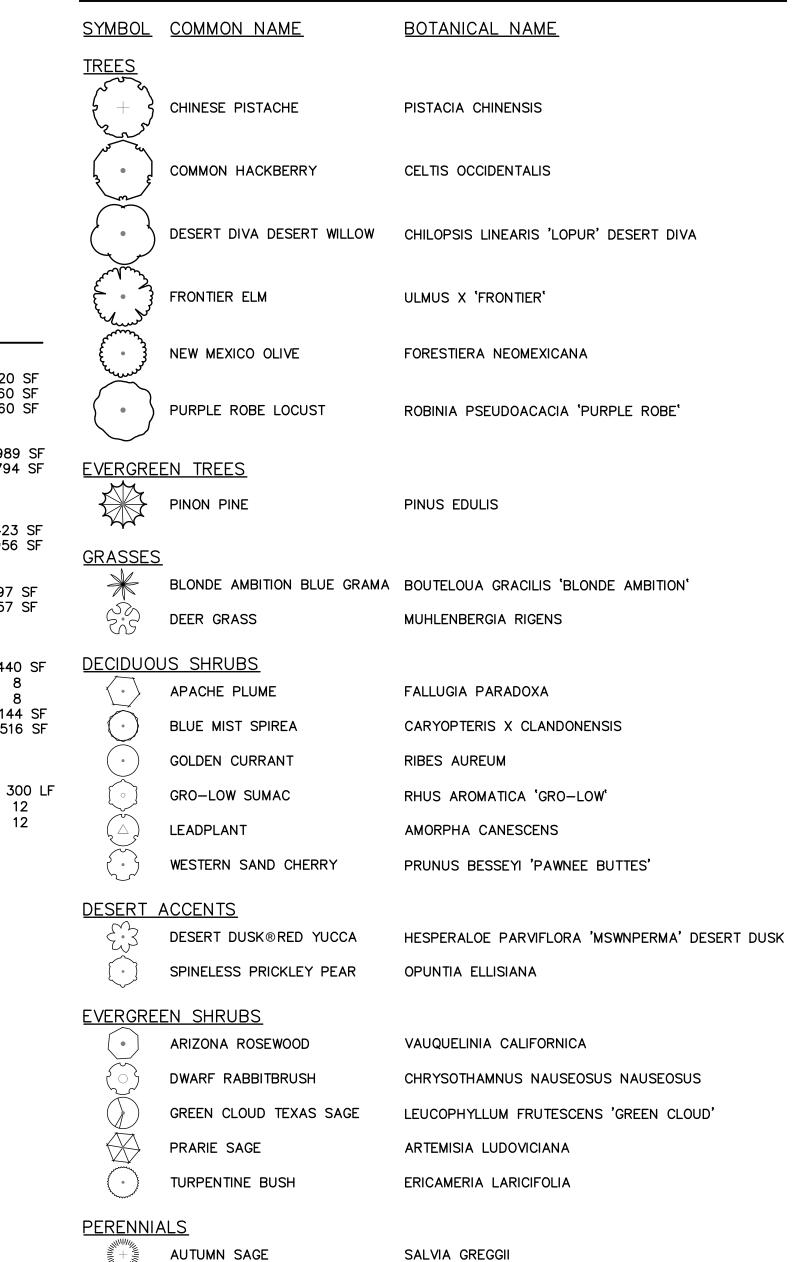
DFT LANDSCAPE PLAN

#### PLANT SCHEDULE PLANTING SCHEDULE SYMBOL CODE **DESCRIPTION** FURNISH AND INSTALL TURF. GROUNDCOVER MULCH (SHALL BE A COMBINATION OF CRUSHED GRAVEL AND ORGANIC MULCH). PLAY AREA ENGINEERED WOOD FIBER MULCH. NATIVE SEED MIX FOR SLOPE STABILIZATION DURING PHASE 1. FUTURE LANDSCAPING AND ORGANIC MULCHING (PHASE 2 AND 3). ACCENT BOULDER SHALL BE 'MARBLE BOULDERS ROSE GOLD/JUST GOLD BLEND' AS AVAILABLE FROM JPR GRAVEL (505-503-7766). CLEAR SIGHT TRIANGLE LANDSCAPE CALCULATIONS GENERAL LANDSCAPE REQUIREMENTS: PHASE ONE GROSS LOT AREA: 194,820 SF PHASE ONE BUILDING COVERAGE: 21,560 SF PHASE ONE NET LOT AREA: 173,260 SF REQUIRED LANDSCAPE IS 15% OF PHASE ONE NET LOT AREA TOTAL LANDSCAPE AREA REQUIRED: 25,989 SF LANDSCAPE AREA PROVIDED: 39,794 SF REQUIRED VEGETATIVE COVERAGE (75% OF THE REQUIRED LANDSCAPE AREA): VEGETATIVE COVER REQUIRED: 19,423 SF VEGETATIVE COVER PROVIDED: 19,956 SF REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF THE REQUIRED LANDSCAPE AREA): VEGETATIVE GROUNDCOVER REQUIRED: 6,497 SF VEGETATIVE GROUNDCOVER PROVIDED: 6,557 SF TOTAL PARKING LOT REQUIREMENTS: TOTAL PARKING STALLS: 74 11,440 SF TREES REQUIRED (1 TREE PER 10 STALLS): TREES PROVIDED: 10% OF TOTAL PARKING LOT SHALL BE LANDSCAPED: 1,144 SF LANDSCAPE AREA PROVIDED: 3,516 SF STREET TREE REQUIREMENTS: SHADE TREES PLANTED AT 25' O.C. ON PEDESTRIAN PATHWAYS. TOTAL LINEAR FOOT PEDESTRIAN PATHWAYS 300 LF



ACHILLEA X 'MOONSHINE'

MOONSHINE YARROW



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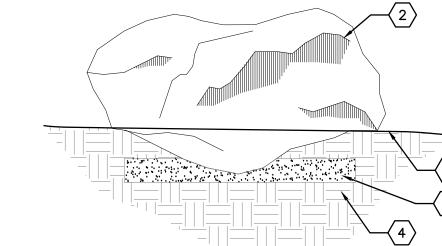
### PLANT SCHEDULE

