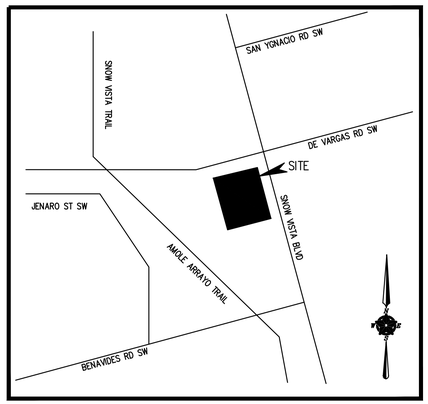
SITE DEVELOPMENT PLANS FOR

CIRCLE K

9800 DE VARGAS RD SW
ALBUQUERQUE, NM 87121

ZONING - NRC



LOCATION MAP
NOT TO SCALE

SHEET INDEX

C 001	COVER SHEET
-	PLAT
-	ALTA
C 050	GENERAL NOTES
C 060	DEMOLITION PLAN
C 100	SITE PLAN
C 200	PAVING PLAN
C 300	GRADING PLAN
C 400	SOIL EROSION AND SEDIMENT CONTROL PLAN
C 410	SOIL AND EROSION CONTROL DETAILS
C 500	PRE DEV DRAINAGE AREA MAP
C 510	POST DEV DRAINAGE AREA MAP
C 530	STORM DRAIN PLAN
C 600	UTILITY PLAN
C 610	SANITARY SEWER PROFILE
C 700	DETAILS
C 710	CITY DETAILS
C 720	CITY DETAILS
C 800	TRAFFIC CONTROL LAYOUT
LP-1	PLANTING PLAN
LP-2	LANDSCAPE NOTES & SPECIFICATIONS
LP-3	LANDSCAPE DETAILS

UTILITY CONTACTS

PLANNING
City of Albuquerque
Robert Webb
(505) 924-3910
rwebb@cabq.gov

STORM WATER
Anthony Montoya
505-924-3314
amontoya@cabq.gov

GAS
New Mexico Gas Company
Vincent Eramo
(505) 362-3179
vincent.eramo@nmgco.com

TELEPHONE/INTERNET
Jett Enterprises (Comcast Agent)
Tim Fyke
623-551-8595 (Office)
602-363-1109 (Mobile)
timfyke@jettenterprises.us

FIRE DEPARTMENT
City of Albuquerque Fire Department
Rogelio Rodriguez
(505) 924-3611
rogeliorodriguez@cabq.gov

ELECTRICITY
PNM New Service Delivery Program
Jacqulene Delgado
(505) 241-3425
jacqulene.delgado@pnm.com

Michael Moyer
(505) 241-3697
michael.moyer@pnm.com

WATER AND SEWER
Albuquerque Bernalillo County Water Utility Authority (ABCWUA)
Renee Brissette, P.E.
505-352-4479 (Mobile)
rbrissette@abcwua.org

OWNER/DEVELOPER:
CIRCLE K
CONTACT: OLIVIA EAGLESON
1130 W WARNER RD
TEMPE, AZ
602-728-8000

ENGINEER:
JM CIVIL ENGINEERING
CONTACT: JOHN MEASELS, PE (ENGINEER)
1101 CENTRAL EXPRESSWAY S., SUITE 215
ALLEN, TEXAS 75013
JMEASELS@JMCIVILENG.COM
(214) 491-1830

SURVEYOR:
CSI CARTESIAN SURVEYS INC.
CONTACT: BRIAN MARTINEZ
PO BOX 44414
RIO RANCHO, NM 87174
CARTISIANBRIAN@GMAIL.COM
505-896-3050

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS
ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

FLOODNOTE
BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY

811 Know what's **below.** **Call** before you dig.

DATE: 03/05/2026

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013

Ph. 214-491-1830

John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16693 PROFESSIONAL ENGINEER
"ELECTRONICALLY SIGNED"

03/05/2026

COVER SHEET

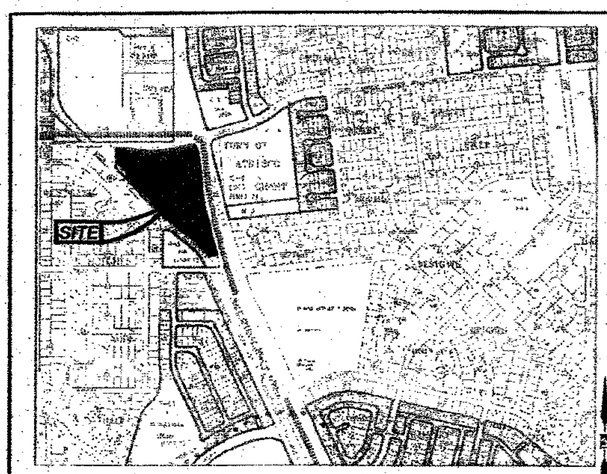
CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 001

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:47 PM GAVIN KLEINEBECKER



Location Map
Zone Atlas Map No. M-9-Z

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 10.7788 ACRES±
ZONE ATLAS INDEX NO: M-9-Z
NO. OF TRACTS CREATED: 5
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
3. NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS; NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

DOC# 2022106470
12/14/2022 01:45 PM Page: 1 of 2
PLAT R:$25.00 B: 2022C P: 0139 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT LETTERED "A" SNOW VISTA INVESTORS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 3, 2001, IN PLAT BOOK 2001C FOLIO 225, CONTAINING 10.7788 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 100905510538420307
PROPERTY OWNER OF RECORD: Goodman Lawrence Rvt
BERNALILLO COUNTY TREASURER'S OFFICE: Michelle Rodriguez 12-14-2022

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ONE EXISTING TRACT INTO FIVE NEW TRACTS, TO GRANT AN EASEMENT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

GARY GOODMAN
TRUSTEE
LAWRENCE GOODMAN REVOCABLE TRUST — 8/29/22 DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF August 2021 BY GARY GOODMAN, TRUSTEE, LAWRENCE GOODMAN REVOCABLE TRUST.

BY Yvonne Escajeda NOTARY PUBLIC — MY COMMISSION EXPIRES: September 03, 2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Yvonne Escajeda
Commission No. 1130485
September 03, 2024

M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED N/A DATE

Plat of
Lots 1A, 1B, 1C, 1D and 1E
Snow Vista Investors
Town of Atrisco Grant, Projected Section 33,
Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
December 2021

Project No. PR-2020-004645
Application No. SD-2022-00133

Utility Approvals

PNM — 08/16/2022 DATE
NEW MEXICO GAS COMPANY — 9/13/2022 DATE
Abdul A Bkeiyan
QWEST CORPORATION D/B/A CENTURYLINK QC — 09/07/2022 DATE
Mike Montes
COMCAST — 08/10/2022 DATE

City Approvals

P.S. for Loren Risenhoover, PS — 11/16/2022
CITY SURVEYOR — DATE
Ernest Armijo — Dec 8, 2022
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT — DATE
Dec 9, 2022
A.B.C.W.U.A. — DATE
Dec 8, 2022
PARKS AND RECREATION DEPARTMENT — DATE
12/5/2022
AMAFCA — DATE
Dec 8, 2022
CITY ENGINEER — DATE
Dec 9, 2022
DRB CHAIRPERSON, PLANNING DEPARTMENT — Dec 8, 2022
CODE ENFORCEMENT — DATE
N/A
M.R.G.C.D. — DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993 — 9/13/2022 DATE

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD			LAND GRANT: TOWN OF ATRISCO				PROPERTY OWNER: LAWRENCE GOODMAN REVOCABLE TRUST		CREW/TECH: MT	DATE OF SURVEY: 10/30/2020
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 33	TOWNSHIP: 10 NORTH	RANGE: 02 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: SNOW VISTA INVESTORS		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		CITY: ALBUQUERQUE		COUNTY: BERNALILLO	STATE: NM	UPC: 100905510538420307	ADDRESS: 1125 SNOW VISTA BOULEVARD, S.W.	PSI JOB NO.: 216212	SHEET NUMBER: 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233 GROUND TO GRID: 0.999678870	DISTANCE ANNOTATION: GROUND		ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO								
	BEARING ANNOTATION: GRID											

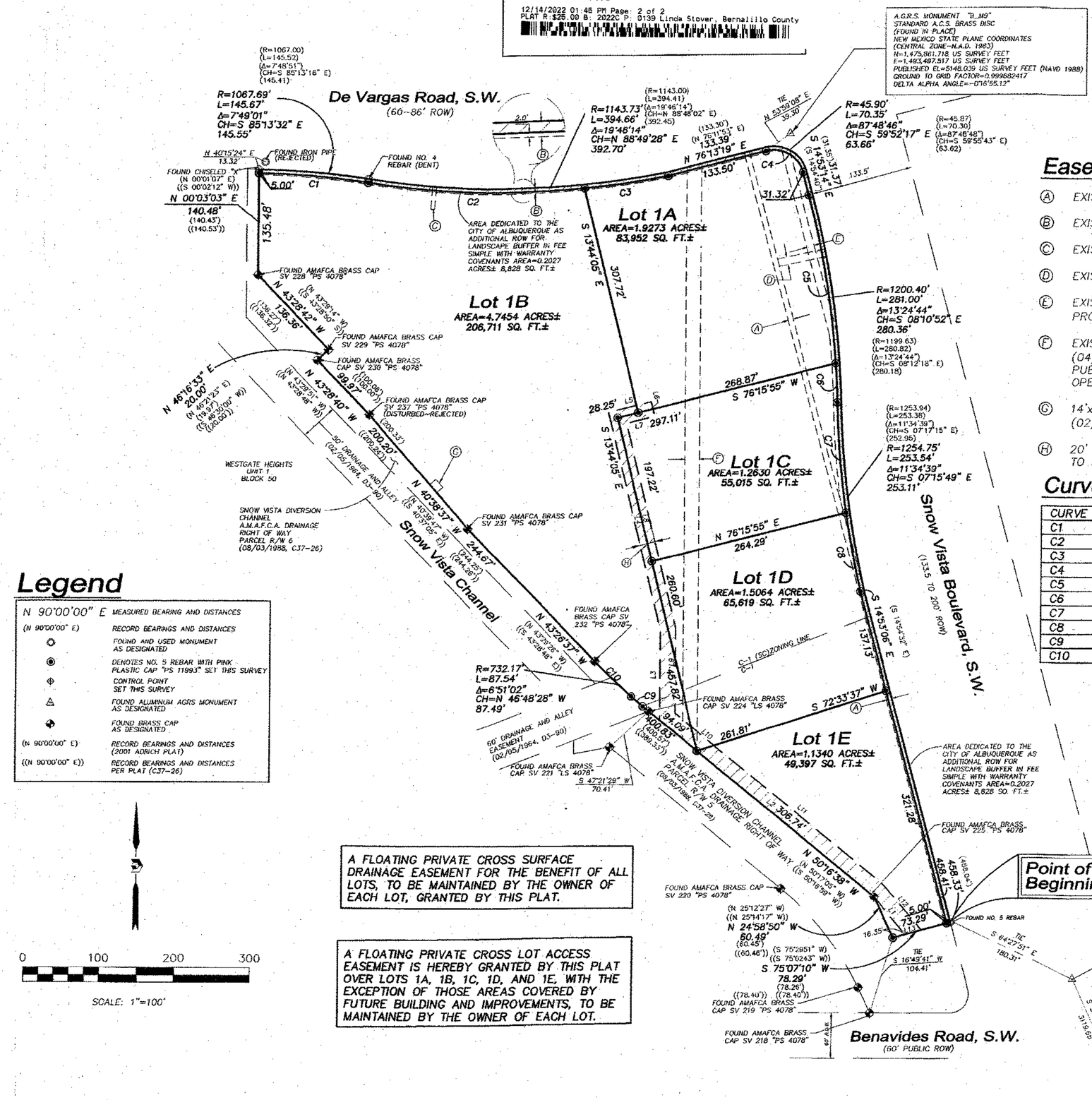
PRECISION SURVEYS, INC.
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

DOC# 2022106470

12/14/2022 01:45 PM Page: 2 of 2
PLAT R:$25.00 B: 2022C P: 0139 Linda Stover, Bernalillo County

Plat of
Lots 1A, 1B, 1C, 1D and 1E
Snow Vista Investors

Town of Atrisco Grant, Projected Section 33,
Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2022



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
⊕	CONTROL POINT SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
◆	FOUND BRASS CAP AS DESIGNATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (2001 ADRICH PLAT)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (C37-26)

Easement Notes

Ⓐ EXISTING 7' PNM AND MST&T EASEMENT (01/29/1974, BK. MS. 351-PG.72)

Ⓑ EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119)

Ⓒ EXISTING 5'x30' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)

Ⓓ EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)

Ⓔ EXISTING 10' PUBLIC UTILITY EASEMENT-LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225)

Ⓕ EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997, 97C-119)-NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.

Ⓖ 14'x10.53' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225) REFERENCES (02/05/1964, D3-90)

Ⓗ 20' WIDE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D, AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT. GRANTED BY THIS PLAT

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1062.68'	144.91'	144.80'	S 85°13'26" E	7°48'47"
C2	1148.73'	285.06'	284.33'	S 88°23'58" E	14°13'05"
C3	1148.73'	111.44'	111.40'	N 81°42'44" E	5°33'30"
C4	40.90'	62.64'	56.69'	S 59°54'12" E	87°44'55"
C5	1205.40'	227.65'	227.31'	S 09°25'54" E	10°49'14"
C6	1205.40'	52.18'	52.17'	S 02°43'32" E	2°28'49"
C7	1259.75'	147.87'	147.79'	S 04°50'15" E	6°43'32"
C8	1259.75'	106.76'	106.73'	S 10°37'41" E	4°51'21"
C9	732.17'	20.46'	20.46'	S 49°25'58" E	1°36'03"
C10	732.17'	67.34'	67.31'	S 45°57'48" E	5°16'10"

Easement Line Table

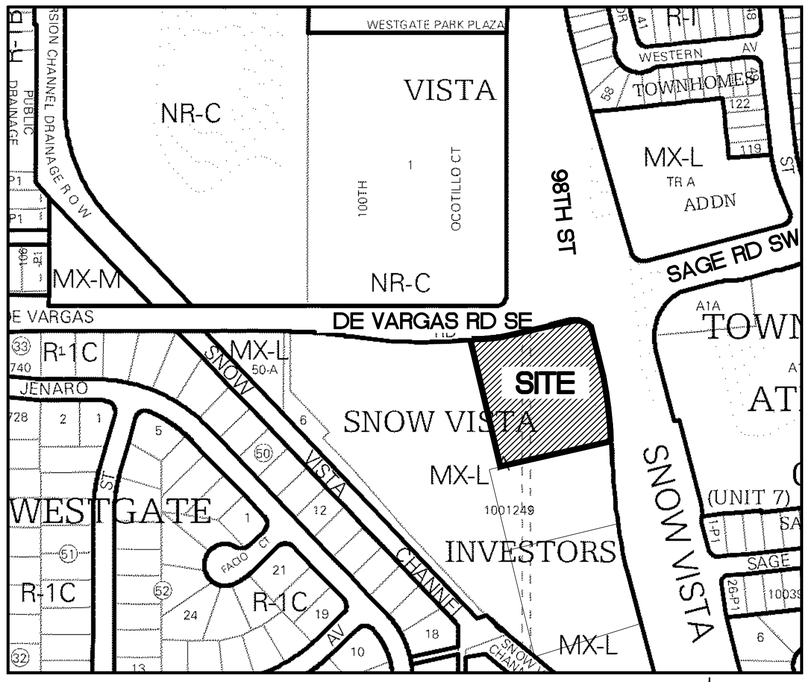
LINE	BEARING	DISTANCE
L1	N 39°14'41" W	65.78'
L2	N 50°17'26" W	371.32'
L3	N 00°01'26" E	120.89'
L4	N 13°44'05" W	288.39'
L5	N 76°16'09" E	58.26'
L6	S 13°43'51" E	20.01'
L7	S 76°16'09" W	38.25'
L8	S 13°44'05" E	280.80'
L9	S 00°01'26" W	113.71'
L10	S 50°17'26" E	82.20'
L11	S 50°17'26" E	301.66'
L12	S 39°14'41" E	76.77'
L13	S 75°07'10" W	21.98'

COORDINATE AND DIMENSION INFORMATION							
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	TYPE: STANDARD					
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233, GROUND TO GRID: 0.99967887		DISTANCE ANNOTATION: GROUND		ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO		
		BEARING ANNOTATION: GRID					

PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK	
LAND GRANT: TOWN OF ATRISCO				PROPERTY OWNER: LAWRENCE GOODMAN REVOCABLE TRUST	
SECTION: 33	TOWNSHIP: 10 NORTH	RANGE: 02 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: SNOW VISTA INVESTORS	
CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 100905510538420307	ADDRESS: 1125 SNOW VISTA BOULEVARD, S.W.	

PRECISION SURVEYS, INC.
OFFICE LOCATION: 9200 San Mateo Boulevard, NE, Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY: 10/30/2020
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO.: 216212P	SHEET NUMBER: 2 OF 2



Vicinity Map - Zone Atlas M-9-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____ _____, 20_____.

Documents

1. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, HAVING FILE NO. SP000162422 AND AN EFFECTIVE DATE OF FEBRUARY 29, 2024.
2. PLAT FOR SNOW VISTA INVESTORS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2022, IN BOOK 2022C, PAGE 139.
3. WARRANTY DEED FOR TRACT A (NOW KNOWN AS LOTS 1A, 1B, 1C, 1D AND 1E), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 18, 2018, AS DOCUMENT NO. 2018062592.

Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: Snow Vista Investors
Owner: Lawrence Goodman RVT
UPC #: 100905515141520314

Purpose of Plat

1. VACATE PORTIONS OF EXISTING EASEMENT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE	1.9274 ACRES
ZONE ATLAS PAGE NO.	M–9–Z
NUMBER OF EXISTING LOTS	1
NUMBER OF LOTS CREATED	1
MILES OF FULL–WIDTH STREETS	0.0000 MILES
MILES OF HALF–WIDTH STREETS	0.0000 MILES
RIGHT–OF–WAY DEDICATION TO THE CITY OF ALBUQUERQUE	0.0000 ACRES
DATE OF SURVEY	APRIL 2025

Legal Description

LOT 1A OF THE PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 100905515141520314

_____

PROPERTY OWNER OF RECORD

_____

BERNALILLO COUNTY TREASURER'S OFFICE

_____

Plat for Lot 1A-1 Snow Vista Investors

Being Comprised of Lot 1A Snow Vista Investors

City of Albuquerque, Bernalillo County, New Mexico

February 2026

Project Number: PR–2020–004645

Application Number: _____

Plat Approvals:

_____
PNM Electric Services

_____
Qwest Corp. d/b/a CenturyLink QC

_____
New Mexico Gas Company

_____
Comcast

_____
Ezee Fiber

City Approvals:

_____
City Surveyor

_____
Traffic Engineering, Transportation Division

_____
ABCWUA

_____
Parks and Recreation Department

_____
AMAFCA

_____
Hydrology

_____
Code Enforcement

_____
Planning Department

_____
City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ _____
BRIAN J. MARTINEZ Date
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

This Page Shows Existing Conditions and Portion of Easement 5 *to be Vacated*

Plat for Lot 1A-1 Snow Vista Investors

Being Comprised of Lot 1A, Snow Vista Investors

City of Albuquerque, Bernalillo County, New Mexico

February 2026

ACS Monument "11L–10 "
NAD 1983 CENTRAL ZONE
X=1499894.295
Y=1479206.196
Z=5081.821 (NAVD 1988)
G–G=0.99968347
Mapping Angle= –0°16'11.25"

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C–139)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

De Vargas Rd SW
(R/W Varies)
(60'–68')

Snow Vista Blvd SW
(R/W Varies)
(133.50'–200')

ACS Monument "2_L7"

8,112.91'
S 54°43'32" E

N 76°16'08" E (N 76°13'19" E)

(133.50')
133.50'

C1

C2

C3

L1

7,229.16'
N 61°58'24" E

Rebar With Cap
"LS 11993"
N: 1476310.65'
E: 1493942.98'
Elev.: 5148.12'

Rebar
with Cap
"LS 11993"

Rebar with Cap
"LS 11993"
N: 1476252.03'
E: 1493999.98'
Elev.: 5147.18'

5/8" Rebar
N: 1476278.95'
E: 1493813.24'
Elev.: 5149.87'

Punch Hole

307.76'
(307.72')

2.0'

Lot 1A–1
83,955 Sq. Ft.
1.9274 Acres
VACANT
7 12 13 14 15 16 17

Lot 1B
Snow Vista Investors
(12/14/2022, 2022C–139)
UPC: 100905512404203O7
Owner: FRE Albuquerque SS LLC
12 13 14 15 16 17

N 13°41'16" W
(N 13°44'05" W)

268.86'
(268.87')

S 76°18'44" W
(N 76°15'55" E)

N 32°17'36" W
6,959.84'

Lot 1C
Snow Vista Investors
(12/14/2022, Bk. 2022C, Pg. 139)
UPC: 100905515639120321
Owner: Lawrence Goodman RVT
12 13 14 15 16 17

Line Table		
Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')

Curve Table						
Curve #	Length		Radius		Delta	Chord Length	Chord Direction
C1	111.44'	(111.14')	1148.73'	(1148.73')	5°33'30"	111.40'	N 81°45'32" E
C2	62.63'	(62.64')	40.90'	(40.90')	87°44'28"	56.69'	N 59°51'23" W
C3	227.64'	(227.65')	1205.05'	(1205.40')	10°49'24"	227.30'	N 09°23'01" W

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

ACS Monument "3–N10 "
NAD 1983 CENTRAL ZONE
X=1497276.885
Y=1469674.583
Z=5036.496 (NAVD 1988)
G–G=0.999686488
Mapping Angle= –0°16'28.38"

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

This Page Shows Post-Plat Conditions, including Easement 18 *to be Granted*

Plat for Lot 1A-1 Snow Vista Investors

Being Comprised of

Lot 1A, Snow Vista Investors

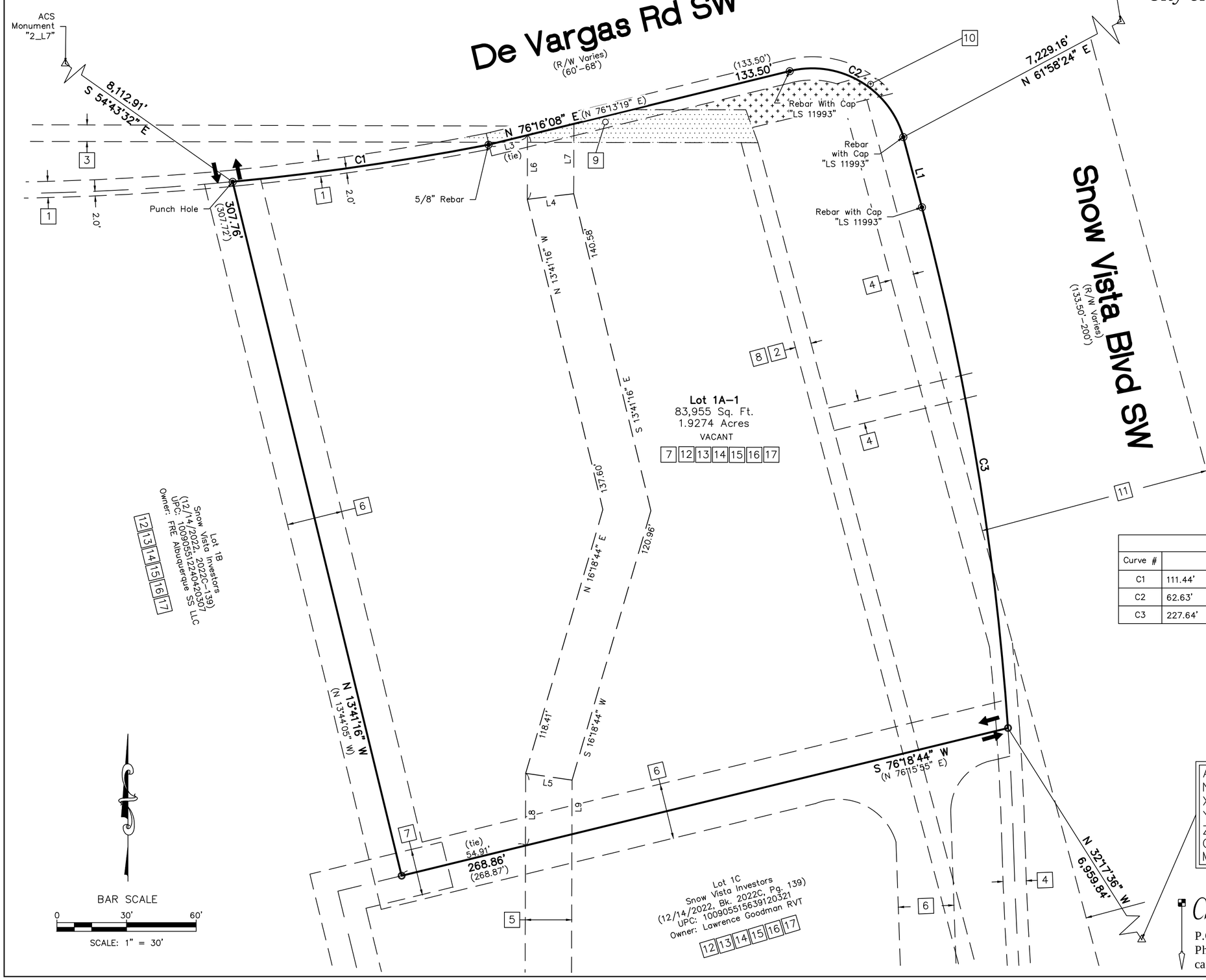
City of Albuquerque, Bernalillo County, New Mexico

