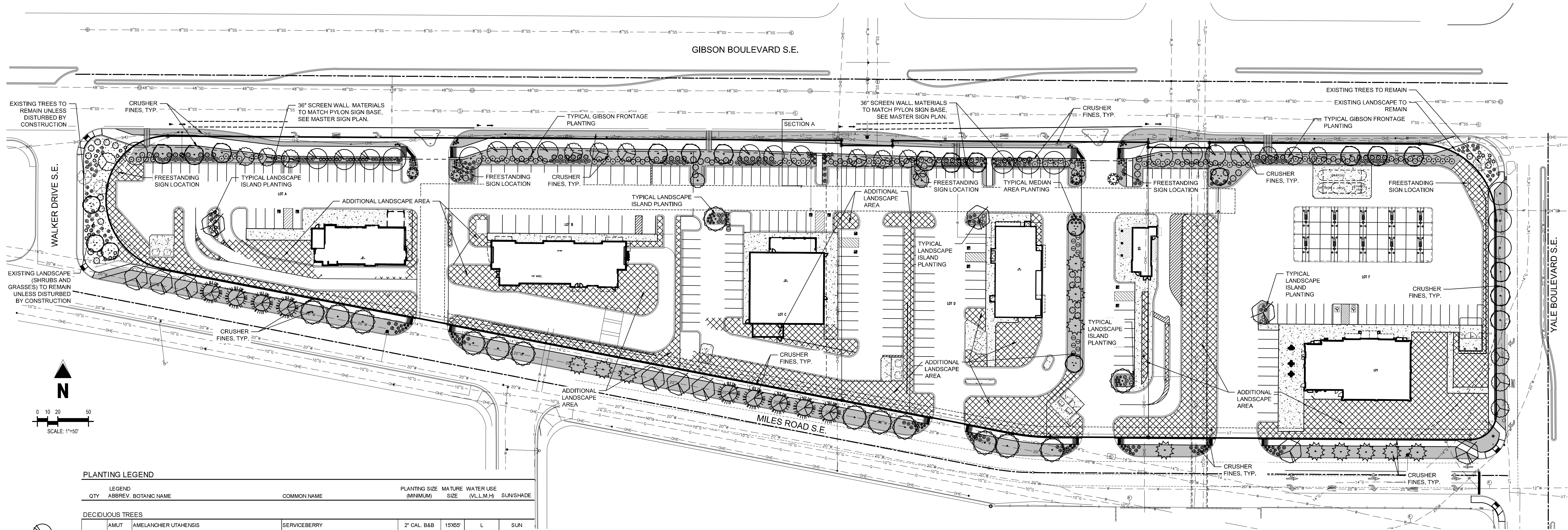
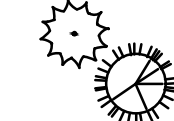
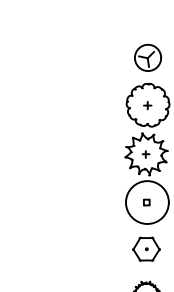



I25 & GIBSON, LLC
LANDSCAPE MASTER PLAN
2121 YALE BOULEVARD
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
STATE OF NEW MEXICO



