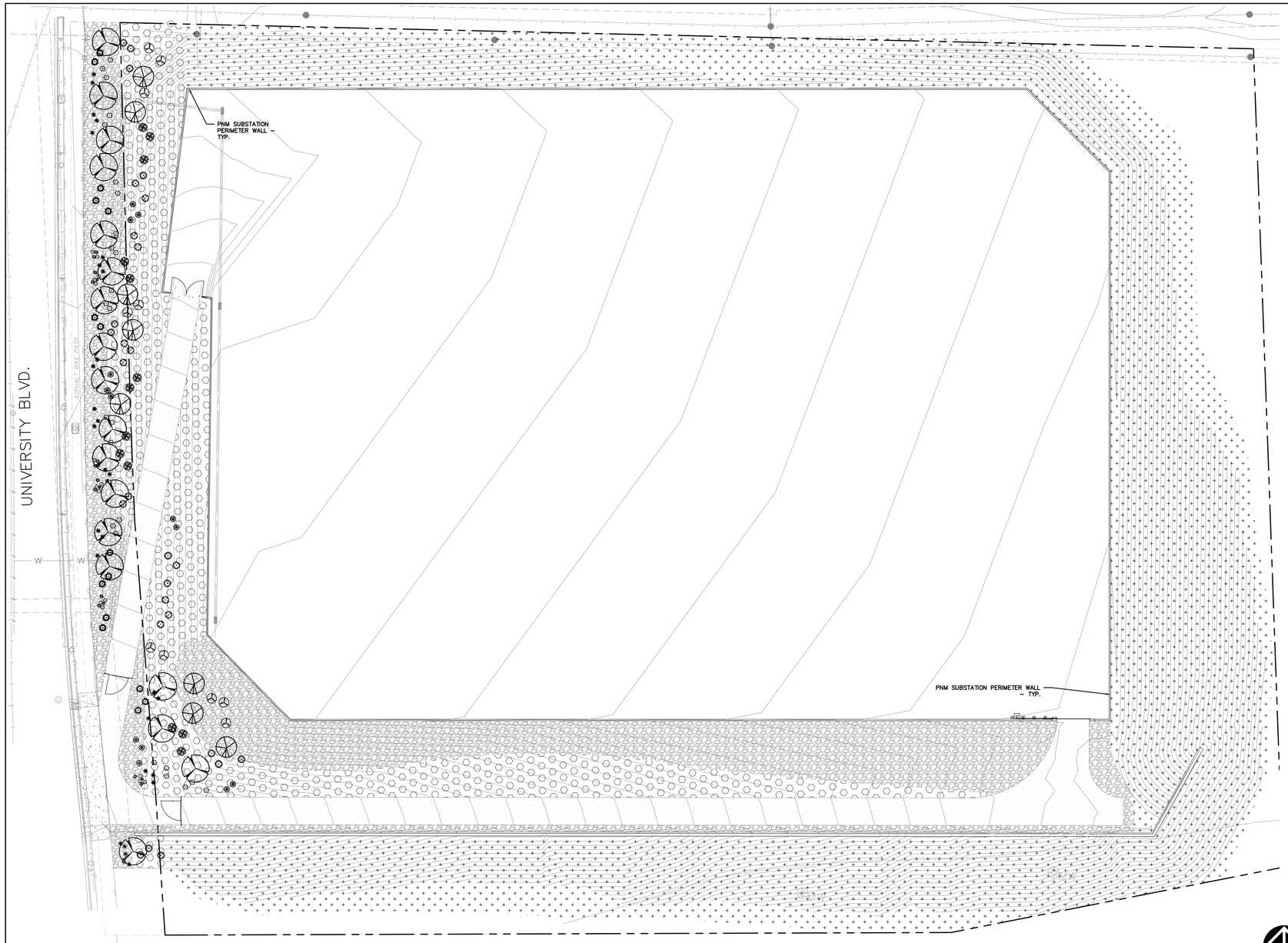

A PLANTING PLAN

SCALE: 1"=40'-0"

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY
TREES			
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	8
DW	DESERT WILLOW	CHILOPSIS LINEARIS	18

PLANT LEGEND (CONTINUED)

SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS			QTY
FWS	FOURWING SALTBUSH	ARTIPLEX CANSCENS	10
CHAM	CHAMISA	CHYSOTHAMUS NASEOSUS 'BLUE'	11
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	25
TLS	THREE-LEAF SUMAC	RHUS TRILOBATA	13
KFG	KARL FOERSTER GRASS	CALAMAGROSTIS A. 'KARL FOERSTER'	16
BJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	15
APL	APACHE PLUME	FALLUGIA PARADOXA	16
RED	RED YUCCA	HESPERALOE PARVIFLORA	30
BG	BEAR GRASS	NOLINA TEXANA	13

HATCH LEGEND

- 6"–8" SUBANGULAR TAN ROCK MULCH
- 6"–8" SUBANGULAR GRAY ROCK MULCH
- REVEGETATION SEEDING WITH AGGREGATE MULCH PER COA STANDARD SPECIFICATION SECTION 1012, MISCELLANEOUS SEEDING
- ACCENT BOULDER

0 40' 80'

NORTH

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:

1. PNM WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE PROPOSED SUBSTATION FACILITY.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:

1. NO SPRAY IRRIGATION IS PROPOSED
2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE OFFICIAL ALBUQUERQUE PLANT PALETTE AND SIZING LIST.
3. THIS PLAN HAS NO TURF OR HIGH WATER USE LANDSCAPING.
4. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW FLOW BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS–CONTAMINATION.

