDED IN ALL AREAS AROUND THE STOCKPILE AREAS.

3. STORM SEWER INLET PROTECTION - "FLEX STORM" OR APPROVED EQUAL INLET BASKETS SHALL BE PLACED IN ALL INLETS AND SILT FENCE SHALL BE INSTALLED AROUND EACH INLET.

4. PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO STATE, COUNTY, OR TOWNSHIP HIGHWAYS OR LOCAL STREETS. IF NECESSARY, STATE COUNTY OR TOWNSHIP HIGHWAYS OR LOCAL STREETS SHALL BE CLEANED DAILY AT THE END OF EACH WORK DAY OR AS REQUIRED TO KEEP MUD AND OR OTHER DEBRIS OFF ANY HIGHWAY OR STREET.
   a. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE CONSTRUCTION ENTRANCE/STAGING AREAS AS PROVIDED.

5. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO BE CHECKED WEEKLY AND AFTER EACH RAIN. CLEAN AND RESTORE AS REQUIRED.

6. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

8. REMOVAL OF CONTROL MEASURES- DISPOSE OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITH 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED.

9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

10. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE NEW MEXICO ENVIRONMENTAL DEPARTMENT.

11. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

12. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS, (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE SOIL CONSERVATION DISTRICT.

13. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE GOVERNING SOIL AND WATER CONSERVATION DISTRICT.

14. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.

15. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

16. THE PRIMARY PURPOSE OF ALL SOIL EROSION AND SEDIMENT CONTROL BMP'S (BEST MANAGEMENT PRACTICES) IS TO PREVENT SEDIMENT FROM LEAVING THE SITE. ALL STORMWATER DISCHARGE LOCATIONS WITH A DIRECT CONNECTION TO THE SITE SHOULD BE MONITORED CLOSELY FOR EVIDENCE OF SEDIMENT. THE CITY MAY REQUEST THAT ADDITIONAL BMP'S BE INSTALLED IN THE EVENT OF OFF-SITE SEDIMENT DISCHARGE OR HIGH POTENTIAL FOR DISCHARGE.

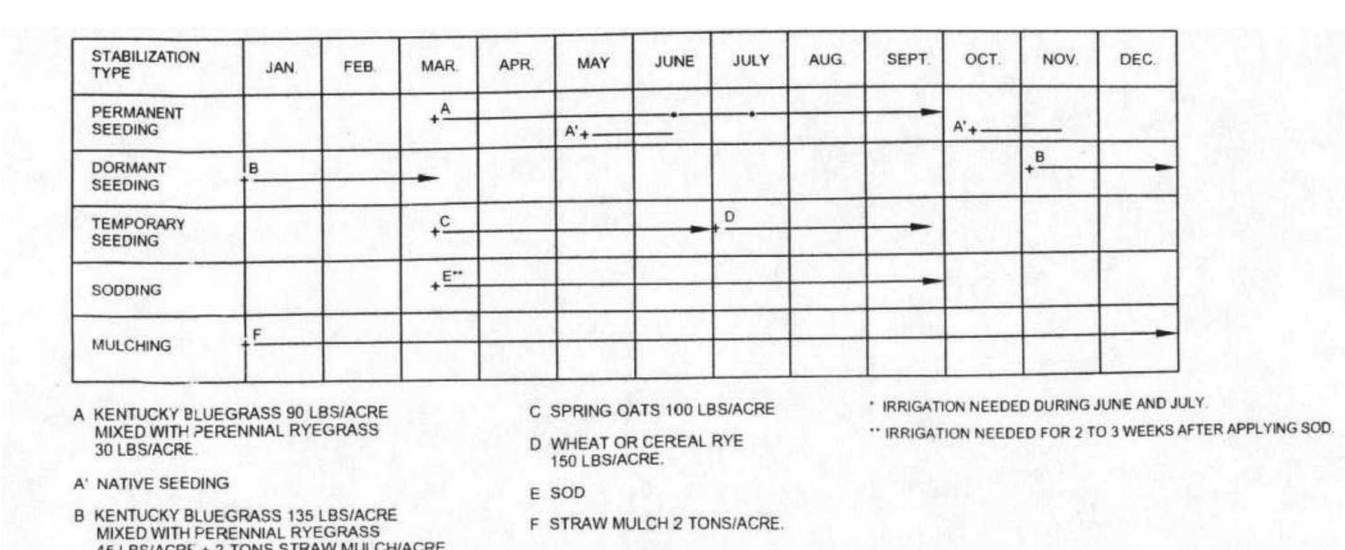
17. PRIOR TO FILING FOR NOTICE OF TERMINATION, THE SITE SHOULD BE PROPERLY STABILIZED. ALL VEGETATED AREAS SHOULD HAVE ESTABLISHED PERENNIAL VEGETATION WITH UNIFORM COVERAGE OF 70% OR GREATER

18. CONTRACTOR TO KEEP PAVEMENT CLEAN OF MUD AND DEBRIS USING SWEEPING/ SCRAPING EQUIPMENT TO BE STORED ONSITE.

19. PROVIDE VEHICLE WASHOUT FOR VEHICLES ENTERING THE SITE.

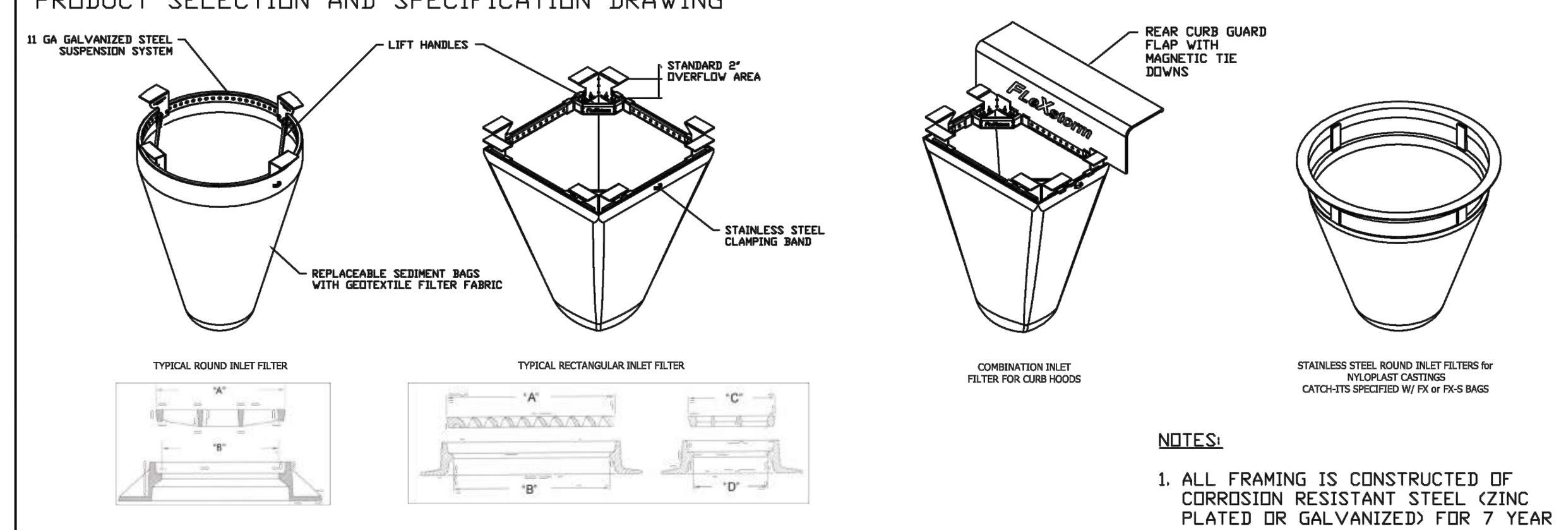
SCHEDULE

1. (1 WEEK) MOBILIZATION, INSTALL EROSION CONTROL AND INLET PROTECTORS.
2. (2 WEEKS) INSTALL SANITARY, WATER, GAS, ELECTRIC AND TELEPHONE UTILITIES.
3. (1 WEEK) PREPARE AND GRADE BUILDING PAD.
4. (1 WEEK) INSTALL CURBS
5. (2 WEEKS) CONCRETE AND ASPHALT PAVING.
6. (2 WEEKS) INSTALL LANDSCAPING AND REMOVE TEMPORARY EROSION CONTROL MEASURES.



SOIL PROTECTION CHART

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

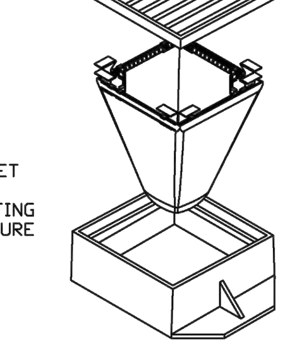
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

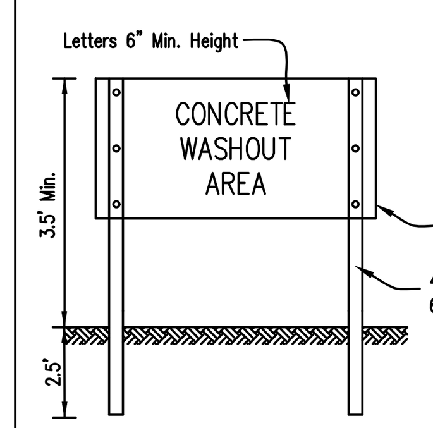
INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



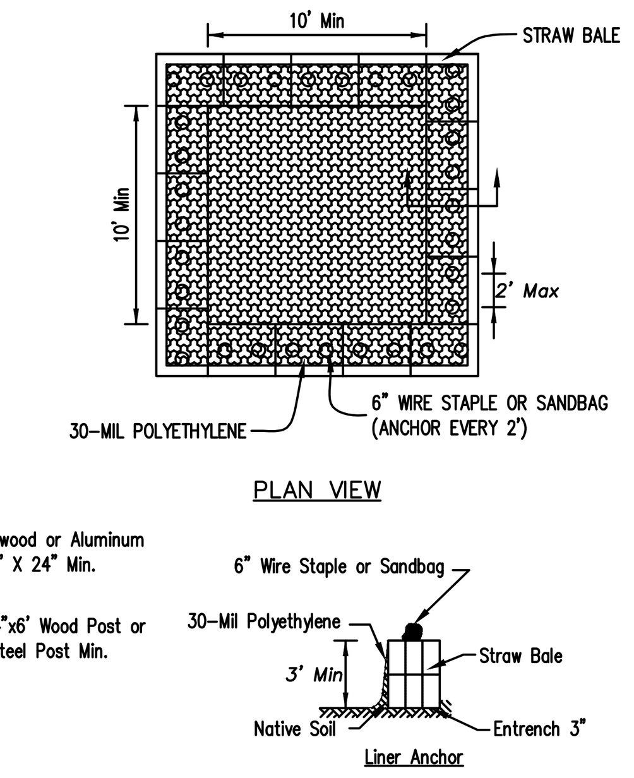
FLEXSTORM INLET FILTERS
CATCH IT
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DWG NO	REV
C	FLEXSTORM_CATCH_IT	A

SCALE SHEET 1 OF 1



SIGN DETAIL



STRAW BALE ANCHOR SECTIONS

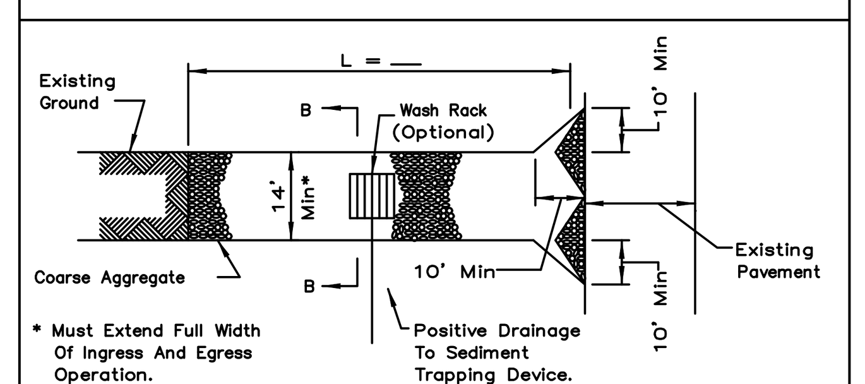
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the faciliities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

Sheet 1 of 3 · Drawing No. · File No. IUM-654S8

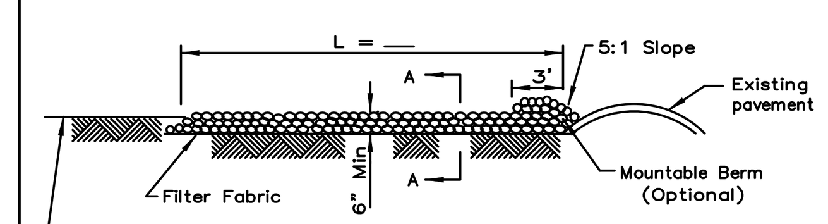
TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

Designed · Drawn B. JOHNSON 6/08 · Checked · Approved · Date

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



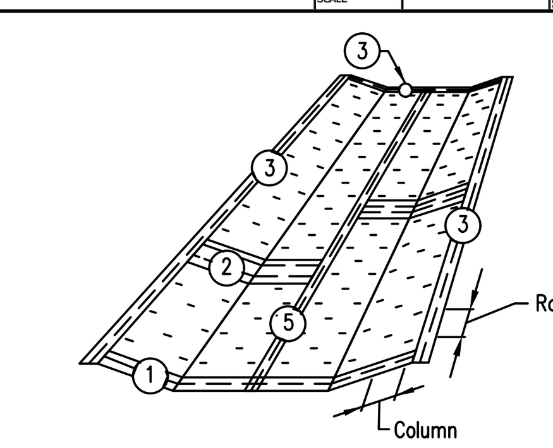
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , I or II and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following NMDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

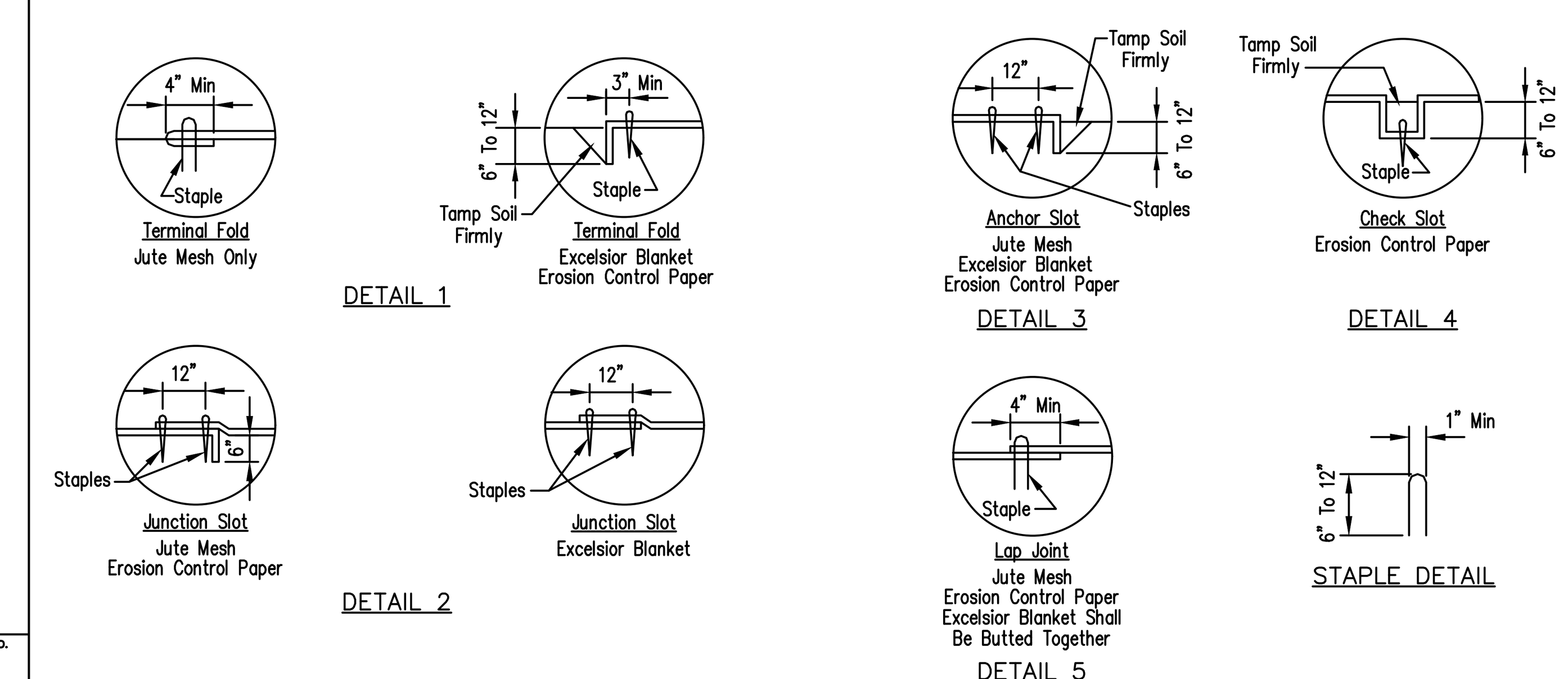
REFERENCE Project · Designed Date · Checked Date · Approved Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630 · SHEET 1 OF 2 · DATE 8-18-94



NOTES:
1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

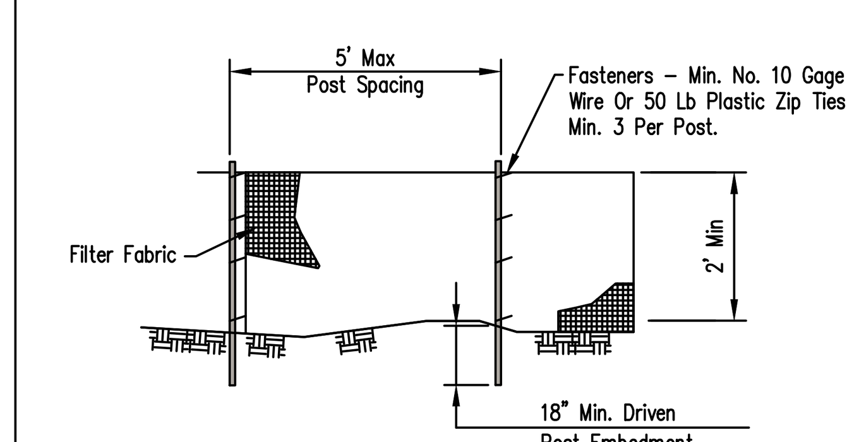


EROSION BLANKET INSTALLATION DETAILS

Designed · Drawn M. QUINONES 7/05 · Checked · Approved · Date

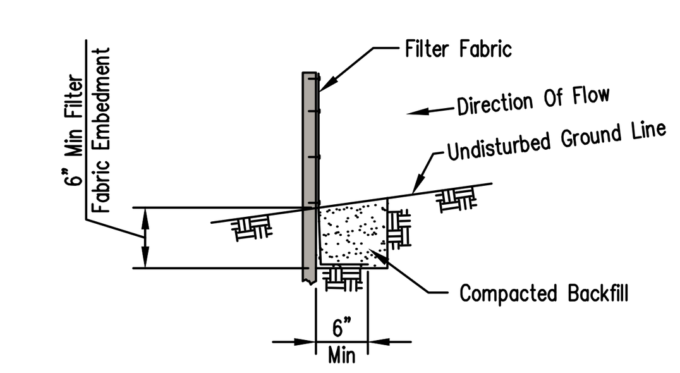
NRCS Natural Resources Conservation Service United States Department of Agriculture

File No. IL-ENG-61 · Drawing No. · Sheet 1 of 1

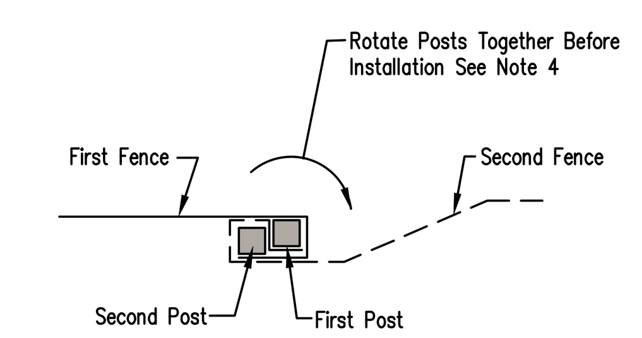


ELEVATION

NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.



