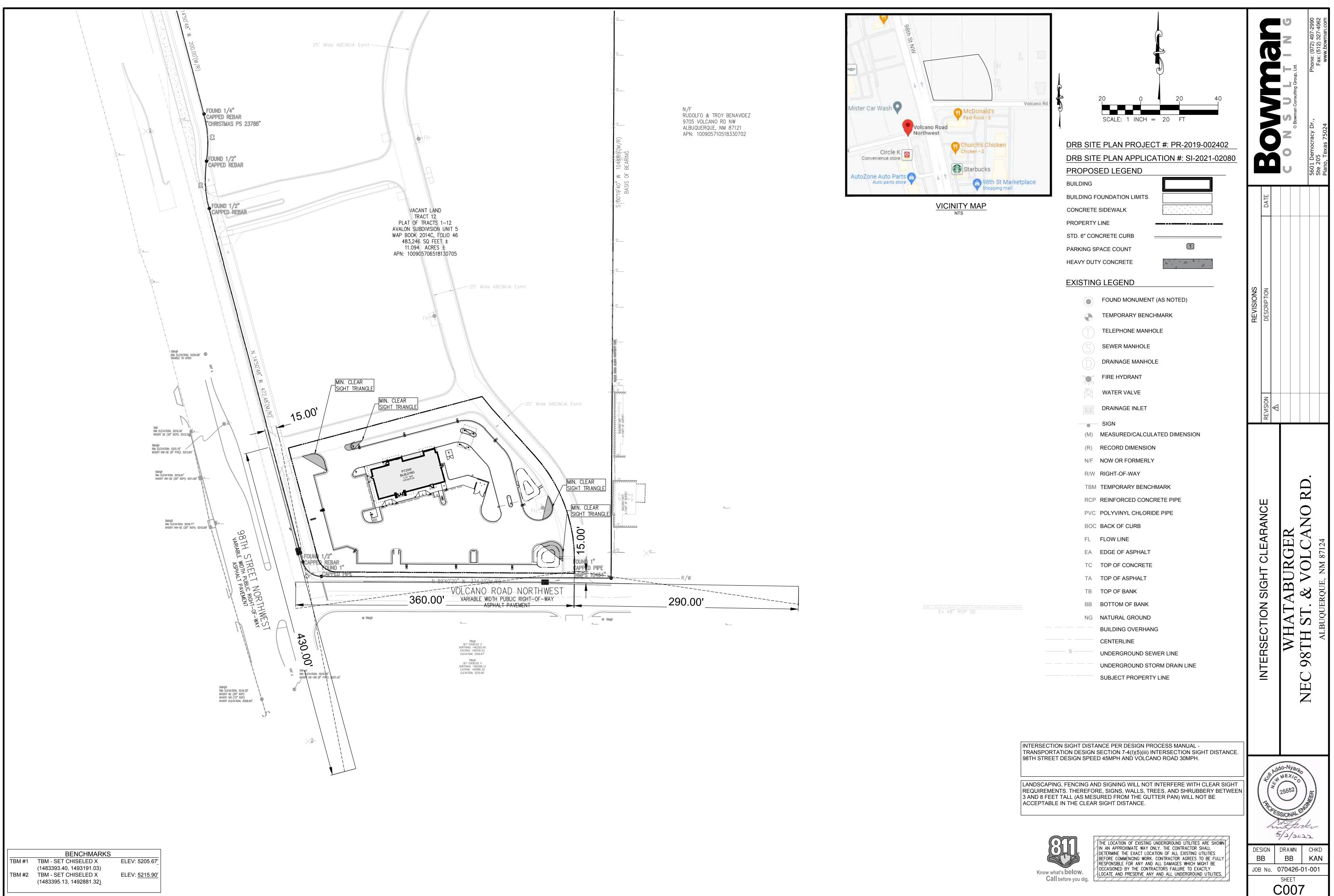


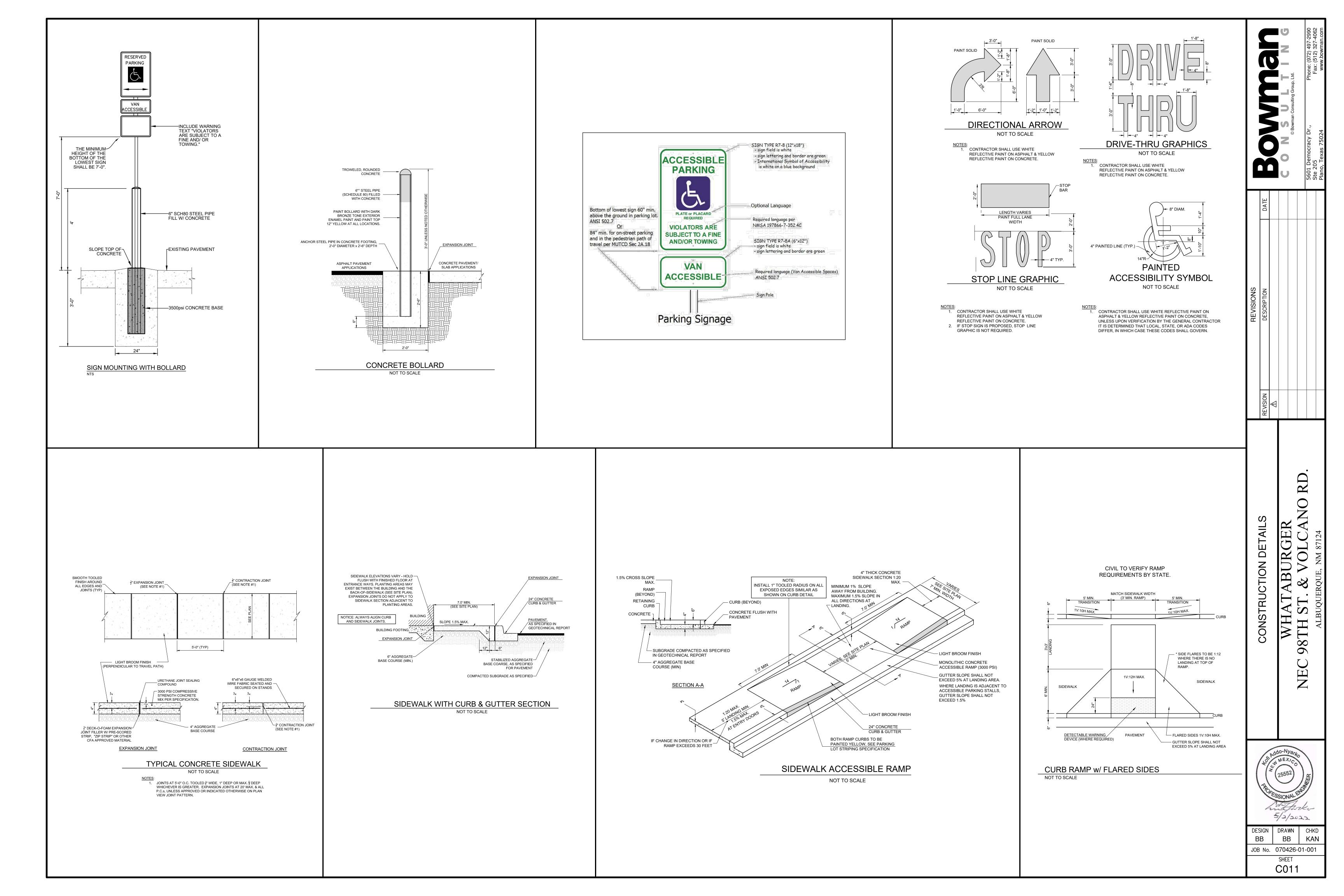
PROJECT #: PR-2019-0	002402		l		Τ		- 1	
APPLICATION #: SI-202				`	1	C	U	ne: (972) 497-2990 ax: (512) 327-4062 www.bowman.com
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DN LIMITS			C		Ĩ		Ltd.	Phone: Fax: ww
<							Group,	
		20	0	20 40			Consulting Group, Ltd	
JRB		20		20 40				
NT 1		SC	ALE: 1 INCH =	20 FT			© Bowman	Dr., 24
	SITE	DATA & AREA		19			Z	5601 Democracy Dr. Ste 205 Plano, Texas 75024
				NR-BP		U		nocra xas 7
ND		CURRENT ZONING CLA		(BUSINESS PARK) CITY OF ALBUQUERQUE		M	0	l Den 205 o, Tei
MONUMENT (AS NOTED)		FLOOD ZONE CLA		ZONE 'X'	0		U	5601 Ste 2 Plano
RARY BENCHMARK			FEMA PANEL: DATE:	35001C0328J 11/04/2016	_			
ONE MANHOLE		SITE	AREA TOTAL:	63496 SF (1.457 AC)		DATE		
MANHOLE			RVIOUS AREA:	48,168 SF (1.106 AC) 15,327 SF (0.351 AC)		D		
		OPEN SPACE F FLOOR AREA RAT	PERCENTAGE:	24.09% 5.91%				
GE MANHOLE								
DRANT	PARKI	NG DATA SPACE REQUI	RED: 8 SPACES	PER 1000 SF GFA = 31 SPACE	s			
VALVE		SPACES PROVI	IDED: 44 REGUL	AR				
GE INLET			<u>3</u> <u>ADA</u> 47 TOTAL					
		TYPICAL DIMENSI	ONS: 9' WIDTH		S	Z		
ED/CALCULATED DIMENSION			18' DEPTH	1	2 ZEVISIONS	DESCRIPTION		
DIMENSION		MOTORCY SPACE REQUI		PER 26-50 VEHICLE SPACES =	2 EVIS	ESCF		
FORMERLY		SPACE PROVI			- <u></u>			
F-WAY		BICY SPACE REQUI		OR 10% OF VEHICLE SPACES				
ARY BENCHMARK				ER IS GREATER = 5 SPACES				
CED CONCRETE PIPE								
YL CHLORIDE PIPE	GENERAL SI	<u>TE NOTES</u>						
1. CURB		SHOWN ARE TO THE ESS OTHERWISE NOT		ROPERTY LINE OR CENTERLIN	١E			
2. VE	TO THE ALTA/NS	PS LAND TITLE SUR	VEY PREPARED E	ES MAY NOT BE SHOWN. REFE BY <u>BLEW AND ASSOCIATES,F</u>	Α,	REVISION ≜	1	
	ENCUMBRANCES.			NFORMATION AND ASSOCIATE		REVI	1	
3.	CONSTRUCTION C	COMMENCEMENT.		R SHALL BE HELD PRIOR 1				
4.	PERFORMING ANY	INSPECTIONS.		T 48 HOURS NOTICE PRIOR T				
BANK	CURRENT EDITIO	N OF THE NMDOT DE	ESIGN STANDARDS	H THE PROJECT PLANS, TH AND THE LATEST MANUAL C				
6.	ALL MECHANICAL		OOF MOUNTED ANI	O SCREENED FROM HE STREE				
Chromos ar de resulte as	TO INCLUDE HOR	IZONTAL AND VERTIC	CAL LOCATIONS OF	AENTS TO THE SITE. AS-BUILT ALL UNDERGROUND UTILITIE	ES			$\dot{\mathbf{O}}$
_ GROUND	APPURTENANCES	5. ELEVATIONS OF PIP	ES AT CROSSING F	6, STRUCTURES, AND OTHE POINTS MUST BE SUFFICIENT T ION TO THE AFOREMENTIONE	0			R
	CRITERIA AS-BUIL			DICTIONAL REQUIREMENTS FO	246-32			$\overline{\mathbf{O}}$
8. ROUND SEWER LINE	ALL AFFECTED SI			WILL BE BUILT AND INSPECTE	Đ			ž
ROUND STORM DRAIN LINE 9.	BUILDING SETBAC	K DIMENSIONS MEAS	SURED TO OUTERM	OST ARCHITECTURAL FEATUR BUILDING DIMENSIONS.	E.		K	A]
	ALL CURB RADII A	RE 3' UNLESS SHOWN	OTHERWISE.	LOCATIONS OF LIGHT POLE	s		Η̈́	124 C
	LANDSCAPING AN	• • • • • • • • • • • • • • • • • • •			2		\mathcal{O}	1 871 1
	_	DETAILS		_		AN	H	O MN
ND MATCH EXISTING	1D	INVERTED "U" BIKE R	ACK (SEE CONSTR	UCTION DETAILS		<u>ц</u>	Bl	& \ QUE,
		SHEET C012)					A	& RQ
RE (REFER TO STRUCTURAL) NS)	and 2D	DO NOT ENTER SIGN DETAILS SHEET C012		CONSTRUCTION	3	SITE	Η	H ST. (
	3D	ADA PARKING (PER 2		LITY CHECKLIST.			IA	S.
NG LOT STRIPE		SECTION 8 DETAIL. S	samoakayeen xaadasa tasaseedeensidas daxaraada estasa •				H	H
	4D	ADA SIGN (PER 2015 SECTION 8 DETAIL. S		CHECKLIST.			×	T S
T PAVING	5D	CONCRETE SIDEWAL	.K (PER COABQ ST	D DWG NO. 2430.				98'
AGE PLANS)		SEE SHEET C011)						
AND SPEAKER	6D	CURB RAMP (PER CO 2441. SEE SHEET CO		DWG NO. 2440 &				NEC
OW	7D	FLARED RAMP(SEE C	ONSTRUCTION DE	TAILS SHEET C011)				Z
MER	8D	STANDARD CURB & G						
		NO. 2415A - STANDAF C013)	RD CURB AND GUT	FER. SEE SHEET				
MENT MARKING	9D	BOLLARD (SEE CON	STRUCTION DETAIL	.S				
MENT CONNECTION		SHEET C011)						
	10D	WHEEL STOP (SEE C SHEET C012)	ONSTRUCTION DE	TAILS			do-Nyar	
	11D	STORM INLET TOP (P	PER COABQ DETAIL	STD DWG NO. 2110.		Lot AC	MEX/C	0
TURAL PLANS)		SEE SHEET C014)			(NE	25552) (
NS)	12D	STORM INLET (PER C SHEET C014)	COABQ DETAIL STD	DWG NO. 2201. SEE		181	\mathcal{L}	New Contraction
DN LIMITS (REFER TO NS)	13D	MOTORCYCLE PARKI	ING SIGN (MUTCD F	27-5-16)		FE	SSIONAL	HI CONCER
EFER TO ARCHITECTURAL			1251			h	5/2/2	alo
							11131	
NG				ERGROUND UTILITIES ARE SHOWN		_	, ,	1
NG		O I IN AN DETER BEFOR	APPROXIMATE WAY ONLY. MINE THE EXACT LOCATION E COMMENCING WORK. CO	DERGROUND UTILITIES ARE SHOWN THE CONTRACTOR SHALL N OF ALL EXISTING UTILITIES NTRACTOR AGREES TO BE FULLY DAMAGES WHICH MIGHT BE		SIGN B	DRAWN BB	CHKD KAN

