

1 NATIVE PLANT INVENTORY
1" = 40'-0"

NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
1	Prosopis-native mesquite	4" x 6"	Multi 10'x10'	YES	
2	Prosopis-native mesquite	10" x 3"	Multi 18'x12'	YES	
3	Prosopis-native mesquite	6" x 6"	Multi 14'x12'	YES	
4	Prosopis-native mesquite	8" x 4"	Multi 18'x12'		No
5	Prosopis-native mesquite	5" x 5"	Multi 12'x18'		no
6	Prosopis-native mesquite	8"	12' x 12'		yes
7	Prosopis-native mesquite	14" x 4"	Multi 18'x12'	unbalanced	no
8	Prosopis-native mesquite	8" x 8"	Multi 18'		no
9	Prosopis-native mesquite	10" x 3"	Multi 12'		No
10	Juniperus-One seed	3"	8' x 6'		Yes
11	Juniperus-one seed	10"	Multi 16' x 12'	Mistletoe?	na
12	Prosopis-native mesquite	8" x 4"	Multi 14' x 12'		No
13	Prosopis-native mesquite	8" x 3"	Multi 18' x 16'	Too large	No
14	Prosopis-native mesquite	5" x 5"	Multi 12' x 10'		Yes
15	Prosopis-native mesquite	10" x 4"	Multi 18' x 12'	Too large	No
16	Prosopis-native mesquite	4" x 4"	Multi 14' x 10'		Yes
17	Prosopis-native mesquite	6" x 3"	Multi 12'	YES	
18	Manzanita-Cluster		15' x 10'	YES	
19	Juniperus-one seed	10"	18' x 12'	YES	
20	Manzanita-Cluster		30' x 8'		No
21	Juniperus-one seed	4"	12' x 6'		No
22	Cupressus-arizona	4"	12' x 6"		Yes
23	Juniperus-one seed	3"	6' x 4'		Yes
24	Juniperus-one seed	4" x 3"	12' x 10'		Yes
25	Prosopis-native mesquite	5" x 9"	14' x 18'		No
26	Cupressus-arizona	6"	12' x 8'		Yes
27	Juniperus-one seed	12"	18' x 12'		No
28	Manzanita-cluster		8' x 8'		No
29	Juniperus-One seed	20"	20' x 20'		No
30	Juniperus-one seed	3" x 2"	Multi 9' x 5'		Yes
31	Juniperus-one seed	3"	6' x 3'		No
32	Juniperus-one seed	3"	6' x 4'	Rock	Yes

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NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
64	Pinus-edulis cluster		210' x 10'	Dying	No
65	Juniper-one seed	8"	12' x 8'	Unbalanced	No
66	Pinus-edulis cluster	6"	Multi 20' x 30'	Too close	No
67	Juniperus-one seed	6" x 4"	Multi 16' x 12'	Dying	No
68	Juniperus-one seed	18"	18' x 16'	Mistletoe	No
69	Juniperus-one seed	10" x 3"	Multi 12' x 16'	Unbalanced	No
70	Juniperus-one seed	6" x 2"	Multi 12' x 12'		Yes
71	Pinyon-mesquite cluster	10"	24' x 24'		No
72	Juniperus-one seed	30"	24' x 24'		No
73	Juniper-oak cluster	8"	Multi 16' x 10'	dying	No
74	Juniperus-one seed	20"	16' x 16'	yes	Yes
75	Juniper-one seed	16"	28' x 20'		No
76	Juniper-one seed	24"	24' x 24'	Too large	No
77	Juniper-one seed	28"	24' x 24'	Too large	No
78	Pinus-edulis (pinyon)	8"	26' x 12'		Yes
79	Juniper-one seed	8"	20' x 10'	Unbalanced	no
80	Juniper-one seed	20"	20' x 16'	Yes	
81	Juniper-one seed	18"	20' x 12'	Yes	
82	Juniper-one seed	16"	20' x 12'	unbalanced	No
83	Juniper-one seed	12"	16' x 12'		Yes
84	Juniper-one seed	28"	26' x 24'	dying	No
85	Pinus-edulis (pinyon)	10"	24" x 12"		Yes
86	Juniper-one seed	12"	16' x 12'		no
87	Juniper-one seed	8" x 3"	Multi 14'x12'	dying	No
88	Juniper-one seed	28"	16' x 14'	mistletoe	no
89	Pinus-edulis	8"	14" x 10"		Yes
90	Pinus-edulis (pinyon)	6"	12' x 6'	dying	No
91	Juniperus-one seed	30" x 2"	Multi 18' x 18'		No
92	Juniperus-Utah	30"	20' x 18'		No
93	Juniperus-one seed	30"	18' x 18'	Yes	
94	Pinus-edulis (pinyon)	12"	24' x 12'		Yes

