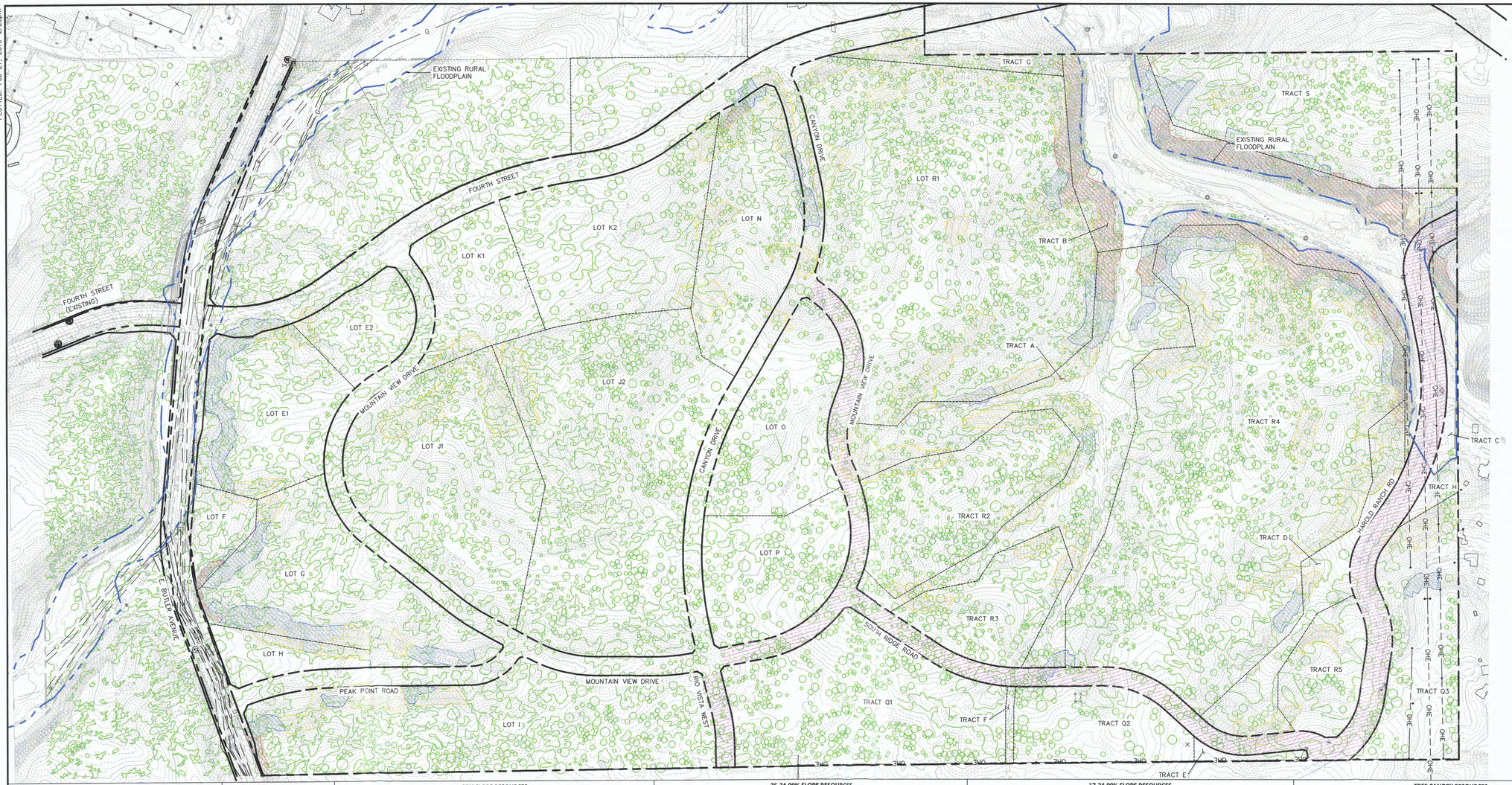

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- LOT
- 100-YEAR FLOODPLAIN
- TRACT FOR FUTURE ROW
- SLOPE RESOURCES 17-24.99%
- SLOPE RESOURCES 25-34.99%
- SLOPE RESOURCES >35%
- EXISTING TREE CANOPY

NOTES:
1. ROW INCLUDES FOURTH STREET, MOUNTAIN VIEW DRIVE, PEAK POINT ROAD, AND CANYON DRIVE.
2. FUTURE ROW INCLUDES TRACTS FOR MOUNTAIN VIEW DRIVE, RIO VISTA WEST, SOUTH RIDGE ROAD, AND HAROLD RANCH ROAD.
3. THE DISTURBED TREE CANOPY ACREAGE WITHIN THE ROW AND FUTURE ROW WAS DISTRIBUTED TO EACH PARCEL BY A RATIO BETWEEN THE PARCEL ACREAGE AND TOTAL PARCEL ACREAGE OF THE SITE. A NEW PRESERVATION RATE FOR EACH PARCEL WAS DETERMINED FROM THE TOTAL AMOUNT OF TREE CANOPY REQUIRED TO PRESERVE.

