

# 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.
  - A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS
  - B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND FORM
  - 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

EXISTING TREES CREDITS: 4 TREES 8 SHRUBS  
 8 GROUND COVERS

PERIPHERAL BUFFER: 1249.42 LF/25 = 50 TREES 100 SHRUBS  
 100 GROUND COVERS REQUIRED

EXISTING TREES CREDITS: 8 TREES 16 SHRUBS  
 16 GROUND COVERS

PARKING AREAS: 273 / 8 \* 2 = 68 TREES 136 GROUND COVERS

EXISTING TREES CREDITS: 40 TREES 80 SHRUBS  
 80 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

EXISTING TREES CREDITS: 24 TREES 48 SHRUBS  
 48 GROUND COVERS

TOTAL PLANTS REQUIRED: WITHOUT CREDITS 351 TREES 702 SHRUBS  
 702 GROUND COVERS REQUIRED

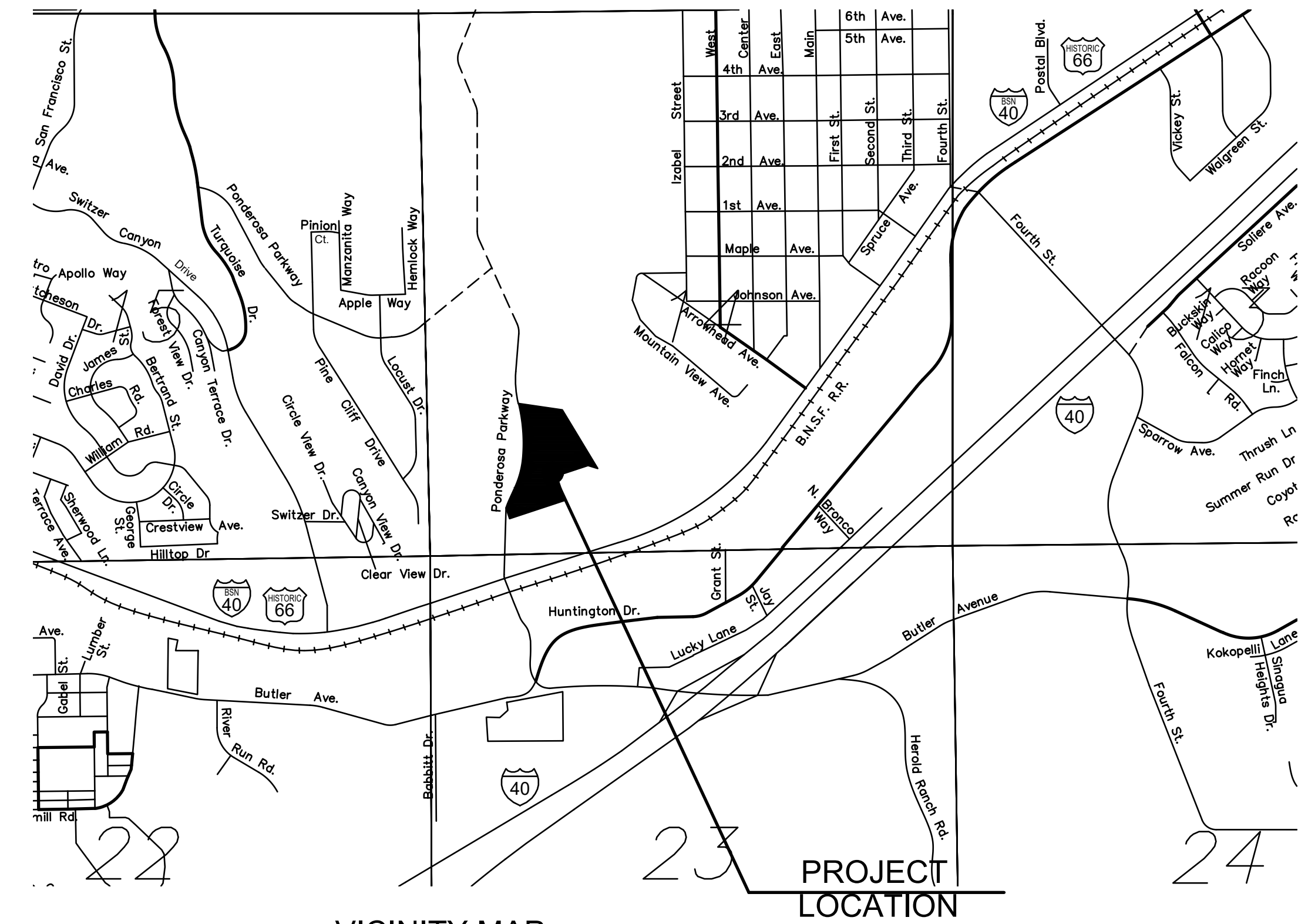
TOTAL PLANTS REQUIRED: WITH CREDITS 275  
 NEW TREES PROVIDED: 550 (2 PLANTED @ EACH TREE)  
 NEW SHRUBS PROVIDED: 550 (2 PLANTED @ EACH TREE)  
 NEW GROUND COVER PROVIDED: 550 (2 PLANTED @ EACH TREE)

# 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

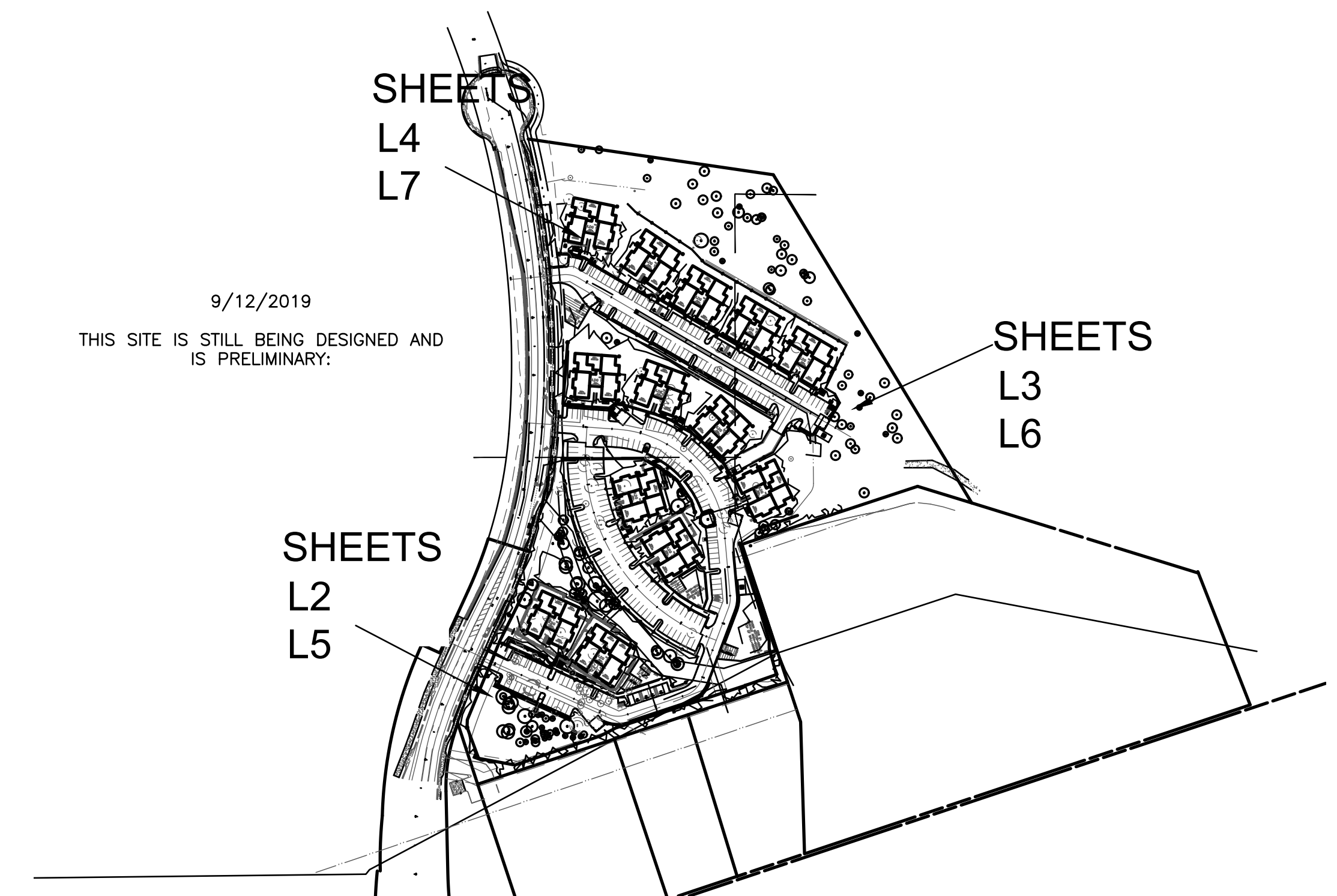
## PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
<b>TREES</b>					
	ACER FREEMANII	AUTUMN BLAZE MAPLE		6' HT.	16
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	27
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	47
	GLEDTISIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	63
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	20
	PICEA PUNGENS	COLORADO BLUE SPRUCE		6' HT	59
	PINUS EDULIS	PINYON PINE	NATIVE	15 G.C.	43
<b>SHRUBS</b>					
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	151
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	76
	FALLUGIA PARADOXA	APACHE PLUME	NATIVE	1 G.C.	99
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	109
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	117
<b>GROUND COVERS AND ACCENTS</b>					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	201
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	265
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	96