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NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
95	Juniperus-Utah	40"	24' x 30'	YES	
96	Pinus-edulis (pinyon)	6"	24' x 12'	YES	
97	Prunus-Plum	6"	12' x 10'	YES	

1 NOTE: Numerous clusters of Scrub oak and manzanita some of which could be saved in any open areas.

2 Would suggest realigning the sidewalk around the perimeter to accommodate tree clusters.

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NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
33	Juniperus-one seed	3"	6' x 2'	rock	No
34	Juniperus-one seed	5"	7' x 4"		No
35	Juniperus-one seed	10"	12' x 8'		No
36	Juniperus-one seed	10"	16' x 14'	Yes	
37	Manzanita - cluster		12' x 12'	Yes	
38	Prosopis - native mesquite	6" x 4"	Multi 12x6'	Yes	
39	Juniperus-one seed	4"	10' x 5'	Yes	
40	Juniperus-one seed	2"	4' x 2'		No
41	Mesquite Cluster			yes	
42	Prosopis-native mesquite	3" x 5"	Multi 12' x 15'	yes	
43	Juniperus-one seed	16"	18' x 18'	Rock	No
44	Juniper-Utah	24"	20' x 20'	Mistletoe	No
45	Juniper-Utah	24"	20' x 20'	Too large	No
46	Juniperus-one seed	10" x 3"	Multi 18'x18'	Too close	No
47	Pinus-edulis (pinyon)	12"	20' x 12'		No
48	Juniper-one seed	8"	16' x 10'		No
49	Juniperus-one seed	12"	12' x 12'	Mistletoe	No
50	Juniperus-one seed	10" x 2"	Multi 18'x16'	Too large	No
51	Pinus-edulis (pinyon)	12"	20' x 16'	Yes	
52	Pinus-edulis (pinyon)	10"	16' x 8'	Yes	
53	Pinus-edulis (pinyon)	12"	18' x 10'	Yes	
54	Juniper-one seed	12"	12' x 16'	Damaged	No
55	Prosopis-native mesquite	6" x 8"	Multi 10'x14'		Yes
56	Prosopis-native mesquite	6" x 4"	Multi 14'x14'	Yes	
57	Prosopis-native mesquite	4" x 3"	Multi 10'x10'		Yes
58	Juniper-one seed	6" x 3"	Multi 18'x18'		Yes
59	Pinus-edulis (pinyon)	6"	18' x 10'		Yes
60	Prosopis-native mesquite	4" x 8"	12' x 10'	Yes	
61	Juniperus-one seed	8"	12' x 12'		Yes
62	Juniper-one seed	6" x 2"	Multi 12' x 12'		Yes
63	Juniper-one seed	10" x 3"	Multi 16' x 16'	Too large	no

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NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
64	Pinus-edulis cluster		210' x 10'	Dying	No
65	Juniper-one seed	8"	12' x 8'	Unbalanced	No
66	Pinus-edulis cluster	6"	Multi 20' x 30'	Too close	No
67	Juniperus-one seed	6" x 4"	Multi 16' x 12'	Dying	No
68	Juniperus-one seed	18"	18' x 16'	Mistletoe	No
69	Juniperus-one seed	10" x 3"	Multi 12' x 16'	Unbalanced	No
70	Juniperus-one seed	6" x 2"	Multi 12' x 12'		Yes
71	Pinyon-mesquite cluster	10"	24' x 24'		No
72	Juniperus-one seed	30"	24' x 24'		No
73	Juniper-oak cluster	8"	Multi 16' x 10'	dying	No
74	Juniperus-one seed	20"	16' x 16'	yes	Yes
75	Juniper-one seed	16"	20' x 20'		No
76	Juniper-one seed	24"	24' x 24'	Too large	No
77	Juniper-one seed	28"	24' x 24'	Too large	No
78	Pinus-edulis (pinyon)	8"	26' x 12'		Yes
79	Juniper-one seed	8"	20' x 10'	Unbalanced	no
80	Juniper-one seed	20"	20' x 16'	Yes	
81	Juniper-one seed	18"	20' x 12'	Yes	
82	Juniper-one seed	16"	20' x 12'	unbalanced	No
83	Juniper-one seed	12"	16' x 12'		Yes
84	Juniper-one seed	28"	26' x 24'	dying	No
85	Pinus-edulis (pinyon)	10"	24" x 12"		Yes
86	Juniper-one seed	12"	16' x 12'		no
87	Juniper-one seed	8" x 3"	Multi 14'x12'	dying	No
88	Juniper-one seed	28"	16' x 14'	mistletoe	no
89	Pinus-edulis	8"	14" x 10"		Yes
90	Pinus-edulis (pinyon)	6"	12' x 6'	dying	No
91	Juniperus-one seed	30" x 2"	Multi 18' x 18'		No
92	Juniperus-Utah	30"	20' x 18'		No
93	Juniperus-one seed	30"	18' x 18'	Yes	
94	Pinus-edulis (pinyon)	12"	24' x 12'		Yes

