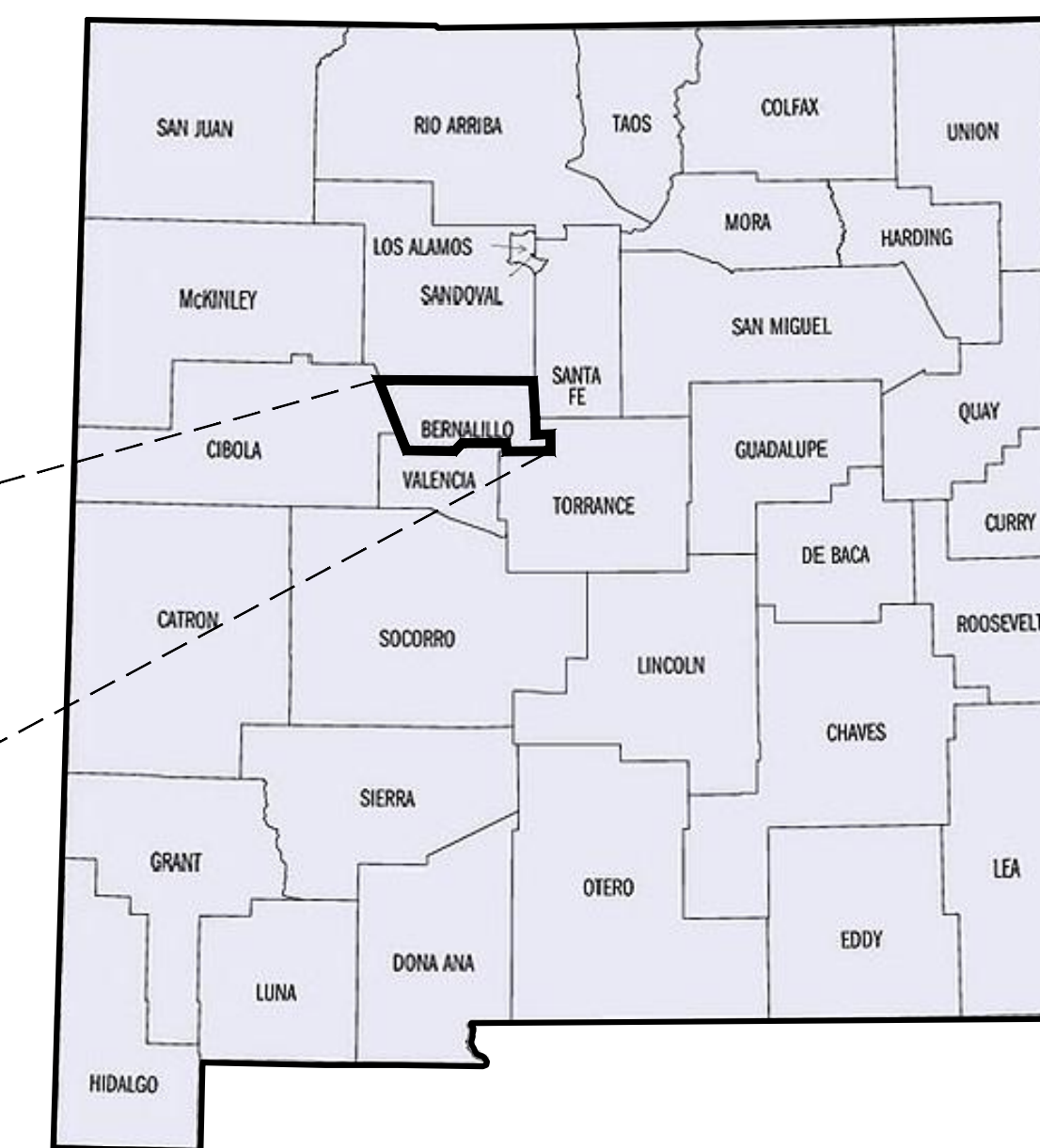


PROPOSED IMPROVEMENTS FOR MONTGOMERY & SAN MATEO FSU CHICK-FIL-A STORE NUMBER # 02793

5009 MONTGOMERY BOULEVARD NE
ALBUQUERQUE, NM 87106

LATITUDE 35° 07' 53" N, LONGITUDE 106° 35' 15" W
PARCEL ID# ABQ213744 (CITY), 101706148301640115 (COUNTY)

VICINITY MAP



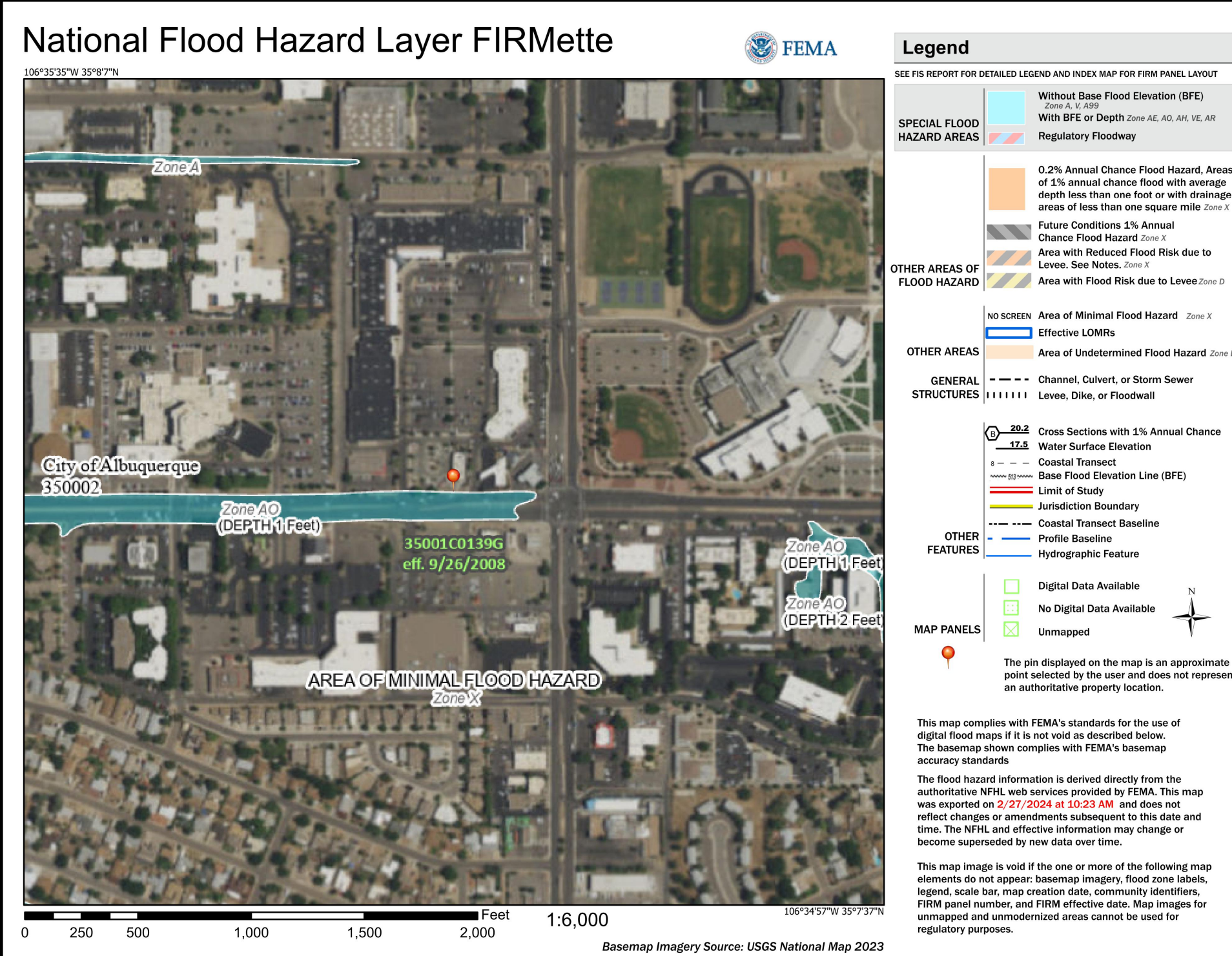
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

GENERAL NOTES

1. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
2. CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
5. NO REVISION SHALL BE MADE TO THESE PLANS WITH OUT THE APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
7. ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
9. ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES

FLOOD NOTE

PER FEMA FLOOD MAP (35001C0139G EFF. 9/26/2008), THE SITE IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD. PER ALTA SURVEY DATED 09/07/2023, THERE ARE NO EXISTING ON-SITE STORM DRAIN FEATURES. THE SITE DRAINS TO THE SOUTHWEST OF THE PROPERTY BEFORE ENTERING THE STORM DRAIN SYSTEM ALONG MONTGOMERY BOULEVARD NE THAT DRAINS TO NORTH DIVERSION CHANNEL PHASE III.



CONTACTS

LANDLORD
CENTURY LOMBARDY, LLC.
PO BOX 863975, PLANO, TX, 75086

WATER & SEWER
ALBUQUERQUE BERNALILLO COUNTY WATER
UTILITY AUTHORITY
PH: (505) 842-9287

PLANNING AND ZONING
CITY OF ALBUQUERQUE
ALAN VARELA, DIRECTOR
PH: (505) 924-3860
EMAIL: PLANNINGDEPARTMENT@CABQ.GOV

ENGINEER
BOWMAN CONSULTING GROUP
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GAS
NEW MEXICO GAS COMPANY
PH: (505) 697-3335

ELECTRIC
PUBLIC SERVICE COMPANY OF NEW MEXICO
PH: (888) 342-5766

SURVEYOR
CONSTRUCTION SURVEY
TECHNOLOGIES, INC
PO BOX 16560
LAS CRUCES, NM 88004
DAVID P. ACOSTA PS NO.21082
(575) 644-0250

Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITION PLAN
C-1.1	DEMOLITION PLAN
C-1.2	EROSION CONTROL PLAN
C-2.0	SITE PLAN
C-2.1	FIRE 1 PLAN
C-3.0	GRADING PLAN
C-4.0	CFA STANDARD DETAILS
C-5.0	STANDARD DETAILS
L0.0	LANDSCAPE COVER
L1.0	PLANTING PLAN
L2.0	IRRIGATION PLAN
L3.0	LANDSCAPE DETAILS
L3.1	LANDSCAPE DETAILS
L3.2	LANDSCAPE DETAILS
L3.3	LANDSCAPE DETAILS



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SEAL



KAI BURK PE #28466

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MONTGOMERY & SAN MATEO
5009 MONTGOMERY BLVD.
ALBUQUERQUE, NEW MEXICO 87106

FSU#02793

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 010014-01-217

ISSUED FOR PERMIT

DATE July 28, 2024

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COVER SHEET

SHEET NUMBER

C-0.0

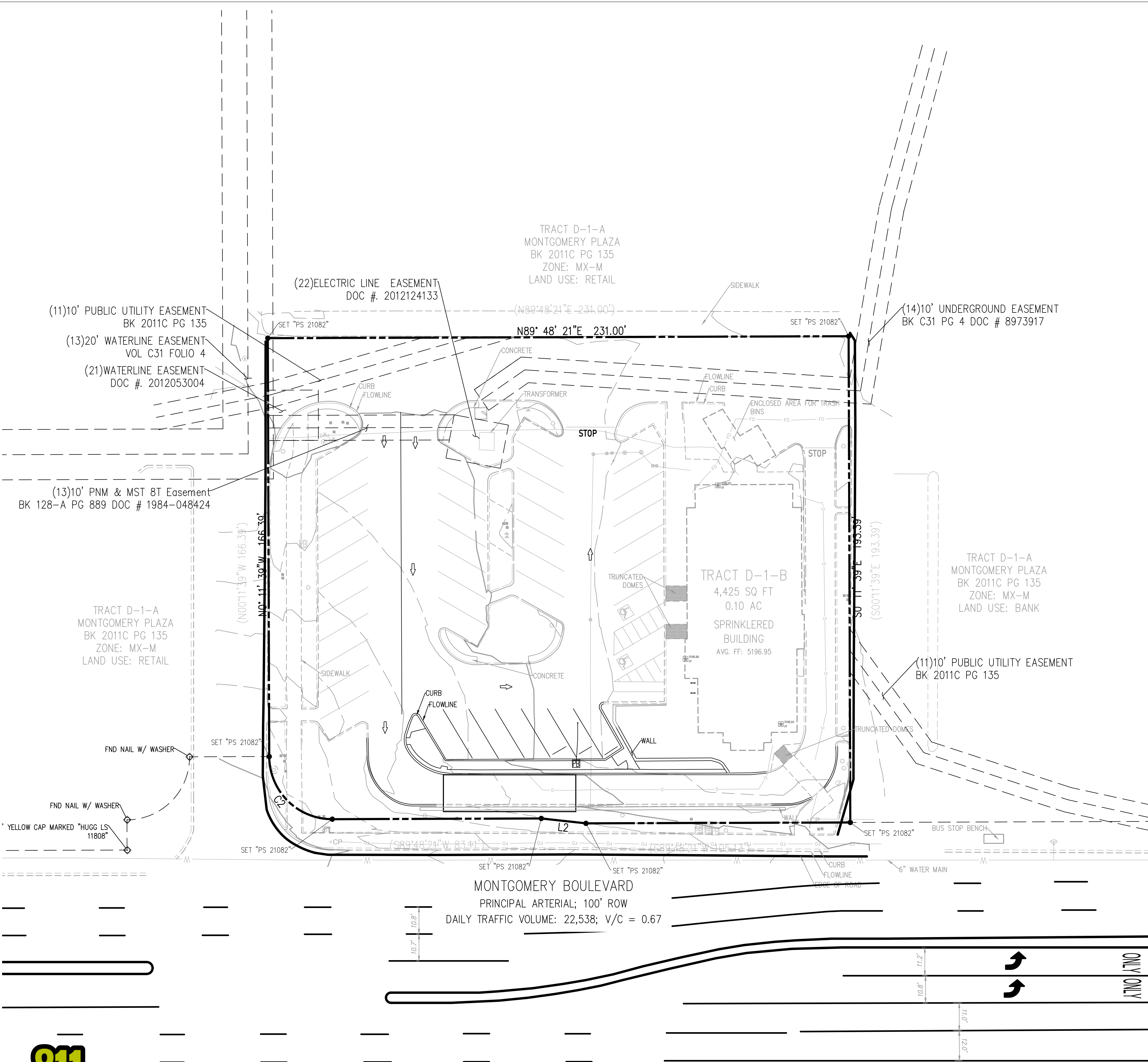


Know what's below.
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July 24, 2024
 C-1.0 - EXISTING CONDITION PLAN
 File Path: \\010014 - Chick-fil-A\010014-01-217 (ENG) - CFA 02793 Montgomery San Mateo Albuquerque\Engineering\Plans\Sheet Set\010014-01-217 - C-1.0 EXISTING CONDITION PLAN.dwg
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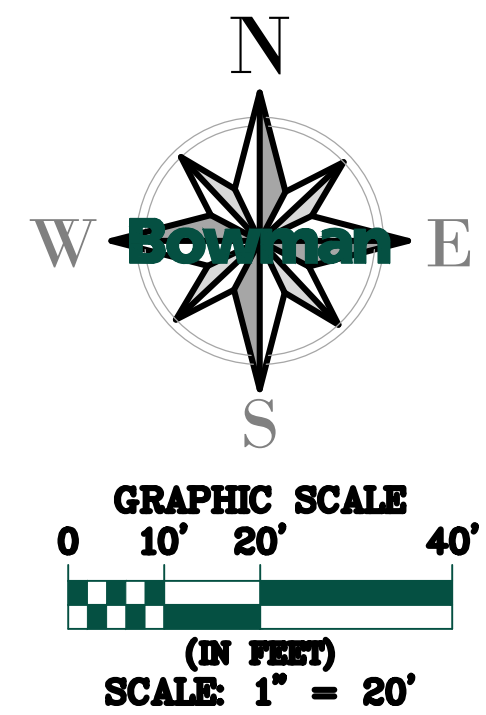


FLOOD NOTE

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LEGEND

---	ELECTRICAL, UNDERGROUND LINE
---	UTILITY, WATER LINE
---	UTILITY, COMMUNICATIONS
---	UTILITY, UNKNOWN LINE
---	GAS LINE
---	SANITARY LINE
---	STORM DRAIN LINE
---	OVERHEAD LINE
---	UTILITY, FIBER OPTIC LINE
---	UTILITY, ELECTRIC LINE, LEVEL B
---	UTILITY, ELECTRIC LINE, LEVEL D
---	UTILITY, FIBER OPTIC LINE, LEVEL B
---	UTILITY, FIBER OPTIC LINE, LEVEL D
---	UTILITY, GAS LINE, LEVEL B
---	UTILITY, GAS LINE, LEVEL D
---	UTILITY, SANITARY LINE, LEVEL B
---	UTILITY, SANITARY LINE, LEVEL D
---	UTILITY, WATER LINE, LEVEL B
---	UTILITY, WATER LINE, LEVEL D
---	RIGHT OF WAY
---	PROPERTY LINE
---	FENCE LINE



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CONSULTANT PROJECT # 010014-01-217

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DATE	July 24, 2024
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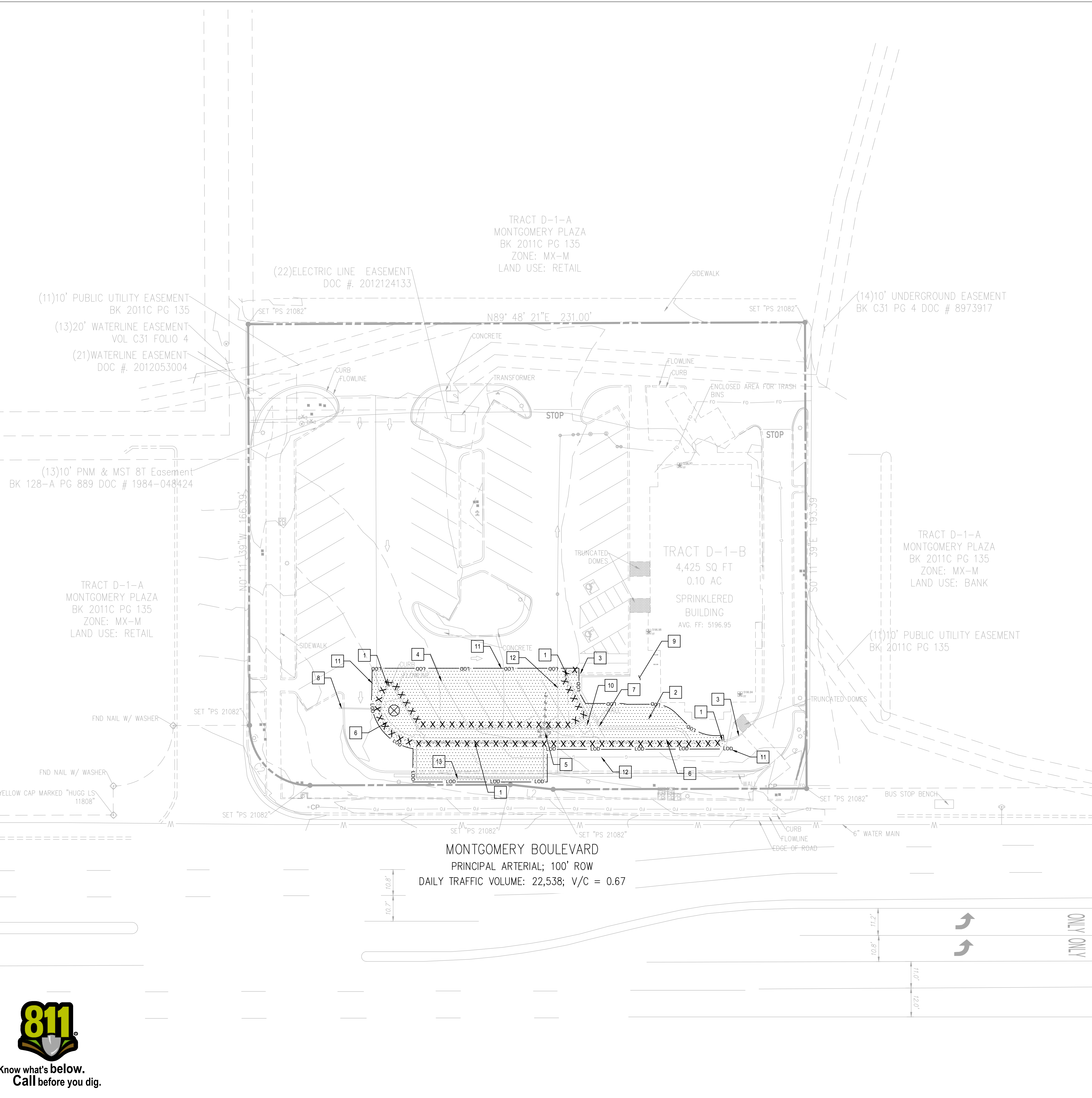
SHEET
 EXISTING CONDITION PLAN

SHEET NUMBER
C-1.0

July 24, 2024
 C-1.1 - DEMOLITION PLAN
 File Path: \\010014 - Chick-fil-A\010014-01-217 (ENG) - CFA 02793 Montgomery San Mateo Albuquerque\Engineering\Plan\Sheet Set\010014-01-217 - C-1.1 DEMOLITION PLAN.dwg
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GENERAL DEMOLITION NOTES

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM THE WORK, ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
6. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
8. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
9. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
10. THE CONTRACTOR SHALL REFER TO THE ASBESTOS REPORT TO DETERMINE IF ASBESTOS ABATEMENT IS REQUIRED. IF REQUIRED, ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
11. LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE TO ANY SURROUNDING AREAS SHALL BE REPAIRED / REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
13. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANS TO DETERMINE IF EXISTING PERIMETER TREES/LANDSCAPING ARE TO REMAIN OR BE REMOVED.

DEMOLITION NOTES

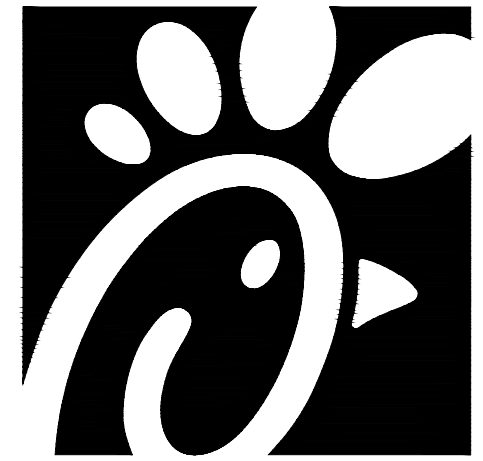
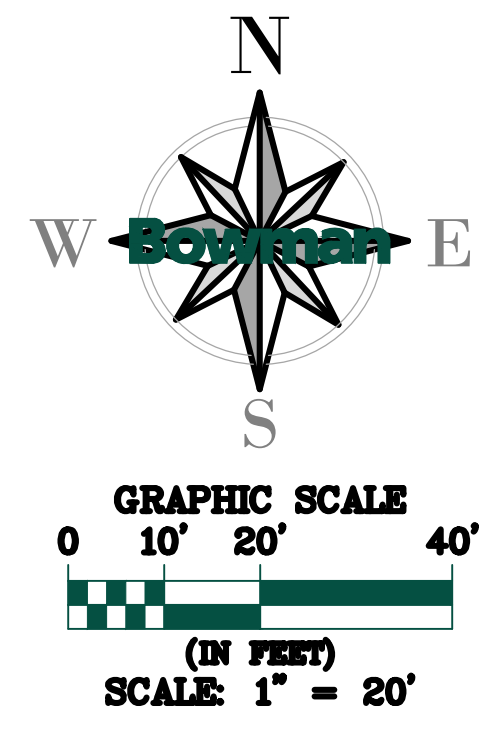
- 1 CONCRETE CURB AND GUTTER TO BE REMOVED
- 2 OPEN SPACE TO BE CLEARED AND GRUBBED
- 3 CURB TO REMAIN
- 4 PARKING STRIPING TO BE REMOVED
- 5 UTILITY, ELECTRIC PULL-BOX TO BE RELOCATED
- 6 SIDEWALK TO BE REMOVED
- 7 WALL TO BE REMOVED
- 8 CLEARANCE BAR TO BE REMOVED
- 9 OUTDOOR SEATS AREA TO BE REMOVED/RECONFIGURED
- 10 EXISTING FLAG BASE AND POLE TO BE RELOCATED
- 11 LIMITS OF DISTURBANCE
- 12 UTILITIES TO BE PROTECTED
- 13 EXISTING CANOPY AND MENU BOARDS TO BE REMOVED

- ⊗ TREE REMOVAL
- X X X X X X CURB AND GUTTER REMOVAL
- /// /// /// UTILITY REMOVAL
- [Hatched Box] REMOVAL OF ALL PAVEMENT AND LANDSCAPING

DEMOLITION NOTES

1. ALL CONSTRUCTION DEBRIS MUST BE DISPOSED OF PROPERLY OFF SITE.

LEGEND	
	ELECTRICAL, UNDERGROUND LINE
	UTILITY, WATER LINE
	UTILITY, COMMUNICATIONS
	UTILITY, UNKNOWN LINE
	GAS LINE
	SANITARY LINE
	STORM DRAIN LINE
	OVERHEAD LINE
	UTILITY, FIBER OPTIC LINE
	UTILITY, ELECTRIC LINE, LEVEL B
	UTILITY, ELECTRIC LINE, LEVEL D
	UTILITY, FIBER OPTIC LINE, LEVEL B
	UTILITY, GAS LINE, LEVEL B
	UTILITY, GAS LINE, LEVEL D
	UTILITY, SANITARY LINE, LEVEL B
	UTILITY, SANITARY LINE, LEVEL D
	UTILITY, WATER LINE, LEVEL B
	UTILITY, WATER LINE, LEVEL D
	RIGHT OF WAY
	PROPERTY LINE
	FENCE LINE



