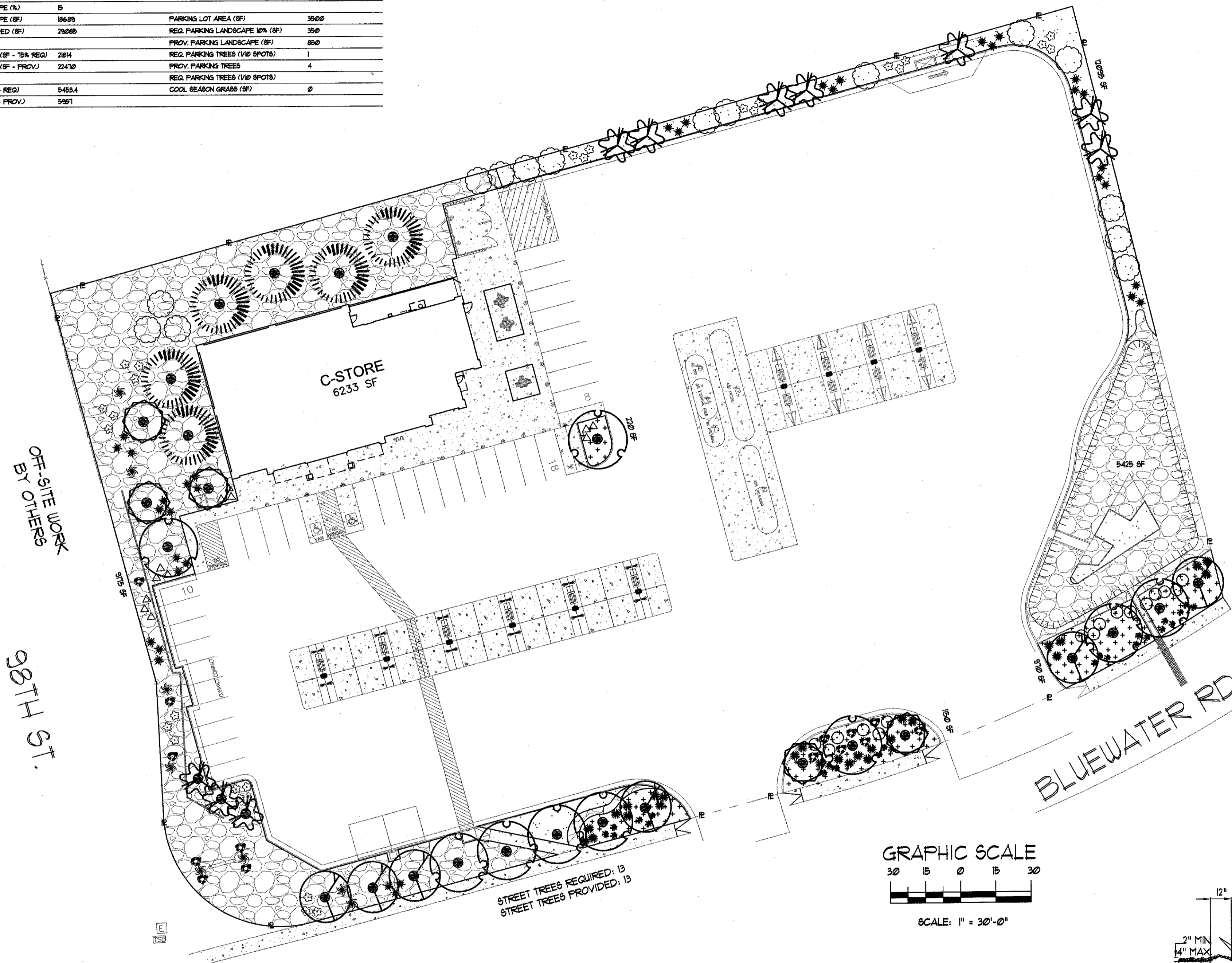


LANDSCAPE CALCULATIONS

Parcel Info	TRACT 5-B, PLAT OF TRS 1 THRU 3 AVALON SUBDIVISION UNIT 5
ZONING	PG-11, PAVED-USE (FORMERLY BU-210-2)
APPLICABLE CODE	SDO 14-16-B-4(A)
TOTAL LOT AREA (ACRES)	3.00
TOTAL LOT AREA (SF)	130623
BUILDING AREA (SF)	6233
NET LOT AREA (SF)	124390
REQUIRED LANDSCAPE (%)	10
REQUIRED LANDSCAPE (SF)	12439
LANDSCAPE PROVIDED (SF)	29089
VEGETATIVE COVER (SF - 10% REQ)	2184
VEGETATIVE COVER (SF - PROV)	22410
GROUND COVER (SF - REQ)	5403.4
GROUND COVER (SF - PROV)	5981
* OF REG. SPECIES	5
* OF PROV. SPECIES	5+
LANDSCAPE STREET FRONTAGE (LF)	0
STREET TREES	0
PARKING LOT AREA (SF)	3500
REQ. PARKING LANDSCAPE 10% (SF)	350
PROV. PARKING LANDSCAPE (SF)	860
REQ. PARKING TREES (1/40 SPOTS)	1
PROV. PARKING TREES	4
REQ. PARKING TREES (1/40 SPOTS)	0
COOL SEASON GRASS (SF)	0



GENERAL NOTES

LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN. INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.

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.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