February 2026

ACS Monument "11L–10 "
NAD 1983 CENTRAL ZONE
X=1499894.295
Y=1479206.196
Z=5081.821 (NAVD 1988)
G–G=0.99968347
Mapping Angle= –0°16'11.25"

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C–139)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



Line Table		
Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')
L3	N 76°16'08" E (N 76°13'19" E)	17.29'
L4	N 83°06'07" E	20.14'
L5	N 81°41'13" W	20.20'
L6	S 00°09'43" W	27.64'
L7	N 00°09'40" E	30.11'
L8	S 00°09'43" W	31.11'
L9	S 00°09'40" W	23.32'

Curve Table						
Curve #	Length		Radius		Delta	Chord Length	Chord Direction
C1	111.44'	(111.14')	1148.73'	(1148.73')	5°33'30"	111.40'	N 81°45'32" E
C2	62.63'	(62.64')	40.90'	(40.90')	87°44'28"	56.69'	N 59°51'23" W
C3	227.64'	(227.65')	1205.05'	(1205.40')	10°49'24"	227.30'	N 09°23'01" W

ACS Monument "3–N10 "
NAD 1983 CENTRAL ZONE
X=1497276.885
Y=1469674.583
Z=5036.496 (NAVD 1988)
G–G=0.999686488
Mapping Angle= –0°16'28.38"

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for
Lot 1A-1
Snow Vista Investors
Being Comprised of
Lot 1A
Snow Vista Investors
City of Albuquerque, Bernalillo County, New Mexico
February 2026

Easement Notes

1 EXISTING 7' P.U.E. (4/23/1997, 97C–119)

2 EXISTING 7' PNM AND MST&T EASEMENT (1/29/1974, BK. MISC. 351, PG. 72 DOC. NO. 9–1828) LAND AS SHOWN ON PLAT (12/14/2022, 2022C–139)

3 EXISTING 7' P.U.E. (2/5/1964, D3–90)

4 EXISTING 10' P.U.E. (8/3/2001, 2001C–225)

5 EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3–90) REVISED BY PLAT (04/23/1997, 97C–119). NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY, AS SHOWN BY PLAT (12/14/2022, 2022C–139) PORTIONS VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON ON SHEET 2 AS

6 EXISTING PERMANENT 24' PRIVATE ACCESS EASEMENT BENEFITING ALL LOTS AND MAINTAINED BY THE OWNER OF WHOSE LOT A PORTION OF THE PRIVATE ACCESS EASEMENT IS LOCATED. (12/15/2023, DOC. NO. 2023079584)

7 EXISTING PERMANENT 20' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT LOCATION AMBIGUOUS (12/15/2023, DOC. NO. 2023079584)

8 EXISTING 7' P.U.E. AS SHOWN ON PLATS (1/7/1988, C35–118) AND (8/12/1989, C39–152)

9 EXISTING 14' P.U.E. (2/5/1964, D3–90) SHOWN HEREON AS

10 EXISTING VARIABLE WIDTH (MIN. 10') P.U.E. (8/3/2001, 2001C–225) SHOWN HEREON AS

11 EXISTING 100' UTILITY EASEMENT (2/5/1964, D3–90)

12 EXISTING FLOATING CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D AND 1E, MAINTAINED BY THE OWNERS OF SAID LOTS (12/14/2022, 2022C–139)

13 EXISTING FLOATING PRIVATE CROSS LOT ACCESS EASEMENT OVER LOTS 1A, 1B, 1C, 1D AND 1E, WITH THE EXCEPTION OF THOSE AREAS COVERED BY FUTURE BUILDING AND IMPROVEMENTS, TO BE MAINTAINED BE THE OWNER OF EACH LOT. (12/14/2022, 2022C–139)

14 EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT ON LOTS 1A, 1B, 1C, 1D AND 1E, FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS ALL ACCESS POINTS, DRIVEWAYS AND VEHICULAR TRAFFIC LANES AND FOR THE PARKING OF MOTOR VEHICLES IN DESIGNATED PARKING AREAS. (12/15/2023, DOC. NO. 2023079585)

15 EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT FOR STORM DRAINAGE AND THE DISCHARGE OF WATER FROM, OVER AND ACROSS LOTS 1A, 1B, 1C, 1D AND 1E, BLANKET IN NATURE (12/15/2023, DOC. NO. 2023079585)

16 EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT FOR THE EXTENSION OF UNDERGROUND UTILITIES UNDER THE SURFACE OF THE LOTS, EXCLUSIVE OF BUILDING AREAS. (12/15/2023, DOC. NO. 2023079585)

17 EXISTING TEMPORARY, NONEXCLUSIVE EASEMENT FOR CONSTRUCTION OVER AND ACROSS EACH LOT FOR THE PURPOSE OF CONSTRUCTION AND INSTALLATION OF UTILITIES. (12/15/2023, DOC. NO. 2023079585)

18 20' SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT, DIMENSIONS SHOWN ON SHEET 3 OF THIS PLAT.

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

_____
GARY GOODMAN, TRUSTEE — DATE
LAWRENCE GOODMAN RVT

STATE OF NEW MEXICO)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: GARY GOODMAN, TRUSTEE, LAWRENCE GOODMAN RVT

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Site Sketch for Lot 1A-1 Snow Vista Investors

Being Comprised of

Lot 1A, Snow Vista Investors

City of Albuquerque, Bernalillo County, New Mexico

December 2025

Curve Table						
Curve #	Length		Radius		Delta	Chord Length	Chord Direction
C1	111.44'	(111.14')	1148.73'	(1148.73')	5°33'30"	111.40'	N 81°45'32" E
C2	62.63'	(62.64')	40.90'	(40.90')	87°44'28"	56.69'	N 59°51'23" W
C3	227.64'	(227.65')	1205.05'	(1205.40')	10°49'24"	227.30'	N 09°23'01" W

Line Table		
Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')
L3	N 76°16'08" E (N 76°13'19" E)	17.29'

ACS Monument "11L–10 "
NAD 1983 CENTRAL ZONE
X=1499894.295
Y=1479206.196
Z=5081.821 (NAVD 1988)
G–G=0.99968347
Mapping Angle= –0°16'11.25"

ACS Monument "3–N10 "
NAD 1983 CENTRAL ZONE
X=1497276.885
Y=1469674.583
Z=5036.496 (NAVD 1988)
G–G=0.999686488
Mapping Angle= –0°16'28.38"

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C–139)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
	COVERED AREA
	CONCRETE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
	ANCHOR
P	PULL BOX
☼	LIGHT POLE
Ⓔ	ELECTRIC METER
SB	SIGNAL BOX
TM	TRAFFIC MAST
GV	GAS VALVE
WV	WATER VALVE
	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
	STORM DRAIN INLET
—o OR o—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
R	RAMP

9800 De Vargas Rd SW

Snow Vista Blvd SW

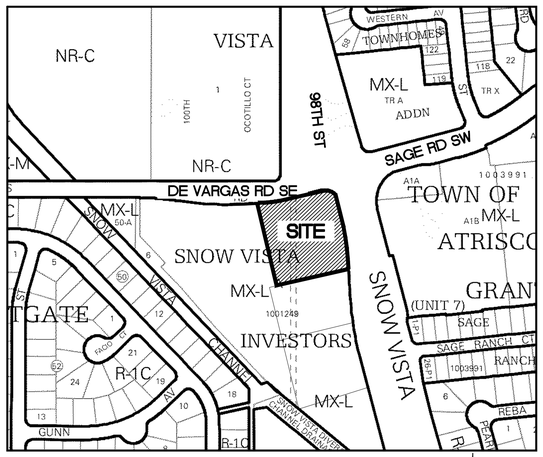
Lot 1A–1
83,955 Sq. Ft.
1.9274 Acres
VACANT
7 12 13 14 15 16 17

Lot 1B
Snow Vista Investors
(12/14/2022, 2022C–139)
UPC: 100905512404203O7
Owner: FRE Albuquerque SS LLC
12 13 14 15 16 17

Lot 1C
Snow Vista Investors
(12/14/2022, Bk. 2022C, Pg. 139)
UPC: 100905515639120321
Owner: Lawrence Goodman RVT
12 13 14 15 16 17

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com



Vicinity Map - Zone Atlas M-9-Z

N.T.S.

Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: Snow Vista Investors
Owner: Lawrence Goodman RVT
UPC #:100905515141520314

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

Documents

1. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, HAVING FILE NO. SP000162422 AND AN EFFECTIVE DATE OF FEBRUARY 29, 2024.
2. PLAT FOR SNOW VISTA INVESTORS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2022, IN BOOK 2022C, PAGE 139.
3. WARRANTY DEED FOR TRACT A (NOW KNOWN AS LOTS 1A, 1B, 1C, 1D AND 1E), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 18, 2018, AS DOCUMENT NO. 2018062592.

Benchmark -NAVD 88

ACS MONUMENT 2_L7 HAVING AN ELEVATION OF 5415.511 FEET.

Utility Company Contacts

PNM:
RODNEY FUENTES
RODNEY.FUENTES@PNMRESOURCES.COM
(505)241-4476
2401 AZTEC RD. NE, MS 2110
ALBUQUERQUE, NM 87109

LUMEN:
DON DAVALOS
DON.DAVALOS@LUMEN.COM
(505)886-4673
OR
ABDUL A. BHUIYAN
ABDUL.BHUIYAN2@LUMEN.COM
(505)886-4665
4301 BOGAN AVE. NE
ALBUQUERQUE, NM 87109

NM GAS CO.:
STEPHEN ASP II
STEPHEN.ASPII@NMGCO.COM
(505)377-1448
7120 WYOMING BLVD. NE, STE. 20,
ALBUQUERQUE, NM 87109

COMCAST:
MIKE MORTUS
MIKE_MORTUS@COMCAST.COM
(505)269-4006
4611 MONTBEL PL. NE
ALBUQUERQUE, NM 87103

ABCWUA(WATER):
DAVID G. GUTIERREZ
DGGUTIERREZ@ABCWUA.ORG
(505)289-3307
1441 MISSION AVE. NE
ALBUQUERQUE, NM 87107

Topographic Map, Boundary Survey and ALTA/NSPS Land Title Survey for Lot 1A Snow Vista Investors

City of Albuquerque
Bernalillo County, New Mexico
May 2025

Record and Measured Legal Description

LOT 1A OF THE PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139.

Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5/8/25
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Exceptions 9-19

9 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 21, 1905 IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE

(10) EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLATS {A} FILED FEBRUARY 5, 1964 IN PLAT BOOK D3, PAGE 88, 89 AND 90; {B} FILED JANUARY 7, 1988 IN PLAT BOOK C35, PAGE 118; {C} FILED AUGUST 22, 1989 IN PLAT BOOK C39, PAGE 152; {D} FILED APRIL 23, 1997, IN PLAT BOOK 97C, PAGE 119; {E} FILED AUGUST 3, 2001 IN PLAT BOOK 2001C, PAGE 225, AND {F} FILED DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
{A} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS [3] [5] [9] AND [11]
{B} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS [3] [5] [8] AND [9]
{C} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS [3] [5] [8] AND [9]
{D} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS [1] [2] [3] [5] [8] AND [9]
{E} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS [1] [2] [3] [4] [5] [8] [9] [10] AND [11]
{F} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS [1] [2] [3] [4] [5] [8] [9] [10] [11] [12] AND [13]

11 RESERVATION OF ALL MINERAL RIGHTS, INCLUDING OIL AND GAS, AS CONTAINED IN THE WARRANTY DEED FILED SEPTEMBER 28, 1959 IN BOOK D504, PAGE 417 AS DOCUMENT NO. 37421, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED

12 CERTIFICATE RECORDED JULY 21, 1959 IN BOOK MISC. 28, PAGE 273 AS DOCUMENT NO. 26972 AND RESTRICTIVE COVENANTS TO RUN WITH THE LAND RECORDED MAY 27, 1960 IN BOOK D 544, PAGE 383 AS DOCUMENT NO. 71759, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
NOT SURVEY RELATED

(13) EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 29, 1974 IN BOOK MISC. 351, PAGE 72, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – SHOWN HEREON AS [2]

14 RESTRICTIONS REGARDING PUBLIC UTILITY EASEMENTS, AS SET FORTH ON THE PLAT RECORDED AUGUST 3, 2001 IN PLAT BOOK 2001C, PAGE 225, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE

(15) DECLARATION CONCERNING DEVELOPMENT INFRASTRUCTURE CONSTRUCTION DATED DECEMBER 14, 2023, BY LAWRENCE GOODMAN REVOCABLE TRUST U/A/D DECEMBER 6, 1977, FILED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079584, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE – EASEMENTS SHOWN HEREON AS [6] AND [7]

(16) DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 14, 2023, BY LAWRENCE GOODMAN REVOCABLE TRUST U/A/D DECEMBER 6, 1977, FILED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079585, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE – EASEMENTS SHOWN HEREON AS [14] [15] [16] AND [17]

17 RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS.
NOT SURVEY RELATED

18 TITLE TO ALL OIL, GAS AND OTHER MINERALS IN, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS , PRIVILEGES AND IMMUNITIES RELATING THERETO HERETOFORE RESERVED UNTO AND OR CONVEYED BY PREDECESSORS IN TITLE.
NOT SURVEY RELATED

19 ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER OR WATERLINE EXTENSIONS WHICH MAY EXIST, BUT HAVE NOT BEEN RECORDED.
NOT SURVEY RELATED

Easement Notes

(10) [1] EXISTING 7' P.U.E. (4/23/1997, 97C-119)
(10) (13) [2] EXISTING 7' PNM AND MST&T EASEMENT (1/29/1974, BK. MISC. 351, PG. 72 DOC. NO. 9-1828) LAND AS SHOWN ON PLAT (12/14/2022, 2022C-139)
(10) [3] EXISTING 7' P.U.E. (2/5/1964, D3-90)
(10) [4] EXISTING 10' P.U.E. (8/3/2001, 2001C-225)
(10) [5] EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED BY PLAT (04/23/1997, 97C-119). NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY, AS SHOWN BY PLAT (12/14/2022, 2022C-139)
(15) [6] EXISTING PERMANENT 24' PRIVATE ACCESS EASEMENT BENEFITING ALL LOTS AND MAINTAINED BY THE OWNER OF WHOSE LOT A PORTION OF THE PRIVATE ACCESS EASEMENT IS LOCATED. (12/15/2023, DOC. NO. 2023079584)
(15) [7] EXISTING PERMANENT 20' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT LOCATION AMBIGUOUS (12/15/2023, DOC. NO. 2023079584)
(10) [8] EXISTING 7' P.U.E. AS SHOWN ON PLATS (1/7/1988, C35-118) AND (8/12/1989, C39-152)
(10) [9] EXISTING 14' P.U.E. (2/5/1964, D3-90) SHOWN HEREON AS [9]
(10) [10] EXISTING VARIABLE WIDTH (MIN. 10') P.U.E. (8/3/2001, 2001C-225) SHOWN HEREON AS [10]
(10) [11] EXISTING 100' UTILITY EASEMENT (2/5/1964, D3-90)
(10) [12] EXISTING FLOATING CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D AND 1E, MAINTAINED BY THE OWNERS OF SAID LOTS (12/14/2022, 2022C-139)
(10) [13] EXISTING FLOATING PRIVATE CROSS LOT ACCESS EASEMENT OVER LOTS 1A, 1B, 1C, 1D AND 1E, WITH THE EXCEPTION OF THOSE AREAS COVERED BY FUTURE BUILDING AND IMPROVEMENTS, TO BE MAINTAINED BE THE OWNER OF EACH LOT. (12/14/2022, 2022C-139)
(16) [14] EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT ON LOTS 1A, 1B, 1C, 1D AND 1E, FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS ALL ACCESS POINTS, DRIVEWAYS AND VEHICULAR TRAFFIC LANES AND FOR THE PARKING OF MOTOR VEHICLES IN DESIGNATED PARKING AREAS. (12/15/2023, DOC. NO. 2023079585)
(16) [15] EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT FOR STORM DRAINAGE AND THE DISCHARGE OF WATER FROM, OVER AND ACROSS LOTS 1A, 1B, 1C, 1D AND 1E, BLANKET IN NATURE (12/15/2023, DOC. NO. 2023079585)
(16) [16] EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT FOR THE EXTENSION OF UNDERGROUND UTILITIES UNDER THE SURFACE OF THE LOTS, EXCLUSIVE OF BUILDING AREAS. (12/15/2023, DOC. NO. 2023079585)
(16) [17] EXISTING TEMPORARY, NONEXCLUSIVE EASEMENT FOR CONSTRUCTION OVER AND ACROSS EACH LOT FOR THE PURPOSE OF CONSTRUCTION AND INSTALLATION OF UTILITIES. (12/15/2023, DOC. NO. 2023079585)

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. PERTAINING TO TABLE A OPTION 11, WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 25MA110715)
5. PERTAINING TO TABLE A OPTION 7, NO BUILDING EXIST ON THE SURVEYED PROPERTY, THEREFORE NOT SHOWN HEREON.
6. PERTAINING TO TABLE A OPTION 16, NO EVIDENCE WAS OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
7. PERTAINING TO TABLE A OPTION 9, NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THE SURVEY, THEREFORE ARE NOT SHOWN HEREON.
8. PERTAINING TO TABLE A OPTION 17, WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: HTTP://WWW.CABQ.GOV/GIS
9. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD DURING THIS SURVEY.
10. PERTAINING TO THE OFFSITE EASEMENTS AND SERVITUDES (TABLE A OPTION 18), NO ADDITIONAL EASEMENTS OR SERVITUDES WERE OBSERVED IN THE FIELD EITHER BURDENING NOR BENEFITING THE SUBJECT PROPERTY.
11. PERTAINING TO TABLE A OPTION 2, THE ADDRESS AS SHOWN AND NOTED IN PUBLIC RECORDS IS AS FOLLOWS, 9800 DE VARGAS RD. SW ALBUQUERQUE, NM 87121.
12. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.9996806617, WITH AN ORIGIN OF (0, 0).
13. NO TREES OR SHRUBS WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.

Surveyor's Certificate for ALTA Survey

To: Lawrence Goodman Revocable Trust U/A/D 12/6/77, Chicago Insurance Title Company, Fidelity National Title of New Mexico Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 6(b), 7(a), 7(b1), 7(b2), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The Field Work was completed on April 2, 2025.

5/8/25
Brian J. Martinez Date
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Revisions: 4/7/2025 – Original
5/8/2025 – Revised to show correct location of existing underground sewer line

Surveyor's Certificate for Boundary Survey

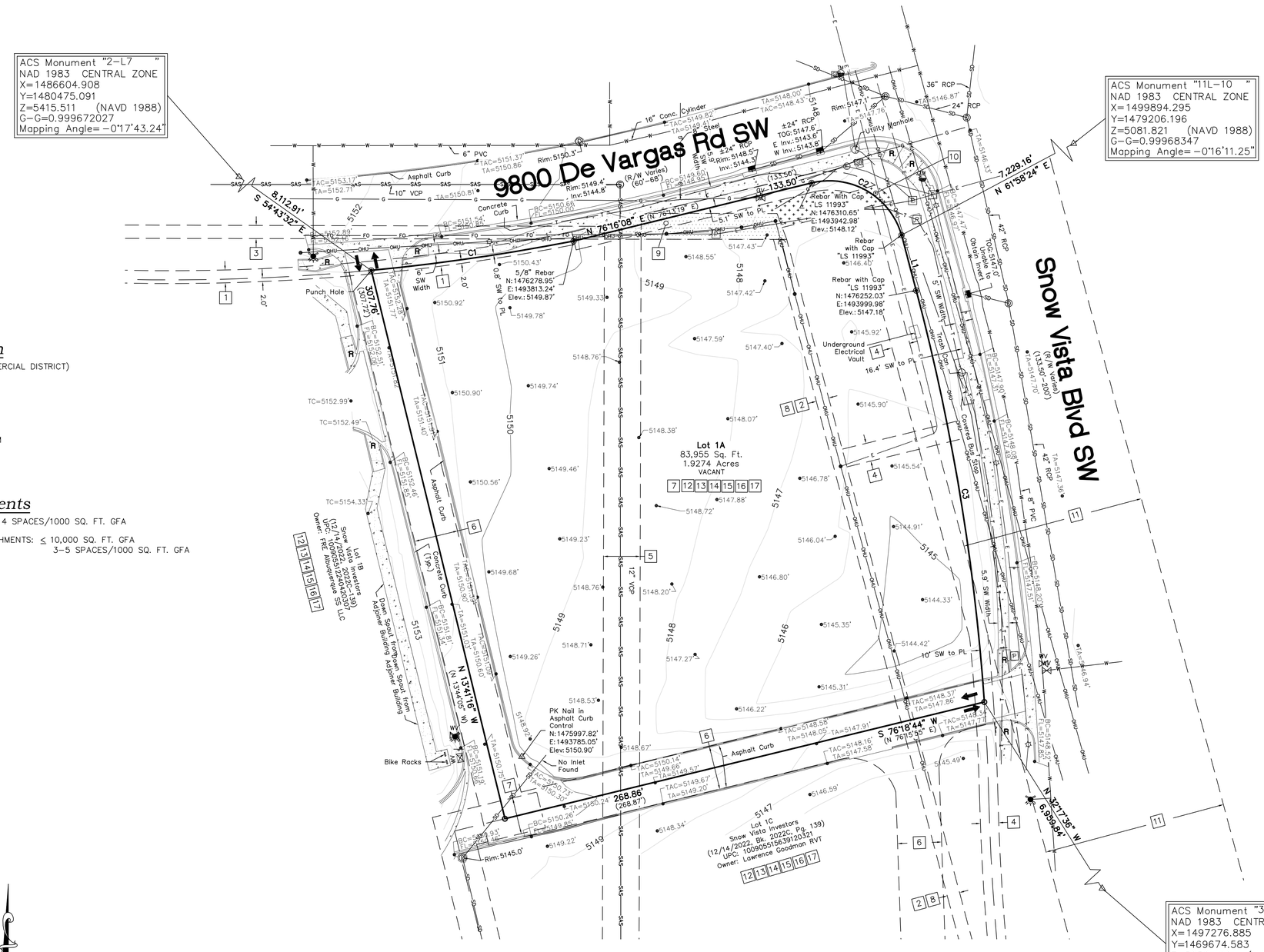
I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

5/8/25
Brian J. Martinez Date
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Topographic Map,
Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Lot 1A
Snow Vista Investors
City of Albuquerque
Bernalillo County, New Mexico
May 2025



Zoning Information

"NR-C" (NON-RESIDENTIAL-COMMERCIAL DISTRICT)

FRONT SET BACK: 5FT MINIMUM

SIDE SET BACK: 0FT MINIMUM

REAR SET BACK: 0FT MINIMUM

BUILDING HEIGHT: 38FT MAXIMUM

Parking Requirements

LIGHT VEHICLE FUELING STATION: 4 SPACES/1000 SQ. FT. GFA

GENERAL RETAIL STORE ESTABLISHMENTS: ≤ 10,000 SQ. FT. GFA
3-5 SPACES/1000 SQ. FT. GFA

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C-139)
◉	FOUND MONUMENT AS INDICATED
o	SET PK NAIL WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
⋰⋱	CONCRETE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
→	ANCHOR
P	PULL BOX
☼	LIGHT POLE
Ⓔ	ELECTRIC METER
SIGNAL BOX	SIGNAL BOX
	TRAFFIC MAST
GV ⋈	GAS VALVE
WV ⋈	WATER VALVE
	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
	STORM DRAIN INLET
—o— OR —o.o—	SIGN
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TAC 5075.50	TOP OF ASPHALT CURB ELEVATION
—G—	UNDERGROUND GAS UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
R	RAMP
	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Line Table		
Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.44' (111.14')	1148.73' (1148.73')	5°33'30"	111.40'	N 81°45'32" E
C2	62.63' (62.64')	40.90' (40.90')	87°44'28"	56.69'	N 59°51'23" W
C3	227.64' (227.65')	1205.05' (1205.40')	10°49'24"	227.30'	N 09°23'01" W

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

GENERAL SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY BY CSI–CARTESIAN SURVEYS INC., PO BOX 44414 RIO RANCHO, NM 87174. CONTACT: BRIAN MARTINEZ 505–896–3050.
3. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
6. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
7. ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
8. NOTIFY THE CITY INSPECTOR TWENTY–FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
10. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
11. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
12. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
13. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
14. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
15. FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE STATE MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL D.O.T. AREA OFFICE.
16. ALL CURB RADII SHALL BE 3' OR 10' UNLESS OTHERWISE NOTED ON THE PLANS.
17. DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE LOCAL JURISDICTION WATER SYSTEM TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
   - APPROVAL OF SUBMITTED PLANS.
   - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
13. MINIMUM SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY AND 18" VERTICALLY.

GENERAL EROSION CONTROL NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH DEQ PLAN AND ITS CONTENTS.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READLY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
16. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON–SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
19. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
9. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
14. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
15. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
16. THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

GENERAL PAVING NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. REFER TO LOCAL JURISDICTION OR GEOTECH REPORT FOR PREPARATION OF THE SUBGRADE. WHICHEVER IS MOST STRINGENT. FOR FIRE LANES (IF ANY), SHALL BE PER LOCAL JURISDICTION.
3. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
7. NOTIFY THE CITY INSPECTOR TWENTY–FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
9. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
10. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
11. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
12. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
13. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
14. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.

GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT NUMBER 66245098 PREPARED BY TERRACON, DATED 4/28/2025.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 4:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF–SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB–GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"–54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C–76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY EXISTING SANITARY SEWER & STORM DRAIN ELEVATIONS, AND UTILITY CONNECTIONS WITHIN 14 DAYS OF GROUNDBREAKING.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 15693 — PROFESSIONAL ENGINEER — SURVEYOR

03/05/2026

GENERAL NOTES

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM–DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 050

J:\CIRCLE K\DM25001 98TH DE VARGAS RD – ALBUQUERQUE, NM_CURRENT DRAWINGS\JM–DM25001 – 98TH & DE VARGAS, ALBUQUERQUE NM – 24X36 MASTER.DWG 3/23/2026 2:47 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

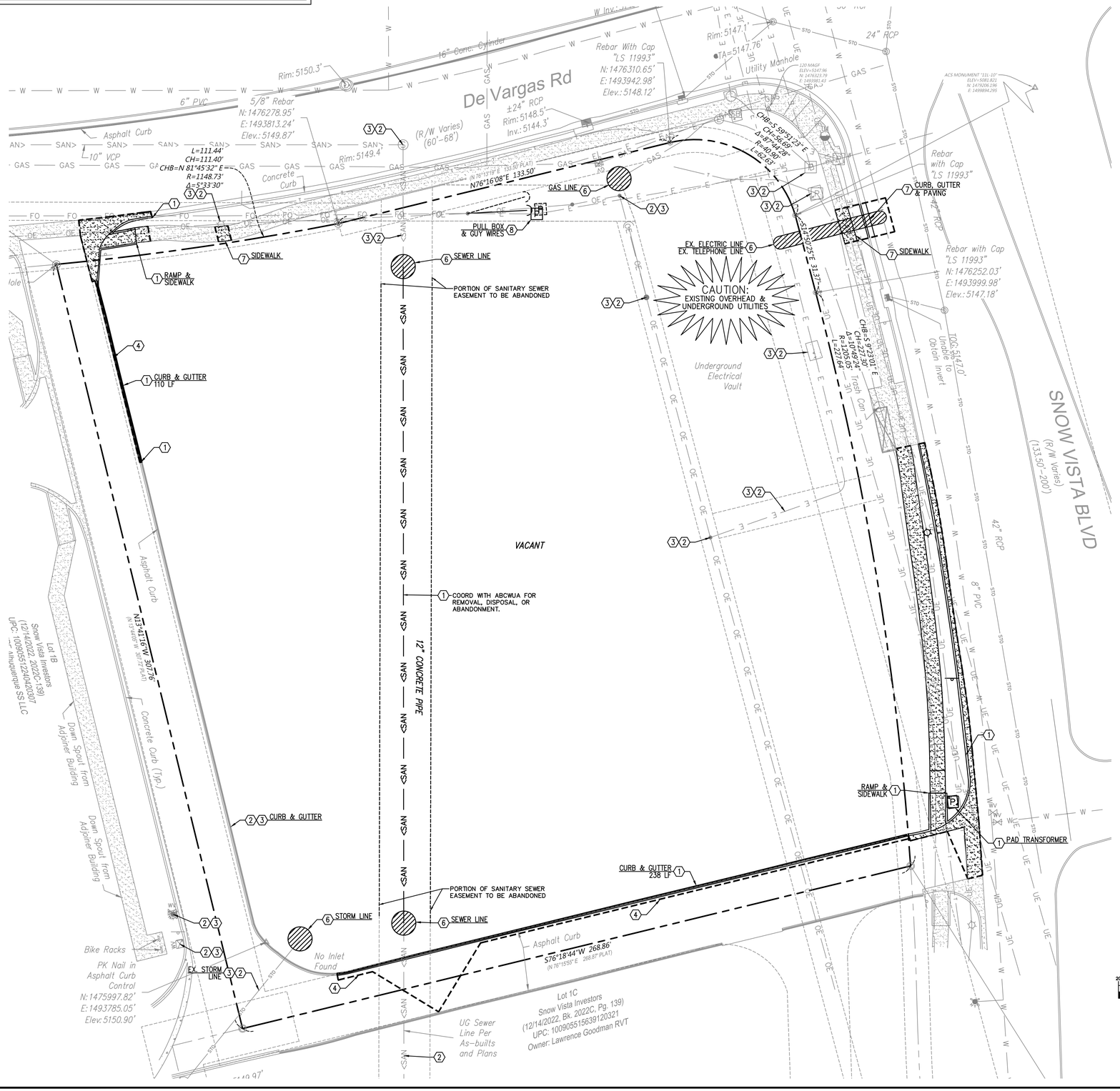
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS

ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091
ELEVATION=5415.511'

ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196
ELEVATION=5081.821'

CONTRACTOR TO VERIFY EXISTING SANITARY SEWER & STORM DRAIN ELEVATIONS, AND UTILITY CONNECTIONS WITHIN 14 DAYS OF GROUNDBREAKING.



EXISTING LEGEND:

- PROPERTY LINE
- EX. EASEMENT
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. FIBER OPTIC LINE
- EX. STORM DRAIN LINE
- EX. CONCRETE SURFACE
- EX. CURB INLET
- EX. STORM DRAIN MANHOLE
- EX. POWER POLE
- EX. GAS VALVE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- POTHOLE IN THE AREA INDICATED

DEMOLITION KEY NOTES:

1. EXISTING TO BE REMOVED.
2. EXISTING TO REMAIN.
3. EXISTING TO BE PROTECTED.
4. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
5. EXISTING TO BE RELOCATED.
6. POTHOLE & VERIFY EXISTING ELEVATION.
7. REPAIR/REPLACE AS NEEDED.
8. RELOCATE IN CASE OF CONFLICT.

POTHOLE NOTE:

POTHOLE IN THE AREA INDICATED. FIELD VERIFY ALL UTILITIES LOCATION & DEPTH. NOTIFY ENGINEER OF ANY CONFLICTS AND/OR DISCREPANCIES FROM THE APPROVED PLANS.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

Know what's **below.**
Call before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 16693 — PROFESSIONAL ENGINEER
03/05/2026

DEMOLITION PLAN

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-DIM25001
DRAWN BY: ASB, JK, CPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 060

J:\CIRCLE K\DIM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DIM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:47 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FLOODNOTE

BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY

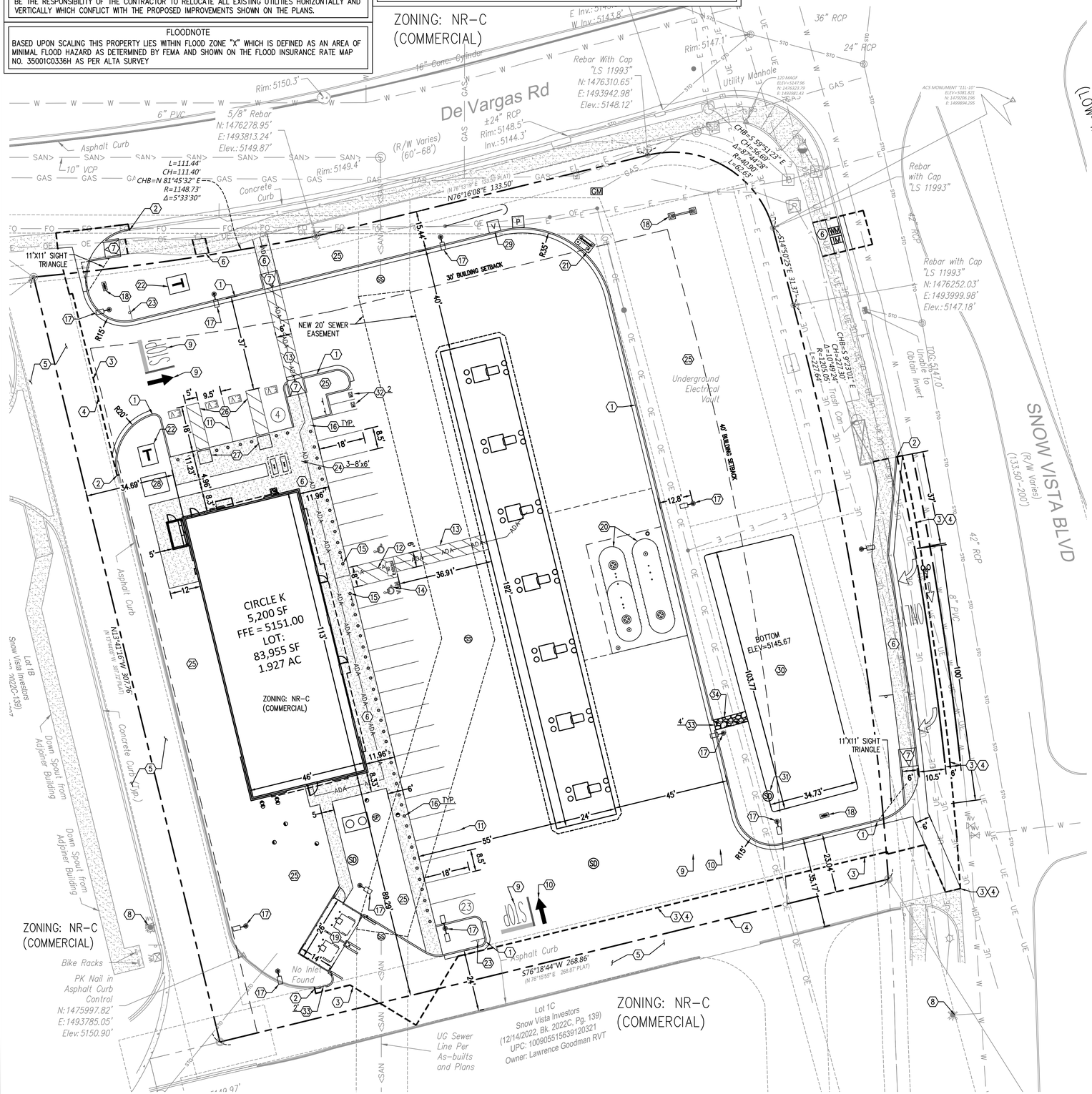
BENCHMARKS

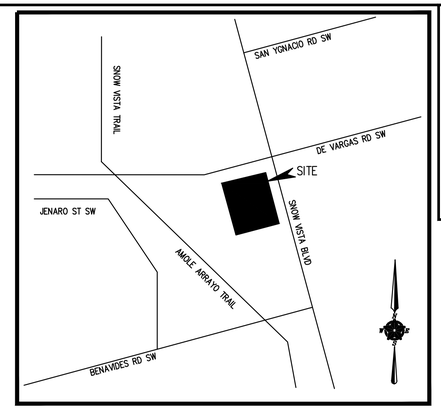
ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

NOTES:

1. LANDSCAPING, SIGNAGE, WALLS, FENCE, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.





LOCATION MAP

NOT TO SCALE

EXISTING LEGEND:

- PROPERTY LINE
- EX. EASEMENT
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. FIBER OPTIC LINE
- EX. STORM DRAIN LINE
- EX. CONCRETE SURFACE
- EX. CURB INLET
- EX. STORM DRAIN MANHOLE
- EX. POWER POLE
- EX. GAS VALVE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- POTHOLE IN THE AREA INDICATED

SITE LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- PARKING COUNT
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- STOP BAR & SIGN
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- SAMPLE PORT
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- SANITARY MANHOLE
- STORM DRAIN MANHOLE

SITE DATA TABLE

LOCATION:	SNOW VISTA BLVD DE VARGAS RD SW ALBUQUERQUE, NM 87121	
LOT AREA:	1.9274 AC. (83,955 S.F.)	
ZONING:	ZONING - NRC	
CURRENT USE:	VACANT	
PROPOSED USE:	C STORE W FUEL DISPENSING	
BUILDING DATA:		
BUILDING AREA	5,200 S.F.	
BUILDING HEIGHT	38' (1 STORY)	
BUILDING COVERAGE	6.19%	
F.A.R.	16:1	
PARKING SUMMARY: **1 SP PER 200 SF (5,200 SF)**	**REQUIRED**	**PROVIDED**
PARKING SPACES	25	25
ACCESSIBLE SPACES	1	2
TOTAL SPACES	26	27
MOTORCYCLE	2	2
BICYCLE	3	3

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

SITE KEY NOTES:

1. CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
2. TAPER CURB TO MATCH EXISTING.
3. MATCH EXISTING PAVEMENT ELEVATION.
4. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
5. EXISTING PAVEMENT TO REMAIN.
6. CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE. (PER LOCAL CODES)
7. SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
8. EXISTING FIRE HYDRANT.
9. STOP BAR. (PER LOCAL CODES)
10. DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
11. PARKING STALL STRIPING. (PER LOCAL CODES)
12. 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
13. PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
14. ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
15. ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
16. BOLLARD.
17. PROPOSED LIGHT POLE.
18. MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
19. REFUSE/SOLID WASTE (DETAIL PER ARCH. PLANS)
20. FUEL STORAGE TANKS (PER M.E.P. PLANS)
21. FUEL TANK VENTS (PER M.E.P. PLANS)
22. PROPOSED PAD MOUNTED TRANSFORMER.
23. "STOP" SIGN.
24. BICYCLE PARKING. (PER ARCH. PLANS)
25. LANDSCAPE AREA. (PER LANDSCAPE PLAN)
26. EV PARKING STALLS.
27. EV CHARGING EQUIPMENT.
28. EV POWER BANK/GENERATOR.
29. AIR/VAC. UNIT
30. DETENTION BASIN.
31. DETENTION OUTLET STRUCTURE. (SEE PLAN FOR SIZE)
32. MOTORCYCLE PARKING.
33. CURB OPENING.
34. RIP RAP CHANNEL.

811 Know what's **below.** **Call** before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16693 PROFESSIONAL ENGINEER

03/05/2026

SITE PLAN

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

NAME	DESCRIPTION	REV	DATE

PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, CPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 100

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:55 PM GAVIN KLEINEBECKER

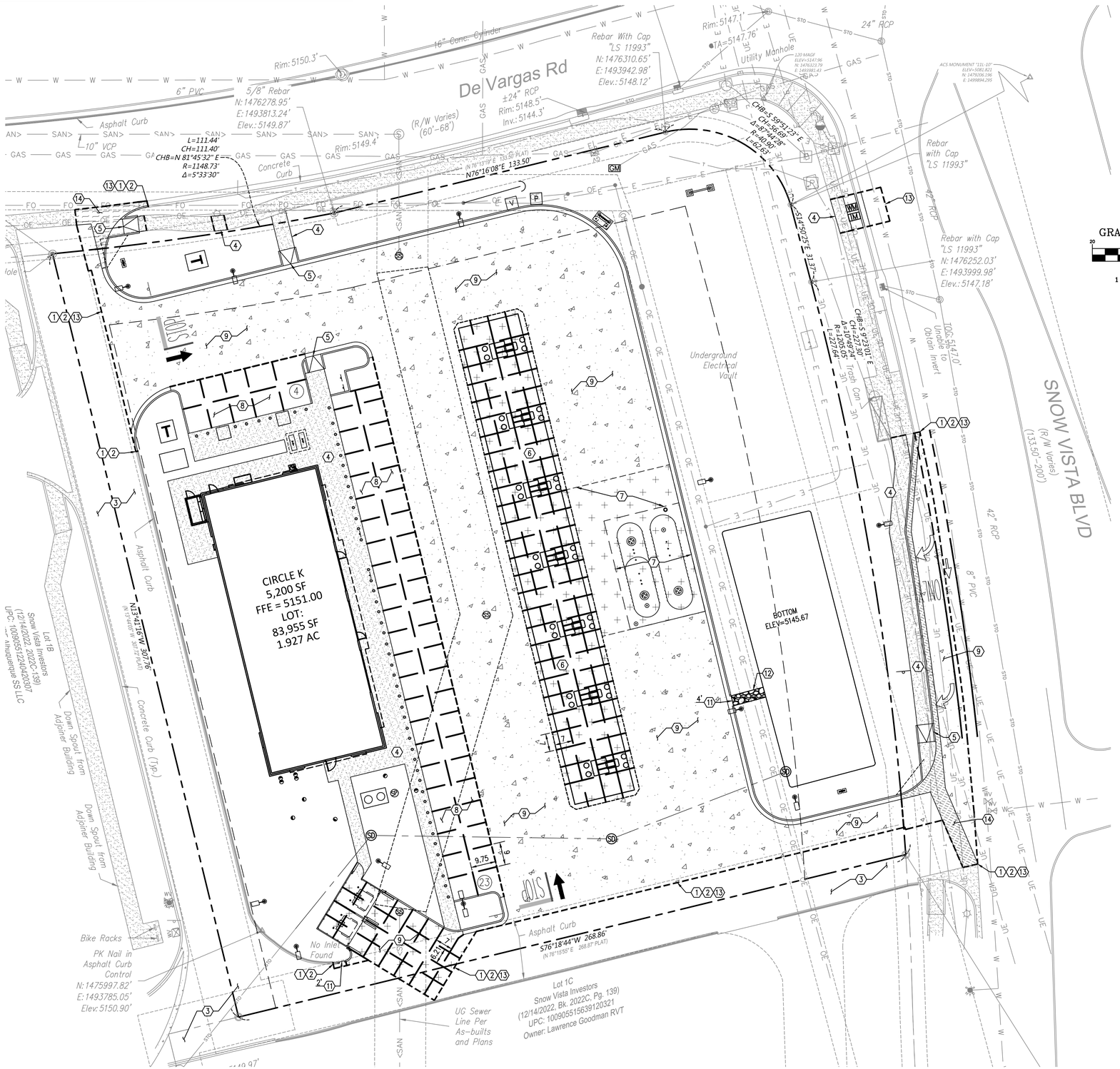
&$87,21 127,&(72 &2175$&725

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

%(1&+0$5.6

ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'



GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

(;,67,1* /(*(1',

- PROPERTY LINE
- EX. EASEMENT
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. FIBER OPTIC LINE
- EX. STORM DRAIN LINE
- EX. CONCRETE SURFACE
- EX. CURB INLET
- EX. STORM DRAIN MANHOLE
- EX. POWER POLE
- EX. GAS VALVE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- POTHOLE IN THE AREA INDICATED

6,7(/(*(1',

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- FIRELANE
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- STOP BAR & SIGN
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET

352326(' 3$9,1* /(*(1',

- (4)(5) CONCRETE SIDEWALK. 4' MINIMUM WIDTH WITH MACRO FIBER REINFORCEMENT, 5'x5' TOOLED JOINTS, AN FULL CONSTRUCTION JOINTS EVERY 50' W/ 6" COMPACTED SUBGRADE
- (8) 6" NORMAL DUTY CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS, MACRO FIBER REINFORCED. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- (9) 4" ASPHALTIC CONCRETE PAVEMENT WITH 6" FLEX BASE COURSE WITH 6" COMPACTED SUBGRADE.
- (6)(7) 9" HEAVY DUTY CANOPY-TANK CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS, MACRO FIBER REINFORCED. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- CITY OF ALBUQUERQUE STANDARD PAVING DETAIL #2405B.
- CONSTRUCTION JOINT
- EXPANSION JOINT
- SAWED JOINT
- LIMITS OF FULL DEPTH SAWCUT

3$9,1* .(< 127(6

1. (1) MATCH EXISTING PAVEMENT ELEVATION.
2. (2) LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
3. (3) EXISTING PAVEMENT TO REMAIN.
4. (4) CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE. (PER LOCAL CODES)
5. (5) SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
6. (6) CANOPY CONCRETE PAVEMENT.
7. (7) HEAVY DUTY FUEL TANK PAVEMENT PER MANUFACTURER'S SPECIFICATIONS.
8. (8) NORMAL DUTY CONCRETE PAVEMENT.
9. (9) HEAVY ASPHALTIC CONCRETE PAVEMENT.
10. (10) CONTRACTOR TO INSTALL EXPANSION JOINT. (AT INLINE DRAIN)
11. (11) CURB OPENING. SEE NOTE FOR SIZE.
12. (12) RIP RAP CHANNEL.
13. (13) THICKENED EDGE.
14. (14) CONCRETE CROSS GUTTER TO BE REPAIRED.

3$9,1* 127(6

1. PANELS WIDTH/LENGTH SHALL BE BETWEEN 6'-10'.
2. PANELS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.25:1
3. ALL JOINTS SHALL CONTINUE THROUGH THE CURBING
4. EXPANSION JOINTS SHALL BE PLACED NO MORE THAN 60' O.C.E.W.

811 Know what's **below.** **Call** before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16693 REGISTERED PROFESSIONAL ENGINEER

03/05/2026

PAVING PLAN

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

NAME	DESCRIPTION	REV	DATE

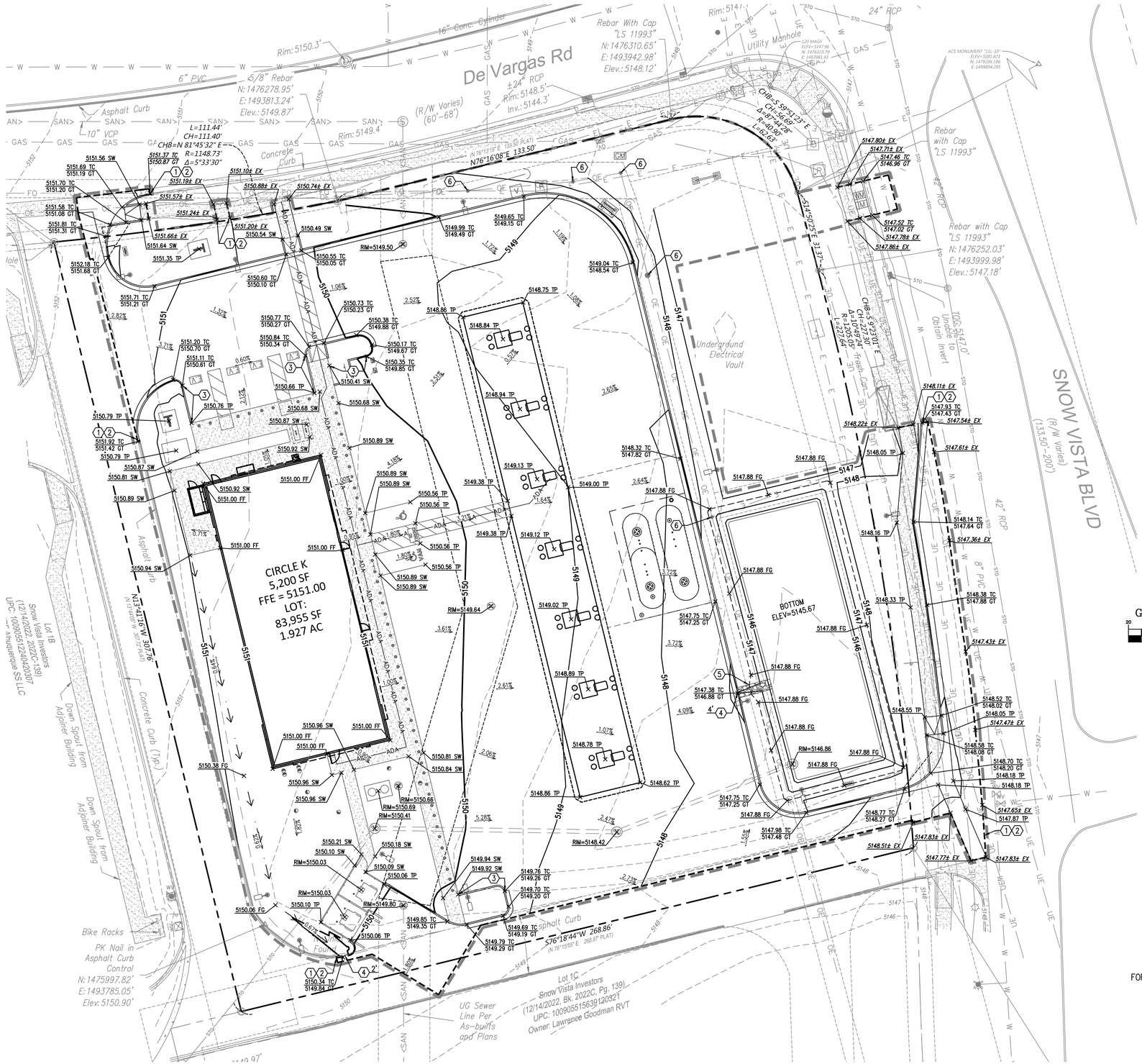
PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 200

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:56 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



EXISTING LEGEND:

- PROPERTY LINE
- EX. EASEMENT
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- W — EX. WATER LINE
- SAN — EX. SANITARY SEWER LINE
- OE — EX. OVERHEAD ELECTRIC LINE
- GAS — EX. GAS LINE
- T — EX. TELEPHONE LINE
- FO — EX. FIBER OPTIC LINE
- STO — EX. STORM DRAIN LINE
- EX. CONCRETE SURFACE
- EX. CURB INLET
- EX. STORM DRAIN MANHOLE
- EX. POWER POLE
- POTHOLE IN THE AREA INDICATED
- GV — EX. GAS VALVE
- WV — EX. WATER VALVE
- EX. FIRE HYDRANT

GRADING LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- XXX — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- LIGHT POLE
- AREA DRAIN
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GM — GAS METER
- WM — WATER METER
- IM — IRRIGATION METER
- MANHOLE
- CURB INLET
- × XXXX EX — EXISTING SPOT ELEVATION
- × XXXX TP — TOP OF PAVEMENT ELEVATION
- × XXXX TC / XXXX GT — TOP OF CURB / GUTTER
- × XXXX GR — GROUND
- × XXXX FF — FINISH FLOOR
- × XXXX SW — SIDEWALK
- × XXXX TG — TOP OF GRATE

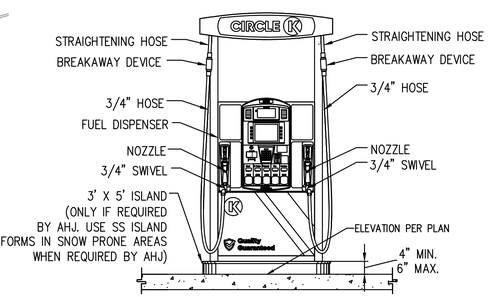
GRADING KEY NOTES:

1. LIMITS OF FULL DEPTH SAW CUT.
2. MATCH EXISTING PAVEMENT ELEVATION.
3. TAPER CURB FROM 6" TO 0".
4. CURB CUT. SEE NOTE FOR SIZE.
5. 4' RIP RAP CHANNEL.
6. TO REMAIN AND BE PROTECTED.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.



