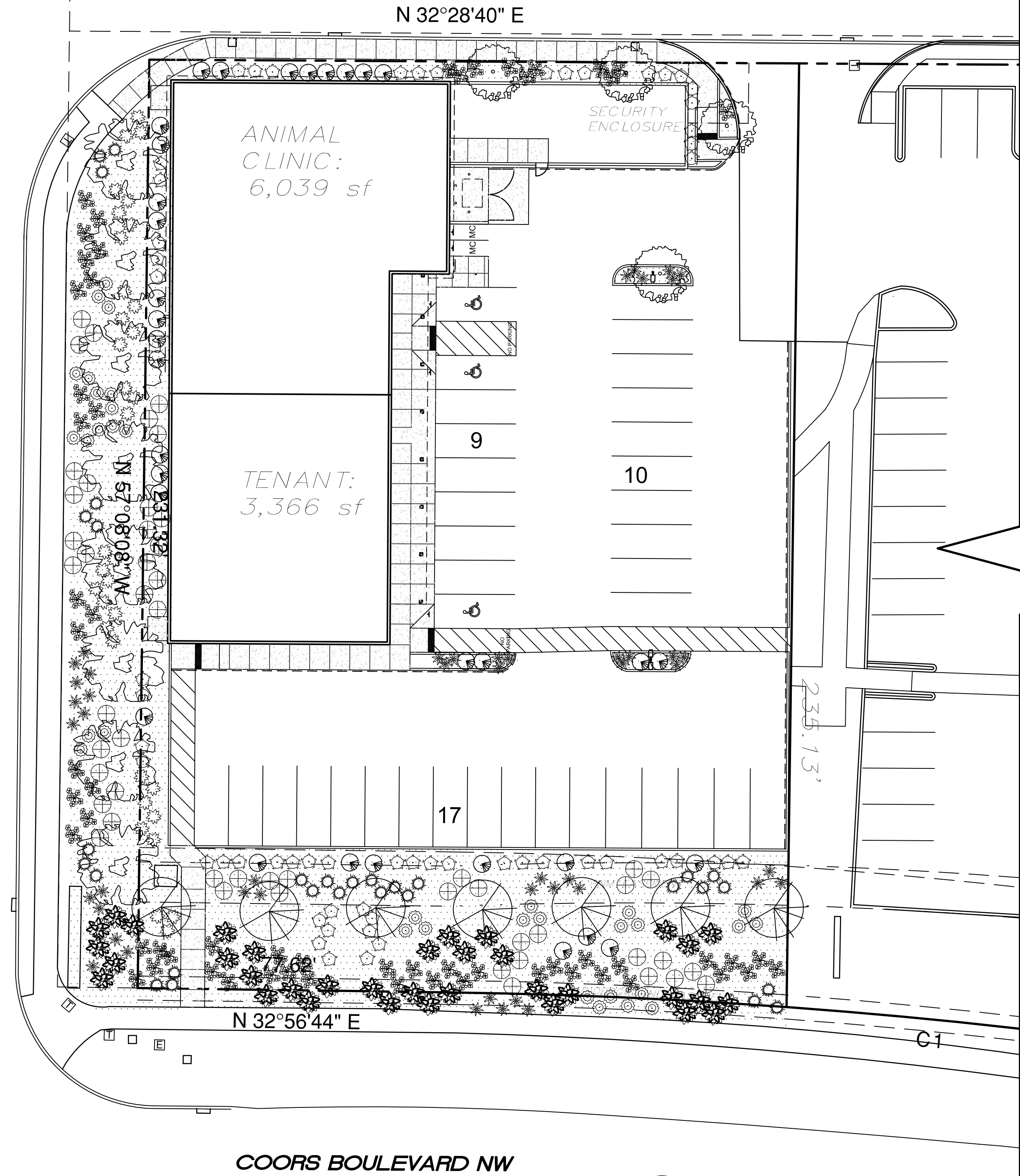
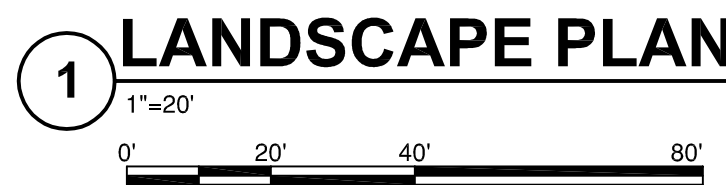


