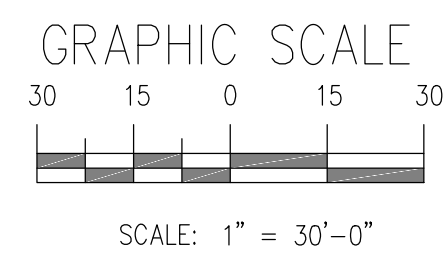


LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



**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 GROUNDCOVER 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 OWNERS 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 SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM 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.

**LANDSCAPE CALCULATIONS**

ZONING PD: PLANNED DEVELOPMENT  
APPLICABLE REGULATION(S) IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

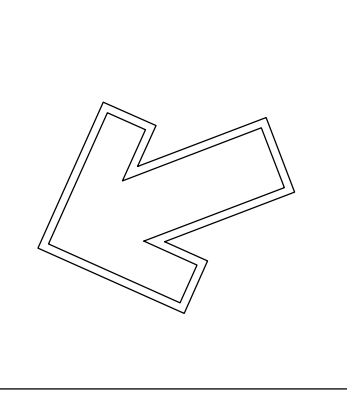
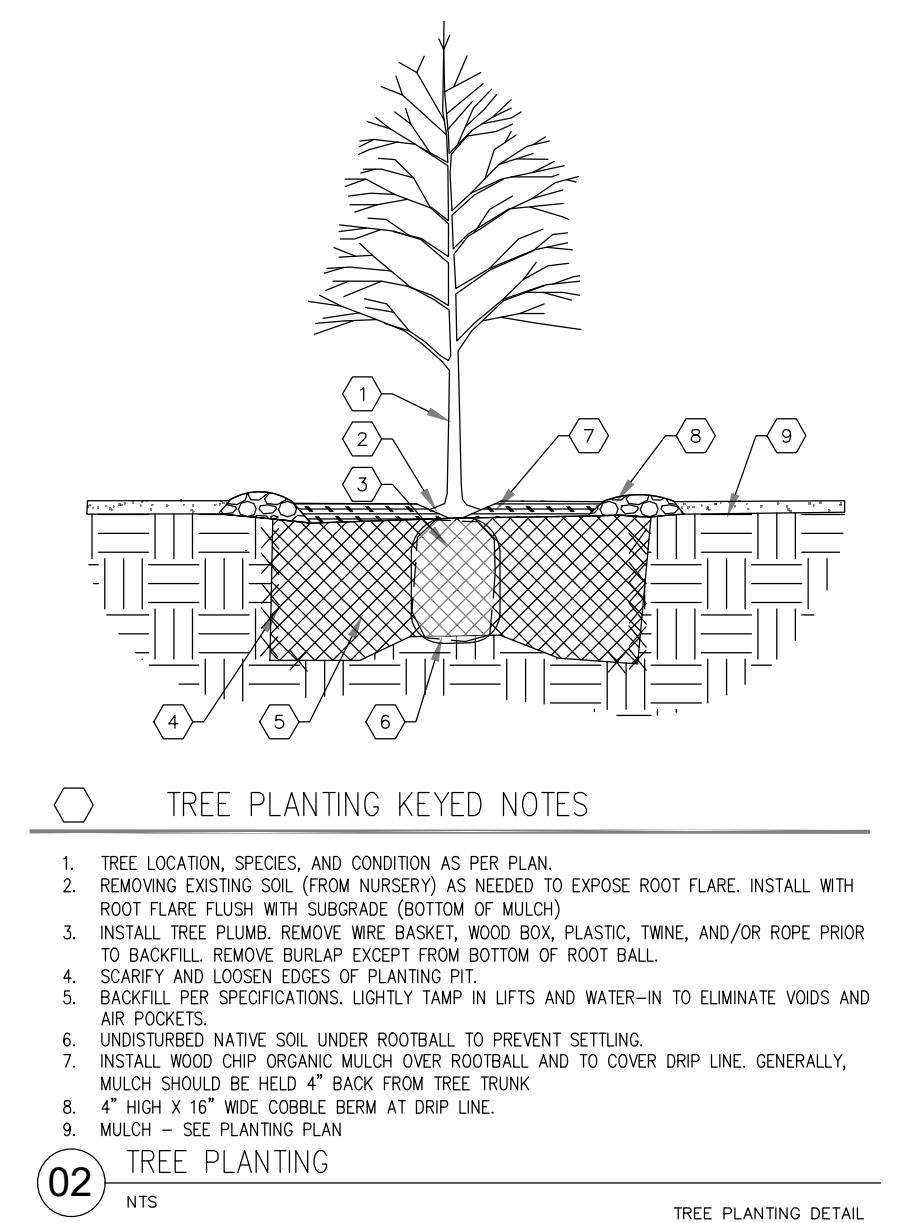
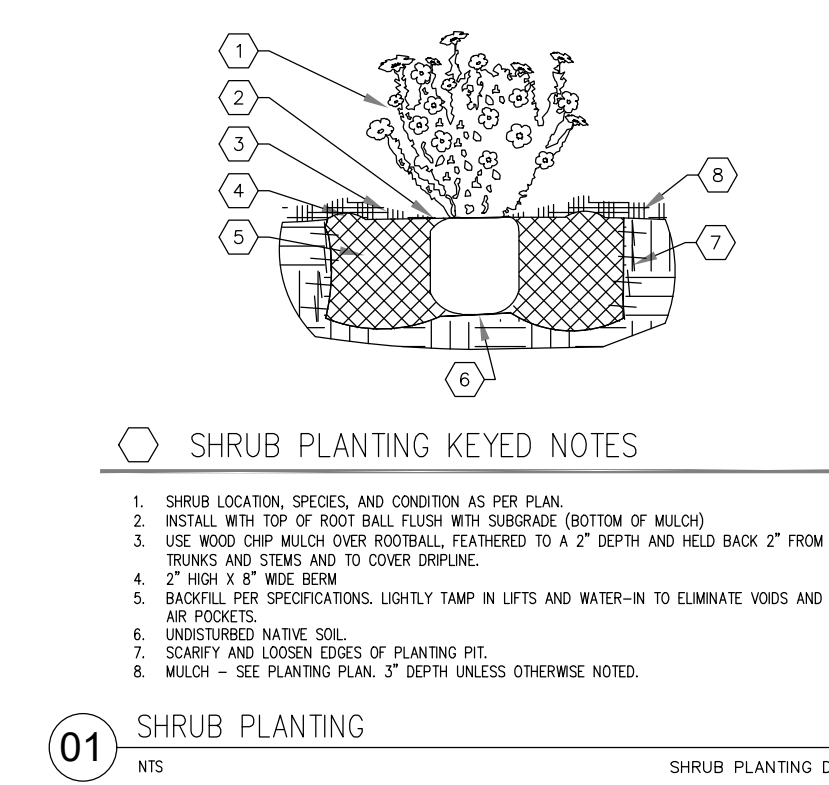
TOTAL LOT AREA (ACRES)	5.04	GROUNDCOVER (% - REQ)	25.00
TOTAL LOT AREA (SF)	219,331	GROUNDCOVER (SF - REQ)	12183
BUILDING AREA (SF)	48,023	GROUNDCOVER (SF - PROV.)	12,219
NET LOT AREA (SF)	171,308		
		PARKING LOT AREA (SF)	8,491
REQUIRED LANDSCAPE (%)	15	REQ. PARKING LANDSCAPE 10% (SF)	8,491
REQUIRED LANDSCAPE (SF)	25,696	PROV. PARKING LANDSCAPE (SF)	28,662
LANDSCAPE PROVIDED (SF)	48,732	REQ. PARKING TREES (1/10 SPOTS)	20
		PROV. PARKING TREES	22
VEGETATIVE COVER (% - REQ)	75.0		
VEGETATIVE COVER (SF - REQ)	365,449	COOL SEASON GRASS (SF)	0
VEGETATIVE COVER (SF - PROV.)	84,350	COOL SEASON GRASS (% OF LANDSCAPE)	0.0

