

S:\DESIGN\1 - Buckner Carwash\1 - Landscape plan\landscape.dwg, 7/17/2016 12:11:24 PM, Adobe PDF

EXISTING RIGHT OF WAY LANDSCAPE
AREAS TO BE MAINTAINED BY
PROPERTY MANAGER

SEVILLA AVE NW

COSTA ALMERIA DR NW

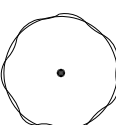




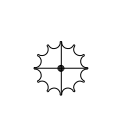

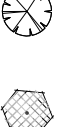




LOW-GROW AROUND
ALL SIGNAGE AREAS
(25' MAX HT., SPACED 20' O.C.)

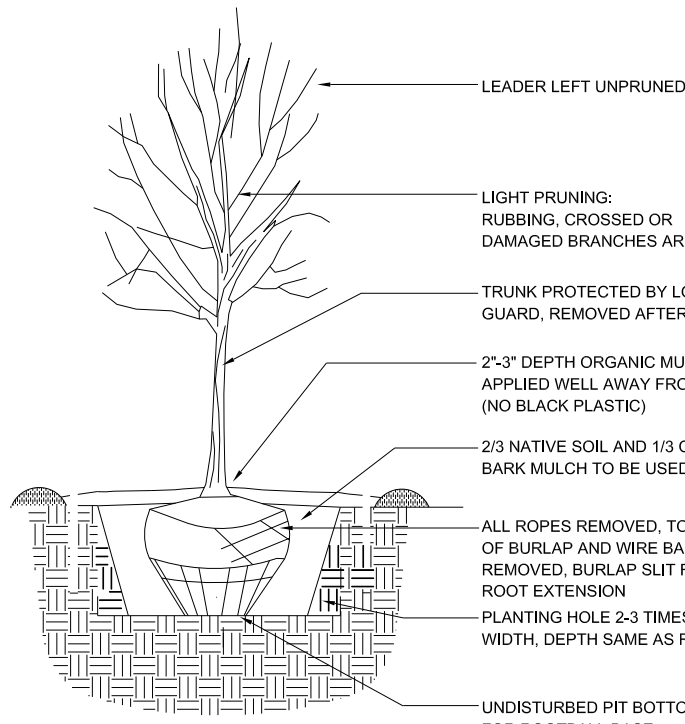
PUBLIC UTILITY EASEMENT
(25' MAX HT., SPACED 20' O.C.)

