

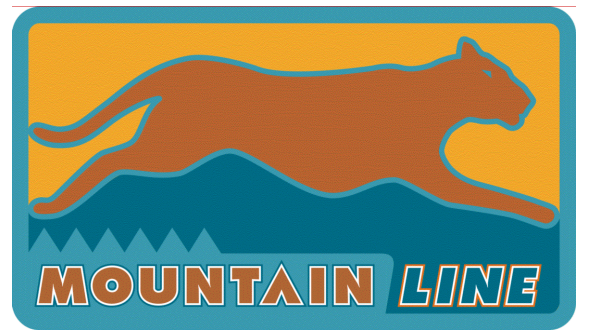
NORRIS DESIGN
PEOPLE + PLACEMAKING

6 EAST ASPEN AVENUE
SUITE 260
FLAGSTAFF, AZ 86001
P 928.233.3021

NORRIS-DESIGN.COM

MOUNTAIN LINE
KASPAR
HEADQUARTERS
MAINTENANCE
FACILITY

3773 N. Kaspar Drive
Flagstaff, AZ 86004



Project Manager: Patrick Glowacki
Project Designer: Katherine Dutzik Smith
Project Architect: Rachel McAdoo
Landscape Architect: Aaron Hayne
Civil Engineer: Abhay Khairi
Structural Engineer: Chad Seppel
Mechanical Engineer: Brett McQuillan
Electrical Engineer: Stephen Bowcock
Plumbing Engineer: Robbie Ramsey
Interior Designer: Jessi Levin
Equipment Planner: Ken Booth
Wayfinding:

Sheet Reviewer: APH

| MARK | DATE | DESCRIPTION |
|------|------------|----------------------------|
| A | 04.15.2024 | SD DRAWINGS |
| B | 05.15.2024 | FINAL SD DRAWINGS |
| C | 08.29.2024 | DD DRAWINGS |
| D | 12.10.2024 | CD DRAWINGS - QA/QC |
| E | 01.10.2025 | CD DRAWINGS - OWNER REVIEW |

Project Number: 1123167
Original Issue

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Sheet Name
LANDSCAPE
CALCULATIONS

Scale

Sheet Number

LP-002

Project Status
CONSTRUCTION DRAWINGS QA/QC

EXISTING TREE TABLE (FOR TREES WITHIN PROPERTY IN RESOURCE PROTECTION AREA)

