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| REVISION: | DATE: |
| △ COF COMMENTS | 12-23-19 |
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| | |

GENERAL PROJECT DATA

PROJECT DESCRIPTION: THE PROPOSED DEVELOPMENT CONSISTS OF TWO (2) SEPARATE PARCELS. PARCEL 113-27-027B IS CURRENTLY A COUNTY ISLAND. THE PARCEL IS PROPOSED TO BE ANNEXED INTO THE C.O.F. AND WILL THEN BE COMBINED WITH PARCEL 113-27-029B TO CREATE ONE CONTIGUOUS PARCEL. PROPOSED NEW DEVELOPMENT WILL THEN CONSIST OF THE REMODEL OF THE EXISTING PIZZA HUT BUILDING TO BECOME A NEW VERIZON STORE. NEW CONSTRUCTION OF A DRIVE-THRU ONLY DUNKIN DONUTS, AND THE CONSTRUCTION OF A NEW CHIPOTLE RESTAURANT w/ A DRIVE-THRU.

SITE ADDRESS: 4409 & 4429 US HWY 89 FLAGSTAFF, AZ

PROPERTY OWNER: KFH FLAGSTAFF CUMMINGS II, LLC

ARCHITECT: SMITH ARCHITECTS, inc
1503 S. YALE ST., SUITE 200
FLAGSTAFF, AZ 86001
CONTACT: RYAN SMITH
PH: 928.779.5993

APN: 113-27-029B & 113-27-027B
(113-27-027B IS A COUNTY ISLAND THAT WILL PROCEED THROUGH THE ANNEXATION PROCESS)

ZONING DISTRICT: HC (HIGHWAY COMMERCIAL)

SITE AREA: 27,442 S.F. (113-27-029B)
+14,026 S.F. (113-27-027B)
41,468 S.F. (1.95 ACRES)

SETBACKS: FRONT: 0'-0"
SIDE (INTERIOR): 0'-0"
SIDE (EXTERIOR): 10'-0"
REAR: 0'-0"

GARBAGE COLLECTION: (2) NEW DOUBLE DUMPSTER ENCLOSURES

F.A.R.: 3.0: 3.0 x 41,468 S.F. = 124,404 S.F.

BUILDING HEIGHT: MAX. ALLOWED HEIGHT: 60'
MAX. PROPOSED HEIGHT: 18'

RE-DEVELOPMENT AT
HWY 89 & CUMMINGS
4409 N. US HWY 89
FLAGSTAFF, ARIZONA

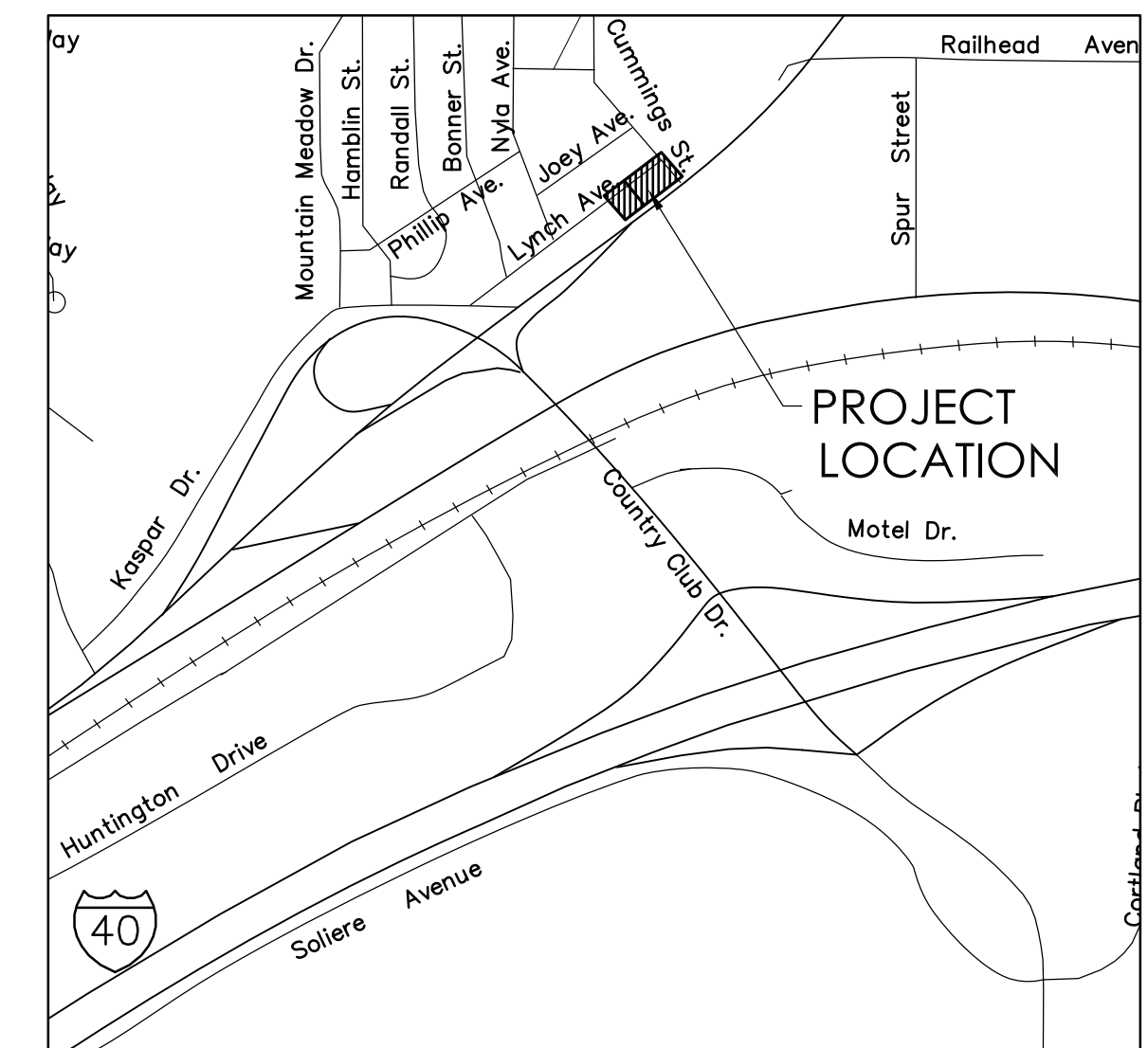
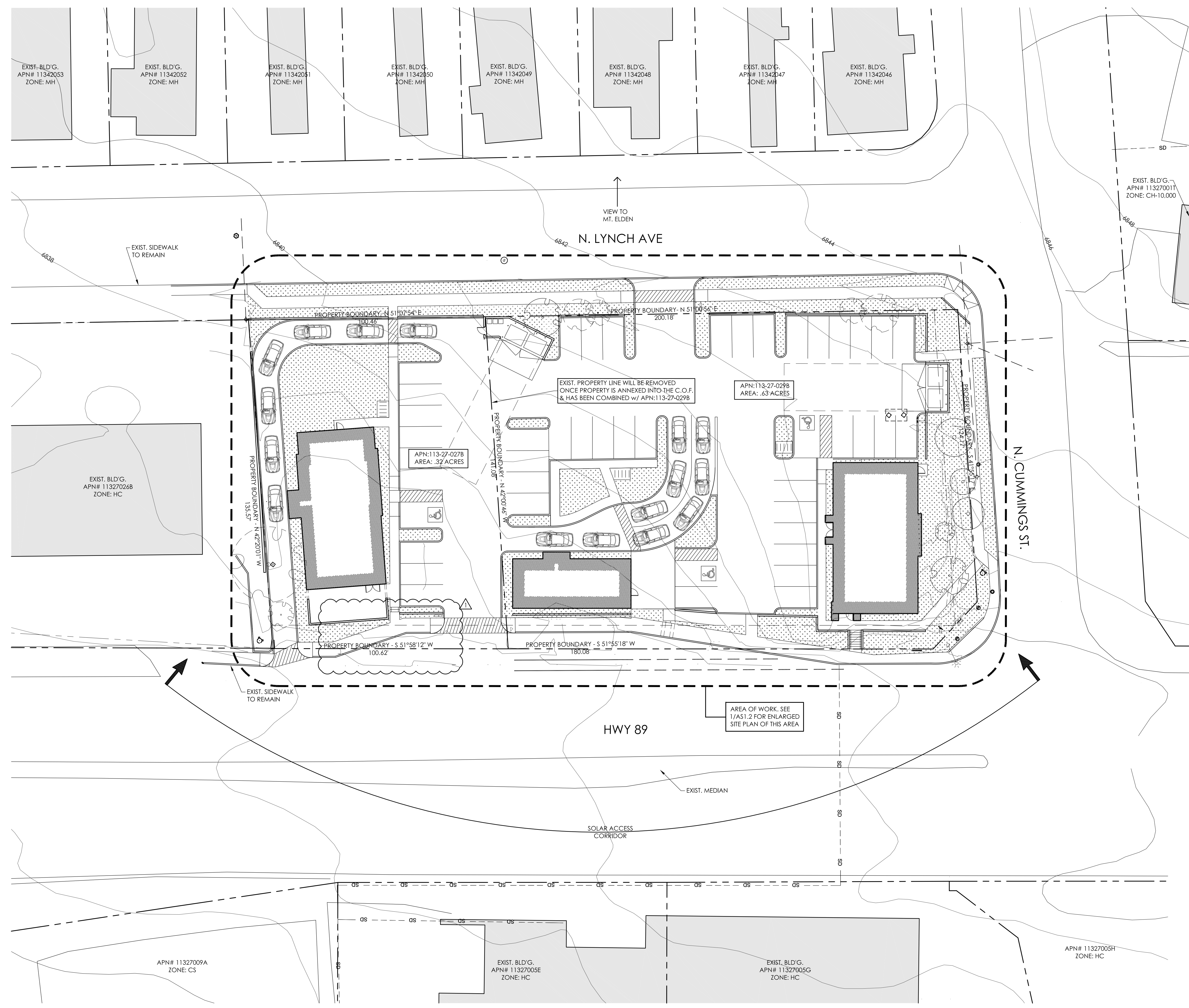
smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
PH: 928.779.5993
www.smith-arc.com
1503 S. YALE STREET, SUITE 200
FLAGSTAFF, ARIZONA 86001

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PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

| | |
|---------------------|-------------------|
| DRAWN BY: | REVIEW BY: |
| K.CHILDERS | R.SMITH |
| PROJECT NO.: | |
| 1907 | |
| DATE: | |
| OCTOBER 29, 2019 | |
| SHEET: | |
| AS1.1 | |

AS1.1
OVERALL SITE PLAN
N.T.S.



FILE: FILENAME.dwg LAST UPDATE: 10-29-19 LAST PLOT: 10-29-19

1 OVERALL SITE PLAN
AS1.1 SCALE: 1"=20'
NORTH

VICINITY MAP
N.T.S.
NORTH

| | |
|----------------|----------|
| REVISION: | DATE: |
| △ COF COMMENTS | 12-23-19 |
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| | |

RE-DEVELOPMENT AT
HWY 89 & CUMMINGS
 4409 N. US HWY 89
 FLAGSTAFF, ARIZONA

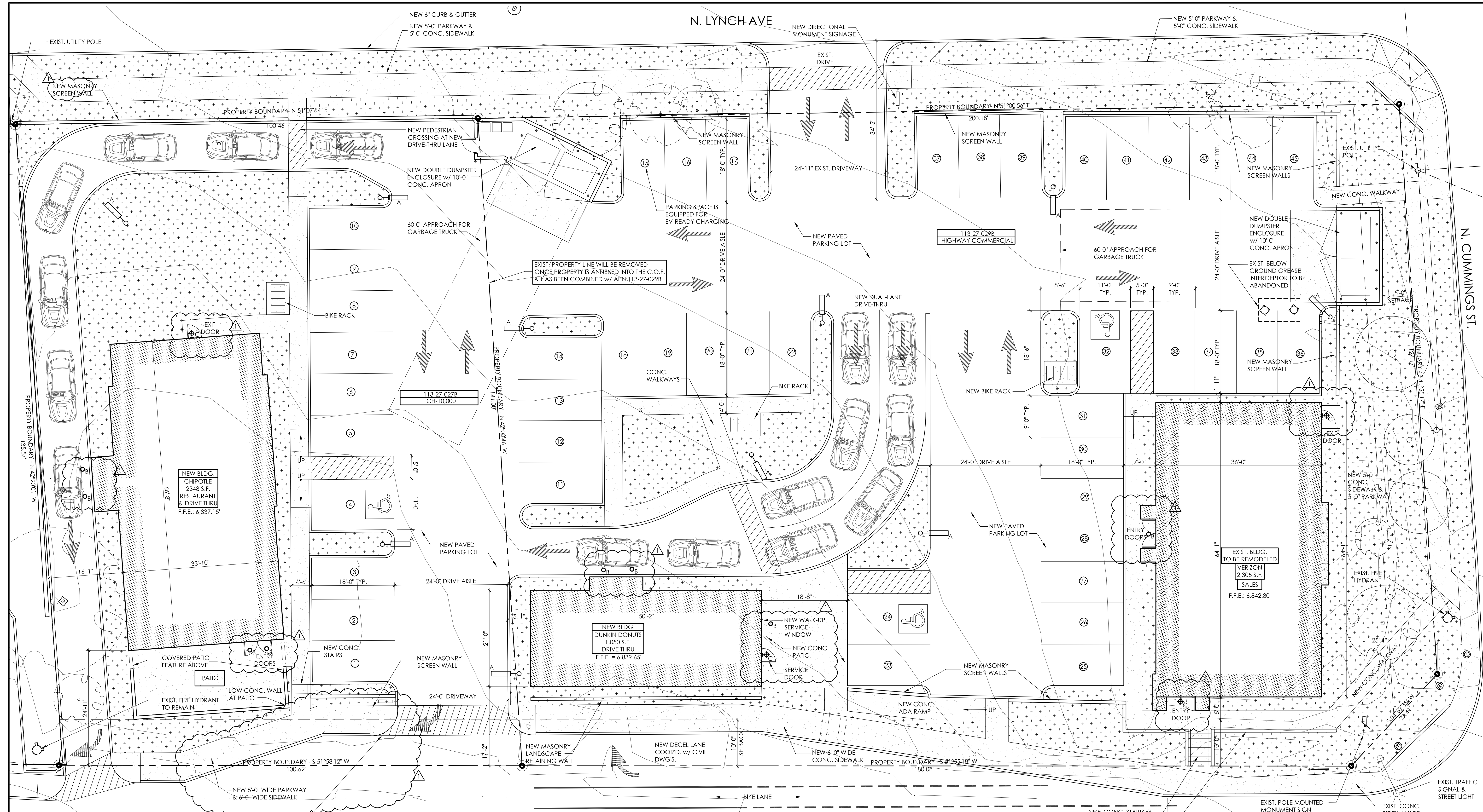
smith ARCHITECTS inc.
 ARCHITECTURE | PLANNING | COLLABORATION
 1503 S. YALE STREET, SUITE 200
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PRELIMINARY
 NOT FOR CONSTRUCTION OR RECORDING

