

SITE DATA

GROSS LOT AREA (4.03 ACRES)	466,889 SF
LESS BUILDING(S)	125,585 SF
NET LOT AREA	341,304 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	34,130 SF
PROPOSED LANDSCAPE	49,422 SF
PROPOSED OFFSITE LANDSCAPE	2,574 SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	70,080 SF
PERCENT OF NET LOT AREA	21 %

REQUIRED STREET TREES 45
 PROVIDED/EXISTING AT 30' O.C. SPACING ALONG STREET 47
 REQUIRED PARKING LOT TREES 45
 PROVIDED AT 1 PER 10 SPACES (464 SPACES/10) 65
 TOTAL REQUIRED TREES: 45
 TOTAL PROVIDED TREES: 65

REQUIRED LANDSCAPE COVERAGE
 75% LIVE VEGETATIVE MATERIAL
 (34,130 SF REQUIRED LANDSCAPE X 75%) 25,597 SF MIN.
 PROVIDED GROUND COVER COVERAGE 25,740 SF
 (INCLUDING EXISTING ROW LANDSCAPE)
 PERCENT GROUND COVER COVERAGE
 OF REQUIRED LANDSCAPE AREAS 75%

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	A	C
+	11	Existing Tree	Varies	Varies	50	Varies
DECIDUOUS TREES						
○	26	Chilopsis linearis / Desert Willow	2" B&B	RW	45	20' X 25'
○	8	Lagerstroemia indica / Crapa Myrtle	20 gal	High	0	15' X 15'
○	26	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45	60' X 60'
○	58	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	2" B&B	Medium+	20	25' X 15'
○	9	Ulmus parvifolia 'Bosque' / Bosque Elm	2" B&B	Medium	40	50' X 30'
○	32	Vitex agnus-castus / Chaste Tree	24" box	Medium	35	20' X 20'
EVERGREEN TREES						
○	19	Pinus leucodermis / Bosnian Pine	6'-8" B&B	Medium	35	20' X 10'
SHRUBS						
○	55	Existing Shrub	Varies	Varies	25	varies
ANNUALS/PERENNIALS						
○	93	Achillea x taygetaea / Moonshine Yarrow	1 gal	Low	10	2' X 2'
DECIDUOUS SHRUBS						
○	122	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	15	3' X 3'
○	162	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	30	4' X 4'
DESERT ACCENTS						
○	90	Hesperaloe parviflora / Red Yucca	5 gal	Low+	20	3' X 4'
○	33	Nolina microcarpa / Beargrass	5 gal	RW	30	5' X 6'
EVERGREEN SHRUBS						
○	101	Baccharis x 'Starni' / Starni Coyote Brush	5 gal	Low+	30	5' X 5'
○	94	Rosmarinus officinalis / Rosemary	5 gal	Low+	30	6' X 6'
GRASSES						
○	125	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	10	30' X 2'
VINE/ESPALIER						
○	36	Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	5 gal	Medium+	25	Spreading x 2'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
○	Amaretto 5/8" - 1 1/4" Gravel 3" Depth over Filter Fabric (landscape are in ROW)	2,574 sf	
○	Amaretto 5/8" - 1 1/4" Gravel 3" Depth over Filter Fabric	45,562 sf	
○	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric	3,947 sf	
○	DOT Existing - Gravel and Landscape	18,084 sf	

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

PLANTINGS NOTES:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE..
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
3. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
4. USE 6 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

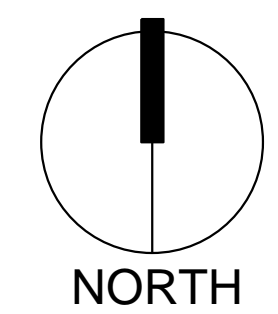
NOT FOR CONSTRUCTION
 PRELIMINARY PLANS

Date: 07/16/2019
 Revisions:

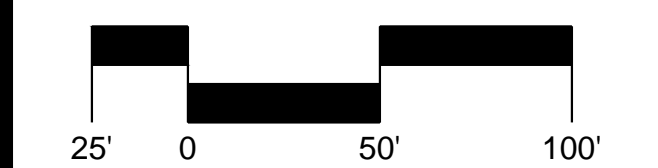
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Drawn by: V. Blount
 Reviewed by: TN

2100 Carlisle
 Site Redevelopment
 2100 Carlisle
 Albuquerque, New Mexico



Scale: 1" = 50'



Sheet Title:
Landscape Plan

Sheet Number:

LP-01