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NAVAJO LOFTS
10 NAVAJO DR.
SEDONA, ARIZONA 86336

KONTEXTURE
architecture | interiors | urban planning

KONTEXTURE, LLC
ARCHITECT
3334 E. 20TH STREET
PHOENIX, AZ 85016
602.875.6221

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE
NATIVE PLANT INVENTORY

SCALE
1" = 20'-0"

PROJECT NUMBER
18-051

DRAWING NUMBER
L0.3

PRELIMINARY GRADING & DRAINAGE PLAN FOR NAVAJO LOFTS

OWNER

MKC HOLDINGS LLC
15010 N 78TH WAY SUITE 109
SCOTTSDALE, AZ 85260
PHONE: (602) 390-9401
CONTACT: KEITH HOLBEN
EMAIL: kh@mkcompany.com

ENGINEER

LANDCOR CONSULTING
6859 E. REMBRANDT AVE. #124
MESA, AZ 85212
PHONE: (480) 734-9157
CONTACT: JOEL D. MILLER, P.E.
EMAIL: joel@landcorconsulting.com

PROJECT DATA

ADDRESS: 10 NAVAJO DR
CITY OF SEDONA
408-24-5368
CO
TAX ASSESSORS PARCEL NUMBER: 196,020 SQFT. (4.5 ACRES)
ZONING: C1.2
PARCEL AREA: C1.1

LEGAL DESCRIPTION

PER 2019-0036008 YAVAPAI COUNTY RECORDER.

