

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 6, 2026

Fulmer Lucas
Hugh Ross Lucas, P.E.
2002 Richard Jones Rd, Suite B200
Nashville, TN 37215

**RE: 1125 Snow Vista Blvd SW
Grading & Drainage Plan
Engineer's Stamp Date: 12/12/2025
Hydrology File: M09D036
Case # HYDR-2025-00447**

Dear Mr. Lucas:

Based upon the information provided in your submittal received 12/16/2025, the Grading & Drainage Plan **is not approved** for Demo Permit, Grading Permit, or Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Sheet C2.1 – Pre-Developed conditions exceed 100%

BASIN	AREA (SF)	AREA (AC)	TREATMENT A		TREATMENT B		TREATMENT C		TREATMENT D	
			%	AC	%	AC	%	AC	%	AC
PRE-DEVELOPED	49441	1.135	0%	0.000	99%	1.118	1%	0.006	5%	0.010
POST-DEVELOPED	49441	1.135	0%	0.000	44%	0.504	0%	0.000	56%	0.631
DET #1	14825	0.340	0%	0.000	42%	0.143	0%	0.000	58%	0.198
DET #2	10130	0.233	0%	0.000	51%	0.117	0%	0.000	49%	0.115
DET #3	20057	0.460	0%	0.000	36%	0.168	0%	0.000	64%	0.293
BYPASS	4429	0.102	0%	0.000	75%	0.077	0%	0.000	25%	0.025

- Per DPM Section 6-14(B), please provide an Executive Summary, Introduction, Project Description, Background Documents, Existing Conditions, Developed Conditions, Grading Plan, and Conclusion.
- Stormwater discharges across the sidewalk are not allowed on collector roads and above; provide sidewalk culverts or drain lines through the curb.
- Please reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert.
- An SO-19 Permit will be required and should be included on the request. Please include the [standard SO-19](#) notes on the grading plan. (This is for the sidewalk culvert)
- Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
- Please provide the FIRM Map and floodplain note with effective date.
- Please provide the legal description of the property.
- Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.
- Show the Finished Pad and the Finished Floor elevations of the structure on the plan.

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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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Montoya, Jr.", is written over a light gray rectangular background.

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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

SITE DEVELOPMENT PLANS FOR: **BENAVIDES**

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

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

CONTACT: SAM SARBACKER
615-986-2660

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

CONTACT: JAY FULMER
615-345-3770

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

CONTACT: BRIAN MARTINEZ
505-896-3050

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

CONTACT: SUZANNE HAYES
314-821-1100

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

CONTACT: AARON M. BARNHART
303-350-1690

SITE DATA TABLE	
PROPERTY INFORMATION	
ADDRESS:	1125 SNOW VISTA BLVD SW
PARCEL ID:	100905516834620335
LOT AREA:	1.13 AC.
CITY:	ALBUQUERQUE
COUNTY:	BERNALILLO
STATE:	NEW MEXICO
FRONT SETBACK:	5'
SIDE SETBACK:	0'
REAR SETBACK:	0'
ZONING CLASSIFICATION	
JURISDICTION:	ALBUQUERQUE
EXISTING ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED USE:	MEDICAL CLINIC
BUILDING AREA	
TOTAL BUILDING SQUARE FOOTAGE:	± 8,196 SF
BUILDING COVERAGE (MAX.):	N/A
BUILDING COVERAGE PROVIDED:	0.166
ISR (MAX.):	N/A
ISR PROVIDED:	0.57
BUILDING HEIGHT (MAX.):	38'
BUILDING HEIGHT PROVIDED:	18'-6"
PARKING SUMMARY	
PARKING REQUIRED (1 PER 200 SF)	41
STANDARD PARKING SPACES PROVIDED:	40
ADA PARKING SPACES REQUIRED:	2
TOTAL SPACES PROVIDED:	42

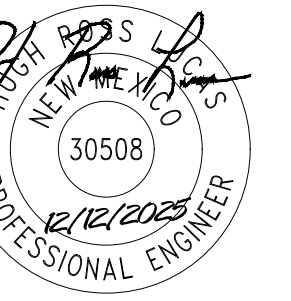


VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
SHEET 1 OF 3	BOUNDARY SURVEY ALTA-NSPS LAND TITLE SURVEY AND TOPOGRAPHIC MAP
SHEET 2 OF 3	BOUNDARY SURVEY ALTA-NSPS LAND TITLE SURVEY AND TOPOGRAPHIC MAP
SHEET 3 OF 3	BOUNDARY SURVEY ALTA-NSPS LAND TITLE SURVEY AND TOPOGRAPHIC MAP
C0.1	SITE DEMOLITION PLAN
C0.2	INITIAL EPSC PLAN
C0.3	INTERMEDIATE EPSC PLAN
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING PLAN
C2.1	DRAINAGE CALCULATIONS
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	SITE DETAILS
C4.4	SITE DETAILS
C4.5	SITE DETAILS
C4.6	SITE DETAILS
C4.7	SITE DETAILS
C4.8	SITE DETAILS

FULMER LUCAS

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



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

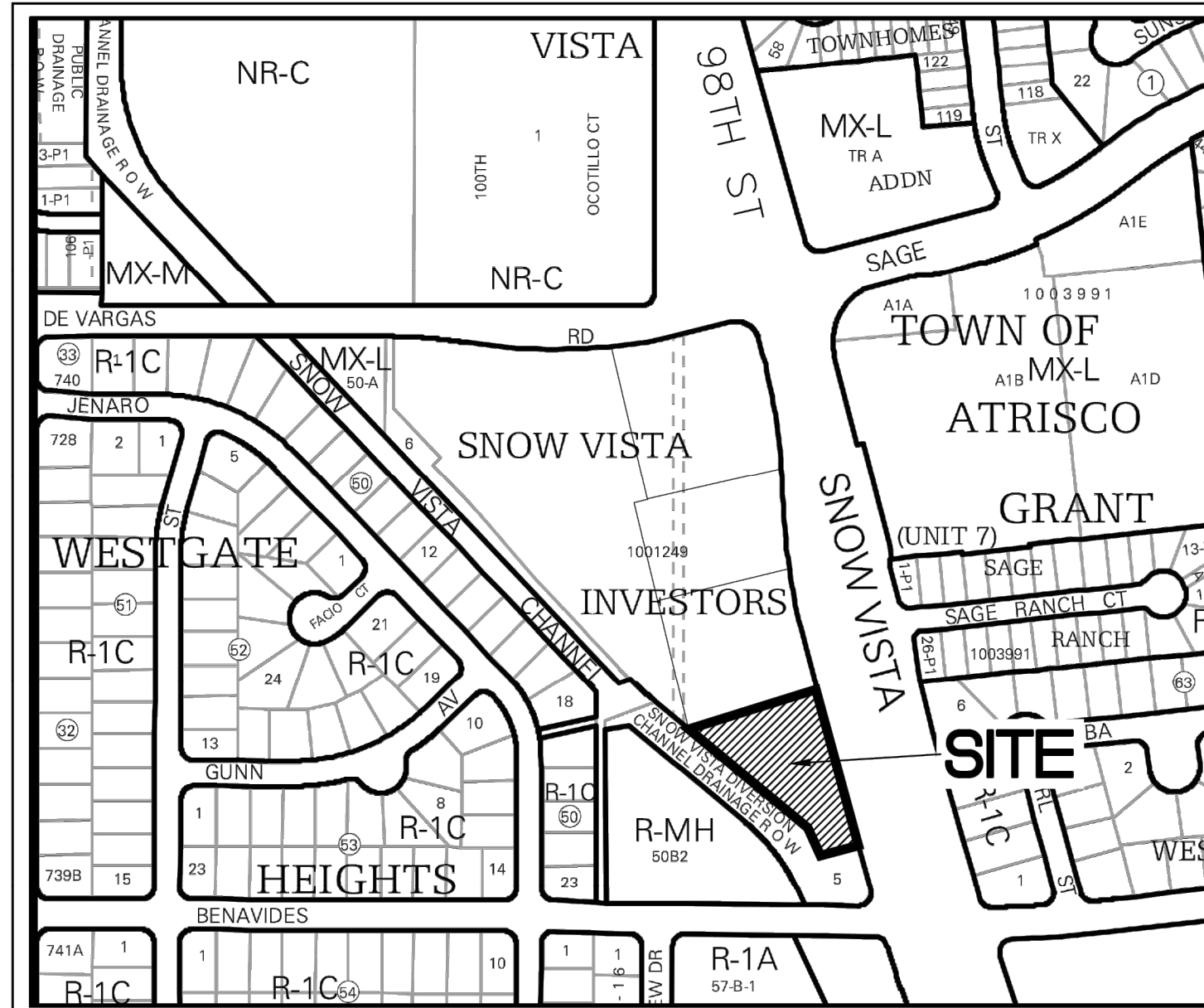
REV.	DATE	DESCRIPTION
	10/08/2025	CONCEPTUAL SITE PLAN
	10/24/2025	FIRE PLAN
	12/2/2025	STORMWATER INITIAL SUBMITTAL

COVER SHEET

C0.0

1084-35 BENAVIDES

Printed: December 12, 2025
C:\Users\jfulmer\OneDrive\Documents\1084-35 BENAVIDES\Cover Sheet.dwg



Vicinity Map - Zone Atlas M-9-Z

Record and Measured Legal Description

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

Documents

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

Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Atrisco Grant
 Subdivision: Snow Vista Investors
 Owner: Goodman Lawrence Revocable Trust
 UPC #: 100905516834620335

Exceptions 9-18

- 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
- RESERVATION OF ALL MINERAL RIGHTS, INCLUDING OIL AND GAS, AS CONTAINED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1959, IN BOOK D504, PAGE 417 AS DOCUMENT NO. 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.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 29, 1974, IN BOOK MISC. 351, PAGE 72, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--PORTIONS LOCATED WITHIN ADDITIONAL RIGHT OF WAY DEDICATED PER PLAT (12/14/2022, 2022C-139)--REMAINING PORTION AFFECTING THE SUBJECT PROPERTY SHOWN HEREON AS [2]
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLATS RECORDED FEBRUARY 5, 1964 IN VOLUME D3, FOLIO 88, 89 AND 90; RECORDED JANUARY 7, 1988 IN VOLUME C35, FOLIO 118; RECORDED AUGUST 22, 1989 IN VOLUME C39, FOLIO 152; RECORDED APRIL 23, 1997 IN VOLUME 97C, FOLIO 119 AND RECORDED AUGUST 3, 2001 IN PLAT BOOK 2001 C, PAGE 225, RECORDED DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [1][2][3][10] AND [11]
- 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
- PRO RATA CHARGES FOR WATER, SEWER, AND/OR STANDBY CHARGES AND ANY POSSIBLE ASSESSMENTS FOR PAVING, SIDEWALK, SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED
- SUBJECT PROPERTY FROM THE LIEN OF THE SPECIAL ASSESSMENT DISTRICT NO. 222 LEVIED BY THE CITY OF ALBUQUERQUE, THE ASSESSMENT ROLL OF THE SPECIAL ASSESSMENT DISTRICT BEING RECORDED AUGUST 14, 2001 IN BOOK A23, PAGE 2330 AS DOCUMENT NO. 2001094030; SPECIFICALLY ITEM NO. 72 RECORDED AUGUST 14, 2001 IN BOOK A23, PAGE 2375 AS DOCUMENT NO. 2001094075; AMENDED BY ADJUSTMENT TO CLAIM OF LIEN RECORDED APRIL 15, 2002 IN BOOK A34, PAGE 7759 AS DOCUMENT NO. 2002047888, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED
- DECLARATION CONCERNING DEVELOPMENT INFRASTRUCTURE CONSTRUCTION, RECORDED DECEMBER 15, 2023 AS DOCUMENT NO. 2023079584, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE-EASEMENTS SHOWN HEREON AS [4] AND [5]
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS, ASSESSMENTS, LIENS, LEVIES AND EASEMENTS IN RECORDED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079585, FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED AUGUST 30, 2024, AS DOCUMENT NO. 2024061109, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE-EASEMENTS SHOWN HEREON AS [6] [7] [8] AND [9]

Flood Notes

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

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

Surveyor's Certificate for ALTA Survey

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

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 7(a), 7(b1), 7(c) and 8, 9, 10, 11(a), 11(b), 13, 14, 16 and 18 of Table A thereof. The Field Work was completed on October 27, 2025.

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



Revisions: 11/14/2025 - Original

Surveyor's Certificate for Boundary Survey

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

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



Surveyor's Certificate for Topographic Map

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

Brian J. Martinez 11/14/25
 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

- ⑬ ① EXISTING 20' WIDE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D AND 1E, MAINTAINED BY THE OWNERS OF SAID LOTS (12/14/2022, 2022C-139) ALSO SHOWN ON EXHIBIT "A" IN THE DRAINAGE MANAGEMENT PLAN REFERENCED IN DOCUMENTS (12/15/2023, DOC. NO. 2023079584) AND (12/15/2023, DOC. NO. 2023079585)
- ⑫ ⑬ ② REMAINING PORTION OF A 7' PNM AND MST&T EASEMENT (1/29/1974, BK. MISC. 351, PG. 72, DOC. NO. 91828) AS SHOWN ON PLAT (12/14/2022, 2022C-139)
- ⑬ ③ EXISTING 20' SANITARY SEWER EASEMENT (2/5/1964, D3-90) REVISED (4/23/1997, 97C-119) - NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY AS SHOWN ON PLAT (12/14/2022, 2022C-139)
- ⑰ ④ EXISTING 24' PRIVATE ACCESS EASEMENT FOR PERMANENT DRIVEWAYS CONNECTING LOTS 1A, 1B, 1C, 1D AND 1E, MAINTAINED BY THE OWNER OF THE LOT WHICH A PORTION OF THE PRIVATE ACCESS EASEMENT IS LOCATED (12/15/2023, DOC. NO. 2023079584)
- ⑰ ⑤ EXISTING DRAINAGE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE FACILITY AS SHOWN ON THE DRAINAGE MANAGEMENT PLAN BENEFITING LOTS 1A, 1B, 1C, 1D AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT LOCATION AMBIGUOUS (12/15/2023, DOC. NO. 2023079584)
- ⑱ ⑥ EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT ON LOTS 1A, 1B, 1C, 1D AND 1E, FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS ALL ACCESS POINTS, DRIVEWAYS AND VEHICULAR TRAFFIC LANES AND FOR THE PARKING OF MOTOR VEHICLES IN DESIGNATED PARKING AREAS. (12/15/2023, DOC. NO. 2023079585) AMENDED BY (8/30/2024, DOC. NO. 2024061109)
- ⑱ ⑦ EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT FOR STORM DRAINAGE AND THE DISCHARGE OF WATER FROM, OVER AND ACROSS LOTS 1A, 1B, 1C, 1D AND 1E, INCLUDING THE DRAINAGE FACILITY AS SHOWN IN THE DRAINAGE MANAGEMENT PLAN (EXHIBIT "A" WITHIN SAID DOCUMENT) BLANKET IN NATURE (12/15/2023, DOC. NO. 2023079585) AMENDED BY (8/30/2024, DOC. NO. 2024061109)
- ⑱ ⑧ EXISTING PERPETUAL, NONEXCLUSIVE EASEMENT FOR THE EXTENSION OF UNDERGROUND UTILITIES UNDER THE SURFACE OF THE LOTS, EXCLUSIVE OF BUILDING AREAS. (12/15/2023, DOC. NO. 2023079585) AMENDED BY (8/30/2024, DOC. NO. 2024061109)
- ⑱ ⑨ EXISTING TEMPORARY, NONEXCLUSIVE EASEMENT FOR CONSTRUCTION OVER AND ACROSS EACH LOT FOR THE PURPOSE OF CONSTRUCTION AND INSTALLATION OF UTILITIES. (12/15/2023, DOC. NO. 2023079585) AMENDED BY (8/30/2024, DOC. NO. 2024061109)
- ⑬ ⑩ EXISTING FLOATING PRIVATE CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D AND 1E, MAINTAINED BY THE OWNERS OF SAID LOTS (12/14/2022, 2022C-139) AMENDED BY (8/30/2024, DOC. NO. 2024061109)
- ⑬ ⑪ EXISTING FLOATING PRIVATE CROSS LOT ACCESS EASEMENT OVER LOTS 1A, 1B, 1C, 1D AND 1E, WITH THE EXCEPTION OF THOSE AREAS COVERED BY FUTURE BUILDING AND IMPROVEMENTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT. (12/14/2022, 2022C-139)

Notes

- 1. FIELD SURVEY PERFORMED IN OCTOBER 2025.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.
- 5. PERTAINING TO TABLE A OPTION 11, WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 250C220383)
- 6. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996806617, WITH AN ORIGIN OF (0,0).
- 7. PERTAINING TO TABLE A OPTION 2, THE ADDRESS INFORMATION AVAILABLE WITHIN PUBLIC RECORDS IS AS FOLLOWS: 1125 SNOW VISTA BLVD SW, ALBUQUERQUE, NM 87121. NO POSTED ADDRESS WAS OBSERVED IN THE FIELD DURING THE COURSE OF THIS SURVEY.
- 8. PERTAINING TO TABLE A OPTIONS 7(A), 7(B1) AND 7(C), NO BUILDING(S) EXIST ON THE SUBJECT PROPERTY, THEREFORE, NO INFORMATION IS SHOWN HEREON.
- 9. PERTAINING TO TABLE A OPTION 9, NO PARKING STRIPING OR PARKING AREAS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
- 10. PERTAINING TO TABLE A OPTION 10, A PARTY WALL IS DEFINED AS A WALL ERECTED ON A PROPERTY BOUNDARY AS A COMMON SUPPORT TO STRUCTURES ON BOTH SIDES, WHICH HAVE DIFFERENT OWNERSHIPS. THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
- 11. PERTAINING TO TABLE A OPTION 16, NO EVIDENCE WAS OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS IN THE FIELD.

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

Benchmark -NAVD 88

ACS MONUMENT "2.L7" HAVING AN ELEVATION OF 5415.511 FEET.

Zoning Notes

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

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

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

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

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

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

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

CSI-CARTESIAN SURVEYS INC.

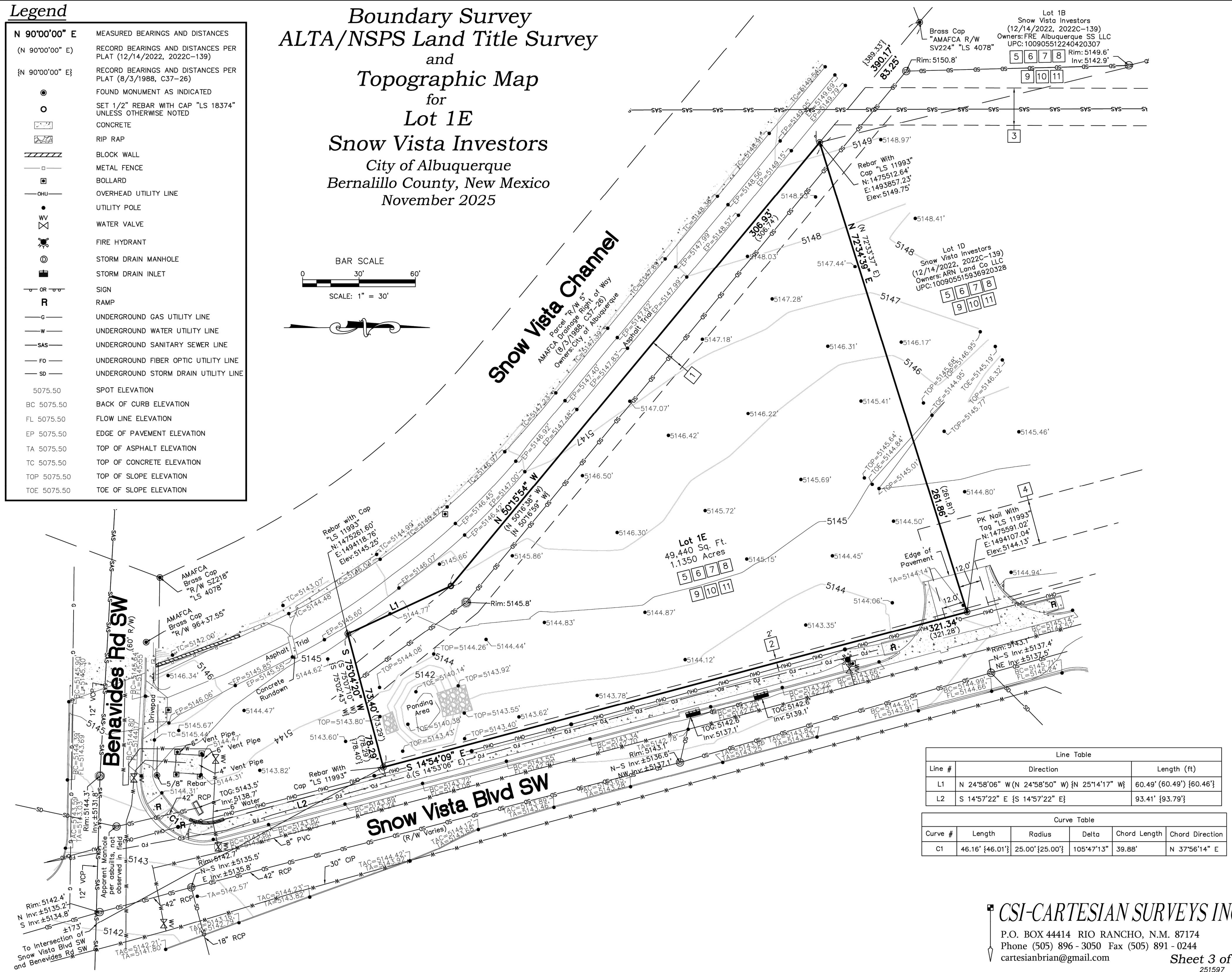
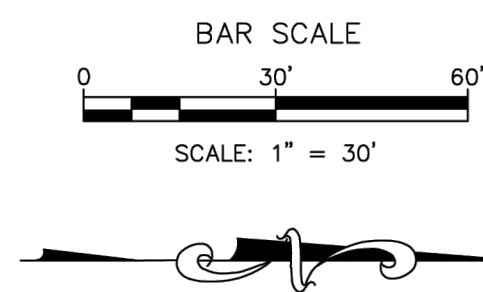
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 2 of 3
251597

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C-139)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/3/1988, C37-26)
○	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
□	CONCRETE
▨	RIP RAP
▩	BLOCK WALL
—□—	METAL FENCE
□	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
WV	WATER VALVE
⊕	FIRE HYDRANT
⊕	STORM DRAIN MANHOLE
⊕	STORM DRAIN INLET
—OR—	SIGN
R	RAMP
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION

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



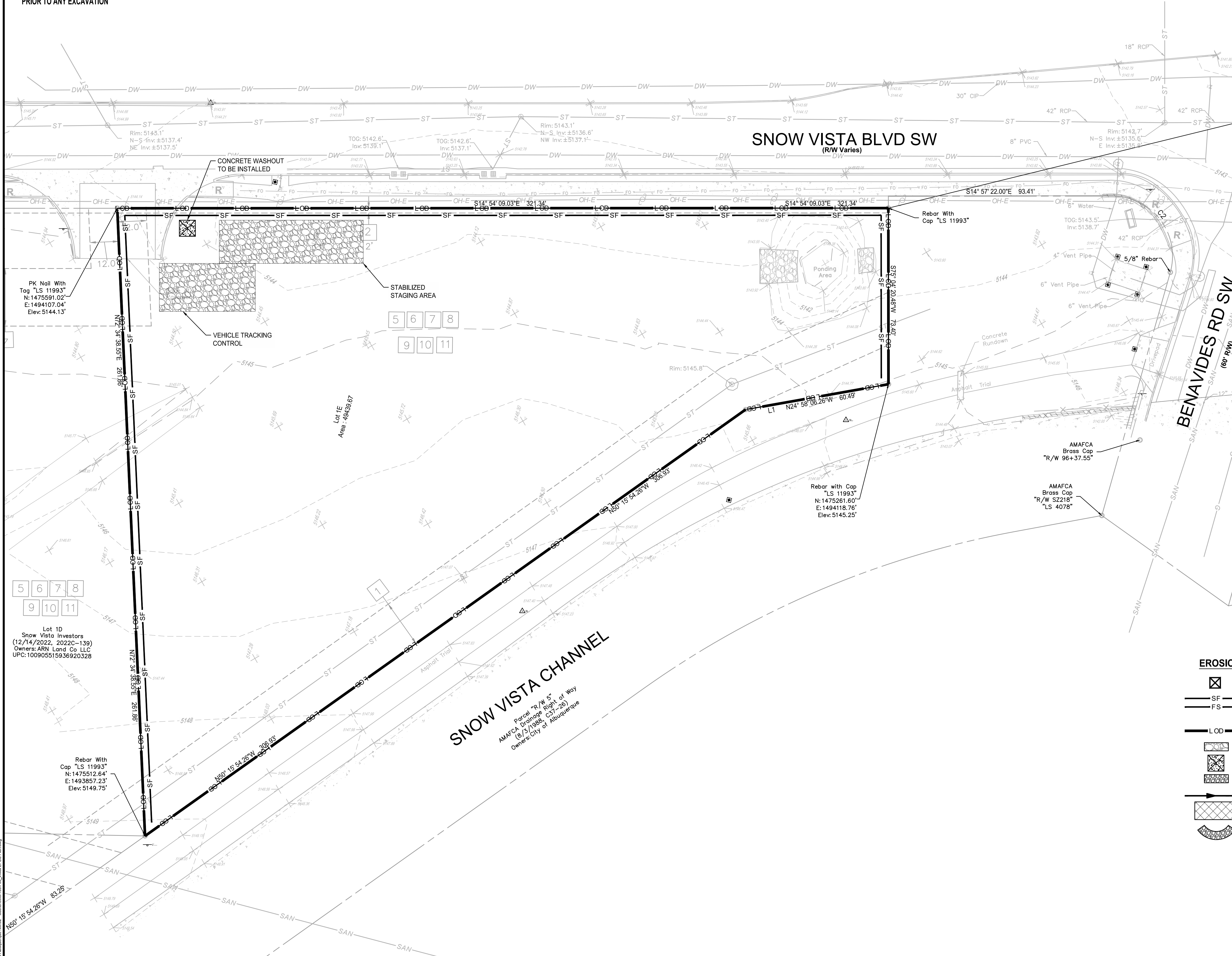
Line Table		
Line #	Direction	Length (ft)
L1	N 24°58'06" W (N 24°58'50" W) N 25°14'17" W	60.49' (60.49') 60.46'
L2	S 14°57'22" E S 14°57'22" E	93.41' 93.79'

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

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com
Sheet 3 of 3
251597



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PRIOR TO ANY EXCAVATION



- GENERAL NOTES:**
1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
 4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
 5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
 6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
 7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
 8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
 9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE. EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS, ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
 10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

- EROSION & SEDIMENT CONTROL NOTES:**
1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
 2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
 3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
 4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
 5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
 6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
 7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER LOCAL NPDES DEPARTMENT SPECIFICATIONS.
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 11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY LOCAL STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
 12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
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 15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

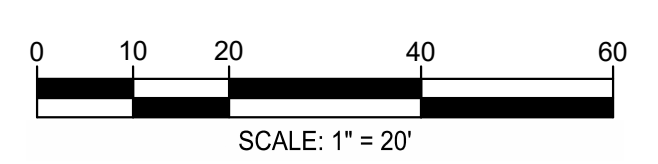
EROSION CONTROL LEGEND:

- INLET PROTECTION
- WIRE BACKED SILT FENCE, WEIGHTED SEDIMENT TUBE, OR APPROVED EQUAL
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- DIVERSION DITCH
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- ROCK FILTER RING

LEGEND

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

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



FULMER LUCAS

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



SITE DEVELOPMENT PLANS FOR:

BENAVIDES

1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

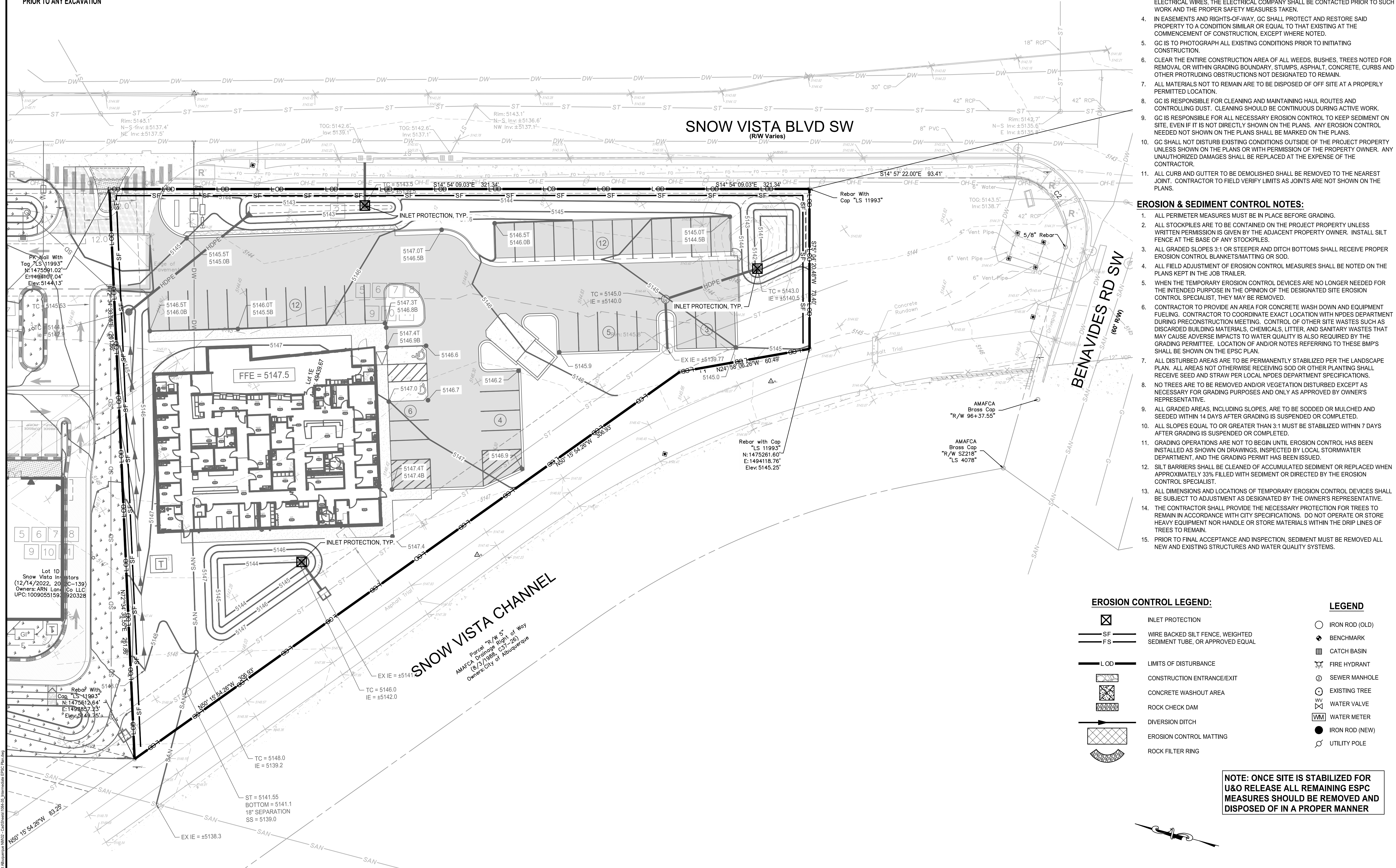
DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/04/2025	FIRE PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL

INITIAL EPSC
PLAN

C0.2



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



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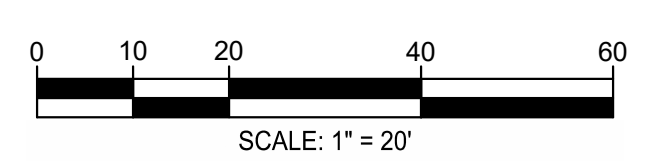
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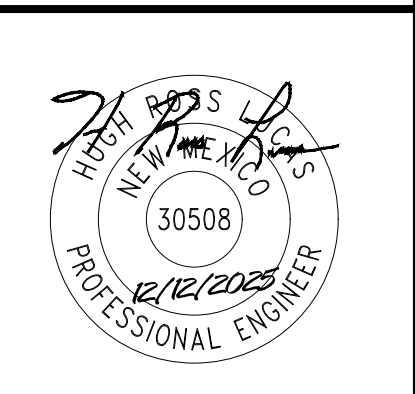
LEGEND

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

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



FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
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SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/04/2025	FIRE PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL

INTERMEDIATE
EPSC PLAN

C0.3

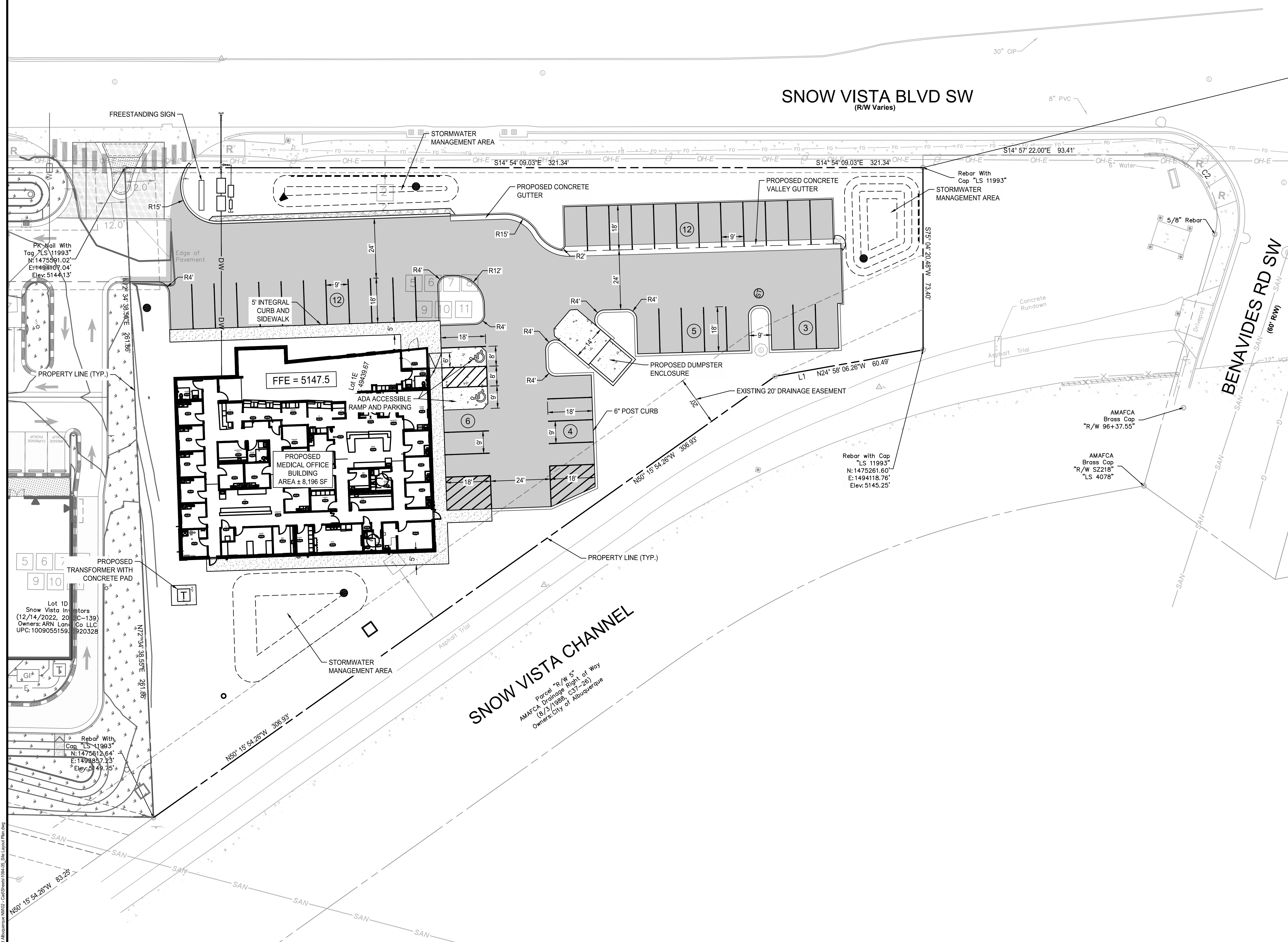
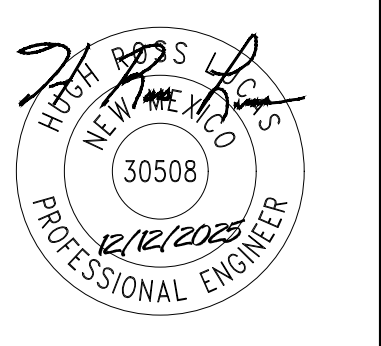
1084-35 BENAVIDES



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

SITE DATA TABLE	
PROPERTY INFORMATION	
ADDRESS:	1125 SNOW VISTA BLVD SW
PARCEL ID:	100905516834620335
LOT AREA:	1.13 AC.
CITY:	ALBUQUERQUE
COUNTY:	BERNALLILLO
STATE:	NEW MEXICO
FRONT SETBACK:	5'
SIDE SETBACK:	0'
REAR SETBACK:	0'
ZONING CLASSIFICATION	
JURISDICTION:	ALBUQUERQUE
EXISTING ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED USE:	MEDICAL CLINIC
BUILDING AREA	
TOTAL BUILDING SQUARE FOOTAGE:	± 8,196 SF
BUILDING COVERAGE (MAX.):	N/A
BUILDING COVERAGE PROVIDED:	0.166
ISR (MAX.):	N/A
ISR PROVIDED:	0.57
BUILDING HEIGHT (MAX.):	38'
BUILDING HEIGHT PROVIDED:	18'-6"
PARKING SUMMARY	
PARKING REQUIRED (1 PER 200 SF):	41
STANDARD PARKING SPACES PROVIDED:	40
ADA PARKING SPACES REQUIRED:	2
TOTAL SPACES PROVIDED:	42

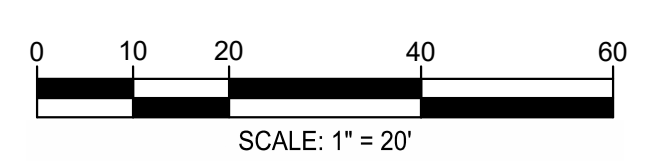
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- NOTES:**
- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
 - CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
 - ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 - DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
 - IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
 - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 - TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
 - BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
 - PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
 - ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
 - ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
 - ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
 - INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
 - ALL LANDSCAPE ISLANDS SHALL BE MOUNDING WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
 - SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
 - ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

PAVING LEGEND

	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	SIDEWALK SECTION
	HEAVY DUTY CONCRETE



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

REV.	DATE	DESCRIPTION
01	10/08/2025	CONCEPTUAL SITE PLAN
02	10/24/2025	FIRE PLAN
03	12/12/2025	STORMWATER INITIAL SUBMITTAL

SITE LAYOUT PLAN

C1.0

Friday, December 12, 2025
 C:\Users\fulmrlucas\OneDrive\Documents\1084-35 BENAVIDES_Site Layout Plan.dwg

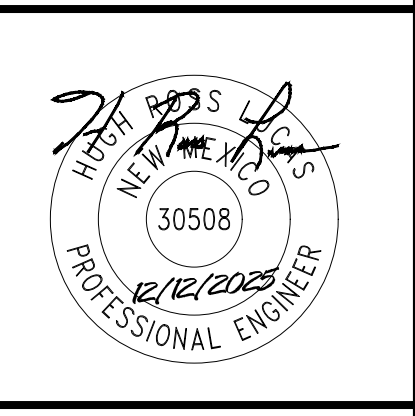


CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
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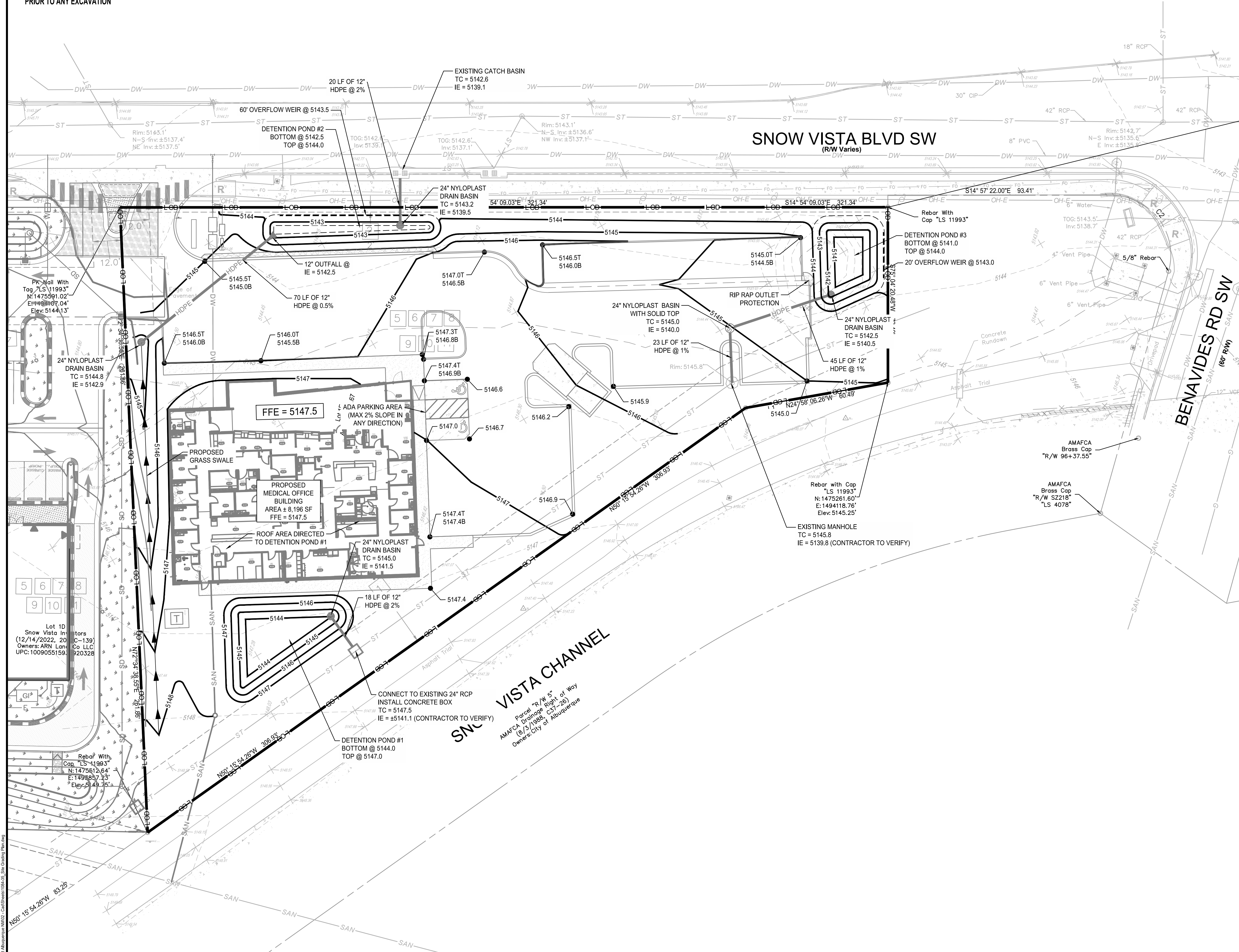
GRADING PLAN NOTES:

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

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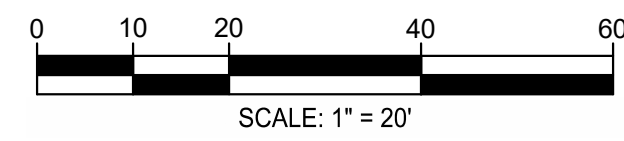


SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121



LEGEND

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



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DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/24/2025	FIRE PLAN
12/22/2025	STORMWATER INITIAL SUBMITTAL

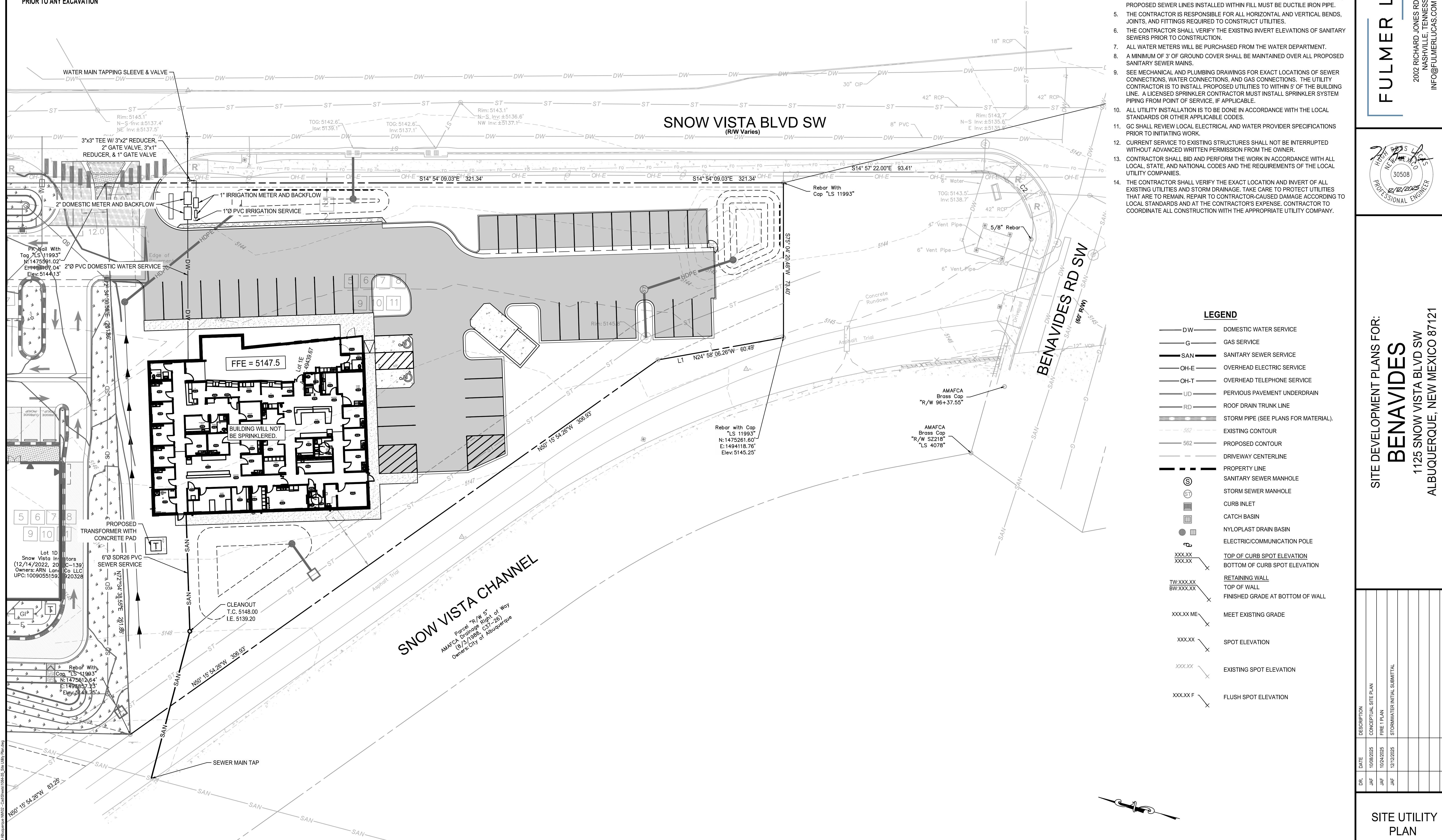
SITE GRADING PLAN

C2.0

1084-35 BENAVIDES



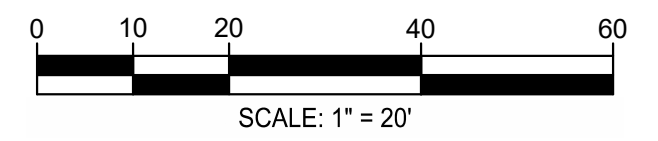
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



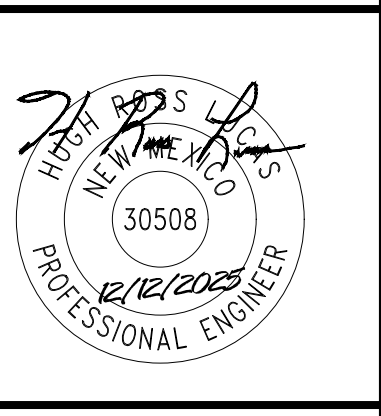
- UTILITY NOTES:**
- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
 - WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
 - ALL PAVED AREAS SHALL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

LEGEND

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



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

DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/04/2025	FIRE PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL

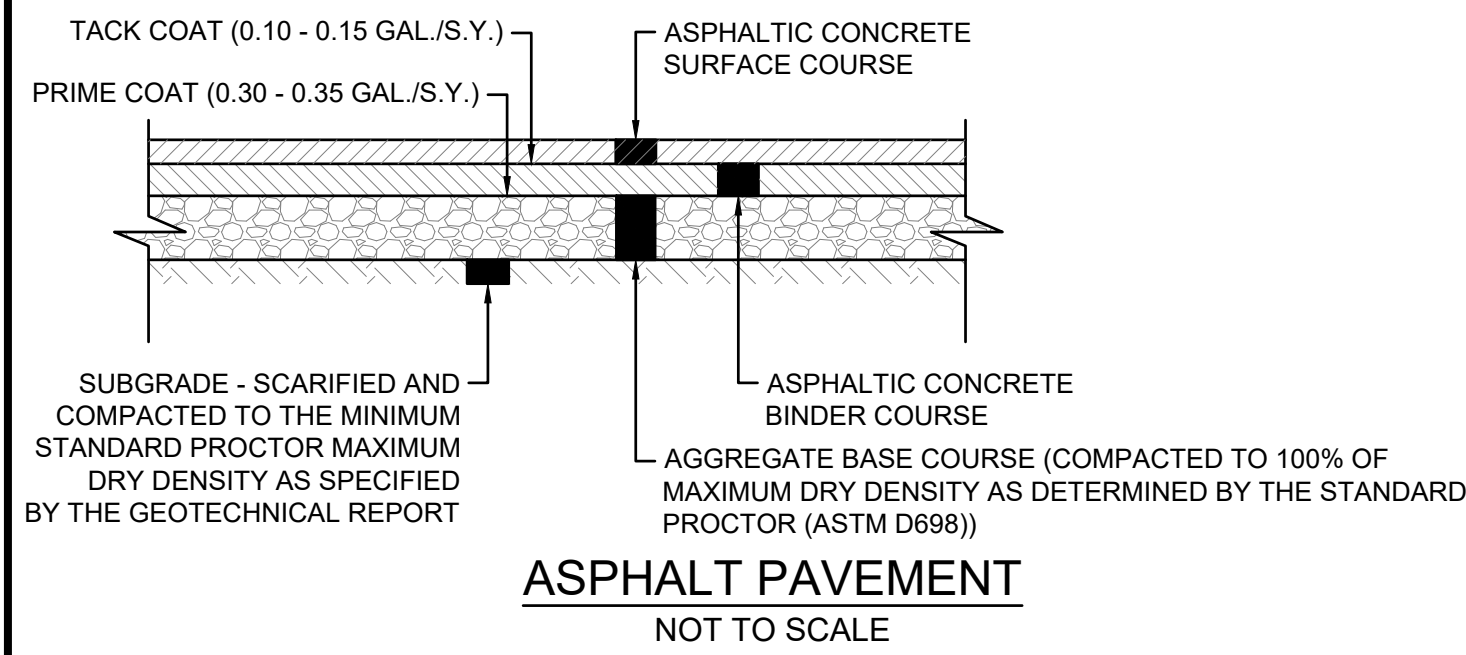
SITE UTILITY PLAN

C3.0

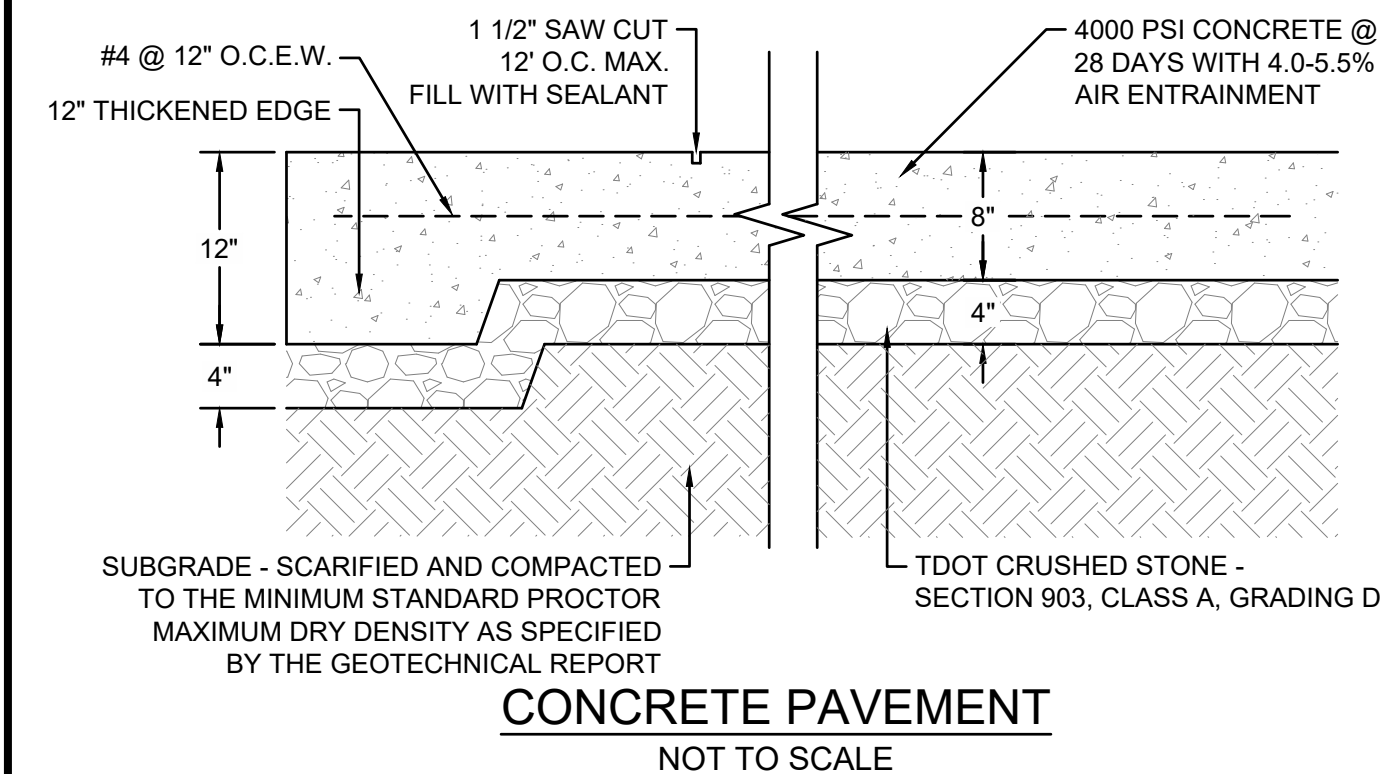
Friday, December 12, 2025
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FLEXIBLE PAVEMENT RECOMMENDATIONS			
MATERIALS	HEAVY DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	LIGHT DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	
ASPHALTIC CONCRETE SURFACE COURSE	X = 1 1/2"	X = 1 1/2"	
ASPHALTIC CONCRETE BINDER COURSE	Y = 3"	Y = 2"	
AGGREGATE BASE COURSE	Z = 10"	Z = 8"	

