

Landscaping Area Requirements

LOT AREA:	9000 SQ. FT.
MINUS LANDSCAPING IN PUBLIC RIGHT-OF-WAY:	-480 SQ. FT.
TOTAL NET LOT AREA:	8520 SQ. FT.
LANDSCAPING REQUIRED: (15% X 8,520):	1278 SQ. FT.
LANDSCAPING PROVIDED: (10 X 143 + 4.5 X 60):	1700 SQ. FT.
TOTAL LANDSCAPING PROVIDED IS EQUAL TO 20% OF THE NET LOT AREA.	

IRRIGATION NOTES:

Sod to be irrigated with Pop Up Spray Heads Tress to receive (5) 1.0 GPM Drip Emitters Shrubs to receive (1) 1.0 GHP Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

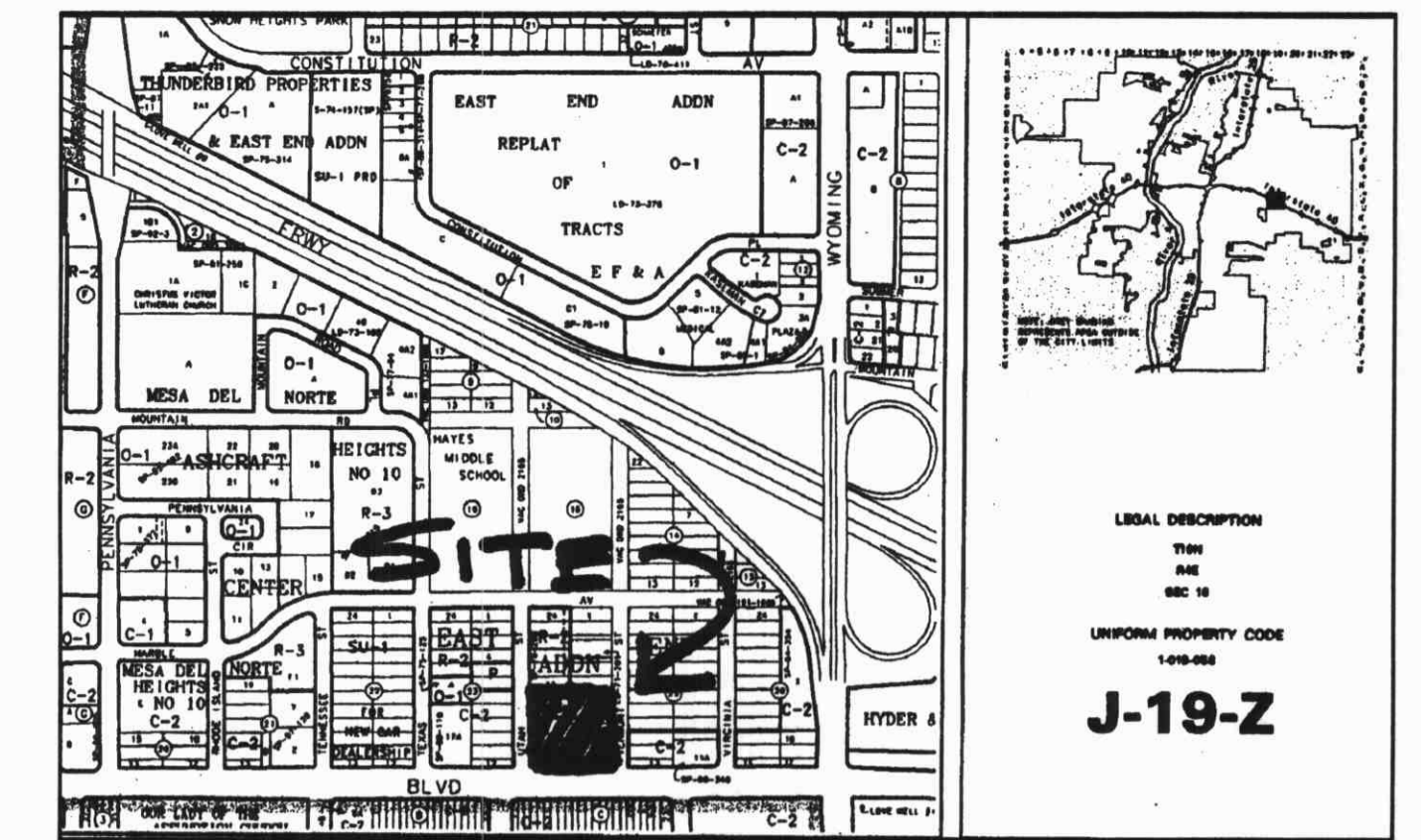
Irrigation will be operated by automatic controller. Location of controller to be field determined.

