

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 PRESIDIO IN THE PINES VI
PROJECT LOCATION: 2940 S. WOODY MOUNTAIN
APNs: 112-62-48
TOTAL SQUARE FOOTAGE: 120564 SQUARE FEET
TOTAL ACREAGE: 2.77 ACRES
CURRENT ZONING DISTRICT: HC (P.R.D. UTILIZING THE T4N.2
REGIONAL PLAN DESIGNATE: SUBURBAN
TOTAL NUMBER OF RESIDENTIAL: 39 UNITS
DENSITY: 14.09 UNITS / ACRE (10 MIN., 22
BUILDING TYPE: APARTMENT
FRONTAGE TYPE: FORECOURT
CURRENT USE: VACANT
PROPOSED USE: CONDOMINIUM
FLOOD PLAINS: NONE
DEVELOPER: MIRAMONTE HOMES
102 S. MIKES PIKE ST.
FLAGSTAFF, AZ 86001
928-774-0028

TABULATIONS

STREET BUFFER: 930 LF/25 = 37 TREES 74 SHRUBS
74 GROUND COVERS REQUIRED
EXISTING TREES CREDITS: 49 TREES 98 SHRUBS
98 GROUND COVERS
PERIPHERAL BUFFER: 316 LF/25 = 13 TREES 26 SHRUBS
26 GROUND COVERS REQUIRED
EXISTING TREES CREDITS: 13 TREES 26 SHRUBS
26 GROUND COVERS
PARKING AREAS: 74 / 8 * 2 = 19 TREES 38 GROUND COVERS
EXISTING TREES CREDITS: 7 TREES 14 SHRUBS
14
PLANTS REQUIRED: 5 TREES 10 SHRUBS
10 GROUND COVERS
BUILDING FOUNDATIONS (BUILDING 1): 367 LF/25 = 14.68 TREES 29.36 SHRUBS
15 TREES 30 SHRUBS
30 GROUND COVERS REQUIRED
EXISTING TREES CREDITS: 24 TREES 48 SHRUBS
48 GROUND COVERS
BUILDING FOUNDATIONS (BUILDING 2): 367 LF/25 = 14.68 TREES 29.36 SHRUBS
15 TREES 30 SHRUBS
30 GROUND COVERS REQUIRED
EXISTING TREES CREDITS: 26 TREES 52 SHRUBS
52 GROUND COVERS
BUILDING FOUNDATIONS (BUILDING 3): 367 LF/25 = 14.68 TREES 29.36 SHRUBS
15 TREES 30 SHRUBS
30 GROUND COVERS REQUIRED
EXISTING TREES CREDITS: 11 TREES 22 SHRUBS
22 GROUND COVERS
PLANTS REQUIRED: 4 TREES 8 SHRUBS
8 GROUND COVERS
TOTAL PLANTS REQUIRED: WITHOUT CREDITS 114 TREES 228 SHRUBS
228 GROUND COVERS REQUIRED
TOTAL PLANTS REQUIRED: WITH CREDITS 273
NEW TREES PROVIDED: 546 (2 PLANTED @ EACH TREE)
NEW SHRUBS PROVIDED: 546 (2 PLANTED @ EACH TREE)
NEW GROUND COVER PROVIDED: 546 (2 PLANTED @ EACH TREE)

LANDSCAPE NOTES

- ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE SECTION #910.12.
 - PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
 - REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF SIMILAR SIZE AND SPECIES.
 - REPLACEMENT OF ERODED OR WASHED OUT D.G. WITH SAME.
 - MAINTENANCE OF IRRIGATION SYSTEM.
- DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY.
- 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.

