

VICINITY MAP KEYED NOTE:

- 1) INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
- 2) 25' LIGHT POLE LOCATION
- 3 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL =
- 4) 6' CONC. SIDEWALK
- HANDICAP RAMP PER COA STANDARD
 AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
 RE: DETAIL 1/G4
- HANDICAP RAMP PER COA STANDARD AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS RE: DETAIL 5/G4
- (6) INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
 RE: DETAIL 16/G4
- TYPICAL BIKE RACK GRAPHIC SYMBOL =
- (7) 10' INTEGRALLY COLORED CONC. SIDEWALK 8 TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
- 9 INDICATES "DO NOT ENTER" PAVEMENT MARKING RE: DETAIL 17/G4
- NOT A PART-FUTURE REDEVELOPMENT PHASE
- (1) 6" HIGH CONC. ISLAND
- RE: SITE GRADING PLAN FOR INFO
- EXISTING 6" HIGH CONC. ISLAND TO REMAIN RE: SITE GRADING PLAN FOR INFO
- (12) H.C PARKING STALL. RE: DETAIL 9/G4
- LANDSCAPE AREA RE: LANDSCAPE PLAN FOR INFO
- INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS. RE: DETAIL 14/G4 SIGNAGE DETAIL RE: DETAIL 10/G4 FOR PAINTED DESIGNATION "MC" WITHIN EACH STALL.
- (15) EXISTING PARKING LOT STRIP/STALL TO REMAIN.
- (16) INDICATES PAINTED CROSS WALK STRIPE
- (17) EXISTING HYDRANT LOCATION TO REMAIN
- (18) DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
- (9) INDICATES "ONE WAY" SIGNAGE LOCATION RE: DETAIL 13/G4
- (9B) INDICATES "DO NOT ENTER" SIGNAGE LOCATION RE: DETAIL 13/G4

(20) INDICATES VEHICLE STOPSIGN LOCATION

EXISTING CURB LINE

PROPOSED CURB LINE

LINETYPE LEGEND PROJECT SCOPE AREA EXISTING PROPERTY LINE

	∃ - Q ∀ C	PROPOSED ROAD-E
		SHEET TITLE
8	ROAD-B	STEPHEN DUNBAR, AIA
DRAWN	JOB NO.	PROJECT MANAGER
	Щ	2100 LOUISIANA BLYD. N.E ALBUQUERQUE, NM
	ZENTER	WINROCK TOWN CENTER
		PROJECT TITLE

