SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department**.** **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

2/10/2026

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan (**including utilities and easements)
2. **Landscaping Plan**
3. **Grading and Drainage Plan**
4. **Utility Plan**
5. **Building and Structure Elevations**
6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

x	1.	Date of drawing and/or last revision	
x	2.	Scale: 1.0 acre or less	1" = 10'
		1.0 - 5.0 acres	1" = 20'
		Over 5 acres	1" = 50'
		Over 20 acres	1" = 100'

__x__ 3. Bar scale
__x__ 4. North arrow
__x__ 5. Legend
__x__ 6. Scaled vicinity map
__x__ 7. Property lines (clearly identify)
__x__ 8. Existing and proposed easements (identify each)
__NA__ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

__x__ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
__x__ B. Square footage of each structure
__x__ C. Proposed use of each structure
__x__ D. Signs (freestanding) and other improvements
__x__ E. Walls, fences, and screening: indicate height, length, color and materials
__x__ F. Dimensions of all principal site elements or typical dimensions
__x__ G. Loading facilities
__x__ H. Site lighting (indicate height & fixture type)
__x__ I. Indicate structures within 20 feet of site
__x__ J. Elevation drawing of refuse container and enclosure, if applicable.
__x__ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

__x__ A. Parking layout with spaces numbered per aisle and totaled.
- __x__ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- __x__ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- __x__ 3. On street parking spaces

__x__ B. Bicycle parking & facilities
- __x__ 1. Bicycle racks – location and detail
- __x__ 2. Other bicycle facilities, if applicable

__x__ C. Vehicular Circulation (Refer to DPM and IDO)
- __x__ 1. Ingress and egress locations, including width and curve radii dimensions
- __x__ 2. Drive aisle locations, including width and curve radii dimensions
- __x__ 3. End aisle locations, including width and curve radii dimensions
- __x__ 4. Location & orientation of refuse enclosure, with dimensions
- __x__ 5. Loading, service area, and refuse service locations and dimensions

__x__ D. Pedestrian Circulation
- __x__ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

x 2. Location and dimension of drive aisle crossings, including paving treatment
NA 3. Location and description of amenities, including patios, benches, tables, etc.

x E. Off-Street Loading
x 1. Location and dimensions of all off-street loading areas

NA F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
___ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
___ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
___ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

x A. Locate and identify adjacent public and private streets and alleys.
x 1. Existing and proposed pavement widths, right-of-way widths and curve radii
x 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
x 3. Location of traffic signs and signals related to the functioning of the proposal
x 4. Identify existing and proposed medians and median cuts
x 5. Sidewalk widths and locations, existing and proposed
x 6. Location of street lights
x 7. Show and dimension clear sight triangle at each site access point
x 8. Show location of all existing driveways fronting and near the subject site.

x B . Identify Alternate transportation facilities within site or adjacent to site
x 1. Bikeways and bike-related facilities
x 2. Pedestrian trails and linkages
x 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

x 1. Scale - must be same as scale on sheet #1 - Site plan
x 2. Bar Scale
x 3. North Arrow
x 4. Property Lines
x 5 Existing and proposed easements
x 6. Identify nature of ground cover materials
x A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
x B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
x C. Ponding areas either for drainage or landscaping/recreational use

__x__ 7. Identify type, location and size of plantings (common and/or botanical names).
- __x__ A. Existing, indicating whether it is to preserved or removed.
- __x__ B. Proposed, to be established for general landscaping.
- __x__ C. Proposed, to be established for screening/buffering.

__x__ 8. Describe irrigation system – Phase I & II . . .
__x__ 9. Planting Beds, indicating square footage of each bed
__x__ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
__x__ 11. Responsibility for Maintenance (statement)
__x__ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
__x__ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
__x__ 14. Planting or tree well detail
__x__ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
__x__ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
__x__ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

__x__ 1. Scale - must be same as Sheet #1 - Site Plan
__x__ 2. Bar Scale
__x__ 3. North Arrow
__x__ 4. Property Lines
__x__ 5. Existing and proposed easements
__x__ 6. Building footprints
__NA__ 7. Location of Retaining walls

B. Grading Information

__x__ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
__x__ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
__x__ 3. Identify ponding areas, erosion and sediment control facilities.
__NA__ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

__x__ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
__x__ B. Distribution lines
__x__ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
__x__ D. Existing water, sewer, storm drainage facilities (public and/or private).
__x__ E. Proposed water, sewer, storm drainage facilities (public and/or private)
__x__ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

__x__ A. Scale
__x__ B. Bar Scale

__x__ C. Detailed Building Elevations for each facade
- __x__ 1. Identify facade orientation
- __x__ 2. Dimensions of facade elements, including overall height and width
- __x__ 3. Location, material and colors of windows, doors and framing
- __x__ 4. Materials and colors of all building elements and structures
- __x__ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

__x__ 1. Site location(s)
__x__ 2. Sign elevations to scale

By Signage Company under separate application

__ 3. Dimensions, including height and width
__ 4. Sign face area - dimensions and square footage clearly indicated
__ 5. Lighting
__ 6. Materials and colors for sign face and structural elements.
__ 7. List the sign restrictions per the IDO

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

SITE DEVELOPMENT PLANS FOR:

BENAVIDES

1125 SNOW VISTA BLVD SW
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87121
PARCEL: 100905516834620335

DEVELOPER
OMAN-GIBSON ASSOCIATES
2932 FOSTER CREIGHTON DRIVE
NASHVILLE, TENNESSEE 37204

CONTACT: SAM SARBACKER
615-986-2660

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: JAY FULMER
615-345-3770

LAND SURVEYOR
CSI-CARTESIAN SURVEYS, INC.
P.O. BOX 44414
RIO RANCHO, NEW MEXICO 87174

CONTACT: BRIAN MARTINEZ
505-896-3050

ARCHITECT
FACET ARCHITECTURAL DESIGN
12 SUNNEN DRIVE, SUITE 100
ST. LOUIS, MISSOURI 63143

CONTACT: SUZANNE HAYES
314-821-1100

LANDSCAPE ARCHITECT
WALLACE DESIGN COLLECTIVE
9800 PYRAMID COURT, SUITE 350
ENGLEWOOD, COLORADO 80112

CONTACT: AARON M. BARNHART
303-350-1690

FEMA MAP: 35001C0336H, ZONE X
EFFECTIVE DATE: 8/16/2012

SITE DATA TABLE	
PROPERTY INFORMATION	
ADDRESS:	1125 SNOW VISTA BLVD SW
PARCEL ID:	100905516834620335
LOT AREA:	1.13 AC.
CITY:	ALBUQUERQUE
COUNTY:	BERNALILLO
STATE:	NEW MEXICO
FRONT SETBACK:	5'
SIDE SETBACK:	0'
REAR SETBACK:	0'
ZONING CLASSIFICATION	
JURISDICTION:	ALBUQUERQUE
EXISTING ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED USE:	MEDICAL CLINIC
BUILDING AREA	
TOTAL BUILDING SQUARE FOOTAGE:	± 8,196 SF
BUILDING COVERAGE (MAX.):	N/A
BUILDING COVERAGE PROVIDED:	0.166
ISR (MAX.):	N/A
ISR PROVIDED:	0.57
BUILDING HEIGHT (MAX.):	38'
BUILDING HEIGHT PROVIDED:	18'-6"
PARKING SUMMARY	
VEHICULAR PARKING REQUIRED (1 PER 200 SF):	41
STANDARD PARKING SPACES PROVIDED:	39
ADA PARKING SPACES REQUIRED:	2
TOTAL SPACES PROVIDED:	41
MOTORCYCLE PARKING REQUIRED:	2
MOTORCYCLE PARKING PROVIDED:	2
BICYCLE PARKING REQUIRED:	4
BICYCLE PARKING PROVIDED:	4

VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
SHEET 1 OF 3	BOUNDARY SURVEY ALTA-NSPS LAND TITLE SURVEY AND TOPOGRAPHIC MAP
SHEET 2 OF 3	BOUNDARY SURVEY ALTA-NSPS LAND TITLE SURVEY AND TOPOGRAPHIC MAP
SHEET 3 OF 3	BOUNDARY SURVEY ALTA-NSPS LAND TITLE SURVEY AND TOPOGRAPHIC MAP
C0.1	SITE DEMOLITION PLAN
C0.2	INITIAL EPSC PLAN
C0.3	INTERMEDIATE EPSC PLAN
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING PLAN
C2.1	DRAINAGE CALCULATIONS
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
C4.1	TCL SITE DETAILS
C4.2	SITE DETAILS
C4.3	SITE DETAILS
C4.4	SITE DETAILS
C4.5	SITE DETAILS
C4.6	SITE DETAILS
L001	LANDSCAPE SPECIFICATIONS
L101	LAYOUT AND MATERIALS PLAN
L102	PLANTING PLAN
L103	LANDSCAPE DETAILS
E6.00	ELECTRICAL SITE PLAN
E7.00	PHOTOMETRIC SITE PLAN
A4.00	EXTERIOR ELEVATIONS
A0.01	ARCHITECTURAL SITE DETAILS

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

NEW MEXICO — 30508 — PROFESSIONAL ENGINEER — 03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

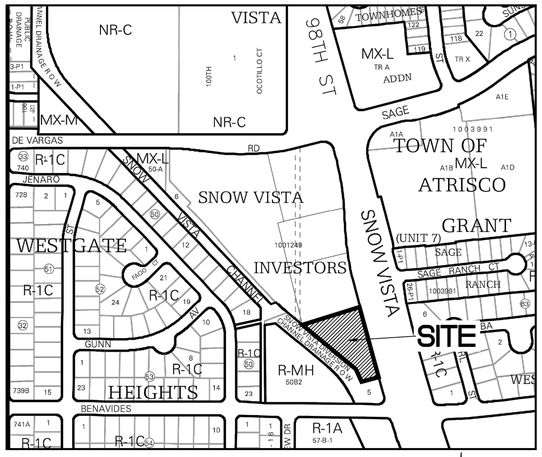
DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1 PLAN
JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
JAF	01/19/2026	STORMWATER RESUBMITTAL
JAF	01/30/2026	PERMIT RESUBMITTAL
JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

COVER SHEET

C0.0

1084-35 BENAVIDES

Monday, March 9, 2026
Z:\Civil_Projects\1084-35 - 98th St Albuquerque NM\02 - Cad\Sheets\1084-35_Cover Sheet.dwg



Vicinity Map - Zone Atlas M-9-Z

N.T.S.

Record and Measured Legal Description

LOT 1E OF 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, 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.

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2955212–AL01 AND AN EFFECTIVE DATE OF SEPTEMBER 23, 2025.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2022, IN BOOK 2022C, PAGE 139, DOCUMENT NO. 2022106470.
3. WARRANTY DEED FOR SUBJECT PROPERTY (TRACT A) (NOW KNOWN AS TRACTS 1A, 1B, 1C, 1D AND 1E), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 18, 2018, AS DOC. NO. 2018062592.
4. PLAT FOR THE SNOW VISTA DIVERSION CHANNEL DRAINAGE RIGHTS–OF–WAY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 3, 1988 IN BOOK C37, PAGE 26, DOCUMENT NO. 1988070450.

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: Goodman Lawrence Revocable Trust
UPC #: 100905516834620335

Exceptions 9-18

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 RESERVATION OF ALL MINERAL RIGHTS, INCLUDING OIL AND GAS, AS CONTAINED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1959, IN BOOK D504, PAGE 417 AS DOCUMENT NO. 37 421, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED

11 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.
AFFECTS SUBJECT PROPERTY–BLANKET IN NATURE

(12) 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–PORTIONS LOCATED WITHIN ADDITIONAL RIGHT OF WAY DEDICATED PER PLAT (12/14/2022, 2022C–139)–REMAINING PORTION AFFECTING THE SUBJECT PROPERTY SHOWN HEREON AS [2]

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

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 PRO RATA CHARGES FOR WATER, SEWER, AND/OR STANDBY CHARGES AND ANY POSSIBLE ASSESSMENTS FOR PAVING, SIDEWALK, SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED

16 SUBJECT PROPERTY FROM THE LIEN OF THE SPECIAL ASSESSMENT DISTRICT NO. 222 LEVIED BY THE CITY OF ALBUQUERQUE, THE ASSESSMENT ROLL OF THE SPECIAL ASSESSMENT DISTRICT BEING RECORDED AUGUST 14, 2001 IN BOOK A23, PAGE 2330 AS DOCUMENT NO. 2001094030; SPECIFICALLY ITEM NO. 72 RECORDED AUGUST 14, 2001 IN BOOK A23, PAGE 2375 AS DOCUMENT NO. 2001094075; AMENDED BY ADJUSTMENT TO CLAIM OF LIEN RECORDED APRIL 15, 2002 IN BOOK A34, PAGE 7759 AS DOCUMENT NO. 2002047888, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED

(17) DECLARATION CONCERNING DEVELOPMENT INFRASTRUCTURE CONSTRUCTION, RECORDED DECEMBER 15, 2023 AS DOCUMENT NO. 2023079584, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY–BLANKET IN NATURE–EASEMENTS SHOWN HEREON AS [4] AND [5]

(18) COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS, ASSESSMENTS, LIENS, LEVIES AND EASEMENTS IN RECORDED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079585, FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED AUGUST 30, 2024, AS DOCUMENT NO. 2024061109, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
AFFECTS SUBJECT PROPERTY–BLANKET IN NATURE–EASEMENTS SHOWN HEREON AS [6] [7] [8] AND [9]

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.

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

Surveyor's Certificate for ALTA Survey

To: OGA Aquisitions LLC/or permitted assigns, Lawrence Goodman Revocable, dated December 6, 1977, First American Title Insurance Company:

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), 7(a), 7(b1), 7(c) and 8, 9, 10, 11(a), 11(b), 13. 14, 16 and 18 of Table A thereof. The Field Work was completed on October 27, 2025.

Brian J. Martinez — 11/14/25
Brian J. Martinez — Date
N.M.R.P.S. No. 18374

Revisions: 11/14/2025 – Original

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

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.

Brian J. Martinez — 11/14/25
Brian J. Martinez — Date
N.M.R.P.S. No. 18374

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

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.

BRIAN J. MARTINEZ — 11/14/25
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

Easement Notes

(13) [1] EXISTING 20' WIDE PRIVATE 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) ALSO SHOWN ON EXHIBIT "A" IN THE DRAINAGE MANAGEMENT PLAN REFERENCED IN DOCUMENTS (12/15/2023, DOC. NO. 2023079584) AND (12/15/2023, DOC. NO. 2023079585)

(12)(13) [2] REMAINING PORTION OF A 7' PNM AND MST&T EASEMENT (1/29/1974, BK. MISC. 351, PG. 72, DOC. NO. 91828) AS SHOWN ON PLAT (12/14/2022, 2022C-139)

(13) [3] EXISTING 20' SANITARY SEWER EASEMENT (2/5/1964, D3-90) REVISED (4/23/1997, 97C-119) – NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY AS SHOWN ON PLAT (12/14/2022, 2022C-139)

(17) [4] EXISTING 24' PRIVATE ACCESS EASEMENT FOR PERMANENT DRIVEWAYS CONNECTING LOTS 1A, 1B, 1C, 1D AND 1E, MAINTAINED BY THE OWNER OF THE LOT WHICH A PORTION OF THE PRIVATE ACCESS EASEMENT IS LOCATED (12/15/2023, DOC. NO. 2023079584)

(17) [5] EXISTING DRAINAGE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE FACILITY AS SHOWN ON THE DRAINAGE MANAGEMENT PLAN BENEFITING LOTS 1A, 1B, 1C, 1D AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT LOCATION AMBIGUOUS (12/15/2023, DOC. NO. 2023079584)

(18) [6] 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) AMENDED BY (8/30/2024, DOC. NO. 2024061109)

(18) [7] EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT FOR STORM DRAINAGE AND THE DISCHARGE OF WATER FROM, OVER AND ACROSS LOTS 1A, 1B, 1C, 1D AND 1E, INCLUDING THE DRAINAGE FACILITY AS SHOWN IN THE DRAINAGE MANAGEMENT PLAN (EXHIBIT "A" WITHIN SAID DOCUMENT) BLANKET IN NATURE (12/15/2023, DOC. NO. 2023079585) AMENDED BY (8/30/2024, DOC. NO. 2024061109)

(18) [8] 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) AMENDED BY (8/30/2024, DOC. NO. 2024061109)

(18) [9] 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) AMENDED BY (8/30/2024, DOC. NO. 2024061109)

(13) [10] EXISTING FLOATING PRIVATE 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) AMENDED BY (8/30/2024, DOC. NO. 2024061109)

(13) [11] 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)

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 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. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.
5. 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. 250C220383)
6. 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).
7. PERTAINING TO TABLE A OPTION 2, THE ADDRESS INFORMATION AVAILABLE WITHIN PUBLIC RECORDS IS AS FOLLOWS: 1125 SNOW VISTA BLVD SW, ALBUQUERQUE, NM 87121. NO POSTED ADDRESS WAS OBSERVED IN THE FIELD DURING THE COURSE OF THIS SURVEY.
8. PERTAINING TO TABLE A OPTIONS 7(A), 7(B1) AND 7(C), NO BUILDING(S) EXIST ON THE SUBJECT PROPERTY, THEREFORE, NO INFORMATION IS SHOWN HEREON.
9. PERTAINING TO TABLE A OPTION 9, NO PARKING STRIPING OR PARKING AREAS WERE OBSERVED DURING THE COURSE OF THIS SURVEY
10. PERTAINING TO TABLE A OPTION 10, A PARTY WALL IS DEFINED AS A WALL ERECTED ON A PROPERTY BOUNDARY AS A COMMON SUPPORT TO STRUCTURES ON BOTH SIDES, WHICH HAVE DIFFERENT OWNERSHIPS. THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
11. PERTAINING TO TABLE A OPTION 16, NO EVIDENCE WAS OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS IN THE FIELD.

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

Benchmark -NAVD 88

ACS MONUMENT "2_L7" HAVING AN ELEVATION OF 5415.511 FEET.

Zoning Notes

No zoning report was provided by client, however, according to the City of Albuquerque Official IDO Website, https://cabq.maps.arcgis.com, on November 12, 2025, the subject property is zoned "NR-C" (Non-Residential – Commercial) and is within a Major Transit Corridor Area. According to the City of Albuquerque Integrated Development Ordinance, the subject property is subject to the following conditions:

Front Setback: 5 Ft., minimum
Side Setback: 0 Ft., minimum
Rear Setback: 0 Ft., minimum
Building Height: 38 Ft. maximum

Required Parking: (Depending on Intended use)
Commercial Uses: 3 Spaces/1,000 Sq. Ft. G.F.A.

General Retail: Establishments ≤ 10,000 sq. ft. GFA:
3.5 Spaces/1,000 Sq. Ft. G.F.A.

Establishments > 10,000 Sq. Ft. – ≤ 50,000 sq. ft. GFA:
3 Spaces/1,000 Sq. Ft. G.F.A.

Establishments > 50,000 sq. ft. GFA:
203 Spaces/1,000 Sq. Ft. G.F.A.

** For parking requirements for other intended uses & establishments, please refer to the "Parking & Loading Requirements" (section 5.5) within the "Development Standards" (Part 14-16-5) of the "City of Albuquerque Integrated Development Ordinance" which can be found at https://abq-zone.com.

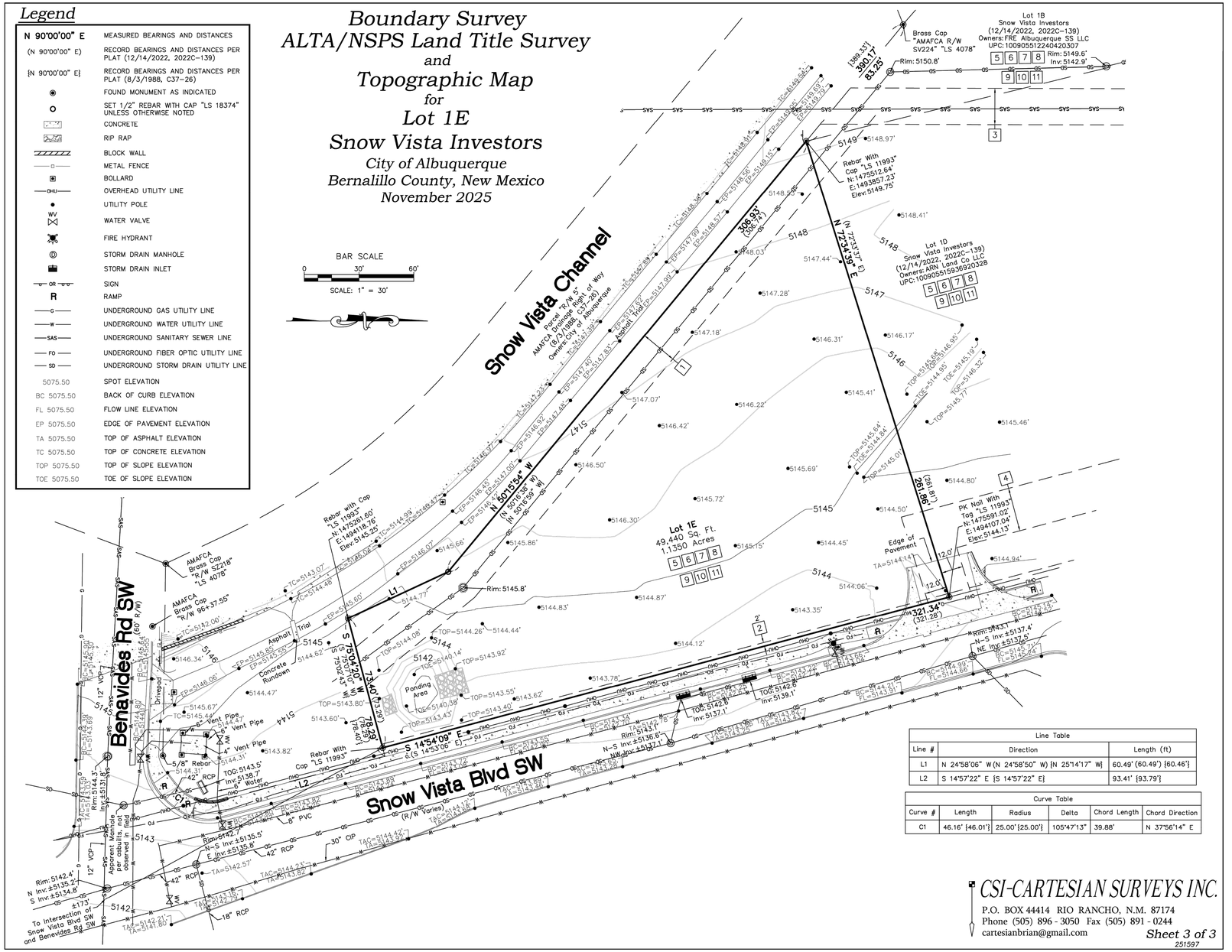
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

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

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)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/3/1988, C37-26)
	FOUND MONUMENT AS INDICATED
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
	CONCRETE
	RIP RAP
	BLOCK WALL
	METAL FENCE
	BOLLARD
OHU	OVERHEAD UTILITY LINE
	UTILITY POLE
WV	WATER VALVE
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
S OR S-S	SIGN
R	RAMP
G	UNDERGROUND GAS UTILITY LINE
W	UNDERGROUND WATER UTILITY LINE
SAS	UNDERGROUND SANITARY SEWER LINE
FO	UNDERGROUND FIBER OPTIC UTILITY LINE
SD	UNDERGROUND STORM DRAIN UTILITY LINE
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
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION

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



Line Table		
Line #	Direction	Length (ft)
L1	N 24°58'06" W (N 24°58'50" W) {N 25°14'17" W}	60.49' (60.49') {60.46'}
L2	S 14°57'22" E {S 14°57'22" E}	93.41' {93.79'}

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	46.16' {46.01'}	25.00' {25.00'}	105°47'13"	39.88'	N 37°56'14" E

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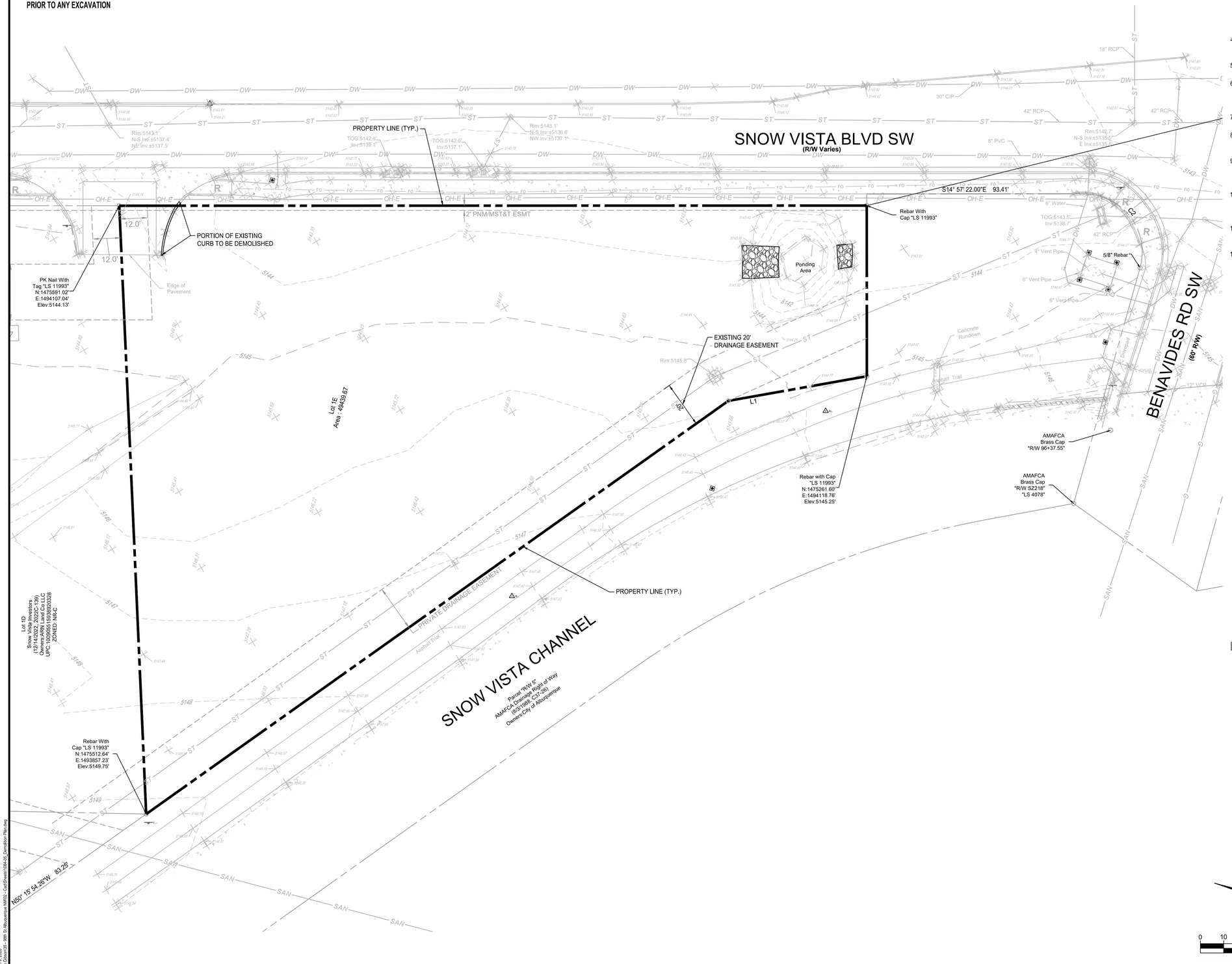
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
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3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
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11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

MAP REFERENCE:

PARCEL ID FOR SUBJECT PROPERTY IS 100905516834620335 ON BERNALILLO COUNTY PROPERTY MAP.

