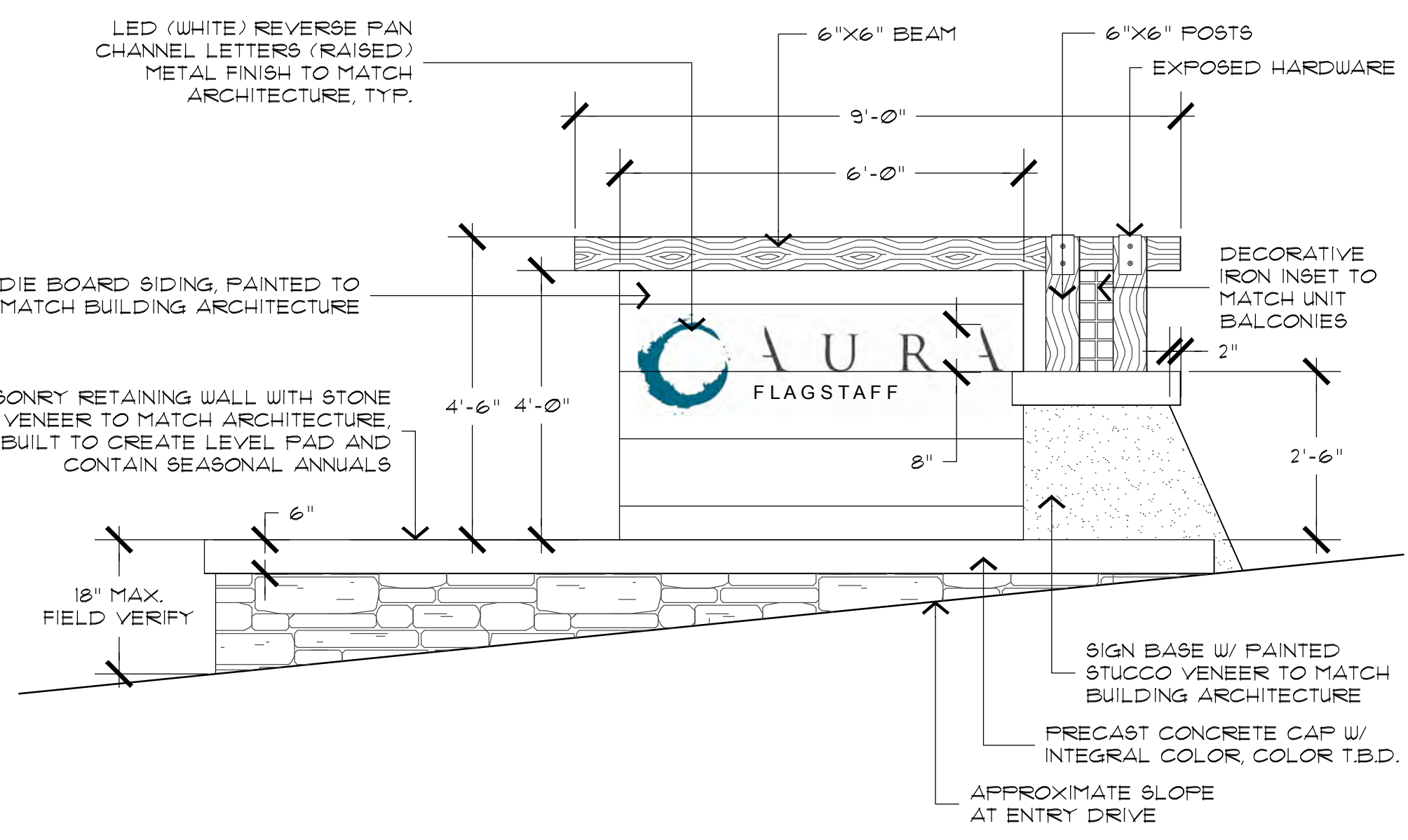
