

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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APPROVED BY

\_\_\_\_\_  
DATE



## DEVELOPMENT REVIEW BOARD

### Planning - Case Comments

**Project Number:** PR-2023-008842

**Application Number:** SI-2023-01209

**Project Name:** MDS Innovation Park II

**Request:** Alternative Landscape Plan

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**Note:** Items in **orange type** require a response.

**Note:** Items in **green type** are Compliant items.

### HISTORY AND FINDINGS

- The subject property is located in Mesa del Sol and zoned PC (Mixed-use – Planned Community).
- The subject property is part of previously approved Site Development Plans for the Albuquerque Studios Expansion located at 5650 University Blvd. SE at Mesa del Sol (PR-2021-005573 approved 3/2/22 and PR-2021-005629 approved 10/27/21).
- This subject property has previously been reviewed for Administrative Amendment. On **11/29/2021 (PR-2021—005629) Alternative Landscaping Plan was approved:** “Site landscaping distributed along publicly-visible portions of site such as along major internal roadways and in open space; additional planting also located along University Blvd. No reduction of tree planting or other landscaping requirements”. On **11/29/2021 (PR-2021—005629) Alternative Landscaping Plan was approved (MDS North)** On **2/24/2022 (PR-2021—005573) Alternative Landscaping Plan was approved (MDS East):** “No reduction in tree planting requirements; no parking lots will be visible from the street; tree locations deviate from placement required in IDO 5-6(F) to ensure studio operational requirements are met; trees are located along major internal roadways, between sidewalks and parking lots, and in central open space called the Arroyo; plantings also located along University”.  
**Planning staff will compare most recent submittal (7/11/2023) with the Alternative Landscaping Plan approved 2/24/2022 and 11/29/2021.**
- The applicant is seeking approval of an amendment to the Alternative Landscape plan for the Albuquerque Studios Expansion. This amendment requests to consolidate the two previously approved site plans (north & east) into one, to comply with the Albuquerque Bernalillo County

*\*(See additional comments on next page)*

Water Utility Authority (ABCWUA)'s condition that both site plans be consolidated per ABCWUA's policy of one meter per legal parcel. The Site Plan per 5-6(B), triggers compliance with the Landscaping, Buffering, and Screening standards of the Integrated Development Ordinance (IDO) Section 5-6.

- Eastman Crossing SE is a local street and University Blvd. is a major collector.
- An additional Production Support Center & parking area is shown in the Alternative Landscape Plan submitted 7/11/23. An unirrigated native seed area north of the proposed Production Support Center has also been altered as a result of the additional Production Support Center.

## COMMENTS

### 5-6 LANDSCAPING, BUFFERING, AND SCREENING STANDARDS AND REQUIREMENTS

- The Alternative Landscaping Plan is compliant with the overall intent of Section 5-6 of the IDO. (All following comments were addressed on the Alternative Landscaping Plan). **However**, the Alternative Landscape Plan submitted July 11, 2023 is missing landscaping that the previously approved Alternative Landscape Plan **2/24/2022 (PR-2021—005573) and 11/29/2021 (PR-2021—005629)** had featured. The following areas were landscaped on the previously approved Alternative Landscape Plan and are not showing landscaping on the proposed Alternative Landscape Plan:
  1. Production Office 2
  2. Stages 17 & 18 (previously Stages 19 & 20).
  3. Southeast of parking area southeast of Stage 17 & 18.
  4. Stages 19 & 20 (Previously Stages 15 & 16).
  5. Stages 15 & 16 (Previously Stage 12 & Stage 14).
  6. Stages 17 & 18 (Previously Stages 19 & 20).
  7. Trees southeast of Backlot B.
  8. East of roadway at Production Support Centers.
  9. West of Backlot A along road.
  10. South of Backlots A & B in islands.
  11. East of Mill 3 (previously Mill 2).
  12. South of Production Support Services.
- Areas that have additional landscaping that was not shown on the previously approved Alternative Landscape Plan are the following:
  1. Island between Stages 15 & 16 and Stages 19 & 20 has additional landscape in the proposed Alternative Landscape Plan.
  2. There is an increase in trees south of Existing Mill 2 and Existing Stage 9 on the proposed Alternative Landscape Plan submitted for review July 11, 2023.
- ✓ Per 5-6(C)(2)(a) a minimum of 15 percent of the net lot area of each development shall contain landscaping; minimum required landscape area (15% of net lot area) is 488,883 SF; the provided landscape area is 577,153 SF (17% of net lot area).

- ✓ Per 5-6(C)(2)(c) tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. Required vegetative coverage is 432,865 SF; provided vegetative coverage is 502,534 SF.
- ✓ Per 5-6(C)(2)(c) of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is 108,217 SF; provided ground-level vegetative coverage is 123,300 SF of shrubs (28% of Required vegetative coverage). The Alternative Landscape plan also includes irrigated native seeds which accounts for and additional 233,434 SF of ground level vegetative coverage, which well exceeds the required percentage outlined in 5-6(C)(2)(c).
- Per 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5- foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

Comment response memo received 9/20/23 addresses this comment.

*"The applicant requests that deviation from this requirement be considered as part of the Alternative Landscape Plan. One reason for the design team to submit an alternative landscape plan was due to the inability to accommodate trees in typical required locations – the nature of filming production prevents for any tree planting within parking lots, for example. Trees are concentrated mainly as part of inner streetscape in strips between sidewalks and curbs and in the large stormwater basins (Central Arroyo). Organic mulch rings within 6'-0" wide inner streetscape areas are not feasible as those areas are designed to accommodate stormwater runoff via curb cuts. Concentrated flow of runoff displaces organic mulch and creates long-term maintenance problems. Trees planted within Central Arroyo are planted within native seed ground cover with no filter fabric. Planting trees within a native seed ground cover as an alternative to organic mulch meets the criteria of IDO Section 14-16-5-6(C)(16) and creates a visually attractive, sustainable desert landscape."*

Comment response memo received 10/3/23 also addresses this comment:

*The applicant has added a detail to the LP501 sheet and, as installation continues, trees not in native seed locations, stormwater harvesting basins, and on steep slopes will receive this treatment.*

*Clarification: Screened bark mulch has been removed from the legend on LP501 Materials Schedule but is noted on the added tree planting detail. Previous response referring to "screened bark mulch being removed from the project" was referring to the legend only.*

1. Planning staff have contacted City Forester regarding the bark mulch requirement, and have determined that not providing bark mulch in the stormwater collection and infiltration areas is justifiable per reasoning in comment above **as long as the trees are being planted in native seed areas with no weed barrier.**
2. The applicant has also justified using 2"-4" Blue Sais angular rock in lieu of bark mulch in landscape strip between Mill 3 and Stage 10 due to a 3:1 slope to prevent runoff from landscape area.
3. All other trees on subject property will meet the bark mulch requirement per IDO 5-6(C)(5)(e).
4. Plan revisions sent 10/3/23 have addressed this comment. Planting Detail on sheet LP501 has been updated to show 5' radius bark mulch with no filter fabric.



- Per 5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections.
- Updated drawings received 9/29/23 added a general note & plan is in compliance with this requirement.
- ✓ Per 5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.
- ✓ Per 5-6(C)(5)(c) the use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area. Total provided landscape area is 577,153 SF. Total area covered with gravel or crusher fines should not exceed 432,865 SF; total rock mulch ground cover provided is 380,892 SF.
- Overall Landscape Plan states that *shredded wood mulch will be removed from project since after plan consolidation the above requirement is met without using it.*
  - ✓ Comment response memo received 9/20/23 addresses this comment. Landscape calculations show this requirement is being met.
- Per 5-6(C)(10)(b) trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.
  - ✓ Updated drawings received 9/20/23 added a general note & plan is in compliance with this requirement.
- Per 5-6(C)(10)(e) all screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and repair.
  - ✓ Updated drawings received 9/20/23 added a general note & plan is in compliance with this requirement.
- Per 5-6(D)(1) Required Street Trees, trees are generally required along street frontages every 25' on center.
  - The Justification letter states that ***Tree requirements associated with Street Frontage Landscaping per 5-6(D) are met where there is space available and no public utility easement. And that the Alternative Landscape Plan does not include a reduction of tree planting requirements.***  
 Street trees shown in the Alternative Landscape Plan appear to exceed the street trees shown on the Alternative Landscape Plan approved 2/24/2022. Specifically, there are more trees south of Existing Mill 2 and Existing Stage 9 on the proposed Alternative Landscape Plan submitted for review July 11, 2023.
- ✓ The alternative landscape plan meets all of the criteria in 5-6(C)(16); "A buffer meeting the standards of Section 5-6(E)(2)(a)(1) is provided, and the proposed Alternative Landscape Plan does not indicate a reduction in the landscape requirements from the previously approved Alternative Landscape Plan (2/24/2023)

- ✓ Per 5-6(F)(1)(i), any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
- ✓ Per 5-6(F)(2)(c) one (1) tree is required per 10 parking spaces. Total number of parking spaces is 2,674. 267 trees are required for the parking lot. Total provided parking lot trees are 729.