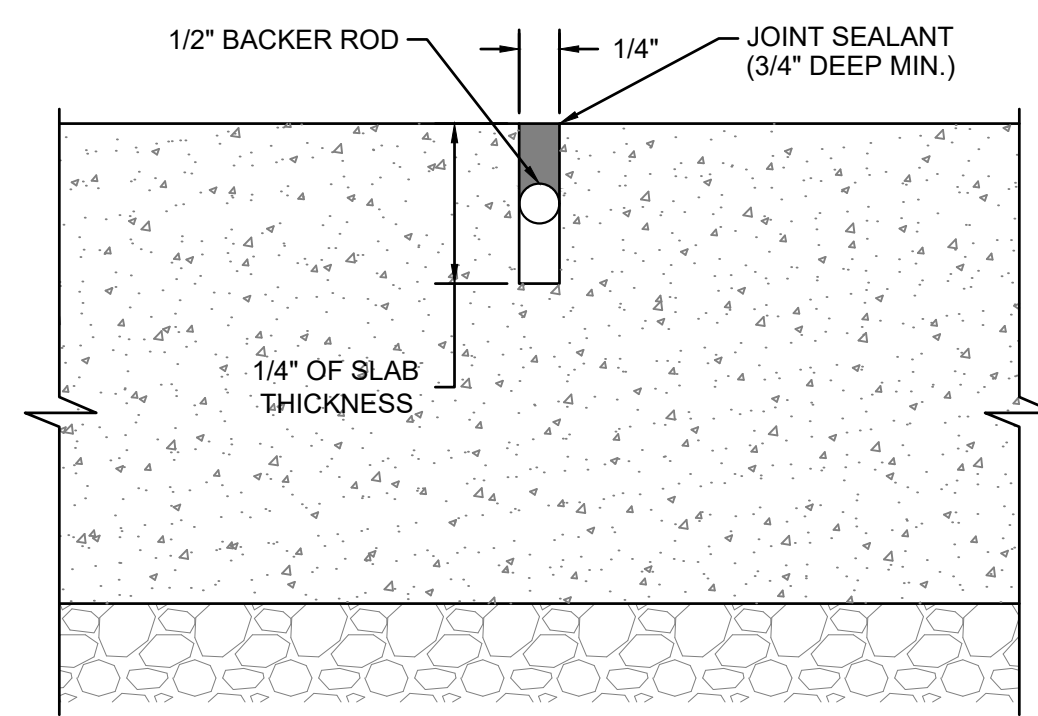
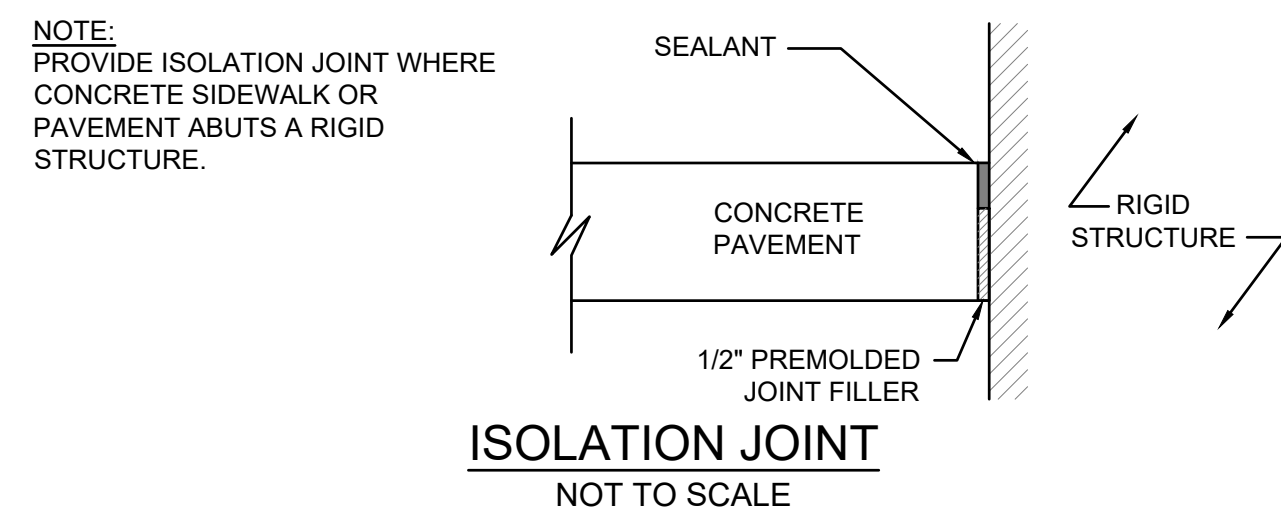
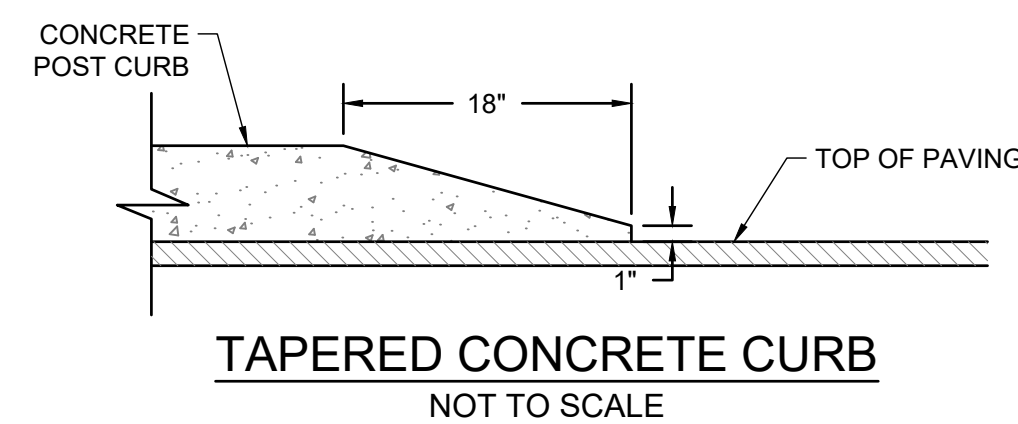
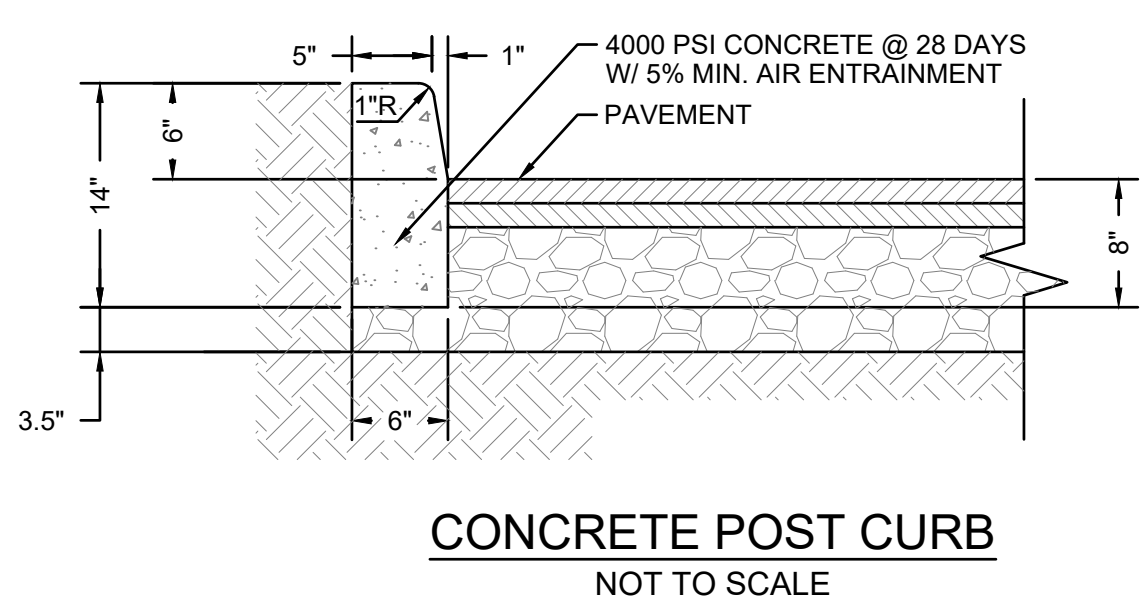
COMPACTION DENSITY REQUIREMENTS BY MARSHALL METHOD SECTION 407.



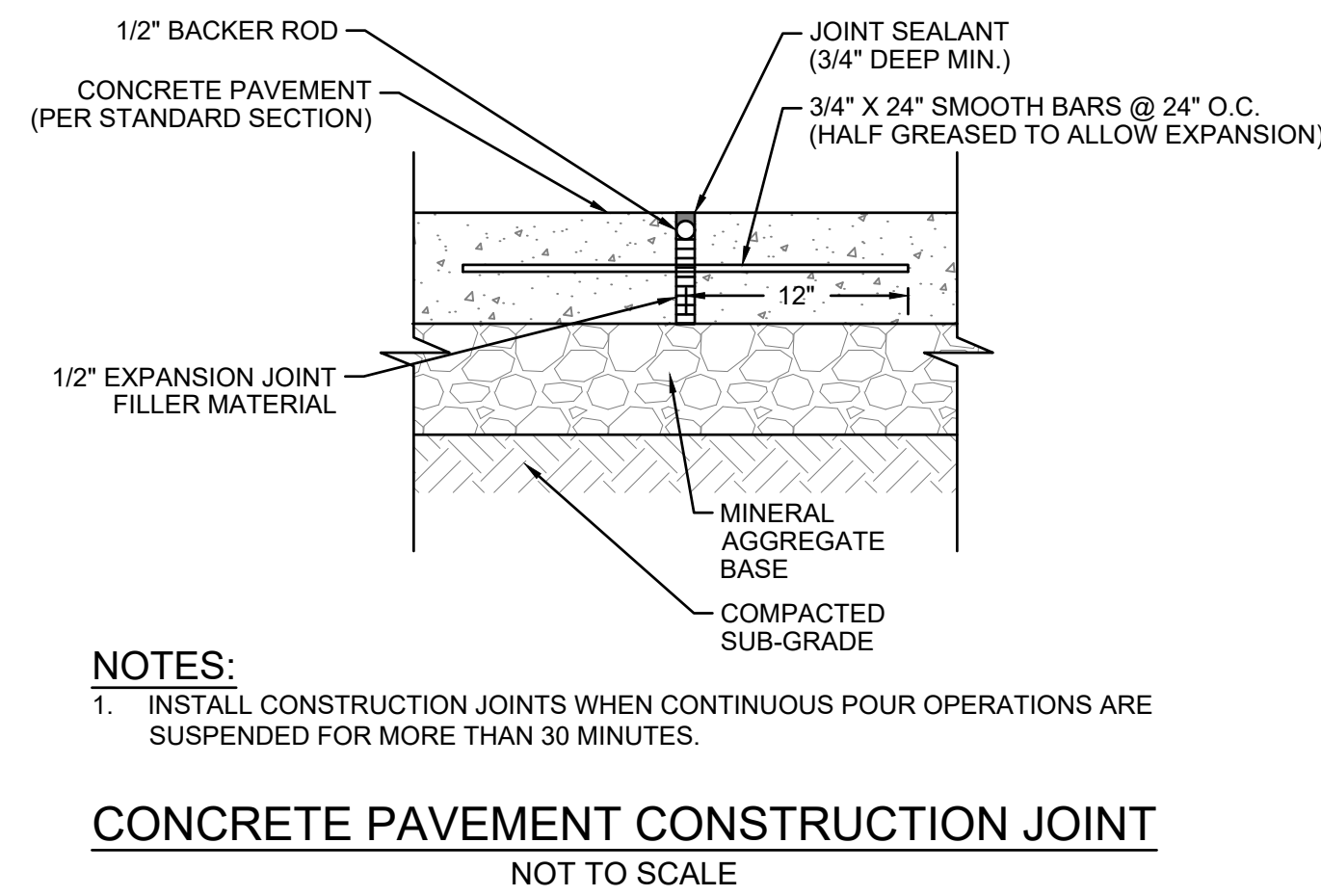
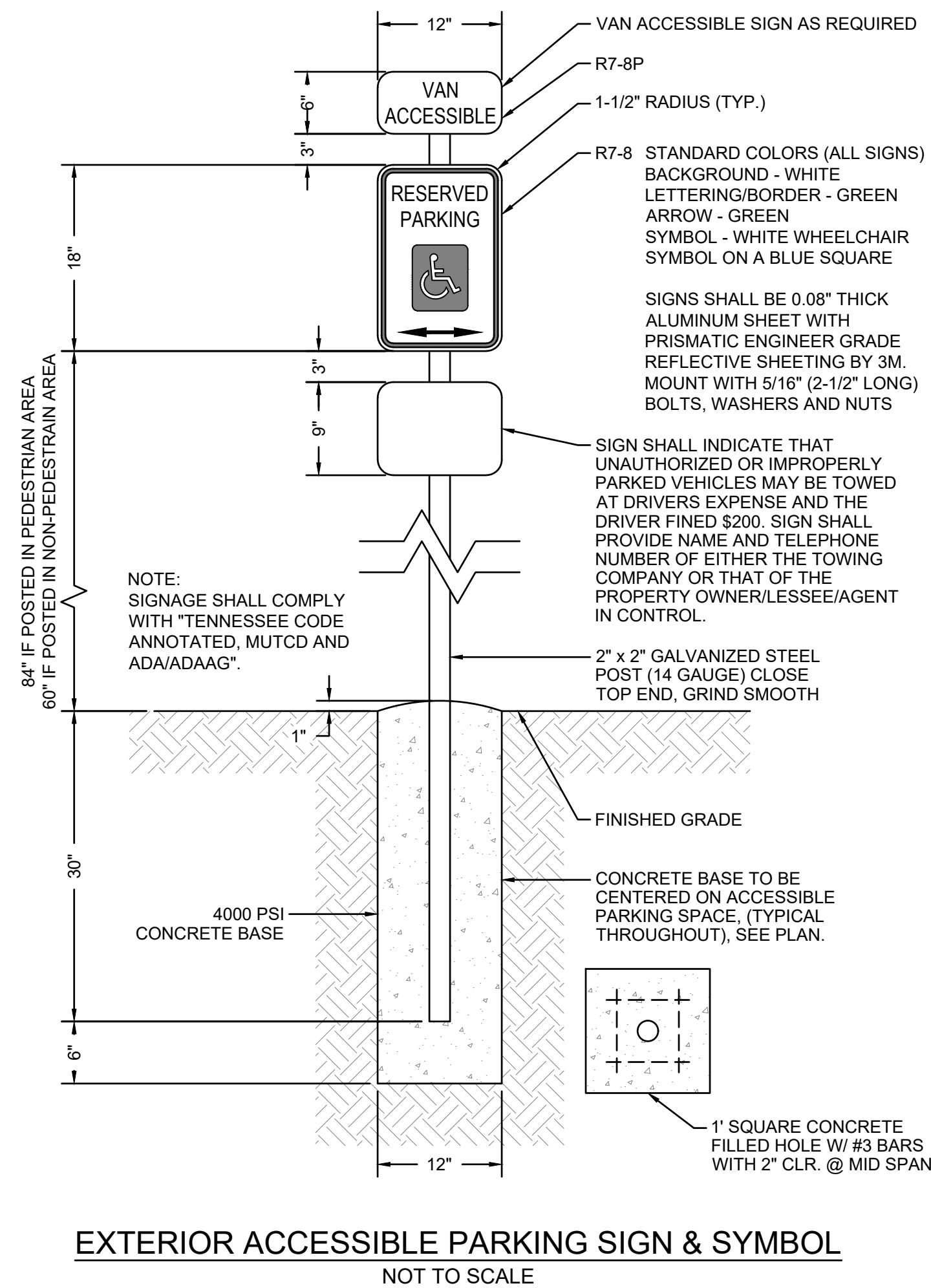
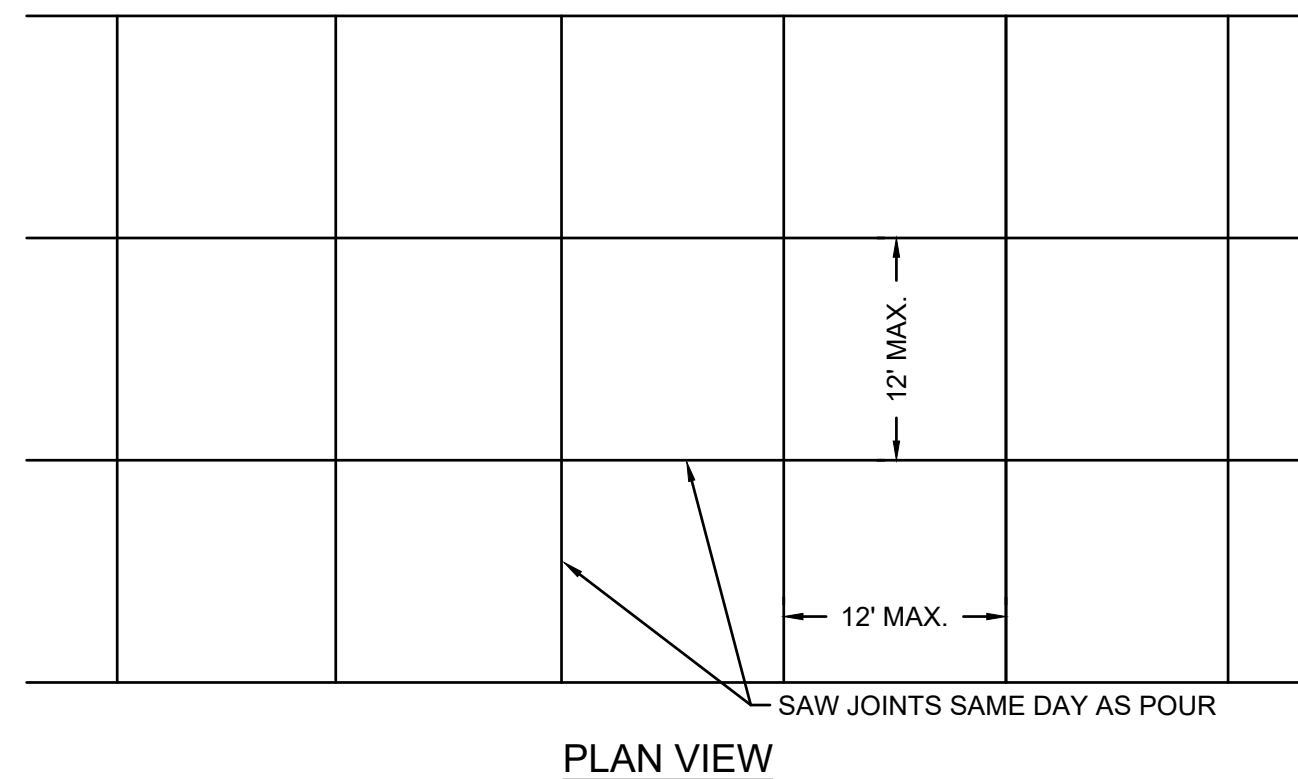
- NOTES:**
1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 501 FOR CONCRETE, AND SECTION 303 FOR BASE COURSE.
 2. REFER TO DETAILS ON THIS SHEET FOR JOINT SPACING AND CONSTRUCTION.
 3. EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.



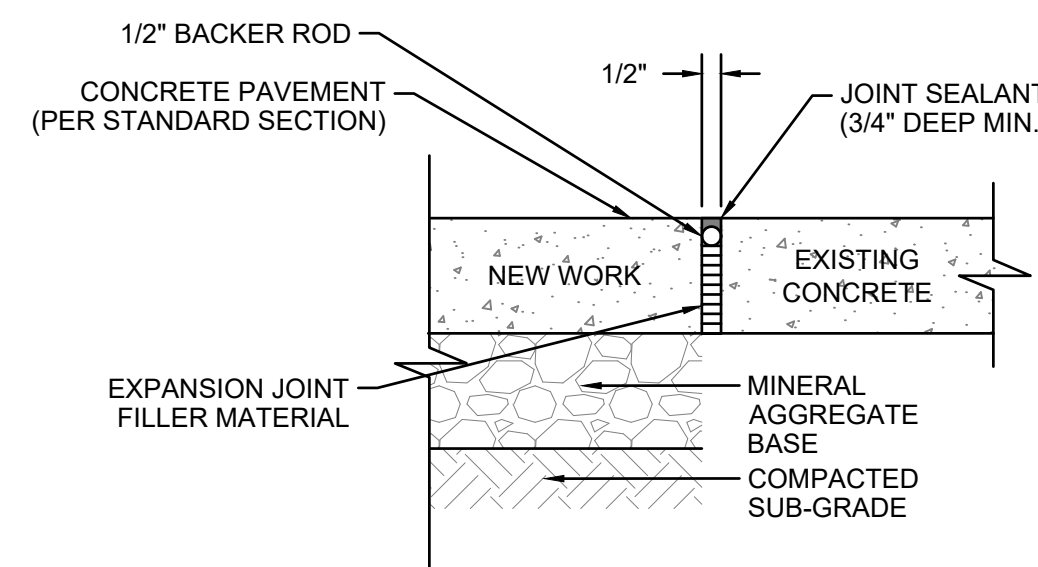
- NOTES:**
1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
 2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
 3. EQUALLY SPACE 1/2" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN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