COMPLIANCE WITH GENERAL LANDSCAPING STANDARDS (PER 14–16–5–6 OF THE COA INTEGRATED DEVELOPMENT ORDINANCE):

1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPING TO PROVIDE SCREENING OF THE SUBSTATION FACILITY AND CREATE A VISUALLY ATTRACTIVE STREETSCAPE THAT PROVIDES SHADE AND OTHER ENVIRONMENTAL BENEFITS AS WELL AS IMPROVE THE OVERALL AESTHETIC APPEARANCE OF THE INDUSTRIAL DEVELOPMENT IN THE AREA.
2. GROUNDCOVER MULCH SHALL COMPRISE A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS COMPOSTED BARK, PECAN SHELLS, ETC.
3. REFERENCE CITY OF ALBUQUERQUE STANDARD DETAILS FOR TREE AND SHRUB PLANTING.

ALTERNATIVE LANDSCAPING IS BEING PROPOSED IN ACCORDANCE WITH 14–16–5–6(C)(16) AND MEETING THE FOLLOWING CRITERIA:

(a) PROPOSED LANDSCAPING IS CONSISTENT WITH THE PURPOSES OF SECTION 14–16–5–6.
(b) PROPOSED LANDSCAPING DOES NOT INCLUDE INVASIVE VEGETATION INCLUDED IN THE CITY LIST OF PROHIBITED OR INVASIVE SPECIES OR LISTED AS NOXIOUS WEEDS IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
(c) PROPOSED LANDSCAPING DOES NOT INCLUDE A REDUCTION OF TREE PLANTING REQUIREMENTS.
(d) PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR BUFFERING OF ADJACENT PROPERTIES FROM ANTICIPATED IMPACTS OF THE PROPOSED DEVELOPMENT.
(e) PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR VISUAL APPEARANCE OF THE PROPERTY WHEN VIEWED FROM THE STREET.
(f) PROPOSED LANDSCAPING PROVIDES EQUAL OR SUPERIOR CARBON DIOXIDE ABSORPTION AND HEAT ISLAND REDUCTIONS.

DUE TO THE SECURE AND SENSITIVE NATURE OF THE FACILITY, AN OPEN BUFFER OF 15' FROM THE EDGE OF THE WALLS TO THE NEAREST TREE OR SHRUB IS REQUIRED. IN ADDITION, IT IS IMPORTANT TO MAINTAIN VISIBILITY OF THE PERIMETER OF THE SUBSTATION TO ENSURE SECURITY OF THE FACILITY.

LANDSCAPE CALCULATIONS:

- TOTAL LOT AREA: 550,260 SF
  LESS TOTAL SUBSTATION FACILITY AREA: 299,345 SF
  LESS R.O.W. LANDSCAPING: 14,956 SF
  NET LOT AREA: 235,959 SF
- REQUIRED MINIMUM LANDSCAPE AREA (15% OF NET LOT AREA) – [5–6(C)(2)]:
  35,394 SF
  PROVIDED LANDSCAPE AREA:
  165,171 SF (70% OF NET LOT AREA)
- REQUIRED VEGETATIVE COVERAGE (75% OF REQUIRED LANDSCAPE AREA) – [5–6(C)(2)(C)]:
  26,545 SF
  PROVIDED VEGETATIVE COVERAGE:
  32,400 SF (122% OF REQUIRED TOTAL COVERAGE)
- REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF TOTAL VEGETATIVE COVERAGE) – [5–6(C)(2)(C)].
  6,636 SF
  PROVIDED GROUND LEVEL VEGETATIVE COVERAGE:
  22,146 (334% OF REQUIRED TOTAL COVERAGE)
- REQUIRED STREET TREES – [5–6(D)(1)]:
  15 (530 LF ALONG UNIVERSITY BLVD, TREES AVERAGE 35' O.C.)
  PROVIDED STREET TREES:
  15 TREES ALONG UNIVERSITY BLVD

PLANTING NOTES

A. A 5' (MINIMUM) CLEARANCE SHALL BE PROVIDED BETWEEN THE EDGE OF THE ASPHALT BIKE PATH AND ANY PLANT MATERIAL.
B. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURD FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

AS-BUILT INFORMATION
CONTRACTOR: DATE:
WORK STAKED BY: DATE:
INSPECTOR'S ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS ORDERED BY: DATE:
MICRO-FILM INFORMATION
REORDERED BY: DATE:

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY "19-K11"
LOCATED AT THE INTERSECTION OF SUNSET GARDENS AND VISTA DEL CAMINO SW.
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE TOP OF THE WSW CURB RETURN OF THE INTERSECTION, STAMPED "ACS BM 19-K11" ELEV.: 5015.203 NAVD88
NORTH: 1482566.625 USFT
EAST: 1506372.75 USFT

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S STAMP
STATE OF NEW MEXICO
BRIAN J. VERARDO
NO. 309
REGISTERED LANDSCAPE ARCHITECT
11/20/2022

REVISIONS

NO	REMARKS	BY	DATE

PROJECT NUMBER: 678890
DRAWN BY: JSP Author
CHKD BY: BV Checker
DATE: 12/03/2021 Date

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CITY OF ALBUQUERQUE

SAGEBRUSH SUBSTATION CONCEPTUAL

PLANTING PLAN

Design Review Commitee	City Engineer Approval	Last Design Update	MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet No.
	A-12	LP101 - XX