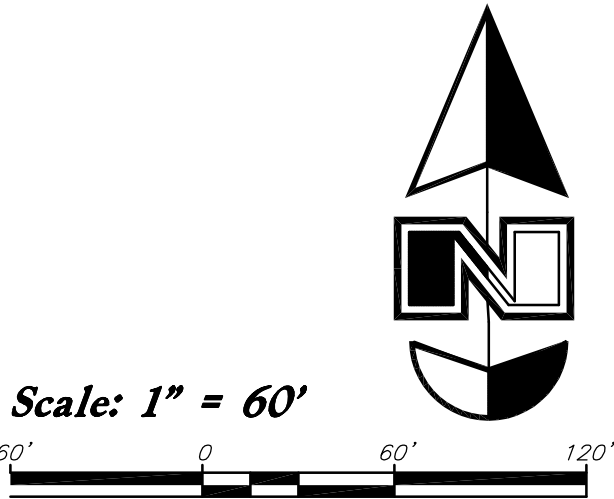
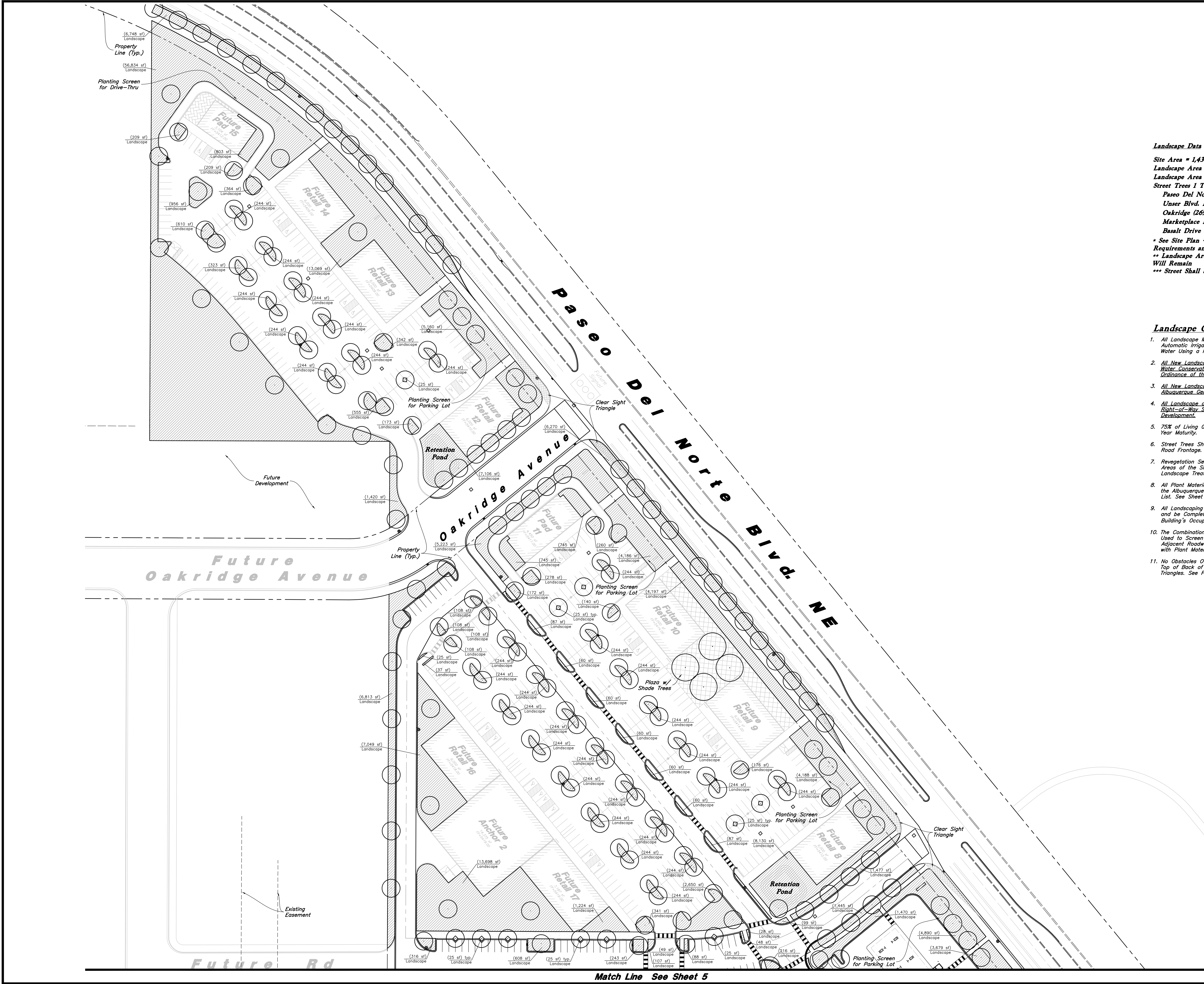




