

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

- REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
- 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.
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- 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.
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- SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHERE SHOWN AT CURB AND GUTTER UNLESS OTHERWISE NOTED.
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GRADING NARRATIVE

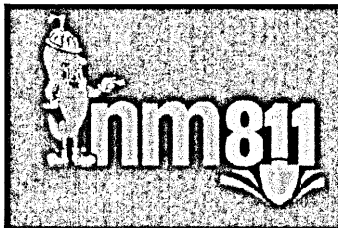
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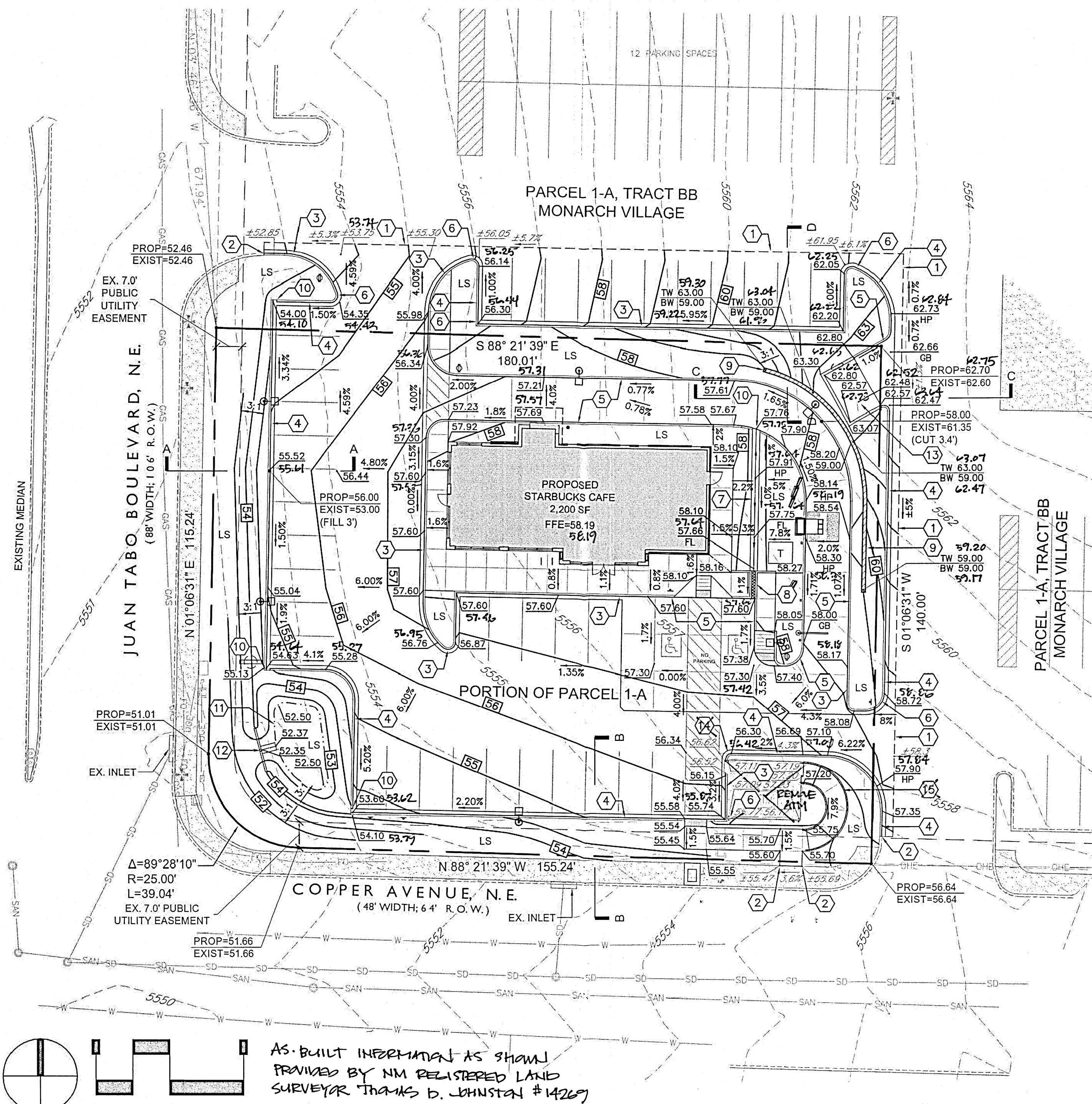


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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



JUAN TABO BOULEVARD

EXIST GRADE
PROP CURB & GUTTER
PROP GRADE
EXIST CURB & GUTTER

SECTION A-A
NOT TO SCALE

7.0' PUBLIC UTIL ESMT
PROP CURB & GUTTER
EXIST GRADE
EXIST CURB & GUTTER
EXIST SIDEWALK

SECTION B-B
NOT TO SCALE

COPPER AVENUE

PROP GRADE
PROP RETAINING WALL
EXIST GRADE
PROP CURB & GUTTER
PROP REFUSE ENCLOSURE
PROP CURB & GUTTER

SECTION C-C
NOT TO SCALE

PROP GRADE
EXIST GRADE
PROP CURB & GUTTER
PROP RETAINING WALL
EXIST GRADE
EXIST CURB & GUTTER

SECTION D-D
NOT TO SCALE

CONSTRUCTION NOTES

- SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS AS SHOWN.
- 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.
- CONSTRUCT 6-INCH CONCRETE INTEGRAL CURB. RE: SHEET C390, DETAIL C.
- CONSTRUCT TRANSITION FROM CATCH TO SPILL PAN. FIELD VERIFY THAT RUNOFF WILL COMPLETELY EXIT PAN ONTO ADJACENT PAVEMENT.
- CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.
- 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.
- CONSTRUCT RETAINING WALL. RE: ARCH/STRUCTURAL PLANS.
- CONSTRUCT 1.0' CURB OPENING. RE: SHEET C390, DETAIL B.
- CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL F.
- CONSTRUCT CONCRETE OUTLET CONTROL WALL WITH WEIR AND PERFORATED STEEL PLATE. RE: SHEET C390, DETAIL G.
- CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE: SHEET C501.
- EXISTING CONCRETE STEPS TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. RE: SHEET C390, DETAIL D.
- CONSTRUCT RAMP AND RAILING. RE: SHEET C201.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXIST. CURB & GUTTER
---	PROP. CURB & GUTTER
---	EXIST. SIDEWALK
---	PROP. SIDEWALK
---	EXIST. LIGHT POLE
---	PROP. LIGHT POLE
---	EXIST. SIGN
---	PROP. SIGN
---	PROP. BOLLARD
---	LANDSCAPE AREA
---	PROP. HANDICAP PARKING SYMBOL
---	EXIST. OVERHEAD POWER
---	EXIST. WATER VALVE
---	EXIST. POWER POLE
---	EXIST. FIRE HYDRANT
---	EXIST. ELECTRIC METER
---	EXIST. TRAFFIC SIGNAL BOX
---	EXIST. ELECTRIC VAULT
---	EXIST. TRAFFIC SIGNAL POLE
---	EXIST. MANHOLE
---	EXIST. INLET
---	PROP. CONTOUR
---	EXIST. CONTOUR
---	PROP. SAWCUT LINE
---	PROP. TRANSFORMER

DRAINAGE SUMMARY (RE: SHEET C390 FOR ADDITIONAL)

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

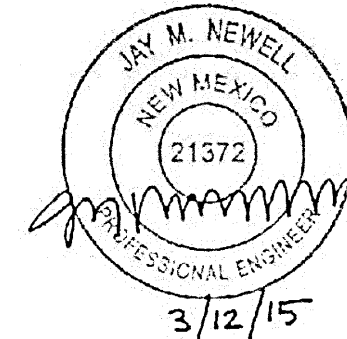
Upon review it has been found that the 2-foot wide concrete pan on the east side of the building conveys runoff entirely to the south rather than portions to the south and portions to the north. Portions of the pan are also constructed with a flat slope. The finished grade elevations of and near the 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 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 plan(s).

Sterling Design Associates, Inc.
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	
ISSUES & REVISIONS	
NO. 1 DATE: 03/12/15	BY: JLO
DESCRIPTION: CITY COMMENTS	
NO. 2 DATE: 10/13/15	BY: JMN
DESCRIPTION: AS-BUILT	
NO. 3 DATE:	BY:
DESCRIPTION:	
NO. 4 DATE:	BY:
DESCRIPTION:	
NO. 5 DATE:	BY:
DESCRIPTION:	
NO. 6 DATE:	BY:
DESCRIPTION:	
DATE: 09/23/14	
SCALE: 1" = 20'-0"	
PROJECT MANAGER: JLO	
PROJECT NO.:	
DRAWN BY: JMN	
DRAWING FILE:	

PROJECT:

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:
C301

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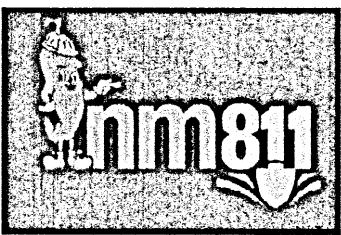
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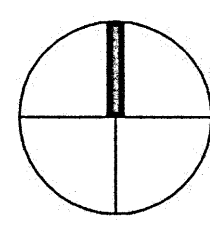
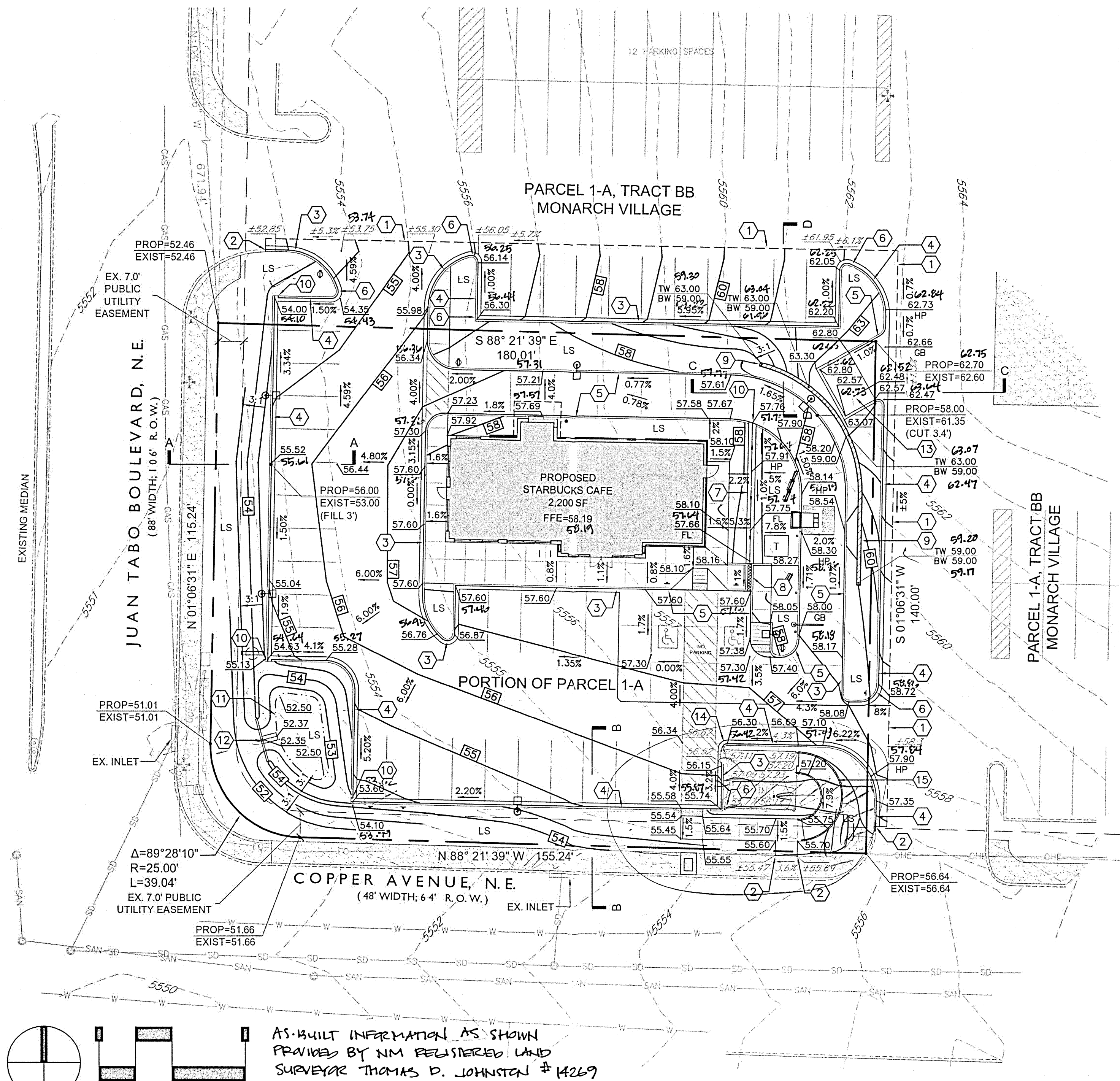