#### GENERAL STATEMENTS

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

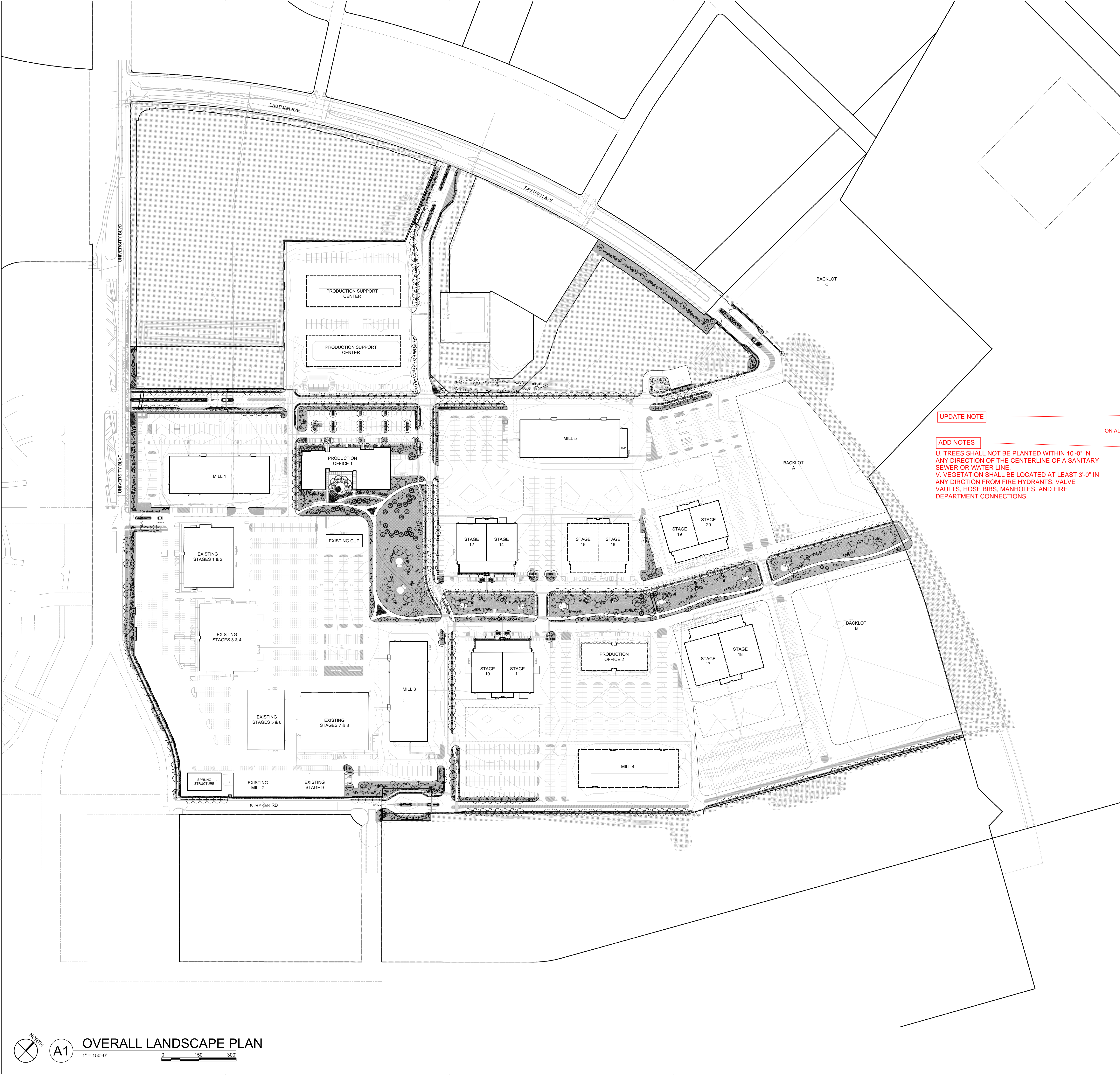


*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Bonnie Strange/Jay Rodenbeck/Jolene Wolfley  
Planning Department

DATE: 10/3/23





### GENERAL SHEET NOTES

- A. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF THE WORK.
- B. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PRIOR TO PLANTING AND RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DEEMED UNACCEPTABLE.
- C. PLANT MATERIAL MUST BE NURSERY GROWN AND PLANTS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.
- D. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT SCHEDULE ON LP101.
- E. NATIVE SOILS MAY BE USED FOR LANDSCAPE INSTALLATION, BUT SHALL BE BLENDED WITH IMPORTED TOPSOIL, AMENDMENTS, AND/OR COMPOST. SEE SPECIFICATIONS.
- F. WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL BE 1/2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED.
- G. LOCATE UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING AND IRRIGATION OPERATIONS.
- H. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS.
- I. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT LANDSCAPE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. SEE CIVIL.
- J. COORDINATE LOCATIONS OF TREE UPLIGHTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TREES.
- K. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- L. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- M. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- N. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA DRIPLINE.
- O. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- P. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- Q. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- R. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT-OF-THE-EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES- FOR SAFE OPERATION AND MAINTENANCE.
- S. PLANTING AT FUTURE BUILDINGS WILL BE DESIGNED WITH THIS FUTURE BUILDOUT.

UPDATE NOTE

ADD NOTES

U. TREES SHALL NOT BE PLANTED WITHIN 10'-0" IN ANY DIRECTION OF THE CENTERLINE OF A SANITARY SEWER OR WATER LINE.

V. VEGETATION SHALL BE LOCATED AT LEAST 3'-0" IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, AND FIRE DEPARTMENT CONNECTIONS.

### LANDSCAPE DATA

TOTAL SITE ACREAGE = 153.57 ACRES = 6,689,509 SF  
MINUS EXISTING CAMPUS (508,560 SF see previously approved AA submitted dated 12.27.07)  
MINUS UNIMPROVED AREAS: 1,983,061 SF (stabilization areas)  
SUBMITTED DEVELOPED SITE AREA: 4,197,888 SF  
AREA OF LOT COVERED BY BUILDINGS = 938,674 SF  
NET LOT AREA = 3,259,214 SF

REQUIRED LANDSCAPE  
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 488,882 SF  
PROVIDED LANDSCAPE AREA = 577,153 SF = 17%

REQUIRED TREES  
TOTAL NUMBER OF PARKING SPACES = 2,674 SPACES (at full buildout)  
REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 267 TREES  
PROVIDED NUMBER OF TOTAL TREES = 729 TREES

REQUIRED VEGETATIVE COVERAGE  
REQUIRED GROUND COVERAGE = 432,865 SF = 75% OF PROVIDED LANDSCAPE AREA  
A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS  
PROVIDED TOTAL GROUND COVERAGE = 502,534 SF = 87% OF TOTAL PROVIDED LANDSCAPE  
assumed 200 sf per tree and 20 sf per shrub  
TREE CANOPY COVERAGE = 145,800 SF (729 TREES)  
= 29 % OF VEGETATIVE COVERAGE  
GROUND PLANT COVERAGE (6,165 SHRUBS - IRRIGATED NATIVE SEED)  
= 123,300 SF + 233,434 SF = 356,734 SF = 71% OF VEGETATIVE COVERAGE

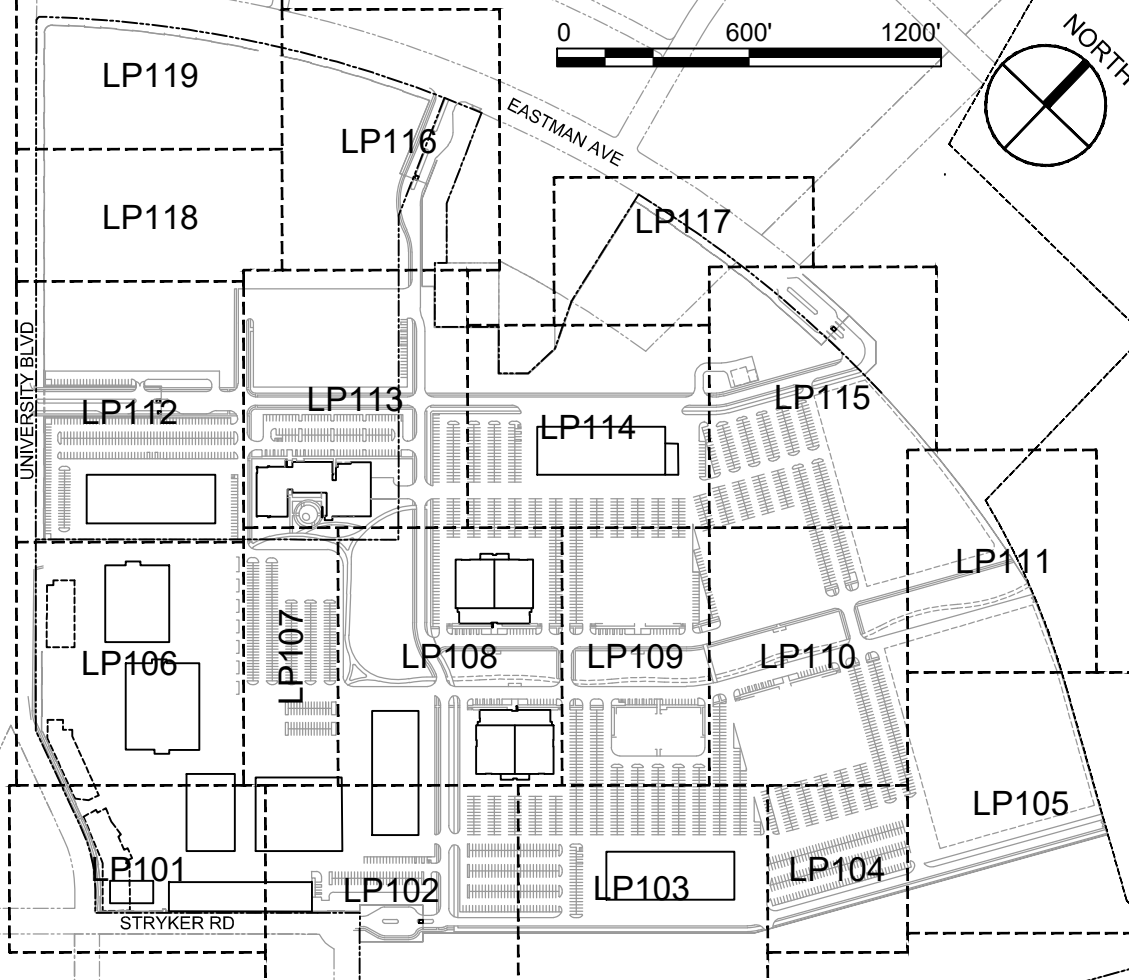
GROUND COVER MATERIAL  
TOTAL ROCK MULCH GROUND COVER = 340,882 SF = 59%  
TOTAL ORGANIC MULCH GROUND COVER = 236,281 SF = 41% (irrigated native seed and sod)  
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

Shredded wood mulch will be removed from project since after plan consolidation the above requirement is met without using it.