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. 3
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	4
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	17
	PRESSURE REGULATOR	RAINBIRD PSA L30X-075	3
	TREE EMITTER	RAINBIRD XB-10-6	275
	SHRUB EMITTER	RAINBIRD XB-10-6	1114



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.	

L1 OF 7

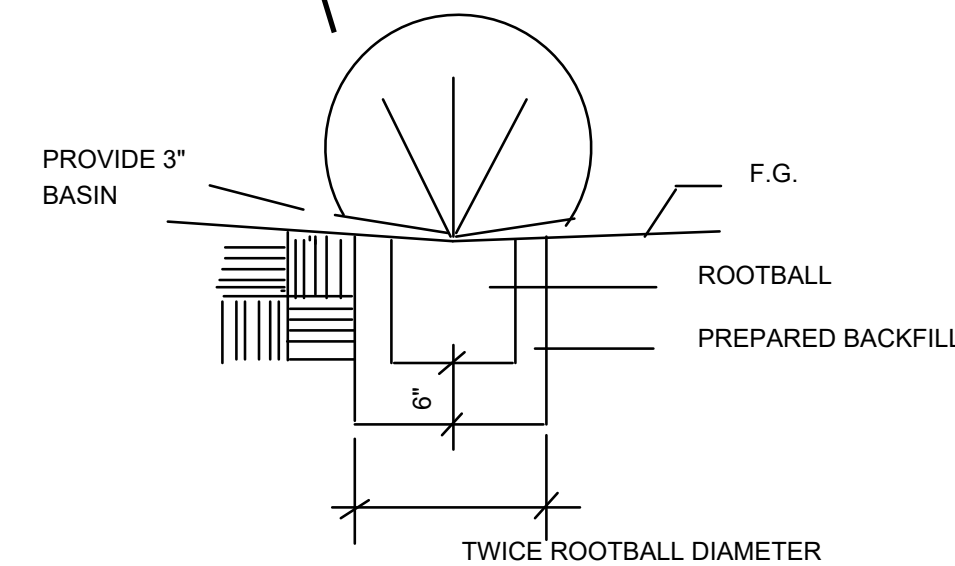
BLDG FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	8 @ 2:1	16
>18"	1 @ 3:1	3
TOTAL		22

STREET BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	2 @ 2:1	4
>18"	0 @ 3:1	0
TOTAL		4

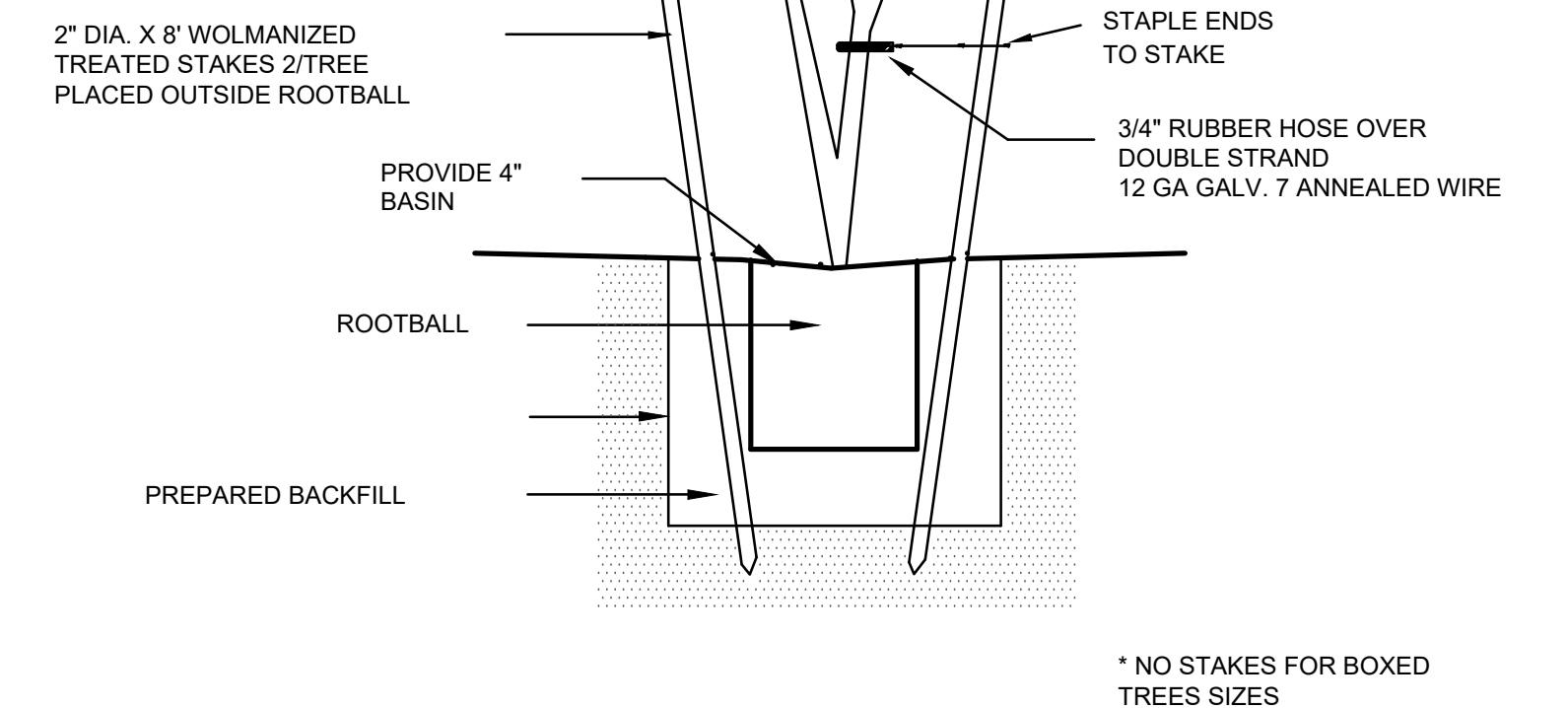
PARKING AREA EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	9 @ 1:1	9
10"-18"	14 @ 2:1	28
>18"	1 @ 3:1	3
TOTAL		40

