

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS & UTILIZE PASSIVE RAINWATER HARVESTING.

NOTES:

1. ROOF RUNOFF COLLECTED IN GUTTERS/DOWNSPOUTS WILL PASSIVELY IRRIGATE AT-GRADE LANDSCAPING
2. ALL LANDSCAPING INSTALLED PER CITY OF FLAGSTAFF LANDSCAPE STANDARDS SECTION 10-50.60

PROJECT INFORMATION

PROJECT NAME: MIRAMONTE AT PONDEROSA PARKWAY
 PROJECT LOCATION: 1650 E. PONDEROSA PARKWAY
 APNs: 107-07-002E
 TOTAL SQUARE FOOTAGE: 521,413.2 SQUARE FEET
 TOTAL ACREAGE: 11.97 ACRES
 CURRENT ZONING DISTRICT: RURAL RESIDENTIAL (RR)
 PROPOSED ZONING DISTRICT: HIGH DENSITY RESIDENTIAL (HR)
 TOTAL NUMBER OF RESIDENTIAL: 169 UNITS
 DENSITY: 14.11 UNITS/ACRE
 HEIGHT: 3 STORIES
 CURRENT USE: VACANT
 DEVELOPER: MIRAMONTE HOMES
 102 S. MIKES PIKE ST.
 FLAGSTAFF, AZ 86001
 928-774-0028

LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE SECTION #910.12.
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
 - A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
 - B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
 - C. REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
 - D. MAINTENANCE OF IRRIGATION SYSTEM.
3. DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY .
4. MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

IRRIGATION NOTES

1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
5. IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES. BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
6. ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
8. EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

TABULATIONS

STREET BUFFER: 1050.23 LF/25 = 42 TREES 84 SHRUBS
 84 GROUND COVERS REQUIRED
 PERIPHERAL BUFFER: 2443.02 LF/25 = 98 TREES 196 SHRUBS
 196 GROUND COVERS REQUIRED
 PARKING AREAS: 273 / 8 * 2 = 68 TREES 136 GROUND COVERS
 BUILDING FOUNDATIONS (PER BLDG): 367 LF/25 = 14.68 TREES 29.36 SHRUBS