| NO. | TYPE | DBH | ROW | Parcel | Points | Remove or Preserve | Phase Removed | Points Deducted |
|------|------|-----|-----|--------|--------|--------------------|---------------|---------------------------|
| 100 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 101 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 102 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 103 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 104 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 105 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 106 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 107 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 109 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 110 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 111 | PINE | 4 | | 2 | 0 | Preserve | n/a | 0 |
| 112 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 113 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 114 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 115 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 116 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 117 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 118 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 119 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 120 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 121 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 122 | PINE | 22 | | 2 | 8 | Preserve | n/a | 0 |
| 123 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 124 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 125 | PINE | 20 | | 2 | 8 | Preserve | n/a | 0 |
| 126 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 127 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 128 | PINE | 22 | | 2 | 8 | Preserve | n/a | 0 |
| 129 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 130 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 131 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 132 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 133 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 134 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 135 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 136 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 137 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 193 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 194 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 195 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 196 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 197 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 198 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 199 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 200 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 201 | PINE | 6 | | 2 | 1 | Preserve | n/a | 0 |
| 202 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 203 | PINE | 6 | | 2 | 1 | Preserve | n/a | 0 |
| 204 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 205 | PINE | 6 | | 2 | 1 | Preserve | n/a | 0 |
| 206 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 217 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 218 | PINE | 6 | | 2 | 1 | Preserve | n/a | 0 |
| 222 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 223 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 232 | PINE | 14 | | 2 | 4 | Remove | Phase 2 | 4 |
| 233 | PINE | 16 | | 2 | 4 | Remove | Phase 2 | 4 |
| 234 | PINE | 14 | | 2 | 4 | Remove | Phase 2 | 4 |
| 235 | PINE | 12 | | 2 | 2 | Remove | Phase 2 | 2 |
| 236 | PINE | 12 | | 2 | 2 | Remove | Phase 2 | 2 |
| 237 | PINE | 16 | | 2 | 4 | Remove | Phase 2 | 4 |
| 238 | PINE | 22 | | 2 | 8 | Remove | Phase 2 | 8 |
| 239 | PINE | 10 | | 2 | 2 | Remove | Phase 2 | 2 |
| 240 | PINE | 14 | | 2 | 4 | Remove | Phase 1 | 4 |
| 241 | PINE | 16 | | 2 | 4 | Remove | Phase 1 | 4 |
| 242 | PINE | 18 | | 2 | 8 | Remove | Phase 1 | 8 |
| 243 | PINE | 18 | | 2 | 8 | Remove | Phase 1 | 8 |
| 244 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 245 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 246 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 247 | PINE | 20 | | 2 | 8 | Preserve | n/a | 0 |
| 248 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 249 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 250 | PINE | 54 | | 2 | 20 | Preserve | n/a | 0 |
| 251 | PINE | 12 | ROW | 2 | 0 | Preserve | n/a | 0 |
| 252 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 253 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 254 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 255 | PINE | 20 | ROW | 2 | 0 | Preserve | n/a | 0 |
| 256 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 257 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 258 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 259 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 260 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 261 | PINE | 22 | | 2 | 8 | Preserve | n/a | 0 |
| 262 | PINE | 20 | | 2 | 8 | Preserve | n/a | 0 |
| 263 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 264 | PINE | 10 | | 2 | 2 | Preserve | n/a | 0 |
| 265 | PINE | 20 | | 2 | 8 | Preserve | n/a | 0 |
| 266 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 267 | PINE | 24 | | 2 | 8 | Preserve | n/a | 0 |
| 268 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 269 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 270 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 271 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 272 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 273 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 274 | PINE | 22 | | 2 | 8 | Preserve | n/a | 0 |
| 275 | PINE | 24 | | 2 | 8 | Preserve | n/a | 0 |
| 278 | PINE | 18 | | 2 | 8 | Preserve | n/a | 0 |
| 279 | PINE | 20 | | 2 | 8 | Preserve | n/a | 0 |
| 280 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 281 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 282 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 283 | PINE | 16 | ROW | 2 | 0 | Preserve | n/a | 0 |
| 284 | PINE | 12 | ROW | 2 | 0 | Preserve | n/a | 0 |
| 285 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 286 | PINE | 16 | | 2 | 4 | Preserve | n/a | 0 |
| 287 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 288 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 289 | PINE | 12 | | 2 | 2 | Preserve | n/a | 0 |
| 290 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 291 | PINE | 8 | | 2 | 1 | Preserve | n/a | 0 |
| 292 | PINE | 14 | | 2 | 4 | Preserve | n/a | 0 |
| 1073 | PINE | 30 | ROW | 2 | 0 | Preserve | n/a | 0 |
| 1074 | PINE | 24 | | 2 | 8 | Remove | Phase 1 | 8 |
| | | | | | 421 | | | |
| | | | | | | | 32 | Phase 1 Only Removal |
| | | | | | | | 62 | Phase 1 + Phase 2 Removal |

BUILDING FOUNDATION BUFFER - PH 1

| | | |
|--|------------|--------|
| TOTAL LINEAR FEET | | 811 |
| 1 TREES PER 25 LINEAR FEET | | 32 |
| TREE CREDITS FOR EXISTING TREES | | |
| Category | DBH | Credit |
| ≥6" DBH AND <10" DBH | | |
| Tree # | | 0 |
| ≥10" DBH AND <18" DBH | | |
| Tree # | | 0 |
| ≥18" DBH | | |
| Tree # | | 0 |
| TOTAL TREES REQUIRED | | 32 |
| TOTAL SHRUBS REQUIRED | 2 PER TREE | 65 |
| TOTAL GROUNDCOVER REQUIRED | 2 PER TREE | 65 |
| TOTAL TREES PROVIDED AROUND FOUNDATION | | 0 |
| EXISTING TREES AROUND FOUNDATION | | 7 |
| TOTAL TREES PROVIDED ON SITE ELSEWHERE** | | 9 |
| TOTAL SHRUBS PROVIDED | | * |
| TOTAL GROUNDCOVER PROVIDED | | * |

* All shrubs and groundcovers around the portion of building to remain shall remain. No new shrubs or groundcovers are proposed around the building for Phase 1

** Given the unique nature of this project the City is allowing trees placed elsewhere on-site to be counted for building foundation

NOTE:
REFER TO SHEETS LP-101 FOR NOTES ON BUILDING FOUNDATION. DUE TO LIMITED SPACE PROJECT PROVIDES LOWER QUANTITY OF SPECIES BUT INCREASED CALIPER AND CONTAINER SIZES.

