



REVISIONS

△	9.6.18
△	9.17.18
△	
△	

**EXISTING PLANT LEGEND**

Qty.	Symbol	Tree	Landscape Coverage
30	○	Shade/Street Tree Ash, Locust	50 sf=1500 sf
6	⊗	Evergreen Tree Austrian Pine	50 sf=300 sf
187	○	Shrub Red Yucca, Maiden Grass Blue Mist, Russian Sage Lavender, Clustersberry, Dear Grass, Rosemary	30 sf=5,610 sf

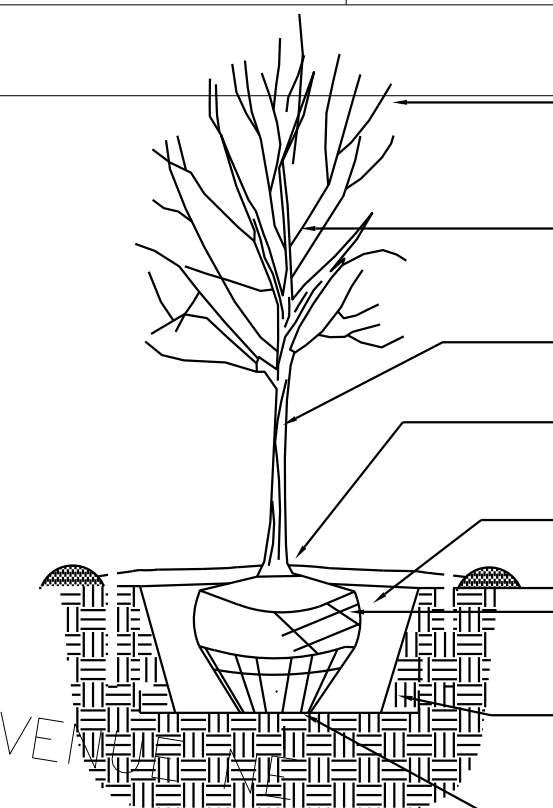
Landscape Coverage=7,410 sf

**LEGEND**

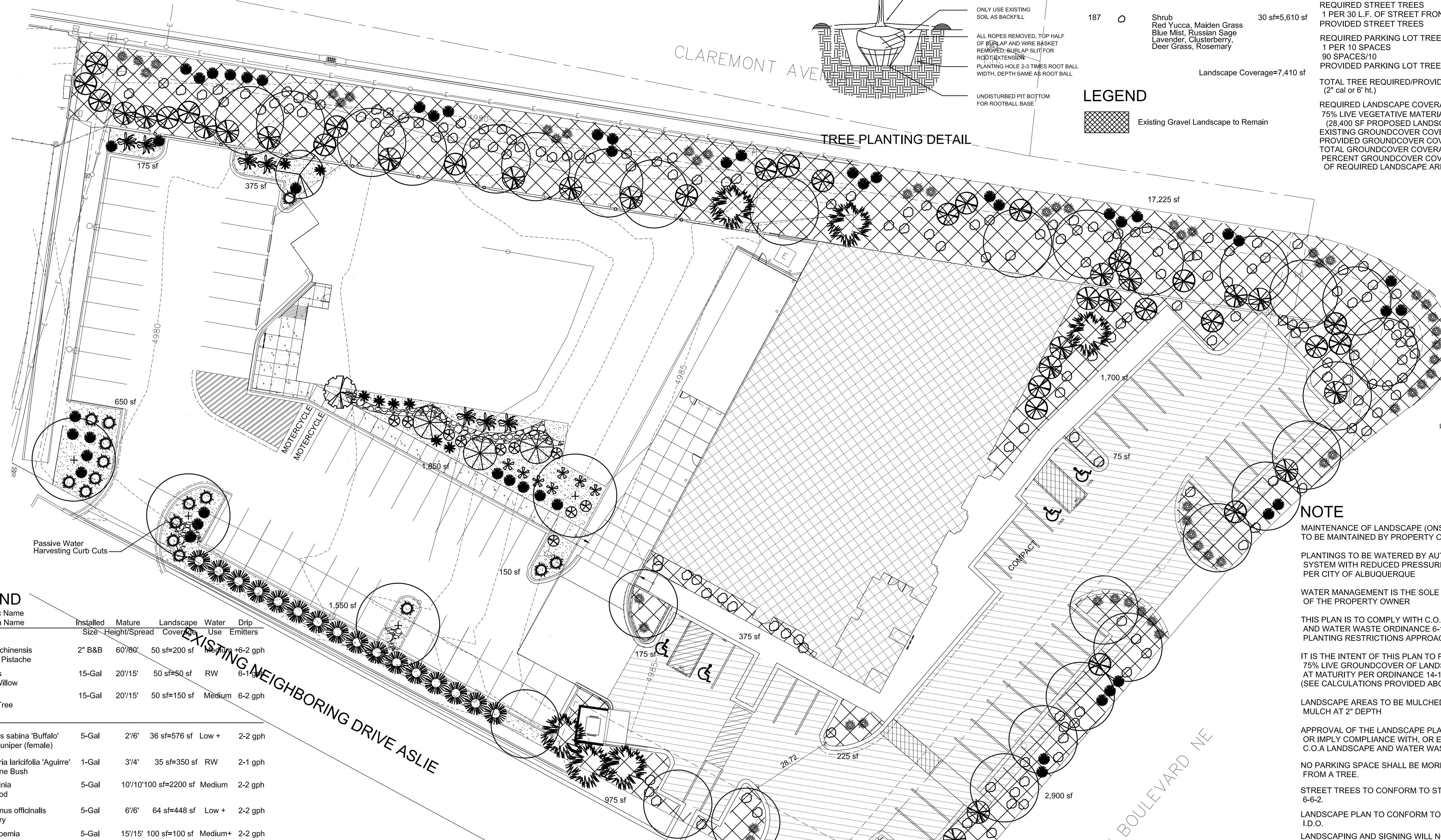
Existing Gravel Landscape to Remain

**SITE DATA**

GROSS LOT AREA	90,425 SF
LESS BUILDING(S)	25,694 SF
NET LOT AREA	64,731 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	9,710 SF
PROPOSED LANDSCAPE	28,400 SF
PERCENT OF NET LOT AREA	43 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	%
REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	27
PROVIDED STREET TREES	27
REQUIRED PARKING LOT TREES 1 PER 10 SPACES	9
90 SPACES/10	9
PROVIDED PARKING LOT TREES	9
TOTAL TREE REQUIRED/PROVIDED (2" cal or 6" ht.)	36/36
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (28,400 SF PROPOSED LANDSCAPE X 75%)	21,300 SF MIN.
EXISTING GROUND COVER COVERAGE	7,410 SF
PROVIDED GROUND COVER COVERAGE	13,916 SF
TOTAL GROUND COVER COVERAGE	21,326 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	75%



TREE PLANTING DETAIL



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**NOTE**

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS I.D.O.

LANDSCAPING 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 ALLOWED IN THIS AREA.

