PORTION OF PARCEL 1-A, TRACT BB MONARCH VILLAGE CONT 0.5785 ACRES CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

SITE CONSTRUCTION PLAN

#### **GENERAL NOTES**

- 1. REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES
- 2. IF, DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY FOR RECOMMENDATIONS.
- 3. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE
- 4. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES AND CONCRETE UTILITIES SHALL BE IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- 6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND **GUTTER AND UTILITIES**
- 7. SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHERE SHOWN AT CURB AND GUTTER UNLESS
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### GRADING NARRATIVE

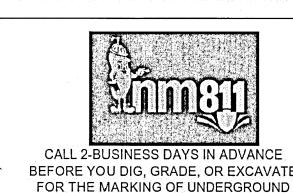
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PROPOSED GRADING IMPROVEMENTS INCLUDE PROVIDING A RELATIVELY FLAT PAD FOR THE PROPOSED BUILDING, PEDESTRIAN, AND ASSOCIATED ADA ACCESS AREAS. PROPOSED PERIMETER DRIVE AND PARKING AREAS INCLUDE SLOPES OF 1% TO 6%. PERIMETER LANDSCAPE AREAS THEREFORE INCLUDE SLOPES OF UP TO 3:1. A PROPOSED RETAINING WALL (MAXIMUM HEIGHT EQUALS APPROXIMATELY 4.5-FEET) IS REQUIRED TO ACCOMMODATE THE PROPOSED GRADES IN THE NORTHEAST CORNER OF THE SITE. CUT AND FILL DEPTHS ARE BOTH PROPOSED TO BE APPROXIMATELY 3-FEET MAXIMUM. THE SITE WILL GENERALLY CONVEY STORMWATER RUNOFF IN CONFORMANCE WITH THE EXISTING DRAINAGE SYSTEM. RUNOFF WILL BE CONVEYED AS SHEET FLOW ACROSS THE PAVED AREAS TO LOW POINTS ALONG THE PERIMETER CURB AND GUTTER. THREE CURB OPENINGS WILL DIRECT RUNOFF TO AND ACROSS THE PERIMETER LANDSCAPE AREAS BEFORE DISCHARGING AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

THE REQUIRED FIRST FLUSH VOLUME WILL BE PROVIDED IN AN ON-SITE POND DOWNSTREAM OF TWO OF THE PROPOSED CURB OPENINGS AND WILL DISCHARGE ACROSS THE PERIMETER LANDSCAPE AREAS AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

A METAL PLATE PERFORATED WITH 0.25" DIA. HOLES AT 4" ON CENTER VERTICALLY WILL CONTROL THE RELEASE OF THE FIRST FLUSH VOLUME TO DISCHARGE OVER 40 HOURS. RUNOFF IN EXCESS OF THE FIRST FLUSH WILL DISCHARGE THROUGH A CONCRETE WEIR OPENING.

REFER TO THE DRAINAGE SUMMARY ON THIS SHEET, AND THE PEAK DISCHARGE AND OUTLET CALCULATIONS ON SHEET C390 FOR ADDITIONAL INFORMATION.

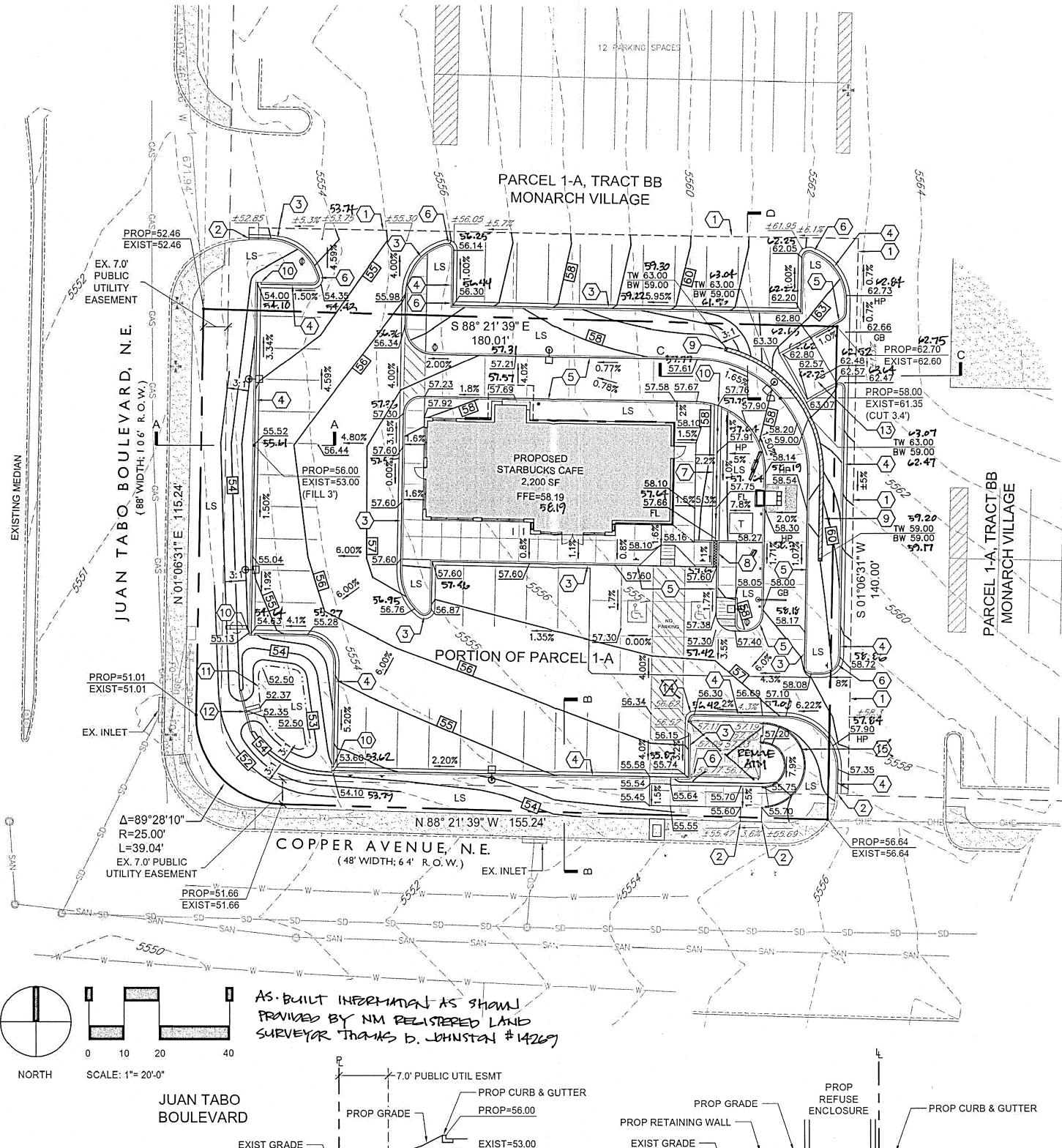


MEMBER UTILITIES.

#### CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



- EXIST CURB & GUTTER

COPPER

**AVENUE** 

- EXIST GRADE

てニューー

— EXIST SIDEWALK

PROP=63.20

EXIST=61.35

PROP=59.00

PROP RETAINING WALL

PROP CURB & GUTTER

**SECTION C-C** 

NOT TO SCALE

SECTION D-D

NOT TO SCALE

- PROP GRADE

**EXIST GRADE** 

- PROP=57.90

- PROP CURB & GUTTER

**EXIST GRADE** 

7.0' PUBLIC UTIL ESMT 🖈

PROP=55.55

EXIST=54.50

EXIST CURB & GUTTER -

PROP CURB & GUTTER

- EXIST SIDEWALK

SECTION A-A

NOT TO SCALE

SECTION B-B

NOT TO SCALE



#### CONSTRUCTION NOTES

- (1) SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS AS SHOWN.
- (2) CONSTRUCT IMPROVEMENTS TO MATCH LINE AND GRADE OF EXISTING PAVEMENT, WALK, AND/OR CURB & GUTTER.
- (3) CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C390, DETAIL C.
- (4) CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT CATCH PAN. RE: SHEET C390, DETAIL C.
- (5) CONSTRUCT 6-INCH CONCRETE INTEGRAL CURB. RE: SHEET C390, DETAIL C. (6) CONSTRUCT TRANSITION FROM CATCH TO SPILL PAN. FIELD
- ADJACENT PAVEMENT. (7) CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.

VERIFY THAT RUNOFF WILL COMPLETELY EXIT PAN ONTO

- $\langle 8 \rangle$  CONSTRUCT 1-FOOT WIDE (SINGLE) SIDEWALK CULVERT WITH STEEL PLATE TOP AND WITHOUT V-SHAPED INVERT, DEPTH OF CULVERT OPENING SHALL BE CONSISTENT 6" FROM TOP OF TOP PLATE TO INVERT. FULL WIDTH OF CULVERT (1') SHALL SLOPE CONSISTENTLY WITH ADJACENT SIDEWALK CROSS SLOPE FROM BACK OF WALK TO FLOWLINE OF CURB & GUTTER. RE: CITY OF ALBUQUERQUE STANDARD DETAIL DWG. 2236 AND SHEET C390. DETAIL E FOR ADDITIONAL DETAIL.
- (9) CONSTRUCT RETAINING WALL. RE: ARCH/STRUCTURAL PLANS.
- (10) CONSTRUCT 1.0' CURB OPENING. RE: SHEET C390, DETAIL B.
- (11) CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL F.
- (12) CONSTRUCT CONCRETE OUTLET CONTROL WALL WITH WEIR AND PERFORATED STEEL PLATE. RE: SHEET C390, DETAIL G.
- (13) CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE:
- EXISTING CONCRETE STEPS TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION, RE: SHEET C390, DETAIL D.
- CONSTRUCT RAMP AND RAILING. RE: SHEET C201.

#### **LEGEND**

	<del></del>	PROPERTY LINE
		EASEMENT LINE
		EXIST. CURB & GUTTER
		PROP. CURB & GUTTER
		EVICT CIDEWALK
		EXIST. SIDEWALK
		PROP. SIDEWALK
		THOF, SIDEWALK
<del></del>	<b>F</b> ILP	EXIST. LIGHT POLE
		PROP. LIGHT POLE
- Carrier Communication of the	7	EXIST. SIGN
		PROP. SIGN
		PROP. BOLLARD
	LS	LANSCAPE AREA
	Ł	PROP. HANDICAP PARKING SYMBOL
	continues to the continues of the first continues to the continues of the	EXIST. OVERHEAD POWER
	×	EXIST. WATER VALVE
	cO?	EXIST. POWER POLE
	A EX.FH	EXIST. FIRE HYDRANT
	☐ EM	EXIST. ELECTRIC METER
	UTSB	EXIST. TRAFFIC SIGNAL BOX
	☐ EV	EXIST. ELECTRIC VAULT
	TS(0)	EXIST. TRAFFIC SIGNAL POLE
	0	EXIST MANHOLE
		EXIST. INLET
		PROP. CONTOUR
	5520	EXIST. CONTOUR
	All the state of t	PROP. SAWCUT LINE
		PROD TRANSFORMED
		PROP. TRANSFORMER

## DRAINAGE SUMMARY (RE: SHEET C390 FOR ADDITIONAL)

LOT AREA	= 0.58 AC	RE	
LOT IMPERVIOUS AREA	= 17,543 \$	SF (0.40 ACR	E)
FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA)	= 497 CF		
FIRST FLUSH VOLUME PROVIDED	ELEV (FT)	AREA (SF)	VOLUME (CF)
	53.0 54.0	367 649	501
(FIRST FLUSH VOLUME ELEV.	= 53.72		497)

I have reviewed a copy of the Grading As-Built, dated October 5, 2015, prepared and stamped by Thomas D. Johnston, New Mexico Registered Land Surveyor No. 14269, and provided the same as-built information on the red-lined as-built plan.

The review is intended only to determine if the improvements as described solely by the as-built plan are in substantial compliance with the overall design intent of the grading and drainage aspects of the project as described on the approved plan(s) and in support of a request for a Certificate of Occupancy.

Upon review it has been found that the 2-foot wide concrete pan

on the east side of the building conveys runoff entirely to the south rather than portions to the south and portions to the north. Portions of the pan are also constructed with a flat slope. The finished grade elevations of and near the trash enclosure suggest portions of the adjacent drive aisle may contribute minor runoff to the enclosure. The pond elevations indicate a lower pond bottom and a lower pond weir than described on the approved plans; however, calculations indicate

provision of the design volume. In addition and as approved by the city, the ATM that previously existed at the southeast corner of the site has been removed. These and other deviations from the grading and drainage design described on the approved plan(s) represent discrepancies which are minor in nature and/or should impact maintenance of the property rather than the overall drainage

Based on the review described herein, of the information listed herein, and of this information only; it appears the improvements associated with the grading and drainage aspects of the project have been graded and will drain in substantial compliance with the overall design intent of the approved plan(s).



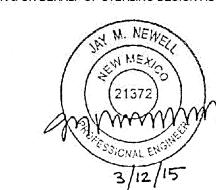
# ( Sterling Design Associates, Ilc

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 ph www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JAY M. NEWELL, P.E.

NEW MEXICO REGISTRATION NO. 21372 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

NO.: 1 DATE: 03/12/15	BY: JLC
DESCRIPTION: CITY COMMENTS	
NO.: 2 DATE: 10/13/15	BY: _
DESCRIPTION: AS BUILT	
NO.: 3 DATE:	BY:
DESCRIPTION:	
NO.: 4 DATE:	BY:
DESCRIPTION:	
NO.: 5 DATE:	BY:
DESCRIPTION:	
NO.: 6 DATE:	BY:

DATE: 09/23/14	SCALE: 1" = 20'-0"		
PROJECT MANAGER:	PROJECT NO.:		
DRAWN BY: JMN	DRAWING FILE:		



63433-001

STARBUCKS DRIVE-THRU 700 JUAN TABO NE **ALBUQUERQUE, NM 87123** 

DEVELOPER:

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

SHEET TITLE:

**GRADING & DRAINAGE PLAN** AS BUILT

SHEET NUMBER:

PORTION OF PARCEL I-A, TRACT BB MONARCH VILLAGE CONT 0.5785 ACRES CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

# SITE CONSTRUCTION PLAN

(ADPM, FIG. A-1)

(ADPM, TABLE A-4)

(ADPM, SECT. A.6)

(ADPM. TABLE A-9)

(ADPM, TABLE A-9)

(ADPM, TABLE A-9)

(ADPM, TABLE A-11)

(ADPM, TABLE A-11)

(ADPM, TABLE A-11)

(ADPM, TABLE A-10)

(ADPM, TABLE A-10)

(ADPM, TABLE A-10)

(UDFCD, DCM, VOL. III, EQ. EDB-3)

(UDFCD, DCM, VOL. III, TABLE OS-1)

