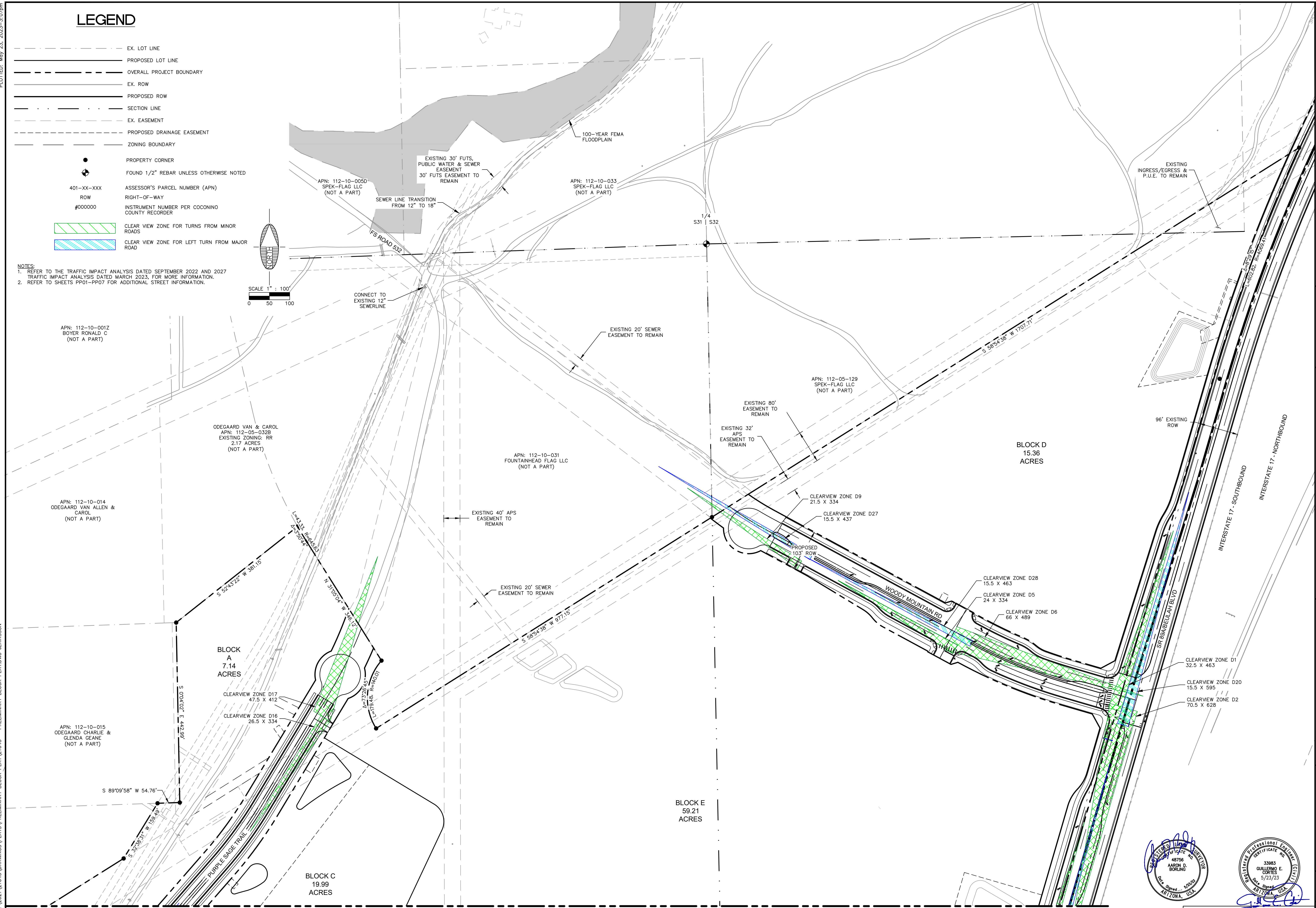
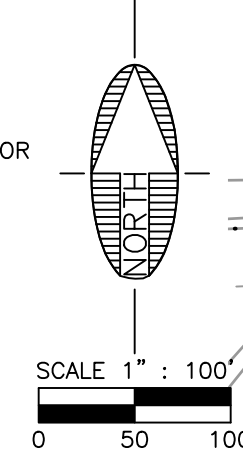


PLOTTED: May 23, 2023 - 3:07pm

LEGEND

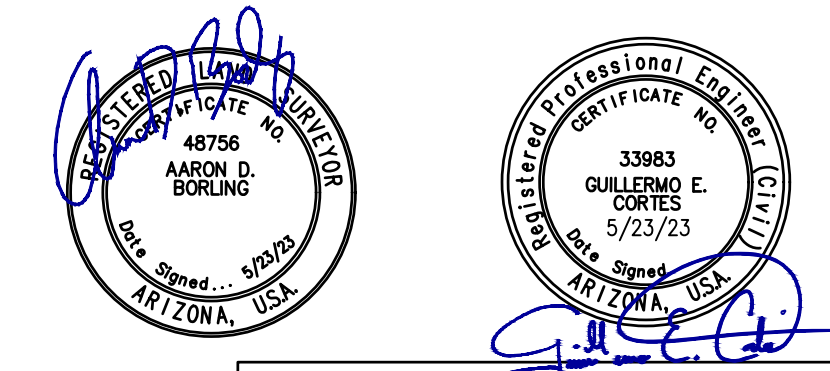
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- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- ZONING BOUNDARY
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER
- CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
- CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD

NOTES:
 1. REFER TO THE TRAFFIC IMPACT ANALYSIS DATED SEPTEMBER 2022 AND 2027 TRAFFIC IMPACT ANALYSIS DATED MARCH 2023, FOR MORE INFORMATION.
 2. REFER TO SHEETS PP01-PP07 FOR ADDITIONAL STREET INFORMATION.



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MATCHLINE SEE SHEET CT02



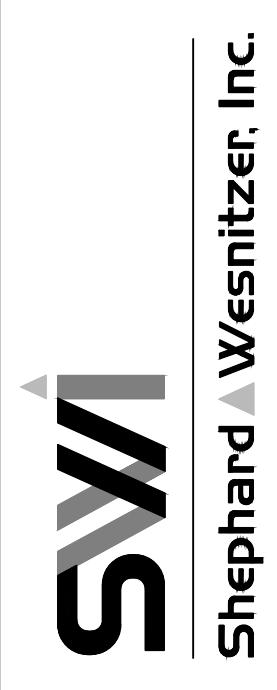
FLAGSTAFF
ARIZONA

NAH HEALTH VILLAGE

CLEAR VIEW ZONES (1)

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	CNP
CHECKED:	GEC

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.0354
 928.774.8934 fax
 www.swi.az.com



NO.	DESCRIPTION	DATE	BY

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

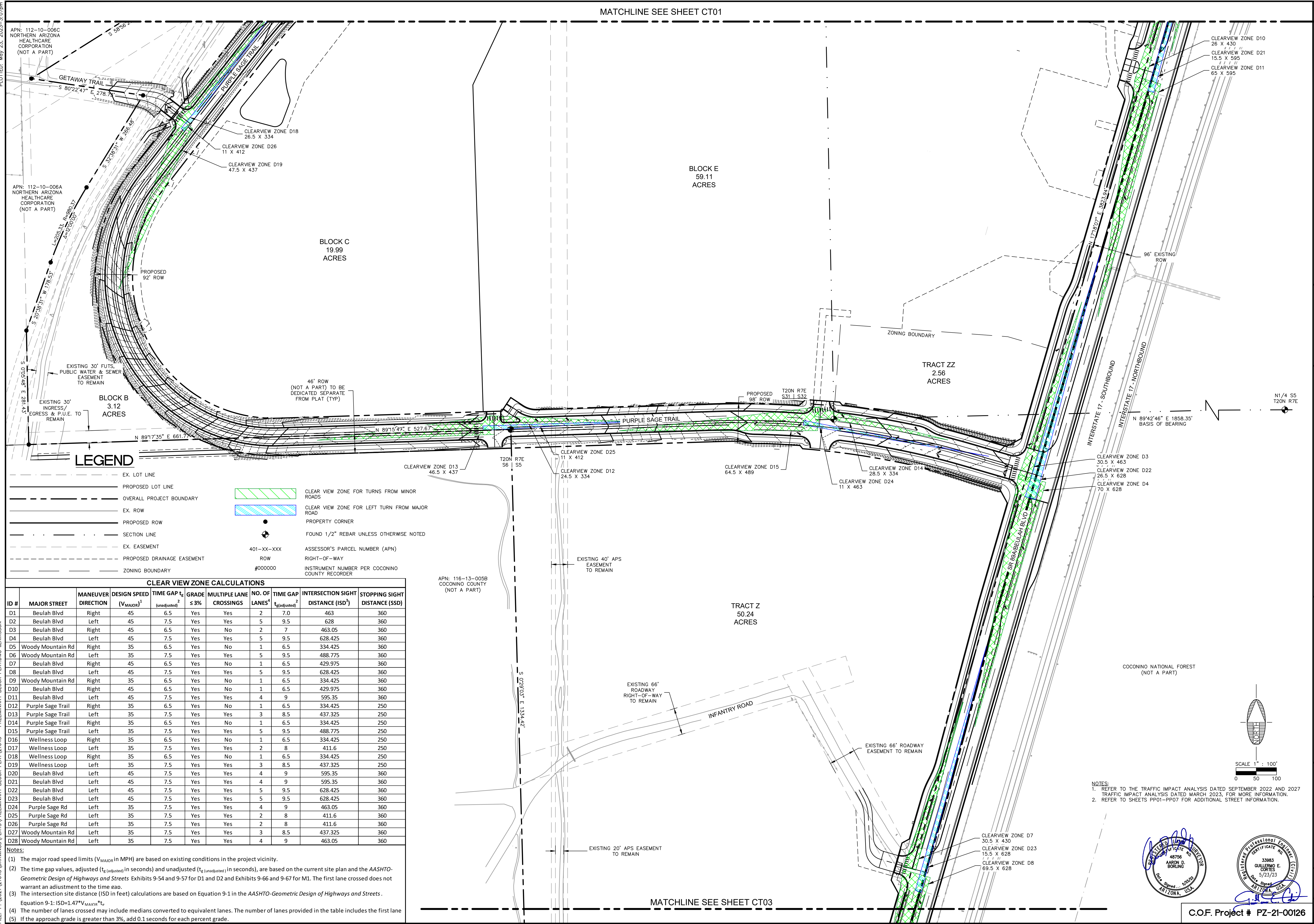
ARIZONA 811
 Arizona Blue Stakes, Inc.
 800-84-1111 or 1-800-514-6111 (722-5348)

DRAWING NO.
CT01

SHT NO. 13 OF 30

C.O.F. Project # PZ-21-00126

MATCHLINE SEE SHEET CT01



LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- ZONING BOUNDARY
- CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
- CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER	DESIGN SPEED (V _{MAJOR}) ¹	TIME GAP t _g (unadjusted) ²	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES ⁵	TIME GAP t _g (adjusted) ²	INTERSECTION SIGHT DISTANCE (ISD) ³	STOPPING SIGHT DISTANCE (SSD)
D1	Beulah Blvd	Right	45	6.5	Yes	Yes	2	7.0	463	360
D2	Beulah Blvd	Left	45	7.5	Yes	Yes	5	9.5	628	360
D3	Beulah Blvd	Right	45	6.5	Yes	No	2	7	463.05	360
D4	Beulah Blvd	Left	45	7.5	Yes	Yes	5	9.5	628.425	360
D5	Woody Mountain Rd	Right	35	6.5	Yes	No	1	6.5	334.425	360
D6	Woody Mountain Rd	Left	35	7.5	Yes	Yes	5	9.5	488.775	360
D7	Beulah Blvd	Right	45	6.5	Yes	No	1	6.5	429.975	360
D8	Beulah Blvd	Left	45	7.5	Yes	Yes	5	9.5	628.425	360
D9	Woody Mountain Rd	Right	35	6.5	Yes	No	1	6.5	334.425	360
D10	Beulah Blvd	Right	45	6.5	Yes	No	1	6.5	429.975	360
D11	Beulah Blvd	Left	45	7.5	Yes	Yes	4	9	595.35	360
D12	Purple Sage Trail	Right	35	6.5	Yes	No	1	6.5	334.425	250
D13	Purple Sage Trail	Left	35	7.5	Yes	Yes	3	8.5	437.325	250
D14	Purple Sage Trail	Right	35	6.5	Yes	No	1	6.5	334.425	250
D15	Purple Sage Trail	Left	35	7.5	Yes	Yes	5	9.5	488.775	250
D16	Wellness Loop	Right	35	6.5	Yes	No	1	6.5	334.425	250
D17	Wellness Loop	Left	35	7.5	Yes	Yes	2	8	411.6	250
D18	Wellness Loop	Right	35	6.5	Yes	No	1	6.5	334.425	250
D19	Wellness Loop	Left	35	7.5	Yes	Yes	3	8.5	437.325	250
D20	Beulah Blvd	Left	45	7.5	Yes	Yes	4	9	595.35	360
D21	Beulah Blvd	Left	45	7.5	Yes	Yes	4	9	595.35	360
D22	Beulah Blvd	Left	45	7.5	Yes	Yes	5	9.5	628.425	360
D23	Beulah Blvd	Left	45	7.5	Yes	Yes	5	9.5	628.425	360
D24	Purple Sage Rd	Left	35	7.5	Yes	Yes	4	9	463.05	360
D25	Purple Sage Rd	Left	35	7.5	Yes	Yes	2	8	411.6	360
D26	Purple Sage Rd	Left	35	7.5	Yes	Yes	2	8	411.6	360
D27	Woody Mountain Rd	Left	35	7.5	Yes	Yes	3	8.5	437.325	360
D28	Woody Mountain Rd	Left	35	7.5	Yes	Yes	4	9	463.05	360

- Notes:
- The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.
 - The time gap values, adjusted (t_g(adjusted) in seconds) and unadjusted (t_g(unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
 - The intersection sight distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*V_{MAJOR}*t_g.
 - The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane
 - If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

CLEAR VIEW ZONES (2)

JOB NO: 21045
DATE: MAY 23
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: CNP
CHECKED: GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.com

SWI
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

SCALE 1" = 100'

0 50 100

NOTES:
1. REFER TO THE TRAFFIC IMPACT ANALYSIS DATED SEPTEMBER 2022 AND 2027 TRAFFIC IMPACT ANALYSIS DATED MARCH 2023, FOR MORE INFORMATION.
2. REFER TO SHEETS PP01-PP07 FOR ADDITIONAL STREET INFORMATION.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
888-84-1111 or 1-800-574-6111 (AZ-5348)

Professional Engineer
AARON D. BORLING
48756
5/23/23
AZ 0000000000

Professional Engineer
33983
QUINLAN E. CORTES
5/23/23
AZ 0000000000

DRAWING NO. CT02

SHT NO. 14 OF 30

C.O.F. Project # PZ-21-00126

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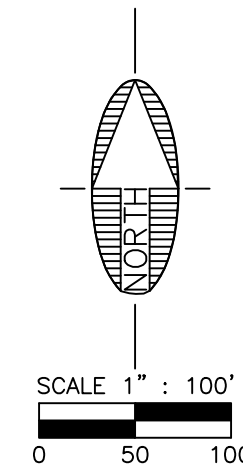
MATCHLINE SEE SHEET CT03

PLOTTED: May 23, 2023 - 3:08pm

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LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- ZONING BOUNDARY
- CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
- CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER



MATCHLINE SEE SHEET CT02

- NOTES:
- REFER TO THE TRAFFIC IMPACT ANALYSIS DATED SEPTEMBER 2022 AND 2027 TRAFFIC IMPACT ANALYSIS DATED MARCH 2023, FOR MORE INFORMATION.
 - REFER TO SHEETS PP01-PP07 FOR ADDITIONAL STREET INFORMATION.