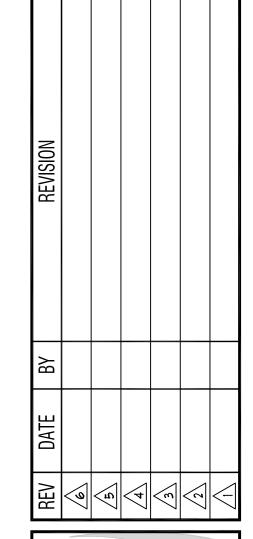
STEPHEN A. DUNBAN

No. 4218

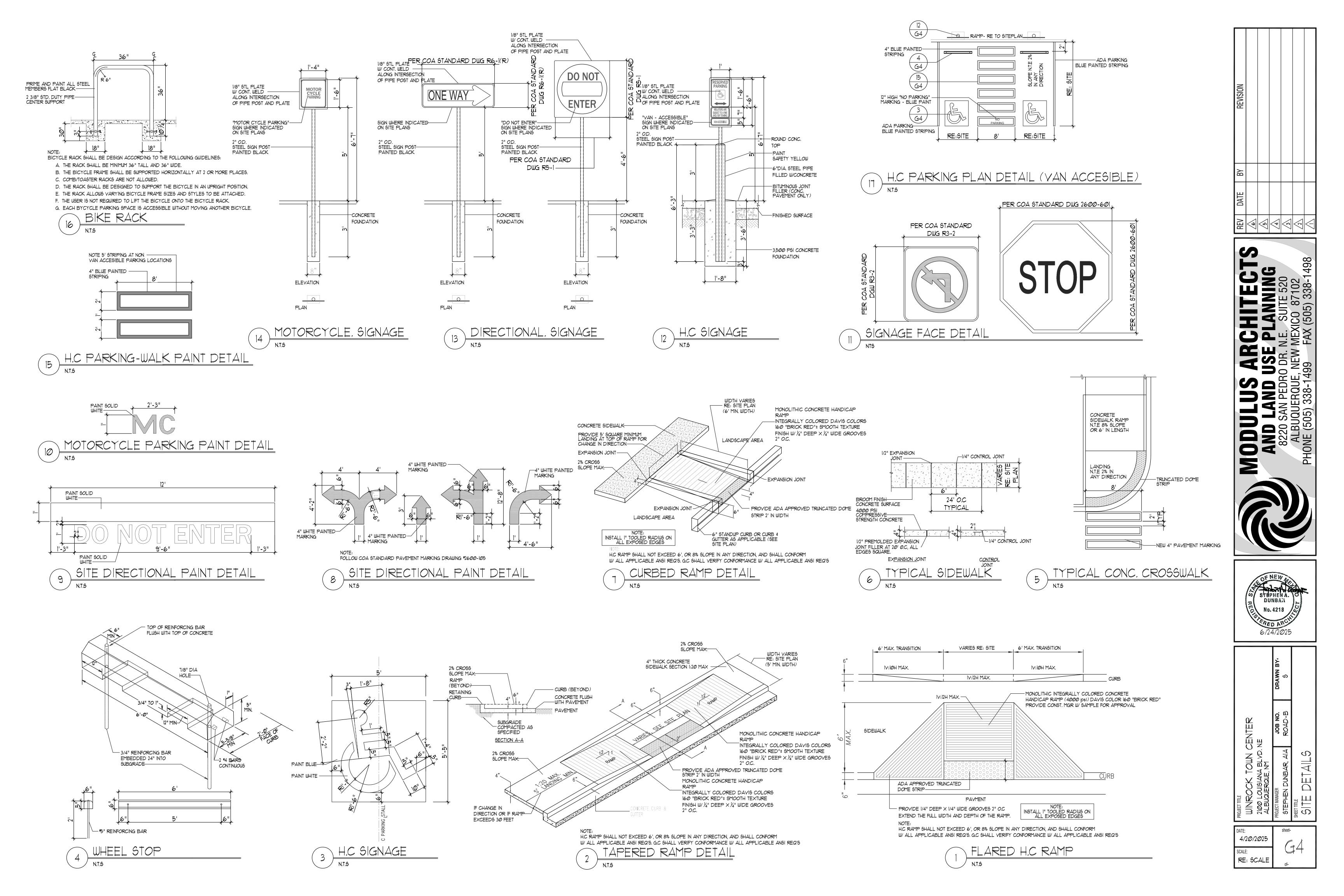
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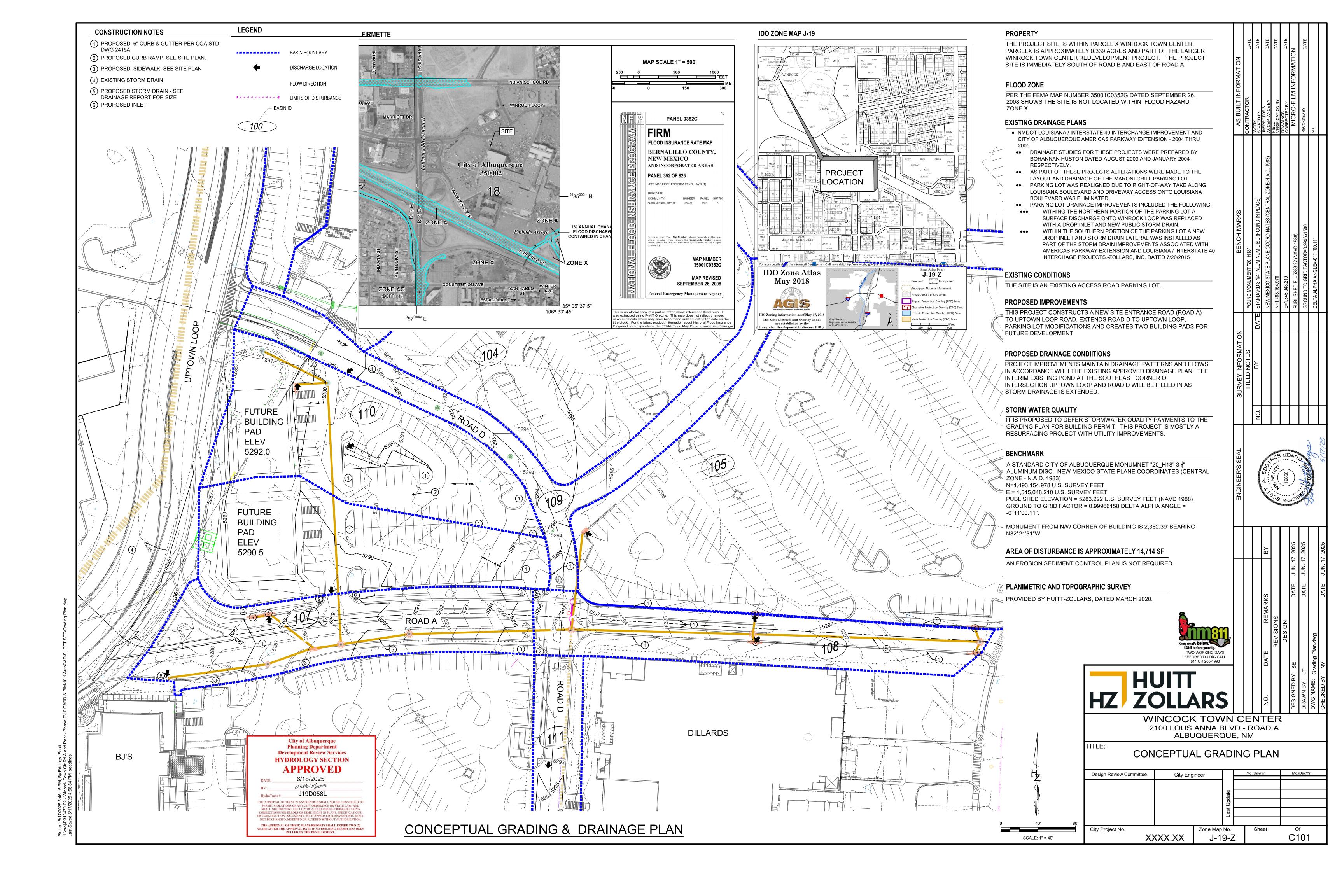
ENLARGED SITE PLAN