SITE DEMOLITION LEGEND:

- PAVEMENT, PAVEMENT STRIPING, SIDEWALKS, CURBS, RAMPS, AND ISLANDS TO BE REMOVED
- BUILDING DEMOLITION
- UTILITY LINE TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- TREE TO BE REMOVED
- SIGN OR BOLLARD TO BE REMOVED
- LIMITS OF DISTURBANCE

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 10 20 40 60
SCALE: 1" = 20'

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
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JAMES A. FULMER
NEW MEXICO
30508
PROFESSIONAL ENGINEER
03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
JAF	10/8/2025	CONCEPTUAL SITE PLAN
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JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
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JAF	03/10/2026	SITE PLAN RESUBMITTAL

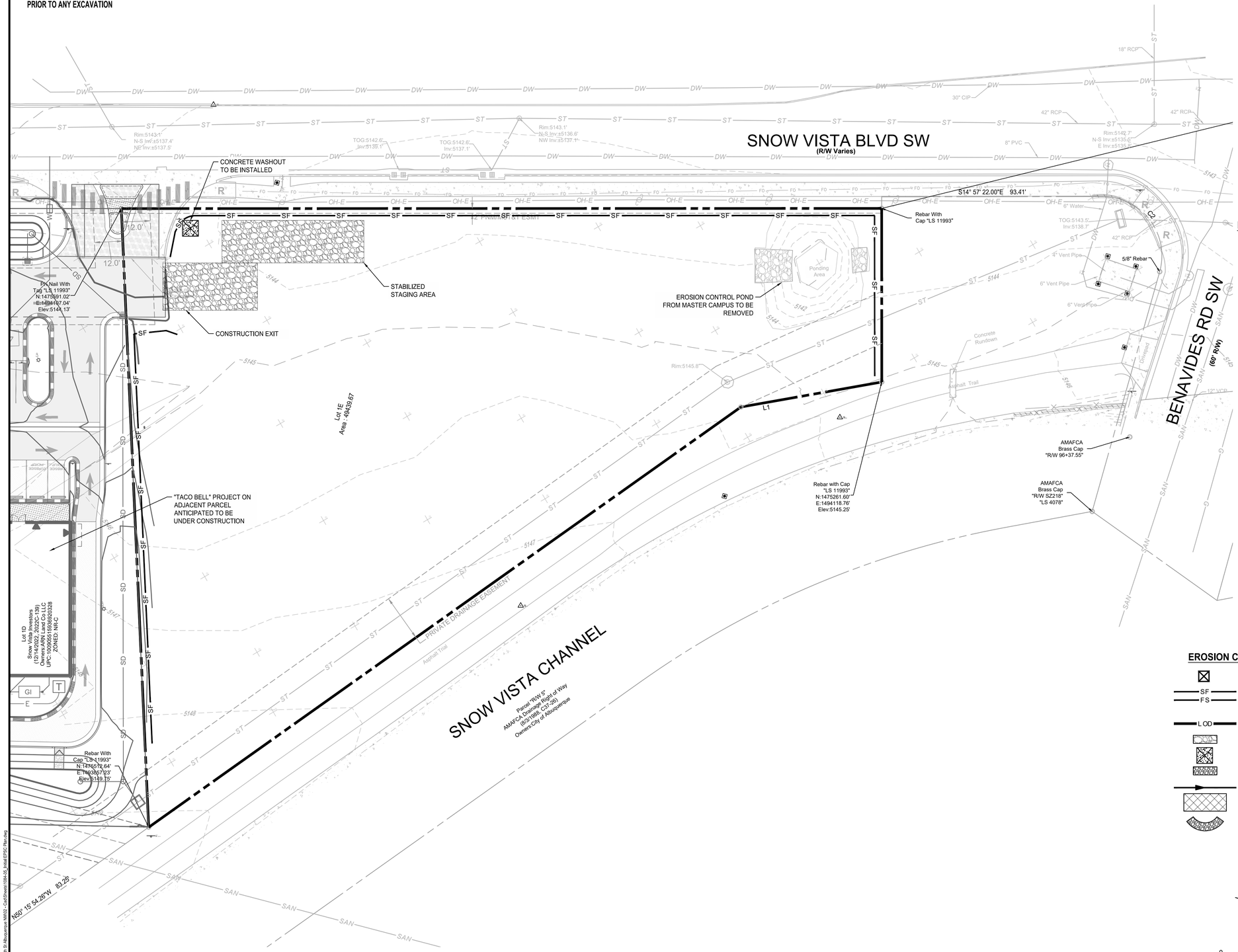
SITE DEMOLITION PLAN

C0.1

1084-35 BENAVIDES

Monday, March 9, 2026
Z:\Active Projects\1084-35 - 1085 St Albuquerque NM\02 - Civil\Sheets\1084-35_Demolition Plan.dwg

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



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3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER LOCAL NPDES DEPARTMENT SPECIFICATIONS.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY LOCAL STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

EROSION CONTROL LEGEND:

- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE, OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT AREA
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 10 20 40 60
SCALE: 1" = 20'

FULMER LUCAS
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NASHVILLE, TENNESSEE 37215
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JAMES A. FULMER — NEW MEXICO — 30508 — PROFESSIONAL ENGINEER — 03/10/2026

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BENAVIDES
1125 SNOW VISTA BLVD SW
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JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

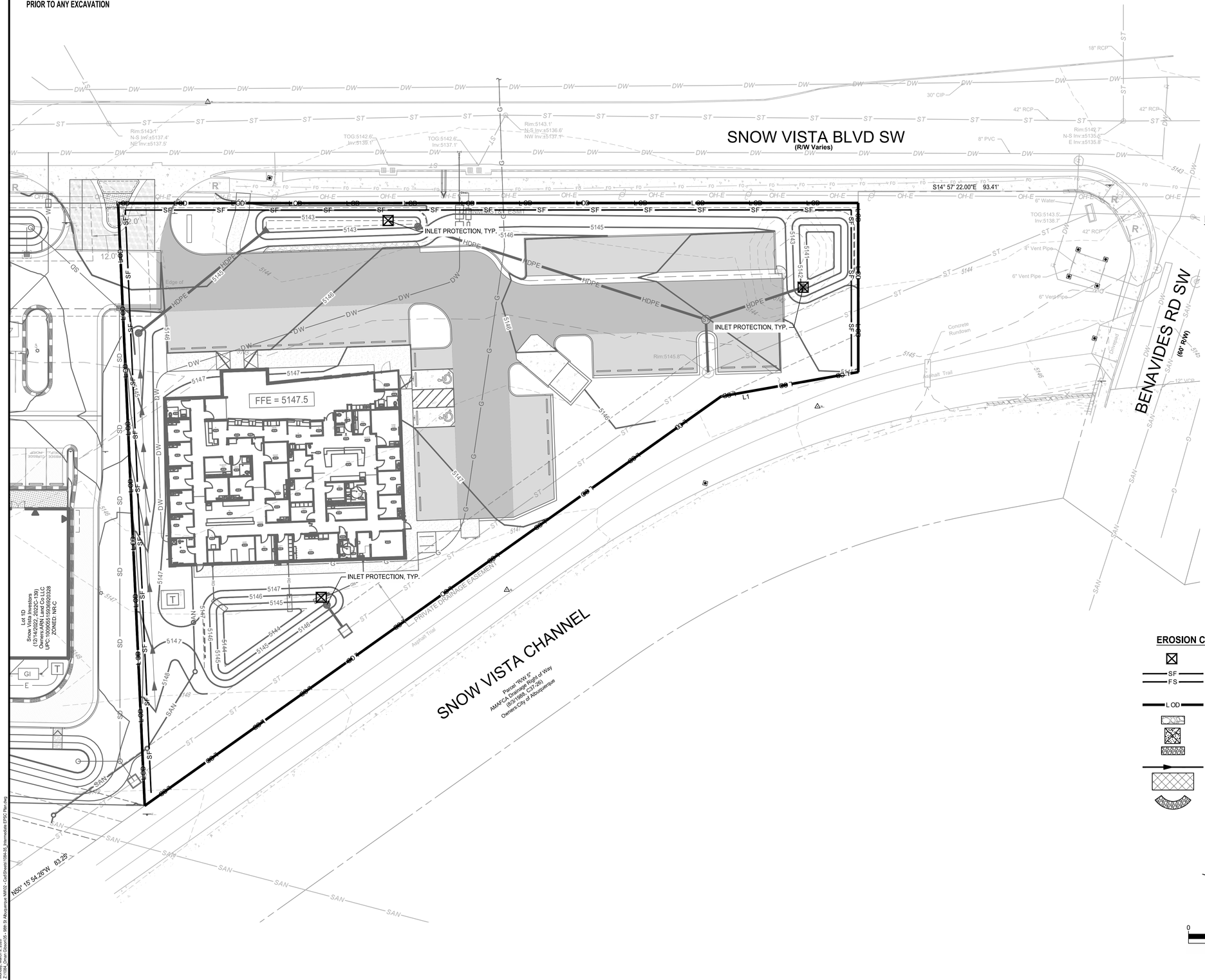
INITIAL EPSC PLAN

C0.2

1084-35 BENAVIDES

Monday, March 9, 2026
Z:\Projects\1084-35 - 1125 Snow Vista Blvd SW, Albuquerque NM\02 - Civil\Sheets\1084-35_Initial EPSC Plan.dwg

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



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5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER LOCAL NPDES DEPARTMENT SPECIFICATIONS.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY LOCAL STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

EROSION CONTROL LEGEND:

- INLET PROTECTION
- SF / FS — WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE, OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT AREA
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 10 20 40 60
SCALE: 1" = 20'

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JAMES A. HIGHT
NEW MEXICO
30508
PROFESSIONAL ENGINEER
03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1 PLAN
JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
JAF	01/19/2026	STORMWATER RESUBMITTAL
JAF	01/26/2026	PERMIT RESUBMITTAL
JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

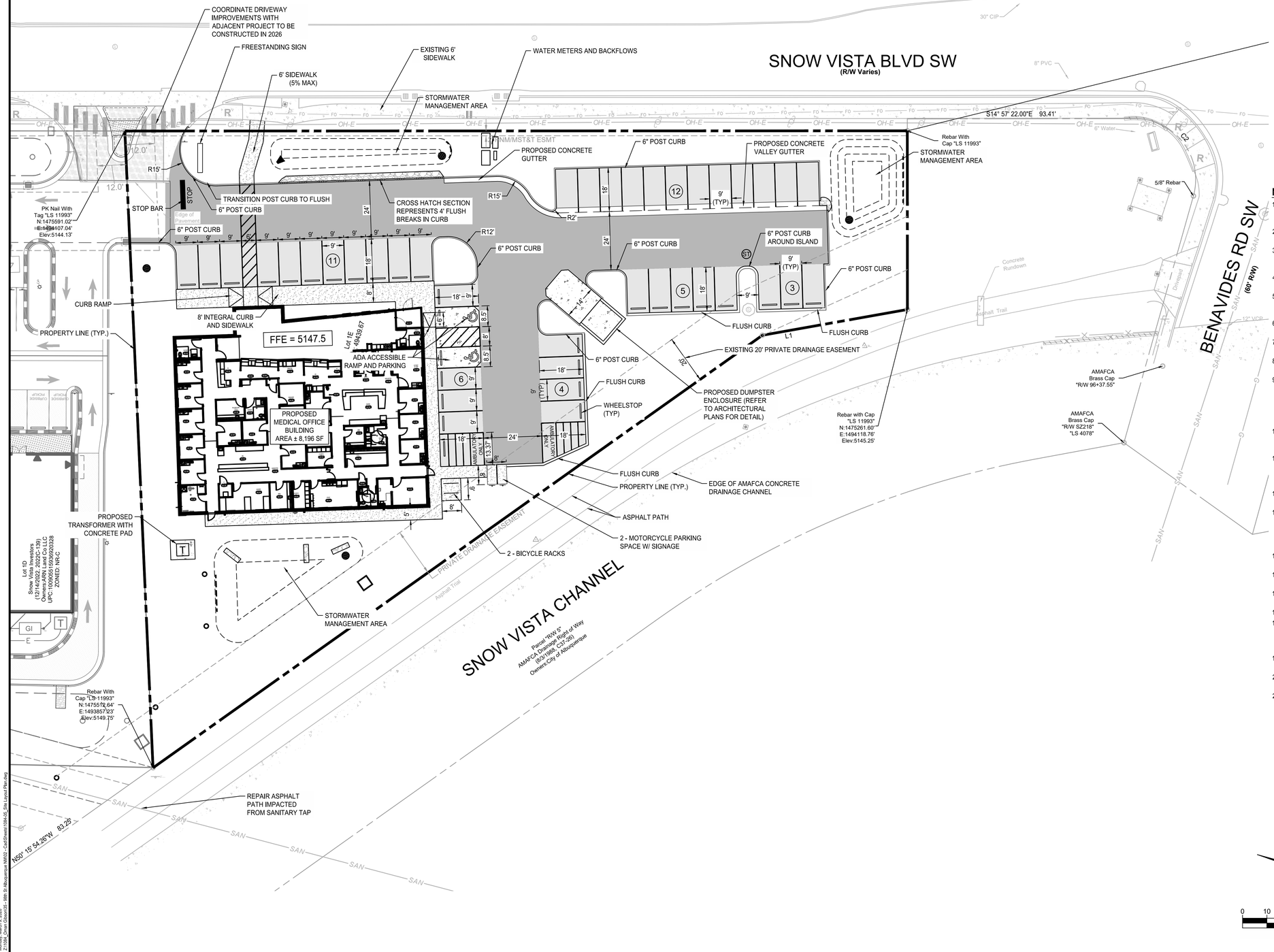
INTERMEDIATE EPSC PLAN

C0.3

1084-35 BENAVIDES

Monday, March 9, 2026
Z:\Jobs\1084-35 - 1125 Snow Vista Blvd SW - 98th St Albuquerque NM\02 - CAD\Sheets\1084-35_Intermediate EPSC Plan.dwg

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION


SNOW VISTA BLVD SW
(R/W Varies)
BENAVIDES RD SW
(60' R/W)
SNOW VISTA CHANNEL
COORDINATE DRIVEWAY IMPROVEMENTS WITH ADJACENT PROJECT TO BE CONSTRUCTED IN 2026
FREESTANDING SIGN
6' SIDEWALK (5% MAX)
EXISTING 6' SIDEWALK
WATER METERS AND BACKFLOWS
STORMWATER MANAGEMENT AREA
PNM/MST&T ESMT
PROPOSED CONCRETE GUTTER
6" POST CURB
PROPOSED CONCRETE VALLEY GUTTER
STORMWATER MANAGEMENT AREA
Rebar With Cap "LS 11993"
S14° 57' 22.00"E 93.41'
5/8" Rebar
PK Nail With Tag "LS 11993" N:1475591.02' E:1494407.04' Elev:5144.13'
STOP BAR
TRANSITION POST CURB TO FLUSH
CROSS HATCH SECTION REPRESENTS 4' FLUSH BREAKS IN CURB
6" POST CURB AROUND ISLAND
CURB RAMP
8' INTEGRAL CURB AND SIDEWALK
PROPERTY LINE (TYP.)
FFE = 5147.5
ADA ACCESSIBLE RAMP AND PARKING
PROPOSED MEDICAL OFFICE BUILDING AREA ± 8,196 SF
FLUSH CURB
EXISTING 20' PRIVATE DRAINAGE EASEMENT
PROPOSED DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
WHEELSTOP (TYP)
Rebar with Cap "LS 11993" N:1475261.60' E:1494118.76' Elev:5145.25'
AMAFCA Brass Cap "R/W 96+37.55"
AMAFCA Brass Cap "R/W SZ218" "LS 4078"
PROPOSED TRANSFORMER WITH CONCRETE PAD
Lot 1D Snow Vista Investors (12) 1412/22, 2022C-138) Owner: Snow Vista Investors LLC UPC: 100905515936820328 ZONED: NR-C
ASPHALT PATH
2 - MOTORCYCLE PARKING SPACE W/ SIGNAGE
2 - BICYCLE RACKS
EDGE OF AMAFCA CONCRETE DRAINAGE CHANNEL
STORMWATER MANAGEMENT AREA
Rebar With Cap "LS 11993" N:1475516.64' E:1493857.23' Elev:5149.75'
REPAIR ASPHALT PATH IMPACTED FROM SANITARY TAP
N59° 15' 54.26"W 83.25'
AMAFCA Parcel "R/W S" AMAFCA Drainage Right of Way (6/3/1988, 037-28) Ownership: City of Albuquerque
PRIVATE DRAINAGE EASEMENT
Asphalt Trail
Concrete Rundown
Drainage
12" VCP
30" CIP
8" PVC
6" Water
OH-E
SAN
FO
R
R15'
R12'
R2'
C2
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CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

FEMA FIRM INFORMATION:

ZONE: X
FEMA MAP: 35001C0336H, ZONE X
EFFECTIVE DATE: 8/16/2012

LEGAL DESCRIPTION:

LOT 1E OF SNOW VISTA INVESTORS, CITY OF ALBURQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

BENCHMARK INFORMATION:

SEE SURVEY SHEET 2 OF 3.
ACS MONUMENT "2_L7" HAVING AN ELEVATION OF 5415.511 FEET.

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY THE STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH LOCAL NPDES DEPARTMENT STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
17. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

PRIVATE DRAINAGE FACILITIES WITHIN THE RIGHT-OF-WAY NOTICE TO CONTRACTOR NOTES (SPECIAL ORDER 19~ "SO-19":

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
2. CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
9. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
10. CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) — SANITARY SEWER MANHOLE
- (ST) — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL: TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- XXX.XX (MEFG) — MEET EXISTING GRADE
- XXX.XX — SPOT ELEVATION
- XXX.XX — EXISTING SPOT ELEVATION
- XXX.XX (F) — FLUSH SPOT ELEVATION

0 10 20 40 60
SCALE: 1" = 20'

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JAMES A. FULMER — NEW MEXICO — 30508 — PROFESSIONAL ENGINEER — 03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1 PLAN
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JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

SITE GRADING PLAN

C2.0

1084-35 BENAVIDES

Monday, March 9, 2026
Kelley Gomez - Gomez Surveying, LLC
K:\Proj\1084-35 Benavides - 56th St Albuquerque NM\02 - Cad\Sheets\1084-35_Site Grading Plan.dwg

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

CONDITION	AREA (SF)	IMP (SF)	GRAV (SF)	FOR (SF)	AREA (AC)	IMP (AC)	GRAV (AC)	PER (AC)	FOR (AC)	RV	CN	% IMP
PRE-DEVELOPED	49441	450	279	0	1.135	0.010	0.006	1.118	0.000	0.24	49.6	1%
POST-DEVELOPED	49441	27553	0	0	1.135	0.633	0.000	0.502	0.000	0.63	76.3	56%
CHANGE	0	27103	-279	0	0.000	0.622	-0.006	-0.616	0.000	-	-	55%

HSG TYPE	A

EXCESS PRECIPITATION			
ZONE 1	10-YR (IN)	100-YR (IN)	CN
Ea	0.11	0.55	77
Eb	0.26	0.73	79
Ec	0.43	0.95	86
Ed	1.43	2.24	98

PEAK DISCHARGE (CFS/AC)			
ZONE 1	10-YR	100-YR	CN
Qa	0.3	1.54	77
Qb	0.81	2.16	79
Qc	1.46	2.87	86
Qd	2.57	4.12	98

BASIN	AREA (SF)	AREA (AC)	TREATMENT A		TREATMENT B		TREATMENT C		TREATMENT D	
			%	AC	%	AC	%	AC	%	AC
PRE-DEVELOPED	49441	1.135	0%	0.000	98.5%	1.118	0.6%	0.006	0.9%	0.010
POST-DEVELOPED	49441	1.135	0%	0.000	44.3%	0.502	0.0%	0.000	55.7%	0.633
DET #1	14825	0.340	0%	0.000	41.9%	0.143	0.0%	0.000	58.1%	0.198
DET #2	10130	0.233	0%	0.000	51.7%	0.120	0.0%	0.000	48.3%	0.112
DET #3	20057	0.460	0%	0.000	35.8%	0.165	0.0%	0.000	64.2%	0.296
BYPASS	4429	0.102	0%	0.000	73.6%	0.075	0.0%	0.000	26.4%	0.027

BASIN	AREA (SF)	AREA (AC)	10-YR			100-YR			CN
			E (IN)	VOL (AC-FT)	Qp (CFS)	E (IN)	VOL (AC-FT)	Qp (CFS)	
PRE-DEVELOPED	49441	1.135	0.272	0.026	0.94	0.745	0.070	2.48	49.6
POST-DEVELOPED	49441	1.135	0.912	0.086	2.03	1.572	0.149	3.69	76.3
DET #1	14825	0.340	0.940	0.027	0.62	1.608	0.046	1.12	77.5
DET #2	10130	0.233	0.825	0.016	0.39	1.459	0.028	0.72	72.6
DET #3	20057	0.460	1.011	0.039	0.89	1.700	0.065	1.57	80.5
BYPASS	4429	0.102	0.005	0.000	0.13	1.129	0.010	0.27	61.9

BASIN	WQCV (IN)	IMP (AC)	REQUIRED		PROVIDED		% PROVD	ALLOWABLE RELEASE (CFS)
			V_{SWQV} (AC-FT)	V_{SWQV} (CF)	V_{SWQV} (AC-FT)	V_{SWQV} (CF)		
DET #1	0.42	0.198	0.007	301.60	0.008	357	118.4%	0.002
DET #2	0.42	0.112	0.004	171.08	0.004	177	103.5%	0.001
DET #3	0.42	0.296	0.010	450.77	0.013	571	126.7%	0.003
BYPASS	0.42	0.027	0.001	40.91	0.000	0	0.0%	-
SITE	0.42	0.633	0.022	964.36	0.025	1105	114.6%	0.006

LAND TREATMENT	D	
2-YR PEAK	1.56	CFS/AC
10-YR PEAK	2.57	CFS/AC
100-YR PEAK	4.12	CFS/AC

SITE AREA (AC)	1.135
ALLOWABLE 2-YR PEAK RELEASE RATE (CFS)	1.77
ALLOWABLE 10-YR PEAK RELEASE RATE (CFS)	2.92
ALLOWABLE 100-YR PEAK RELEASE RATE (CFS)	4.68

SITE REQUIRED SWQV	964.36	CF
TIME TO RELEASE	48	HRS
SWQV RELEASE RATE	0.006	CFS

PROJECT DRAINAGE NARRATIVE:

PROPOSED WORK FOR THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A FREESTANDING MEDICAL OFFICE BUILDING ALONG WITH ASSOCIATED PARKING ON LOT 1E OF SNOW VISTA INVESTORS.

IN THE PRE-DEVELOPED CONDITION, THE PARCEL IS VACANT, WITH AN EXISTING DRAINAGE SYSTEM IN AN EXISTING EASEMENT ALONG THE SOUTHWESTERN PROPERTY LINE. THE HYDROLOGIC SOIL GROUP IS TYPE A, AND THE EXISTING CURVE NUMBER IS 49.6. IN THE POST-DEVELOPED CONDITION, THE INCREASE IN IMPERVIOUS AREA WILL RESULT IN AN INCREASE OF CURVE NUMBER TO 76.3.

THREE DETENTION PONDS HAVE BEEN PROPOSED TO PROVIDE QUALITY TREATMENT, AS WELL AS ATTENUATE THE PEAK FLOW. SEE SHEET C2.0 FOR MORE INFORMATION.

AMAFCA APPROVED DRAINAGE CALCULATION COMPARISON:

THE DRAINAGE CALCULATIONS PREVIOUSLY APPROVED BY AMAFCA (PREPARED BY TIERRA WEST, LLC IN DECEMBER 2020) FOR THE OVERALL SUBDIVISION INDICATED A 100 YEAR PEAK FLOW RATES FOR THE OVERALL 10.77 ACRE PROPERTY DIVIDED INTO INDIVIDUAL LOTS. THE SIZE OF THESE LOTS HAS SINCE BEEN MODIFIED, SO THE OVERALL ALLOWABLE DISCHARGE HAS BEEN PRORATED TO INDICATE THE ALLOWABLE 100 YEAR DISCHARGE FOR LOT 1E.

