

TRAFFIC CIRCULATION LAYOUT
TACO BELL - SNOW VISTA BOULEVARD
ALBUQUERQUE, NM

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2021

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

PROPERTY ADDRESS
1125 SNOW VISTA BLVD SW

DEVELOPER NAME AND ADDRESS
ALVARADO RESTAURANT NATION
5654 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
JEFF D. JOHNSTON
JDJOHNSTON@TEAMARN.COM
720.385.5100

GRADING ELEVATION ABBREVIATIONS

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

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

ORIG SIZE 24"X36"

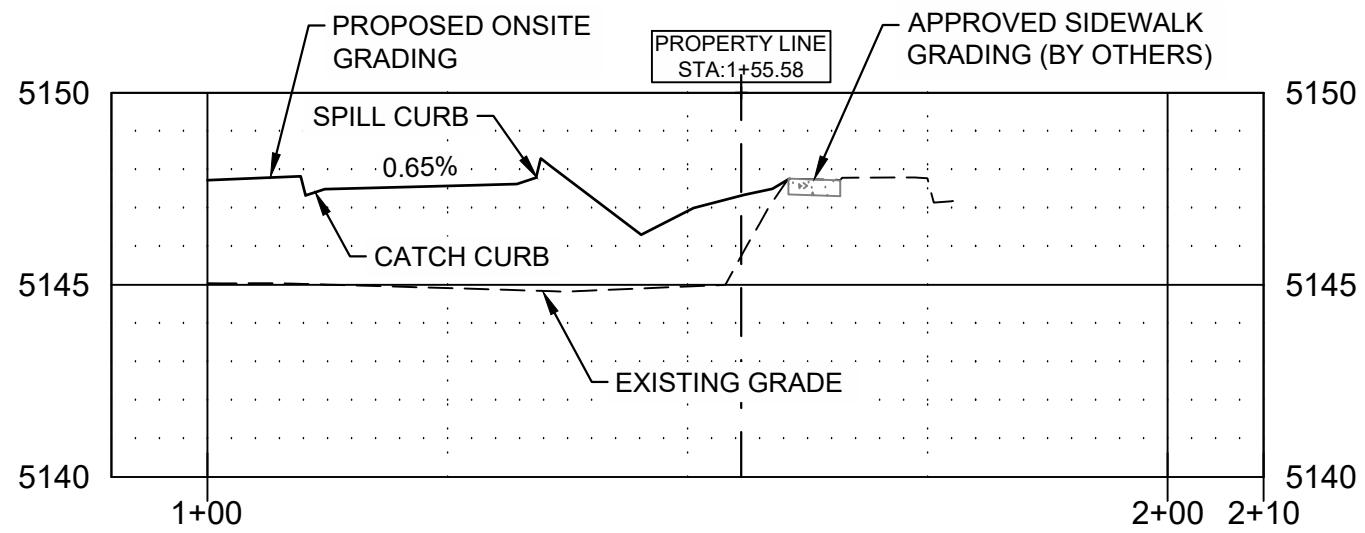
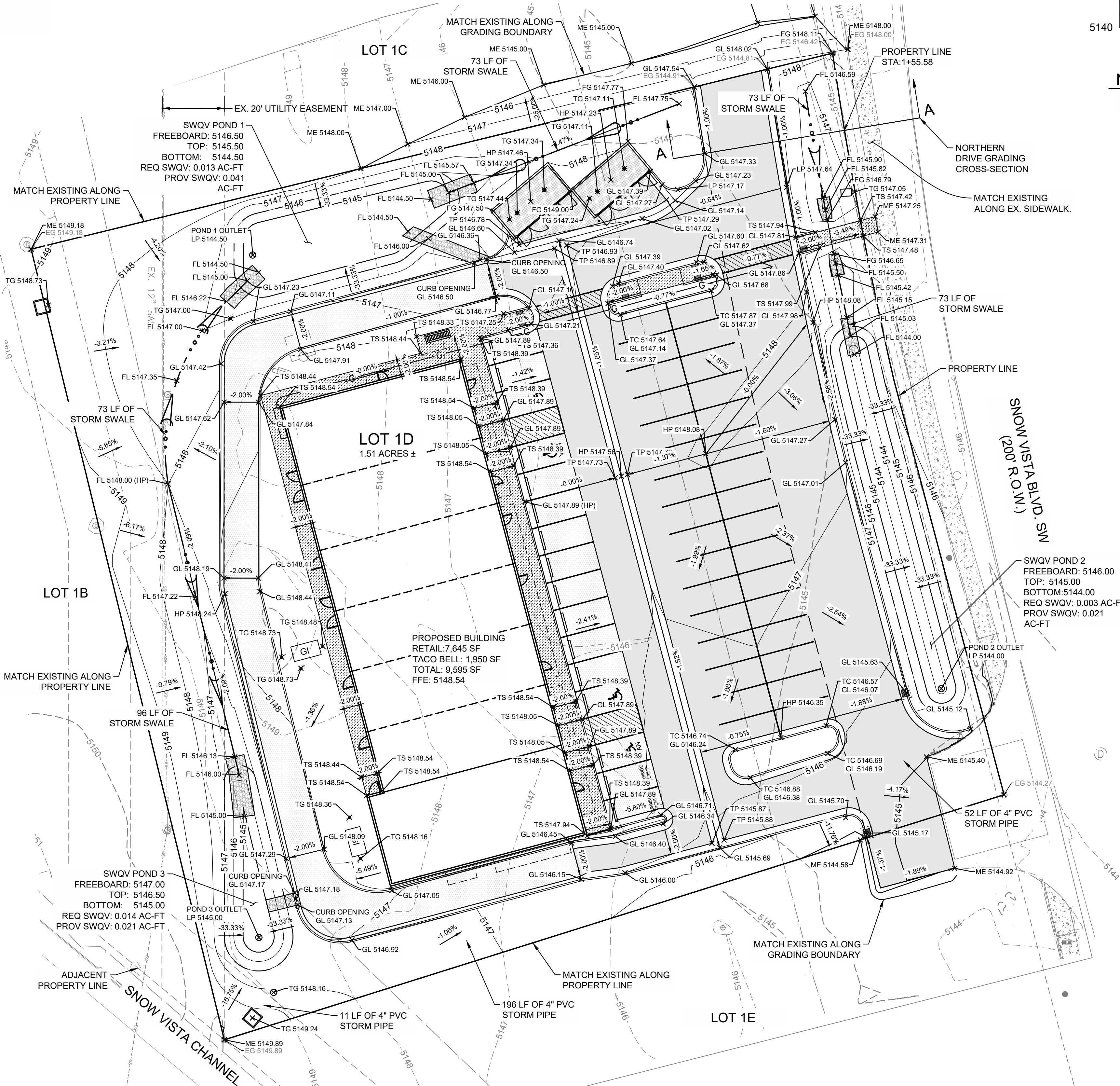
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\\DENVER-SERVER\Civil\Projects\2175023 Taco Bell - ABQ - Snow Vista\dwg\PRODUCTION\2175023 TRAFFIC CIRCULATION GRADING.dwg

