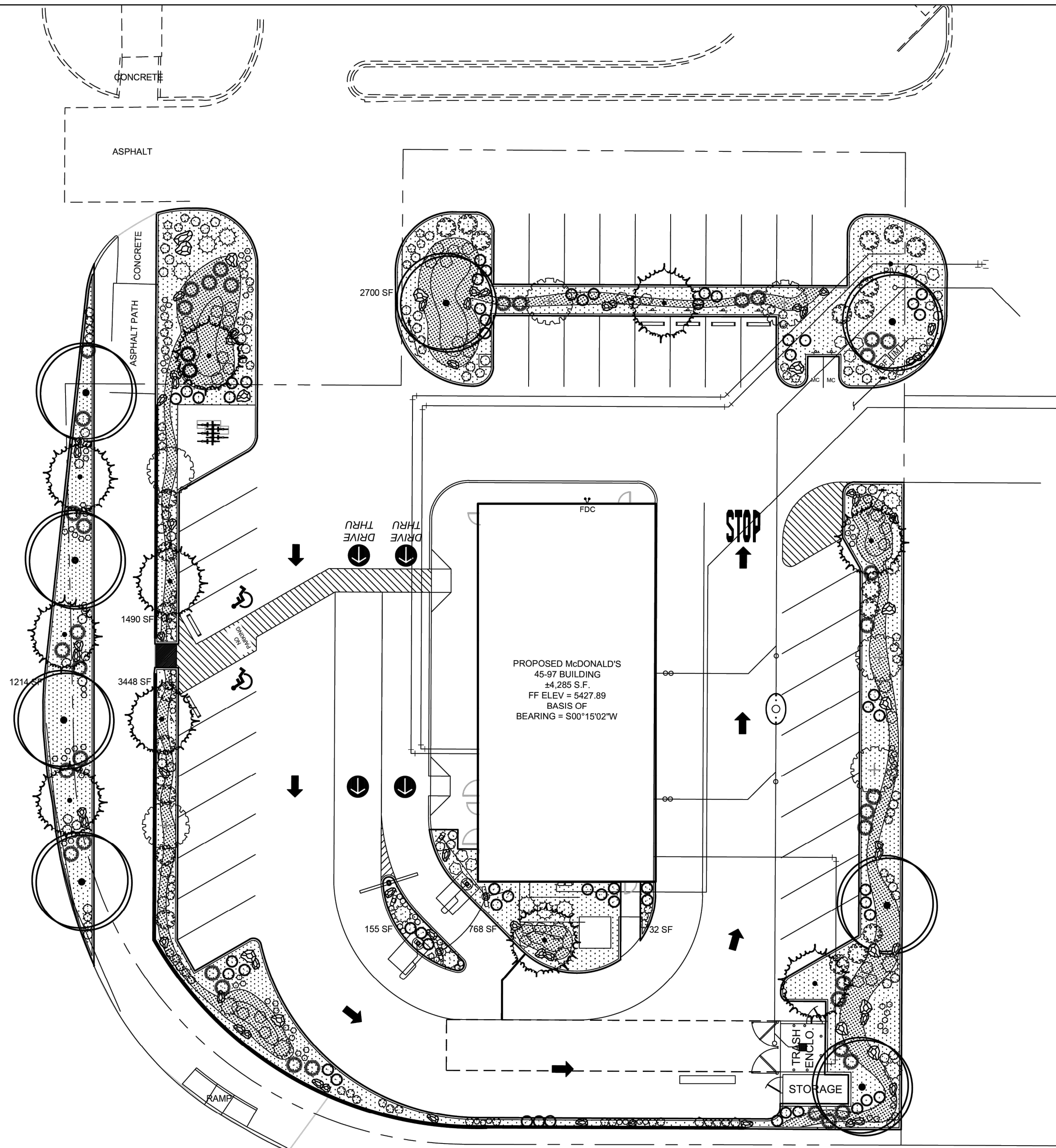


Universe Boulevard, N.W.

