

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION. 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 RIO RANCHO ZONING CODES, LAND-USE ORDINANCES, 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 3"-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 IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 45" FROM TREE TRUNK, PINNED IN PLACE. NETAFIM 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. TURF AREAS SHALL BE IRRIGATED WITH POP-UP SPRINKLER HEADS SPACED APPROPRIATELY TO ACHIEVE MATCHED PRECIPITATION ACROSS ZONE AND MINIMAL OVER SPRAY IN ALL CLIMATIC CONDITIONS.

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. TURF ZONES SHALL BE PROGRAMMED ACCORDING TO SEASONAL EVAPOTRANSPIRATION RATES.

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.

SHEET KEYED NOTES

CODE

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DESCRIPTION

CMU WALL. SEE SITE PLAN AND CIVIL.
CURB INLET - SIZE VARIES. SEE SITE PLAN AND CIVIL.
PROPOSED ROOF DRAIN LOCATION
SIDEWALK CULVERT
FOUNTAIN LANDSCAPE
SCHEMATIC POINT OF CONNECTION FOR IRRIGATION:
WATER METER AND ELECTRICAL SUPPLY FOR
IRRIGATION CONTROLLER

LANDSCAPE LEGEND

SYMB.	QTY	Size (Install)	Common/Botanical	Size (Mature HxW)	Water Use	Cover (Ea.)	Total
Trees							
1	7	2" Cal	Sensation Box Elder <i>Acer negundo</i> 'Sensation'	40' x 30'	M	900	6300
19	2+	Trunks w/ 2" Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	1015
19	2+	Trunks w/ 2" Combined Cal.	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	4275
10	2	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	20250
12	2	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	19200
13	6	6" Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	8125
8	2	2" Cal	Chinese Pistache <i>Fistachia chinensis</i>	40' x 30'	M	900	7200
12	2	2" Cal	Alles Elm <i>Ulmus parvifolia</i> 'Emer II'	40' x 40'	L+	1600	19200
14	2+	Trunks w/ 2" Combined Cal.	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	5600
114						Total Tree Coverage:	102125

Shrubs & Groundcovers

24	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	216
24	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	5400
31	5 Gal	Soto <i>Dasylirion wheeleri</i>	5' x 5'	RW	25	775
46	5 Gal	Manhattan Euonymus <i>Euonymus klatschovius</i>	6' x 6'	M+	36	1656
56	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	504
14	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1400
22	5 Gal	Blue Holly <i>Ilex meserveae</i>	7' x 5'	M+	25	550
39	5 Gal	Spartan Juniper <i>Juniperus chinensis</i> 'Spartan'	15' x 3'	Low+	9	351
62	5 Gal	Buffalo Juniper <i>Juniperus sabin</i> 'Buffalo'	1' x 8'	Low+	64	3368
48	5 Gal	Morning Light Maiden Grass <i>Miscanthus sinensis</i> var.	5' x 5'	M	25	1200
83	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	2388
90	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	1440
62	5 Gal	Three-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	2232
30	5 Gal	Pink Double Knock Out Rose <i>Rosa</i> 'Pink Double Knock Out'	4' x 4'	M	16	480
37	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	333
668					Total Shrub Coverage:	23493

Other Materials

QTY	TYPE
15 EA	Boulders (2-3cft) To be placed at contractor's discretion
1190 SF	Crusher Fines Over Aggregate Basecourse
42640 SF	Landscape Gravel A with Filter Fabric 3/4" Brown Gravel
5820 SF	Landscape Gravel B with Filter Fabric 1" Blush Gravel
3300 SF	Landscape Gravel C with Filter Fabric 1/2" Basalt Crushed Gravel
102100 SF	Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
2600 SF	Parkblend Sod Pop-up Irrigation
1240 SF	Dog Park Surfacing Synthetic Turf over Aggregate Base
	Concrete See site plan
	Asphalt Parking Areas and Driveways See site plan
	Landscape Curb
	Stormwater Management Depression
	Site Furnishings Benches, Tables, Trash Receptacles, Shade Structures