OVERALL 100 YEAR PEAK FLOW FOR 10.77 ACRES:	42.36 CFS
DISCHARGE PER ACRE:	3.93 CFS/ACRE
PROPOSED LOT 1E ACREAGE:	1.13 ACRES
ALLOWABLE DISCHARGE FOR LOT 1E:	4.44 CFS
PROPOSED 100 YEAR PEAK FLOW:	3.69 CFS

FULMER LUCAS
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JAMES A. FULMER
NEW MEXICO
30508
PROFESSIONAL ENGINEER
02/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
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JAF	03/10/2026	SITE PLAN RESUBMITTAL

DRAINAGE CALCULATIONS

C2.1

1084-35 BENAVIDES

Monday, March 9, 2026
Andrew Gutierrez - 10815 - St Albuquerque NM\02 - Civil\Sheets\1084-35_Site Grading Plan.dwg

CALL NM ONE-CALL
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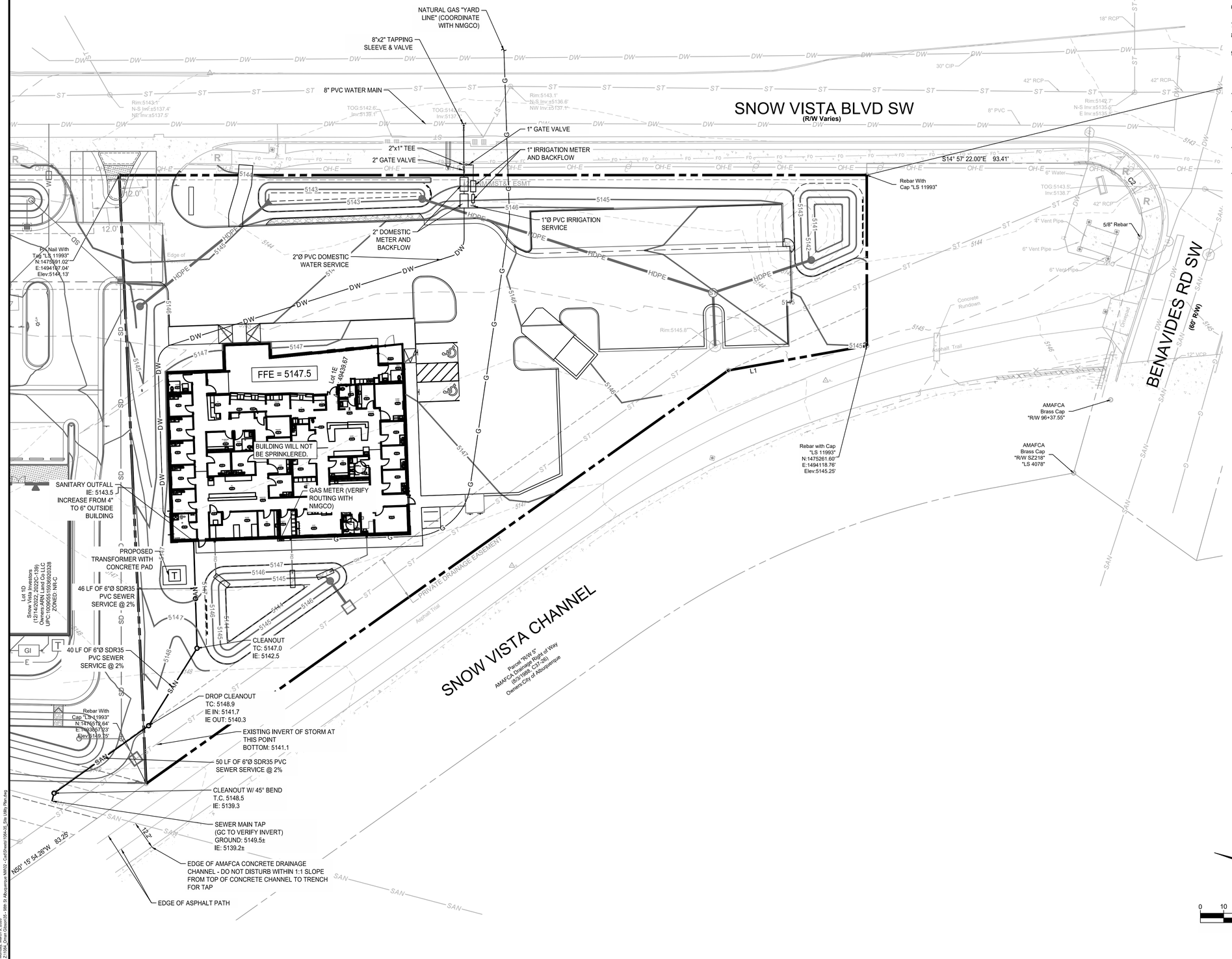
PRIOR TO ANY EXCAVATION



UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS LOCAL SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. ALL WATER METERS WILL BE PURCHASED FROM THE WATER DEPARTMENT.
8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
9. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
11. GC SHALL REVIEW LOCAL ELECTRICAL AND WATER PROVIDER SPECIFICATIONS PRIOR TO INITIATING WORK.
12. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
13. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
14. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- S — SANITARY SEWER MANHOLE
- ST — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- RETAINING WALL
- TW:XXX.XX / BW:XXX.XX — TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- XXX.XX ME — MEET EXISTING GRADE
- XXX.XX — SPOT ELEVATION
- XXX.XX — EXISTING SPOT ELEVATION
- XXX.XX F — FLUSH SPOT ELEVATION

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JAMES A. FULMER — NEW MEXICO — 30508 — PROFESSIONAL ENGINEER — 03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
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JAF	03/10/2026	SITE PLAN RESUBMITTAL

SITE UTILITY PLAN

C3.0

1084-35 BENAVIDES

Monday, March 9, 2026
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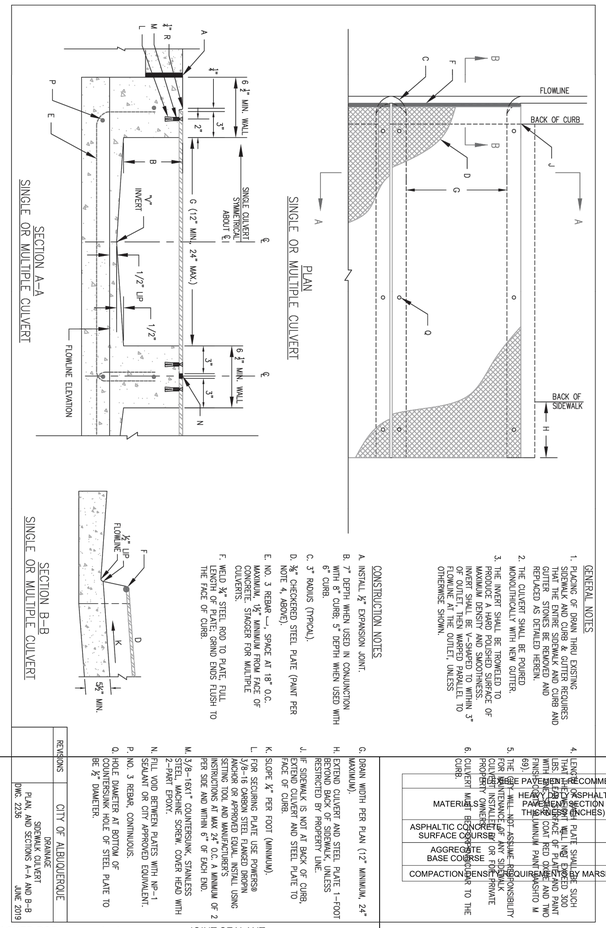


GENERAL NOTES

1. PLACING OF DRAIN THRU EXISTING SIDEWALK AND CURB & GUTTER REQUIRES THAT THE ENTIRE SIDEWALK AND CURB AND GUTTER SECTION BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. THE CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO A SMOOTH FINISH TO ACHIEVE MAXIMUM DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF FLOWLINE AS SHOWN. PARALLEL TO FLOWLINE AT THE OUTLET, UNLESS OTHERWISE SHOWN.
4. LOCATION OF CULVERT SHALL BE SUCH THAT THE FLOWLINE IS NOT LESS THAN 0.5' BELOW THE SURFACE OF PLAYA AND PAINT WILL NOT BE ALLOWED SUCH THAT PONDING EXCEEDS 300 CFS (100 YEAR FINISH FLOOR ELEVATION).
5. THE CONTRACTOR SHALL NOT ASSUME RESPONSIBILITY FOR INSTALLING CULVERTS ON PRIVATE PROPERTY UNLESS AUTHORIZED BY THE PROPERTY OWNER.
6. CULVERT SHALL EXTEND FROM TOE OF SLOPE TO TOE OF SLOPE OR TO THE BACK OF CURB.

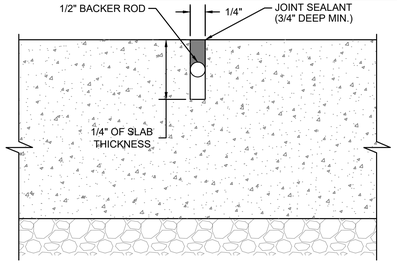
CONSTRUCTION NOTES

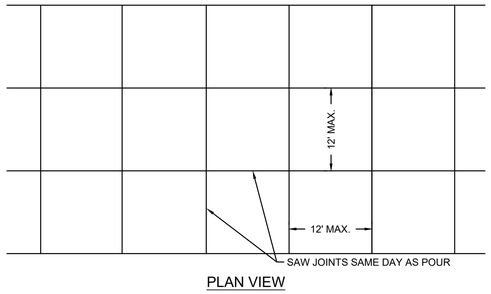
A. INSTALL ½" EXPANSION JOINT.
B. 1'-7" DEPTH WHEN USED IN CONJUNCTION WITH CURB, 5' DEPTH WHEN USED WITH 6" CURB.
C. 3" RADIUS (TYPICAL)
D. ¾" CHECKERED STEEL PLATE (PAINT PER NOTE 4, ABOVE)
E. NO. 3 REBAR — SPACE AT 18" O.C. MAXIMUM, 9" MINIMUM FROM FACE OF CULVERT. STAGGER FOR MULTIPLE CULVERTS.
F. WELD ¾" STEEL ROD TO PLATE. FULL LENGTH OF PLATE, GRIND ENDS FLUSH TO THE FACE OF CURB.
G. SIGN, WITH 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, PLACE ¾" STEEL PLATE TO FACE OF CURB.
K. SLOPE ¼" PER FOOT (MINIMUM).
L. FOR SECURING PLATE USE POWERS 3/8-16 GARBON STEEL FLARED DROPIN ANCHOR OR APPROVED EQUAL. INSTALL USING MANUFACTURER'S RECOMMENDED INSTRUCTIONS AT MAX 24" O.C. A MINIMUM OF 2 PER SIDE AND WITHIN 6" OF EACH END.
M. 3/8"-16XT" COUNTERSUNK, STAINLESS STEEL MACHINE SCREW. COVER HEAD WITH SEALANT OR CITY APPROVED EQUIVALENT.
N. FILL VOID BETWEEN PLATES WITH NP-1
P. NO. 3 REBAR, CONTINUOUS.
Q. HOLE DIAMETER AT BOTTOM OF COUNTERSUNK HOLE OF STEEL PLATE TO BE ¾" DIAMETER.

REVISIONS	
CITY OF ALBUQUERQUE	
DRAINAGE	
SIDEWALK CULVERT	
P.N. AND SECTIONS A–A	
DWG. 2236	JUNE 2019

RECOMMENDATIONS	
MATERIAL	HEAVY DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES) / LIGHT DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)
ASPHALTIC CONCRETE SURFACE COURSE	2 1/2"
AGGREGATE BASE COURSE	6"
COMPACTION	DENSITY REQUIREMENT IS 95% OF MARSHALL METHOD SECTION 407.

NOTE:
CONTRACTOR SHALL REFER TO "GEOTECHNICAL ENGINEERING REPORT" DATED JANUARY 7, 2026, COMPLETED BY GEOMAT, LLC. FOR ADDITIONAL INFORMATION REGARDING PAVING SECTION AND SUBGRADE PREPARATION. GEOTECHNICAL REPORT ALSO INCLUDES ALTERNATIVE SECTIONS FOR PRICING PURPOSES.

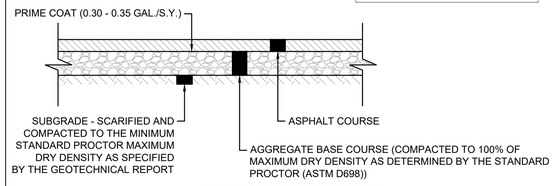




PLAN VIEW

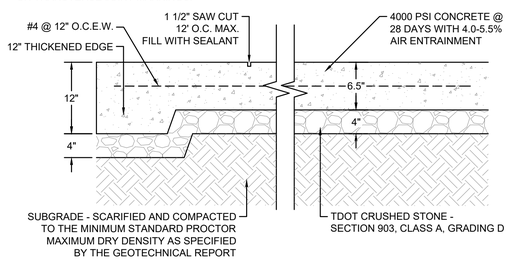
NOTES:
1. INSTALL SAW CUT JOINTS WITHIN 24 HOURS OF FINISHING CONCRETE.

CONCRETE PAVEMENT SAW CUT JOINT
NOT TO SCALE

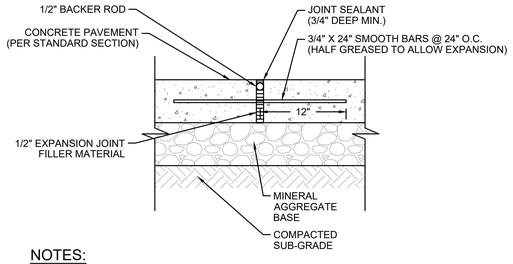


ASPHALT PAVEMENT
NOT TO SCALE

NOTES:
1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
2. REFER TO DETAILS ON THIS SHEET FOR JOINT SPACING AND CONSTRUCTION.
3. EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

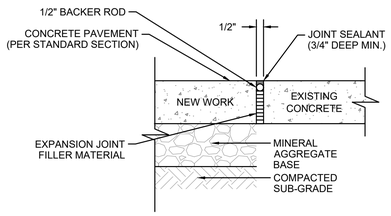


CONCRETE PAVEMENT
NOT TO SCALE



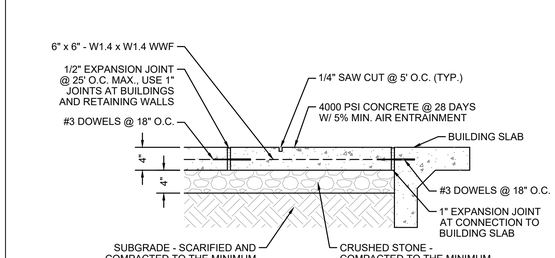
NOTES:
1. INSTALL CONSTRUCTION JOINTS WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.

CONCRETE PAVEMENT CONSTRUCTION JOINT
NOT TO SCALE

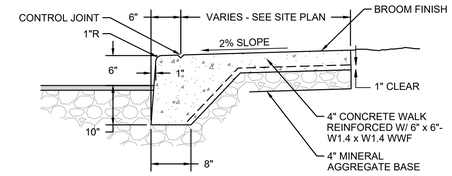


NOTES:
1. INSTALL EXPANSION JOINTS @ 20' O.C. IN EACH DIRECTION AND AGAINST ASPHALT PAVEMENT AND STRUCTURES.

CONCRETE PAVEMENT EXPANSION JOINT
NOT TO SCALE



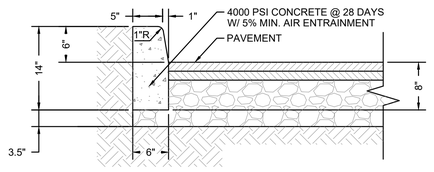
CONCRETE SIDEWALK
NOT TO SCALE



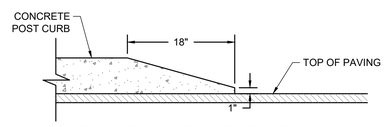
NOTES:
1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FEET AND EXPANSION JOINTS EVERY 25 FEET.

INTEGRAL CONCRETE CURB AND SIDEWALK
NOT TO SCALE

NOTES:
1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE ¾" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
6. THE FINISHED CURB WILL BE COATED WITH A CURING COMPOUND DESIGNED TO SEAL THE SURFACE AND FORM A MEMBRANE TO RETARD WATER LOSS.

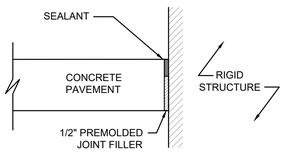


CONCRETE POST CURB
NOT TO SCALE

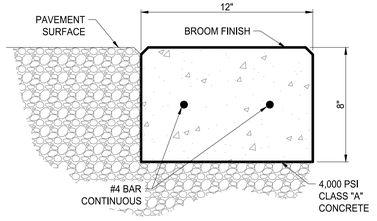


TAPERED CONCRETE CURB
NOT TO SCALE

NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE SIDEWALK OR PAVEMENT ABUTS A RIGID STRUCTURE.



ISOLATION JOINT
NOT TO SCALE



RIBBON CURB
N.T.S.

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NEW MEXICO 30508 REGISTERED PROFESSIONAL ENGINEER 03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

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SITE DETAILS

C4.0

1084-35 BENAVIDES

Monday, March 9, 2026
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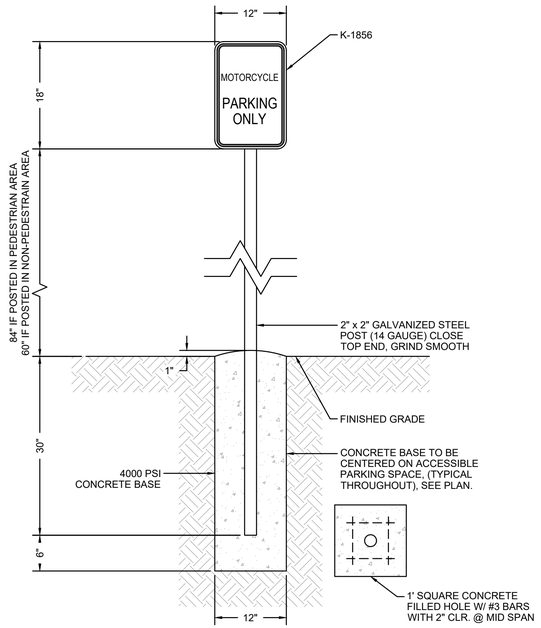
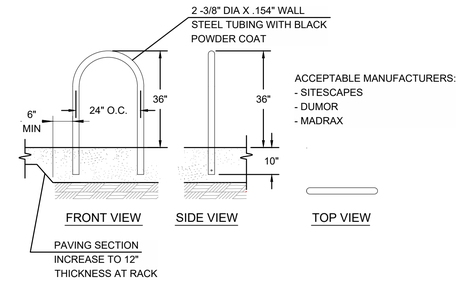


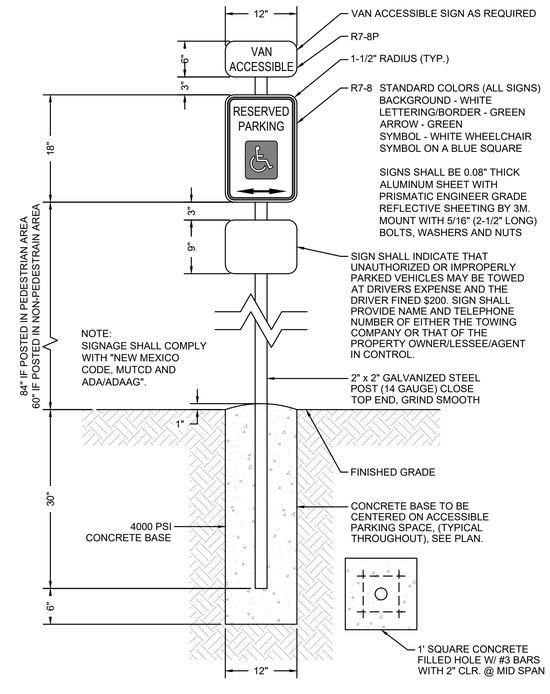
MOTORCYCLE PARKING SIGN

NOT TO SCALE



BIKE RACK DETAIL

NOT TO SCALE

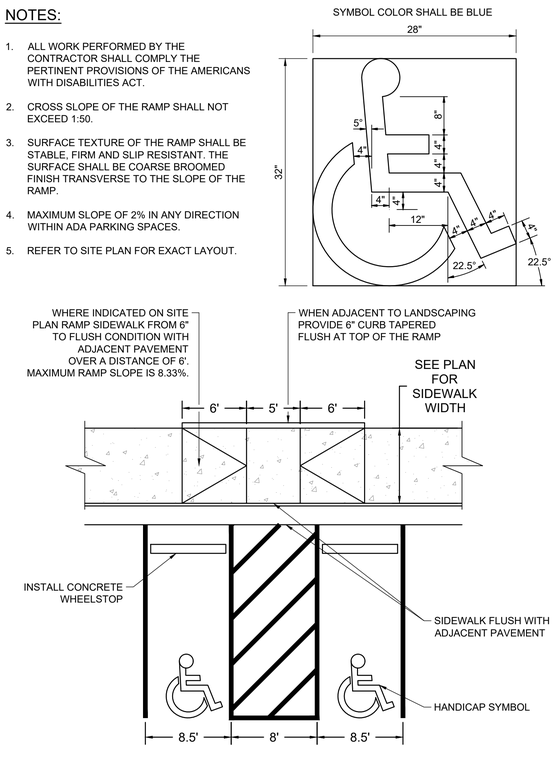


EXTERIOR ACCESSIBLE PARKING SIGN & SYMBOL

NOT TO SCALE

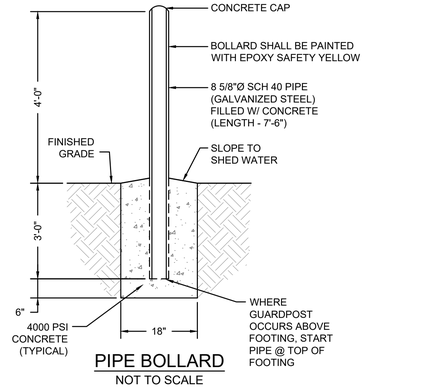
NOTES:

1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. MAXIMUM SLOPE OF 2% IN ANY DIRECTION WITHIN ADA PARKING SPACES.
5. REFER TO SITE PLAN FOR EXACT LAYOUT.



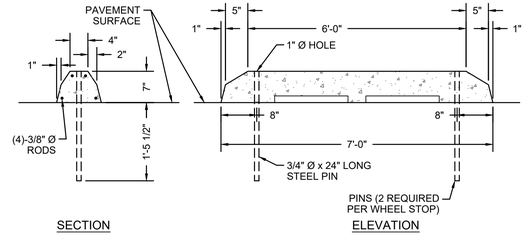
ADA PARKING DETAILS

NOT TO SCALE



PIPE BOLLARD

NOT TO SCALE



NOTES:

1. RECESS PINS BELOW TOP OF WHEEL STOP 1/2".

CONCRETE WHEELSTOP

NOT TO SCALE

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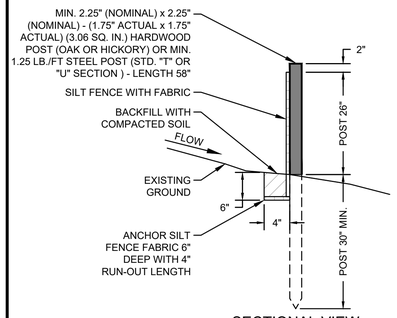
TCL SITE
DETAILS

C4.1

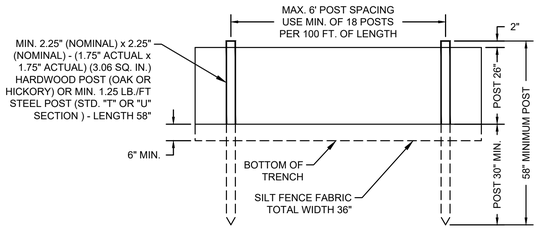
1084-35 BENAVIDES

NOTES

1. WHERE WIRE BACKING IS REQUIRED, WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WHERE WIRE BACKING IS REQUIRED, MIDDLE AND VERTICAL WIRES SHALL BE 12 ½ GAUGE MIN.
3. WHERE WIRE BACKING IS REQUIRED, TOP AND BOTTOM WIRES SHALL BE 10 GAUGE MIN.

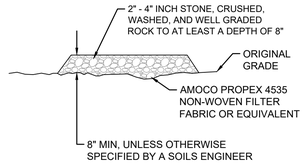


SECTIONAL VIEW
NOT TO SCALE

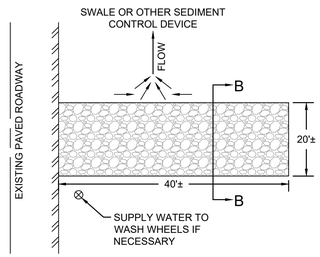


PLAN VIEW
NOT TO SCALE

SILT FENCE
NOT TO SCALE



SECTION B-B
NOT TO SCALE

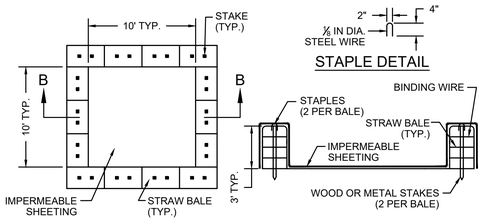


PLAN VIEW
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



PLAN | SECTION B-B

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH.

WASHOUT STRUCTURE WITH STRAW BALES

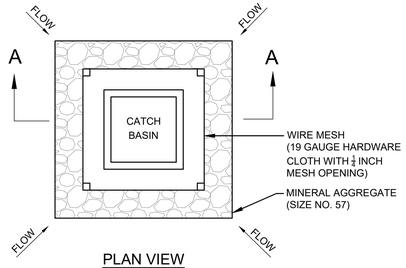
CONCRETE WASHOUT
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

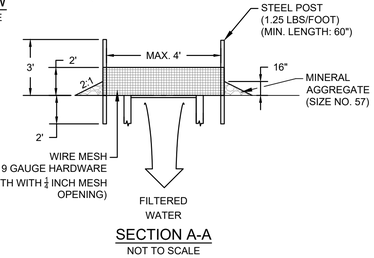
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (#57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUNDCOVER.

MAINTENANCE AND INSPECTION POINTS

1. SEDIMENT SHOULD NOT BE ALLOWED TO WASH INTO THE INLET. IT SHOULD BE REMOVED FROM THE INLET PROTECTION AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN. REMOVE SEDIMENT FROM THE DEPOSITION AREAS WHEN HALF THE HEIGHT OF THE STORAGE AREA HAS BEEN FILLED.
2. CHECK MEASURE FOR DAMAGE OR EVIDENCE OF EROSION AND BYPASSING AROUND THE INLET PROTECTION. IF INLETS ARE IN SERIES, RUNOFF THAT BYPASSES AN UPGRADIENT INLET CAN OVERWHELM A DOWNGRADIENT INLET PROTECTION DEVICE. SAND BAGS, DIVERSIONS, OR OTHER METHODS SHOULD BE USED TO DIRECT RUNOFF INTO STORM DRAIN INLETS.
3. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHOULD BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHOULD BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.



PLAN VIEW
NOT TO SCALE



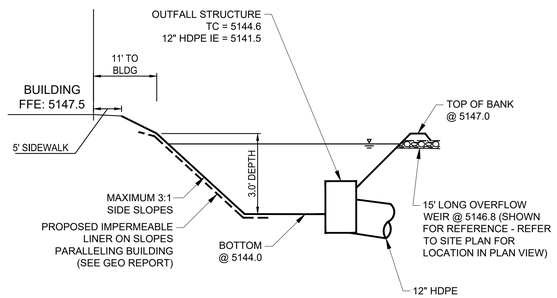
SECTION A-A
NOT TO SCALE

INLET PROTECTION (PRE-PAVED AREAS)
NOT TO SCALE

STAGE/STORAGE TABLE			
STAGE	ELEV	CONTOUR AREA (SF)	STORAGE VOLUME (CF)
0	5144.0	432	0
1.0	5145.0	778	597
3.0	5147.0	1,713	3,027

10-YR PEAK STAGE = 5144.5
100-YR PEAK STAGE = 5144.62

WQU VOLUME = 301.6 CF
WQU STAGE = ±5144.6

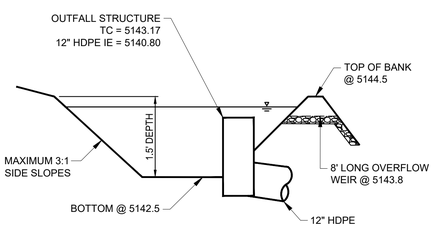


DETENTION POND #1 DETAILS
NOT TO SCALE

STAGE/STORAGE TABLE			
STAGE	ELEV	CONTOUR AREA (SF)	STORAGE VOLUME (CF)
0	5142.5	167	0
0.67	5143.2	376	177
2.0	5144.5	837	964

10-YR PEAK STAGE = 5143.0
100-YR PEAK STAGE = 5143.2

WQU VOLUME = 171.1 CF
WQU STAGE = ±5143.2

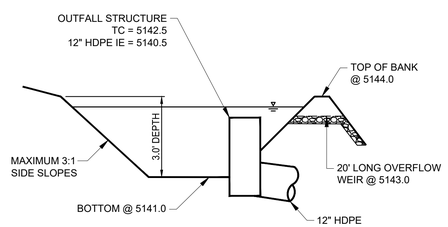


DETENTION POND #2 DETAILS
NOT TO SCALE

STAGE/STORAGE TABLE			
STAGE	ELEV	CONTOUR AREA (SF)	STORAGE VOLUME (CF)
0	5141.0	217	0
1.5	5142.5	572	571
3.0	5144.0	1,057	1,774

10-YR PEAK STAGE = 5142.4
100-YR PEAK STAGE = 5142.5

WQ VOLUME = 450.8 CF
WQ STAGE = 5142.5



DETENTION POND #3 DETAILS
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:

BENAVIDES

1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

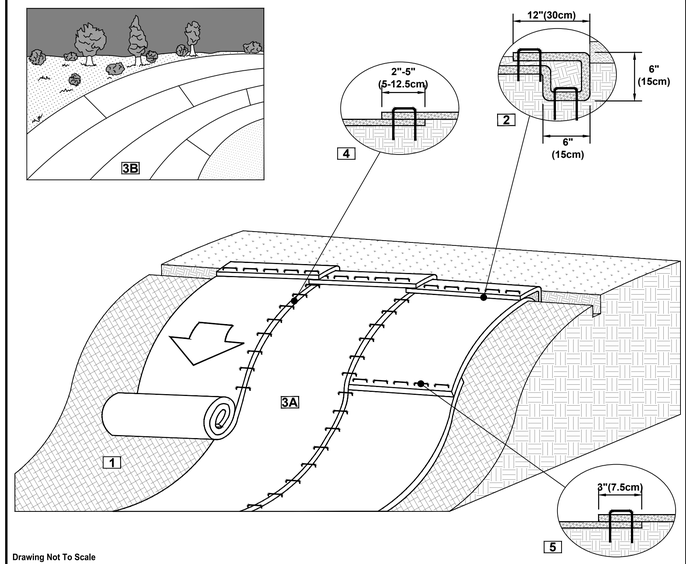
DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1 PLAN
JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
JAF	01/19/2026	STORMWATER RESUBMITTAL
JAF	01/30/2026	PERMIT RESUBMITTAL
JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

SITE DETAILS

C4.2

1084-35 BENAVIDES

Monday, March 9, 2026
Author: Cameron Gutierrez - 6801 St Albuquerque NM 502 - CadSheets\1084-35_Site Details.dwg



Drawing Not To Scale

NORTH AMERICAN GREEN

5401 St. Wendel - Cynthiana Rd. PH: 800-722-2040
Poseyville, IN 47633 www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

EROSION CONTROL BLANKET (SLOPE INSTALLATION)

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. EVEN IF PROPERLY DESIGNED, IF NOT PROPERLY INSTALLED, EROSION CONTROL BLANKETS WILL LIKELY NOT FUNCTION AS DESIRED. PROPER INSTALLATION IS IMPERATIVE. EVEN IF PROPERLY INSTALLED, IF NOT PROPERLY TIMED AND NOURISHED, VEGETATION WILL LIKELY NOT GROW AS DESIRED. PROPER SEED/VEGETATION SELECTION IS ALSO IMPERATIVE. GRADE THE SURFACE OF INSTALLATION AREAS SO THAT THE GROUND IS SMOOTH AND SOIL LOOSE. WHEN SEEDING PRIOR TO INSTALLATION, FOLLOW THE STEPS FOR SEED BED PREPARATION, SOIL AMENDMENTS, AND SEEDING. ALL GULLIES, RILLS, AND ANY OTHER DISTURBED AREAS MUST BE FINE GRADED PRIOR TO INSTALLATION. SPREAD SEED BEFORE BLANKET INSTALLATION. (IMPORTANT: REMOVE ALL LARGE ROCKS, DIRT CLODS, STUMPS, ROOTS, GRASS CLUMPS, TRASH, AND OTHER OBSTRUCTIONS FROM THE SOIL SURFACE TO ALLOW FOR DIRECT CONTACT BETWEEN THE SOIL SURFACE AND THE BLANKET.) TERMINAL ANCHOR TRENCHES ARE REQUIRED AT BLANKET END. TERMINAL ANCHOR TRENCHES SHOULD BE A MINIMUM OF 12 INCHES IN DEPTH AND 6 INCHES IN WIDTH.