MIRAMONTE AT PRESIDIO IN THE PINES VI LANDSCAPE PLAN

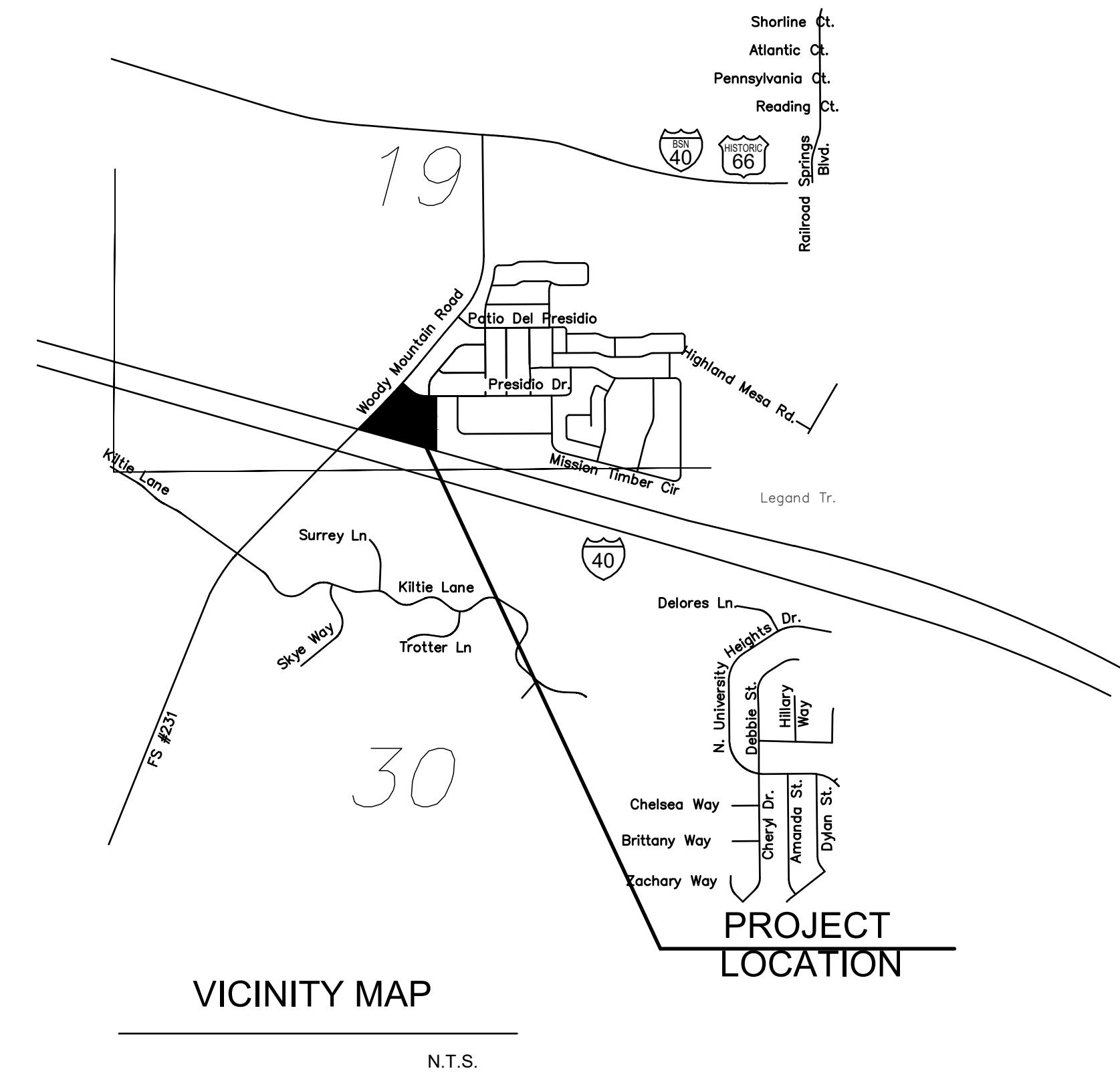
TRACT M, PRESIDIO IN THE PINES, CASE
LOCATED IN THE S1/2 OF SECTION 19
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	5
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	4
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	7
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	2
SHRUBS					
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	16
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	8
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	10
GROUND COVERS AND ACCENTS					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	16
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	20

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 XCZ-075-PRF	2
	TREE EMITTER	RAINBIRD XB-10-6	18
	SHRUB EMITTER	RAINBIRD XB-10-6	70

IRRIGATION NOTES

- MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
- ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
- INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
- SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
- 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.
- ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
- EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.