DRAWN BY: K.CHILDERS
REVIEW BY: R.SMITH
PROJECT NO.:
 1907
DATE:
 OCTOBER 29, 2019
SHEET:

AS1.2
 ENLARGED SITE PLAN



OUTDOOR LIGHTING LEGEND:

| FIXTURE | SYMBOL | # UNITS | WATTS | LAMP | SHIELDING | FIXTURE TYPE |
|---------|----------------|---------|-------|--------|-----------|--------------------------------|
| A | ⊙ | 10 | 170 | NSALED | FULL | POLE MOUNT PARKING LOT FIXTURE |
| B | ⊙ _B | 8 | 12 | LED | FULL | RECESSED CANISTER FIXTURE |
| C | ⊙ _C | 4 | 22 | NSALED | FULL | WALL MOUNT SECURITY FIXTURE |

NOTE: REFER TO ATTACHED "APPLICATION FOR OUTDOOR LIGHTING PERMIT" FOR LUMEN CALCULATIONS

PARKING CALCULATIONS:

| | | |
|--------------------------------------|--|--|
| PARKING REQUIRED: | VERIZON: 2,305 S.F. RETAIL: 1 SPACE PER 300 SQ FT.: | 8 SPACES |
| | DUNKIN DONUTS: 1,050 S.F. RESTAURANT: 1 SPACE PER 300 S.F.; DRIVE-THRU LANE QUEUING: 3 EMPLOYEES: | 4 SPACES (9 VEHICLES) 3 SPACES |
| | CHIPOTLE: 2,348 S.F. RESTAURANT: 1 SPACE PER 100 SQ FT.; DRIVE-THRU LANE QUEUING: 6 EMPLOYEES: | 23 SPACES (7 VEHICLES) 6 SPACES 44 SPACES |
| PARKING REDUCTIONS AVAILABLE: | BICYCLE: 12 BICYCLE SPACES PROVIDED MAX. 5% REDUCTION (44 x .05 = 2.2) (2) PARKING SPACE REDUCTION | |
| | TRANSIT: 10% WITHIN 1/4 MILE OF A BUS STOP (44 x .10 = 4.4) (4) PARKING SPACE REDUCTION | |
| | SPACE REDUCTION | 44 SPACES - 6 SPACES TOTAL REQUIRED: |
| PARKING PROPOSED: | STANDARD VEHICLE SPACES ACCESSIBLE VEHICLE SPACES TOTAL: BICYCLE: | 42 SPACES 3 SPACES 45 SPACES 12 SPACES |

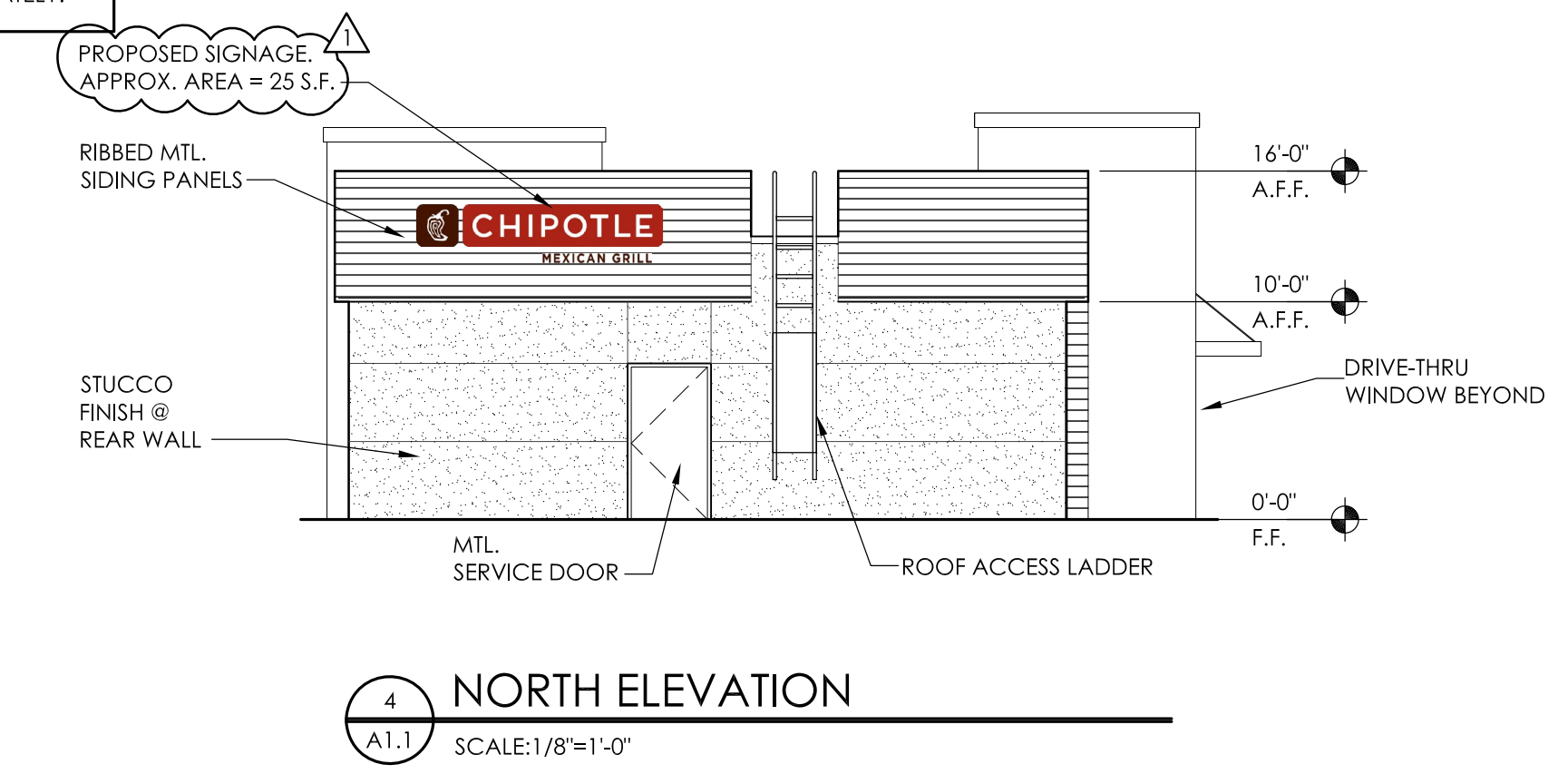
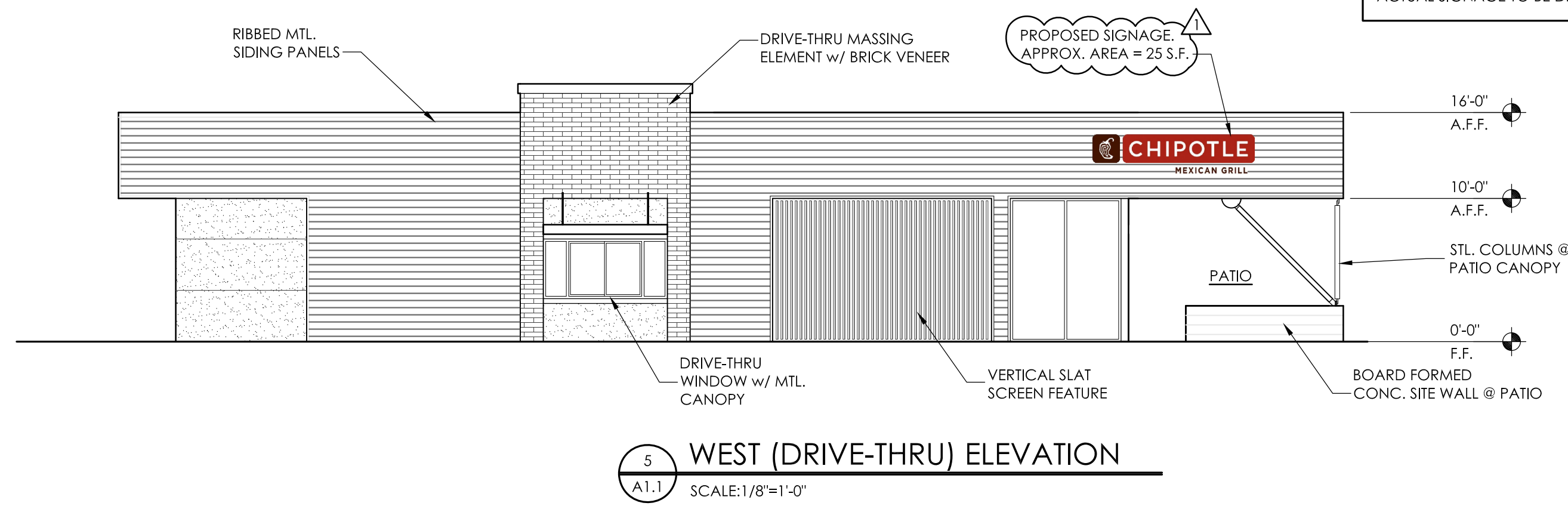
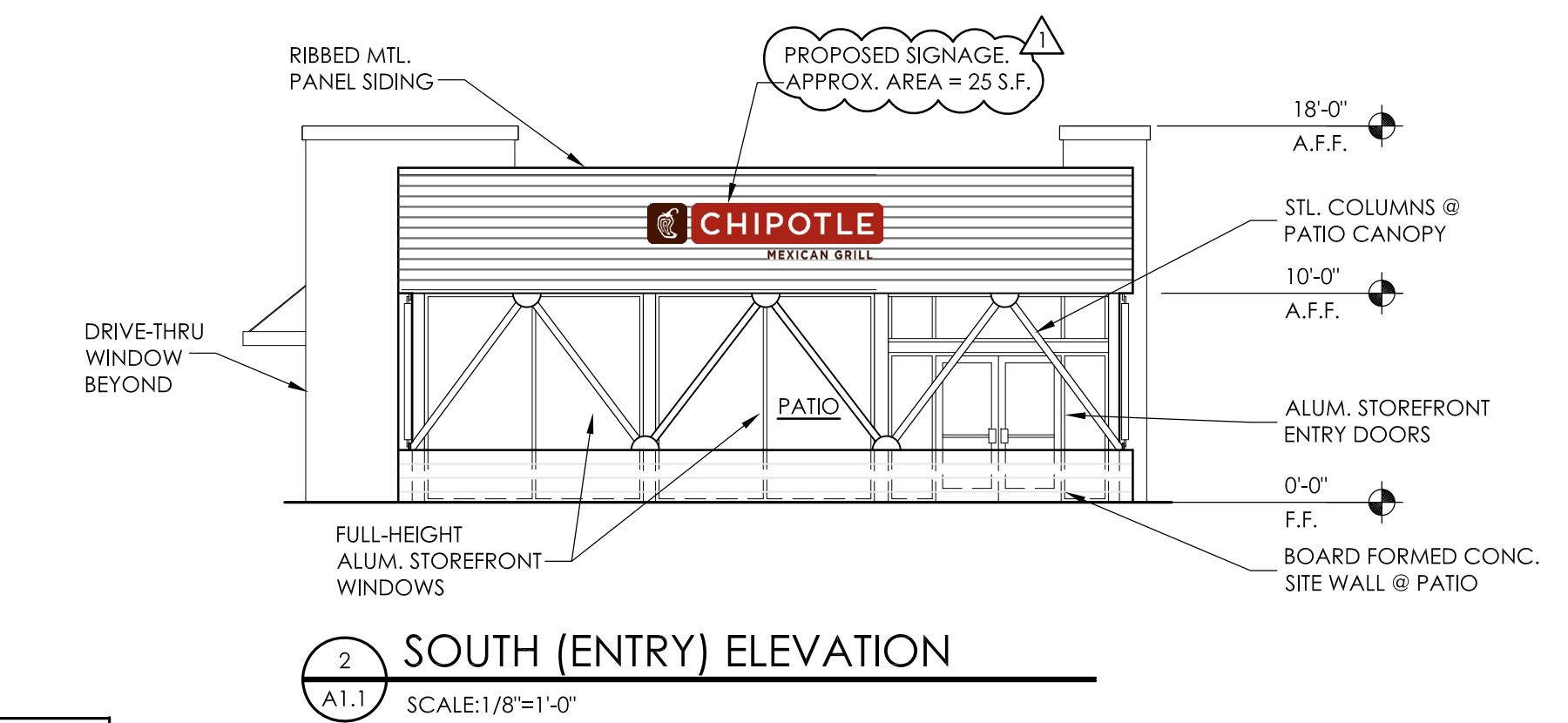
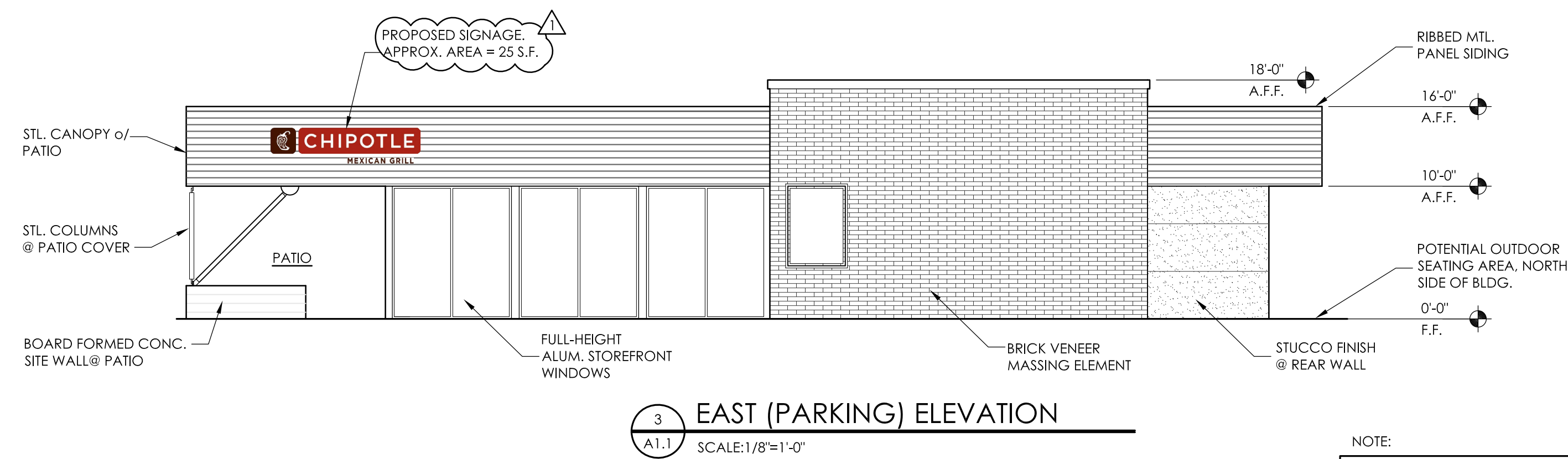
SITE PLAN LEGEND:

| | |
|--|--|
| | PERIMETER OF NEW BLD'G. FOOTPRINT |
| | NEW CONCRETE WALKWAYS OR SLABS |
| | NEW LANDSCAPE AREA, COORD. w/ LANDSCAPE DRAWINGS |
| | EXIST. TREE TO REMAIN |
| | EXIST. TREE TO REMAIN |
| | EXIST. TREE TO BE REMOVED |

ENLARGED SITE PLAN
 AS1.2 SCALE: 1"=10'
 NORTH

- SITE PLAN NOTES:**
- REFER TO ATTACHED CIVIL ENGINEERING DRAWINGS FOR ALL UTILITY, GRADING & DRAINAGE, AND PUBLIC IMPROVEMENT INFORMATION.
 - REFER TO ATTACHED LANDSCAPE ARCHITECTURAL DRAWINGS FOR ALL PROPOSED LANDSCAPING AND IRRIGATION INFORMATION.
 - ALL PROPOSED EXISTING AND NEW SITE SIGNAGE WILL BE DESIGNED BY A SIGNAGE VENDOR AND PERMITTED SEPARATELY.

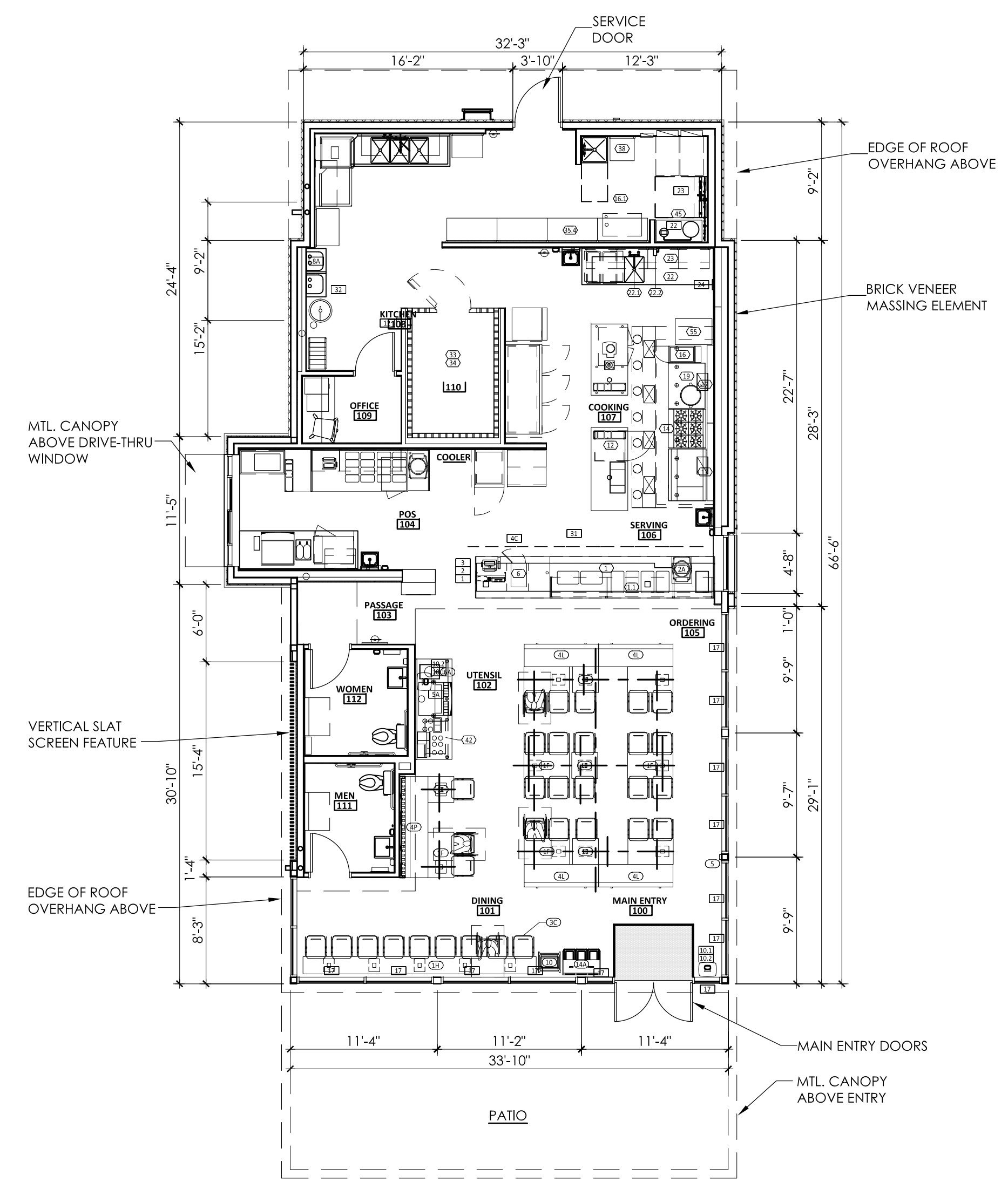
FILE: 1907_ASI_2.dwg LAST UPDATE: 12-23-19 LAST PLOT: 10-29-19



NOTE:
 SIGNAGE SHOWN IS FOR REPRESENTATION PURPOSES ONLY.
 ACTUAL SIGNAGE TO BE DESIGNED & PERMITTED SEPARATELY.

EXTERIOR FINISH SCHEDULE

| MATERIAL | DESCRIPTION/ COLOR |
|----------------------------|--|
| METAL SIDING | MFR: MBCT MASTERLINE 16 COLOR: "KNIGHT'S ARMOR" PPG 1001-6 LVR: 11 |
| STUCCO | MEDIUM TEXTURED FINISH - PRIMED FOR PAINT COLOR: "COVENTRY GRAY" BENJAMIN MOORE HC-169 LRV: 48.35 |
| BRICK VENEER | MFR: "QUICK-BRIK" 2" BRICK VENEER SIZE: 4" x 16" COLOR: "WILKESBORO" |
| WOOD ACCENT FEATURE | WOOD COMPOSITE DECKING (TURNED ON SIDE) w/ 1" SPACING BETWEEN BOARDS MFR: "TREX" OR SIMILAR COLOR: "TREE HOUSE" - EARTH TONE COLLECTION |
| BOARD FORMED CONC. | CAST-IN-PLACE, BOARD FORMED CONCRETE NATURAL CONCRETE COLOR STEEL COLUMNS TO MATCH "KNIGHT'S ARMOR" PPG 1001-6 |
| CORNICE | FIBER CEMENT TRIM BOARD - PRIMED FOR PAINT COLOR: "FOG" PPG 1010-2 LRV: 67 |
| AWNINGS | STEEL AWNING w/ ROD TIE-BACKS - PRIMED FOR PAINT COLOR: "KNIGHT'S ARMOR" PPG 1001-6 LRV: 11 |
| STOREFRONT WINDOWS & DOORS | ALUMINUM STOREFRONT SYSTEM: "ARCADIA" OR SIMILAR COLOR: DARK BRONZE ANODIZED FINISH |



FILE: 1907_A1.1.dwg LAST UPDATE: 12-23-19 LAST PLOT: 04-19-19

NEW BUILDING FOR
CHIPOTLE MEXICAN GRILL
 4429 N. HIGHWAY 89
 FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
 ARCHITECTURE | PLANNING | COLLABORATION
 1503 S. YALE STREET, SUITE 200
 FLAGSTAFF, ARIZONA 86001
 PH: 928.779.5993
 FX: 928.774.0785

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PRELIMINARY
 NOT FOR CONSTRUCTION OR RECORDING

DRAWN BY: R.SMITH REVIEW BY: R.SMITH
 PROJECT NO.:
 1709
 DATE:
 OCTOBER 29, 2019
 SHEET:

A1.1
 CHIPOTLE
 PRELIMINARY ELEVATIONS
 PRELIMINARY FLOOR PLAN

| | |
|----------------|----------|
| REVISION: | DATE: |
| △ COF COMMENTS | 12-23-19 |
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NEW BUILDING FOR
DUNKIN DONUTS
 4429 N. HIGHWAY 89
 FLAGSTAFF, ARIZONA

