

TREE SCHEDULE

	AMUR MAPLE (<i>ACER ginnale</i>) SIZE: 15 GAL REMARKS: FALL COLOR RED WATER USAGE: MEDIUM
	FLOWERING PEAR (<i>Pyrus calleryana</i>) SIZE: 2" CALIPER REMARKS: MULTI-TRUNK WATER USAGE: LOW
	CHINESE PISTACHE (<i>PISTACIA CHINENSIS</i>) SIZE: 18" ROOT CONTROL BAG REMARKS: 35-40" AT MATURITY, FALL COLOR CRIMSON, LONG LASTING WATER USAGE: LOW
	DESERT WILLOW (<i>CHLOPSIS LINEARIS</i>) SIZE: 2" CALIPER REMARKS: 25' AT MATURITY, DEEP TAPROOT FOR TIGHT SPACES WATER USAGE: LOW
	VALLEY COTTONWOOD (<i>POPULUS ALATA</i>) SIZE: 2" CALIPER REMARKS: WATER USAGE: LOW
	TEXAS RED OAK (<i>QUERCUS BUCKLEYI</i>) SIZE: 2" CALIPER REMARKS: WATER USAGE: LOW
	EXISTING TREE HEALTHY AND WELL SITUATED EXISTING TREES WILL REMAIN

SHRUB SCHEDULE

	CROSSVINE (<i>BIGNONIA CAPREOLATA</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	SNOWBERRY (<i>AMPHICARPUS ALBUS</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	LAVENDER (<i>LAURELULA ANGUSTIFOLIA MUNSTEADT</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	REGAL MIST (<i>MULLENBERGIA CAPILLARIS</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	LITTLE BLUESTEM (<i>SCHIZACHYRIUM SCOPARIUM</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	KARL FORSTER (<i>Calamagrostis x acutiflora</i> Karl Forster) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	KOREAN HYSSOP (<i>AGASTACHE RUSSICA</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	CHERRY SAGE (<i>SALVIA GRECOG</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	FERN BUSH (<i>Chamaedaphne millefolium</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	BUTTERFLY BUSH (<i>Buddleia alternifolia</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	MAY NIGHT MEADOW SAGE (<i>SALVIA NEMEROSA</i>) SIZE: 5 GAL REMARKS: WATER USAGE: LOW
	LANDSCAPE BOULDER SIZE: VARIES

GROUNDCOVER

	GRAVEL REMARKS: GRADED 7/16" GRAVEL ACTUAL SAMPLE REQUIRED FOR ARCHITECT APPROVAL
	COBBLE REMARKS: GRADED 3-4" SMOOTH COBBLE COLOR SUBMITTAL REQUIRED FOR ARCHITECT APPROVAL
	GRAVEL REMARKS: GRADED 1/2-3/4" SMOOTH GRAVEL ACTUAL SAMPLE REQUIRED FOR ARCHITECT APPROVAL
	CRUSHER FINES REMARKS: SANTA FE BROWN ACTUAL SAMPLE REQUIRED FOR ARCHITECT APPROVAL

GENERAL LANDSCAPE NOTES

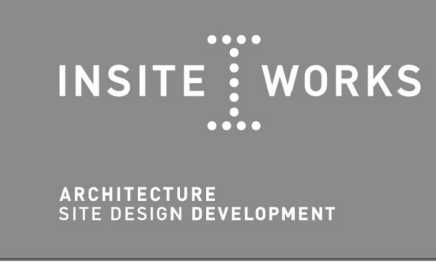
- [C102.1] MAINTENANCE OF ALL LANDSCAPING ON PROPERTY AND IN CABQ RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- [C102.2] ALL LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING & WATER WASTE ORDINANCE.
- [C102.3] ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM - SCHEDULE 40 PIPING, TYP.
- [C102.4] THIS LANDSCAPE PLAN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. SPECIFICALLY 75% OF ALL PLANTING BEDS SHALL BE COVERED BY LIVE VEGETATIVE COVER WHICH INCLUDES SHRUBS AND OR LIVE GROUNDCOVERS.
- [C102.5] ALL TREES SHALL BE A MINIMUM OF 2" CALIPER, 5 GALLON PLANTS, AS REQUIRED BY THE CABQ ZONING CODE AND JCC COVENANTS.
- [C102.6] OWNER SHALL MAINTAIN UNDEVELOPED AREAS OF THE SITE FREE OF WEEDS AS REQUIRED BY THE CITY OF ABQ ORDINANCES. DISTURBED AREAS WILL BE RESEDED AS REQUIRED.
- [C102.7] DUE TO AVAILABILITY AND SEASONAL CHALLENGES DEVELOPER RETAINS THE RIGHT TO MIX, SUBSTITUTE OR REARRANGE PLANTINGS DEPICTED, USING SPECIES IDENTIFIED ON SCHEDULE.
- [C102.8] IRRIGATION TIMECLOCK SHALL BE WALL MOUNTED AND SECURED WITH WEATHER PROTECTIVE METAL COVER.
- [C102.9] CONTRACTOR SHALL PROVIDE 2" SCH. 40 PVC SLEEVING FOR ALL IRRIGATION RUNNING BELOW CONCRETE AND ASPHALT.
- [C102.10] CONTRACTOR SHALL INCLUDE PROVISIONS TO SEASONALLY DRAIN AND BLOW OUT IRRIGATION SYSTEM. INCLUDE DETAILS IN SHOP DWG SUBMITTALS PER C102.12.
- [C102.11] LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWING OF FULL IRRIGATION SYSTEM. DEFERRED SUBMITTAL PENDING SUB-CONTRACTOR SELECTION

