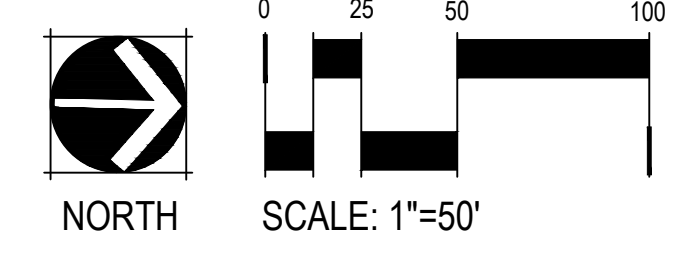


**CIVIC SPACE CALCULATIONS**

	REQUIRED	PROVIDED
RESIDENTIAL - LOT 1		
	5% OF BUILDING AREA 89,500 SF X .05 = 4,475 SF	6,670 SF
COMMERCIAL/RETAIL - LOT 1		
BUILDING #1	5% OF BUILDING AREA 4,200 SF X .05 = 210 SF	1,831 SF
BUILDING #2	5% OF BUILDING AREA 2,000 SF X .05 = 100 SF	2,229 SF
BUILDING #3	5% OF BUILDING AREA 13,300 SF X .05 = 665 SF	4,079 SF
COMMERCIAL/RETAIL - LOT 2		
BUILDING #4	5% OF BUILDING AREA 3,125 SF X .05 = 156 SF	592 SF
TOTAL	5,606 SF	15,401 SF

**LEGEND**

- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- PROPOSED PLANT MATERIAL - SEE LANDSCAPE PLANS
- EXISTING PONDEROSA PINE TREE TO REMAIN
- PARKWAY AND MEDIAN TREES PER STREET IMPROVEMENT PLANS
- PARKING LOT SCREENING - SEE DETAIL 1 SHEET L-6
- MOUND SIGN
- BUILDING FOUNDATION RESIDENTIAL
- BUILDING FOUNDATION COMMERCIAL
- MILTON ROW/PARKWAY BUFFER
- STREET BUFFER
- PERIPHERAL BUFFER
- PARKING
- CIVIC SPACE



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<p>FLAGSTAFF</p>							
<p>COCOONING</p>							
DWG.	L-1	SHEET	1	OF	7		
JOB NO.:	224236	DESIGN BY:	AH, MC	DRAWN BY:	AH, MC	CHECKED:	GR
DATE:	SEPTEMBER 2025						

NOTE: SEE SHEET L-2 FOR LANDSCAPE CALCULATIONS

SITE LANDSCAPE CALCULATIONS

LOT 1 - MIXED USE		10.19 ACRES		
		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
<b>STREET BUFFER</b>				
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 85	15 GALLON	85
2,108	SHRUBS	2 PER TREE = 170	5 GALLON	183
	GROUNDCOVER	2 PER TREE = 170	1 GALLON	267
	EXISTING TREE CREDITS*			0
<b>PERIPHERAL BUFFER</b>				
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = N/A	15 GALLON	N/A
N/A (SAME ZONING)	SHRUBS	2 PER TREE = N/A	5 GALLON	N/A
	GROUNDCOVERS	2 PER TREE = N/A	1 GALLON	N/A
<b>PARKING AREA</b>				
TOTAL PARKING SPACES	TREES	2 EVERY 8 PARKING SPACES = 125	15 GALLON	125
501	SHRUBS	2 PER TREE = 251	5 GALLON	260
	GROUNDCOVERS	2 PER TREE = 251	1 GALLON	264
	AREA	30 S.F. PER SPACE: 15,030 S.F.		20,167 S.F.
<b>PARKING LOT SCREENING</b>				
TOTAL PARKING SPACES ADJACENT TO ROADWAYS	SHRUBS AND/OR SCREEN WALL	80% VISUAL SCREENING (MIN. HEIGHT = 3 FEET)	N/A	3' FOOT TO 3.5' SCREEN WALLS PROVIDED
40				
<b>BUILDING FOUNDATION - RESIDENTIAL</b>				
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 67	15 GALLON	72
1,667	SHRUBS	2 PER TREE = 134	5 GALLON	252
	GROUNDCOVERS	2 PER TREE = 134	1 GALLON	218
<b>BUILDING FOUNDATION - COMMERCIAL/RETAIL</b>				
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 44	15 GALLON	44
1,097	SHRUBS	2 PER TREE = 88	5 GALLON	93
	GROUNDCOVERS	2 PER TREE = 88	1 GALLON	115