FABRIC ANCHOR DETAIL



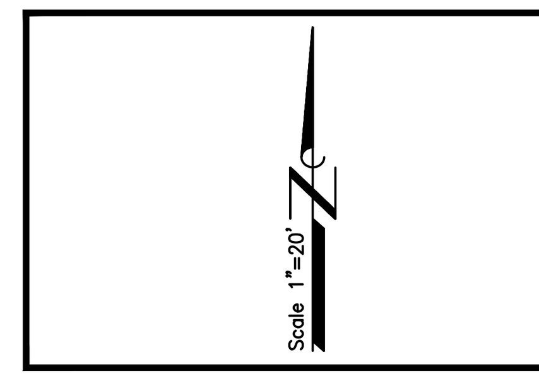
SPLICE DETAIL—PLAN VIEW

SILT FENCE

Designed · Drawn M. QUINONES 8/1/14 · Checked · Approved · Date

United States Department of Agriculture · USDA · Natural Resources Conservation Service

File No. IL-ENG-49 · Drawing No. · Page 1 of 1 · Sheet of



KORU

Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL. 60563

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CLIENT:

DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:

Proposed Retail

Unser Boulevard
Albuquerque, NM

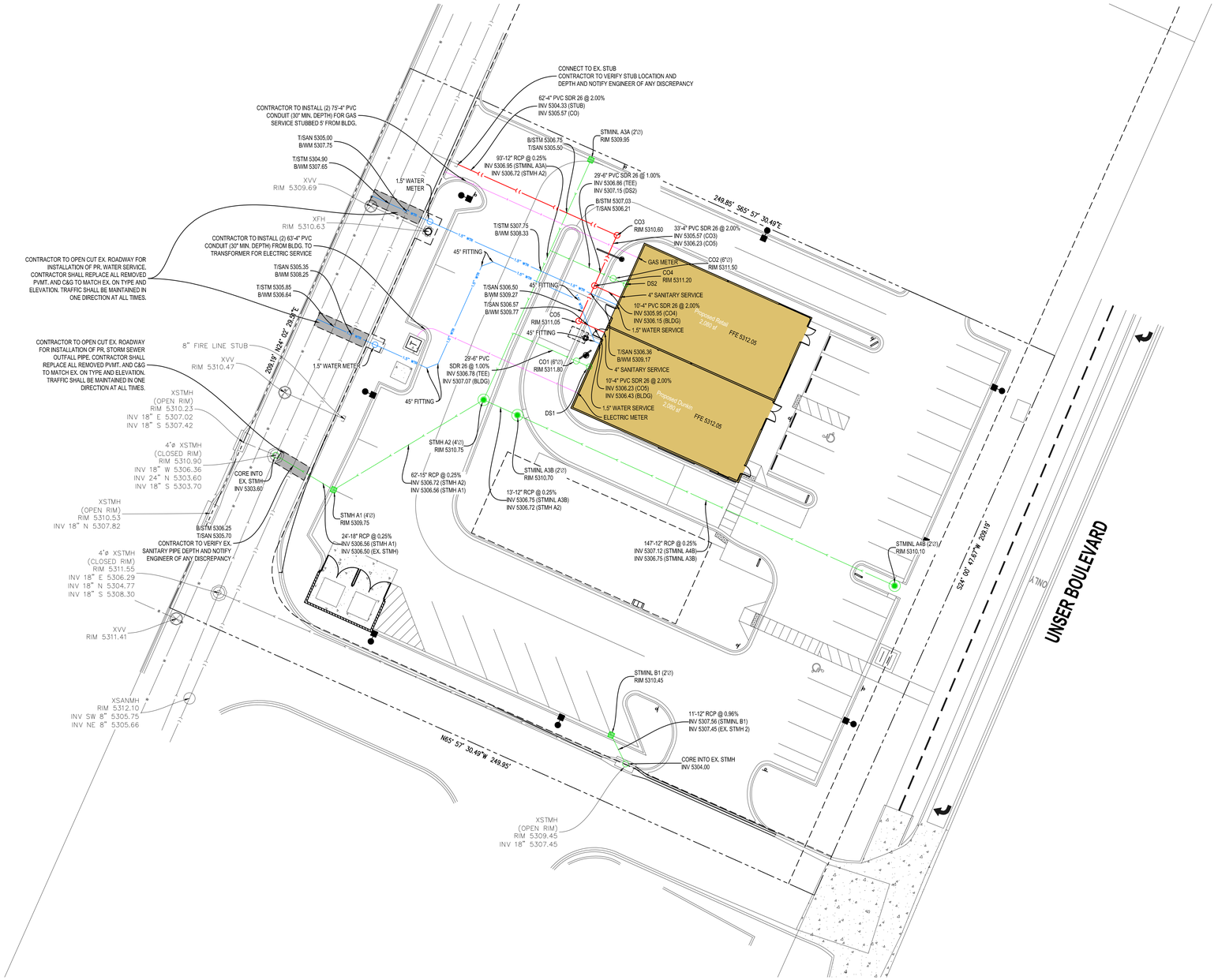
PERMIT SET
7/31/2024

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE
SHEET TITLE:
SWPPP NOTES & DETAILS
SHEET NO.
C2.3

1 2 3 4 5 6 7 8 9 10 · 1 2 3 4 5 6 7 8

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"

NOT FOR CONSTRUCTION



UTILITY LEGEND

	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER		
WATERMAIN	W	W
ELECTRIC	E	E
TELEPHONE	T	T
GAS	G	G
STORM MANHOLE		
STORM CURB STRUCTURE		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		
TRANSFORMER	T	T

UTILITY NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH MUNICIPAL AND IDOT DESIGN STANDARDS / CONSTRUCTION SPECIFICATIONS. CONCRETE STORM PIPE MUST MEET ASTM C76 STANDARDS.

2. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.

3. EXISTING UTILITES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

4. NO FILTER FABRIC ALLOWED UNDER FRAMES OR GRATES. ALL STORM STRUCTURES SHALL HAVE INLET FILTERS INSTALLED. ALL INLET PROTECTION SHOULD BE IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.

5. GENERAL CONTRACTOR SHALL VERIFY SPECIFIC SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.

6. ALL EXISTING DRAIN TILE LOCATED WITHIN THE SITE BOUNDARY SHALL BE REMOVED OR ABANDONED AS NECESSARY. ALL DRAIN TILE ENTERING SITE SHALL BE TIED INTO PROPOSED STORM LINE OR REROUTED TO MAINTAIN EXISTING DRAINAGE PATTERNS. IN PLACES WHEREBY THE PROPOSED WATERMAIN AND EXISTING ACTIVE DRAIN TILE CROSS, THE WATERMAIN SHALL BE INSTALLED WITH CASING 10 FEET ON EITHER SIDE OF CROSSING.

7. CONTRACTOR TO SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS IN ARCHITECTURAL PLANS AND CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

8. ALL STORM STRUCTURES LOCATED IN AND ALONG ALL CURB AND GUTTER SHALL HAVE CURB FRAME AND GRATES.

9. FRAME AND GRATE REQUIREMENTS:
STORM STRUCTURE (PAVEMENT)
- NEENAH R-2557 FRAME FOR OPEN GRATES,
- NEENAH R-1772 FOR CLOSED LIDS

STORM STRUCTURE (CURB)
- NEENAH R-3501-E2

EXCEPTIONS TO ABOVE ARE NOTED ON PLANS. SEE SHEET C7.2 FOR FRAME AND GRATE DETAILS

10. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

11. MAINTAIN CLEARANCES 36" CIRCUMFERANCE AROUND THE FIRE HYDRANT WITH CLEAR ACCESS TO THE FRONT, WITH NO LANDSCAPING MATERIAL ALLOWED WITHIN THIS AREA

Scale: 1"=20'

KORU
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2135 CityGate Lane, STE 330
Naperville, IL. 60563

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CLIENT:
DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM

PERMIT SET
7/31/2024

PROJECT NUMBER: 23103	
DRAWN BY: TR	REVIEWED BY: MTE
SHEET TITLE:	
UTILITY PLAN	
SHEET NO.	
C3.1	

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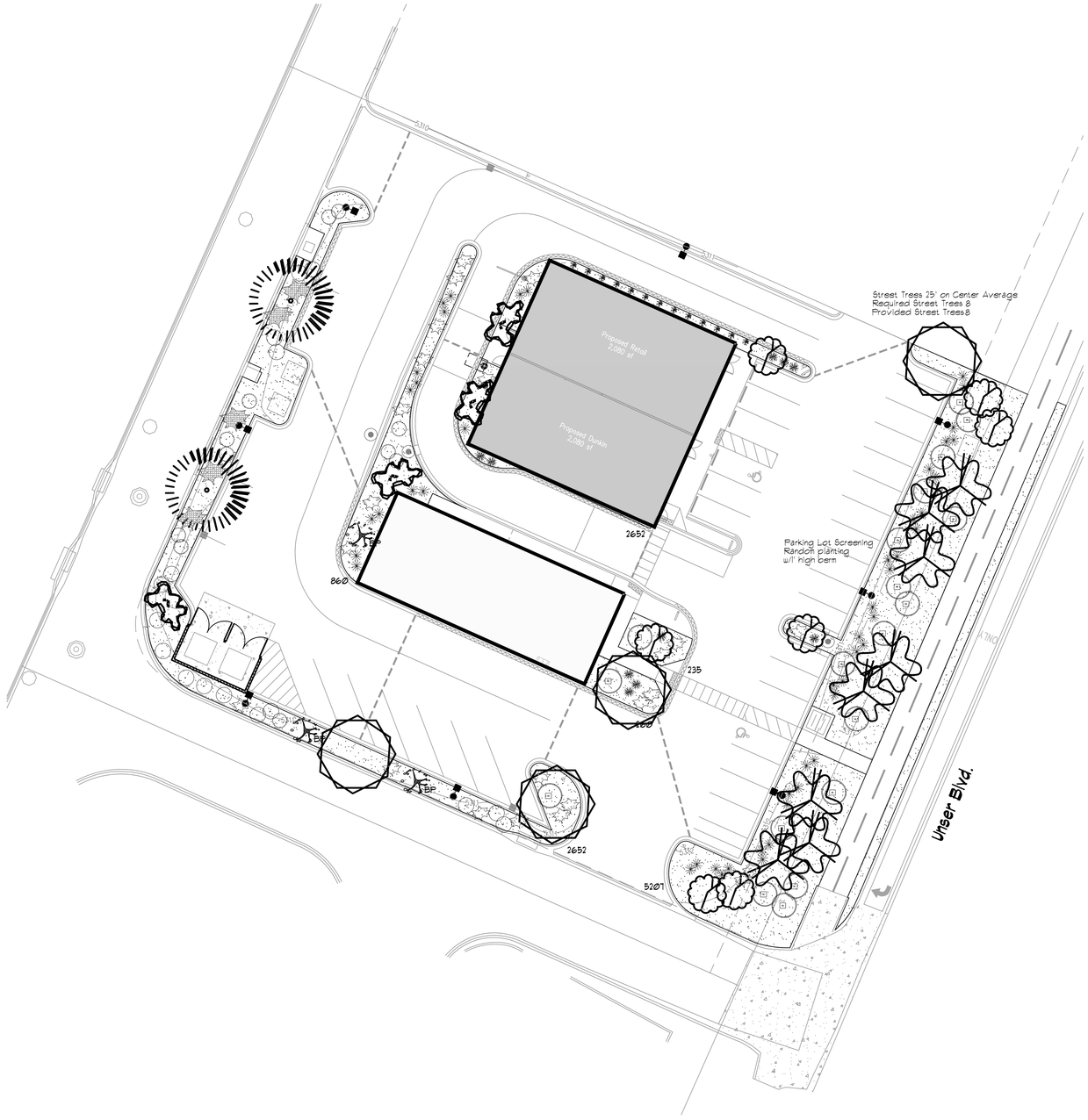
NOT FOR CONSTRUCTION



LANDSCAPE LEGEND

TREES

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	4	2" CAL	Desert Willow *Chilopsis linearis*	20'x25'	RW	490.62	1962.48
	8	2" CAL	Purple Robe Locust *Robinia pseudoacacia 'purple Robe*	30'x20'	M	314.00	2512.00
	4	2" CAL	Crape Myrtle *Lagerstroemia indica Tree Form*	15'x15'	M	176.62	706.48
	7	2" CAL	Oklahoma Redbud *Cercis reniformis*	15'x12'	M	113.04	791.28
	2	6'	Austrian Pine *Pinus nigra*	35'x25'	M	490.63	981.26
TOTAL TREES:	25					TOTAL COVERAGE:	6953.50

Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement

Shrubs & Groundcovers

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	13	5 Gal	Feather Reed Grass *Calamogrostis arudinacea*	2.5'x2'	M	3.14	40.82
	24	5 Gal	Blue Rug Juniper *Juniperus horizontalis*	1'x5'	M	19.63	471.12
	5	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1'x8'	M	50.27	251.35
BP	3	5 Gal	Yellow Bird of Paradise *Caesalpinia gilliesii*	10'x10'	RW	78.50	235.50
	10	5 Gal	Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamelin'*	3'x3'	M	7.07	70.70
	49	5 Gal	Red Yucca *Hesperaloe parviflora*	3'x3'	L	7.07	346.43
	11	5 Gal	Apache Plume *Fallugia paradoxa*	6'x5'	L	19.63	215.93
	16	5 Gal	Chamisa *Chrysothamnus nauseosus*	5'x5'	L	19.63	314.08
	19	5 Gal	Gro-Low Sumac *Rhus aromatica 'Gro-Low'*	3'x8'	M	50.27	955.13
TOTAL TREES:	150					TOTAL COVERAGE:	2901.06

	6	2-3cf	Boulders *To be placed at contractor discretion*
	6054		Landscape Gravel / Filter Fabric *3/4" Crushed Grey* Submit samples of gravel and cobble for approval
	3653		Total Landscape Area Provided
	9707		Total Landscape Area Provided

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	52277
TOTAL BUILDING AREA (SF)	6660
TOTAL NET LOT AREA (SF)	45617.00
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	6843
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	11866
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	11866
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	8300
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	9854.56
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	2225
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	2901.06

Organic Mulch, 25% Required

Note, Each Tree, min, 5' rad.	*78.5sf*
19 Trees x 78.5 sf =	*1491.5*
See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric	
Note, Each Shrub, min, 2' rad.	*12.56*
139 Shrubs x 12.56 sf =	*1745.84*
Total Mulch Provided	*3237.34*
Total Mulch Required	*1764*

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed, and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water , IDO Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with organic mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all wood mulch areas are maintained and freshened on a regular basis.
Filter Fabric shall not be placed in areas to receive wood mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unkown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D)(1)(a) Required Street Trees.
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees.)

