GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN:

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH MULCHES PER THE LEGEND.

IRRIGATION:

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 5 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 2 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

POINT OF CONNECTION FOR IRRIGATION SYSTEM SHALL BE PER THE UTILITY PLAN. POWER SHALL BE PROVIDED TO THIS POINT TO PROVIDE POSITIVE HEAT SOURCE TO THE BACKFLOW PREVENTER ENCLOSURE.

IRRIGATION SYSTEM WILL BE OPERATED BY AN AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

RESPONSIBILITY OF MAINTENANCE:

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION:

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:

LANDSCAPING AND SIGNAGE 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 AREA.

LANDSCAPE AREA COVERAGE:

TOTAL SITE AREA:	142,491 SF (3.27 AC)
BUILDING AREA (BUILDING ENVELOPE):	- 59,145 SF
NET AREA	83,346 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	12,502 SF
PROVIDED LANDSCAPE AREA	37,230 SF (45%)

LANDSCAPE LIVE VEGETATIVE COVERAGE:

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 25% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	43,850 SF (118%)
PROVIDED GROUND-LEVEL PLANTS	10,068 SF (27%)

LANDSCAPE TURF:

ONLY 10% OF LANDSCAPED AREAS MAY BE IRRIGATED TURF. ONLY 983 SF (3%) OF THE LANDSCAPED AREAS ARE IRRIGATED TURF.

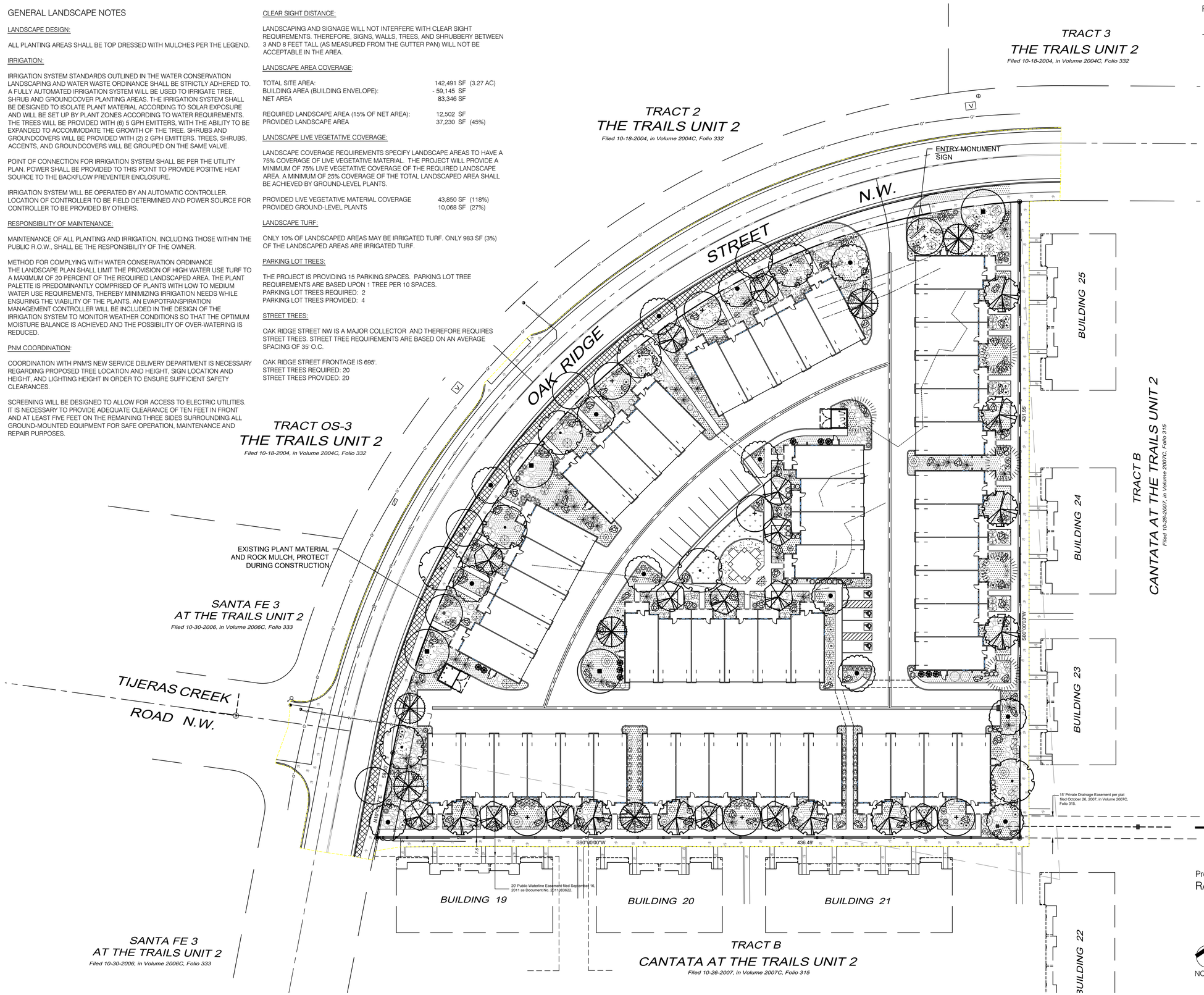
PARKING LOT TREES:

THE PROJECT IS PROVIDING 15 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
PARKING LOT TREES REQUIRED: 2
PARKING LOT TREES PROVIDED: 4

STREET TREES:

OAK RIDGE STREET NW IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 35' O.C.

OAK RIDGE STREET FRONTAGE IS 695'.
STREET TREES REQUIRED: 20
STREET TREES PROVIDED: 20



PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	INSTALLED SIZE / MATURE SIZE	WATER USE
		TREES			
9		ACER TATARICUM 'GARANN' / HOT WINGS MAPLE	2" B&B	20'HT. X 24' SPR.	MED+
14		CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	LOW+
12		FRAXINUS OXYCARPA 'RAYWOOD' / RAYWOOD ASH	2.5" B&B	35' HT. X 25' SPR.	MED+
11		JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	15 GAL	12' HT. X 5' SPR.	LOW+
5		PINUS NIGRA / AUSTRIAN PINE	B&B	35' HT. X 25' SPR.	MED
4		PISTACIA ATLANTICA X 'RED PUSH' / RED PUSH PISTACHE	2.5" B&B	40' HT. X 30' SPR.	MED
8		ULMUS CARP. X PARV. 'FRONTIER' / FRONTIER ELM	2.5" B&B	40' HT. X 30' SPR.	MED+
13		PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	2.5" B&B	30' HT. X 25' SPR.	MED+
6		VITEX AGNUS-CASTUS / PURPLE CHASTETREE (MULTI-TRUNK)	15-GAL	20' HT. X 20' SPR.	MED
		SHRUBS AND GROUNDCOVERS			
52		ACHILLEA 'MOONSHINE' / MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
30		BUDDLEIA DAVIDII 'NANHOENSIS' / DWARF BLUE BUTTERFLY BUSH	5-GAL	4' HT. X 4' SPR.	MED
32		CARYOPTERIS CLAN. 'DARK KNIGHT' / DARK KNIGHT SPIREA	5-GAL	4' HT. X 4' SPR.	LOW
40		CYTISUS SCOPARIUS 'ALL GOLD' / ALL GOLD SCOTCH BROOM	5GAL	4' HT. X 4' SPR.	LOW
37		FALLUGIA PARADOXA / APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW
16		JUNIPERUS HORIZ. 'BLUE CHIP' / BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.	MED
31		JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5-GAL	1' HT. X 8' SPR.	MED
15		NANDINA DOMESTICA 'GULFSTREAM' / HEAVENLY BAMBOO	5-GAL	4' HT. X 4' SPR.	MED+
12		PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
38		POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S SHRUBBY CINQUEFOIL	5-GAL	3' HT. X 3' SPR.	MED
22		PRUNUS CISTENA / CISTENA PLUM	5-GAL	6' HT. X 6' SPR.	MED
37		RHUS AROMATICA 'GRO-LOW' / PROSTRATE SUMAC	5-GAL	2' HT. X 4' SPR.	LOW+
48		SALVIA DORRII / PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
23		SALVIA GREGGII 'FURMAN'S RED' / FURMAN'S RED AUTUMN SAGE	3-GAL	30" HT. X 3' SPR.	MED
		DESERT ACCENTS			
23		DASYLIRION WHEELERI / DESERT SPOON	5-GAL	4' HT. X 4' SPR.	LOW
43		HESPERALOE PARVIFLORA 'BRAKELIGHTS' / BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW
		ORNAMENTAL GRASSES			
35		CALAMOGROSTIS A. 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
113		MUHLENBERGIA C. 'REGAL MIST' / MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED
		TURF GRASS			
983 SF		REVIELLE BLUEGRASS SOD			
		MULCHES AND BOULDERS			
103		BASALT BOULDERS (3x3' MIN)			
13,515 SF		AMARETTO BROWN CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
20,501 SF		3/4" GRAY CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
6,251 SF		2"-4" SAN LAZARUS GOLD COBBLE (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
		HARDSCAPE			
		6" CONCRETE EDGER AT TURF			

ADAGIO
APARTMENTS

LANDSCAPE PLAN

Prepared for:
RAINBOW PASEO, LLC

Prepared by:
CONSENSUS PLANNING, INC.

NORTH

Scale: 1" = 30'
15 0 30 60

CONSENSUS PLANNING

JULY 17, 2019
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