

LEGAL DESCRIPTION:
TRACT A-1-A-1-A-1-A WINROCK CENTER ADDN REPLAT OF PARCEL A-1-A-1-A-1-A.
IDO-ZONE MX-H

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 IDO REQUIREMENTS.
4. PLANT MATERIALS, FENCING 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 TRIANGLE'.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

PLANTINGS NOTES:
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
3. 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 UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
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.

SITE DATA

GROSS LOT AREA (2.84 ACRES)	123,874 SF
LESS BUILDING(S)	18,202 SF
NET LOT AREA	105,672 SF

REQUIRED LANDSCAPE	15,851 SF
15% OF NET LOT AREA	15,851 SF
PROPOSED LANDSCAPE	21,117 SF
PROPOSED OFFSITE LANDSCAPE	0 SF
TOTAL PROPOSED LANDSCAPE	22,117 SF
PERCENT OF NET LOT AREA	20.9 %

REQUIRED STREET TREES	34
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	34
REQUIRED PARKING LOT TREES	11
PROVIDED AT 1 PER 10 SPACES (109 SPACES/10)	23
TOTAL REQUIRED TREES:	45
TOTAL PROVIDED TREES:	57

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	15,838 SF MIN.
(21,117 SF PROPOSED LANDSCAPE X 75%)	
PROVIDED VEGETATIVE COVERAGE	18,110 SF
PERCENT VEGETATIVE COVERAGE	75.6%
25% VEGETATIVE COVERAGE AT GROUND LEVEL	4,495 SF MIN.
(15,838 SF MIN. LANDSCAPE X 25%)	
PROVIDED VEGETATIVE COVERAGE	11,995 SF
AT GROUND LEVEL	
PERCENT VEGETATIVE COVERAGE	66.2%

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

CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING, FENCING 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 ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

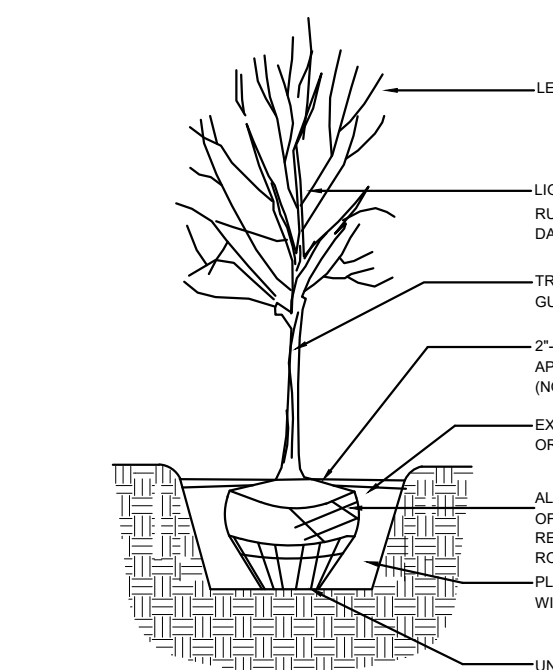
REFERENCE NOTES SCHEDULE 02.26.2021

SYMBOL	DESCRIPTION	QTY
[Symbol]	LARGE BOULDER	29
SYMBOL	DESCRIPTION	QTY
[Symbol]	AMARETTO 3/8 - 1 1/4" GRAVEL 3" DEPTH OVER FILTER FABRIC	19,756 SF
[Symbol]	2-4" BLUE SAIS COBBLE 4" DEPTH	2,361 SF