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 DEMOLITION PLAN
 SHEET NUMBER
C-1.1

EROSION CONTROL NOTES

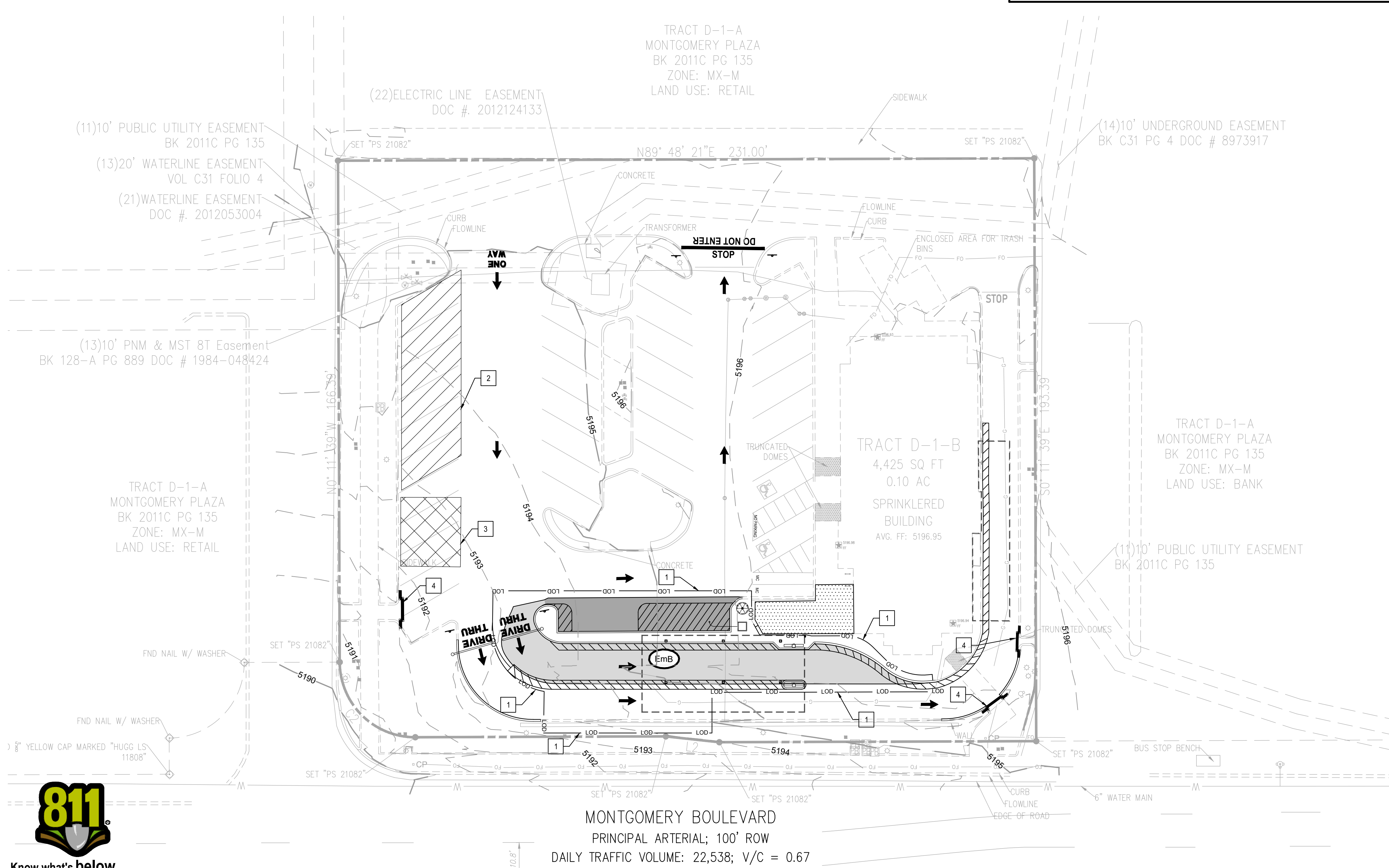
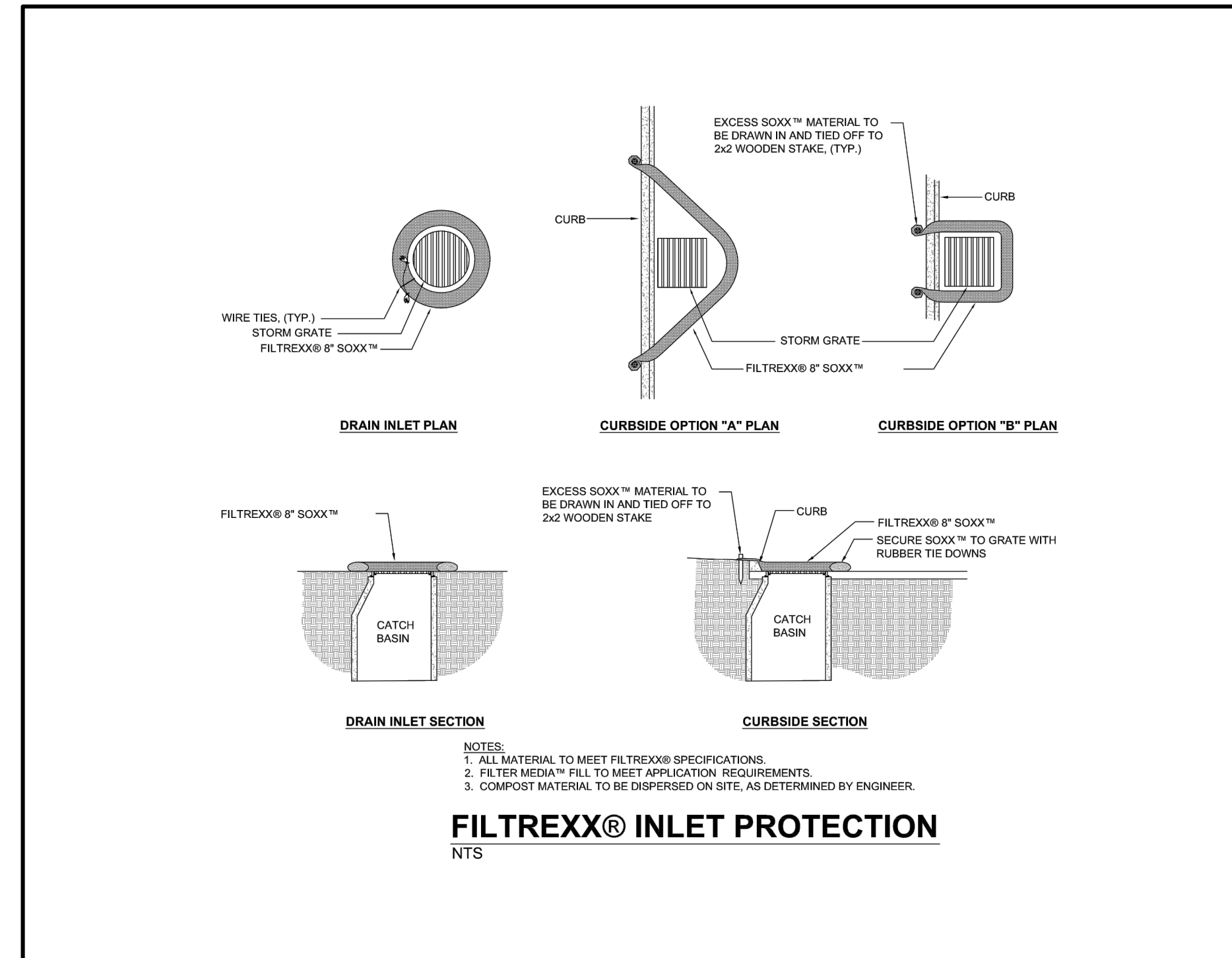
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- PERMIT(S) FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SODDED/LANDSCAPED PER PLANS. THESE AREA SHALL BE SODDED/LANDSCAPED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO CONSTRUCTION ACTIVITIES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
- CONTRACTOR SHALL DESIGNATE/IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

EROSION CONTROL NOTES

- LIMIT OF DISTURBANCE
- TEMPORARY PARKING AREA
- TEMPORARY STORAGE AREA
- PROTECT EXISTING FLUME WITH "FILTREXX SILT-SOXX" OR APPROVED SIMILAR

Hydrologic Soil Group			
Map unit symbol	Map unit name	Rating	Acres in AOI
EmB	Embudo gravelly fine sandy loam, 0 to 5 percent slopes	A	1.1

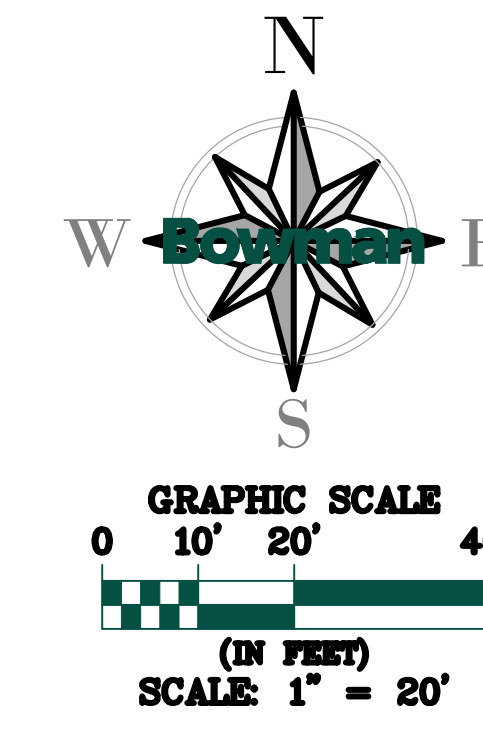
**DISTURBED AREA:
± 0.08 ACRES**



July 24, 2024
 C-1.2 EROSION CONTROL PLAN
 File Path: \\010014 - Chick-fil-A\010014-01-217 (ENG) - CFA 02793 Montgomery San Mateo Albuquerque\Engineering\Plan\Sheet\Sheet 010014-01-217 - C-1.2 EROSION CONTROL PLAN.dwg
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 FSU#02793

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DATE	July 24, 2024
DRAWN BY	BCG

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SHEET
EROSION CONTROL PLAN

SHEET NUMBER
C-1.2

July 29, 2024
 C-2.0 - SITE PLAN
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VICINITY MAP



LEGEND	
PROP. ASPHALT DRIVE	PROPERTY LINE
PROP. CONC. PAVEMENT	EX. CONCRETE
PROP. CURB	EX. CONCRETE CURB
PROP. PARKING STRIPE	EX. SIGN
PROP. SITE SIGNAGE	EX. LIGHT POLE
PROP. DIRECTIONAL ARROW	EX. TREE
PROP. PARKING COUNT	EX. ACCESSIBLE MARKING
PROP. ORDER POINT	EX. BOLLARD
	EX. DIRECTIONAL ARROW

TRACT D-1-A
MONTGOMERY PLAZA
BK 2011C PG 135
ZONE: MX-M
LAND USE: RETAIL

PROJECT NUMBER: PR-2020-004218
Application Number: SI-2024-00923

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

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

PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
BUILDING AREA	4,425	5.6 SPACE PER 1,000 SF	25
OUTDOOR DINING	416	3 SPACE PER 1,000 SF	1
CFA STANDARD PARKING PROVIDED			
32			
CFA ACCESSIBLE PARKING REQUIRED			
2			
MOTORCYCLE PARKING REQUIRED			
2			
BICYCLE PARKING REQUIRED			
3			
BICYCLE PARKING PROVIDED			
3			
PROPOSED TOTAL PARKING			
34			
EXISTING TOTAL PARKING			
41			
DRIVE-THROUGH STACKING REQUIRED			
12			
DRIVE-THROUGH STACKING PROVIDED			
16			

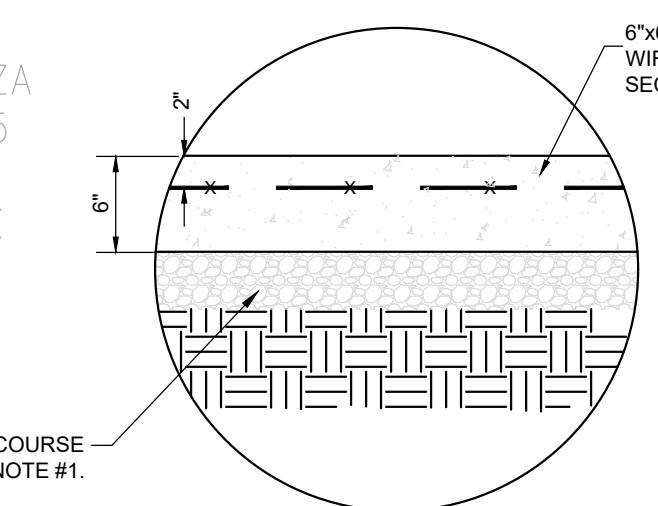
SITE SUMMARY	
JURISDICTION	CITY OF ALBUQUERQUE
ZONING	MX-M (MIXED USE MEDIUM INTENSITY ZONE DISTRICT)
USE	FAST FOOD RESTAURANT WITH DRIVE THRU
PARCEL ID	ABQ213744(CITY), 101706148301640115(COUNTY)
LOT	
SIZE	44,304.52 SF (1.02 AC)
BUILDING	
SIZE	4,425 SF
PARKING	
SIZE	9' X 19' (60'), 9' X 22' (PARALLEL)

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	5'	28.79'
REAR (NORTH)	15'	58.94'
SIDE (WEST)	0'	166.33'
SIDE (EAST)	0'	19.04'

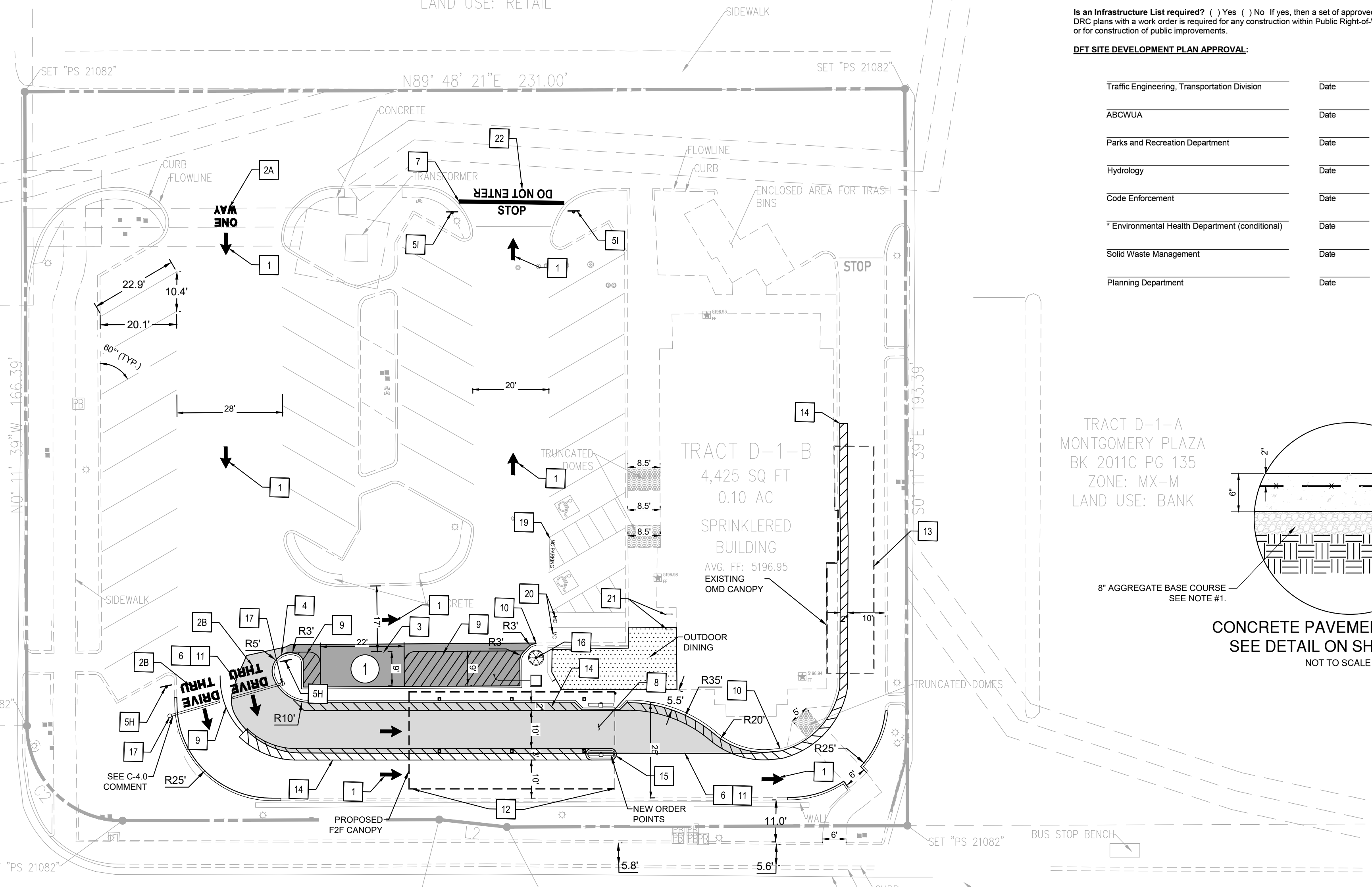
EXISTING SITE CALCULATIONS			
EXISTING AREA	SF	ACRES	%
TOTAL PARCEL AREA	44,304	1.02	100.00%
EXIST. OPEN SPACE AREA	7,135	0.16	16.10%
EXIST. PERVIOUS AREA	7,135	0.16	16.10%
EXIST. IMPERVIOUS AREA	37,169	0.85	83.90%
EXIST. BUILDING AREA	4,425	0.10	9.99%
EXIST. PAVEMENT AREA	32,744	0.75	73.91%
EXIST. VEHICULAR USE AREA	26,516	0.61	59.85%

PROPOSED SITE CALCULATIONS			
PROPOSED AREA	SF	ACRES	%
TOTAL PARCEL AREA	44,304	1.02	100.00%
PROP. PERVIOUS AREA	6,994	0.16	15.79%
PROP. IMPERVIOUS AREA	37,310	0.86	84.21%
PROP. BUILDING AREA	4,425	0.10	9.99%
PROP. PAVEMENT AREA	32,885	0.75	74.23%
PROP. VEHICULAR USE AREA	27,284	0.63	61.58%

TRACT D-1-A
MONTGOMERY PLAZA
BK 2011C PG 135
ZONE: MX-M
LAND USE: BANK

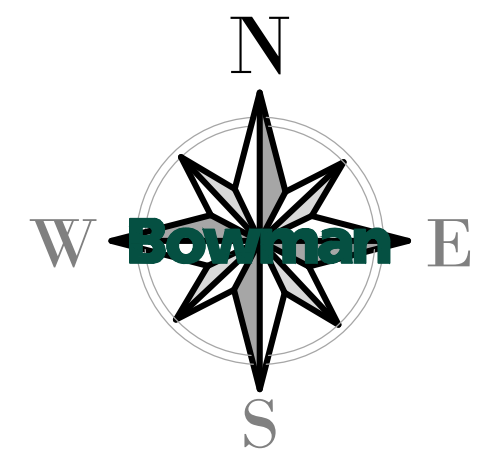


CONCRETE PAVEMENT SECTION
SEE DETAIL ON SHEET C-4.0
NOT TO SCALE



SITE NOTES

- 1 CONST. DIRECTIONAL ARROW (TYP.)
- 2 CONST. PAVEMENT MARKINGS GRAPHICS
- 2A ONE WAY GRAPHICS
- 2B DRIVE-THRU GRAPHICS
- 3 CONST. PARALLEL PARKING STALL (4' YELLOW STRIPING)
- 4 CONST. CURB
- 5 DIRECTIONAL SIGNAGE
- 5A STOP SIGN (NOT USED)
- 5B BOLLARD MOUNTED HANDICAP SIGN (NOT USED)
- 5C CURBSIDE DELIVERY DESIGNATED SPACE (REMOVABLE SIGN) (NOT USED)
- 5D NO LEFT TURN SIGN (NOT USED)
- 5E ONE WAY SIGN (NOT USED)
- 5F RIGHT TURN ONLY SIGN (NOT USED)
- 5G PEDESTRIANS CROSSING (NOT USED)
- 5H DRIVE-THRU SIGN
- 5I DO NOT ENTER SIGN
- 6 CONST. PAVEMENT EDGE
- 7 CONST. 24" STOP LINE GRAPHIC
- 8 CONST. CONCRETE PAVING DRIVE-THRU LANE
- 9 CONST. 4" WIDE YELLOW STRIPING
- 10 CONNECT TO EXISTING CURB
- 11 CONNECT TO EXISTING EDGE OF PAVEMENT
- 12 CONST. DOUBLE LANE F2F ORDER CANOPY
- 13 EXISTING SINGLE ORDER MEAL DELIVERY CANOPY TO REMAIN
- 14 CONST. SOLID 4" YELLOW STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C. YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- 15 NEW ORDER POINT
- 16 RELOCATED FLAG POLE AND BASE
- 17 CONST. CLEARANCE BAR
- 18 EXISTING BUILDING MOUNTED ACCESSIBLE PARKING SIGN TO REMAIN - INSTALL PENALTY SIGN IF NECESSARY
- 19 "NO PARKING" PAVEMENT MARKING
- 20 "MC" MOTORCYCLE PAVEMENT MARKING
- 21 EXISTING BICYCLE RACKS
- 22 "DO NOT ENTER" PAVEMENT MARKING



NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CITY OF ALBUQUERQUE PAVING SIDEWALK DETAIL.



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FSU#02793

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	010014-01-217
ISSUED FOR	PERMIT
DATE	July 29, 2024
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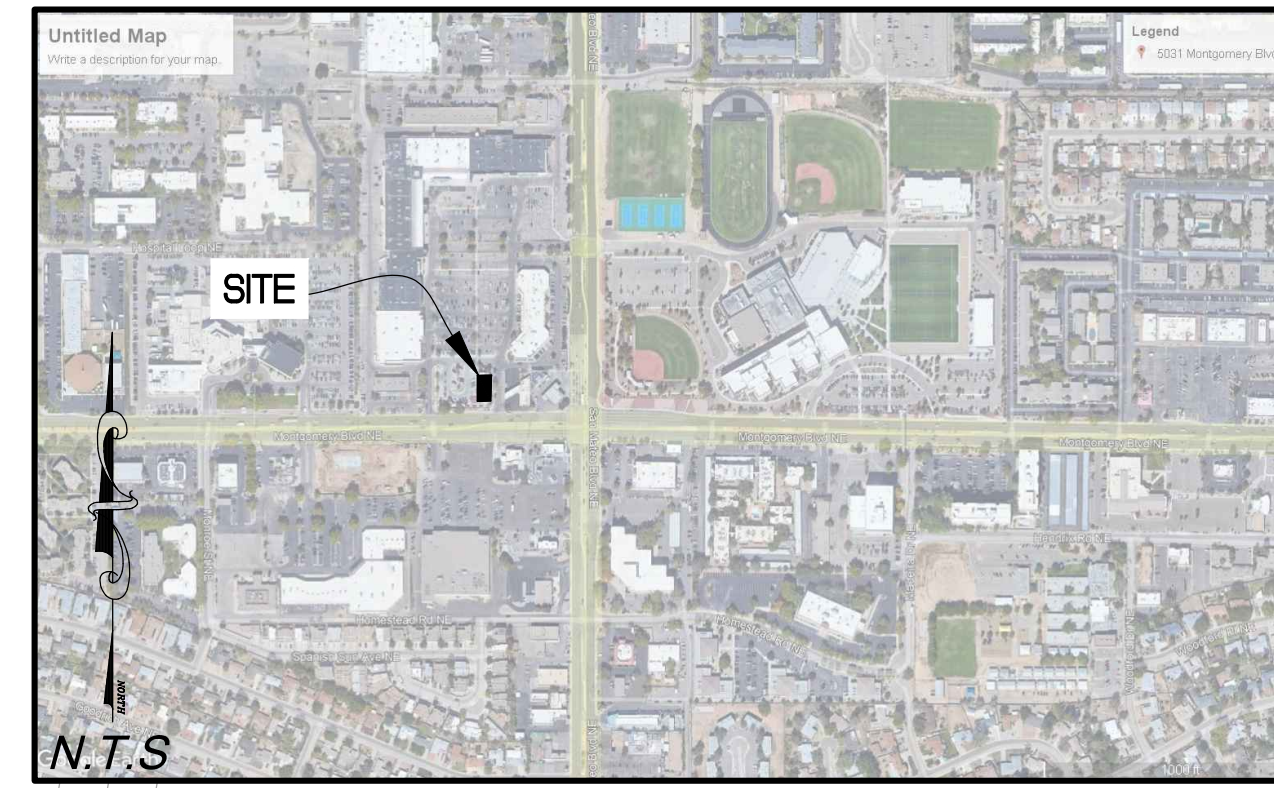
SHEET
SITE PLAN
SHEET NUMBER
C-2.0