EXIST. CONC. PAD

6" CURB &

SIDEWALK CULVERT RE: CITY OF ALBUQUERQUE STD. DETAIL DWG. 2236

**EDGE** 

FINISHED GRADE

AT BACK OF WALK

THICKENED EDGE

- TO REMAIN

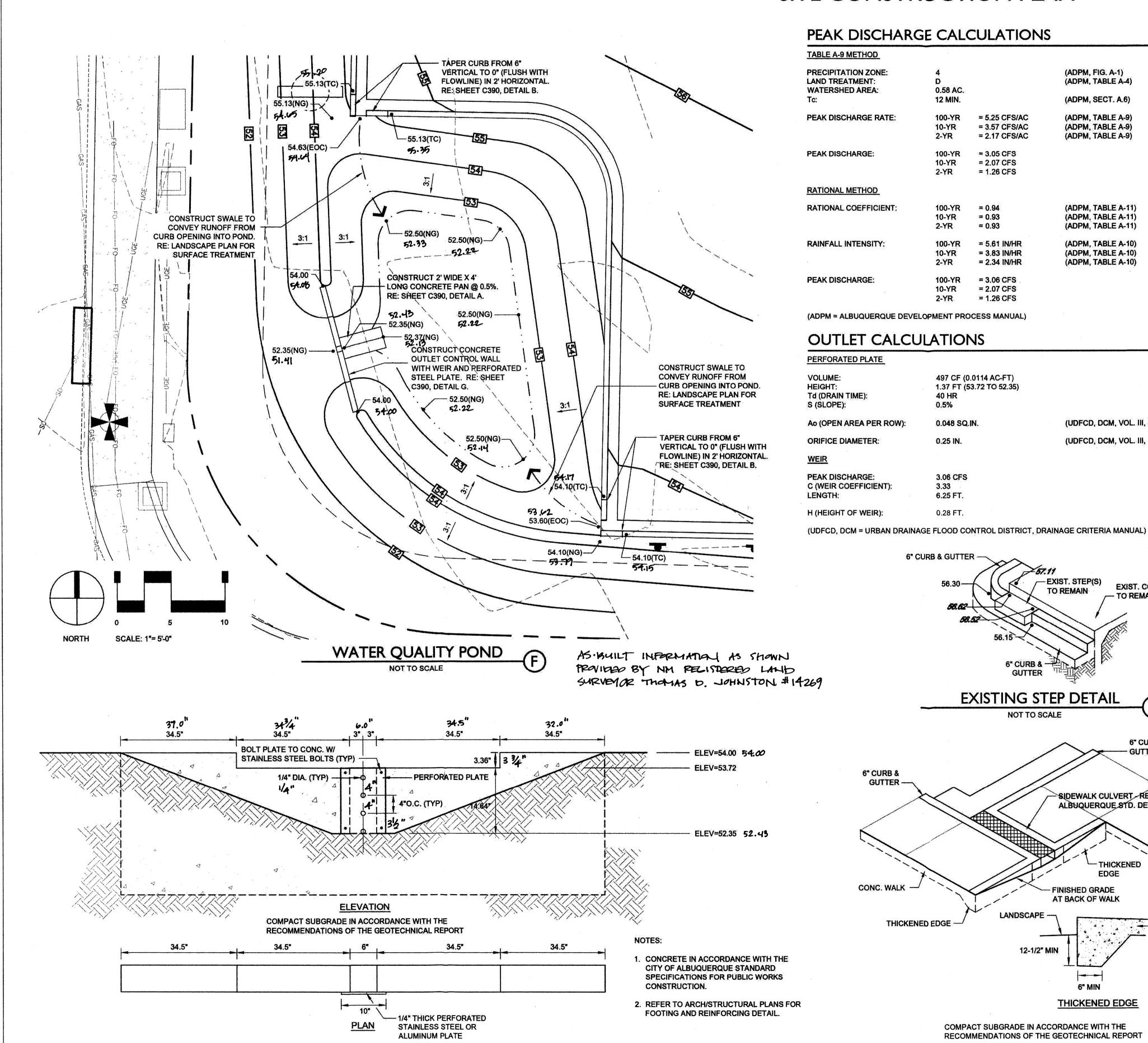
\_\_EXIST. STEP(S)

6" CURB & -

GUTTER

NOT TO SCALE

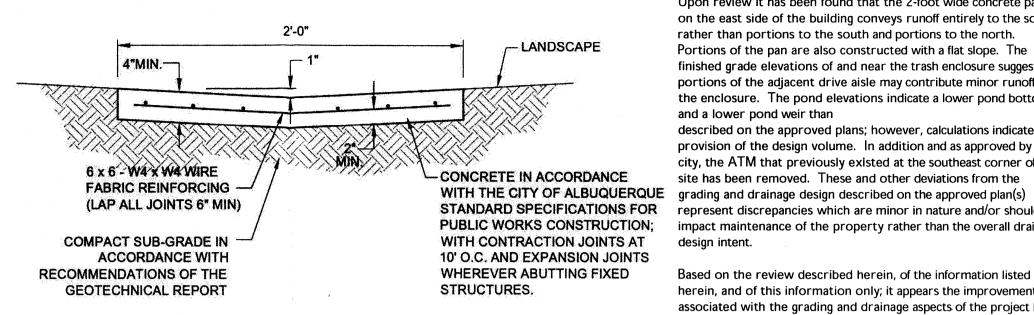
SIDEWALK CULVERT



**OUTLET CONTROL WALL** 

NOT TO SCALE





- TAPER CURB

6" CURB &

FINISHED GRADE

AT BACK OF CURB

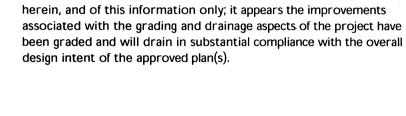
GUTTER

PRIVATE VALLEY PAN

AT CORNER

6" CURB &

6" CURB &



and a lower pond weir than

Sterling Design Associates, Ik CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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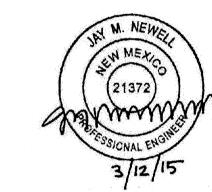
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PREPARED UNDER THE DIRECT SUPERVISION OF JAY M. NEWELL, P.E. **NEW MEXICO REGISTRATION NO. 21372** FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC **ISSUES & REVISIONS** NO.: 1 DATE: 03/12/15 BY: JLO DESCRIPTION: CITY COMMENTS NO.: 2 DATE: 10/13/15 BY: JMN DESCRIPTION: AS . BUILT DESCRIPTION: DESCRIPTION: NO.: 5 DATE: DESCRIPTION: NO.: 6 DATE

SCALE: 09/23/14 PROJECT NO.: DRAWING FILE:



63433-001

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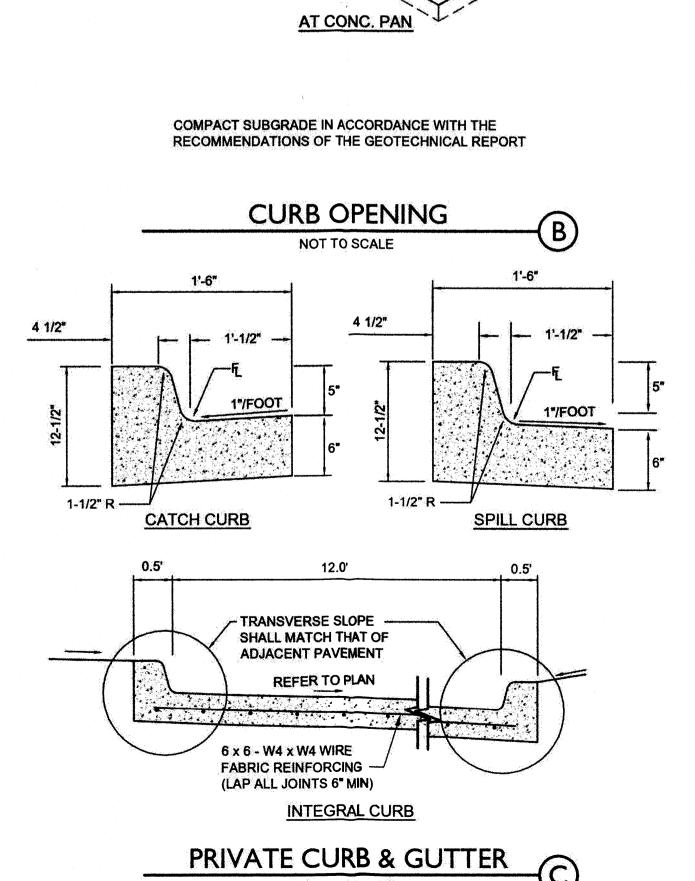
SHEET TITLE:

**GRADING DETAILS** AS BUILT

SHEET NUMBER:

C390

NOT TO SCALE



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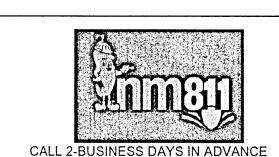
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PROPOSED GRADING IMPROVEMENTS INCLUDE PROVIDING A RELATIVELY FLAT PAD FOR THE PROPOSED BUILDING, PEDESTRIAN, AND ASSOCIATED ADA ACCESS AREAS. PROPOSED PERIMETER DRIVE AND PARKING AREAS INCLUDE SLOPES OF 1% TO 6%. PERIMETER LANDSCAPE AREAS THEREFORE INCLUDE SLOPES OF UP TO 3:1. A PROPOSED RETAINING WALL (MAXIMUM HEIGHT EQUALS APPROXIMATELY 4.5-FEET) IS REQUIRED TO ACCOMMODATE THE PROPOSED GRADES IN THE NORTHEAST CORNER OF THE SITE. CUT AND FILL DEPTHS ARE BOTH PROPOSED TO BE APPROXIMATELY 3-FEET MAXIMUM. THE SITE WILL GENERALLY CONVEY STORMWATER RUNOFF IN CONFORMANCE WITH THE EXISTING DRAINAGE SYSTEM. RUNOFF WILL BE CONVEYED AS SHEET FLOW ACROSS THE PAVED AREAS TO LOW POINTS ALONG THE PERIMETER CURB AND GUTTER. THREE CURB OPENINGS WILL DIRECT RUNOFF TO AND ACROSS THE PERIMETER LANDSCAPE AREAS BEFORE DISCHARGING AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

THE REQUIRED FIRST FLUSH VOLUME WILL BE PROVIDED IN AN ON-SITE POND DOWNSTREAM OF TWO OF THE PROPOSED CURB OPENINGS AND WILL DISCHARGE ACROSS THE PERIMETER LANDSCAPE AREAS AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

A METAL PLATE PERFORATED WITH 0.25" DIA. HOLES AT 4" ON CENTER VERTICALLY WILL CONTROL THE RELEASE OF THE FIRST FLUSH VOLUME TO DISCHARGE OVER 40 HOURS. RUNOFF IN EXCESS OF THE FIRST FLUSH WILL DISCHARGE THROUGH A CONCRETE WEIR OPENING.

REFER TO THE DRAINAGE SUMMARY ON THIS SHEET, AND THE PEAK DISCHARGE AND OUTLET CALCULATIONS ON SHEET C390 FOR ADDITIONAL INFORMATION.



BEFORE YOU DIG, GRADE, OR EXCAVATE

FOR THE MARKING OF UNDERGROUND

MEMBER UTILITIES.

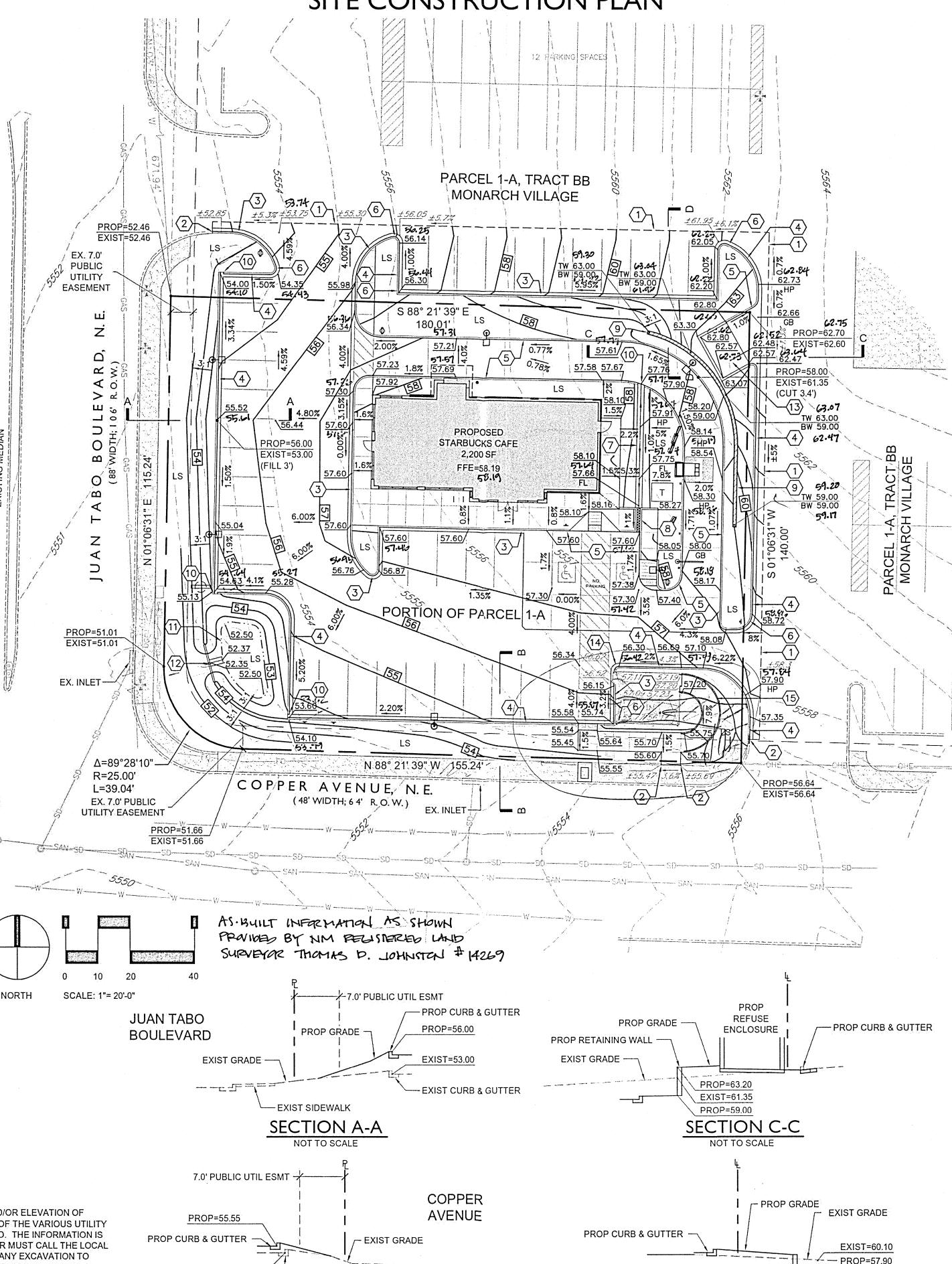
CAUTION - NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

EXIST=54.50

**EXIST CURB & GUTTER** 

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.





— EXIST SIDEWALK

**SECTION B-B** 

NOT TO SCALE

PROP RETAINING WALL

**SECTION D-D** 

NOT TO SCALE

PROPICURB & GUTTER



#### **CONSTRUCTION NOTES**

- 1) SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS AS SHOWN.
- $\overline{2}$  CONSTRUCT IMPROVEMENTS TO MATCH LINE AND GRADE OF EXISTING PAVEMENT, WALK, AND/OR CURB & GUTTER.
- (3) CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C390, DETAIL C.
- CATCH PAN. RE: SHEET C390, DETAIL C. (5) CONSTRUCT 6-INCH CONCRETE INTEGRAL CURB. RE: SHEET C390,

4 CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT

- (6) CONSTRUCT TRANSITION FROM CATCH TO SPILL PAN. FIELD
- VERIFY THAT RUNOFF WILL COMPLETELY EXIT PAN ONTO ADJACENT PAVEMENT.
- $\langle 7 \rangle$  CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.
- $\langle 8 \rangle$  CONSTRUCT 1-FOOT WIDE (SINGLE) SIDEWALK CULVERT WITH STEEL PLATE TOP AND WITHOUT V-SHAPED INVERT. DEPTH OF CULVERT OPENING SHALL BE CONSISTENT 6" FROM TOP OF TOP PLATE TO INVERT. FULL WIDTH OF CULVERT (1') SHALL SLOPE CONSISTENTLY WITH ADJACENT SIDEWALK CROSS SLOPE FROM BACK OF WALK TO FLOWLINE OF CURB & GUTTER. RE: CITY OF ALBUQUERQUE STANDARD DETAIL DWG. 2236 AND SHEET C390 DETAIL E FOR ADDITIONAL DETAIL.
- $\langle 9 
  angle$  CONSTRUCT RETAINING WALL. RE: ARCH/STRUCTURAL PLANS.
- (10) CONSTRUCT 1.0' CURB OPENING. RE: SHEET C390, DETAIL B.
- (11) CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL F.
- (12) CONSTRUCT CONCRETE OUTLET CONTROL WALL WITH WEIR AND PERFORATED STEEL PLATE. RE: SHEET C390, DETAIL G.
- (13) CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE:
- (14) EXISTING CONCRETE STEPS TO REMAIN AND BE PROTECTED HROUGHOUT CONSTRUCTION. RE: SHEET C390, DETAIL D.
- (15) CONSTRUCT RAMP AND RAILING. RE: SHEET C201

#### **LEGEND**

		PROPERTY LINE EASEMENT LINE EXIST. CURB & GUTTER
		PROP. CURB & GUTTER
		EXIST. SIDEWALK
		PROP. SIDEWALK
······································	P	EXIST. LIGHT POLE
	$\diamondsuit_{\!$	PROP. LIGHT POLE
	1	EXIST. SIGN
		PROP. SIGN
		PROP. BOLLARD
	LS	LANSCAPE AREA
	٤	PROP. HANDICAP PARKING SYMBOL
	representation of the property	EXIST. OVERHEAD POWER
	M	EXIST. WATER VALVE
	609	EXIST. POWER POLE
	-Survivan	EXIST. FIRE HYDRANT
	A construction of	EXIST. ELECTRIC METER
	OTSB	EXIST, TRAFFIC SIGNAL BOX
	<u> </u>	EXIST. ELECTRIC VAULT
	TS©	EXIST. TRAFFIC SIGNAL POLE  EXIST. MANHOLE
		EXIST. INLET
	20	PROP. CONTOUR
		EXIST. CONTOUR
		PROP. SAWCUT LINE
	T	PROP. TRANSFORMER

#### DRAINAGE SUMMARY (RE: SHEET C390 FOR ADDITIONAL)

LOT AREA	= 0.58 AC	RE	
LOT IMPERVIOUS AREA	= 17,543 \$	SF (0.40 ACR	E)
FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA)	= 497 CF		
FIRST FLUSH VOLUME PROVIDED	ELEV (FT)	AREA (SF)	VOLUME (CF)
	53.0 54.0	367 649	501
(FIRST FLUSH VOLUME ELEV.	= 53.72		497)

I have reviewed a copy of the Grading As-Built, dated October 5, 2015, prepared and stamped by Thomas D. Johnston, New Mexico Registered Land Surveyor No. 14269, and provided the same as-built information on the red-lined as-built plan.