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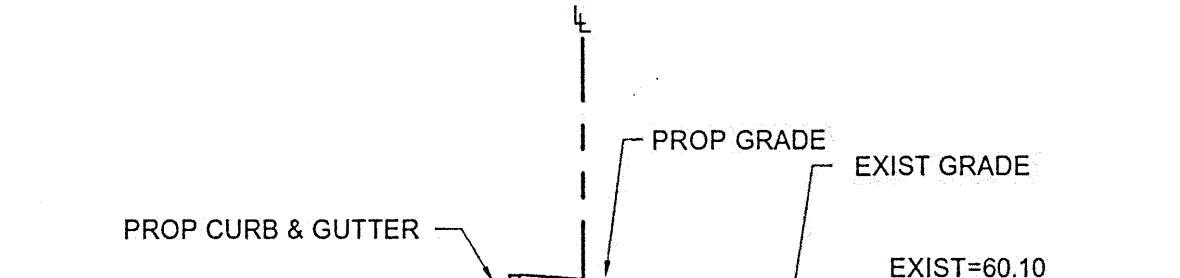
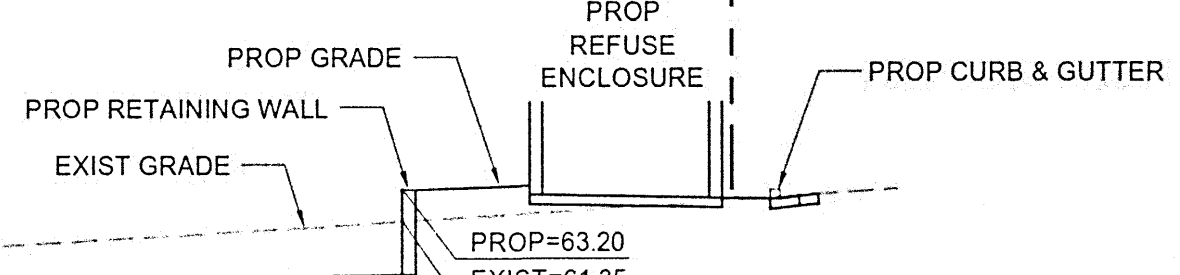
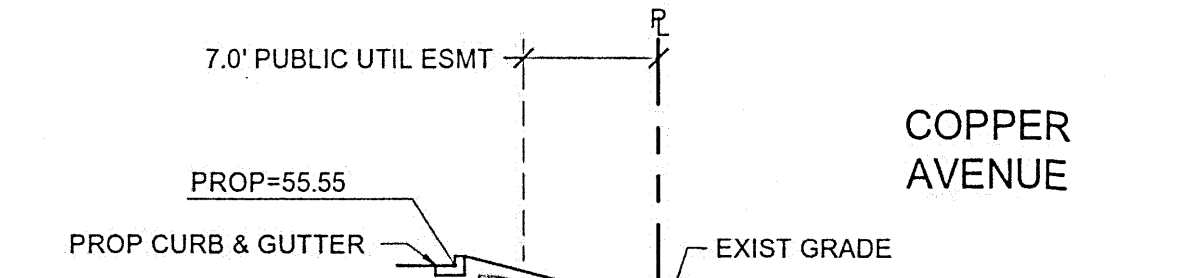
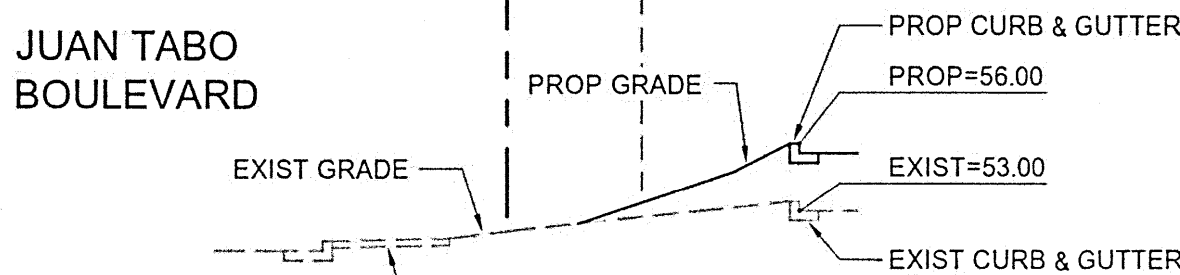
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AS-BUILT INFORMATION AS SHOWN PROVIDED BY NM REGISTERED LAND SURVEYOR THOMAS D. JOHNSTON #14269



CONSTRUCTION NOTES

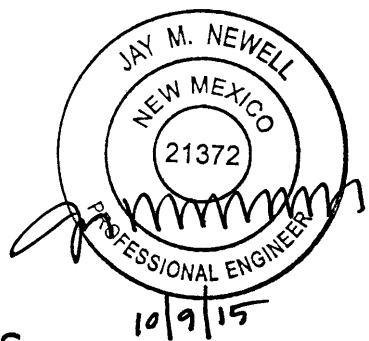
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- CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.
- CONSTRUCT 1-FOOT WIDE (SINGLE) SIDEWALK CULVERT WITH STEEL PLATE TOP AND WITHOUT V-SHAPED INVERT. DEPTH OF CULVERT OPENING SHALL BE CONSISTENT 6" FROM TOP OF TOP PLATE TO INVERT. 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.
- CONSTRUCT RETAINING WALL. RE: ARCH/STRUCTURAL PLANS.
- CONSTRUCT 1.0' CURB OPENING. RE: SHEET C390, DETAIL B.
- CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL F.
- CONSTRUCT CONCRETE OUTLET CONTROL WALL WITH WEIR AND PERFORATED STEEL PLATE. RE: SHEET C390, DETAIL G.
- CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE: SHEET C501.
- EXISTING CONCRETE STEPS TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. RE: SHEET C390, DETAIL D.
- CONSTRUCT RAMP AND RAILING. RE: SHEET C201.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXIST. CURB & GUTTER
---	PROP. CURB & GUTTER
---	EXIST. SIDEWALK
---	PROP. SIDEWALK
---	EXIST. LIGHT POLE
---	PROP. LIGHT POLE
---	EXIST. SIGN
---	PROP. SIGN
---	PROP. BOLLARD
---	LANDSCAPE AREA
---	PROP. HANDICAP PARKING SYMBOL
---	EXIST. OVERHEAD POWER
---	EXIST. WATER VALVE
---	EXIST. POWER POLE
---	EXIST. FIRE HYDRANT
---	EXIST. ELECTRIC METER
---	EXIST. TRAFFIC SIGNAL BOX
---	EXIST. ELECTRIC VAULT
---	EXIST. TRAFFIC SIGNAL POLE
---	EXIST. MANHOLE
---	EXIST. INLET
---	PROP. CONTOUR
---	EXIST. CONTOUR
---	PROP. SAWCUT LINE
---	PROP. TRANSFORMER

DRAINAGE SUMMARY (RE: SHEET C390 FOR ADDITIONAL)

LOT AREA	= 0.58 ACRE		
LOT IMPERVIOUS AREA	= 17,543 SF (0.40 ACRE)		
FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA)	= 497 CF		
FIRST FLUSH VOLUME PROVIDED	ELEV (FT)	AREA (SF)	VOLUME (CF)
	53.0	367	501
	54.0	649	
(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. 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 plan(s).



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: 10/9/15 BY: JMN
DESCRIPTION: AS-BUILT	
NO: 3	DATE: BY:
DESCRIPTION:	
NO: 4	DATE: BY:
DESCRIPTION:	
NO: 5	DATE: BY:
DESCRIPTION:	
NO: 6	DATE: BY:
DESCRIPTION:	

PROJECT:
 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:
C301

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

PEAK DISCHARGE CALCULATIONS

TABLE A-9 METHOD

PRECIPITATION ZONE:	4	(ADPM, FIG. A-1)
LAND TREATMENT:	D	(ADPM, TABLE A-4)
WATERSHED AREA:	0.58 AC.	(ADPM, SECT. A.6)
Tc:	12 MIN.	
PEAK DISCHARGE RATE:	100-YR = 5.25 CFS/AC 10-YR = 3.57 CFS/AC 2-YR = 2.17 CFS/AC	(ADPM, TABLE A-9) (ADPM, TABLE A-9) (ADPM, TABLE A-9)
PEAK DISCHARGE:	100-YR = 3.05 CFS 10-YR = 2.07 CFS 2-YR = 1.26 CFS	

RATIONAL METHOD

RATIONAL COEFFICIENT:	100-YR = 0.94 10-YR = 0.93 2-YR = 0.93	(ADPM, TABLE A-11) (ADPM, TABLE A-11) (ADPM, TABLE A-11)
RAINFALL INTENSITY:	100-YR = 5.61 IN/HR 10-YR = 3.83 IN/HR 2-YR = 2.34 IN/HR	(ADPM, TABLE A-10) (ADPM, TABLE A-10) (ADPM, TABLE A-10)
PEAK DISCHARGE:	100-YR = 3.06 CFS 10-YR = 2.07 CFS 2-YR = 1.26 CFS	

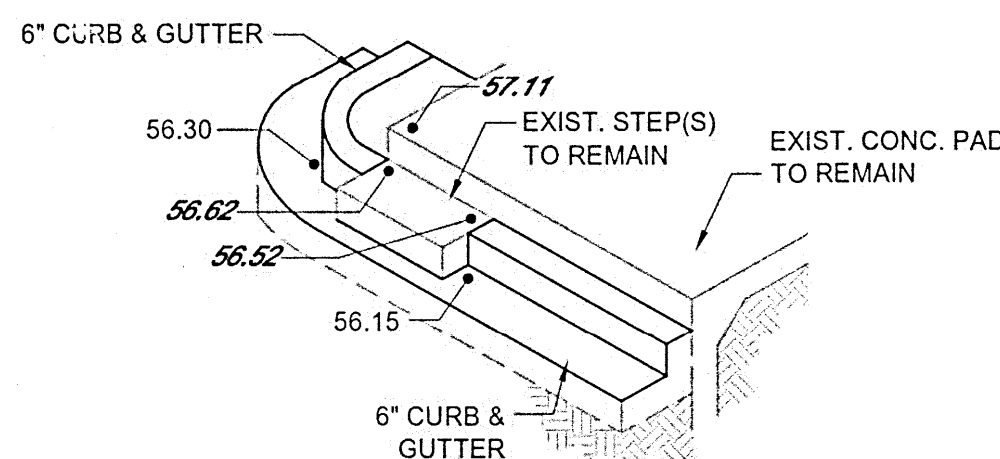
(ADPM = ALBUQUERQUE DEVELOPMENT PROCESS MANUAL)