Section 6-6-2-5 Street Trees
(A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

GRAPHIC SCALE
20 10 0 1 20
SCALE: 1" = 20'-0"

REVISIONS
Date: Comment

Designed By: dm
Drawn By: dm
Approved By: dm
Date:

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dunkin'

Landscape Plan

Dunkin Donuts
Unser Blvd.
Albuquerque, NM

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
danny@mitchellassociatesinc.com
505.639.9583

Seal: Landscape Architect

STATE OF NEW MEXICO
DANNY D. MITCHELL
339
REGISTERED
LANDSCAPE ARCHITECT

July 30, 2024

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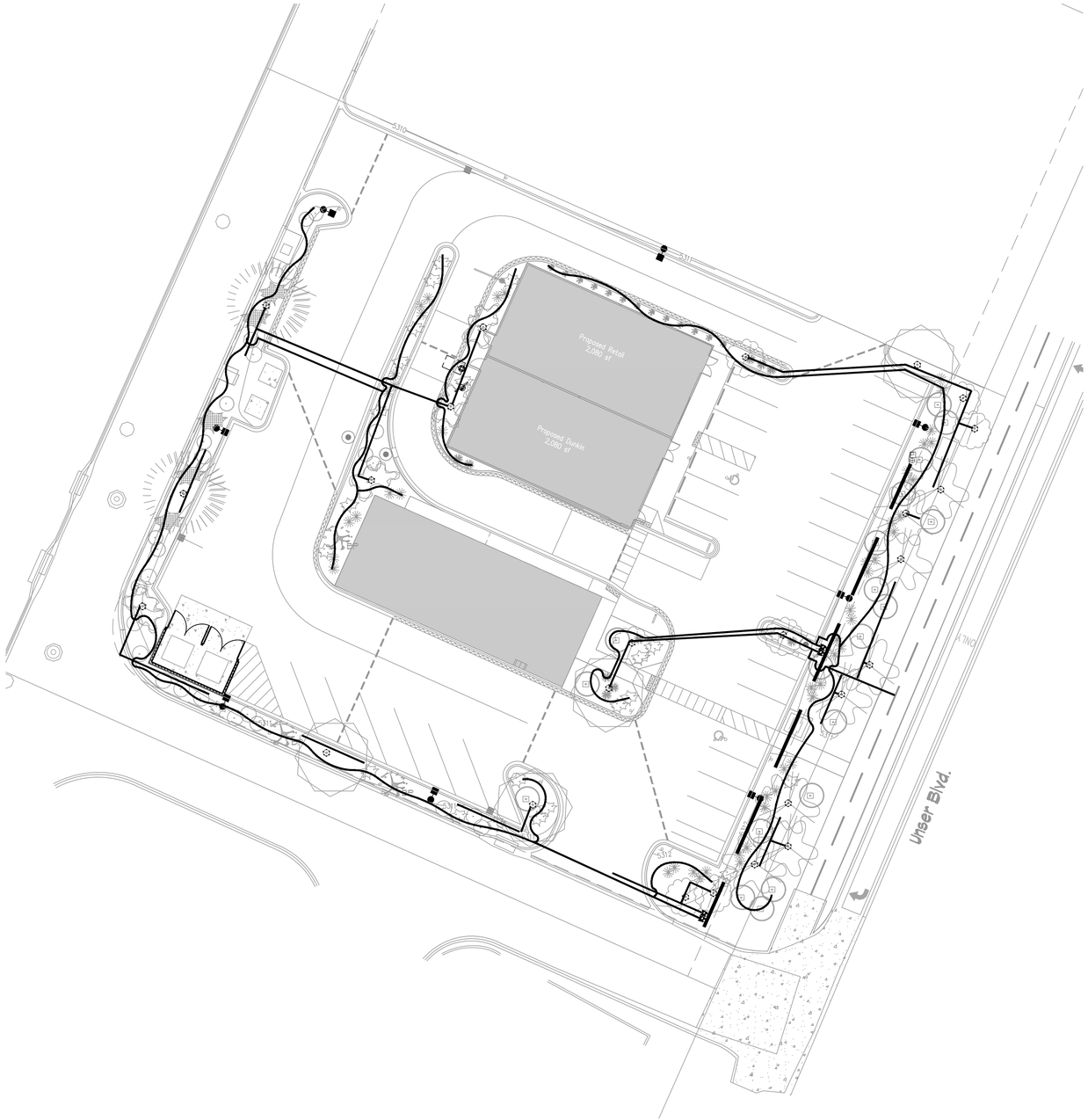
PROJECT NO: 2024- 018

DRAWING NO:
LS-101



IRRIGATION LEGEND

	COMPONENT	MANUFACTURER	SIZE / NOTES
⊡	POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	1", 70psi required
⊠	IRRIGATION CONTROLLER	RAINBIRD	As Required
⧗	AVB ATMOSPHERIC VACUUM BREAKER	FEBCO (OR EQUAL)	1 1/2" Cover, Provide Freeze Protection
⊟	SHUT OFF VALVE	RAINBIRD	1"
▬	MAINLINE	Sch 40 PVC	1"
◔	ELECTRIC ZONE VALVE	RAINBIRD	3/4" with Pressure Regulation and Y Filter
═	SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
─	Drip Line, Tree Netafim Rings	Class 200 PVC	1"
─	Drip Line, Shrub Drip Emitter Line	Polyline	3/4"- 1"
✲	Tree Drip Emmiter	RAINBIRD,	SEE DETAIL

Size Equipment as Required for Flow Rate

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
7. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
8. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
9. SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER.BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

IRRIGATION NOTES:
Irrigation shall be a complete underground system.

Trees and shrubs shall be on separate valves.

Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Irrigation will be operated by smart irrigation system automatic controller, capable of multi-programming ability.

Location of controller to be field determined and power source for controller to be provided by the owner.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source for irrigation system shall be the responsibility of the Property Owner.

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1" = 20'-0"

REVISIONS

	Date:	Comment

Designed By: dm
Drawn By: dm
Approved By: dm
Date:

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Irrigation Plan

Dunkin Donuts
Unser Blvd.
Albuquerque, NM

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Seal: Landscape Architect

STATE OF NEW MEXICO
DANNY D. MITCHELL
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LANDSCAPE ARCHITECT

July 30, 2024

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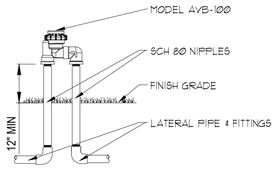
PROJECT NO. 2024- 078

DRAWING NO:
L5-102

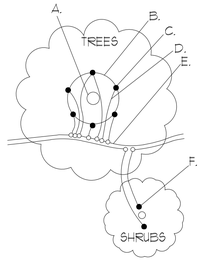


NOTE:
ATMOSPHERIC VACUUM BREAKERS SHOULD BE INSTALLED 6 - 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION, VISIT www.CADdetails.com/info REFERENCE NUMBER 901-0854.

AVB VALVES-AVB W / SCH 80 NIPPLE RISERS

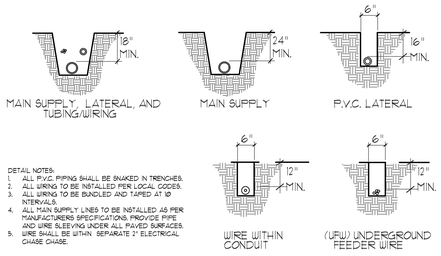
N.T.S.



A. TREE TRUNK/ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/8" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

EMITTER PLACEMENT DETAIL

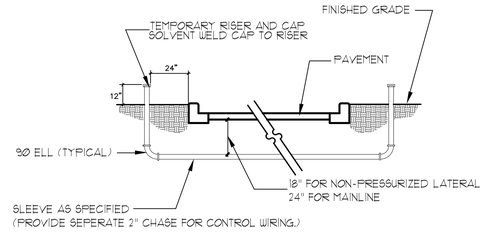
N.T.S.



DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. ALL WIRING TO BE BUNDLED AND TAPED AT 10 INTERVALS.
4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
5. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE CHASE.

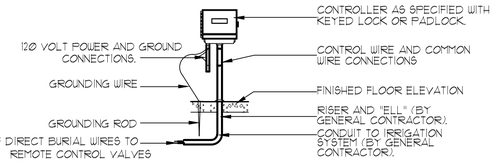
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

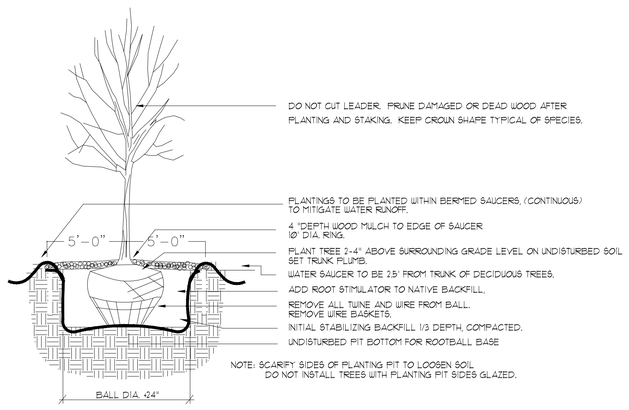
N.T.S.



DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

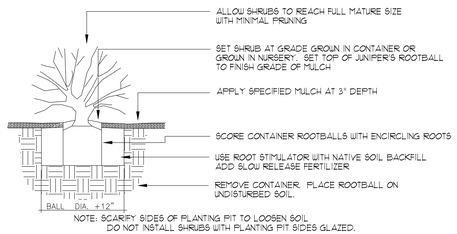
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

REVISIONS

	Date:	Comment

Designed By: dm
Drawn By: dm
Approved By: dm
Date:

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Landscape Dtls

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STATE OF NEW MEXICO
DANNY J. MITCHELL
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REGISTERED
LANDSCAPE ARCHITECT

July 30, 2024

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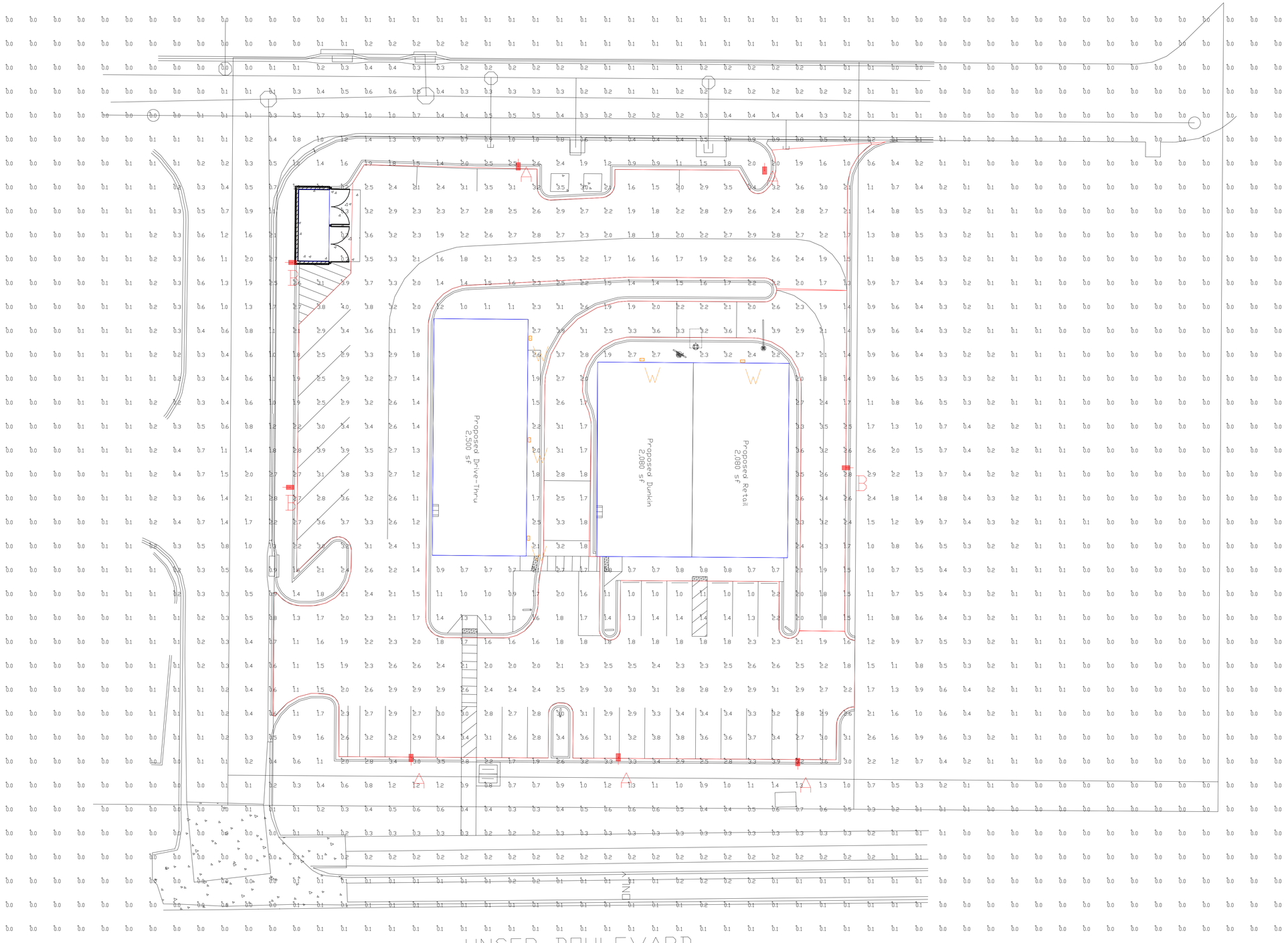
PROJECT NO. 2024- 018

DRAWING NO:
LS-103



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE	Illuminance	Fc	0.75	4.0	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	2.44	4.0	1.0	2.44	4.00

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	5	A	Single	SLM-LED-12L-SIL-4-50-70CRI-SINGLE	20' POLE + 2' BASE	1.000	1.000	12545	85	B2-U0-G3
	3	B	Single	SLM-LED-12L-SIL-3-50-70CRI-SINGLE	20' POLE + 2' BASE	1.000	1.000	12974	85	B2-U0-G2
	5	W	Single	XWS-LED-02L-SIL-3-50-70CRI	10'	1.000	1.000	2060	13	B1-U0-G1

Total Project Watts
Total Watts = 745

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6003

LIGHTING PROPOSAL LD-160410

DUNKIN
ALBUQUERQUE, NM

BY: RNK | DATE:06/24/24 | REV: | SHEET 1 OF 1

SCALE: 1"=16' 0 16

GENERAL NOTES & SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the NMDOT "Standard Specifications for Highway and Bridge Construction" latest edition, except as may be modified by the project plans and specifications.

2. All underground construction shall comply with the requirements of the NMDOT specifications for sanitary sewer and water main construction, latest edition, except as may be modified by project plans and specifications.

3. All work shall be in accordance with the standard specifications of the municipality. Each Contractor shall be provided with the applicable sections of this specification in the bid package.

4. All elevations shown are plus and are USGS Datum.

5. The municipal building and engineering department shall be notified at least two (2) working days prior to start construction. The contractor is responsible for notifying all jurisdictional agencies and all utility companies with facilities that may be affected by the proposed construction, and ensuring that all underground lines are located, prior to commencing construction.

6. All work to meet municipal codes unless state codes are more restrictive.

7. The contractor(s) shall indemnify the owner, the engineer, and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project.

8. All work shall comply with New Mexico Environment Department regulations. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumi, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be responsible for removing sediment resulting from this project from storm sewers and drainage structures at no additional cost.

9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with construction project.

10. All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered unless otherwise noted.

11. Public Service Company of NM, New Mexico Gas, and other utility company conduits are not necessarily shown on the drawings and must be located in the field prior to construction.

12. The contractor shall field verify the existing conditions and notify KORU Group, PLLC of any discrepancies prior to submitting a bid.

13. Contractor will be responsible for repairing all existing pavement damaged during construction that is not specified.

14. All concrete used shall adhere to NMDOT specifications.

15. Subgrade preparation for all pavements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material.

16. Apply prime coat uniformly over surface of campacted aggregate base at a rate of 0.40 gal/SY. Apply enough material to penetrate and seal, but not flood surface. Allow prime coat to cure for 72 hours minimum.

17. It shall be the responsibility of each contractor to call NM811 prior to performing any excavations.

18. Cable routing and specification in accordance with municipal ordinance.

19. The contractor shall provide the municipality and KORU Group, PLLC with a complete set of record drawings within 30 days of completion of the work. Drawings shall include elevations, location of other utilities, services, field tiles, etc.

20. All property dimensions and areas are approximates and subject to change per final survey.

21. All dimensions are back of curb unless otherwise noted.

22. All curb radii are back of curb unless otherwise noted.

23. See architectural plans for exact building dimensions.

24. Contractors to verify dimensions prior to starting work and notify engineer if any discrepancies are found.

25. Sidewalk around perimeter of the building shall be integral curb / walk.

26. All pavement markings shall be painted traffic yellow 4" wide and 2 coats

27. Contractor to provide temporary traffic control measures during construction of entrances of R.O.W. in accordance with NMDOT Requirements.

28. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

29. The municipality standard notes and details shall take precedence. Koru Group, PLLC will not take responsibility for the accuracy of the municipality details.

30. Koru Group, PLLC shall not have control or be in charge of and shall not be responsible for means, methods, safety, safety precautions techniques, sequence procedures or time of performance of the client, the contractor, other contractors or subcontractors performing any of the work or providing any of the services on the project.

TRAFFIC CONTROL NOTES & SPECIFICATIONS

1. The contractor in accordance with NMDOT standards shall provide all required traffic control and signs.

2. The contractor shall maintain temporary access to all roadways and driveways during construction. The contractor shall notify homeowners at least 24 hours in advance of temporary open cuts required to install utilities across driveways.

GENERAL UTILITY NOTES & SPECIFICATIONS

1. Water and sewer locations taken from drawings by others and must be located in the field by contractor prior to construction, including all elevations of rims and inverts.

2. All sewer and water mains trenches under, crossing under or within five (5) feet of existing or proposed curb & gutter, sidewalk, or pavement shall be back filled with CA-7 or structural backfill.

3. Valve Vaults and manholes frames and rings shall be set in workmanlike manner in easy-stick (or equal) bed.

4. All stubs to buildings shall end 5 ft. from the building. All stubs shall be right angles to the foundation.

5. Contractor shall mark the end of all stubs with a 4" x 4" wood marker extended to 3' minimum above grade. Markers shall be painted as follows: Blue - Water, Green - Sanitary, Yellow - Storm.

6. Install conduit free from crimps and dents. Plug ends to prevent entry of dirt or moisture after installed

7. Clean out conduit before installation of conductors.

8. Conduit outside the building shall be buried minimum 36 inches below grade unless noted otherwise

9. Underground conduits shall have a minimum of 2 inch spacing between conduits and be back filled and compacted to the density specified elsewhere to eliminate all air pockets. Conduits from building to fuel pumps may be clustered in the same trench with minimal separation as required by owner.

10. All underground conduits shall be protected against future excavation damage by placing a plastic tape warning marking in each trench during backfill. Install tape full length of the trench.

11. Contractor shall verify with local munipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

EARTHWORK NOTES & SPECIFICATIONS

1. All trenched in green / landscape area shall be backfield with earth compacted to 90%. A minimum of 6"of topsoil shall provided in green / landscape areas. Trenches in all paved areas, curbed, and sidewalk areas shall be back filled with approved Engineering Backfill compacted as 95% modified Proctor.

2. All disturbed areas shall be restored and positive drainage must be maintained.

3. All landscaping must be restored to its original condition. Replacement of all black dirt, seed, trees, bushes, etc. shall be provided by the contractor and guaranteed for one year following final inspection by the local governmental agency having jurisdiction. Guarantee shall include repair of trench settlements as needed to bring trench to original grade.

4. Existing drainage patterns shall be restored following construction. Positive drainage shall be maintained throughout construction.

5. All existing utilities or improvements, including walk, curbs, pavements, driveways, and parkways damaged or removed during construction shall be restored to their original condition.

6. See soil report for testing requirements.

7. Stockpile or spread soil material that has been removed because it is too wet to permit compaction. Assist drying by discing, harrowing or pulverizing until moisture content is reduced to a satisfactory value.

8. After stripping and rough grading is completed, the exposed sub grade should be proof rolled. Proof rolling may be accomplished with a fully loaded, tandem-axle dump truck or other equipment providing an equivalent sub grade loading. Unstable areas observed at this time should be improved by scarification and recompaction or by undercutting and replacement with suitable compacted fill.

9. State erosion control measures must be implemented and maintained throughout construction.

10. Contractor shall provide dust control during site work demolition or removal. Contractor shall control dust created from on-site construction and associated traffic using water or other approved means.

11. Protect trees, plant growth, and features designated to remain as final landscaping. Construction equipment shall not travel under drip lines of trees to be protected.

12. Protect benchmarks from damage or displacement.

13. Remove trees and shrubs, stump, and root system to a minimum depth of 42 inches.

14. Moisture Control - where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of subgrade or layer of soil material. Apply water in minimum quantity as necessary to prevent free water from appearing on surface during or subsequent to compaction operations.

15. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.

MANHOLE/SEWER PIPE MATERIALS AND INSTALLATION SPECIFICATIONS

1. PIPE & FITTINGS

Pipe and fittings used in sanitary sewer construction, unless otherwise specified and approved by the municipality, shall be polyvinyl chloride (PVC) pipe. PVC Pipe and fittings dated over one year old shall not be permitted for use. The types of PVC pipe and fittings that shall be used in the municipality include:

~ PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings (ASTM-SDR series), conforming to ASTM Numbers D-1784, D-3034 for SDR 26, D-3212, F-412, and F-477, and

~ Iron Pipe Sized (IPS) Polyvinyl Chloride Pressure Rated Pipe and Fittings (ASTM-SDR series), conforming to ASTM Numbers D-1784, D-2241, D-3139, F-412 and F-477, and

~ Ductile Iron Pipe sized (DIS) PolyVinyl Chloride Pressure Rated Pipe and Fittings (AWWA DR-series) conforming to AWWA C-900, AWWA C-905, and ASTM Numbers D-1784, D-2241, D-3139, F-412, and F-477.

All PVC plastic pipe and fittings shall have a cell classification of 12454-B or C as defined in ASTM D-1784 and shall have a minimum pipe stiffness as shown below in Table 1. The required Standard Dimension Ratio (SDR) for PVC pipe and fittings shall be selected based upon the depth of cover, as also shown in Table 1.

Table 1: PVC Pipe / Fittings

Type	Depth of Cover	Pipe Ø	Minimum Thickness	National Standards	Min. Pipe Stiffness
PSM*	0'-15'	6"-12"	SDR 26	ASTM D-3034	115
IPS	0'-15'	6"-36"	SDR 26	ASTM D-2241	130
IPS	0'-20'	6"-36"	SDR 21	ASTM D-2241	225
DIS	0'-30'	6"-12"	SDR 18	AWWA C-900	364
DIS	0'-30'	14"-24"	SDR 18	AWWA C-905	364
DIS	0'-16	30"-48"	SDR 25	AWWA C-905	140

* (PSM) is an arbitrary designation for a product having certain dimensions regarding Plastic Sewer Mains

When a span due to over-dig at any wall or foundation exceeds two (2) feet, a six (6) inch SDR 21 (or greater) PVC pipe sleeve through the wall shall be added through the span of the over-dig area. This sleeve must extend an additional two (2) feet beyond the over-dig area, resting on undisturbed soil. This sleeve will accommodate a four (4) inch PVC schedule 40 pipe that must be sealed at the sleeve, using a six (6) inch x four (4) inch rubber brand mission coupling. The sleeve pipe shall increase as necessary to accommodate a larger sewer service pipe when required, and shall be supported by class 1A CA-7 crushed stone.

PVC pipe fittings conforming to ASTM D-3034 and ASTM D-2241 shall have a minimum wall thickness of SDR 26 plastic pipe as defined in table 1 (ASTM D-3034 or ASTM D-2241), and at least the same thickness of the main sewer line that they are installed in.

Fittings in sizes through eight (8) inches shall be molded in one piece with elastomeric joints and minimum socket depths as specified in each respective section. Fittings that are ten (10) inches and larger shall be molded or fabricated with elastomeric joints in accordance with ASTM standards D-1784 and D-3139 incorporating the manufacturer's standard pipe pach size bells and gaskets. Gaskets shall conform to ASTM F-477 and ASTM F-913.

Joints shall meet the requirements of ASTM Standard D-3212 or D-3139, whichever is applicable. Fittings with a gasket retention race formed by heating or crimping are not permitted throughout the Village. Solvent cemented (welded) joints are not permitted, except when used in the fabrication of fittings, by the manufacturer, prior to installation. The municipality reserves the right to approve all pipe and fittings on a case-by-case basis.

2. BEDDING, HAUNCHING, AND INITIAL BACKFILL

Bedding material shall be Class 1A, as outlined in ASTM D-2321 and shall be certified by the manufacturer and approved by the municipality prior to installation, to have the following characteristics:

~ Description: Shall be Crushed Stone or Crushed Gravel, as produced from crushing by mechanical means.

~ Gradation: Shall meet ASTM standards.

~ Plasticity Index: Shall meet a plasticity index of 0 to 4 percent as determined by the method given in AASHTO T 90.

~ Specific Gravity: Shall have a specific gravity (dry) of greater than 2.45.

~ Sources of Supply: All sources of supply shall be approved by the municipality. Only coarse aggregates from these sources shall be used on the job unless approval in writing is obtained from the municipality.

LABORATORY TEST

The municipality reserves the right to require a contractor to submit certified copies of all reports of tests conducted by an independent laboratory before installation of PVC plastic pipe. Tests shall be conducted in accordance with Standard Method of Test for "External Loading Properties of Plastic Pipe by Parallel-Plate Loading.

INTERNAL DIAMETER

Pipe shall be constructed so that the internal diameter does not decrease by more than five (5) percent, in order to provide the complete hydraulic carrying capacity, and to obtain the joint performance at five (5) percent maximum diametric deflection.

PIPE INSTALLATION AND FIELD TESTING

Pipe shall be constructed in full compliance with the ASTM Standard Specification D-2321 "Underground Installation of Flexible Thermoplastic Sewer Pipe".

Trench widths should be stable or supported, provide a width sufficient, but no greater than necessary, to ensure working room to properly and safely place and consolidate haunching and other embedment materials. The space between the pipe and trench wall must be wide enough to hand work and place the haunching material. From the trench floor to twelve (12) inches above the top of pipe, the minimum trench width shall be the outside diameter of the pipe plus sixteen (16) inches and the maximum trench width shall be the diameter of the pipe plus twenty four (24) inches.

When trench wall supports such as trench sheeting, trench jacks, trench shields or boxes are used, ensure the support of the pipe and its embedment is maintained throughout installation, including during and after the removal of such supports.

The pipe shall be laid so that it will be uniformly supported for its entire length. No blocking of any kind shall be used to adjust the pipe to grade except when embedment concrete is used. Bedding shall be a minimum of six (6) inches in depth. The bedding material shall be placed and worked in around pipe by hand to provide uniform support, then around and over the crown of the pipe by a minimum thickness of twelve (12) inches. The granular embedment material shall be placed and consolidated the full width of the trench. The contractor shall be required to install the pipe in such a manner that the diametric deflection of the pipe shall not exceed five (5) percent and the materials surrounding the pipe shall be placed as outlined in ASTM D-2321.

PVC transition fittings shall be used in all new construction when joining PVC pipes of different outside dimensions. Pipe connections of dissimilar materials in existing sewers shall be made with a non-shear flexible neoprene "Mission" brand connector with stainless steel bands, where no "hub" exists.

Service connections to new mains shall be with a tee/wye fitting with a 6" branch. Service connections to an existing main shall be with an "inserta-tee" brand fitting. No cutting or disrupting of any main will be allowed. Contractor shall hand-work haunching aggregate and place / replace initial backfill over connection to protect sewer main.

Cast iron clean out covers conforming to ASTM class 25 or higher shall be required for all sanitary sewer services located in any paved surface. Locations of said covers shall be determined at the time of plan review.

FINAL ACCEPTANCE AND TESTING OF SANITARY SEWER

Before final acceptance, the sanitary sewers shall be tested in accordance with NMDOT specifications. In addition, all sanitary sewer having a diameter of eight (8) inches or greater shall be televised by the municipality. Specifically, all pipelines constructed of flexible materials shall be subject to air exfiltration tests, televising test, and deflection test. The deflection test shall be performed no sooner than thirty (30) days of the backfilling operation and shall consist of measuring the pipe for vertical ring deflection. Maximum ring deflection of the pipeline under load shall be limited to five (5) percent of the internal pipe diameter. All pipe exceeding this deflection shall be considered to have reached the limit of its serviceability and shall be re-laid or replaced by the contractor at their sole expense.

The cost of all deflection testing shall be borne by the contractor and shall be accomplished by pulling a mandrel, sphere, or pin-type "go / no go" device, with a diameter equal to ninety-five (95) percent of the un-deflected inside diameter of the flexible pipe, through the pipeline.

MANHOLES

1. INSTALLATION

All manhole castings, adjusting rings and manhole sections shall be set in BUTYL rope or approved equal. The inside joints of manhole sections, adjusting rings, and frame shall not be mortared. However, the area between the pipe and flow channel shall be filled with cement mortar to provide a flush smooth surface. Each manhole cone and barrel section joint shall also be externally sealed with a "6" or "9" wide (min.) sealing band of rubber and mastic. The band shall have an outer layer of rubber or polyethylene with an under layer of rubberized mastic (with a protective film), meeting the requirements of ASTM C-877, **type II or *type III. Pipe connections to all manholes through openings (cast or core-drilled) shall be provided with a flexible rubber watertight connector conforming to ASTM C-923, "Standard Specifications for Resilient Connectors Between Reinforced Concrete Manhole Structures And Pipes". A maximum of 8 inches of adjusting rings (2 total rings) is allowed. The frame, chimney, and top "lip" of the cone section shall be required to be sealed with a chimney seal. Only "Adaptor-Seal", "Infa-Shield", or an approved equal will be allowed. Do not use unapproved seals.

2. TESTING

All manholes shall be tested in accordance with with NMDOT specifications.

Vacuum Testing shall be carried out immediately after assembly and prior to backfilling of manholes that are up to seventy-two (72) inches in diameter. All lift holes shall be plugged with a non-shrink grout, or rubber plug. The manhole frame, adjusting rings and chimney seals shall be in place before testing. No grout shall be placed in the horizontal joints. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole with the vacuum testing. A vacuum of ten (10) inches of mercury shall be drawn and the time measured for the vacuum to drop to nine (9) inches of mercury. The Vacuum shall not drop below nine (9) inches of mercury for the following time periods for each size manhole.

Forty-eight (48) inches Diameter - sixty (60) seconds
Sixty (60) inches Diameter - seventy-five (75) seconds
Seventy-two (72) inches Diameter - ninety (90) seconds

Vacuum Tester shall be manufactured by P.A. Glazier, Inc., Worchester, Ma., 01613, phone: (800) 822-6488. All work of testing shall be done in accordance with the requirements of P.A. Glazier, Inc. Contractor shall provide all material and equipment necessary for testing. If testing fails, contractor shall seal all leaks with materials and methods as recommended by P.A. Glazier, Inc., and retest until acceptable. This testing shall be completed before backfilling so that any leaks can be found and fixed externally, and to give the horizontal manhole joints an opportunity to tighten.

WATER MAIN NOTES & SPECIFICATIONS

1. All water service horizontal and vertical separation from sanitary and storm sewers shall be the same as water main separations.

2. Water services shall have a minimum of 5.5 feet of cover from finished grade.

3. Any existing utility structures requiring modifications are to be adjusted (up to 12" total adjustment) by the contractor as part of the contract. Any adjustment of 2" or less shall use preformed rubber adjusting rings, which are 2" or less in thickness.

4. All water mains shall be cement lined ductile iron pipe, class 52 conforming to AWWA C-151 with push-on or mechanical joints and shall have a minimum of 5.5 feet of cover. Water mains shall be encased in polyethylene film in accordance with AWWA C-105-82. Fittings shall be cement lined, tar coated cast iron with mechanical joints rated 250 PSI per AWWA C110/Ansi 21.20 (Clow, American, U.S. Pipe, or equal). Trace Wire shall be installed (see COMM Supplemental Specifications).

5. All materials shall be verified with the local authority. Water services shall be type "K" copper water tube or the size shown on the plans, corporations stop, curb stop, and service box, all as required by the municipality, and all necessary labor, tools, equipment, excavations and back fill, for a complete installation as shown on the plans.

6. All fire hydrants shall be Waterous Pacer Model WB-67. Auxiliary valve to be resilient seat wedge gate valve, with valve inlet embossed "water". All fire hydrants shall be painted in accordance with the municipality standards.

7. Water mains shall be protected in accordance with the requirements of the New Mexico Environmental Department. Where a sewer (sanitary or storm) crosses below a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. When the 18" vertical separation is not provided and the water main is above the sewer (sanitary or storm), the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. When the water main crosses below the sewer (storm only), the sewer shall be constructed to water main standards for a minimum of 20 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer (storm only), 18" vertical separation shall be provided in all cases. In addition, sewer pipe shall be supported in order to prevent pipe from sagging closer to the water main. Minimum water main cover is 5-1/2 feet. Minimum horizontal separation of 10' between sewers and water main shall be adhered to. Prior New Mexico Environmental Department approval is required in order to construct water main under storm or sanitary sewers.

8. All horizontal and vertical separation between water main services and storm sanitary sewer shall be the same as listed in water main note 7.

9. Service lines (1.5" and smaller) shall be copper water tube, type k, and soft temper for underground service conforming to ASTM B-88 and B-251 and also conforming to all municipality requirements.

10. The water main will be pressure tested according to local requirements.

11. Sterilize pipe per local jurisdictional agency requirements. Minimum water main chlorination test shall result in a chlorine water mixture of at least 50 parts per million available at each outlet where sampling can be obtained from. Test periods for the water main shall be at least 24 hours and at the end of that time the chlorine residual shall be at least 10 ppm at the sampling points. If chlorine residual is less than 10 ppm, additional application shall be made and the retention period repeated until the required 10 ppm residual is obtained. After obtaining successful test results, flush heavily chlorinated water from the main until the replacement water is the same chemical and bacteriological quality as the water source.

12. There will be no 90 degree bends permitted on watermain installations.

13. All fittings shall be installed Field Lok (Tyler MJ Accessories).

14. Manholes used for valve vaults will be a minimum of five (5) feet in diameter measured internally.

15. Contractor must install a 1" flared corp. for filling and chlorinating.

KORU
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2135 CityGate Lane, STE 330
Naperville, IL. 60563

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CLIENT:
DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM

PERMIT SET
7/31/2024

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE
SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS
SHEET NO.
C7.1

1 2 3 4 5 6 7 8 9 0

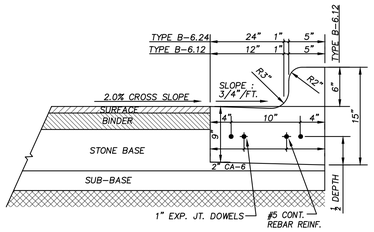
IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

1 2 3 4 5 6 7 8

NOT FOR CONSTRUCTION

CURB NOTES :

1) EXPANSION JOINTS AT ENDS OF RETURNS AND 60' INTERVALS WITH 2-1" DOWELS.
2) 1" EXPANSION JOINTS AROUND STRUCTURES IN CURB.
3) CONTRACTION JOINTS AT 20' INTERVALS.
4) COST OF JOINTS TO BE INCL. IN BID PRICE FOR CURBS.
5) TRENCH BACKFILL IS REQUIRED WITHIN 2 FEET OF PAVEMENT.

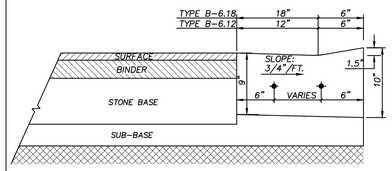


1 C7.2 DETAIL - CURB AND GUTTER SECTION
NOT TO SCALE

FILE:PV-CURB B6-12.DWG

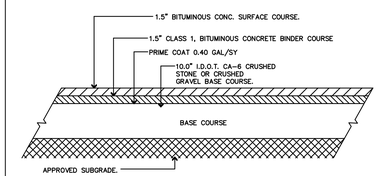
CURB NOTES :

1) EXPANSION JOINTS AT ENDS OF RETURNS AND 60' INTERVALS WITH 2-1" DOWELS.
2) 1" EXPANSION JOINTS AROUND STRUCTURES IN CURB.
3) CONTRACTION JOINTS AT 20' INTERVALS.
4) COST OF JOINTS TO BE INCL. IN BID PRICE FOR CURBS.



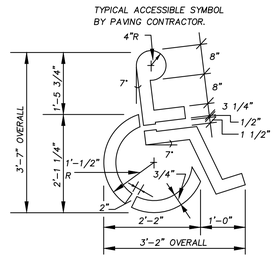
2 C7.2 DETAIL - DEPRESSED CURB & GUTTER
NOT TO SCALE

FILE:PV-CURB DEPRESSED.DWG



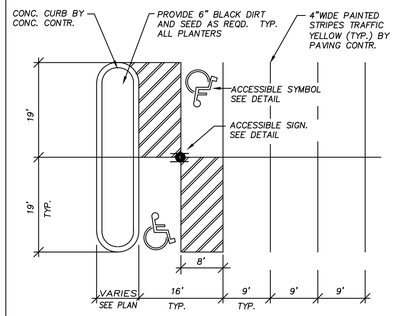
3 C7.2 DETAIL - PAVEMENT SECTION
NOT TO SCALE

FILE:PV-PAVEMENT.DWG



4 C7.2 DETAIL-ACCESSIBLE PAVEMENT SYMBOL
NOT TO SCALE

FILE:PM-AC PAVEMENT SYMBOL2.DWG



5 C7.2 TYP. 90° PARKING
NOT TO SCALE

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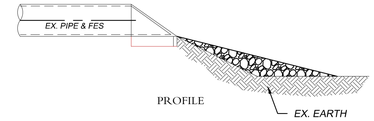
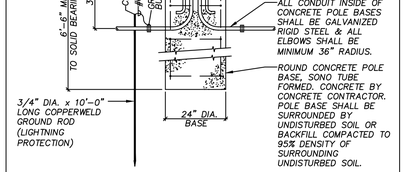


TOTAL RIP RAP REQUIRED: 10 CY

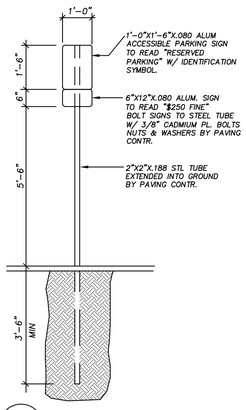
6 C7.2 DETAIL: STONE RIP RAP
NOT TO SCALE

FILE:EC-RIPRAP1.DWG

NOTES:
MAXIMUM ALLOWABLE POLE HEIGHT: 25 FT
MINIMUM ALLOWABLE SOIL BEARING: 3,000 PSF



7 C7.2 CONCRETE POLE BASE DETAIL
NOT TO SCALE



8 C7.2 ACCESSIBLE SIGN
NOT TO SCALE

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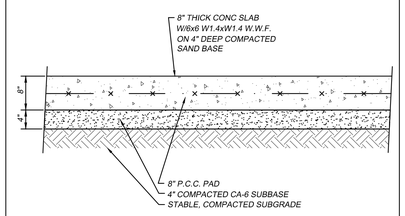