PARKWAY LANDSCAPE - N KASPAR DR.

| | | |
|---|----------|------|
| TOTAL LINEAR FEET* | | 425 |
| TOTAL PARKWAY AREA (SF) | | 2125 |
| TREES PER LINEAR FEET** | | 9 |
| REQUIRED SHRUB AND GROUNDCOVER IN PARKWAY | 50% MIN. | 1063 |
| TOTAL SHRUB COVERAGE REQUIRED (SF) | 25% | 531 |
| TOTAL GROUNDCOVER REQUIRED (SF) | 25% | 531 |
| TOTAL TREES PROVIDED** | | 0 |
| TOTAL SHRUB AND GROUNDCOVER PROVIDED | | 1120 |
| TOTAL SHRUB COVERAGE PROVIDED (SF) | 49% | 1046 |
| TOTAL GROUNDCOVER PROVIDED (SF) | 3% | 74 |

* DOES NOT COUNT EXISTING ESTABLISHED LANDSCAPED R.O.W. ON NORTH END

** TREE REQUIREMENT WAIVED BY THE CITY OF FLAGSTAFF

STREET LANDSCAPE BUFFER - N KASPAR DR.

| | | |
|----------------------------|------------|--------|
| TOTAL LINEAR FEET | | 693 |
| TREES PER LINEAR FEET | | 28 |
| TREE CREDITS | | |
| Category | DBH | Credit |
| ≥6" DBH AND <10" DBH | | |
| SB-3 | 8 | 1 |
| SB-9 | 8 | 1 |
| SB-8 | 8 | 1 |
| SB-10 | 8 | 1 |
| ≥10" DBH AND <18" DBH | | |
| SB-1 | 16 | 2 |
| SB-2 | 12 | 2 |
| SB-4 | 10 | 2 |
| SB-6 | 16 | 2 |
| SB-11 | 10 | 2 |
| ≥18" DBH | | |
| SB-5 | 20 | 3 |
| SB-7 | 24 | 3 |
| TOTAL TREES REQUIRED | | 8 |
| TOTAL SHRUBS REQUIRED | 2 PER TREE | 16 |
| TOTAL GROUNDCOVER REQUIRED | 2 PER TREE | 16 |
| TOTAL TREES PROVIDED | | 8 |
| TOTAL SHRUBS PROVIDED | | 46 |
| TOTAL GROUNDCOVER PROVIDED | | 3 |

PERIPHERAL LANDSCAPE BUFFER

| | | |
|----------------------------|------------|--------|
| TOTAL LINEAR FEET | | 300 |
| TREES PER LINEAR FEET | | 12 |
| TREE CREDITS | | |
| Category | DBH | Credit |
| ≥6" DBH AND <10" DBH | | |
| PB-3 | 8 | 1 |
| ≥10" DBH AND <18" DBH | | |
| PB-2 | 12 | 2 |
| PB-4 | 10 | 2 |
| PB-5 | 12 | 2 |
| PB-6 | 16 | 2 |
| PB-11 | 10 | 2 |
| PB-12 | 10 | 2 |
| PB-13 | 10 | 2 |
| ≥18" DBH | | |
| PB-1 | 22 | 3 |
| PB-10 | 18 | 3 |
| PB-14 | 20 | 3 |
| TOTAL TREES REQUIRED | | -12 |
| TOTAL SHRUBS REQUIRED | 2 PER TREE | -24 |
| TOTAL GROUNDCOVER REQUIRED | 2 PER TREE | -24 |
| TOTAL TREES PROVIDED | | 0 |
| TOTAL SHRUBS PROVIDED | | 0 |
| TOTAL GROUNDCOVER PROVIDED | | 0 |