Plot Date: Feb 02, 2015 - 05:02 pm
Drawing Name: G:\Archive\2013\1320-Levenson\BDA\DWGS\Landscap\1320_L1 - Landscape plan_final 020215.dwg

OLD AIRPORT AVE NW



COORS BOULEVARD NW



- Shade Master Locust, 2" Caliper (8)
Approx. Height x Width: 80' x 80'
Water Use: Medium. Allergenic Potential: Low
- Flowering Plum, 2" Caliper (7)
Approx. Height x Width: 20' x 20'
Water Use: Medium. Allergenic Potential: Low
- Flowering Pear, 2" Caliper (4)
Approx. Height x Width: 25' x 25'
Water Use: Medium. Allergenic Potential: Low
- Chamisa, 5 gallon (35)
Approx. Height x Width: 5' x 5'
Water Use: Low. Allergenic Potential: Low
- Butterfly Bush, 5 Gallon (34)
Approx. Height x Width: 5' x 5'
Water Use: Medium. Allergenic Potential: Low
- Nandina Domestica, 5 Gallon (57)
Approx. Height x Width: 8' x 5'
Water Use: Medium. Allergenic Potential: Low
- Red Yucca, 5 Gallon (51)
Approx. Height x Width: 3' x 3'
Water Use: Medium. Allergenic Potential: Low
- Bear Grass, 5 Gallon (30)
Approx. Height x Width: 4' x 5'
Water Use: Medium. Allergenic Potential: Low
- Yucca Pendula, 5 Gallon (36)
Approx. Height x Width: 3' x 6'
Water Use: Low. Allergenic Potential: Low
- Photinia, 5 Gallon (33)
Approx. Height x Width: 8' x 8'
Water Use: Medium. Allergenic Potential: Low
- Blue Mist Spirea, 5 Gallon (51)
Approx. Height x Width: 4' x 5'
Water Use: Medium. Allergenic Potential: Low
- Prostrate Sumac, 5 Gallon (65)
Approx. Height x Width: 2' x 6'
Water Use: Low. Allergenic Potential: Low

