

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = 9.47 AC = 412,529 SF
 AREA OF LOT COVERED BY BUILDINGS = 141,873 SF
 NET SITE AREA = 270,656 SF
 15% OF NET SITE AREA MUST BE IN USABLE OPEN SPACE
 USABLE OPEN SPACE = 79,009 SF
 USABLE OPEN SPACE MUST BE AT LEAST 8' WIDE NOT INCLUDING SIDEWALKS

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 40,598 SF
 PROVIDED LANDSCAPE AREA = 51,645 SF = 19%

TREES:
 50% OF TREES SHALL HAVE A MATURE DIAMETER OF 25'.
 TREE PLANTER AREAS SHALL BE A MINIMUM OF 64 SF.

REQUIRED TREES: WALKWAYS
 PLACED AT A MAX OF EVERY 25' ALONG REQUIRED PEDESTRIAN WALKWAYS
 REQUIRED WALKWAY TREES = 124

REQUIRED TREES: DWELLING UNITS
 AT LEAST 1 TREE PER GROUND FLOOR DWELLING UNIT (66 UNITS)
 REQUIRED TREES = 66

REQUIRED TREES: PARKING LOT
 REQUIRED 1 TREE PER 10 PARKING SPACES
 TOTAL NUMBER OF PARKING = 485 SPACES
 REQUIRED TREES = 49

NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK
 AT LEAST 75 PERCENT OF THE REQUIRED PARKING AREA TREES SHALL BE
 DECIDUOUS CANOPY-TYPE SHADE TREES, CAPABLE OF ACHIEVING A MATURE
 CANOPY DIAMETER OF AT LEAST 25'

TOTAL REQUIRED TREES = 239
TOTAL PROVIDED TREES = 225

REQUIRED VEGETATIVE COVERAGE
 REQUIRED COVERAGE = 12,911 SF = 25% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND-LEVEL PLANTS
 PROVIDED TOTAL LANDSCAPE COVERAGE = 129,030 SF
 TREE CANOPY COVERAGE (220 TREES TOTAL) = 95,830 SF = 75% OF PROVIDED
 COVERAGE
 GROUND-LEVEL PLANT COVERAGE (1660 PLANTS TOTAL) = 33,200 SF = 25% OF
 PROVIDED COVERAGE

GROUND COVER MATERIAL
 ROCK MULCH GROUND COVER = 38,733 SF = 75% OF PROVIDED LANDSCAPE AREA
 ORGANIC MULCH GROUND COVER = 12,911 SF = 25% OF PROVIDED LANDSCAPE AREA
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED

IRRIGATION NOTES

- 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 COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES.
- 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.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO BE CONNECTED TO REUSE WATER IF AND WHEN THAT LINE IS EXTENDED TO THE SITE.

