

APRC MULTI-FAMILY
 LANDSCAPE CONCEPT PLAN
 UPDATED FOR 05.01.18 SITE PLAN
 Asset Plus Realty Corporation

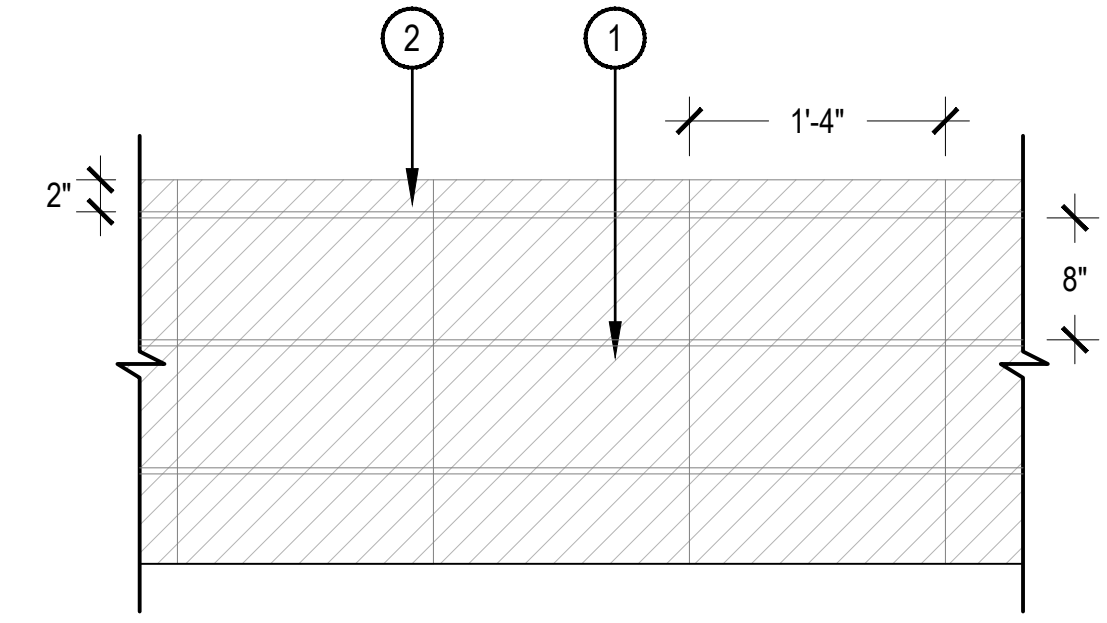