FUEL DISPENSER DETAIL

811 Know what's below. Call before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 16693 — PROFESSIONAL ENGINEER

03/05/2026

GRADING PLAN

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 300

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER

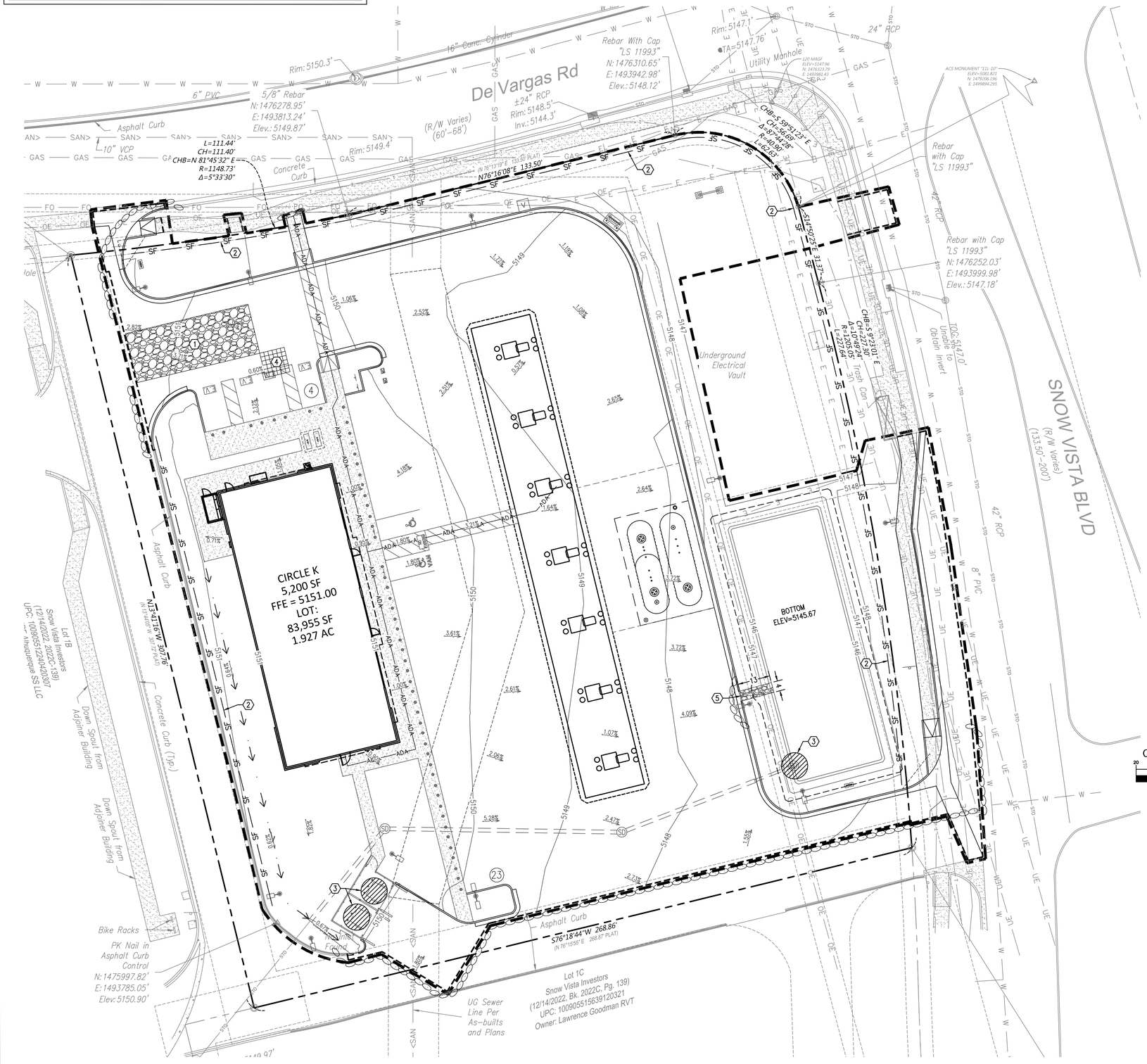
CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS

ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'



EROSION CONTROL LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- APPROXIMATE LIMITS OF DISTURBANCE
- GRAVEL BAG FILTER
- FLOW LINE
- LIGHT POLE
- AREA DRAIN
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET
- DRAINAGE SLOPE AND DIRECTION
- 10' X 10' CONCRETE WASH AREA
- TEMPORARY INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

EROSION CONTROL KEY NOTES:

1. TEMPORARY CONSTRUCTION ENTRANCE.
2. TEMPORARY SILT FENCE.
3. TEMPORARY INLET PROTECTION.
4. 10'x10' CONCRETE WASH AREA.
5. RIP RAP CHANNEL

SEQUENCE OF CONSTRUCTION ACTIVITIES:

A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON THE EROSION CONTROL PLAN.

B. CONSTRUCT TEMPORARY INLET TREATMENT AROUND OPEN STORM DRAIN INLETS ACCORDING TO THE EROSION CONTROL PLAN.

C. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.

D. BEGIN CLEARING AND GRADING OF SITE.

E. INSTALL WATER, SANITARY SEWER AND STORM DRAIN AS SPECIFIED ON PLAN SHEETS.

F. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.

G. RE-VEGETATE LOTS, PARKWAYS AND ALL DISTURBED AREAS.

H. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

MAINTENANCE:

A. CONTRACTOR TO KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE DURING CONSTRUCTION.

B. CONTRACTOR SHALL MAINTAIN ALONG WITH THE SIGNED EFFECTIVE COPY OF SWP3 DRAWINGS AN UPDATED LIST IDENTIFYING ALL POTENTIAL SOURCES OF POLLUTION INCLUDING PORTA-POTTYS. FUEL TANKS, STAGING AREAS, WASTE CONTAINERS, CHEMICAL STORAGE AREAS, CONCRETE CURE, PAINTS SOLVENTS, ETC., AND A DESCRIPTION OF THE LOCATION.

C. CONTRACTOR TO REMOVE ALL STORM WATER POLLUTION PREVENTION MEASURES AFTER CONSTRUCTION IS COMPLETE AND INSPECTED FOR APPROVAL. LONG TERM MAINTENANCE TO BE PROVIDED BY OWNER.

NOTES:

1. CONTRACTOR SHALL POLICE SITE REGULARLY AND AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL DETAILS
3. TOTAL DISTURBED AREA=1.93 ACRES.
4. REFER TO LANDSCAPE PLAN FOR FINAL GROUND STABILIZATION

EROSION AND SEDIMENT CONTROL CONSTRUCTION PHASING:	DURATION OF PHASE	APPROX. DATE FOR START OF EACH PHASE
1. TOP SOIL REMOVAL, CLEARING, GRUBBING AND PAVING REMOVAL	15 DAYS	TBD
2. GRADING.	30 DAYS	TBD
3. UTILITY INSTALLATION.	30 DAYS	TBD
4. PAVING.	30 DAYS	TBD
5. BUILDING CONSTRUCTION.	60 DAYS	TBD
6. FINE GRADING.	15 DAYS	TBD
7. LANDSCAPE AND VEGETATION.	15 DAYS	TBD
8. BMP REMOVAL.	5 DAYS	TBD

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

811 Know what's **below.** **Call** before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16693 PROFESSIONAL ENGINEER

03/05/2026

SOIL EROSION AND SEDIMENT CONTROL PLAN

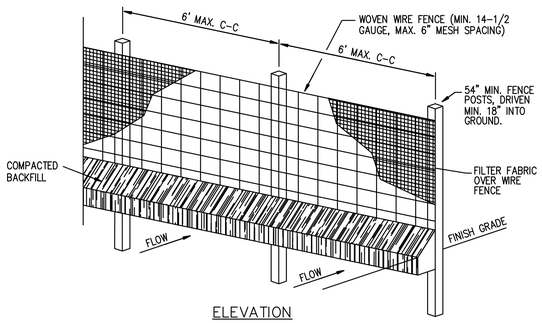
CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

NAME	DESCRIPTION	DATE	REV

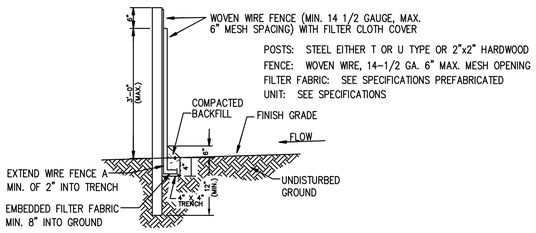
PROJECT NO: JM-DIM25001
DRAWN BY: ASB, JK, GFK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 400

J:\CIRCLE K\DIM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DIM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER



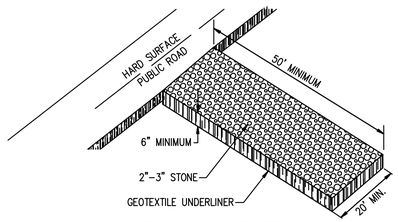
ELEVATION



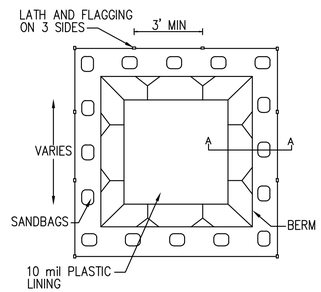
CROSS-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.

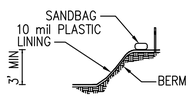


CONSTRUCTION ENTRANCE
N.T.S.

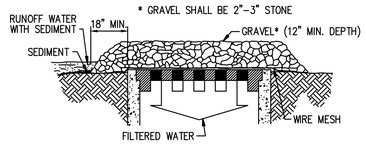


CONCRETE WASH OUT AREA
NTS

NOTES:
1. ACTUAL SIZE DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



SECTION A-A
NTS



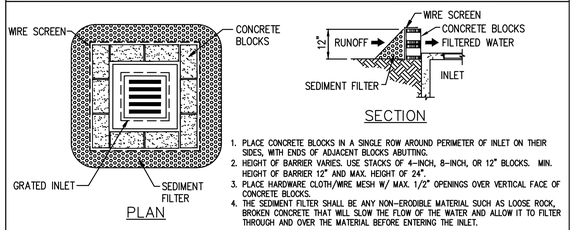
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED ACRES.

GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
N.T.S.

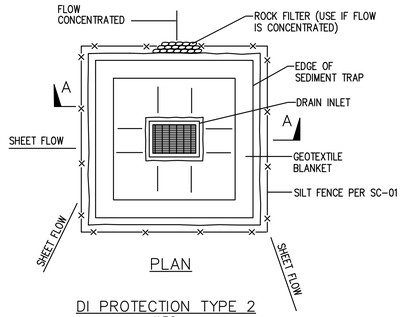


GRAVEL BAG/SAND BAG INSTALLATION
N.T.S.



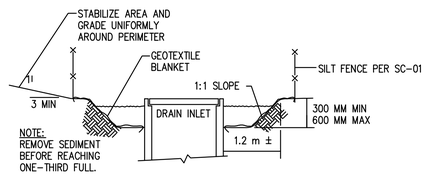
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

BLOCK AND AGGREGATE INLET SEDIMENT FILTER
N.T.S.



PLAN

DI PROTECTION TYPE 2
N.T.S.



SECTION A-A

NOTES
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW.

CATCH BASIN INLET PROTECTION DETAIL
N.T.S.

BEST MANAGEMENT PRACTICES

1. STRUCTURAL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS, VEHICLE ENTRANCES AND EXITS: ACTIONS TAKEN AND INSPECTORS NAME.
3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE
4. COPY OF SWPPP SHALL BE KEPT ON SITE
5. PERIMETER MUST RETAIN THE SWPPP, NOI AND INSPECTION LOG FOR A MINIMUM OF 3 YEARS FROM THE TERMINATION AND FINAL STABILIZATION OF PROJECT

I. WASTE MATERIALS
ALL WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURED LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH BE HAULED TO A LICENSED LANDFILL.

II. HAZARDOUS WASTE
AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS. ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING, COMPOUNDS AND ADDITIVES. IN EVENT OF SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPARTMENT AND NMED.

III. SANITARY WASTE
ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IV. SPILL PREVENTION
THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.

V. GOOD HOUSEKEEPING
A. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB
B. NEATLY STORE MATERIALS ON-SITE IN A SECURE MANNER
C. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
D. DO NOT MIX SUBSTANCES WITH ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
E. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING OF THE CONTAINER
F. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROP USE AND DISPOSAL

VI. HAZARDOUS CONDITIONS
PRACTICES TO REDUCE RISKS:
A. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
B. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
C. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURERS

VII. PETROLEUM PRODUCTS
PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED, ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER RECOMMENDATION.

VIII. SPILL CONTROL PRACTICES:
A. MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE WARE OF THE PROCEDURE
B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE
C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY
D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN
E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY
F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING

IX. MAINTENANCE AND INSPECTION PROCEDURES
ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD OF THE RESULTS OF THE INSPECTIONS OF THE SITE SHALL BE KEPT ON-SITE

X. REMARKS
DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS, CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS JR. NEW MEXICO 16693 PROFESSIONAL ENGINEER

03/05/2026

REV	DATE	DESCRIPTION	NAME

SOIL AND EROSION CONTROL DETAILS

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

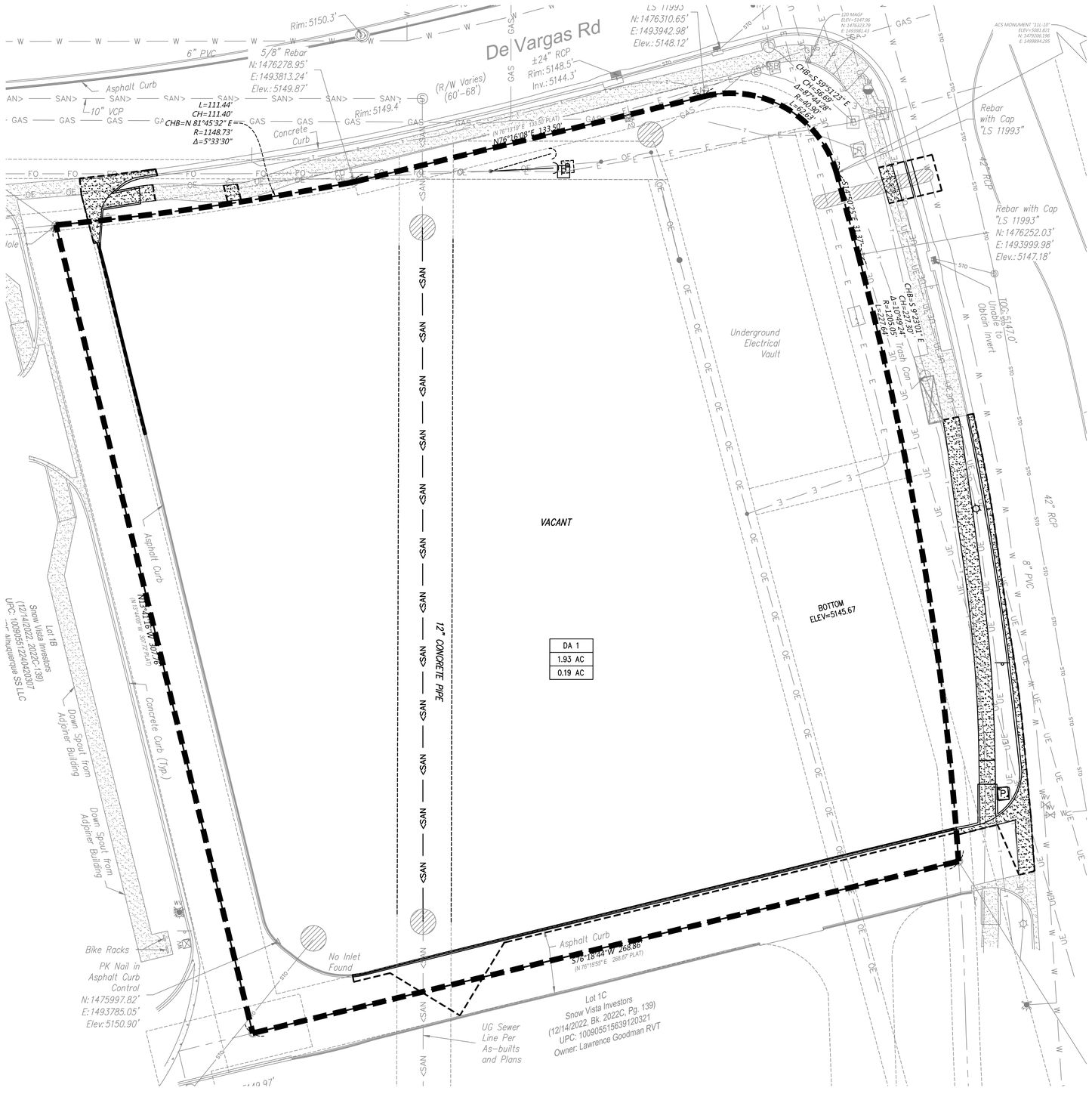
PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, CPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 410

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PRE DEV. DRAINAGE AREA MAP LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- XXX EXISTING CONTOUR
- XXX DRAINAGE DIVIDE
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- IM IRRIGATION METER
- SS MANHOLE
- CURB INLET
- DRAINAGE SLOPE AND DIRECTION
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GM GAS METER
- WM WATER METER

PRE DEVELOPMENT DRAINAGE AREA KEY:

DRAINAGE DIVIDE

X
X.XX AC
X.XX AC

X — Area
X.XX AC — Acreage
X.XX AC — IMPERVIOUS ACREAGE

DA1	
A =	1.93 AC
C =	0.36
i =	4.27 IN/HR
Q =	2.97 CFS

Know what's **below.** **Call** before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 16693 — PROFESSIONAL ENGINEER

03/05/2026

PRE DEV DRAINAGE AREA MAP

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 500

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



POST DEV. DRAINAGE AREA MAP LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
- DRAINAGE DIVIDE
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- IRRIGATION METER
- MANHOLE
- CURB INLET
- DRAINAGE SLOPE AND DIRECTION
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IMPERVIOUS AREA

POST DEVELOPMENT DRAINAGE AREA KEY:

- DRAINAGE DIVIDE

X
X.XX AC
X.XX AC

X — Area; X.XX AC — Acreage; X.XX AC — Impervious Acreage

SWM NARRATIVE:

AS AGREED UPON WITH CITY OF ALBUQUERQUE STAFF, THIS DEVELOPMENT AS PROPOSED IS WITHIN THE DESIGN PARAMETERS FOR DISCHARGE PER APPROVED DRAINAGE PLAN. AS SHOWN ON THE PRE/POST DEVELOPMENT DRAINAGE DIVIDES, THE GRADING AND STORM SEWER COLLECTION SYSTEM HONORS DESIGNED DISCHARGE POINTS. THE PROPOSED IMPERVIOUS AREA, THEREFOR, DISCHARGE IS LESS THAN THE ALLOWABLE. THIS DEVELOPMENT PROPOSES A C FACTOR OF 0.69. THIS MEANS SWM WAS NOT NEGATIVELY EFFECTED NOR ADDITIONAL CAPACITY/HGL ISSUES. PER WATER QUALITY TREATEMENT & FUEL DISPENSING ACTIVITIES, 0.62" FIRST FLUSH AS WELL AS FILTERING APPARATUS ARE REQUIRED. THAT HAS BEEN PROVIDED BY DETENTION/INFILTRATION BASIN WHICH HAS A DRAIN-DOWN TIME OF GREATER THAN 48 HRS. THEREFOR, ALL SWM REQUIREMENTS PER CITY OF ALBUQUERQUE HAVE BEEN MET.

0.62 INCHES / 12 INCHES/FOOT * 1.93 ACRES /43,560 SQ FT/ACRE = 4,343.66 CU FT

DEPTH = 1.19 FEET

48 HRS * 60 MIN/HR * 60 SEC/MIN = 172,800 SEC / (1/4,343.66 CU FT) = 0.025 CU FT/ SEC

Q = Cd * A * (2*g*H)^1/2

A = 051 IN^2

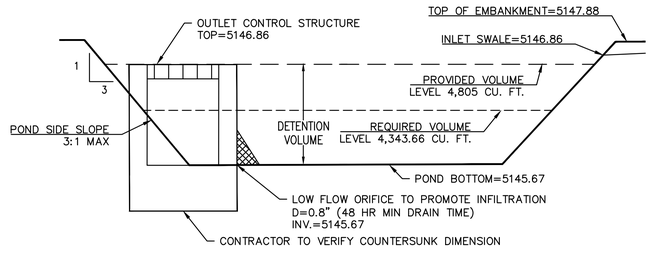
D = 0.81 IN

THEREFOR, AN ORIFICE OF 0.80 INCHES ALLOWS FOR GREATER THAN 48HR DRAIN-DOWN TIME.

REFERENCE:
SAGE PLAZA MASTER DRAINAGE SYSTEM

DA1		
A =	1.93	AC
C =	0.69	
i =	4.27	IN/HR
Q =	5.69	CFS

Elevation (ft)	Area (SQ FT)	Incremental Vol (CU-FT)	Cumulative Vol(CU-FT)	Cumulative Vol(AC-FT)
5145.67	3639	0	0	0.00
5146	3921	1247	1247	0.03
5146.86	4357	3558	4805	0.11



DETENTION / INFILTRATION POND DIAGRAM
N.T.S.

Know what's **below.**
Call before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 16693 — PROFESSIONAL ENGINEER

03/05/2026

POST DEV DRAINAGE AREA MAP

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 510

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

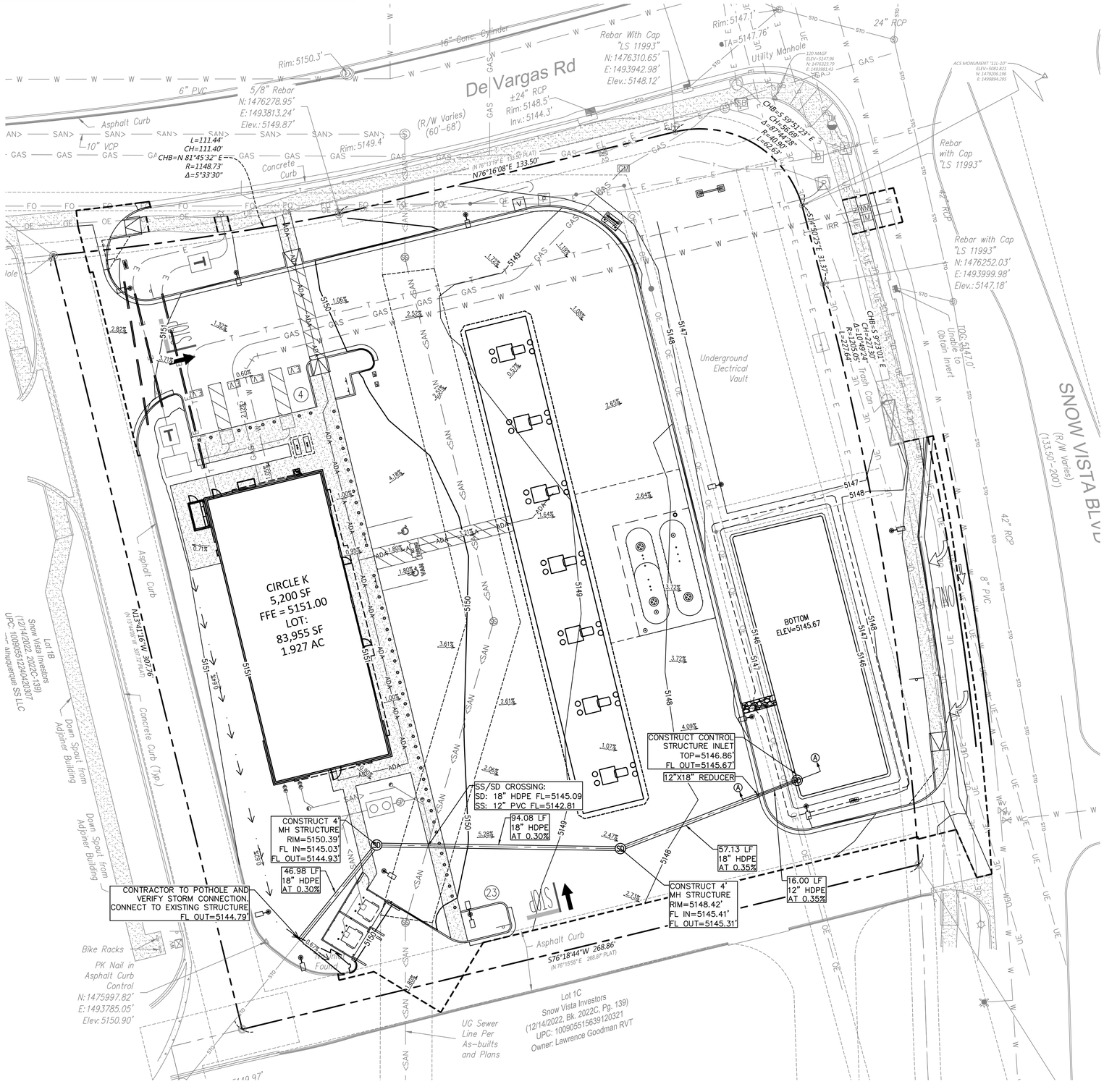
BENCHMARKS

ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091
ELEVATION=5415.511'

ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196
ELEVATION=5081.821'

FLOODNOTE

BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY

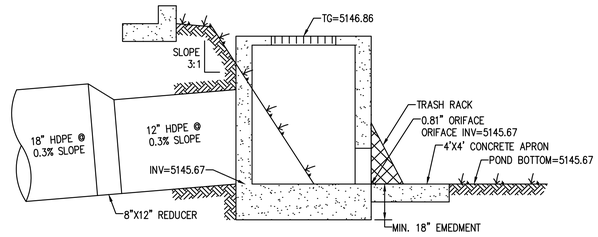


STORM DRAIN LEGEND:

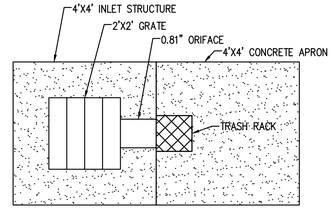
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- XXX — EXISTING CONTOUR
- STORM DRAIN PIPE
- SAN> SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- E ELECTRIC SERVICE LINE
- T TELEPHONE SERVICE LINE
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- IM IRRIGATION METER
- SS MANHOLE
- CURB INLET
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GM GAS METER
- WM WATER METER

STORM CALCULATIONS:

Q = 5.69 CFS
D = 18 IN.
n = 0.012
SLOPE = 0.30%
V = 4.24



DETENTION INLET STRUCTURE SECTION
SECTION A-A



OUTFALL STRUCTURE DIAGRAM

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PIPING MATERIAL SCHEDULE

STORM SEWER SMALLER THAN 12"	SDR-35 PVC PER ATSM D3034
STORM SEWER – 12" OR LARGER (PRIVATE)	DUAL WALLED HDPE, AASHTO M252 &M294
STORM SEWER – WITHIN PUBLIC EASEMENT OR RIGHT-OF-WAY.	RCP, C-76, CLASS III

CONTRACTOR TO VERIFY EXISTING SANITARY SEWER & STORM DRAIN ELEVATIONS, AND UTILITY CONNECTIONS WITHIN 14 DAYS OF GROUNDBREAKING.