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER

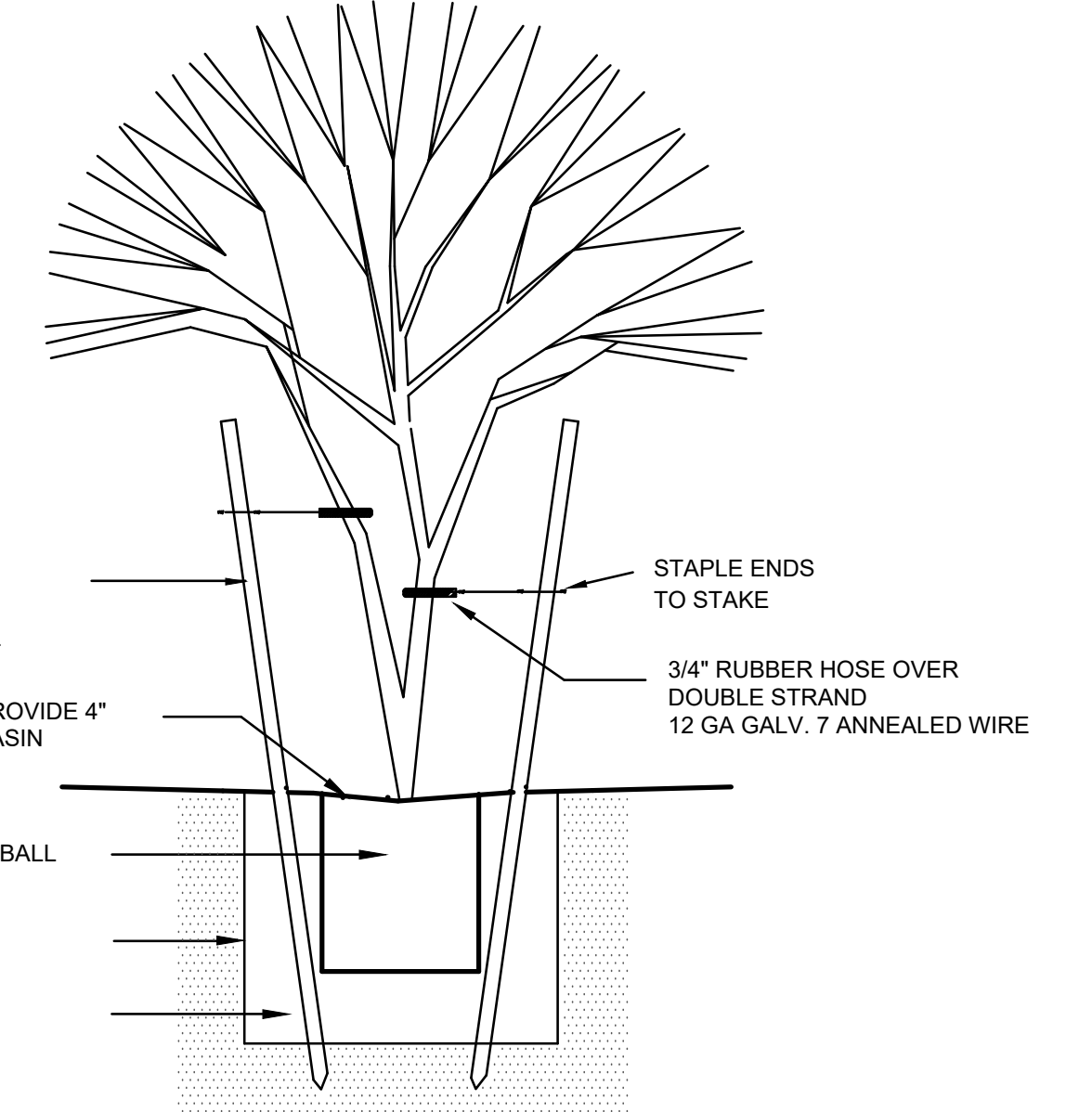
1 SHRUB PLANTING DETAIL NTS



2 TREE PLANTING DETAIL NTS

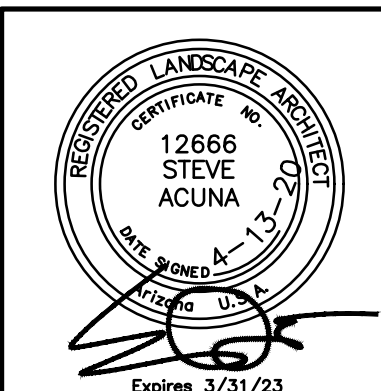
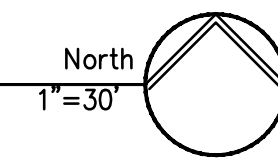


PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
<b>SHRUBS</b>		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
<b>GROUND COVERS AND ACCENTS</b>		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER



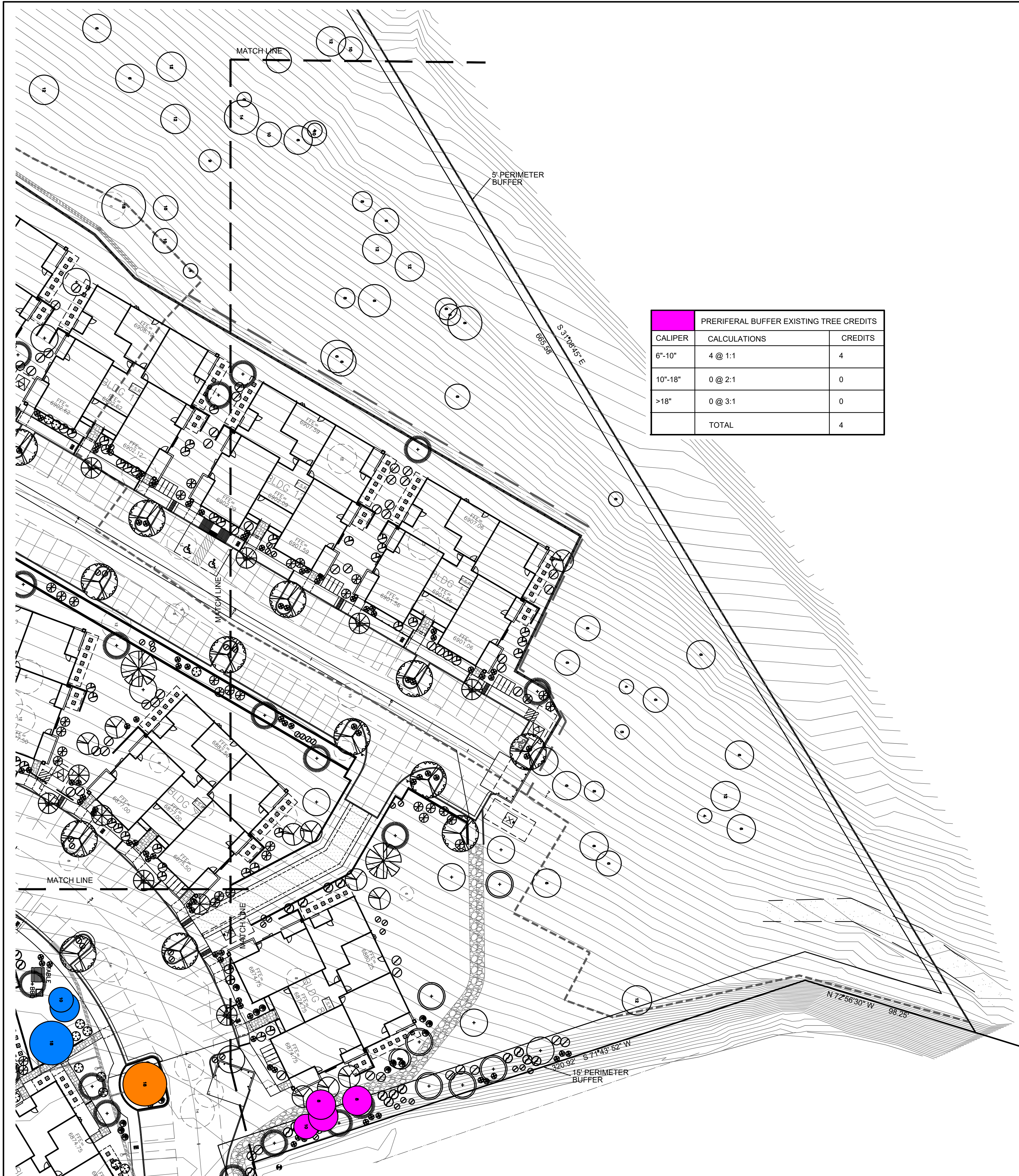
\* NO STAKES FOR BOXED TREES SIZES

LANDSCAPE PLAN



**PONDEROSA PARKWAY**  
**LANDSCAPE PLAN**  
 Acuña Coffeen  
 Landscape Architects  
 3532 N. Avenida Albor Tucson, Arizona 85745  
 (520) 441-2754