LOT 2 - RETAIL		0.62 ACRES		
		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
<b>STREET BUFFER</b>				
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 14	15 GALLON	14
350	SHRUBS	2 PER TREE = 28	5 GALLON	28
	GROUNDCOVER	2 PER TREE = 28	1 GALLON	28
	EXISTING TREES*			0
<b>PERIPHERAL BUFFER</b>				
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 12	15 GALLON	12
282	SHRUBS	2 PER TREE = 24	5 GALLON	24
	GROUNDCOVERS	2 PER TREE = 24	1 GALLON	24
<b>PARKING AREA</b>				
TOTAL PARKING SPACES	TREES	2 EVERY 8 PARKING SPACE = 3	15 GALLON	3
12	SHRUBS	2 PER TREE = 6	5 GALLON	8
	GROUNDCOVERS	2 PER TREE = 6	1 GALLON	7
	AREA	30 S.F. PER SPACE: 360 S.F.		515 S.F.
<b>BUILDING FOUNDATION</b>				
TOTAL L.F.	TREES	1 PER 25 LINEAR FEET = 11	15 GALLON	11
267	SHRUBS	2 PER TREE = 22	5 GALLON	33
	GROUNDCOVERS	2 PER TREE = 22	1 GALLON	25

\* EACH EXISTING TREE THAT IS A MINIMUM OF SIX INCHES IN DIAMETER AT BREAST HEIGHT (DBH) OR 10 FEET IN HEIGHT OR LARGER MAY SUBSTITUTE FOR THE REQUIREMENT OF LANDSCAPE TREES, SEE CHART BELOW. FOR EACH EXISTING TREE RETAINED IN A LANDSCAPE AREA, THE REQUIREMENT FOR SHRUBS AND GROUNDCOVERS ASSOCIATED WITH THAT TREE WILL BE WAIVED. (CITY OF FLAGSTAFF LANDSCAPING STANDARDS SECTION 10-50.60.050)

SITE LANDSCAPE CALCULATIONS DIAGRAM



LEGEND

BUILDING FOUNDATION RESIDENTIAL	STREET BUFFER	PARKING
BUILDING FOUNDATION COMMERCIAL	PERIPHERAL BUFFER	MILTON R.O.W / PARKWAY
ROCK MULCH TYPE 1	ROCK MULCH TYPE 2	PARKING LOT SCREENING - SEE DETAIL 1 SHEET L-6
PROPOSED PLANT MATERIAL - SEE LANDSCAPE PLANS	MOUNUMENT SIGN	CIVIC SPACE

NORTH

SCALE: 1"=100'

QUANTITATIVE LANDSCAPE DESIGN PARAMETERS - R.O.W.

MILTON ROAD R.O.W.		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
<b>SOUTH OF VEHICULAR ENTRY</b>				
TOTAL L.F.	TREES	1 PER 45 LINEAR FEET = 6*	15 GALLON	0*
252	SHRUBS / GROUNDCOVER	75% COVERAGE AT MATURITY	5 GALLON	76% ESTIMATED COVERAGE AT MATURITY
	EXISTING TREE CREDITS		1 GALLON	0
<b>NORTH OF VEHICULAR ENTRY</b>				
TOTAL L.F.	TREES	1 PER 45 LINEAR FEET = 11*	15 GALLON	0*
460	SHRUBS / GROUNDCOVER	75% COVERAGE AT MATURITY	5 GALLON	77% ESTIMATED COVERAGE AT MATURITY
	EXISTING TREE CREDITS		1 GALLON	0

NOTE: BEULAH AND UNIVERSITY LANDSCAPE IN THE R.O.W. IS NOT A PART OF THIS PROJECT. SEE BEULAH & UNIVERSITY IMPROVEMENT PLANS (PROJECT: PZ-21-00285)

\*TREES MAY NOT BE PLANTED IN PARKWAY DUE TO EXISTING WATER LINES

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DRAWN BY:	AH, MC	CHECKED:	GR
DATE:	SEPTEMBER 2025		
DWG.:	L-2	SHEET:	2
		OF	7

