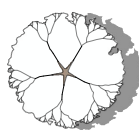
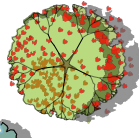
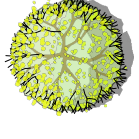

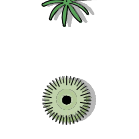

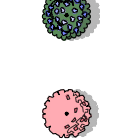


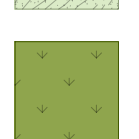



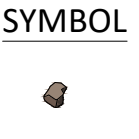

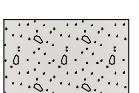
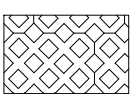
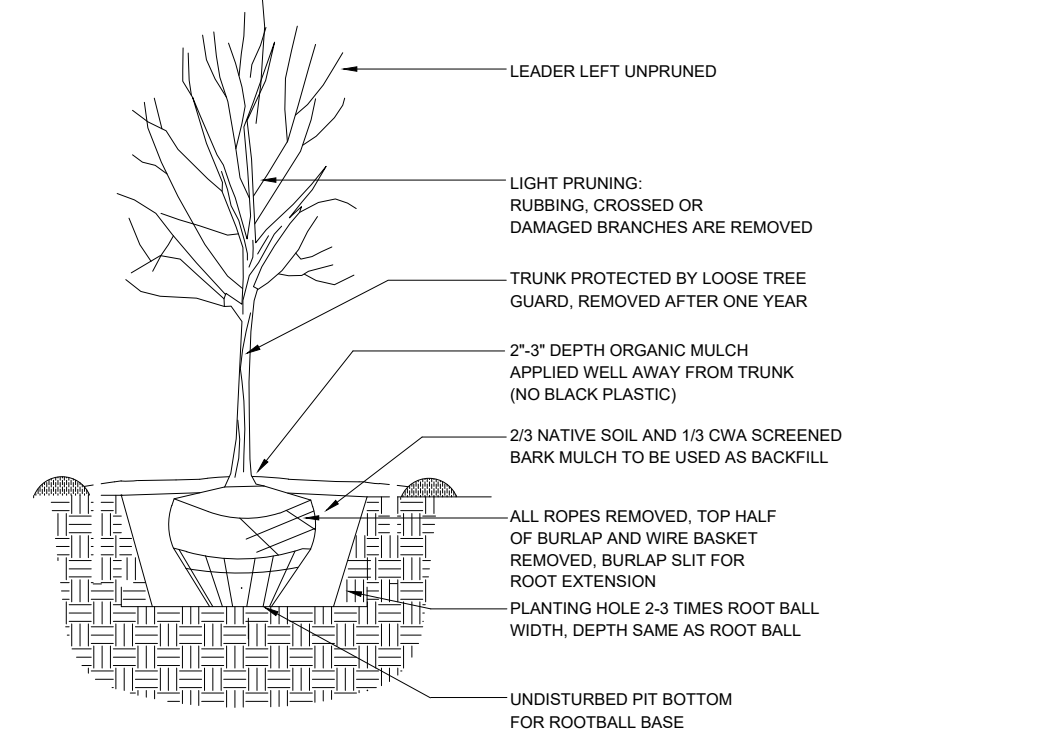


PLANT SCHEDULE BASE 20.07.23

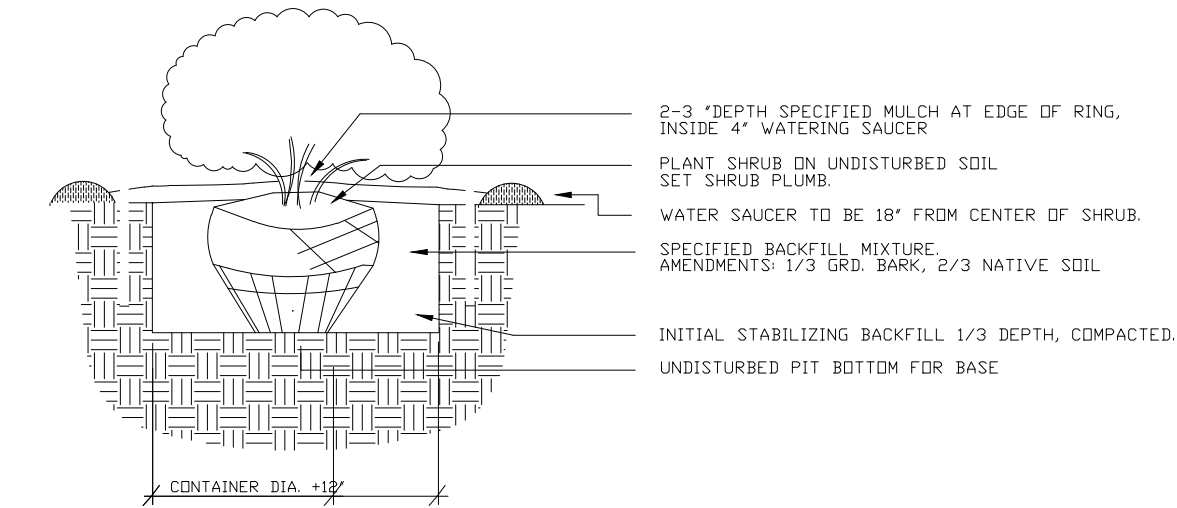
TREES	QTY	BOTANICAL / COMMON NAME	SIZE		
	3	EXISTING TREE	VARIABLES		
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE		
	16	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B		
	24	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B		
	14	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" B&B		
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE		
	21	PINUS LEUCODERMIS / BOSNIAN PINE	6'-8" B&B		
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.
	28	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	LOW+	20
	25	NOLINA MICROCARPA / BEARGRASS	5 GAL	RW	30
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.
	118	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	MEDIUM	10
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.
	32	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL	LOW+	15
	58	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	LOW+	30
	19	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL	LOW+	15
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.
	42	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	MEDIUM	20
SOD/SEED	QTY	BOTANICAL / COMMON NAME	TYPE		SPACING
	58,856 SF	NATIVE GRASS SEED MIX -NATIVE WONDER / NON IRRIGATED- 4LBS/1000SF	AREA		
	4,786 SF	SOD- PARK BLEND / IRRIGATED- 1804 POP UP PRS SPRAY	AREA		

