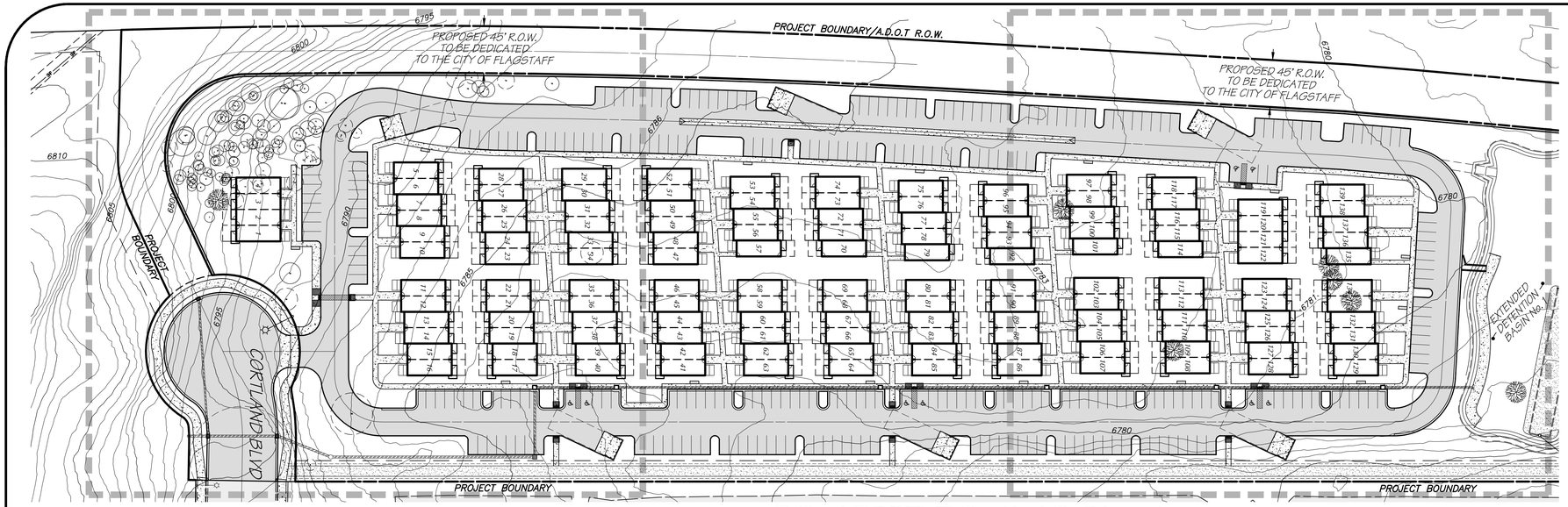


SCALE: 1"=80'

0 30 60 120

URBAN / RURAL FLOODPLAIN

THERE IS NO RURAL OR URBAN FLOOD PLAIN LOCATED ON THIS SITE

PRELIMINARY LANDSCAPE CALCULATIONS

STREET BUFFER:	227 L.F / 25 = 9 P.U.
PERIPHERAL BUFFER:	3,136 L.F. / 25 = 125 P.U.
BUILDING FOUNDATION 4 PLEX:	482 L.F. / 25 = 19 P.U.
BUILDING FOUNDATION 5 PLEX:	1,995 L.F. / 25 = 80 P.U.
BUILDING FOUNDATION 6 PLEX:	5,200 L.F. / 25 = 208 P.U.
PARKING:	290 / (8 / 2) = 73 P.U.
TOTAL PLANT UNITS (P.U.):	514 P.U.
PLANT UNIT:	1 TREE, 2 SHRUBS & 2 GROUNDCOVER
NUMBER OF TREES REQUIRED:	514
NUMBER OF SHRUBS REQUIRED:	1,028
NUMBER OF GROUNDCOVERS REQUIRED:	1,028

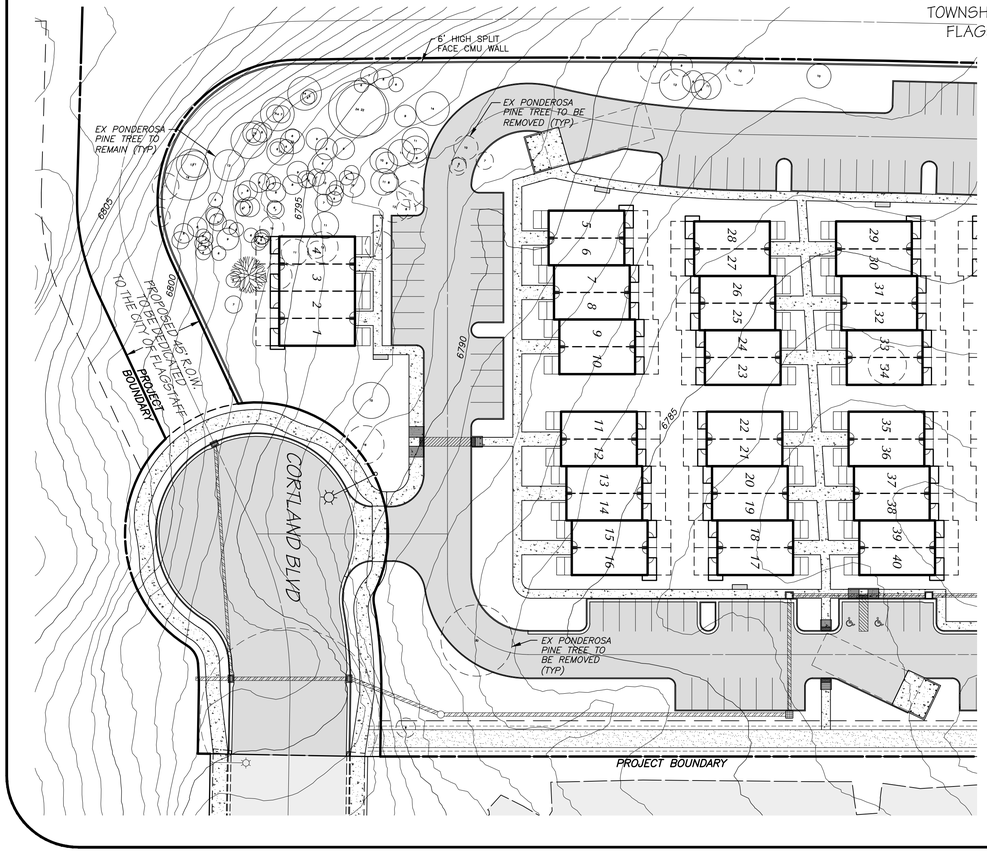
INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