APN: 116-13-0058
COCONINO COUNTY
(NOT A PART)

EXISTING 40' APS
EASEMENT
TO REMAIN

APN: 116-13-001W
CITY OF FLAGSTAFF
(NOT A PART)

TRACT Z
50.24 ACRES

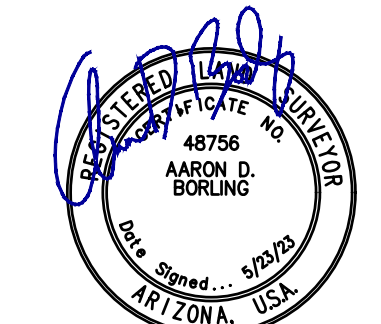
CLEARVIEW ZONE D8
69.5 X 628

96' EXISTING
ROW

INTERSTATE 17 - SOUTHBOUND
INTERSTATE 17 - NORTHBOUND

COCONINO NATIONAL FOREST
(NOT A PART)

N 89°43'07" E 426.93'
N 89°47'12" E 35.72'



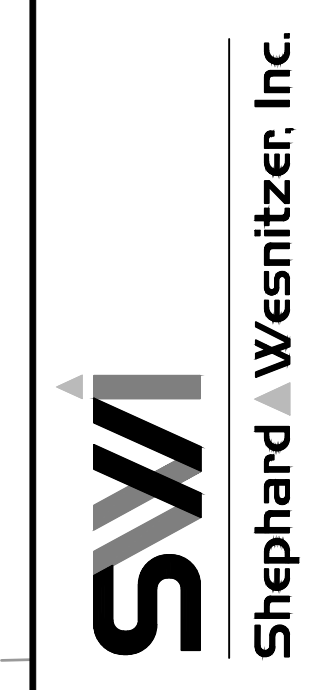
FLAGSTAFF
ARIZONA

NAH HEALTH VILLAGE

CLEAR VIEW ZONES (3)

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	CNP
CHECKED:	GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934
928.774.8934 fax
www.swiaz.com



NO.	DESCRIPTION	DATE	BY

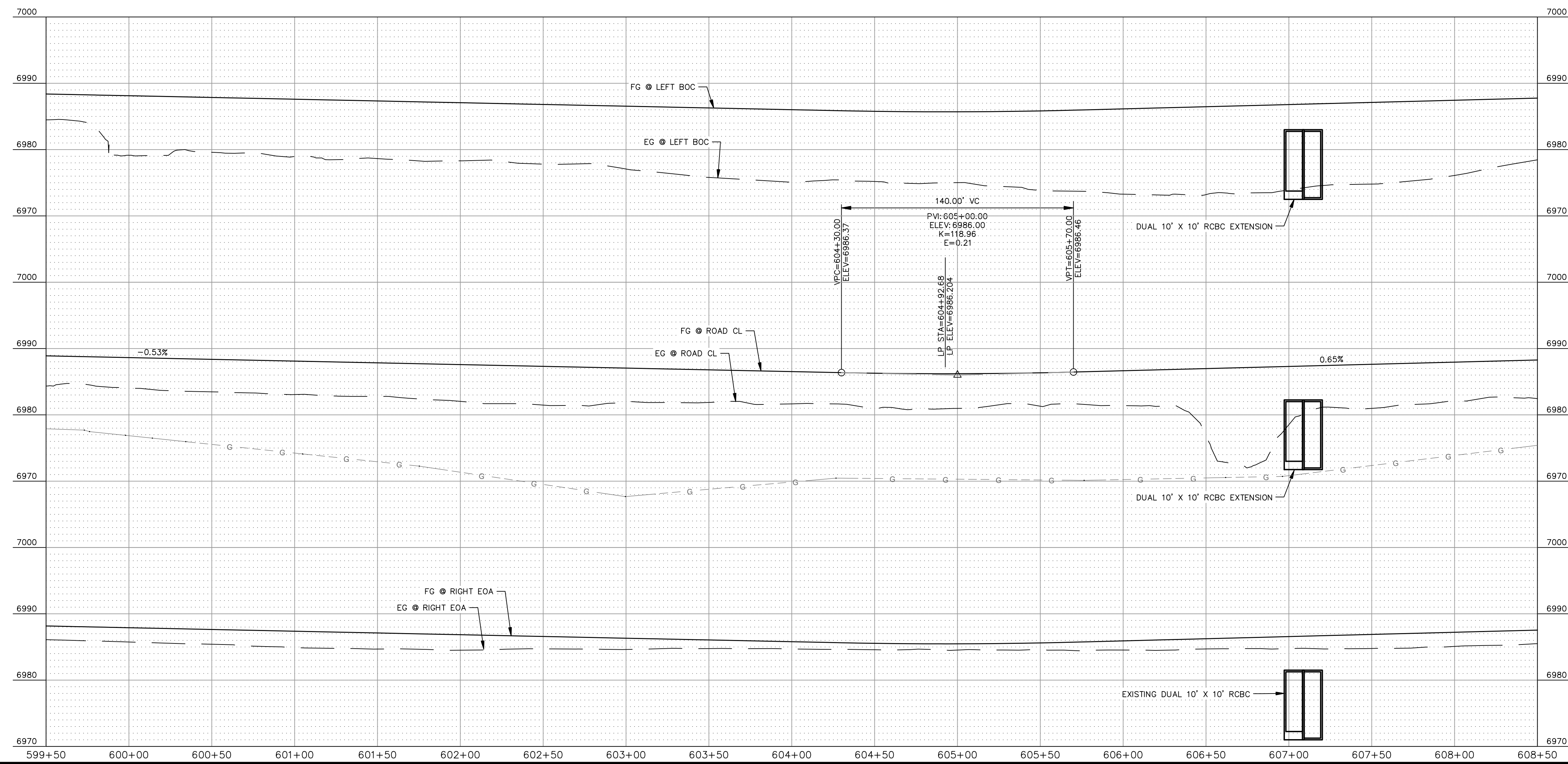
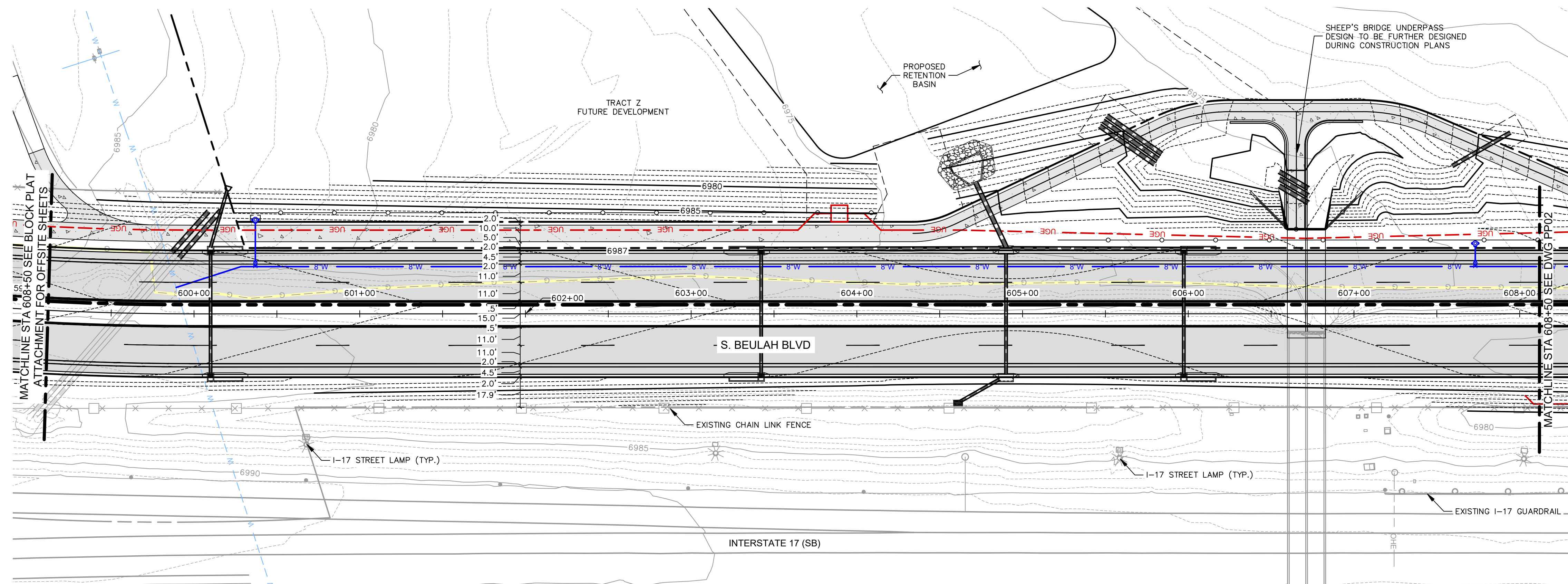
Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
Dial 811 or 1-800-514-6111 (928-5348)

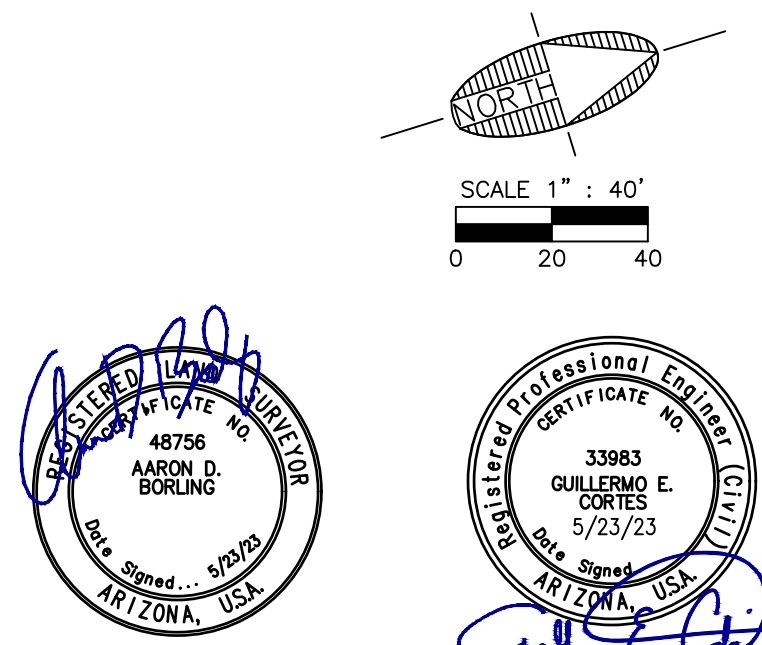
DRAWING NO.
CT03

SHT NO. OF
15 OF 30

C.O.F. Project # PZ-21-00126

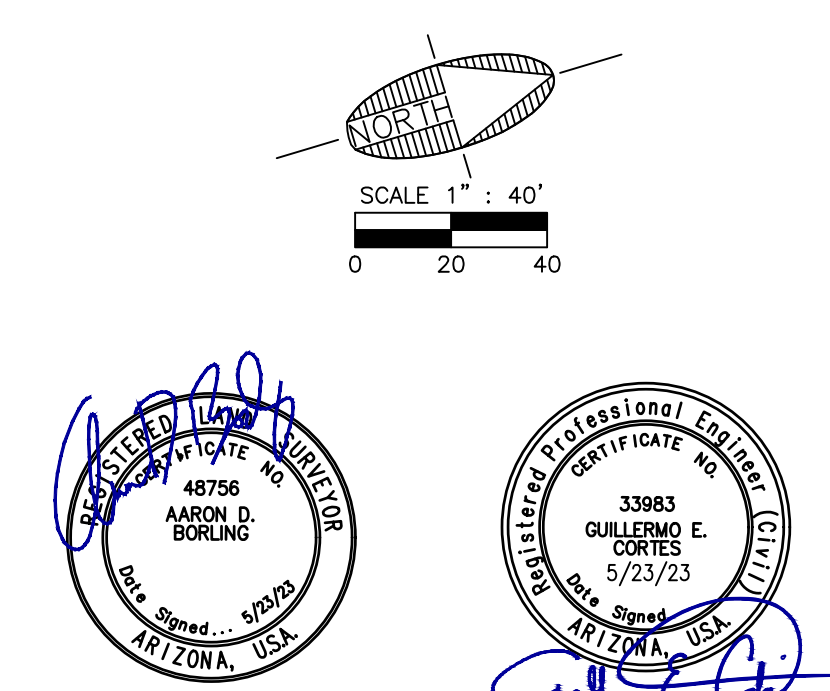
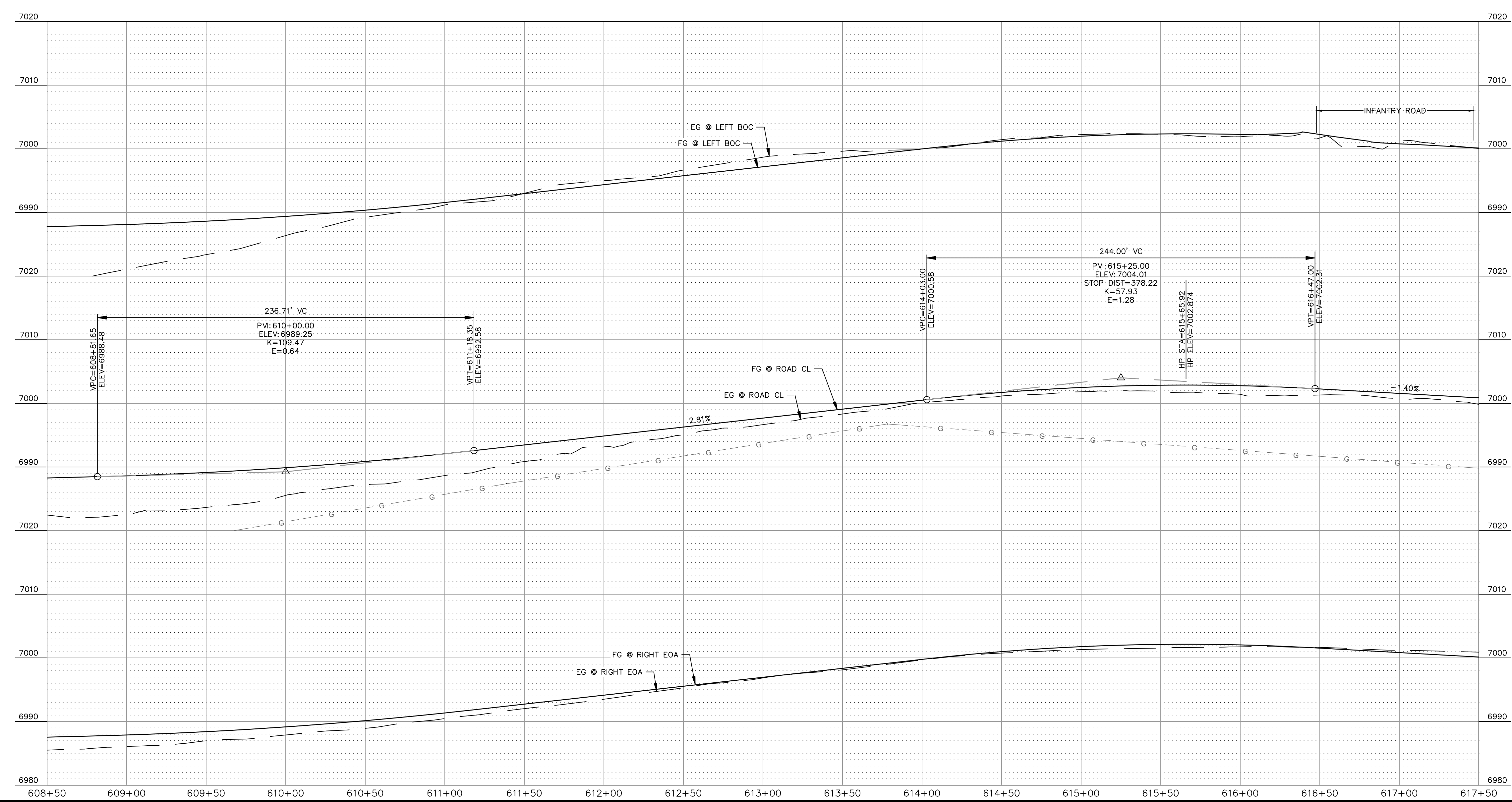
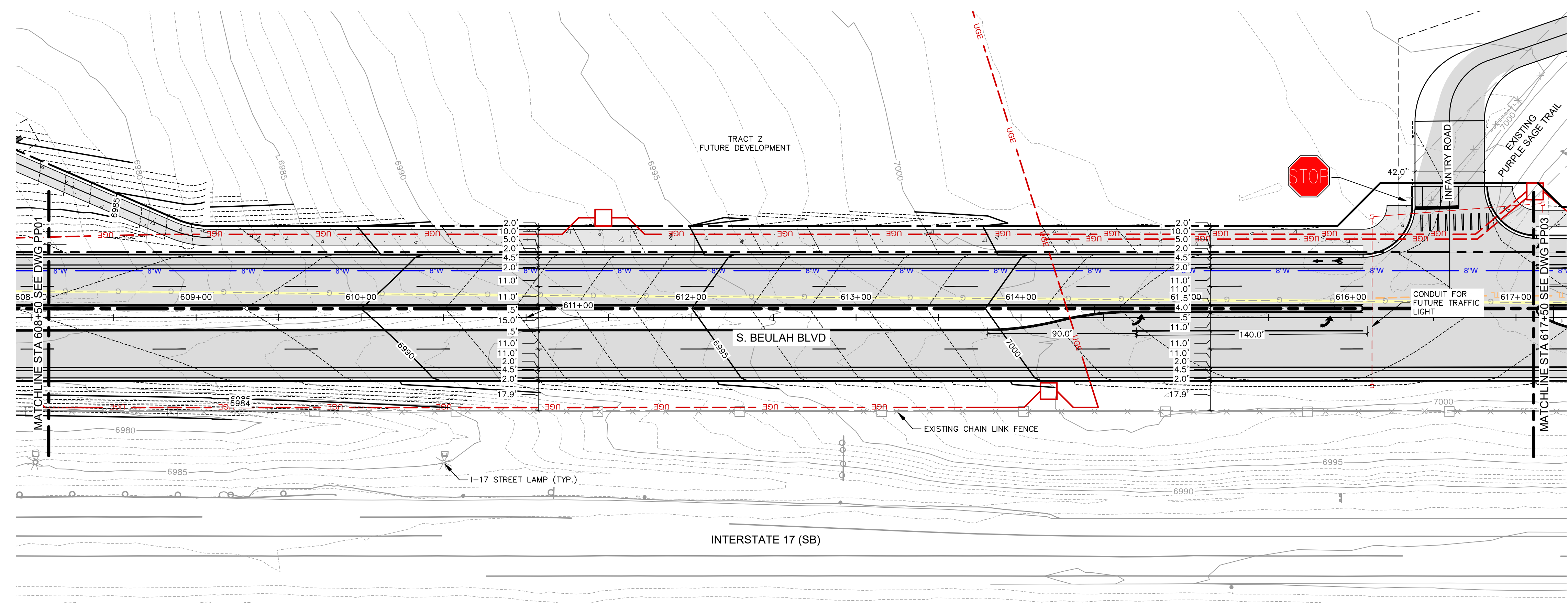


PROFILE SCALE
 H: 1" = 40'
 V: 1" = 10'



C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: BHD/SJV/CNP		CHECKED: CNP/SEC													
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swiaz.com																							
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DRAWING NO. PP01										SHT NO. 16 OF 30													



FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

JOB NO: 21045

DATE: MAY 23

SCALE: AS SHOWN

DRAWN: JEE

DESIGN: BHD/SJV/CNP

CHECKED: CNP/SEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934
928.774.8934 fax
www.swiaz.com

SWI
Shephard Wesnitzer, Inc.