|   | I SCHEDGEE                |   |     |                |            |      |                      |
|---|---------------------------|---|-----|----------------|------------|------|----------------------|
| SYMBOL  | COMMON NAME               | BOTANICAL NAME                                | QTY | <u>REMARKS</u> | <u>HT.</u> | SPD. | INSTALLED SIZE       |
| TREES   |                           |   |     |                |            |      |                      |
| \(\frac{1}{2} \)  | CHINESE PISTACHE          | PISTACIA CHINENSIS                            | 3   | 2" CAL.        | 30'        | 30'  | 2" CAL. 6'-8' HT.    |
| A SUPERIOR OF THE PROPERTY OF | COMMON HACKBERRY          | CELTIS OCCIDENTALIS                           | 13  | 2" CAL.        | 30'        | 30'  | 2" CAL, 12'-14' HT.  |
|   | DESERT DIVA DESERT WILLOW | CHILOPSIS LINEARIS 'LOPUR' DESERT DIVA        | 9   | 36" BOX        | 30'        | 30'  | 8'-10' HT.           |
|   | FRONTIER ELM              | ULMUS X 'FRONTIER'                            | 7   | 2" CAL.        | 40'        | 30'  | 2" CAL. 8'-10' HT.   |
| ( · )   | NEW MEXICO OLIVE          | FORESTIERA NEOMEXICANA                        | 6   | 24" BOX        | 15'        | 15'  | 2" CAL. 6'-8' HT.    |
|   | PURPLE ROBE LOCUST        | ROBINIA PSEUDOACACIA 'PURPLE ROBE'            | 1   | 2" CAL.        | 35'        | 25'  | 2" CAL., 10'-12' HT. |
| EVERGRE   | EN TREES                  |   |     |                |            |      |                      |
|   | PINON PINE                | PINUS EDULIS                                  | 13  | 2" CAL.        | 15'        | 15'  | 6'-8' HT.            |
| GRASSES   |                           |   |     |                |            |      |                      |
|   |                           | BOUTELOUA GRACILIS 'BLONDE AMBITION'          | 15  | 3 GAL.         | 2'         | 2'   | MIN. 8" HT.          |
| 22  | DEER GRASS                | MUHLENBERGIA RIGENS                           | 23  | 5 GAL.         | 3'         | 4'   | MIN. 18" SPD.        |
| <u>DECIDUOUS SHRUBS</u>   |                           |   |     |                |            |      |                      |
|   | APACHE PLUME              | FALLUGIA PARADOXA                             | 27  | 5 GAL.         | 6'         | 6'   | MIN. 18" SPD.        |
| $\odot$   | BLUE MIST SPIREA          | CARYOPTERIS X CLANDONENSIS                    | 3   | 5 GAL.         | 5'         | 5'   | MIN. 12" HT.         |
| ·   | GOLDEN CURRANT            | RIBES AUREUM                                  | 3   | 5 GAL.         | 5'         | 5'   | 18" H X 16" W        |
| $\bigcirc$  | GRO-LOW SUMAC             | RHUS AROMATICA 'GRO-LOW'                      | 14  | 5 GAL.         | 3'         | 5'   | MIN. 18" SPD.        |
|   | LEADPLANT                 | AMORPHA CANESCENS                             | 6   | 5 GAL.         | 3'         | 3'   | MIN. 12" HT.         |
|   | WESTERN SAND CHERRY       | PRUNUS BESSEYI 'PAWNEE BUTTES'                | 47  | 5 GAL.         | 2'         | 4-6  | MIN. 18" SPD.        |
| DESERT ACCENTS  |                           |   |     |                |            |      |                      |
|   | DESERT DUSK®RED YUCCA     | HESPERALOE PARVIFLORA 'MSWNPERMA' DESERT DUSK | 30  | 1 GAL.         | 2'-6"      | 3'   | MIN. 12" SPD.        |
|   | SPINELESS PRICKLEY PEAR   | OPUNTIA ELLISIANA                             | 4   | 5 GAL.         | 4'         | 4'   | MIN 18" HT           |
| EVERGREEN SHRUBS  |                           |   |     |                |            |      |                      |
| •   | ARIZONA ROSEWOOD          | VAUQUELINIA CALIFORNICA                       | 14  | 15 GAL.        | 12'        | 10'  | 1" CAL. 4'-6' HT.    |