SEE ENLARGEMENT BELOW FOR THE WESTERLY PORTION OF THE PROJECT

SEE ENLARGEMENT BELOW FOR THE EASTERLY PORTION OF THE PROJECT

CONCEPT ZONING PLAN
FOR
THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SCALE: 1"=40'

0 20 40 80

THERE ARE NO RESOURCES TO BE PROTECTED IN THE MIDDLE OF THE SITE

RESOURCE PROTECTION

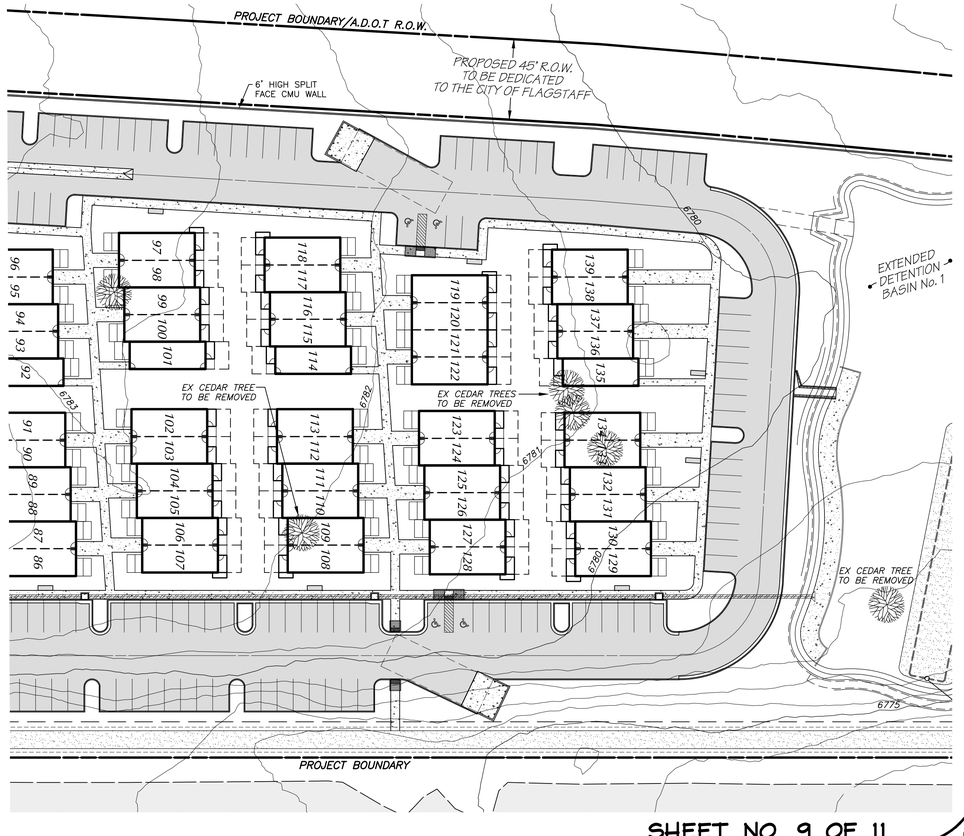
PRE DEVELOPMENT TREE POINTS

1 POINT TREES	68	x 1	=	68
2 POINT TREES	30	x 2	=	60
4 POINT TREES	13	x 4	=	52
8 POINT TREES	4	x 8	=	32
20 POINT TREES	1	x 20	=	20
TOTAL TREE POINTS			=	232
50% OF TOTAL			=	116

POST DEVELOPMENT TREE POINTS

1 POINT TREES	60	x 1	=	60
2 POINT TREES	21	x 2	=	42
4 POINT TREES	7	x 4	=	28
8 POINT TREES	3	x 8	=	24
20 POINT TREES	0	x 20	=	0
TOTAL TREE POINTS			=	154
TREE SAVE PERCENTAGE			=	66.4%

THERE ARE NO SLOPES OVER 17% LOCATED ON THIS SITE



Mogollon Inc
ENGINEERING &SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

THE LOFTS AT CONTINENTAL 7/29/21
CONCEPT ZONING PLAN
RESOURCE PROTECTION PLAN & PRELIM LANDSCAPE PLAN MES# 20356

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 7/29/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MME | FN: SHEET-04.DWG
DRAWN BY: MME | VERT SCALE: N/A
CHECKED BY: KVH/RDS | HOR SCALE: 1"=40'/80'