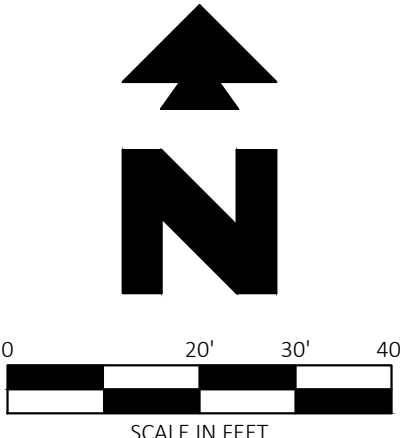


NO.	DATE	REVISIONS DESCRIPTION
▲	04/08/2022	FOR BIDDING
▲	04/12/2022	FOR PERMIT
▲	06/27/2022	PLAN REVIEW REV'S (REV #2)

SITE BENCHMARK

EXISTING STORM DRAIN MANHOLE IN OUTSIDE WEST BOUND LANE
MENAUL BLVD NE
ELEV: 5037.02

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

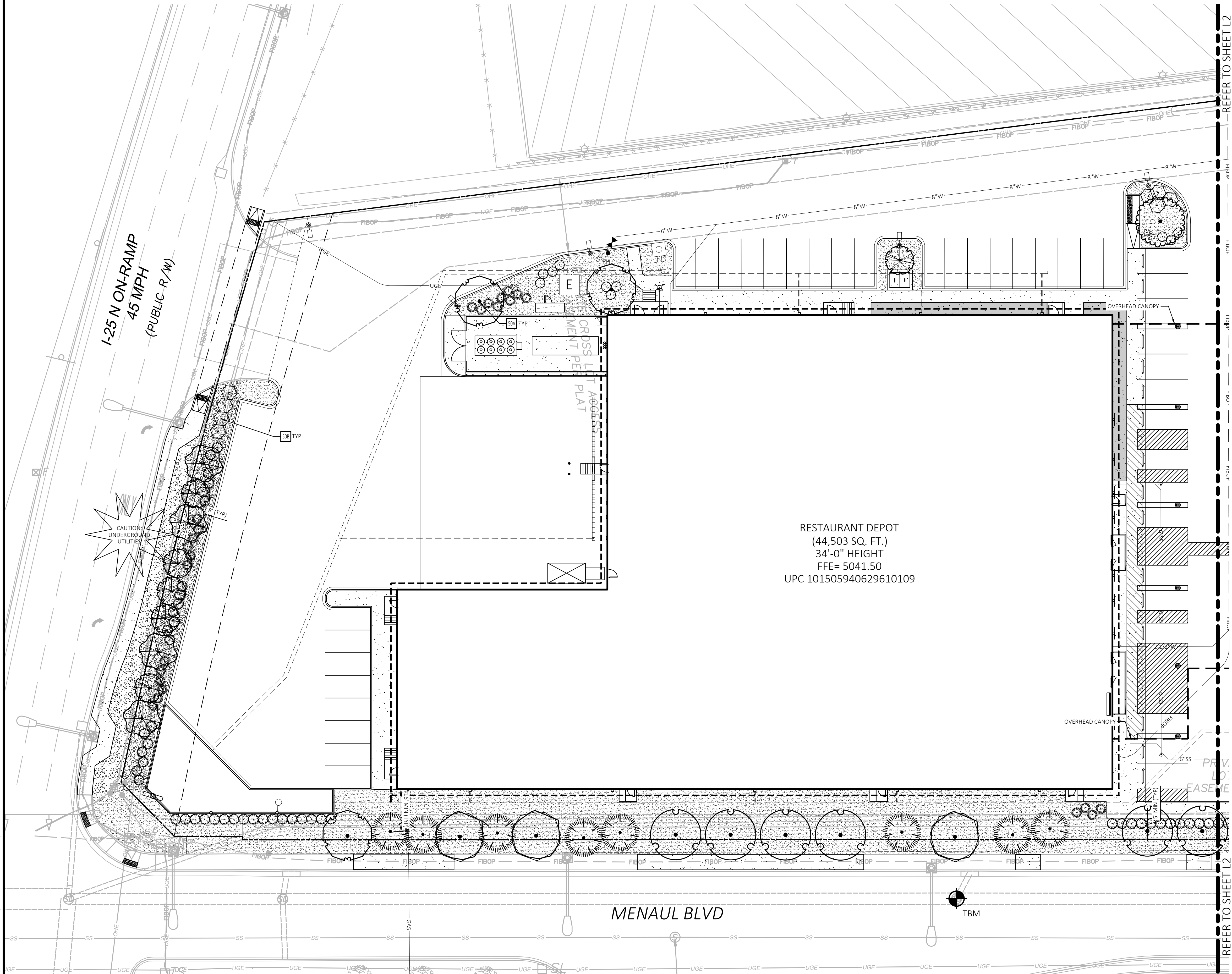


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CEI

Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844



EXISTING LEGEND	
CENTERLINE	UTILITY POLE
SUBJECT PROPERTY	GUY WIRE ANCHOR
RIGHT-OF-WAY LINE	PVC RISER, NUMBER & SIZE AS SHOWN
ADJOINING PROPERTY	ELECTRICAL METER
EASEMENT LINE	ELECTRICAL VAULT
BUILDING SETBACK LINE	ELECTRICAL MANHOLE
CONCRETE HATCH	ELECTRICAL PULLBOX
CONCRETE SIDEWALK	ELECTRICAL BOX
CHAIN LINK FENCE	ELECTRICAL TRANSFORMER
SCREEN WALL	CABLE TELEVISION PEDESTAL
RETAINING WALL	CABLE TELEVISION PULLBOX
OVERHEAD ELECTRICAL	CABLE TELEVISION VAULT
UNDERGROUND ELECTRICAL	TRAFFIC SIGNAL LIGHT
GAS LINE	TRAFFIC SIGNAL FLASHER
FIBER OPTIC LINE	PEDESTRIAN SIGNAL
CABLE TV LINE	TRAFFIC VAULT
WATER LINE	TRAFFIC SIGNAL CABINET
STORM DRAIN LINE	TRAFFIC SIGNAL PULLBOX
SANITARY SEWER LINE	STREET LIGHT PULLBOX
WATER METER	STREET LIGHT
WATER BOX	STREET LIGHT VAULT