2. **INSTALLATION FOR SLOPES:** PLACE THE BLANKET 2-3 FEET OVER THE TOP OF THE SLOPE AND INTO AN EXCAVATED END TRENCH MEASURING APPROXIMATELY 12 INCHES DEEP BY 6 INCHES WIDE. PIN THE BLANKET AT 1 FOOT INTERVALS ALONG THE BOTTOM OF THE TRENCH, BACKFILL, AND COMPACT. UNROLL THE BLANKET DOWN (OR ALONG) THE SLOPE MAINTAINING DIRECT CONTACT BETWEEN THE SOIL AND THE BLANKET. OVERLAP ADJACENT ROLLS A MINIMUM OF 3 INCHES. PIN THE BLANKET TO THE GROUND USING STAPLES OR PINS IN A 3 FOOT CENTER-TO-CENTER PATTERN OR AS RECOMMENDED BY MANUFACTURER.

3. **ANCHORING DEVICES:** 11 GAUGE, AT LEAST 6 INCHES LENGTH BY 1 INCH WIDTH, STAPLES OR 12 INCH MINIMUM LENGTH WOODEN STAKES ARE RECOMMENDED FOR ANCHORING THE BLANKET TO THE GROUND. DRIVE STAPLES OR PINS SO THAT THE TOP OF THE STAPLE OR PIN IS FLUSH WITH THE GROUND SURFACE. ANCHOR EACH BLANKET EVERY 3 FEET ALONG ITS CENTER. LONGITUDINAL OVERLAPS MUST BE SUFFICIENT TO ACCOMMODATE A ROW OF ANCHORS AND UNIFORM ALONG THE ENTIRE LENGTH OF OVERLAP AND ANCHORED EVERY 3 FEET ALONG THE OVERLAP LENGTH. ROLL ENDS MAY BE SPLICED BY OVERLAPPING 1 FOOT (IN THE DIRECTION OF WATER FLOW), WITH THE UPSTREAM/UPSLOPE MAT PLACED ON TOP OF THE DOWNSTREAM/DOWNSLOPE BLANKET. THIS OVERLAP SHOULD BE ANCHORED AT 1 FOOT SPACING ACROSS THE BLANKET. WHEN INSTALLING MULTIPLE WIDTH MATS HEAT SEAMED IN THE FACTORY, ALL FACTORY SEAMS AND FIELD OVERLAPS SHOULD BE SIMILARLY ANCHORED.

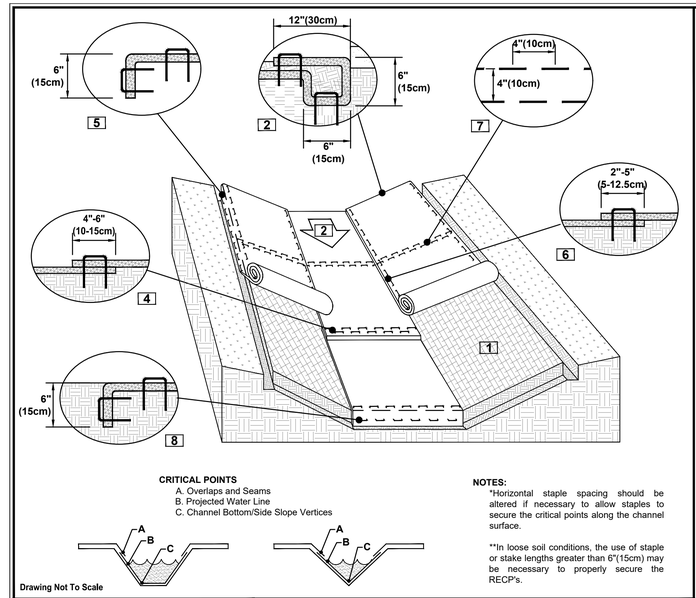
MAINTENANCE AND INSPECTION POINTS

1. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE BLANKET.

2. ANY AREAS OF THE BLANKET THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.

3. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REPAIRED.

4. MONITOR AND REPAIR THE BLANKET AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED. INSPECTIONS SHOULD INCLUDE WALKING ACROSS THE SLOPE TO CHECK FOR EROSION GULLIES THAT CAN BE FELT RATHER THAN SEEN.



CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

Drawing Not To Scale

NORTH AMERICAN GREEN

5401 St. Wendel - Cynthiana Rd. PH: 800-722-2040
Poseyville, IN 47633 www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

CHANNEL INSTALLATION DETAIL

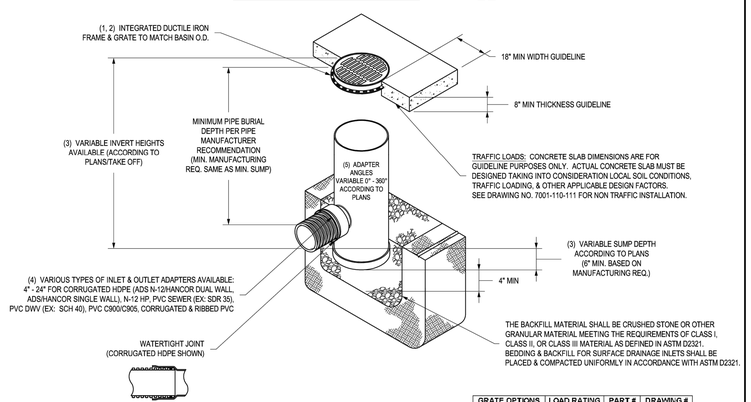
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"-6" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

EROSION CONTROL BLANKET (CHANNEL INSTALLATION)

NOT TO SCALE

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGF	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2497DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast

3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2499
www.nyloplast-us.com

TITLE
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

AMAFCA GENERAL CONSTRUCTION NOTES:

1. AMAFCA'S PROJECT MANAGER SHALL BE NOTIFIED BY EMAIL AT LICENSING@AMAFCA.ORG OR BY PHONE AT (505) 884-2215 AT LEAST TEN (10) DAYS PRIOR TO START OF ANY WORK.
2. AMAFCA'S PROJECT MANAGER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY CONCRETE INSTALLATION TO ALLOW FOR INSPECTION OF THE REBAR AND SUBSURFACE PREPARATION.
3. AMAFCA'S PROJECT MANAGER SHALL BE NOTIFIED BY EMAIL AT LICENSING@AMAFCA.ORG OR BY PHONE AT (505) 884-2215 AT LEAST TEN (10) DAYS PRIOR TO REQUEST FOR FINAL INSPECTION OF THE WORK WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT.
4. NO WORK WILL BE PERFORMED IN THE AMAFCA RIGHT-OF-WAY OR EASEMENT BETWEEN MAY 15 AND OCTOBER 15 WITHOUT PRIOR WRITTEN AUTHORIZATION FROM AMAFCA.
5. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (±2% OF OPTIMUM MOISTURE PER ASTM D-1557) WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA AT THE FINAL INSPECTION.
6. CERTIFIED AS-BUILT PLANS SHALL BE SUBMITTED TO AMAFCA FOR ANY CONSTRUCTION WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT BEFORE FINAL WRITTEN ACCEPTANCE OR ACKNOWLEDGEMENT OF THE PROJECT.
7. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH AMAFCA SUPPLEMENTAL TECHNICAL SPECIFICATION 632, AS CURRENTLY UPDATED.
8. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE DISTURBED OR DAMAGED AS A RESULT OF THE CONSTRUCTION OR MAINTENANCE ACTIVITIES, SHALL BE REPLACED BY A LICENSED SURVEYOR IN NEW MEXICO AT THE LICENSEE'S EXPENSE. AMAFCA SHALL BE NOTIFIED AT LEAST TWO DAYS (48 HOURS) PRIOR TO ANY MONUMENT PLACEMENT.
9. THE LICENSEE AND/OR THEIR CONTRACTOR SHALL MAINTAIN OR REPAIR ALL AMAFCA INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO FENCING, GATES, SIGNAGE, AND ALL OTHER FACILITIES. ALL REPAIRS WILL BE PERFORMED TO RETURN FACILITIES TO ORIGINAL OR AMAFCA-APPROVED CONDITION.
10. THE MAXIMUM WHEEL LOAD ALLOWED IN THE AMAFCA CHANNEL SHALL BE TWELVE THOUSAND (12,000) POUNDS.
11. NO TRACKED VEHICLES WILL BE ALLOWED IN AMAFCA HARD-LINED OR CONCRETE CHANNEL WITHOUT WRITTEN PERMISSION FROM AMAFCA.
12. CRANES OPERATING WITH OUTRIGGERS IN THE CHANNEL SHALL LIMIT THE OUTRIGGER FOOTPRINT LOAD AREA TO LESS THAN TWELVE THOUSAND (12,000) POUNDS.
13. DUST SUPPRESSION SHALL BE MAINTAINED SEVEN (7) DAYS A WEEK DURING CONSTRUCTION ACTIVITY. DURING PERIODS OF CONSTRUCTION INACTIVITY, THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN DUST CONTROL MEASURES.
14. THE LICENSEE AND/OR THEIR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRACK-OUT REDUCTION MEASURES AND CLEAN UP ANY TRACK-OUT OF MATERIAL. THE CONTRACTOR SHALL CLEAN UP ANY SOIL DEPOSITS OR SPILLS ON ALL PAVED ROADS ALONG HAUL ROUTES.
15. THE LICENSEE AND/OR THEIR CONTRACTOR ARE RESPONSIBLE FOR ALL TRAFFIC AND PEDESTRIAN CONTROL.
16. AT THE END OF EACH WORKDAY AND DURING TIMES OF CONSTRUCTION INACTIVITY, THE CONTRACTOR SHALL ENSURE ALL ACCESS GATES TO THE FACILITY ARE CLOSED AND LOCKED.
17. THE LICENSEE AND/OR THEIR CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH AND DEBRIS REMOVAL IN THE AREA OF THE CONSTRUCTION ACTIVITY. ALL GRAFFITI WILL BE REMOVED OR APPROPRIATELY COVERED UP WITHIN ONE DAY (24 HOURS).
18. ANY FINES IMPOSED AGAINST AMAFCA DUE TO THE CONTRACTOR'S ACTIVITIES THAT VIOLATE THE CONDITIONS OF ANY REQUIRED FUGITIVE OR AMAFCA'S PROGRAMMATIC DUST PERMIT SHALL BE REIMBURSED BY THE LICENSEE AND/OR THEIR CONTRACTOR.
19. ANY FINES LEVIED AGAINST THE CONTRACTOR DUE TO ITS ACTIVITIES THAT VIOLATE ANY LOCAL STATUTES OR REQUIREMENTS SHALL BE PAID BY THE LICENSEE AND/OR THEIR CONTRACTOR.
20. IF AMAFCA IS FINED AS BEING THE LANDOWNER OF THE PROPERTY, DUE TO THE CONTRACTOR'S ACTIVITIES, THE CONTRACTOR OR THE LICENSEE SHALL REIMBURSE AMAFCA FOR ALL COSTS ASSOCIATED WITH PAYMENT OF THE FINE BY AMAFCA.
21. AT THE SUBSTANTIAL COMPLETION OF THE PROJECT, THE LICENSEE'S CONTRACTOR SHALL RESTORE TO CONDITIONS AS BEFORE CONSTRUCTION OR IMPROVE TO AMAFCA'S REQUIREMENT THE MAINTENANCE ACCESS ROADS IMPACTED BY THE PROJECT INCLUDING ALL NECESSARY GRADING AND TOP DRESSING OF THE ROAD BASE OR GRAVEL MATERIAL AT THE DIRECTION OF AUTHORIZED AMAFCA PERSONNEL. ANY CONCRETE, ASPHALT OR OTHER DEBRIS FOUND WITHIN THE CONSTRUCTION AREA WILL BE TRANSPORTED OFF SITE AND APPROPRIATELY DISPOSED OF BY THE LICENSEE'S CONTRACTOR AT NO COST TO AMAFCA.

THE TEMPORARY CONSTRUCTION AND ACCESS LICENSE IS SUBJECT TO THE EPA NPDES MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT NMR04A000 REQUIREMENTS AS LISTED BELOW, IF APPLICABLE:

1. THE CONTRACTOR SHALL SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR APPROVAL BY AMAFCA BEFORE THE NOTICE OF INTENT (NOI) IS SUBMITTED TO EPA, IF AND ONLY IF, THE CONTRACTOR IS USING ANY AMAFCA FACILITY AS A BEST MANAGEMENT PRACTICE (BMP) OR IF A BMP WILL INHIBIT THE FUNCTION OF AN AMAFCA FACILITY.
2. THE CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM TO MINIMIZE SEDIMENT ENTERING AMAFCA'S FACILITIES.
3. THE CONTRACTOR SHALL PROVIDE SWPPP INSPECTION AND ENFORCEMENT OF CONTROL MEASURES DURING CONSTRUCTION. COPIES OF ALL THE SWPPP INSPECTION REPORTS WILL BE SUBMITTED TO AMAFCA AS PART OF THE FINAL INSPECTION.
4. ANY FINES LEVIED AGAINST CONTRACTOR DUE TO ANY ACTIVITIES THAT VIOLATE CONDITIONS OF THE AMAFCA MS4 PERMIT NMR04A000 SHALL BE PAID BY THE CONTRACTOR AND/OR THE LICENSEE.
5. IF AMAFCA IS FINED AS OWNER, DUE TO THE CONTRACTOR'S ACTIVITIES, THE LICENSEE AND/OR THEIR CONTRACTOR SHALL REIMBURSE AMAFCA FOR ALL COSTS ASSOCIATED WITH PAYMENT OF THE FINE BY AMAFCA.

THESE CONDITIONS ARE INCLUDED AND ARE MADE A PART OF THE AGREEMENT BY MUTUAL UNDERSTANDING OF BOTH PARTIES.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

NEW MEXICO 30508 PROFESSIONAL ENGINEER 03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1st PLAN
JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
JAF	01/19/2026	STORMWATER RESUBMITTAL
JAF	01/30/2026	PERMIT RESUBMITTAL
JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

SITE DETAILS

C4.3

1084-35 BENAVIDES

Monday, March 9, 2026
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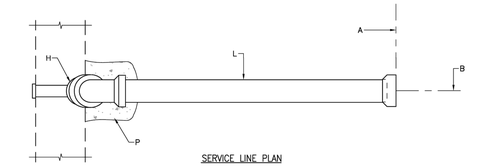
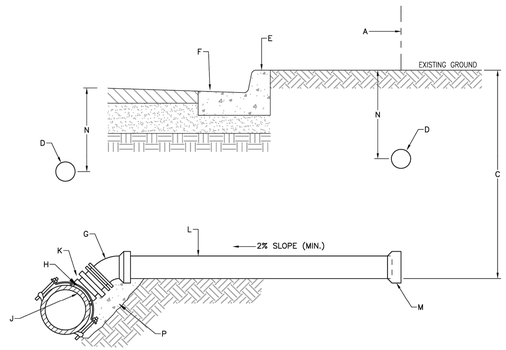


SERVICE LINE PLAN



CROSS SECTION

GENERAL NOTES

1. ALL SERVICE LINES SHALL CONFORM TO THE PLUMBING CODE OF THE CITY OF ALBUQUERQUE.
2. THE SANITARY SEWER SERVICE LATERAL IS CONSIDERED "PRIVATE" FROM THE MAIN LINE, INCLUDING THE SERVICE TEE TO THE PROPERTY LINE AND BEYOND. ALL MAINTENANCE AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR WHICH IT IS PROVIDING THE SERVICE.

CONSTRUCTION NOTES

A. RIGHT-OF-WAY LINE.

B. CENTER LINE OF SERVICE LINE.

C. MINIMUM OF 4' TO 6' FROM INVERT TO TOP OF CURB AT RIGHT-OF-WAY LINE. MINIMUM DEPTH WILL DEPEND ON THE DEPTH OF THE MAIN SEWER LINE, THE MINIMUM SERVICE LINE SLOPE, THE DEPTH OF THE LOT BEING SERVED, LOCATION OF THE HOUSE ON THE LOT, AND THE GRADE OF THE LOT.

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

E. STAMP OR CHISEL PIPE DIAMETER, AND "S" ON TOP OF CURB OVER LOCATION OF SERVICE LINE, MINIMUM 1/4" DEEP.

F. CURB & GUTTER.

G. 22.5° OR 45° BEND.

H. CORE DRILL.

J. SERVICE LINE SHALL NOT PROTRUDE INTO SEWER MAIN.

K. SANITARY SEWER TAPPING TEE PER WATER AUTHORITY APPROVED PRODUCTS LIST. DO NOT OVER TIGHTEN SADDLE BOLTS WHICH WOULD PREVENT FREE PASSAGE OF REQUIRED MANDREL. IN-LINE WYE CONNECTIONS ARE ALSO ACCEPTABLE FOR NEW CONSTRUCTION.

L. SERVICE LINE, AND NEW SERVICE CONNECTIONS TO EXISTING SEWER MAINS.

M. PLUG OR CAP UNTIL LATERAL IS PLACED IN SERVICE.

N. DEPTH PLACEMENT PER SECTION 170, AND MANUFACTURER'S RECOMMENDATIONS.

P. BACKFILL UNDER SERVICE WITH MINIMUM 1 CUBIC FOOT OF CONCRETE.

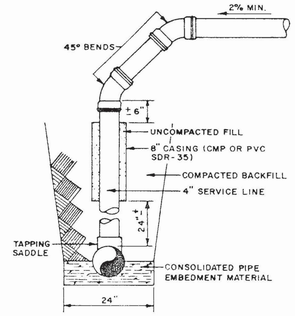
REVISIONS	WATER AUTHORITY
JAN. 2013 JAN. 2018	SANITARY SEWER SERVICE LINE DETAILS
	DWG. 2125 MAY 2019

SANITARY SEWER SERVICE LINE DETAILS

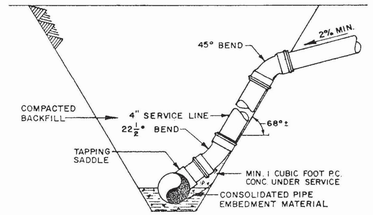
NOT TO SCALE

GENERAL NOTES

1. THESE DETAILS REFER ONLY TO INSTALLATIONS ON FLEXIBLE PIPE MAINS. REFER TO OTHER APPROPRIATE STANDARDS FOR RIGID PIPE MAINS.
2. DETAIL "A" SHALL BE USED WHEN A TRENCH BOX, SHORING OR OTHER MEANS OF EXCAVATION BRACING IS USED, OTHERWISE IT SHALL BE THE CONTRACTOR'S OPTION TO USE EITHER DETAIL "A" OR DETAIL "B".
3. REFER TO SPECIFICATION SECTION 905 FOR MATERIAL REQUIREMENTS.
4. TRENCH SLOPES SHALL BE AS PER THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.



DETAIL "A"



DETAIL "B"

REVISIONS	WATER AUTHORITY
11-14-91	SEWER RISER DETAILS FLEXIBLE PIPE MAIN
	DWG. 2136 AUG. 1986

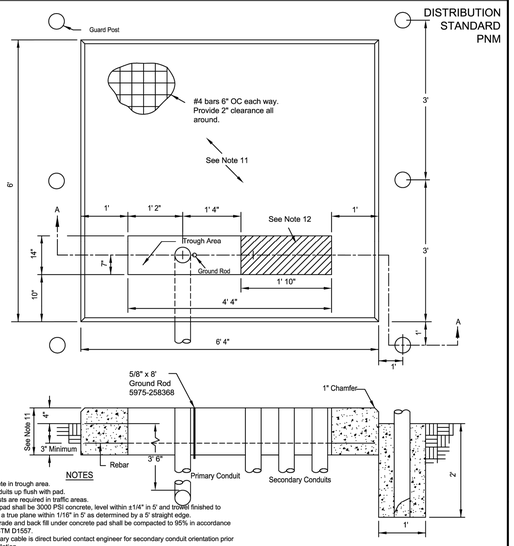
SEWER RISER DETAILS (FLEXIBLE PIPE MAIN)

NOT TO SCALE

NOTE:
GC TO VERIFY RADIAL FED TRANSFORMER OR LOOP FED TRANSFORMER WITH PNC APPROVAL. IF LOOP FED REFER TO DETAIL DS-7.16.7.

REVISION	Modified Note 7

DISTRIBUTION STANDARD PNM



NOTES

(1) No concrete in trough area.
(2) Bring conduits up flush with pad.
(3) Guard posts are required in traffic areas.
(4) Concrete pad shall be 3000 PSI concrete, level within ±1/4" in 5' and troweled finished to provide a true plane within 1/16" in 5' as determined by a 5' straight edge.
(5) Existing grade and back fill under concrete pad shall be compacted to 95% in accordance with ASTM D1557.
(6) If the primary cable is direct buried contact engineer for secondary conduit orientation prior to installation.
(7) Primary duct shall be direct buried rigid galvanized or IMC duct or concrete encased PVC duct. Customer may use schedule 40 rigid PVC minimum duct without concrete encasement provided a minimum 10' rigid galvanized or IMC duct is installed for primary at the horizontal when entering or exiting the vertical elbow at the padmounted equipment. The primary and secondary duct will b furnished and installed by the customer.
(8) Customer shall include a polyethylene pull string with a minimum breaking strength of 210 lbs. in completed ducts for future use by PNM.
(9) Pre-cast concrete pads are available through vendors.
(10) All secondary cables must be tagged with phase and address for tracing reasons. The secondary cables shall be marked no more than 12" above the ducts.
(11) Pad to be 1' thick if poured in place otherwise use 0100005823 for pre-engineered pad.
(12) Minimum of 1'10" x 14" to be maintained for secondary duct area to allow up to 8 - 4" secondary duct.

REFERENCES

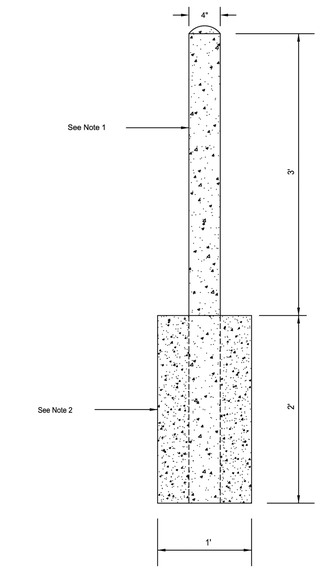
(1) See DS-7-16.8 Page 1 and 2 Transformer and Switchgear Pad Foundation Preparation and Inspection
(2) See DS-7-16.10 Guard Post
(3) See DS-7-16.12 Minimum Working Space and Fire Safety requirements for Transformers

75-500 kVA Three-Phase Radial Fed Transformer Pad DS-7-16.5

Not to Scale 03/01/21 E

REVISION	Added stock #

DISTRIBUTION STANDARD PNM

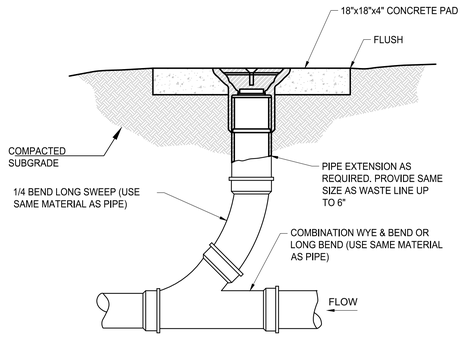


NOTES

(1) Guard post (5340-188118) minimum 4" x 5' galvanized rigid steel conduit concrete filled.
(2) 3000 PSI concrete base.

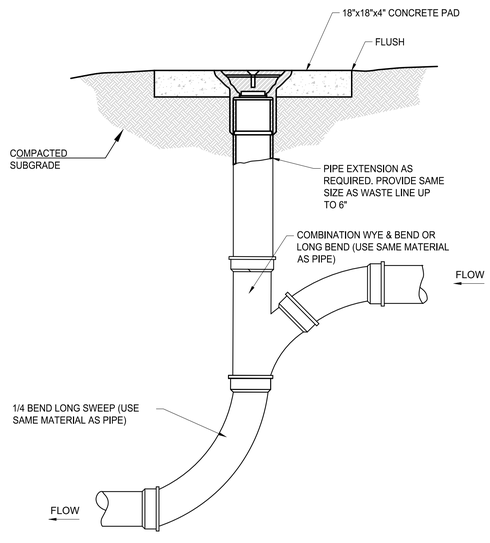
Guard Post DS-7-16.10

Not to Scale 11/01/11 E



EXTERIOR CLEANOUT

N.T.S.



EXTERIOR DROP CLEANOUT

N.T.S.