SHEET INDEX

COVER SHEET C1.1
PRELIMINARY GRADING & DRAINAGE PLAN C1.2 - 1.3

RETENTION CALCULATIONS

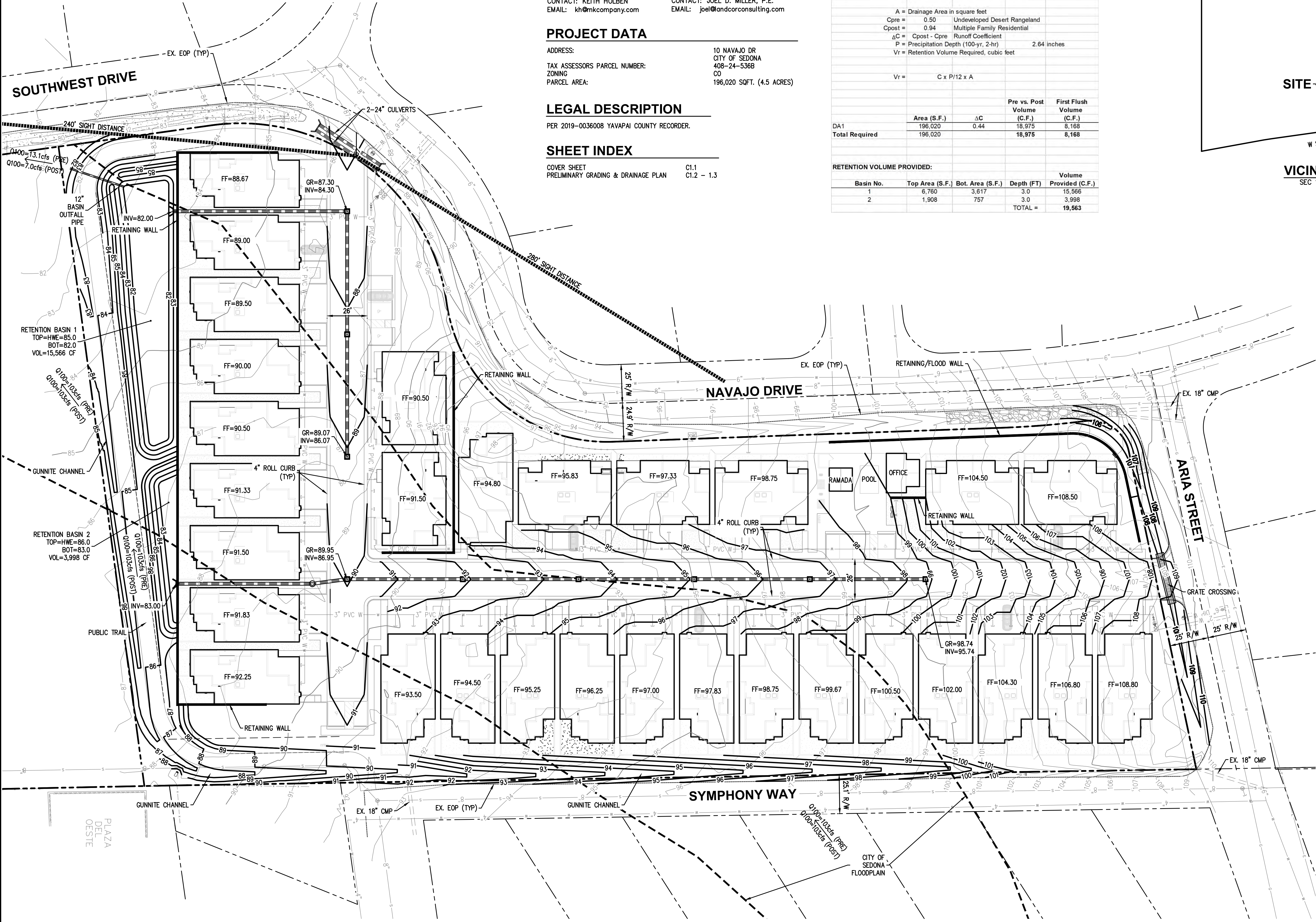
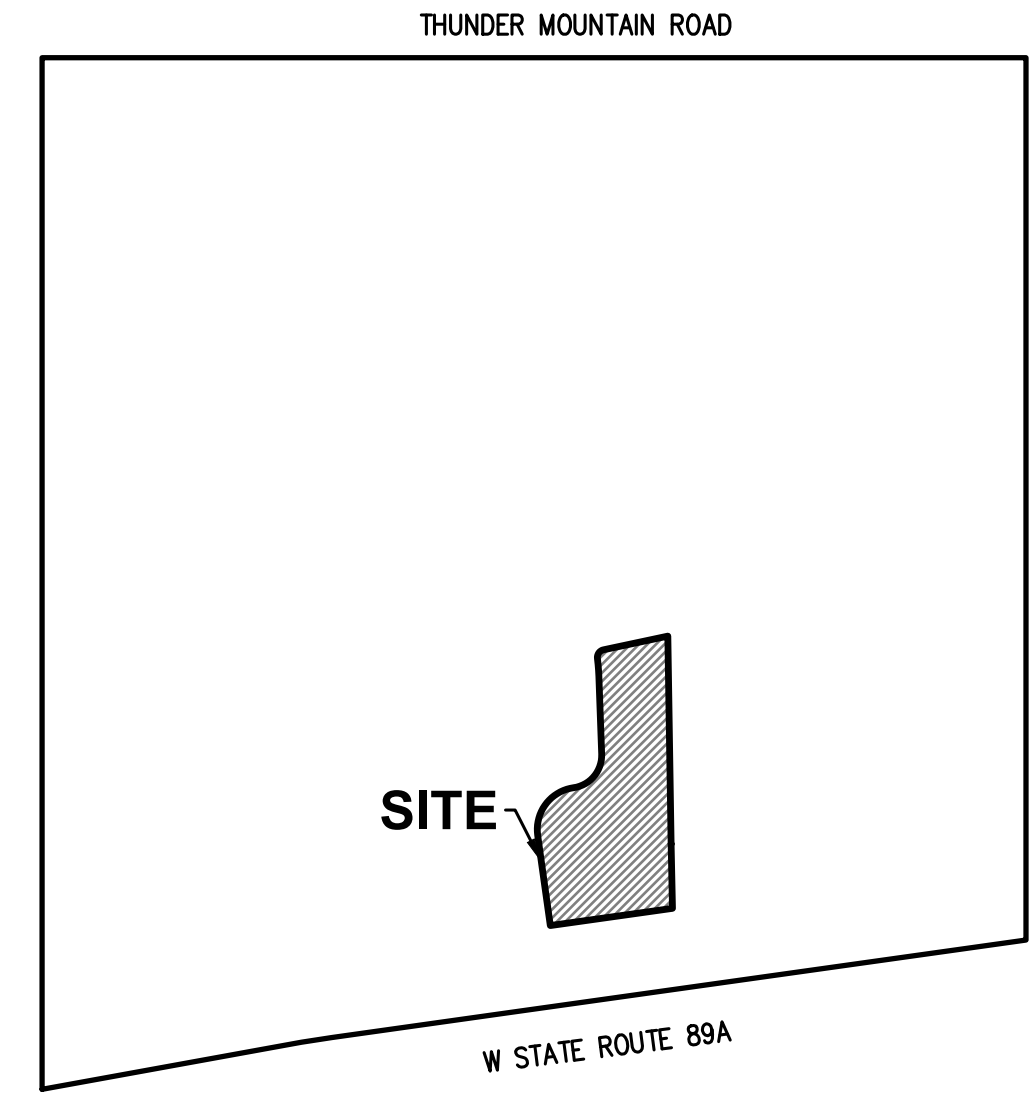
RETENTION VOLUME REQUIRED:

Area (gross)	A (S.F.)	4.50 AC
	196,020	
A = Drainage Area in square feet		
Cpre =	0.50	Undeveloped Desert Rangeland
Cpost =	0.94	Multiple Family Residential
$\Delta C = C_{post} - C_{pre}$ Runoff Coefficient		
P =	2.64 inches	Precipitation Depth (100-yr, 2-hr)
Vr = Retention Volume Required, cubic feet		
	$Vr = C \times P / 12 \times A$	

	Area (S.F.)	ΔC	Pre vs. Post Volume (C.F.)	First Flush Volume (C.F.)
DA1	196,020	0.44	18,975	8,168
Total Required	196,020		18,975	8,168

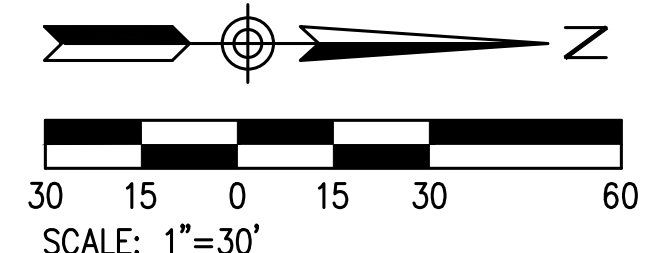
RETENTION VOLUME PROVIDED:

Basin No.	Top Area (S.F.)	Bot. Area (S.F.)	Depth (FT)	Volume Provided (C.F.)
1	6,760	3,617	3.0	15,566
2	1,908	757	3.0	3,998
TOTAL =				19,564