REFERENCE NOTES SCHEDULE BASE 20.07.23

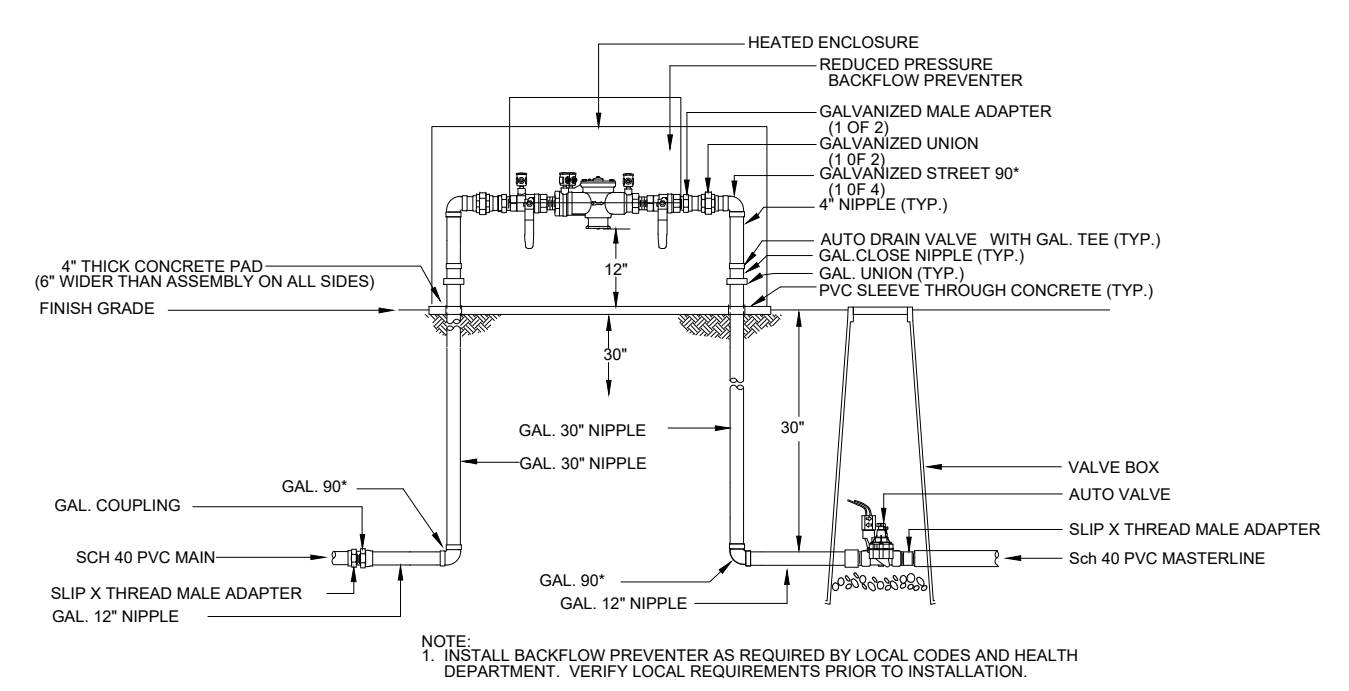
SYMBOL	DESCRIPTION	QTY	DETAIL
	Medium Boulder	32	
	3/4" Grey Crushed Gravel 2" Depth over Filter Fabric	17,486 sf	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	Belgard Hardscapes Turfstone Modified Running Bond	7,022 sf	