July 24, 2024
 C-2.1 - FIRE 1 PLAN.dwg
 File Path: \\010014-01-217 (ENG) - CFA 02793 Montgomery San Mateo AlbuquerqueEngineering\Projects\010014-01-217 - C-2.1 - FIRE 1 PLAN.dwg
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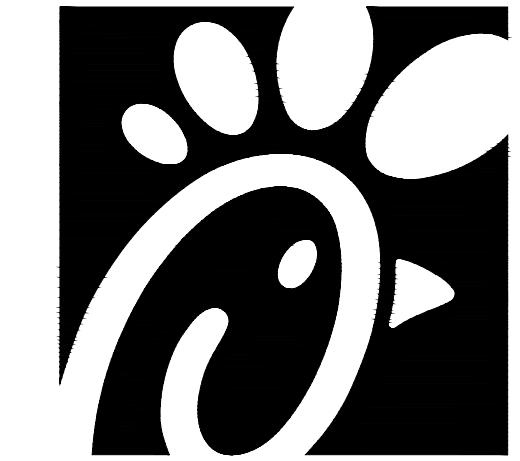
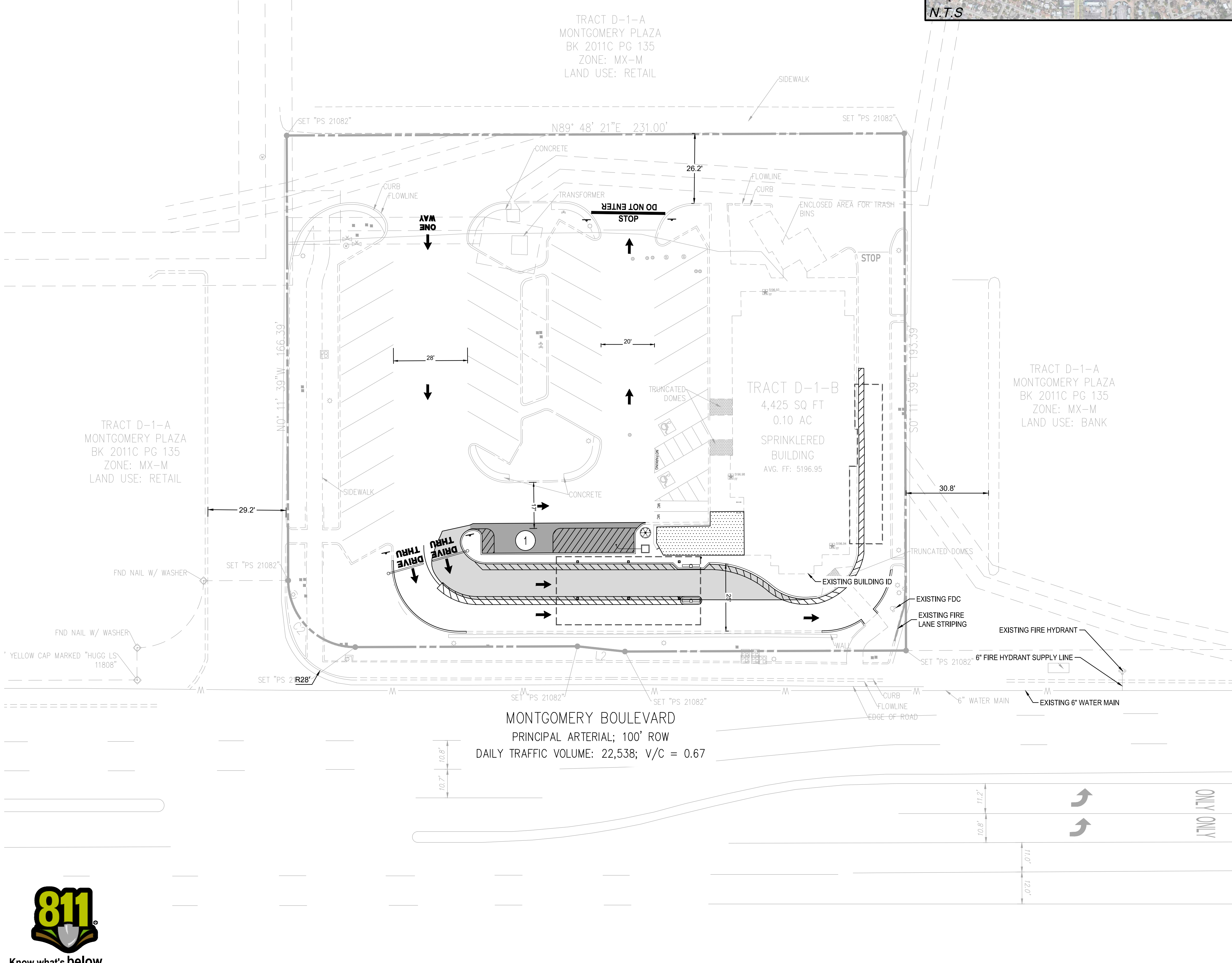
VICINITY MAP



LEGEND			
PROP. ASPHALT DRIVE		PROPERTY LINE	
PROP. CONC. PAVEMENT		EX. CONCRETE	
PROP. CURB		EX. CONCRETE CURB	
PROP. PARKING STRIPE		EX. SIGN	
PROP. SITE SIGNAGE		EX. LIGHT POLE	
PROP. DIRECTIONAL ARROW		EX. TREE	
PROP. PARKING COUNT		EX. ACCESSIBLE MARKING	
PROP. ORDER POINT		EX. BOLLARD	
		EX. DIRECTIONAL ARROW	

SITE SUMMARY	
JURISDICTION	CITY OF ALBUQUERQUE
ZONING	MX-M (MIXED USE MEDIUM INTENSITY ZONE DISTRICT)
USE	FAST FOOD RESTAURANT WITH DRIVE THRU
PARCEL ID	ABQ213744(CITY), 101706148301640115(COUNTY)
LOT	
SIZE	44,304.52 SF (1.02 AC)
BUILDING	
SIZE	4,425 SF
PARKING	
SIZE	9' X 19' (60'), 9' X 22' (PARALLEL)

NOTE: FIRE 1 PLAN BASED ON ORIGINAL FIRE PROTECTION PLANS DATED 03/05/2012 BY TYCO/FIRE & SECURITY/SIMPLEXGRINNELL.



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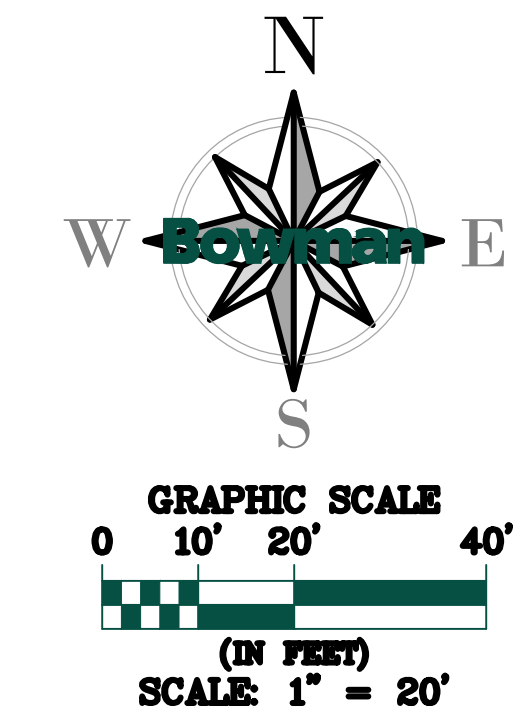
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NO.	DATE	DESCRIPTION

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ISSUED FOR	PERMIT
DATE	July 24, 2024
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SHEET FIRE 1 PLAN

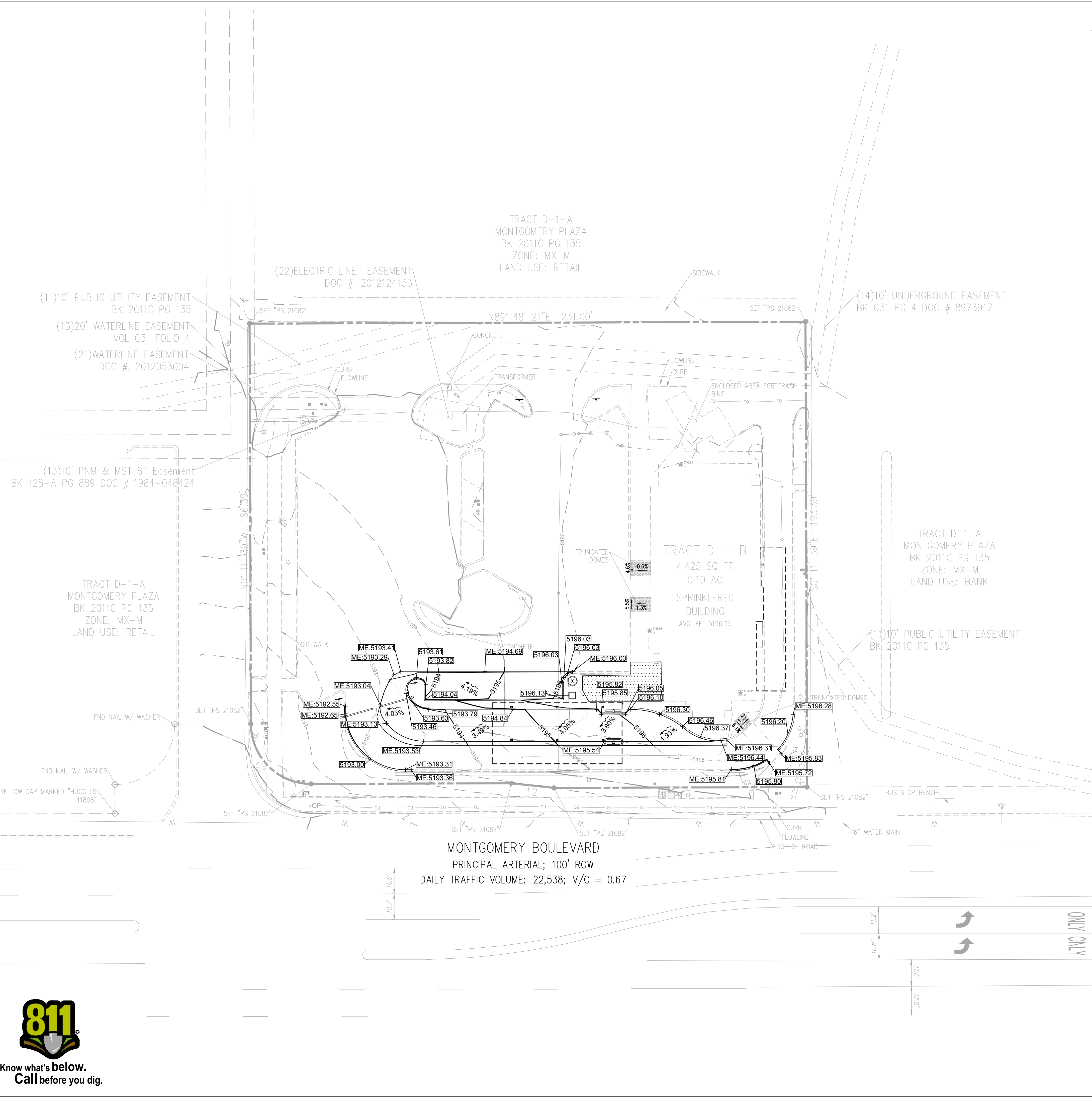
SHEET NUMBER
C-2.1



July 24, 2024
 C-3.0 - GRADING PLAN
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 This document, together with the contract and related documents, represents the entire agreement between the parties. It is to be read in conjunction with the contract documents. No verbal agreement or other communication shall be relied upon in the absence of the written contract documents. THE USER OF THIS DOCUMENT SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



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GENERAL GRADING NOTES

- ALL ELEVATIONS ARE BASED ON NAVD88. HORIZONTAL DATUM: NAD83.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS. SLOPES IN GRASS AREAS SHALL BE GRADED AT A 1.0% MIN.

FLOOD NOTE

PER FEMA FLOOD MAP (35001C0139G EFF. 9/26/2008), THE SITE IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD. PER ALTA SURVEY DATED 09/07/2023, THERE ARE NO EXISTING ON-SITE STORM DRAIN FEATURES. THE SITE DRAINS TO THE SOUTHWEST OF THE PROPERTY BEFORE ENTERING THE STORM DRAIN SYSTEM ALONG MONTGOMERY BOULEVARD NE THAT DRAINS TO NORTH DIVERSION CHANNEL PHASE III.

GRADING & DRAINAGE LEGEND	
	PROPOSED GRADE MAJOR CONTOUR LINE
	PROPOSED GRADE MINOR CONTOUR LINE
	EXISTING GRADE MAJOR CONTOUR LINE
	EXISTING GRADE MINOR CONTOUR LINE
	LIMITS OF DISTURBANCE
	MATCH EXISTING GRADE

ALL CURB SPOT ELEVATIONS REPRESENT FACE OF CURB UNLESS OTHERWISE NOTED

GRADING DESCRIPTION

THE EXISTING SITE IS GRADED TO DRAIN PER CITY OF ALBUQUERQUE AND STATE STANDARDS WITH ALL NECESSARY CURBING, DRIVES, AND LANDSCAPING. THE PROPOSED IMPROVEMENTS TO THE SITE WILL NOT AFFECT MOST OF THE SITE GRADING. THE IMPROVEMENTS WILL REMOVE AN EXISTING LANDSCAPE AREA AND ADD CURB AND GUTTER FOR THE ADDITIONAL DRIVE-THROUGH LANE. THERE ARE NO TOPOGRAPHIC FEATURE OF NOTE WITHIN 100' OF THE SITE.



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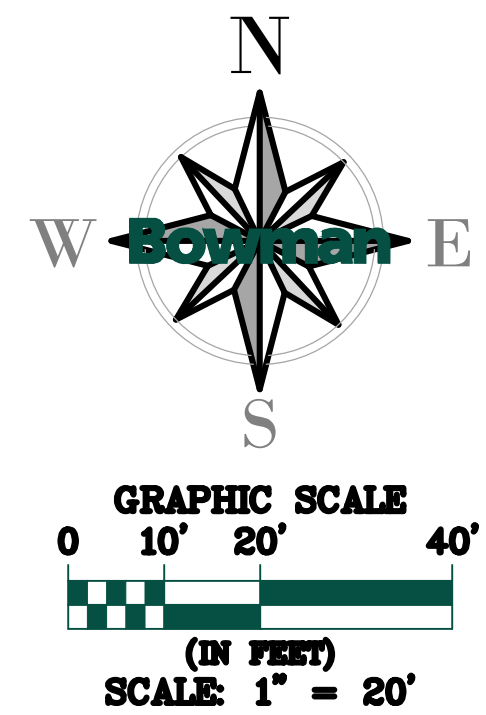


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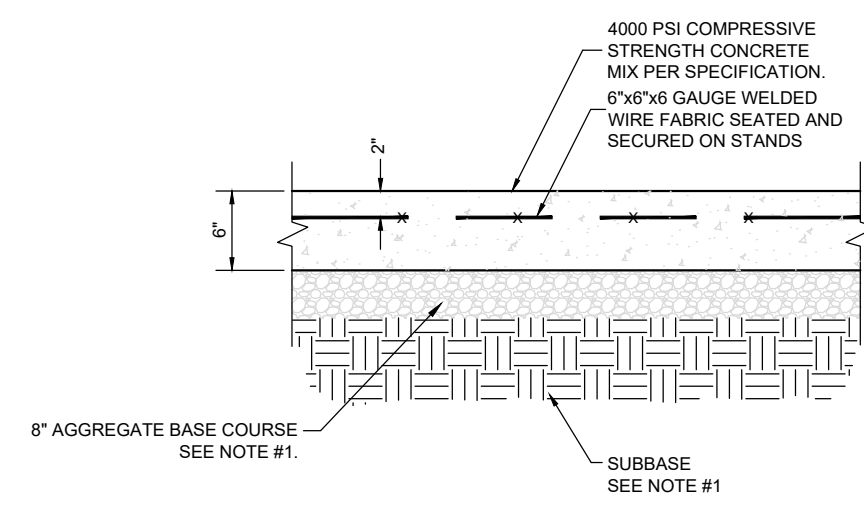
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C-3.0



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 This document, together with the contract and relevant specifications, forms the contract. It is to be read in conjunction with the contract documents and specifications. No part of this document shall be used in any way without the written authorization and approval of Bowman Consulting Group, Inc.

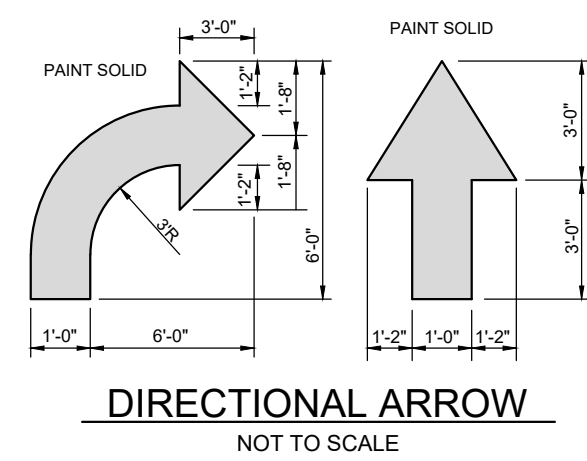


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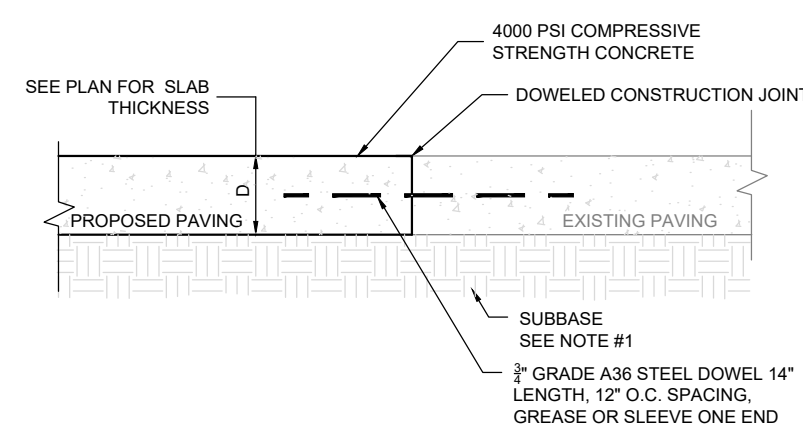
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

26 CONCRETE PAVEMENT DRIVE-THRU LANE
C2.0 NOT TO SCALE



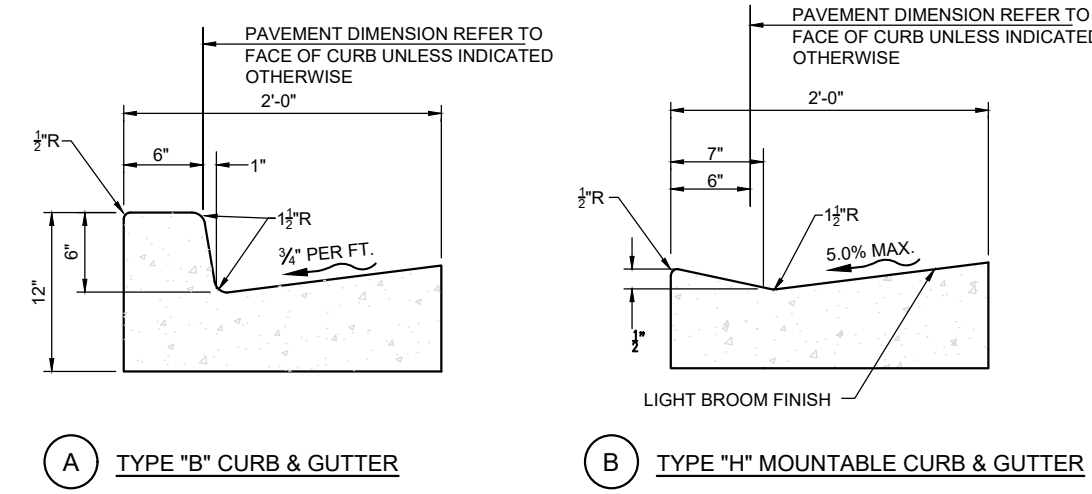
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL.
2. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE. UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 PAVEMENT MARKINGS - 1
C2.0 NOT TO SCALE



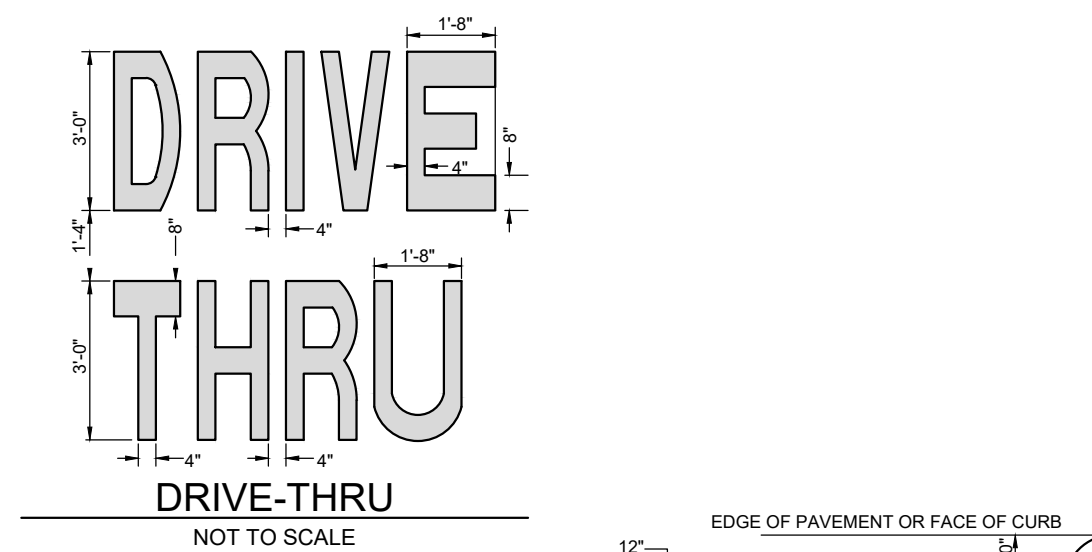
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

22 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
C2.0 NOT TO SCALE



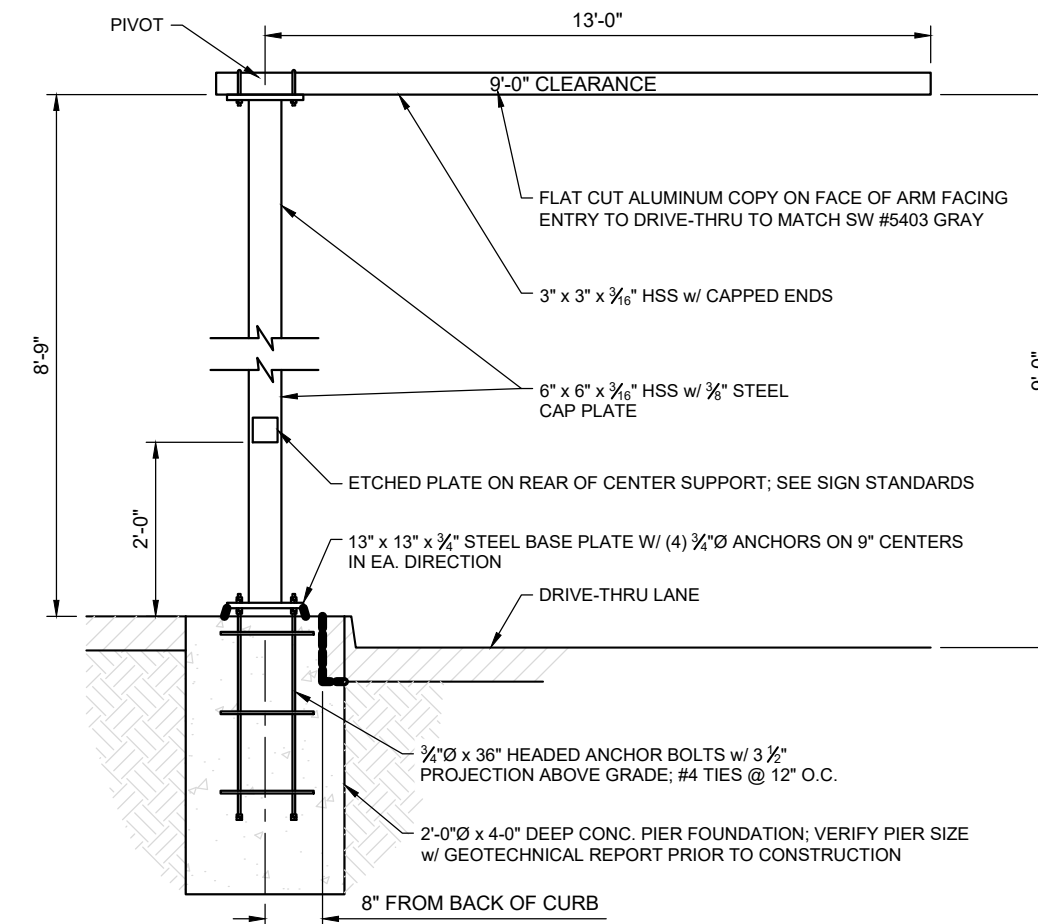
NOTES:
1. CONC. FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.
2. CONTRACTION JOINTS @ 1'-0" O.C. TOOLED 1/2" (1/4" X 1/4" - 1/4") WIDE, 1" OR MAX. DIA DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX. UNLESS NOTED OTHERWISE ON PLANS.
3. IF NEEDED, DOWEL INTO ADJACENT CONC. SLAB PER THE EXPANSION JOINT DETAIL.
4. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRANSVERSE & LONGITUDINAL.

11 CONCRETE CURB & GUTTER
C2.0 NOT TO SCALE



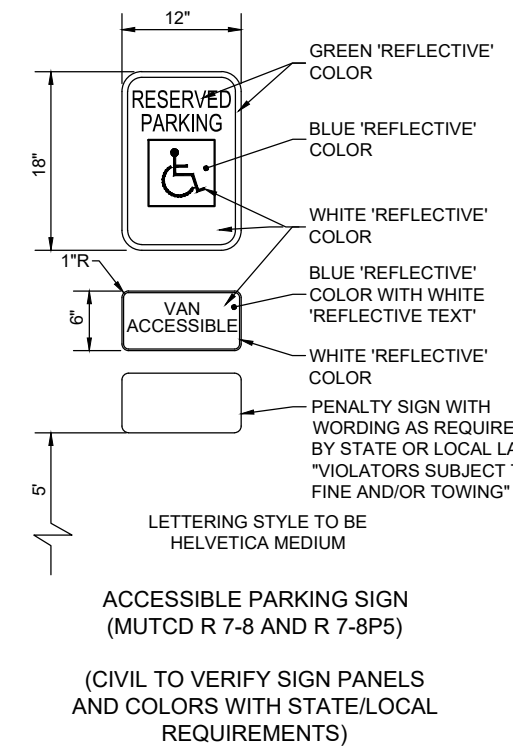
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL.
2. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE. UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.
4. IF STOP SIGNS ARE PROPOSED, "STOP" LETTERING ON STOP BAR DETAIL IS NOT REQUIRED.