OVERALL PLANT SCHEDULE

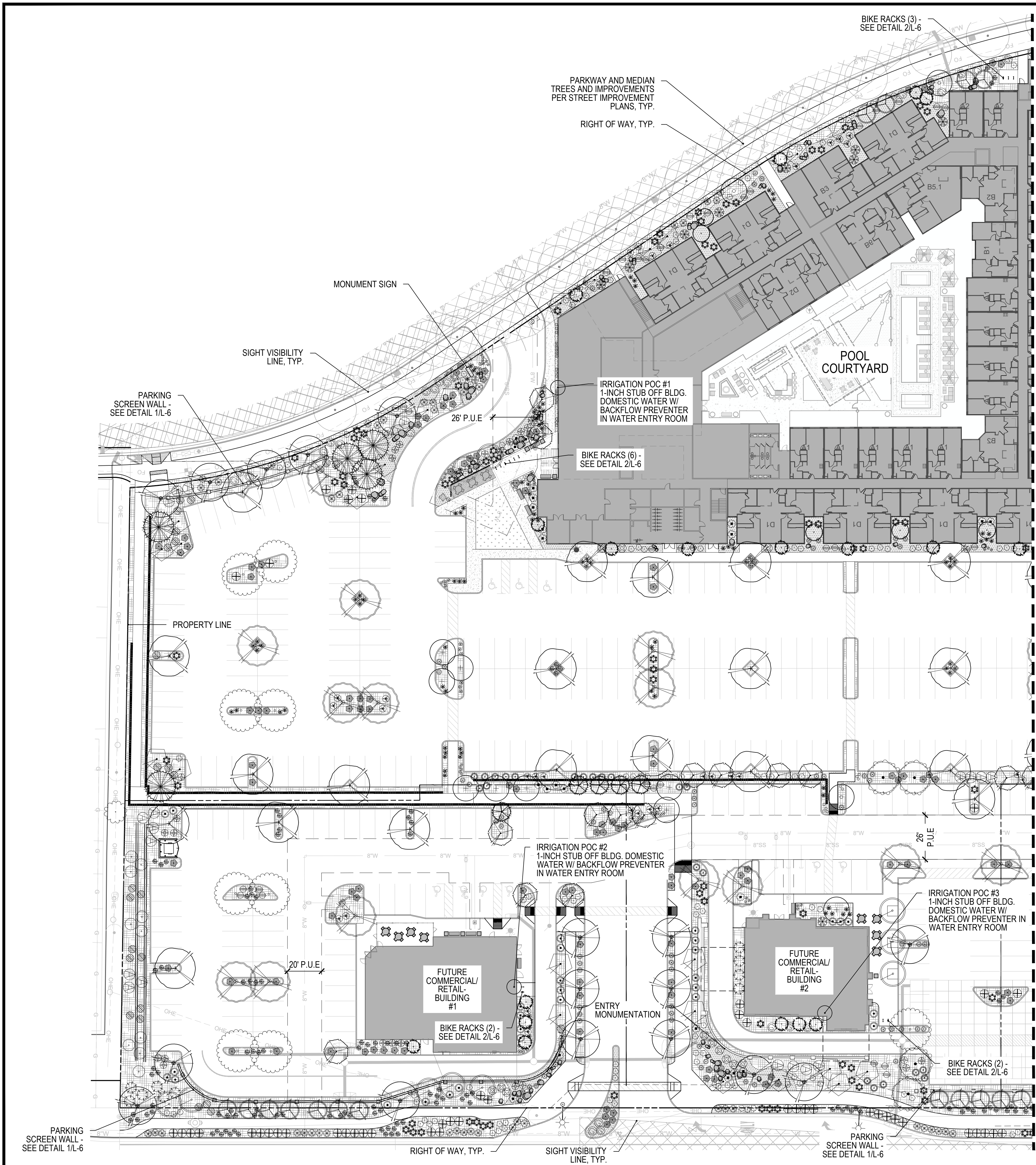
PLANT SCHEDULE OVERALL							
SYMBOL	BOTANICAL / COMMON NAME	SIZE	EST'D MAT. SIZE	NATIVE	WATER USE	SPACING	QTY
<b>DECIDUOUS CANOPY</b>							
	Acer x freemanii Freeman Maple	2" CAL, B&B	45' H x 30' W	NATURALIZED	MODERATE	AS SHOWN	27
	Celtis occidentalis Common Hackberry	2" CAL, B&B	45' H x 30' W	NATURALIZED	LOW	AS SHOWN	21
	Gleditsia triacanthos inermis 'Skyline' TM Skyline Thornless Honey Locust	2" CAL, B&B	45' H x 35' W	NATURALIZED	LOW	AS SHOWN	36
	Quercus macrocarpa Burr Oak	2" CAL, B&B	45' W X 30' W	NATURALIZED	MODERATE	AS SHOWN	15
	Robinia x ambigua 'Purple Robe' Pink Flowering Locust	2" CAL, B&B	40' H X 25' W	NATURALIZED	LOW	AS SHOWN	8
<b>DECIDUOUS ORNAMENTAL</b>							
	Malus x 'Lolizam' Lollipop® Crabapple	2" CAL, B&B	12' H X 8' W	NATURALIZED	MODERATE	AS SHOWN	13
	Malus x 'Spring Snow' Spring Snow Crabapple	2" CAL, B&B	20' H X 15' W	NATURALIZED	MODERATE	AS SHOWN	13
	Malus x 'Thunderchild' Thunderchild Crabapple	2" CAL, B&B	20' H X 15' W	NATURALIZED	MODERATE	AS SHOWN	23
	Populus tremuloides Quaking Aspen	6' HT 15 GAL. MIN.	30' H X 20' W	NATIVE	MODERATE	AS SHOWN	32
	Prunus cerasifera 'Krauter Vesuvius' Purple Leaf Plum	2" CAL, B&B	15' H X 15' W	NATURALIZED	HIGH	AS SHOWN	16
	Pyrus calleryana 'Chanticleer' Capital Callery Pear	2" CAL, B&B	30' H X 15' W	NATURALIZED	MODERATE	AS SHOWN	39
<b>EVERGREEN TREES</b>							
	Juniperus chinensis 'Blue Point' Blue Point Juniper	6' HT, B&B	12' H X 8' W	NATURALIZED	LOW	AS SHOWN	25
	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Colorado Blue Spruce	6' HT, B&B	30' H X 15' W	NATURALIZED	MODERATE	AS SHOWN	9
