

SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021



VICINITY MAP  
1"=400'

PROPERTY DESCRIPTION  
TRACT A PLAT FOR TRACT A SNOW VISTA, AS THE SAME IS SHOWN AND DESIGNATED  
ON THE PLAT THEROF FILLED IN THE OFFICE OF THE COUNTRY CLERK OF BERNALILLO  
COUNTY, NEW MEXICO IN 2022.

PROPERTY ADDRESS  
1115 SNOW VISTA BLVD SW

LEGEND

ABBREVIATIONS	LINETYPES	SYMBOLS
(M) MEASURED DATA	_____	Ø UTILITY POLE
(R) RECORD DATA	_____ SF _____	⊙ LIGHT POLE
BC BACK OF CURB	=====	⊙ GUY ANCHOR
BL BUILDING LINE	----- 5555 -----	⊙ ELECTRIC BOX
CL CENTERLINE	----- 5555 -----	⊙ ELECTRIC METER
EG EXISTING GRADE	----- 5555 -----	⊙ ELECTRIC TRANSFORMER
FF FINISHED FLOOR	----- 5555 -----	⊙ A/C UNIT
FG FINISHED GRADE	----- 5555 -----	⊙ ELECTRIC MANHOLE
FL FLOWLINE	----- X ----- X ----- X -----	⊙ GAS METER
GL GUTTER LINE	=====	⊙ GAS VALVE
HP HIGH POINT	=====	⊙ OIL/GAS WELLHEAD
INV INVERT	-----	⊙ VENT PIPE
LF LINEAR FEET	----- FO -----	⊙ PIPELINE MARKER
LP LOW POINT	----- OC -----	⊙ COMMUNICATION PEDESTAL
ME MATCH EXISTING	----- UC -----	⊙ COMMUNICATION MANHOLE
RW RIGHT-OF-WAY	----- OE -----	⊙ SEWER CLEAN-OUT
SF SQUARE FEET	----- UE -----	⊙ SANITARY SEWER MANHOLE
SY SQUARE YARDS	----- G -----	⊙ DOWNSPOUT
TBK TOP OF BANK	----- FM -----	⊙ ROOF DRAIN
TC TOP OF CURB	----- SS -----	⊙ STORM DRAIN MANHOLE
TG TOP OF GRATE	----- SS -----	⊙ FIRE HYDRANT
TOE TOE OF BANK	=====	⊙ IRRIGATION CONTROL VALVE
TP TOP OF PAVEMENT	=====	⊙ SHUT-OFF VALVE
TR TOP OF RIM	----- SD -----	⊙ SPRINKLER HEAD
TS TOP OF SIDEWALK	----- F -----	⊙ WATER METER
TW TOP OF WALL	----- W ----- W -----	⊙ WATER VALVE
		⊙ YARD HYDRANT
		⊙ PIPE BOLLARD
		⊙ BENCHMARK
		⊙ ACCESSIBLE PARKING
		⊙ MAILBOX
		⊙ MONITORING WELL
		⊙ POTHOLE
		⊙ SIGN

DEVELOPER  
ALVARADO RESTAURANT NATION  
5654 GREENWOOD PLAZA BLVD.  
GREENWOOD VILLAGE, CO 80111  
TRACY D. KNAPP  
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ARCHITECT  
MRV ARCHITECTS, INC.  
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MARIO VALENTINI  
MARIOV@MRVARCH.COM  
224-318-2140

LANDSCAPE ARCHITECTS  
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TULSA, OKLAHOMA 74103  
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918.806.7441

SHEET LIST TABLE

Sheet Number	Sheet Title
C100	COVER SHEET
C300	DEMOLITION AND INITIAL EROSION CONTROL PLAN
C301	FINAL EROSION CONTROL PLAN
C400	SITE PLAN
C500	GRADING PLAN
C501	DRAINAGE PLAN
C600	UTILITY PLAN
C800	DETAILS
C801	DETAILS
C802	DETAILS
C803	DETAILS
C804	DETAILS
C805	DETAILS
C806	DETAILS
C807	EROSION CONTROL DETAILS
L01	LAYOUT AND MATERIALS PLAN
L102	PLANTING PLAN
L103	LANDSCAPE SPECIFICATIONS
L104	LANDSCAPE DETAILS

PARKING SUMMARY TABLE

RE: 2022 IDO, TABLE 5-5-1, TABLE 5-5-4, TABLE 5-5-5  
2020 DPM, Section 7-4(K)(2), Section 7-4(K)(3)

REQUIRED OFF-STREET PARKING:

RESTAURANT: 1,950 SF  
5.6 SPACES PER 1,000 SF:  $\frac{5.6 \times 1950}{1000} = 10$

GENERAL RETAIL  $\leq 10,000$  SF: 7,645 SF  
3.5 SPACES PER 1,000 SF:  $\frac{3.5 \times 7645}{1000} = 26$

REQUIRED MOTORCYCLE PARKING:  
25-50 OFF-STREET SPACES = 2

TOTAL = 38

PROVIDED PARKING: 46

STANDARD: 40

ACCESSIBLE: 2

VAN ACCESSIBLE: 2

MOTORCYCLE: 2

TOTAL PROVIDED PARKING: 46

MINIMUM PARKING STALL DIMENSIONS PROVIDED:

STANDARD: 9' x 18'  
ACCESSIBLE: 9' x 18'  
VAN ACCESSIBLE: 9' x 18'  
MOTORCYCLE: 4.5' x 18'

MINIMUM REQUIRED BICYCLE PARKING:

NON-RESIDENTIAL USES:  
10% OF REQUIRED OFF-STREET PARKING = 4

MINIMUM BICYCLE STALL DIMENSIONS PROVIDED: 4' x 6'

PROJECT NUMBER: PR-2024-009956

Application Number: SI-2024-01475

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved  
DRC plans with a work order is required for any construction within Public Right-of-Way  
or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

\*Environmental Health, if necessary  
12/16/22

CAUTION

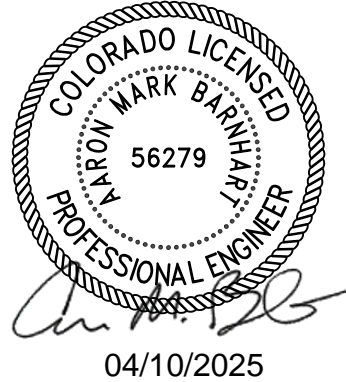
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE  
LOCATION AND ELEVATION OF EXISTING UTILITIES AS  
SHOWN ON THESE PLANS ARE BASED ON RECORDS OF  
THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS  
TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE  
RELIED ON AS BEING EXACT OR COMPLETE. THE  
CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION  
CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION  
TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



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303.330.1690 800.364.5858



TACO BELL  
98TH & SAGE

1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



DATE					
DESCRIPTION					
REV					
DATE	04/10/2025				
PROJECT NO.	2175023				
SHEET NAME					
COVER SHEET					
SHEET NO.	C100				

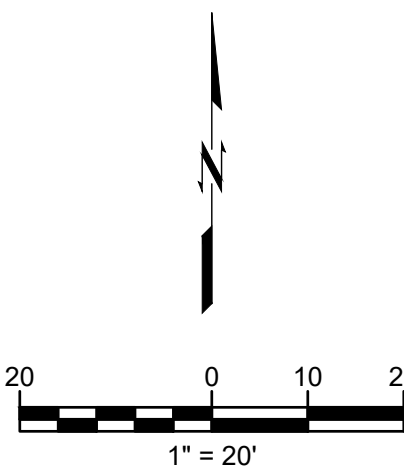


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98TH & SAGE



REV	DESCRIPTION	DATE

DATE	04/10/20
PROJECT NO.	21750

SHEET NAME  
DEMOLITION AND  
INITIAL EROSION  
CONTROL PLAN

SHEET NO.  
**C300**

ORIG SIZE: 22"X34"

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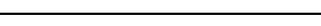
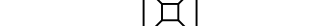
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EROSION CONTROL LEGEND			
(LOD)		LIMITS OF DISTURBANCE	1.57 AC ±
(SF)		SILT FENCE	1,082 LF
(CF)		CONSTRUCTION FENCE	- LF
(CWA)		CONCRETE WASHOUT*	1 (EACH)
(VTC)		VEHICLE TRACKING CONTROL	88 SY
(SSA)		STABILIZED STAGING AREA	117 SY
(IP)		INLET PROTECTION	2 (EACH)

\*CONCRETE WASHOUT SHALL BE AN ABOVE-GRADE PRE-FABRICATED METAL PRODUCT

We



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ALBUQUERQUE, NM**

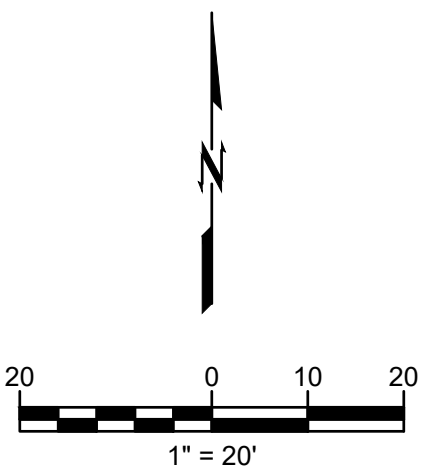
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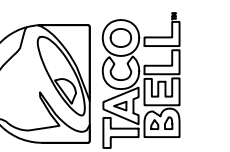
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04/10/2025







TACO BELL  
98TH & SAGE

1115 SNOW VISTA BLVD SW  
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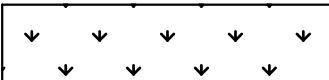

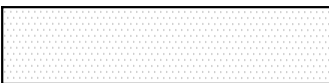


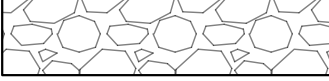
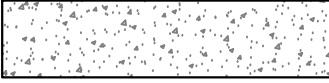



GENERAL DEMOLITION NOTES

1. ALL NOTED CONCRETE AND ASPHALT SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS.
3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS OFF SITE.
4. WITH PRIOR APPROVAL, CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION. SECURITY OF STAGING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ON-SITE VEGETATION SHALL BE PROTECTED AS NOTED. IN DESIGNATED PROTECTION AREAS AS WHERE THE CONTRACTOR DOES NOT PROTECT VEGETATION AS NOTES, CONTRACTOR SHALL RESTORE VEGETATION TO EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER, TO THE SATISFACTION OF THE ARCHITECT.

EROSION CONTROL LEGEND			
(LOD)		LIMITS OF DISTURBANCE	1.51 AC ±
(SF)		SILT FENCE	1 (EACH)
(PS/M)		PERMANENT SEEDING & MULCHING	0.59 AC ±
		ASPHALT PAVEMENT	1,842 SY
		CONCRETE PAVEMENT W/ VALLEY PANS, CURB, GUTTER	1,244 SY
		CONCRETE SIDEWALK	300 SY

# LEGEND

	LANDSCAPE AREA
	STANDARD DUTY ASPHALT PAVEMENT RE: GEOTECH
	STANDARD DUTY CONCRETE PAVEMENT RE: GEOTECH
	REINFORCED CONCRETE PAD RE: ARCH
	CONCRETE SIDEWALK RE: 3/C600
	RIPRAP (REFER TO PLAN LABELS)
	EXISTING CONCRETE SIDEWALK
	DRAINAGE FLOW PATH

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# FINAL EROSION CONTROL PLAN

SHEET NO.

# C301

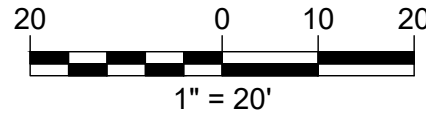


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## NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REFER TO CITY OF ALBUQUERQUE DWG 2415A AND DWG 2430.
5. WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
6. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.
7. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.

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PROPERTY ADDRESS  
1115 SNOW VISTA BLVD SW



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englewood, co 80112  
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04/10/2025

TACO BELL  
98TH & SAGE



REV	DESCRIPTION	DATE

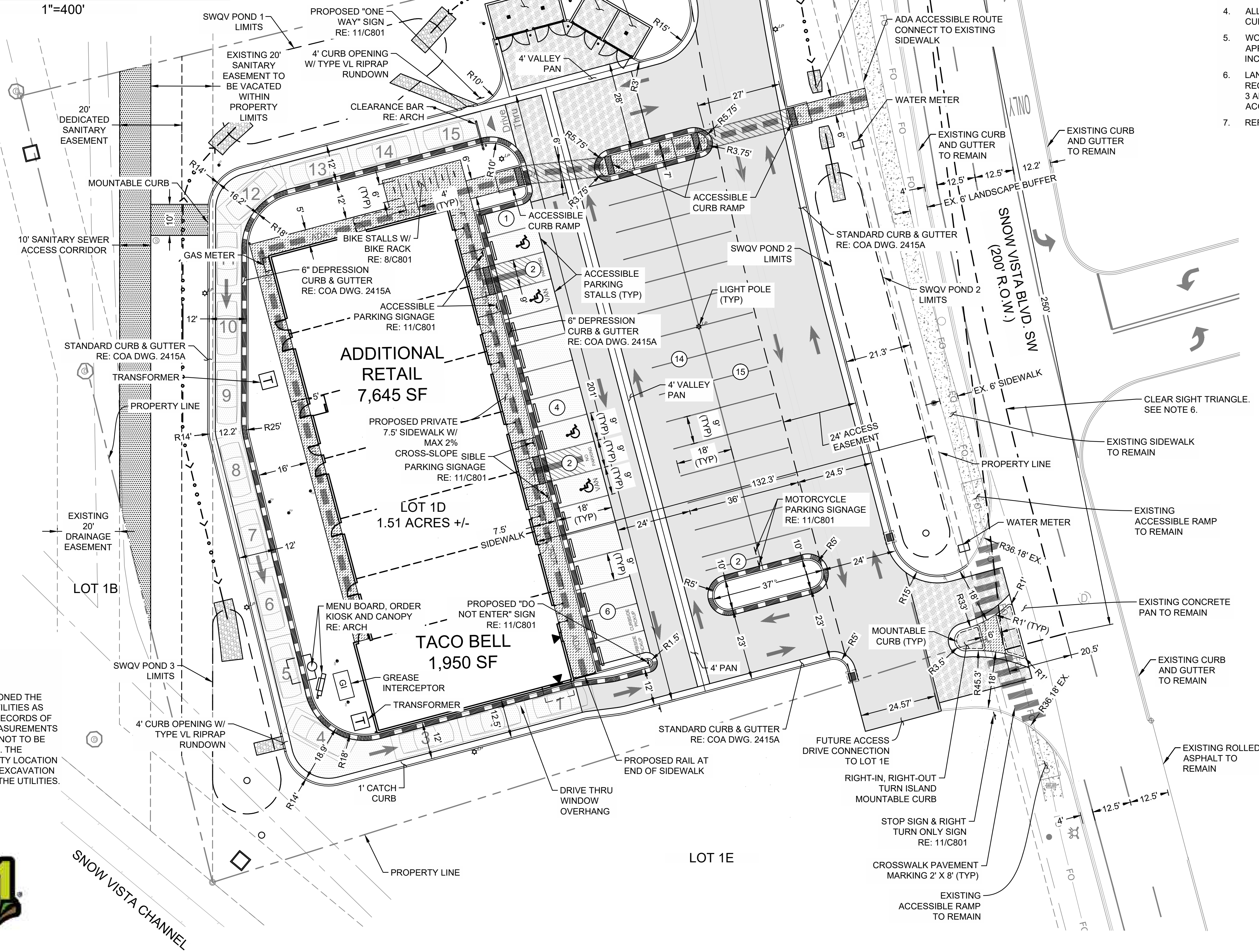
DATE	04/10/202
PROJECT NO.	217502
SHEET NAME	

SITE PLAN  
SHEET NO.

# C400



## VICINITY MAP

$$1''=400$$


## CAUTION

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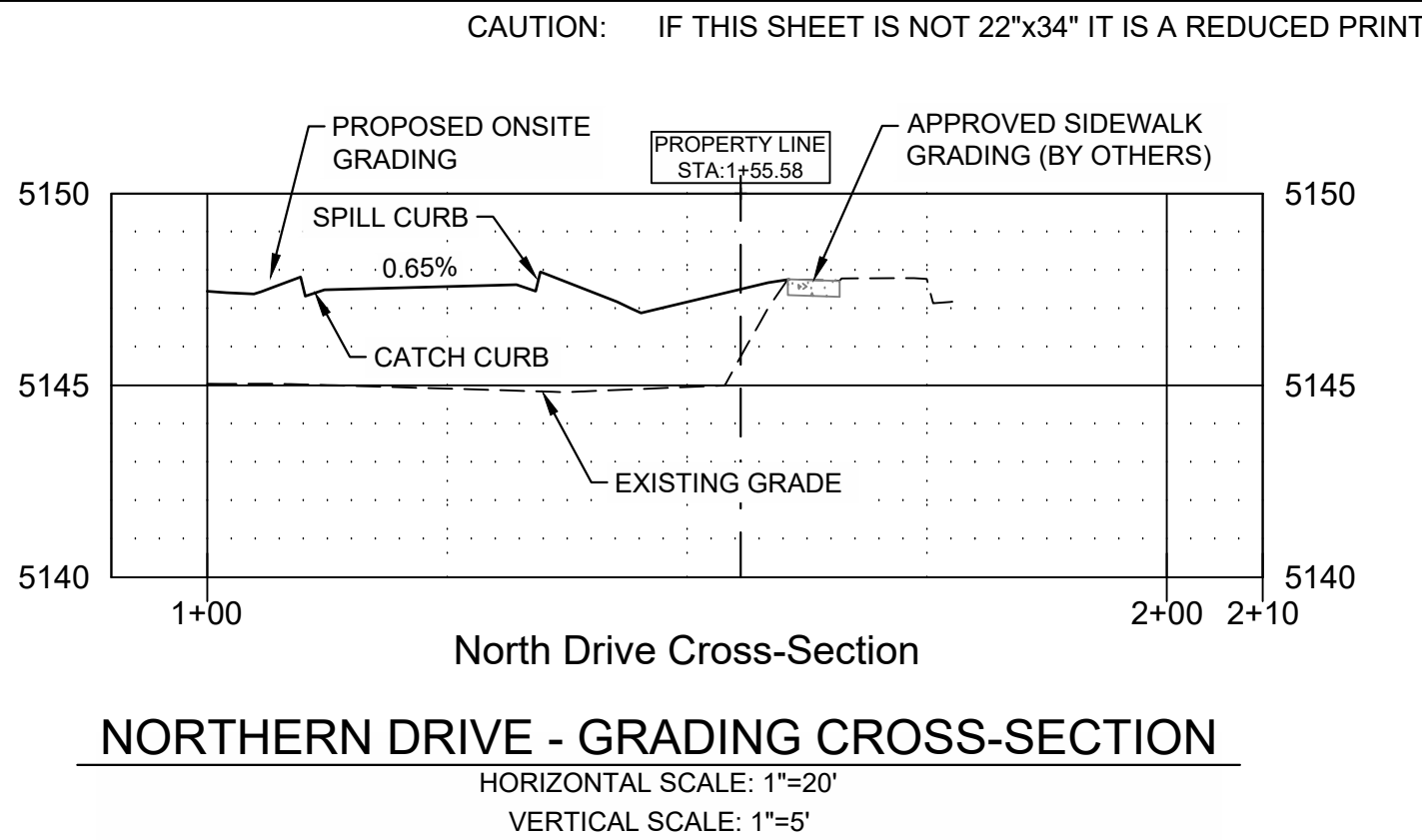
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J.dwa



SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

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- GRADING NOTES:
- SPOT ELEVATIONS SHOWN ARE TO GUTTER FLOW LINE. ADD 0.5' FOR TOP OF CURB ELEVATIONS
  - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
  - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
  - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
  - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
  - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
  - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
  - CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
  - SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPE.

GRADING PLAN DESCRIPTION  
EXISTING SITE GRADES GENERALLY SLOPE FROM NORTHWEST TO THE SOUTHERN CORNER OF THE OVERALL SUBDIVISION.

PROPOSED SITE GRADING SHALL TIE-IN WITH THE PROPOSED SIDEWALK FRONTAGE ALONG SNOW VISTA BLVD SW AND THE WESTERN SIDE OF THE LOT.

THE GRADING SHALL ALLOW FOR FUTURE LOT DEVELOPMENT TO THE NORTH AND SOUTH OF OUR SITE THAT FACILITATES DRAINAGE TOWARDS THE SOUTH OUTFALL, AN EXISTING 42" RCP.

LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	REINFORCED CONCRETE PAD
	CONCRETE SIDEWALK
	RIPRAP
	EXISTING CONCRETE SIDEWALK
	6" DEPRESSED CURB AND GUTTER
	STORM DRAIN
	DRAINAGE FLOW PATH
	STORM BASIN W/ LID
	CITY OF ALBUQUERQUE DRAINAGE STORM INLET TYPE "C" DWG. 2205
	SANITARY SEWER CLEANOUT

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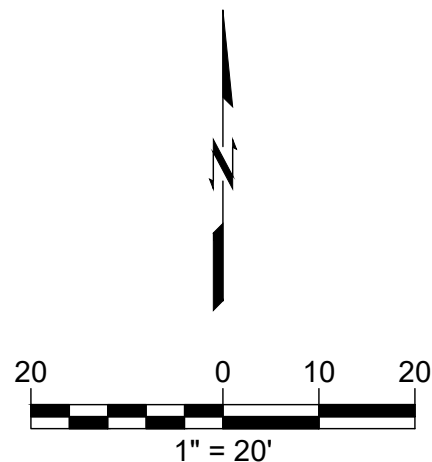
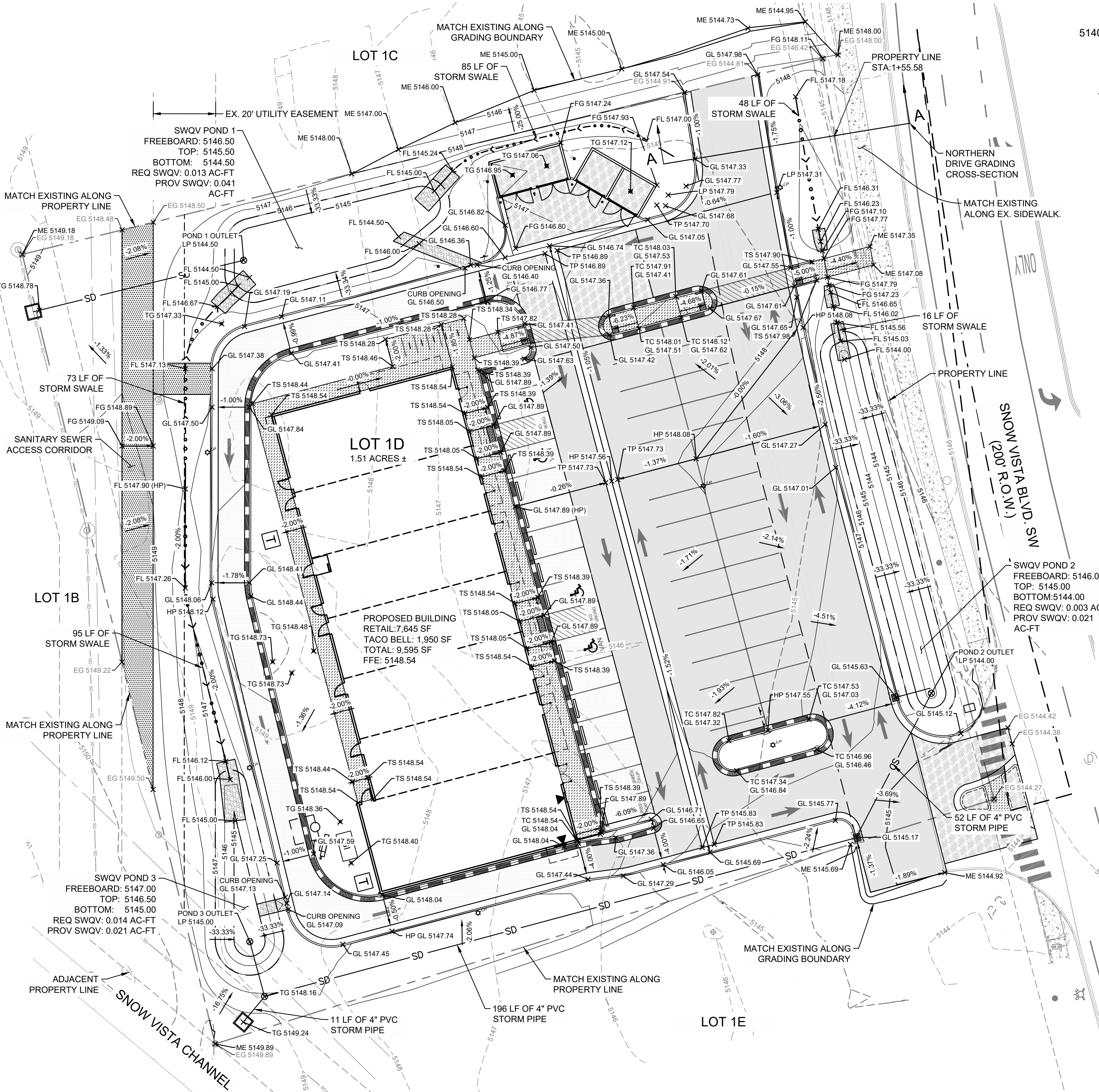
GRADING ELEVATION ABBREVIATIONS	
FF	FINISHED FLOOR
FG	FINAL GRADE
FL	FLOW LINE
TS	TOP OF SIDEWALK
GL	GUTTER LINE
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
HP	HIGH POINT
LP	LOW POINT

TOTAL DISTURBED AREA	1.57 ACRES
PROJECT SITE AREA	1.51 ACRES
EXISTING IMPERVIOUS AREA	0.01 ACRES
EXISTING PERVIOUS AREA	1.50 ACRES
PROPOSED IMPERVIOUS AREA	0.92 ACRES
PROPOSED PERVIOUS AREA	0.59 ACRES

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DATE				
DESCRIPTION				
REV				
DATE	04/10/2025			
PROJECT NO.	2175023			
SHEET NAME				

GRADING PLAN  
SHEET NO.