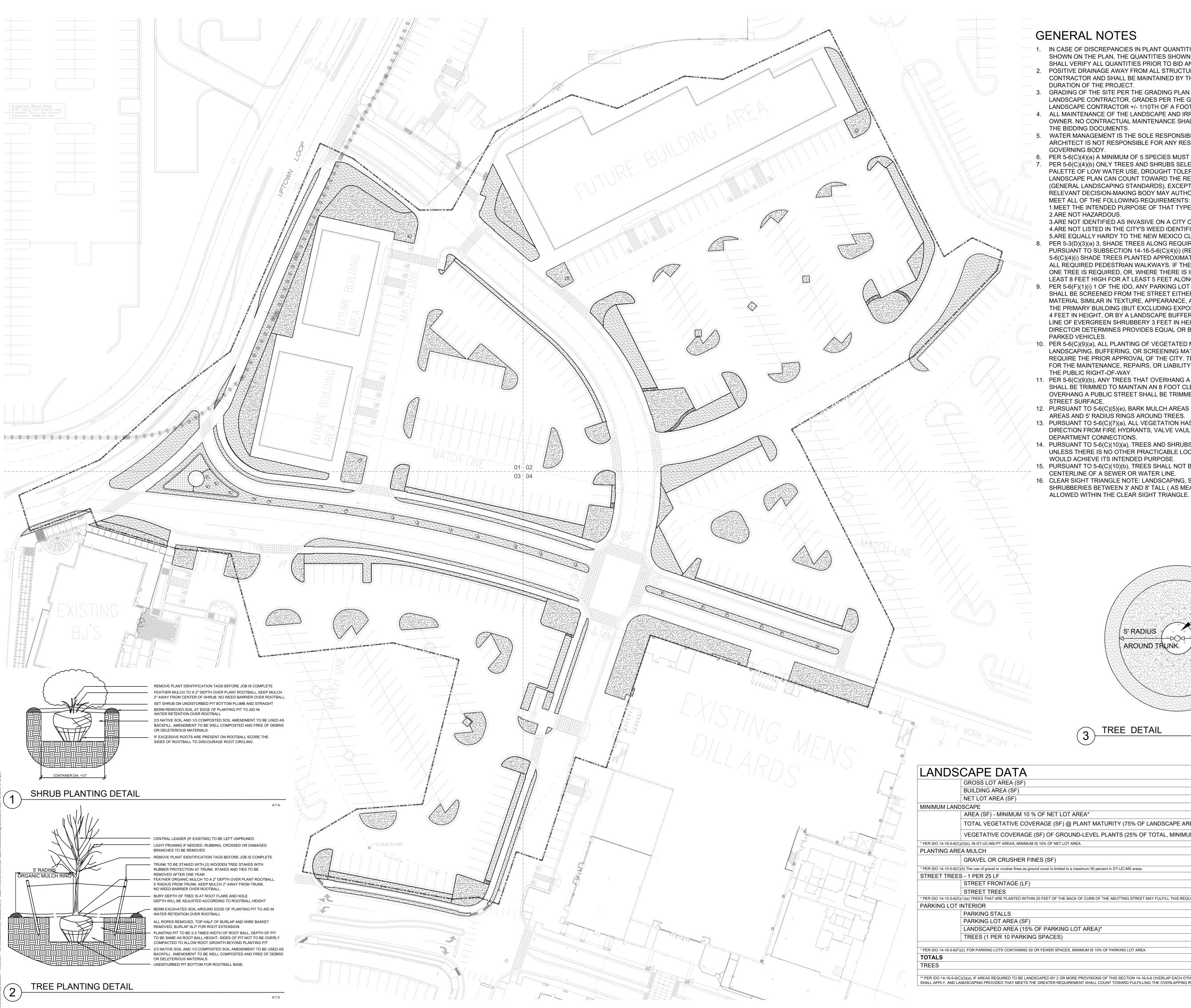






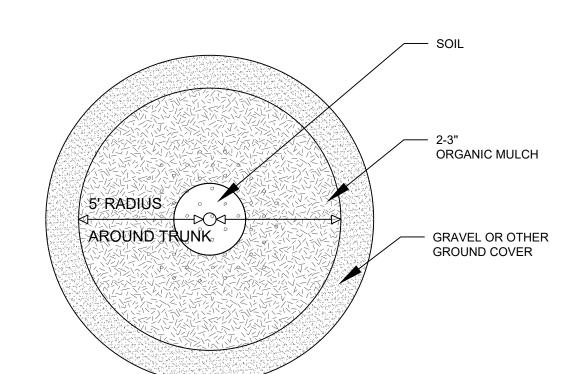






GENERAL NOTES

- 1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- 2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE
- 3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- 4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- 5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
- 1.MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING. 2.ARE NOT HAZARDOUS.
- 3.ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
- 4.ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK. 5.ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- 10. PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- 11. PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE
- 12. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- 13. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- 14. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- 15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- 16. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT

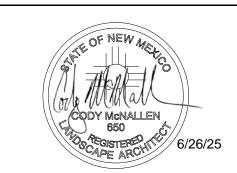




	GROSS LOT AREA (SF)	359,996		
	BUILDING AREA (SF)	33,821		
	NET LOT AREA (SF)	326,175		
MINIMUM L	ANDSCAPE	REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 10 % OF NET LOT AREA*	32,618	63,728	20%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	24,463	194,982	598%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	6,116	6,238	25%
* PER IDO 14-16-	5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.		l	
PLANTING A	AREA MULCH	REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 50%	31,910	50%
* PER IDO 14-15-	5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.			
STREET TR	REES - 1 PER 25 LF	REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	3871	
	STREET TREES	154	154	
* PER IDO 14-15-	5-6(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.			
PARKING L	OT INTERIOR	REQUIRED	PROVIDED	
	PARKING STALLS	-	355	
	PARKING LOT AREA (SF)	-	148,554	
	LANDSCAPED AREA (15% OF PARKING LOT AREA)*	22,283	27,845	
	TREES (1 PER 10 PARKING SPACES)	35	43	
			INCLUDE 8 EXIST	TING TREE
	5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.		T	1
TOTALS		REQUIRED	PROVIDED	
TREES		189	210	