PERVIOUS AREA: 13,024 SF
SANTA FE BROWN GRAVEL
ON 3 OZ. FILTER FABRIC

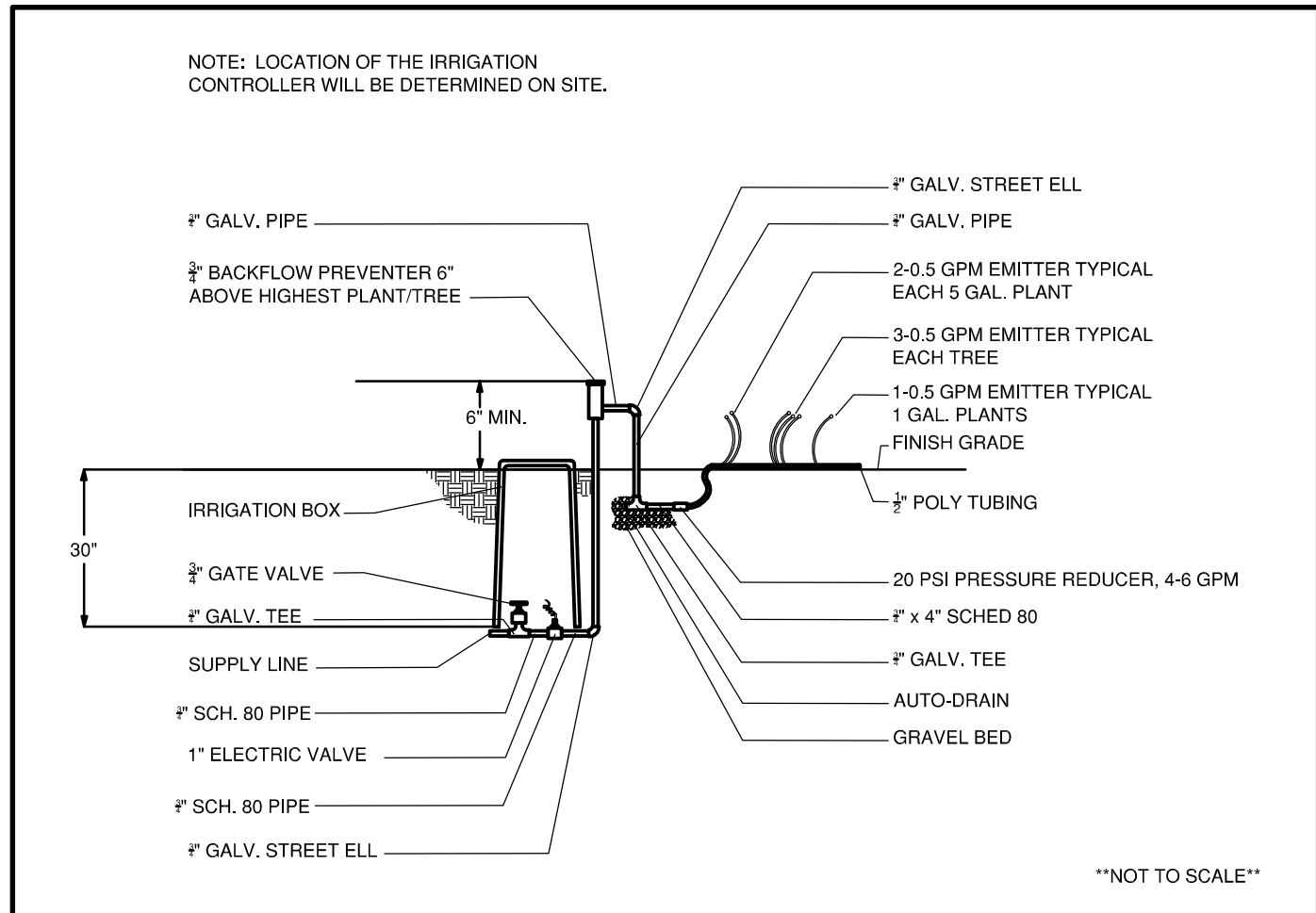
LOT SIZE: 44,137 SF
LANDSCAPE AREA: 13,024 SF (29%)

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.
It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water 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 75% live ground cover at maturity.
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.
Landscaping, fencing and signing will not interfere with clear sight requirements.