LANDSCAPE NOTES:

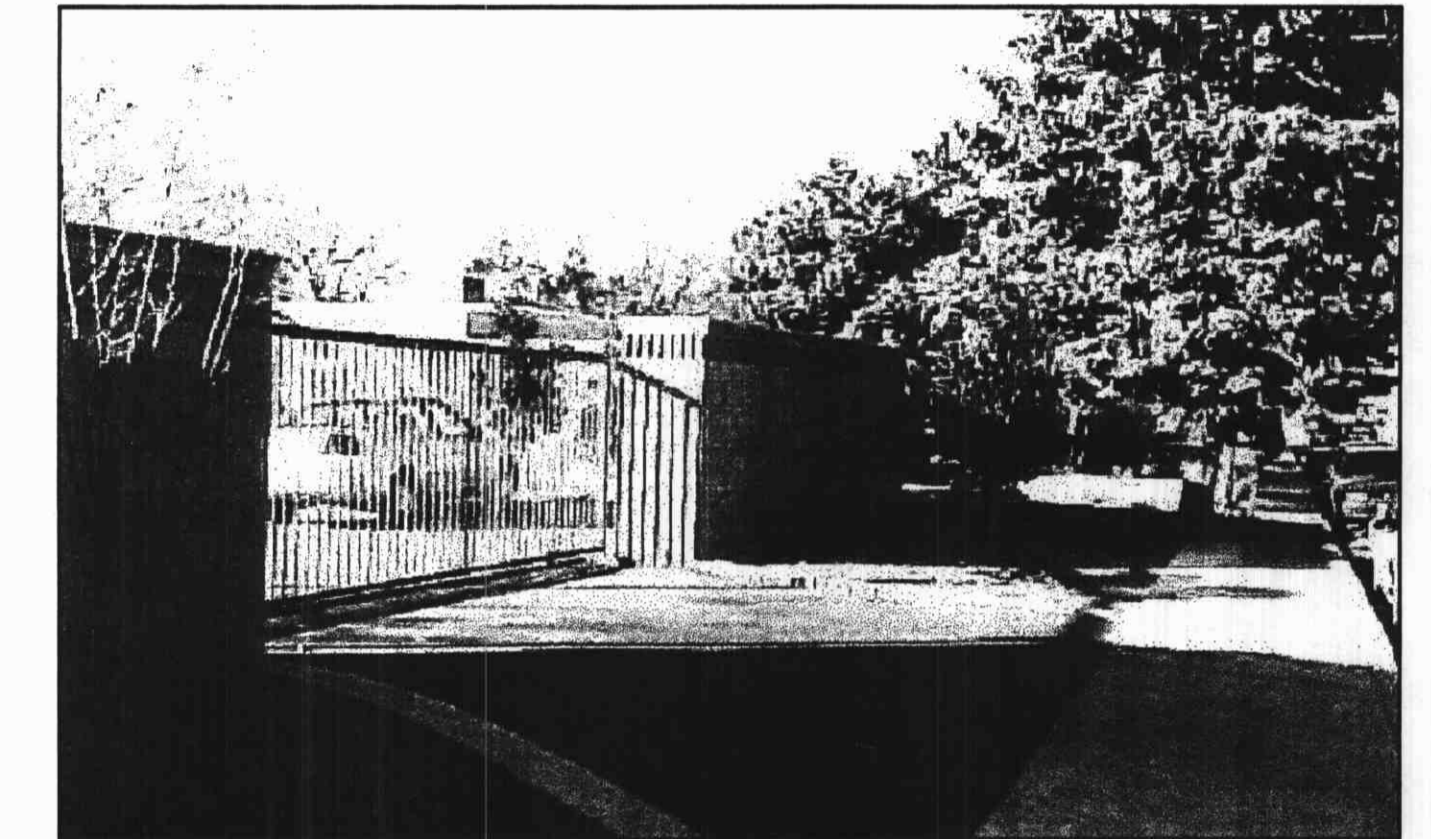
Landscape maintenance shall be the responsibility of the Property Owner.