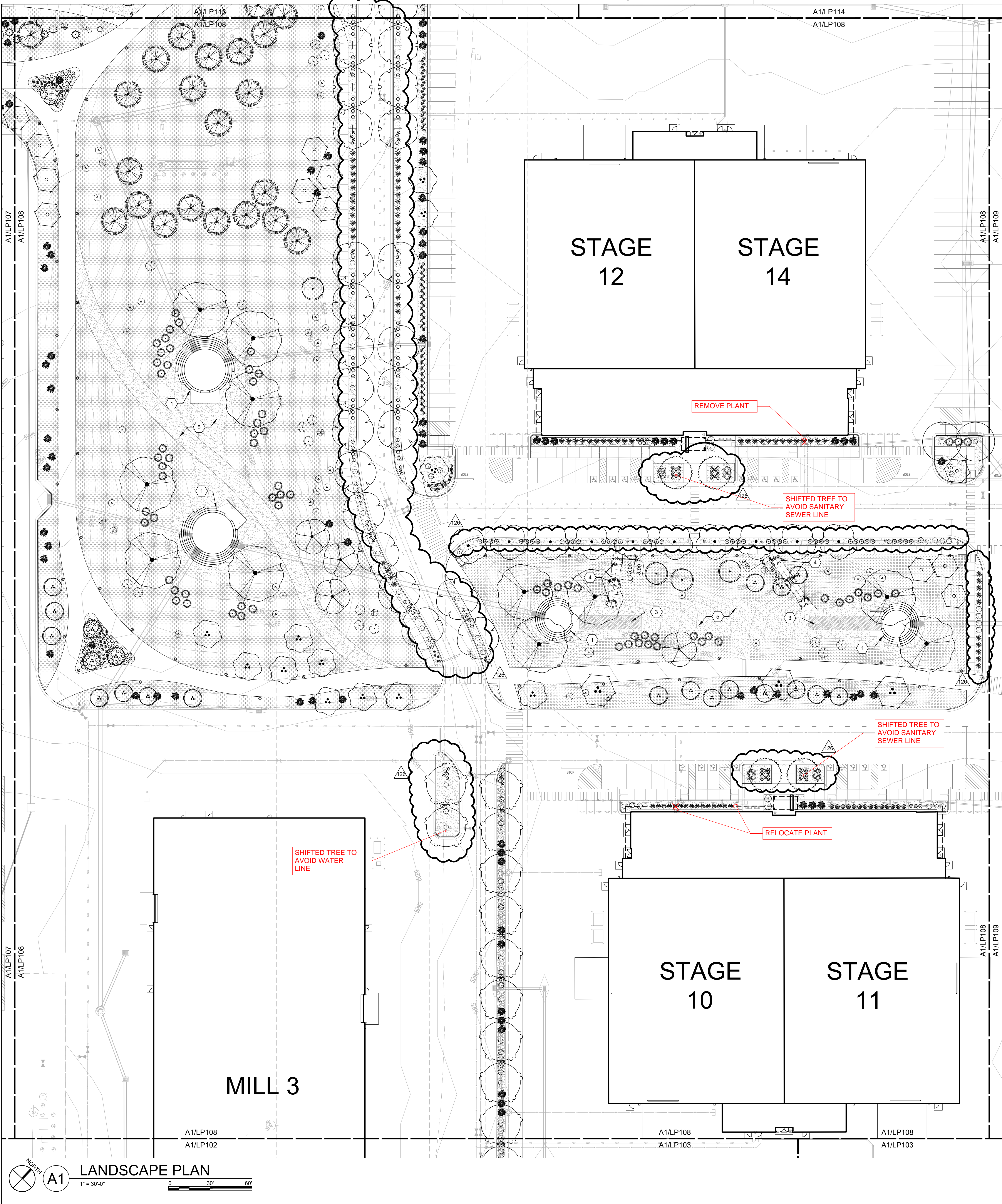
### LEGEND

- PROPERTY LINE
- LEVEL B BOUNDARY

### KEYPLAN







PLANT LEGEND

TREES	BOTANICAL NAME
	CELTIS RETICULATA
	CERCIS CANADENSIS TEXENSIS
	CERCOCARPUS LEDIFOLIUS
	CHILOPSIS LINEARIS 'BUBBA'
	FORESTIERA NEOMEXICANA
	ILEX VOMITORIA
	JUGLANS MAJOR
	JUNIPERUS MONOSPERMA
	JUNIPERUS SCOPULORUM 'COLOGREEN'
	PINUS ELДАРICA
	PISTACIA CHINENSIS
	PLATANUS WRIGHTII
	POPULUS DELTOIDES WISLIZENI
	PROSOPIS GLANDULOSA 'MAVERICK'™
	PYRUS CALLERYANA 'ARISTOCRAT'™
	QUERCUS BUCKLEYI
	QUERCUS FUSIFORMIS
	QUERCUS MUEHLENBERGII
	QUERCUS VIRGINIANA
	ULMUS PARVIFOLIA 'EMER II'™
	ULMUS PARVIFOLIA 'EMER II'™
	ULMUS X 'FRONTIER'™
	ULMUS X 'FRONTIER'™
	VITEX AGNUS-CASTUS
	VITEX AGNUS-CASTUS
SHRUBS	BOTANICAL NAME
	AGASTACHE RUPESTRIS
	ARTEMISIA FILIFOLIA
	ATRIPLEX CANESCENS
	BUXUS MICROPHYLLA V. JAP. 'WINTER GEM'
	BUXUS MICROPHYLLA V. JAP. 'WINTER GEM'
	CARYOPTERIS X CLANDONENSIS
	CHAMAEBATIARIA MILLEFOLIUM
	ELEAGNUS PUNGENS
	EPILOBIUM CANUM
	ERICAMERIA LARICIFOLIA 'AGUIRRE'™
	FALLUGIA PARADOXA
	KRASCHENINNIKOVIA LANATA
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
	LAVANDULA X INTERMEDIA 'GROSSO'
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'™
	RHAPHIOLEPIS UMBELLATA 'BLUEBERRY MUFFIN'
	RHAPHIOLEPIS UMBELLATA 'BLUEBERRY MUFFIN'
	RHUS TRILOBATA
	SALVIA PACHYPHYLLA
ACCENTS	BOTANICAL NAME
	DASYLIRON WHEELERI
	EUPHORBIA RIGIDA
	FOUQUIERIA SPLENDENS
	HESPERALOE FUNIFERA
	HESPERALOE PARVIFLORA
	HESPERALOE PARVIFLORA 'PINK PARADE'
	HESPERALOE PARVIFLORA 'SANDIA GLOW'
	NOLINA MICROCARPA
	NOLINA TEXANA
	OPUNTIA CACANAPA 'ELLISIANA'
	YUCCA BACCATA
	YUCCA ELATA
	YUCCA PALLIDA
GRASSES	BOTANICAL NAME
	ARISTIDA PURPUREA
	BOUTELOUA CURTIPENDULA
	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	SPOROBOLUS AIROIDES
	SPOROBOLUS WRIGHTII 'WINDBREAKER'

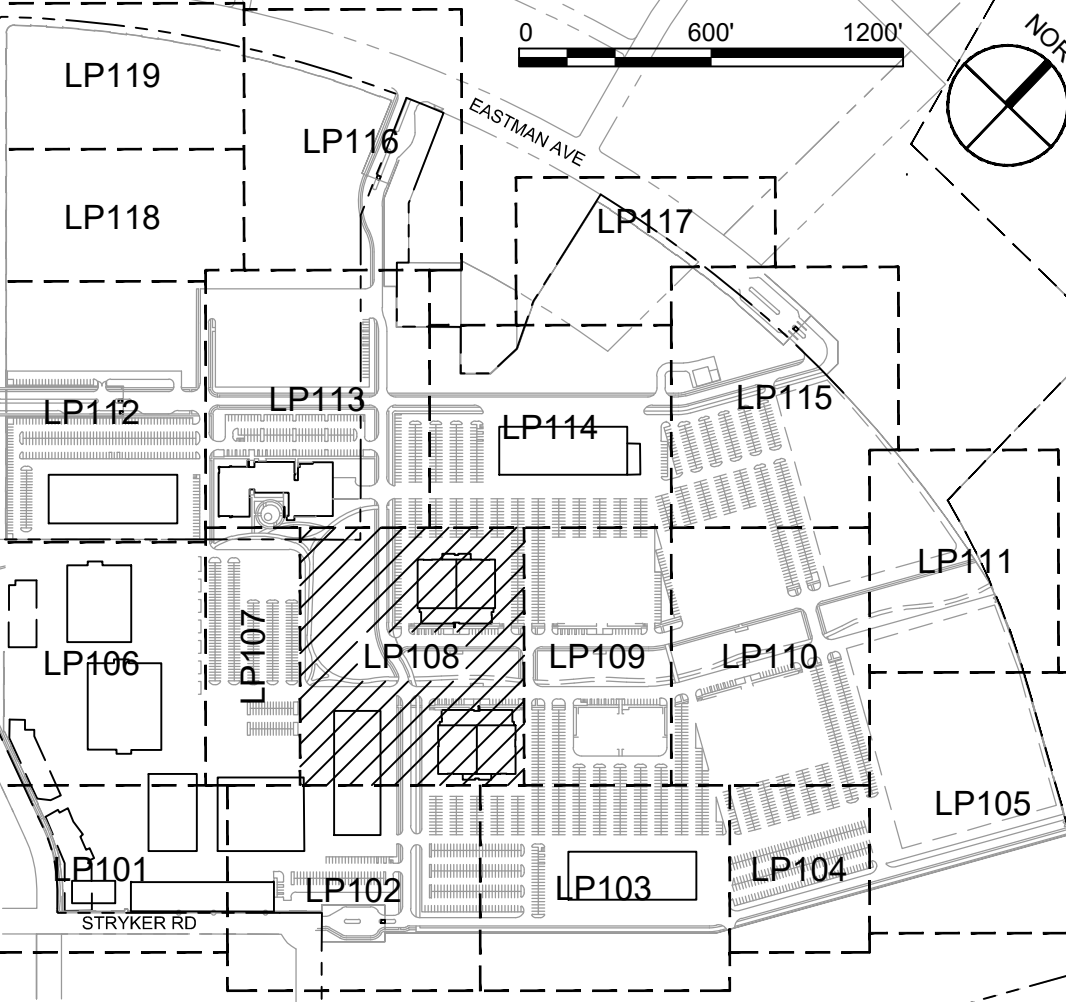
GENERAL SHEET NOTES

- SEE GENERAL SHEET NOTES ON LP100
- SHEET KEYNOTES
- ENERGY DISSIPATER. SEE SITE PLANS
  - RIPRAP MATTRESS AT OUTFALL. SEE CIVIL
  - INFILTRATION GALLERY. SEE CIVIL
  - ZUNI BOWL. SEE C/LP501
  - NO WEED BARRIER FABRIC UNDERNEATH GRAVEL MULCH IN THIS AREA

LEGEND

- 3/4" Ø AMARETTO GRAVEL, 3" DEPTH OVER WEED FABRIC
- IRRIGATED NATIVE SEED MIX. SEE LP501 AND SPECIFICATIONS
- UNIRRIGATED NATIVE SEED MIX. SEE LP501 AND SPECIFICATIONS
- FESCUE SOD, SEE SPECIFICATIONS
- SMOKE CRUSHER FINES, 3" DEPTH OVER WEED FABRIC
- STABILIZED SMOKE CRUSHER FINES, 3" DEPTH
- 2'-4" Ø BLUE SAIS ANGULAR ROCK, 6" DEPTH OVER WEED FABRIC
- MATCH LINE
- PROPERTY LINE
- LEVEL B BOUNDARY

