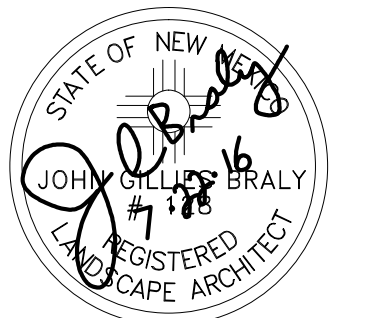




**NORTH TOWNE PLAZA TRACT A-1, NEW BUILDING**  
 5901 WYOMING, NE  
 ALBUQUERQUE, NM 87109



Architect/Engineer

REVISIONS		
MARK	DATE	DESCRIPTION

ISSUE	DRB
PROJECT NO	1510
CAD DWG FILE	
DRAWN BY	
CHECKED BY	
DATE	07/22/16

Sheet Title:  
**IRRIGATION PLAN**

Sheet Number:  
**IR-01**

**IRRIGATION SCHEDULE**

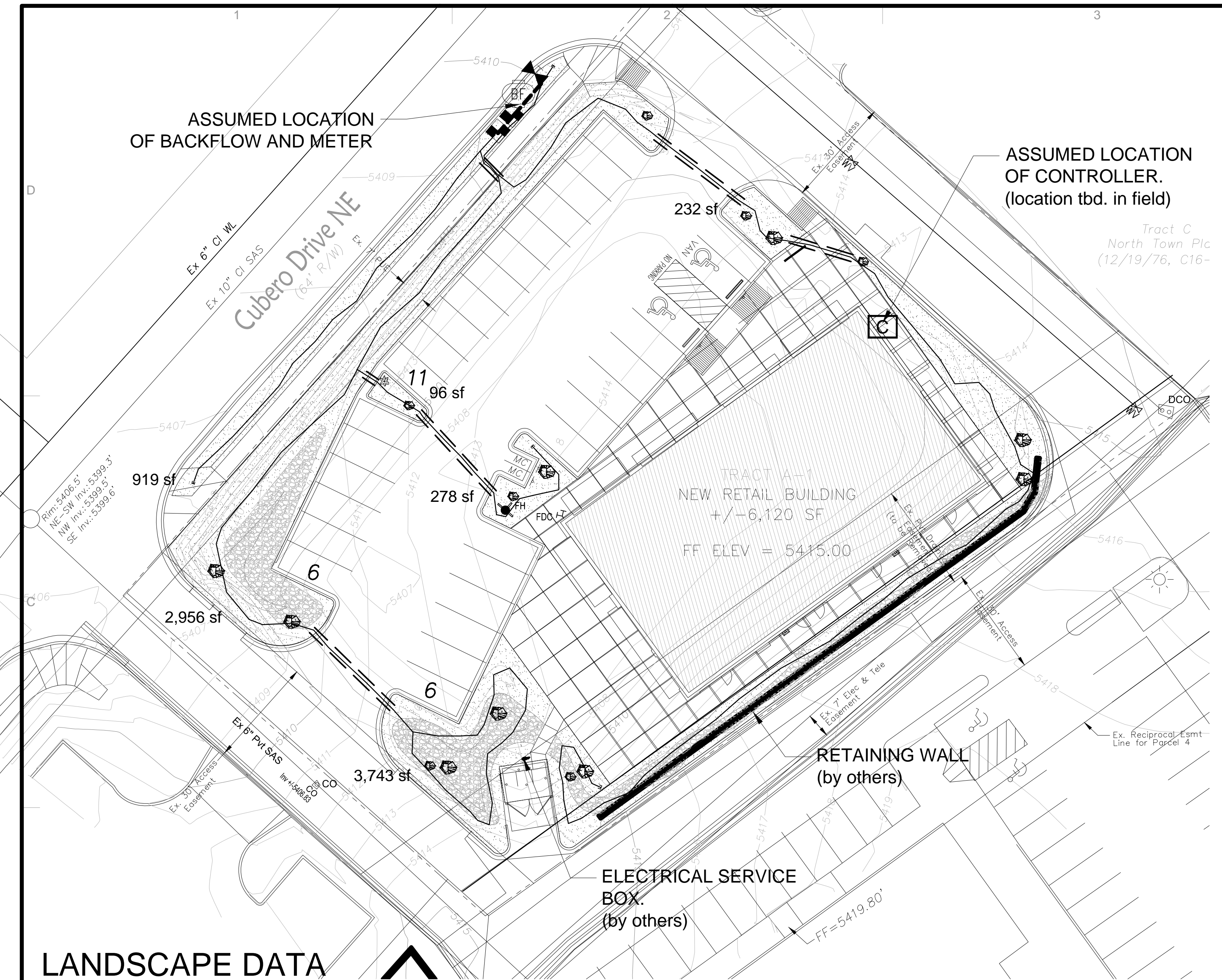
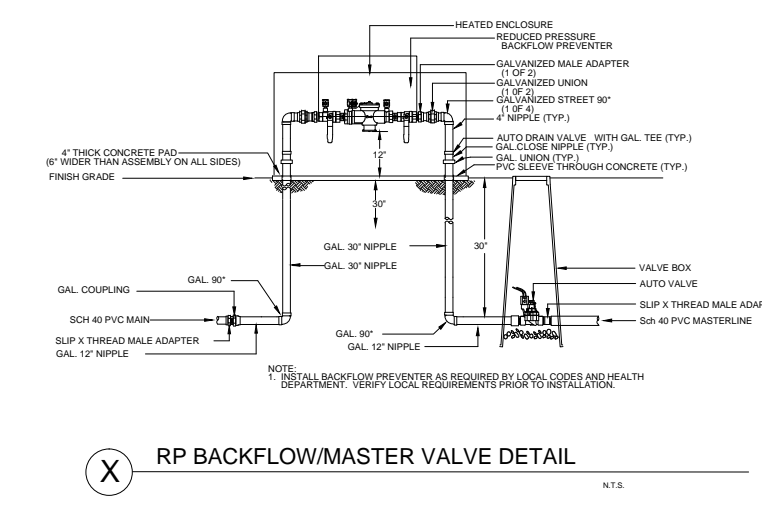
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Hunter ICV Drip Valve	2
⋈	Gate Valve / Isolation Valve Spears	1
⊖	Febco 825YA 1" Reduced Pressure Backflow Preventer	1
ⓐ	Rain Bird Smart Controller ESP-ME Outdoor Modular Controller with sensor	1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
---	1" SCH40 PVC pipe	
— — —	3/4" Poly Drip Line end each run with a flush cap	
== ==	CL200 PVC sleeve two sizes larger than pipe enclosed	