2 PAVEMENT MARKINGS - 2
C2.0 NOT TO SCALE



NOTES:
1. ENTIRE CLEARANCE BAR & HARDWARE TO BE POWDER COATED OPC P-820 MATTE BLACK FINISH
2. CLEARANCE BAR ARM TO ROTATE WHEN STRUCK & RETURN TO ORIGINAL POSITION
3. COORDINATE W/ THE ARCHITECT & STRUCTURAL ENGINEER

5 DRIVE-THRU CLEARANCE BAR
C2.0 NOT TO SCALE



LETTERING STYLE TO BE HELVETICA MEDIUM
ACCESSIBLE PARKING SIGN (MUTCD R 7-8 AND R 7-8P5)
(CIVIL TO VERIFY SIGN PANELS AND COLORS WITH STATE/LOCAL REQUIREMENTS)

6 ACCESIBLE PARKING SIGN
C4.0 NOT TO SCALE



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5009 MONTGOMERY BLVD.
ALBUQUERQUE, NEW MEXICO 87106

FSU#02793

REVISION SCHEDULE	NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	010014-01-217
ISSUED FOR	PERMIT
DATE	July 24, 2024
DRAWN BY	BCG

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SHEET NUMBER

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/ TRANSPORTATION DESIGN /

Section 7-4(J)(7) Entrance and Gate Requirements for Private Ways and Streets

- All gated communities must include a turnaround for visitors at the gate so that the vehicle does not stand in or back into the City right-of-way.
- Where a single gate is provided, the minimum width shall be 20 feet. For divided streets, the minimum width shall be 12 feet.
- Additional entrance and gate requirements may be required by the Fire Marshal.

Part 7-4(K) Off-street Parking and Site Design

This section provides guidance on site design and off-street parking layout. The overall site design shall accommodate all modes of transportation including automobiles, pedestrians, bicyclists, and motorcyclists. To facilitate efficient parking operations, the designer shall also consider the interface of the site with adjacent development areas.

Section 7-4(K)(1) General Provisions

- All sites and off-street parking areas shall be designed to comply with ADA/PROWAG standards.
- The number of off-street, vehicle, bicycle and motorcycle parking spaces shall be provided as established in the *IDO Section 14-16-5-5 Parking and Loading*.
- Site design shall comply with design requirements and landscape buffers established by the *IDO Part 14-16-5 Dimensional Standards*.
- Parking and site layout shall be designed such that vehicles do not back into the City right-of-way, except single-family dwellings may back into local streets.

Section 7-4(K)(2) Bicycle Parking

Off-street bicycle parking location, layout and rack options vary widely. The following guidelines shall be considered when placing and designing bicycle parking areas and choosing rack options. Alternative rack design, placement, or installation methods not meeting the guidelines below may be considered and are reviewed on a case-by-case basis by the City Engineer.

- All bicycle racks shall be designed according to the following guidelines:
 - The rack shall be a minimum of 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. *Combo/roaster racks are not allowed.*
 - The rack shall be designed to support the bicycle in an upright position. See the *IDO Section 14-16-5-5(E)* for additional information.
 - The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - Each bicycle parking space is accessible without moving another bicycle.
- Bicycle parking spaces shall be located in a well-lit area, visible from and, where feasible, located within 50 feet of the primary pedestrian entrance it serves. Bicycle rack placement shall meet the following placement requirements. (See *FIGURE 7.4.115* for direction on bicycle stall layout.)

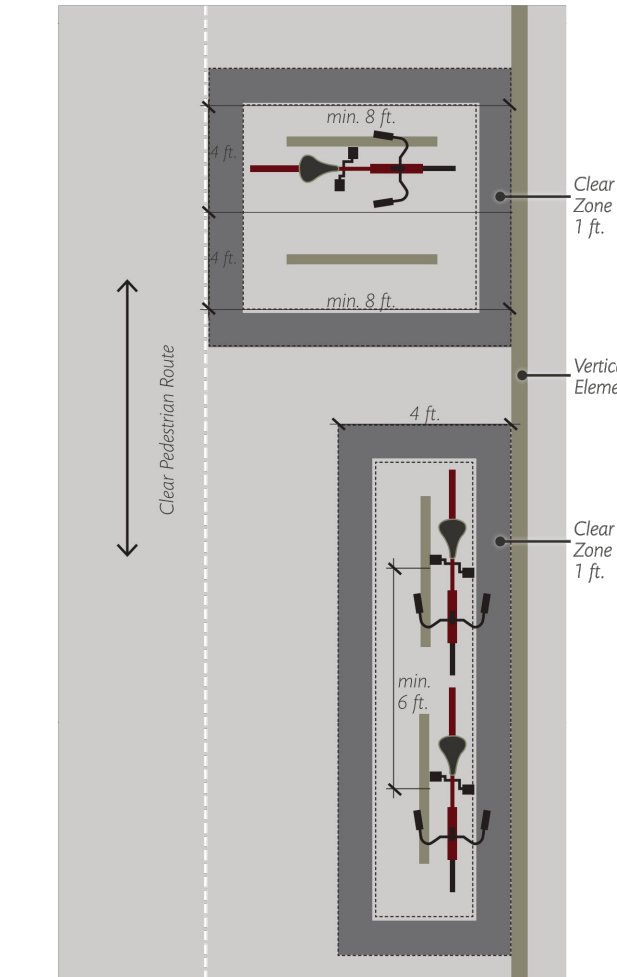


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/ TRANSPORTATION DESIGN /

- Bicycle parking shall be separated from vehicle parking areas and driveways by a barrier, such as a curb, rail, or bollard, or be located to minimize the possibility of vehicles striking parked bicycles.
 - Bicycle racks shall be placed in a designated area and shall not infringe upon the width of the required clear pedestrian access route. (See *Part 7-4(E) Pedestrian Facilities*.)
 - Bicycle racks shall not be placed directly in front of entrances or in locations that impede pedestrian flow.
- Bicycle racks shall be sturdy and anchored to a concrete pad.
 - A 1-foot clear zone around the bicycle parking stall shall be provided.
 - Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

FIGURE 7.4.115 Bicycle Parking Stall Layout Options

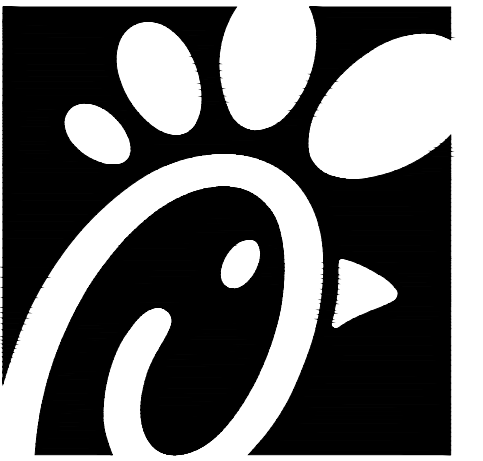
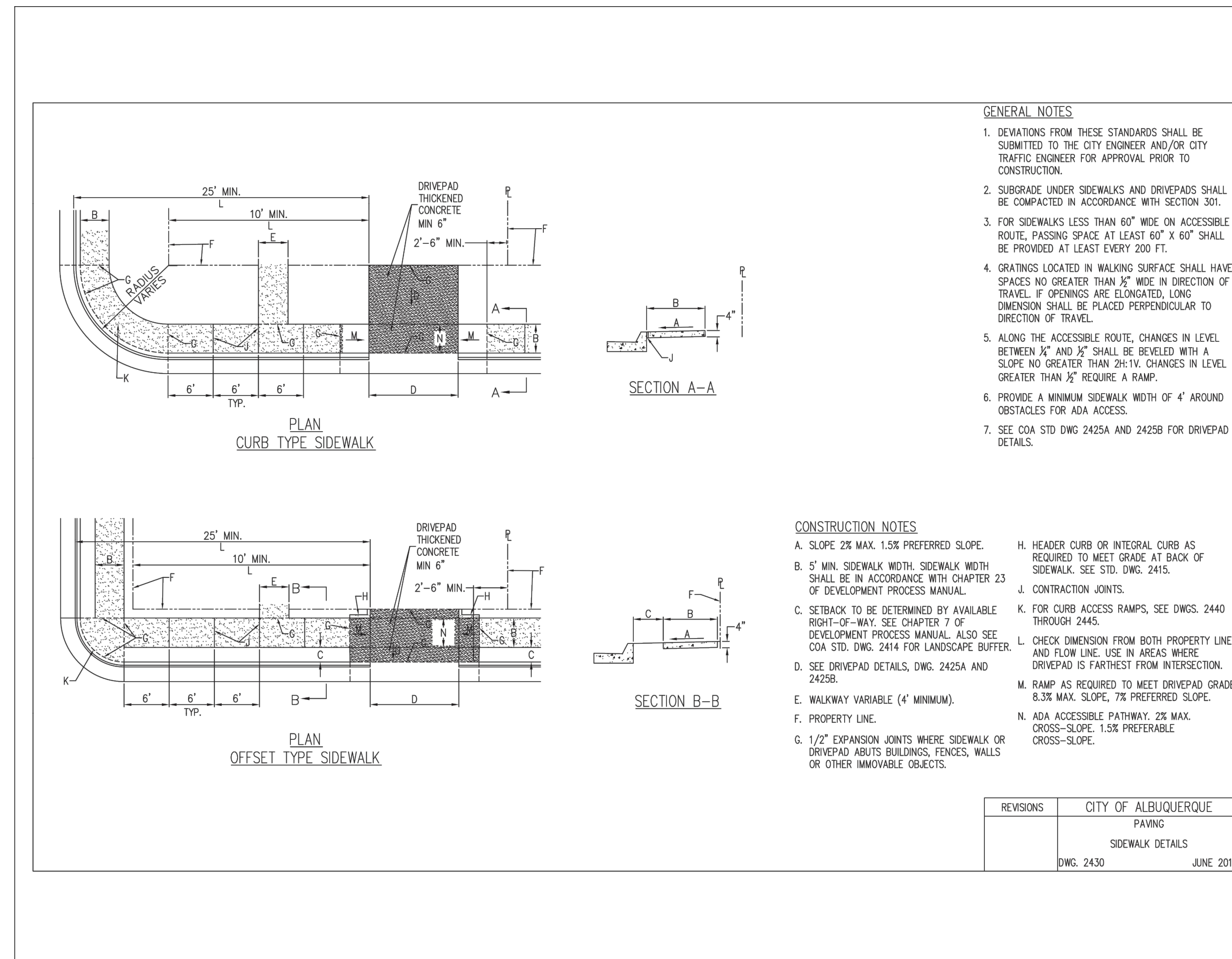


Section 7-4(K)(3) Motorcycle Parking

- Motorcycle parking shall be a minimum of 4 feet wide and 8 feet long. (See *TABLE 7.4.77* and *FIGURE 7.4.116*.)
- Motorcycle parking spaces shall be located in a well-lit area that is visible from the primary building entrance on the site.



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FSU#02793

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 010014-01-217

ISSUED FOR PERMIT

DATE July 28, 2024

DRAWN BY BCG

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SHEET

STANDARD DETAILS

SHEET NUMBER

C-5.0

LANDSCAPE PROPOSED FOR MONTGOMERY & SAN MATEO FSU CHICK-FIL-A STORE NUMBER # 02793

5009 MONTGOMERY BOULEVARD NE
ALBUQUERQUE, NM 87106

LATITUDE 35° 07' 53" N, LONGITUDE 106° 35' 15" W
PARCEL ID# ABQ213744 (CITY), 101706148301640115 (COUNTY)

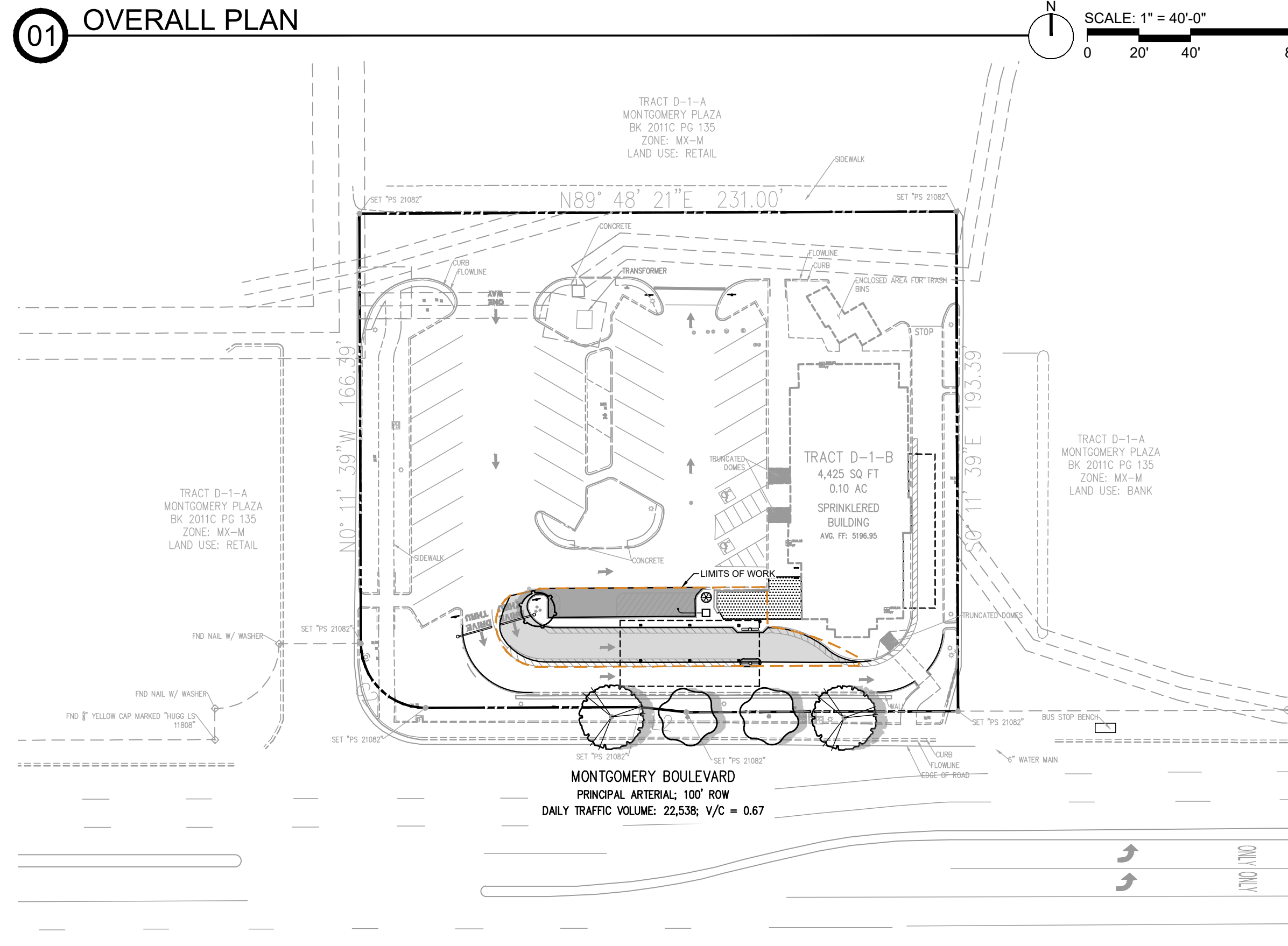
GENERAL NOTES

A. PERMITS AND SURVEYS

(NOTE: ALL REFERENCES TO "CONTRACTOR" ARE SPECIFIC TO "LANDSCAPE CONTRACTOR" UNLESS NOTIFIED AS "GENERAL OR OTHER TYPE OF CONTRACTOR")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SEEDED AREAS.
 - 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30" .
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/4" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN
- SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANYTIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG.
COORDINATION WITH PNM IS NECESSARY FOR THIS PROJECT REGARDING PROPOSED TREE SPECIES, THE HEIGHT AT MATURITY AND TREE PLACEMENT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES TO AVOID INTERFERENCE WITH THE EXISTING ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION LINES ALONG THE EAST SIDE OF EUBANK BOULEVARD NE AT THE PROJECT SITE BOUNDARY. PNM'S LANDSCAPING PREFERENCE IS FOR TREES AND SHRUBS TO BE PLANTED OUTSIDE THE PNM EASEMENT; HOWEVER, IF WITHIN THE EASEMENT, TREES AND SHRUBS SHOULD BE PLANTED TO MINIMIZE EFFECTS ON ELECTRIC FACILITY MAINTENANCE AND REPAIR. NEW TREES PLANTED NEAR PNM FACILITIES SHOULD BE NO TALLER THAN 25 FEET IN HEIGHT AT MATURITY TO AVOID CONFLICTS WITH EXISTING ELECTRIC INFRASTRUCTURE.
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- NEW PLANT MATERIAL MUST COMPLY WITH CURRENT NEW MEXICO NURSERY ACT STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED. REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE.
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

01 OVERALL PLAN



CITY OF ALBUQUERQUE RESPONSIBILITY FOR MAINTENANCE STATEMENT

- LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN; INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING LANDOWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF SUCH LANDOWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS, WHICH HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING ON THE PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE ABUTTING LANDOWNER TO REPLACE THE PLANT MATERIALS.
- LANDSCAPING SHALL HAVE ADEQUATE MAINTENANCE. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER NOTIFICATION.

UTILITIES NOTES:

- DESIGN GROUND-MOUNTED EQUIPMENT SCREENING TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL
- SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO
- ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE
- REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PNM
- ELECTRIC SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFIC

IRRIGATION NOTES:

- IRRIGATION: (PROPOSED TO BE A POTABLE SYSTEM)
- AN IRRIGATION SYSTEM PLAN WILL BE CREATED.
- SEED MAY BE TEMPORARILY IRRIGATED WITH POP-UP AND ROTOR SPRAY HEADS.
- TREES, SHRUBS & PERENNIALS IN PLANTING BEDS SHALL BE IRRIGATED WITH A POINT-SOURCE DRIP SYSTEM.
- A SMART CONTROLLER & RAIN SENSOR SHALL BE INSTALLED.
- WATER CONSERVATION MEASURES AND COMPONENTS ARE TO BE INSTALLED WITH THE IRRIGATION SYSTEM.

VICINITY MAP



LEGEND	
PROP. ASPHALT DRIVE	PROPERTY LINE
PROP. CONC. PAVEMENT	EX. CONCRETE
PROP. CURB	EX. CONCRETE CURB
PROP. PARKING STRIPE	EX. SIGN
PROP. SITE SIGNAGE	EX. LIGHT POLE
PROP. DIRECTIONAL ARROW	EX. TREE
PROP. PARKING COUNT	EX. ACCESSIBLE MARKING
PROP. ORDER POINT	EX. BOLLARD
	EX. DIRECTIONAL ARROW

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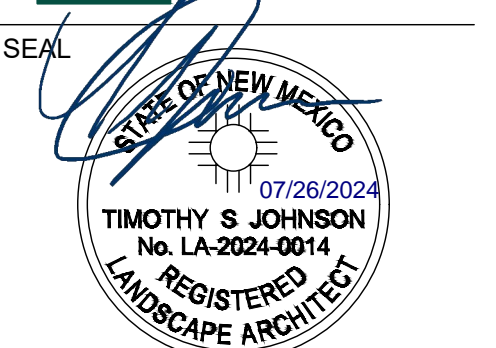
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Landscape cover	
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Planting Plan	
02	L1.0
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03	L2.0
Landscape Details	
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06	L3.2



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FSU#02793

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 010014-01-217

ISSUED FOR	PERMIT
DATE	JUNE, 2024
DRAWN BY	GM

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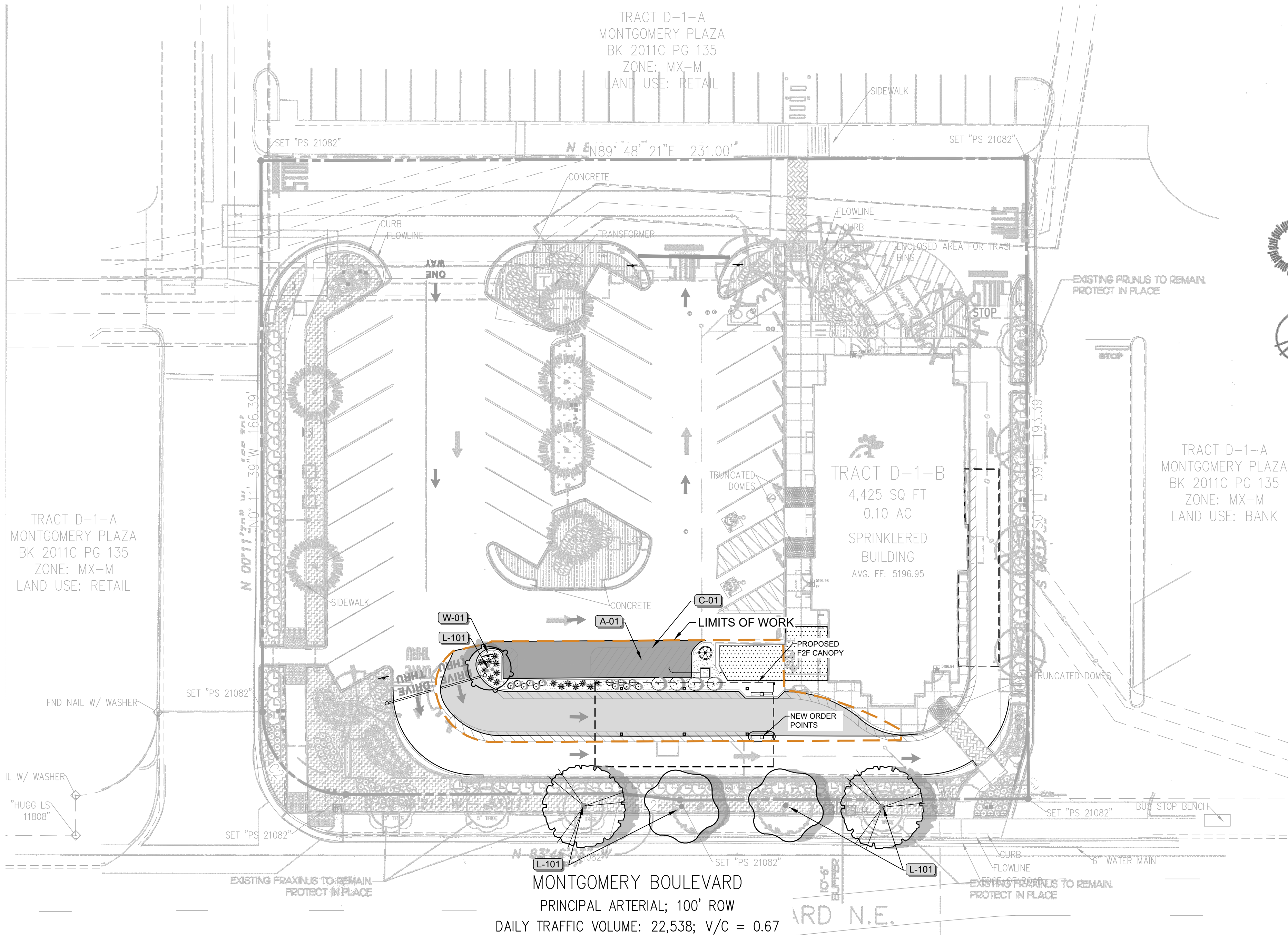
SHEET
LANDSCAPE COVER

SHEET NUMBER

L0.0

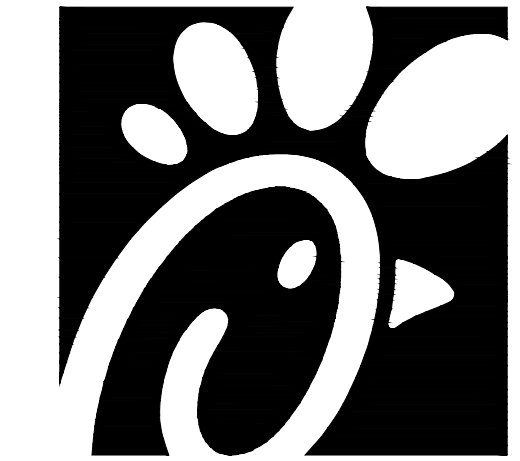


Know what's below.
Call before you dig.



PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS	WATER USAGE	HEIGHT	WIDTH
EXISTING PLANTING							
⊕	EXISTING PRUNUS	EXT'G	1	EXISTING TO REMAIN	-	-	-
+	EXISTING FRAXINUS	EXT'G	4	EXISTING TO REMAIN	-	-	-
TREES							
⊙	FRAXINUS PENNSYLVANICA GREEN ASH	2' CALIPER	2	STANDARD DOUBLE STAKE	MED	60'	60'
⊙	PROSOPIS GLANDULOSA HONEY MESQUITE	2' CALIPER	6	STANDARD DOUBLE STAKE	LOW	20'	25'
⊙	PISTACIA CHINENSIS CHINESE PISTACHE	2' CALIPER	5	STANDARD DOUBLE STAKE LIFT • SITE TRIANGLES	MED	60'	60'
⊙	PRUNUS CERASIFERA PURPLELEAF PLUM	2' CALIPER	3	STANDARD DOUBLE STAKE	MED	20'	20'
SHRUBS							
⊗	ELAEGNUS PUGENS SILVERBERRY	15 GALLON	11	4'-0" O.C.	MED	10'	10'
⊗	GENISTA HISPANICA SPANISH BROOM	5 GALLON	12	4'-0" O.C.	MED	48"	48"
*	HELICTOTRICHON SEMPERVIRENS BLUE AVENA GRASS	5 GALLON	94	2'-0" O.C.	MED	24"	24"
⊙	HEMEROCALLIS 'STELLA D'ORO' EVERGREEN DAYLILY	5 GALLON	111	2'-0" O.C.	MED	24"	36"
⊙	LEUCOPHYLLUM LANGMANIAE RIO BRAVO RAINSAGE	5 GALLON	92	4'-0" O.C.	MED	48"	48"
⊙	SALVIA LAVANDULIFOLIA LAVENDER SAGE	5 GALLON	147	2'-0" O.C.	MED	24"	24"
GROUNDCOVERS							
■	CYNODON DACTYLON BERMUDA GRASS	SOD	400 S.F.		MED	-	-
■	FESTUCA OVINA 'GLAUCA' BLUE FESCUE	FLATS	3,488 S.F. 8" O.C.		MED	12"	12"
■	OENOTHERA CAESPITOSA WHITE EVENING PRIMROSE	FLATS	1,205 S.F. 12" O.C.		LOW	12"	12"
VINES							
▼	LONICERA C. 'PURPURERA' PURPLE LEAF HONEYSUCKLE	15 GALLON	4	REMOVE FROM STAKES. ATTACH TO WALL WITH TUMAX VINE TIES	MED	-	-



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CONSULTANT PROJECT # 010014-01-217
ISSUED FOR PERMIT
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DRAWN BY GM

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PLANTING PLAN

SHEET NUMBER

L1.0

02 KEY NOTES

SYMBOL	ARCHITECTURE DESCRIPTION
A-01	BICYCLE RACKS (SEE ARCH.)
SYMBOL	CIVIL DESCRIPTION
C-01	4' WIDE YELLOW STRIPING (SEE CIVIL)
SYMBOL	LANDSCAPE DESCRIPTION
L-101	ORGANIC MULCH PLACED UNDER TREES WITHIN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED. PER 5-6(C)(5)(E)
SYMBOL	WALLS, BARRIERS, & SIGNAGE DESCRIPTION
W-01	DRIVE-THRU SIGN (SEE CIVIL)

03 PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	FINISHING COVER TREATMENTS
TREES				
⊙	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.0" CAL.	2	■ DG/ROCK TO MATCH EXISTING.
⊙	CERCIS CANADENSIS 'PINK POM POMS' PINK POM POMS EASTERN REDBUD	2.0" CAL.	1	
⊙	QUERCUS EMORYI EMORY OAK	2.0" CAL.	2	
SHRUBS				
⊗	GENISTA HISPANICA SPANISH BROOM	5 GAL.	4	
*	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5 GAL.	15	
⊙	SALVIA LAVANDULIFOLIA SPANISH SAGE	1 GAL.	12	

LANDSCAPE MATRIX	
LOT AREA	44,306 SF 1.02 AC
TOTAL LANDSCAPE	8,255 SF 0.19 AC
LANDSCAPE BUFFER	
WIDTH	REQUIRED 10' PROVIDED 10'
PARKING AREA	
per 5-6(F)(2)(c)	
TOTAL PARKING AREA	19,750 SF
PARKING AREA LANDSCAPE	
REQUIRED	PROVIDED
1,975	3,083
STALLS	
REQUIRED TREES	PROVIDED TREES
5	8

Notes:
1 No parking space is more than 100 feet in any direction from a tree trunk.
COMPLIANT SEE PLANS
At least 75 percent of the required parking area trees shall be deciduous canopy type shade trees, capable of achieving a mature canopy diameter of at least 25 feet, 100% of trees proposed are deciduous and meet requirement.
COMPLIANT SEE PLANS
3 Minimum size of tree planters within off-street parking areas shall be 60 square feet per tree.
COMPLIANT SEE PLANS

THE FOLLOWING TABLE IS FROM PREVIOUSLY APPROVED LANDSCAPE PLANS (BY OTHERS). ONE TREE PLANNED TO BE REMOVED AND ONE NEW TREE PROPOSED. GROUND COVER PLANE COVERAGE REQUIREMENTS TO BE MAINTAINED PER APPROVED LANDSCAPE PLAN.

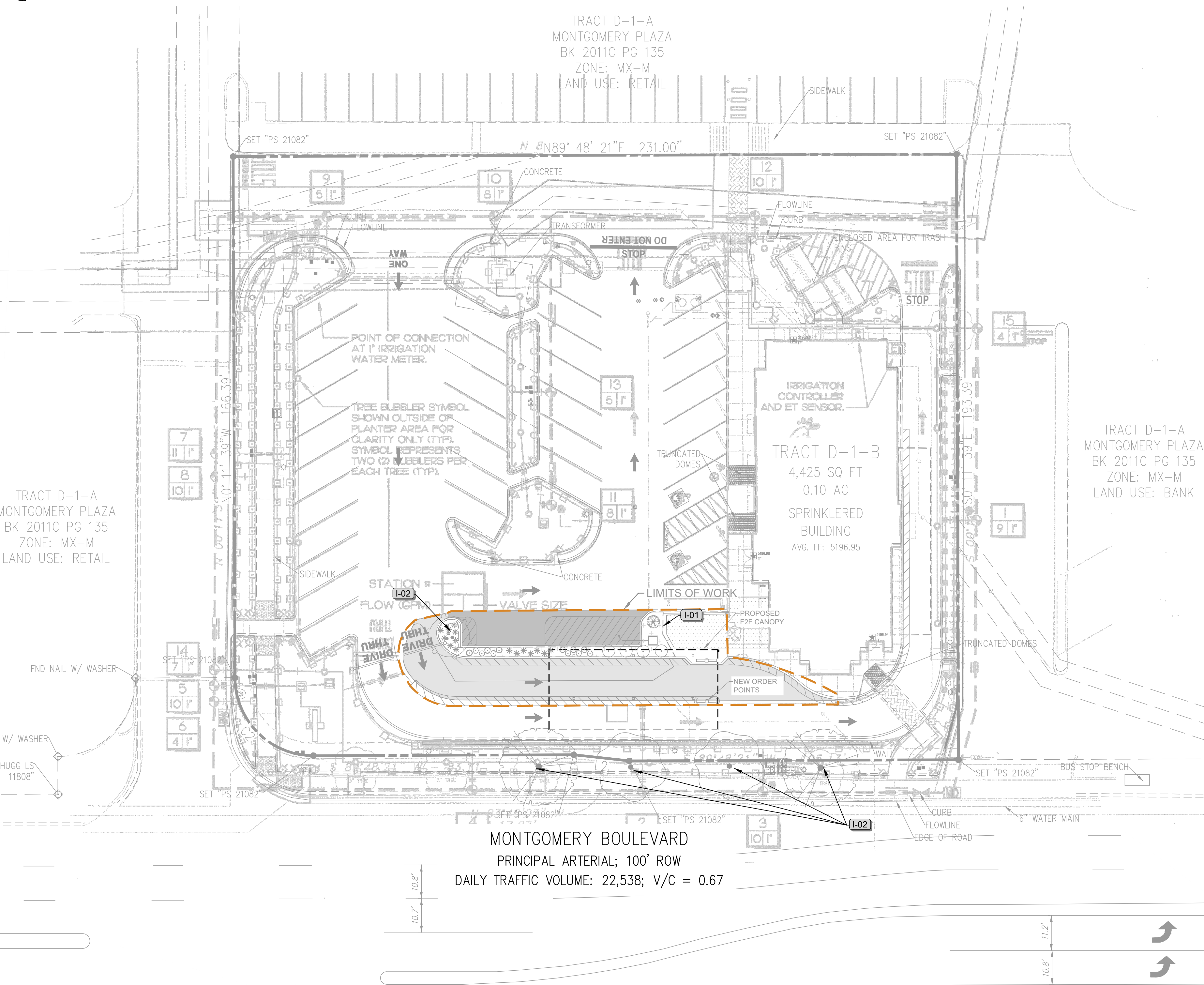
LANDSCAPE CALCULATIONS		
LOT AREA:	1.0171 ACRES (44,306 S.F.)	
TOTAL LANDSCAPE:	8,830 S.F. (20.0%)	
SHRUB AREA:	8,430 S.F.	
TURF AREA:	400 S.F.	
TOTAL LANDSCAPE AREA:	8,830 S.F.	
REQUIREMENT		
	REQUIRED	PROPOSED
PARKING LOT SHADING		
1 TREE PER 10 STALLS (MIN 2' CALIPER)		
(PLANNING) 41/10 = 4.1	5	8
1 TREE PER 8 STALLS (ZONING) 41/8 = 5.125	6	8
BUFFER	10'	10'-6"
MINIMUM PLANT SIZES		
TREES - 2" CALIPER		
SHRUBS 1 GALLON		
GROUND COVER - 75% COVERAGE WITHIN 1 SEASON		

July 26, 2024
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01 IRRIGATION PLAN UPDATES

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



SPRINKLER LEGEND														
SYMBOL	MANUFACTURER-MODEL#	NOZZLE	RAD	PSI	FLOW - GPM							DETAIL		
					60	70	80	90	100	110	120		130	
TURF POP-UP SPRAY HEADS WITH 'PRECISION' SPRAY NOZZLE AND LOW-PRESSURE DESIGN														
⊙	TORO 570Z-4LP-O-T-10'	60/Q/T/150/H/210/T/T/Q/F	10'	20	.17	.23	.34	.43	.51	.58	.69	.79	1.03	A, L-2
SHRUB POP-UP SPRAY HEADS WITH 'PRECISION' SPRAY NOZZLE AND LOW-PRESSURE DESIGN														
⊙	TORO 570Z-6LP-O-T-5'	60/Q/T/150/H/210/T/T/Q/F	5'	20	.043	.064	.09	.11	.13	.15	.17	.20	.26	B, L-2
⊙	TORO 570Z-6LP-O-T-8'	60/Q/T/150/H/210/T/T/Q/F	8'	20	.11	.17	.22	.27	.33	.36	.44	.49	.66	B, L-2
⊙	TORO 570Z-6LP-O-T-10'	60/Q/T/150/H/210/T/T/Q/F	10'	20	.17	.23	.34	.43	.51	.58	.69	.79	1.03	B, L-2
⊙	TORO 570Z-6LP-O-T-12'	60/Q/T/150/H/210/T/T/Q/F	12'	20	.25	.37	.49	.62	.74	.82	.99	1.15	1.48	B, L-2
⊙	TORO 570Z-6LP-O-T-15'	60/Q/T/150/H/210/T/T/Q/F	15'	20	.39	.56	.77	.96	1.16	1.20	1.54	1.78	2.31	B, L-2
⊙	TORO 570Z-6LP-O-T-4X18'	4X18-CS / 4X18-SST	4X18'	20								.043	B, L-2	
TREE BUBBLERS														
⊙	RAIN BIRD RWS-MB-1401 SERIES	1401 BUBBLER	N/A	20								0.5 (2 X 0.25 PER TREE)	C, L-2	

EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
[M]	WATER METER - SEE POINT OF CONNECTION NOTE ON PLANS	1"	N/A
[C]	HUNTER PCC-1500 AUTOMATIC CONTROLLER - WALL MOUNT IN ENCLOSURE	15 STATION	D, L-2
[ET]	HUNTER WSS WIRELESS SOLAR-SYNC ET SENSOR - MOUNT PER MANUFACTURER	N/A	E, L-2
[BP]	FEBCO 825YA SERIES REDUCED PRESSURE BACKFLOW PREVENTER	1"	F, L-2
[MV]	HUNTER PGV-10IG SERIES REMOTE CONTROL MASTER VALVE - NORMALLY OPEN	1"	G, L-2
[MD]	MAINLINE DRAIN VALVE - INSTALL PER LOCAL STANDARDS	1"	H, L-2
[SW]	SPARE WIRE STUB OUT LOCATION - LOCATE WIRES IN STANDARD VALVE BOX	2 X 14 GA	A, L-3
[V]	NIBCO T-585-70 BRONZE BALL VALVE - FULL PORT	LINE SIZE	B, L-3
[C]	HUNTER H044-LRC QUICK COUPLING VALVE WITH LOCKING VINYL COVER	1"	C, L-3
[V]	HUNTER PGV-10IG SERIES REMOTE CONTROL ELECTRIC VALVE W/FLOW CONTROL	1"	D, L-3
[M]	SCH 40 PVC IRRIGATION PRESSURE MAINLINE - 18" MINIMUM COVER	1 1/2"	E, L-3
[M]	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PLAN SIZE	E, L-3
[M]	SCH 40 PVC PIPE SLEEVING - EXTEND 6' BEYOND EDGE OF HARDSCAPE	PLAN SIZE	F, L-3
[M]	SCH 40 PVC WIRE SLEEVING - EXTEND 6' BEYOND EDGE OF HARDSCAPE	PLAN SIZE	F, L-3
[M]	NOT SHOWN	LF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA LF

PIPE SIZING	
3/4" PIPE	1" PIPE
1 1/4" PIPE	1 1/2" PIPE
2" PIPE	2 1/2" PIPE
3" PIPE	4" PIPE
6" PIPE	8" PIPE

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

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TWO WORKING DAYS BEFORE YOU DIG

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO 1" IRRIGATION WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF METER PER ALL LOCAL CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 11 GPM. STATIC PRESSURE AT METER IS ABOUT 52 PSI (INFORMATION FROM JEREMY HOOVER AT ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY ON 4/14/11 BY EMAIL). CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH IRRIGATION SYSTEM INSTALLATION UNTIL ANY WATER PRESSURE RELATED ISSUES HAVE BEEN RESOLVED.

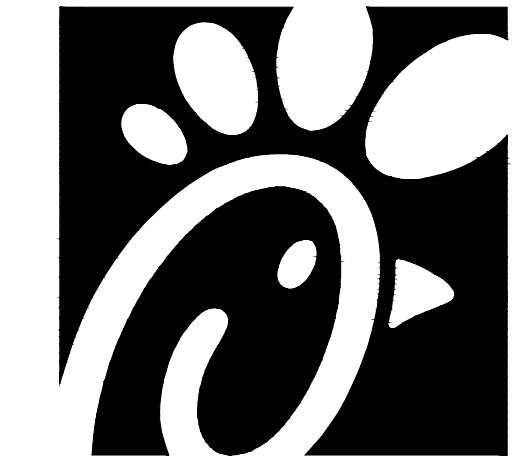
CONTROLLER
INSTALL IRRIGATION CONTROLLER ADJACENT TO BUILDING AS SHOWN ON THE PLANS. INSTALL IN STRONG BOX LD-18SW STAINLESS STEEL ENCLOSURE. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND / OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES, MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES.

SLEEVING
MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.

LOW PRESSURE SYSTEM
THIS IRRIGATION SYSTEM HAS BEEN DESIGN TO OPERATE AT LOW PRESSURES. UNDER NO CIRCUMSTANCE SHALL THE IRRIGATION EQUIPMENT OR THE PIPE SIZING BE CHANGED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT. THE IRRIGATION EQUIPMENT SPECIFIED AND THE PIPE SIZES SPECIFIED ARE INTENDED FOR MINIMAL PRESSURE LOSSES.

FREEZING
IRRIGATION CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO ACCOUNT FOR POTENTIAL FREEZING CONDITIONS. A MAINLINE DRAIN VALVE HAS BEEN PROVIDED TO AID IN MAINLINE FLUSHING. WRAP THE BACKFLOW PREVENTER WITH THERMOCEL OR EQUAL INSULATION PER THE LOCAL STANDARDS. APPLY ANY ADDITIONAL REGIONAL SPECIFIC EQUIPMENT AND / OR TECHNIQUES TO THE IRRIGATION SYSTEM TO AID IN SYSTEM PROTECTION.

SYSTEM INFORMATION
WATER TYPE - POTABLE
METER SIZE - 1"
BACKFLOW PREVENTER SIZE - 1"
PRESSURE REGULATOR - N/A
MASTER VALVE - 1"
MAXIMUM DEMAND - 11 GPM
NUMBER OF VALVES - 15
CONTROLLER SIZE - 15 STATION
STATIC PRESSURE AT METER - 52 PSI



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FSU#02793

REVISION SCHEDULE	NO.	DATE	DESCRIPTION

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IRRIGATION PLAN

SHEET NUMBER

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02 IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	AREA TO RECEIVE DRIP EMITTERS
[Symbol]	RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.
[Symbol]	EMITTER NOTES: 1 GAL SHRUB TO RECEIVE 2 OF 1.0 GPH EMITTERS. 1 GAL GRASS/PERENNIAL TO RECEIVE 1 OF 0.5 GPH EMITTERS. 5 GAL SHRUB TO RECEIVE 2 OF 1.0 GPH EMITTERS. ALL TREES TO RECEIVE 6 OF 2.0 GPH EMITTERS. 4"POT PLANT TO RECEIVE 1 OF 0.5 GPH EMITTER.

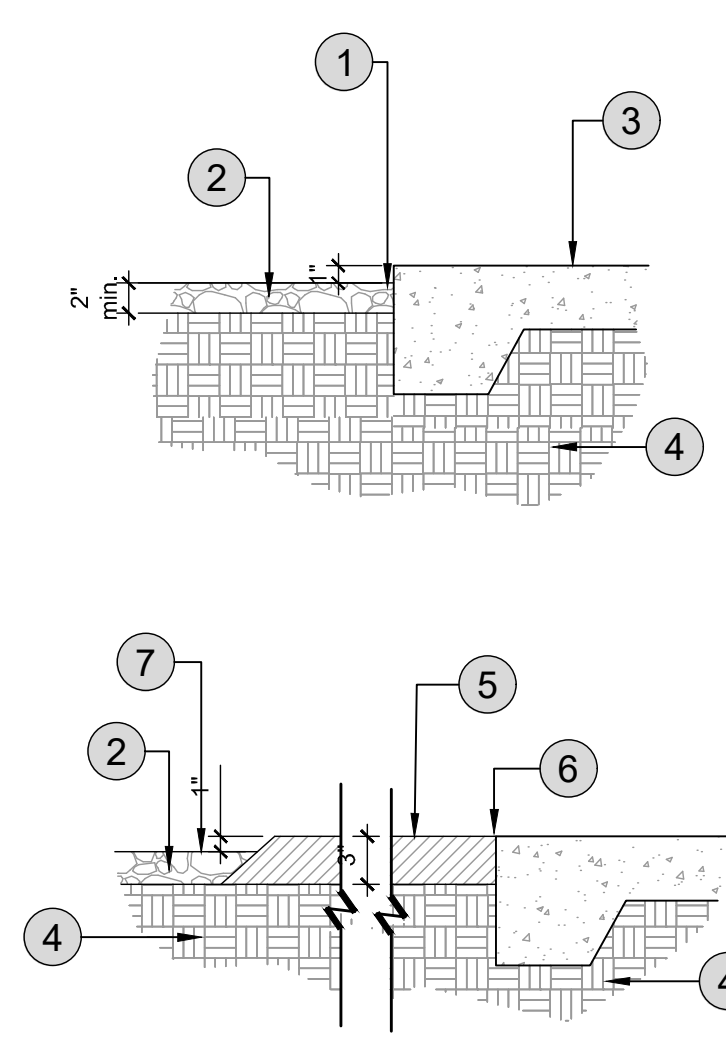
03 KEY NOTES

SYMBOL	IRRIGATION DESCRIPTION
[L-01]	CONTRACTOR TO TIE INTO EXISTING IRRIGATION SYSTEM AT THIS LOCATION, PER APPROVED IRRIGATION PLANS (REV #5) EXTANT LATERAL IS IRRIGATION LATERAL LINE: POLYETHYLENE AND PVC CLASS 160 209.1 L.F. POLYETHYLENE SIDR-7 UP TO 1-1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
[L-02]	CONTRACTOR TO IRRIGATE NEW TREES VIA EXISTING TREE DRIP LATERAL PER SAME RATE (EMITTERS) AS EXISTING TREES

811
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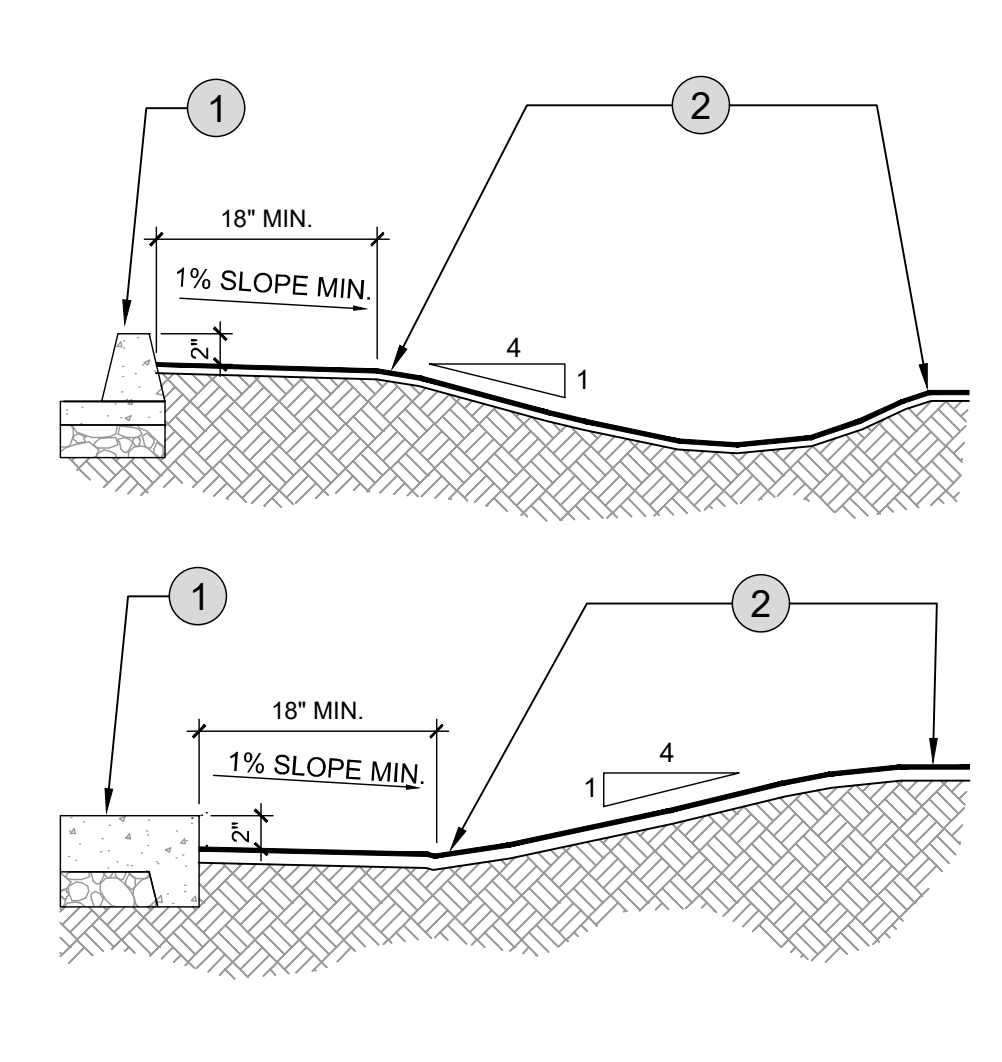
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 04 - L3.0
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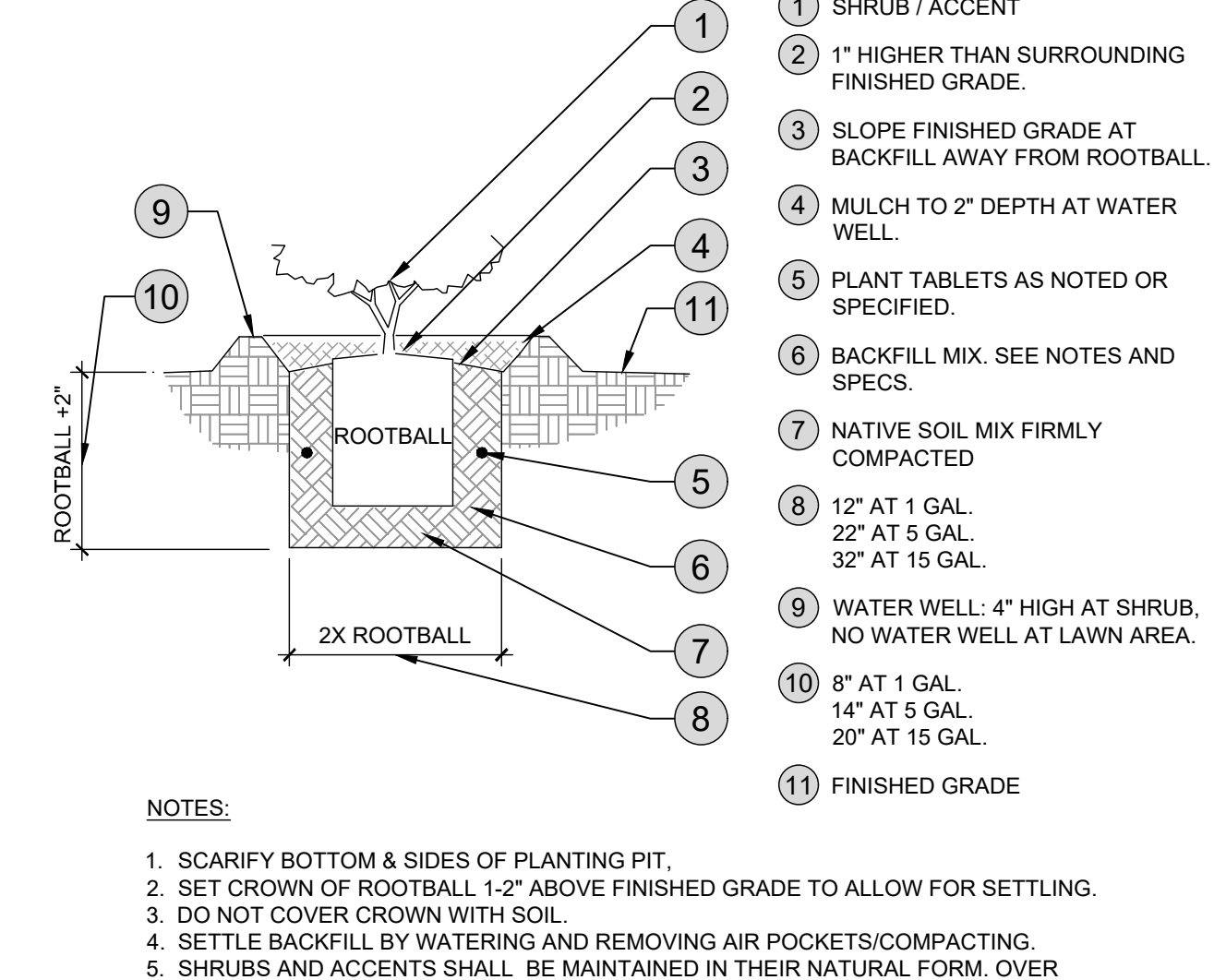
- 1 FINAL GRADE - GRADING CONTRACTOR TO COMPLETE WORK WITHIN +/- 0.10 FEET AND ALLOW FOR 2" OF DECORATIVE ROCK
- 2 DECORATIVE ROCK MULCH
- 3 HARDSCAPE (WALK, CONCRETE, PAVERS, ETC) REFER TO GRADING PLANS
- 4 COMPACTED SUBGRADE
- 5 3" THICK STABILIZED DECOMPOSED GRANITE, 45 DEG. TURNDOWN AFTER WIDTH OF PLAZA, TRAIL, ETC.
- 6 FLUSH AT EDGE OF ADJACENT HARDSCAPE
- 7 FINISH GRADE AT LANDSCAPE

NOTES:
 1. CONTRACTOR TO PROVIDE 10' SECTION MOCK UP OF 10' STABILIZED DECOMPOSED GRANITE (DG) PATH FOR APPROVAL PRIOR TO CONTINUATION OF WORK.
 2. STABILIZED DG TO BE PREMIXED OFF SITE.
 3. TOTAL DEPTH OF DG PATH TO BE 3" AND INSTALLED IN TWO LIFTS WITH TACKIFIER AND PER MANUFACTURER'S RECOMMENDATIONS.



