

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.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2 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.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Bernalillo Zoning Code. 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.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	82432
TOTAL BUILDING AREA (sf)	-18301
TOTAL LOT AREA (sf)	64131
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	9620

TOTAL ON-SITE LANDSCAPE PROVIDED	16262
TOTAL LIVE GROUND COVER REQUIRED	4878
TOTAL LIVE GROUND COVER PROVIDED (18%)	11084

DELETE LANDSCAPING FROM 20' PUBLIC WATER LINE EASEMENT

LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees

1	2" cal	Texas Red Oak <i>Quercus buckleyi</i>	40x35	1225	8575 M+
4	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	8100 M
3	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	1875 M
1	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	20x20	400	2800 M
10	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	162 M
6	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25	625	3750 M

Shrubs & Groundcovers

48	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x6	36	1728 M
11	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	25x3	9	639 M
15	5 Gal	Gray Leaf Cotoneaster <i>Cotoneaster glaucophylla</i>	5x6	36	540 M
8	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1	49	392 M
5	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	4x12	144	720 M
35	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12	144	5040 M
47	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	423 M
51	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	9	459 M
8	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6	36	288 L
6	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1	49	294 L
9	5 Gal	Gro Low Sumac <i>Rhus aromatica</i>	5x1	49	441 L
15	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	90	120 L
23	2-3cf	Boulders			Shrub Coverage 11084.00
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6	36	72 M

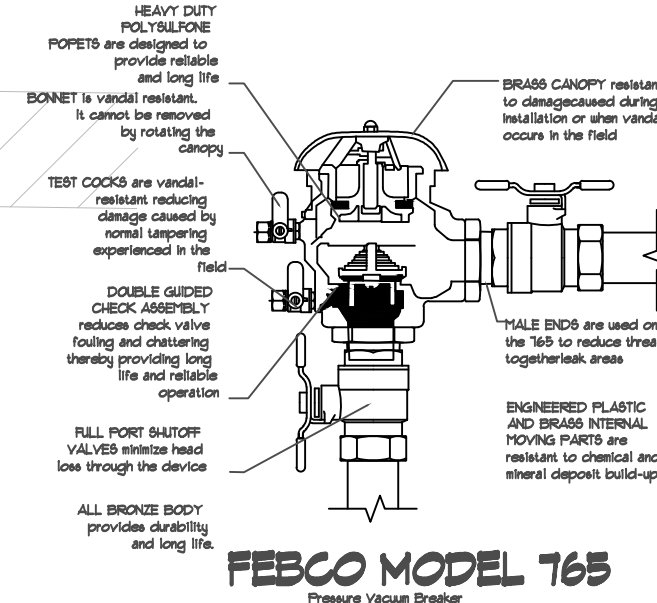
Desert Accents

1/30/2010 Not used for groundcover, tree or shrub requirements

To be placed at contractor discretion

Landscape Gravel / Filter Fabric
3/4" Crushed Grey

Oversize Landscape Gravel / Filter Fabric
2-4" Adobe Rose



FEBCO MODEL 763

Pressure Vacuum Breaker

Outside Installation

GRAPHIC SCALE

20 10 0 10 20

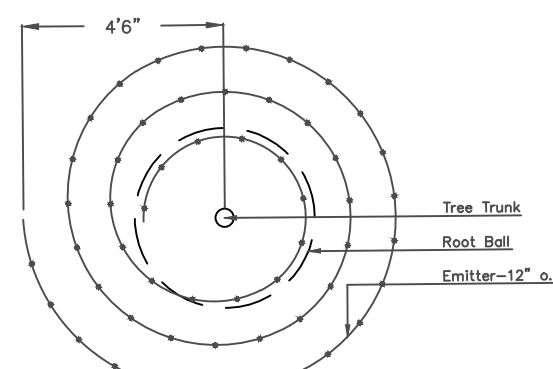
SCALE: 1" = 20'-0"

TREE PLANTING DETAIL

ALL TREES SHALL BE PLANTED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
1. TOP OF ROOT COLLAR INDICATED LEVEL. AT WHICH TREE WAS GROWN AND DASH THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE REPLANTED THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
2. PRIOR TO BACKFILLING TREES ALL HOLE HOPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
3. PRIOR TO BACKFILLING ALL HOLE HOPE SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
4. BACKFILL WITH EXISTING SOIL.
5. FINISH GRADE.
6. 3" DEPTH OF GRAVEL TIE LAY.

SHRUB PLANTING DETAIL

1. TOP OF ROOT COLLAR INDICATED LEVEL. AT WHICH TREE WAS GROWN AND DASH THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE REPLANTED THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
2. PRIOR TO BACKFILLING TREES ALL HOLE HOPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
3. PRIOR TO BACKFILLING ALL HOLE HOPE SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
4. BACKFILL WITH EXISTING SOIL.
5. FINISH GRADE.
6. 3" DEPTH OF GRAVEL TIE LAY.



Netafim Spiral Detail

Home 2 Suites
University Av.
Albuquerque, NM

Landscape Plan

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
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REVISION
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DATE
12/15/2015

SHEET #

LS-101