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.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, FOLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. 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 OWNER'S 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) NETAPM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK PINNED IN PLACE. NETAPM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 10 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 15 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.

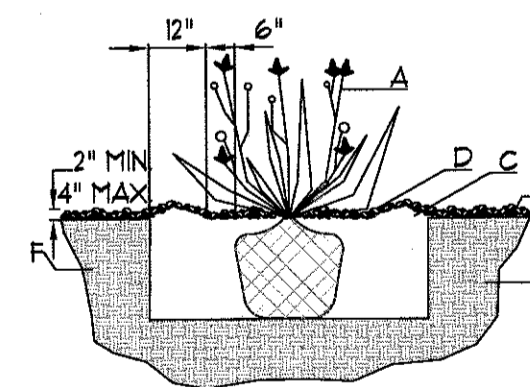
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

SHRUB PLANTING DETAIL

NTS

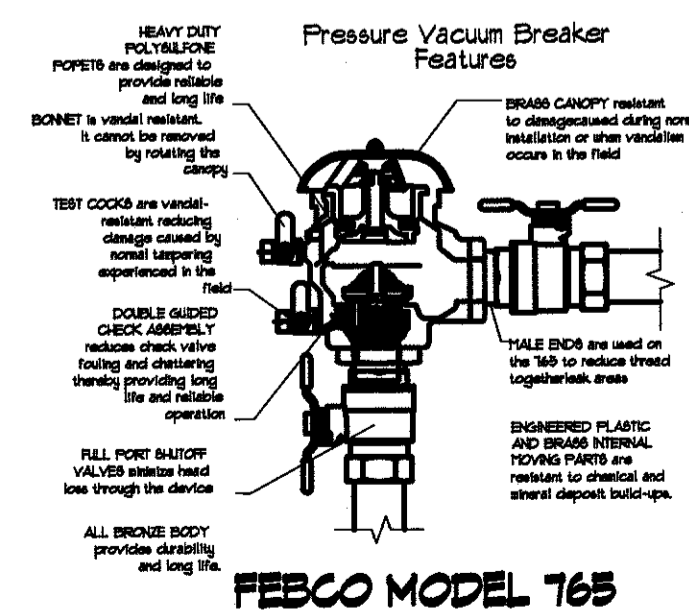
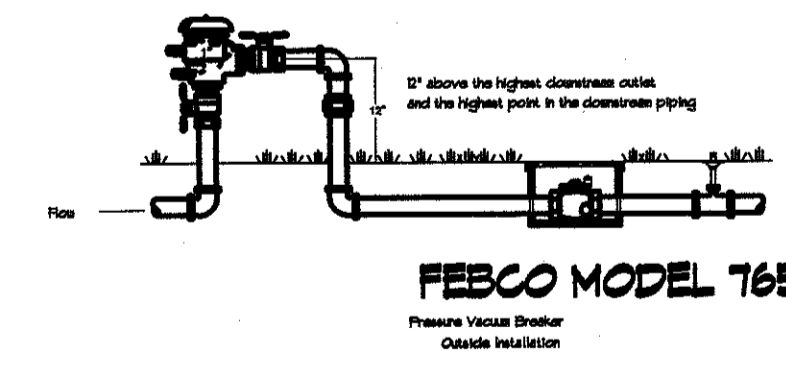
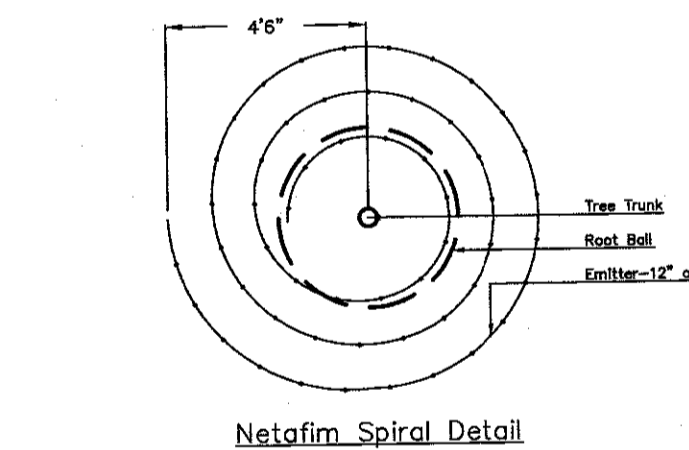
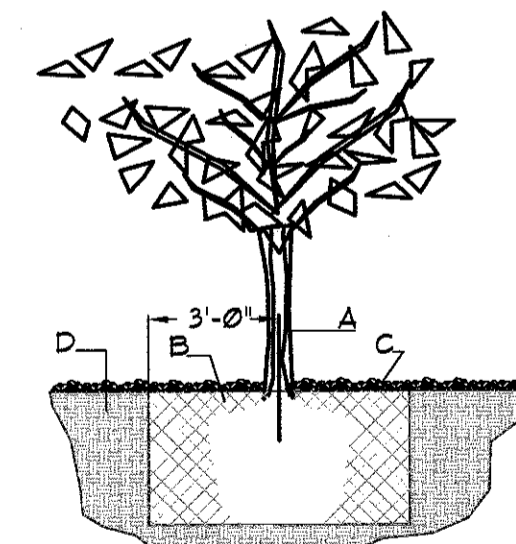
- GENERAL NOTES:
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- SHRUB.
 - BACKFILL WITH EXISTING SOIL.
 - EARTH BERRY AROUND WATER RETENTION BASIN.
 - 3" DEPTH OF GRAVEL MULCH.
 - FINISH GRADE.
 - UNDISTURBED SOIL.