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:

BENAVIDES

1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1 PLAN
JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
JAF	01/19/2026	STORMWATER RESUBMITTAL
JAF	01/30/2026	PERMIT RESUBMITTAL
JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

SITE DETAILS

C4.4

1084-35 BENAVIDES

Monday, March 9, 2026
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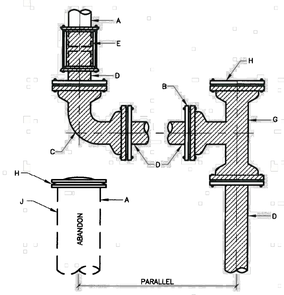
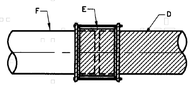
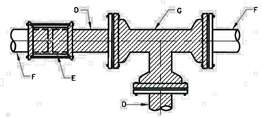


REPLACEMENT OF STEEL LINES 4"–12" CONNECTION DETAILS



TRANSITION COUPLING FROM D.I., P.V.C., OR A.C. TO D.I. OR P.V.C



TEE INSERTION D.I., P.V.C. OR A.C. PIPE

GENERAL NOTES:

1 ALL NEW PIPE AND FITTINGS SHALL BE PROVIDED WITH THRUST CONTROL.

2 THRUST CONTROL SHALL BE BY RESTRAINED JOINTS ONLY UNLESS DIRECTED OTHERWISE BY ENGINEER.

3 END'S ARE REQUIRED AT VALVES, TEES, FLANGED OUTLETS (ON CONCRETE CYLINDER PIPES), AND CAPPED OR PLUGGED ENDS. SEE SPECIFICATION SECTION 170 FOR LOCATIONS.

CONSTRUCTION NOTES:

A EXISTING STEEL PIPE.

B REDUCE AT TEE, IF EXISTING LINE IS SMALLER THAN NEW LINE.

C M.J., C.I. ELBOW WITH JOINT RESTRAINT.

D NEW D.I. OR P.V.C., WITH VALVE AS DIRECTED.

E RESTRAINED TRANSITION COUPLING FOR A.C. RESTRAINED SOLID SLEEVE FOR D.I., C.I. AND PVC.

F EXISTING D.I., C.I., P.V.C., OR A.C. IF A.C., USE ADAPTER APPROVED BY ENGINEER OR AS APPROVED ON THE CURRENT WATER AUTHORITY APPROVED PRODUCTS LIST.

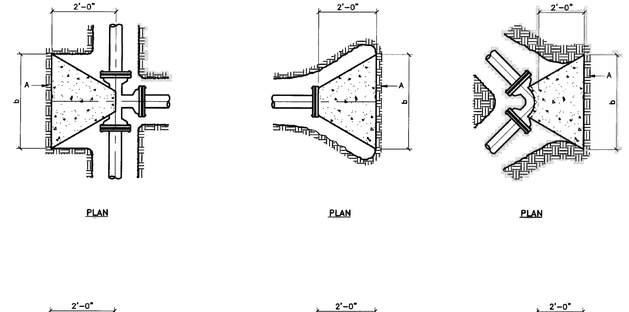
G M.J. D.I. TEE WITH JOINT RESTRAINT.

H M.J., C.I. PLUG OR CAP WITH JOINT RESTRAINT.

J REMOVE AT LEAST 10' OF PIPE TO BE ABANDONED AND CAP OR PLUG.

REVISIONS	WATER AUTHORITY
	WATER WATERLINE CONNECTION DETAILS DWG. 2301 JANUARY 2011

WATERLINE CONNECTION LINE DETAILS
NOT TO SCALE



GENERAL NOTES:

1 ALL THRUST CONTROL BY RESTRAINED JOINTS ONLY UNLESS DIRECTED BY ENGINEER, AND FOR "SPECIAL" SITUATIONS SPECIFIED BY THE WATER AUTHORITY.

2 PIPE SIZE GREATER THAN 14" REQUIRES DESIGN BY ENGINEER TO BE SUBMITTED TO THE WATER AUTHORITY FOR APPROVAL.

3 CONCRETE BLOCKING PER SEC. 101 EXTERIOR CONCRETE, f'c=3000 psi @ 28 DAYS.

PIPE SIZE	ELBOW ANGLE	ELBOW (b) DIM.	ELBOW (h) DIM.	TEE OR PLUG (b) DIM.	TEE OR PLUG (h) DIM.
4"				2'	1'
4"	90° 45°	2'	2'		
4"	22 1/2° 11 1/4°	2'	2'		
6"				2'	2'
6"	90° 45°	2'	2'		
6"	22 1/2° 11 1/4°	2'	2'		
8"				3'	3'
8"	90°	3'	3'		
8"	45°	2'	2'		
8"	22 1/2° 11 1/4°	2'	2'		
10"				3'	3'
10"	90°	3'–6"	3'–6"		
10"	45°	3'	3'		
10"	22 1/2° 11 1/4°	2'	2'		
12"				3'–6"	3'–6"
12"	90°	4'	4'		
12"	45°	3'–6"	3'–6"		
12"	22 1/2° 11 1/4°	2'	2'		
14"				4'	4'
14"	90°	5'	5'		
14"	45°	3'–6"	3'–6"		
14"	22 1/2° 11 1/4°	3'	3'		

CONSTRUCTION NOTES:

A UNDISTURBED EARTH.

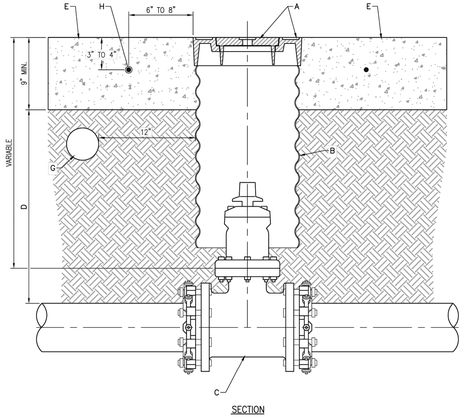
B O.D. OF PIPE + 8".

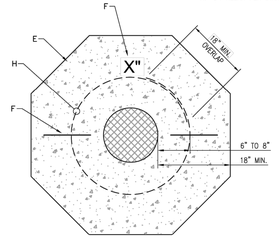
C O.D. OF CAP OR PLUG, MIN. 12"x12".

D ONLY FOR EXCEPTIONAL SITUATIONS, USE OF MECHANICAL RESTRAINTS TAKES PRECEDENCE.

REVISIONS	WATER AUTHORITY
	WATER CONCRETE BLOCKING DESIGN DWG. 2320 JANUARY 2011

WATER CONCRETE BLOCKING DETAIL
NOT TO SCALE





GENERAL NOTES

1. LABEL REQUIREMENTS: BEFORE THE WORK WILL BE ACCEPTED, WATER VALVE GPS COORDINATES SHALL BE PROVIDED ON THE RECORD DRAWINGS. GPS COORDINATES OBTAINED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL BE TAKEN AT THE VALVE OPERATING NUT. USE THE NAD 1983 NM STATE PLANE CENTRAL ZONE FOR X AND Y COORDINATES AND NAVD 1988 FOR Z COORDINATE.

CONSTRUCTION NOTES

A. RING AND COVER FOR VALVE BOX PER STANDARD DRAWING 2328. INSTALL FIRE LINE RING AND COVER ON FIRE LINES PER STANDARD DRAWING 2329, AND NON–POTABLE RING AND COVER ON NON–POTABLE LINES PER DRAWING 2330.

B. 12" DIAMETER POLYMER COATED STEEL PIPE CMP

C. NEW OR EXISTING VALVE

D. COMPACTED BACKFILL SOIL OR BASE COURSE MATERIAL (95% COMPACTION). SEE SECTION 701

E. CONCRETE COLLAR PER STANDARD DRAWING 2461. f'c = 4000 psi

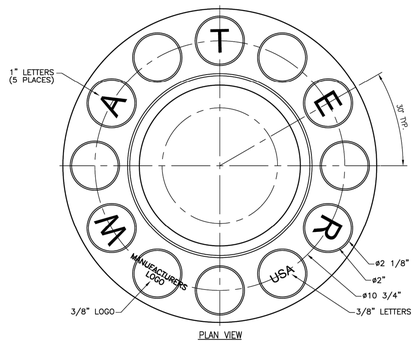
F. TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH WATERLINE SIZE AND DIRECTION. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT. ADD THE LETTERS "NPW" FOR NON–POTABLE WATER VALVE INSTALLATIONS.

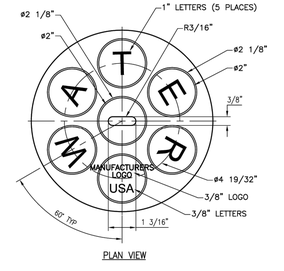
G. ELECTRONIC MARKER DEVICE (EMD), SEE STANDARD SPECIFICATION SECTION 170.

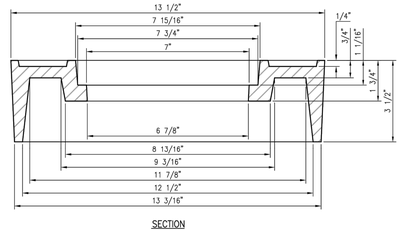
H. #4 REBAR PER STANDARD DRAWING 2461.

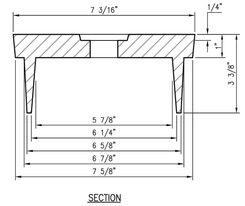
REVISIONS	WATER AUTHORITY
JAN. 2015	WATER VALVE BOX DWG. 2326 OCT. 2017

WATER VALVE BOX
NOT TO SCALE









GENERAL NOTES – RING

1. ALBUQUERQUE VALVE BOX RING DESIGNED TO ACCEPT AN ALBUQUERQUE VALVE BOX COVER.
2. THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND "USA" SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4"R UNLESS OTHERWISE SPECIFIED.
4. A DRAFT ANGLE OF 3°–5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINS.
6. THIS DETAIL DOES NOT APPLY FOR VALVE BOX RING AND COVER TO BE USED ON REUSE OR NON–POTABLE WATER SYSTEMS.
7. SEE STANDARD DRAWING 2329 FOR FIRE LINE RING AND COVER.
8. ONLY PRODUCTS CAST IN THE USA WILL BE ACCEPTABLE.

GENERAL NOTES – COVER

1. ALBUQUERQUE VALVE BOX COVER DESIGNED TO FIT INTO AN ALBUQUERQUE VALVE BOX RING.
2. THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND "USA" SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4"R UNLESS OTHERWISE SPECIFIED.
4. A DRAFT ANGLE OF 3°–5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINS.
6. ONLY PRODUCTS CAST IN THE USA WILL BE ACCEPTABLE.

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

WATER RING AND COVER FOR VALVE BOX
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1 PLAN
JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
JAF	01/19/2026	STORMWATER RESUBMITTAL
JAF	01/30/2026	PERMIT RESUBMITTAL
JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

SITE DETAILS

C4.5

1084-35 BENAVIDES

Monday, March 2, 2026
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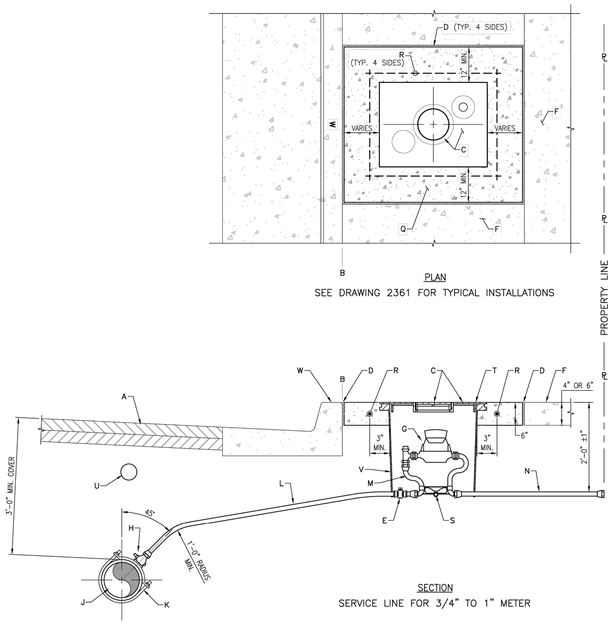


GENERAL NOTES

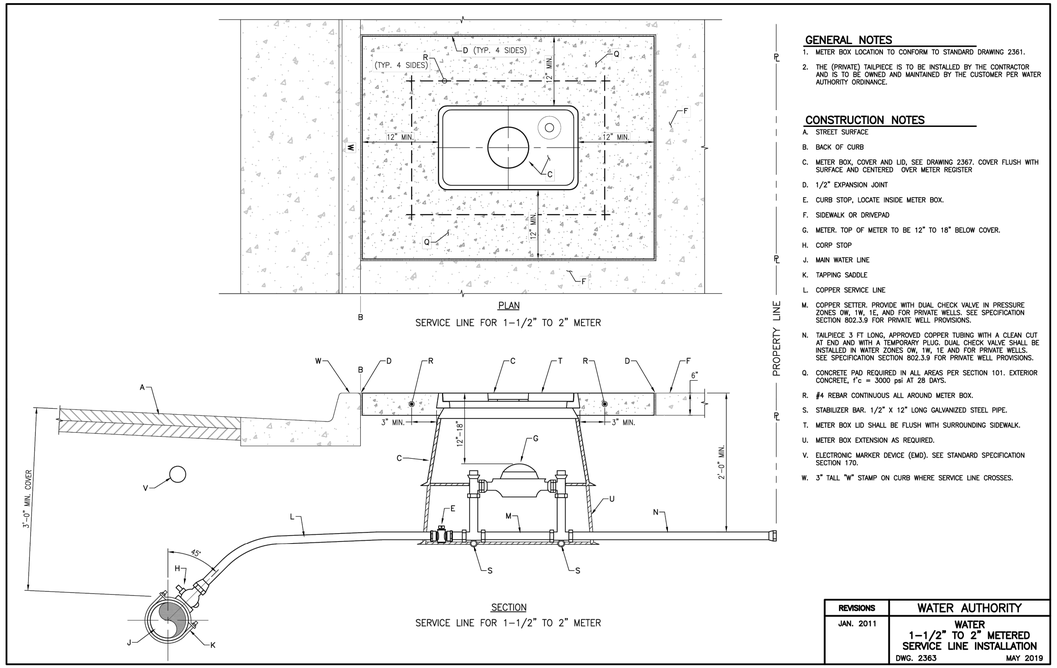
1. THE METER SHALL BE SET UTILIZING A COPPER-SETTER. COPPER-SETTER HEIGHT 10" FOR 1" METER, 7" FOR 3/4" METER.
2. THE VALVE AND METER REGISTER SHALL BE LOCATED UNDER THE LID OPENING. WHERE TWO METERS ARE TO BE INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS SHALL BE WITHIN READING RANGE OF THE LID OPENING.
3. METER BOX LOCATION SHALL CONFORM TO STANDARD DRAWING 2361.
4. WHEN CONTRACTOR DOES NOT INSTALL METER, CONTRACTOR SHALL PROVIDE REMOVABLE PLUGS FOR END OF COPPER-SETTER.
5. EXISTING CONCRETE SHALL BE SAWCUT.
6. CROSS CONNECTION CONTROL. SEE STANDARD SPECIFICATION SECTION 802.3.9
7. THE (PRIVATE) TAILPIECE IS TO BE INSTALLED BY THE CONTRACTOR AND IS TO BE OWNED AND MAINTAINED BY THE CUSTOMER PER WATER AUTHORITY ORDINANCE.

CONSTRUCTION NOTES

A. STREET SURFACE
B. BACK OF CURB
C. METER BOX COVER AND LID. SEE STANDARD DRAWING 2368.
D. 1/2" EXPANSION JOINT
E. CURB STOP, LOCATE INSIDE METER BOX.
F. SIDEWALK OR DRIVEPAD
G. METER. TOP OF METER SHALL BE 12" TO 18" BELOW COVER.
H. CORP STOP
J. MAIN WATER LINE
K. TAPPING SADDLE
L. COPPER SERVICE LINE
M. COPPER SETTER. PROVIDE WITH DUAL CHECK VALVE IN PRESSURE ZONES OW, 1W, 1E, AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
N. TAILPIECE. 3 FT LONG, APPROVED COPPER TUBING WITH A CLEAN CUT AT END AND WITH A TEMPORARY PLUG. DUAL CHECK VALVE SHALL BE INSTALLED IN WATER ZONES OW, 1W, 1E AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
Q. CONCRETE PAD REQUIRED IN ALL AREAS PER SECTION 101. EXTERIOR CONCRETE, f'c = 3000 psi AT 28 DAYS.
R. #4 REBAR CONTINUOUS ALL AROUND METER BOX.
S. STABILIZER BAR. USE FOR SINGLE METER ONLY. 12" LONG x 1/2" DIA. GALVANIZED STEEL PIPE.
T. METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.
U. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.
V. METER BOX PER STANDARD DRAWING 2366.
W. "W" STAMP ON CURB WHERE SERVICE LINE CROSSES.

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

WATER 3/4" TO 1" METERED SERVICE LINE INSTALLATION
NOT TO SCALE



GENERAL NOTES

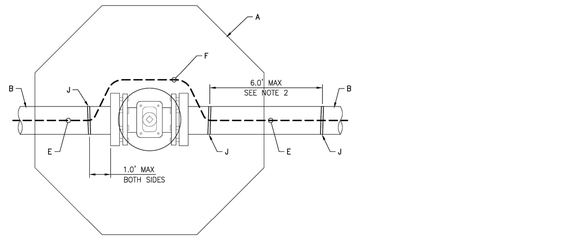
1. METER BOX LOCATION TO CONFORM TO STANDARD DRAWING 2361.
2. THE (PRIVATE) TAILPIECE IS TO BE INSTALLED BY THE CONTRACTOR AND IS TO BE OWNED AND MAINTAINED BY THE CUSTOMER PER WATER AUTHORITY ORDINANCE.

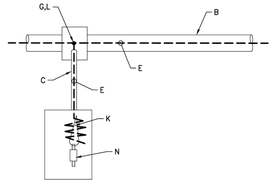
CONSTRUCTION NOTES

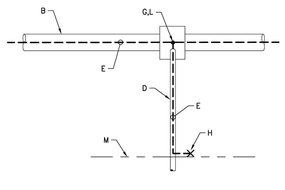
A. STREET SURFACE
B. BACK OF CURB
C. METER BOX, COVER AND LID, SEE DRAWING 2367. COVER FLUSH WITH SURFACE AND CENTERED OVER METER REGISTER
D. 1/2" EXPANSION JOINT
E. CURB STOP, LOCATE INSIDE METER BOX.
F. SIDEWALK OR DRIVEPAD
G. METER. TOP OF METER TO BE 12" TO 18" BELOW COVER.
H. CORP STOP
J. MAIN WATER LINE
K. TAPPING SADDLE
L. COPPER SERVICE LINE
M. COPPER SETTER. PROVIDE WITH DUAL CHECK VALVE IN PRESSURE ZONES OW, 1W, 1E, AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
N. TAILPIECE 3 FT LONG, APPROVED COPPER TUBING WITH A CLEAN CUT AT END AND WITH A TEMPORARY PLUG. DUAL CHECK VALVE SHALL BE INSTALLED IN WATER ZONES OW, 1W, 1E AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
Q. CONCRETE PAD REQUIRED IN ALL AREAS PER SECTION 101. EXTERIOR CONCRETE, f'c = 3000 psi AT 28 DAYS.
R. #4 REBAR CONTINUOUS ALL AROUND METER BOX.
S. STABILIZER BAR. 1/2" X 12" LONG GALVANIZED STEEL PIPE.
T. METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.
U. METER BOX EXTENSION AS REQUIRED.
V. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.
W. 3" TALL "W" STAMP ON CURB WHERE SERVICE LINE CROSSES.

REVISIONS	WATER AUTHORITY
JAN. 2011	WATER 1-1/2" TO 2" METERED SERVICE LINE INSTALLATION DWG. 2363 MAY 2019

WATER 1-1/2" TO 2" METERED SERVICE LINE INSTALLATION
NOT TO SCALE







GENERAL NOTES

1. TRACE WIRE SHALL BE INSTALLED ON TOP OF PIPE AS SHOWN IN SECTION A–A ON STANDARD DRAWING 2302.
2. TRACE WIRE SHALL BE FASTENED TO THE NON–PEX PIPE WITH TAPE OR PLASTIC TIES AT 6' INTERVALS. USE PLASTIC (ZIP) TIES TO FASTEN TRACE WIRE TO PEX SERVICE LINES. DO NOT USE ADHESIVE TAPE ON PEX SERVICE LINES.
3. TRACE WIRE SHALL BE COLOR CODED BLUE (APWA STANDARD).

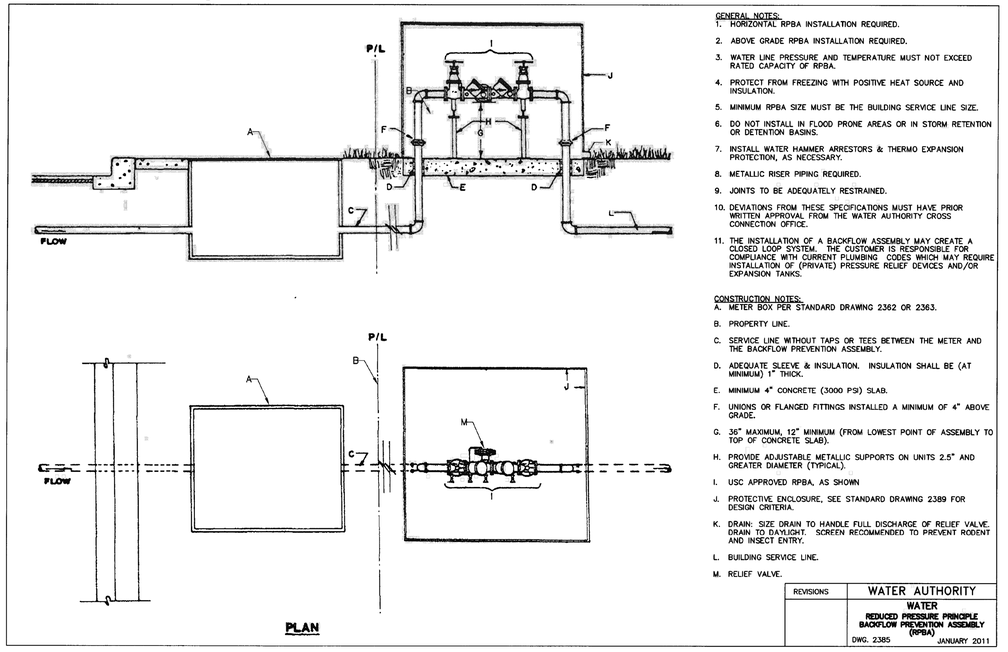
CONSTRUCTION NOTES

A. CONCRETE COLLAR PER STANDARD DRAWING 2461
B. WATER MAIN
C. WATER SERVICE
D. WATER LATERAL
E. TRACE WIRE #12 AWG COPPER CLAD STEEL – BLUE FASTENED TO TOP OF PIPE. (SEE SECTION A–A STANDARD DRAWING 2302)
F. TRACE WIRE SHALL BE ROUTED AROUND VALVES ON THE NORTH OR EAST SIDE
G. FOR TAPPING PERMITS – IF TRACE WIRE EXISTS ON MAIN LINE, INSTALL TRACE WIRE ON SERVICE LINE AND CONNECT TO MAIN LINE TRACE WIRE WITH 3–WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, STANDARD DRAWING 2302)
H. DRIVE–IN MAGNESIUM GROUNDING ANODE CONNECT TO TRACE WIRE USING SPLICE CONNECTION (SEE ANODE DETAIL, STANDARD DRAWING 2302)
J. TAPE OR PLASTIC TIE (SEE GENERAL NOTES).
K. TRACE WIRE WITH MIN. 3' OF SLACK SECURED TO FRONT OF METER SETTER. GROUP AND ZIP–TIE, BUT DO NOT COIL.
L. CONNECT SERVICE/LATERAL LINE TRACE WIRE USING TEE CONNECTION – 3–WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, STANDARD DRAWING 2302)
M. EDGE OF RIGHT–OF–WAY
N. METER

NOTE:
1. THIS WATER LATERAL DETAIL SHALL BE USED WHERE WATERLINE CROSSES RIGHT–OF–WAY LINE WITHOUT WATER METER. ALL LINES SHALL BE TRACED TO RIGHT–OF–WAY WITH GROUNDING ANODE AT RIGHT–OF–WAY.

REVISIONS	WATER AUTHORITY
SEP. 2017	WATER SERVICE AND VALVE TRACE WIRE DETAILS DWG. 2365 AUG. 2019

WATER SERVICE AND VALVE TRACER WIRE DETAILS
NOT TO SCALE



GENERAL NOTES:
1. HORIZONTAL RPBA INSTALLATION REQUIRED.
2. ABOVE GRADE RPBA INSTALLATION REQUIRED.
3. WATER LINE PRESSURE AND TEMPERATURE MUST NOT EXCEED RATED CAPACITY OF RPBA.
4. PROTECT FROM FREEZING WITH POSITIVE HEAT SOURCE AND INSULATION.
5. MINIMUM RPBA SIZE MUST BE THE BUILDING SERVICE LINE SIZE.
6. DO NOT INSTALL IN FLOOD PRONE AREAS OR IN STORM RETENTION OR DETENTION BASINS.
7. INSTALL WATER HAMMER ARRESTORS & THERMO EXPANSION PROTECTION, AS NECESSARY.
8. METALLIC RISER PIPING REQUIRED.
9. JOINTS TO BE ADEQUATELY RESTRAINED.
10. DEVIATIONS FROM THESE SPECIFICATIONS MUST HAVE PRIOR WRITTEN APPROVAL FROM THE WATER AUTHORITY CROSS CONNECTON OFFICE.
11. THE INSTALLATION OF A BACKFLOW ASSEMBLY MAY CREATE A CLOSED LOOP SYSTEM. THE CUSTOMER IS RESPONSIBLE FOR COMPLIANCE WITH CURRENT PLUMBING CODES WHICH MAY REQUIRE INSTALLATION OF (PRIVATE) PRESSURE RELIEF DEVICES AND/OR EXPANSION TANKS.

CONSTRUCTION NOTES:
A. METER BOX PER STANDARD DRAWING 2362 OR 2363.
B. PROPERTY LINE.
C. SERVICE LINE WITHOUT TAPS OR TEES BETWEEN THE METER AND THE BACKFLOW PREVENTION ASSEMBLY.
D. ADEQUATE SLEEVE & INSULATION. INSULATION SHALL BE (AT MINIMUM) 1" THICK.
E. MINIMUM 4" CONCRETE (3000 PSI) SLAB.
F. UNIONS OR FLANGED FITTINGS INSTALLED A MINIMUM OF 4" ABOVE GRADE.
G. 36" MAXIMUM, 12" MINIMUM (FROM LOWEST POINT OF ASSEMBLY TO TOP OF CONCRETE SLAB).
H. PROVIDE ADJUSTABLE METALLIC SUPPORTS ON UNITS 2.5" AND GREATER DIAMETER (TYPICAL).
I. USC APPROVED RPBA, AS SHOWN
J. PROTECTIVE ENCLOSURE, SEE STANDARD DRAWING 2389 FOR DESIGN CRITERIA.
K. DRAIN: SIZE DRAIN TO HANDLE FULL DISCHARGE OF RELIEF VALVE. DRAIN TO DAYLIGHT. SCREEN RECOMMENDED TO PREVENT RODENT AND INSECT ENTRY.
L. BUILDING SERVICE LINE.
M. RELIEF VALVE.

