

### ARCHITECTURAL SITE PLAN CALCULATIONS:

REQUIRED LANDSCAPE AREA	262,667 CSF	DECIDUOUS AND EVERGREEN TREES	REQUIRED
GROSS DEVELOPED AREA	5,925 CSF	STREET TREES:	
BUILDINGS TOTAL FOOTPRINT:	11,339 CSF	UNSER BOULEVARD: 720 LF @ 1/25 LF =	29
VEHICLE STORAGE AREA:	11,339 CSF	SAUL BELL ROAD: 280 LF @ 1/25 LF =	12
NET LOT AREA:	245,403 CSF	BLUEWATER ROAD: 520 LF @ 1/25 LF =	21
REQUIRED LANDSCAPE AREA @ 18%:	44,173 CSF	TOTAL TREES THIS AREA TYPE:	62
VEHICLE DISPLAY AREAS:	11,042 CSF	PROPERTY LINE TREES:	
PERVIOUS PAVING DISCOUNT @ 25%:	33,129 CSF	LOT 5: 429 LF @ 1/80 LF =	6
REQUIRED AREA:	11,042 CSF	TRACT B: 300 LF @ 1/80 LF =	4
LANDSCAPE PROVIDED:		TOTAL TREES THIS AREA TYPE:	10
AREA 1: 7,502 SF	AREA 7: 797 SF	PARKING AREAS:	REQUIRED
AREA 2: 13,058 SF	AREA 8: 287 SF	LOT 5: 87 SPACES @ 1/10 STALLS =	9
AREA 3: 2,338 SF	AREA 9: 241 SF	TRACT B: 659 SPACES @ 1/10 STALLS =	66
AREA 4: 2,295 SF	AREA 10: 661 SF	TOTAL TREES THIS AREA TYPE:	75
AREA 11: 730 SF	AREA 12: 1,528 SF	TOTAL TREES THIS PROJECT:	91
AREA 6: 2,554 SF	TOTAL PROVIDED: 33,945 SF		

### LANDSCAPE NOTES:

This landscape plan is designed to meet requirements in the City of Albuquerque Integrated Development Ordinance Section 5-6 Landscaping, Buffering and Screening as applicable.

As well as referencing design requirements from the Cliff Road West Master Plan, listed on the CABQ approved master plans section, though keeping the CABQ IDO suggestions at the forefront of the design choices due to its current relevance to design standards in Albuquerque today.

Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z601-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractor's expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractor's expense.

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

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Polish Ordinance, and Water Conservation Landscaping and Water Waste Ordinance.

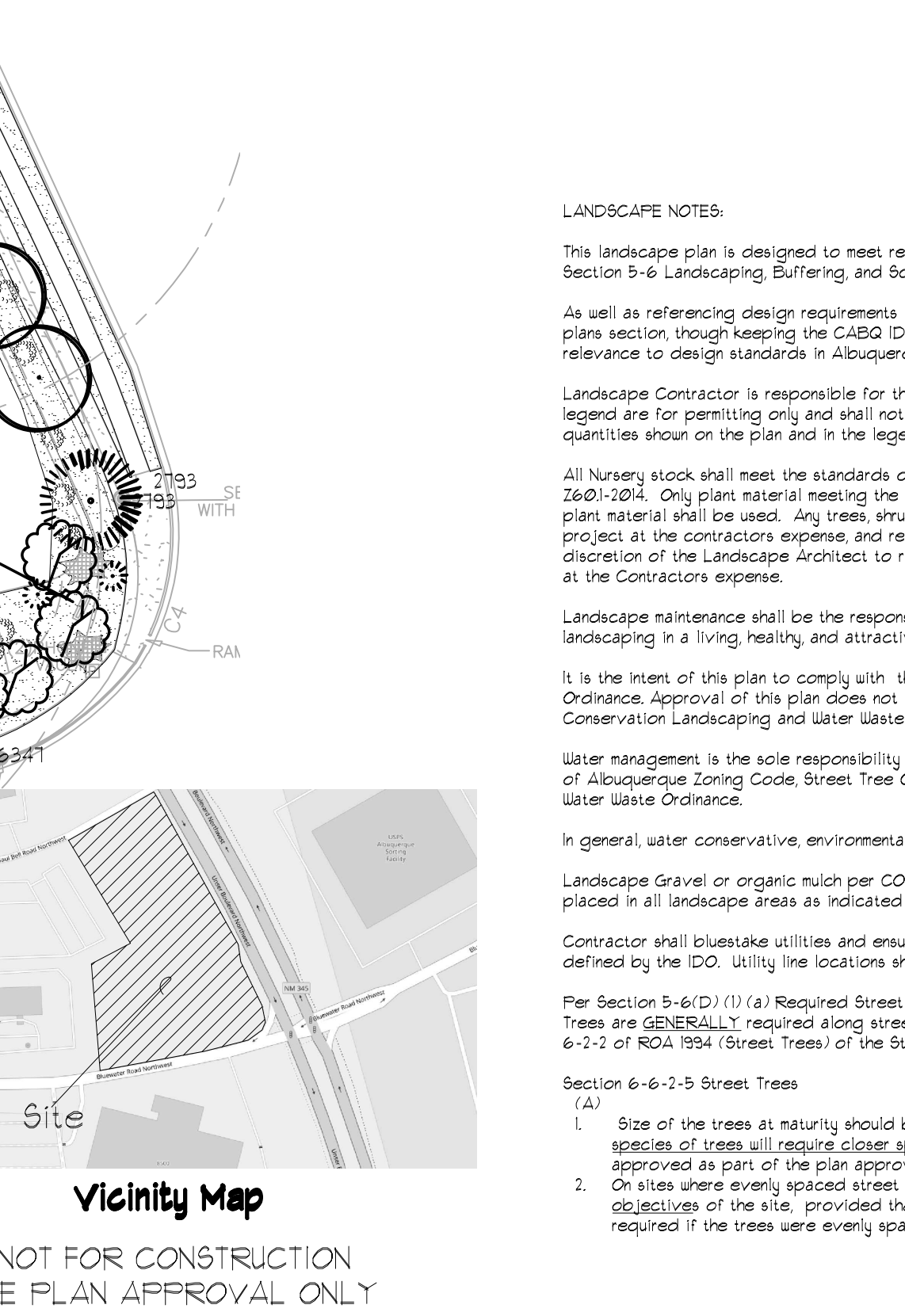
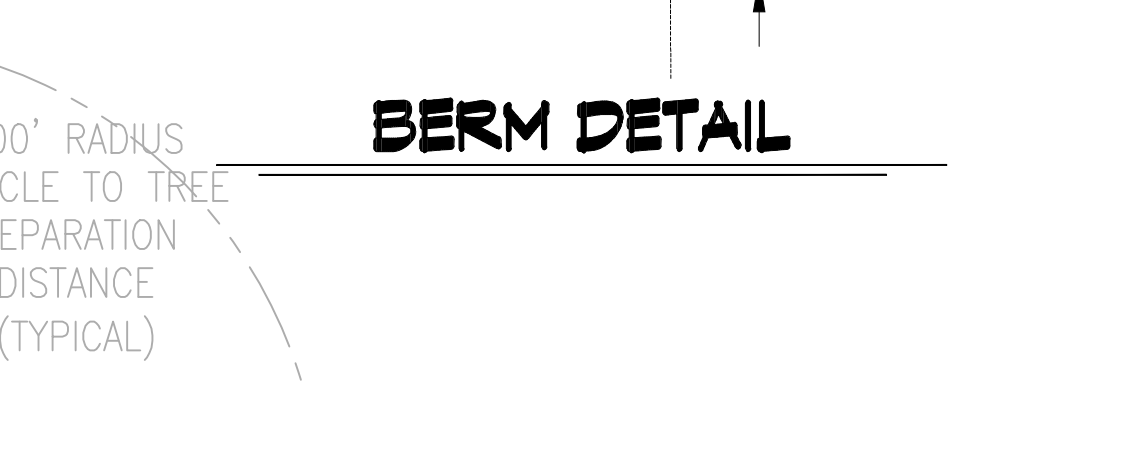
In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel or organic mulch per COA requirement to a minimum depth of 3" for gravel and 4" for mulch shall be placed in all landscape areas as indicated on the plan or on the planting details.