- 1 TOP OF HARDSCAPE (WALK, CURB, ETC.)
- 2 REVERSE CURVE FINISHED GRADE TO CREATE SMOOTH TRANSITION

NOTES:
 1. ALL EARTHWORK TO BE PLACED AND WORKED SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS AND STRUCTURES.
 2. GRADE ALL MATERIAL TO FINISHED GRADE.
 3. REVERSE GRADE EARTH WORK TO CREATE SMOOTH TRANSITIONS BETWEEN SLOPES.



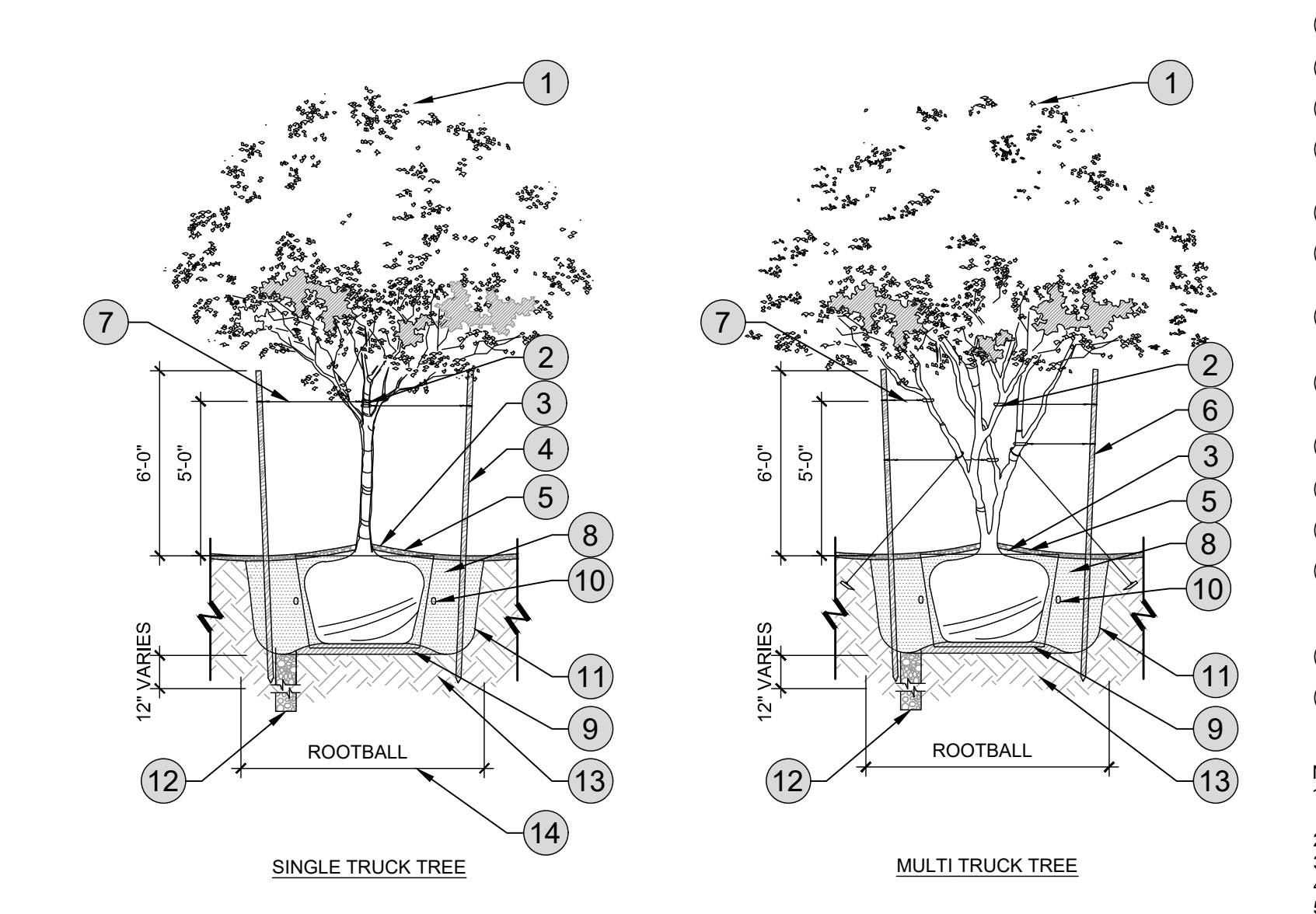
- 1 SHRUB / ACCENT
- 2 1" HIGHER THAN SURROUNDING FINISHED GRADE.
- 3 SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOTBALL.
- 4 MULCH TO 2" DEPTH AT WATER WELL.
- 5 PLANT TABLETS AS NOTED OR SPECIFIED.
- 6 BACKFILL MIX. SEE NOTES AND SPECS.
- 7 NATIVE SOIL MIX FIRMLY COMPACTED
- 8 12" AT 1 GAL.
22" AT 5 GAL.
32" AT 15 GAL.
- 9 WATER WELL: 4" HIGH AT SHRUB, NO WATER WELL AT LAWN AREA.
- 10 8" AT 1 GAL.
14" AT 5 GAL.
20" AT 15 GAL.
- 11 FINISHED GRADE

NOTES:
 1. SCARIFY BOTTOM & SIDES OF PLANTING PIT.
 2. SET CROWN OF ROOTBALL 1-2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
 3. DO NOT COVER CROWN WITH SOIL.
 4. SETTLE BACKFILL BY WATERING AND REMOVING AIR POCKETS/COMPACTING.
 5. SHRUBS AND ACCENTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

1 GRADE AT HARDSCAPE-CURB / WALK
 1" = 1'-0" P-CH2-02

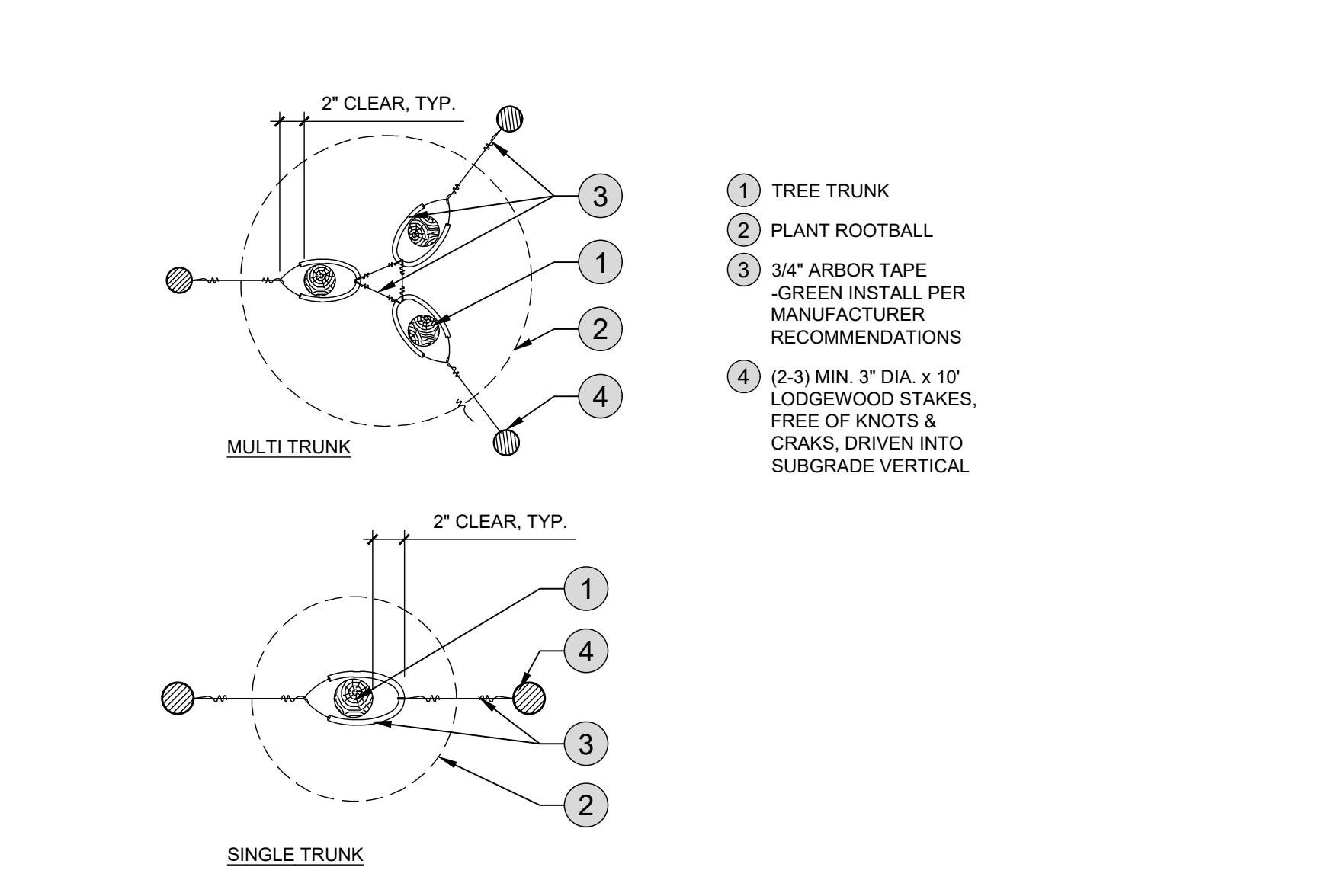
2 GRADE TRANSITION: SWALE / BERM & HARDSCAPE
 1" = 1'-0" P-CH2-05

3 SHRUB/ACCENT PLANTING
 1 1/2" = 1'-0" P-CH2-09



- 1 TREE, SEE LANDSCAPE SCHEDULE
- 2 3/4" ARBOR TAPE- GREEN INTALL PER MANUFACTURER RECOMMENDATIONS
- 3 KEEP MULCH 6"-8" MIN. FROM TREE BASE
- 4 (2) MIN 3" DIA. X 10' LODGEWOOD STAKES, FREE OF KNOTS & CRACKS, DRIVEN INTO SUBGRADE MIN 3" VERTICAL
- 5 TOP OF THE ROOTBALL to be 1"-2" ABOVE BOTTO OF PLANT WELL
- 6 DUCKBILL STAKED, FOR LARGE SALVAGED MULTI TRUNK TREES ONLY AS NECESSARY
- 7 18" POLYPROPYLENE TREE STRAP, BEIGE, WIRE THREADED THROUGH GROMMETS; ADDITIONAL AS REQUIRED DUE TO WEATHER CONDITIONS
- 8 BACKFILL W/ SPECIFIED SOIL MIX PER SPECS. WATER & TAMP TO REMOVE AIR POCKETS
- 9 AMENDED SOIL, BELOW ROOTBALL PER SPECIFICATIONS
- 10 FERTILIZER PER SPECIFICATIONS
- 11 SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- 12 TREE WELL, CHIMNEY DRAIN: 4" DIA. X 24" DEEPER THAN HARD PAN/CALICHE LAYER BOTTOM, AUGER DUG WELL FILLED W 3/8 PEA GRAVEL FOR DRAINAGE WHEN HARDPAN/CALICHE CONDITIONS EXIST
- 13 NATIVE SUBGRADE SOIL
- 14 2X ROOTBALL WIDHT FOR 24" BOX EQUIVALENT AND SMALLER;
3X ROOTBALL WIDTH FOR 36" BOX EQUIVALENT AND LARGER

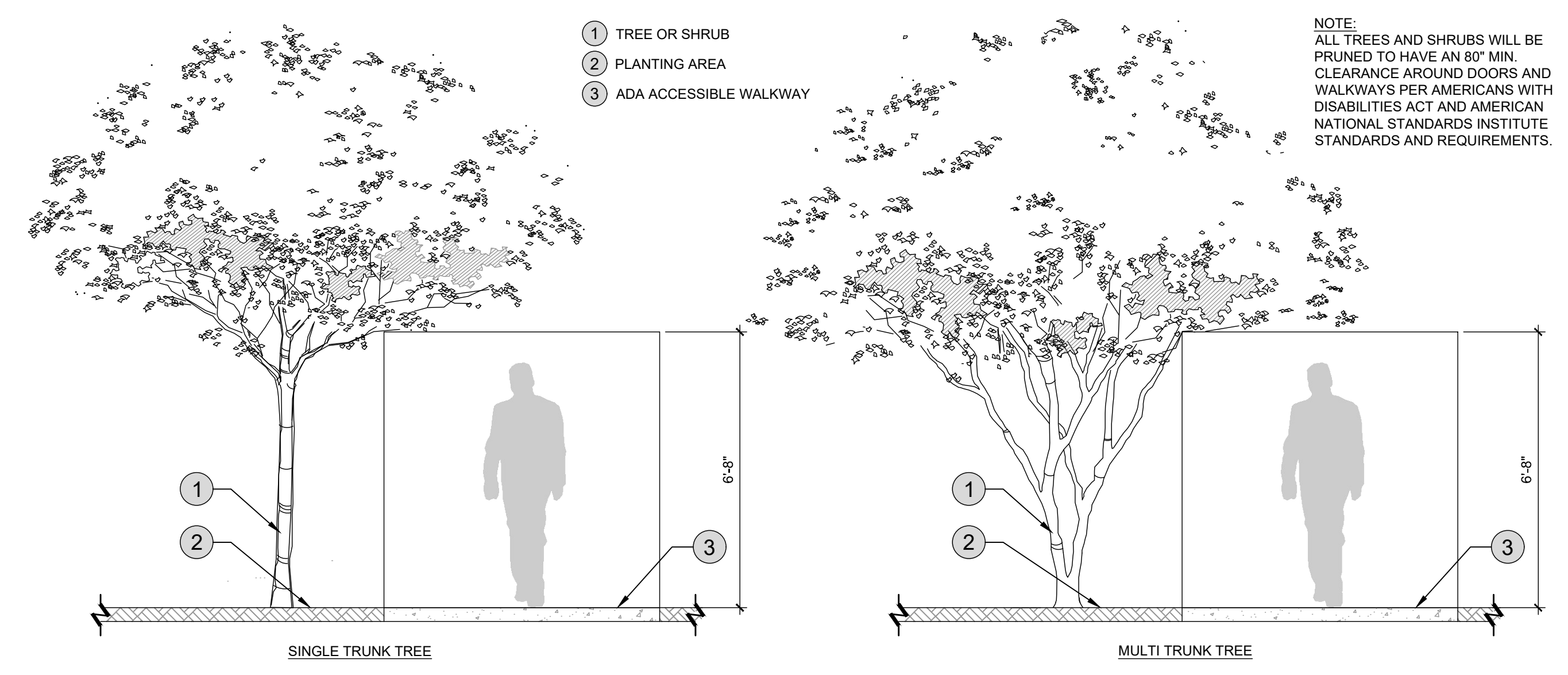
NOTES:
 1. SCARIFY BOTTOM & SIDES OF PIT, AND BORE HOLES ON ALL PITS (SEE PLANTING PIT DETAIL).
 2. SET CROWN OF ROOTBALL 1-2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
 3. DO NOT COVER CROWN WITH SOIL.
 4. SETTLE BACKFILL BY WATERING AND REMOVING AIR POCKETS/COMPACTING.
 5. STAKE TREE TO ALLOW FOR SOME FLEXIBILITY AND MOVEMENT IN WIND.
 6. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.



- 1 TREE TRUNK
- 2 PLANT ROOTBALL
- 3 3/4" ARBOR TAPE -GREEN INSTALL PER MANUFACTURER RECOMMENDATIONS
- 4 (2-3) MIN. 3" DIA. X 10' LODGEWOOD STAKES, FREE OF KNOTS & CRAKS, DRIVEN INTO SUBGRADE VERTICAL

5 TREE STAKING DETAILS
 1" = 1'-0" P-CH2-28

4 TREE PLANTING DETAIL
 1" = 50' P-CH2-30



- 1 TREE OR SHRUB
- 2 PLANTING AREA
- 3 ADA ACCESSIBLE WALKWAY

NOTE:
 ALL TREES AND SHRUBS WILL BE PRUNED TO HAVE AN 80" MIN. CLEARANCE AROUND DOORS AND WALKWAYS PER AMERICANS WITH DISABILITIES ACT AND AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS AND REQUIREMENTS.

6 ACCESSIBLE ROUTE CLEARANCES
 3/8" = 1'-0" P-CH2-31



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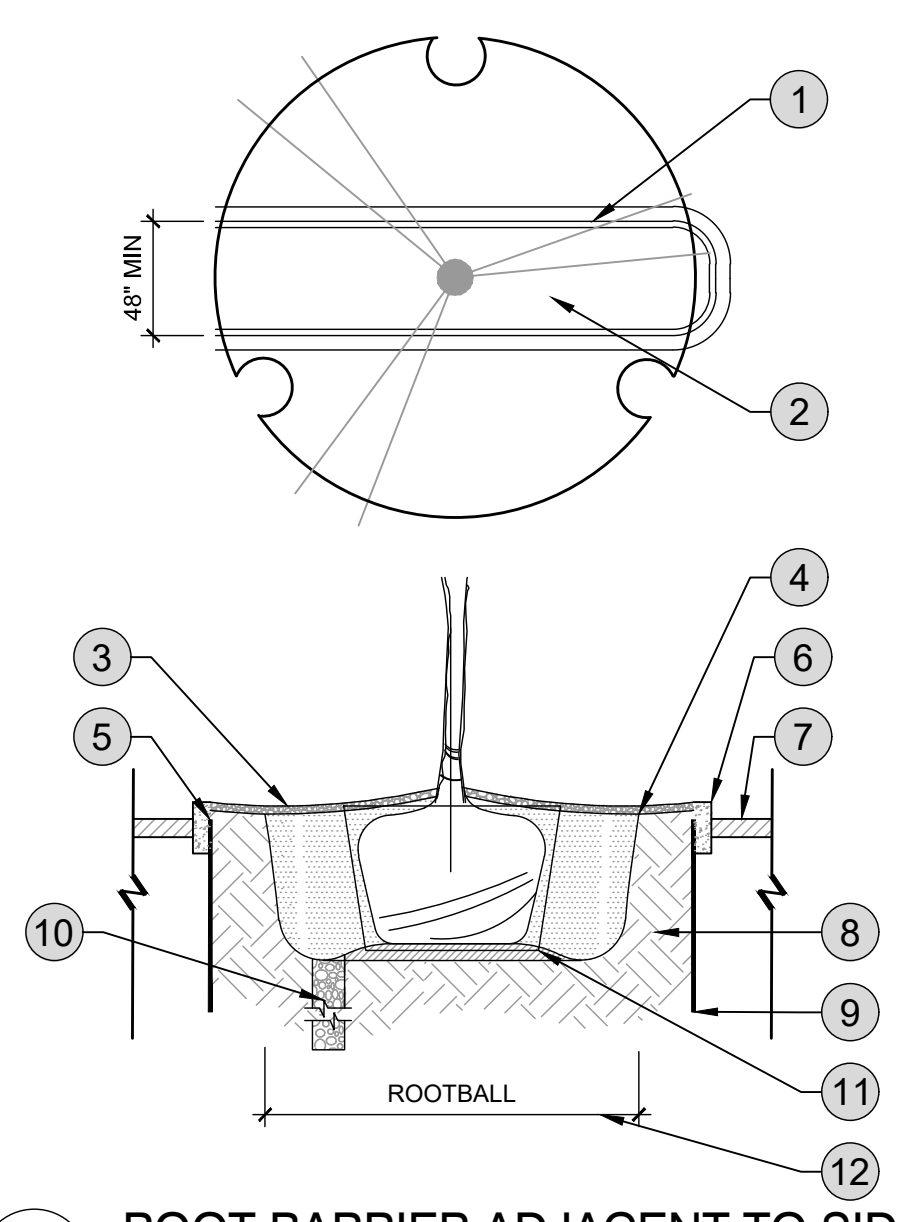
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1 ROOT BARRIER ADJACENT TO SIDEWALK AND PAVEMENT
 1/2" = 1'-0"

- 1 24" DEEP ROOT BARRIER SURROUND AT ALL AREAS ADJACENT TO SIDEWALK AND PAVEMENT
- 2 TAMP SOIL ADJACENT TO ROOT BARRIERS TO STABILIZE THEN ASSURE IRRIGATION FLOWS DIRECTLY THROUGH ROOTBALL POST TAMPING
- 3 DECORATIVE ROCK/MULCH PER DRAWING/SPECS
- 4 BACKFILL FINISH GRADE
- 5 SET TOP OF BARRIER 2" BELOW FINISH GRADE
- 6 TOP OF CONCRETE CURB OR CONCRETE PAVEMENT
- 7 TOP OF ASPHALT
- 8 BACKFILL SEE SPECIFICATIONS
- 9 24" UB 24-2 DEEP-ROOT BARRIER SET SURROUND AT BACK OF CURB AND ADJACENT TO SIDEWALK
- 10 CHIMNEY FOR DRAINAGE THROUGH COMPACTED SOILS
- 11 AMENDED SOIL, BELOW ROOTBALL PER SPECIFICATIONS
- 12 2X ROOTBALL WIDTH FOR 24" BOX EQUIVALENT AND SMALLER 3X ROOTBALL WIDTH FOR 36" BOX EQUIVALENT AND LARGER

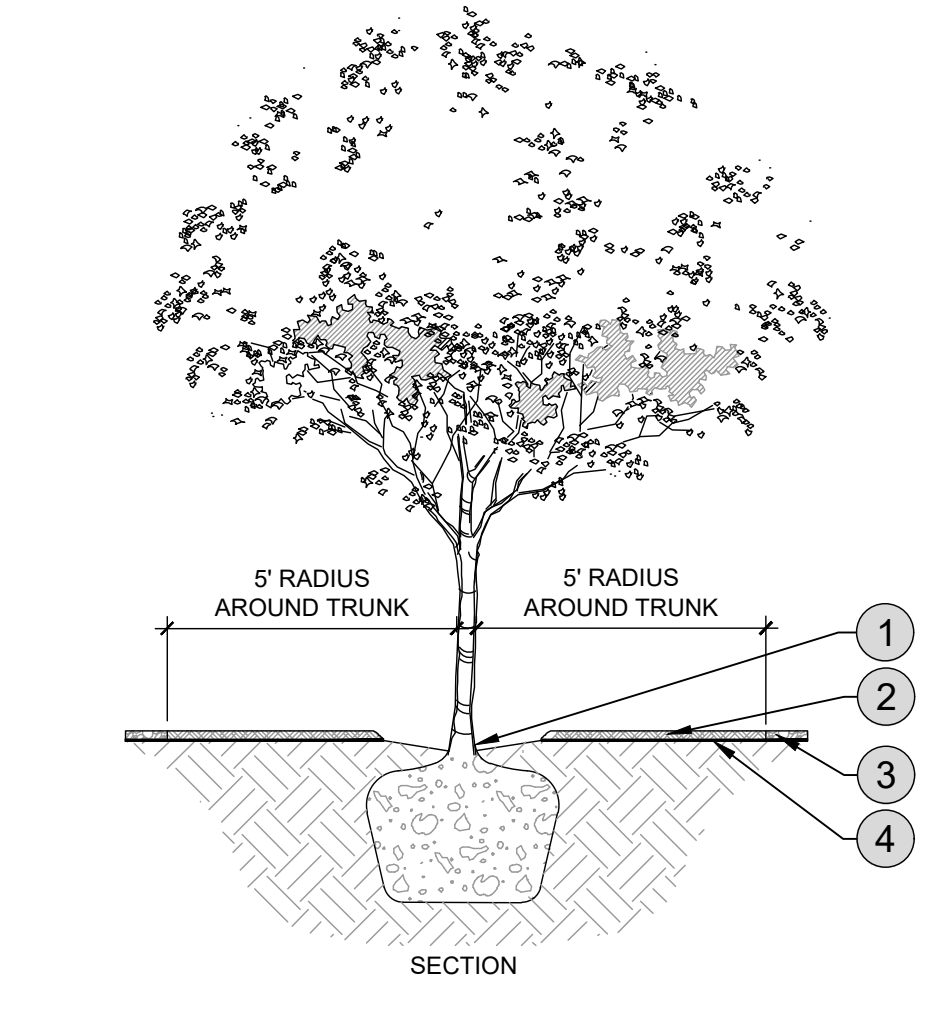
THIS DETAIL TO BE USED EVERYWHERE A TREE IS PLANTED WITHIN 5' CURB FACE AND/OR CONCRETE PAVING

SPECIFIED TREE ROOT BARRIER IS A MECHANICAL BARRIER AND ROOT DEFLECTOR USED TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 24" (609 MM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATIONS, OR PERIMETER SURROUND APPLICATIONS IN VARYING SIZES.

