

CITY OF ALBUQUERQUE



January 24, 2017

Richard J. Berry, Mayor

Marck Errichetti, P.E.
Sitewise Design PLLC
219 First Ave. S., Suite 401
Seattle, WA, 98104

RE: Starbucks at 4601 Wyoming Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date 1-9-2017 (File: F19D013C)

Dear Mr. Errichetti:

Based upon the information provided in your submittal received 1-9-2017, the above referenced Grading and Drainage Plan cannot be approved for building permit until the following comments are addressed:

1. We recommend to use COA modified grate detail (see attached) include a copy with this plan with your next submittal.
2. Show the entire stretch of the 12 inches storm drain to the pond including grades, inverts and other utility crossing. Provide easement document across the adjacent property. Who will maintain the pond?
3. Clearly show the property line with boundary information.
4. Trash enclosure drain must drain to a grease trap then to SAS.
5. Please fix spelling of "COS STD" to "COA STD".
6. Sheet C 0001 was not printed.
7. Erosion and sediment control plan must be approved prior to building permit approval.
8. Provide inverts for the 4 feet Dia. CMP.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR

TYPE OF SUBMITTAL:

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

- PRE-DESIGN MEETING
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

STARBUCKS COFFEE COMPANY

ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY



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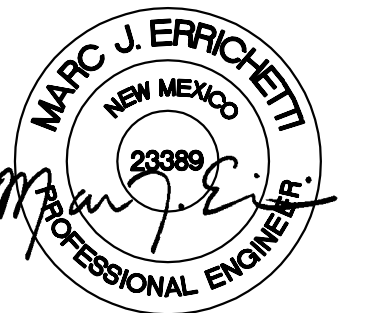
STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

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STARBUCKS TEMPLATE VERSION I2015-10-23



A CIVIL ENGINEERING COMPANY
 219 First Avenue S., Suite 401
 Seattle WA 98104
 206 402 4644



PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
**NW CORNER MONTGOMERY BLVD
 NE & WYOMING BLVD NE
 ALBUQUERQUE, NEW MEXICO
 BERNALILLO COUNTY**

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: SEPTEMBER 26, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
COVER AND NOTES

SCALE: AS SHOWN

SHEET NUMBER:

C-0001

GENERAL NOTES

- THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT INCLUDE ALL PLANS AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS. THOSE CRITERIA ARE TO BE UTILIZED AND APPLIED IN CONJUNCTION WITH THE NEW MEXICO STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) PUBLISHED BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) NEW MEXICO CHAPTER.
- THE CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO BERNALILLO COUNTY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811 (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY OF ALBUQUERQUE SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY OF ALBUQUERQUE SURVEYOR AND SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION- 1986-UPDATE NO. 7.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF THE EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE AND MAY NOT BE COMPLETE; THEREFORE, IT MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, AND RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINAL GRADE.
- SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER, ARE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.
- WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS, THE EXISTING PAVEMENT SHALL BE SAW CUT PER BERNALILLO COUNTY STANDARD DRAWING 2465 TO A STRAIGHT LINE AT RIGHT ANGLES, AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING; THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848-1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS.
- TRENCHING, ASPHALT CUTTING AND PATCHING SHALL CONFORM TO BERNALILLO COUNTY STANDARD DRAWING 2465. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848-1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS PRIOR TO PAVING.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.
- ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS:
 - IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THAN ONE LANE BUT LESS THAN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED.
 - IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

- THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY TRAFFIC ENGINEERING (848-1504) BEFORE REMOVING AND/OR INSTALLING ANY TRAFFIC SIGNS OR PERMANENT STRIPING AND MARKINGS. ALL STRIPING AND PAVEMENT MARKINGS, INCLUDING LANE LINES, CROSSWALKS, LEGENDS, AND SYMBOLS, ARE TO BE CONSTRUCTED OF HOT THERMOPLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. ANY PAVEMENT MARKINGS AND SIGNS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT EXISTING LOCATIONS. SUCH WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.
- INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS IN THE CENTER OF ROADWAY TO DELINEATE ALL HYDRANT LOCATIONS.
- THE CONTRACTOR SHALL SUBMIT FIELD TEST REPORTS TO BCPWD (ATTN. DR INSPECTOR) FOR REVIEW. SAMPLING AND TESTING SCHEDULE SHALL COMPLY WITH PLAN SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO RECORD ANY CHANGES ON THE PLANS AND SUBMIT DETAILED AS-CONSTRUCTED CONSTRUCTION PROJECT PLANS (AS-BUILTS) TO THE DESIGN AND/OR PROJECT ENGINEER.
- BARRICADING AND CONSTRUCTION PERMITS MUST BE OBTAINED FROM BCPWD (848-1502) PRIOR TO BEGINNING OF ANY CONSTRUCTION EFFORTS.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR SHALL RESTORE ALL ACCESS ROADS TO THE PRE-CONSTRUCTION CONDITION. ANY DAMAGE TO ROADWAY AND/OR UNDERGROUND UTILITIES SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL ROADWAY WORK DETAILED IN THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION DISCHARGE SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT DURING CONSTRUCTION, SUBMISSION OF A COMPLETED NOI APPLICATION, AND SUBMISSION OF A COMPLETED NOT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE SWPPP REVIEWED AND APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DIVISION, AT NO ADDITIONAL COST TO BERNALILLO COUNTY, PRIOR TO IMPLEMENTATION OF THE SWPPP.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING BUT NOT LIMITED TO THE HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY. THIS GRAFFITI REMOVAL SHALL BE CONSIDERED INCIDENTAL; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT	LA	LANDSCAPE
APPROX	APPROXIMATE	LF	LINEAL FEET
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ATB	ASPHALT TREATED BASE	MJ	MECHANICAL JOINT
BGS	BELOW GROUND SURFACE	N	NORTH
CB	CATCH BASIN	OC	ON CENTER
CEM	PORTLAND CEMENT	OD	OUTSIDE DIAMETER
CL	CLASS	POC	POINT OF CONNECTION
CONC	CONCRETE	PROP	PROPOSED
COA	CITY OF ALBUQUERQUE	PVMT	PAVEMENT
COORD	COORDINATE	REF	REFERENCE
CSTC	CRUSHED SURFACING TOP COURSE	REM	REMOVE
DEMO	DEMOLITION	REQ	REQUIRED
DIA	DIAMETER	S	SOUTH
E	EAST	SCH	SCHEDULE
ELEC	ELECTRICAL	SD	STORM DRAIN
ELEV	ELEVATION	SPKLR	FIRE SPRINKLER
EX, EXIST	EXISTING	SPU	SEATTLE PUBLIC UTILITIES
FDC	FIRE DEPARTMENT CONNECTION	SQ	SQUARE
FF	FINISH FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	STRUCT	STRUCTURAL
FL	FLANGE	TOC	TOP OF CURB
GA	GAUGE	TYP	TYPICAL
GV	GATE VALVE	UNO	UNLESS NOTED OTHERWISE
HMA	HOT MIX ASPHALT	W	WEST
IE	INVERT ELEVATION	W/	WITH
L	LENGTH	WA	WATER

EROSION AND SEDIMENTATION CONTROL NOTES

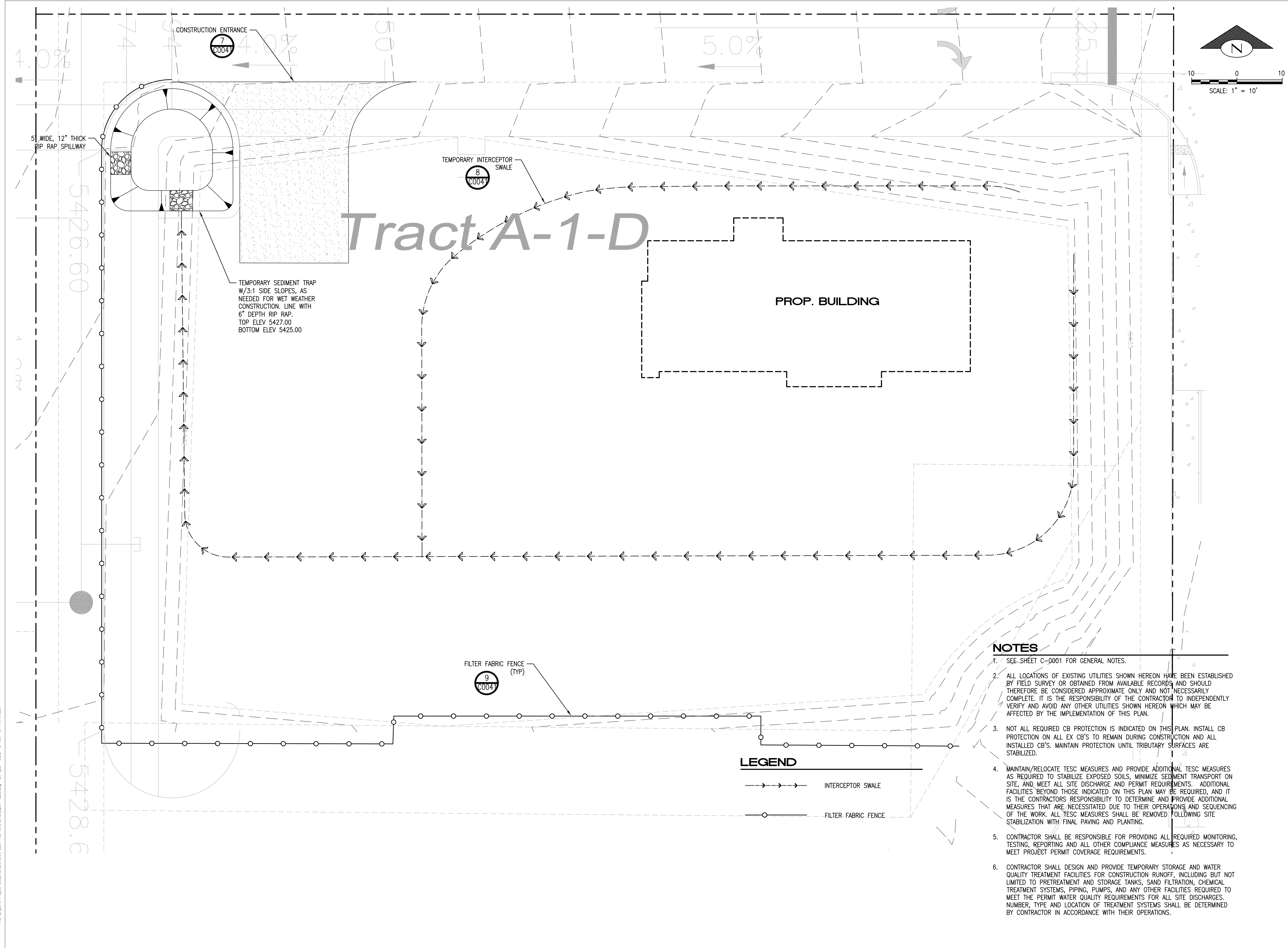
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G.. SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A SEDIMENT FACILITY. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CONDITIONS OF APPROVAL - NM PUBLIC SRVC. CO.

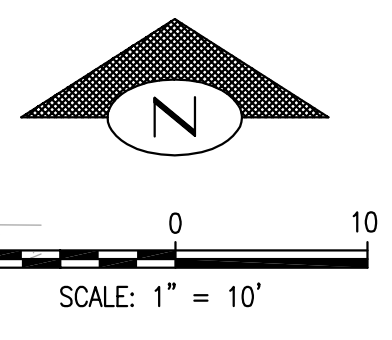
- ELECTRIC DISTRIBUTION LINES ARE LOCATED ALONG THE WESTERN BOUNDARY OF THE SUBJECT SITE. IN ADDITION, THERE IS AN EXISTING PUBLIC UTILITY EASEMENT ON THE NORTH SIDE OF THE PROPERTY. IT IS THE APPLICANT'S OBLIGATION TO ABIDE BY ANY CONDITIONS OR TERMS OF THOSE EASEMENTS.
- IT IS NECESSARY FOR THE DEVELOPER TO CONTACT PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE REGARDING THIS PROJECT. CONTACT:
 MIKE MOYER
 PNM SERVICE CENTER
 4201 EDITH BOULEVARD NE
 ALBUQUERQUE, NM 87107
 PHONE: (505) 241-3697
- GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PNM ELECTRIC SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.

SHEET INDEX

C-0001	CIVIL NOTES
C-0002	TESC PLAN
C-0003	DRAINAGE NARRATIVE PLAN
C-0010	DRAINAGE AND UTILITY PLAN
C-0020	PAVING, GRADING AND DRAINAGE PLAN
C-0030	SIGNING AND STRIPING PLAN
C-0040 THRU C-0042	CIVIL DETAILS



Tract A-1-D



NOTES

1. SEE SHEET C-0001 FOR GENERAL NOTES.
2. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY AND AVOID ANY OTHER UTILITIES SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
3. NOT ALL REQUIRED CB PROTECTION IS INDICATED ON THIS PLAN. INSTALL CB PROTECTION ON ALL EX CB'S TO REMAIN DURING CONSTRUCTION AND ALL INSTALLED CB'S. MAINTAIN PROTECTION UNTIL TRIBUTARY SURFACES ARE STABILIZED.
4. MAINTAIN/RELOCATE TESC MEASURES AND PROVIDE ADDITIONAL TESC MEASURES AS REQUIRED TO STABILIZE EXPOSED SOILS, MINIMIZE SEDIMENT TRANSPORT ON SITE, AND MEET ALL SITE DISCHARGE AND PERMIT REQUIREMENTS. ADDITIONAL FACILITIES BEYOND THOSE INDICATED ON THIS PLAN MAY BE REQUIRED, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE ADDITIONAL MEASURES THAT ARE NECESSITATED DUE TO THEIR OPERATIONS AND SEQUENCING OF THE WORK. ALL TESC MEASURES SHALL BE REMOVED FOLLOWING SITE STABILIZATION WITH FINAL PAVING AND PLANTING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MONITORING, TESTING, REPORTING AND ALL OTHER COMPLIANCE MEASURES AS NECESSARY TO MEET PROJECT PERMIT COVERAGE REQUIREMENTS.
6. CONTRACTOR SHALL DESIGN AND PROVIDE TEMPORARY STORAGE AND WATER QUALITY TREATMENT FACILITIES FOR CONSTRUCTION RUNOFF, INCLUDING BUT NOT LIMITED TO PRETREATMENT AND STORAGE TANKS, SAND FILTRATION, CHEMICAL TREATMENT SYSTEMS, PIPING, PUMPS, AND ANY OTHER FACILITIES REQUIRED TO MEET THE PERMIT WATER QUALITY REQUIREMENTS FOR ALL SITE DISCHARGES. NUMBER, TYPE AND LOCATION OF TREATMENT SYSTEMS SHALL BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH THEIR OPERATIONS.

