

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.

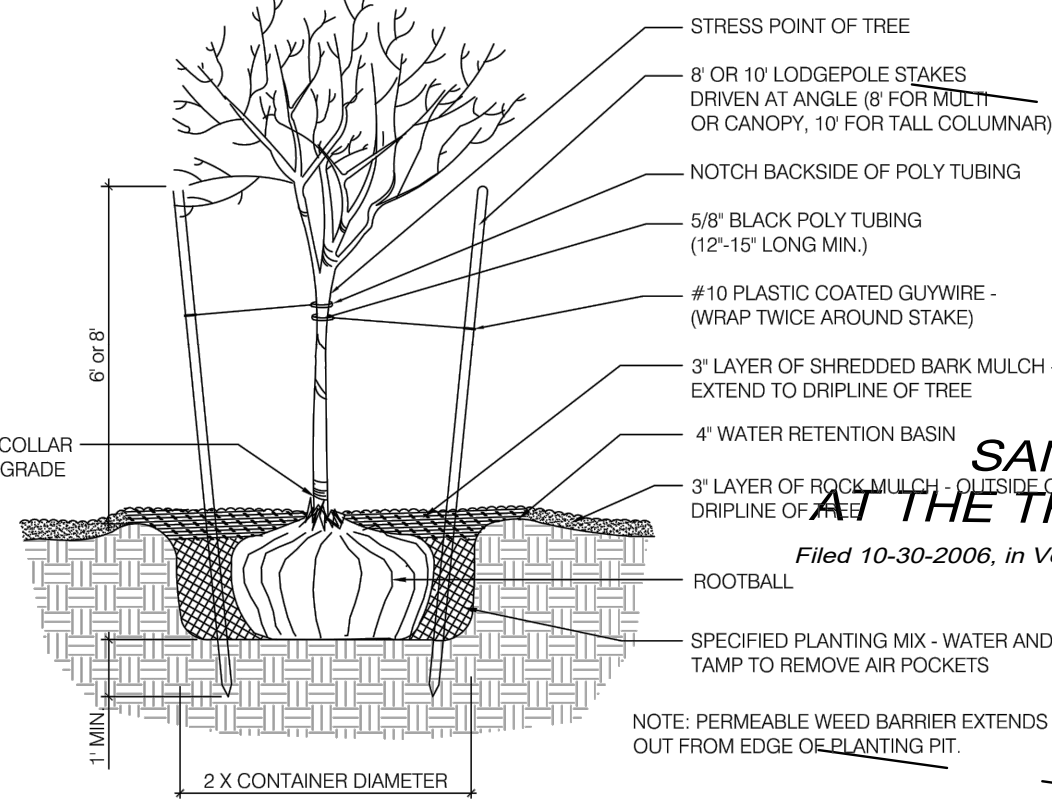
METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION 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.

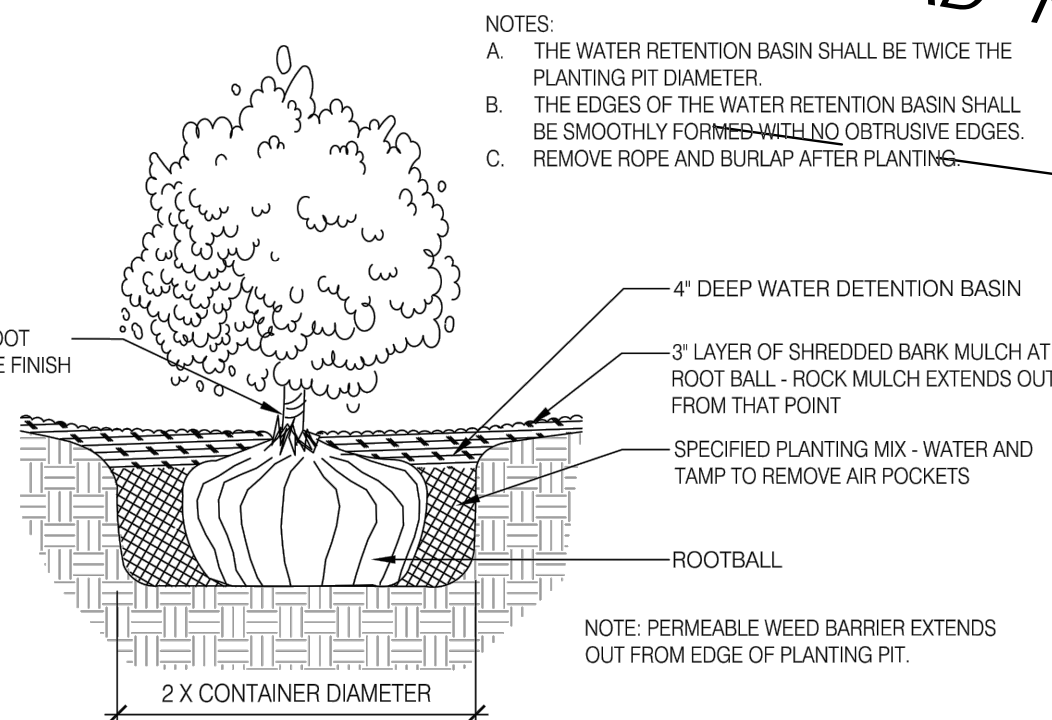
SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

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.

- NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

**SANTA FE 3
AT THE TRAILS UNIT 2**
Filed 10-30-2006, in Volume 2006C, Folio 333

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%)

OPEN SPACE REQUIREMENTS
300 SF OF OPEN SPACE REQUIRED PER 3-BEDROOM UNIT
OPEN SPACE REQUIRED (52 X 300 SF): 15,600 SF
OPEN SPACE PROVIDED: 37,230 SF

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:
10% OF LANDSCAPED AREAS MAY BE IRRIGATED TURF.
TURF ALLOWED: 3,723 SF
TURF PROVIDED: 983 SF (3%)

SITE TREES
1 TREE REQUIRED PER UNIT.
SITE TREES REQUIRED 52
SITE TREES PROVIDED 62

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

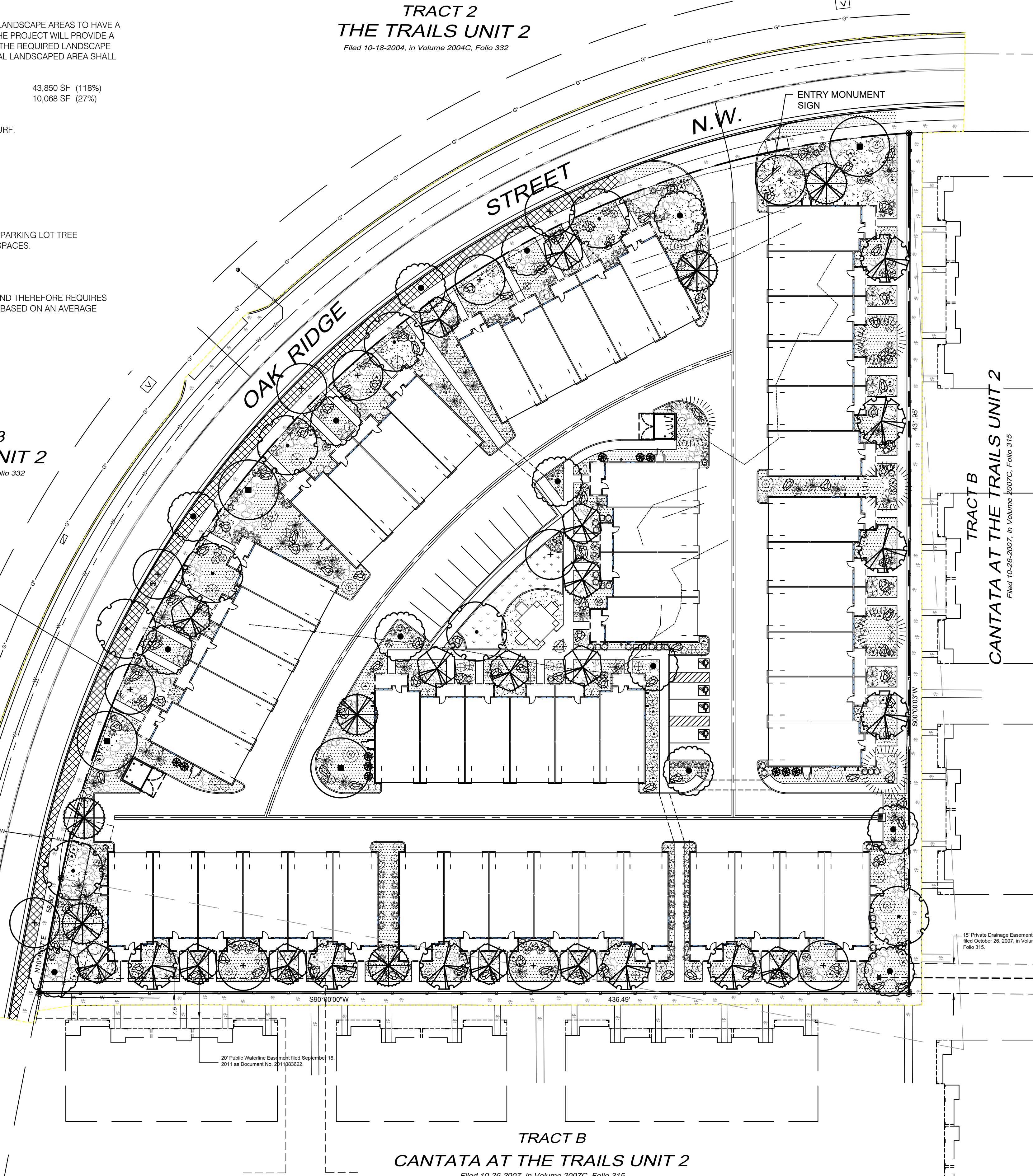
STREET TREES:
OAK RIDGE STREET NW IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 35' O.C.

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

**TRACT OS-3
THE TRAILS UNIT 2**
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**TRACT 2
THE TRAILS UNIT 2**
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**TRACT 3
THE TRAILS UNIT 2**
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PLANT LEGEND

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

**ADAGIO
APARTMENTS
LANDSCAPE PLAN**

Prepared for: RAINBOW PASEO, LLC
Prepared by: CONSENSUS PLANNING, INC.

