

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 2025

John Measels, P.E.
JM Civil Engineering
1101 Central Expressway South, Suite 215
Allen, TX 75013

**RE: Circle K
9800 De Vargas Rd SW
Grading and Drainage Plan
Engineer's Stamp Date: 12/18/2025
Hydrology File: M09D012A
Case #: HYDR-2025-00417**

Dear Mr. Measels:

PO Box 1293

Based upon the information provided in your submittal received 12/19/2025, the Grading & Drainage plan **is approved** for Building Permit.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

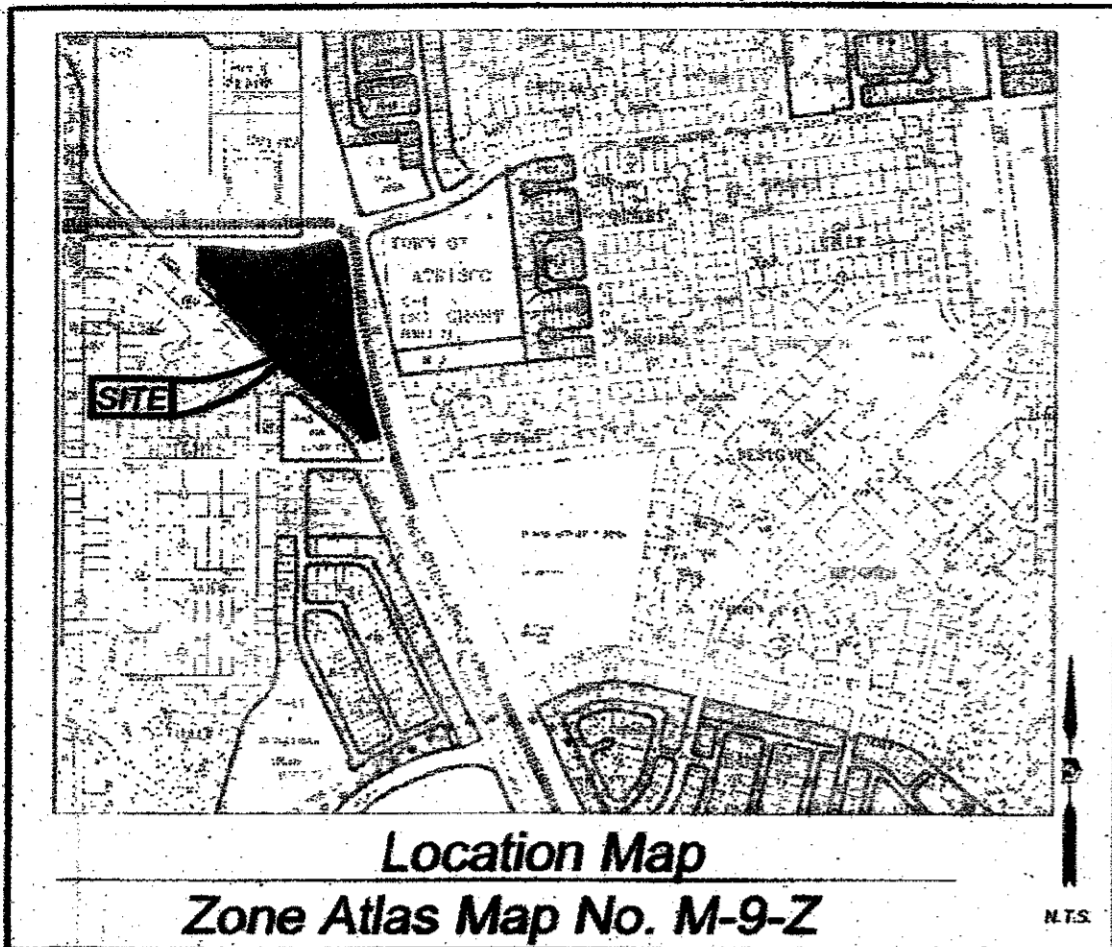
NM 87103

If you have any questions, please contact me at 924-3695 or tchen@cabq.gov.

www.cabq.gov

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



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

Subdivision Data:

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

Notes:

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

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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

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

Disclaimer

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

DOCH 2022106470
 12/14/2022 01:45 PM Page 1 of 2
 PLAT R: \$25.00 B: 2022C P: 0199 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT LETTERED "A" SNOW VISTA INVESTORS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 3, 2021, IN PLAT BOOK 2001C FOLIO 225, CONTAINING 10.7788 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS.

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

Purpose of Plat

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

Solar Note:

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

Free Consent and Dedication

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

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

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

[Signature]
 GARY GOODMAN
 TRUSTEE
 LAWRENCE GOODMAN REVOCABLE TRUST

8/29/22
 DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF August, 2021 BY:
 GARY GOODMAN, TRUSTEE, LAWRENCE GOODMAN REVOCABLE TRUST.
 BY *[Signature]* YVONNE ESCAJEDA COMMISSION EXPIRES: September 03, 2024
 NOTARY PUBLIC

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

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

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

APPROVED NIA DATE _____

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

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

Utility Approvals

<i>[Signature]</i>	08/16/2022
DATE	
<i>[Signature]</i>	9/13/2022
DATE	
NEW MEXICO GAS COMPANY	DATE
Abdul A Bhuayan	09/07/2022
DATE	
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
Mike Montua	08/10/2022
DATE	
COMCAST	DATE

City Approvals

D. Ban P.S. for Loren Risenhoover, PS	11/16/2022
CITY SURVEYOR	DATE
Ernest Armijo	Dec 8, 2022
DATE	
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>[Signature]</i>	Dec 9, 2022
DATE	
A.B.C.W.U.A.	DATE
Chang G. Gonzalez	Dec 8, 2022
DATE	
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	12/5/2022
DATE	
AMAFC	DATE
Regina Cha	Dec 8, 2022
DATE	
CITY ENGINEER	DATE
<i>[Signature]</i>	Dec 9, 2022
DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	Dec 8, 2022
DATE	
CODE ENFORCEMENT	DATE

NIA
 M.R.G.C.D. DATE

Surveyor's Certificate

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

[Signature] 9/13/2022
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID (GROUND) COORDINATES: GRID	TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO		PROPERTY OWNER LAWRENCE GOODMAN REVOCABLE TRUST		CREW/TECH: MT	DATE OF SURVEY: 10/30/2020
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 33	TOWNSHIP 10 NORTH	RANGE 02 EAST	MERIDIAN NMPM		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N=0 E=0		CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	SUBDIVISION NAME SNOW VISTA INVESTORS	PSI JOB NO. 216212	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233 GROUND TO GRID: 0.99967870		DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: NO		UPC 100905510538420307 ADDRESS 1125 SNOW VISTA BOULEVARD, S.W.		PRECISION SURVEYS, INC. OFFICE LOCATION: 6290 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	

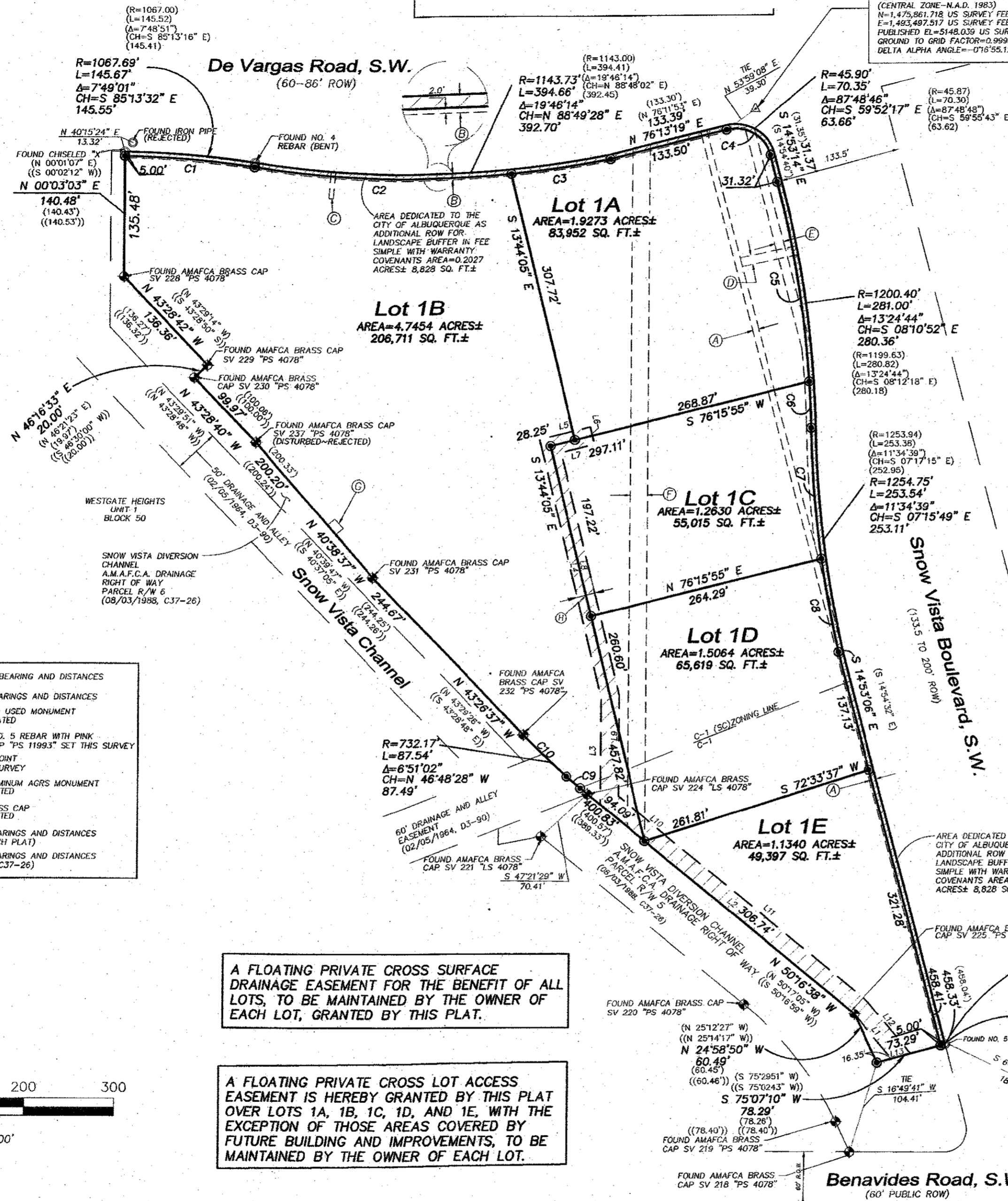
Plat of
Lots 1A, 1B, 1C, 1D and 1E
Snow Vista Investors

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

DOCH 2022106470

12/14/2022 01:45 PM Page: 2 of 2
PLAT R: 226.00 B: 2022C.P: 0139 Linda Stover, Bernalillo County

A.G.R.S. MONUMENT "9_M9"
STANDARD A.C.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,475,861.718 US SURVEY FEET
E=1,493,497.917 US SURVEY FEET
PUBLISHED EL=5148.039 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999682417
DELTA ALPHA ANGLE=-07'16"55.12"



Easement Notes

- (A) EXISTING 7' PNM AND MST&T EASEMENT (01/29/1974, BK. MS. 351-PG.72)
- (B) EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119)
- (C) EXISTING 5'x30' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- (D) EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- (E) EXISTING 10' PUBLIC UTILITY EASEMENT-LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225)
- (F) EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997, 97C-119)-NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.
- (G) 14'x10.53' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225) REFERENCES (02/05/1964, D3-90)
- (H) 20' WIDE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D, AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT. GRANTED BY THIS PLAT

Curve Table

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

Easement Line Table

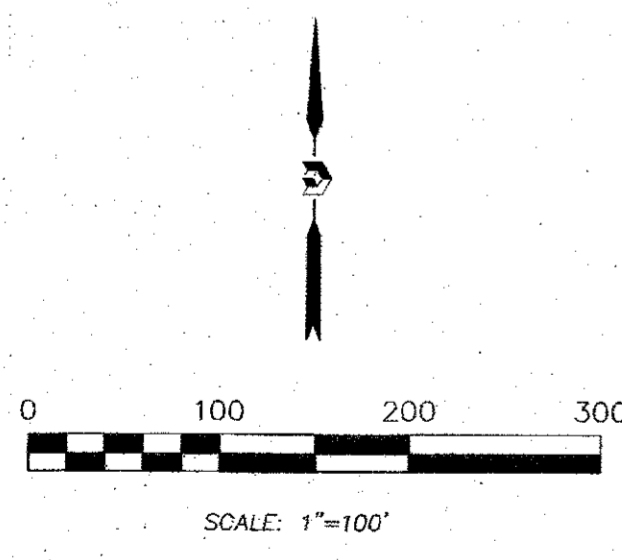
LINE	BEARING	DISTANCE
L1	N 39°14'41" W	65.78'
L2	N 50°17'26" W	371.32'
L3	N 00°01'26" E	120.89'
L4	N 13°44'05" W	298.39'
L5	N 76°16'09" E	56.26'
L6	S 13°35'51" E	20.01'
L7	S 76°16'09" W	38.25'
L8	S 13°44'05" E	280.80'
L9	S 00°01'26" W	113.71'
L10	S 50°17'26" E	62.20'
L11	S 50°17'26" E	301.66'
L12	S 39°14'41" E	76.77'
L13	S 75°07'10" W	21.96'

Legend

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

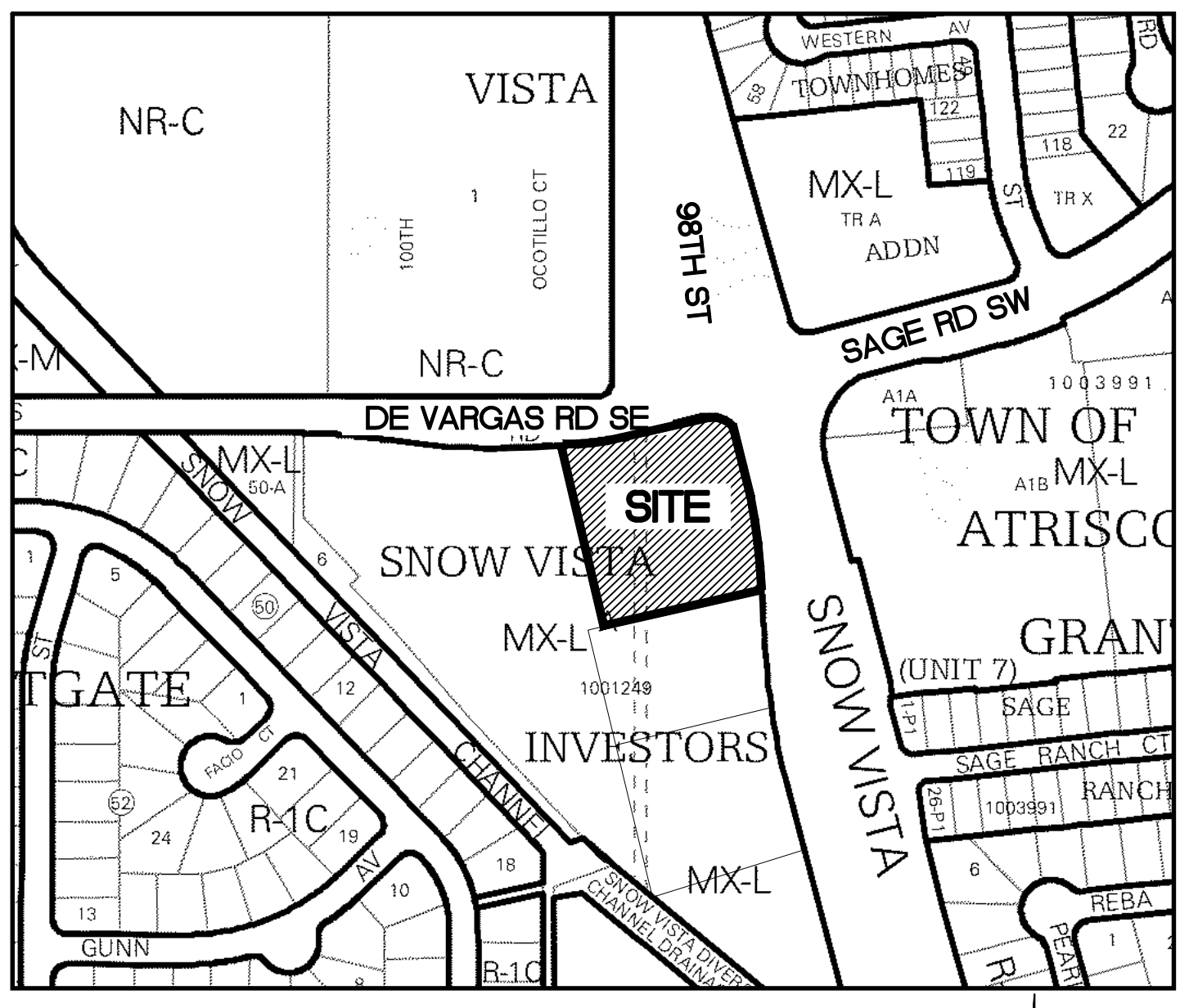
A FLOATING PRIVATE CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT, GRANTED BY THIS PLAT.

A FLOATING PRIVATE CROSS LOT ACCESS EASEMENT IS HEREBY GRANTED BY THIS PLAT OVER LOTS 1A, 1B, 1C, 1D, AND 1E, WITH THE EXCEPTION OF THOSE AREAS COVERED BY FUTURE BUILDING AND IMPROVEMENTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT.



COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION			
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD	LAND GRANT: TOWN OF ATRISCO	PROPERTY OWNER: LAWRENCE GOODMAN REVOCABLE TRUST	PRECISION SURVEYS, INC.		CREW/TECH: MT	DATE OF SURVEY: 10/30/2020	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION: 33	TOWNSHIP: 10 NORTH	RANGE: 02 EAST	MERIDIAN: NMPPM	DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N=0, E=0	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 100905510538420307	ADDRESS: 1125 SNOW VISTA BOULEVARD, S.W.	PSI JOB NO. 216212P	SHEET NUMBER 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233, GROUND TO GRID: 0.99967887		DISTANCE ANNOTATION: GROUND, BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: NO		ELEVATIONS VALID: NO		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE, 505.856.7900 FAX		

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



Vicinity Map - Zone Atlas M-9-Z

Indexing Information

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

Benchmark -NAVD 88

ACS MONUMENT 2_L7 HAVING AN ELEVATION OF 5415.511 FEET.

Utility Company Contacts

- PNM: RODNEY FUENTES
RODNEY.FUENTES@PNMRESOURCES.COM
(505)241-4476
2401 AZTEC RD. NE, MS 2110
ALBUQUERQUE, NM 87109
- LUMEN: DON DAVALOS
DON.DAVALOS@LUMEN.COM
(505)886-4673
OR
ABDUL A. BHUIYAN
ABDUL.BHUIYAN2@LUMEN.COM
(505)886-4665
4301 BOGAN AVE. NE
ALBUQUERQUE, NM 87109
- NM GAS CO.: STEPHEN ASP II
STEPHEN.ASPII@NMGCCO.COM
(505)377-1448
7120 WYOMING BLVD. NE, STE. 20,
ALBUQUERQUE, NM 87109
- COMCAST: MIKE MORTUS
MIKE_MORTUS@COMCAST.COM
(505)269-4006
4611 MONTBEL PL. NE
ALBUQUERQUE, NM 87103
- ABCWUA(WATER): DAVID G. GUTIERREZ
DGGUTIERREZ@ABCWUA.ORG
(505)289-3307
1441 MISSION AVE. NE
ALBUQUERQUE, NM 87107

Flood Notes

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

Documents

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

Exceptions 9-19

- 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
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLATS {A} FILED FEBRUARY 5, 1964 IN PLAT BOOK D3, PAGE 88, 89 AND 90; {B} FILED JANUARY 7, 1988 IN PLAT BOOK C35, PAGE 118; {C} FILED AUGUST 22, 1989 IN PLAT BOOK C39, PAGE 152; {D} FILED APRIL 23, 1997, IN PLAT BOOK 97C, PAGE 119; {E} FILED AUGUST 3, 2001 IN PLAT BOOK 2001C, PAGE 225, AND {F} FILED DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
{A} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS 3 5 9 AND 11
{B} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS 3 5 8 AND 9
{C} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS 3 5 8 AND 9
{D} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS 1 2 3 5 8 AND 9
{E} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS 1 2 3 4 5 8 9 10 AND 11
{F} AFFECTS SUBJECT PROPERTY – EASEMENTS SHOWN HEREON AS 1 2 3 4 5 8 9 10 11 12 AND 13
- RESERVATION OF ALL MINERAL RIGHTS, INCLUDING OIL AND GAS, AS CONTAINED IN THE WARRANTY DEED FILED SEPTEMBER 28, 1959 IN BOOK D504, PAGE 417 AS DOCUMENT NO. 37421, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED
- 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 OMTS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
NOT SURVEY RELATED
- EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 29, 1974 IN BOOK MISC. 351, PAGE 72, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – SHOWN HEREON AS 2
- 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
- DECLARATION CONCERNING DEVELOPMENT INFRASTRUCTURE CONSTRUCTION DATED DECEMBER 14, 2023, BY LAWRENCE GOODMAN REVOCABLE TRUST U/A/D DECEMBER 6, 1977, FILED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079584, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE – EASEMENTS SHOWN HEREON AS 6 AND 7
- DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 14, 2023, BY LAWRENCE GOODMAN REVOCABLE TRUST U/A/D DECEMBER 6, 1977, FILED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079585, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE – EASEMENTS SHOWN HEREON AS 14 15 16 AND 17
- RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS
NOT SURVEY RELATED
- TITLE TO ALL OIL, GAS AND OTHER MINERALS IN, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO HERETOFORE RESERVED UNTO AND OR CONVEYED BY PREDECESSORS IN TITLE.
NOT SURVEY RELATED
- ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER OR WATERLINE EXTENSIONS WHICH MAY EXIST, BUT HAVE NOT BEEN RECORDED.
NOT SURVEY RELATED

Easement Notes

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

Notes

- FIELD SURVEY PERFORMED IN MARCH AND APRIL 2025.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 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. (NMB11 TICKET NO. 25MAT10715)
- PERTAINING TO TABLE A OPTION 7, NO BUILDING EXIST ON THE SURVEYED PROPERTY, THEREFORE NOT SHOWN HEREON.
- PERTAINING TO TABLE A OPTION 16, NO EVIDENCE WAS OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
- PERTAINING TO TABLE A OPTION 9, NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THE SURVEY, THEREFORE ARE NOT SHOWN HEREON.
- PERTAINING TO TABLE A OPTION 17, WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: HTTP://WWW.CABQ.GOV/GIS
- NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD DURING THIS SURVEY.
- PERTAINING TO THE OFFSITE EASEMENTS AND SERVITUDES (TABLE A OPTION 18), NO ADDITIONAL EASEMENTS OR SERVITUDES WERE OBSERVED IN THE FIELD EITHER BURDENING NOR BENEFITING THE SUBJECT PROPERTY.
- PERTAINING TO TABLE A OPTION 2, THE ADDRESS AS SHOWN AND NOTED IN PUBLIC RECORDS IS AS FOLLOWS, 9800 DE VARGAS RD. SW ALBUQUERQUE, NM 87121.
- 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).
- NO TREES OR SHRUBS WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.

Record and Measured Legal Description

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

Surveyor's Certificate for Topographic Map

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

Brian J. Martinez 5/8/25
BRIAN J. MARTINEZ DATE
N.M.R.P.S. No. 18374



Surveyor's Certificate for ALTA Survey

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

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

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



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

Surveyor's Certificate for Boundary Survey

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

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



CSI-CARTESIAN SURVEYS INC.

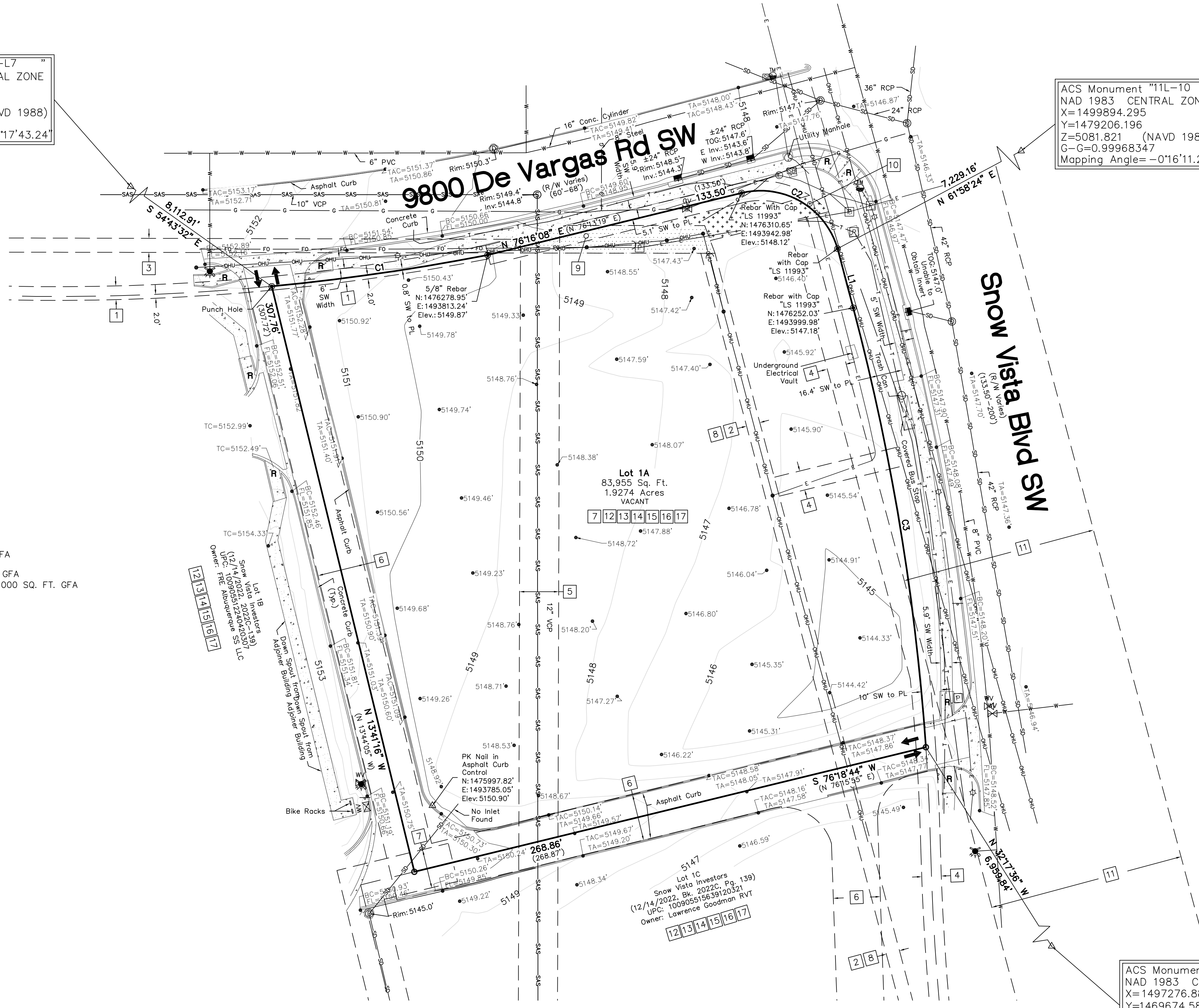
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

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

ACS Monument "2-L7"
NAD 1983 CENTRAL ZONE
X=1486604.908
Y=1480475.091
Z=5415.511 (NAVD 1988)
G-G=0.999672027
Mapping Angle=-0°17'43.24"

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

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



Zoning Information

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

- FRONT SET BACK: 5FT MINIMUM
- SIDE SET BACK: 0FT MINIMUM
- REAR SET BACK: 0FT MINIMUM
- BUILDING HEIGHT: 38FT MAXIMUM

Parking Requirements

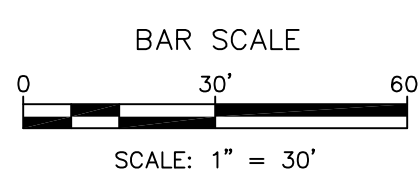
- LIGHT VEHICLE FUELING STATION: 4 SPACES/1000 SQ. FT. GFA
- GENERAL RETAIL STORE ESTABLISHMENTS: ≤ 10,000 SQ. FT. GFA
3-5 SPACES/1000 SQ. FT. GFA

Legend

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

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

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



GENERAL SITE NOTES:

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

GENERAL UTILITY NOTES:

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

GENERAL EROSION CONTROL NOTES:

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

GENERAL DEMOLITION NOTES:

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

GENERAL PAVING NOTES:

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

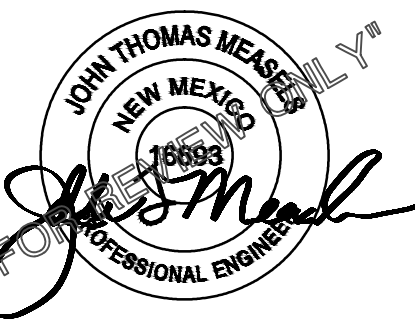
GENERAL GRADING/DRAINAGE NOTES:

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

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



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



12/18/2025

GENERAL NOTES

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

PROJECT NO.	DATE	DESCRIPTION
JM-DW25001	11/17/25	INITIAL SUBMITTAL
	12/18/25	2ND SUBMITTAL
DRAWN BY:		
ASD, JK, GPK		
CHECKED BY:		
MM		
ISSUE DATE:	12/19/2025	

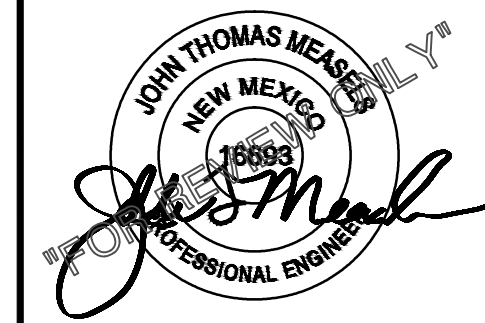
C 050

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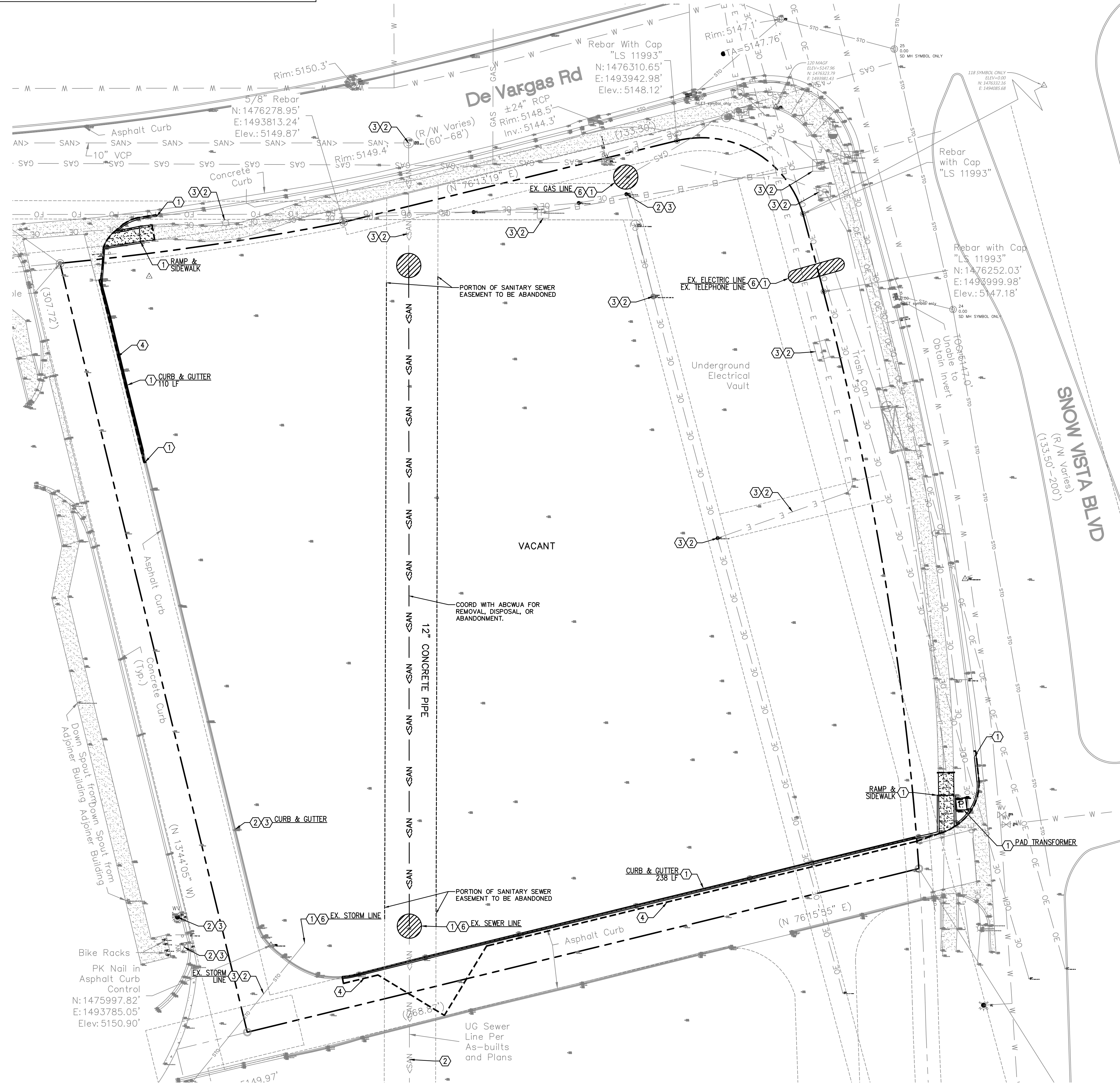
BENCHMARKS
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 ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE - NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

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

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



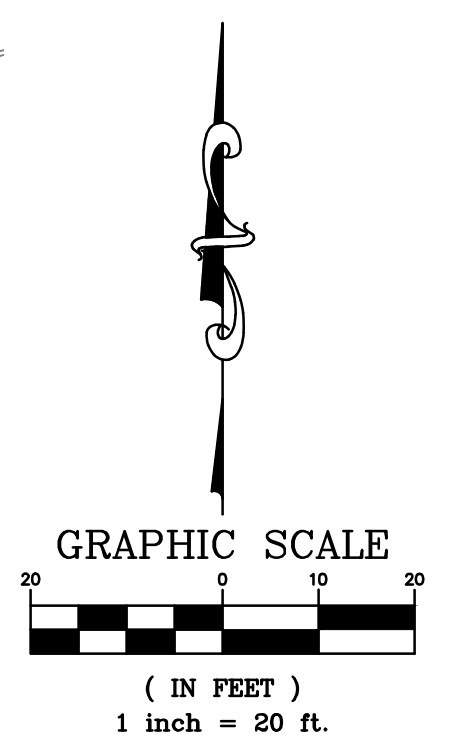
12/18/2025



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

- DEMOLITION KEY NOTES:**
- ① EXISTING TO BE REMOVED.
 - ② EXISTING TO REMAIN.
 - ③ EXISTING TO BE PROTECTED.
 - ④ LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
 - ⑤ EXISTING TO BE RELOCATED.
 - ⑥ POTHOLE & VERIFY EXISTING ELEVATION.