BLDG 1 FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	2 @ 1:1	2
10"-18"	8 @ 2:1	16
>18"	2 @ 3:1	6
	TOTAL	24

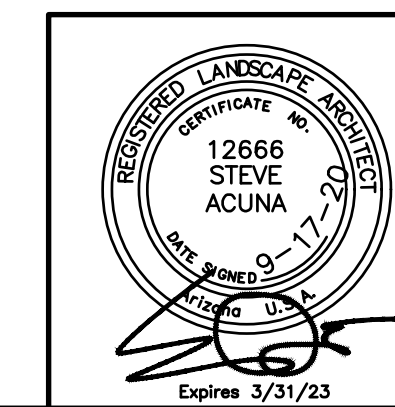
BLDG 2 FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	2 @ 1:1	2
10"-18"	12 @ 2:1	24
>18"	0 @ 3:1	0
	TOTAL	26

BLDG 3 FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	4 @ 2:1	8
>18"	1 @ 3:1	3
	TOTAL	11

STREET BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	1 @ 1:1	1
10"-18"	20 @ 2:1	40
>18"	3 @ 3:1	9
	TOTAL	49

PERIPHERAL BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	5 @ 2:1	10
>18"	1 @ 3:1	3
	TOTAL	13

PARKING AREA EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	1 @ 1:1	1
10"-18"	3 @ 2:1	6
>18"	0 @ 3:1	0
	TOTAL	7



MIRAMONTE AT PRESIDIO
IN THE PINES IV
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.	

PLANT LIST

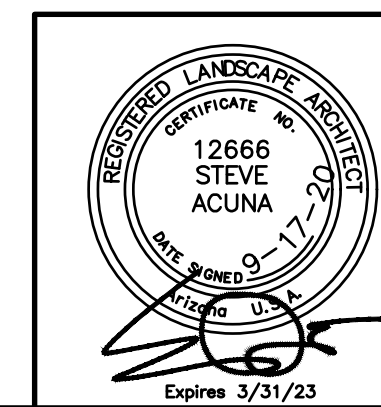
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GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
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	BLDG 1 FOUNDATION EXISTING TREE
	BLDG 2 FOUNDATION EXISTING TREE
	BLDG 3 FOUNDATION EXISTING TREE
	STREET BUFFER EXISTING TREE
	PERIPHERAL BUFFER EXISTING TREE
	PARKING AREA EXISTING TREE