OUTLET CALCULATIONS

PERFORATED PLATE

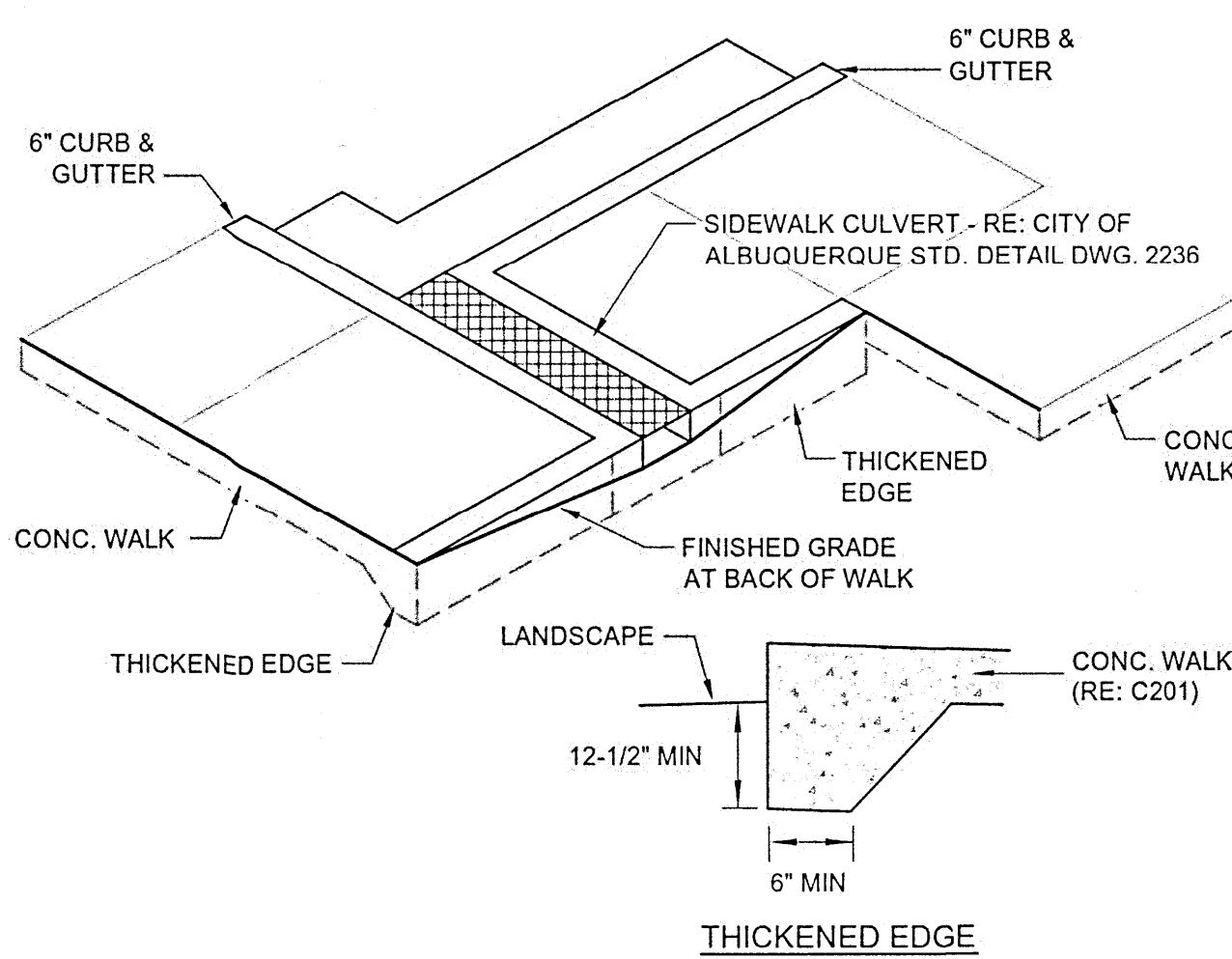
VOLUME:	497 CF (0.0114 AC-FT)	
HEIGHT:	1.37 FT (53.72 TO 52.35)	
Td (DRAIN TIME):	40 HR	
S (SLOPE):	0.5%	
Ao (OPEN AREA PER ROW):	0.048 SQ. IN.	(UDFCD, DCM, VOL. III, EQ. EDB-3)
ORIFICE DIAMETER:	0.25 IN.	(UDFCD, DCM, VOL. III, TABLE OS-1)
WEIR		
PEAK DISCHARGE:	3.06 CFS	
C (WEIR COEFFICIENT):	3.33	
LENGTH:	6.25 FT.	
H (HEIGHT OF WEIR):	0.28 FT.	

(UDFCD, DCM = URBAN DRAINAGE FLOOD CONTROL DISTRICT, DRAINAGE CRITERIA MANUAL)



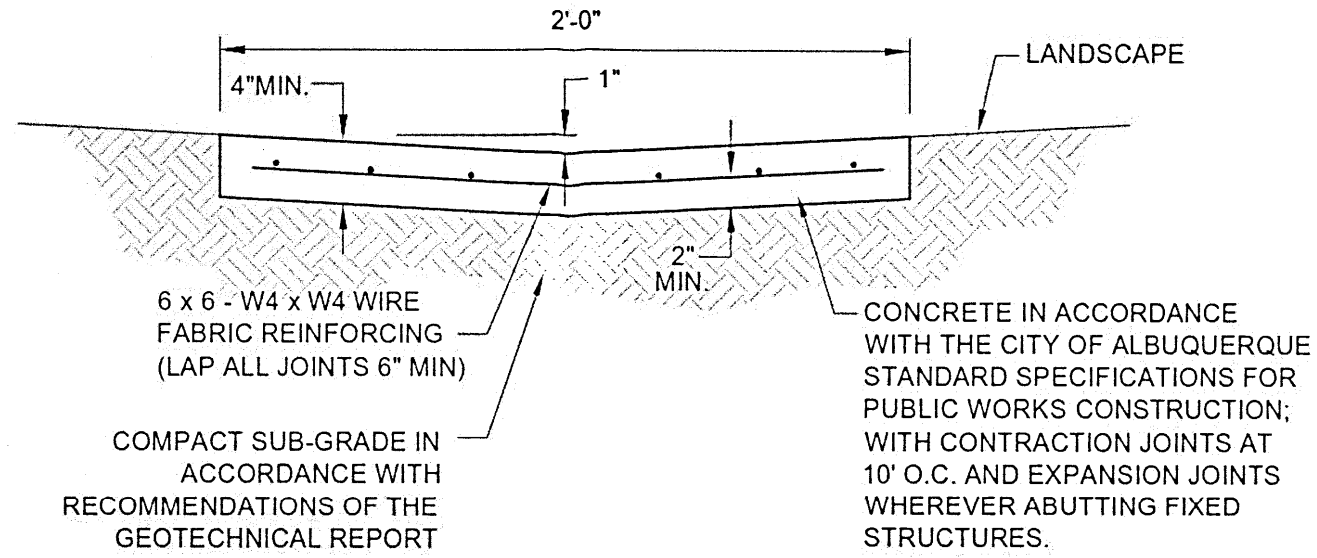
EXISTING STEP DETAIL

NOT TO SCALE



SIDEWALK CULVERT

NOT TO SCALE



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

- REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
- 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.
- 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.
- 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.
- 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.
- 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.
- SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHERE SHOWN AT CURB AND GUTTER UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
- 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.
- THE CONTRACTOR SHALL HAVE FORMS CHECKED BY A SURVEYOR FOR CURB AND GUTTER ADJACENT TO EXISTING ASPHALT OR CONCRETE. THE GROSS 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 ARISE.
- THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREA.
- ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED, ACCORDING TO THE LANDSCAPE PLAN.
- EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 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 CLOSEOUT.
- 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.
- 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.
- 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.
- 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

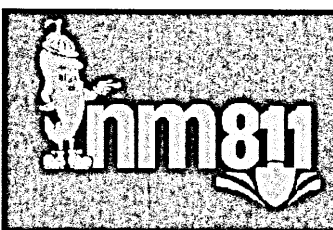
EXISTING SITE TOPOGRAPHY GENERALLY SLOPES AT APPROXIMATELY 6% FROM THE EAST TO THE WEST ACROSS THE EXISTING PAVED PARKING LOT. EXISTING PERIMETER LANDSCAPE AREAS ARE STEEPER.

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.

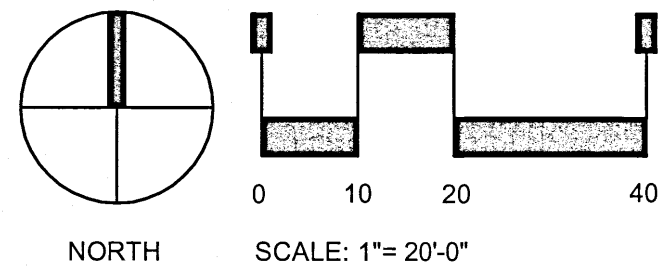
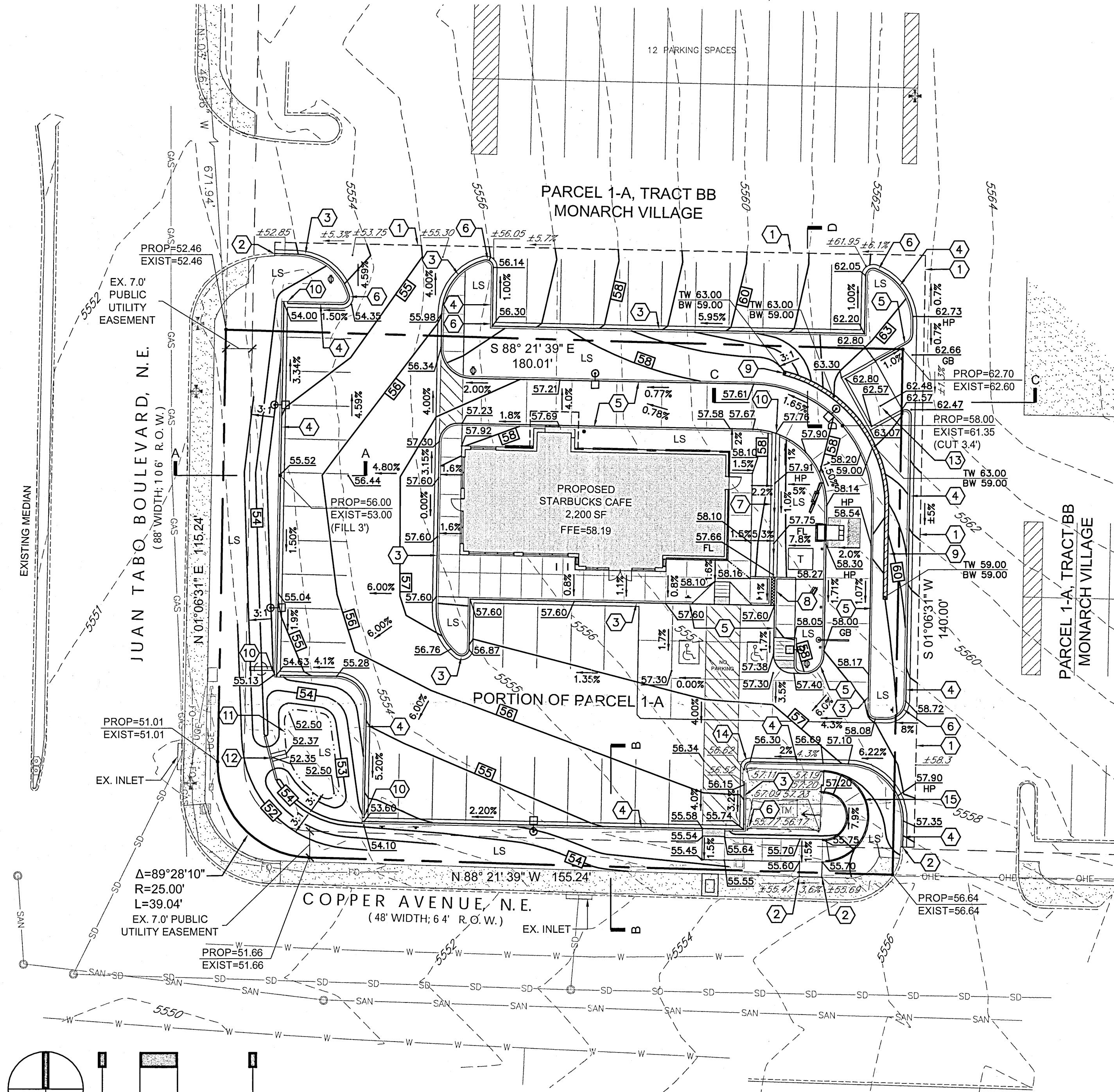


CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

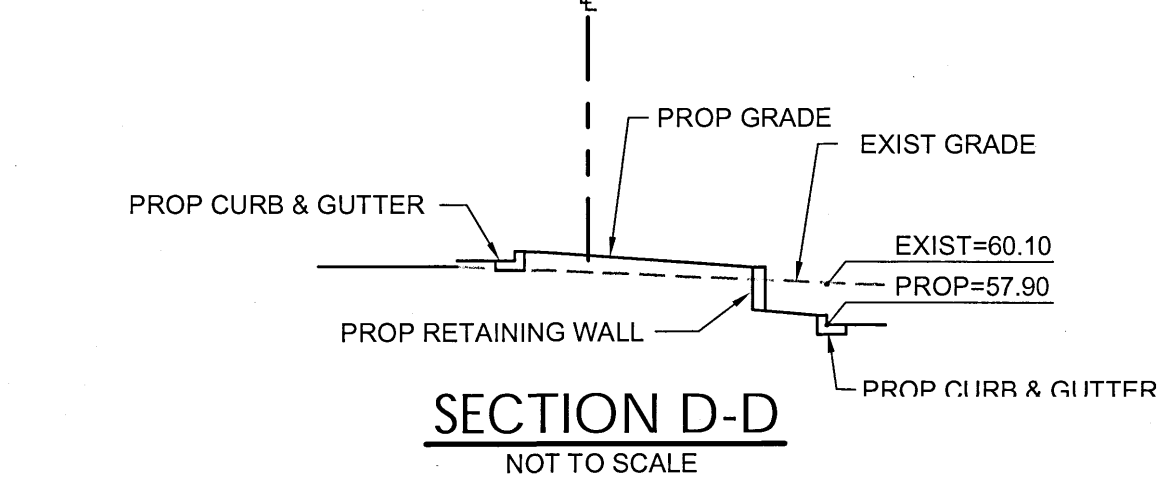
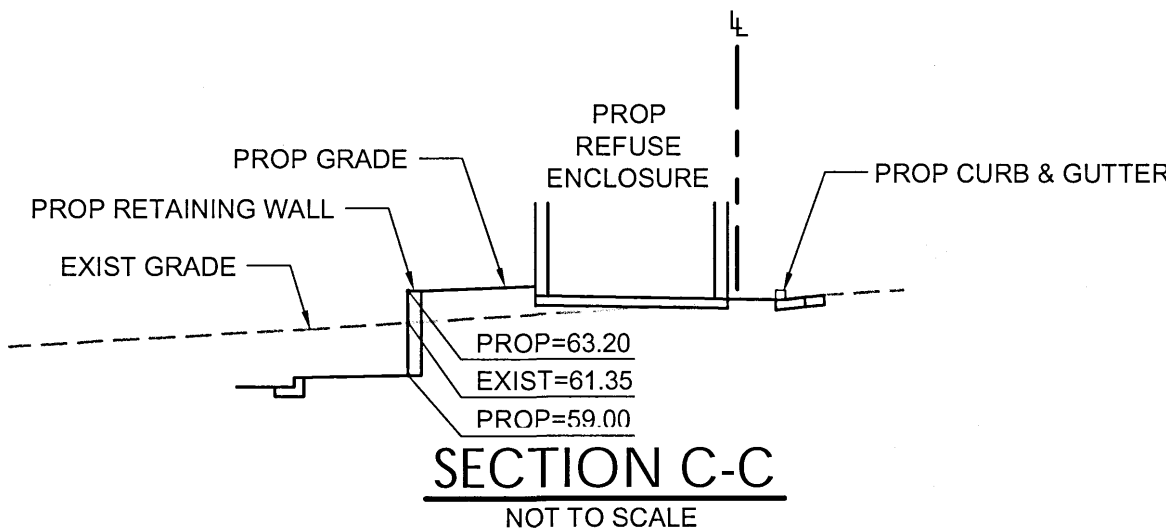
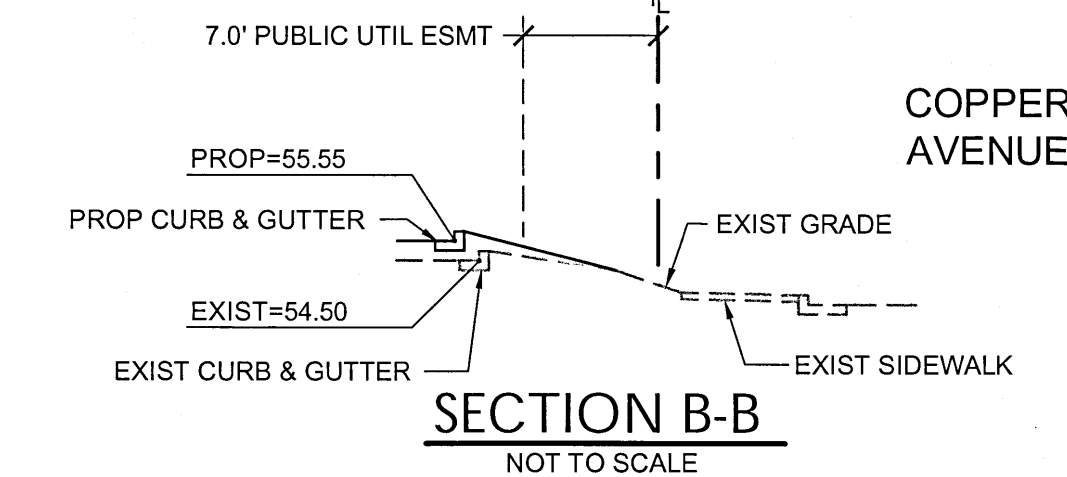
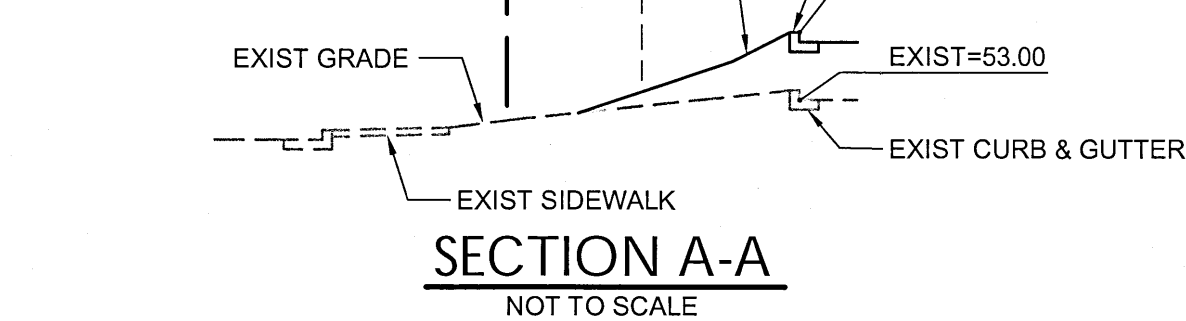
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



JUAN TABO BOULEVARD



CONSTRUCTION NOTES

- SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS AS SHOWN.
- 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.
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LEGEND

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---	PROP. LIGHT POLE
---	EXIST. SIGN
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---	PROP. CONTOUR
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---	PROP. SAWCUT LINE
---	PROP. TRANSFORMER

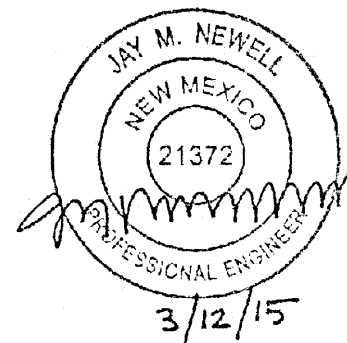
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	53.0 367 501
	54.0 649 501
(FIRST FLUSH VOLUME ELEV.	= 53.72 497)

Sterling Design Associates, llc
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

ISSUES & REVISIONS	BY: JLO
NO. 1 DATE: 03/12/15	
DESCRIPTION: CITY COMMENTS	
NO. 2 DATE:	BY:
DESCRIPTION:	
NO. 3 DATE:	BY:
DESCRIPTION:	
NO. 4 DATE:	BY:
DESCRIPTION:	
NO. 5 DATE:	BY:
DESCRIPTION:	
NO. 6 DATE:	BY:
DESCRIPTION:	

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

PROJECT:

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:

C301

SITE CONSTRUCTION PLAN

NOT TO SCALE

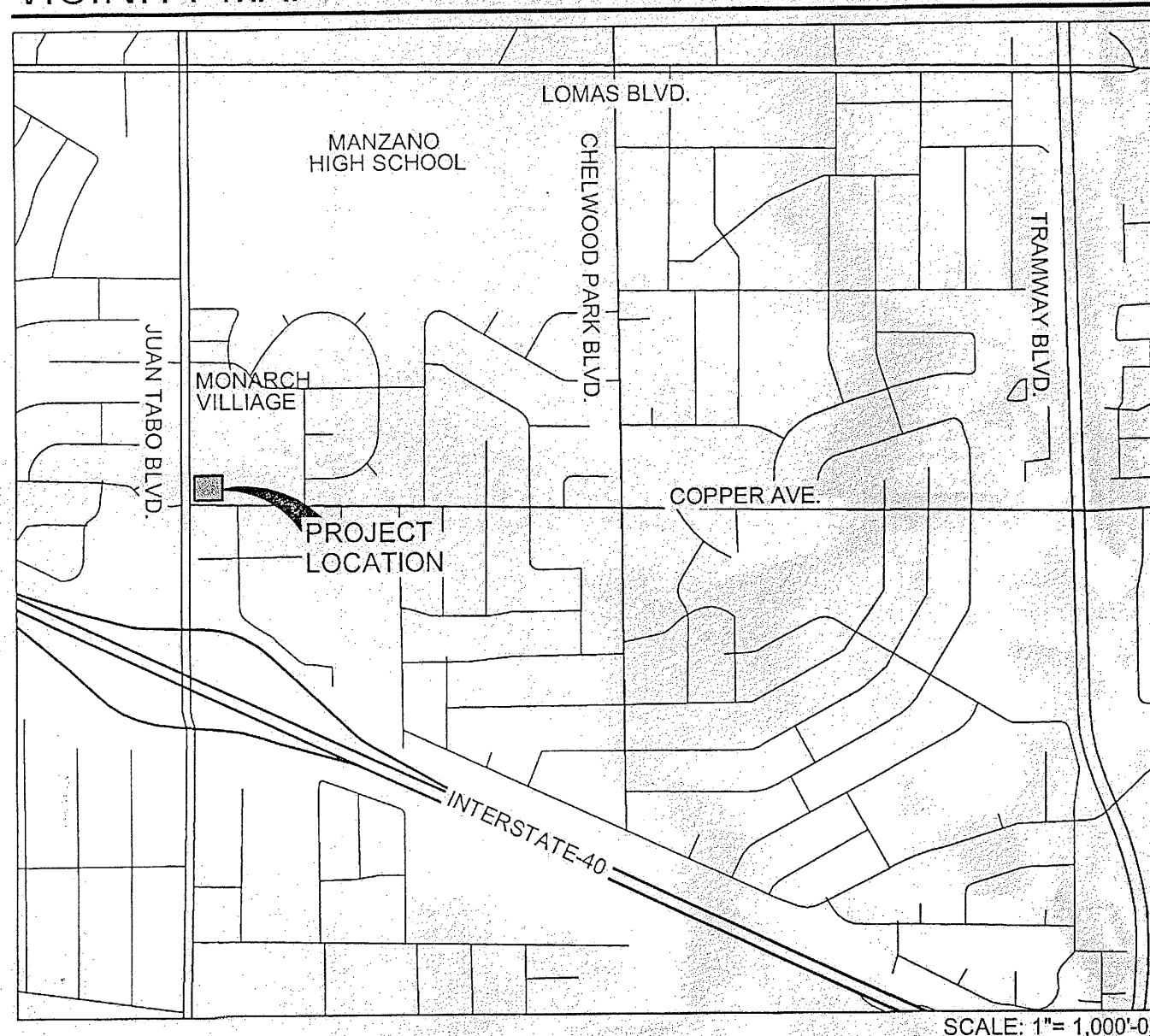


—G



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 DEVELOPMENT PLAN

VICINITY MAP



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
7 OF 7	AMENDED SITE DEVELOPMENT PLAN

