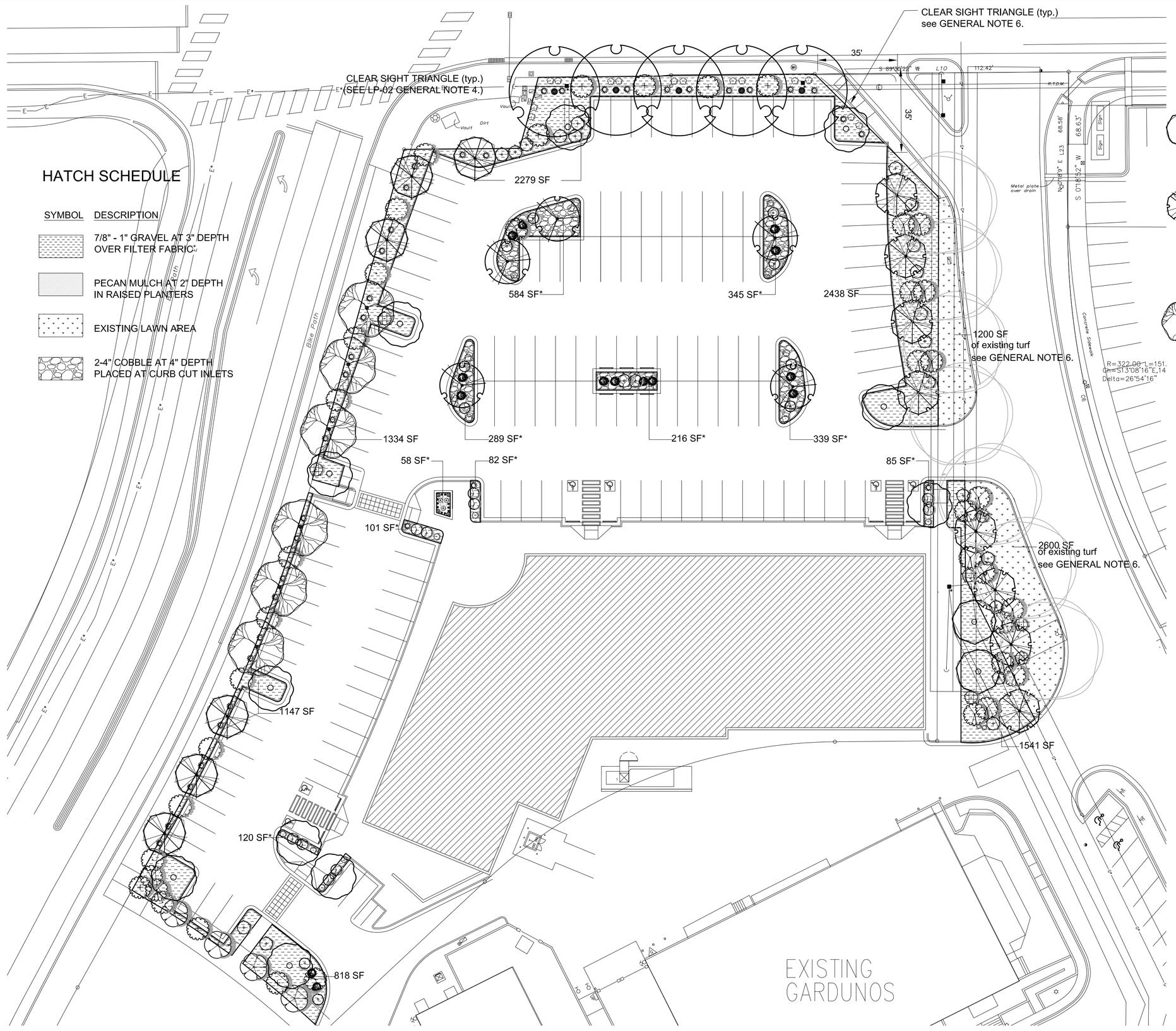


HATCH SCHEDULE

SYMBOL	DESCRIPTION
	7/8" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	PECAN MULCH AT 2" DEPTH IN RAISED PLANTERS
	EXISTING LAWN AREA
	2-4" COBBLE AT 4" DEPTH PLACED AT CURB CUT INLETS

