

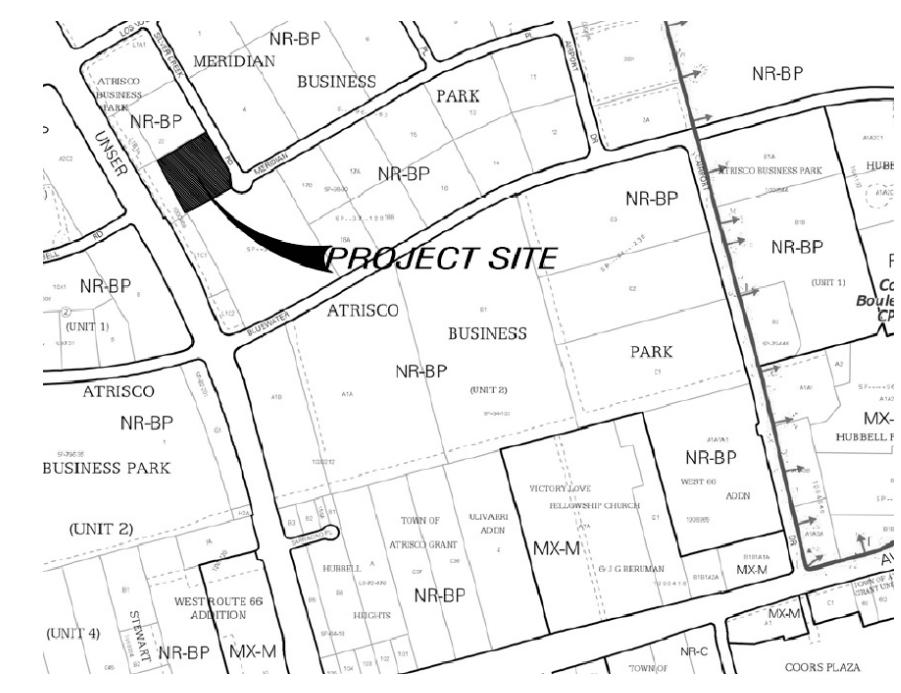
**PLANT SCHEDULE**

SYMBOL	QTY	SIZE	COMMON / BOTANICAL NAME	WATER USE	DM5	COVERAGE	TOTAL COVERAGE
<b>TREES</b>							
	4-6		Austrian Pine <i>Pinus nigra</i>	Medium	35' x25'	491	491
	6	2' Cal.	Gambel Oak <i>Quercus gambellii</i>	Low - Medium	25' x25'	491	2946
	7	2' Cal.	Paul's Scarlet English Hawthorn <i>Crataegus laevigata 'Paul's Scarlet'</i>	Medium	15' x15'	111	1233
	5	2' Cal.	Pink Locust <i>Robinia x ambigua</i>	Low - Medium	40' x25'	491	2455
	2	2' Cal.	Redbud <i>Cercis occidentalis/Pink pom pom's</i>	Very low - Medium	15' x12'	113	226
	<b>Total Trees</b>					<b>23</b>	<b>1351</b>
<b>SHRUBS</b>							
	12	5 gal.	Buffalo Juniper <i>Juniperus sabinia 'Buffalo'</i>	Low	1' x8'	50	600
	5	5 gal.	Dwarf Butterfly Bush <i>Buddleja davidii</i>	Medium	3' x1'	38	190
	3	5 gal.	Feather Reed Grass <i>Calamagrostis arundinacea</i>		3' x5'	20	60
	3	5 gal.	Fernbush <i>Chamaebataria millefolium</i>	Very low - Low	5' x6'	28	84
	13	5 gal.	Indian Hawthorn <i>Rhodaphysa indica</i>	Low	5' x4'	13	163
	12	5 gal.	Knock Out Rose <i>Rosa shrub 'Knock Out'</i>	Medium	4' x4'	13	156
	2	5 gal.	Palm Yucca <i>Yucca faxoniana</i>	Very low - Low	12' x6'	28	56
	16	5 gal.	Wintergreen Barberry <i>Berberis julianae</i>	Medium	5' x5'	20	360
	<b>Total Shrubs</b>					<b>68</b>	<b>1675</b>
	6	2-3cf	Boulders To be placed at contractor discretion				
	1,179		Landscape Gravel / Filter Fabric 3/4" Crushed Grey Submit samples of gravel and cobble for approval				
	2,550		Organic Mulch No Fabric Submit samples of organic mulch for approval				
	9,129		Total Landscape Area Provided				

Organic Mulch 25% Required  
 Note, Each Tree, min, 5' rad. 78.5sf  
 8 Trees x 78.5 sf = 628  
 See Tree Detail, a 5' radius of organic mulch is require around each tree w/out Filter Fabric  
 Note, Each Shrub, min, 3' rad. 28.26  
 68 Shrubs x 28.26 sf = 1,922  
 Total Mulch Provided 2,550  
 Total Mulch Required 1,675

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	96,719
TOTAL BUILDING AREA (sf)	-31,689
TOTAL NET-LOT AREA (sf)	59,030
LANDSCAPE REQUIREMENT X0.15	8,855
TOTAL LANDSCAPE REQUIRED ( 15% )	8,855
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED ( 16% )	9,129
TOTAL ON-SITE LANDSCAPE PROVIDED	8,791
TOTAL VEGETATION COVERAGE REQUIRED ( 75% )	6,393
TOTAL VEGETATION COVERAGE PROVIDED	9,032
TOTAL GROUND-VEGETATION COVERAGE REQUIRED ( 25% )	1,648
TOTAL GROUND-VEGETATION COVERAGE PROVIDED	1,675



LANDSCAPE NOTES:  
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water , IDO Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscaping Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner.

Landscape 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 treatment.

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with organic mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all organic mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive organic mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have Netfilm and shrubs shall have a minimum of 2 emitters per shrub.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscape shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

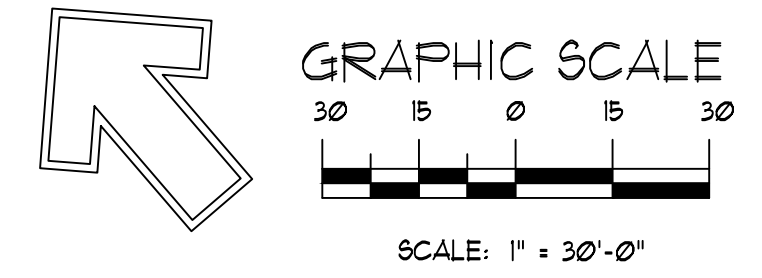
No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note:  
 Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:  
 Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees (A)

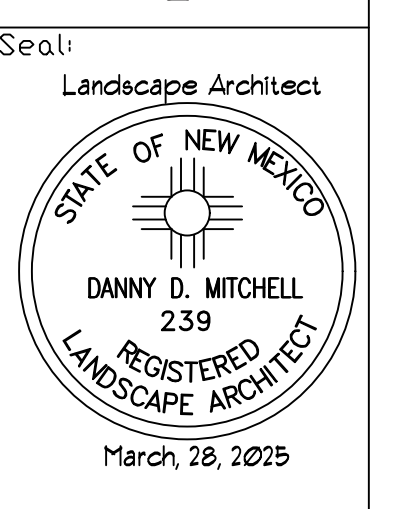
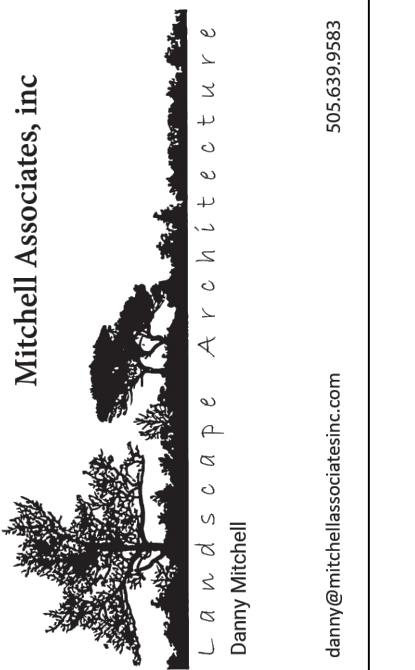
- Size of the trees at maturity should be in proportion to the planting space provided for them. Smaller species of trees will require closer spacing and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
- On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced



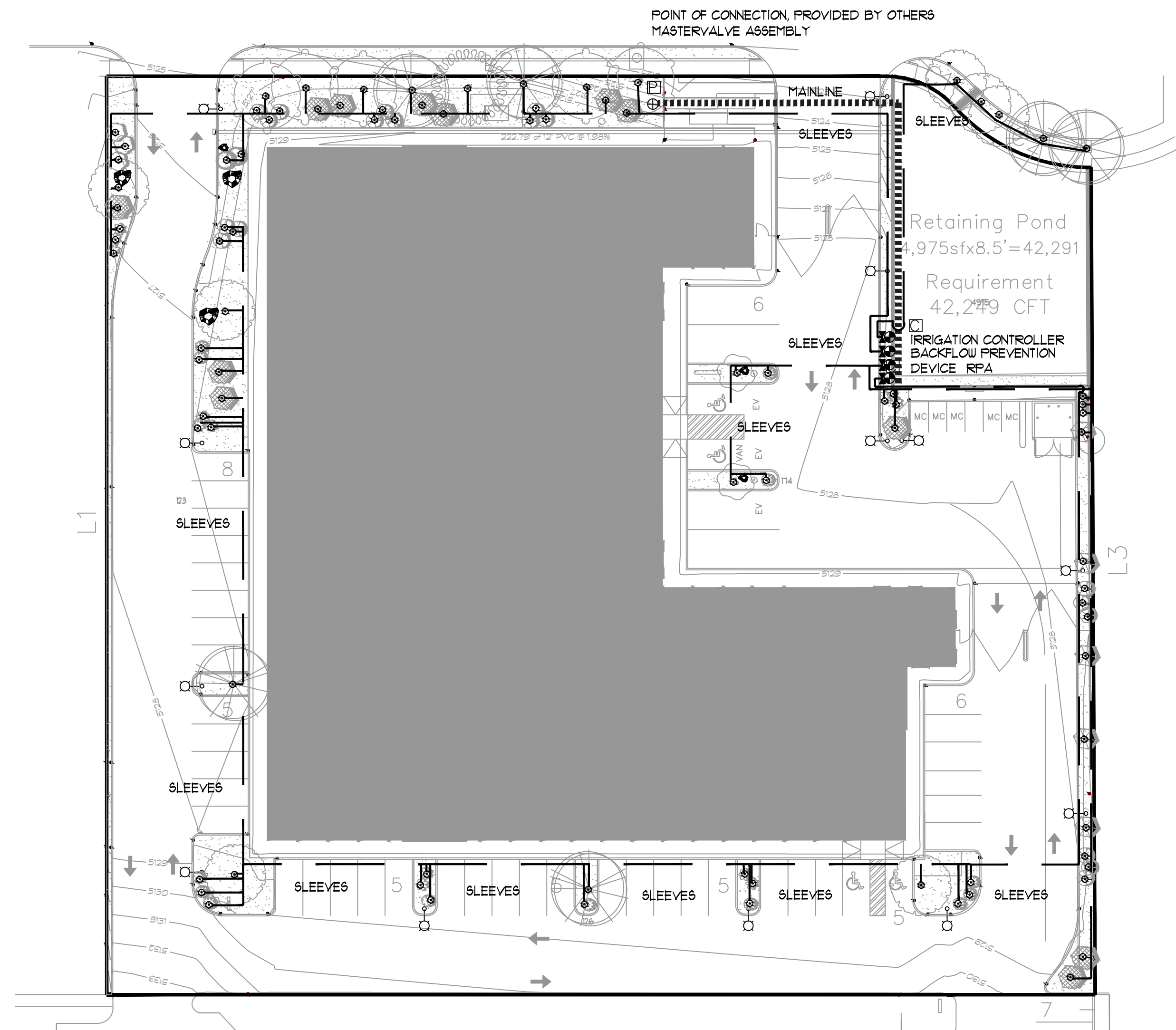
REVISIONS	Date:	Comment

Designed By: J.F.V.  
 Drawn By: J.D.M.  
 Approved By: J.D.M.  
 Date: 3/29/2025  
 NEW MEXICO ONE CALL  
 1-800-331-ALERT (2527)  
 www.nmonecall.org  
 Call two working days before you dig.  
 File ID:  

**Excess Storage Space**  
**531 Silver Creek Rd. NW**  
**Albuquerque, NM**  
**Landscape Plan**



# 531 SILVER CREEK ROAD N.W.



## IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	1"
IRRIGATION CONTROLLER	HUNTER	As Required
BACKFLOW PREVENTION DEVICE RFA	FEBCO (OR EQUAL)	1" Cover, Provide Freeze Protection
MASTERY VALVE ASSEMBLY	HUNTER	1"
MAINLINE	Sch 40 FVC	1"
ELECTRIC ZONE VALVE	HUNTER	1" with Pressure Regulation and Y Filter
SLEEVES	Class 200 FVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
Bubbler Lateral	Class 200 FVC	1"
Bubbler	RAINEIRD,	SEE DETAIL
Size Equipment as Required for Flow Rate		

## IRRIGATION NOTES

- Contractor shall verify all dimensions, elevations, equipment quantities, and utility locations prior to beginning work.
- Contractor shall notify landscape architect of any discrepancies in plans or specifications prior to beginning or continuing work.
- The Irrigation contractor shall make no substitutions, deletions, or additions to this plan without approval of the landscape architect.
- All construction shall conform to city, county, state, and federal requirements. It shall be the responsibility of the Irrigation contractor to ensure that all irrigation equipment meets government regulations, contractor shall also be responsible for obtaining any necessary permits or approvals.
- This plan is schematic and due to the nature of construction slight field modifications may be necessary to implement plan.
- Irrigation systems connected to potable water supply, shall have a backflow preventer installed.
  - Irrigation lateral lines, main lines and equipment may be shown outside property lines on this plan, all Irrigation lines and equipment are to be within and installed within the limits of the property line.
  - All irrigation sleeves to be the responsibility of the Irrigation contractor. electrical wires for irrigation valves and irrigation lines are to be placed in separate sleeves. see sleeve detail.
  - Supply line and water meter to be provided by owner; back-flow preventer to be provided by Irrigation contractor. Irrigation contractor's point of connection to begin downstream of the Irrigation water meter.

Irrigation shall be a complete underground system.

Trees and shrubs shall be on separate valves.

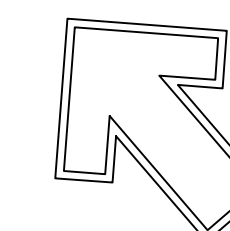
Point of connection for Irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Irrigation will be operated by smart irrigation system automatic controller, capable of multi-programming ability.

Location of controller to be field determined and power source for controller to be provided by the owner.

Irrigation maintenance shall be the responsibility of the Property Owner.