KEYED LANDSCAPE NOTES

- [01] DENOTES EXISTING TREES. OBSTRUCTING TREES WILL BE REMOVED. OTHER EXISTING TREES WILL BE EVALUATED FOR HEALTH, FORM, WATER CONSUMPTION AND EXPECTED LIFESPAN.
- [02] CONCRETE ESTATE CURB.
- [03] CONCRETE SIDEWALK.
- [04] PEDESTRIAN CONNECTOR TRAIL - CRUSHER FINES.
- [05] IRRIGATE ENTRY ISLANDS FOR GROUND COVER AND ANNUAL PLANTINGS
- [06] PROBABLE DRIVEWAY LOCATION
- [07] RAINBIRD PROGRAMMABLE TIMECLOCK. ESP-12MC 12 STATION.
- [08] REFURBISHED PROPERTY WALL.
- [09] LEGACY IRRIGATION DITCH

LANDSCAPE MATERIAL SELECTION:

- THIS LANDSCAPE DESIGN CONCEPT DEPICTS A VARIED, WATERWISE AND LOW MAINTENANCE PALETTE OF PLANT MATERIAL. SEASONAL AVAILABILITY, QUALITY, AND HOME PURCHASER PREFERENCE WILL INFORM ACTUAL PLACEMENT AND SPECIES WITHIN THIS BACKBONE LANDSCAPE DEVELOPMENT PLAN. THROUGHOUT THE CONSTRUCTION PHASE THE DEVELOPER WILL MAINTAIN THE XERIC PALETTE BASED ON THE SCHEDULE PRESENTED HEREIN, KEEPING QUANTITIES AND GENERAL LOCATION COMMENSURATE WITH THAT SHOWN ON THE PLAN.
- EXISTING TREES WILL BE RETAINED IF HEALTHY AND OF GOOD FORM.
- THE PCA WILL LEFT IN A NATURAL STATE, MUCH AS IT IS TODAY WITH COTTONWOODS AND GRASSES. RESTORATION AND CLEANUP OF STRESSED AREAS WILL BE UNDERTAKEN AS THE DEVELOPMENT PROCEEDS.
- SITE IS WITHIN USDA HARDINESS ZONE 7A, HOWEVER DESIGN SELECTION REQUIRES A TOLERANCE OF 6B HARDINESS AS A SAFETY FACTOR.
- DITCH IRRIGATION WILL BE EMPLOYED ON REGULAR BASIS FOR FRONTAGE AREA AND PCA LANDSCAPE.
- KAYLA COURT HOMESITE FRONTAGE AND CAMPBELL ROAD FRONTAGE WILL BE ON A SINGLE COORDINATED TIME CLOCK.



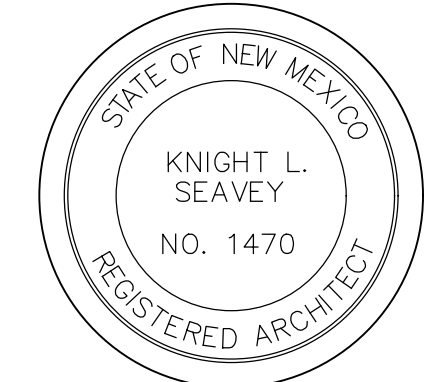
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Campbell Compound

Campbell Road
Albuquerque, NM

Site Development Plan
For Subdivision



DATE ISSUED	9.26.17
EDITION	SITE DEVP PLAN
PROJECT ID	CC01_2017

Landscape Plan

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