PARKING CALCULATIONS

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

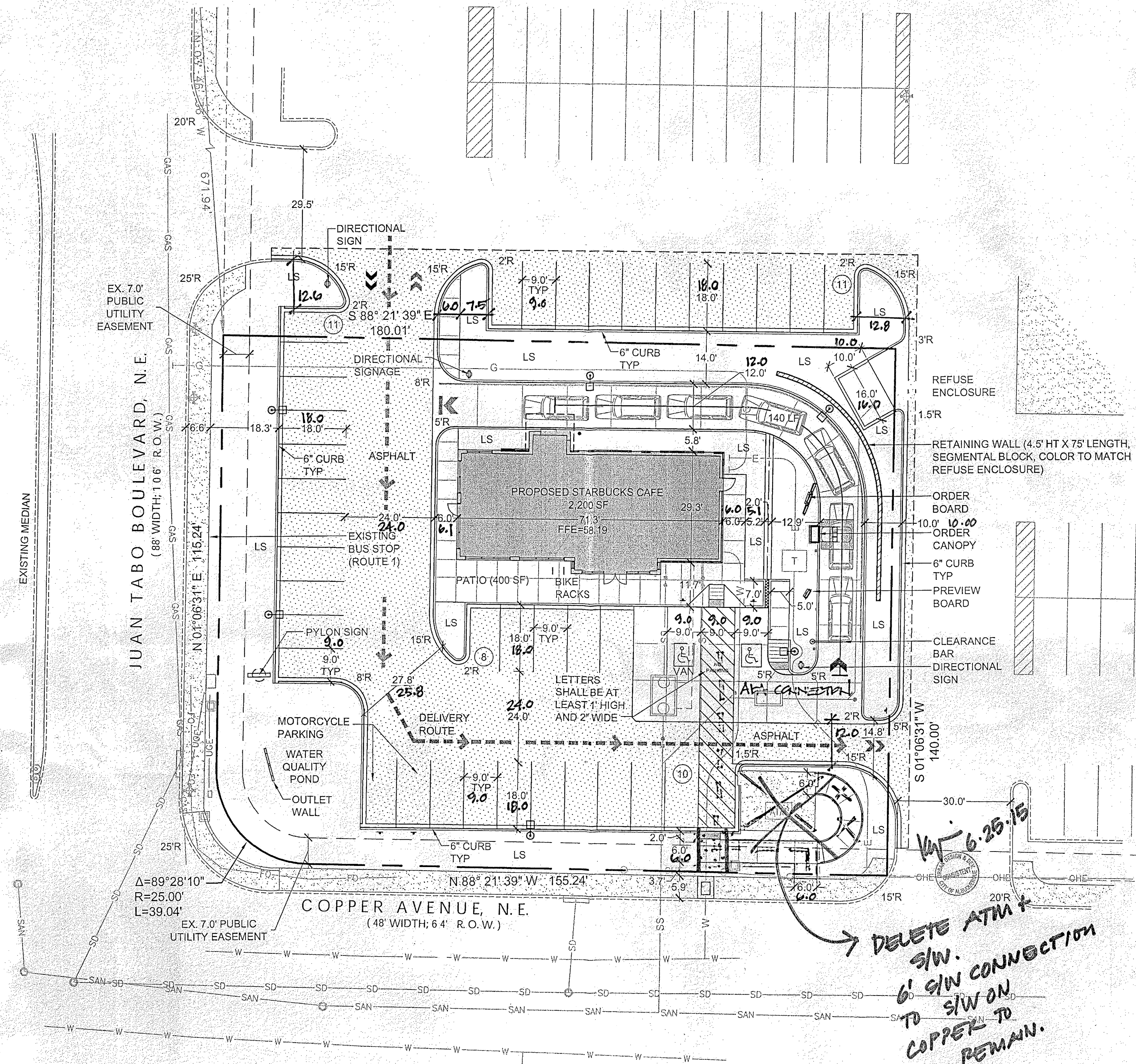
LEGAL DESCRIPTION

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

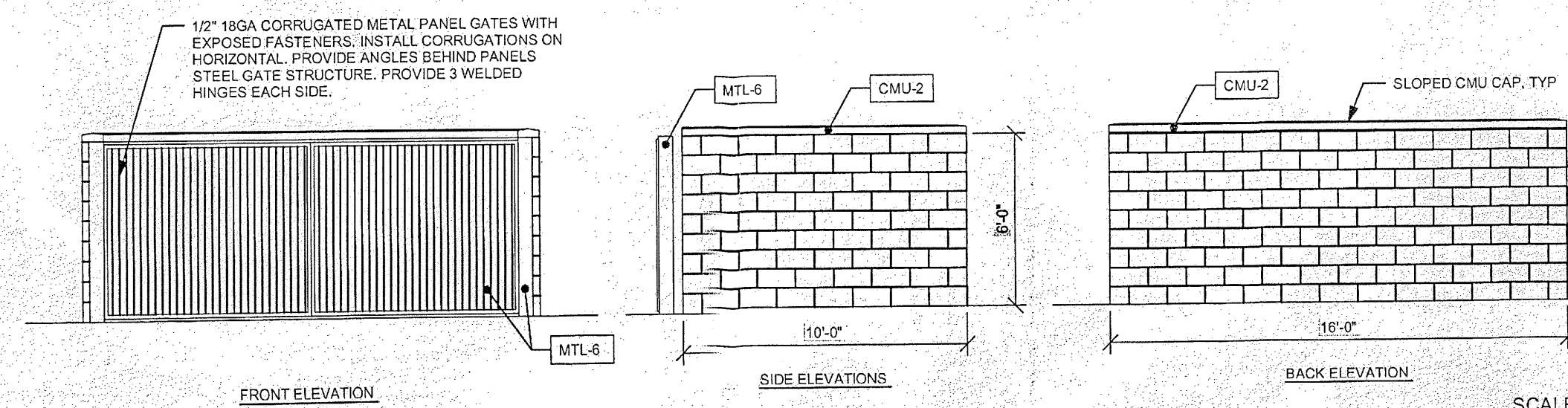
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REFUSE ENCLOSURE



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXIST. CURB & GUTTER
---	PROP. CURB & GUTTER
---	EXIST. SIDEWALK
---	PROP. SIDEWALK
LP	EXIST. LIGHT POLE
LP	PROP. LIGHT POLE (20' HT, 325 MH FIXTURE)
/	EXIST. SIGN
/	PROP. SIGN
LS	PROP. BOLLARD
LS	LANDSCAPE AREA
OHE	EXIST. OVERHEAD POWER
W	EXIST. WATERLINE
SAN	EXIST. SANITARY SEWER
SD	EXIST. STORM SEWER
GAS	EXIST. GAS LINE
FO	EXIST. FIBER OPTIC LINE
UG	EXIST. UNDERGROUND POWER
W	EXIST. WATER VALVE
PO	EXIST. POWER POLE
EM	EXIST. ELECTRIC METER
TSB	EXIST. TRAFFIC SIGNAL BOX
EV	EXIST. ELECTRIC VAULT
TS	EXIST. TRAFFIC SIGNAL POLE
TS	EXIST. MANHOLE
TS	EXIST. INLET
G	PROP. GAS
E	PROP. ELECTRIC
SS	PROP. SANITARY SEWER
W	PROP. WATER
W	PROP. SAWCUT LINE
W	PROP. DELIVERY ROUTE
T	PROP. TRANSFORMER

Sterling Design Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

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

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	NO.	DATE	BY
NO. 1	DATE: 11/19/14	BY: JLO	
DESCRIPTION	CITY COMMENTS		
NO. 2	DATE: 10/9/15	BY: JMN	
DESCRIPTION: AS-BUILT			
NO. 3	DATE:	BY:	
DESCRIPTION:			
NO. 4	DATE:	BY:	
DESCRIPTION:			
NO. 5	DATE:	BY:	
DESCRIPTION:			
NO. 6	DATE:	BY:	
DESCRIPTION:			

ADMINISTRATIVE AMENDMENT
FILE # 10106 PROJECT # 1003777
APPROVAL OF SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
FOR STARBUCKS @ 700 JUAN TABO
APPROVED BY DATE
1-7-2015

PROJECT:
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

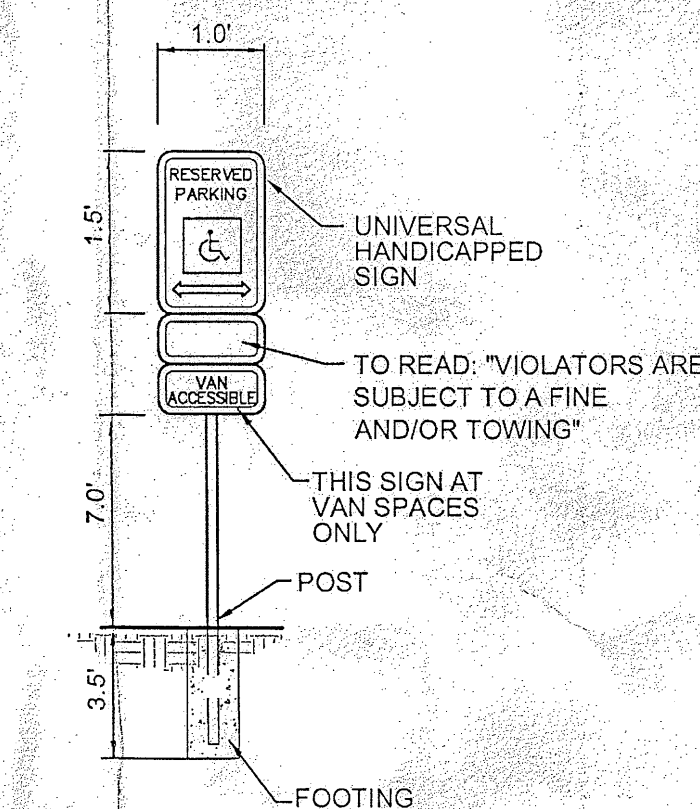
SHEET TITLE:
SITE PLAN AS-BUILT

SHEET NUMBER:

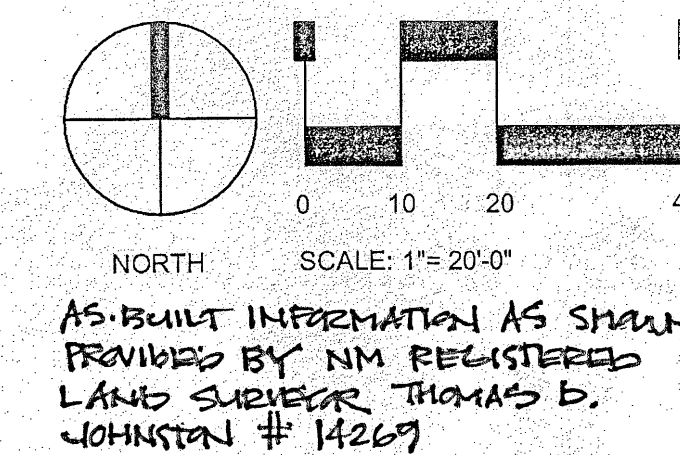
1 OF 7

HANDCAP PARKING SIGN

NOT TO SCALE



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.