**PRELIMINARY
NOT FOR
CONSTRUCTION**

53735
JOEL D.
MILLER
Professional Engineer
No. 12345
Arizona, U.S.A.

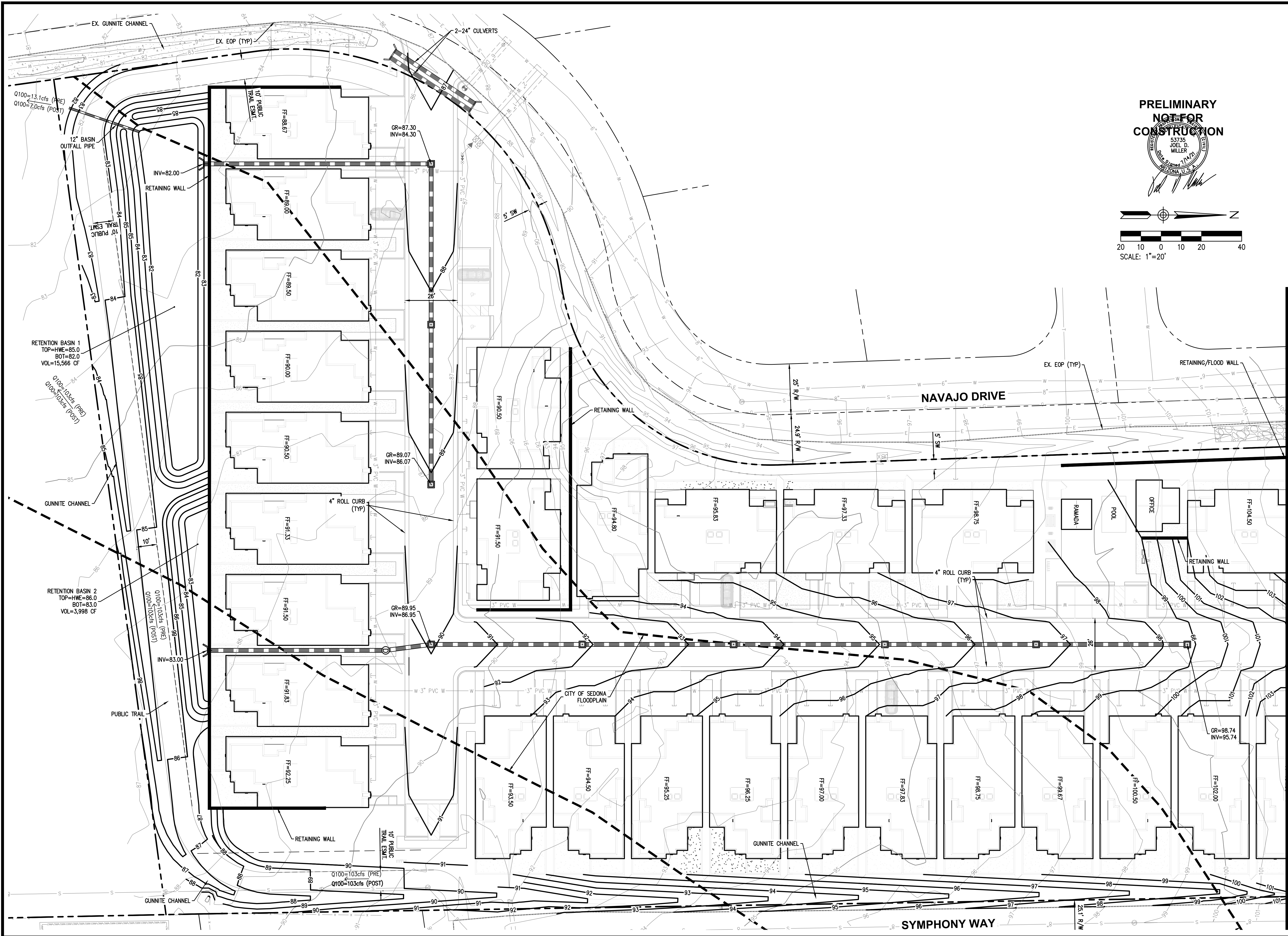


6859 E. Rembrandt Ave. #124
Mesa, AZ 85212
Ph: (480) 223-8573
landcorconsulting.com

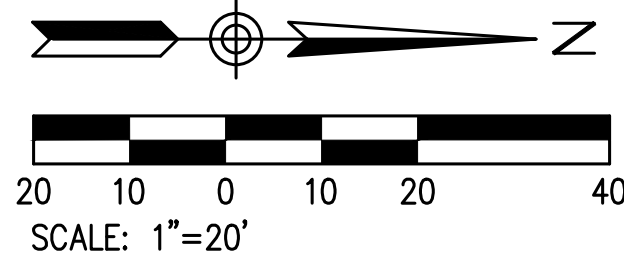
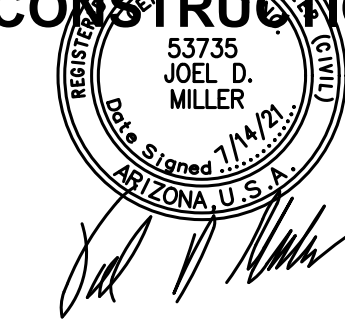
**LANDCOR
CONSULTING**