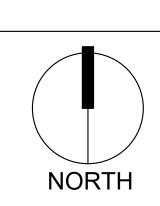
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Sheet Title:

Material Plan

Sheet Number:



MATERIAL	SCHEDIII
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SYMBOL	DESCRIPTION	<u>QTY</u>
	MOUNTAINAIR GOLD 1" GRAVEL	
	NATIVE MULCH	
6 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	BLUE SAIS 2-4" ANGULAR COBBLE	

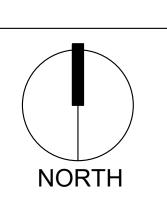
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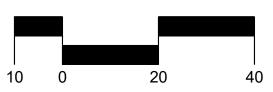
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Albuquerque

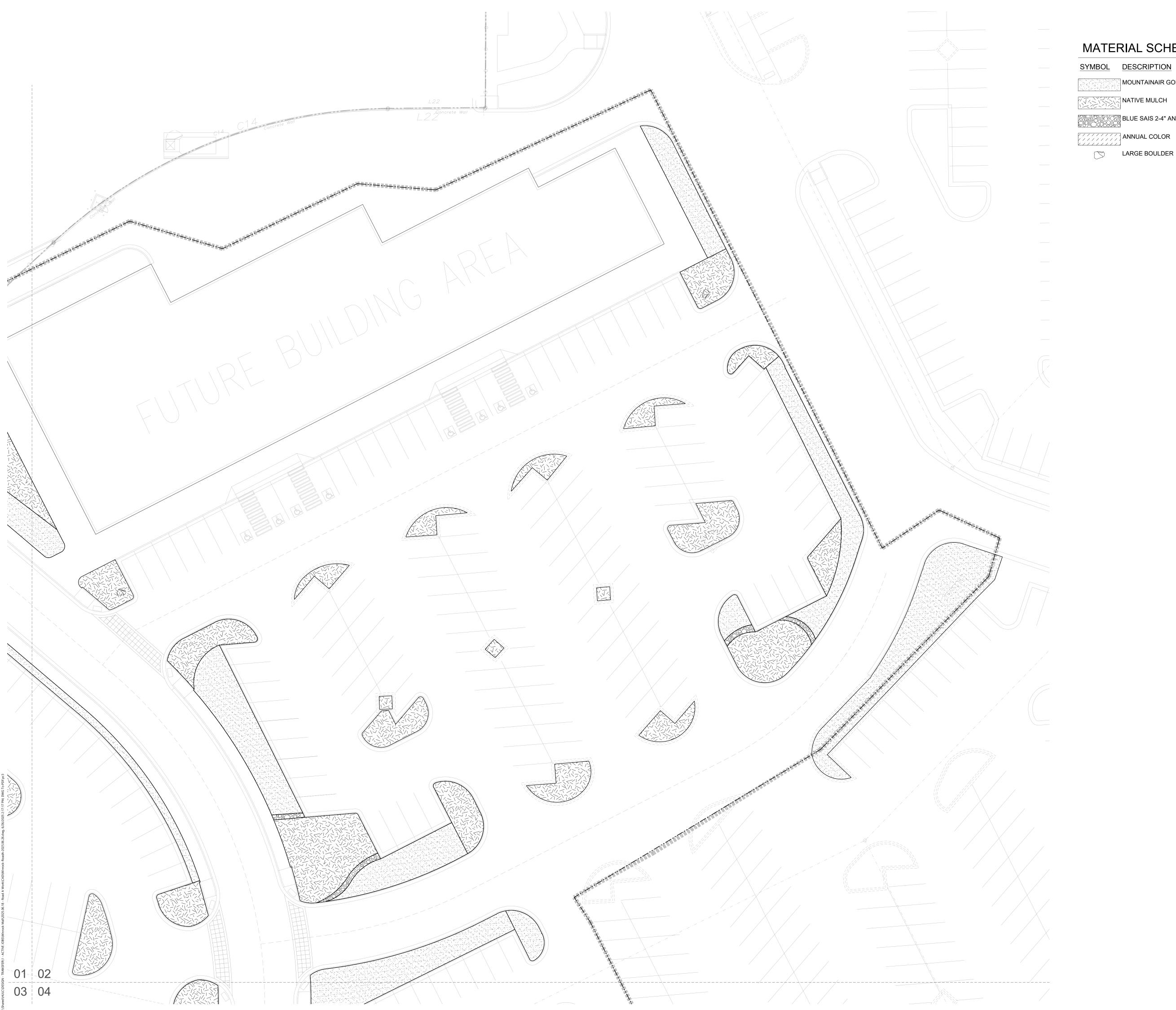
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MATERIAL SCHEDULE

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MOUNTAINAIR GOLD 1" GRAVEL	
NATIVE MULCH	
BLUE SAIS 2-4" ANGULAR COBBI	LE
ANNUAL COLOR	

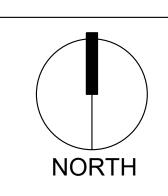


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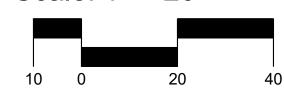