REVISIONS	NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811
Call 811 or click Arizona811.com

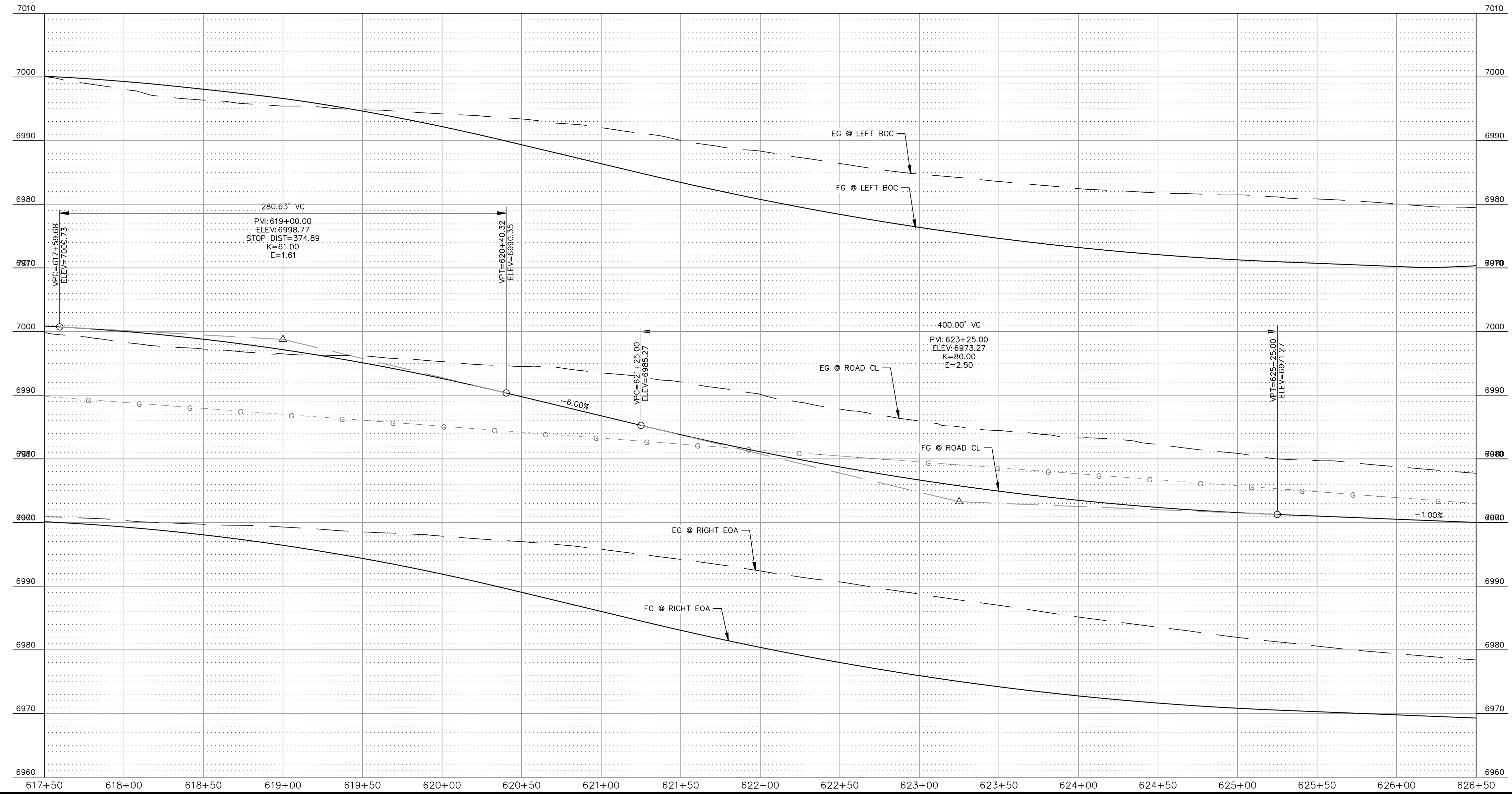
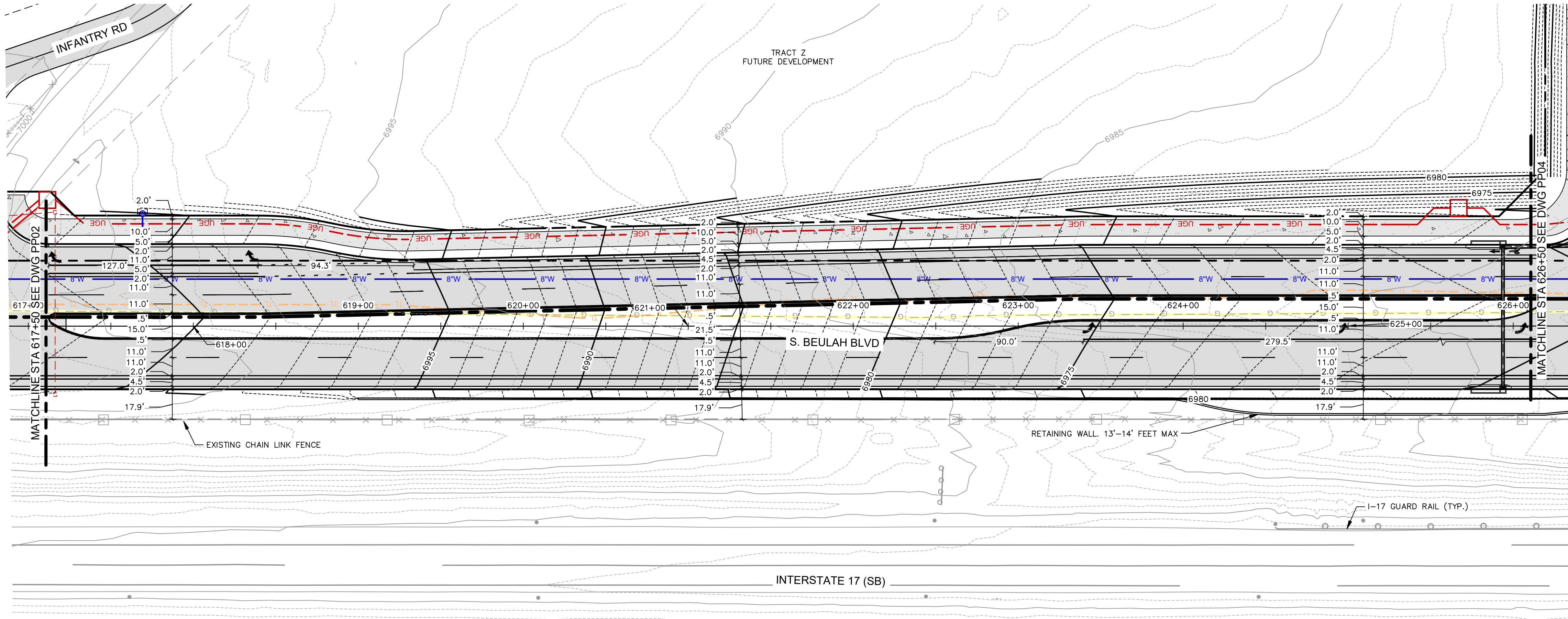
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SHT NO. 17 OF 30

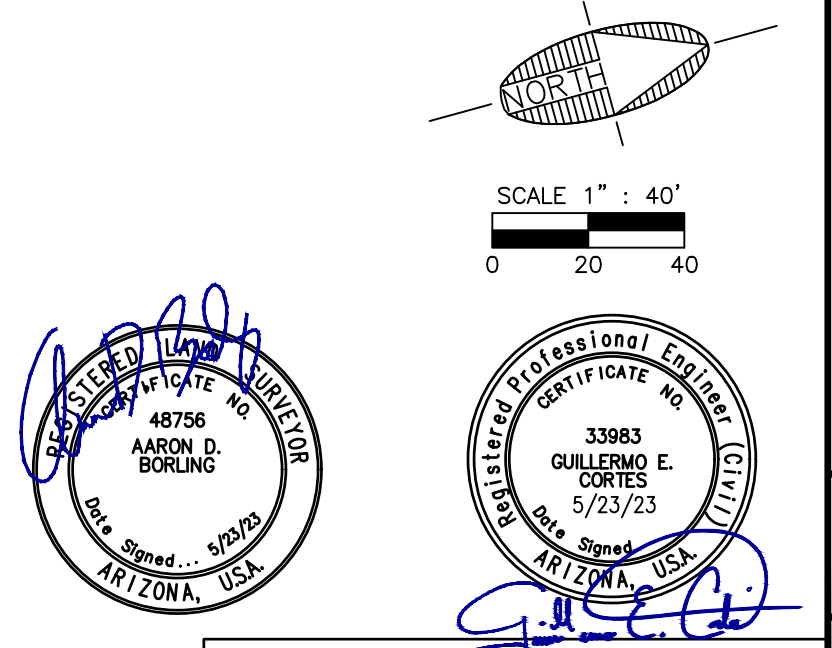
C.O.F. Project # PZ-21-00126

PLOTTED: May 23, 2023 - 3:09pm



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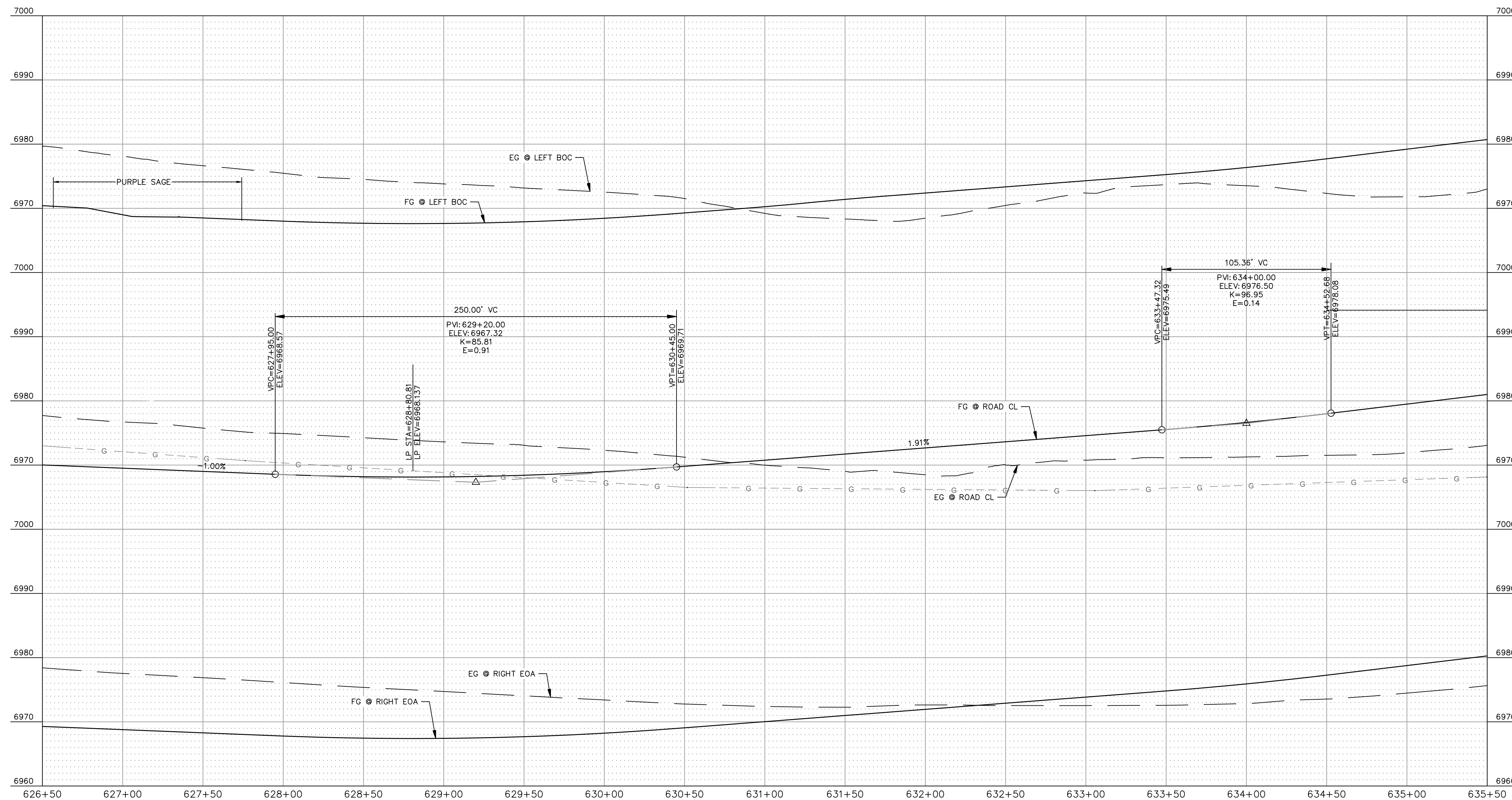
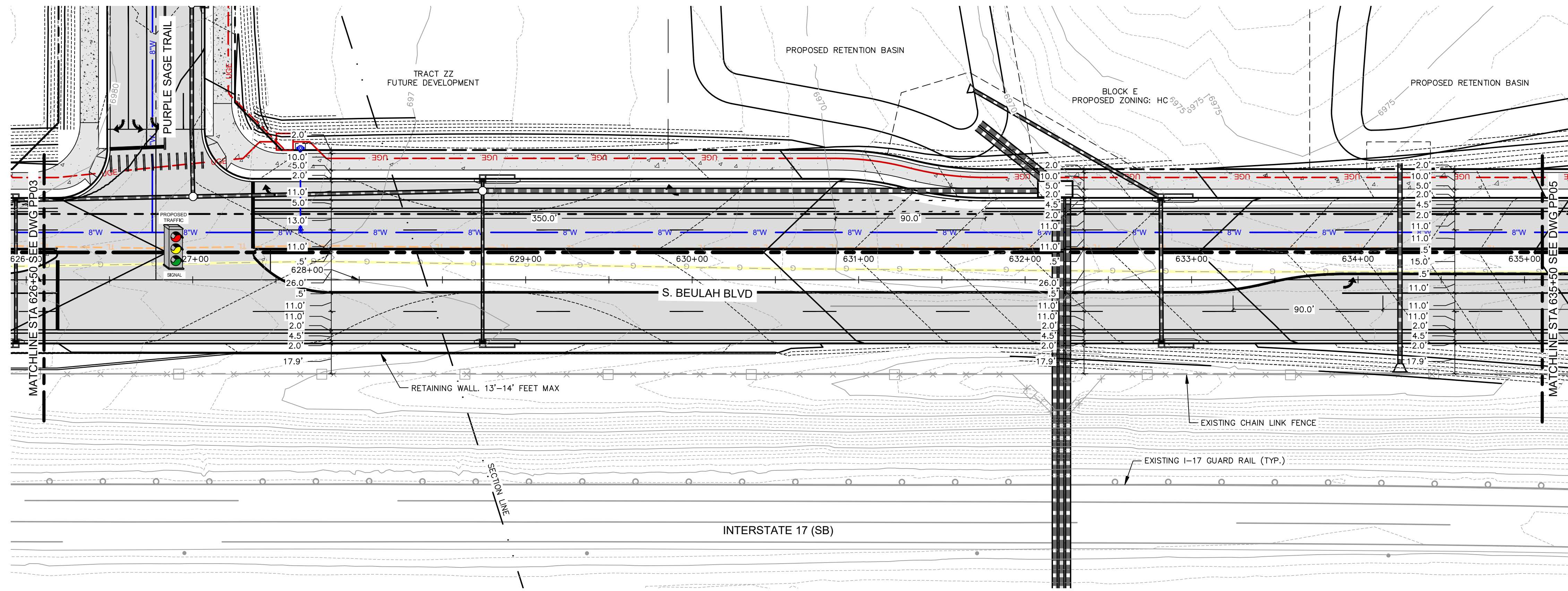


PROFILE SCALE
H: 1" = 40'
V: 1" = 10'