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



DEMOLITION PLAN

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

REV	DATE	DESCRIPTION
1	11/17/25	INITIAL SUBMITTAL
2	12/18/25	2ND SUBMITTAL

PROJECT NO:	JM-DW25001
DRAWN BY:	ASR, JK, GPK
CHECKED BY:	KWF
ISSUE DATE:	12/19/2025

C 060

J:\CIRCLE K\DW25001 98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DW25001 - 98TH & DE VARGAS, ALBUQUERQUE, NM - 24x36 MASTER.DWG 12/19/2025 1:41 PM GAVIN KLEINEBECKER

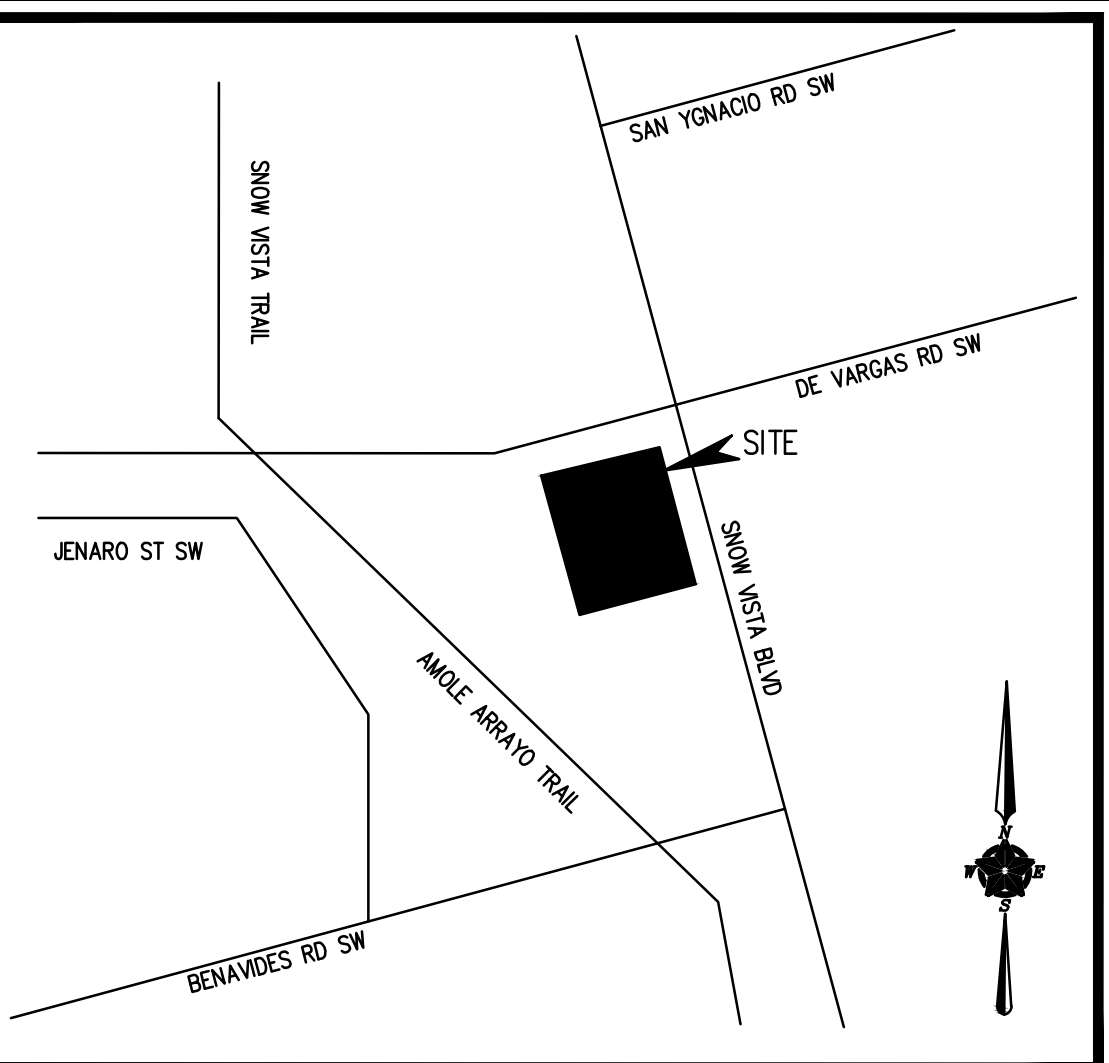
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NOTES:
 1. LANDSCAPING, SIGNAGE, WALLS, FENCE, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

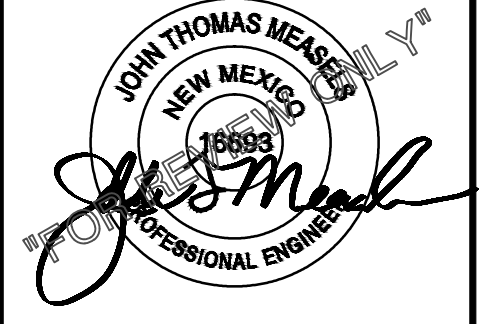
FLOODNOTE
 BASED UPON SCALING THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H AS PER ALTA SURVEY

ZONING: NR-C
 (COMMERCIAL)

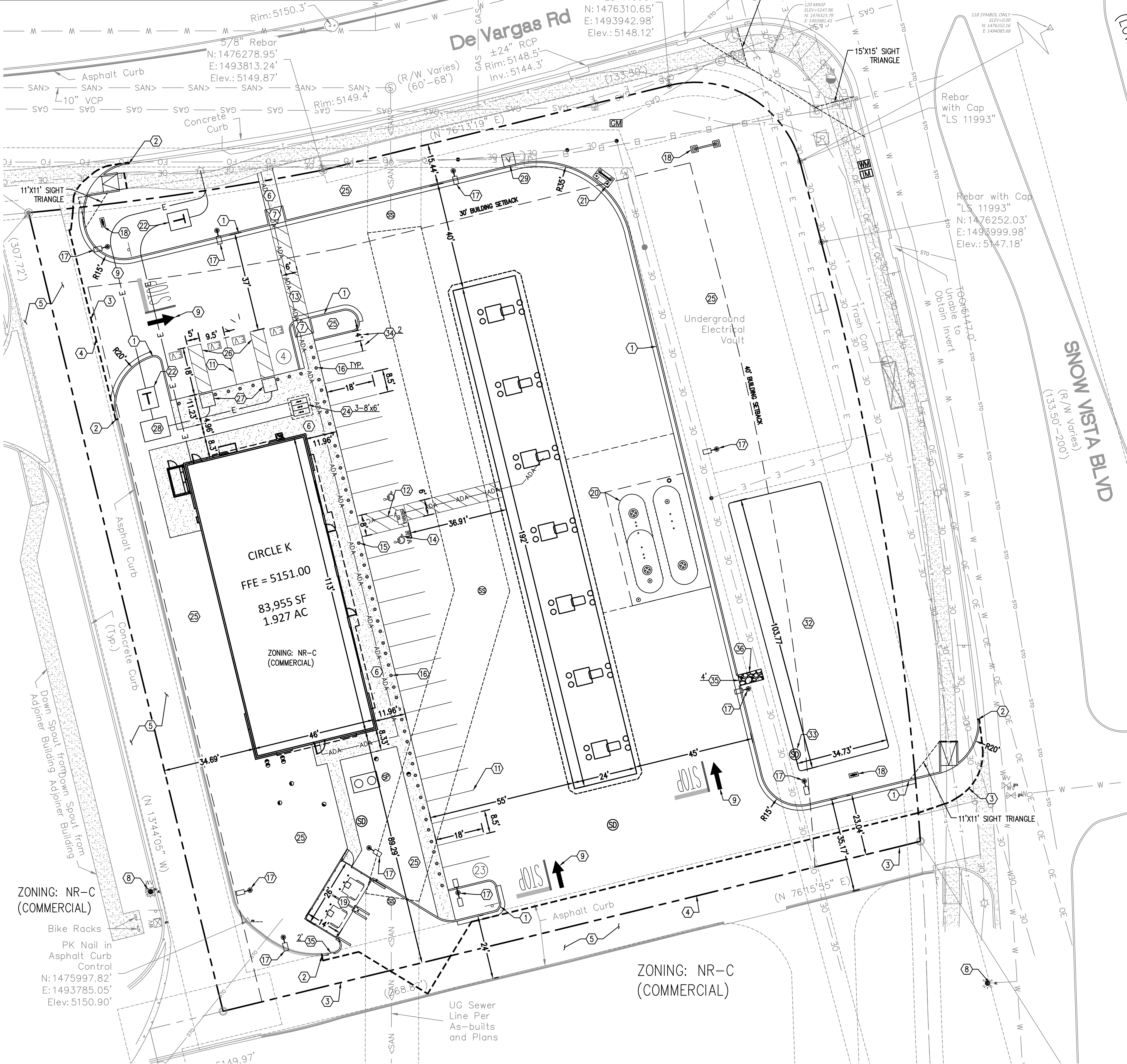


LOCATION MAP
 NOT TO SCALE

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



12/18/2025



EXISTING LEGEND:

---	PROPERTY LINE
- - -	EX. EASEMENT
---	EXISTING CURB & GUTTER
---	LIMITS OF FULL DEPTH SAWCUT
W	EX. WATER LINE
SAN	EX. SANITARY SEWER LINE
OE	EX. OVERHEAD ELECTRIC LINE
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⊙	POTHOLE IN THE AREA INDICATED

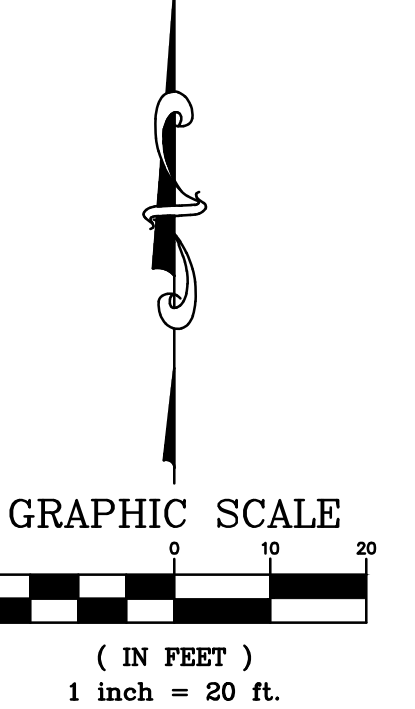
SITE LEGEND:

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

- SITE KEY NOTES:**
- CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
 - TAPER CURB TO MATCH EXISTING.
 - MATCH EXISTING PAVEMENT ELEVATION.
 - LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
 - EXISTING PAVEMENT TO REMAIN.
 - CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE. (PER LOCAL CODES)
 - SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
 - EXISTING FIRE HYDRANT.
 - STOP BAR. (PER LOCAL CODES)
 - DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
 - PARKING STALL STRIPING. (PER LOCAL CODES)
 - 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45'.
 - PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
 - ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
 - ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
 - BOLLARD.
 - PROPOSED LIGHT POLE.
 - MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
 - DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
 - FUEL STORAGE TANKS (PER M.E.P. PLANS)
 - FUEL TANK VENTS (PER M.E.P. PLANS)
 - PROPOSED PAD MOUNTED TRANSFORMER.
 - "STOP" SIGN.
 - BICYCLE PARKING. (PER ARCH. PLANS)
 - LANDSCAPE AREA. (PER LANDSCAPE PLAN)
 - EV PARKING STALLS.
 - EV CHARGING EQUIPMENT.
 - EV POWER BANK/GENERATOR.
 - AIR/VAC. UNIT
 - DIRECTIONAL SIGN FOR DRIVE THRU.
 - STORAGE UNIT. (PER ARCH. PLANS)
 - DETENTION BASIN.
 - DETENTION OUTLET STRUCTURE. (SEE PLAN FOR SIZE)
 - MOTORCYCLE PARKING.
 - CURB OPENING.
 - RIP RAP CHANNEL.

SITE DATA TABLE

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



ZONING: NR-C
 (COMMERCIAL)
 Bike Racks
 PK Nail in Asphalt Curb Control
 N: 1475997.82'
 E: 1493785.05'
 Elev: 5150.90'

ZONING: NR-C
 (COMMERCIAL)

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

NAME	DATE	DESCRIPTION
CSK	11/17/25	INITIAL SUBMITTAL
CPK	12/18/25	2ND SUBMITTAL
REV		
PROJECT NO:	JM-DW25001	
DRAWN BY:	ASR, JK, GPK	
CHECKED BY:	KWF	
ISSUE DATE:	12/19/2025	

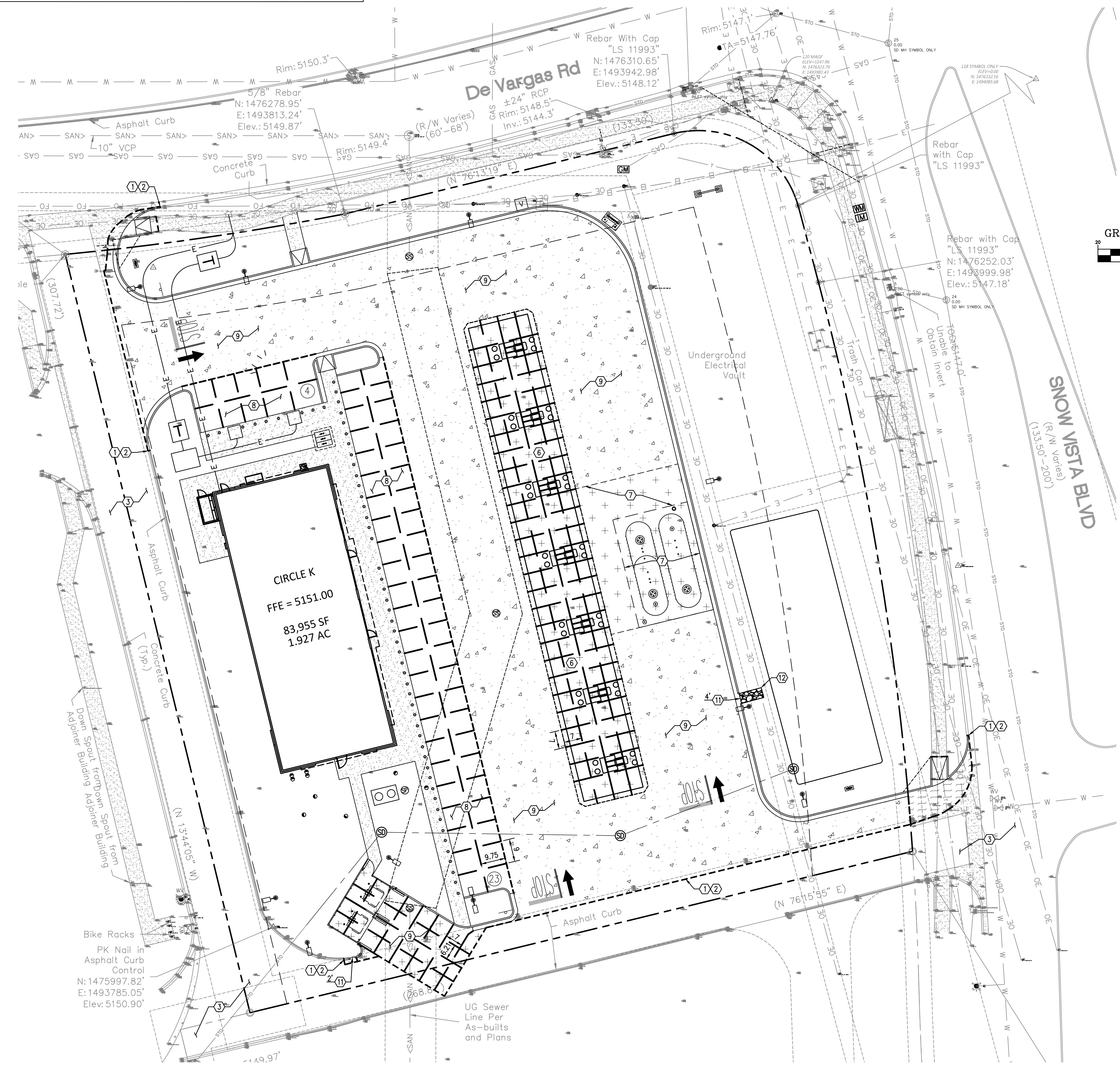


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J:\CIRCLE K\DW25001\98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DW25001 - 98TH & DE VARGAS, ALBUQUERQUE, NM - 24x36 MASTER.DWG 12/19/2025 1:41 PM GAVIN KLEINEBECKER

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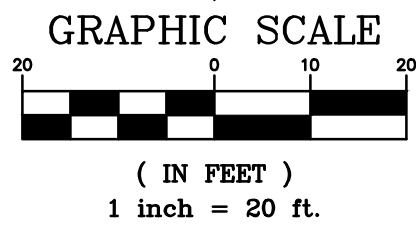
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 - - - EX. EASEMENT
 - - - EXISTING CURB & GUTTER
 - - - LIMITS OF FULL DEPTH SAWCUT
 - W EX. WATER LINE
 - SAN> EX. SANITARY SEWER LINE
 - OE EX. OVERHEAD ELECTRIC LINE
 - GAS EX. GAS LINE
 - T EX. TELEPHONE LINE
 - FO EX. FIBER OPTIC LINE
 - STO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

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

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

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

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



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 John Measles, PE
 CIVIL ENGINEER

JOHN THOMAS MEASLES
 NEW MEXICO
 1988
 PROFESSIONAL ENGINEER

12/18/2025

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

REV	DATE	DESCRIPTION	INITIAL	SUBMITAL
1	11/12/25			
2	12/18/25			

PROJECT NO: JM-DW25001
 DRAWN BY: ASR, JK, GPK
 CHECKED BY: KWF
 ISSUE DATE: 12/19/2025



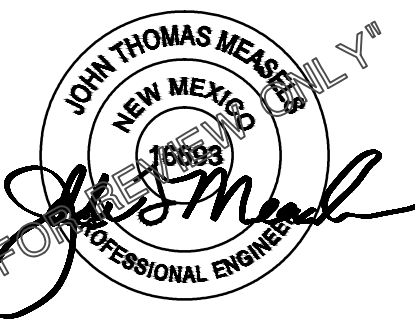
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J:\CIRCLE K\DW25001 98TH DE VARGAS RD - ALBUQUERQUE, NM - CURRENT DRAWINGS\JM-DW25001 - 98TH & DE VARGAS, ALBUQUERQUE, NM - 24X36 MASTER.DWG 12/19/2025 1:42 PM GAVIN KLEINEBECKER

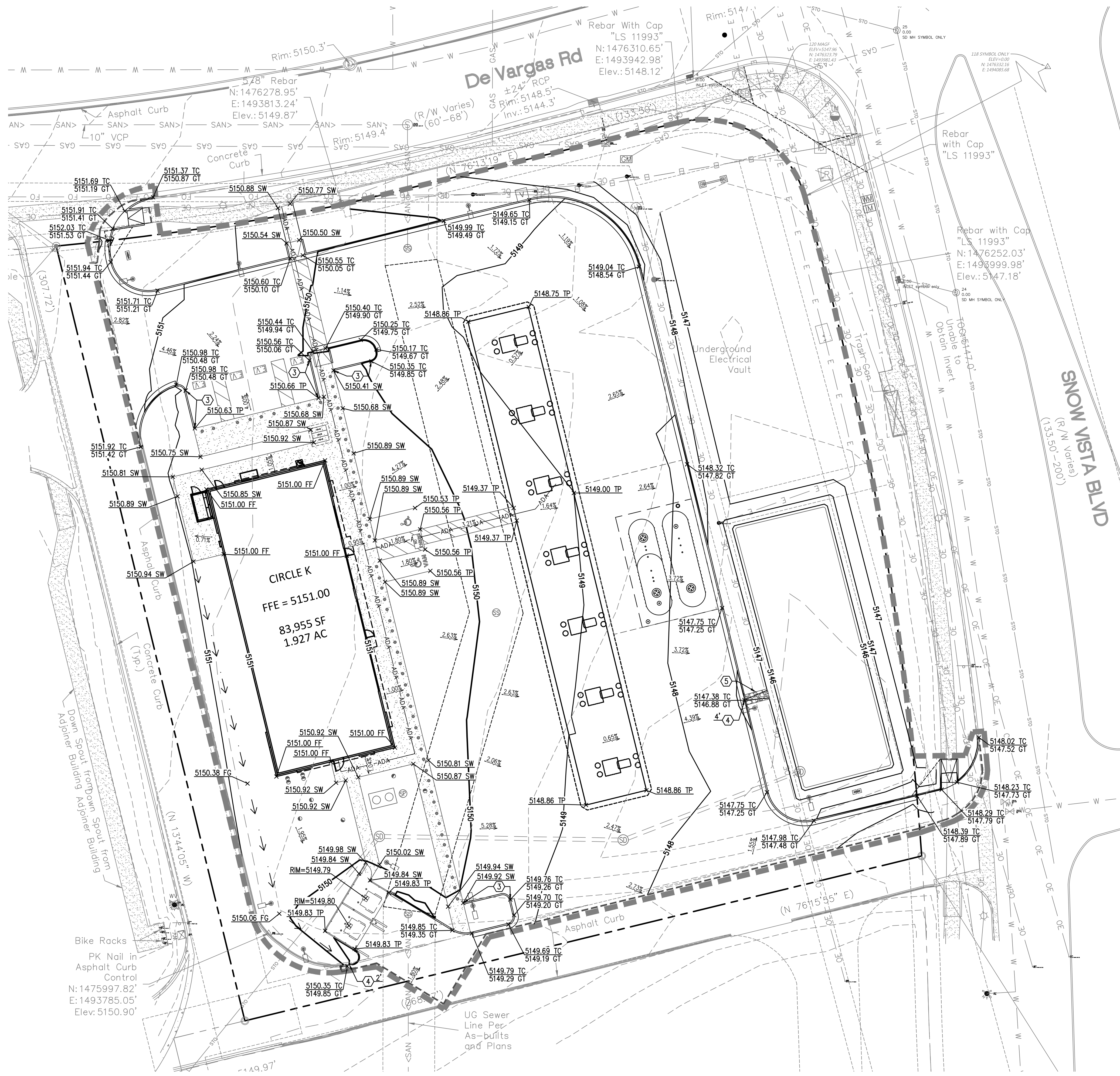
CAUTION NOTICE TO CONTRACTOR
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EXISTING LEGEND:

- PROPERTY LINE
- - - EX. EASEMENT
- - - EXISTING CURB & GUTTER
- - - LIMITS OF FULL DEPTH SAWCUT
- W EX. WATER LINE
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- EX. STORM DRAIN MANHOLE
- EX. POWER POLE
- EX. GAS VALVE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- POTHOLE IN THE AREA INDICATED

GRADING LEGEND:

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

GRADING KEY NOTES:

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

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GRADING PLAN

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

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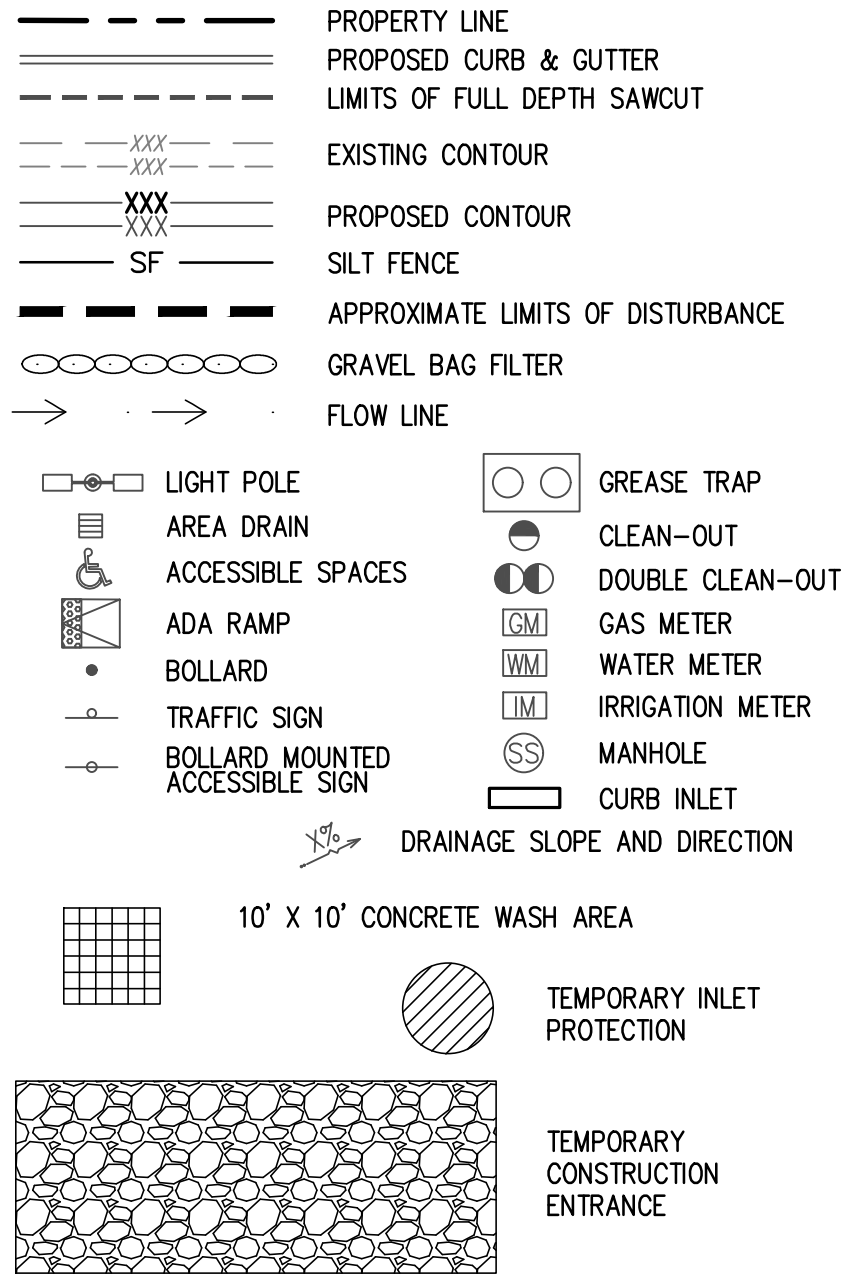
Know what's below.
 Call before you dig.

C 300

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BENCHMARKS
 ACS MONUMENT 2_L7 NAD 1983 CENTRAL ZONE - NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'
 ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE - NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

EROSION CONTROL LEGEND:



EROSION CONTROL KEY NOTES:

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

SEQUENCE OF CONSTRUCTION ACTIVITIES:

- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON THE EROSION CONTROL PLAN.
- B. CONSTRUCT TEMPORARY INLET TREATMENT AROUND OPEN STORM DRAIN INLETS ACCORDING TO THE EROSION CONTROL PLAN.
- C. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- D. BEGIN CLEARING AND GRADING OF SITE.
- E. INSTALL WATER, SANITARY SEWER AND STORM DRAIN AS SPECIFIED ON PLAN SHEETS.
- F. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- G. RE-VEGETATE LOTS, PARKWAYS AND ALL DISTURBED AREAS.
- H. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

MAINTENANCE:

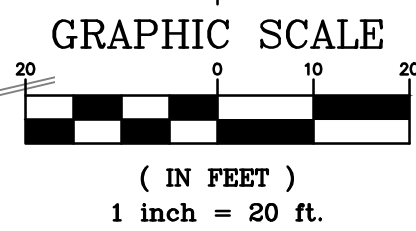
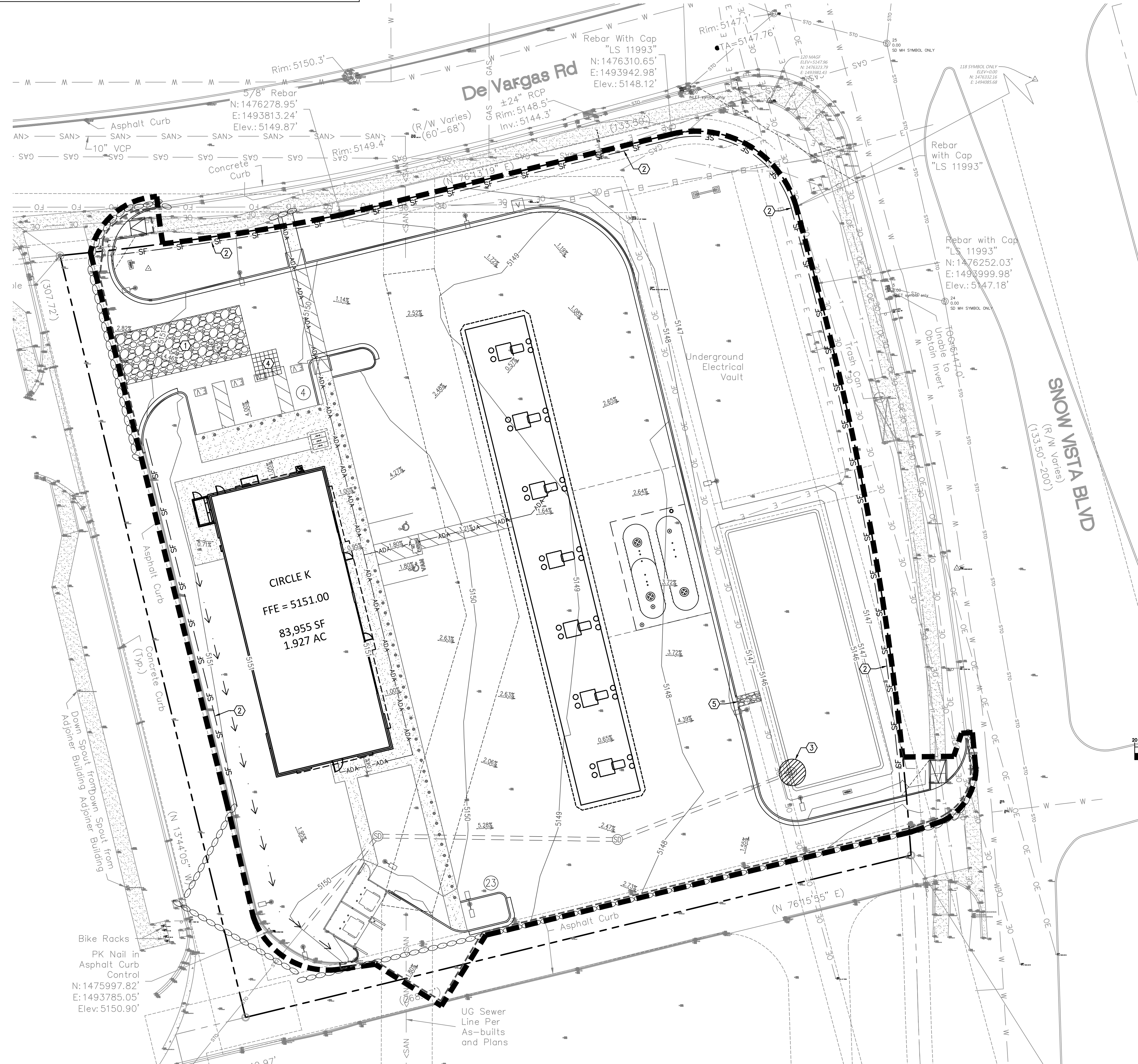
- A. CONTRACTOR TO KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE DURING CONSTRUCTION.
- B. CONTRACTOR SHALL MAINTAIN ALONG WITH THE SIGNED EFFECTIVE COPY OF SWP3 DRAWINGS AN UPDATED LIST IDENTIFYING ALL POTENTIAL SOURCES OF POLLUTION INCLUDING PORTA-POTTYS, FUEL TANKS, STAGING AREAS, WASTE CONTAINERS, CHEMICAL STORAGE AREAS, CONCRETE CURE, PAINTS SOLVENTS, ETC., AND A DESCRIPTION OF THE LOCATION.
- C. CONTRACTOR TO REMOVE ALL STORM WATER POLLUTION PREVENTION MEASURES AFTER CONSTRUCTION IS COMPLETE AND INSPECTED FOR APPROVAL. LONG TERM MAINTENANCE TO BE PROVIDED BY OWNER.

NOTES:

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

EROSION AND SEDIMENT CONTROL CONSTRUCTION PHASING:

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



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12/18/2025

SOIL EROSION AND SEDIMENT CONTROL PLAN
CIRCLE K, INC
 LOT 1A, SNOW VISTA INVESTORS
 9800 DE VARGAS RD.
 ALBUQUERQUE, NEW MEXICO 87121

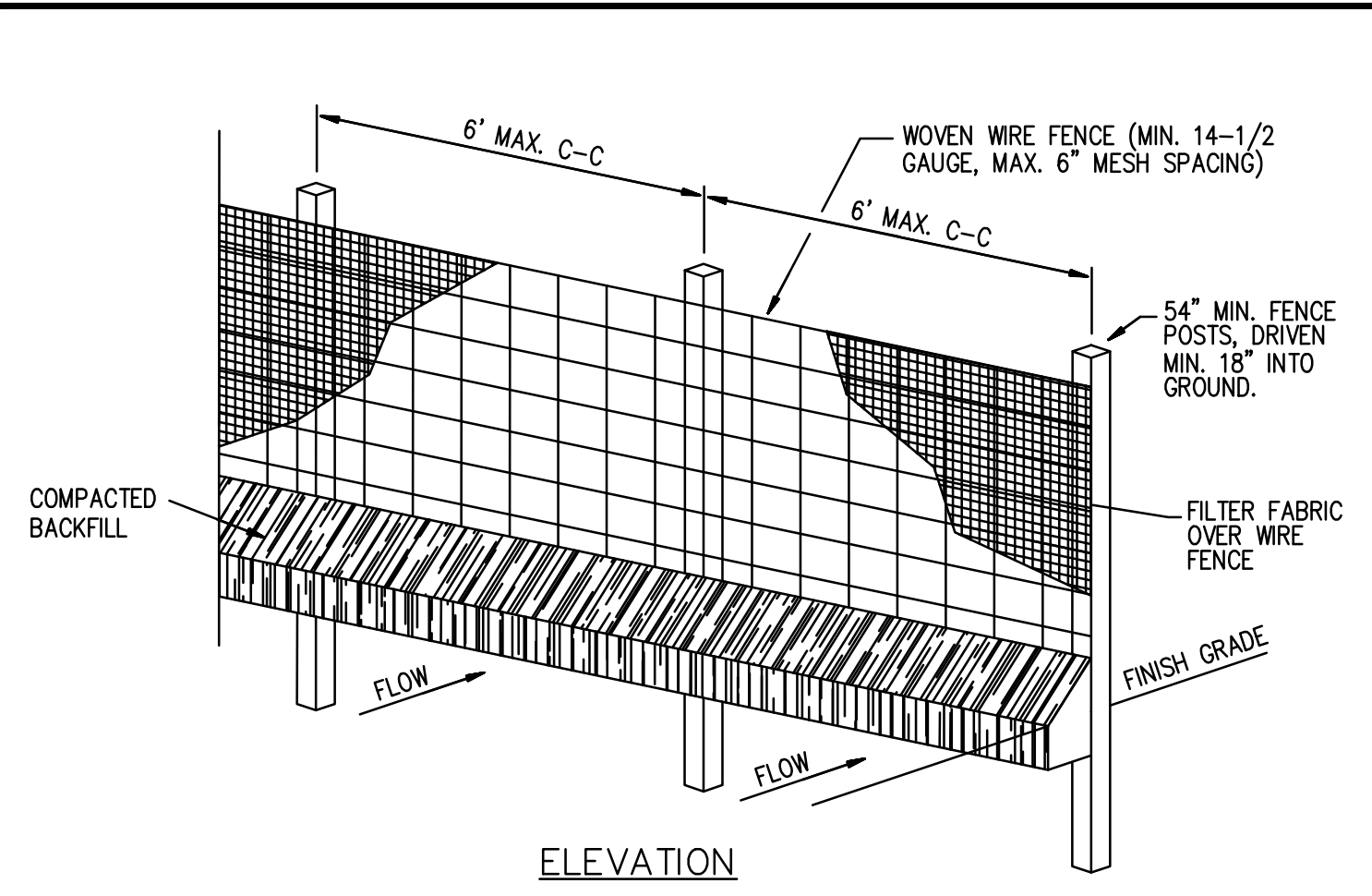
NAME	DATE	DESCRIPTION
CSK		INITIAL SUBMITTAL
CPK		2ND SUBMITTAL
REV	DATE	DESCRIPTION
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	12/18/25	