LEGEND

	EST QTY
LANDSCAPE AREAS	34,240 SF
WATER HARVESTING AREAS	17,405 SF
PROPERTY LINE	

GENERAL SHEET NOTES

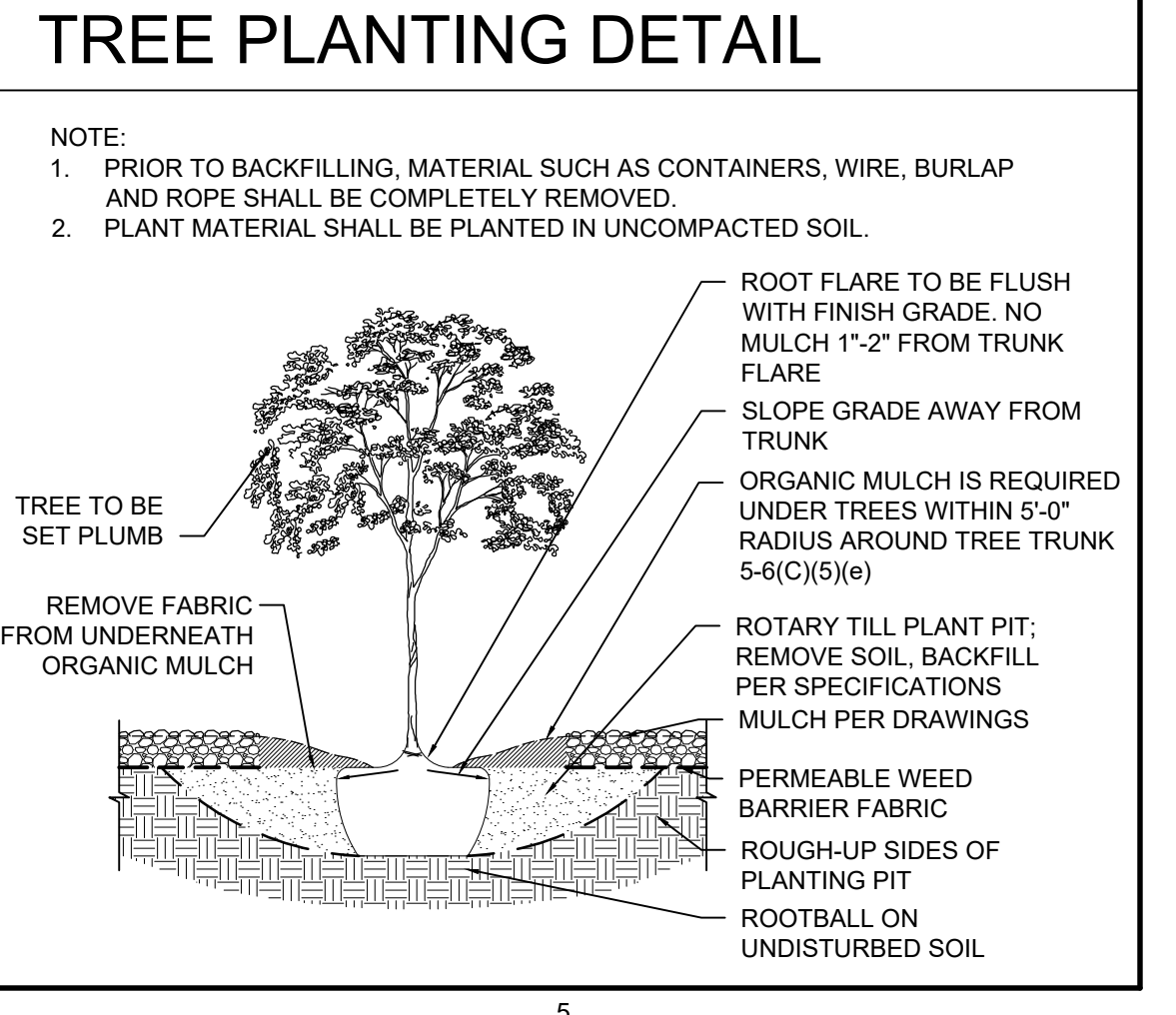
- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- TIMING OF LANDSCAPE 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 AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIFTLINE.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 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. VEGETATION SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING. TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF SEWER OR WATER LINE.
- 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.
- 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-FOOT CLEARANCE OVER THE STREET SURFACE.
- TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

SHEET KEYED NOTES

- ENTRANCE AND COMMON AREAS.
- STREET FRONTAGE.
- STORMWATER BASIN, SEE CIVIL.
- CLEAR SIGHT TRIANGLE: IN ORDER TO MEET CLEAR SIGHT REQUIREMENTS, SIGNS, WALLS, FENCES, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

PLANT LEGEND

SHADE TREES	QTY	COMMON NAME	COVERAGE
	40	HONEY MESQUITE, VITEX DESERT WILLOW, CHITALPA	490 SF
	26	ARBOVITAE, LEYLAND CYPRESS JUNIPER, ITALIAN STONE PINE	490 SF
	12	ESCARPMENT LIVE OAK BUR OAK, CHINOAPIN OAK	490 SF
	17	MODESTO ASH, MIMOSA BOSQUE LACEBARK ELM	490 SF
STREET TREES			
	29	CHINESE PISTACHE	490 SF
	21	TEXAS RED OAK	490 SF
	62	PURPLE ROBE LOCUST	490 SF
	18	IDAHO LOCUST	490 SF
SHRUBS/ ACCENTS/ GRASSES			
	230	CINQUEFOIL, ROSEMARY, LAVENDER, DWARF MUGO PINE, BIGLEAF SAGE	28 SF
	300	RED YUCCA, BEARGRASS, SOTOL GREEN DESERT SPOON, PRICKLY PEAR	15 SF
	545	DEER GRASS, FOUNTAIN GRASS MUHLY GRASS, SWITCH GRASS	15 SF
	485	PENSTEMON, BLUE SAGE, CONEFLOWER YARROW, BLACKFOOT DAISY, WORMWOOD	12 SF
	100	TREE LEAF SUMAC, SAND CHERRY TURPENTINE BUSH, MORMON TEA	28 SF



DEKKER PERICH SABATINI
 Architecture in Progress

SEAL

PROJECT

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REVISIONS

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