C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: BHD/SJV/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax		www.swiaz.com		 Shephard Wesnitzer, Inc.		REVISIONS NO. DESCRIPTION DATE BY		CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION  Call 811 or click Arizona811.com		DRAWING NO. PP03	
SHT NO. 18		OF 30		FLAGSTAFF ARIZONA		NAH HEALTH VILLAGE		PLAN AND PROFILE - BEULAH BLVD (3)		JOB NO: 21045 DATE: MAY 23 SCALE: AS SHOWN DRAWN: JEE DESIGN: BHD/SJV/CNP CHECKED: CNP/SEC	

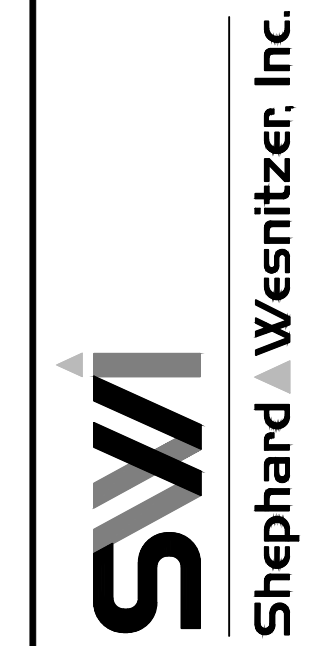


FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	BHD/SJV/CNP
CHECKED:	CNP/SEC

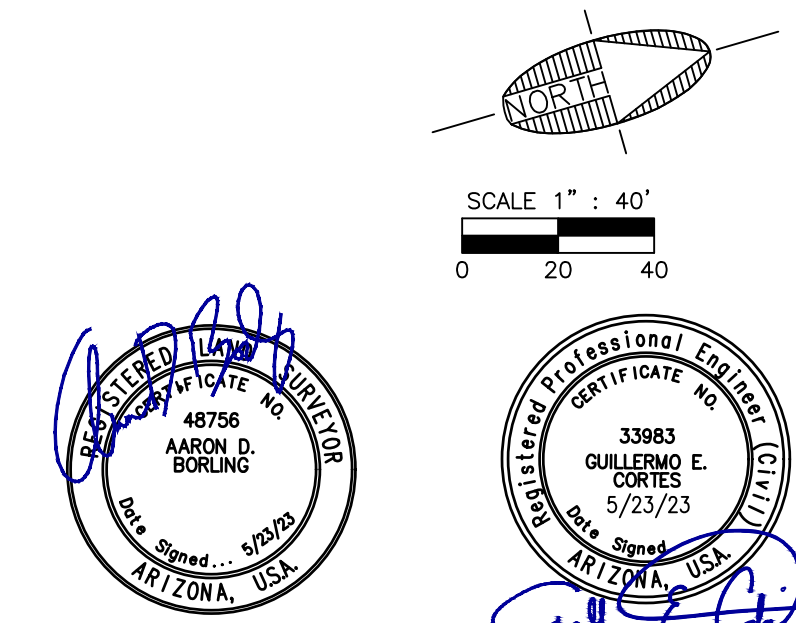
110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8354
 928.774.8334 fax
 www.swiaz.com



REVISIONS	NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation

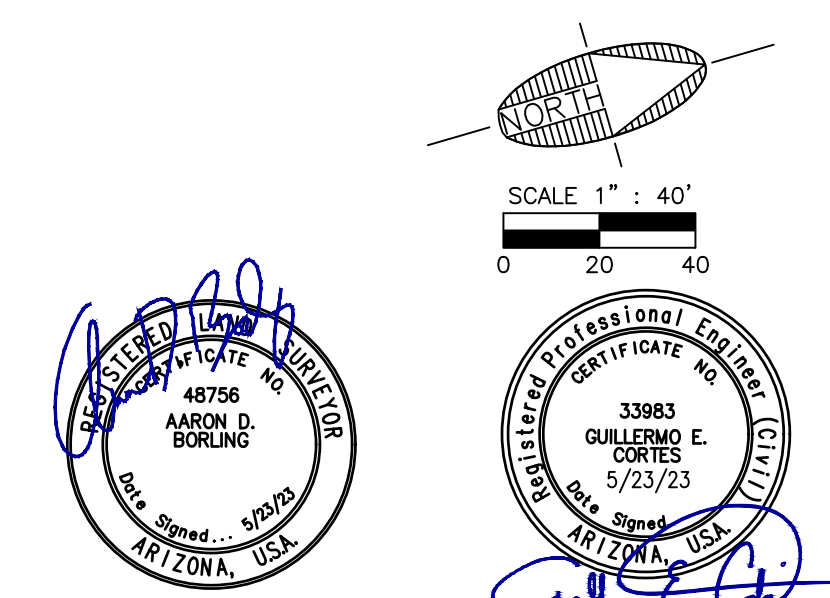
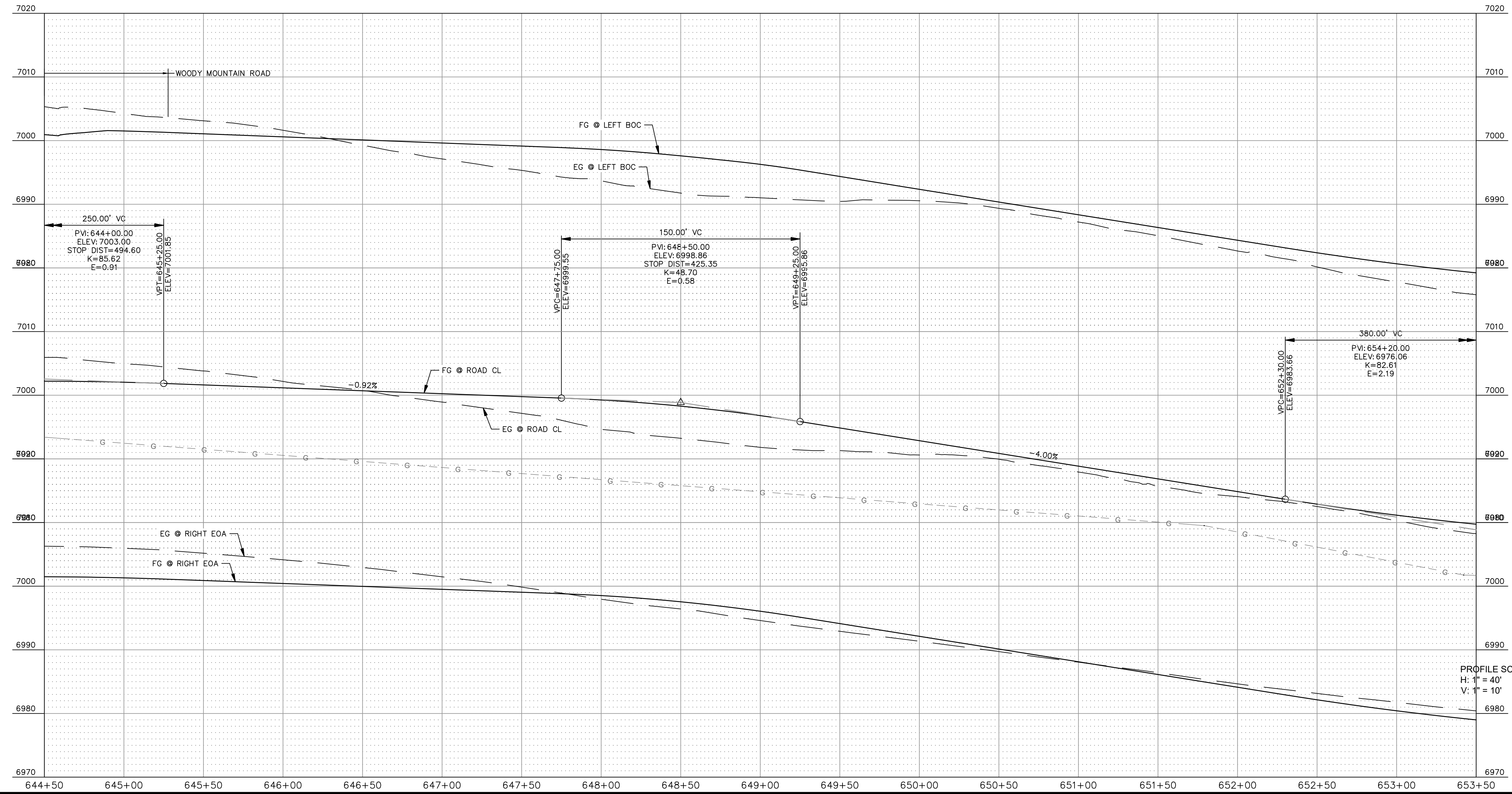
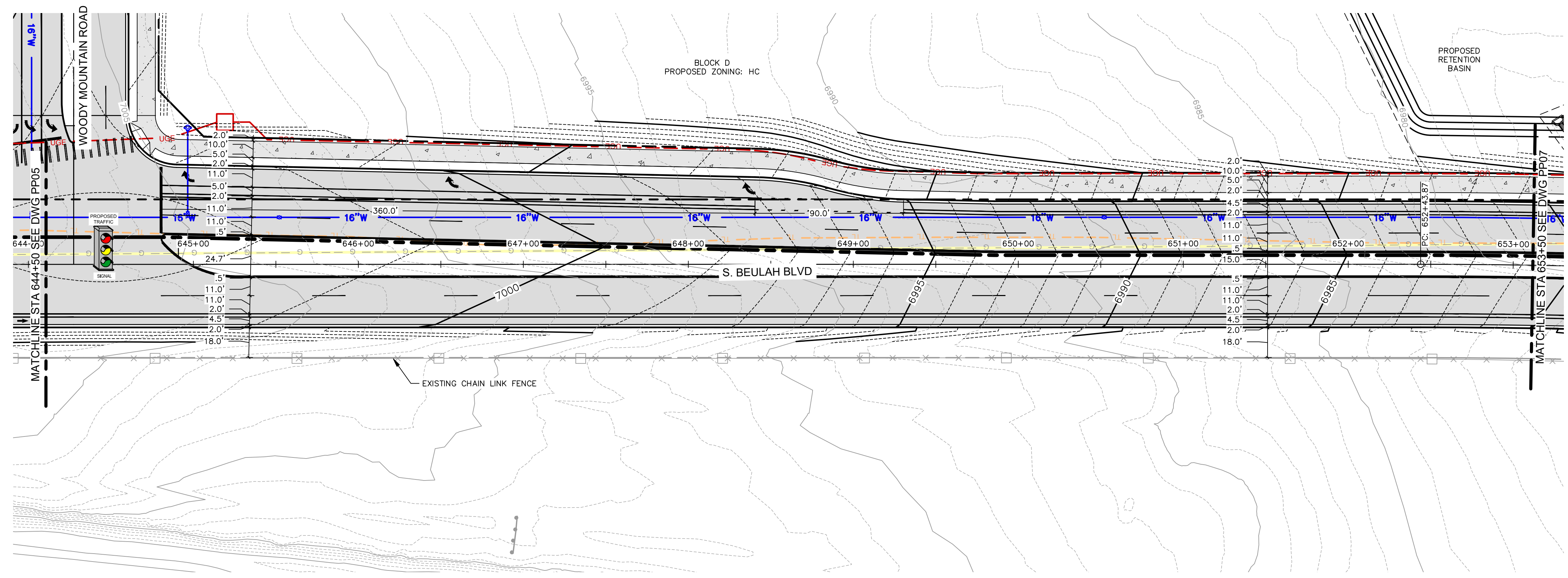
Call 811 or click Arizona811.com



C.O.F. Project # PZ-21-00126

DRAWING NO. PP04

SHT NO. 19 OF 30

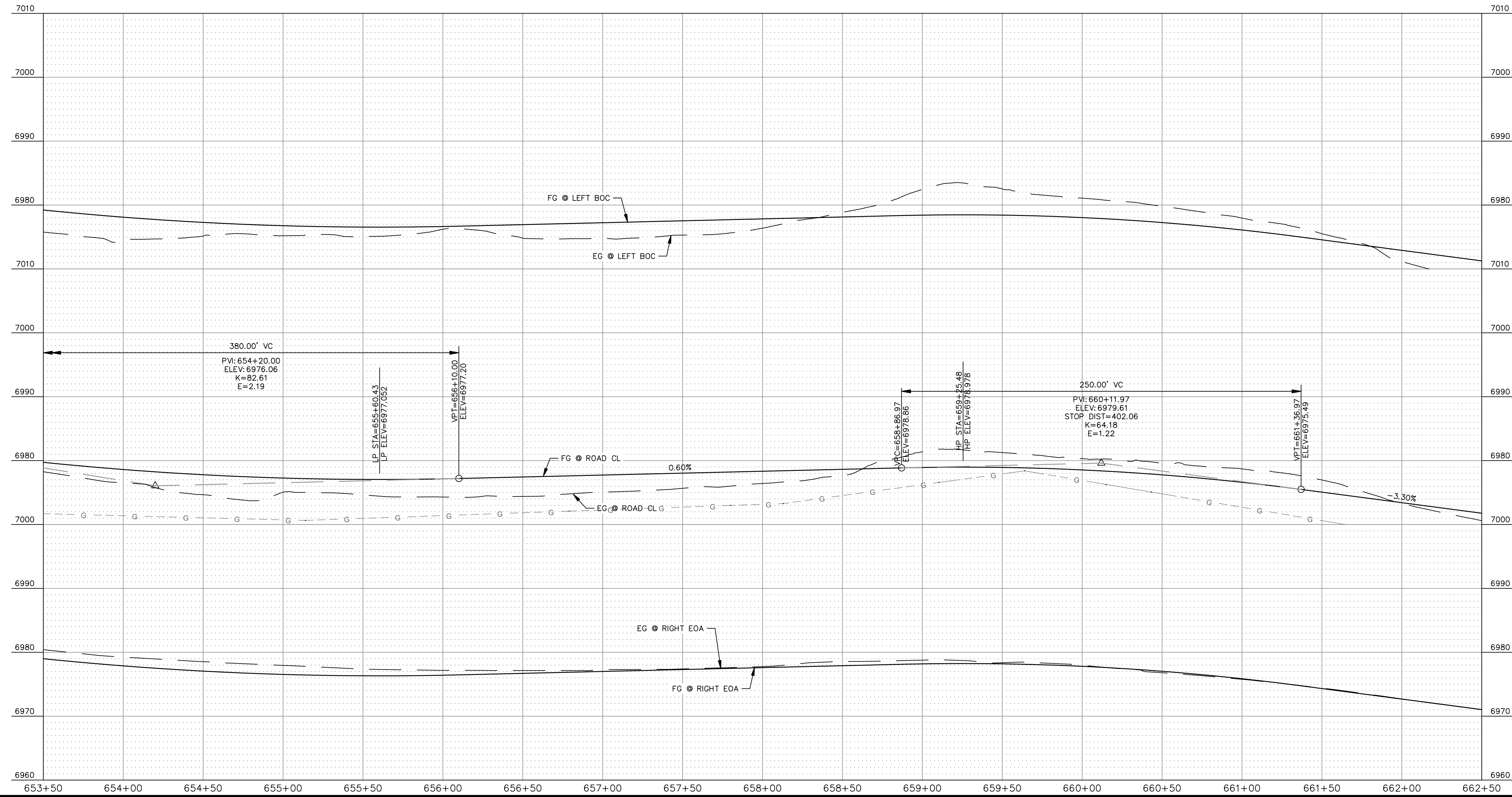
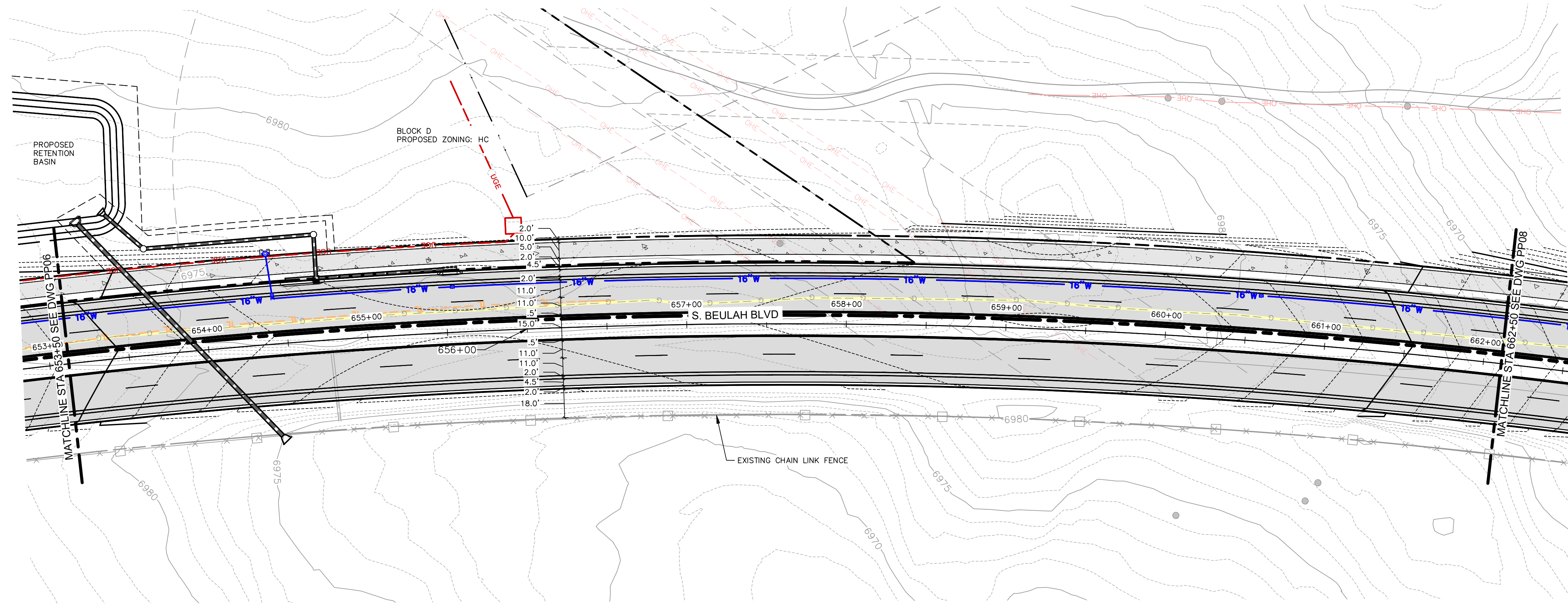