Contractor shall blue-stake utilities and ensure that trees and shrub spacing meet the minimum clearance requirements as defined by the IDO. Utility line locations shown on the plan and actual locations may vary.

Per Section 5-6(D) (4) Required Street Trees:  
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of RDA 1994 (Street Trees) of the Street Tree Ordinance.

Section 6-6-2-5 Street Trees  
(A)  
1. Size of the trees at maturity should be in proportion to the planting spaces 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.



### LANDSCAPE LEGEND

#### EVERGREEN TREES

QTY.	SIZE	COMMON/BOTANICAL NAME	DIM'S	WATER USE	COVERAGE	TOTAL COVERAGE
9	4'-6"	Austrian Pine <i>Pinus nigra</i>	35'x25'	M	490	4410
21	4'-6"	Upright Juniper <i>Juniper</i>	20'x6'	M	28	588

#### DECIDUOUS TREES

24	2"	Frontier Elm <i>Ulmus "Frontier"</i>	40'x30'	M	701	16368
8	2"	Live Oak <i>Quercus virginiana</i>	40'x60'	L	2826	22608
10	2"	Accolade Elm <i>Ulmus "Accolade"</i>	60'x40'	M	1256	12560
19	2"	Redbud <i>Cercis canadensis "Pink pom poms"</i>	15'x15'	M	111	3363

TOTAL TREES: 91 TOTAL COVERAGE: 60497

#### SHRUBS & GROUNDCOVERS

QTY.	SIZE	COMMON/BOTANICAL NAME	HWU	WATER USE	COVERAGE	TOTAL COVERAGE
50	1 Gal	India Hawthorn <i>Raphiolepis "indica"</i>	3'x6'	M	28	1400
20	1 Gal	Gro-Low Sumac <i>Rhus aromatica "Gro-Low"</i>	3'x8'	L	50	1000
24	1 Gal	Buffalo Juniper <i>Juniperus tamariscifolia "Buffalo"</i>	4'x12'	M	144	3456

TOTAL SHRUBS: 94 TOTAL COVERAGE: 5856

### ARCHITECTURAL SITE PLAN CALCULATIONS (continued):

TREE LOCATIONS AND QUANTITIES FOR 75% PLANT COVERAGE	PROVIDED	CANOPY COVERAGE	QUANTITY TOTAL
TREE QUANTITIES BY LOCATIONS		AREA	
NORTH SOUTH EAST WEST INTERIOR TOTALS			
REDBUD 5 7 7 - - 19		177 SF x 19	3,363 SF
OAK 1 1 4 - - 6		2826 SF x 8	22,608 SF
PINE 2 4 3 - - 9		490 SF x 9	4,410 SF
F-ELM 2 5 10 - - 7		707 SF x 24	16,968 SF
A-ELM - - - - - 10		1256 SF x 10	12,560 SF
JUNIPER 2 4 5 - - 21		28 SF x 21	588 SF
SUBTOTALS 12 21 29 - - 19	91	AREA PROVIDED	64,519 SF
REQUIRED 12 21 29 - - 19	91		

REQUIRED COVERAGE AREA @ 75% OF THE REQUIRED LANDSCAPE AREA 24,847 SF  
PROVIDED TOTAL CANOPY COVERAGE AREA 60,497 SF

### IRRIGATION NOTES:

Irrigation shall be a complete underground system operated by automatic timer.

