

**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 GROUND COVER 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: 758,576 SF (17.41 AC)  
BUILDING AREA (BUILDING ENVELOPE): -241,847 SF  
NET AREA: 516,729 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 77,509 SF  
PROVIDED LANDSCAPE AREA: 159,509 SF (31%)

OPEN SPACE REQUIREMENTS  
250 SF OF OPEN SPACE REQUIRED PER 2-BEDROOM UNIT  
300 SF OF OPEN SPACE REQUIRED PER 3+ BEDROOM UNIT  
OPEN SPACE PROVIDED: 63,900 SF  
OPEN SPACE REQUIRED (73 X 300 SF, 168 X 250 SF): 159,509 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: 121,940 SF (76%)  
PROVIDED GROUND-LEVEL PLANTS: 30,145 SF (25%)

LANDSCAPE TURF:  
10% OF REQUIRED LANDSCAPED AREAS MAY BE IRRIGATED TURF.  
TURF ALLOWED: 7,750 SF  
TURF PROVIDED: 6,112 SF

SITE TREES:  
1 TREE REQUIRED PER UNIT.  
SITE TREES REQUIRED: 241  
SITE TREES PROVIDED: 263

PARKING LOT TREES:  
THE PROJECT IS PROVIDING 112 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.  
PARKING LOT TREES REQUIRED: 11  
PARKING LOT TREES PROVIDED: 38

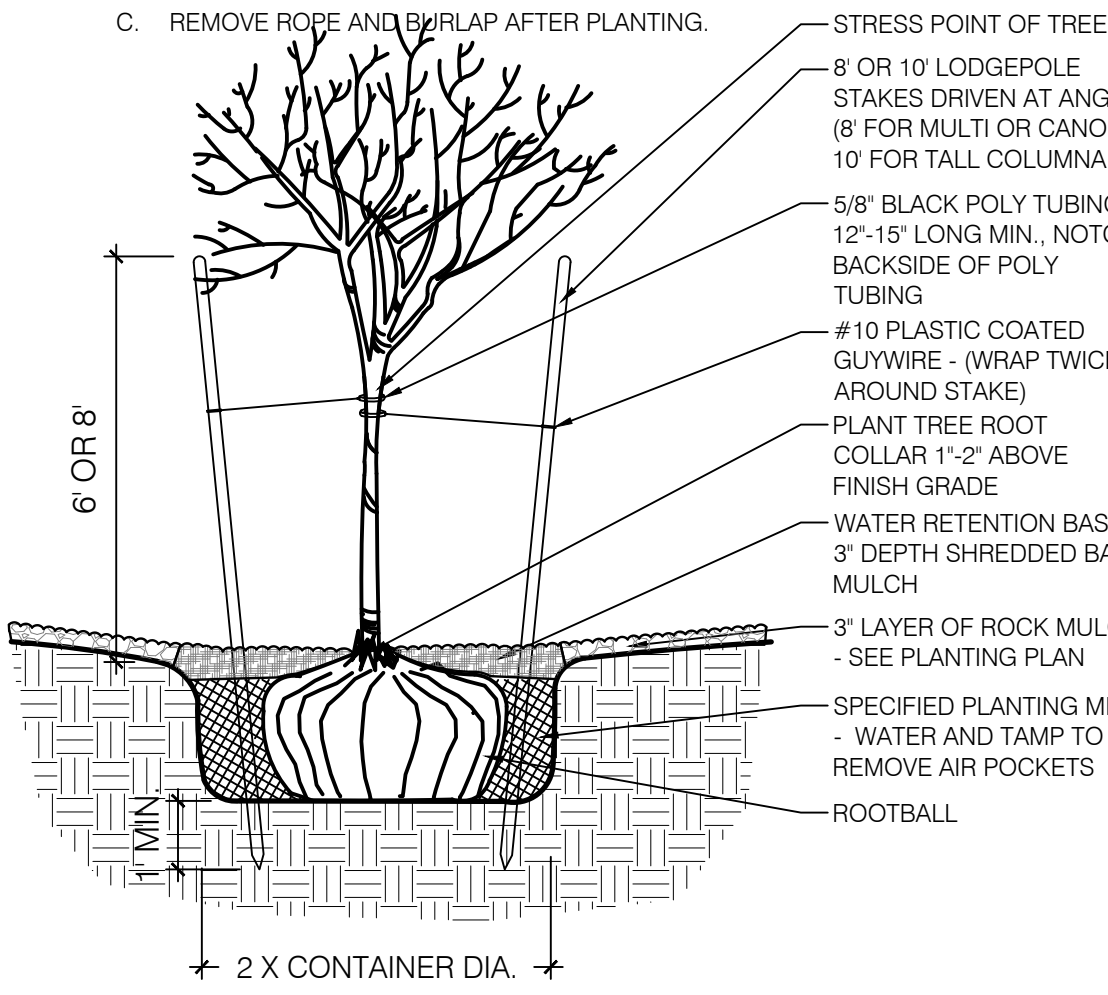
STREET TREES:  
TREELINE AVENUE IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 50' O.C.