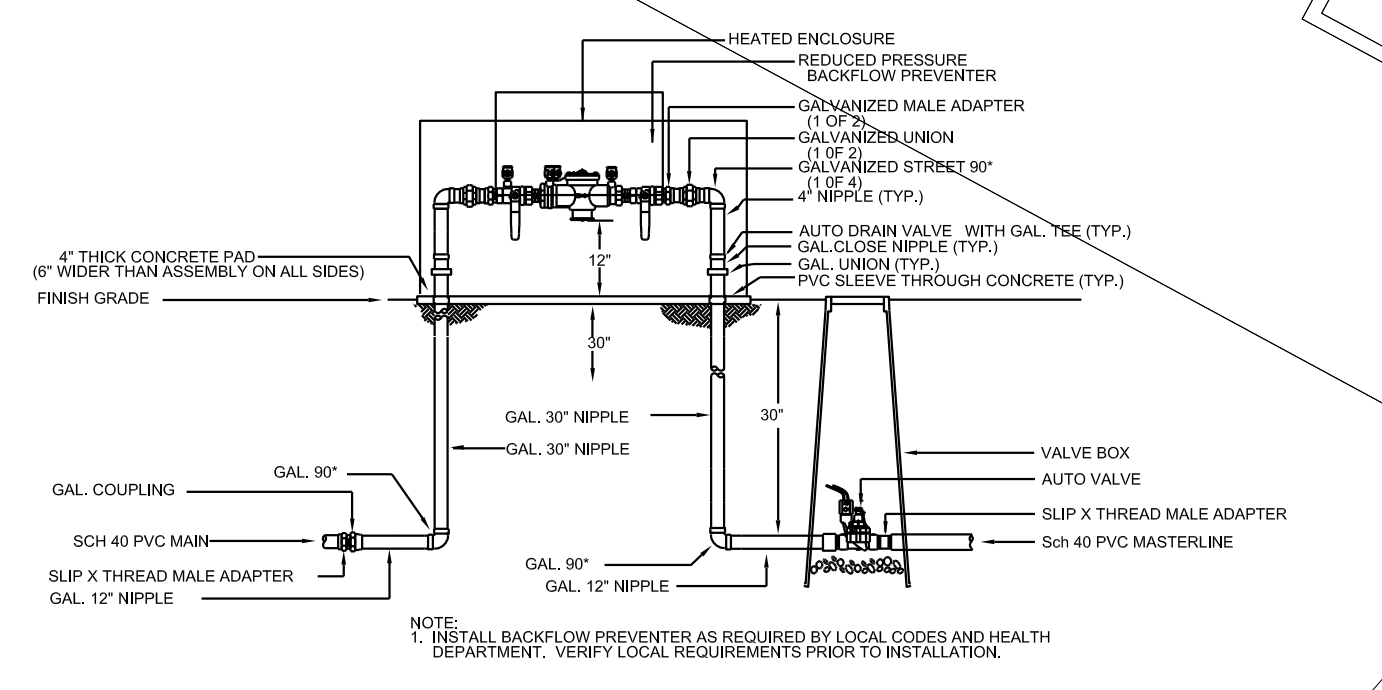
IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

**IRRIGATION NOTE**

DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH



EXISTING RP BACKFLOW/MASTER VALVE DETAIL

**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Installed Size-Height/Spread	Mature Size-Height/Spread	Landscape Coverage	Water Use	Drip Emitters
4	○	<i>Pistacia chinensis</i> Chinese Pistache	2" B&B	60'/80'	50 sf=200 sf	Low	16-2 gph
1	⊗	<i>Chilopsis</i> Desert Willow	15-Gal	20'/15'	50 sf=50 sf	RW	6-16 gph
3	⊗	<i>Vitex</i> Chaste Tree	15-Gal	20'/15'	50 sf=150 sf	Medium	6-2 gph
<b>Shrubs/Groundcovers</b>							
16	⊗	<i>Juniperus sabina</i> 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6"	36 sf=576 sf	Low +	2-2 gph
10	⊗	<i>Ericameria laricifolia</i> 'Aguirre' Turpentine Bush	1-Gal	3'/4"	35 sf=350 sf	RW	2-1 gph
22	⊗	<i>Vauquelinia</i> Rosewood	5-Gal	10'/10"	100 sf=2200 sf	Medium	2-2 gph
7	⊗	<i>Rosmarinus officinalis</i> Rosemary	5-Gal	6'/6"	64 sf=448 sf	Low +	2-2 gph
1	⊗	<i>Lagerstroemia</i> Crape Myrtle	5-Gal	15'/15'	100 sf=100 sf	Medium+	2-2 gph
26	⊗	<i>Caesalpinia</i> Bird of Paradise	5-Gal	10'/10'	100 sf=1600 sf	RW	2-1 gph
<b>Grasses</b>							
8	⊗	<i>Muhlenbergia</i> Deer Grass	1-Gal	4'/4"	36 sf=288 sf	Low+	2-2 gph
16	⊗	<i>Miscanthus</i> Maiden Grass	5-Gal	6'/6"	64 sf=1024 sf	Medium	2-2 gph
<b>Desert Accents</b>							
50	⊗	<i>Dasyliiron</i> Sotol	5-Gal	6'/4"	64 sf=3200 sf	RW	2-1 gph
55	⊗	<i>Yucca baccata</i> Banana Yucca	5-Gal	4'/4"	64 sf=3520 sf	RW	2-1 gph
7	⊗	<i>Hesperaloe parviflora</i> Red Yucca	5-Gal	3'/4"	30 sf=210 sf	Low	2-1 gph

Total Landscape Coverage=13,916 sf

**MATERIALS LEGEND**

BROWN GRAVEL CRUSHER FINES