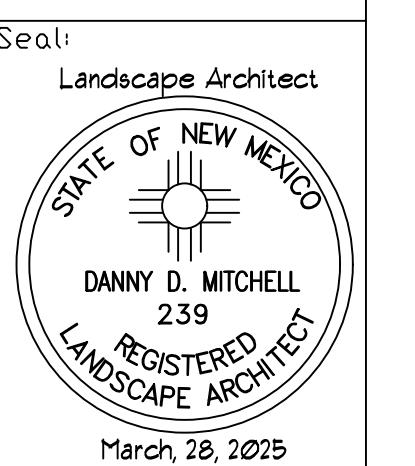
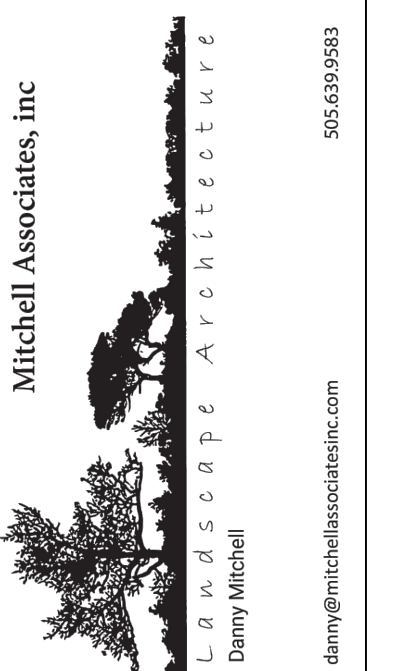
Water and Power source for Irrigation system shall be the responsibility of the Property Owner.



GRAPHIC SCALE  
30 15 0 15 30

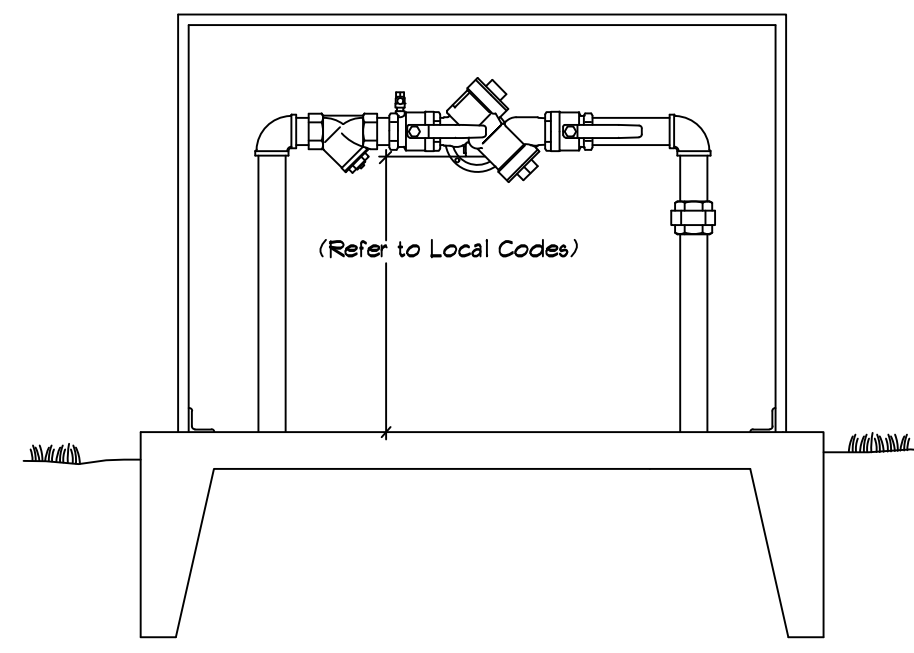
SCALE: 1" = 30'-0"

**Excess Storage Space**  
**531 Silver Creek Rd. NW**  
**Albuquerque, NM**



Project NO: 2024-112  
DRAWING NO: **LS-102**

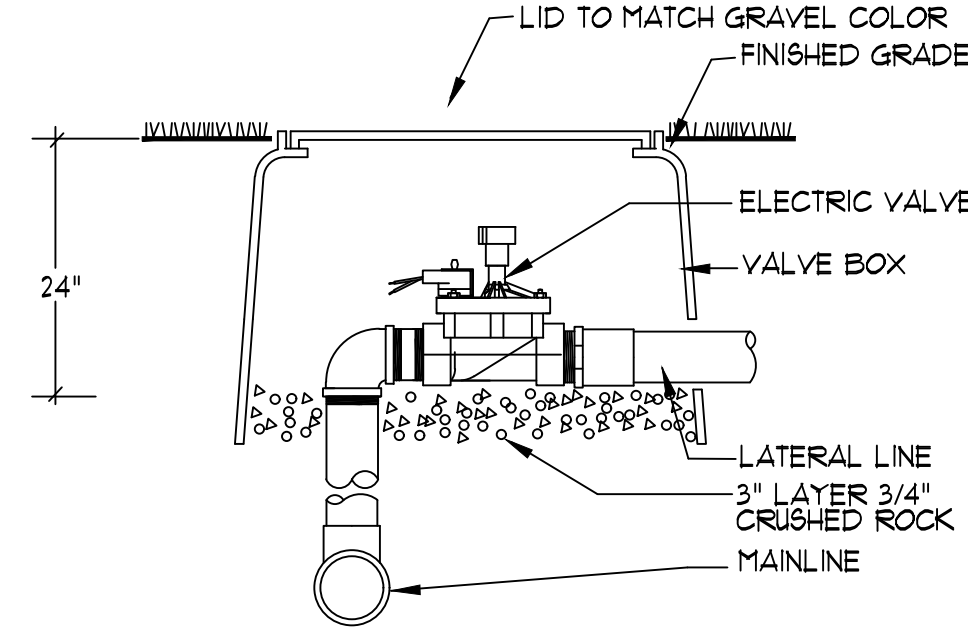
DESIGNED BY:	DATE:	REVISIONS
Drawn By: ID, JM	1/28/2025	Comment
Approved By: ID, JM		
Date: 1/28/2025		
REVISIONS		
DATE		
BY		
DESCRIPTION		
FILE ID:		



Reduced Pressure Assembly  
Outdoor Freeze Protection Installation

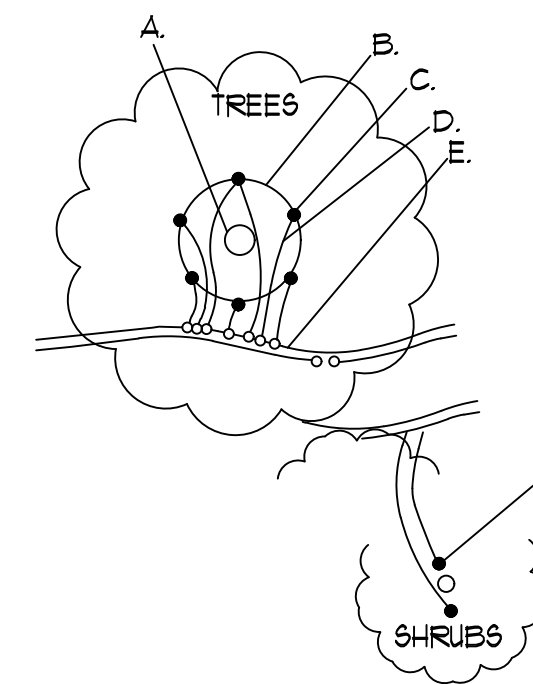
**RPA, HOTBOX TYP.**

N.T.S.