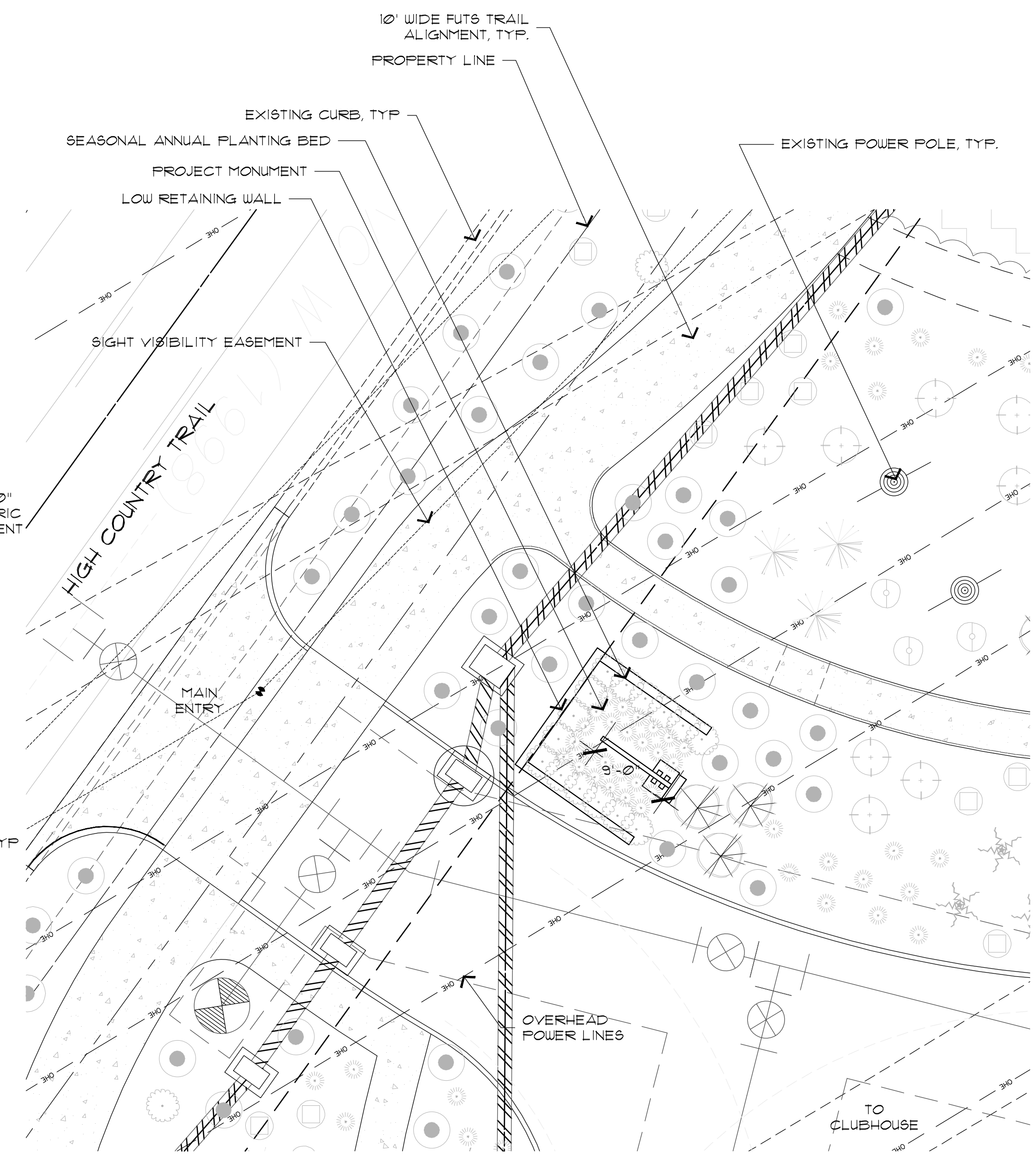