WATER MANHOLE	AREA LIGHT
WATER AIR RELEASE VALVE	GROUND LIGHT
IRRIGATION CONTROL BOX	NATURAL GAS VALVE
FIRE HYDRANT	NATURAL GAS METER ASSEMBLY
WATER VALVE	NATURAL GAS VAULT
WATER BLOW-OFF	NATURAL GAS MANHOLE
FDC ON BLDG.	TELEPHONE PULLBOX
REMOTE FDC	TELEPHONE VAULT
STORM DRAIN MANHOLE	TELEPHONE MANHOLE
STORM DRAIN DROP INLET	TELEPHONE PEDESTAL
CATCH BASIN	FIBER OPTIC MANHOLE
SIGN	FIBER OPTIC VAULT
BOLLARD POST	FIBER OPTIC PEDESTAL
GATE	FIBER OPTIC PULLBOX
FLAG POLE	SANITARY SEWER MANHOLE
TREES	SANITARY SEWER CLEAN OUT
UTILITY VAULT - UNKNOWN	SANITARY SEWER VAULT
UTILITY PULLBOX - UNKNOWN	GREASE TRAP/INTERCEPTOR MANHOLE
UTILITY MANHOLE - UNKNOWN	
ELECTRIC PEDESTAL	

PROPOSED LEGEND	
BOUNDARY LINE	
RIGHT OF WAY LINE	
STORM DRAIN	
TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST ON SHEET L2)	

GENERAL LANDSCAPE NOTES

- REFER TO SHEET L3 FOR LANDSCAPE NOTES AND DETAILS
- REFER TO SHEET L2 FOR PLANT AND MULCH SCHEDULES
- LANDSCAPE CONTRACTOR SHALL ENSURE ALL TREES AND SHRUBS ARE ADEQUATELY WATERED AND MAINTAINED FOR A PERIOD OF AT LEAST 2 YEARS OR UNTIL FULLY ESTABLISHED. ONCE TREES AND SHRUBS ARE FULLY ESTABLISHED LANDSCAPE MAINTENANCE CONTRACTOR SHALL MANUALLY WATER PLANTS AS NEEDED TO MAINTAIN PLANTS DURING DRY PERIODS.