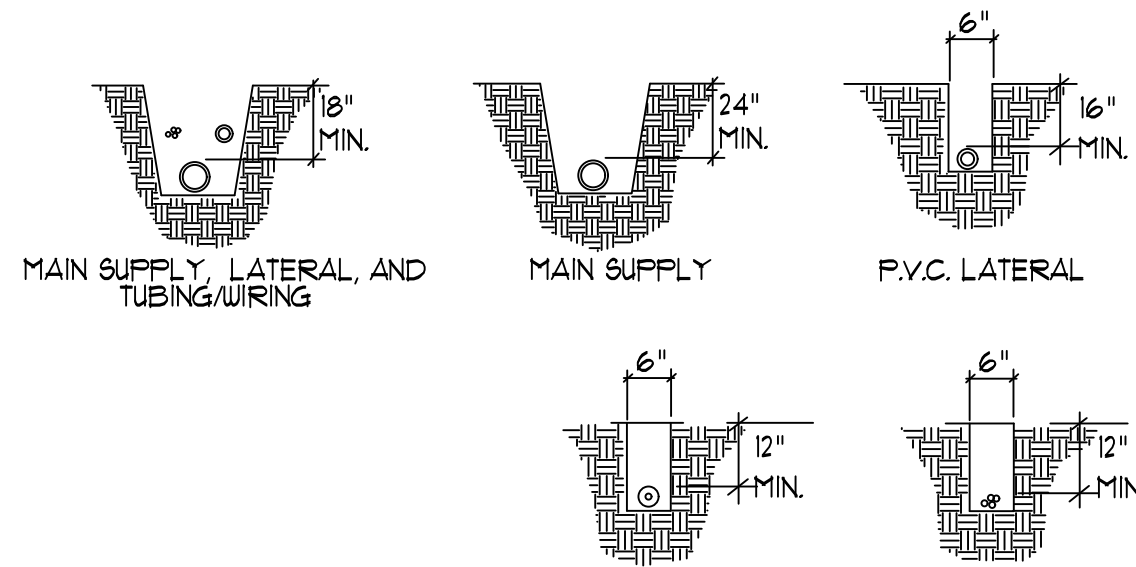
**ELECTRIC VALVE ASSEMBLY**

NOTE: ALL IRRIGATION COMPONENTS WILL USE RECLAIMED WATER WHEN IT BECOMES AVAILABLE TO MESA DEL SOL



**EMITTER PLACEMENT DETAIL**

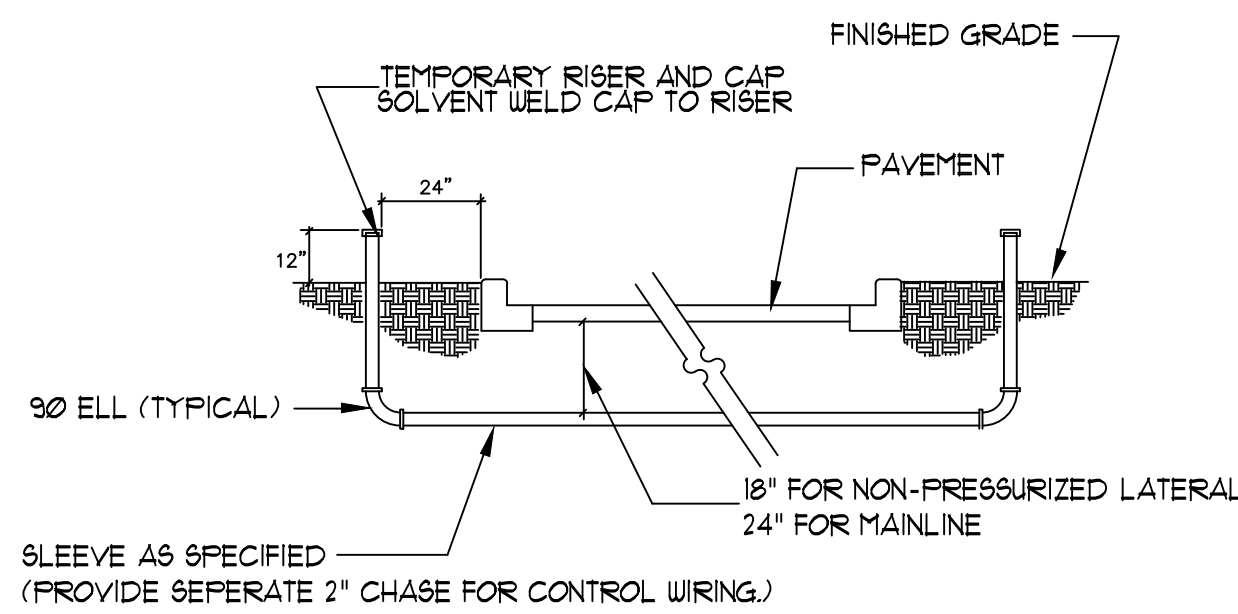
N.T.S.



- DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. ALL WIRING TO BE SNAKED AND TYPED AT 90° INTERVALS.
  4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
  5. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
  6. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.

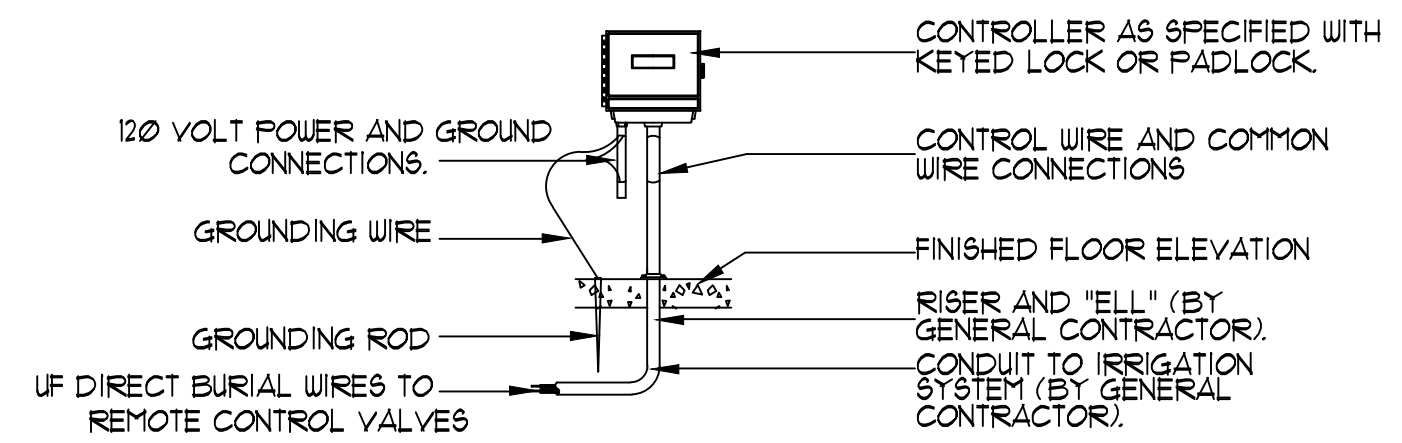
**TRENCHING DETAIL**

N.T.S.