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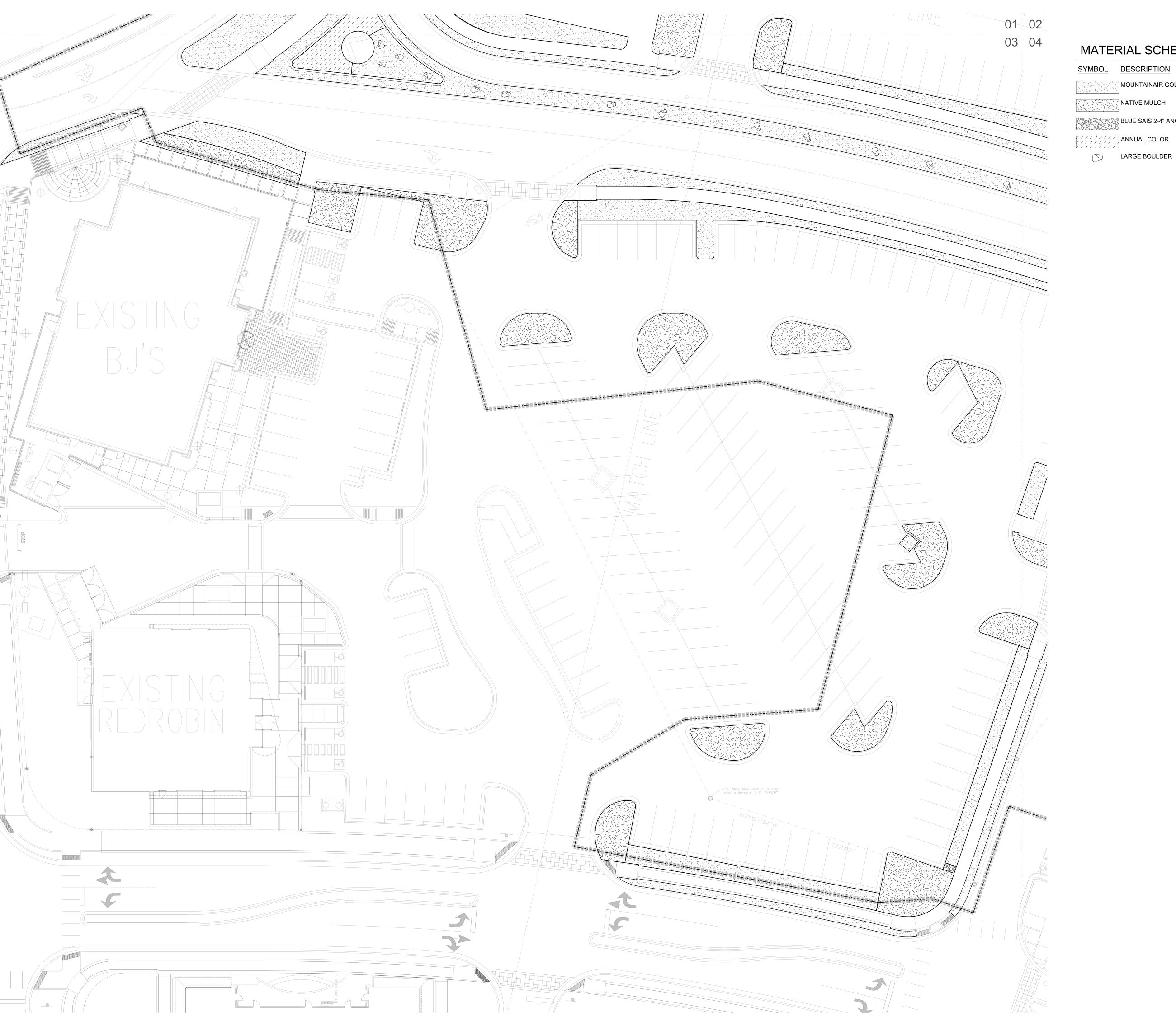
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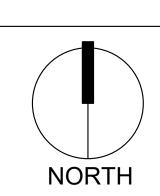