All landscape located within the ROW shall meet the requirements for the City of Albuquerque Irrigation standards for landscape irrigation within the ROW.

Drip systems to be tied to poly-pipe with flush caps at each end.  
Netafim tree rings supply line to be Class 200 PVC.

Trees and shrubs shall be on separate valves.

Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Contractor to confirm Point of Connection with General Contractor.

Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

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.

### LANDSCAPE LEGEND (continued):

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

Landscape Area:  
The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscape Area"). The entire front yard setback, less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

Required Landscaped Area: On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s) which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

- A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.
- Seventy-five percent (75%) of the required Landscape Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.
- A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf shall be located at the most prominent visual points, such as, streetscapes and vehicular access to the site. The areas of turf help to create visual corridors into specific sites.
- All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.
- Headers shall be used to separate the turf and ground cover zones.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.
- One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.
- In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous and evergreen trees.
- To shade and reduce the visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no shall being more than 100 feet from a tree.
- The minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five-gallon containers, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground-coverage within one growing season after installation. N/A
- All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds. All areas which are planted with shrubs and trees shall be irrigated by an underground system.
- All undeveloped sites, and all unpaved areas of developed sites shall be kept in a weed-free condition. All unpaved areas of developed sites shall be screened from view from the public right-of-way or shall be alternatively, uncovered areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a 30" to 36" foot tall of acceptable materials, as approved by the Architectural Control Committee. (Chain link fences are not permitted).
- Plant Materials: See the plant list for Atrisco Business Park or the approved City of Albuquerque plant list.
- Storage Areas and Service Areas: Refuse Collection Areas.  
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets and adjacent developments through the use of an opaque visual barrier at least six (6) feet in height, where screening is required. It should be accomplished with walls, pillars or solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard setback line and shall not face any public right-of-way. The use of barbed wire or concertina is not permitted on the top of fences or walls. No materials, supplies or equipment, including mechanical or operated vehicles, shall be stored in any area on the site except behind such a barrier.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural themes of the site. (Stake in chain link fences are not permitted). No refuse collection area shall be allowed between any street and building front yard setbacks.

### REVISIONS

Rev.	Date	Comment
1	11/14/2024	FOR SALE DISPLAY AREAS
2	11/14/2024	FOR SALE DISPLAY AREAS
3	11/14/2024	FOR SALE DISPLAY AREAS
4	11/14/2024	FOR SALE DISPLAY AREAS

Designed By: *dm*  
Drawn By: *dm*  
Approved By: *dm*  
Date: 1/6/2025

NEW MEXICO ONE CALL  
STATEWIDE - 811 OR  
1-800-321-ALERT (2577)  
Owner Review  
Call two working days before you dig.

