

INTERSTATE 40 (300' R.O.W.)



Clear Site Triangles

**CONSTRUCTION NOTES:**  
 Native seed mix for appropriate soil per city specifications 1012.1.  
 Gravel over seeded area shall be only be one layer deep to promote native seed growth.

### LANDSCAPE LEGEND

SYMBL.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HGW	WATER USE	COVER (EA)	TOTAL
<b>Trees</b>							
	24	2" Trunks w/ 2" Combined Cal.	Desert Willow <i>Chrysothamnus linearis</i>	20' x 25'	L	625	15000
	5	2" Trunks w/ 2" Combined Cal.	Bradford Pear <i>Pyrus calleryana</i>	20' x 25'	M	225	125
	5	2" Cal.	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	1075
	13	6" Height	Australian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	825
	8	2" Cal.	Chinese Pistache <i>Platanus chinensis</i>	40' x 30'	M	500	700
	16	2" Trunks w/ 2" Combined Cal.	Chinese Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	6400
	28	6" - 8"	Upright Juniper <i>Juniperus chinensis</i>	8' x 8'	L	225	6300
						Total Tree Coverage:	5475
<b>Shrubs &amp; Groundcovers</b>							
	11	5 Gal.	Blue Mist Spruce <i>Caryopteris x clandonensis</i>	3' x 3'	Low	9	99
	1	5 Gal.	Butterfly Bush <i>Buddleia davidii</i>	7' x 6'	M	36	252
	10	5 Gal.	Indian Hawthorn <i>Raphanocarpus indicus</i>	3' x 5'	M	25	250
	13	5 Gal.	Winter Jasmine <i>Jasminum nudiflorum</i>	4' x 12'	M	144	872
	15	5 Gal.	Apache Plume <i>Furcraea parviflora</i>	6' x 7'	L	45	331
	10	5 Gal.	Wintergreen Barberry <i>Barberry juliana</i>	5' x 5'	M	25	250
	9	5 Gal.	Chamae <i>Chrysothamnus nauseosus</i>	5' x 7'	L	49	441
	35	5 Gal.	Feather Reed Grass <i>Calamagrostis canadensis</i>	2' x 2'	M	9	315
	8	5 Gal.	Trumpetvine Bush <i>Ericameria laricifolia</i>	5' x 6'	L	36	288
	18	5 Gal.	Buffalo Juniper <i>Juniperus lanceolata</i>	4' x 12'	M	144	2592
	12	5 Gal.	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low	9	108
	2	5 Gal.	Sagebrush Yucca <i>Yucca elata</i>	20' x 5'	RU	25	50
						Total Shrub Coverage:	4095

### LANDSCAPE CALCULATIONS

ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	5.83
TOTAL LOT AREA (SF)	253751
BUILDING AREA (SF)	22300
NET LOT AREA (SF)	231451
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	34719
LANDSCAPE PROVIDED (SF)	92023
VEGETATIVE COVER (%) - REQ	15.0
VEGETATIVE COVER (SF) - REQ	67652
VEGETATIVE COVER (SF) - PROV.	58310
REQ. TREES - 1ST AND 2ND STORY UNITS	28
PROVIDED UNIT TREES	11
GROUND COVER (%) - REQ	18.75
GROUND COVER (SF) - REQ	16913
GROUND COVER (SF) - PROV.	4095
PARKING LOT AREA (SF)	4500
REQ. PARKING LANDSCAPE 10% (SF)	450
PROV. PARKING LANDSCAPE (SF)	4500
REQ. PARKING TREES (1/10 SPOTS)	5
PROV. PARKING TREES	9
COOL SEASON GRASS (SF)	0
COOL SEASON GRASS (% OF LANDSCAPE)	0.0

### Other Materials

SYMBL.	QTY	TYPE
	1322	5F Landscape Gravel A with Filter Fabric 3/4" Crushed Gray Gravel
	3165	5F Landscape Gravel A with Filter Fabric / Plantings 3/4" Crushed Gray Gravel
	3692	5F Landscape Gravel A / No Filter Fabric 3/4" Crushed Gray Gravel
	39596	5F Oversize Landscape Gravel / Plantings / Native Seed / No Filter Fabric 2-4" Angular Cobble/RipRap
	24983	5F Oversize Landscape Gravel / Native Seed / No Filter Fabric 2-4" Angular Cobble/RipRap
	6654	5F Oversize Landscape Gravel / Vegetative Screen Plantings / Native Seed / No Filter Fabric 2-4" Angular Cobble/RipRap
	358	5F Native Seeding, No Gravel Native Seed
		Concrete See site plan

**PLANTING NOTES**  
 ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

**GENERAL NOTES**  
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF RIO RANCHO ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED 5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL, FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

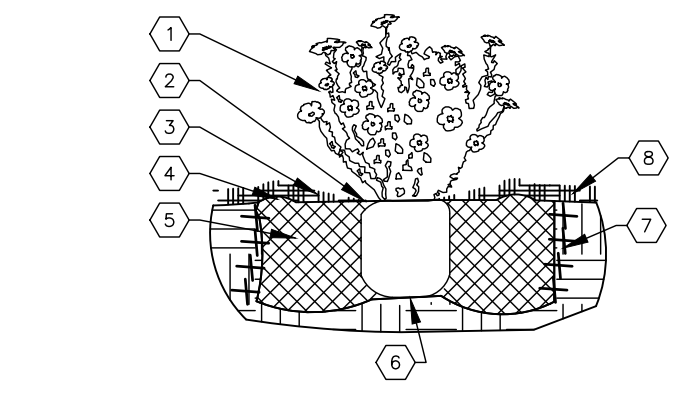
**IRRIGATION NOTES:**  
 IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBMERGIAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

