

PLANTING NOTES

GENERAL LANDSCAPE NOTES

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PER 5-6(C)(4)(G), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6- 6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

PER 5-6(C)(4)(H), ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

PER 5-6(C)(5)(A), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL. PLEASE ADD A NOTE TO THE LANDSCAPE PLAN GENERAL NOTES TO REFLECT THIS CODE.

PER 5-6(C)(5)(B), IF USED, WEED BARRIERS SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF.

PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.

5-6(C)(9) PLANTING IN OR OVER THE PUBLIC RIGHT-OF-WAY

5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF WAY.

5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.

PER 5-6(C)(9)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

5-6(C)(14) IRRIGATION SYSTEMS

PER 5-6(C)(14)(A), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).

PER 5-6(C)(14)(B), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.

5-6(C)(14)(C), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.

PER 5-6(C)(14)(D), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

5-6(C)(15) INSTALLATION

5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.

5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.

5-6(D)(1) STREET FRONTAGE LANDSCAPING REQUIREMENTS SHALL BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH SUBSECTION 5-6(D)(1)(A). REQUIRED STREET TREES BASED ON LENGTH OF STREET FRONTAGE = 1,938 LF. TREE SPACING REQUIREMENT IS 25" O.C. THEREFORE, BASED ON STREET FRONTAGE, 78 STREET TREES ARE REQUIRED. 79 STREET TREES HAVE BEEN PROVIDED.

5-13(B)(7) LANDSCAPING, BUFFERING, AND SCREENING

5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).

5-13(B)(7)(B) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS.

5-13(B)(7)(D) WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.

5-13(B)(7)(E) TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

5-13(B)(7)(F) STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.

EVERY RESIDENTIAL LOT ON SITE IS REQUIRED TO HAVE A MINIMUM OF ONE STREET TREE. 212 RESIDENTIAL LOTS ARE PROVIDED. 212 STREET TREES SHALL BE PROVIDED, ONE PER RESIDENTIAL LOT.




WALL NOTES:

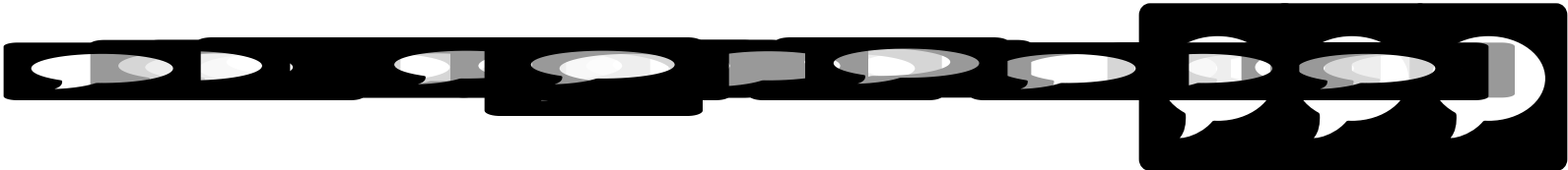
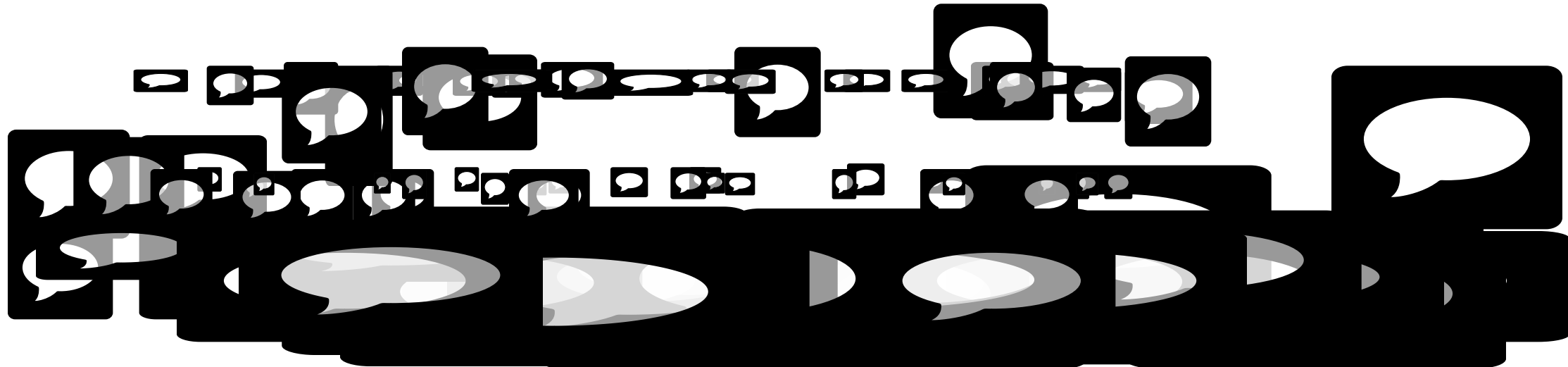
A) PERIMETER WALLS ADJACENT TO THE OPEN SPACE AND APS TO BE CONSTRUCTED WITH A LOWER CMU PORTION AND VIEW FENCING ON TOP. THE APPLICANT SHALL WORK WITH THE NATIONAL PARKS SERVICE ON FINALIZING FENCE DESIGN DETAILS ALONG THE MONUMENT BOUNDARY.

B) A SOLID WALL WITH NO VIEW FENCING ALONG ARROYO VISTA BLVD NW SHALL ALSO BE NOTED.

C) OVERALL PERIMETER WALL COLOR PALETTE TO BE BRONZE, TAN, BEIGE AND DARK BROWN WITH POPS OF BLUE AND GOLD ACCENTS.