**MOUNTAIN LINE
KASPAR
HEADQUARTERS
MAINTENANCE
FACILITY**

3773 N. Kaspar Drive
Flagstaff, AZ 86004



| | |
|---------------------|------------------------|
| Project Manager | Patrick Glowacki |
| Project Designer | Katherine Dutzik Smith |
| Project Architect | Rachel McAdoo |
| Civil Engineer | Aaron Hayne |
| Landscape Architect | Abhay Khaira |
| Structural Engineer | Chad Sippel |
| Mechanical Engineer | Brett McQuillan |
| Electrical Engineer | Stephen Bowcock |
| Plumbing Engineer | Robbie Ramsey |
| Interior Designer | Jessi Levin |
| Equipment Planner | Ken Booth |
| Wayfinding | |
| Sheet Reviewer | APH |

| MARK | DATE | DESCRIPTION |
|------|------------|----------------------------|
| A | 04.15.2024 | SD DRAWINGS |
| B | 05.15.2024 | FINAL SD DRAWINGS |
| C | 08.29.2024 | DD DRAWINGS |
| D | 12.10.2024 | CD DRAWINGS - QA/QC |
| E | 01.10.2025 | CD DRAWINGS - OWNER REVIEW |

Project Number: 1123167
Original Issue

**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**

Sheet Name
**NATURAL RESOURCE
PROTECTION PLAN**

Scale
1" = 40'-0"

Sheet Number

LP-003

Project Status
CONSTRUCTION DRAWINGS QA/QC

LEGEND

- EXISTING TREE TO REMAIN
- PHASE 1 RESOURCE PROTECTION OVERLAY TREE TO BE REMOVED
- PHASE 1 NON-PROTECTED TREE TO BE REMOVED
- PHASE 2 NON-PROTECTED TREE TO BE REMOVED
- PHASE 2 RESOURCE PROTECTION OVERLAY TREE TO BE REMOVED
- CALCULATED RESOURCE PROTECTION OVERLAY AREA
- PROPERTY OUTSIDE OF RESOURCE PROTECTION AREA

**PHASE 1 ONLY
TREE RESOURCE PROTECTION CALCULATION**

| | |
|-------------------------------------|------------|
| Total Pre Development Points | 831 |
| Required to Remain (30%) | 249 |