KEYPLAN



DEKKER  
PERICH  
SABATINI



ABQ Studios Expansion  
MILL 1 & OVERALL SITE

5650 University Blvd SE  
Albuquerque, NM 87106

M1S.4  
Foundation  
FOR PERMIT

REVISIONS	
	12/09/2022 ASI-033
	01/20/2023 ASI-066
	05/05/2023 ASI-097
	07/12/2023 ASI-116

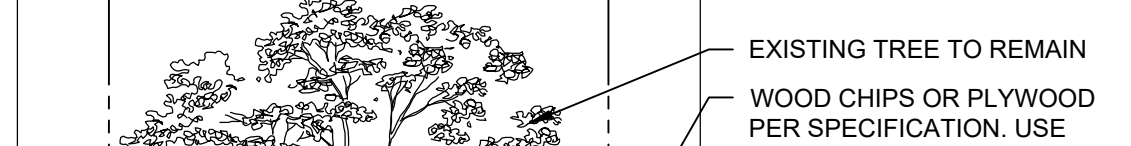
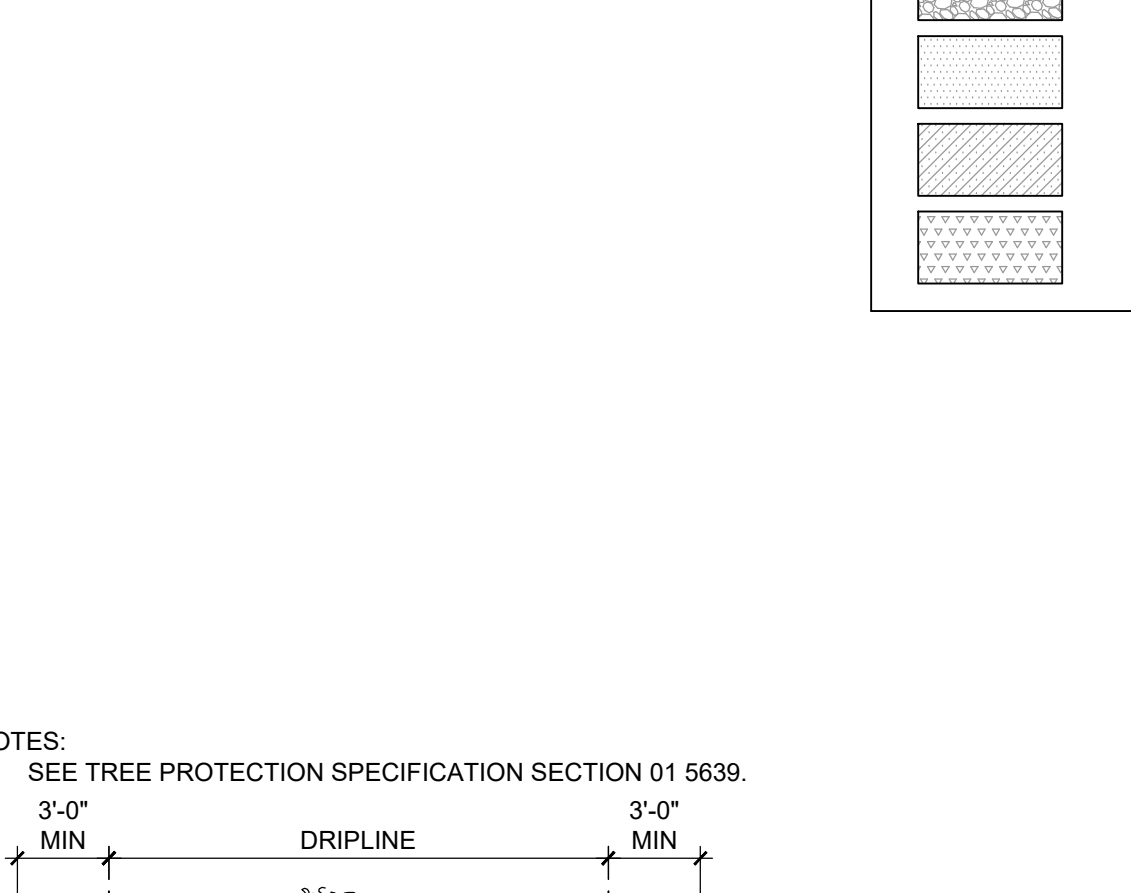
