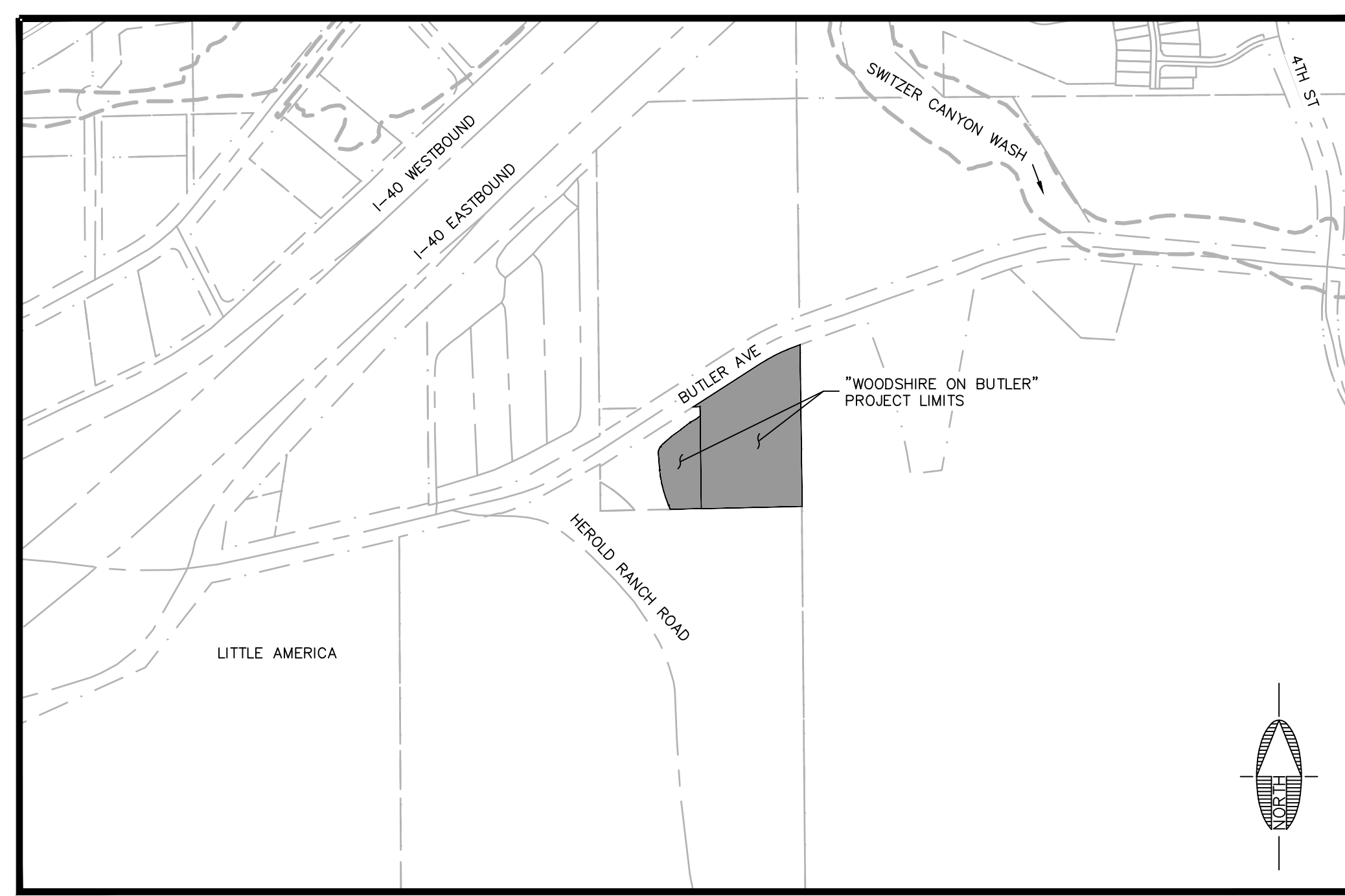


# PRELIMINARY PLAT FOR WOODSHIRE ON BUTLER CONDOMINIUMS FLAGSTAFF, ARIZONA

LOCATED IN SECTION 23, TOWNSHIP 21 NORTH,  
RANGE 7 EAST, GILA AND SALT BASE AND  
MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



**VICINITY MAP**  
N.T.S.

SHEET INDEX		
SHEET NO.	DWG NO.	SHEET TITLE
CVR	1	COVER SHEET
PP01	2	OVERVIEW MAP
PP02	3	PRELIMINARY PLAT (2)
PP03	4	PRELIMINARY PLAT (3)
PP04	5	PRELIMINARY PLAT (4)
PP05	6	ROADWAY IMPROVEMENTS
NRPP	7	NATURAL RESOURCE PROTECTION PLAN

### CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

**CITY ENGINEER:**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY PUBLIC WORKS DIRECTOR**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY WATER SERVICES DIRECTOR**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

### AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

### ADEQUATE WATER SUPPLY NOTE:

THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

### UTILITY COMPANY APPROVAL

#### ARIZONA PUBLIC SERVICE

RYAN WIESNER  
BY: LETTER \_\_\_\_\_ DATE: \_\_\_\_\_

#### UNISOURCE ENERGY SERVICES

MARTIN CONBOY  
BY: LETTER \_\_\_\_\_ DATE: \_\_\_\_\_

#### CENTURYLINK

MANUEL HERNANDEZ  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

#### ALTICE U.S.A

STANFORD YAZZIE  
BY: LETTER \_\_\_\_\_ DATE: \_\_\_\_\_

#### UTILITY COMPANY CONTACTS

<p>APS CONTACT: RYAN WIESNER 2200 E. HUNTINGTON FLAGSTAFF, AZ 86004 RYAN.WIESNER@APS.COM PHONE: (928) 773-6447</p>	<p>CENTURYLINK CONTACT: MANUEL HERNANDEZ 112 NORTH BEAVER STREET FLAGSTAFF, AZ 86001 MANUEL.HERNANDEZ4@CENTURYLINK.COM PHONE: (928) 779-4935</p>	<p>ALTICE USA CONTACT: SANFORD YAZZIE 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672</p>
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THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

### RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. THERE ARE RESOURCES WITHIN THE PROJECT THAT REQUIRE PRESERVATION.

### IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA: 7,977 SF  
POST-DEVELOPMENT IMPERVIOUS AREA: 89,712 SF

### FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6828G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### WATER AND SEWER IMPACT ANALYSIS

THE PRELIMINARY PLAT DOES NOT HAVE SIGNIFICANT IMPACT TO THE EXISTING OFF-SITE WATER OR SEWER INFRASTRUCTURE. THE W.S.I.A. WAS WAIVED BY THE BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED NOVEMBER 29, 2018.

### EARTHWORK SUMMARY

EXCAVATION: 3,092 C.Y.  
EMBANKMENT: 5,896 C.Y.

#### PROJECT OWNER:

BROOKFIELD COMMUNITIES, INC.  
CONTACT: PHILLIP PETERSEN  
3550 N. CENTRAL AVENUE #1101  
PHOENIX, AZ 85012  
(602) 265-4400

#### PROJECT DEVELOPER:

BROOKFIELD COMMUNITIES, INC.  
CONTACT: PHILLIP PETERSEN  
3550 N. CENTRAL AVENUE #1101  
PHOENIX, AZ 85012  
(602) 265-4400

#### PROJECT ARCHITECT:

THIRTY THREE NORTH ARCHITECTS  
CONTACT: LARRY ALLEN  
2315 E. WASHINGTON STREET  
PHOENIX, AZ 85034  
(602) 707-6240

#### PROJECT ENGINEER:

SHEPARD-WESNITZER INC.  
CONTACT: GUILLERMO E. CORTES  
110 WEST DALE AVE  
FLAGSTAFF, AZ 86001  
(928) 773-0354

#### PROPERTY INFORMATION:

APN#: 106-04-006C (±3.31 AC)  
3001 E. BUTLER AVENUE  
FLAGSTAFF, AZ 86001  
ZONING: HIGH DENSITY RESIDENTIAL (HR)

APN#: 106-04-007B (±0.75 AC)  
2989 E. BUTLER AVENUE  
FLAGSTAFF, AZ 86001  
ZONING: HIGHWAY COMMERCIAL (HC)

#### SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION FOR ASSESSOR'S PARCEL NUMBER 106-04-006C SHOWN HEREON PER AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY WOODSON ENGINEERING, INC. DATED 9/24/2003, INSTRUMENT NUMBER 3230568 (BOOK 21 OF SURVEYS, PAGE 25), OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA. BOUNDARY INFORMATION FOR ASSESSOR'S PARCEL NUMBER 106-04-007B SHOWN HEREON PER A RESULTS OF SURVEY PREPARED BY SHEPARD-WESNITZER, INC. DATED 4/15/2019, INSTRUMENT NUMBER 3839374, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA. TOPOGRAPHIC AND TREE SURVEY INFORMATION BASED ON A FIELD SURVEY PERFORMED BY SHEPARD-WESNITZER, INC. IN AUGUST, 2003 AND SUPPLEMENTAL SURVEY IN MARCH, 2019.