LANDSCAPE CALCULATIONS

ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1934
TOTAL LOT AREA (ACRES)	5.04
TOTAL LOT AREA (SF)	219542
BUILDING AREA (SF)	50923
NET LOT AREA (SF)	168619
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	25293
LANDSCAPE PROVIDED (SF)	65750
VEGETATIVE COVER (%) - REQ.	75.0
VEGETATIVE COVER (SF) - REQ.	49313
VEGETATIVE COVER (SF) - PROV.	125518
REQ. TREES - 1ST AND 2ND STORY UNITS	54
PROVIDED UNIT TREES	80
GROUND COVER (%) - REQ.	10.15
GROUND COVER (SF) - REQ.	12328
GROUND COVER (SF) - PROV.	26093
PARKING LOT AREA (SF)	12000
REQ. PARKING LANDSCAPE 10% (SF)	1200
PROV. PARKING LANDSCAPE (SF)	35644
REQ. PARKING TREES (1/10 SPOTS)	26
PROV. PARKING TREES	31
COOL SEASON GRASS (SF)	2600
COOL SEASON GRASS (% OF LANDSCAPE)	4.0

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1" = 30'-0"

PAISANO STREET

PAISANO STREET TREES
Linear Fromage: 340'
Trees Provided: 14

20' WATERLINE EASEMENT
FILED: NOVEMBER 2, 1983
VOLUME C22, FOLIO 101

10' PUBLIC UTILITY EASEMENT
FILED: JUNE 15, 1995
VOLUME 95C, FOLIO 213

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CLEAR SITE TRIANGLE
LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND BARRIERIES BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE (TYP.)

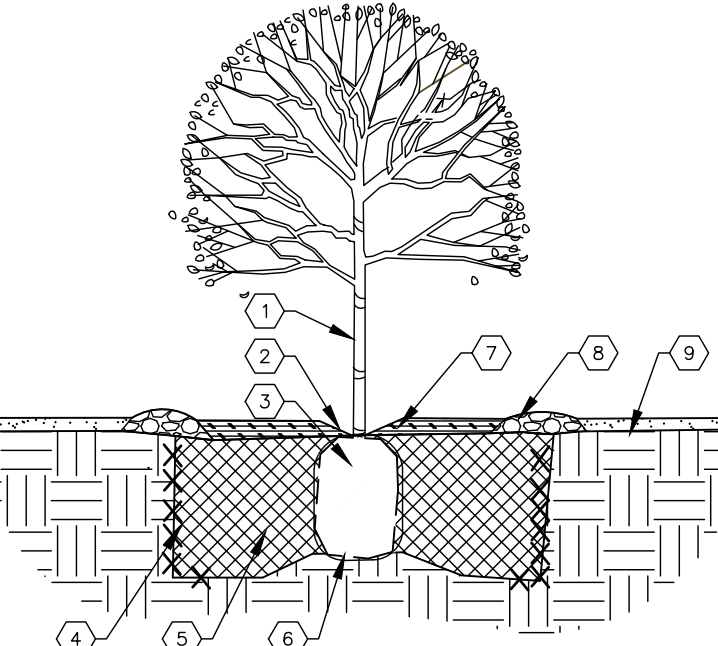
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SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MELCH).
3. USE 600 CM MULCH OVER ROOTBALL, FEATHERED TO 1" DEPTH AND HELD BACK 3" FROM TRUNKS AND STEMS.
4. 2" WIDE X 8" DEEP BERT.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN 3" DEPTH UNLESS OTHERWISE NOTED.

SHRUB PLANTING

NTS SHRUB PLANTING DETAIL

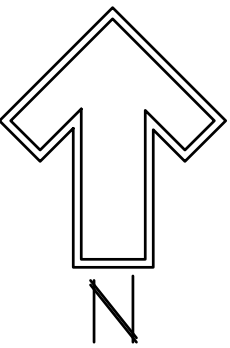


TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL FROM NUMBERED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MELCH).
3. INSTALL TREE PLUMES. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TUNE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL, AND BELOW DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 16" WIDE COBBLE BERRY AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN.

TREE PLANTING

NTS TREE PLANTING DETAIL



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September 9, 2020

View House Apartments
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Conceptual Landscape Plan

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: tw
REVISION: -
DATE: 09/11/2020

SHEET *

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