LANDSCAPE CALCULATIONS

LANDSCAPE AREA COVERAGE TOTAL SITE AREA (5.11 AC.): **BUILDING AREA:** NET LOT AREA

REQUIRED / PROVIDED LANDSCAPE

222,532 SF - 71,560 SF 150,972 SF 22,646 SF (15%) / 29,289 SF (19%) (COMPLIANT)

MESA DEL SOL LANDSCAPE CALCULATIONS

TYPE 1 ENTRANCES AND COMMON AREAS (SEE EXHIBIT)

UNDERSTORY LANDSCAPE COVERAGE: 85% MINIMUM

DESIGN: DESIGN OF THESE AREAS SHOULD BE CLOSELY RELATED TO THE BUILDING/FACILITY ARCHITECTURE

TYPE 1 DEVELOPMENT AREAS ARE THE MOST HEAVILY PLANTED. THE DESIGN COMPOSITION SHOULD REINFORCE THE FACILITY IDENTITY. BE MORE LAYERED AND DETAILED THAN OTHER AREAS, AND CREATE MEMORABLE, COMFORTABLE PEDESTRIAN SPACES FOR USERS.

TOTAL LANDSCAPE AREA = 2,720 SF

REQUIRED/ PROVIDED PERCENTAGE OF UNDERSTORY COVERAGE = 2,312 SF (85%)/ 2,321 SF (85%) (COMPLIANT) TREES = 1

### TYPE 2 STREET FRONTAGE, PRIMARY BUILDING FACADES

UNDERSTORY LANDSCAPE COVERAGE: 85% MINIMUM FOR SCREENING; 60% MINIMUM OTHERWISE.

### DESIGN:

- a. LANDSCAPE STRIP IN PUBLIC RIGHT-OF-WAY: BY OTHERS (MDS MASTER DEVELOPER)
- b. STREET FRONTAGE ON PRIVATE PROPERTY:
- FORMAL PLANTING CONFIGURATION FOR TREES, BUT DESIGN OF UNDERSTORY PLANTINGS IS NOT REGULATED. TOTAL LANDSCAPE AREA = 8,795 SF
- REQUIRED/ PROVIDED PERCENTAGE OF UNDERSTORY COVERAGE = 5,277 SF (60%)/ 5,277 SF (60%) (COMPLIANT) **TREES = 38**

TYPE 2 DEVELOPMENT AREAS ARE HIGHLY VISIBLE, BUT NOT TYPICALLY AS COMPLEX OR DENSE AS TYPE 1 AREAS THESE DESIGNS SHOULD LOOK GOOD FROM A DISTANCE AND WHEN DRIVING PAST THE PROPERTY. PLANTING SCHEMES MAY BE REPETITIVE TO ESTABLISH A RHYTHM ALONG THE STREET OR AGAINST A PLAIN BUILDING ELEVATION. AS WITH TYPE 1 DEVELOPMENT AREAS, THE DESIGN COMPOSITION SHOULD REINFORCE THE FACILITY IDENTITY. ALONG A LARGE BUILDING FAÇADE, LANDSCAPE MAY ALSO BE USED TO BREAK UP THE BUILDING MASSES.

## TYPE 3 SURFACE PARKING LOTS

UNDERSTORY LANDSCAPE COVERAGE: 60% MINIMUM IN INTERNAL WATER HARVESTING MEDIANS, 50% OF THE CANOPY OF A SINGLE TRUNK TREE MAY COUNT TOWARDS THE 60% LANDSCAPE COVERAGE; 75% MINIMUM OTHERWISE. ALL LANDSCAPE AREAS WITHIN THE PARKING LOT ARE DESIGNED FOR PASSIVE WATER HARVESTING.

IRRIGATION: AUTOMATED IRRIGATION AND PASSIVE WATER HARVESTING ARE REQUIRED

DESIGN: FORMAL PLANTING CONFIGURATION FOR TREES, BUT DESIGN OF UNDERSTORY PLANTINGS IS NOT REGULATED.

SURFACE PARKING LOTS ARE COMPRISED PRIMARILY OF PAVING. LANDSCAPE AREAS NEEDS TO COMPRISE A MINIMUM OF 15% OF THE SURFACE PARKING LOT AREA. BECAUSE THE LANDSCAPE AREAS TEND TO BE SMALL AND SPREAD APART, 75% MINIMUM LANDSCAPE COVERAGE IS REQUIRED TO HAVE AN IMPACT, EXCEPT IN INTERNAL WATER HARVESTING MEDIANS THAT HAVE TREES AT NO MORE THAN 30' SPACING. USE OF PASSIVE WATER HARVESTING IN PLANTERS AND SWALES IS ENCOURAGED. HAVING A LOWER UNDERSTORY MINIMUM COVERAGE REQUIREMENT FOR WATER HARVESTING SWALES ENCOURAGES THEIR USE, MAY INCREASE THE NUMBER OF TREES USED, REFLECTS THE CHALLENGES OF PLANTING SMALLER PLANT MATERIAL IN DEEP TRENCHES FILLED WITH COBBLE, AND SIMPLIFIES MAINTENANCE. LANDSCAPING IN THIS DEVELOPMENT AREA SHOULD SERVE AS A CONNECTION OR TRANSITION BETWEEN OTHER DEVELOPMENT AREAS.