PLANT SCHEDULE								
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES	REMARKS
TREES								
ACGR	35	Acer grandidentatum - 3 / Bigtooth Maple	8 & B	2"Cal	12-16 H X 8 Spd	M		
GLM	16	Gleditsia triacanthos Impicola TM / Impicola Honeylocust	Container Grown	3"Cal	12-16 H X 8 Spd			
LST	3	Liquidambar styraciflua / American Sweet Gum	Container Grown	3"Cal	12-16 H X 8 Spd			
MARA	8	Malus x Radiant / Radiant Crab Apple	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
PR PIN	45	Pinus edulis / Pinyon Pine	8 & B					
PICH	26	Platanus chinensis / Chinese Platanus	8 & B	2"Cal	12-16 H X 8 Spd	M		
PLME	6	Platanus mexicana / Mexican Sycamore	Container Grown	3"Cal	12-16 H X 8 Spd			
PRGL	3	Prosopis glandulosa Thornless AZT / Thornless Honey Mesquite	Container Grown	3"Cal	8-9H X 3-4W			
PRU CAN	19	Prunus virginiana "Canada Red" / Canada Red Chokecherry	46 gal.					
QUH	6	Quercus phellos / Willow Oak	Container Grown	3"Cal	12-16 H X 8 Spd			
ULAM	28	Ulmus americana / American Elm	8 & B	2"Cal	12-16 H X 8 Spd	M	Must be from a Single Root Stock	
ORNAMENTAL TREE								
CBME	10	Cercis mexicana / Mexican Redbud Multi-trunk	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
CHU	3	Chilopsis linearis / Desert Willow	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE		REMARKS
GRASSES								
ANGE	147	Andropogon gerardii / Big BlueStem	5 gal. cont. grwn					
MUCA	71	Muhlenbergia capillaris / Gulf Muhly	3 gal. cont. grwn					
NOTE	98	Nolina texana / Texas Sacahuileta	3 gal. cont. grwn					
STTE	70	Stipa tenuissima / Mexican Feathergrass	1 gal. cont. grwn					
PERENNIALS								
AGA NEW	60	Agastache neomexicana / New Mexico Hummingbird Mint	5 gal. cont. grwn					
SUCCULENTS								
DATE	47	Dasyliion texanum / Texas Sotol	5 gal. cont. grwn	unbroken blades				
DAWH	11	Dasyliion wheeleri / Wheeler Sotol	5 gal. cont. grwn	unbroken blades				
HEFU	24	Hesperaloe funifera / Giant Hesperaloe	7 gal. cont. grwn	Specimen Quality				
HEFA	22	Hesperaloe parviflora / Red Yucca	5 gal. cont. grwn					
YUC FAX	63	Yucca faxoniana / Spanish Dagger	24"box. cont. grwn.	unbroken blades				
YUGA	9	Yucca glauca / Softleaf Yucca	5 gal. cont. grwn					
ANNUALS/PERENNIALS								
CAGI	31	Cassidix gilliesii / Yellow Bird of Paradise	5 gal. cont. grwn					
PEAT	11	Perovskia atriplicifolia / Russian Sage	1 gal. cont. grwn					
PSO SCO	21	Psoralea scoparula / Broom Dalea	3 gal. cont. grwn					
SALE	29	Savio leucantha / Mexican Bush Sage	1 gal. cont. grwn					
EVERGREEN SHRUBS (3-6 HT)								
CABM	28	Caryopteris x clandonensis Blue Mist / Blue Mist Shrub	3 gal. cont. grwn					
ERNA	17	Ericameria nauseosa / Rubber Rabbitbrush	1 gal. cont. grwn					
FAAP	18	Fakugia paradoxa / Apache Plume	5 gal. cont. grwn					
FOR SPR	62	Forsythia x Intermedia Spring Glory / Spring Glory Forsythia	15 gal. cont. grwn					
PIDM	9	Pinus mugo pumilio / Dwarf Mugo Pine	5 gal. cont. grwn					
EVERGREEN SHRUBS (6-12 HT)								
VACA	27	Vauquelinia californica / Arizona Rosewood	7 gal. cont. grwn					