## Landscape Plan

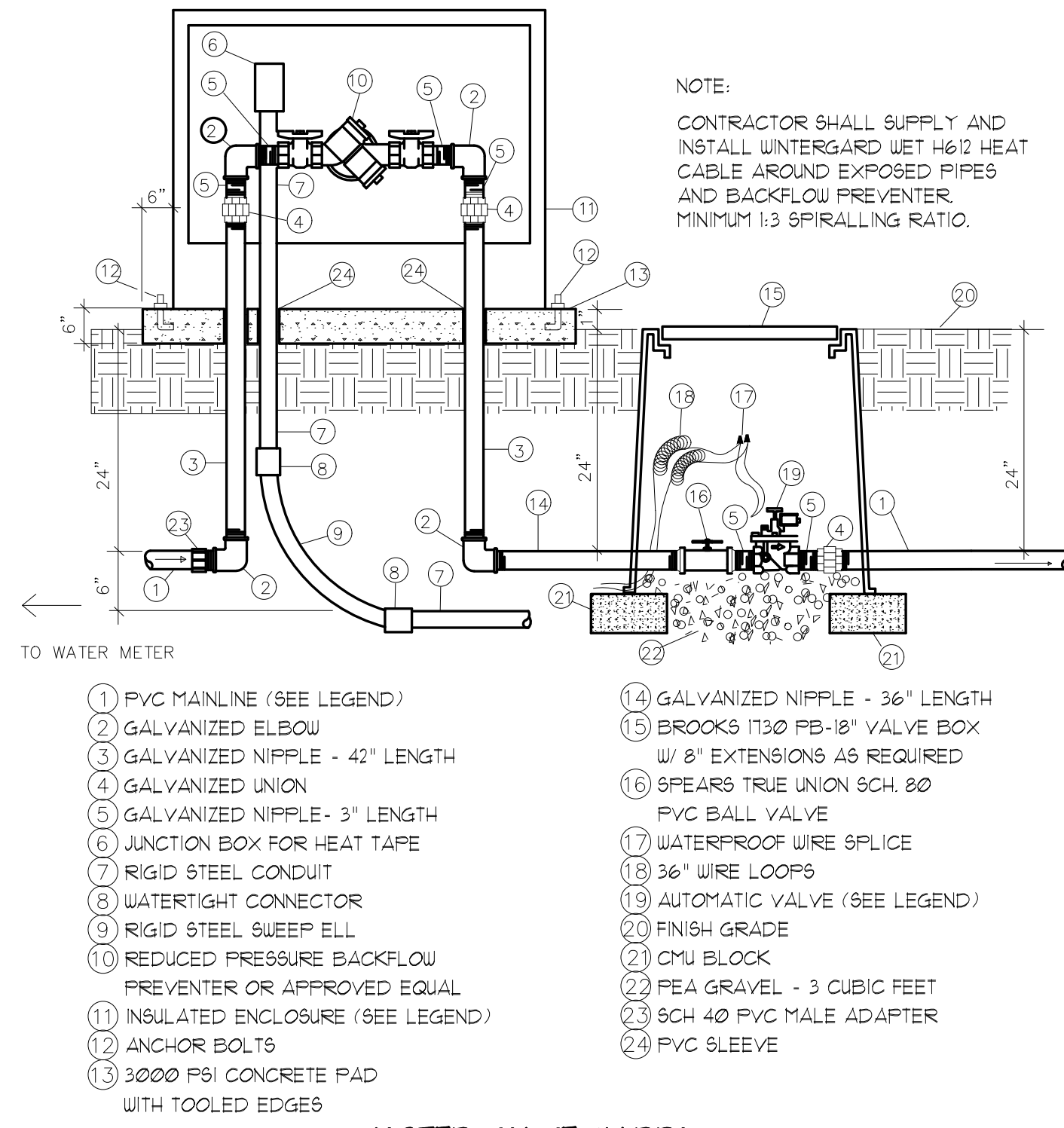
**D&B U Sell It**  
8551 Bluewater Rd NW  
Albuquerque, NM, 87121

Mitchell Associates, Inc.  
505.639.9503  
danny@mitchellassociates.com

NOT FOR CONSTRUCTION  
DANNY D. MITCHELL  
REGISTERED ARCHITECT  
2859

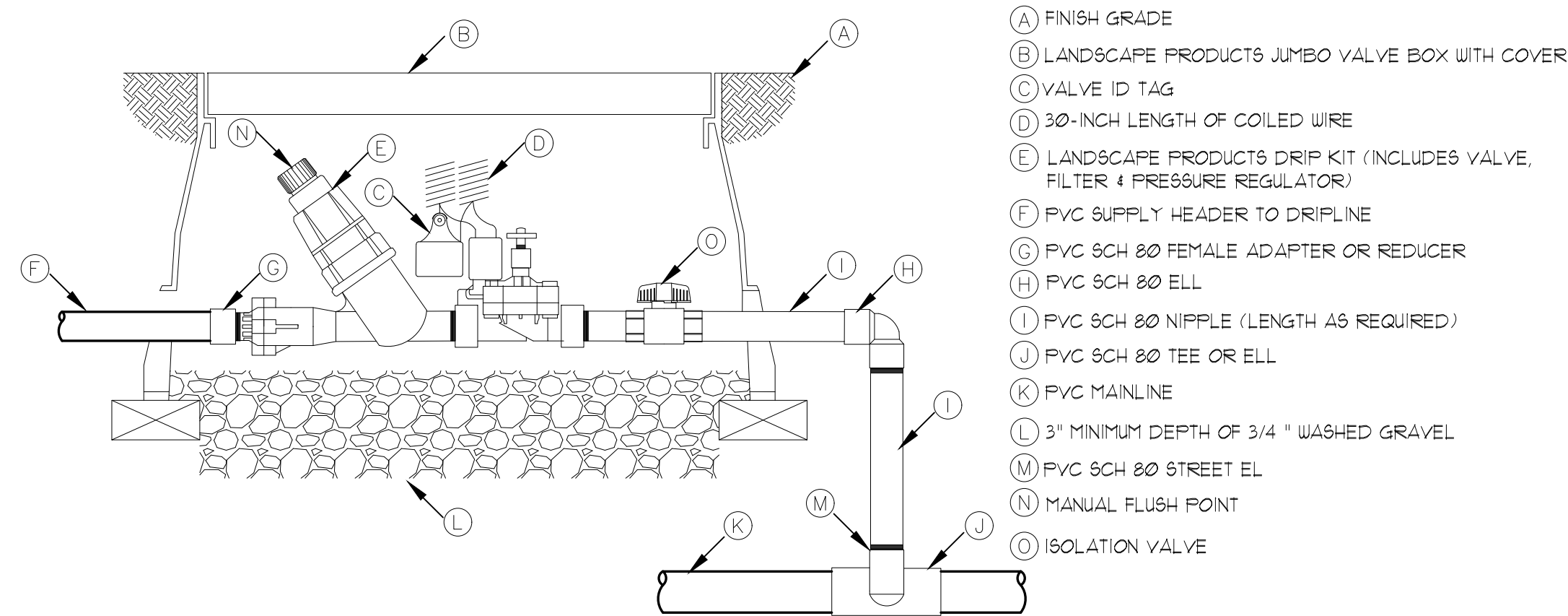
Date: 1/16/2025  
1/6/2025  
3/4/2025

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PROJECT No: 2024-061  
**LS-101**