REVISIONS	WATER AUTHORITY
	WATER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPBA) DWG. 2385 JANUARY 2011

WATER REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE 1 PLAN
JAF	12/12/2025	STORMWATER INITIAL SUBMITTAL
JAF	01/19/2026	STORMWATER RESUBMITTAL
JAF	01/30/2026	PERMIT RESUBMITTAL
JAF	02/10/2026	SITE PLAN SUBMITTAL
JAF	02/26/2026	HYDROLOGY RESUBMITTAL
JAF	03/10/2026	SITE PLAN RESUBMITTAL

SITE DETAILS

C4.6

1084-35 BENAVIDES

Monday, March 2, 2026
F:\Projects\Benavides - 1084-35 - 1898 SJ Albuquerque NM\02 - Cad\Sheets\1084-35_Site Details.dwg

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:

	PERCENT PASSING	
U.S.SIEVE SIZE NUMBER	MINIMUM	MAXIMUM
10	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.

SODDING

1. SOD: CULTIVATED GRASS SOD; WITH STRONG FIBROUS ROOT SYSTEM, FREE OF STONES, BURNED OR BARE SPOTS, AND WEEDS.
2. VERIFY THAT PREPARED SOIL BASE IS READY TO RECEIVE THE WORK OF THIS SECTION.
3. SUBMIT GRASS SPECIES AND LOCATION OF SOD SOURCE FOR APPROVAL.
4. DELIVER SOD ON PALLETS. PROTECT EXPOSED ROOTS FROM DEHYDRATION.
5. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. COORDINATE THE WORK OF THIS SECTION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM AND PLANT MATERIAL AS APPLICABLE.
7. MAINTAIN SODDED AREAS IMMEDIATELY AFTER PLACEMENT UNTIL GRASS IS WELL ESTABLISHED, HAS ACHIEVED COMPLETE COVERAGE, AND EXHIBITS A VIGOROUS GROWING CONDITION OR UNTIL DATE OF SUBSTANTIAL COMPLETION WHICHEVER IS LONGER. MAINTENANCE PERIOD SHALL INCLUDE MINIMUM OF TWO MOWINGS.
8. FINISH GRADE AREAS TO BE SODDED SO THAT THE SURFACE IS SMOOTH AND IS APPROXIMATELY 1 INCH BELOW ADJOINING SIDEWALKS AND OTHER PAVED SURFACES.
9. REMOVE ALL WEEDS AND GRASSES FROM AREAS TO BE SODDED.
10. PLANTING SURFACE SHALL BE MADE FRIABLE BY APPROVED METHOD OF SCARIFICATION. PREPARED SURFACE SHALL BE FLOATED SMOOTH AND FREE OF BUMPS AND DEPRESSIONS. REMOVE STONES AND FOREIGN MATTER OVER 2 INCHES IN DIAMETER FROM TOP 2 INCHES OF SOD BED. PLANT IMMEDIATELY THEREAFTER, PROVIDED THE BED HAS REMAINED IN A FRIABLE CONDITION AND HAS NOT BECOME MUDDY OR HARD. IF IT HAS BECOME HARD, TILL TO A FRIABLE CONDITION AGAIN.
11. APPLY FERTILIZER NO MORE THAN 48 HOURS BEFORE LAYING SOD.
12. LIGHTLY WATER TO AID THE DISSIPATION OF FERTILIZER.
13. PRIOR TO LAYING SOD, INCORPORATE SOIL AMENDMENTS SUCH AS LIME AND SULPHUR AT RATES RECOMMENDED BY SOILS TESTS TO A 4 INCH DEPTH.
14. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD.
15. LAY SOD IMMEDIATELY ON DELIVERY TO SITE WITHIN 24 HOURS AFTER HARVESTING TO PREVENT DETERIORATION.
16. LAY SOD TIGHT WITH NO OPEN JOINTS VISIBLE AND NO OVERLAPPING; STAGGER END JOINTS 12 INCHES MINIMUM. DO NOT STRETCH OR OVERLAP SOD PIECES.
17. FINISHED SODDING TO BE SMOOTH AND FREE OF BUMPS AND DEPRESSION. SURFACE TO BE FLUSH WITH ADJOINING GRASS AREAS IF ANY. PLACE TOP ELEVATION OF SOD APPROXIMATELY 1/2 INCH BELOW ADJOINING EDGING, PAVING AND CURBS. GRADE PLANTING SURFACE AS NECESSARY TO ACCOMPLISH ABOVE.
18. ON SLOPES 4 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT MAXIMUM 2 FEET ON CENTER. DRIVE PEGS FLUSH WITH SOIL PORTION OF SOD.
19. WATER SODDED AREAS DEEPLY IMMEDIATELY AFTER INSTALLATION.
20. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY, ROLL SODDED AREAS TO INSURE GOOD BOND BETWEEN SOD AND SOIL AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
21. SODDED AREAS TO BE VIGOROUSLY GROWING AT TIME OF FINAL ACCEPTANCE OR IF INSTALLATION OCCURS DURING DORMANCY WARRANTY TO EXTEND THROUGH FIRST MONTH OF FOLLOWING GROWING SEASON. AT CONCLUSION OF INITIAL WARRANTY PERIOD REPLACE DEAD OR UNHEALTHY SOD.
22. MOW GRASS AT REGULAR INTERVALS TO MAINTAIN AT A MAXIMUM HEIGHT OF 2-1/2". DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT ANY ONE MOWING.
23. NEATLY TRIM EDGES AND HAND CLIP WHERE NECESSARY.
24. IMMEDIATELY REMOVE CLIPPINGS AFTER MOWING AND TRIMMING.
25. WATER SUFFICIENTLY TO INSURE ESTABLISHMENT AND MAINTAIN VIGOROUS APPEARANCE.
26. ROLL AND/OR TOPDRESS SURFACE AS NEEDED TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES.
27. CONTROL GROWTH OF WEEDS. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY DAMAGE RESULTING FROM IMPROPER USE OF HERBICIDES.
28. IMMEDIATELY REPLACE SOD IN AREAS WHICH SHOW DETERIORATION OR BARE SPOTS. ANY AREAS THAT HAVE HAD TOPSOIL WASHED AWAY SHALL BE FILLED TO MATCH SPECIFIED GRADE WITH TOPSOIL BEFORE RESODDING.
29. PROTECT SODDED AREAS WITH WARNING SIGNS DURING MAINTENANCE PERIOD.
30. APPLY APPROVED FERTILIZER AT RATE TO PROVIDE 1-1/2 POUNDS OF ACTUAL NITROGEN PER 1000 SQUARE FEET EVERY 25 DAYS DURING GROWING SEASON.
31. FOR THE PURPOSE OF ESTABLISHING AN ACCEPTABLE STANDARD, NO BARE AREAS WILL BE PERMITTED.

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

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.

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. PLANT MATERIAL SUBMITTAL AND QUALITY ASSURANCE:
    A. ALL PLANT MATERIAL TO BE REVIEWED BY THE LANDSCAPE ARCHITECT AND OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO DELIVERY/INSTALLATION.
    B. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, TREES TO BE REVIEWED AT LOCAL GROWING OR NURSERY. 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.
    C. CONTRACTOR SHALL SUBMIT IMAGES OF ACTUAL NURSERY STOCK PLANT MATERIAL INTENDED FOR USE ON PROJECT FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT NO LESS THAN (2) TWO WEEKS BEFORE COMMENCING WORK.
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.
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 UNLESS OTHERWISE NOTED ON PLANS/DETAILS.
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 UNLESS OTHERWISE NOTED ON PLANS/DETAILS.
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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STATE OF NEW MEXICO
TREVOR D. GRANT
0024
REGISTERED LANDSCAPE ARCHITECT

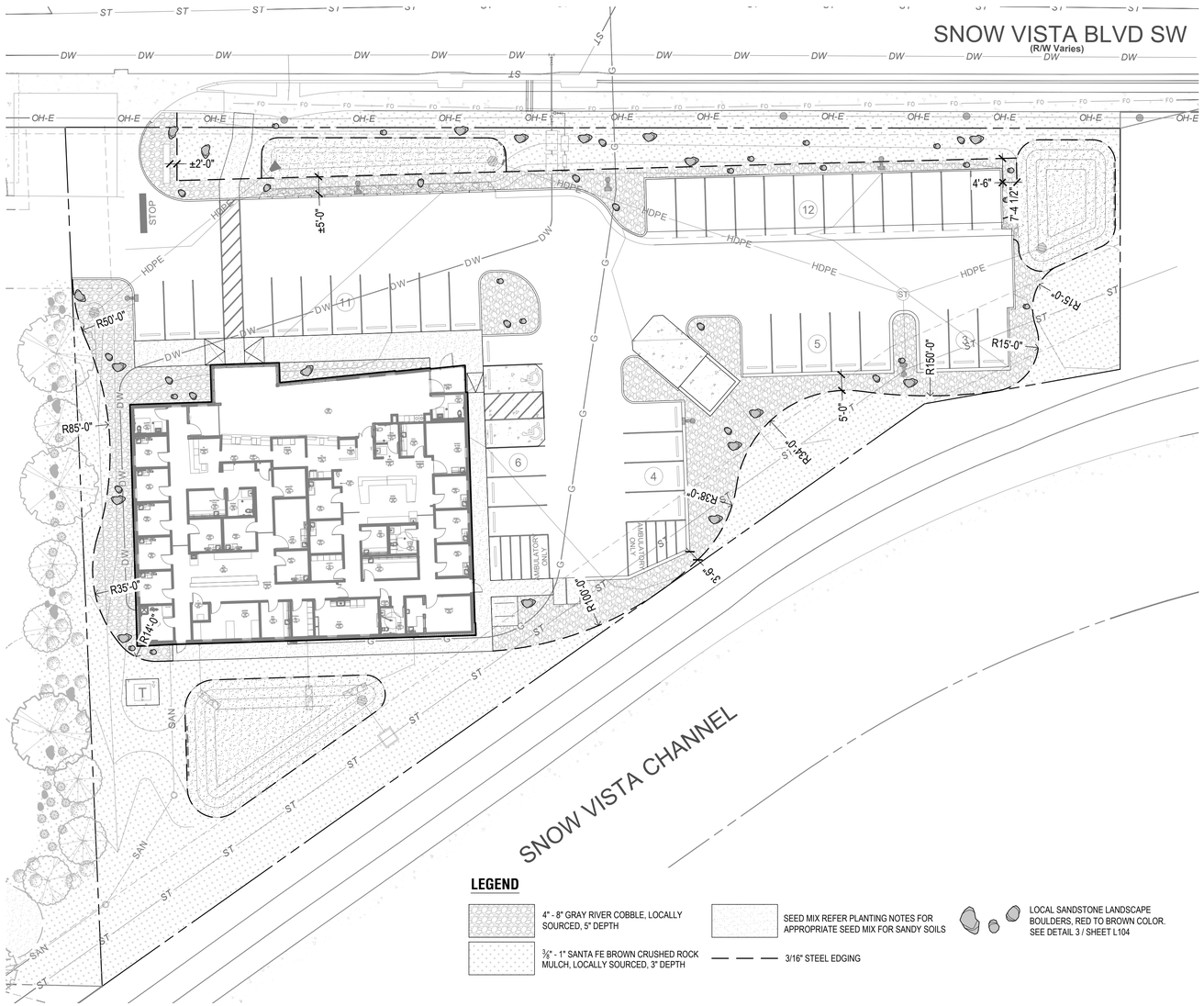
03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

REV	DESCRIPTION	DATE
1	CITY COMMENTS	03/05/26

DATE 02/11/2026
PROJECT NO. 2575020
SHEET NAME
LANDSCAPE SPECIFICATIONS
SHEET NO.
L001

\\DENVER-SERVER\Civil\Projects\2575020 Fulmer Lucas DD\04 Production\01 Design Drawings\2575020 L100 Landscape Plan.dwg PLOT:3/9/2026 3:59:08 PM ORIG SIZE:24"X36"



1 LAYOUT AND MATERIALS SITE PLAN
1" = 20'-0"

LAYOUT NOTES

1. CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE TO UTILITIES RESULTING FROM CONSTRUCTION OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL STRUCTURES, LANDSCAPING, PAVING AND OTHER ITEMS LOCATED WITHIN AND OUTSIDE WORK AREA. ANY DAMAGE TO PERMANENT ITEMS INCURRED BY THE CONTRACTOR THROUGH HIS WORK IN THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PERMITS, PERMIT FEES, LICENSES, LICENSE FEES, ETC.
4. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH LOCAL CITY, STATE, AND NATIONAL CODES AND ORDINANCES.
5. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR INTERPRETATION.
6. DIMENSIONS ARE PROVIDED FOR GENERAL LAYOUT. SIDEWALK LOCATION TO BE STAKED ALONG THE CENTERLINE FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. SIDEWALK FORMWORK SHALL PROVIDE SMOOTH AND UNBROKEN CURVES IN HORIZONTAL AND VERTICAL ALIGNMENTS.
7. IF PAVEMENT JOINTS ARE NOT INDICATED ON THE PLAN, CONTRACTOR SHALL PROVIDE A SUBMITTAL FOR JOINT LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT OR ENGINEER.
8. PROVIDE EXPANSION JOINTS IN CONCRETE SIDEWALK AT A MAXIMUM SPACING NOT EXCEEDING 50'. MAXIMUM SPACING BETWEEN EXPANSION JOINTS IN CONCRETE CURB AND GUTTER SHALL BE 150' OR AS DICTATED BY LOCAL GUIDELINES.

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STATE OF NEW MEXICO
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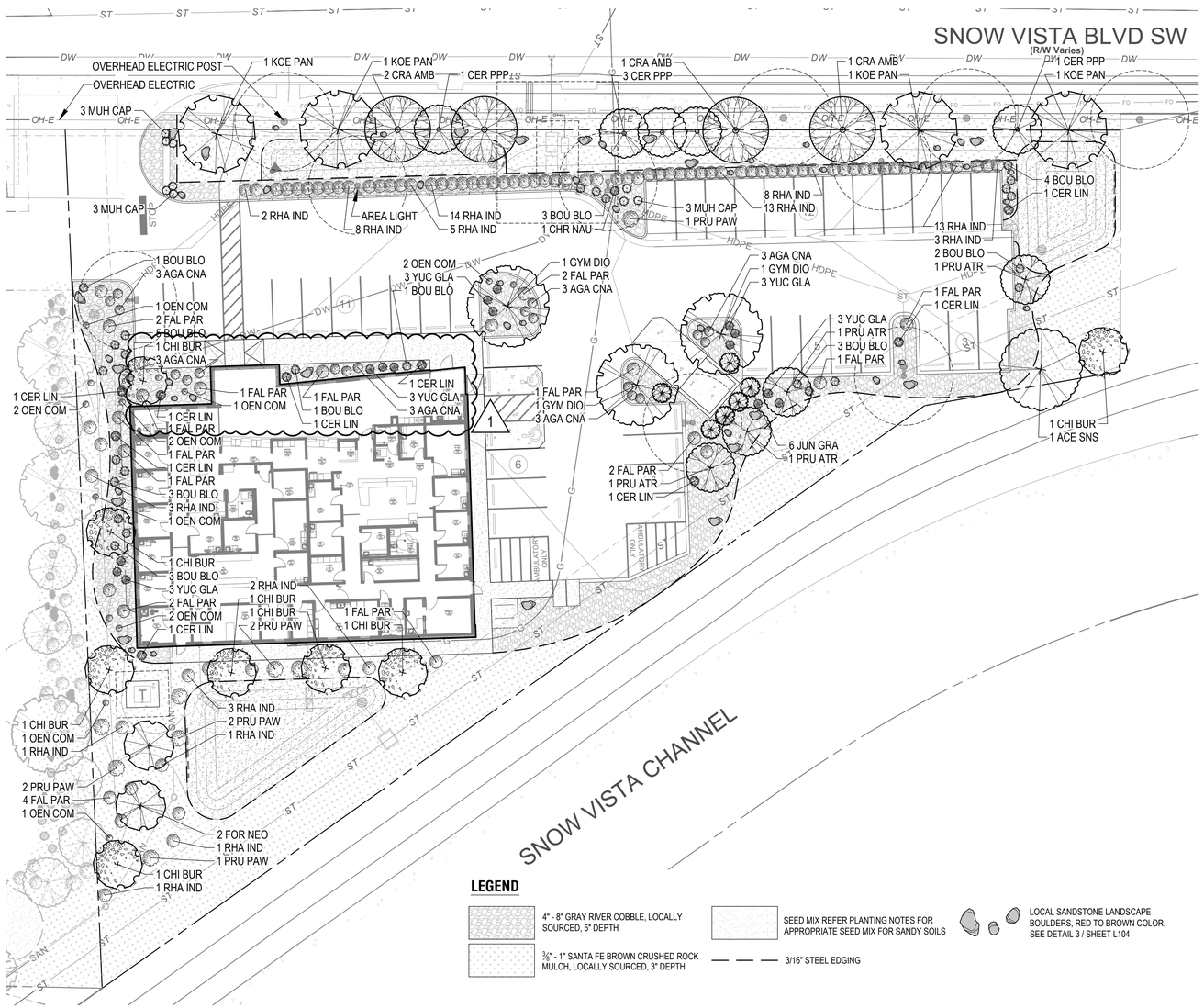
SITE DEVELOPMENT PLANS FOR:
BENAVIDES

1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

REV	DESCRIPTION	DATE
1	CITY COMMENTS	03/05/26

DATE 02/11/2026
PROJECT NO. 2575020
SHEET NAME
LAYOUT AND MATERIALS PLAN
SHEET NO.
L101

\\DENVER-SERVER\Civil\Projects\2575020 Fulmer Lucas DD\04 Production\01 Design Drawings\2575020 L100 Landscape Plan.dwg PLOT:3/9/2026 3:59:15 PM ORIG SIZE:24"X36"



LEGEND

- 4" - 8" GRAY RIVER COBBLE, LOCALLY SOURCED, 5" DEPTH
- ¾" - 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'-0"

0' 10' 20' 40'

LANDSCAPE REQUIREMENTS

SECTION 5-6(C)(2)
TOTAL SITE: 49,440 SF
REQUIRED: MINIMUM REQUIRED NET LANDSCAPED AREA = 7,415 SF (15%)
PROVIDED: LANDSCAPED AREA = 22,800 SF (46%)

SECTION 5-6(C)(2)(c)(1) & (5-6(C)(2)(c)(2)
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: (22,800 SF - 7,460 SF WATER/SEWER EASEMENT) = 15,340 SF
TREE CANOPY: 9,560 SF, SHRUB COVERAGE 1,925 SF
TOTAL COVERAGE: 11,485 SF
PROVIDED: (11,485 / 15,340) = 75% OF LANDSCAPE AREA WITH PLANT MATERIAL COVERAGE
PROVIDED: (1,925 / 7,415) = 26% OF GROUND-LEVEL PLANTS MATERIAL COVERAGE

SECTION 5-6(C)(5)(c)
REQUIRED: GRAVEL OR CRUSHER FINES AS A GROUND COVER IS LIMITED TO A MAXIMUM OF 75% OF LANDSCAPED AREA
PROVIDED: TOTAL LANDSCAPE AREA = 22,800 SF, GRAVEL OR FINES AS GROUNDCOVER = 17,065 SF = 74%

SECTION 5-6(F)(2)(c)(1)
REQUIRED: ONE (1) TREE PER 10 PARKING SPACES (42 SPACES = 4 TREES)
PROVIDED: 4 TREES

SECTION 5-6(D)(1)(a)
REQUIRED: 1 STREET TREE PER EVERY 25 LINEAR FEET OF LANDSCAPE FRONTAGE (321 LF = 13 TREES)
PROVIDED: 13 TREES ALONG THE FRONTAGE OF SNOW VISTA

SECTION 5-6(F)(2)(c)(2)
REQUIRED: ALL PARKING SPACES WITHIN 100' OF A TREE
PROVIDED: ALL PARKING SPACES ARE WITHIN 100' OF A TREE

SECTION 5-6(F)(3)(b)
REQUIRED: SHRUBS AND TREES SCREEN AT LEAST 4 FEET HIGH AND 75% OPAQUE
PROVIDED: SHRUBS AND TREES SCREEN AT LEAST 4 FEET HIGH AND 75% OPAQUE

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING
TREES						
ACE SNS	1	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2" CAL.	B&B	8` HT.	
CER PPP	5	CERCIS CANADENSIS 'PINK POM POMS' PINK POM POMS EASTERN REDBUD	2.5" CAL.	B&B	8` HT.	
CRA AMB	4	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2.5" CAL.	B&B	8` HT.	
FOR NEO	2	FORESTIERA NEOMEXICANA 'SILVER SATIN' SILVER SATIN NEW MEXICO PRIVET	2.5" CAL.	B&B	8` HT.	
GYM DIO	3	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.	
EVERGREEN TREES						
JUN GRA	6	JUNIPERUS SCOPULORUM 'GRAY GLEAM' GRAY GLEAM JUNIPER	---	B&B	6` HT.	
ORNAMENTAL TREES						
CHI BUR	8	CHILOPSIS LINEARIS 'BURGUNDY' BURGUNDY DESERT WILLOW	1.5" CAL.	B&B	6` HT.	
PRU ATR	4	PRUNUS CERASIFERA `ATROPURPUREA` PURPLE-LEAF PLUM	1.5" CAL.	B&B	6` HT.	
CODE	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**HEIGHT/SPREAD**	**SPACING**
SHRUBS						
CER LIN	9	CERCOCARPUS LEDIFOLIUS INTRICATUS LITTLE-LEAF MOUNTAIN MAHOGANY	5 GAL.	CONTAINER	3` HT.	4'-0" O.C.
CHR NAU	1	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	5 GAL.	CONTAINER	2` HT.	4'-0" O.C.
FAL PAR	21	FALLUGIA PARADOXA APACHE PLUME	5 GAL.	CONTAINER	2` HT.	5`-0" O.C.
PRU PAW	8	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	5 GAL.	CONTAINER	3` HT.	8'-0" O.C.
RHA IND	78	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL.	CONTAINER	2` HT.	4'-0" O.C.
YUC GLA	15	YUCCA GLAUCA SOAPWEED	1 GAL.	CONTAINER	10" HT.	3`-0" O.C.
GRASSES						
BOU BLO	26	BOUTELOUA 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.
PERENNIALS						
AGA CNA	18	AGASTACHE CANA TEXAS HUMMINGBIRD MINT	1 GAL.	CONTAINER	--	3`-0" O.C.
OEN COM	13	OENOTHERA MACROCARPA 'COMANCHE CAMPFIRE' COMANCHE CAMPFIRE EVENING PRIMROSE	1 GAL.	CONTAINER	--	3`-6" O.C.

H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULT-TRUNK, FTG: FULL TO GROUND
1. 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.
2. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
3. 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. 4" CALIPER TREES AND LARGER TO BE LIMBED 6' MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
5. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

PLANTING NOTES

1. 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.
2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
3. 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.
4. FIELD STAKE LOCATIONS OF PROPOSED TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF TREES.
5. 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.**
6. **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.**
7. 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.
8. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.

ADDITIONAL NOTES - LANDSCAPE AND IRRIGATION

1. PER 5-6(C)(4)(g), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1944 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.
2. PER 5-6(C)(4)(h), ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. PER 5-6(C)(5)(a), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL.
4. PER 5-6(C)(5)(b), IF USED, WEED BARRIERS SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF.
5. PER 5-6(C)(5)(d), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.
6. PER 5-6(C)(14)(a), IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE.
7. PER 5-13(B)(7)(a), LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1944 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION NAND ORDINANCES (WATER WASTER REDUCTION ORDINANCE).
8. PER 5-13(B)(7)(d), WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.
9. PER 5-13(B)(7)(e), TREES OR PLANS THAT DIE SHALL BE REPLACED BY THE OWNERS AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY THE PROPERTY OWNER.
10. PER 5-13(B)(7)(f), STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.

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DATE 02/11/2026
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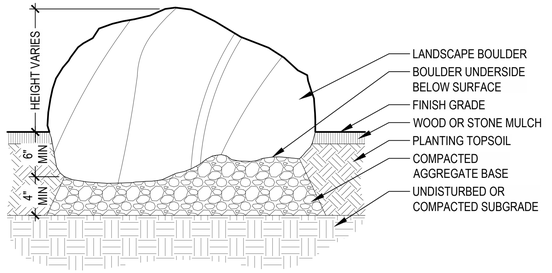
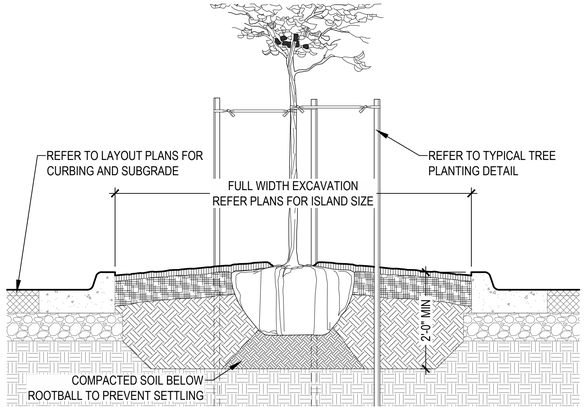
SHEET NAME
PLANTING PLAN
SHEET NO.
L102

\\DENVER-SERVER\Civil\Projects\2575020 Fulmer Lucas DD\04 Production\01 Design Drawings\2575020 L100 Landscape Plan.dwg PLOT:3/9/2026 3:59:23 PM ORIG SIZE:24"X36"



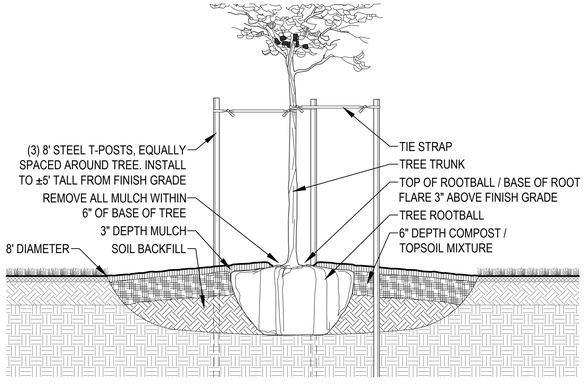
NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. BOULDERS TO BE NATIVE, WEATHERED, FIELD-COLLECTED SANDSTONE WITH NO SUBSTANTIAL SCARS AND SHALL HAVE SIGNIFICANT COVERAGE OF LICHENS AND/OR MOSS.
3. BOULDER DIMENSIONS TO VARY WITH A MINIMUM HEIGHT OF 2'-6".
4. BOULDER WEIGHTS TO VARY WITH A RANGE FROM .5 TONS TO 2 TONS, WITH 50% GREATER THAN ONE TON.
5. 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.
6. CONTRACTOR TO SUBMIT IMAGES OF BOULDERS INTENDED FOR USE ON PROJECT FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.
7. STORED AND INSTALLED BOULDERS ON SITE TO BE PROTECTED FROM DAMAGE FROM ALL CONSTRUCTION OPERATIONS WITH DAMAGED BOULDERS REPLACED AT NO COST TO OWNER.
8. LOCATION AND ORIENTATION OF BOULDERS TO BE APPROVED BY OWNER'S REPRESENTATIVE.