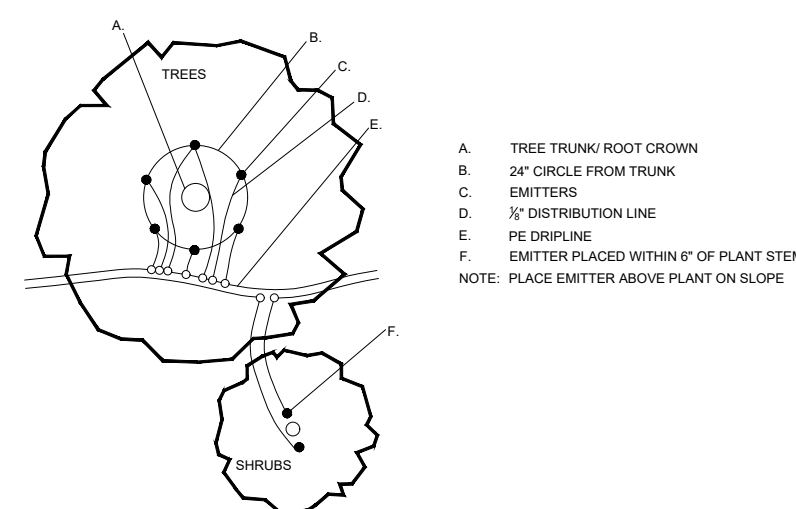
1 TREE PLANTING DETAIL N.T.S.



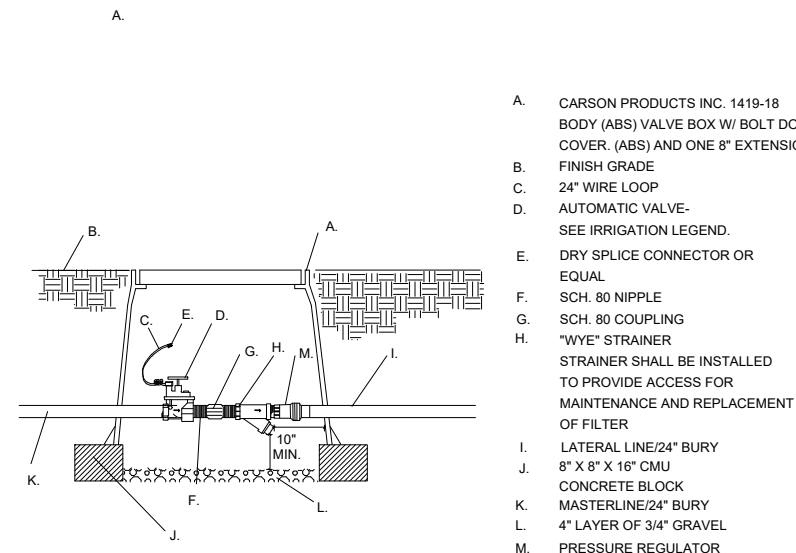
2 SHRUB PLANTING DETAIL N.T.S.



1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



2 EMITTER PLACEMENT DETAIL N.T.S.



3 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.

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 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 PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	14
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (45 SPACES/10)	5
REQUIRED DWELLING UNIT TREE PROVIDED AT 1 PER DWELLING UNIT(30 UNITS)	30
TOTAL PROVIDED TREES**:	66
TOTAL REQUIRED TREES:	49
** (does not include 10 existing trees to remain)**	68

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (16,342 SF PROPOSED LANDSCAPE X 75%)	12,256 SF MIN.
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 PERCENT GROUND COVER COVERAGE	58,856 SF
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

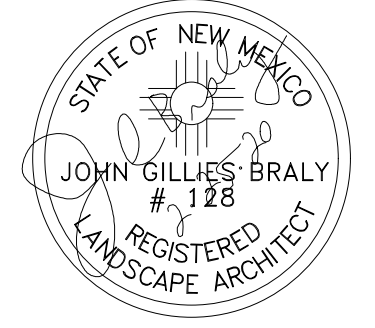
- GENERAL NOTES:  
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.  
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.  
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET 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 COVERAGE, 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.

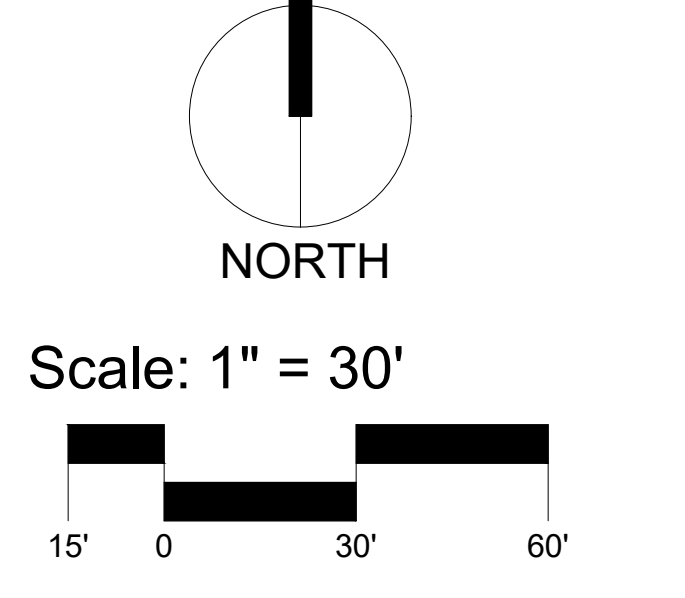


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▲ 7.23.20  
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Drawn by: VBlount  
Reviewed by: JB

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



Sheet Title:  
**Landscape Plan**  
Sheet Number:  
**LP-02**