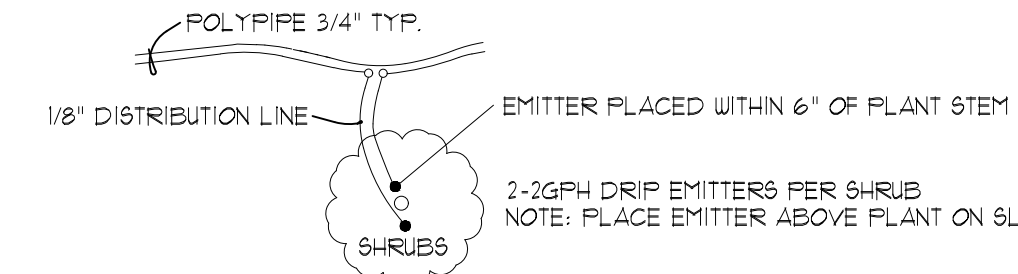
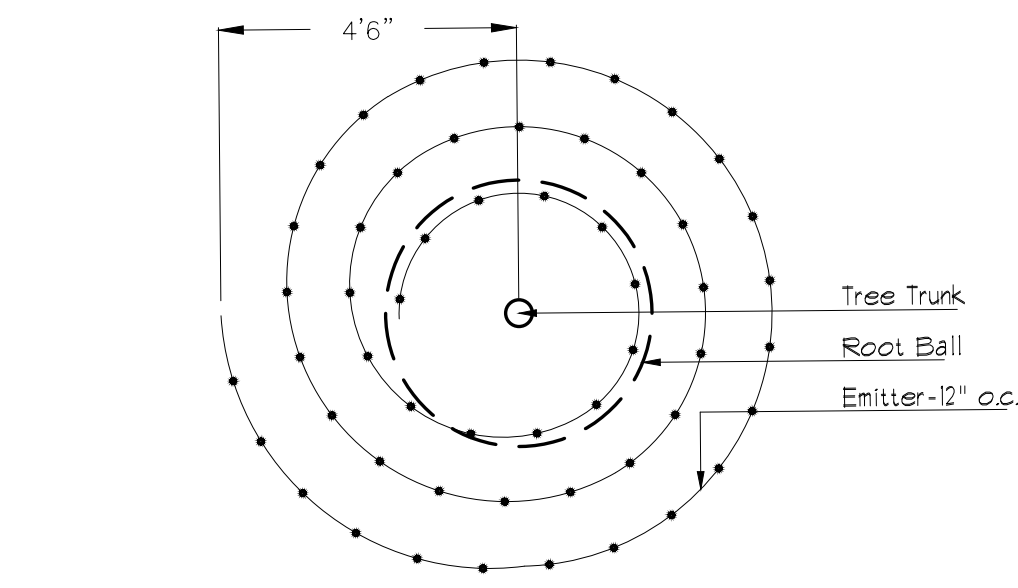
**MASTER VALVE W/ RPA**

N.T.S.