TREELINE AVENUE FRONTAGE IS 910'.  
STREET TREES REQUIRED: 19  
STREET TREES PROVIDED: 31

**PLANT LEGEND**

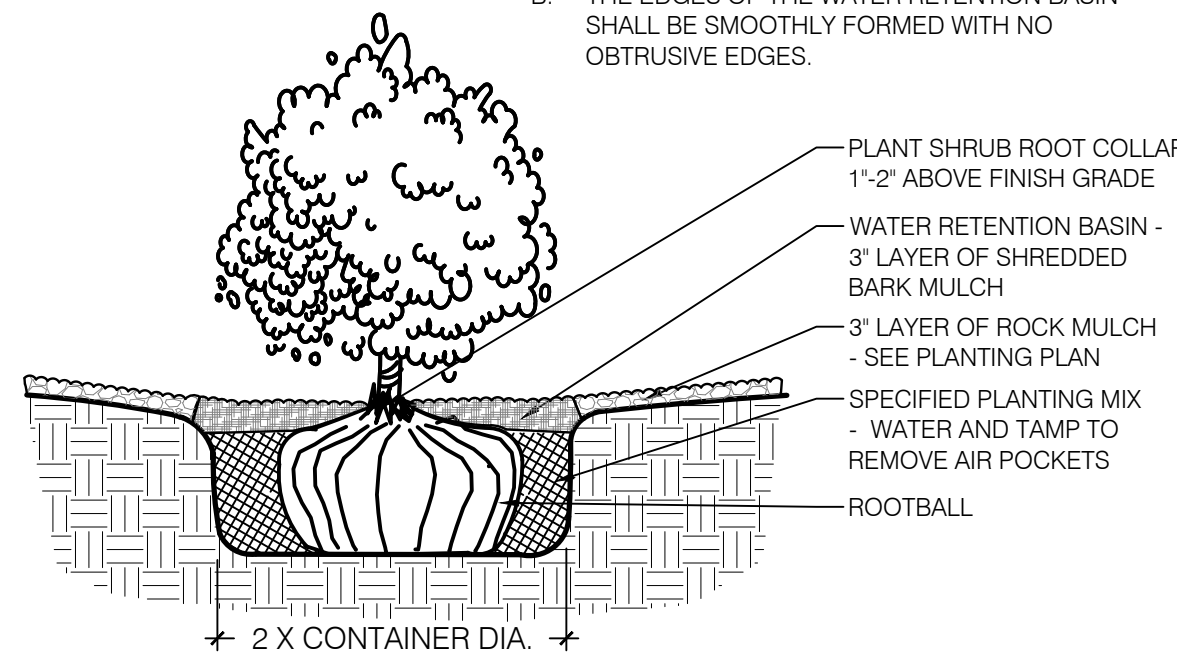
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>					
53		ACER TATARICUM GARANN HOT WINGS MAPLE	2' B&B	20' HT. X 24' SPR.	MED+
20		CERCIS RENIFORMIS OKLAHOMA REDBUD	2' B&B	14' HT. X 12' SPR.	MED
16		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	LOW+
31		FRAXINUS OXYCARPA RAYWOOD RAYWOOD ASH	2.5' B&B	35' HT. X 25' SPR.	MED+
19		PINUS NIGRA AUSTRIAN PINE	B&B	35' HT. X 25' SPR.	MED
25		PISTACIA ATLANTICA X RED PUSH RED PUSH PISTACHE	2' B&B	40' HT. X 30' SPR.	MED
52		ULMUS PARVIFOLIA ALLEE ELM	2' B&B	40' HT. X 35' SPR.	MED+
26		PYRUS CALLERYANA 'AUTUMN BLAZE' AUTUMN BLAZE PEAR	2' B&B	30' HT. X 25' SPR.	MED+
33		VITEX AGNIUS-CASTUS PURPLE CHASTETREE (MULTI-TRUNK)	15-GAL	20' HT. X 20' SPR.	MED
<b>SHRUBS AND GROUNDCOVERS</b>					
301		ACHILLEA MOONSHINE / SANGRIA MOONSHINE / SANGRIA YARROW (50/50)	1-GAL	2' HT. X 2' SPR.	MED
131		BUDDEIA DAVIDI NANHOENSIS DWARF BLUE BUTTERFLY BUSH	1-GAL	4' HT. X 4' SPR.	MED
176		CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA	1-GAL	4' HT. X 4' SPR.	LOW
116		CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM	1-GAL	4' HT. X 4' SPR.	LOW
72		FALLUGIA PARADOXA APACHE FLUME	1-GAL	5' HT. X 5' SPR.	LOW
139		JUNIPERUS HORIZ 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.	MED
20		JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5-GAL	1' HT. X 8' SPR.	MED
23		NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO	1-GAL	4' HT. X 4' SPR.	MED+
83		PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