#### BASIS OF BEARING

LINEAR UNIT:  
INTERNATIONAL FEET

#### HORIZONTAL DATUM:

CITY OF FLAGSTAFF LOCAL COORDINATE SYSTEM, 1992 DEFINITION (MODIFIED ARIZONA STATE PLANE, 1983, CENTRAL ZONE)

#### VERTICAL DATUM:

NAVD88 REFERENCED TO CITY OF FLAGSTAFF POINT #1922200

#### PROJECT BENCHMARK:

CITY OF FLAGSTAFF POINT #1922200 (2" STEEL PLATE, NORTHEAST CORNER OF SECTION 23 TOWNSHIP 21N RANGE 7E G&SRM)

NORTHING: 52,298.67 FT  
EASTING: 42,090.35 FT  
ELEVATION: 6836.56 FT

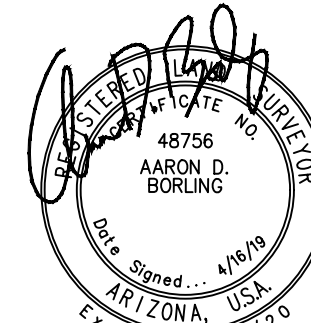
GRID BEARING AND DISTANCE FROM C.O.F. #1922200 TO C.O.F. #2022200: S0° 42' 57"E 2645.59 FT

#### LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 106-04-006C ACCORDING TO INSTRUMENT NUMBERS 3230568, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA. ASSESSOR'S PARCEL NUMBER 106-04-007B ACCORDING TO INSTRUMENT NUMBERS 3839374, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

### LEGEND

<p>--- PROJECT BOUNDARY</p> <p>--- LOT LINE</p> <p>--- ROW</p> <p>--- EASEMENT</p> <p>8"SS --- GRAVITY SEWER LINE</p> <p>8"W --- WATER LINE</p> <p>4"SS --- PROPOSED SEWER SERVICE</p> <p>4"W --- PROPOSED WATER SERVICE</p> <p>--- 100-YR FLOODPLAIN</p> <p>--- STORM DRAIN PIPE</p> <p>⊗ FIRE HYDRANT</p> <p>W WATER METER</p> <p>⊙ SEWER MANHOLE</p> <p>RPA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY</p> <p>⊗ GATE VALVE</p> <p>➔ DRAINAGE ARROW</p>	<p>--- EX. LOT LINE</p> <p>--- EX. EASEMENT</p> <p>--- EX. 100-YR FLOODPLAIN</p> <p>--- EX. INTERMEDIATE CONTOUR</p> <p>6945 --- EX. INDEX CONTOUR</p> <p>12"W --- EX. WATER LINE</p> <p>--- EX. SEWER LINE</p> <p>G --- G --- EX. GAS</p> <p>S --- EX. STORM DRAIN</p> <p>UGE --- EX. UNDERGROUND UTIL.</p> <p>OHE --- EX. OVERHEAD UTIL.</p> <p>⊗ EX. WATER VALVE</p> <p>⊗ EX. IRRIGATION</p> <p>⊗ EX. SIGNAGE</p> <p>➔ EX. DRAINAGE ARROW</p>
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#### CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756



#### CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Guillermo E. Cortes, RLS 3983

FLAGSTAFF ARIZONA

WOODSHIRE ON BUTLER

COVER SHEET

JOB NO.:	17159	DATE:	APR 19	SCALE:	AS SHOWN	DRAWN:	CNP	DESIGN:	CNP	CHECKED:	GEC
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110 W. Dale Avenue  
 Flagstaff, AZ 86001  
 928.773.0354  
 928.774.8934 fax  
 www.swi.coz.com

Shephard Wesnitzer, Inc.

NO.	REVISIONS	DESCRIPTION	DATE	BY

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

ARIZONA 801  
Arizona Blue Stakes, Inc.  
808 84-11 or 1-800-514-6111 (782-5348)

DRAWING NO.

CVR

SHT NO. OF

1 7

PLOTTED: Apr 16, 2019 - 7:58am

FILE: P:\2017\17159\DRAWINGS\PLATS\PRELIMINARY\17159-PRELIMINARY PLAT (1).DWG CPHAM



PEDRICK LEE DORAN SUCCESSOR TRUSTEE  
 APN 106-04-009E  
 DOCKET 1892 PAGE 216  
 ZONED: HC  
 EXISTING USE: TRUCK STOP/RESTAURANT

SIERRA VISTA NO 6 LLC  
 APN 106-04-006B  
 INSTRUMENT NO: 3380633  
 ZONED: HC  
 EXISTING USE: UNDEVELOPED

SIERRA VISTA NO 6 LLC  
 APN 106-04-006B  
 INSTRUMENT NO: 3380633  
 ZONED: RR  
 EXISTING USE: UNDEVELOPED

SUNNYVALE LANDCO LLC  
 APN 106-08-005H  
 INSTRUMENT NO: 3819302  
 EXISTING ZONING: HC  
 EXISTING USE: UNDEVELOPED

WOODSHIRE ON BUTLER LLC  
 APN 106-04-006C  
 INSTRUMENT NO: 3513361  
 ZONED: HR  
 EXISTING USE: UNDEVELOPED

CDR LAND INVESTORS I LLC  
 APN 106-08-005N  
 INSTRUMENT NO: 3717644  
 ZONED: R1  
 EXISTING USE: UNDEVELOPED

CDR LAND INVESTORS I LLC  
 APN 106-08-005N  
 INSTRUMENT NO: 3717645  
 EXISTING ZONING: R&D  
 EXISTING USE: UNDEVELOPED  
 TO BE REZONED PER CANYON DEL RIO  
 REZONE APPLICATION

CITY OF FLAGSTAFF  
 APN 106-04-007B  
 INSTRUMENT NO: 3207467  
 ZONED: HC  
 EXISTING USE: UNDEVELOPED

LITTLE AMERICA HOTEL & RESORTS INC  
 APN 106-04-005B  
 INSTRUMENT NO: 3706950  
 ZONED: ER  
 EXISTING USE: UNDEVELOPED  
 TO BE REZONED PER LITTLE AMERICA  
 REZONE APPLICATION

JOB NO: 17159		DATE: APR 19		SCALE: AS SHOWN		DRAWN: CNP		DESIGN: CNP		CHECKED: GEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swi.coz		WOODSHIRE ON BUTLER		OVERVIEW MAP		FLAGSTAFF ARIZONA		SUNNYVALE LANDCO LLC APN 106-08-005H INSTRUMENT NO: 3819302 EXISTING ZONING: HC EXISTING USE: UNDEVELOPED		SIERRA VISTA NO 6 LLC APN 106-04-006B INSTRUMENT NO: 3380633 ZONED: RR EXISTING USE: UNDEVELOPED	
SWI Shephard Wesnitzer, Inc.		REVISIONS		NO. DESCRIPTION		DATE		BY		DRAWING NO. PP01	
Call at least two full working days before you begin excavation. ARIZONA 801 Arizona Blue Stakes, Inc. 088 84-1 or 1-800-514K-11 (782-5348)		NO. DESCRIPTION		DATE		BY		DRAWING NO. PP01		SHT NO. OF 2 7	
C.O.F. #PZ-18-00105		PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING APR 16 2019 C:\Users\93072024		SCALE 1" = 60' 0 30 60		N FLON		DRAWING NO. PP01		SHT NO. OF 2 7	

PLOTTED: Apr 16, 2019 - 7:59am  
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**PROJECT DATA:**  
 INTERIM GROSS SITE ACREAGE = 176,642 SF / 4.06 ACRE  
 FULL-BUILD OUT NET SITE ACREAGE (WITH FUTURE ROW DEDICATION) = 177,170 SF / 3.93 ACRE

**PLANNED RESIDENTIAL DEVELOPMENT STANDARDS – BUNGALOW COURTS**  
**PHASE 1 – HIGH DENSITY RESIDENTIAL**  
 (REQUIRED TO MEET PREVIOUSLY APPROVED ORDINANCE BASED 2005 REZONING)  
 FRONT 24' SETBACK  
 SIDE 15' SETBACK  
 REAR 20' SETBACK

NUMBER OF UNITS PER COURT = 3 MIN, 9 MAX  
 PROPOSED NUMBER OF UNITS PER COURT = 4 MIN, 6 MAX  
 TOTAL NUMBER OF UNITS = 50 (INCLUDES 5 AFFORDABLE UNITS)

BUILDING SIZE = 32'X24' MAX  
 PROPOSED BUILDING SIZE = 23'X26'  
 BUILDING AREA = 1,110 SF  
 BUILDING HEIGHT = 60' MAX, 2 STORIES MAX  
 PROPOSED BUILDING HEIGHT = 25' 7-1/2", 2 STORIES

PROPOSED PEDESTRIAN ACCESS = PUBLIC COURTYARD  
 PROPOSED COURTYARD = 15'X81', LONG AXIS OPEN TO THE STREET  
 PROPOSED FRONTAGE = LARGER STOOP  
 PROPOSED VEHICULAR ACCESS AND PARKING = OPEN PARKING SPACES ARE INDIVIDUALLY ACCESSIBLE VIA COMMON PARKING AREA LOCATED AT THE REAR OR SIDE OF THE UNIT

OPEN SPACE AREA = 15% MIN  
 PROPOSED OPEN SPACE AREA = 54%

DENSITY = 10 DU/ACRE MIN, 22 DU/ACRE MAX  
 PROPOSED DENSITY = 12 DU/ACRE

LOT COVERAGE = 50% MAX  
 PROPOSED LOT COVERAGE = 27%

**T4N.2 STANDARDS**  
**PHASE 2 – HIGHWAY COMMERCIAL**  
 FRONT SETBACK = 5' MIN, 12' MAX  
 SIDE AND REAR SETBACK = 3' MIN  
 SIDESTREET SETBACK = 10' MIN, 15' MAX