LEGEND

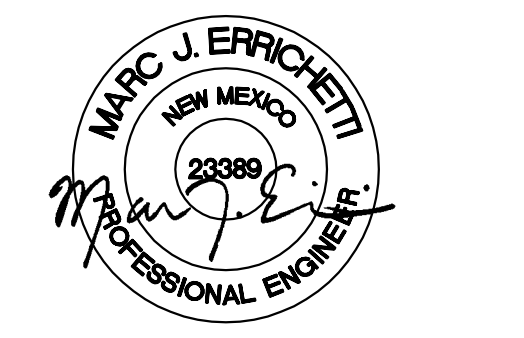
- INTERCEPTOR SWALE
- FILTER FABRIC FENCE



STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

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STARBUCKS TEMPLATE VERSION I2015-10-23



PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
 NW CORNER MONTGOMERY BLVD
 NE & WYOMING BLVD NE
 ALBUQUERQUE, NEW MEXICO
 BERNALILLO COUNTY

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: SEPTEMBER 26, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
TESC PLAN

SCALE: AS SHOWN
SHEET NUMBER:

C-0002



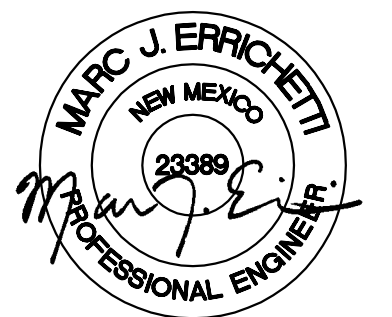
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PROJECT NAME:
 MONTGOMERY & WYOMING

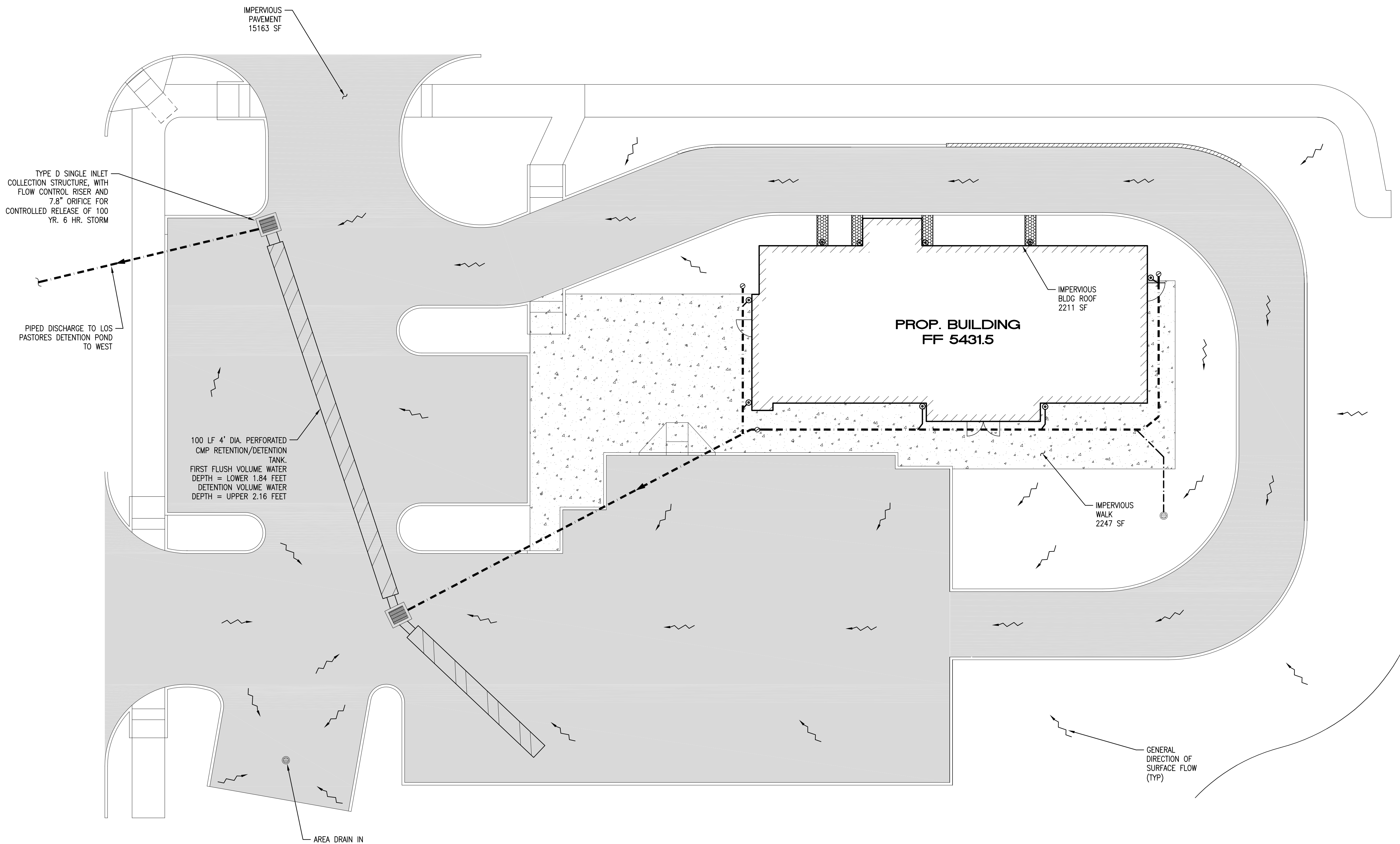
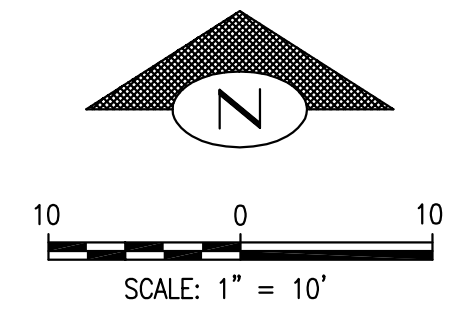
PROJECT ADDRESS:
 NW CORNER MONTGOMERY BLVD
 NE & WYOMING BLVD NE
 ALBUQUERQUE, NEW MEXICO
 BERNALILLO COUNTY

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: SEPTEMBER 26, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
 DRAINAGE NARRATIVE PLAN
SCALE: AS SHOWN

SHEET NUMBER:
 C-0003



SITE NARRATIVE

THE PROJECT SITE IS LOCATED IN FLOOD ZONE "X" AND IS COMPRISED OF GRAVEL AND PAVED SURFACES. SITE TOPOGRAPHY SLOPES TO THE NW CORNER OF THE SITE, AND LAND COVER CONSISTS OF ADDITIONAL GRAVEL AND PAVED SURFACES AND ROADWAYS. THE PROPOSED GRADING IMPROVEMENTS WILL MAINTAIN THE EXISTING SITE SLOPES AS IS FEASIBLE, AND WILL RESULT IN FINAL GRADES WHICH ARE GENERALLY LESS THAN 5% IN ANY DIRECTION, WITH THE EXCEPTION OF 3:1 SLOPES ALONG THE EAST AND NORTH SITE PERIMETERS, TO MATCH PROPOSED GRADING OF THE LOST PASTORES PROJECT ACCESS ROADS. EXISTING DRAINAGE PATTERNS WILL REMAIN AND THE SITE WILL DISCHARGE RUNOFF VIA A PIPED CONNECTION TO THE LOS PASTORES DETENTION POND TO THE WEST.

DRAINAGE NARRATIVE

1. SITE IS CURRENTLY BARE DIRT COVER IN ZONE 3.
2. TOTAL SITE AREA = 29000 SF
 TREATMENT D: 19621 SF
 TREATMENT B: 9379 SF
2. SITE DRAINAGE APPROACH: THE SITE IS AN INFILL PROPERTY BEING DEVELOPED AS PART OF THE LOS PASTORES PROJECT. DESIGN IS REQUIRED TO PROVIDE 700 CF OF DETENTION VOLUME FOR 100 YR., 6 HR. STORM EVENT. ALLOWABLE RELEASE FOR 100 YR., 6 HR. EVENT IS 3.57 CFS PER ACRE, YIELDING AN ALLOWABLE DISCHARGE RATE OF:
 (29000 SF / 43560 SF) * 3.57 CFS/AC. = 2.38 CFS.
3. PROJECT IS REQUIRED TO CAPTURE THE FIRST FLUSH VOLUME OF 0.34" FROM ALL IMPERVIOUS AREAS. REQUIRED FIRST FLUSH VOLUME IS:
 19621 SF * 0.34" = 556 CF
4. FIRST FLUSH IS CAPTURED AND RETAINED IN BELOW GRADE, 100 FOOT LONG, 4' DIA. PERFORATED CMP PIPE. RETAINED DEPTH IS THE LOWER 1.84' OF THE PIPE YIELDING 556 CF OF STORAGE VOLUME. DETENTION VOLUME IS BEING PROVIDED IN THE SAME PIPE, ABOVE THE FIRST FLUSH DEPTH. THE UPPER 2.16' FEET OF DEPTH PROVIDES 700 CF OF STORAGE VOLUME.
6. DISCHARGE FROM THE RETENTION/DETENTION PIPE WILL BE CONTROLLED THROUGH THE USE OF A FLOW CONTROL STANDPIPE WITH A 7.8" ORIFICE FLOWING UNDER 2.16' OF HEAD, YIELDING 2.38 CFS OF DISCHARGE AT FULL DETENTION. OVERFLOWS WILL ENTER THE TOP OF THE FLOW CONTROL RISER.
7. DISCHARGE FROM THE RETENTION/DETENTION TANK IS PIPED TO THE LOS PASTORES DETENTION POND LOCATED TO THE WEST OF THE SITE.

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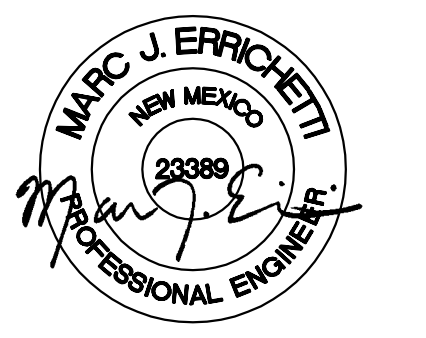


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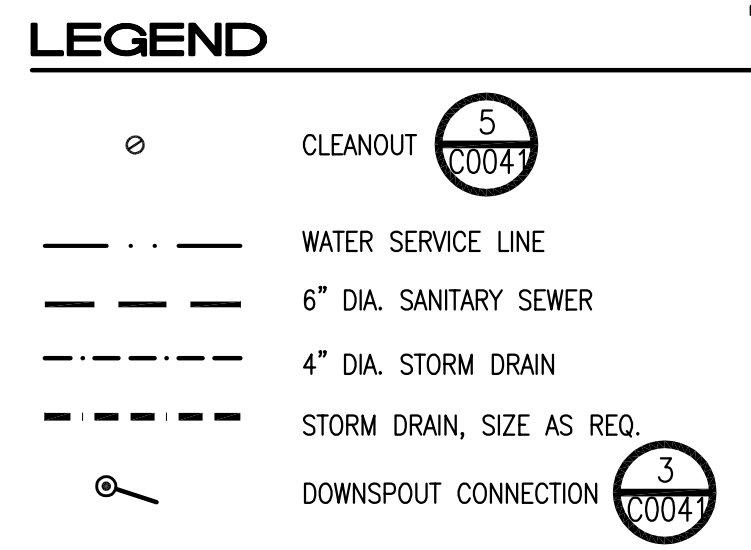
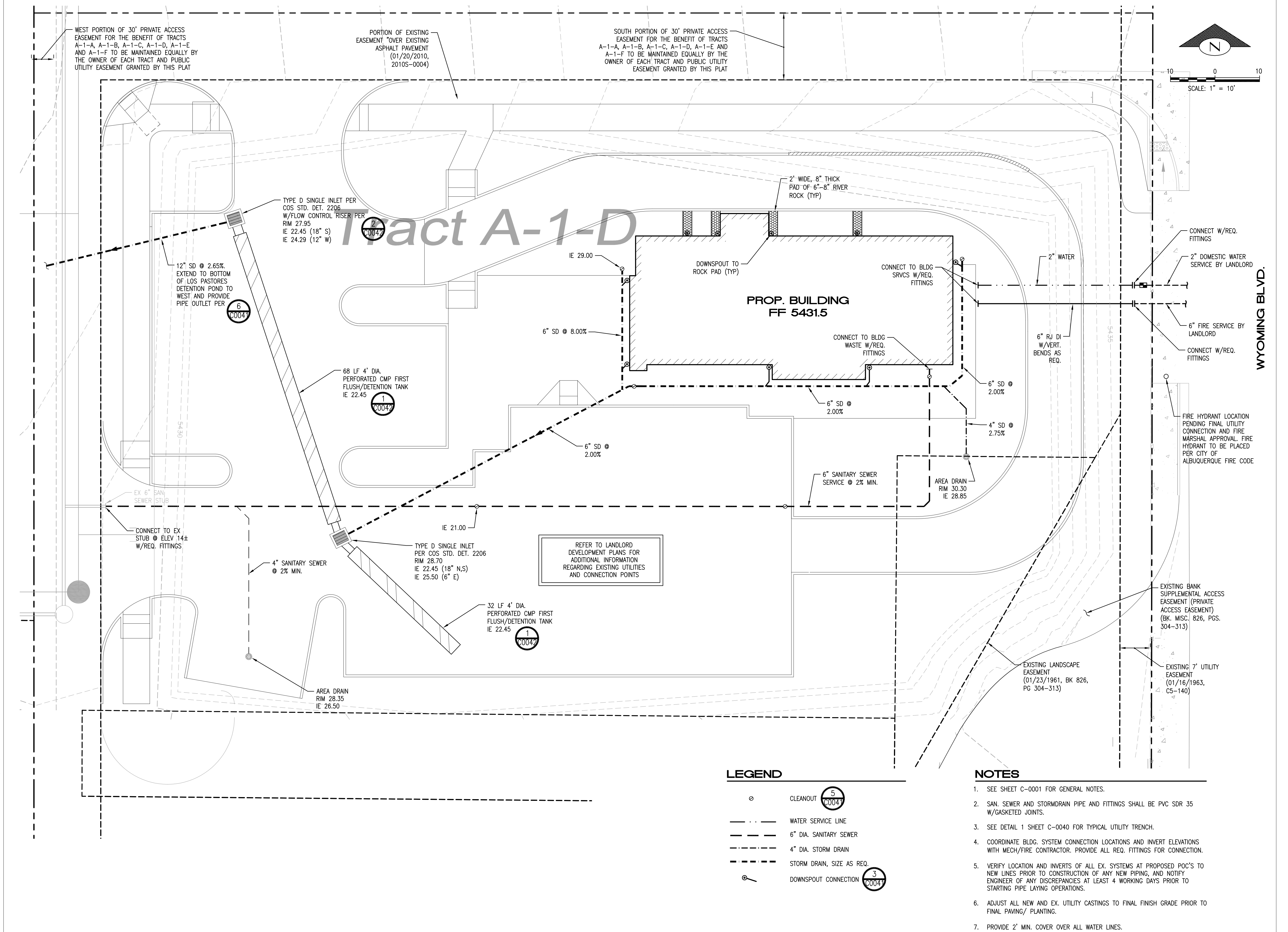
PROJECT ADDRESS:
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 NE & WYOMING BLVD NE
 ALBUQUERQUE, NEW MEXICO
 BERNALILLO COUNTY