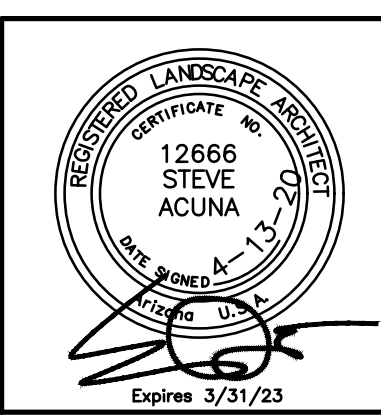
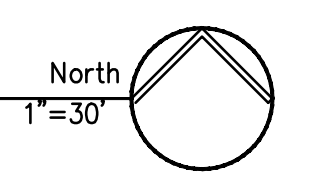
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DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	L2 of 7



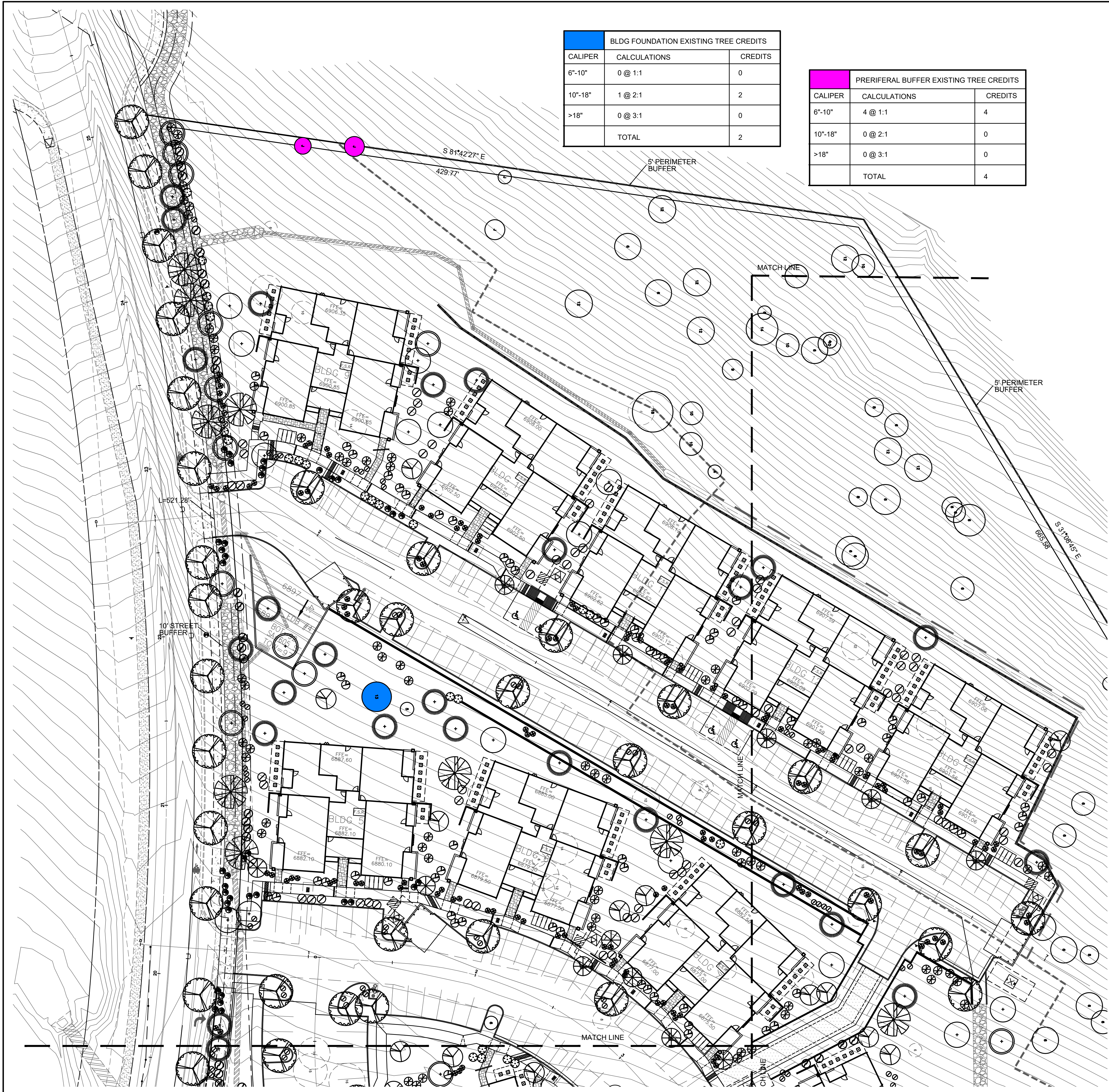
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<b>TREES</b>		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
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	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
<b>SHRUBS</b>		
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EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
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**LANDSCAPE PLAN**



PONDEROSA PARKWAY		HORIZ.
LANDSCAPE PLAN		VERT.
Acuña Coffeen Landscape Architects		F.B.
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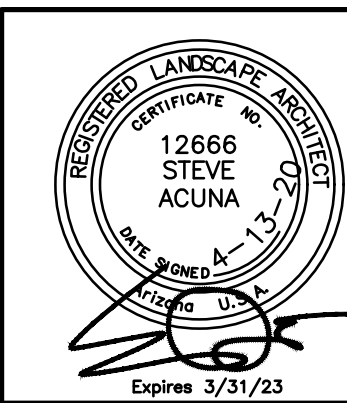
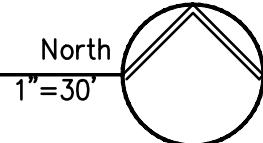
BLDG FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	1 @ 2:1	2
>18"	0 @ 3:1	0
<b>TOTAL</b>		<b>2</b>

PRERIFERAL BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	4 @ 1:1	4
10"-18"	0 @ 2:1	0
>18"	0 @ 3:1	0
<b>TOTAL</b>		<b>4</b>

PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
<b>SHRUBS</b>		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
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**LANDSCAPE PLAN**