4 TYPICAL BOULDER INSTALLATION
NTS



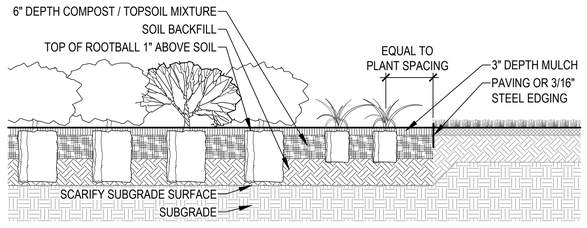
NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO TYPICAL TREE PLANTING DETAIL FOR MULCH, SOIL, COMPOST, GUYING, ETC.
3. CENTER OF PARKING LOT ISLAND TO BE MOUNDED WITH TOP OF ROOTBALL / BASE OF ROOT FLARE ABOVE ADJACENT CURB 3" MINIMUM - OR - 3% SLOPE, WHICH EVER IS GREATER.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

3 TREE PLANTING IN PARKING LOT ISLAND
NTS



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 CONTRACTOR TO USE (ARBORKNOT) TIE METHOD TO PRODE EXPANDING, GIRDLE FREE ATTACHMENT TO TREE.

2 TYPICAL TREE PLANTING
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.

1 TYPICAL SHRUB PLANTING
NTS

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

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.

wallace design collective

wallace design collective, pc
structural · civil · landscape · survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690 · 800.364.5858

STATE OF NEW MEXICO
TREVOR D. GRANT
0024
REGISTERED LANDSCAPE ARCHITECT
03/10/2026

SITE DEVELOPMENT PLANS FOR:
BENAVIDES

1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

REV	DESCRIPTION	DATE
1	CITY COMMENTS	03/05/26

DATE 02/11/2026
PROJECT NO. 2575020
SHEET NAME
LANDSCAPE DETAILS
SHEET NO.
L103

ORIG SIZE:24"X36"
PLOT:3/9/2026 3:59:24 PM
\\DENVER-SERVER\Civil\Projects\2575020 Fulmer Lucas DD\04 Production\01 Design Drawings\2575020 L100 Landscape Plan.dwg

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D-Series Size 0
LED Area Luminaire

dseries

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (19.0 cm)
Weight: 23 lbs (10.4 kg)

Design Select options indicated by this color background.

Catalog Number: REFER TO E4.0
Notes:
Type: TYPE T

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
**See ordering tree for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED										
Series	LEDs	Color temperature*	Color Rendering Index	Distribution			Voltage		Mounting	
DSX0 LED	Forward optics	(Blue section 70CRI only)		AFR Automotive front row	T5W Type V medium	MVOLT (120V-277V)*	Shipped included			
	P1 P5	30K 3000K	70CRI	T1S Type I short	T6LG Type IV low glare	HVOLT (347V-480V)**	SPA Square pole mounting (#5 drilling, 12" max. SQ pole)			
	P2 P6	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V-480V)**	RPA Round pole mounting (#5 drilling, 3" max. RND pole)			
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control		WBA Wall bracket			
	P4	Rotated optics		T4M Type IV medium	T4LG Type IV low glare	BLC4 Type IV backlight control	SPUA Square pole mounting (#5 drilling, 3" max. SQ plate)			
	P10* P12*	27K 2700K	80CRI	T4VS Type IV very short	LCCO Left corner cutoff		RPUA Round pole mounting (#5 drilling, 3" max. RND plate)			
	P11* P13*	30K 3000K	80CRI	T4VL Type IV low glare	RCCO Right corner cutoff		SPUMA Square narrow pole mounting (#5 drilling, 3" max. SQ plate)			
		40K 4000K	80CRI	T5VS Type V short			RPUMA Round pole mounting (#5 drilling, 3" max. RND plate)			
		50K 5000K	80CRI	T5VW Type V wide			WBA Wall bracket			
							BA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)			

Control options		Other options		Finish (required)	
Shipped installed		Shipped installed		DDBXD Dark Bronze	
NLTAIR2 PIRHN	nLight AIR generation 2 enabled with integrated motion + ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.***	PE	Photoelectric cell, button type*	DBLXD Black	
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.*****	DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	DNAXD Natural Aluminum	
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc.*****			DWHXD White	
PER	NEMA twist-lock receptacle only (controls ordered separately)*			DSSTXD Sandstone	
PER5	Five-wire receptacle only (controls ordered separately)*			DDBTXD Textured dark bronze	
				DBLBXD Textured black	
				DNATXD Textured natural aluminum	
				DWHGXD Textured white	

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000, 70 CRI)					40K (4000, 70 CRI)					50K (5000, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	13,388	2	0	2	137	13,902	2	0	2	142	13,734	2	0	2	146
				T2M	13,468	2	0	3	137	13,952	2	0	3	143	13,785	2	0	3	141
				T3M	13,601	2	0	3	139	13,991	2	0	3	144	13,336	2	0	4	137
				T4M	13,776	2	0	3	141	14,272	2	0	3	146	14,099	2	0	4	144
				T5W	13,776	2	0	4	141	14,272	2	0	4	146	13,910	2	0	4	143
				T4LG	14,106	2	0	2	119	11,740	2	0	2	124	11,578	2	0	2	126
				T5VW	11,856	3	0	2	122	12,296	2	0	2	127	12,136	2	0	2	140
				T5W	12,114	4	0	2	134	12,625	4	0	2	140	12,873	4	0	2	145
				T5VS	12,238	4	0	2	135	12,753	4	0	2	141	12,585	4	0	2	145
				T5LG	12,442	4	0	2	138	12,965	4	0	2	143	12,800	4	0	2	145
				BLC3	8,378	2	0	2	93	8,794	2	0	2	98	8,966	2	0	2	99
				BLC4	5,883	2	0	2	65	6,177	2	0	2	69	6,298	2	0	2	70
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,580	2	0	2	139	12,962	2	0	2	143	13,132	2	0	2	146
P6	137W	40	1050	T1S	19,253	2	0	3	141	19,998	2	0	3	147	19,757	2	0	3	145
				T2M	19,253	2	0	4	139	19,998	2	0	4	145	17,200	2	0	4	126
				T3M	19,442	2	0	4	138	20,193	2	0	4	148	17,372	2	0	4	128
				T4M	19,442	2	0	4	122	17,391	2	0	3	127	17,230	2	0	3	129
				T5W	19,442	2	0	4	142	20,193	2	0	4	148	17,372	2	0	4	128
				T4LG	16,882	2	0	4	123	17,532	2	0	4	128	17,402	2	0	4	128
				T5VW	17,168	4	0	2	125	17,893	3	0	3	131	18,281	3	0	3	133
				T5W	17,441	3	0	3	127	18,183	3	0	3	133	18,537	3	0	3	135
				T5VS	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				T5LG	17,859	4	0	2	87	12,464	3	0	2	91	12,707	3	0	2	93
				BLC3	13,262	4	0	4	96	13,815	4	0	4	99	13,539	4	0	4	96
				BLC4	9,312	3	0	3	68	9,701	3	0	3	70	9,506	3	0	3	68
				LCCO	13,267	1	0	2	98	13,779	1	0	2	102	13,857	1	0	2	99
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	177W	40	1300	T1S	25,906	2	0	3	147	27,001	2	0	3	153	26,676	2	0	3	151
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,479	3	0	4	120
				T3M	25,906	3	0	4	147	27,001	3	0	4	153	26,676	3	0	4	151
				T4M	19,442	3	0	3	102	18,151	3	0	3	106	18,504	3	0	3	105
				T5W	19,787	3	0	3	116	20,622	3	0	3	121	21,034	3	0	3	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,123	2	0	2	112
				T5VW	19,924	3	0	3	117	20,765	3	0	3	123	21,178	3	0	3	124
				T5VS	20,089	4	0	3	119	20,937	4	0	3	124	21,348	4	0	3	125
				T5W	20,089	3	0	3	119	21,265	3	0	3	124	21,952	3	0	3	127
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,192	4	0	4	83	14,788	4	0	4	86	15,068	4	0	4	88
				BLC4	14,647	4	0	4	86	15,265	4	0	4	89	15,562	4	0	4	91
				RCCO	14,599	1	0	3	84	14,933	1	0	3	87	15,204	1	0	3	89
				LCCO	14,599	1	0	3	84	14,933	1	0	3	87	15,204	1	0	3	89
				AFR	20,006	2	0	3	117	21,682	2	0	3	127	21,936	2	0	3	129

WST LED
Architectural Wall Sconce

Catalog Number: REFER TO E4.0
Notes:
Type: TYPE W

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions.

Specifications

Luminaire

Height: 8-1/2" (21.6 cm)
Width: 13" (33.1 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

A = Capable options indicated by this color background.

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED						
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting	
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT*	277*	Shipped included
	P2 2,800 Lumen package	30K 3000 K	VW Visual comfort wide	120*	347*	(blank) Surface mounting bracket
	P3 5,000 Lumen package	40K 4000 K		208*	480*	PBBW Premium surface-mounted back box**
		50K 5000 K		240*		Shipped separately
						BBW Surface-mounted back box*

Options		Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting height.*****	E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 0°C)*****	DDBXD Dark Bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting height.*****	E20WH Emergency battery pack 20W constant power, Certified to CA Title 20 MAEDBS***	DBLXD Black
PE	Photoelectric cell, button type*	E20WC Emergency battery pack -20°C 20W constant power, Certified to CA Title 20 MAEDBS***	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) *		DWHXD White
PER5	Five-wire receptacle only (controls ordered separate) *		DSSTXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) *		DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height**		DBLBXD Textured black
PIRH	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc**		DNATXD Textured natural aluminum
PIRHFC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc**		DWHGXD Textured white
SF	Single fuse (120, 277, 347V)*		DSSTXD Textured sandstone
DF	Double fuse (208, 240, 480V)*		
DS	Dual switching *		
DMG	0-10V dimming wired out back of housing for external control (control ordered separate) *		

Shipped separately	
BBPW	Retrofit back plate*
VG	Vandal guard*
WG	Wire guard*

See Accessories and Notes on next page.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temperature	Multiplier
0°C	1.029
10°C	1.015
25°C	1.000
30°C	0.985
40°C	0.971

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance Package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	9.5	0.1	0.06	0.05	0.04	—	—
	14	—	—	—	—	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	—	—
P2	25	0.21	0.13	0.11	0.1	—	—
	30	—	—	—	—	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	—	—
P3	50	0.42	0.24	0.21	0.19	—	—
	56	—	—	—	—	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	—	—

Motion Sensor Default Settings

	Photocell Operation	Dusk to Dawn	High Level	Photocell Operation	Fade-up Time	Fade-down Time	Hold Time
	*PIR or PIR1	3V (37% Output	10V (100%) Output	Enabled at 5FC	3 sec	5 min	5 min
	PIRFC3V or PIRHFC3V	3V (37% Output	10V (100%) Output	Enabled at 5FC	3 sec	1 min	5 min

*For use with site-wide Dusk to Dawn control

PER Table

Control	PER (7-pin)	PER5 (5-wire)		PER7 (7-wire)	
		Wire Off-Host	Wire In-Host	Wire Off-Host	Wire In-Host
Photocontrol Only (On-Off)	✓	Wired to dimming leads on driver		Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✓	Wired to dimming leads on driver		Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	✓	Wired to dimming leads on driver		Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	✓	Wired to dimming leads on driver		Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	✓	Wired to dimming leads on driver		Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
▲ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

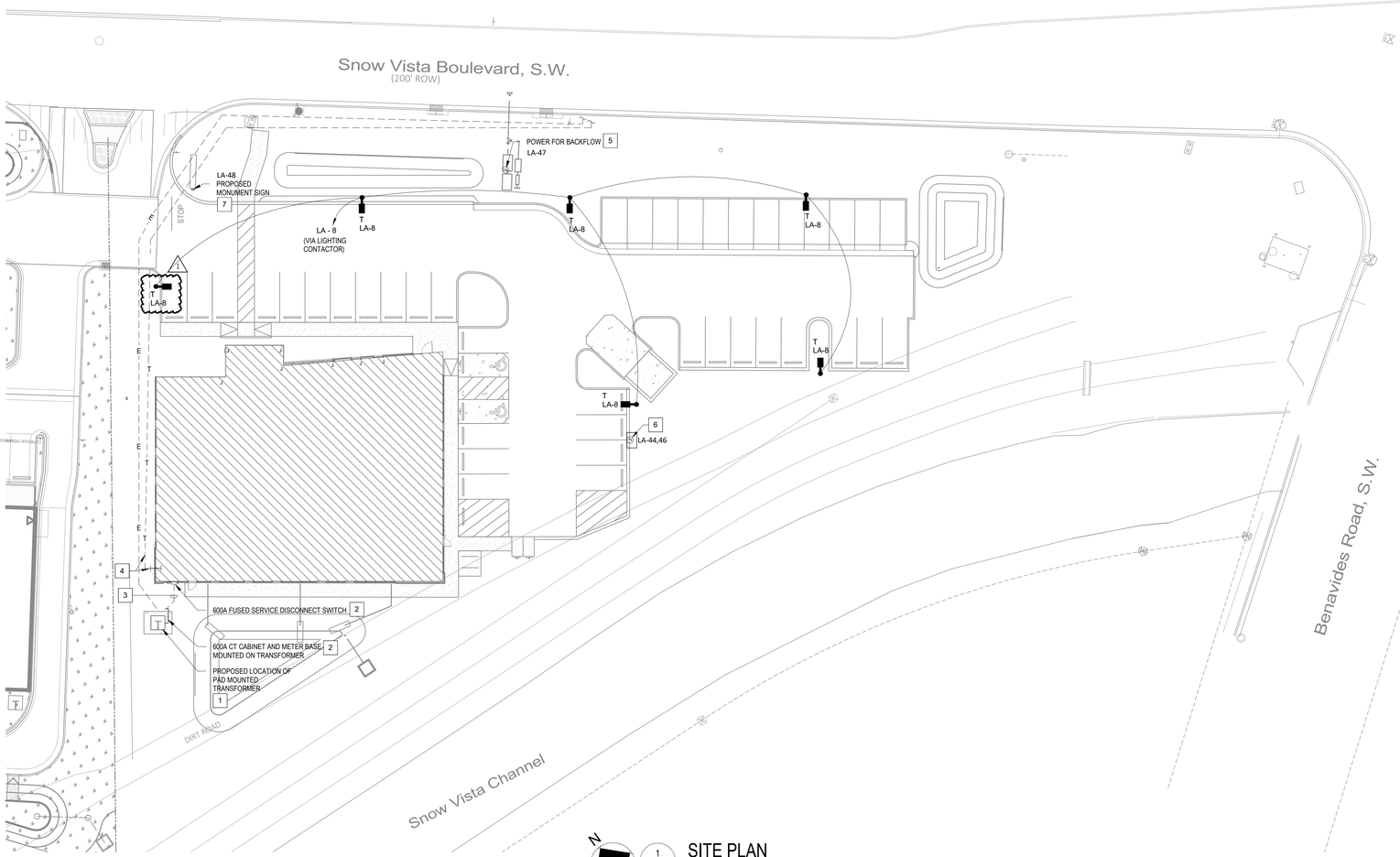
Performance Package	System Watts (MAX)	30K (3000K, 90CRI)					40K (4000K, 90CRI)					50K (5000K, 90CRI)				
		Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	2	0	2	135	1,539	2	0	2	137	1,609	2	0	2	137
		VW	1,515	3	0	2	136	1,560	3	0	2	139	1,630	3	0	2	138
P2	23W	VF	2,763	3	0	2	127	2,847	3	0	2	126	2,975	3	0	2	129
		VW	2,801	3	0	2	128	2,886	3	0	2	128	3,012	3	0	2	130
P3	50W	VF	4,825	3	0	3	125	4,765	3	0	3	124	4,609	3	0	3	122
		VW	4,898	3	0	3	122	4,240	3	0	3	125	4,609	3	0	3	124

GENERAL NOTES

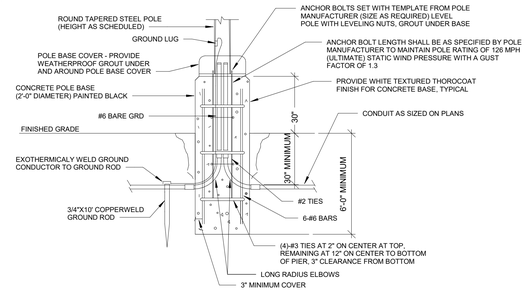
A. IMMEDIATELY FOLLOWING AWARD OF CONTRACT AND PRIOR TO START OF WORK, EC SHALL CONTACT THE POWER AND TELEPHONE COMPANY TO COORDINATE NEW SERVICES. EC TO VERIFY LOCATION OF PRIMARY POWER SOURCE, TRANSFORMER LOCATION, SECONDARY FEEDERS AND TELEPHONE POLE OR PEDESTAL LOCATIONS AND ELECTRICAL SERVICE REQUIREMENTS.
B. EC TO VERIFY SITE LIGHTING CIRCUITRY, MIN. (2)#10,#10G 3/4"C.
C. SEE LIGHTING FIXTURE SCHEDULE ON SHEET E4.00 FOR MORE INFORMATION.

E5.00 SITE PLAN KEYED NOTES

1 UTILITY TRANSFORMER LOCATION TO BE COORDINATED WITH CIVIL PRIOR TO PAD INSTALLATION.
2 ELECTRICAL SERVICE EQUIPMENT. REFER TO ONE-LINE DIAGRAM 1/E5.00 FOR MORE INFORMAITON
3 EC SHALL PROVIDE UNDERGROUND SECONDARY ELECTRICAL SERVICE WITH WARNING TAP 12" BELOW GRADE ALONG ENTIRE ROUTE FROM CT CABINET TO EXTERIOR BUILDING WALL.
4 PROVIDE (2) 4" UNDERGROUND CONDUITS FROM TELEPHONE PEDESTAL TO TELEPHONE TERMINAL BOARD IN UTILITY ROOM. COORDINATE ROUTING OF CONDUITS WITH TELEPHONE COMPANY.
5 POWER FOR BACKFLOW. PROVIDE JUNCTION BOX AND STUB UP CONDUIT INSIDE ENCLOSURE. VERIFY POWER REQUIREMENTS AND CONNECTION PRIOR TO ROUGH-IN.
6 PROVIDE POWER FOR CT4021-GW1 ELECTRIC VEHICLE CHARGING STATION ON CONCRETE EQUIPMENT PAD, VERIFY INSTALLATION REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
7 MONUMENT SIGN: PROVIDE (2)#10 CU, #10 CU G, 1"C. COORDINATE EXACT ROUGH-IN LOCATION WITH CIVIL DRAWINGS.



1 SITE PLAN (E6.00)
SCALE: 1" = 20'-0"



SITE POLE GENERAL NOTES:

1. AT EACH POLE LOCATION, PROVIDE A 3/4 "X10' COPPER CLAD GROUND ROD CONNECTED BY A #6 BARE COPPER CONDUCTOR INTO THE GROUND LUG.
2. FURNISH WITH HAND HOLE AND GROUNDED COVER. POLES SHALL BE RATED FOR 126 MPH (ULTIMATE) WIND. POLES SHALL BE PLUMBED PERFECTLY VERTICAL.

2 SITE POLE BASE DETAIL (E6.00)
SCALE: N.T.S.

FACET
ARCHITECTURAL DESIGN
A CASCO Diversified Corporation Company

OWNER
OMAN GIBSON ASSOCIATES
2932 FOSTER CREIGHTON DR.
NASHVILLE, TN 37204
(615) 313-9201

CIVIL ENGINEER
FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TN 37215
(615) 345-3770

ARCHITECT
FACET ARCHITECTURAL DESIGN
12 SUNNEN DR., STE. 100
ST. LOUIS, MO 63143
(314) 821-1100

STRUCTURAL ENGINEER
ME1
12 SUNNEN DR., STE. 100
ST. LOUIS, MO 63143
(314) 821-1100

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
ME1
12 SUNNEN DR., STE. 100
ST. LOUIS, MO 63143
(314) 821-1100

Lovelace Medical Group
Ardent Health
ARDENT HEALTH SERVICES
COMBINED URGENT CARE & PRIMARY CARE
BENAVIDES NM

No.	CONSTR. DOC. & REVISIONS Description	Date
1	CITY COMMENTS	03/05/26

Professional of Record:
WILLIAM K. KINNEY, JR
License No.: 27353
Expiration Date: 12/31/26

Drawn/Checked	DCC / WJK
Project Number	2505153
Owner Review	01/28/26
Bid Date	02/17/26
Permit Date	02/17/26
For Construction	--/--/--

ME1
A CASCO Diversified Corporation Company

ELECTRICAL SITE PLAN

E6.00

3/5/2026 4:57:19 PM

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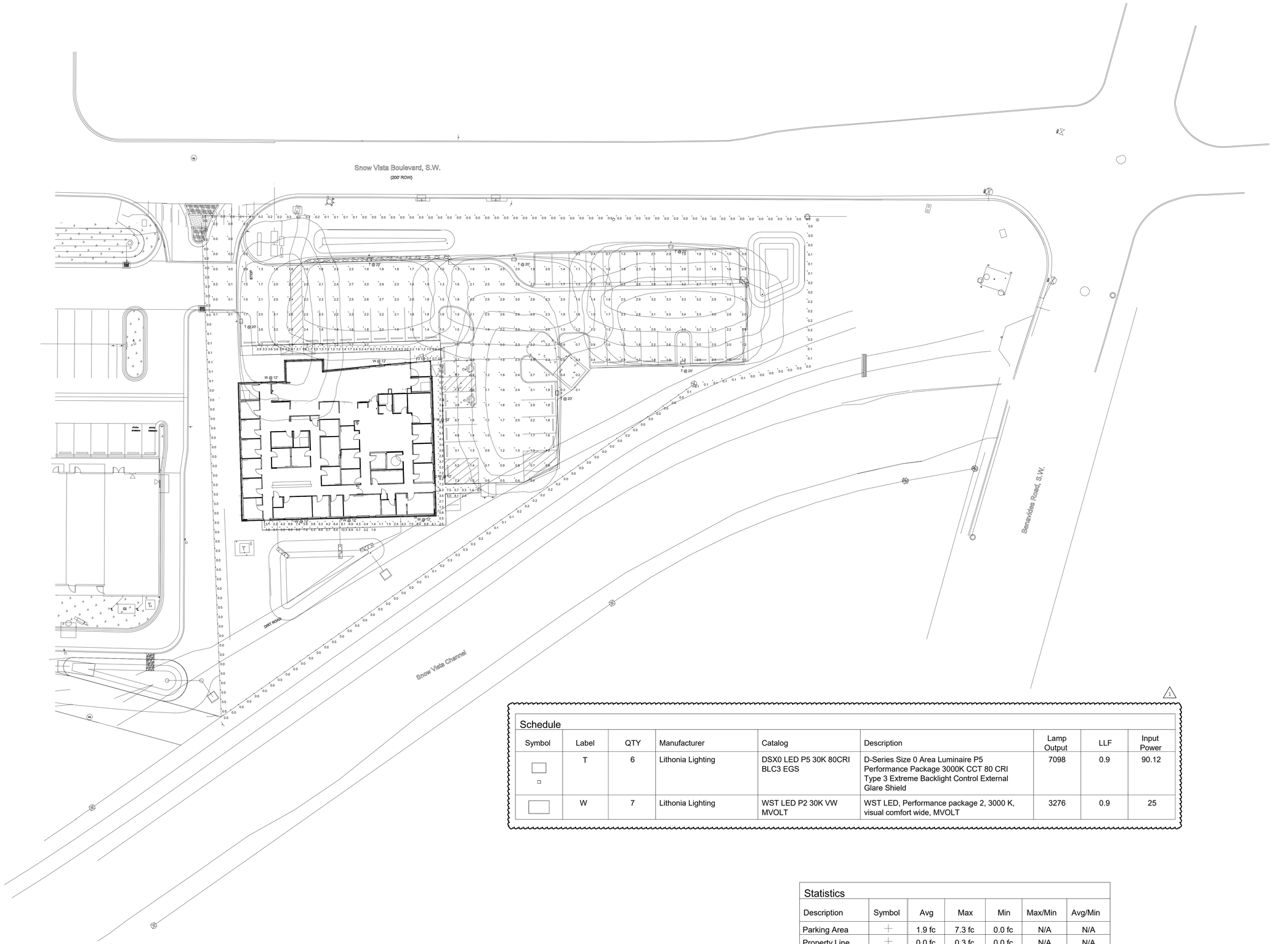

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	T	6	Lithonia Lighting	DSX0 LED P5 30K 80CRI BLC3 EGS	D-Series Size 0 Area Luminaire P5 Performance Package 3000K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	7098	0.9	90.12
	W	7	Lithonia Lighting	WST LED P2 30K VW MVOLT	WST LED, Performance package 2, 3000 K, visual comfort wide, MVOLT	3276	0.9	25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.9 fc	7.3 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Sidewalk	+	4.4 fc	10.3 fc	0.5 fc	20.6:1	8.8:1
Front Sidewalk	+	2.7 fc	7.9 fc	0.6 fc	13.2:1	4.5:1

N

1 E7.00 PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

FACET
ARCHITECTURAL DESIGN
A CASCO Diversified Corporation Company

OWNER
OMAN GIBSON ASSOCIATES
2932 FOSTER CREIGHTON DR.
NASHVILLE, TN 37204
(615) 313-9201

CIVIL ENGINEER
FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TN 37215
(615) 345-3770

ARCHITECT
FACET ARCHITECTURAL DESIGN
12 SUNNEN DR., STE. 100
ST. LOUIS, MO 63143
(314) 821-1100

STRUCTURAL ENGINEER
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Lovelace Medical Group

Ardent Health

ARDENT HEALTH SERVICES
COMBINED URGENT CARE & PRIMARY CARE
BENAVIDES NM

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	CITY COMMENTS	03/05/26

Professional of Record:
WILLIAM K. KINNEY JR
License No.: 27353
Expiration Date: 12/31/26

Drawn/Checked	Author / Checker
Project Number	2505153
Owner Review	01/28/26
Bid Date	02/17/26
Permit Date	02/17/26
For Construction	--/--/--

ME1
A CASCO Diversified Corporation Company

PHOTOMETRIC SITE PLAN

E7.00

3/5/2026 4:54:48 PM

7 6 5 4 3 2 1

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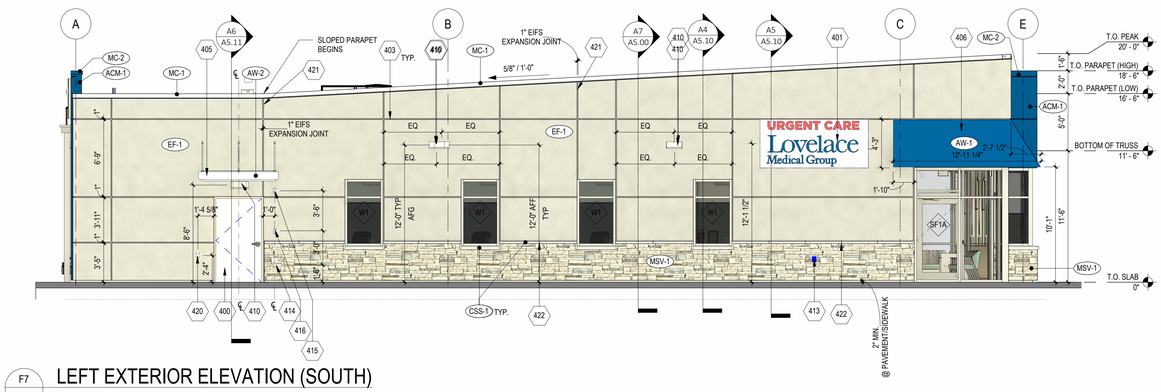
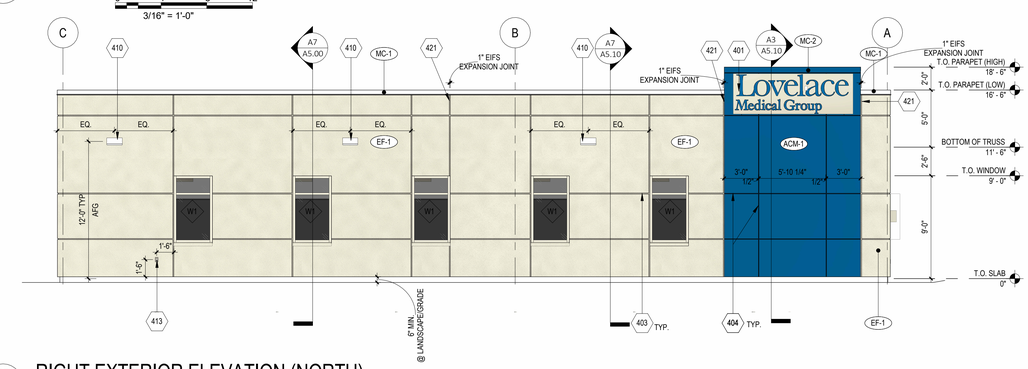