**SLEEVE INSTALLATION DETAIL**

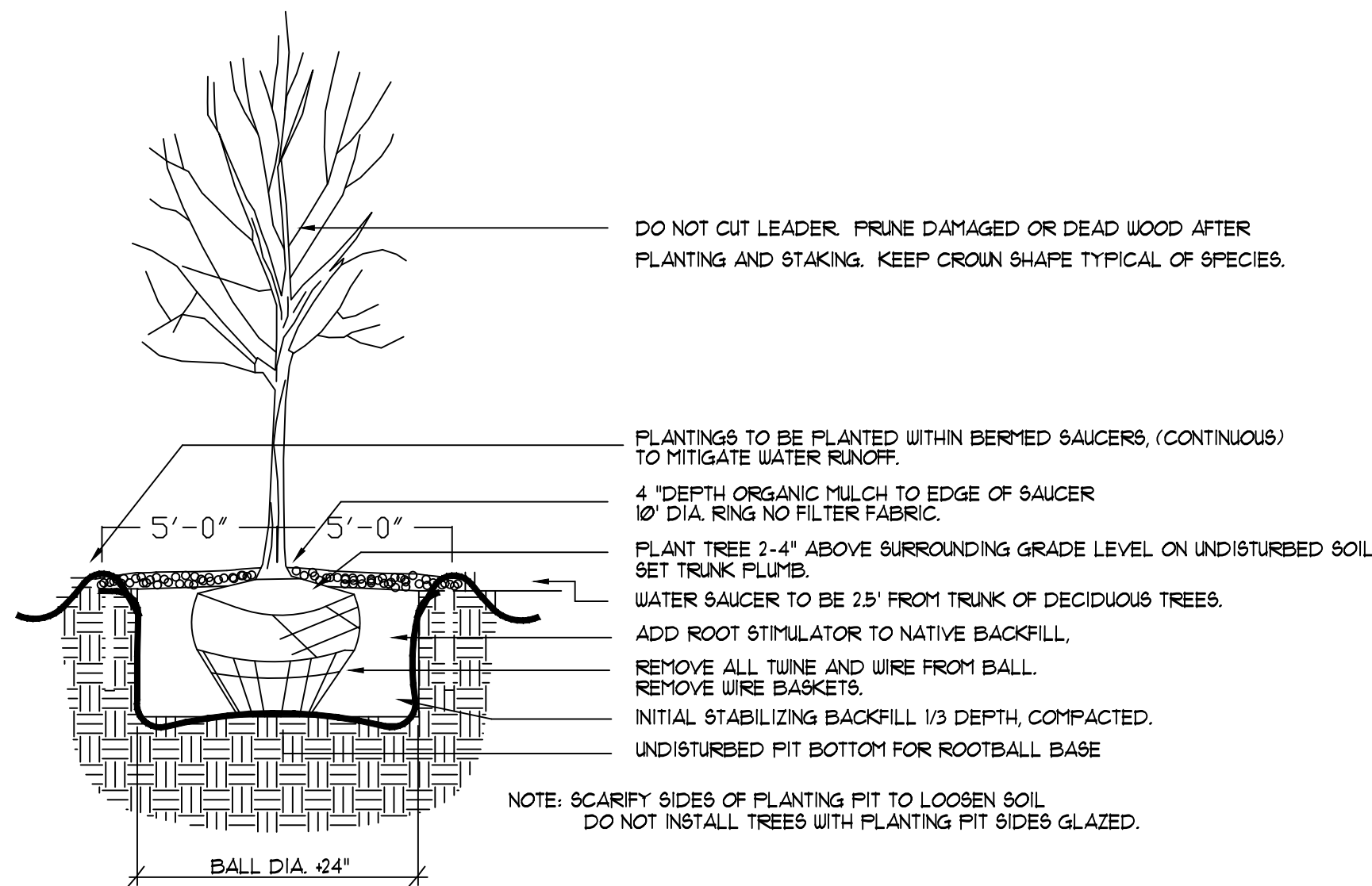
N.T.S.



- DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
  4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

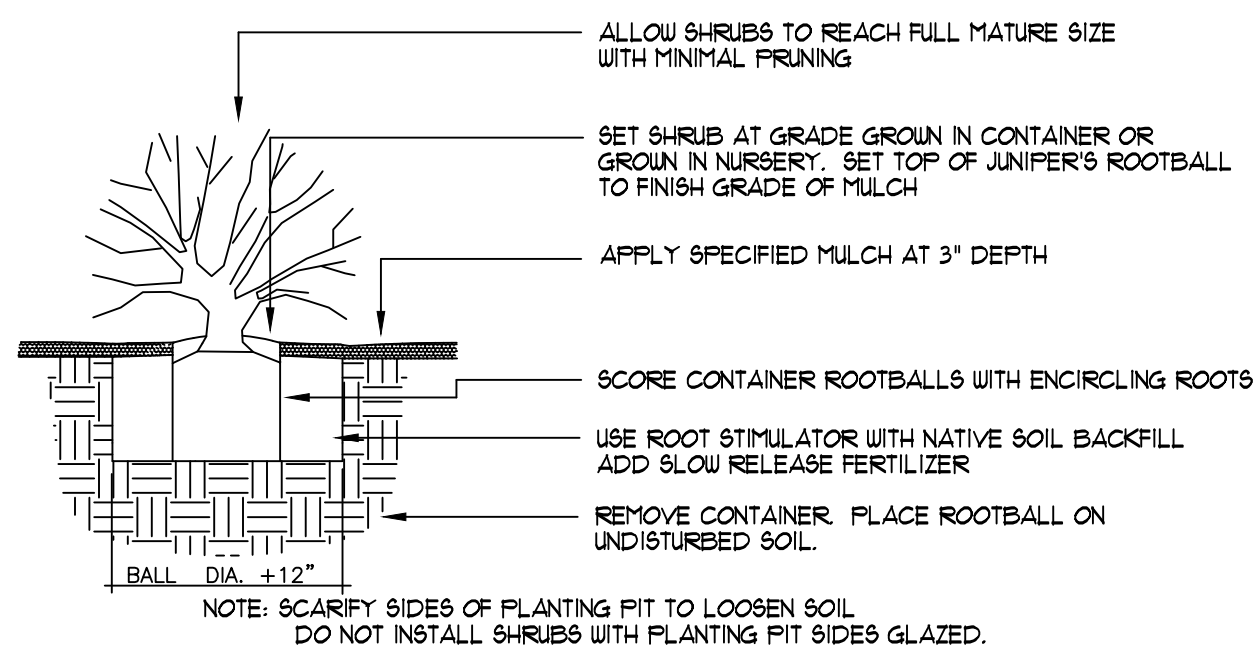
**CONTROLLER DETAIL**

N.T.S.