CITY OF ALBUQUERQUE LANDSCAPE REQUIREMENTS			
AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	A MIN OF 15% OF THE NET LOT AREA (MINUS THE BUILDING AREA) SHALL BE LANDSCAPED	171,000 SF TOTAL SITE - 44,503 SF BUILDING = 126,497 SF x 15% = 18,974 SF REQUIRED	23,730 SF PROVIDED
	TOTAL LANDSCAPE AREA SHALL HAVE 75% COVERAGE BY LIVING LANDSCAPE MATERIAL	REQUIRED	PROVIDED
	A MIN OF 30% COVERAGE OF THE TOTAL LANDSCAPE AREA SHALL BE GROUND-LEVEL PLANTS. A MIN OF 5 SPECIES MUST BE USED	REQUIRED	PROVIDED
LANDSCAPE SETBACKS	FRONT SETBACK: 10 FOOT BUFFER		
	SIDE SETBACK: 6 FOOT BUFFER		
PARKING LANDSCAPE	ONE TREE IS REQUIRED PER 10 PARKING SPACES, NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE	132 PARKING SPACES / 10 = 14 TREES REQUIRED	14 TREES PROVIDED
	AT LEAST 75% OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS SHADE TREES	44 TOTAL TREES PROVIDED x 75% = 33 DECIDUOUS TREES REQUIRED	36 DECIDUOUS TREES PROVIDED
STREET TREES		MENAUL BLVD: 530 LF / 30 = 18 TREES REQUIRED	18 TREES PROVIDED
	STREET TREES ARE REQUIRED ALONG ALL ARTERIAL AND COLLECTOR STREETS AT A RATE OF 1 TREE PER 30 LF	I-25 RAMP: 245 LF / 30 = 9 TREES REQUIRED UNIVERSITY BLVD: 103 LF / 30 = 4 TREES REQUIRED	9 TREES PROVIDED 4 TREES PROVIDED

RESTAURANT DEPOT
1901-1915 MENAUL BLVD NE
ALBUQUEQUE, NEW MEXICO

FOR BIDDING
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK
CEI PROJECT NUMBER	32348
DATE	8/22/2022
REVISION	REV-0