BUILDING HEIGHT = 52' MAX, 4 STORIES MAX  
 PROPOSED BUILDING HEIGHT = 25.65', 2 STORIES

PROPOSED COMMON YARD: LARGER STOOP  
 ALLOWED USES: RESIDENTIAL SINGLE-FAMILY DWELLING  
 PROPOSED USE: BUNGALOW COURTS

LOT COVERAGE = 80% MAX  
 PROPOSED LOT COVERAGE = 27%

**PARKING**  
 TOTAL PARKING REQUIRED = 110 SPACES MIN  
 TOTAL PARKING REQUIRED WITH ADJUSTMENTS = 90 SPACES  
 TOTAL PARKING PROVIDED = 90 SPACES (INCLUDES 5 ADA SPACES)  
 TOTAL BIKE STORAGE = 6 SPACES

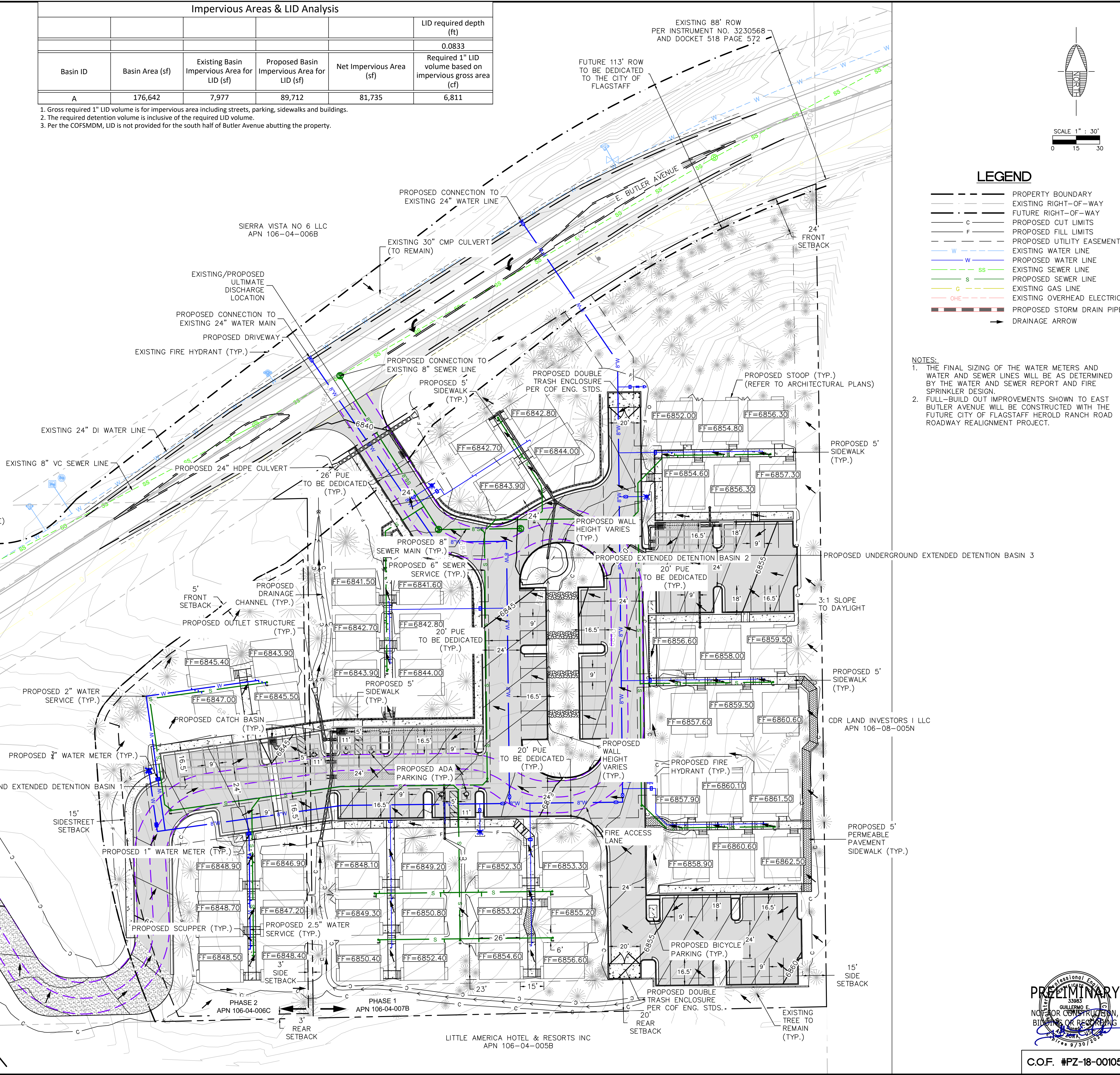
**PARKING ADJUSTMENTS**  
 AFFORDABLE HOUSING – 1.5 SPACES REQUIRED PER 2-3 BEDROOM (5 AFFORDABLE UNITS)  
 TRANSIT – 10% REDUCTION (BLACK BARTS BUS STOP WITHIN ONE-QUARTER OF A MILE)  
 FOREST RESOURCES – 5% REDUCTION (SITE WAS LAID OUT TO SAVE AS MANY TREES AS POSSIBLE)  
 BICYCLE PARKING – 5% REDUCTION (BIKE STORAGE PROVIDED)

Impervious Areas & LID Analysis				
Basin ID	Basin Area (sf)	Existing Basin Impervious Area for LID (sf)	Proposed Basin Impervious Area for LID (sf)	Net Impervious Area (sf)
A	176,642	7,977	89,712	81,735
				LID required depth (ft)
				0.0833
				Required 1" LID volume based on impervious gross area (cf)
				6,811

1. Gross required 1" LID volume is for impervious area including streets, parking, sidewalks and buildings.  
 2. The required detention volume is inclusive of the required LID volume.  
 3. Per the COFSMDM, LID is not provided for the south half of Butler Avenue abutting the property.

OPEN SPACE ANALYSIS	
<b>PLANNED RESIDENTIAL DEVELOPMENT</b>	
TOTAL GROSS SITE AREA (SF)	176,642
15% OF GROSS SITE AREA (SF)	26,496
REQUIRED OPEN SPACE (SF)	26,496
PROVIDED OPEN SPACE (SF)	94,907
<b>BUNGALOW COURT</b>	
TOTAL AREA OF LOTS (SF)	47,753
15% OF LOT COVERAGE (SF)	7,163
REQUIRED OPEN SPACE (SF)	7,163
PROVIDED OPEN SPACE (SF)	12,383

1. Open Space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-40.30.30.  
 2. The term "lot" refers to a bungalow court.  
 3. Refer to the Project Narrative for Open Space explanation.



**LEGEND**

- PROPERTY BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- - - FUTURE RIGHT-OF-WAY
- - - PROPOSED CUT LIMITS
- - - PROPOSED FILL LIMITS
- - - PROPOSED UTILITY EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED STORM DRAIN PIPE
- DRAINAGE ARROW

**NOTES:**  
 1. THE FINAL SIZING OF THE WATER METERS AND WATER AND SEWER LINES WILL BE AS DETERMINED BY THE WATER AND SEWER REPORT AND FIRE SPRINKLER DESIGN.  
 2. FULL-BUILD OUT IMPROVEMENTS SHOWN TO EAST BUTLER AVENUE WILL BE CONSTRUCTED WITH THE FUTURE CITY OF FLAGSTAFF HEROLD RANCH ROAD ROADWAY REALIGNMENT PROJECT.

FLAGSTAFF ARIZONA  
 WOODSHIRE ON BUTLER  
 PRELIMINARY PLAT (2)

JOB NO: 17159  
 DATE: APR 19  
 SCALE: AS SHOWN  
 DRAWN: CJP  
 DESIGN: CJP  
 CHECKED: GEC

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

**SWI**  
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

CDR LAND INVESTORS I LLC  
 APN 106-08-005N

PHASE 2 APN 106-04-006C  
 PHASE 1 APN 106-04-007B  
 LITTLE AMERICA HOTEL & RESORTS INC  
 APN 106-04-005B

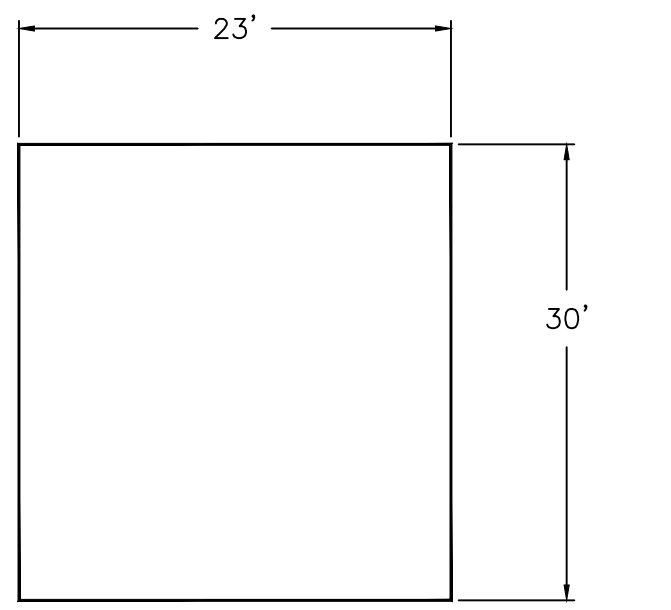
ARIZONA 801  
 PROFESSIONAL ENGINEER  
 3985  
 GUILLEN E.  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING  
 03/30/2019