The review is intended only to determine if the improvements as described solely by the as-built plan are in substantial compliance with the overall design intent of the grading and drainage aspects of the project as described on the approved plan(s) and in support of a request for a Certificate of

Upon review it has been found that the 2-foot wide concrete pan on the east side of the building conveys runoff entirely to the south rather than portions to the south and portions to the north. Portions of the pan are also constructed with a flat slope. The finished grade elevations of and near the trash enclosure suggest portions of the adjacent drive aisle may contribute minor runoff to the enclosure. The pond elevations indicate a lower pond bottom and a lower pond weir than described on the approved plans; however, calculations indicate provision of the design volume. These and other deviations from the grading and drainage design described on the approved plan(s) represent discrepancies which are minor in nature and/or should impact maintenance of the property rather than the overall drainage design intent.

Based on the review described herein, of the information listed herein, and of this information only; it appears the improvements associated with the grading and drainage aspects of the project have been graded and will drain in substantial compliance with the overall design intent of the approved



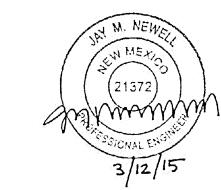
Sterling Design Associates, Ilc CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300

Littleton, CO 80120 303.794.4727 ph www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF

NEW MEXICO REGISTRATION NO. 21372 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

DESCRIPTION: AS - LEVILLT  NO.: 3 DATE: E  DESCRIPTION:  NO.: 4 DATE: E  DESCRIPTION:  NO.: 5 DATE: E  DESCRIPTION:	DESCRIPTION: AS - WALLET  NO.: 3 DATE:  DESCRIPTION:  NO.: 4 DATE:  DESCRIPTION:  NO.: 5 DATE:  DESCRIPTION:  NO.: 6 DATE:  DESCRIPTION:  DESCRIPTION:  PROJECT MANAGER:  DRAWN BY:  DRAWING FILE:	O: 1 DATE			BY:
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STARBUCKS DRIVE-THRU 700 JUAN TABO NE **ALBUQUERQUE, NM 87123** 

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

**GRADING & DRAINAGE PLAN** 

AS·BUILT

SHEET NUMBER: C301

PORTION OF PARCEL I-A, TRACT BB MONARCH VILLAGE CONT 0.5785 ACRES CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

# SITE CONSTRUCTION PLAN

0.58 AC.

12 MIN.

100-YR

10-YR

100-YR

10-YR

2-YR

100-YR

10-YR

2-YR

100-YR

10-YR

10-YR

2-YR

40 HR

0.25 IN.

3.06 CFS

3.33 6.25 FT.

0.28 FT.

6" CURB & GUTTER -

0.048 SQ.IN.

0.5%

2-YR

2-YR

= 5.25 CFS/AC

= 3.57 CFS/AC

= 2.17 CFS/AC

= 3.05 CFS

= 2.07 CFS

= 1.26 CFS

= 0.94

= 0.93

= 0.93

= 5.61 IN/HR

= 3.83 IN/HR

= 2.34 IN/HR

= 3.06 CFS

= 2.07 CFS

= 1.26 CFS

497 CF (0.0114 AC-FT)

1.37 FT (53.72 TO 52.35)

(ADPM, FIG. A-1)

(ADPM, TABLE A-4)

(ADPM, SECT. A.6)

(ADPM, TABLE A-9)

(ADPM, TABLE A-9)

(ADPM, TABLE A-9)

(ADPM, TABLE A-11)

(ADPM, TABLE A-11)

(ADPM, TABLE A-11)

(ADPM, TABLE A-10)

(ADPM, TABLE A-10)

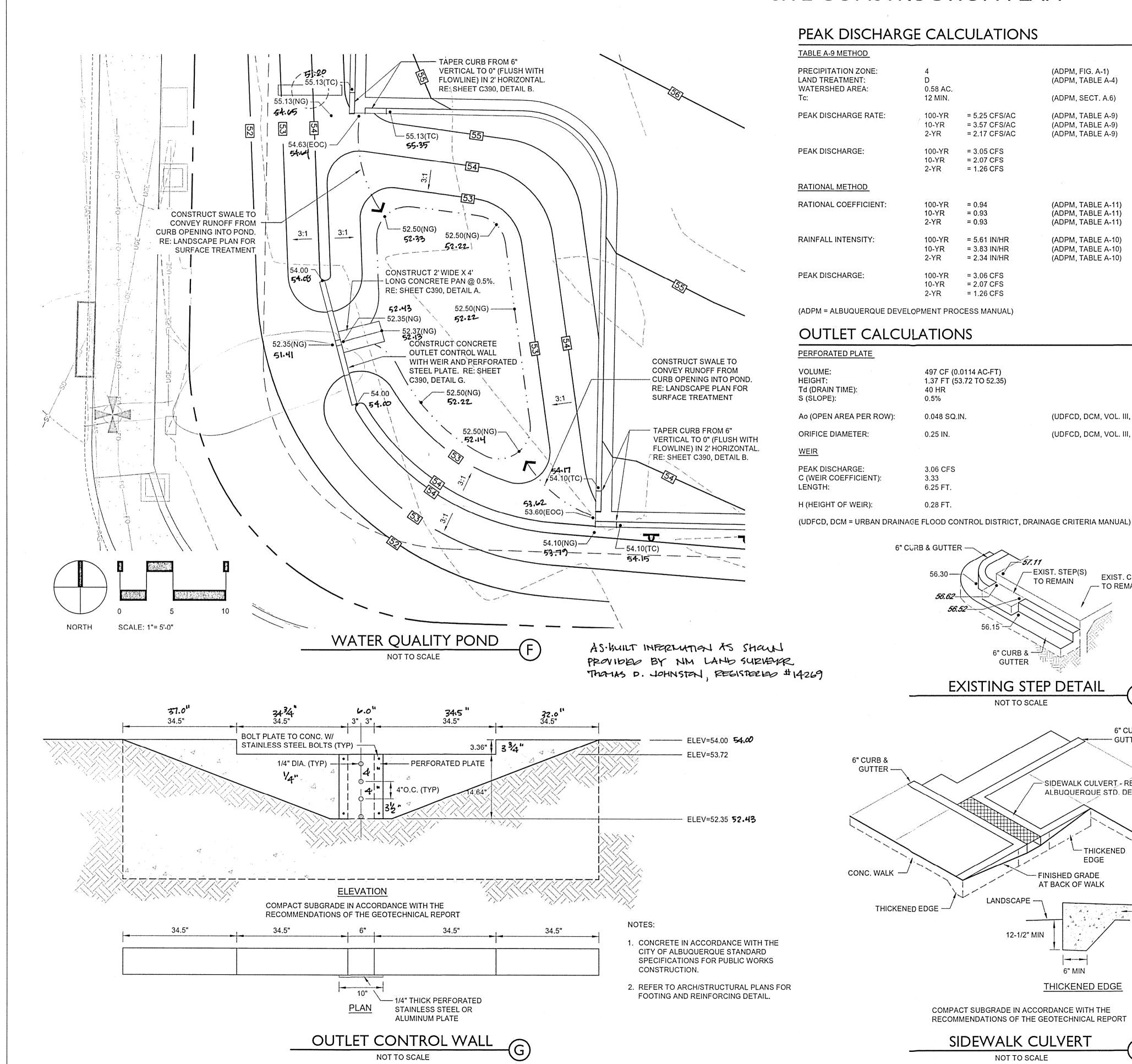
(ADPM, TABLE A-10)

(UDFCD, DCM, VOL. III, EQ. EDB-3)

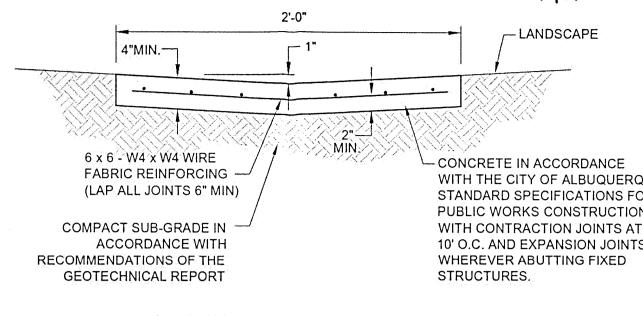
(UDFCD, DCM, VOL. III, TABLE OS-1)

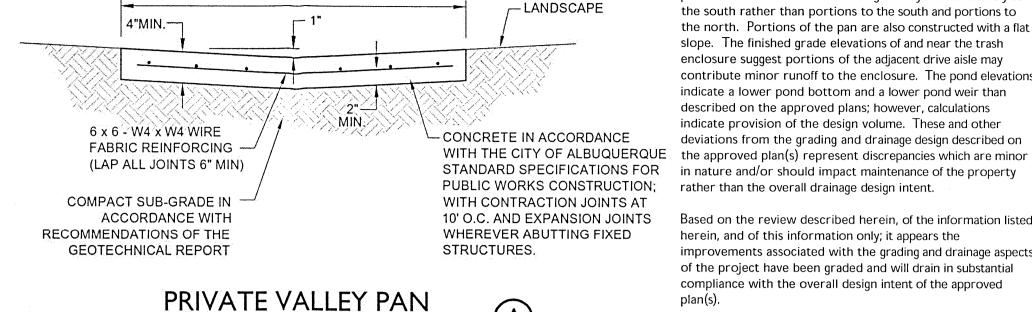
EXIST. CONC. PAD

TO REMAIN

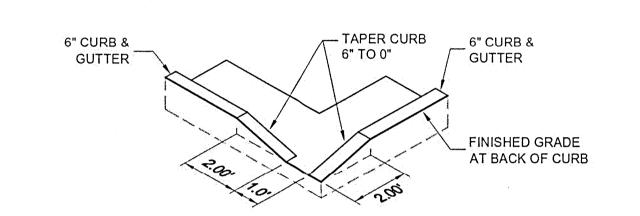


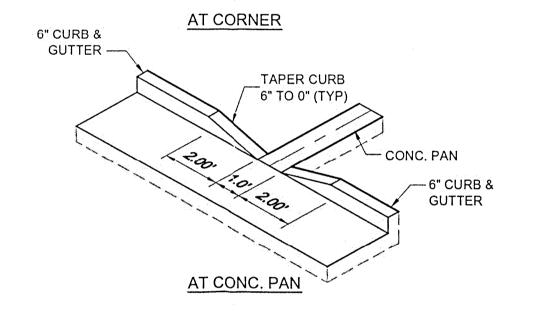






NOT TO SCALE





COMPACT SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT

(LAP ALL JOINTS 6" MIN)

INTEGRAL CURB

PRIVATE CURB & GUTTER

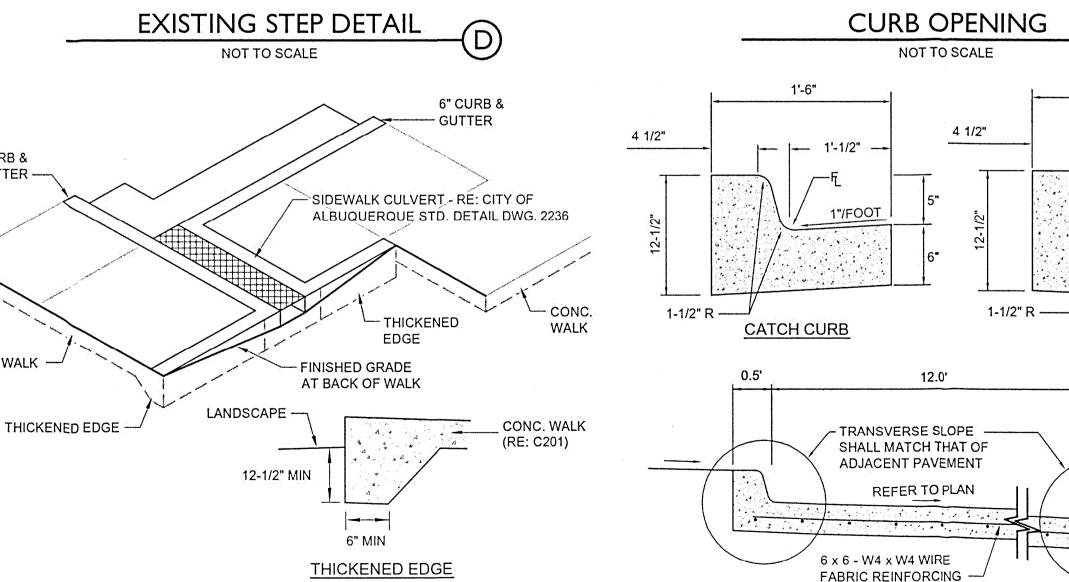
NOT TO SCALE

1'-6"

SPILL CURB

1'-1/2"

1"/FOOT



COMPACT SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT

6" CURB & -

GUTTER

SIDEWALK CULVERT NOT TO SCALE

the same as-built information on the red-lined as-built plan. The review is intended only to determine if the improvements as described solely by the as-built plan are in substantial compliance with the overall design intent of the grading and drainage aspects of the project as described on the approved plan(s) and in support of a request for a Certificate of Occupancy.

I have reviewed a copy of the Grading As-Built, dated October 5, 2015, prepared and stamped by Thomas D. Johnston, New

Mexico Registered Land Surveyor No. 14269, and provided

Upon review it has been found that the 2-foot wide concrete pan on the east side of the building conveys runoff entirely to the south rather than portions to the south and portions to the north. Portions of the pan are also constructed with a flat slope. The finished grade elevations of and near the trash enclosure suggest portions of the adjacent drive aisle may contribute minor runoff to the enclosure. The pond elevations indicate a lower pond bottom and a lower pond weir than described on the approved plans; however, calculations indicate provision of the design volume. These and other deviations from the grading and drainage design described on

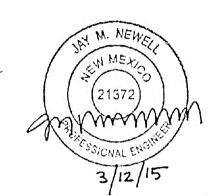
Based on the review described herein, of the information listed herein, and of this information only; it appears the improvements associated with the grading and drainage aspects of the project have been graded and will drain in substantial compliance with the overall design intent of the approved plan(s).

rather than the overall drainage design intent.



2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 ph www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JAY M. NEWELL, P.E. NEW MEXICO REGISTRATION NO. 21372 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

DESCRIPTION: CITY COMMENTS  NO.: 2 DATE: 10(9(15)  DESCRIPTION: X5-BUILT	BY: JML
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DESCRIPTION:	

PROJECT NO .:

DRAWING FILE:



PROJECT MANAGER:

JLO

DRAWN BY:

63433-001

STARBUCKS DRIVE-THRU **700 JUAN TABO NE ALBUQUERQUE, NM 87123** 

DEVELOPER:

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

SHEET TITLE: **GRADING DETAILS** 

AS. BUILT SHEET NUMBER:

PORTION OF PARCEL 1-A, TRACT BB
MONARCH VILLAGE CONT 0.5785 ACRES
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

## **GENERAL NOTES**

- 1. REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
- 2. IF, DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY FOR RECOMMENDATIONS.
- 3. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- 4. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES AND CONCRETE UTILITIES SHALL BE IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- 6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND **GUTTER AND UTILITIES**
- 7. SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHERE SHOWN AT CURB AND GUTTER UNLESS
- 8. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE
- 9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- 10. REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
- 11. GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE WITH THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 12. THE CONTRACTOR SHALL HAVE FORMS CHECKED BY A SURVEYOR FOR CURB AND GUTTER ADJACENT TO EXISTING ASPHALT OR CONCRETE. THE CROSS SLOPE SHALL NOT BE LESS THAN 2% OR GREATER THAN 4% FROM THE EXISTING SAWCUT LINE TO THE PROPOSED LIP OF GUTTER. DO NOT PLACE CONCRETE IN FORMS THAT HAVE BEEN CHECKED TO BE OR APPEAR IN ANY WAY INCORRECT. CONTACT THE ENGINEER IMMEDIATELY IF A PROBLEM SHOULD
- 13. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND
- 14. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED
- 15. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED, ACCORDING TO THE LANDSCAPE PLAN.
- 16. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 17. IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT
- 18. ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- 19. NO PROPOSED SLOPE IN LANDSCAPED AREAS OR OPEN SPACE SHALL EXCEED THREE (3) HORIZONTAL FEET TO ONE (1) VERTICAL FOOT, OR AS OTHERWISE SPECIFIED BY LOCAL CRITERIA.
- 20. THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
- 21. THE CONTRACTOR SHALL FILL AND COMPACT BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS WITH CLEAN FILL SUITABLE TO THE OWNER, AND IN ACCORDANCE WITH RECOMMENDATIONS OBTAINED FROM THE GEOTECHNICAL REPORT OR GEOTECHNICAL ENGINEER AND GRADE TO MATCH EXISTING OR PROPOSED FINISH GRADE; OR CONFIRM SUCH WORK HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

#### GRADING NARRATIVE

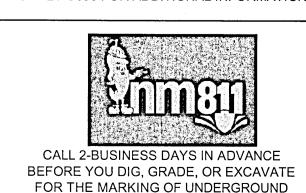
EXISTING SITE TOPOGRAPHY GENERALLY SLOPES AT APPROXIMATELY 6% FROM THE EAST TO THE WEST ACROSS THE EXISTING PAVED PARKING LOT. EXISTING PERIMETER LANDSCAPE AREAS ARE STEEPER.