**IRRIGATION NOTE**

DRIP SYSTEM RUN CYCLES:  
 ESTABLISHMENT AND SUMMER:  
 1 HOUR/4 DAYS A WEEK  
 SPRING:  
 1 HOUR/2-3 DAYS A WEEK  
 FALL:  
 1 HOUR/2-3 DAYS A WEEK  
 WINTER:  
 1 HOUR/2 DAYS PER MONTH

**MATERIALS LEGEND**

- 7/8" MOUNTAIN AIR BROWN GRAVEL (over filter fabric)
- 2"-4" BLUE SAIS COBBLE (over filter fabric)



**LANDSCAPE DATA**

GROSS LOT AREA	38,056
LESS BUILDING(S)	6,112
NET LOT AREA	31,994
REQUIRED LANDSCAPE 15% OF NET LOT AREA	4,792
PROPOSED LANDSCAPE WITHIN PROPERTY LINE	7,305
PERCENT OF NET LOT AREA	23%

HIGH WATER USE TURF	NONE PROPOSED
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (7,305 SF x 75%)	5,478 SF MIN.
PROVIDED LANDSCAPE COVERAGE	5,720 SF (78%)

REQUIRED STREET TREES	6
PROVIDED AT 30' O.C. SPACING STREET	6
REQUIRED PARKING LOT TREES	3
PROVIDED AT 1 PER 10 SPACES (30 SPACES/10)	6

**NOTE**

- MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

TREES ALONG STREET TO BE LOCATED SO AS NOT TO BLOCK SIGNAGE.