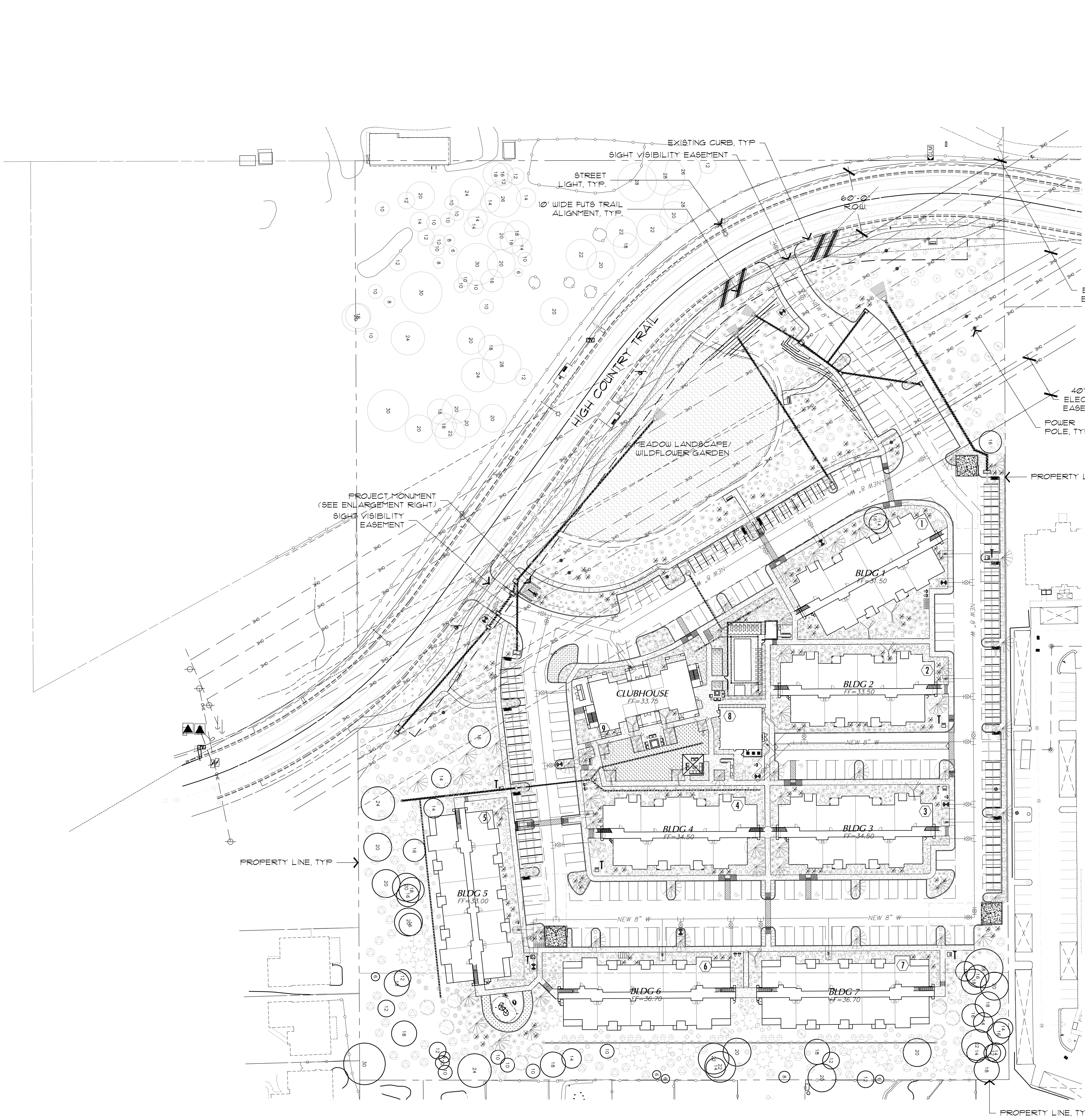