| $\overline{\langle  \rangle}$   | DWARF RABBITBRUSH         | CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS             | 47  | 5 GAL.         | 3'         | 3'   | MIN. 12" HT.         |
| ()  | GREEN CLOUD TEXAS SAGE    | LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'         | 29  | 10 GAL.        | 8'         | 8'   | 4' HEIGHT            |
| $\widetilde{\otimes}$   | PRARIE SAGE               | ARTEMISIA LUDOVICIANA                         | 12  | 5 GAL.         | 3'         | 3'   | MIN. 12" HT.         |
| Ŏ   | TURPENTINE BUSH           | ERICAMERIA LARICIFOLIA                        | 33  | 3 GAL.         | 3'         | 4'   | MIN 18" HT           |
| <u>PERENNIALS</u>   |                           |   |     |                |            |      |                      |
|   | AUTUMN SAGE               | SALVIA GREGGII                                | 19  | 5 GAL.         | 2'         | 3'   | MIN. 6" SPD.         |
| +   | MOONSHINE YARROW          | ACHILLEA X 'MOONSHINE'                        | 3   | 1 GAL.         | 2'         | 2'   | MIN. 6" SPD.         |

### GENERAL PLANTING NOTES SCHEDULE

#### **DESCRIPTION** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "INSTALLED SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "INSTALLED SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER. FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6". THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.

- THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL INSTALL TREES PER DETAIL A6/LP501.
- THE CONTRACTOR SHALL INSTALL SHRUBS PER DETAIL E6/LP501.
  - THE CONTRACTOR SHALL INSTALL BOULDERS PER DETAIL A4/LP501
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.
- THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.
- VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.
- GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, LANDSCAPING WEEDS, LITTER AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS.
- WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.
- TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBLITY OF THE PROEPERTY OWNER.
- STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.
- PER 5-6(C)(5)(A), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL.
  - PER 5-6(C)(5)(B), IF USED, WEED BARRIERS SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF
- PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS. WITH 3-4INCHES RECOMMENDED.
- PER 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.
- PER 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.
- PER 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 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN 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. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- PER 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 GROWTH 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 EVERY 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.
- PER 5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINÈD IN À PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT 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
- GP-28 PER 5-6(C)(14)(A), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).
- PER 5-6(C)(14)(B), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- GP-30 PER 5-6(C)(14)(D), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.
- PER 5-6(C)(4)(G), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6- 6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.
- PER 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 (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- PER 5-6(C)(5)(E), ORGANIC MULCH SHALL BE USED AS GROUND COVER UNDER ALL TREES. MULCH SHALL BE INSTALLED IN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. WEED BARRIER FABRIC IS PROHIBITED IN THESE AREAS. SEE DETAIL A3/LP501.