PROJECT NO: JM-DW25001
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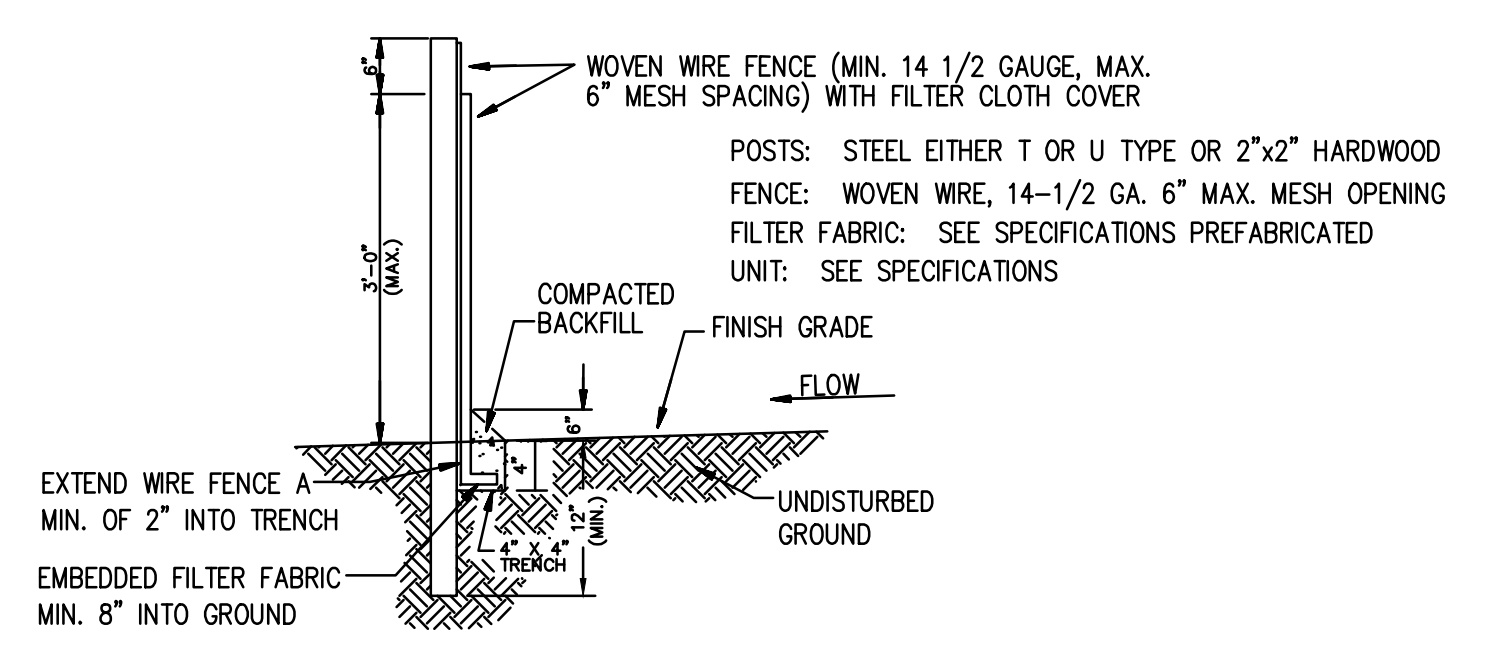
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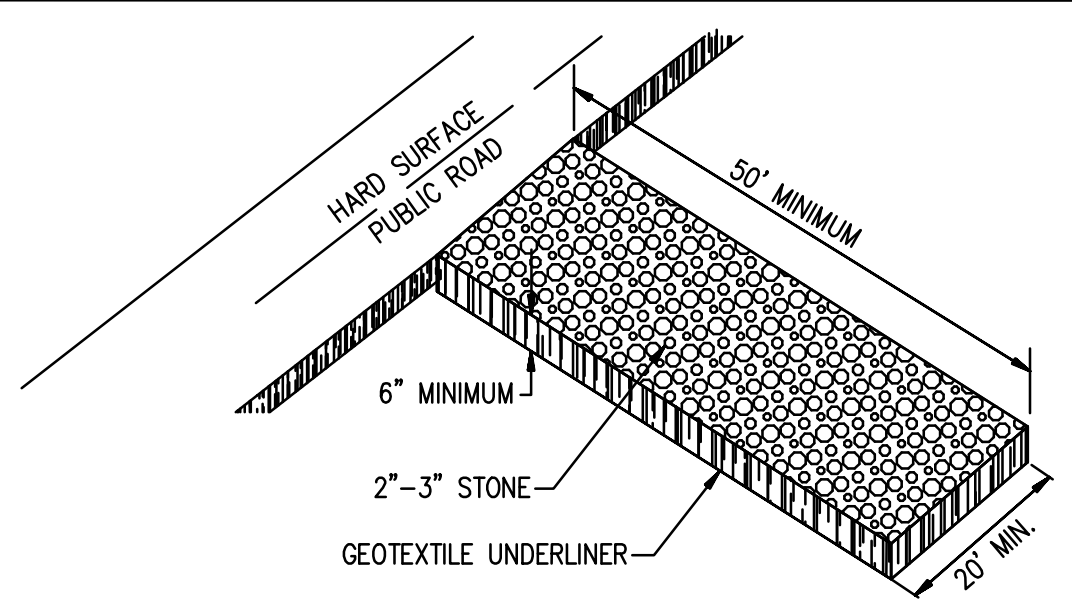
ELEVATION



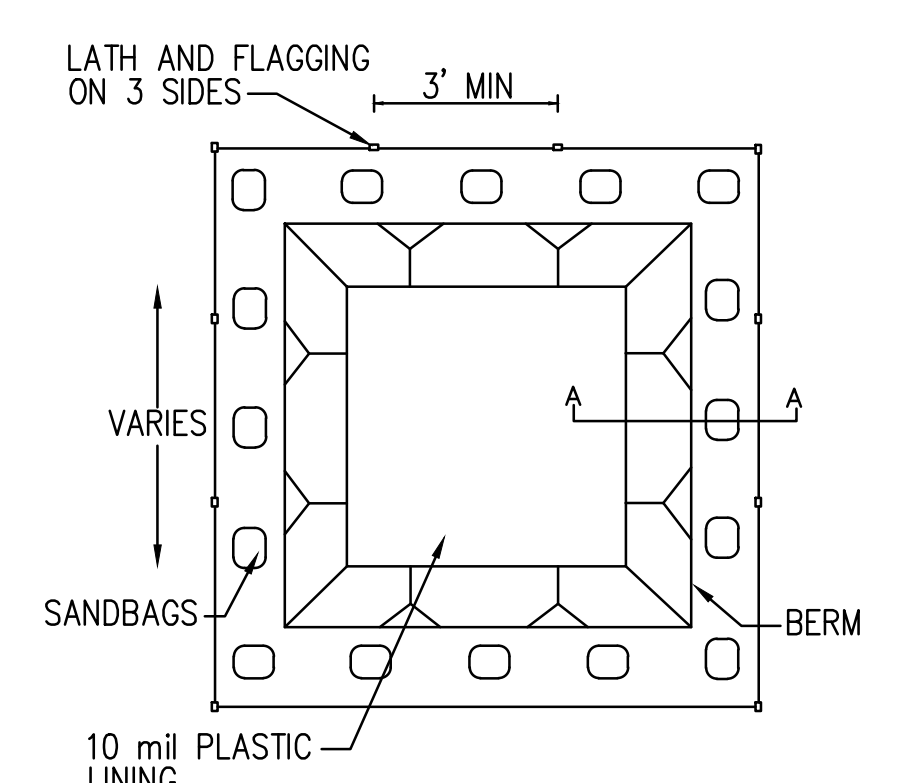
CROSS-SECTION

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

SILT FENCE
N.T.S.

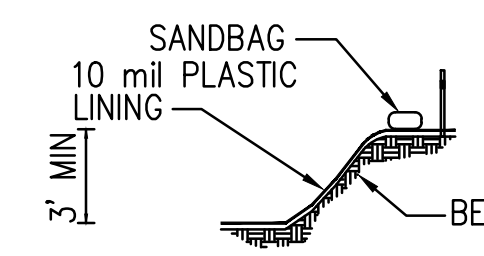


CONSTRUCTION ENTRANCE
N.T.S.

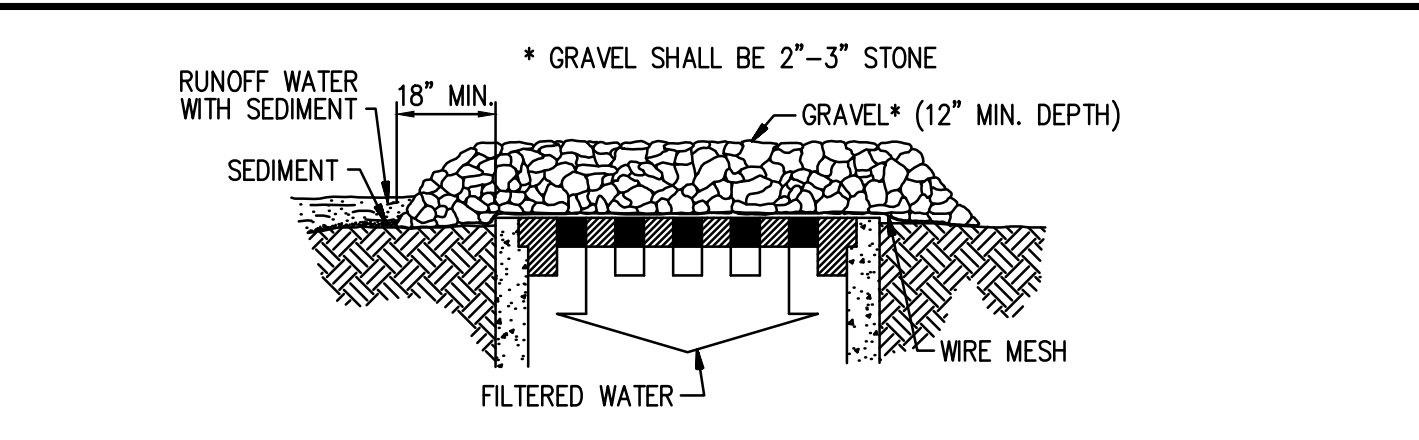


CONCRETE WASH OUT AREA
NTS

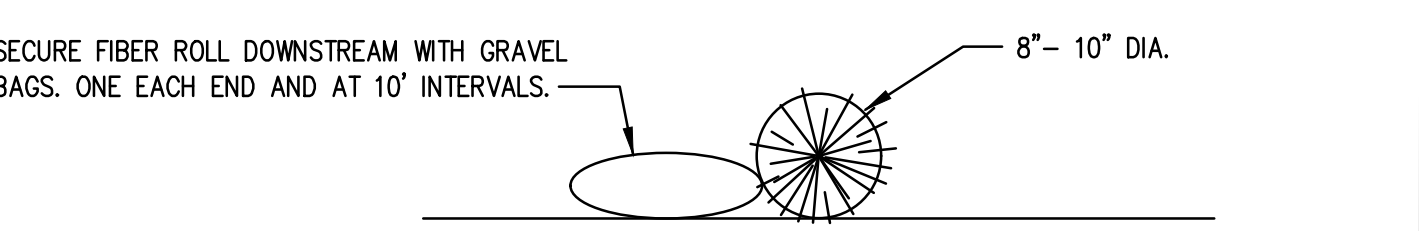
- NOTES:
1. ACTUAL SIZE DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



SECTION A-A
NTS

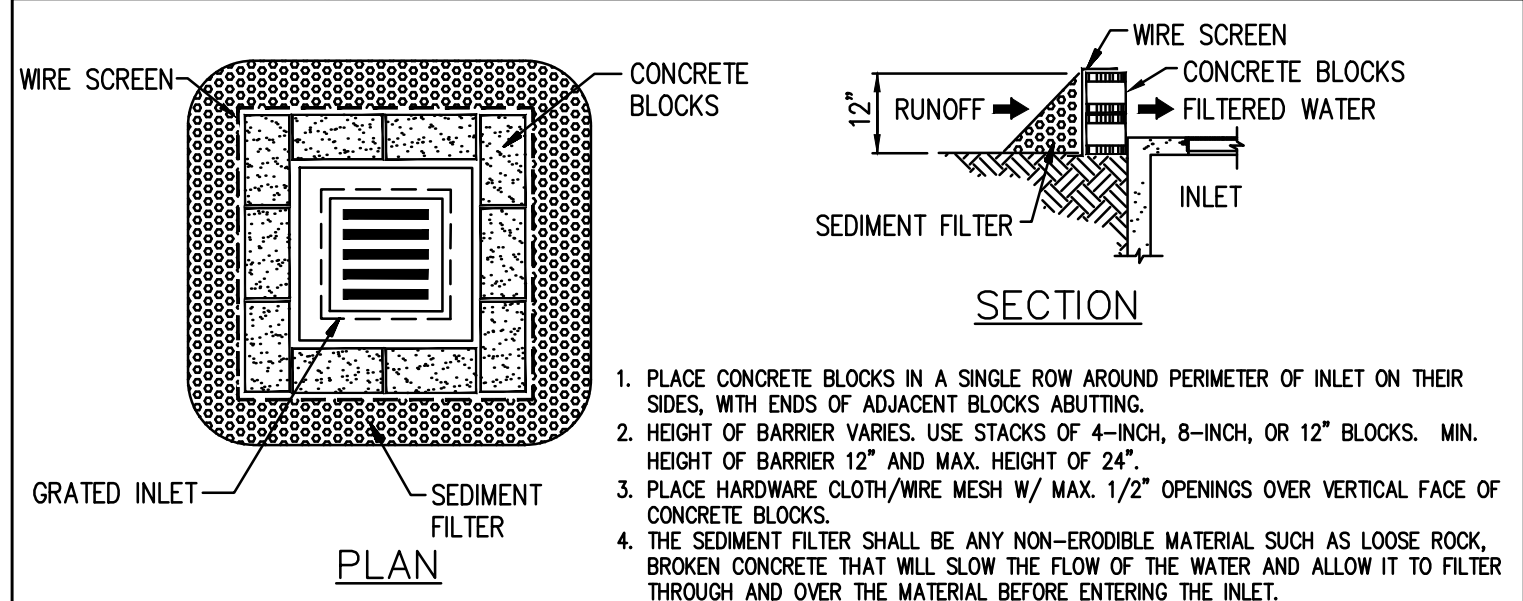


GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
N.T.S.

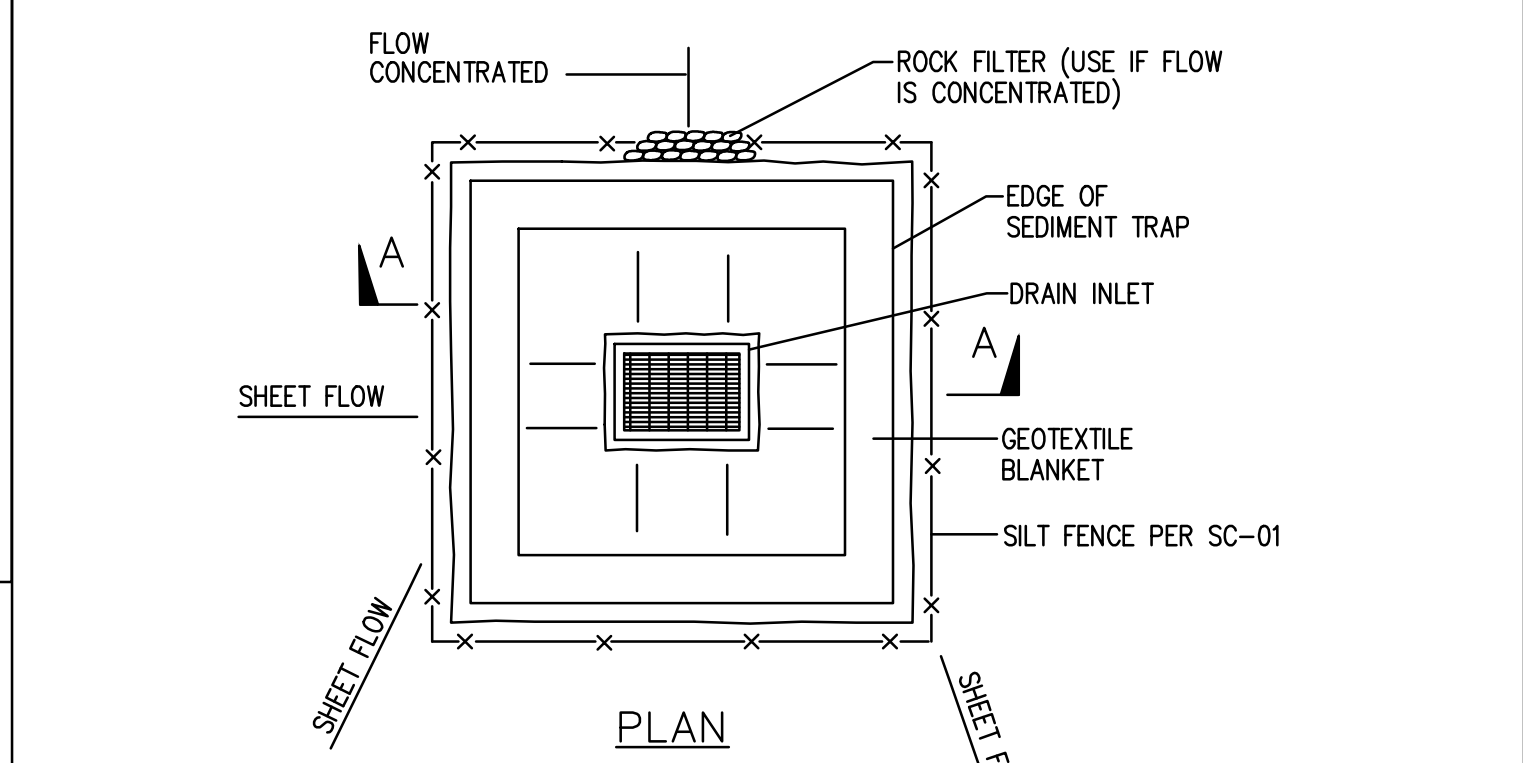


- NOTES:
1. STRAW FIBER ROLL SHALL BE PLACED IN A POSITION WHERE RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

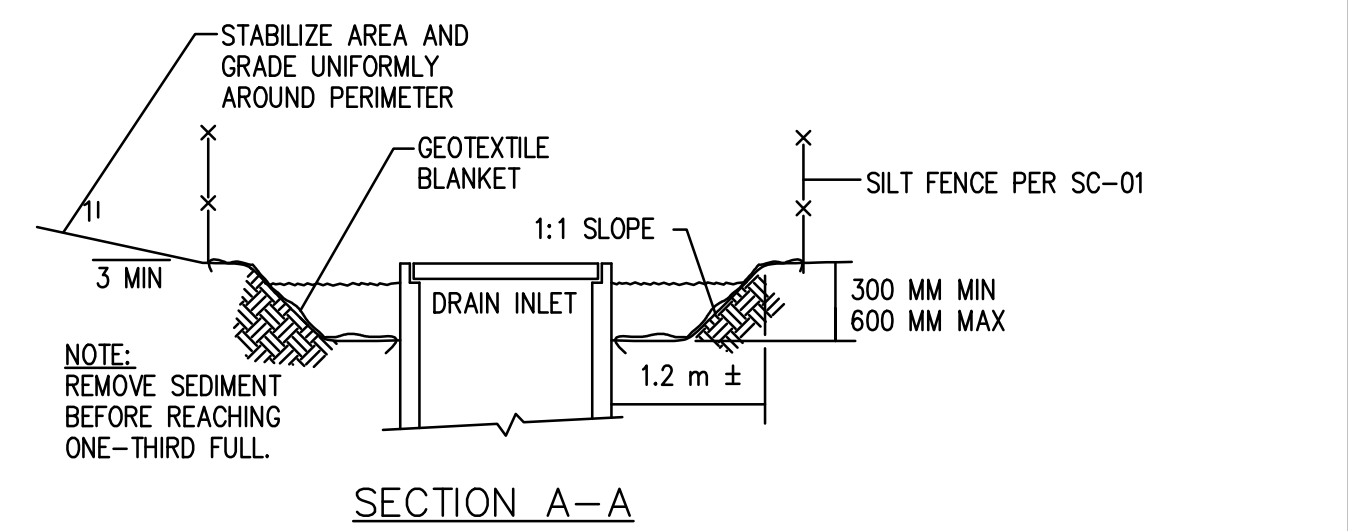
FIBER ROLLS (WATTLES)
N.T.S.



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



DI PROTECTION TYPE 2
N.T.S.



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

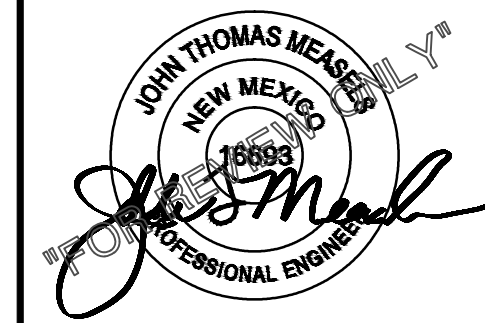
CATCH BASIN INLET PROTECTION DETAIL
N.T.S.

BEST MANAGEMENT PRACTICES

1. STRUCTURAL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
 2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS, VEHICLE ENTRANCES AND EXITS: ACTIONS TAKEN AND INSPECTORS NAME.
 3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE
 4. COPY OF SWPPP SHALL BE KEPT ON SITE
 5. PERIMETER MUST RETAIN THE SWPPP, NOI AND INSPECTION LOG FOR A MINIMUM OF 3 YEARS FROM THE TERMINATION AND FINAL STABILIZATION OF PROJECT
- I. WASTE MATERIALS
ALL WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURED LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH BE HAULED TO A LICENSED LANDFILL.
 - II. HAZARDOUS WASTE
AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING, COMPOUNDS AND ADDITIVES. IN EVENT OF SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPARTMENT AND NMED.
 - III. SANITARY WASTE
ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - IV. SPILL PREVENTION
THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.
 - V. GOOD HOUSEKEEPING
A. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB
B. NEATLY STORE MATERIALS ON-SITE IN A SECURE MANNER
C. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
D. DO NOT MIX SUBSTANCES WITH ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
E. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING OF THE CONTAINER
F. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROP USE AND DISPOSAL
 - VI. HAZARDOUS CONDITIONS
PRACTICES TO REDUCE RISKS:
A. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
B. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
C. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURERS
 - VII. PETROLEUM PRODUCTS
PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED, ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER RECOMMENDATION.
 - VIII. SPILL CONTROL PRACTICES:
A. MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURE
B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE
C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY
D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN
E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY
F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING
 - IX. MAINTENANCE AND INSPECTION PROCEDURES
ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD OF THE RESULTS OF THE INSPECTIONS OF THE SITE SHALL BE KEPT ON-SITE
 - X. REMARKS
DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS



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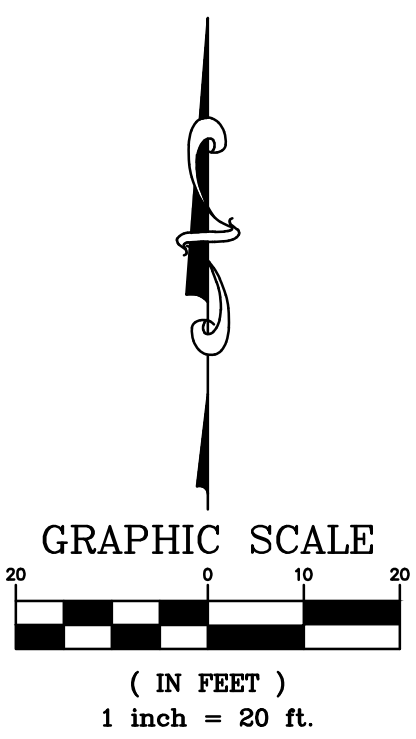
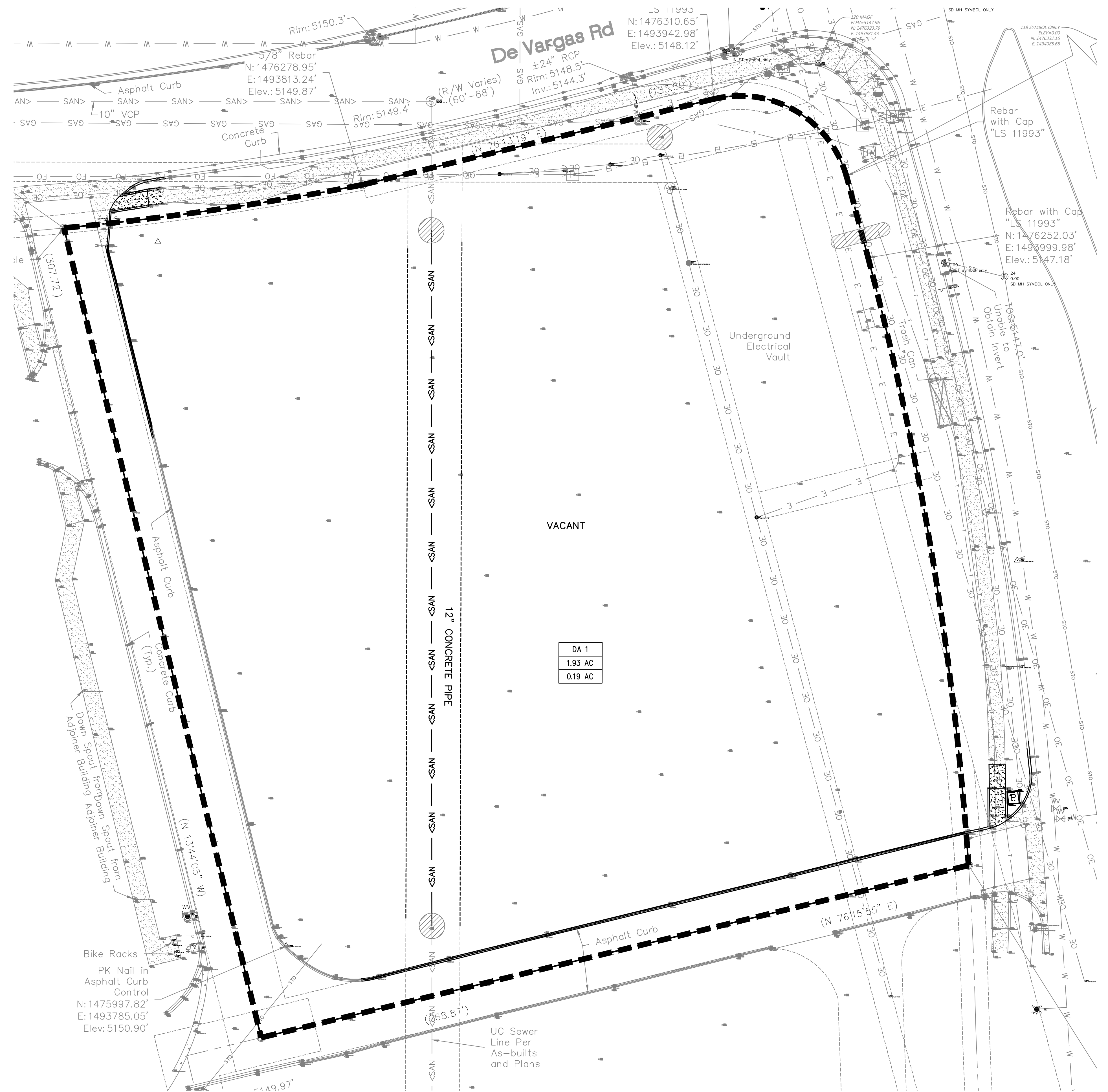
SOIL AND EROSION
CONTROL DETAILS
CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

NO.	DATE	DESCRIPTION
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PRE DEV. DRAINAGE AREA MAP LEGEND:

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

PRE DEVELOPMENT DRAINAGE AREA KEY:

- DRAINAGE DIVIDE
 - X Area
 - X.XX AC Acreage
 - X.XX AC IMPERVIOUS ACREAGE
- DA 1
 A = 1.93 AC
 C = 0.36
 i = 4.27 IN/HR
 Q = 2.97 CFS

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



12/18/2025

PRE DEV DRAINAGE AREA MAP
CIRCLE K, INC
 LOT 1A, SNOW VISTA INVESTORS
 9800 DE VARGAS RD.
 ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION
1	11/12/25	INITIAL SUBMITTAL
2	12/18/25	2ND SUBMITTAL

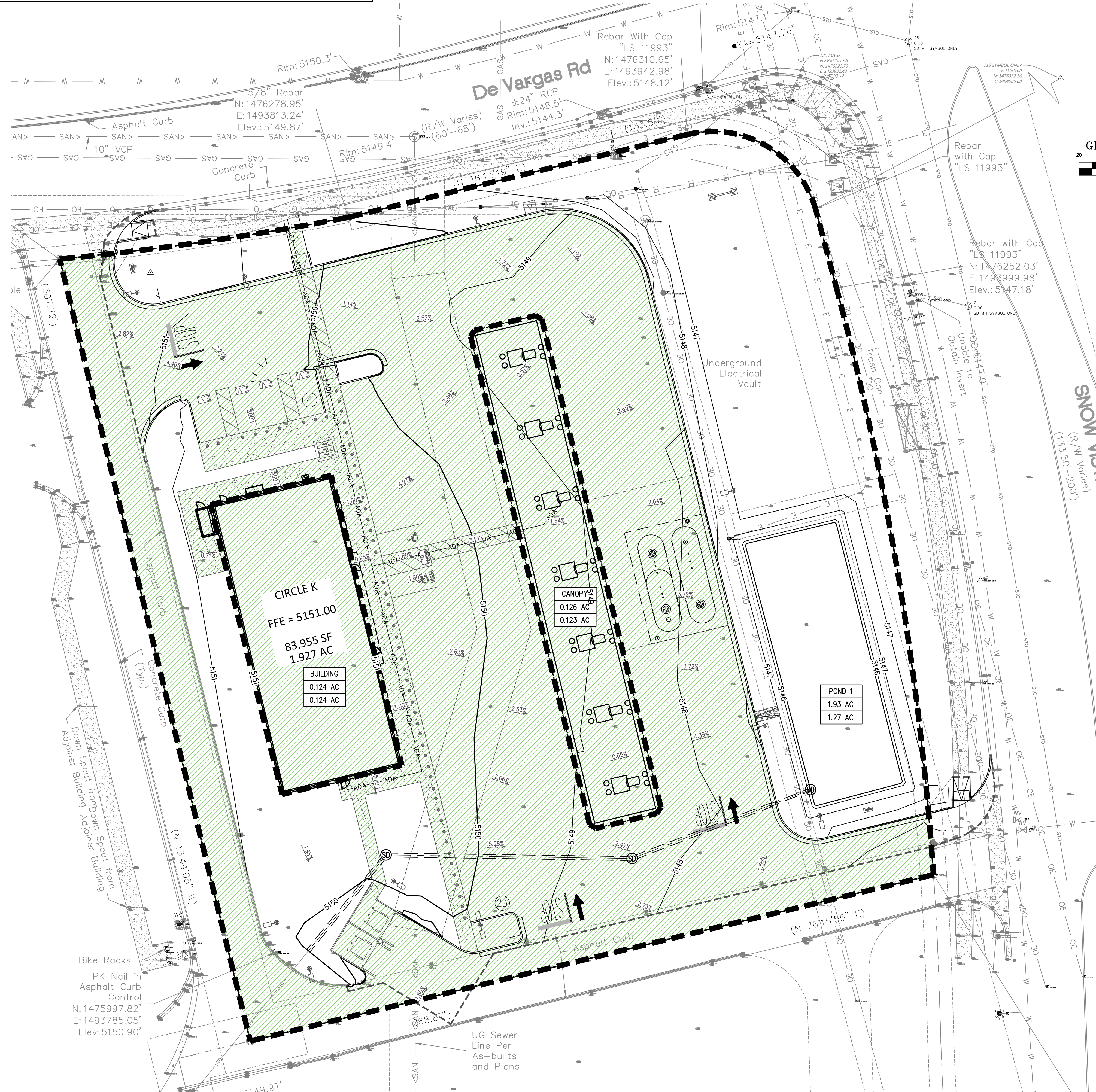
PROJECT NO: JM-DW25001
 DRAWN BY: ASB, JK, GPK
 CHECKED BY: KWF
 ISSUE DATE: 12/19/2025



C 500

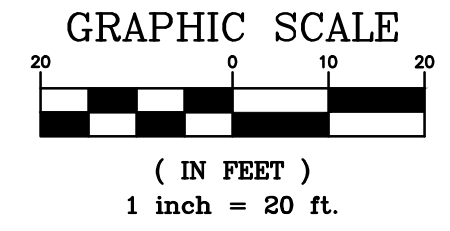
J:\CIRCLE K\DW25001 98TH DE VARGAS RD - ALBUQUERQUE, NM\CURRENT DRAWINGS\JM-DW25001 - 98TH & DE VARGAS, ALBUQUERQUE, NM - 24x36 MASTER.DWG 12/19/2025 1:42 PM GAVIN KLEINEBECKER

CAUTION NOTICE TO CONTRACTOR
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POST DEV. DRAINAGE AREA MAP LEGEND:

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



POST DEVELOPMENT DRAINAGE AREA KEY:

- DRAINAGE DIVIDE
- X Area
- X.XX AC Acreage
- X.XX AC Impervious Acreage

SWM NARRATIVE:

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

0.62 INCHES / 12 INCHES/FOOT * 1.93 ACRES /43,560 SQ FT/ACRE = 4,343.66 CU FT
 DEPTH = 1.19 FEET
 48 HRS * 60 MIN/HR * 60 SEC/MIN = 172,800 SEC / (1/4,343.66 CU FT) = 0.025 CU FT/ SEC

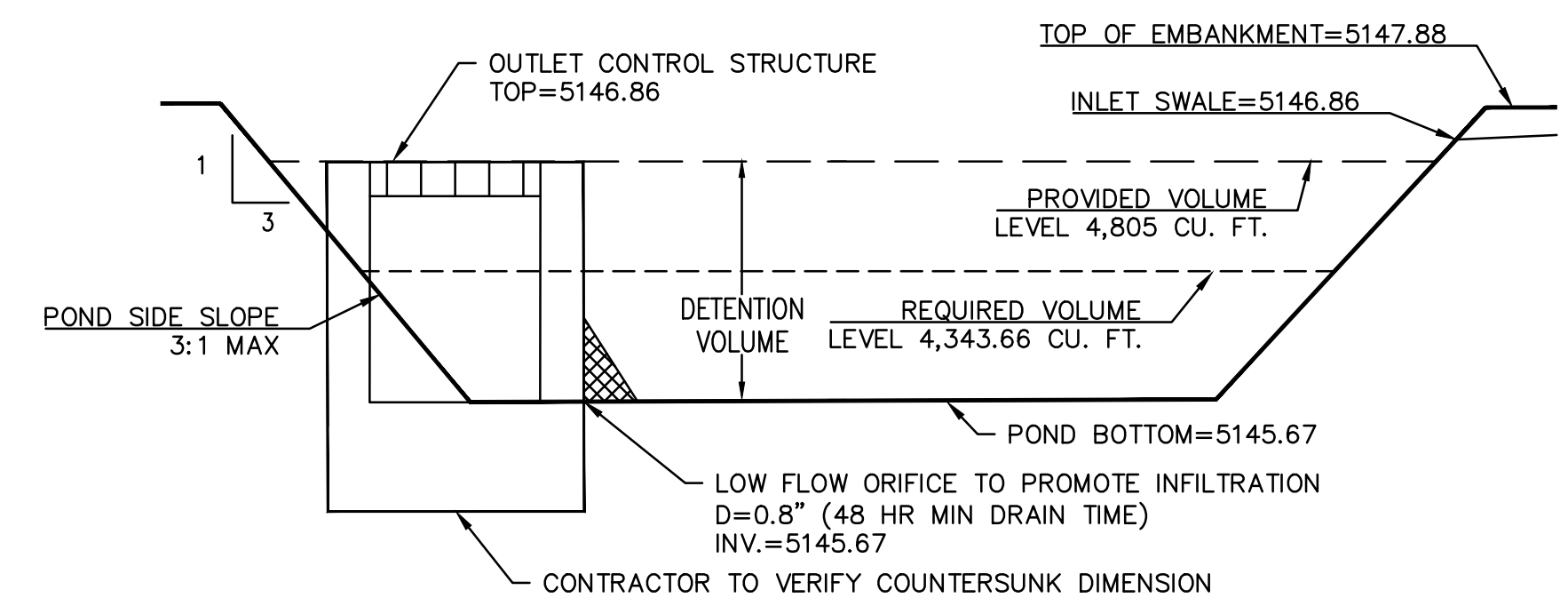
$Q = Cd * A * (2*gh)^{1/2}$
 $A = 051 \text{ IN}^2$
 $D = 0.81 \text{ IN}$

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

REFERENCE:
 SAGE PLAZA MASTER DRAINAGE SYSTEM

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

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



DETENTION / INFILTRATION POND DIAGRAM
 N.T.S.