EXPIRES 06/30/2022



NOTE: FINAL SIGNAGE DESIGN TO BE SUBMITTED AND APPROVED UNDER SEPARATE PERMIT AND REVIEW

**LANDSCAPE IMPROVEMENTS
AURA FLAGSTAFF**

151 W. High Country Trail Flagstaff, Arizona 86001

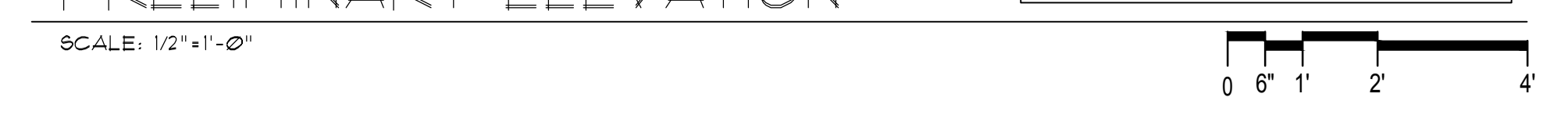
PRELIMINARY SIGNAGE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV / MD
DATE:	AUGUST 21, 2018
REVISION:	CITY COMMENTS JANUARY 24, 2019 CITY COMMENTS FEBRUARY 19, 2019 CITY COMMENTS JANUARY 7, 2020 CITY COMMENTS APRIL 20, 2020

AURA FLAGSTAFF
SITE PLAN SUBMITTAL

SIGN-1





- ### GENERAL NOTES
- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE FINALIZED PER CITY CODES.
 - ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR ARE TO REMAIN IN PLACE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
 - ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC HARD PIPE IRRIGATION SYSTEM AND SMART CONTROLLER FOR MAXIMUM WATER EFFICIENCY. WHICH SHALL COMPLY WITH CITY OF FLAGSTAFF REQUIREMENTS. FINAL DESIGN TO BE DEVELOPED DURING CONSTRUCTION DOCUMENTS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
 - ALL DISTURBED AREAS NOT RECEIVING TURF OR WILDFLOWER MIX SHALL RECEIVE A 4" DEPTH OF BARK MULCH.
 - ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
 - ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



PROJECT DATA

PROJECT OWNER: AUZA FLAGSTAFF LLC
 3378 SOUTH 16TH AVE.
 YUMA, AZ 85365
 CONTACT: SHIRLEY AUZA
 SHIRLEY.AUZA@AOL.COM

PROJECT DEVELOPER: TRINISIC RESIDENTIAL GROUP
 2944 M. 44TH STREET #100
 PHOENIX, AZ 85018
 CONTACT: TODD GOSSELINK
 TGOSSELINK@TRINISICRES.COM