Landscape Data

Site Area = 1,436,393 s.f. (32.98 ac.)
Landscape Area Required = 215,459 s.f. (15%)*
Landscape Area Provided = 407,837 s.f. (28%)**
Street Trees 1 Tree per 40 l.f. of Street Frontage: ***
Paseo Del Norte Blvd. NE (2,165 l.f.) = 54 Trees (54 Provided)
Unser Blvd. NW (967 l.f.) = 24 Trees (24 Provided)
Oakridge (269 l.f.) = 7 Trees Each Side of Road (14 Provided)
Marketplace Drive (729 l.f.) = 18 Trees (18 Provided)
Basalt Drive (470 l.f.) = 12 Trees Each Side of Road (12 Provided)
* See Site Plan - Open Space Summary Plan for Open Space Requirements and Summary for the VHR Development
** Landscape Area Includes the Natural Rock Outcropping that Will Remain
*** Street Shall be Selected From the Albuquerque Street Tree List

- Landscape General Notes**
- All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Shrub Planters Shall be Water Using a Point Source Method of Irrigation.
 - All New Landscaping Shall be in Compliance With the Water Conservation Landscaping and Water Waste Ordinance of the City of Albuquerque.
 - All New Landscaping Shall be in Compliance With the Albuquerque General Landscaping Regulations.
 - All Landscape on Public Property and in the Right-of-Way Shall be Maintained by the Owner of the Development.
 - 75% of Living Groundcover Shall be Provided at a 5 Year Maturity.
 - Street Trees Shall be Provided at 1 Tree per 40 l.f. of Road Frontage.
 - Revegetation Seed Mix Shall be Applied to All Disturbed Areas of the Site That Do Not Receive Specified Landscape Treatment.
 - All Plant Material Specified Have Been Adopted from the Albuquerque and Volcano Sector Development Plant List. See Sheet 5 for Plant List.
 - All Landscaping Shall be Installed per Approved Plan and be Completed Within 60 Days of the Related Building's Occupancy.
 - The Combination of a Berm and Plant Material Shall be Used to Screen Parking Lots & Drive-Thrus from Adjacent Roadways. Trash Enclosures Shall be Screened with Plant Material.
 - No Obstacles Over Three Feet High as Measured From Top of Back of Curb are Allowed Within the Clear Sight Triangles. See Plan for Clear Sight Triangles.

DEVELOPER
West Seventy, LLC
c/o John Ransom
2424 Louisiana Boulevard NE,
Albuquerque, NM 87110
Phone: (505) 883-7676
Fax: (505) 923-3811

Landscape Plan

Volcano Heights Marketplace
Unser Blvd. NW & Paseo Del Norte Blvd. NE
Albuquerque, New Mexico



14 Jun, 2017

SHEET NO. 4

REV	DATE	DESCRIPTION

Designed by: KR
Drafted by: JC
Client Name:
West Seventy, LLC

SMC469LS

ANDERSON WAHLEN & ASSOCIATES
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