PROPOSED GRADING IMPROVEMENTS INCLUDE PROVIDING A RELATIVELY FLAT PAD FOR THE PROPOSED BUILDING. PEDESTRIAN, AND ASSOCIATED ADA ACCESS AREAS. PROPOSED PERIMETER DRIVE AND PARKING AREAS INCLUDE SLOPES OF 1% TO 6%. PERIMETER LANDSCAPE AREAS THEREFORE INCLUDE SLOPES OF UP TO 3:1. A PROPOSED RETAINING WALL (MAXIMUM HEIGHT EQUALS APPROXIMATELY 4.5-FEET) IS REQUIRED TO ACCOMMODATE THE PROPOSED GRADES IN THE NORTHEAST CORNER OF THE SITE. CUT AND FILL DEPTHS ARE BOTH PROPOSED TO BE APPROXIMATELY 3-FEET MAXIMUM. THE SITE WILL GENERALLY CONVEY STORMWATER RUNOFF IN CONFORMANCE WITH THE EXISTING DRAINAGE SYSTEM. RUNOFF WILL BE CONVEYED AS SHEET FLOW ACROSS THE PAVED AREAS TO LOW POINTS ALONG THE PERIMETER CURB AND GUTTER. THREE CURB OPENINGS WILL DIRECT RUNOFF TO AND ACROSS THE PERIMETER LANDSCAPE AREAS BEFORE DISCHARGING AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

THE REQUIRED FIRST FLUSH VOLUME WILL BE PROVIDED IN AN ON-SITE POND DOWNSTREAM OF TWO OF THE PROPOSED CURB OPENINGS AND WILL DISCHARGE ACROSS THE PERIMETER LANDSCAPE AREAS AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

A METAL PLATE PERFORATED WITH 0.25" DIA. HOLES AT 4" ON CENTER VERTICALLY WILL CONTROL THE RELEASE OF THE FIRST FLUSH VOLUME TO DISCHARGE OVER 40 HOURS. RUNOFF IN EXCESS OF THE FIRST FLUSH WILL DISCHARGE THROUGH A CONCRETE WEIR OPENING.

REFER TO THE DRAINAGE SUMMARY ON THIS SHEET, AND THE PEAK DISCHARGE AND OUTLET CALCULATIONS ON SHEET C390 FOR ADDITIONAL INFORMATION.



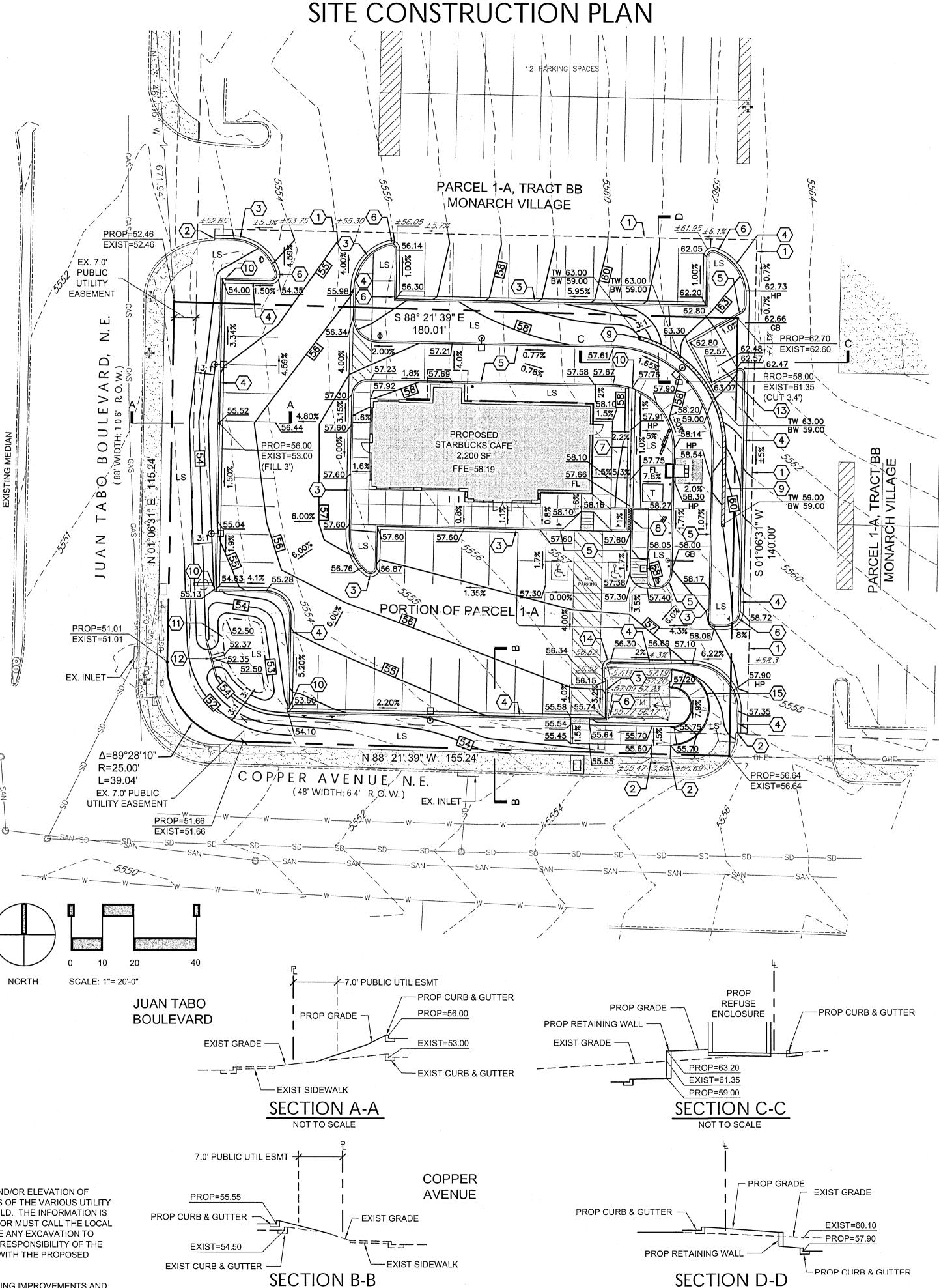
MEMBER UTILITIES.

#### CAUTION - NOTICE TO CONTRACTOR

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND

UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



NOT TO SCALE

#### **CONSTRUCTION NOTES**

- (1) SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS
- CONSTRUCT IMPROVEMENTS TO MATCH LINE AND GRADE OF EXISTING PAVEMENT, WALK, AND/OR CURB & GUTTER.
- CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C390, DETAIL C.
- CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT CATCH PAN. RE: SHEET C390, DETAIL C.
- (5) CONSTRUCT 6-INCH CONCRETE INTEGRAL CURB. RE: SHEET C390,
- (6) CONSTRUCT TRANSITION FROM CATCH TO SPILL PAN. FIELD VERIFY THAT RUNOFF WILL COMPLETELY EXIT PAN ONTO ADJACENT PAVEMENT.
- (7) CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.
- (8) CONSTRUCT 1-FOOT WIDE (SINGLE) SIDEWALK CULVERT WITH STEEL PLATE TOP AND WITHOUT V-SHAPED INVERT. DEPTH OF CULVERT OPENING SHALL BE CONSISTENT 6" FROM TOP OF TOP PLATE TO INVERT. FULL WIDTH OF CULVERT (1') SHALL SLOPE CONSISTENTLY WITH ADJACENT SIDEWALK CROSS SLOPE FROM BACK OF WALK TO FLOWLINE OF CURB & GUTTER. RE: CITY OF ALBUQUERQUE STANDARD DETAIL DWG. 2236 AND SHEET C390. DETAIL E FOR ADDITIONAL DETAIL.
- $\langle 9 
  angle$  CONSTRUCT RETAINING WALL. RE: ARCH/STRUCTURAL PLANS.
- (10) CONSTRUCT 1.0' CURB OPENING. RE: SHEET C390, DETAIL B.
- (11) CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL F
- (12) CONSTRUCT CONCRETE OUTLET CONTROL WALL WITH WEIR AND PERFORATED STEEL PLATE. RE: SHEET C390. DETAIL G.
- (13) CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE:
- (14) EXISTING CONCRETE STEPS TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. RE: SHEET C390, DETAIL D.
- (15) CONSTRUCT RAMP AND RAILING. RE: SHEET C201

#### **LEGEND**

	PROPERTY LINE
<del></del>	EASEMENT LINE
	EXIST. CURB & GUTTER
	PROP. CURB & GUTTER
	EXIST. SIDEWALK
	PROP. SIDEWALK
 LP	EXIST. LIGHT POLE
$\diamondsuit_{\!$	PROP. LIGHT POLE
 1	EXIST. SIGN
-	PROP. SIGN
•	PROP. BOLLARD
LS	LANSCAPE AREA
گر	PROP. HANDICAP PARKING SYMBOL
OHE	EXIST. OVERHEAD POWER
$\bowtie$	EXIST. WATER VALVE
<b>℃</b>	EXIST. POWER POLE
A EX. FH	EXIST. FIRE HYDRANT
EM	EXIST. ELECTRIC METER
DTSB	EXIST. TRAFFIC SIGNAL BOX
□ EV	EXIST. ELECTRIC VAULT
TSO	EXIST. TRAFFIC SIGNAL POLE
	EXIST. MANHOLE
	EXIST. INLET
20	PROP. CONTOUR
<i>5520</i>	EXIST. CONTOUR
	PROP. SAWCUT LINE
Т	PROP. TRANSFORMER

# DRAINIAGE SUMMARY (REC SHEET C390 FOR ADDITIONAL)

CINATIVACE SOLVINARY (RE: SHEET C390 FOR ADDITION						
LOT AREA	= 0.58 AC	RE				
LOT IMPERVIOUS AREA	= 17,543 \$	= 17,543 SF (0.40 ACRE)				
FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA)	= 497 CF	= 497 CF				
FIRST FLUSH VOLUME PROVIDED	ELEV (FT)	AREA (SF)	VOLUME (CF)			
•	53.0 54.0	367 649	501			
(FIRST FLUSH VOLUME ELEV.	= 53.72		497)			



2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 ph www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JAY M. NEWELL, P.E. NEW MEXICO REGISTRATION NO. 21372 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

NO.: 1	DATE: 03/	12/15		BY:	11
NO.: I	DATE: US/	12/15		DT.	JL
DESCRI	PTION: CITY C	OMMENTS			,
NO.: 2	DATE:	,		BY:	
DESCRI	PTION:				
NO.: 3	DATE:			BY:	
DESCRI	PTION:				
NO.: 4	DATE:			BY:	
DESCRI	PTION:				
NO.: 5	DATE:			BY:	
DESCRI	PTION:				
NO.: 6	DATE:			BY:	
DESCRI	PTION:				
DATE:		<del></del>	SCALE:		
09/23/	14		1" = 20'-0"		
PROJEC	T MANAGER:		PROJECT NO.:		
JLO			-		
DRAWN	BY:	· · · · · · · · · · · · · · · · · · ·	DRAWING FILE:		
JMN					



63433-001

STARBUCKS DRIVE-THRU **700 JUAN TABO NE ALBUQUERQUE, NM 87123** 

DEVELOPER:

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

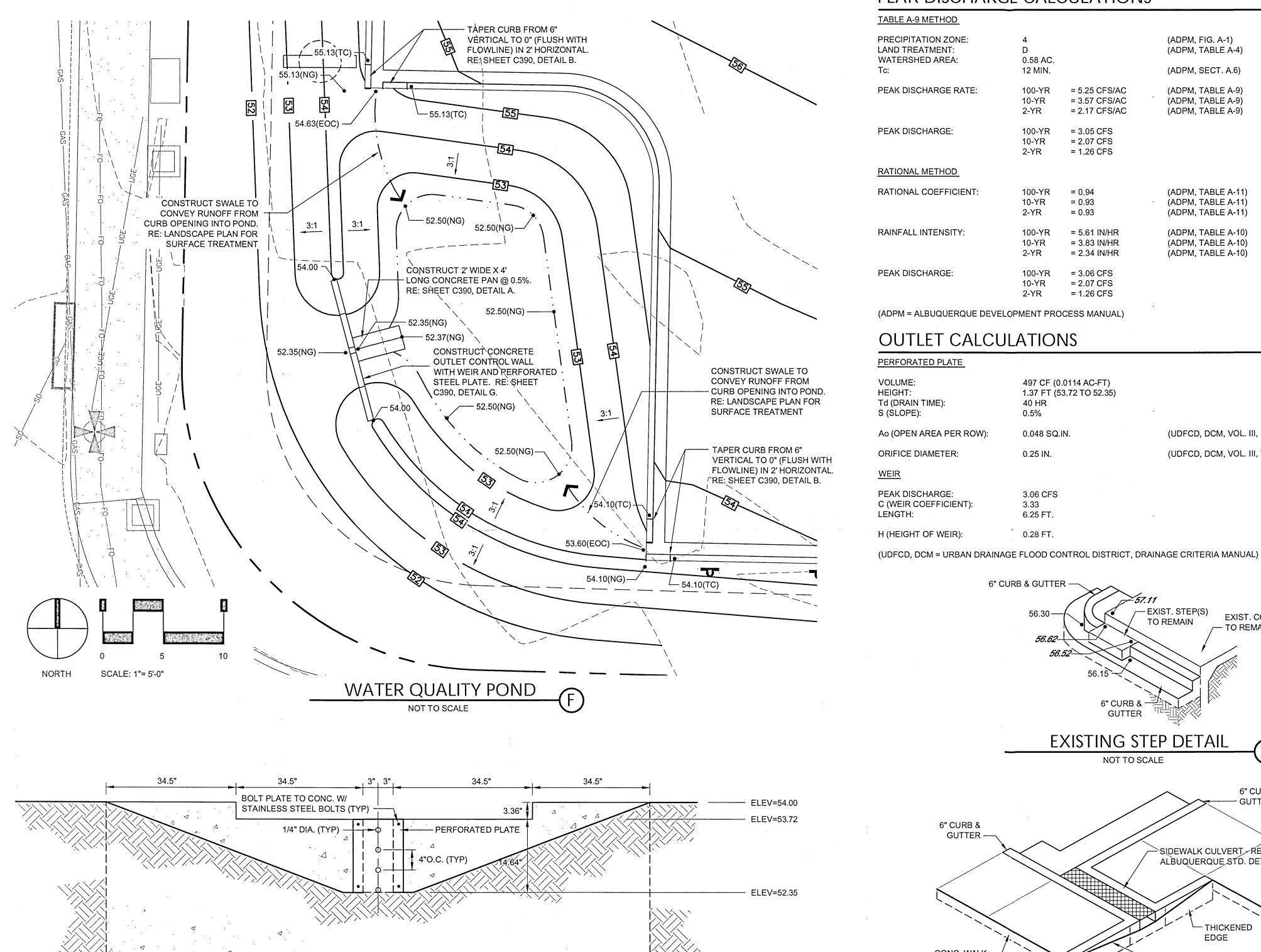
**GRADING & DRAINAGE PLAN** 

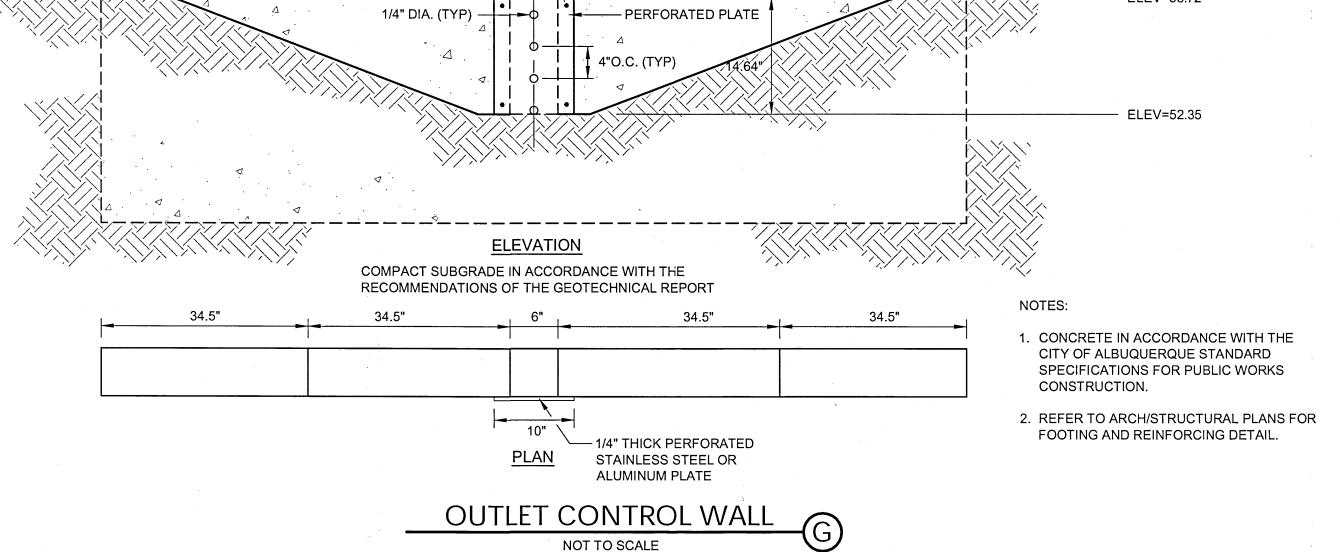
SHEET NUMBER:

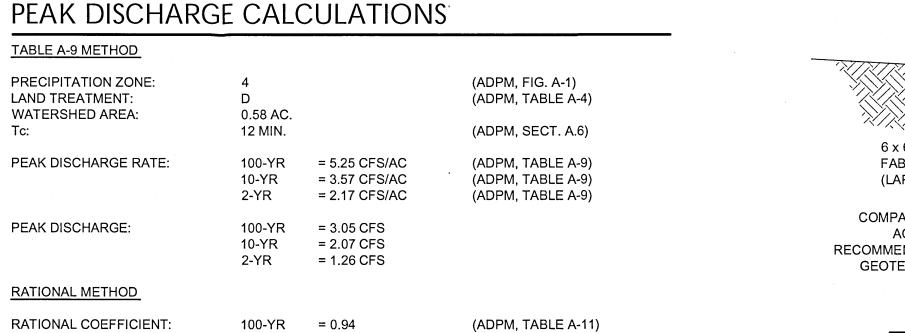
PORTION OF PARCEL 1-A, TRACT BB MONARCH VILLAGE CONT 0.5785 ACRES

CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

# SITE CONSTRUCTION PLAN







RATIONAL COEFFICIENT: (ADPM, TABLE A-11) 10-YR = 0.932-YR = 0.93(ADPM, TABLE A-11) RAINFALL INTENSITY: = 5.61 IN/HR (ADPM, TABLE A-10) 10-YR = 3.83 IN/HR (ADPM, TABLE A-10) = 2.34 IN/HR (ADPM, TABLE A-10) 2-YR

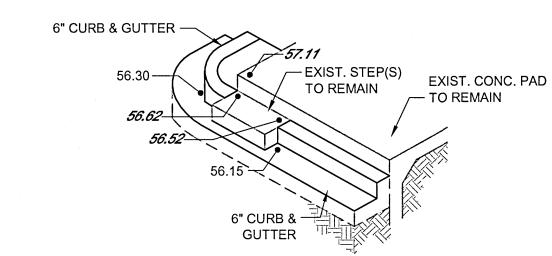
100-YR

= 2.07 CFS 10-YR 2-YR = 1.26 CFS

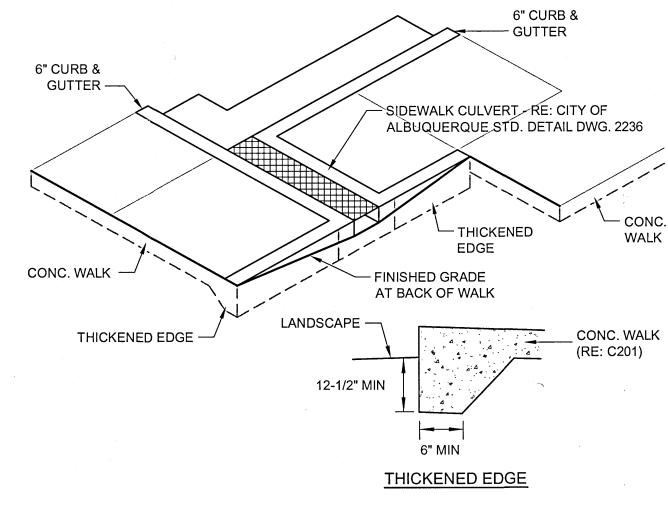
#### **OUTLET CALCULATIONS**

PERFORATED PLATE		
VOLUME: HEIGHT: Td (DRAIN TIME): S (SLOPE):	497 CF (0.0114 AC-FT) 1.37 FT (53.72 TO 52.35) 40 HR 0.5%	
Ao (OPEN AREA PER ROW):	0.048 SQ.IN.	(UDFCD, DCM, VOL. III, EQ. EDB-3)
ORIFICE DIAMETER:	0.25 IN.	(UDFCD, DCM, VOL. III, TABLE OS-
WEIR		
PEAK DISCHARGE: C (WEIR COEFFICIENT): LENGTH:	3.06 CFS 3.33 6.25 FT.	
H (HEIGHT OF WEIR):	0.28 FT.	

= 3.06 CFS

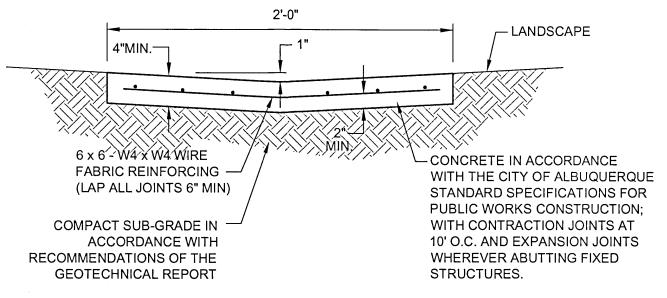


# **EXISTING STEP DETAIL** NOT TO SCALE

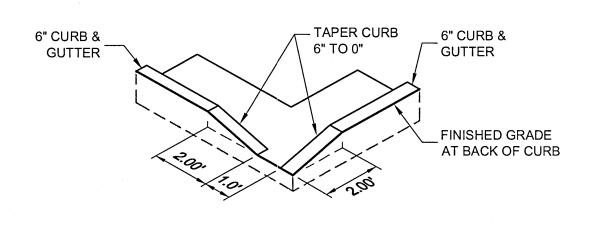


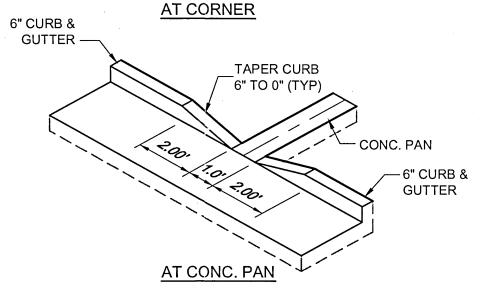
COMPACT SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT

SIDEWALK CULVERT NOT TO SCALE

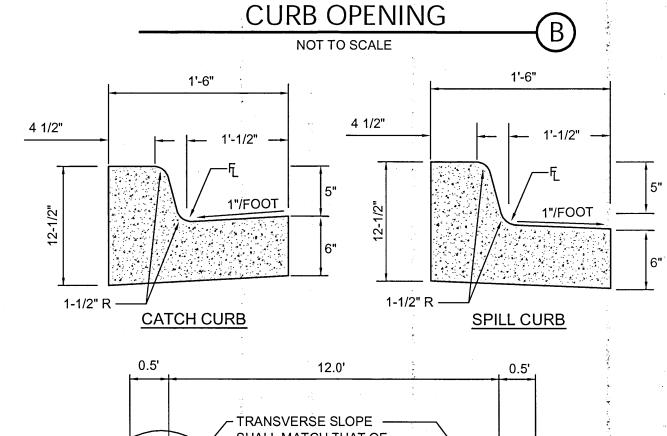


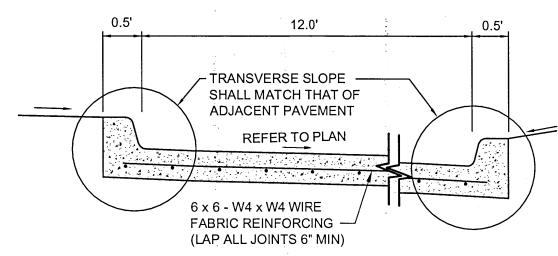
PRIVATE VALLEY PAN NOT TO SCALE





COMPACT SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT





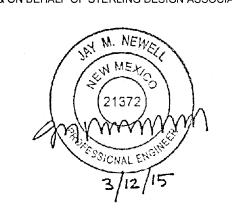
INTEGRAL CURB PRIVATE CURB & GUTTER

NOT TO SCALE

Sterling Design Associates, Ilc CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

> 2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 ph www. Sterling Design Associates. com

PREPARED UNDER THE DIRECT SUPERVISION OF JAY M. NEWELL, P.E. NEW MEXICO REGISTRATION NO. 21372 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS NO.: 1 DATE: 03/12/15 DESCRIPTION: CITY COMMENTS DESCRIPTION: NO.: 3 DATE: DESCRIPTION: NO.: 4 DATE: DESCRIPTION: NO.: 5 DATE: DESCRIPTION: NO.: 6 DATE: DESCRIPTION:

09/23/14 PROJECT MANAGER: PROJECT NO .: JLO DRAWING FILE:

63433-001

STARBUCKS DRIVE-THRU **700 JUAN TABO NE ALBUQUERQUE, NM 87123** 

DEVELOPER:

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

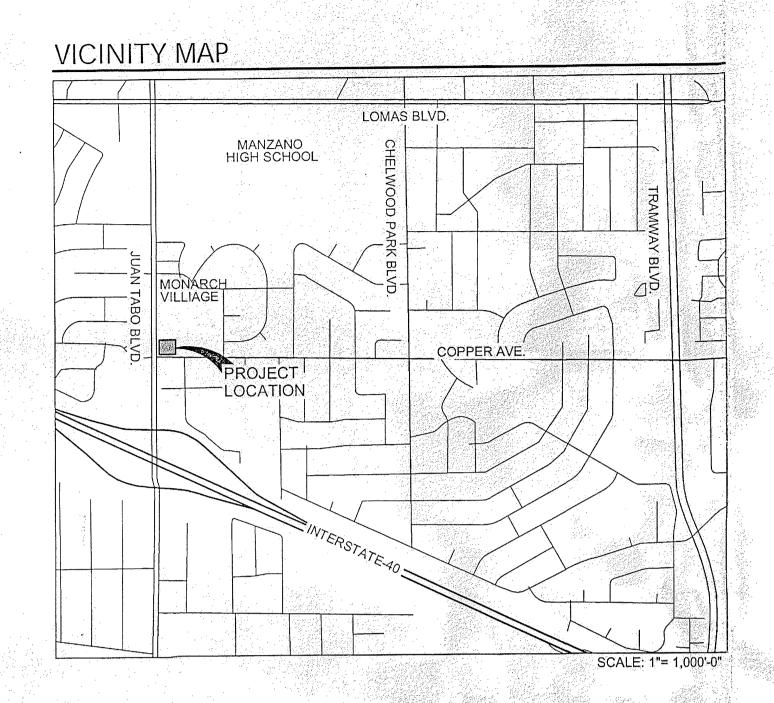
SHEET TITLE:

**GRADING DETAILS** 

SHEET NUMBER:

PORTION OF PARCEL 1-A, TRACT BB
MONARCH VILLAGE CONT 0.5785 ACRES
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

# SITE DEVELOPMENT PLAN



## SHEET INDEX

1 OF 7 SITE PLAN

2 OF 7 LANDSCAPE PLAN
3 OF 7 PRELIMINARY GRADING PLAN

3 OF 7 PRELIMINARY GRADING PL 4 OF 7 UTILITY PLAN 5 OF 7 EXTERIOR ELEVATIONS

5 OF 7 EXTERIOR ELE 6 OF 7 SITE SIGNAGE

ZOF Z AMENDED SITE DEVELOPMENT PLAN

# PARKING CALCULATIONS

OVERALL TOTAL
REQUIRED (1 SPACE/200 SQ FT + 1 SPACE/4 PATIO SEATS)
PROVIDED

11 + 3
29

REQUIRED (INCLUDED IN REQUIRED TOTAL)
PROVIDED

MOTORCYCLE SPACES
REQUIRED (IN ADDITION TO REQUIRED TOTAL)

PROVIDED

BICYCLE RACKS/SPACES
REQUIRED
PROVIDED

## LEGAL DESCRIPTION

A PORTION OF PARCEL 1-A, TRACK BB, MONARCH VILLAGE
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

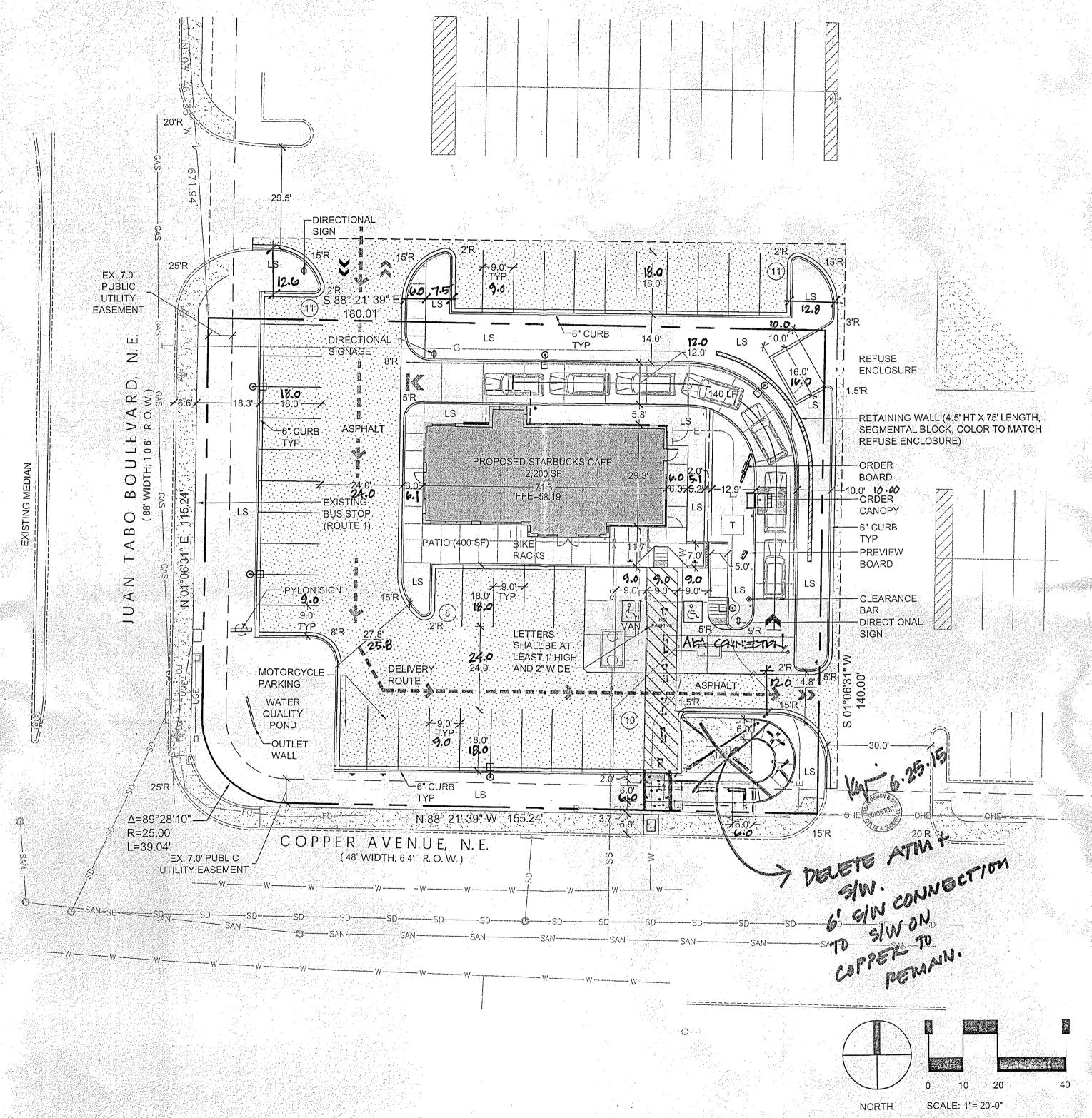
# CA THE EXIS CON

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING UTILITIES.
MEMBER

#### CAUTION - NOTICE TO CONTRACTOR

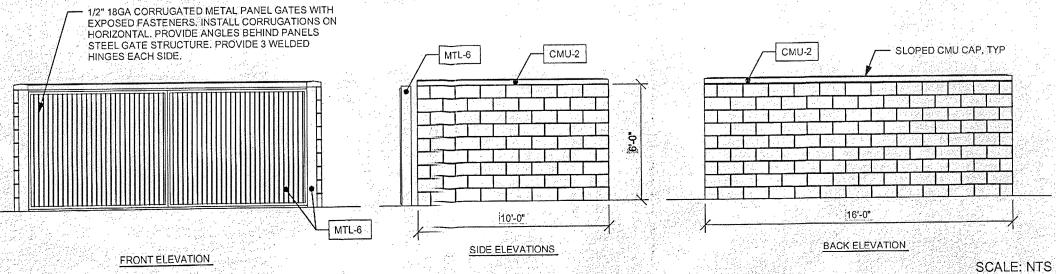
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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AS BUILT INFORMATION AS SHOULD PROVIDED BY NM REGISTERED LAND SURVEYOR THOMAS B. JOHNSTON # 14269