C.O.F. Project # PZ-21-00126

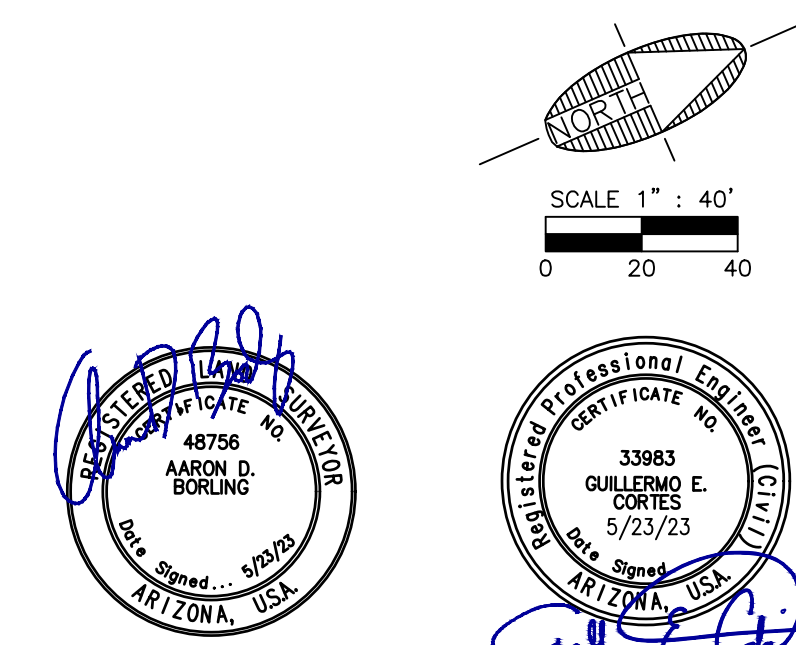
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110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swiaz.com																					
NAH HEALTH VILLAGE																					
FLAGSTAFF ARIZONA																					
PLAN AND PROFILE - BEULAH BLVD (6)																					
<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>												REVISIONS	NO.	DESCRIPTION	DATE	BY					
REVISIONS	NO.	DESCRIPTION	DATE	BY																	
<p>ARIZONA 811 Contact Arizona 811 at least two full working days before you begin excavation Call 811 or click Arizona811.com</p>																					
DRAWING NO. PP06																					
SHT NO. 21 OF 30																					

PLOTTED: May 23, 2023 - 3:10pm

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PROFILE SCALE
H: 1" = 40'
V: 1" = 10'

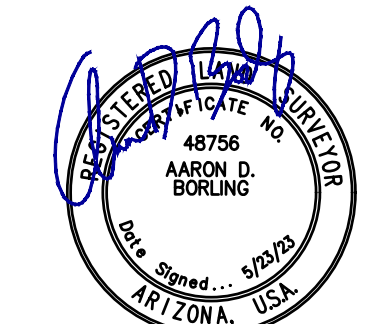
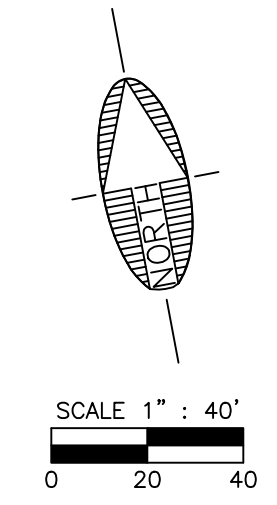
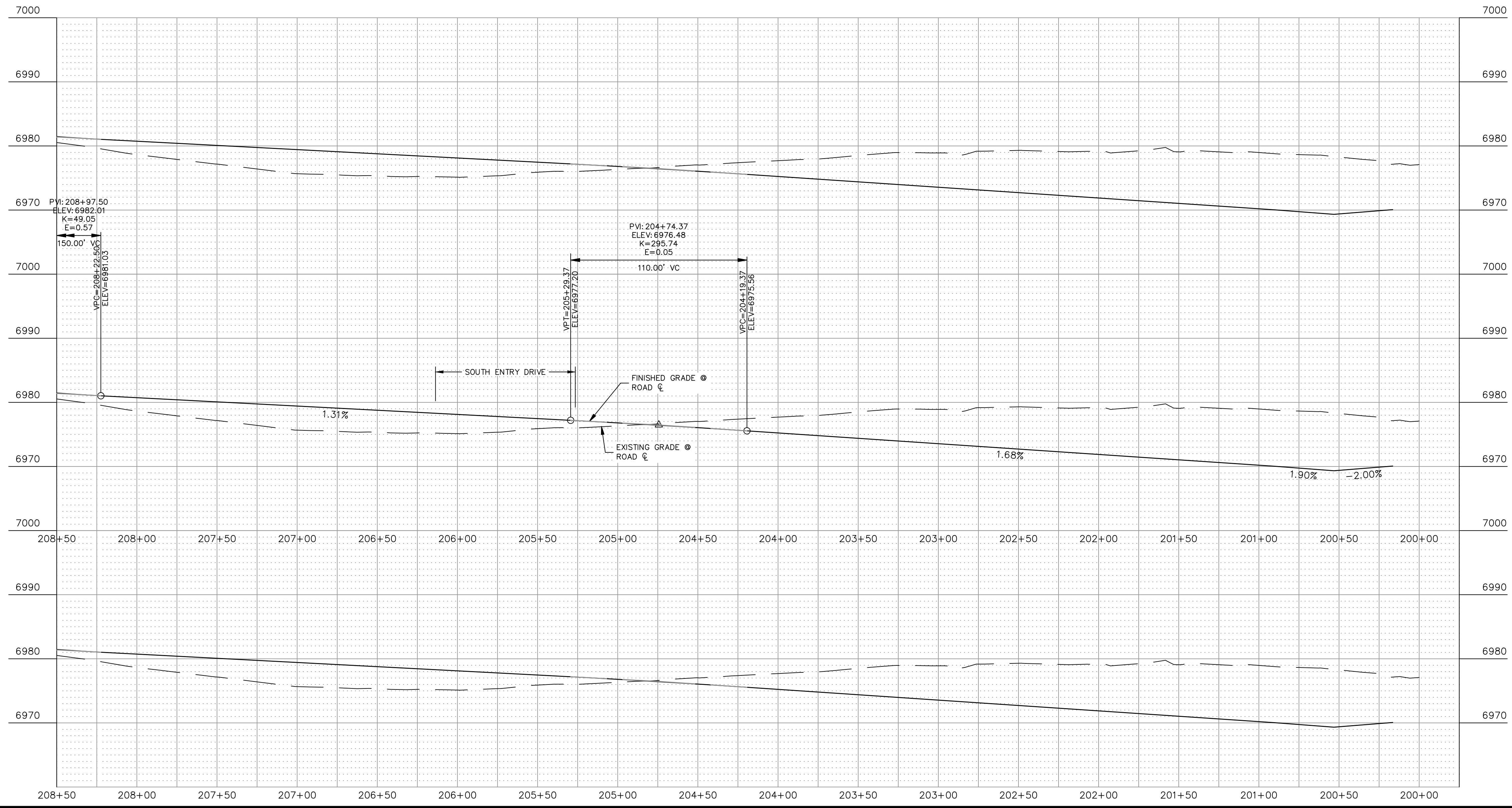
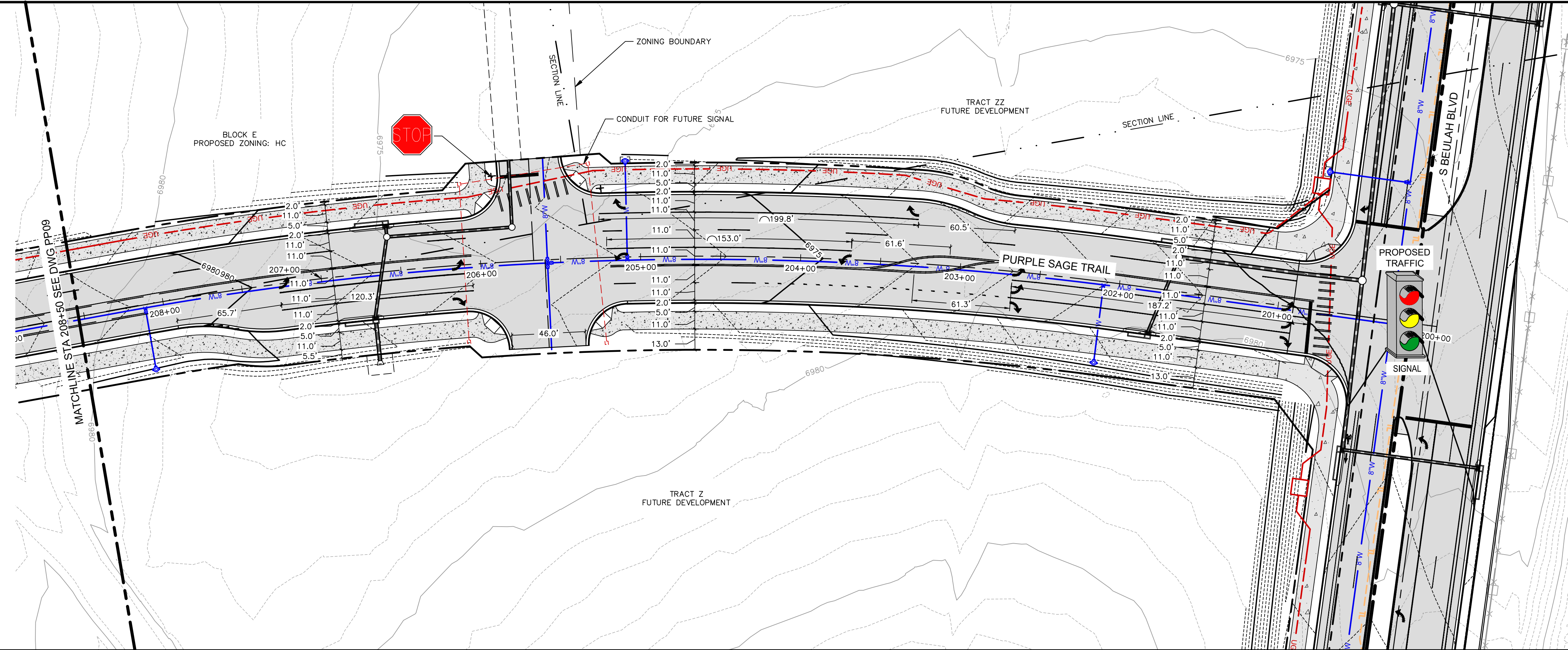


C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: BHD/SJV/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 www.swi.az.com		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA		PLAN AND PROFILE - BEAULAH BLVD (7)		SHT NO. 22		OF 30	
SWI Shephard Wesnitze, Inc.		REVISIONS		DATE		BY		DESCRIPTION		DRAWING NO. PP07	
Contact Arizona 811 at least two full working days before you begin excavation		ARIZONA 811		Call 811 or click Arizona811.com		DRAWING NO. PP07		SHT NO. 22		OF 30	

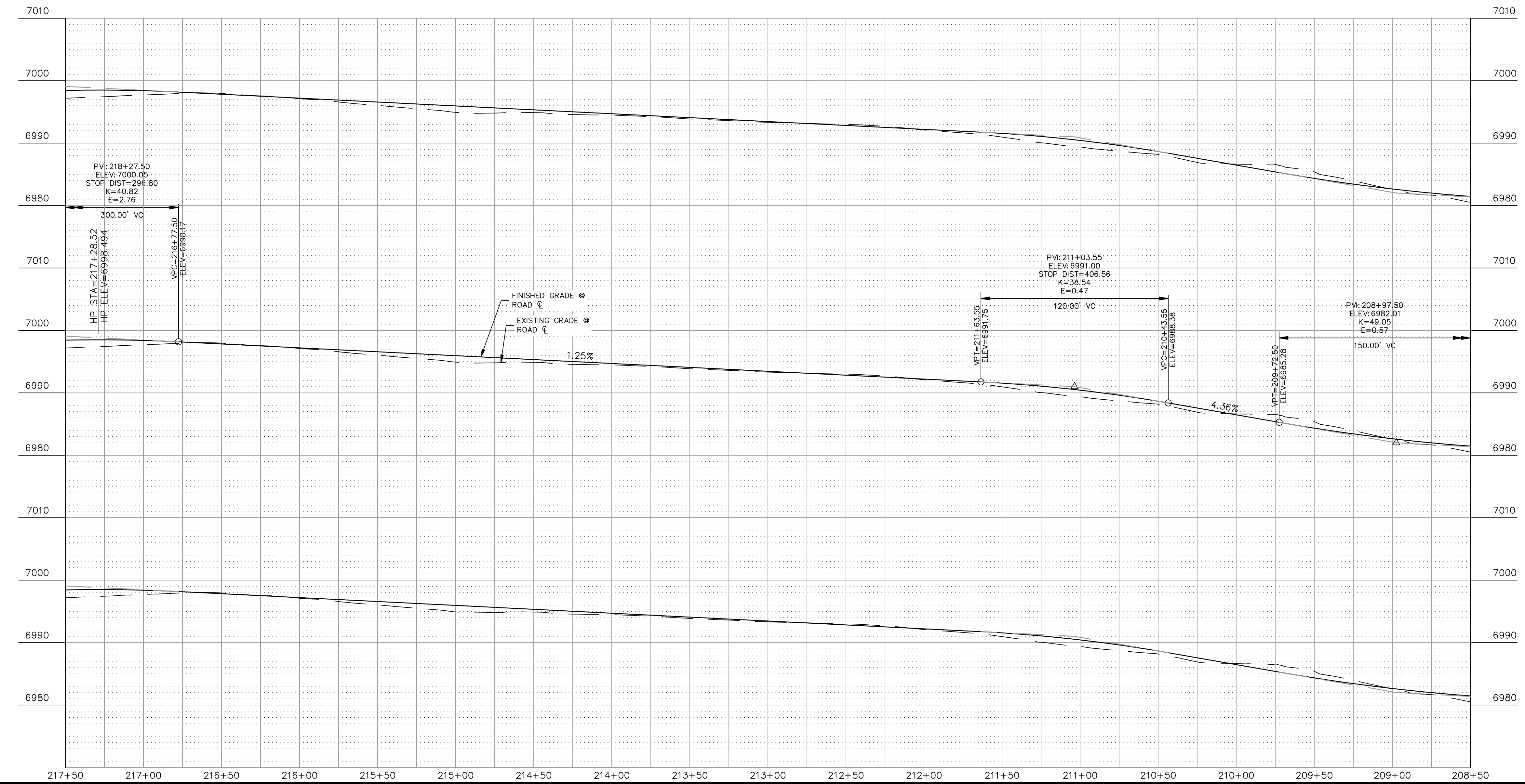
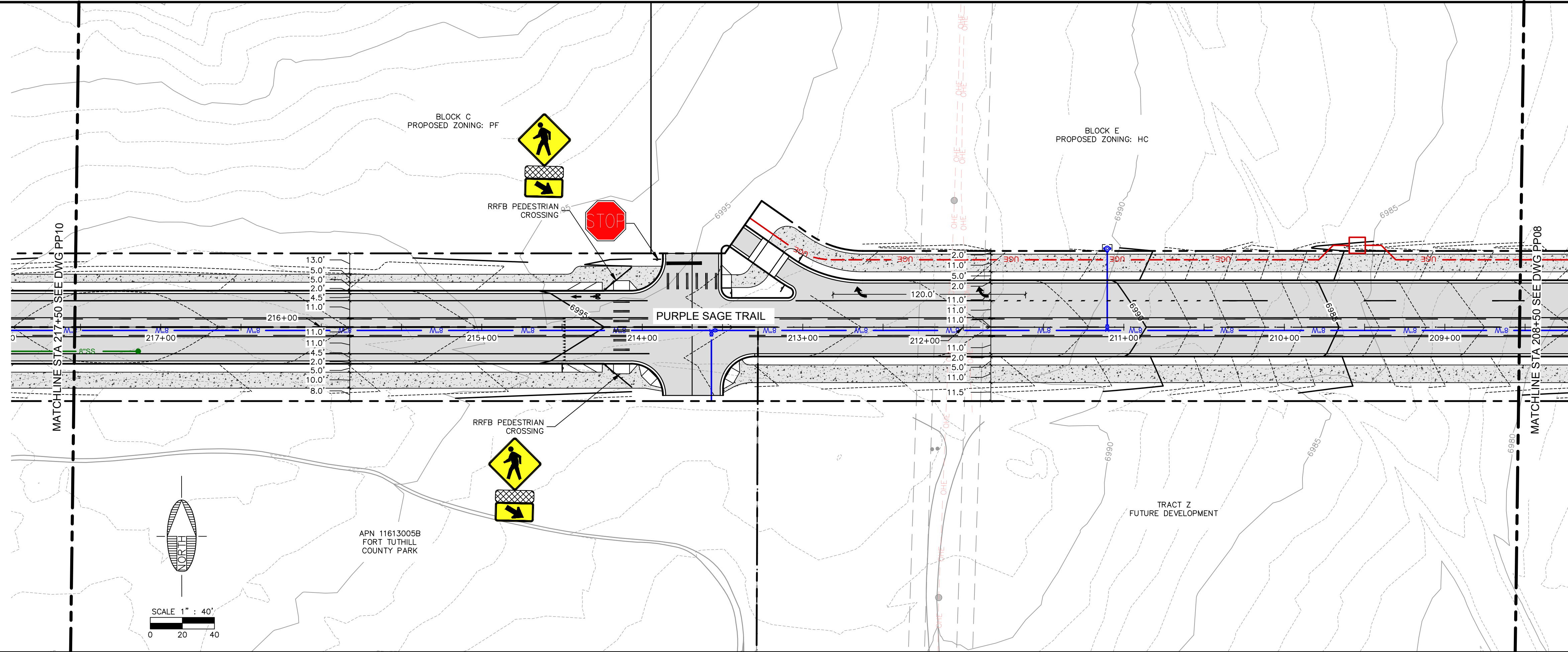
PLOTTED: May 23, 2023 - 3:10pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - G4D-PURPLESAGEBLVD.DWG JERIKSSON