# TOTAL LANDSCAPE AREA = 2,334 SF

REQUIRED/ PROVIDED PERCENTAGE OF LANDSCAPE COVERAGE = 1,751 SF (75%)/ 1,967 SF (84%) (COMPLIANT) TREES = 1

TYPE 4 PERIMETER AND LOADING AREAS (NOT APPLICABLE)

### CABQ IDO COMPLIANCE NOTES

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)(A), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL. PLEASE ADD A NOTE TO THE LANDSCAPE PLAN GENERAL NOTES TO REFLECT THIS CODE.

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 3-4 INCHES RECOMMENDED.

### 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.

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.

### 5-6(C)(14) IRRIGATION SYSTEMS

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.

5-6(C)(14)(C), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.

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.

# 5-6(C)(15) INSTALLATION

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.

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 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.

# 5-13(B)(7) LANDSCAPING, BUFFERING, AND SCREENING

5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).

5-13(B)(7)(B) 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.

5-13(B)(7)(D) 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.

5-13(B)(7)(E) 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 RESPONSIBILITY OF THE PROPERTY OWNER.

5-13(B)(7)(F) 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.

# LANDSCAPE CALCULATIONS

TOTAL SITE AREA (5.11 AC.): BUILDING AREA:

NET AREA

222,532 SF - 71,560 SF 150,972 SF

22,646 SF (15%)/ 43,227 SF (29%) (COMPLIANT)

REQUIRED / PROVIDED LANDSCAPE

COVERAGE: IDO 5-6(C)(2)(C) LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OFTHE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE 16,984 SF (75%)/ 25,334 SF (111%) (COMPLIANT) REQUIRED/PROVIDED GROUND-LEVEL COVERAGE 4,246 SF (25%)/ 8,930 (53%)

PARKING LOT TREES PARKING LOT SPACES PROVIDED: ONE (1) TREE IS REQUIRED PER 10:

REQUIRED/ PROVIDED:

1/1 (COMPLIANT)

AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE

LANDSCAPED.

TOTAL PARKING LOT AREA: REQUIRED/PROVIDED LANDSCAPE AREA:

881 SF(15%)/ 2,334 SF (40%) (COMPLIANT)

ANY PARKING LOT LOCATED WITHIN 390 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN PLANTING 3 FEET IN HEIGHT.

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE 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 EDGE.

STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C.

(CRICK AVE SE): STREET FRONTAGE- 380'

REQUIRED/PROVIDED STREET TREES = 15/15 (COMPLIANT)

(TURING DRIVE SE): STREET FRONTAGE- 564'

REQUIRED/PROVIDED STREET TREES = 23/23 (COMPLIANT)

LANDSCAPE SHALL APPLY PURSUANT TO IDO 5-6 LANDSCAPE BUFFERING AND SCREENING.

# **GRAVEL MULCH COVERAGE**

LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA

COVERAGE MEXIMUM:

PROVIDED:

21,967 SF (NO MORE THAN 75%)

29,789 SF (69%) (COMPLIANT)

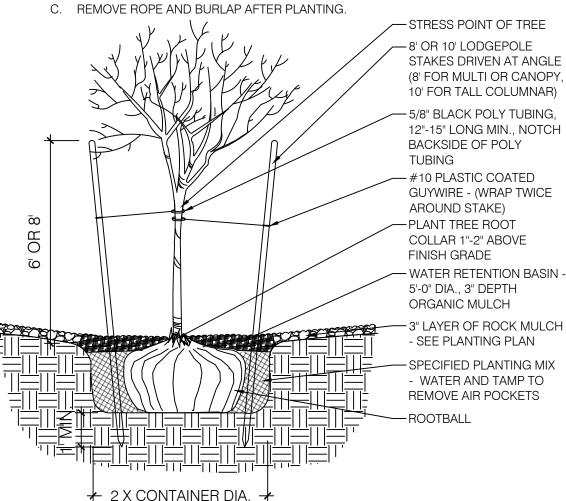
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT

B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY

FORMED WITH NO OBTRUSIVE EDGES.

TREE PLANTING DETAIL

SCALE: N.T.S.



3. SPECIFIED PLANTING MIX - WATER AND TAMP TO

4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN

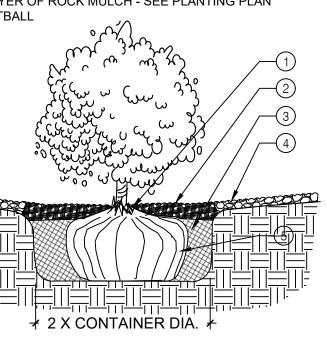
ROOTBALL

SHRUB PLANTING DETAIL SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH

2. WATER RETENTION BASIN - 3" LAYER OF ORGANIC MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

REMOVE AIR POCKETS



CONSULTANTS

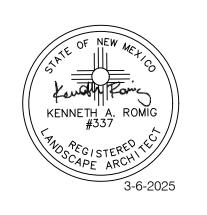
Planning / Landscape Architecture

302 Eighth Street NW

Albuquerque, NM 87102

(505) 764-9801 Fax 842-5495

e-mail:cp@consensusplanning.com



MDS SELF-STORAGE

ALBUQUERQUE, NM

MARCH 6. 2025

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> LANDSCAPE **NOTES**

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