SEE SHEET L1 FOR TREE CREDITS

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




LANDSCAPE PLAN

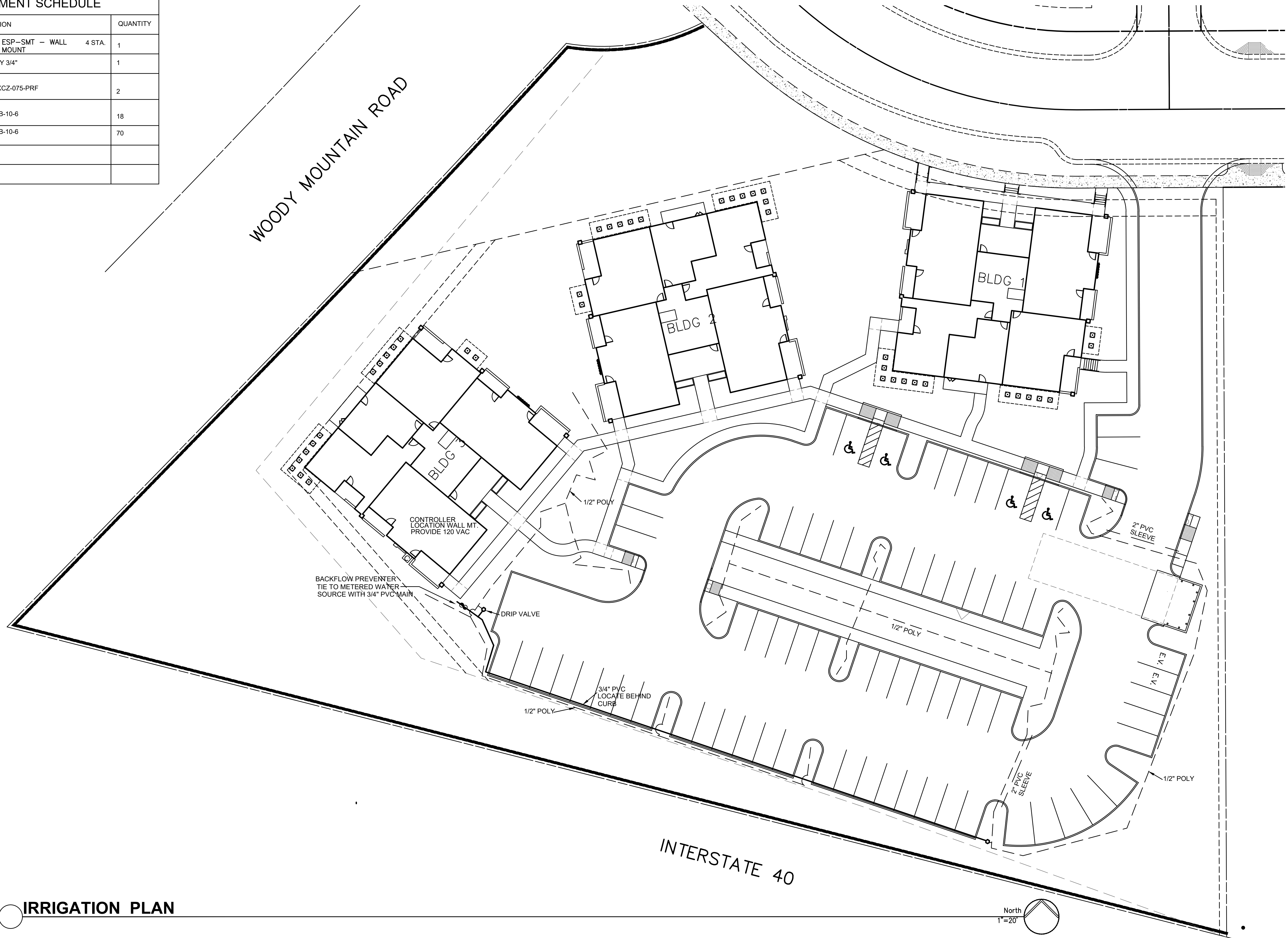


MIRAMONTE AT PRESIDIO
IN THE PINES IV
LANDSCAPE PLAN

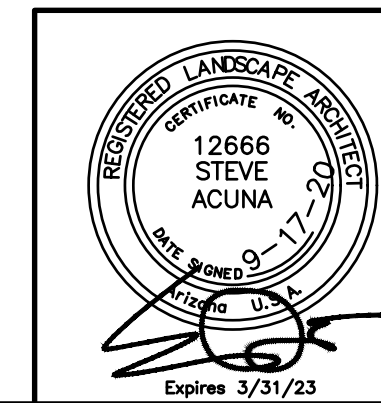
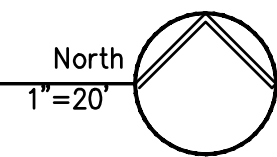
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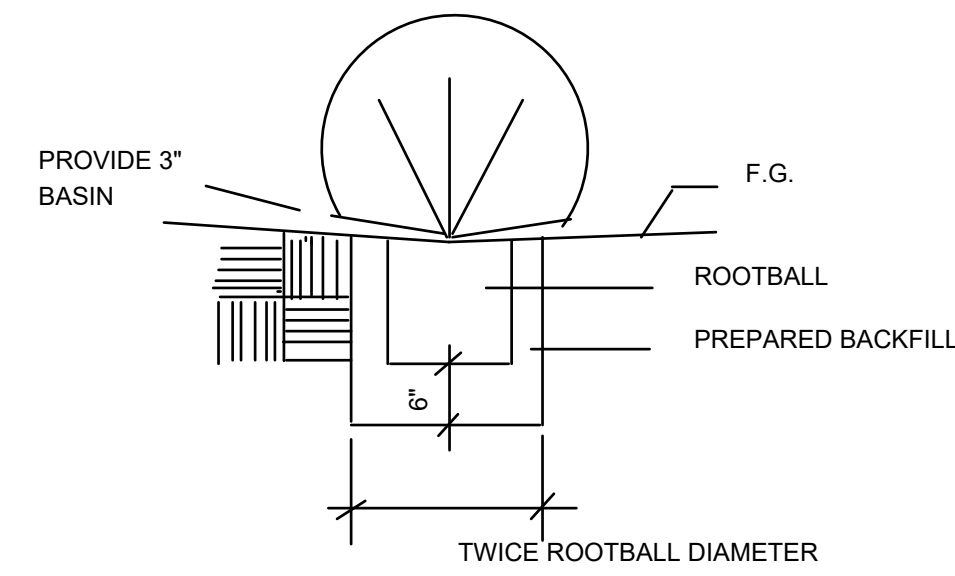
IRRIGATION PLAN



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IN THE PINES IV
IRRIGATION PLAN