	333,567 SF NATIVE NEW MEXICO SEED MIX
	5,400 SF POLLINATOR GARDEN
	10,724 SF TURF SOD



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04/22/2025

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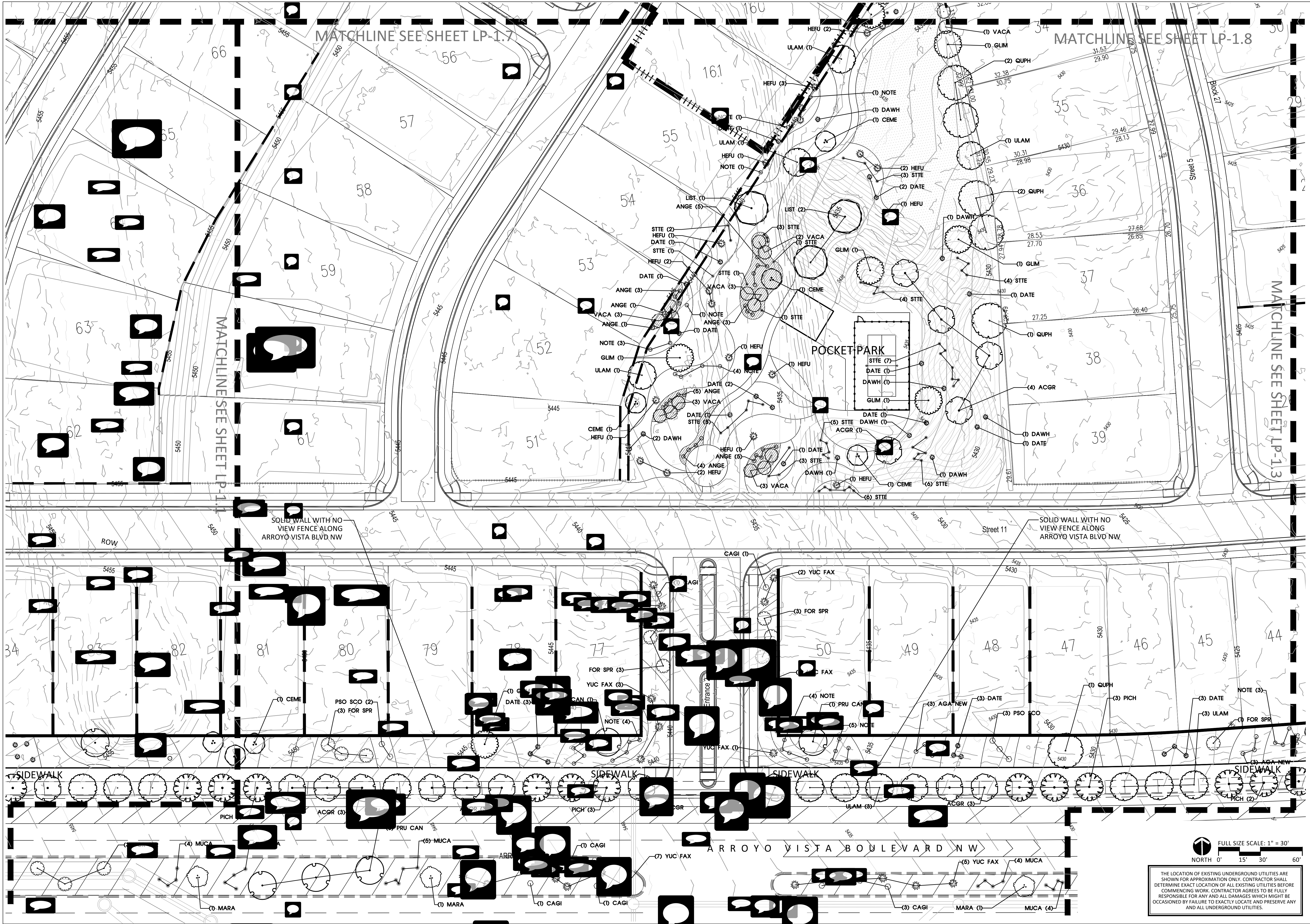
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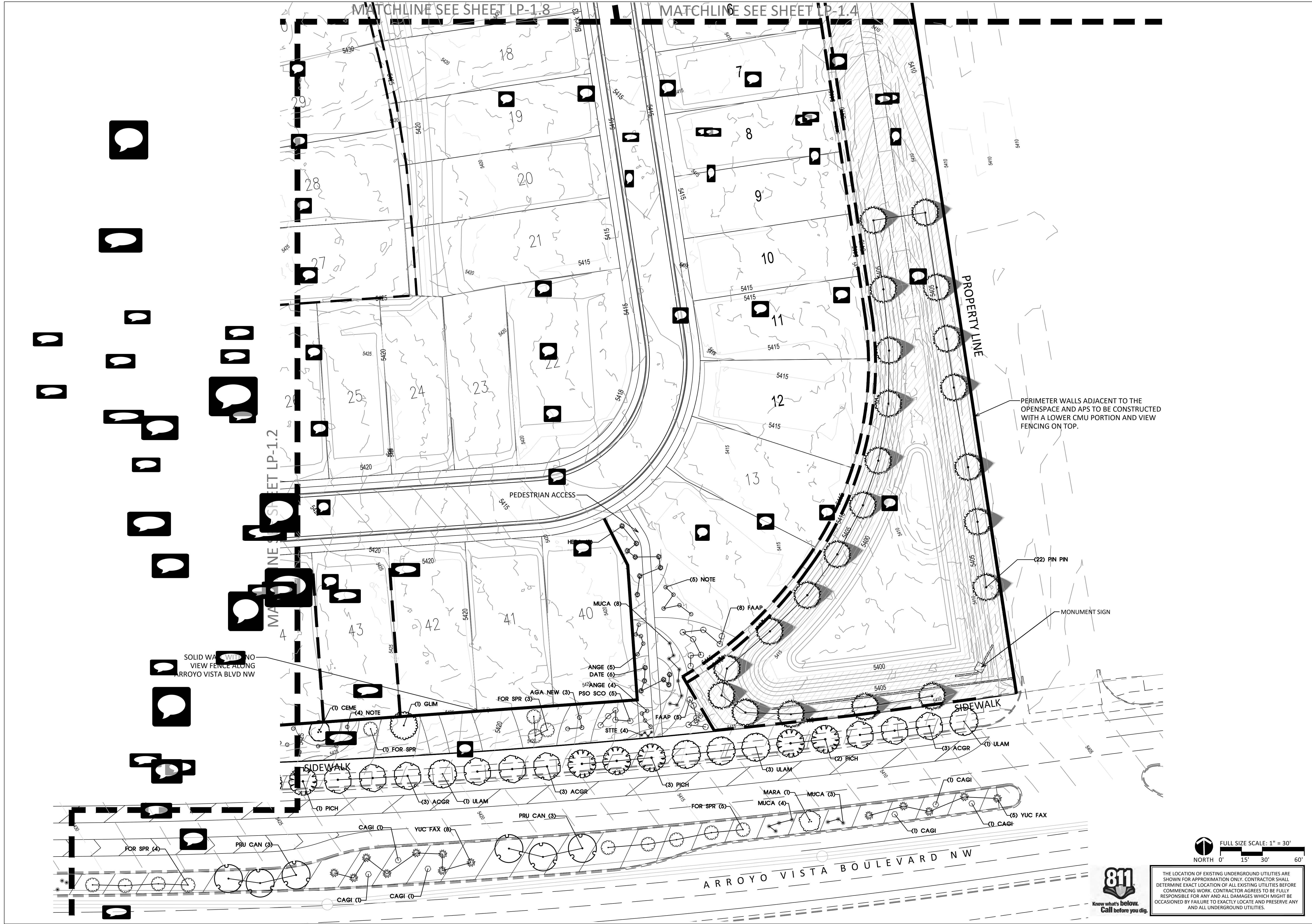