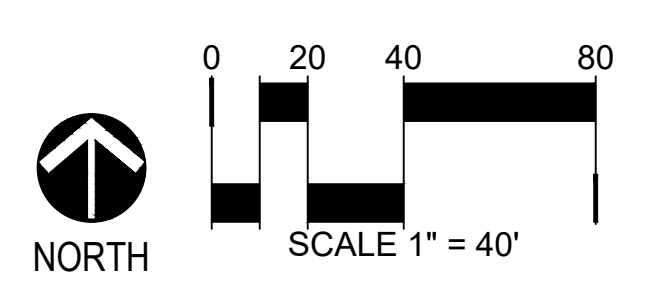
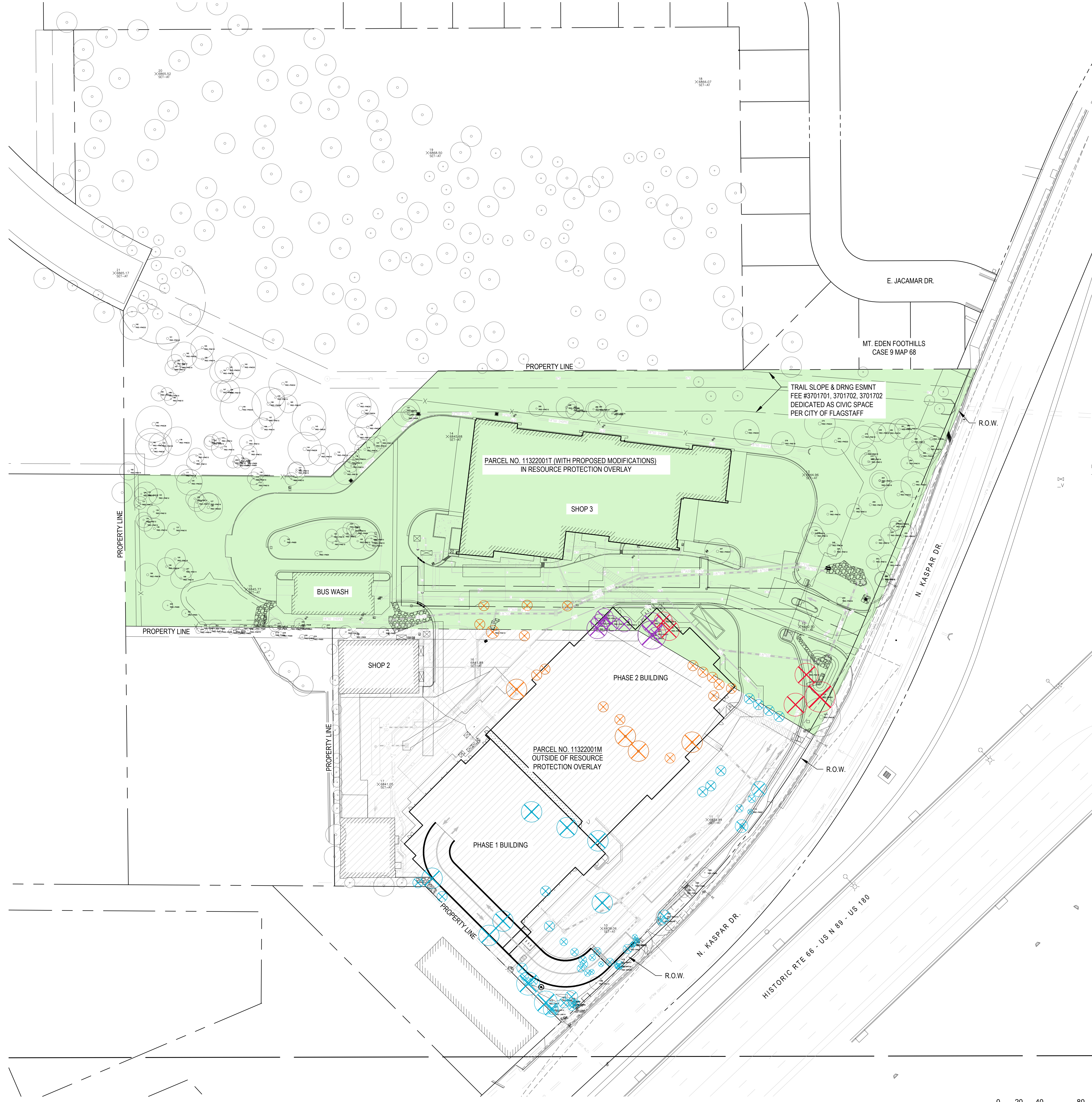
| DBH Category | Species | Points | Trees |
|------------------------------|---------|------------|------------|
| Less than 6 inches | Pine | 0 | 1 |
| 6 to 8 inches | Pine | 15 | 15 |
| 9 to 12 inches | Pine | 82 | 41 |
| 13 to 17 inches | Pine | 120 | 30 |
| 18 to 24 inches | Pine | 184 | 23 |
| >25 inches | Pine | 20 | 1 |
| Total Existing Points | | 421 | |
| Proposed Removed | | 32 | |
| Total Remaining | | 389 | 47% |

**PHASE 1 + PHASE 2
TREE RESOURCE PROTECTION CALCULATION**

| | |
|-------------------------------------|------------|
| Total Pre Development Points | 831 |
| Required to Remain (30%) | 249 |

| DBH Category | Species | Points | Trees |
|------------------------------|---------|------------|------------|
| Less than 6 inches | Pine | 0 | 1 |
| 6 to 8 inches | Pine | 15 | 15 |
| 9 to 12 inches | Pine | 82 | 41 |
| 13 to 17 inches | Pine | 120 | 30 |
| 18 to 24 inches | Pine | 184 | 23 |
| >25 inches | Pine | 20 | 1 |
| Total Existing Points | | 421 | |
| Proposed Removed | | 62 | |
| Total Remaining | | 359 | 43% |

- NOTES:
- THERE ARE NO NATURAL SLOPES 17% OR GREATER.
 - THERE IS NO URBAN OR RURAL FLOODPLAIN.