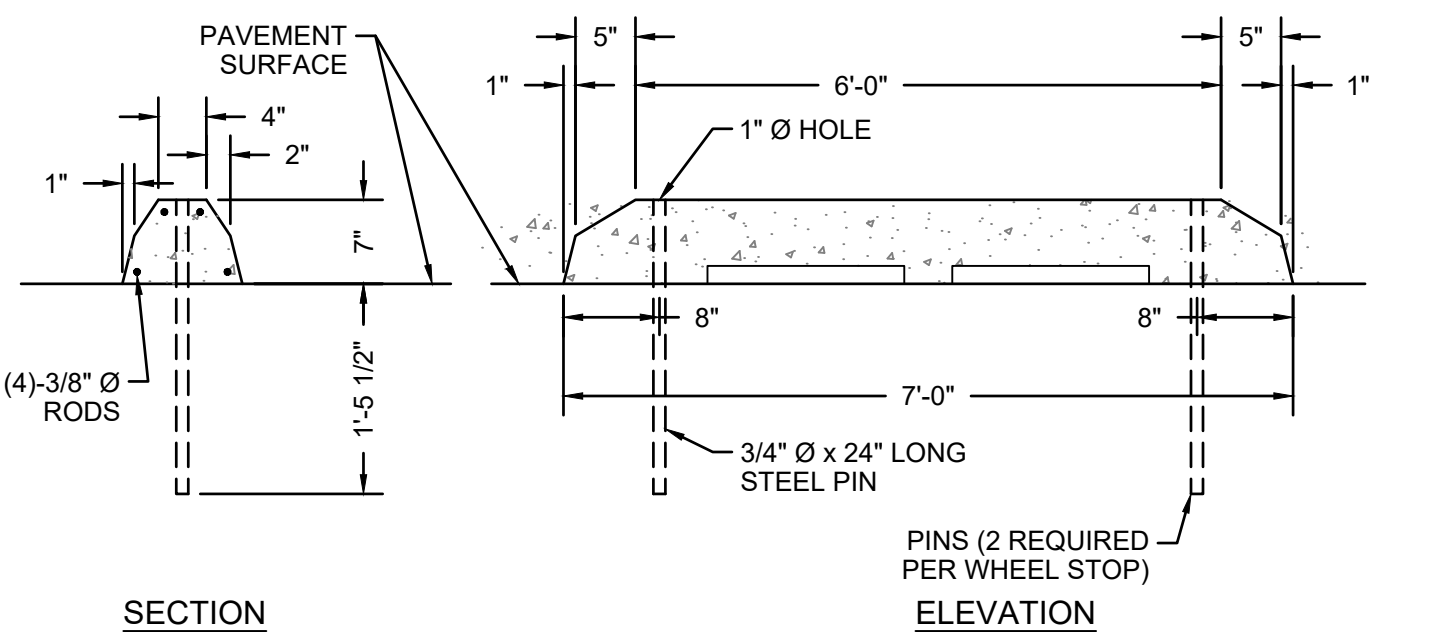
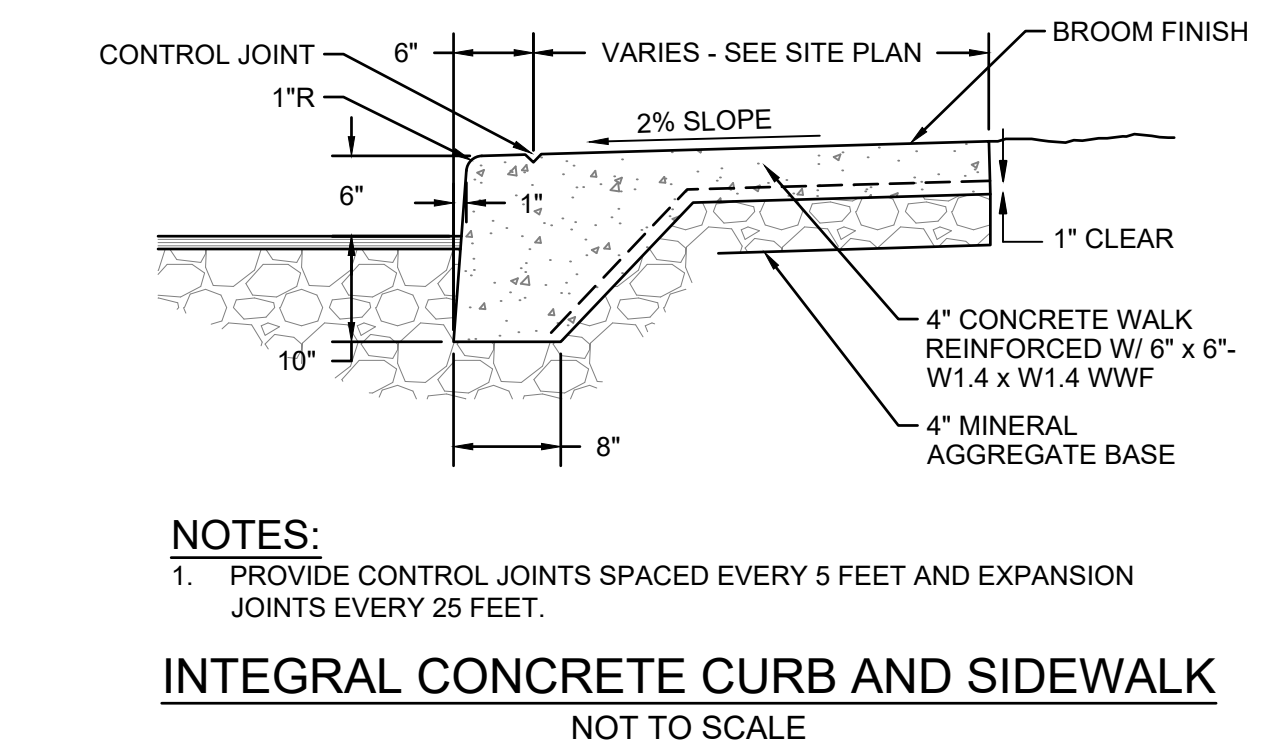
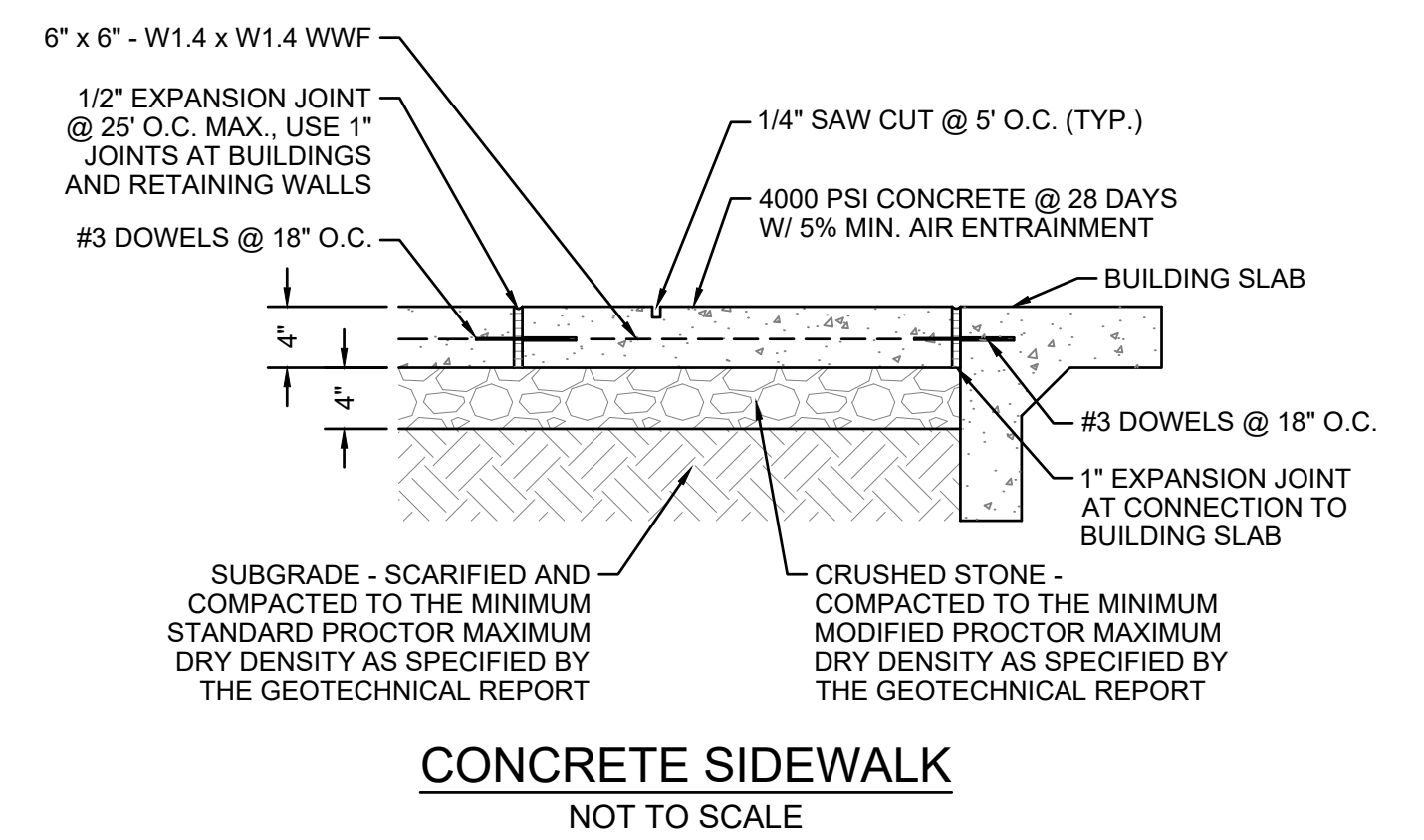
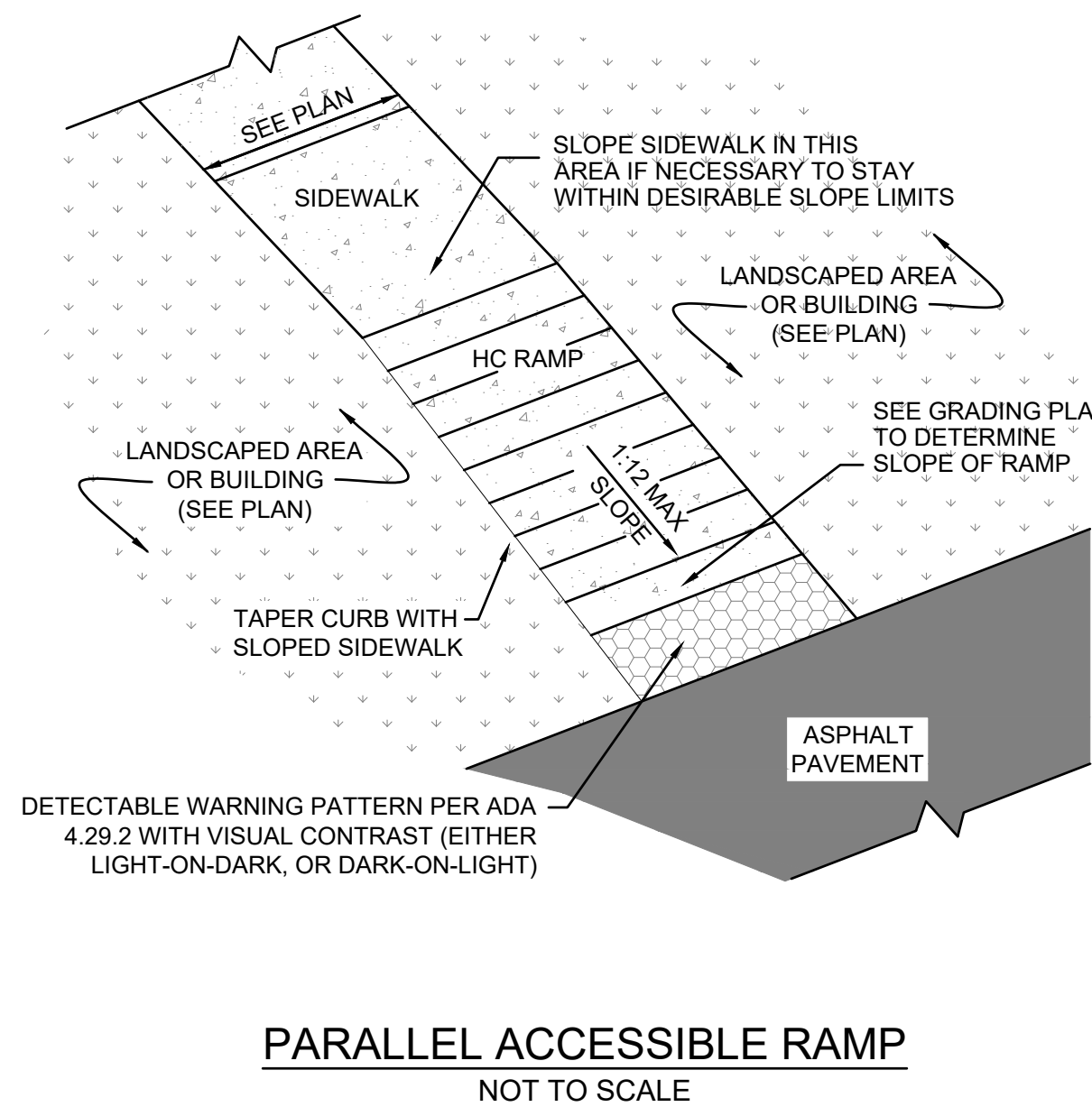
- NOTES:**
1. INSTALL SAW CUT JOINTS WITHIN 24 HOURS OF FINISHING CONCRETE.



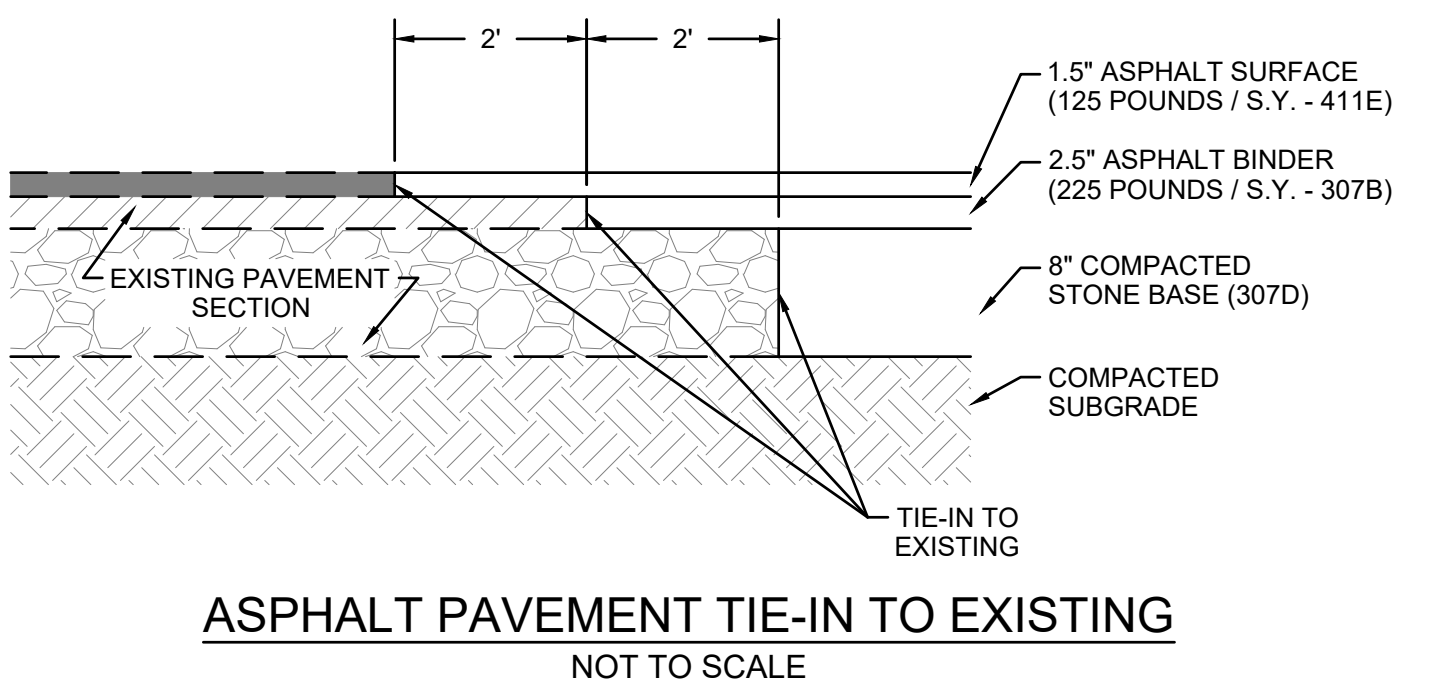
- NOTES:**
1. INSTALL CONSTRUCTION JOINTS WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.



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

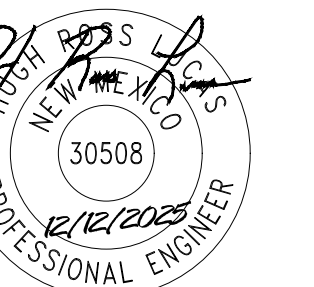


- NOTES:**
1. RECESS PINS BELOW TOP OF WHEEL STOP 1/2".



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

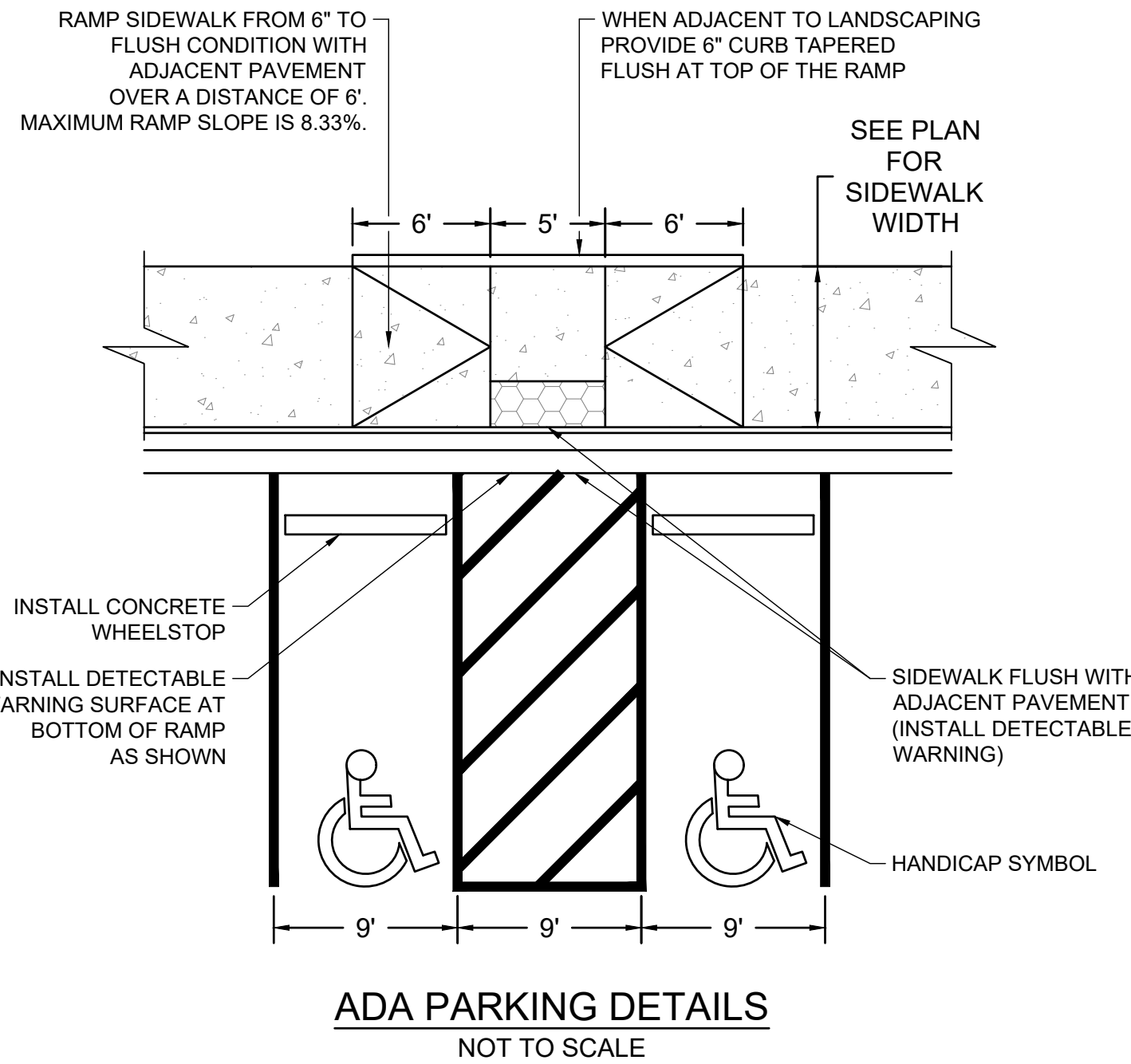
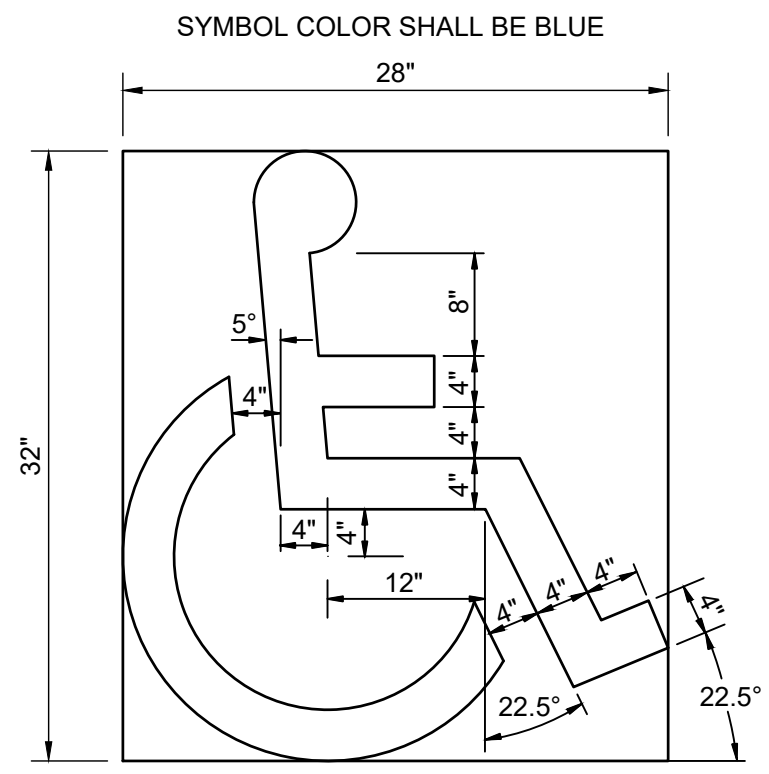
DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/24/2025	FIRE 1 PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL

SITE DETAILS

C4.0

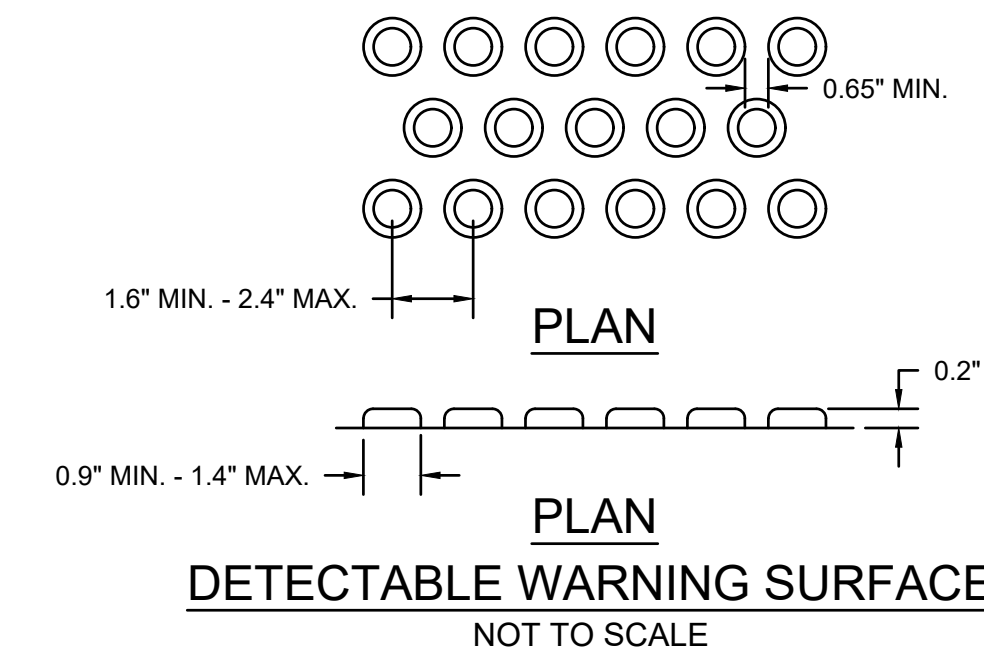
NOTES:

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

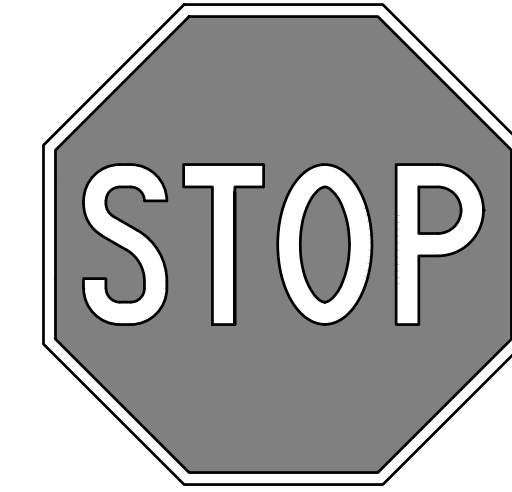


NOTES:

- DETECTABLE WARNING SURFACE IS REQUIRED AT ALL SIDEWALK RAMP AT BOUNDARY WITH ADJACENT PAVEMENT.
- TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCHES MINIMUM TO 1.4 INCHES MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE
- BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCHES.
- TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES MINIMUM AND 2.4 INCHES MAXIMUM, AND A BASE-TO-BASE SPACING OF (0.65 IN MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
- REFER TO FLARED HANDICAP RAMP DETAIL AND PARALLEL HANDICAP RAMP DETAIL FOR PLACEMENT OF DETECTABLE WARNING SURFACE.

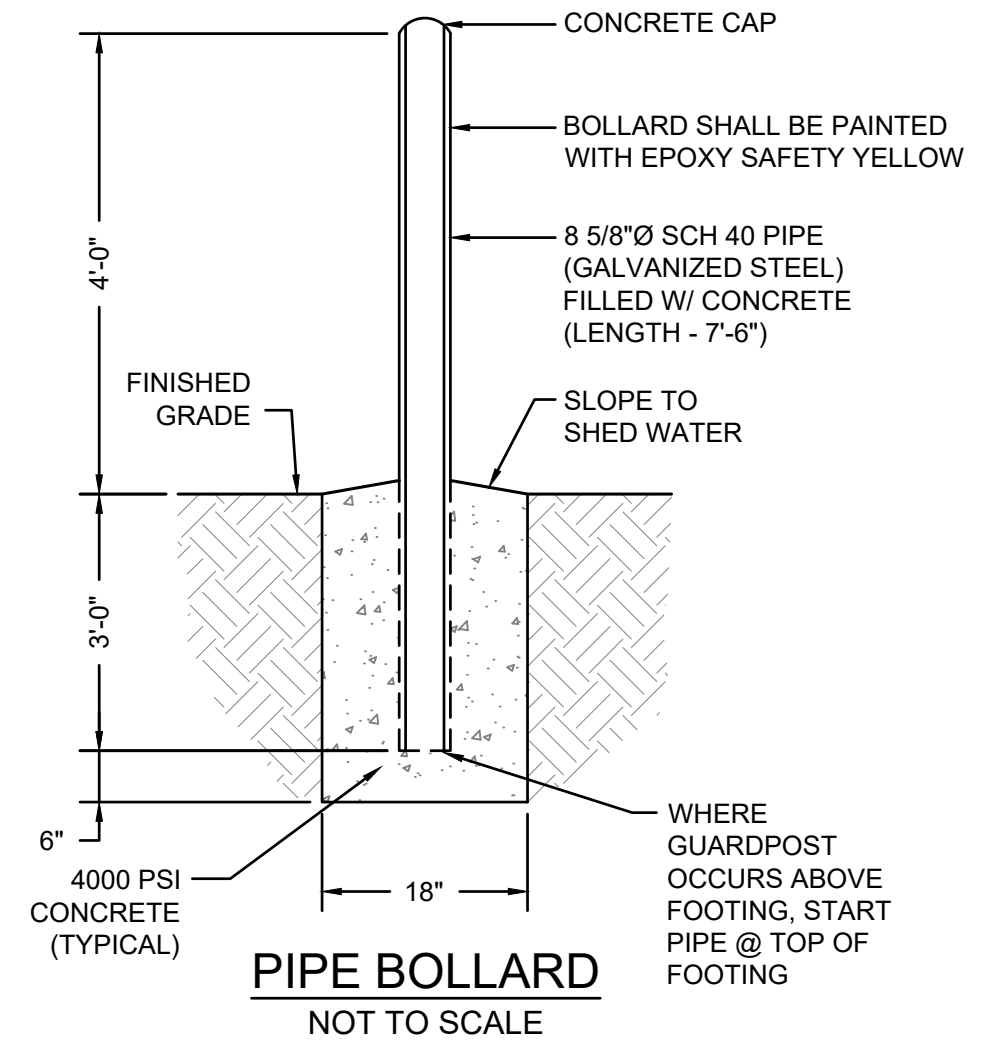
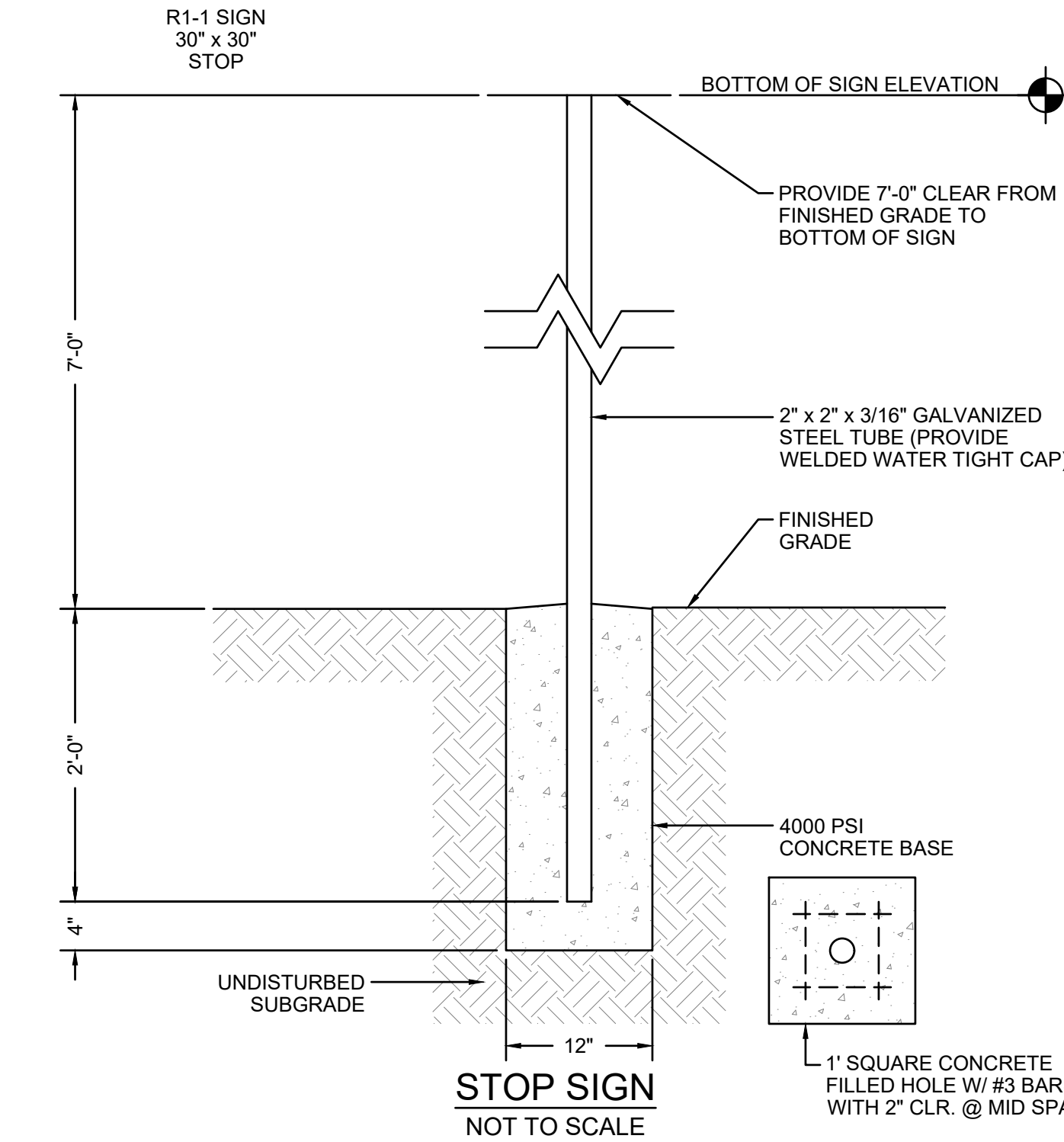


COLORS:
LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)



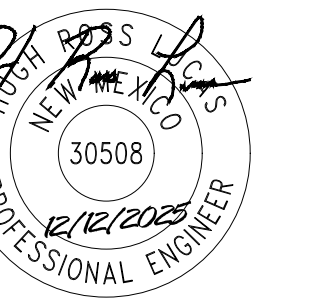
NOTES:

- SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 24". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
- FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE, WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE.
- ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 84", WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.