	Pinus edulis Pinon Pine	6' HT, B&B	30' H X 15' W	NATIVE	LOW	AS SHOWN	32
	Pinus ponderosa Ponderosa Pine	6' HT, B&B	70' H X 35' W	NATIVE	LOW	AS SHOWN	5
<b>DECIDUOUS SHRUBS - LARGE 7' -9'</b>							
	Cornus stolonifera Dogwood	5 gal	8' H X 8' W	NATURALIZED	HIGH	AS SHOWN	16
	Fallugia paradoxa Apache Plume	5 gal	6' H X 8' W	NATIVE	LOW	AS SHOWN	52
	Forestiera neomexicana New Mexico Privet	5 gal	10' H X 10' W	NATIVE	LOW	AS SHOWN	3
	Ribes aureum Golden Currant	5 gal	7' H X 7' W	NATIVE	LOW	AS SHOWN	31
<b>DECIDUOUS SHRUBS - MEDIUM 5' -7'</b>							
	Aronia melanocarpa Black Chokeberry	5 gal	5' H X 5' W	NATIVE	LOW	AS SHOWN	50
	Physocarpus opulifolius Ninebark	5 gal	6' H X 5' W	NATURALIZED	MODERATE	AS SHOWN	49
	Syringa pubescens patula 'Miss Kim' Miss Kim Korean Lilac	5 gal	6' H X 5' W	NATURALIZED	MODERATE	AS SHOWN	24
<b>DECIDUOUS SHRUBS - SMALL 2' -5'</b>							
	Cotoneaster apiculatus Cranberry Cotoneaster	5 gal	2.5' H X 4.5' W	NATURALIZED	MODERATE	AS SHOWN	71
	Perovskia atriplicifolia Russian Sage	5 gal	3' H X 4' W	NATURALIZED	MODERATE	AS SHOWN	139
	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal	3' H X 4' W	NATIVE	MODERATE	AS SHOWN	194
	Rosa woodsii Woods' Rose	5 gal	3' H X 4' W	NATIVE	LOW	AS SHOWN	29
	Symphoricarpos occidentalis Western Snowberry	5 gal	3' H X 5' W	NATIVE	MODERATE	AS SHOWN	48
<b>EVERGREEN SHRUBS</b>							
	Arctostaphylos x coloradoensis 'Panchito' Panchito Manzanita	5 gal	1.5' H X 4' W	NATURALIZED	LOW	AS SHOWN	183
	Mahonia aquifolium 'Compacta' Compact Oregon Grape	5 gal	3' H X 4' W	NATURALIZED	MODERATE	AS SHOWN	78
	Picea pungens 'Montgomery' Montgomery Blue Spruce	5 gal	7' W X 6" W	NATURALIZED	MODERATE	AS SHOWN	21