C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax		www.swiaz.com		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA		PLAN AND PROFILE - PURPLE SAGE TRAIL (1)		SHT NO. OF 23 OF 30	
REVISIONS		DATE		BY		DESCRIPTION		DRAWING NO. PP08		DRAWING NO. PP08	
Contact Arizona 811 at least two full working days before you begin excavation		Call 811 or click Arizona811.com		ARIZONA 811		ARIZONA 811		ARIZONA 811		ARIZONA 811	

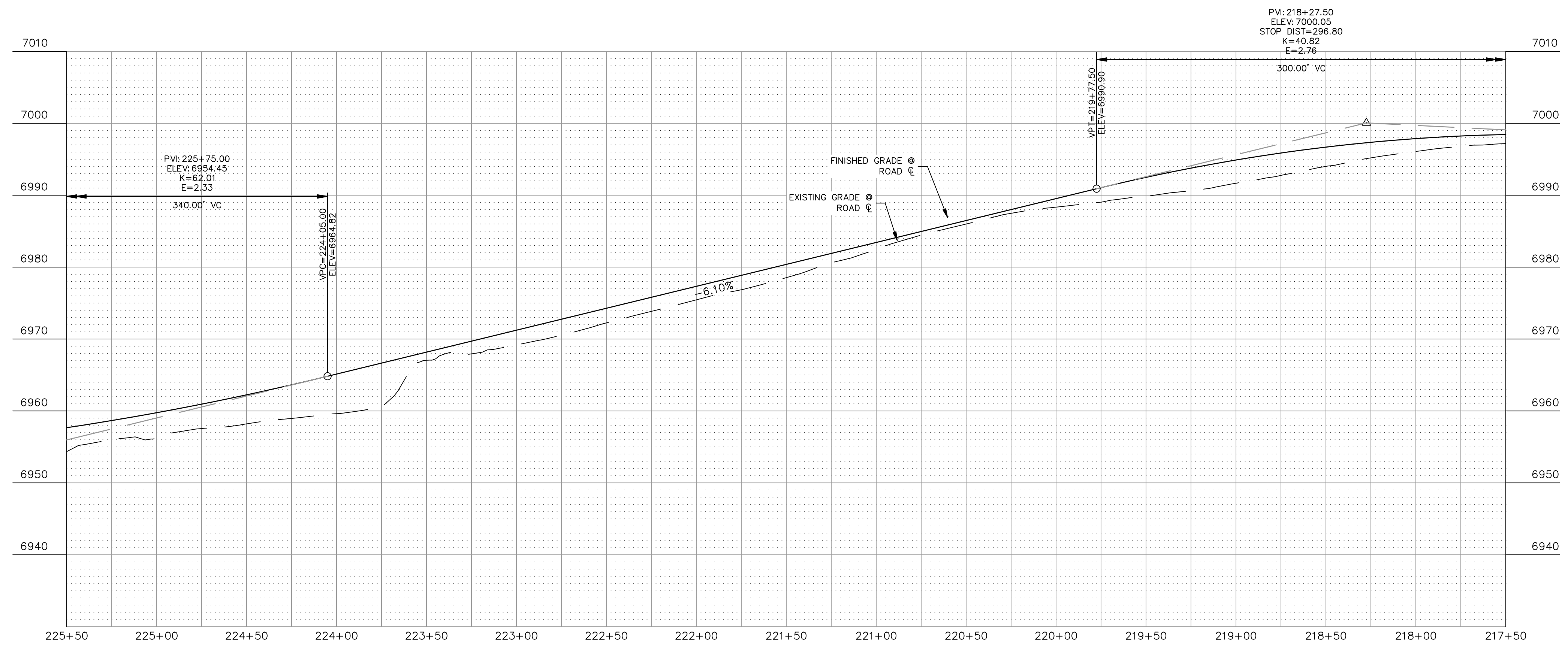
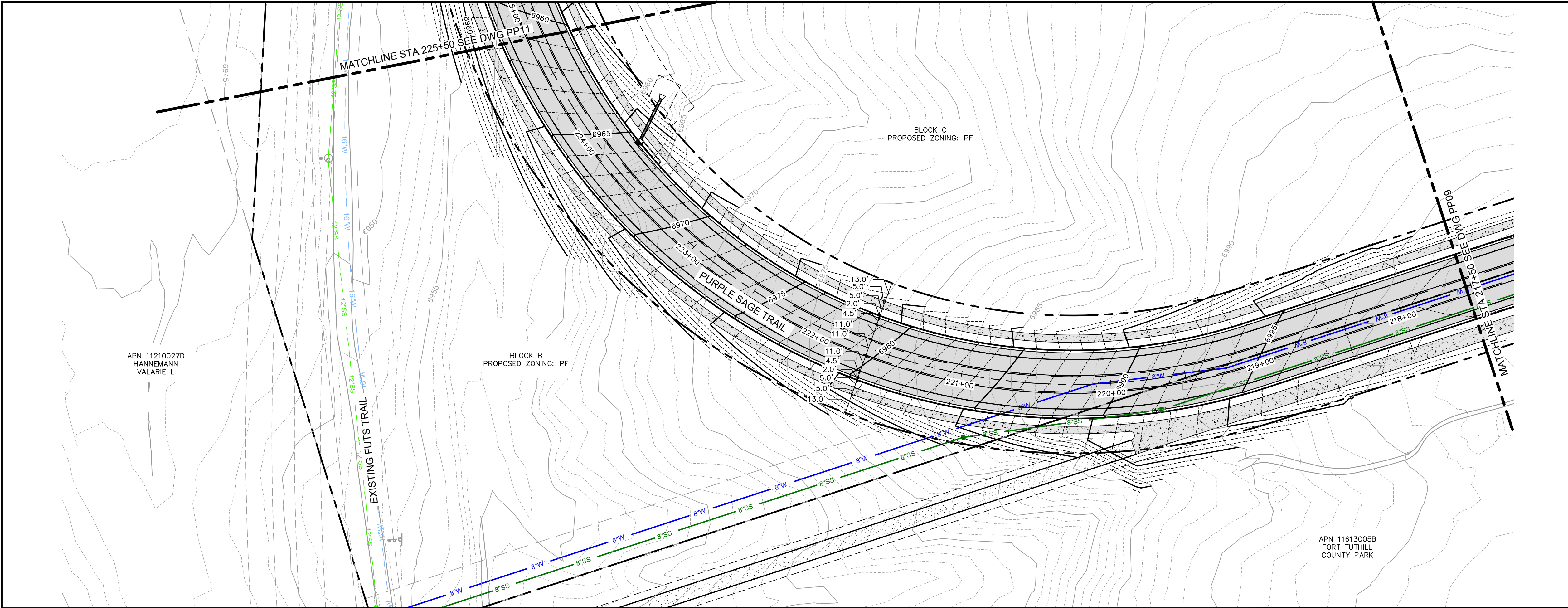


C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 fax 928.774.8934 fax		www.swi.com		Shephard Wesnitzer, Inc.		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA		PLAN AND PROFILE - PURPLE SAGE TRAIL (2)	
REVISIONS	NO.	DESCRIPTION	DATE	BY							
Contact Arizona 811 at least two full working days before you begin excavation					ARIZONA 811						
DRAWING NO. PP09					SHT NO. 24 OF 30						

PLOTTED: May 23, 2023 - 3:11pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - GAD - WELLNESS LOOP (1).DWG -ERIKSSON

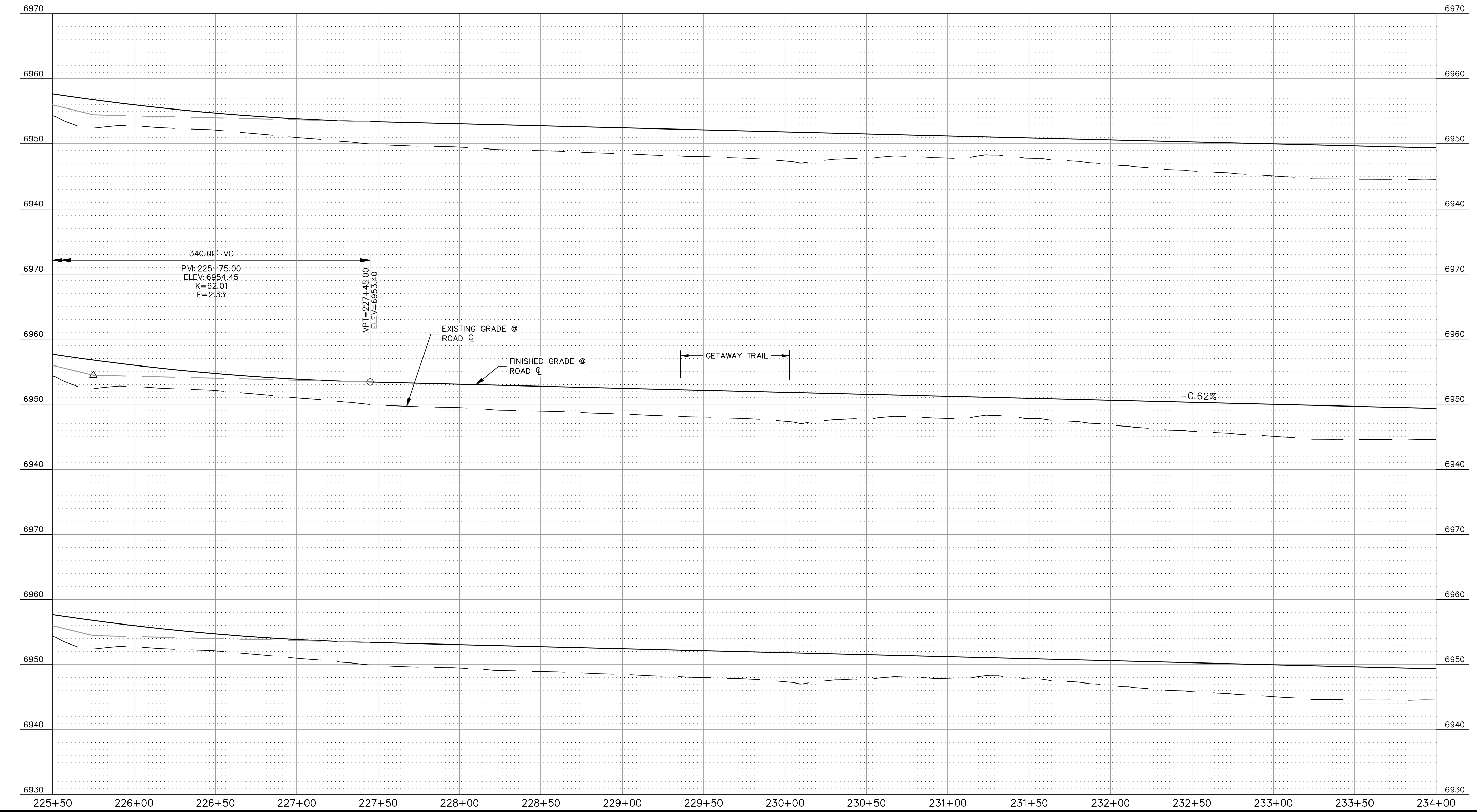
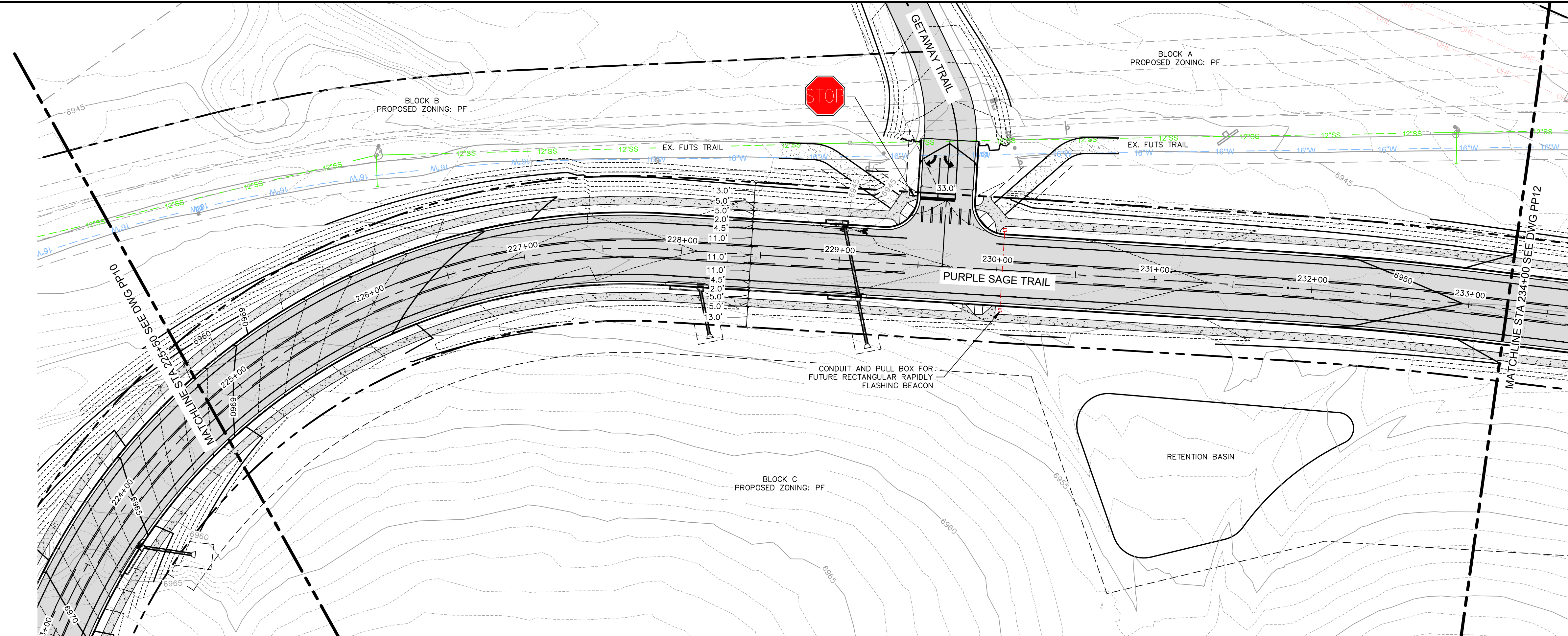


SCALE 1" = 40'

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swiaz.com		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA		PLAN AND PROFILE - PURPLE SAGE TRAIL (3)		DRAWING NO. PP10		SHT NO. 25 OF 30	
Shephard Wesnitzer, Inc.		REVISIONS		NO.		DESCRIPTION		BY		DATE	
C.O.F. Project # PZ-21-00126		Contact Arizona 811 at least two full working days before you begin excavation		ARIZONA 811		Call 811 or click Arizonda811.com		DRAWING NO. PP10		SHT NO. 25 OF 30	



PLOTTED: May 23, 2023 - 3:11pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - GAD - WELLNESS LOOP (1).DWG - ERKSSON



