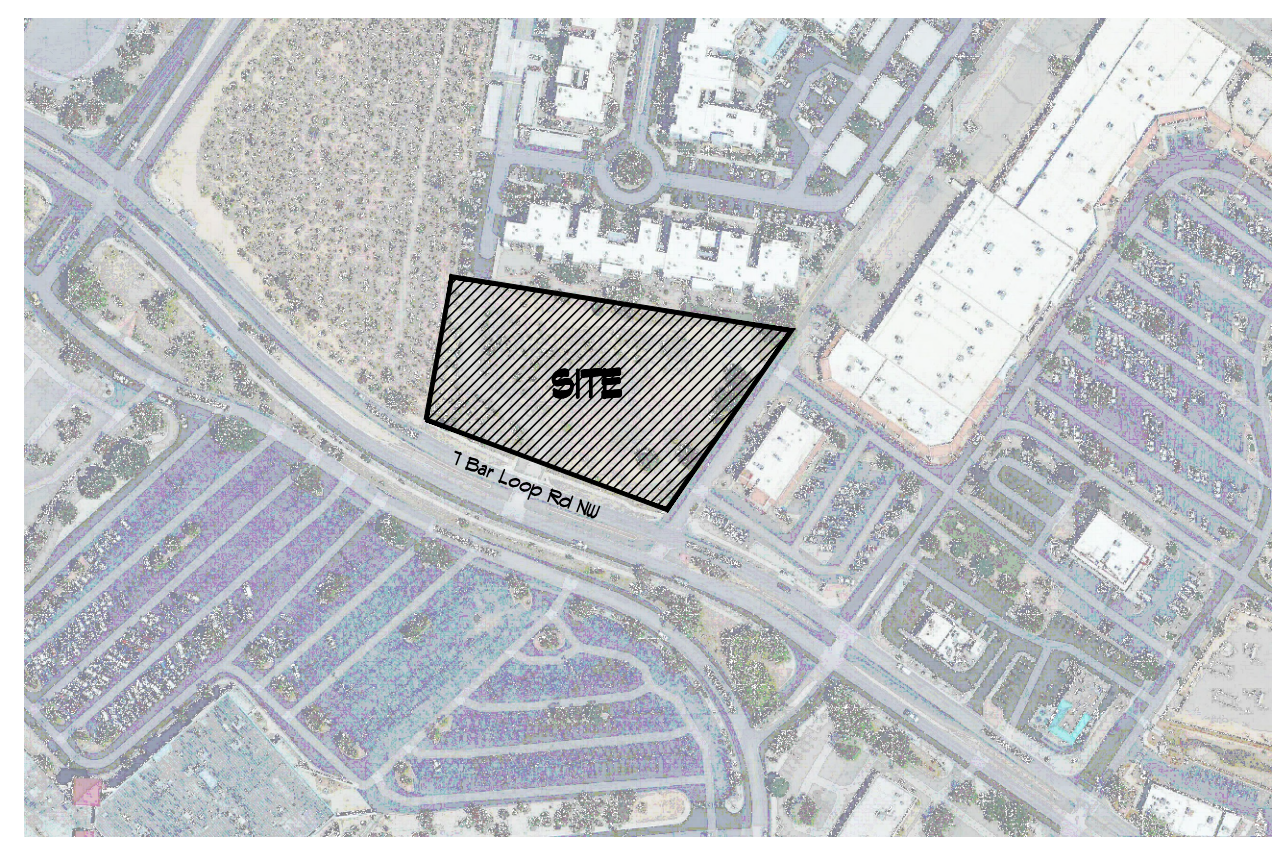
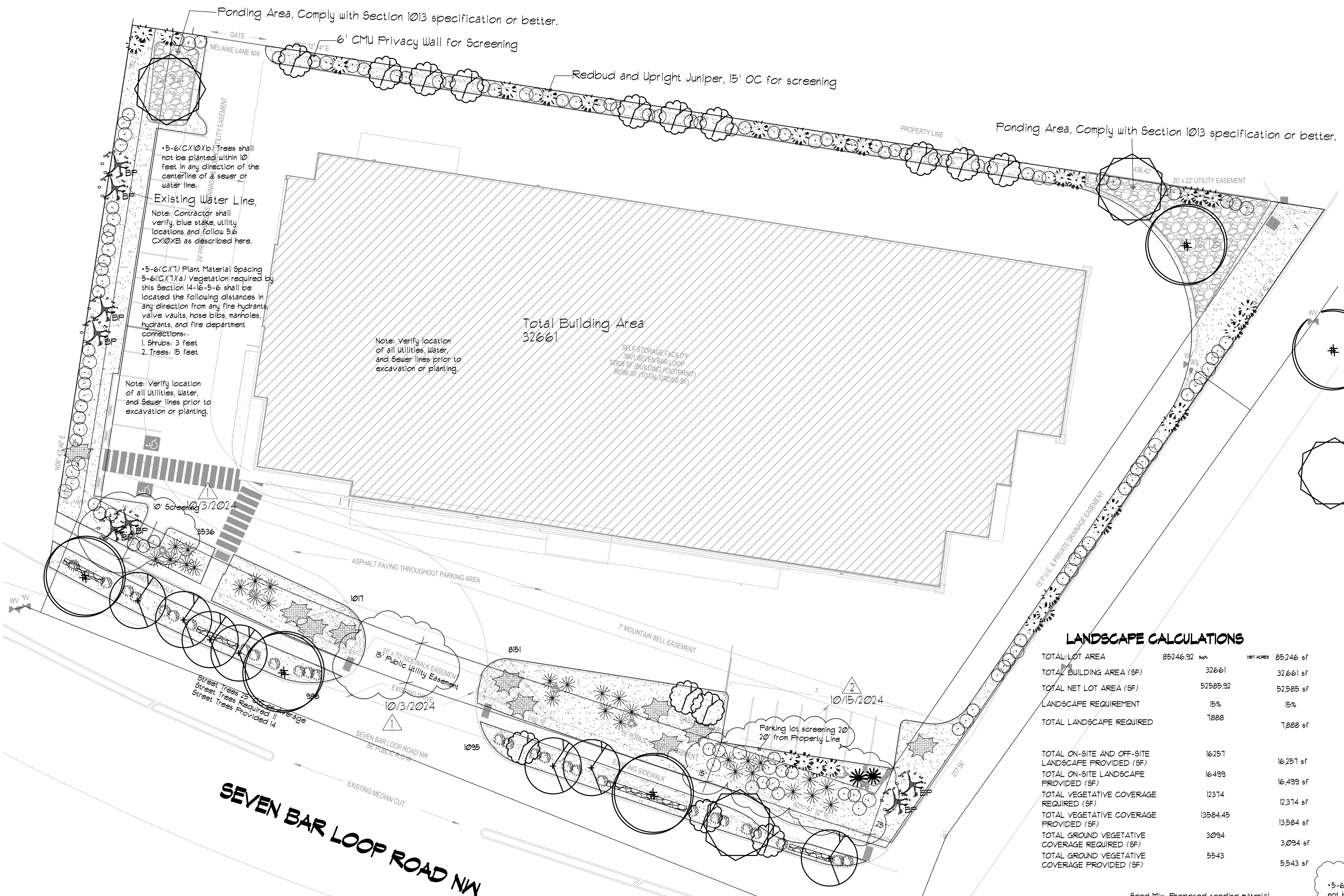