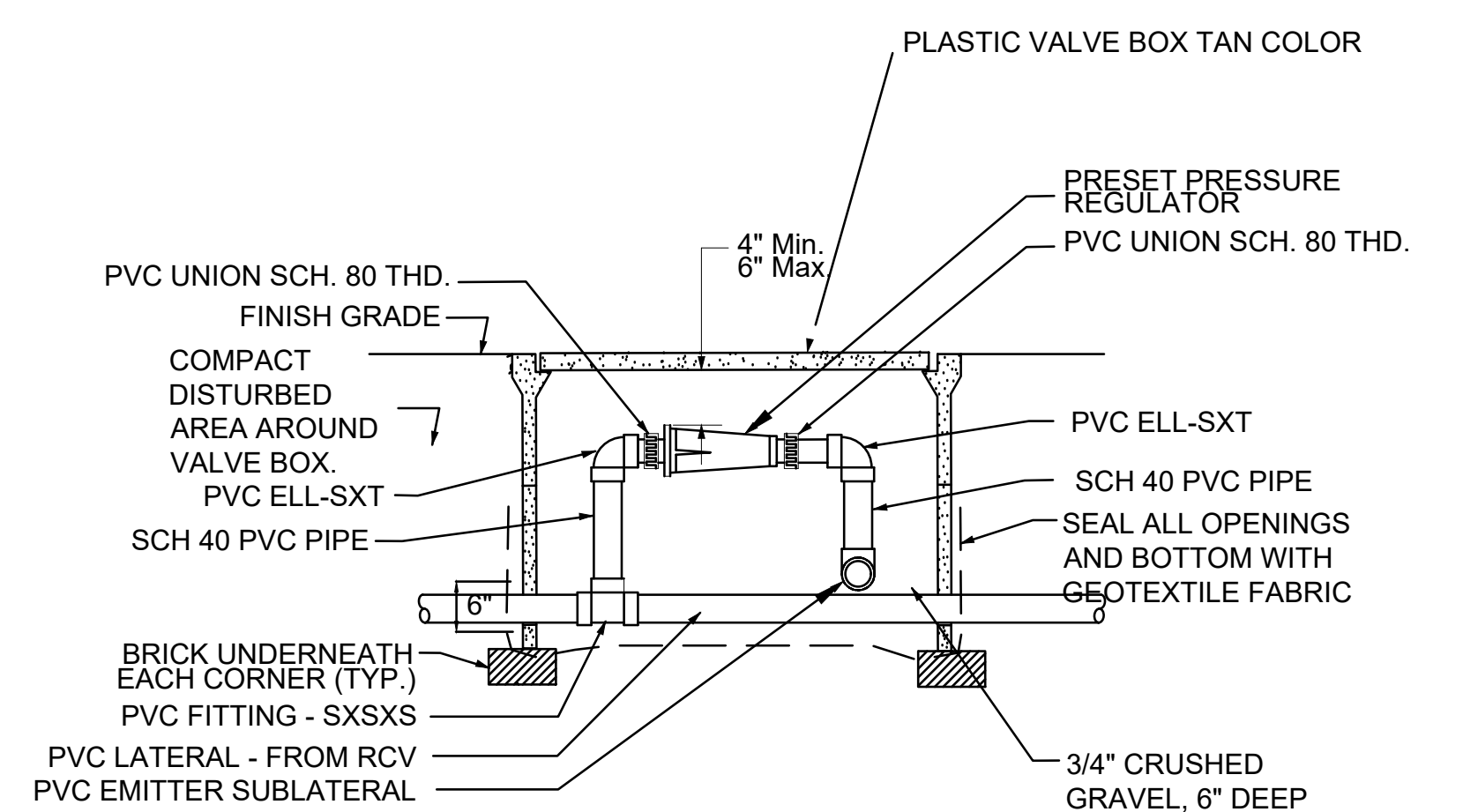
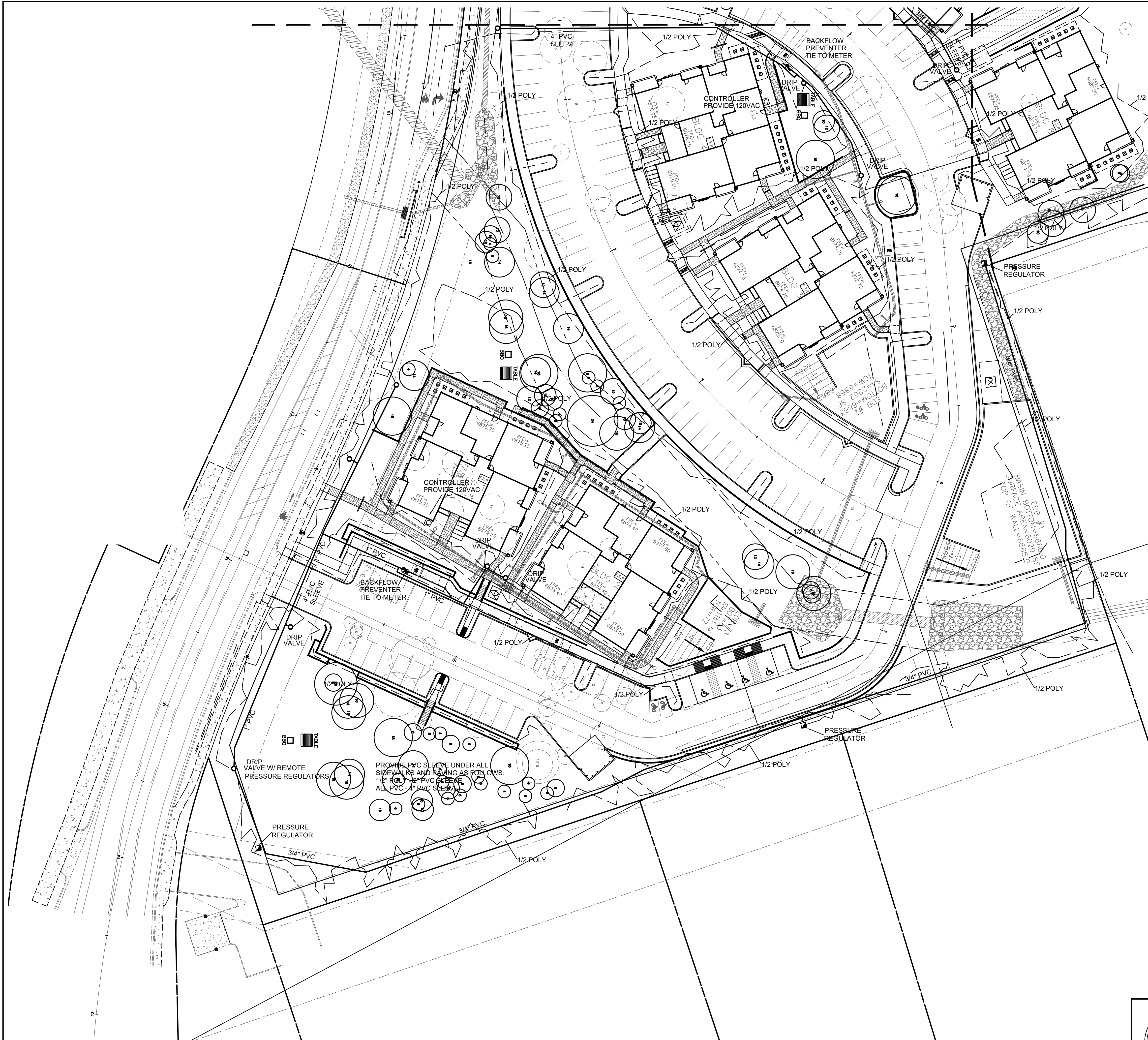
PONDEROSA PARKWAY