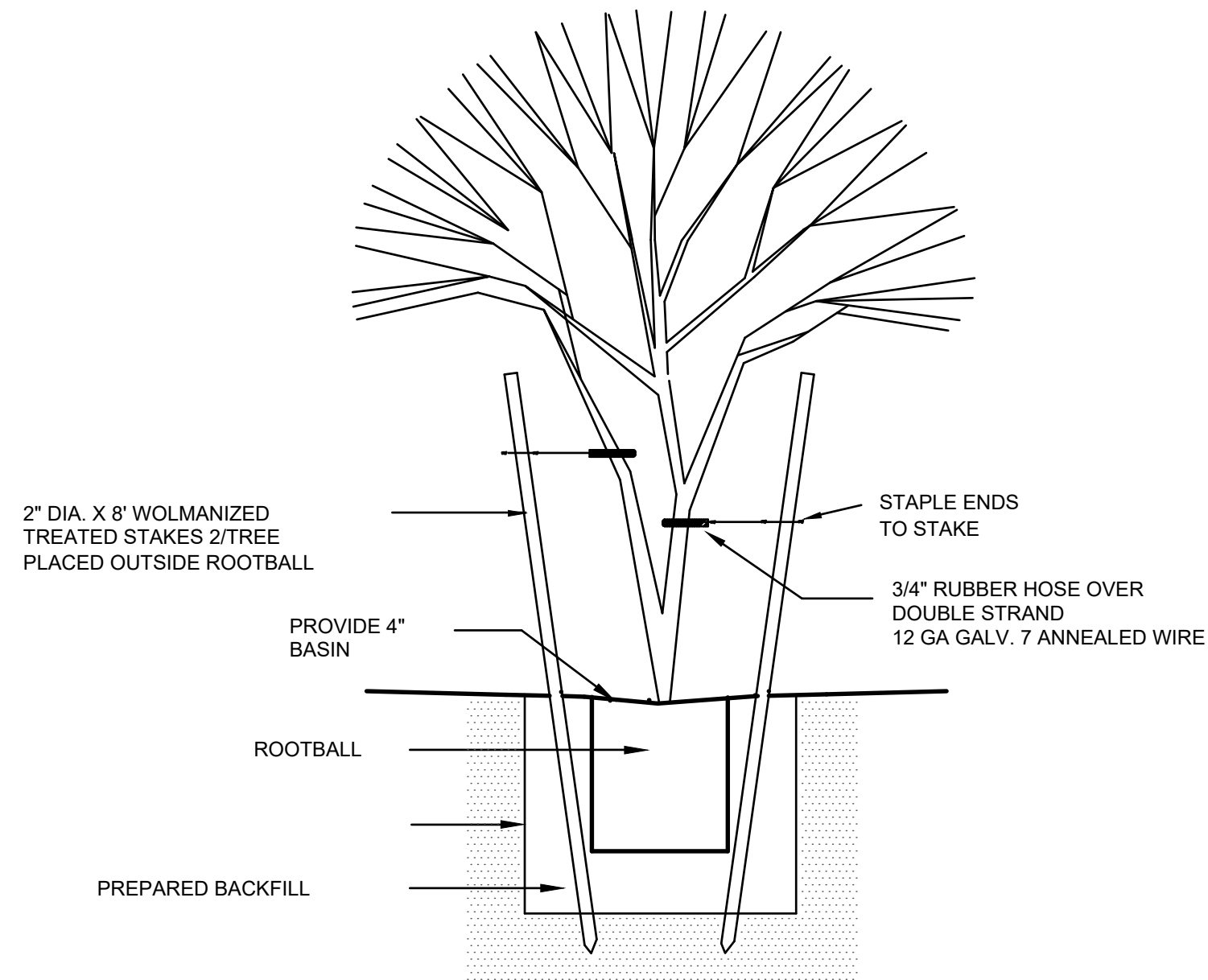
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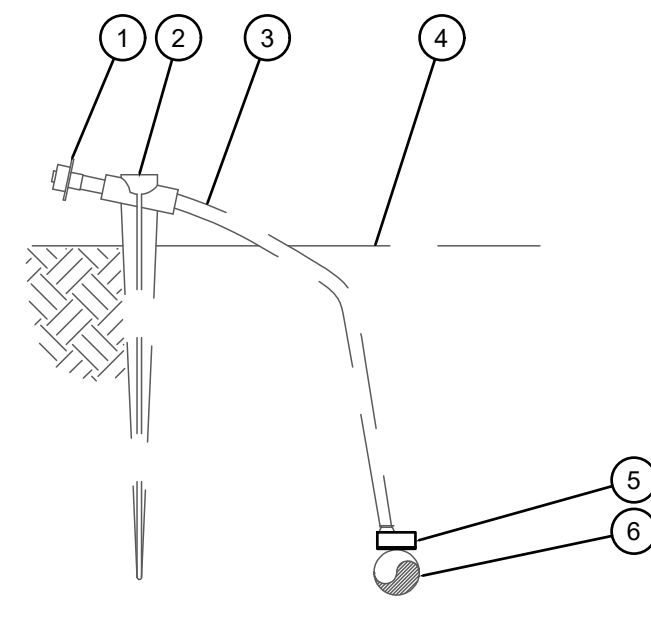
1 SHRUB PLANTING DETAIL