LEGEND

EASEMENT LINE

EXIST, CURB & GUTTER

PROP. CURB & GUTTER

EXIST, SIDEWALK

PROP. SIDEWALK

PROP. LIGHT POLE

PROP. LIGHT POLE

(20' HT; 325 MH FIXTUR

EXIST. SIGN

PROP. SIGN
PROP. BOLLARD
LS LANSCAPE AREA
OHE EXIST. OVERHEAD POWER

SAN EXIST. WATERLINE
EXIST. SANITARY SEWE
SD EXIST. STORM SEWER
GAS EXIST. GAS LINE

FO EXIST. FIBER OPTIC LINE

UGE EXIST, UNDERGROUND POWE

EXIST, WATER VALVE

EXIST. POWER POLE

EM EXIST. ELECTRIC METER

TSB EXIST. TRAFFIC SIGNAL BOX

EXIST. ELECTRIC VAULT

EXIST. TRAFFIC SIGNAL POLE

EXIST. INLET
PROP. GAS
PROP. ELECTRIC
PROP. SANITARY SEWER

PROP. SAWCUT LINE
PROP. DELIVERY ROUTE
PROP. DELIVERY ROUTE

EXIST. MANHOLE

DP. TRANSFORMER
STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS

NO.: 1 DATE: 11/19/14 BY: JLO

DESCRIPTION: CITY COMMENTS

NO.: 2 DATE: 10/9/15 BY: JA

DESCRIPTION: AS-BATT

NO.: 3 DATE: BY:

( Sterling Design Associates, Ilc

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300 Littleton, CO 80120

www.SterlingDesignAssociates.com

303.794.4727 ph

DESCRIPTION:

NO.: 4 DATE: BY:

DESCRIPTION:

NO.: 5 DATE: BY:

ADMINISTRATIVE AMENDMENT

APPROVAL OF SITE DEVELOPMENT

DESCRIPTION:

DESCRIPTION:

DESCRIPTION:

DESCRIPTION:

DESCRIPTION:

DESCRIPTION:

DESCRIPTION:

DESCRIPTION:

DESCRIPTION:

PCAN FOR BUILDING PERMT

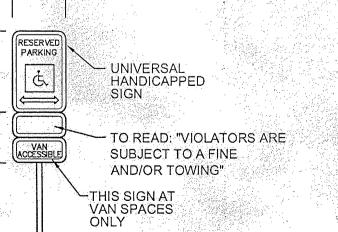
FOR STANDUCK'S @ 700 JUAN TO 9023/ME

1" = 20'-0"

PROJECT MANAGER: PROJECT NO.:
JLO

APPROVED BY DATE

DRAWN BY: DRAWING FILE:



STARBUCKS DRIVE-THRU
700 JUAN TABO NE
RE ALBUQUERQUE, NM 87123

(206) 318-1575

DEVELOPER:

STARBUCKS COFFEE COMPANY

2401 UTAH AVENUE SOUTH

SEATTLE, WA 98134

63433-001

PROVIDE TRAFFIC CONTROL SIGNS COMPLYING
WITH U.S. DEPARTMENT OF TRANSPORTATION,
FEDERAL HIGHWAY ADMINISTRATION'S MANUAL
"UNIFORM TRAFFIC CONTROL DEVICES", LOCAL

HAND CAP PARKING SIGN

NOT TO SCALE

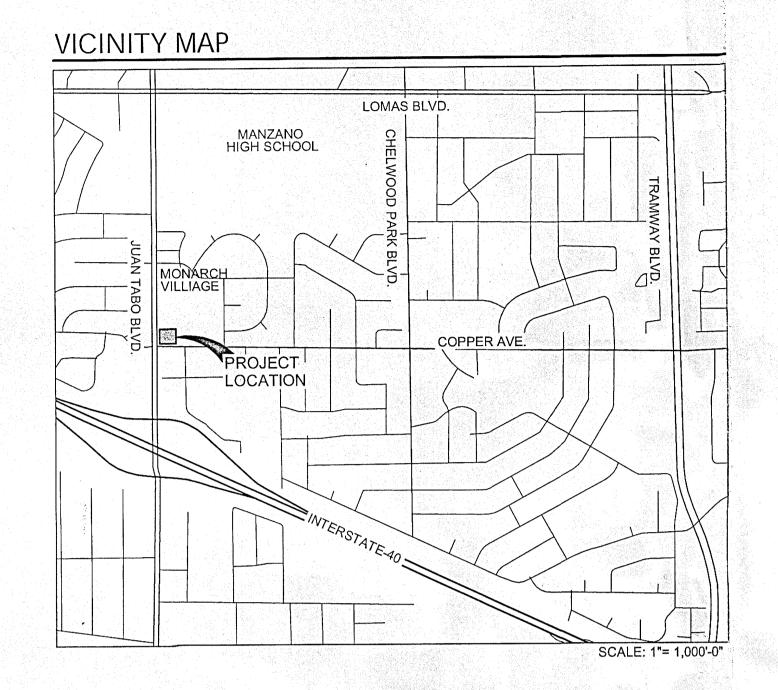
CODES, AND AS SPECIFIED.

1 OF 7

SHEET NUMBER:

PORTION OF PARCEL 1-A, TRACT BB
MONARCH VILLAGE CONT 0.5785 ACRES
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

# SITE DEVELOPMENT PLAN



## SHEET INDEX

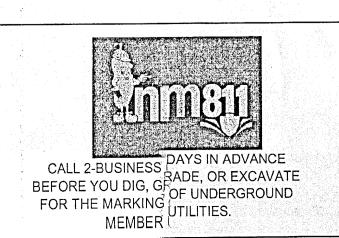
1 OF 7	SITE PLAN
2 OF 7	LANDSCAPE PLAN
3 OF 7	PRELIMINARY GRADING PLAN
4 OF 7	UTILITY PLAN
5 OF 7	EXTERIOR ELEVATIONS
6 OF 7	SITE SIGNAGE
<del>7 OF 7</del>	AMENDED SITE DEVELOPMENT PLAN

# PARKING CALCULATIONS

	The control of the co
OVERALL TOTAL REQUIRED (1 SPACE/200 SQ FT + 1 SPACE/4 PATIO SEATS) PROVIDED	11 + 3 · 29
HANDICAPPED SPACES REQUIRED (INCLUDED IN REQUIRED TOTAL) PROVIDED	2 2
MOTORCYCLE SPACES REQUIRED (IN ADDITION TO REQUIRED TOTAL) PROVIDED	2 2
BICYCLE RACKS/SPACES REQUIRED PROVIDED	1/2 2/4

# LEGAL DESCRIPTION

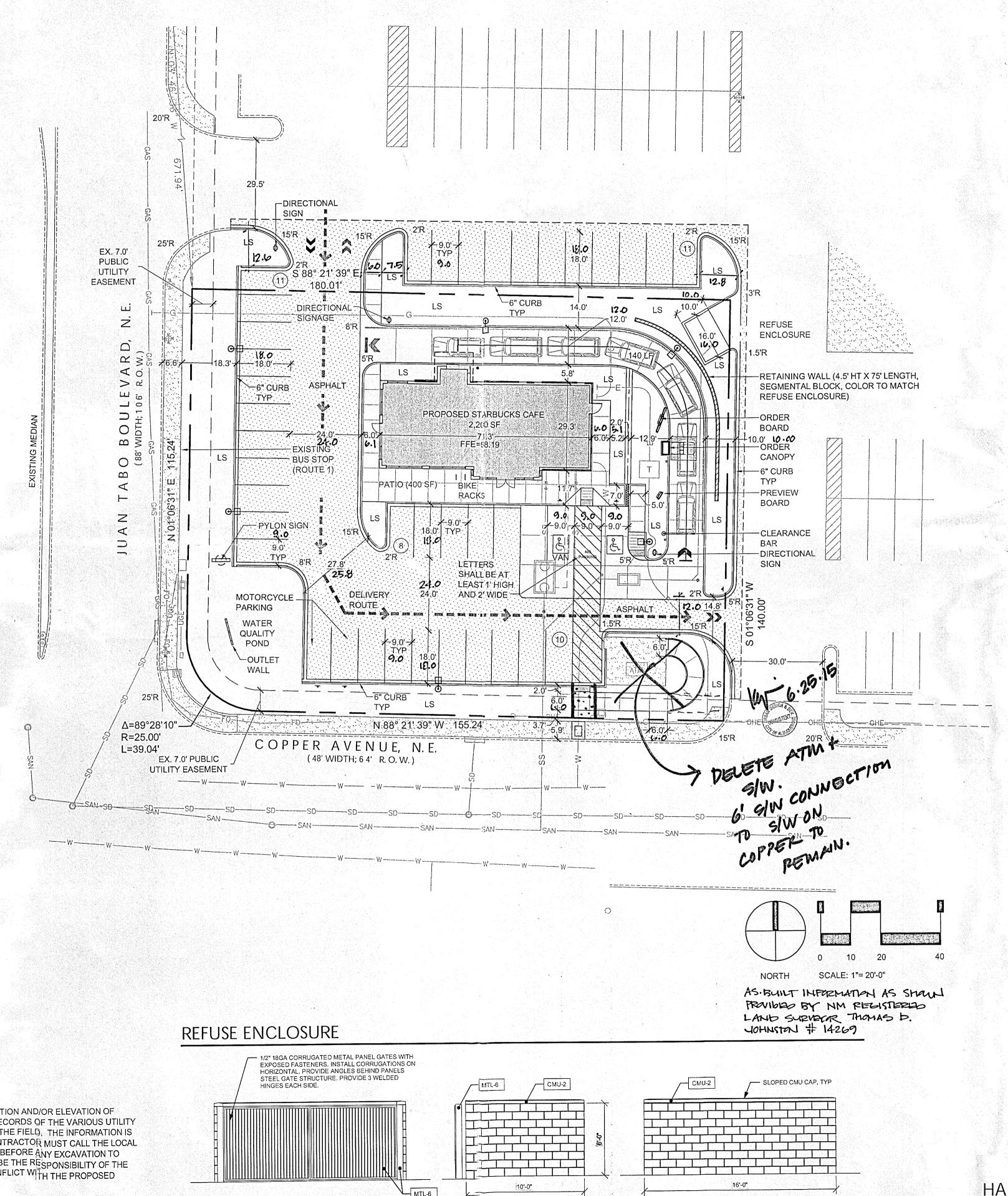
A PORTION OF PARCEL 1-A, TRACK BB, MONARCH VILLAGE
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO



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SIDE ELEVATIONS

BACK ELEVATION

SCALE: NTS

# EXIST. CURB & GUTTER PROP. CURB & GUTTER EXIST. SIDEWALK

PROP. SIDEWALK

EASEMENT LINE

- - PROPERTY LINE

LEGEND

PROP. LIGHT POLE (20' HT; 325 MH FIXTURE) EXIST. SIGN PROP. SIGN PROP. BOLLARD

EXIST. LIGHT POLE

LS LANSCAPE AREA

OHE EXIST. OVERHEAD POWER

W EXIST. WATERLINE

EXIST. SANITARY SEWER

EXIST. STORM SEWER

GAS EXIST. GAS LINE

EXIST. FIBER OPTIC LINE

STATE OF THE CONTROL OF TH

EXIST. ELECTRIC VAULT

EXIST. TRAFFIC SIGNAL POLE

EXIST. MANHOLE

EXIST. INLET

PROP. DELIVERY ROUTE
PROP. TRANSFORMER

STERLING DESIGN ASSOCIATES, LLC

NO.: 1 DATE: 11/19/14

DESCRIPTION: CITY COMMENTS

NO.: 2 DATE: 10/9/15

DESCRIPTION: AS. BAILT

NO.: 3 DATE: BY:

1" = 20'-0"

PROJECT NO .:

DRAWING FILE:

63433-001

STARBUCKS DRIVE-THRU

**ALBUQUERQUE, NM 87123** 

STARBUCKS COFFEE COMPANY

2401 UTAH AVENUE SOUTH

700 JUAN TABO NE

Sterling Design Associates, Ilc

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300

www.SterlingDesignAssociates.com

Littleton, CO 80120

303.794.4727 ph

DESCRIPTION:

NO.: 4 DATE:

DESCRIPTION:

DESCRIPTION:

ADMINISTRATIVE AMENDMENT
FILE # 10106 PROJECT # 1003717

PLAN FOR BUILDING PERMIT

FOR STARBUCK'S @ 700 JUAN TABO23/ME

PROJECT MANA

APPROVED BY DATE

UNIVERSAL
HANDICAPPED
SIGN

TO READ: "VIOLATORS ARE
SUBJECT TO A FINE
AND/OR TOWING"

THIS SIGN AT
VAN SPACES

FOOTING

PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.

HAND CAP PARKING SIGN
NOT TO SCALE

SEATTLE, WA 98134 (206) 318-1575 SHEET TITLE:

DEVELOPER:

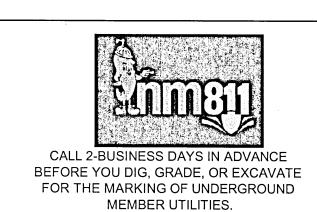
SITE PLAN AS BUILT

SHEET NUMBER:

1 OF 7

#### CONSTRUCTION NOTES

- (1) EXISTING CONCRETE WALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- (2) EXISTING CONCRETE CURB AND GUTTER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- EXISTING ATM AND ASSOCIATED CONCRETE PAD TO BE REMOVED. CONTRACTOR TO COORDINATE WORK WITH ALL AFFECTED PARTIES AND TO PERFORM ALL WORK IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- CONSTRUCT LIGHT DUTY ASPHALT PAVEMENT (MINIMUM) IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. COORDINATE MODIFICATIONS WITH THE STARBUCKS CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. COORDINATE MODIFICATIONS WITH THE STARBUCKS CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS AND THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING, BUT NOT LIMITED TO THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. COORDINATE MODIFICATIONS WITH THE STARBUCKS CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCT TRASH ENCLOSURE CONCRETE PAVEMENT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS AND THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING, BUT NOT LIMITED TO THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. COORDINATE MODIFICATIONS WITH THE STARBUCKS CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCT PRIVATE CONCRETE SIDEWALK AS DIMENSIONED AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, AND THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING, BUT NOT LIMITED TO THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. COORDINATE MODIFICATIONS WITH THE STARBUCKS CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO CONSTRUCTION. (5'X5' SCORE PATTERN TYP, UNLESS OTHERWISE NOTED). RE: SHEET C202, DETAIL B.
- (9) CONSTRUCT PRIVATE CURB RAMP; TYPE AS SHOWN. RE: SHEET C202, DETAIL H.
- (10) CONSTRUCT TRASH ENCLOSURE. RE: ARCHITECTURAL SHEETS FOR DETAIL
- (11) CONSTRUCT RETAINING WALL. RE: SHEET C301
- (12) CONSTRUCT OUTLET WALL. RE: SHEET C301
- (13) CONSTRUCT CONCRETE PAN. RE: SHEET C301.
- 14 INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, AND CONNECTION HARDWARE. RE: PHOTOMETRIC PLANS.
- (15) INSTALL "HANDICAP PARKING ONLY" SIGN. INSTALL "VAN" PLACARD WHERE SHOWN. RE: SHEET C202, DETAIL G.
- (16) INSTALL "MOTORCYCLE PARKING ONLY" SIGN. RE: SHEET C202, DETAIL G.
- (17) INSTALL "DO NOT ENTER" SIGN. RE: SHEET C202, DETAIL G.
- (18) INSTALL CONCRETE FILLED STEEL PIPE BOLLARD. RE: SHEET C703, DETAIL D.
- 19 INSTALL "DRIVE THRU" DIRECTIONAL SIGN IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY LOCATION, MATERIALS AND INSTALLATION WITH STARBUCKS DESIGN/CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C701, DETAIL A AND E.
- INSTALL CLEARANCE BAR IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY LOCATION, MATERIALS AND INSTALLATION WITH STARBUCKS DESIGN/CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C701, DETAIL E.
- (21) INSTALL PRE-MENU BOARD IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY LOCATION, MATERIALS AND INSTALLATION WITH STARBUCKS DESIGN/CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C701, DETAIL D.
- INSTALL ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND MENU BOARD IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY LOCATION, MATERIALS AND INSTALLATION WITH STARBUCKS DESIGN/CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C701, DETAIL F.
- INSTALL "THANK YOU" AND " EXIT ONLY" DIRECTIONAL SIGN IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY LOCATION, MATERIALS AND INSTALLATION WITH STARBUCKS DESIGN/CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C701, DETAIL C.
- INSTALL PYLON SIGN IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY LOCATION, MATERIALS AND INSTALLATION WITH STARBUCKS DESIGN/CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C701, DETAIL B.
- 25) INSTALL 2 BIKE RACK(S). RE: SHEET C202, DETAIL D.
- INSTALL 1-INCH PVC CONDUIT AND DETECTOR LOOP CENTERED ON ORDER POINT AND/OR DRIVE-THOUGH WINDOW 2-INCHES BELOW FINISHED GRADE. EXTEND 1-INCH CONDUIT TO DRIVE-THROUGH WINDOW. CONTRACTOR SHALL INSTALL ALL WORK PRIOR TO INSTALLATION OF ORDER POINT STAR PATTERN AND IN ACCORDANCE WITH STARBUCKS STANDARDS. COORDINATE WITH STARBUCKS CONSTRUCTION MANAGER. RE: SHEETS C701.
- PAINT 4-INCH WIDE WHITE DIAGONAL STRIPES 2-FEET ON-CENTER WITH 4-INCH WIDE, WHITE BORDER STRIPES AS SHOWN.
- 28 PAINT 4-INCH WIDE, WHITE PARKING LOT STRIPES AS SHOWN.
- PAINT HANDICAP SYMBOL. RE: SHEET C202, DETAIL A.
- PAINT "NO PARKING" (2" WIDE, 1' HIGH) PER CITY OF ALBUQUERQUE TRANSPORTATION DEPARTMENT.
- PAINT OR INSTALL WHITE/GREEN VEHICLE DIRECTIONAL ARROWS IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY MATERIALS AND INSTALLATION WITH STARBUCKS CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C202, DETAIL B.
- INSTALL GREEN THERMOPLASTIC DRIVE LANE DIRECTIONAL ARROW IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY MATERIALS AND INSTALLATION WITH STARBUCKS CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C202, DETAIL B.
- INSTALL WHITE THERMOPLASTIC DRIVE LANE DIRECTIONAL ARROW IN ACCORDANCE WITH STARBUCKS STANDARDS. CONTRACTOR TO COORDINATE AND VERIFY MATERIALS AND INSTALLATION WITH STARBUCKS CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLING. RE: SHEET C202, DETAIL B.
- install thermoplastic order point star pattern in accordance with starbucks standards. Contractor to coordinate and verify materials and installation with starbucks construction manager prior to ordering or installing. Re: Sheet C202, Detail C.
- $\bigwedge$  (35) NOT USED.



#### **CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

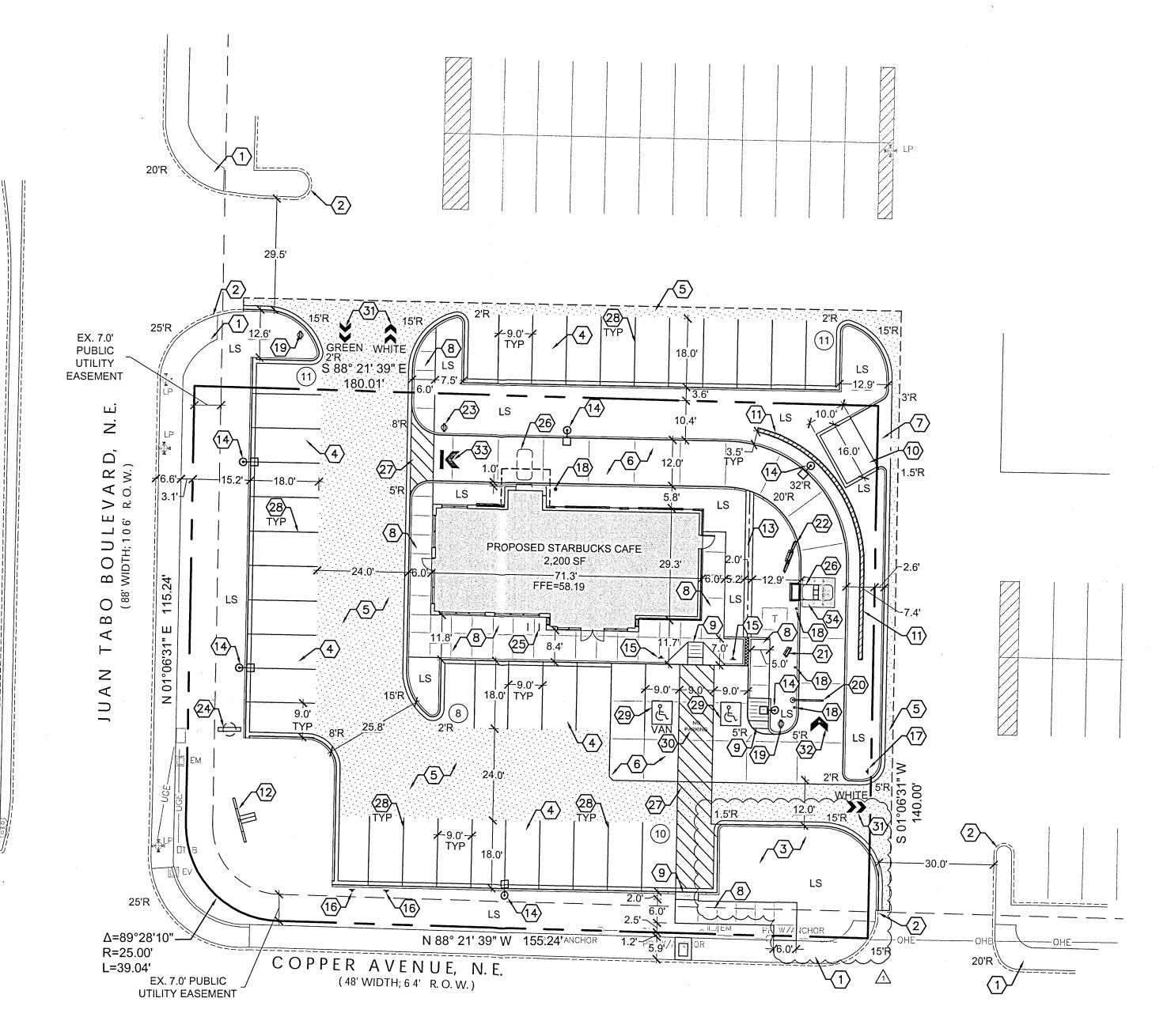
# STARBUCKS COFFEE COMPANY

PORTION OF PARCEL 1-A, TRACT BB

MONARCH VILLAGE CONT 0.5785 ACRES

CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

# SITE CONSTRUCTION PLAN



# GENERAL NOTES

LIGHTING.

- 1. REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
- 2. THE CONTRACTOR SHALL REFER TO THE GRADING PLAN FOR CURB TYPES AND FLOWLINE ELEVATIONS.
- 3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, STAIRS, PRECISE BUILDING DIMENSIONS, AND BUILDING ENTRANCES.
- 4. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
- 5. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
- 7. SIGNAGE TO BE ON TIME CLOCK SYNCHRONIZED WITH EXTERIOR SITE

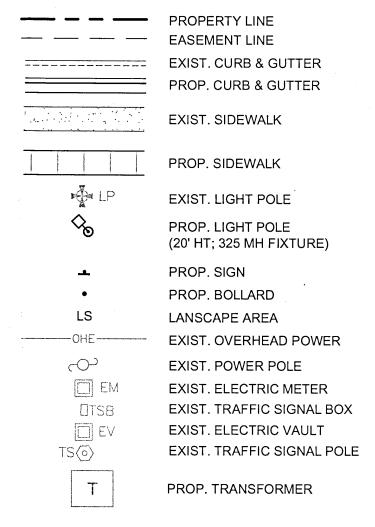
6. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL REQUIREMENTS.

SPECIFICATIONS WITH STARBUCKS CONSTRUCTION MANAGER.

- 8. CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND
- 9. CONTRACTOR SHALL COORDINATE WIRELESS COMMUNICATIONS PACKAGE, INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION, MONITORS, ETC. WITH STARBUCKS CONSTRUCTION MANAGER. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH STARBUCKS CONSTRUCTION MANAGER.
- 10. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER AND STARBUCKS CONSTRUCTION MANAGER; AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO OWNER AND STARBUCKS FOR APPROVAL.

#### LEGEND

SCALE: 1"= 20'-0"





2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 ph www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF JAY M. NEWELL, PE NEW MEXICO REGISTRATION NO. 21372 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

		REVISIONS	
NO.:	1	DATE: 03/12/15	BY: JLO
DES	CRIPT	TION: CITY COMMENTS	
∧ NO.:	2	DATE: 06/30/15	BY: JLO
DESC	CRIPT	TION: ATM REMOVAL	
NO.:	3	DATE:	BY:
DESC	CRIPT	TION:	
NO.:	4	DATE:	BY:
DESC	CRIPT	TION:	
NO.:	5	DATE:	BY:
DESC	CRIPT	TION:	
	6	DATE:	BY:

DATE: <b>09/23/14</b>	SCALE: 1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JLO	
DRAWN BY:	DRAWING FILE:
JLO	-

PROJE



63433-001

STARBUCKS DRIVE-THRU 700 JUAN TABO NE ALBUQUERQUE, NM 87123

DEVELOPER:

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

HEET TITLE:

SITE PLAN

SHEET NUMBER:

PORTION OF PARCEL 1-A, TRACT BB
MONARCH VILLAGE CONT 0.5785 ACRES
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

SITE CONSTRUCTION PLAN

PARCEL 1-A, TRACT BB

MONARCH VILLAGE

PROPOSED

STARBUCKS CAFE

2,200 SF

FFE=58.19

PORTION OF PARCEL 1-A

N 88° 21' 39" W 155.24

COPPER AVENUE, N.E.

PROP GRADE -

- EXIST SIDEWALK

**SECTION A-A** 

NOT TO SCALE

**SECTION B-B** 

NOT TO SCALE

( 48' WIDTH; 6 4' R. Ø. W. )

- EXIST GRADE

-EXIST SIDEWALK

- PROP CURB & GUTTER

-EXIST CURB & GUTTER

PROP=56.00

EXIST=53.00

**COPPER** 

AVENUE

BW 59.00 5.95% BW 59.00

(CUT 3.4')

PROP=56.64

EXIST=56.64

PROP

PROP GRADE ---

PROP CURB & GUTTER

PROP RETAINING WALL -

EXIST GRADE -

REFUSE

**ENCLOSURE** 

PROP=63.20

EXIST=61.35

PROP=59.00

PROP RETAINING WALL

**SECTION C-C** 

**SECTION D-D** 

NOT TO SCALE

PROP GRADE

-- PROP CURB & GUTTER

EXIST GRADE

- --- PROP=57.90

PROP CURB & GUTTER

±5.3% ±53.75 1 ±55.30 6 ±56.05 +5.7%

PROP=56.0

(FILL 3')

PROP=52.46

EXIST=52.46

PUBLIC

UTILITY

EASEMENT

₩ ≥

> ~

EXIST=51.01

Δ=89°28'10"

EX. 7.0' PUBLIC

UTILITY EASEMENT

R=25.00'

L=39.04'

10

SCALE: 1"= 20'-0"

**JUAN TABO** 

**BOULEVARD** 

EXIST GRADE

7.0' PUBLIC UTIL ESMT 🖈

PROP=55.55

EXIST=54.50

EXIST CURB & GUTTER

PROP CURB & GUTTER

EX. INLET

#### **GENERAL NOTES**

- 1. REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
- 2. IF, DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY FOR RECOMMENDATIONS.
- 3. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- 4. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES AND CONCRETE UTILITIES SHALL BE IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- 6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND **GUTTER AND UTILITIES**
- 7. SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHERE SHOWN AT CURB AND GUTTER UNLESS
- 8. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- 10. REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
- 11. GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE WITH THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 12. THE CONTRACTOR SHALL HAVE FORMS CHECKED BY A SURVEYOR FOR CURB AND GUTTER ADJACENT TO EXISTING ASPHALT OR CONCRETE. THE CROSS SLOPE SHALL NOT BE LESS THAN 2% OR GREATER THAN 4% FROM THE EXISTING SAWCUT LINE TO THE PROPOSED LIP OF GUTTER. DO NOT PLACE CONCRETE IN FORMS THAT HAVE BEEN CHECKED TO BE OR APPEAR IN ANY WAY INCORRECT. CONTACT THE ENGINEER IMMEDIATELY IF A PROBLEM SHOULD
- 13. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND **CONTINUOUS GRADE**
- 14. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED
- 15. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED, ACCORDING TO THE LANDSCAPE PLAN.
- 16. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED
- 17. IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT
- 18. ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- 19. NO PROPOSED SLOPE IN LANDSCAPED AREAS OR OPEN SPACE SHALL EXCEED THREE (3) HORIZONTAL FEET TO ONE (1) VERTICAL FOOT, OR AS OTHERWISE SPECIFIED BY LOCAL CRITERIA.
- 20. THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE
- 21. THE CONTRACTOR SHALL FILL AND COMPACT BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS WITH CLEAN FILL SUITABLE TO THE OWNER, AND IN ACCORDANCE WITH RECOMMENDATIONS OBTAINED FROM THE GEOTECHNICAL REPORT OR GEOTECHNICAL ENGINEER AND GRADE TO MATCH EXISTING OR PROPOSED FINISH GRADE; OR CONFIRM SUCH WORK HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

#### **GRADING NARRATIVE**

EXISTING SITE TOPOGRAPHY GENERALLY SLOPES AT APPROXIMATELY 6% FROM THE EAST TO THE WEST ACROSS THE EXISTING PAVED PARKING LOT. EXISTING PERIMETER LANDSCAPE AREAS ARE STEEPER.

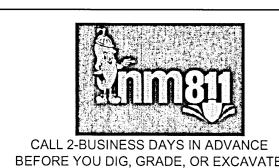
PROPOSED GRADING IMPROVEMENTS INCLUDE PROVIDING A RELATIVELY FLAT PAD FOR THE PROPOSED BUILDING, PEDESTRIAN, AND ASSOCIATED ADA ACCESS AREAS. PROPOSED PERIMETER DRIVE AND PARKING AREAS INCLUDE SLOPES OF 1% TO 6%. PERIMETER LANDSCAPE AREAS THEREFORE INCLUDE SLOPES OF UP TO 3:1. A PROPOSED RETAINING WALL (MAXIMUM HEIGHT EQUALS APPROXIMATELY 4.5-FEET) IS REQUIRED TO ACCOMMODATE THE PROPOSED GRADES IN THE NORTHEAST CORNER OF THE SITE. CUT AND FILL DEPTHS ARE BOTH PROPOSED TO BE APPROXIMATELY 3-FEET MAXIMUM. THE SITE WILL GENERALLY CONVEY STORMWATER RUNOFF IN CONFORMANCE WITH THE EXISTING DRAINAGE SYSTEM. RUNOFF WILL BE CONVEYED AS SHEET FLOW ACROSS THE PAVED AREAS TO LOW POINTS ALONG THE PERIMETER CURB AND GUTTER. THREE CURB OPENINGS WILL DIRECT RUNOFF TO AND ACROSS THE PERIMETER LANDSCAPE AREAS BEFORE DISCHARGING AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

THE REQUIRED FIRST FLUSH VOLUME WILL BE PROVIDED IN AN ON-SITE POND DOWNSTREAM OF TWO OF THE PROPOSED CURB OPENINGS AND WILL DISCHARGE ACROSS THE PERIMETER LANDSCAPE AREAS AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

A METAL PLATE PERFORATED WITH 0.25" DIA. HOLES AT 4" ON CENTER VERTICALLY WILL CONTROL THE RELEASE OF

THE FIRST FLUSH VOLUME TO DISCHARGE OVER 40 HOURS. RUNOFF IN EXCESS OF THE FIRST FLUSH WILL DISCHARGE THROUGH A CONCRETE WEIR OPENING.