				FLOODPLAIN RESOURCES		>35% SLOPE RESOURCES					25-34.99% SLOPE RESOURCES						17-24.99% SLOPE RESOURCES						TREE CANOPY RESOURCES					
PARCEL	ACREAGE ±	ZONING	DEVELOPMENT OPTION	RURAL FLOODPLAIN (ACRES)	REQUIRED RURAL FLOODPLAIN PRESERVATION	TOTAL EXISTING >35% SLOPE (ACRES)	>35% PRESERVATION RATE	REQUIRED >35% SLOPE (ACRES)	DISTURBED >35% SLOPE (ACRES)	PRESERVED >35% (ACRES)	>35% SURPLUS (ACRES)	TOTAL EXISTING 25-34.99% SLOPE (ACRES)	25-34.99% PRESERVATION RATE	REQUIRED 25-34.99% SLOPE (ACRES)	DISTURBED 25-34.99% SLOPE (ACRES)	PRESERVED 25-34.99% (ACRES)	25-34.99% SURPLUS (ACRES)	TOTAL EXISTING 17-24.99% (ACRES)	17-24.99% PRESERVATION RATE	REQUIRED 17-24.99% SLOPE (ACRES)	DISTURBED 17-24.99% (ACRES)	PRESERVED 17-24.99% (ACRES)	17-24.99% SURPLUS/ DEFICIT (ACRES)	TREE CANOPY (ACRES)	TREE CANOPY PRESERVATION	REQUIRED TREE CANOPY (ACRES)	DISTURBED TREE CANOPY IN ROW DISTRIBUTED PER PARCEL (ACRES)	TOTAL REQUIRED TREE CANOPY (ACRES)	NEW TREE CANOPY PRESERVATION
E1	6.4	HC	OFFICE/RETAIL	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.94	80%	0.76	0.16	0.78	0.03	0.41	60%	0.24	0.05	0.35	0.11	2.25	30%	0.67	0.26	0.94	42%
E2	2.5	HC	OFFICE/RETAIL	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.09	60%	0.06	0.00	0.09	0.04	1.15	30%	0.34	0.10	0.45	39%
F	1.4	HC	OFFICE/RETAIL	0.00	100%	0.09	100%	0.09	0.00	0.09	0.00	0.04	80%	0.03	0.00	0.04	0.01	0.07	60%	0.04	0.00	0.07	0.03	0.74	30%	0.22	0.06	0.28	38%
G	9.1	MR	50 TOWNHOUSE UNITS	0.00	100%	0.07	100%	0.07	0.00	0.07	0.00	1.43	80%	1.14	0.10	1.33	0.19	0.51	70%	0.35	0.06	0.44	0.09	5.17	50%	2.59	0.38	2.96	57%
H	1.8	HC	OFFICE/RETAIL	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.08	80%	0.06	0.00	0.08	0.02	0.31	60%	0.18	0.01	0.29	0.11	0.87	30%	0.26	0.07	0.33	38%
I	13.4	R1	50 RESIDENTIAL LOTS	0.00	100%	0.09	100%	0.09	0.00	0.09	0.00	0.34	80%	0.27	0.02	0.32	0.05	0.99	70%	0.69	0.21	0.78	0.09	5.57	50%	2.79	0.55	3.34	60%
J1	11.6	HR	240 APARTMENT UNITS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	1.49	70%	1.04	0.49	1.00	-0.04	3.38	50%	1.69	0.48	2.17	64%
J2	18.4	HR	432 APARTMENT UNITS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.57	70%	0.40	0.03	0.54	0.14	6.98	50%	3.49	0.76	4.25	61%
K1	4.6	HC	RETAIL	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.26	60%	0.16	0.04	0.22	0.06	1.17	30%	0.35	0.19	0.54	46%
K2	8.8	HC	RETAIL	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.41	60%	0.25	0.00	0.41	0.16	3.17	30%	0.95	0.36	1.31	41%
N	7.1	MR	42 DUPLEX UNITS	0.00	100%	0.10	100%	0.10	0.00	0.10	0.00	0.21	80%	0.17	0.02	0.19	0.03	1.38	70%	0.97	0.40	0.99	0.02	1.52	50%	0.76	0.29	1.05	69%
O	6.0	MR	49 TOWNHOUSE UNITS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.01	70%	0.01	0.00	0.01	0.00	1.44	50%	0.72	0.25	0.97	67%
P	5.4	MR	44 TOWNHOUSE UNITS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.00	70%	0.00	0.00	0.00	0.00	1.59	50%	0.79	0.22	1.02	64%
Q1	10.2	R1	41 RESIDENTIAL LOTS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.00	70%	0.00	0.00	0.00	0.00	3.07	50%	1.53	0.42	1.96	64%
Q2	3.9	R1	21 RESIDENTIAL LOTS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.00	70%	0.00	0.00	0.00	0.00	1.01	50%	0.50	0.16	0.67	66%