LOT AREA: 110.1 AC
 CURRENT ZONING: E.R.
 PROPOSED ZONING: M.R.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS
TREES (DECIDUOUS)					
	Acer glabrum	Rocky Mountain Maple	1" Cal. Min.	54	Standard-trunk, Dense Canopy
	Malus species	Flowering Crabapple	2" Cal. Min.	9	Standard-trunk, Dense Canopy
	Populus tremuloides	Quaking Aspen	1" Cal. Min.	120	Standard-trunk, Dense Canopy
	Pyrus calleryana	Flowering Pear	15" Cal. Min.	13	Standard-trunk, Dense Canopy
TREES (EVERGREEN)					
	Pinus nigra	Austrian Pine	2" Cal. Min.	23	Standard-trunk, Dense Canopy
	Pinus ponderosa	Ponderosa Pine	24" Box Min.	14	Standard-trunk, Dense Canopy
	Pseudotsuga menziesii	Rocky Mountain Douglas Fir	2" Cal. Min.	8	Standard-trunk, Dense Canopy
+ SHRUBS (DECIDUOUS)					
	Artemisia ludoviciana	Prairie Sage	1 Gal.	12	As Per Plan
	Barberis species	Native Barberry	5 Gal.	42	As Per Plan
	Caragana species	Mountain Mahogany	5 Gal.	7	As Per Plan
	Potentilla fruticosa	Bush Cinquefoil	5 Gal.	66	As Per Plan
	Rhus glabra	Smooth Sumac	5 Gal.	10	As Per Plan
	Symphoricarpos albus	Snowberry	5 Gal.	24	As Per Plan
+ SHRUBS (EVERGREEN)					
	Arctostaphylos species	Manzanita	5 Gal.	151	As Per Plan
	Barberis fremontii	Fremont Barberry	5 Gal.	143	As Per Plan
	Juniperus chinensis	Chinese Juniper	5 Gal.	34	As Per Plan
	Juniperus horizontalis	Juniper	5 Gal.	425	As Per Plan
	Mahonia aquifolium	Oregon Grape Holly	5 Gal.	274	As Per Plan
	Pinus mugo	Mugo Pine	5 Gal.	146	As Per Plan
	Yucca baccata	Banana Yucca	5 Gal.	59	As Per Plan
+ GROUNDCOVERS					
	Lonicera japonica	Hall's Honeysuckle	1 Gal.	374	As Per Plan
	Teucrium chamaedrys	Germander	1 Gal.	370	As Per Plan
+ VINES					
	Hedera species	Ivy	15 Gal.	17	Trained to Fence/Wall
+ GRASSES					
	Bouteloua gracilis	Blue Grama	1 Gal.	297	As Per Plan
	Muhlenbergia rigens	Deer Grass	1 Gal.	276	As Per Plan
MISCELLANEOUS					
	BARK MULCH - COLOR: HIGH DESERT BROWN - 4" DEPTH IN ALL SPECIFIED PLANTING AREAS (TYP)				
	ARTIFICIAL TURF WITH PERMEABLE BASE WITH 4" EXTRUDED CONCRETE HEADER - 5245 SQ. FT. (1% OF TOTAL SITE AREA)				
	NATIVE GRASS AND WILDFLOWER SEED MIX - 22675 SQ. FT. (REFERENCE NATIVE GRASS & WILDFLOWER SEED MIX MATRIX) ** THERE IS NO OASIS ZONE PROPOSED ON THIS PROJECT				

GRASS & WILDFLOWER MIX

LBS/AC.	BOTANICAL NAME	COMMON NAME
3	Bouteloua curtipendula	Sideoats Grama
2	Erigeron divergens	Fleabane
2	Festuca arizonica	Arizona Fescue
2	Hilaria jamesii	Galleta Grass
4	Lupinus argenteus	Silvery Lupine
2	Oryzopsis hymenoides	Indian Rice Grass
4	Penstemon pinifolius	Pineleaf Penstemon