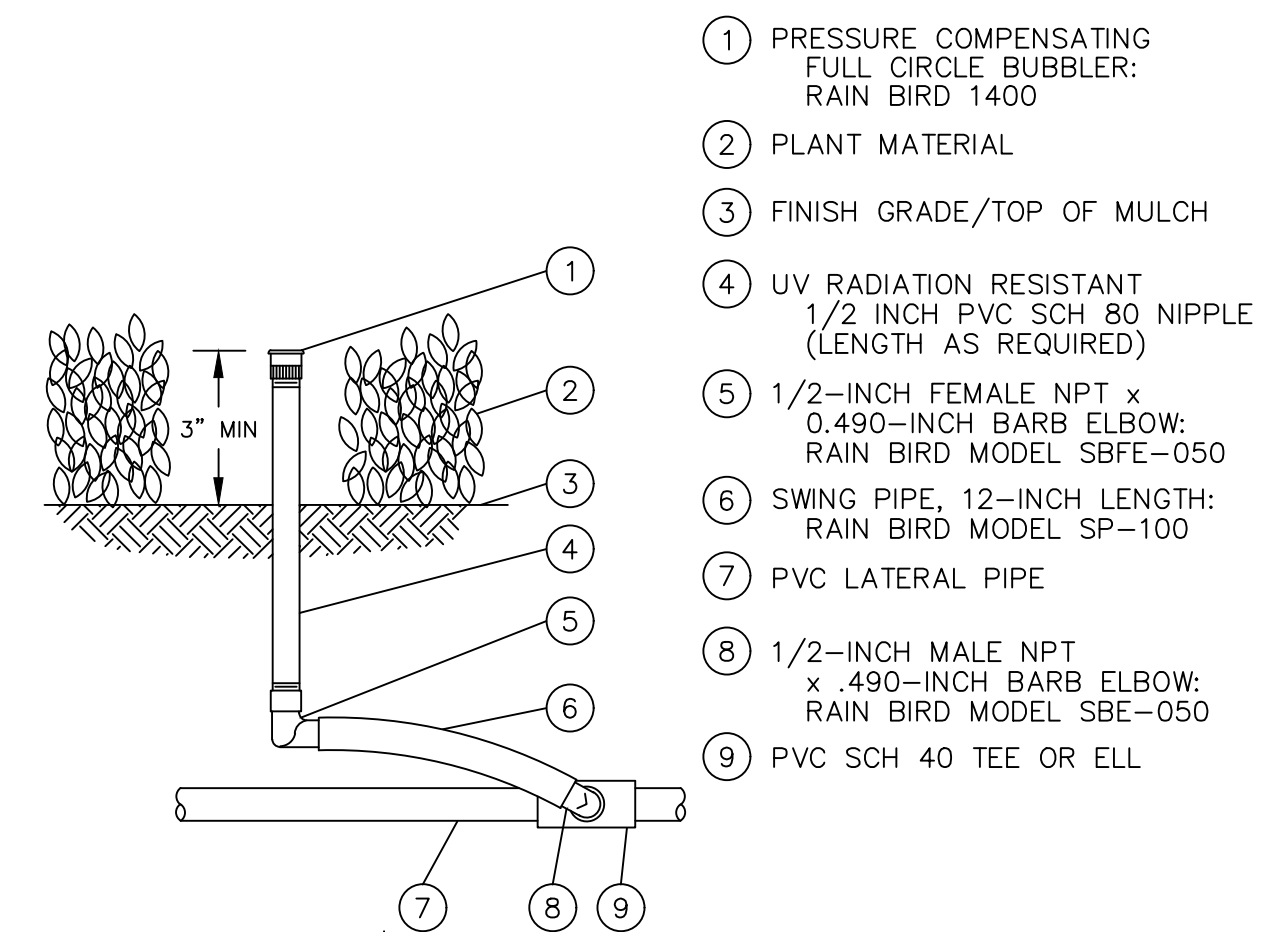
**TREE PLANTING DETAIL**

N.T.S.



**SHRUB PLANTING DETAIL**

N.T.S.



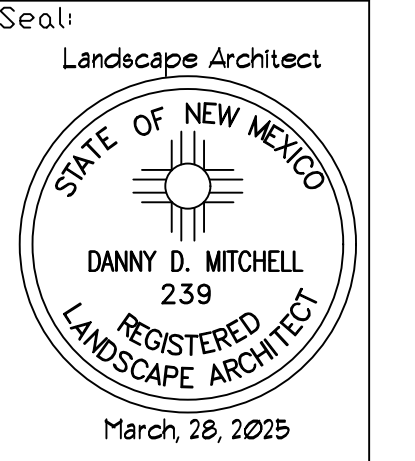
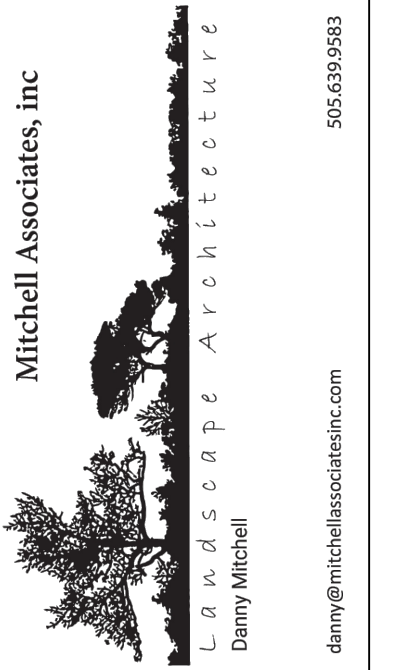
**PRESSURE COMPENSATING FULL-CIRCLE BUBBLER**

N.T.S.

REVISIONS	Date:	Comment

Designed By: J.F.V.  
 Drawn By: J.F.V.  
 Approved By: D.M.  
 Date: 3/28/2025  
 NEW MEXICO ONE CALL  
 1-800-331-4487 (2537)  
 www.nmonecall.org  
 Call two working days before you dig.  
 File ID:  

**Excess Storage Space**  
**581 Silver Creek Rd. NW**  
**Albuquerque, NM**  
**Landscape Detail**



# City of Albuquerque Integrated Development Ordinance-Landscaping, Buffering, and Screening Provided for Reference

**PURPOSE**  
This Section 14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The City recognizes landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefits through:

- 5-6(A)(1) Providing Visual Relief from urbanization.
- 5-6(A)(2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong positive city image.
- 5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values.
- 5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.
- 5-6(A)(5) Contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retention. Landscape should be designed to retain soil moisture, prevent erosion, encourage the growth of abutting plantings, and mitigate urban heat-island effects, while aiding in the abatement of air and water pollution, dust, noise, heat, and glare.
- 5-6(A)(6) Providing screening of some types of facilities, structures, and equipment.
- 5-6(A)(7) Providing shade and comfort for pedestrians and visually narrowing streets, which has been shown to reduce vehicle speeding and accidents.

- 5-6(B) APPLICABILITY
- 5-6(B)(1) The provisions of this Section 14-16-5-6 shall apply to any of the following, unless specified otherwise in this IDO:
  - 5-6(B)(1)(a) Construction of a new building containing multi-family, mixed-use, or non-residential development or an accessory parking structure.
  - 5-6(B)(1)(b) Construction of a new parking lot containing 25 or more spaces, or expansion of an existing parking lot by 25 spaces or more.
  - 5-6(B)(1)(c) Expansion of the gross floor area of an existing building containing multi-family, mixed-use, or non-residential development by 2500 square feet, or more, or 25 percent, or more, whichever is less.
  - 5-6(B)(1)(d) Renovation or redevelopment of an existing building containing multi-family, mixed-use, or non-residential development, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, indicated by building permits, is \$500,000 or more.
  - 5-6(B)(1)(e) In the case of walls provided for buffering or screening requirements with conflicting standards in this Section 14-16-5-6, Section 14-16-5-5 (Parking and

Loading), and Section 14-16-5-9 (Neighborhood Edges), the highest specified wall height allowance prevails.

5-6(B)(2) Requirements for walls provided for buffering and screening requirements prevail over maximum wall height requirements in Section 14-16-5-1 (Walls and Fences), but shall be subject to any other applicable material and design requirements in Subsection 14-16-5-1(E).

**5-6(C) GENERAL LANDSCAPING STANDARDS**  
The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6.

5-6(C)(1) Landscape Plan Required  
A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the provisions of this Section 14-16-5-6 can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Section 14-16-5-6 can be demonstrated in the combined materials.

Landscaping shall be maintained pursuant to the requirements of Subsection 14-16-5-3(E)(6).

5-6(C)(2) Minimum Landscape Area  
5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping.

5-6(C)(2)(b) In DT-UC-M5-PT areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, indicating that compliance with this requirement need not be at ground level. (See figure below.)

5-6(C)(2)(c) The nature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.