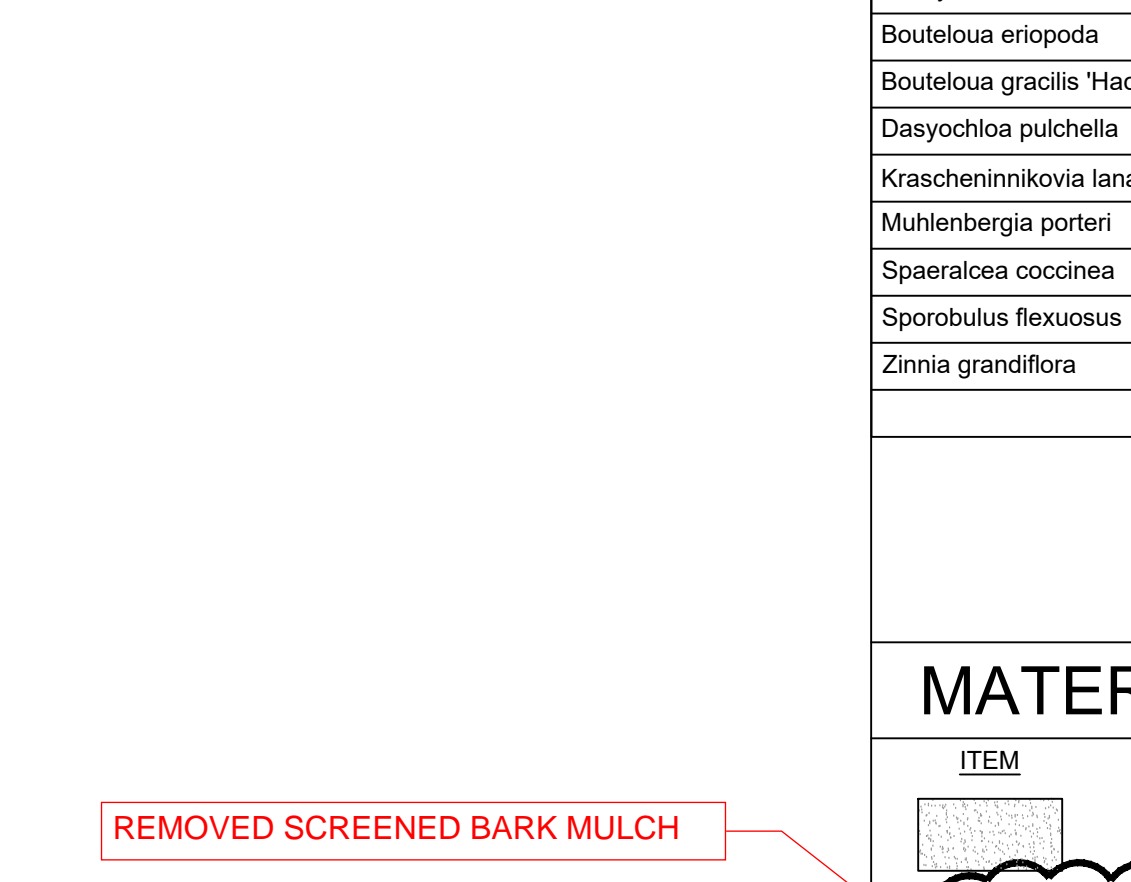
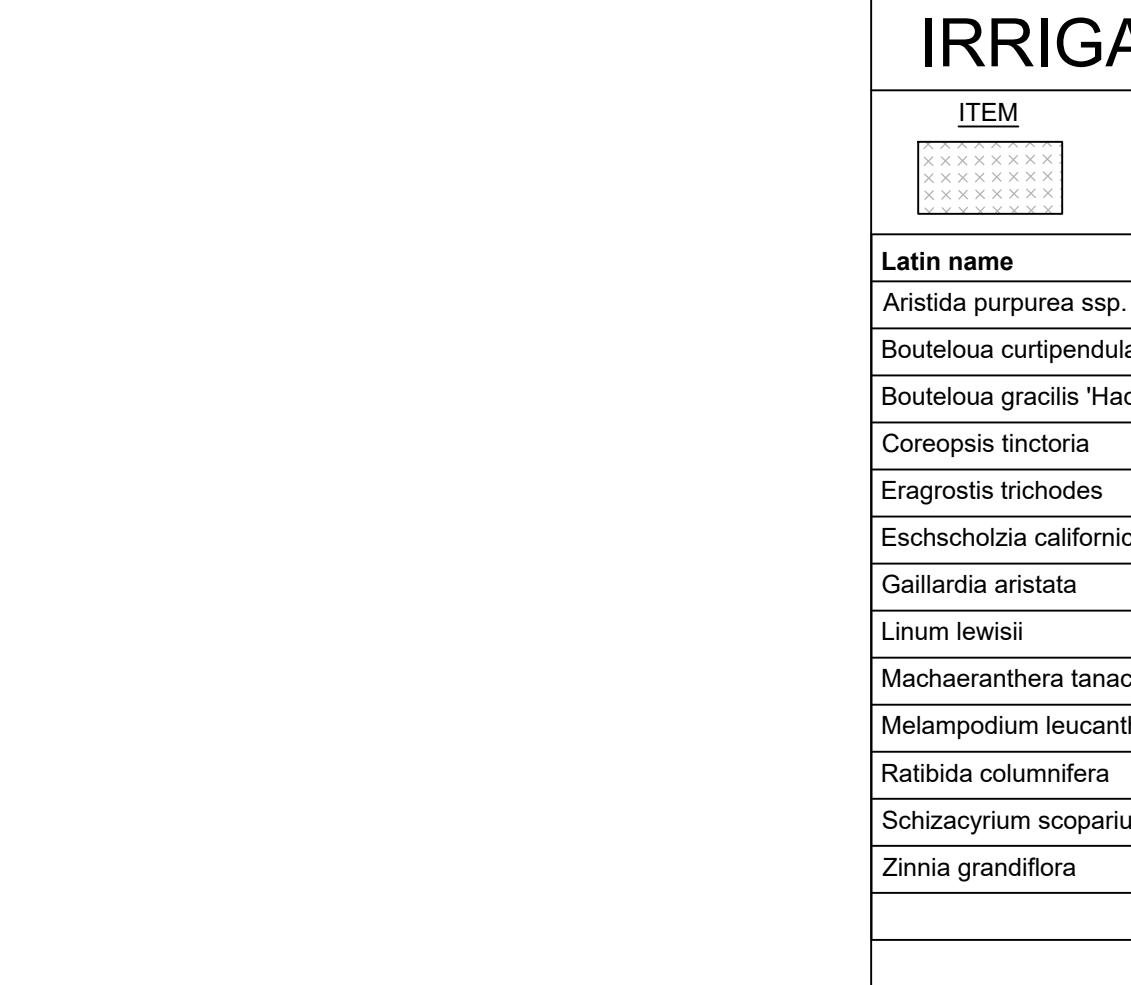
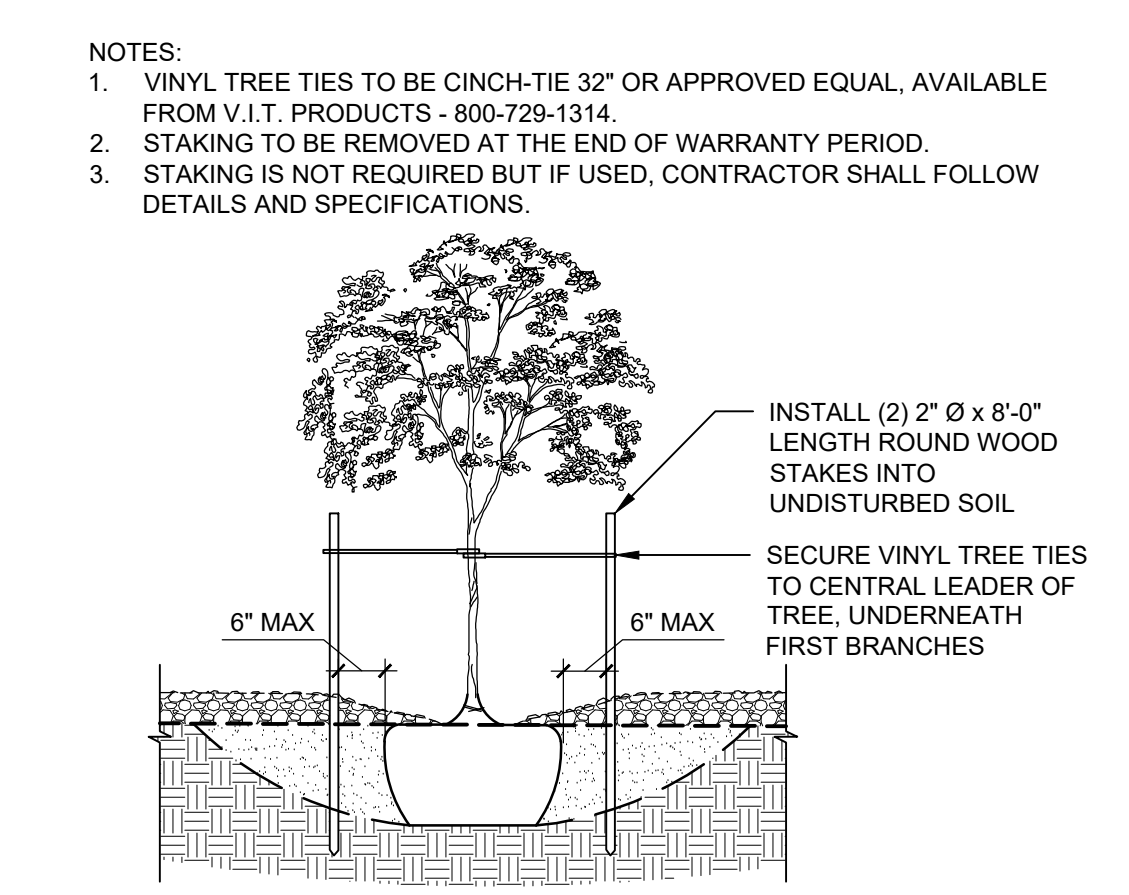
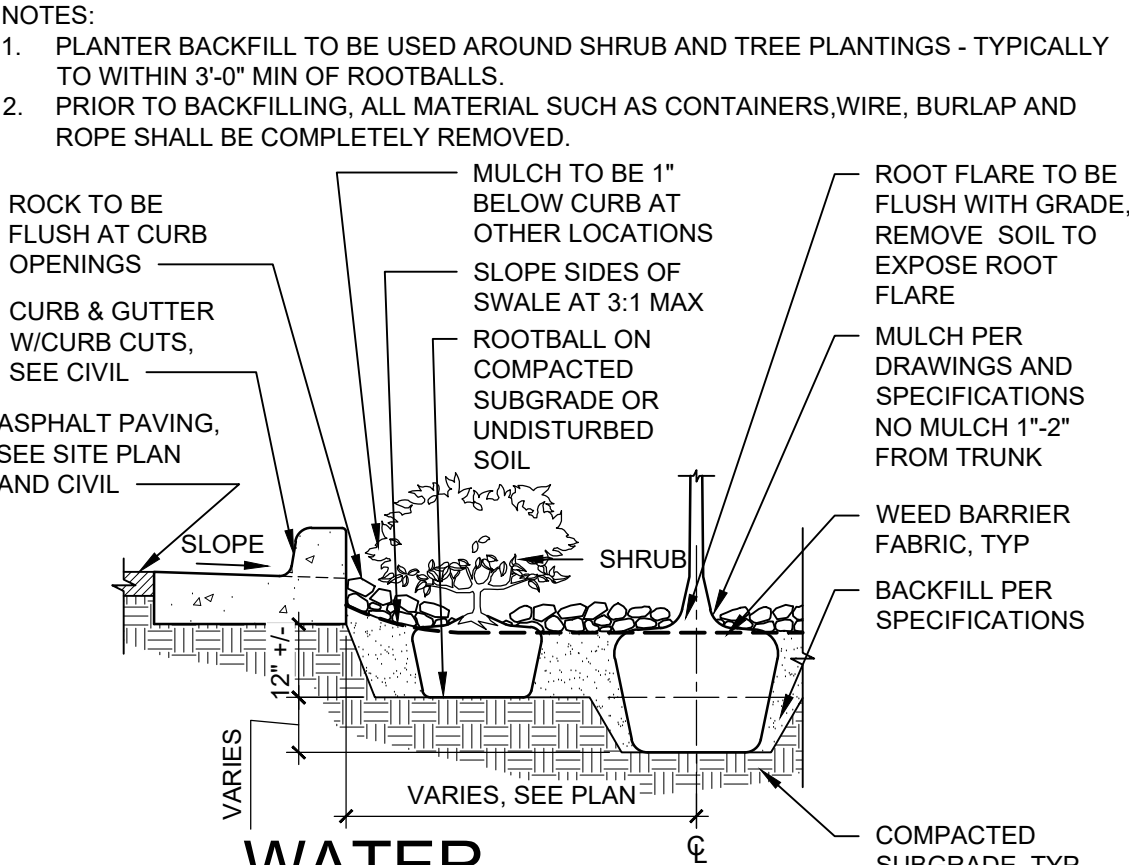
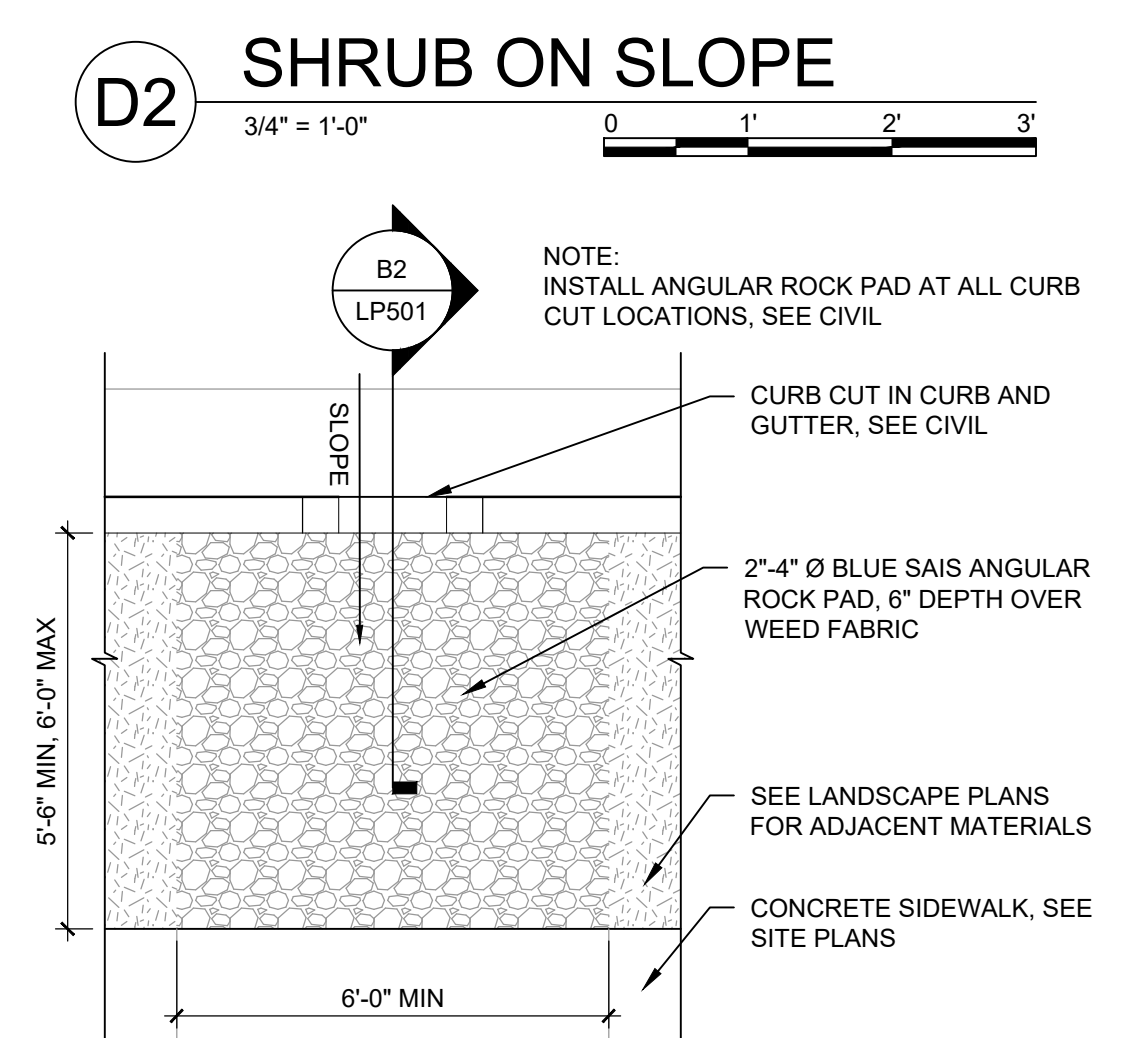
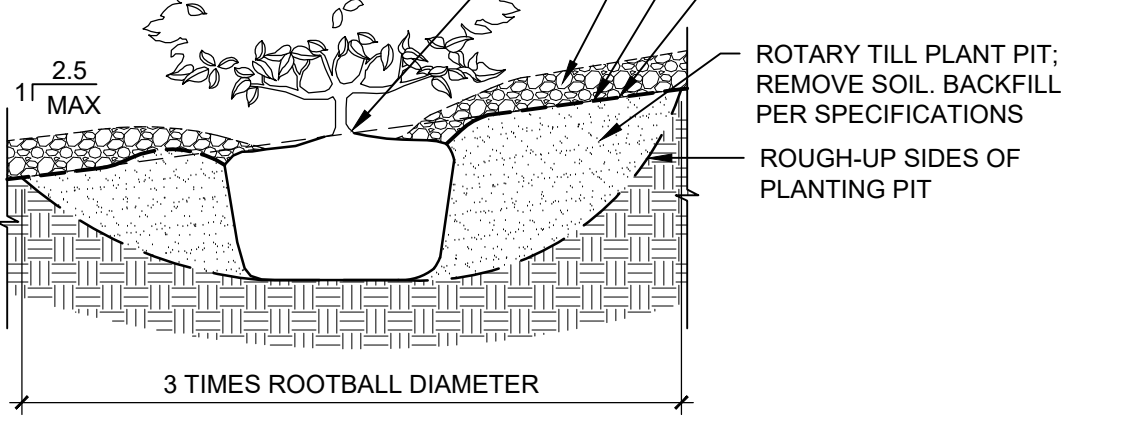
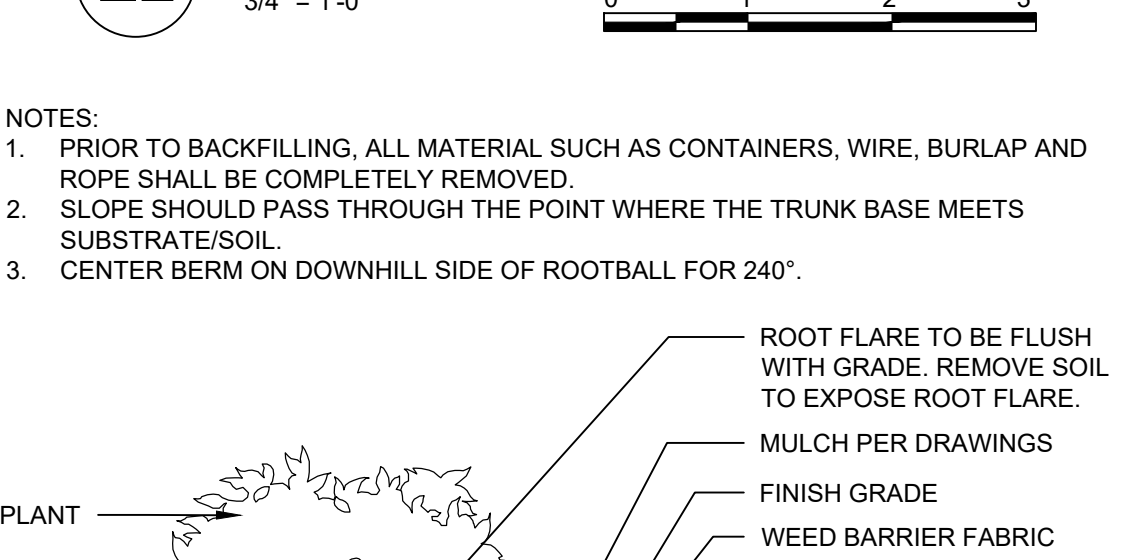