CAUTION

NOTICE TO CONTRACTOR

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



North Drive Cross-Section

NORTHERN DRIVE - GRADING CROSS-SECTION

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

GRADING NOTES:

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

GRADING PLAN DESCRIPTION

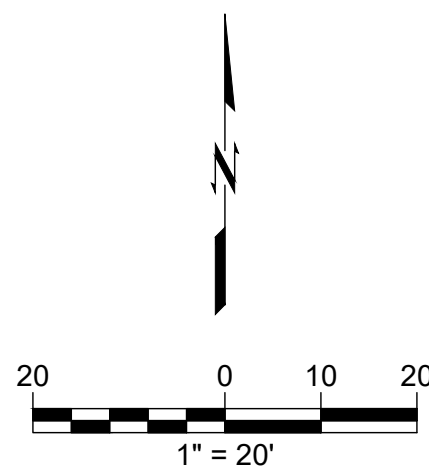
EXISTING SITE GRADES GENERALLY SLOPE FROM NORTHWEST TO THE SOUTHERN CORNER OF THE OVERALL SUBDIVISION.

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

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

LEGEND

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



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



TACO BELL
98TH & SAGE
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NM



DATE					
REV					
DESCRIPTION					
DATE					
PROJECT NO.					
SHEET NAME					

GRADING AND DRAINAGE PLAN
SHEET NO.
C500