

LEGEND

- PRESERVED TREES
- DISTURBED TREES
- TREES WITHIN PASTURE AREA (NOT COUNTED IN NRPP)
- TREES WITHIN FUTURE PARCELS
- EXISTING SLOPE 17-24.99%
- DISTURBED SLOPE 17-24.99%
- DISTURBED AREA
- OPEN SPACE

- NOTES:**
- PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
 - EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
 - PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

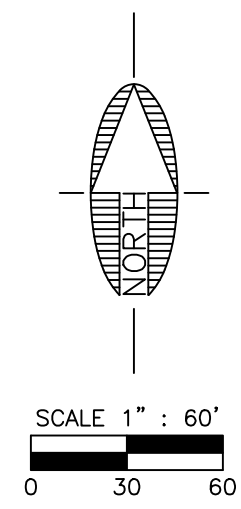
STEEP SLOPE RESOURCES	
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	152

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	469,141
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	70,371
REQUIRED OPEN SPACE (SF)	70,371
PROVIDED OPEN SPACE (SF)	80,218
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,442

1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.
 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.

FOREST RESOURCES							
PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1408	30%	422	678	152	48%
1	RURAL RESIDENTIAL	164	50%	82	0	0	0%
2	HIGHWAY COMMERCIAL	483	30%	145	109	0	23%
TOTAL				649	787	152	46%

- NOTES:**
- APNs 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.
 - PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
 - THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.



PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA
FLAGSTAFF REHAB CENTER

JOB NO: 20136
 DATE: DEC 22
 SCALE: AS SHOWN
 DRAWN: CNP
 DESIGN: CNP
 CHECKED: SCI

110 W. Dole Avenue
 Flagstaff AZ 86001
 928.774.8354
 928.774.8334 fax
 www.swi.co.com

SWI

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.

 ARIZONA 811
 Arizona Blue Stakes, Inc.

008 84-1 or 1-800-514-1111 (722-5348)

DRAWING NO.
NRPP

SHT NO. OF
 5 6