PLANT SCHEDULE

FRUIT TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	5	Malus domestica `Gala` / Apple	2" B&B
	2	Prunus avium `Bing` / Bing Cherry	2" B&B
	6	Prunus persica `Early Elberta` / Early Elberta Peach	2" B&B
	8	Pyrus communis `Bartlett` / Bartlett Pear	2" B&B

SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	11	Fraxinus pensylvanica `Autumn Purple` / Autumn Purple Ash	2" B&B
	6	Sophora japonica / Japanese Pagoda Tree	2" B&B
	5	Ulmus parvifolia `Allee` / Allee Lacebark Elm	2" B&B

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AR
	20	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	RW	1800
	22	Caryopteris x clandonensis / Blue Mist Spirea	5 gal	Low+	550
	4	Jasminum nudiflorum / Winter Jasmine	5 gal	Medium	160
	7	Leucophyllum frutescens / Texas Ranger	5 gal	Low+	280
	10	Philadelphus microphyllus / Littleleaf Mock Orange	5 gal	Medium	400
	14	Pinus mugo mugo / Dwarf Mugo Pine	5 gal	Low+	560
	22	Punica granatum / Pomegranate	5 gal	Medium	990
	12	Rhus ovata / Sugar Bush	5 gal	Low+	720
	8	Rosa foetida bicolor / Austrian Copper Rose	5 gal	Medium	320
	7	Rosa x spp. / Rose `Knockout`	5 gal	Medium	245

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AR
	10	Fragaria spp. / Strawberry	1 gal	Medium	150
	3	Penstemon strictus / Rocky Mountain Penstemon	1 gal	Low+	735

GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AR
	1	Santolina virens / Green Lavender Cotton	1 gal	Low+	235

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AR
	4	Festuca ovina glauca / Blue Fescue	1 gal	Medium	400
	39	Muhlenbergia capillaris / Regal Mist Grass	5 gal	Medium	624
	10	Nolina microcarpa / Beargrass	5 gal	RW	450

SITE DATA

REQUIRED OPEN SPACE		
10% OF LOT AREA (94,085 sf x10%)	9,408	SF
PROPOSED OPEN SPACE*	12,471	SF
PERCENT OF LOT AREA	13	%
REQUIRED LANDSCAPE AREA		
40% OF PROPOSED OPEN SPACE	4,988	SF
PROPOSED LANDSCAPE*	8,258	SF
PERCENT OF OPEN SPACE	66	%

* Proposed Open Space Areas include the SF of remaining turf.

REQUIRED STREET TREES
PROVIDED/EXISTING AT 30' O.C. SPACING ALONG STREET 28
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 6 SPACES (94 SPACES/6) 15

TOTAL REQUIRED TREES: 37

TOTAL SHADE TREES:12 (2/3 of trees)-5 proposed/7 existing
TOTAL SIGNATURE TREES: 25 (1/3 of trees)

REQUIRED FLOWERING SHRUBS
MINIMUM 10% OF LANDSCAPE AREA
(14,112 SF PROVIDED LANDSCAPE AREA x 10%) 1,411 SF MIN.
FLOWERING SHRUBS AREA PROVIDED 4,655 SF

REQUIRED LANDSCAPE COVERAGE
75% LIVE VEGETATIVE MATERIAL
(14,112 SF PROVIDED LANDSCAPE AREA x 75%) 10,584 SF MIN.
EXISTING TURF COVERAGE 3,800 SF
PROPOSED PLANT COVERAGE* 10,609 SF

* 75% of provided landscape area plus existing turf coverage.

