LEGEND

PROPERTY LINE

SETBACK LINE

SYMBOL	DESCRIPTION
	LANDSCAPE AREA WITH EITHER 3/8" LANDSCAPE GRAVEL MULCH (COLOR: BEIGE OR APPROVED EQUAL) OR BARK MULCH MIXED WITH SEEDED GRASS MIX. 4" DEPTH.
	CRUSHER FINES WITH GRAVEL PARKING. COLOR: BEIGE OR APPROVED EQUAL. 4" DEPTH.
	BIORETENTION POND SEED MIX. PER CITY OF ALBUQUERQUE SECTION 1013, MAINLY VALLEY & BOSQUE AREA SEE SHEET LP101 △1
	BIOSWALE LANDSCAPE AREA (ALONG THE ROAD)
	INTERIOR ACCESS ROAD, ASPHALT
	10'-0" WIDE LANDSCAPE BUFFER. PER 4-3(B)(3)(H), EACH PROJECT SITE SHALL MAINTAIN A LANDSCAPE BUFFER AT LEAST 10 FEET WIDE, MEETING THE REQUIREMENTS OF SECTION 14-16-5-6 (LANDSCAPING, BUFFERING, AND SCREENING) ALONG EACH SIDE AND REAR LOT LINE, AND NO PORTION OF ANY PRIMARY OR ACCESSORY STRUCTURE MAY BE IN THAT BUFFER AREA.

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STATE OF NEW MEXICO
ROBERT G. OBERGORFER
167
REGISTERED LANDSCAPE ARCHITECT
05/16/2023

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DRB SUBMITTAL SET

MARK	DATE	DESCRIPTION
△1	05/16/23	ADDING SEED INFORMATION

ISSUE DATE:	AUGUST 26, 2022
PROJECT NO:	2022038
DWG FILE:	2022038_LOS GRIEGOS FARM_DRB SITE.DWG
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SHEET TITLE

LANDSCAPE CONSTRUCTION PLAN

LP102

SHEET 2 OF 5

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LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES

THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUNDCOVER PLANTS.

ALL PLANTINGS TO BE ESTABLISHED FOR GENERAL LANDSCAPE PURPOSES, UNLESS OTHERWISE NOTED ON THE PLANS.

RESPONSIBILITY FOR LANDSCAPE AND IRRIGATION MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. BIOSWALES AND BIORETENTION PONDS AT 12" TO 36" MAXIMUM BELOW ADJACENT GRADE FOR STORMWATER CATCHMENT, SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION.

LANDSCAPE PLANS WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, SECTION 6-1-1.

THE LANDSCPAE PLANS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.

THE LANDSCAPE PLAN SHALL BE DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO GENERAL LANDSCAPE REQUIREMENTS AND STREET TREE ORDINANCE, SECTION 14-16-3-10.

PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.

LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.

LANDSCAPE PLAN MEETS 25' MIN SPACING REQUIREMENTS FOR STREET TREES.

THE PROJECT SITE SHALL MAINTAIN A LANDSCAPE BUFFER AT LEAST 10 FEET WIDE, MEETING THE REQUIREMENTS OF SECTION 14-16-5-6(LANDSCAPING, BUFFERING, AND SCREENING) ALONG EACH SIDE AND REAR LOT LINE, AND NO PORTION OF ANY PRIMARY OR ACCESSORY STRUCTURE MAY BE LOCATED IN THAT BUFFER AREA.

THE EXISTING SITE TO THE EAST OF GUADALUPE CHURCH STREET NW IS COMPRISED OF UNMAINTAINED BASEBALL FIELDS THAT ARE NOT VEGETATED AND THE EXISTING SITE TO THE WEST OF UNDEVELOPED LAND THAT IS NOT VEGETATED.

THE OFF-STREET PARKING AREA LANDSCAPING REQUIREMENTS PER 14-16-3-10 LANDSCAPING REQUIREMENTS (G) SPECIAL LANDSCAPING STANDARDS HAVE BEEN ADDRESSED INCLUDING THE FOLLOWING:

(A) ONE TREE IS REQUIRED PER TEN PARKING SPACES;°
(B) NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE TRUNK;°
(C) THE MINIMUM SIZE OF TREE PLANTERS WITHIN OFF-STREET PARKING AREAS SHALL BE 36 - 80 SQUARE FEET PER TREE; THE TREE PLANTER AREA MAY BE REDUCED IF THE SURFACE OF THE PARKING OR VEHICLE CIRCULATION AREA IS OF A PERMEABLE MATERIAL;
(D) AT LEAST 75% OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY-TYPE SHADE TREES, CAPABLE OF ACHIEVING A MATURE CANOPY DIAMETER OF AT LEAST 25 FEET.

PLANTING NOTES

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/8" LANDSCAPE GRAVEL MULCH (COLOR BEIGE OR APPROVED EQUAL) OR BARK MULCH MIXED WITH SEEDED GRASS MIX. ALL GRAVEL SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.

THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.

IRRIGATION NOTES

THE IRRIGATION PLAN SHALL BE DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS, SECTION 5-6(C)(14).

SETBACK & LANDSCAPE BUFFER NOTES

PER THE COTTAGE DEVELOPMENT LANGUAGE IN SECTION 4-3(B)(3) THE MAXIMUM PROJECT SIZE IS TWO (2) ACRES WHICH DEFINES EACH OF THE INDIVIDUAL COTTAGE COURTS. THIS GOVERNS THE OVERALL BUILDABLE SQUARE FOOTAGE AND HAS DEFINED THE PROJECT SITES UNIT DISTRIBUTION. THIS SECTION DISCUSSES THE ZONE DISTRICT LOT AND SET BACK REQUIREMENTS DEFINED IN TABLE 2-3-1 IN REFERENCE TO THE PROJECT SITE WHICH, AS DEFINED BY IDO SECTION 7-1 DEFINITIONS, IS THE ENTIRE TEN PLUS (10+) ACRE SITE.

PER EDGE BUFFER LANDSCAPING (14-16-5-6(D)) REQUIREMENTS - ONE (1) TREE AND THREE (3) SHRUBS PER EVERY TWENTY-FIVE (25) FEET.

LANDSCAPE SCHEDULES

PLANTING SCHEDULE

		QTY.	
LARGE DECIDUOUS TREES		45	
Rio Grande Cottonwood	Populus wislizeni	2.5 cal., B&B	50' x 40'
Arizona Ash	Fraxinus velutina	2.5 cal., B&B	50' x 40'
Arizona Sycamore	Plantanus wrightii	2.5 cal., B&B	40' x 30'
Chinese Pistache	Pistacia chinensis	2.5 cal., B&B	40' x 30'
Lacebark Elm	Lacebark elm	2.5 cal., B&B	40' x 40'
MEDIUM DECIDUOUS TREES		42	
Black Willow	Salix nigra	2.5 cal., B&B	40' x 30'
Bigtooth Maple	Acer saccharum v grandidentatum	15 gal.	25' x 25'
Netleaf hackberry	Celtis reticulata	2.5 cal., B&B	30' x 30'
Chisos Red Oak	Quercus gravesii	15 gal.	25' x 25'
SMALL/MEDIUM & FLOWERING DECIDUOUS TREES		67	
Desert Willow	Chilopsis linearis	15 gal.	20' x 25'
Honey Mesquite	Prosopis grandulosa	24" box	25' x 25'
Mexican Elder	Sambucus Mexicana	15 gal.	15' x 15'
FRUIT TREES		170	
Golden Delicious Apple	Malus domestica Golden Delicious	2.5 cal., B&B	25' x 25'
Alberta Peach	Prunus persicas Alberta	2.5 cal., B&B	25' x 25'
Santa Rosa Plum	Prunus domestica 'Santa Rosa'	2.5 cal., B&B	25' x 25'
Fuyu Persimmon	Diospyros virginian Fuyu	2.5 cal., B&B	25' x 25'
Tilton Apricot	Prunus armeniaca Apricot	2.5 cal., B&B	25' x 25'
EVERGREEN TREES		36	
Rocky Mountain Juniper	Juniperus scopulorum	15 gal.	30' x 20'
Southwest White Pine	Pinus strobiformis	6' - 8' ht. B&B	50' x 30'
Limber Pine	Pinus flexilis	8' - 10' ht. B&B	30' x 20'
Pinon Pine	Pinus edulis	8' - 10' ht. B&B	20' x 15'
Desert Oak	Quercus turbinella	15 gal.	20' x 15'
SHRUBS		430 + 420 ALONG BUFFER	
LARGE SHRUBS			
Silver Buffaloberry	Shepherdia argentea	5 gal.	15' x 12'
False Indigo Bush	Amorpha fruiticosa	5 gal.	6' x 6'
Chokecherry	Prunus virginiana demise	5 gal.	8' x 6'
Coyote Willow	Salix exigua	5 gal.	6' x 8'
Desert Broom	Baccharis sarothroides	5 gal.	6' x 6'
Curleaf Mountain Mahogany	Cercocarpus ledifolius	5 gal.	10' x 6'
Greyleaf Cotoneaster	Cotoneaster buxifolius	5 gal.	3' x 8'
Spanish Broom	Spartium junceum	5 gal.	6' x 6'
Rosewood	Vauquelinia californica	5 gal.	8' x 6'
Alkali Sacaton	Sporobolus airoides	1 gal.	4' x 6'
MEDIUM SHRUBS			
Three Leaf Sumac	Rhus trilobata	5 gal.	5' x 5'
Apache Plume	Fallugia paradoxa	5 gal.	5' x 4'
Cutleaf Sumac	Rhus glabra var. cismontane	5 gal.	3' x 4'
Turpentine Bush	Ericameria laricifolia	5 gal.	3' x 5'
Red Yucca	Hesperaloe parviflora	5 gal.	4' x 4'
Flame Anisacanthus	Anisacanthus wrightii	5 gal.	4' x 4'
Thompson Broom	Baccharis x Starns	5 gal.	2' x 5'
Heavenly Bamboo	Nandina domestica	5 gal.	5' x 5'
Western Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal.	4' x 4'
Cliff Fendlerbush	Fendlera rupicola	5 gal.	4' x 4'
SMALL SHRUBS			
Golden Currant	Ribes aureum	5 gal.	4' x 3'
Chamisa	Chrysothamnus nauseosus	5 gal.	2' x 2'
Banana Yucca	Yucca baccata	5 gal.	2' x 2'
Cherry Sage	Salvia greggii	5 gal.	3' x 3'
Compact Oregon Grape	Mahonia aquifolium 'Compacta'	3 gal.	2' x 3'

VINES, PERENNIALS, CROPS, GROUNDCOVER & GRASSES			
Grapes	Vitis sp.	5 gal.	2' x 15'
Hops	Humulus sp.	5 gal.	3' x 25'
Curry Plant	Helichrysum italicum	1 gal	2' x 3'
Lavender	Lavendula angustifolia	1 gal.	3' x 2'
Maximilian Sunflower	Helianthus Maximiliani	1 gal.	3' x 2'
Rosemary	Rosmarinus officinalis	5 gal.	4' x 4'
Chives	Allium schoenoprasum	4" pot	2' x 1'
Artichoke	Cynara scolymus	4" pot	3' x3'
Bulbs	Various	4" pot	1' x 1'
Chocolate Flower	Berlandiera lyrate	4" pot	2' x2'
Mexican Hat	Ratibida tagetes	4" pot	3' x 2'
Indian Blanket	Gaillardia pulchella	4" pot	1' x 1'
Yerba de Mansa	Anemopsis californica	1 gal.	1' x 2'
Cota	Thelesperma megapotamicum	1 gal.	1' x 1'
Blue Grama Grass	Bouteloua gracilis	Seed	3' x 2'
Giant Sacaton	Sporobolus wrightii	1 gal.	8' x 6'
Sheep's Fescue	Festuca ovina	Seed	n/a
Blue Grama Blond Ambition	Bouteloua gracilis 'Blonde Ambition'	1 gal.	3' x 3'
Indian Rice Grass	Oryzopsis hymenoides	1 gal.	1' x 1'

HARDSCAPE / GROUNDCOVER SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE AREA WITH EITHER 3/8" LANDSCAPE GRAVEL MULCH (COLOR: BEIGE OR APPROVED EQUAL) OR BARK MULCH MIXED WITH SEEDED GRASS MIX. 4" DEPTH.	126,636 SF
	CRUSHER FINES WITH GRAVEL PARKING. COLOR: BEIGE OR APPROVED EQUAL. 4" DEPTH.	58,495 SF
	BIORETENTION POND SEED MIX. PER CITY OF ALBUQUERQUE SECTION 1013, MAINLY VALLEY & BOSQUE AREA SEED MIX LIST SEE THIS SHEET.	66,638 SF
	BIOSWALE LANDSCAPE AREA (ALONG THE ROAD)	2,036 SF
	INTERIOR ACCESS ROAD, ASPHALT	1,220 SF
	10'-0" WIDE LANDSCAPE BUFFER. PER 4-3(B)(3)(H), EACH PROJECT SITE SHALL MAINTAIN A LANDSCAPE BUFFER AT LEAST 10 FEET WIDE, MEETING THE REQUIREMENTS OF SECTION 14-16-5-6 (LANDSCAPING, BUFFERING, AND SCREENING) ALONG EACH SIDE AND REAR LOT LINE, AND NO PORTION OF ANY PRIMARY OR ACCESSORY STRUCTURE MAY BE IN THAT BUFFER AREA.	

SEEDING SCHEDULE

INSTALLED AND STABILIZED AS REQUIRED BY CITY OF ALBUQUERQUE CITY STANDARDS PER SECTION 1012.

SEED MIX PER SECTION 1013 CITY OF ALBUQUERQUE.
SEED MIX - C. CLAY, CLAY LOAM SOILS: MAINLY VALLEY & BOSQUE AREA.

BOTANICAL	COMMON NAME	#PLS/ AC
HILARIA JAMESII 'VIVA'	GALLETA	4.0
BOUTELOUA CURTIPENDULA 'VAUGHN'	SIDE OATS GRAMA	3.0
ORYZOPSIS HYMENOIDES 'PALOMA'	INDIAN RICE GRASS	2.0
SPOROBOLUS AIROIDES	ALKALI SACATON	2.0
AGROPYRON SMITHII 'ARRIBA'	WESTERN WHEAT	1.0
BOUTELOUA GRACILIS 'HACHITA'	BLUE GRAMA BOUTELOUA	1.0
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	1.0
SORAGHASTRUM NUTANS	INDIAN GRASS	0.5
ARTEMISIA LUDOVICIANA	PRAIRIE SAGE	0.25
OENOTHERA HOOKERI	EVENING PRIMROSE	0.25
OENOTHERA PALLIDA	WHITE EVENING PRIMROSE	0.25
MACHAERANTHERA CANESCENS	HORAY TANSEYASTER	0.25
LINUM LEWISII	BLUE FLAX	0.25
HELIANTHUS ANNUS	SUNFLOWER	0.5
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	0.25
DALEA PURPUREA VAR PURPUREA	PURPLE PRAIRIE CLOVER	0.25
RATIBIDA COLUMNIFERA FORMA PULCHERRIMA	MEXICAN HAT	0.25

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MARK	DATE	DESCRIPTION
1	05/16/23	ADDING SEED INFORMATION

ISSUE DATE: AUGUST 26, 2022
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DWG FILE: 2022038_LOS GRIEGOS FARM_DRB SITE.DWG
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SHEET TITLE
LANDSCAPE NOTES & SCHEDULES

LP101

SHEET 1 OF 5

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