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: SEPTEMBER 26, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
DRAINAGE AND UTILITY PLAN
SCALE: AS SHOWN

SHEET NUMBER:
C-0010



- NOTES**
- SEE SHEET C-0001 FOR GENERAL NOTES.
 - SAN. SEWER AND STORMDRAIN PIPE AND FITTINGS SHALL BE PVC SDR 35 W/GASKETED JOINTS.
 - SEE DETAIL 1 SHEET C-0040 FOR TYPICAL UTILITY TRENCH.
 - COORDINATE BLDG. SYSTEM CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECH/FIRE CONTRACTOR. PROVIDE ALL REQ. FITTINGS FOR CONNECTION.
 - VERIFY LOCATION AND INVERTS OF ALL EX. SYSTEMS AT PROPOSED POC'S TO NEW LINES PRIOR TO CONSTRUCTION OF ANY NEW PIPING, AND NOTIFY ENGINEER OF ANY DISCREPANCIES AT LEAST 4 WORKING DAYS PRIOR TO STARTING PIPE LAYING OPERATIONS.
 - ADJUST ALL NEW AND EX. UTILITY CASTINGS TO FINAL FINISH GRADE PRIOR TO FINAL PAVING/ PLANTING.
 - PROVIDE 2' MIN. COVER OVER ALL WATER LINES.

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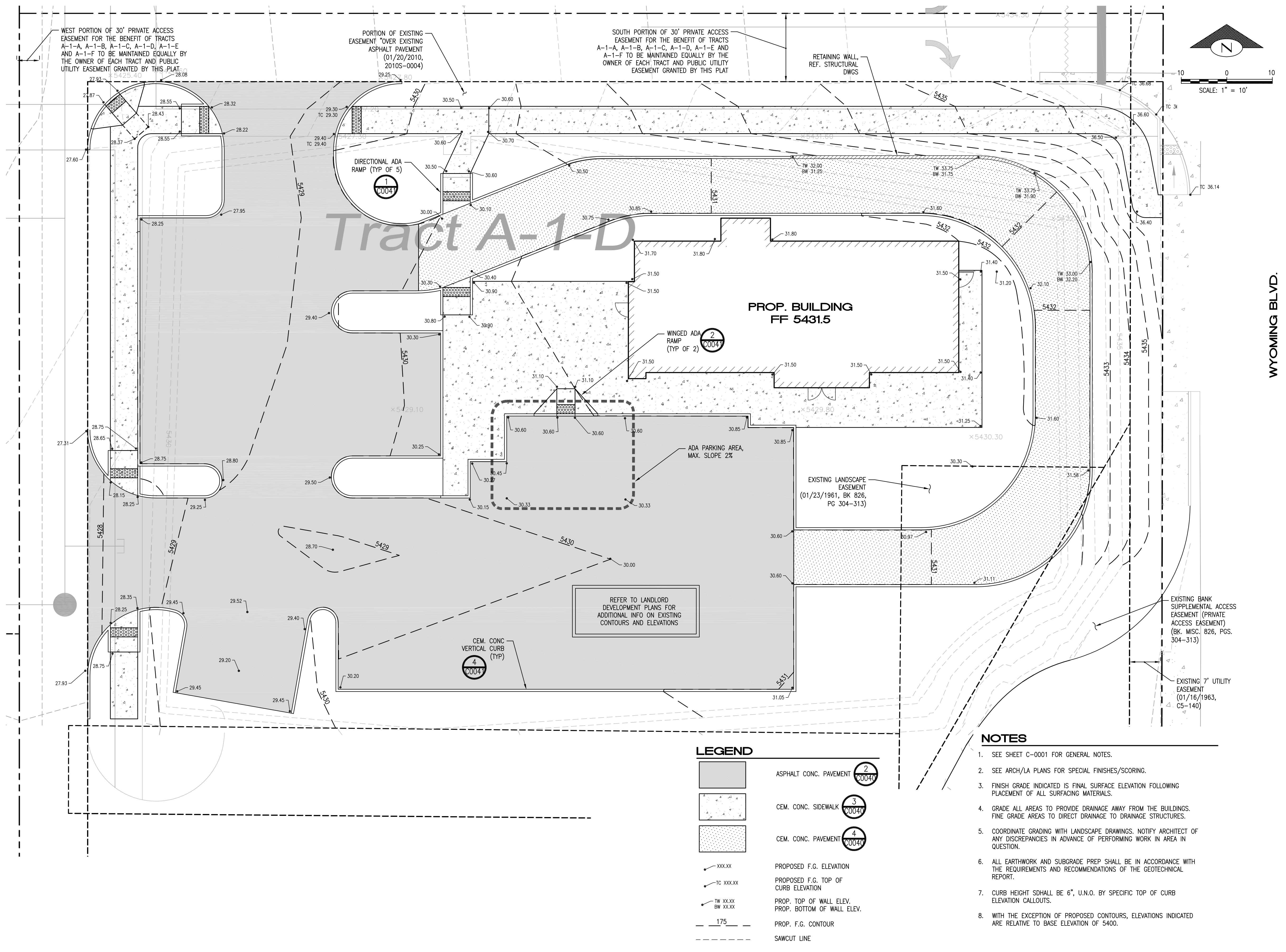
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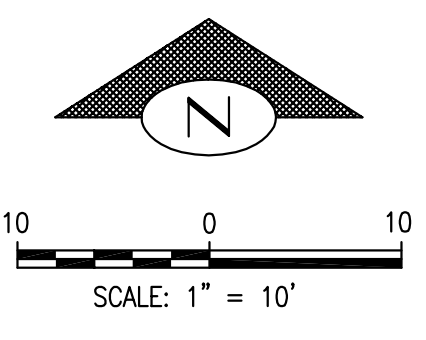
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
 GRADING AND PAVING PLAN
SCALE: AS SHOWN

SHEET NUMBER:
 C-0020



WYOMING BLVD.



Tract A-1-D

REFER TO LANDLORD DEVELOPMENT PLANS FOR ADDITIONAL INFO ON EXISTING CONTOURS AND ELEVATIONS

LEGEND

- ASPHALT CONC. PAVEMENT (2) C0047
- CEM. CONC. SIDEWALK (3) C0040
- CEM. CONC. PAVEMENT (4) C0040
- PROPOSED F.G. ELEVATION
- PROPOSED F.G. TOP OF CURB ELEVATION
- PROP. TOP OF WALL ELEV. PROP. BOTTOM OF WALL ELEV.
- PROP. F.G. CONTOUR
- SAWCUT LINE

NOTES

1. SEE SHEET C-0001 FOR GENERAL NOTES.
2. SEE ARCH/LA PLANS FOR SPECIAL FINISHES/SCORING.
3. FINISH GRADE INDICATED IS FINAL SURFACE ELEVATION FOLLOWING PLACEMENT OF ALL SURFACING MATERIALS.
4. GRADE ALL AREAS TO PROVIDE DRAINAGE AWAY FROM THE BUILDINGS. FINE GRADE AREAS TO DIRECT DRAINAGE TO DRAINAGE STRUCTURES.
5. COORDINATE GRADING WITH LANDSCAPE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN ADVANCE OF PERFORMING WORK IN AREA IN QUESTION.
6. ALL EARTHWORK AND SUBGRADE PREP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
7. CURB HEIGHT SHALL BE 6", U.N.O. BY SPECIFIC TOP OF CURB ELEVATION CALLOUTS.
8. WITH THE EXCEPTION OF PROPOSED CONTOURS, ELEVATIONS INDICATED ARE RELATIVE TO BASE ELEVATION OF 5400.



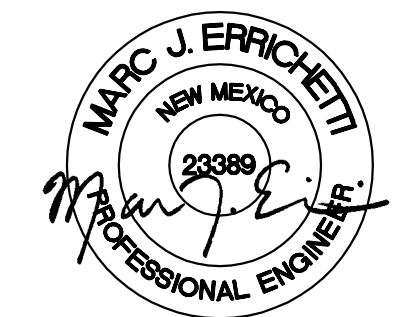
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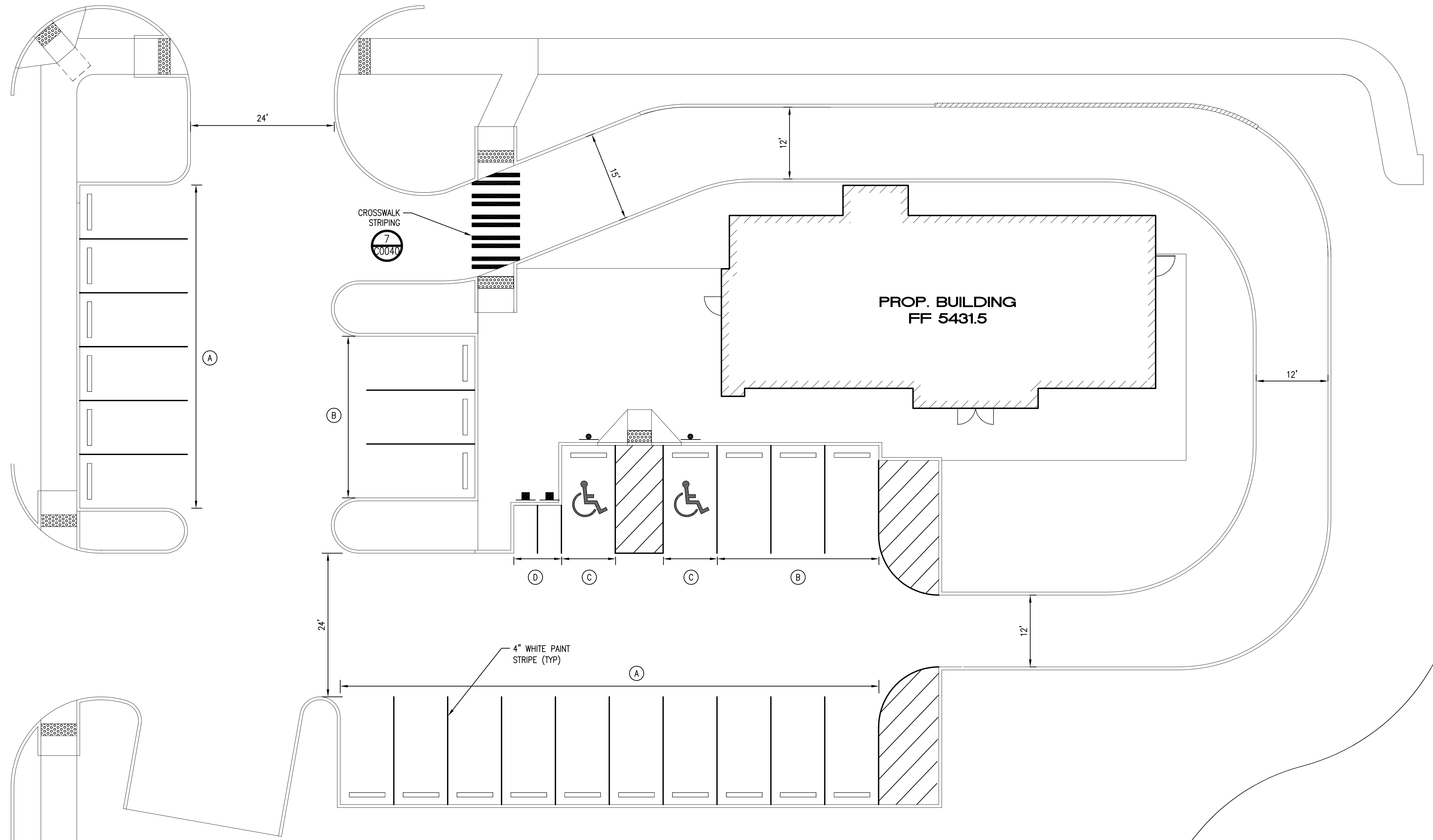
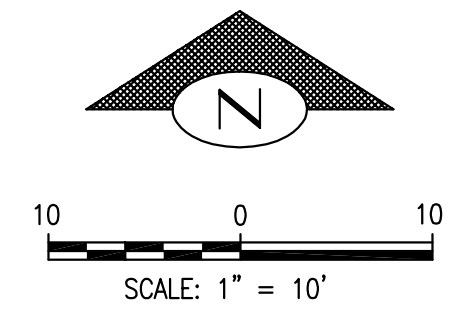
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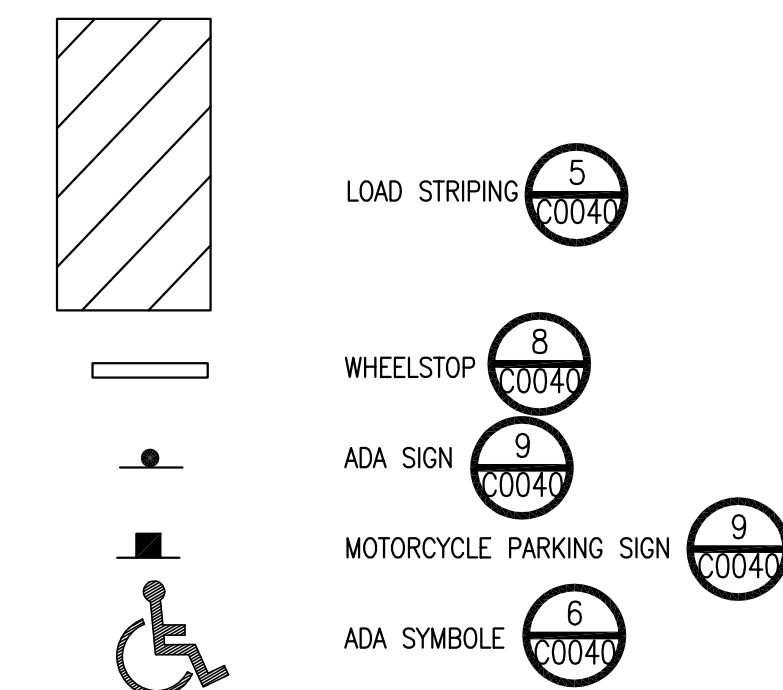
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SIGNING AND STRIPING PLAN
SCALE: AS SHOWN

SHEET NUMBER:
 C-0030



LEGEND



NOTES

- SEE SHEET C-0001 FOR GENERAL NOTES.
- SEE ARCH SITE PLAN FOR ADDITIONAL PAVEMENT MARKINGS AND SIGNAGE.