171		POTENTILLA FRUTICOSA 'JACKMANI' JACKMAN'S SHRUBBY CINQUEFOIL	1-GAL	3' HT. X 3' SPR.	MED
65		PRUNUS CISTENA CISTENA PLUM	5-GAL	6' HT. X 6' SPR.	MED
90		PRUNUS GLANDULOSA FLOWERING ALMOND	5-GAL	4' HT. X 4' SPR.	MED
169		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	1-GAL	2' HT. X 4' SPR.	LOW+
203		SALVIA DORRII PURPLE SAGE	1-GAL	3' HT. X 3' SPR.	MED
122		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	1-GAL	30' HT. X 3' SPR.	MED
<b>DESERT ACCENTS</b>					
104		DASYLIRON WHEELERI DESERT SPOON	1-GAL	4' HT. X 4' SPR.	LOW
97		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW
<b>ORNAMENTAL GRASSES</b>					
245		CALAMOGOSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1-GAL	30' HT. X 3' SPR.	MED
293		MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	1-GAL	3' HT. X 4' SPR.	MED
<b>MULCHES AND BOULDERS</b>					
		MOSS ROCK BOULDERS (3x3 MIN)			
		GRAY CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
		7/8" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
		3/4-1" PAGE ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
		2'-4" COYOTE MIST COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
		SUNSET ROSE CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
		DOG PARK ENGINEERED WOOD FIBER (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
		TURF - BLUEGRASS SOD			
<b>REVEGETATIVE SEEDING</b>					
		AREAS SHALL BE REVEGETATED BY HYDROMULCH TACKIFIER APPLICATION PER COA SPECIFICATION SECTION 1012 (GRAVELLY UPLANDS AND SLOPES). LIMITS OF REVEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC.			

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.