12/18/2025

POST DEV DRAINAGE AREA MAP

CIRCLE K, INC
 LOT 1A, SNOW VISTA INVESTORS
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 ALBUQUERQUE, NEW MEXICO 87121

NAME	DATE	DESCRIPTION
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J:\CIRCLE K\DW25001\98TH DE VARGAS RD - ALBUQUERQUE, NM_CURRENT DRAWINGS\JM-DW25001 - 98TH & DE VARGAS, ALBUQUERQUE, NM - 24X36 MASTER.DWG 12/19/2025 1:42 PM GAVIN KLEINEBECKER

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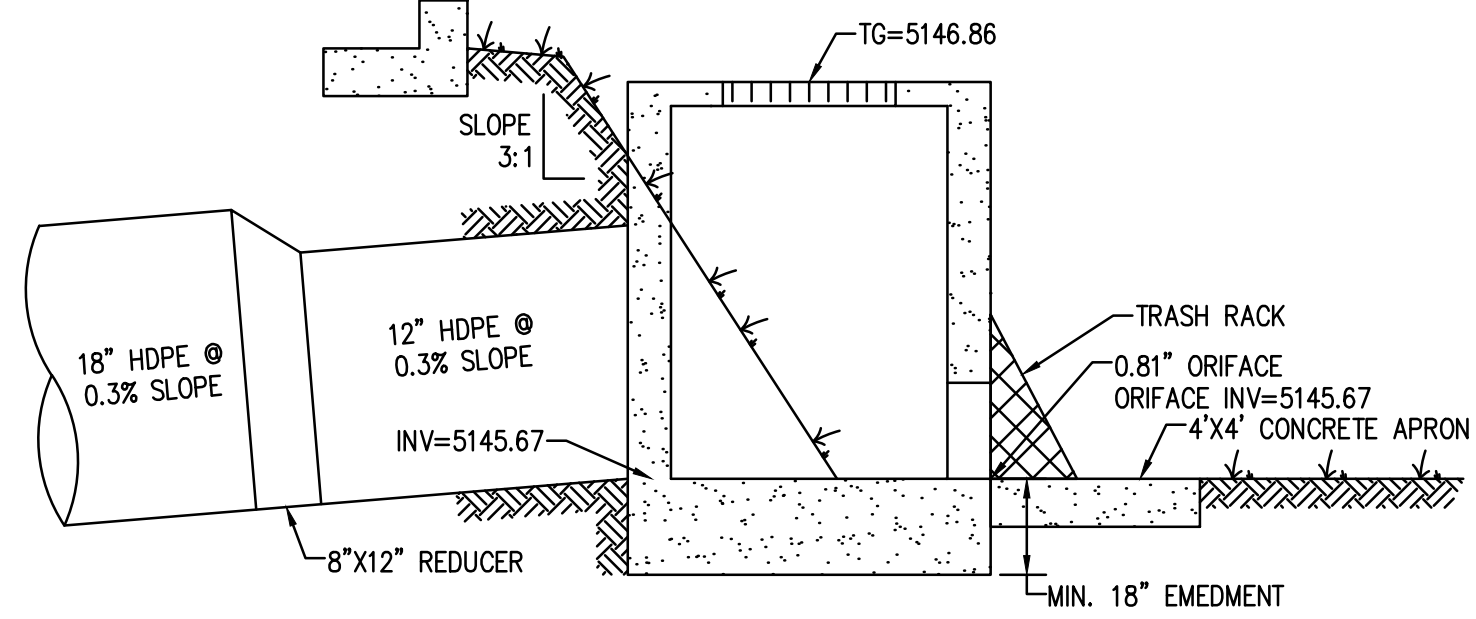
BENCHMARKS
 ACS MONUMENT 2_L7 NAD 1983 CENTRAL ZONE - NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'
 ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE - NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

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

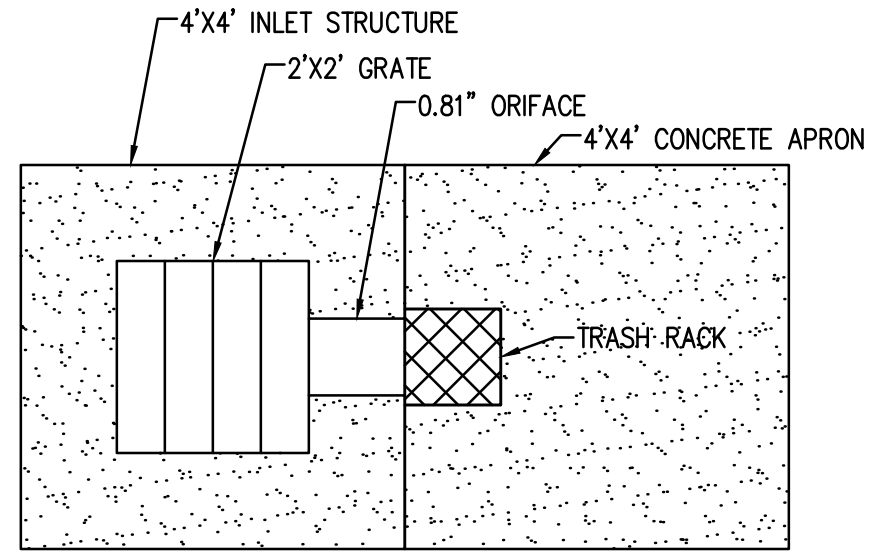
STORM DRAIN LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
- STORM DRAIN PIPE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRIC SERVICE LINE
- TELEPHONE SERVICE LINE
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- IRRIGATION METER
- MANHOLE
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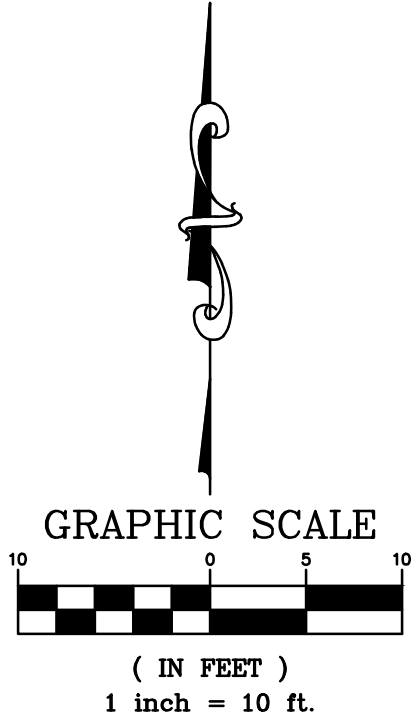
STORM CALCULATIONS:
 Q = 5.69 CFS
 D = 18 IN.
 n = 0.012
 SLOPE = 0.30%
 V = 4.24



DETENTION INLET STRUCTURE SECTION SECTION A-A



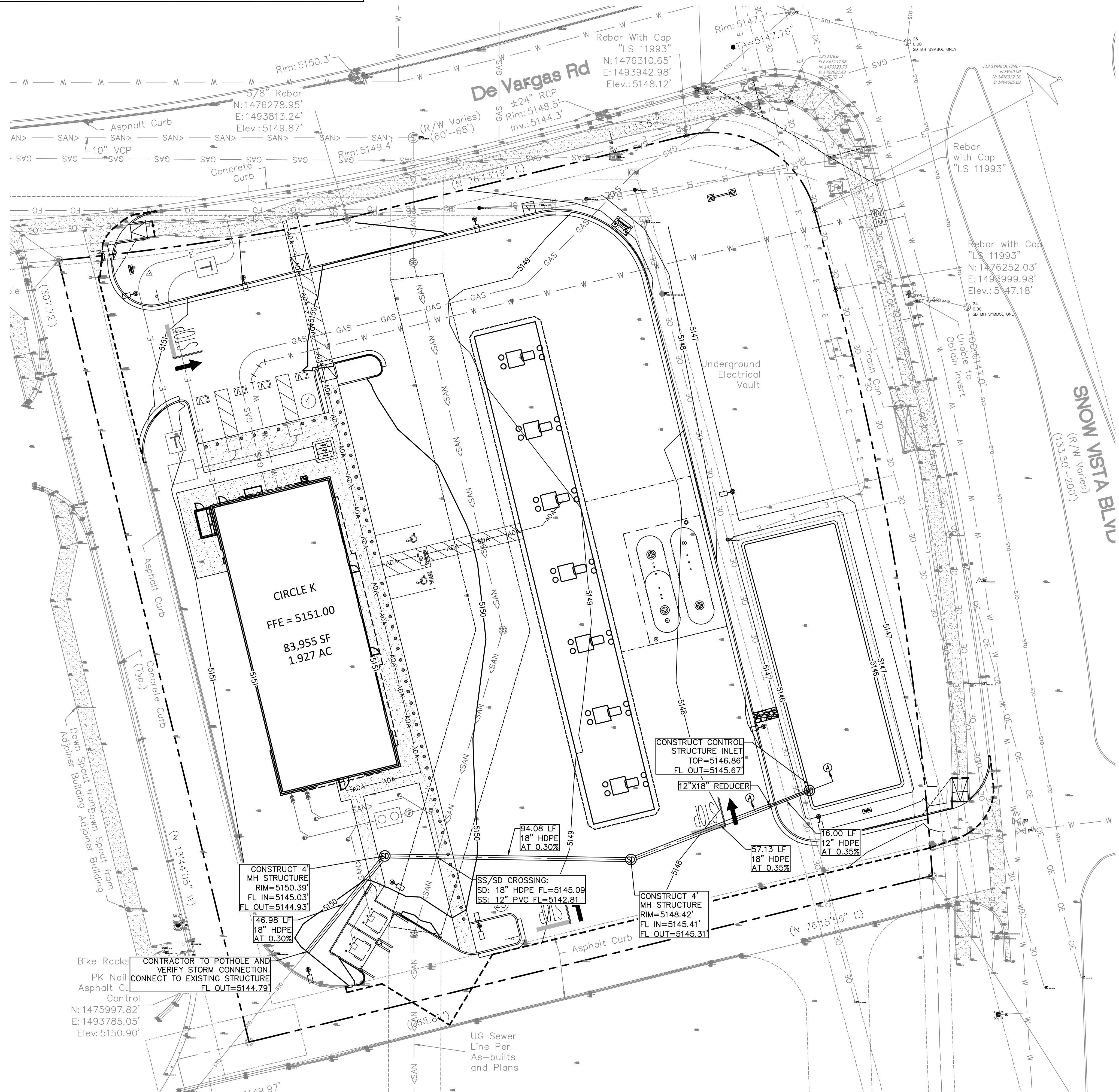
OUTFALL STRUCTURE DIAGRAM



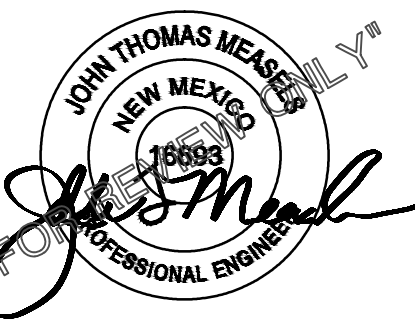
PIPING MATERIAL SCHEDULE

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

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



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12/18/2025

STORM DRAIN PLAN

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 ALBUQUERQUE, NEW MEXICO 87121

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PROJECT NO:	JM-DW25001
DRAWN BY:	ASR, JK, CPK
CHECKED BY:	KWF
ISSUE DATE:	12/19/2025



Know what's below.
 Call before you dig.

C 530

J:\CIRCLE K\DW25001\98TH DE VARGAS RD - ALBUQUERQUE, NM\CURRENT DRAWINGS\JM-DW25001 - 98TH & DE VARGAS, ALBUQUERQUE, NM - 24x36 MASTER.DWG 12/19/2025 1:42 PM GAVIN KLEINEBECKER

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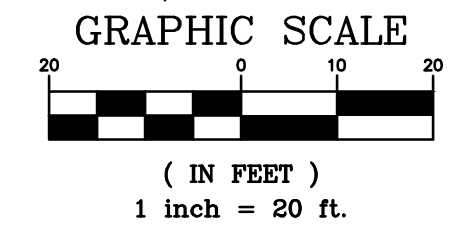
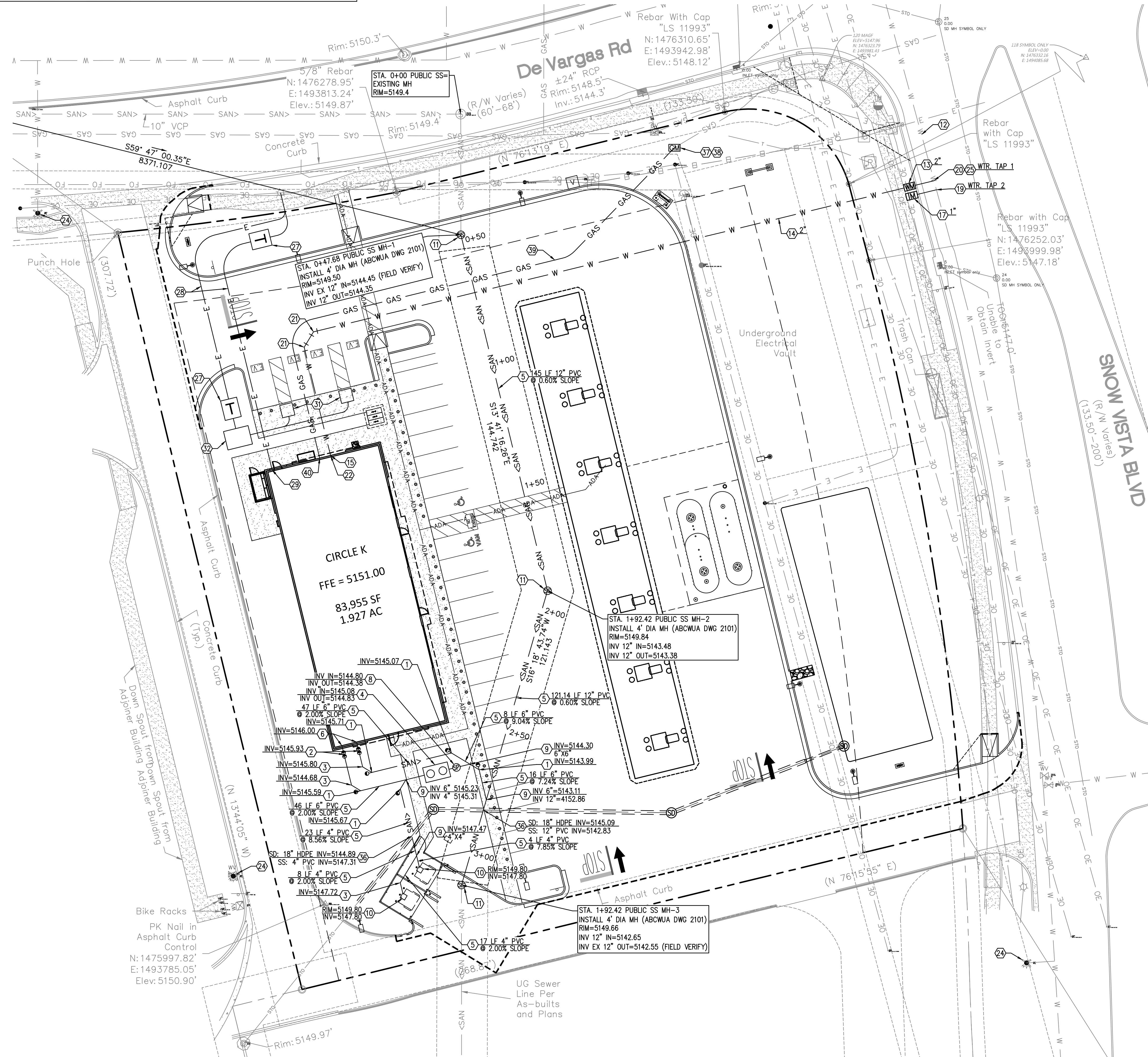
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UTILITY LEGEND:

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

UTILITY KEY NOTES:

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



SITE PIPING MATERIAL SCHEDULE

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

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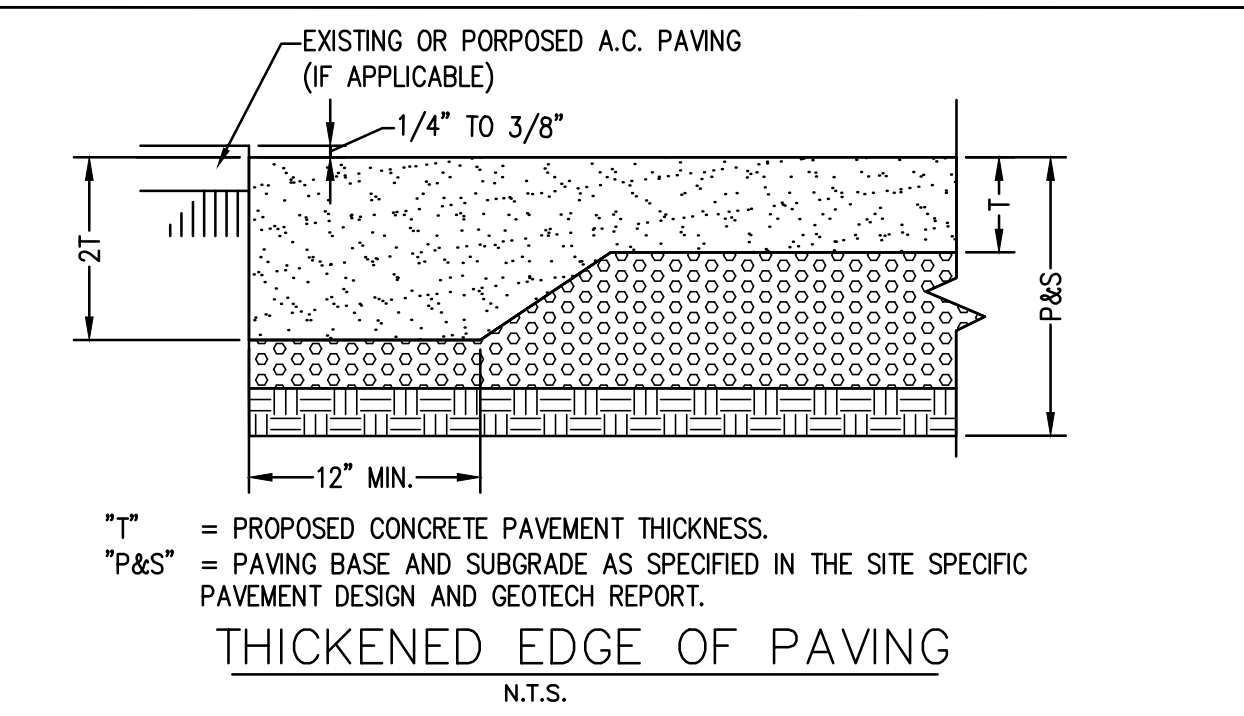
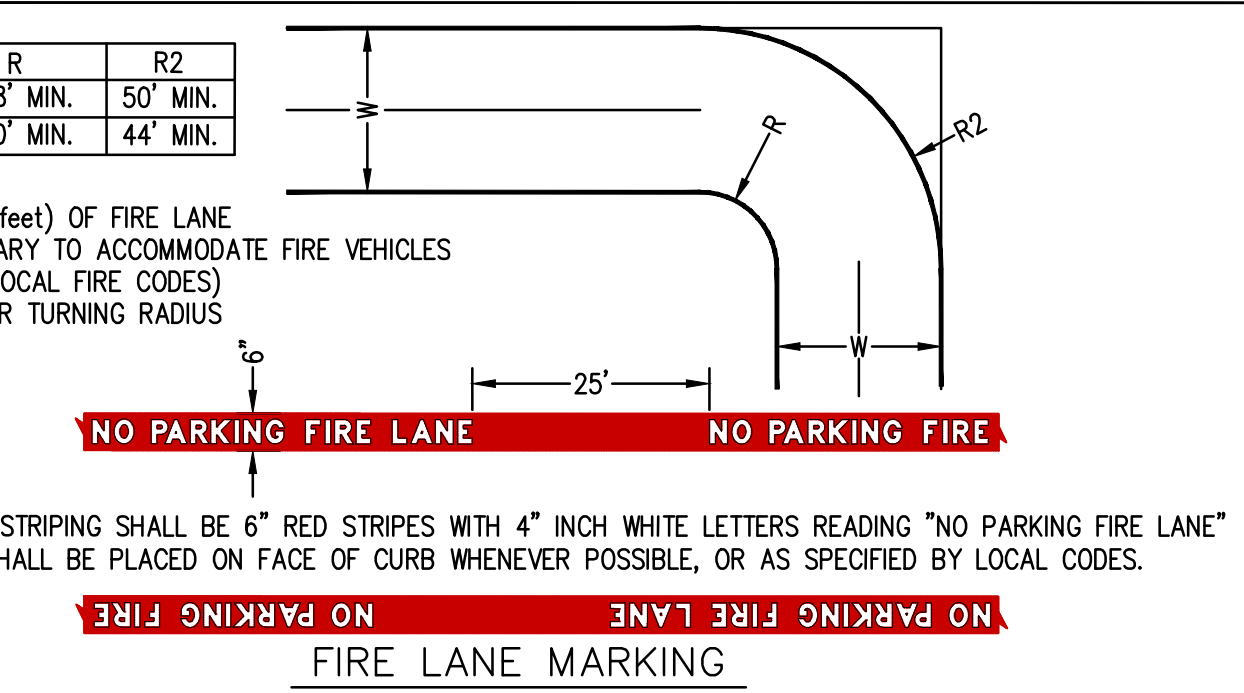
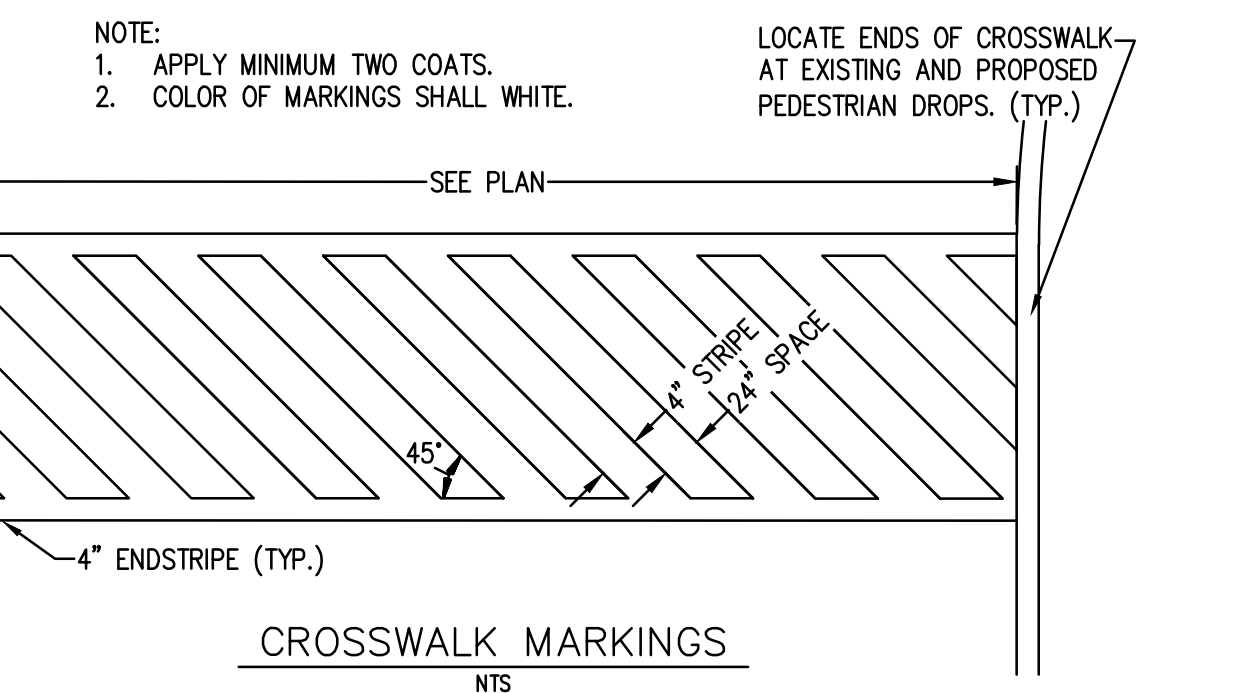
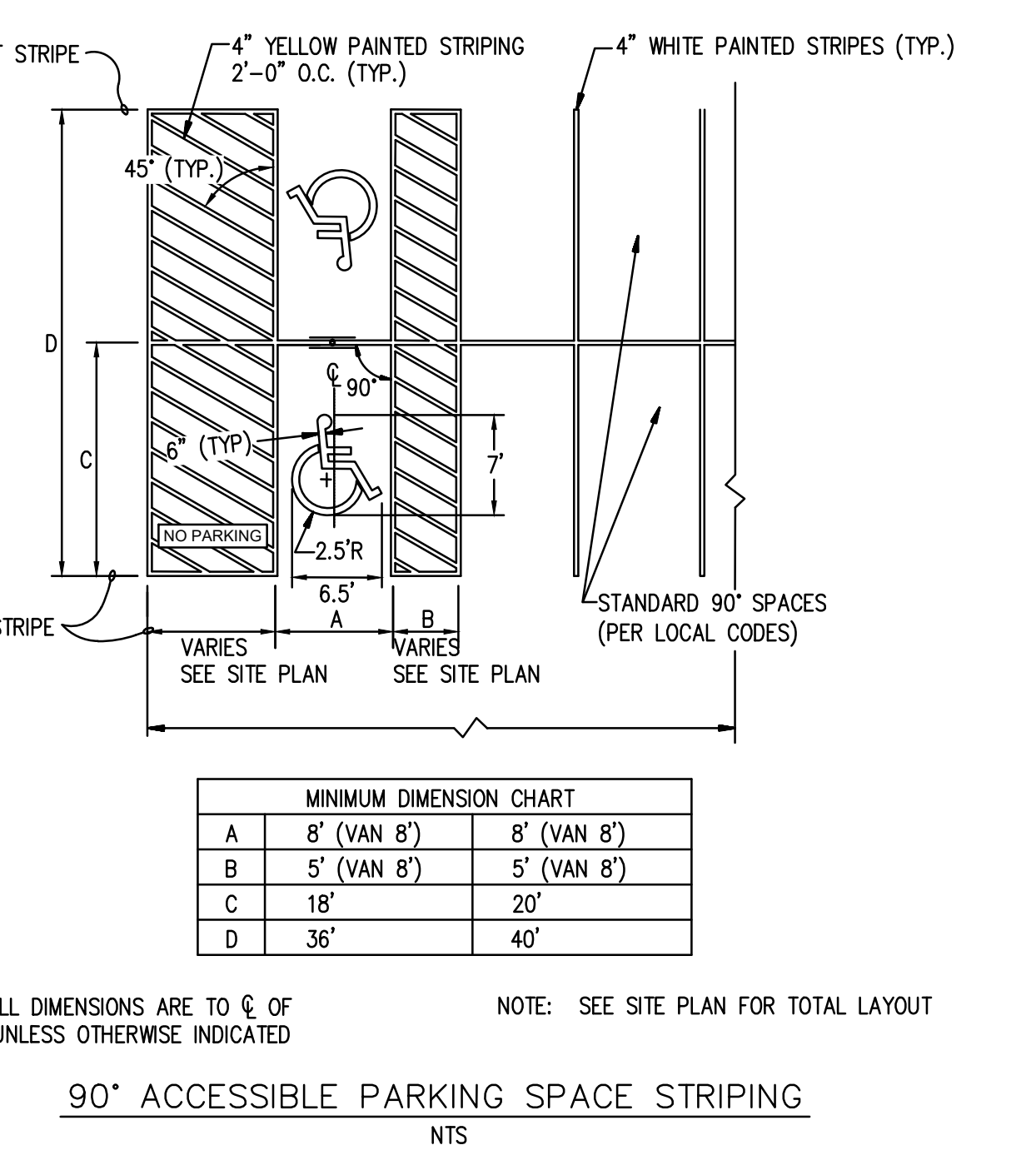
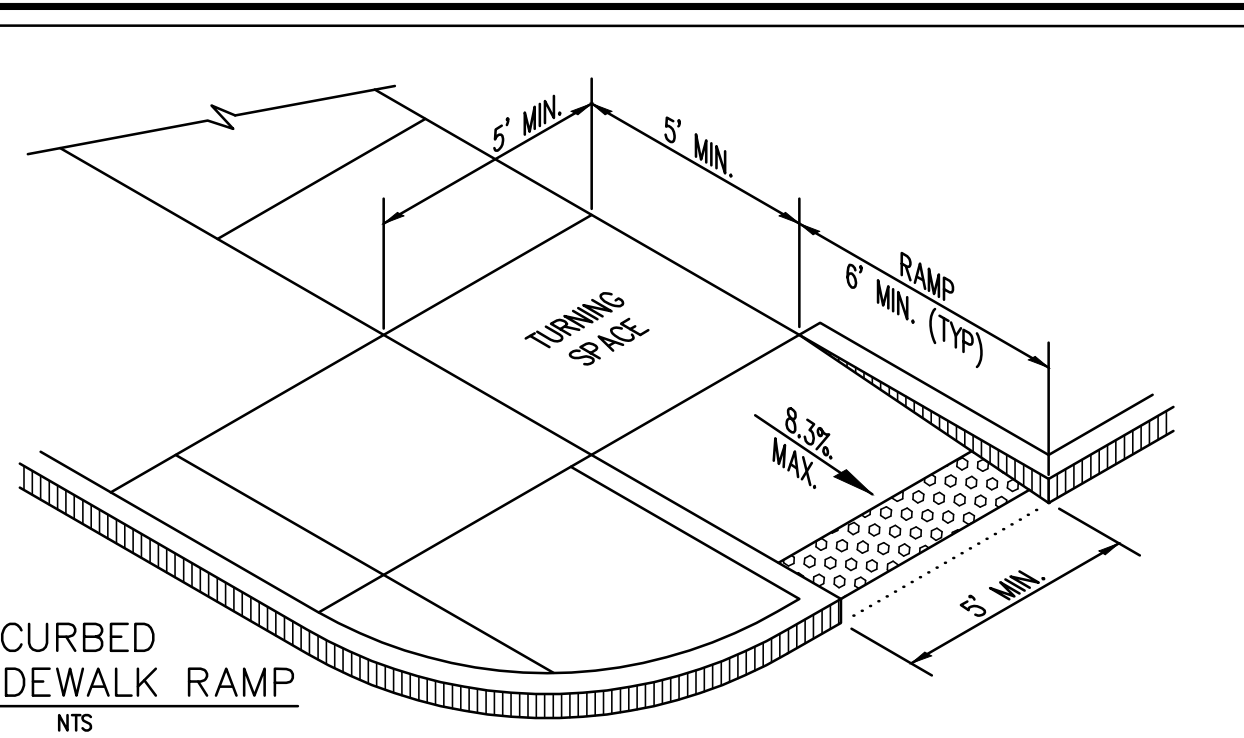
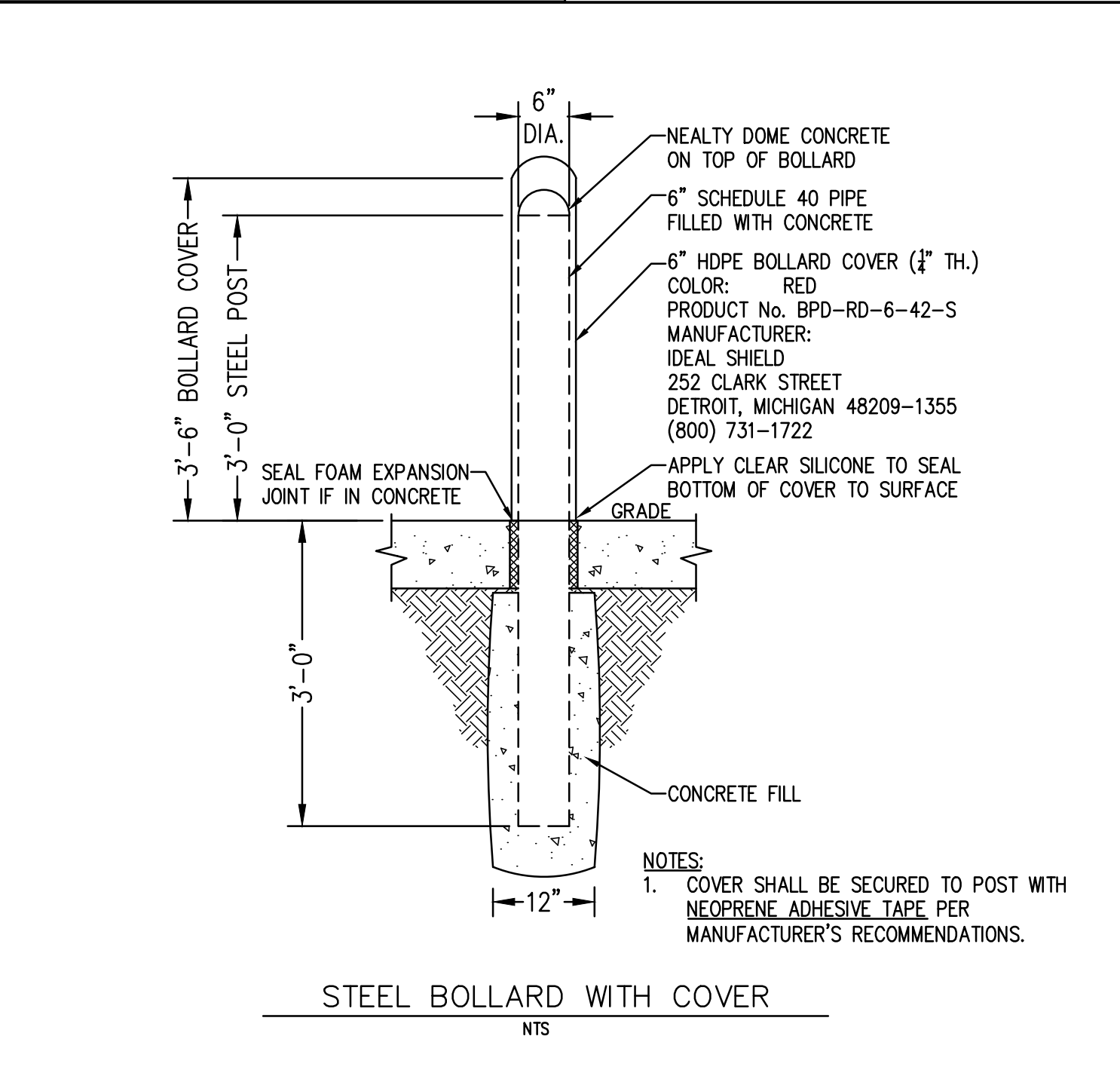
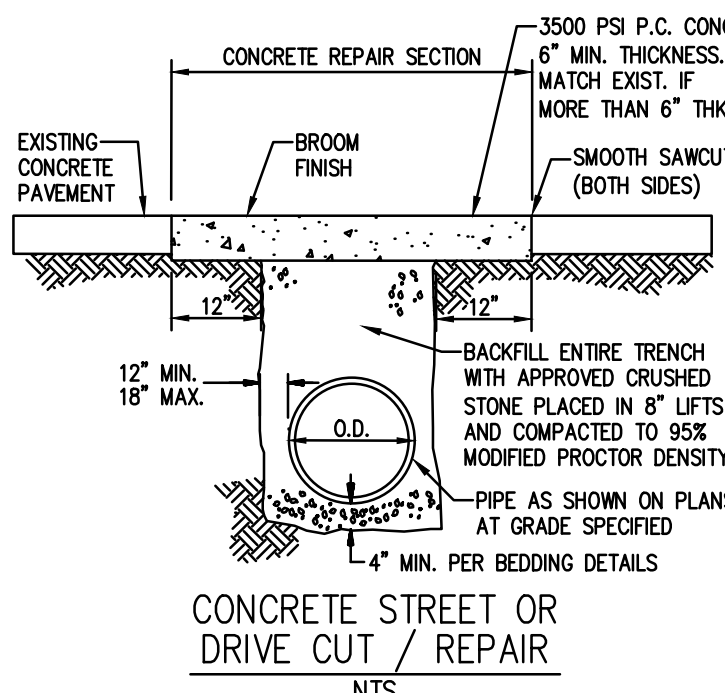
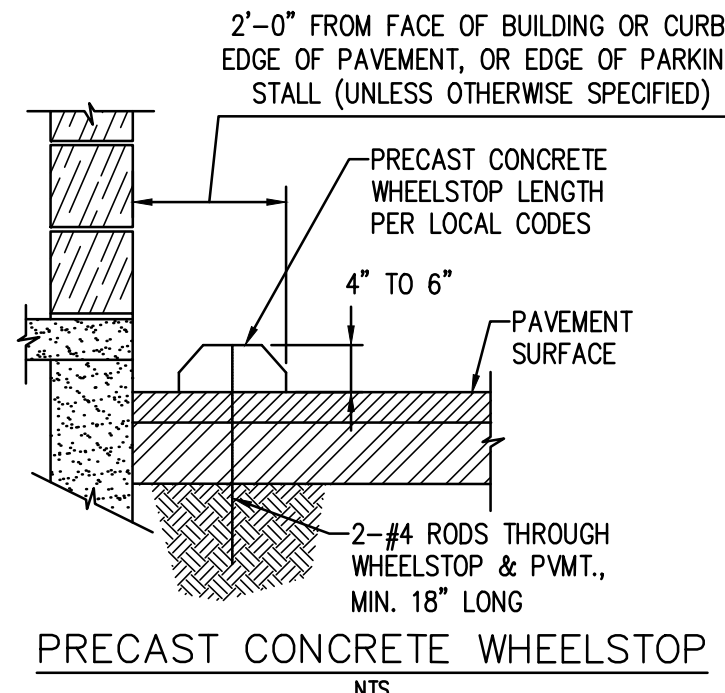
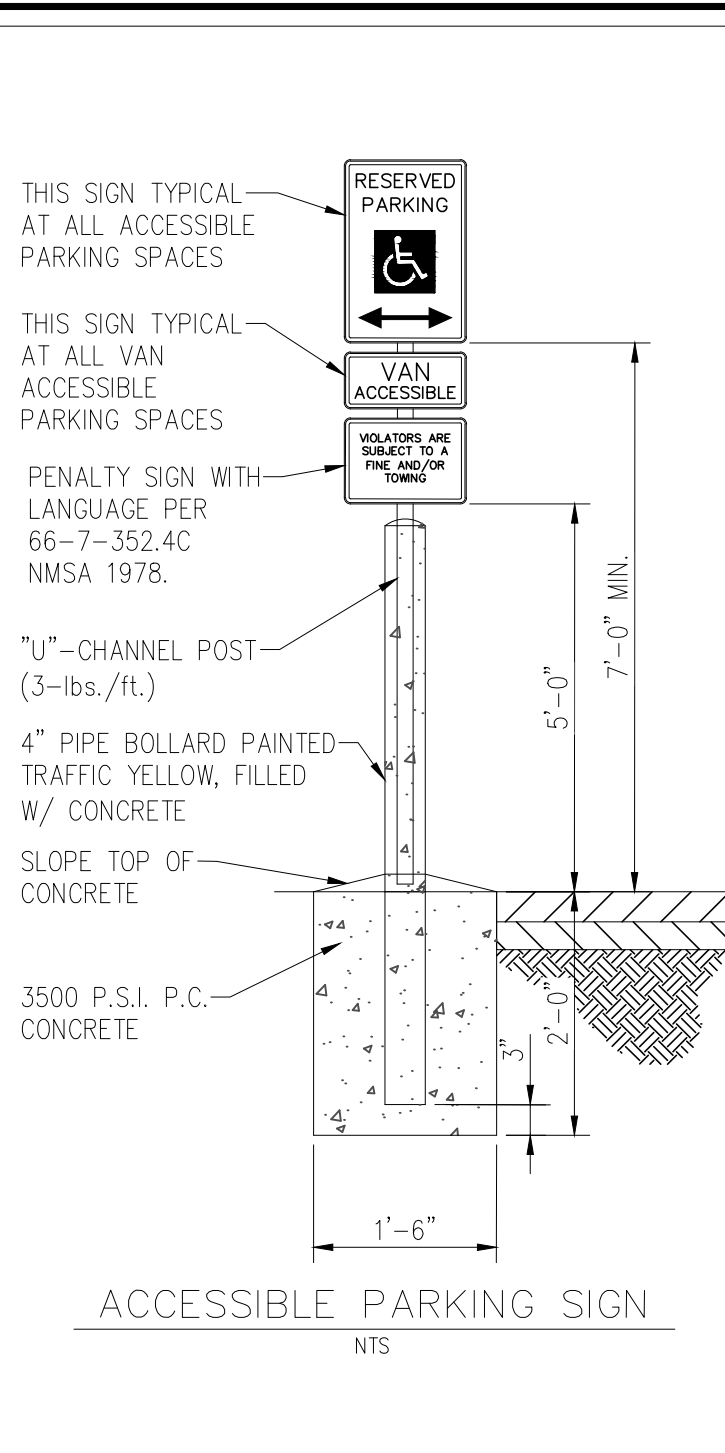
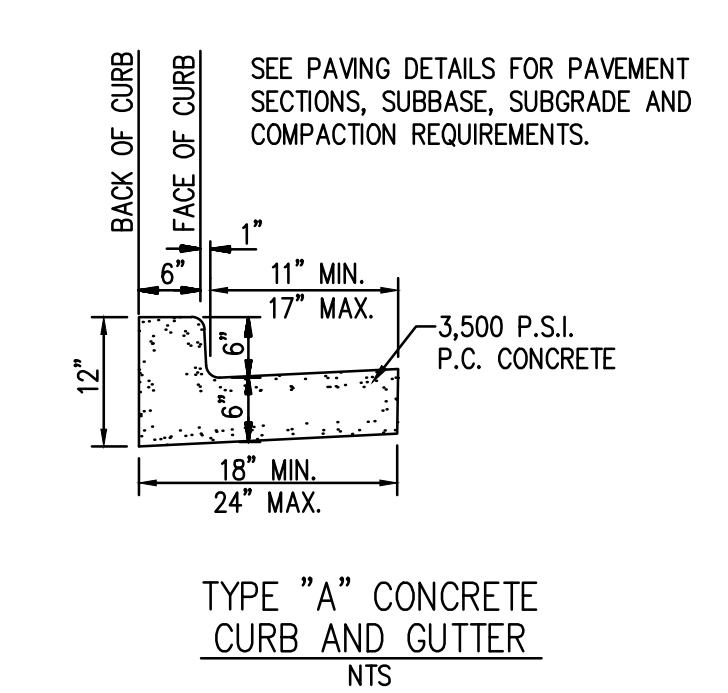
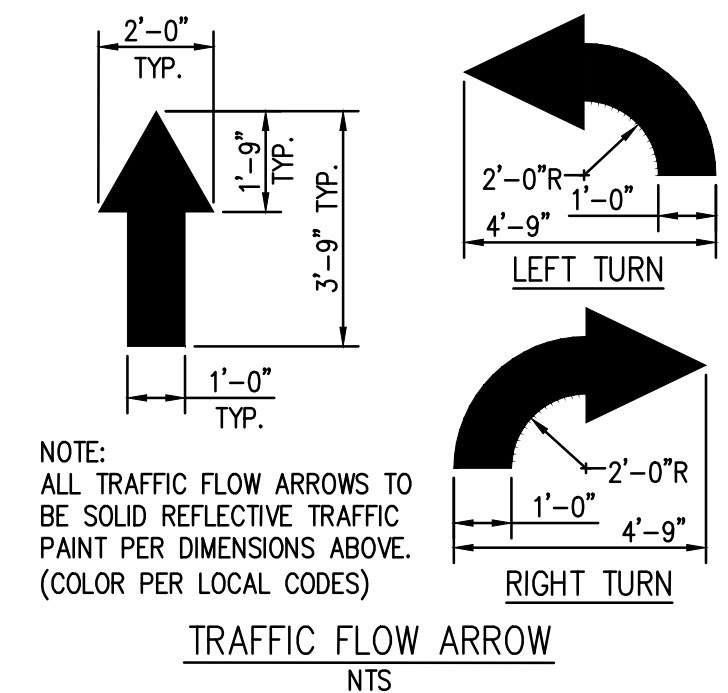
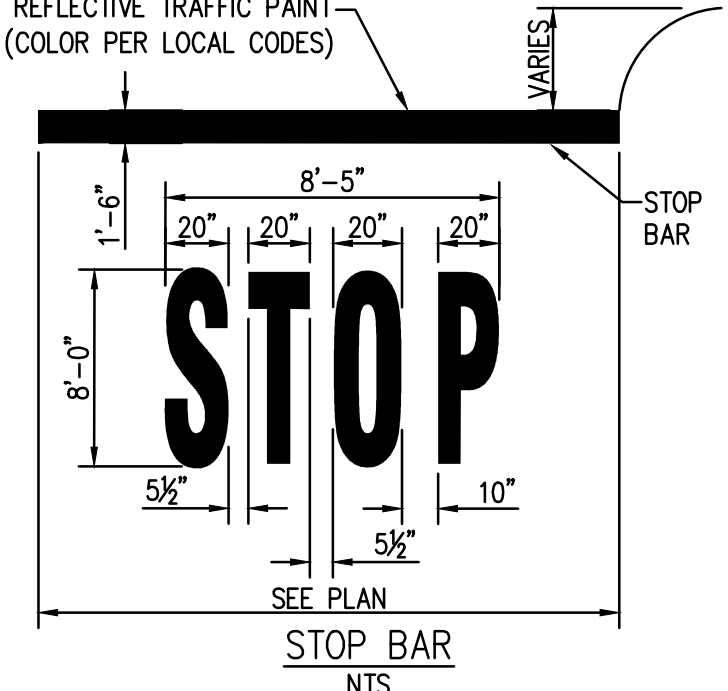
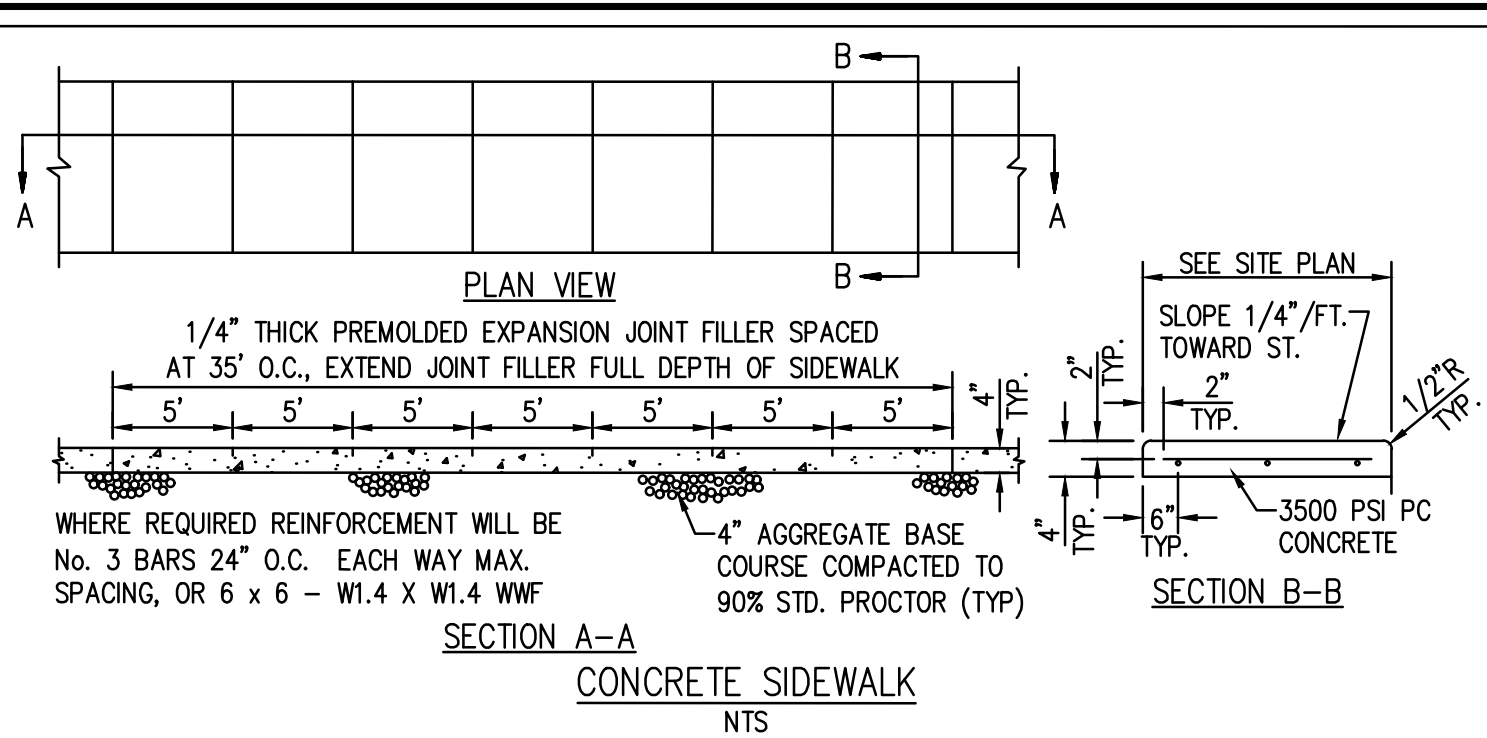
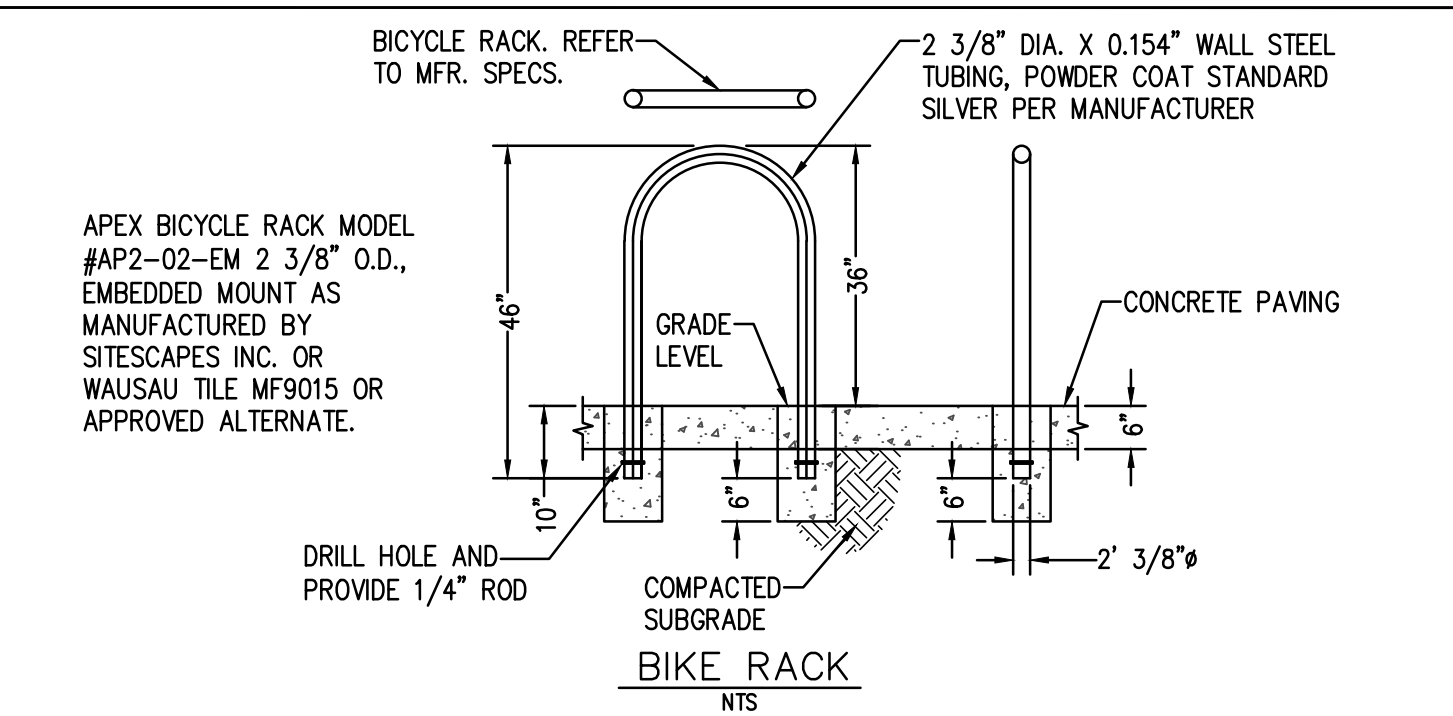
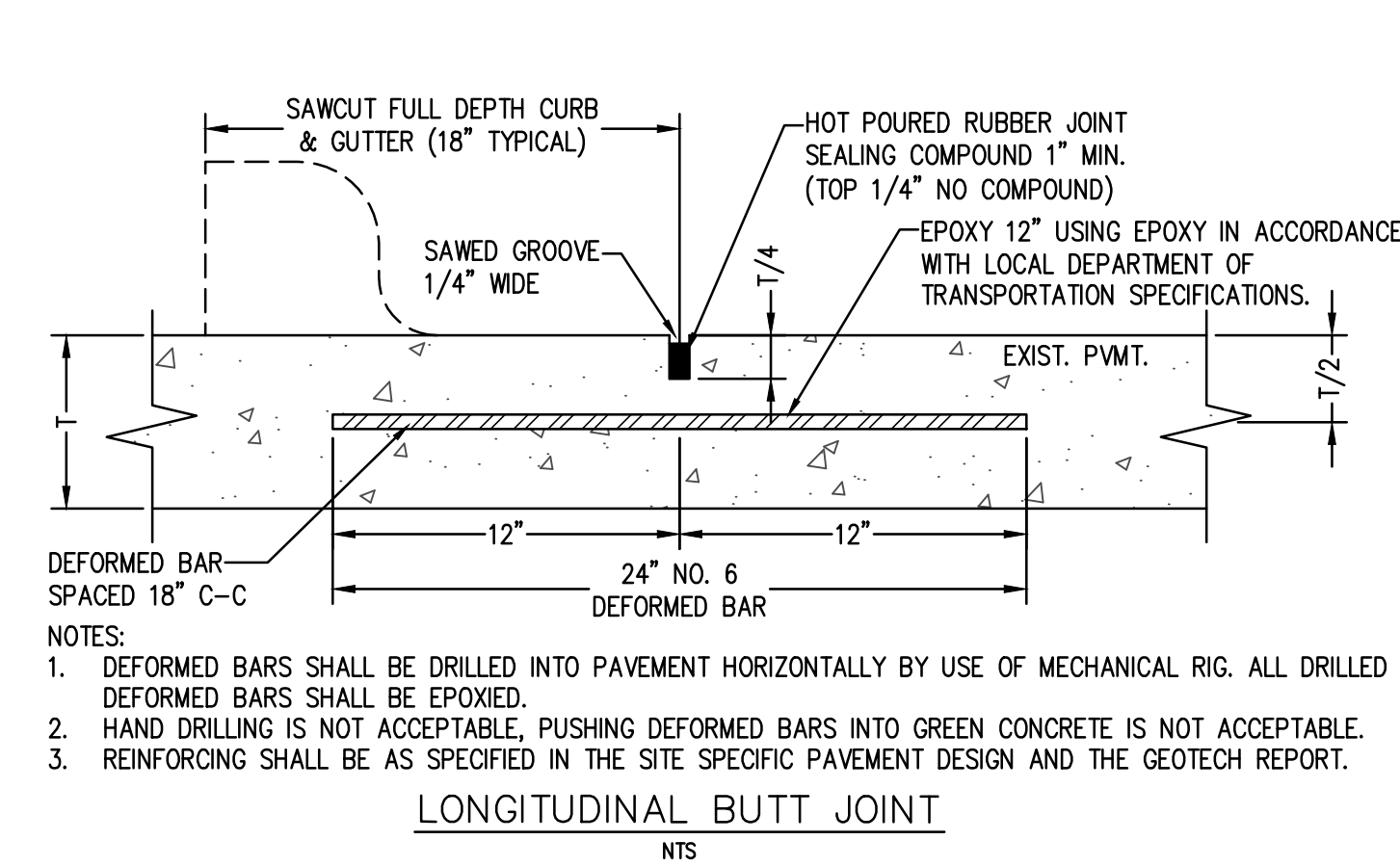
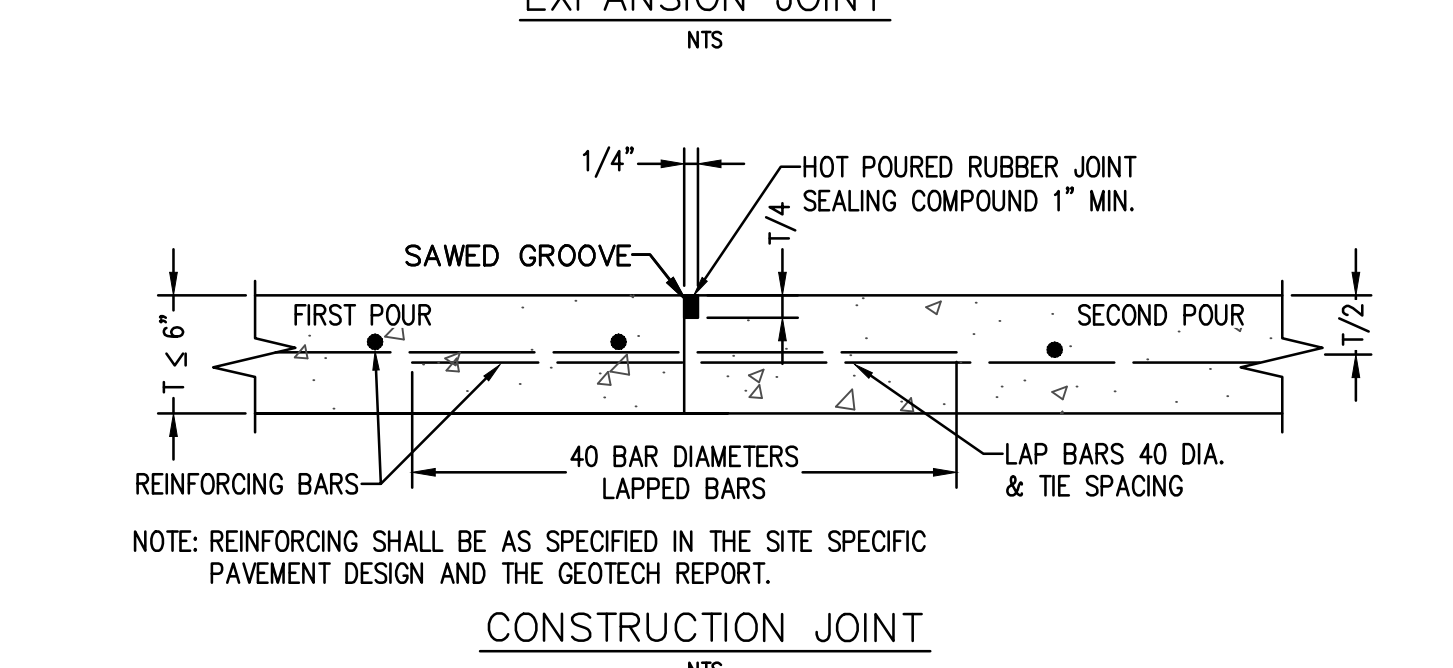
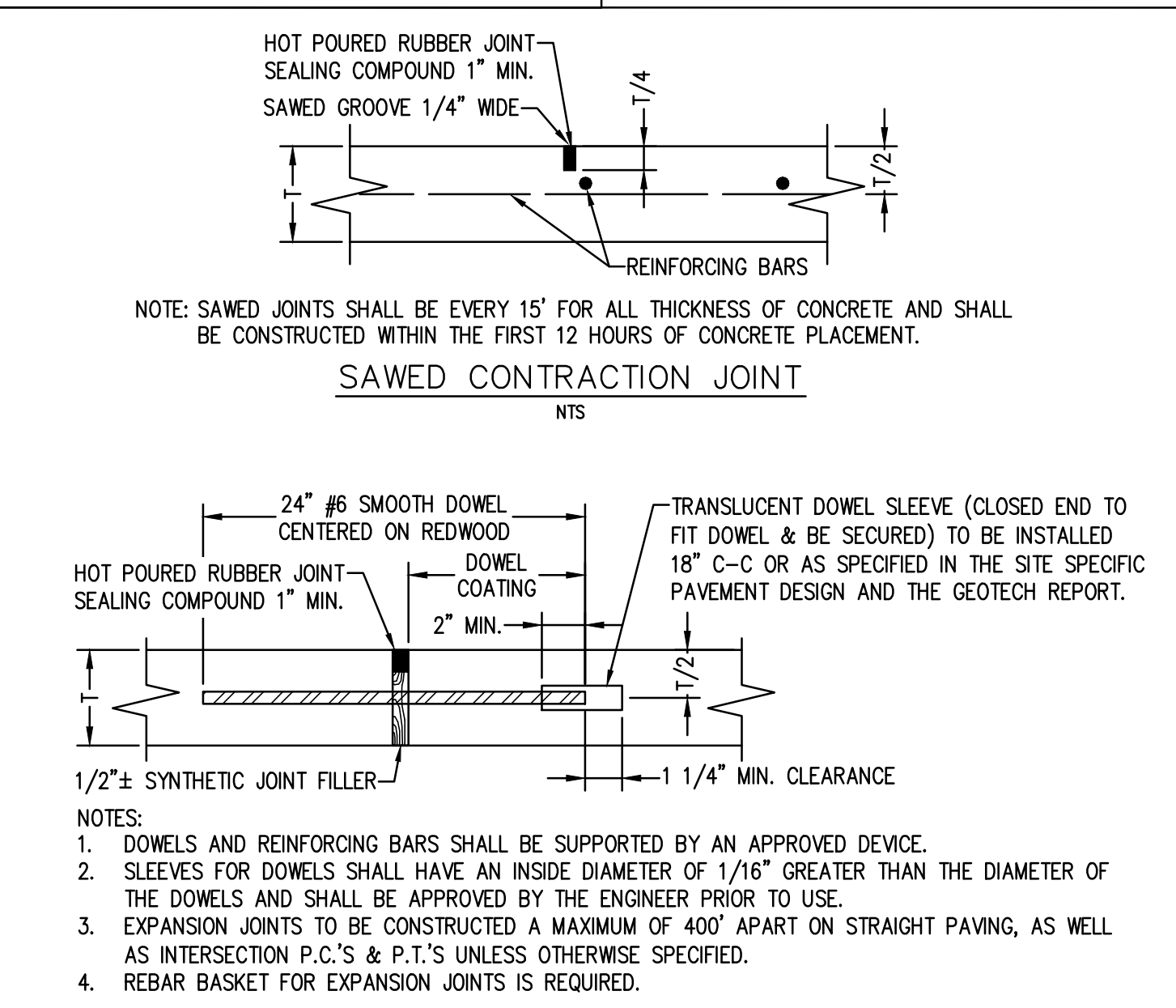
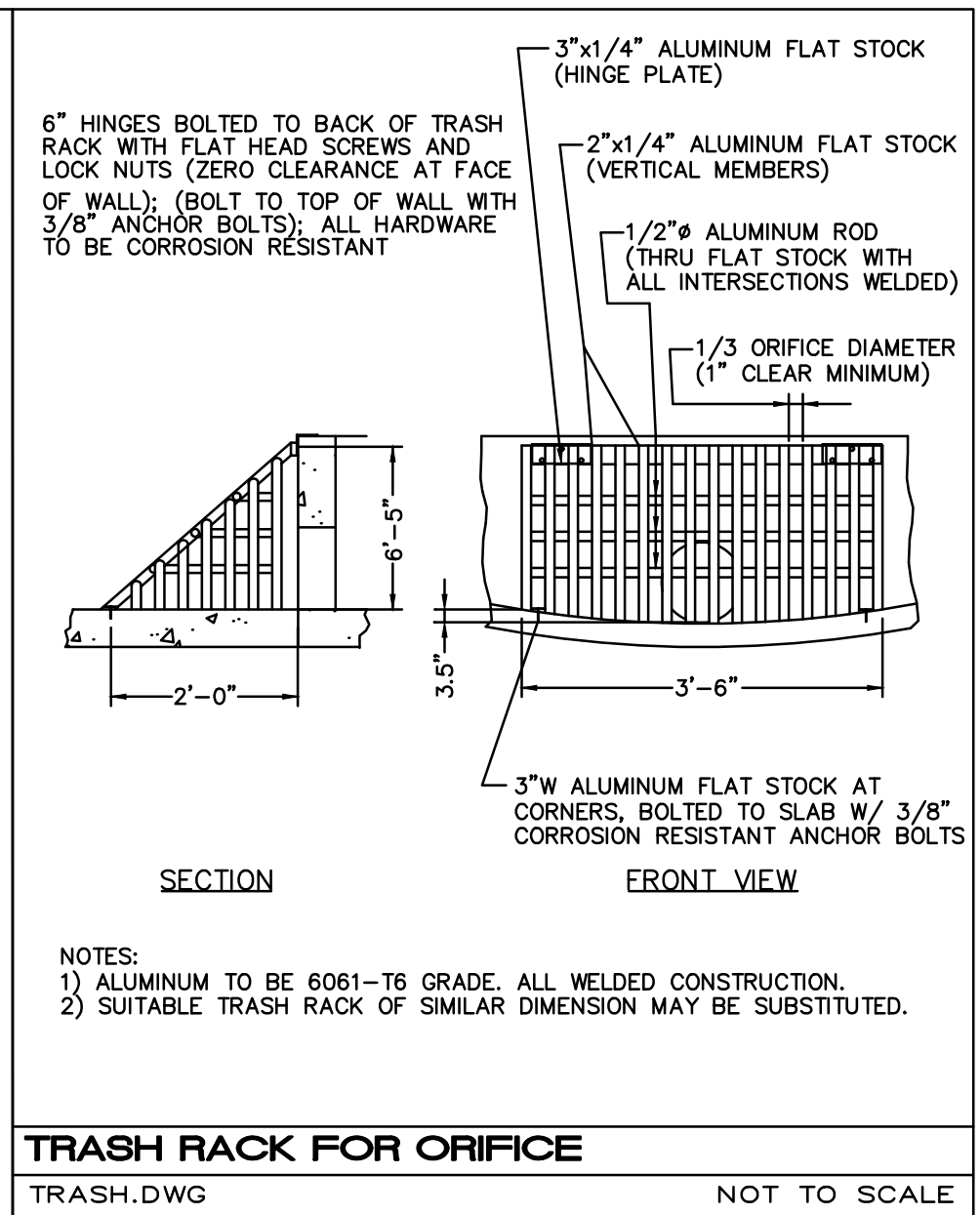
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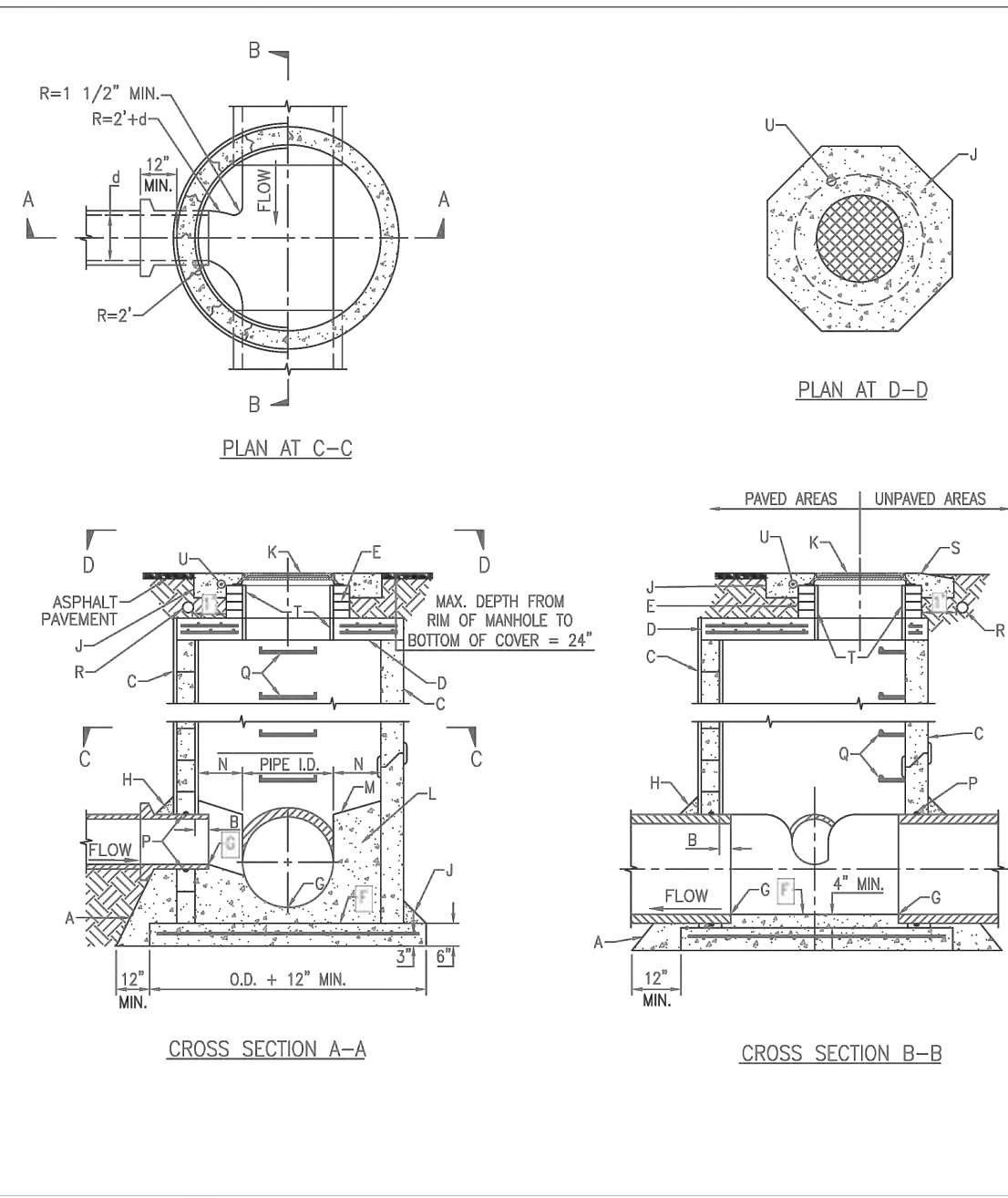
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GENERAL NOTES

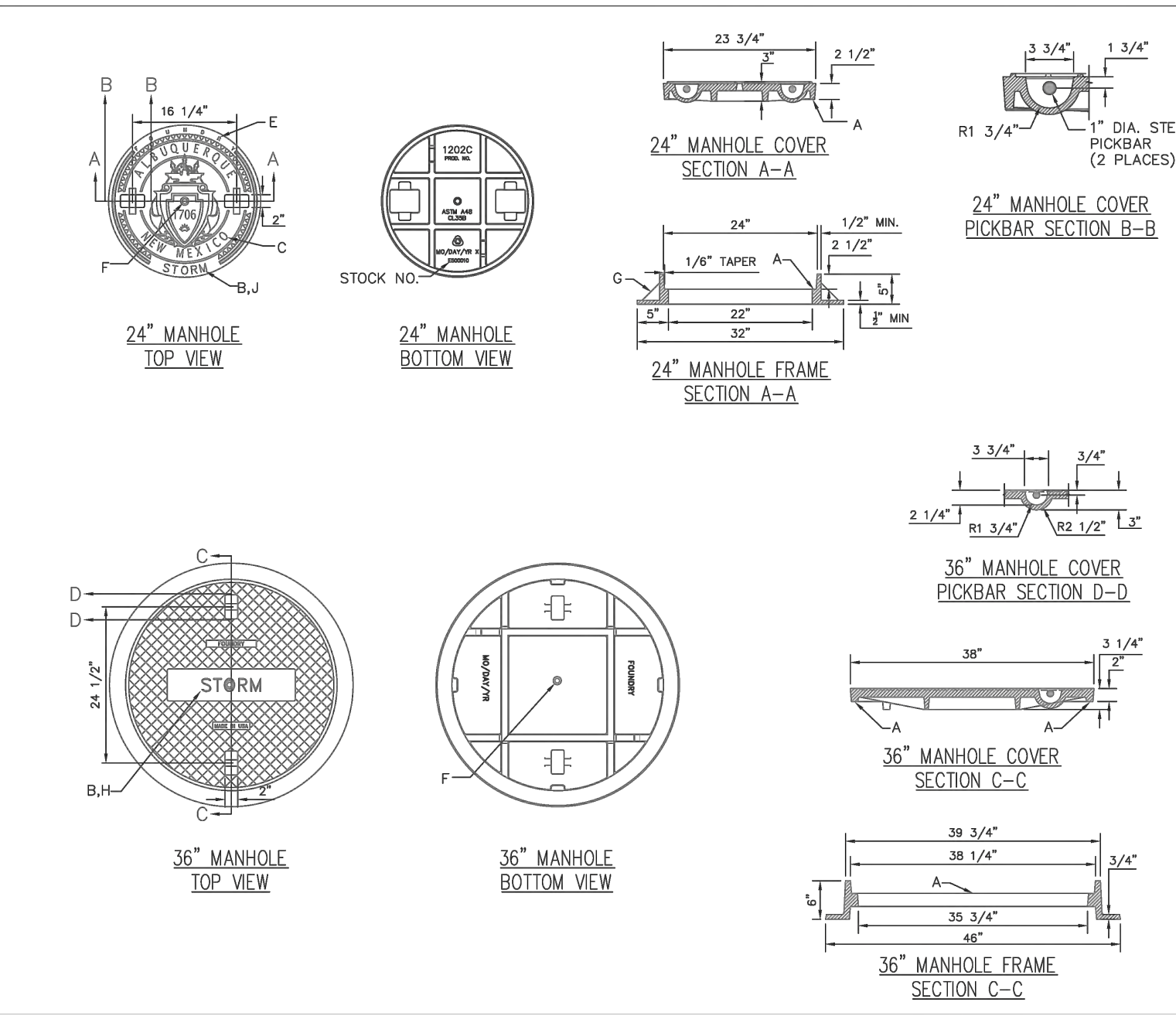
- USE TYPE "C" MANHOLE FOR DEPTHS OF LESS THAN 6' MEASURED FROM INVERT TO TOP.
- CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" MANHOLE IN LIEU OF TYPE "E" MANHOLE FOR DEPTHS OF 6' OR MORE.
- MANHOLES GREATER THAN 16' IN DEPTH SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS ONLY.
- DESIGN APPLIES TO 4'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

CONSTRUCTION NOTES

- CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO RIGID OF FIRST JOINT AND SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FOR FLEXIBLE PIPE.
- PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX. MEASURED AT SPRINGLINE OF PIPE.
- MANHOLE MAY BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE, OR PRECAST REINFORCED CONCRETE. IF BLOCK IS USED, APPLY 1/2" THICK MORTAR COATING TO EXTERIOR AND INTERIOR OF MANHOLE. IF PRECAST CONCRETE IS USED, USE MASTIC GASKETS AND APPLY NON-SINK GROUT TO EXTERIOR AND INTERIOR OF SEPARATION JOINTS OR USE WATERIGHT RUBBER GASKETS. IF RUBBER GASKETS ARE USED, THE MANHOLE SECTIONS DO NOT NEED TO BE GROUTED BUT THE MANUFACTURER MUST STAMP THE INTERIOR OF EACH PRECAST SECTION WITH THE TYPE OF GASKET USED.
- PRECAST CONCRETE TOP SLAB, SEE STANDARD DRAWING 2212.
- USE MAX. 4 COURSES GRADE MS BRICK ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE.
- CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 12" O.C. EACH WAY FOR MANHOLE DEPTHS OF 16' OR GREATER. NO. 4 BARS AT 12" O.C. EACH WAY FOR MANHOLE DEPTH OF LESS THAN 16'.
- INVERT ELEVATION AS SHOWN ON PLANS. PROVIDE 0.1% (MINIMUM) OF FALL BETWEEN INVERT(S)-IN AND INVERT-OUT.
- 6" GROUT FILL ON UPPER HALF OF PIPE AND AROUND BASE.
- OPTIONAL CONCRETE PAD, SEE STANDARD DWG. 2461 FOR REFERENCE.
- MANHOLE FRAME AND COVER, SEE DRAWING 2210.
- CONCRETE, SEE SPECIFICATION SECTION 101.
- SLOPE 1" PER FT. FROM PIPE CROWN.
- NO SLOPE TO BE 3/4" MIN.
- APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.
- STEPS TO BE INSTALLED PER STANDARD SPECIFICATION SECTION 920 AND DRAWING 2228.
- ELECTRONIC MARKER DEVICE (EMD) SEE STANDARD SPECIFICATION SECTION 170.
- CONCRETE COLLAR IN UNPAVED AREAS, SEE STANDARD DRAWING 2461.
- APPLY 1/2" THICK MORTAR COATING TO INTERIOR OF OPENING.
- #4 REBAR PER STANDARD DRAWING 2461.
- TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND FLOW DIRECTION ARROWS MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT.