COORS BLVD NW

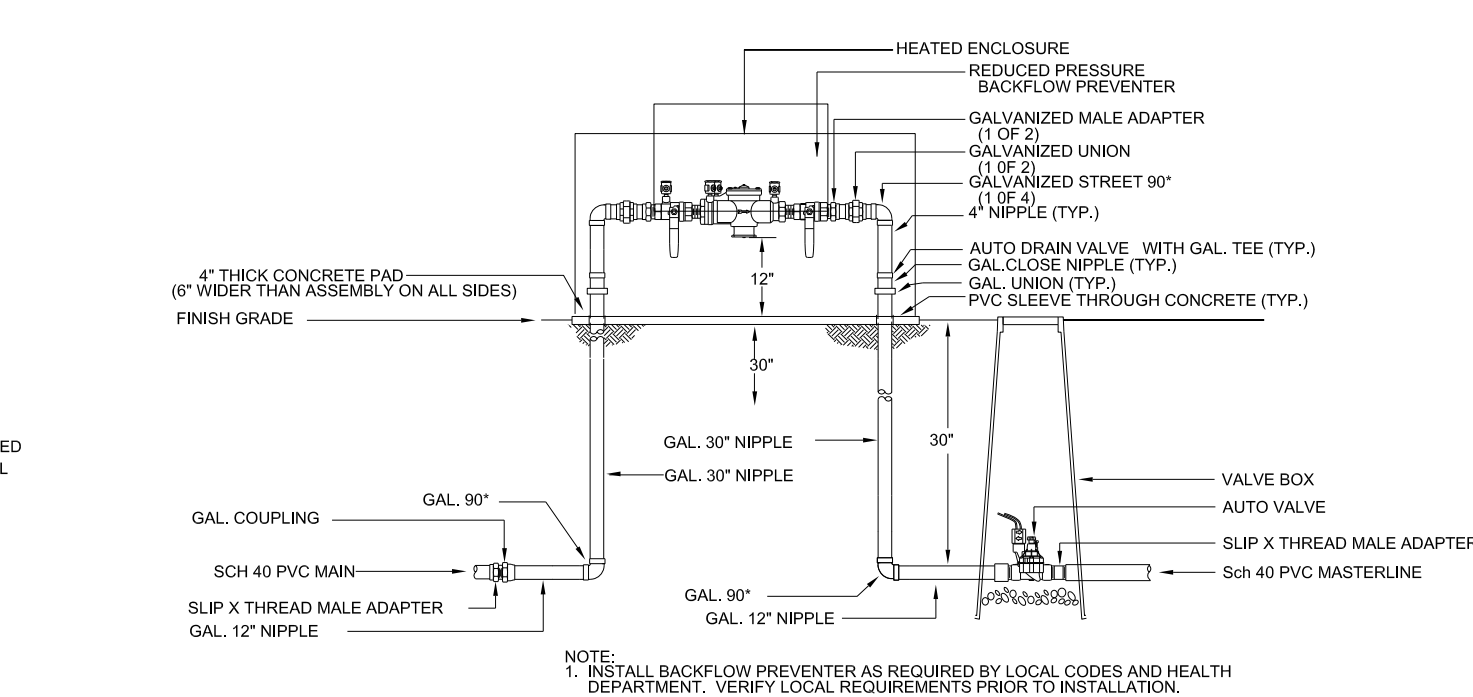
3' HIGH RETAINING WALLS

PLANT SCHEDULE NEW SITE PLAN

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	5	Cercis canadensis texensis / Texas Redbud	2" B&B	Medium	
	6	Gleditsia triacanthos inermis 'Trueshade' / Thornless Honey Locust	2" B&B	Medium	
	8	Prunus cerasifera / Flowering Plum	2" B&B	Medium	
DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	20	Forestiera neomexicana / New Mexican Privet	24" box	Medium	40 x 20 = 800 sf
	7	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45 x 7 = 315 sf
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	25	Chrysanthamnus nauseosus / Rubber Rabbitbrush	5 gal	Low	35 x 25 = 875 sf
	30	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Medium	35 x 30 = 1,050 sf
	64	Phlox subulata 'Emerald Cushion Blue' / Blue Creeping Phlox	1 gal	Medium	5 x 64 = 320 sf
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	38	Berberis thunbergii / Japanese Greenleaf Barberry	5 gal	Medium	15 x 38 = 570 sf
	16	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	RW	40 x 16 = 640 sf
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	33	Achnatherum calamagrostis / Needlegrass 'silver spike grass'	5 gal	Low+	30 x 33 = 990 sf
	56	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	25 x 56 = 1,400 sf
	82	Helictotrichon sempervirens / Blue Oat Grass	5 gal	Medium	25 x 82 = 2,050 sf
	8	Sporobolus wrightii / Big Sacaton 'windbreaker'	5 gal	Medium	25 x 8 = 200 sf
Total landscape coverage = 9,210 sf					



1 TREE PLANTING DETAIL



1 RP BACKFLOW/MASTER VALVE DETAIL

LANDSCAPE DATA

GROSS LOT AREA	81,580 SF
LESS BUILDING(S)	5,276 SF
NET LOT AREA	76,304 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	11,446 SF
PROVIDED LANDSCAPE	24,771 SF
PERCENT OF NET LOT AREA	32 %
HIGH WATER USE TURF NONE PROPOSED	
REQUIRED STREET TREES PROVIDED AT 20' O.C. SPACING STREET	19
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (49 SPACES/10)	5
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (11,446 SF x 75%)	8,585 SF MIN.
PROVIDED LANDSCAPE COVERAGE	9,210 SF (80%)

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.


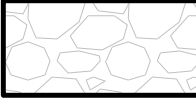

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

TREES ALONG STREET TO BE LOCATED SO AS NOT TO BLOCK SIGNAGE.

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

	7/8" MOUNTAIN AIR BROWN GRAVEL (over filter fabric)
	2"-4" BLUE SAIS COBBLE (over filter fabric)
	AREA NOT IN CONTRACT

GENERAL NOTES

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/OWNER'S REP. A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.

EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF OF THE PLANT.

EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.

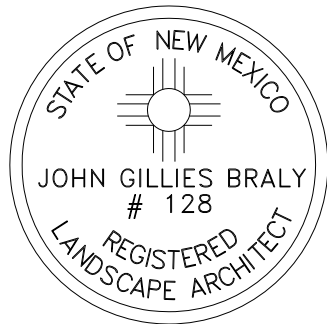
ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.

NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.

SAMPLES OF RIVER ROCK ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.

CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS AROUND BUILDING PERIMETER ONLY. IRRIGATION FOR THIS AREA

growing
better
Up
HEADS
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
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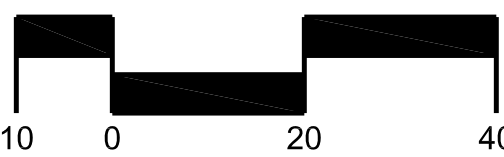
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Revisions:
3/31/2016
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Drawn by: E.C.G.
Reviewed by: Hulc

Buckner Carwash
5401 Sevilla Ave NW
Albuquerque, New Mexico



Scale: 1" = 20'



Sheet Title:

Landscape
Plan

Sheet Number:

LS-01