C500



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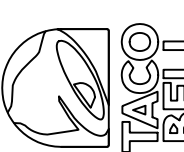


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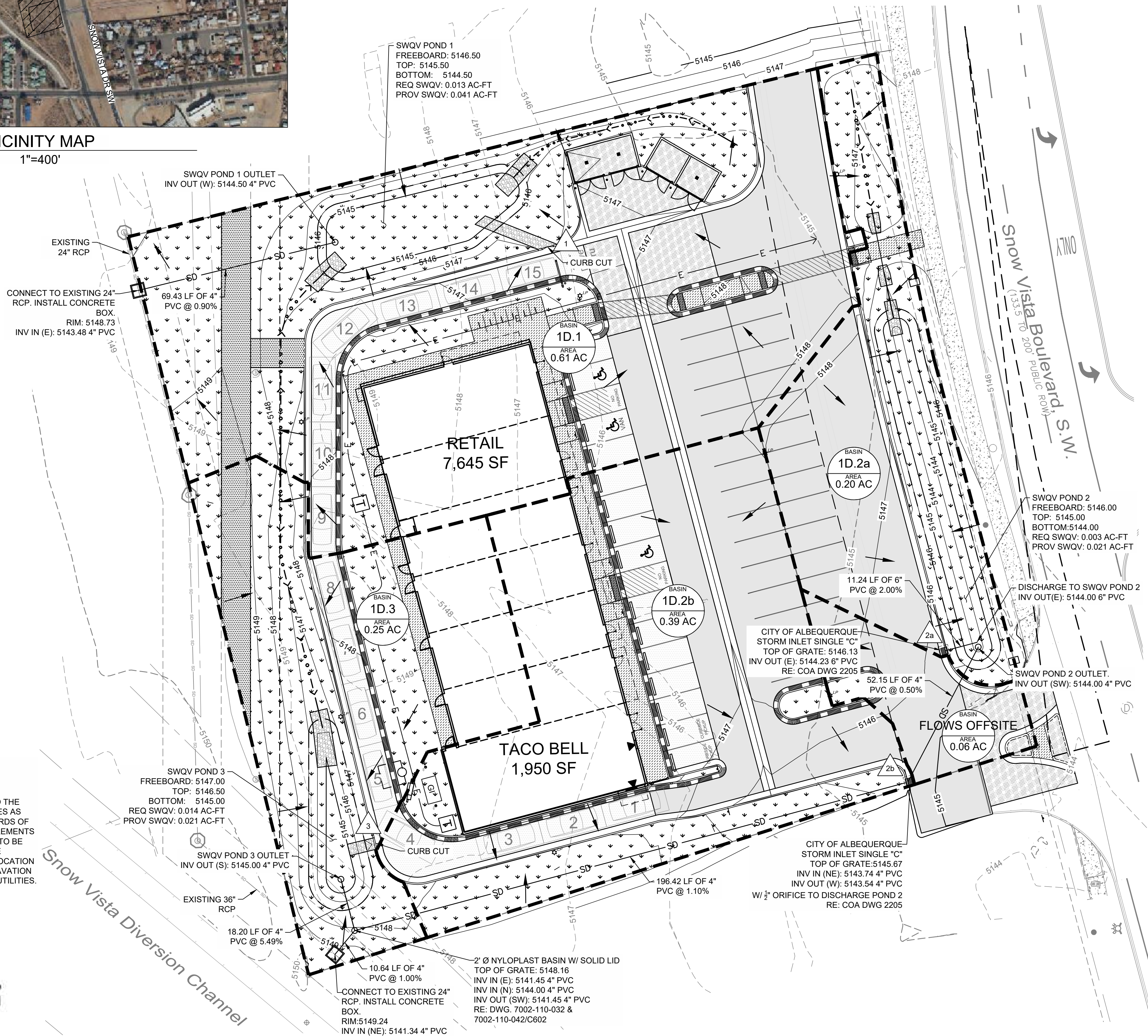
DATE	04/10/2025
PROJECT NO.	2175023
SHEET NAME	

**DRAINAGE PLAN**  
SHEET NO.

# C501



### VICINITY MAP

$$1''=400$$


## CAUTION

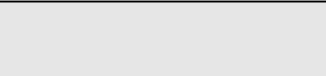


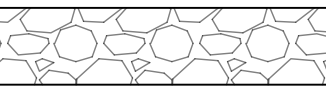
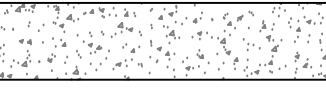



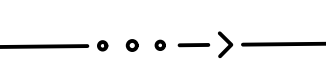



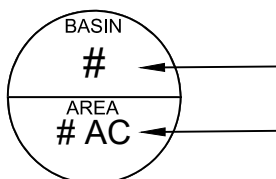

NOTICE TO CONTRACTOR

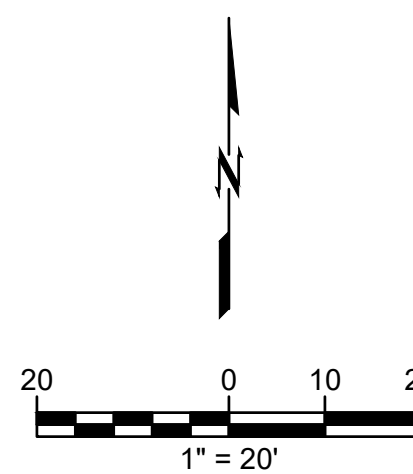
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



TOTAL DISTURBED AREA	1.57 ACRES
PROJECT SITE AREA	1.51 ACRES
EXISTING IMPERVIOUS AREA	0.01 ACRES
EXISTING PERVIOUS AREA	1.50 ACRES
PROPOSED IMPERVIOUS AREA	0.92 ACRES
PROPOSED PERVIOUS AREA	0.59 ACRES

## LEGEN

	STANDARD DUTY ASPHALT PAVEMENT
	REINFORCED CONCRETE PAD
	CONCRETE SIDEWALK
	RIPRAP
	EXISTING CONCRETE SIDEWALK
	6" DEPRESSED CURB AND GUTTER
	STORM DRAIN
	DRAINAGE BASIN DELINEATION
	DRAINAGE FLOW PATH
	STORM BASIN W/ LID
	CITY OF ALBUQUERQUE DRAINAGE STORM INLET TYPE "C" DWG. 2205
	SANITARY SEWER CLEANOUT
	BASIN ID BASIN AREA
	DRAINAGE DESIGN POINT



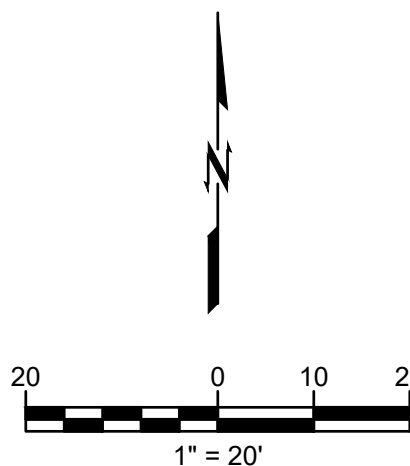


SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021

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PROPERTY DESCRIPTION  
TRACT A PLAT FOR TRACT A SNOW VISTA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEROF FILLED IN THE OFFICE OF THE COUNTRY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 2022.

PROPERTY ADDRESS  
1115 SNOW VISTA BLVD SW



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englewood, co 80112  
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TACO BELL  
98TH & SAGE  
1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



DATE

DESCRIPTION

REV

DATE 04/10/2025

PROJECT NO. 2175023

SHEET NAME

UTILITY PLAN

SHEET NO.

C600

LEGEND

	STANDARD DUTY ASPHALT PAVEMENT RE: GEOTECH
	REINFORCED CONCRETE PAD RE: ARCH
	CONCRETE SIDEWALK RE: 3/C600
	RIPRAP (REFER TO PLAN LABELS)
	EXISTING CONCRETE SIDEWALK
	SD STORM DRAIN
	DRAINAGE FLOW PATH
	STORM DRAIN BASIN
	STORM BASIN LID
	CITY OF ALBUQUERQUE DRAINAGE STORM INLET TYPE "C" DWG. 2205
	SANITARY SEWER CLEANOUT

WATER AUTHORITY NOTES:

- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION AT 505-289-3454.
- COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



ORIG SIZE: 22"x34"

PLOT: 4/10/2025 12:34:34 PM

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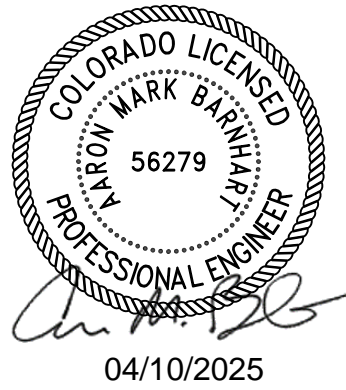
SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021

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TACO BELL  
98TH & SAGE

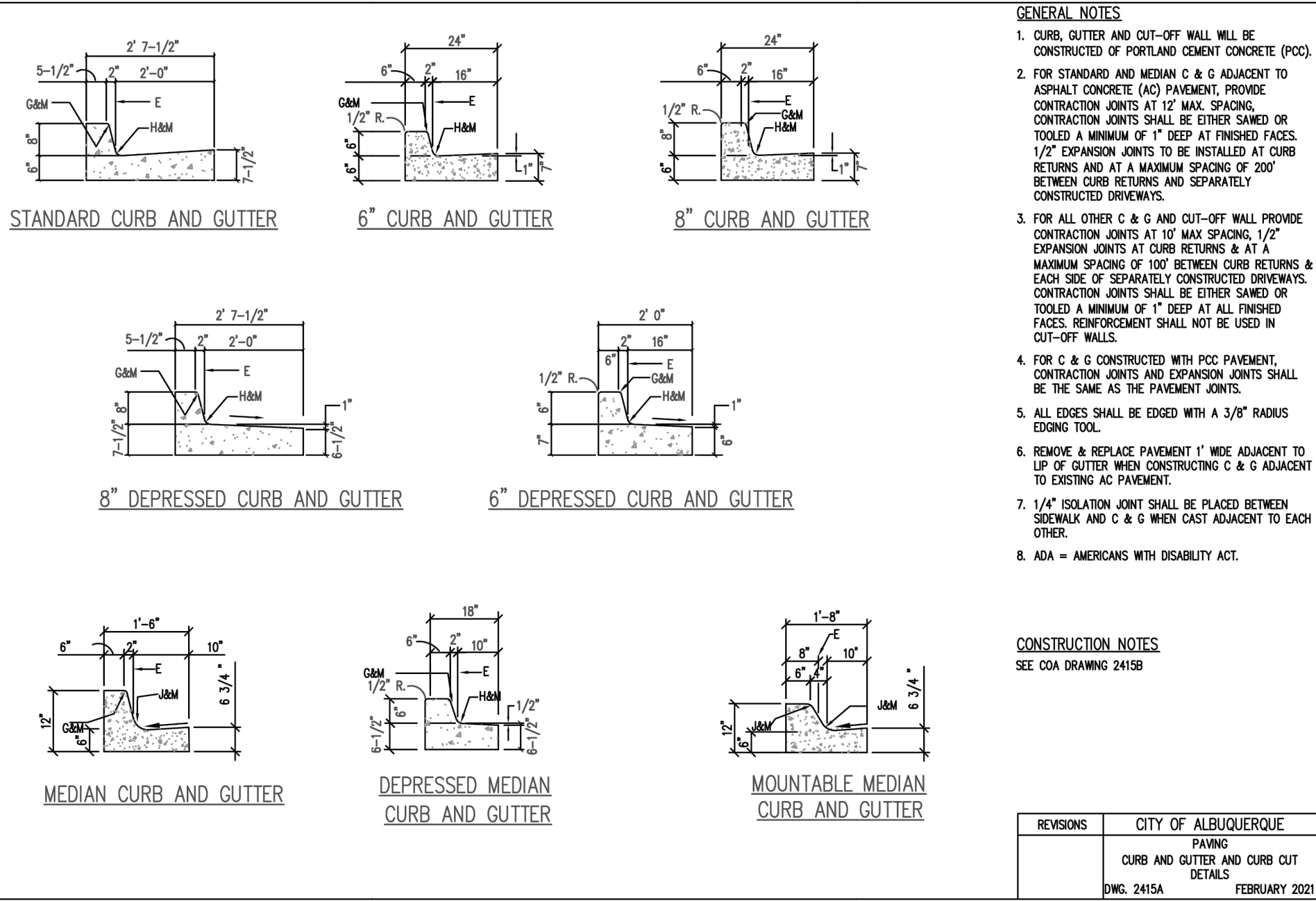
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ALBUQUERQUE, NM



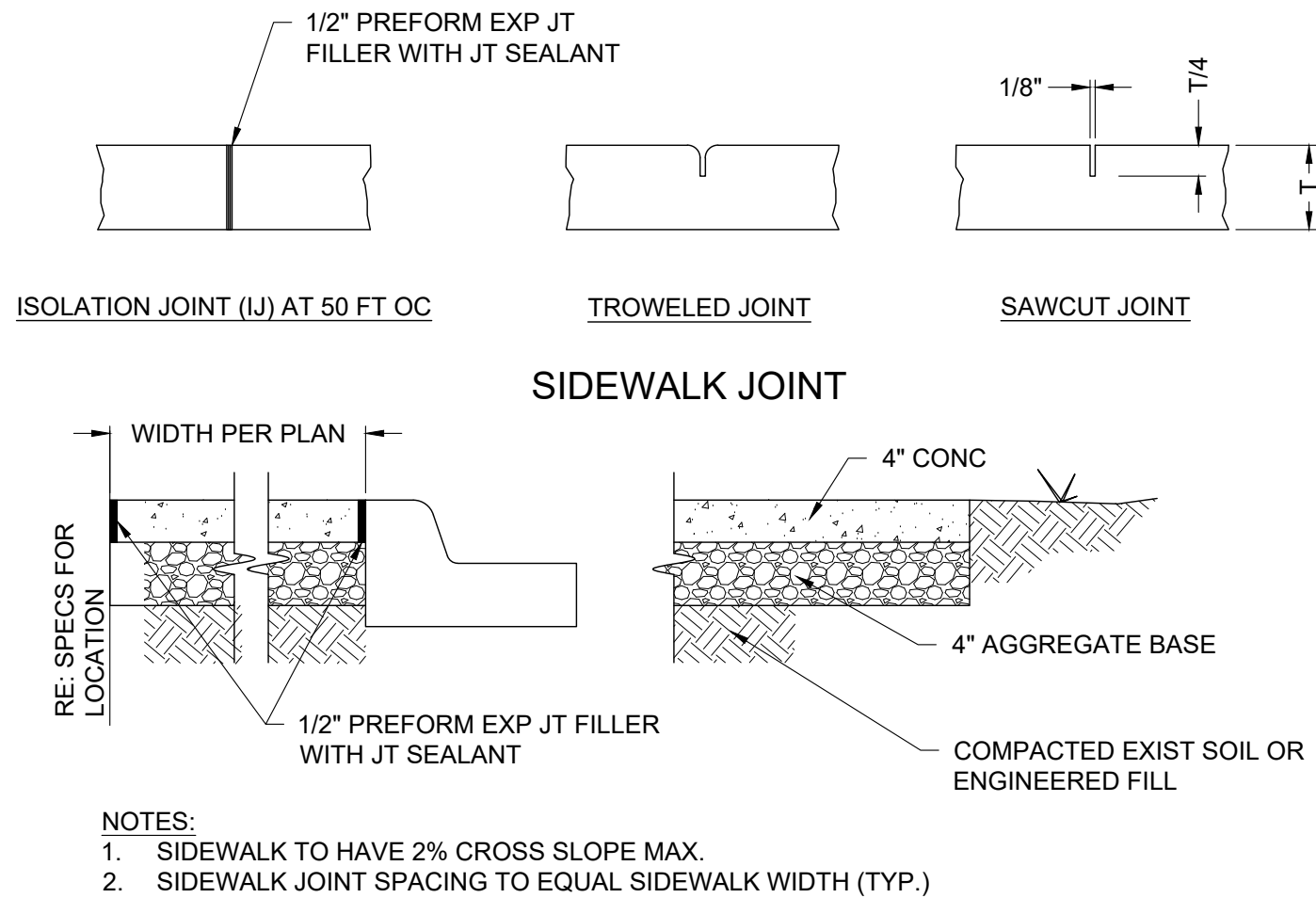
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DESCRIPTION				
REV				
DATE	04/10/2025			
PROJECT NO.	2175023			
SHEET NAME				

DETAILS  
SHEET NO.

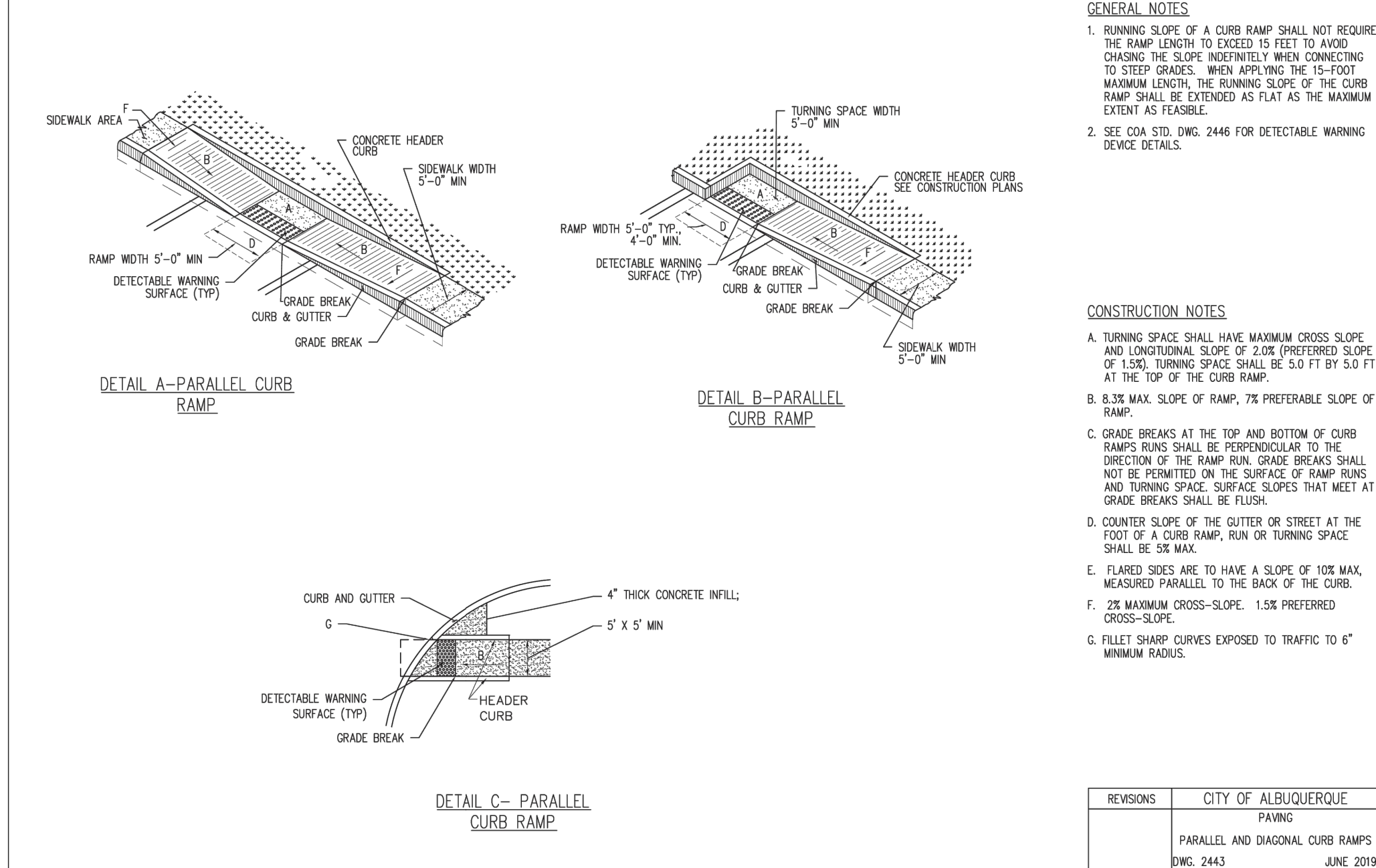
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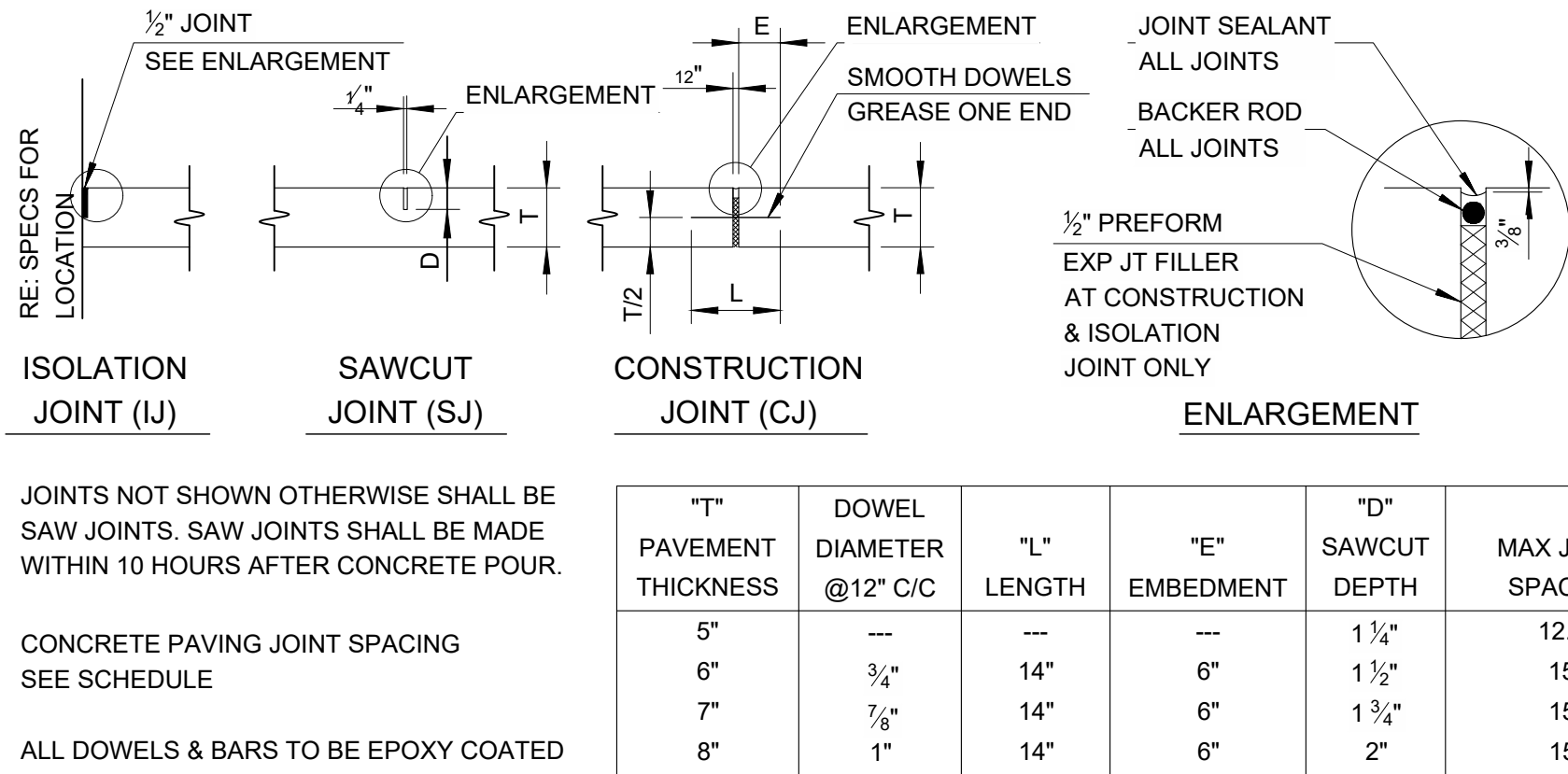
1 CURB AND GUTTER  
SCALE: NTS



4 SIDEWALK  
SCALE: NTS

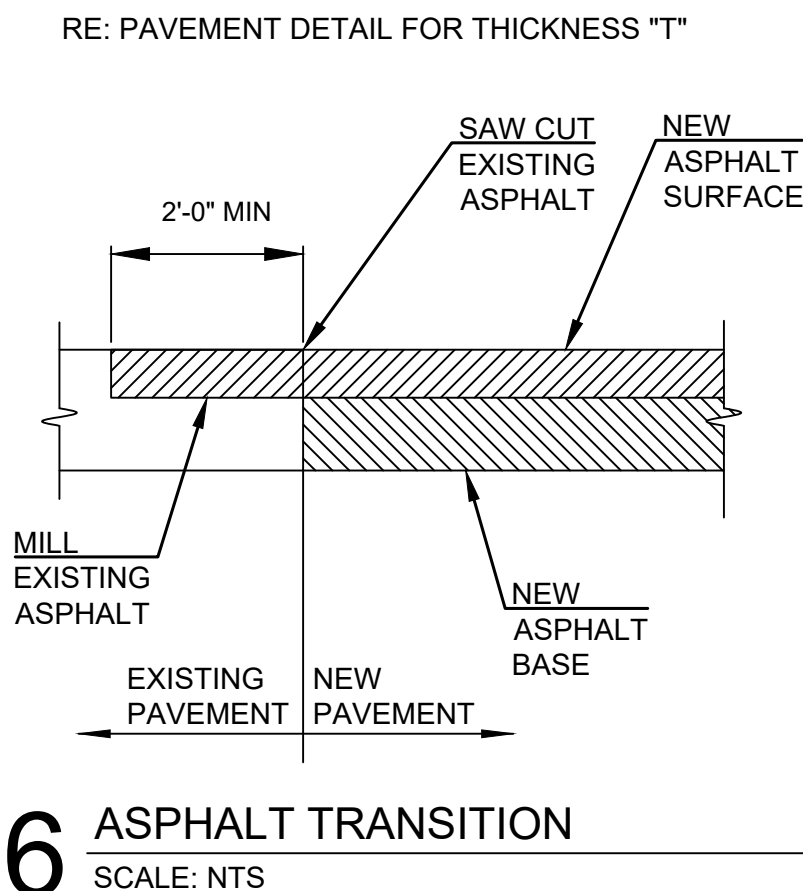


2 CURB RAMP DETAILS  
SCALE: NTS



5 CONCRETE JOINT DETAIL  
SCALE: NTS

3 4' VALLEY PAN  
SCALE: NTS



6 ASPHALT TRANSITION  
SCALE: NTS

ORIG SIZE: 22"x34"