9 C7.2 TYPICAL CONCRETE PAD SECTION
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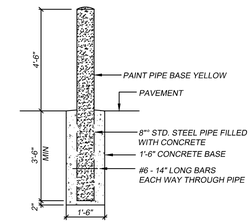

12 10 BOLLARD
NOT TO SCALE

FILE:PM-BOLLARD.DWG

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2135 CityGate Lane, STE 330
Naperville, IL. 60563

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CLIENT:
DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM

PERMIT SET
7/31/2024

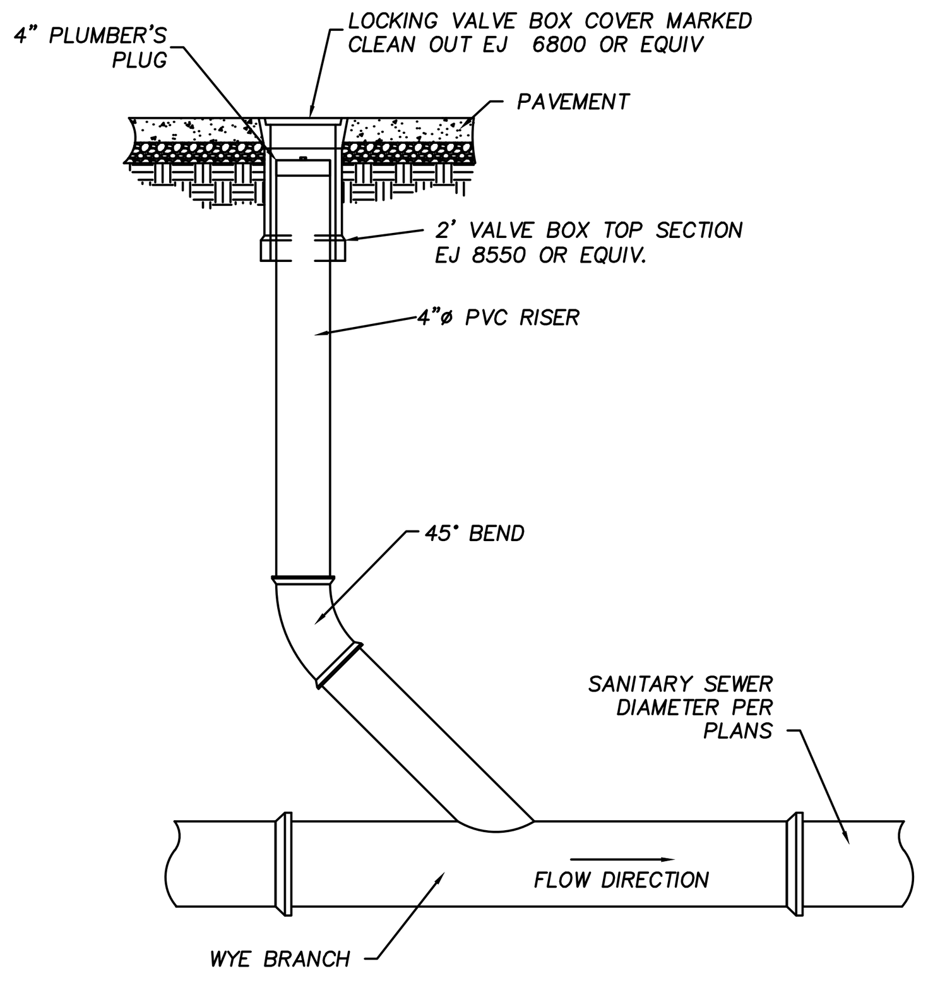
PROJECT NUMBER: 23103	
DRAWN BY: TR	REVIEWED BY: MTE
SHEET TITLE:	
SITE DETAILS	
SHEET NO.	
C7.2	

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

1 2 3 4 5 6 7 8 9 10

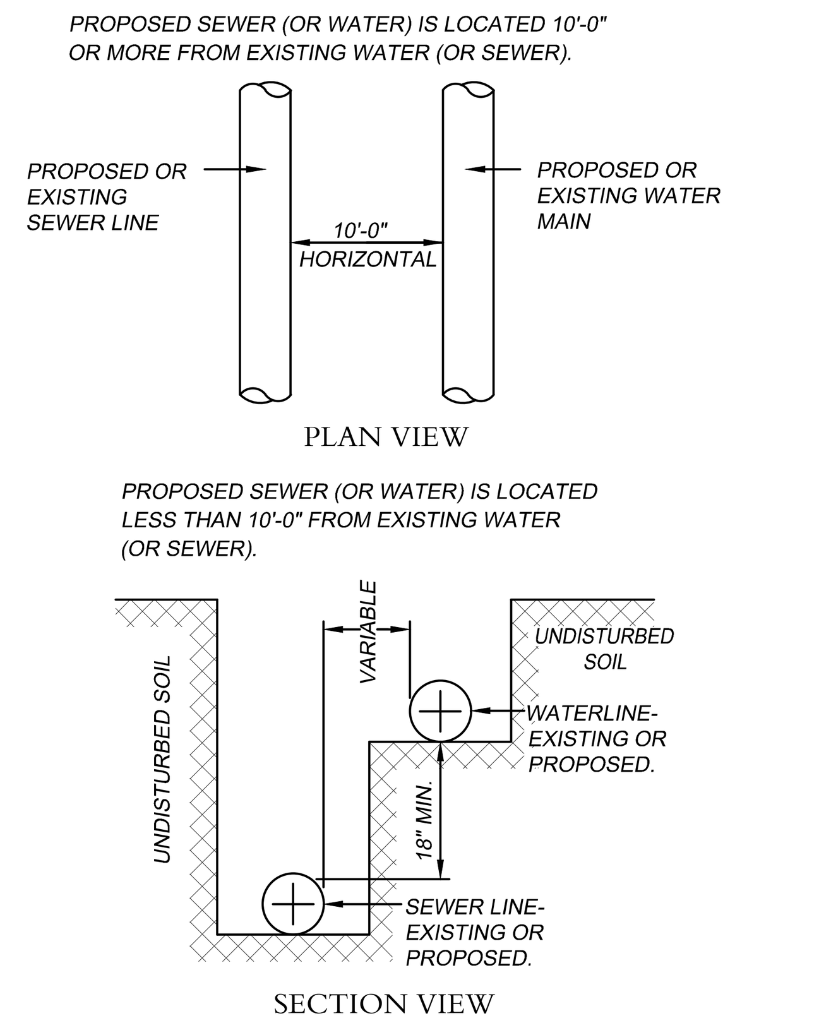
1 2 3 4 5 6 7 8

NOT FOR CONSTRUCTION



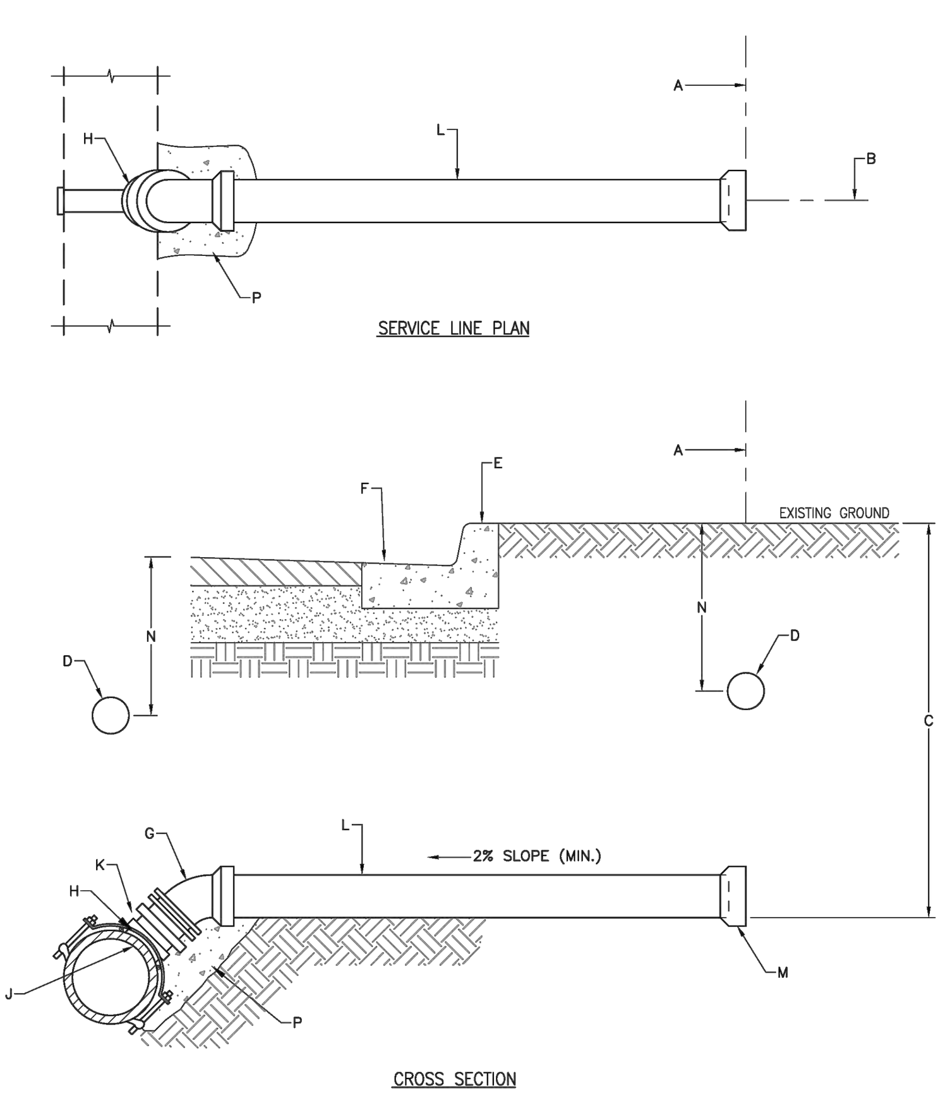
1 CLEANOUT
C7.3 NOT TO SCALE

FILE:SN-CLEANOUT.DWG



2 DETAIL - WATER AND SEWER SEPARATION
C7.3 NOT TO SCALE

FILE:UT-SEWER SEPARATION.DWG



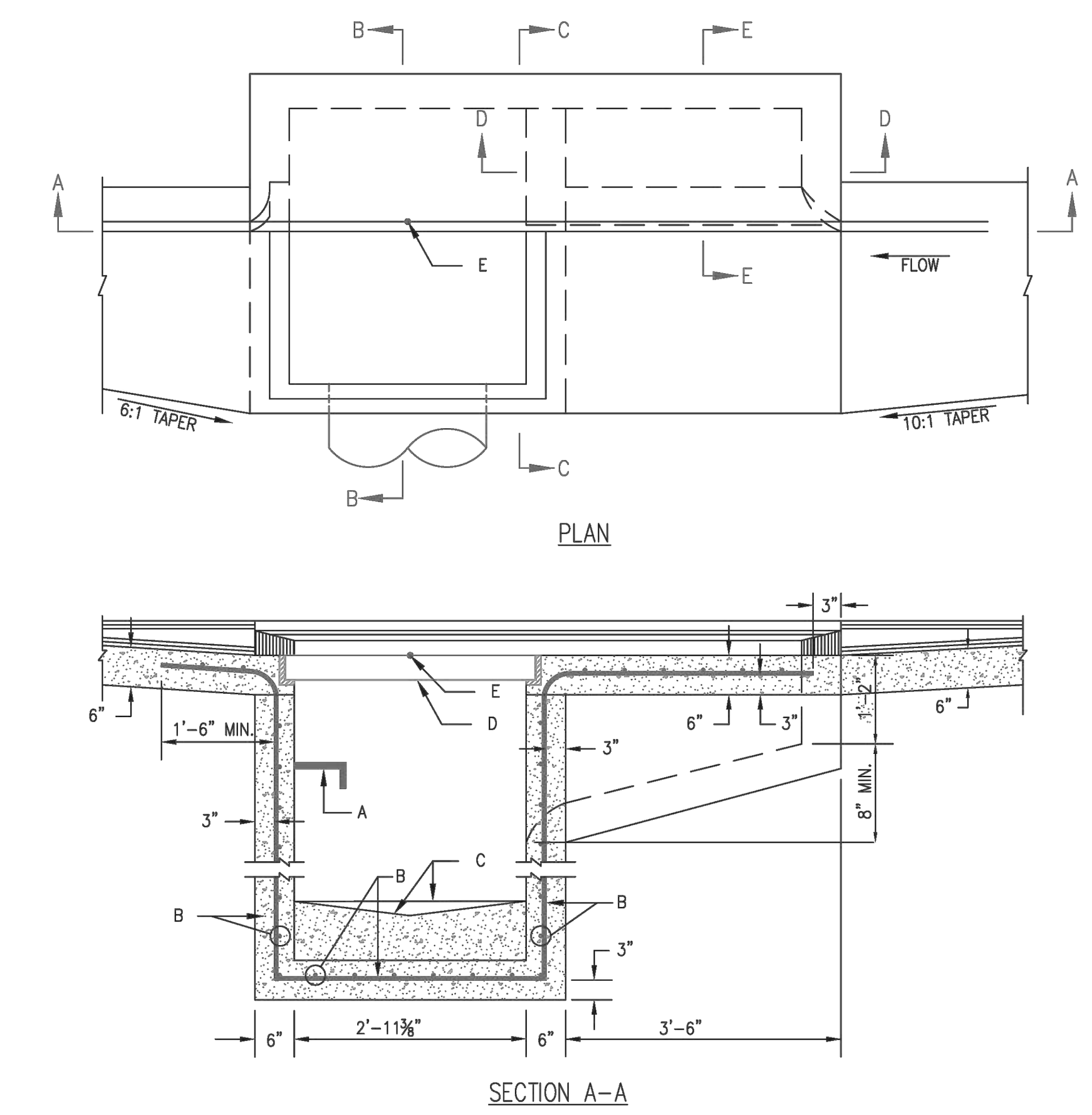
GENERAL NOTES

1. ALL SERVICE LINES SHALL CONFORM TO THE PLUMBING CODE OF THE CITY OF ALBUQUERQUE.
2. THE SANITARY SEWER SERVICE LATERAL IS CONSIDERED "PRIVATE" FROM THE MAIN LINE, INCLUDING THE SERVICE TEE TO THE PROPERTY LINE AND BEYOND. ALL MAINTENANCE AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR WHICH IT IS PROVIDING THE SERVICE.

CONSTRUCTION NOTES

A. RIGHT-OF-WAY LINE.
B. CENTER LINE OF SERVICE LINE.
C. MINIMUM OF 4' TO 6' FROM INVERT TO TOP OF CURB AT RIGHT-OF-WAY LINE. MINIMUM DEPTH WILL DEPEND ON THE DEPTH OF THE MAIN SEWER LINE, THE MINIMUM SERVICE LINE SLOPE, THE DEPTH OF THE LOT BEING SERVED, LOCATION OF THE HOUSE ON THE LOT, AND THE GRADE OF THE LOT.
D. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.
E. STAMP OR CHISEL PIPE DIAMETER, AND "S" ON TOP OF CURB OVER LOCATION OF SERVICE LINE, MINIMUM 1/4" DEEP.
F. CURB & GUTTER.
G. 22.5° OR 45° BEND.
H. CORE DRILL.
J. SERVICE LINE SHALL NOT PROTRUDE INTO SEWER MAIN.
K. SANITARY SEWER TAPPING TEE PER WATER AUTHORITY APPROVED PRODUCTS LIST. DO NOT OVER TIGHTEN SADDLE BOLTS WHICH WOULD PREVENT FREE PASSAGE OF REQUIRED MANDREL. IN-LINE WYE CONNECTIONS ARE ALSO ACCEPTABLE FOR NEW CONSTRUCTION.
L. SERVICE LINE, AND NEW SERVICE CONNECTIONS TO EXISTING SEWER MAINS.
M. PLUG OR CAP UNTIL LATERAL IS PLACED IN SERVICE.
N. DEPTH PLACEMENT PER SECTION 170, AND MANUFACTURER'S RECOMMENDATIONS.
P. BACKFILL UNDER SERVICE WITH MINIMUM 1 CUBIC FOOT OF CONCRETE.

REVISIONS	WATER AUTHORITY
JAN. 2013 JAN. 2018	SANITARY SEWER SERVICE LINE DETAILS
	DWG. 2125 MAY 2019



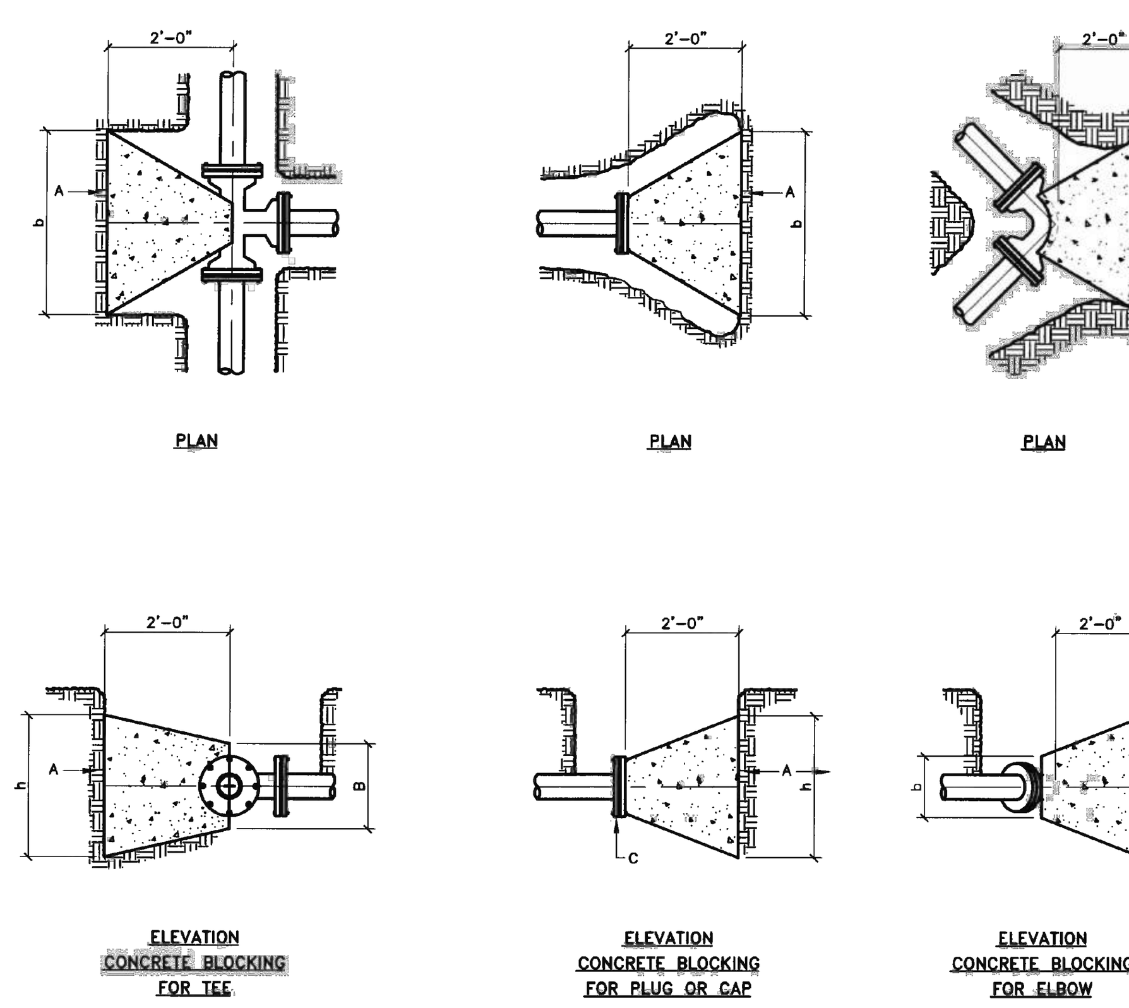
GENERAL NOTES

1. SEE DWG. 2202 FOR TYPE "A" INLET SECTIONS B-B, C-C, D-D, AND E-E.
2. FOR STORM INLET GUTTER TRANSITION, SEE DWG. 2207.
3. OUTLET PIPE SIZE, PER DESIGN REQUIREMENT. (MAXIMUM SIZE = 24")
4. MAXIMUM INLET DEPTH = 10'. FOR DEPTHS EXCEEDING 10', A SEPARATE STRUCTURAL DESIGN WILL BE REQUIRED.
5. FOR FRAME & GRATING, SEE DWG. 2216, 2220 OR 2221.
6. "DRAINS TO RIVER" ALUMINUM MEDALLION SHALL BE INSTALLED ON EACH NEW STORM INLET. THE MEDALLION IS TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS IN THE CENTER OF THE INLET, WITH THE BOLT HOLE 6 INCHES FROM THE FRONT OF THE INLET.

