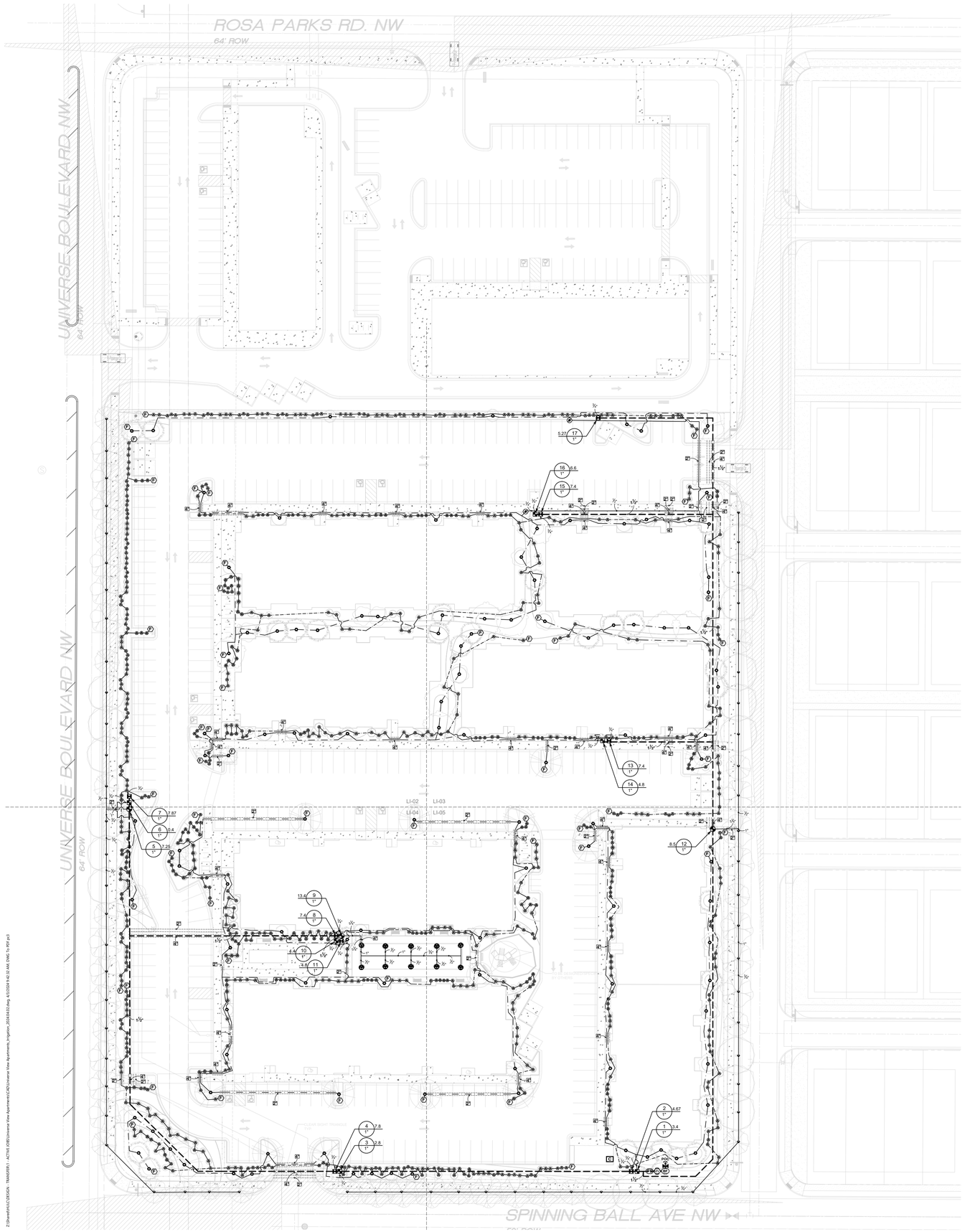

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF. MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	CONTROL VALVE RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONTROLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
MV	FLOW SENSOR CREATIVE SENSOR TECHNOLOGY FSI-T10-001 1IN. PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86 GPM - 52 GPM.
POC	POINT OF CONNECTION 1 1/2"
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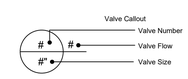

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4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
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6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
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850
REGISTERED LANDSCAPE ARCHITECT
4/4/24

Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

Universe View Apartment

Albuquerque, New Mexico

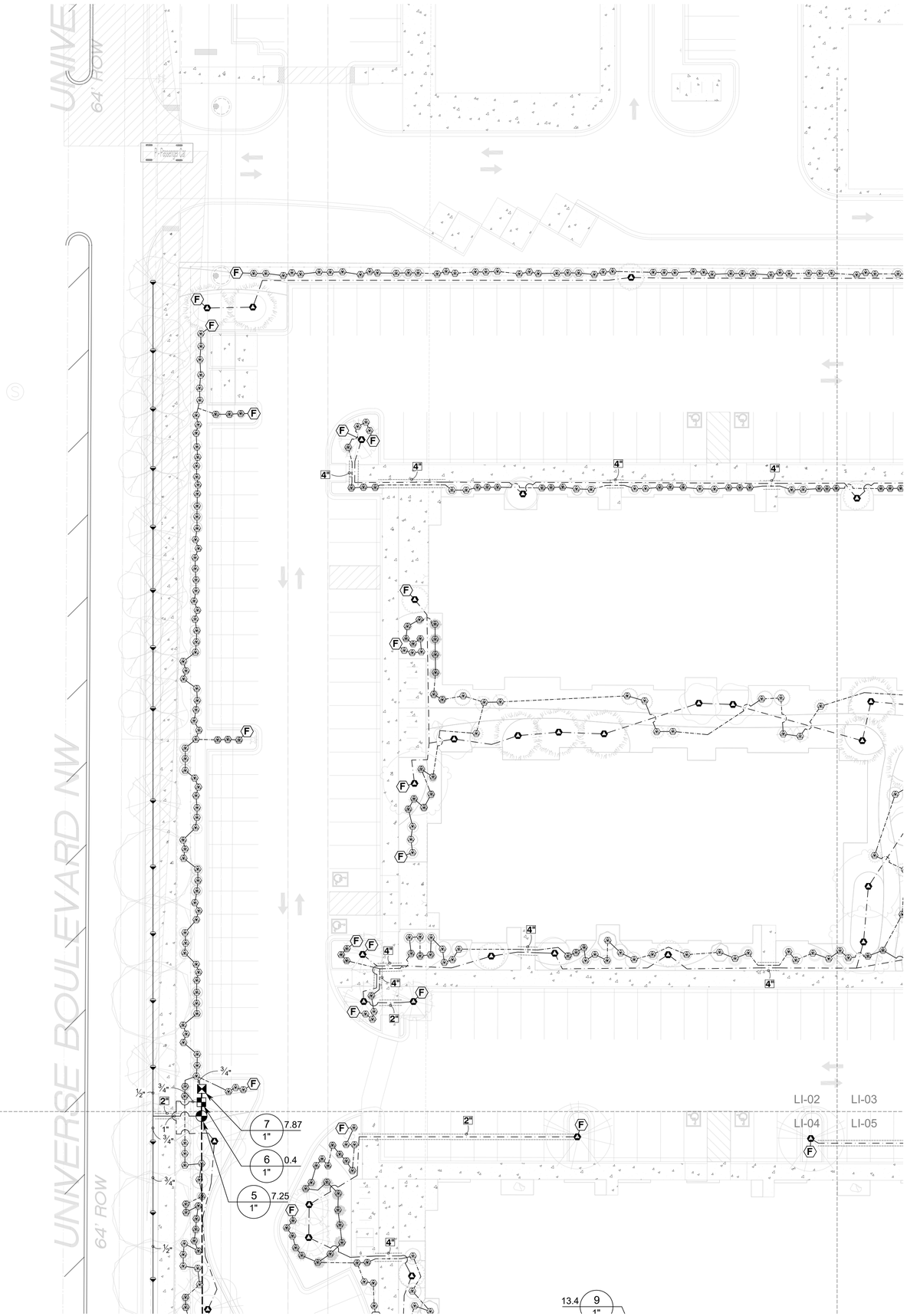
NORTH

Scale: 1" = 40'

20 0 40 80

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01



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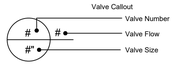

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REGISTERED LANDSCAPE ARCHITECT
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Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

Universe View Apartment

Albuquerque, New Mexico

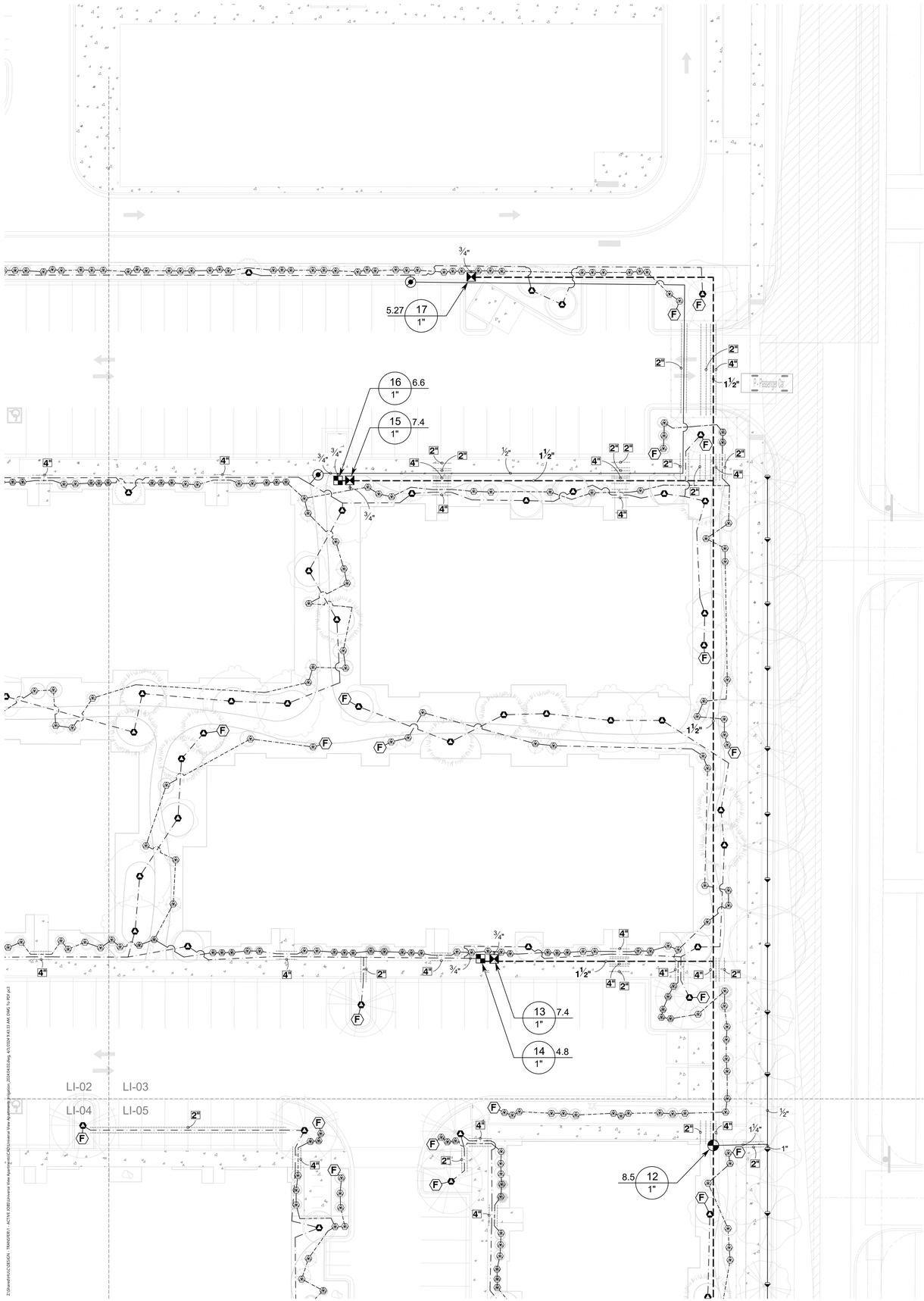
NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-02



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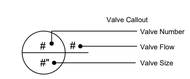