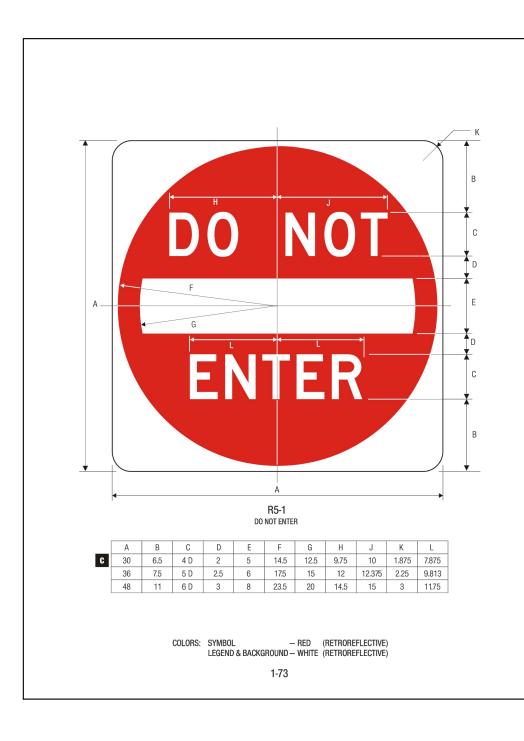
Call before you dig.

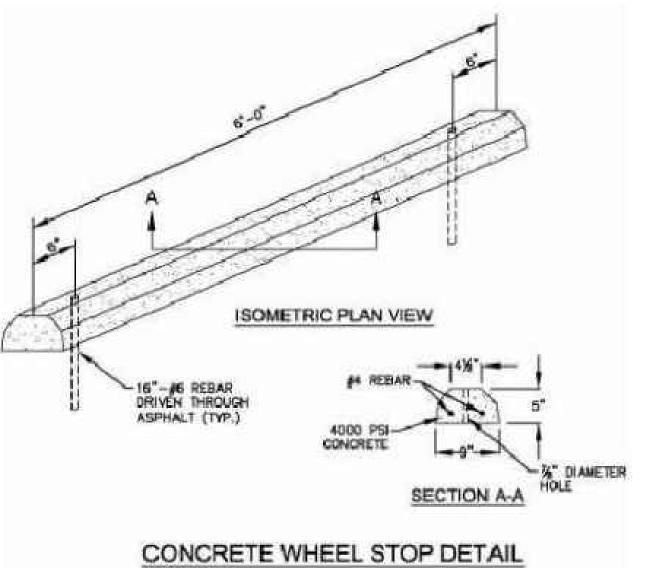
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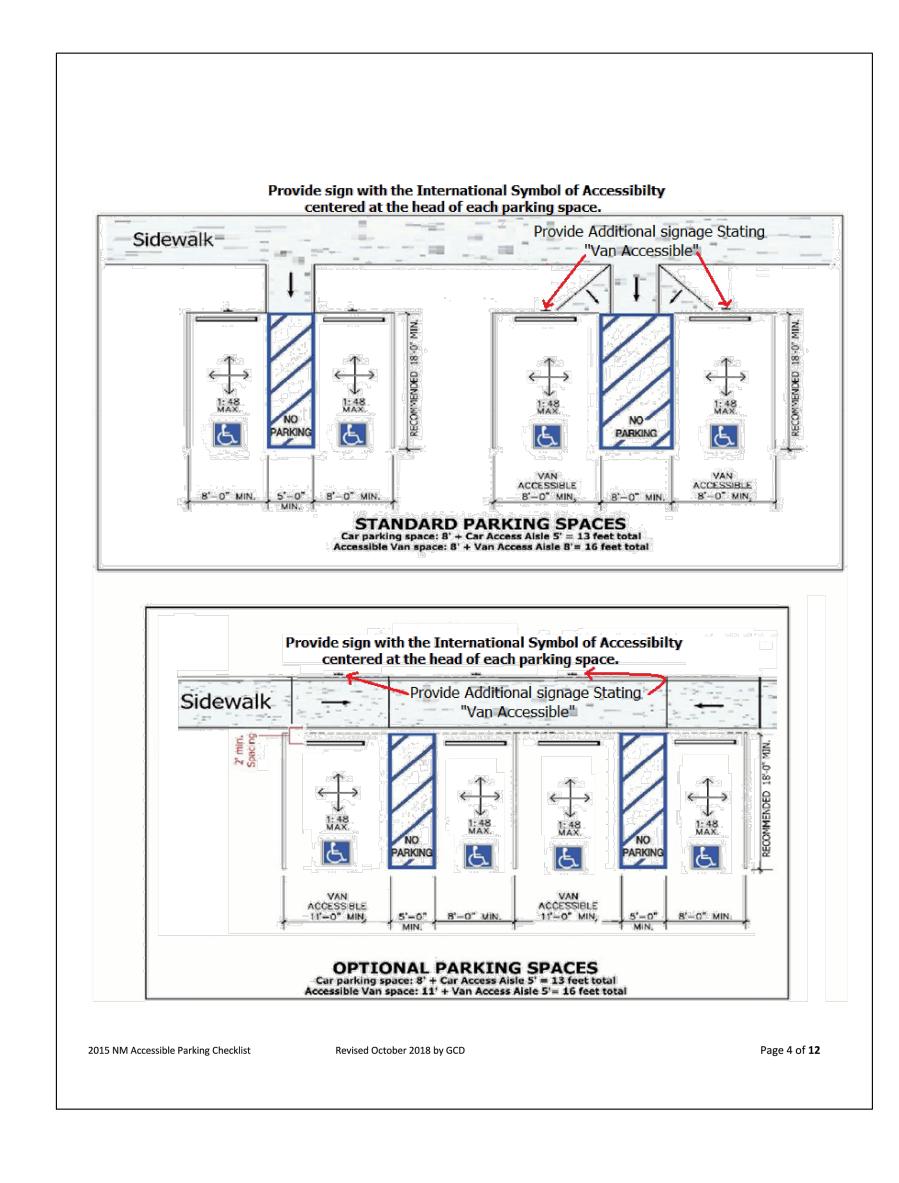
C006



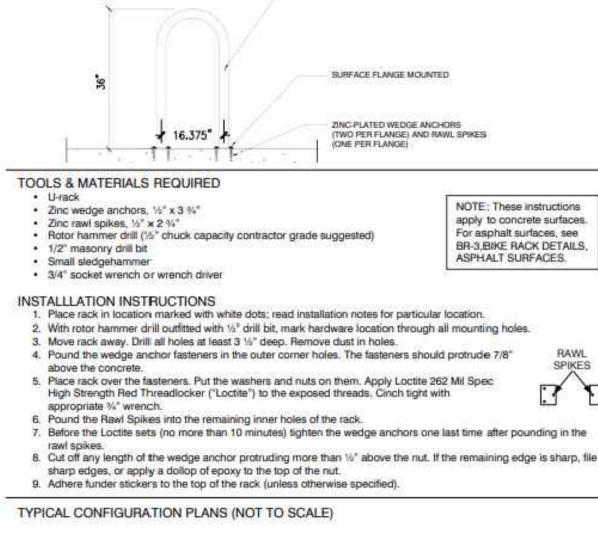


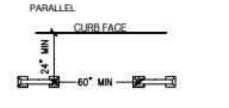






NOT TO SCALE





INVERTED U BHE	RACK ("U-BACK")
2" SQUARE TUBE.	HOT DIP GALVANIZED

SURFACE FLANGE MOUNTED

ZINC-PLATED WEDGE ANCHORS (TWO PER FLANGE) AND RAWL SPIKES (ONE PER FLANGE)

NOTE: These instructions apply to concrete surfaces. For asphalt surfaces, see BR-3,BIKE RACK DETAILS, ASPHALT SURFACES.