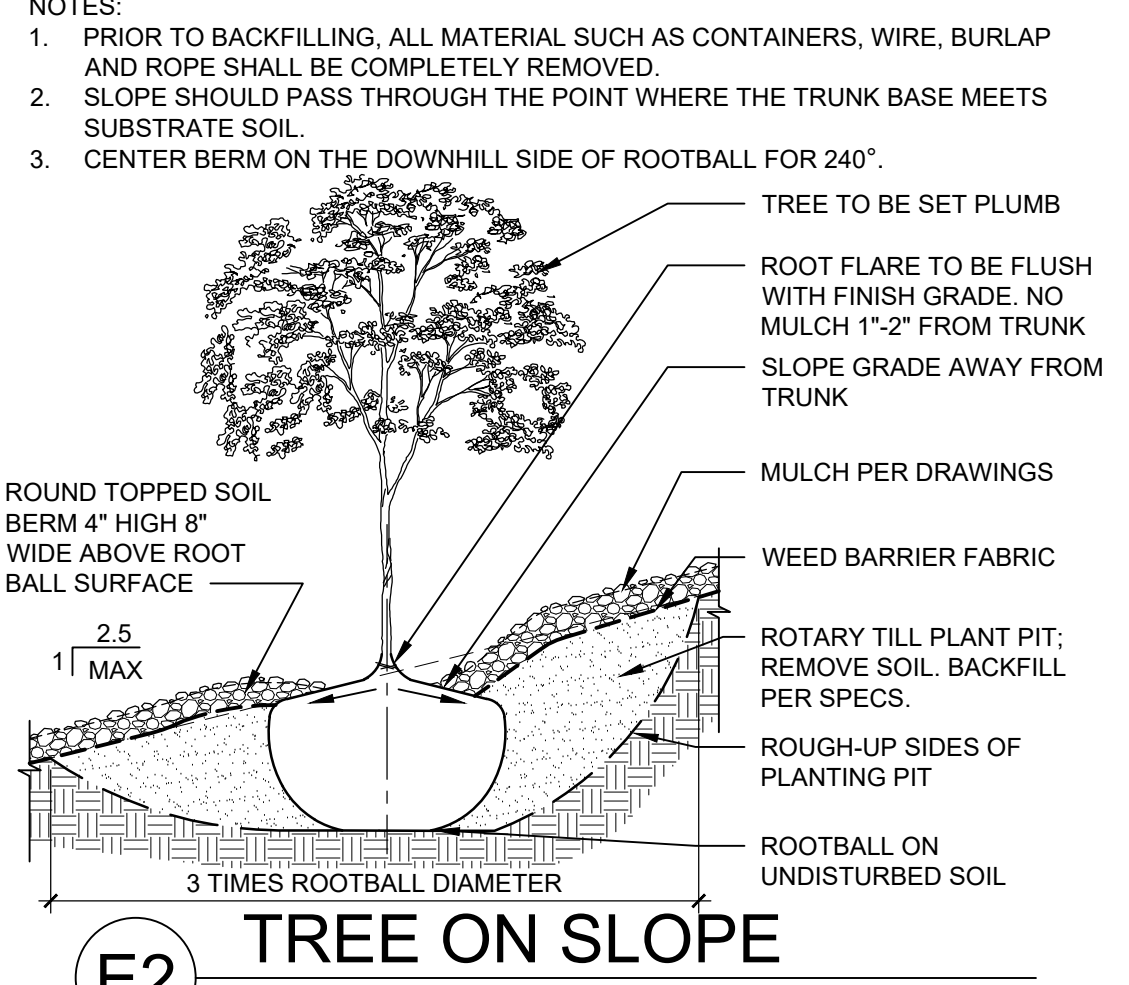
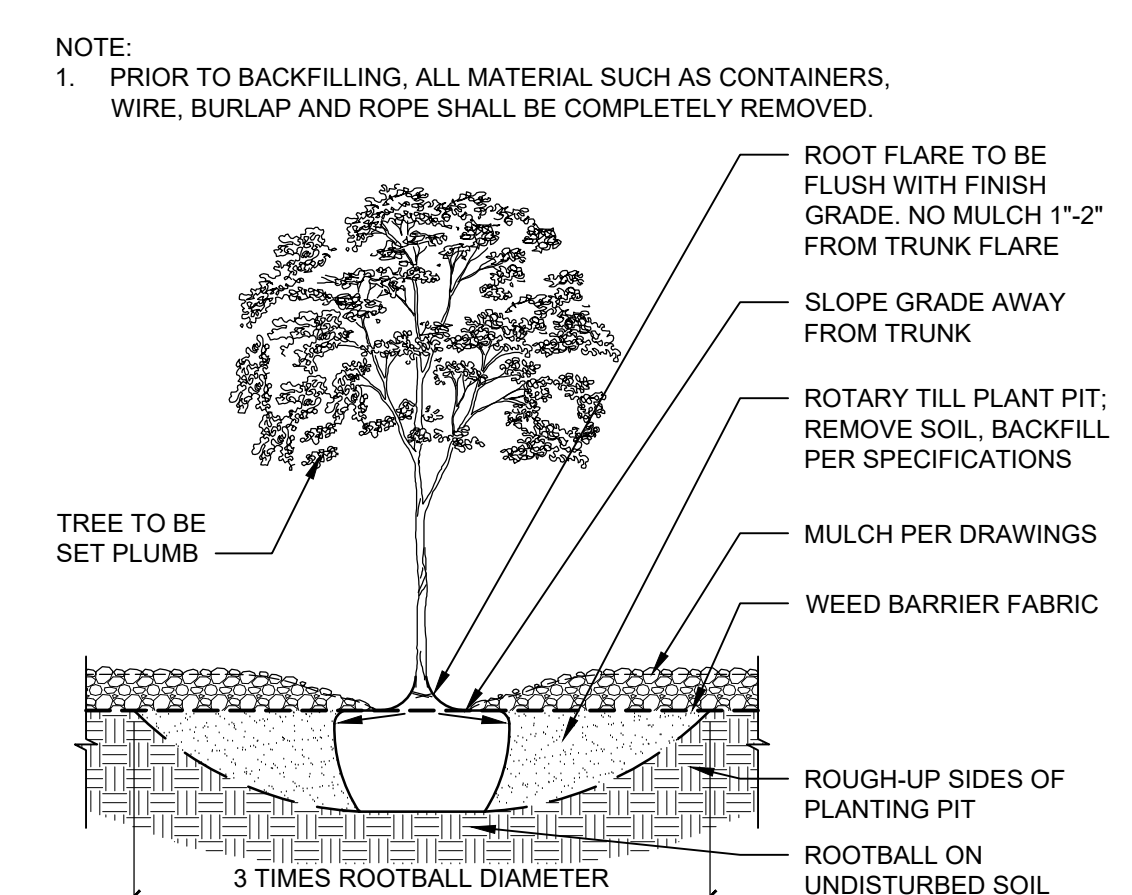
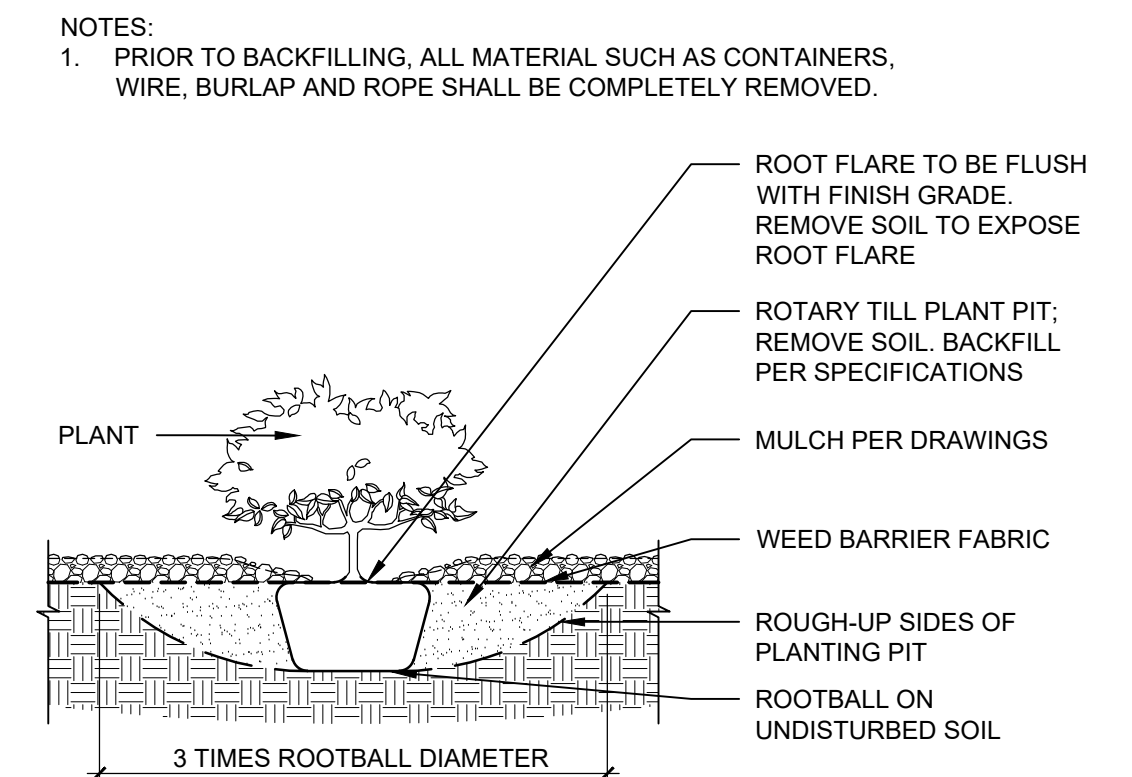
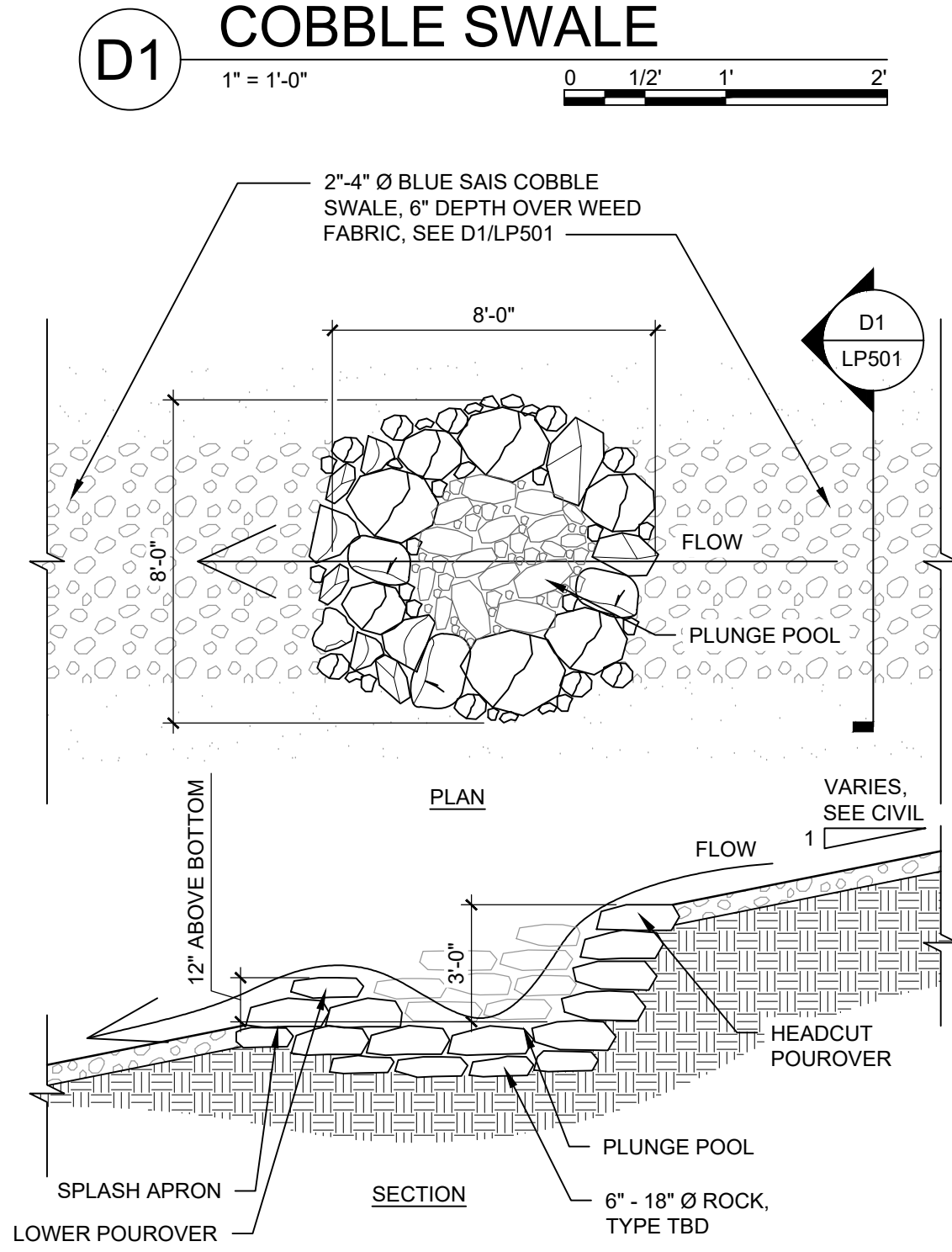
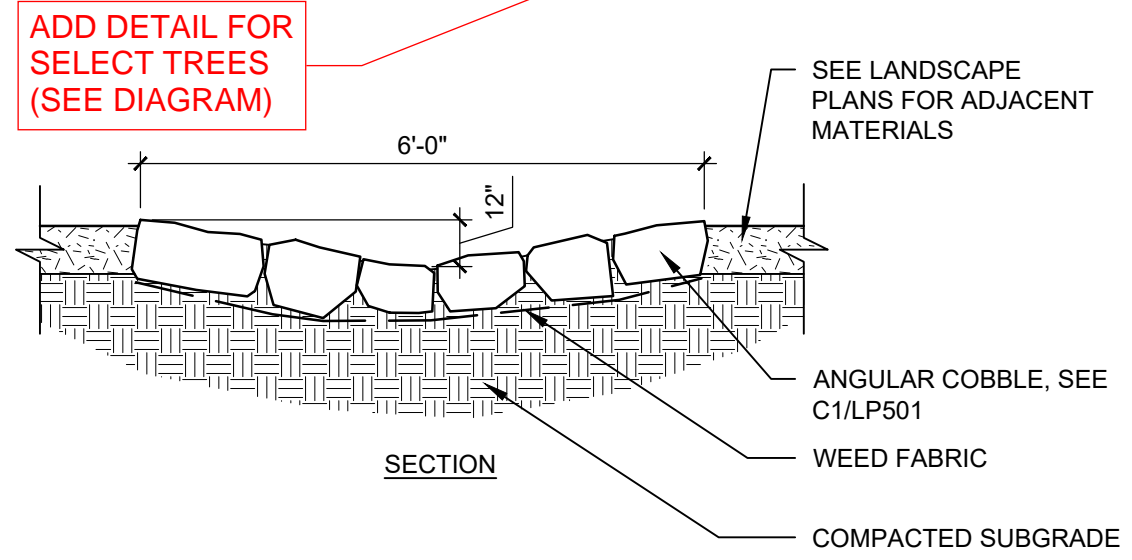
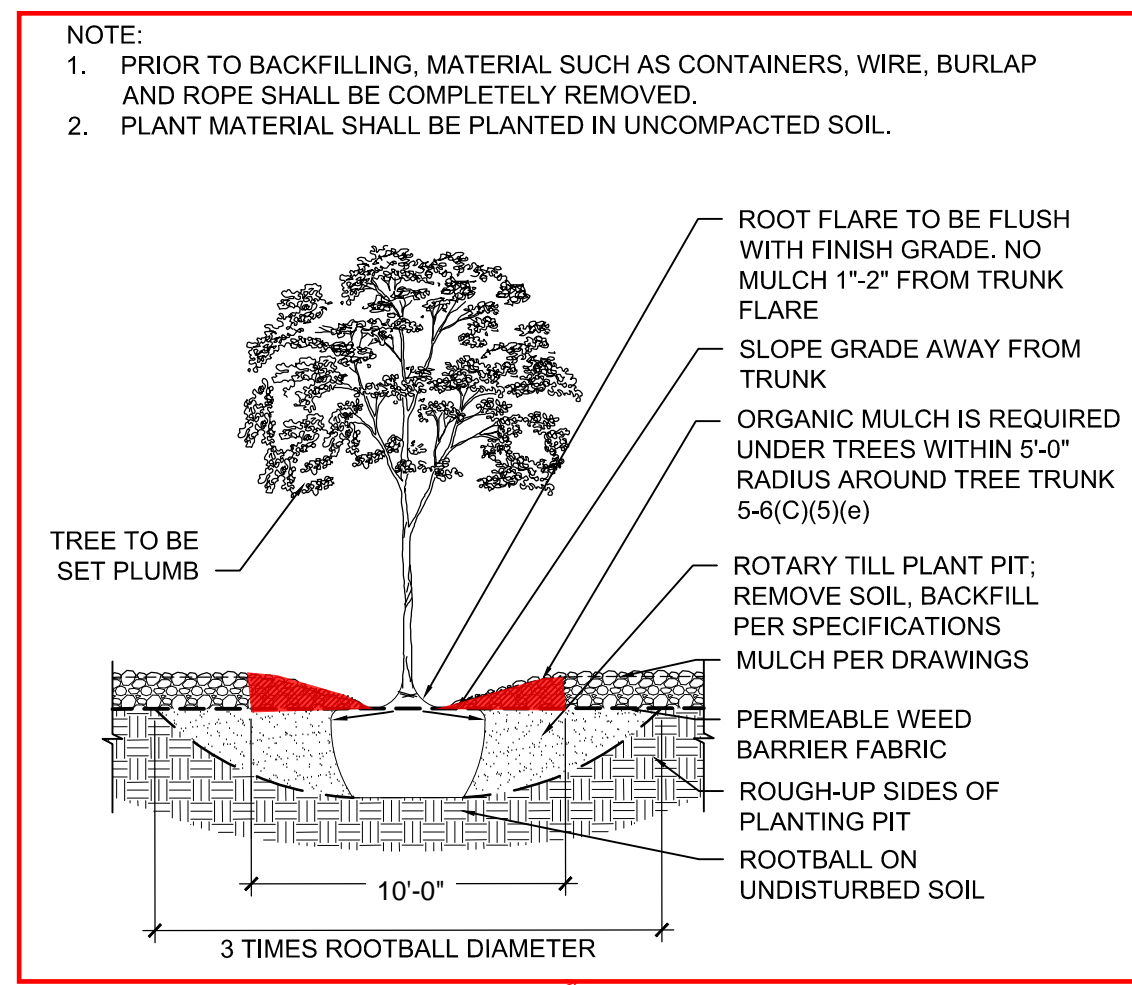
DRAWN BY	BG
REVIEWED BY	CM
DATE	06/13/2022
PROJECT NO.	20-0072.008
DRAWING NAME	LANDSCAPE PLAN