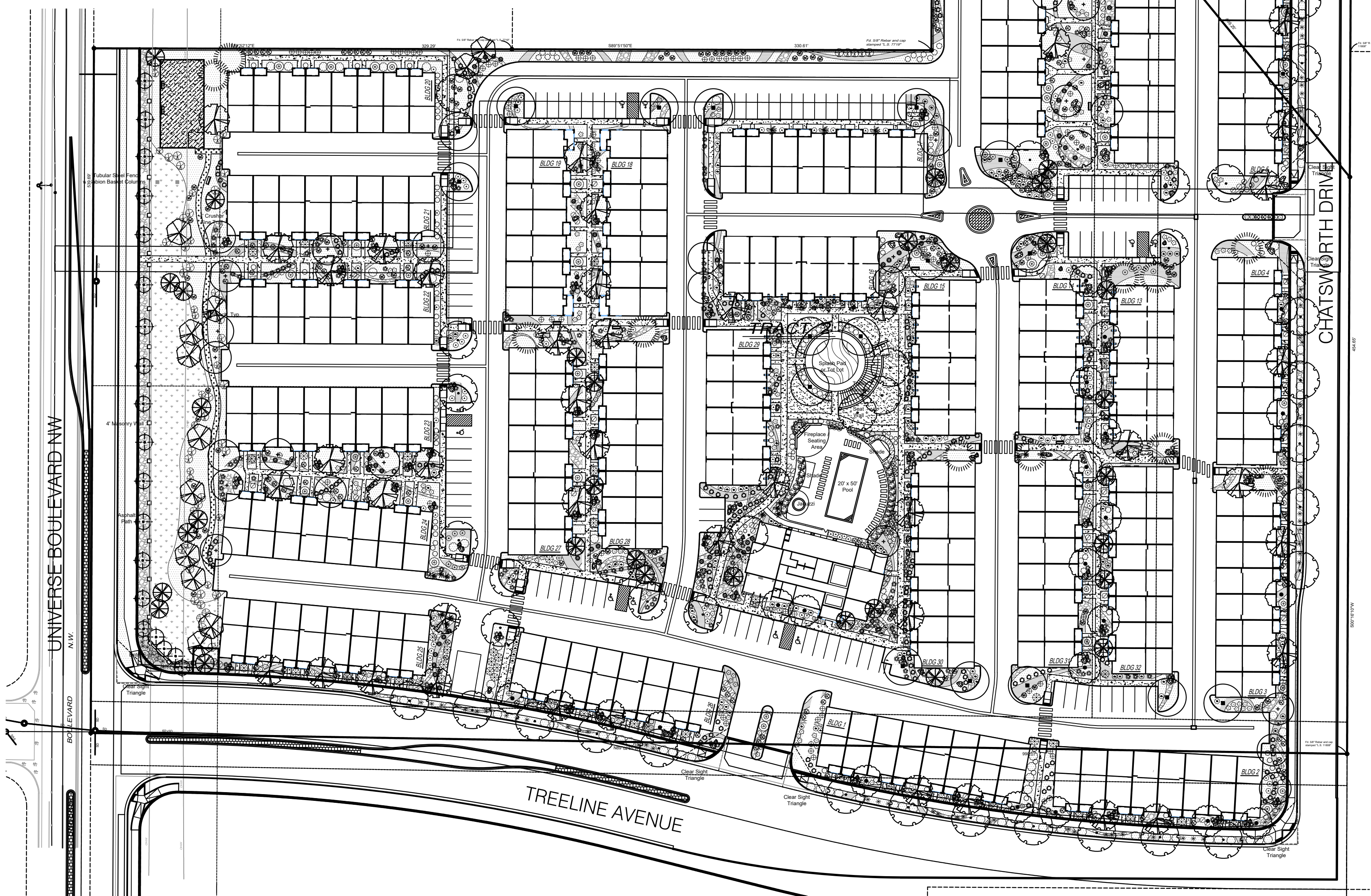


TREE PLANTING DETAIL  
SCALE: N.T.S.

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.



SHRUB PLANTING DETAIL  
SCALE: N.T.S.

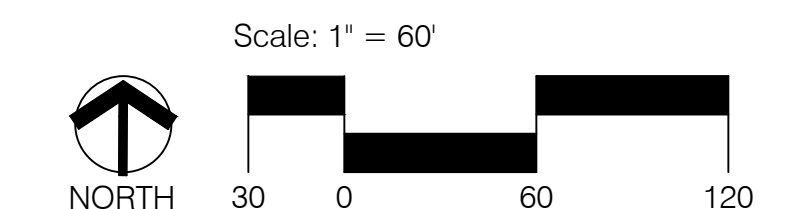


**SONATA**

LANDSCAPE PLAN

Prepared for:  
SONATA TRAILS, LLC

Prepared by:  
CONSENSUS PLANNING, INC.



7-23-20



JULY 2, 2020  
REV. JULY 23, 2020