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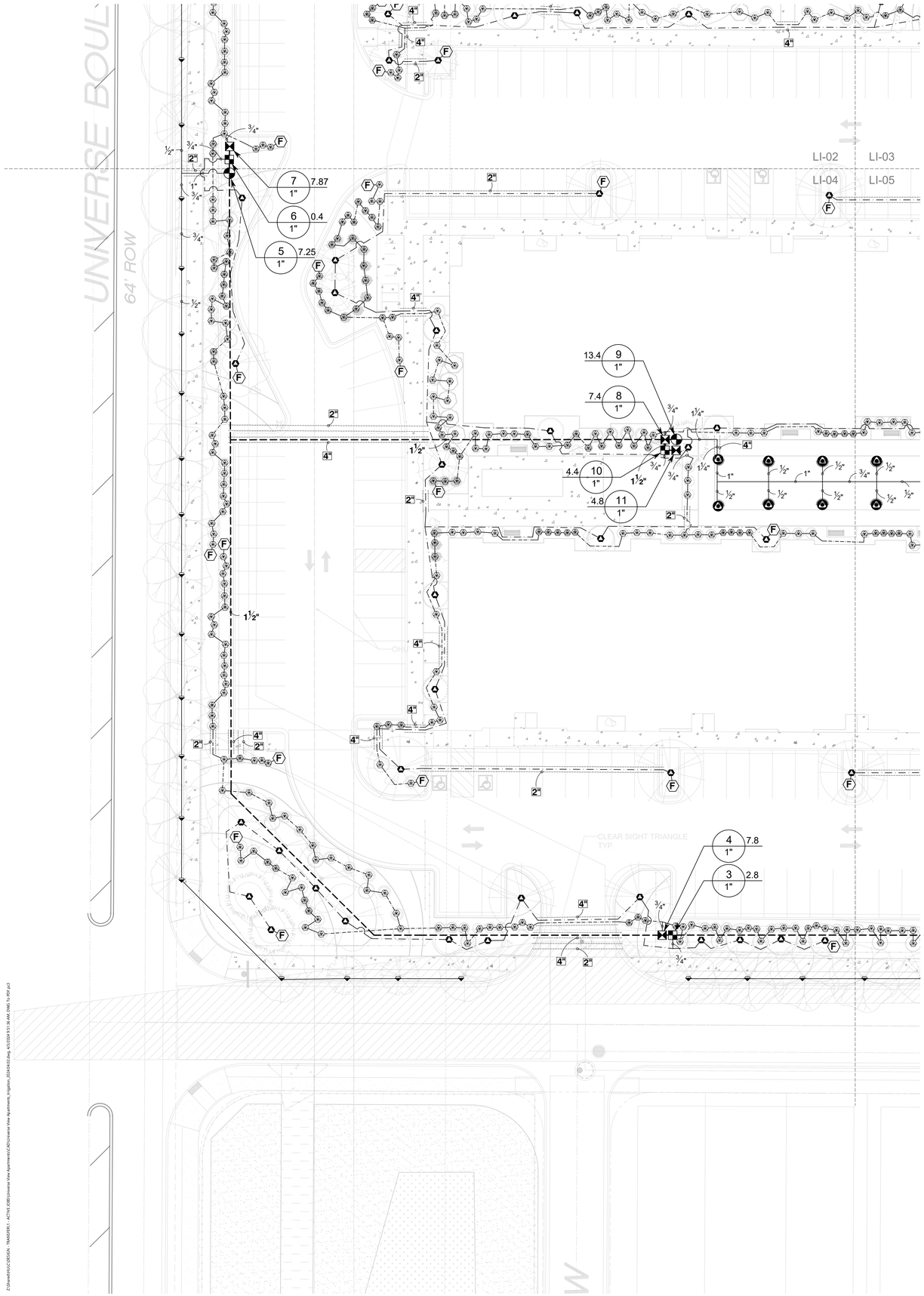

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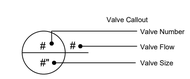
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONTROLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
MV	FLOW SENSOR CREATIVE SENSOR TECHNOLOGY FSI-T10-001 1IN. PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86 GPM - 52 GPM.
POC	POINT OF CONNECTION 1 1/2"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21



IRRIGATION NOTES

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2. IF ANY ERRORS OR DISCREPANCIES APPEAR ON THE PLAN, THEY MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS.
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13. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
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STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
4/4/24

Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

Universe View Apartment

Albuquerque, New Mexico

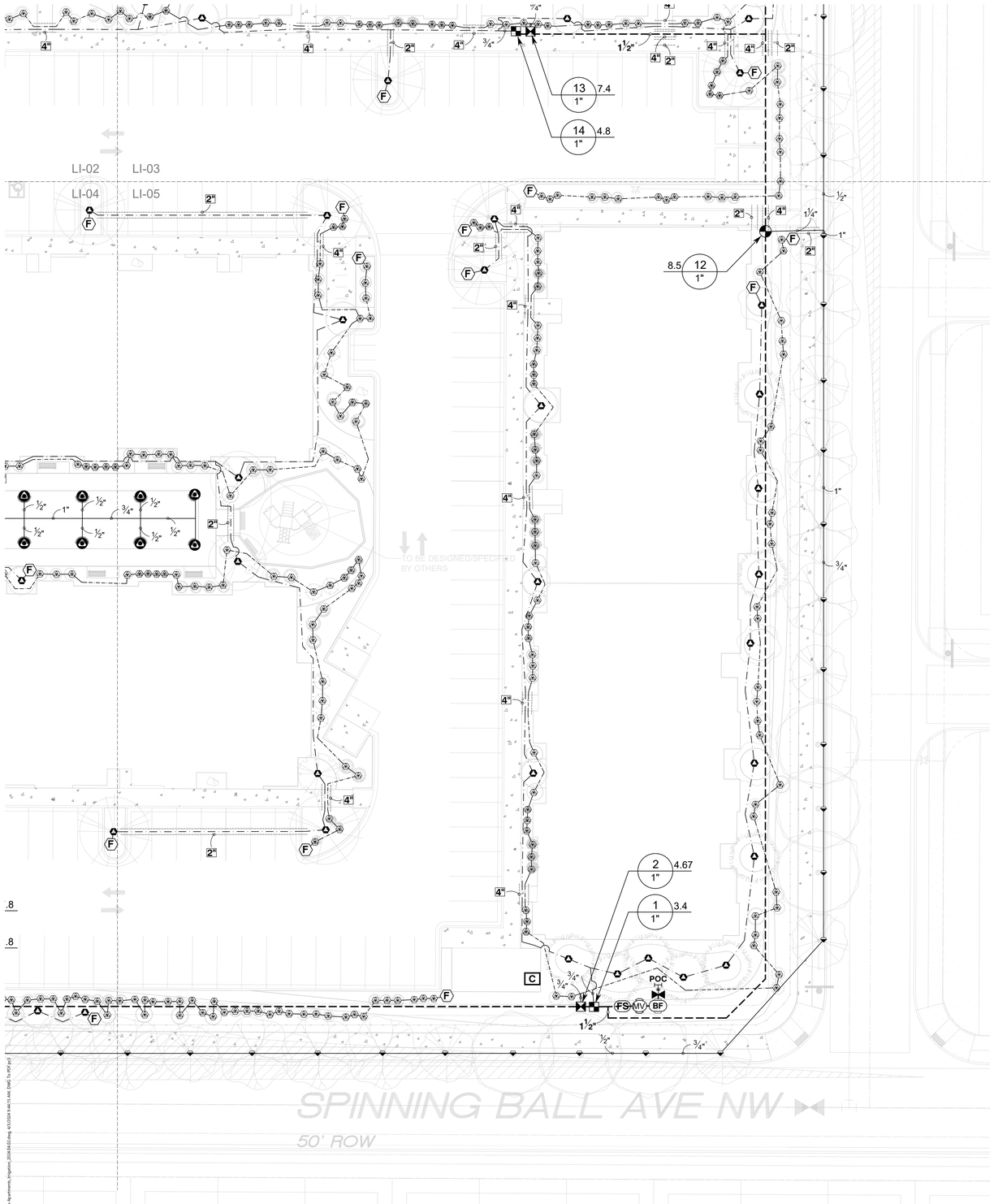
NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-04



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
24 ADJ 24 F	RAIN BIRD R-VAN24 - TURF ROTARY 1804-SAM-P45, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF. MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS

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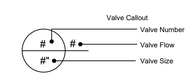
	PIPE SLEEVE: PVC CLASS 200 SDR 21



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REGISTERED LANDSCAPE ARCHITECT
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Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

Universe View Apartment
Albuquerque, New Mexico

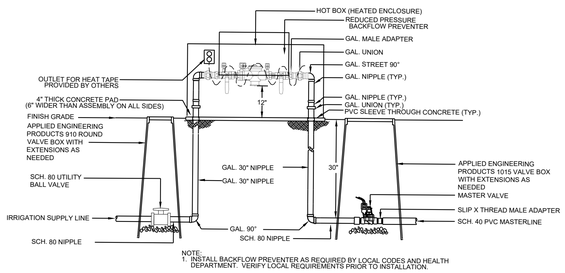
NORTH

Scale: 1" = 20'

10 0 20 40

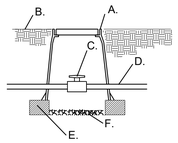
Sheet Title:
Irrigation Plan

Sheet Number:
LI-05



1 RP BACKFLOW/MASTER VALVE DETAIL

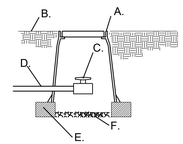
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 MAINLINE ISOLATION VALVE DETAIL

N.T.S.



