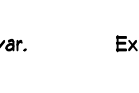


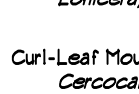
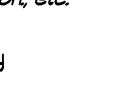
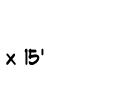
LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
Trees							
	20	var.	Existing Tree	var.	var.	625	12500
	9	2" Cal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	5625
	1	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	2025
	2	6" Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	1250
	1	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	900
	1	3" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	1600
	6	15" Cal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	2400

40 Total Trees

Total Tree Coverage: 26300

Shrubs & Groundcovers

	36	Var.	Existing Shrub <i>Lonicera, Elaeagnus, Rhipsalis, etc.</i>	Var.	Var.	9	324
	6	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low	225	1350
	6	5 Gal	Sotol <i>Dasylirion wheeleri</i>	5' x 5'	RU	25	150
	30	5 Gal	Apache Plume <i>Feltagia paradoxa</i>	5' x 5'	Low	26	180
	19	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low	9	171
	10	5 Gal	Morning Light Maidencane <i>Piscinus sinensis var.</i>	5' x 5'	M	25	250
	19	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RU	36	684
	11	5 Gal	Standing Ovation Little Bluestem <i>Schizachyrium scoparium 'Standing Ovation'</i>	4' x 4'	M	16	176
	21	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low	9	189

Total Shrub Coverage: 4074

LANDSCAPE CALCULATIONS

ZONING

APPLICABLE REGULATION(S)

NR-LM

IDO 14-16-5-6 AND PART 6-6-2 OF RDA 1994

TOTAL LOT AREA (ACRES)

224

TOTAL LOT AREA (SF)

97974

BUILDING AREA (SF)

5889

NET LOT AREA (SF)

91685

REQUIRED LANDSCAPE (%)

19

REQUIRED LANDSCAPE (SF)

13793

LANDSCAPE PROVIDED (SF)

20711

VEGETATIVE COVER (%) - REQ)

75.0

VEGETATIVE COVER (%) - REQ)

15.09

VEGETATIVE COVER (%) - PROV.)

30934

GROUND COVER (%) - REQ)

18.75

GROUND COVER (%) - REQ)

3782

GROUND COVER (%) - PROV.)

4074

PARKING LOT AREA (SF)

120000

REQ. PARKING LANDSCAPE 10% (SF)

12000

PROV. PARKING LANDSCAPE (SF)

20711

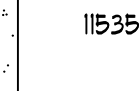
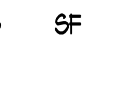
REQ. PARKING TREES (1/10 SPOTS)