SHEET NO.  
LP108









IRRIGATED SEED MIX		
ITEM	EST QTY	
	233,434 SF	
Latin name	Common Name	PLS lbs / acre
Aristida purpurea ssp. longiseta	Purple Threesawn	1.00
Bouteloua curtipendula	Sideoats Grama	4.00
Bouteloua gracilis 'Hachita'	Blue Grama	4.00
Coreopsis tinctoria	Plains Coreopsis	3.00
Eragrostis trichodes	Sand Lovegrass	3.00
Eschschotzia californica ssp. Mexicana	Mexican Gold Poppy	0.50
Gaillardia aristata	Blanketflower/Firewheel	0.25
Linum lewisii	Blue Flax	0.25
Machaeranthera tanacetifolia	Purple Aster	1.00
Melampodium leucanthum	Blackfoot Daisy	0.25
Ratibida columnifera	Mexican Hat	0.50
Schizacryrium scoparium	Little Bluestem	3.00
Zinnia grandiflora	Prairie Zinnia	0.25
Total Seed Rate =		21.00

UNIRRIGATED SEED MIX		
ITEM	EST QTY	
	1,983,061 SF	
Latin name	Common Name	PLS lbs / acre
Achnatherum hymenoides	Indian Ricegrass	2.00
Aristida purpurea ssp. longiseta	Purple Threesawn	4.00
Atriplex canescens	Fourwing Saltbush	0.20
Baileya multiradiata	Desert Marigold	0.20
Bouteloua eriopoda	Black Grama	2.00
Bouteloua gracilis 'Hachita'	Blue Grama	1.00
Dasychloa pulchella	Fluffgrass	2.00
Krascheninnikovia lanata	Winterfat	0.20
Muhlenbergia porteri	Bush Muhly	2.00
Sphaeralcea coccinea	Scarlet Globemallow	0.20
Sporobolus flexuosus	Mesa Dropseed	2.00
Zinnia grandiflora	Prairie Zinnia	0.20
Total Seed Rate =		16.00