The landscape plan will comply with the City of Albuquerque's Water Waste and Conservation Ordinance.

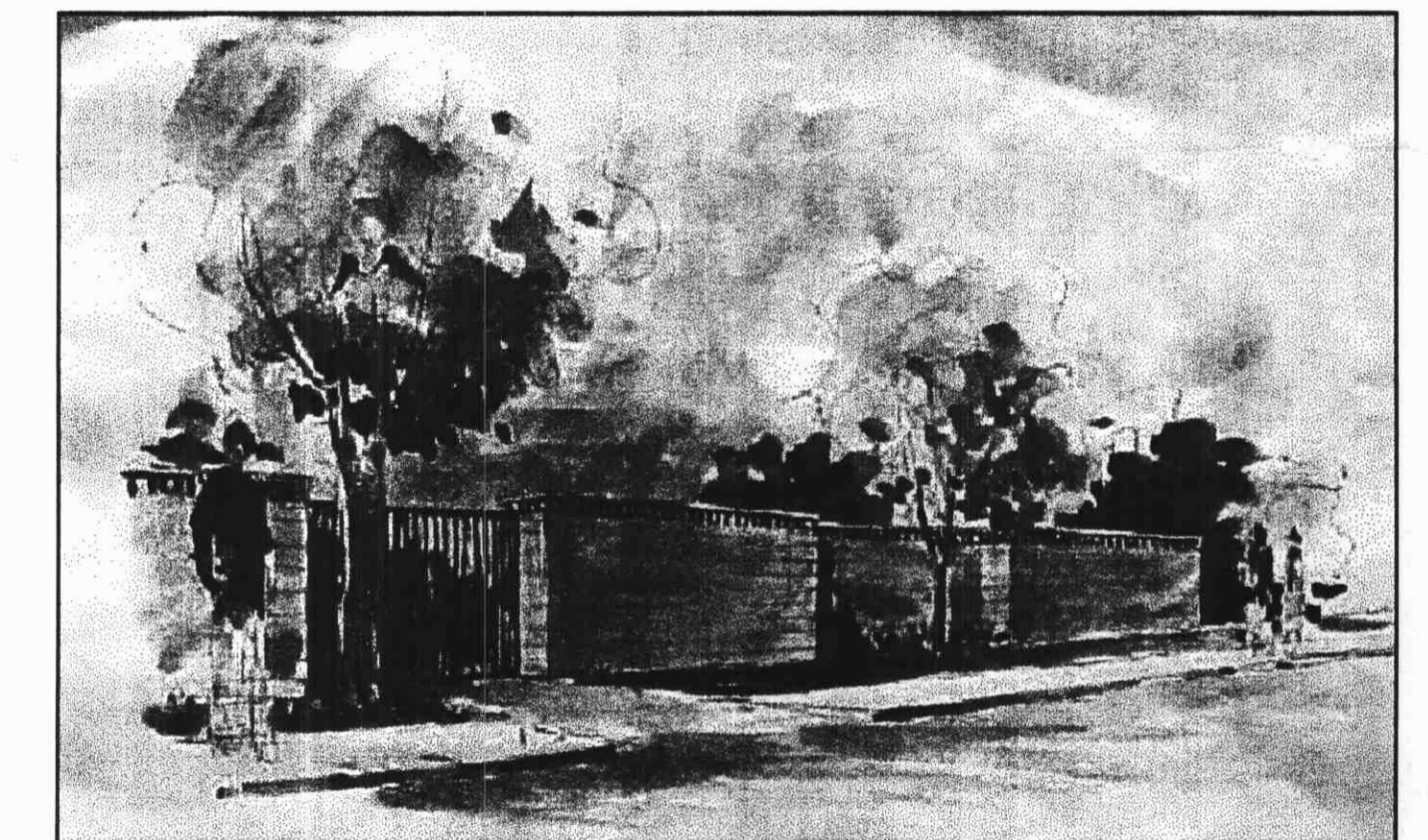
Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.