PERCENT LANDSCAPE COVERAGE
OF REQUIRED LANDSCAPE AREAS 75%

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

OPEN SPACE NOTE:

"Landscape areas excluded from landscape calculations are any landscape strips along streets, parking lot islands without walkways, or areas of less than 4' width as stated in the USDP. Excluded landscape areas has an asterisk next to the square footage number.

IRRIGATION NOTE

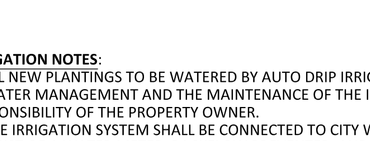
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

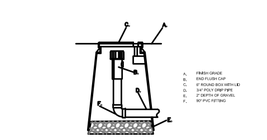
LEGAL DESCRIPTION:
TRACT B WINROCK CENTER ADDITION. ZONE SU-3 for MU-UPT.

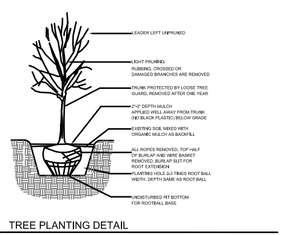
GENERAL NOTES:
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE AND USDP REQUIREMENTS.
4. PLANT MATERIALS 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS §14-16-3-10, WATER CONSERVATION LANDSCAPING AND WATER WASTE §6-1-1-1, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.
6. THE EXISTING TURF IS CURRENTLY IRRIGATED BY AN IRRIGATION SYSTEM OFF THE SITE. IF, DURING CONSTRUCTION, THIS IRRIGATION SYSTEM IS DISTURBED AND THE TURF DIES, IT SHALL BE REMOVED AND REPLACED WITH 3" DEPTH OF GRAVEL (SAME TYPE AS THE REST OF THE SITE) AND FORTY 5 GAL SHRUBS, COMBINATION OF *Juniperus horizontalis* 'Blue Rug', *Lavandula intermedia*, *Muhlenbergia rigens*, AND *Salvia gregii*. TURF REMOVAL SHALL BE DONE BY HAND TO PROTECT THE SURFACING TREE ROOTS.

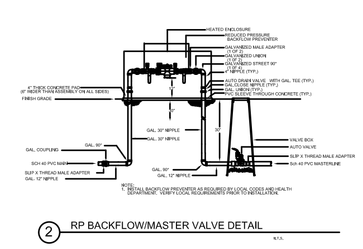
PLANTINGS NOTES:
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE AND UPTOWN SECTOR DEVELOPMENT PLAN (USDP).
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE. EXISTING TURF IS PROPOSED TO REMAIN.(SEE GENERAL NOTE 6.)
3. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER ALONG WINROCK LOOP ROAD. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES.
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
6. SEE L103 FOR TREE PLANTING DETAIL.

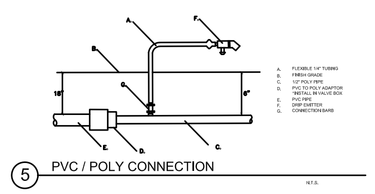
IRRIGATION NOTES:
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
4. USE 50 LF NETAFIM SPIRAL PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.











NORTH

Scale: 1" = 30'

15' 0 30' 60'

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333 Rio Rancho Drive NE, Suite 101
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AS BUILT INFORMATION
CONTRACTOR DATE
WORK STARTED BY DATE
WORK COMPLETED DATE
ACCEPTANCE BY DATE
VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
FOUND MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY: KLS		DATE: JULY 2015	
DRAWN BY: KLS		DATE: JULY 2015	
DWG NAME: Winrock Section 8 Corner Shade.dwg		REVISED:	
CHECKED BY: SE		DATE: JULY 2015	

WINROCK TOWN CENTER PHASE B

TITLE:
LANDSCAPE PLAN/SITE

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 4553.00 | Zone Map No. J-19-Z | Sheet LS101 Of