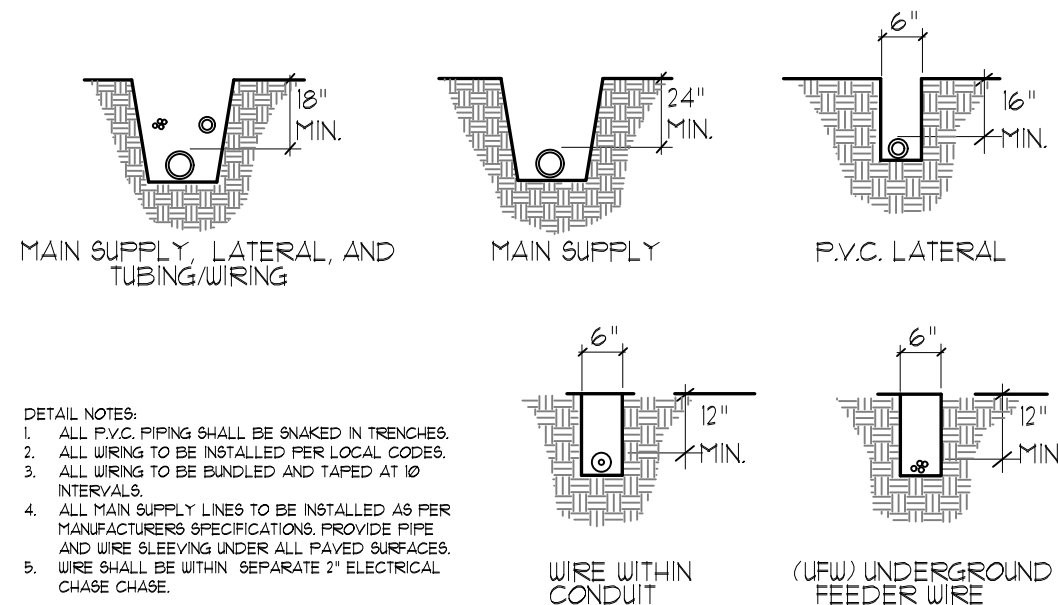
**DRIP ZONE KIT IN VALVE BOX**

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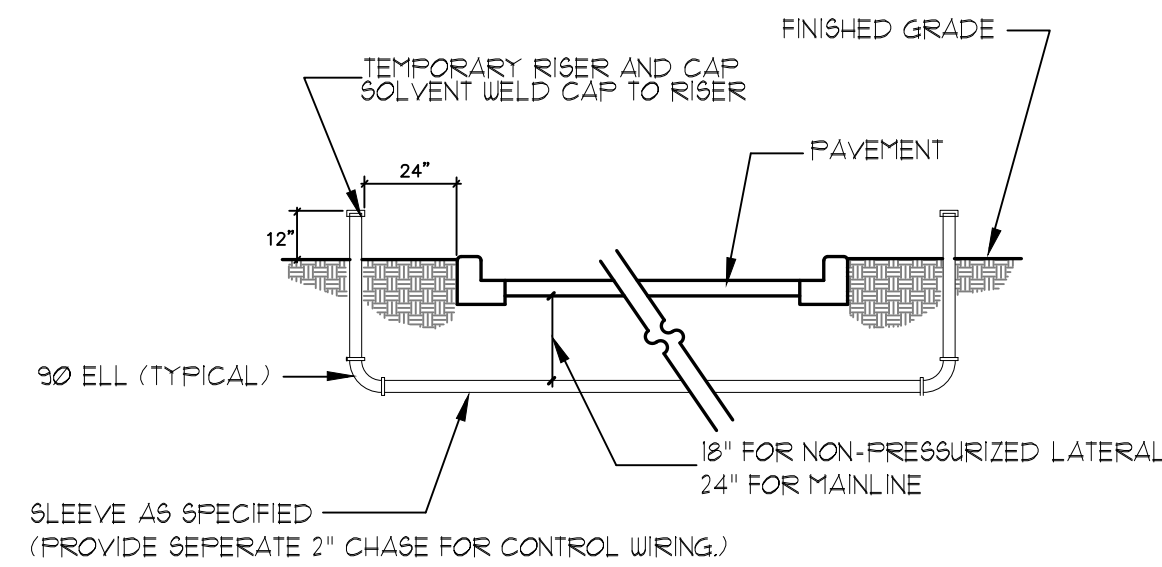
**SHRUB EMITTER PLACEMENT DETAIL**

N.T.S.



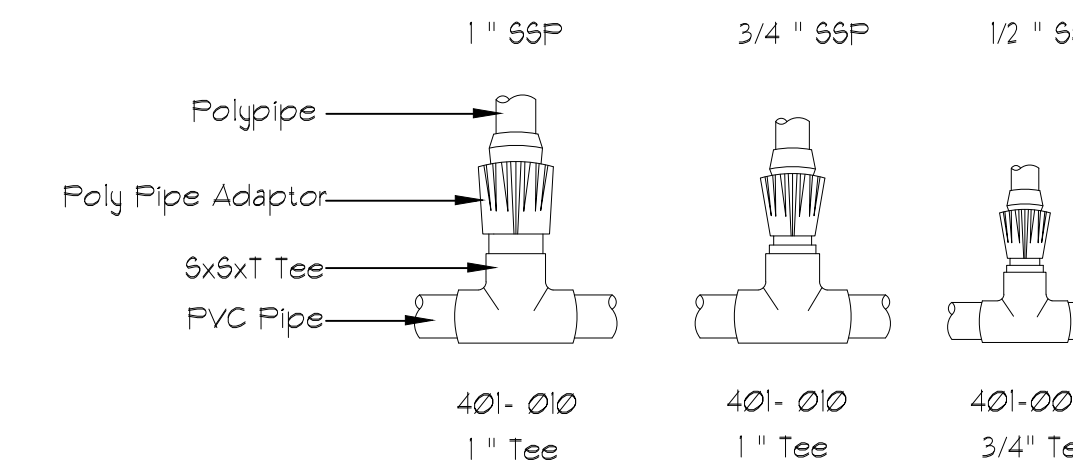
**TRENCHING DETAIL**

N.T.S.