811 Know what's **below.** **Call** before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16693 PROFESSIONAL ENGINEER
03/05/2026

STORM DRAIN PLAN

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 530

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

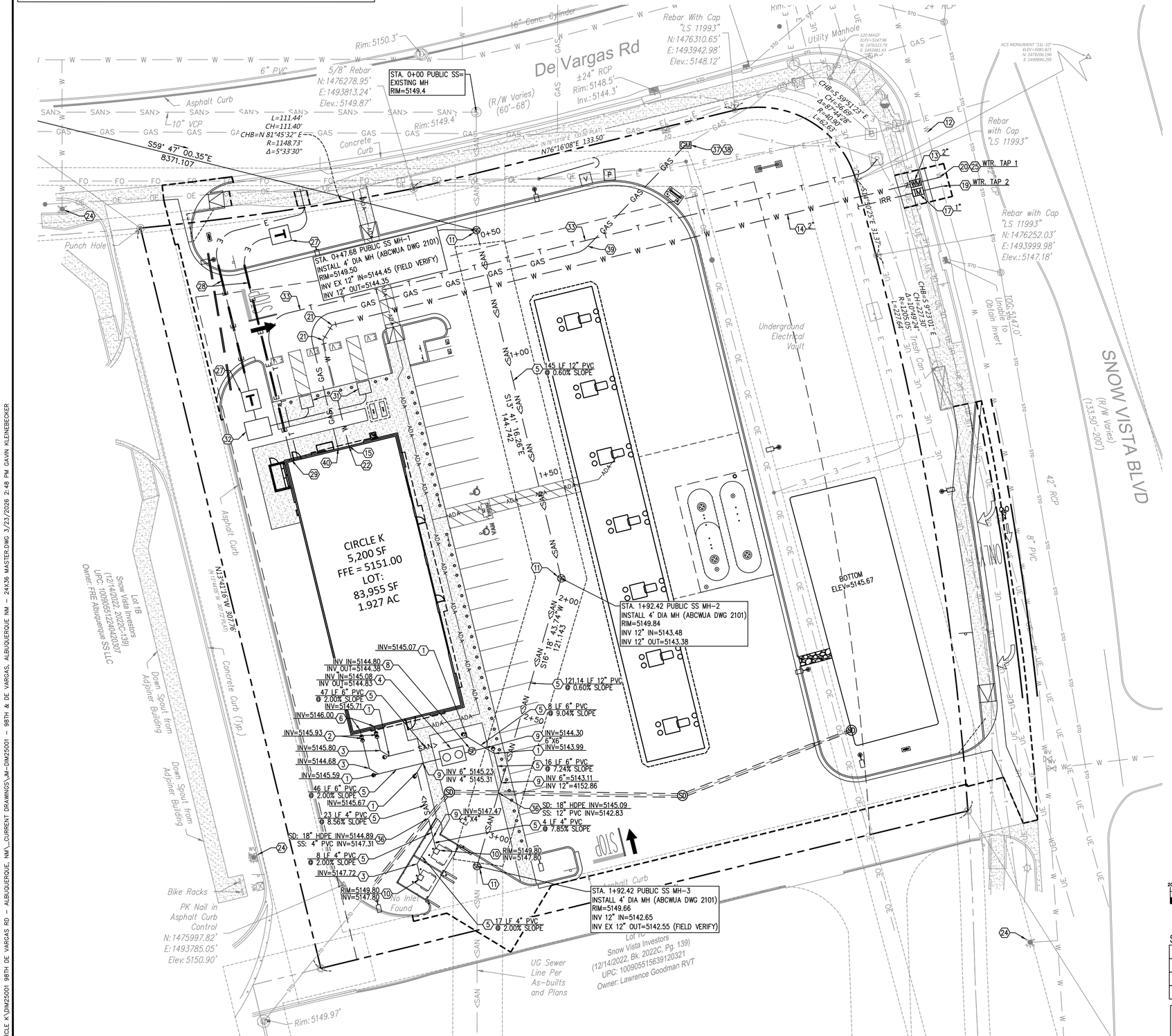
BENCHMARKS

ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

FLOODNOTE

BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY



UTILITY LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
- STORM DRAIN PIPE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRIC SERVICE LINE
- TELEPHONE SERVICE LINE
- DOMESTIC WATER SERVICE LINE
- FIRE LINE
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- IRRIGATION METER
- MANHOLE
- CURB INLET
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER

UTILITY KEY NOTES:

1. SANITARY SEWER CLEAN-OUT.
2. SANITARY SEWER DOUBLE CLEAN-OUT.
3. 45° BEND.
4. GREASE TRAP. (UNIT SPECIFICATIONS PER MEP PLANS)
5. SANITARY SEWER LINE. (SEE NOTE FOR TYPE, SIZE AND SLOPE)
6. SANITARY SEWER POINT OF ENTRY. (PER MEP PLANS)
7. SANITARY SEWER POINT OF CONNECTION. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
8. SANITARY SEWER SAMPLE PORT. (UNIT SPECIFICATIONS PER MEP PLANS)
9. SANITARY SEWER WYE. SDR-26.
10. 2'X2' SANITARY SEWER DRAIN INLET WITH "P" TRAP.
11. SANITARY SEWER MANHOLES LESS THAN 6' PER ABCWUA DWG 2101.
12. WATER MAIN LINE. (SEE NOTE FOR SIZE)
13. DOMESTIC WATER METER. (SEE NOTE FOR SIZE)
14. DOMESTIC WATER LINE. (SEE NOTE FOR SIZE)
15. DOMESTIC WATER LINE POINT OF ENTRY. (PER MEP PLANS)
16. DOMESTIC WATER LINE POINT OF CONNECTION PER ABCWUA DWG 2363.
17. IRRIGATION WATER METER. (SEE NOTE FOR SIZE)
18. IRRIGATION WATER LINE. (SEE NOTE FOR SIZE)
19. IRRIGATION WATER LINE POINT OF CONNECTION. 1" SERVICE TAP.
20. 2" SERVICE TAP PER ABCWUA DWG 2363.
21. M.J. BEND. (SEE NOTE FOR SIZE)
22. BACKFLOW & PRESSURE REDUCER INSIDE BUILDING PER M.E.P. PLANS
23. REDUCED PRESSURE BACKFLOW PREVENTER.
24. EXISTING FIRE HYDRANT.
25. CONTRACTOR SHALL COORDINATE WITH WATER UTILITY DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
26. PROPOSED LIGHT POLE.
27. PAD MOUNTED TRANSFORMER.
28. UNDERGROUND ELECTRIC LINE. (COORDINATE WITH ELECTRIC COMPANY FOR CONDUIT SIZES)
29. METERING EQUIPMENT AND ELECTRIC LINE POINT OF ENTRY. (PER MEP PLANS)
30. ELECTRIC LINE POINT OF CONNECTION.
31. E.V. EQUIPMENT PER M.E.P. PLANS.
32. E.V. SWITCHGEAR PER M.E.P. PLANS.
33. UNDERGROUND TELEPHONE LINE ~ 2-1" CONDUITS. (VERIFY SIZE WITH TELEPHONE COMPANY)
34. TELEPHONE LINE POINT OF ENTRY. (PER MEP PLANS)
35. TELEPHONE LINE POINT OF CONNECTION.
36. STORM/SANITARY PIPE CROSSING.
37. GAS METER (PER GAS COMPANY).
38. GAS POINT OF CONNECTION (PER GAS COMPANY).
39. GAS LINE (SIZE AND METERING PER GAS COMPANY).
40. GAS POINT OF ENTRY (PER M.E.P.).

SITE PIPING MATERIAL SCHEDULE

SANITARY SEWER – 6"	SDR-26 PVC
SANITARY SEWER – 12"	SDR-35 PVC.
WATER LINE SMALLER THAN 4"	SCHEDULE 40 PVC AS PER ATSM D1785
WATER LINE 4" – 12"	PVC CLASS 150, DR-18, AWWA C-900

CONTRACTOR TO VERIFY EXISTING SANITARY SEWER & STORM DRAIN ELEVATIONS, AND UTILITY CONNECTIONS WITHIN 14 DAYS OF GROUNDBREAKING.

811 Know what's **below.** **Call** before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16693 PROFESSIONAL ENGINEER

03/05/2026

UTILITY PLAN

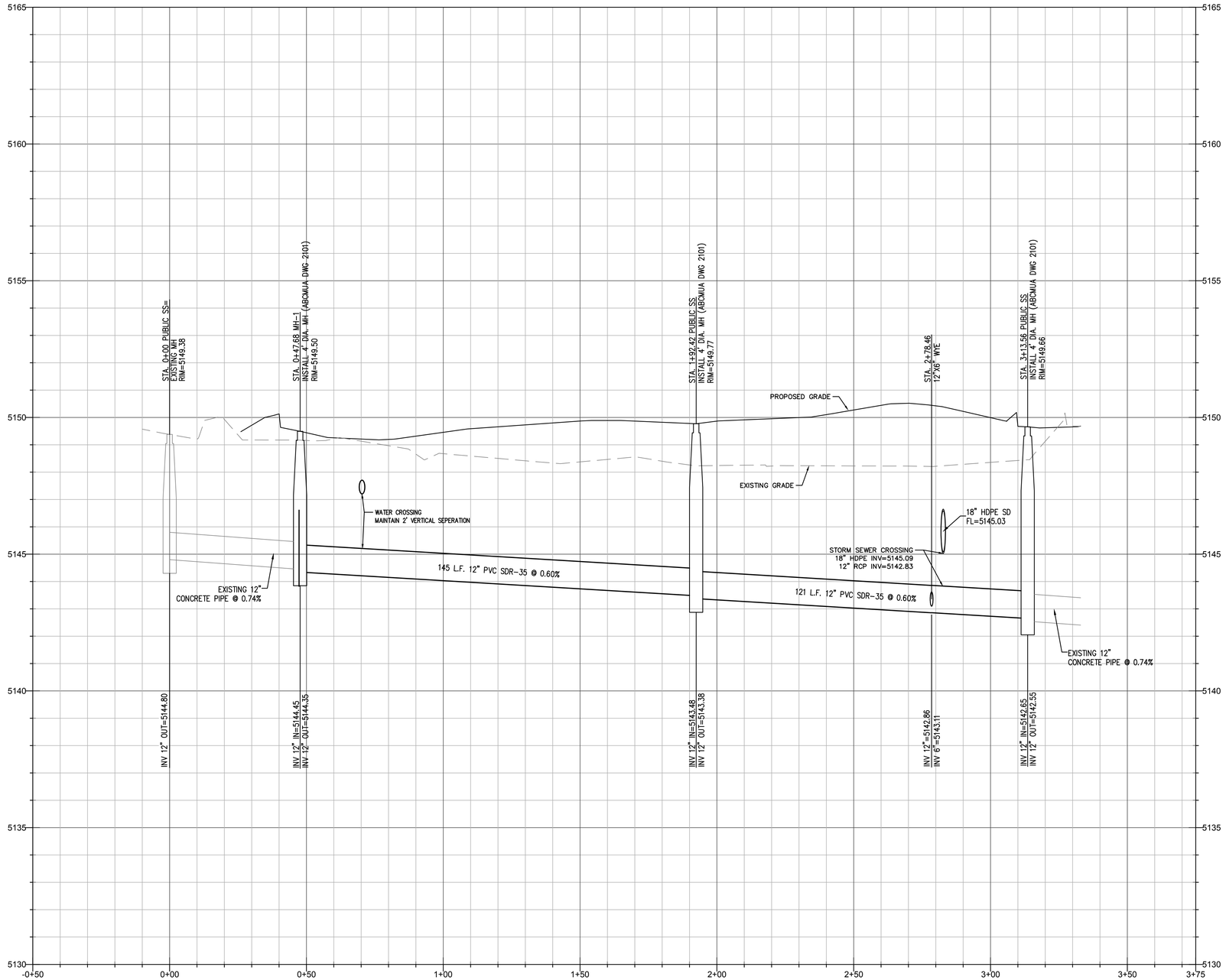
CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-DM25001
DRAWN BY: ASS, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

C 600

J:\CIRCLE K\DM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER



PUBLIC SS

HORIZONTAL SCALE:
1"=20'

VERTICAL SCALE:
1"=2'

1101 Central Expressway South
Suite 215
Allen, TX 75013

Ph. 214-491-1830

John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS
NEW MEXICO
16893
PROFESSIONAL ENGINEER
"ELECTRONICALLY"

03/05/2026

SANITARY SEWER PROFILE

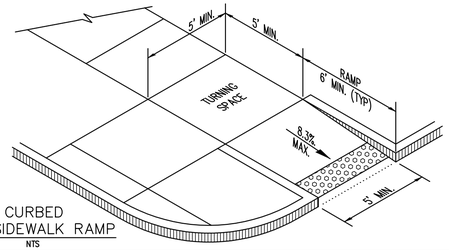
CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

NAME	DESCRIPTION	DATE	REV

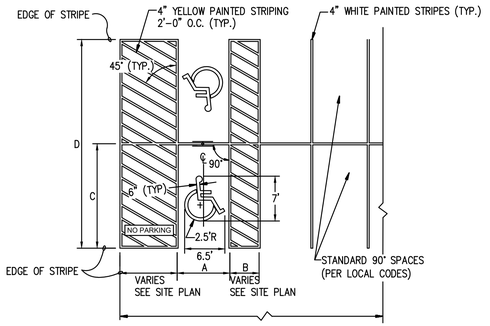
PROJECT NO:
JM-DIM25001
DRAWN BY:
ASB, JK, CPK
CHECKED BY:
KWF
ISSUE DATE:
03/23/2026

C 610

J:\CIRCLE K\DIM25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DIM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER



CURBED
ADA SIDEWALK RAMP
NTS

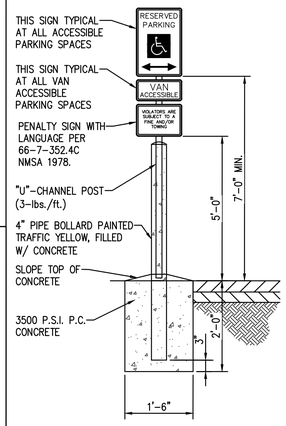


MINIMUM DIMENSION CHART		
A	8' (VAN 8')	8' (VAN 8')
B	5' (VAN 8')	5' (VAN 8')
C	18'	20'
D	36'	40'

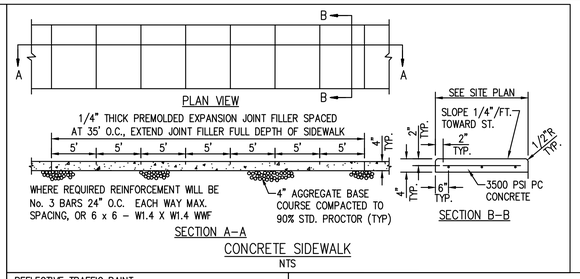
NOTE: ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

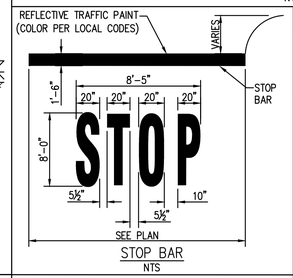
90° ACCESSIBLE PARKING SPACE STRIPING
NTS



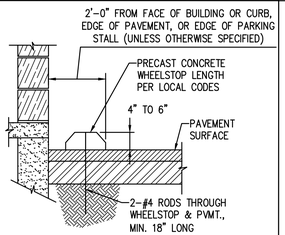
ACCESSIBLE PARKING SIGN
NTS



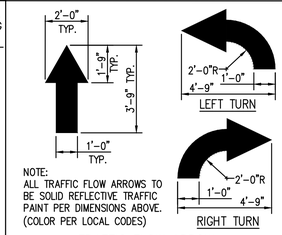
CONCRETE SIDEWALK
NTS



STOP BAR
NTS

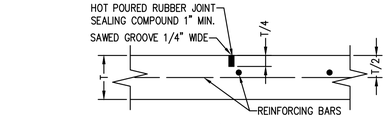


PRECAST CONCRETE WHEELSTOP
NTS



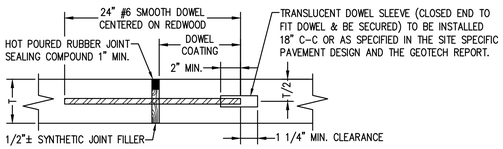
NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE. (COLOR PER LOCAL CODES)

TRAFFIC FLOW ARROW
NTS



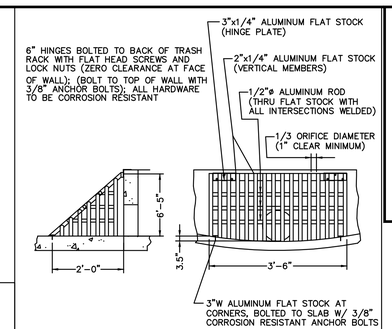
NOTE: SAWED JOINTS SHALL BE EVERY 15' FOR ALL THICKNESS OF CONCRETE AND SHALL BE CONSTRUCTED WITHIN THE FIRST 12 HOURS OF CONCRETE PLACEMENT.

SAWED CONTRACTION JOINT
NTS



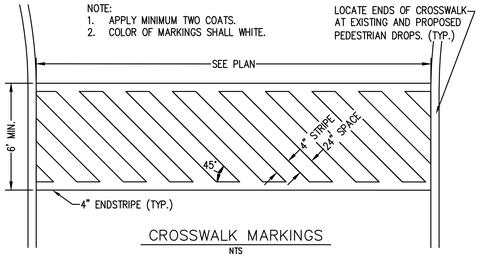
NOTES:
1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. SLEEVES FOR DOWELS SHALL HAVE AN INSIDE DIAMETER OF 1/16" GREATER THAN THE DIAMETER OF THE DOWELS AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO USE.
3. EXPANSION JOINTS TO BE CONSTRUCTED A MAXIMUM OF 400' APART ON STRAIGHT PAVING, AS WELL AS INTERSECTION P.C.'S & P.T.'S UNLESS OTHERWISE SPECIFIED.
4. REBAR BASKET FOR EXPANSION JOINTS IS REQUIRED.

EXPANSION JOINT
NTS

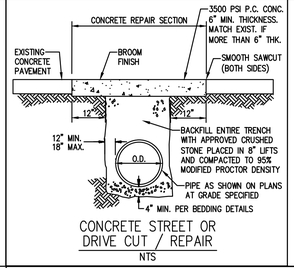


NOTES:
1) ALUMINUM TO BE 6061–T6 GRADE. ALL WELDED CONSTRUCTION.
2) SUITABLE TRASH RACK OF SIMILAR DIMENSION MAY BE SUBSTITUTED.

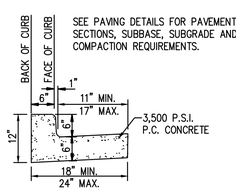
TRASH RACK FOR ORIFICE
TRASH.DWG NOT TO SCALE



CROSSWALK MARKINGS
NTS

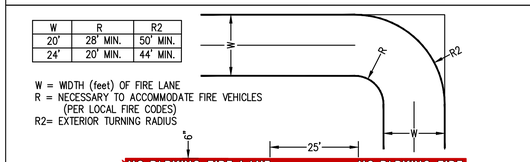


CONCRETE STREET OR
DRIVE CUT / REPAIR
NTS



SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

TYPE "A" CONCRETE
CURB AND GUTTER
NTS



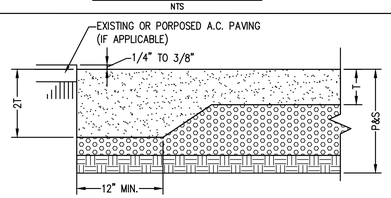
W	R	R2
20'	28' MIN.	50' MIN.
24'	20' MIN.	44' MIN.

W = WIDTH (feet) OF FIRE LANE
R = NECESSARY TO ACCOMMODATE FIRE VEHICLES (PER LOCAL FIRE CODES)
R2= EXTERIOR TURNING RADIUS

FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

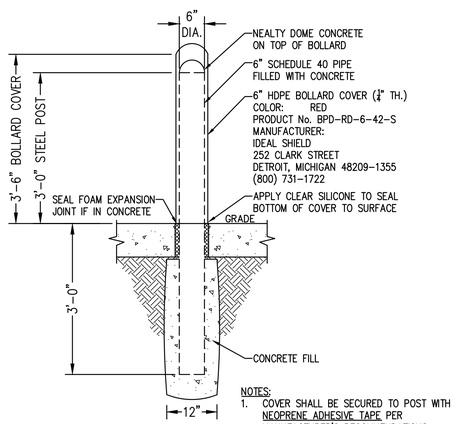
NO PARKING FIRE LANE NO PARKING FIRE

FIRE LANE MARKING
NTS



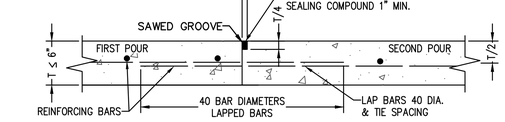
"T" = PROPOSED CONCRETE PAVEMENT THICKNESS.
"P&S" = PAVING BASE AND SUBGRADE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT DESIGN AND GEOTECH REPORT.

THICKENED EDGE OF PAVING
N.T.S.



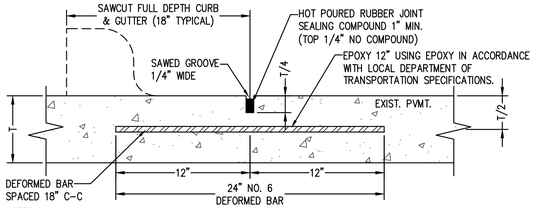
NOTES:
1. COVER SHALL BE SECURED TO POST WITH NEOPRENE ADHESIVE TAPE PER MANUFACTURER'S RECOMMENDATIONS.

STEEL BOLLARD WITH COVER
NTS



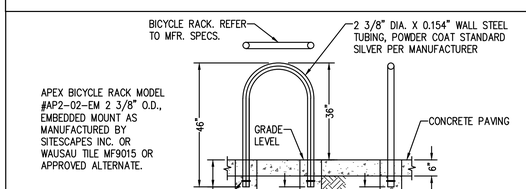
NOTE: REINFORCING SHALL BE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT DESIGN AND THE GEOTECH REPORT.

CONSTRUCTION JOINT
NTS



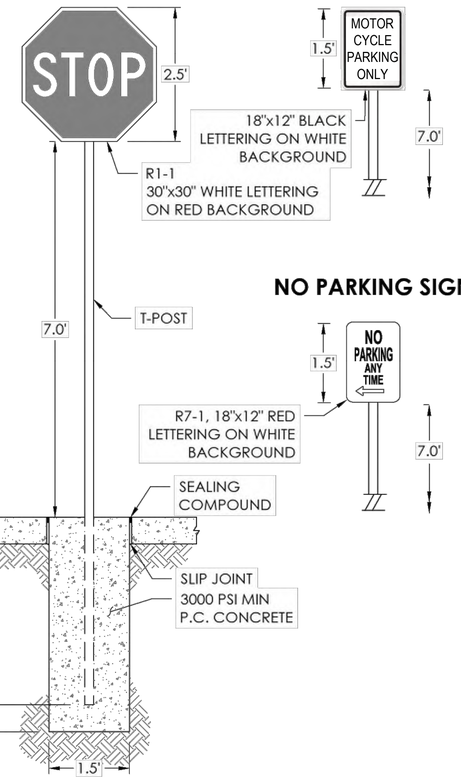
NOTES:
1. DEFORMED BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG. ALL DRILLED DEFORMED BARS SHALL BE EPOXIED.
2. HAND DRILLING IS NOT ACCEPTABLE. PUSHING DEFORMED BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
3. REINFORCING SHALL BE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT DESIGN AND THE GEOTECH REPORT.

LONGITUDINAL BUTT JOINT
NTS



BIKE RACK
NTS

STOP MOTOR CYCLE PARKING SIGN



SIGN MOUNTING NOTE:
FOR MULTIPLE SIGNS ON ONE POLE THE MINIMUM MOUNTING HEIGHT TO THE BOTTOM OF THE LOWEST SIGN IS 7-FEET. POLE HEIGHT AND SUBSEQUENT (HIGHER) MOUNTINGS MUST BE ADJUSTED AS APPROPRIATE.