REFER TO THE DRAINAGE SUMMARY ON THIS SHEET, AND THE PEAK DISCHARGE AND OUTLET CALCULATIONS ON SHEET C390 FOR ADDITIONAL INFORMATION.



FOR THE MARKING OF UNDERGROUND

MEMBER UTILITIES.

#### CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

# **CONSTRUCTION NOTES**

- (1) SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS
- (2) CONSTRUCT IMPROVEMENTS TO MATCH LINE AND GRADE OF EXISTING PAVEMENT, WALK, AND/OR CURB & GUTTER.
- 4 CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT CATCH PAN. RE: SHEET C390, DETAIL C.
- (6) CONSTRUCT TRANSITION FROM CATCH TO SPILL PAN. FIELD VERIFY THAT RUNOFF WILL COMPLETELY EXIT PAN ONTO
- $\overline{(7)}$  CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.
- (8) CONSTRUCT 1-FOOT WIDE (SINGLE) SIDEWALK CULVERT WITH STEEL PLATE TOP AND WITHOUT V-SHAPED INVERT. DEPTH OF CULVERT OPENING SHALL BE CONSISTENT 6" FROM TOP OF TOP PLATE TO INVERT. FULL WIDTH OF CULVERT (1') SHALL SLOPE CONSISTENTLY WITH ADJACENT SIDEWALK CROSS SLOPE FROM BACK OF WALK TO FLOWLINE OF CURB & GUTTER. RE: CITY OF ALBUQUERQUE STANDARD DETAIL DWG. 2236 AND SHEET C390, DETAIL E FOR ADDITIONAL DETAIL.
- (10) CONSTRUCT 1.0' CURB OPENING. RE: SHEET C390, DETAIL B.
- (12) CONSTRUCT CONCRETE OUTLET CONTROL WALL WITH WEIR AND PERFORATED STEEL PLATE. RE: SHEET C390, DETAIL G.
- (13) CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE:

#### LEGENID

LEGEND.	
	PROPERTY LINE EASEMENT LINE EXIST. CURB & GUTTER PROP. CURB & GUTTER
	EXIST. SIDEWALK
	PROP. SIDEWALK
LP	EXIST. LIGHT POLE
	PROP. LIGHT POLE
<u>*</u>	EXIST. SIGN
•	PROP. SIGN
•	PROP. BOLLARD
LS	LANSCAPE AREA
الله الله الله الله الله الله الله الله	PROP. HANDICAP PARKING SYMBOL
OHE	EXIST. OVERHEAD POWER
$\bowtie$	EXIST. WATER VALVE
~ <del>~</del>	EXIST. POWER POLE
A EX. FH	EXIST. FIRE HYDRANT
□ EM	EXIST. ELECTRIC METER
□TSB	EXIST. TRAFFIC SIGNAL BOX
EV EV	EXIST. ELECTRIC VAULT
TS(©)	EXIST. TRAFFIC SIGNAL POLE EXIST. MANHOLE
	EXIST. INLET
	PROP. CONTOUR EXIST. CONTOUR PROP. SAWCUT LINE
Т	PROP. TRANSFORMER

### DRAINAGE SUMMARY (RE: SHEET C390 FOR ADDITIONAL)

LOT AREA LOT IMPERVIOUS AREA FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA)

FIRST FLUSH VOLUME PROVIDED

VOLUME (SF) (FT) (CF) 53.0 367 501 54.0 649

497)

- AS SHOWN.
- (3) CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C390, DETAIL C.
- $\langle 5 \rangle$  CONSTRUCT 6-INCH CONCRETE INTEGRAL CURB. RE: SHEET C390, DETAIL C.
- ADJACENT PAVEMENT.
- $\langle 9 
  angle$  CONSTRUCT RETAINING WALL. RE: ARCH/STRUCTURAL PLANS.
- (11) CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL F.

 $\sqrt{14}$  NOT USED. 15 NOT USED.

	PROPERTY LINE EASEMENT LINE		STERLING DESIG	SN ASSOCI
	EXIST. CURB & GUTTER		NO.: 1 DATE: 03/12/15	
	PROP. CURB & GUTTER		DESCRIPTION: CITY COMMENTS	S
	EXIST. SIDEWALK	$\triangle$	NO.: 2 DATE: 06/30/15  DESCRIPTION: ATM REMOVAL	
	PROP. SIDEWALK		NO.: 3 DATE:  DESCRIPTION:	-
DI LP	EXIST. LIGHT POLE		NO.: 4 DATE:	
<u> </u>	PROP. LIGHT POLE		DESCRIPTION:	
6			NO.: 5 DATE:	
9	EXIST. SIGN		DESCRIPTION:	
•	PROP. SIGN		NO.: 6 DATE:	
•	PROP. BOLLARD		DESCRIPTION:	
.S	LANSCAPE AREA			
<u>.</u>	PROP. HANDICAP PARKING SYMBOL			
HE	EXIST. OVERHEAD POWER		DATE: 09/23/14	SCALE: 1" = 2
⊲	EXIST. WATER VALVE			
$\sim$	EXIST. POWER POLE		PROJECT MANAGER:  JLO	PROJEC
Q EX.FH	EXIST. FIRE HYDRANT			<del>-</del>
□ EM	EXIST. ELECTRIC METER		DRAWN BY: JMN	DRAWII
 []TSB	EXIST. TRAFFIC SIGNAL BOX		Ollin	
∃] EV	EXIST. ELECTRIC VAULT			
EV	EXIST. TRAFFIC SIGNAL POLE		PROJECT:	
	EXIST. MANHOLE			
	EXIST. INLET		Seal C	
20	PROP. CONTOUR			

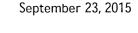
= 0.58 ACRE = 17,543 SF (0.40 ACRE)

= 497 CF

**ELEV** AREA

(FIRST FLUSH VOLUME ELEV = 53.72

C301



Mr. Tom Spader Freiheit & Ho Architects, Inc., P.S. 5209 Lake Washington Blvd. NE, Suite 200 Kirkland, WA 98033

RE: Starbucks Coffee Company 700 Juan Tabo NE, Albuquerque, NM Drainage Conformance Letter

Thank you for providing photographs of the constructed site. Based on your correspondence it is my understanding that the photographs represent the site as it is constructed today, September 23, 2015.

From my review of the photos, it appears the 2-foot wide concrete valley pan to be located between the proposed building and drive-through lane entry has been constructed. The photos also indicate construction of the sidewalk culvert associated with this pan. In addition, the photos indicate one of the four curb openings (at the far southwest corner of the site) to have been constructed.

Based on this review of the photographs provided, and of this information only; it appears the improvements listed herein have been located in general conformance with the approved plan(s).

Sterling Design Associates, Ild

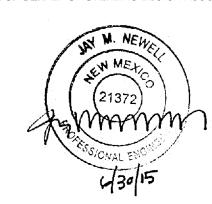


On behalf of Sterling Design Associates, LLC



2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 ph www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF NEW MEXICO REGISTRATION NO. 21372 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



DATE:	SCALE:
09/23/14	1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JLO	-
DRAWN BY:	DRAWING FILE:
JMN	•



63433-001 STARBUCKS DRIVE-THRU **700 JUAN TABO NE ALBUQUERQUE, NM 87123** 

DEVELOPER:

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

SHEET TITLE:

**GRADING & DRAINAGE PLAN** 

SHEET NUMBER:

PORTION OF PARCEL I-A, TRACT BB **MONARCH VILLAGE CONT 0.5785 ACRES** CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

# SITE DEVELOPMENT PLAN

#### **DRAINAGE SUMMARY**

LOT AREA = 0.58 ACRE LOT IMPERVIOUS AREA = 17,543 SF (0.40 ACRE) = 497 CF √ FIRST FLUSH VOLUME REQ'D

(0.34" X IMP. AREA)

FIRST FLUSH VOLUME PROVIDED AREA (SF) (CF) 53.0

#### GRADING NARRATIVE

EXISTING SITE TOPOGRAPHY GENERALLY SLOPES AT APPROXIMATELY 6% FROM THE EAST TO THE WEST ACROSS THE EXISTING PAVED PARKING LOT. EXISTING PERIMETER LANDSCAPE AREAS ARE STEEPER.

PROPOSED GRADING IMPROVEMENTS INCLUDE PROVIDING A RELATIVELY FLAT PAD FOR THE PROPOSED BUILDING, PEDESTRIAN, AND ASSOCIATED ADA ACCESS AREAS. PROPOSED PERIMETER DRIVE AND PARKING AREAS INCLUDE SLOPES OF 1% TO 6%. PERIMETER LANDSCAPE AREAS THEREFORE INCLUDE SLOPES OF UP TO 3:1. A PROPOSED RETAINING WALL (MAXIMUM HEIGHT EQUALS APPROXIMATELY 4.5-FEET) IS REQUIRED TO ACCOMMODATE THE PROPOSED GRADES IN THE NORTHEAST CORNER OF THE SITE. CUT AND FILL DEPTHS (AS SHOWN ON THE PLAN) ARE BOTH PROPOSED TO BE APPROXIMATELY 3-FEET MAXIMUM. THE SITE WILL GENERALLY CONVEY STORMWATER RUNOFF IN CONFORMANCE WITH THE EXISTING DRAINAGE SYSTEM. RUNOFF WILL BY CONVEYED AS SHEET FLOW ACROSS THE PAVED AREAS TO LOW POINTS ALONG THE PERIMETER CURB AND GUTTER. THREE CURB OPENINGS WILL DIRECT RUNOFF TO AND ACROSS THE PERIMETER LANDSCAPE AREAS BEFORE DISCHARGING AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

THE REQUIRED FIRST FLUSH VOLUME WILL BE PROVIDED IN AN ON-SITE POND DOWNSTREAM OF TWO OF THE PROPOSED CURB OPENINGS AND WILL DISCHARGE ACROSS THE PERIMETER LANDSCAPE AREAS AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

FLOW TO THE PUBLIC	STREET STORM SEWER SYSTEM.	PROP CURB & GUTTER EXIST GRADE
LEGEND		EXIST=54.50
	PROPERTY LINE EASEMENT LINE	EXIST CURB & GUTTER — EXIST SIDEWALK
	EXIST. CURB & GUTTER	SECTION B-B
	PROP. CURB & GUTTER	NOT TO SCALE
	EXIST. SIDEWALK .	ię.
	PROP. SIDEWALK	PROP.
₽∯4 LP	EXIST. LIGHT POLE	PROP PROP PROP GRADE — REFUSE PROP CURB & GUTTER
Q <sub>0</sub>	PROP. LIGHT POLE	PROP RETAINING WALL —   ENCLOSURE
1	EXIST. SIGN	EXIST GRADE — \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
-	PROP. SIGN	
•	PROP. BOLLARD	PROP=63.20 EXIST=61.35
LS	LANSCAPE AREA	PROP=59.00
Ł	PROP. HANDICAP PARKING SYMBOL	
OHE	EXIST. OVERHEAD POWER	SECTION C-C
$\bowtie$	EXIST. WATER VALVE	NOT TO SCALE
$\omega$	EXIST. POWER POLE	ų_
Д EX.FH	EXIST. FIRE HYDRANT	
□ EM	EXIST. ELECTRIC METER	
□TSB	EXIST. TRAFFIC SIGNAL BOX	PROP GRADE
EV	EXIST. ELECTRIC VAULT	·
TS⊚	EXIST. TRAFFIC SIGNAL POLE	PROP CURB & GUTTER —
<u> </u>	EXIST. MANHOLE EXIST. INLET	EXIST=60.10
[20]		PROP RETAINING WALL
	PROP. CONTOUR	
	EXIST. CONTOUR	└─ PROP CURB & GUTTE
	PROP. SAWCUT LINE	CECTION D
T	PROP. TRANSFORMER	SECTION D-D
		NOT TO SCALE

**JUAN TABO** 

BOULEVARD

**EXIST GRADE -**

7.0' PUBLIC UTIL ESMT -

PROP=55.55

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₹7.0' PUBLIC UTIL ESMT

PROP GRADE -

-EXIST SIDEWALK

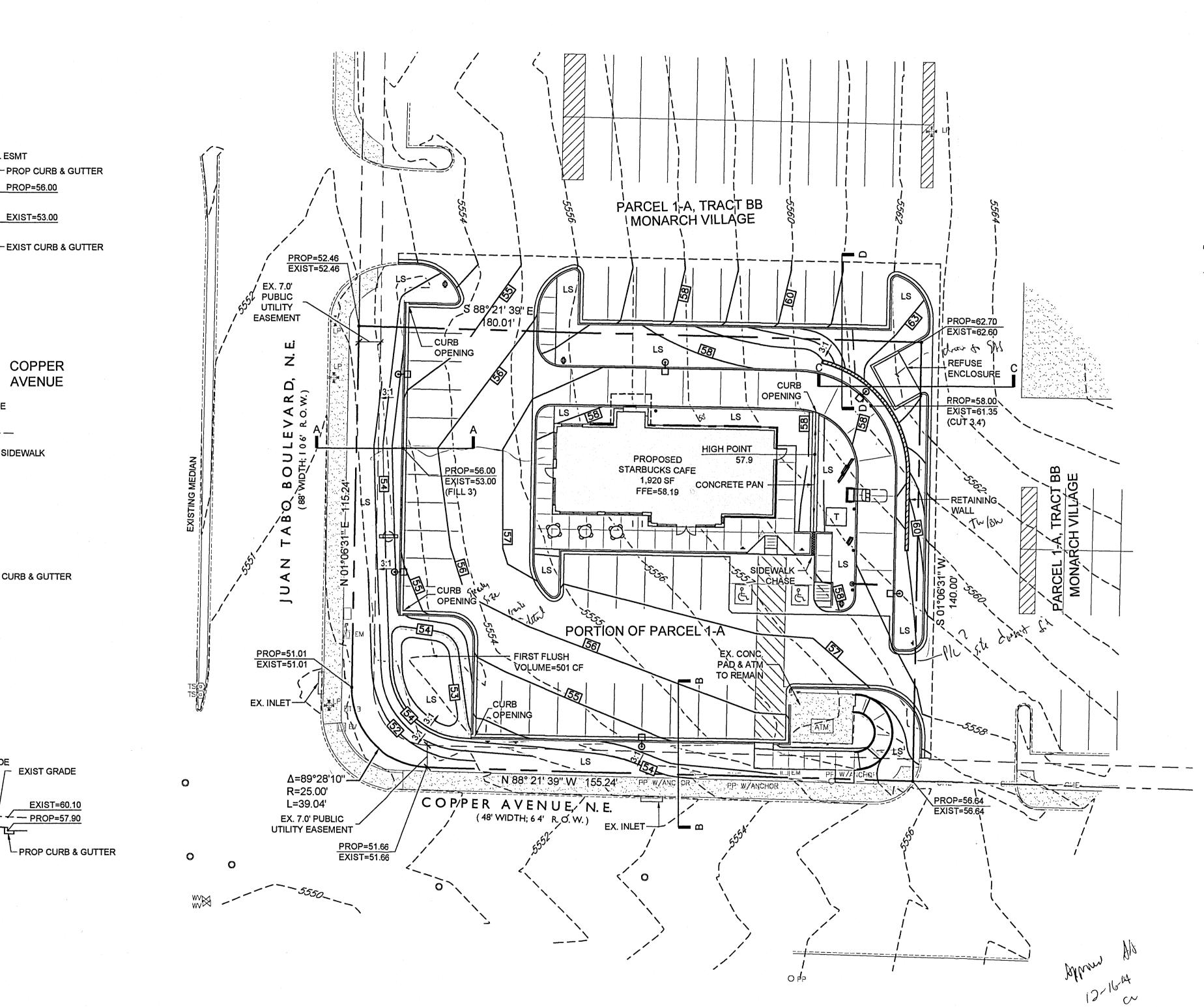
**SECTION A-A** 

PROP=56.00

EXIST=53.00

COPPER

**AVENUE** 





2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 ph www.SterlingDesignAssociates.com

#### STERLING DESIGN ASSOCIATES, LLC

NO.: 1	DATE: 11/19/14	BY: JMN
DESCRIF	PTION: CITY COMMENTS	
NO.: 2	DATE:	BY:
DESCRIF	PTION:	
NO.: 3	DATE:	BY:
DESCRIF	PTION:	
NO.: 4	DATE:	BY:
DESCRIF	PTION:	
NO.: 5	DATE:	BY:
DESCRIF	TION:	
	DATE:	BY:

DATE: <b>09/23/14</b>	SCALE: 1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JLO	-
DRAWN BY:	DRAWING FILE:
JLO	<b>-</b>



63433-001

STARBUCKS DRIVE-THRU **700 JUAN TABO NE ALBUQUERQUE, NM 87123** 

DEVELOPER:

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SCALE: 1"= 20'-0"

PRELIMINARY GRADING PLAN

SHEET NUMBER:

3 OF 7

#### **CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.