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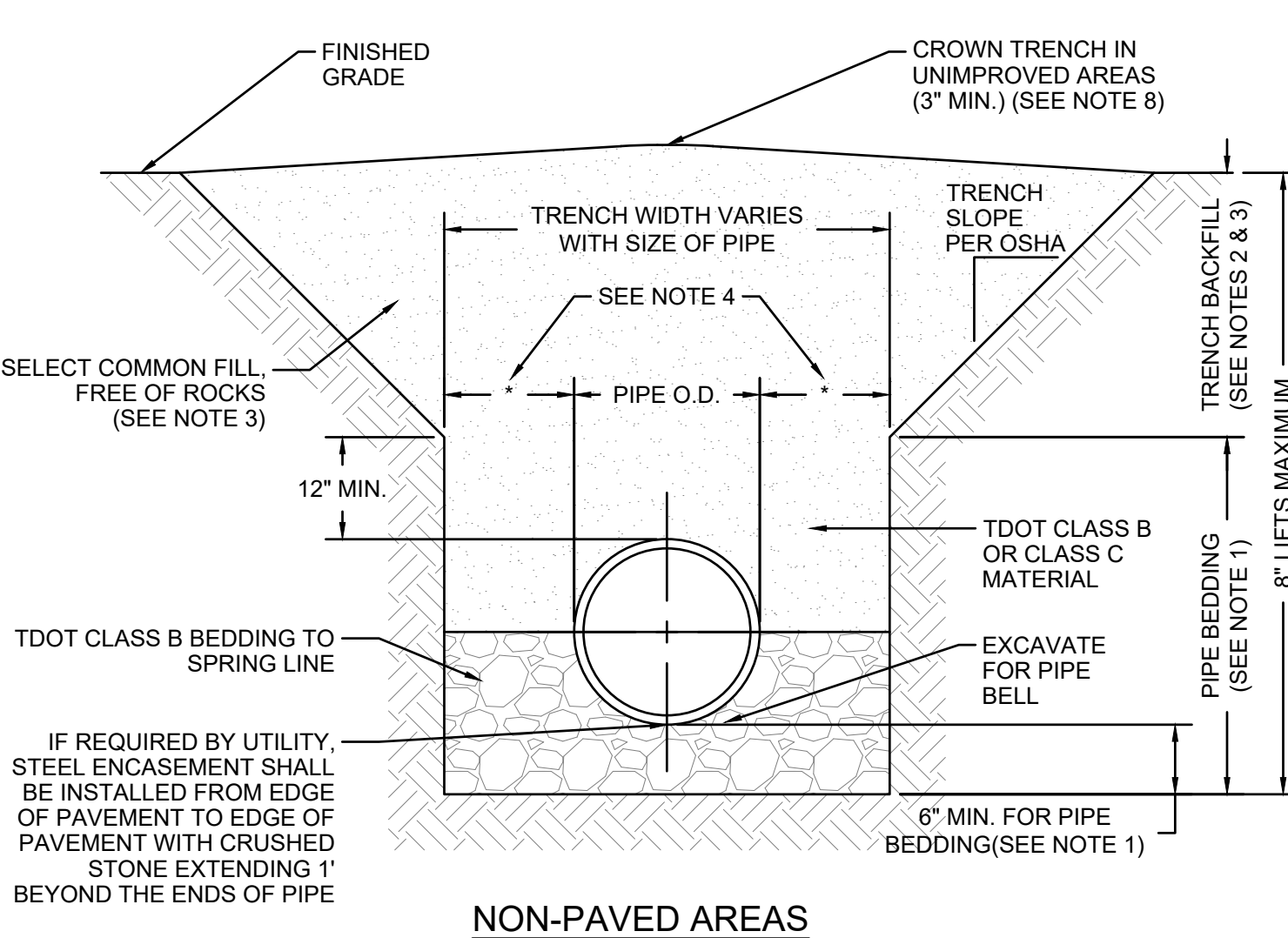
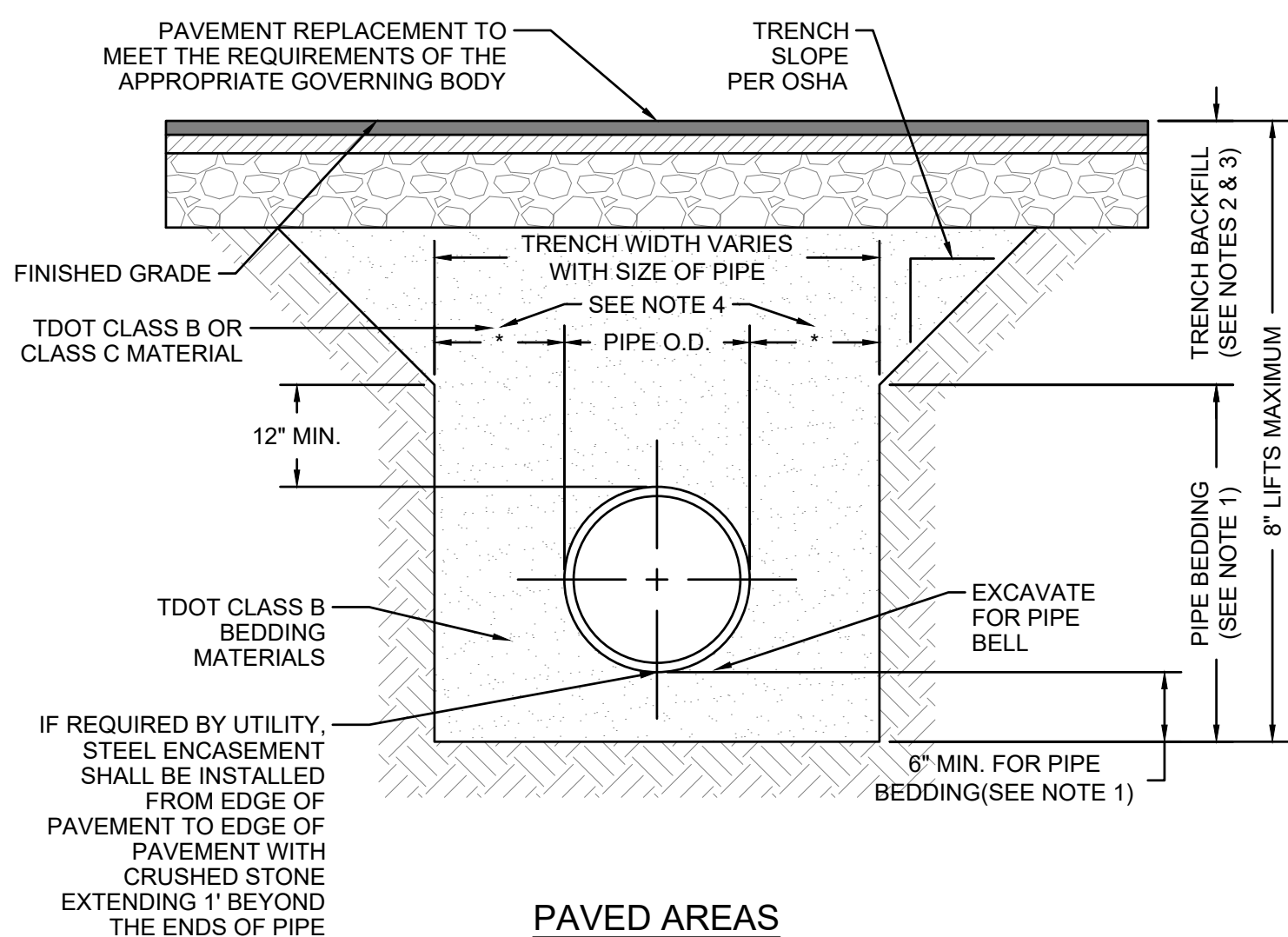


SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

SIEVE ANALYSIS CHART					
CRUSHED STONE ASTM D-448, NUMBER 67		SAND		SELECT NATIVE MATERIAL	
NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING
1"	100	1"	100	1"	100
3/4"	90 - 100	#4	60 - 100	#4	40 - 100
3/8"	20 - 55	#200	0 - 5	#200	0 - 50
#4	0 - 10	MAXIMUM P.I. = 5			
#8	0 - 5	MAXIMUM L.L. = 30		MAXIMUM P.I. = 12	

NOTES:

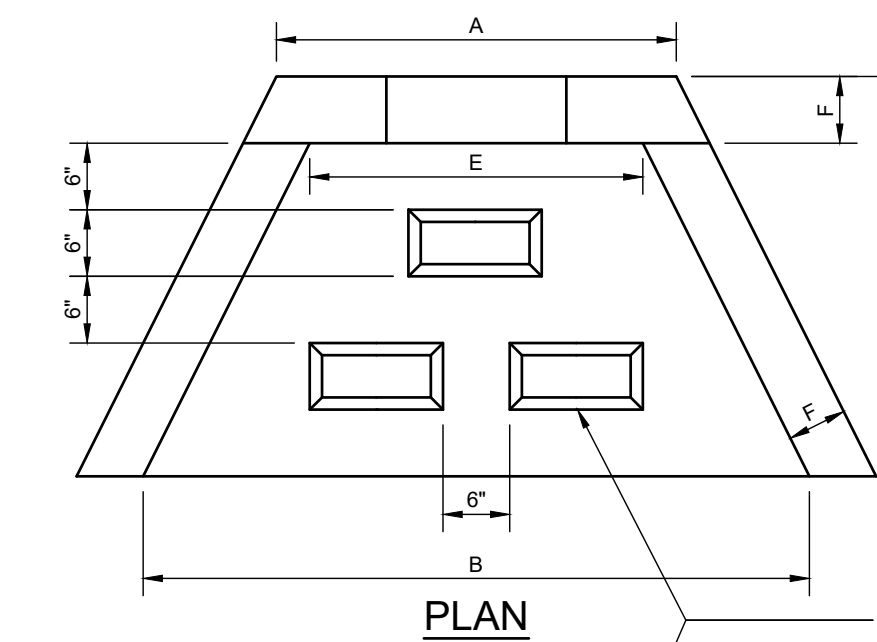
- PIPE BEDDING: TDOT CLASS B BEDDING COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: TDOT CLASS B OR CLASS C MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL UTILIZING SELECT COMMON FILL SHALL BE IN ACCORDANCE WITH TDOT SPECIFICATIONS.
- (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH CITY OR TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.



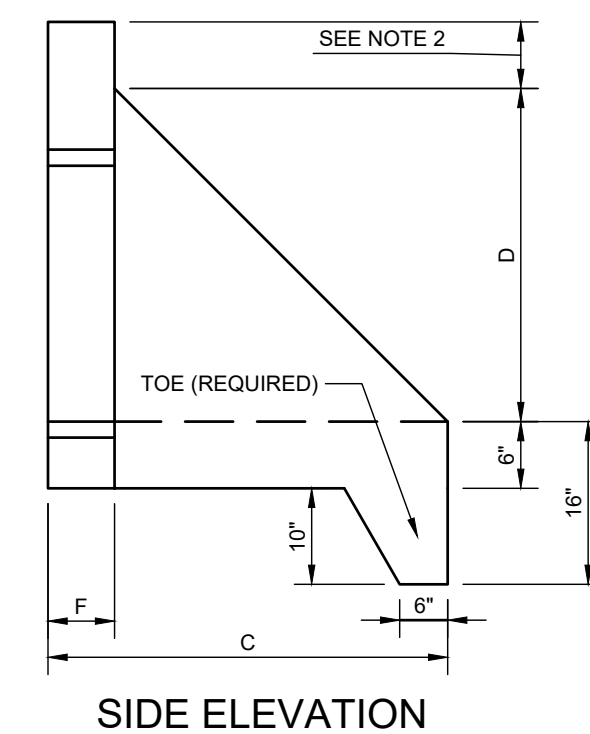
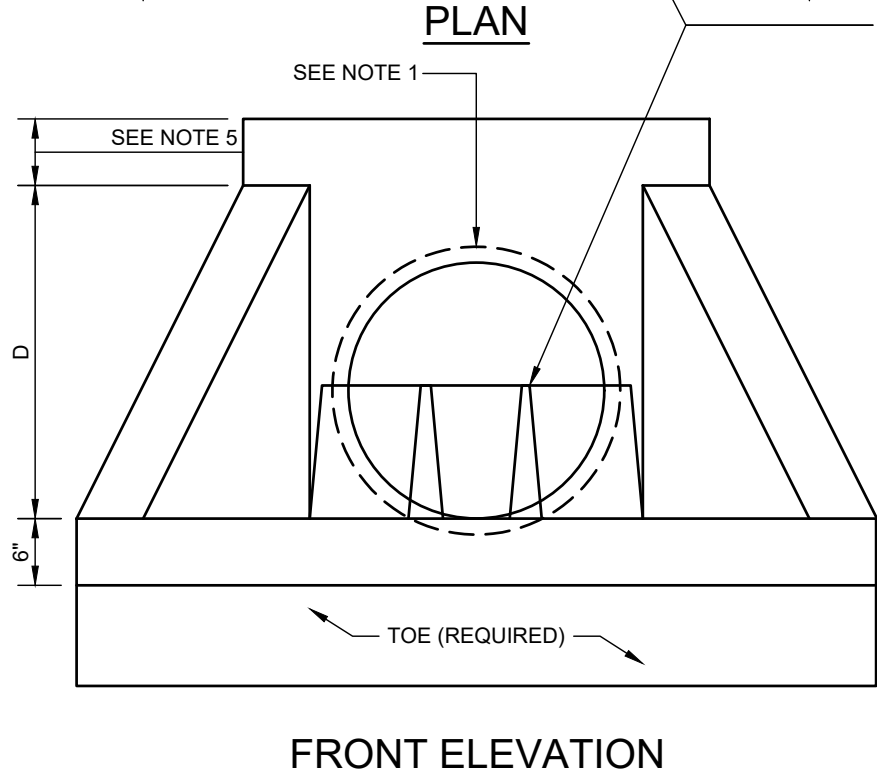
TYPICAL STORM BEDDING
NOT TO SCALE

NOTES:

- CONCRETE: 4000 PSI AT 28 DAYS.
- REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELED TO HEADWALL WITH NO. 5 BARS.
- 3/4" CHAMFER ON ALL EXPOSED EDGES.
- CONTRACTOR TO PLACE ANY ADDITIONAL FILL MATERIAL NEEDED TO BRING FINISHED GRADE TO WITHIN 0" - 2" OF THE TOP OF THE HEADWALL.
- 0" FOR AW HEADWALL
6" FOR BW & CW HEADWALL
6" TO 27" FOR DW HEADWALL



PIPE SIZE	TABLE OF DIMENSIONS			
	AW 12"-15"-18"	BW 24"	CW 30"-36"-42"	DW 48"-54"-60"
A	32"	48"	80"	97.25"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	26"	32"	55"	78"
WT / LB	1.380	3.100	8.100	11.400

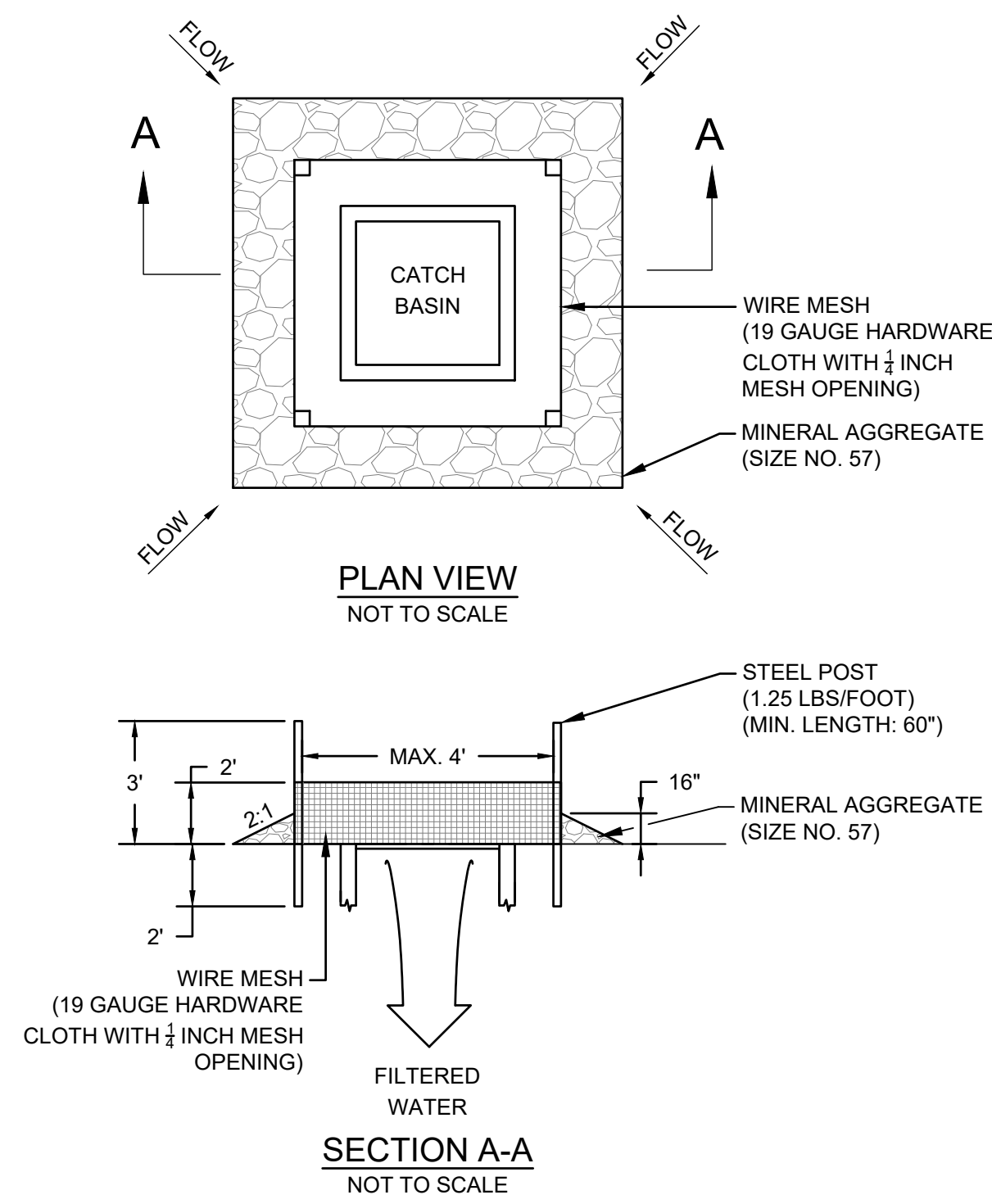


CONCRETE HEADWALL
NOT TO SCALE

DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/24/2025	FIRE PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL

SITE DETAILS

C4.1



INLET PROTECTION (PRE-PAVED AREAS)
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

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

MAINTENANCE AND INSPECTION POINTS

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

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:

EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DITCHES, DIKES, DIVERSIONS, AND SEDIMENT BASINS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDING VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION:

GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. WHERE HYDROSEEDING METHODS ARE USED, THE SURFACE MAY BE LEFT WITH A MORE IRREGULAR SURFACE OF LARGE CLOUDS AND STONES.

LIMING:

APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH (ACIDITY) OF THE SOIL IS NOT KNOWN, AN APPLICATION OF GROUND AGRICULTURAL LIMESTONE AT THE RATE TO 1 TO 1 1/2 TONS/ACRE ON COARSE TEXTURED SOILS AND 2-3 TONS/ACRE ON FINE TEXTURED SOILS IS USUALLY SUFFICIENT. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4-6 INCHES OF SOIL. SOILS WITH A PH OF 6 OR HIGHER DO NOT NEED TO BE LIMED.

FERTILIZER:

BASE APPLICATION RATES ON SOIL TESTS. WHEN SOIL TESTS ARE NOT POSSIBLE, APPLY A 10-10-10 GRADE FERTILIZER AT 700-1000LB/ACRE. BOTH FERTILIZER AND LIME SHOULD BE INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. IF A HYDRAULIC SEEDER IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES BEFORE THE APPLICATION.

SURFACE ROUGHENING:

IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE NECESSARY. EXCEPT TO BREAK UP LARGE CLOUDS, IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

CONSTRUCTION SPECIFICATIONS

SEEDING:

SELECT A NON-INVASIVE GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEE FIGURES 7-81 TO 7-83 FOR SUGGESTIONS OF TEMPORARY SEEDING SPECIES. ALTHOUGH NATIVE PLANTS ARE PREFERRED, THERE ARE CURRENTLY NO AVAILABLE NATIVE SPECIES THAT ARE NOT COST PROHIBITIVE. NON-INVASIVE ANNUAL PLANTS ARE PREFERRED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER. DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED 1/4 TO 1/2 INCHES DEEP. APPROPRIATE DEPTH OF PLANTING IS 10 TIMES THE SEED DIAMETER. SOIL SHOULD BE RAKED LIGHTLY TO COVER SEED WITH SOIL IF SEEDING BY HAND.

MULCHING:

THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS, AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS. HARSH SITE CONDITIONS INCLUDE:

- SEEDING IN FALL FOR WINTER COVER
- SLOPES STEEPER THAN 3:1
- EXCESSIVELY HOT OR DRY WEATHER
- ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND), AND
- AREAS RECEIVING CONCENTRATED FLOW.

IRRIGATION:

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL ENSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE AS NEEDED. NEWLY SEEDED AREAS REQUIRE MORE WATER THAN MORE MATURE PLANTS.

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE THE SLOPE, WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF VEGETATION.

CONCENTRATIONS OF WATER THAT COULD CAUSE EXCESSIVE SOIL EROSION SHOULD BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES MUST CONFORM TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

PLANT SELECTION:

ONLY CERTIFIED SEED SHALL BE USED. REFER TO TABLE FOR SUGGESTED SPECIES. GRASS TYPE SHOULD BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS; SITE AND SOIL CONDITIONS; PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING; METHOD OF PLANTING; AND THE NEEDS AND DESIRES OF THE LAND USER.

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS WILL COMPETE WITH PERENNIAL SPECIES FOR WATER, NUTRIENTS, AND GROWING SPACE. A HIGH SEEDING RATE OF THE COMPANION CROP MAY PREVENT THE ESTABLISHMENT OF PERENNIAL SPECIES.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERENNIAL, PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER. HOWEVER, CRIMSON, CLOVER, OATS AND WINTER WHEAT CAN BE PLANTED ANY TIME OF THE YEAR AND ARE RECOMMENDED AS A COVER CROP WITH NATIVE PERENNIAL SPECIES.

TOPSOIL:

TOPSOIL SHOULD BE REPLACED ON ALL AREAS TO BE SEEDED. SEE PRACTICE 7.3 FOR MORE INFORMATION ON THE REMOVAL, STORAGE AND REAPPLICATION OF TOPSOIL.

SEEDBED PREPARATION:

WHEN CONVENTIONAL SEEDING IS TO BE USED, TOPSOIL SHOULD BE APPLIED TO ANY AREA WHERE THE DISTURBANCE RESULTS IN SUBSOIL AT THE FINAL GRADE SURFACE. A MINIMUM DEPTH OF 4" IS REQUIRED. SOIL PH SHOULD BE ABOVE 5 - PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES. SOIL SHOULD BE SUBMITTED TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS. IN THE ABSENCE OF SOIL TEST RESULTS, THE FOLLOWING APPLICATION RATES CAN BE USED:

GROUND AGRICULTURAL LIMESTONE:

- LIGHT-TEXTURED, SANDY SOILS: 1 - 1 1/2 TONS/ACRE
- HEAVY-TEXTURED, CLAYEY SOILS: 2-3 TONS/ACRE

FERTILIZER:

- GRASSES: 800-1200 LB/ACRE OF 10-10-10 (OR THE EQUIVALENT)
- GRASS-LEGUME MIXTURES: 800-1200 LB/ACRE OF 5-10-10 (OR THE EQUIVALENT)

BROADCAST SEEDING:

- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.
- TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE TOPSOIL, LIME, AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRINGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A CRIMPER IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE PARALLEL TO THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE CONSECUTIVE BEDS, 6 TO 8 INCHES APART, IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

NOTE:

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

CONSTRUCTION SPECIFICATIONS

INOCULANTS:

NATIVE LEGUME SEEDS DO NOT NEED TO BE INOCULATED. ALL NON-NATIVE LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANTS SHALL BE PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANTS TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANTS RECOMMENDED BY THE MANUFACTURER.

NO-TILL SEEDING:

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERENNIAL (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH. NATIVE GRASSES RESPOND VERY WELL TO DRILL SEEDING AT A DEPTH OF ONE-FOURTH INCH.

MULCH:

STRAW MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS AND MUST BE APPLIED IMMEDIATELY AFTER THE APPLICATION OF SEED. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%. ALL MULCH MUST BE ANCHORED.

MAINTENANCE AND INSPECTION POINTS:

ANY AREAS THAT HAVE WASHED OUT DUE TO HIGH STORMWATER FLOWS, AREAS THAT HAVE BEEN DISTURBED BY BLOWING WIND, AND AREAS THAT DO NOT SHOW GOOD GERMINATION SHOULD BE RETREATED.

INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.

RESEEDING:

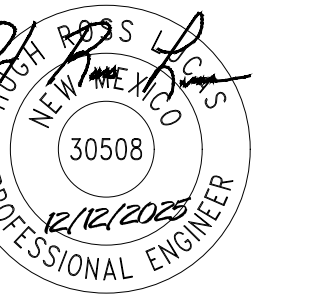
IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND AFTER SEEDBED PREPARATION OR OVER-SEED THE STAND. CONSIDER SEEDING TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING.