COPYRIGHT 2021 MODULUS ARCHITECTS



Vicinity Map
LANDSCAPE LEGEND

TREES

QT	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERA GE	TOTAL COVERAGE
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</i> "Blue Arrow"	12'x4'	M	12.56	376.80
16	2" CAL	Redbud <i>Cercis canadensis</i> 'Pink pom poms'	15'x12'	M	113.04	1808.64
3	2" CAL	Desert Willow <i>Chilopsis linearis</i>	20'x25'	RW	490.63	1471.89
TOTAL TREES: 6						8681.33

Shrubs & Groundcovers

QT	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERA GE	TOTAL COVERAGE
2	5 Gal	Palm Yucca <i>Yucca taxoniana</i>	12'x6'	M	28.26	56.52
20	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3'x4'	M	12.56	351.68
29	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3'x3'	L	7.07	205.03
10	5 Gal	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	1'x8'	M	50.24	502.40
71	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6'x7'	L	38.47	2962.19
48	5 Gal	Chamaisa <i>Chrysothamnus nauseosus</i>	5'x5'	L	19.63	942.24
8	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10'x10'	RW	78.50	628.00
TOTAL SHRUBS: 202						5648.06

LANDSCAPE CALCULATIONS

	UNIT	ACRES	SQ FT
TOTAL LOT AREA	85246.92	sq ft	85,246.92
TOTAL BUILDING AREA (SF)	32661		32,661
TOTAL NET LOT AREA (SF)	52585.92		52,585.92
LANDSCAPE REQUIREMENT	15%		15%
TOTAL LANDSCAPE REQUIRED	7888		7,888
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	16499		16,499
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	16499		16,499
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	12374		12,374
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	13584.45		13,584.45
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	3094		3,094
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	5543		5,543

*5-6'(C)(1)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.
Note: Contractor shall verify blue stake, utility locations and follow 5-6'(C)(1)(b) as described here.

