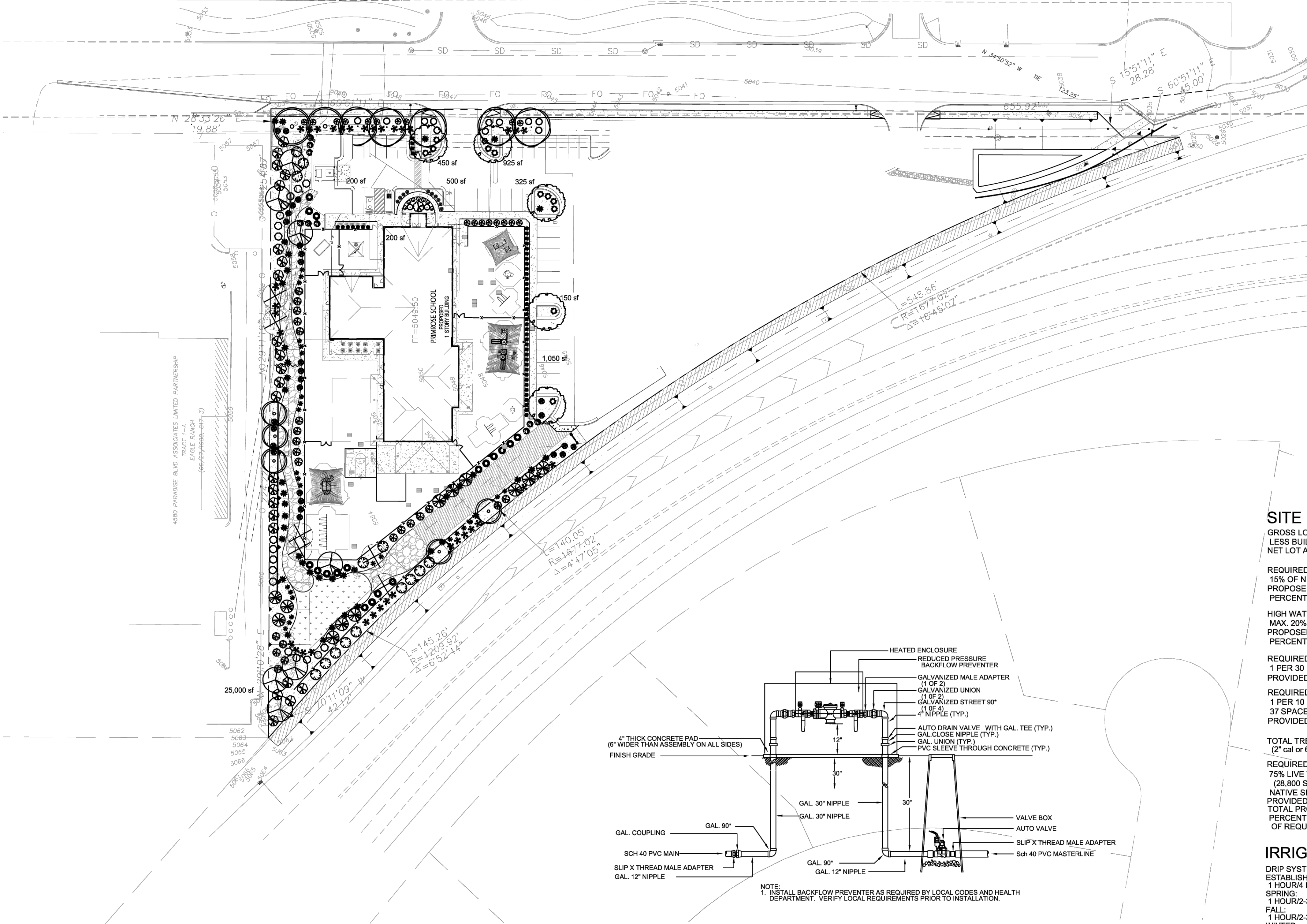


TREE PLANTING DETAIL



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
2		Fraxinus Autumn Purple Ash	2" B&B	40'/40'	50 sf=100 sf	Medium	+6-2 gph
5		Ulmus Lacebark Elm	2" B&B	50'/20'	50 sf=250 sf	Medium	6-2 gph
5		Pistacia chinensis Chinese Pistache	2" B&B	60'/60'	50 sf=250 sf	Medium	+6-2 gph
5		Forestiera NM Olive	5-Gal	20'/20'	100 sf=500 sf	Medium	+ 6-2 gph
7		Chilopsis Desert Willow	5-Gal	20'/20'	100 sf=700 sf	Low	6-2 gph
6		Vitex Chaste Tree	5-Gal	20'/20'	100 sf=600 sf	Medium	6-2 gph

Shrubs/Groundcovers

17		Buddleia davidii Butterfly Bush	1-Gal	6'/6'	64 sf=1088 sf	Medium	2-2 gph
9		Caryopteris clandonensis Blue Mist	1-Gal	4'/4'	25 sf=225 sf	Medium	2-2 gph
23		Vauquelinia Rosewood	5-Gal	10'/10'	100 sf=2300 sf	Medium	2-2 gph
11		Rhus aromatica Gro Low Sumac	5-Gal	2'/6'	64 sf=704 sf	Low +	2-2 gph
18		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	3'/4'	35 sf=630 sf	Low	2-1 gph
36		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	30 sf=1080 sf	Low	2-1 gph
12		Juniperus sabinia 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6'	64 sf=768 sf	Low +	2-2 gph
22		Perovskia atriplicifolia Russian Sage	1-Gal	5'/5'	50 sf=1100 sf	Medium	2-2 gph
1		Lagerstroemia Crape Myrtle	5-Gal	15'/10'	100 sf=100 sf	Medium	+2-2 gph
7		Nepeta Catmint	1-Gal	1'/3'	6 sf=42 sf	Medium	2-2 gph
2		Pinus mugo Mugho Pine	5-Gal	4'/4'	30 sf=60 sf	Medium	2-2 gph
12		Caesalpinia Bird of Paradise	5-Gal	10'/10'	100 sf=1200 sf	Medium	2-2 gph
14		Rhus trilobata 3 Leaf Sumac	5-Gal	2'/6'	64 sf=896 sf	Low +	2-2 gph
27		Daelyrlion Solol	5-Gal	4'/4'	64 sf=1728 sf	Low	2-1 gph
41		Yucca pendula Softblade Yucca	5-Gal	4'/4'	64 sf=2624 sf	Low +	2-1 gph

Grasses

26		Muhlenbergia Deer Grass	1-Gal	4'/4'	40 sf=1040 sf	Low+	2-2 gph
10		Muhlenbergia Regal Mist Grass	1-Gal	3'/3'	15 sf=150 sf	Medium	2-2 gph
21		Panicum Switch Grass	1-Gal	8'/6'	36 sf=756 sf	Medium	2-2 gph
49		Calamagrotis Karl Foerster Grass	5-Gal	3'/2'	10 sf=490 sf	Medium	2-2 gph
Total Landscape Coverage=19,381 SF							

MATERIALS LEGEND

	7/8" BROWN GRAVEL MULCH
	2"-4" COBBLESTONE
	NATIVE SEED

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY 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 C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING 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 ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

SITE DATA

GROSS LOT AREA (2.05 ac)	89,631 SF
LESS BUILDING(S)	13,779 SF
NET LOT AREA	75,852 SF

REQUIRED LANDSCAPE	11,378 SF
15% OF NET LOT AREA	28,800 SF
PROPOSED LANDSCAPE	38 %
PERCENT OF NET LOT AREA	

HIGH WATER USE TURF	
MAX. 20% OF LANDSCAPE AREA	SF
PROPOSED HIGH WATER USE TURF	SF
PERCENT OF LANDSCAPE AREA	%

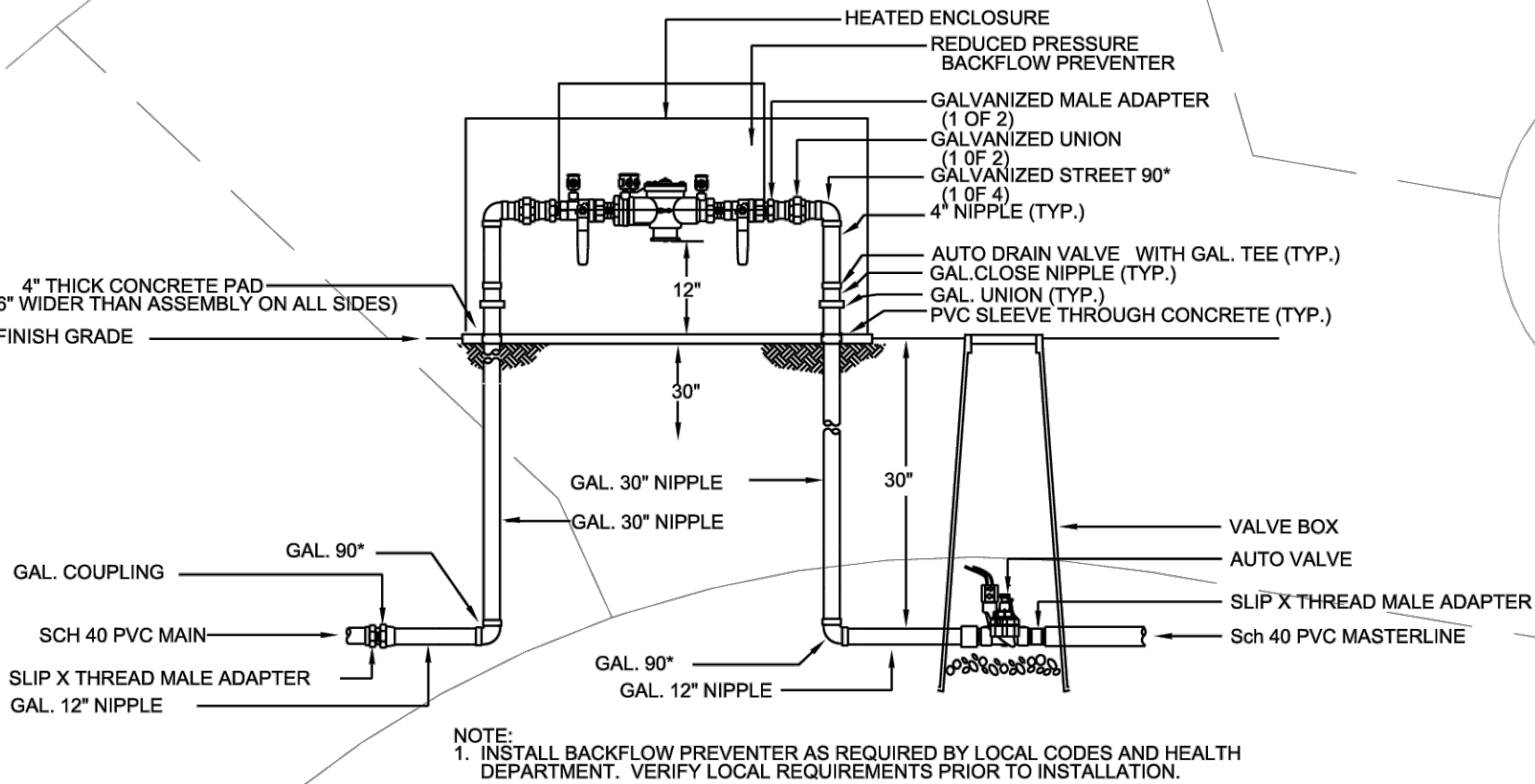
REQUIRED STREET TREES	
1 PER 30 L.F. OF STREET FRONTAGE	7
PROVIDED STREET TREES	7
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
37 SPACES (Phase 1)/10	4
PROVIDED PARKING LOT TREES (Phase 1)	4

TOTAL TREE REQUIRED/PROVIDED	11/12
(2" cal or 6' ht.)	
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	21,600 SF MIN.
(28,800 SF PROPOSED LANDSCAPE X 75%)	2,325 SF
NATIVE SEED/100 % COVERAGE	19,381 SF
PROVIDED GROUND COVER COVERAGE	21,706 SF
TOTAL PROVIDED GROUND COVER COVERAGE	
PERCENT GROUND COVER COVERAGE	75%
OF REQUIRED LANDSCAPE AREAS	

IRRIGATION NOTE

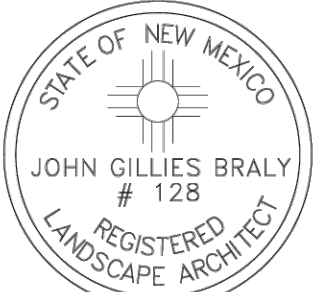
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

RP BACKFLOW/MASTER VALVE DETAIL



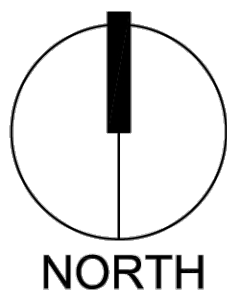
NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

growing
better
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Date: 2/21/18
Revisions:
7/11/18
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▲
▲
▲
▲
Drawn by: jc
Reviewed by: jb

Primrose School of
NW Albuquerque
Albuquerque, New Mexico



Scale: 1" = 40'
20' 0 40' 80'

Sheet Title:
Landscape
Plan

Sheet Number:
LS-01