PLANTING LEGEND								
	QTY	LEGEND ABBREV. BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (V.L.L.M.H.)	WATER USE SUNSHADE		
	DECIDUOUS TREES							
		AMUT	AMELANCHER UTAHENSIS	SERVICEBERRY	2" CAL. B&B	15'X5'	L	SUN
		CERE	CELTIS RETICULATA NETLEAF HACKBERRY	NETLEAF HACKBERRY	2" CAL. B&B	20x20'	L	SUN
		CEOC	CERCIS OCCIDENTALIS	WESTERN REDBUD	2" CAL. B&B	15'X15'	L	SUN
		COCO	COTINUS COGGYGRA	PURPLE SMOKE TREE	2" CAL. B&B	12'X12'	L	SUN
		LAIN	LAGERSTROEMIA INDICA	GRAPE MYRTLE	2" CAL. B&B	15'X10'	L	SUN
		PACE	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	2" CAL. B&B	20x20'	L	SUN
		PRAM	PRUNUS AMERICANA	WILD PLUM	2" CAL. B&B	15'X15'	L	SUN
		PRCE	PRUNUS CERASIFERA	PURPLE LEAF PLUM	2" CAL. B&B	15'X20'	L	SUN
		PRGL	PROSOPIS GLANDULOSA	HONEY MESQUITE	2" CAL. B&B	15'X15'	L	SUN
	EVERGREEN TREES							
		PIED	PINUS EDULIS	PINYON PINE	6" HEIGHT B&B	25'X15'	L	SUN
	PIN	PINUS NIGRA	AUSTRIAN PINE	6" HEIGHT B&B	40'X25'	L	SUN	
	DECIDUOUS SHRUBS							
		CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
		PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL	SUN
		POFR	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT POTENTILLA	#5 CONT. 18-24"	3'X3'	LM	SUN
	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18'X6'	VL	SUN	
	EVERGREEN SHRUBS (ALL EVERGREEN SHRUBS USED FOR PARKING SCREENING ALONG PUBLIC ROW MUST BE 36" TALL AT PLANTING AND CONTINUOUSLY PLANTED)							
		BLMI	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEN BOXWOOD	#5 CONT. 18-24"	5'X4'	VL	SUNPART SHADE
		CODI	COTONEASTER DIVARICATUS	COTONEASTER	#5 CONT. 18-24"	5'X5'	VL	SUNPART SHADE
		CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6'	VL	SUNPART SHADE
		MAAQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#5 CONT. 18-24"	3'X5'	VL	SUNPART SHADE
		PMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE	#5 CONT. 18-24"	3'X4'	L	SUNPART SHADE
		YULF	YUCCA FILAMENTOSA	ADAMS' NEEDLE	#5 CONT. 18-24"	3'X3'	VL	SUN
	ORNAMENTAL GRASSES							
		BOGR	BOULELOUA GRACILLIS	BLUE GRAMA	#1 CONT. 20'X18"	VL	SUN	
		CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT. 5'X2'	VL	SUN	
	NATE	NASSELLA TENUSSIMA	MEXICAN FEATHER	#1 CONT. 2'X1'	VL	SUN		
	PERENNIALS							
		ACMO	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	#1 CONT. 24'X24"	L	SUN	
		HEST	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 CONT. 18'X18"	VL	SUNPART SHADE	
		KINJV	KINPHOFIA UVARIA	TORCH LILY/RED HOT POKER	#1 CONT. 30'X30'	VL	SUN	
		NEFA	NEPETA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT. 30'X30'	L	SUN	
		PEST	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1 CONT. 24'X18"	VL	SUNPART SHADE	
	MULCH							
			GREY BREEZE CRUSHER FINES	FOR SHRUB AREAS LESS THAN 4:1 SLOPES	CRUSHER FINES		N/A	
			1"-2" GREY ANGULAR ROCK	FOR SHRUB AREAS GREATED THAN 4:1 SLOPES	ANGULAR ROCK		N/A	



SECTION A
SCALE: 1" = 5'

PLANTING NOTES

- GENERAL
1. ALL ADDITIONAL LANDSCAPE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE TYPICAL PLANTING DETAILS, APPROVED LANDSCAPE PALETTE, CALCULATIONS, AND REQUIREMENTS OF THIS PLAN AND ALL GOVERNING AUTHORITY REQUIREMENTS.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
3. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
FINISH GRADING AND SOIL PREPARATION
4. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 18-20-24 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
PLANTING
5. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED.
7. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
8. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'. FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
9. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
10. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
11. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
12. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
13. ALL PLANTING WITHIN RIGHT-OF-WAY ADJACENT TO A LOT SHALL BE INSTALLED AND MAINTAINED BY