(PUBLIC ROW-WIDTH VARIES)



Paseo Del Norte Boulevard, N.E.
(PUBLIC ROW-WIDTH VARIES 135.82'-135.95')

PLANT SCHEDULE

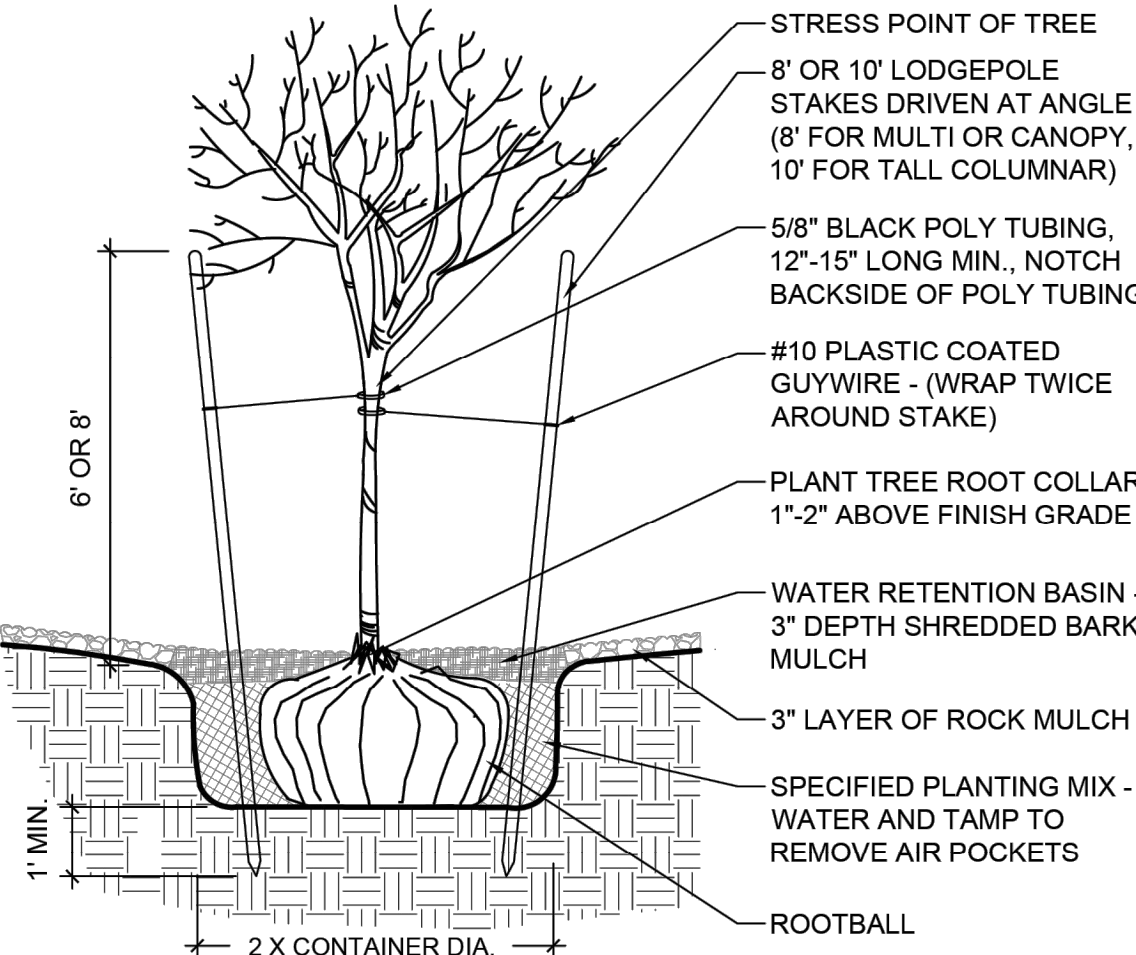
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SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	Chilopsis linearis / Desert Willow	2.5" Cal.	18' x 20'	10
	Prosopis glandulosa / Honey Mesquite	2.5" Cal.	25' x 25'	8
SHRUBS				
	Borago officinalis / Borage	1 gal.	3' X 1.5'	95
	Callirhoe involucrata / Purple Poppymallow	1 gal.	1' x 2'	80
	Dasylirion acrotiche / Green Sotol	5 gal.	5' x 5'	16
	Euphorbia myrsinites / Myrtle Spurge	#1	2' x 3'	58
	Forestiera pubescens / New Mexico Olive	2.5" Cal.	18' x 12'	6
	Hesperaloe parviflora / Red Yucca	#1	5' X 3'	56
	Monarda fistulosa / Bergamot	3 gal.	4' X 3'	44
	Muhlenbergia rigens / Deer Grass	1 gal.	4' x 4'	41
	Rhus trilobata / Skunkbush Sumac	5 gal.	5' x 5'	22