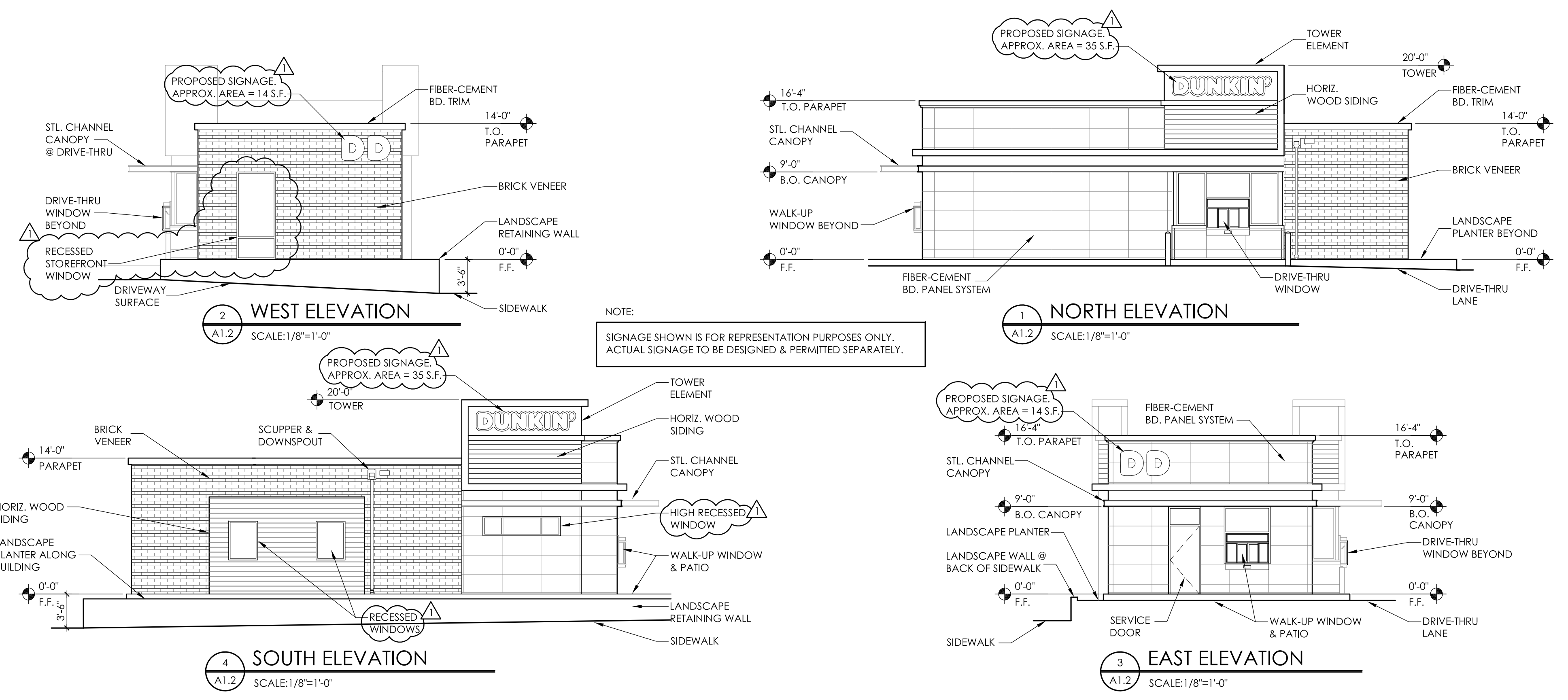
smith ARCHITECTS inc.
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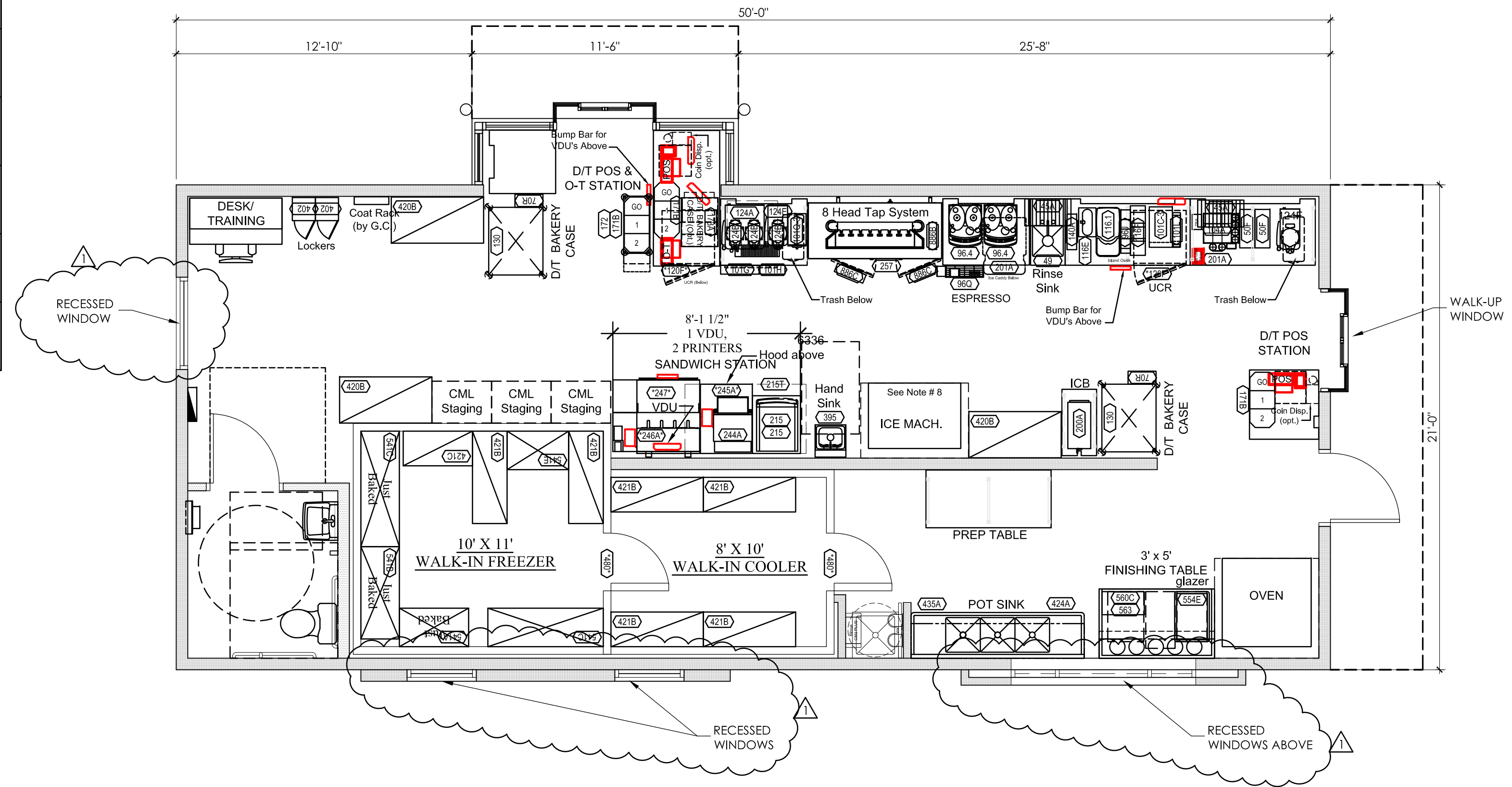
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| DRAWN BY: | REVIEW BY: |
| R.SMITH | R.SMITH |
| PROJECT NO.: | 1709 |
| DATE: | DECEMBER 16, 2019 |
| SHEET: | A1.2 |

A1.2
 DUNKIN DONUTS
 PRELIMINARY ELEVATIONS
 PRELIMINARY FLOOR PLAN



EXTERIOR FINISH SCHEDULE

| MATERIAL | DESCRIPTION/ COLOR |
|----------------------------|---|
| PANEL SIDING | MFR: ALLURA 2' x 4' FIBER CEMENT PANELS SMOOTH TEXTURE COLOR: "FOG" PPG 1010-2 LRV: 67 |
| BRICK VENEER | MFR: QUIK-BRIK 2" BRICK VENEER SIZE: 4" x 16" COLOR: "WILKESBORO" |
| WOOD SIDING | WOOD COMPOSITE DECKING MFR: TREX OR SIMILAR COLOR: "TREE HOUSE" - EARTH TONE COLLECTION |
| CORNICE | FIBER CEMENT TRIM BOARD - PRIMED FOR PAINT COLOR: "FOG" PPG 1010-2 LRV: 67 |
| METAL TRIM | MFR: MBCI OR SIMILAR COLOR: "BLACK MAGIC" PPG 1001-7 LRV: 4 |
| AWNINGS | STEEL CHANNEL AWNING - PRIMED FOR PAINT COLOR: (DUNKIN' - ORANGE) PANTONE 165 LRV: 30 |
| STOREFRONT WINDOWS & DOORS | ALUMINUM STOREFRONT SYSTEM: 'ARCADIA' OR SIMILAR COLOR: DARK BRONZE ANODIZED FINISH |



5 PRELIMINARY FLOOR PLAN
 SCALE: 1/4"=1'-0"
 NORTH

FILE: 1907_A1.1_DUNKINGWG LAST UPDATE: 12-23-19 LAST PLOT: 12-14-19

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|----------------|----------|
| REVISION: | DATE: |
| △ COF COMMENTS | 12-23-19 |
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PROJECT
VERIZON STORE REMODEL
 4429 N. HIGHWAY 89
 FLAGSTAFF, ARIZONA

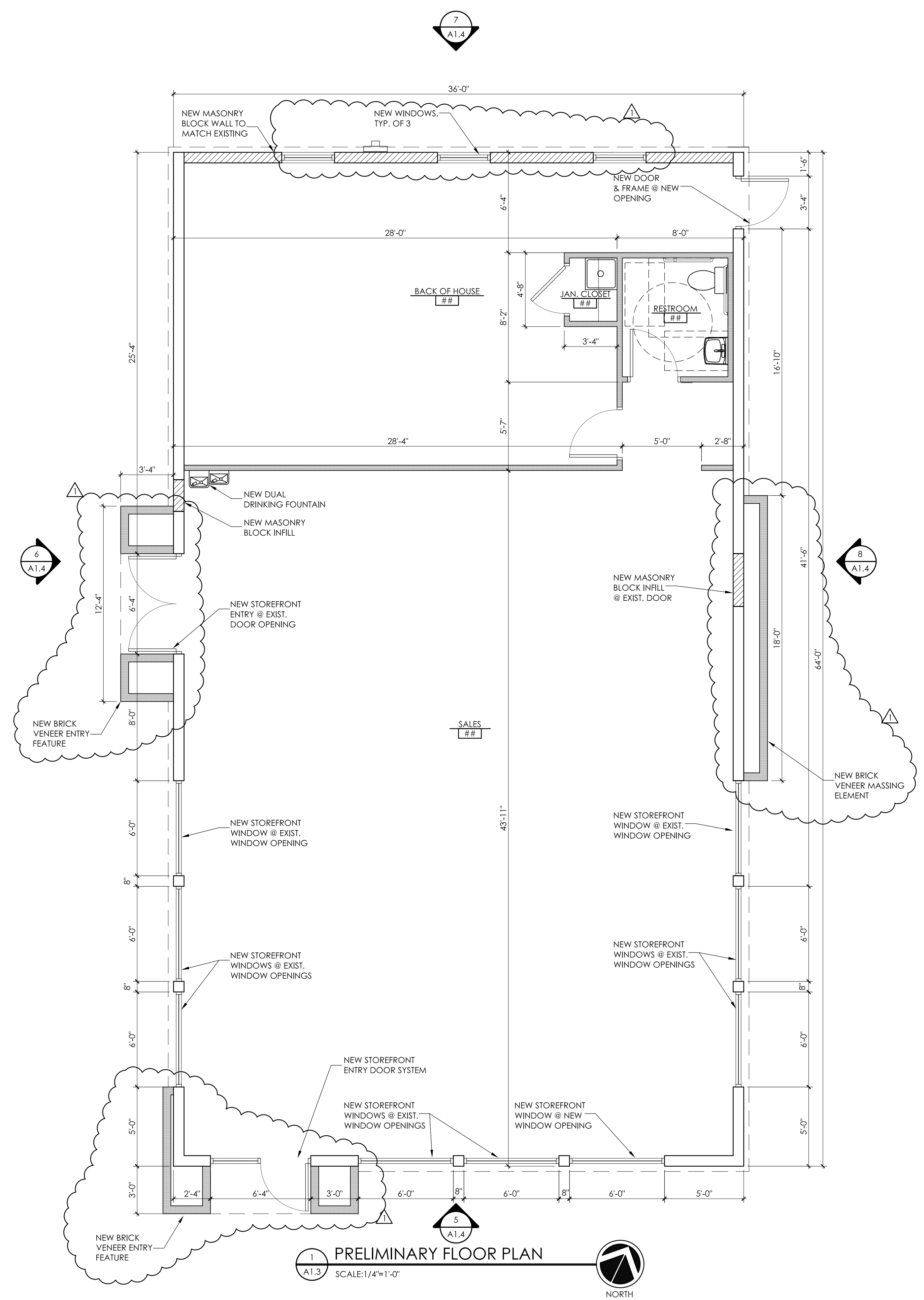
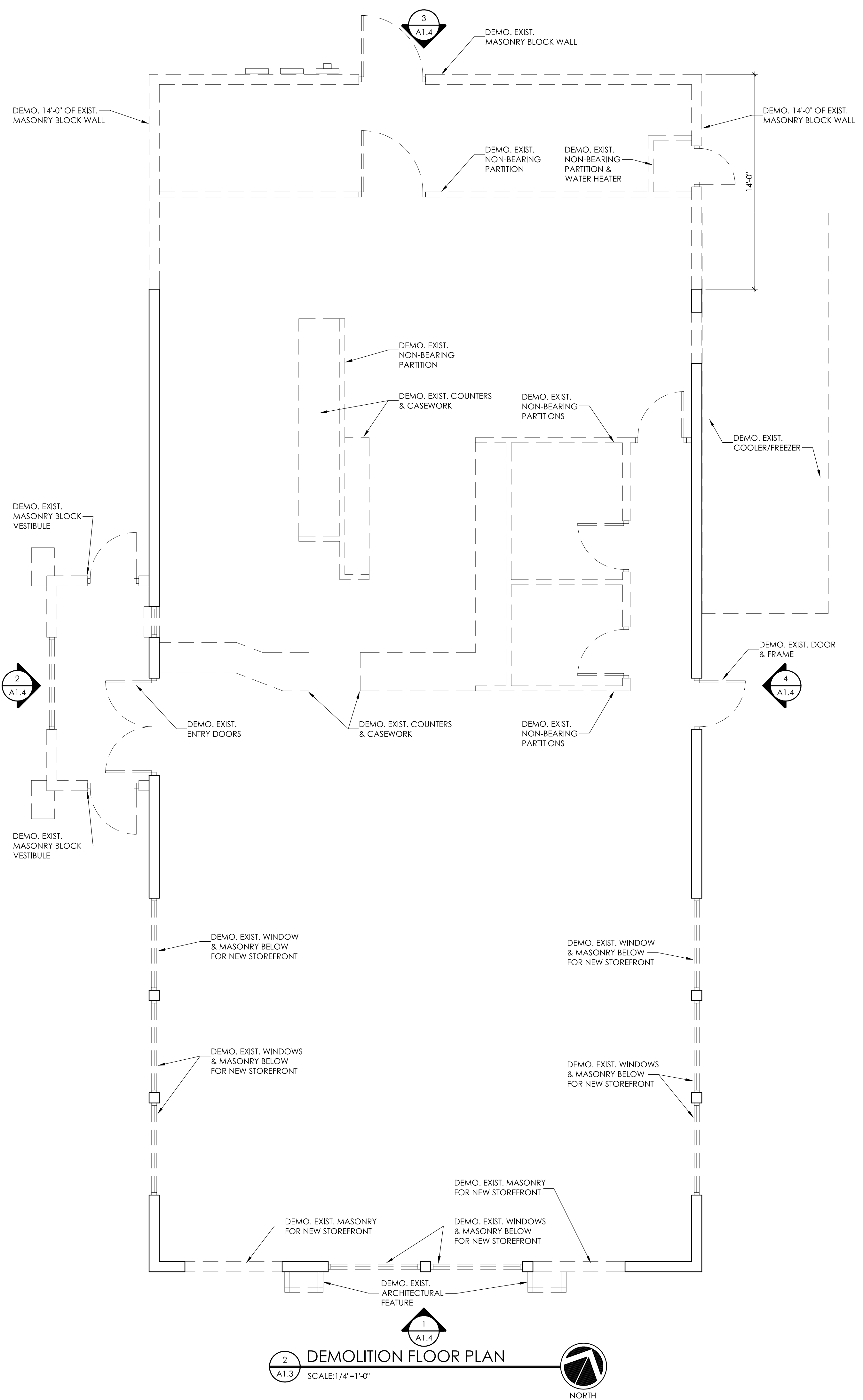
smith ARCHITECTS inc.
 ARCHITECTURE | PLANNING | COLLABORATION
 1503 S. YALE STREET, SUITE 200
 FLAGSTAFF, ARIZONA 86001
 PH: 928.779.5993
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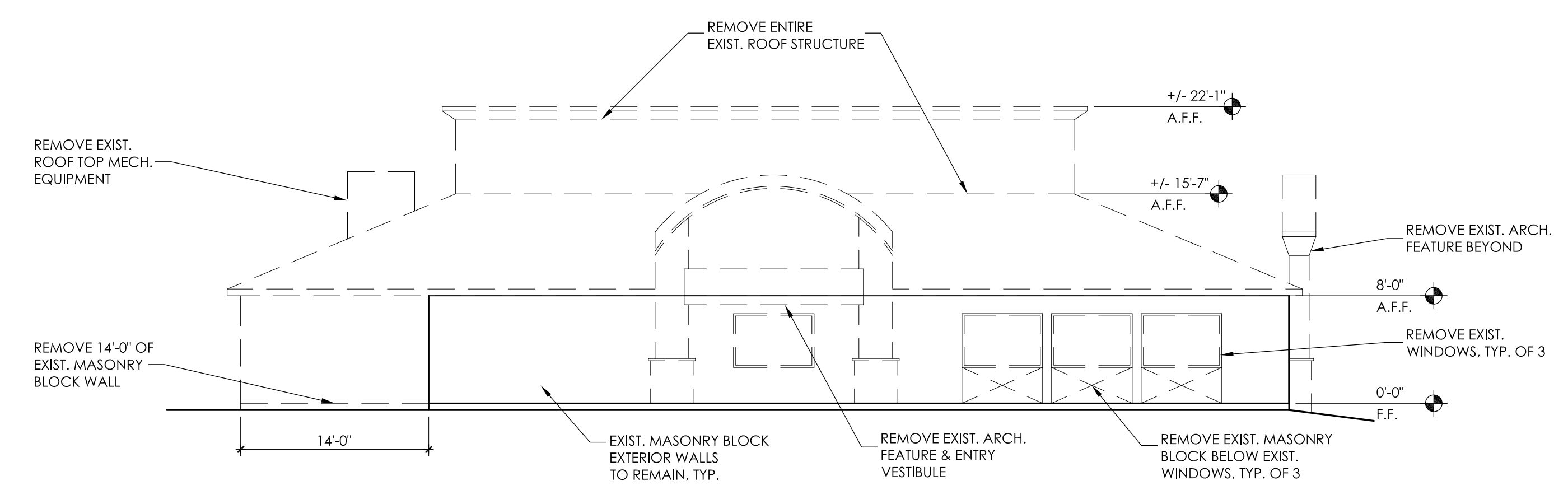
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| DRAWN BY: | REVIEW BY: |
| R.SMITH | R.SMITH |
| PROJECT NO.: | |
| DATE: | |
| OCTOBER 29, 2019 | |
| SHEET: | |