DRAWING NO.  
**PP02**

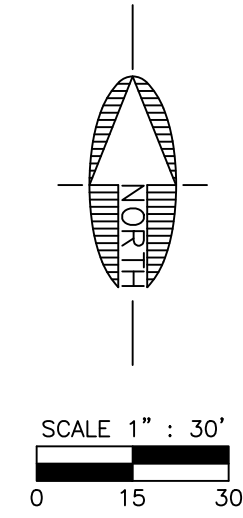
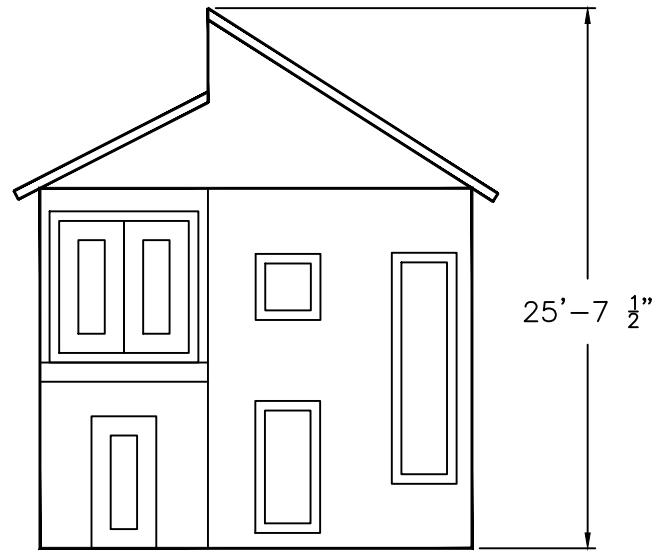
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C.O.F. #PZ-18-00105

**A** TYPICAL LOT DIMENSIONS N.T.S.



**B** TYPICAL BUILDING ELEVATION N.T.S.

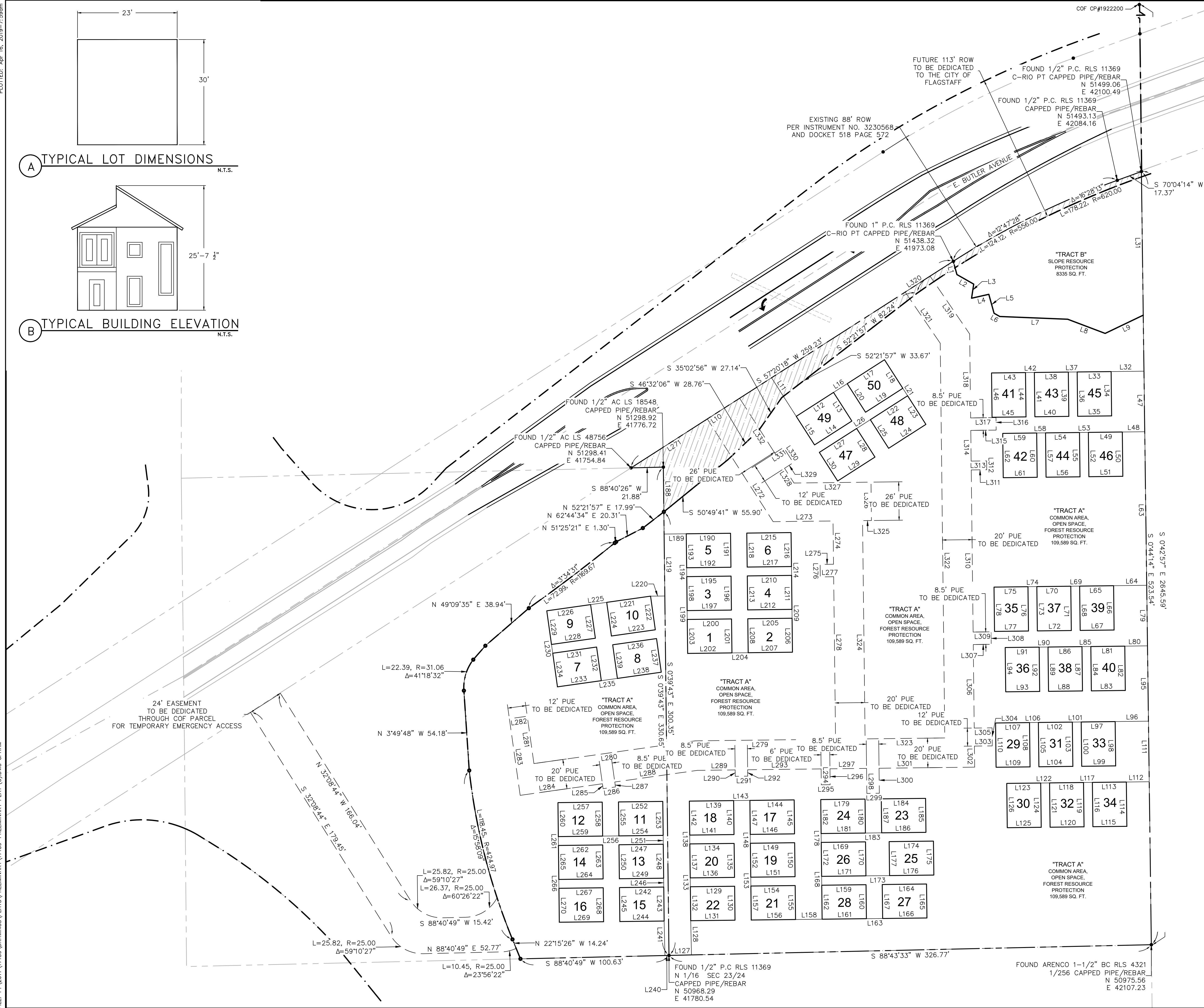


**LEGEND**

- PROPERTY BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- - - PROPOSED UTILITY EASEMENT
- PROPOSED LOT
- 35** UNIT ID NUMBER
- MONUMENT TO BE SET

**NOTES:**

1. THE FINAL SIZING OF THE WATER METER AND WATER AND SEWER LINES WILL BE AS DETERMINED BY THE WATER AND SEWER REPORT AND FIRE SPRINKLER DESIGN.
2. FULL-BUILD OUT IMPROVEMENTS SHOWN TO EAST BUTLER AVENUE WILL BE CONSTRUCTED WITH THE FUTURE CITY OF FLAGSTAFF HEROLD RANCH ROAD ROADWAY REALIGNMENT PROJECT.
3. THE TYPICAL SIZE OF EACH INDIVIDUAL LOT IS 690 SF. SEE DETAIL A AND B BELOW.
4. "TRACT A" TO BE DEDICATED AS COMMON AREA, OPEN SPACE, AND FOREST RESOURCE PROTECTION PER FUTURE CC&Rs. "TRACT B" TO BE DEDICATED AS SLOPE RESOURCE PROTECTION. REFER TO THE NATURAL RESOURCE PROTECTION PLAN FOR THE RESOURCES TO BE PRESERVED.



##### ARIZONA

WOODSHIRE ON BUTLER

**PRELIMINARY PLAT (3)**

JOB NO:	17159
DATE:	APR 19
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	ONP
CHECKED:	GEC

