

Other Materials

SYMB.	QTY	TYPE
	15	EA Boulders (2-3cf) To be placed at contractor's discretion
	10582	SF Landscape Gravel A with Filter Fabric 3/8" Crushed Gray Gravel
	4630	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Blue Sals Cobble

LANDSCAPE CALCULATIONS

ZONING PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S) IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

TOTAL LOT AREA (ACRES)	1.11	GROUND COVER (% - REQ.)	25.00
TOTAL LOT AREA (SF)	48195	GROUND COVER (SF - REQ.)	3803
BUILDING AREA (SF)	950	GROUND COVER (SF - PROV.)	6365
NET LOT AREA (SF)	47245		
		PARKING LOT AREA (SF)	12000
REQUIRED LANDSCAPE (%)	15	REQ. PARKING LANDSCAPE (10% (SF)	1200
REQUIRED LANDSCAPE (SF)	10801	PROV. PARKING LANDSCAPE (SF)	35644
LANDSCAPE PROVIDED (SF)	15212	REQ. PARKING TREES (1/10 SPOTS)	2
		PROV. PARKING TREES	31
VEGETATIVE COVER (% - REQ.)	75.0		
VEGETATIVE COVER (SF - REQ.)	11409	COOL SEASON GRASS (SF)	0
VEGETATIVE COVER (SF - PROV.)	28615	COOL SEASON GRASS (% OF LANDSCAPE)	0.0

REQ. TREES - 1ST AND 2ND STORY UNITS	11
PROVIDED UNIT TREES	28

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

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 CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

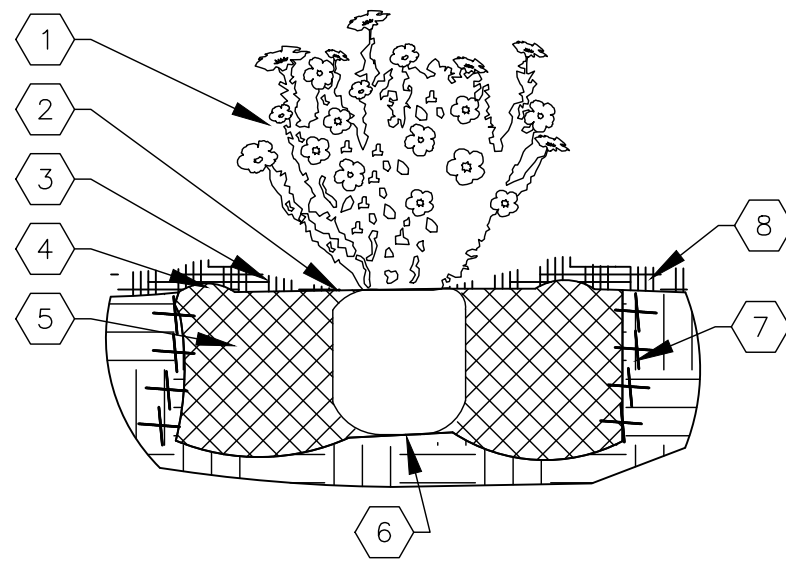
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
Trees							
	5	2+ Trunks w/ 2"+ Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	3125
	4	2+ Trunks w/ 2"+ Combined Cal.	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	900
	4	2"+ Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	8100
	5	6'+ Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	3125
	6	2"+ Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	5400
	4	2+ Trunks w/ 2"+ Combined Cal.	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	1600
28						Total Tree Coverage:	22250
Shrubs & Groundcovers							
	35	5 Gal	Coral Cotonaster <i>Cotoneaster dammeri</i>	1' x 9'	M	81	2835
	9	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	2025
	35	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30" x 2'	M	4	140
	11	5 Gal	Red Yucca <i>Hesperaloe parvifolia</i>	3' x 3'	Low+	9	153
	23	5 Gal	Little Bluestem <i>Schizachyrium scoparium</i>	2' x 2'	Low	4	92
	6	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	96
	22	5 Gal	Tree-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	792
	30	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	480
	15	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	135
192						Total Shrub Coverage:	6748