ORNAMENTAL GRASSES							
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal	2.5' H X 2.5' W	NATIVE	LOW	AS SHOWN	144
	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	4' H X 3' W	NATURALIZED	MODERATE	AS SHOWN	246
	Muhlenbergia rigens Deer Grass	1 gal	4' H X 4' W	NATIVE	MODERATE	AS SHOWN	114
<b>PERENNIALS &amp; GROUNDCOVERS</b>							
	Cerastium tomentosum Snow In Summer	1 gal	6" H X 18" W	NATURALIZED	MODERATE	AS SHOWN	79
	Echinacea purpurea Purple Coneflower	1 gal	18" H X 18" W	NATURALIZED	MODERATE	AS SHOWN	42
	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal	16" H X 16" W	NATURALIZED	MODERATE	AS SHOWN	56
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal	1' H X 6' W	NATURALIZED	LOW	AS SHOWN	101
	Juniperus sabiniana Buffalo Juniper	5 gal	1' H X 6' W	NATURALIZED	LOW	AS SHOWN	33
	Nepeta racemosa 'Walker's Low' Catmint	1 gal	24" H X 24" W	NATURALIZED	MODERATE	AS SHOWN	77
	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sandcherry	5 gal	2' H X 6' W	NATIVE	MODERATE	AS SHOWN	26
	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal	2' H X 6' W	NATURALIZED	LOW	AS SHOWN	117

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MILLTOWN			
LANDSCAPE PLANT SCHEDULE			
FLAGSTAFF			
COCOONING			
JOB NO.:	224236	DESIGN BY:	AH, MC
DRAWN BY:	AH, MC	CHECKED:	GR
DATE:	SEPTEMBER 2025		
DWG.:	L-3	SHEET:	3
			7



**PLANT SCHEDULE (ABBREVIATED)**

SYMBOL	BOTANICAL / COMMON NAME	QTY
<b>DECIDUOUS CANOPY</b>		
	Acer x freemanii Freeman Maple	27
	Celtis occidentalis Common Hackberry	21
	Gleditsia triacanthos inermis 'Skyline' TM Skyline Thornless Honey Locust	36
	Quercus macrocarpa Burr Oak	15
	Robinia x ambigua 'Purple Robe' Pink Flowering Locust	8
<b>DECIDUOUS ORNAMENTAL</b>		
	Malus x 'Lollipop' Lollipop® Crabapple	13
	Malus x 'Spring Snow' Spring Snow Crabapple	13
	Malus x 'Thunderchild' Thunderchild Crabapple	23
	Populus tremuloides Quaking Aspen	32
	Prunus cerasifera 'Krauter Vesuvius' Purple Leaf Plum	16
	Pyrus calleryana 'Chanticleer' Capital Callery Pear	39
<b>EVERGREEN TREES</b>		
	Juniperus chinensis 'Blue Point' Blue Point Juniper	25
	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Colorado Blue Spruce	9
	Pinus edulis Pinon Pine	32
	Pinus ponderosa Ponderosa Pine	5
<b>DECIDUOUS SHRUBS - LARGE 7'-9'</b>		
	Cornus stolonifera Dogwood	16
	Fallugia paradoxa Apache Plume	52
	Forestiera neomexicana New Mexico Privet	3
	Ribes aureum Golden Currant	31
<b>DECIDUOUS SHRUBS - MEDIUM 5'-7'</b>		
	Aronia melanocarpa Black Chokeberry	50
	Physocarpus opulifolius Ninebark	49
	Syringa pubescens patula 'Miss Kim' Miss Kim Korean Lilac	24
<b>DECIDUOUS SHRUBS - SMALL 2'-5'</b>		
	Cotoneaster apiculatus Cranberry Cotoneaster	71
	Perovskia atriplicifolia Russian Sage	139
	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	194
	Rosa woodsii Woods' Rose	29
	Symphoricarpos occidentalis Western Snowberry	48