KEY

- CRUSHER FINES
- ADDITIONAL LANDSCAPE AREA
- EXISTING LANDSCAPE TO REMAIN

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
MULCHING
14. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 3" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN CRUSHER FINES BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
15. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
16. INSTALL WEED BARRIER FABRIC UNDER ALL CRUSHER FINES SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
17. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
18. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DEVOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
19. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

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LANDSCAPE MASTER PLAN

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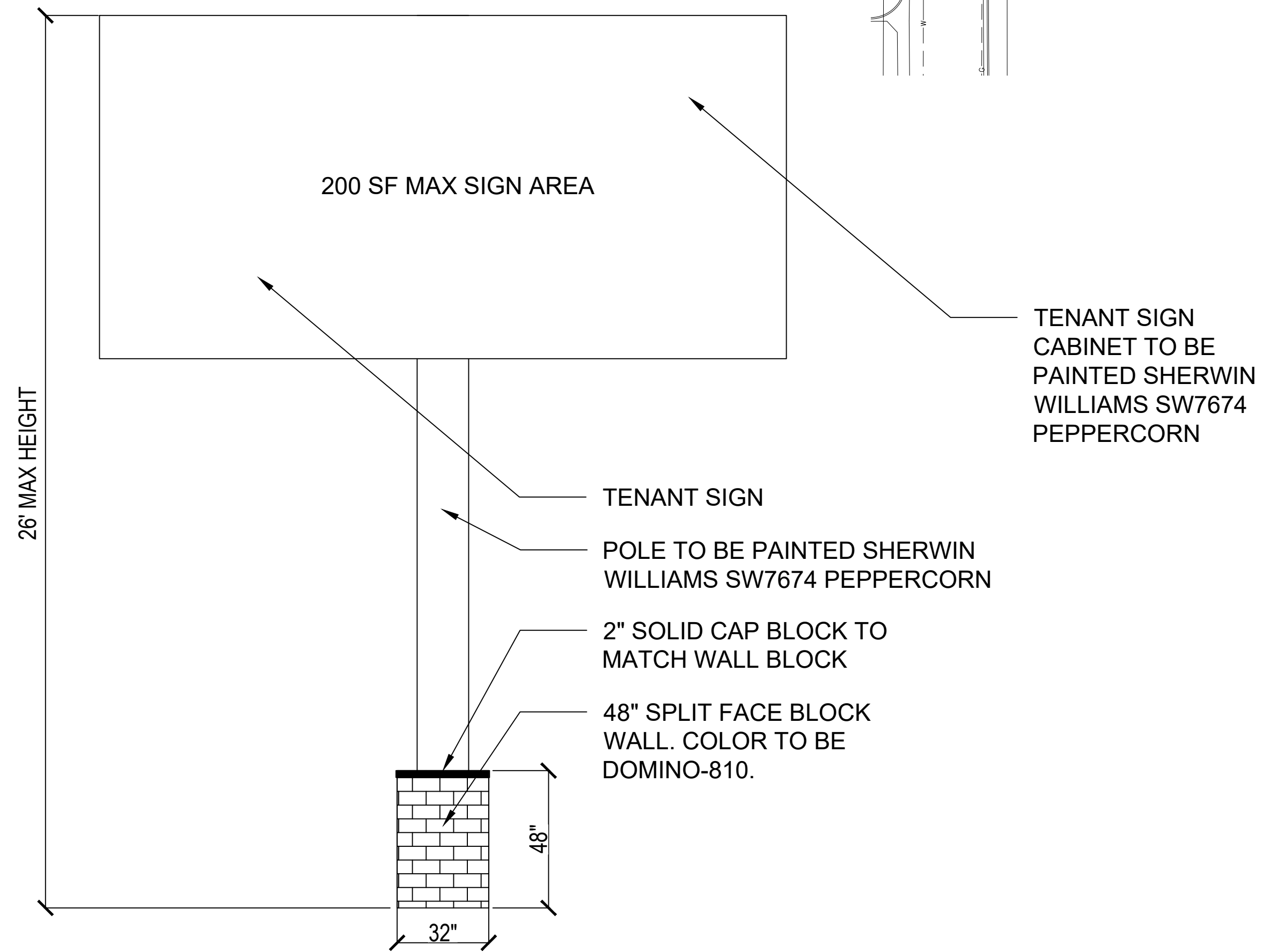
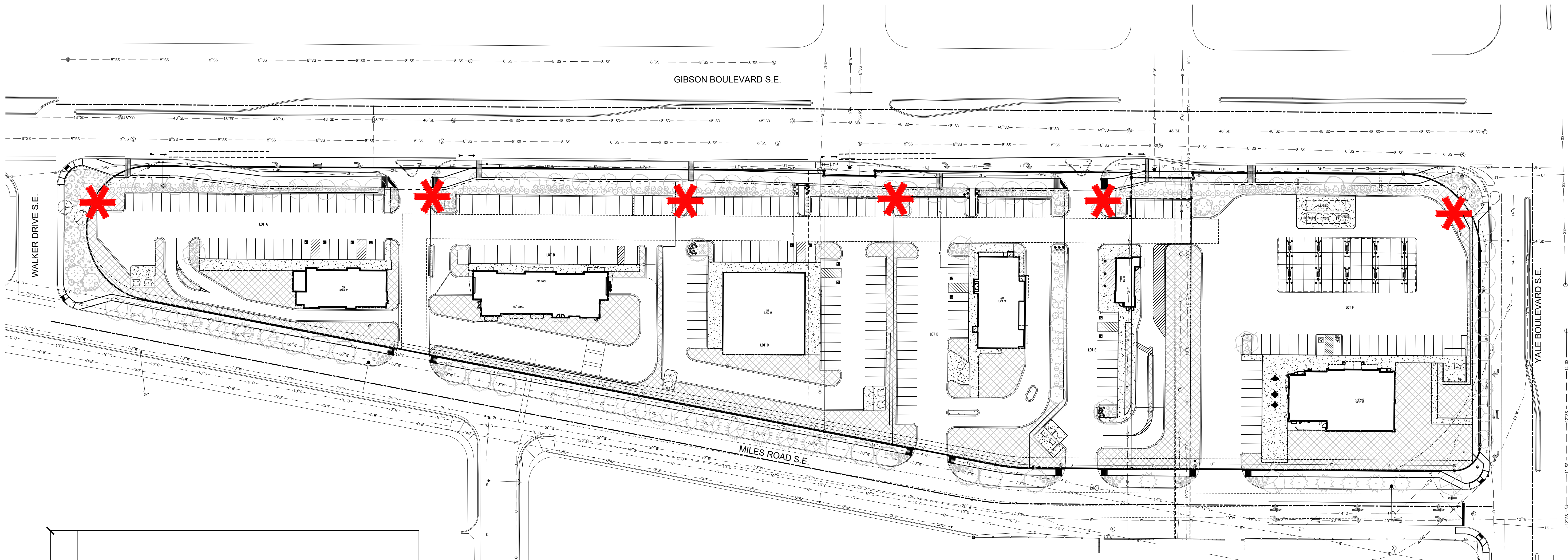
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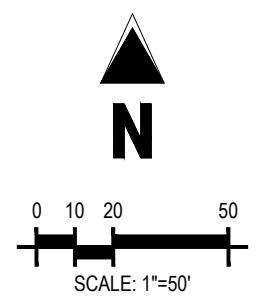
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Checked By:	TDN
Date:	11/1/2021

LANDSCAPE PLAN

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MASTER SIGNAGE PLAN
2121 YALE BOULEVARD
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
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