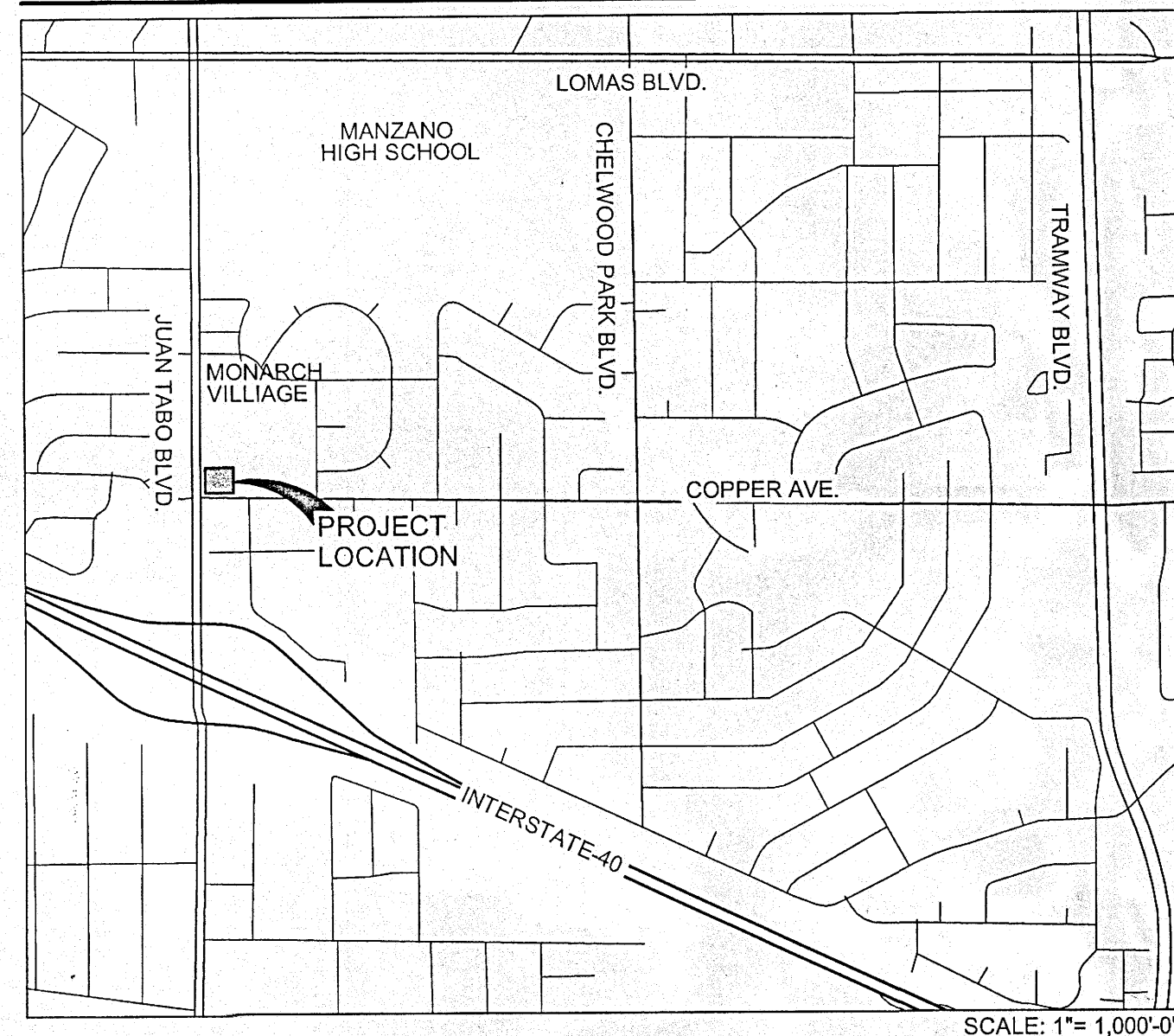


AS-BUILT INFORMATION AS SHOWN PROVIDED BY NM REGISTERED LAND SURVEYOR THOMAS D. JOHNSON # 14269

SCALE: NTS

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 DEVELOPMENT PLAN

VICINITY MAP



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
7 OF 7	AMENDED SITE DEVELOPMENT PLAN

PARKING CALCULATIONS

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

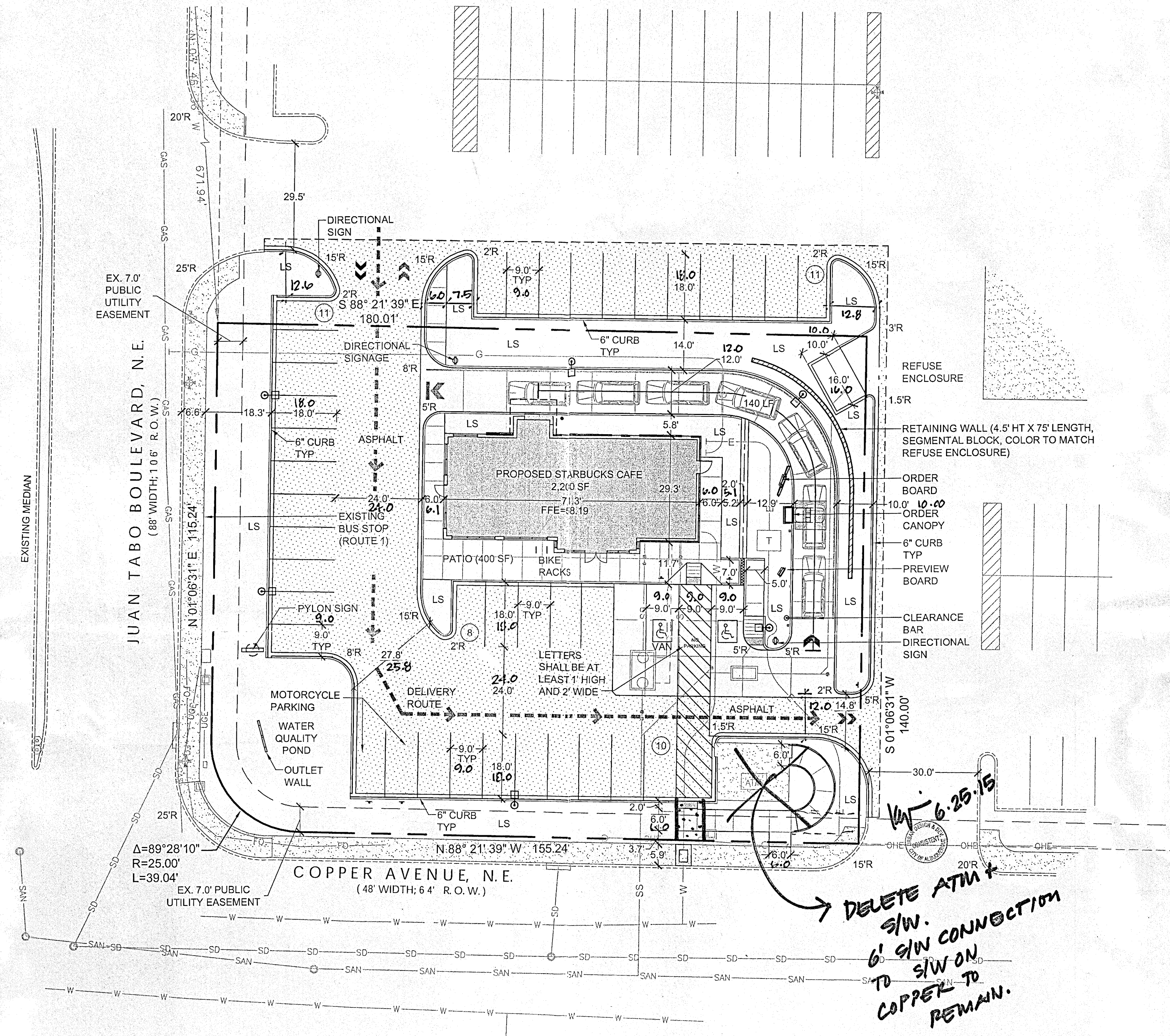
LEGAL DESCRIPTION

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

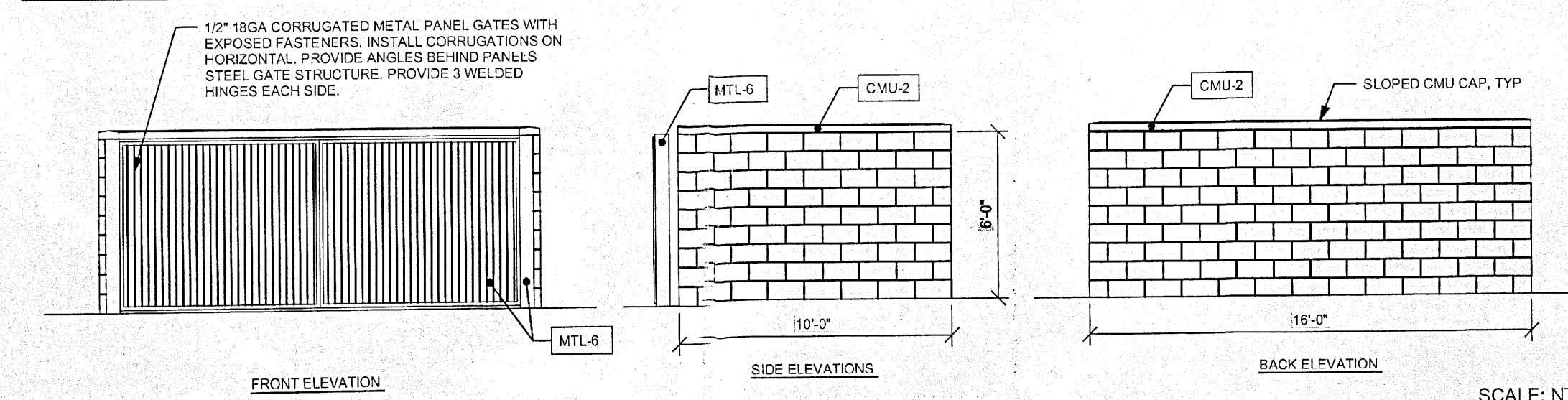
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