1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the drip-line of the mature.
  2. Size of the actual vegetation. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. (See figure below.)
- 5-6(C)(2)(d) See also Subsections 14-16-5-6(D) (Street Frontage Landscaping), 14-16-5-6(E) (Edge Buffer Landscaping), and 14-16-5-6(F) (Parking Lot Landscaping) for additional landscaping requirements.
- 5-6(C)(3) Overlapping Requirements  
5-6(C)(3)(a) Areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, and the provision providing the greater amount of landscaping shall apply, and landscaping required that meets the greater requirement shall count toward fulfilling the overlapping requirements.
1. See Subsection 14-16-5-6(C)(2) (Existing Vegetation Credit).

2. See Subsection 14-16-5-6(C)(3) (Stormwater Management Features).
3. See Subsection 14-16-5-6(D) (Street Frontage Landscaping).
4. See Subsection 14-16-5-6(E) (Edge Buffer Landscaping).
5. See Subsection 14-16-5-6(F) (Parking Lot Landscaping).

5-6(C)(3)(b) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1 and for Mixed-use zone districts in Table 5-1-2.

5-6(C)(3)(c) Gardens and community gardens provided may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).

5-6(C)(3)(d) Any landscaping provided to meet requirements in Subsection 14-16-5-2(i) (Major Arroyo Standards) may count toward any required landscaping in this Section 14-16-5-6, but shall be subject to Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-1(E)(3) (Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(4) Required Plant Materials and Site Amenities  
5-6(C)(4)(a) A minimum of 5 percent of plants used in the landscaped area.

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 Used Identification Handbook.
  5. Are equally hardy to the New Mexico climate.
- 5-6(C)(4)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Used Identification Handbook is prohibited.
- 5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species. Irrigated cool season grass shall not be planted on slopes exceeding 1:4 rise/run in narrow or irregularly shaped areas (10 feet or less in any dimension) in order to avoid water waste. Any cool season grass shall be installed at

least 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surface.)

5-6(C)(4)(e) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.

5-6(C)(4)(f) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(4)(g) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-2-2 of ROA 1934 (Pollen Control, Water Conservation Landscaping and Water Criteria and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.

5-6(C)(4)(h) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ANSI) of the American Nursery and Landscape Association.

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 25 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 for shade.

5-6(C)(4)(j) In DT-UC-M5 areas, landscaped areas other than street frontage shall include pedestrian furniture, pedestrian amenities, or trash receptacles to encourage pedestrian use.

5-6(C)(4)(k) See also Subsection 14-16-5-6(D) (Street Frontage Landscaping) for additional landscaping requirements.

5-6(C)(4)(l) Soil Condition and Planting Beds 5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.

5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 50 percent in DT-UC-M5 areas 5-6(C)(5)(d) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, used barrier fabric is prohibited.

5-6(C)(5)(f) All landscaped areas shall be protected from vehicular erosion control by curbs or steel steps located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.

5-6(C)(6) Minimum Plant Sizes at Installation  
All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

Plant material types (ANSI types)	Minimum size
Deciduous Street Trees	2.5" caliper 6 ft. above grade
Deciduous Accent Trees	3.5" in caliper 6 ft. above grade or 6 ft. in height
Evergreens	5 ft. in height
Multi-trunked Tree	Minimum 2 trunks with a combined caliper of 2 in.
Shrubs	1 gallon container size
Ground cover and turf	Adequate to provide ground cover within 1 growing season after planting.

5-6(C)(7) Plant Material Spacing  
5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibe, manholes, hydrants, and fire department connections.

5-6(C)(7)(b) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles shall be included when calculating the number of trees required to be planted, and all trees that would otherwise be required by driveways or drive aisles shall be planted in other landscaped front yard areas.

5-6(C)(7)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.

5-6(C)(8) Protecting Clear Sight Triangle  
The clear sight triangle shall be maintained at all exits of parking areas and street intersections.

5-6(C)(9) Planting In or over the Public Right-of-way  
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.

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 foot clearance over the street surface.

5-6(C)(9)(c) Where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1934 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area and the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way.

5-6(C)(10) Planting near Utilities  
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. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.

5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.

5-6(C)(10)(c) Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities maintenance and repair.

5-6(C)(10)(d) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities.

5-6(C)(10)(e) All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crew and public during maintenance and repair.

5-6(C)(10)(f) Trees shall not be planted near existing or proposed street light poles.

5-6(C)(10)(g) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines.

5-6(C)(11) Parking on Landscaped Areas Prohibited  
Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape or buffer area.

5-6(C)(12) Existing Vegetation Credit  
5-6(C)(12)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6.

5-6(C)(12)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

5-6(C)(12)(c) Trees may be credited only 1 time toward any one buffer, screen, or other landscape requirement.

5-6(C)(12)(d) Trees shall be credited in accordance with Table 5-6-2.

Diameter at Breast Height (in.)	Number of Trees Credited
>25	8
>13 and <25	6
>8 and <13	4
>4 and <8	2
<4	1
Prohibited trees 8 in. or greater <sup>[1]</sup>	1

[1] Prohibited trees are those that do not appear on the Official Albuquerque Plant Palette and may appear on the City or State list of prohibited or invasive species

5-6(C)(13) Stormwater Management Features  
5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.

5-6(C)(13)(b) Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works Construction.

5-6(C)(13)(c) In the R-ML, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-1, R-1C, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM.

5-6(C)(13)(d) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6.

5-6(C)(13)(e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2)

5-6(C)(14) Irrigation Systems  
5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

5-6(C)(14)(b) All irrigation systems shall be designed to minimize the use of water.

5-6(C)(14)(c) All non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.

5-6(C)(14)(d) The use of water shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

5-6(C)(15) Installation  
5-6(C)(15)(a) All landscaping material used to meet the requirements of this Section 14-16-5-6 shall be installed in accordance with the planting procedures established by the American Nursery and Landscape Association.

5-6(C)(15)(b) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy. If there is more than one primary building on the site, the landscaping, screening, and buffering related to each building

shall be installed prior to the issuance of a final certificate of occupancy.

5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the negligence of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right-of-way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make a reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

5-6(C)(16) Alternative Landscape Plans  
The Planning Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:

5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.

5-6(C)(16)(b) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Used Identification Handbook.

5-6(C)(16)(c) Do not include a reduction of tree planting requirements.

5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.

5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street.

5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.

5-6(D) STREET FRONTAGE LANDSCAPING  
5-6(D)(1) Required Street Trees  
5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1934 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet, on center unless specified otherwise in Part 6-6-2 of ROA 1934 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement.

5-6(D)(1)(b) Only trees 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(D) (Street Frontage Landscaping), except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.

5-6(D)(1)(c) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree grades may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to have a walkable surface.

Maturity Tree Height at Maturity (ft.)	Minimum Planting Area (ft.)
0-20	4 x 4
>20-40	5 x 5
>40	6 x 6

5-6(D)(2) Additional Frontage Landscaping  
5-6(D)(2)(a) General For buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted every 30 feet along the length of any facade facing a City park or trail, Major Public Open Space, or major arroyo.

5-6(D)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with pedestrian furniture and amenities shall be landscaped, and no part of the front setback area surface shall be asphalt.

5-6(E) EDGE BUFFER LANDSCAPING  
5-6(E)(1) General Requirements  
5-6(E)(1)(a) Landscaped edge buffers and/or edge buffer walls are required when adjoining properties to mitigate the impacts of significant differences in property use, size, or scale from standards specified in Subsections (2) through (5) below.

5-6(E)(1)(b) If a landscaped edge buffer is required and a wall is required or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO.

5-6(E)(1)(c) Required edge buffering is required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable.

5-6(E)(1)(d) For the purposes of this Subsection 14-16-5-6(E), "ghoulish development" refers to the zone districts and uses indicated in Subsection 14-16-5-6(E)(4)(a) (Industrial Development Adjacent to Non-Industrial Development).

5-6(E)(1)(e) Additional buffering may be required for specific uses, pursuant to any Use-specific Standards for those uses in Section 14-16-4-3 or Neighborhood Edge standards in Section 14-16-9-9.

Development Type	Next to Standards	14-16-5-6 (E)(1)	General Buffering	Buffering in DT-UC-M5-PT
Industrial	Non-Industrial	14-16-5-6 (E)(1)	Landscaped buffer area 225 ft.	
Multi-family	Industrial	14-16-5-6 (E)(1)	Landscaped buffer area 225 ft.	
Mixed-use or other non-residential	R-ML or R-MH	14-16-5-6 (E)(1)	Landscaped buffer area 225 ft.	Wall, fence, or vegetative screen 36 ft.
Multi-family, mixed-use, or non-residential	R-A, R-1, R-1C, R-T, or R-TM	14-16-5-6 (E)(1)	Landscaped buffer area 225 ft.	

[1] See Subsections 14-16-9-9(D), 14-16-9-9(E), and 14-16-9-9(F) for complete buffer standards.

5-6(E)(2) Development Next to Low-density Residential Zone Districts  
5-6(E)(2)(a) Multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-1, R-1C, R-T, or R-TM zone district, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant areas below.

5-6(E)(2)(b) General  
A landscaped edge buffer area shall be provided on the subject property along the property line between the two properties.

1. If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, it shall be at least 8 feet high at the time of planting shall be provided for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.
3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(2)(b)2 if it meets, or is improved to meet, the height and design standards above.
- 5-6(E)(3) Development Next to a Multi-Family Residential Zone District where mixed-use or non-residential development, other than industrial development, occurs on all lot abutting or across an alley from a lot in the R-ML or R-MH zone districts with townhouse development or multi-family residential development, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant areas below.
- 5-6(E)(3)(a) General  
An edge buffer area shall be provided on the subject property along the property line between the two properties.
1. If a wall at least 3 feet in height is provided or exists along the property line between the two properties, it shall be at least 8 feet high at the time of planting shall be provided every 25 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.
- 5-6(E)(3)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas  
Any parking lot located within 30 feet of the front lot line shall be screened from the street by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing facade 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 provide equal or better screening of the headlights of parked vehicles.
- a. Downtown, Urban Centers, and Main Street and Premium Transit Areas  
Any parking lot located within 30 feet of the front lot line shall be screened from the street by a masonry wall as described in Subsection a. above. Openings in the masonry wall no more than 4 feet wide to allow passage of bicycles and pedestrians from the street into the parking lot are allowed.
2. Side and Rear Lot Edges Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street.

- a. General  
Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscape strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
- b. Downtown, Urban Centers, and Main Street and Premium Transit Areas  
At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.
- 5-6(F)(2) Parking Lot Interior  
5-6(F)(2)(a) General  
At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.
2. No parking space may be more than 100 feet in any direction from a tree trunk.
3. 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 feet.

- a. If the wall is located on the property line, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
- b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met:
  1. Landscaping equivalent to the requirements in Subsection 2. below shall be provided between the wall and the street.
  2. The landscaping shall be maintained by the owner of the subject property.
  3. If no wall is provided or exists, 1 tree at least 8 feet high at the time of planting and 3 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

1. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
  2. The side of the wall facing the non-industrial development shall be at least as finished in appearance as the side facing the industrial use.
  3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(4)(c) if it meets, or is improved to meet, the height and design standards above.
- 5-6(E)(5) Area of Change Next to Area of Consistency where a premises partially or completely in the Area of Change is abutting or across an alley from a premises partially or completely in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) adjacent to the premises partially or completely in the Area of Consistency regardless of the proposed land use on that lot or premises, unless specified otherwise in this IDO.

5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS  
Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing (with or without slats) shall not satisfy the requirement.

5-6(G)(1) Roof-mounted Mechanical Equipment  
5-6(G)(1)(a) No screening is required for rooftop solar energy equipment.

5-6(G)(1)(b) In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway.

5-6(G)(2) Ground-mounted Mechanical Equipment  
5-6(G)(2)(a) R-ML, R-MH, and Mixed-use Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

Lot in Area of Change Next to	14-16-5-6 (E)(1) Standards	General Buffering	Buffering in DT-UC-M5-PT
Area of Consistency in R-A, R-1, R-1C, or R-T	14-16-5-6(E)(1)	Landscaped buffer area 225 ft.	
Area of Consistency in R-ML, R-MH, or R-TM	14-16-5-6(E)(1)	Landscaped buffer area 225 ft.	Wall, fence, or vegetative screen 36 ft.
Area of Consistency in Mixed-use, NR-C, NR-BP, or NR-SU	14-16-5-6(E)(1)	Landscaped buffer area 225 ft.	

[1] See Subsections 14-16-9-9(D), 14-16-9-9(E), and 14-16-9-9(F) for complete buffer standards.

5-6(G)(2)(b) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

5-6(G)(2)(c) Screening  
Where it is not practicable to locate ground-mounted mechanical equipment pursuant to Subsections (a) and (b) above, such equipment shall be screened from view by an opaque decorative wall or fence or a vegetative screen.

1. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall incorporate at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).
2. The wall or fence shall be the full length of the building facade along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.
3. No screening of ground-mounted solar energy equipment that would reduce the efficiency or effectiveness of the solar energy equipment is required.

5-6(G)(2)(d) Safety Exemption Notwithstanding Subsections (a), (b), and (c) above, screening is not required if it would violate any State or federal safety laws.

5-6(G)(3) Loading, Service, and Refuse Areas  
5-6(G)(3)(a) Covering Waste Containers  
All waste containers and dumpsters shall be in a roofed enclosure or be equipped with and use a lid covering and shall be designed so that stormwater runoff does not run down drain inlets.

5-6(G)(3)(b) Development Abutting Low-density Residential Where a lot is abutting low-density residential development or lots zoned R-1, R-1C, R-T, dumpsters for solid waste, but not for recycling, are prohibited in any required setback or landscape buffer area that is contiguous with the low-density residential development.

5-6(G)(3)(c) R-ML, R-MH, and Mixed-use Zone Districts Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, public trail, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.

5-6(G)(3)(d) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks, Major Public Open Space, trails, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

5-6(G)(3)(e) Screening  
Where it is not practicable to locate the loading, service, and refuse areas pursuant to Subsections (c) and (d) above, they shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting.

5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials Areas where motor vehicles, including but not limited to automobiles, trucks, trailers, recreational vehicles, boats, equipment, and/or materials, are stored outside and are typically not moved within a consecutive 7-day period, and that are adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, a City park, Major Public Open Space, public trail, or major arroyo shall be screened from view by a vegetative screen or by an opaque decorative wall or fence at least 7 feet and no more than 8 feet high that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).

5-6(G)(5) Outdoor Activity  
High-temperature processes (such as combustion or welding), shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting.

5-6(G)(6) Satellite Dishes  
For ground-mounted satellite dishes that are larger than 3 feet in diameter in any Residential zone district, or that are larger than 6 feet in diameter in any Mixed-use or Non-residential zone district, the base of the dish shall be screened from view from a City park, Major Public Open Space, public trail, or major arroyo by a vegetative screen or an opaque wall or fence constructed of 1 of the primary materials used on the nearest facade of the primary building on the lot (but excluding exposed CMU block), to the maximum extent possible and consistent with the effective operation of the satellite dish.

5-6(F)(2)(d) Location and Dimension of Landscaped Areas  
1. The minimum size of tree planters within off-street parking areas shall