LANDSCAPE BOULDERS AND GRAVEL MULCH

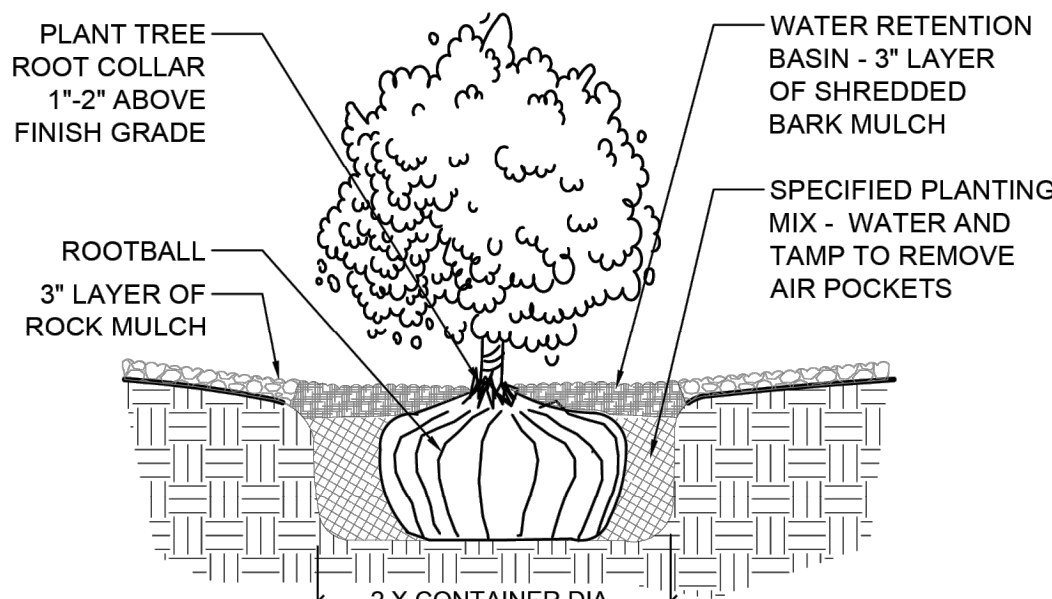
70		LANDSCAPE BOULDER: MINIMUM SIZE 3'x3'
7,095 SF		3/8" MOUNTIAN GOLD GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
2680 SF		2"-4" DESERT BRONZE GRAVEL (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

- NOTES:
1. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
 2. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
 3. REMOVE ROPE AND BURLAP AFTER PLANTING.



DRAWING SCALE: N.T.S. / INSERTION SCALE: 1

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1. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
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DRAWING SCALE: N.T.S. / INSERTION SCALE: 1

GENERAL LANDSCAPE NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE 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 AREA.

SHREDDED BARK MULCH AT TREES
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3' DIAMETER CIRCLE.