**NAVAJO LOFTS
PRELIMINARY GRADING & DRAINAGE PLAN**
10 NAVAJO DRIVE
SEDONA, ARIZONA

DATE:	
REVISIONS:	
PRELIMINARY GRADING & DRAINAGE PLAN	
DATE: 7/14/21	
PROJ. #: 1763	
C1.1	
1 OF 3	



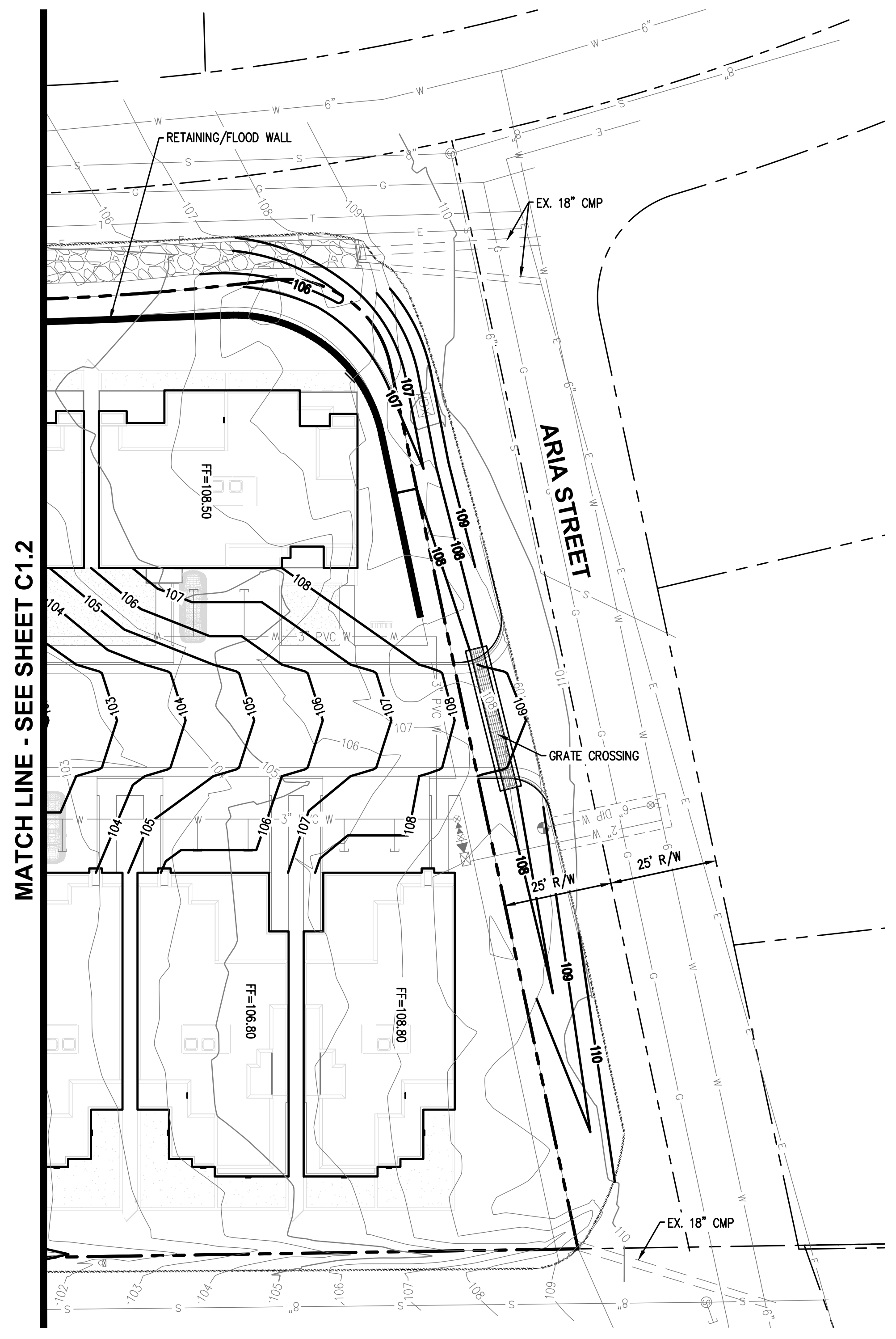
**PRELIMINARY
NOT FOR
CONSTRUCTION**



MATCH LINE - SEE SHEET C1.3

**NAVAJO LOFTS
PRELIMINARY GRADING & DRAINAGE PLAN**
10 NAVAJO DRIVE
SEDONA, ARIZONA

REVISIONS:	DATE:
PRELIMINARY GRADING & DRAINAGE PLAN	DATE: 7/14/21
	PROJ. #: 1763
	C1.2
	2 OF 3



MATCH LINE - SEE SHEET C1.2

**PRELIMINARY
NOT FOR
CONSTRUCTION**

53735
JOEL D.
MILLER
Professional Engineer
Arizona, U.S.A.

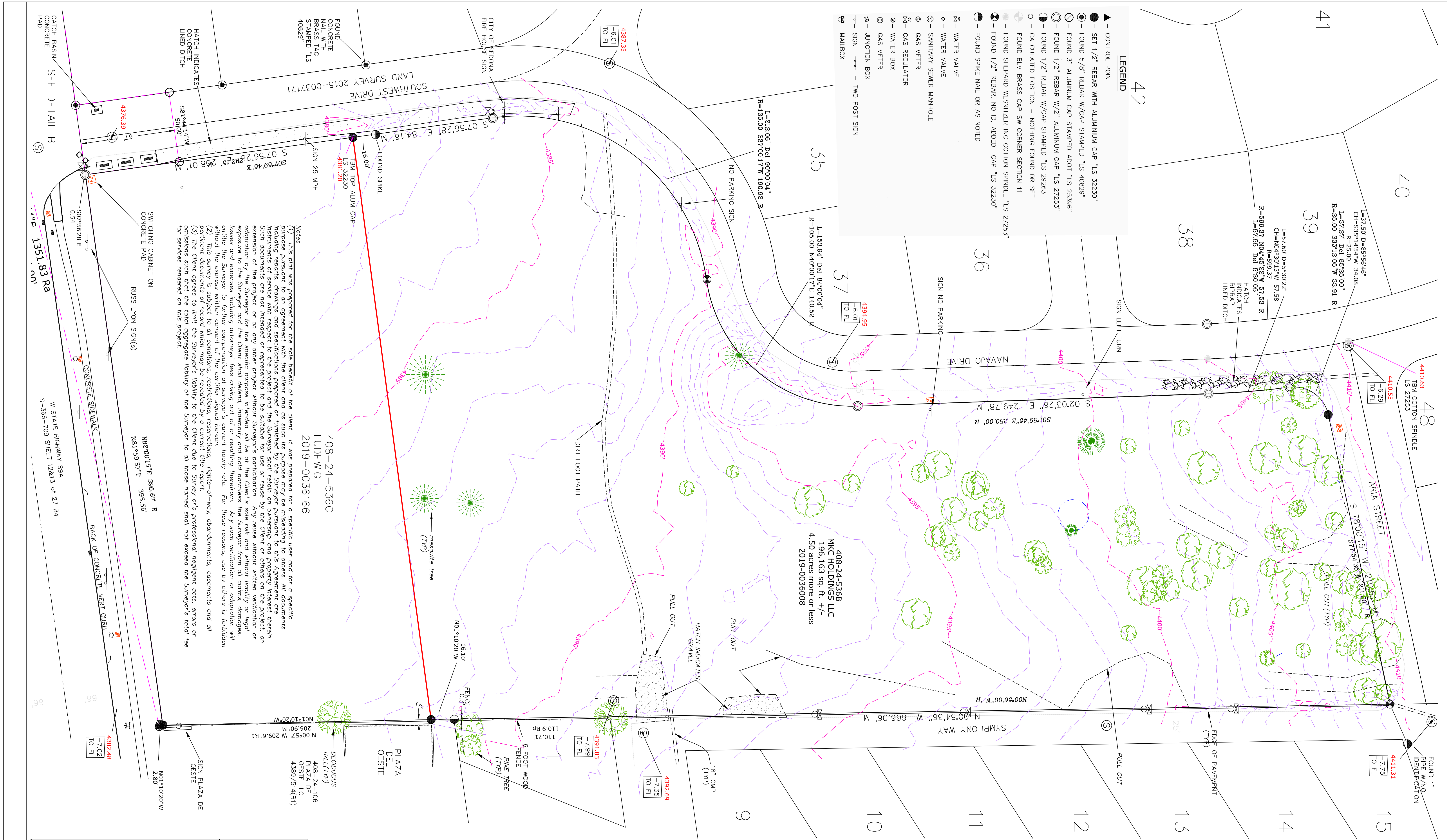
Joel D. Miller

SCALE: 1"=20'

NAVAJO LOFTS
PRELIMINARY GRADING & DRAINAGE PLAN
10 NAVAJO DRIVE
SEDONA, ARIZONA

REVISIONS:	DATE:

PRELIMINARY GRADING & DRAINAGE PLAN
DATE: 7/14/21
PROJ. #: 1763
C1.3
3 OF 3



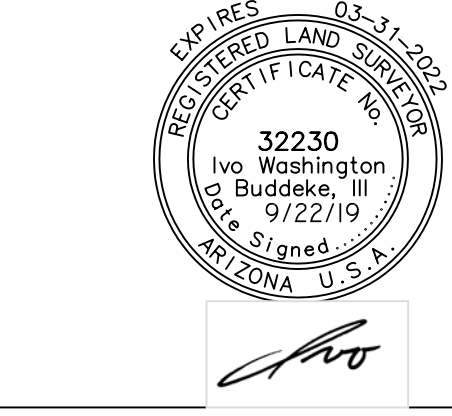
RIMROCK
LAND SURVEYS, LLC
Ivo W. Buddeke III, R.L.S.

5280 Bentley Dr., Rimrock, Arizona 86335
Phone (928) 567-1414

Job No. 190808KH
Owner
MKC HOLDINGS, LLC
Result of Survey
**SOUTHWEST OF
SOUTHWEST CENTER**
APN: 408-25-536B
Qtr Sec Tsp Rng
SW 11 17N 5E
G. & S. R. B. & M.

DESIGN	NAME	DATE
DRAWN		
CHECKED	IVO	9/22/2019

DWG. NAME: 190808KH-SWCENTER.DWG



DATE OF SURVEY: 9/3/2019
IVO W. BUDDKE III
LS 32230
EXPIRES: 03/31/2022

TOPOGRAPHIC SURVEY
of Document No. 2019-0036008 Yavapai County Records,
APN 408-24-536B, 10 Navajo Drive
located in the Southwest Quarter of the Southwest Quarter of Section 11, Township 17 North,
Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona