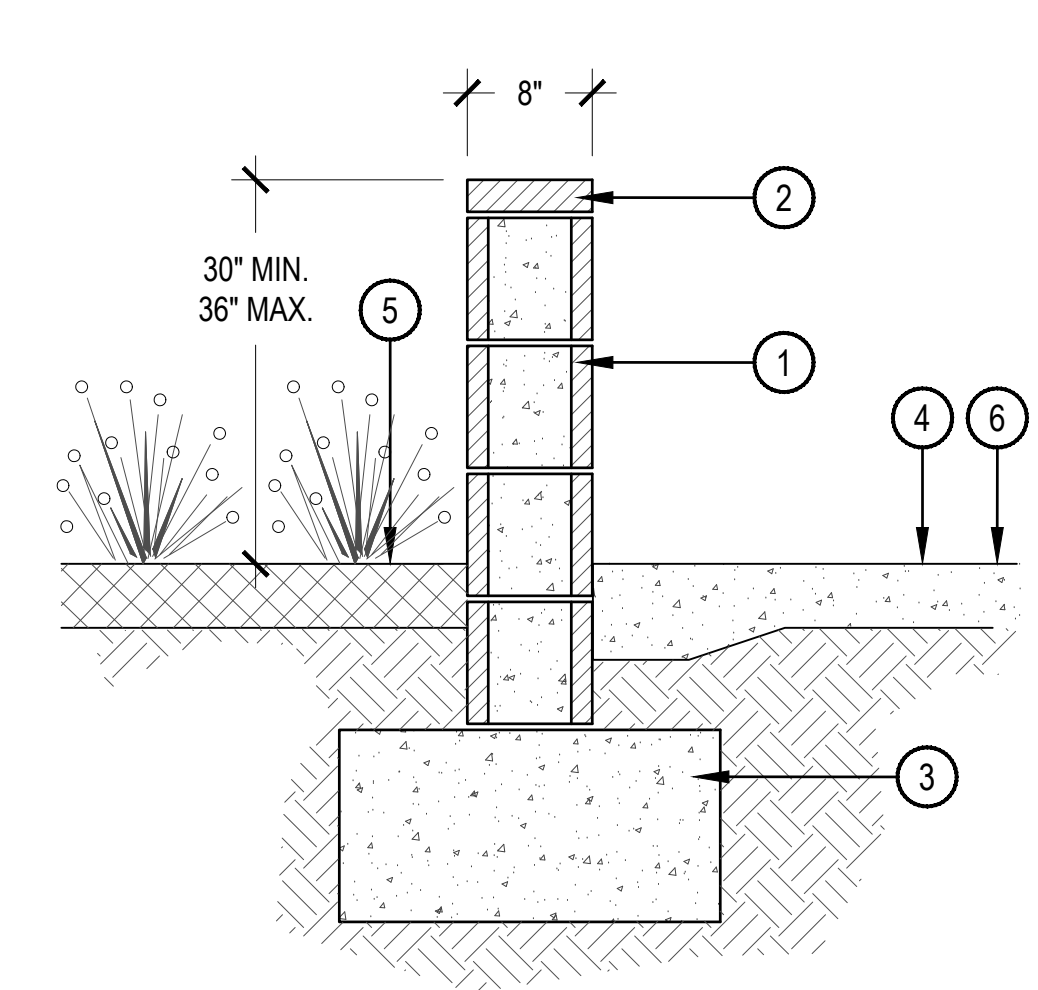
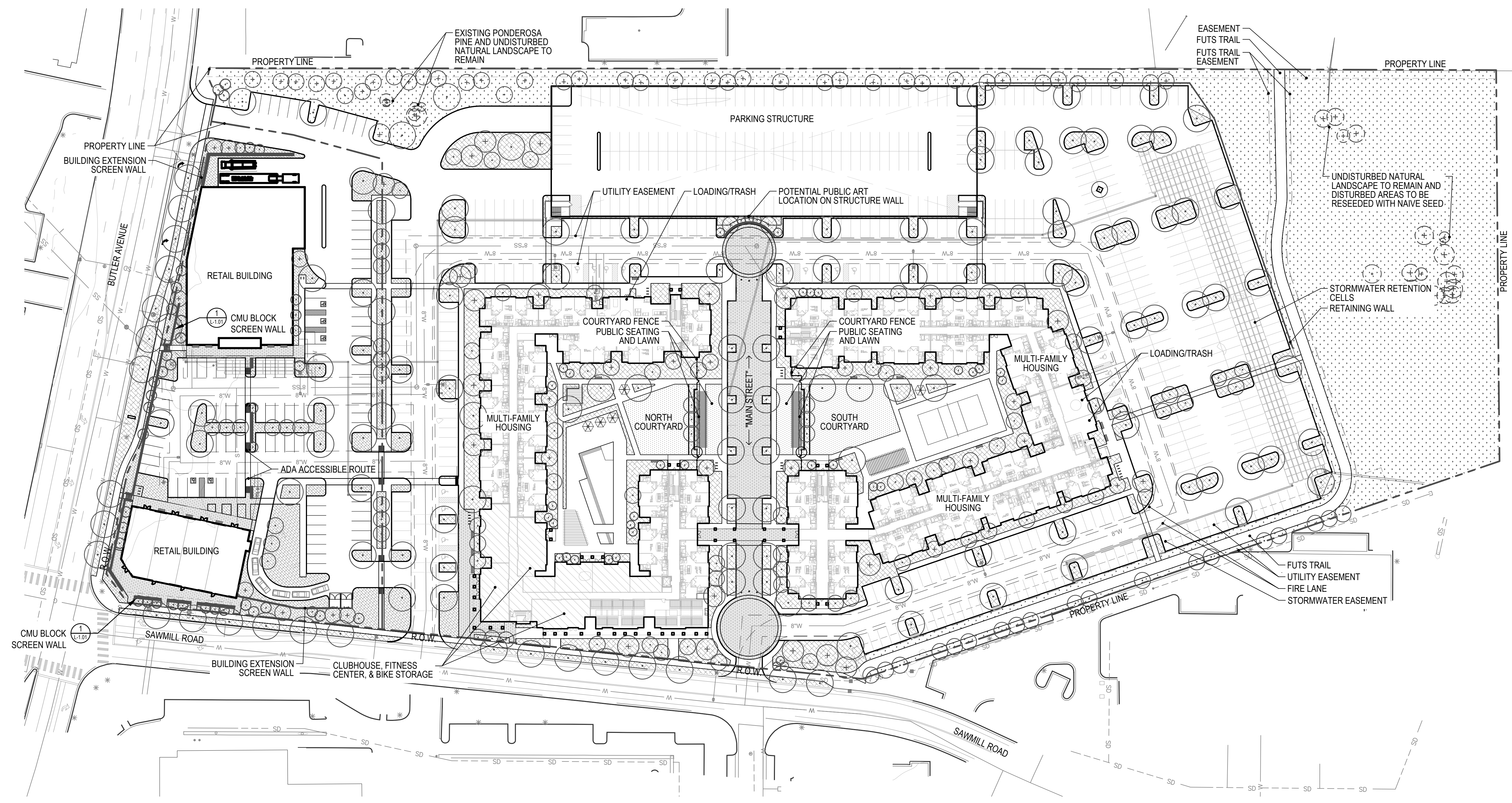
OWNER:
 Barrett O. Kirk
 950 Corbindale Road, Ste. 300
 Houston, TX 77024
 713.782.5800

NOT FOR CONSTRUCTION

DATE:
 CONCEPT PLAN 09.06.18

SHEET TITLE:
 LANDSCAPE PLAN

L-1.01



- ① CMU BLOCK TO COMPLIMENT RETAIL MASONRY
- ② 2" CMU CAP TO COMPLIMENT RETAIL MASONRY
- ③ CONCRETE FOOTER TO BE DESIGNED BY STRUCTURAL
- ④ ADJACENT CONCRETE FLATWORK
- ⑤ ADJACENT LANDSCAPING
- ⑥ FINISH GRADE

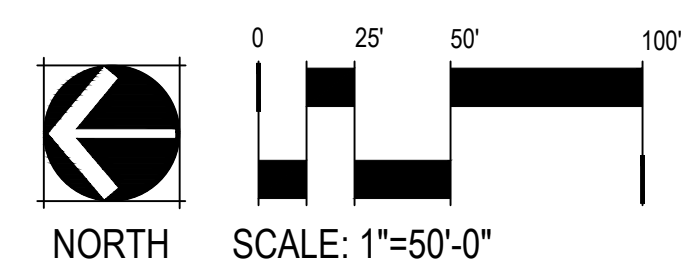
1 CMU BLOCK SCREEN WALL

SCALE: 1" = 1'-0"

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- LARGE ORNAMENTAL TREE
- SMALL ORNAMENTAL TREE
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- SCREEN/RETAINING WALL
- LANDSCAPE BED
- SOD
- NATIVE SEED/UNDISTURBED NATIVE
- *ENHANCED PAVING
- BENCH
- BIKE RACKS
- TABLE WITH UMBRELLA
- FIRE FEATURE

*ENHANCED PAVING TO BE CONCRETE PAVERS OR COLORED CONCRETE, DESIGNED TO COMPLIMENT BUILDING CHARACTER AND COLOR



CHECKED BY: AH
 DRAWN BY: KW

SITE LANDSCAPE CALCULATIONS

LOT 1 - RESIDENTIAL		12.27 ACRES		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
STREET BUFFER (10' WIDTH)						
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 20	15 GALLON**	20		
500	SHRUBS	2 PER TREE = 40	5 GALLON	TBD		
	GROUNDCOVER	2 PER TREE = 40	1 GALLON	TBD		
	EXISTING TREES*			0		
PERIPHERAL BUFFER						
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 56	15 GALLON**	56		
1390	SHRUBS	2 PER TREE = 112	5 GALLON	TBD		
	GROUNDCOVERS	2 PER TREE = 112	1 GALLON	TBD		
	EXISTING TREES			0		
PARKING AREA						
TOTAL PARKING SPACES	TREES	2 EVERY 8 PARKING SPACE = 108	15 GALLON**	109		
431	SHRUBS	2 PER TREE = 216	5 GALLON	TBD		
	GROUNDCOVERS	2 PER TREE = 216	1 GALLON	TBD		
	MIN. INTERIOR LANDSCAPED AREA	30sf PER SPACE = 12,930sf		20,675sf		
BUILDING FOUNDATION - RESIDENTIAL						
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 85	15 GALLON**	87		
2,133	SHRUBS	2 PER TREE = 170	5 GALLON	TBD		
	GROUNDCOVERS	2 PER TREE = 170	1 GALLON	TBD		

LOT 2 - RETAIL		2.24 ACRES		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
STREET BUFFER (10' WIDTH)						
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 28	15 GALLON**	28		
706	SHRUBS	2 PER TREE = 56	5 GALLON	TBD		
	GROUNDCOVER	2 PER TREE = 56	1 GALLON	TBD		
	EXISTING TREES*			0		
PARKING AREA						
TOTAL PARKING SPACES	TREES	2 EVERY 8 PARKING SPACE = 21	15 GALLON**	22		
82	SHRUBS	2 PER TREE = 42	5 GALLON	TBD		
	GROUNDCOVERS	2 PER TREE = 42	1 GALLON	TBD		
	MIN. INTERIOR LANDSCAPED AREA	30sf PER SPACE = 2,460sf		4,471sf		
PARKING LOT SCREENING						
TOTAL PARKING SPACES ADJACENT TO ROADWAYS	SHRUBS	2 SHRUBS PER PARKING SPACE = 18	5 GALLON	TBD		
9		(~80% VISUAL SCREENING MIN. HEIGHT = 3.5 FEET)				
BUILDING FOUNDATION - WEST						
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 14	15 GALLON**	17		
355	SHRUBS	2 PER TREE = 28	5 GALLON	TBD		
	GROUNDCOVERS	2 PER TREE = 28	1 GALLON	TBD		
BUILDING FOUNDATION - EAST						
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 21	15 GALLON**	21		
514	SHRUBS	2 PER TREE = 42	5 GALLON	TBD		
	GROUNDCOVERS	2 PER TREE = 42	1 GALLON	TBD		