TEMPORARY COVER SEEDING MIXTURES				
SEEDING DATES	GRASS SEED	SOIL AMENDMENTS	MULCH	MAINTENANCE
JANUARY 1 TO MAY 1	RYE (120 LBS/ACRE)	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.	APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.
MAY 1 TO AUGUST 15	OATS (60 LBS/ACRE) BROWN TOP MILLET (30 LBS/ACRE)			
AUGUST 15 - DECEMBER 31	OATS (30 LBS/ACRE) WINTER WHEAT (30 LBS/ACRE)			

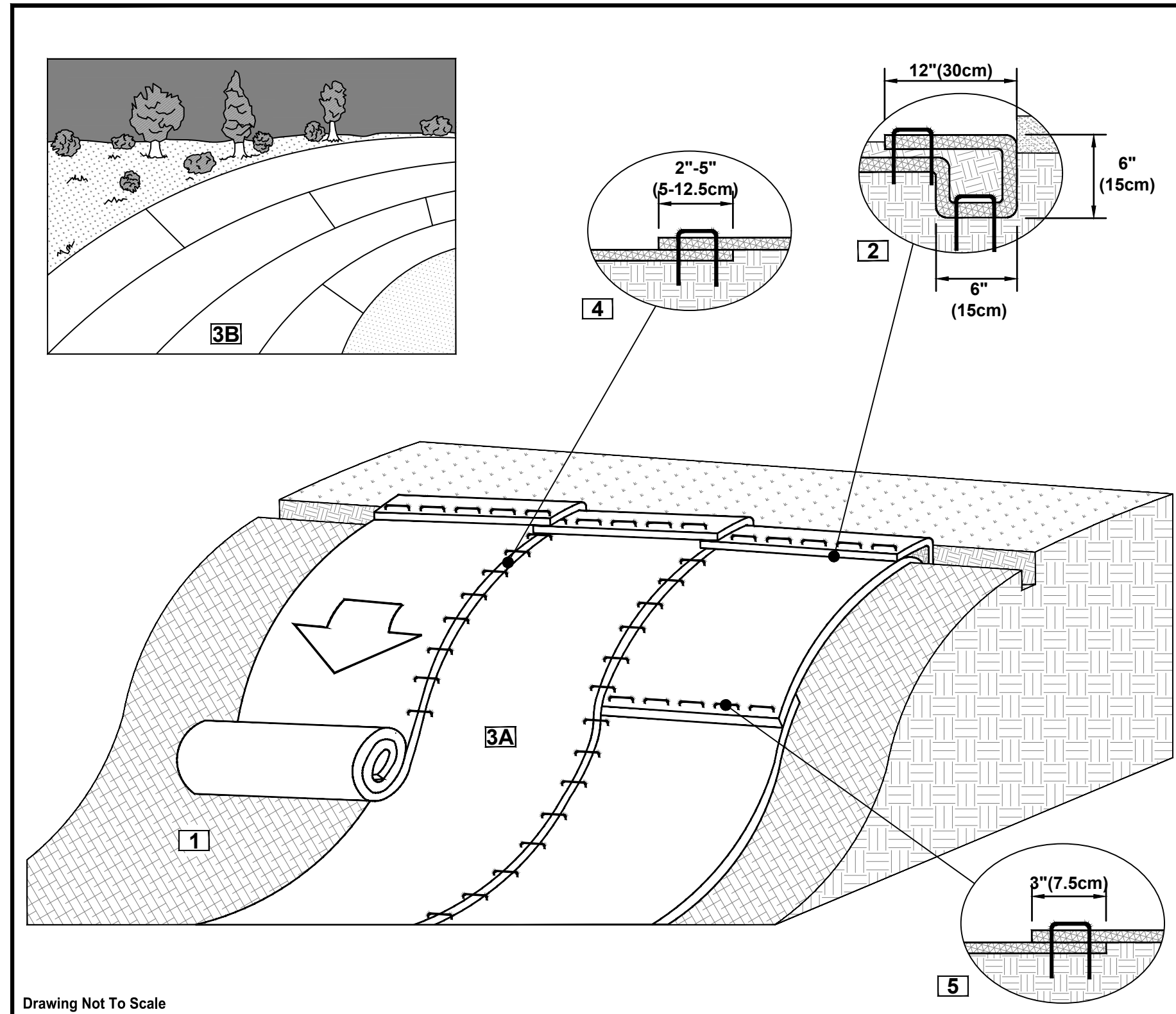
TEMPORARY SEEDING
NOT TO SCALE

PERMANENT COVER SEEDING MIXTURES				
ZONE	BEST	MARGINAL	PREFERRED RATE/MIX (lb/ac FLS)	
REGION II	LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS	AUG 25 - SEPT 15 FEB 15 - MAY 30	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP MILLET 5 LITTLE BLUESTEM 2 SWITCH GRASS 2 TALL DROPSEED 5 SIDECATS GRAMMA 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREY-HEADED CONEFLOWER
	LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH	AUG 25 - SEPT 15 FEB 15 - MAY 30	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP MILLET 5 PURPLETOP 5 LITTLE BLUESTEM 5 VIRGINIA HILL RYE 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREY-HEADED CONEFLOWER
	HIGH MAINTENANCE	AUG 30 - OCT 15	FEB 15 - APR 15	15 BROWNTOP MILLET 2 PARTRIDGE PEA 45 RED FESCUE 45 HARD FESCUE 25 CHEWING FESCUE

PERMANENT SEEDING
NOT TO SCALE



DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/24/2025	FIRE PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL



**SLOPE
INSTALLATION
DETAIL**

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

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

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

NORTH AMERICAN GREEN
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NOTE:
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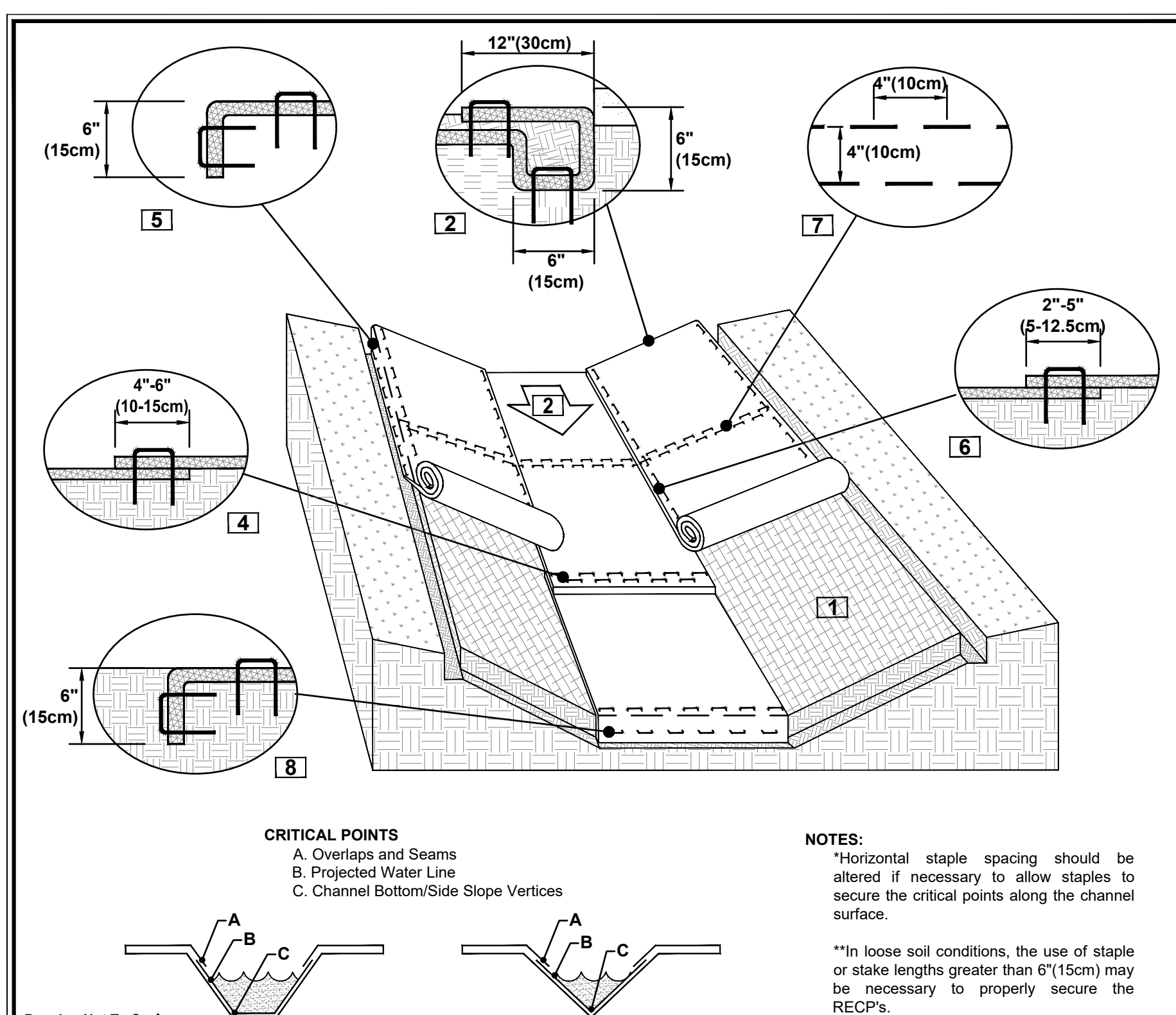
EROSION CONTROL BLANKET (SLOPE INSTALLATION)
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. EVEN IF PROPERLY DESIGNED, IF NOT PROPERLY INSTALLED, EROSION CONTROL BLANKETS WILL LIKELY NOT FUNCTION AS DESIRED. PROPER INSTALLATION IS IMPERATIVE. EVEN IF PROPERLY INSTALLED, IF NOT PROPERLY TIMED AND NOURISHED, VEGETATION WILL LIKELY NOT GROW AS DESIRED. PROPER SEED/VEGETATION SELECTION IS ALSO IMPERATIVE. GRADE THE SURFACE OF INSTALLATION AREAS SO THAT THE GROUND IS SMOOTH AND SOIL LOOSE. WHEN SEEDING PRIOR TO INSTALLATION, FOLLOW THE STEPS FOR SEED BED PREPARATION, SOIL AMENDMENTS, AND SEEDING. ALL GULLIES, RILLS, AND ANY OTHER DISTURBED AREAS MUST BE FINE GRADED PRIOR TO INSTALLATION. SPREAD SEED BEFORE BLANKET INSTALLATION. (IMPORTANT: REMOVE ALL LARGE ROCKS, DIRT CLOTS, STUMPS, ROOTS, GRASS CLUMPS, TRASH, AND OTHER OBSTRUCTIONS FROM THE SOIL SURFACE TO ALLOW FOR DIRECT CONTACT BETWEEN THE SOIL SURFACE AND THE BLANKET.) TERMINAL ANCHOR TRENCHES ARE REQUIRED AT BLANKET END. TERMINAL ANCHOR TRENCHES SHOULD BE A MINIMUM OF 12 INCHES IN DEPTH AND 6 INCHES IN WIDTH.
2. **INSTALLATION FOR SLOPES:** PLACE THE BLANKET 2-3 FEET OVER THE TOP OF THE SLOPE AND INTO AN EXCAVATED END TRENCH MEASURING APPROXIMATELY 12 INCHES DEEP BY 6 INCHES WIDE. PIN THE BLANKET AT 1 FOOT INTERVALS ALONG THE BOTTOM OF THE TRENCH, BACKFILL, AND COMPACT. UNROLL THE BLANKET DOWN (OR ALONG) THE SLOPE MAINTAINING DIRECT CONTACT BETWEEN THE SOIL AND THE BLANKET. OVERLAP ADJACENT ROLLS A MINIMUM OF 3 INCHES. PIN THE BLANKET TO THE GROUND USING STAPLES OR PINS IN A 3 FOOT CENTER-TO-CENTER PATTERN OR AS RECOMMENDED BY MANUFACTURER.
3. **ANCHORING DEVICES:** 11 GAUGE, AT LEAST 6 INCHES LENGTH BY 1 INCH WIDTH, STAPLES OR 12 INCH MINIMUM LENGTH WOODEN STAKES ARE RECOMMENDED FOR ANCHORING THE BLANKET TO THE GROUND. DRIVE STAPLES OR PINS SO THAT THE TOP OF THE STAPLE OR PIN IS FLUSH WITH THE GROUND SURFACE. ANCHOR EACH BLANKET EVERY 3 FEET ALONG ITS CENTER. LONGITUDINAL OVERLAPS MUST BE SUFFICIENT TO ACCOMMODATE A ROW OF ANCHORS AND UNIFORM ALONG THE ENTIRE LENGTH OF OVERLAP AND ANCHORED EVERY 3 FEET ALONG THE OVERLAP LENGTH. ROLL ENDS MAY BE SPLICED BY OVERLAPPING 1 FOOT (IN THE DIRECTION OF WATER FLOW), WITH THE UPSTREAM/UPSLOPE MAT PLACED ON TOP OF THE DOWNSTREAM/DOWNSLOPE BLANKET. THIS OVERLAP SHOULD BE ANCHORED AT 1 FOOT SPACING ACROSS THE BLANKET. WHEN INSTALLING MULTIPLE WIDTH MATS HEAT SEALED IN THE FACTORY, ALL FACTORY SEAMS AND FIELD OVERLAPS SHOULD BE SIMILARLY ANCHORED.

MAINTENANCE AND INSPECTION POINTS

1. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE BLANKET.
2. ANY AREAS OF THE BLANKET THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
3. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REPAIRED.
4. MONITOR AND REPAIR THE BLANKET AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED. INSPECTIONS SHOULD INCLUDE WALKING ACROSS THE SLOPE TO CHECK FOR EROSION GULLIES THAT CAN BE FELT RATHER THAN SEEN.



**CHANNEL
INSTALLATION
DETAIL**

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

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

NOTE:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.
**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECPs.

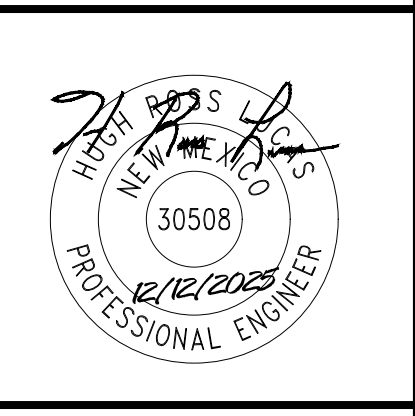
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EROSION CONTROL BLANKET (CHANNEL INSTALLATION)
NOT TO SCALE

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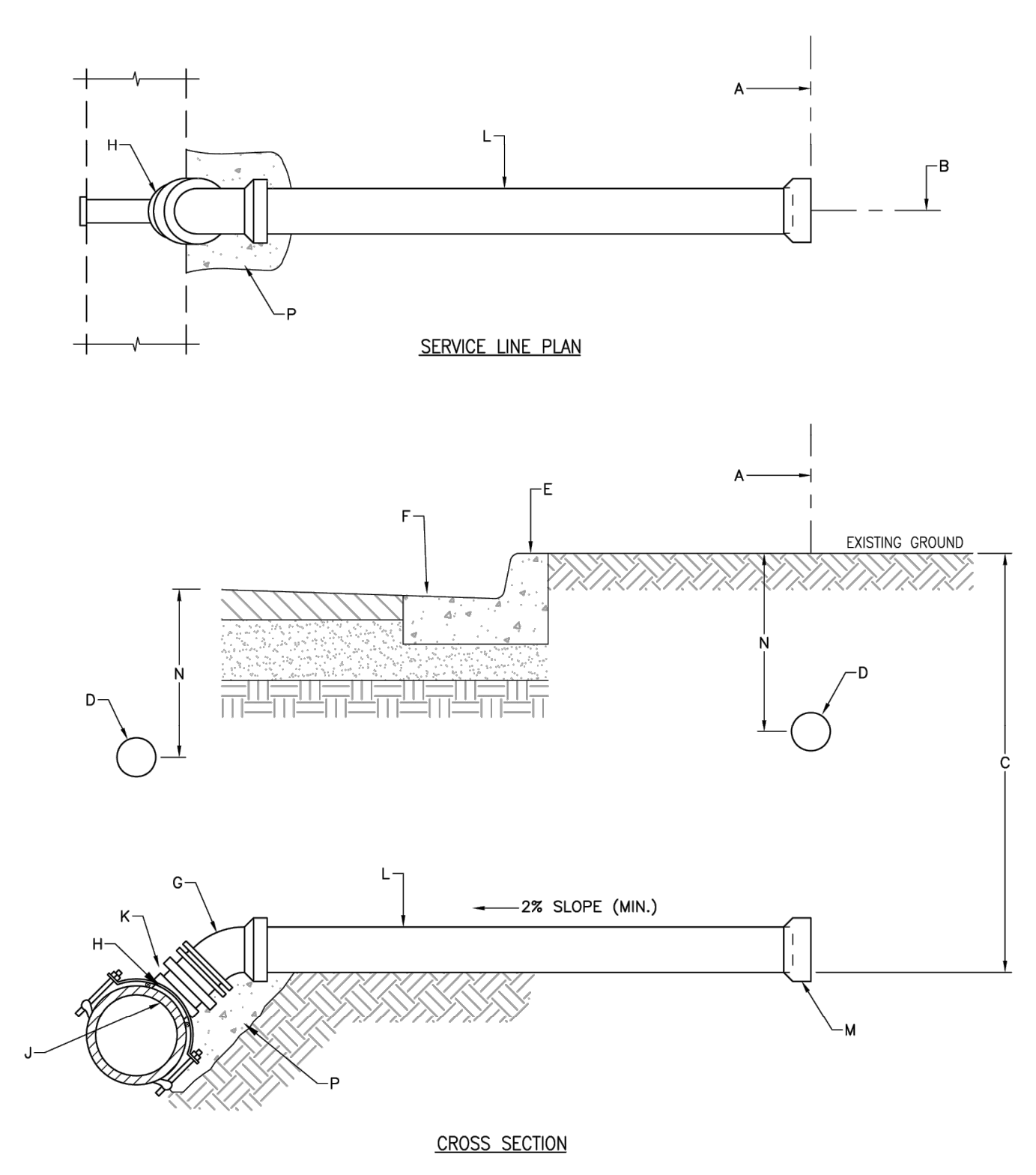
SITE DEVELOPMENT PLANS FOR:
BENAVIDES
1125 SNOW VISTA BLVD SW
ALBUQUERQUE, NEW MEXICO 87121

DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/24/2025	FIRE PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL

SITE DETAILS

C4.4

Printed: December 12, 2025
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GENERAL NOTES

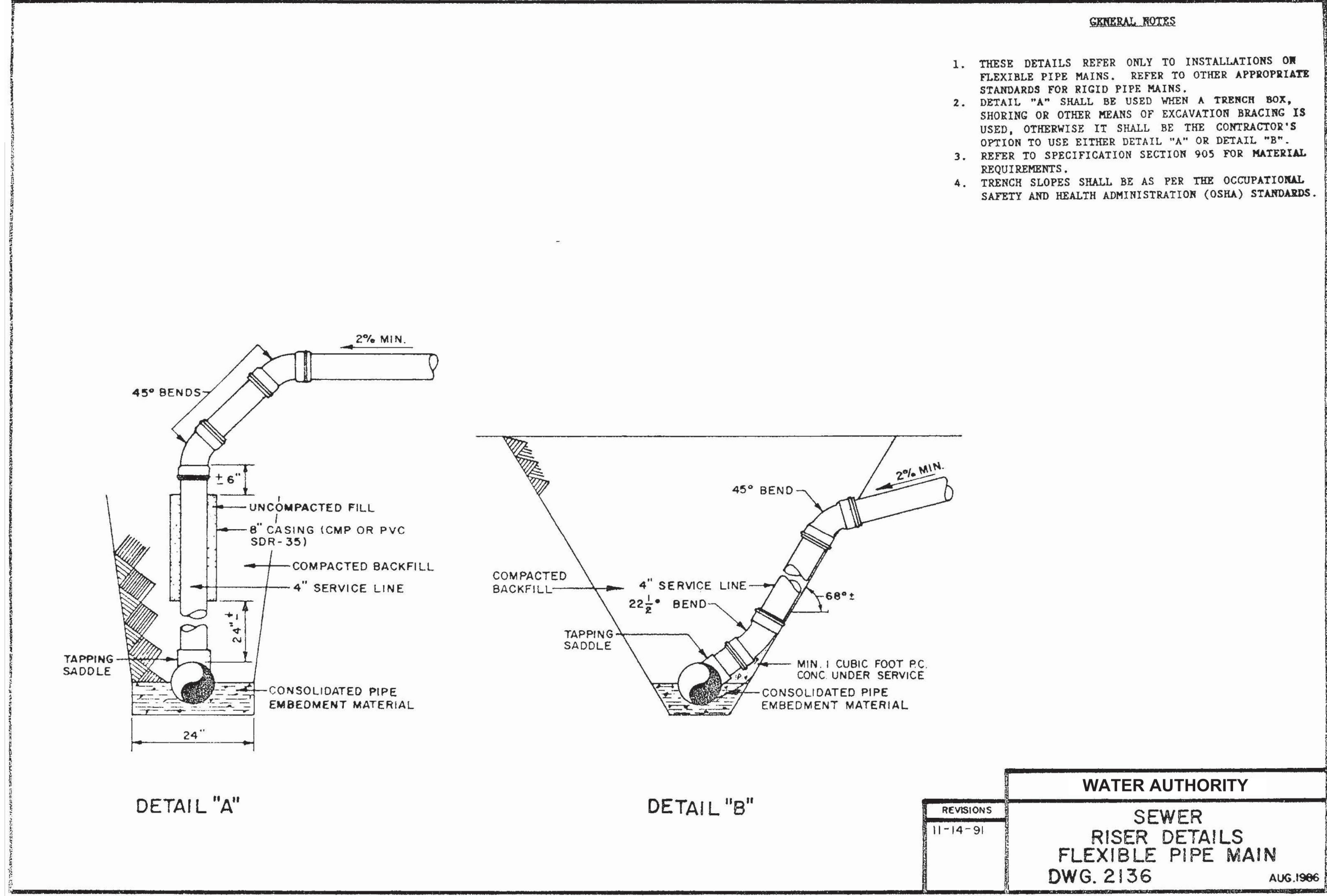
- ALL SERVICE LINES SHALL CONFORM TO THE PLUMBING CODE OF THE CITY OF ALBUQUERQUE.
- THE SANITARY SEWER SERVICE LATERAL IS CONSIDERED PRIVATE FROM THE MAIN LINE, INCLUDING THE SERVICE TEE TO THE PROPERTY LINE AND BEYOND. ALL MAINTENANCE AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR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

CONSTRUCTION NOTES

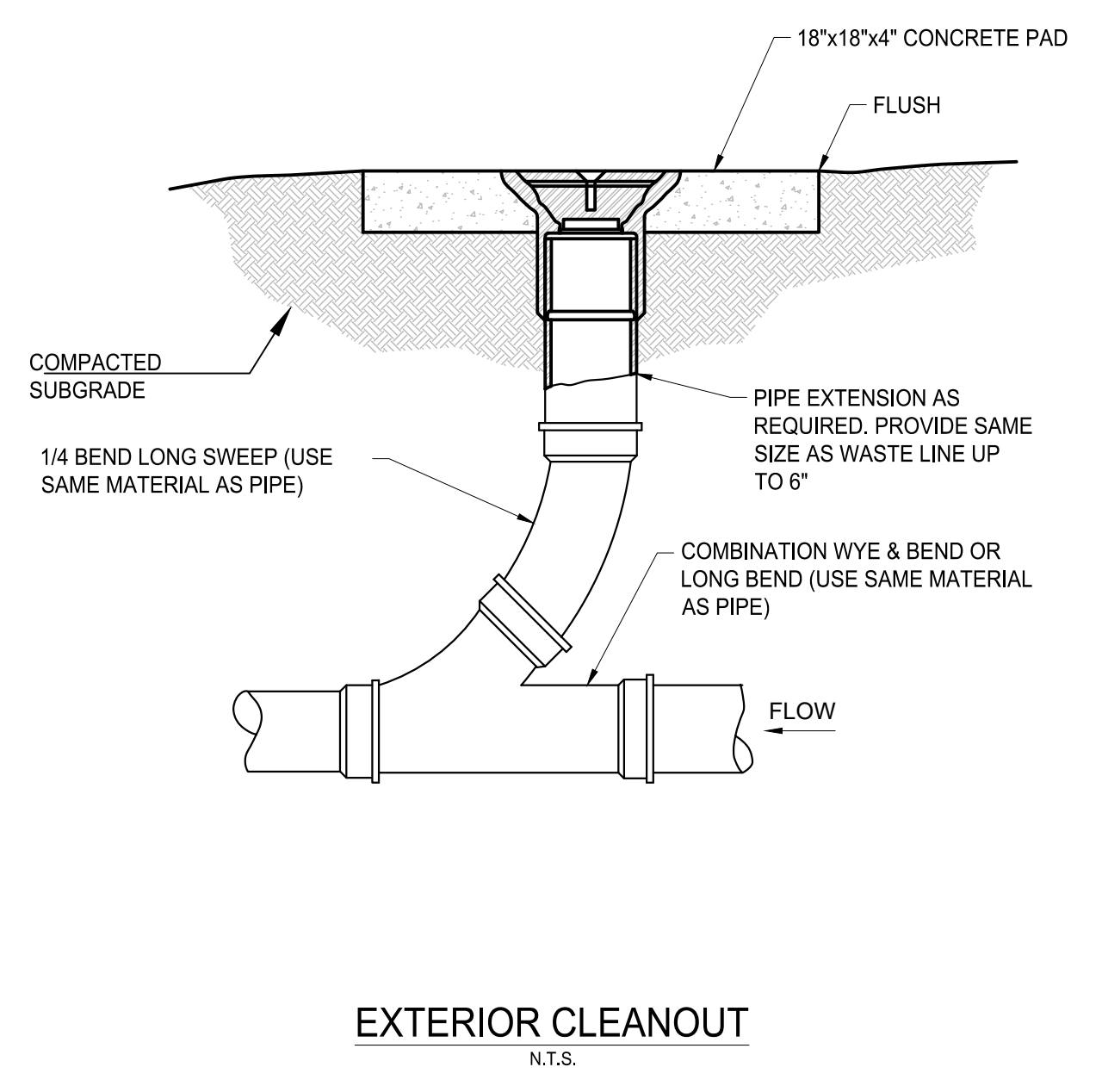
- RIGHT-OF-WAY LINE.
- CENTER LINE OF SERVICE LINE.
- MINIMUM OF 4' TO 6' FROM INVERT TO TOP OF CURB AT RIGHT-OF-WAY LINE. MINIMUM DEPTH WILL DEPEND ON THE DEPTH OF THE MAIN SEWER LINE, THE MINIMUM SERVICE LINE SLOPE, THE DEPTH OF THE LOT BEING SERVED, LOCATION OF THE HOUSE ON THE LOT, AND THE GRADE OF THE LOT.
- ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.
- STAMP OR CHISEL PIPE DIAMETER, AND "S" ON TOP OF CURB OVER LOCATION OF SERVICE LINE, MINIMUM 1/4" DEEP.
- CURB & GUTTER.
- 22.5° OR 45° BEND.
- CORE DRILL.
- SERVICE LINE SHALL NOT PROTRUDE INTO SEWER MAIN.
- SANITARY SEWER TAPPING TEE PER WATER AUTHORITY APPROVED PRODUCTS LIST. DO NOT OVER TIGHTEN SADDLE BOLTS WHICH WOULD PREVENT FREE PASSAGE OF REQUIRED MANDREL. IN-LINE WYE CONNECTIONS ARE ALSO ACCEPTABLE FOR NEW CONSTRUCTION.
- SERVICE LINE AND NEW SERVICE CONNECTIONS TO EXISTING SEWER MAINS.
- PLUG OR CAP UNTIL LATERAL IS PLACED IN SERVICE.
- DEPTH PLACEMENT PER SECTION 170, AND MANUFACTURER'S RECOMMENDATIONS.
- BACKFILL UNDER SERVICE WITH MINIMUM 1 CUBIC FOOT OF CONCRETE.