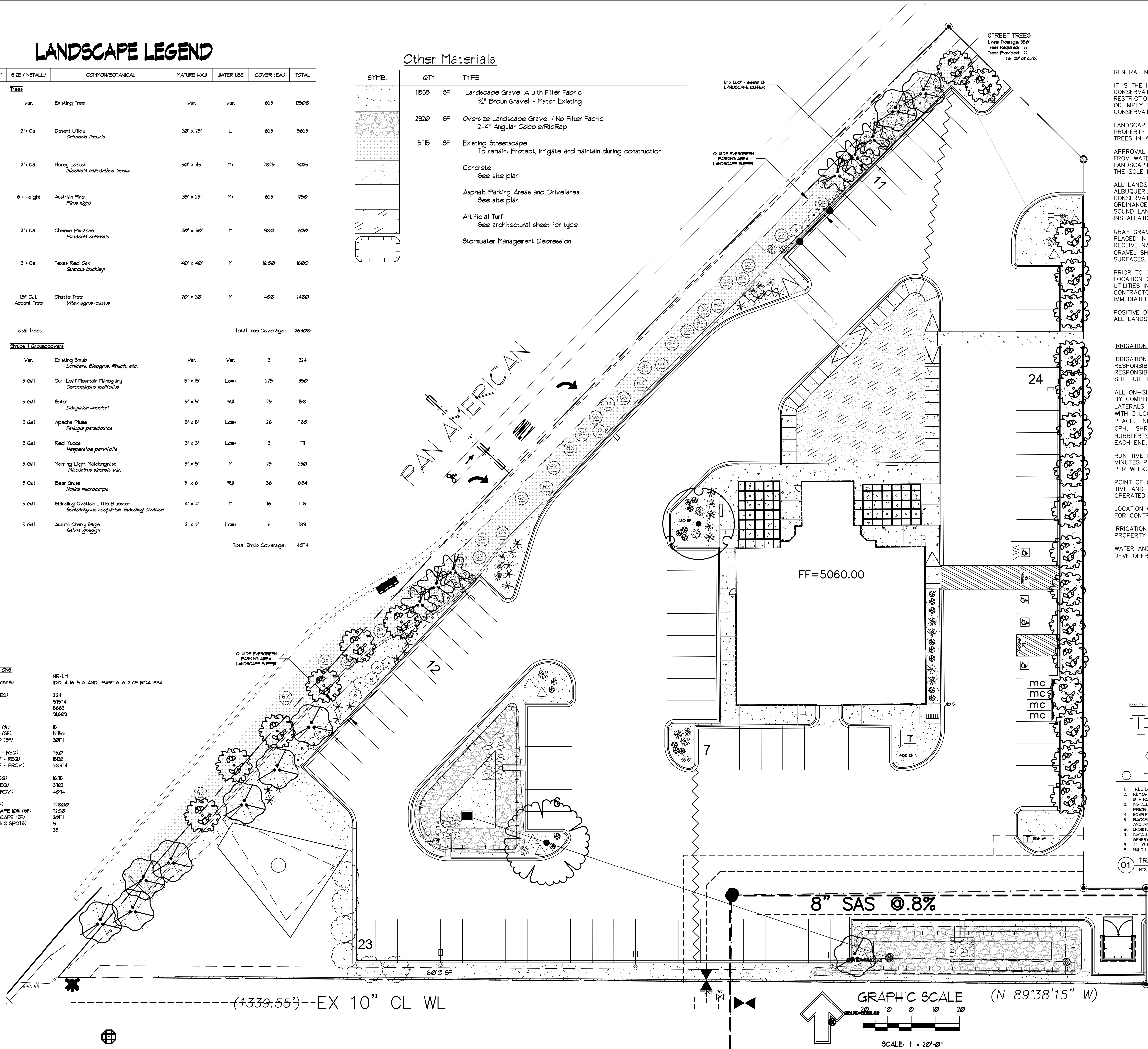
9

PROV. PARKING TREES

35

Other Materials

SYMB.	QTY	TYPE
	11535 SF	Landscape Gravel A with Filter Fabric ¾" Brown Gravel - Match Existing
	2920 SF	Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
	5715 SF	Existing Streetscape To remain: Protect, irrigate and maintain during construction
		Concrete See site plan
		Asphalt Parking Areas and Driveways See site plan
		Artificial Turf See architectural sheet for type
		Stormwater Management Depression



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, WATER CONSERVATION LANDSCAPING ORDINANCES AND WATER WASTE ORDINANCES. 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) NETA-FIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETA-FIM 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.

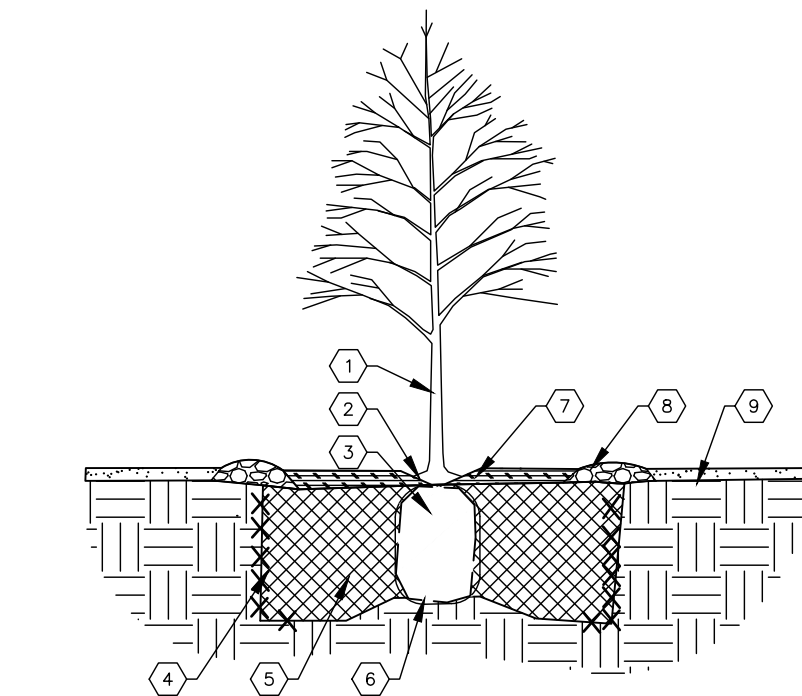
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

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.



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 FLUSH. REMOVE LIME BASKET, WOOD BOX, PLASTIC TUNE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCAFFOLD AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- AND DISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND BELOW DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERTH AT DRIP LINE.
- MULCH - SEE PLANTING PLAN.

01 TREE PLANTING

NTS

TREE PLANTING DETAIL

CARVANA
3800 Pan American Freeway NE
Albuquerque, NM 87107

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

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DATE
05/17/2021

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LS-101