F7 A4.00 **LEFT EXTERIOR ELEVATION (SOUTH)**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

3/16" = 1'-0"

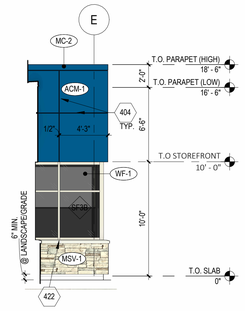


D7 A4.00 **RIGHT EXTERIOR ELEVATION (NORTH)**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

3/16" = 1'-0"

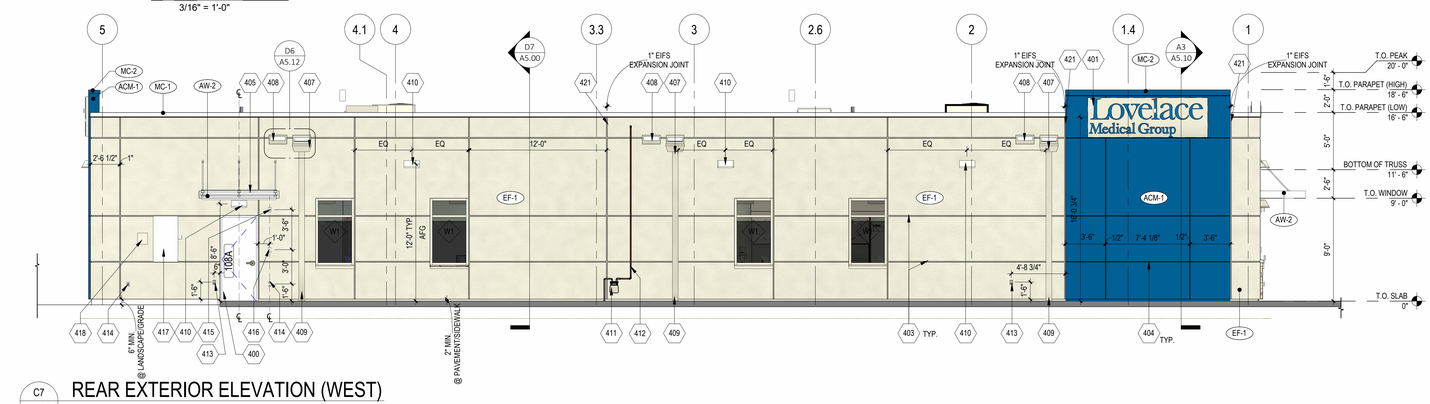


D3 A4.00 **FRONT EXTERIOR ELEVATION A (SOUTH)**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

3/16" = 1'-0"

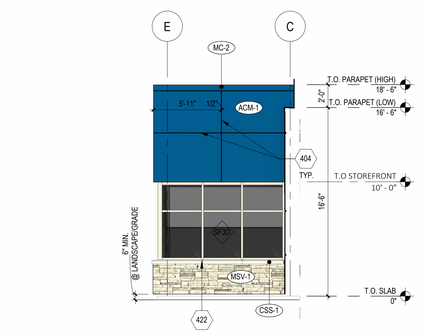


C7 A4.00 **REAR EXTERIOR ELEVATION (WEST)**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

3/16" = 1'-0"

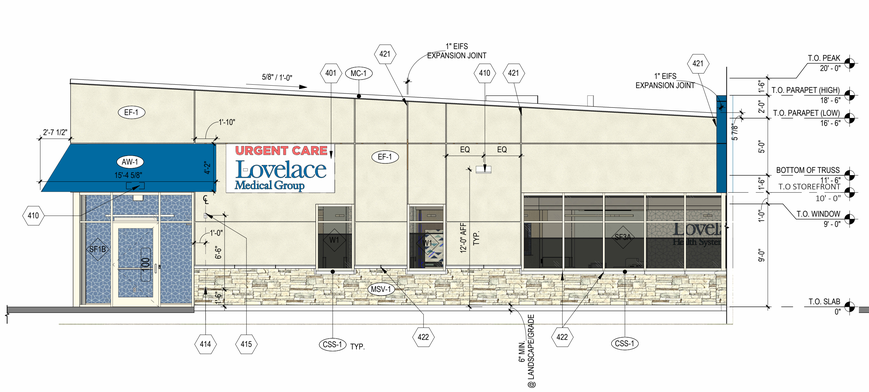


C3 A4.00 **FRONT EXTERIOR ELEVATION B (NORTH)**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

3/16" = 1'-0"

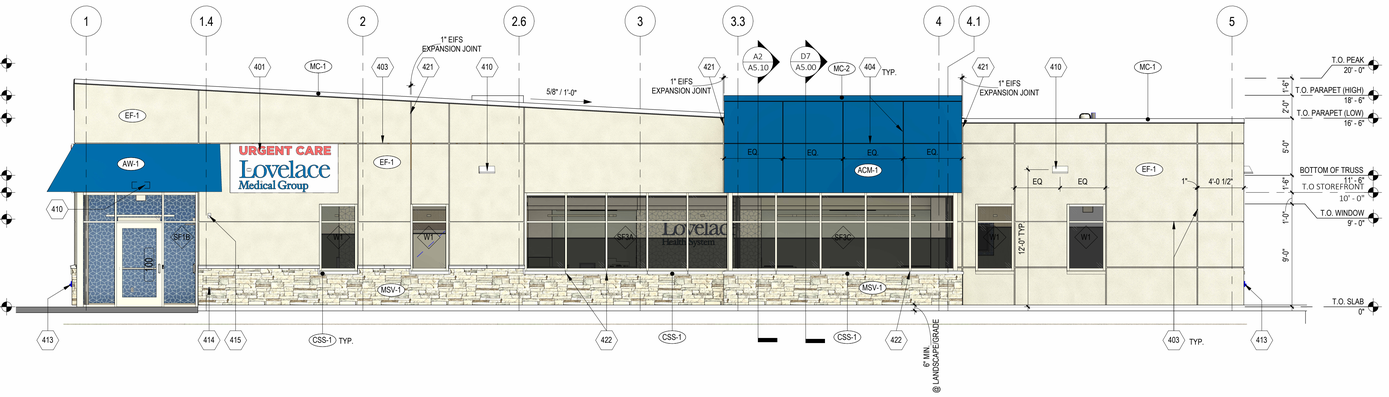


A7 A4.00 **FRONT EXTERIOR ELEVATION A (EAST)** **FACING SKEWED WALL**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

3/16" = 1'-0"



A5 A4.00 **FRONT EXTERIOR ELEVATION B (EAST)** **FACING STRAIGHT WALL**

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. REFER TO SYMBOLS AND ABBREVIATIONS SHEET G0.02 FOR PROJECT GENERAL NOTES.
2. PLUS OR MINUS DIMENSIONS ALLOW FOR OVERALL ADJUSTMENTS TO NO MORE OR LESS THAN ONE HALF OF AN INCH IN A SINGLE DIMENSION STRING. NOTIFY ARCHITECT OF EXISTING DIMENSION DISCREPANCIES PRIOR TO NEW WALL PLACEMENT.
3. REFER TO A6-SERIES SHEETS FOR DOOR SCHEDULE, DOOR & FRAME ELEVATIONS, HEAD AND JAMB DETAILS, AS WELL AS STOREFRONT AND WINDOW ELEVATIONS.

EXTERIOR MATERIAL LEGEND

AW-1 METAL AWNING, BASIS OF DESIGN: MASA ARCHITECTURAL CANOPIES - ALUMIFRAME W/ ALUMINUM COMPOSITE PANEL AND CUSTOM ACCENT TRIM, COLOR: PANTONE 654 (NAVY)

AW-2 METAL AWNING, BASIS OF DESIGN: MAPES ARCHITECTURAL CANOPIES - LUMISHADE ALUMINUM CANOPY, COLOR: PENDING ARCHITECT SELECTION

EF-1 EXTERIOR INSULATION FINISH SYSTEM, BASIS OF DESIGN: DRYVIT OUTSULATION MINERAL WOOL; FINISH: SANDBLAST, COLOR: DRYVIT SUPER WHITE (101)

REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. VERIFY COLOR WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

ACM-1 ALUMINUM COMPOSITE MATERIAL PANELING, BASIS OF DESIGN: ALUCOBOND DRY REVEAL. FINISH: ALUCOBOND PLUS, COLOR: ULTRAMARINE BLUE OR MATCH PANTON 654 (NAVY).

REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. VERIFY COLOR WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

MSV-1 MANUFACTURED STONE VENEER & TRIM. BASIS OF DESIGN: CULTURED STONE - COUNTRY LEDGESTONE MANFUACTURED VENEER; COLOR: ECHO RIDGE

REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. VERIFY COLOR WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

CSS-1 CUSTOM CAST STONE SILL, BASIS OF DESIGN: READING ROCK CUSTOM COLOR: RIESLING

CUSTOM PROFILES AND CONDITIONS AS DETAILED ON A502. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. VERIFY COLOR WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

MC-1 PREFINISHED METAL COPING. MATCH ADJ EIFS WALL FINISH (EF-1). VERIFY COLOR WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

MC-2 ACCENT METAL COPING. BASIS OF DESIGN: ALUCOBOND AXCENT. COLOR: ULTRAMARINE BLUE OR MATCH PANTON 654 (NAVY). VERIFY COLOR WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

W1 ALUMINUM STOREFRONT FRAMED WINDOW. COLOR/FINISH: ANODIZED CLEAR. BASIS OF DESIGN: KAWNEER 451T. REFER TO A6.01 FOR ADDITIONAL INFORMATION.

SFXX ALUMINUM STOREFRONT. COLOR/FINISH: ANODIZED CLEAR. BASIS OF DESIGN: KAWNEER 451T. REFER TO A6.01 FOR ADDITIONAL INFORMATION.

KEYNOTE LEGEND

400 INSULATED HOLLOW METAL DOOR AND FRAME PAINTED. REFER TO DOOR SCHEDULE ON A6.00 FOR ADDITIONAL INFORMATION. COLOR TO MATCH ADJACENT EIFS.

401 APPROXIMATE LOCATION OF SIGNAGE. SIGNAGE BY OTHERS UNDER SEPARATE CONTRACT & PERMIT. PROVIDE ADDITIONAL BLOCKING AND POWER FOR FUTURE SIGNAGE. REFER TO ELECTRICAL FOR ADDITIONAL POWER INFORMATION.

403 1" X 1" EIFS REVEAL. REFER TO TYPICAL EIFS DETAILS ON A5.21 FOR ADDITIONAL INFORMATION.

404 REVEAL IN ACM PANELING. REFER TO TYPICAL ACM DETAILS FOR ADDITIONAL INFORMATION.

405 HANGER ROD SUPPORTED CANTILEVER AWNING. CENTER AWNING ABOVE EACH WINDOW OR DOOR. REFER TO EXTERIOR FINISH LEGEND, SPECIFICATIONS, AND SECTION DETAILS FOR ADDITIONAL INFORMATION.

406 FLUSH METAL PANEL AWNING. REFER TO EXTERIOR FINISH LEGEND, SPECIFICATIONS, AND SECTION DETAILS FOR ADDITIONAL INFORMATION.

407 PRIMARY SCUPPER AND RECTANGULAR DOWNSPOUT. DOWNSPOUT TO CONNECT TO UNDERGROUND STORM DRAIN SYSTEM. COLOR TO MATCH ADJ WALL FINISH. REFER TO ROOF PLAN AND DETAILS ON A5.12 FOR ADDITIONAL INFORMATION.

408 OVERFLOW SCUPPER. REFER TO ROOF PLAN AND DETAILS ON A5.12 FOR ADDITIONAL INFORMATION.

409 METAL DOWNSPOUTS TO TIE INTO UNDERGROUND STORM LINE - REFER TO CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL CONNECTION DETAILS. PAINT DOWNSPOUT AND ALL BRACKETS TO MATCH ADJ. WALL COLOR.

410 WALL PACK LIGHT FIXTURE, REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.

411 GAS METER. REFER TO MECHANICAL/PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. PAINT TO MATCH ADJ. WALL COLOR.

412 GAS PIPE ROUTED TO ROOF. PAINT TO MATCH ADJ WALL FINISH. REFER TO MECHANICAL/PLUMBING FOR ADDITIONAL INFORMATION.

413 HOSE BIBB. REFER TO PLUMBING FOR ADDITIONAL INFORMATION.

414 EXTERIOR ELECTRICAL OUTLET. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION. USE STONE MANUFACTURER FINISH ACCESSORIES TO MATCH ADJ WAINSCOT.

415 BACK BOX FOR SECURITY CAMERA. REFER TO ELECTRICAL.

416 CARD/ BADGE READER. REFER TO ELECTRICAL AND DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

417 ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION. PAINT TO MATCH ADJ. WALL COLOR.

418 ELECTRICAL METER. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION. PAINT TO MATCH ADJ. WALL COLOR.

420 PROVIDE AND INSTALL KNOX BOX MODEL 3261 - BLACK, SURFACE MOUNT WITH HINGED DOOR. VERIFY LOCATION AND HEIGHT WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.

421 1" WIDE EXPANSION JOINT IN EIFS SYSTEM. REFER TO TYPICAL EIFS DETAILS FOR ADDITIONAL INFORMATION. EIFS EXPANSION JOINTS TO BE LOCATED 50' OR LESS APART, OR AS LOCATED ON ELEVATIONS.

422 APPROXIMATE LOCATION OF JOINT IN CAST STONE SILL. WHERE STOREFRONT IS CONTINUOUS PLACE JOINT AT CENTERLINE OF EACH MULLION, TYP.

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Lovelace Medical Group

ArdentHealth

ARDENT HEALTH SERVICES - LOVELACE MEDICAL GROUP
COMBINED URGENT CARE & PRIMARY CARE - BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, BERNALILLO COUNTRY, NM 87121

No.	Description	Date
	CONSTR. DOC. & REVISIONS	

Professional of Record:
CARON M. STEVENSON
License No.: 026073
Expiration Date: 12/31/27

Drawn/Checked	JTC / SMH
Project Number	2505153
Owner Review	01/28/26
Bid Date	02/13/26
Permit Date	02/13/26
For Construction	--/--/--

EXTERIOR ELEVATIONS

A4.00

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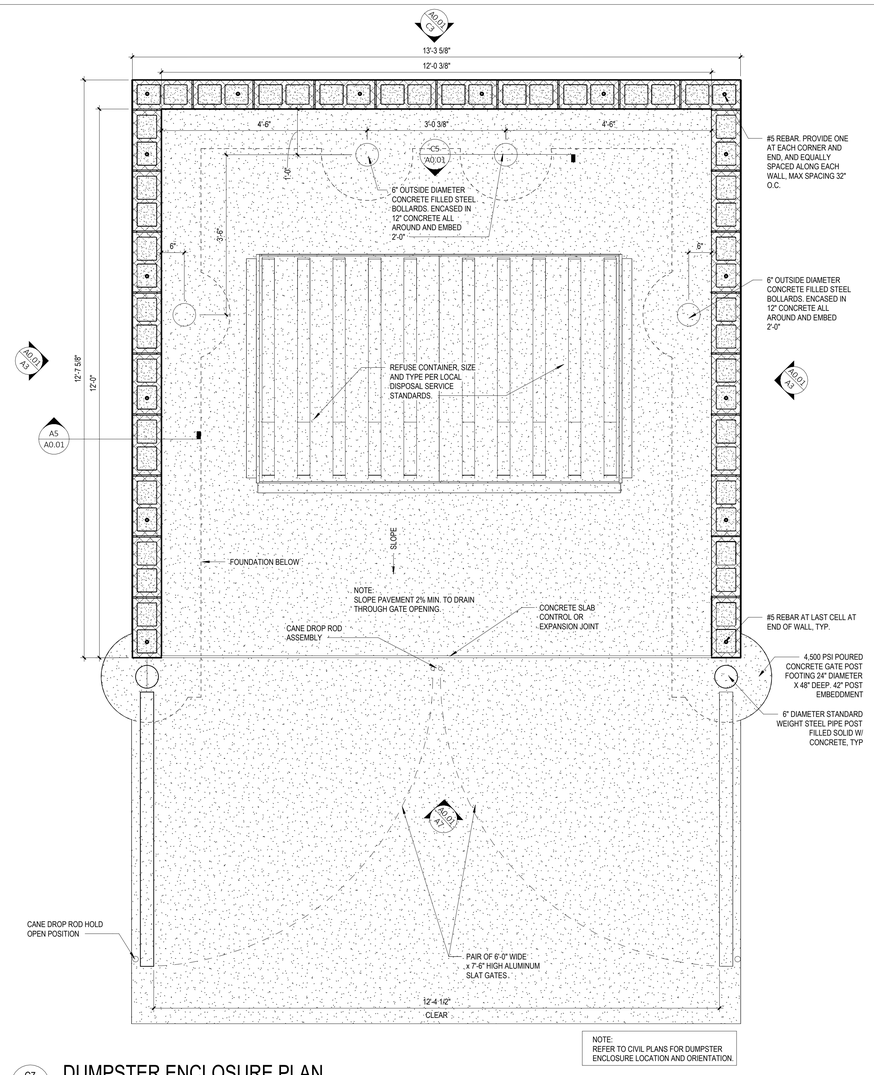
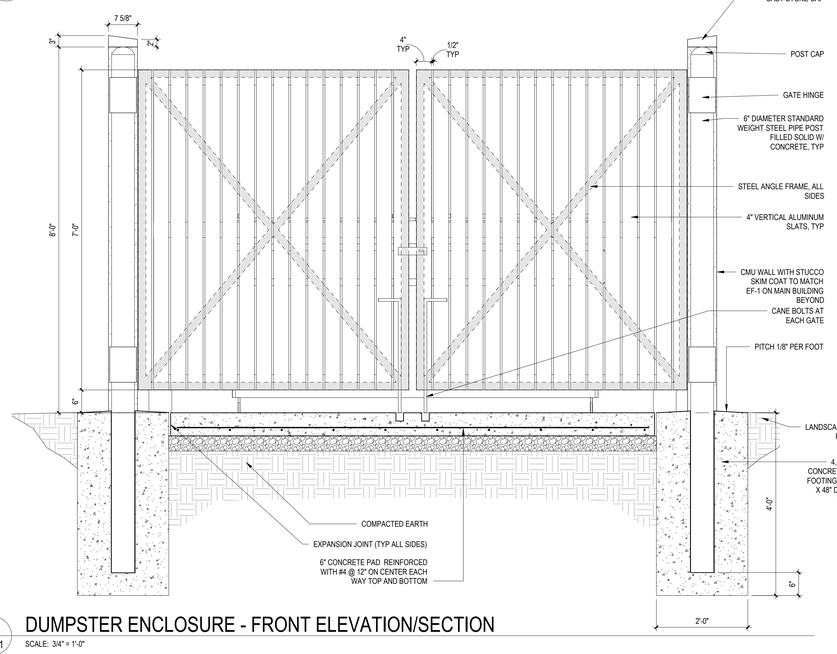


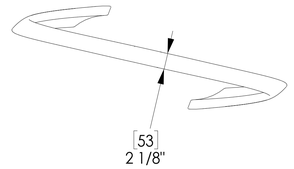
C7 A0.01 **DUMPSTER ENCLOSURE PLAN**

SCALE: 3/4" = 1'-0"

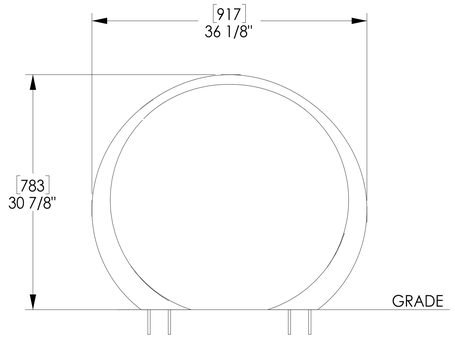


A7 A0.01 **DUMPSTER ENCLOSURE - FRONT ELEVATION/SECTION**

SCALE: 3/4" = 1'-0"



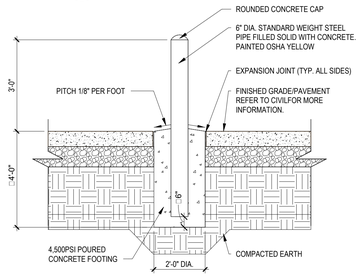
PLAN VIEW



ELEVATION VIEW

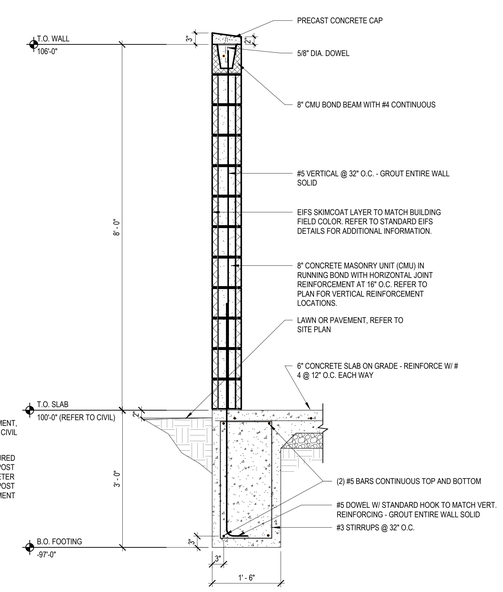
C4 A0.01 **BIKE RACK**

SCALE: 1 1/2" = 1'-0"



C5 A0.01 **TYPICAL BOLLARD DETAIL**

SCALE: 1/2" = 1'-0"

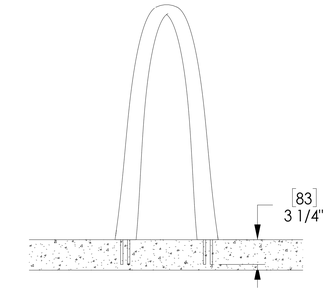


A5 A0.01 **DUMPSTER ENCLOSURE SECTION**

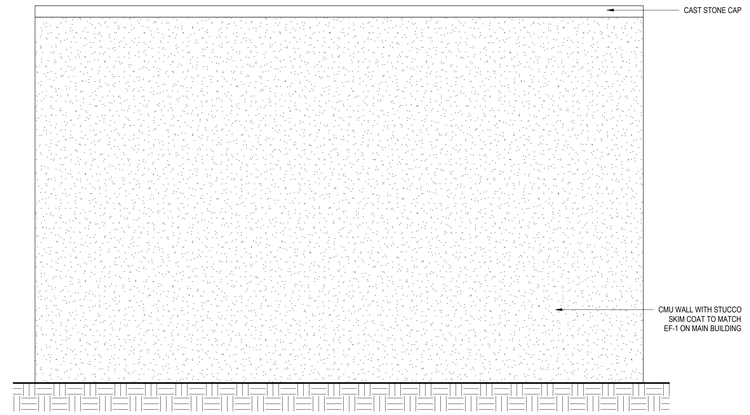
SCALE: 3/4" = 1'-0"

LANDSCAPEFORMS LOOP BIKE RACK

- INSTALL PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS
- REFER TO CIVIL DRAWINGS FOR LOCATION(S) AND QUANTITY



ELEVATION VIEW



C3 A0.01 **DUMPSTER ENCLOSURE - REAR ELEVATION**

SCALE: 3/4" = 1'-0"

A3 A0.01 **DUMPSTER ENCLOSURE - SIDE ELEVATION**

SCALE: 3/4" = 1'-0"

GENERAL SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED DESIGN INTENT AND FOR COORDINATION PURPOSES ONLY. SITE PLAN WILL VARY BASED ON SPECIFIC LOCATIONS AND ALL SITE DESIGN SHALL BE CONFIRMED WITH AND COMPLETED PER THE APPROVED CIVIL SITE AND LANDSCAPE DRAWINGS.
2. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SAFETY, COMPLIANCE WITH APPLICABLE JURISDICTIONAL, JOB SITE REQUIREMENTS, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
3. REFER TO THE CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, GRADING AND EROSION CONTROL, UTILITY INFORMATION, AND ALL OTHER REQUIRED SITE RELATED IMPROVEMENTS.
4. PRIOR TO PROCEEDING WITH ROUGH GRADING, THE G.C. SHALL COORDINATE CIVIL GRADES WITH ELEVATIONS SPECIFIED AS PART OF THE ARCHITECTURAL SCOPE OF WORK (INCLUDING, BUT NOT LIMITED TO COMPARISON OF TOP OF FINISH GRADES AT PERIMETER OF BUILDING, FLAT WORK AND ADJOINING SITE AREAS). REQUEST FOR INFORMATION SHALL BE SUBMITTED IN WRITING TO THE CIVIL ENGINEER AND ARCHITECT PRIOR TO START OF WORK.
5. ALL GRADING AND CONCRETE PAVING SHALL SLOPE AWAY FROM THE BUILDING. CONTACT THE ARCHITECT AND CIVIL ENGINEER IN WRITING REGARDING ANY AREAS THAT CANNOT SLOPE AWAY DUE TO EXISTING CONDITIONS.
6. THE G.C. SHALL VERIFY ALL SITE DIMENSIONS TO APPLICABLE BOUNDARIES AND SETBACK INFORMATION WITH SURVEY AND NOTIFY ARCHITECT, AND CIVIL ENGINEER IN WRITING OF ANY QUESTIONS IN THIS REGARD.
7. THE G.C. SHALL COORDINATE ALL SITE UTILITY RUNS WITH THE APPROPRIATE UTILITY COMPANIES AND PER THE PLANS.
8. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.

GENERAL SITE REQUIREMENTS

1. EXPOSED WOOD TO BE PRIMED AND PAINTED (2) COATS OF COLOR TO MATCH BUILDING, WHERE APPLIES.
2. EIFS FINISHES NOT TO TOUCH GROUND OTHER THAN CONCRETE.

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1125 SNOW VISTA BLVD SW
ALBUQUERQUE, BERNALILLO COUNTRY, NM 87121

CONSTR. DOC. & REVISIONS

No.	Description	Date

Professional of Record:
CARON M. STEVENSON
License No.: 006073
Expiration Date: 12/31/27

Drawn/Checked	JTC / SMH
Project Number	2505153
Owner Review	01/28/26
Bid Date	02/13/26
Permit Date	02/13/26
For Construction	--/--/--

ARCHITECTURAL SITE PLAN DETAILS

A0.01

2/11/2026 5:11:13 PM