

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 10-60.60

PROJECT INFORMATION

PROJECT NAME: MIRAMONTE AT BUTLER AVENUE
 PROJECT LOCATION: 207 SOUTH BEAVER STREET
 APNs: 103-07-011, 012B, 012C, 013A, 014B
 TOTAL SQUARE FOOTAGE: 23,668 SQUARE FEET
 TOTAL ACREAGE: 0.54 ACRES
 CURRENT ZONING DISTRICT: T5 MAIN STREET
 PROPOSED ZONING DISTRICT: T5 MAIN STREET
 TOTAL NUMBER OF RESIDENTIAL: 32 UNITS
 DENSITY: 58.9 UNITS/ACRE
 HEIGHT: 5 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 10-60.60.80
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. CRUSHED STONE SHALL BE INSTALLED TO A 4" DEPTH OVER ALL PLANTERS OVER A GEOTEXTILE WEED BARRIER, RIGHTS OF WAY.
4. ASSURE LANDSCAPE INSTALLATION IS IN ACCORDANCE WITH THE OF SECTION 13-18-004 OF THE COF ENGINEERING STDS..
5. ALL PLANTS SELECTED ARE NATIVE DROUGHT TOLERANT PER CITY OF FLAGSTAFF LANDSCAPE CODE.

IRRIGATION NOTES

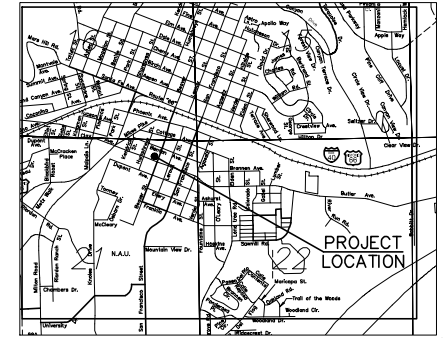
1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATED IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 PVC. ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQS.
5. IRRIGATION DESIGN PRESSURE 30 PSIF 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.

CALCULATIONS

STREET BUFFER:	472 LF/25 = 0 TREES* (NOT REQUIRED IN T5 MAIN STREET) 4 TREES PROVIDED
PERIPHERAL BUFFER:	134 LF/25 = 0 TREES* (NOT REQUIRED IN T5 MAIN STREET) 6 TREES PROVIDED
BUILDING FOUNDATIONS (PER BLDING):	449 LF/25 = 0 TREES (NOT REQUIRED IN T5 MAIN STREET) 6 TREES PROVIDED
PARKING AREAS:	30 SPACES *30 SF = 900 SF PER COF CODE TABLE 10-60.60.040.A
AREA OF LANDSCAPING REQUIRED:	540 SF
NORTH BEAVER STREET	119 SF
SOUTH BEAVER STREET	172 SF
DUMPSTER AREA	202 SF
ALLEY	98 SF
AREA OF LANDSCAPING PROVIDED:	591 SF
NEW TREES PROVIDED:	16
NEW SHRUBS PROVIDED:	28
NEW GROUND COVER PROVIDED:	19
EXISTING TREES REMOVED:	8

Miramonte at Butler Avenue Landscape Plan

THE SOUTHERLY 21 FEET OF LOT 5, ALL OF LOTS 6 & 7, AND THE REMAINDER OF LOTS 8-12 IN BLOCK 118 OF THE REMAINDER OF LOTS 8-12 IN BLOCK 118 OF THE NORMAL SCHOOL ADDITION TO THE CITY OF FLAGSTAFF AND LOCATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, G.S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



VICINITY MAP
SCALE: 3.8" = 1 MILE

CITY OF FLAGSTAFF LANDSCAPE NOTES

ADJACENT SITE IMPROVEMENTS, PAVEMENT CONSTRUCTION, IRRIGATION INSTALLATION AND FINISH GRADING SHALL BE COMPLETED PRIOR TO PLANTING WORK. DO NOT PLANT WHEN CONDITIONS ARE NOT SUITABLE FOR ROOTING, MIXING, RAINING AND/OR GRADING. PLANTING NEEDS TO OCCUR DURING THE MONTHS THAT IRRIGATION SYSTEMS ARE IN OPERATION. THEREFORE, PLANTING MAY OCCUR BETWEEN APRIL 1ST AND SEPTEMBER 30TH.

