

LANDSCAPE CALCULATIONS

ZONING
APPLICABLE REGULATION(S)

PD: PLANNED DEVELOPMENT
IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1934

TOTAL LOT AREA (ACRES)	4.96	GROUND COVER (% - REQ)	18.75
TOTAL LOT AREA (SF)	216,058	GROUND COVER (SF - REQ)	156,021
BUILDING AREA (SF)	39,934	GROUND COVER (SF - PROV.)	342,911
NET LOT AREA (SF)	176,124		
		PARKING LOT AREA (SF)	48,080
REQUIRED LANDSCAPE (%)	15	REQ. PARKING LANDSCAPE 10% (SF)	4,808
REQUIRED LANDSCAPE (SF)	26,419	PROV. PARKING LANDSCAPE (SF)	18,100
LANDSCAPE PROVIDED (SF)	83,210	REQ. PARKING TREES (1/10 SPOTS)	1
		PROV. PARKING TREES	13
VEGETATIVE COVER (% - REQ)	75.0		
VEGETATIVE COVER (SF - REQ)	62,408	COOL SEASON GRASS (SF)	5,920
VEGETATIVE COVER (SF - PROV.)	143,841	COOL SEASON GRASS (% OF LANDSCAPE)	7.1
REQ. STREET TREE FRONTAGE (FT.)	1930		
PROVIDED STREET TREES	12		
AVERAGE SPACING (FT.)	21		

GENERAL NOTES

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.

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 ALBUQUERQUE 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 .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 OWNERS 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) 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) 1.0 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 1.5 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.

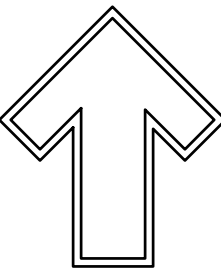
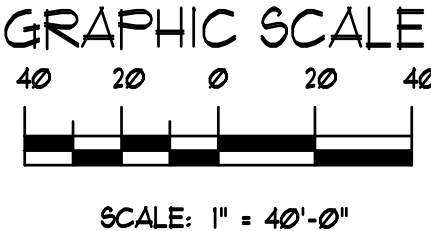
WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

LANDSCAPE LEGEND

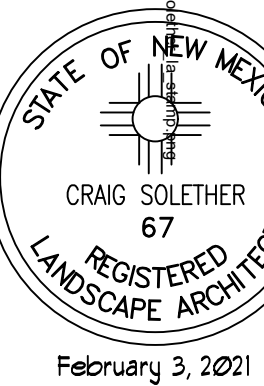
SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	SIZE (MATURE HWY)	WATER USE	COVER (EA.)	TOTAL
Trees							
	34	2+ Trunks w/ 2" Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	21250
	11	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	22275
	16	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	25600
	7	6' Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	4375
	12	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	10800
	11	2" Cal	Allee Elm <i>Ulmus parvifolia 'Emer II'</i>	40' x 40'	L+	1600	17600
	9	2+ Trunks w/ 2" Combined Cal.	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	3600
	100					Total Tree Coverage:	105500
Shrubs & Groundcovers							
	12	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	2700
	21	5 Gal	Sotol <i>Dasylirion wheeleri</i>	5' x 5'	RW	25	525
	83	5 Gal	Turpentine Bush <i>Eriocameria laricifolia</i>	3' x 4'	M+	48	3984
	13	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	36	468
	19	5 Gal	Spartan Juniper (Female) <i>Juniperus chinensis 'Spartan'</i>	15' x 3'	M	9	171
	24	5 Gal	Buffalo Juniper (Female) <i>Juniperus sabina 'Buffalo'</i>	1' x 8'	Low+	96	2304
	25	5 Gal	Deer Grass <i>Muhlenbergia rigens</i>	5' x 5'	Low+	25	625
	60	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	M	36	2160
	19	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	RW	16	304
	6	5 Gal	Three-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	M	36	216
	282					Total Shrub Coverage:	13451

Other Materials

SYMB.	QTY	TYPE
	5	EA Blue Sals Boulders (2-3cf) To be placed at contractor's discretion
	2170	SF Crusher Fines Gray Over Aggregate Basecourse
	15455	SF Landscape Gravel A with Filter Fabric 3/8" Blue Sals Gravel
	32380	SF Landscape Gravel B with Filter Fabric 1" Amaretto Gravel
	2100	SF Landscape Gravel C with Filter Fabric 1/2" Mountainair Brown Gravel
	10185	SF Oversize Landscape Gravel with Filter Fabric 2-4" Coyote Mist Angular Cobble
	3630	SF Parkblend Sod Pop-Up Irrigation
	17150	SF Native Seed
	530	LF Landscape Curb



The Hilltop
7909 Edith NE
Albuquerque, NM 87113
Cell: 505.899.3690
Fax: 505.899.1131
thehilltoplandscape.com



Mesa Del Sol International Charter School
Bobby Foster Rd
Albuquerque, NM 87105

Landscape Plan

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

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DATE
01/03/2021

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