STALL KEY

- (A) 9' W X 18'
- (B) 9' W X 18' D W/WHEELSTOP
- (C) 9' W X 18' D (ADA) W/ADA SIGN AND WHEELSTOP
- (D) 4' W X 9' D W/MOTORCYCLE SIGN



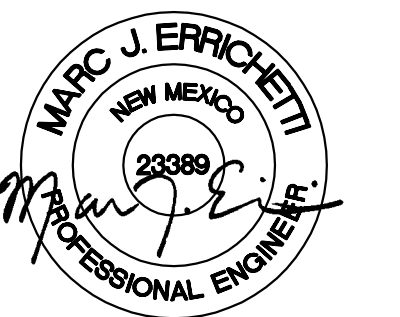
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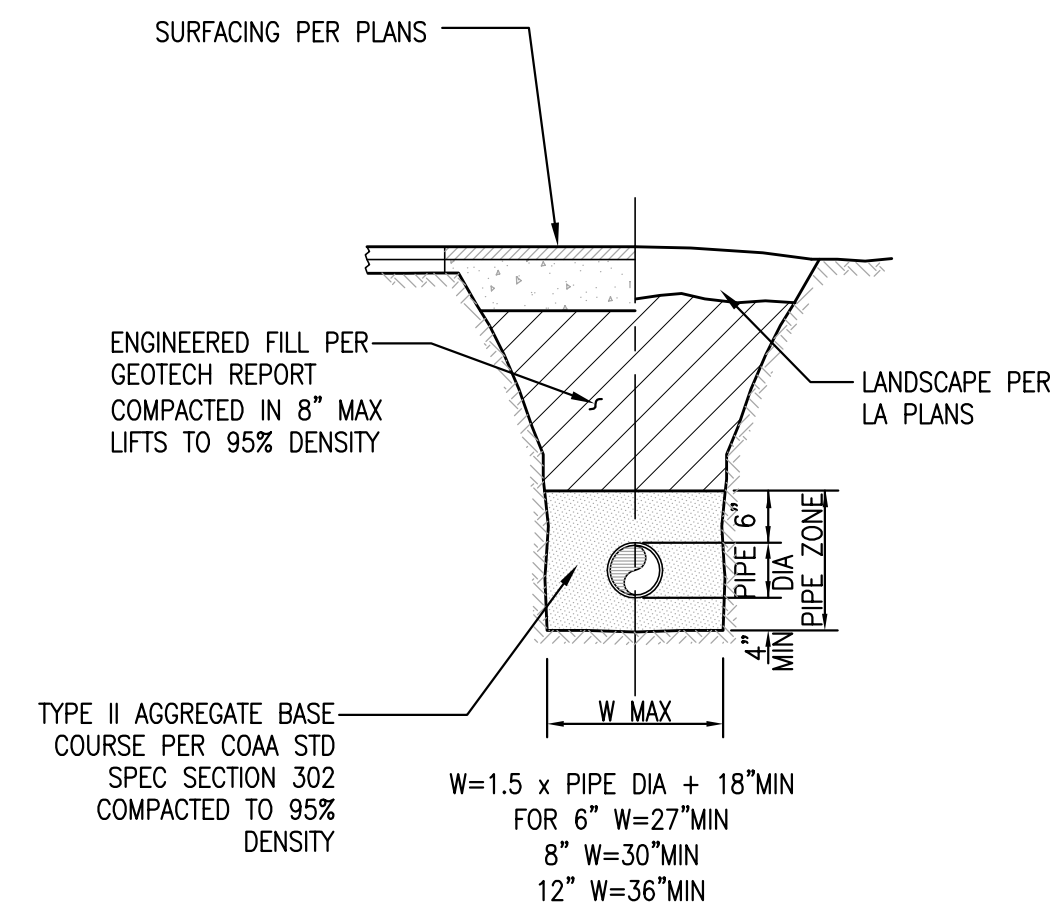
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Rev	Date	By	Description

SHEET TITLE:
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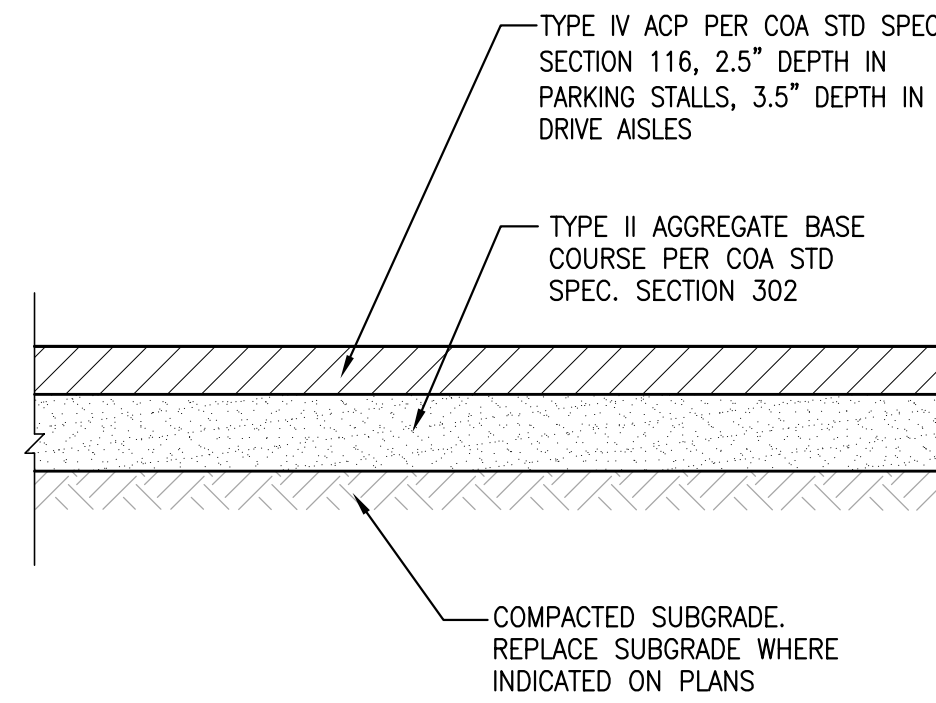
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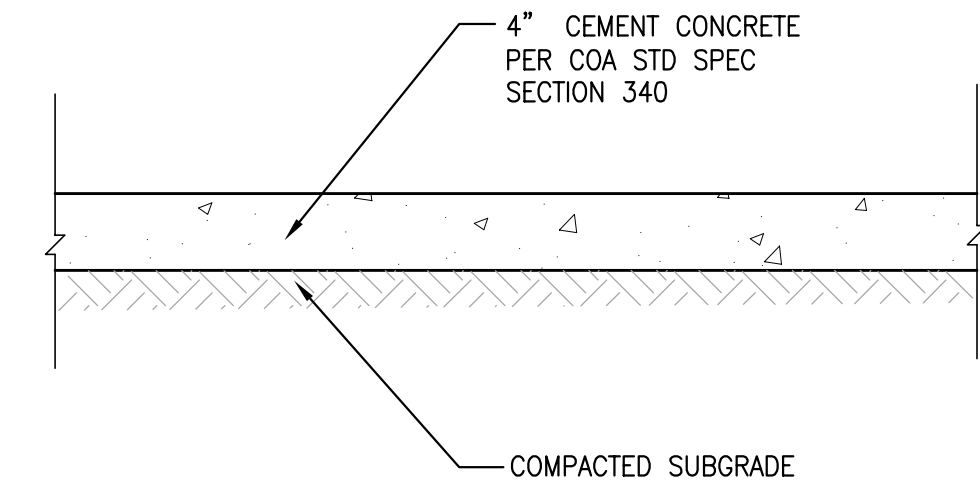
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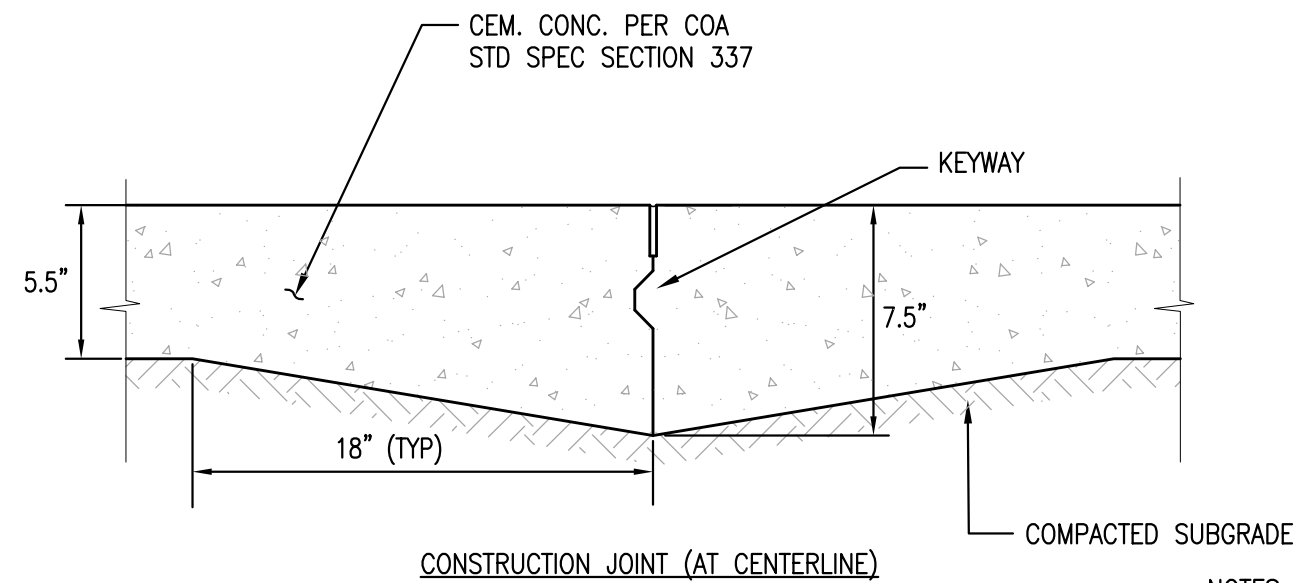
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 C0040 NTS