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

**SWI**  
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

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

**ARIZONA 801**  
Arizona Blue Stakes, Inc.  
808 841-1111 or 1-800-514K-11 (782-5348)

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

DRAWING NO. **PP03**

SHT NO. 4 OF 7

C.O.F. #PZ-18-00105





FILE: P:\2017\17159\DRAWINGS\PLATS\PRELIMINARY\17159-PRELIMINARY PLAT (3).DWG CPHAM PLOTTED: Apr 16, 2019 - 7:59am

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.34	S 15°19'19" E
L2	13.09	S 60°19'35" E
L3	9.66	N 8°38'39" E
L4	11.99	N 77°09'00" E
L5	13.32	S 15°21'34" E
L6	4.46	S 60°31'07" E
L7	46.03	S 87°42'32" E
L8	27.14	S 69°17'08" E
L9	28.59	N 64°25'59" E
L10	113.00	N 57°20'18" E
L11	31.00	N 32°39'42" W
L12	30.00	S 57°20'18" W
L13	23.00	N 32°39'42" W
L14	30.00	N 57°20'18" E
L15	23.00	S 32°39'42" E
L16	11.00	N 57°20'18" E
L17	30.00	S 57°20'18" W
L18	23.00	N 32°39'42" W
L19	30.00	N 57°20'18" E
L20	23.00	S 32°39'42" E
L21	6.00	S 32°39'42" E
L22	30.00	S 57°20'18" W
L23	23.00	N 32°39'42" W
L24	30.00	N 57°20'18" E
L25	23.00	S 32°39'42" E
L26	11.00	N 57°20'18" E
L27	30.00	S 57°20'18" W
L28	23.00	N 32°39'42" W
L29	30.00	N 57°20'18" E
L30	23.00	S 32°39'42" E
L31	135.18	N 0°44'14" W
L32	22.24	N 89°17'14" E
L33	23.00	S 89°20'17" W
L34	30.00	N 0°39'43" W
L35	23.00	N 89°20'17" E
L36	30.00	S 0°39'43" E
L37	6.00	S 89°20'17" W
L38	23.00	S 89°20'17" W
L39	30.00	N 0°39'43" W
L40	23.00	N 89°20'17" E
L41	30.00	S 0°39'43" E
L42	6.00	S 89°20'17" W
L43	23.00	S 89°20'17" W
L44	30.00	N 0°39'43" W
L45	23.00	N 89°20'17" E
L46	30.00	S 0°39'43" E
L47	41.00	N 0°44'14" W
L48	15.04	S 89°17'14" W
L49	23.00	S 89°20'17" W
L50	30.00	N 0°39'43" W
L51	23.00	N 89°20'17" E
L52	30.00	S 0°39'43" E
L53	6.00	N 89°20'17" E
L54	23.00	S 89°20'17" W
L55	30.00	N 0°39'43" W
L56	23.00	N 89°20'17" E
L57	30.00	S 0°39'43" E
L58	6.00	N 89°20'17" E
L59	23.00	S 89°20'17" W
L60	30.00	N 0°39'43" W
L61	23.00	N 89°20'17" E
L62	30.00	S 0°39'43" E
L63	103.99	S 0°42'45" E
L64	22.43	N 89°17'16" E
L65	23.00	S 89°20'17" W
L66	30.00	N 0°39'43" W
L67	23.00	N 89°20'17" E
L68	30.00	S 0°39'43" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L69	6.00	N 89°20'17" E
L70	23.00	S 89°20'17" W
L71	30.00	N 0°39'43" W
L72	23.00	N 89°20'17" E
L73	30.00	S 0°39'43" E
L74	6.00	N 89°20'17" E
L75	23.00	S 89°20'17" W
L76	30.00	N 0°39'43" W
L77	23.00	N 89°20'17" E
L78	30.00	S 0°39'43" E
L79	41.00	S 0°47'32" E
L80	15.42	N 89°15'46" E
L81	23.00	S 89°20'17" W
L82	30.00	N 0°39'43" W
L83	23.00	N 89°20'17" E
L84	30.00	S 0°39'43" E
L85	6.00	N 89°20'17" E
L86	23.00	S 89°20'17" W
L87	30.00	N 0°39'43" W
L88	23.00	N 89°20'17" E
L89	30.00	S 0°39'43" E
L90	6.00	N 89°20'17" E
L91	23.00	S 89°20'17" W
L92	30.00	N 0°39'43" W
L93	23.00	N 89°20'17" E
L94	30.00	S 0°39'43" E
L95	51.00	N 0°48'50" W
L96	22.59	N 89°17'17" E
L97	23.00	S 89°20'17" W
L98	30.00	N 0°39'43" W
L99	23.00	N 89°20'17" E
L100	30.00	S 0°39'43" E
L101	6.00	N 89°20'17" E
L102	23.00	S 89°20'17" W
L103	30.00	N 0°39'43" W
L104	23.00	N 89°20'17" E
L105	30.00	S 0°39'43" E
L106	6.00	N 89°20'17" E
L107	23.00	S 89°20'17" W
L108	30.00	N 0°39'43" W
L109	23.00	N 89°20'17" E
L110	30.00	S 0°39'43" E
L111	41.00	S 0°40'56" E
L112	15.54	N 89°15'54" E
L113	23.00	S 89°20'17" W
L114	30.00	N 0°39'43" W
L115	23.00	N 89°20'17" E
L116	30.00	S 0°39'43" E
L117	6.00	S 89°20'17" W
L118	23.00	S 89°20'17" W
L119	30.00	N 0°39'43" W
L120	23.00	N 89°20'17" E
L121	30.00	S 0°39'43" E
L122	6.00	S 89°20'17" W
L123	23.00	S 89°20'17" W
L124	30.00	N 0°39'43" W
L125	23.00	N 89°20'17" E
L126	30.00	S 0°39'43" E
L127	15.25	S 88°43'33" W
L128	23.17	S 1°16'27" E
L129	30.00	S 89°20'17" W
L130	23.00	N 0°39'43" W
L131	30.00	N 89°20'17" E
L132	23.00	S 0°39'43" E
L133	6.00	N 0°39'43" W
L134	30.00	S 89°20'17" W
L135	23.00	N 0°39'43" W
L136	30.00	N 89°20'17" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L137	23.00	S 0°39'43" E
L138	6.00	N 0°39'43" W
L139	30.00	S 89°20'17" W
L140	23.00	N 0°39'43" W
L141	30.00	N 89°20'17" E
L142	23.00	S 0°39'43" E
L143	11.00	N 89°20'17" E
L144	30.00	S 89°20'17" W
L145	23.00	N 0°39'43" W
L146	30.00	N 89°20'17" E
L147	23.00	S 0°39'43" E
L148	6.00	S 0°39'43" E
L149	30.00	S 89°20'17" W
L150	23.00	N 0°39'43" W
L151	30.00	N 89°20'17" E
L152	23.00	S 0°39'43" E
L153	6.00	S 0°39'43" E
L154	30.00	S 89°20'17" W
L155	23.00	N 0°39'43" W
L156	30.00	N 89°20'17" E
L157	23.00	S 0°39'43" E
L158	18.00	N 89°20'17" E
L159	30.00	S 89°20'17" W
L160	23.00	N 0°39'43" W
L161	30.00	N 89°20'17" E
L162	23.00	S 0°39'43" E
L163	11.00	S 89°20'17" W
L164	30.00	S 89°20'17" W
L165	23.00	N 0°39'43" W
L166	30.00	N 89°20'17" E
L167	23.00	S 0°39'43" E
L168	6.00	N 0°39'43" W
L169	30.00	S 89°20'17" W
L170	23.00	N 0°39'43" W
L171	30.00	N 89°20'17" E
L172	23.00	S 0°39'43" E
L173	16.00	S 89°20'17" W
L174	30.00	S 89°20'17" W
L175	23.00	N 0°39'43" W
L176	30.00	N 89°20'17" E
L177	23.00	S 0°39'43" E
L178	6.00	N 0°39'43" W
L179	30.00	S 89°20'17" W
L180	23.00	N 0°39'43" W
L181	30.00	N 89°20'17" E
L182	23.00	S 0°39'43" E
L183	11.00	S 89°20'17" W
L184	30.00	S 89°20'17" W
L185	23.00	N 0°39'43" W
L186	30.00	N 89°20'17" E
L187	23.00	S 0°39'43" E
L188	45.32	N 0°39'43" W
L189	15.00	S 89°20'17" W
L190	30.00	S 89°20'17" W
L191	23.00	N 0°39'43" W
L192	30.00	N 89°20'17" E
L193	23.00	S 0°39'43" E
L194	6.00	S 0°39'43" E
L195	30.00	S 89°20'17" W
L196	23.00	N 0°39'43" W
L197	30.00	N 89°20'17" E
L198	23.00	S 0°39'43" E
L199	6.00	S 0°39'43" E
L200	30.00	S 89°20'17" W
L201	23.00	N 0°39'43" W
L202	30.00	N 89°20'17" E
L203	23.00	S 0°39'43" E
L204	11.00	N 89°20'17" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L205	30.00	S 89°20'17" W
L206	23.00	N 0°39'43" W
L207	30.00	N 89°20'17" E
L208	23.00	S 0°39'43" E
L209	6.00	S 0°39'43" E
L210	30.00	S 89°20'17" W
L211	23.00	N 0°39'43" W
L212	30.00	N 89°20'17" E
L213	23.00	S 0°39'43" E
L214	6.00	S 0°39'43" E
L215	30.00	S 89°20'17" W
L216	23.00	N 0°39'43" W
L217	30.00	N 89°20'17" E
L218	23.00	S 0°39'43" E
L219	56.97	S 0°39'43" E
L220	9.66	N 89°20'17" E
L221	30.00	S 81°58'32" W
L222	23.00	N 8°01'28" W
L223	30.00	N 81°58'32" E
L224	23.00	S 8°01'28" E
L225	11.00	S 81°58'32" W
L226	30.00	S 81°58'32" W
L227	23.00	N 8°01'28" W
L228	30.00	N 81°58'32" E
L229	23.00	S 8°01'28" E
L230	6.00	S 8°01'28" E
L231	30.00	S 81°58'32" W
L232	23.00	N 8°01'28" W
L233	30.00	N 81°58'32" E
L234	23.00	S 8°01'28" E
L235	11.00	N 81°58'32" E
L236	30.00	S 81°58'32" W
L237	23.00	N 8°01'28" W
L238	30.00	N 81°58'32" E
L239	23.00	S 8°01'28" E
L240	2.73	S 88°40'49" W
L241	23.36	S 1°19'11" E
L242	30.00	N 89°20'17" E
L243	23.00	S 0°39'43" E
L244	30.00	S 89°20'17" W
L245	23.00	N 0°39'43" W
L246	6.00	N 0°39'43" W
L247	30.00	N 89°20'17" E
L248	23.00	N 0°39'43" E
L249	30.00	S 89°20'17" W
L250	23.00	N 0°39'43" W
L251	6.00	N 0°39'43" W
L252	30.00	N 89°20'17" E
L253	23.00	S 0°39'43" E
L254	30.00	S 89°20'17" W
L255	23.00	N 0°39'43" W
L256	11.00	N 89°20'17" E
L257	30.00	N 89°20'17" E
L258	23.00	S 0°39'43" E
L259	30.00	S 89°20'17" W
L260	23.00	N 0°39'43" W
L261	6.00	N 0°39'43" W
L262	30.00	N 89°20'17" E
L263	23.00	S 0°39'43" E
L264	30.00	S 89°20'17" W
L265	23.00	N 0°39'43" W
L266	6.00	N 0°39'43" W
L267	30.00	N 89°20'17" E
L268	23.00	S 0°39'43" E
L269	30.00	S 89°20'17" W
L270	23.00	N 0°39'43" W
L271	61.37	S 57°20'18" W
L320	20.01	S 57°20'18" W