NTS



2 TREE PLANTING DETAIL

NTS

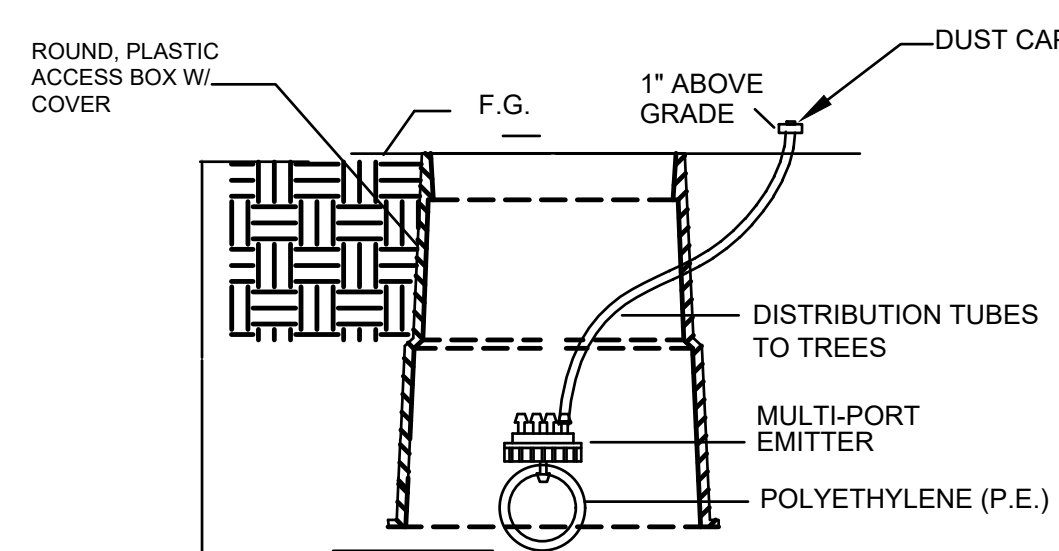


- 1 DIFFUSER BUG CAP:
RAIN BIRD DBC-025
- 2 UNIVERSAL 1/2" TUBING STAKE:
RAIN BIRD TS-025
- 3 1/2" DISTRIBUTION TUBING:
RAIN BIRD XQ TUBING
(LENGTH AS REQUIRED)
- 4 FINISH GRADE
- 5 SINGLE-OUTLET BARB INLET X BARB OUTLET
EMITTER:
RAIN BIRD XERI-BUG EMITTER
- 6 1/2" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE TUBING

3 SINGLE OUTLET EMITTER DETAIL

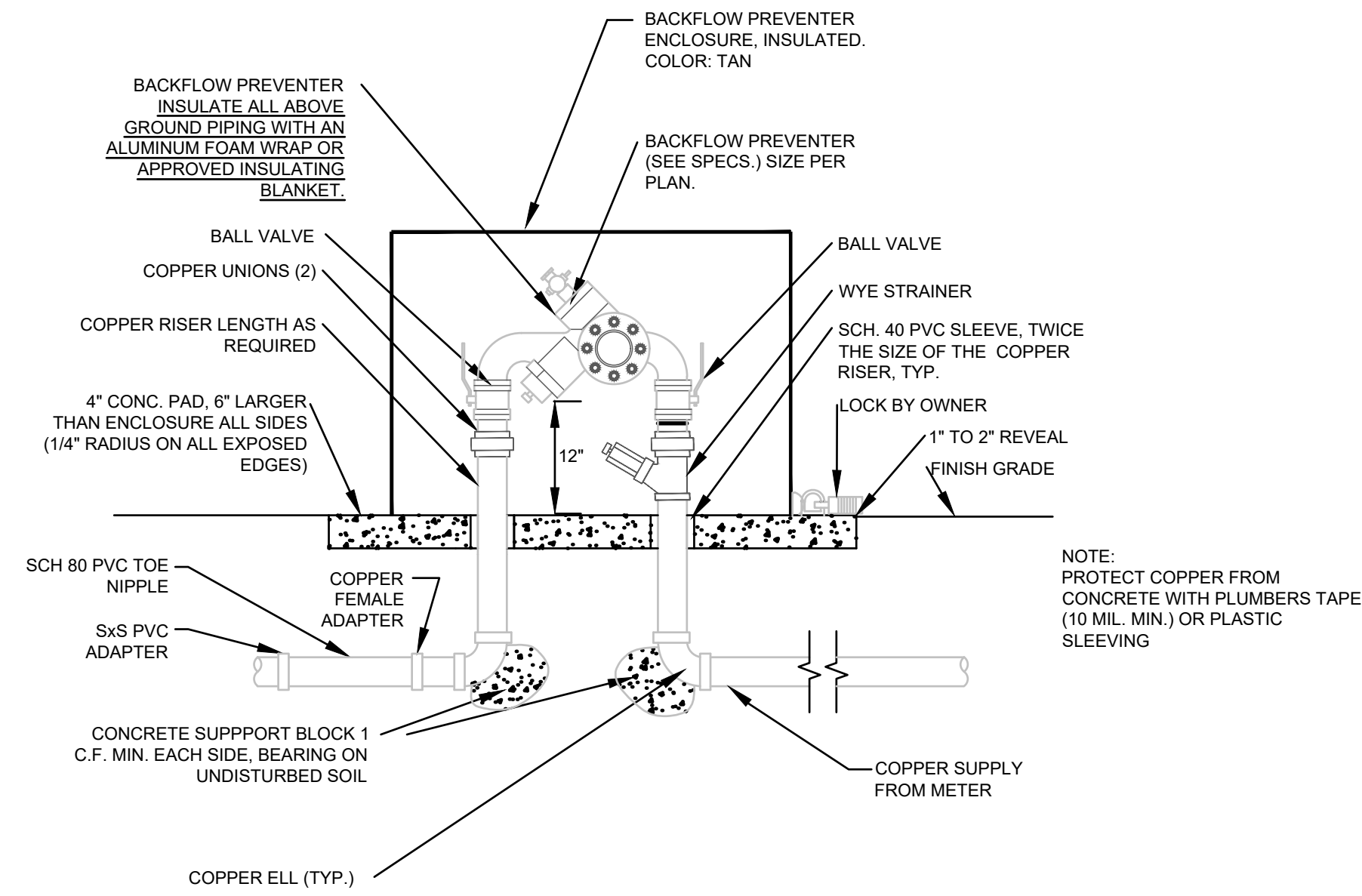
NTS

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



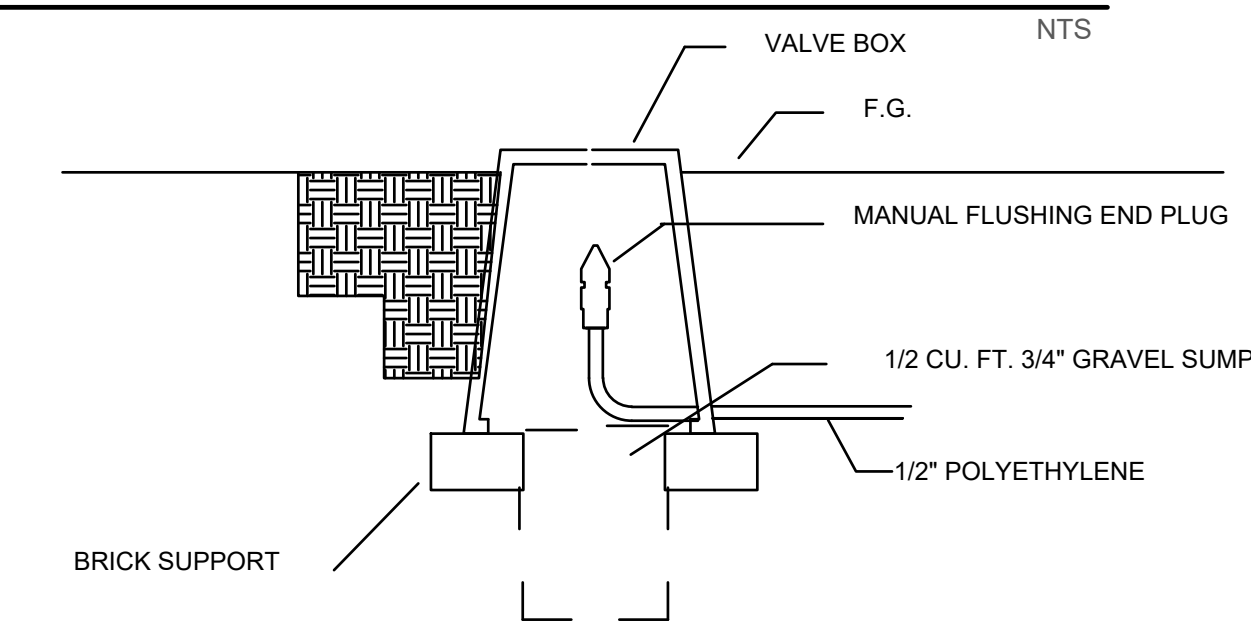
3A MULTI OUTLET EMITTER DETAIL

NTS



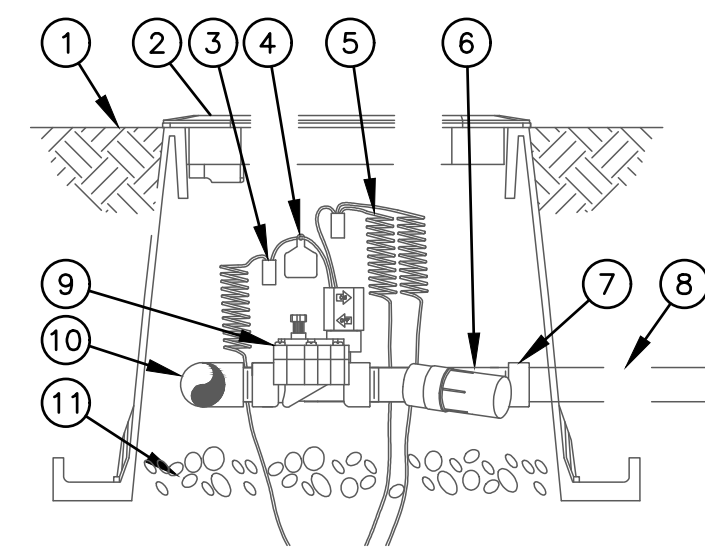
4 BACKFLOW PREVENTER DETAIL

NOTE:
PROTECT COPPER FROM CONCRETE WITH PLUMBERS TAPE (10 MIL. MIN.) OR PLASTIC SLEEVING



5 HOSE END CAP DETAIL