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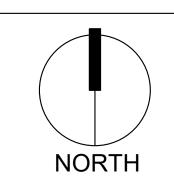
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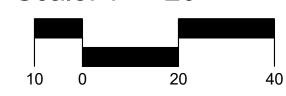
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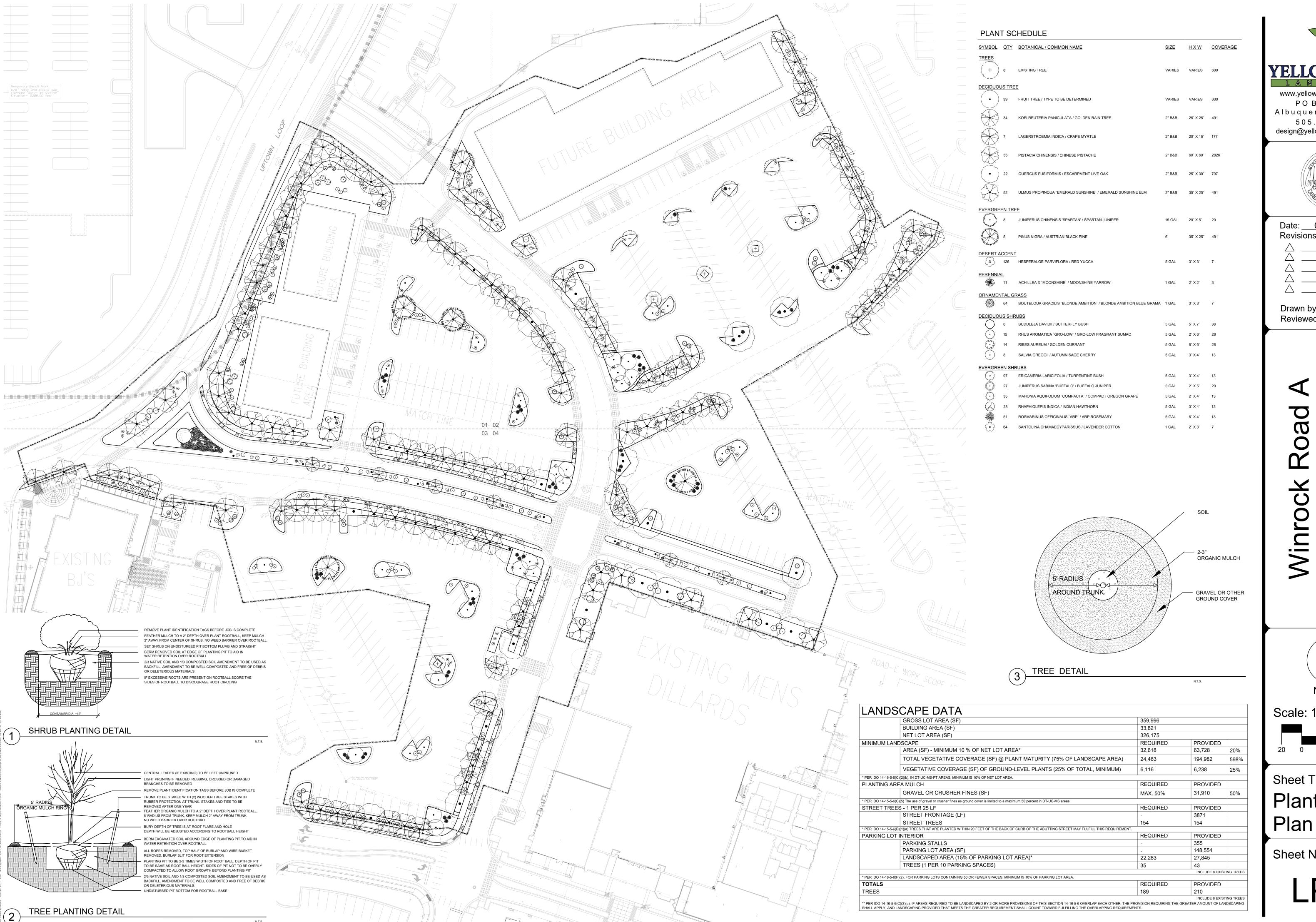
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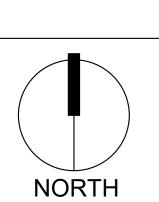


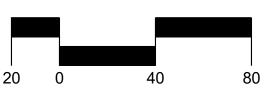
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Sheet Title: Planting

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SYMBOL QTY BOTANICAL / COMMON NAME

EXISTING TREE

DECIDUOUS TREE

• 39 FRUIT TREE / TYPE TO BE DETERMINED

34 KOELREUTERIA PANICULATA / GOLDEN RAIN TREE

LAGERSTROEMIA INDICA / CRAPE MYRTLE

35 PISTACIA CHINENSIS / CHINESE PISTACHE

22 QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK

ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM

EVERGREEN TREE

JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER

PINUS NIGRA / AUSTRIAN BLACK PINE

126 HESPERALOE PARVIFLORA / RED YUCCA

ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW

ORNAMENTAL GRASS

64 BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA

DECIDUOUS SHRUBS

BUDDLEJA DAVIDII / BUTTERFLY BUSH

RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC

RIBES AUREUM / GOLDEN CURRANT

SALVIA GREGGII / AUTUMN SAGE CHERRY

ERICAMERIA LARICIFOLIA / TURPENTINE BUSH

JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER

MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE

SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON

RHAPHIOLEPIS INDICA / INDIAN HAWTHORN

ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY



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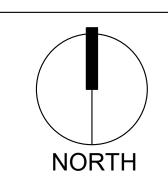
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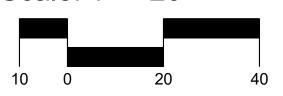
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- 22 QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK
- ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM

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PERENNIAL

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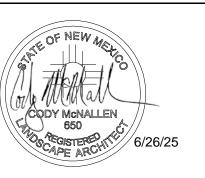
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- MAHONIA AQUIFOLIUM `COMPACTA` / COMPACT OREGON GRAPE
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- ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY
 - SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON



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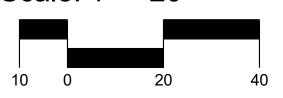
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NORTH