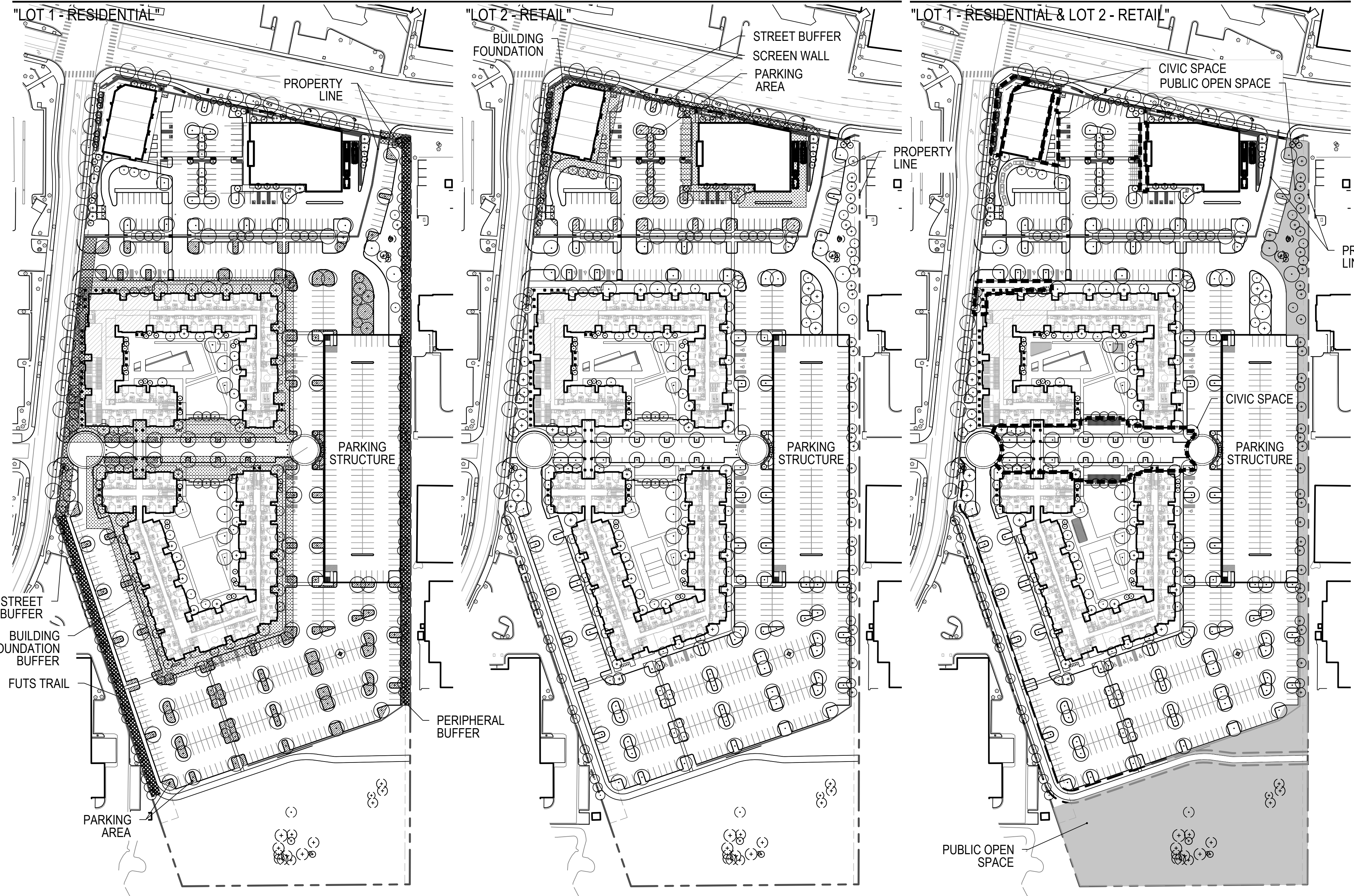
HYDROZONE 1: OASIS ZONE ALLOWANCE		
	MAXIMUM ALLOWANCE	PROVIDED
LOT 1 - RESIDENTIAL	23,100sf (100sf PER UNIT)	11,639sf
LOT 2 - RETAIL	2,276sf (2.5% OF TOTAL AREA)	0sf (0.0% OF TOTAL AREA)

QUANTITATIVE LANDSCAPE DESIGN PARAMETERS - R.O.W.

T-5: HIGHER DENSITY MIXED-USE AREA - COMMERCIAL PREVALENT		
	PARKWAYS, TREE WELLS	MEDIANS
TYPE DENSITY PLACEMENT	MAX. TWO TYPES PER ROAD SEGMENT 1 PER 45 FEET 45 FT O.C. (AS PRACTICAL)	MAX. TWO TYPES PER ROAD SEGMENT 1 PER 45 FEET 45 FT O.C. (AS PRACTICAL)
SHRUBS	PARKWAYS, TREE WELLS	MEDIANS
TYPE	NONE	1 PER 50 PLANTS TO MAX. 5 TYPES MIN. 15% PER TYPE
DENSITY	NONE	MIN. 75% COVERAGE AT MATURITY
PLACEMENT	NONE	LESS GROUNDCOVER SPECIES APPROPRIATE SPACING WITH DIAMOND PATTERN
GROUNDCOVER	PARKWAYS, TREE WELLS	MEDIANS
TYPE	PER T-4 (TREE WELLS FOR MEDIANS)	1 PER 500 PLANTS TO MAX. 5 TYPES MIN. 15% PER TYPE
DENSITY	PER T-4 (TREE WELLS FOR MEDIANS)	MIN. 75% COVERAGE AT MATURITY
PLACEMENT	PER T-4 (TREE WELLS FOR MEDIANS)	LESS SHRUBS SPECIES APPROPRIATE SPACING WITH DIAMOND PATTERN