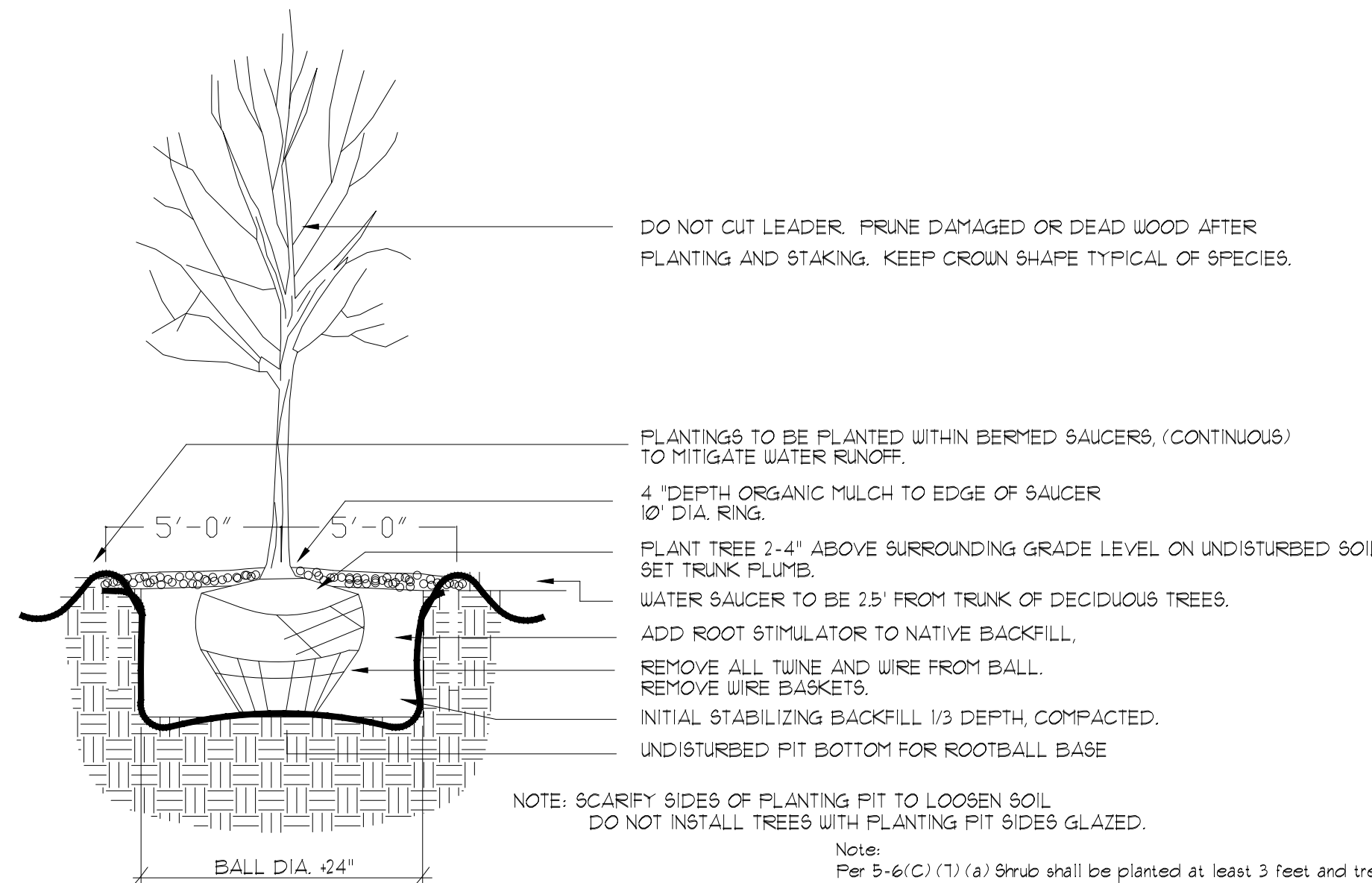
**SLEEVE INSTALLATION DETAIL**

N.T.S.



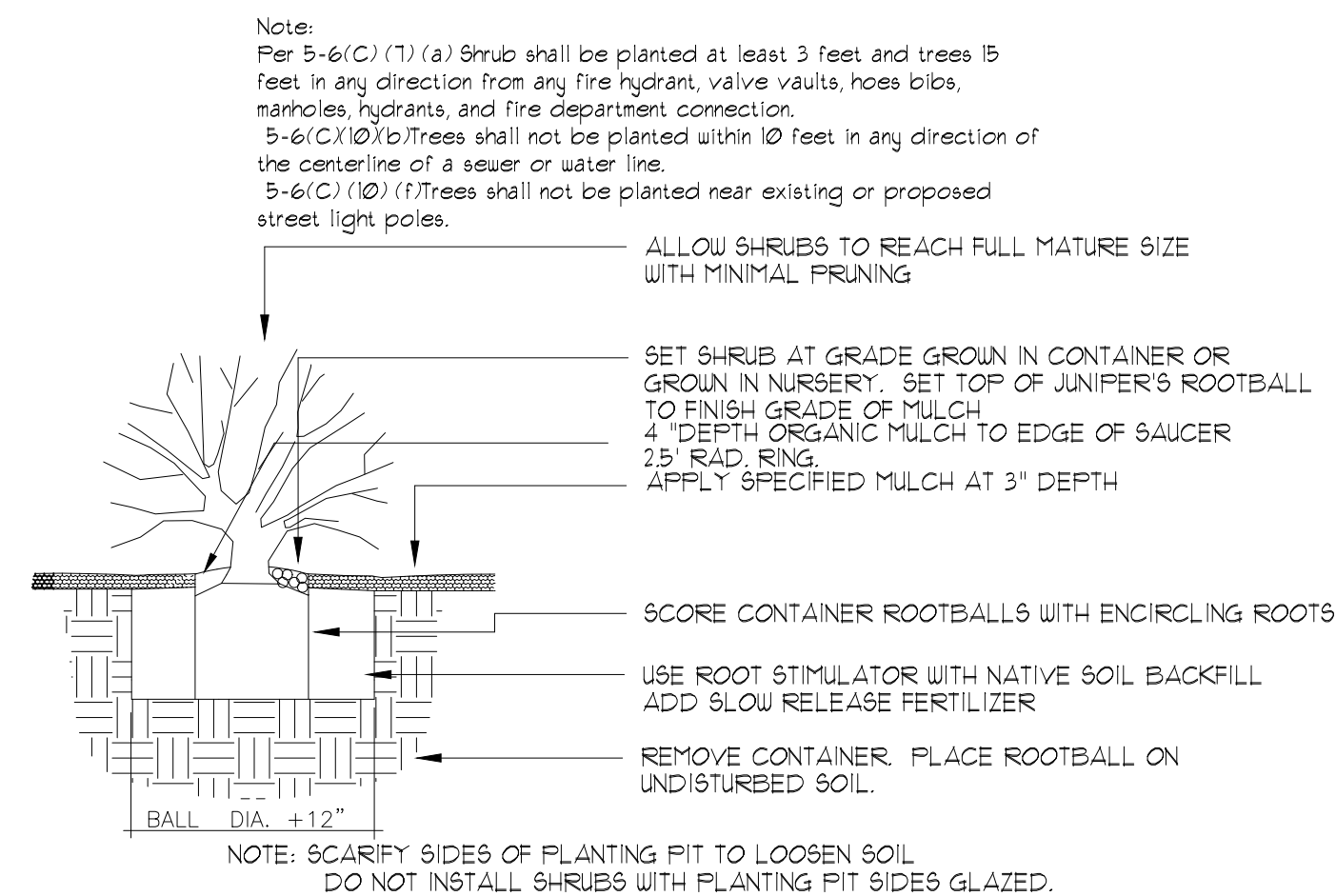
**PVC TO Poly Connection**

N.T.S.