LANDSCAPE PLAN

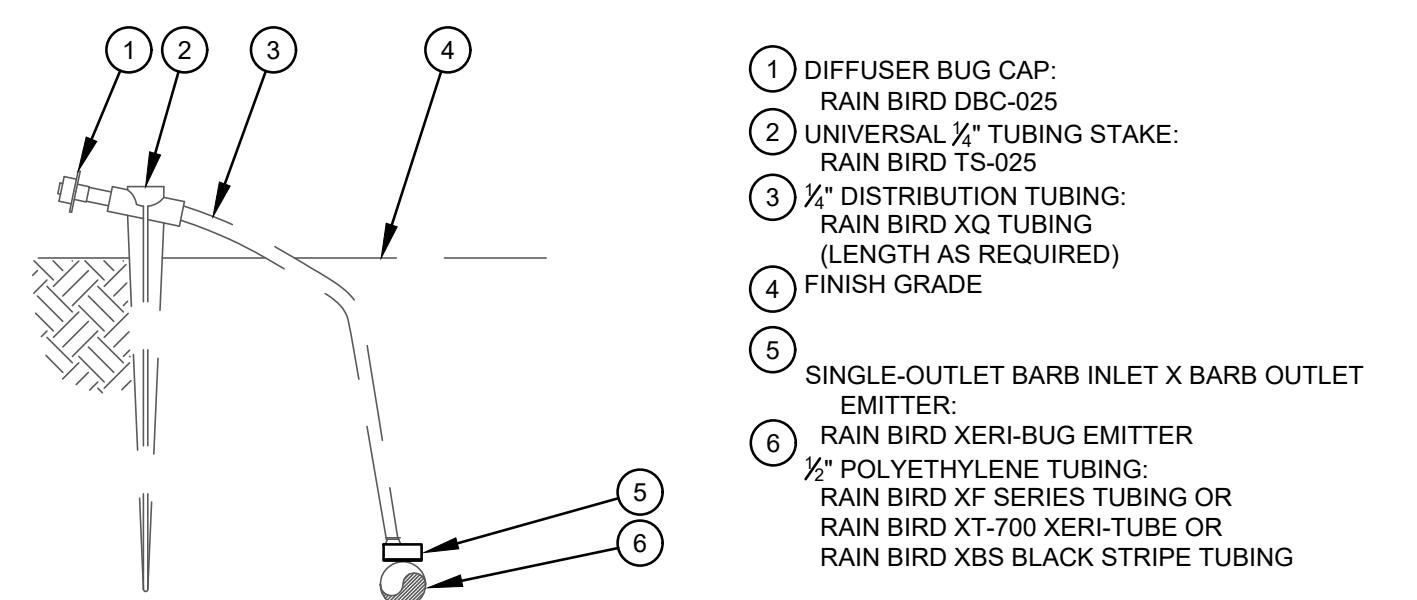
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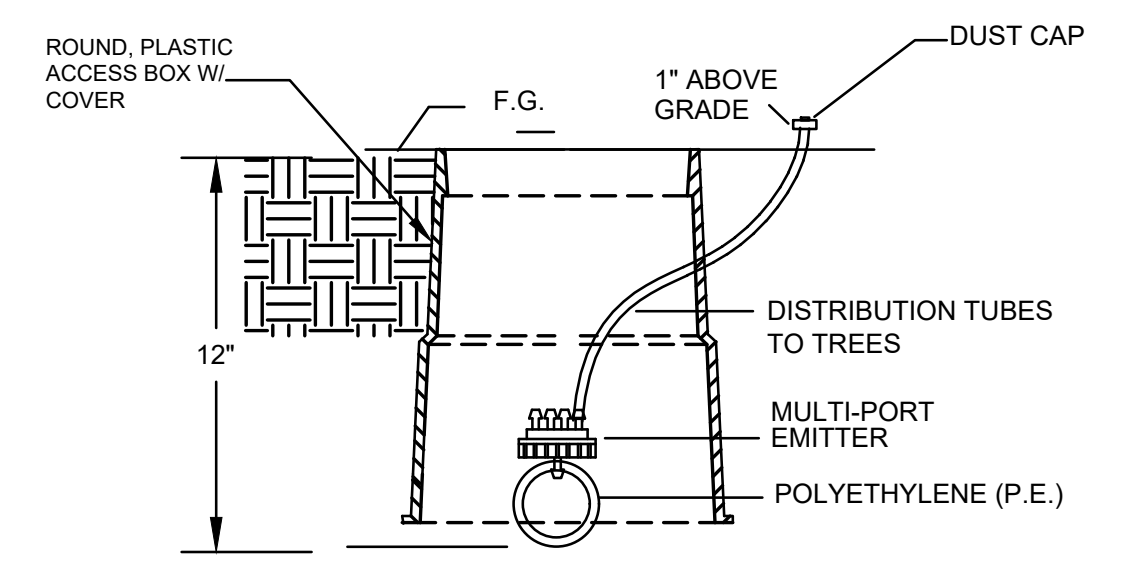


1 ALL PIPE SCH. 40 EXCEPT SCH. 80 UNIONS  
**PRESSURE REGULATOR**  
 NTS



2 **SINGLE OUTLET EMITTER DETAIL**  
 NTS

NOTES:  
 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2\"/>

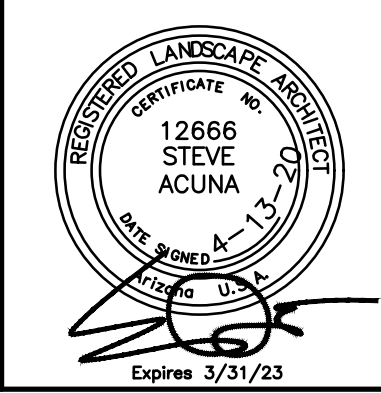
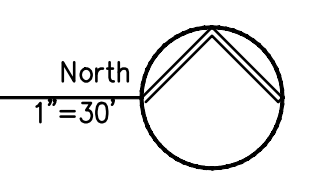


2A **MULTI OUTLET EMITTER DETAIL**  
 NTS

IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
☐	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	4 STA. 3
☐6	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 1
⊗	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	4
⊙	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	17
▣	PRESSURE REGULATOR	RAINBIRD PSA L30X-075	3
○	TREE EMITTER	RAINBIRD XB-10-6	275
○	SHRUB EMITTER	RAINBIRD XB-10-6	1114

PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:  
 1/2\"/>

**IRRIGATION PLAN**



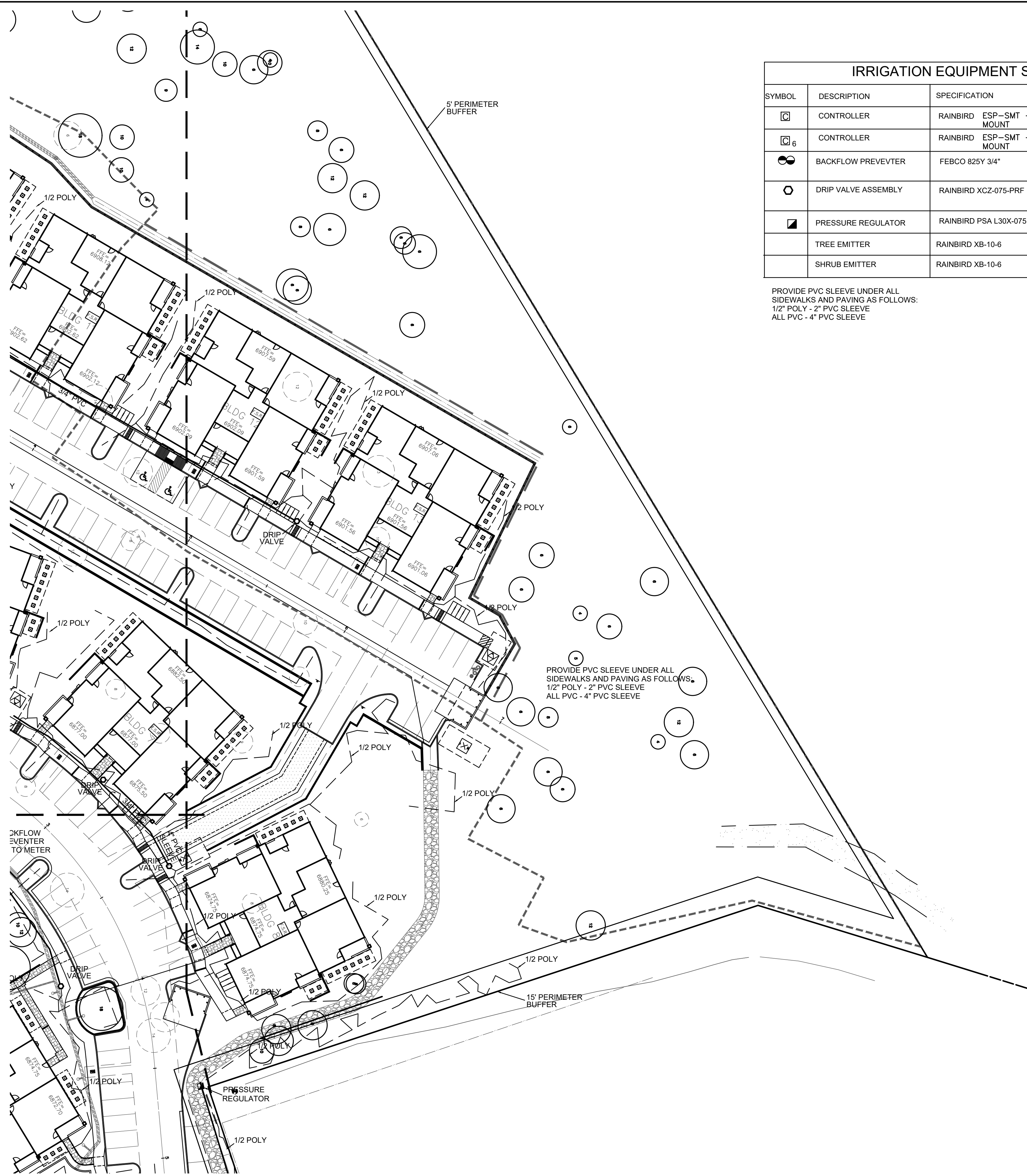
**PONDEROSA PARKWAY**

**IRRIGATION PLAN**

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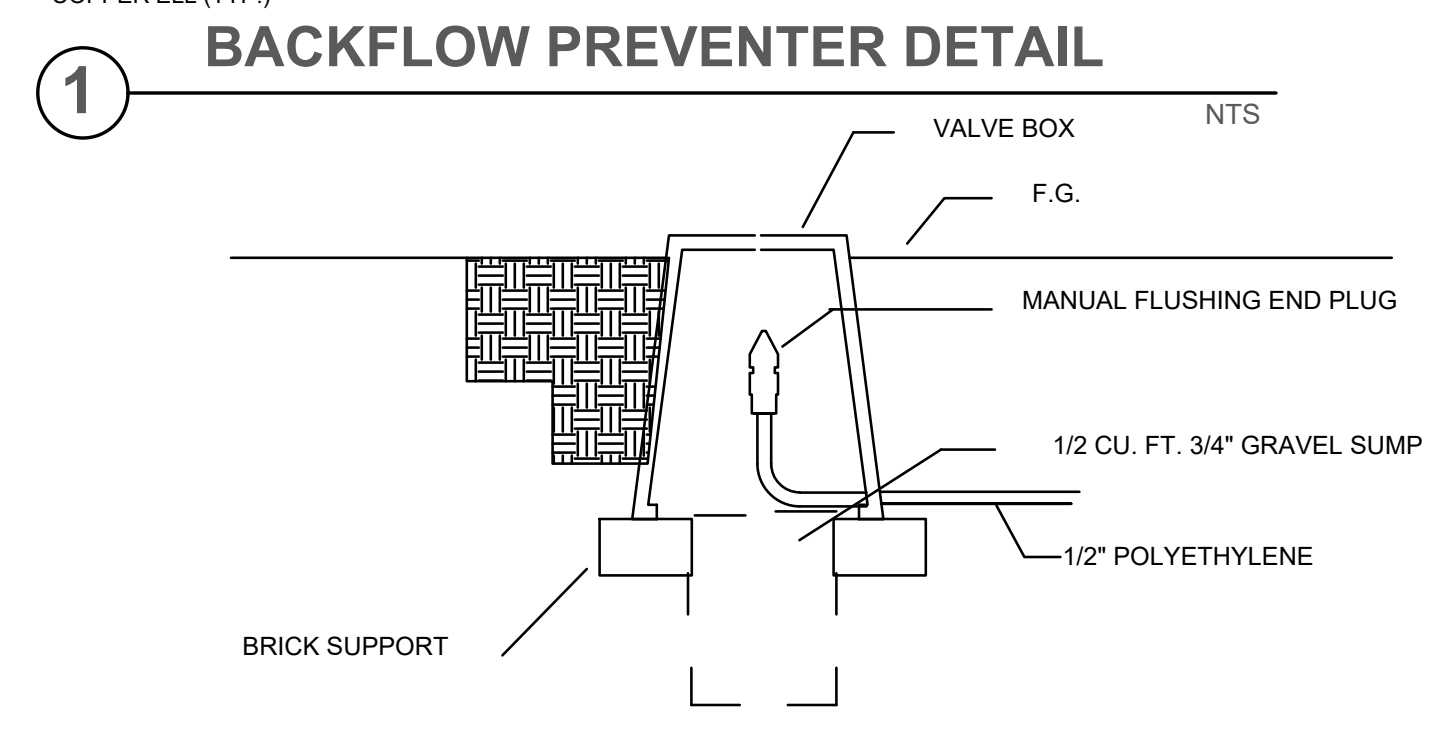
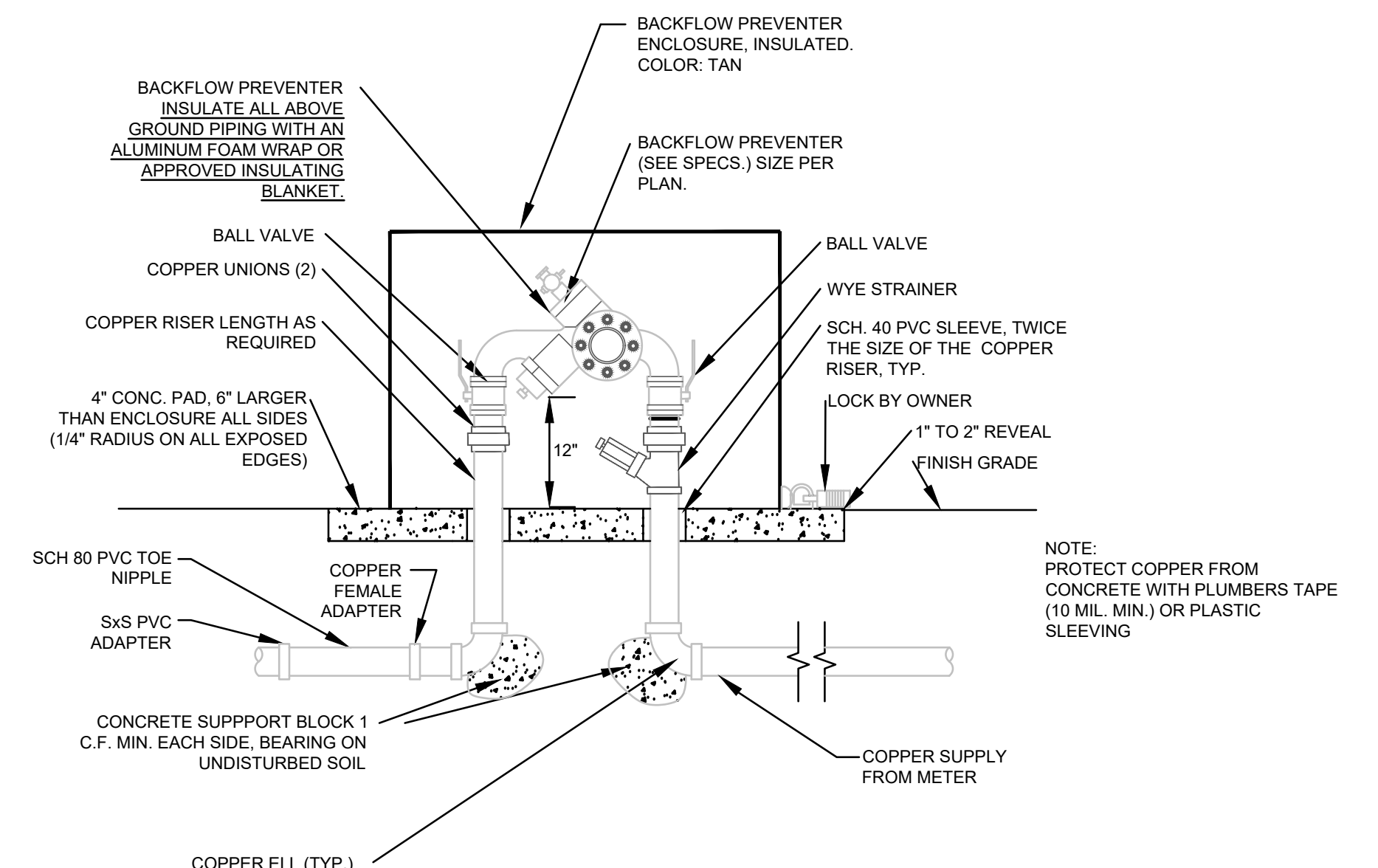
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DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	L2 OF 7