TREE PLANTING DETAIL

NTS

- GENERAL NOTES:
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- TREE
 - BACKFILL WITH EXISTING SOIL.
 - 3" DEPTH OF GRAVEL MULCH.
 - UNDISTURBED SOIL.

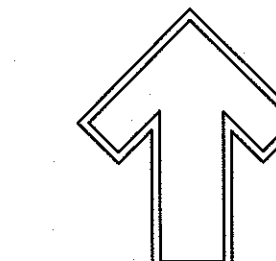


LANDSCAPE LEGEND

SYMB.	QTY	Size (Install)	Common/Botanical	Size (Mature HxW)	Coverage (EA)	Total	Water Use
Trees							
5	2" Cal.	Redbud	Cercis reniformis	15' x 12'	144	120	M
6	2+ Trunks w/ 2" Combined Cal.	Desert Willow	Chilopsis linearis	20' x 25'	400	2400	M
6	6'+ Height	Austrian Pine	Pinus nigra	35' x 25'	625	3750	M
9	2" Cal.	Chinese Pistache	Pistachia chinensis	35' x 25'	625	5625	M
10	2+ Trunks w/ 2" Combined Cal.	Vitex	Vitex sp.	20' x 25'	400	4000	M
Total Tree Coverage:						16495	
Shrubs & Groundcovers							
27	5 Gal	Blue Mist Spirea	Caryopteris x clandonensis	3' x 3'	9	243	Low+
16	5 Gal	Curl-Leaf Mountain Mahogany	Cercocarpus ledifolius	15' x 15'	225	3600	Low+
16	5 Gal	'Lilac Time' Scotch Broom	Cytisus scoparius 'Lilac Time'	3' x 3'	49	184	Var
8	5 Gal	Sotol	Dasylirion wheeleri	5' x 5'	25	200	RW
36	5 Gal	Red Yucca	Heperaloe parvifolia	3' x 3'	9	324	Low+
12	1 Gal	Little Miss Maidengrass	Miscanthus sep.	4' x 4'	16	192	M
26	5 Gal	Beargrass	Nolina sp.	4' x 4'	16	416	RW
24	1 Gal	Switchgrass	Panicum virgatum	4' x 3'	9	216	M
Total Shrub Coverage:						5975	

Other Materials

QTY	Type
4425 6F	Landscape Gravel A with Filter Fabric 3/4" Gray Crushed Gravel
3475 6F	Landscape Gravel B with Filter Fabric 1/2" Brown Gravel
22485 6F	Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap Bark Mulch Over Tree Roots Stormwater Management Depression



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February 25, 2020

Maverick Store
98th and Bluewater
Albuquerque, NM

Landscape Plan

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
LW
REVISION
DATE
02/15/2020

SHEET
LS-101