MATERIALS SCHEDULE		
ITEM	EST QTY	
3/4" Ø AMARETTO GRAVEL, 3" DEPTH OVER WEED FABRIC, SOURCE: NMTVAERTINE.COM	330,366 SF	
2'-4" Ø BLUE SAIS ANGULAR ROCK, 6" DEPTH OVER WEED FABRIC, SOURCE: NMTVAERTINE.COM	8,236 SF	
SMOKE CRUSHER FINES, 3" DEPTH OVER WEED FABRIC, SOURCE: BUILDLOGGYINC.COM	933 SF	
STABILIZED SMOKE CRUSHER FINES, 3" DEPTH, SOURCE: BUILDLOGGYINC.COM	1,357 SF	
COLORADO'S FINEST FINE FESCUE SOD, SEE SPECIFICATIONS, SOURCE: GRAFFSTURF.COM	2,827 SF	

TREES		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
CELSTIS RETICULATA	NETLEAF HACKBERRY	24" BOX
CERCIS CANADENSIS TEXENSIS	TEXAS REDBUD	2" CAL, B&B
CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOGANY	24" BOX
CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	24" BOX
FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	24" BOX
ILEX VOMITORIA	YAUPOH HOLLY	24" BOX
JUGLANS MAJOR	ARIZONA WALNUT	2" CAL, B&B
JUNIPERUS MONOSPERMA	ONESEED JUNIPER	8" HT
JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6" HT
PINUS ELARICA	AFGHAN PINE	8" HT
PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL, B&B
PLATANUS WRIGHTII	ARIZONA SYCAMORE	4" CAL, B&B
POPULUS DELTOIDES WISLIZENI	RIO GRANDE COTTONWOOD	4" CAL, B&B
PROSOPIS GLANDULOSA 'MAVERICK' TM	THORNLESS HONEY MESQUITE	2" CAL, B&B
PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT CALLERY PEAR	2" CAL, B&B
QUERCUS BUCKLEYI	TEXAS RED OAK	2" CAL, B&B
QUERCUS FUSIFORMIS	ESCARPMENT LIVE OAK	2.5" CAL, B&B
QUERCUS MUEHLENBERGII	CHINQUAPIN OAK	2" CAL, B&B
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6" CAL, B&B
ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	6" CAL, B&B
ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	2" CAL, B&B
ULMUS X 'FRONTIER' TM	FRONTIER ELM	2" CAL, B&B
ULMUS X 'FRONTIER' TM	FRONTIER ELM	4" CAL, B&B
VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX
VITEX AGNUS-CASTUS	CHASTE TREE	48" BOX

SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
AGASTACHE RUPESTRIS	SUNSET HYSSOP	1 GAL
ARTEMISIA FILIFOLIA	SAND SAGE	5 GAL
ATRIPELEX CANESCENS	FOURWING SALTBUH	5 GAL
BUXUS MICROPHYLLA V. JAP. 'WINTER GEM'	WINTER GEM BOXWOOD	15 GAL
BUXUS MICROPHYLLA V. JAP. 'WINTER GEM'	WINTER GEM BOXWOOD	5 GAL
CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5 GAL
CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL
ELEAGNUS PUNGENS	EVERGREEN SILVERBERRY	5 GAL
EPILOBUM CANUM	CALIFORNIA FUCHSIA	1 GAL
ERICAMERIA LARICIFOLIA 'AGUIRRE' TM	AGUIRRE TURPENTINE BUSH	5 GAL
FALLUGIA PARADOXA	APACHE PLUME	5 GAL
KRASCHENINNIKOVIA LANATA	WINTERFAT	5 GAL
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL
LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	5 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	RIO BRAVO SAGE	5 GAL
RHAPHIOLEPS UMBELLATA 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HAWTHORN	15 GAL
RHAPHIOLEPS UMBELLATA 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HAWTHORN	5 GAL
RHUS TRILOBATA	THREELEAF SUMAC	5 GAL
SALVIA PACHYPHYLLA	MOJAVE SAGE	5 GAL

ACCENTS		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
DASYLIIRION WHEELERI	BLUE SOTOL	5 GAL
EUPHORBIA RIGIDA	GOPHER SPURGE	1 GAL
FOUQUIERIA SPLENDENS	OCOTILLO	6" HT
HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL
HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL
HESPERALOE PARVIFLORA 'PINK PARADE'	PINK PARADE HESPERALOE	5 GAL
HESPERALOE PARVIFLORA 'SANDIA GLOW'	SANDIA GLOW RED HESPERALOE	5 GAL
NOLINA MICROCARPA	BEARGRASS	5 GAL
NOLINA TEXANA	TEXAS BEARGRASS	5 GAL
OPUNTIA CACANAPA 'ELLISIANA'	SPINELESS PRICKLY PEAR	5 GAL
YUCCA BACCATA	BANANA YUCCA	5 GAL
YUCCA ELATA	SOAPTREE YUCCA	6" HT
YUCCA PALLIDA	PALE YUCCA	5 GAL

GRASSES		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
ARISTIDA PURPUREA	PURPLE THREESAWN	1 GAL
BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GAL
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	PLUG
SPOROBOLUS AIROIDES	ALKALI SACATON	1 GAL
SPOROBOLUS WRIGHTII 'WINDBREAKER'	WINDBREAKER GIANT SACATON	5 GAL

PLANT SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
CELSTIS RETICULATA	NETLEAF HACKBERRY	24" BOX
CERCIS CANADENSIS TEXENSIS	TEXAS REDBUD	2" CAL, B&B
CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOGANY	24" BOX
CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	24" BOX
FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	24" BOX
ILEX VOMITORIA	YAUPOH HOLLY	24" BOX
JUGLANS MAJOR	ARIZONA WALNUT	2" CAL, B&B
JUNIPERUS MONOSPERMA	ONESEED JUNIPER	8" HT
JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6" HT
PINUS ELARICA	AFGHAN PINE	8" HT
PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL, B&B
PLATANUS WRIGHTII	ARIZONA SYCAMORE	4" CAL, B&B
POPULUS DELTOIDES WISLIZENI	RIO GRANDE COTTONWOOD	4" CAL, B&B
PROSOPIS GLANDULOSA 'MAVERICK' TM	THORNLESS HONEY MESQUITE	2" CAL, B&B
PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT CALLERY PEAR	2" CAL, B&B
QUERCUS BUCKLEYI	TEXAS RED OAK	2" CAL, B&B
QUERCUS FUSIFORMIS	ESCARPMENT LIVE OAK	2.5" CAL, B&B
QUERCUS MUEHLENBERGII	CHINQUAPIN OAK	2" CAL, B&B
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6" CAL, B&B
ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	6" CAL, B&B
ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	2" CAL, B&B
ULMUS X 'FRONTIER' TM	FRONTIER ELM	2" CAL, B&B
ULMUS X 'FRONTIER' TM	FRONTIER ELM	4" CAL, B&B
VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX
VITEX AGNUS-CASTUS	CHASTE TREE	48" BOX

SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
AGASTACHE RUPESTRIS	SUNSET HYSSOP	1 GAL
ARTEMISIA FILIFOLIA	SAND SAGE	5 GAL
ATRIPELEX CANESCENS	FOURWING SALTBUH	5 GAL
BUXUS MICROPHYLLA V. JAP. 'WINTER GEM'	WINTER GEM BOXWOOD	15 GAL
BUXUS MICROPHYLLA V. JAP. 'WINTER GEM'	WINTER GEM BOXWOOD	5 GAL
CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5 GAL
CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL
ELEAGNUS PUNGENS	EVERGREEN SILVERBERRY	5 GAL
EPILOBUM CANUM	CALIFORNIA FUCHSIA	1 GAL
ERICAMERIA LARICIFOLIA 'AGUIRRE' TM	AGUIRRE TURPENTINE BUSH	5 GAL
FALLUGIA PARADOXA	APACHE PLUME	5 GAL
KRASCHENINNIKOVIA LANATA	WINTERFAT	5 GAL
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL
LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	5 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	RIO BRAVO SAGE	5 GAL
RHAPHIOLEPS UMBELLATA 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HAWTHORN	15 GAL
RHAPHIOLEPS UMBELLATA 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HAWTHORN	5 GAL
RHUS TRILOBATA	THREELEAF SUMAC	5 GAL
SALVIA PACHYPHYLLA	MOJAVE SAGE	5 GAL

ACCENTS		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
DASYLIIRION WHEELERI	BLUE SOTOL	5 GAL
EUPHORBIA RIGIDA	GOPHER SPURGE	1 GAL
FOUQUIERIA SPLENDENS	OCOTILLO	6" HT
HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL
HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL
HESPERALOE PARVIFLORA 'PINK PARADE'	PINK PARADE HESPERALOE	5 GAL
HESPERALOE PARVIFLORA 'SANDIA GLOW'	SANDIA GLOW RED HESPERALOE	5 GAL
NOLINA MICROCARPA	BEARGRASS	5 GAL
NOLINA TEXANA	TEXAS BEARGRASS	5 GAL
OPUNTIA CACANAPA 'ELLISIANA'	SPINELESS PRICKLY PEAR	5 GAL
YUCCA BACCATA	BANANA YUCCA	5 GAL
YUCCA ELATA	SOAPTREE YUCCA	6" HT
YUCCA PALLIDA	PALE YUCCA	5 GAL

GRASSES		
BOTANICAL NAME	COMMON NAME	SIZE/COND.
ARISTIDA PURPUREA	PURPLE THREESAWN	1 GAL
BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GAL
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	PLUG
SPOROBOLUS AIROIDES	ALKALI SACATON	1 GAL
SPOROBOLUS WRIGHTII 'WINDBREAKER'	WINDBREAKER GIANT SACATON	5 GAL

ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE	EST QTY
	DASYLYRION WHEELERI	BLUE SOTOL	5 GAL	6.00	6.00	LOW	57
	EUPHORBIA RIGIDA	GOPHER SPURGE	1 GAL	3.00	3.00	LOW	257
	FOUQUIERIA SPLENDENS	OCOTILLO	6' HT	12.00	8.00	LOW	36
	HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL	5.00	4.00	LOW	15
	HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL	3.00	4.00	LOW	450
	HESPERALOE PARVIFLORA 'PINK PARADE'	PINK PARADE HESPERALOE	5 GAL	4.00	4.00	LOW	172
	HESPERALOE PARVIFLORA 'SANDIA GLOW'	SANDIA GLOW RED HESPERALOE	5 GAL	3.00	3.00	LOW	37
	NOLINA MICROCARPA	BEARGRASS	5 GAL	5.00	6.00	LOW	296
	NOLINA TEXANA	TEXAS BEARGRASS	5 GAL	3.00	4.00	LOW	434
	OPUNTIA CACANAPA 'ELLISIANA'	SPINELESS PRICKLY PEAR	5 GAL	4.00	6.00	LOW	136
	YUCCA BACCATA	BANANA YUCCA	5 GAL	4.00	5.00	LOW	12
	YUCCA ELATA	SOAPTREE YUCCA	6' HT	12.00	8.00	LOW	21
	YUCCA PALLIDA	PALE YUCCA	5 GAL	2.00	3.00	LOW	119
							EST