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PLANTING NOTES &
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Sheet No.
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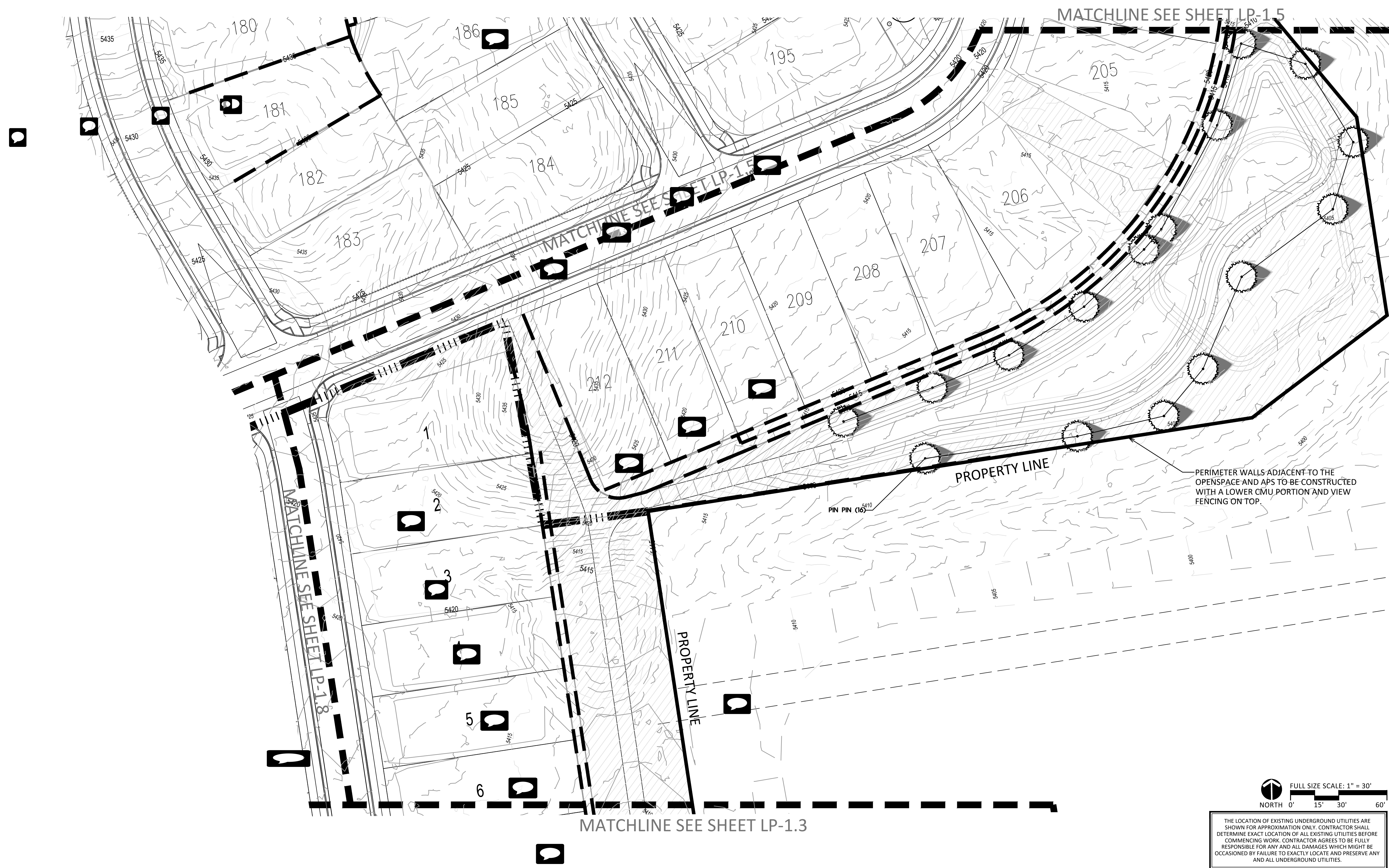
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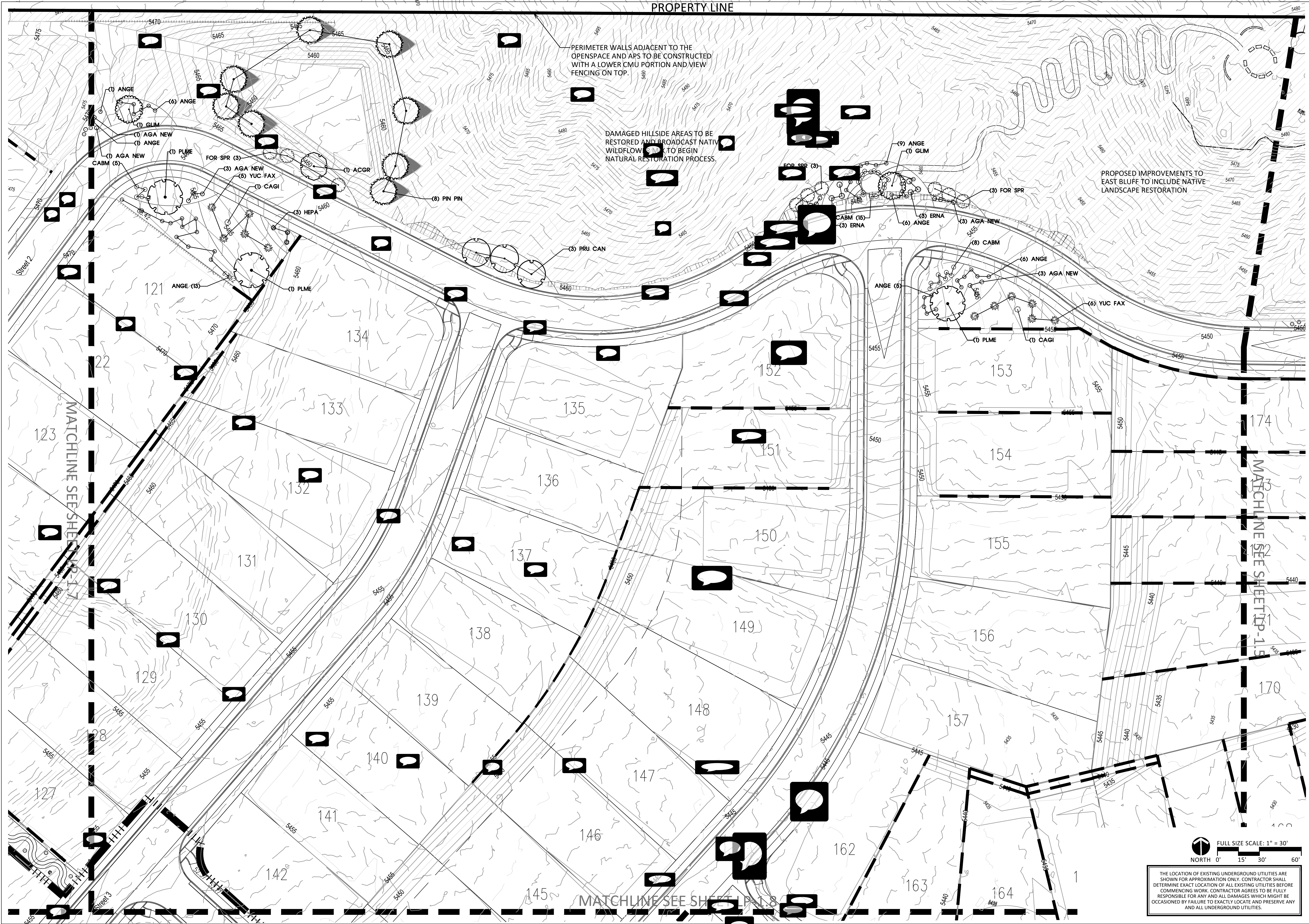
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Sheet No.
LP-1.4 5 of 11



