

SITE LEGEND

- PROJECT AREA
- BUILDING FOOTPRINT
- FUTURE LANDSCAPE AREAS
- TREES TO REMAIN
- TREES TO BE REMOVED

PARKING CALCULATION

OFFICES, GENERAL: 1 SPACE PER 300sf GROSS FLOOR AREA:
 4,500 sf / 300 = 15 SPACES REQUIRED (INCLUDING 1 ACCESSIBLE)
 19 SPACES PROVIDED (INCLUDING 1 ACCESSIBLE)

IMPERVIOUS AREA CALCULATION

SITE AREA: 26,480 sf
 IMPERVIOUS AREA: 10,937 sf
 PERCENTAGE: 41.2% IMPERVIOUS

CIVIL L.I.D. - ROCV TABLE

The SUBJECT PARCEL to be developed has an area of 26,480 SF, exclusive of that portion within the HIGHLAND AVENUE easement. Impervious areas are tabulated in the ROCV TABLE. Computations for ROCV are per the TABLE.

ELEMENT	AREA	ROCV		COMMENTS
		REQUIRED	PROVIDED	
ROOF	5265 SF	439 CF	0 CF	PIPE TO DETENTION CHAMBERS
PAVEMENT	5214 SF	434 CF	533 CF	IN #57 ROCK UNDER DETENTION CHAMBERS
SIDEWALK	899 SF	75 CF	0 CF	SHEET FLOW TO PAVEMENT
RPGP	1713 SF	0 CF	685 CF	IN #57 ROCK (12" THICK) UNDER TRU-GRID
TOTAL	13091 SF	948 CF	1218 CF	PROVIDED > REQUIRED

BICYCLE PARKING

BICYCLE PARKING SHALL BE A POWDER-COATED TUBE STL FRAME AS PROVIDED BY HELIX BIKE RACKS (SEE SPEC)
 ALL SETBACKS AND CLEARANCES SHALL CONFORM TO CITY OF FLAGSTAFF ZONING CODE FOR BICYCLE PARKING 10-50.80.050
 VERIFY IN-FIELD

II.5 NATURAL RESOURCE PROTECTION PLAN

SITE DOES NOT HAVE ANY SIGNIFICANT (MODERATE, STEEP OR GREATER) GRADES. SITE IS NOT IN A RECORDED FLOODPLAIN. OVER 30% OF THE RESOURCE TREES ARE DESIGNATED AS PRESERVED.

PER CITY OF FLAGSTAFF ZONING CODE: THE FOLLOWING TABLE IS THE RESULT OF THE OWNER'S SURVEY. EXISTING RESOURCE TREE POINT CALCULATIONS ARE BASED UPON THE DIAMETER AT REAST-HEIGHT (A.B.H.).

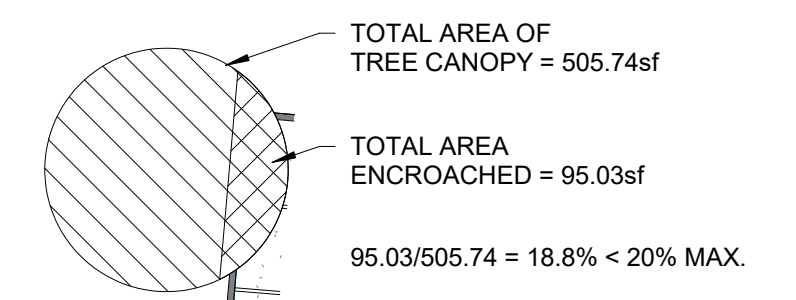
SEE L.I.D. AND RESOURCE TREE TABLES FOR RESOURCE PROTECTION CALCULATIONS.

RESOURCE TREES

MARK	DEMO PHASE	DIA. A.B.H.	POINTS*
P-7	New Construction	40.25"	20.00
P-8	New Construction	28"	20.00
P-9	New Construction	29"	20.00
P-10	New Construction	29"	20.00
P-11	New Construction	34"	20.00
P-15	New Construction	41.75"	20.00
P-16	New Construction	30.75"	20.00
P-21	New Construction	27.75"	20.00
P-25	New Construction	22.75"	8.00
P-26	New Construction	30.75"	20.00
P-27	New Construction	22.75"	8.00
P-28	New Construction	19.5"	8.00
P-29	New Construction	11.75"	2.00
P-30	New Construction	26"	20.00
P-31	New Construction	27.5"	20.00
P-32	New Construction	38.75"	20.00
P-33	New Construction	32.25"	20.00
P-34	New Construction	29"	20.00
P-35	New Construction	14.75"	4.00
P-36	New Construction	18"	8.00
P-37	New Construction	29"	20.00
P-38	New Construction	19.5"	8.00
P-39	New Construction	32.25"	20.00
New Construction: 23			366.00

RESOURCE TREES

MARK	DEMO PHASE	DIA. A.B.H.	POINTS*
P-1	None	39.25"	0.00
P-2	None	30.75"	0.00
P-3	None	29"	0.00
P-4	None	30.75"	0.00
P-5	None	32.25"	20.00
P-6	None	30.75"	20.00
P-12	None	35.5"	20.00
P-13	None	24.25"	8.00
P-14	None	30.75"	20.00
P-17	None	38.75"	20.00
P-18	None	29"	0.00
P-19	None	19.5"	0.00
P-20	None	29"	20.00
P-22	None	35.5"	20.00
P-23	None	29"	20.00
P-24	None	26"	20.00
None: 16			188.00
Grand total: 39			554.00



RESOURCE TREE RETENTION

188 / 554 = 34% RETAINED

SITE PLAN NOTES

- *RESOURCE TREES w/ POINT VALUE 0.00 ARE EXCLUDED FROM THE TABULATION
- REFER TO CIVIL SHEET II.2C FOR INFORMATION ON EXISTING AND PROPOSED UTILITIES
- FOR ADDITIONAL SITE INFORMATION REGARDING EXISTING SITE FEATURES SEE ATTACHMENT: OWNER SURVEY (PROVIDED IN 1ST CONCEPT PLAN SUBMITTAL)

STORMWATER NOTE

DRAINAGE EASEMENT BOUNDARY TO BE STAKED BY REGISTERED LAND SURVEYOR AT TIME OF CONSTRUCTION.
 ALL BUILDING OR SITE-IMPROVEMENT ELEMENTS INCLUDING FOOTINGS, ROOF EAVES & GUTTERS, OR OTHER PROJECTIONS SHALL STAY MIN. 6" CLEAR OF DRAINAGE EASEMENT BOUNDARY, V.I.F.

WESTSIDE VETERINARY
JENNY SIESS
 2507 S. WOODLANDS VILLAGE BLVD



REECE and ROWE
RR
 ARCHITECTS

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REVISIONS:

TITLE: SITE PLAN
 SCALE: As indicated
 DATE: 2020-05-14
 JOB NO: 19502

A1.0