

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE NETLEAF HACKBERRY DESERT WILLOW FRAGRANT ASH CHINKAPIN OAK	12	2" CAL B&B
	EVERGREEN TREE ROCKY MOUNTAIN JUNIPER BRISTLECONE PINE TEXAS LIVE OAK	12	6' HEIGHT
	MEDIUM SHRUB SMOOTH AGAVE CHINESE HIBISCUS CREOSOTE BUSH RIO BRAVO LANGMAN'S SAGE JJOJIBA	98	1 GAL MIN
	LARGE SHRUB DESERT ROSE GIANT HESPERALOE GREEN DESERT SPOON MEXICAN GRASS TREE DESERT PRICKLY PEAR	46	1 GAL MIN
	EXISTING TREE TO REMAIN	27 EA	

EXISTING TREE SCHEDULE		
DIAMETER	QUANTITY	CREDIT
LESS THAN 4"	14	14
4" - 8"	11	22
8" - 13"	2	8
PRESERVATION CREDIT		44

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 1.69 AC = 73,740 SF
 AREA OF LOT COVERED BY BUILDING = 32,700 SF
 NET LOT AREA = 41,040 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 6,156 SF
 PROVIDED LANDSCAPE AREA = 17,292 SF = 42%

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES
 TOTAL NUMBER OF PARKING = 15 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 2 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 3 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = N/A

REQUIRED VEGETATIVE COVERAGE
 REQUIRED VEGETATIVE COVERAGE = 12,969 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 PROVIDED TOTAL VEGETATIVE COVERAGE = 15,298 SF = 86% OF TOTAL PROVIDED LANDSCAPE AREA

TREE CANOPY COVERAGE = 9,364 SF
 GROUND PLANT COVERAGE = 5,934 SF = 39% OF REQUIRED VEGETATIVE COVERAGE

REQUIRED EDGE BUFFER LANDSCAPING (TABLE 5-6-4; 14-16-5-6(E)) = 11,505 SF
 PROVIDED EDGE BUFFER LANDSCAPING = 8,549 SF

PARKING LOT AREA = 3,382 SF = 1 TREE / 15FT
 PARKING LOT LANDSCAPING PROVIDED = 554 SF = 16%
 MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 8,692 SF = 63%
 TOTAL ORGANIC MULCH GROUND COVER = 5,102 SF = 37%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS AND WATER CONSERVATION ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- EXISTING TREES WILL BE REPLACED IF DEAD OR DYING DURING CONSTRUCTION. EXISTING TREES WILL BE MAINTAINED FOR OPTIMUM HEALTH.

ALTERNATIVE LANDSCAPE PLAN

DUE TO AN EXISTING 10' PUBLIC UTILITY EASEMENT AND PER IDO 14-16-5-6(E)(1)(c), AN EQUIVALENT PORTION OF REQUIRED EDGE BUFFER LANDSCAPING WILL BE INSTALLED ON THE REMAINDER OF THE LOT. 767 FT OF PROPERTY BOUNDARY IS SIGNIFICANTLY DIFFERENT FROM ADJACENT PROPERTY USE (MX-L AND R-1C). PER 14-16-5-6(E)(2)(a), ONE (1) TREE SHALL BE PROVIDED EVERY 15 FT ALONG A WALL. 51 TREES ARE REQUIRED IN THE EDGE BUFFER; 68 TREES TOTAL ARE PROVIDED ON THE SITE. EXISTING BUFFER WALLS SHALL REMAIN.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

LEGEND

	EXISTING ROCK MULCH, PROTECT IN PLACE	770 SF
	4 - 8" RIP RAP	6,981 SF
	CRUSHER FINES AT 3" DEPTH OVER WEED BARRIER FABRIC	1,597 SF
	ORGANIC MULCH, 3" DEPTH, NO WEED BARRIER FABRIC	3,240 SF
	CODE COMPLIANT PERMEABLE SURFACE - GRASS PAVERS	3,430 SF

VICINITY MAP



TREE PLANTING DETAIL