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF ALBUQUERQUE DRAINAGE STORM SEWER MANHOLE TYPE "C"	JUNE 2019
2	DWG. 2208	



24" GENERAL NOTES

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

36" GENERAL NOTES

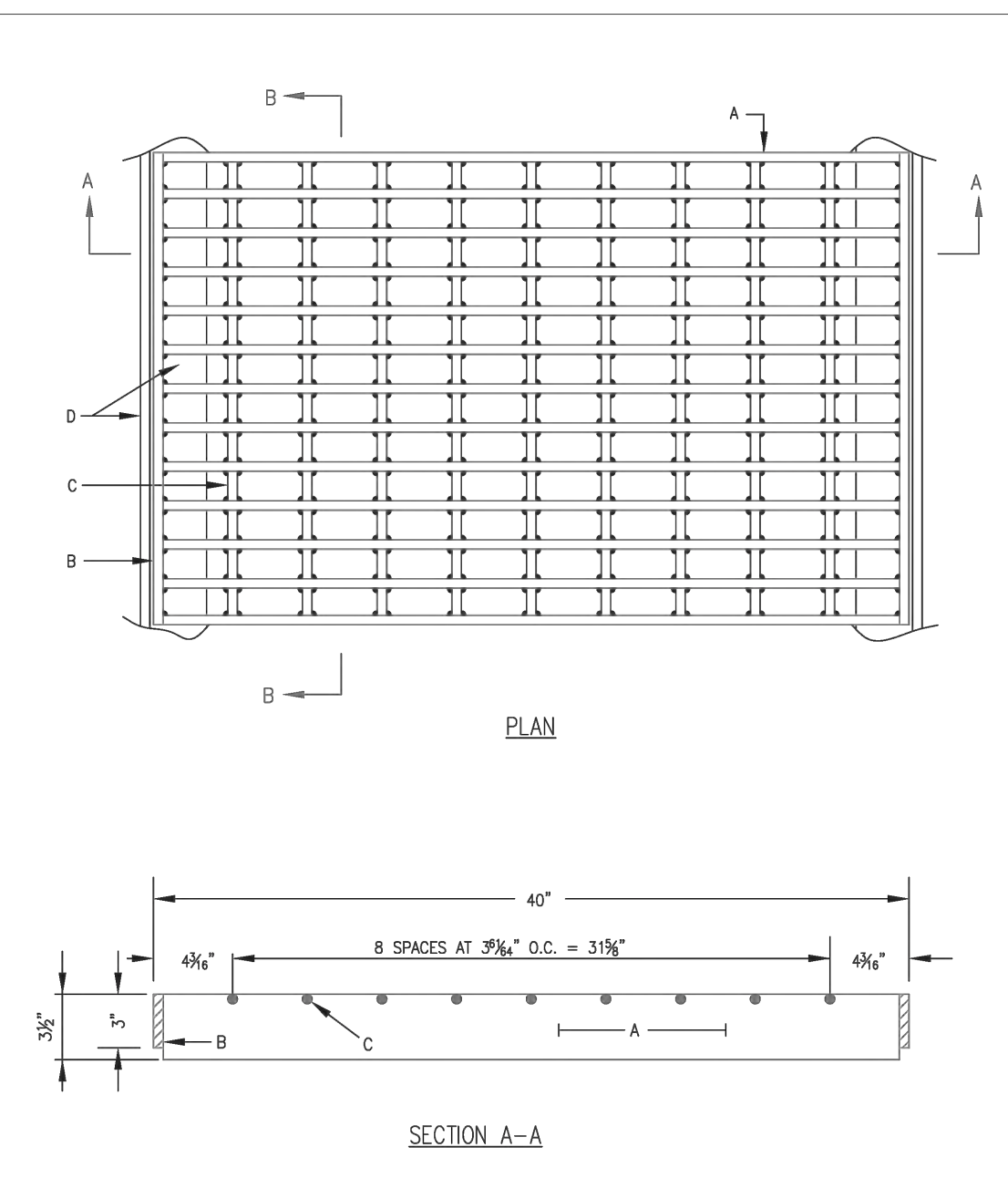
- STANDARD 36" CAST IRON M.H. FRAME AND COVER. WEIGHTS COVER = 355 LBS., FRAME = 315 LBS. TOTAL = 670 LBS. (TOLERANCE = ±5%)
- REFERENCE SPEC. SECTION 130.

CONSTRUCTION NOTES

- MACHINED OR GROUND BEARING SURFACES.
- "STORM" CAST ON COVER TO IDENTIFY STORM DRAINAGE.
- LETTER SIZE TO BE 1 1/4" IN HEIGHT RAISED LETTERING.
- LETTER SIZE TO BE 3/4" IN HEIGHT RAISED LETTERING.
- LETTER SIZE TO BE 3/8" MIN. IN HEIGHT RAISED LETTERING.
- 3/4" DIA VENT HOLE REQUIRED.
- CUSSETS OPTIONAL IF REQUIRED BY MANUFACTURER.
- 2" LETTERS (RECESSED FLUSH).
- LETTER SIZE TO BE 1" IN HEIGHT RAISED LETTERING.

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF ALBUQUERQUE DRAINAGE STORM MANHOLE FRAME AND COVER	JUNE 2019
2	DWG. 2210	



GENERAL NOTES

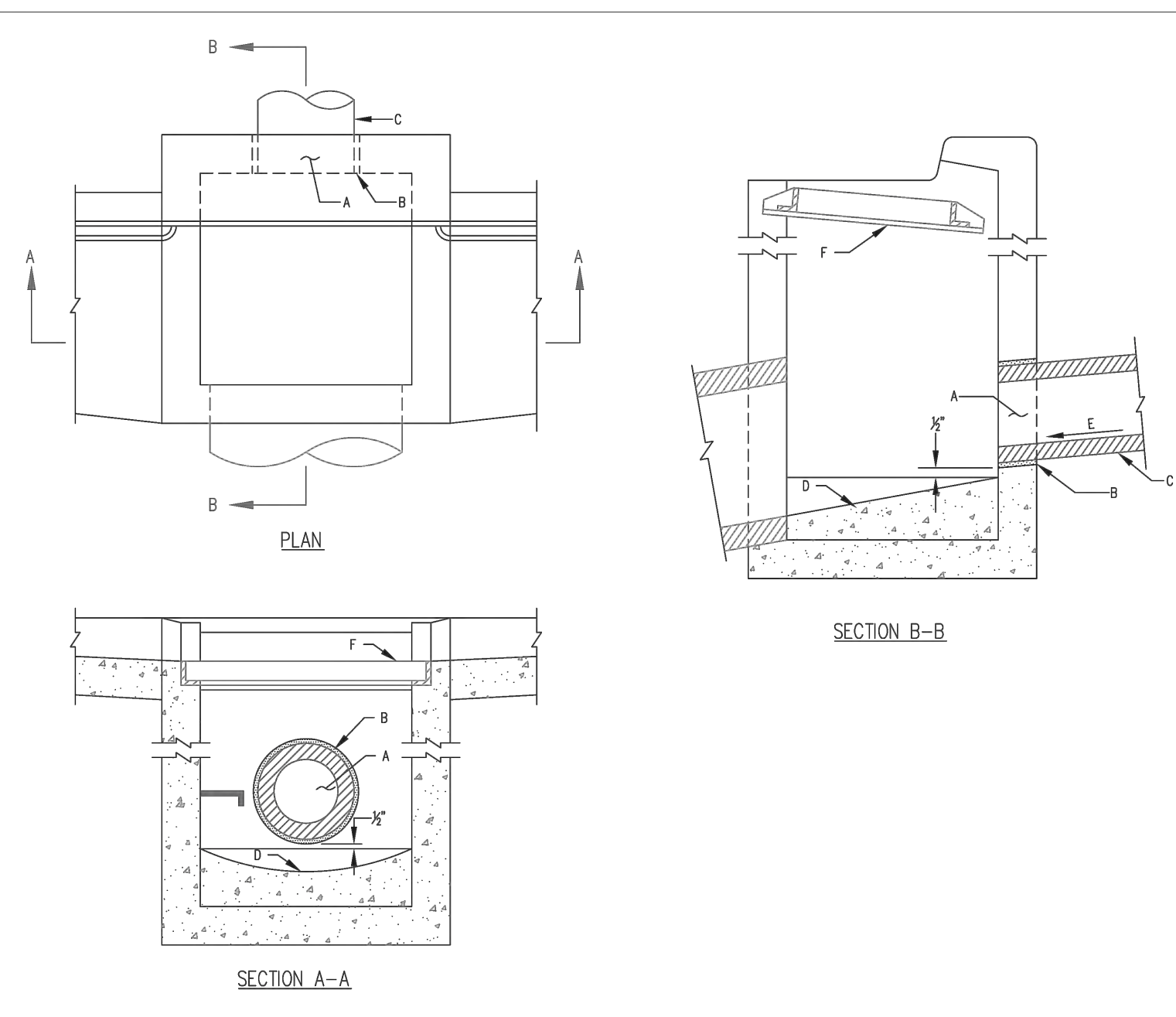
- ALL BARS SHALL BE GRADE A36 STRUCTURAL STEEL.
- THE GRATE SHALL BE WELDED WITH 3/8" FILLET WELD AROUND BOTH SIDES OF CROSS BARS. 3/8" FILLET WELD BOTH SIDES OF BEARING BARS TO END BARS.
- AFTER CLEANING SURFACE OF SCALE, RUST, OILS, ETC., PAINT GRATE WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS ALUMINUM PAINT (CASHTO II 60).
- TOP OF CROSS BARS SHALL BE FLUSH WITH TOP OF GRATE.
- GRIND WELDS FLUSH WITH BEARING BARS.
- WHEN INSTALLED IN FRAME, PUSH TIGHT TO THE FRAME ON THE ROAD SIDE SO THAT IT IS FLUSH WITH THE FRAME. THE SIDE ALONG THE CURB LINE SIDE SHALL HAVE 3/8" MAX. OPENING SPACERS WELDED TO FRAME MAY BE USED IF REQUIRED TO KEEP 3/8" SPACE OR LESS.
- WHEN INSPECTING OR DOING ROAD REPAIR PROJECTS, IF THE GRATE IS NOT FLUSH WITH THE FRAME ON THE ROAD SIDE EDGE, COVER PLATES WELDED TO THE FRAME MAY BE USED TO COVER ANY GAPS.
- INSTALLED VOID SPACE AREA: 3.72 SQUARE FEET OR 536 SQUARE INCHES. VOID SPACE CALCULATED AS: TOTAL AREA EXCLUSIVE OF BEARING BARS, CROSS BARS, END BARS, FRAME, AND WELDS.

CONSTRUCTION NOTES

- BEARING BARS, (13) PL. 3/8 x 36 x 39".
- END BARS, (2) PL. 3/8 x 3 x 25".
- CROSS BARS, (9) 3/8 x 24" ROD.
- FRAME, SEE DWG. 2216.

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF ALBUQUERQUE DRAINAGE STORM INLET ALBUQUERQUE GRATE	JUNE 2019
2	DWG. 2220	



GENERAL NOTES

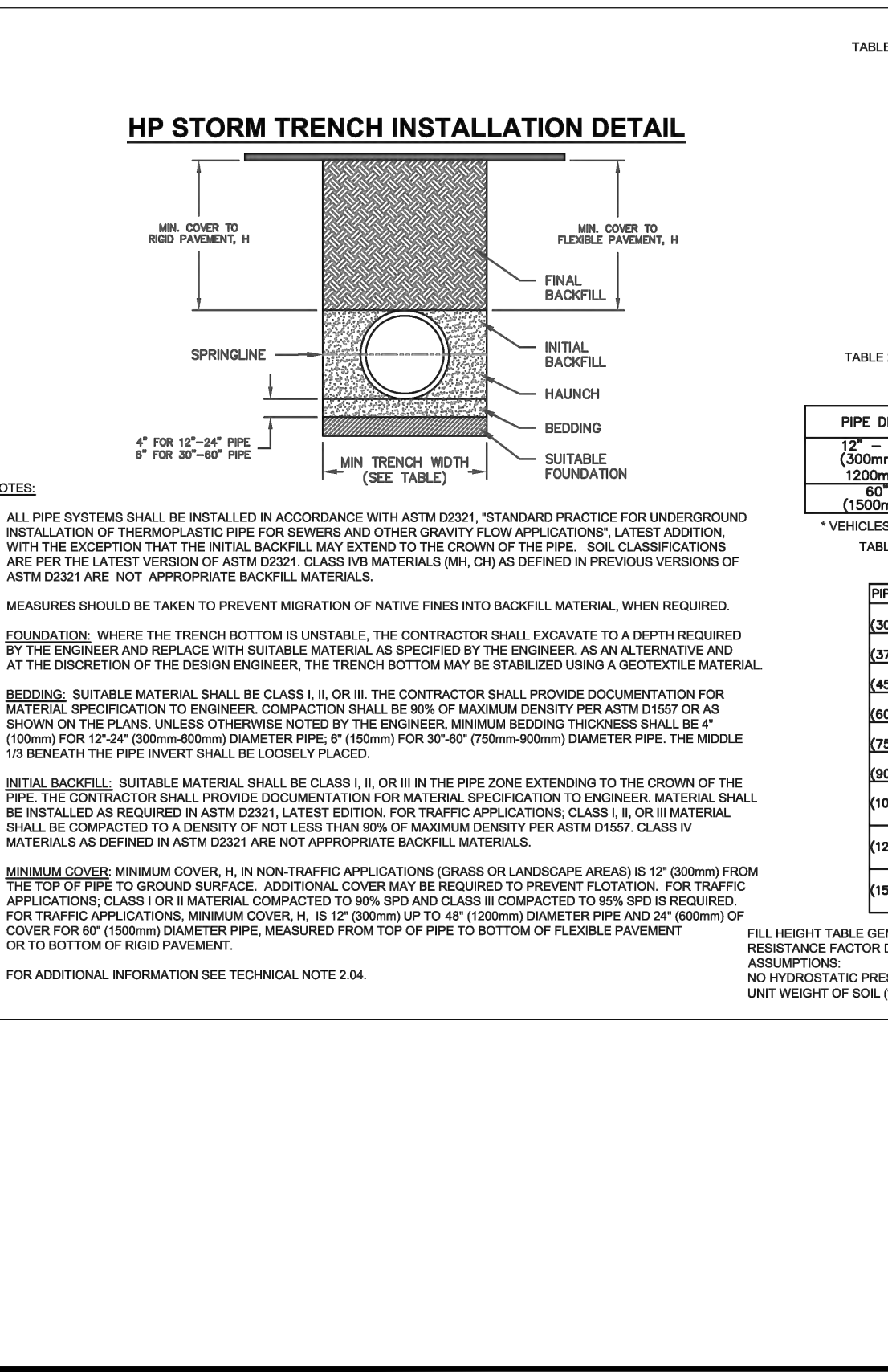
- THE CITY DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE FOR ANY DRAIN LINES INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.
- FOR DOUBLE "C" OR "D" STORM INLETS THE PRIVATE DRAIN LINE CONNECTION MUST BE ALIGNED WITH THE LONGITUDINAL CENTER OF EITHER GRATE FRAME.

CONSTRUCTION NOTES

- CORE DRILL INTO BACK OF EXISTING INLET WITH INVERT OF DRILLED OPENING 1/2" ABOVE EXISTING CONCRETE FILL. IF NOT CORE-DRILLED, A CONCRETE COLLAR MAY BE REQUIRED.
- GROUT OPENING WITH NONSHRINK, NONMETALLIC GROUT.
- NEW DRAIN LINE TO BE RCP, HTPP, HDPE, OR DUCTILE IRON PIPE. DRAIN SIZE TO BE AT LEAST ONE SIZE SMALLER THAN OUTLET PIPE WITH A MAXIMUM SIZE OF 12".
- EXISTING CONCRETE FILL.
- SLOPE 1/4" PER FOOT MIN. WITHIN R.O.W.
- FRAME & GRATE.

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF ALBUQUERQUE DRAINAGE STORM INLET EXISTING	JUNE 2019
2	DWG. 2237	



HP STORM TRENCH INSTALLATION DETAIL

NOTES

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS". LATEST EDITION, WITH THE EXCEPTION THAT THE RIGID BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. 90% CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2221. CLASS IV MATERIALS (SM, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2221 ARE NOT APPROPRIATE BACKFILL MATERIALS.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS II, OR III, OR IN THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE 90% OF MAXIMUM DENSITY PER ASTM D1557 OR AS SHOWN ON THE PLANS. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-36" (300mm-900mm) DIAMETER PIPE, 6" (150mm) FOR 36"-60" (900mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BEHIND THE PIPE INVERT SHALL BE LOOSELY PLACED.
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II, OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2221. LATEST EDITION, FOR TRAFFIC APPLICATIONS, CLASS III, OR IV MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 80% OF MAXIMUM DENSITY PER ASTM D1557. CLASS IV MATERIALS AS DEFINED IN ASTM D2221 ARE NOT APPROPRIATE BACKFILL MATERIALS.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LAWNSIDE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, CLASS I OR II MATERIAL, COMPACTED TO 90% SPD AND CLASS II COMPACTED TO 80% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 40" (1000mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO BOTTOM OF RIGID PAVEMENT.
- FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1. RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12"	30"
15"	36"
18"	42"
24"	48"
30"	54"
36"	60"
42"	66"
48"	72"
54"	78"
60"	84"
66"	90"
72"	96"
78"	102"
84"	108"
90"	114"
96"	120"
102"	126"
108"	132"
114"	138"
120"	144"
126"	150"
132"	156"
138"	162"
144"	168"
150"	174"

TABLE 2. MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-20	HEAVY CONSTRUCTION (EXT. AXLE LOAD)
12" - 48"	12"	48"
300mm - 1200mm	(305mm)	(1219mm)
60"	24"	60"
(1500mm)	(610mm)	(1524mm)

*VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TABLE 3. MAXIMUM COVER FOR HP STORM PIPE

PIPE DIA.	CLASS I		CLASS II		CLASS III	
	COMPACTED	90%	BOX	BOX	BOX	BOX
300mm	4'	12'	3'	9'	2'	6'
(12.5m)	(6.4m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
36"	4'	12'	3'	9'	2'	6'
(317mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
42"	4'	12'	3'	9'	2'	6'
(406mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
48"	4'	12'	3'	9'	2'	6'
(478mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
54"	4'	12'	3'	9'	2'	6'
(533mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
60"	4'	12'	3'	9'	2'	6'
(609mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
66"	4'	12'	3'	9'	2'	6'
(660mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
72"	4'	12'	3'	9'	2'	6'
(725mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
78"	4'	12'	3'	9'	2'	6'
(787mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
84"	4'	12'	3'	9'	2'	6'
(841mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
90"	4'	12'	3'	9'	2'	6'
(914mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
96"	4'	12'	3'	9'	2'	6'
(968mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
102"	4'	12'	3'	9'	2'	6'
(1027mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
108"	4'	12'	3'	9'	2'	6'
(1083mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
114"	4'	12'	3'	9'	2'	6'
(1143mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)
120"	4'	12'	3'	9'	2'	6'
(1200mm)	(12.5m)	(3.7m)	(2.7m)	(2.7m)	(0.9m)	(0.9m)

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF ALBUQUERQUE DRAINAGE HP PP STORM TRENCH INSTALLATION	MAY 2020
2	DWG. 2240	

JM CIVIL

1101 Central Expressway South
Suite 215
Allen, TX 75013

Ph. 214-491-1830

John Measels, PE
CIVIL ENGINEER

JOHN THOMAS MEASLS
NEW MEXICO
1888
Professional Engineer

12/18/2025

CITY DETAILS

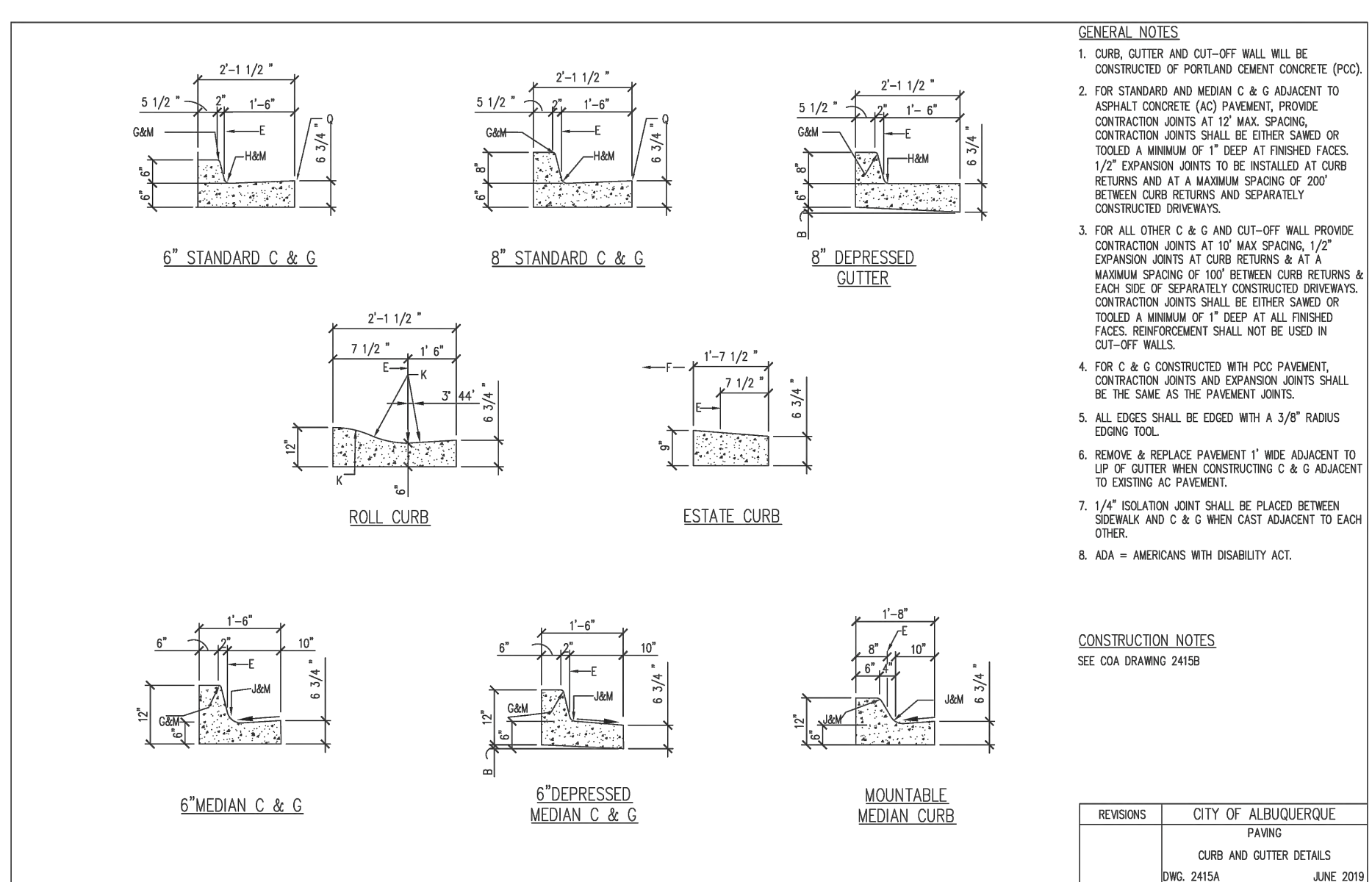
CIRCLE K, INC
LOT 1A, SNOW VISTA INVESTORS
9800 DE VARGAS RD.
ALBUQUERQUE, NEW MEXICO 87121

REV	DATE	DESCRIPTION	NAME
1	11/12/25	INITIAL SUBMITTAL	CSK
2	12/18/25	2ND SUBMITTAL	CPK

PROJECT NO: JM-DW25001
DRAWN BY: ASR, JK, GPK
CHECKED BY: KWF
ISSUE DATE: 12/19/2025

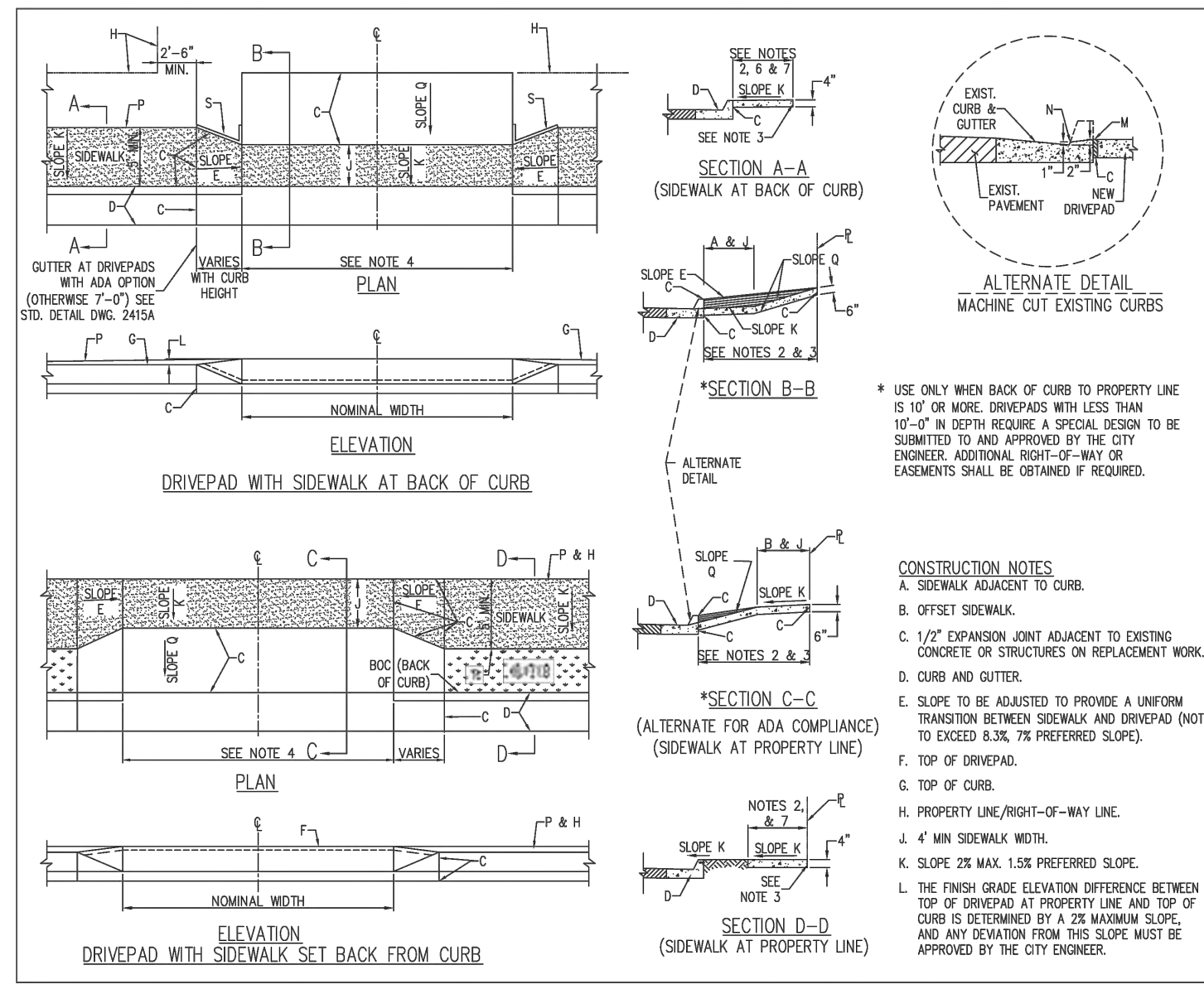
DETAILS

C 710



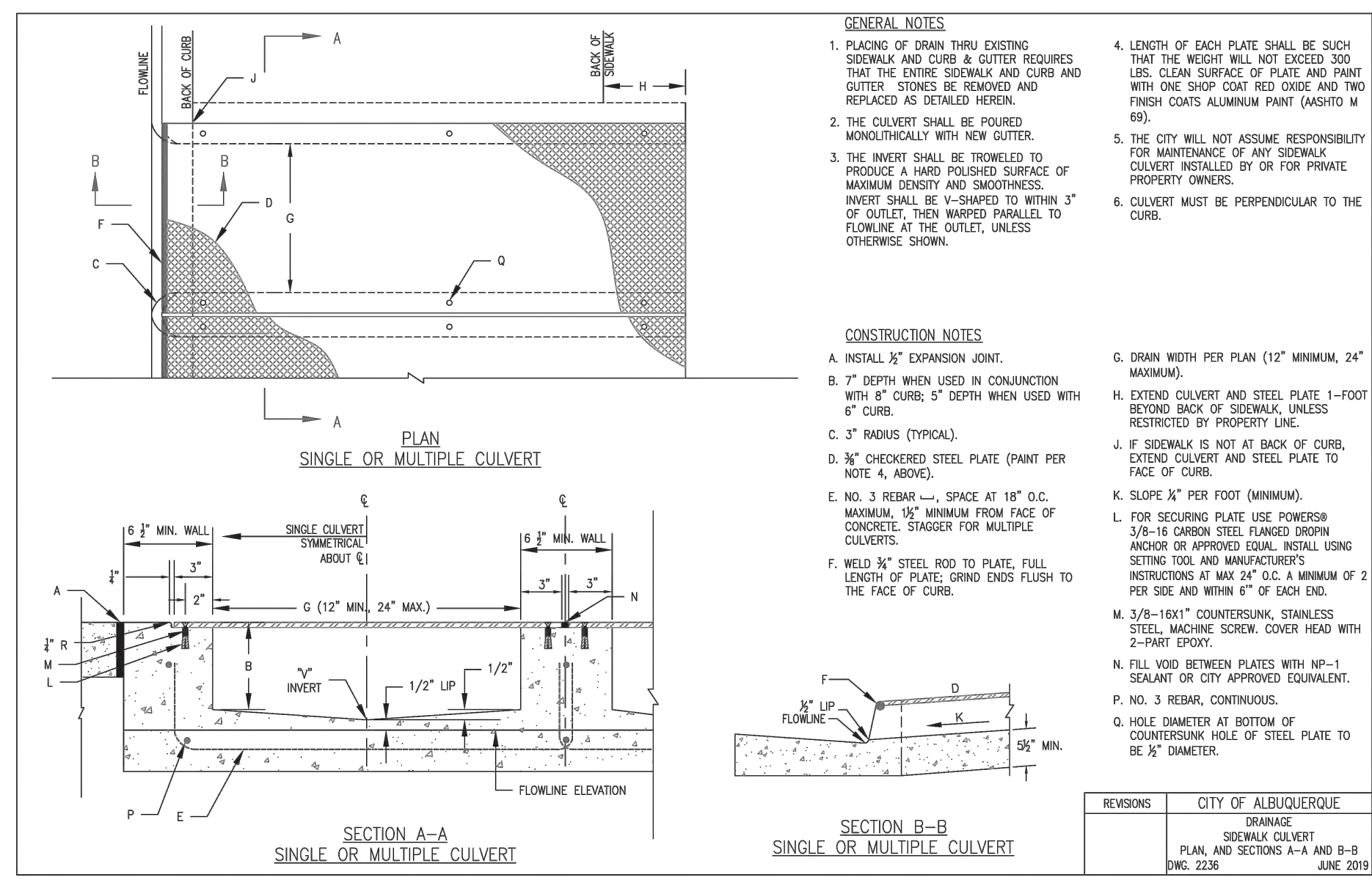
GENERAL NOTES
1. CURB, GUTTER AND CUT-OFF WALL SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC) WITH 4% AIR ENTRAINMENT.
2. FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX SPACING. CONTRACTION JOINTS SHALL BE EITHER SAND OR TOoled A MINIMUM OF 1\"/>

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



GENERAL NOTES
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
3. USE 1/2\"/>

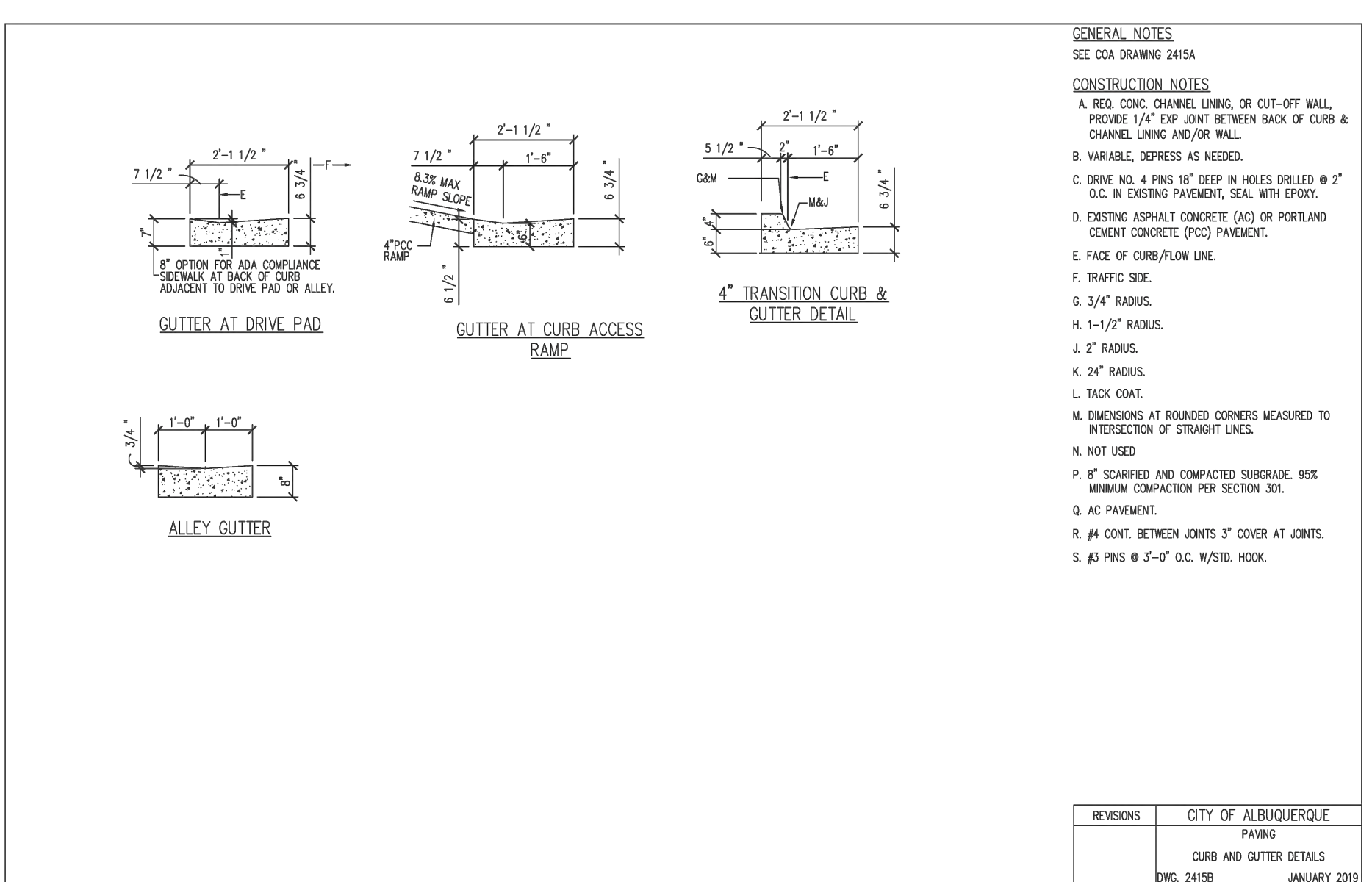
REVISIONS	CITY OF ALBUQUERQUE
PAVING	
DRIVEPADS	DWG. 2425A
	JUNE 2019



GENERAL NOTES
1. PLACING OF DRAIN THRU EXISTING SIDEWALK AND CURB & GUTTER REQUIRES THAT THE ENTIRE SIDEWALK AND CURB AND GUTTER STRIPES BE REMOVED AND TWO FINISH COATS ALUMINUM PAINT (MASHITO M 89).
2. THE CURB SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAXIMUM DENSITY AND SMOOTHNESS.
4. CULVERT MUST BE PERPENDICULAR TO FLOWLINE AT THE OUTLET, UNLESS OTHERWISE SHOWN.