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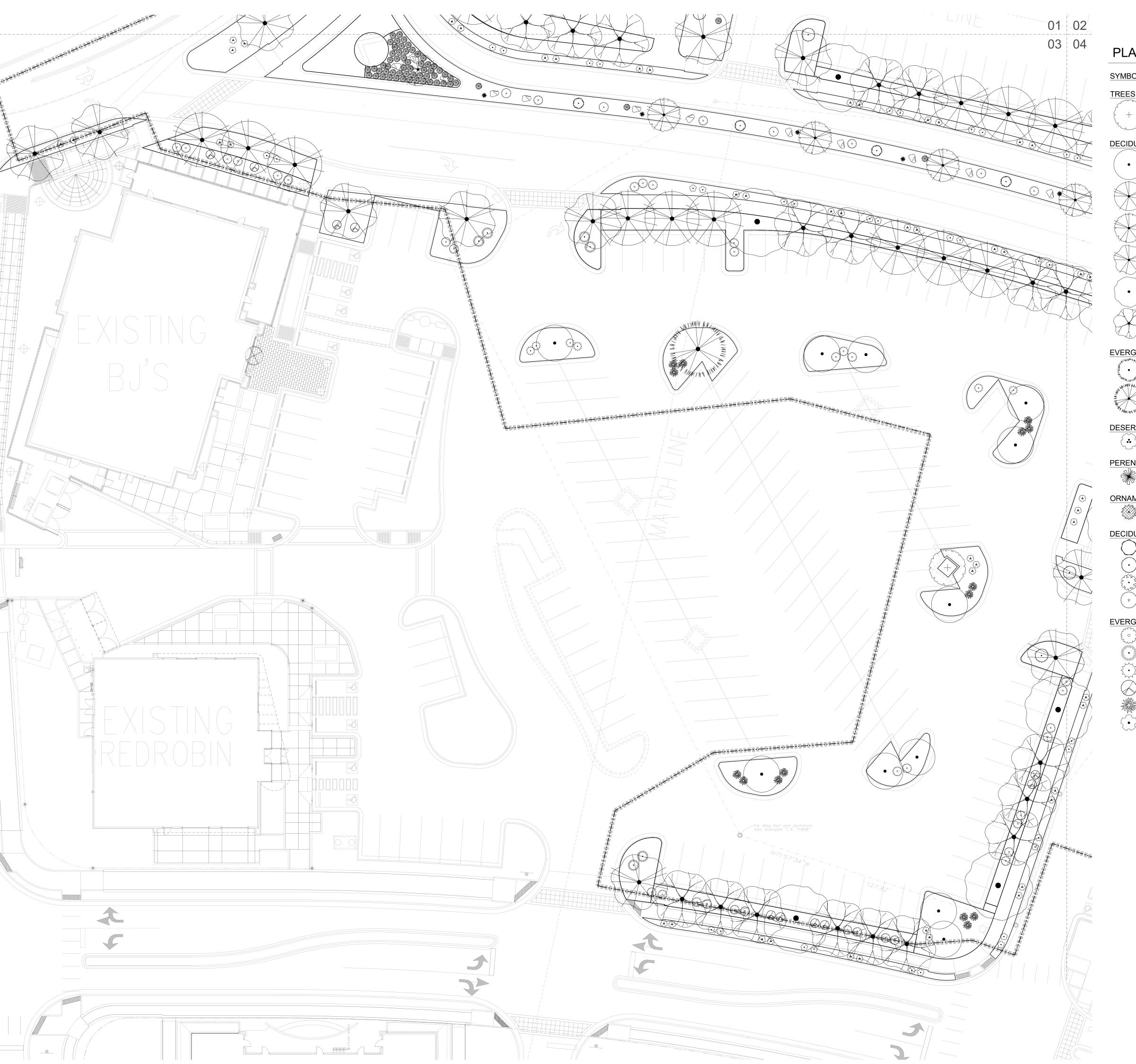
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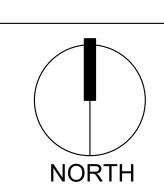
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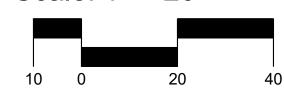


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MAHONIA AQUIFOLIUM `COMPACTA` / COMPACT OREGON GRAPE

SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON

RHAPHIOLEPIS INDICA / INDIAN HAWTHORN

ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY



YELLOWSTONE

www.yellowstonelandscape.com PO Box 10597 Albuquerque, NM 87184

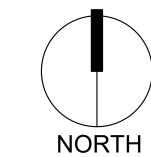
505.898.9615 design@yellowstonelandscape.com

Date: <u>06/26/2025</u>

Revisions:

Drawn by: PL

Reviewed by: CM



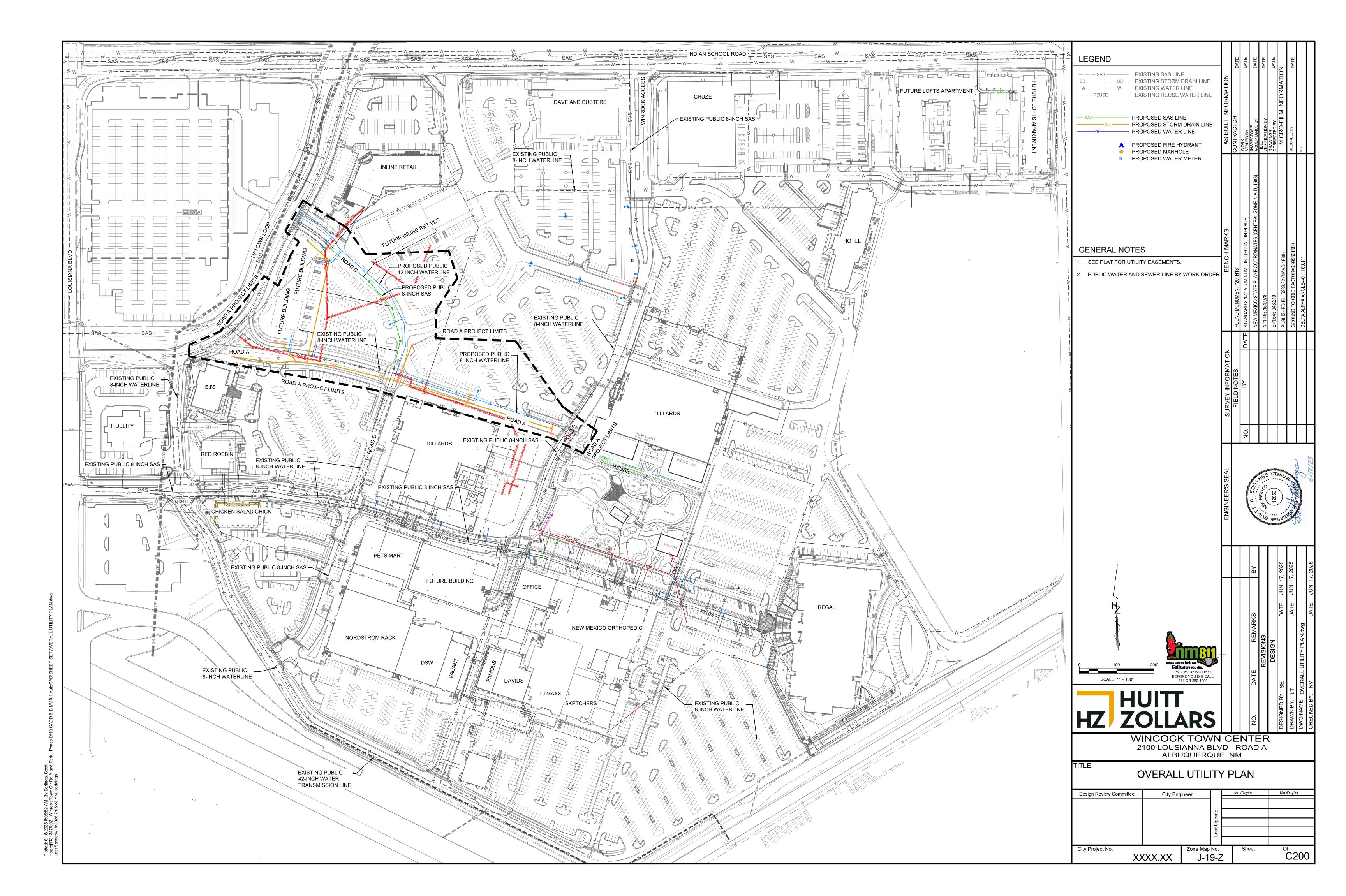
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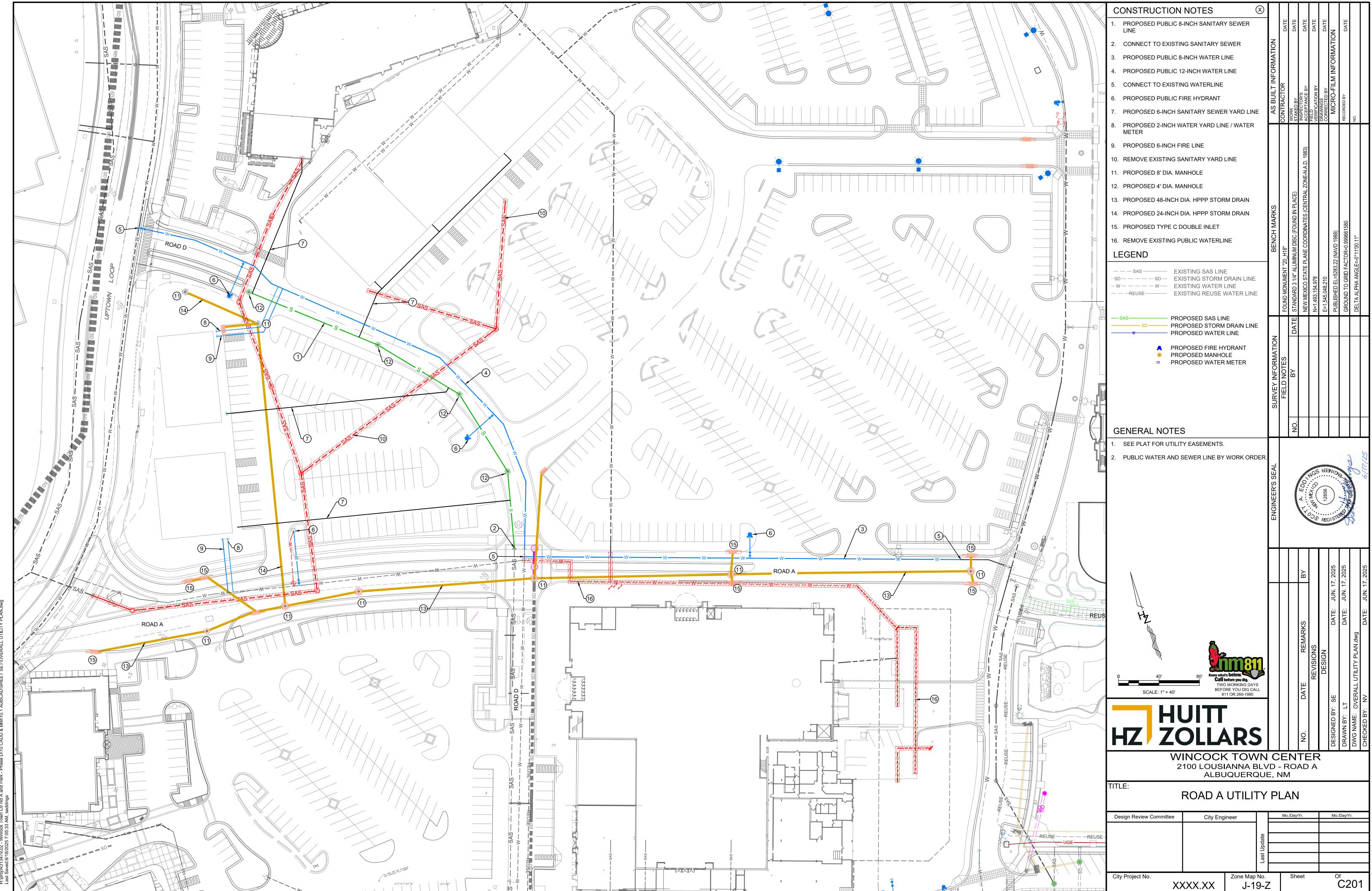


Sheet Title:

Planting Plan

Sheet Number:





5 8:03:21 AM, By:Eddings, Scott 02 - Winrock Town Ctr Rd A and Park - Phase D\10 CADD & BI

