

PLANT LEGEND

- CHINESE PISTACHE (M) 16
Pistacia chinensis
2' Cal.
- SHUMARD OAK (M) 9
Quercus shumardii
2' Cal.
- CHITALPA (M) 14
Chitalpa x Catalpa
2' Cal.
- DESERT WILLOW (L) 5
Chilopsis linearis
15 Gal. 225sf
- VITEX (M) 8
Vitex agnus-castus
15 Gal. 225sf
- SPANISH BROOM (M) 15
Broom baccharis
5 Gal. 100sf
- BROOM BACCHARIS (L+) 4
Broom baccharis
5 Gal. 100sf
- RUSSIAN SAGE (M) 51
Perovskia atriplicifolia
5 Gal. 36sf
- RED YUCCA (L) 65
Hesperaloe parviflora
5 Gal. 4sf
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COMMERCIAL GRADE STEEL EDGING
- KENTUCKY COFFEE TREE (M) 6
Gymnocladia dioica
2' Cal.
- COMMON HACKBERRY (M) 4
Celtis occidentalis
2' Cal.
- EASTERN REDBUD (M) 12
Cercis canadensis
2' Cal.
- NEW MEXICO OLIVE (L) 8
Forestiera neomexicana
15 Gal. 225sf
- BLUE MIST SPIREA (M) 101
Caryopteris clandonensis
5 Gal. 4sf
- POINZ CASTLE SAGE (L+) 44
Artemisia x Fovils Castle
1 Gal. 25sf
- AUTUMN SAGE (M) 41
Salvia greggii
1 Gal. 4sf
- THREADGRASS (M) 46
Stipa tenuissima
1 Gal. 4sf
- HONEYSUCKLE (M) 21
Lonicera japonica 'Halliana'
1 Gal. 144sf
- GREYLEAF COTONEASTER (M) 60
Cotoneaster buxifolius
5 Gal. 81sf
- Symbol indicates 3 plants
- OVERSIZED GRAVEL #14 BOULDERS
- EVERGREEN RESIDENTIAL BUFFER
- AUSTRIAN PINE (M) 11
Pinus nigra
6'-8'
- BLUE SPRUCE (M+) 7
Picea pungens
6'-8'
- WESTERN RED CEDAR (M) 45
Thuja plicata 'Green Giant'
15 Gal. 100sf
- MILLOWLEAF COTONEASTER (M) 55
Cotoneaster salicifolius
5 Gal. 64sf
- INDIAN HAWTHORN (M) 84
Raphiolepis indica
5 Gal. 36sf
- BOSTON IVY (M) 15
Parthenocissus tricuspidata
1 Gal.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition. The Owner of the subject site shall maintain the landscaping in the southern buffer.

Landscaping in parking lot islands shall be at grade.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 80% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

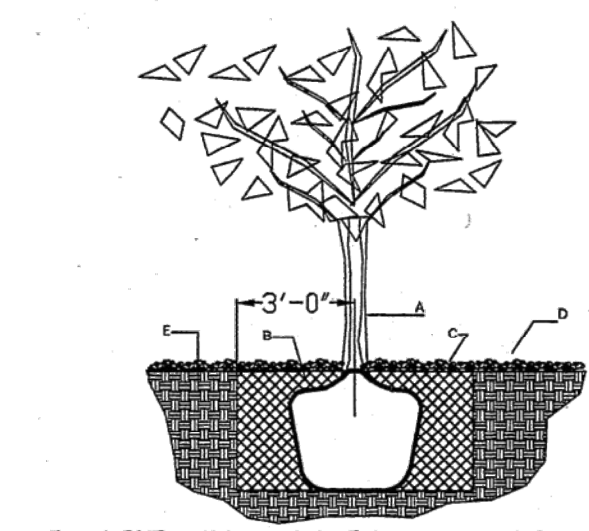
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

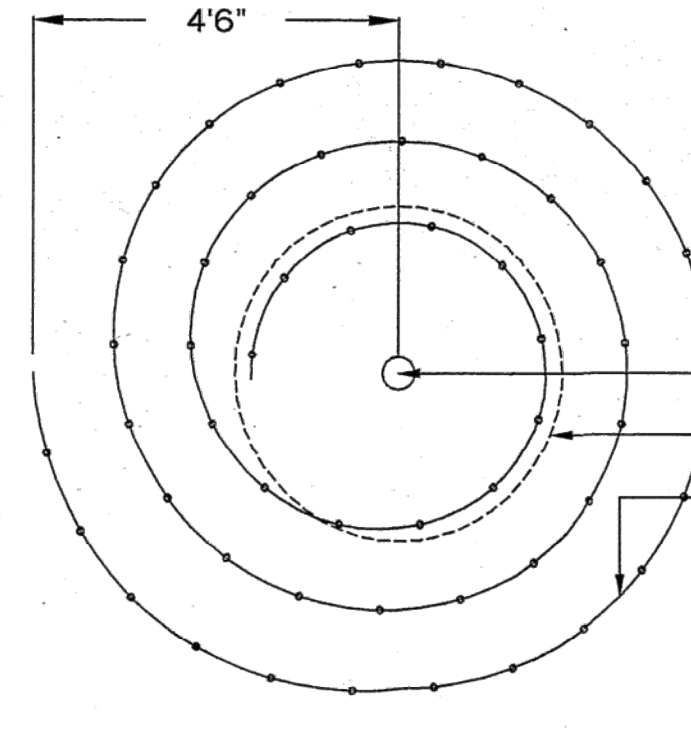
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