FILE:V:\Kaspar Maintenance Facility - 0397-02-2685\Drawings\Construction Documents\KASPAR-LP-003-NRPP-CD.dwg DATE:1/10/2025 TIME:7:56 AM (by:apayne)

**MOUNTAIN LINE
 KASPAR
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 Flagstaff, AZ 86004



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Project Number 1123167
 Original Issue

**PRELIMINARY
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 CONSTRUCTION
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Sheet Name
**OVERALL LANDSCAPE
 PLAN**

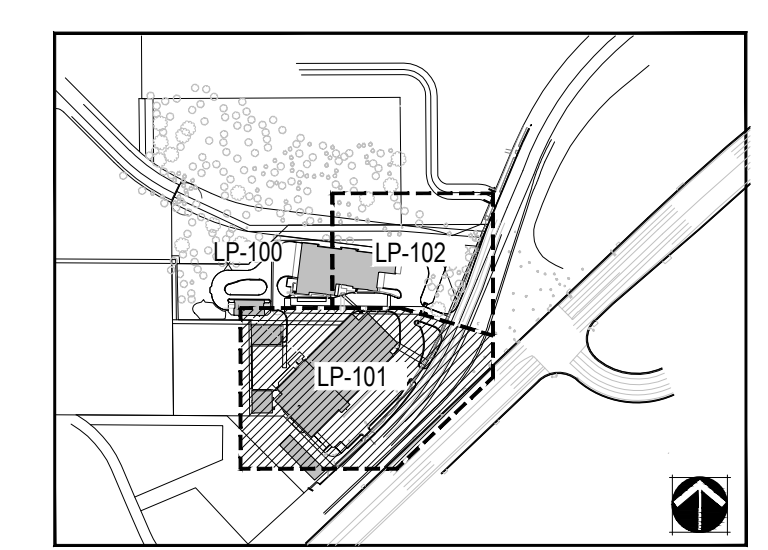
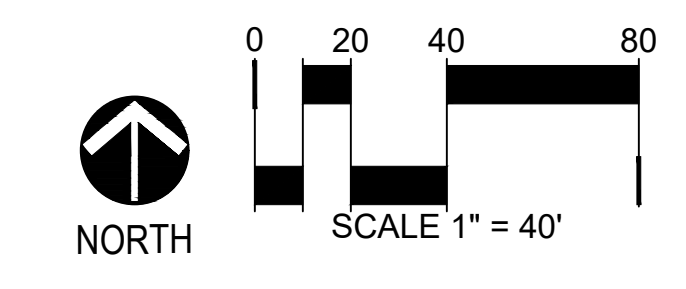
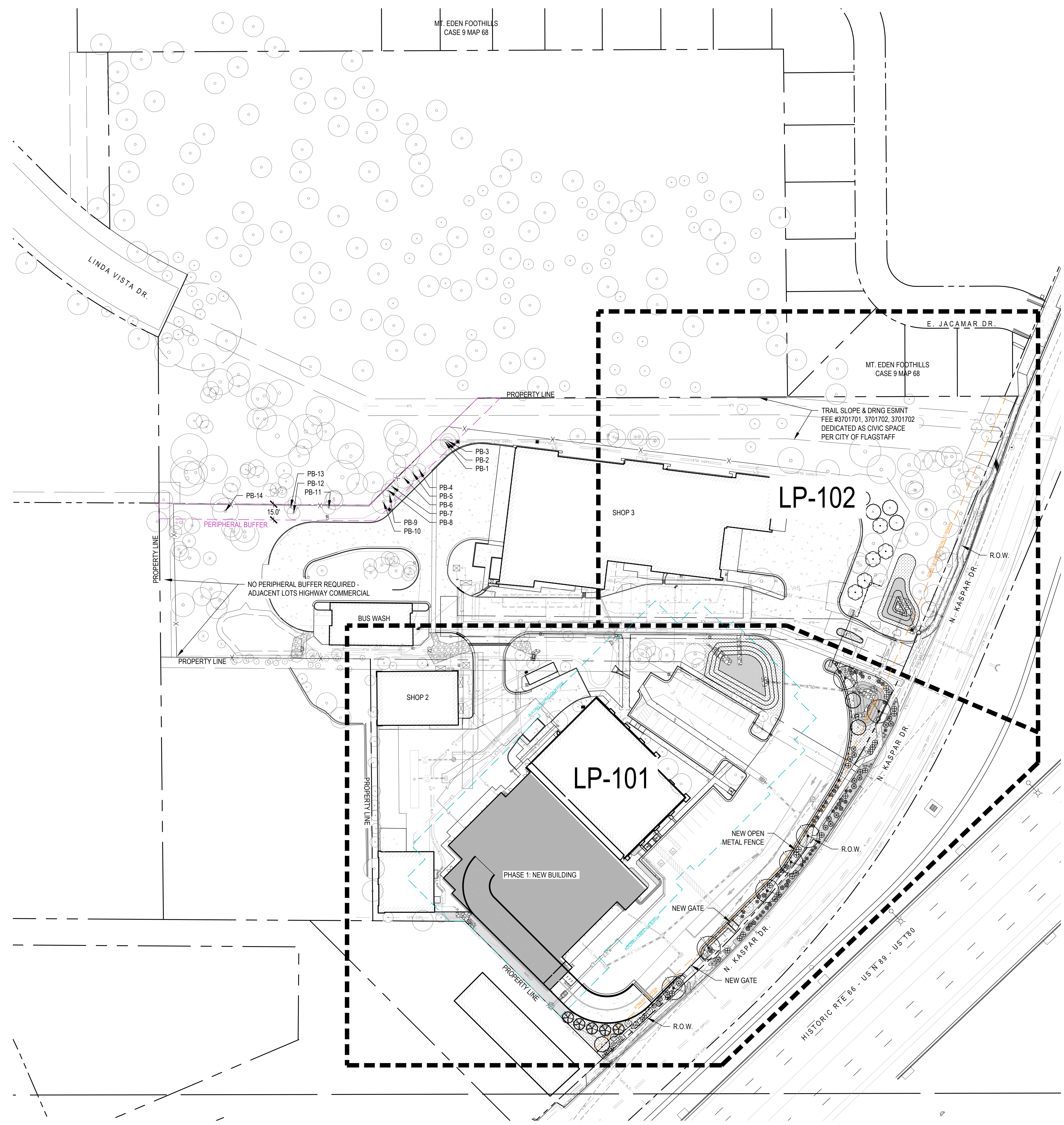
Scale
 1" = 20'-0"