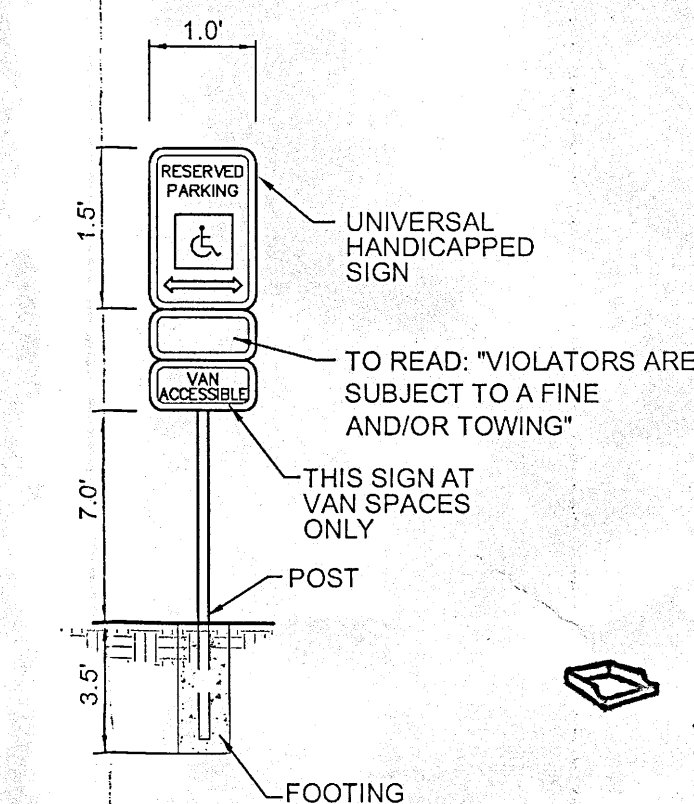
REFUSE ENCLOSURE



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXIST. CURB & GUTTER
---	PROP. CURB & GUTTER
---	EXIST. SIDEWALK
---	PROP. SIDEWALK
LP	EXIST. LIGHT POLE
LP	PROP. LIGHT POLE (20' HT; 325 MH FIXTURE)
---	EXIST. SIGN
---	PROP. SIGN
---	PROP. BOLLARD
LS	LANDSCAPE AREA
OHE	EXIST. OVERHEAD POWER
W	EXIST. WATERLINE
SAN	EXIST. SANITARY SEWER
SD	EXIST. STORM SEWER
GAS	EXIST. GAS LINE
FO	EXIST. FIBER OPTIC LINE
USE	EXIST. UNDERGROUND POWER
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E	PROP. ELECTRIC
SS	PROP. SANITARY SEWER
W	PROP. WATER
---	PROP. SAWCUT LINE
---	PROP. DELIVERY ROUTE
T	PROP. TRANSFORMER

ADMINISTRATIVE AMENDMENT
FILE # 1426 PROJECT # 100377
APPROVAL OF SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
FOR STARBUCKS @ 700 JUAN TABO NE
APPROVED BY DATE



HANDICAP PARKING SIGN
NOT TO SCALE

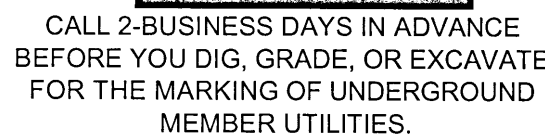
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STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
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PROJECT:
63433-001
STARBUCKS DRIVE-THRU
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ALBUQUERQUE, NM 87123
DEVELOPER:
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2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134
(206) 318-1575

SHEET TITLE:
SITE PLAN AS-BUILT
SHEET NUMBER:
1 OF 7

- 1 EXISTING CONCRETE WALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 2 EXISTING CONCRETE CURB AND GUTTER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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.
- 8 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. (5X5" 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.
- 20 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.
- 22 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.
- 23 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.
- 24 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.
- 26 INSTALL 1-INCH PVC CONDUIT AND DETECTOR LOOP CENTERED ON ORDER POINT AND/OR DRIVE-THROUGH 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.
- 27 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.
- 29 PAINT HANDICAP SYMBOL. RE: SHEET C202, DETAIL A.
- 30 PAINT "NO PARKING" (2" WIDE, 1' HIGH) PER CITY OF ALBUQUERQUE TRANSPORTATION DEPARTMENT.
- 31 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.
- 32 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.
- 33 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.
- 34 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.
- 35 NOT USED.



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C201

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

- REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
- 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.
- 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.
- 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.
- 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.
- 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.
- SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHERE SHOWN AT CURB AND GUTTER UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
- 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.
- 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 ARISE.
- THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREA.
- ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED, ACCORDING TO THE LANDSCAPE PLAN.
- EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 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 CLOSEOUT.
- 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.
- 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.
- 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.
- 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.

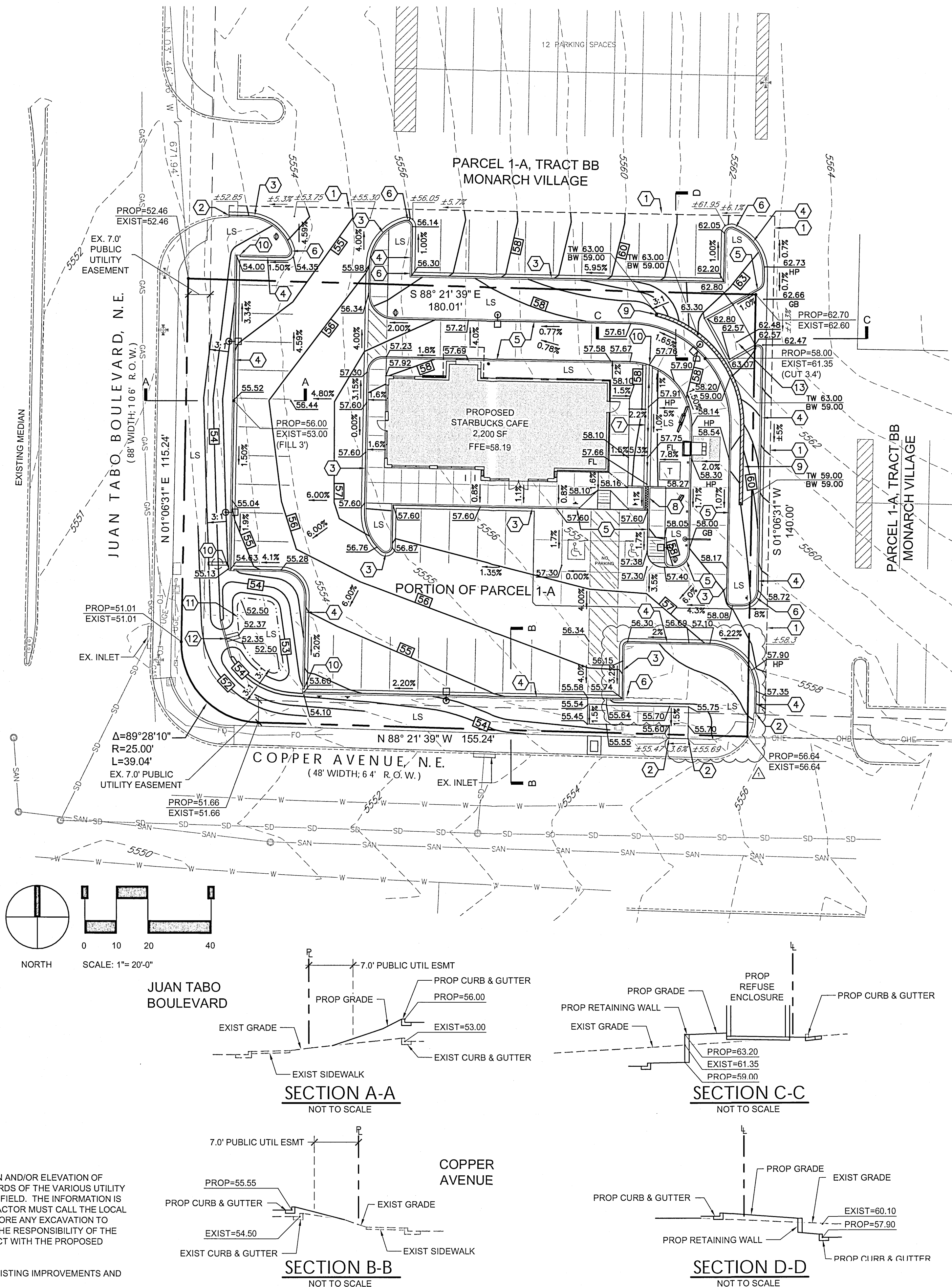


CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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CONSTRUCTION NOTES

- SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS AS SHOWN.
- 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.
- CONSTRUCT 6-INCH CONCRETE INTEGRAL CURB. RE: SHEET C390, DETAIL C.
- CONSTRUCT TRANSITION FROM CATCH TO SPILL PAN. FIELD VERIFY THAT RUNOFF WILL COMPLETELY EXIT PAN ONTO ADJACENT PAVEMENT.
- CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.
- 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 (11) 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.
- CONSTRUCT RETAINING WALL. RE: ARCH/STRUCTURAL PLANS.
- CONSTRUCT 1.0' CURB OPENING. RE: SHEET C390, DETAIL B.
- CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL F.
- CONSTRUCT CONCRETE OUTLET CONTROL WALL WITH WEIR AND PERFORATED STEEL PLATE. RE: SHEET C390, DETAIL G.
- CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE: SHEET C501.
- NOT USED.
- NOT USED.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXIST. CURB & GUTTER
- PROP. CURB & GUTTER
- EXIST. SIDEWALK
- PROP. SIDEWALK
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. SIGN
- PROP. SIGN
- PROP. BOLLARD
- LANDSCAPE AREA
- PROP. HANDICAP PARKING SYMBOL
- EXIST. OVERHEAD POWER
- EXIST. WATER VALVE
- EXIST. POWER POLE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRIC METER
- EXIST. TRAFFIC SIGNAL BOX
- EXIST. ELECTRIC VAULT
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. INLET
- PROP. CONTOUR
- EXIST. CONTOUR
- PROP. SAWCUT LINE
- PROP. TRANSFORMER

DRAINAGE SUMMARY (RE: SHEET C390 FOR ADDITIONAL)

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

September 23, 2015

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

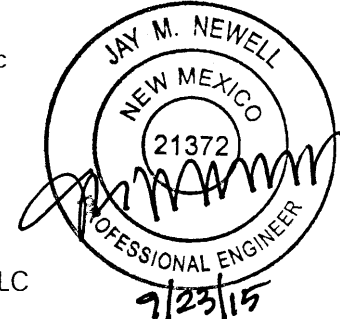
Mr. Spader:

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).

Respectfully submitted,
Sterling Design Associates, Inc.



Jay M. Newell
On behalf of
Sterling Design Associates, LLC

Sterling Design Associates, Inc.
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	
ISSUES & REVISIONS	
NO: 1	DATE: 03/12/15 BY: JLO
DESCRIPTION: CITY COMMENTS	
NO: 2	DATE: 06/30/15 BY: JLO
DESCRIPTION: ATM REMOVAL	
NO: 3	DATE: BY:
DESCRIPTION:	
NO: 4	DATE: BY:
DESCRIPTION:	
NO: 5	DATE: BY:
DESCRIPTION:	
NO: 6	DATE: BY:
DESCRIPTION:	
DATE: 09/23/14	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO: -
DRAWN BY: JMN	DRAWING FILE: -

PROJECT:

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:

C301

STARBUCKS COFFEE COMPANY
PORTION OF PARCEL I-A, TRACT BB
MONARCH VILLAGE CONT 0.5785 ACRES
BUQUERQUE, COUNTY OF BERNALILLO, STATE OF NM
SITE DEVELOPMENT PLAN

DRAINAGE SUMMARY

LOT AREA	= 0.58 ACRE		
LOT IMPERVIOUS AREA	= 17,543 SF (0.40 ACRE)		
FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA)	= 497 CF ✓		
FIRST FLUSH VOLUME PROVIDED	ELEV (FT)	AREA (SF)	VOLUME (CF)
	53.0	367	501
	54.0	649	



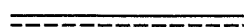
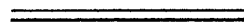