A1.3
 VERIZON STORE
 DEMOLITION FLOOR PLAN
 PRELIMINARY FLOOR PLAN

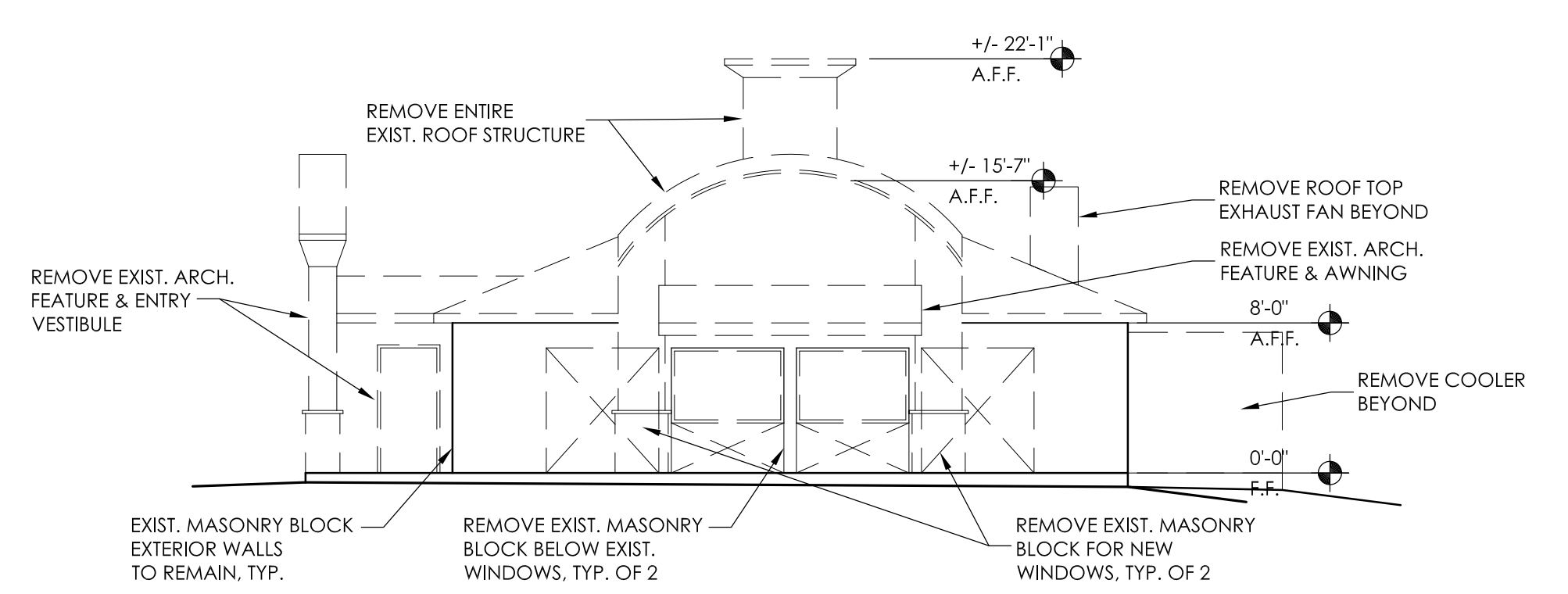


FILE: 1907_A1.1.dwg LAST UPDATE: 12-23-19 LAST PLOT: 10-25-19

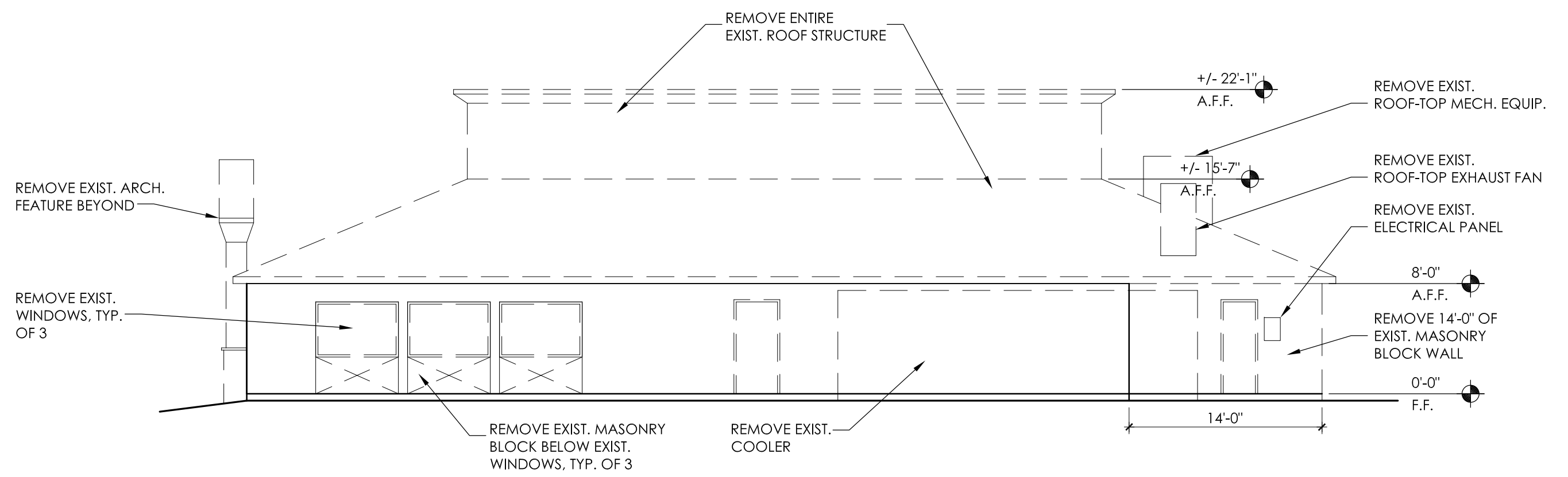
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|----------------|----------|
| REVISION: | DATE: |
| △ COF COMMENTS | 12-23-19 |
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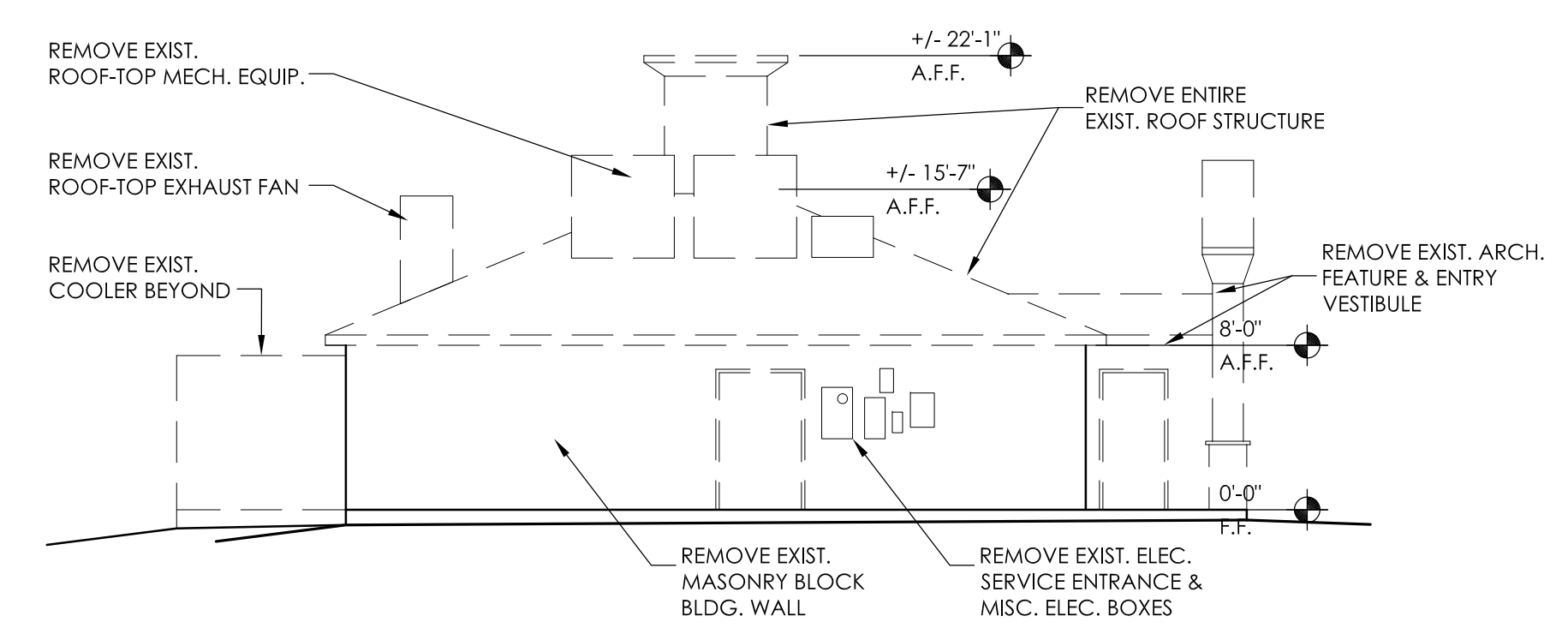
2 WEST ELEVATION (DEMOLITION)
A1.4 SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION (DEMOLITION)
A1.4 SCALE: 1/8"=1'-0"