**LANDSCAPE LEGEND**

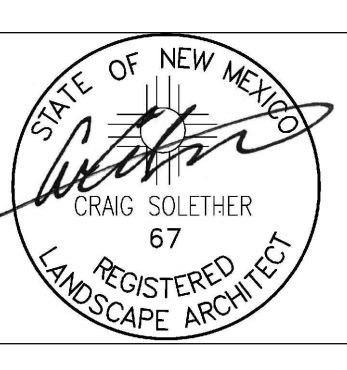
SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA.)	TOTAL
<b>Trees</b>							
	18	2"+ Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	16200
	8	2"+ Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	16200
	26						
						Total Tree Coverage:	32400
<b>Shrubs &amp; Groundcovers</b>							
	42	5 Gal	Red Tip Photinia <i>Photinia fraseri</i>	8' x 8'	M	64	2688
	3	5 Gal	Buffalo Juniper <i>Juniperus sabina</i>	1' x 4'	M	16	48
	43	5 Gal	Coral Beauty Cotoneaster <i>Cotoneaster dammeri</i>	4' x 8'	M	24	1032
	41	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	1476
	15	5 Gal	Curly-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	3375
	88						
						Total Shrub Coverage:	8619
<b>Existing Vegetation</b>							
<b>Trees:</b>							
	14	2"+ Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	28350
	8	2"+ Cal	London Plane <i>Platanus acerifolia</i>	70' x 50'	M+	2500	20000
	4	2"+ Cal	Marshall Ash <i>Platanus acerifolia</i>	40' x 30'	M+	900	3600
	26						
						Total Existing Tree Coverage:	51950
<b>Shrubs:</b>							
	21	5 Gal	Red Tip Photinia <i>Photinia fraseri</i>	8' x 8'	M	64	1344
	30	5 Gal	Buffalo Juniper <i>Juniperus sabina</i>	1' x 4'	M	16	480
	74	5 Gal	Coral Beauty Cotoneaster <i>Cotoneaster dammeri</i>	4' x 8'	M	24	1776
	125						
						Total Existing Shrub Coverage:	3600

**Other Materials**

SYMB.	QTY	TYPE
	13847	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
	8230	SF Landscape Gravel A with Filter Fabric 3/4" Crushed Grey Gravel
	26652	SF Existing Landscape Gravel 3/4" Grey Gravel
		Existing Concrete



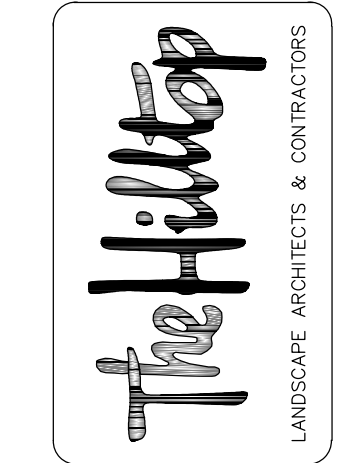
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10/22/2021

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REVISION #:  
DATE: 08/24/2021

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