



GENERAL LANDSCAPE NOTES
 LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH BROWN CRUSHER FINES TO MATCH EXISTING AND 2'-4" SANTA ANA COBBLE MULCH.

IRRIGATION
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2 OF WATER PER CYCLE (PEAK SEASON).

RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
 COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA:	58,358 SF (1.33 AC)
BUILDING AREA (BUILDING ENVELOPE):	- 8,180 SF
NET AREA:	50,178 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 7,526 SF
PROVIDED LANDSCAPE AREA: 22,110 SF (44%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL AND A MINIMUM OF 30% COVERAGE OF TOTAL LANDSCAPED AREA TO BE ACHIEVED BY GROUND-LEVEL PLANTS (SHRUBS, GROUND COVER, GRASSES, ETC). THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE IN THE LANDSCAPE AREAS WITH 30% COVERAGE BY GROUND-LEVEL PLANTS.

LANDSCAPE TURF
 ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF. NO TURF IS USED.

PARKING LOT TREES
 THE PROJECT IS PROVIDING 41 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 4
PARKING LOT TREES PROVIDED: 8

STREET TREES
 COPPER POINTE WAY IS A LOCAL STREET AND DOES NOT REQUIRE STREET TREES

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES				SMALL SHRUBS/ GROUNDCOVERS			
	CEDRUS DEODAR DEODAR CEDAR	MIN 8' HT B&B	50' HT. X 30' SPR.		BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	1-GAL.	2' HT. X 2' SPR.
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MS 24' BOX	20' HT. X 20' SPR.		CHRYSACTINIA MEXICANA DAMIANITA	5-GAL.	12' HT. X 3' SPR.
	GLEDITSIA TRIACANTHOS 'SKYLINE' HONEY LOCUST	2' B&B	45' HT. X 35' SPR.		JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	5-GAL.	10" HT. X 8' SPR.
	PINUS NIGRA AUSTRIAN PINE	MIN 8' HT B&B	30' HT. X 20' SPR.		RHUS AROMATICA 'GRO-LOW' GRO-LOW SUMAC	5-GAL.	3' HT. X 8' SPR.
	FRAXINUS PENNSYLVANICA 'MARSHALL' MARSHALL ASH	2' B&B	50' HT. X 40' SPR.		ROSA 'NEARLY WILD' NEARLY WILD ROSE	5-GAL.	3' HT. X 3' SPR.
	LARGE SHRUBS				ACCENTS		
	HIBISCUS SYRIACUS 'MINERVA' MINERVA ROSE OF SHARON	15-GAL.	10' HT. X 6' SPR.		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1-GAL.	3' HT. X 2' SPR.
	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	15-GAL.	15' HT. X 5' SPR.		MUHLENBERGIA RIGENS DEER GRASS	1-GAL.	4' HT. X 3' SPR.
	JUNIPERUS CHINENSIS 'SEAGREEN' SEAGREEN JUNIPER	5-GAL.	6' HT. X 8' SPR.		BOULDERS AND GRAVEL MULCH MOSS ROCK BOULDERS (8X3' MINIMUM)		
	MEDIUM SHRUBS				2'-4" SANTA ANA TAN COBBLE MULCH (6" DEPTH OVER WEED CONTROL FABRIC)		
	BUDDLEIA DAVIDII 'NANHOENSIS' 'NANH PURPLE' DWARF PURPLE BUTTERFLY BUSH	5-GAL.	5' HT. X 4' SPR.		BROWN CRUSHER FINES TO MATCH EXISTING (3" DEPTH OVER WEED CONTROL FABRIC)		
	BUDDLEIA DAVIDII 'PINK' PINK BUTTERFLY BUSH	5-GAL.	5' HT. X 6' SPR.		EXISTING LANDSCAPE		
	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM	5-GAL.	4' HT. X 4' SPR.		EXISTING MULCH AND PLANT MATERIALS TO REMAIN		
	EPHEDRA VIRIDIS MORMON TEA	5-GAL.	5' HT. X 5' SPR.				
	POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	5-GAL.	5' HT. X 5' SPR.				
	RHAPHIOLEPIS INDICA 'PINK LADY' PINK LADY INDIAN HAWTHORNE	5-GAL.	6' HT. X 6' SPR.				

SCALE: 1" = 20'

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		8/26/2016

Engineers Stamp

NEW MEXICO
 BERNALILLO COUNTY

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 CITY OF ALBUQUERQUE, NEW MEXICO

LANDSCAPE PLAN

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