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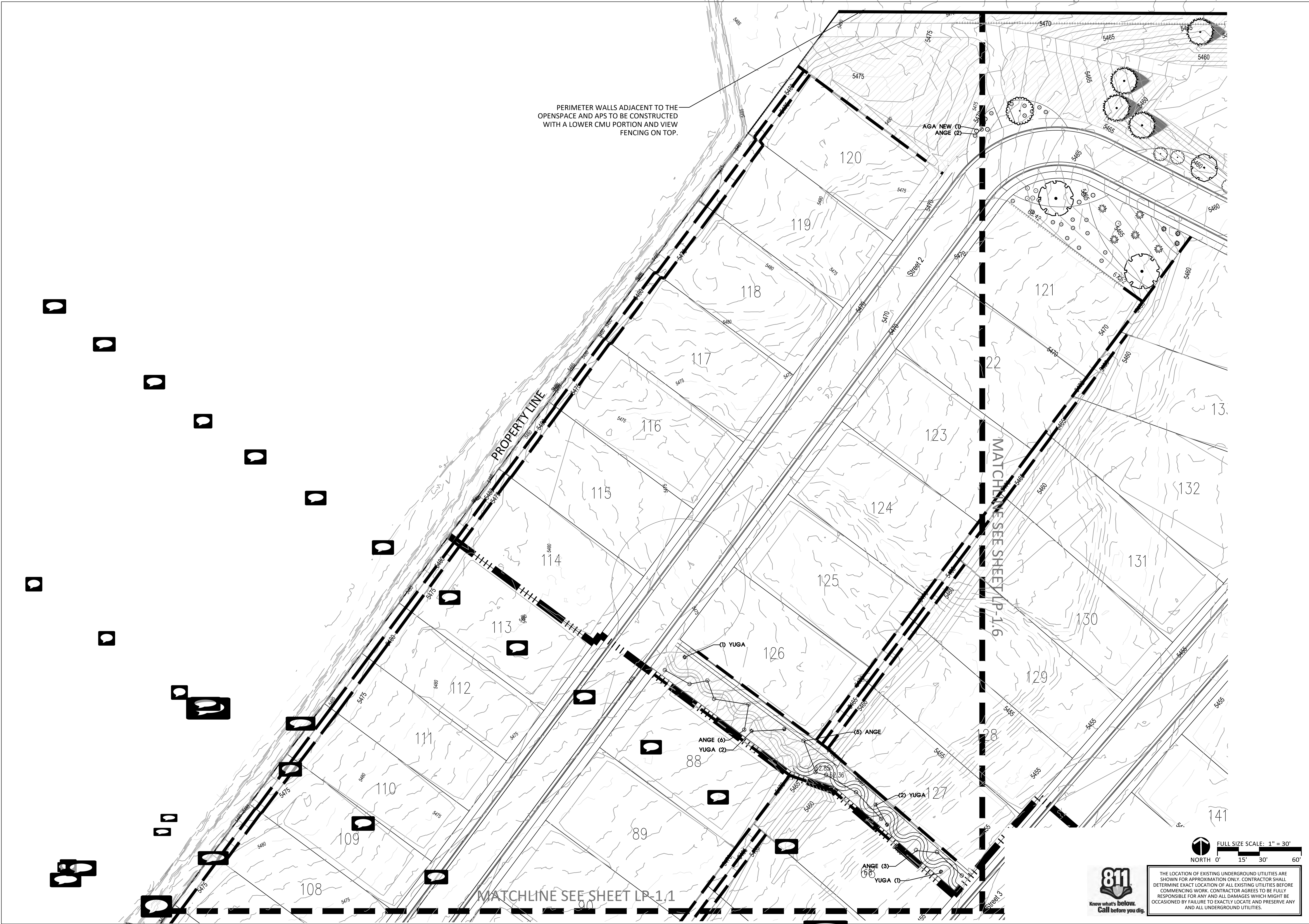
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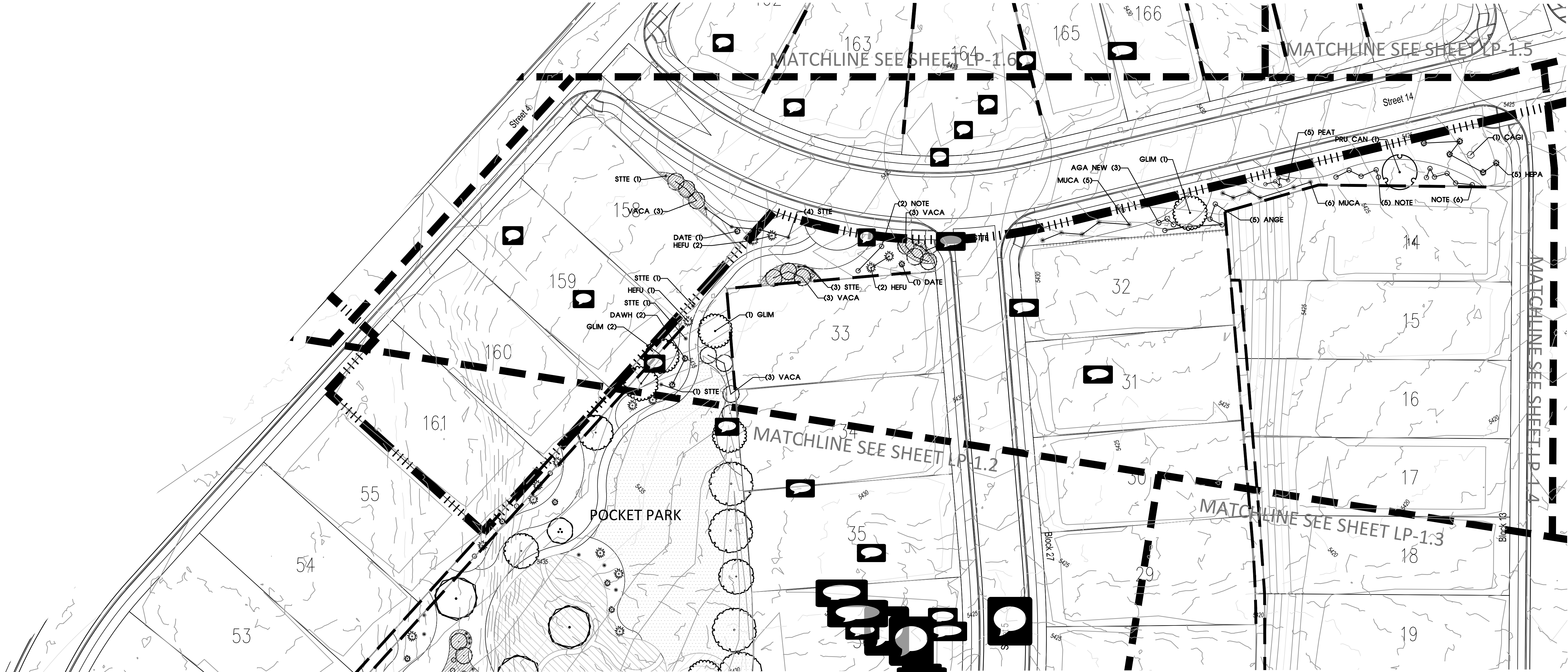
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