C D

RAW

SPIKES

rawl spikes. 8. Cut off any length of the wedge anchor protruding more than 1/6" above the nut. If the remaining edge is sharp, file off

PERPENDICULAR

CURB FACE

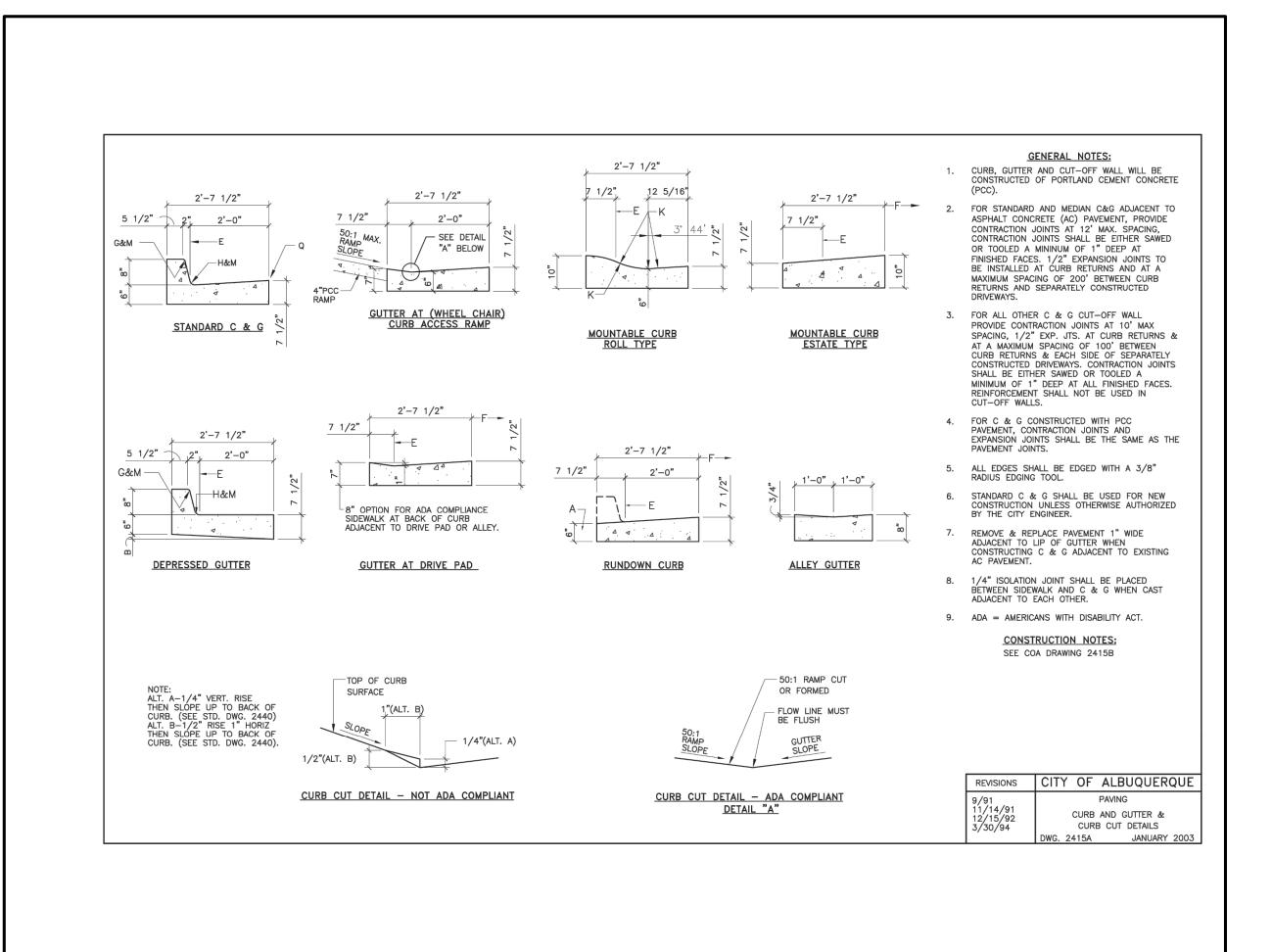
DIAGONAL (35 DEG TYP) CURB FACE

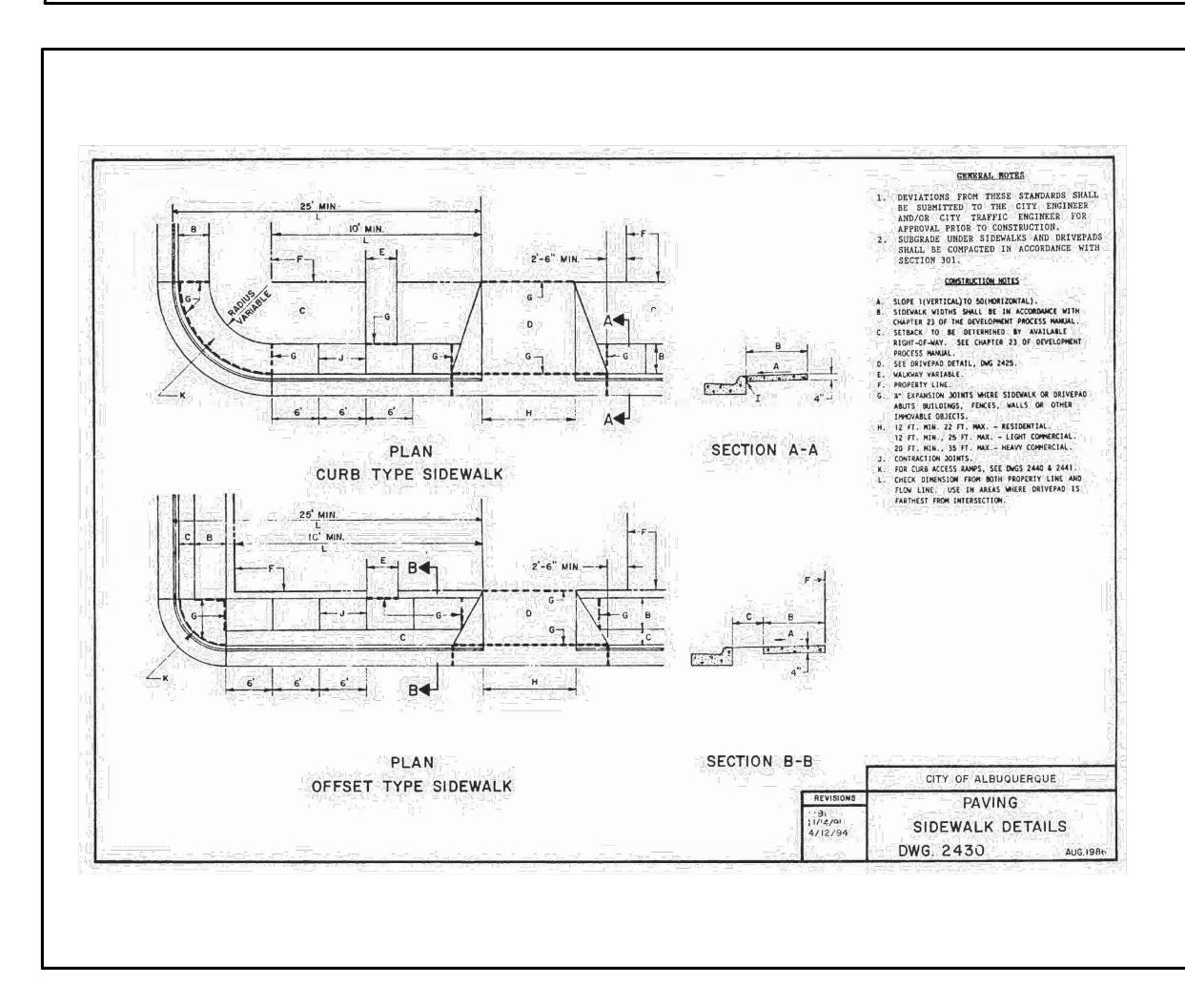
36' TYP -(32" MIN)