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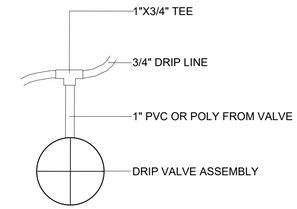
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

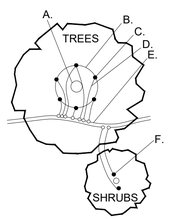
3 MANUAL DRAIN VALVE DETAIL

N.T.S.



4 DRIP VALVE DETAIL

N.T.S.

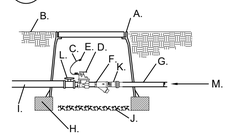


A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/4" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM

NOTE: INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

5 EMITTER PLACEMENT DETAIL

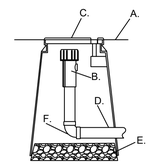
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
G. LATERAL LINE/24" BURY
H. 8" X 8" X 16" CMU CONCRETE BLOCK
I. MASTERLINE/24" BURY
J. 4" LAYER OF 3/4" GRAVEL
K. PRESSURE REGULATOR
L. SCH. 80 TRUE UNION BALL VALVE
M. SCH. 40 PVC LATERAL LINE

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR

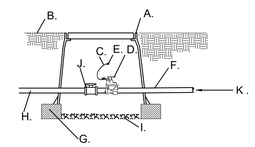
N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° FITTING

7 END FLUSH CAP

N.T.S.



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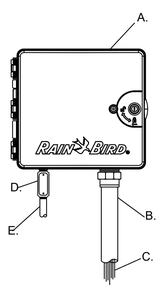
8 AUTOMATIC VALVE

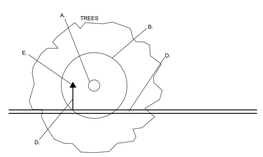
N.T.S.



A. CONTROLLER (see plan for model)
B. 2" PVC SCH. 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH. 40 CONDUIT AND FITTINGS TO POWER SUPPLY

9 WALL MOUNTED AUTOMATIC CONTROLLER

N.T.S.

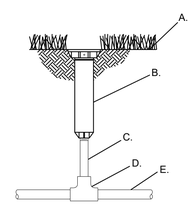


A. TREE TRUNK/ ROOT CROWN
B. 36" DIA BERM AROUND TREE
C. 24" DIA BERM AROUND SHRUB
D. PVC LATERAL PIPE (SIZE VARIES)
E. BUBBLER PLACED 6" INSIDE BERM

NOTE: INSTALL BUBBLER(S) ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

10 BUBBLER PLACEMENT DETAIL

N.T.S.



A. FINISH GRADE
B. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804-SAM-PRS BODY WITH RAINBIRD R-VAN NOZZLE
C. PVC SCH.40 NIPPLE
D. PVC SCH.40 TEE
E. PVC LATERAL LINE

11 ROTATOR SPRINKLER

N.T.S.

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STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
4/4/24

Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

Universe View Apartment

Albuquerque, New Mexico

NORTH

Scale:

0

Sheet Title:
Irrigation Plan

Sheet Number:
LI-06

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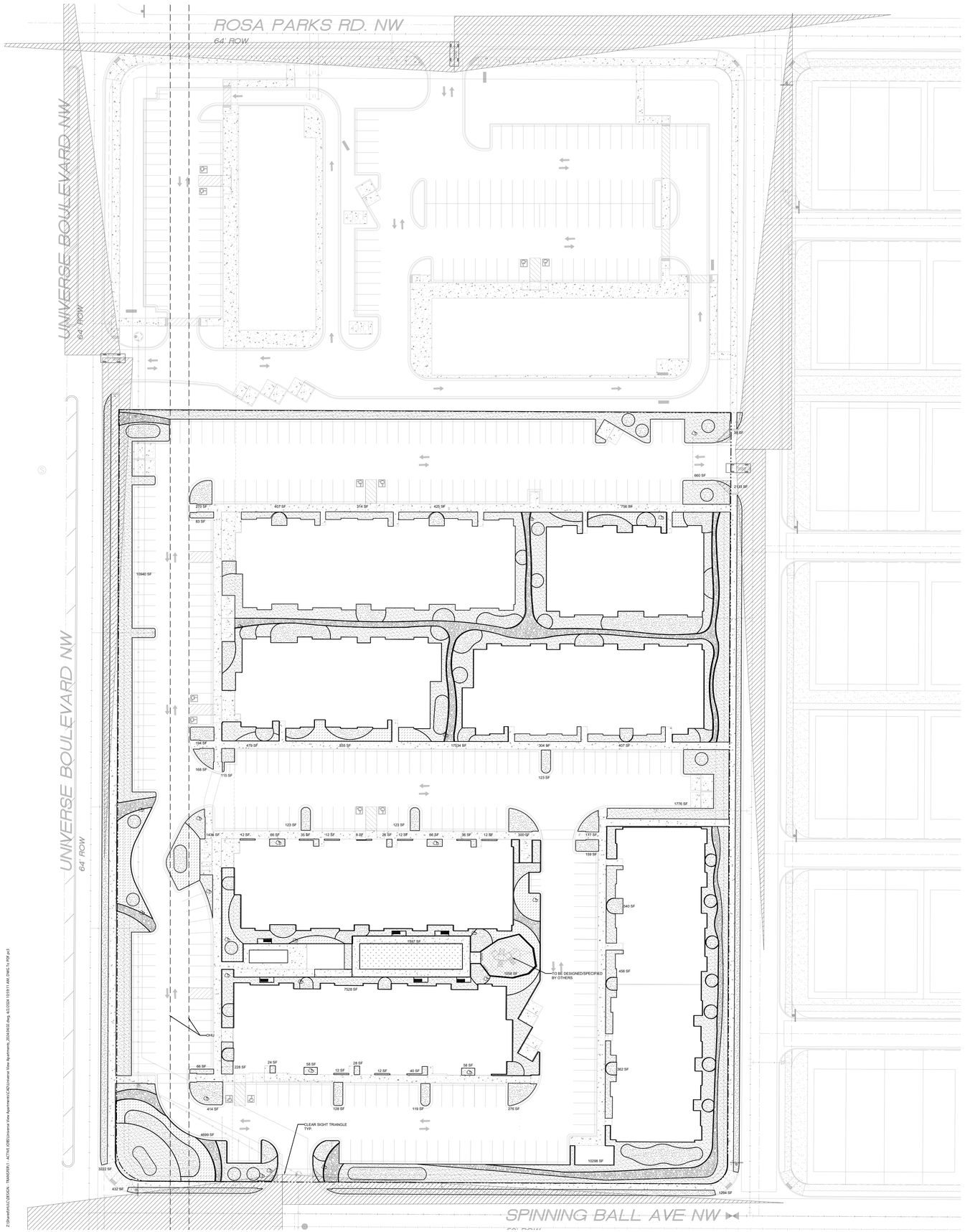