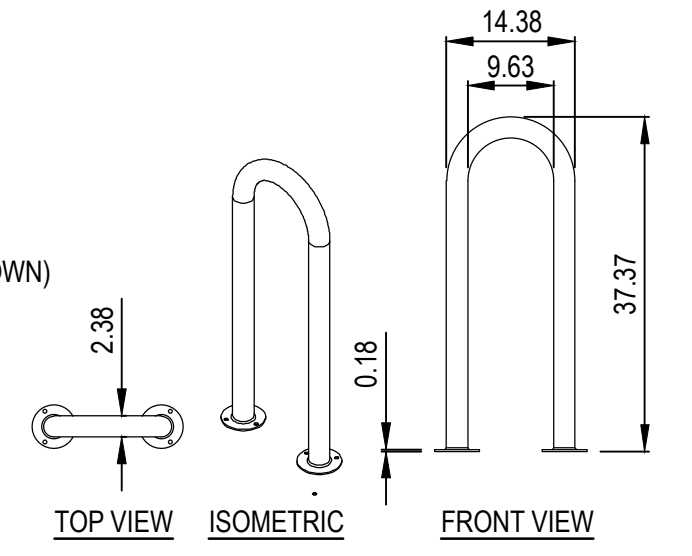
SEEDLING RATE: 19 LBS / ACRE

PLANT QUANTITY SCHEDULE

LOCATION	TREES (ON AVERAGE)	SHRUBS (ON AVG.)	GROUNDCOVER
STREET BUFFER	1 PER 25 LF.	2 PER TREE	2 PER TREE
HIGH COUNTRY TRAIL	35 (85% LF/25)	10	10
REQUIRED	38	415	98
PROVIDED			
* NOTE: DUE TO CONFLICTS WITH EXISTING OVERHEAD POWER EASEMENT AND SIGHT VISIBILITY EASEMENTS REQUIRED TREES COUNTED HEREIN HAVE BEEN DISPERSED THROUGHOUT THE SITE			
PERIPHERAL BUFFER	1 PER 25 LF.	2 PER TREE	2 PER TREE
REQUIRED	69 (1,108 LF/25)	137	137
PROVIDED	94 (86 Protected + 8 Proposed)	243	144 (98 1 Gal. + (23 5 Galx2)
PARKING AREA	2 PER 8 SPACES	2 PER TREE	2 PER TREE
REQUIRED	61 ((24) SURFACE SPACES/8)x2)	122	122
PROVIDED	66	246	164
** NOTE: DUE TO CONFLICTS WITH PARKING SPACES LOCATED UNDER EXISTING OVERHEAD POWER EASEMENT, A PORTION OF THE REQUIRED TREES COUNTED HEREIN HAVE BEEN DISPERSED THROUGHOUT THE SITE			
BUILDING FOUNDATION	1 PER 25 LF.	2 PER TREE	2 PER TREE
REQUIRED	160 (3,987 LF/25)	319	319
PROVIDED	172 (43 Protected + 129 Proposed)	527	384
*** NOTE: PROTECTED TOTALS ARE BASED ON CREDITS GAINED BY CALCULATING THE TRUNK DIAMETER AT BREAST HEIGHT OF PROTECTED TREES SOUTH OF HIGH COUNTRY TRAIL (129); NOT TOTAL NUMBER OF TREES PROTECTED (60) ACCORDING TO FLAGSTAFF ZONING CODE DIVISION 10-50060 LANDSCAPE STANDARDS (TABLE 10-50060.050A)			

ANOVA.

- SELECT DESIRED MODEL
 - 3 BICYCLE METRO BIKE RACK LBR3PSURF (SHOWN)
 - BRONZE
- FINISH: FUSIONGUARD® POWDER COAT
 MATERIAL: 2.38" OD x 10-GAUGE WALL STEEL TUBING.
 UNIT WEIGHT: 25 lbs.
 MOUNTING OPTIONS: SURFACE MOUNT.
 ASSEMBLY REQUIRED
 5 YEAR SATISFACTION GUARANTEE INCLUDING COVERAGE FOR FADING, RUSTING, CHIPPING AND CRACKING



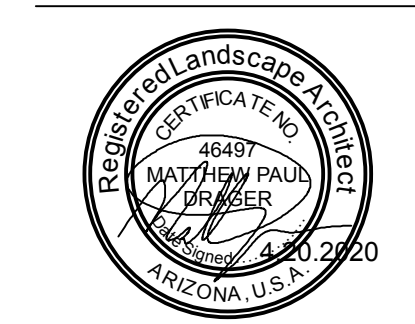
NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 928-106.

3 BICYCLE METRO BIKE RACK WITH POWDER COAT FINISH AND SURFACE MOUNT MODEL: LBR3PSURF



COLLABORATIVE V
 DESIGN STUDIO INC.
 7116 EAST 1ST AVE.,
 SUITE 103
 SCOTTSDALE, ARIZONA
 85251
 OFFICE: 480-347-0590
 FAX: 480-656-6012



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AURA FLAGSTAFF
 151 W. High Country Trail Flagstaff, Arizona 86001

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AURA FLAGSTAFF
 SITE PLAN SUBMITTAL

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