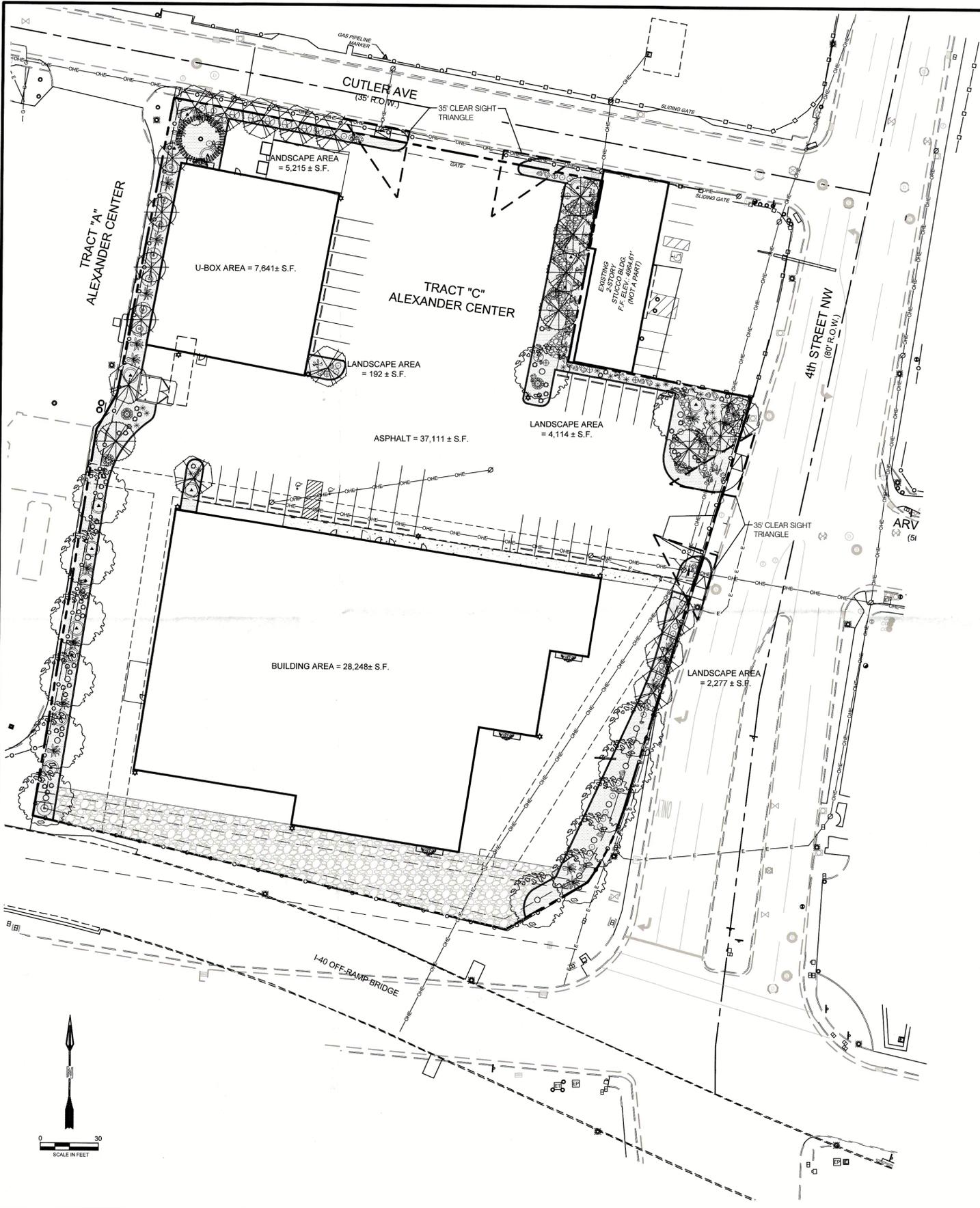


NAME: P:\01\_Projects\1792-04\_U-Haul\_4th Street Site Plan\CAD\1-100\_update.dwg PLOT DATE: Sep 25, 2019 8:43am



**GENERAL LANDSCAPE NOTES**  
**LANDSCAPE DESIGN:**  
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH MULCHES PER THE LEGEND.

**IRRIGATION:**  
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 5 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 2 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE:**  
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
 THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**PNM COORDINATION:**  
 COORDINATION WITH PNMS NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

**SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.**

**CLEAR SIGHT DISTANCE:**  
 LANDSCAPING AND SIGNAGE 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 THE AREA.

**LANDSCAPE AREA COVERAGE:**  
 TOTAL SITE AREA: 110,063 SF (2.53 AC)  
 BUILDING AREA (BUILDING ENVELOPE): - 35,889 SF  
 NET AREA: 74,174 SF  
 REQUIRED LANDSCAPE AREA (15% OF NET AREA): 11,126 SF  
 PROVIDED LANDSCAPE AREA: 11,900 SF (107%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE:**  
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 25% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.  
 PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE - 24,163 SF (203% OF LANDSCAPE AREA)  
 PROVIDED GROUND-LEVEL PLANTS - 6,436 SF (27% OF LANDSCAPE AREA)