TOTAL FOR 13 BUILDINGS: 191 TREES 382 SHRUBS
 382 GROUND COVERS REQUIRED

TOTAL PLANTS REQUIRED: 399 TREES 798 SHRUBS
 798 GROUND COVERS REQUIRED

EXISTING TREES CREDITS: 157 TREES 314 SHRUBS
 314 GROUND COVERS

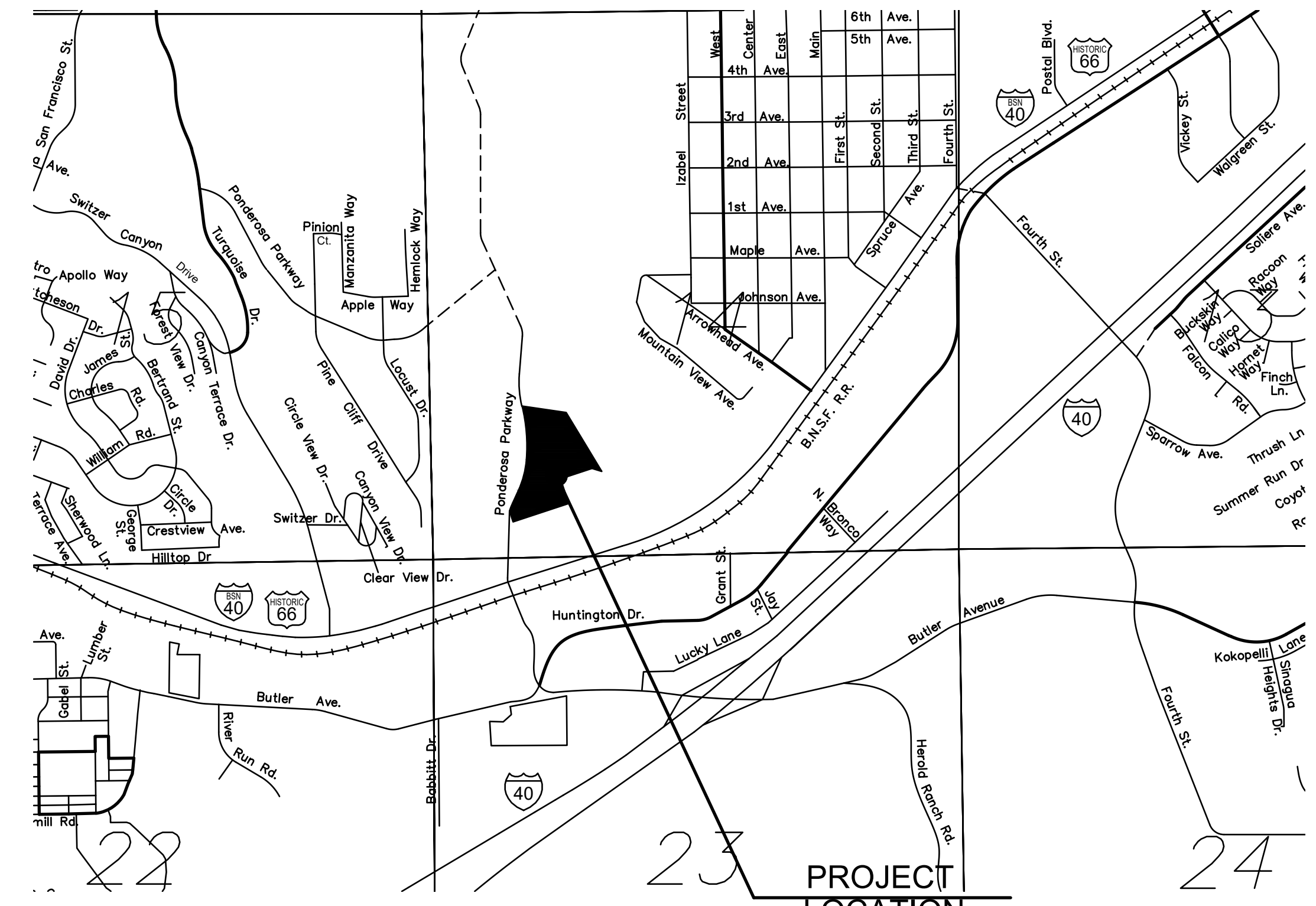
NEW TREES PROVIDED: 260
 NEW SHRUBS PROVIDED: 520 (2 PLANTED @ EACH TREE)
 NEW GROUNDCOVER PROVIDED: 520 (2 PLANTED @ EACH TREE)

PONDEROSA PARKWAY LANDSCAPE PLAN

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

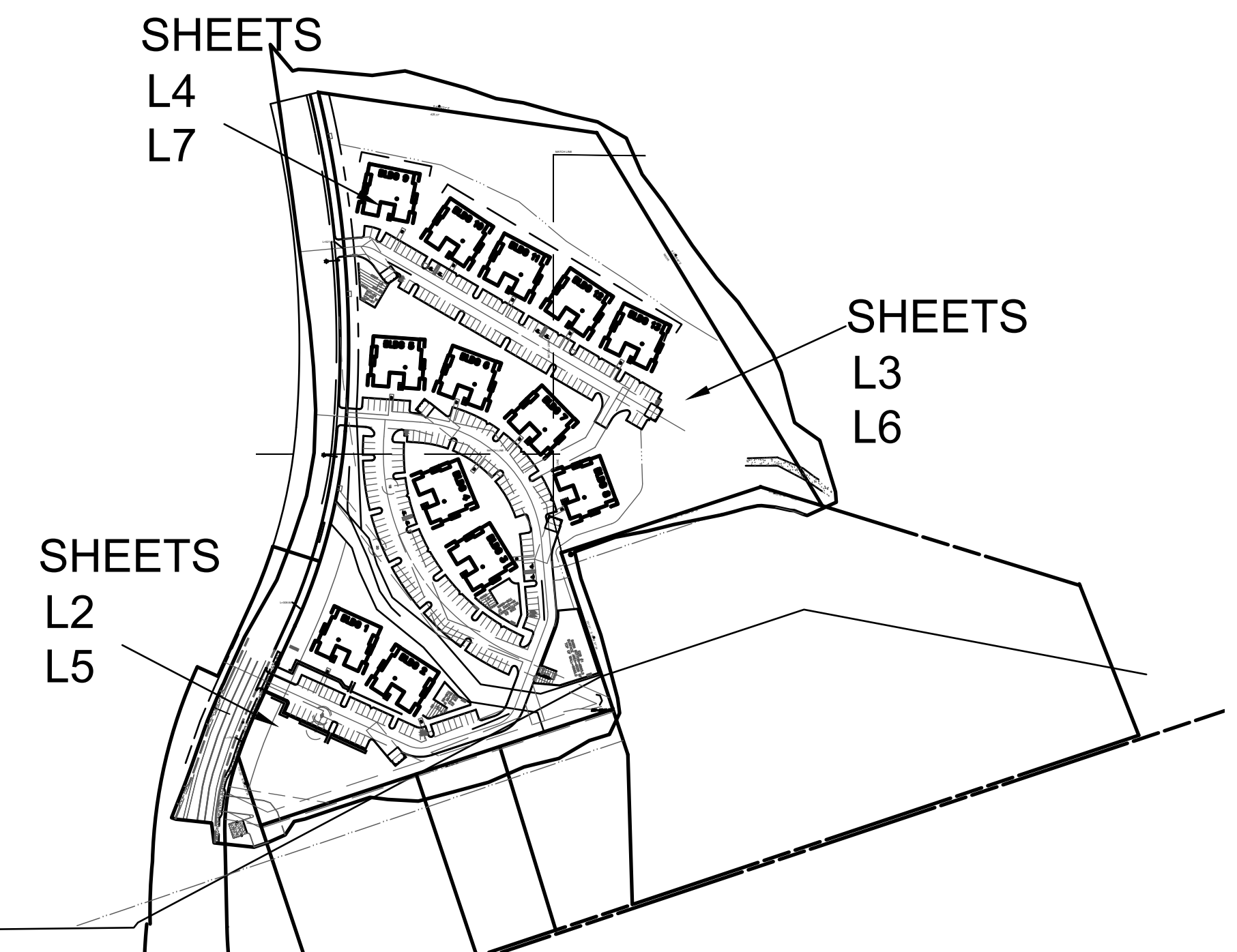
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	ACER FREEMANII	AUTUMN BLAZE MAPLE		6' HT.	11
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	27
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	47
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	63
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	15
	PICEA PUNGENS	COLORADO BLUE SPRUCE		6' HT	59
	PINUS EDULIS	PINYON PINE	NATIVE	15 G.C.	38
SHRUBS					
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	151
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	66
	FALLUGIA PARADOXA	APACHE PLUME	NATIVE	1 G.C.	89
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	107
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	107
GROUND COVERS AND ACCENTS					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	191
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	246
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	83



VICINITY MAP

N.T.S.



KEY PLAN

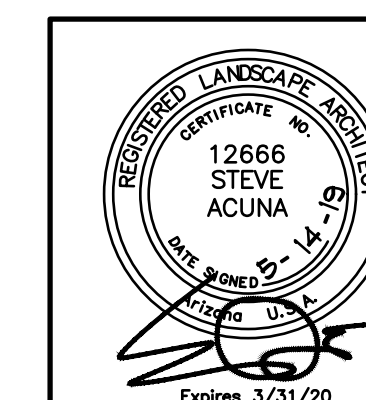
SCALE 1" = 200'

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	4 STA. 6
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	2
	DRIP VALVE ASSEMBLY	RAINBIRD X CZ-075-PRF	7
	DRIP VALVE ASSEMBLY ANTI-SYPHON	RAINBIRD XACZ-075-PRF	12
	TREE EMITTER	RAINBIRD XB-10-6	272
	SHRUB EMITTER	RAINBIRD XB-10-6	815

EXISTING TREE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER	94
	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER	64
CALIPER	EXISTING TREE CREDITS CALCULATIONS	CREDITS
6"-10"	25 @ 1:1	25
10"-18"	63 @ 2:1	126
>18"	2 @ 3:1	6
	TOTAL	157



PONDEROSA PARKWAY
 LANDSCAPE PLAN COVER SHEET

Acuña Coffeen
 Landscape Architects
 3532 N. Avenida Albor Tucson, Arizona 85745
 (520) 441-2754

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

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