*5-6'(C)(1)(a) Plant Material Spacing 5-6'(C)(1)(a) Vegetation required by this Section 14-16-5-6 shall be located the following distances in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections:
1. Shrubs: 3 feet
2. Trees: 15 feet
Note: Verify location of all utilities, water, and sewer lines prior to excavation or planting.

Landscape Mulch Legend

4	Boulders Bury 1/3, Moss Rock or Equal
14781	Landscape Gravel / Filter Fabric 3/4" Crushed Gray
1712	Ponding Area, Comply with Section 1013 specification or better.
16499	Seed Mix, Proposed seeding material

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)

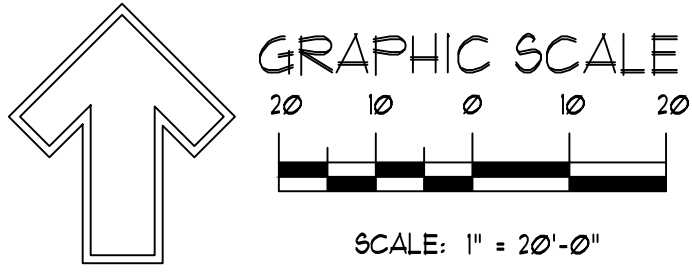
Section 6-6-2-5 Street Trees (A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
2. On 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

Seed Mix: Proposed seeding material

b. Sandy Soils	#PLS/ AC	Notes
<i>Hilaria jamesii</i> 'Viva' - Galleta	7.0	
<i>Oxyopsis hymenoides</i> 'Palo Verde' - Indian Rice Grass	5.0	
<i>Bouteloua gracilis</i> 'Flacchita' - Blue Grama	2.0	
<i>Bouteloua curtipendula</i> 'Vanghni' - Sideoats Grama	1.0	
<i>Agropyron smithii</i> 'Irish' - Western Wheat	1.0	
<i>Sporobolus cryptandrus</i> 'Sand Dropseed'	1.0	
<i>Sporobolus airoides</i> 'Salado' - Alkali Sacaton	1.0	
<i>Arenaria frigida</i> - Fringed sagebrush	.25	Low Shrub
<i>Sphaeralcea ambigua</i> - Desert Globemallow	.25	Perennial wildflower
<i>Sphaeralcea parviflora</i> - Nelson Globemallow	.25	Perennial wildflower
<i>Helianthus annuus</i>	.5	Annual wildflower
<i>Oenothera pallida</i> - White Evening Primrose	.25	Perennial wildflower
<i>Bulleya multiradiata</i> - Desert Marigold	.25	Biennial wildflower
<i>Abronia fragrans</i> or <i>Abronia villosa</i> - Sand Verbena	.25	Perennial wildflower
<i>Dalea purpurea</i> var <i>purpurea</i> - Purple Prairie Clover	.25	Perennial wildflower
<i>Machaeranthera canescens</i> - Hoary tansycaster	.25	Perennial wildflower
<i>Ribatanea lyata</i> - Chocolate Flower	.25	Perennial wildflower
<i>Ratibida columnifera</i> forma <i>pulcherrima</i> - Mexican Hat	.25	Perennial wildflower



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.

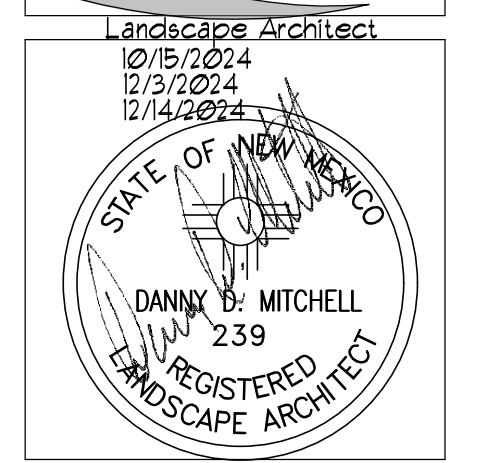
No substitutions or alterations to this plan without the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

REVISION

REV	DATE	BY
1	10/3/2024	
2	10/15/2024	
3	12/14/2024	

Site Plan Changes

MODULUS ARCHITECTS AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520 ALBUQUERQUE, NEW MEXICO 87113 PHONE (505) 338-1499 FAX (505) 338-1498



COTTONWOOD STORAGE
SEVEN BAR LP NW ALBUQUERQUE 87114

PROJECT MANAGER: [Name] JOB NO. [Number] DRAWN BY: EY APPROVED BY: DTM

SHEET TITLE: LANDSCAPE PLAN

DATE: 12/17/2024 SHEET: 15-101

SCALE: [Scale]

Mitchell Associates, inc
danny@mitchellassociatesinc.com 505.639.9583