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER

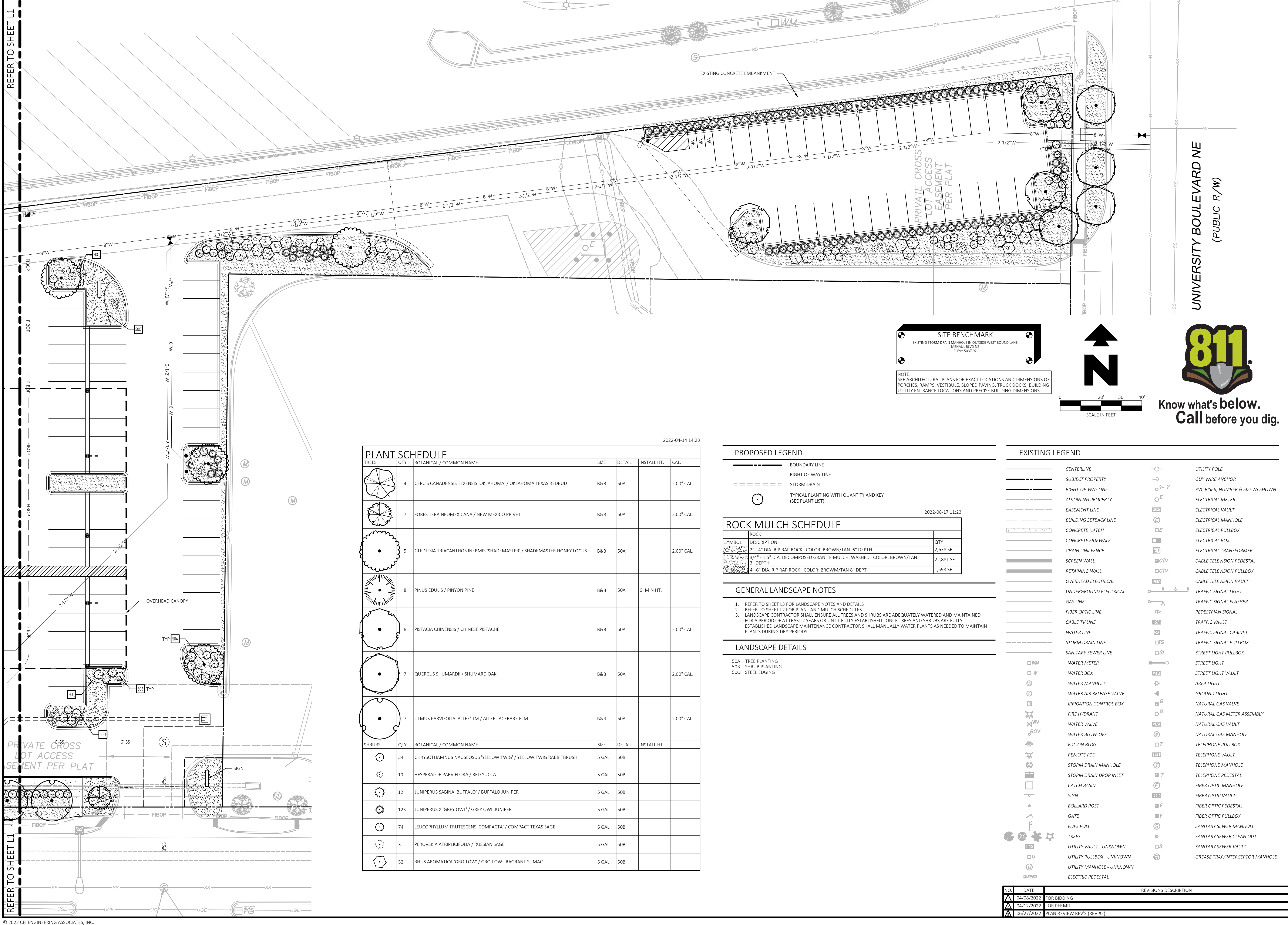
L1

DRAWING LOCATION: P:\23000\23248\00\DRAWINGS\DESIGN\WORKING\23248-1-P.DWG - SAVED BY: MPARKS

REFER TO SHEET L1

REFER TO SHEET L1

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PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
	4	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B&B	50A		2.00" CAL.
	7	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	B&B	50A		2.00" CAL.
	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B	50A		2.00" CAL.
	8	PINUS EDULIS / PINYON PINE	B&B	50A	6' MIN HT.	
	6	PISTACIA CHINENSIS / CHINESE PISTACHE	B&B	50A		2.00" CAL.
	7	QUERCUS SHUMARDII / SHUMARD OAK	B&B	50A		2.00" CAL.
	7	ULMUS PARVIFOLIA 'ALLEE' TM / ALLEE LACEBARK ELM	B&B	50A		2.00" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	
	34	CHRYSOTHAMNUS NAUSEOSUS 'YELLOW TWIG' / YELLOW TWIG RABBITBRUSH	5 GAL	50B		
	19	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	50B		
	12	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	50B		
	123	JUNIPERUS X 'GREY OWL' / GREY OWL JUNIPER	5 GAL	50B		
	74	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	5 GAL	50B		
	3	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	50B		
	52	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	50B		