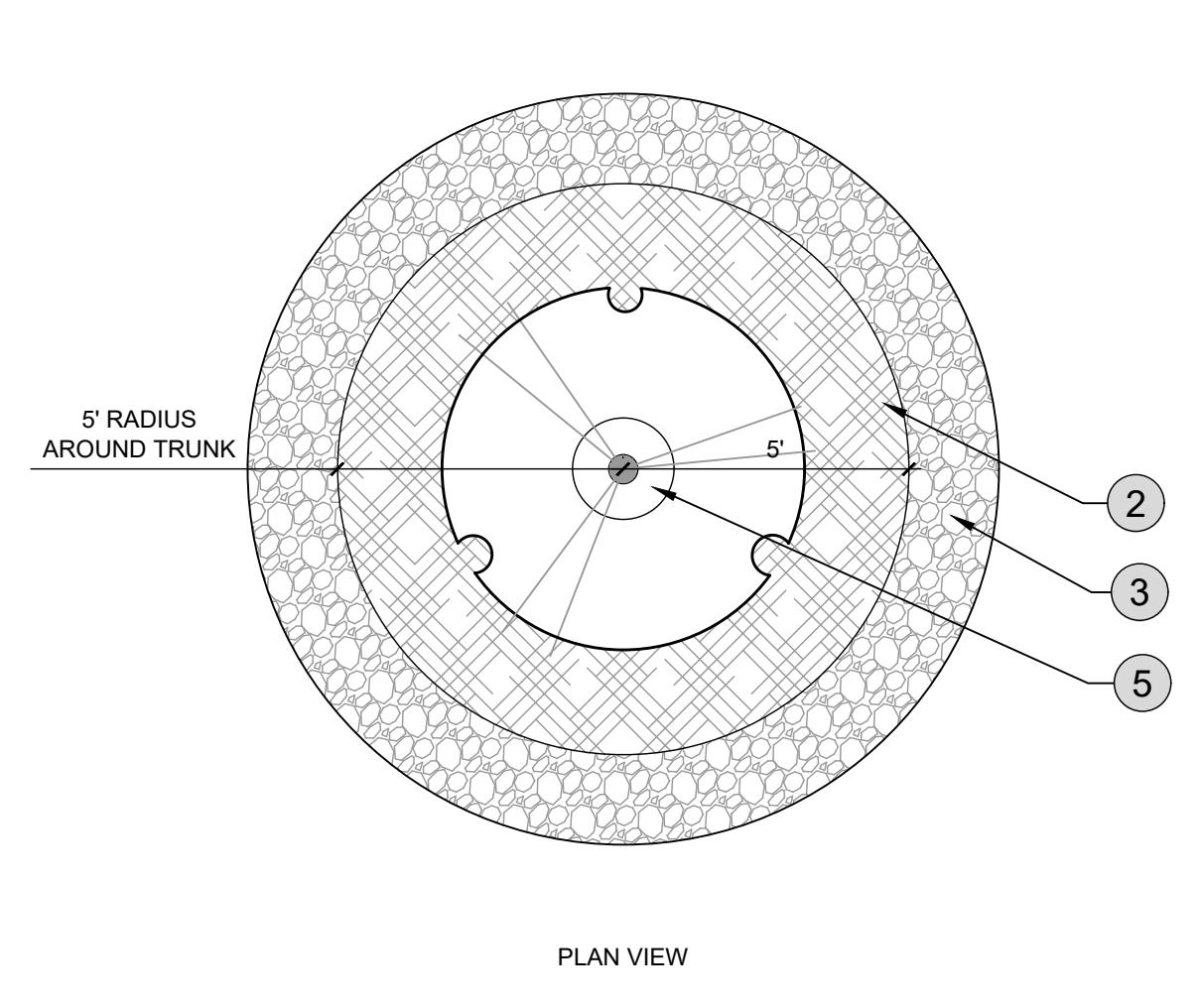
A. MATERIALS

1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIER AS SPECIFIED. THE TREE ROOT BARRIER SHALL BE EITHER PRODUCT #UB 18-2 AS MANUFACTURED BY DEEPROOT® GREEN INFRASTRUCTURE, LLC, 530 WASHINGTON STREET, SAN FRANCISCO, CA, WWW.DEEPROOT.COM (800.458.7668) OR APPROVED EQUAL.
2. ROOT BARRIER SHALL BE RECYCLABLE, BLACK, INJECTION MOLDED PANELS WITH 0.75" (1.90 MM) WALL THICKNESS IN MODULES 24" (609 MM) LONG AND 18" (460 MM) DEEP.
3. ROOT BARRIER SHALL BE MANUFACTURED WITH 75% REPROCESSED POLYPROPYLENE WITH ADDED ULTRAVIOLET INHIBITORS.
4. ROOT BARRIER SHALL BE COMPRISED OF 24" (609 MM) PANELS. EACH PANEL SHALL HAVE NO LESS THAN FOUR (4) MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.060" (1.52 MM) THICKNESS, PROTRUDING 1/2" (12.7 MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (152.4 MM) APART. (SEE DETAILS A & D)
5. ROOT BARRIER SHALL HAVE A DOUBLE TOP EDGE CONSISTING OF TWO PARALLEL, INTEGRAL, HORIZONTAL RIBS AT THE TOP OF THE PANEL AT 0.060" (1.52 MM) THICKNESS, 3/8" (9.53 MM) WIDE AND 1/4" (6.35 MM) APART WITH THE LOWER RIB ATTACHED TO THE VERTICAL ROOT DIRECTING RIBS (SEE DETAIL A).
6. ROOT BARRIER SHALL HAVE A MINIMUM OF NINE (9) ANTI-LIFT GROUND LOCK TABS CONSISTING OF INTEGRAL HORIZONTAL RIDGES OF MINIMUM 0.060" (1.52 MM) THICKNESS IN THE SHAPE OF A SEGMENT OF A CIRCLE, THE 2-1/4" (57.15 MM) CHORD OF THE SEGMENT JOINING THE PANEL WALL AND THE SEGMENT PROTRUDING 3/8" (9.53 MM) FROM THE PANEL. THE GROUND LOCKS ON EACH PANEL SHALL BE ABOUT EQUALLY SPACED BETWEEN EACH OF THE VERTICAL ROOT DIRECTING RIBS (SEE DETAILS B & D).
7. ROOT BARRIER SHALL HAVE AN INTEGRATED ZIPPER JOINING SYSTEM FOR ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER (SEE DETAIL C).

P-CH2-03

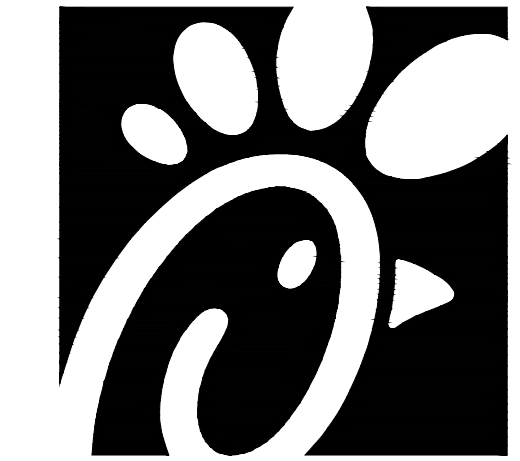


2 TREE RING MULCH (ORGANIC)
 1" = 40"



- 1 EXPOSED ROOT BALL
- 2 WOOD FIBER MULCH, MIN. 2" DEPTH.
- 3 DECORATIVE ROCK, DG, GRASS, OR OTHERS
- 4 WEED BARRIER, IF REQUIRED BY LOCAL CODE/STANDARDS
- 5 SOIL

P-CH2-07



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SHEET
 LANDSCAPE DETAILS

SHEET NUMBER

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01 LANDSCAPE NOTES

A. PERMITS AND SURVEYS

- THE CONTRACTOR SHALL ESTABLISH ALL LOT LINES AND RESTRICTIONS. ALL OTHER LINES, GRADES AND LEVELS SHALL BE ESTABLISHED BY THE CONTRACTOR. AND HE SHALL VERIFY ALL DIMENSIONS, LINES AND GRADES INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL FURNISH ALL SURVEYS, PERMITS AND LICENSES REQUIRED FOR EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL GIVE ALL NOTICES, CALL FOR INSPECTIONS, AND COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE WORK.
- B. CONTRACTOR'S RESPONSIBILITIES THE CONTRACTOR SHALL GIVE EFFICIENT SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION. WHEN ABSENT FROM THE JOB, HE SHALL APPOINT A SUPERVISOR CAPABLE OF DISCUSSING MINOR MATTERS WITH THE CONTRACTOR ON THE SITE. HE SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, SPECIFICATIONS AND OTHER INSTRUCTIONS FOR THE WORK. ANY WORK INDICATED IN A MANNER WHICH WOULD MAKE IT DIFFICULT TO PRODUCE FIRST CLASS WORK, OR ANY DISCREPANCIES OR CONFLICTS WHICH APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS AND LOCAL ORDINANCES OR RESTRICTIONS SHALL BE REFERRED TO THE CONTRACTOR FOR INTERPRETATION OR CORRECTION BEFORE PROCEEDING WITH WORK. ANY ALLEGED EXTRA SHALL BE PRESUMED TO BE PART OF THE CONTRACT WITHOUT ADDITIONAL CHARGE UNLESS CERTIFIED BY CONTRACTOR.
- C. HIDDEN OBSTACLES PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL CABLES, CONDUITS, WATER, GAS, ELECTRIC, SEWERS, SEPTIC TANKS AND SUCH OTHER UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND, AND HE SHALL TAKE PROPER PRECAUTION AS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, HE SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT WHO WILL ARRANGE FOR RELOCATION, CONTRACTOR WILL PROCEED IN THE SAME MANNER IF ROCK LAYERS, OR ANY OTHER CONDITION ENCOUNTERED UNDERGROUND MAKES CHANGES ADVISABLE.
- D. FINAL INSPECTION UPON COMPLETION OF WORK IN ITS ENTIRETY, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHO WILL ARRANGE FOR FINAL INSPECTION AT WHICH TIME THE CONTRACTOR SHALL BE PRESENT. ANY ASSUMED OR EXISTING VARIANCE OR OMISSION SHALL BE NOTED AT THIS TIME, AND THE CONTRACTOR SHALL STIPULATE WHEN AND HOW HE WILL RECTIFY SAID VARIANCE. WHEN THESE CHANGES, IF ANY, HAVE BEEN CARRIED OUT AND THE AREAS OF WORK CLEANED, THE JOB SHALL BE CONSIDERED COMPLETED AND THE GENERAL CONTRACT EXECUTED.
- E. RESPONSIBILITY FOR WORKMANSHIP NEITHER COMPLETION OF THE JOB NOR FINAL PAYMENT SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR GUARANTEE STATED IN THE CONTRACT, OR OF RESPONSIBILITY FOR FAULTY MATERIALS OR POOR WORKMANSHIP. THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DEFECTS WHICH OCCUR DURING THE GUARANTEE PERIOD. NOTICE OF OBSERVED DEFECTS WILL BE FORWARDED TO THE CONTRACTOR BY THE OWNER'S REPRESENTATIVE IN DUPLICATE. CONTRACTOR WILL RETURN ONE (1) COPY TO THE OWNER'S REPRESENTATIVE, NOTING THEREON WHAT ACTION WAS TAKEN. ALL QUESTIONS ARISING UNDER THIS ARTICLE SHALL BE DECIDED BY THE OWNER'S REPRESENTATIVE.
- F. TERMINATION OF CONTRACT THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO TERMINATE THE CONTRACT IF IN HIS REASONABLE OPINION THE CONTRACTOR IS NOT PERFORMING THE CONTRACT AS REQUIRED. OWNER'S REPRESENTATIVE WILL REMUNERATE CONTRACTOR FOR WORK TO DATE OF TERMINATION.
- G. INSURANCE CONTRACTOR AS WELL AS HIS SUB-CONTRACTORS, SHALL NOT COMMENCE WORK PRIOR TO OBTAINING THE NECESSARY INSURANCE POLICIES OUTLINED IN THE CONSTRUCTION AGREEMENT. THESE POLICIES SHALL BE MAINTAINED DURING THE LIFE OF THE CONTRACT AND SHOULD BE PRODUCED TO THE OWNER'S REPRESENTATIVE UPON REQUEST.
- H. COMPLIANCE WITH BUILDING CODES ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH ALL LAWS, ORDINANCES, AND REGULATIONS APPLICABLE.
- I. INTERPRETATION OF DRAWINGS AND DOCUMENTS
1. SHOULD A CONTRACTOR FIND DISCREPANCIES IN, OR OMISSION FROM THE DRAWINGS OR SPECIFICATIONS, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING, HE SHALL AT ONCE NOTIFY THE LANDSCAPE ARCHITECT, AND IMMEDIATELY CONFIRM SAME IN WRITING.
 2. SHOULD THE CONTRACTOR DISCOVER ANY POINTS OF CONFLICT BETWEEN THE WORK AND ANY RULES, LAWS, OR ORDINANCES OF THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED, HE SHALL NOTIFY THE LANDSCAPE ARCHITECT AT ONCE AND IMMEDIATELY CONFIRM SAME IN WRITING.
 3. SHOULD THE OWNER'S REPRESENTATIVE FIND IT NECESSARY TO ISSUE A CLARIFICATION OR CHANGE, A WRITTEN ADDENDUM WILL BE DELIVERED TO ALL BIDDERS
 4. ADDENDUM ANY AND ALL ADDENDA ISSUED BY THE OWNER'S REPRESENTATIVE DURING THE TIME OF BIDDING SHALL FORM A PART OF THE DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS, AND SHALL BE INCLUDED BY THE CONTRACTOR IN HIS PROPOSAL.

1.02 GENERAL CONDITIONS

- A. GENERAL
1. THE TERMS AND DEFINITIONS STATED IN THESE GENERAL CONDITIONS SHALL APPLY TO ALL SECTIONS OF THE SPECIFICATIONS AS SET FORTH FULLY THEREIN.
 2. THE INDICATIONS ON THE DRAWINGS OR THE REQUIREMENTS OF THE SPECIFICATIONS AND LISTINGS SHALL BE AS BINDING AS THOUGHT SHOWN AND/OR REQUIRED BY BOTH.
 3. ALL PART OF THE WORK SPECIFIED HEREIN AND/OR INDICATED ON THE PLANS, MAY BE COMPLETED BY SEPARATE CONTRACTORS AND IT SHALL BE THE RESPONSIBILITY EACH CONTRACTOR TO DETERMINE THE EFFECT OF THEIR WORK UPON THE WORK OF OTHERS. THE LANDSCAPE CONTRACTOR, HOWEVER, IS TO COORDINATE THE VARIOUS TRADES, UNDER HIS JURISDICTION.
 4. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING REQUIREMENTS AND ORDINANCES EVEN THOUGH SUCH REQUIREMENTS ARE NOT SPECIFICALLY MENTIONED HEREIN. ANY WORK IN CONFLICT WITH SUCH REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE CONTRACTOR AND THE CONTRACTOR SHALL NOT PROCEED WITH SUCH WORK WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- B. DEFINITIONS
1. CONTRACTOR SHALL MEAN THE CONTRACTOR OR HIS SUB-CONTRACTOR, OR HIS SUPPLIER PERFORMING WORK FOR THE CONTRACTOR.
 2. WORK SHALL MEAN ALL LABOR, MATERIAL, EQUIPMENT, SERVICES, PERMITS, AND LICENSES, NECESSARY TO FURNISH AND/OR INSTALL IN PLACE ALL MATERIALS, EQUIPMENT AND/OR APPLIANCES SPECIFIED IN ANY ONE SECTION AND/OR SHOWN ON THE PLANS AND/OR SPECIFICATIONS.
 3. FURNISH SHALL MEAN TO PURCHASE AND DELIVER ALL MATERIALS, EQUIPMENT, OR APPLIANCES SPECIFIED IN ANY ONE SECTION AND/OR SHOWN ON THE PLANS AND/OR SPECIFICATIONS.
 4. INSTALL SHALL MEAN ALL LABOR, MATERIAL, EQUIPMENT, SERVICES NECESSARY TO SET IN PLACE, CONNECT, HOOK-UP AND/OR MAKE READY FOR OPERATION ALL MATERIALS, EQUIPMENT AND/OR APPLIANCES FURNISHED BY THE CONTRACTOR AND/OR BY OTHERS.
 5. CONTRACT SHALL CONSIST OF THE WRITTEN AGREEMENT BETWEEN THE OWNER OR OWNER'S REPRESENTATIVE AND THE CONTRACTOR, PLANS, GENERAL CONDITIONS, AND ENTIRE SPECIFICATION SECTION FOR THE WORK BEING PERFORMED AND WHAT IS INDICATED IN ONE PART SHALL BE AS BINDING AS IF INDICATED IN ALL PARTS.
 6. CONSTRUCTION SITE SHALL MEAN THE SITE AS INDICATED BY PLANS AND SPECIFICATIONS.
 7. GUARANTEE UNLESS OTHERWISE SPECIFIED HEREIN, THE CONTRACTOR, UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH A WRITTEN GUARANTEE STATING THAT ALL WORK PERFORMED AS A PART TO THE CONTRACT IS FULLY GUARANTEED FOR A PERIOD OF ONE 365 DAYS FROM THE DATE OF ACCEPTANCE, AND THAT DURING SAID 365 DAY PERIOD, ALL DEFECTIVE WORKMANSHIP AND/OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED IN PLACE, INCLUDING ANY WORK OR OTHER WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR MATERIALS AND BY THE REPAIR AND/OR REPLACEMENT OF SAME, AT NO ADDITIONAL COST TO THE OWNER.
 8. ADD QN'S (EXTRAS) A PURCHASE ORDER IS TO BE ISSUED TO THE CONTRACTOR PRIOR TO THE EXECUTION OF WORK OTHER THAN SPECIFIED IN THE CONTRACT. THE CONTRACT CANNOT BE AMENDED OR ADDED TO EXCEPT BY AN AMENDMENT OR PURCHASE ORDER SIGNED BY THE OWNER'S REPRESENTATIVE. ANY WORK PERFORMED WITHOUT SUCH AN EXECUTED WRITING SHALL BE PRESUMED TO HAVE BEEN INCLUDED IN THE CONTRACT WITHOUT ADDITIONAL CHARGE.

GENERAL WORK PROCEDURES

- 2.01 SOILS
- A. STOCKPILED NATIVE SOIL
1. STOCKPILED NATIVE SOIL MAY BE AVAILABLE FROM OWNER'S STOCKPILE FOR USE IN PLANTING AREAS. SOILS FOR TURF BEDS ARE CLASSIFIED AS BY "3/8 INCH MINUS"; SOILS FOR GENERAL MOUNDING ARE CLASSIFIED AS "2 INCH MINUS"
 2. COMPOSITION 3/8 INCH MINUS: FERTILE, FRIABLE, WELL-DRAINED SOIL OF UNIFORM QUALITY; FREE OF MATERIAL LARGER THAN 3/8" DIAMETER, STICKS, PLASTER, CONCRETE, OILS, CHEMICALS, AND OTHER DELETERIOUS MATERIALS.
 3. COMPOSITION 2 INCH MINUS: FERTILE, FRIABLE, WELL-DRAINED SOIL OF UNIFORM QUALITY; FREE OF MATERIAL LARGER THAN 2" DIAMETER, STICKS, PLASTER, CONCRETE, OILS, CHEMICALS, AND OTHER DELETERIOUS MATERIALS.
 4. ANALYSIS: IF SOIL HAS NOT BEEN TESTED, OBTAIN AN AGRICULTURAL SUITABILITY AND CHEMICAL ANALYSIS OF THE PROPOSED SOIL FROM HORTICULTURE CONSULTANTS, INC. OR OTHER CONSULTANT APPROVED BY OWNER. COST OF TESTING WILL BE PAID FOR BY THE CONTRACTOR. ANALYSIS TO INCLUDE:
 - a. ELEMENT ANALYSIS: NITRATE NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, SODIUM, ZINC, IRON, COPPER, MANGANESE, BORON, FREE LIME.
 - b. OTHER: PH FACTOR, % BASE SATURATION, ELECTRICAL CONDUCTIVITY, MECHANICAL ANALYSIS, % OF ORGANIC CONTENT, CATION EXCHANGE CAPACITY (C.E.C).
 - c. RECOMMENDATIONS: TYPE AND QUANTITY OF ADDITIVES REQUIRED TO ESTABLISH SATISFACTORY PH FACTOR AND SUPPLY OF NUTRIENTS TO BRING TOPSOIL TO SATISFACTORY LEVEL FOR PLANTING.
 5. IF REQUIRED, THE OWNER'S STOCKPILED SOIL WILL BE AMENDED; THIS WORK IS NOT IN THE CONTRACT AND THE CONTRACTOR WILL BE COMPENSATED FOR IT ON A TIME AND MATERIALS BASIS. RATES FOR LABOR AND EQUIPMENT WILL BE CHARGED ACCORDING TO THE CONSTRUCTION AGREEMENT.
- B. IMPORTED SOIL
1. COMPOSITION: TO MATCH OR EXCEED IN QUALITY THE 3/8" MINUS NATIVE SOIL, AS DETERMINED BY ANALYSIS DESCRIBED. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL.
 2. SAMPLE: DELIVER ONE HALF CUBIC FOOT SAMPLE OF PROPOSED IMPORT SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL. OWNER RESERVES THE RIGHT TO REJECT SOIL DELIVERED TO THE SITE THAT DOES NOT MEET THE APPROVED TEST RESULTS AND/OR THE SPECIFICATIONS.
 3. SOIL CONDITIONING
 4. DELIVER PRODUCTS IN MANUFACTURER'S STANDARD PACKAGING. WHEN BULK MATERIALS ARE MADE, PROVIDE OWNER'S REPRESENTATIVE WITH BILL OF LADENING FOR EACH DELIVERY. TRANSPORT ORGANIC AMENDMENTS DIRECTLY FROM THE SOURCE TO THE STAGING AREA AND STOCKPILE AS DIRECTED BY THE OWNER.
 5. STORE PRODUCTS TO PROTECT THEM FROM DAMAGE AND CONTAMINATION AND COMPLY WITH MANUFACTURER'S STORAGE INSTRUCTIONS.
 6. COORDINATE WORK WITH OTHER SITE WORK.
 7. INSPECT JOB FOR CONDITIONS WHICH WOULD PREVENT EXECUTION OF THIS WORK AS SPECIFIED. DO NOT PROCEED UNTIL SUCH CONDITIONS ARE CORRECTED.
 8. TRUCKS AND VEHICLES SHALL NOT BE PERMITTED TO PASS OVER CURBS, PAVING, ETC., UNLESS ADEQUATELY PROTECTED AGAINST DAMAGE.
 9. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLE OF MATERIALS FOR CONFORMITY TO SPECIFICATIONS AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY LANDSCAPE ARCHITECT.
 10. IMMEDIATELY REMOVE REJECTED MATERIALS FROM THE SITE, AT CONTRACTOR'S EXPENSE. COST OF TESTING OF MATERIALS NOT MEETING SPECIFICATIONS SHALL BE PAID BY CONTRACTOR.
 11. INCORPORATE THE FOLLOWING IN AREAS TO BE PLANTED. THOROUGHLY CULTIVATE SOIL IN TWO DIRECTIONS TO A DEPTH OF 12" FOR SHRUB AREAS, AND 4"-6" FOR LAWN AND GROUND COVER AREAS, BOTH BY MEANS OF ROTOTILLER OR EQUAL.

- PROGRAM RECOMMENDATIONS / LANDSCAPE AREAS:
 GENERAL SOIL PREPARATION. APPLY PER 1000 SQUARE FEET: 4 CUBIC YARDS CLASS 1 COMPOST, (BIOCOMP OR EQUAL), APPLY PH AMENDMENTS AS RECOMMENDED BY SOIL TEST REPORT. NOTE: RAISED PLANTERS SHALL BE BACK FILLED WITH ON SITE SOIL THEN AMENDED AS ABOVE. SEE LANDSCAPE ARCHITECT TO DETERMINE DEFINITION OF RAISED PLANTER.
9. BACK FILL: BACK FILL MIX - SEE PLANTING DETAILS. 1 PART BY VOLUME COMPOST TO 2 PARTS NATIVE SOIL. 1 LB. APPLY PH AMENDMENTS AS RECOMMENDED BY SOIL TEST REPORT. THE ABOVE MATERIALS SHOULD BY THOROUGHLY BLENDED PRIOR TO USE FOR BACKFILL PURPOSES. ALSO, IRON SULFATE SHOULD NOT CONTACT CEMENT SURFACES SINCE SEVERE STAINING COULD OCCUR.
 10. NATIVE PLANT FERTILIZATION: NATIVE PLANTS DO NOT NEED TO BE FERTILIZED. NATIVE PLANTS SHALL RECEIVE AMENDED SOIL BACKFILL AT A RATE OF 2 PARTS NATIVE SOIL AND 1 PART CLASS I COMPOST (BIOCOMP OR EQUAL). MYCORRHIZAE TREATMENTS MAY BE PERFORMED WITHIN PLANTING PIT WITH APPROVAL OF LANDSCAPE ARCHITECT AND OWNER. MYCORRHIZAL TREATMENTS MUST CONSIST OF SEVERAL ECTO AND ENDO FUNGI, AND BE PROVIDED WITH A FOOD SOURCE AND OTHER NATURAL MINERALS.