2 ASPHALT CONCRETE PAVEMENT
 C0040 NTS



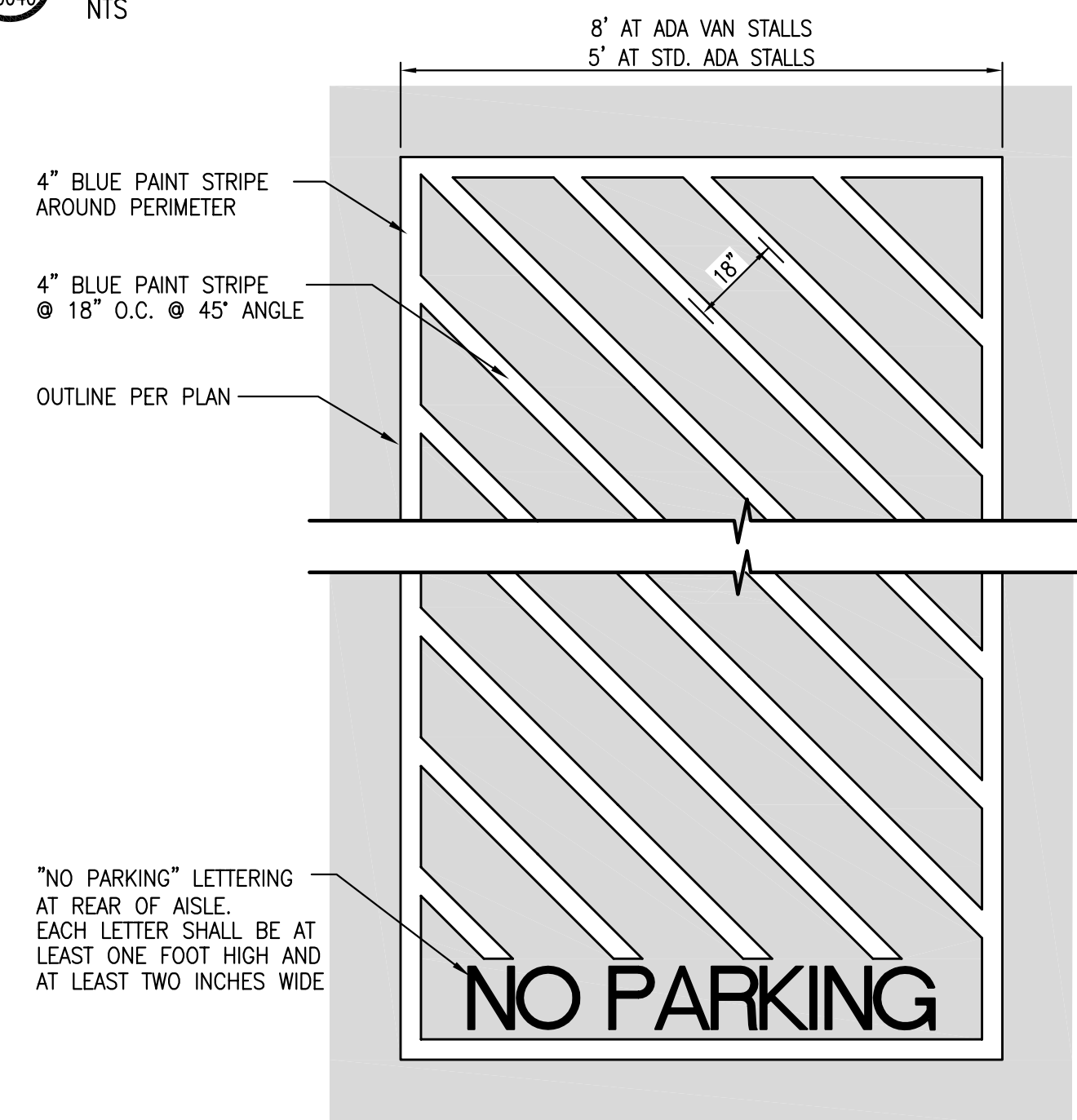
3 CEMENT CONCRETE SIDEWALK
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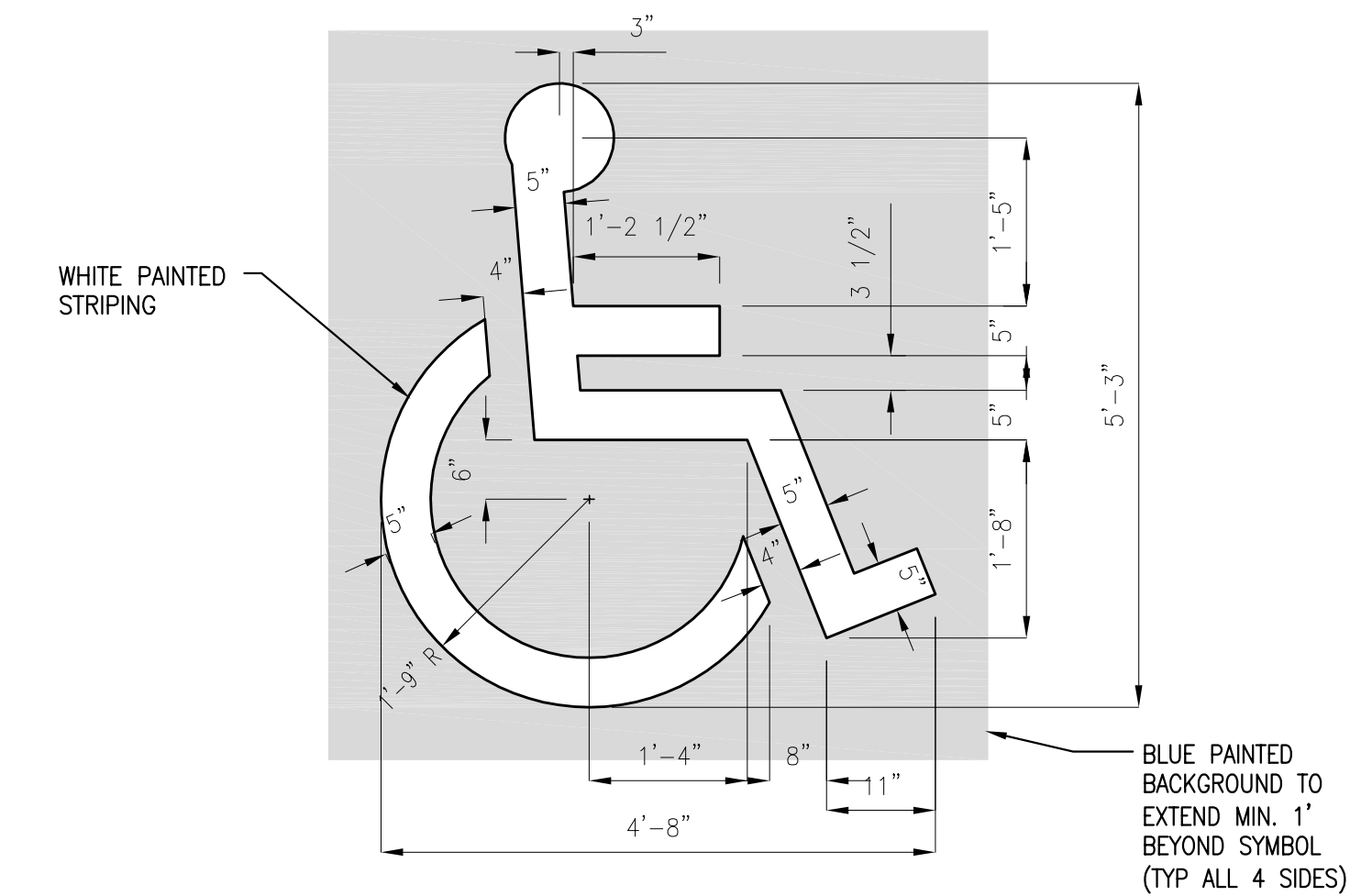
4 CEMENT CONCRETE PAVEMENT
 C0040 NTS

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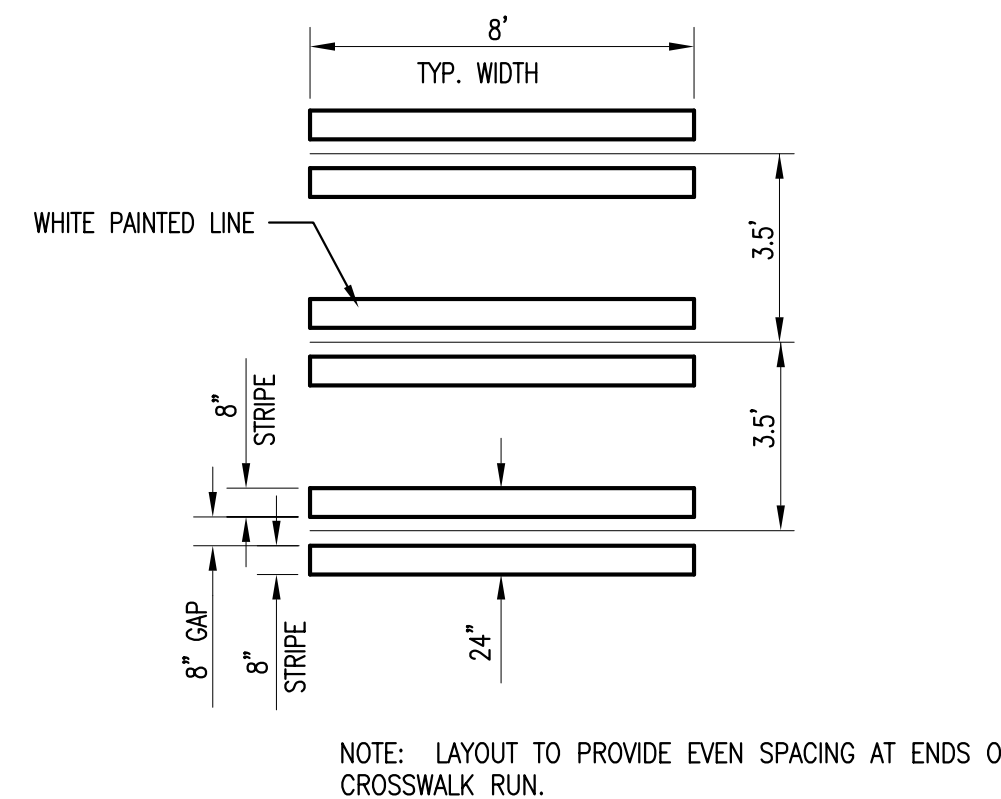
1. ALL DEPTHS SHOWN ARE COMPACTED DEPTHS.
2. PROVIDE TYPE 3 KEVED LONGITUDINAL CONSTRUCTION JOINT PER COA STD. DWG. 2450 AT CENTERLINE OF DRIVE LANE.
3. PROVIDE TYPE 2 DOWELED TRANSVERSE JOINTS PER COA STD. DWG. 2450 @ 12' O.C. MAX.



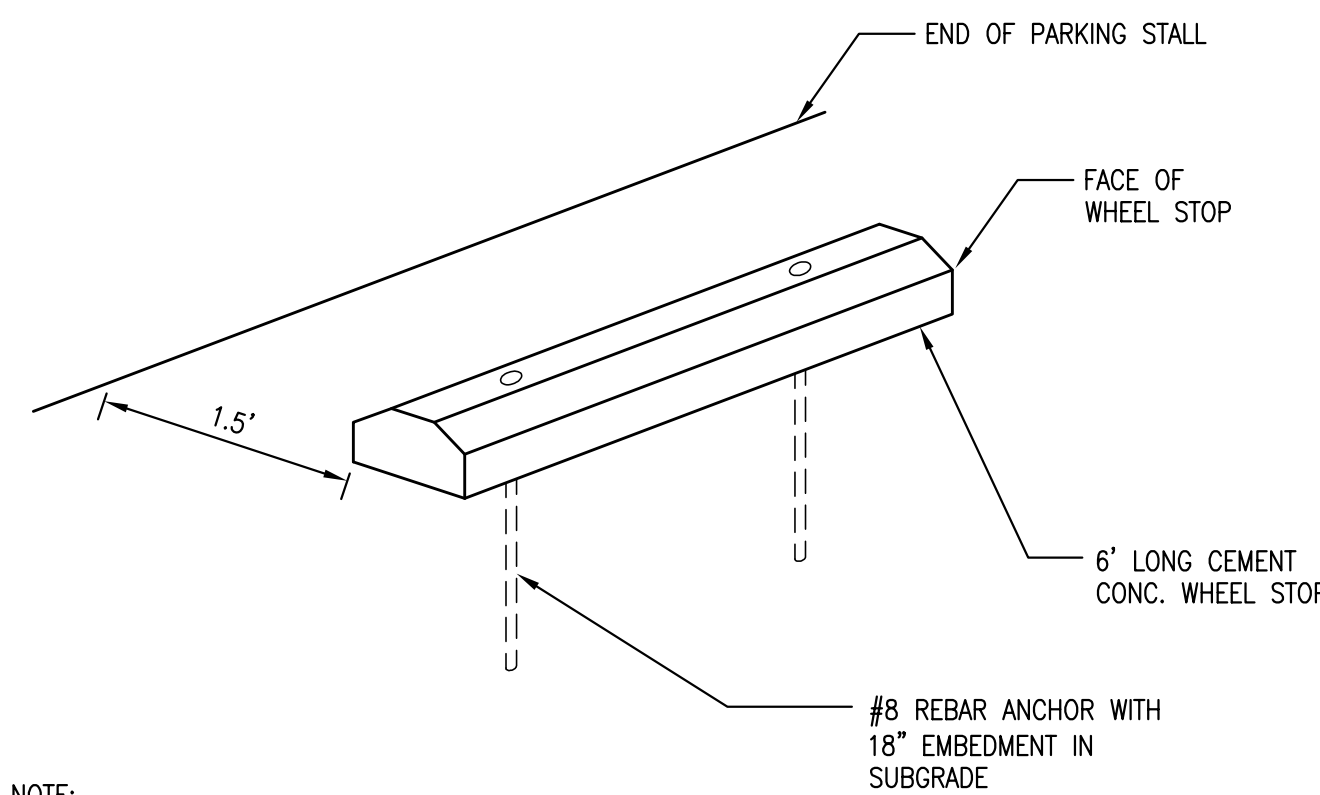
5 ADA LOAD STRIPING
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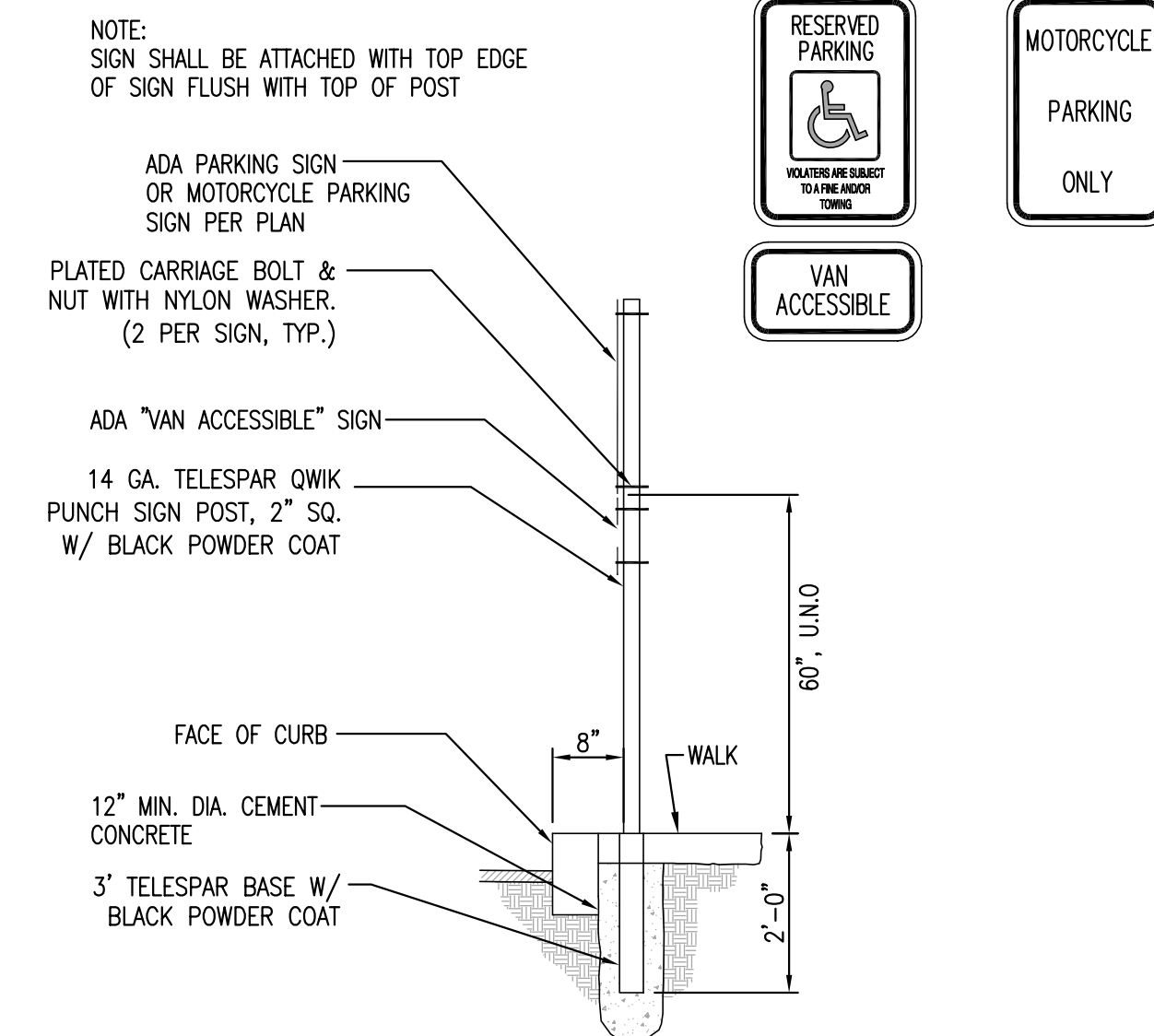
6 ADA PAINTED SYMBOL
 C0040 NTS