SIGN DETAIL
NTS

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16893 PROFESSIONAL ENGINEER
"ELECTRONICALLY SIGNED"
03/05/2026

DETAILS

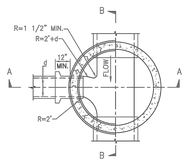
CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

NAME	DESCRIPTION	REV	DATE

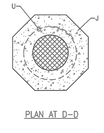
PROJECT NO: JM-DM25001
DRAWN BY: ASB, JK, CPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026
DETAILS

C 700

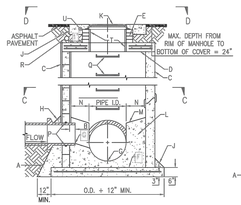
J:\CIRCLE K\DM25001 98TH DE VARGAS RD – ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DM25001 – 98TH & DE VARGAS, ALBUQUERQUE NM – 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER



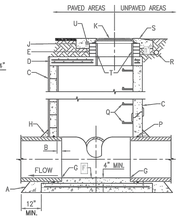
PLAN AT C–C



PLAN AT D–D



CROSS SECTION A–A



CROSS SECTION B–B

GENERAL NOTES

1. USE TYPE "C" MANHOLE FOR DEPTHS OF LESS THAN 6' MEASURED FROM INVERT TO RIM.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" MANHOLE IN LIEU OF TYPE "A" MANHOLE FOR DEPTHS OF 6' OR MORE.
3. MANHOLES GREATER THAN 16' IN DEPTH SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS ONLY.
4. DESIGN APPLIES TO 4' TO 6' I.D. MANHOLES.
5. COMPACT ALL BACKFILL AROUND MANHOLE TO 95% (ASTM).
6. USE NON-SHRINK GROUT FOR JOINTS, FILLETS AND PIPE PENETRATIONS.
7. POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.
8. MANHOLES GREATER THAN 20' IN DEPTH WILL REQUIRE A SEPARATE STRUCTURAL DESIGN.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO BELL OF FIRST JOINT AND SHALL GRADLE PIPE TO SPRING LINE. NOT APPLICABLE FOR FLEXIBLE PIPE.

B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRINGLINE OF PIPE.

C. MANHOLE MAY BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE, OR PRECAST REINFORCED CONCRETE. IF BLOCK IS USED, APPLY 1/2" THICK MORTAR COATING TO EXTERIOR AND INTERIOR OF MANHOLE. IF PRECAST CONCRETE IS USED, USE MASTIC GASKETS AND APPLY NON-SHRINK GROUT TO EXTERIOR AND INTERIOR OF EXPANSION JOINTS OR USE WATERTIGHT RUBBER GASKETS. IF RUBBER GASKETS ARE USED, THE MANHOLE SECTIONS DO NOT NEED TO BE GROUTED BUT THE MANUFACTURER MUST STAMP THE INTERIOR OF EACH PRECAST SECTION WITH THE TYPE OF GASKET USED.

D. PRECAST CONCRETE TOP SLAB, SEE STANDARD DRAWING 2212.

E. USE MAX. 4 COURSES GRADE MS BRICK ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE.

F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EACH WAY FOR MANHOLE DEPTHS OF 16' OR GREATER. NO. 4 BARS AT 12" O.C. EACH WAY FOR MANHOLE DEPTH OF LESS THAN 16'.

G. INVERT ELEVATION AS SHOWN ON PLANS. PROVIDE 0.10' (MINIMUM) OF FALL BETWEEN INVERT(S)–IN AND INVERT–OUT.

H. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.

J. OCTAGONAL CONCRETE PAD, SEE STANDARD DWG. 2461 FOR REFERENCE.

K. MANHOLE FRAME AND COVER, SEE DRAWING 2210.

L. CONCRETE, SEE SPECIFICATION SECTION 101.

M. SLOPE 1" PER FT. FROM PIPE CROWN.

N. SHELF TO BE 9" WIDE MIN.

P. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

Q. STEPS TO BE INSTALLED PER STANDARD SPECIFICATION SECTION 920 AND DRAWING 2229.

R. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.

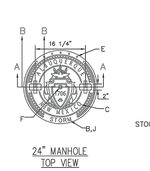
S. CONCRETE COLLAR IN UNPAVED AREAS, SEE STANDARD DRAWING 2461.

T. APPLY 1/2" THICK MORTAR COATING TO INTERIOR OF OPENING.

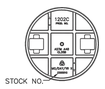
U. #4 REBAR PER STANDARD DRAWING 2461.

V. TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND FLOW DIRECTION ARROWS. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT.

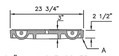
REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE STORM SEWER MANHOLE TYPE "C" DWG. 2208 JUNE 2019



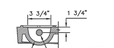
24" MANHOLE TOP VIEW



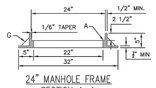
24" MANHOLE BOTTOM VIEW



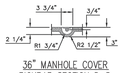
24" MANHOLE COVER SECTION A–A



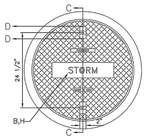
24" MANHOLE COVER PICKBAR SECTION B–B



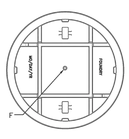
24" MANHOLE FRAME SECTION A–A



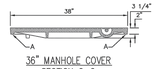
36" MANHOLE COVER PICKBAR SECTION D–D



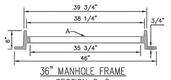
36" MANHOLE TOP VIEW



36" MANHOLE BOTTOM VIEW



36" MANHOLE COVER SECTION C–C



36" MANHOLE FRAME SECTION C–C

24" GENERAL NOTES

1. STANDARD 24" CAST IRON M.H. FRAME AND COVER. WEIGHTS: COVER = 180 LBS., FRAME = 145 LBS. TOTAL = 325 LBS. (TOLERANCE = ±5%)
2. REFERENCE SPEC. SECTION 130.

36" GENERAL NOTES

1. STANDARD 36" CAST IRON M.H. FRAME AND COVER. WEIGHTS: COVER = 355 LBS., FRAME = 315 LBS. TOTAL = 670 LBS. (TOLERANCE = ±5%)
2. REFERENCE SPEC. SECTION 130.

CONSTRUCTION NOTES

A. MACHINED OR GROUND BEARING SURFACES.

B. "STORM" CAST ON COVER TO IDENTIFY STORM DRAINAGE.

C. LETTER SIZE TO BE 1 1/4" IN HEIGHT RAISED LETTERING.

D. LETTER SIZE TO BE 3/4" IN HEIGHT RAISED LETTERING.

E. LETTER SIZE TO BE 3/8" MIN. IN HEIGHT RAISED LETTERING.

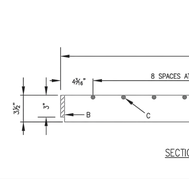
F. 3/4" DIA VENT HOLE REQUIRED.

G. GUSSETS OPTIONAL IF REQUIRED BY MANUFACTURER.

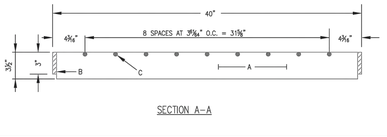
H. 2" LETTERS (RECESSED FLUSH).

J. LETTER SIZE TO BE 1" IN HEIGHT RAISED LETTERING.

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE STORM MANHOLE FRAME AND COVER DWG. 2210 JUNE 2019



PLAN



SECTION A–A

GENERAL NOTES

1. ALL BARS SHALL BE GRADE A36 STRUCTURAL STEEL.
2. THE GRATE SHALL BE WELDED WITH ⅜" FILLET WELD AROUND BOTH SIDES OF CROSS BARS, ⅜" FILLET WELD BOTH SIDES OF BEARING BARS TO END BARS.
3. AFTER CLEANING SURFACE OF SCALE, RUST, OILS, ETC., PAINT GRATE WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
4. TOP OF CROSS BARS SHALL BE FLUSH WITH TOP OF GRATE.
5. GRIND WELDS FLUSH WITH BEARING BARS.
6. WHEN INSTALLED IN FRAME, PUSH TIGHT TO THE FRAME ON THE ROAD SIDE SO THAT IT IS FLUSH WITH THE FRAME. THE SIDE ALONG THE CURB LINE SIDE SHALL HAVE ½" MAX. OPENING. SPACERS WELDED TO FRAME MAY BE USED IF REQUIRED TO KEEP ½" SPACE OR LESS.
7. WHEN INSPECTING OR DOING ROAD REHAB PROJECTS, IF THE GRATE IS NOT FLUSH WITH THE FRAME ON THE ROAD SIDE EDGE, COVER PLATES WELDED TO THE FRAME MAY BE USED TO COVER ANY GAPS.
8. INSTALLED VOID SPACE AREA: 3.72 SQUARE FEET OR 536 SQUARE INCHES. VOID SPACE CALCULATED AS TOTAL AREA EXCLUSIVE OF: BEARING BARS, CROSS BARS, END BARS, FRAME, AND WELDS.

CONSTRUCTION NOTES

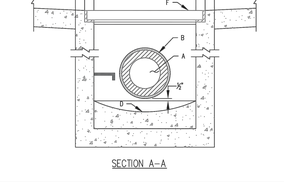
A. BEARING BARS, (13) PL ½ x 3⅜ x 39".

B. END BARS, (2) PL ½ x 3 X 25".

C. CROSS BARS, (9) ½ø X 24" ROD.

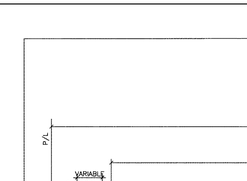
D. FRAME, SEE DWG. 2216.

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE STORM INLET ALBUQUERQUE GRATE DWG. 2220 JUNE 2019



PLAN

SECTION B–B



SECTION A–A

GENERAL NOTES

1. THE CITY DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE FOR ANY DRAIN LINES INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.
2. FOR DOUBLE "C" OR "S" STORM INLETS THE PRIVATE DRAIN LINE CONNECTION MUST BE ALIGNED WITH THE LONGITUDINAL CENTER OF EITHER GRATE FRAME.

CONSTRUCTION NOTES

A. CORE DRILL INTO BACK OF EXISTING INLET WITH INVERT OF DRILLED OPENING ½" ABOVE EXISTING CONCRETE FILL. IF NOT CORE–DRILLED, A CONCRETE COLLAR MAY BE REQUIRED.

B. GROUT OPENING WITH NONSHRINK, NONMETALLIC GROUT.

C. NEW DRAIN LINE TO BE RCP, HPPP, HDPE, OR DUCTILE IRON PIPE. DRAIN SIZE TO BE AT LEAST ONE SIZE SMALLER THAN OUTLET PIPE WITH A MAXIMUM SIZE OF 12".

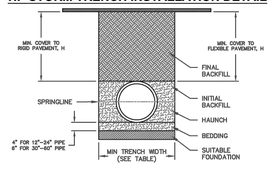
D. EXISTING CONCRETE FILL.

E. SLOPE ¼" PER FOOT MIN. WITHIN R.O.W.

F. FRAME & GRATE.

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE DRAIN LINE CONNECTION TO EXISTING STORM INLET DWG. 2237 JUNE 2019

HP STORM TRENCH INSTALLATION DETAIL



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE 90% OF MAXIMUM DENSITY PER ASTM D1557 OR AS SHOWN ON THE PLANS. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"–24" (300mm–600mm) DIAMETER PIPE, 6" (150mm) FOR 30"–60" (750mm–900mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. FOR TRAFFIC APPLICATIONS, CLASS I, II, OR III MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 90% OF MAXIMUM DENSITY PER ASTM D1557. CLASS IV MATERIALS AS DEFINED IN ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS: CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO BOTTOM OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H–25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" – 48" (300mm – 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (152.4mm)

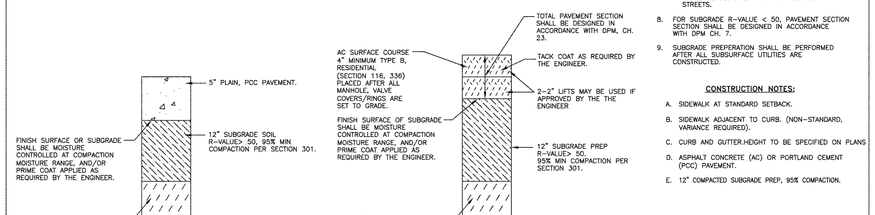
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TABLE 3, MAXIMUM COVER FOR HP STORM PIPE, ft

PIPE DIA	CLASS I COMPACTED	CLASS II 90%	CLASS III 90%
12" (300mm)	41 (12.5m)	21 (6.4m)	16 (4.9m)
15" (375mm)	41 (12.5m)	21 (6.4m)	16 (4.9m)
18" (450mm)	44 (13.4m)	21 (6.4m)	17 (5.2m)
24" (600mm)	44 (13.4m)	21 (6.4m)	14 (4.3m)
30" (750mm)	44 (13.4m)	18 (5.5m)	14 (4.3m)
36" (900mm)	44 (13.4m)	18 (5.5m)	13 (4.0m)
42" (1050mm)	30 (9.1m)	14 (4.3m)	11 (3.4m)
48" (1200mm)	29 (8.8m)	14 (4.3m)	10 (3.0m)
60" (1500mm)	29 (8.8m)	14 (4.3m)	10 (3.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γs) = 120 PCF

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE HP PP STORM TRENCH INSTALLATION DWG. 2240 MAY 2020



TYPICAL MAJOR LOCAL STREET SECTION

GENERAL NOTES:

1. CROWN ON STREET SHALL BE AS FOLLOWS:
   a. 32' STREET = 4"
   b. 40' STREET = 5"
   c. LESS THAN 32' STREET, PAVEMENT SLOPE = 2%
2. ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN ON EITHER SIDE OF C & G OR CURB SECTION.
3. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCLUDED WITH THE PARTICULAR ITEM.
4. FINISH GRADE AT PROPERTY LINE SHALL BE BASED ON A MIN 2% SLOPE FROM TOP OF CURB.
5. ALL ASPHALT CONCRETE (AC) PAVEMENT SHALL COMPLY WITH SECTION 116.
6. ALL PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL COMPLY WITH SECTION 101.
7. IN ACCORDANCE WITH COA DPM THE FOLLOWING APPLIES (UNLESS AUTHORIZED OTHERWISE BY THE CITY ENGINEER:
   * RESIDENTIAL STREETS SERVING 50 LOTS OR LESS SHALL BE DESIGNED AS LOCAL RESIDENTIAL STREETS.
   * RESIDENTIAL STREETS SERVINGMORE THAN 50 LOTS WITH AN ANTICIPATED AWDT < 3000 SHALL BE DESIGNED AS MAJOR LOCAL STREETS.
8. FOR SUBGRADE R–VALUE < 50, PAVEMENT SECTION SECTION SHALL BE DESIGNED IN ACCORDANCE WITH DPM CH. 23.
9. SUBGRADE PREPERATION SHALL BE PERFORMED AFTER ALL SUBSURFACE UTILITIES ARE CONSTRUCTED.

CONSTRUCTION NOTES:

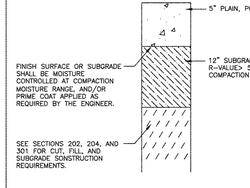
A. SIDEWALK AT STANDARD SETBACK.

B. SIDEWALK ADJACENT TO CURB. (NON–STANDARD, VARIANCE REQUIRED).

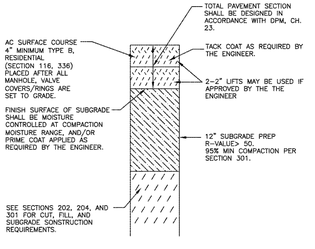
C. CURB AND GUTTER,HEIGHT TO BE SPECIFIED ON PLANS

D. ASPHALT CONCRETE (AC) OR PORTLAND CEMENT (PCC) PAVEMENT.

E. 12" COMPACTED SUBGRADE PREP, 95% COMPACTION.



RIGID PAVEMENT SECTION



FLEXIBLE PAVEMENT SECTION

REVISIONS	CITY OF ALBUQUERQUE
10/2022	PAVING MAJOR LOCAL STREET SECTION DWG. 2405B OCTOBER 2022

1101 Central Expressway South
Suite 215
Allen, TX 75013

Ph. 214-491-1830

John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS IV — NEW MEXICO — 16893 — PROFESSIONAL ENGINEER

03/05/2026

CITY DETAILS

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

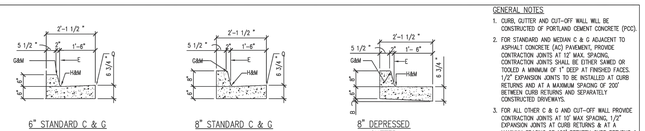
REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM–DIM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

DETAILS

C 710

J:\CIRCLE K\DIM25001 98TH DE VARGAS RD – ALBUQUERQUE, NM_CURRENT DRAWINGS\JM–DIM25001 – 98TH & DE VARGAS, ALBUQUERQUE NM – 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINEBECKER



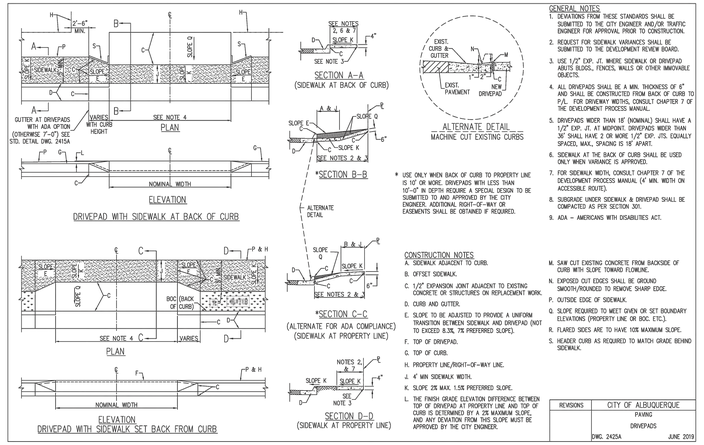
GENERAL NOTES

1. CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
2. FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING, CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
3. FOR ALL OTHER C & G AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
4. FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
5. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
6. REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
7. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN NOT ADJACENT TO EACH OTHER.
8. ADA = AMERICANS WITH DISABILITY ACT.

CONSTRUCTION NOTES

SEE COA DRAWING 2415B

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER DETAILS
	DWG. 2415A JUNE 2019



GENERAL NOTES

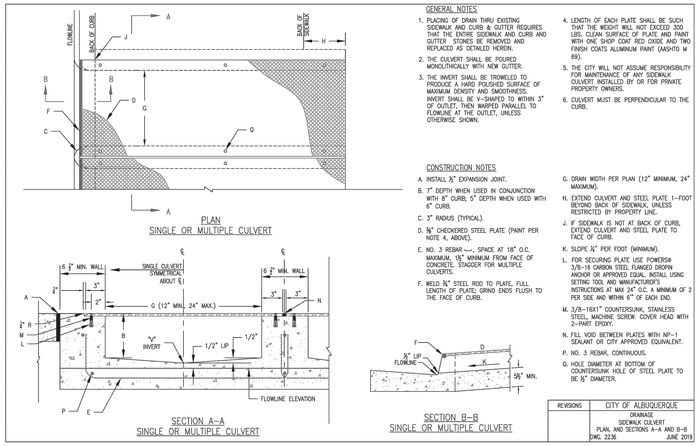
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
4. ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L. FOR DRIVEWAY WIDTHS, CONSULT CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL.
5. DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE A 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX., SPACING IS 18' APART.
6. SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHEN VARIANCE IS APPROVED.
7. FOR SIDEWALK WIDTH, CONSULT CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL (4' MIN. WIDTH ON ACCESSIBLE ROUTE).
8. SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED AS PER SECTION 301.
9. ADA = AMERICANS WITH DISABILITIES ACT.

* USE ONLY WHEN BACK OF CURB TO PROPERTY LINE IS 10' OR MORE. DRIVEPADS WITH LESS THAN 10'–0" IN DEPTH REQUIRE A SPECIAL DESIGN TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. ADDITIONAL RIGHT–OF–WAY OR EASEMENTS SHALL BE OBTAINED IF REQUIRED.

CONSTRUCTION NOTES

A. SIDEWALK ADJACENT TO CURB.
B. OFFSET SIDEWALK.
C. 1/2" EXPANSION JOINT ADJACENT TO EXISTING CONCRETE OR STRUCTURES ON REPLACEMENT WORK.
D. CURB AND GUTTER.
E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD (NOT TO EXCEED 8.3%, 7% PREFERRED SLOPE).
F. TOP OF DRIVEPAD.
G. TOP OF CURB.
H. PROPERTY LINE/RIGHT–OF–WAY LINE.
J. 4' MIN SIDEWALK WIDTH.
K. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
L. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB IS DETERMINED BY A 2% MAXIMUM SLOPE, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.
M. SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
N. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ROUNDED TO REMOVE SHARP EDGE.
P. OUTSIDE EDGE OF SIDEWALK.
Q. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC. ETC.).
R. FLARED SIDES ARE TO HAVE 10% MAXIMUM SLOPE.
S. HEADER CURB AS REQUIRED TO MATCH GRADE BEHIND SIDEWALK.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	DRIVEPADS
	DWG. 2425A JUNE 2019



GENERAL NOTES

1. PLACING OF DRAIN THRU EXISTING SIDEWALK AND CURB & GUTTER REQUIRES THAT THE ENTIRE SIDEWALK AND CURB AND GUTTER STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. THE CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAXIMUM DENSITY AND SMOOTHNESS. INVERT SHALL BE V–SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED PARALLEL TO FLOWLINE AT THE OUTLET, UNLESS OTHERWISE SHOWN.
4. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. CLEAN SURFACE OF PLATE AND PAINT WITH ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
5. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY CULVERT. CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.
6. CULVERT MUST BE PERPENDICULAR TO THE CURB.

CONSTRUCTION NOTES

A. INSTALL ½" EXPANSION JOINT.
B. 7" DEPTH WHEN USED IN CONJUNCTION WITH 8" CURB; 5" DEPTH WHEN USED WITH 6" CURB.
C. 3" RADIUS (TYPICAL).
D. ⅜" CHECKERED STEEL PLATE (PAINT PER NOTE 4, ABOVE).
E. NO. 3 REBAR ⟷, SPACE AT 18" O.C. MAXIMUM, 3½" MINIMUM FROM FACE OF CONCRETE. STAGGER FOR MULTIPLE CULVERTS.
F. WELD ¾" STEEL ROD TO PLATE, FULL LENGTH OF PLATE; GRIND ENDS FLUSH TO THE FACE OF CURB.
G. DRAIN WIDTH PER PLAN (12" MINIMUM, 24" MAXIMUM).
H. EXTEND CULVERT AND STEEL PLATE 1–FOOT BEYOND BACK OF SIDEWALK, UNLESS RESTRICTED BY PROPERTY LINE.
J. IF SIDEWALK IS NOT AT BACK OF CURB, EXTEND CULVERT AND STEEL PLATE TO FACE OF CURB.
K. SLOPE ¼" PER FOOT (MINIMUM).
L. FOR SECURING PLATE USE POWERS® 3/8–16 CARBON STEEL FLANGED ORDPIN ANCHOR OR APPROVED EQUAL. INSTALL USING SETTING TOOL AND MANUFACTURER'S INSTRUCTIONS AT MAX 24" O.C. A MINIMUM OF 2 PER SIDE AND WITHIN 6" OF EACH END.
M. 3/8–16X1" COUNTERSUNK, STAINLESS STEEL, MACHINE SCREW. COVER HEAD WITH 2–PART EPOXY.
N. FILL VOID BETWEEN PLATES WITH NP–1 SEALANT OR CITY APPROVED EQUIVALENT.
P. NO. 3 REBAR, CONTINUOUS.
Q. HOLE DIAMETER AT BOTTOM OF COUNTERSUNK HOLE OF STEEL PLATE TO BE ½" DIAMETER.

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE
	SIDEWALK CULVERT
	PLAN, AND SECTIONS A–A AND B–B
	DWG. 2236 JUNE 2019



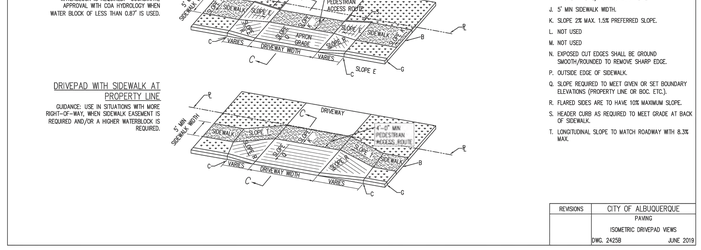
GENERAL NOTES

SEE COA DRAWING 2415A

CONSTRUCTION NOTES

A. REQ. CONC. CHANNEL LINING, OR CUT–OFF WALL, PROVIDE 1/4" EXP JOINT BETWEEN BACK OF CURB & CHANNEL LINING AND/OR WALL.
B. VARIABLE, DEPRESS AS NEEDED.
C. DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED Ø 2" O.C. IN EXISTING PAVEMENT, SEAL WITH EPOXY.
D. EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT.
E. FACE OF CURB/FLOW LINE.
F. TRAFFIC SIDE.
G. 3/4" RADIUS.
H. 1–1/2" RADIUS.
J. 2" RADIUS.
K. 24" RADIUS.
L. TACK COAT.
M. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
N. NOT USED
P. 8" SCARIFIED AND COMPACTED SUBGRADE, 95% MINIMUM COMPACTION PER SECTION 301.
Q. AC PAVEMENT.
R. #4 CONT. BETWEEN JOINTS 3" COVER AT JOINTS.
S. #3 PINS @ 3'–0" O.C. W/STD. HOOK.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER DETAILS
	DWG. 2415B JANUARY 2019



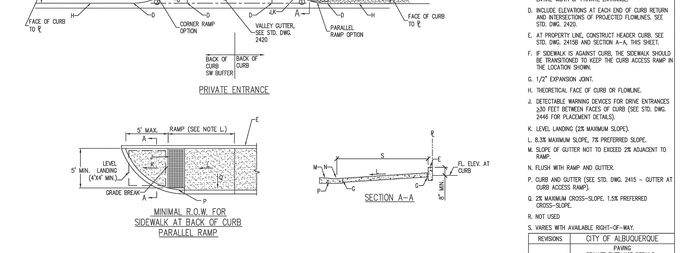
GENERAL NOTES

1. SEE COA STANDARD DRAWING 2425A FOR DRIVEWAY SECTIONS.
2. ENGINEER SHALL PROVIDE ADDITIONAL DETAIL AND DESIGN FOR SITE SPECIFIC CONDITIONS AS NEEDED.
3. SEE DRAWING 2446 FOR DETECTABLE WARNING SURFACE STANDARDS.