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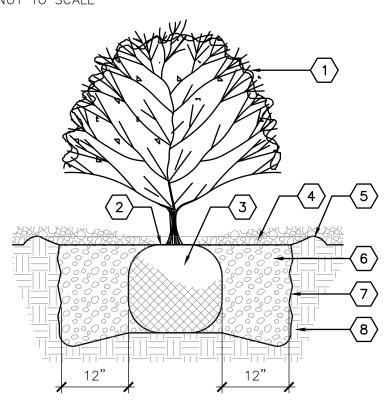
- 1. FINISH GRADE (MATERIAL VARIES) 1/4 TO 1/2 OF BOULDER SHALL BE BURIED
- BELOW FINISH GRADE. BOULDERS SHALL BE 12 TO 18 CU. FT. RECLAIMED BOULDERS FROM SITE.
- 3. 2" MIN. SAND SETTING BED 4. COMPACTED SUBGRADE.

SPECIFICATIONS.

A. ACCENT BOULDERS SHALL BE SOURCED FROM A LOCAL QUARRY, SEE

# ACCENT BOULDER

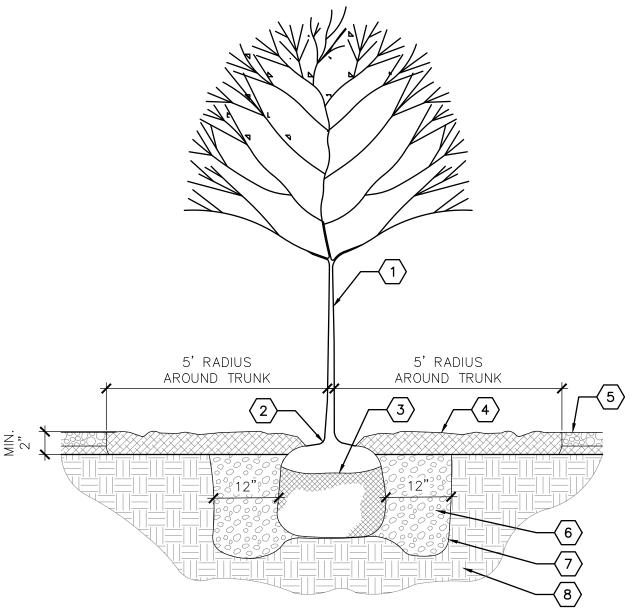
GENERAL NOTES



### KEYED NOTES

- SHRUB SEE PLAN FOR SPECIES AND
- LOCATION. 2. PLANT AT SAME DEPTH AS MAINTAINED AT
- NURSERY. 3. PLACE SHRUB IN HOLE AND STRAIGHTEN.
- 4. MULCH SEE PLAN. HOLD BACK 2" FROM SHRUB STEMS.
- 5. EARTHEN BERM. 6" HEIGHT 6. THOROUGHLY MIX BACKFILL AND SOIL AMENDEMENTS PRIOR TO INSTALLATION - SEE
- SPECIFICATIONS. 7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS
- ALL SIDES. 8. UNDISTURBED SUBGRADE





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- TREE SEE PLAN FOR SPECIES AND LOCATION. 2. REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE.
- INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE. 3. PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
- 4. INSTALL ORGANIC MULCH AT 5' RADIUS AROUND TREE TRUNK. AVOID MULCH
- INSTALLATION 4"-6" FROM TREE TRUNK. 5. GRAVEL MULCH OVER ORGANIC MULCH - SEE DETAIL A3/LP501.
- 6. THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION SEE SPECIFICATIONS.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.





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27-11-24

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DETAILS, SCHEDULE, & **GENERAL NOTES** 

SHEET NO.

LP501