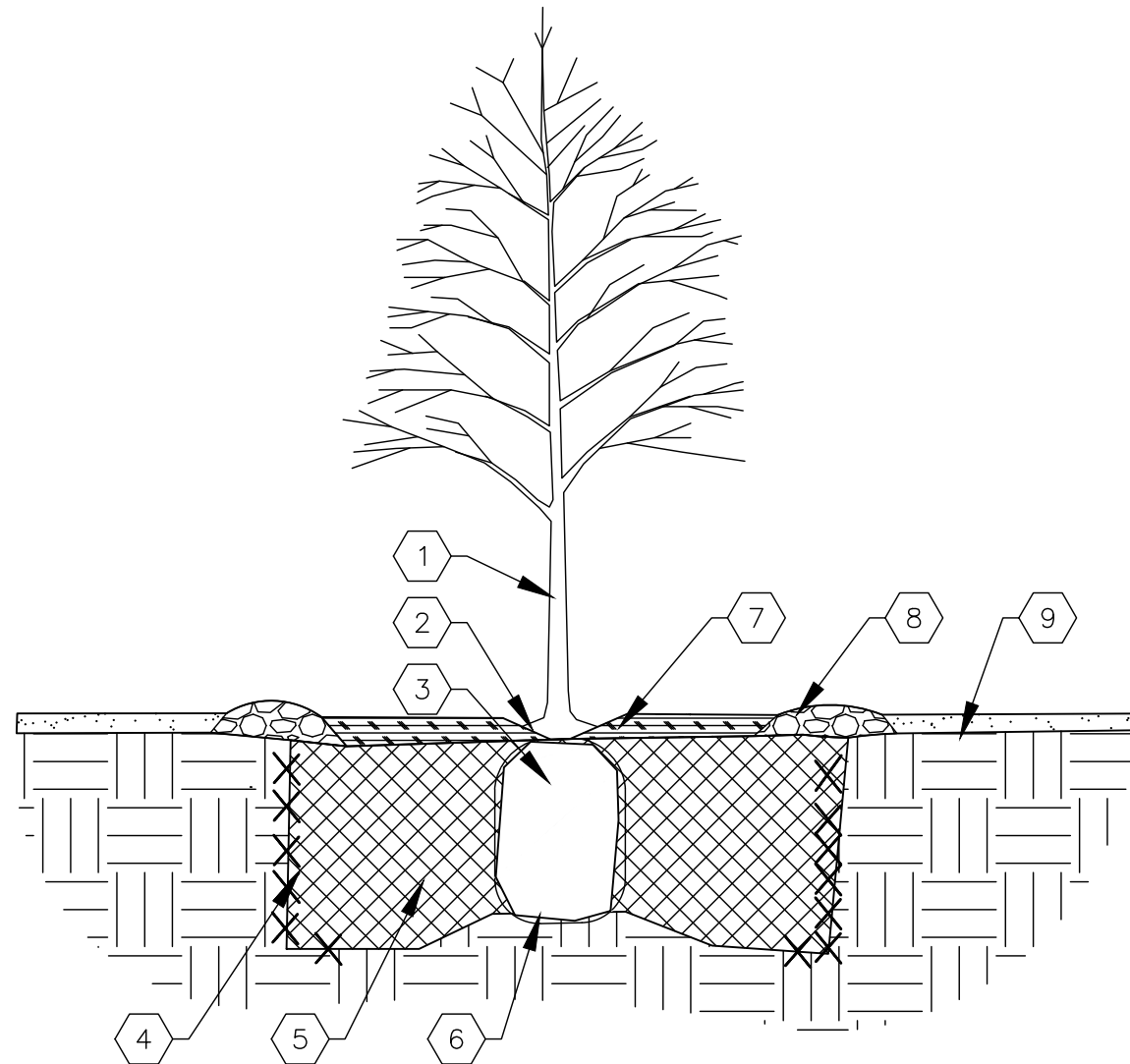
SHRUB PLANTING KEYED NOTES

- SHRUB LOCATION SPECIES AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- USE WOOD CHIP MULCH OVER ROOTBALL. FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIFLINE.
- 2" HIGH X 8" WIDE BERT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

01 SHRUB PLANTING

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SHRUB PLANTING DETAIL



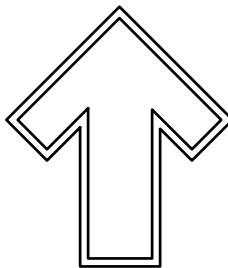
TREE PLANTING KEYED NOTES

- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TUNE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERT AT DRIP LINE.
- MULCH - SEE PLANTING PLAN.

02 TREE PLANTING

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TREE PLANTING DETAIL



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JUL Y 29, 2021

Dutch Bros.
Paseo Del Norte & Universe
Albuquerque, NM

Landscape Design Development

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LANDSCAPE ARCHITECTS & CONTRACTORS

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JFI

REVISION
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DATE
07/23/2021

SHEET #

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