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

SANITARY SEWER SERVICE LINE DETAILS
NOT TO SCALE



SEWER RISER DETAILS (FLEXIBLE PIPE MAIN)
NOT TO SCALE

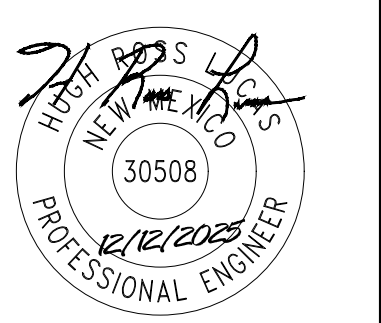


EXTERIOR CLEANOUT
N.T.S.

GENERAL NOTES

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

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

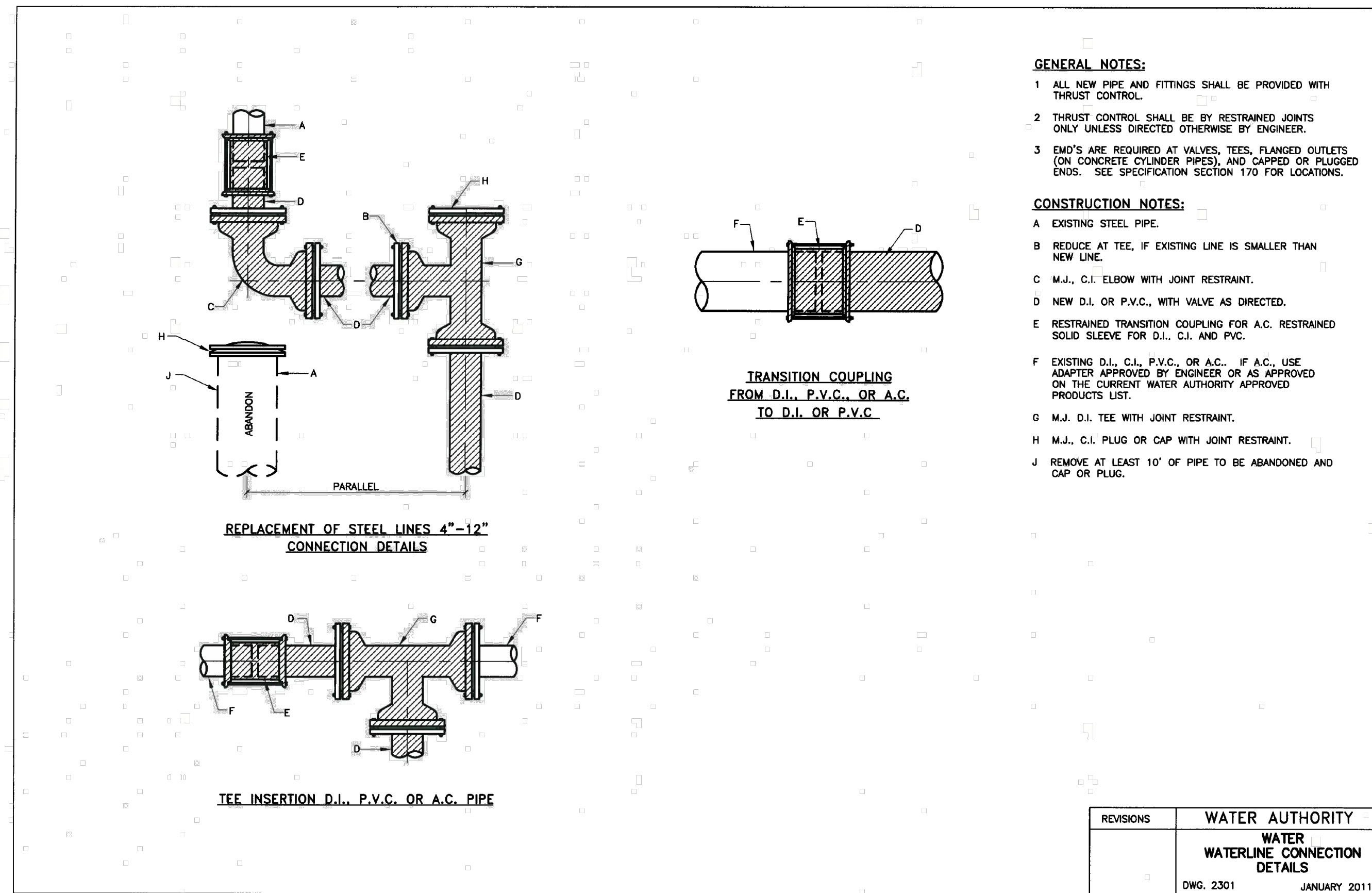
DR.	DATE	DESCRIPTION
JAF	10/08/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE PLAN
JAF	12/22/2025	STORMWATER INITIAL SUBMITTAL

SITE DETAILS

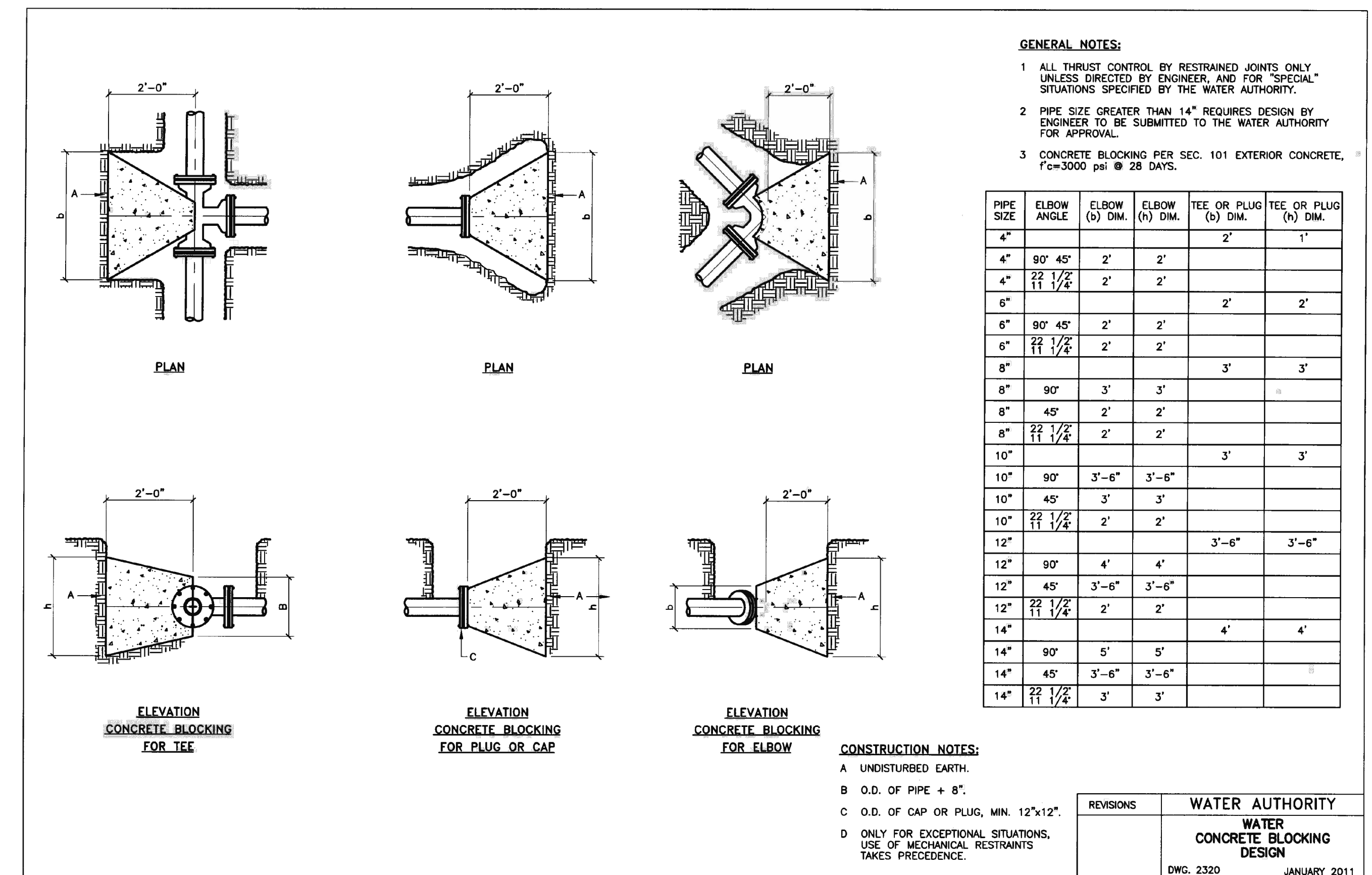
C4.5

1084-35 BENAVIDES

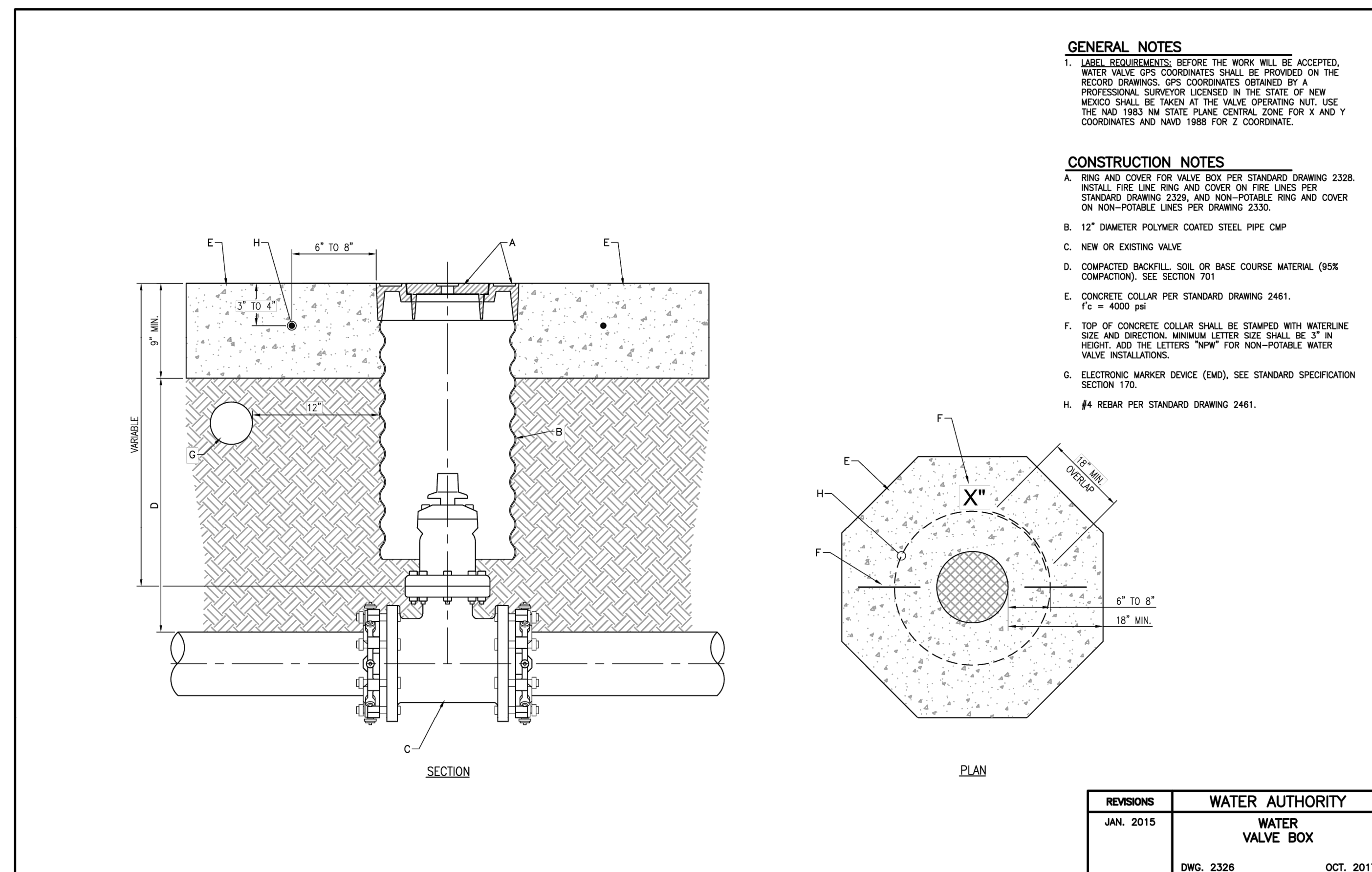
Friday, December 12, 2025
C:\Users\jonesr\OneDrive\Documents\1084-35 BENAVIDES\1084-35 BENAVIDES.dwg



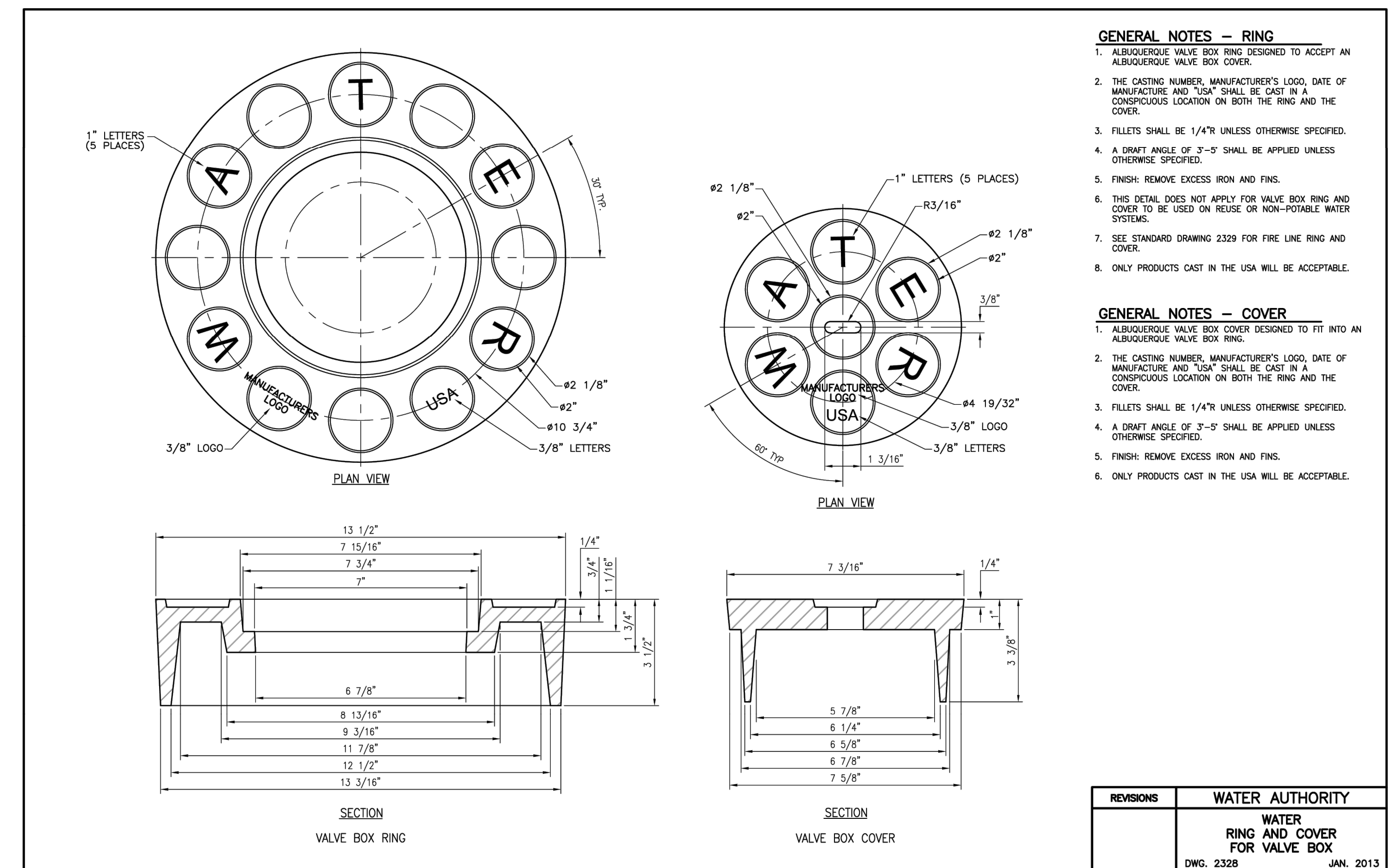
WATERLINE CONNECTION LINE DETAILS
NOT TO SCALE



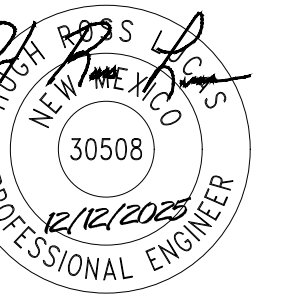
WATER CONCRETE BLOCKING DETAIL
NOT TO SCALE



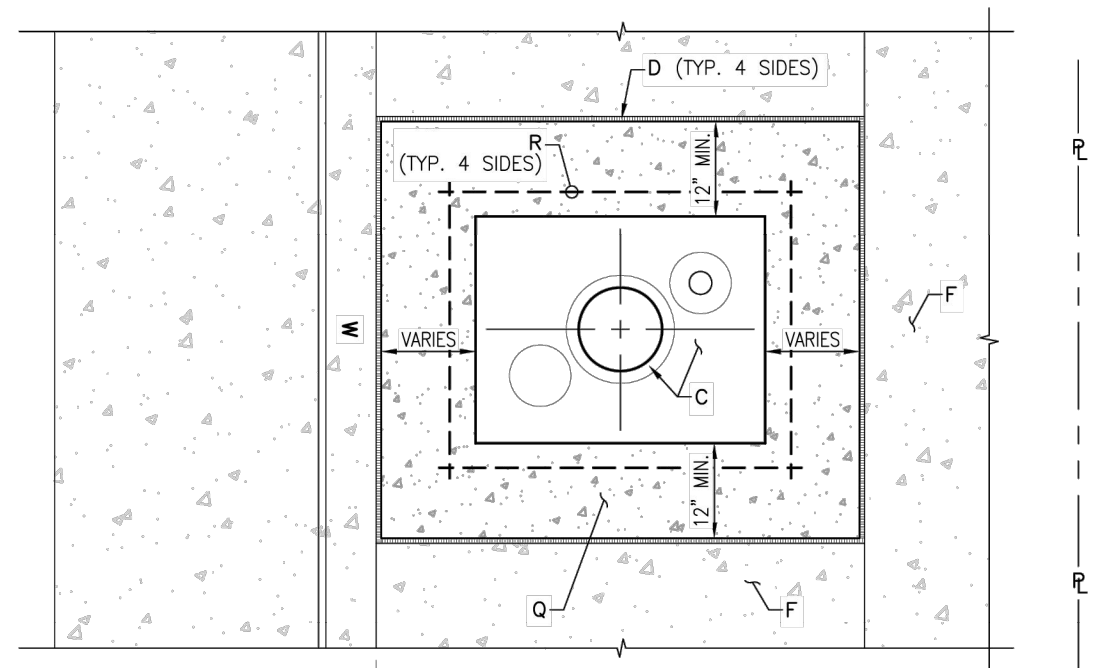
WATER VALVE BOX
NOT TO SCALE



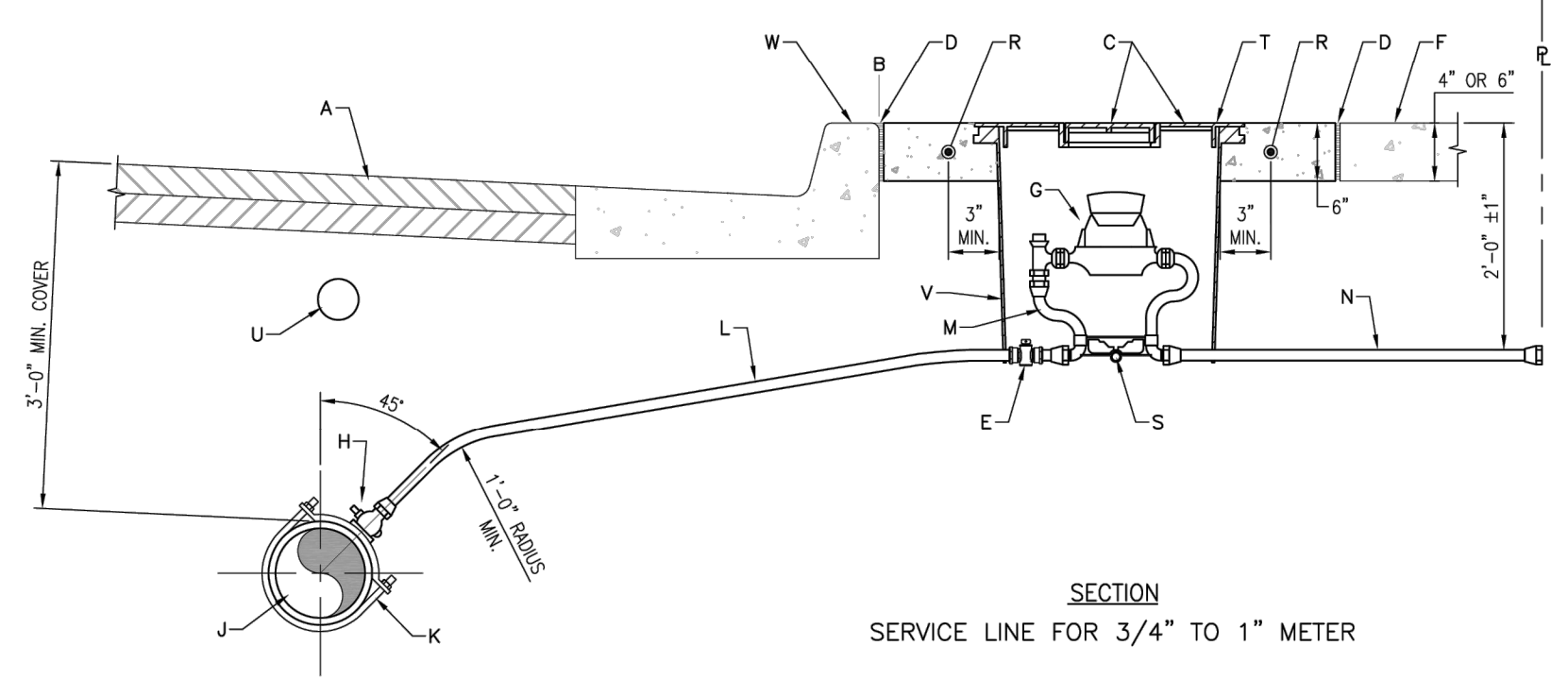
WATER RING AND COVER FOR VALVE BOX
NOT TO SCALE



DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/04/2025	FIRE PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL



PLAN
SEE DRAWING 2361 FOR TYPICAL INSTALLATIONS



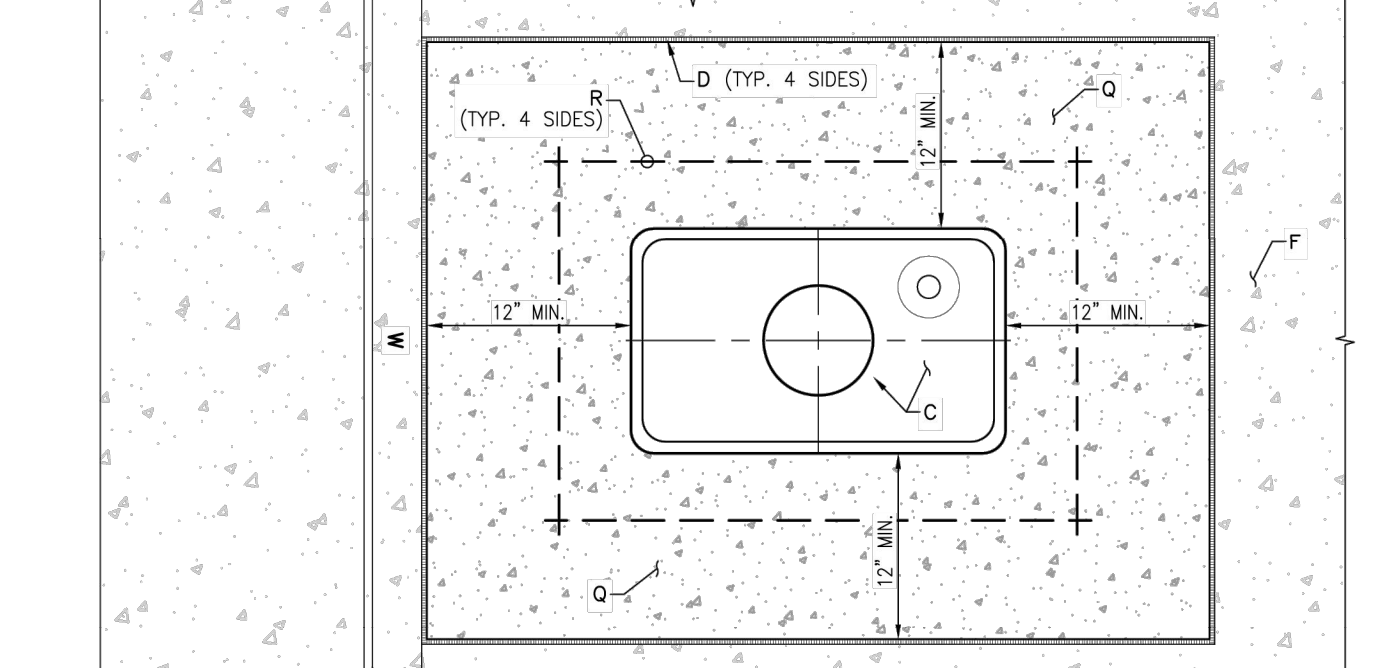
SECTION
SERVICE LINE FOR 3/4" TO 1" METER

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

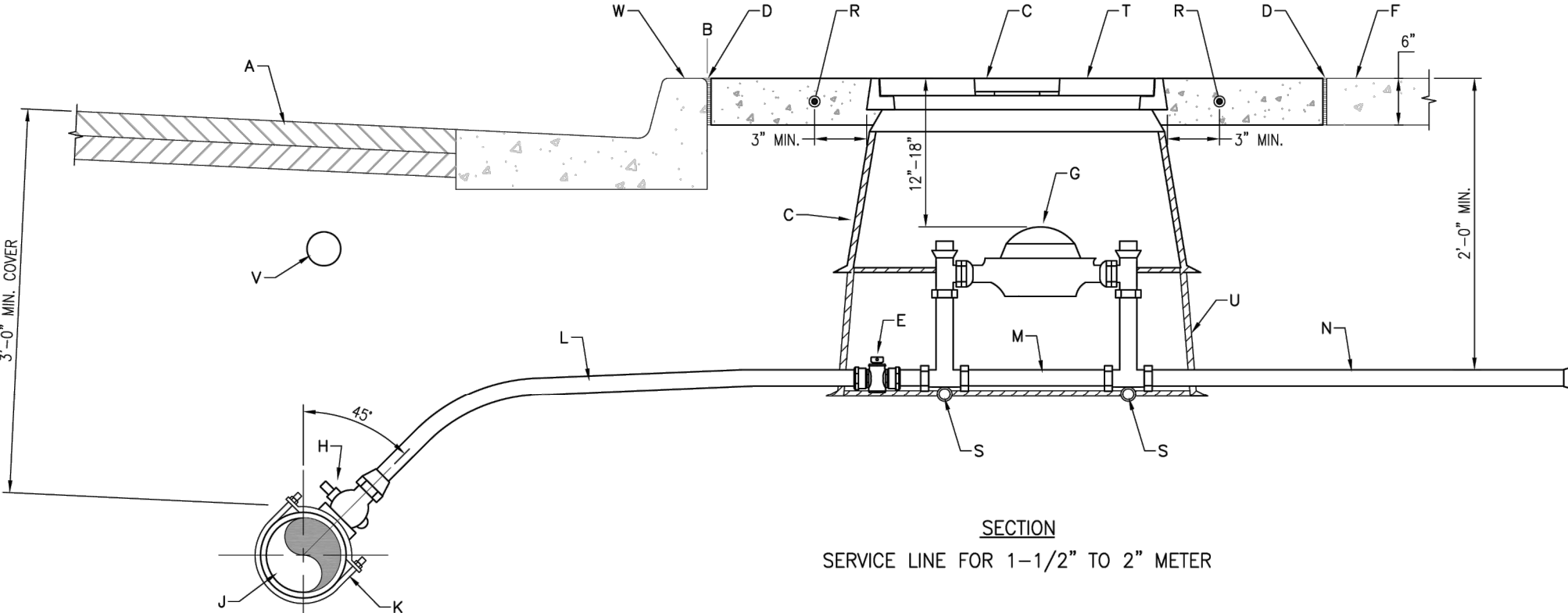
- CONSTRUCTION NOTES**
- A. STREET SURFACE
 - B. BACK OF CURB
 - C. METER BOX COVER AND LID. SEE STANDARD DRAWING 2366.
 - D. 1/2" EXPANSION JOINT
 - E. CURB STOP, LOCATE INSIDE METER BOX.
 - F. SIDEWALK OR DRIVEPAD
 - G. METER, TOP OF METER SHALL BE 12" TO 18" BELOW COVER.
 - H. CORP STOP
 - I. MAIN WATER LINE
 - J. TAPPING SADDLE
 - K. COPPER SERVICE LINE
 - L. COPPER SETTER, PROVIDE WITH DUAL CHECK VALVE IN PRESSURE ZONES DW. 1W, 1E, AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
 - M. TAILPIECE, 3 FT LONG, APPROVED COPPER TUBING WITH A CLEAN CUT AT END AND WITH A TEMPORARY PLUG. DUAL CHECK VALVE SHALL BE INSTALLED IN WATER ZONES DW. 1W, 1E AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
 - N. CONCRETE PAD REQUIRED IN ALL AREAS PER SECTION 101, EXTERIOR CONCRETE, F_c = 3000 psi AT 28 DAYS.
 - O. #4 REBAR CONTINUOUS ALL AROUND METER BOX.
 - P. STABILIZER BAR, USE FOR SINGLE METER ONLY. 12" LONG x 1/2" DIA GALVANIZED STEEL PIPE.
 - Q. METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.
 - R. ELECTRONIC MARKER DEVICE (EMD), SEE STANDARD SPECIFICATION SECTION 170.
 - S. METER BOX PER STANDARD DRAWING 2366.
 - T. "W" STAMP ON CURB WHERE SERVICE LINE CROSSES.