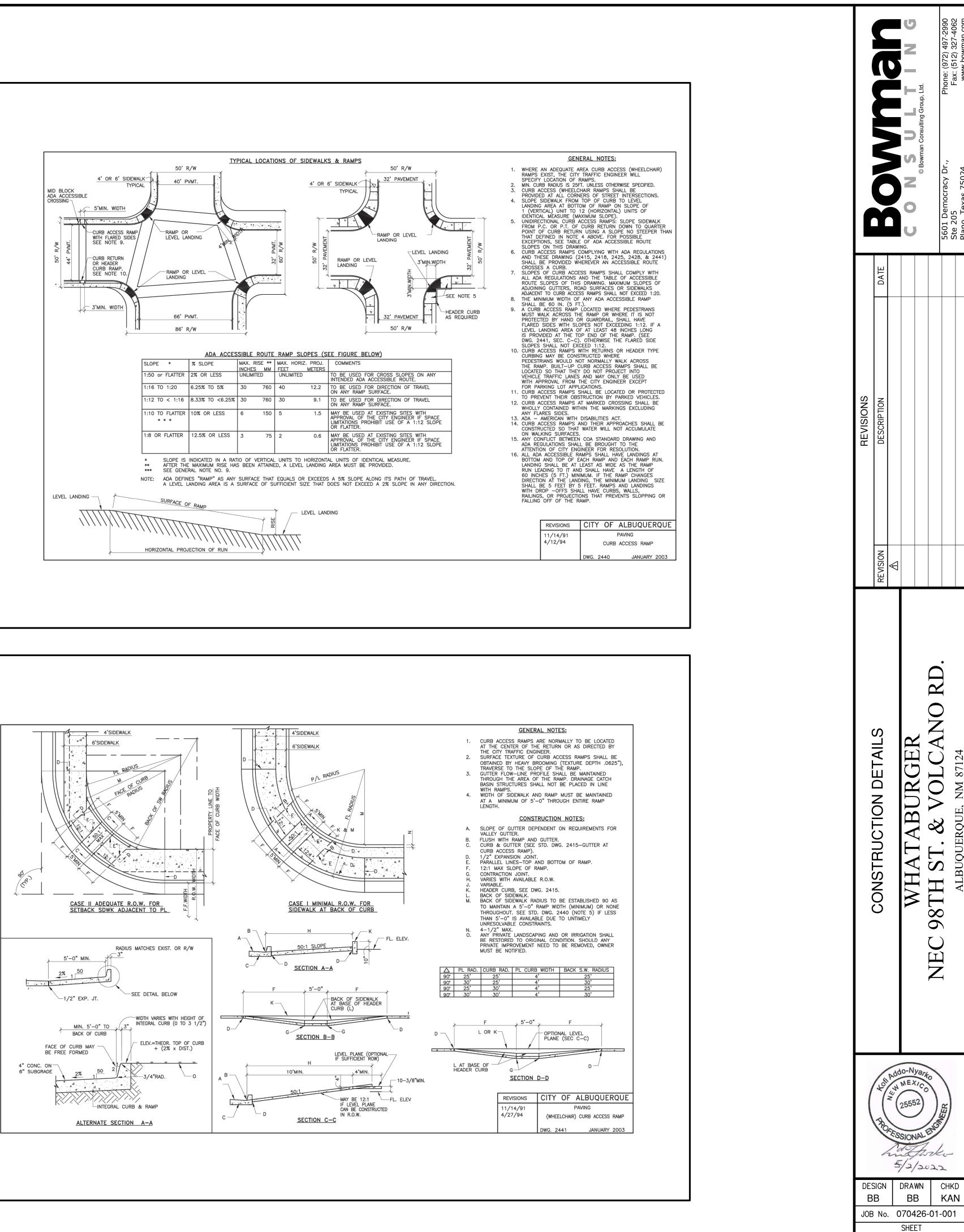
44" TYE

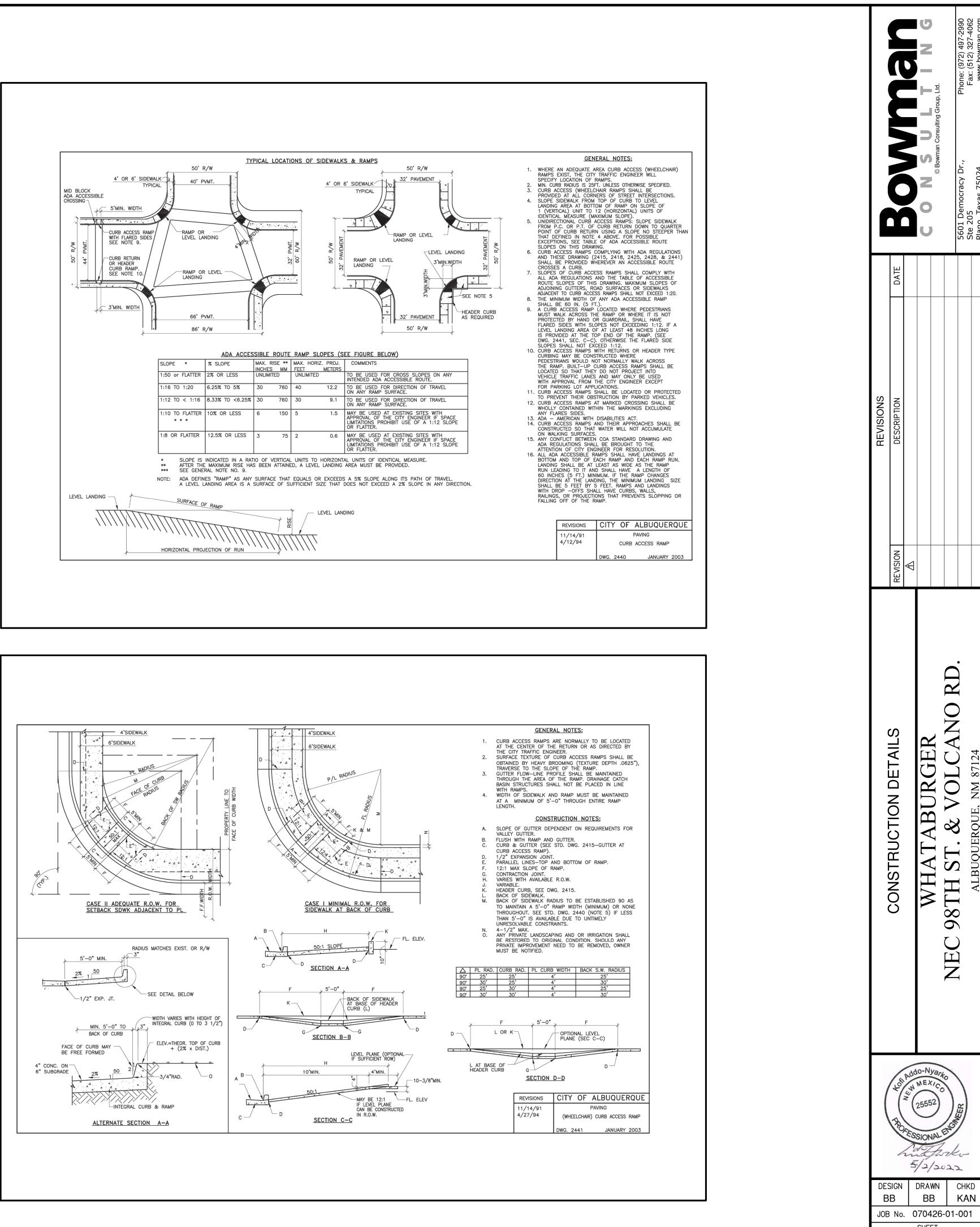
			CONSULTING	Bowman Consulting Group, Ltd.		nocracy Dr., Pr	- Ste 205 Plano, Texas 75024 www.bowman.com
	DATE						
REVISIONS	DESCRIPTION						
	REVISION	\mathbb{A}					
	CONSTRUCTION DETAILS		WHATARIRGER		NEC 98TH ST & VOLCAND RD		ALBUQUERQUE, NM 87124
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	tor	ž (0-N EX 2555 SION	yark (ICO			

