

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - LOT LINE
 - SIDEWALK
 - EXISTING CURB & GUTTER
 - SINGLE CLEAN OUT
 - DOUBLE CLEAN OUT
 - EXISTING SD MANHOLE
 - EXISTING SAS MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER

NOTICE TO CONTRACTORS

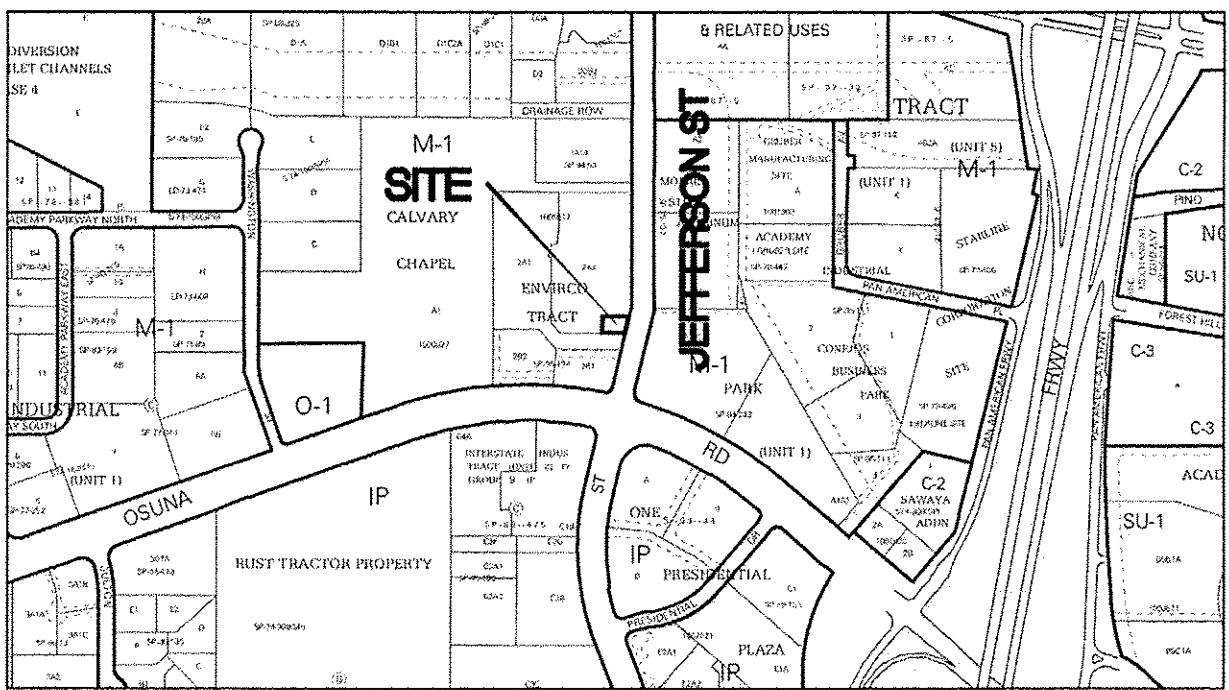
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JUNE, 2014.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP

E-17-Z

DRAINAGE:

THIS SITE WAS INCLUDED IN THE GRADING AND DRAINAGE PLAN AND REPORT FOR INDEPENDENCE SQUARE (COA FILE: E17D078), WHICH WAS APPROVED IN APRIL OF 2016. IT IS LISTED IN THE REPORT AS ON-SITE BASIN #11. THE APPROVED PLAN ANTICIPATED THE PERCENTAGES OF LAND TREATMENT C AND D TO BE 20% AND 80% RESPECTIVELY. THE ACTUAL VALUES ARE C=35% AND D=65% AS INDICATED IN THE WEIGHTED E TABLE ABOVE. THIS REDUCTION IN IMPERVIOUS AREA WILL RESULT IN A MINOR REDUCTION IN RUNOFF FOR A 100-YEAR DESIGN STORM OF 0.14CFS. RUNOFF FROM THE IMPERVIOUS AREAS WILL BE DIRECTED TO THE WEST WHERE THE REQUIRED FIRST FLUSH VOLUMES WILL BE CONTAINED WITHIN THE LANDSCAPED AREAS WITHIN ON-SITE BASINS #10 AND #12, AS OUTLINED IN THE ABOVE REFERENCED DRAINAGE REPORT.

Weighted E Method

Zone #2
Developed Basins

											100-Year			
Basin #	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)			
11	26143.00	0.600	0.00094	0%	0	0%	0.000	35%	0.210056	65%	0.390	1.774	0.089	2.49
STARBUCKS														

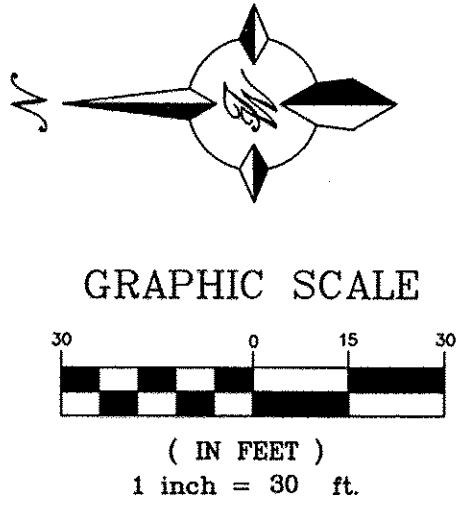
Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)



Volume = Weighted D * Total Area

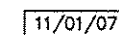
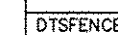
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

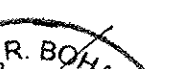

First Flush Volume = 481 cubic feet



<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>7868</div> <div>PROFESSIONAL ENGINEER</div>	INDEPENDENCE SQUARE ALBUQUERQUE, NM		DRAWN BY pm
	STARBUCKS GRADING PLAN		DATE 12-15-16
	TIERRA WEST, LLC		DRAWING
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 2014065	

<p>ENGINEER'S SEAL</p>	<p>INDEPENDENCE SQUARE ALBUQUERQUE, NM</p>	<p>DRAWN BY pm</p>
	<p>STARBUCKS SWPPP PLAN</p>	<p>DATE 12-15-16</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>		<p>DRAWING</p>
	<p> <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # 2</p>
		<p>JOB # 2014065</p>



ENGINEER'S SEAL	INDEPENDENCE SQUARE ALBUQUERQUE, NM	DRAWN BY pm
		DATE 12-15-16
RONALD R. BOHANNAN P.E. #7868	STARBUCKS SWPPP PLAN DETAILS	DRAWING
		SHEET #
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	3
		JOB # 2014065