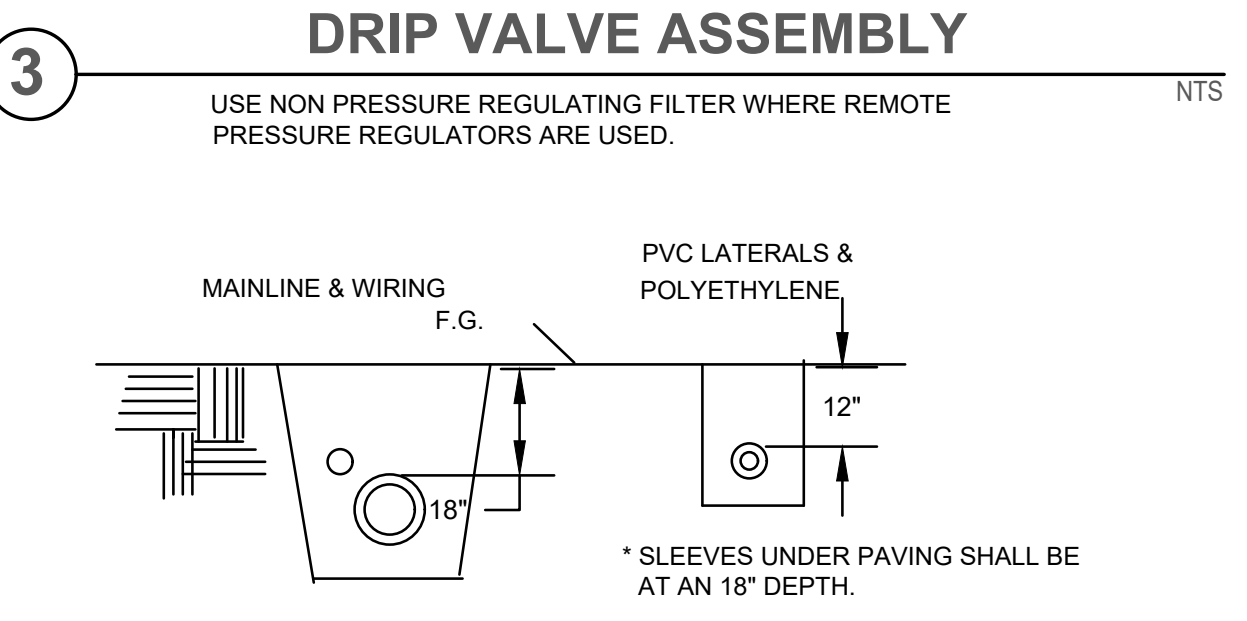
IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
☐	CONTROLLER	RAINBIRD ESP-SMT -- WALL MOUNT 4 STA.	3
☐6	CONTROLLER	RAINBIRD ESP-SMT -- WALL MOUNT 6 STA.	1
⊗	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	4
⊙	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	17
▣	PRESSURE REGULATOR	RAINBIRD PSA L30X-075	3
	TREE EMITTER	RAINBIRD XB-10-6	275
	SHRUB EMITTER	RAINBIRD XB-10-6	1114

PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:  
 1/2" POLY - 2" PVC SLEEVE  
 ALL PVC - 4" PVC SLEEVE

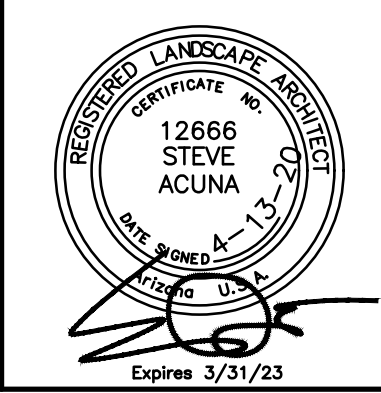
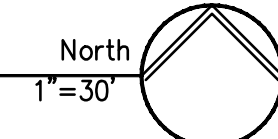
PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:  
 1/2" POLY - 2" PVC SLEEVE  
 ALL PVC - 4" PVC SLEEVE



- 1 FINISH GRADE
- 2 STANDARD VALVE BOX WITH COVER:  
RAIN BIRD VB-STD
- 3 WATERPROOF CONNECTION:  
RAIN BIRD DB SERIES
- 4 VALVE ID TAG
- 5 30-INCH LINEAR LENGTH OF WIRE,  
COILED
- 6 PRESSURE REGULATING FILTER:  
RAIN BIRD PRF-075-RBY (INCLUDED  
IN XCZ-075-PRF KIT)
- 7 PVC SCH 40 FEMALE ADAPTOR
- 8 LATERAL PIPE
- 9 REMOTE CONTROL VALVE:  
RAIN BIRD LVF-075 (INCLUDED IN  
XCZ-075-PRF KIT)
- 10 PVC SCH 40 TEE OR ELL TO MANIFOLD
- 11 3-INCH MINIMUM DEPTH OF 3/4-INCH  
WASHED GRAVEL
- 12 MANIFOLD PIPE AND FITTINGS



**IRRIGATION PLAN**



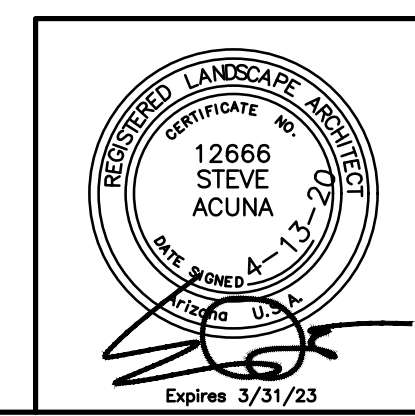
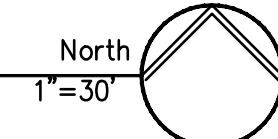
PONDEROSA PARKWAY		HORIZ.
IRRIGATION PLAN		VERT.
Acuña Coffeen Landscape Architects		DESIGN SA
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L3 OF 7		CHKD. SA
		JOB NO.

IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 4 STA.	3
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	4
	DRIP VALVE ASSEMBLY	RAINBIRD XGZ-075-PRF	17
	PRESSURE REGULATOR	RAINBIRD PSA L30X-075	3
	TREE EMITTER	RAINBIRD XB-10-6	275
	SHRUB EMITTER	RAINBIRD XB-10-6	1114

PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:  
 1/2" POLY - 2" PVC SLEEVE  
 ALL PVC - 4" PVC SLEEVE



**IRRIGATION PLAN**



PONDEROSA PARKWAY		HORIZ.
IRRIGATION PLAN		VERT.
Acuña Coffeen Landscape Architects		F.B.
3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754		DESIGN SA
L4 OF 7		DRAWN SA
		CHKD. SA
		JOB NO.