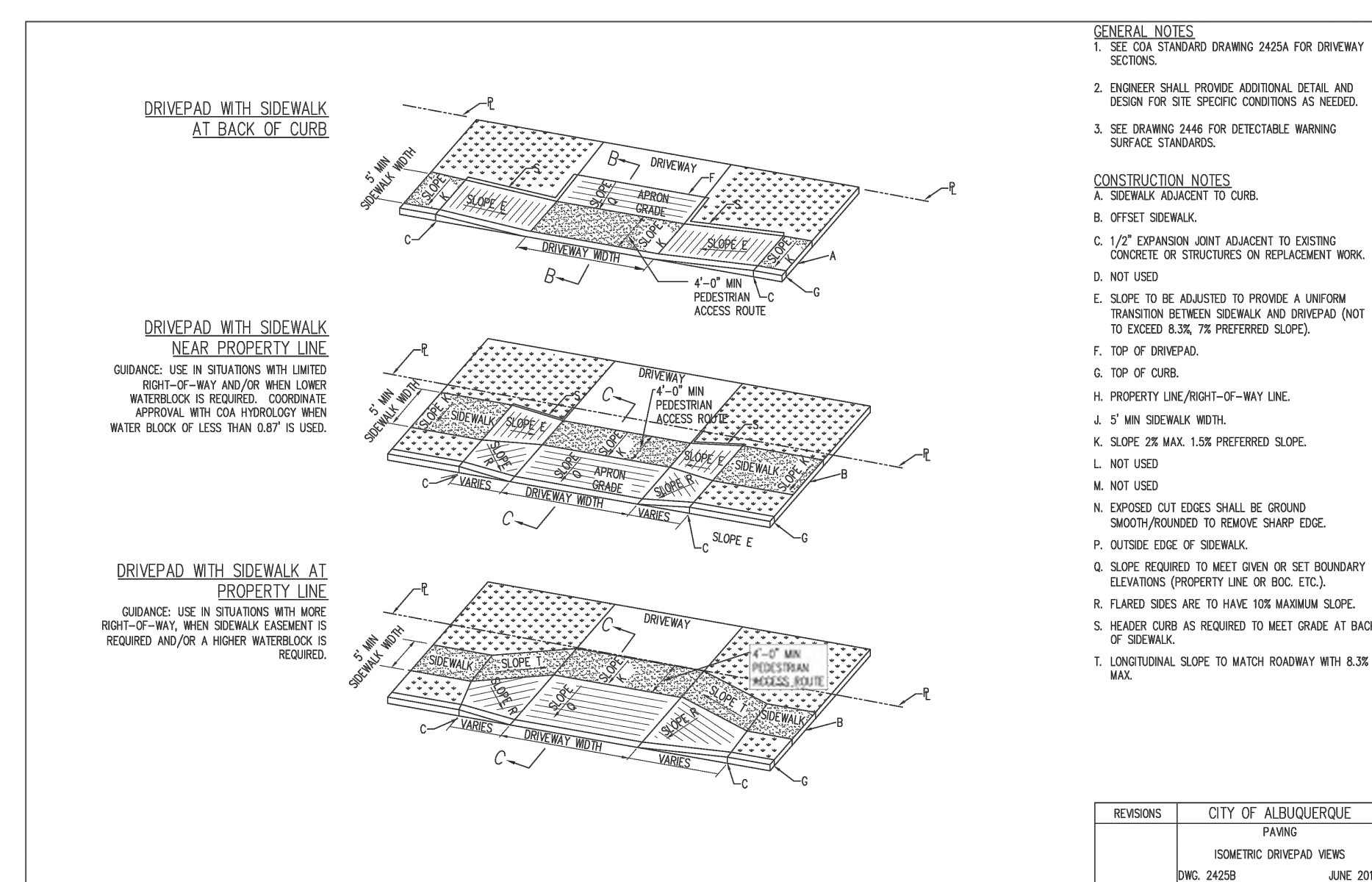
CONSTRUCTION NOTES
A. INSTALL 1/2\"/>

REVISIONS	CITY OF ALBUQUERQUE
PAVING	
SIDEWALK CULVERT	
PLAN AND SECTIONS A-A AND B-B	DWG. 2236
	JUNE 2019



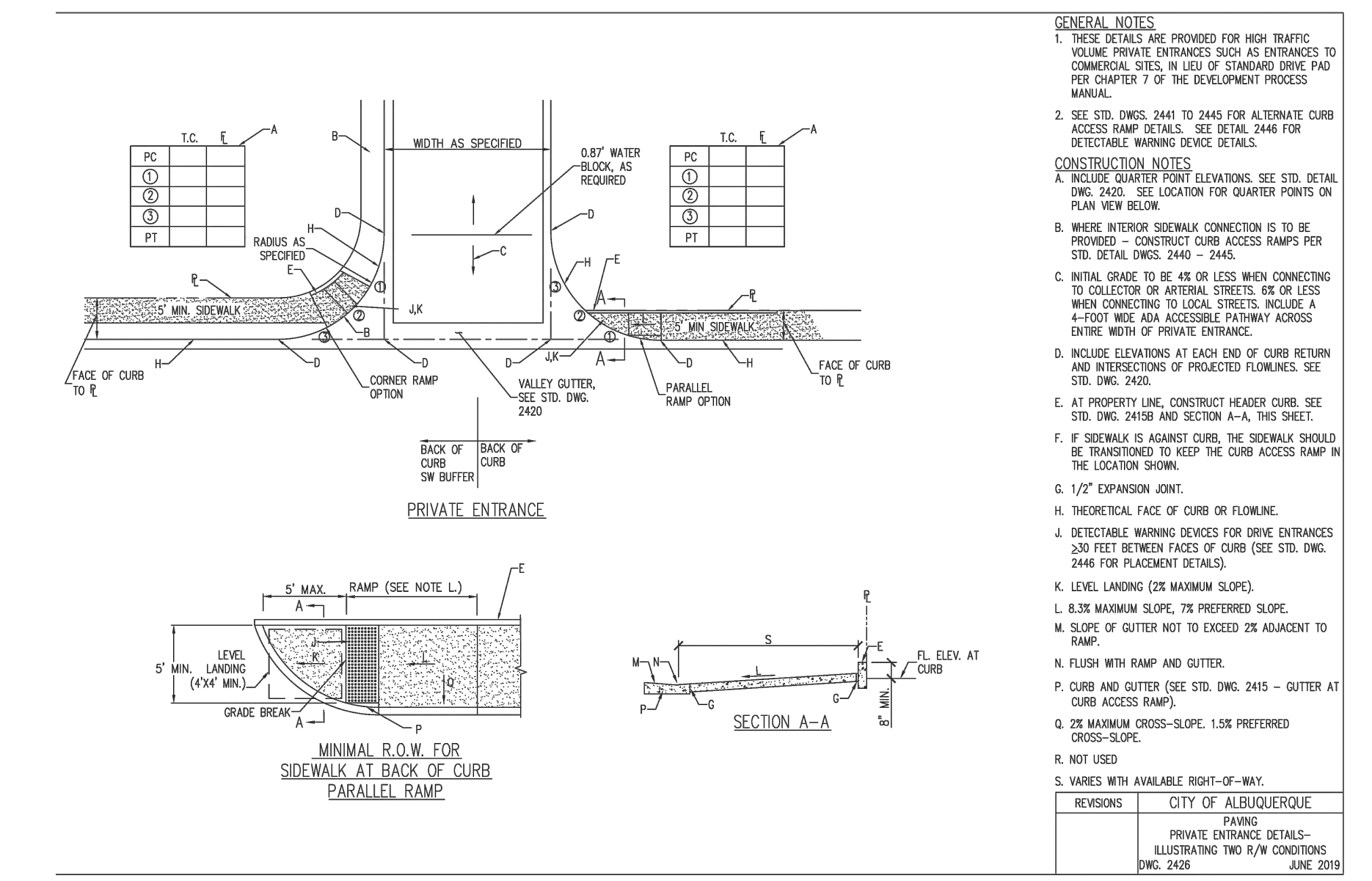
GENERAL NOTES
1. SEE CGA STANDARD DRAWING 2425A.
CONSTRUCTION NOTES
A. REG. CONC. CHANNEL LINING, OR CUT-OFF WALL, PROVIDE 1/4\"/>

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



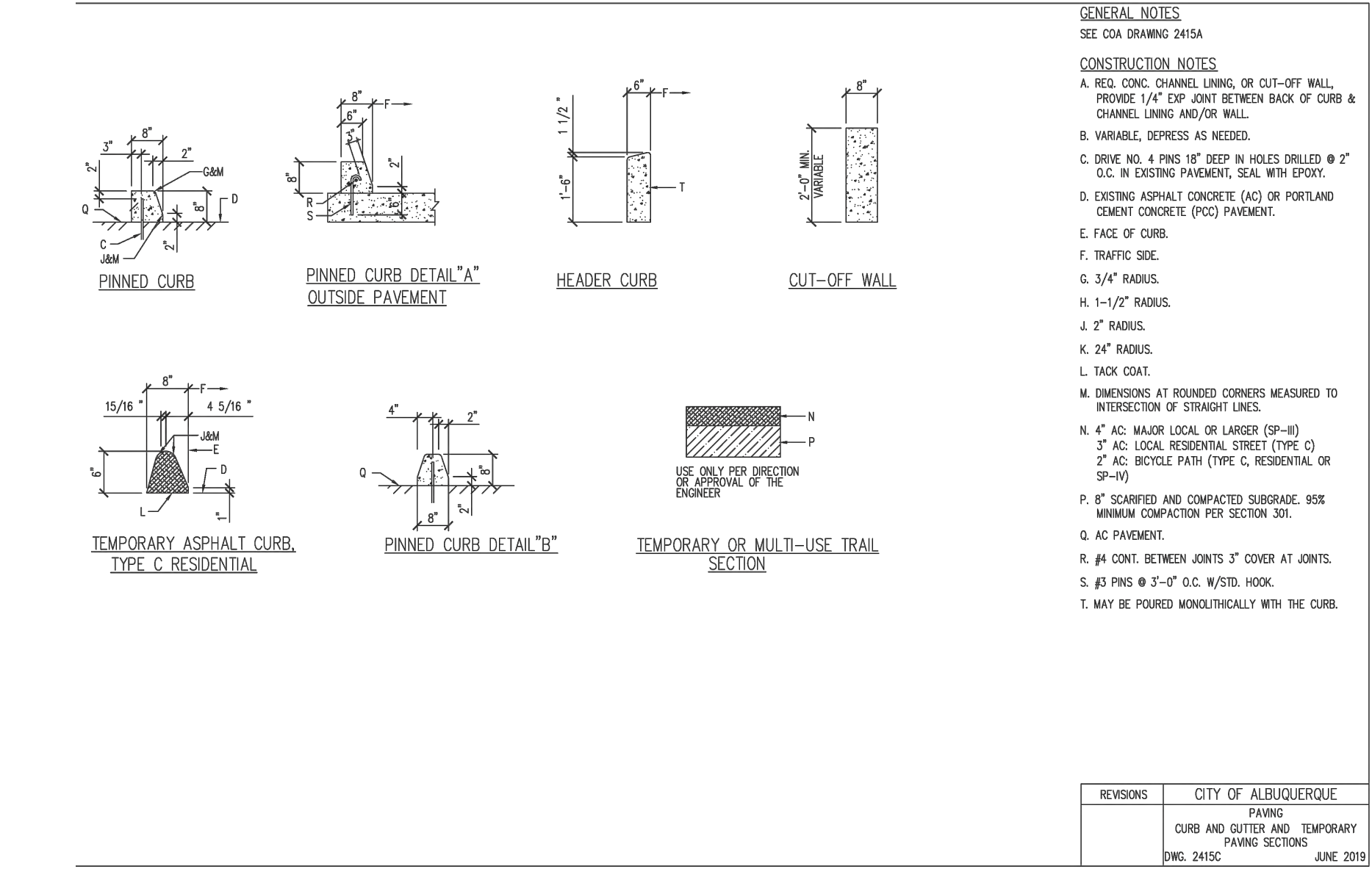
GENERAL NOTES
1. THESE DETAILS ARE PROVIDED FOR HIGH TRAFFIC VOLUME PRIVATE ENTRANCES SUCH AS ENTRANCES TO COMMERCIAL SITES, IN LIEU OF STANDARD DRIVE PAD PER CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL.
2. SEE STD. DWG. 2441 TO 2445 FOR ALTERNATE CURB ACCESS RAMP DETAILS. SEE DETAIL 2446 FOR DETECTABLE WARNING DEVICES.
CONSTRUCTION NOTES
A. WHEEL GULLY POINT ELEVATIONS: SEE STD. DETAIL DWG. 2420. SEE LOCATION FOR QUARTER POINTS ON PLAN VIEW BELOW.
B. WHERE INTERIOR SIDEWALK CONNECTION IS TO BE PROVIDED - CONSTRUCT CURB ACCESS RAMP PER STD. DETAIL DWG. 2440 - 2445.
C. INITIAL GRADE TO BE AS OR LESS WHEN CONNECTING TO COLLECTOR OR ARTERIAL STREETS, OR LESS WHEN CONNECTING TO LOCAL STREETS, IN ACCORDANCE WITH ADA ACCESSIBLE PATHWAY ACROSS DRIVEWAY INTO PRIVATE ENTRANCE.
D. INCLUDE ELEVATIONS AT EACH END OF CURB RETURN AND INTERSECTIONS OF PROJECTED FLOWLINES. SEE STD. DWG. 2420.
E. AT PROPERTY LINE, CONSTRUCT HEADER CURB. SEE STD. DWG. 2418 AND SECTION A-A, THIS SHEET.
F. SIDEWALK IS ADJACENT CURB. THE SIDEWALK SHOULD BE TRANSFERRED TO KEEP THE CURB ACCESS RAMP IN THE LOCATION SHOWN.
G. 1/2\"/>

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



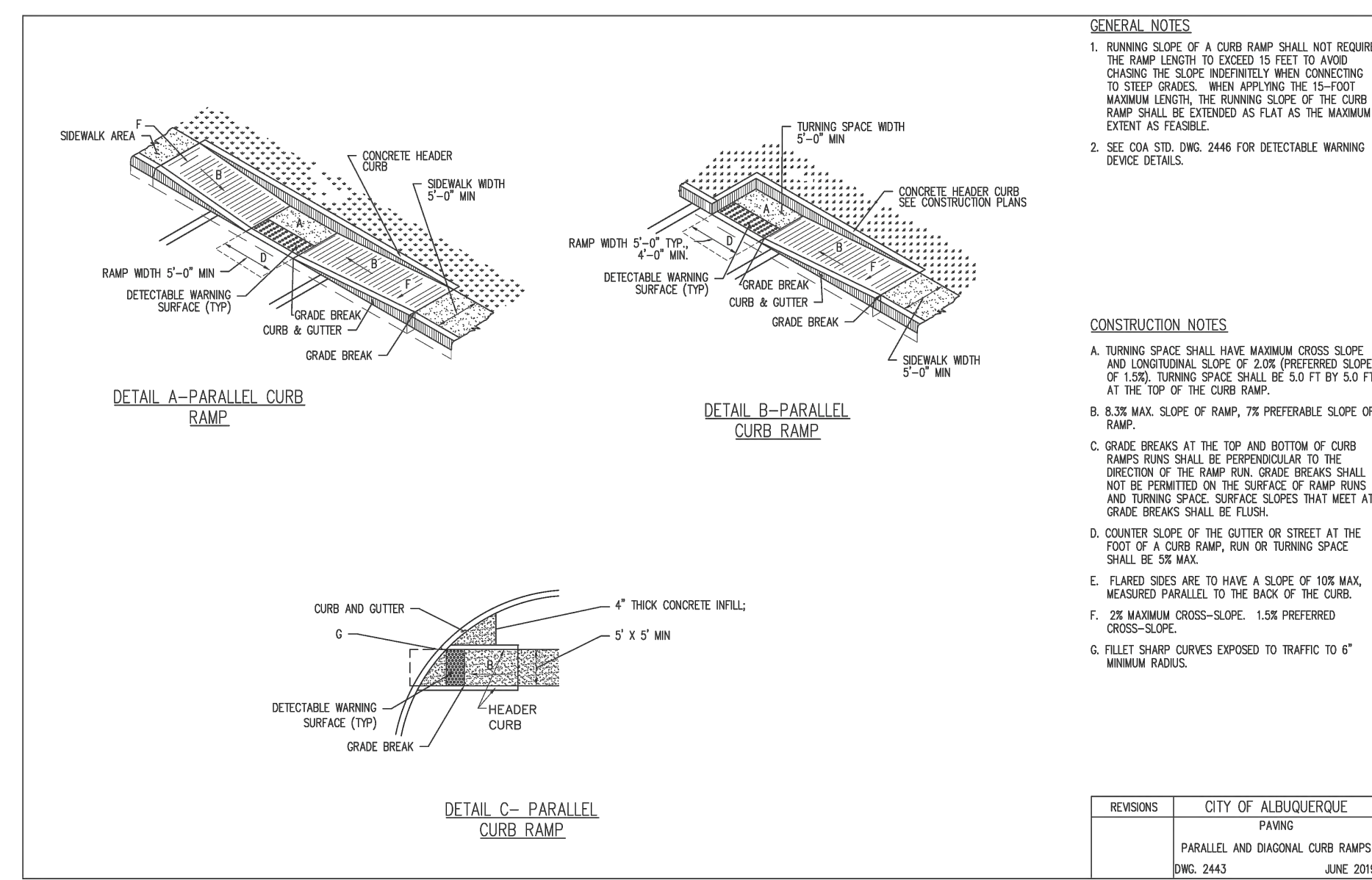
GENERAL NOTES
1. THESE DETAILS ARE PROVIDED FOR HIGH TRAFFIC VOLUME PRIVATE ENTRANCES SUCH AS ENTRANCES TO COMMERCIAL SITES, IN LIEU OF STANDARD DRIVE PAD PER CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL.
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D. INCLUDE ELEVATIONS AT EACH END OF CURB RETURN AND INTERSECTIONS OF PROJECTED FLOWLINES. SEE STD. DWG. 2420.
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F. SIDEWALK IS ADJACENT CURB. THE SIDEWALK SHOULD BE TRANSFERRED TO KEEP THE CURB ACCESS RAMP IN THE LOCATION SHOWN.
G. 1/2\"/>

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



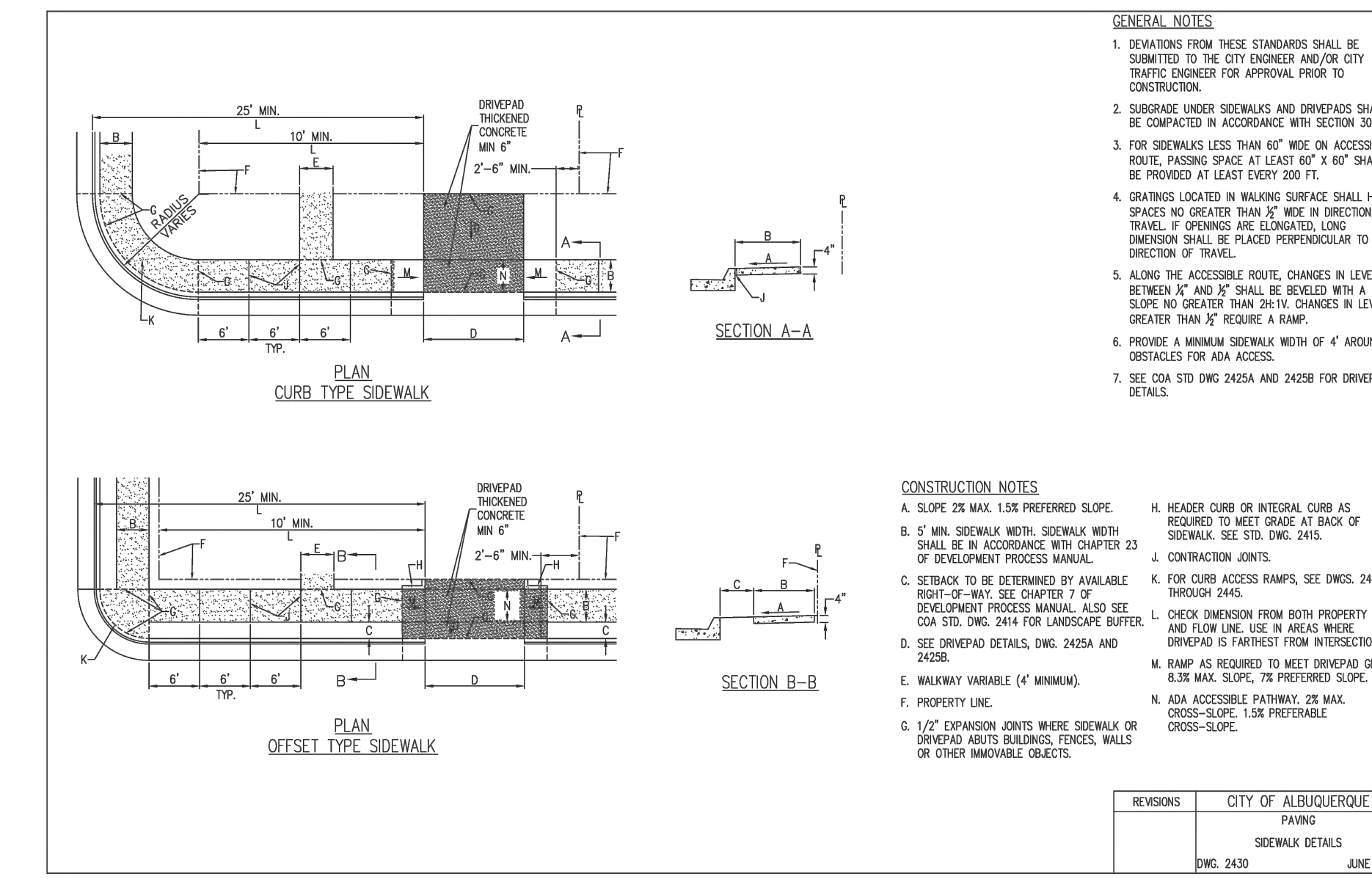
GENERAL NOTES
1. SEE CGA STANDARD DRAWING 2415A.
CONSTRUCTION NOTES
A. REG. CONC. CHANNEL LINING, OR CUT-OFF WALL, PROVIDE 1/4\"/>

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



GENERAL NOTES
1. TURNING SPACE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 10 FEET TO AVOID CHANGING THE SLOPE DIRECTIONALLY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 10-FOOT MAXIMUM RAMP LENGTH, THE TURNING SPACE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE CGA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
CONSTRUCTION NOTES
A. TURNING SPACE SHALL HAVE MAXIMUM CROSS-SLOPE AND LONGITUDINAL SLOPE OF 1.5% PREFERRED SLOPE OF 1.5%. TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
B. 0.3% MAX. SLOPE OF RAMP, 7% PREFERRED SLOPE OF RAMP.
C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RAMP SHALL BE PERPENDICULAR TO THE DIRECTION OF RAMP. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
D. COUNTER SLOPE OF THE GUTTER OR SURET AT THE FOOT OF A CURB RAMP, RAMP OR TURNING SPACE SHALL BE 2% MAX.
E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX. THROUGH 24\"/>

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



GENERAL NOTES
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60\"/>

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

C:\CIRCLE K\DM25001 98TH DE VARGAS RD - 1 ALBUQUERQUE, NM - CURRENT DRAWINGS\JM-DM25001 - 98TH & DE VARGAS, ALBUQUERQUE NM - 24X36 MASTER.DWG 12/19/2025 1:43 PM GAVIN KLEINBECKER

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

PROJECT NO.	DATE	REVISION	DESCRIPTION
JM-DM25001	11/17/25	1	INITIAL SUBMITTAL
	12/18/25	2	2ND SUBMITTAL

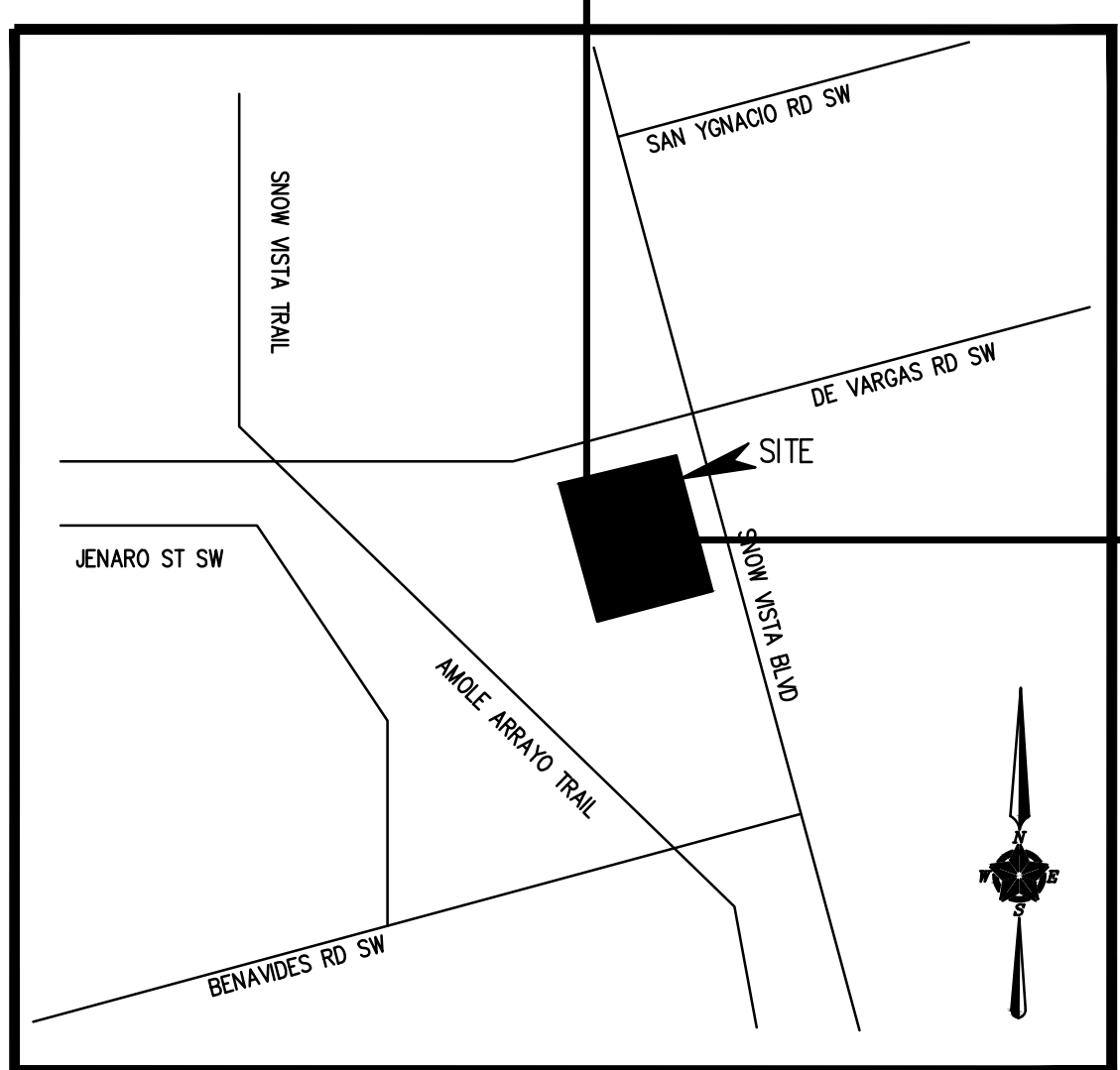
C 720

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

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

BENCHMARKS
 ACS MONUMENT 2_L7 NAD 1983 CENTRAL ZONE - NAVD 1988. X=1486604.908 Y=1480475.091 ELEVATION=5415.511'
 ACS MONUMENT 11L-10 NAD 1983 CENTRAL ZONE - NAVD 1988. X=1499894.295 Y=1479206.196 ELEVATION=5081.821'

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



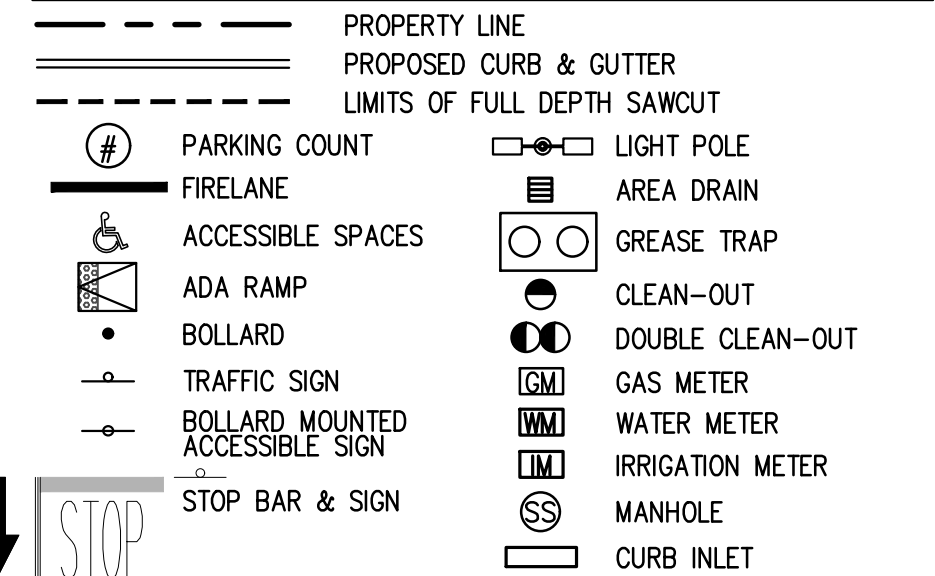
LOCATION MAP
 ZONE ATLAS MAP NO. M-9-Z
 NOT TO SCALE

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

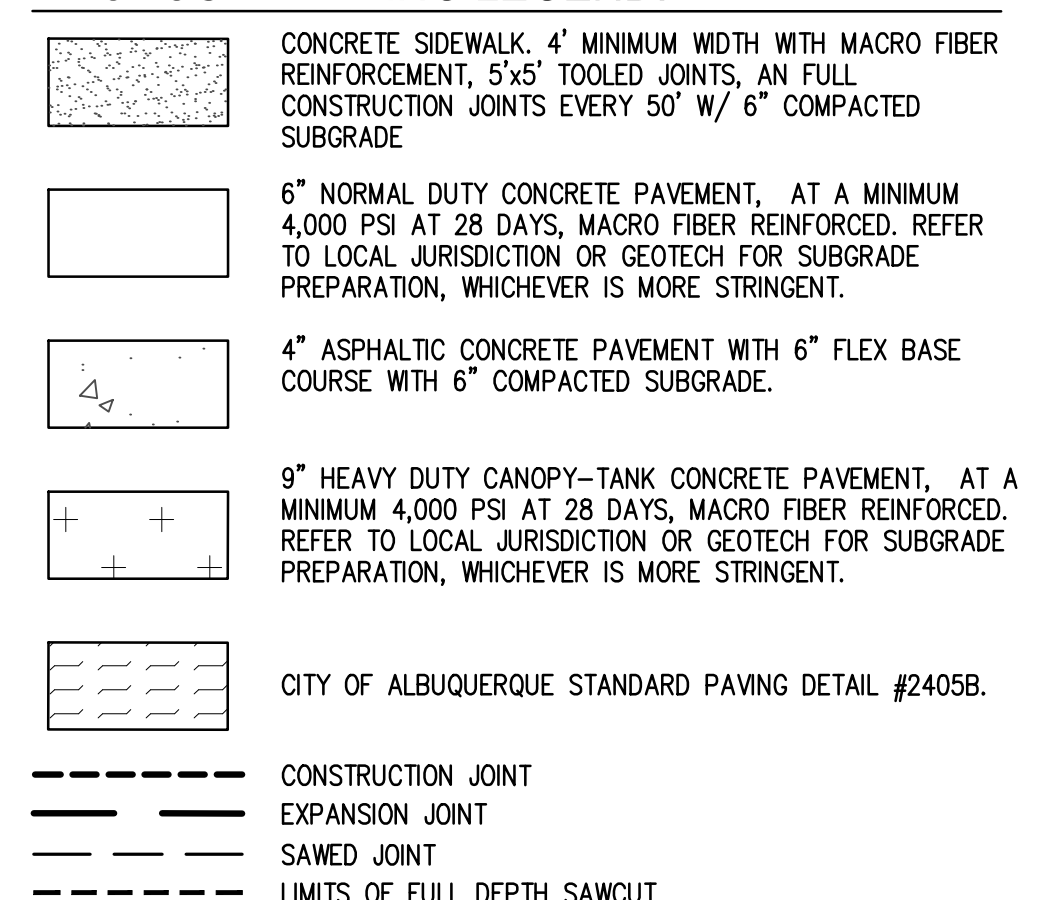
SITE KEY NOTES:

- CONCRETE CURB AND GUTTER. (CITY DETAIL #2415A & #2415B)
- TAPER CURB TO MATCH EXISTING.
- MATCH EXISTING PAVEMENT ELEVATION.
- LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE. (CITY DETAIL #2430)
- SIDEWALK RAMP @ 8.33% MAX. (CITY DETAIL #2443)
- EXISTING FIRE HYDRANT.
- STOP BAR. (PER LOCAL CODES)
- DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- PARKING STALL STRIPING. (PER LOCAL CODES)
- 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45'.
- PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
- ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- BOLLARD.
- PROPOSED LIGHT POLE.
- MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
- DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- FUEL STORAGE TANKS (PER M.E.P. PLANS)
- FUEL TANK VENTS (PER M.E.P. PLANS)
- PROPOSED PAD MOUNTED TRANSFORMER.
- "STOP" SIGN.
- LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- EV PARKING STALLS.
- EV CHARGING EQUIPMENT.
- EV POWER BANK/GENERATOR.
- AIR/VAC. UNIT
- DIRECTIONAL SIGN FOR DRIVE THRU.
- STORAGE UNIT. (PER ARCH. PLANS)
- DETENTION BASIN.
- INLET. (SEE PLAN FOR SIZE)
- CITY PAVEMENT PER DETAIL #2405B
- BICYCLE PARKING. (PER ARCH. PLANS)
- MOTORCYCLE PARKING.

