

DUTCH BROS. COFFEE - NM0203, ALBUQUERQUE, NM

GRADING GENERAL NOTES:

- ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
- BUILDING FINISH FLOOR (FF) ELEVATION, THE FINISH FLOOR OF THE BUILDING(S) IS DESIGNED TO BE FLUSH WITH SURROUNDING CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
- CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
- ALL MATCH EXISTING ELEVATIONS SHALL BE CONSTRUCTED TO BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES. ALL SAWCUT LOCATIONS, SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
FF - FINISHED FLOOR
FL - FLOWLINE
FSH - FLUSH
GB - GRADE BREAK
GRD - GROUND
MA - MATCH OFFSITE TIE IN ELEVATION
ME - MATCH EXISTING
TC - TOP OF CURB/SIDEWALK
TP - TOP OF PAVING
RIM - RIM/GRADE ELEVATION OF STRUCTURE

STORM WATER SUMMARY

THE PROPOSED REFUSE ENCLOSURE WILL CONFORM TO SOURCE CONTROL REQUIREMENTS. THE ENCLOSURE WILL BE COVERED AND HAVE AN INTERIOR DRAIN THAT FLOWS THROUGH A GREASE INTERCEPTOR BEFORE CONNECTING TO THE SANITARY SEWER SYSTEM.

THE PROPOSED STORMWATER SYSTEM WILL INCORPORATE SURFACE FLOW TO A SINGLE ONSITE CATCH BASIN. THE PROPOSED CATCH BASIN WILL OUTFALL TO THE SITE DETENTION POND. POND OVERFLOW WILL BE DIRECTED TO ADJACENT PRIVATE DEVELOPMENT STORMWATER SYSTEM.

THE PROPOSED SITE IMPROVEMENTS WILL RESULT IN AN IMPERVIOUS AREA LESS THAN ONE (1) ACRE. AS A RESULT, THE SITE WILL NOT BE SUBJECT TO HYDROMODIFICATION REQUIREMENTS. TREATMENT REQUIREMENTS WILL BE COORDINATED WITH OVERALL DEVELOPER.

CONSTRUCTION NOTES:

- FACILITATE STORM DRAINAGE DOWNSPOUT CONNECTION: INSTALL ZURN Z886 TRENCH DRAIN PER DETAIL 1/C4.2. REFER TO DETAIL 1/C4.2 FOR GRATE SPECIFICATIONS. WHERE TRENCH DRAINS FLOW TO LANDSCAPING, CONTRACTOR TO CREATE DEPRESSION TO FACILITATE DRAINAGE FLOW.
- CONTRACTOR TO MATCH EXISTING GRADES & FLOW LINE. CONTRACTOR TO CONFIRM ELEVATIONS AND CONSTRUCT IMPROVEMENTS SHOWN TO MATCH EXISTING. IT MAY BE NECESSARY TO ADJUST ELEVATIONS BASED ON EXISTING CONDITIONS. NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO GRADE AREA TO DRAIN.
- GRADE 1" DEPRESSION.
- ADJUST UTILITY BOX TO GRADE.
- CONSTRUCT 8" CURB.
- CONSTRUCT 4" CURB.
- ELEVATIONS BASED ON OVERALL DEVELOPMENT. CONTRACTOR SHALL CONFIRM ELEVATIONS AT SAWCUT AND CONSTRUCT IMPROVEMENTS SHOWN TO MATCH EXISTING AND PROVIDE POSITIVE DRAINAGE. IT MAY BE NECESSARY TO ADJUST ELEVATIONS BASED ON EXISTING CONDITIONS. NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
- CONSTRUCT GRADED SWALE TO FACILITATE DRAINAGE FLOW.

GEOTECHNICAL GRADING NOTES:

THE FOLLOWING NOTES HAVE BEEN REFERENCED FROM THE GEOTECHNICAL REPORT PREPARED BY EARTH STRATA GEOTECHNICAL SERVICES DATED SEPTEMBER 3, 2021. REFER TO THE COMPLETE REPORT FOR ALL EARTHWORK REQUIREMENTS.

SUBSURFACE CONDITIONS:

TO REDUCE THE POTENTIAL FOR UNSIGHTLY CRACKING, SUBGRADE EARTH MATERIALS UNDERLYING CONCRETE FLATWORK SHOULD BE COMPACTED AT NEAR OPTIMUM MOISTURE TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557 AND THEN MOISTENED TO OPTIMUM OR SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT. THIS MOISTURE SHOULD EXTEND TO A DEPTH OF 12 INCHES BELOW SUBGRADE AND BE MAINTAINED PRIOR TO ENGINEER OR HIS REPRESENTATIVE SHOULD VERIFY THE DENSITY AND MOISTURE CONTENT OF THE EARTH MATERIALS AND THE DEPTH OF MOISTURE PENETRATION PRIOR TO PLACING CONCRETE.