Vicinity Map

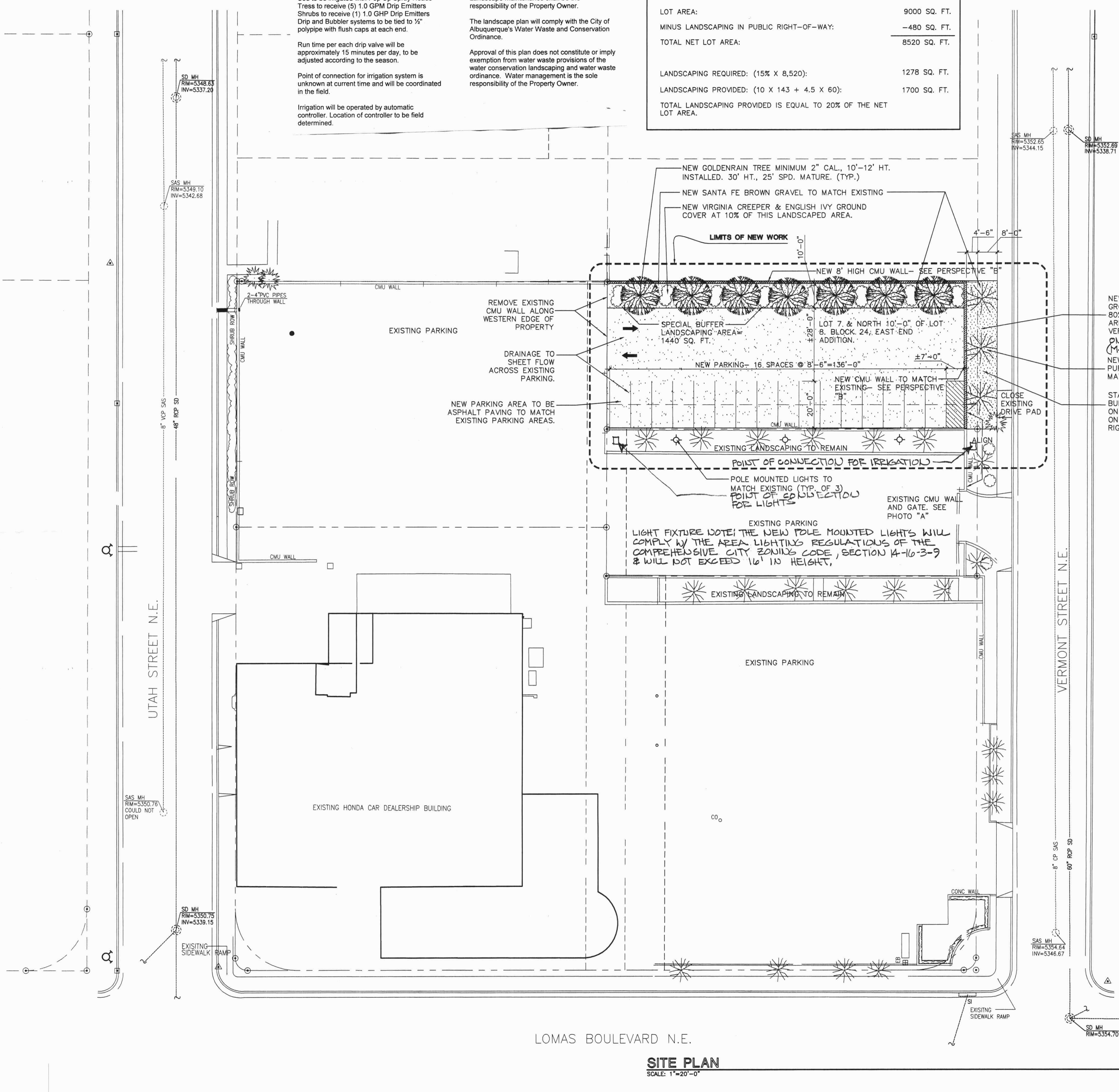


"A" PHOTOGRAPH OF EXISTING GATE & CONCRETE MASONRY BLOCK WALL



"B" PERSPECTIVE SHOWING EXISTING GATE & CONCRETE MASONRY BLOCK WALL EXTENDED TOWARD THE NORTH

(NOTE: THE NEW CONCRETE MASONRY BLOCK WALL IS TO MATCH THE EXISTING WALL IN HEIGHT, COLOR, TEXTURE AND DETAIL. THE HEIGHT OF THE CONCRETE MASONRY BLOCK WALL ALONG VERMONT STREET IS TO BE 7'-2". THE HEIGHT ALONG THE NORTH PROPERTY LINE IS TO BE 8'-0". THE COLOR OF BLOCK TO BE "CREGO TAN" FROM CSR. (THIS COLOR IS A LIGHT EARTH TONE BROWN.)



NEW PERIWINKLE GROUND COVER @ 80% OF LANDSCAPE AREA ALONG VERMONT STREET - PROVIDE 45 ONE GALLOW POTS @ 3'-0" O.C. (MATURE SPREADS 3 FEET)

NEW 1/2" CALIPER PURPLE PLUM TO MATCH EXISTING

STANDARD LANDSCAPE BUFFER, 270 SQ. FT. ON LOT & 480 SQ. FT. ON PUBLIC RIGHT-OF-WAY