PLOT: 4/10/2025 12:34:37 PM

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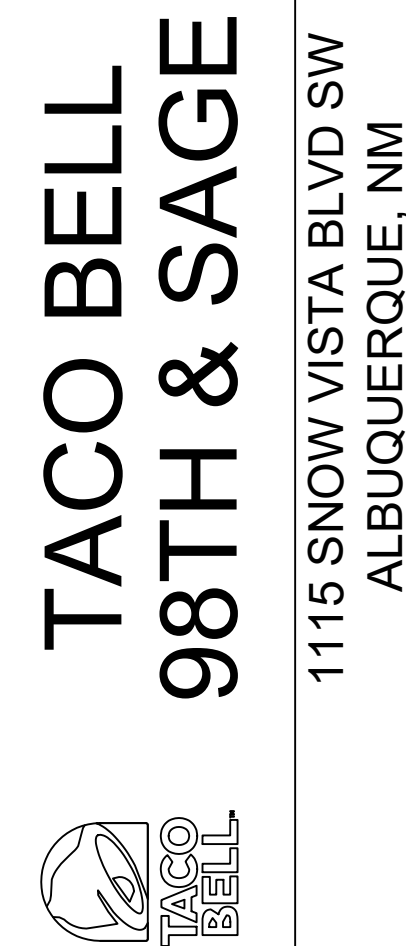
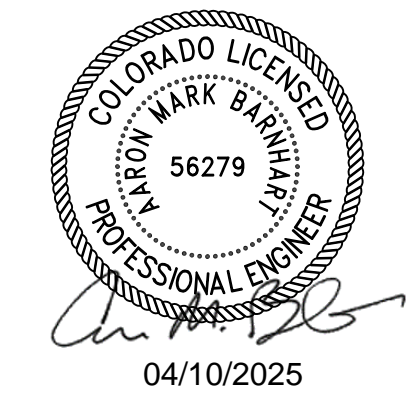


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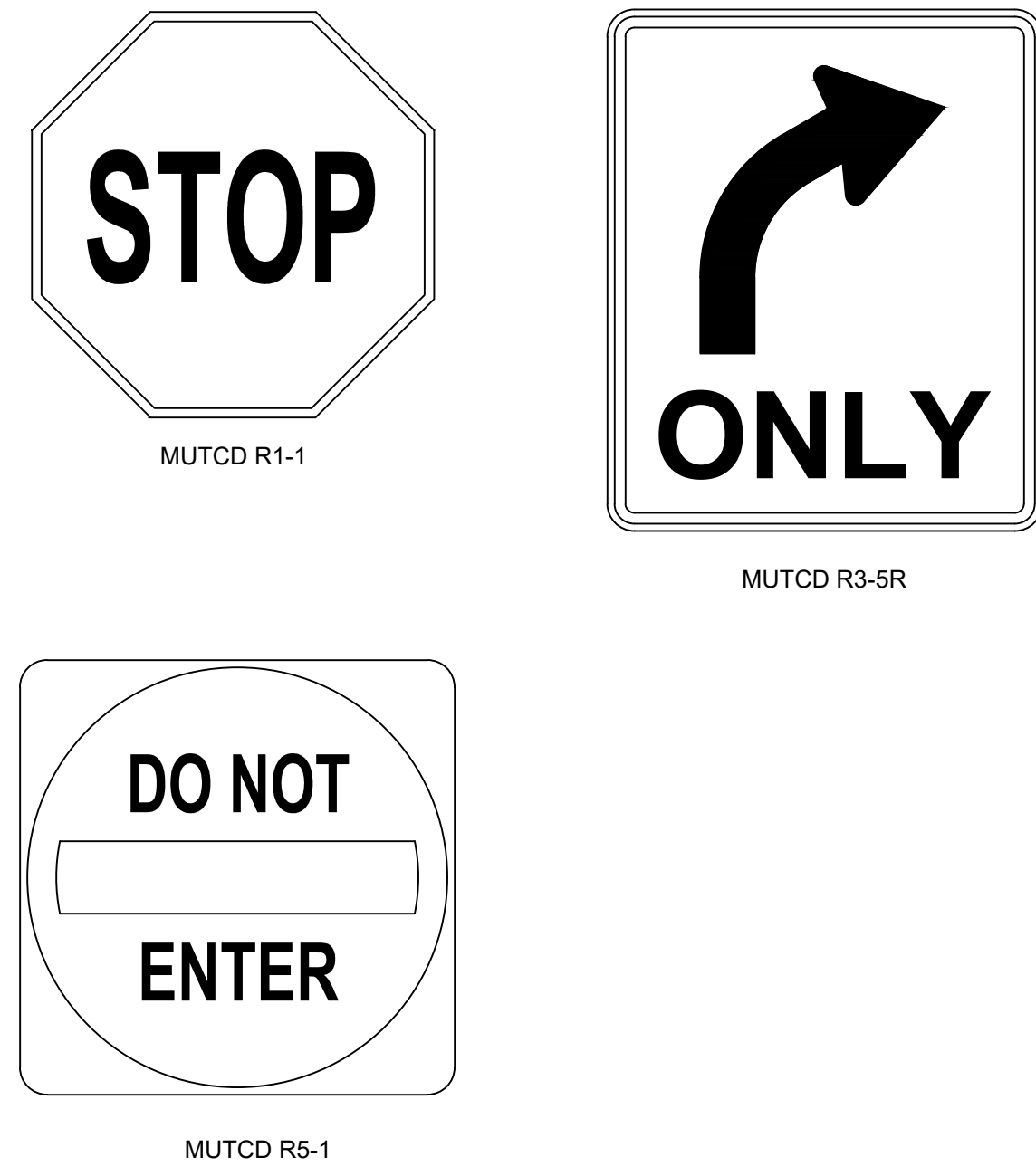
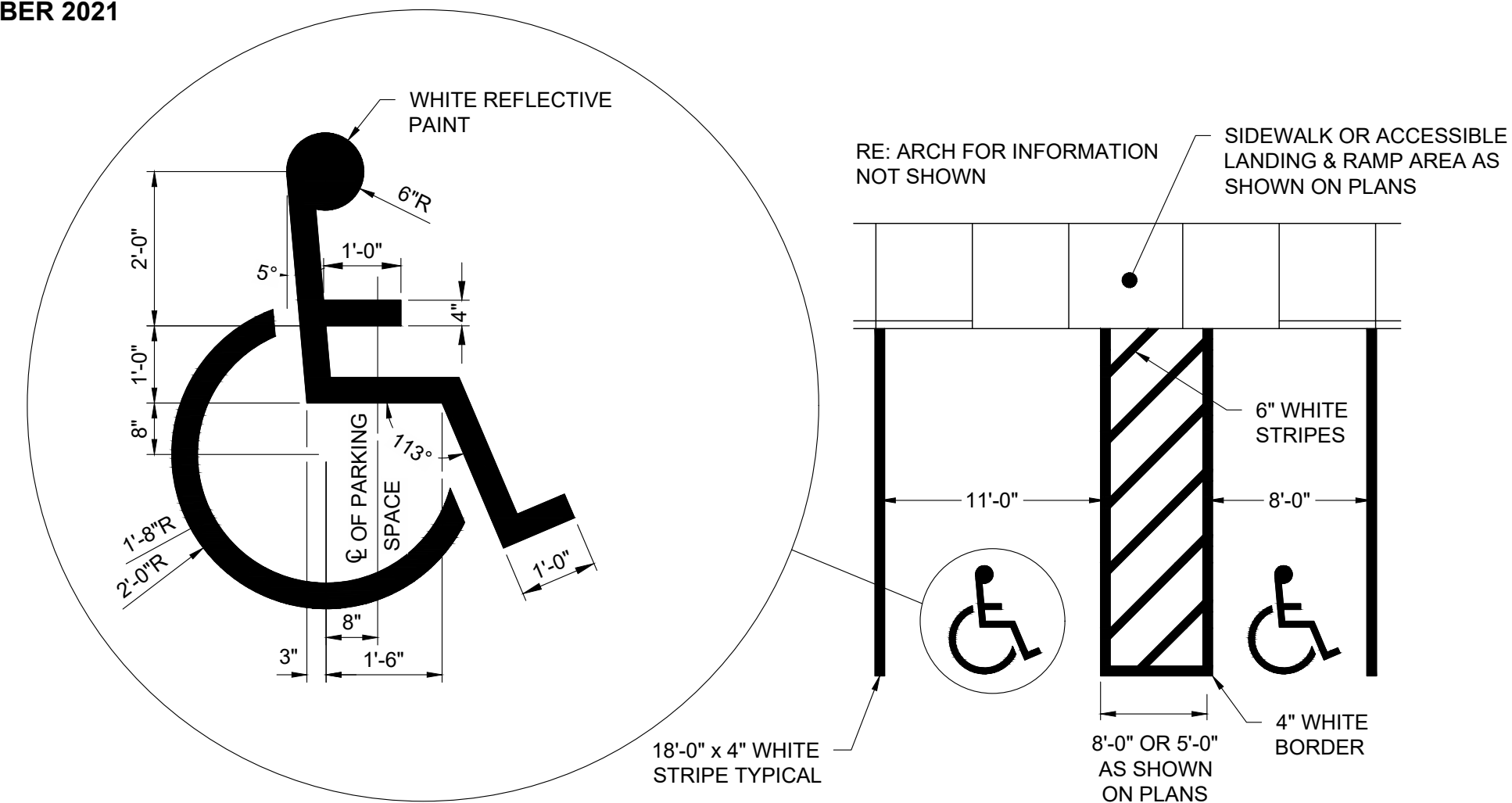
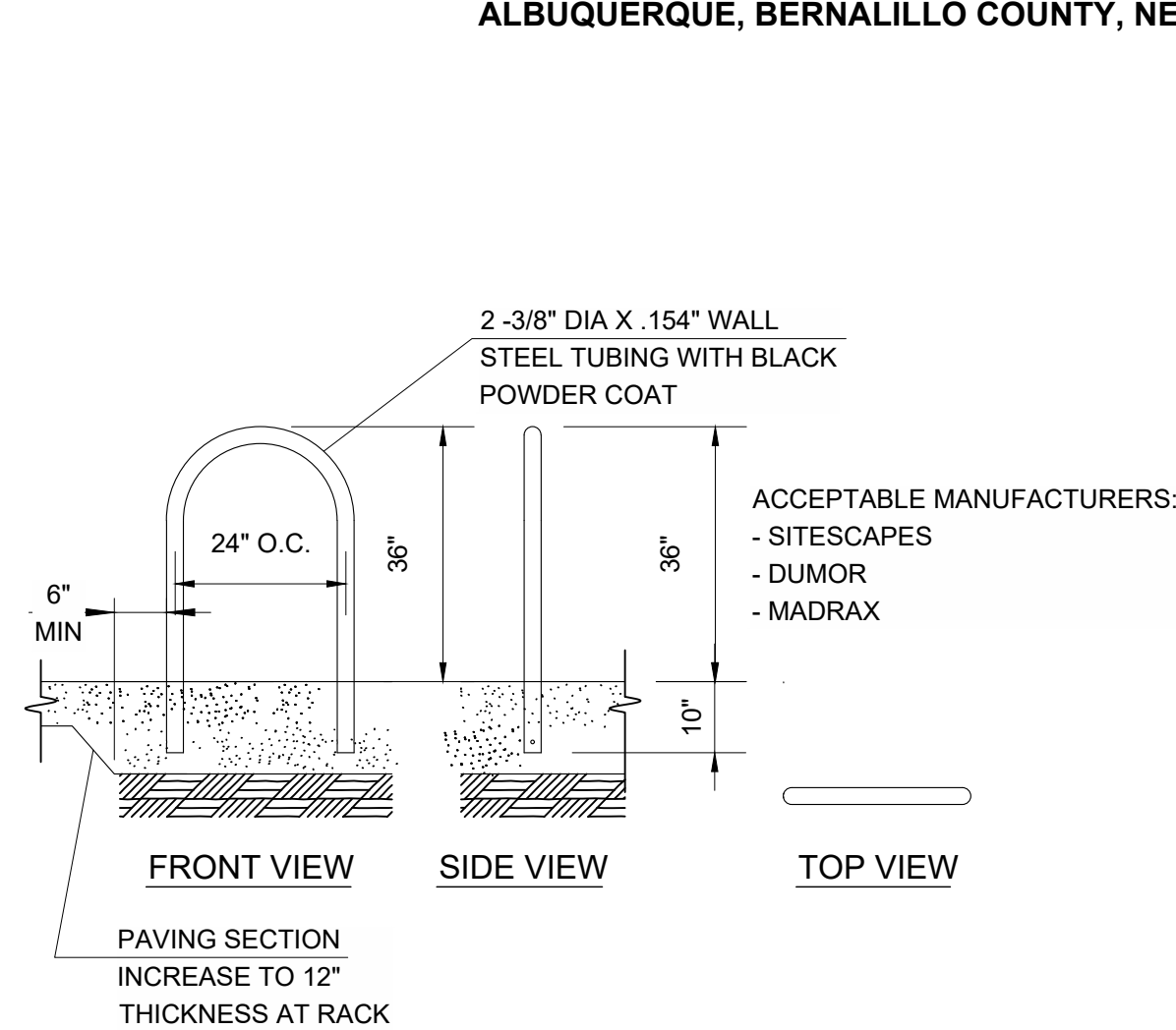
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[illegible]

DATE	04/10/2025
PROJECT NO.	2175023
SHEET NAME	

DETAILS
SHEET NO. <b>C801</b>





SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

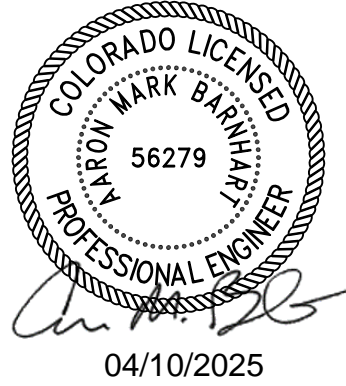
LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

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TACO BELL  
98TH & SAGE

1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM

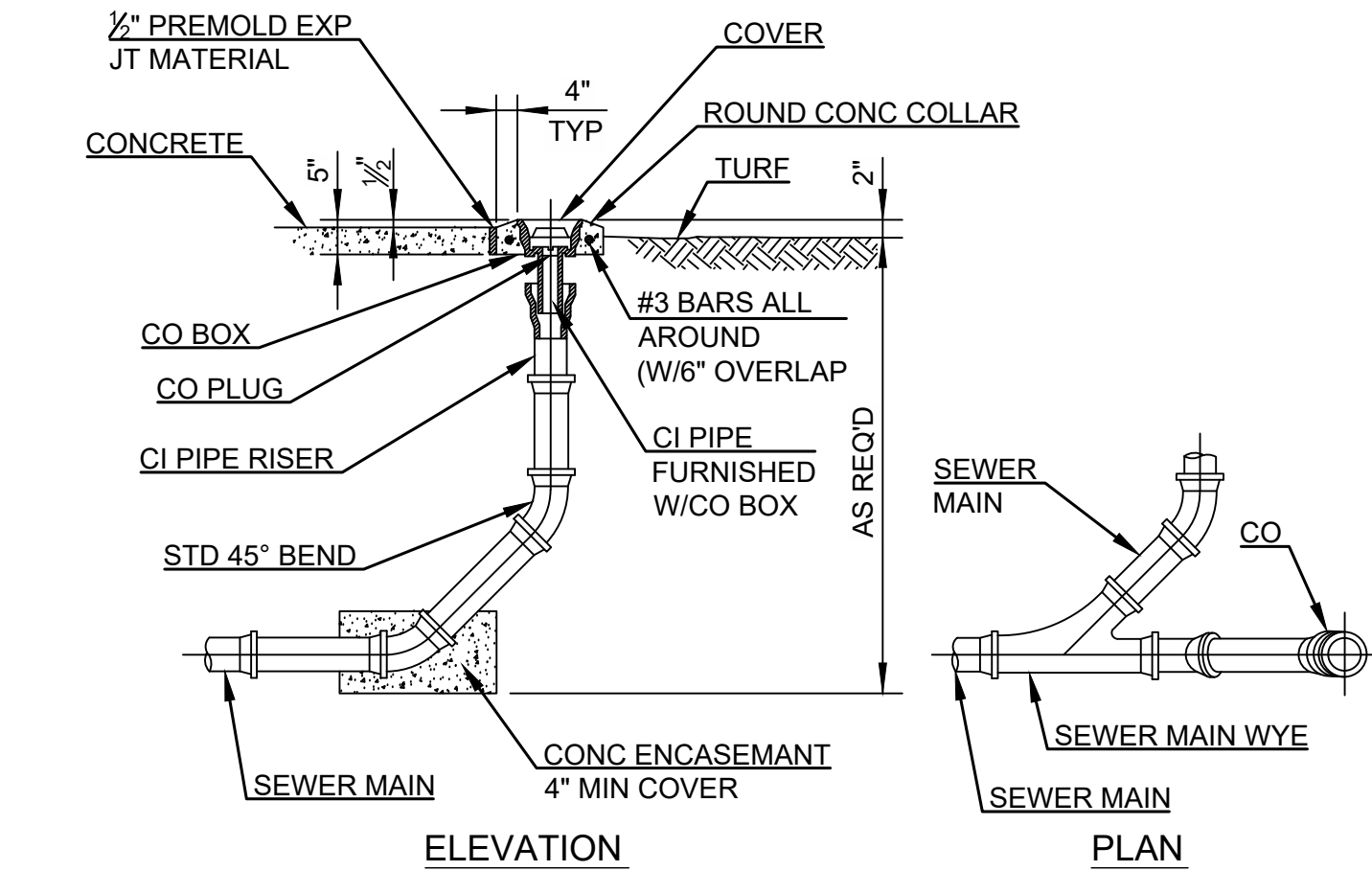


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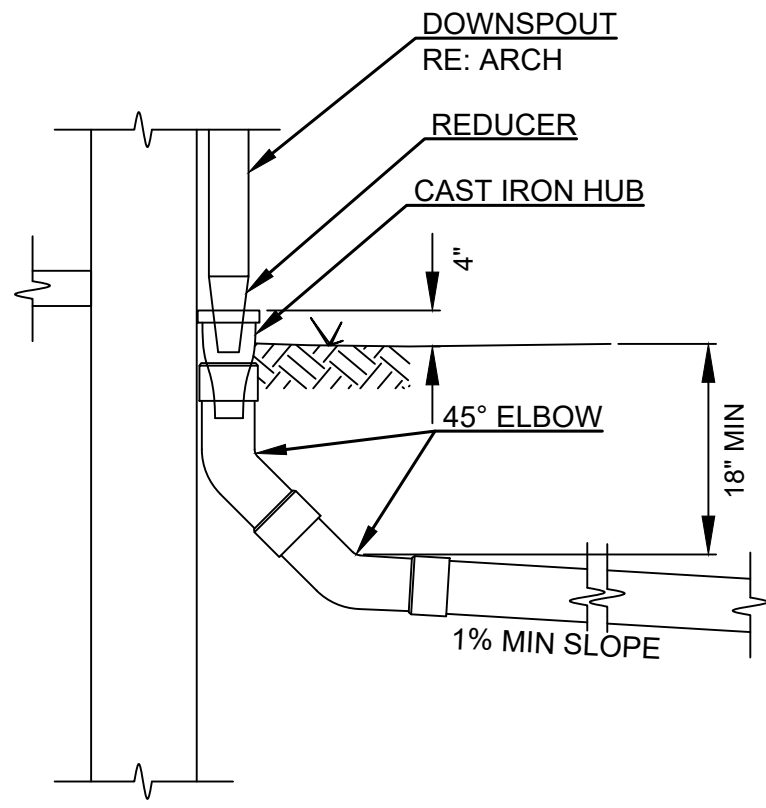
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SHEET NAME

DETAILS  
SHEET NO.

C802

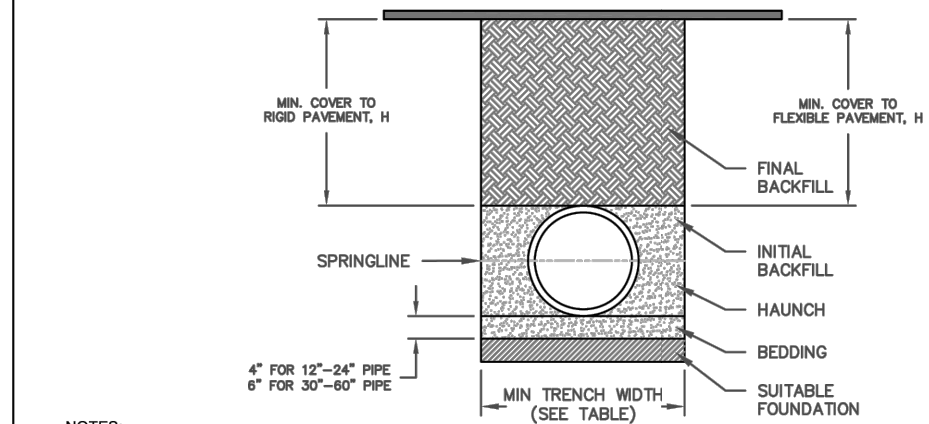


12 CLEANOUT  
SCALE: NTS



13 DOWNSPOUT TO STORMDRAIN CONNECTION  
SCALE: NTS

HP STORM TRENCH INSTALLATION DETAIL



- NOTES:
- 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 EDITION, 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 IV MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - 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.
  - 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"-48" (750mm-1200mm) DIAMETER PIPE, THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
  - 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.
  - 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 80% 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.
  - FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1. RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIA.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
18" (450mm)	48" (1219mm)
24" (600mm)	60" (1524mm)
30" (750mm)	72" (1829mm)
36" (900mm)	84" (2134mm)
42" (1050mm)	96" (2438mm)
48" (1200mm)	108" (2743mm)
54" (1350mm)	120" (3048mm)
60" (1500mm)	132" (3353mm)

TABLE 2. MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIA.	MIN. COVER	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	80" (2032mm)

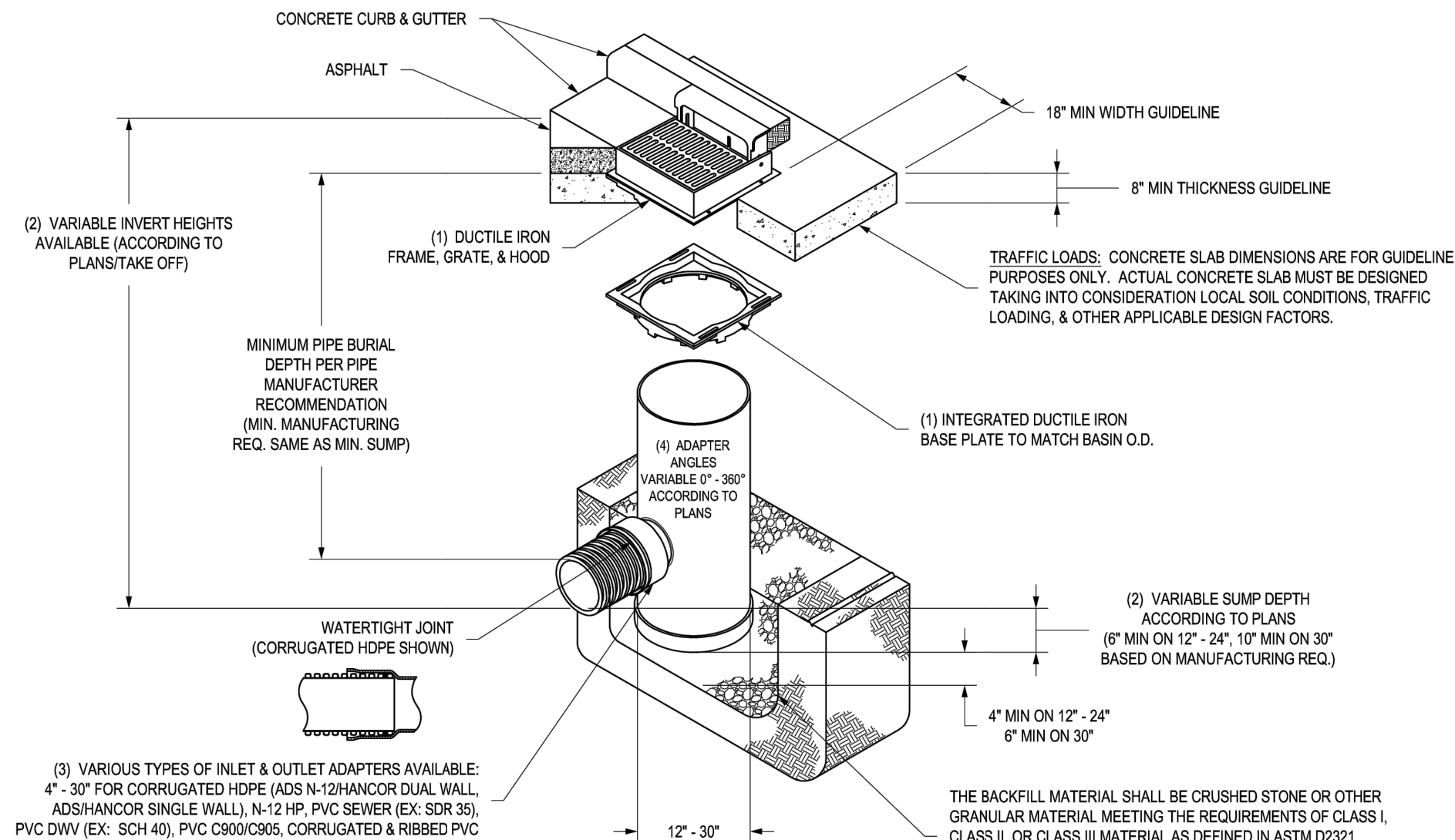
TABLE 3. MAXIMUM COVER FOR HP STORM PIPE, R