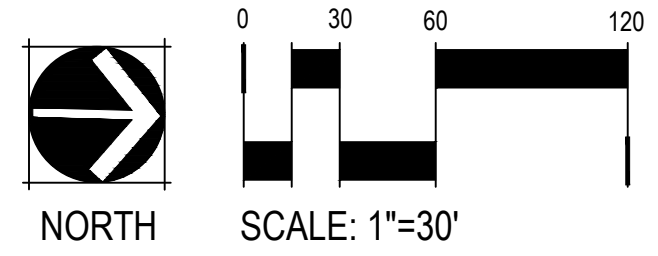
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	Picea pungens 'Montgomery' Montgomery Blue Spruce	21
<b>ORNAMENTAL GRASSES</b>		
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	144
	Calamagrostis x acutiflora 'Karl Foerster' Foerster Reed Grass	246
	Muhlenbergia rigens Deer Grass	114
<b>PERENNIALS &amp; GROUNDCOVERS</b>		
	Cerastium tomentosum Snow In Summer	79
	Echinacea purpurea Purple Coneflower	42
	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	56
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	101
	Juniperus sabinna Buffalo Juniper	33
	Nepeta racemosa 'Walker's Low' Catmint	77
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**LEGEND**

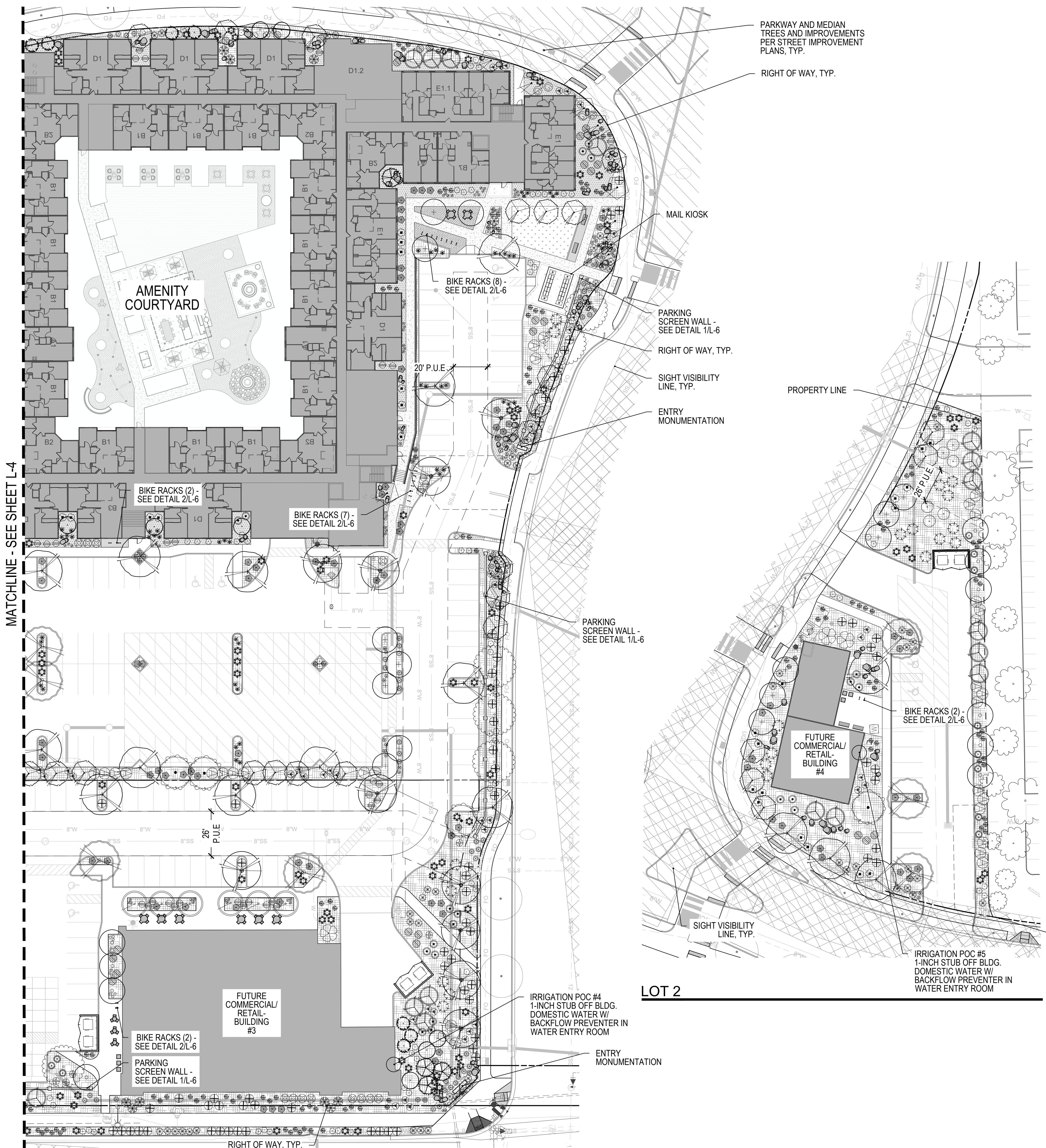
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1/4" MINUS MADISON GOLD OR APPROVED EQUAL  
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- LANDSCAPE BOULDERS  
(COLLECTED FROM ON-SITE)
- BIKE RACKS - SEE DETAIL 2/L-6
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L-4	4	224236	SEPTEMBER 2025	MILLTOWN				COCOONING
				LANDSCAPE PLAN				