PROPOSED LEGEND

--- BOUNDARY LINE

--- RIGHT-OF-WAY LINE

--- STORM DRAIN

TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

2022-08-17 11:23

ROCK MULCH SCHEDULE

SYMBOL	DESCRIPTION	QTY
	2" - 4" DIA. RIP RAP ROCK. COLOR: BROWN/TAN. 6" DEPTH	2,638 SF
	3/4" - 1.5" DIA. DECOMPOSED GRANITE MULCH, WASHED. COLOR: BROWN/TAN. 3" DEPTH	22,881 SF
	4" - 6" DIA. RIP RAP ROCK. COLOR: BROWN/TAN 8" DEPTH	1,598 SF

GENERAL LANDSCAPE NOTES

1. REFER TO SHEET L3 FOR LANDSCAPE NOTES AND DETAILS.

2. REFER TO SHEET L2 FOR PLANT AND MULCH SCHEDULES.

3. LANDSCAPE CONTRACTOR SHALL ENSURE ALL TREES AND SHRUBS ARE ADEQUATELY WATERED AND MAINTAINED FOR A PERIOD OF AT LEAST 2 YEARS OR UNTIL FULLY ESTABLISHED. ONCE TREES AND SHRUBS ARE FULLY ESTABLISHED LANDSCAPE MAINTENANCE CONTRACTOR SHALL MANUALLY WATER PLANTS AS NEEDED TO MAINTAIN PLANTS DURING DRY PERIODS.

LANDSCAPE DETAILS

50A TREE PLANTING

50B SHRUB PLANTING

50Q STEEL EDGING

EXISTING LEGEND

CENTERLINE

SUBJECT PROPERTY

RIGHT-OF-WAY LINE

ADJOINING PROPERTY

EASEMENT LINE

BUILDING SETBACK LINE

CONCRETE HATCH

CONCRETE SIDEWALK

CHAIN LINK FENCE

SCREEN WALL

RETAINING WALL

OVERHEAD ELECTRICAL

UNDERGROUND ELECTRICAL

GAS LINE

FIBER OPTIC LINE

CABLE TV LINE

WATER LINE

STORM DRAIN LINE

SANITARY SEWER LINE

WATER METER

WATER BOX

WATER MANHOLE

WATER AIR RELEASE VALVE

IRRIGATION CONTROL BOX

FIRE HYDRANT

WATER VALVE

WATER BLOW-OFF

FDC ON BLDG.