JOB NO: 17159		DATE: APR 19		SCALE: AS SHOWN		DRAWN: CNP		DESIGN: CNP		CHECKED: GEC																					
<p>110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swigz.com</p>																															
																															
<b>Shephard Wesnitzer, Inc.</b>																															
<p>Call out least two full working days before you begin excavation.            888-841-1111 or 1-800-514-1111 (AZ-5148)</p>																															
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>												NO.	DESCRIPTION	DATE	BY																
NO.	DESCRIPTION	DATE	BY																												
<p>DRAWING NO. <b>PP04</b></p>																															
<p>SHT NO. 5 OF 7</p>																															

WOODSHIRE ON BUTLER  
 PRELIMINARY PLAT (4)

#####  
 ARIZONA

PLOTTED: Apr 16, 2019 - 7:59am

FILE: P:\2017\17159\DRAWINGS\PLATS\PRELIMINARY\17159-PRELIMINARY PLAT (4).DWG CPHAM

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

17159  
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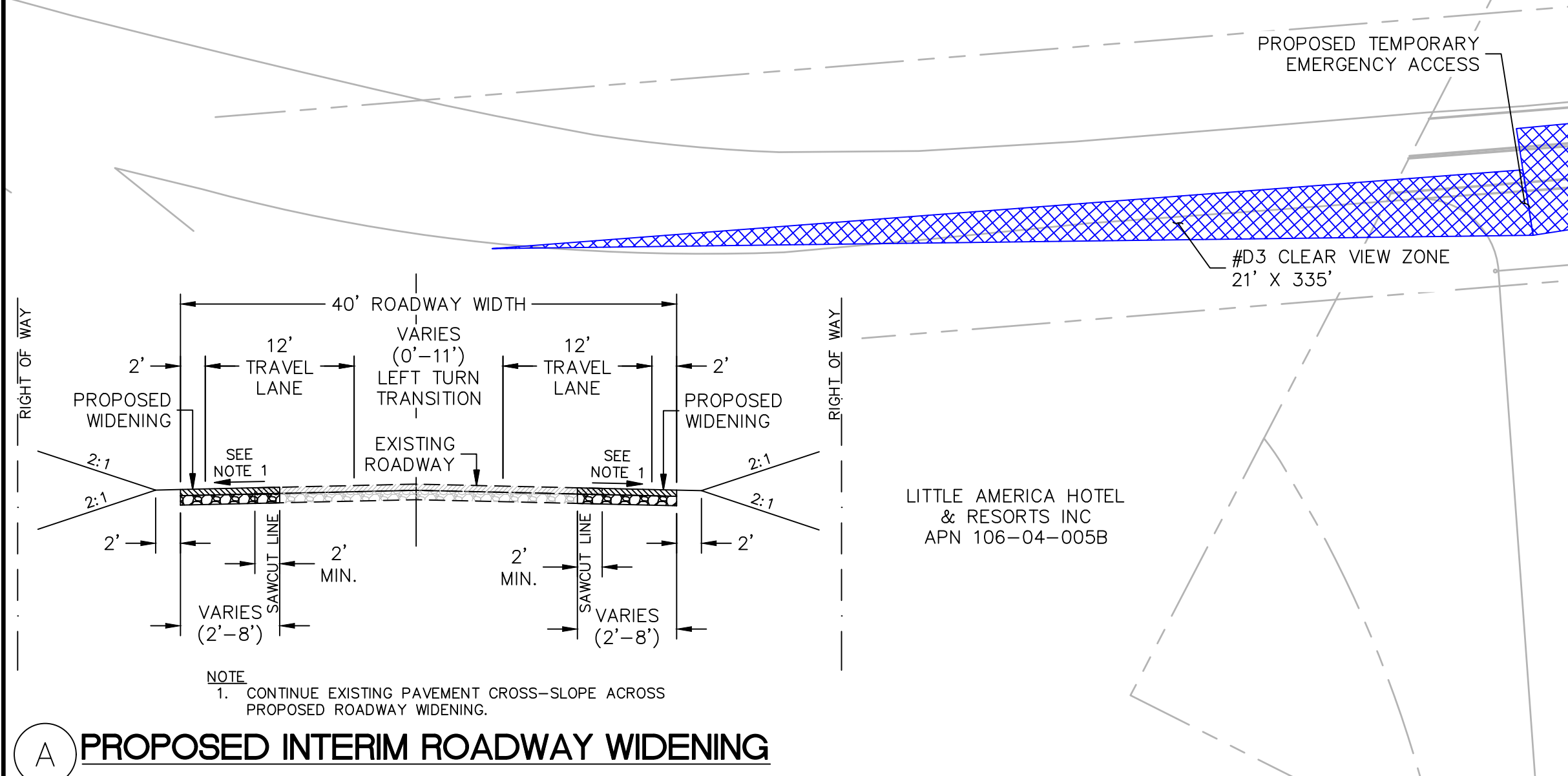
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APR 19  
AS SHOWN  
CNP  
GEC

CLEAR VIEW ZONE CALCULATIONS - INTERIM CONDITIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted) 2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	E. Butler Avenue	Right	35	6.5	Yes	Yes	1	6.5	335	250
D2	E. Butler Avenue	Left	35	7.5	Yes	Yes	2	7.5	390	250
D3	E. Butler Avenue	Right	35	6.5	Yes	Yes	1	6.5	335	250
D4	E. Butler Avenue	Left	35	7.5	Yes	Yes	1	7.5	390	250
M1	E. Butler Avenue	Left	35	5.5	Yes	Yes	1	5.5	355	250

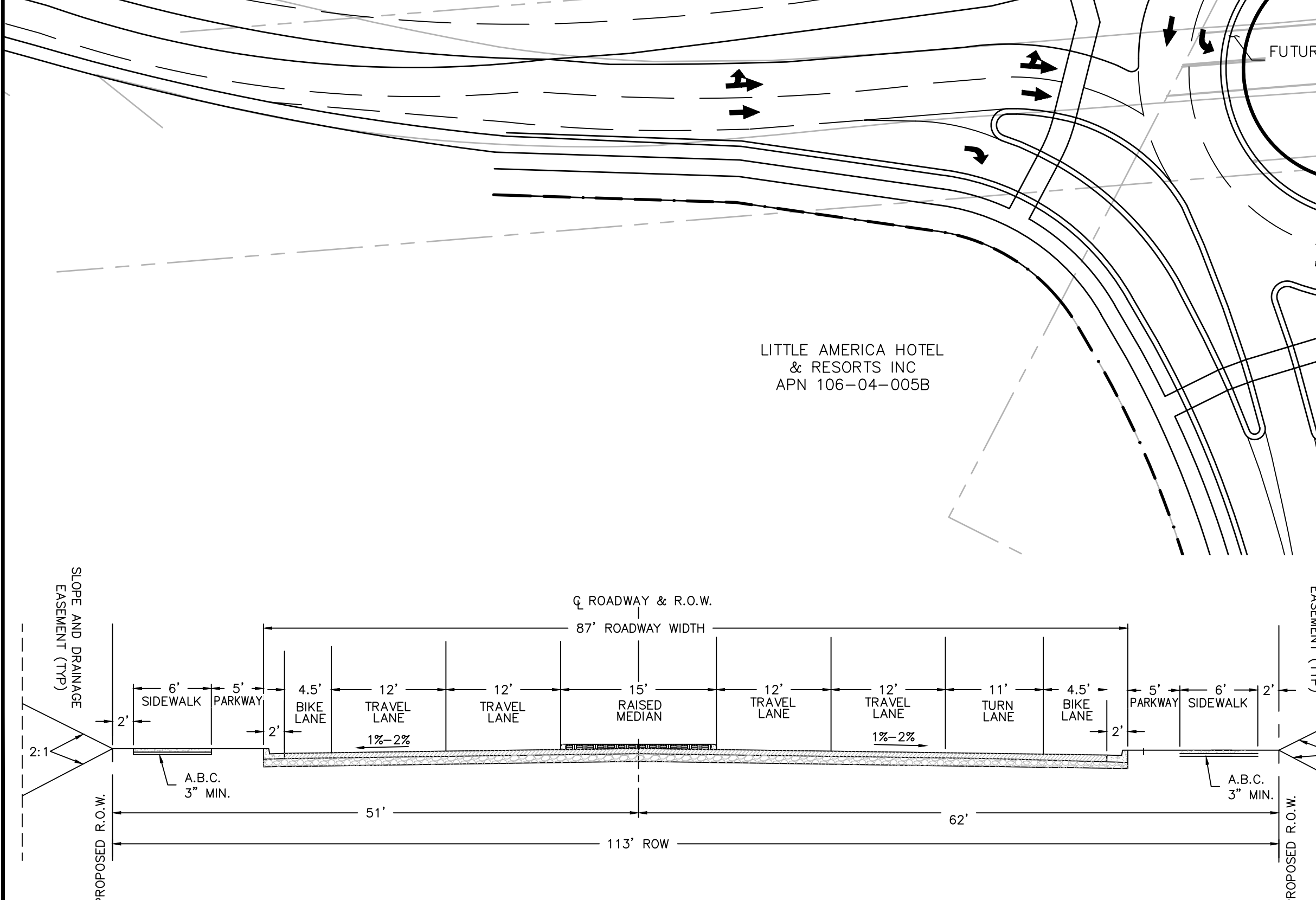


A PROPOSED INTERIM ROADWAY WIDENING N.T.S.