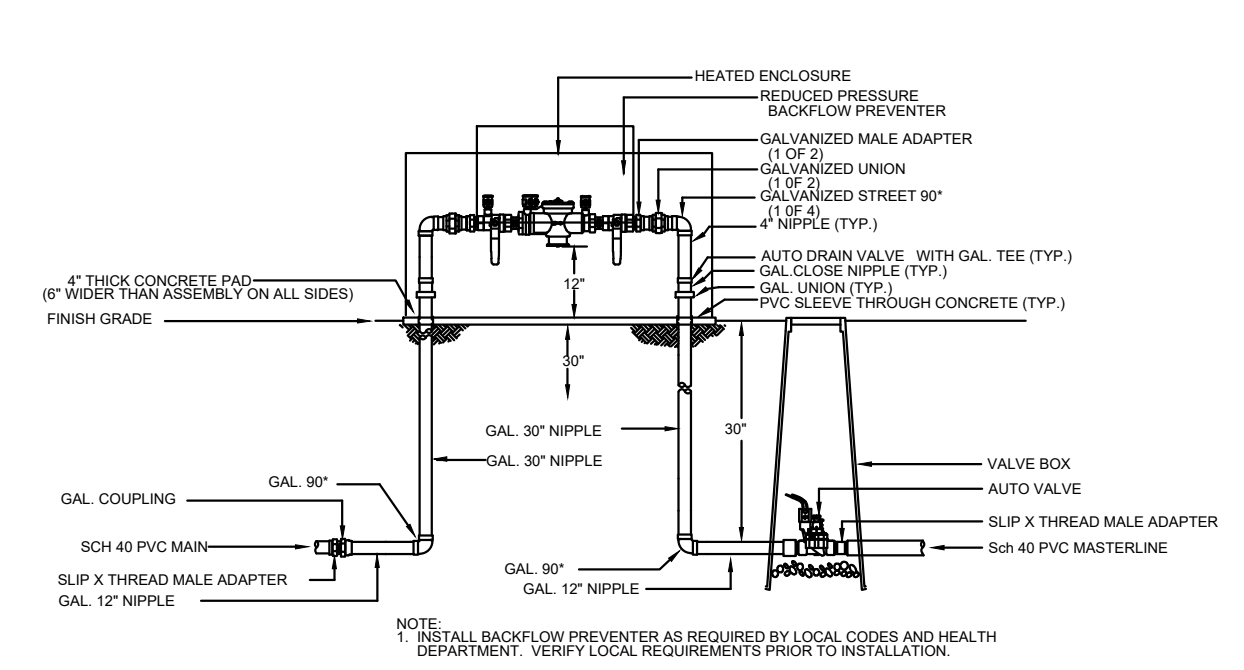
CLEAR SIGHT TRIANGLE
SEE NOTES

PLANT SCHEDULE PLANT SCHEDULE 1/15/2021

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	PC	18	PISTACIA CHINENSIS	CHINESE PISTACHE	2" B&B	MEDIUM	60	60' X 60'
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	FOR NEO	10	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	24" BOX	MEDIUM	40	15' X 15'
[Symbol]	LAG IND	10	LAGERSTROEMIA INDICA	CRAPE MYRTLE	20 GAL	HIGH	35	15' X 15'
[Symbol]	QUE MUE	20	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" B&B	MEDIUM	60	40' X 40'
[Symbol]	ULM EM2	20	ULMUS PROPINQUA 'EMERALD SUNSHINE'	ELM	2" B&B	MEDIUM	50	35' X 25'
[Symbol]	VIT CHA	3	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	MEDIUM	50	20' X 20'
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	PB	3	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6'-8" B&B	MEDIUM	60	50' X 20'
[Symbol]	PIN LEU	6	PINUS LEUCODERMIS	BOSNIAN PINE	6'-8" B&B	MEDIUM	60	20' X 10'
FRUIT TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	PRU MOO	1	PRUNUS ARMENIACA 'MOORPARK'	MOORPARK APRICOT	1 1/2" B&B	MEDIUM+	55	15' X 15'
[Symbol]	PRU LAP	2	PRUNUS AVIUM 'LAPINS'	LAPINS CHERRY	1 1/2" B&B	MEDIUM+	55	20' X 20'
[Symbol]	PRU EAR	3	PRUNUS PERSICA 'EARLY ELBERTA'	EARLY ELBERTA PEACH	1 1/2" B&B	MEDIUM+	50	15' X 15'
[Symbol]	PC2	27	PUNICA GRANATUM 'CALIFORNIA SUNSET'	CALIFORNIA SUNSET POMEGRANATE	15 GAL	HIGH	40	10' X 8'
DESERT ACCENTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	YUC PEN	20	YUCCA PENDULA	SOFT LEAF YUCCA	5 GAL	RW	35	5' X 4'
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	CAL KAR	87	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	MEDIUM	20	30' X 2'
[Symbol]	MIS GRA	81	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	MEDIUM+	20	5' X 5'
[Symbol]	MN	82	MUHLENBERGIA RIGIDA 'NASHVILLE'	PURPLE MUHLY	1 GAL	LOW+	20	2' X 3'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	BER ATR	18	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	5 GAL	MEDIUM	40	4' X 4'
[Symbol]	LAV ANG	41	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	MEDIUM	25	3' X 3'
[Symbol]	RHU GRO	44	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	LOW+	40	4' X 4'
[Symbol]	ROS RAD	30	ROSA X 'KNOCKOUT' TM	ROSE	5 GAL	MEDIUM	30	6' X 5'
[Symbol]	ZAU GAR	10	ZAUSCHNERIA GARRETTII 'ORANGE CARPET'	HUMMINGBIRD TRUMPET	1 GAL	LOW+	25	3' X 4'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
[Symbol]	ROS ARP	61	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL	LOW+	40	6' X 4'

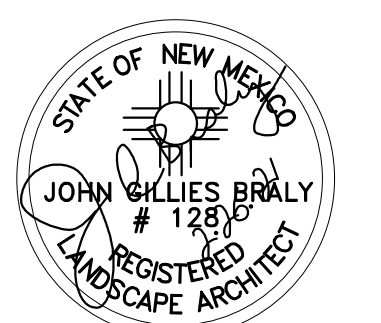


TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

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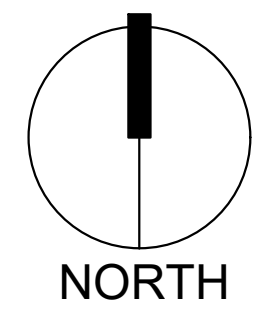


Date: 10/23/2019
Revisions:
▲ 12/30/2019
▲ 01/15/2020
▲ 01/15/2021 LF
▲ 01/21/2021 LF
▲ 02/26/2021 LF

Drawn by: VBLOUNT
Reviewed by: CM

Hotel At Winrock Landscape Plan

2100 Louisiana Blvd
Albuquerque, New Mexico



Scale: 1" = 30'

Sheet Title:
Landscape Plan

Sheet Number:

LP-01