

EXISTING SITE SETBACK PER EDGE BUFFERING 5-6(E)(1)(b) IN THE IDO THE REQUIRED BUFFERING IS NOT REQUIRED.

OPTIONAL 6" MOW CURB BETWEEN SOD AREA AND GRAVEL AREAS.

EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

SITE DATA

GROSS LOT AREA (4.03 ACRES)	149,871 SF
LESS BUILDING(S)	40,920 SF
NET LOT AREA	108,951 SF

REQUIRED LANDSCAPE	16,342 SF
15% OF NET LOT AREA	16,342 SF
PROPOSED LANDSCAPE	81,128 SF
PROPOSED OFFSITE LANDSCAPE	0 SF
TOTAL PROPOSED LANDSCAPE	81,128 SF
PERCENT OF NET LOT AREA	72 %

REQUIRED STREET TREES	14
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	14
REQUIRED PARKING LOT TREES	5
PROVIDED AT 1 PER 10 SPACES (48 SPACES/10)	5
REQUIRED DWELLING UNIT TREE	30
PROVIDED AT 1 PER DWELLING UNIT(30 UNITS)	30
TOTAL REQUIRED TREES:	49
TOTAL PROVIDED TREES**:	68
(does not include 10 existing trees to remain)	

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	12,256 SF MIN.
(16,342 SF PROPOSED LANDSCAPE X 75%)	
PROVIDED GROUND COVER COVERAGE	8,155 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	65%
PARKING LOT COVERAGE (10% OF 8,605SF)	861 SF
PARKING LOT COVERAGE PROVIDED	3,161SF/36%
PROVIDED NATIVE SEED GROUND COVER	58,856 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	351%
TOTAL PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	416%

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

LEGAL DESCRIPTION:

LOT 27A2 SUBDIVISION- TAYLOR RANCH. IDO-ZONE MX-L

GENERAL NOTES:

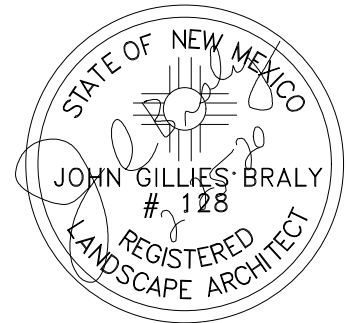
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, 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. 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.
3. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
4. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
5. BROWN STEEL EDGING IS TO BE PLACED BETWEEN ALL AREAS OF GRAVEL AND NATIVE SEEDING. BETWEEN AREAS OF GRAVEL AND SOD, OPTIONAL 6" MOW CURB OR GREEN STEEL EDGING IS TO BE PLACED.

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.
4. USE SIX 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. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



Date: 2/25/2020

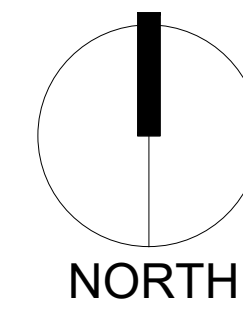
Revisions:

- ▲ 2.26.20
- ▲ 2.27.20
- ▲ 07.23.20
- ▲ 08.19.20
- ▲ 09.14.20

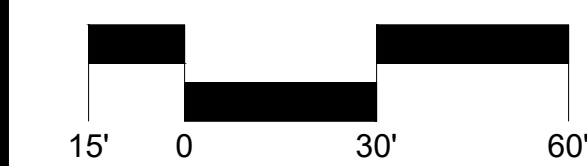
Drawn by: VBlount

Reviewed by: JB

Saranam Site
Landscape
 Montano Rd & Taylor Ranch Rd NW
 Albuquerque, New Mexico



Scale: 1" = 30'



Sheet Title:
Landscape
Plan

Sheet Number:

LP-01