CONSTRUCTION NOTES

A. FOR STORM INLET DEPTHS GREATER THAN 4', INSTALL STD. STEPS, SEE DWG. 2229. STEPS ARE TO BE INSTALLED ON DOWNSTREAM FACE OF INLET.
B. NO. 4 BARS AT 6" O.C. EACH WAY.
C. CONCRETE FILL, SHAPE PER DWG. 2222.
D. GRATE AND FRAME.
E. CONTROL POINT FOR TOP OF GRATE ELEVATION AND HORIZONTAL CONTROL.

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE STORM INLET TYPE "A" PLAN AND SECTION A-A
	DWG. 2201 JUNE 2019



GENERAL NOTES:

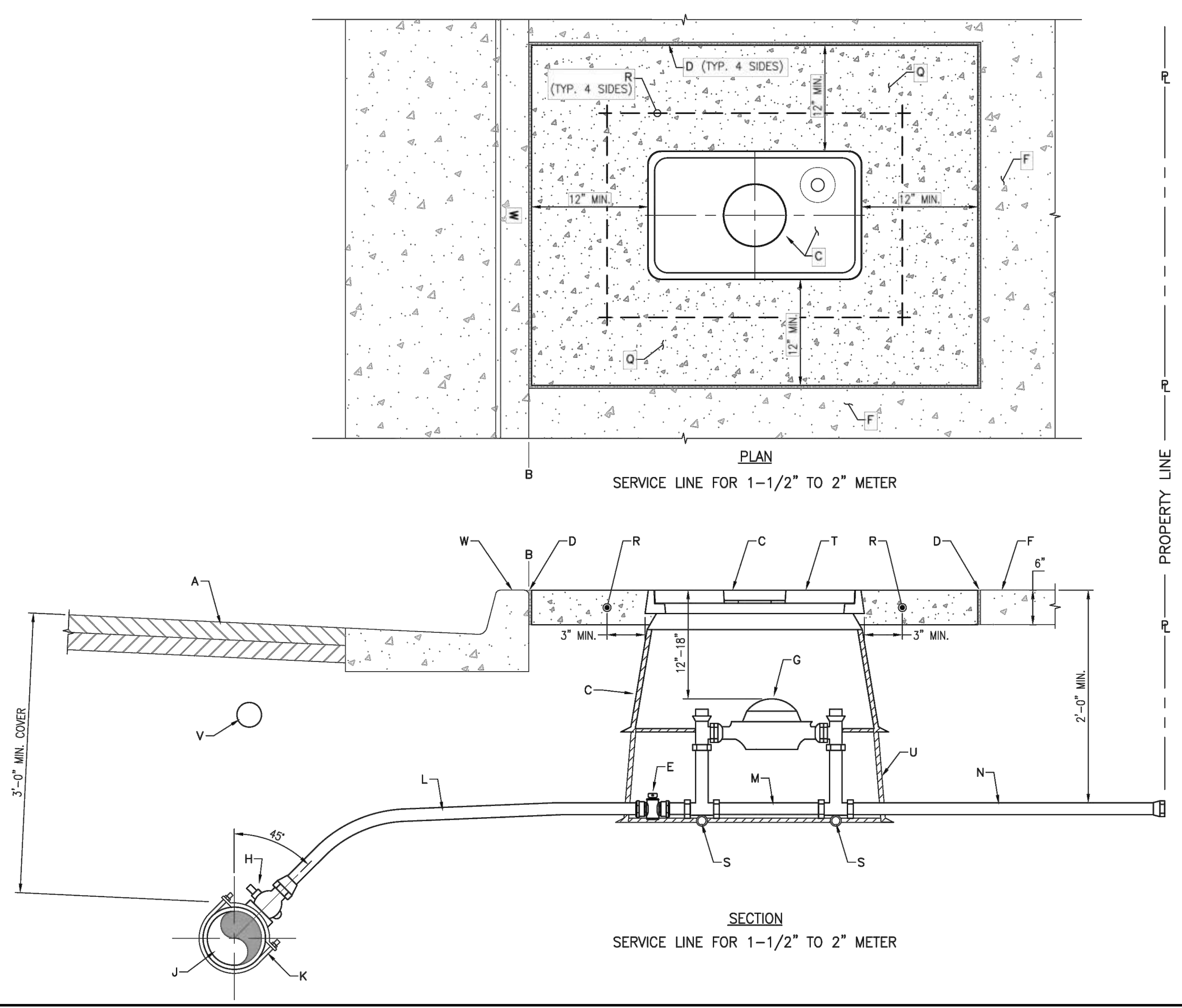
1 ALL THRUST CONTROL BY RESTRAINED JOINTS ONLY UNLESS DIRECTED BY ENGINEER, AND FOR "SPECIAL" SITUATIONS SPECIFIED BY THE WATER AUTHORITY.
2 PIPE SIZE GREATER THAN 14" REQUIRES DESIGN BY ENGINEER TO BE SUBMITTED TO THE WATER AUTHORITY FOR APPROVAL.
3 CONCRETE BLOCKING PER SEC. 101 EXTERIOR CONCRETE, f'c=3000 psi @ 28 DAYS.

PIPE SIZE	ELBOW ANGLE	ELBOW (b) DIM.	ELBOW (h) DIM.	TEE OR PLUG (b) DIM.	TEE OR PLUG (h) DIM.
4"				2'	1'
4"	90° 45°	2'	2'		
4"	22 1/2° 11 1/4°	2'	2'		
6"				2'	2'
6"	90° 45°	2'	2'		
6"	22 1/2° 11 1/4°	2'	2'		
8"				3'	3'
8"	90°	3'	3'		
8"	45°	2'	2'		
8"	22 1/2° 11 1/4°	2'	2'		
10"				3'	3'
10"	90°	3'-6"	3'-6"		
10"	45°	3'	3'		
10"	22 1/2° 11 1/4°	2'	2'		
12"				3'-6"	3'-6"
12"	90°	4'	4'		
12"	45°	3'-6"	3'-6"		
12"	22 1/2° 11 1/4°	2'	2'		
14"				4'	4'
14"	90°	5'	5'		
14"	45°	3'-6"	3'-6"		
14"	22 1/2° 11 1/4°	3'	3'		

CONSTRUCTION NOTES:

A UNDISTURBED EARTH.
B O.D. OF PIPE + 8".
C O.D. OF CAP OR PLUG, MIN. 12"x12".
D ONLY FOR EXCEPTIONAL SITUATIONS, USE OF MECHANICAL RESTRAINTS TAKES PRECEDENCE.

REVISIONS	WATER AUTHORITY
	WATER CONCRETE BLOCKING DESIGN
	DWG. 2320 JANUARY 2011



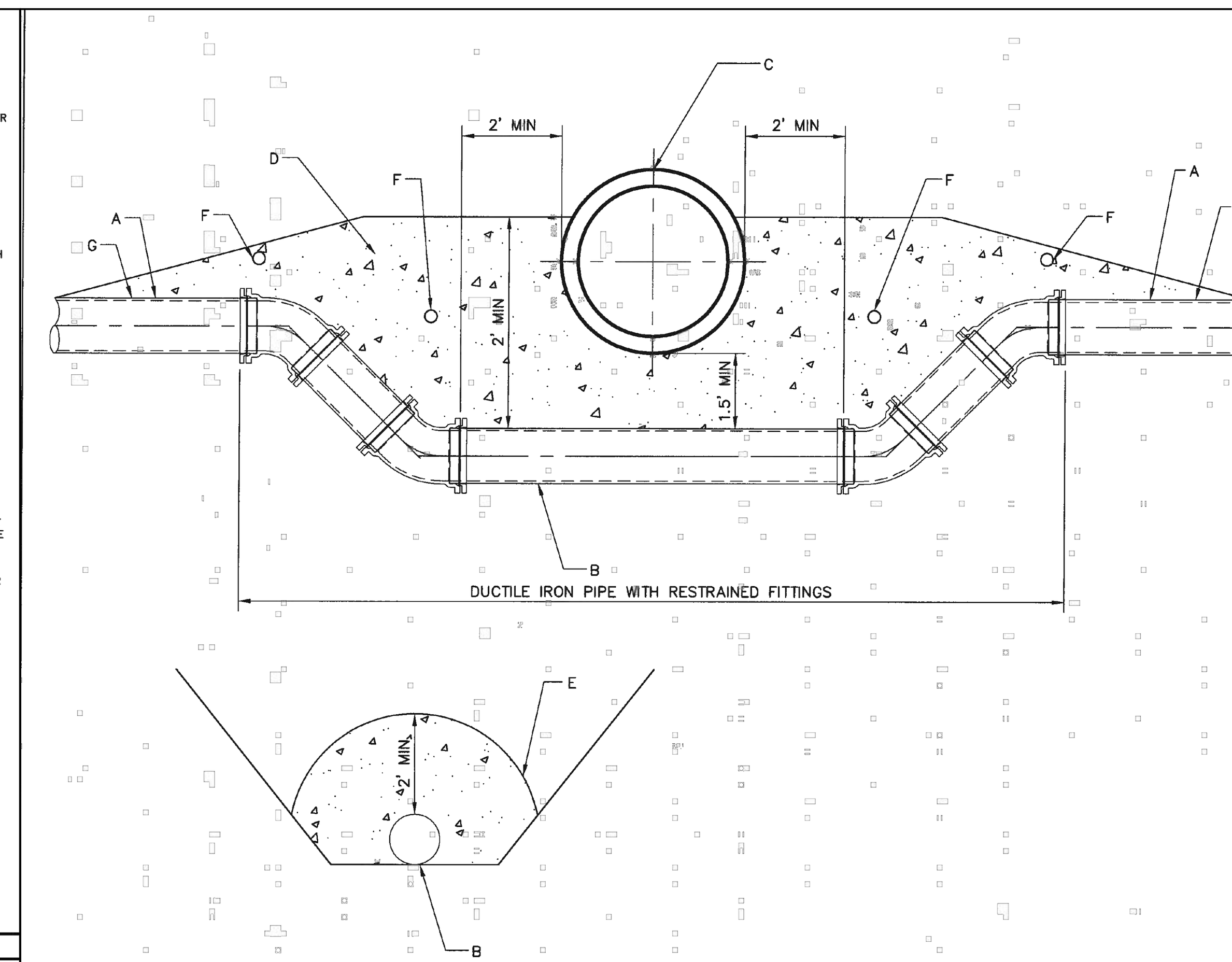
GENERAL NOTES

1. METER BOX LOCATION TO CONFORM TO STANDARD DRAWING 2361.
2. THE (PRIVATE) TAILPIECE IS TO BE INSTALLED BY THE CONTRACTOR AND IS TO BE OWNED AND MAINTAINED BY THE CUSTOMER PER WATER AUTHORITY ORDINANCE.

CONSTRUCTION NOTES

A. STREET SURFACE
B. BACK OF CURB
C. METER BOX, COVER AND LID, SEE DRAWING 2367. COVER FLUSH WITH SURFACE AND CENTERED OVER METER REGISTER
D. 1/2" EXPANSION JOINT
E. CURB STOP, LOCATE INSIDE METER BOX.
F. SIDEWALK OR DRIVEPAD
G. METER. TOP OF METER TO BE 12" TO 18" BELOW COVER.
H. CORP STOP
J. MAIN WATER LINE
K. TAPPING SADDLE
L. COPPER SERVICE LINE
M. COPPER SETTER. PROVIDE WITH DUAL CHECK VALVE IN PRESSURE ZONES 0W, 1W, 1E, AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
N. TAILPIECE 3 FT LONG, APPROVED COPPER TUBING WITH A CLEAN CUT AT END AND WITH A TEMPORARY PLUG. DUAL CHECK VALVE SHALL BE INSTALLED IN WATER ZONES 0W, 1W, 1E AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
Q. CONCRETE PAD REQUIRED IN ALL AREAS PER SECTION 101. EXTERIOR CONCRETE, f'c = 3000 psi AT 28 DAYS.
R. #4 REBAR CONTINUOUS ALL AROUND METER BOX.
S. STABILIZER BAR. 1/2" X 12" LONG GALVANIZED STEEL PIPE.
T. METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.
U. METER BOX EXTENSION AS REQUIRED.
V. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.
W. 3" TALL "W" STAMP ON CURB WHERE SERVICE LINE CROSSES.

REVISIONS	WATER AUTHORITY
JAN. 2011	WATER 1-1/2" TO 2" METERED SERVICE LINE INSTALLATION
	DWG. 2363 MAY 2019



GENERAL NOTES:

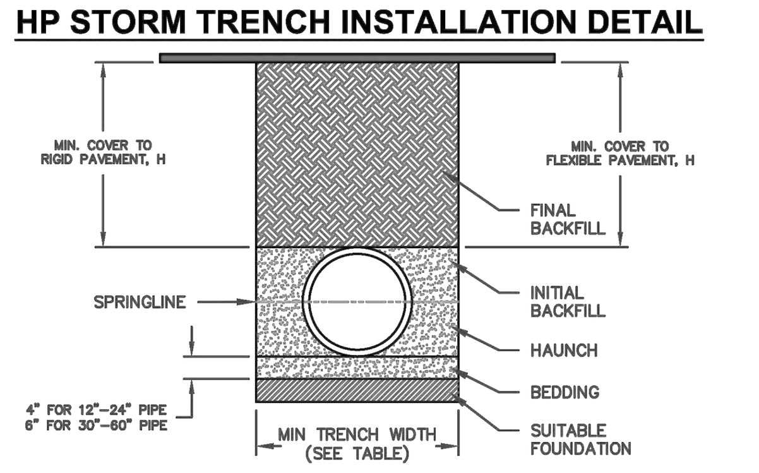
1. ENTIRE ASSEMBLY MUST HAVE ADEQUATE THRUST RESTRAINT PER STANDARD DRAWING 2320. CONCRETE BLOCKING SHALL BE INSTALLED ONLY WHEN MECHANICAL RESTRAINT IS NOT POSSIBLE.

CONSTRUCTION NOTES:

A. EXISTING WATERLINE.
B. RELOCATED WATERLINE.
C. NEW LINE.
D. LEAN FILL.
E. LEAN FILL 24" OVER PIPE
F. ELECTRONIC MARKER DEVICE (EMD), SEE COA STANDARD SPECIFICATION SECTION 170.
G. IF ANY EXISTING CCP JOINTS FALL WITHIN 10' OF THE PLANNED CUT, REMOVE CCP TO THE JOINT AND REPLACE WITH DIP.