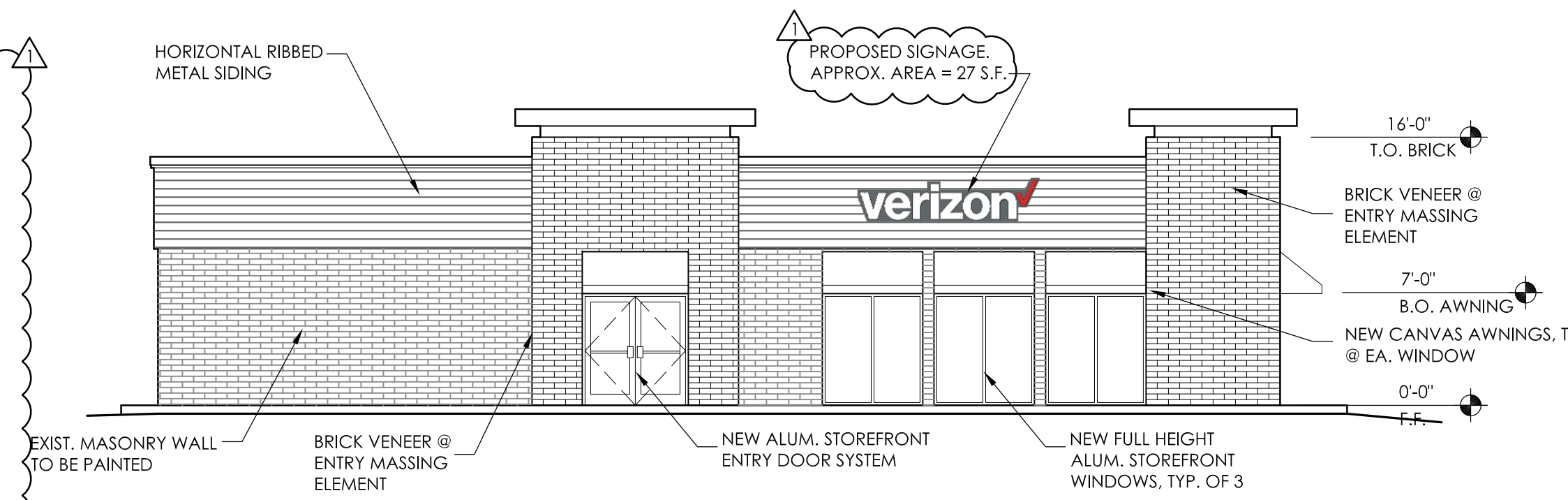


4 EAST ELEVATION (DEMOLITION)
A1.4 SCALE: 1/8"=1'-0"

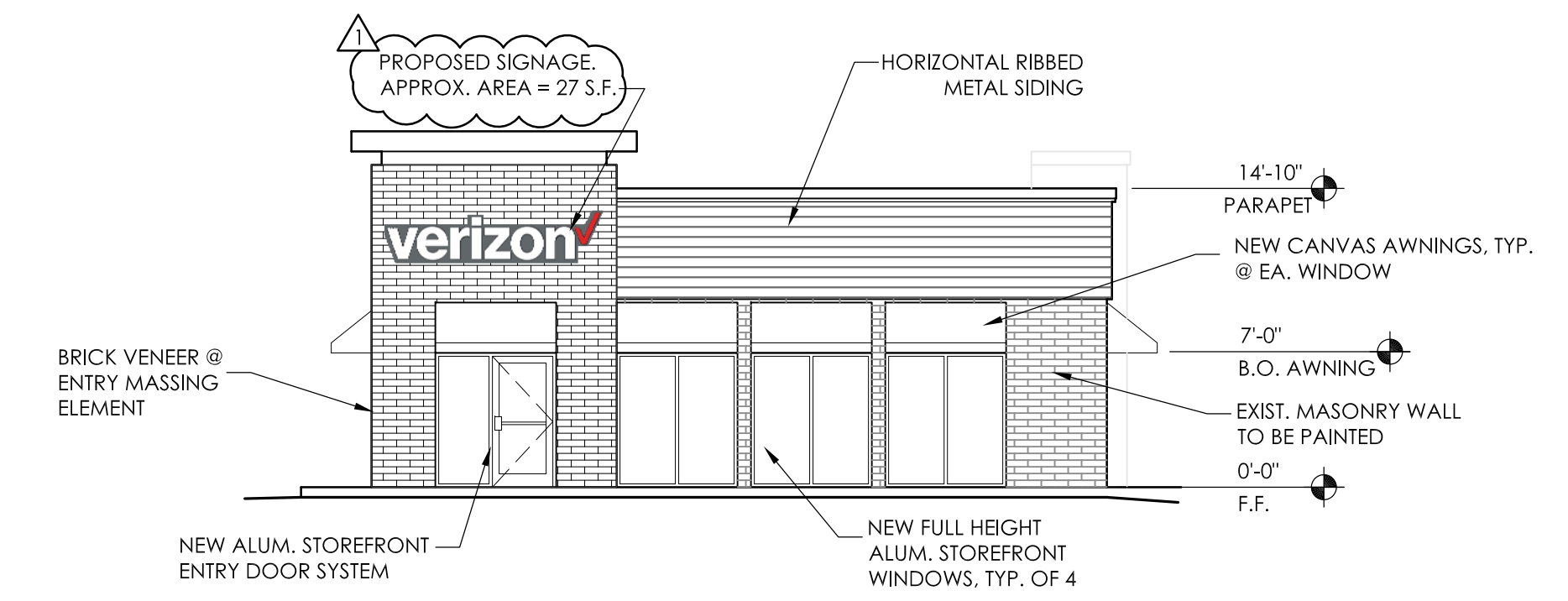


3 NORTH ELEVATION (DEMOLITION)
A1.4 SCALE: 1/8"=1'-0"

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| MATERIAL | DESCRIPTION/ COLOR |
| | EXIST. MASONRY BLOCK TO BE PAINTED COLOR: "COVENTRY GRAY" BENJAMIN MOORE HC-169 LRV: 48.35 |
| | MFR: "QUIK-BRIK" 2" BRICK VENEER SIZE: 4" x 16" COLOR: "WILKESBORO" |
| | MFR: "MBCI MASTERLINE 16 COLOR: "FOG" PPG 1010-2 LRV: 67 |
| | MTL. CORNICE COLOR: "KNIGHTS ARMOR" PPG 1001-6 LVR: 11 |
| | "SUNBRELLA" CANVAS AWNING COLOR TO MATCH: "KNIGHTS ARMOR" PPG 1001-6 |
| | ALUMINUM STOREFRONT SYSTEM: "ARCADIA" OR SIMILAR COLOR: DARK BRONZE ANODIZED FINISH |

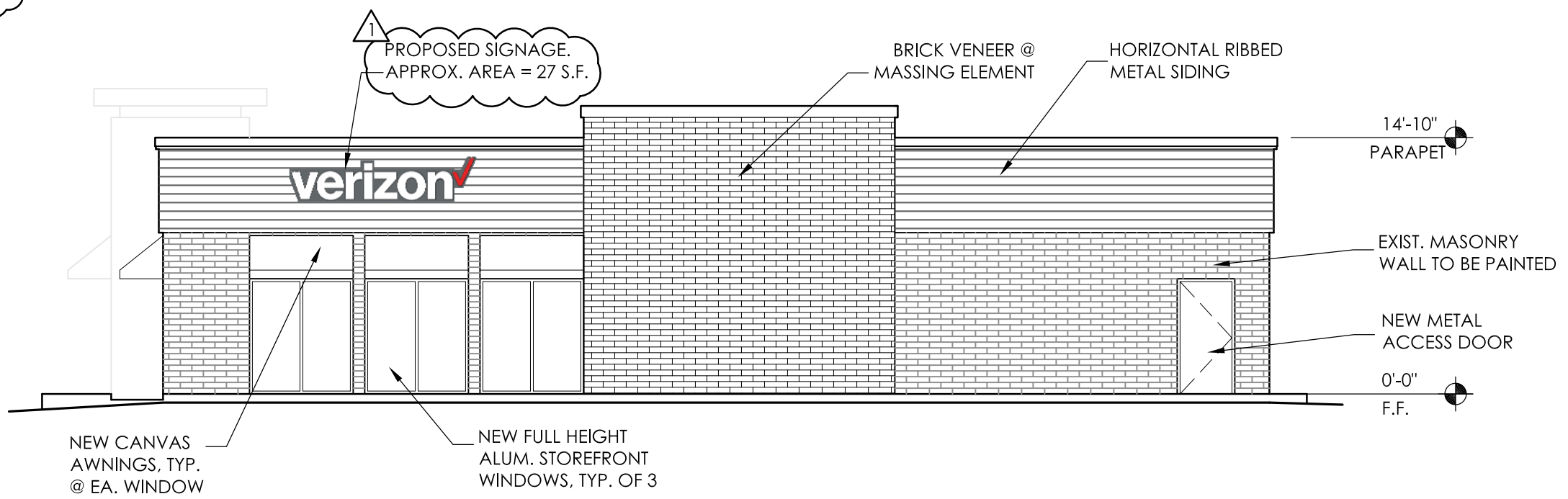


6 WEST ELEVATION
A1.4 SCALE: 1/8"=1'-0"

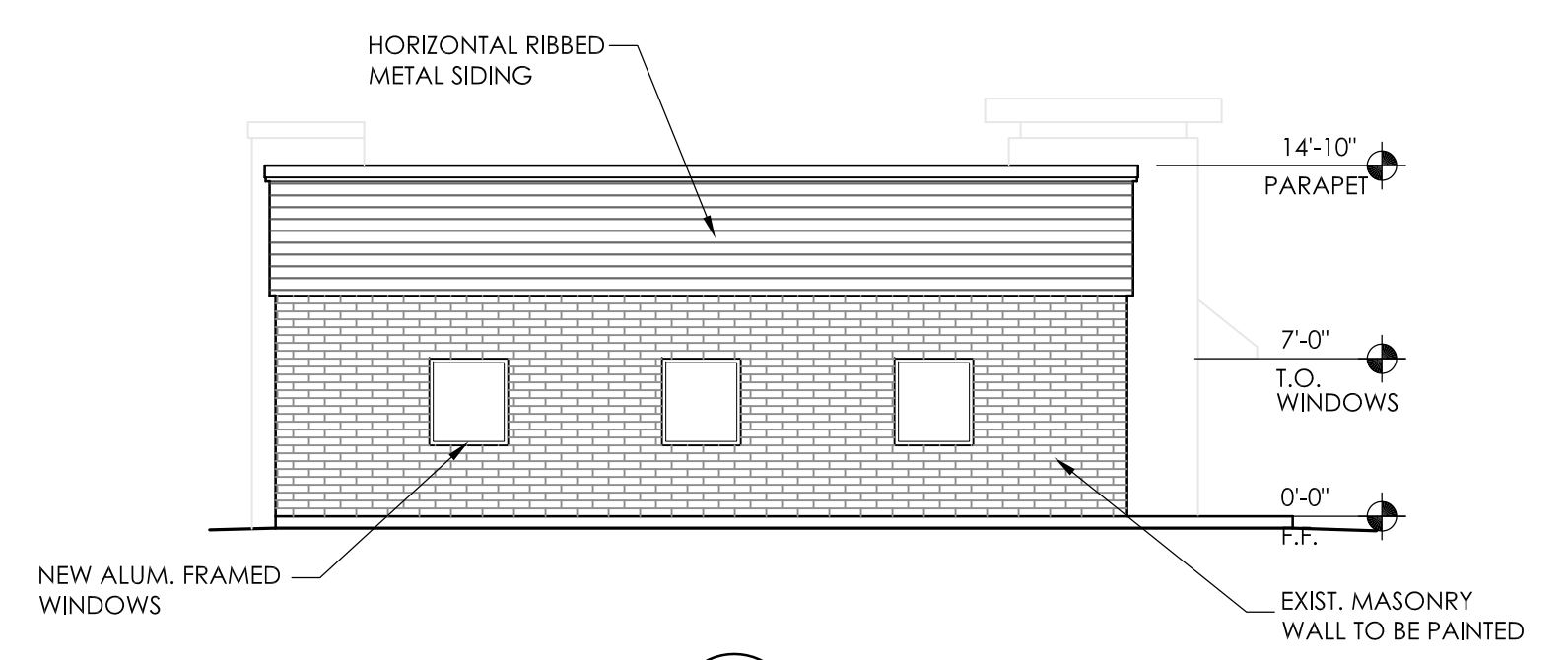


5 SOUTH ELEVATION
A1.4 SCALE: 1/8"=1'-0"

NOTE:
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ACTUAL SIGNAGE TO BE DESIGNED & PERMITTED SEPARATELY.



8 EAST ELEVATION
A1.4 SCALE: 1/8"=1'-0"



7 NORTH ELEVATION
A1.4 SCALE: 1/8"=1'-0"

PROJECT
VERIZON STORE REMODEL
4429 N. HIGHWAY 89
FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
1503 S. YALE STREET, SUITE 200
FLAGSTAFF, ARIZONA 86001
PH: 928.779.5993
FX: 928.774.0785

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|-------------------|------------|
| DRAWN BY: | REVIEW BY: |
| R.SMITH | R.SMITH |
| PROJECT NO.: | |
| 1907 | |
| DATE: | |
| DECEMBER 13, 2019 | |
| SHEET: | |

A1.4
VERIZON STORE
DEMOLITION ELEVATIONS
& NEW ELEVATIONS

CIVIL SITE PLAN FOR HWY 89 & CUMMINGS FLAGSTAFF, ARIZONA

LOCATED IN SECTION 16, TOWNSHIP 21 NORTH,
RANGE 8 EAST, GILA AND SALT RIVER
MERIDIAN, CITY OF FLAGSTAFF, COCONINO
COUNTY, ARIZONA

PROJECT OWNER/DEVELOPER:

KFH FLAGSTAFF CUMMINGS II LLC
AMY MCCLAUGHRY
2701 E. CAMELBACK ROAD, #180
PHOENIX, AZ 85016
(480) 516-3499

PROJECT ENGINEER:

SHEPARD-WESNITZER, INC.
STEPHEN IRWIN
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROPERTY INFORMATION:

ADDRESSES: 4409 & 4429 N. HIGHWAY 89
APNS: 113-27-029B (0.63± ACRES)
113-27-027B (0.32± ACRES)
EXISTING ZONING: HIGHWAY COMMERCIAL &
CH-1000

PROJECT ARCHITECT:

SMITH ARCHITECTS, INC.
RYAN SMITH
1503 YALE STREET, SUITE 200
FLAGSTAFF, ARIZONA 86001
(928) 779-5993

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: _____

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.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ 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>UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM PHONE: (928) 226-2269</p> | <p>ALTICE USA CONTACT: SANFORD YAZZIE 1601 SOUTH PLAZA WAY FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672</p> |

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (GROSS PARCEL AREA) = 38,001 SF
POST-DEVELOPMENT IMPERVIOUS AREA (GROSS PARCEL AREA) = 32,775 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (NET PARCEL AREA) = 36,387 SF
POST-DEVELOPMENT IMPERVIOUS AREA (NET PARCEL AREA) = 31,774 SF

LID IS REQUIRED FOR THIS SITE AND IS PROVIDED BY THE REDUCTION IN
POST-DEVELOPMENT IMPERVIOUS AREA. DETENTION IS NOT REQUIRED DUE TO
THE REDUCTION IN POST-DEVELOPMENT IMPERVIOUS AREA.