LANDSCAPE DATA

		ZONING DESIGNATION		
IDO UPC#	101006305745520820	MX-L		
	GROSS LOT AREA (SF)	285,999		
	BUILDING AREA (SF)	92,414		
	NET LOT AREA (SF)	193,585		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 25 % OF NET LOT AREA*	48,396	78,170	40%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	36,297	67,788	140%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	9,074	9,130	25%
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(B)(8) FOR DETAILS.				
PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	53,043	68%
* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.				
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	1555	
	STREET TREES	63	63	
* PER IDO 14-15-5-6(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	300	
	PARKING LOT AREA (SF)	-	88,228	
	LANDSCAPED AREA (10% OF PARKING LOT AREA)*	8,823	21,397	
	TREES (1 PER 10 PARKING SPACES)	30	30	
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
COOL SEASON GRASS		REQUIRED	PROVIDED	
	NO MORE THAN 10 % OF REQUIRED LANDSCAPE AREA	4840	1597	3%
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED	
	1 TREE PER GROUND FLOOR AND SECOND FLOOR DWELLING UNIT	175	175	
* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.				
TOTALS		REQUIRED	PROVIDED	
TREES		175	175	
** PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
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4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
7. PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
   1.MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
   2.ARE NOT HAZARDOUS.
   3.ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
   4.ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
   5.ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
8. PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
9. PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
10. PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
11. PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
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15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
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MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	24
	ANOVA L1441A 6FT. CONTOUR BENCH WITH STEEL SLAT SEAT, ARMRESTS AND CAST IRON PORTABLE/ SURFACE MOUNT LEGS	6

SYMBOL	DESCRIPTION
	MOUNTAINAIR SUNRISE GOLD 1" GRAVEL 3" DEPTH OVER FILTER FABRIC
	MOUNTAINAIR BLUSH 1" GRAVEL 3" DEPTH OVER FILTER FABRIC
	BARK MULCH 3" DEPTH
	BLUE SAIS 2-4" ANGULAR COBBLE 4" DEPTH OVER FILTER FABRIC
	SANDIA BLUEGRASS SOD
	CONCRETE 3500 PSI 4" DEPTH
	ENGINEERED WOOD FIBER PER FALL HEIGHT

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Universe View Apartment

Albuquerque, New Mexico

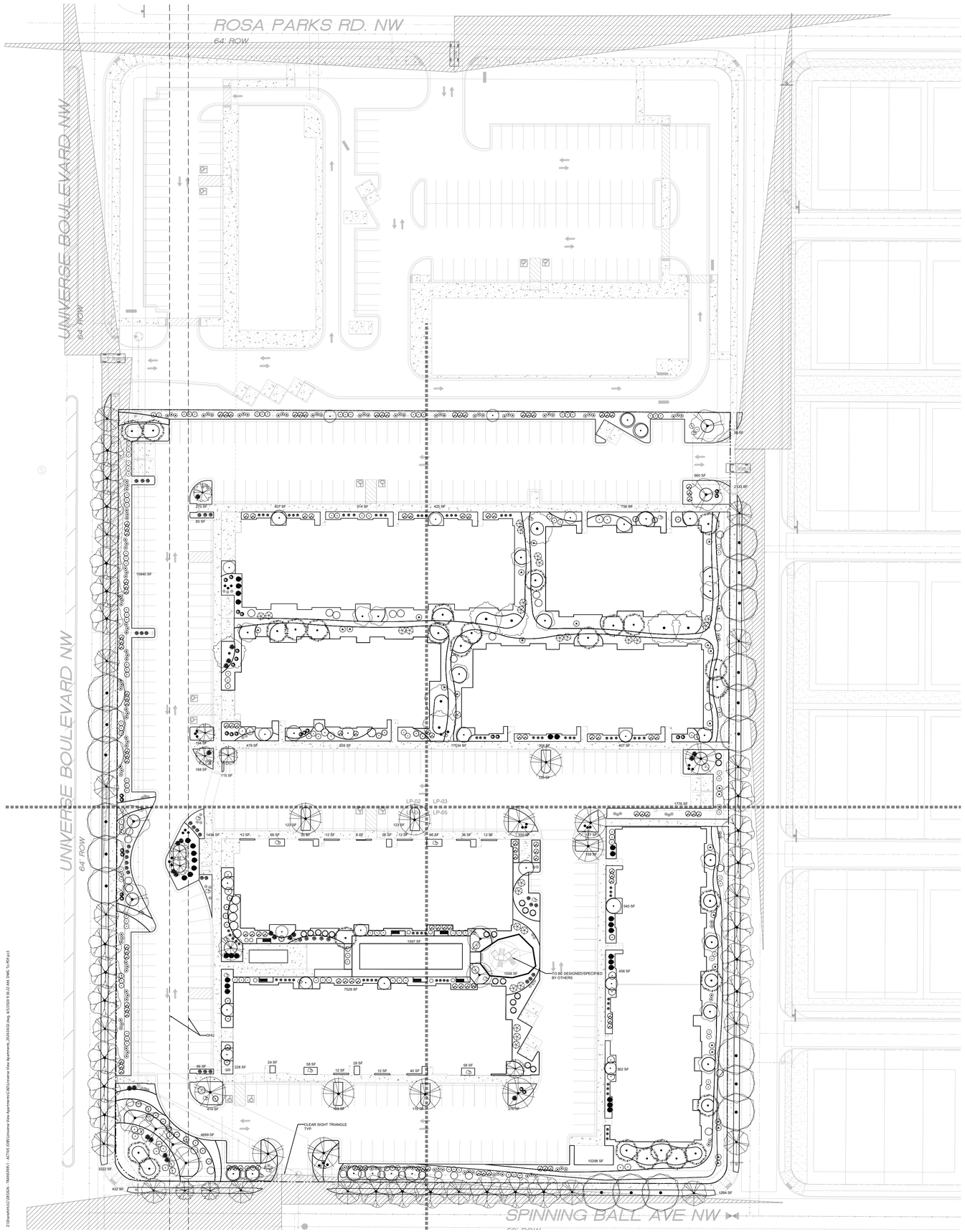
NORTH

Scale: 1" = 40'

20 0 40 80

Sheet Title:
Material Plan

Sheet Number:
LS-01



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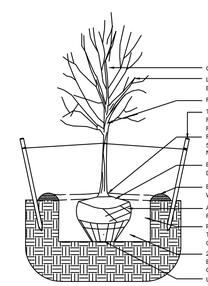
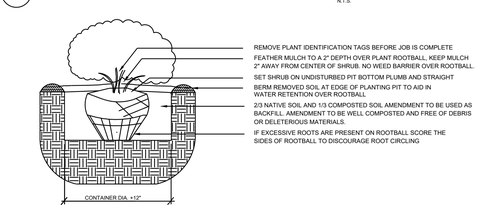


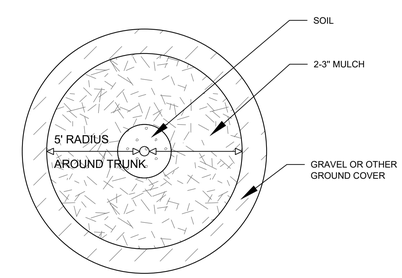
1 TREE PLANTING DETAIL

N.T.S.