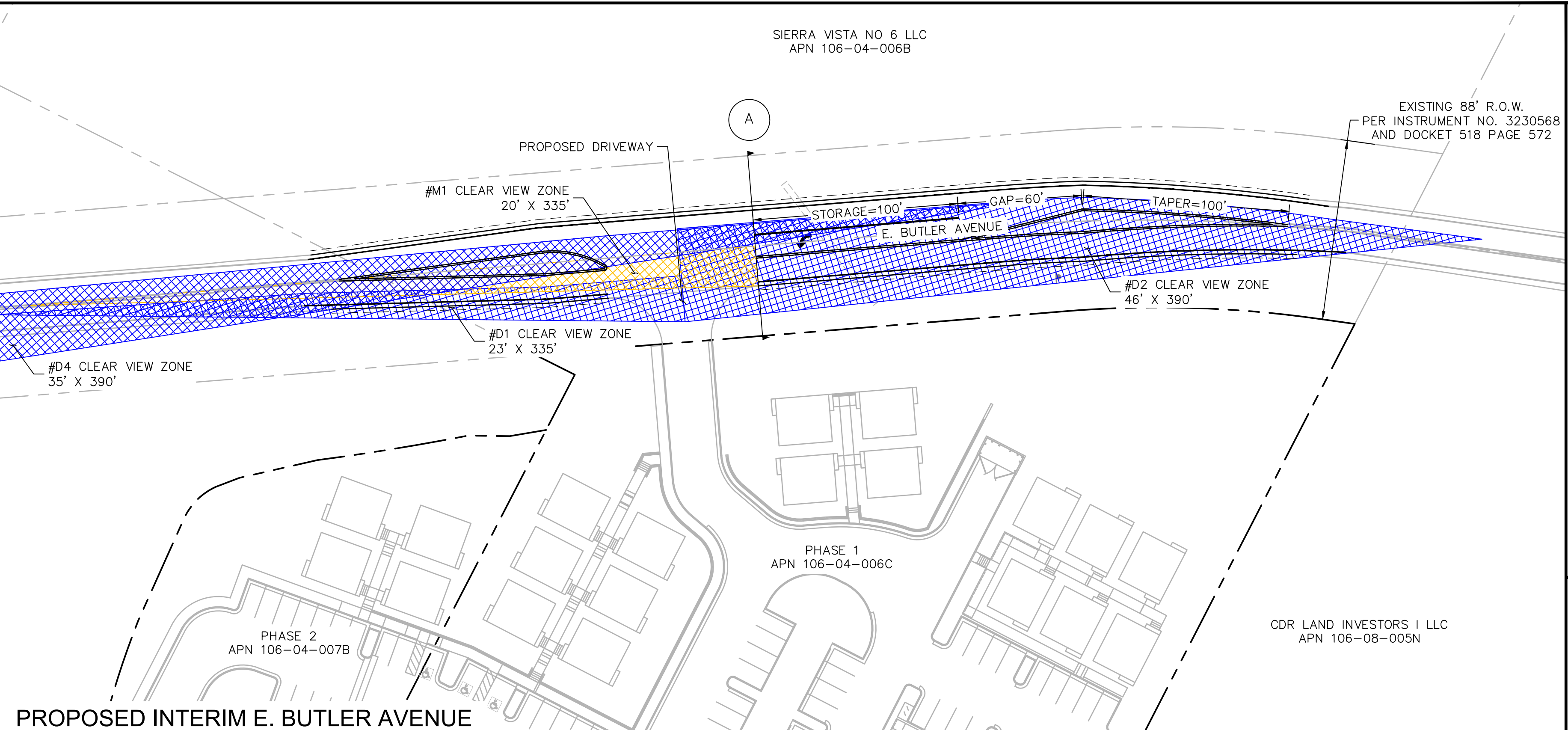
CLEAR VIEW ZONE CALCULATIONS - FULL-BUILD OUT CONDITIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted) 2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	E. Butler Avenue	Right	35	6.5	Yes	Yes	1	6.5	335	250
D2	E. Butler Avenue	Left	35	7.5	Yes	Yes	4	8.5	440	250
M1	E. Butler Avenue	Left	35	5.5	Yes	Yes	3	6.5	335	250

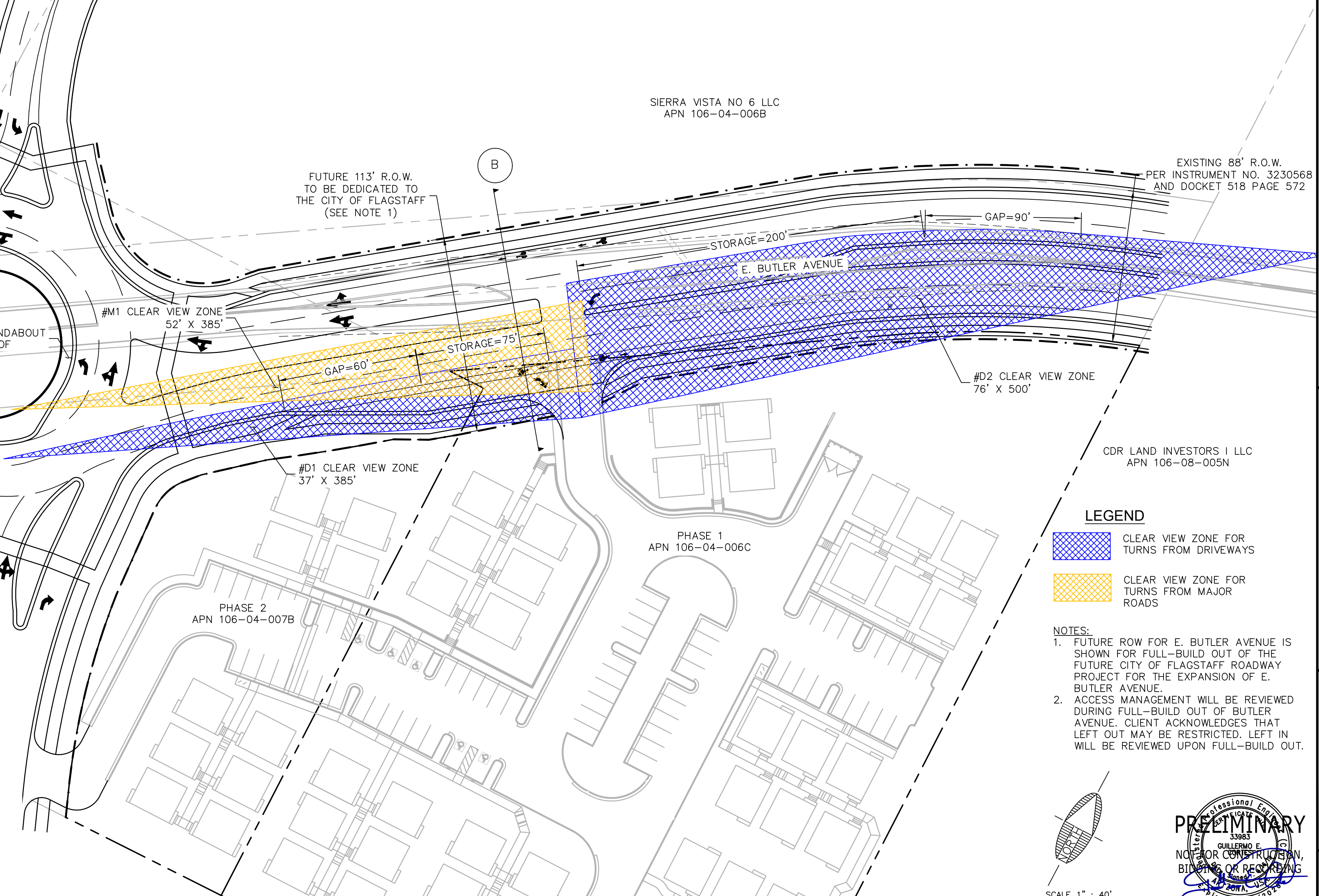
- Notes:
- The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
  - The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and 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 site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1:  $ISD = 1.47 * VMAJOR * tg$
  - The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.



B PROPOSED FULL-BUILD OUT ROADWAY WIDENING N.T.S.



PROPOSED INTERIM E. BUTLER AVENUE



PROPOSED FULL-BUILD OUT OF E. BUTLER AVENUE

**LEGEND**

- CLEAR VIEW ZONE FOR TURNS FROM DRIVEWAYS
- CLEAR VIEW ZONE FOR TURNS FROM MAJOR ROADS

**NOTES:**

- FUTURE ROW FOR E. BUTLER AVENUE IS SHOWN FOR FULL-BUILD OUT OF THE FUTURE CITY OF FLAGSTAFF ROADWAY PROJECT FOR THE EXPANSION OF E. BUTLER AVENUE.
- ACCESS MANAGEMENT WILL BE REVIEWED DURING FULL-BUILD OUT OF BUTLER AVENUE. CLIENT ACKNOWLEDGES THAT LEFT OUT MAY BE RESTRICTED. LEFT IN WILL BE REVIEWED UPON FULL-BUILD OUT.