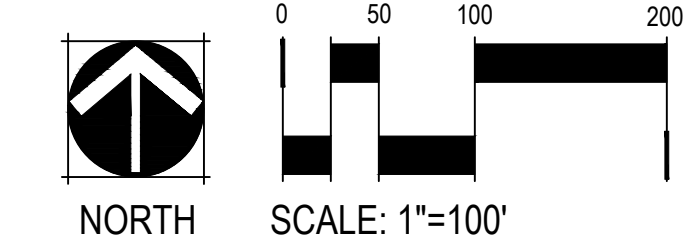
* EACH EXISTING TREE THAT IS 6"-10" IN DIAMETER AT BREAST HEIGHT (DBH) MAY SUBSTITUTE FOR THE REQUIREMENT OF ONE LANDSCAPE TREE. EACH EXISTING TREE THAT IS 10"-18" DBH MAY SUBSTITUTE FOR THE REQUIREMENT OF TWO LANDSCAPE TREES. EACH EXISTING TREE THAT IS 18" DBH MAY SUBSTITUTE FOR THE REQUIREMENT OF THREE LANDSCAPE TREES. FOR EACH EXISTING TREE RETAINED IN A LANDSCAPE AREA, THE REQUIREMENT FOR SHRUBS AND GROUNDCOVERS ASSOCIATED WITH THAT TREE WILL BE WAIVED. (CITY OF FLAGSTAFF LANDSCAPING STANDARDS SECTION 10-50.60.050.A)
**EACH PROPOSED NATIVE TREE TO BE 15 GAL MINIMUM, EACH PROPOSED NON-NATIVE TREE TO BE 6' TALL OR 2" CAL MINIMUM.

SITE LANDSCAPE CALCULATIONS DIAGRAM



LEGEND

- STREET BUFFER
- PARKING AREA
- *PERIPHERAL BUFFER
- BUILDING FOUNDATION
- OUTDOOR PEDESTRIAN AMENITY SPACE/CIVIC SPACE
- PUBLIC OPEN SPACE



SITE DEVELOPMENT REQUIREMENTS - LOT 1 RESIDENTIAL			534,449 SF / 2.24 ACRES	
	REQUIRED	PROVIDED		
PEDESTRIAN AMENITY SPACE/CIVIC SPACE	26,722sf (5.0% OF TOTAL AREA)	27,672sf (5.2% OF TOTAL AREA)		
OPEN SPACE	80,167sf (15.0% OF TOTAL AREA)	101,615sf (19.0% OF TOTAL AREA)		

SITE DEVELOPMENT REQUIREMENTS - LOT 2 RETAIL			97,605 SF / 12.27 ACRES	
	REQUIRED	PROVIDED		
PEDESTRIAN AMENITY SPACE/CIVIC SPACE	4,880sf (5.0% OF TOTAL AREA)	6,213sf (6.4% OF TOTAL AREA)		

CONCEPT LANDSCAPE PLAN NOTES

- ALL LANDSCAPE AREAS ARE TO BE LANDSCAPE BED. SHRUBS AND TREES SHALL BE CHOSEN FROM THE CITY OF FLAGSTAFF PLANT LIST.
- AREA DESIGNATED AS CIVIC SPACE AND LANDSCAPING (INCLUDING SOD) AT THE CORNER OF BUTLER AND SAWMILL WILL BE CLASSIFIED AS HYDROZONE 1-OASIS ZONE. ALL OTHER LANDSCAPE WILL BE CLASSIFIED AS HYDROZONE 2 - TRANSITION ZONE.

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