CONSTRUCTION NOTES

A. SIDEWALK ADJACENT TO CURB.
B. OFFSET SIDEWALK.
C. 1/2" EXPANSION JOINT ADJACENT TO EXISTING CONCRETE OR STRUCTURES ON REPLACEMENT WORK.
D. NOT USED
E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD (NOT TO EXCEED 8.3%, 7% PREFERRED SLOPE).
F. TOP OF DRIVEPAD.
G. TOP OF CURB.
H. PROPERTY LINE/RIGHT–OF–WAY LINE.
J. 5' MIN SIDEWALK WIDTH.
K. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
L. NOT USED
M. NOT USED
N. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ROUNDED TO REMOVE SHARP EDGE.
P. OUTSIDE EDGE OF SIDEWALK.
Q. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC. ETC.).
R. FLARED SIDES ARE TO HAVE 10% MAXIMUM SLOPE.
S. HEADER CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK.
T. LONGITUDINAL SLOPE TO MATCH ROADWAY WITH 8.3% MAX.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	ISOMETRIC DRIVEPAD VIEWS
	DWG. 2425B JUNE 2019



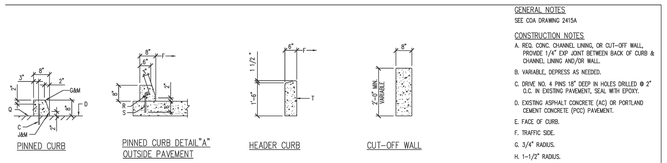
GENERAL NOTES

1. THESE DETAILS ARE PROVIDED FOR HIGH TRAFFIC VOLUME PRIVATE ENTRANCES SUCH AS ENTRANCES TO COMMERCIAL SITES, IN LIEU OF STANDARD DRIVE PAD PER CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL.
2. SEE STD. DWGS. 2441 TO 2443 FOR ALTERNATE CURB ACCESS RAMP DETAILS. SEE DETAIL 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

A. INCLUDE QUARTER POINT ELEVATIONS, SEE STD. DETAIL DWG. 2420. SEE LOCATION FOR QUARTER POINTS ON PLAN VIEW BELOW.
B. WHERE INTERIOR SIDEWALK CONNECTION IS TO BE PROVIDED – CONSTRUCT CURB ACCESS RAMPS PER STD. DETAIL DWGS. 2440 – 2445.
C. INITIAL GRADE TO BE 4% OR LESS WHEN CONNECTING TO COLLECTOR OR ARTERIAL STREETS, 4% OR LESS WHEN CONNECTING TO LOCAL STREETS. INCLUDE A 4–FOOT WIDE ADA ACCESSIBLE PATHWAY ACROSS ENTIRE WIDTH OF PRIVATE ENTRANCE.
D. INCLUDE ELEVATIONS AT EACH END OF CURB RETURN AND INTERSECTIONS OF PROJECTED FLOWLINES. SEE STD. DWG. 2420.
E. AT PROPERTY LINE, CONSTRUCT HEADER CURB. SEE STD. DWG. 2415B AND SECTION A–A, THIS SHEET.
F. IF SIDEWALK IS AGAINST CURB, THE SIDEWALK SHOULD BE TRANSITIONED TO KEEP THE CURB ACCESS RAMP IN THE LOCATION SHOWN.
G. 1/2" EXPANSION JOINT.
H. THEORETICAL FACE OF CURB OR FLOWLINE.
J. DETECTABLE WARNING DEVICES FOR DRIVE ENTRANCES ≥30 FEET BETWEEN FACES OF CURB (SEE STD. DWG. 2446 FOR PLACEMENT DETAILS).
K. LEVEL LANDING (2% MAXIMUM SLOPE).
L. 8.3% MAXIMUM SLOPE, 7% PREFERRED SLOPE.
M. SLOPE OF GUTTER NOT TO EXCEED 2% ADJACENT TO RAMP.
N. FLUSH WITH RAMP AND GUTTER.
P. CURB AND GUTTER (SEE STD. DWG. 2415 – GUTTER AT CURB ACCESS RAMP).
Q. 2% MAXIMUM CROSS–SLOPE, 1.5% PREFERRED CROSS–SLOPE.
R. NOT USED
S. VARIES WITH AVAILABLE RIGHT–OF–WAY.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PRIVATE ENTRANCE DETAILS– ILLUSTRATING TWO R/W CONDITIONS
	DWG. 2426 JUNE 2019



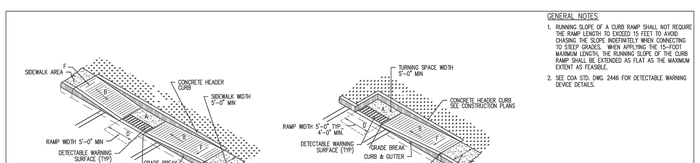
GENERAL NOTES

SEE COA DRAWING 2415A

CONSTRUCTION NOTES

A. REQ. CONC. CHANNEL LINING, OR CUT–OFF WALL, PROVIDE 1/4" EXP JOINT BETWEEN BACK OF CURB & CHANNEL LINING AND/OR WALL.
B. VARIABLE, DEPRESS AS NEEDED.
C. DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED Ø 2" O.C. IN EXISTING PAVEMENT, SEAL WITH EPOXY.
D. EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT.
E. FACE OF CURB.
F. TRAFFIC SIDE.
G. 3/4" RADIUS.
H. 1–1/2" RADIUS.
J. 2" RADIUS.
K. 24" RADIUS.
L. TACK COAT.
M. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
N. 4" AC: MAJOR LOCAL OR LARGER (SP–III)
3" AC: LOCAL RESIDENTIAL STREET (TYPE C)
2" AC: BICYCLE PATH (TYPE C, RESIDENTIAL OR SP–IV)
P. 8" SCARIFIED AND COMPACTED SUBGRADE. 95% MINIMUM COMPACTION PER SECTION 301.
Q. AC PAVEMENT.
R. #4 CONT. BETWEEN JOINTS 3" COVER AT JOINTS.
S. #3 PINS @ 3'–0" O.C. W/STD. HOOK.
T. MAY BE POURED MONOLITHICALLY WITH THE CURB.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER AND TEMPORARY PAVING SECTIONS
	DWG. 2415C JUNE 2019



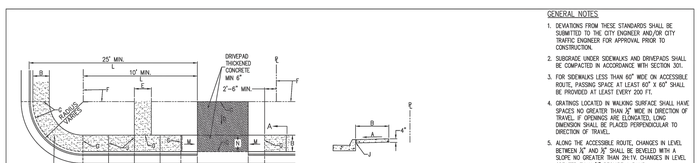
GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CROSSING TO SLOPE INSTEAD OF RUNNING CONNECTING RAMPS UP A HILL. WHERE TOPOGRAPHY LIMITS RAMP LENGTH TO MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
F. 2% MAXIMUM CROSS–SLOPE, 1.5% PREFERRED CROSS–SLOPE.
G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019



GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. OPENINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN ½" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN ½" REQUIRE A RAMP.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425D FOR DRIVEPAD DETAILS.

CONSTRUCTION NOTES

A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT–OF–WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL, ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
E. WALKWAY VARIABLE (4' MINIMUM).
F. PROPERTY LINE.
G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
J. CONTRACTION JOINTS.
K. FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE, USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
N. ADA ACCESSIBLE PATHWAY, 2% MAX. CROSS–SLOPE, 1.5% PREFERABLE CROSS–SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	SIDEWALK DETAILS
	DWG. 2430 JUNE 2019

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 16693 — PROFESSIONAL ENGINEER — 03/05/2026

CITY DETAILS

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

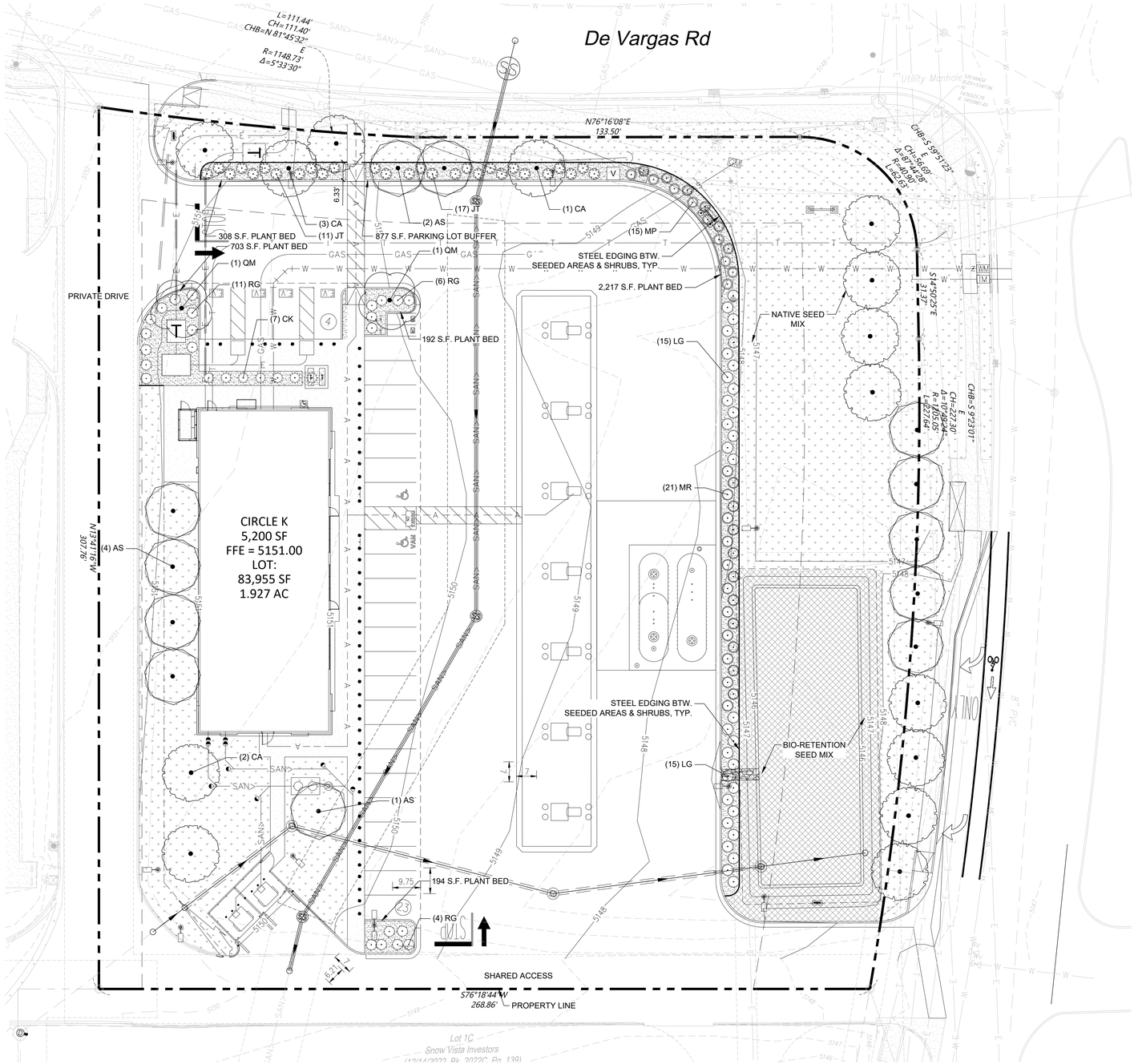
NAME	DESCRIPTION	DATE	REV

PROJECT NO: JM–DIM25001
DRAWN BY: ASB, JK, CPK
CHECKED BY: KWF
ISSUE DATE: 03/23/2026

DETAILS

C 720

J:\CIRCLE K\DIM25001 98TH DE VARGAS RD – ALBUQUERQUE, NM_CURRENT DRAWINGS\JM–DIM25001 – 98TH & DE VARGAS, ALBUQUERQUE NM – 24X36 MASTER.DWG 3/23/2026 2:48 PM GAVIN KLEINBECKER



NORTH

0' 10' 20' 40'

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LANDSCAPE CALCULATIONS

JURISDICTION:	CITY OF ALBUQUERQUE, NM
ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
NET SITE AREA:	83,942 SF / 1.92 AC
LANDSCAPE AREA REQUIRED:	12,591.3 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	34,786 SF (41% OF SITE AREA)
TURF AREA PROVIDED:	0 SF

STREET FRONTAGE LANDSCAPING

FRONTAGE LENGTH - DE VARGAS RD.:	297 LF
STREET TREES REQUIRED:	12 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	12 TREE*

*SOME TREES LOCATED IN ALTERNATIVE LOCATIONS DUE TO UTILITY CONFLICTS

FRONTAGE LENGTH - SNOW VISTA BLVD.:	313 LF
STREET TREES REQUIRED:	13 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	13 TREE*

*SOME TREES LOCATED IN ALTERNATIVE LOCATIONS DUE TO UTILITY CONFLICTS

PARKING LOT LANDSCAPING

TOTAL VEHICULAR USE AREA:	33,610 SF
SHARED ACCESS AREA:	3,756 SF
PARKING LOT AREA:	27,636 SF
LANDSCAPE AREA REQUIRED:	2,764 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	2,764+ SF (10% OF PARKING AREA)
PERIMETER SCREENING:	PROVIDED
TOTAL PARKING SPACES:	26 SPACES
TREES REQUIRED:	3 TREE (1 TREE PER 10 SPACES)
TREES PROVIDED:	3 TREES*

*SOME TREES LOCATED IN ALTERNATIVE LOCATIONS DUE TO UTILITY CONFLICTS

TOTAL LANDSCAPE AREA:	34,786 SF
MINIMUM REQUIRED COVERAGE:	26,090 SF (75% OF LANDSCAPE AREA)
COVERAGE PROVIDED OVERALL:	32,739 SF (94%)
PROVIDED GROUND LEVEL COVERAGE:	32,739 SF (94%)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AS	Acer negundo 'Sensation' / Sensation Box Elder	2" Cal.	Cont. or B&B	12
	CA	Chilopsis linearis 'Art's Seedless' / Art's Seedless Desert Willow	2" Cal.	Cont. or B&B	14
	QM	Quercus muehlenbergii / Chinkapin Oak	2" Cal.	Cont. or B&B	2
SHRUBS					
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal.	Cont.	7
	JT	Juniperus chinensis 'Monlep' / Mint Julep® Chinese Juniper	5 gal.	Cont.	28
	LG	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage	5 gal.	Cont.	30
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Cont.	23
GRASSES					
	MR	Muhlenbergia rigens / Deer Grass	3 gal.	Cont.	21
	MP	Muhlenbergia rigida / Purple Muhly	3 gal.	Cont.	15

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	LA	Bio-Retention Seed Mix Bouteloua gracilis 'Hachita' – 2 pls per 1 ac. Artemisia frigida – .25 pls per 1 ac Spaeralcea parvifolia – .25 pls per 1 ac Oenothera pallida – .25 pls per 1 ac Baileya multiradiata – .25 pls per 1 ac Berlandiera lyrata – .25 pls per 1 ac	seed			8,629 sf
	NM	Earthwise Seed Company / Southwest Native Meadowscaping Mix Alter 1 lbs per 1,000 sf	seed			22,564 sf
ROCK / STONE						
	DR	Buildology Brown Fine 3" Compacted Rock Mulch over weed barrier/landscape fabric.	---			2,308 sf

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
(720) 590-6530
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

STATE OF NEW MEXICO
KENNETH D. BATES
2024-0007
REGISTERED LANDSCAPE ARCHITECT
03/24/2026

LANDSCAPE PLANTING PLAN

CIRCLE K, INC
SWQ DE VARGAS RD AND SNOW VISTA BLVD
ALBUQUERQUE, NEW MEXICO

NAME	DESCRIPTION	REV	DATE
ASB	SCHEMATIC SUBMITTAL		05/07/25
ASB	ADD SEWER RE-ROUTE		05/09/25

PROJECT NO: JM-DM25001
DRAWN BY: JML
CHECKED BY: KB
ISSUE DATE: 03/24/2026

LP-1

P:\SHARED\PROJECTS\2025\CIRCLE K\CIRCLE K – ALBUQUERQUE NM – DEVARGAS & 98TH\CIRCLE K – ALBUQUERQUE NM – DEVARGAS & 98TH.DWG 3/24/2026 2:02 PM JEFFREY LUERS

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIMEMENSM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR ¦" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR ¦" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

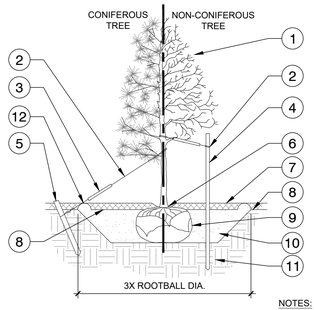
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS UNLESS IF LOCAL JURISDICTION REQUIRES OR OAK TREES LOCATED IN OAK WILT SUSCEPTIBLE AREAS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e.	#15 CONT. - 24" BOX TREES	TWO STAKES PER TREE
f.	36"-48" BOX TREES	THREE STAKES PER TREE
g.	OVER 48" BOX TREES	GUY AS NEEDED
h.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. DRILL SEEDING
   1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
   2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      4# ORGANIC BINDER
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

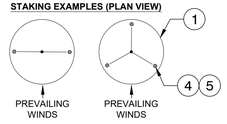
GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT, IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVID



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

STAKING EXAMPLES (PLAN VIEW)

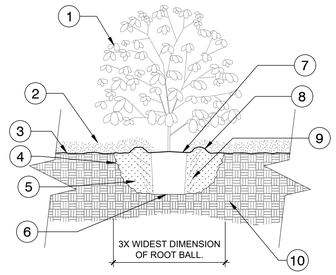


NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
6. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

A TREE PLANTING

NTS

000-PL-06



SECTION VIEW

1. SHRUB.
2. MULCH TYPE & DEPTH PER PLANS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

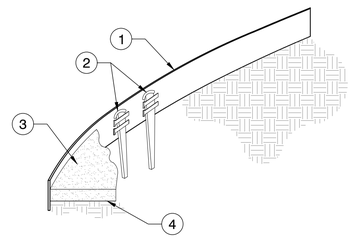
NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

B SHRUB PLANTING

NTS

000-PL-02

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



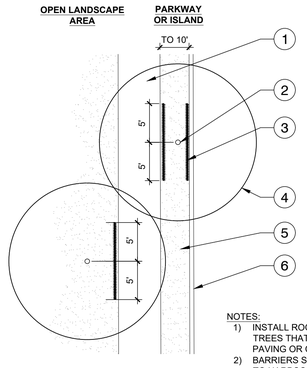
1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

C STEEL EDGING

NTS

000-ED-12



1. TYPICAL WALKWAY OR PAVING.
2. TREE TRUNK.
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY.
5. TYPICAL PLANTING AREA.
6. TYPICAL CURB AND GUTTER.

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW

NTS

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013

Ph. 214-491-1830

John Measels, PE
CIVIL ENGINEER

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6830
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

STATE OF NEW MEXICO
KENNETH D. BATES
2024-0007
REGISTERED LANDSCAPE ARCHITECT
03/24/2026

LANDSCAPE DETAILS

CIRCLE K, INC
SWQ DE VARGAS RD AND SNOW VISTA BLVD
ALBUQUERQUE, NEW MEXICO

REV	DATE	DESCRIPTION	NAME
	05/07/25	SCHEMATIC SUBMITTAL	ASB
	05/09/25	ADD SEWER RE-ROUTE	ASB

PROJECT NO: JM-DM25001
DRAWN BY: JML
CHECKED BY: KB
ISSUE DATE: 03/24/2026

LP-3

P:\SHARED\PROJECTS\2025\CIRCLE K\CIRCLE K – ALBUQUERQUE NM – DEVARGAS & 98TH\CIRCLE K – ALBUQUERQUE NM – DEVARGAS & 98TH.DWG 3/24/2026 2:02 PM JEFFREY LUERS

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FLOODNOTE

BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY

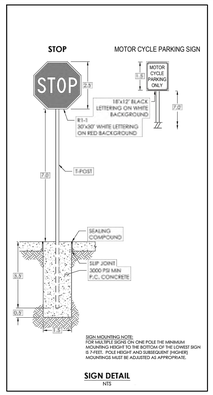
BENCHMARKS

ACS MONUMENT 2-L7 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

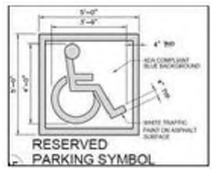
ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE-NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

SITE DATA TABLE

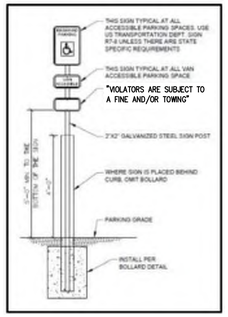
LOCATION:	SNOW VISTA BLVD DE VARGAS RD SW ALBUQUERQUE, NM 87121	
LOT AREA:	1.9274 AC. (83,955 S.F.)	
ZONING:	ZONING – NRC	
CURRENT USE:	VACANT	
PROPOSED USE:	C STORE W FUEL DISPENSING	
BUILDING DATA:		
BUILDING AREA	5,200 S.F.	
BUILDING HEIGHT	38' (1 STORY)	
BUILDING COVERAGE	6.19%	
F.A.R.	16:1	
PARKING SUMMARY: **1 SP PER 200 SF (5,200 SF)**	**REQUIRED**	**PROVIDED**
PARKING SPACES	25	25
ACCESSIBLE SPACES	1	2
TOTAL SPACES	26	27
MOTORCYCLE	2	2
BICYCLE	3	3



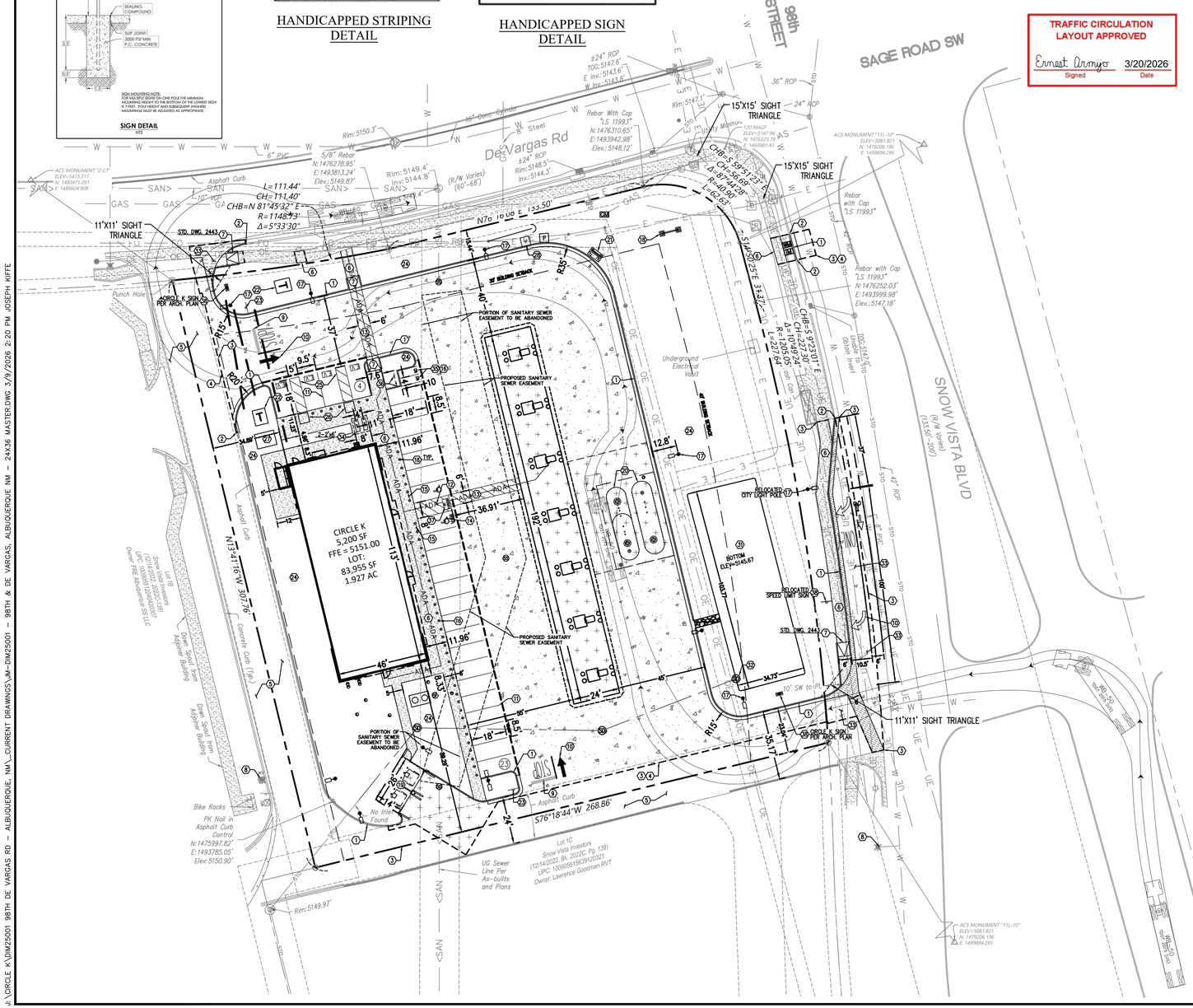
SIGN DETAIL
NTS



HANDICAPPED STRIPING DETAIL



HANDICAPPED SIGN DETAIL


98th STREET
SAGE ROAD SW
SNOW VISTA BLVD
De Vargas Rd
15'X15' SIGHT TRIANGLE
15'X15' SIGHT TRIANGLE
11'X11' SIGHT TRIANGLE
11'X11' SIGHT TRIANGLE
CIRCLE K
5,200 SF
FFE = 5151.00
LOT:
83,955 SF
1.927 AC
PROPOSED SANITARY SEWER EASEMENT
PORTION OF SANITARY SEWER EASEMENT TO BE ABANDONED
RELOCATED CITY LIGHT POLE
RELOCATED SPEED LIMIT SIGN
STD. DWG. 2443
CIRCLE K SIGN PER ARCH. PLAN
ADPROX K SIGN PER ARCH. PLAN
30' WALKING SCHOOL
Underground Electrical Vault
Punch Hole
Bike Racks
PK Nail in Asphalt Curb Control
N: 1475997.82'
E: 1493785.05'
Elev: 5150.90'
No Inlet Found
Rim: 5149.97'
UG Sewer Line Per As-builts and Plans
Lot 1C
Snow Vista Investors
(12/14/2022, Bk. 2022C, Pg. 139)
UPC: 101905515539120321
Owner: Lawrence Goodman RVT
ACS MONUMENT "11L-10"
ELEV= 5081.821
N: 1479206.196
E: 1499894.295
ACS MONUMENT "2-L7"
ELEV= 5415.511
N: 1480475.091
E: 1486604.908
Rebar With Cap "LS 11993"
N: 1476310.65'
E: 1493942.98'
Elev.: 5148.12'
Rebar with Cap "LS 11993"
N: 1476252.03'
E: 1493999.98'
Elev.: 5147.18'
Rebar with Cap "LS 11993"
N: 1476278.95'
E: 1493813.24'
Elev.: 5149.87'
Rim: 5150.3'
Rim: 5149.4'
Rim: 5148.5'
Rim: 5147.1'
Rim: 5147.6'
E Inv.: 5143.6'
W Inv.: 5143.8'
Inv.: 5144.8'
Inv.: 5144.3'
Inv.: 5147.96
N: 1476323.75
E: 1493981.43
Inv.: 5147.4'
Inv.: 5147.8'
Inv.: 5147.9'
Inv.: 5148.0'
Inv.: 5148.1'
Inv.: 5148.2'
Inv.: 5148.3'
Inv.: 5148.4'
Inv.: 5148.5'
Inv.: 5148.6'
Inv.: 5148.7'
Inv.: 5148.8'
Inv.: 5148.9'
Inv.: 5149.0'
Inv.: 5149.1'
Inv.: 5149.2'
Inv.: 5149.3'
Inv.: 5149.4'
Inv.: 5149.5'
Inv.: 5149.6'
Inv.: 5149.7'
Inv.:

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: 25-100651
APPROVED DATE: 11/17/2025

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

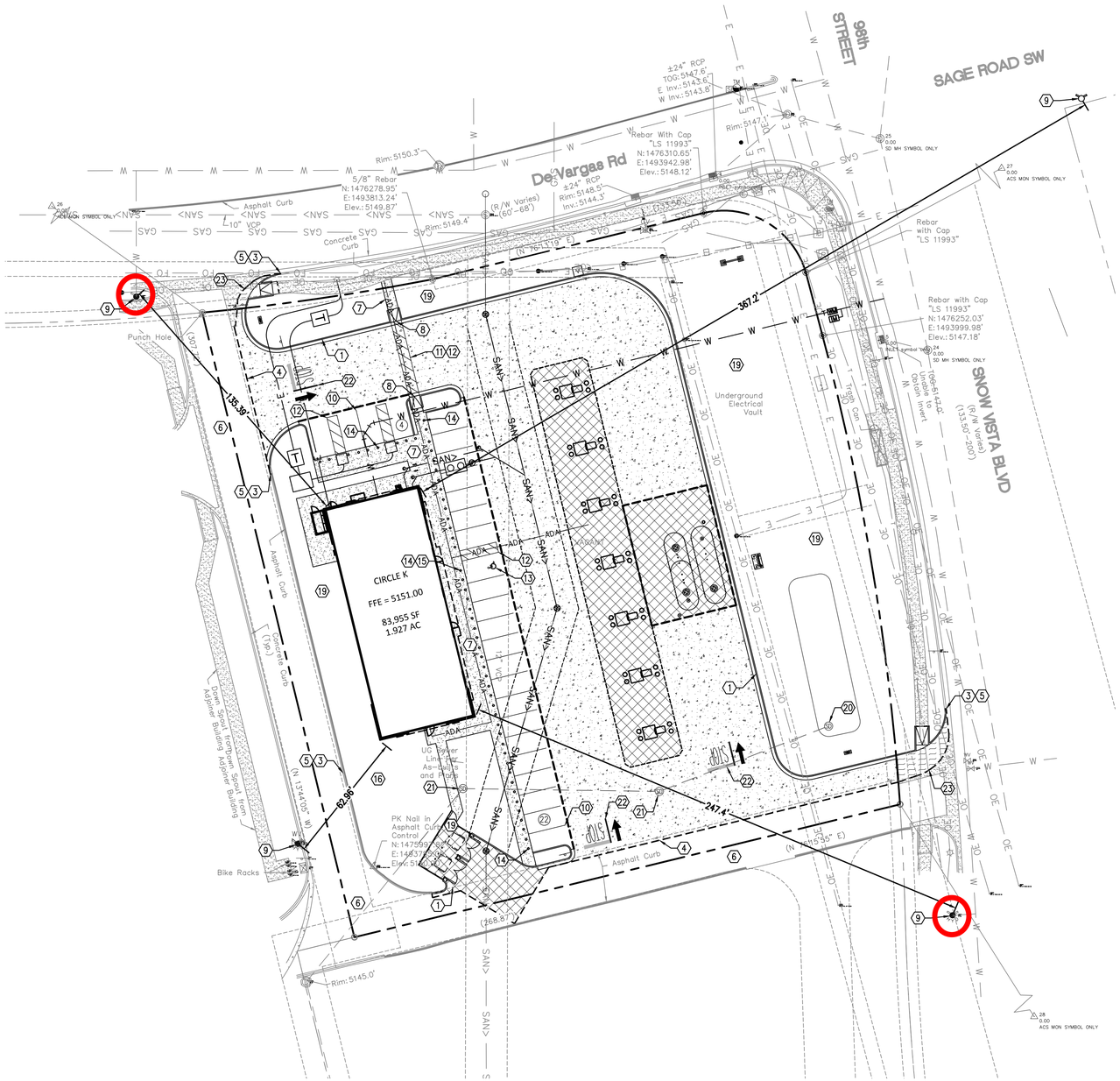
FIRE FLOW: 2000 GPM, 2 HYDRANTS

SITE DATA TABLE

LOCATION:	SNOW VISTA BLVD DE VARGAS RD SW ALBUQUERQUE, NM 87121	
LOT AREA:	1.9274 AC. (83,955 S.F.)	
ZONING:	ZONING – NRC	
CURRENT USE:	VACANT	
PROPOSED USE:	C STORE W FUEL DISPENSING	
BUILDING DATA:		
BUILDING AREA	5,200 S.F.	
BUILDING HEIGHT	38' (1 STORY)	
BUILDING COVERAGE	6.19%	
F.A.R.	16:1	
PARKING SUMMARY: **1 SP PER 200 SF (5,200 SF)**	**REQUIRED**	**PROVIDED**
PARKING SPACES	25	25
ACCESSIBLE SPACES	1	1
TOTAL SPACES	26	26

EXISTING LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING FIBER OPTIC CABLE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELETRIC LINE
- EXISTING TREE LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINES
- EXISTING FENCE LINE
- EXISTING IRON PIN FOUND, AS NOTED
- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING GATE POST
- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING TRAFFIC SIGNAL



CODE AND LIFE SAFETY DATA

PROJECT INFORMATION

Project Name : CIRCLE K FUELING STATION
Project Description: Ground Up Construction, including Site Work of Single Story, fuel dispensing, storage tanks, parking, and infrastructure.
Project Address: DE VARGAS RD
Albuquerque, NM 87121
Proposed Use/ Occupancy : (M) Mercantile

APPLICABLE CODES

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
PLUMBING CODE:	2015 UNIFORM PLUMBING CODE W/ NEW MEXICO AND CITY AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE W/ NEW MEXICO AND CITY AMENDMENTS
ENERGY CODE:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
MECHANICAL CODE:	2015 UNIFORM MECHANICAL CODE W/ NEW MEXICO AND CITY AMENDMENTS
FIRE CODE:	2015 INTERNATIONAL FIRE CODE
ACCESSIBILITY STANDARD:	ICC/ANSI A117.1-2009 ACCESSIBILITY
OTHER CODE:	2012 INTERNATIONAL FUEL GAS CODE 2015 NEW MEXICO COMMERCIAL BUILDING CODE

BASIC BUILDING DATA

Construction Type: (Table 601) ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☑ V-B ☐ V-A
Sprinklers: (Chapter 9) ☑ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Non- Sprinklered
Standpipes: (Section 905) ☑ No ☐ Yes
Building Height : (Stories) 28-7" 1 STORY (2 STORY ALLOWED PER 503)
Occupancies : (M) Mercantile

Gross Building Area:

FLOOR	EXISTING (SF)	NEW (SQ.FT	ALLOWABLE (506.2)
LEVEL 01	-	5,200	9,000

EXIT REQUIREMENTS

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM, OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS	
	REQUIRED	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
LEVEL 01	1	1	100'-0" MAX	30'- 0"	--	--

OCCUPANT LOAD AND EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION	(a)	(b)		(c)		Exit Width (in)			
	AREA (sq. ft.)	AREA PER OCCUPANT	CALCULATED OCCUPANT LOAD (a/b)	EGRESS WIDTH PER OCCUPANT		REQUIRED WIDTH (a/b) x c		ACTUAL WIDTH SHOWN ON PLANS	
				STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL
LEVEL 01	--	--	14	0.3"	0.2"	N/A	2.8"	N/A	36"

BUILDING ELEMENT	*REQUIRED RATING*
PRIMARY STRUCTURAL FRAME:	
BEARING WALLS	
EXTERIOR:	0 HRS
INTERIOR:	
NONBEARING WALLS & PARTITIONS	0 HRS
EXTERIOR:	0 HRS
INTERIOR:	
FLOOR CONSTRUCTION AND	0 HRS
ASSOCIATED SECONDARY	0 HRS
MEMBERS:	0 HRS
ROOF CONSTRUCTION AND	
ASSOCIATED SECONDARY MEMBER	0 HRS

REFER TO OCCUPANCY, EGRESS AND PLUMBING CALCULATIONS ON THIS SHEET FOR ADDITIONAL INFORMATION

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

FIRE 1 CHECKLIST NOTES:

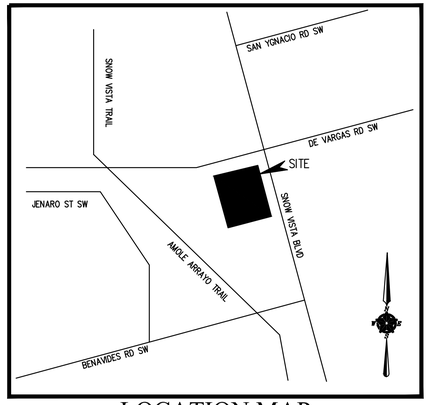
FIRE 1 CHECKLIST ITEM 2: CONSTRUCTION TYPE V–B, 5200 SF BUILDING AREA

FIRE 1 CHECKLIST ITEM 6: THERE WILL BE NO NEW FIRE HYDRANT INSTALLED ONSITE.

FIRE 1 CHECKLIST ITEM 21, 22 & 23: THERE ARE NO FIRE LANES ON SITE DUE TO THE VICINITY TO OF THE SITE BUILDING TO THE EXISTING PUBLIC ROAD.

FIRE 1 CHECKLIST ITEM 26: BUILDING WILL BE NONSPRINKLERED.

FIRE 1 CHECKLIST ITEM 32: BUILDING IDENTIFICATION WILL BE PLACED ON THE BUILDING TO BE LEGIBLE AND VISIBLE FROM BOTH DE VARGAS RD & SNOW VISTA BLVD.



LOCATION MAP

ZONE ATLAS MAP NO. M–9–Z
NOT TO SCALE

SITE LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- PARKING COUNT
- FIRELANE
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- STOP BAR & SIGN
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN–OUT
- DOUBLE CLEAN–OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET

PROPOSED PAVING LEGEND:

- CONCRETE SIDEWALK. 4' MINIMUM WIDTH WITH FIBER REINFORCEMENT, 5'x5' TOOLED JOINTS, AN FULL CONSTRUCTION JOINTS EVERY 50'.
- 6" LIGHT DUTY CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS. #3 BARS @ 18" ON CENTER EACH WAY. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- 4" HEAVY DUTY ASPHALT. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- 9" HEAVY DUTY CANOPY–TANK CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS. #4 BARS @ 16" ON CENTER EACH WAY. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- CITY OF ALBUQUERQUE STANDARD PAVING DETAIL #2405B.
- CONSTRUCTION JOINT
- EXPANSION JOINT
- SAWED JOINT
- LIMITS OF FULL DEPTH SAWCUT

SITE KEY NOTES: (#)

1. CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
2. CONCRETE CURB W/NO GUTTER. (SEE DTL #X ON SHT C–700
3. TAPER CURB TO MATCH EXISTING.
4. MATCH EXISTING PAVEMENT ELEVATION.
5. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
6. EXISTING PAVEMENT TO REMAIN.
7. CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
8. SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
9. EXISTING FIRE HYDRANT.
10. PARKING STALL STRIPING. (PER LOCAL CODES)
11. 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
12. PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
13. ACCESSIBLE STRIPING & SYMBOL. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
14. ACCESSIBLE SIGNS. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
15. BOLLARD.
16. DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
17. EXISTING CONCRETE DRIVEPAD
18. "THANK YOU" AND "DO NOT ENTER" SIGN.
19. LANDSCAPE AREA. (PER LANDSCAPE PLAN)
20. INLET. (SEE GRADING PLAN)
21. STORM MANHOLE. (SEE GRADING PLAN)
22. STOP BAR PER LOCAL CODES.
23. CITY PAVEMENT PER DETAIL #2405B

811 Know what's below. Call before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS NEW MEXICO 16893 PROFESSIONAL ENGINEER
11/12/2025

FIRE 1 SITE PLAN

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME
	11/12/25	INITIAL SUBMITTAL	GPK

PROJECT NO: JM–DIM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 11/14/2025

FIRE 1

C:\CIRCLE K\DIM25001 98TH DE VARGAS RD – ALBUQUERQUE, NM_CURRENT DRAWINGS\JM–DIM25001 – 98TH & DE VARGAS, ALBUQUERQUE NM – 24X36 MASTER.DWG 11/14/2025 9:16 AM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

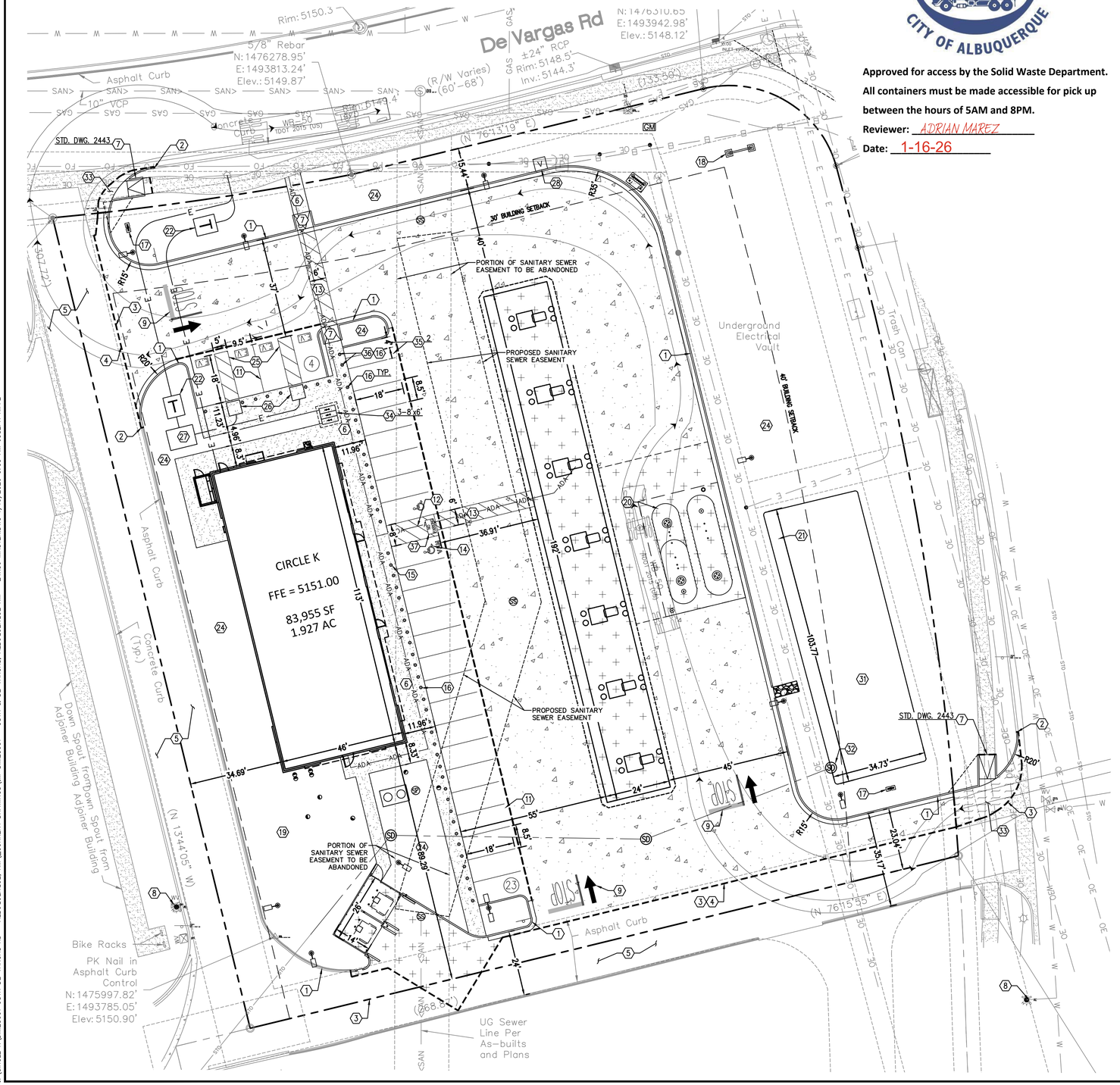
FLOODNOTE

BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY

BENCHMARKS

ACS MONUMENT 2_L7 NAD 1983 CENTRAL ZONE– NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'

ACS MONUMENT 11L–10 NAD 1983 CENTRAL ZONE – NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 1-16-26

SITE DATA TABLE

LOCATION:	SNOW VISTA BLVD DE VARGAS RD SW ALBUQUERQUE, NM 87121	
LOT AREA:	1.9274 AC. (83,955 S.F.)	
ZONING:	ZONING – NRC	
CURRENT USE:	VACANT	
PROPOSED USE:	C STORE W FUEL DISPENSING	
BUILDING DATA:		
BUILDING AREA	5,200 S.F.	
BUILDING HEIGHT	38' (1 STORY)	
BUILDING COVERAGE	6.19%	
F.A.R.	16:1	
PARKING SUMMARY: **1 SP PER 200 SF (5,200 SF)**	**REQUIRED**	**PROVIDED**
PARKING SPACES	25	25
ACCESSIBLE SPACES	1	2
TOTAL SPACES	26	27
MOTORCYCLE	2	2
BICYCLE	3	3

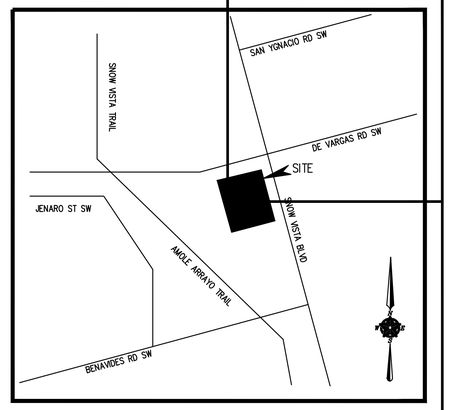
NOTES:

1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. THEREFORE, SIGNS WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SITE KEY NOTES:

1. CONCRETE CURB AND GUTTER. (CITY DETAIL #2415A & #2415B)
2. TAPER CURB TO MATCH EXISTING.
3. MATCH EXISTING PAVEMENT ELEVATION.
4. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
5. EXISTING PAVEMENT TO REMAIN.
6. CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE. (CITY DETAIL #2430)
7. SIDEWALK RAMP @ 8.33% MAX. (CITY DETAIL #2443)
8. EXISTING FIRE HYDRANT.
9. STOP BAR. (PER LOCAL CODES)
10. DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
11. PARKING STALL STRIPING. (PER LOCAL CODES)
12. 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°. (ALL HANDICAPPED PAINT SHALL BE BLUE)
13. PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
14. ACCESSIBLE STRIPING & SYMBOL. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
15. ACCESSIBLE SIGNS. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
16. BOLLARD.
17. PROPOSED LIGHT POLE.
18. MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
19. DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
20. FUEL STORAGE TANKS (PER M.E.P. PLANS)
21. FUEL TANK VENTS (PER M.E.P. PLANS)
22. PROPOSED PAD MOUNTED TRANSFORMER.
23. "STOP" SIGN.
24. LANDSCAPE AREA. (PER LANDSCAPE PLAN)
25. EV PARKING STALLS.
26. EV CHARGING EQUIPMENT.
27. EV POWER BANK/GENERATOR.
28. AIR/VAC. UNIT
29. DIRECTIONAL SIGN FOR DRIVE THRU.
30. STORAGE UNIT. (PER ARCH. PLANS)
31. DETENTION BASIN.
32. INLET. (SEE PLAN FOR SIZE)
33. FLEXIBLE CITY PAVEMENT PER DETAIL #2405B
34. BICYCLE PARKING. (PER ARCH. PLANS)
35. MOTORCYCLE PARKING & "MC" STRIPING.
36. MOTORCYCLE PARKING SIGN PER COA ZONING CODE.
37. "NO PARKING" STRIPING.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



LOCATION MAP

ZONE ATLAS MAP NO. M–9–Z
NOT TO SCALE

SITE LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- (#) PARKING COUNT
- FIRELANE
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- STOP BAR & SIGN
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN–OUT
- DOUBLE CLEAN–OUT
- GM GAS METER
- WM WATER METER
- IM IRRIGATION METER
- SS MANHOLE
- CURB INLET

PROPOSED PAVING LEGEND:

- CONCRETE SIDEWALK. 4' MINIMUM WIDTH WITH MACRO FIBER REINFORCEMENT, 5'x5' TOOLED JOINTS, AN FULL CONSTRUCTION JOINTS EVERY 50' W/ 6" COMPACTED SUBGRADE
- 6" NORMAL DUTY CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS, MACRO FIBER REINFORCED. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- 4" ASPHALTIC CONCRETE PAVEMENT WITH 6" FLEX BASE COURSE WITH 6" COMPACTED SUBGRADE.
- 9" HEAVY DUTY CANOPY–TANK CONCRETE PAVEMENT, AT A MINIMUM 4,000 PSI AT 28 DAYS, MACRO FIBER REINFORCED. REFER TO LOCAL JURISDICTION OR GEOTECH FOR SUBGRADE PREPARATION, WHICHEVER IS MORE STRINGENT.
- CITY OF ALBUQUERQUE STANDARD PAVING DETAIL #2405B.
- CONSTRUCTION JOINT
- EXPANSION JOINT
- SAWED JOINT
- LIMITS OF FULL DEPTH SAWCUT

EXISTING LEGEND:

- ADJACENT PROPERTY/R.O.W LINE
- EXISTING EASEMENT LINE
- E EXISTING ELECTRIC LINE
- OE OE EXISTING OVERHEAD ELECTRIC
- W W EXISTING WATER LINE
- GAS EXISTING GAS LINE
- SAN> EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE PAVEMENT
- EX. SURVEYED MONUMENT
- TM EX. TEMPORARY BENCHMARK
- SB EX. SERVICE BOX
- P EX. PULL BOX
- E EX. ELECTRIC EQUIPMENT
- WV EX. WATER VALVE
- EX. STORM DRAIN MANHOLE
- EX. FIRE HYDRANT

811 Know what's **below.** **Call** before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASELS — NEW MEXICO — 16893 — PROFESSIONAL ENGINEER
1/16/2026

REV	DATE	DESCRIPTION	NAME
	11/12/25	INITIAL SUBMITTAL	GPK
	12/18/25	2ND. SUBMITTAL	GPK

PROJECT NO: JM–DM25001
DRAWN BY: ASB, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 01/16/2026

TRAFFIC CIRCULATION LAYOUT

CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

TCL

J:\CIRCLE K\DM25001 98TH DE VARGAS RD – ALBUQUERQUE, NM_CURRENT DRAWINGS\JM–DM25001 – 98TH & DE VARGAS, ALBUQUERQUE NM – 24X36 MASTER.DWG 1/16/2026 9:03 AM JOSEPH KIFFE