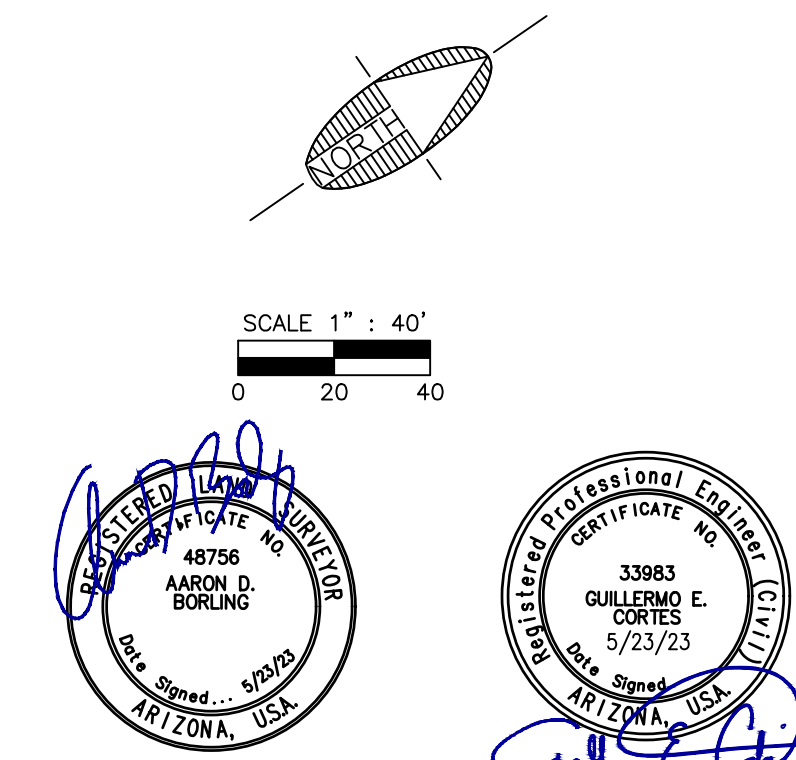
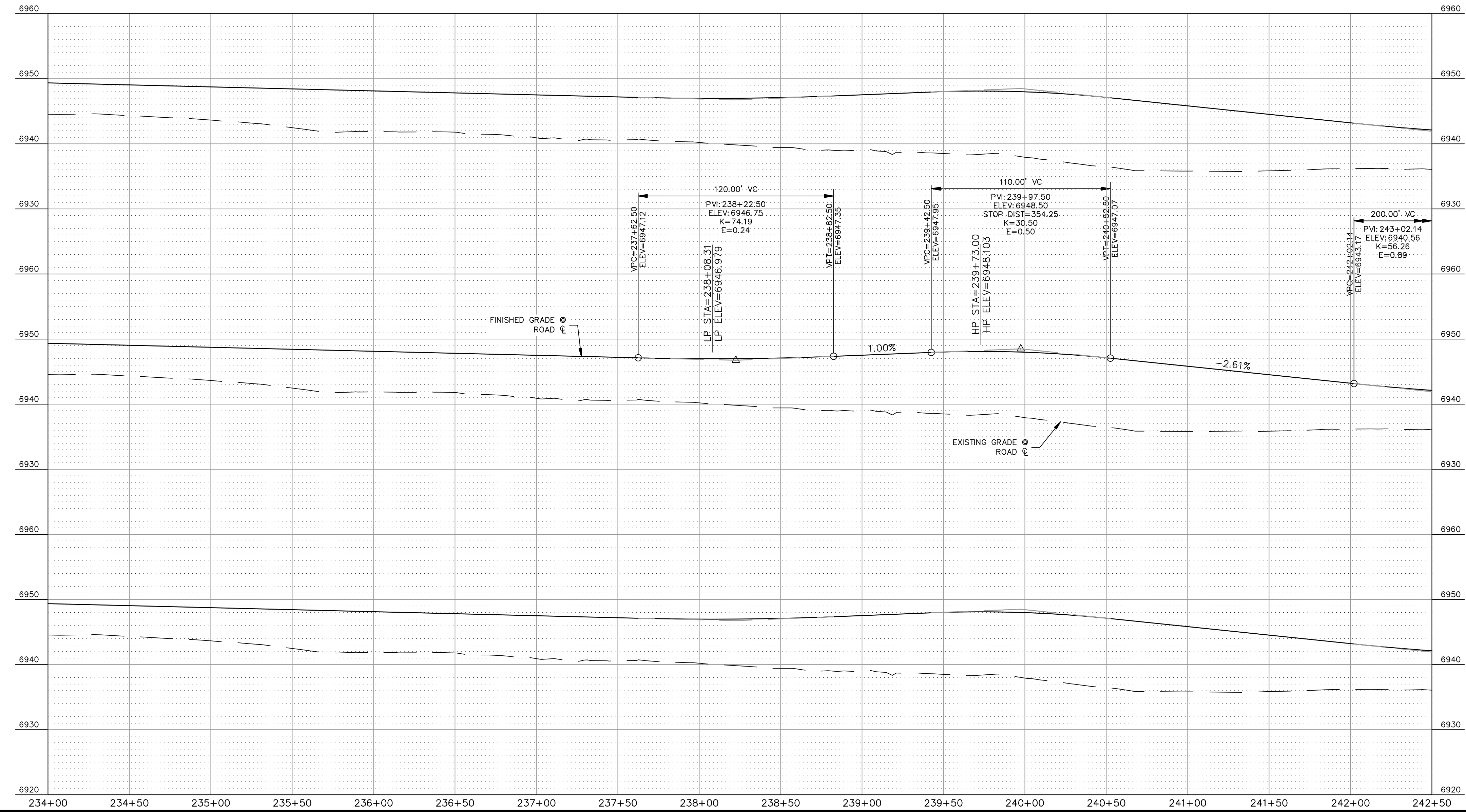
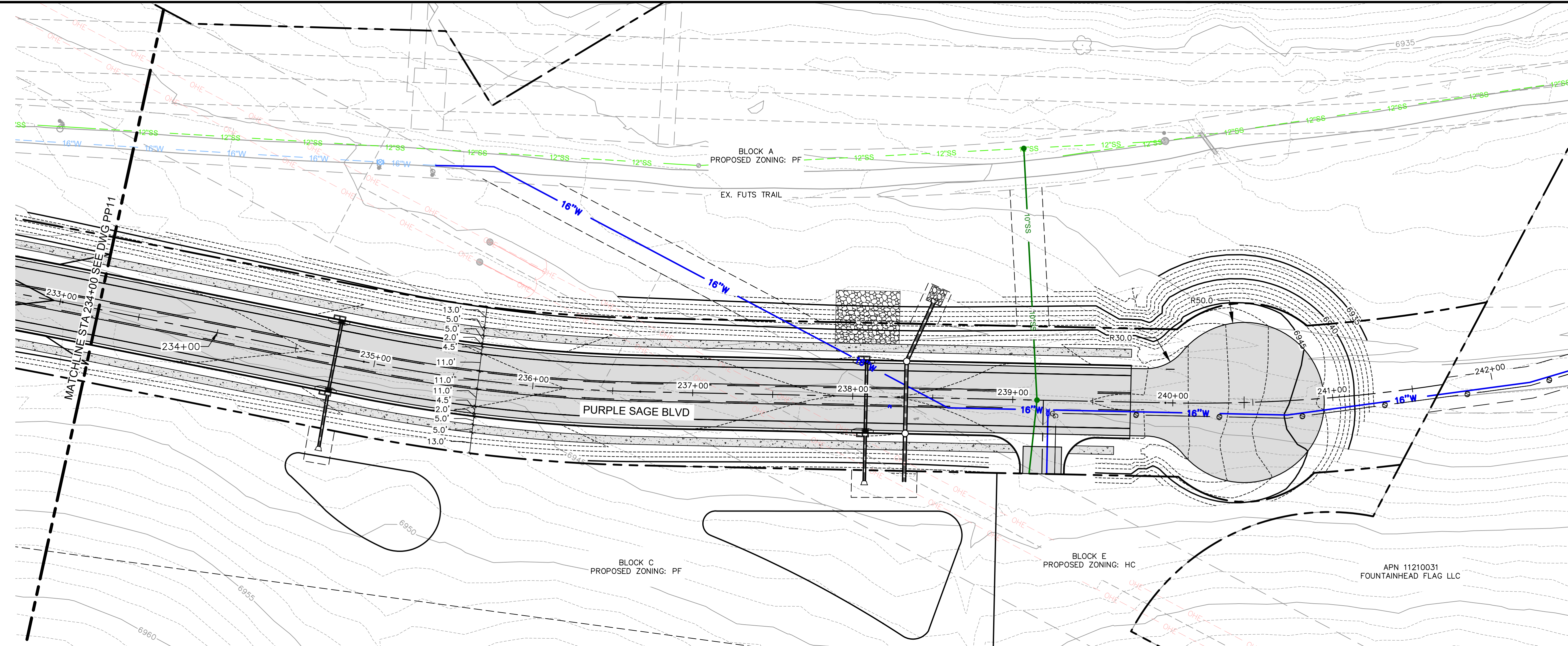
SCALE 1" = 40'
0 20 40

C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax		www.swiaz.com		 Shephard Wesnitzer, Inc.		REVISIONS NO. DESCRIPTION DATE BY		CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION  Call 811 or click Arizonda811.com		DRAWING NO. PP11	
SHT NO. 26		OF 30		FLAGSTAFF ARIZONA		NAH HEALTH VILLAGE		PLAN AND PROFILE - PURPLE SAGE TRAIL (4)		JOB NO: 21045 DATE: MAY 23 SCALE: AS SHOWN DRAWN: JEE DESIGN: ELK/SW/CNP CHECKED: CNP/SEC	

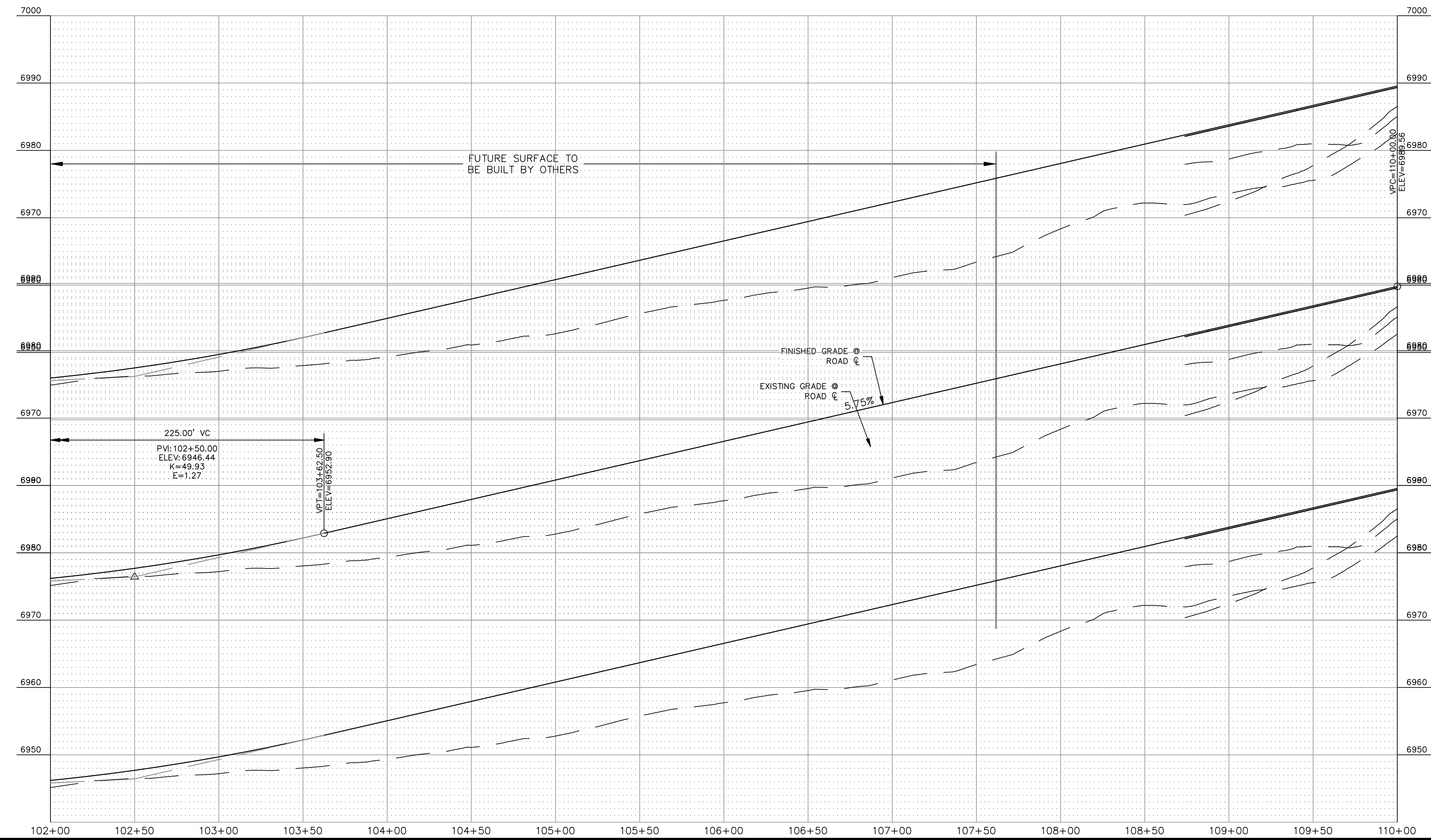
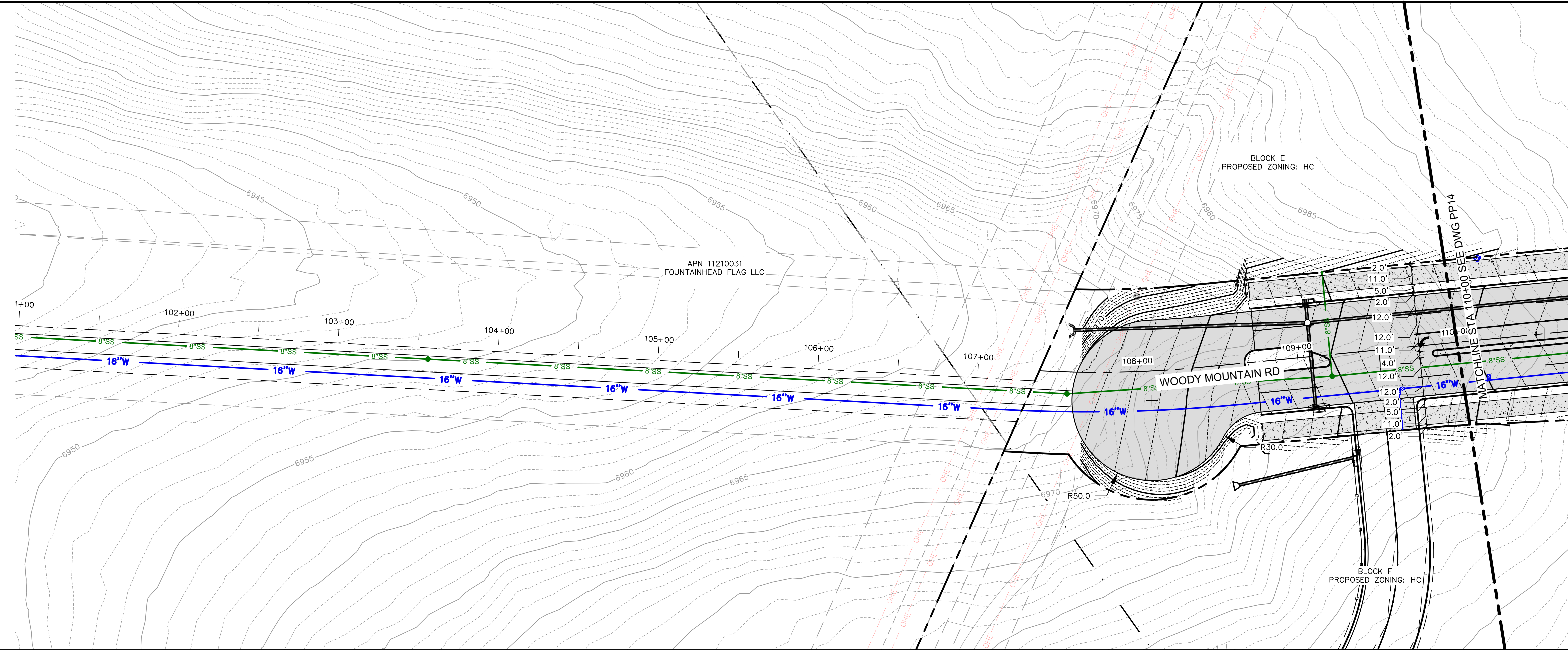
PLOTTED: May 23, 2023 - 3:11pm

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - GAD - WELLNESS LOOP (2).DWG - JERIKSSON