SCALE 1" = 40'

0 20 40

**PRELIMINARY**

FOR CONSTRUCTION, BIDDING OR RECORDS

APR 19 2019

098 84-11 or 1-800-514-1111 (Toll-Free)

ARIZONA 801

Arizona Blue Stakes, Inc.

C.O.F. #PZ-18-00105

FLAGSTAFF ARIZONA

WOODSHIRE ON BUTLER

ROADWAY IMPROVEMENTS

JOB NO. 17159  
DATE: APR 19  
SCALE: AS SHOWN  
DRAWN: CNP  
DESIGN: CNP  
CHECKED: GEC

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

SWI  
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

DRAWING NO. **PP05**

SHT NO. 6 OF 7

PLOTTED: Apr 16, 2019 8:00am

FILE: P:\2017\17159\DRAWINGS\PLATS\PRELIMINARY\17159-NRPP.DWG CPHAM

TOTAL TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	283	156	100	51	3
POINTS	1	2	4	8	20
SUM OF POINTS	283	312	400	408	60
SUBTOTAL TREE POINTS =					1463
40% PRESERVATION RATE =					585

POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	143	69	42	24	3
POINTS	1	2	4	8	20
SUM OF POINTS	143	138	168	192	60
SUBTOTAL TREE POINTS =					701
EXCESS PRESERVED SLOPE AREA POINTS =					53
TOTAL TREE POINTS =					754
REQUIRED PRESERVATION RATE =					40%
PRESERVATION RATE =					47.92%
PRESERVATION RATE (WITH EXCESS PRESERVED SLOPE AREA) =					51.56%

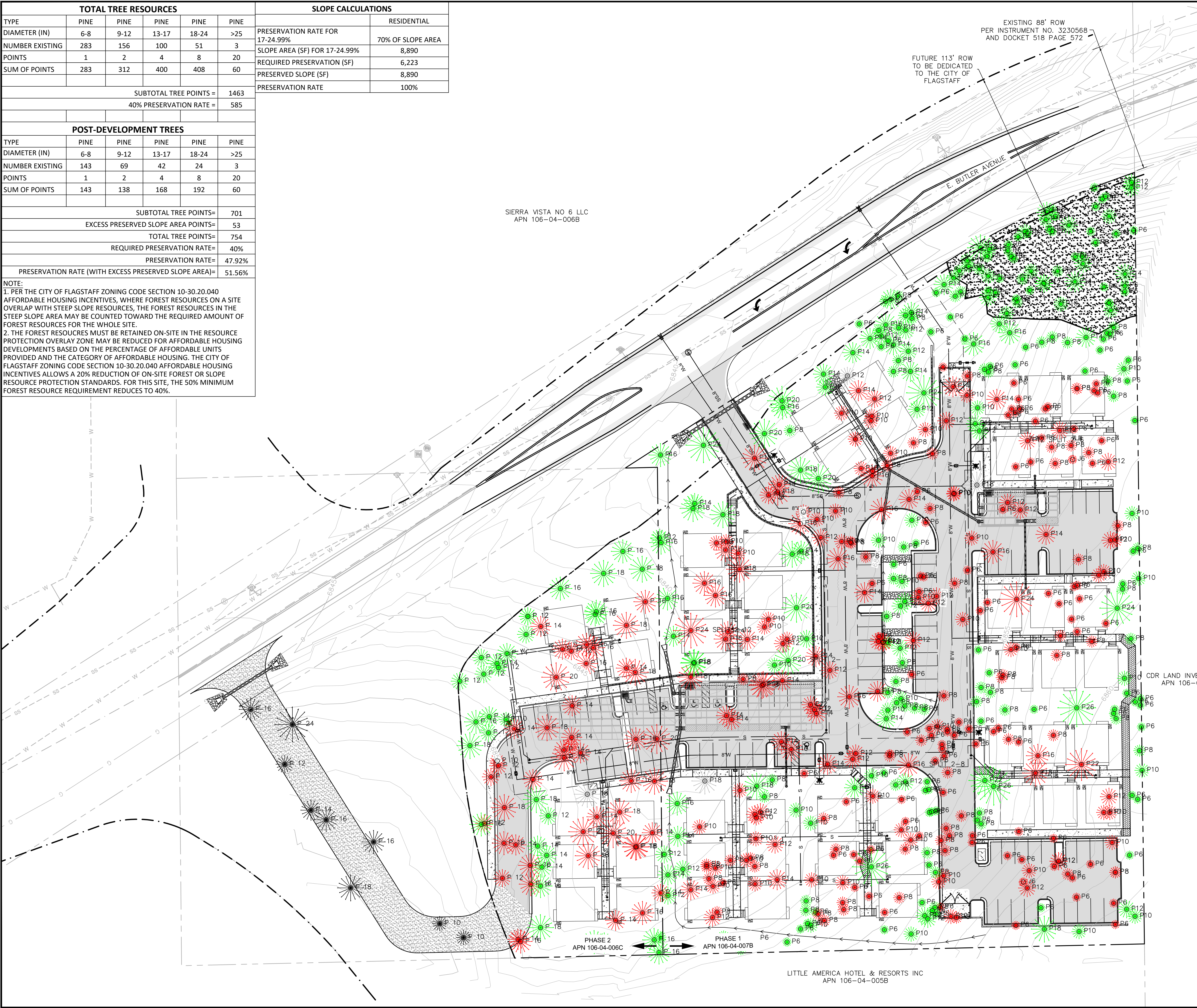
**NOTE:**  
 1. PER THE CITY OF FLAGSTAFF ZONING CODE SECTION 10-30.20.040 AFFORDABLE HOUSING INCENTIVES, WHERE FOREST RESOURCES ON A SITE OVERLAP WITH STEEP SLOPE RESOURCES, THE FOREST RESOURCES IN THE STEEP SLOPE AREA MAY BE COUNTED TOWARD THE REQUIRED AMOUNT OF FOREST RESOURCES FOR THE WHOLE SITE.  
 2. THE FOREST RESOURCES MUST BE RETAINED ON-SITE IN THE RESOURCE PROTECTION OVERLAY ZONE MAY BE REDUCED FOR AFFORDABLE HOUSING DEVELOPMENTS BASED ON THE PERCENTAGE OF AFFORDABLE UNITS PROVIDED AND THE CATEGORY OF AFFORDABLE HOUSING. THE CITY OF FLAGSTAFF ZONING CODE SECTION 10-30.20.040 AFFORDABLE HOUSING INCENTIVES ALLOWS A 20% REDUCTION OF ON-SITE FOREST OR SLOPE RESOURCE PROTECTION STANDARDS. FOR THIS SITE, THE 50% MINIMUM FOREST RESOURCE REQUIREMENT REDUCES TO 40%.

SLOPE CALCULATIONS	
	RESIDENTIAL
PRESERVATION RATE FOR 17-24.99%	70% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	8,890
REQUIRED PRESERVATION (SF)	6,223
PRESERVED SLOPE (SF)	8,890
PRESERVATION RATE	100%

SIERRA VISTA NO 6 LLC  
 APN 106-04-006B

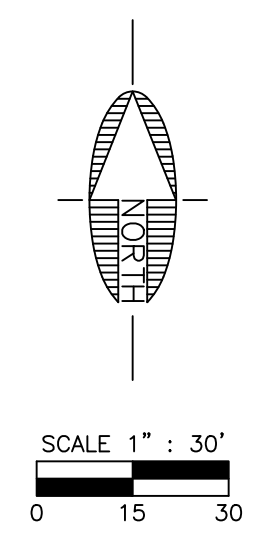
EXISTING 88' ROW  
 PER INSTRUMENT NO. 3230568  
 AND DOCKET 518 PAGE 572

FUTURE 113' ROW  
 TO BE DEDICATED  
 TO THE CITY OF  
 FLAGSTAFF



**LEGEND**

- TREE RESOURCES TO BE PRESERVED WITHIN THE WOODSHIRE ON BUTLER PROJECT LIMITS (NOT COUNTED)
- TREE RESOURCES TO BE PRESERVED WITHIN THE WOODSHIRE ON BUTLER PROJECT LIMITS
- TREE RESOURCES TO BE REMOVED AS A RESULT OF SITE DEVELOPMENT
- TREE RESOURCES TO BE REMOVED AS A RESULT OF THE TEMPORARY EMERGENCY ACCESS
- UNDISTURBED SLOPE 17-24.99%



FLAGSTAFF  
 ARIZONA

WOODSHIRE ON BUTLER

**NATURAL RESOURCE PROTECTION PLAN**

JOB NO: 17159  
 DATE: APR 19  
 SCALE: AS SHOWN  
 DRAWN: CNP  
 DESIGN: CNP  
 CHECKED: GEC

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

**SWI**  
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
**ARIZONA 811**  
 Arizona Blue Stakes, Inc.  
 808.841.1111 or 1-800-514-1111 (TUE-5:48)

**PRELIMINARY**  
 3/28/19  
 GUILLERMO E. GILBERTO  
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