PIPE DIA.	CLASS I	CLASS II	CLASS III
12" (300mm)	41" (1041mm)	31" (787mm)	18" (457mm)
18" (450mm)	42" (1067mm)	31" (787mm)	18" (457mm)
24" (600mm)	44" (1118mm)	31" (787mm)	17" (430mm)
30" (750mm)	46" (1168mm)	31" (787mm)	16" (406mm)
36" (900mm)	48" (1219mm)	31" (787mm)	15" (381mm)
42" (1050mm)	50" (1270mm)	31" (787mm)	14" (354mm)
48" (1200mm)	52" (1321mm)	31" (787mm)	13" (330mm)
54" (1350mm)	54" (1372mm)	31" (787mm)	12" (305mm)
60" (1500mm)	56" (1423mm)	31" (787mm)	11" (279mm)

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 STORM TRENCH INSTALLATION
	DWG. 2240 MAY 2020

NYLOPLAST 2 FT X 2 FT CURB INLET STRUCTURE: 30 \_\_ AGS \_\_ X





**TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM**

**LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021

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04/10/2025

**TACO BELL**  
**98TH & SAGE**

---

1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



REV	DESCRIPTION	DATE

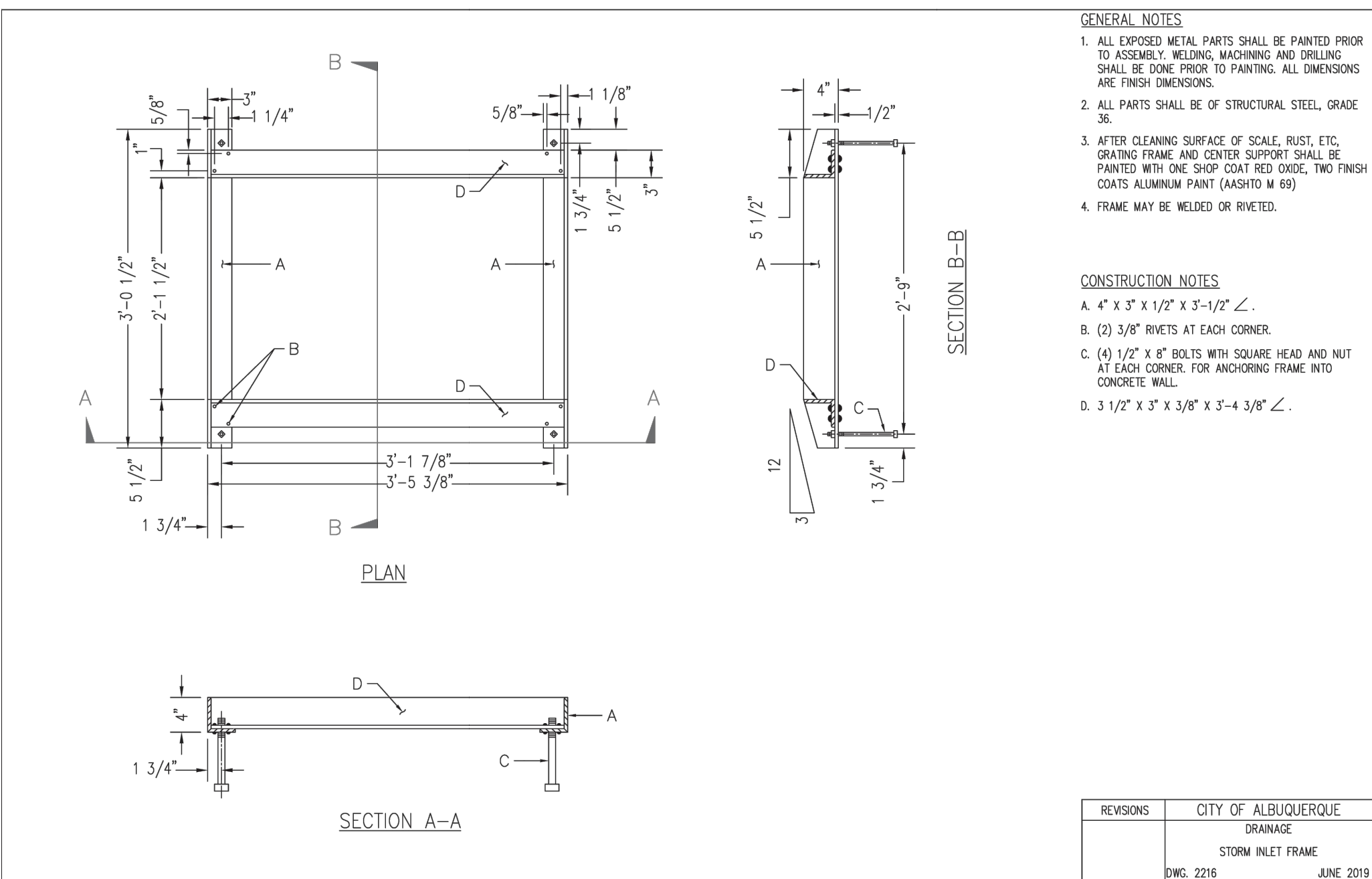
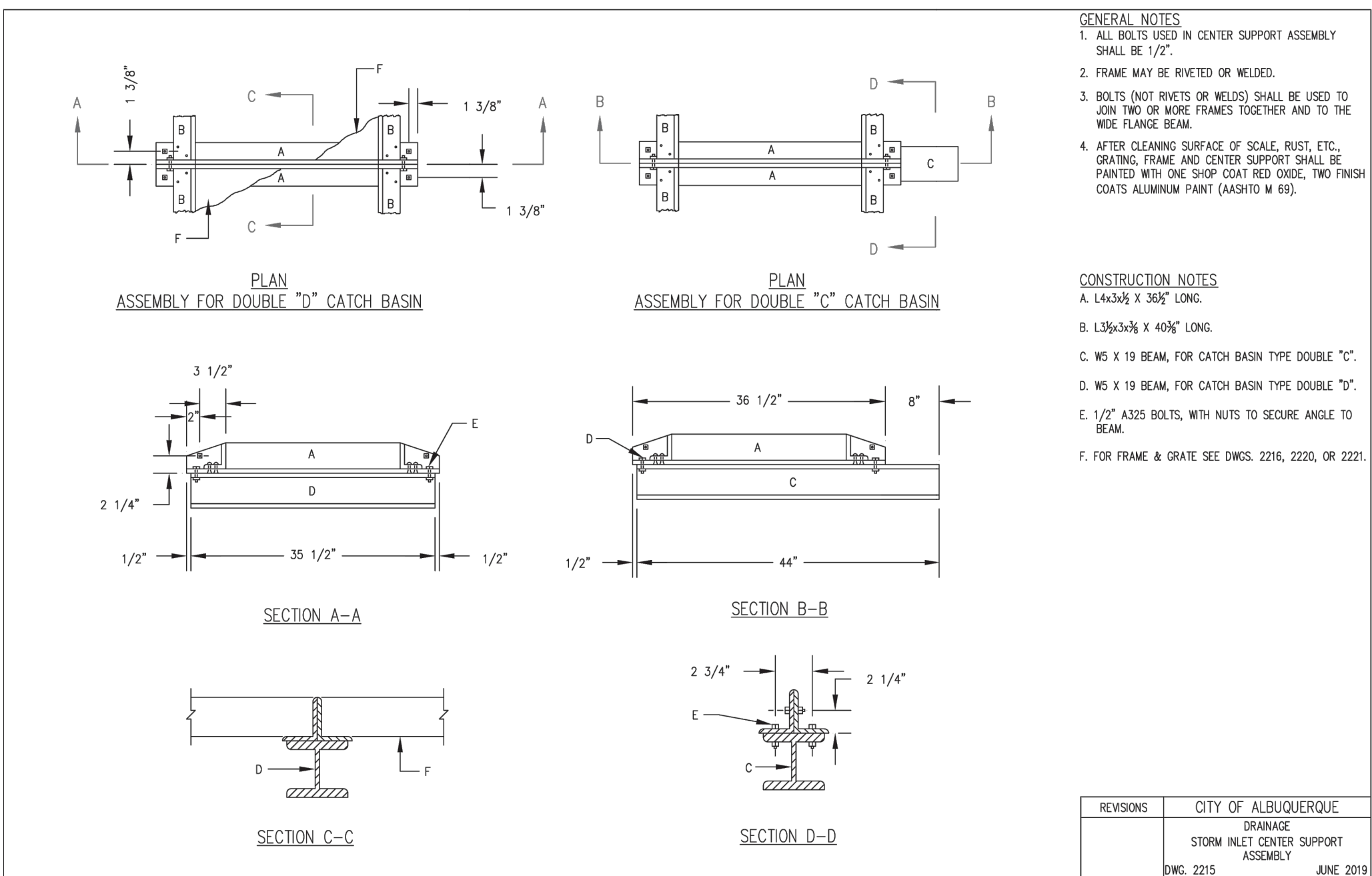
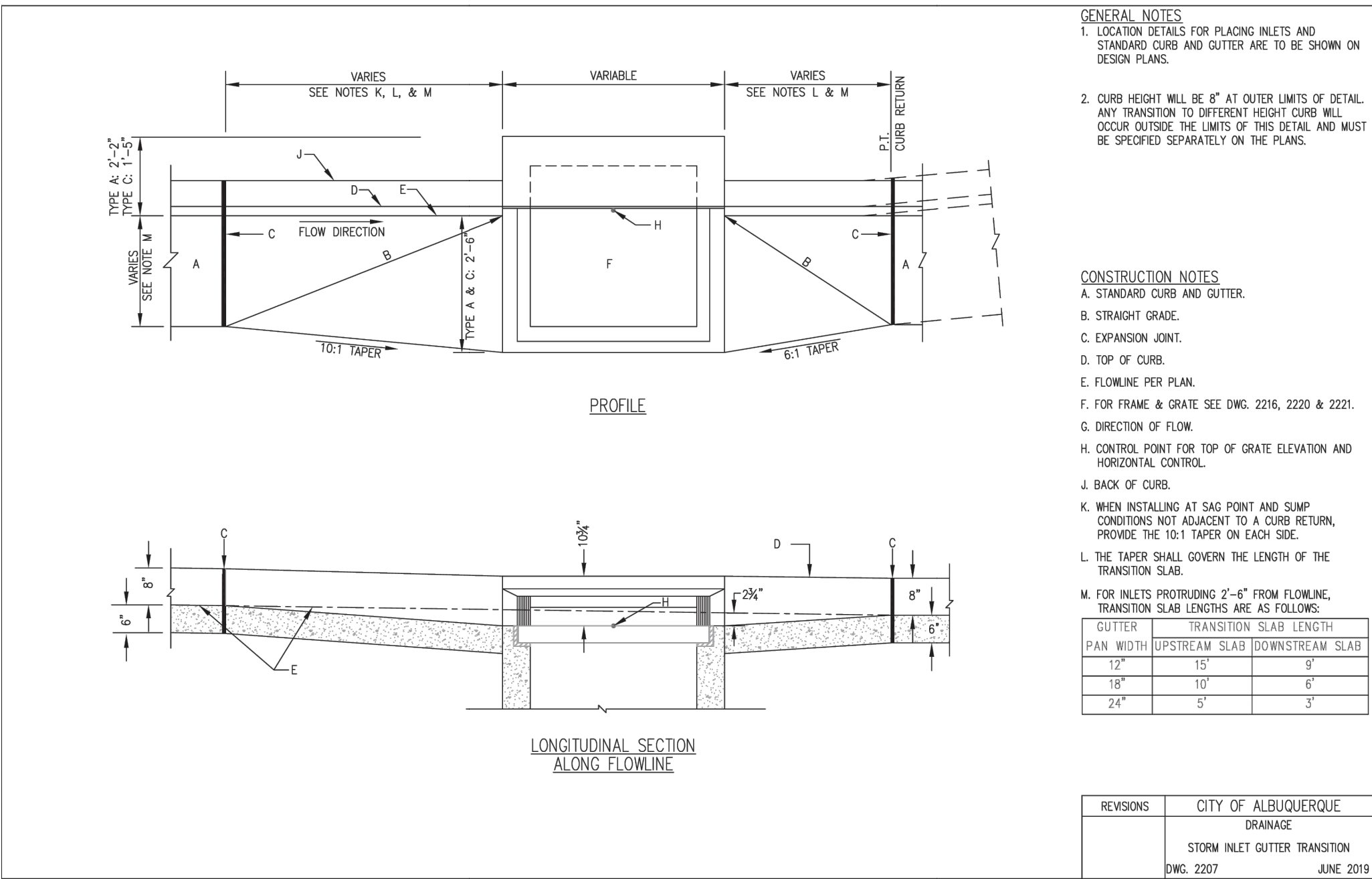
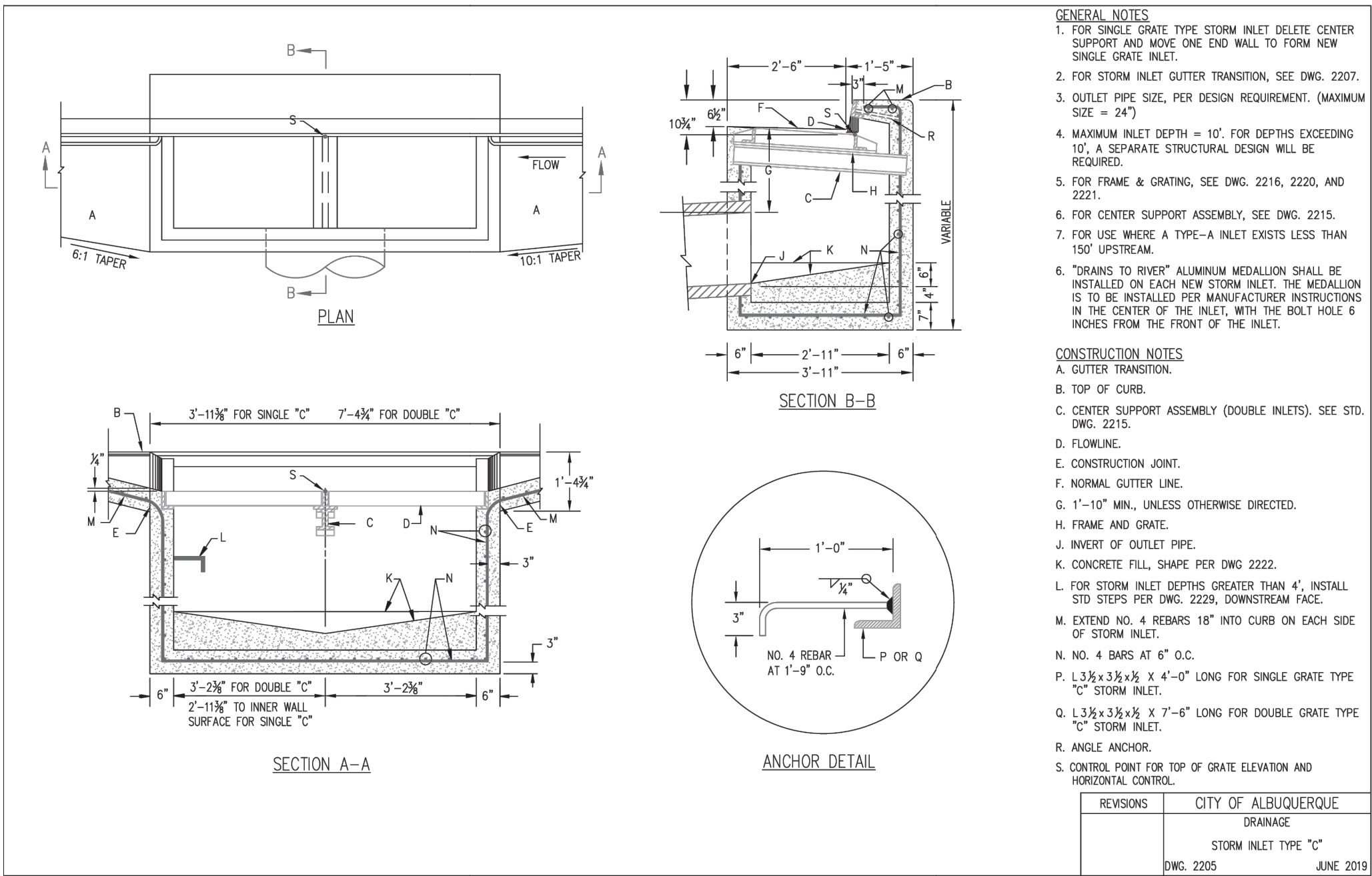
DATE	04/10/2025
PROJECT NO.	2175023

SHEET NAME

## DETAILS

SHEET NO.

# C803





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**98TH & SAGE**

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1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



REV	DESCRIPTION	DATE

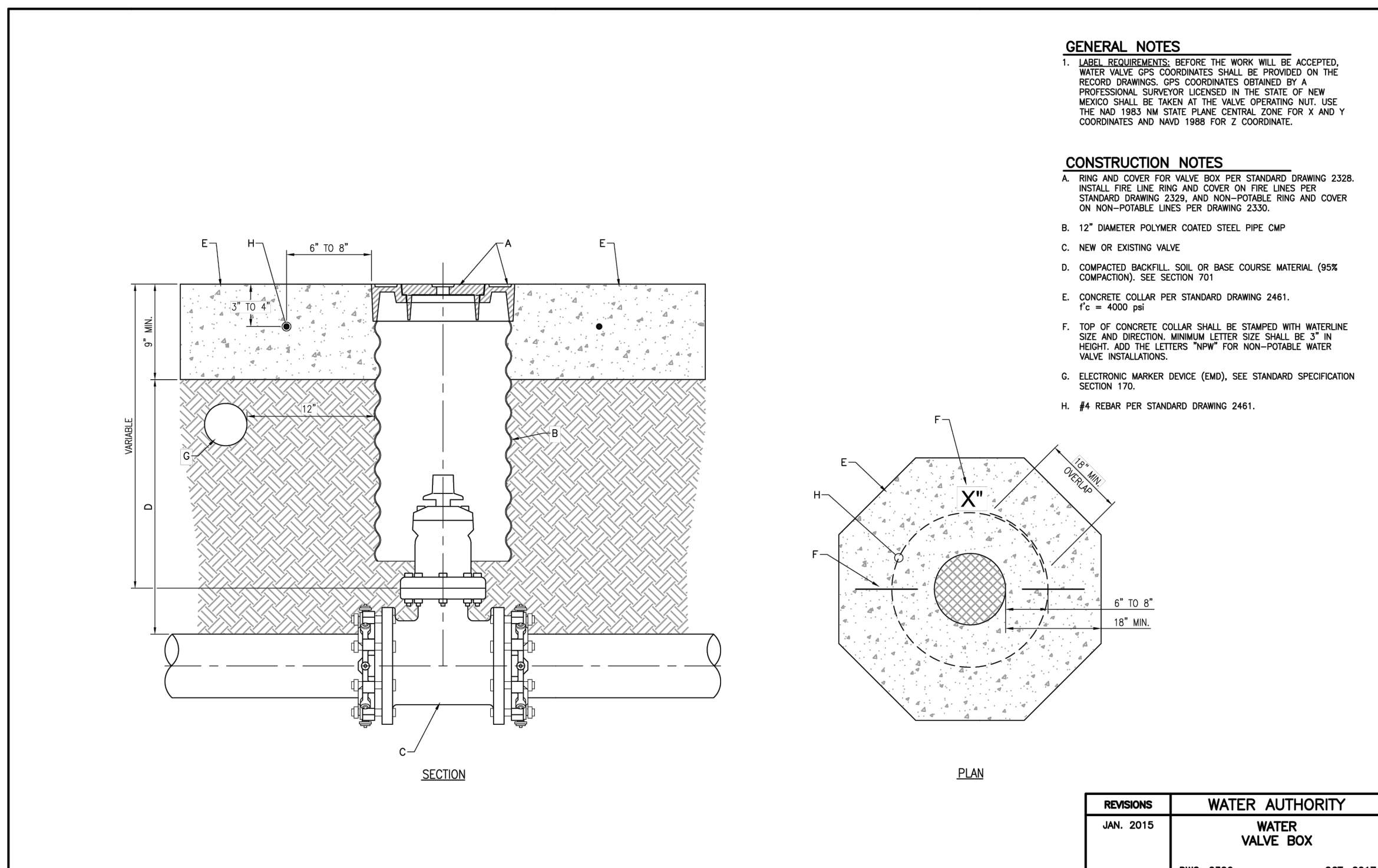
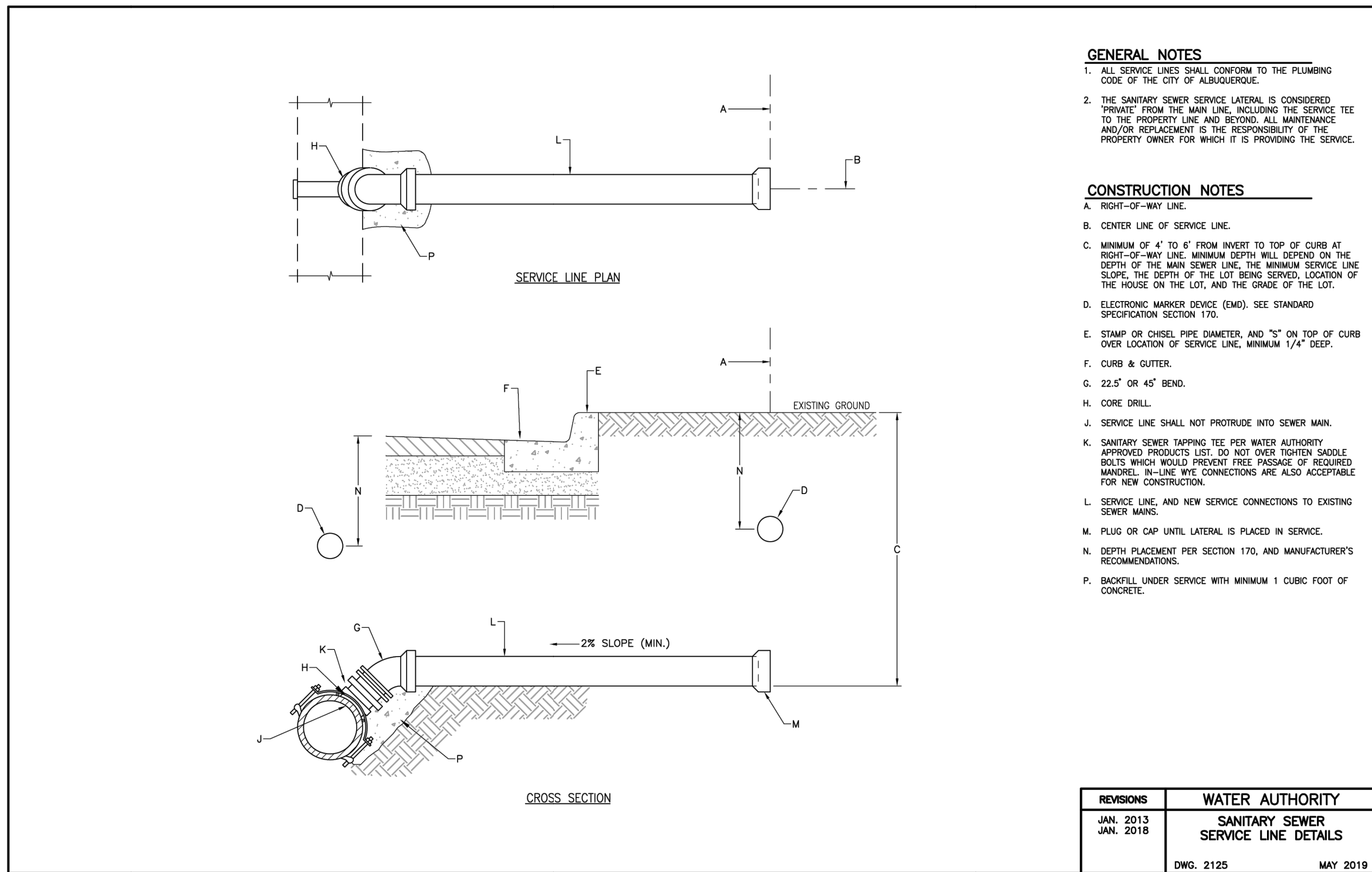
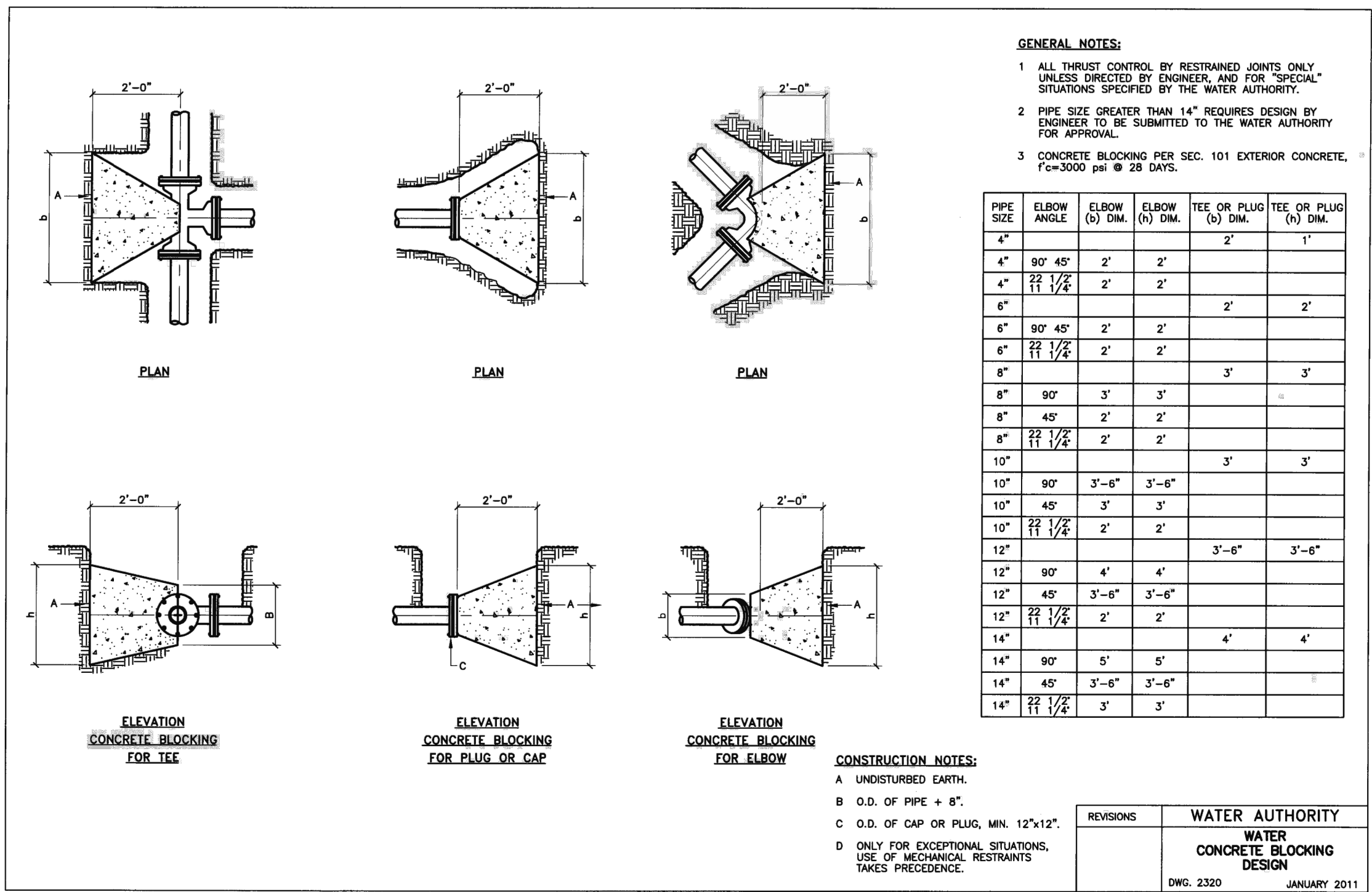
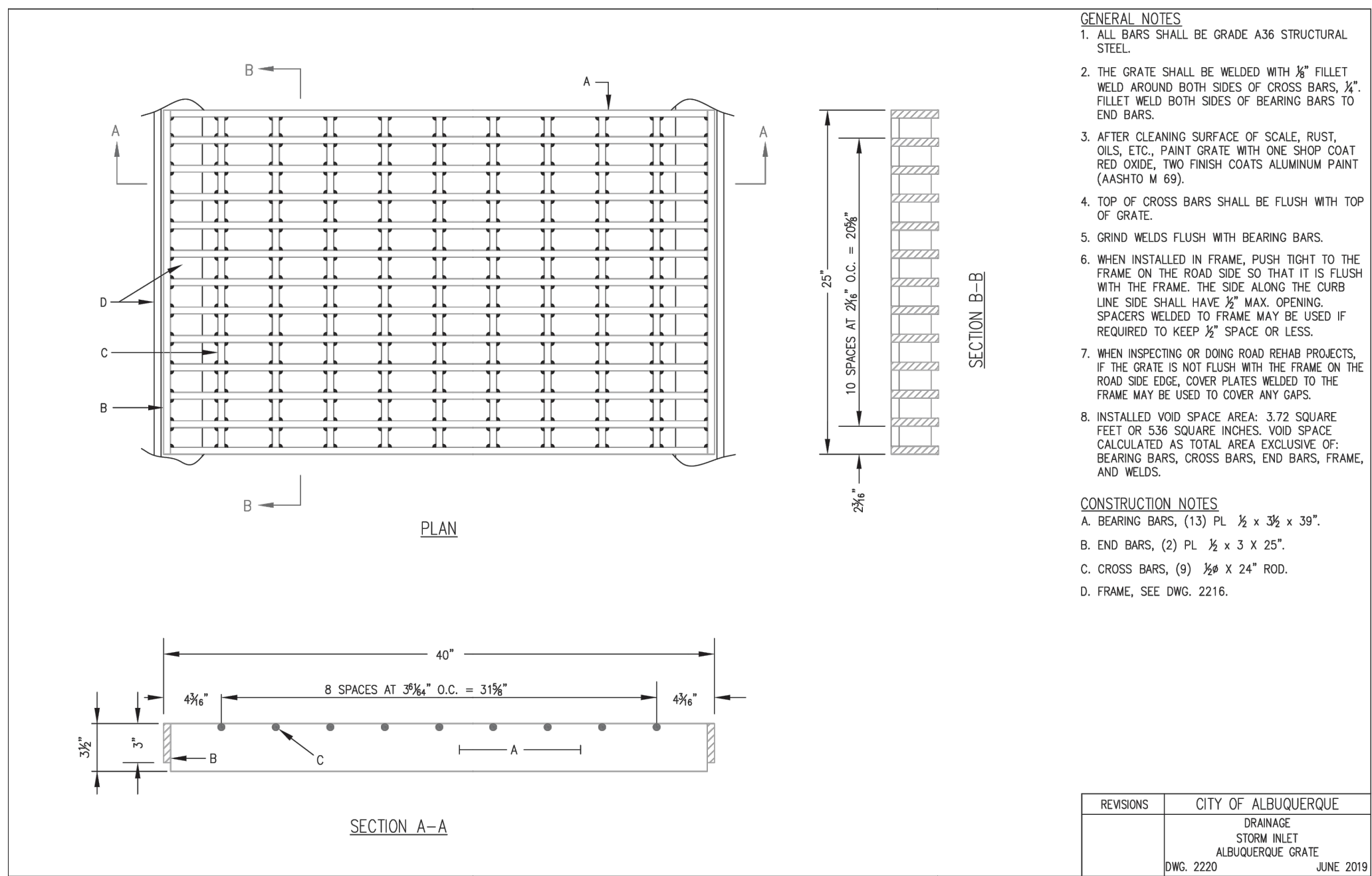
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PROJECT NO.	2175023
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DETAILS