7 CROSSWALK STRIPING
 C0040 NTS



8 CEM. CONC. WHEELSTOP
 C0040 NTS



9 ADA SIGN
 C0040 NTS



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 NE & WYOMING BLVD NE
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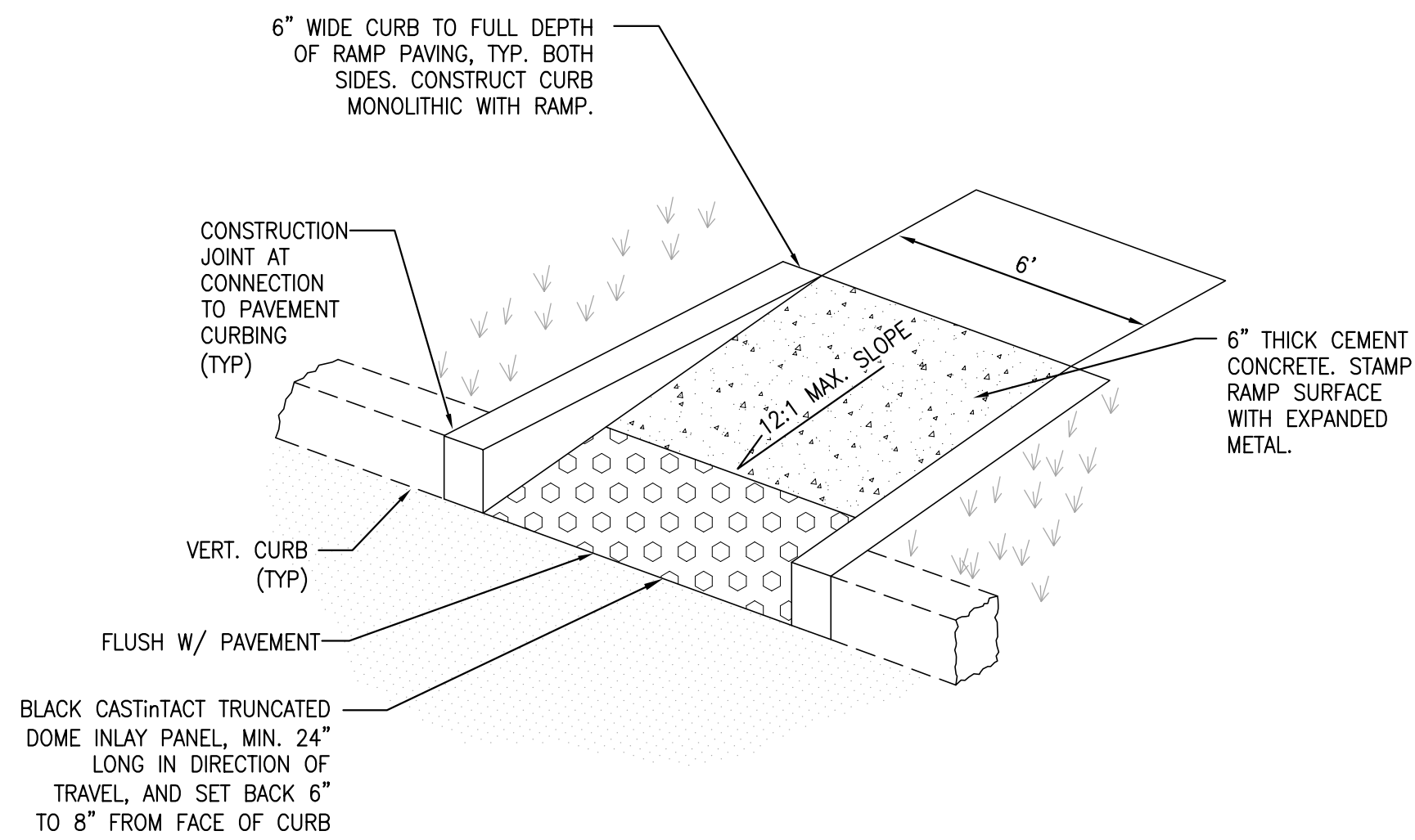
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Rev	Date	By	Description

SHEET TITLE:
CIVIL DETAILS

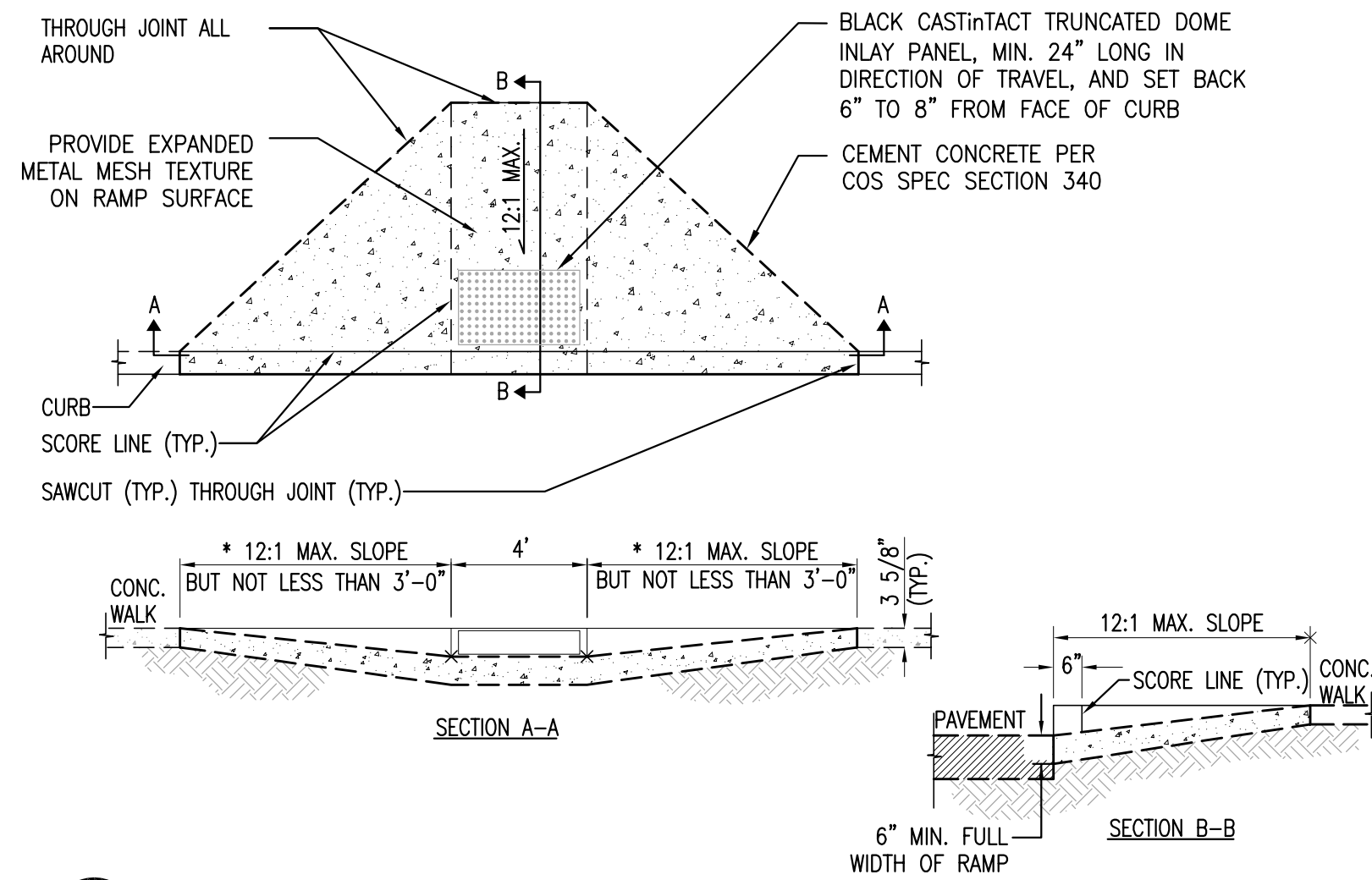
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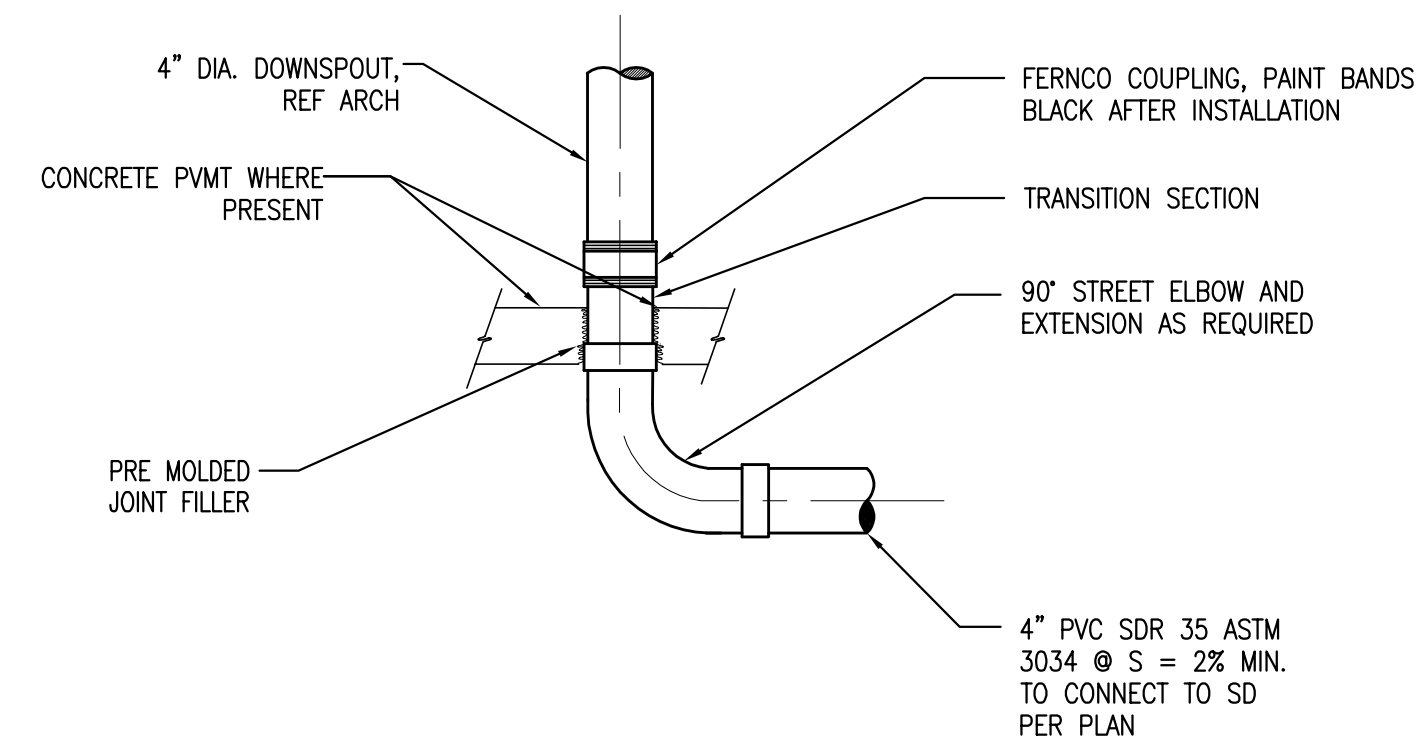
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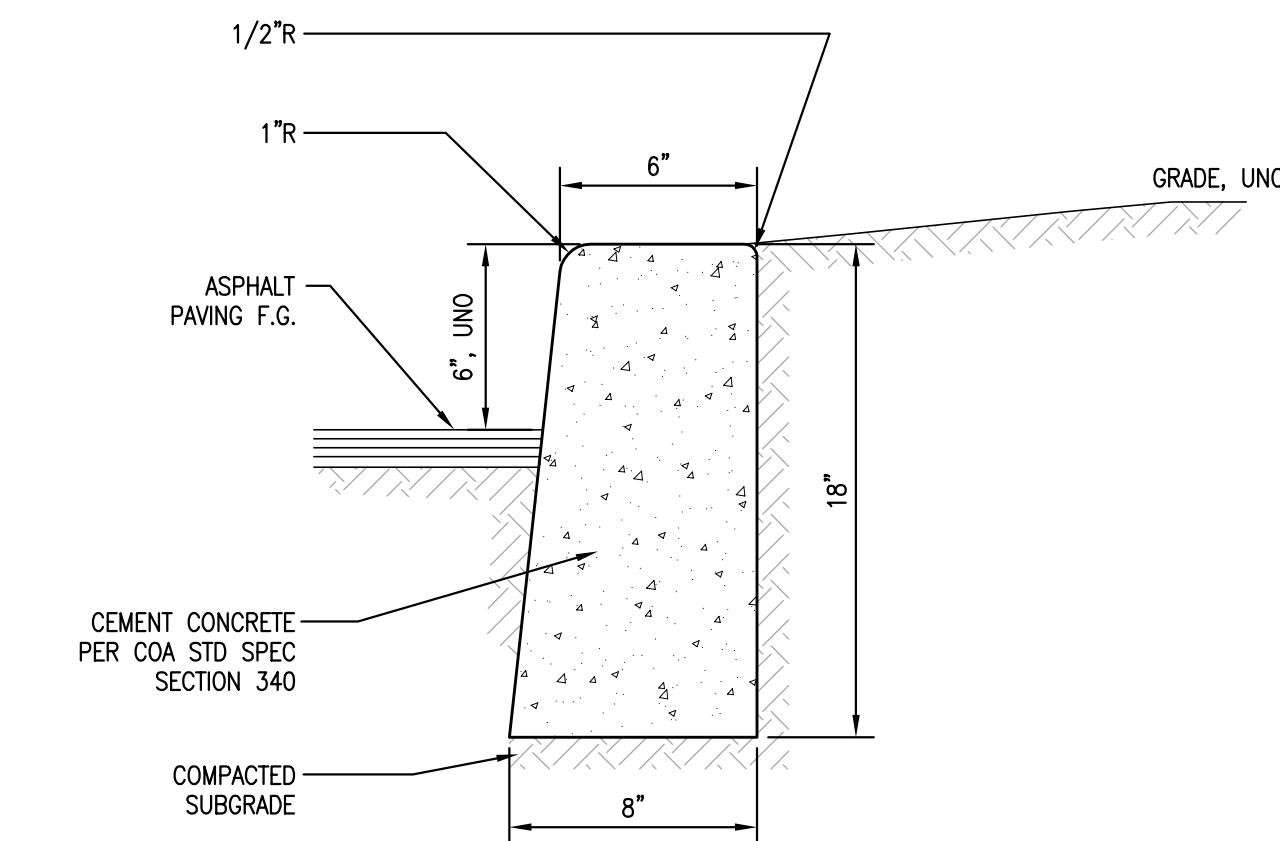
1 DIRECTIONAL ADA RAMP
 C0041 NTS