SHEET C012

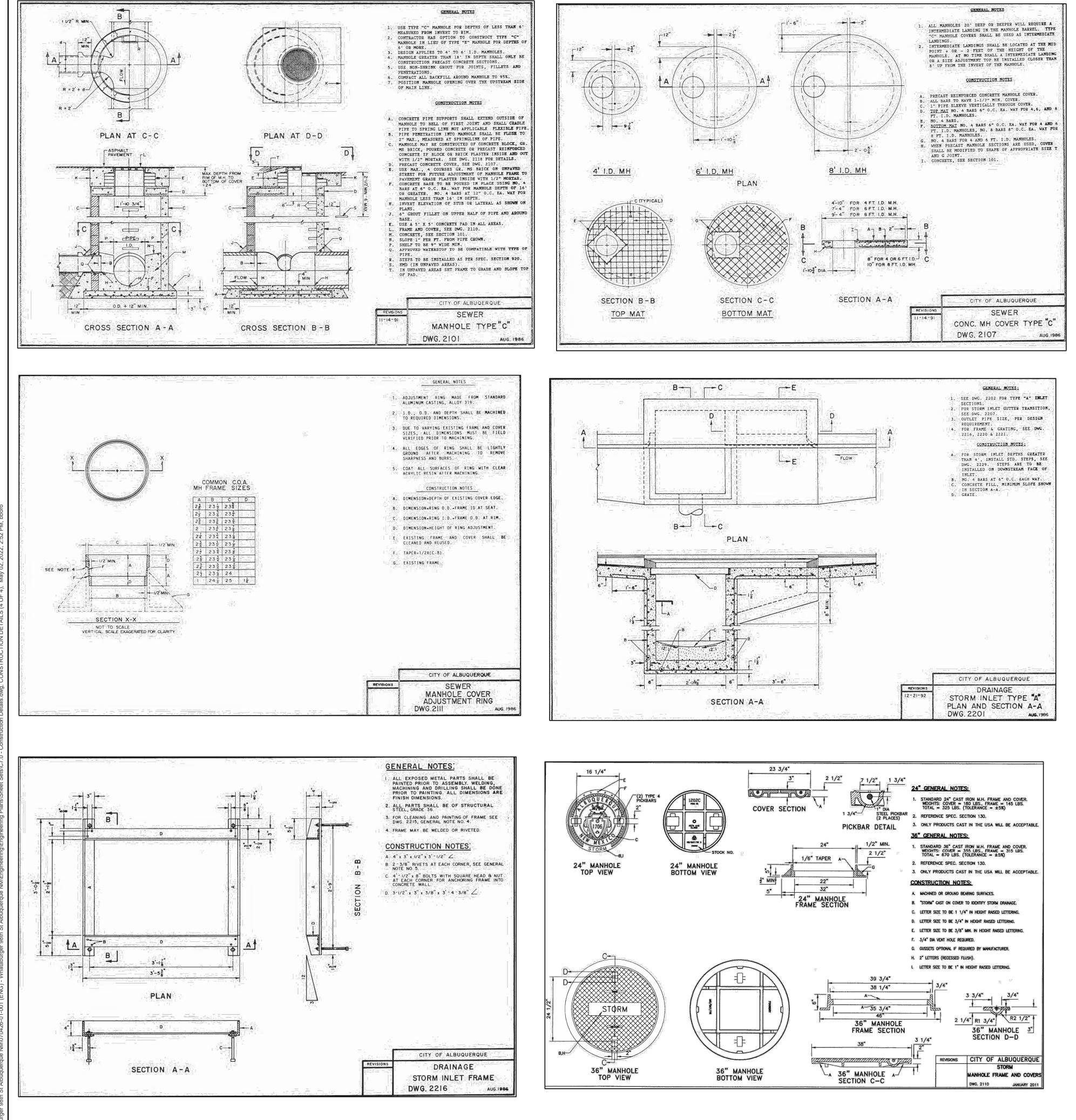


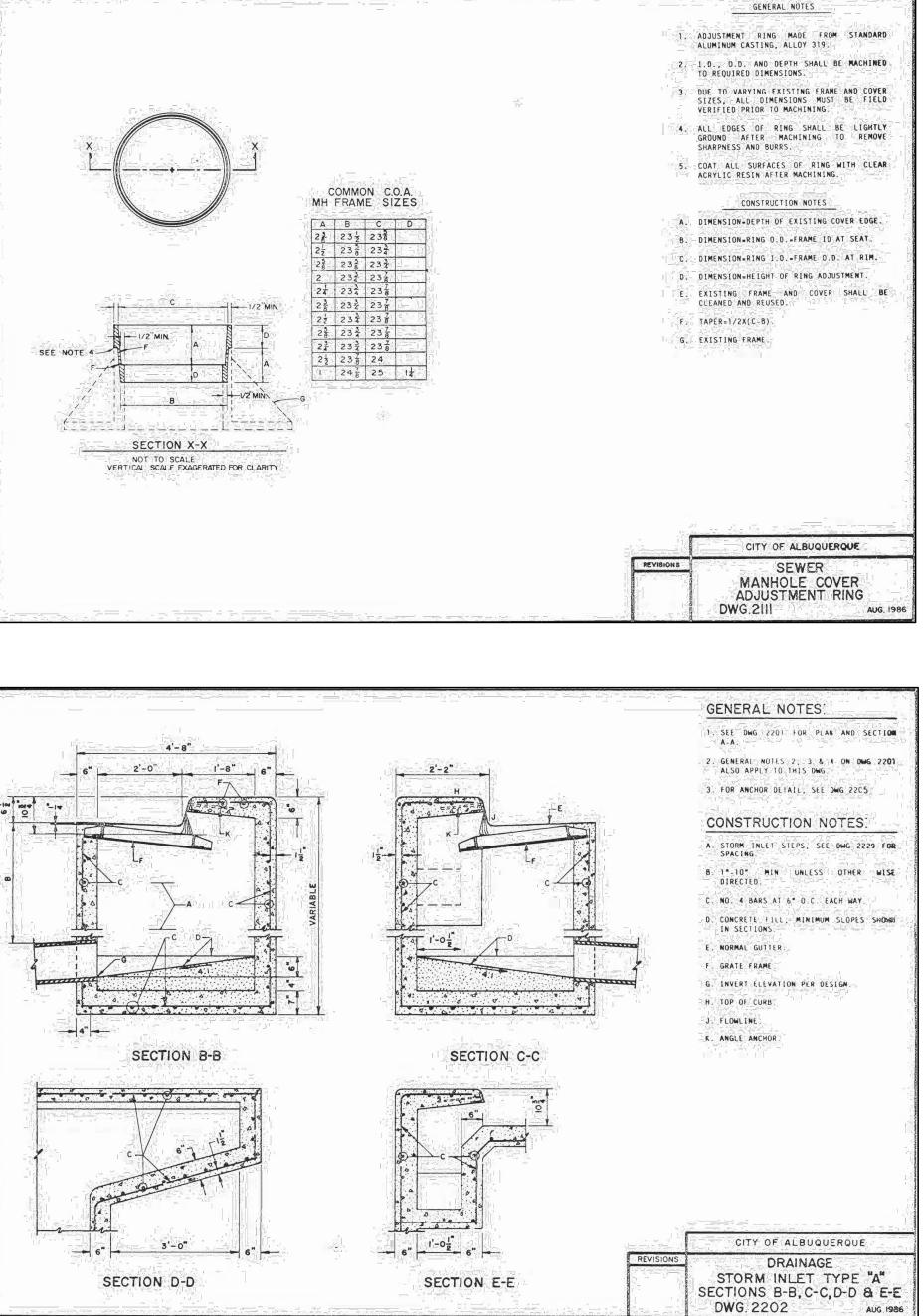


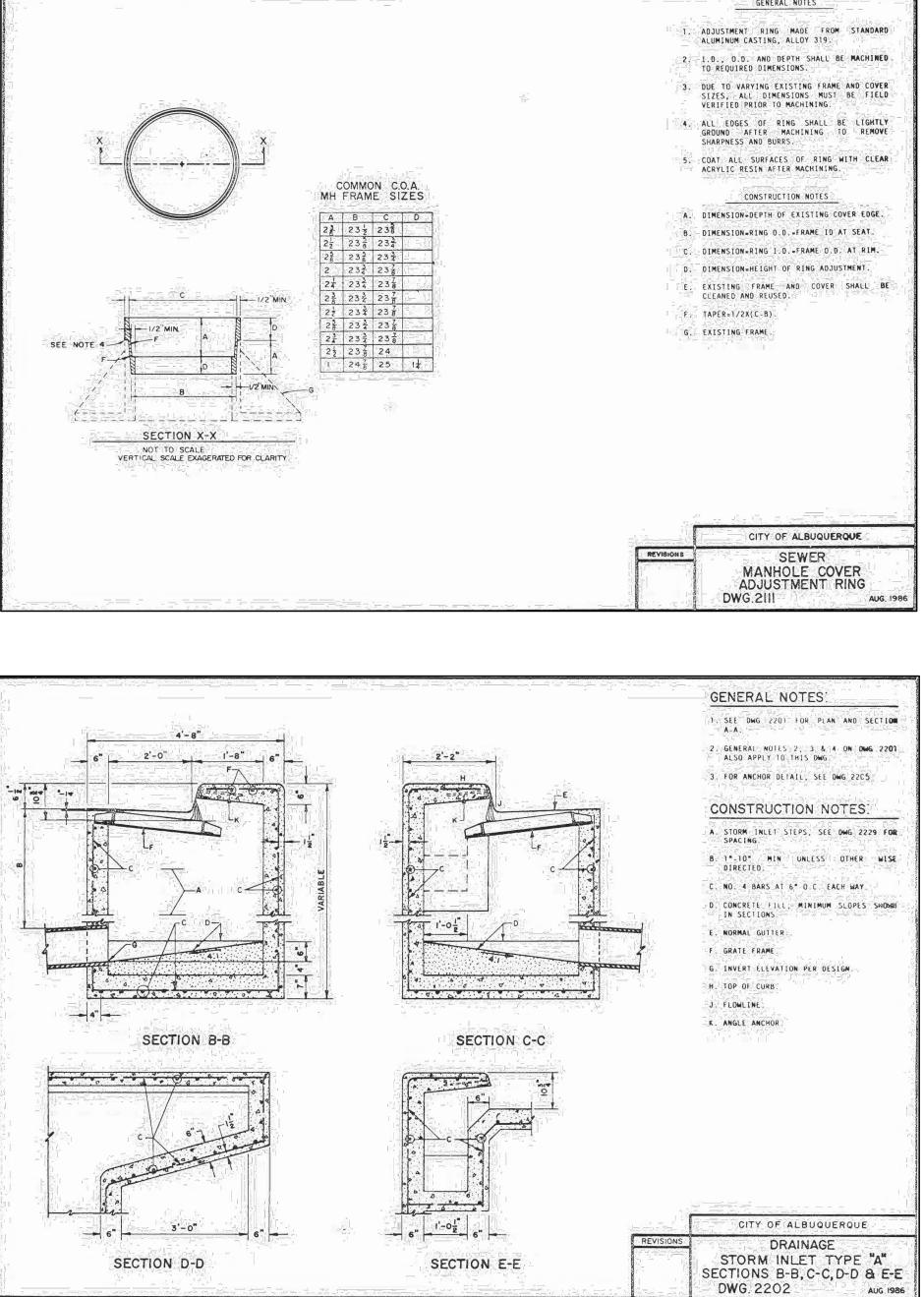


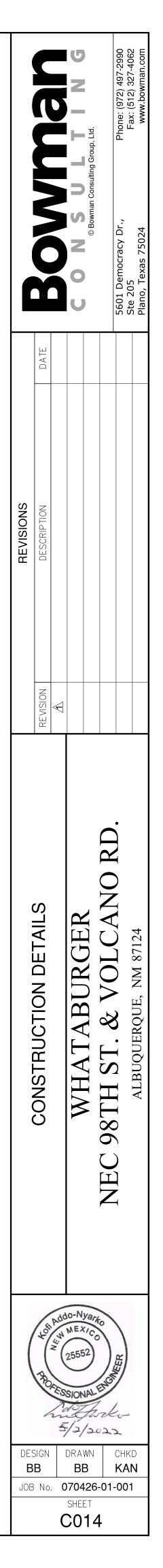


C013







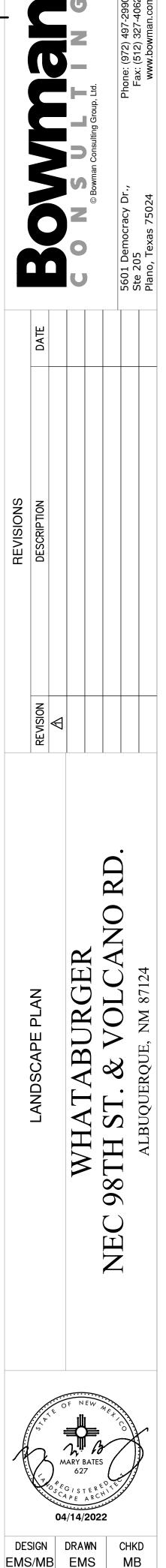




- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 6. DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- 7. PROVIDE AND INSTALL BUFFALO GRASS IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS. 8.

MEASURED BY THE GUTTER PAN) WILL NOT BE ACCEPTED IN THE CLEAR SIGHT DISTANCE.

Е					
ODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	HEIGHT
PP	8	PISTACEA CHINESE CHINESE PISTACHE	CONT.	3"CAL	MIN. 12` HT.
F	6	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK EVERGREEN	CONT.	3" CAL MIN	12` HT MIN
0	4	QUERCUS MUEHLENBERGII CHINKAPIN OAK	CONT.	3"CAL	MIN. 12` HT.
Ю	5	QUERCUS SHUMARDII SHUMARD RED OAK	CONT.	3" CAL MIN	10` HT MIN
C	6	VITEX AGNUS-CASTUS CHASTE TREE	CONT.	3"CAL	10-12` HT.
<u>DDE</u> B	<u>QTY</u> 5	<u>BOTANICAL / COMMON NAME</u> CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	<u>SIZE</u> 1 GAL	<u>SPACING</u> 24" OC	
N	14	CHRYSOTHAMNUS NAUSEOSUS BLUE RABBITBRUSH	5 GAL	48" OC	
V	17	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM TICKSEED	1 GAL	24" OC	
N	6	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL	SEE PLAN	
Г	51	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL	36" OC	
D	67	FALLUGIA PARADOXA APACHE PLUME	5 GAL	48" OC	
Y	19	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	30" OC	
J	11	KNIPHOFIA UVARIA RED HOT POKER	3 GAL	36" OC	
-	11	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY LANGMAN'S SAGE	5 GAL	36" OC	
F	14	MAHONIA FREMONTII DESERT MAHONIA	5 GAL	42" OC	_
F	21	NEPETA X FAASSENII CATMINT	1 GAL	24" OC	
M2	21	POTENTILLA FRUTICOSA `MANGO TANGO` MANGO TANGO BUSH CINQUEFOIL	5 GAL	36" OC	
G	3	SALVIA GREGGII AUTUMN SAGE	3 GAL	36" OC	
<u>DDE</u>	QTY	BOTANICAL / COMMON NAME	<u>SIZE</u>	SPACING	
	5	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	3 GAL	60" OC	
<u>DDE</u>	QTY	BOTANICAL / COMMON NAME	<u>SIZE</u>	<u>SPACING</u>	
K	8	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER KARL FOERSTER FEATHER REED GRASS		36" OC	
Ρ	28	MUHLENBERGIA X 'PINK FLAMINGO' PINK FLAMINGO MUHLY	1 GAL	24" OC	
<u>DDE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME			
GG2	177 SF	3/4" GRAVEL COLOR: GREY TO MATCH EXISTING			
JF	7,175 SF	BUCHLOE DACTYLOIDES `609` 45	JRTIS AND CURTIS 00 N Prince Street ovis, NM 88101, USA	(877) 9	07-1806 curtisseed.com
GG	5,020 SF	DECOMPOSED GRANITE GRAVEL COLOR: GRAY TO MATCH EXISTING			
		N, CONTAINER SIZE AS APPROPRIATE FOR			
		FOR PROPER ROOT QUALITY.	E	VERGR	EEN
				DESIGNG (800) 680-6630 1600 Broadway, Suit Denver, CO 802 www.EvergreenDesignO	0 e 1600 202
			CATION OF EXISTING UNDE	RGROUND UTILITIES	ARE SHOWN



JOB No. 070426-01-001

SHEET

LP-1



IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL

DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES

RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE

OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY

BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY

LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PLANTING SPECIFICATIONS

GENERAL

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

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW. B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 - 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
- 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE
- PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE 4. ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAI
- 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT
- FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
- 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND
- SEEDS E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW)
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS H. TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS.

MANUFACTURER'S LABELED RATES.

- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT
- TREE TRUNKS FROM DAMAGE. I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN.
- ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL. I PRE-EMERGENT HERBICIDES ANY GRANULAR NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE
- METHODS
- A. SOIL PREPARATION 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST
 - 2. SOIL TESTING: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL
 - TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES
- d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT
- RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F. ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE 2 LBS. PER CU. YD.
- 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED
- INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS. AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE. 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. SUBMITTALS
 - THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR
 - TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE) SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED C. GENERAL PLANTING
- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE 3. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNER'S
- REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS. TRENCHING NEAR EXISTING TREES:

- (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK)
- TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- LINES WITHIN 24 HOURS.
- ANY SORT OF SEALERS OR WOUND PAINTS. TREE PLANTING
- GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

- ABOVE THE SURROUNDING GRADE
- COMPOSITION IN THE ON-SITE SOIL
- a. 1"-2" TREES (OR #15 GAL 24" BOX):
- b. 2-1/2"-4" TREES (OR 36" 48" BOX): c. TREES OVER 4" CALIPER (OR >48" BOX):
- d. MULTI-TRUNK TREES:
- INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- ADDITIONAL INFORMATION. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- **BARRIER CLOTH IN PLACE**
- THE ENTIRE PLANTING AREA. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- OF PENETRATION INTO THE SOIL BELOW THE SOD. G. MULCH
- DEPTH OVER ROOT BAL
- WALL
- H. CLEAN UP ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE INSPECTION AND ACCEPTANCE
- INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- HOURS
- J. LANDSCAPE MAINTENANCE
 - WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 - MUST OCCUR:
 - PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- **IMPROPERI Y**

ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR

c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP

d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE

TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES

BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM

OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND

TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION

SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT

SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE

THREE STAKES PER TREE GUY AS NEEDED THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS

NEEDED TO STABILIZE THE TREE

UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE

FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR

DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED

WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING

LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT

ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES

INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1"

MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF

DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT,

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN

WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24

THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER,

SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF

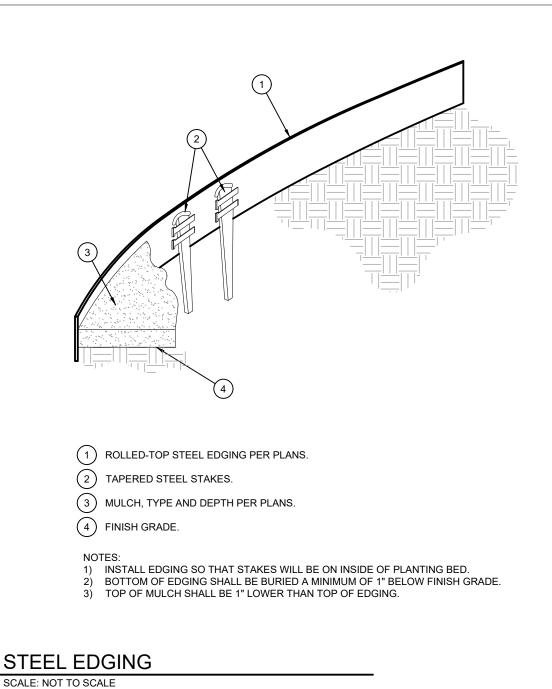
TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL

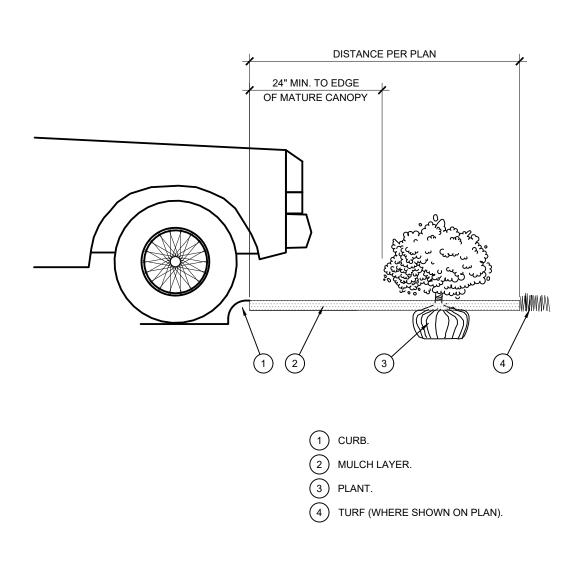
DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY k. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE

FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

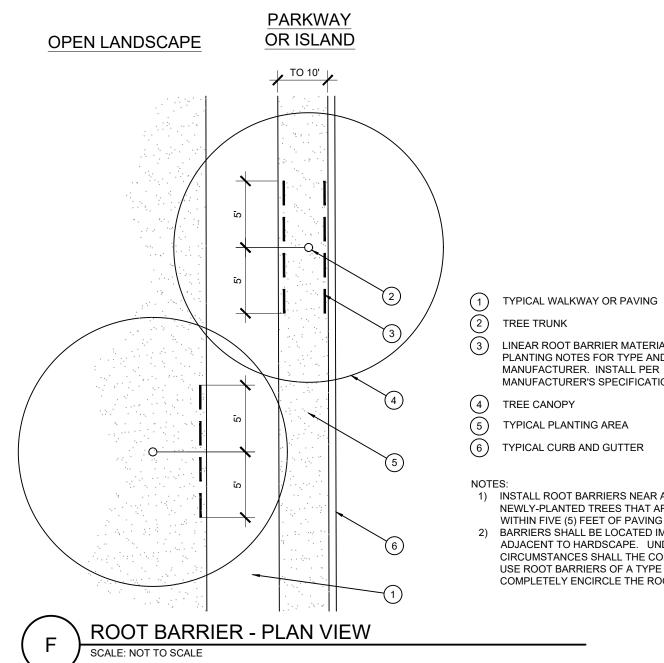
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE

AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE









TYPICAL WALKWAY OR PAVING 2) TREE TRUNK

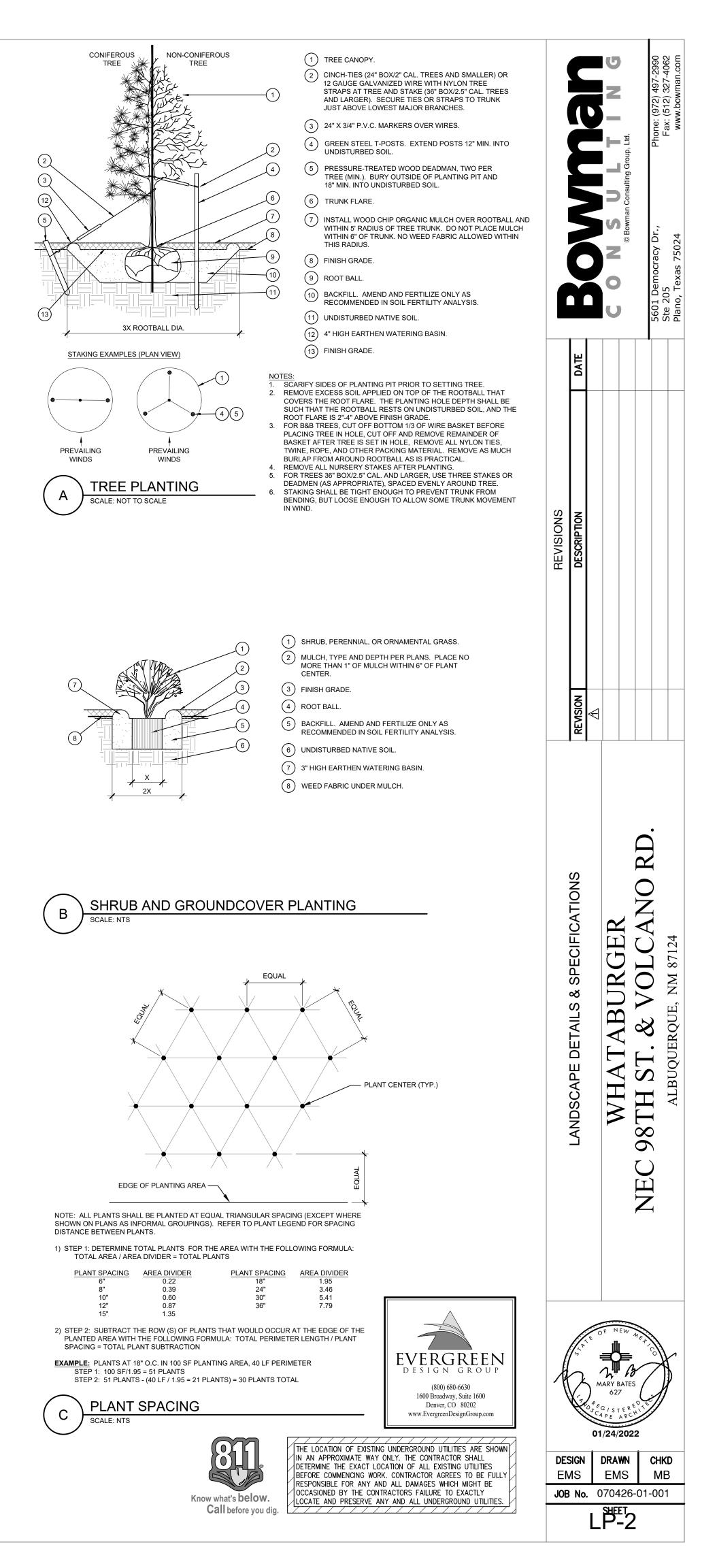
LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND

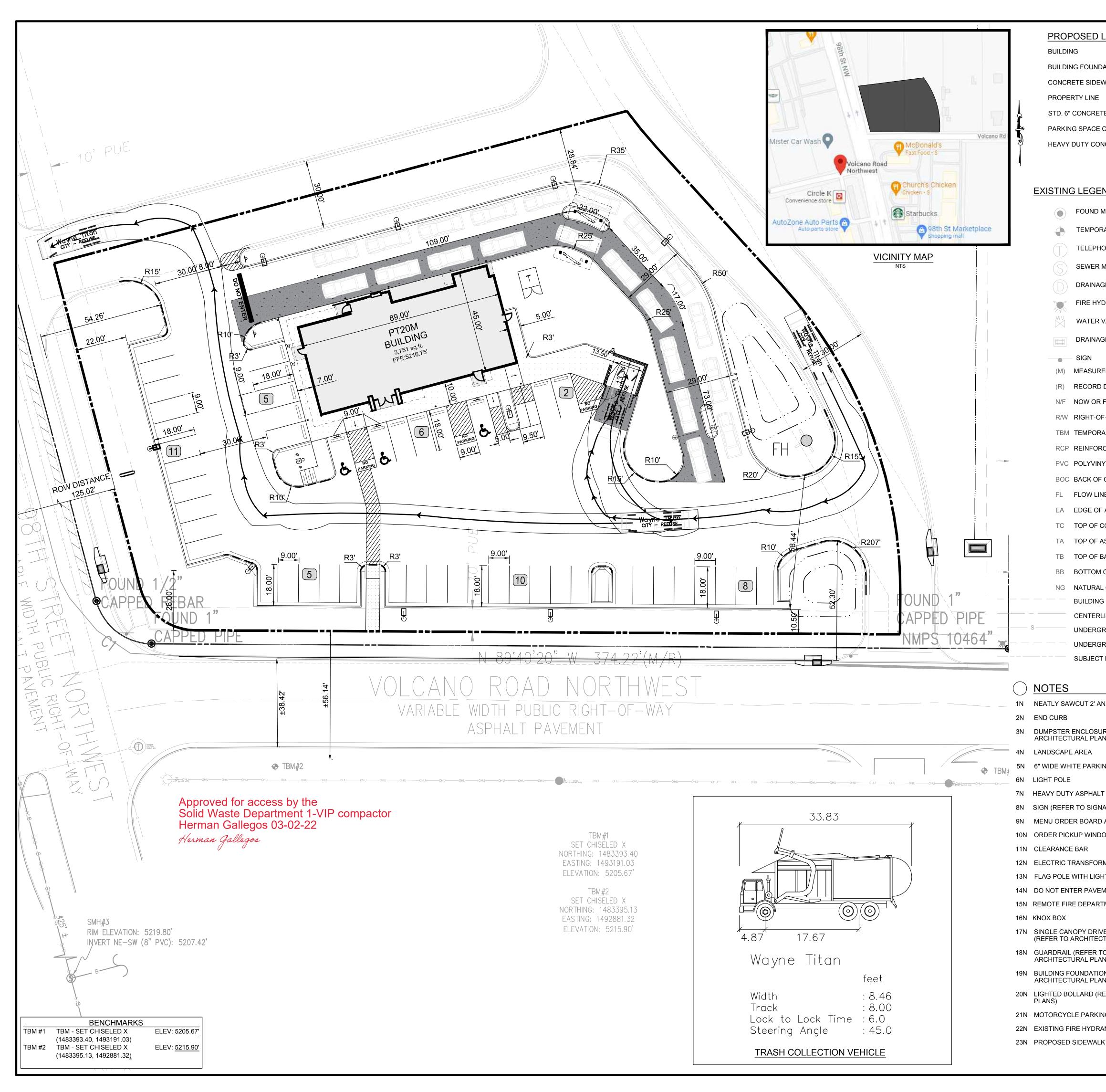
MANUFACTURER'S SPECIFICATIONS.

(6) TYPICAL CURB AND GUTTER

1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED

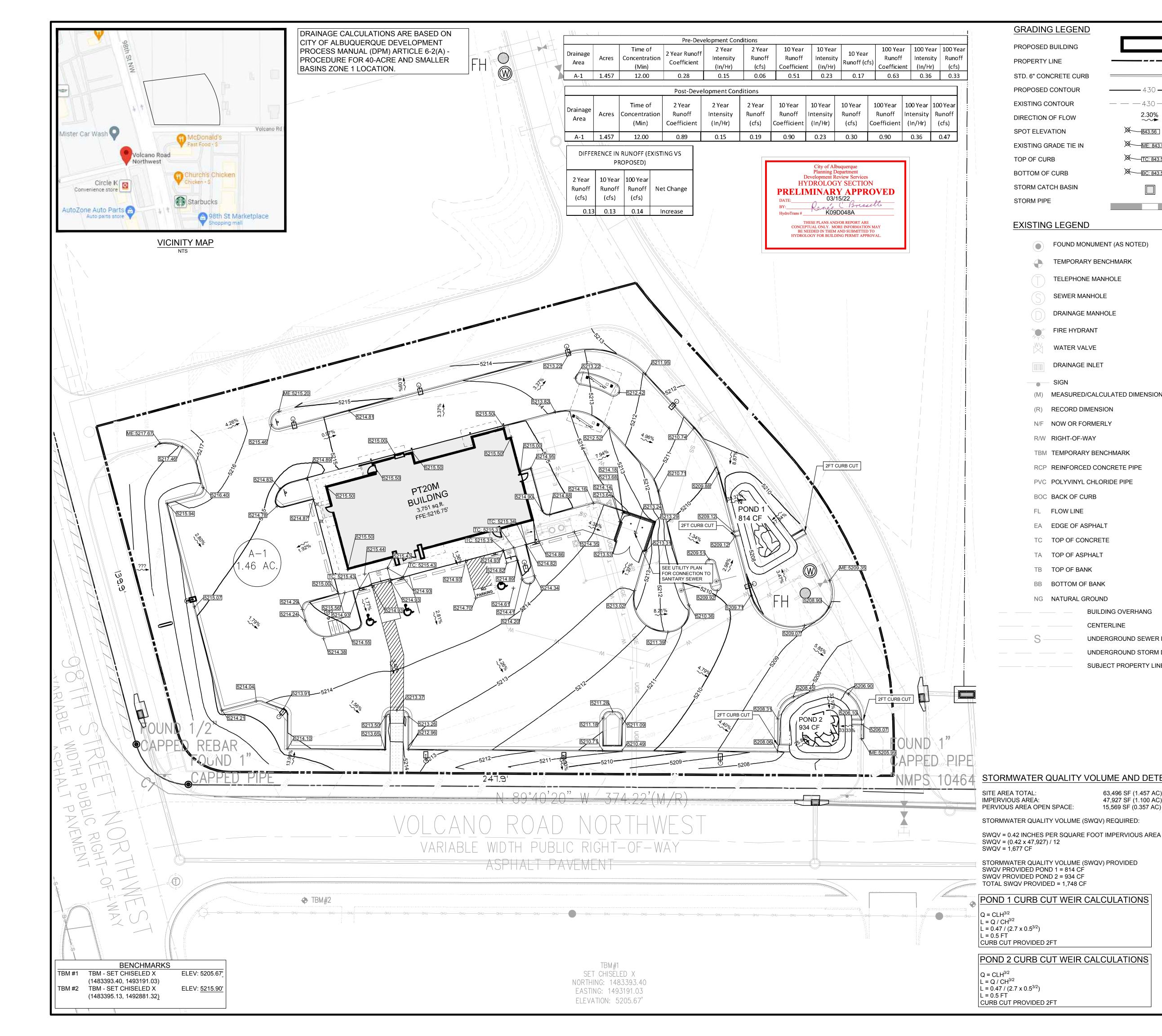
WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL

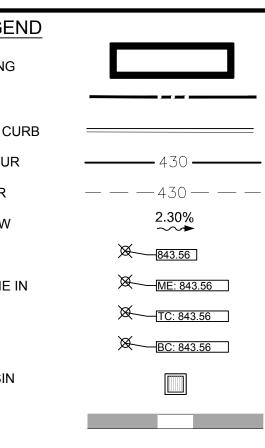




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COUNT	20 0 20 40				sulting		
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	SCALE: 1 INCH = 20 FT			S	© Bown	Dr.,	24
	SITE DATA & AREA CALCULATIONS				-	5601 Democracy Dr., Ste 205	\$ 7502
ND	CURRENT ZONING CLASSIFICATION: NR-BP (BUSINESS PARK)			0	L	Jemoc 5	Texas
MONUMENT (AS NOTED)	CURRENT LOCAL JURISDICTION: CITY OF ALBUQUERQUE)	601 D te 20	lano,
RARY BENCHMARK	FLOOD ZONE CLASSIFICATION; ZONE 'X' FEMA PANEL: 35001C0328J					ര്വ്	Р
ONE MANHOLE	DATE: 11/04/2016 SITE AREA TOTAL: 63496 SF (1.457 AC)		ATE				
MANHOLE	IMPERVIOUS AREA:48,168 SF (1.106 AC)PERVIOUS AREA OPEN SPACE:15,327 SF (0.351 AC)		DA				
	OPEN SPACE PERCENTAGE: 24.09% FLOOR AREA RATIO BLDG/SITE: 5.91%						
GE MANHOLE							
DRANT	PARKING DATA SPACE REQUIRED: 8 SPACES PER 1000 SF GFA = 31 SPACES						
VALVE	SPACES PROVIDED: 44 REGULAR 3 ADA						
GE INLET	47 TOTAL						
	TYPICAL DIMENSIONS: 9' WIDTH 18' DEPTH	SNC	NOIL				
ED/CALCULATED DIMENSION	MOTORCYCLE:	EVISIONS	SCRIPTION				
	SPACE REQUIRED:2 SPACES PER 26-50 VEHICLE SPACES = 2SPACE PROVIDED:2 SPACES	RE	DES				
FORMERLY F-WAY							
F-WAY ARY BENCHMARK	SPACE REQUIRED: 3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES SPACE PROVIDED: 5 SPACES						
YL CHLORIDE PIPE	GENERAL SITE NOTES						
1. CURB	ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.						
Z. NE	ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY <u>BLEW AND ASSOCIATES,PA</u> , DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED		REVISION	3			
ASPHALT 3.	ENCUMBRANCES. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO		Ц К Ц				
CONCRETE 4.	CONSTRUCTION COMMENCEMENT. THE <u>CITY OF ALBUQUERQUE</u> SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO						
ASPHALT 5.	PERFORMING ANY INSPECTIONS. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON						
BANK 6.	UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.						
OF BANK 7.	CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES					•	
L GROUND	INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO				RI		
	IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.					י ל	
ROUND SEWER LINE 8.	ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.				Ž	, , ,	
ROUND STORM DRAIN LINE ^{9.}	BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.					4 4 _	+
	ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.						8/124
			Z	N N			NM 8
		<	PLAN		\rangle	>	
ND MATCH EXISTING	1D INVERTED "U" BIKE RACK (SEE CONSTRUCTION DETAILS SHEET C7.0)					3	QUE,
IRE (REFER TO STRUCTURAL	AND 2D DO NOT ENTER SIGN (MUTCD R5-1, (SEE CONSTRUCTION DETAILS SHEET C7.0)		С П П		ן ` קר_		ALBUQUER
NS)	3D ADA PARKING (PER 2015 NM ACCESSIBILITY CHECKLIST.))				יש אטי
NG LOT STRIPE	SECTION 8 DETAIL. SEE SHEET C7.0)			H	Ξ		ALE
	4D ADA SIGN (PER 2015 NM ACCESSIBILITY CHECKLIST. SECTION 8 DETAIL. SEE SHEET C7.0)				Ē	4	
T PAVING	5D CONCRETE SIDEWALK (PER COABQ STD DWG NO. 2430.				98T	ר ר	
IAGE PLANS)	SEE SHEET C7.1) 6D CURB RAMP (PER COABQ DETAIL STD DWG NO. 2440 &						
OAND SPEAKER	2441. SEE SHEET C7.1)				NFC		
	7D FLARED RAMP					4	
RMER	8D STANDARD CURB & GUTTER (PER COABQ DETAIL STD DWG NO. 2415A. SEE SHEET C7.1)						
HT BEACON	9D BOLLARD (SEE CONSTRUCTION DETAILS						
TMENT CONNECTION	10D WHEEL STOP (SEE CONSTRUCTION DETAILS SHEET C7.0)						
	11D STORM INLET TOP (PER COABQ DETAIL STD DWG NO. 2110. SEE SHEET C7.2)						
TURAL PLANS)	12D STORM INLET (PER COABQ DETAIL STD DWG NO. 2201. SEE						
NS)	SHEET C7.2)						
DN LIMITS (REFER TO NS)							
EFER TO ARCHITECTURAL							
NG	THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL	DES	SIGN	DRAV	WN	CHKD)
ANT	DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE	BI	В	BE	3	KAN	
K BY OTHERS	Know what's below. Call before you dig.	JOB	No.	0704 Shee	26-01-	001	_

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FOUND MONUMENT (AS NOTED)

TEMPORARY BENCHMARK

TELEPHONE MANHOLE

SEWER MANHOLE

DRAINAGE MANHOLE

(M) MEASURED/CALCULATED DIMENSION

PVC POLYVINYL CHLORIDE PIPE

BUILDING OVERHANG

CENTERLINE

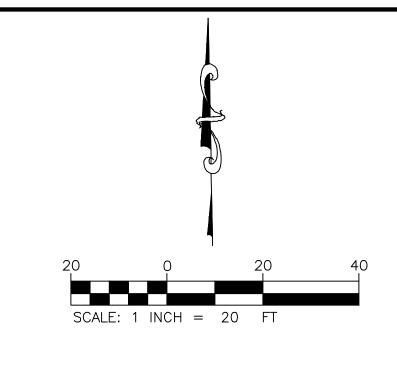
UNDERGROUND SEWER LINE

UNDERGROUND STORM DRAIN LINE

SUBJECT PROPERTY LINE

STORMWATER QUALITY VOLUME AND DETENTION

63,496 SF (1.457 AC) 47,927 SF (1.100 AC) 15,569 SF (0.357 AC)



GRADING NOTES

1. 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.

- 2. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". 3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM
- BUILDING AND FOR ALL NATURAL AND PAVED AREAS. 4. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 5. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER. 6. ALL PROPOSED SPOT ELEVATIONS ARE PAVEMENT GRADES,
- UNLESS OTHERWISE NOTED, TOP OF CURB ELEVATIONS ARE 6 INCH ABOVE ELEVATIONS SHOWN ON THIS PLAN. 7. ALL ELEVATIONS PRESENTED IN THESE PLANS ARE RELATIVE TO
- THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE
- WATERING OF THE SITE BY THE CONTRACTOR. 9. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TRESS EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
- 10. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS, ALL TRESS, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING. STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
- 11. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE
- 12. ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.

ADA NOTES

- THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- 2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- 3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE
- 4. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

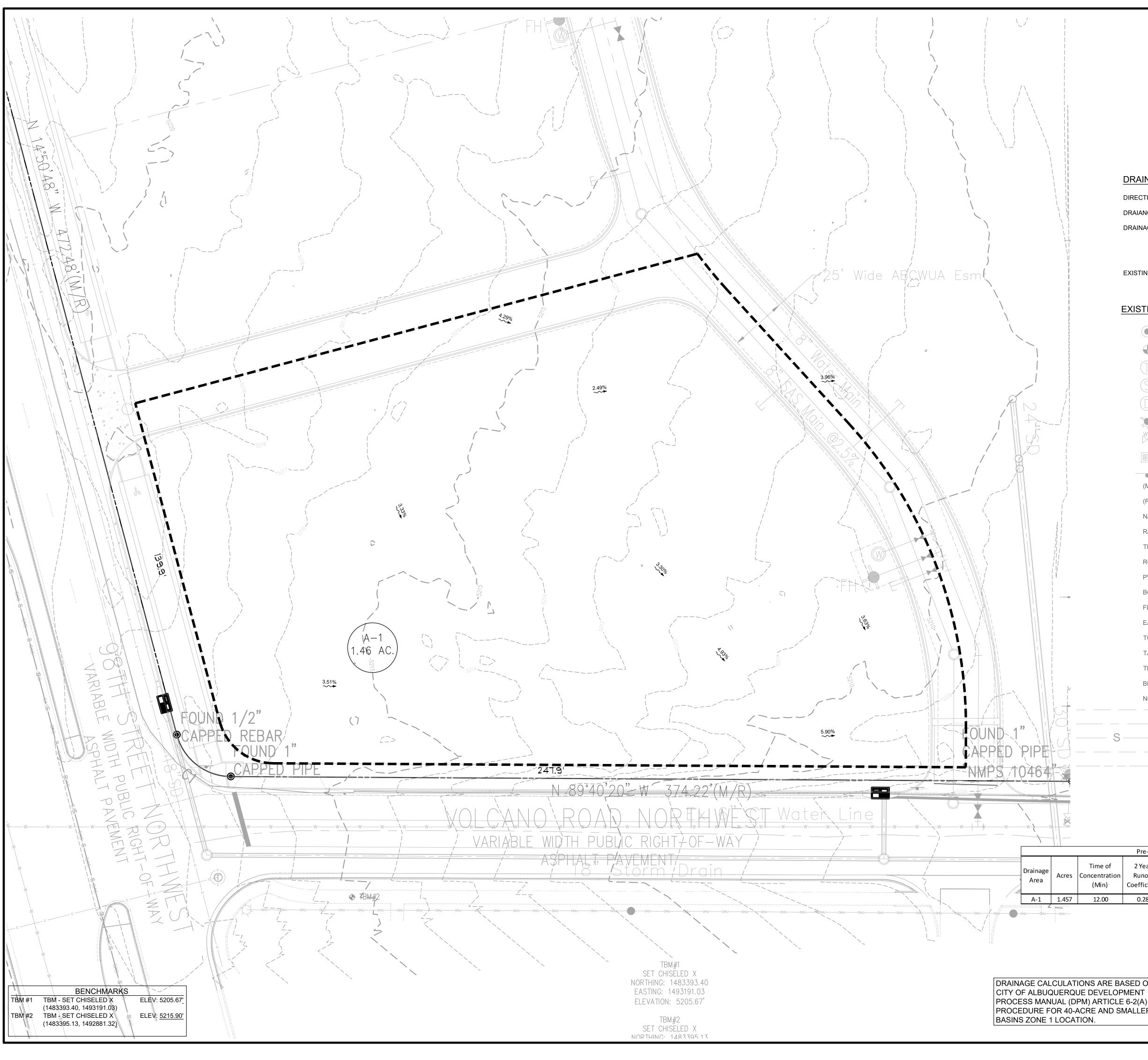
FEMA FLOOD NOTE

THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0328J, WHICH BEARS AN EFFECTIVE DATE OF 11/04/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