2 SHRUB PLANTING DETAIL

N.T.S.



3 TREE DETAIL

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850
REGISTERED LANDSCAPE ARCHITECT
4/4/24

Date: 04/02/2024
Revisions:

Drawn by: PL
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Universe View Apartment

Albuquerque, New Mexico

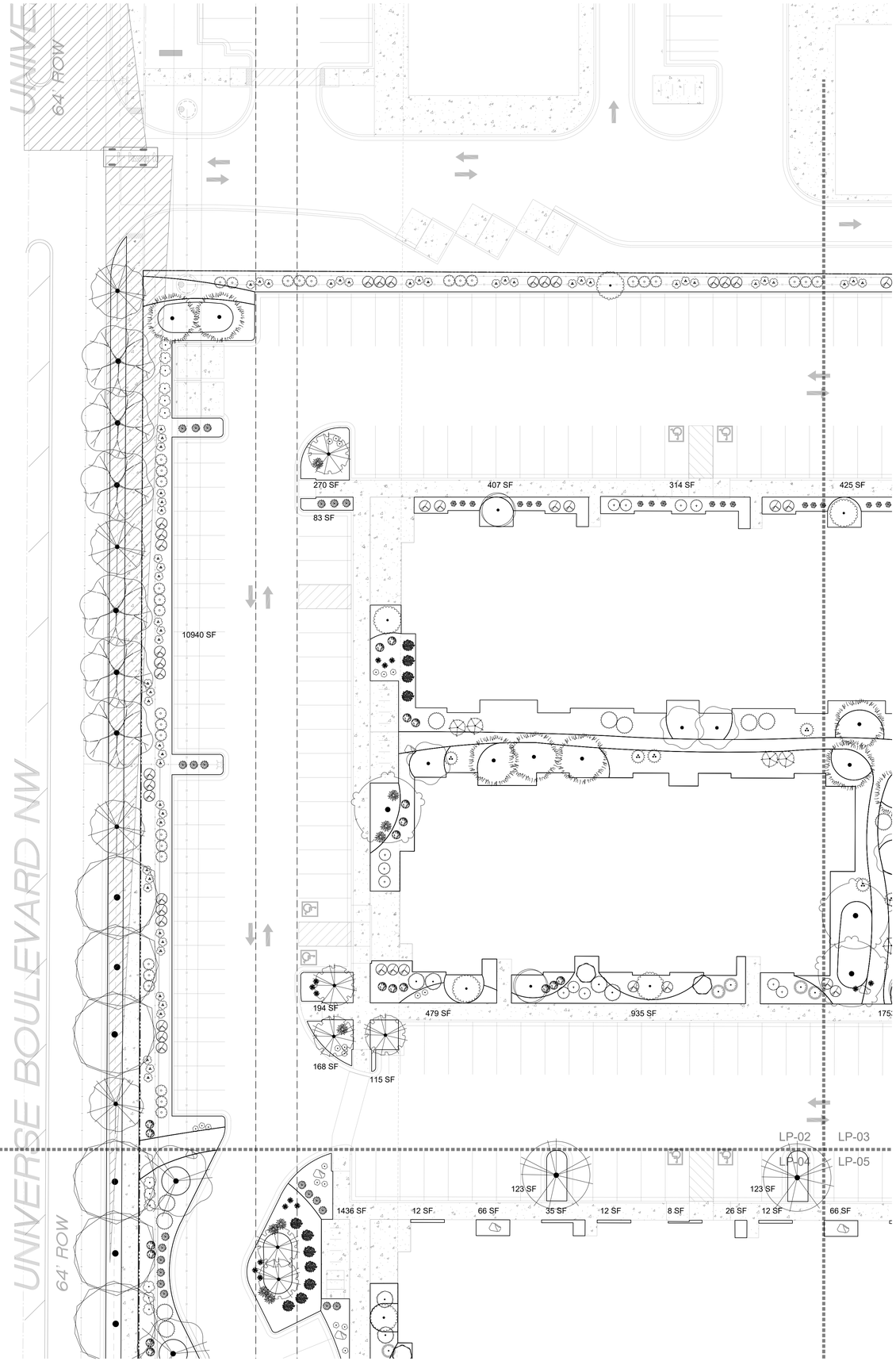
NORTH

Scale: 1" = 40'

20 0 40 80

Sheet Title:
Planting Plan

Sheet Number:
LP-01



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
DECIDUOUS TREE					
	18	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	40` X 30`	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20` X 25`	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20` X 15`	177
	12	FORESTIERA NEOMEXICANA NEW MEXICAN PRIVET	15 GAL	15` X 15`	177
	13	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1 1/2" B&B	25` X 25`	491
	2	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	30` X 20`	314
	8	PROSOPIS VELUTINA VELVET MESQUITE	25 GAL	20` X 25`	491
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" B&B	20` X 10`	79
	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50` X 15`	177
	24	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	35` X 25`	491
EVERGREEN TREE					
	27	PINUS ELDARICA AFGHAN PINE	6`	40` X 18`	254
	20	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	20` X 20`	314
DESERT ACCENT					
	121	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3` X 3`	7
	26	YUCCA BACCATA BANANA YUCCA	5 GAL	4` X 5`	20
PERENNIAL					
	26	ACHILLEA X `MOONSHINE` MOONSHINE YARROW	1 GAL	2` X 2`	3
	7	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` WHIRLING BUTTERFLIES GAURA	1 GAL	3` X 3`	7
	41	NEPETA X FAASSENII `SELECT BLUE` CATMINT	1 GAL	1` X 2`	3
ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL	3` X 3`	7
	70	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS	1 GAL	30" X 2`	3
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8. PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
9. PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
10. PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
11. PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
12. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
13. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
14. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
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17. PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
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20. PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

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STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
4/4/24

Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

Universe View Apartments
Albuquerque, New Mexico

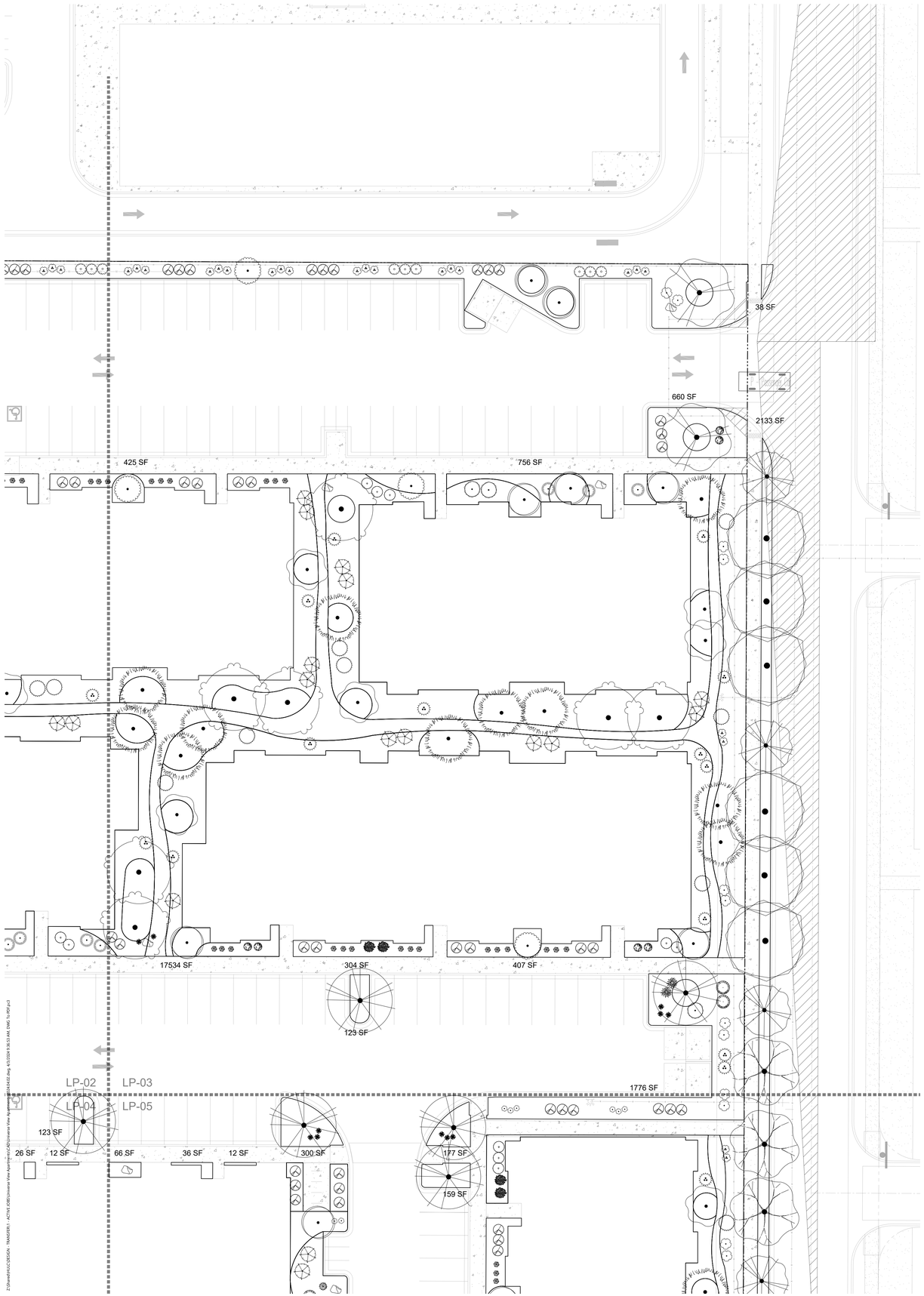
NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Planting Plan

Sheet Number:
LP-02



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Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

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Scale: 1" = 20'

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Sheet Title:
Planting Plan

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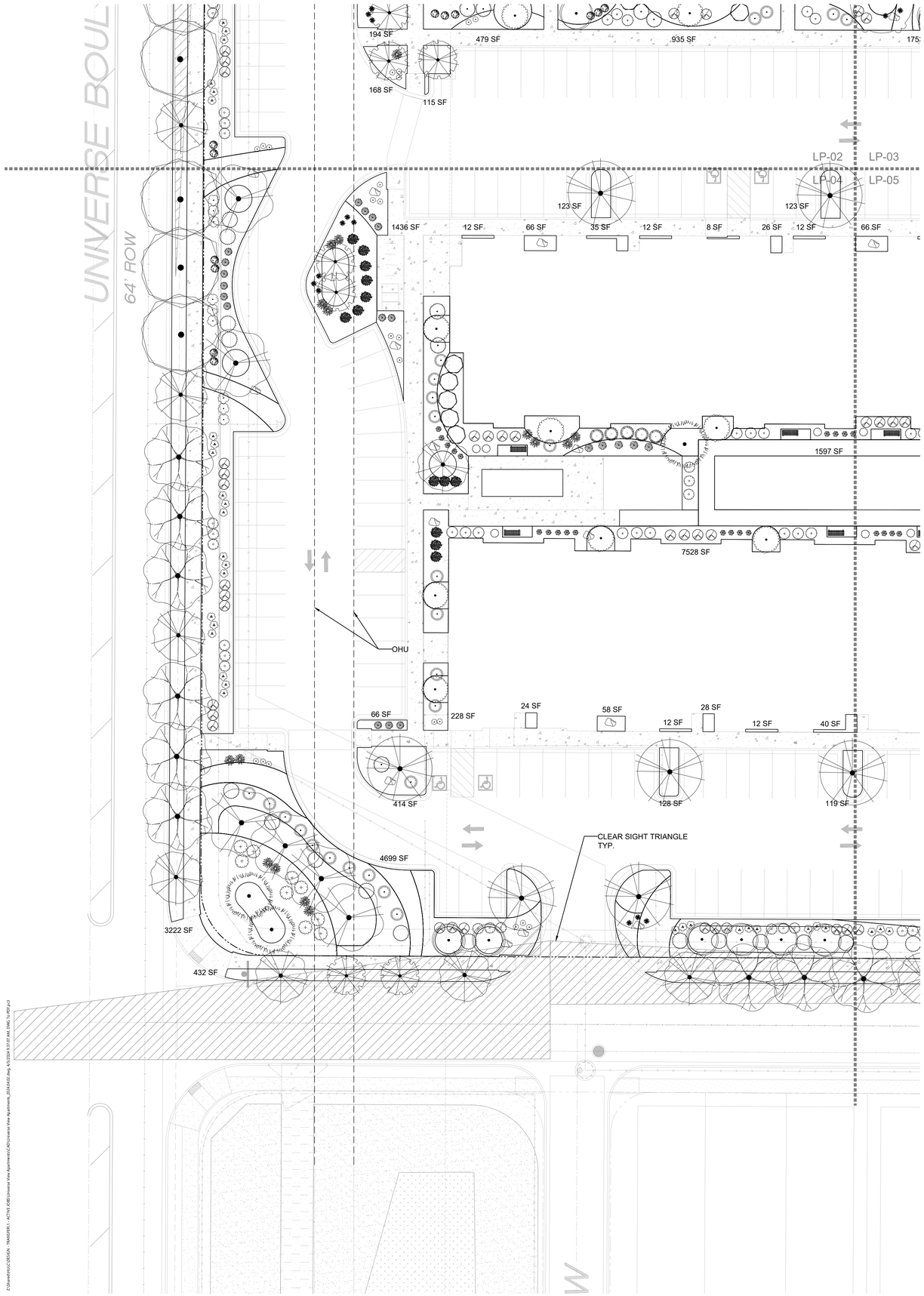
LP-03