2 WINGED ADA RAMP
 C0041 NTS



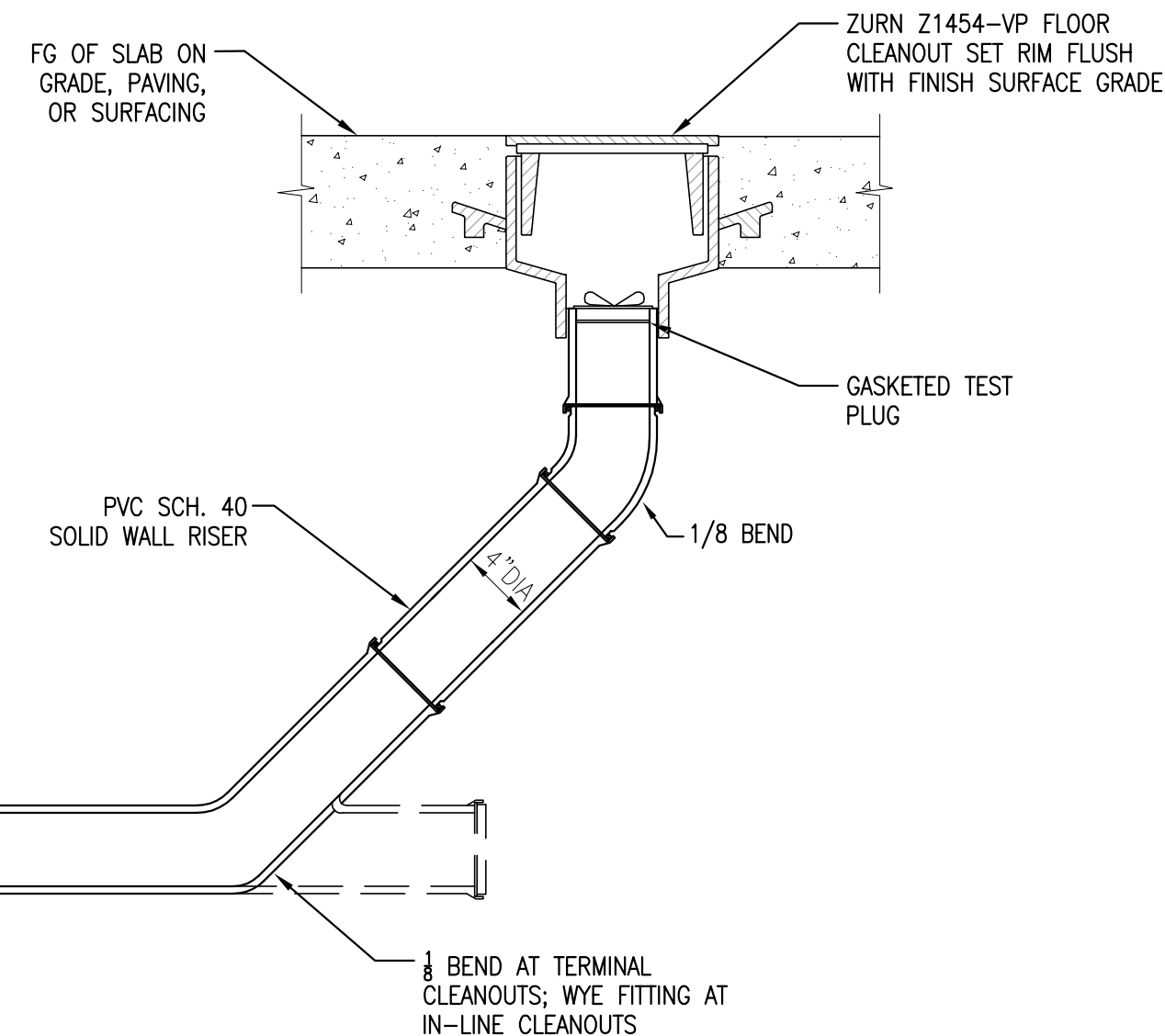
3 DOWNSPOUT CONNECTION
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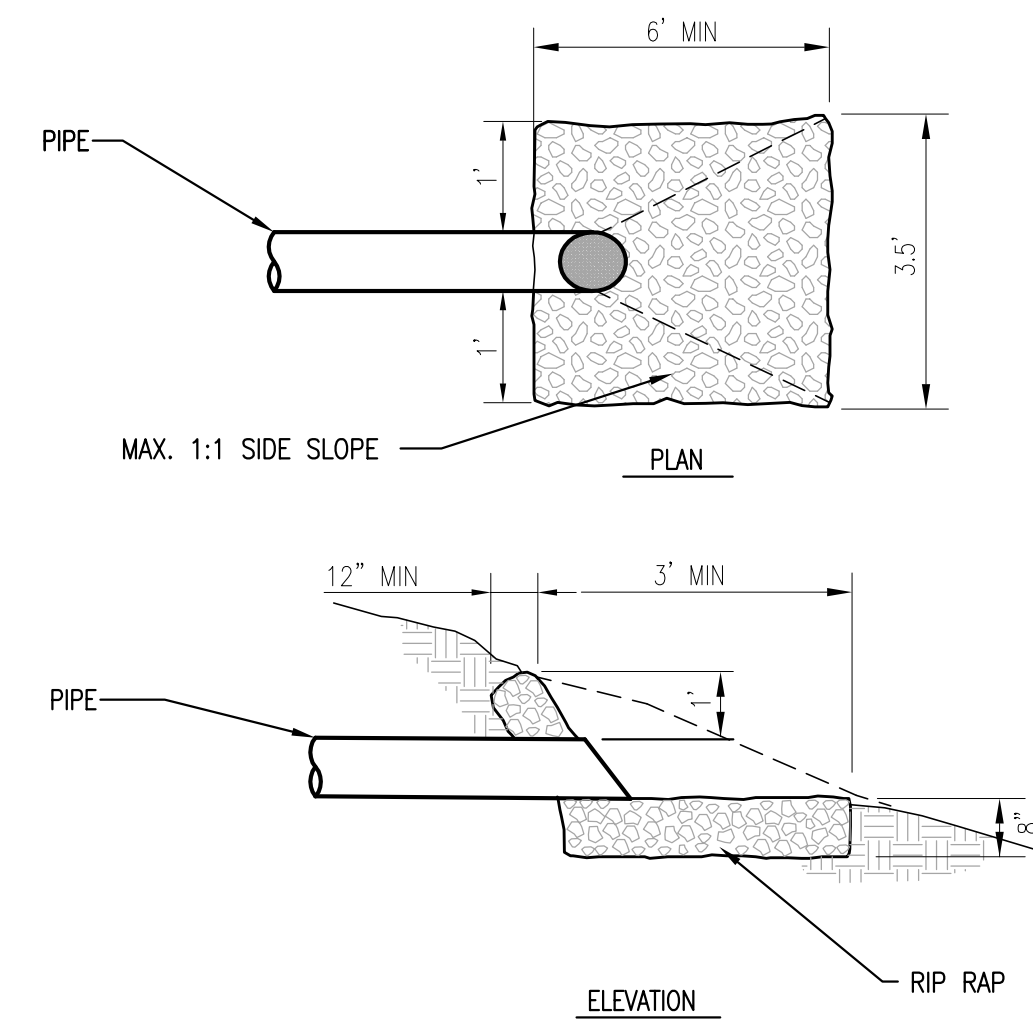
4 CEM. CONC. VERTICAL CURB
 C0041 NTS

NOTES

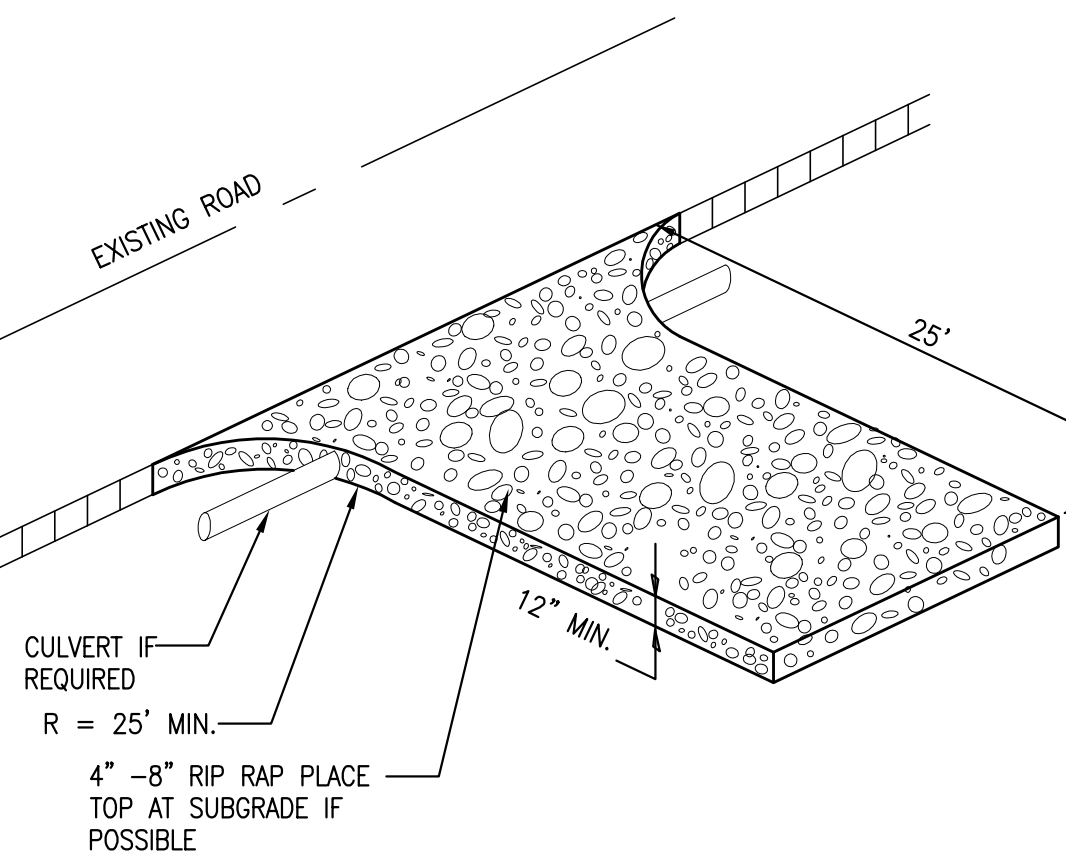
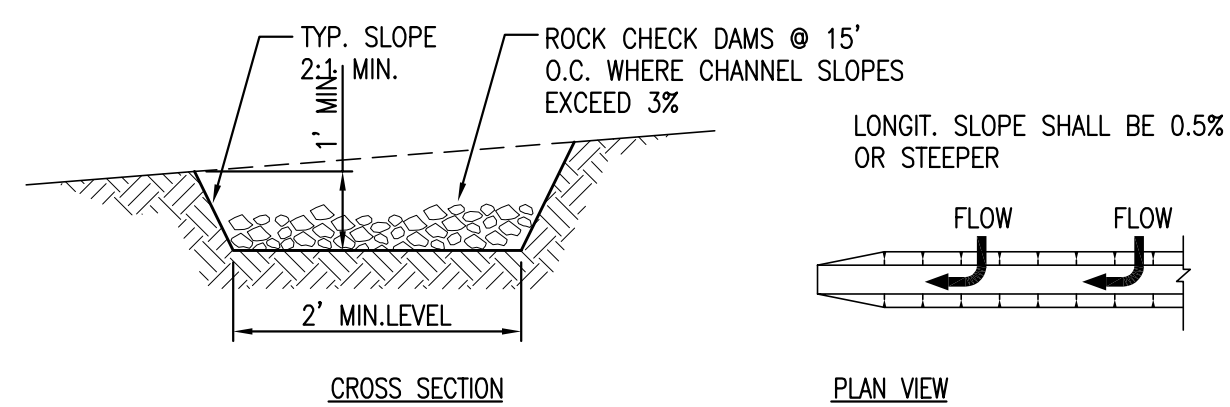
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND CLEARING THE APPROACH ON A REGULAR BASIS.
- IF DIRECTED BY THE CITY ADDITIONAL QUARRY SPALLS MUST BE ADDED.
- THE CONSTRUCTION APPROACH MUST BE LOCATED AT THE PERMANENT APPROACH LOCATION.
- MINIMUM WATER DEPTH TO BE MAINTAINED AT 1-1/2 FEET IN TIRE WASH PAN AREA.
- CONSTRUCT WASH PAD AS REQUIRED BASED ON FIELD CONDITIONS OR PROVIDE ALTERNATIVE TO DESIGN FOR CITY APPROVAL.
- CONSTRUCTION ENTRANCE ONLY REQUIRED IF EXCESSIVE DEBRIS IS BEING TRACKED OFFSITE AS DETERMINED BY THE LOCAL INSPECTOR.



