

Vicinity Map

LANDSCAPE LEGEND

TREES

QT	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERA GE	TOTAL COVERA GE
4	2" CAL	Texas Oak <i>Quercus texana</i>	30'x30'	M	106.5	2826.00
1	2" CAL	Russian Hawthorn <i>Crataegus ambigua</i>	20'x20'	M	314	2198.00
30	8"	Blue Arrow Juniper <i>Juniperus scopulorum "Blue Arrow"</i>	12'x4'	M	12.56	376.80
16	2" CAL	Redbud <i>Garcia canadensis "Pink pom poms"</i>	15'x12'	M	113.04	1808.64
4	2" CAL	Desert Willow <i>Chilopsis linearis</i>	20'x25'	RW	490.63	1967.32
TOTAL TREES: 61						9171.96

Shrubs & Groundcovers

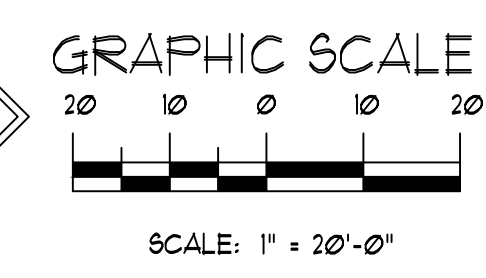
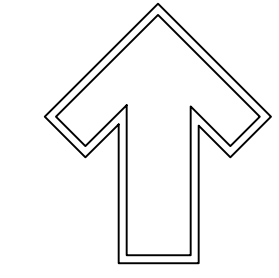
QT	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERA GE	TOTAL COVERA GE
2	5 Gal	Palm Yucca <i>Yucca taxoniana</i>	12'x6'	M	28.26	56.52
28	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3'x4'	M	12.56	351.68
28	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3'x3'	L	7.01	197.96
10	5 Gal	Buffalo Juniper <i>Juniperus sabina "Buffalo"</i>	1'x8'	M	50.24	502.40
77	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6'x7'	L	38.41	2962.79
47	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5'x5'	L	19.63	922.61
7	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10'x10'	RW	78.50	549.50
TOTAL SHRUBS: 199						5542.86

Landscape Mulch Legend

4	Boulders <i>Bury 1/2, Moss Rock or Equal</i>
14545	Landscape Gravel / Filter Fabric <i>3/4" Crushed Grey</i>
1712	Oversize Landscape Gravel / Filter Fabric <i>2-4" Adobe Grey</i>
TOTAL LANDSCAPING: 16257	

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	85246.32 sqft	1.957 ACRES
TOTAL BUILDING AREA (SF)	3266	
TOTAL NET LOT AREA (SF)	52980.32	
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIRED	7888	
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	16257	
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	14174	
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	10631	
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	13584.45	
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	2658	
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	5542.86	



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

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Trees and shrubs shall be zoned separately.

Landscaping 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 without 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.

Drainage Basin Treatments
Per City of Albuquerque
Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1012.2 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 1/2 to 1 inch mulch. One layer thick, not stacked.

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeding will likely be needed.

Maintenance will be per City of Albuquerque Specification 1012.3.1 and 1012.3.2.

Contractor must weed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

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 1934 (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.

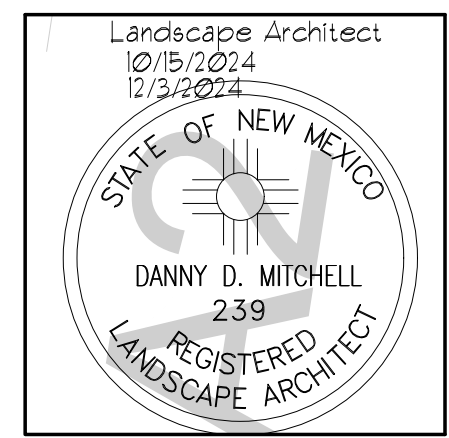
Organic Mulch, 25% Required
Note, Each Tree, min, 5' rad. 78.5sf ea.
59 Trees x 78.5 sf = 4631.5 sf
See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric

Total Mulch Required 2383
Total Mulch Provided 4631.5

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

REV	DATE	BY	REVISION
1	10/15/2024		
2	10/15/2024		

MODULUS ARCHITECTS AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-7498



PROJECT TITLE	COTTONWOOD STORAGE
PROJECT MANAGER	SEVEN BAR LP NW ALBUQUERQUE 87114
JOB NO.	2024-071
DRAWN BY:	EY
APPROVED BY:	DM
SHEET TITLE	LANDSCAPE PLAN

DATE	10/15/2024	SHEET	LS-101
SCALE:			