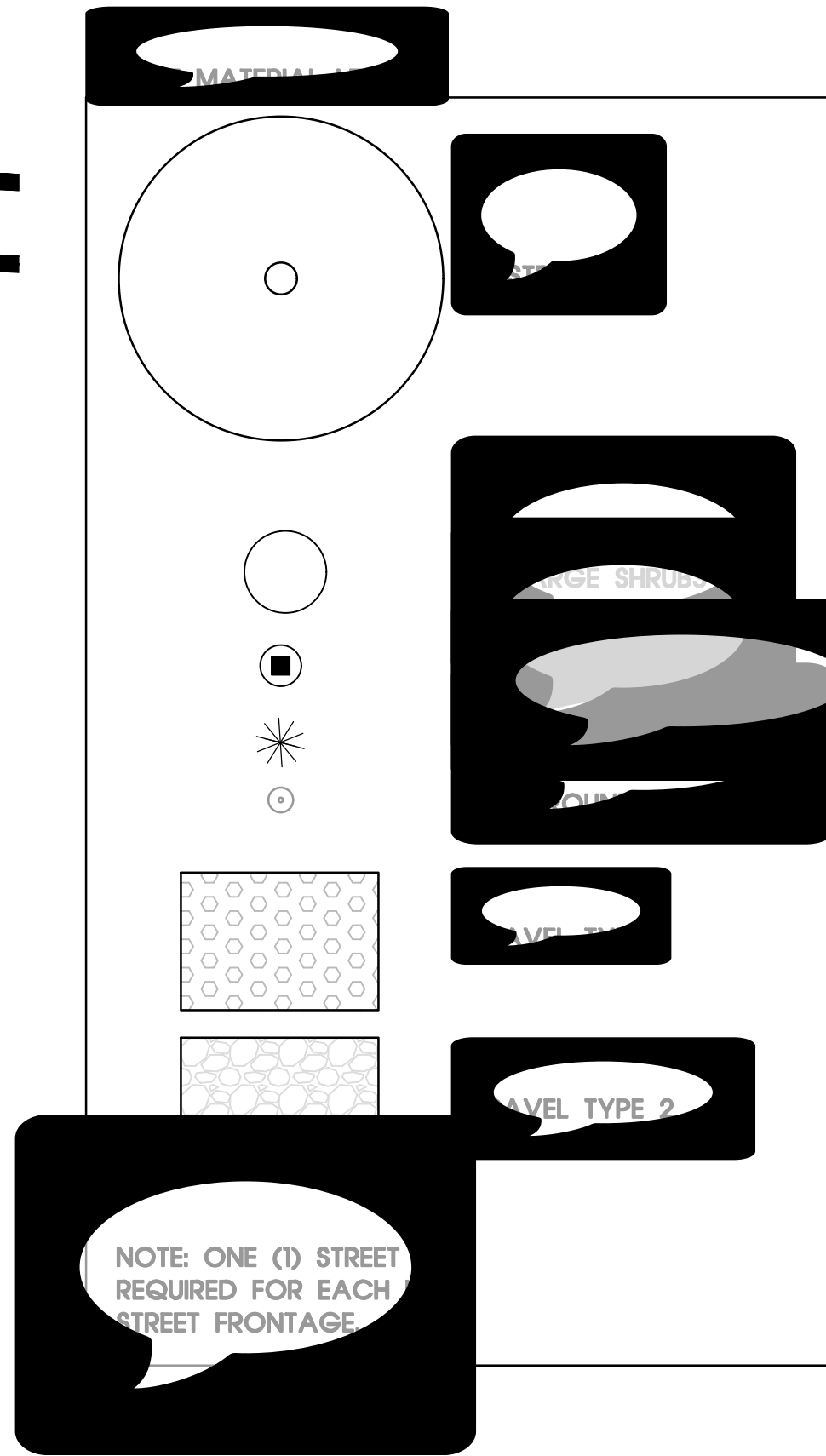
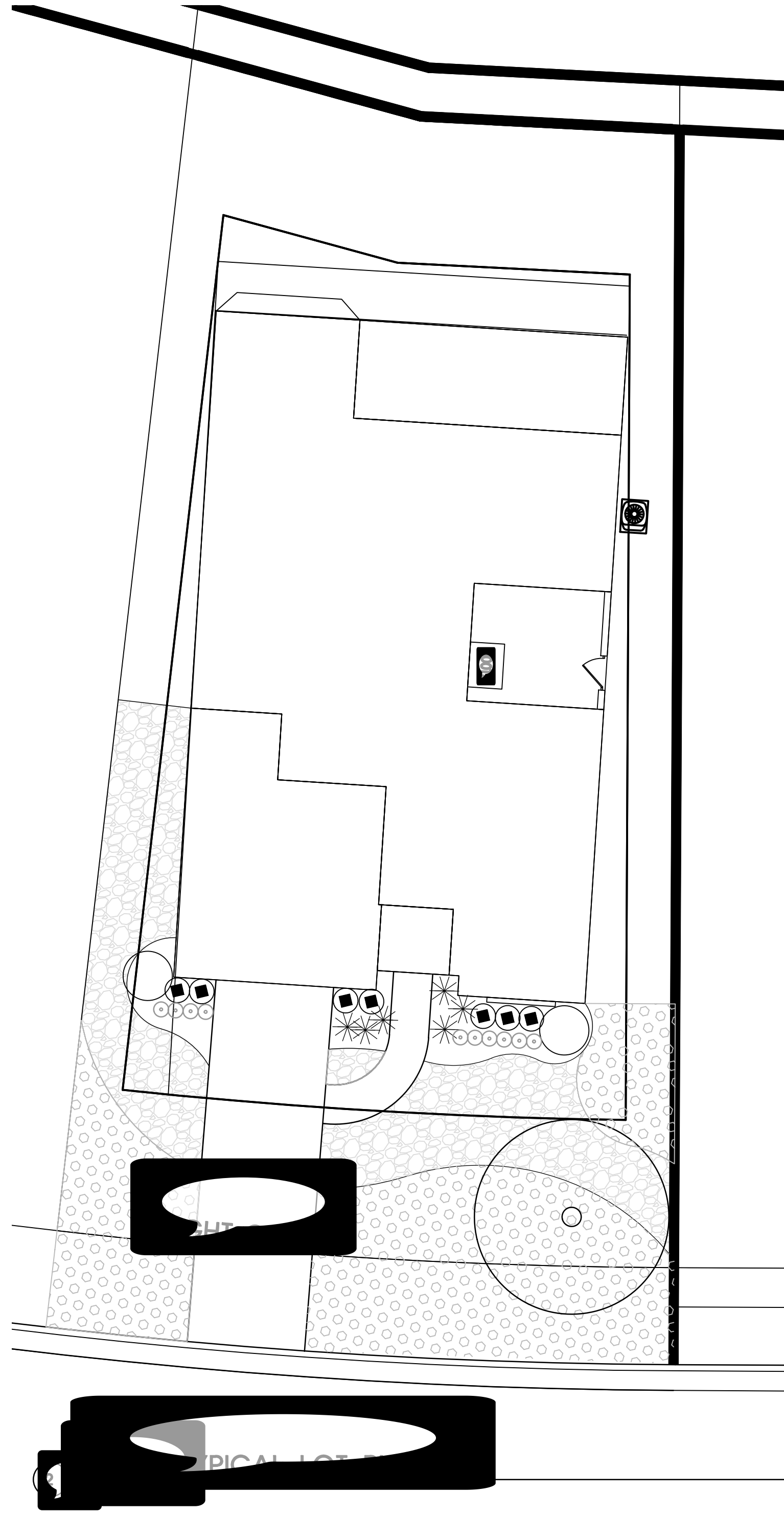
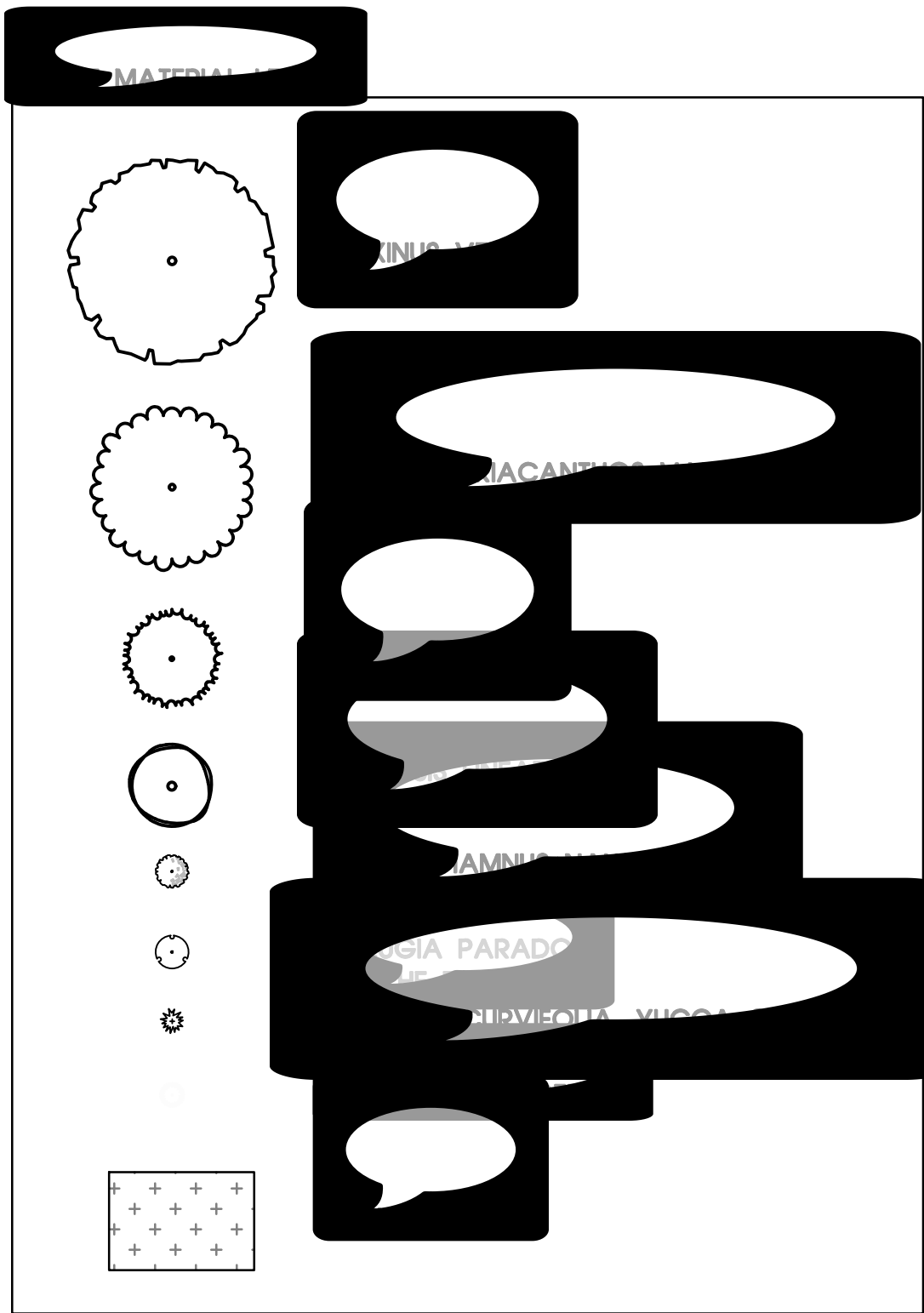
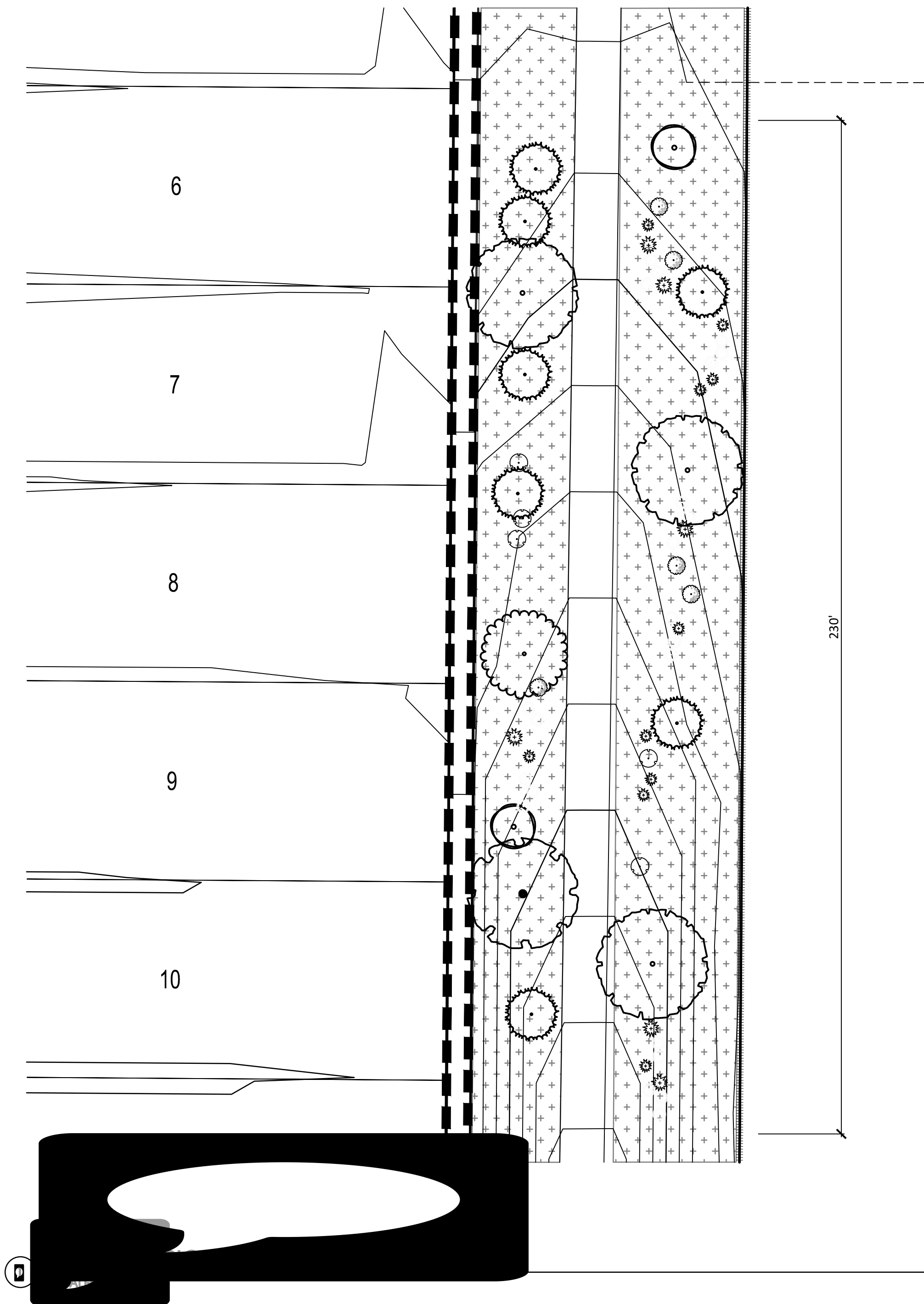
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LP-1.8 9 of 11

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NOTE:
ALL TREE PLANTING PITS SHALL BE TESTED
FOR DRAINAGE. CONTRACTOR IS TO FILL
COMPLETED PLANTING PIT WITH WATER. IF
WATER DOES NOT DRAIN FROM PIT WITHIN 6
HOURS PROVIDE DRAIN.

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NOTE: ONE (1) STREET
REQUIRED FOR EACH
STREET FRONTAGE



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PROTOTYPICAL DETAILS

Sheet No.

LPD-2 11 of 11

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