REVISIONS	WATER AUTHORITY
	WATER TYPICAL LINE RELOCATION
	DWG. 2381 JANUARY 2011

HP STORM TRENCH INSTALLATION DETAIL



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE 90% OF MAXIMUM DENSITY PER ASTM D1557 OR AS SHOWN ON THE PLANS. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-900mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. FOR TRAFFIC APPLICATIONS; CLASS I, II, OR III MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 90% OF MAXIMUM DENSITY PER ASTM D1557. CLASS IV MATERIALS AS DEFINED IN ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS; CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO BOTTOM OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

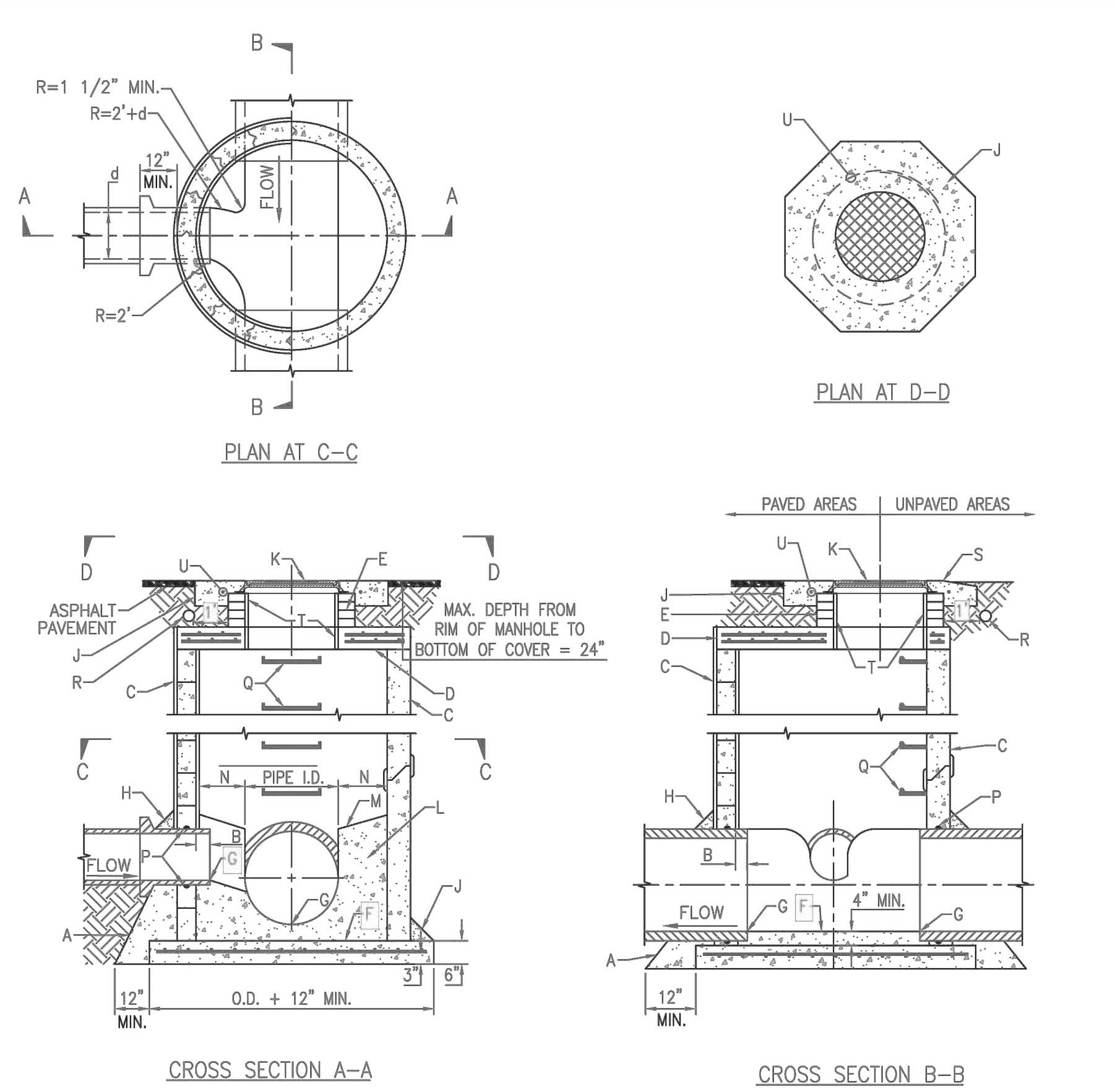
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TABLE 3, MAXIMUM COVER FOR HP STORM PIPE, ft

	CLASS I	CLASS II	CLASS III
PIPE DIA	COMPACTED	90%	90%
12" (300mm)	41 (12.5m)	21 (6.4m)	16 (4.9m)
15" (375mm)	42 (12.8m)	21 (6.4m)	16 (4.9m)
18" (450mm)	44 (13.4m)	21 (6.4m)	17 (5.2m)
24" (600mm)	37 (11.3m)	18 (5.5m)	14 (4.3m)
30" (750mm)	39 (11.9m)	19 (5.8m)	15 (4.6m)
36" (900mm)	28 (8.5m)	14 (4.3m)	11 (3.4m)
42" (1050mm)	30 (9.1m)	14 (4.3m)	11 (3.4m)
48" (1200mm)	29 (8.8m)	14 (4.3m)	10 (3.0m)
60" (1500mm)	29 (8.8m)	14 (4.3m)	10 (3.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γs) = 120 PCF

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE HP PP STORM TRENCH INSTALLATION
	DWG. 2240 MAY 2020



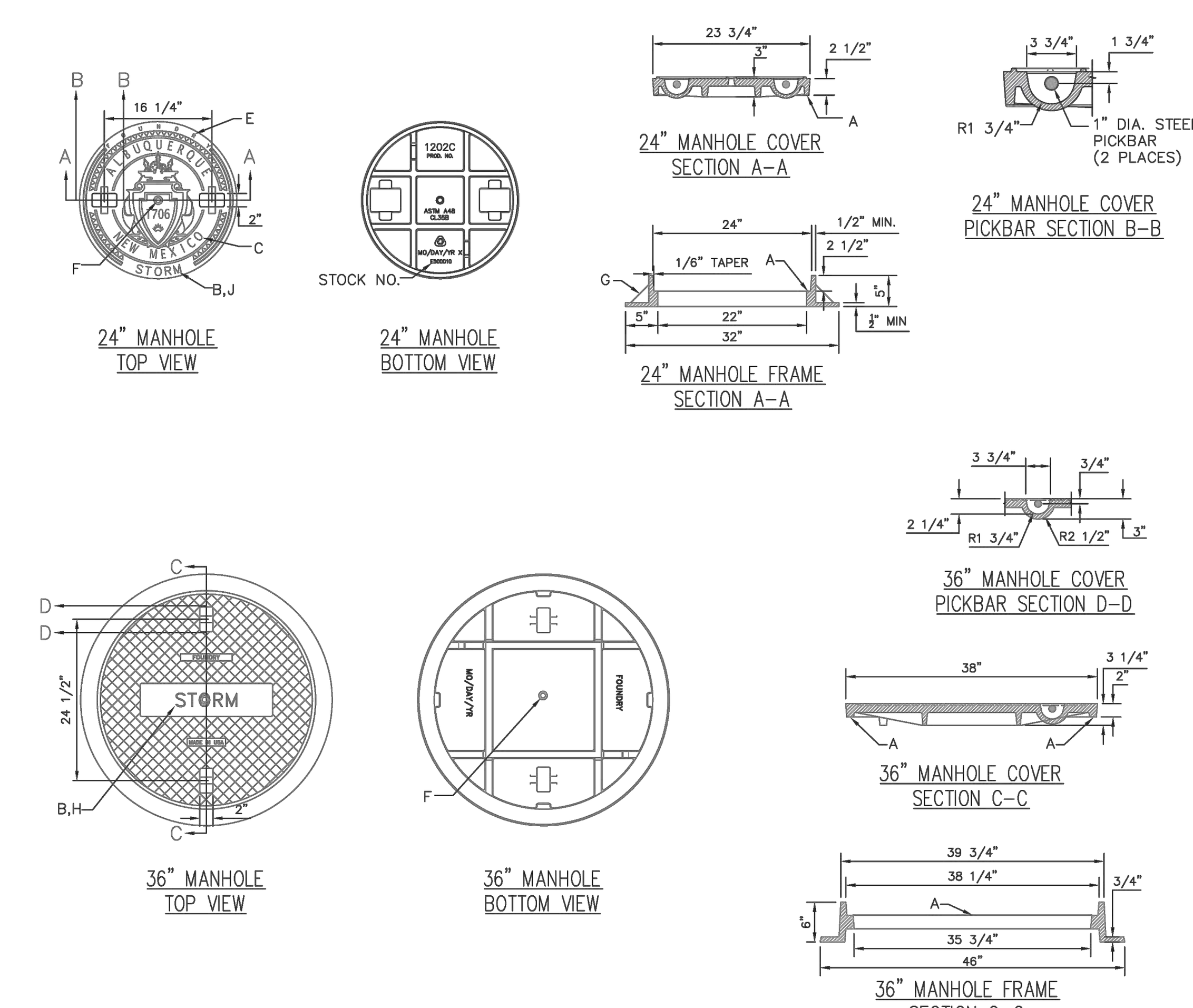
GENERAL NOTES

1. USE TYPE "C" MANHOLE FOR DEPTHS OF LESS THAN 6' MEASURED FROM INVERT TO RIM.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" MANHOLE IN LIEU OF TYPE "E" MANHOLE FOR DEPTHS OF 6' OR MORE.
3. MANHOLES GREATER THAN 18' IN DEPTH SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS ONLY.
4. DESIGN APPLIES TO 4' TO 6' I.D. MANHOLES.
5. COMPACT ALL BACKFILL AROUND MANHOLE TO 95% (ASTM).
6. USE NON-SHRINK GROUT FOR JOINTS, FILLETS AND PIPE PENETRATIONS.
7. POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.
8. MANHOLES GREATER THAN 20' IN DEPTH WILL REQUIRE A SEPARATE STRUCTURAL DESIGN.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FOR FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRINGLINE OF PIPE.
C. MANHOLE MAY BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE, OR PRECAST REINFORCED CONCRETE. IF BLOCK IS USED, APPLY 1/2" THICK MORTAR COATING TO EXTERIOR AND INTERIOR OF MANHOLE. IF PRECAST CONCRETE IS USED, USE MASTIC GASKETS AND APPLY NON-SHRINK GROUT TO EXTERIOR AND INTERIOR OF EXPANSION JOINTS OR USE WATERTIGHT RUBBER GASKETS. IF RUBBER GASKETS ARE USED, THE MANHOLE SECTIONS DO NOT NEED TO BE GROUTED BUT THE MANUFACTURER MUST STAMP THE INTERIOR OF EACH PRECAST SECTION WITH THE TYPE OF GASKET USED.
D. PRECAST CONCRETE TOP SLAB, SEE STANDARD DRAWING 2212.
E. USE MAX. 4 COURSES GRADE MS BRICK ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EACH WAY FOR MANHOLE DEPTHS OF 16' OR GREATER. NO. 4 BARS AT 12" O.C. EACH WAY FOR MANHOLE DEPTH OF LESS THAN 16'.
G. INVERT ELEVATION AS SHOWN ON PLANS. PROVIDE 0.10' (MINIMUM) OF FALL BETWEEN INVERT(S)-IN AND INVERT-OUT.
H. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
J. OCTAGONAL CONCRETE PAD, SEE STANDARD DWG. 2461 FOR REFERENCE.
K. MANHOLE FRAME AND COVER, SEE DRAWING 2210.
L. CONCRETE, SEE SPECIFICATION SECTION 101.
M. SLOPE 1" PER FT. FROM PIPE CROWN.
N. SHELF TO BE 9" WIDE MIN.
P. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.
Q. STEPS TO BE INSTALLED PER STANDARD SPECIFICATION SECTION 920 AND DRAWING 2229.
R. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.
S. CONCRETE COLLAR IN UNPAVED AREAS, SEE STANDARD DRAWING 2461.
T. APPLY 1/2" THICK MORTAR COATING TO INTERIOR OF OPENING.
U. #4 REBAR PER STANDARD DRAWING 2461.
V. TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND FLOW DIRECTION ARROWS. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT.

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE STORM SEWER MANHOLE TYPE "C"
	DWG. 2208 JUNE 2019



24" GENERAL NOTES

1. STANDARD 24" CAST IRON M.H. FRAME AND COVER. WEIGHTS: COVER = 180 LBS., FRAME = 145 LBS. TOTAL = 325 LBS. (TOLERANCE = ±5%)
2. REFERENCE SPEC. SECTION 130.

36" GENERAL NOTES

1. STANDARD 36" CAST IRON M.H. FRAME AND COVER. WEIGHTS: COVER = 355 LBS., FRAME = 315 LBS. TOTAL = 670 LBS. (TOLERANCE = ±5%)
2. REFERENCE SPEC. SECTION 130.

CONSTRUCTION NOTES

A. MACHINED OR GROUND BEARING SURFACES.
B. "STORM" CAST ON COVER TO IDENTIFY STORM DRAINAGE.
C. LETTER SIZE TO BE 1 1/4" IN HEIGHT RAISED LETTERING.
D. LETTER SIZE TO BE 3/4" IN HEIGHT RAISED LETTERING.
E. LETTER SIZE TO BE 3/8" MIN. IN HEIGHT RAISED LETTERING.
F. 3/4" DIA VENT HOLE REQUIRED.
G. GUSSETS OPTIONAL IF REQUIRED BY MANUFACTURER.
H. 2" LETTERS (RECESSED FLUSH).
J. LETTER SIZE TO BE 1" IN HEIGHT RAISED LETTERING.

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE STORM MANHOLE FRAME AND COVER
	DWG. 2210 JUNE 2019

KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL. 60563

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CLIENT:
DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM

PERMIT SET
7/31/2024

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE
SHEET TITLE:
UTILITY DETAILS
SHEET NO.
C7.3

NOT FOR CONSTRUCTION

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"

1 2 3 4 5 6 7 8 9 10
1 2 3 4 5 6 7 8

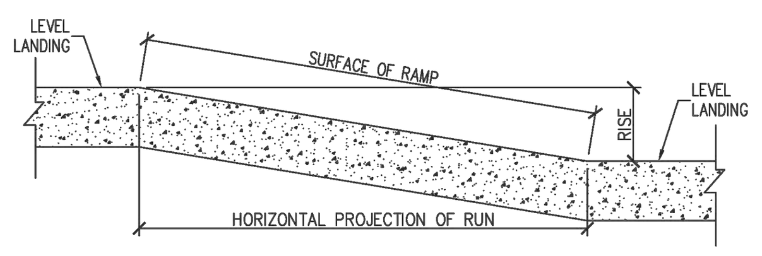
GENERAL NOTES:

1. CURB ACCESS RAMPS COMPLYING WITH ADA REGULATIONS AND DRAWINGS 2415, 2418, 2425, AND 2440 THROUGH 2448) SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. THE CITY TRAFFIC ENGINEER WILL SPECIFY LOCATION OF RAMPS.
2. MIN. CURB RADIUS IS 25 FT. UNLESS OTHERWISE SPECIFIED.
3. SLOPE SIDEWALK FROM TOP OF CURB TO LEVEL LANDING AREA AT BOTTOM OF RAMP ON A MAXIMUM SLOPE OF 8.3% AND A PREFERABLE SLOPE OF 7%.
4. UNIDIRECTIONAL CURB ACCESS RAMPS: SLOPE SIDEWALK FROM P.C. OR P.T. OF CURB RETURN DOWN TO QUARTER POINT OF CURB RETURN USING A SLOPE NO STEEPER THAN THAT DEFINED IN NOTE 4 ABOVE. FOR POSSIBLE EXCEPTIONS, SEE TABLE OF ADA ACCESSIBLE ROUTE SLOPES ON THIS DRAWING.
5. SLOPES OF CURB ACCESS RAMPS SHALL COMPLY WITH ALL ADA (PROWAG) REGULATIONS AND THE TABLE OF ACCESSIBLE ROUTE SLOPES OF THIS DRAWING. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACES OR SIDEWALKS ADJACENT TO CURB ACCESS RAMPS SHALL NOT EXCEED 5%.
6. THE MINIMUM WIDTH OF ANY ACCESSIBLE RAMP SHALL BE 60 IN. (5 FT.). NARROWER SIDEWALKS AND RAMPS SHALL BE APPROVED BY THE CITY ENGINEER.
7. A CURB ACCESS RAMP LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP OR WHERE IT IS NOT PROTECTED BY HAND OR GUARDRAIL SHALL HAVE FLARED SIDES WITH SLOPES NOT EXCEEDING 8.3% WITH A PREFERABLE SLOPE OF 7%.
8. CURB ACCESS RAMPS WITH RETURNS OR HEADER TYPE CURBING MAY BE CONSTRUCTED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. BUILT-UP CURB ACCESS RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICLE TRAFFIC LANES AND MAY ONLY BE USED WITH APPROVAL FROM THE CITY ENGINEER EXCEPT FOR PARKING LOT APPLICATIONS.
9. CURB ACCESS RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
10. CURB ACCESS RAMPS AT MARKED CROSSING SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS EXCLUDING ANY FLARED SIDES. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE AT LEAST 24 INCHES STRAIGHT CURB ON EACH SIDE OF THE CURB RAMP WITHIN THE MARKED CROSSING.
11. ADA – AMERICANS WITH DISABILITIES ACT.
12. PROWAG – PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES.
13. CURB ACCESS RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
14. ANY CONFLICT BETWEEN COA STANDARD DRAWINGS AND ADA (PROWAG) REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER FOR RESOLUTION.
15. ALL ACCESSIBLE RAMPS SHALL HAVE LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT AND SHALL HAVE A LENGTH OF 60 INCHES (5 FT.) MINIMUM. IF THE RAMP CHANGES DIRECTION AT THE LANDING, THE MINIMUM LANDING SIZE SHALL BE 5 FEET BY 5 FEET. RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTIONS THAT PREVENTS SLIPPING OR FALLING OFF OF THE RAMP.
16. DETECTABLE WARNINGS SHALL BE INCLUDED ON ALL CURB RAMPS.
17. IF DIAGONAL CURB RAMPS HAVE RETURNED CURBS OR CURBS WITH WELL-DEFINED EDGES, THE EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL.
18. WHEN MODIFYING ONE QUADRANT OF AN INTERSECTION TO IMPROVE ACCESSIBILITY, MODIFY THE REMAINING QUADRANTS SO THAT ALL QUADRANTS OF THE INTERSECTION COMPLY WITH ADA REGULATION AS SHOWN ON CONSTRUCTION PLAN SET.
19. CURBS ADJACENT TO ADA SURFACES SHALL BE PAINTED IN A CONTRASTING COLOR (REFLECTIVE YELLOW).
20. SEEK APPROVAL FROM CITY ENGINEER FOR ANY DEVIATION FROM SLOPE STANDARDS DUE TO SPACE LIMITATIONS.