Q3	6.0	MR	80 WORKFORCE HOUSING	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.17	80%	0.13	0.02	0.15	0.01	0.57	70%	0.40	0.03	0.54	0.14	0.82	50%	0.41	0.25	0.66	80%
R1	27.0	MR	132 RESIDENTIAL LOTS	0.00	100%	0.34	100%	0.34	0.00	0.34	0.00	0.57	80%	0.46	0.10	0.47	0.01	4.13	70%	2.89	1.57	2.56	-0.33	5.59	50%	2.79	1.11	3.90	70%
R2	7.1	MR	37 RESIDENTIAL LOTS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	1.11	70%	0.78	0.38	0.73	-0.05	1.76	50%	0.88	0.29	1.17	67%
R3	4.2	MR	21 RESIDENTIAL LOTS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.54	70%	0.38	0.21	0.33	-0.05	1.33	50%	0.67	0.17	0.84	63%
R4	32.0	MR	161 RESIDENTIAL LOTS	0.00	100%	1.67	100%	1.67	0.00	1.67	0.00	0.98	80%	0.78	0.65	0.33	-0.45	4.31	70%	3.01	2.14	2.16	-0.85	8.91	50%	4.46	1.32	5.77	65%
R5	2.9	MR	16 RESIDENTIAL LOTS	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.28	70%	0.20	0.15	0.13	-0.06	1.36	50%	0.68	0.12	0.80	59%
S	10.6	ER	14 RESIDENTIAL LOTS	0.00	100%	0.14	100%	0.14	0.00	0.14	0.00	0.50	80%	0.40	0.16	0.34	-0.06	0.25	70%	0.17	0.11	0.14	-0.04	2.43	50%	1.22	0.44	1.65	68%
TRACT A	11.6	N/A	OPEN SPACE	0.00	100%	0.45	100%	0.45	0.00	0.45	0.00	0.75	80%	0.60	0.00	0.75	0.15	2.28	70%	1.60	0.00	2.28	0.69	2.64	50%	1.32	0.00	1.32	50%
TRACT B/ TRACT G	15.5	N/A	OPEN SPACE	8.09	100%	4.64	100%	4.64	0.00	4.64	0.00	0.44	80%	0.35	0.00	0.44	0.09	0.27	70%	0.19	0.00	0.27	0.08	0.48	50%	0.24	0.00	0.24	50%
TRACT C/ TRACT H	1.7	N/A	OPEN SPACE	0.74	100%	0.29	100%	0.29	0.00	0.29	0.00	0.06	80%	0.05	0.00	0.06	0.01	0.01	70%	0.01	0.00	0.01	0.00	0.31	50%	0.15	0.00	0.15	50%
TRACT D	3.6	N/A	OPEN SPACE	0.00	100%	0.06	100%	0.06	0.00	0.06	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.94	70%	0.66	0.00	0.94	0.28	0.89	50%	0.45	0.00	0.45	50%
TRACT E	0.4	N/A	OPEN SPACE	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.00	70%	0.00	0.00	0.00	0.00	0.05	50%	0.03	0.00	0.03	50%
TRACT F	0.2	N/A	OPEN SPACE	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.00	80%	0.00	0.00	0.00	0.00	0.00	70%	0.00	0.00	0.00	0.00	0.05	50%	0.02	0.00	0.02	50%
ROW	17.0	N/A	CITY ROADWAY	0.00	100%	0.00	100%	0.00	0.00	0.00	0.00	0.03	80%	0.02	0.03	0.00	-0.02	0.03	60%	0.02	0.03	0.00	-0.02	5.01	-	-	-	-	-
FUTURE ROW	11.5	N/A	CITY ROADWAY	1.70	100%	0.05	100%	0.05	0.05	0.00	-0.05	0.13	80%	0.10	0.13	0.00	-0.10	0.07	60%	0.04	0.07	0.00	-0.04	3.24	-	-	-	-	-
TOTAL	**262.0**			**8.83**		**7.98**		**7.94**	**0.00**	**7.94**	**0.00**	**6.65**		**5.22**	**1.25**	**5.27**	**0.05**	**21.28**		**14.69**	**5.93**	**15.29**	**0.60**	**73.94**		**30.98**	**8.25**	**39.23**	

NORTH

SCALE 1" : 200'
0 100 200

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FLAGSTAFF ARIZONA

CANYON DEL RIO

PRELIMINARY RESOURCE PROTECTION PLAN

JOB NO:	13184
DATE:	FEB 19
SCALE:	AS SHOWN
DRAWN:	SCI/KMB
DESIGN:	SCI/KMB
CHECKED:	QEC/SCI

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928.774.8934 fax
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REVISIONS			

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PLOTTED: Feb 27, 2019 - 2:26pm

FILE: P:\2013\1318\Drawings\Preliminary Block Plat\1318 - Natural Resource Protection Plan.dwg SWI-C3D-18_KMB