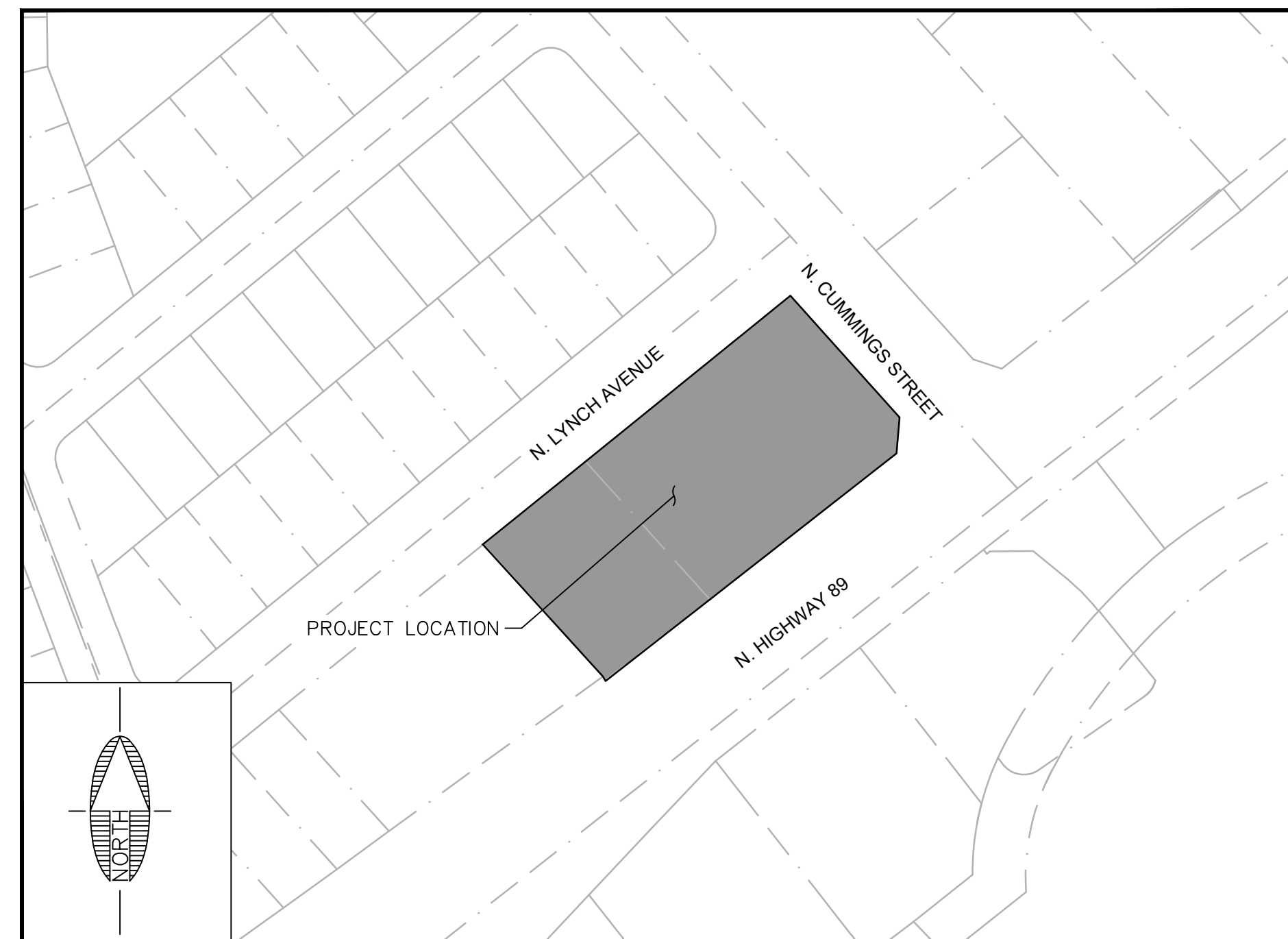
FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G,
EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 30,
2019 AND SUPPLEMENTED WITH CITY OF FLAGSTAFF 2017 GIS.

BOUNDARY INFORMATION IS BASED ON AN ALTA FOR APN 113-27-029B
PREPARED BY ALLIANCE LAND SURVEYING, LLC ON JULY 12, 2017, AND AN
ALTA FOR APN 113-27-027B PREPARED BY APEX LAND SURVEYS ON AUGUST
14, 2019.



VICINITY MAP
N.T.S.

| SHEET INDEX | | |
|-------------|---------|-------------------------|
| SHEET NO. | DWG NO. | SHEET TITLE |
| CVR | 1 | COVER SHEET |
| AM01 | 2 | ANNEXATION MAP |
| SP01 | 3 | CIVIL SITE PLAN |
| GD01 | 4 | GRADING & DRAINAGE PLAN |
| DM01 | 5 | DRAINAGE MAP |

| LEGEND | |
|--------|--------------------------|
| — | ROAD CENTERLINE |
| --- | LOT LINE |
| --- | EX. EASEMENT |
| --- | ROW |
| --- | EX. 100-YR FLOODPLAIN |
| --- | EASEMENT |
| --- | EX. INTERMEDIATE CONTOUR |
| 8"SS | GRAVITY SEWER LINE |
| --- | EX. INDEX CONTOUR |
| 8"W | WATER LINE |
| --- | EX. FENCE |
| --- | EX. WATER LINE |
| --- | EX. SEWER LINE |
| --- | STORM DRAIN PIPE |
| --- | EX. GAS |
| --- | EX. STORM DRAIN |
| --- | EX. UNDERGROUND UTIL. |
| --- | FUTURE PRIVATE DRIVEWAY |
| --- | EX. OVERHEAD UTIL. |
| --- | SUBDIVISION BOUNDARY |
| --- | EX. ROAD STRIPING |
| --- | EX. WATER VALVE |
| --- | EX. STREET LIGHT |
| --- | FIRE HYDRANT |
| --- | SECTION LINE |
| --- | EX. ROAD STRIPING |
| --- | EX. WATER VALVE |
| --- | EX. STREET LIGHT |
| --- | WATER METER |
| --- | STREET LIGHT |
| --- | SEWER MANHOLE |
| --- | STOP SIGN |
| --- | CATCH BASIN |
| --- | DRAINAGE ARROW |

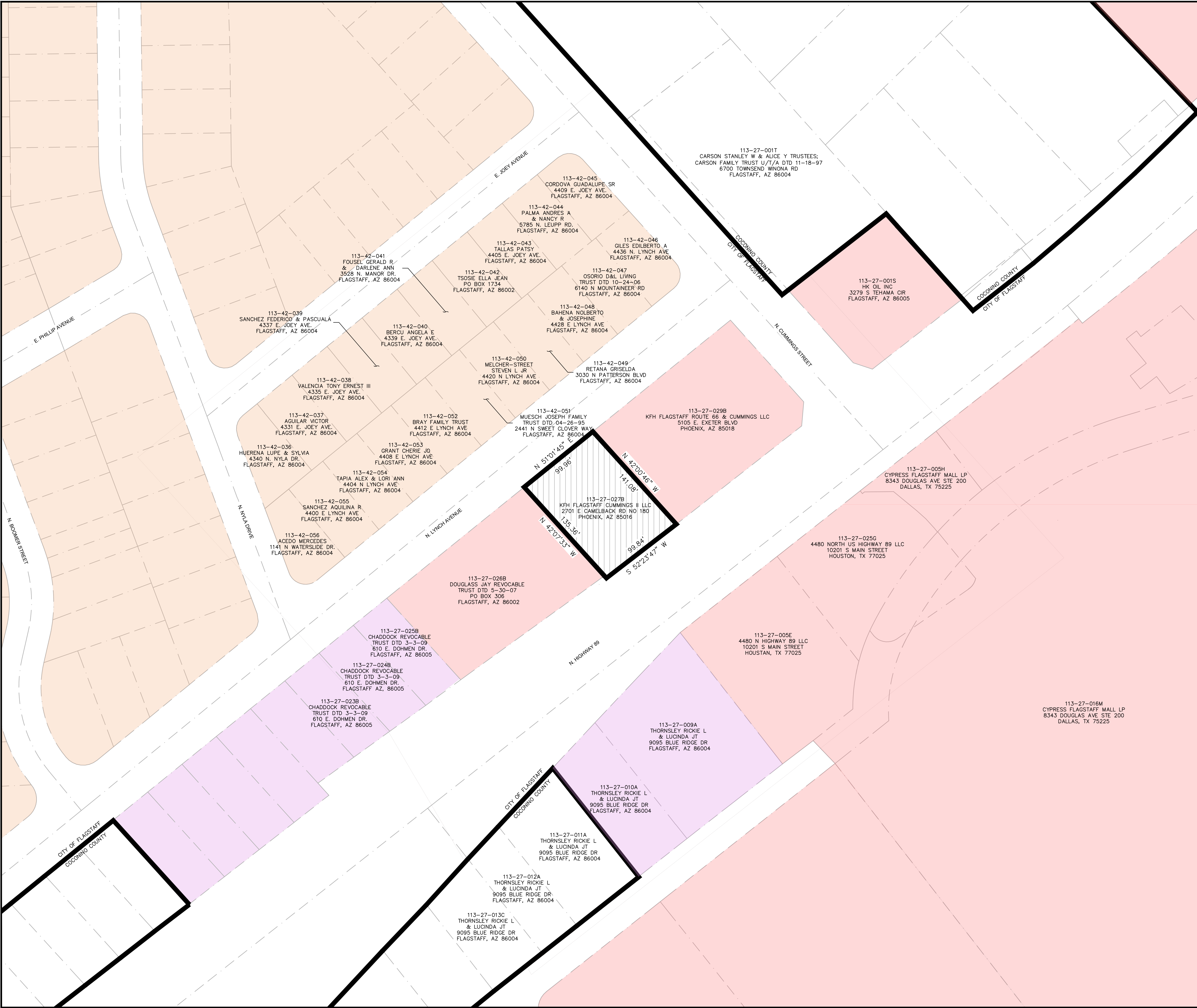
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|--|-------------------|---------------|--------------|------------|------------|-------------|--------------|
| FLAGSTAFF ARIZONA | HWY 89 & CUMMINGS | JOB NO: 19051 | DATE: DEC 19 | SCALE: N/A | DRAWN: CNP | DESIGN: CNP | CHECKED: SCI |
| COVER SHEET | | | | | | | |
| 110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.coz.com | | | | | | | |
| Shepard Wesnitzer, Inc. | | | | | | | |
| REVISIONS | BY | DATE | | | | | |
| NO. | DESCRIPTION | | | | | | |
| PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING | | | | | | | |
| DRAWING NO. CVR | | | | | | | |
| SHT NO. OF | | | | | | | |
| C.O.F. #PZ-19-00055 1 5 | | | | | | | |

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

 Arizona 811
 1-800-541-1111 (AZ-811)

PLOTTED: Dec 20, 2019 - 2:44pm

FILE: P:\2019\1905\DRAWINGS\SITE PLAN\19051-ANNEXATION MAP.DWG CPHAM



LEGEND

- PROPOSED PORTION OF PARCEL 112-01-001C TO BE ANNEXED INTO CITY OF FLAGSTAFF
 - EXISTING CITY LIMITS LINE
 - EXISTING PROPERTY LINE
- ZONE TERMS**
- MH MANUFACTURED HOUSING
 - PF PUBLIC FACILITY
 - HC HIGHWAY COMMERCIAL
 - CS COMMERCIAL SERVICE
 - "CITY" CITY OF FLAGSTAFF
 - "COUNTY" COCONINO COUNTY

NOTES:

- ANNEXED PROPERTY APN 113-27-027B WILL BE COMBINED WITH PARCEL APN 113-27-029B AFTER ANNEXATION PROCESS IS COMPLETED.