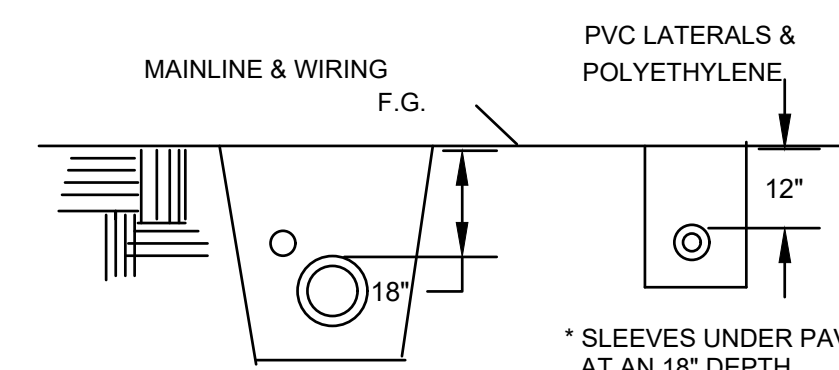
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6 DRIP VALVE ASSEMBLY

NTS

USE NON PRESSURE REGULATING FILTER WHERE REMOTE PRESSURE REGULATORS ARE USED.

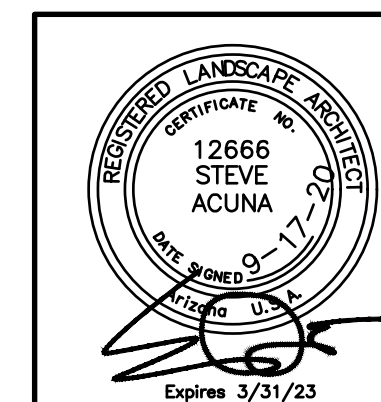


7 TRENCHING DETAIL

NTS

* SLEEVES UNDER PAVING SHALL BE AT AN 18" DEPTH.

- 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



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