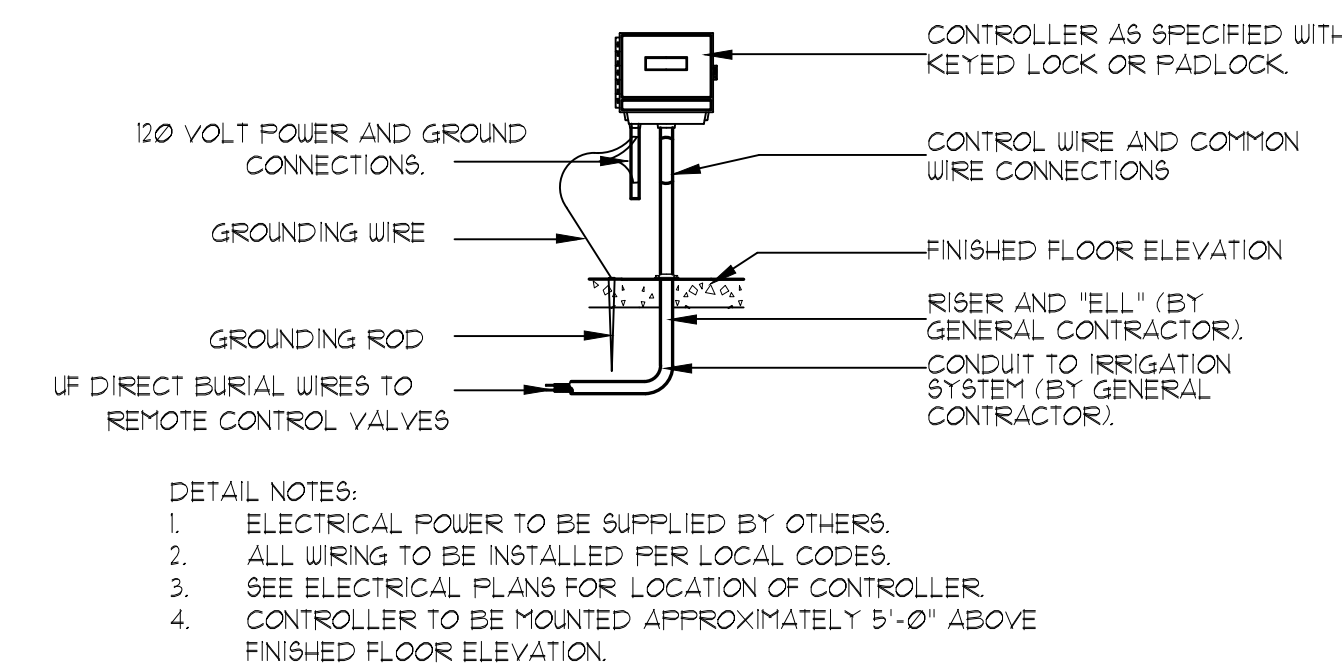
**TREE PLANTING DETAIL**

N.T.S.



**SHRUB PLANTING DETAIL**

N.T.S.



**CONTROLLER DETAIL**

N.T.S.

REVISIONS	Date:	Comment
1	10/24/2024	OWNER REVIEW COMMENTS
2	10/24/2024	OWNER REVIEW COMMENTS
3	10/24/2024	OWNER REVIEW COMMENTS

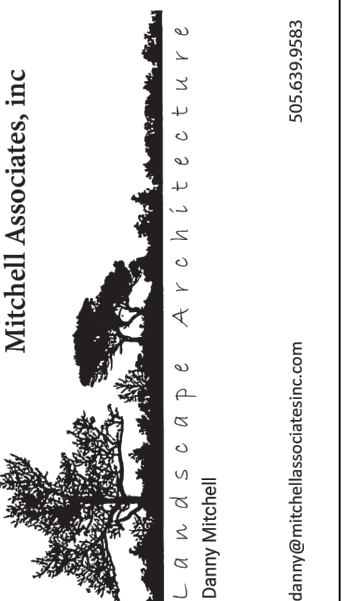
Designed By: FV  
 Drawn By: DM  
 Approved By: DM  
 Date: 10/24/2024

**NEW MEXICO ONE CALL STATEWIDE - 811 OR 1-800-321-ALERT (2537)**  
 Call two working days before you dig.

**File ID:**

**Landscape Detail**

**D & U Sell It**  
 8561 Bluewater Rd NW  
 Albuquerque, NM, 87121



Seal: Landscape Architect

STATE OF NEW MEXICO

DANNY D. MITCHELL  
 239  
 REGISTERED ARCHITECT  
 LANDSCAPE ARCHITECT

Date: 10/20/24  
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PROJECT NO: 2024-061  
**LS-108**