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	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Colorado Blue Spruce	9
	Pinus edulis Pinon Pine	32
	Pinus ponderosa Ponderosa Pine	5
<b>DECIDUOUS SHRUBS - LARGE 7'-9'</b>		
	Cornus stolonifera Dogwood	16
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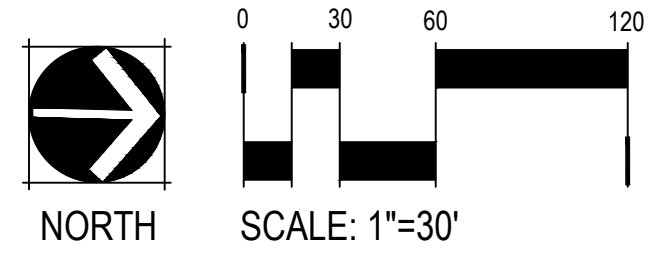
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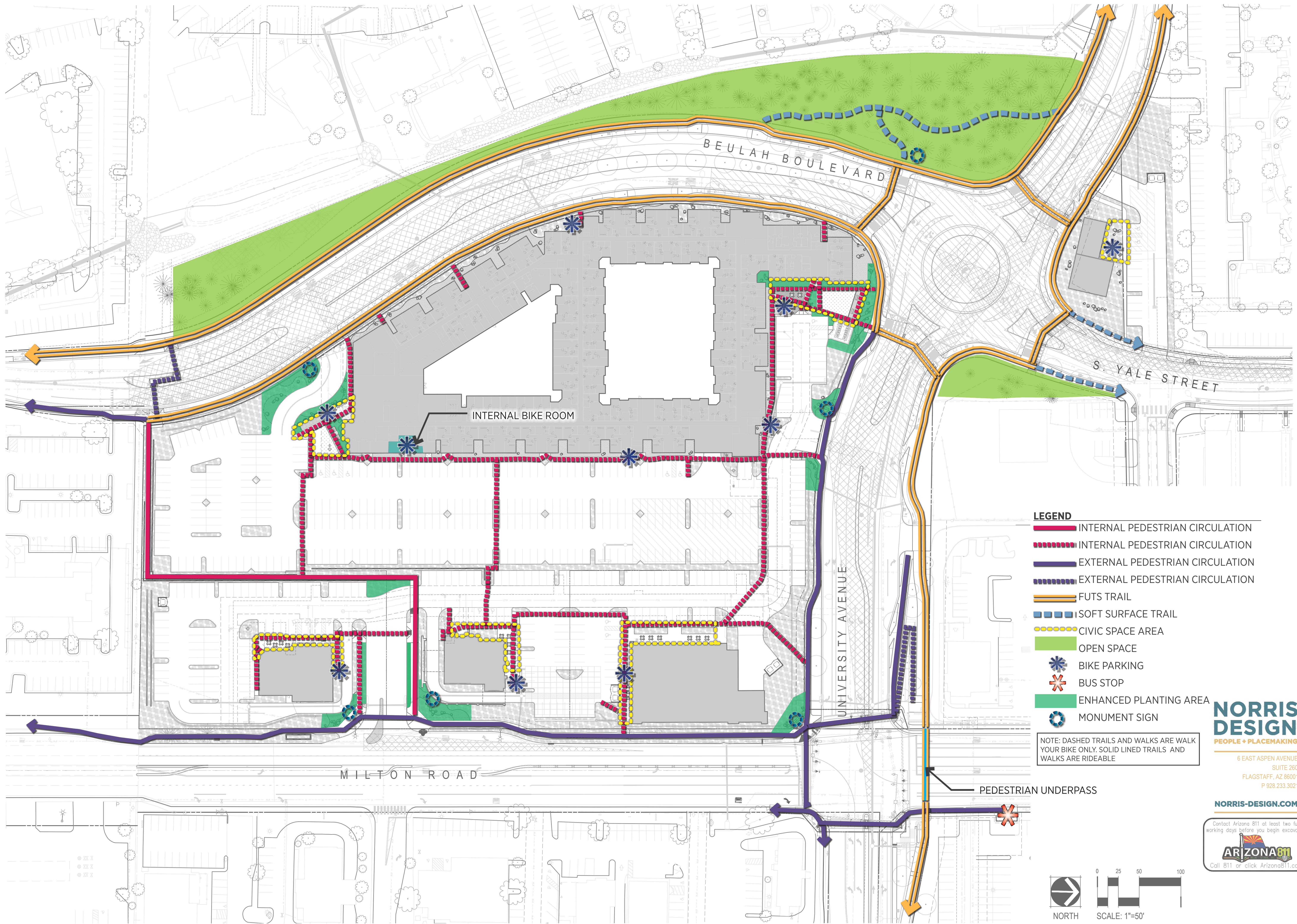