A. TREE AND SHRUB INSTALLATION.

1. SOIL EXCAVATED FROM THE PLANTING PIT SHALL BE TYPICALLY CONSIDERED ACCEPTABLE AS BACKFILL MATERIAL FOR PLANTING.
2. ALL CONTAINERS SHALL BE REMOVED PRIOR TO PLANT INSTALLATION IN A MANNER THAT DOES NOT DISTURB THE ROOTED SOIL OR ROOT BALL.
3. SET THE ROOT BALL ON SIX (6) INCHES OF FIRM PLANTING SOIL PLUMB AND IN THE CENTER OF THE PIT WITH THE ROOT BALL CROWN SLIGHTLY ABOVE THE SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADIES. REMOVE ANY WIRE, TWINE, BURLAP, OR OTHER MATERIAL FROM THE UPPER ONE-THIRD (1/3) OF THE ROOT BALL OF BALLED AND BURLAPPED STOCK. WIRE BASKETS AND SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED AFTER THE ROOT BALL HAS BEEN PLACED IN ITS FINAL LOCATION.
4. ONCE PLANT IS SET, PLACE BACKFILL MATERIAL AROUND BASE AND SIDES OF ROOT BALL AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS. WHEN BACKFILLING IS TWO-THIRDS (2/3) COMPLETE, WATER THOROUGHLY. PLACE THE REMAINDER OF THE (REVISED 10/17) TITLE 13 - PAGE 75 BACKFILL AND REPEAT WATERING UNTIL NO MORE IS ABSORBED. PLACE THE FINAL LAYER OF BACKFILL AND WATER.
5. ALL DECIDUOUS TREES SHALL BE WRAPPED FROM THE GROUND LINE UP TO AND INCLUDING THE FIRST PRIMARY CROTCH FORMED BY THE FIRST MAJOR BRANCH. WRAPPING SHALL BE DONE AFTER THE PLANT HAS BEEN INSTALLED.
6. TWO (2) TO THREE (3) INCHES OF SPECIFIED MULCH SHALL BE PLACED IN THE AREA DISTURBED BY EXCAVATION OF THE PLANTING WELL.

B. GROUND COVER INSTALLATION.

1. PRIOR TO PLANTING ACTIVITIES, COMPLETELY REMOVE EXISTING WEEDS, INCLUDING ROOTS, IMMEDIATELY PRIOR TO INSTALLATION. CULTIVATE GROUND COVER AREAS TO A DEPTH OF SIX (6) INCHES AND GRADE SMOOTHLY AND UNIFORMLY. PLANT GROUND COVER SO THE ROOT CROWN IS AT OR SLIGHTLY ABOVE THE BED'S FINISH GRADE. AFTER PLANTING OF GROUND COVER AND PRIOR TO MULCHING, SPREAD PRE-EMERGENT WEED CONTROL OVER PLANTING BED SOIL SURFACE IN ACCORDANCE WITH MANUFACTURER'S WRITEN DIRECTIONS. INSTALL THE SPECIFIED MULCH TO A DEPTH OF TWO (2) INCHES OVER THE ENTIRE GROUND COVER BED.

C. LANDSCAPE COMPLETION

1. PRUNE DEAD OR DAMAGED BRANCHES, MAKING ALL CUTS AT BRANCH COLLAR. MAINTAIN THE NATURAL HABIT, SHAPE AND SPECIFIED SIZE. REMOVE ALL TAGS, LABELS, AND OTHER MATERIAL. (OPD-2017-22, REPREREEN, 07/05/2017)

**City of Flagstaff Engineer
Civil Plan Approval**

C.O.F Project Manager **Date**
Dana Cole **04/13/2**

The City approves these plans for concept only. All errors or omissions to the responsibility of the Designer.

Cara C 01/09/20
CIVIL ENGINEER DATE

BY SIGNING THESE PLANS THE ENGINEER OF THE GRADING PLANS CONFIRMS THAT THESE LANDSCAPE PLANS HAVE BEEN REVIEWED, IS AWARE OF THE SCOPE OF THE PROJECT, AND HAS IDENTIFIED AND ADDRESSED ANY POTENTIAL CONFLICT BETWEEN THE LANDSCAPING AND GRADING PLAN.