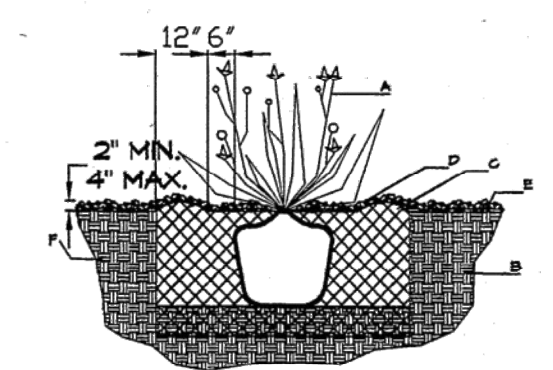
1 4/25/2017; REVISE LANDSCAPE PLAN FOR PARCEL A-1. REF. SHEET L-2.



TREE PLANTING DETAIL



Netafim Spiral Detail

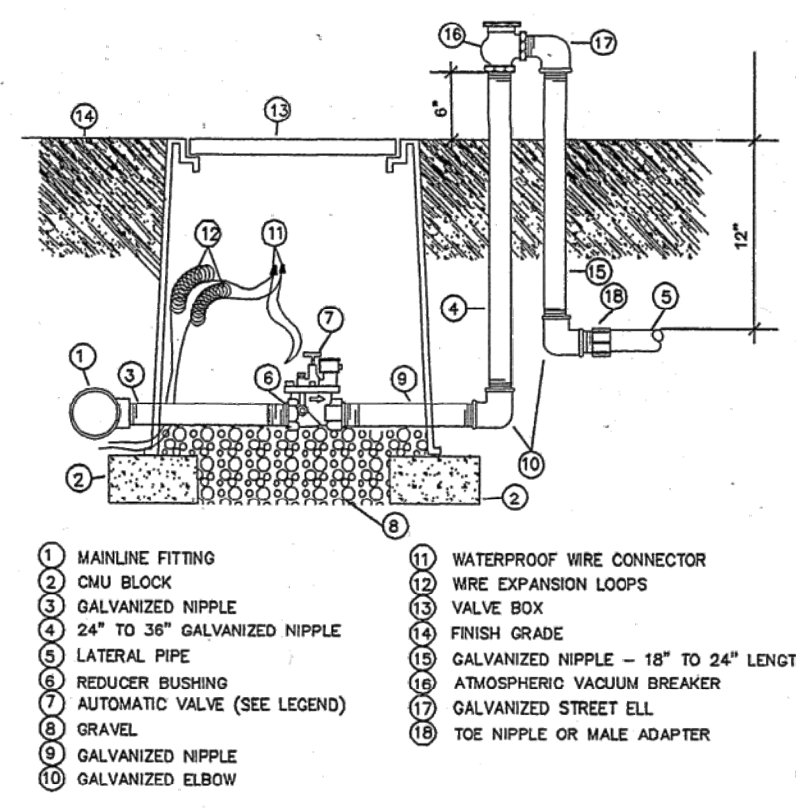


SHRUB PLANTING DETAIL

CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DIG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

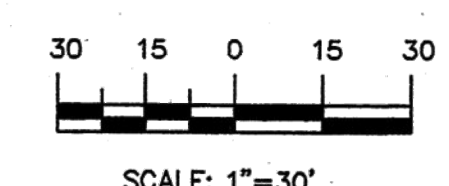


LANDSCAPE CALCULATIONS

TOTAL LOT AREA	236850	square feet
TOTAL BUILDINGS AREA	48400	square feet
NET LOT AREA	188450	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	28267	square feet
TOTAL BED PROVIDED	41682	square feet
GROUNDCOVER REQ.	80%	square feet
TOTAL GROUNDCOVER REQUIREMENT	33346	square feet
TOTAL GROUNDCOVER PROVIDED	33691(81%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	41682 (22%)	square feet

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

GRAPHIC SCALE



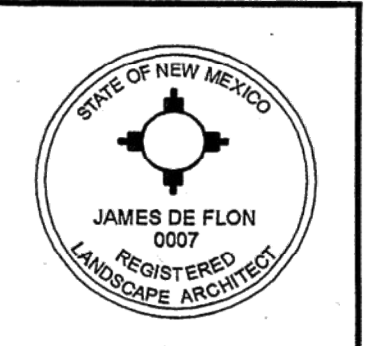
SCALE: 1"=30'

LANDSCAPE PLAN

SCALE: 1"=30'-0"

REV	DATE	BY	REVISION
1	4-25-17	RAM	Site revision and comments
2	10-30-17	RAM	Site revision and comments
3	9-26-17	cmj	right in only entrance added
4	9-26-17	cmj	Site revision and neighbor comments
5	8-17-17	cmj	site rev
6	7-3-17	RAM	SITE REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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ALBUQUERQUE, NM MEXICO 87110
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PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM
DRAWN BY: RAM
JOB NO.
SHEET TITLE
LANDSCAPE PLAN

DATE:	sheet:
6.28.07	L1
AS NOTED	of

APPROVED DRB