**ORGANIC MULCH:**  
 ORGANIC MULCH, SUCH AS WOOD CHIPS OR PECAN SHELLS, IS REQUIRED AS GROUND COVER FOR THE PORTION OF ANY LANDSCAPED AREA SURROUNDING THE VEGETATED ROOT BALL, AS WELL AS BENEATH THE ENTIRE TREE CANOPY OR DRIP LINE, IN EACH REQUIRED LANDSCAPE AREA.  
 ALL TREES, SHRUBS AND GROUND COVER SHALL HAVE ORGANIC WOOD FIBER MULCH APPLIED AROUND THE PLANTINGS DRIP LINES DURING INSTALLATION.  
 GRAVEL AND CRUSHER FINES USED AS GROUND COVER IN LANDSCAPE AREAS IS LIMITED TO 75%.  
 LANDSCAPE AREA PROVIDED-11,519 SF  
 MAXIMUM GRAVEL MULCH IN PLANTING BEDS - 8,639 SF (75%)  
 REQUIRED ORGANIC MULCH 2,880 SF (25%)  
 ORGANIC MULCH COVERAGE IS ACHIEVED BY PROVIDING A 7" DIAMETER MULCH RING UNDER EACH TREE: (25 TREES) = 982 SF ORGANIC MULCH AND A 3.5" RING UNDER EACH SHRUB: (226 SHRUBS) = 2,194 SF  
 TOTAL PROVIDED: 3,156 SF OF ORGANIC MULCH (110%)

**LANDSCAPE TURF:**  
 ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF. NO HIGH WATER TURF IS PROPOSED FOR THE SITE.

**PARKING LOT TREES:**  
 THE PROJECT IS PROVIDING 33 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.  
 PARKING LOT TREES REQUIRED: 3  
 PARKING LOT TREES PROVIDED: 3 (IN ADJACENT PLANTER BED)

**STREET TREES:**  
 4TH STREET NW IS AN ARTERIAL STREET AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. CUTLER AVE IS A LOCAL STREET.  
 4TH STREET NW IS 313'  
 STREET TREES REQUIRED: 13  
 STREET TREES PROVIDED: 13 (9 STREET TREES AND 4 PROVIDED IN LANDSCAPE)  
 CUTLER AVE IS 226'  
 STREET TREES REQUIRED: 9  
 STREET TREES PROVIDED: 9 (6 STREET TREES AND 3 PROVIDED IN LANDSCAPE)

**LANDSCAPE IN ASPHALT PARKING LOT:**  
 PARKING LOT LANDSCAPE REQUIRED (10% OF 37,111 SF) = 3,711 SF.  
 PARKING LOT LANDSCAPE PROVIDED: 4,430 SF. (119%)

**ADDITION OF 8 TREES FOR 206' OF CONCRETE PEDESTRIAN PATH, 1 TREE PER 25' (8 TREES PROVIDED IN LANDSCAPE)**

**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>					
14		ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2.5' B&B	45' HT. X 35' SPR.	MED
12		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	FW
1		PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED
<b>SHRUBS AND GROUNDCOVERS</b>					
43		ERICAMERA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
7		FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW
5		FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
20		JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.	MED
5		PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
17		RHUS TRILOBATA AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
21		SALVA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30' HT. X 3' SPR.	MED
6		VITEX AGNUS-CASTUS CHASTE TREE (MULTI-STEM)	15-GAL	20' HT. X 20' SPR.	MED
<b>DESERT ACCENTS</b>					
29		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
18		OPUNTIA VIOLACEA SANTA RITA PRICKLY PEAR	3-GAL	3' HT. X 4' SPR.	FW
8		OPUNTIA ENGLAMANNII ENGLAMANN PRICKLY PEAR	3-GAL	5' HT. X 8' SPR.	FW
<b>ORNAMENTAL GRASSES</b>					
49		CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3-GAL	30' HT. X 3' SPR.	MED
<b>VINES</b>					
4		CAMPISIS RADICANS TRUMPET VINE	5-GAL	CLIMBING X 40'	MED
<b>MULCHES AND BOULDERS</b>					
11,657 SF		3/4" - 1" ROCK MULCH, COLOR: TBD SF. (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
740+ SF		4" - 8" RIP-RAP, COLOR: TBD SF. (8" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
54		BOULDERS (3x3' MIN)			

**SITE DEVELOPMENT PLAN**  
 FILE # PR2018-001670/51-2019  
 Alternative Landscape Plan  
 APPROVED BY [Signature] DATE 26 Sept 2019

**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495

**DESIGNED AM**  
**DRAWN AM**  
**CHECKED CG**  
**DATE 9/25/2019**

**RESPEC**  
 5871 JEFFERSON SUITE 101  
 ALBUQUERQUE, NM 87110  
 WATER & NATURAL RESOURCES  
 WWW.RESPEC.COM 505.253.9718

**STAMP 30% REVIEW**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED 9/2019

**nm811**  
 Know what's below. Call before you dig.

**PROJECT NAME:** UHAUL 4TH ST & I-40

**SHEET TITLE:** LANDSCAPE PLAN

**SHEET NUMBER:** L 100