FLAGSTAFF
ARIZONA

HWY 89 & CUMMINGS

ANNEXATION MAP

| | |
|----------|----------|
| JOB NO: | 19051 |
| DATE: | DEC 19 |
| SCALE: | AS SHOWN |
| DRAWN: | CNP |
| DESIGN: | CNP |
| CHECKED: | SCI |

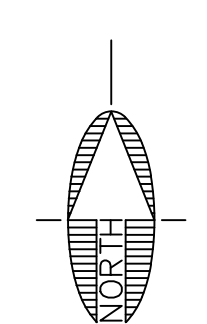
110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swigaz.com



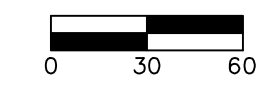
| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |
| | | | |

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

ARIZONA 811
Arizona Blue Stake, Inc.
808 841-1111 or 1-800-544-1111 (Toll-Free)



SCALE: 1" = 60'



PRELIMINARY

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C.O.F. #PZ-19-00055

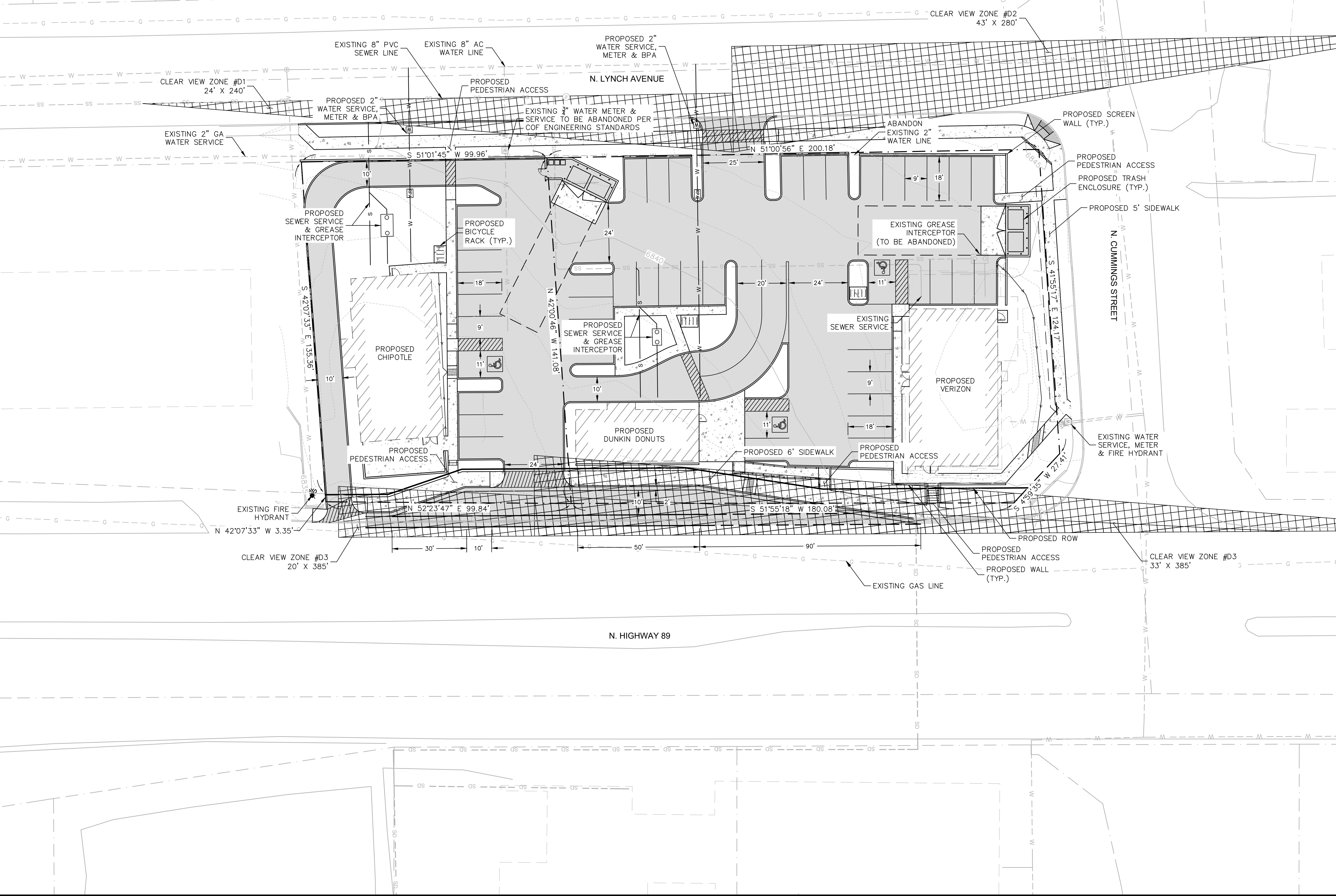
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| DRAWING NO. | AM01 |
| SHT NO. | 2 OF 5 |

PLOTTED: Dec 20, 2019 - 2:44pm

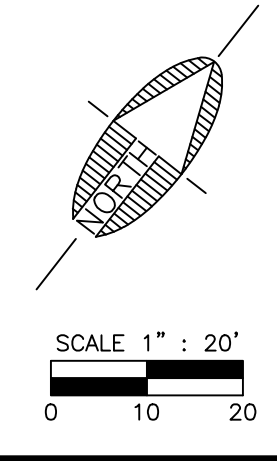
FILE: P:\2019\1905\DRAWINGS\SITE PLAN\1905-SITE PLANDWG OPHAM

| CLEAR VIEW ZONE CALCULATIONS | | | | | | | | | | | |
|------------------------------|--------------|--------------------|------------------------|---------------------------|------------|---------------|-------------------------|---------------|-------------------------|------------------------------------|-------------------------------|
| ID # | MAJOR STREET | MANEUVER DIRECTION | DESIGN SPEED (VMAJOR)1 | TIME GAP tg (unadjusted)2 | GRADE ≤ 3% | ACTUAL GRADES | MULTIPLE LANE CROSSINGS | NO. OF LANES4 | TIME GAP tg(adjusted) 2 | INTERSECTION SIGHT DISTANCE (ISD3) | STOPPING SIGHT DISTANCE (SSD) |
| D1 | Lynch | Right | 25 | 6.5 | Yes | 2% | No | 1 | 6.5 | 240 | 155 |
| D2 | Lynch | Left | 25 | 7.5 | Yes | 2% | No | 1 | 7.5 | 280 | 155 |
| D3 | Hwy 89 | Right | 45 | 6.5 | Yes | 2% | No | 1 | 6.5 | 385 | 155 |

- Notes:
- (1) The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
 - (2) 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.
 - (3) 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: $ISD=1.47 \cdot VMAJOR \cdot tg$
 - (4) 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.
 - (5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.



- NOTES:
1. BIKE LANE STRIPING IS ONLY SHOWN TO DEMONSTRATE PROPOSED ROW IS WIDE ENOUGH TO ACCOMMODATE A FUTURE BIKE LANE.



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C.O.F. #PZ-19-00055

FLAGSTAFF ARIZONA

HWY 89 & CUMMINGS

CIVIL SITE PLAN

JOB NO: 19051
DATE: DEC 19
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

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 |
|-----|-------------|------|----|
| | | | |

REVISIONS

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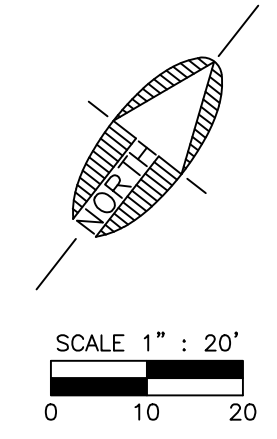
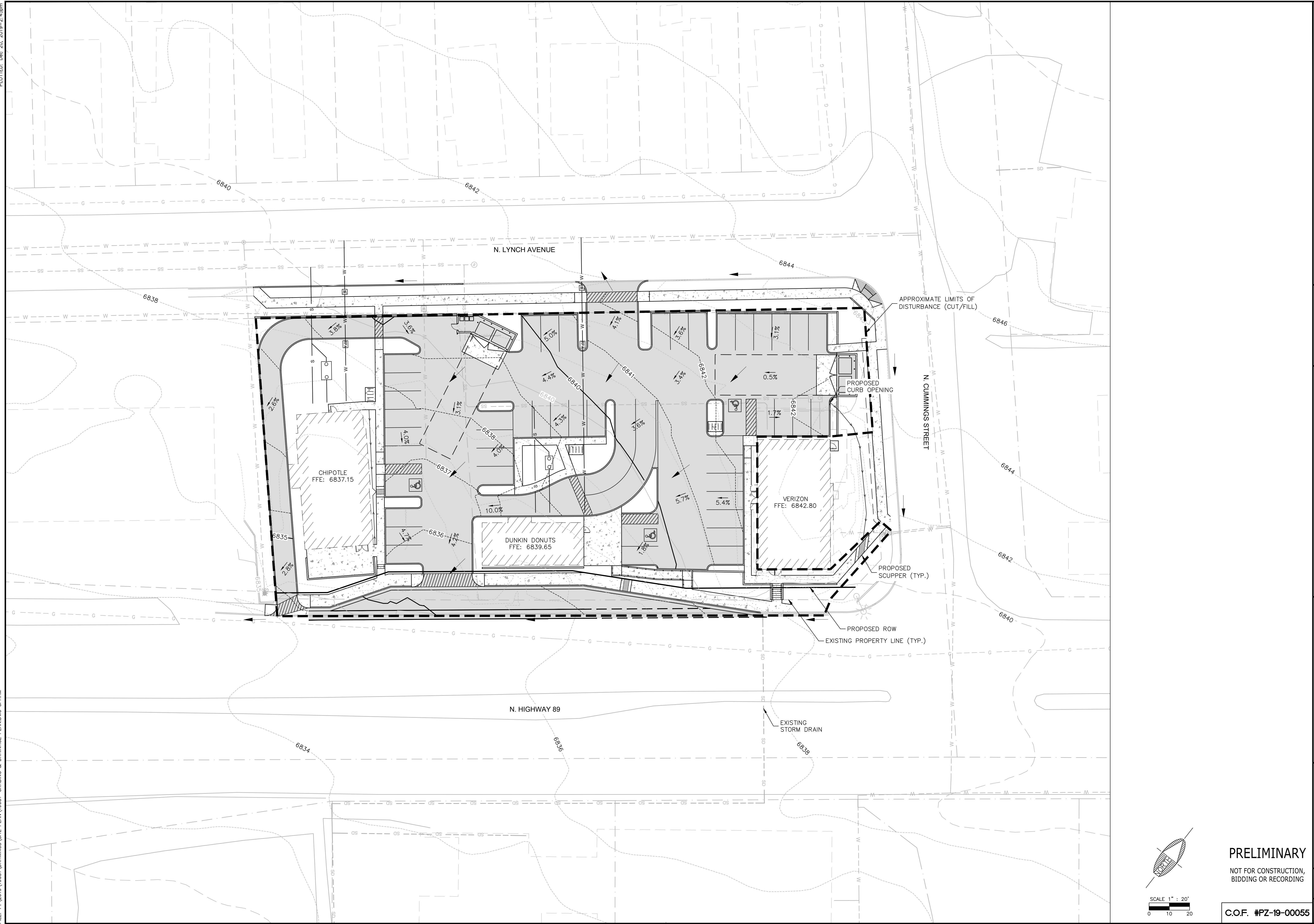
ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
888-8-1-1 or 1-800-514E-11 (928-5348)

DRAWING NO. **SP01**

SHT NO. 3 OF 5


PLOTTED: Dec 20, 2019 - 2:45pm

FILE: P:\2019\1905\DRAWINGS\1905\1905-GRADING & DRAINAGE PLAN.DWG OPHAM



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C.O.F. #PZ-19-00055

| | | | | | | | | | | | |
|---|-----|---------------|------|--|--|----------------------|--|-------------------|--|------------------------------------|--|
| JOB NO: 19051 | | DATE: DEC 19 | | SCALE: AS SHOWN | | DRAWN: CNP | | DESIGN: CNP | | CHECKED: SCI | |
| 110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax | | www.swiqz.com | |  Shephard Wesnitzer, Inc. | | FLAGSTAFF ARIZONA | | HWY 89 & CUMMINGS | | GRADING & DRAINAGE PLAN | |
| REVISIONS | NO. | DESCRIPTION | DATE | BY | | | | | | | |
| | | | | | | | | | | | |
| DRAWING NO. | | SHT NO. | | OF | | | | | | | |
| GD01 | | 4 | | 5 | | | | | | | |

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 Arizona One Stop 811 (928-5348)
 888-8-1-1 or 1-800-514-1111 (928-5348)

PLOTTED: Dec 20, 2019 - 2:45pm

FILE: P:\2019\1905\DRAWINGS\SITE PLAN\19051 - DRAINAGE MAP.DWG (PHAM

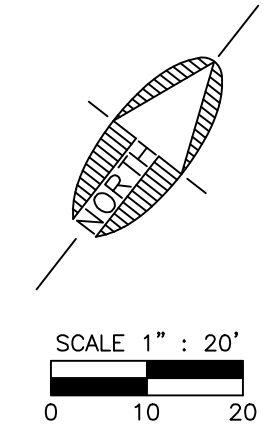


| Impervious Area & LID Analysis | | | | | |
|--------------------------------|----------------|-------------------------------|-------------------------------|--------------------------|--------------------------|
| LID Required Depth (ft) | | | | | 0.0833 |
| Basin ID | Site Area (sf) | Existing Impervious Area (sf) | Proposed Impervious Area (sf) | Net Impervious Area (sf) | Required LID Volume (sf) |
| A1 | 41,328 | 38,001 | 32,775 | -5,226 | 0 |
| B1 | 39,636 | 36,387 | 31,774 | -4,613 | 0 |
| O1 | 4,657 | 4,083 | 2,000 | -2,083 | 0 |
| O2 | 6,465 | 4,228 | 3,947 | -281 | 0 |

1. Drainage Basin A1 represents the gross parcel area, B1 represents the net parcel area, O1 represents the north offsite area, and O2 represents the south offsite area.
 2. Gross required 1" LID volume is for all post-development impervious area including streets, parking, sidewalks and buildings.
 3. Per Ordinance No. 2012-03, LID may be waived for developments less than 1/4 acre or increases in the impervious area of ≤ 5,000 sf.

LEGEND

- DRAINAGE BASIN BOUNDARY
- - - DRAINAGE BASIN BOUNDARY (GROSS PARCEL AREA)
- ID ID = BASIN IDENTIFICATION
- A A = AREA IN ACRES



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| | | | |
|---|-------------|--|----------------------|
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| JOB NO: 19051 DATE: DEC 19 SCALE: AS SHOWN DRAWN: CNP DESIGN: CNP CHECKED: SCI | | HWY 89 & CUMMINGS DRAINAGE MAP | |
| NO. | DESCRIPTION | DATE | BY |
| | | | |
| Call out least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc. | | DRAWING NO. DM01 | |
| SHT NO. | OF | | |
| 5 | 5 | | |