

LANDSCAPE DESIGN

Section D

SECTION D. LANDSCAPE DESIGN CONSIDERATIONS

The primary intentions in landscape design and plantings are

- 1) the maintenance and definition of views;
- 2) the definition of neighborhoods through streetscapes;
- 3) the maintenance and stabilization of existing slopes;
- 4) the use of native vegetation making use of on-site drainage.

A. View Maintenance

View maintenance is of particular concern at Estancia Primera as views are, of course, an important aspect in an individual tract's design. Great care must be taken that any plantings protect or enhance views from adjacent sites.

B. Street Trees

Street trees should follow a consistent theme within any village, and should receive their primary water supply from ponding systems related to the developed drainage systems. Street trees should not hinder views from within the village cluster or from adjacent tracts.

C. Other Trees

Other trees may be ornamental trees for use in parks or at entries or screen trees used to block wind, noise and undesirable views, provided they do not hinder views from adjacent tracts.

D. Slope Stabilization & Planting

Grasses, ground covers and shrubs with spreading root systems will be especially effective in slope stabilization. These should be used in conjunction with brow ditch systems and construction systems used at steep slopes.

Retaining walls should be in keeping with the architectural theme of blending built environment with the natural environment. Stone and heavy timbers should be the primary materials for both retaining and rip-rap. Stepped and/or staggered planes are better than one large mass.

E. Slope Retention Walls

The same principles apply here as for slope stabilization and planting.

F. Native versus Domestic Plantings

Native plantings are strongly urged due to their low maintenance and drought resistant character. The beauty of Chamisa and Asters blooming in August, and the slope stabilizer characteristics of New Mexico Locusts make native plantings very appropriate in Estancia Primera.

G. Irrigation

Integrating drainage engineering with planting systems will be a major part of the landscaping scheme. The use of cisterns will be strongly encouraged in all tracts. Drip irrigation should comprise the main portion of any artificial irrigating system.

H. Soil Additives

Compost shall be decomposed, sterile organic material such as cotton hulls, pine bark, or sterile manure products or approved equal fertilizer. This material shall have been composted at least six (6) months and shall be free of grass, weed seed, debris, or any toxic substances. The landscape contractor may at his option substitute peat moss in equal quantities for the above compost materials. This will be spread to a minimum depth of 1/4" and a maximum depth of 1/2" over the entire area. The above soil amendment material shall consist of a mixture of 2/3 compost and 1/2 volume (existing soil).

I. Maintenance

Maintenance shall be a requirement of each neighborhood association.

J. Plant & Tree List

The following are suggested native and domestic plantings for low maintenance.

Grasses

Western Wheatgrass (*Agropyron Smithii*)
Little Bluestem (*Andropogon Scoparius*)
Side Oats Grama (*Bouteloua Curtipendula*)
Blue Grama (*Bouteloua Gracilis*)
Buffalograss (*Buchloe Dactyloides*)
Indian Ricegrass (*Oryzopsis Hymenoides*)

Flowers

Desert Marigold (*Baileya Multiradiata*)
Columbine (*Aquilegia*)
Purple Aster (*Aster Bigelovii*)
Wild Poppies (*Eschscholzia*)
Blanketflower, Firewheel (*Gaillardia*)
Skyrocket (*Ipomopsis Aggregata*)
Blue Flax (*Einum Lewisii*)
Coneflower (*Ratibida Columnaris*)

Shrubs or Small Trees

Rocky Mountain Maple (*A. Glabrum*)
Indigo Bush (*Amorpna Carescens*)
Wormwood Sagebrush (*Artemisia*)
Four-Wing Saltbush (*Atriplex Canescens*)
Curl-Lead Mountain Mahogany (*Cercoarpus Ledyolius*)

Mountain Mahogany (*C. Montanus*)
Fernbush (*Chamaebatiaria Millepolium*)
Rabbitbush, Chamisa (*Chrysothamus*)
Virgins Bower (*Clematis Ligusticifolia*)
wood vine for steep slopes, flowering
Cliff Rose (*Cowania Mexicana*)
Apache Plume (*Fallugia Paradoxa*)
New Mexico Privet (*Forestiera Neo-Mexicana*)
Rocky Mountain Juniper (*Juniperus Scopulorum*)
Creeping Mahonia (*Mahonia Repens*)
Pinyon Pine (*Pinus Edulis*)
Schrubby Cinquefoil (*Pontentilla Frutitosa*)
Three-Leaf Sumac (*Rhus Trilobata*)
Golden Currant (*Ribes Aureum*)
Austrian Copper (*Rosa Foetida Bicolor*)
Silver Buffaloberry (*Shephard Argentea*)

Trees

Bigtooth Maple (*A. Grandidentatum*)
Smooth Cypress (*C. Glabra*)

Pinyon Pine (*Pinus Edulis*)

Arizona White Oak (*Quercus Arizona*)
Cinquapin Oak (*Q. Muehlenbergii*)
New Mexico Locust (*Robina Neomexicana*)

The native plants listed above were selected for their excellent adaptability to the Estancia Primera site. All are hardy, low maintenance plants that require little or no watering after a first season of generous watering. Some plants listed are more adapted to sloping sites, windbreaks or erosion control than others and therefore should be selected for their intended use. Consultation with a qualified nursery is suggested for best results.