Sheet Number
LP-100

Project Status
 CONSTRUCTION DRAWINGS OAGC

- LEGEND**
- PERIPHERAL BUFFER
 - BUILDING FOUNDATION BUFFER
 - STREET BUFFER
 - EXISTING TREE TO REMAIN
 - DOUBLE SHREDDED CEDAR MULCH LANDSCAPE BED
 - NATIVE SEED MIX
 - DETENTION BASIN SEED MIX
 - OPEN METAL PROJECT FENCE
 - PB-0 EXISTING TREES TO BE COUNTED FOR BUFFER AND SCREENING REQUIREMENTS - SEE CHARTS ON SHEET LP-002

- LANDSCAPE NOTES**
1. ALL LANDSCAPE BEDS ARE CONSIDERED HYDROZONE 2.
 2. ALL SEEDED AREAS ARE CONSIDERED HYDROZONE 1.
 3. LANDSCAPE BEDS SHALL BE MULCHED WITH 3" DEPTH, DOUBLE SHREDDED CEDAR MULCH. NO WEED BARRIER FABRIC SHALL BE USED.
 4. ALL SEEDED AREAS SHALL BE NON-IRRIGATED.
 5. ALL LANDSCAPE BEDS SHALL BE AMENDED WITH 3 CUBIC YARDS PER 1,000 S.F. OR AS RECOMMENDED BY A SOILS REPORT CONDUCTED BY A 3RD PARTY.



FILE: \\M:\Kaspar Maintenance Facility - 0397-02-2685\Drawings\Construction Documents\KASPAR-10-LP-100-SEDES-CD.dwg DATE: 1/10/2025 TIME: 9:12 AM (by:zayme)