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SHEET NO.

# C804





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ALBUQUERQUE, NM**

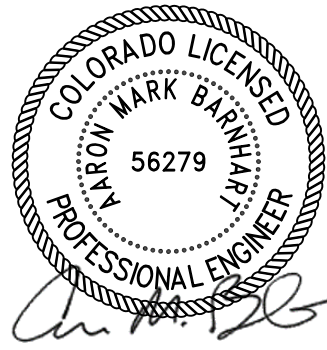
**LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M**

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**98TH & SAGE**

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1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM

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REV	DESCRIPTION

DATE	04/10/2025
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PROJECT NO.	2175023
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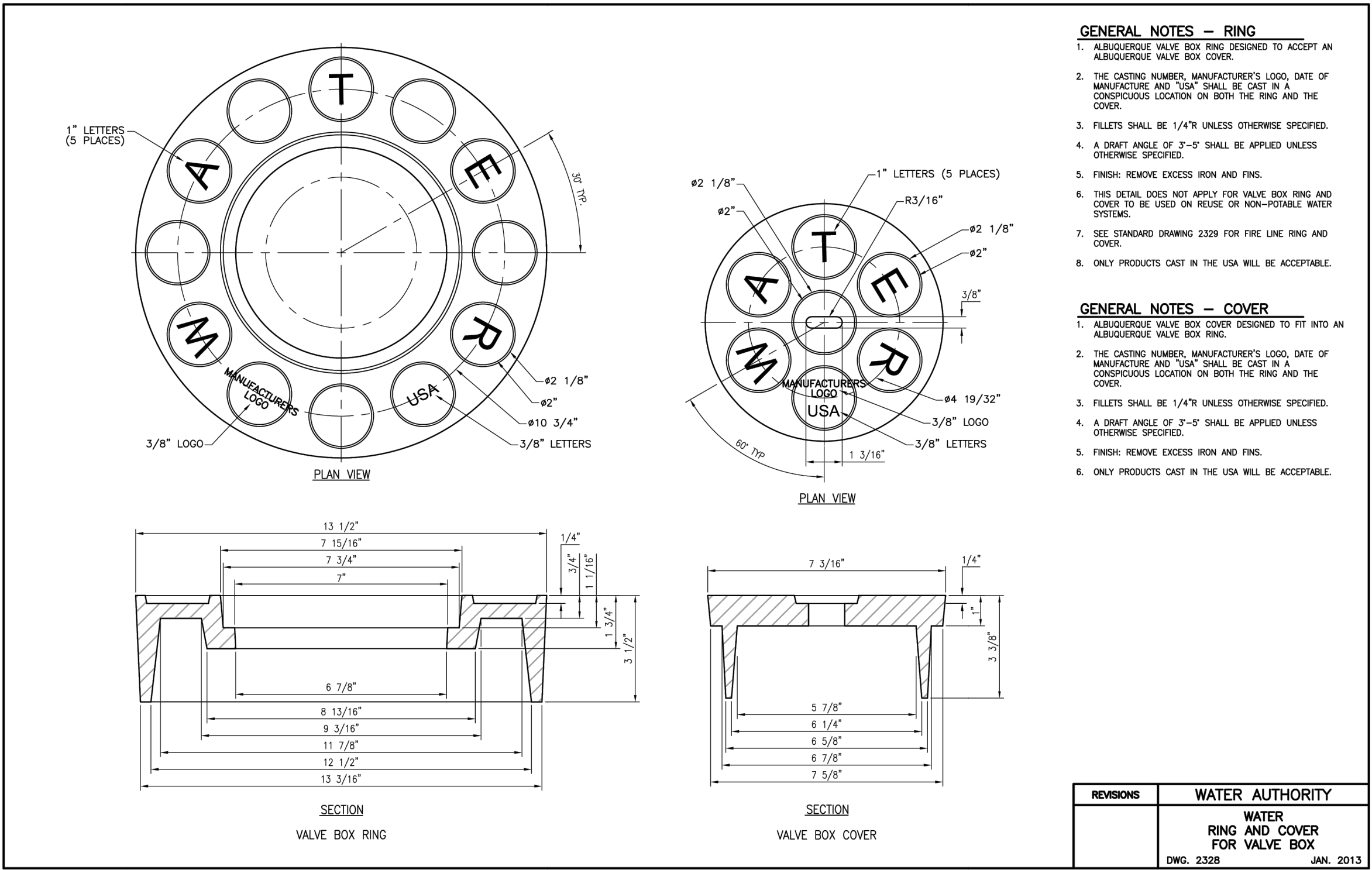
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## DETAILS

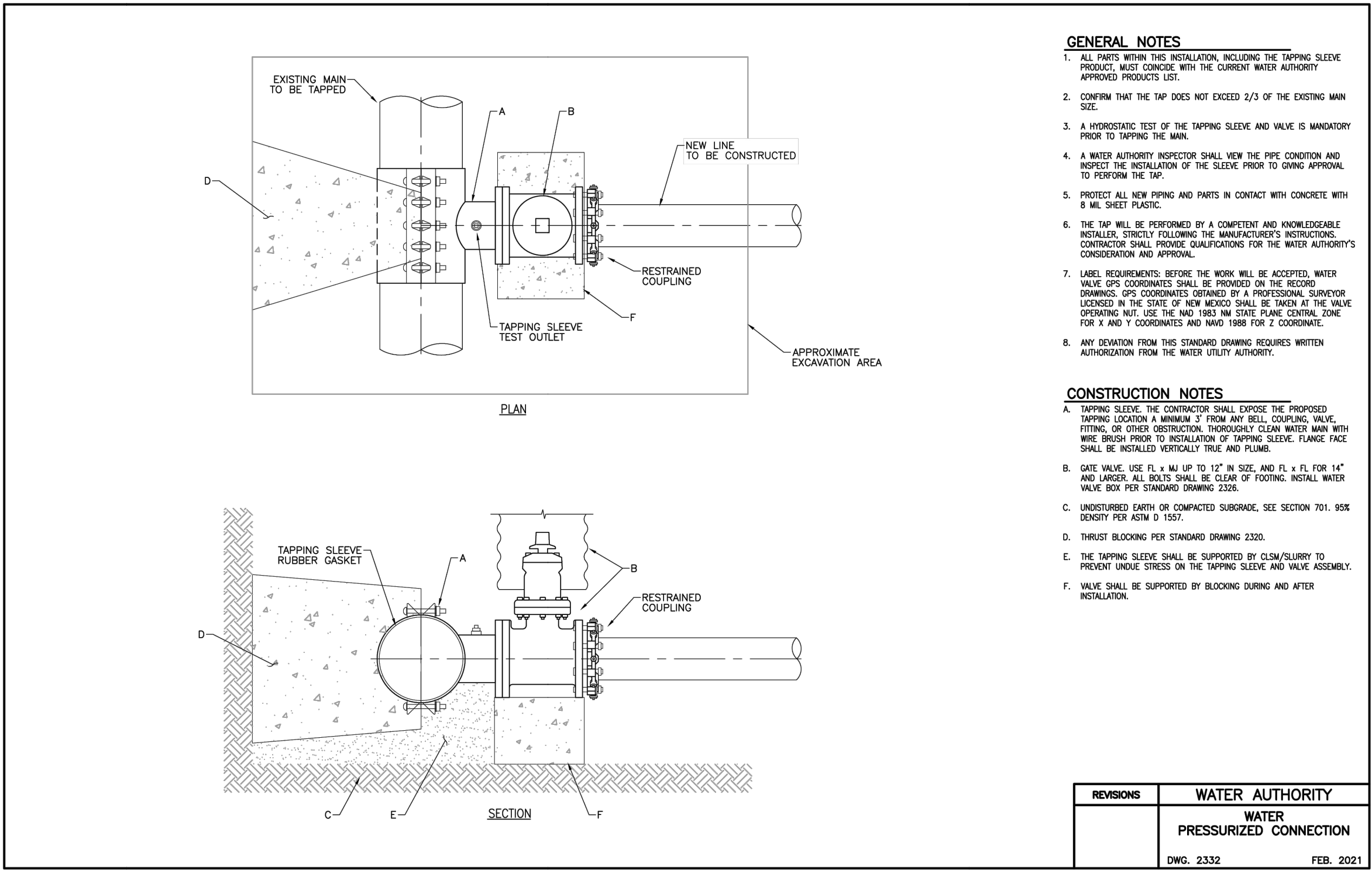
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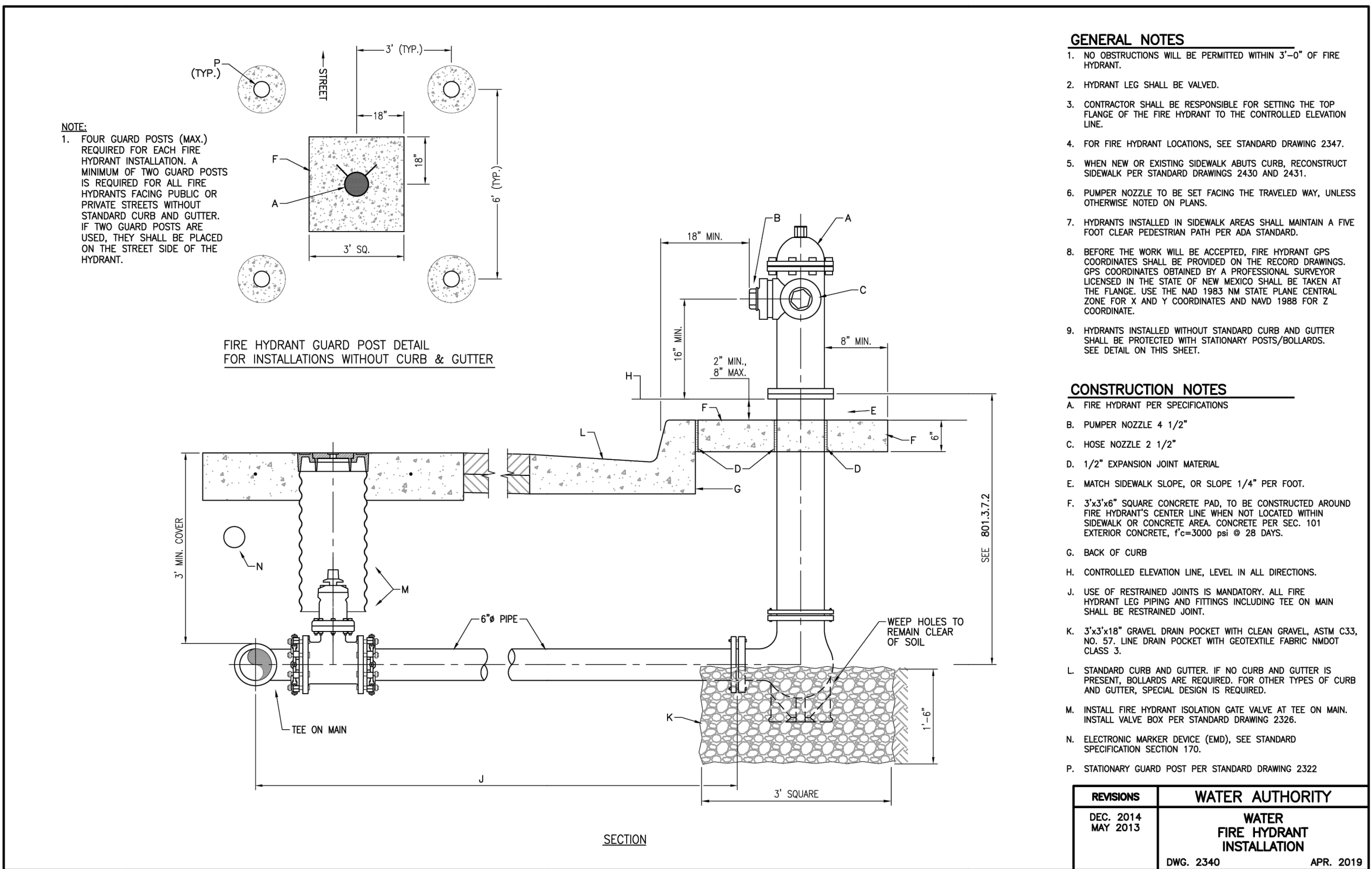
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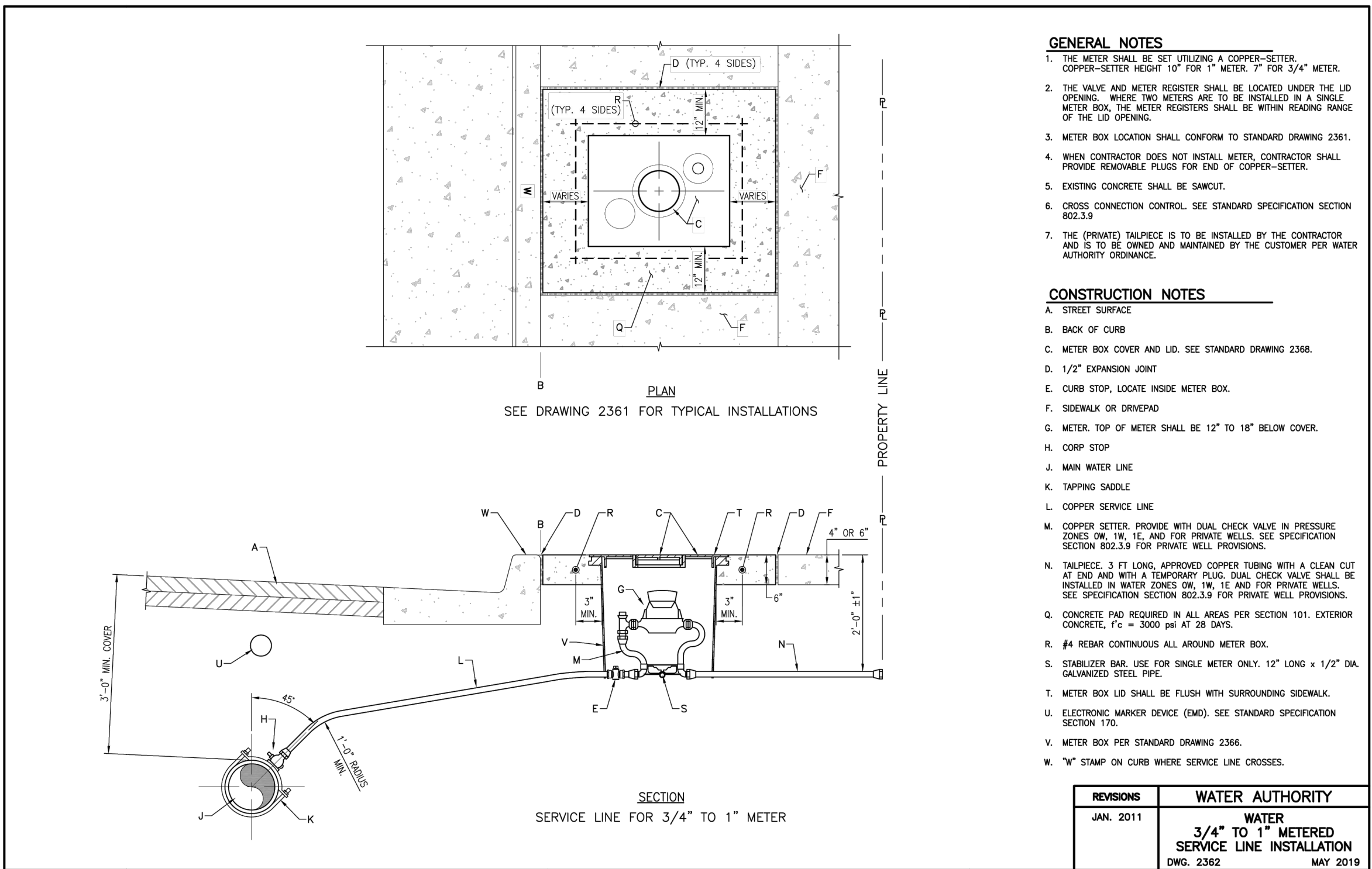
REVISIONS	WATER AUTHORITY
	WATER RING AND COVER FOR VALVE BOX
	DWG. 2328 JAN. 2013



REVISIONS	WATER AUTHORITY
	WATER PRESSURIZED CONNECTION
	DWG. 2332 FEB. 2021



REVISIONS	WATER AUTHORITY
DEC. 2014 MAY 2013	WATER FIRE HYDRANT INSTALLATION
DWG. 2340	APR. 2019



REVISIONS	WATER AUTHORITY
JAN. 2011	<p>WATER 3/4" TO 1" METERED SERVICE LINE INSTALLATION</p> <p>DWG. 2362                      MAY 2019</p>



SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

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ALBUQUERQUE, NM

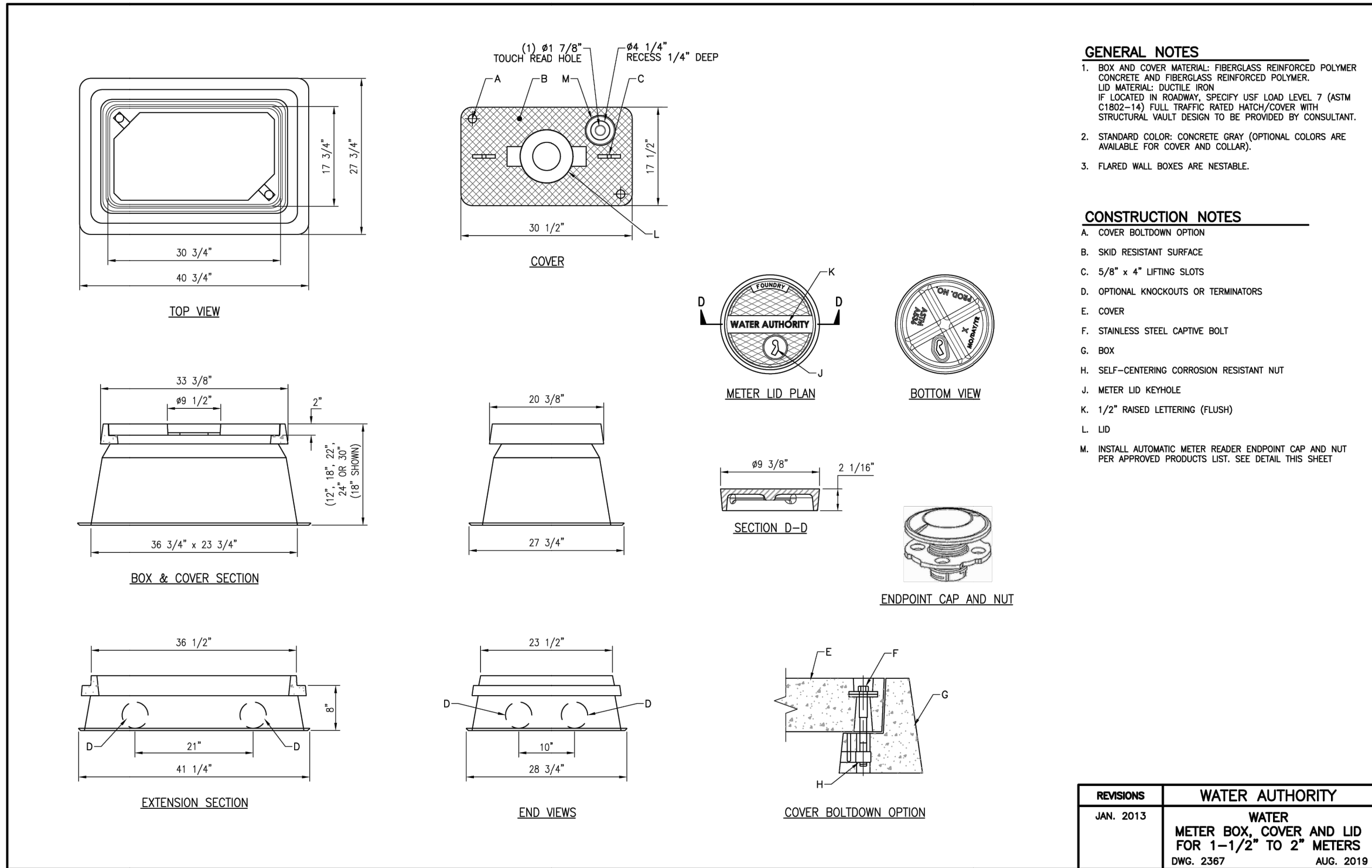
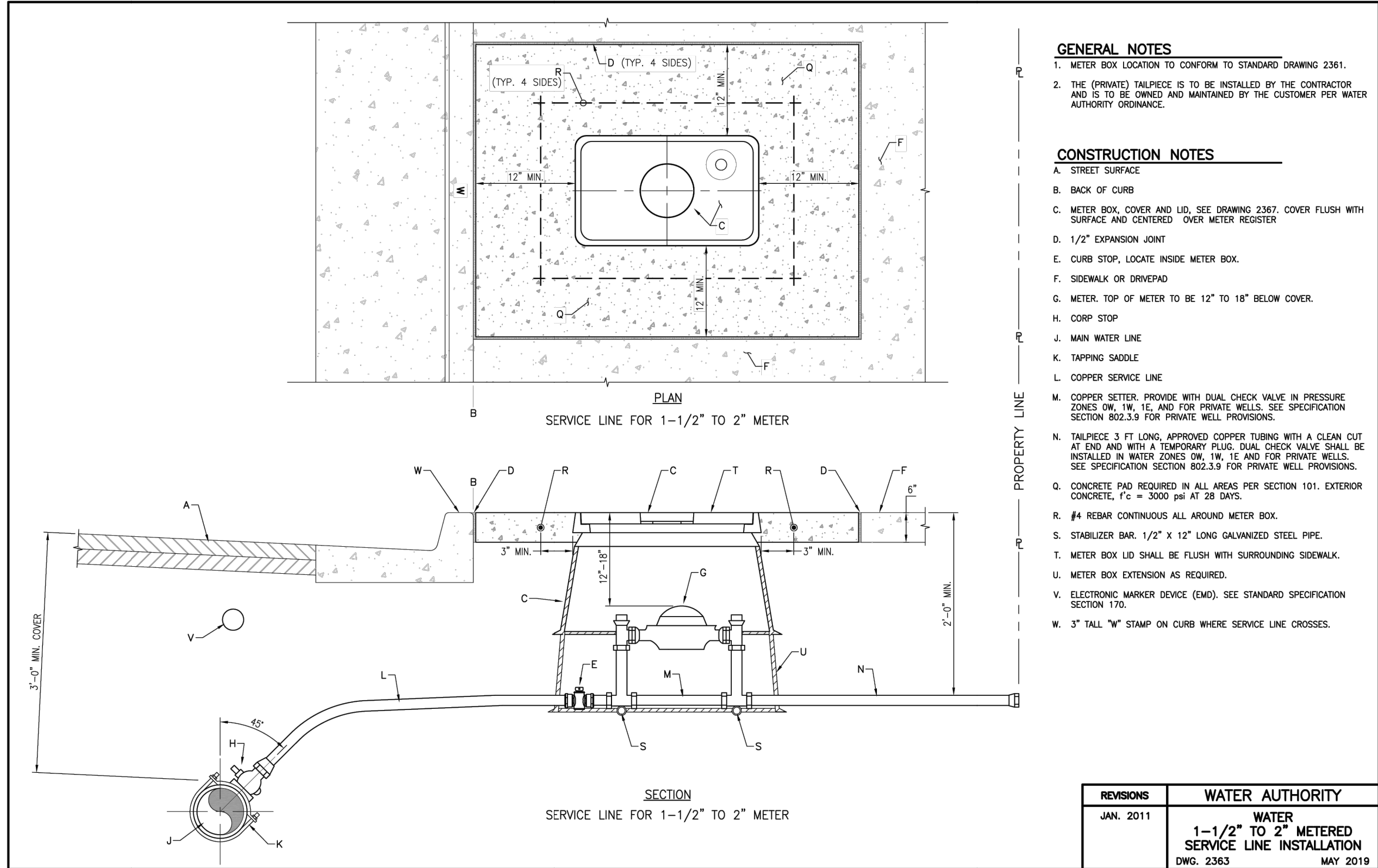
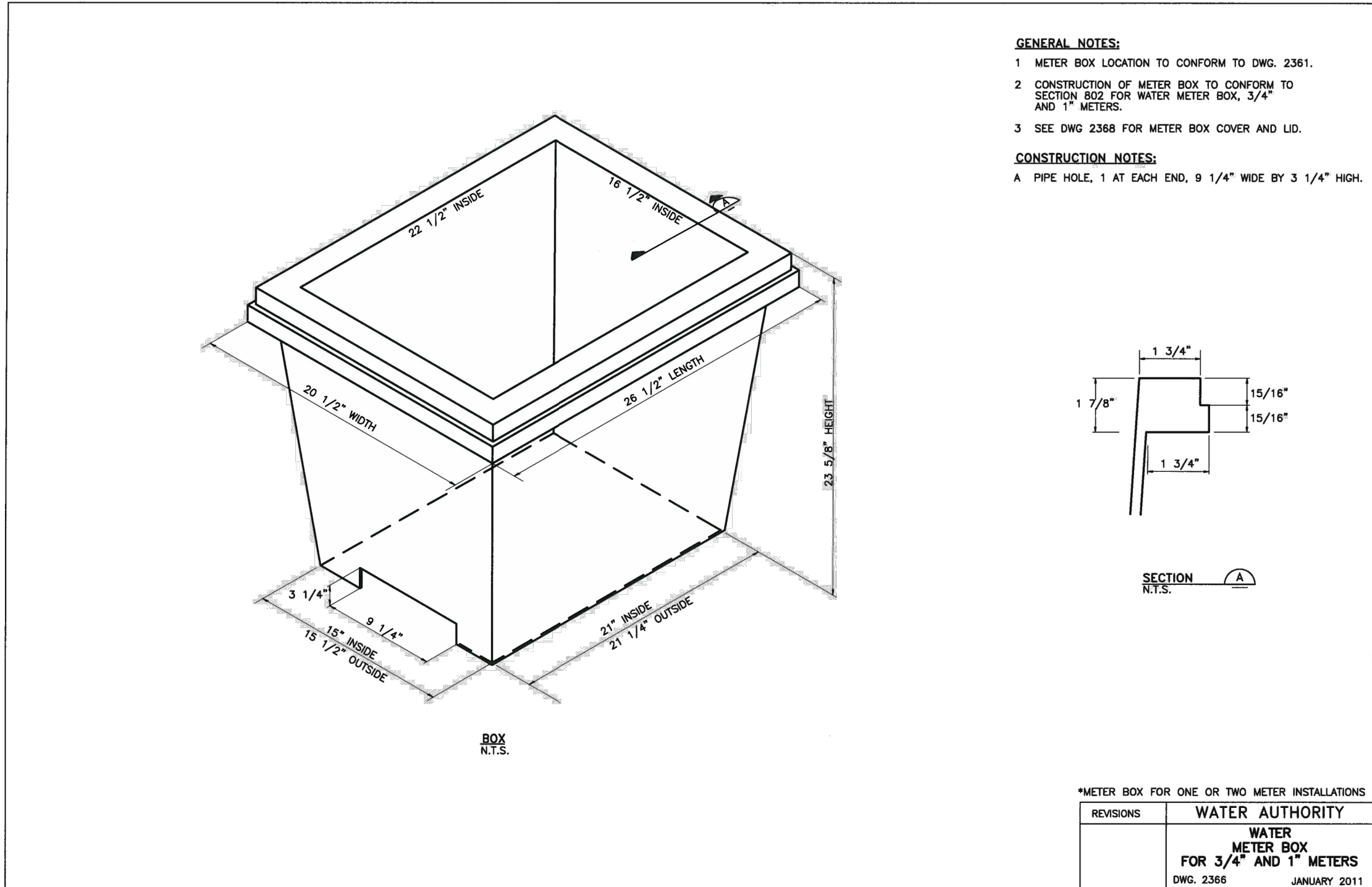


DATE	DESCRIPTION	REV

DATE 04/10/2025  
PROJECT NO. 2175023  
SHEET NAME

DETAILS  
SHEET NO.

C806





SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021

CAUTION: IF THIS SHEET IS NOT 22"x34" IT IS A REDUCED PRINT

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design  
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wallace design collective, p.c.  
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9800 pyramid court, suite 350  
englewood, co 80112  
303.330.1690-800.364.5858



TACO BELL  
98TH & SAGE

1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



DATE					
DESCRIPTION					
REV					

DATE 04/10/2025  
PROJECT NO. 2175023  
SHEET NAME  
EROSION  
CONTROL  
DETAILS  
SHEET NO.  
C807

National Pollutant Discharge Elimination System Manual  
Appendix A2 – Erosion Control

Revision 2  
August 2012

Seeding – Temporary/Vegetation	Applications
<b>DESCRIPTION</b> As a BMP, temporary seeding/vegetation is used to establish a temporary vegetative cover on disturbed areas by seeding with appropriate rapidly growing annual vegetation, annual grasses, small grains, or legumes. This short-term vegetative area will reduce erosion and sedimentation on disturbed areas that will not be permanently stabilized within an acceptable period of time. Temporary seeding will also reduce problems associated with mud and dust from construction activities on bare, unprotected soil surfaces.	Perimeter Control ✓ Slope Protection ✓ Sediment Trapping ✓ Channel Protection ✓ Temporary Stabilization ✓ Permanent Stabilization Waste Management Housekeeping Practices
<b>PRIMARY USE</b> Temporary seeding should be considered for disturbed areas that will not be permanently stabilized or have work performed thereon for a period of 21 days or more. Such areas include denuded areas, soil stockpiles, dikes, berms, temporary embankments, excavation slopes, etc. As a temporary control, vegetation is used to stabilize stockpiles and barren areas that are inactive for long periods of time. As a permanent control, grasses and other vegetation provide good protection for the soil, along with some filtering for overland runoff. Subjected to acceptable runoff velocities, vegetation can provide a good method of permanent storm water management, as well as a visual amenity to the site.  Other BMPs may be required to assist in the establishment of vegetation. These other techniques include erosion control matting, swales and dikes to direct flow around newly seeded areas, and proper grading to limit runoff velocities during construction.	<b>Targeted Constituents</b> ✓ Sediment Nutrients Toxic Materials Oil and Grease Floatable Materials Construction Wastes
<b>APPLICATIONS</b> Planting should take place when conditions are most favorable for growth (as long as the planting does not interfere with the schedule of other activities and/or regulatory requirements). Before seeding, other erosion control practices such as dikes, basins, and surface runoff-control measures (e.g., interceptor dikes and swales, etc.) should be installed. Temporary bale barriers and silt fences may have to be placed/replaced after seeding operations, since they may get in the way of the machinery. However, use common sense to coordinate operations to maximize the effectiveness of the erosion control measures. Temporary seeding may not be an effective practice in arid and semi-arid regions where the climate prevents fast plant establishment. In those areas, or when seasonal planting restrictions prohibit, temporary mulching may be better for the short term.  For further information, refer to Section 632 of <i>Standard Specifications for Highways and Bridge Construction</i> (New Mexico State Highway and Transportation Department [NMSHTD] 2000).	<b>Impact</b> ✓ Significant Medium Low Unknown or Questionable
	SEED

01C11R.DOC

A2-3

National Pollutant Discharge Elimination System Manual  
Appendix A2 – Erosion Control

Revision 2  
August 2012

Seeding – Temporary/Vegetation (continued)
All seeded areas should be covered with mulch to provide protection from the weather. Frequent inspections are necessary to check that conditions for growth are good. If the plants do not grow quickly or thick enough to prevent erosion, the area should be reseeded as soon as possible.
Temporary seed selection should take into account the season and location. Specific seed mixes can usually be found in the construction plans. The plans and specifications should reflect temporary seeding locations, quantities, and pay items. For suggested seed types, see Appendix D, <i>Guidance on Seed Selection and Seeding of Temporary Vegetation on Disturbed Areas</i> .
Native grasses should not be used for temporary seeding. Irrigation or a temporary watering facility should be provided. Seed should be selected in accordance with local Natural Resources Conservation Service (NRCS) rules.
Vegetative techniques can and should apply to every construction project, with few exceptions. Vegetation effectively reduces erosion in swales, stockpiles, berms, mild to medium slopes, and along roadways. Vegetative strips can provide some protection when used as a perimeter control for utility and site development construction.
<b>Surface Preparation</b> <ul style="list-style-type: none"><li>Interim or final grading must be completed prior to seeding, minimizing all steep slopes.</li><li>Install all necessary erosion structures such as dikes, swales, diversions, etc., prior to seeding.</li><li>Groove or furrow slopes steeper than 3:1 on the contour line before seeding.</li><li>Provide 4-6 inches of topsoil over rock, gravel, or otherwise unsuitable soils.</li><li>Seedbed should be well pulverized, loose, and uniform.</li></ul>
<b>Plant Selection, Fertilization and Seeding</b> <ul style="list-style-type: none"><li>Use only high quality, U.S. Department of Agriculture (USDA)-certified seed.</li><li>Use an appropriate species or species mixture adapted to local climate, soil conditions, and season. Consult with the local NRCS office or local County Extension Service as necessary for selection of proper species and application techniques in the area. Seeding rate should be in accordance with recommendations by the NRCS or Engineering Extension Service.</li><li>Fertilizer shall be applied according to the manufacturer's recommendation with proper spreader equipment. Typical application rate for 10-10-10 grade fertilizer is 700-1000 lb/acre. DO NOT OVER APPLY FERTILIZER.</li><li>If hydro-seeding is used, do not mix seed and fertilizer more than 30 minutes before application.</li><li>Evenly apply seed using cyclone seeder, seed drill, cultipacker, or hydroseeder.</li><li>Provide adequate water to aid in establishment of vegetation.</li><li>Use appropriate mulching techniques where necessary.</li></ul>

01C11R.DOC

A2-4

National Pollutant Discharge Elimination System Manual  
Appendix A4 – Sediment Control

Revision 2  
August 2012

Silt Fence	Applications
	✓ Perimeter Control ✓ Slope Protection ✓ Sediment Trapping Channel Protection Temporary Stabilization Permanent Stabilization Waste Management Housekeeping Practices
<b>DESCRIPTION</b> A silt fence consists of geotextile fabric supported by backing stretched between posts, with the lower edge securely embedded in soil downstream of disturbed areas. Intercepts runoff in the form of sheet flow and provides filtration, sedimentation, and velocity reduction.	<b>Targeted Constituents</b> ✓ Sediment Nutrients Toxic Materials Oil and Grease ✓ Floatable Materials Construction Wastes
<b>PRIMARY USE</b> Silt fences are used as perimeter control downstream of disturbed areas, and for non-concentrated sheet-flow conditions.	<b>Impact</b> ✓ Significant Medium Low Unknown or Questionable
<b>APPLICATIONS</b> Silt fences provide an economical way to mitigate overflow, non-concentrated flows, and as a perimeter control device. Best with coarse to silty soil types and to control wind erosion on sandy soils.	SF
<b>LIMITATIONS</b> Minor ponding will likely occur at the upstream side of the silt fence, resulting in minor localized flooding.  Fences that are constructed in swales or low areas subject to concentrated flow may be overtopped, resulting in failure of the filter fence. Silt fences subject to areas of concentrated flow (waterways with flows >1 cfs) are not acceptable.	
Silt fence can interfere with construction operations; therefore, planning of access routes onto the site is critical.	
Silt fences can fail structurally under heavy storm flows, creating maintenance problems and reducing the effectiveness of the system.	
<b>MAINTENANCE REQUIREMENTS</b> Inspections should be made on a weekly basis, especially after large storm events. If the fabric becomes clogged, it should be cleaned or, if necessary, replaced.  Sediment should be removed when it reaches approximately one-half the height of the fence.	

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A4-5

National Pollutant Discharge Elimination System Manual  
Appendix A4 – Sediment Control

Revision 2  
August 2012

Silt Fence (continued)

01C11R.DOC

A4-6

National Pollutant Discharge Elimination System Manual  
Appendix A5 – Good Housekeeping/Materials Management

Revision 2  
August 2012

Stabilized Construction Entrance/Exit	Applications
	Perimeter Control Slope Protection Sediment Trapping Channel Protection ✓ Temporary Stabilization Permanent Stabilization Waste Management Housekeeping Practices
<b>DESCRIPTION</b> A stabilized construction entrance consists of a pad of crushed stone, recycled concrete, or other rock-like material on top of a geotextile filter cloth, which is used to facilitate the washdown and removal of sediment and other debris from construction equipment prior to exiting the site. During the construction phase of a project, regular street sweeping should be performed to remove debris carried from the site.	<b>Targeted Constituents</b> ✓ Sediment Nutrients Toxic Materials Oil and Grease Floatable Materials Construction Wastes
<b>PRIMARY USE</b> Stabilized construction entrances are used to reduce offsite sediment tracking from trucks and construction equipment, and for sites where considerable truck traffic occurs each day. They also reduce the need to clean adjacent pavement as often, and help route site traffic through a single point.	<b>Impact</b> ✓ Significant Medium Low Unknown or Questionable
<b>APPLICATIONS</b> As a part to the erosion-control plan required for sites larger than five acres, and recommended for all construction sites.	
<b>LIMITATIONS</b> Selection of the construction entrance location is critical. To be effective, it must be used exclusively.	
Stabilized entrances are rather expensive, considering that they must be installed in combination with one or more other sediment control techniques. It may be more cost effective, however, than labor-intensive street cleaning.	
<b>MAINTENANCE REQUIREMENTS</b> Inspections should be made on a regular basis and after large storm events in order to ascertain whether or not sediment and pollution are being effectively detained on site.  When sediment has substantially clogged the void area between the rocks, the aggregate mat must be washed down or replaced.  Periodic re-grading and top dressing with additional stone must be done to keep the efficiency of the entrance from diminishing.	

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A5-19

National Pollutant Discharge Elimination System Manual  
Appendix A5 – Good Housekeeping/Materials Management

Revision 2  
August 2012

Stabilized Construction Entrance/Exit (continued)

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A5-20

ORIG SIZE: 22"x34"

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**TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021

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**TACO BELL**  
**98TH & SAGE**

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1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



REV	DESCRIPTION	DATE

DATE	04/10/2025
PROJECT NO.	2175023
SHEET NAME	

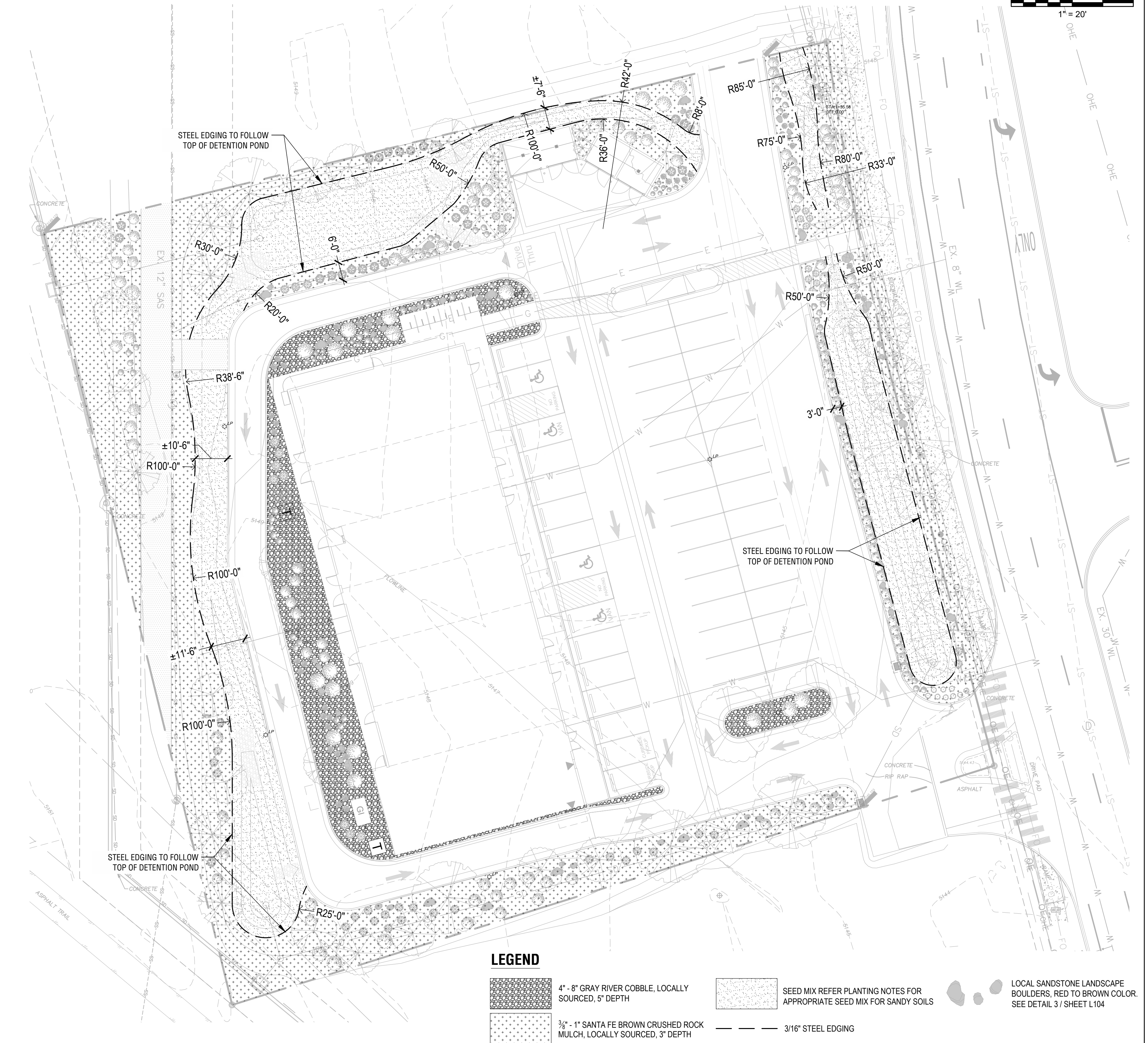
## LAYOUT AND MATERIALS PLAN

HEET NO.  
L101

## CAUTION


NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



## LEGEND

4" - 8" GRAY RIVER COBBLE, LOCALLY SOURCED, 5" DEPTH

 3/8" - 1" SANTA FE BROWN CRUSHED ROCK  
MULCH, LOCALLY SOURCED, 3" DEPTH

SEED MIX REFER PLANTING NOTES FOR  
APPROPRIATE SEED MIX FOR SANDY SOILS

LOCAL SANDSTONE LANDSCAPE  
BOULDERS, RED TO BROWN COLOR.  
SEE DETAIL 3 / SHEET L104

— — — 3/16" STEEL EDGING

1 LAYOUT AND MATERIALS PLAN  
1"=20'



PLANT SCHEDULE TOTAL SITE						
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT BALL	HEIGHT	SPACING
<b>TREES</b>						
ACE SNS	3	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2" CAL.	B&B	8' HT.	
CER PPP	4	CERCIS CANADENSIS 'PINK POM POMS' PINK POM POMS EASTERN REDBUD	2.5" CAL.	B&B	8' HT.	
CRA AMB	2	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2.5" CAL.	B&B	8' HT.	
FOR NEO	5	FORESTIERA NEOMEXICANA 'SILVER SATIN' SILVER SATIN NEW MEXICO PRIVET	2.5" CAL.	B&B	8' HT.	
GYM DIO	5	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL.	B&B	8' HT.	
KOE PAN	4	KOELREUTERIA PANICULATA 'GOLCANZAM' GOLDEN CANDLE™ RAIN TREE	2.5" CAL.	B&B	10' HT.	
VIT SCC	3	VITEX AGNIUS-CASTUS 'SHOAL CREEK' SHOAL CREEK CHASTE TREE	2" CAL.	B&B	10' HT.	
<b>EVERGREEN TREES</b>						
JUN GRA	7	JUNIPERUS SCOPULORUM 'GRAY GLEAM' GRAY GLEAM JUNIPER	---	B&B	6' HT.	
<b>ORNAMENTAL TREES</b>						
CER OKL	5	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' OKLAHOMA TEXAS REDBUD MULTI-STEM, MIN. OF 2 TRUNKS	2" CAL.	B&B	6' HT.	
CHI BUR	2	CHILLOPSIA LINEARIS 'BURUNDY' BURUNDY DESERT WILL OW	1.5" CAL.	B&B	6' HT.	
PRU ATR	6	PRUNUS CERASIFERA 'ATROPURPUREA' PURPLE-LEAF PLUM	1.5" CAL.	B&B	6' HT.	
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT/SPREAD	SPACING
<b>SHRUBS</b>						
CER LIN	27	CERCOCARPUS LEDIFOLIUS INTRICATUS LITTLE-LEAF MOUNTAIN MAHOGANY	5 GAL.	CONTAINER	3' HT.	4'-0" O.C.
CHR NAU	38	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	5 GAL.	CONTAINER	2' HT.	4'-0" O.C.
FAL PAR	33	FALLUGIA PARADOXA APACHE PLUME	5 GAL.	CONTAINER	2' HT.	5'-0" O.C.
PRU PAW	28	PRUNUS BESSEYI 'P011S' TM PAVNEE BUTTES SAND CHERRY	5 GAL.	CONTAINER	3' W.	8'-0" O.C.
RHA IND	76	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL.	CONTAINER	2' HT.	4'-0" O.C.
YUC GLA	44	YUCCA GLAUCA SOAPWEED	1 GAL.	CONTAINER	10" HT.	3'-0" O.C.
<b>GRASSES</b>						
BOU BLO	10	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	CONTAINER	--	3'-0" O.C.
MUH CAP	9	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL.	CONTAINER	--	3'-0" O.C.
<b>PERENNIALS</b>						
AGA CNA	26	AGASTACHE CANA TEXAS HUMMINGBIRD MINT	1 GAL.	CONTAINER	--	3'-0" O.C.
OEN COM	46	OENOTHERA MACROCARPA 'COMANCHE' CAMPFIRE	1 GAL.	CONTAINER	--	3'-6" O.C.
		COMANCHE CAMPFIRE EVENING PRIMROSE				

H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULT-TRUNK, FTG: FULL TO GROUND

- O.C. INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
- MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
- QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
- 4" CALIPER TREES AND LARGER TO BE LIMBED 6" MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
- ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

## LANDSCAPE REQUIREMENTS

TOTAL SITE: 65,675 SF  
REQUIRED: MINIMUM REQUIRED NET LANDSCAPED AREA = 9,851 SF (15%)  
PROVIDED: LANDSCAPED AREA = 26,566 SF (40%)

REQUIRED: ALL PARKING SPACES WITHIN 100' OF A TREE  
PROVIDED: ALL PARKING SPACES ARE WITHIN 100' OF A TREE

REQUIRED: ONE (1) TREE PER 10 PARKING SPACES (51 SPACES = 5 TREES)  
PROVIDED: 5 TREES

REQUIRED: 1 STREET TREE PER EVERY 25 LINEAR FEET OF LANDSCAPE FRONTAGE (244 LF = 10 TREES)  
PROVIDED: 10 TREES ALONG THE FRONTAGE OF SNOW VISTA

REQUIRED: TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPED AREA  
OF THE REQUIRED VEGETATIVE COVER, A MINIMUM OF 25% SHALL BE GROUND-LEVEL PLANTS  
PROVIDED: TOTAL LANDSCAPE AREA: (26,566 SF - 5,145 SF WATER/SEWER EASEMENT) = 21,421 SF  
TREE CANOPY: 13,034 SF, SHRUB COVERAGE 3,205 SF  
TOTAL COVERAGE: 16,239 SF  
PROVIDED: (16,239 / 21,421) = 76% OF LANDSCAPE AREA WITH PLANT MATERIAL COVERAGE  
PROVIDED: (3,205 / 9,851) = 33% OF SHRUB COVERAGE

REQUIRED: GRAVEL OR CRUSHER FINES AS A GROUND COVER IS LIMITED TO A MAXIMUM OF 75% OF LANDSCAPED AREA  
PROVIDED: LANDSCAPE AREA = 26,566 SF, GRAVEL AREA = 15,841 SF: 60%

## PLANTING NOTES

- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
- FINISH GRADE FOR SHRUB, GROUND COVER, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
- FIELD STAKE LOCATIONS OF PROPOSED TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF TREES.
- SEED MIX TO BE EQUAL TO (LLANO ESTACADO WILDFLOWER SEED MIXTURE) AS SUPPLIED BY CURTIS AND CURTIS SEED. 4500 N PRINCE STREET, CLOVIS, NM 88101. **SEED MIXTURE APPLICATION TO MEET THE REQUIREMENTS OF "SECTION 1013 SLOPE STABILIZATION AND SEEDING REQUIREMENTS" PROVIDED BY THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.**
- SHRUBS TO BE PLANTED A MINIMUM OF 3 FEET AND TREES 15 FEET WAY FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.
- BOULDERS TO BE NATIVE, WEATHERED, FIELD-COLLECTED STONES WITH NO SUBSTANTIAL SCARS AND SHALL HAVE SIGNIFICANT COVERAGE OF LICHENS AND/OR MOSS. DIMENSIONS OF BOULDERS SHALL RANGE FROM .5 TONS TO 2 TONS, WITH 50% OF THE BOULDERS BEING ONE TON OR OVER. BOULDERS TO BE PARTIALLY BURIED TO SIMULATE A NATURAL CONDITION. DEPTH OF BOULDERS TO BE BURIED TO AVERAGE 1/3 OF HEIGHT OR AS NEEDED TO SIMULATE A NATURAL CONDITION. LOCATION AND ORIENTATION OF BOULDERS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE. PLACED BOULDERS TO BE PROTECTED FROM DAMAGE FROM CONSTRUCTION OPERATIONS.
- ALL VEGETATED MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.
- BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.

## CAUTION

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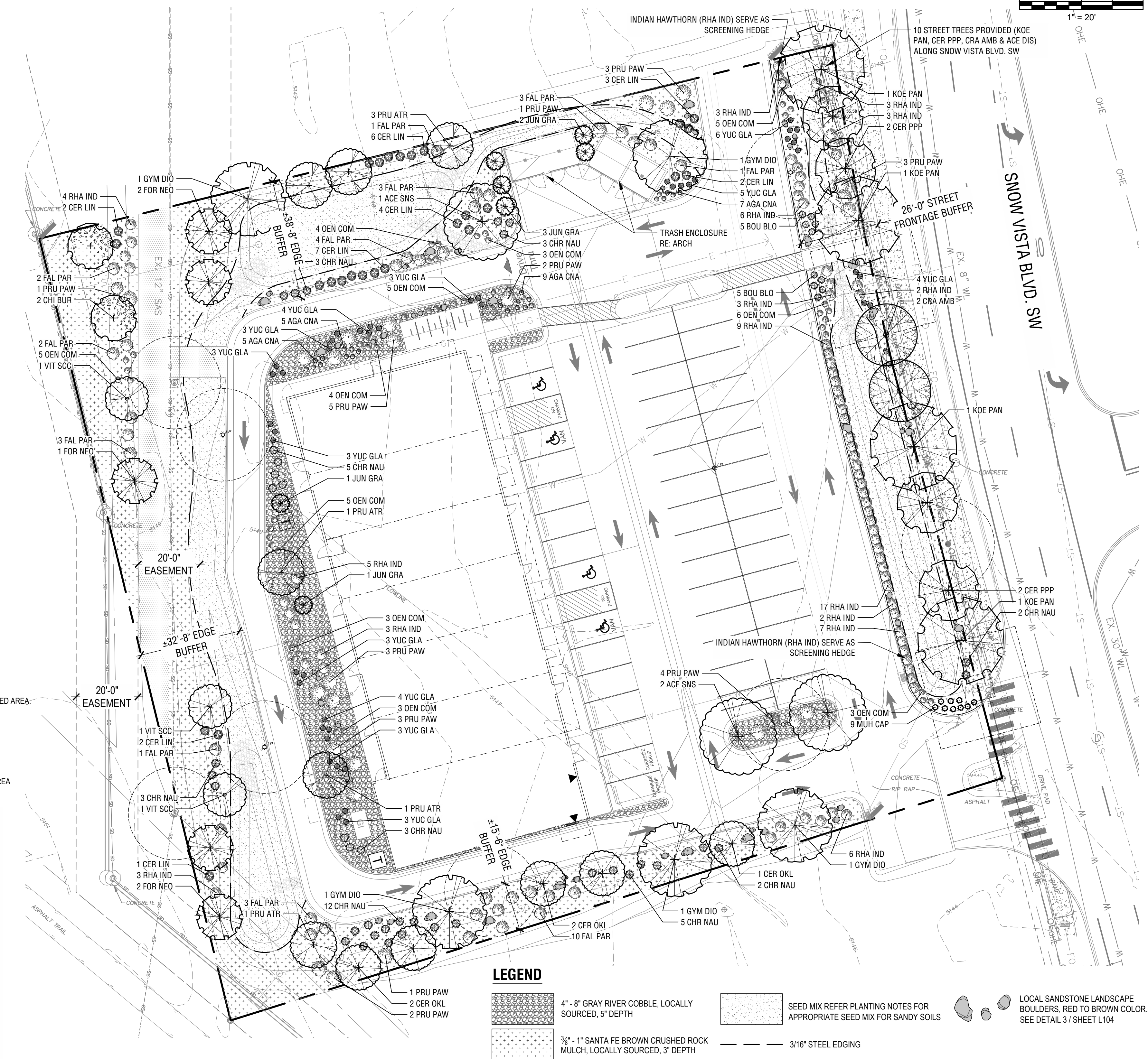
# SITE PLAN

## TACO BELL - SNOW VISTA BOULEVARD

### ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021



## LEGEND

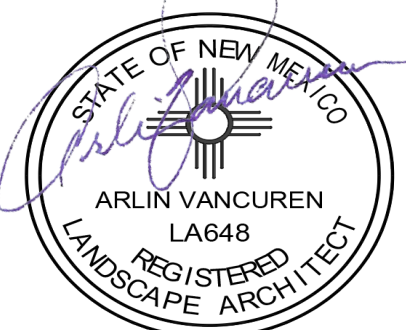
- 4" - 8" GRAY RIVER COBBLE, LOCALLY SOURCED, 5" DEPTH
- 3/8" - 1" SANTA FE BROWN CRUSHED ROCK MULCH, LOCALLY SOURCED, 3" DEPTH
- SEED MIX REFER PLANTING NOTES FOR APPROPRIATE SEED MIX FOR SANDY SOILS
- 3/16" STEEL EDGING
- LOCAL SANDSTONE LANDSCAPE BOULDERS, RED TO BROWN COLOR. SEE DETAIL 3 / SHEET L104

1 PLANTING PLAN  
1"=20'

CAUTION: IF THIS SHEET IS NOT 22"x34" IT IS A REDUCED PRINT



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structural-civil-landscape-survey  
9800 pyramid court, suite 350  
englewood, co 80112  
303.330.1690-800.364.5858



04/10/2025

TACO BELL  
98TH & SAGE

1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



DATE				
DESCRIPTION				
REV				
DATE	04/10/2025			
PROJECT NO.	2175023			
SHEET NAME				

PLANTING PLAN  
SHEET NO.

L102



SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021

LANDSCAPE GRADING & TOPSOIL

1. TOPSOIL: REUSE FROM STOCKPILE AND PROVIDE NEW TOPSOIL AS NEEDED.
2. IMPORTED TOPSOIL: FRIABLE LOAM, TYPICAL OF CULTIVATED TOPSOILS LOCALLY; FREE OF SUBSOIL, ROOTS, GRASS, EXCESSIVE AMOUNT OF WEEDS, STONE, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 6.0 TO 7.0; CONTAINING A MINIMUM OF 2 PERCENT AND A MAXIMUM OF 5 PERCENT ORGANIC MATTER. TOPSOIL SHALL NOT BE DELIVERED OR USED FOR PLANTING WHILE IN A FROZEN OR MUDDY CONDITION. TOPSOIL SHALL CONFORM TO THE FOLLOWING GRAIN SIZE DISTRIBUTION FOR MATERIAL PASSING THE #10 SIEVE:

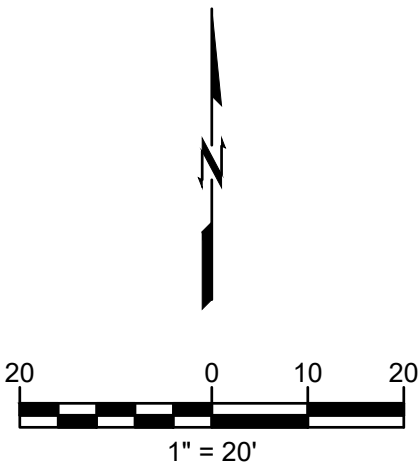
U.S.SIEVE SIZE	NUMBER	MINIMUM	PERCENT PASSING	MAXIMUM
10	100		100	—
18	85		100	
35	70		95	
60	50		85	
140	36		63	
270	32		52	
0.002MM	3		8	

3. SUBMIT SOURCE AND ANALYSIS OF TOPSOIL FOR BACKFILL. TEST TO BE PERFORMED BY ACCREDITED SOILS LABORATORY. SUBMITS SOILS TEST AND RECOMMENDATIONS FOR AMENDMENTS INCLUDING ADJUSTING SOIL pH TO A VALUE BETWEEN 6.0 AND 7.0.
4. ELIMINATE UNEVEN AREAS AND LOW SPOTS. REMOVE DEBRIS, ROOTS, BRANCHES, STONES, IN EXCESS OF 1 INCH IN SIZE. REMOVE SUB-GRADE CONTAMINATED WITH PETROLEUM PRODUCTS.
5. SCARIFY SUB-GRADE TO DEPTH OF 6 INCHES WHERE TOPSOIL IS SCHEDULED. REMOVE DEBRIS THAT IS BROUGHT TO THE SURFACE IN EXCESS OF 1 INCH IN SIZE.
6. REVIEW SUB-GRADE SCARIFICATION WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING PLACEMENT OF TOPSOIL.
7. USE TOPSOIL IN RELATIVELY DRY STATE. PLACE DURING DRY WEATHER.
8. FINE GRADE TOPSOIL OR PLANTING MIX ELIMINATING ROUGH OR LOW AREAS. MAINTAIN LEVELS, PROFILES, AND CONTOURS OF SUB-GRADE.
9. REMOVE STONE, ROOTS, GRASS, WEEDS, DEBRIS, AND FOREIGN MATERIAL WHILE SPREADING.
10. MANUALLY SPREAD TOPSOIL OR PLANTING MIX AROUND TREES, PLANTS, AND STRUCTURES, TO PREVENT DAMAGE.
11. LIGHTLY COMPACT PLACED TOPSOIL.
12. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.
13. LEAVE STOCKPILE AREA AND SITE CLEAN AND RAKED, READY TO RECEIVE LANDSCAPING.
14. TOP OF TOPSOIL OR PLANTING MIX TOLERANCES: PLUS OR MINUS 1/2 INCH.
15. REQUIRED TOPSOIL DEPTH FOR LANDSCAPE AREAS:
  - A. LAWN AREAS: 6 INCHES MINIMUM TOPSOIL.
  - B. PLANTING BEDS (SHRUBS, GROUNDCOVER, ETC.): 12 INCHES MINIMUM TOPSOIL.

PLANTING

1. WORK REQUIRED IN THIS SECTION TO BE PERFORMED BY EXPERIENCED PERSONNEL UNDER DIRECTION OF A SKILLED FOREMAN.
2. CONTRACTOR SHALL LOCATE ALL MATERIALS AND BE RESPONSIBLE FOR CONFORMANCE WITH REQUIREMENTS OF THIS SECTION. ALL PLANTS NOT MEETING REQUIREMENTS SHALL BE REJECTED.
3. ALL TREES TO BE REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING
  - A. TREES WILL BE REVIEWED AT LOCAL GROWING OR NURSERY BY OWNER'S REPRESENTATIVE AND APPROVED BEFORE DELIVERING TO THE SITE. CONTRACTOR SHALL SCHEDULE REVIEW OF PLANT MATERIAL IN SUCH A MANNER THAT NO SINGLE REVIEW PERIOD WILL EXCEED ONE WORKING DAY WITH A MAXIMUM OF TWO REVIEW PERIODS. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL PARTIES PRIOR TO SCHEDULING.
4. ALL PLANT MATERIAL SHALL BE TRUE TO NAME, IN GOOD HEALTH, FREE OF DISEASE AND INSECTS, EXCELLENT IN FORM AND IN CONFORMANCE WITH ANSI Z60. SPECIES AND SIZE IDENTIFIED ON PLANT LIST. ALL PLANTER MATERIALS TO BE NURSERY GROWN.
5. B&B PLANTS TO BE MOVED WITH SOLID BALLS WRAPPED IN BURLAP. PLANTS TO BE LIFTED ONLY BY BALL OR CONTAINER
6. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS NOT IMMEDIATELY INSTALLED MOIST AND PROTECT FROM FREEZING BY COVERING BALL OR CONTAINER WITH MULCH. ANY PLANTS NOT PLANTED WITHIN 2 DAYS OF DELIVERY ARE TO BE HEELED-IN IN A VERTICAL POSITION, ROOT BALLS FULLY ENCOMPASSED BY MULCH AND A TEMPORARY WATERING SYSTEM INSTALLED.
7. WARRANT ALL PLANTS TO BE LIVING, HEALTHY SPECIMENS FOR A PERIOD OF ONE YEAR COMMENCING UPON DATE OF SUBSTANTIAL COMPLETION. WARRANTY PERIOD SHALL TERMINATE ONLY IF PLANTS HAVE BEEN IN FULL LEAF FOR 30 DAYS AT END OF WARRANTY PERIOD. TERMINATION OF WARRANTY PERIOD SHALL BE EXTENDED AS NECESSARY TO COMPLY. ALL MATERIALS TO BE IN VIGOROUS CONDITION AT END OF WARRANTY PERIOD.
8. IMMEDIATELY REMOVE DEAD PLANTS AND PLANTS NOT IN A VIGOROUS CONDITION AND REPLACE AS SOON AS WEATHER CONDITIONS PERMIT. EACH REPLACEMENT SHALL BE COVERED WITH ONE YEAR WARRANTY COMMENCING AT TIME OF PLANTING. REPLACEMENTS TO MATCH ADJACENT PLANTS OF THE SAME SPECIES IN SIZE AND FORM.
9. CONTRACTOR TO BEGIN MAINTENANCE OF PLANT MATERIAL IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL DATE OF SUBSTANTIAL COMPLETION.
10. MAINTENANCE SHALL INCLUDE MEASURES NECESSARY TO ESTABLISH AND MAINTAIN PLANTS IN A VIGOROUS AND HEALTHY GROWING CONDITION. INCLUDE THE FOLLOWING:
  - A. CULTIVATION AND WEEDING OF PLANT BEDS AND TREE PITS. WHEN HERBICIDES ARE USED FOR WEED CONTROL, APPLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY DAMAGE RESULTING FROM USE OF HERBICIDES.
  - B. WATERING SUFFICIENT TO MAINTAIN OPTIMUM MOISTURE LEVEL.
  - C. PRUNING, INCLUDING REMOVAL OF DEAD OR BROKEN BRANCHES, AND TREATMENT OF PRUNE WOUNDS.
  - D. DISEASE AND INSECT CONTROL.
  - E. MAINTAINING PLANTS IN AN UPRIGHT, PLUMB POSITION, AND REPAIR OF SETTLING.
  - F. MAINTENANCE OF WRAPPINGS, GUYS, TURNBUCKLES AND STAKES. ADJUST TURNBUCKLES OR OTHERWISE KEEP
  - G. GUY WIRES TIGHT. REPAIR OR REPLACE ACCESSORIES WHEN REQUIRED.
11. MULCH: DOUBLE GROUND HARDWOOD BARK MULCH EQUAL TO THAT PRODUCED BY FOSTER BROTHERS, WOOD PRODUCTS INC. www.fosterbros.com. SUBMIT TYPE AND SOURCE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
12. FERTILIZER: OSMOCOTE SLOW RELEASE 18-6-12
13. SOIL ACIDIFIER: EQUAL TO TIGER 90 CR ORGANIC SULPHUR 0-0-0-90
14. COMPOST: BACK TO EARTH COMPOSTED COTTON BURRS AS SUPPLIED BY SOIL MENDER PRODUCTS, LP www.soilmender.com
15. METAL EDGING: 3/16 INCH x 4 INCH STEEL LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY COL-MET, 3333 MILLER PARK SOUTH, GARLAND, TEXAS 75042, PHONE 972/494-3900, WWW.COLMET.COM. EDGING TO BE SET VERTICAL WITH TOP EDGE 1 INCH ABOVE FINISHED GRADE.
16. WRAPPING MATERIALS: HEAVY PAPER MANUFACTURED FOR TREE WRAPPING PURPOSE.
17. GREEN METAL FENCE POSTS (3 PER TREE) - 8 FOOT HEIGHT.
18. HARDWARE (CABLES, WIRE, EYE BOLTS, AND TURNBUCKLES): NONCORROSIVE: OF SUFFICIENT STRENGTH TO WITHSTAND WIND PRESSURE.
19. TIE STRAPS: SOFT POLYPROPYLENE MATERIAL EQUAL TO ARBORTIE, BY DEEP ROOT PARTNERS, L.P., 31 LANGSTON ST., SUITE 4, SAN FRANCISCO, CA, 94103, 1-800-277-7668.
20. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. BERMUDA GRASS, IF PRESENT, TO BE EXTERMINATED BY APPROVED MEANS OR ALL SOIL REMOVED TO 6 INCH DEPTH AND REPLACED WITH TOPSOIL FREE OF BERMUDA GRASS.
21. STAKE TREE LOCATIONS AND PLACE SHRUBS, VINES, AND GROUND COVERS FOR REVIEW AND FINAL ORIENTATION BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
22. OUTLINE BED EDGES FOR APPROVAL BY OWNER'S REPRESENTATIVE.
23. EXCAVATE FOR PLANT MATERIALS. TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM. SLOPE CUT EDGE TO 6" DEPTH AND BOTTOM OF PIT TO DEPTH REQUIRED TO ACCOMMODATE TREE ROOTBALL. SHRUB PITS SHALL BE 12 INCHES GREATER IN DIAMETER THAN ROOT BALL. TOPSOIL FROM EXCAVATION MAY BE RETAINED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCK AND CLODS GREATER THAN 2" IN DIA. REMOVE ALL SUBSOIL, ROCK, AND DEBRIS FROM SITE.
24. SET TREES WITH TOP OF ROOT BALL 3 INCHES ABOVE SURROUNDING GRADE, AND OTHER PLANT MATERIALS 1 INCHES ABOVE SURROUNDING GRADE, AFTER SETTLEMENT.
25. REMOVE CONTAINERS FROM CONTAINER-GROWN STOCK. SET PLANTS IN CENTER OF PITS AND BACKFILL WITH TOPSOIL IN 6 INCH LAYERS. PULL AWAY ROPES, WIRES, ETC. FROM THE TOP OF THE BALL.
26. REMOVE ANY SOIL FROM THE TOP OF THE ROOTBALL, TO THE LEVEL OF THE ROOT FLARE.
27. THOROUGHLY WATER SOIL WHEN THE HOLE IS HALF FULL, AND AGAIN WHEN FULL.

CAUTION: IF THIS SHEET IS NOT 22"x34" IT IS A REDUCED PRINT



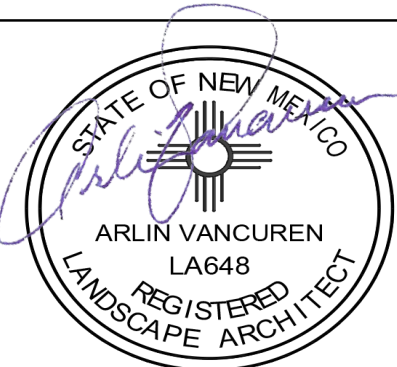
28. APPLY 1/2 POUND FERTILIZER EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
29. AFTER PLANTING TREES, FORM A 3' DIAMETER RIDGE OF TOPSOIL AROUND EDGE OF EXCAVATION TO RETAIN WATER.