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8. PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
9. PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
10. PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
11. PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
12. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
13. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
14. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
16. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
17. PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
18. PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
19. PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
20. PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

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STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
4/4/24

Date: 04/02/2024
Revisions:

Drawn by: PL
Reviewed by: CM

Universe View Apartments
Albuquerque, New Mexico

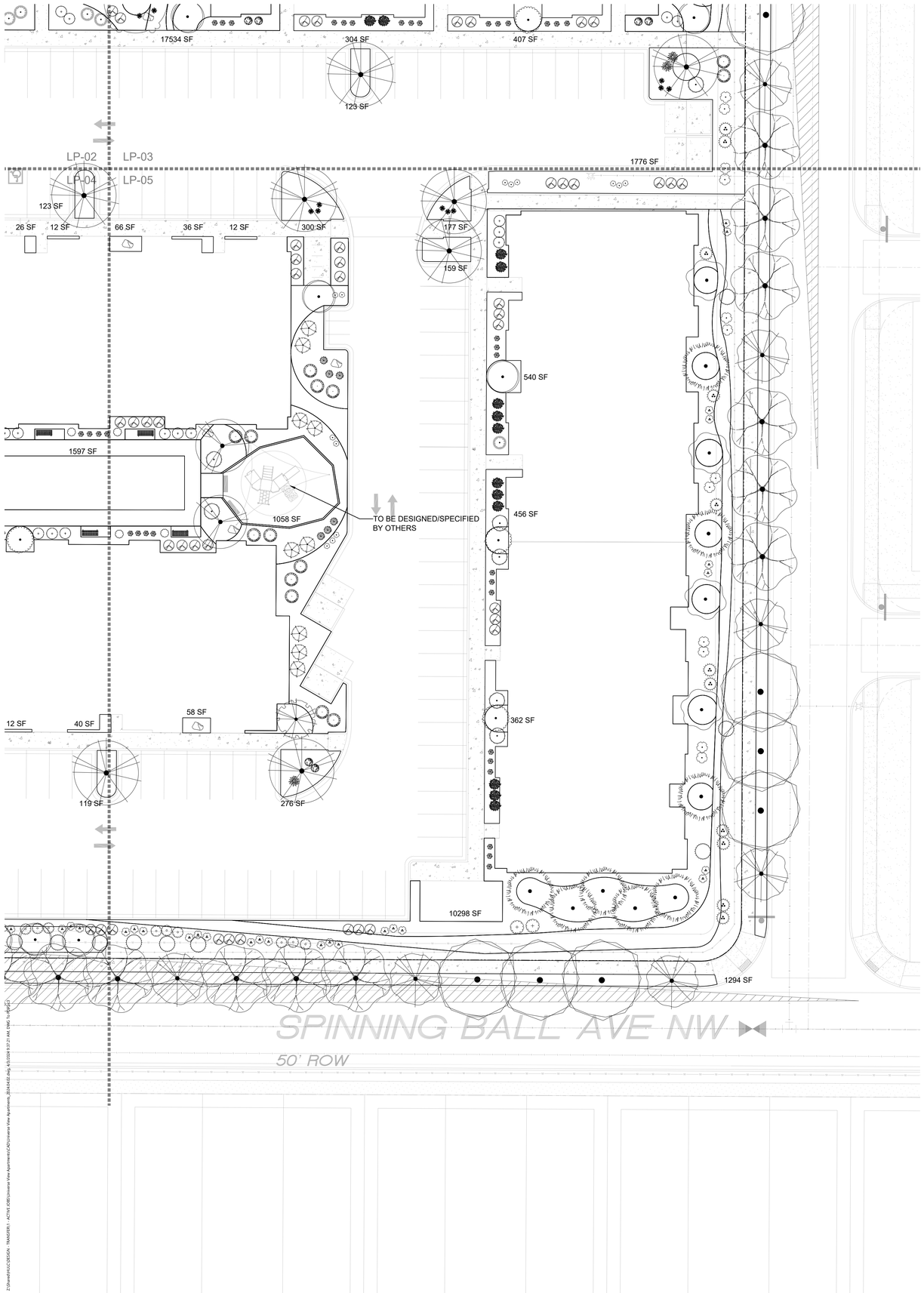
NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Planting Plan

Sheet Number:
LP-04



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
DECIDUOUS TREE					
	18	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	40` X 30`	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20` X 25`	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20` X 15`	177
	12	FORESTIERA NEOMEXICANA NEW MEXICAN PRIVET	15 GAL	15` X 15`	177
	13	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1 1/2" B&B	25` X 25`	491
	2	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	30` X 20`	314
	8	PROSOPIS VELUTINA VELVET MESQUITE	25 GAL	20` X 25`	491
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" B&B	20` X 10`	79
	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50` X 15`	177
	24	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	35` X 25`	491
EVERGREEN TREE					
	27	PINUS ELDARICA AFGHAN PINE	6`	40` X 18`	254
	20	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	20` X 20`	314
DESERT ACCENT					
	121	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3` X 3`	7
	26	YUCCA BACCATA BANANA YUCCA	5 GAL	4` X 5`	20
PERENNIAL					
	26	ACHILLEA X `MOONSHINE` MOONSHINE YARROW	1 GAL	2` X 2`	3
	7	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` WHIRLING BUTTERFLIES GAURA	1 GAL	3` X 3`	7
	41	NEPETA X FAASSENII `SELECT BLUE` CATMINT	1 GAL	1` X 2`	3
ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL	3` X 3`	7
	70	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS	1 GAL	30" X 2`	3
	5	MUHLENBERGIA CAPILLARIS `REGAL MIST` TM MUHLY	1 GAL	3` X 3`	20
DECIDUOUS SHRUBS					
	7	BUDDLEJA DAVIDII BUTTERFLY BUSH	5 GAL	5` X 7`	38
	27	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` BLUE MIST SPIREA	5 GAL	3` X 3`	7
	33	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	6` X 6`	28
	16	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	5 GAL	2` X 6`	28
	30	ROSA X `KNOCK OUT` KNOCK OUT ROSES	5 GAL	5` X 4`	7
	35	SALVIA GREGGII AUTUMN SAGE CHERRY	5 GAL	3` X 4`	13
EVERGREEN SHRUBS					
	33	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	4` X 4`	13
	26	CYTISUS SCOPARIUS `ALL GOLD` SCOTCH BROOM	5 GAL	4` X 6`	28
	59	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL	3` X 4`	13
	11	ERICAMERIA NAUSEOSA CHAMISA	5 GAL	5` X 5`	20
	28	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5 GAL	2` X 5`	20
	19	PINUS MUGO MUGO PINE	5 GAL	4` X 5`	20
	117	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL	3` X 4`	13
	22	ROSMARINUS OFFICINALIS `ARP` ARP ROSEMARY	5 GAL	6` X 4`	13

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
7. PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
   1.MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
   2.ARE NOT HAZARDOUS.
   3.ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
   4.ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
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8. PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
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