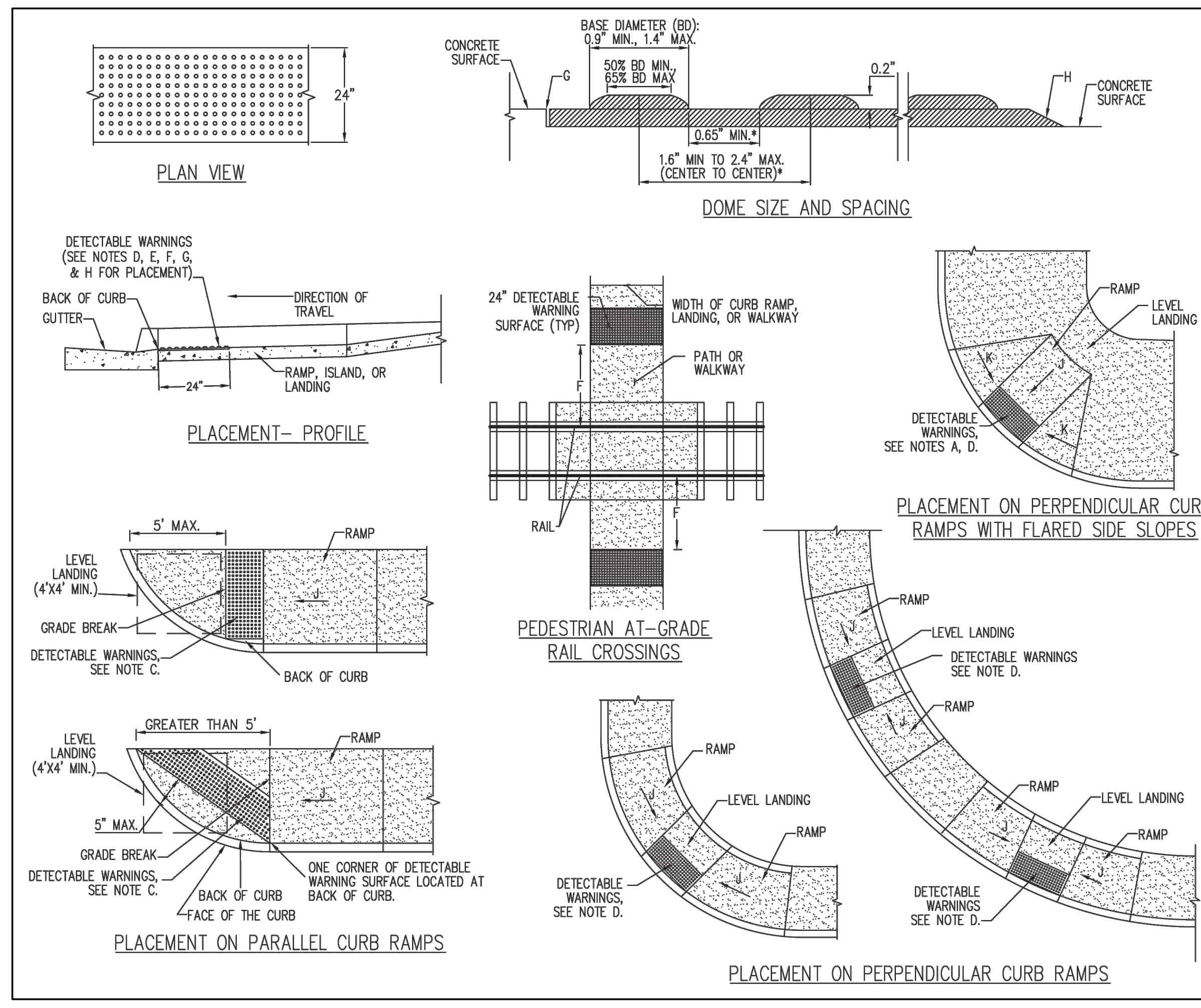
ADA ACCESSIBLE ROUTE SLOPES (SEE FIGURE BELOW)

SLOPE *	% SLOPE	MAX. RISE ** INCHES	MAX. HORIZ. PROJ. FEET	COMMENTS
50H:1V OR FLATTER	2% OR LESS	UNLIMITED	UNLIMITED	TO BE USED FOR CROSS SLOPES ON ANY INTENDED ADA ACCESSIBLE ROUTE AND ANY LEVEL LANDING.
20H:1V OR FLATTER	5% OR LESS	UNLIMITED	UNLIMITED	TO BE USED FOR DIRECTION OF TRAVEL ON ANY INTENDED ADA ACCESSIBLE ROUTE.
12H:1V TO 15H:1V	8.3% TO 7%	30	250 / (% SLOPE)	TO BE USED FOR DIRECTION OF TRAVEL ON ANY RAMP SURFACE.

* SLOPE IS INDICATED IN A RATIO OF HORIZONTAL UNITS TO VERTICAL UNITS OF IDENTICAL MEASURE.
** AFTER THE MAXIMUM RISE HAS BEEN ATTAINED, A LEVEL LANDING AREA MUST BE PROVIDED.
*** SEE GENERAL NOTE NO. 8.
NOTE: ADA DEFINES "RAMP" AS ANY SURFACE THAT EQUALS OR EXCEEDS A 5% SLOPE ALONG ITS PATH OF TRAVEL. A LEVEL LANDING AREA IS A SURFACE OF SUFFICIENT SIZE THAT DOES NOT EXCEED A 2% SLOPE IN ANY DIRECTION.



REVISIONS	CITY OF ALBUQUERQUE
	PAVING CURB ACCESS RAMP GENERAL NOTES DWG. 2440 JUNE 2019



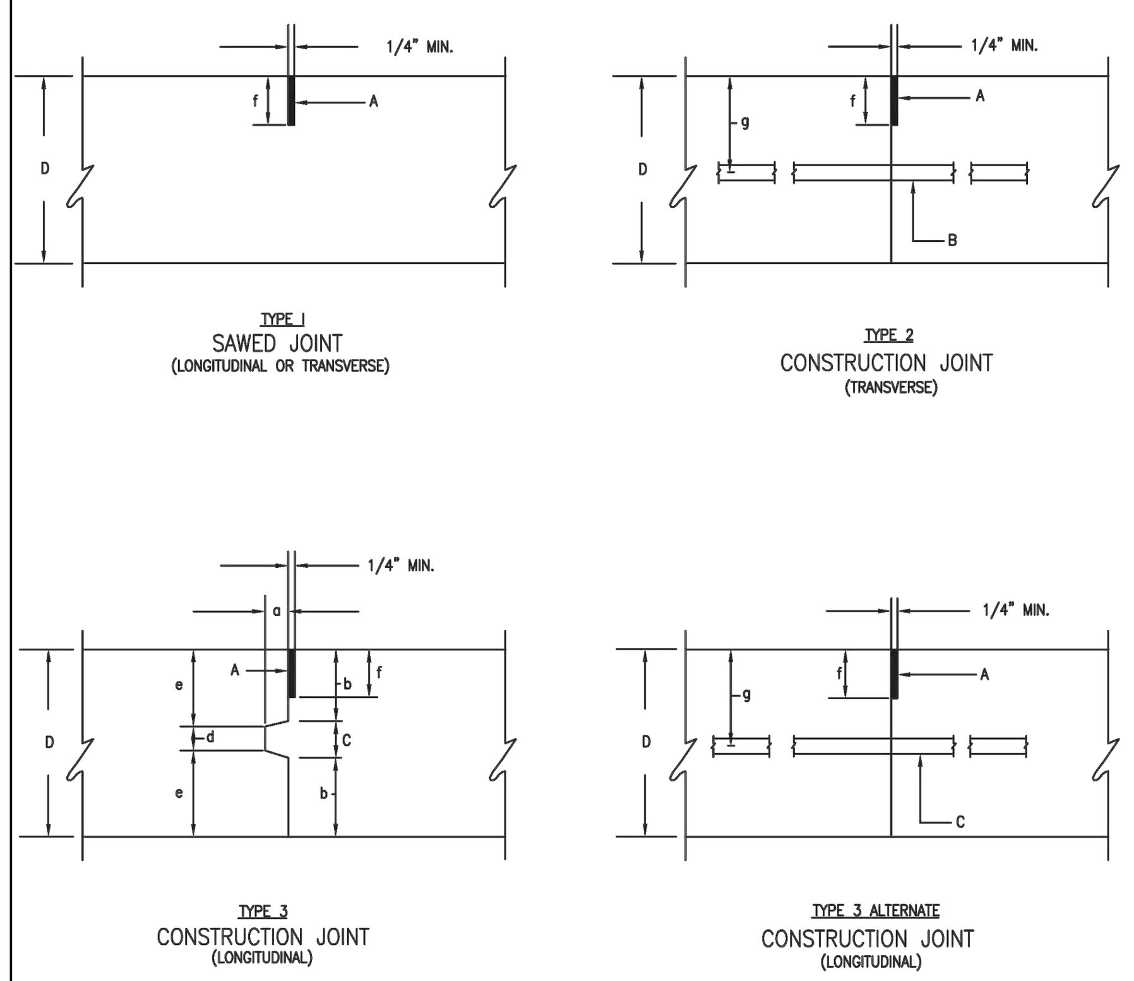
GENERAL NOTES

1. PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DRIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
2. SELECT A DETECTABLE WARNING SURFACE THAT CONTRASTS VISUALLY (LIGHT-ON-DARK OR DARK-ON-LIGHT) WITH ADJACENT SURFACES.
3. IN NEW CONSTRUCTION, INSTALL CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PAVERS. IN RETROFITS, INSTALL SURFACE-APPLIED DETECTABLE WARNING PANELS WITH BEVELED EDGES. SURFACE APPLIED PANELS SHALL BE MECHANICALLY ANCHORED.

CONSTRUCTION NOTES

A. INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.
B. PLACE DETECTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY.
C. ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHIN 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETECTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.
D. ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB.
E. ON CUT-THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB IF DETECTABLE WARNING SURFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN. OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPARATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD. DWG. 2448.
F. PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS 6' TO 15' FROM THE CENTERLINE OF THE NEAREST RAIL. ALIGN ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.
G. RECESS OR CAST-IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH THE ADJACENT CONCRETE.
H. IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELED WITH A MAXIMUM SLOPE OF 2H:1V.
J. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
K. SIDE FLARED SLOPES.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING DETECTABLE WARNINGS DWG. 2446 JUNE 2019



GENERAL NOTES:

1. THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS.

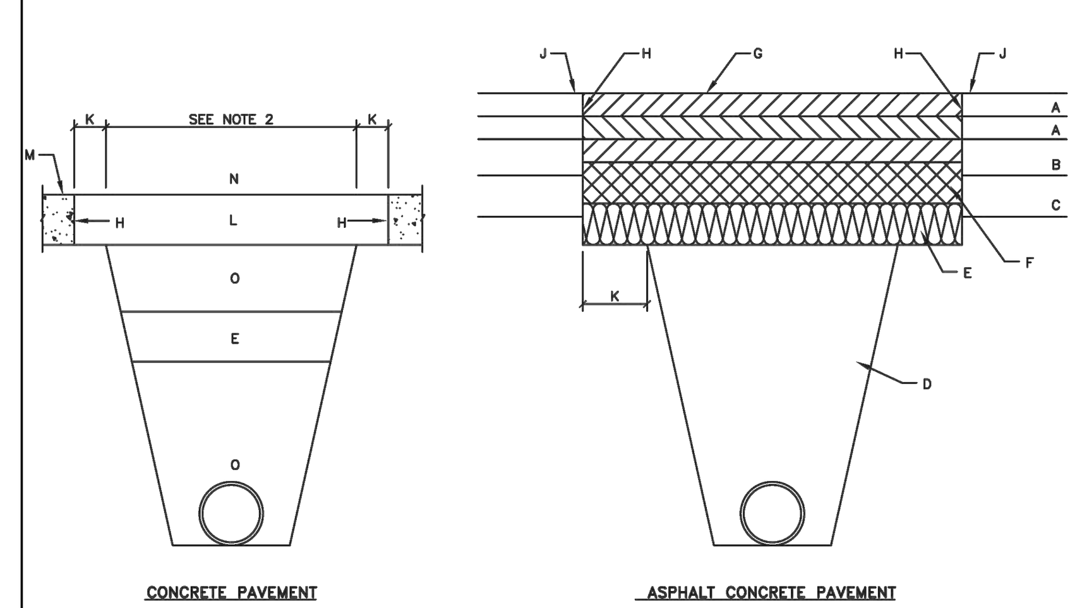
JOINT DIMENSIONS

D	a	b	c	d	e	f min.	g
5"	1"	1 3/4"	1 1/2"	1"	2"	1/4D	1/2D
6"	1"	2 1/4"	1 1/2"	1"	2 1/2"	1/4D	1/4D
8"	1"	3"	2"	1 1/2"	3 1/4"	1/4D	1/2D

CONSTRUCTION NOTES:

A. JOINT FILLER, INSTALL PER MANF. INSTR.
B. NO.4 DEFORMED BARS, 3'-0" LONG AT 2'-0" O.C.
C. NO.4 DEFORMED BARS, 3'-0" LONG AT 5'-0" O.C.
D. THICKNESS OF SLAB.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING CONCRETE JOINTS DWG 2450 JUNE 2019



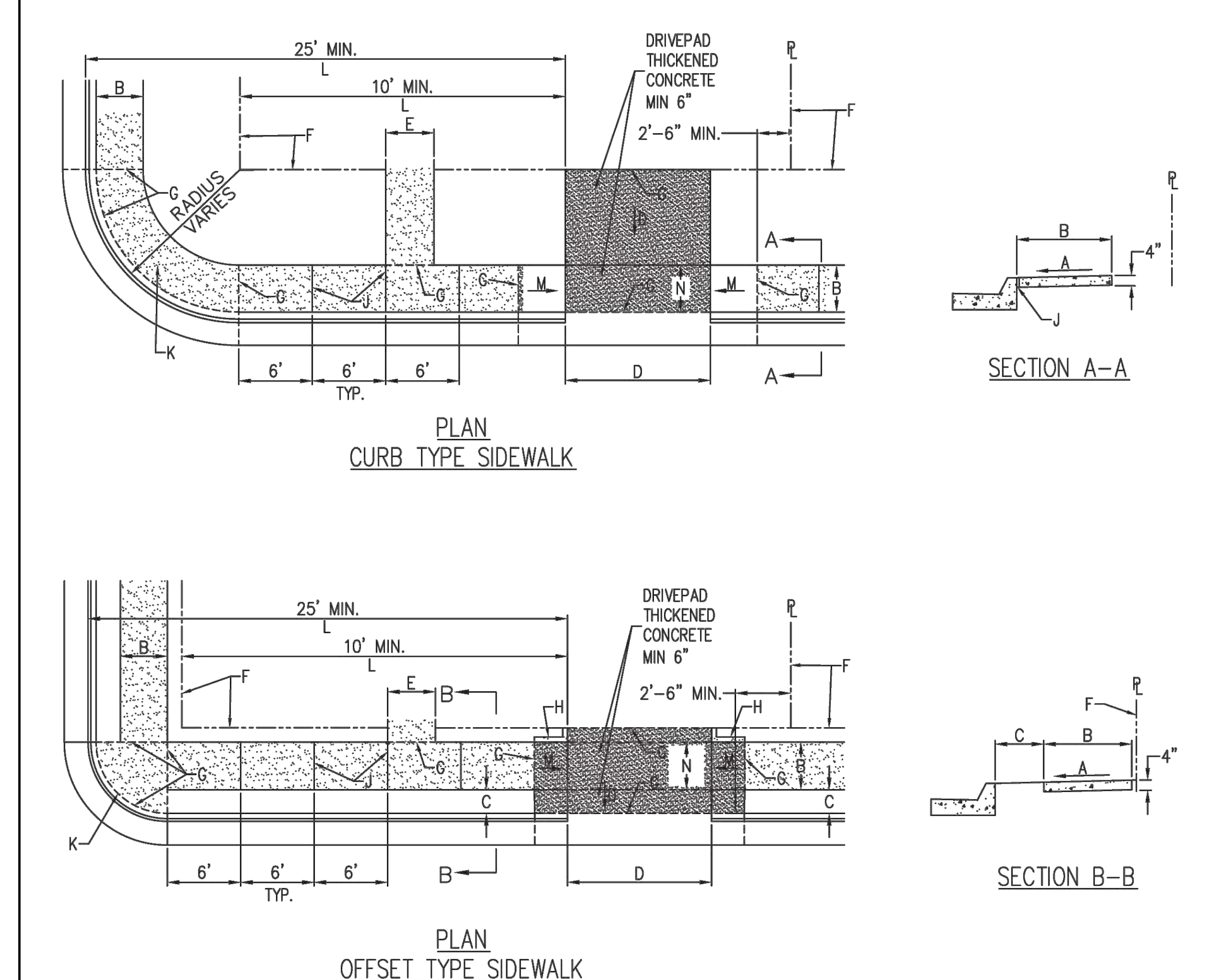
GENERAL NOTES:

1. COMPACTION AS DETERMINED BY ASTM D1557 MAX DENSITY.
2. TRENCH CUT WIDTHS SHALL BE MIN. WIDTH REQ'D FOR UTILITY INSTALLATION, ECONOMICAL BACKFILL COMPACTION AND COMPLIANCE WITH CURRENT AND APPLICABLE SAFETY REGULATIONS.
3. ALL PAVEMENTS CUT EDGES WILL BE TRIMMED TO PRESENT AN EVEN LINE PRIOR TO REPLACEMENT OF PAVING MATERIAL "STITCH" CUTTING OF PAVEMENT WILL NOT BE PERMITTED.
4. ADDITIONAL 2" THICKNESS OF ASPHALT CONC. REQ'D ON PAVEMENT CUTS LESS THAN 8' WIDE FOR ASPHALT CONC. PAVEMENT CUTS 8' OR MORE IN WIDTH AND LONGER THAN 100' SHALL BE PLACED WITH LAYDOWN MACHINE TO A DEPTH EQUAL TO THAT OF ASPHALT CONC. REMOVED.

CONSTRUCTION NOTES:

A. EXISTING ASPHALT PAVEMENT.
B. EXISTING BASE MATERIAL (ABC, BTB, CTB)
C. EXISTING SUBGRADE
D. COMPACTED FILL, 95% COMPACTION
E. COMPACTED SUBGRADE, 95% COMPACTION. SUBGRADE TO MEET OR EXCEED APPARENT R-VALUE OF ADJACENT SOIL, BY SOIL CLASSIFICATION (2 FEET MIN.).
F. MATCH EXISTING BASE MATERIAL PLUS AN ADDITIONS 2" OF THICKNESS – 95% COMPACTION
G. MATCH EXISTING ASPHALT CONCRETE SECTION PLUS AN ADDITIONAL 2" OF THICKNESS
   a) FOR RESIDENTIAL STREETS, SURFACE COURSE SHALL BE 1 1/2" THICK, TYPE C
   b) FOR MAJOR LOCAL STREETS, SURFACE COURSE SHALL BE 2" THICK, TYPE B
   c) FOR ALL OTHER STREETS, SURFACE COURSE SHALL BE 2" THICK, S-III
H. SAW CUT OR BLADE-CUT ASPHALT PAVEMENT. SAW CUT ONLY ONE THIRD CONC. DEPTH
J. TACK COAT
K. 12" CUT-BACK
L. MATCH EXISTING CONCRETE PAVEMENT THICKNESS, 6" MINIMUM, 4000 PSI
M. EXISTING CONCRETE PAVEMENT
N. JOINTS TO BE TOOLED & SEALED IN ACCORDANCE WITH ENGINEERS REQUIREMENTS
O. 6" CONC. TREATED BASE (C.T.B).

REVISIONS	CITY OF ALBUQUERQUE
	PAVING CITYWIDE PAVEMENT CUTS FOR ALL UTILITIES DWG 2465 JANUARY 2019



GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN ½" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN ½" REQUIRE A RAMP.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

CONSTRUCTION NOTES

A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
E. WALKWAY VARIABLE (4' MINIMUM).
F. PROPERTY LINE.
G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
J. CONTRACTION JOINTS.
K. FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
N. ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING SIDEWALK DETAILS DWG. 2430 JUNE 2019

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CLIENT:

DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:
Proposed Retail
Unser Boulevard
Albuquerque, NM

PERMIT SET
7/31/2024

PROJECT NUMBER: 23103
DRAWN BY: TR REVIEWED BY: MTE
SHEET TITLE:
CITY OF ALBUQUERQUE DETAILS
SHEET NO.
C7.4

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"

NOT FOR CONSTRUCTION