REMOTE FDC

STORM DRAIN MANHOLE

STORM DRAIN DROP INLET

CATCH BASIN

SIGN

BOLLARD POST

GATE

FLAG POLE

TREES

UTILITY VAULT - UNKNOWN

UTILITY PULLBOX - UNKNOWN

UTILITY MANHOLE - UNKNOWN

ELECTRIC PEDESTAL

UTILITY POLE

GUY WIRE ANCHOR

PVC RISER, NUMBER & SIZE AS SHOWN

ELECTRICAL METER

ELECTRICAL VAULT

ELECTRICAL MANHOLE

ELECTRICAL PULLBOX

ELECTRICAL BOX

ELECTRICAL TRANSFORMER

CABLE TELEVISION PEDESTAL

CABLE TELEVISION PULLBOX

CABLE TELEVISION VAULT

TRAFFIC SIGNAL LIGHT

TRAFFIC SIGNAL FLASHER

PEDESTRIAN SIGNAL

TRAFFIC VAULT

TRAFFIC SIGNAL CABINET

TRAFFIC SIGNAL PULLBOX

STREET LIGHT PULLBOX

STREET LIGHT

STREET LIGHT VAULT

AREA LIGHT

GROUND LIGHT

NATURAL GAS VALVE

NATURAL GAS METER ASSEMBLY

NATURAL GAS VAULT

NATURAL GAS MANHOLE

TELEPHONE PULLBOX

TELEPHONE VAULT

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

FIBER OPTIC MANHOLE

FIBER OPTIC VAULT

FIBER OPTIC PEDESTAL

FIBER OPTIC PULLBOX

SANITARY SEWER MANHOLE

SANITARY SEWER CLEAN OUT

SANITARY SEWER VAULT

GREASE TRAP/INTERCEPTOR MANHOLE

DRAWING LOCATION: P:\2000\23248\0 DRAWINGS\DESIGNWORKING\23248-1-P.DWG - SAVED BY: JPMARKS

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF IRRIGATION WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER. AS NEEDED, THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- LANDSCAPE CONTRACTOR SHALL ENSURE ALL TREES AND SHRUBS ARE ADEQUATELY WATERED AND MAINTAINED FOR A PERIOD OF AT LEAST 2 YEARS OR UNTIL FULLY ESTABLISHED. ONCE TREES AND SHRUBS ARE FULLY ESTABLISHED LANDSCAPE MAINTENANCE CONTRACTOR SHALL MANUALLY WATER PLANTS AS NEEDED TO MAINTAIN PLANTS DURING DRY PERIODS.