- 2.02 CHEMICAL COMPONENTS:
 THE FOLLOWING ADDITIVES MAY BE USED DEPENDING ON THE OUTCOME OF THE SOILS REPORT:
- A. GROUND LIMESTONE: AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT 50% WILL PASS #100 SIEVE AND 90% WILL PASS #20 SIEVE.
 - B. DOLOMITE LIME: AGRICULTURAL GRADE MINERAL SOIL CONDITIONER CONTAINING 35% MINIMUM MAGNESIUM CARBONATE AND 49% MINIMUM CALCIUM CARBONATE. 100% PASSING #65 SIEVE. "KAISER DOLOMITE 65AG" AS MANUFACTURED BY KAISER, INC. MINERAL PRODUCTS DEPT, OR EQUAL.
 - C. GYPSUM: AGRICULTURAL GRADE PRODUCT CONTAINING 80% MINIMUM CALCIUM SULFATE.
 - D. IRON SULFATE (FERRIC OR FERROUS): SUPPLIED BY A COMMERCIAL FERTILIZER, CONTAINING 20% TO 30% IRON AND 35% TO 40% SULFUR.
 - E. SULFATE OR POTASH: AGRICULTURAL GRADE CONTAINING 50% TO 53% OF WATER-SOLUBLE POTASH.
 - F. SINGLE SUPERPHOSPHATE: COMMERCIAL PRODUCT CONTAINING 20% TO 25% AVAILABLE PHOSPHORIC ACID.
 - G. AMMONIUM SULFATE: COMMERCIAL PRODUCT CONTAINING APPROXIMATELY 21% AMMONIA NITROGEN.
 - H. AMMONIUM FORMALDEHYDE: GRANULAR COMMERCIAL PRODUCT CONTAINING 34% AMMONIA NITROGEN.
 - I. UREA FORMALDEHYDE: GRANULAR COMMERCIAL PRODUCT CONTAINING 38% NITROGEN.
 - J. I.B.D.U. (ISO BUTYLDIENE DIUREA): COMMERCIAL PRODUCT CONTAINING 31% NITROGEN.
 - K. SOIL SULFUR: AGRICULTURAL GRADE SULFUR CONTAINING A MINIMUM OF 96% SULFUR.
 - L. IRON SEQUESTRENE: GEIGY IRON SEQUESTRENE 138 FE, OR APPROVED EQUAL.

- 2.03 TOP SOIL APPLICATION
- A. GENERAL: SPREAD TOPSOIL OVER ACCEPTED SUBGRADES IN DESIGNATED AREAS PRIOR TO INCORPORATING AMENDMENTS.
 - B. RESTRICTIONS: DO NOT COMMENCE SPREADING TOPSOIL PRIOR TO ACCEPTANCE OF SOIL CULTIVATION. DO NOT PLACE SOIL UNDER MUDDY CONDITIONS.
 - C. SOIL DEPTH: TOPSOIL DEPTH INDICATED IN THE CONSTRUCTION DOCUMENTS IS AFTER NATURAL SETTLEMENT AND LIGHT ROLLING. CONFORM TO FINISHED GRADES ON THE CIVIL DRAWINGS. PLANTING SPECIFICATIONS GENERAL FOR TREES, SHRUBS AND GROUND COVER.

- 3.01 QUALITY ASSURANCE
- A. COMPLY WITH FEDERAL, STATE AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INFESTATIONS. INSPECTION CERTIFICATES REQUIRED BY STATE LAW SHALL ACCOMPANY EACH SHIPMENT OF PLANTS AND DELIVER CERTIFICATES TO THE OWNER. INSPECTIONS ARE TO BE PERFORMED IN THE STATE OF ORIGIN.
 - B. TRANSPORT PLANT MATERIALS IN ENCLOSED OR TARPED VEHICLES TO MINIMIZE DAMAGE FROM WIND.
 - C. ALL PLANTS SHALL BE TRUE TO NAME AND ONE OF EACH LOT SHALL BE TAGGED WITH THE NAME AND SIZE OF THE PLANTS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - D. SHIPMENTS OF PLANTS WILL BE CAREFULLY INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT AT THE SITE AT THE TIME OF OFF-LOADING TRUCKS TO VERIFY COMPLIANCE WITH THE ABOVE SHIPPING REQUIREMENTS.
 - E. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BY PERMITTED UNLESS AUTHORIZED IN WRITING BY LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED THAT PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
 - F. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT PLANTS IN CONTAINERS ARE ADEQUATELY WATERED, PREPARATION, PLANTING AND IRRIGATION WILL BE FURNISHED BY OWNER.
 - G. PLANTS IN CONTAINERS SPECIFIED FOR SHADE LOCATIONS ARE TO BE PROTECTED FROM SUN PRIOR TO PLANTING.
 - H. PERSONNEL: EMPLOY ONLY QUALIFIED PERSONNEL FAMILIAR WITH REQUIRED WORK.

- 3.02 INSPECTIONS AND SUBMITTALS
- A. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT THE NURSERY OR GROWING GROUND PRIOR TO LOADING AND TRANSPORTING. IF OWNER'S REPRESENTATIVE SELECTS TO INSPECT AT THE NURSERY, TAG ALL TREES AND REPRESENTATIVE SAMPLES OF SHRUBS AND GROUND COVER PRIOR TO THE INSPECTION AND ARRANGE WITH THE OWNER'S REPRESENTATIVE TEN (10) DAYS IN ADVANCE FOR THE INSPECTION. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
 - B. IF TREES ARE NOT HAND SELECTED BY LANDSCAPE ARCHITECT THEN THREE REPRESENTATIVE SAMPLES OF EACH SIZE OF TREE AND SHRUB SPECIES ARE TO BE DELIVERED TO THE PROJECT SITE FOR THE OWNER'S REPRESENTATIVE TO REVIEW AND APPROVE, PRIOR TO ORDERING ANY PLANTS. ACCEPTED SAMPLES ARE TO BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S STORAGE YARD DURING THE CONSTRUCTION PERIOD, AND INSTALLED AS THE LAST PLANTS ON THE PROJECT. REJECTED PLANTS ARE TO BE IMMEDIATELY REPLACED WITH ACCEPTABLE SAMPLES. ALL PLANTS DELIVERED TO THE PROJECT WILL MEET THE STANDARDS OF THESE REPRESENTATIVE SAMPLES.
 - C. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIALS BY COUNTY, STATE AND FEDERAL AUTHORITIES WITH OWNER'S REPRESENTATIVE. ALL PLANTS ARE TO HAVE A CERTIFICATE OF ORIGIN.
 - D. SUBMIT WITHIN 30 DAYS AFTER NOTICE TO PROCEED A COMPLETE LIST OF MATERIALS TO BE FURNISHED AND CONFIRMED SOURCES FOR SAME. OWNER RESERVES THE RIGHT TO APPROVE OR REJECT SUPPLIERS AND CONTRACTORS. GRAVEL AND ORGANIC MULCH: SUBMIT WITHIN 30 DAYS AFTER NOTICE TO PROCEED A ONE CUBIC FOOT SAMPLE OF SPECIFIED GRAVEL MULCH TO THE OWNER'S REPRESENTATIVE.

July 26, 2024
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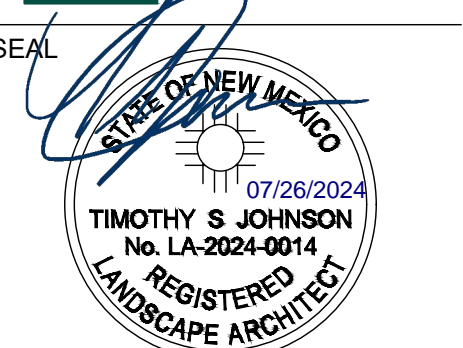
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SHEET
LANDSCAPE DETAILS

SHEET NUMBER
L3.2

01 LANDSCAPE NOTES

3.03 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION
 1. BALLED AND BURLAPPED (B & B) PLANTS: DIG AND PREPARE SHIPMENT ACCORDING TO THE ACCEPTED INDUSTRY STANDARDS AND IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, SHORT AND LONG TERM HEALTH, AND FUTURE DEVELOPMENT. SIZE OF ROOTBALL SHALL BE AS DEFINED IN THE AMERICAN STANDARD FOR NURSERY STOCK (AMERICAN ASSOCIATION OF NURSERYMEN; LATEST EDITION). B & B PLANTS MAY ONLY BE USED IF SPECIFIED IN THE CONTRACT DOCUMENTS OR IF AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN CONTAINER SUFFICIENTLY RIGID TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
 3. AT CONTRACTOR'S OPTION, SPRAY EVERGREEN PLANTS AND DECIDUOUS PLANTS IN FULL LEAF WITH ANTI-DESSICANT IMMEDIATELY PRIOR TO SHIPMENT.
 4. PRE-DELIVERY INSPECTION: NOTIFY OWNER'S REPRESENTATIVE MINIMUM OF TWO WEEKS PRIOR TO SHIPPING TO ALLOW FOR PRE-DELIVERY INSPECTION OF PLANT MATERIALS AT THE NURSERY.
 - B. DELIVERY
 1. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON PROJECT SITE.
 2. PROTECT B & B ROOT BALLS DURING SHIPPING BY PROPER HANDLING TECHNIQUES; CRACKED OR CRUMBLING ROOTBALLS WILL BE REJECTED. PROTECT AT THE SITE BY MAINTAINING A THOROUGHLY MOIST ROOTBALL; HEEL IN WITH SAWDUST (OR COMPARABLE MATERIAL) IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY. MAINTAIN ROOTBALL IN A MOIST CONDITION AND DO NOT ALLOW TO DRY OUT.
 3. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE A MINIMUM OF 48 HOURS IN ADVANCE SO PLANT MATERIAL CAN BE INSPECTED PRIOR TO UNLOADING FROM TRUCKS.
 4. REMOVE REJECTED MATERIAL IMMEDIATELY FROM SITE.
 5. DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

3.04 PLANT STANDARDS

- A. USE THE FOLLOWING PUBLICATIONS FOR QUALIFYING PLANT MATERIAL ACCEPTABLE FOR INSTALLATION:
 1. "AMERICAN STANDARD FOR NURSERY STOCK"; EDITION APPROVED 1985 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1) PLANT MATERIALS.
 2. "HORTUS THIRD", 1976; CORNELL UNIVERSITY PLANT NOMENCLATURE.
 3. ARIZONA NURSERY ASSOCIATION GROWER'S COMMITTEE "RECOMMENDED SPECIFICATIONS", 1988, ARIZONA NURSERY ASSOCIATION.
- B. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF PROJECT FOR AT LEAST TWO YEARS UNLESS SPECIFICALLY NOTED OTHERWISE. PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY
- C. PLANTS SHALL BE SOUND, HEAVY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. SOIL IN THE CONTAINERS SHALL BE FREE OF DISEASE AND PATHOGENS.
- D. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED BY LANDSCAPE ARCHITECT. USE OF SUCH PLANTS SHALL NOT INCREASE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE BALL OF EARTH SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT. PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK 6" ABOVE NATURAL GROUND LINE. FOR TREES OVER 4" IN CALIPER, THIS MEASUREMENT SHOULD BE TAKEN FROM A POINT 12" ABOVE THE NATURAL GROUND LINE. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM RANGE OF SIZE AND NOT LESS THAN 40% OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS NOT CONFORMING TO THE REQUIREMENTS SPECIFIED WILL BE CONSIDERED DEFECTIVE. SUCH PLANTS, WHETHER IN PLACE OR NOT, WILL BE MARKED AS REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. THESE WILL BE REPLACED WITH NEW ACCEPTABLE PLANTS.
- E. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT PLANTS IN CONTAINERS ARE ADEQUATELY WATERED, WATER FOR SOIL PREPARATION, PLANTING AND IRRIGATION WILL BE FURNISHED BY OWNER.
- F. UNDER NO CONDITIONS WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE ACCOMPANYING PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT ON THE LANDSCAPE ARCHITECT.
- G. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX MONTHS, BUT NOT OVER TWO YEARS. SAMPLES MUST PROVE NO ROOTBOUND CONDITION EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY LANDSCAPE ARCHITECT.
- H. FIELD DUG PLANTS MAY BE USED ONLY IF SPECIFICALLY APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. UNLESS OTHERWISE AUTHORIZED, FIELD DUG PLANTS WILL BE HARVESTED WITH A TWO STEP METHOD, IN WHICH THE FOUR SIDES ARE CUT AND BOX SIDES INSTALLED FOR A MINIMUM OF FOUR (4) MONTHS DURING THE GROWTH SEASON PRIOR TO DIGGING AND BOXING THE BOTTOM. SPRAY FIELD DUG TREES IMMEDIATELY PRIOR TO BOXING THE BOTTOM WITH ANTI-DESICCANT. ENSURE ADEQUATE COVERAGE TO TRUNKS, BRANCHES, AND FOLIAGE.
- I. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WHICH HAVE DAMAGED OR CROOKED LEADERS, OR MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4" WHICH HAVE NOT COMPLETELY CALLOUSED, WILL BE REJECTED.

3.05 PREPLANTING

- A. SITE PREPARATION
 1. EXAMINE SUBGRADE AND VERIFY CONDITIONS UNDER WHICH WORK WILL BE PERFORMED. NOTIFY OWNER'S REPRESENTATIVE IF THERE IS A DISCREPANCY BETWEEN SITE CONDITIONS AND CONTRACT DOCUMENTS.
 2. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL ALL WORK SUCH AS HEADER INSTALLATION, WALKS, PAVING, CONCRETE WORK, ELECTRICAL EXCEPT FOR FIXTURE LOCATION, FENCING EXCEPT WHERE ACCESS IS NECESSARY, DRAINAGE WORK, GAS LINE INSTALLATION, IRRIGATION WORK, AND ANY OTHER WORK REQUIRED UNDER PLANS AND SPECIFICATIONS AROUND PLANTING AREAS IS COMPLETED AND APPROVED. SPECIMEN TREES TWENTY (20) INCH, AND LARGER BOX SIZES ARE EXEMPT FROM THIS RULE WHERE ACCESS MIGHT BE RESTRICTED BY CONSTRUCTION PHASES OF LANDSCAPING OR BUILDING. ALL PLANTS AND PLANTING SHALL BE CONTINUALLY MAINTAINED BY THE LANDSCAPE CONTRACTOR.
 3. SOIL PREPARATION: DO NOT COMMENCE PLANTING WORK PRIOR TO COMPLETION AND ACCEPTANCE OF SOIL PREPARATION.
 4. IRRIGATION: DO NOT COMMENCE PLANTING WORK PRIOR TO INSTALLATION AND ACCEPTANCE OF IRRIGATION SYSTEM, UNLESS APPROVED IN WRITING BY OWNER'S REPRESENTATIVE.
 5. WEED BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING. ALL WEED AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM SITE. SITE SHALL BE MAINTAINED AND REMAIN WEED FREE UNTIL TURNOVER TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
 6. LAYOUT AND STAKING: LAY OUT PLANTS AT LOCATIONS SHOWN ON DRAWINGS. USE STEEL WIRED FLAGS, COLOR CODED FOR EACH SPECIES OF PLANTS, OR SET PLANTS IN CONTAINERS ON GRADE, STAKE EACH TREE.
 7. RIGHT IS RESERVED TO REFUSE ON SITE REVIEW AT ANY TIME IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, AN INSUFFICIENT QUANTITY OF PLANTS IS PROVIDED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INTERCHANGE OR ADJUST THE LOCATIONS OF PLANTS PRIOR TO PLANTING.
 8. EQUIPMENT FOR DIGGING PLANT PITS: USE BACKHOE, TREE SPADE OR HAND WORK TO DIG TREE PITS. SCARIFY SIDES OF THE TREE PIT AFTER EXCAVATION (SEE BELOW).
 9. CONTAINERIZED PLANT PITS: EXCAVATE SQUARE PLANT PITS AS FOLLOWS: SEE PLANTING DETAILS REMOVE EXCESS EXCAVATED SOIL FROM PROJECT SITE AND/OR DISPOSE OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
- B. DRAINAGE TEST OF PLANT PITS/OBSTRUCTIONS
 1. PRE-WETTING OF TREE PLANT PITS: FILL TREE PLANT PITS TO THE TOP WITH WATER WITHIN 72 HOURS OF PLANTING. PLANT PITS CAN BE PLANTED AS SOON AS WATER IS COMPLETELY DRAINED. IF WATER IS NOT 90% GONE WITHIN 24 HOURS, DO NOT PLANT AND BRING TO THE IMMEDIATE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR MAY BE REQUIRED TO EITHER DIG A SUBSTITUTE PLANT PIT OR TO MITIGATE THE EXISTING PLANT PIT WITH A DRAINAGE SUMP. SUBSTITUTE PLANT PITS AND DRAINAGE SUMPS ARE NOT PART OF THE BASIC SERVICES AND COMPENSATION WILL BE AWARDED TO THE CONTRACTOR.
 2. DOCUMENTATION: SUBMIT WRITTEN DOCUMENTATION OF TEST PIT DRAINAGE RESULTS, WITH LOCATIONS, DATE AND SIGNATURE OF TESTER.
 3. OBSTRUCTIONS: IF ROCK, CALICHE, UNDERGROUND CONSTRUCTION WORK, TREE ROOTS OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN THE EXCAVATION OF PLANT PITS, ACCEPTABLE ALTERNATE LOCATIONS MAY BE USED AS DIRECTED BY THE LANDSCAPE ARCHITECT. EXCAVATION OF CALICHE IS NOT PART OF THE CONTRACT PRICE, AND IF AUTHORIZED BY THE OWNER'S REPRESENTATIVE, CONTRACTOR WILL BE COMPENSATED FOR EXCAVATION PURSUANT TO THE SCHEDULE OF LABOR AND EQUIPMENT RATES.
 4. AUXILIARY TREE STAKES: SOME TREES MAY REQUIRE AN AUXILIARY OR LEADER TREE STAKE IN ADDITION TO THE STAKES SHOWN IN THE STANDARD DETAILS. THIS WILL BE DETERMINED BY THE OWNER'S REPRESENTATIVE; THIS WORK IS PART OF THE CONTRACT PRICE.
 5. MULTI-TRUNK TREES: AT THE OPTION OF THE OWNER'S REPRESENTATIVE, AN ALTERNATE FORM OF STAKING ON MULTI-TRUNK TREES WILL CONSIST OF THREE TREE STAKES PLACED ADJACENT TO THE MAIN TRUNKS AND AT A SIMILAR ANGLE. EXISTING NURSERY LEADER STAKES OR AUXILIARY TREE STAKES MAY OR MAY NOT BE REQUIRED. AN ENCIRCLING TREE TIE MAY OR MAY NOT BE REQUIRED. THIS ALTERNATE STAKING METHOD IS PART OF THE CONTRACT PRICE.
 6. ALL TREE STAKES, GUY WIRES AND OTHER STAKING MATERIALS TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

4.01 GROUND COVER

- A. PLANTING
 1. GROUND COVER PLANTS SHALL HAVE BEEN GROWN IN FLATS OR CONTAINERS AND SHALL REMAIN IN THOSE FLATS OR CONTAINERS UNTIL TIME FOR TRANSPLANTING. AT TIME OF TRANSPLANTING, THE PLANT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT THE SOIL DOES NOT FALL APART WHEN LIFTING PLANTS FROM THE FLAT OR CONTAINER. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF THE SOIL IN A MANNER THAT WILL INSURE A MINIMUM OF DISTURBANCE TO THE ROOT SYSTEM.
 2. GROUND COVER PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. WILTED PLANTS WILL NOT BE ACCEPTED.
 3. GROUND COVERS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS AND SPACED AS SPECIFIED IN GROUND COVER LIST ON LANDSCAPE PLAN.
 4. INSTALL IN NEAT, EVENLY SPACED ROWS IN TRIANGULAR LAYOUT, OR AS SHOWN IN THE DRAWINGS.

- 5. TOP-DRESS FERTILIZER (N-P-K RATIO OF 3:3:1); APPLY AT THE RATE OF 1 LB. NITROGEN PER 1,000 SQ. FT. IMMEDIATELY AFTER COMPLETION OF PLANTING. PROVIDE ORGANIC MULCH FOR ALL PERENNIAL BEDS (TYPICAL).
- 6. WATERING: IMMEDIATELY WATER GROUND COVER AREAS AFTER FERTILIZER APPLICATION TO WASH FERTILIZER OFF LEAVES.

3.06 PLANTING OPERATIONS - TREES, SHRUBS AND VINES

- A. HANDLING AND DE-POTTING
 1. MOISTURE LEVEL: THOROUGHLY MOISTEN ROOTBALLS PRIOR TO PLANTING TO ENSURE SOIL COHESIVENESS; DO NOT PLANT DRY ROOTBALLS.
 2. CAREFULLY REMOVE PLANT FROM THE CONTAINER. CUT TIN CONTAINERS, OTHER THAN KNOCK-OUT CANS, ON TWO SIDES WITH THE PROPER TYPE OF CAN CUTTER TO FACILITATE REMOVAL OF PLANTS WITH A MINIMUM OF ROOTBALL DISTURBANCE. SUPPORT ROOTBALL DURING INSTALLATION TO PREVENT CRACKING.
 3. PRY OFF BOTTOM BOARDS OF BOXED TREES RATHER THAN HAMMERING BOARDS OFF. BOXED PLANTS MAY NOT BE PLANTED WITH THE BOTTOM OR SIDES OF THE BOX IN PLACE, UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- B. SCARIFICATION
 1. PLANT PIT: SCARIFY SIDES OF PLANT PIT THOROUGHLY BREAKING UP SURFACE AND ELIMINATING "GLAZED" AREAS.
 2. PLANT ROOTBALL: AFTER REMOVING PLANT FROM CONTAINER, SCARIFY THE SIDES OF THE ROOTBALL TO A DEPTH OF INCH AT FOUR TO SIX EQUALLY SPACED INTERVALS AROUND THE PERIMETER OF THE BALL OR AT 12 INCH INTERVALS AROUND THE SIDES OF BOXED MATERIAL. CUT AND REMOVE CIRCLING ROOTS OVER 3/8 INCH DIAMETER. SCARIFICATION SHOULD BE PERFORMED WITH A SHARP SOIL KNIFE.
- C. PLANTING
 1. FOR TREES, BACKFILL PLANT PIT TO ALLOW CROWN OF ROOTBALL TO SETTLE TO A POSITION EVEN WITH FINISHED GRADE. THOROUGHLY TAMP BACKFILL UNDER ROOTBALL TO REDUCE SETTLING, AND ON SIDES OF ROOTBALL. PREPARE A RAISED BASIN AS WIDE AS THE ROOTBALL AT EACH TREE FOR WATERING PRIOR TO SHRUB AND GROUND COVER PLANTING. REFER TO DETAIL.
 2. PLACE FERTILIZER TABLETS, AS DIRECTED, EVENLY IN PLANT PITS WHEN BACKFILLED.
 3. ALL SHRUBS AND VINES SHALL BE SET SO THAT WHEN SETTLED THE ROOTBALLS ARE 1-2" ABOVE FINISHED GRADE. PROVIDE BASIN. REFER TO DETAIL.
 4. WHEN PLANT PITS HAVE BEEN BACKFILLED APPROXIMATELY 2/3 FULL, WATER THOROUGHLY AND SATURATE ROOTBALL, BEFORE INSTALLING REMAINDER OF THE BACKFILL MIX ON TOP OF PIT, ELIMINATING AIR POCKETS.
 5. REMOVE NURSERY TYPE PLANT LABELS FROM PLANTS.
 6. FOR TREES IN LAWN AREAS, KEEP A 2' DIAMETER CIRCLE CENTERED ON THE TREE TRUNK FREE OF TURF AND WEEDS. USE A PRECISE TEMPLATE COVERING THE AREA OUTSIDE OF THE 2' CIRCLE IF APPLYING HERBICIDE TO PREVENT OVERSPRAY DIEBACK.
- D. STAKING AND GUYING
 1. TREES SHALL BE ABLE TO STAND UPRIGHT WITHOUT SUPPORT AND SHALL RETURN TO THE VERTICAL AFTER THEIR TOPS HAVE BEEN DEFLECTED HORIZONTALLY AND RELEASED. IMMEDIATELY STAKE TREES WHICH DO NOT MEET THIS QUALIFICATION, AS WELL AS PLANTS THAT ARE SUBJECT TO BREAKAGE BECAUSE OF STRONG WINDS.
 2. TREES SHALL REMAIN PLUMB AND STRAIGHT FROM INSTALLATION THROUGHOUT THE MAINTENANCE AND WARRANTY PERIOD.
 3. REFER TO STANDARD DETAILS FOR STAKING AND GUYING REQUIREMENTS.

NOTES:
SEE PROJECT PLAN FOR ADDITIONAL INFORMATION AND SPECIFICATIONS. PLANTING DETAILS SUPERCEDE ANY DISCREPANCIES FOUND HERE/WITHIN SPECIFICATIONS PAGES.

July 26, 2024
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DATE	JUNE, 2024
DRAWN BY	GM

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SHEET
LANDSCAPE DETAILS

SHEET NUMBER

L3.3