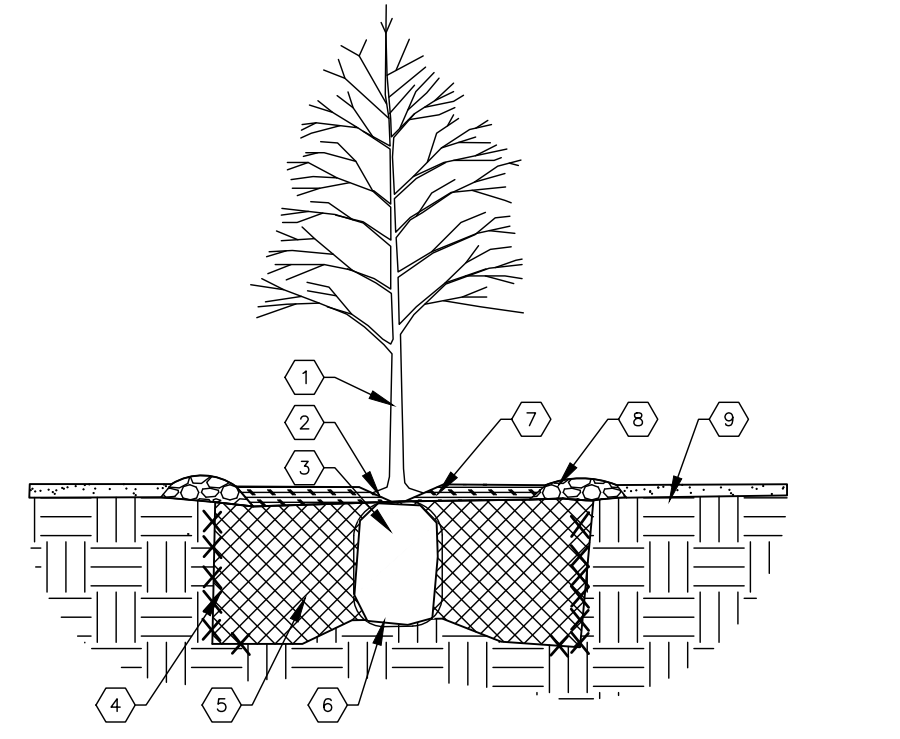
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



SHRUB PLANTING KEYED NOTES

- SHRUB LOCATION SPECIES AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- USE 50% BARK MULCH (AS NEEDED TO EXPOSE ROOT FLARE) 2" DEPTH AND HELD BACK 1" FROM TRUNK AND STEMS AND TO COVER DRIP LINE.
- HIGH 1/2" BARK MULCH.
- BACKFILL PER SPECIFICATIONS LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL.
- SCAFFRY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN 3" DEPTH UNLESS OTHERWISE NOTED.

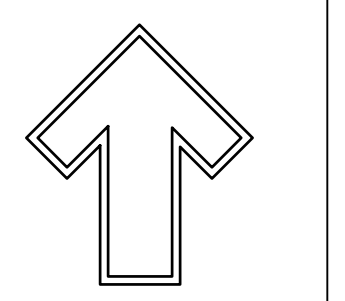
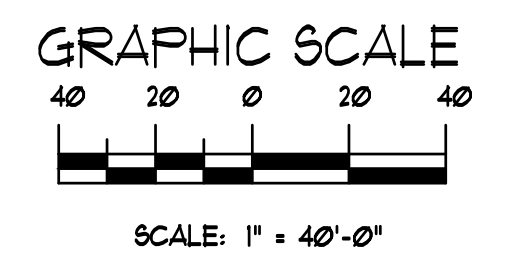
SHRUB PLANTING



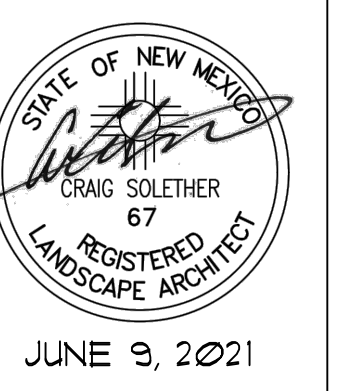
TREE PLANTING KEYED NOTES

- TREE LOCATION SPECIES AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL FROM NURSERY/ AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE PLUMS, REMOVE WIRE BASKET, WOOD BOX, PLASTIC TUNES, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BULKY EXCEPT FROM BOTTOM OF ROOT BALL.
- SCAFFRY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH 1/2" BARK MULCH OVER ROOTBALL AND TO COVER DRIP LINE.
- MULCH - SEE PLANTING PLAN.

TREE PLANTING



The Hilltop  
 15005 Edith NE  
 Albuquerque, NM 87113  
 Cell: (505) 266-9690  
 Fax: (505) 266-1131  
 thehilltoplandscape.com



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Southern Tire Mart  
 Albuquerque, NM  
 landscape Design Development

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**The Hilltop**  
 LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: JLI  
 REVISION:  
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 LP-101