PLANTING NOTES

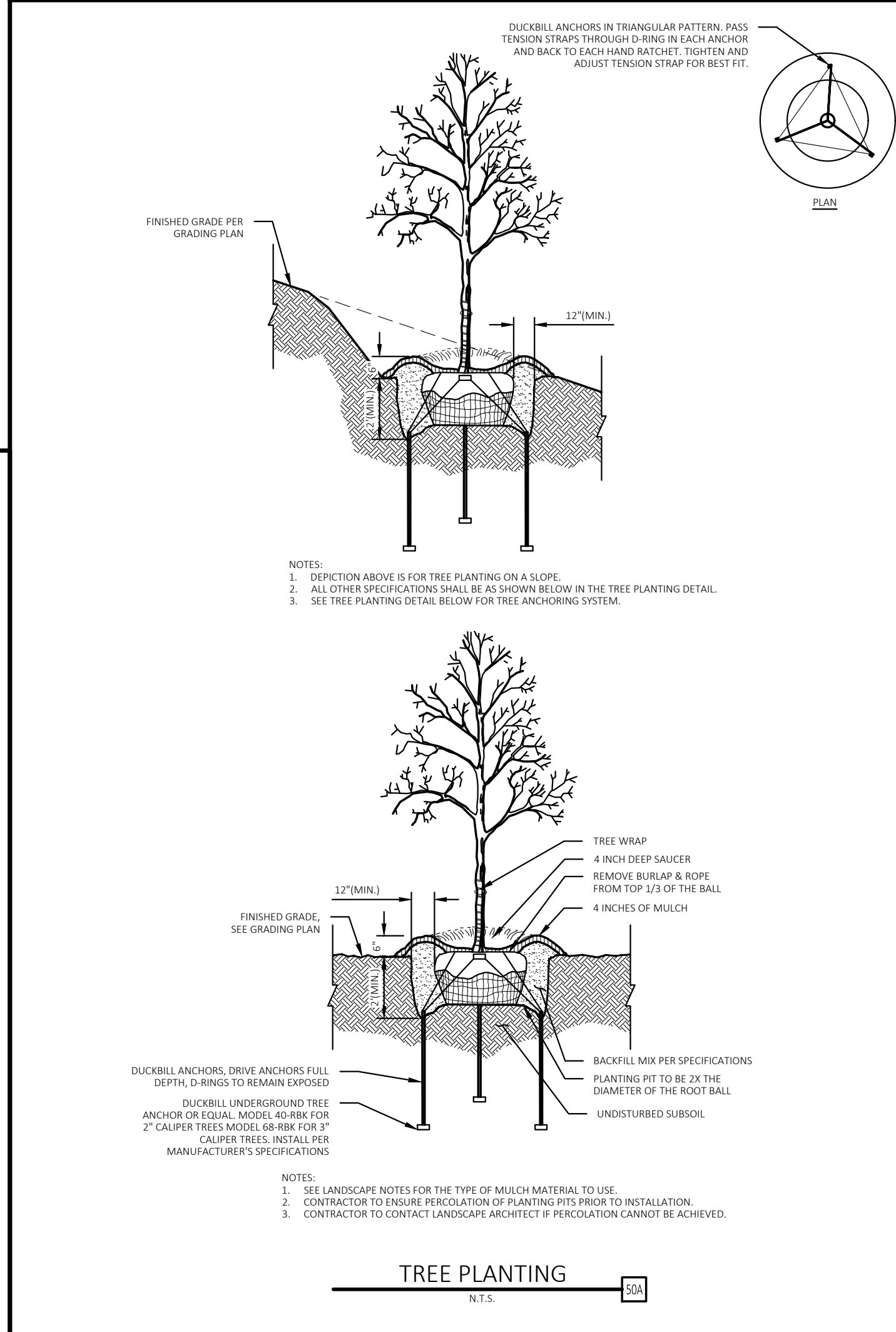
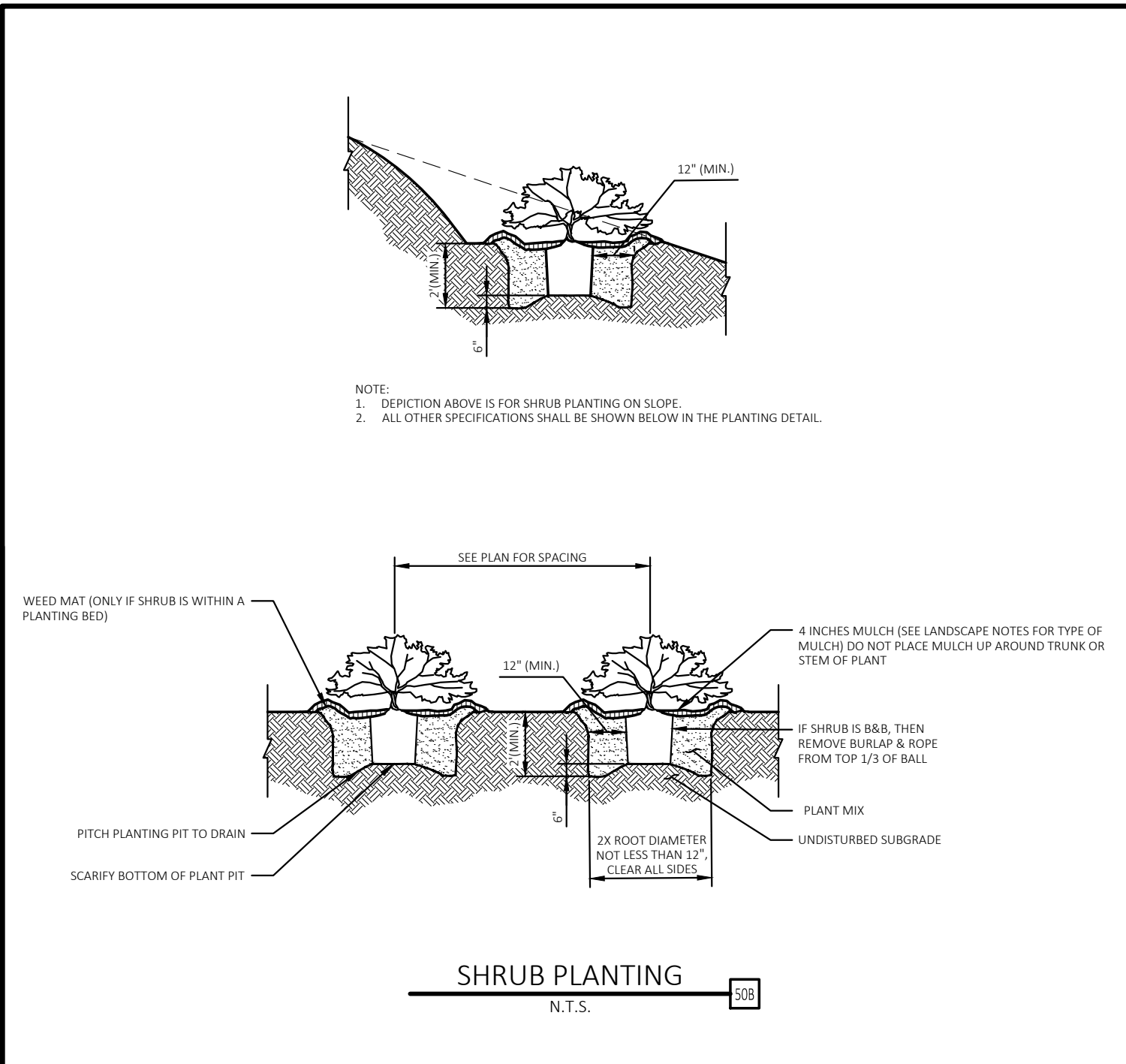
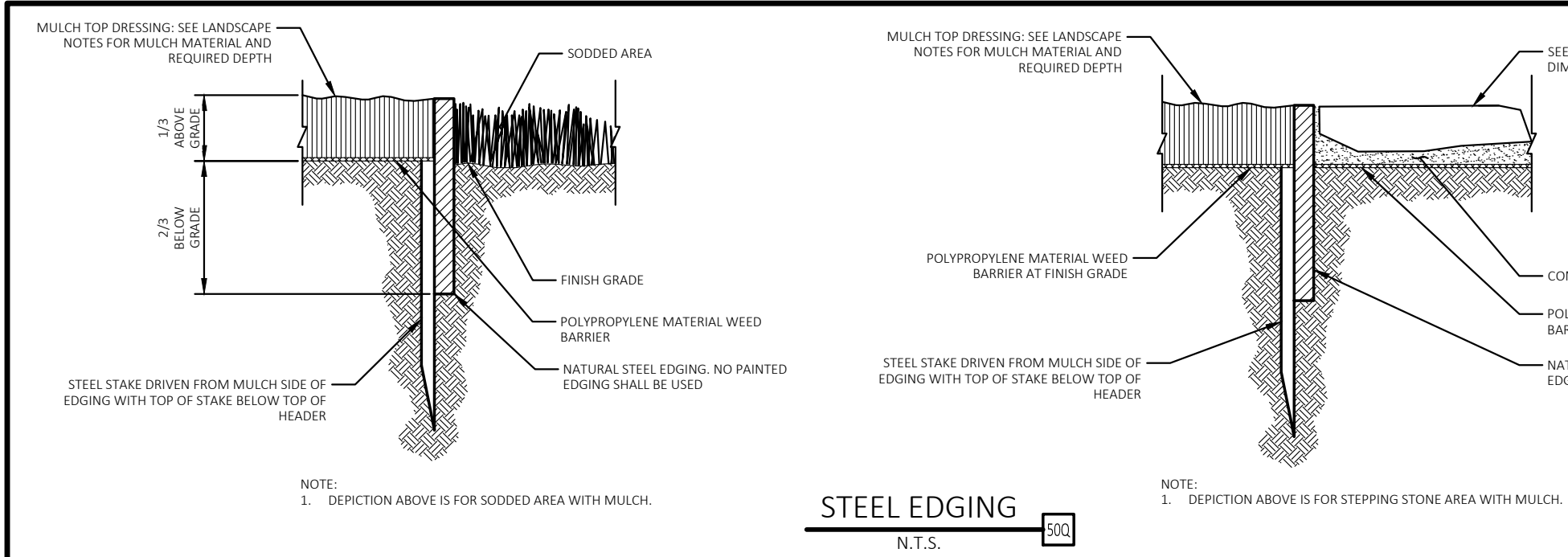
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS :
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A FOUR INCH (4") TOP DRESSING/MULCHING OF BROWN/TAN 3/4" - 1.5" DIA. DECOMPOSED GRANITE MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
- THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY OCT-MAR
DECIDUOUS SHRUBBERY & TREES OCT-MAR
EVERGREEN TREES OCT-MAR

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE

- A. GUARANTEE:
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.
- B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- C. MAINTENANCE:
GENERAL CONTRACTOR SHALL PROVIDE TWO YEARS OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

- APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
- IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
- NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.



CEI ENGINEERING ASSOCIATES, INC.
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RESTAURANT DEPOT

1901-1915 MENAUL BLVD NE
ALBUQUEQUE, NEW MEXICO

FOR BIDDING
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK
CEI PROJECT NUMBER	32348
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LANDSCAPE NOTES

SHEET TITLE
SHEET NUMBER

L3