LIGHT FIXTURE NOTE: THE NEW POLE MOUNTED LIGHTS WILL COMPLY W/ THE AREA LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-3-9 & WILL NOT EXCEED 16' IN HEIGHT.

AFD PLANNING CHECKING OFFICE
024-2011
APPROVED
R.C. Sanchez 5-6-02
SIGNATURE & DATE

Approved: 1000190/02DRB-00691/EPC 01128-01778

TRAFIC ENGINEERING	5/15/02	DATE
PARKS RECREATION	5/15/02	DATE
UTILITY DEVELOPMENT DIVISION	5/15/02	DATE
A.M.A.F.C.A.	N/A	DATE
CITY ENGINEER	5/15/02	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	5/16/02	DATE
SOLID WASTE	5/16/02	DATE
ENVIRONMENTAL HEALTH		DATE

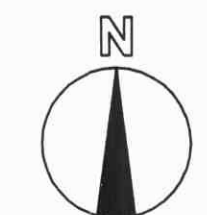
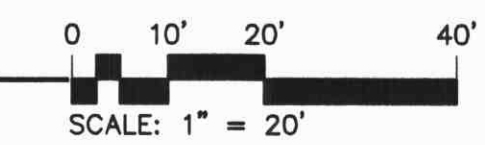
3/22/2002 GENERAL REVISIONS
2/15/2002 GENERAL REVISIONS

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Drawn By: MCB VHGA Project No: 950
Checked By: Date: JANUARY 17, 2000



SITE PLAN
SCALE: 1"=20'-0"



SITE PLAN

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