5 CLEANOUT
 C0041 NTS



6 PIPE OUTLET
 C0041 NTS



7 CONSTRUCTION ENTRANCE WITH TIRE WASH
 C0041 NTS

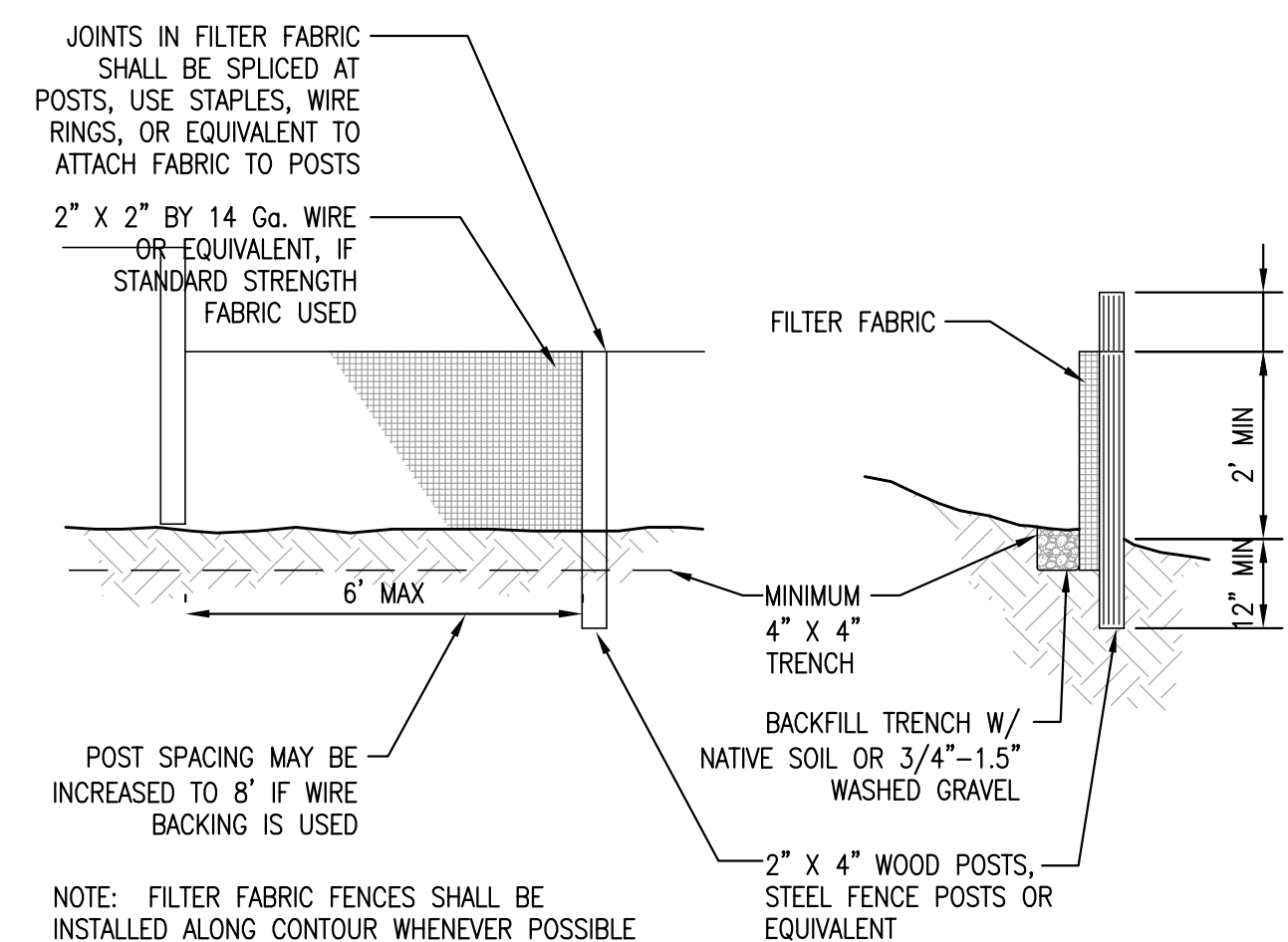
NOTES:

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO A SEDIMENT TRAP OR OTHER SWALE.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- STABILIZATION SHALL BE AS PER THE CHART:

REQUIRED FLOW CHANNEL STABILIZATION

CHANNEL GRADE	CHANNEL SURFACE
0.5-3%	SEED AND STRAW MULCH
3.1-5.0%	SEED WITH EXCELSIOR MATTING
5.1-8.0%	SOD WITH EXCELSIOR MATTING
8.1-20%	LINED 4"-6" RIP-RAP

8 TEMPORARY INTERCEPTOR SWALE
 C0041 NTS



9 FILTER FABRIC FENCE
 C0041 NTS

FABRIC SPECIFICATIONS:

- AOS (ASTM D4751):
 30-100 SIEVE SIZE (0.60-0.15 MM) FOR SLIT FILM
 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRICS
- WATER PERMITTIVITY (ASTM D4491):
 0.02 SEC-1 MINIMUM
- GRAB TENSILE STRENGTH (ASTM D4632):
 180 LBS. MM. FOR EXTRA STRENGTH FABRIC
 100 LBS. MM. FOR STANDARD STRENGTH FABRIC
- GRAB TENSILE ELONGATION (ASTM D4632):
 30% MAX.
- ULTRAVIOLET RESISTANCE (ASTM D4355):
 70% MM.

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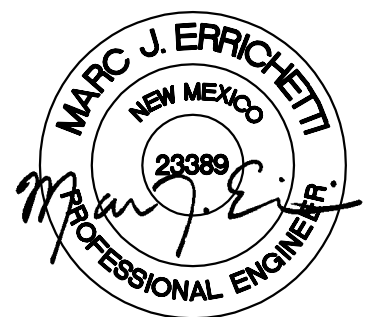
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STARBUCKS TEMPLATE VERSION i2015-10-23

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PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
 NW CORNER MONTGOMERY BLVD
 NE & WYOMING BLVD NE
 ALBUQUERQUE, NEW MEXICO
 BERNALILLO COUNTY

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: SEPTEMBER 26, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY:

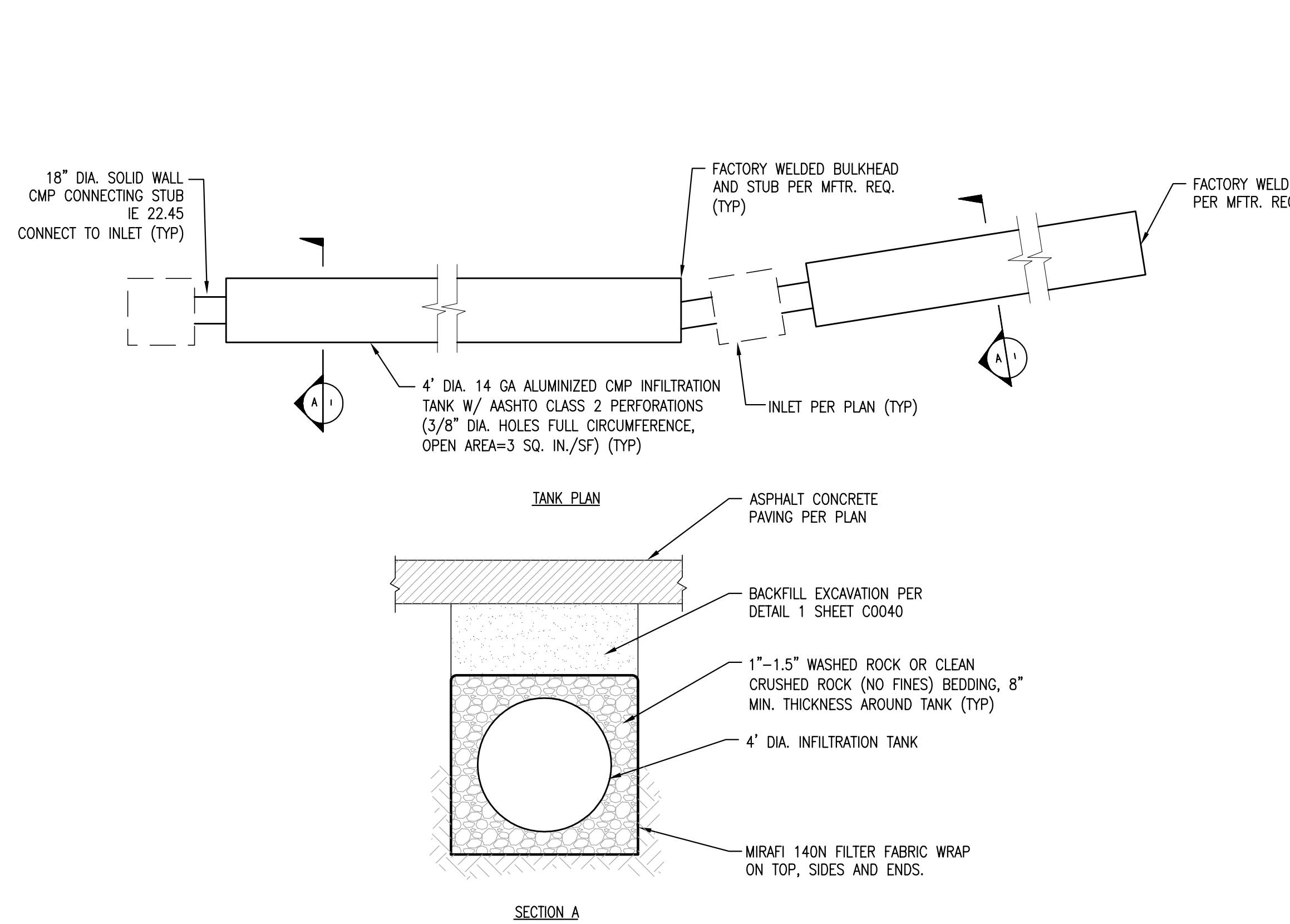
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
CIVIL DETAILS

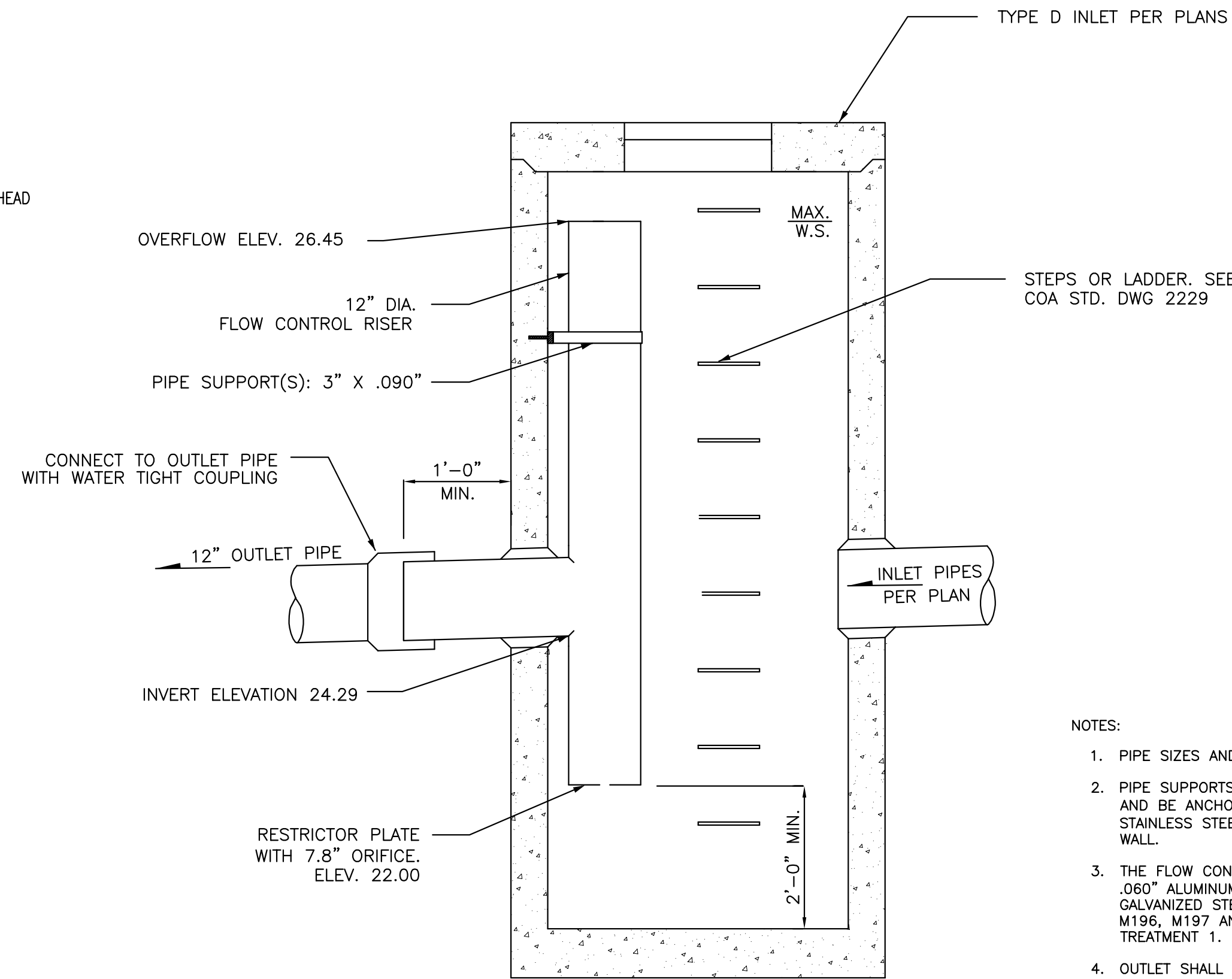
SCALE: AS SHOWN

SHEET NUMBER:

C-0042



1 RETENTION/DETENTION TANK
 00042 NTS



2 FLOW CONTROL RISER
 00042 NTS

- NOTES:
- PIPE SIZES AND SLOPES: PER PLANS.
 - PIPE SUPPORTS AND RISER SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
 - THE FLOW CONTROL RISER SHALL BE FABRICATED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M36, M196, M197 AND M274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
 - OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE TO PVC.
 - FLOW CONTROL RISER SHALL BE ONE PIECE FACTORY FABRICATED, WITH THE VERTICAL RISER OF THE RESTRICTOR/SEPARATOR SHALL BE FACTORY WELDED TO THE HORIZONTAL OUTLET TEE AND BOTTOM RESTRICTOR PLATE WITH A CONTINUOUS FULL CIRCUMFERENCE WELD.