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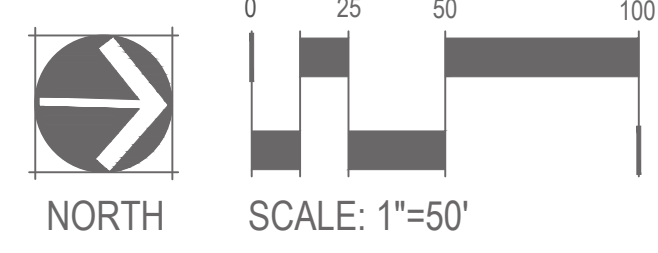


	REVISION			
	BY		DATE	
	NO.		DATE	
<p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION, BIDDING OR RECORDING</p>				
MILLTOWN	LANDSCAPE PLAN			FLAGSTAFF
DWG. L-5	SHEET 5	DATE: SEPTEMBER 2025	COCONING	OF 7



- LEGEND**
- INTERNAL PEDESTRIAN CIRCULATION
  - - - INTERNAL PEDESTRIAN CIRCULATION
  - EXTERNAL PEDESTRIAN CIRCULATION
  - - - EXTERNAL PEDESTRIAN CIRCULATION
  - FUTS TRAIL
  - - - SOFT SURFACE TRAIL
  - - - CIVIC SPACE AREA
  - OPEN SPACE
  - ★ BIKE PARKING
  - ★ BUS STOP
  - ENHANCED PLANTING AREA
  - MONUMENT SIGN

NOTE: DASHED TRAILS AND WALKS ARE WALK YOUR BIKE ONLY. SOLID LINED TRAILS AND WALKS ARE RIDEABLE



**NORRIS DESIGN**  
 PEOPLE + PLACEMAKING  
 6 EAST ASPEN AVENUE  
 SUITE 260  
 FLAGSTAFF, AZ 86001  
 P 928.233.3021

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NO.	DATE	BY	REVISION

**Toll Brothers**  
 APARTMENT LIVING

PRELIMINARY  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING  
 66029  
 GREGORY L.  
 ROWAN  
 REGISTERED PROFESSIONAL ENGINEER  
 ARIZONA, U.S.A.  
 EXPIRES 03/31/21

MILLTOWN  
 CIRCULATION PLAN  
 FLAGSTAFF

DWG.	L-7	JOB NO.	224236	DESIGN BY:	AH, MC	DATE:	SEPTEMBER 2025
SHEET	7	DRAWN BY:	AH, MC	CHECKED:	GR	OF	7
						COCONINO	