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

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



PLAN
SERVICE LINE FOR 1-1/2" TO 2" METER



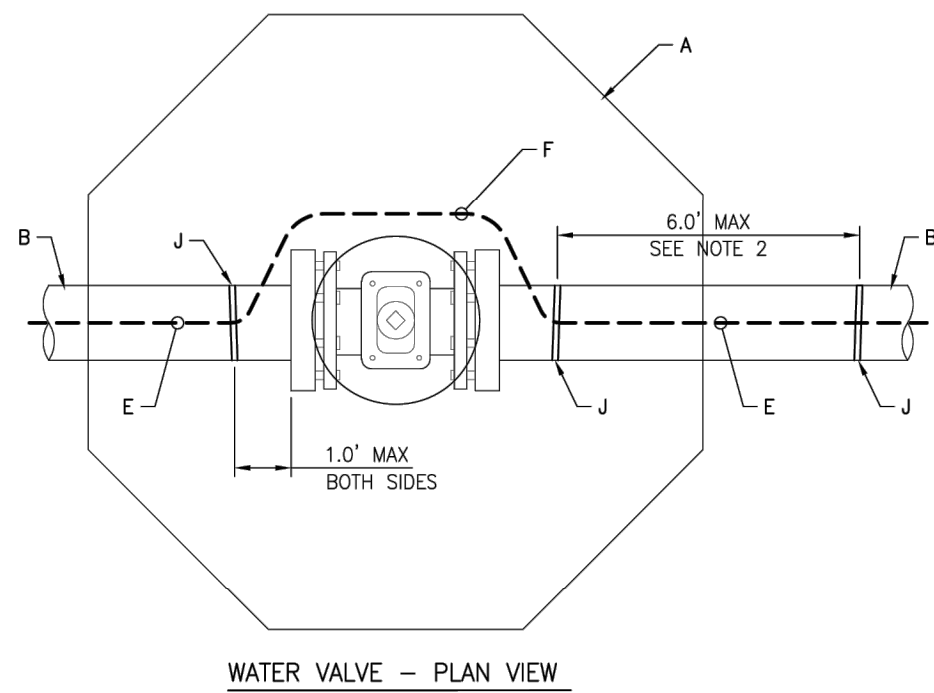
SECTION
SERVICE LINE FOR 1-1/2" TO 2" METER

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

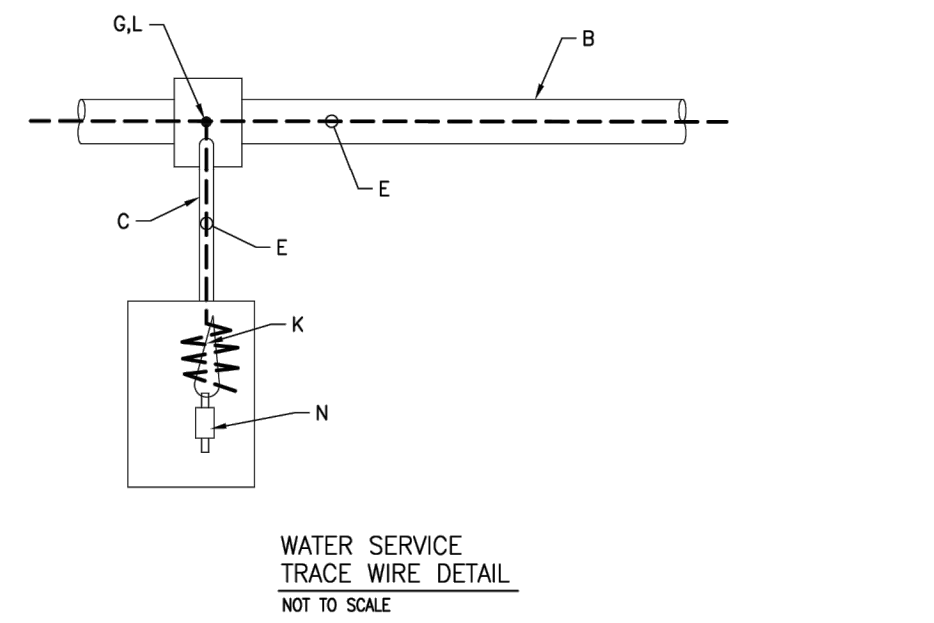
- CONSTRUCTION NOTES**
- A. STREET SURFACE
 - B. BACK OF CURB
 - C. METER BOX COVER AND LID. SEE DRAWING 2367. COVER FLUSH WITH SURFACE AND CENTERED OVER METER REGISTER
 - D. 1/2" EXPANSION JOINT
 - E. CURB STOP, LOCATE INSIDE METER BOX.
 - F. SIDEWALK OR DRIVEPAD
 - G. METER, TOP OF METER TO BE 12" TO 18" BELOW COVER.
 - H. CORP STOP
 - I. MAIN WATER LINE
 - J. TAPPING SADDLE
 - K. COPPER SERVICE LINE
 - L. COPPER SETTER, PROVIDE WITH DUAL CHECK VALVE IN PRESSURE ZONES DW. 1W, 1E, AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
 - M. TAILPIECE, 3 FT LONG, APPROVED COPPER TUBING WITH A CLEAN CUT AT END AND WITH A TEMPORARY PLUG. DUAL CHECK VALVE SHALL BE INSTALLED IN WATER ZONES DW. 1W, 1E AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
 - N. CONCRETE PAD REQUIRED IN ALL AREAS PER SECTION 101, EXTERIOR CONCRETE, F_c = 3000 psi AT 28 DAYS.
 - O. #4 REBAR CONTINUOUS ALL AROUND METER BOX.
 - P. STABILIZER BAR, 1/2" x 12" LONG GALVANIZED STEEL PIPE.
 - Q. METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.
 - R. METER BOX EXTENSION AS REQUIRED.
 - S. ELECTRONIC MARKER DEVICE (EMD), SEE STANDARD SPECIFICATION SECTION 170.
 - T. "W" STAMP ON CURB WHERE SERVICE LINE CROSSES.

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

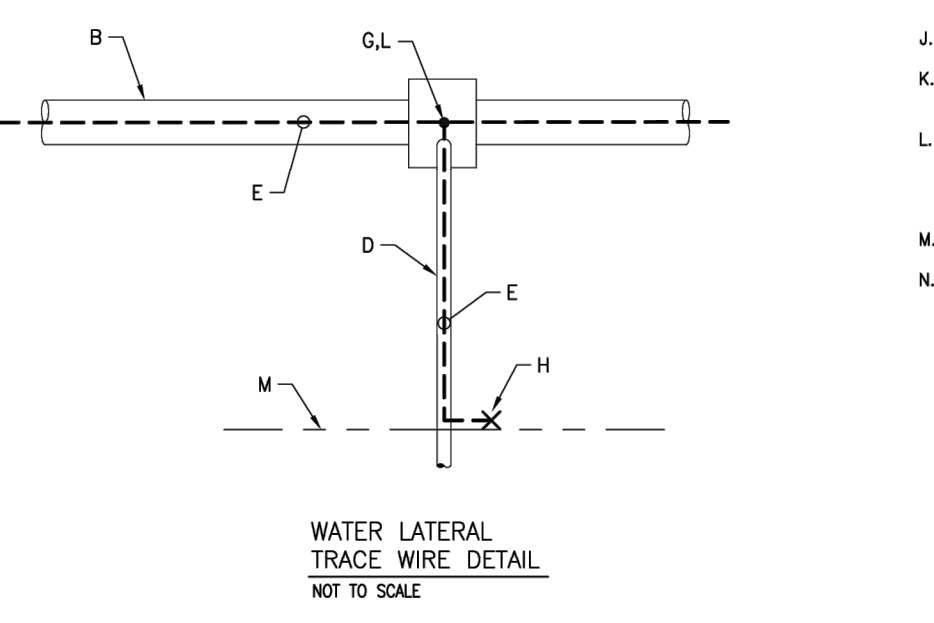
WATER 1-1/2" TO 2" METERED SERVICE LINE INSTALLATION
NOT TO SCALE



WATER VALVE -- PLAN VIEW
NOT TO SCALE



WATER SERVICE TRACE WIRE DETAIL
NOT TO SCALE



WATER LATERAL TRACE WIRE DETAIL
NOT TO SCALE

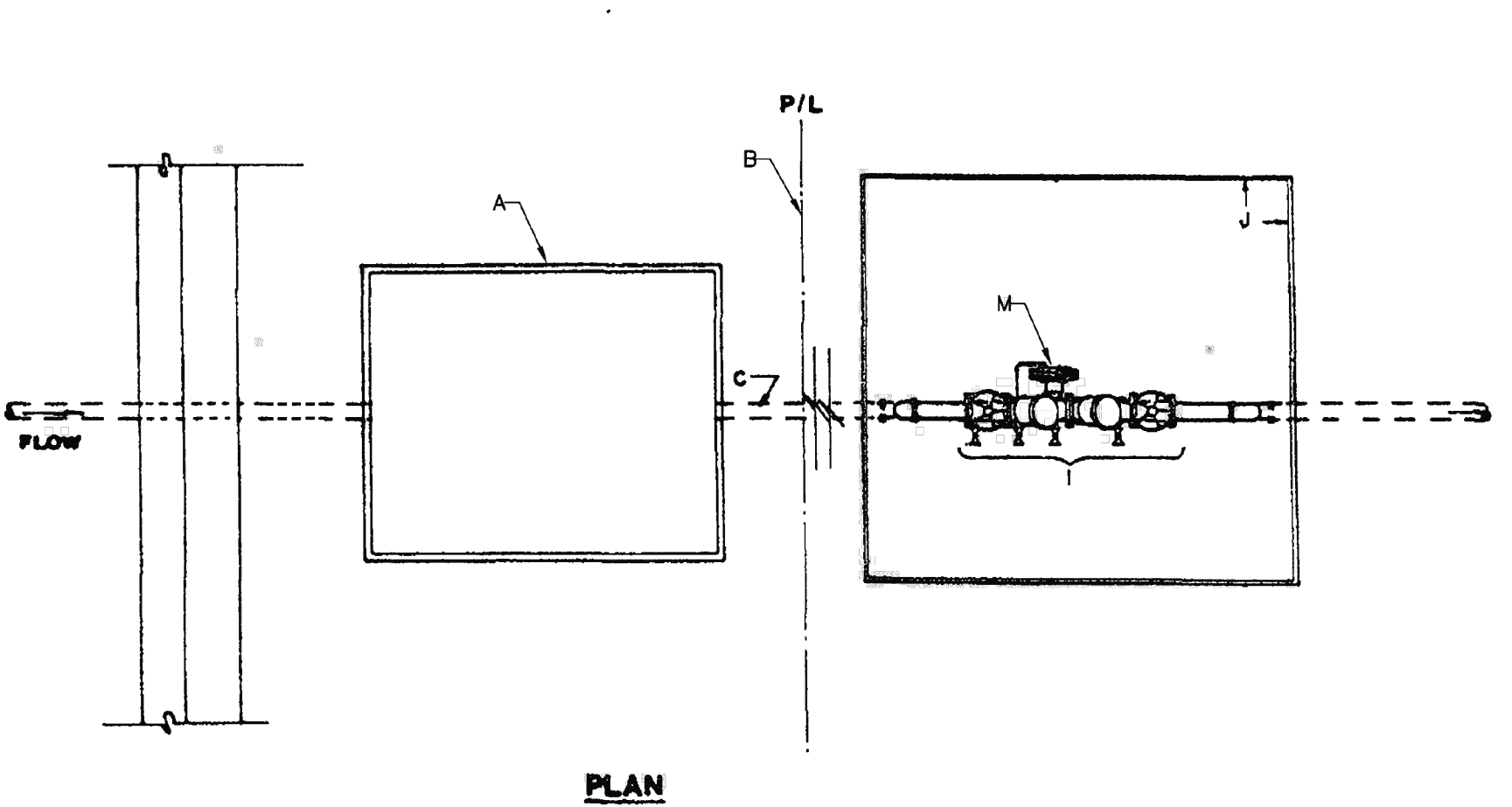
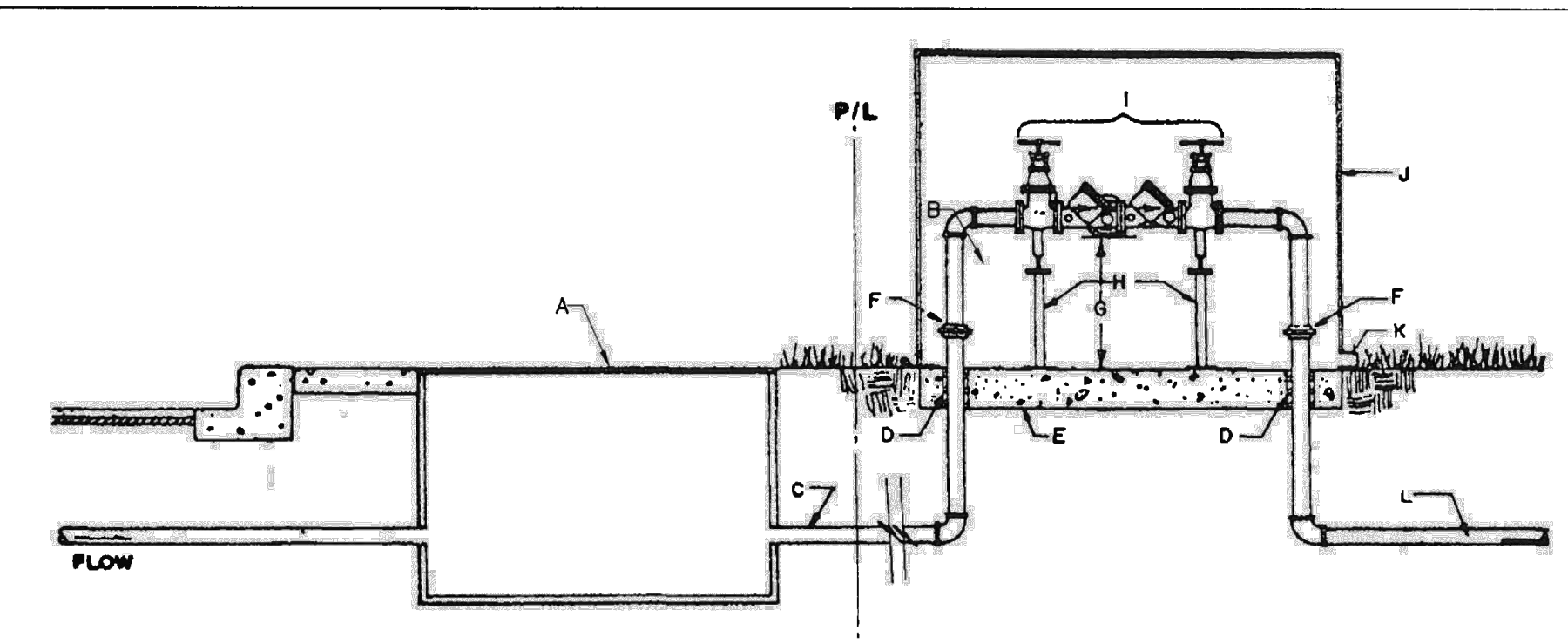
NOTE:
1. THIS WATER LATERAL DETAIL SHALL BE USED WHERE WATERLINE CROSSES RIGHT-OF-WAY LINE WITHOUT WATER METER. ALL LINES SHALL BE TRACED TO RIGHT-OF-WAY WITH GROUNDING ANODE AT RIGHT-OF-WAY.

- GENERAL NOTES**
1. TRACE WIRE SHALL BE INSTALLED ON TOP OF PIPE AS SHOWN IN SECTION A-A ON STANDARD DRAWING 2302.
 2. TRACE WIRE SHALL BE FASTENED TO THE NON-PEX PIPE WITH TAPE OR PLASTIC TIES AT 4" INTERVALS. USE PLASTIC (ZIP) TIES TO FASTEN TRACE WIRE TO PEX SERVICE LINES. DO NOT USE ADHESIVE TAPE ON PEX SERVICE LINES.
 3. TRACE WIRE SHALL BE COLOR CODED BLUE (APWA STANDARD).

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

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

WATER SERVICE AND VALVE TRACER WIRE DETAILS
NOT TO SCALE



PLAN

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

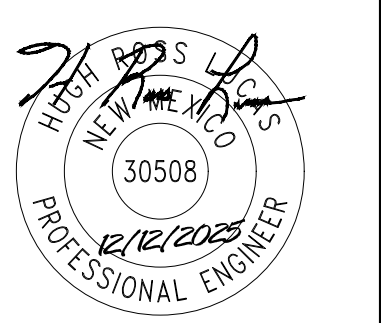
- CONSTRUCTION NOTES**
- A. METER BOX PER STANDARD DRAWING 2362 OR 2363.
 - B. PROPERTY LINE.
 - C. SERVICE LINE WITHOUT TAPS OR TEES BETWEEN THE METER AND THE BACKFLOW PREVENTION ASSEMBLY.
 - D. ADEQUATE SLEEVE & INSULATION. INSULATION SHALL BE (AT MINIMUM) 1" THICK.
 - E. MINIMUM 4" CONCRETE (3000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

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

WATER REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE

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

FULMER LUCAS
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DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/04/2025	FIRE 1 PLAN
12/12/2025	STORMWATER INITIAL SUBMITTAL

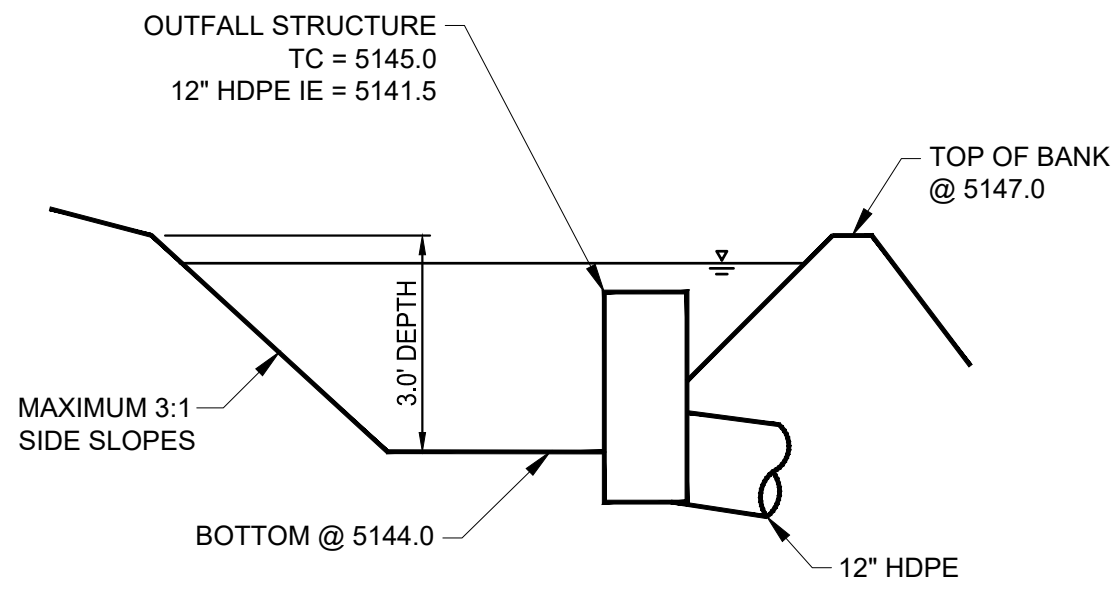
SITE DETAILS

C4.7

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

10-YR PEAK STAGE = 5144.5
 100-YR PEAK STAGE = 5145.0

WQU VOLUME = 548.9 CF
 WQU STAGE = ±5144.9

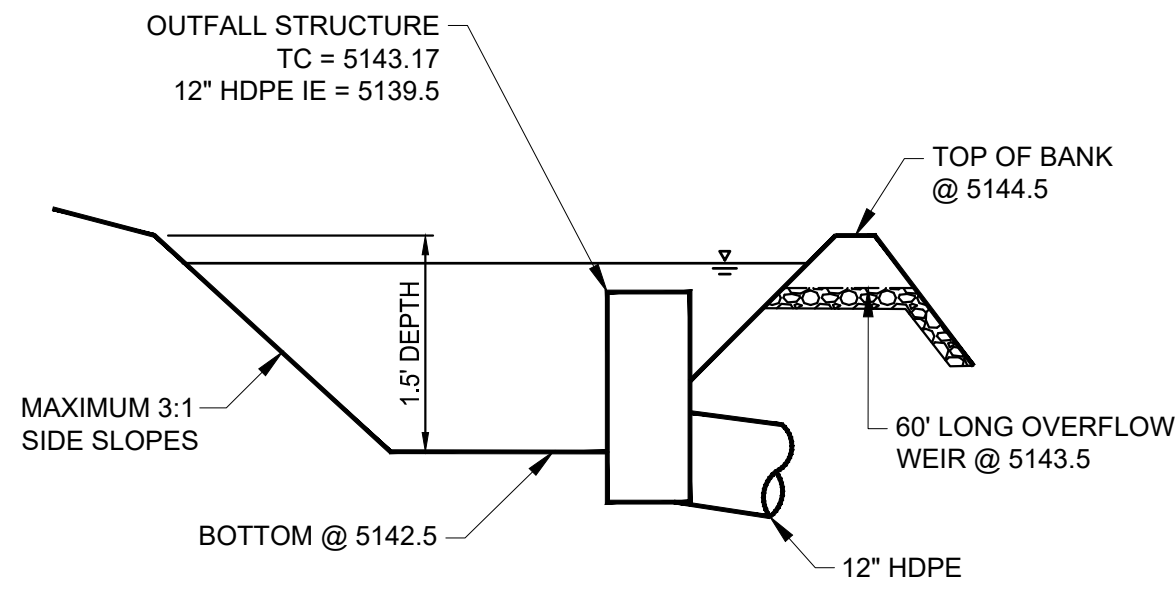


STORMWATER POND #1 DETAILS
 NOT TO SCALE

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

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

WQU VOLUME = 175.4 CF
 WQU STAGE = ±5143.2

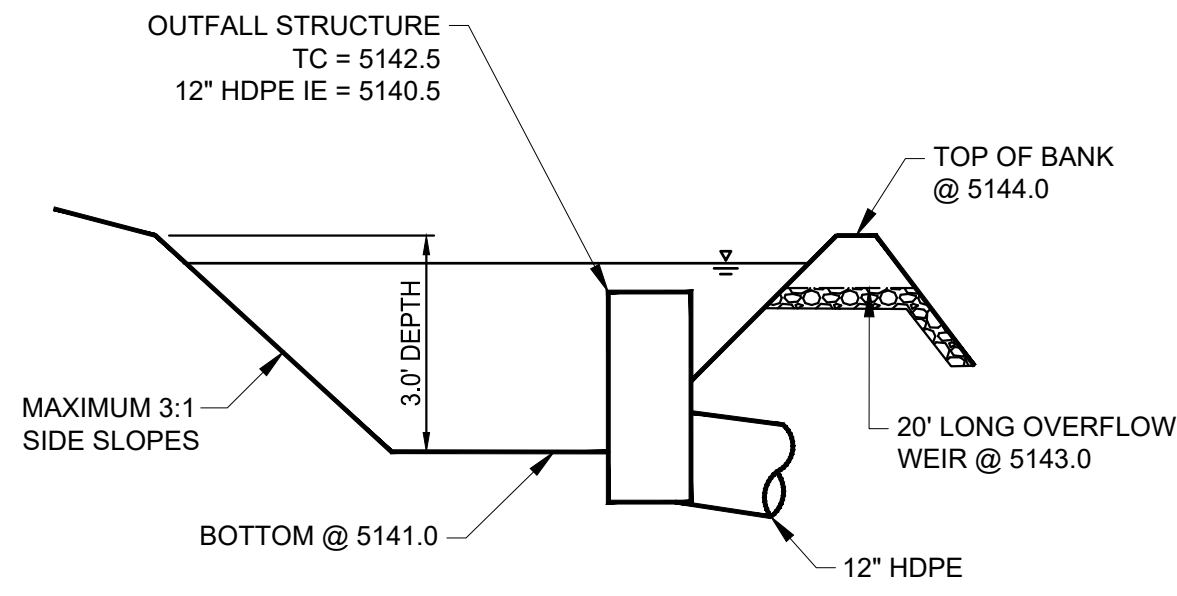


STORMWATER POND #2 DETAILS
 NOT TO SCALE

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

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

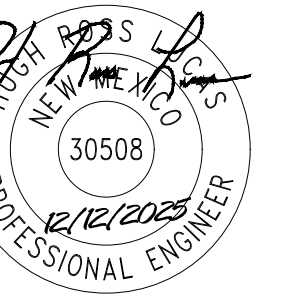
WQU VOLUME = 446.3 CF
 WQU STAGE = 5142.2



STORMWATER POND #3 DETAILS
 NOT TO SCALE

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

PR.	DATE	DESCRIPTION
JAF	10/09/2025	CONCEPTUAL SITE PLAN
JAF	10/24/2025	FIRE PLAN
JAF	12/2/2025	STORMWATER INITIAL SUBMITTAL

SITE DETAILS

C4.8