IRRIGATION

1. IRRIGATION SYSTEM TO BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM CONSISTING OF PVC PLASTIC PIPE AND FITTINGS, WITH FIXED SPRAY AND VARIABLE ARC ROTARY POP-UP HEADS IN A MULTI-STATION ELECTRIC CONTROL SYSTEM, PROGRAMMED AS APPROVED BY OWNER'S REPRESENTATIVE.
2. SUBMIT THE IRRIGATION DESIGN FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE NO LESS THAN TWO WEEKS PRIOR TO COMMENCING INSTALLATION OPERATIONS. THE DESIGN SHALL INCLUDE THE PIPING LAYOUT, LOCATION AND COVERAGE OF SPRINKLER HEADS, NOZZLE SIZES AND TYPES, PLANT AND LANDSCAPING FEATURES, SITE STRUCTURES, LIST OF FITTINGS TO BE USED, AND CONTROL SYSTEM AND WIRING DIAGRAMS AND DATA; AND SHALL NOTE WATER PRESSURE AT THE PROJECT SITE.
3. UPON COMPLETION AND FINAL REVIEW OF SYSTEM BY OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (REPRODUCIBLES) OF COMPLETED FACILITIES AS INSTALLED. DRAWINGS SHALL BE PROVIDED TO ARCHITECT IN A) ELECTRONIC FORM (AUTOCAD 2010 FORMAT) B) THREE (3) COPIES OF THE AS-BUILT DRAWING IN BLUELINE OR PHOTOCOPY FORM. AS-BUILT DRAWING SHALL SHOW THE MEASURED DISTANCE FROM EASILY IDENTIFIED, FIXED LOCATIONS TO ISOLATION VALVES, ELECTRIC CONTROL VALVES, MANUAL DRAIN VALVES AND WIRE SPLICES. TWO DIMENSIONS FROM FIXED POINTS PER LOCATION ARE REQUIRED.
4. UPON COMPLETION AND FINAL REVIEW OF SYSTEM BY OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PROVIDE THREE (3) BINDERS CONTAINING MANUFACTURER'S INSTALLATION, OPERATION AND MAINTENANCE INSTRUCTIONS AS WELL AS A PARTS BREAKDOWN AND CATALOG FOR EACH PIECE OF EQUIPMENT INSTALLED ON THE PROJECT. AS A MINIMUM THE BINDERS SHALL INCLUDE INFORMATION FOR THE IRRIGATION CONTROLLER, BOOSTER PUMP, BACKFLOW PREVENTER, PRESSURE REGULATORS, ISOLATION VALVES, ELECTRIC CONTROL VALVES, DRAIN VALVES, AIR RELIEF VALVES, ALL SPRAY AND ROTARY SPRINKLER HEADS, RAIN AND FREEZE AND MOISTURE SENSORS.
5. IRRIGATION CONTRACTOR TO PROVIDE A RECOMMENDED SCHEDULE FOR RUN TIMES AND FREQUENCY OF WATERING FOR THE FIRST TWO WEEKS, THE FIRST TWO MONTHS, AND THE FIRST TWELVE MONTHS (INCLUDING ALL SEASONAL CHANGE REQUIREMENTS) AFTER COMPLETION OF ENTIRE SYSTEM.
6. CONTRACTOR TO INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF ENTIRE SYSTEM INCLUDING ADJUSTING OF SPRINKLER HEADS.
7. CONTRACTOR TO INSPECT IRRIGATION SYSTEM AT TWO AND FOUR WEEKS AFTER DATE OF SUBSTANTIAL COMPLETION AND MAKE NECESSARY ADJUSTMENTS.
8. ENTIRE IRRIGATION SYSTEM TO BE UNCONDITIONALLY GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP, INCLUDING REPAIR OF SETTLING OF BACKFILLED AREAS BELOW GRADE AND ADJUSTING HEADS TO PROPER LEVEL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
9. ALL MINOR ADJUSTMENTS, ANY DEFECTIVE ELECTRICAL CONTROL VALVES, SPRINKLER HEADS OR OTHER WORKING PARTS SHALL BE REPAIRED OR REPLACED WITHOUT COST TO THE OWNER FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
10. ALL DAMAGE BY OTHERS DURING THE ONE-YEAR GUARANTEE PERIOD WILL BE OWNER'S RESPONSIBILITY.
11. ALL MATERIALS TO BE INCORPORATED IN THIS SECTION BE NEW AND OF THE BEST QUALITY MEETING.
12. ACCEPTABLE PRODUCT MANUFACTURERS:
  - A. RAINBIRD
  - B. WEATHER-MATIC
  - C. HUNTER
  - D. TORO
13. MAINLINE PIPING TYPE & SIZE: AS INDICATED ON PLANS
14. MAINLINE PIPING DEPTH: 18" MINIMUM DEPTH
15. LATERAL PIPING TYPE & SIZE: ALL LATERAL PIPES, DOWNSTREAM OF THE CONTROL VALVES, SHALL BE HAVE SOLVENT WELD JOINTS AND SHALL MEET THE LATEST REQUIREMENTS OF ASTM D 2241 STANDARD SPECIFICATION FOR POLY (VINYL CHLORIDE) / (PVC) PLASTIC PIPE WITH STANDARD DIMENSION RATIO (SDR) OF 21 AND A PRESSURE RATING (PR) OF 200 PSI.
16. LATERAL PIPING DEPTH: 12" MINIMUM DEPTH.
17. LOW FLOW DRIP PIPING TYPE & FITTINGS: RAINBIRD OR EQUAL.
18. LOW FLOW DRIP PIPING DEPTH: BELOW MULCH LAYER OR AS SPECIFIED BY MANUFACTURER.
19. ALL PIPING TO HAVE MAXIMUM VELOCITIES OF FIVE FEET PER SECOND.
20. ALL 1/2" INLET SPRAY HEADS SHALL BE CONNECTED TO THE IRRIGATION PIPING UTILIZING 1/2" THICK WALLED POLYETHYLENE TUBING (RAIN BIRD MODEL SPX-100) AND APPROPRIATE INSERT FITTINGS (RAIN BIRD MODELS SBE-050, SBE-075, SBA-050, SBA-075). SUFFICIENT LENGTHS OF FLEXIBLE PIPE SHALL BE USED TO FORM A SWEEPING ARC TO ENSURE THAT SPRAY HEADS ARE SUPPORTED PROPERLY AND ALLOW FOR VERTICAL ADJUSTMENT AND MOVEMENT DURING SERVICE.
21. SWING JOINTS: EQUAL TO PREFABRICATED SCH. 80 PVCBY SPEARS. FOR USE ON GEAR-DRIVEN ROTARY HEADS, QUICK-COUPLING VALVES, AND GROUND LEVEL POP-UP IMPACT DRIVEN HEADS.
22. ZONE VALVES: RAINBIRD PEB OR EQUAL
23. WHERE POSSIBLE, LOCATION OF ZONE & OTHER VALVES TO BE IN GROUNDCOVER OR LOW PLANTING BEDS. VALVES INSTALLED IN TURF AREAS TO BE OUTSIDE NATURAL WALKWAYS AND PATHS.
24. VALVE BOXES FOR ZONE VALVES: EQUAL TO CARSON INDUSTRIES MODEL 1419 WITH 1419-6X EXTENSIONS.
25. VALVE BOXES TO BE SET WITH COVER FLUSH WITH FINISH GRADE WITH EARTH FILL CAREFULLY TAMPED AROUND EACH VALVE BOX.
26. VALVE BOXES SHALL BE SUPPORTED BY BLOCKING BELOW IN SUCH THAT ANY SURFACE LOADS ON THE VALVE BOX ARE NOT TRANSMITTED TO PIPING OR VALVES.
27. VALVE BOXES SHALL HAVE 12" BY 12" BY 8" MINIMUM DEPTH WASHED GRAVEL SUMP TO ALLOW WATER TO DRAIN AWAY FROM VALVES.
28. VALVE BOXES SHALL BE CENTERED ON THE VALVES.
29. ZONE VALVE BOXES TO BE PLACED PARALLEL TO NEARBY CURBS, WALKS, WALL, BUILDINGS, ETC.
30. ABOVE GRADE BACKFLOW PREVENTERS TO BE IN FIBERGLASS ENCLOSURE EQUAL TO "HOT BOX" MANUFACTURED BY NORTHEAST FLORIDA ENTERPRISES, INC. 1/800-736-0238. PLACE ON CONCRETE SLAB AND ANCHOR WITH 4 BOLTS. SIZE TO FIT BACKFLOW PREVENTER. PROVIDE ELECTRICAL CONNECTION FOR HEATER CABLE AS RECOMMENDED BY ENCLOSURE MANUFACTURER.
31. WIRE FOR COMMUNICATION BETWEEN THE CONTROLLER AND DECODERS SHALL BE 14-2 GAUGE MAXI-CABLE AS REQUIRED FOR THE DECODER SYSTEM.
32. ENVIRONMENTAL SENSORS TO BE EQUAL TO RAINBIRD WR2 RAIN/FREEZE SENSOR. MOUNT SENSOR AT INCONSPICUOUS LOCATION APPROVED BY OWNER'S REPRESENTATIVE USING MANUFACTURER'S RECOMMENDATIONS.
33. CONTRACTOR SHALL PROVIDE A BOOSTER PUMP TO INCREASE THE WATER PRESSURE WHERE NECESSARY TO PROVIDE DESIGNED PRESSURE. THE FINAL BOOSTER PUMP STATION DESIGN CRITERIA WILL DEPEND ON THE DESIGN REQUIREMENTS FOR PROJECT AS WELL AS THE STATIC WATER PRESSURE AT THE TIME OF PROJECT CONSTRUCTION. CONTRACTOR SHALL CONSULT WITH OWNER OR HIS REPRESENTATIVE BEFORE ORDERING THE BOOSTER PUMP.
34. INSTALL AUTOMATIC DRAIN VALVES AT ALL LOW SECTIONS OF LATERAL PIPING (LINES DOWNSTREAM FROM VALVES) TO ENSURE COMPLETE DRAINAGE OF SYSTEM WHEN NOT IN USE. WRAP EACH VALVE WITH APPROVED FILTER FABRIC. MINIMUM OF TWO DRAINS PER ZONE.
35. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION INCLUDING ALL PRESSURE TESTS, CONTRACTOR SHALL CONDUCT A PERFORMANCE TEST OF THE COMPLETE SYSTEM TO INSURE THAT ALL COMPONENTS ARE FUNCTIONING PROPERLY. PERFORMANCE TEST SHALL CONSIST OF OPERATING THE SYSTEM THROUGH A COMPLETE IRRIGATION CYCLE PER DAY FOR TWO (2) CONSECUTIVE DAYS. CONTRACTOR SHALL BE AT THE SITE TO MONITOR THE PERFORMANCE TESTS AND MAKE ANY ADJUSTMENTS AND CORRECTIONS AS NEEDED DURING THE TESTING PERIOD.



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04/10/2025

TACO BELL  
98TH & SAGE

1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



DATE					
DESCRIPTION					
REV					
DATE	04/10/2025				
PROJECT NO.	2175023				
SHEET NAME					
LANDSCAPE SPECIFICATIONS					
SHEET NO.					
L103					

ORIG SIZE: 22"x34"

PLOT: 4/10/2025 3:04:48 PM

LANDSCAPE SHEETS.DWG

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

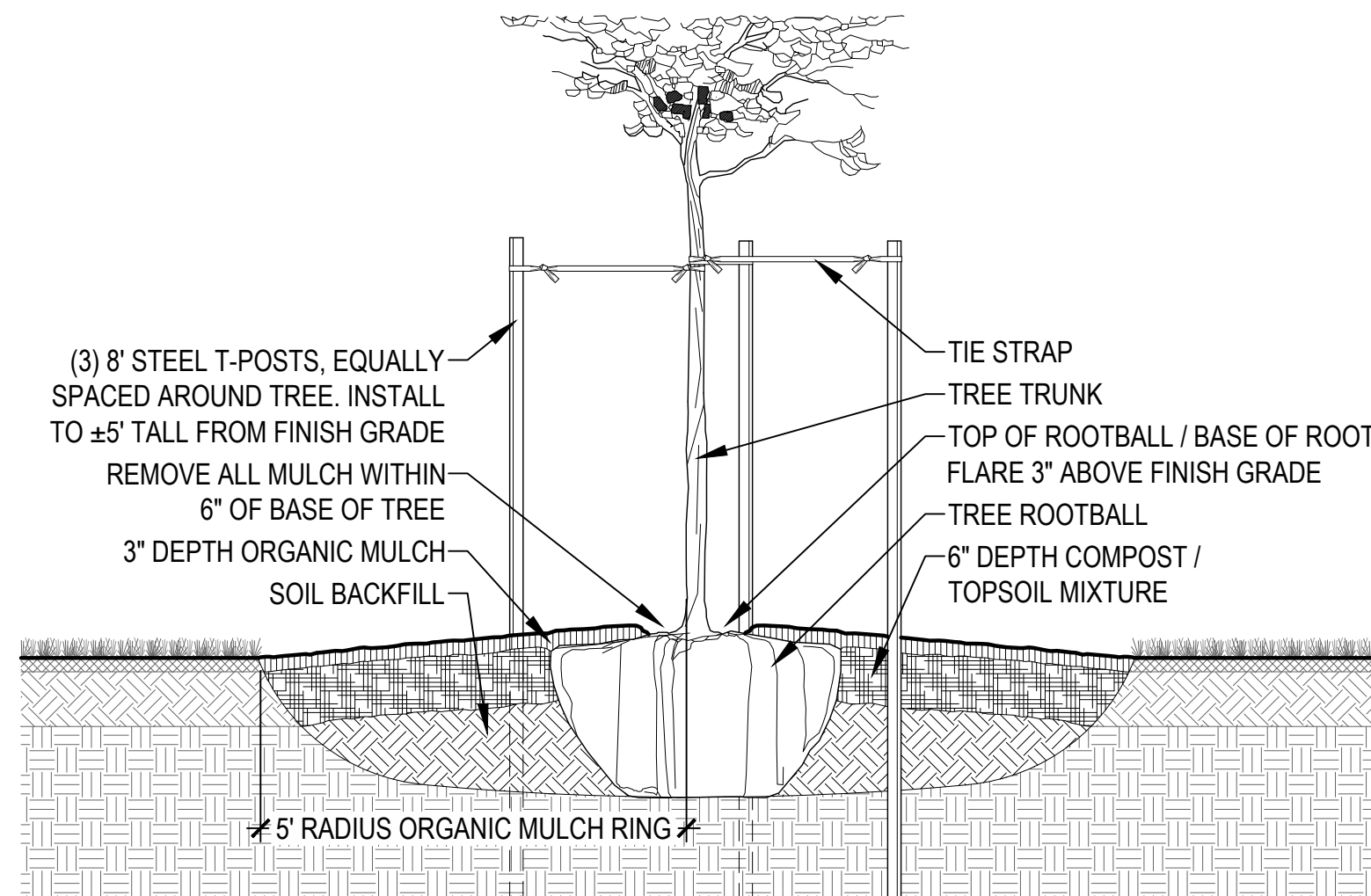




SITE PLAN  
TACO BELL - SNOW VISTA BOULEVARD  
ALBUQUERQUE, NM

LOT 1D. TOWN OF ASTRICO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

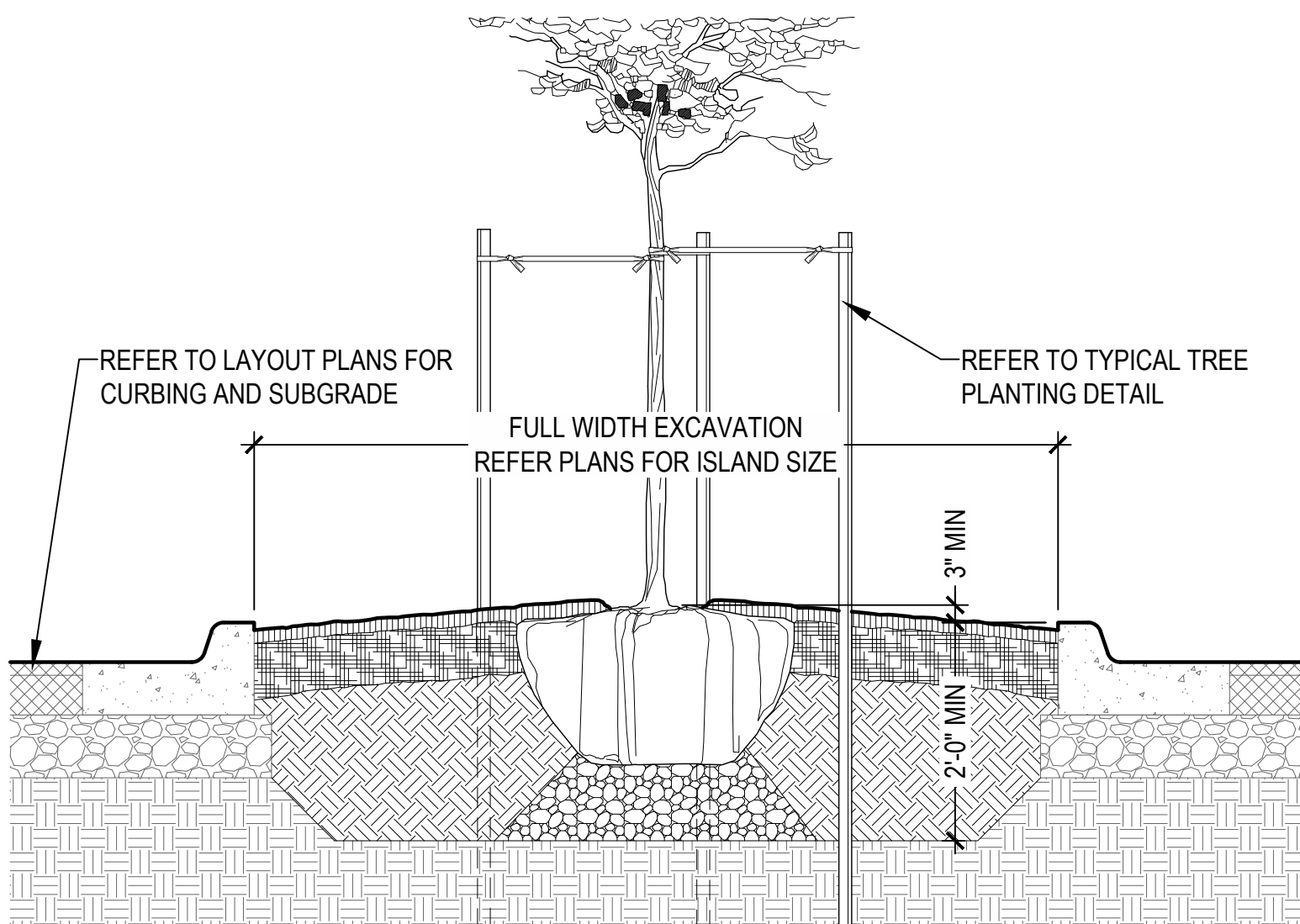
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021



NOTES

1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. CONTRACTOR TO REMOVE ALL ROPE, BURLAP, AND TOP HOLDING RINGS FROM TOP OF ROOTBALL.
3. EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
4. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS AND BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS AT THE RATE OF 8 CUBIC FEET (4-2CF BAGS) FOR EACH TREE.
5. TIE STRAP TO BE EQUAL TO (ARBORTIE) AS SUPPLIED BY DEEPROOT [www.deeproot.com](http://www.deeproot.com) CONTRACTOR TO USE (ARBORKNOT) TIE METHOD TO PRODE EXPANDING, GIRDLE FREE ATTACHMENT TO TREE.

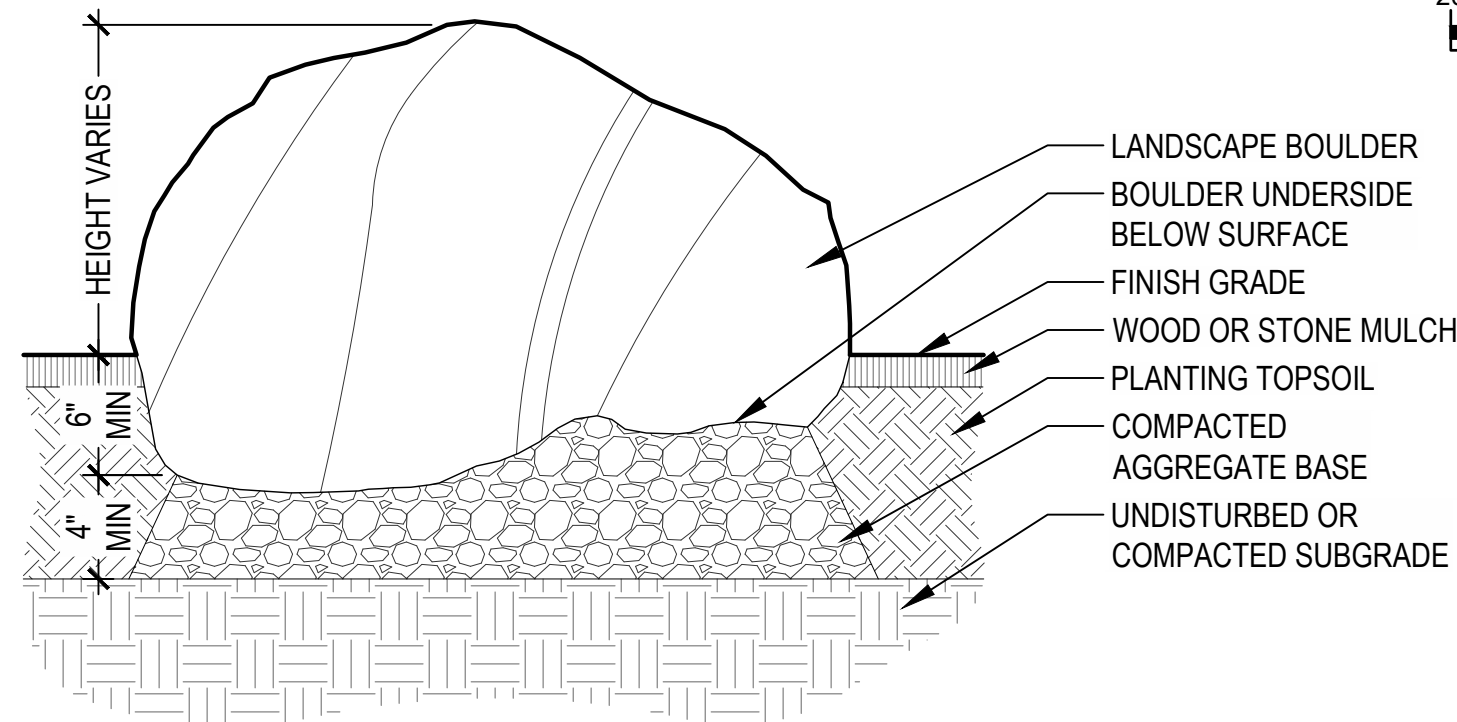
1 TYPICAL TREE PLANTING  
NTS



NOTES

1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO TYPICAL TREE PLANTING DETAIL FOR MULCH, SOIL, COMPOST, GUYING, ETC.
3. CENTER OF PARKING LOT ISLAND TO BE MOUNDED WITH TOP OF ROOTBALL / BASE OF ROOT FLARE ABOVE ADJACENT CURB 3" MINIMUM - OR - 3% SLOPE, WHICH EVER IS GREATER.
4. EXCAVATION FOR PLANTING IN PARKING LOT ISLANDS TO BE 2'-0" MINIMUM WITH SOIL BACKFILL EXTENDING 6" MINIMUM BELOW TREE ROOTBALL WITH COMPACTED WASHED AGGREGATE FOR SUPPORT AS SHOWN.

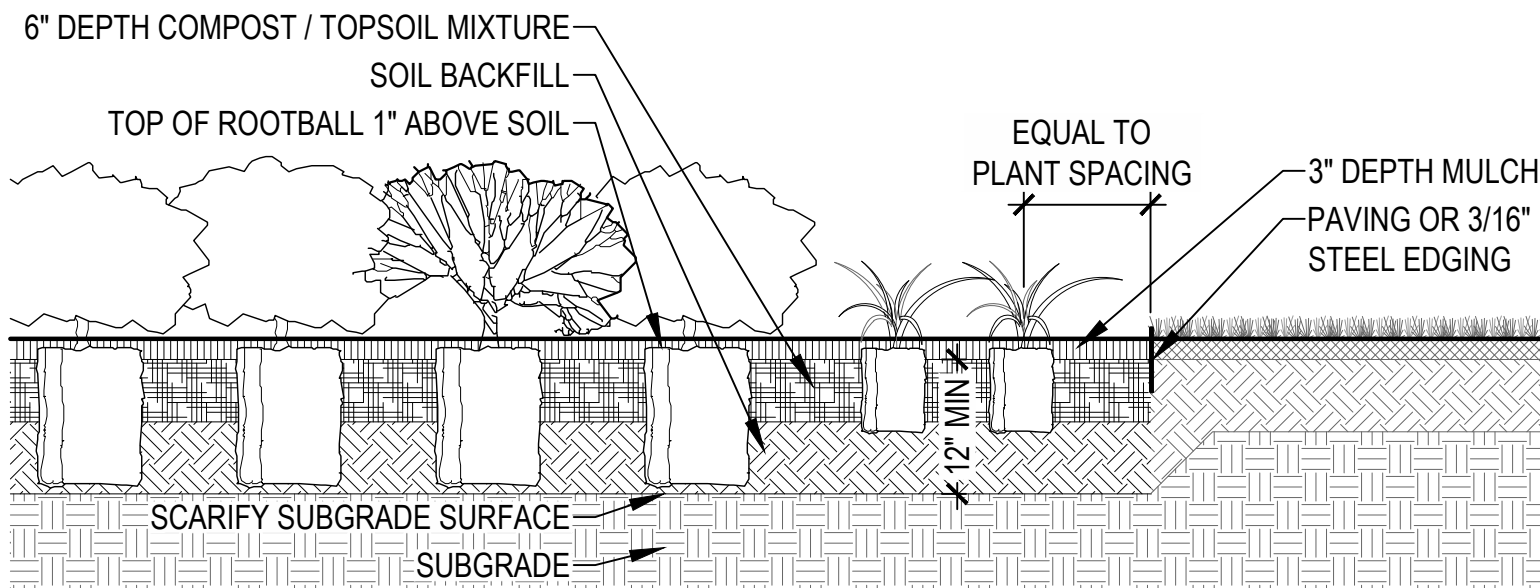
2 TREE PLANTING IN PARKING LOT ISLAND  
NTS



NOTES

1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL PLANS FOR SITE GRADING.
3. FOR CLARITY, FINISH GRADE TO BE CONSIDERED TOP OF TOPSOIL / BOTTOM OF RIVER ROCK.
4. BOULDERS TO BE NATIVE, WEATHERED, FIELD-COLLECTED SANDSTONE WITH NO SUBSTANTIAL SCARS AND SHALL HAVE SIGNIFICANT COVERAGE OF LICHENS AND/OR MOSS.
5. LANDSCAPE BOULDERS TO HAVE CHARACTER AND FACE ON ALL VISIBLE SIDES. OWNER'S REPRESENTATIVE TO APPROVE BOULDER SAMPLE PRIOR TO PLACEMENT.
6. BOULDERS SHOULD RANGE IN SIZE FROM 2'-4" L X 18"-30" W X 18"-30" H.
7. BOULDERS TO BE PARTIALLY BURIED TO SIMULATE A NATURAL CONDITION AS SHOWN. DEPTH OF BOULDERS TO BE BURIED TO AVERAGE 1/4 OF HEIGHT OR AS NEEDED TO SIMULATE A NATURAL CONDITION.
8. CONTRACTOR TO SUBMIT IMAGES OF BOULDERS INTENDED FOR USE ON PROJECT FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
9. STORED AND INSTALLED BOULDERS ON SITE TO BE PROTECTED FROM DAMAGE FROM ALL CONSTRUCTION OPERATIONS WITH DAMAGED BOULDERS REPLACED AT NO COST TO OWNER.
10. LOCATION AND ORIENTATION OF BOULDERS TO BE APPROVED BY OWNER'S REPRESENTATIVE.

3 TYPICAL BOULDER INSTALLATION  
NTS



NOTES

1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
3. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS AND BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS FOR ALL SHRUB PLANTING AREAS.
4. TOPSOIL / BACKFILL SOIL DEPTH IN PLANTING AREAS TO BE 12" MINIMUM UNLESS OTHERWISE NOTED.

4 TYPICAL SHRUB PLANTING  
NTS

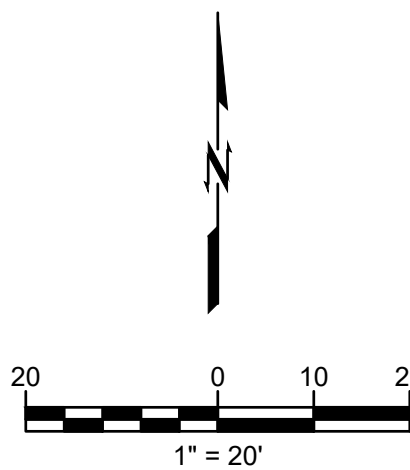
CAUTION

NOTICE TO CONTRACTOR

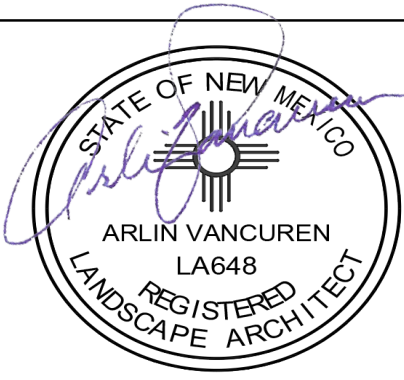
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TACO BELL  
98TH & SAGE

1115 SNOW VISTA BLVD SW  
ALBUQUERQUE, NM



DATE	DESCRIPTION	REV

DATE 04/10/2025  
PROJECT NO. 2175023  
SHEET NAME

LANDSCAPE  
DETAILS

SHEET NO.  
L104