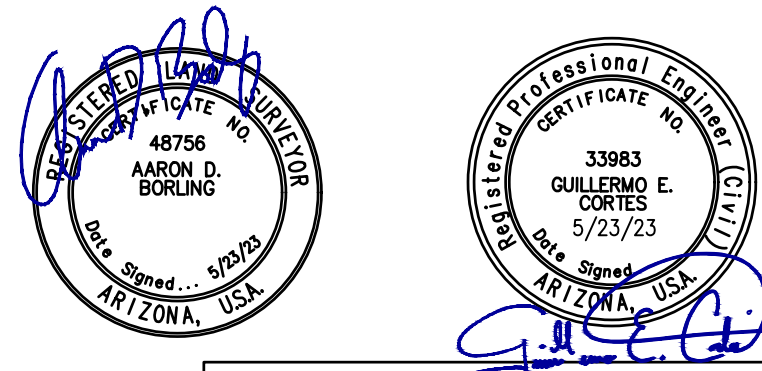
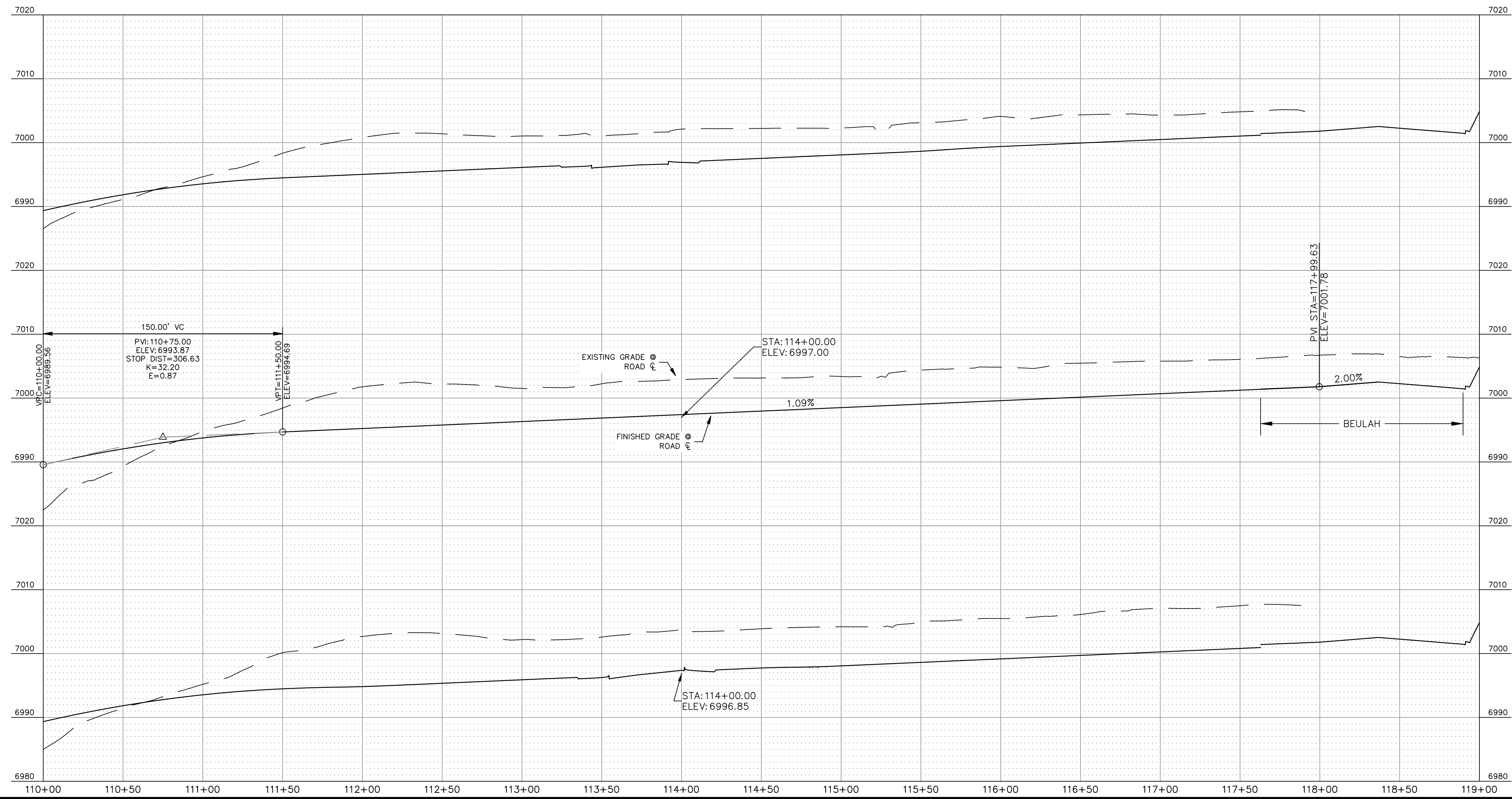
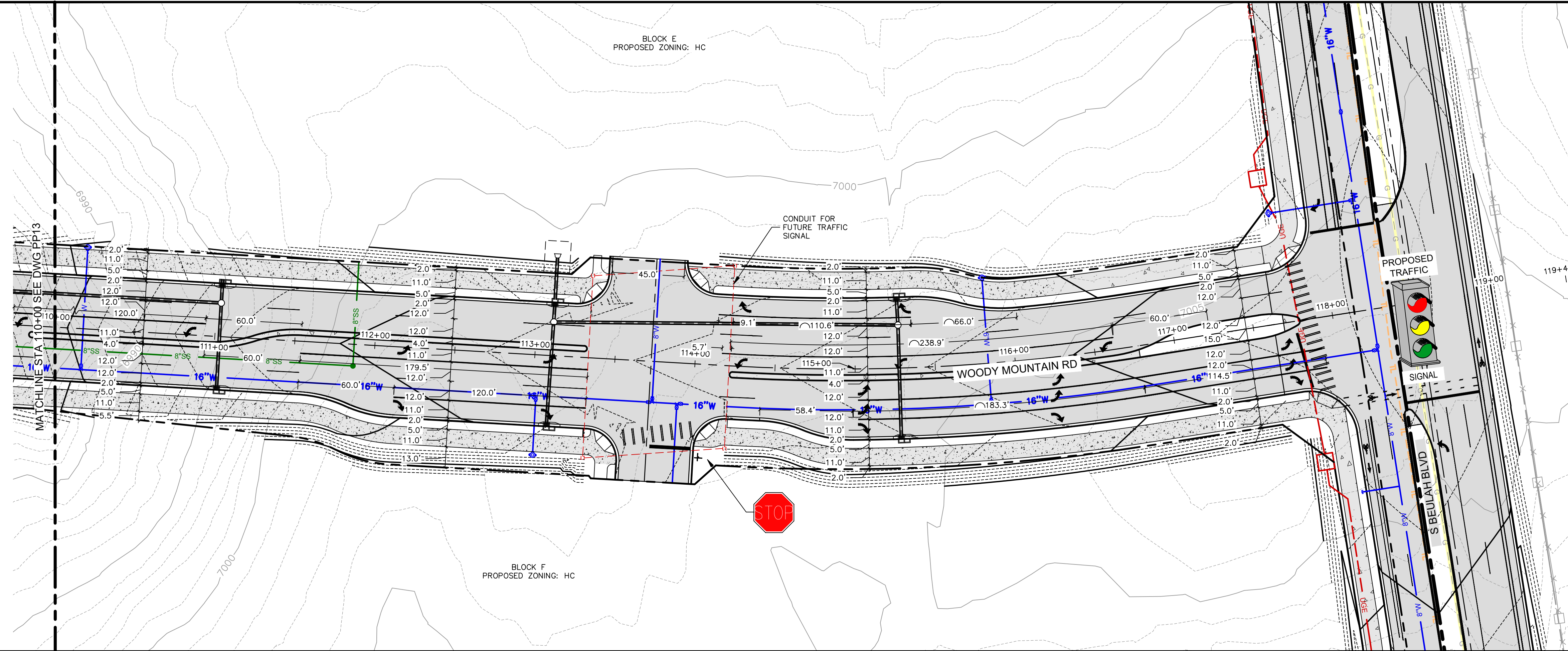
C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 www.swi.com		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA		PLAN AND PROFILE - PURPLE SAGE TRAIL (5)					
REVISIONS		NO.	DESCRIPTION	DATE	BY						
Contact Arizona 811 at least two full working days before you begin excavation		ARIZONA 811		Call 811 or click Arizona811.com		DRAWING NO. PP12		SHT NO. 27		OF 30	



C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.az.com		NAH HEALTH VILLAGE		FLAGSTAFF ARIZONA		 Shephard Wesnitzer, Inc.		REVISIONS NO. DESCRIPTION DATE BY		DRAWING NO. PP13	
SHT NO. 28		OF 30		DRAWING NO. PP13		SHT NO. 28		OF 30		CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION Call 811 or click Arizona811.com	



C.O.F. Project # PZ-21-00126

JOB NO: 21045		DATE: MAY 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: ELK/SW/CNP		CHECKED: CNP/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.az.com											
SWI Shephard Wesnitzer, Inc.											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
Contact Arizona 811 at least two full working days before you begin excavation					DRAWING NO. PP14						
Call 811 or click Arizona811.com					SHT NO.	29		OF	30		

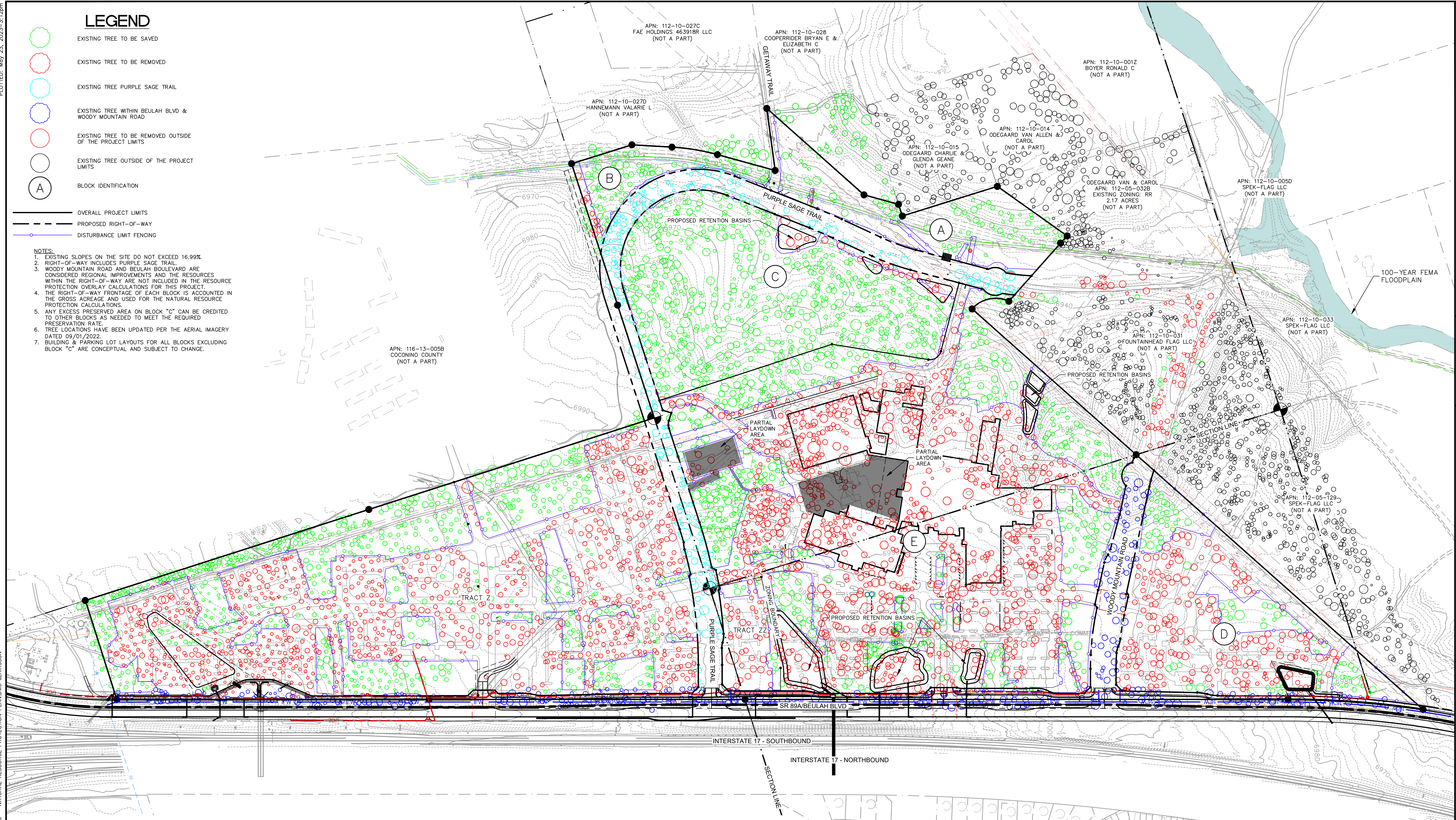
PLOTTED: May 23, 2023 - 3:12pm

FILE: P:\2021\21045 DRAWINGS\PLATS PRELIMINARY BLOCK PLAT\21045 - NATURAL RESOURCE PROTECTION PLANDWG -ERIKSSON

LEGEND

- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE PURPLE SAGE TRAIL
- EXISTING TREE WITHIN BEULAH BLVD & WOODY MOUNTAIN ROAD
- EXISTING TREE TO BE REMOVED OUTSIDE OF THE PROJECT LIMITS
- EXISTING TREE OUTSIDE OF THE PROJECT LIMITS
- BLOCK IDENTIFICATION
- OVERALL PROJECT LIMITS
- PROPOSED RIGHT-OF-WAY
- DISTURBANCE LIMIT FENCING

- NOTES:**
- EXISTING SLOPES ON THE SITE DO NOT EXCEED 16.99%.
 - RIGHT-OF-WAY INCLUDES PURPLE SAGE TRAIL.
 - WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD ARE CONSIDERED REGIONAL IMPROVEMENTS AND THE RESOURCES WITHIN THE RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS FOR THIS PROJECT.
 - THE RIGHT-OF-WAY FRONTAGE OF EACH BLOCK IS ACCOUNTED IN THE GROSS ACREAGE AND USED FOR THE NATURAL RESOURCE PROTECTION CALCULATIONS.
 - ANY EXCESS PRESERVED AREA ON BLOCK "C" CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE.
 - TREE LOCATIONS HAVE BEEN UPDATED PER THE AERIAL IMAGERY DATED 09/01/2022.
 - BUILDING & PARKING LOT LAYOUTS FOR ALL BLOCKS EXCLUDING BLOCK "C" ARE CONCEPTUAL AND SUBJECT TO CHANGE.



BLOCK	LAND USE AREA	ACREAGE ±	ZONING	DEVELOPMENT OPTION	GROSS PARCEL AREA & FRONTAGE ROW AREA TO CENTERLINE (ACRES)	REQUIRED PRESERVATION RATE	REQUIRED PRESERVATION AREA (ACRES)	PRESERVED AREA (ACRES)	PRESERVATION RATE	PRESERVATION AREA CREDITED FROM BLOCK "C" (ACRES)	ADJUSTED PRESERVATION RATE
A	1a	7.1	PF	OPEN SPACE	8.46	30%	2.54	6.49	77%	-	77%
B	1a	3.1	PF	OPEN SPACE	4.18	30%	1.25	2.62	63%	-	63%
C	1b	20.0	PF	WELLNESS AREA	22.57	30%	6.77	18.91	84%	-	66%
D	2a	15.4	HC	MIXED USE	17.36	30%	5.21	3.91	23%	1.30	30%
E	2b	59.1	HC	MEDICAL CENTER	63.19	30%	18.96	16.86	27%	2.09	30%
TRACT Z	2c	2.6	N/A	HOTEL	3.41	30%	1.02	0.47	14%	0.55	30%
TRACT Z	2d,3	50.2	N/A	CLINICAL PARTNERSHIP & RETAIL/RESEARCH & INNOVATION	53.45	30%	16.04	17.11	32%	-	32%
TRACT Z	0	0.0	0.0	0.0	0.00	-	0.00	0.00	-	0.00	0%
ROW	-	8.3	N/A	PURPLE SAGE TRL & WELLNESS LOOP	-	-	-	-	-	-	-
ROW	-	6.8	N/A	WOODY MOUNTAIN ROAD & BEULAH BLVD	-	-	-	-	-	-	-
TOTAL		172.6			172.62		51.78	66.37		3.94	

- NOTES:**
- RESOURCES WITHIN WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.020.
 - PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.050, THE TOPOGRAPHY DOES NOT INCLUDE AT LEAST 17% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO AT LEAST ONE COMMON CONTOUR LINE.
 - THE SITE DOES NOT CONTAIN FLOODPLAIN RESOURCES.
 - ANY EXCESS PRESERVED AREA ON BLOCK "C" CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE. BLOCK "C" PRESERVATION RATE IS ADJUSTED ACCORDINGLY.

FLAGSTAFF ARIZONA
PRELIMINARY NATURAL RESOURCE PROTECTION PLAN

NAH HEALTH VILLAGE
JOB NO: 21045

DATE: MAY 23
SCALE: AS SHOWN

DRAWN: HAS
DESIGN: CNP

CHECKED: GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8354
928.774.8934 fax

www.swi.coz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
888-84-1111 or 1-800-514-6111 (Toll-Free)

DRAWING NO. **NRPP**

SHT NO. 30 OF 30

C.O.F. Project # PZ-21-00126

SCALE 1" = 200'

C.O.F. Project # PZ-21-00126