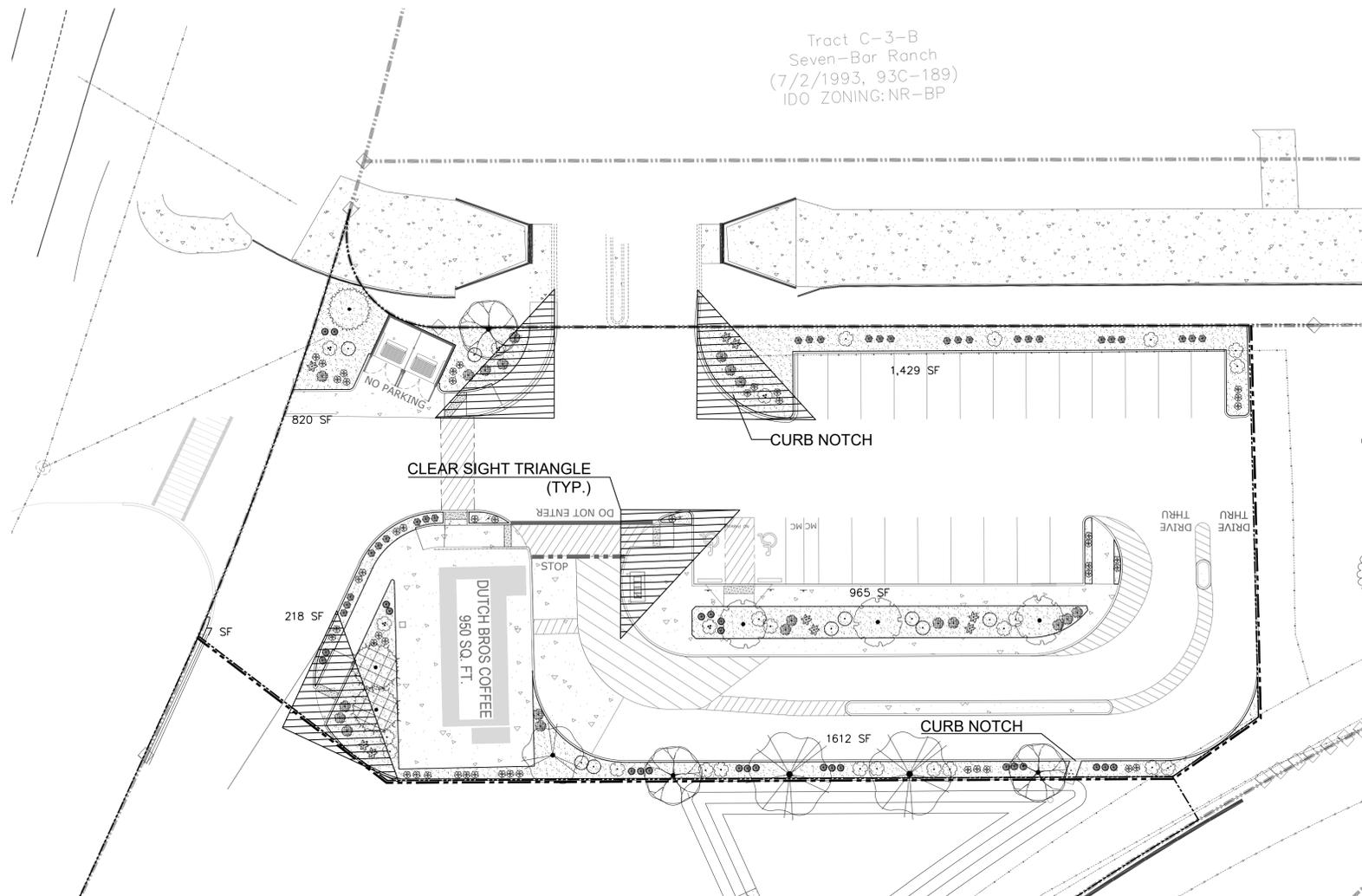


Tract C-3-B  
Seven-Bar Ranch  
(7/2/1993, 93C-189)  
IDO ZONING: NR-BP



## LANDSCAPE PLAN

### LANDSCAPE DATA

GROSS LOT AREA	32,670 SF
LESS BUILDING(S)	950 SF
NET LOT AREA	31,720 SF
REQUIRED LANDSCAPE	4,758 SF
15% OF NET LOT AREA	5,049 SF
PROPOSED LANDSCAPE	5,049 SF
REQUIRED PARKING LOT TREES	3
1 TREE PER 10 PARKING SPACES	3
PROPOSED PARKING LOT TREES	3
REQUIRED VEGETATION COVERAGE	3,569 SF
75% OF LANDSCAPE AREA	11,081 SF
PROPOSED VEGETATION COVERAGE	11,081 SF
REQUIRED GROUND-LEVEL PLANTS COVERAGE	892 SF
25% OF VEGETATION COVERAGE	913 SF
PROPOSED GROUND-LEVEL COVERAGE	913 SF

### NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPING ORDINANCE

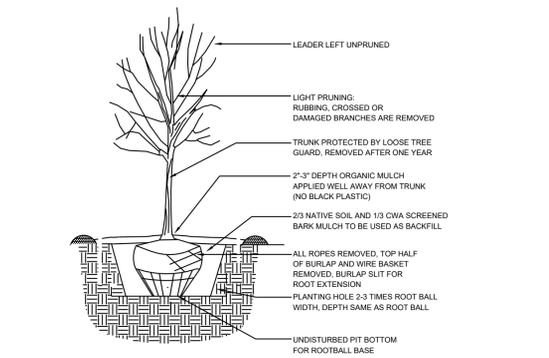
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

### CLEAR SIGHT TRIANGLE NOTE

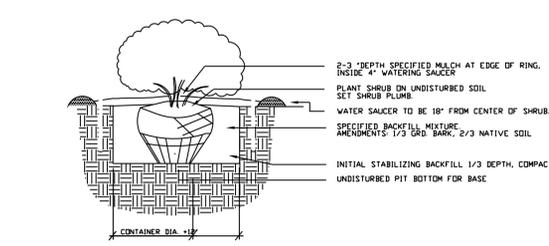
LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

### GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
- ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
- ALL ON-SITE PLANT MATERIAL, NOW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCH'S SURFACE AT A RATE OF SIX (6) 2.0 GPH EMITTERS PER TREE AND TWO (2) 2.0 GPH EMITTERS PER SHRUB.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.



1 TREE PLANTING DETAIL N.T.S.



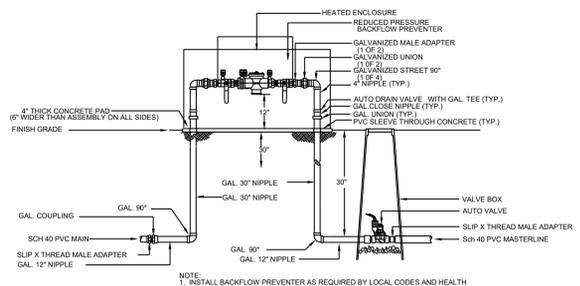
2 SHRUB PLANTING DETAIL N.T.S.

### PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	1	CHILOPSIS LINEARIS / DESERT WILLOW	2\"	20' X 25'	491X1=491
	2	FRAXINUS OXYCARPA 'RAYWOOD' TM / RAYWOOD ASH	2\"	60' X 60'	2826X2=5652
	1	PISTACIA CHINENSIS / CHINESE PISTACHE	2\"	60' X 60'	2826X1=2826
	3	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2\"	25' X 15'	177X3=531
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	1	PINUS CEMBROIDES EDULIS / PINYON PINE	6\"	30' X 20'	314X1=314
	2	PINUS EDULIS / PINYON PINE	6\"	12' X 15'	177X3=354
		<b>SUBTOTAL COVERAGE</b>			<b>10,168 sf</b>
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	5	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	3' X 4'	13X5=65
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	27	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	30\"	3X27=81
	20	MUHLBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	3' X 3'	7X20=140
	46	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS	1 GAL	2' X 2'	3X46=138
	5	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	1 GAL	2' X 2'	3X5=15
	20	SORGHASTRUM NUTANS / INDIAN GRASS	1 GAL	4' X 2'	3X20=60
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	9	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	4' X 4'	13X9=117
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	18	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL	4' X 4'	13X18=234
	9	EUPHORBIA RIGIDA / YELLOW SPURGE	1 GAL	2' X 3'	7X9=63
		<b>SUBTOTAL COVERAGE</b>			<b>913 sf</b>
		<b>TOTAL COVERAGE</b>			<b>11,081 sf</b>

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	MOUNTAINAIR BROWN 7/8\"
	CLEAR SIGHT TRIANGLE SEE NOTES



3 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.

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▲ 10/5/2021  
▲ 2/8/2022

Drawn by: PL  
Reviewed by: CM

**Dutch Brothers Coffee**  
Cottonwood  
3615 NM HWY 528  
Albuquerque, New Mexico

NORTH  
Scale: 1" = 20'

Sheet Title:  
**Landscape Plan**

Sheet Number:  
**LS-01**