LANDSCAPE CALCULATIONS

SITE AREA (1.06 AC)	46,394 SF
BUILDING FOOTPRINT	-4,285 SF
NET LOT	42,109 SF

REQUIRED / PROVIDED LANDSCAPE 6,316 SF (15%) / 9,775 SF (23%)

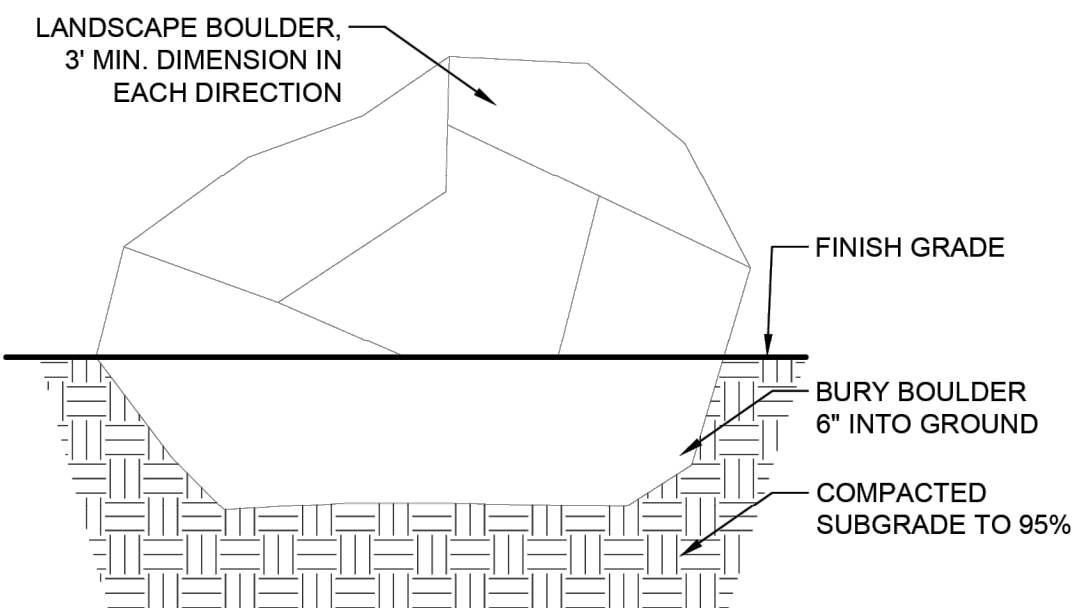
COVERAGE	
REQUIRED / PROVIDED VEGETATIVE COVER	7,331 SF (75%) / 11,781 SF (120%)
REQUIRED / PROVIDED GROUND-LEVEL COVER	2,444 SF (25%) / 3,507 SF (36%)

PARKING LOT TREES
PARKING LOT SPACES PROVIDED : 39
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES
REQUIRED/PROVIDED PARKING LOT TREES 4/11

PARKING LOT AREA
AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED.
PARKING LOT AREA : 39,791 SF
REQUIRED / PROVIDED PARKING LOT LANDSCAPE 5,969 SF (15%) / 8,561 SF (21%)

STREET TREES
STREET TREE ORDINANCE REQUIRES SPACING OF STREET TREES AT 25' O.C.
REQUIRED / PROVIDED STREET TREES:
UNIVERSE BOULEVARD, NW IS 180' STREET
REQUIRES / PROVIDED 7 TREES/ 7 TREES

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE 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 AREA.



DRAWING SCALE: N.T.S. / INSERTION SCALE: 1



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11-09-2023

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USA, LLC

UNIVERSE & PASEO DEL NORTE
ALBUQUERQUE, BERNALILLO COUNTY, NM

SUBMITTAL: NOVEMBER 09, 2023

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 2052-00
CAD DWG FILE:
DESIGNED BY: DATE: 11/09/2023
DRAWN BY: AB DATE: 11/09/2023
CHECKED BY: KR DATE: 11/09/2023
SHEET TITLE

OVERALL
LANDSCAPE PLAN

DRAWING SHEET

L 101

21 of 24



A1 OVERALL LANDSCAPE PLAN

Scale: 1" = 20'