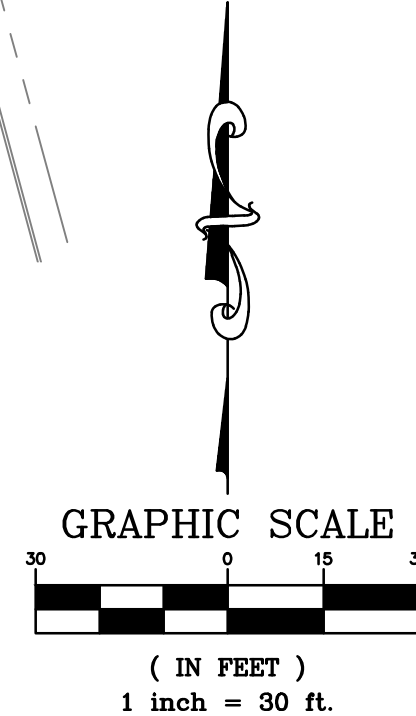
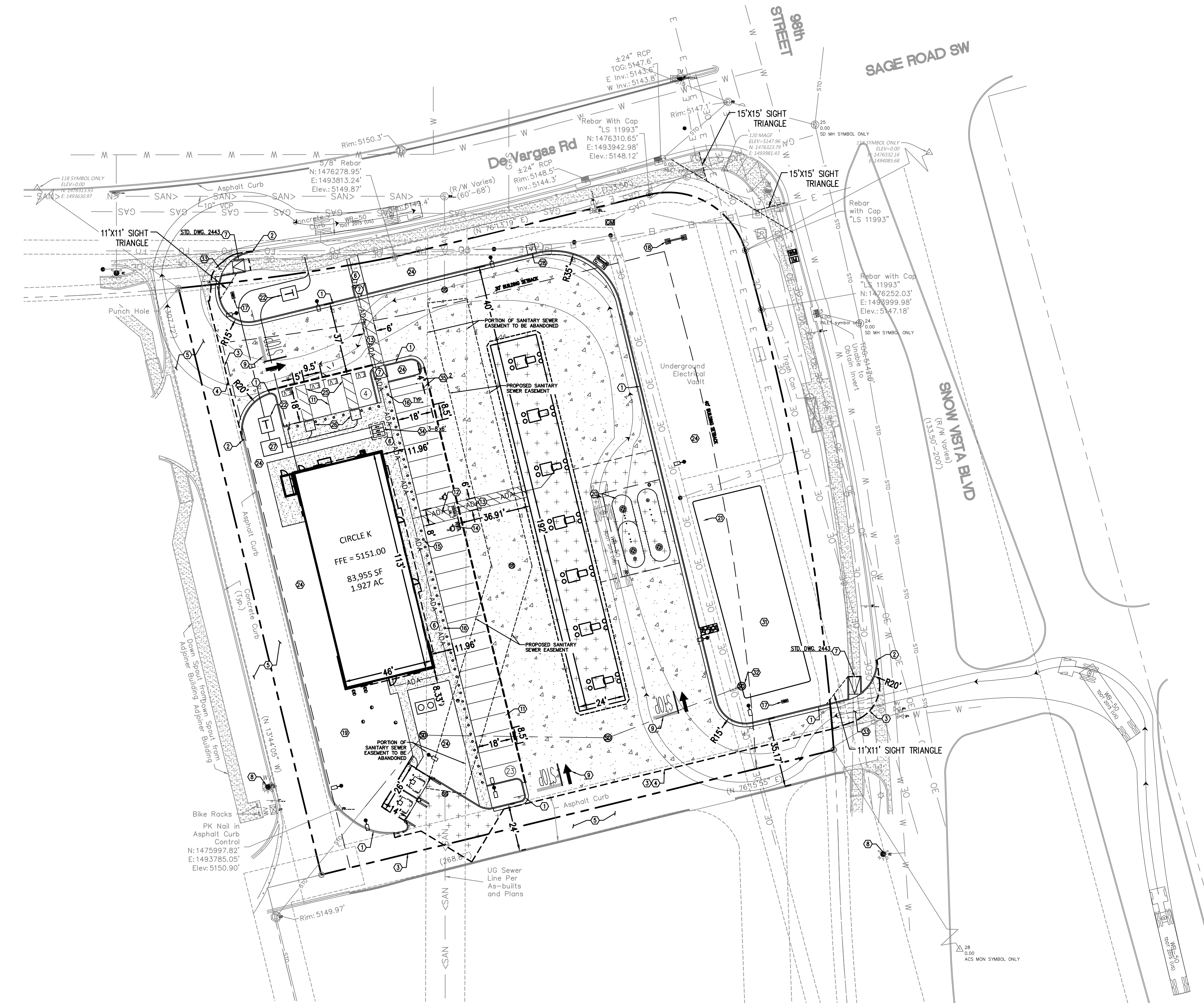
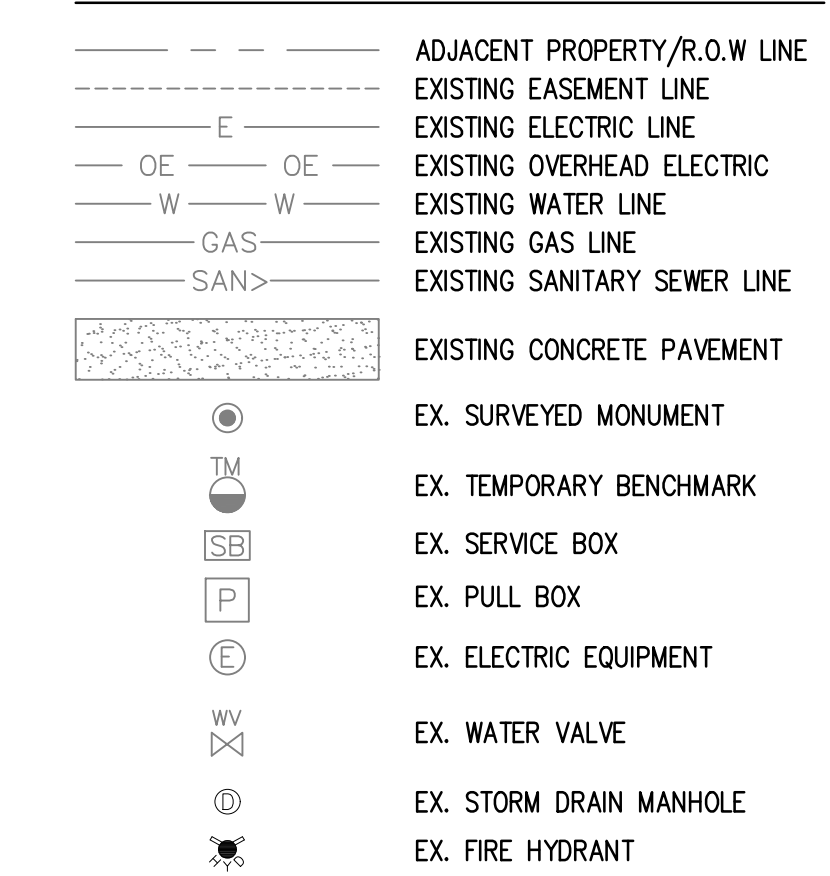
SITE LEGEND:



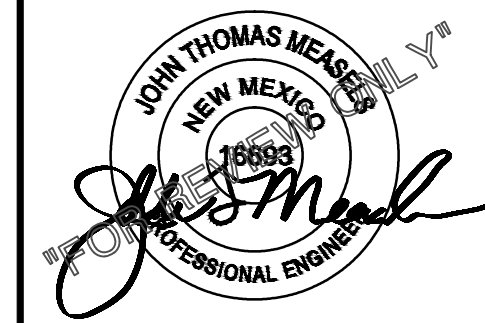
PROPOSED PAVING LEGEND:



EXISTING LEGEND:



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



12/18/2025

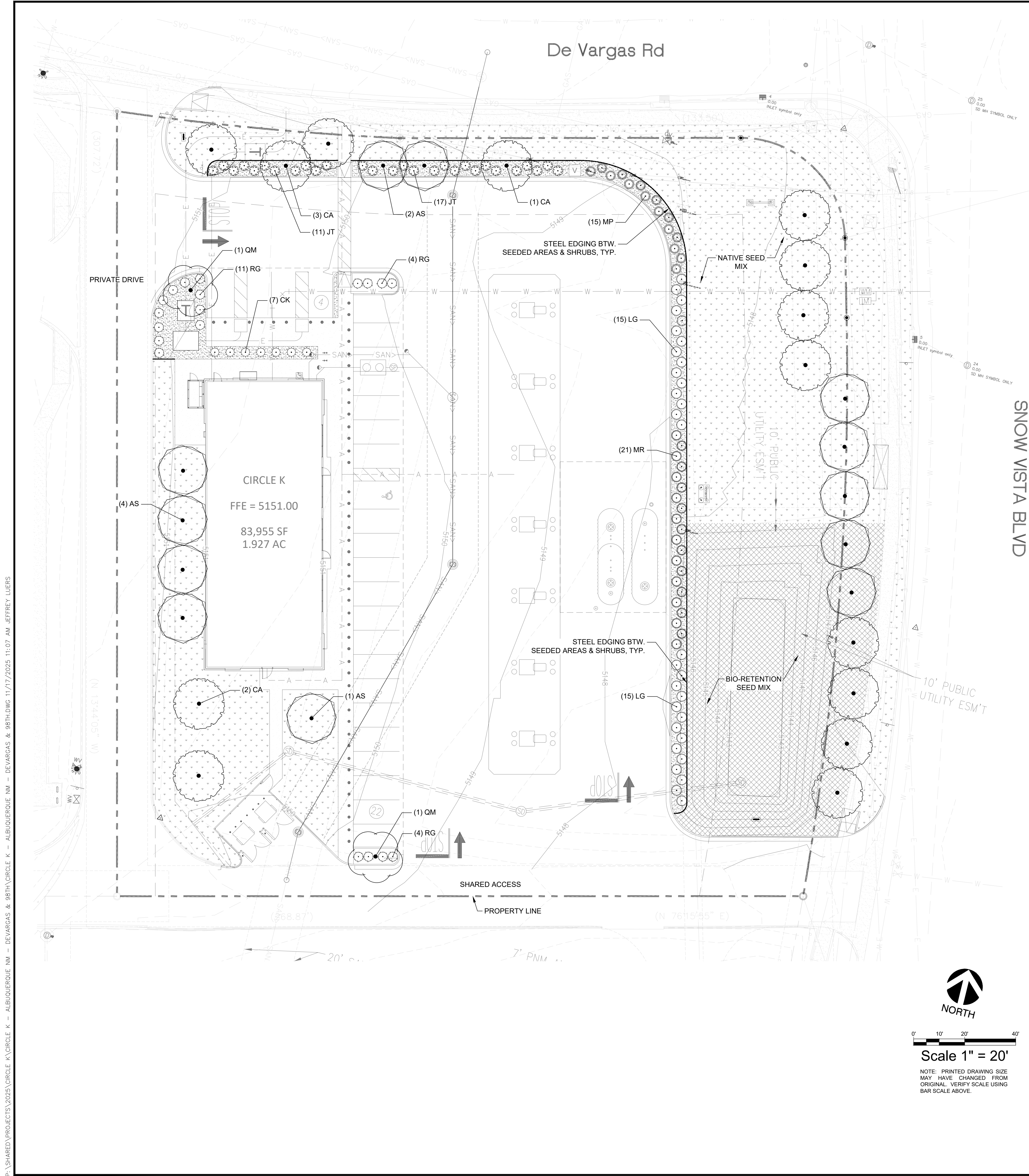
TRAFFIC CIRCULATION LAYOUT
CIRCLE K, INC
 LOT 1A, SNOW VISTA INVESTORS
 9800 DE VARGAS RD.
 ALBUQUERQUE, NEW MEXICO 87121

NO.	DATE	DESCRIPTION
1	11/17/25	INITIAL SUBMITTAL
2	12/18/25	2ND SUBMITTAL

PROJECT NO: JM-DW25001
 DRAWN BY: ASB, JK, GPK
 CHECKED BY: KWF
 ISSUE DATE: 12/19/2025

TCL

J:\CIRCLE K\DW25001_98TH DE VARGAS RD - ALBUQUERQUE, NM - DW25001 - 98TH & DE VARGAS, ALBUQUERQUE, NM - 24X36 MASTER.DWG 12/19/2025 1:43 PM GAVIN KLEINEBECKER



LANDSCAPE CALCULATIONS

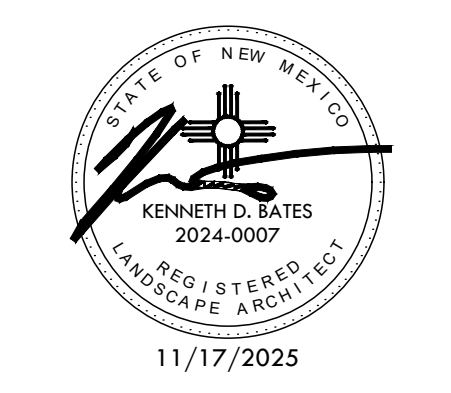
JURISDICTION:	CITY OF ALBUQUERQUE, NM
ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
NET SITE AREA:	83,942 SF / 1.92 AC
LANDSCAPE AREA REQUIRED:	12,591.3 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	34,786 SF (41% OF SITE AREA)
STREET FRONTAGE LANDSCAPING	
FRONTAGE LENGTH - DE VARGAS RD.:	297 LF
STREET TREES REQUIRED:	12 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	12 TREE*
*SOME TREES LOCATED IN ALTERNATIVE LOCATIONS DUE TO UTILITY CONFLICTS	
FRONTAGE LENGTH - SNOW VISTA BLVD.:	
FRONTAGE LENGTH - SNOW VISTA BLVD.:	313 LF
STREET TREES REQUIRED:	13 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	13 TREE*
*SOME TREES LOCATED IN ALTERNATIVE LOCATIONS DUE TO UTILITY CONFLICTS	
PARKING LOT LANDSCAPING	
TOTAL VEHICULAR USE AREA:	33,610 SF
SHARED ACCESS AREA:	3,756 SF
PARKING LOT AREA:	27,636 SF
LANDSCAPE AREA REQUIRED:	2,764 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	2,764+ SF (10% OF PARKING AREA)
PERIMETER SCREENING:	PROVIDED
TOTAL PARKING SPACES:	
TOTAL PARKING SPACES:	26 SPACES
TREES REQUIRED:	3 TREE (1 TREE PER 10 SPACES)
TREES PROVIDED:	3 TREES*
*SOME TREES LOCATED IN ALTERNATIVE LOCATIONS DUE TO UTILITY CONFLICTS	
TOTAL LANDSCAPE AREA:	
TOTAL LANDSCAPE AREA:	34,786 SF
MINIMUM REQUIRED COVERAGE:	26,090 SF (75% OF LANDSCAPE AREA)
COVERAGE PROVIDED OVERALL:	32,739 SF (94%)
PROVIDED GROUND LEVEL COVERAGE:	32,739 SF (94%)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AS	Acer negundo 'Sensation' / Sensation Box Elder	2" Cal.	Cont. or B&B	12
	CA	Chilopsis linearis 'Art's Seedless' / Art's Seedless Desert Willow	2" Cal.	Cont. or B&B	14
	QM	Quercus muehlenbergii / Chinkapin Oak	2" Cal.	Cont. or B&B	2
SHRUBS					
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal.	Cont.	7
	JT	Juniperus chinensis 'Monlep' / Mint Julep® Chinese Juniper	5 gal.	Cont.	28
	LG	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage	5 gal.	Cont.	30
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Cont.	19
GRASSES					
	MR	Muhlenbergia rigens / Deer Grass	3 gal.	Cont.	21
	MP	Muhlenbergia rigida / Purple Muhly	3 gal.	Cont.	15
GROUND COVERS					
	LA	Bio-Retention Seed Mix Bouteloua gracilis 'Hachita' - 2 pls per 1 ac. Artemisia frigida - 25 pls per 1 ac. Sphaeralcea parvifolia - 25 pls per 1 ac. Oenothera pallida - 25 pls per 1 ac. Baileya multiradiata - 25 pls per 1 ac. Berlandiera lyrata - 25 pls per 1 ac.	seed		8,629 sf
	NM	Earthwise Seed Company / Southwest Native Meadowscaping Mix Alter	seed		22,564 sf
ROCK / STONE					
	DR	Buildology Brown Fine 3" Compacted Rock Mulch over weed barrier/landscape fabric.			2,047 sf



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



LANDSCAPE PLANTING PLAN
CIRCLE K, INC
5100 DE VARGAS RD AND SNOW VISTA BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT NO:	JM-DWG25001
DATE:	05/07/25
DRAWN BY:	JML
CHECKED BY:	KB
ISSUE DATE:	11/17/2025
DESCRIPTION:	SCHEDULES, CIRCUITALL, ADD, SEWER, RE-ROUTE
NAME:	ASB
YES:	
NO:	

P:\SHARED\PROJECTS\2025\CIRCLE K - ALBUQUERQUE NM - DE VARGAS & 98TH\CIRCLE K - ALBUQUERQUE NM - DE VARGAS & 98TH.DWG 11/17/2025 11:07 AM JEFFREY_LUERS

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING...
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITH A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A GEOMETRIC FORM FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS SHRIMP ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ACCEPTED, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS AND/OR DEFECTS SHALL BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES NOT EXCEEDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/LITER, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTS AND ANIMALS.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS
2. CUT AND THE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

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

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES), AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE TEST ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PANTS UNLESS IF LOCAL JURISDICTION REQUIRES OR OAK TREES LOCATED IN OAK WILT SUSCEPTIBLE AREAS.
D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
6. TREE STAKING SHALL BE AS FOLLOWS:
a. 1"-2" TREES TWO STAKES PER TREE
b. 2-1/2" - 4" TREES THREE STAKES PER TREE
c. TREES OVER 4" CALIPER THREE STAKES PER TREE
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e. #15 CONT. 24" BOX TREES TWO STAKES PER TREE
f. 36"-48" BOX TREES THREE STAKES PER TREE
g. OVER 48" BOX TREES GUY AS NEEDED
h. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX
2. APPLIED AFTER SEEDING.
3. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. 50# CELLULOSE FIBER MULCH
b. 15# 15-15-15 WATER SOLUBLE FERTILIZER
c. #4 ORGANIC BINDER
G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

GENERAL GRADING AND PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH AS INDICATED ON THE GRADING PLANS).
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT STAKED) AND PROVIDE THE MINIMUMS LISTED BELOW FOR THE LAND JURISDICTION. THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTORIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

CITY REQUIREMENT COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION REQUIREMENTS AND THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE.

CITY R.O.W. NOTE

ROW LANDSCAPE BUFFER PER COA STD DWG 2414 EXCEPT WHERE CONFLICTS WITH PROPOSED LANDSCAPING.

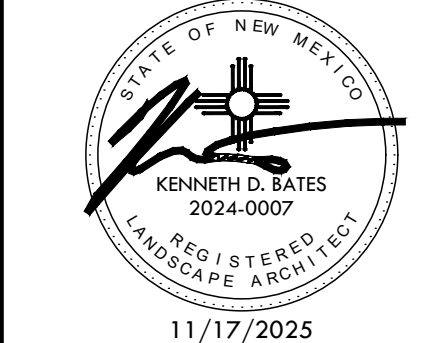
MAINTENANCE RESPONSIBILITY NOTE

ALL LANDSCAPE AREAS WITHIN THE LIMIT OF WORK SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNER.



1101 Central Expressway South Suite 215 Allen, TX 75013

Ph. 214-491-1830 John Measels, PE CIVIL ENGINEER



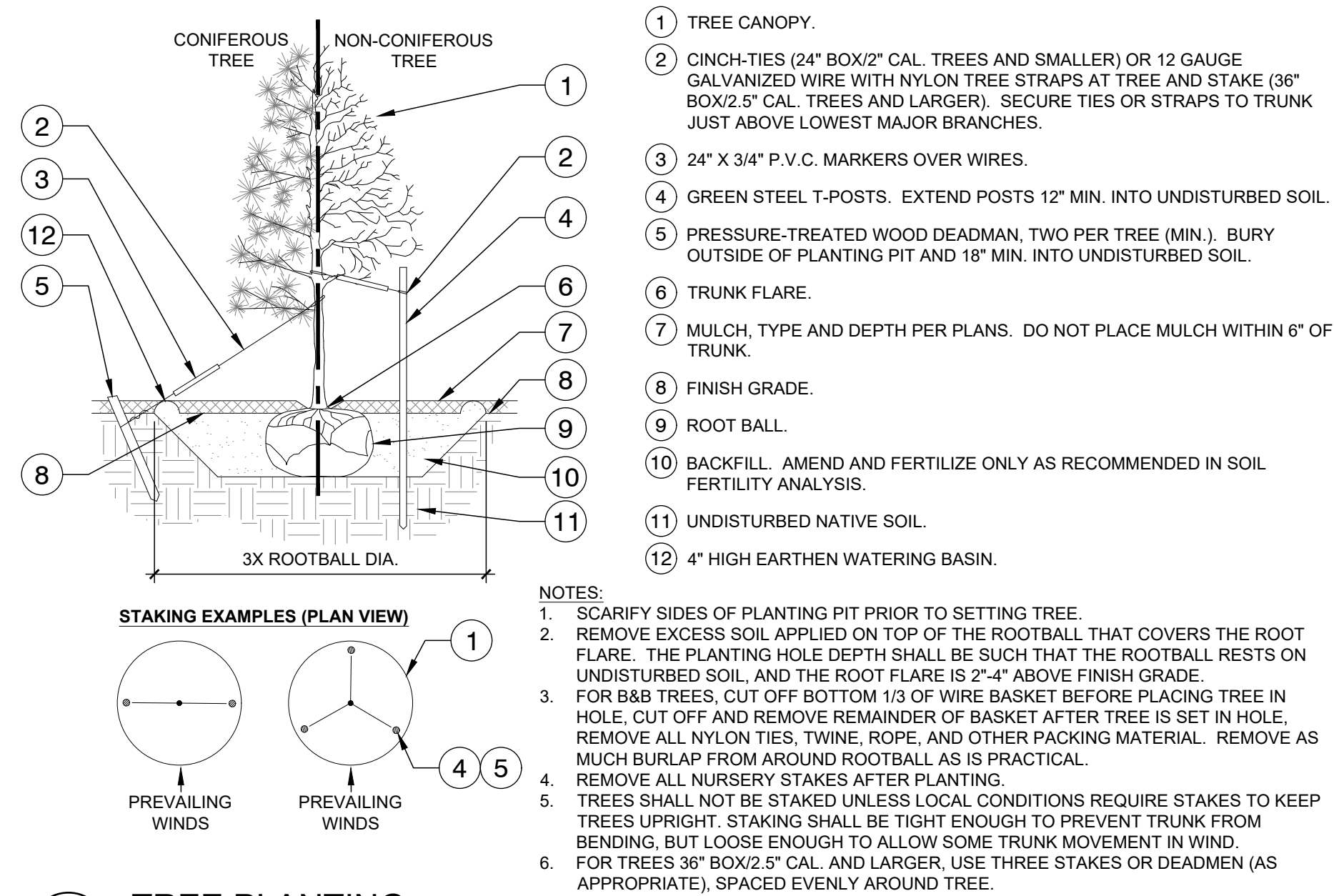
11/17/2025

LANDSCAPE NOTES & SPECIFICATIONS

Table with columns: PROJECT NO., DATE, REV, DESCRIPTION, SHEET NO., QUANTITY, DRAWN BY, CHECKED BY, ISSUE DATE. Includes project details like JM-DWGS2001, 05/07/25, and 11/17/2025.

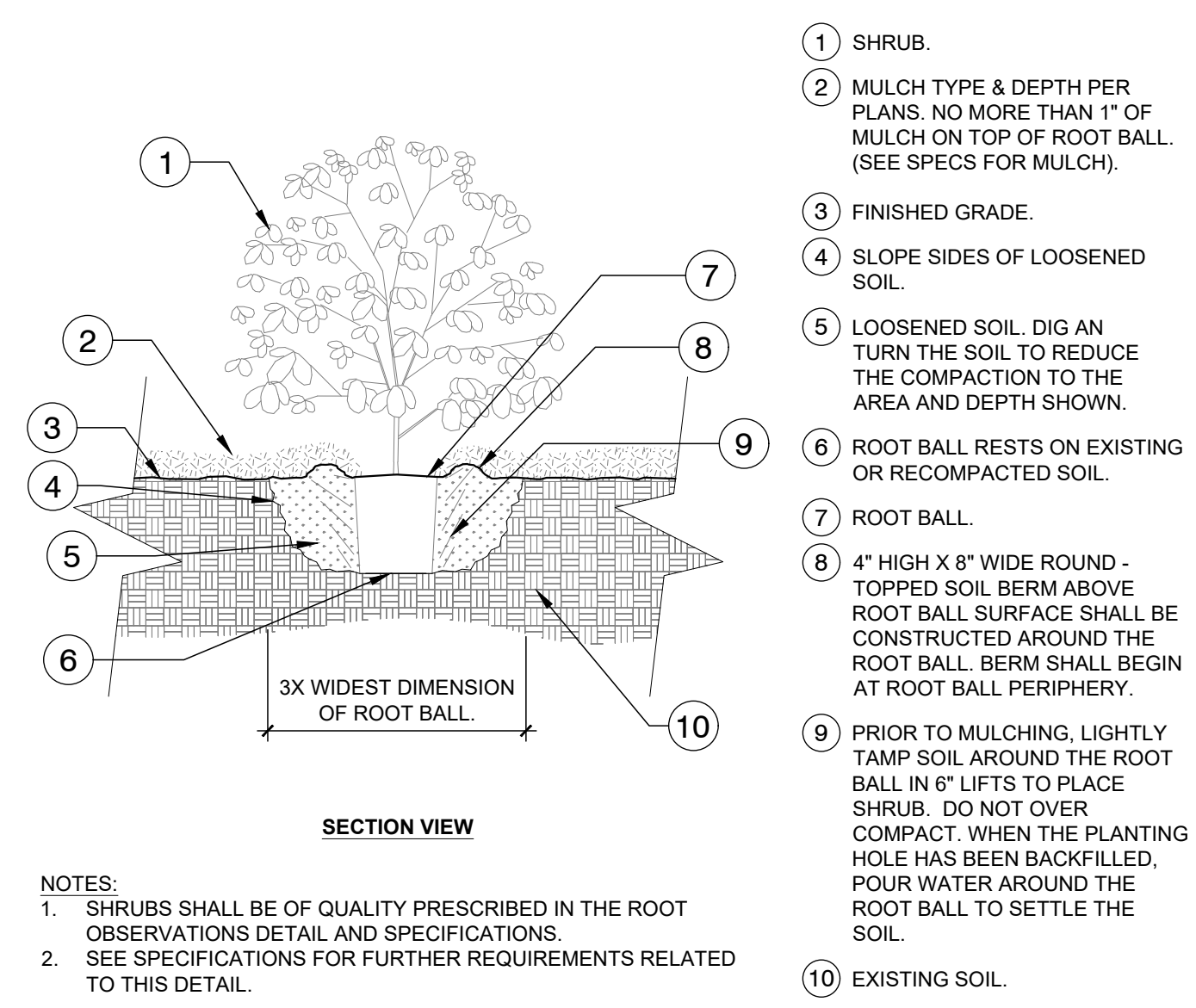
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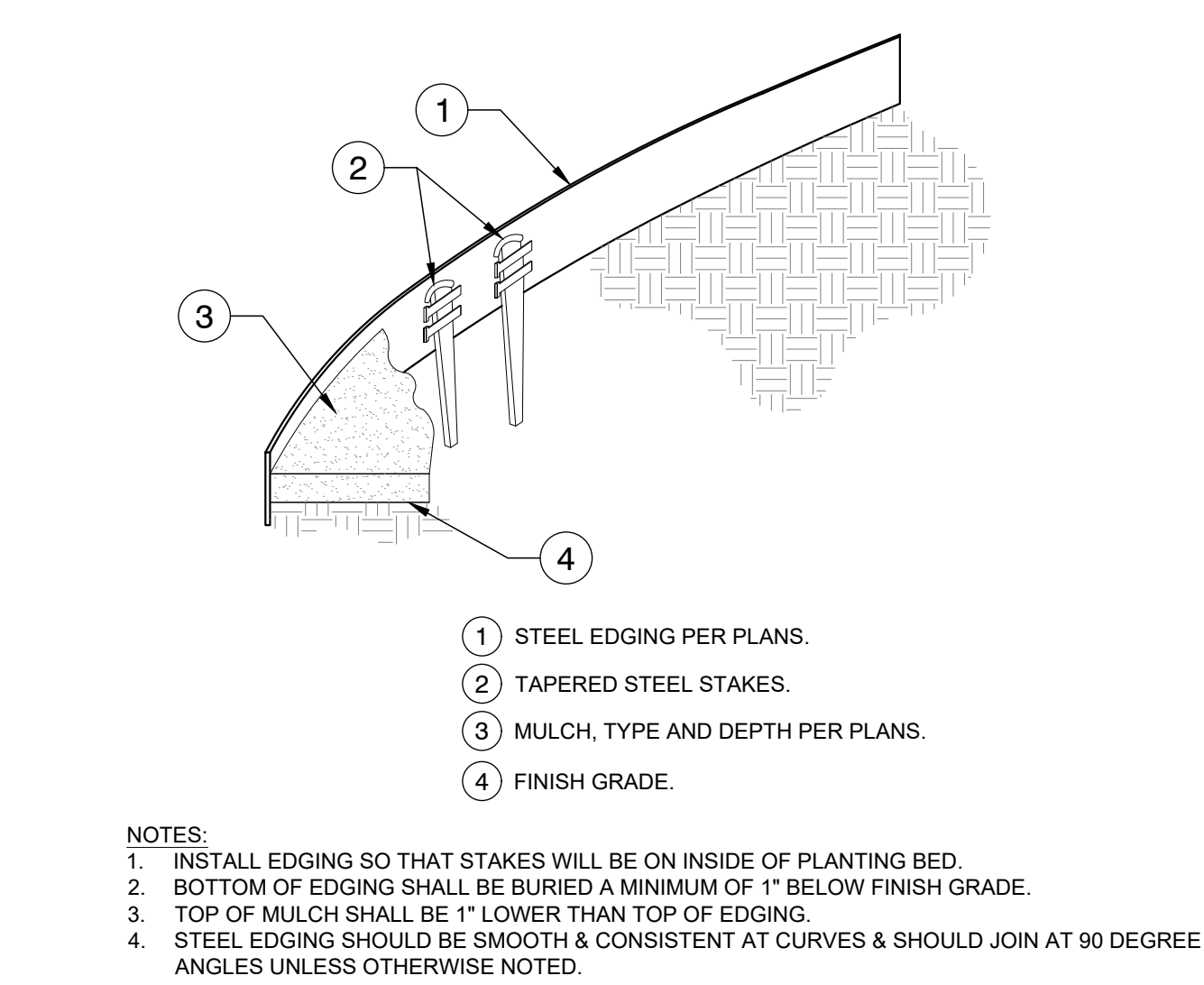
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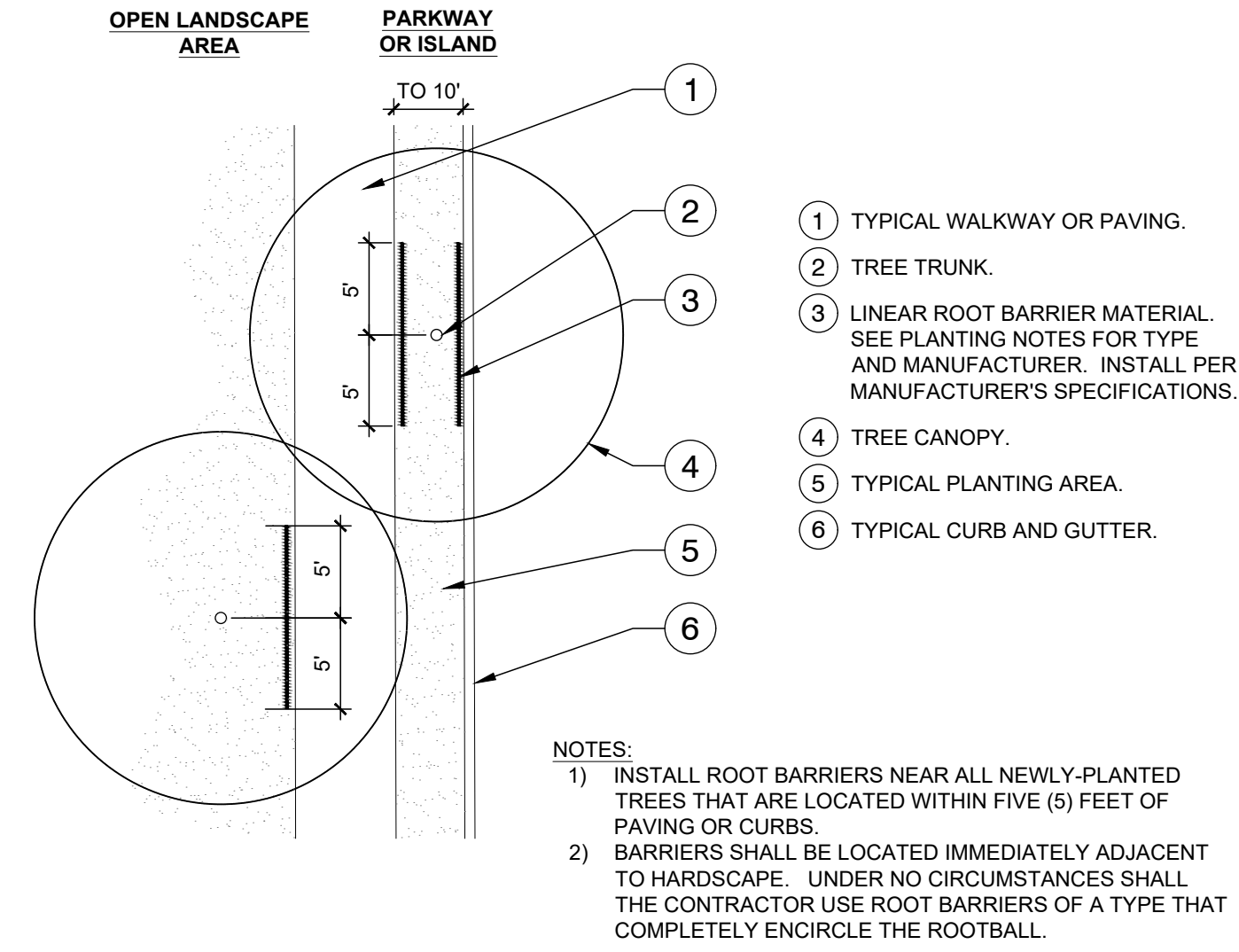
B SHRUB PLANTING
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C STEEL EDGING
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D ROOT BARRIER - PLAN VIEW
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11/17/2025

**LANDSCAPE
DETAILS**

CIRCLE K, INC
5100 DE VARGAS RD AND SNOW VISTA BLVD
ALBUQUERQUE, NEW MEXICO

REV	DATE	DESCRIPTION	NAME
05/07/25		SCHEDULE SUBMITTAL	ASB
05/09/25		ADD SENIOR RE-ROUTE	ASB

PROJECT NO:	JM-DW25001
DRAWN BY:	JML
CHECKED BY:	KB
ISSUE DATE:	11/17/2025