			CONSULTING	Bowman Consulting Group, Ltd.		nocracy Dr., Ph	Ste 205 Plano, Texas 75024 www.bowman.com
	DATE						
REVISIONS	DESCRIPTION						
	REVISION	\mathbb{A}					
	GRADING & DHAINAGE PLAN		W/H ATARIRGER		NFC 98TH ST & VOL CAND RD		ALBUQUERQUE, NM 87124
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	UNDERGROUND STORM DRAIN LINE		S	F	> [, ,
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SUBJECT PROPERTY LINE

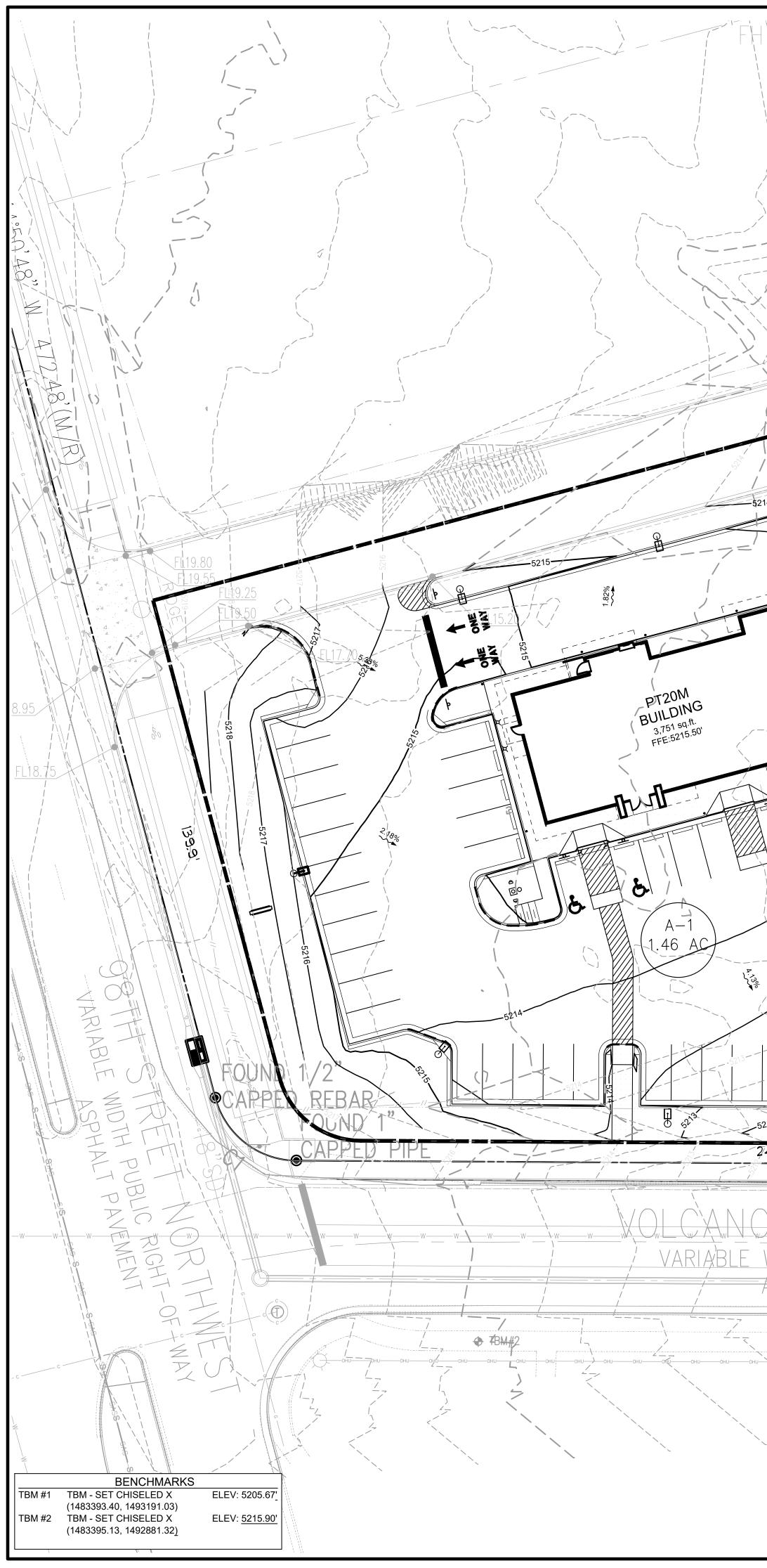
Pre-Development Conditions										
cres	Time of Concentration (Min)	2 Year Runoff Coefficient	2 Year Intensity (In/Hr)	2 Year Runoff (cfs)	10 Year Runoff Coefficient	10 Year Intensity (In/Hr)	10 Year Runoff (cfs)	100 Year Runoff Coefficient	100 Year Intensity (In/Hr)	
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457	12.00	0.28	0.15	0.06	0.51	0.23	0.17	0.63	0.36	0.33

DRAINAGE CALCULATIONS ARE BASED ON PROCESS MANUAL (DPM) ARTICLE 6-2(A) -PROCEDURE FOR 40-ACRE AND SMALLER

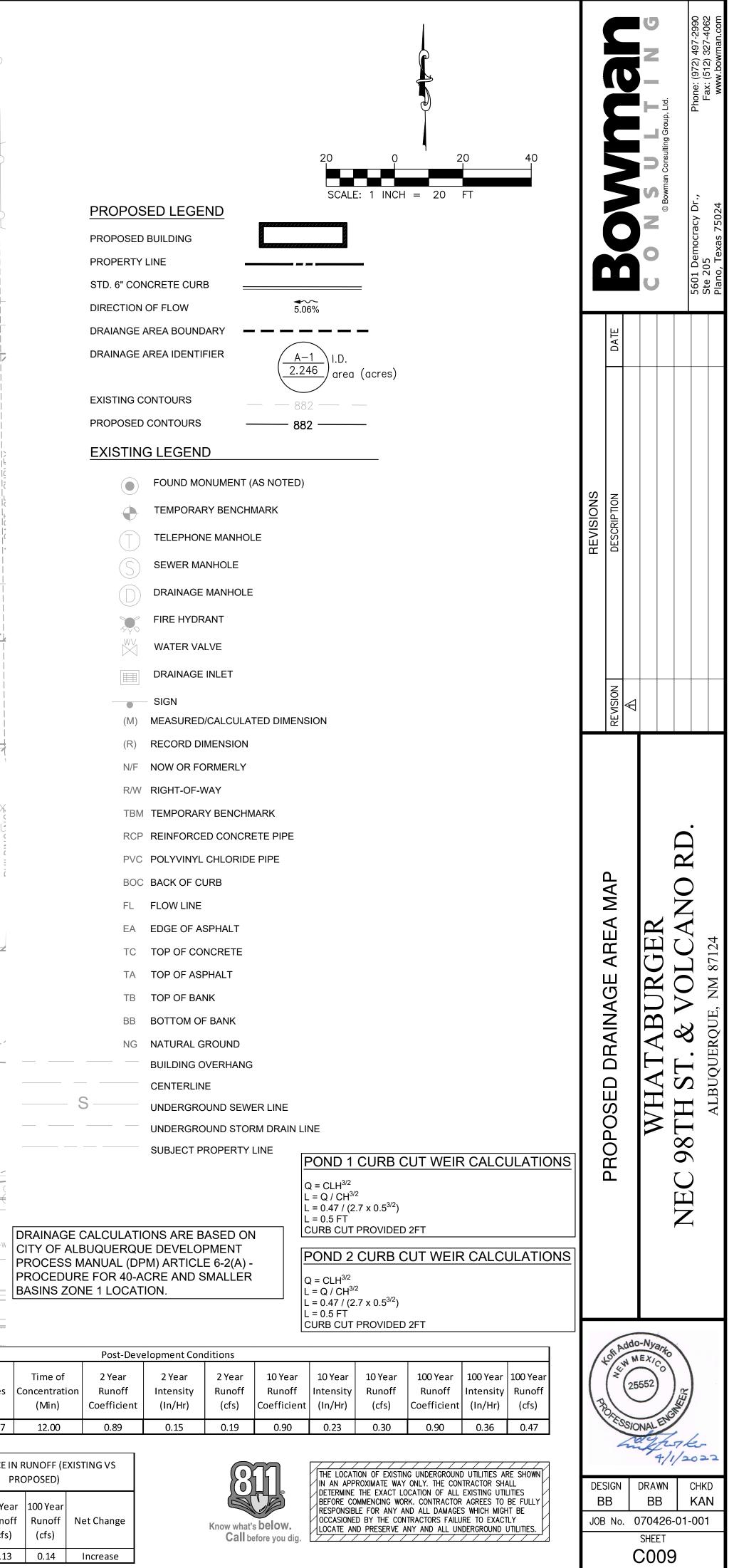


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DESCRIPTION	
REVISION	
EXISTING DRAINAGE AREA MAP	WHATABURGER NEC 98TH ST. & VOLCANO RD. Albuquerque, NM 87124
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	DRAWN CHKD BB KAN 070426-01-001 SHEET COO8



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41.9' N 89°10'20" W 37.4.22* (M/R) N ROAD NORTHOP'E ST Wa MDTH PUBLIC RIGHT-OF-WAY	5208 S208 Line NMP Ex6.25 Ex3.85 Lo.25 Ex4.95 Ex4.95 NWP NWP NWP NWP NWP NWP NWP NWP		
TBM#1 SET CHISELED X NORTHING: 1483393.40 EASTING: 1493191.03 ELEVATION: 5205.67' TBM#2	STORMWATER QUALITY VOLUME AND DETENTION SITE AREA TOTAL: 63,496 SF (1.457 AC) IMPERVIOUS AREA: 47,927 SF (1.100 AC) PERVIOUS AREA OPEN SPACE: 15,569 SF (0.357 AC) STORMWATER QUALITY VOLUME (SWQV) REQUIRED: SWQV = 0.42 INCHES PER SQUARE FOOT IMPERVIOUS AREA SWQV = (0.42 x 47,927) / 12 SWQV = 1,677 CF STORMWATER QUALITY VOLUME (SWQV) PROVIDED SWQV PROVIDED POND 1 = 936 CF SWQV PROVIDED POND 2 = 934 CF TOTAL SWQV PROVIDED = 1,870 CF	Drainage Area A-1 DIFFERENC 2 Year Cunoff Cifs)	CE Ye Inc



PR-2021-005864_PR-2019-002402_SI-2021-02 080_Site_Plan_Approved_3-30-22_Sheet_1

Final Audit Report

2022-08-16

Created:	2022-08-15
Ву:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
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