CRACKING WITHIN CONCRETE FLATWORK IS OFTEN A RESULT OF FACTORS SUCH AS THE USE OF TOO HIGH A WATER TO CEMENT RATIO AND/OR INADEQUATE STEPS TAKEN TO PREVENT MOISTURE LOSS DURING THE CURING OF THE CONCRETE.

CONCRETE DISTRESS CAN BE REDUCED BY PROPER CONCRETE MIX DESIGN AND PROPER PLACEMENT AND CURING OF CONCRETE.

GROUNDWATER:

GROUNDWATER WAS NOT OBSERVED DURING OUR SUBSURFACE EXPLORATION. IT SHOULD BE NOTED THAT LOCALIZED GROUNDWATER COULD BE ENCOUNTERED DURING GRADING DUE TO THE LIMITED NUMBER OF EXPLORATORY

SITE PREPARATION:

VEGETATION INCLUDING TREES, GRASSES, WEEDS, BRUSH, SHRUBS, OR ANY OTHER DEBRIS SHOULD BE STRIPPED

FOR EACH AREA TO RECEIVE COMPACTED FILL, THE REMOVAL OF LOW DENSITY, COMPRESSIBLE EARTH MATERIALS, SUCH AS UPPER ALLUVIAL MATERIALS AND UNDOCUMENTED ARTIFICIAL FILL, SHOULD CONTINUE UNTIL FIRM COMPETENT ALLUVIUM IS ENCOUNTERED. REMOVAL EXCAVATIONS ARE SUBJECT TO VERIFICATION BY THE PROJECT ENGINEER, GEOLOGIST OR THEIR REPRESENTATIVE.

PRIOR TO PLACING COMPACTED FILLS, THE EXPOSED BOTTOM IN EACH REMOVAL AREA SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES OR MORE, WATERED OR AIR DRIED AS NECESSARY TO ACHIEVE NEAR OPTIMUM MOISTURE CONDITIONS AND THEN COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557.

REMEDIAL GRADING SHOULD EXTEND BEYOND THE PERIMETER OF

THE PROPOSED STRUCTURES A HORIZONTAL DISTANCE EQUAL TO THE DEPTH OF EXCAVATION OR A MINIMUM OF 5 FEET, WHICHEVER IS GREATER.

MATERIALS FOR FILL:

IMPORT MATERIALS SHOULD BE FREE OF DELETERIOUS/OVERSIZE MATERIALS, NON-EXPANSIVE, AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO DELIVERY ONSITE.

TRENCH PREPARATION AND BACKFILL:

ALL UTILITY TRENCH BACKFILL SHOULD BE COMPACTED AT NEAR OPTIMUM MOISTURE TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557.

FOR UTILITY TRENCH BACKFILL WITHIN PAVEMENT AREAS THE UPPER 6 INCHES OF SUBGRADE MATERIALS SHOULD BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557.

THIS INCLUDES WITHIN THE STREET RIGHT-OF-WAYS, UTILITY EASEMENTS, UNDER FOOTINGS, SIDEWALKS, DRIVEWAYS AND BUILDING FLOOR SLABS, AS WELL AS WITHIN OR ADJACENT TO ANY SLOPES. BACKFILL SHOULD BE PLACED IN APPROXIMATELY 6 TO 8 INCH MAXIMUM LOOSE LIFTS AND THEN MECHANICALLY COMPACTED WITH A HYDRO-HAMMER, ROLLING WITH A SHEEPSFOOT, PNEUMATIC TAMPERS, OR SIMILAR EQUIPMENT.

THE UTILITY TRENCHES SHOULD BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE TO VERIFY MINIMUM COMPACTION REQUIREMENTS ARE OBTAINED. IN ORDER TO MINIMIZE THE PENETRATION OF MOISTURE BELOW BUILDING SLABS, ALL UTILITY TRENCHES SHOULD BE BACKFILLED WITH COMPACTED FILL, LEAN CONCRETE OR CONCRETE SLURRY WHERE THEY UNDERCUT THE PERIMETER FOUNDATION.

UTILITY TRENCHES THAT ARE PROPOSED PARALLEL TO ANY BUILDING FOOTINGS (INTERIOR AND/OR EXTERIOR TRENCHES) SHOULD NOT BE LOCATED WITHIN A 1:1 (H:V) PLANE PROJECTED DOWNWARD FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING.



LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED BRICK PAVEMENT	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

Title:

NEO OF 98TH STREET NW AND VOLCANO ROAD
ALBUQUERQUE, NM 87121

DUTCH BROS

For:



Scale:

Horizontal

Vertical

Designed JAH

Drawn JAH

Checked JAH

Approved HPG

Date 05/03/23

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