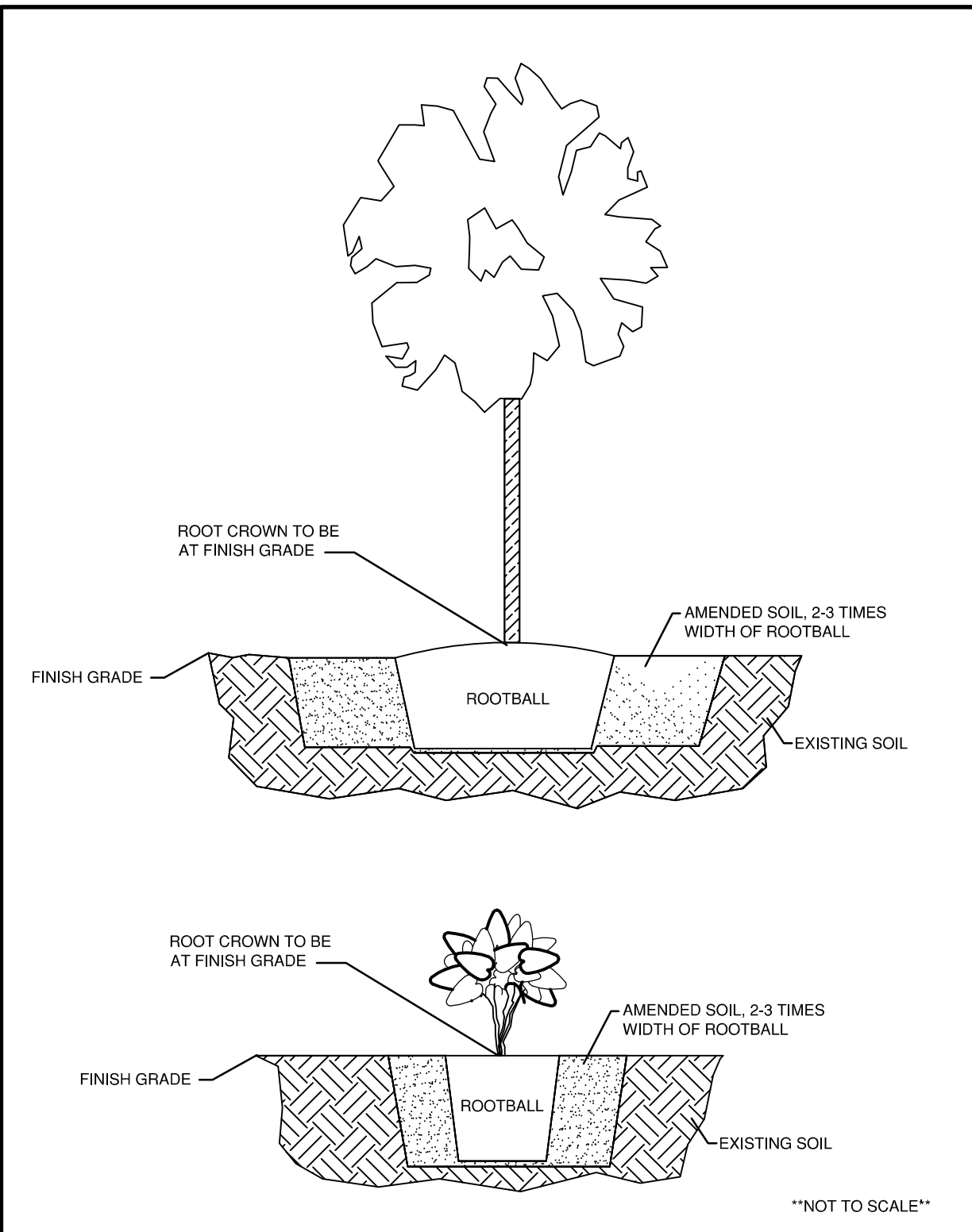
IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 gph. drip emitters. Drip and Bubbler systems to be tied to 3" 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.

GENERAL NOTES:
Landscaping, fencing 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 acceptable in this area.

BACKFLOW PREVENTION DETAIL



TYP. TREE AND SHRUB PLANTING INSTRUCTIONS



DESIGNED BY:	SRS
DRAWN BY:	SRS, 01 / 13 /2014
CHECKED BY:	SRS
SCALE:	1"=20'
SHEET TITLE:	LANDSCAPE

Territorial Landscape Co.
P.O Box 66870
Albuquerque, NM 87193
Phone: (505) 898-9199

SOUTHWEST VETERINARY MEDICAL CENTER
Lowes Lot 6 Site Development
Albuquerque, New Mexico
Daniel Levenson, D.V.M.
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REV.#	DATE	COMMENTS
REVISION:		
REVISION:		
REVISION:		
REVISION:		

INITIALS	REVISIONS
-	BDA DSGN. REV.
-	BDA TECH REV.

LEVENSON
PROJECT NO.: 1320
DRAWN:
DATE: 10/23/2014

L1

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