Miramonte at Butler Avenue

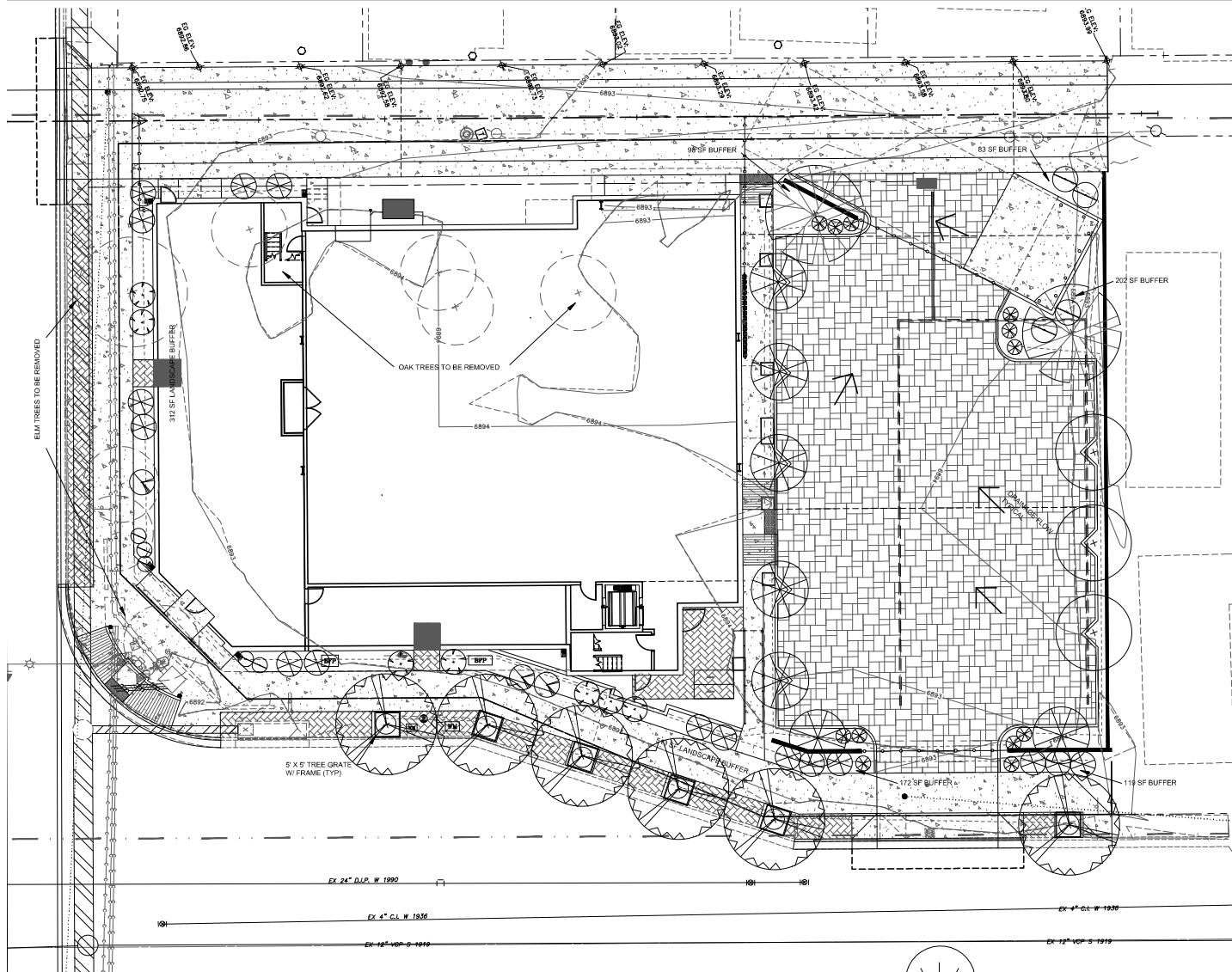
LANDSCAPE PLAN COVER SHEET

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(520) 841-2754

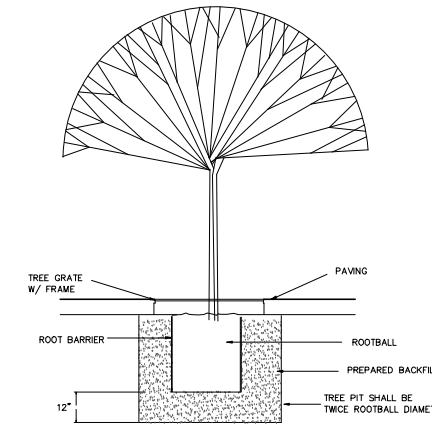
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PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.	
TREES						
☉	ACER FREEMANNI	AUTUMN BLAZE MAPLE		6' HT.	2	
☉	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	7	
☉	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	3	
☉	GLEDITSIA TRIACANTHUS 'NERMIS'	HONEY LOCUST		6' HT	6	
SHRUBS						
☉	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	4	
☉	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	7	
☉	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	16	
☉	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	3	
GROUND COVERS AND ACCENTS						
☉	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	6	
☉	CALYLOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	13	

IRRIGATION EQUIPMENT SCHEDULE				
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY	
☐	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	4 STA.	1
☉	BACKFLOW PREVENTER	FEBCO 825Y 3/4"		1
○	DRIP VALVE ASSEMBLY	RAINBIRD XC2-075-PRF		2
	TREE EMITTER	RAINBIRD XB-10-6		18
	SHRUB EMITTER	RAINBIRD XB-10-6		49

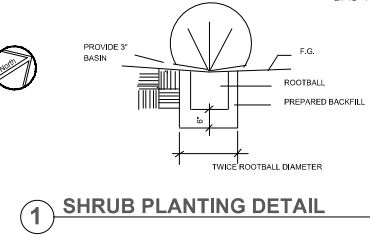


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GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP



2 TREE PLANTING DETAIL NTS

INSTALL ROOT BARRIER FOR ALL STREET & PARKING LOT TREES. ROOT BARRIER SHALL BE A 24" LINEAR BARRIER AS MANUFACTURED BY DEEP ROOT OR EQUAL. INSTALL ALL FOUR SIDES. TREE GRATES TO BE 5'X5' W/ FRAMES AS MANUFACTURED BY NEENAH FOUNDRY OR EQUAL.



City of Flagstaff Engineering
Civil Plan Approval

C.O.F Project Manager Dana Cole
Date 04/13/2020

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Miramonte at Butler Avenue

LANDSCAPE PLAN

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CHRD
JOB N

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