GRADING NARRATIVE

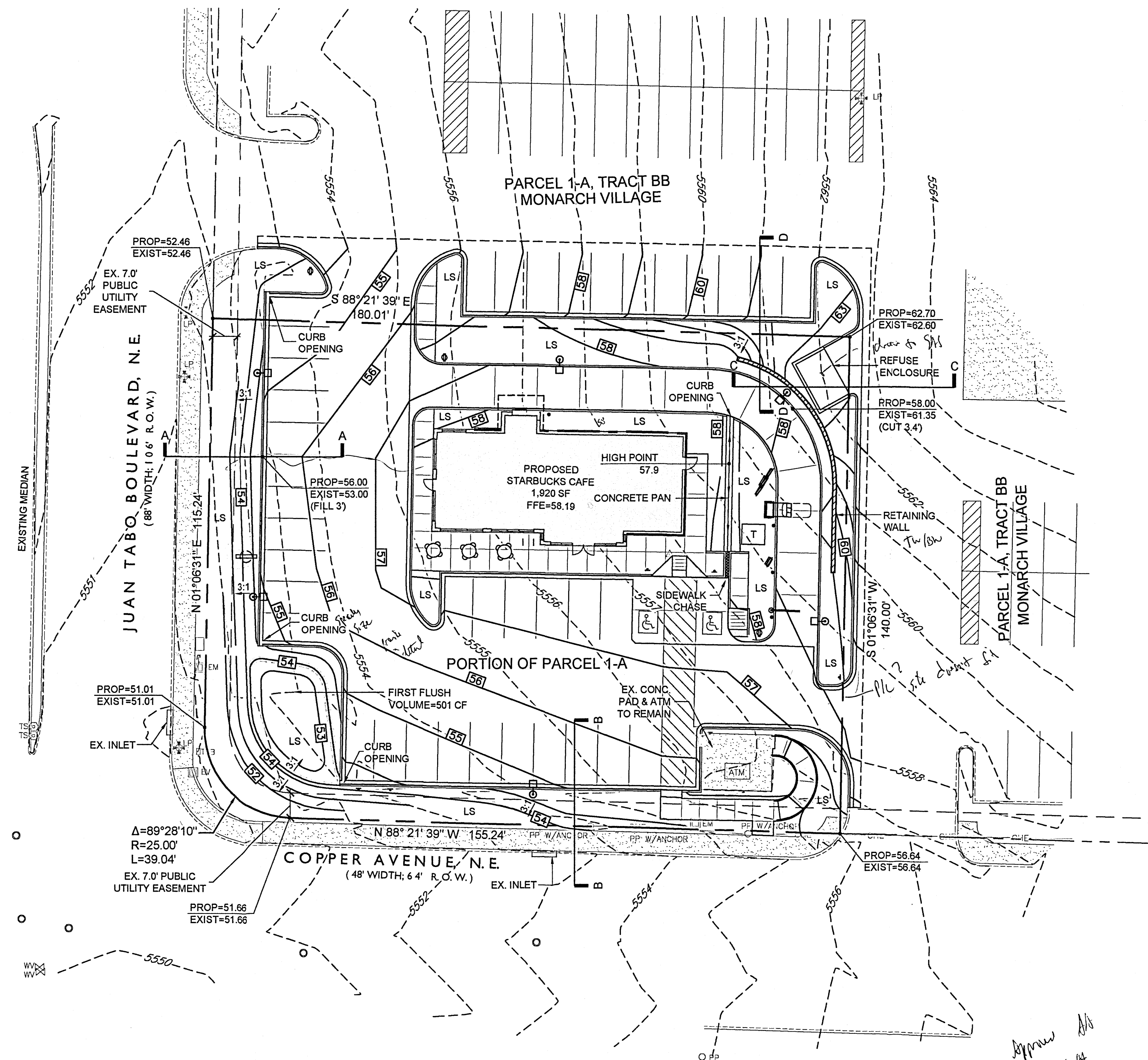
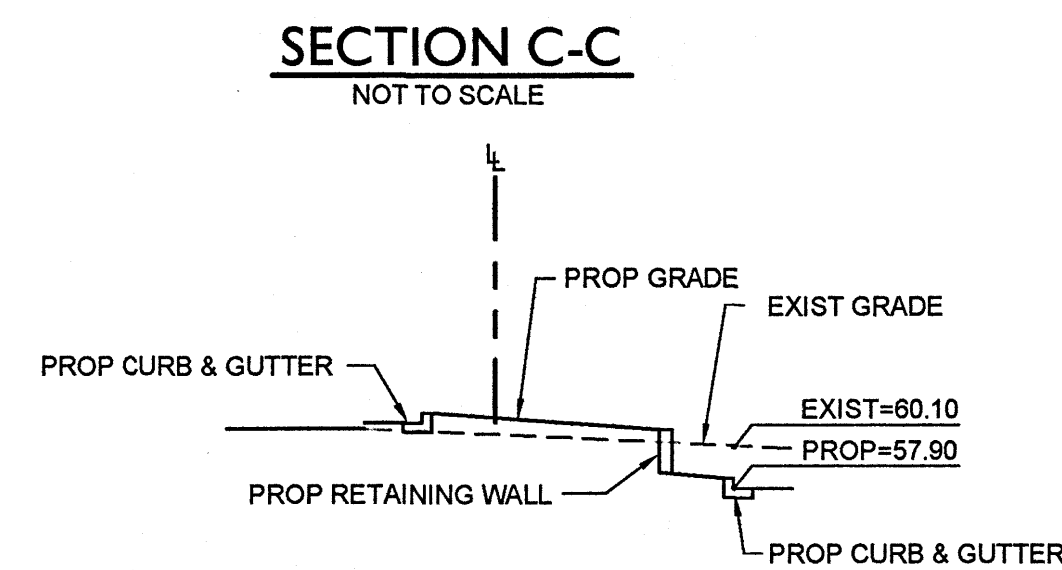
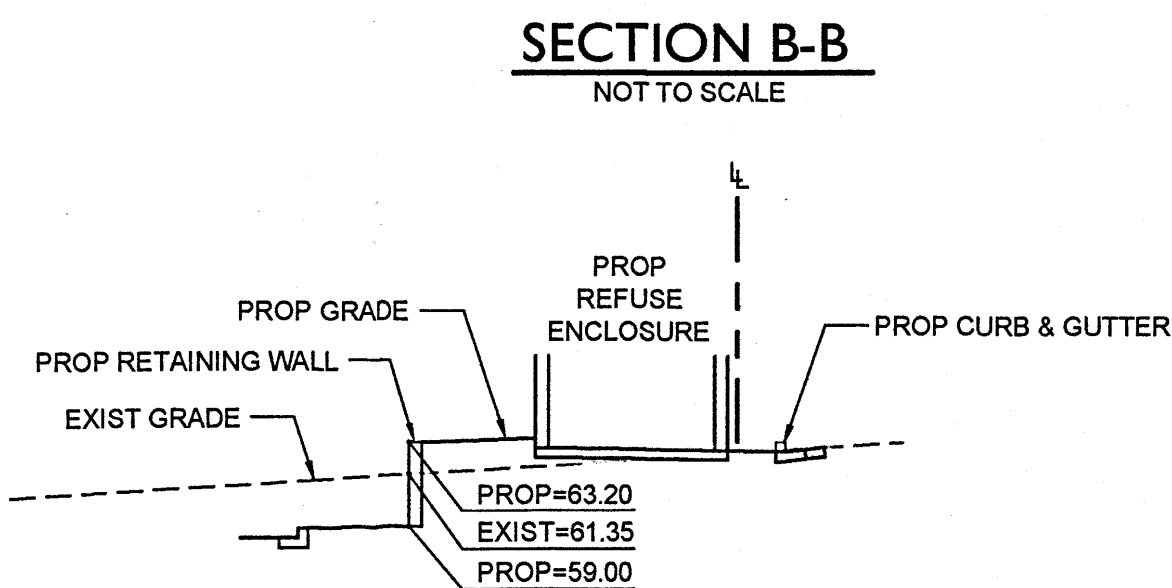
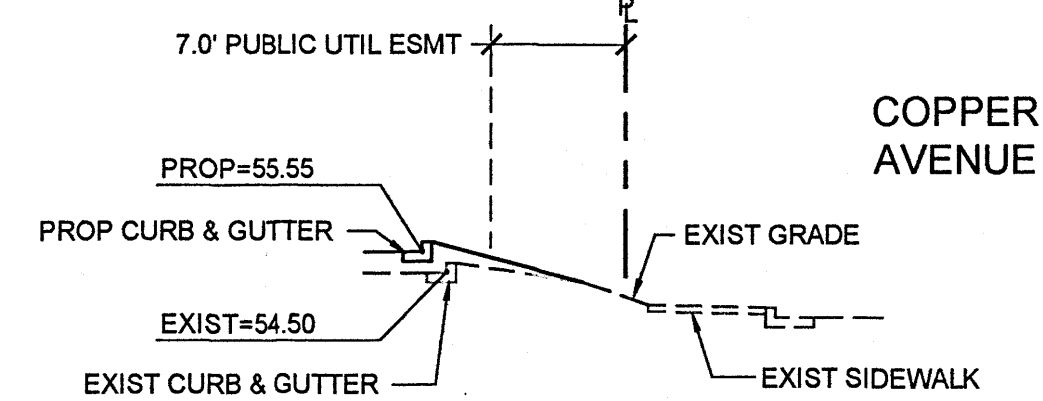
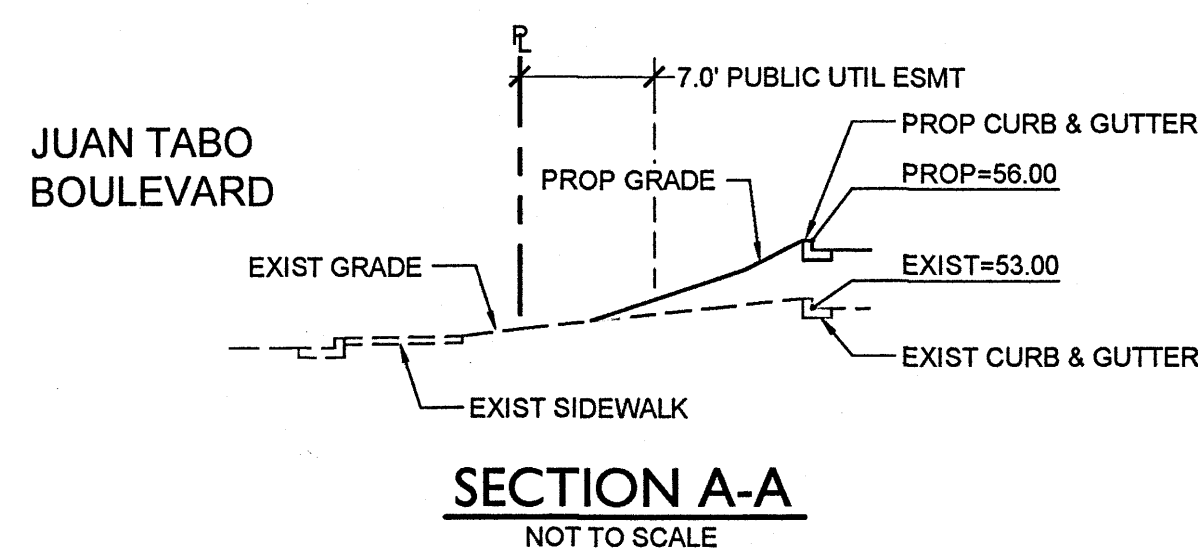
EXISTING SITE TOPOGRAPHY GENERALLY SLOPES AT APPROXIMATELY 6% FROM THE EAST TO THE WEST ACROSS THE EXISTING PAVED PARKING LOT. EXISTING PERIMETER LANDSCAPE AREAS ARE STEEPER.

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 REQUIRED TO BE LIMITED TO 2 FEET. PERIMETER DRIVE SHALL MAINTAIN EXISTING 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.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXIST. CURB & GUTTER
	PROP. CURB & GUTTER
	EXIST. SIDEWALK
	PROP. SIDEWALK
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	EXIST. SIGN
	PROP. SIGN
	PROP. BOLLARD
	LANDSCAPE AREA
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STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: 11/19/14	BY: JMN
DESCRIPTION: CITY COMMENTS		
NO. 2	DATE:	BY:
DESCRIPTION:		
NO. 3	DATE:	BY:
DESCRIPTION:		
NO. 4	DATE:	BY:
DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

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

PROJECT:



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:

PRELIMINARY GRADING PLAN

SHEET NUMBER:

3 OF 7



**CALL 2-BUSINESS DAYS IN ADVANCE
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. THIS 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.

