

# REICH BROTHERS DEVELOPMENT MASTER PLAN 1600 EAST BUTLER AVENUE, FLAGSTAFF, AZ

20005

OCTOBER 2020

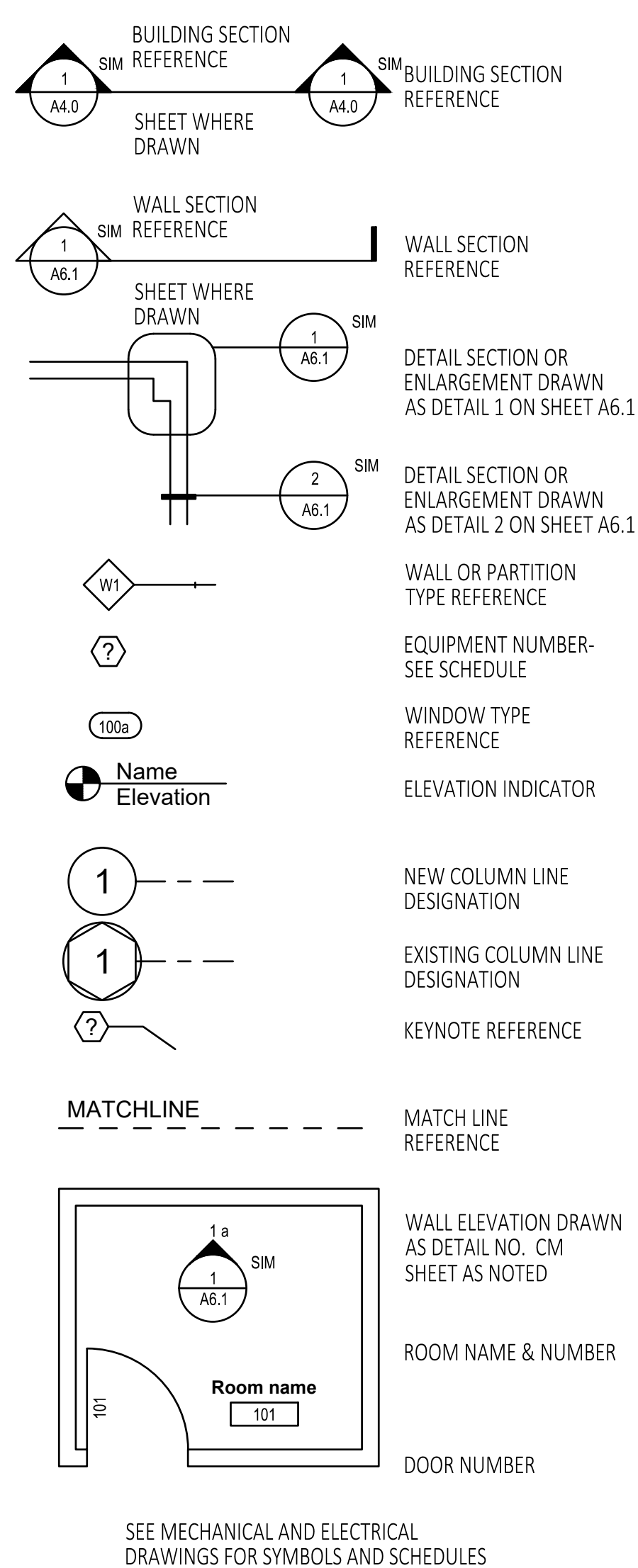


## CoF CONCEPT SUBMITTAL

### Abbreviations

@	AT	MAS	MASONRY
AB	ANCHOR BOLT	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MB	MACHINE BOLT
ALUM	ALUMINUM	MECH	MECHANICAL
∠	ANGLE	MFR	MANUFACTURER
		MIN	MINIMUM
		MO	MASONRY OPENING
BLK(G)	BLOCK(ING)	NTS	NOT-TO-SCALE
BOT	BOTTOM		
CABT	CABINET	OC	ON CENTER(S)
CJ	CONTROL JOINT	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CL	CENTER LINE	OSB	ORIENTED STRAND BOARD
CLG	CEILING		
CMU	CONCRETE MASONRY UNIT		
CO	CLEAN OUT	P	PAINT
CONC	CONCRETE	PERF	PERFORATE(D)
CONT	CONTINUOUS OR CONTINUE	PLAM	PLASTIC LAMINATE
CW	COLD WATER	PTD	PAPER TOWEL DISPENSER
		PTRT	PAPER TOWEL RECEPTOR
		PWD	PLYWOOD
DBL	DOUBLE	RA	RETURN AIR
DIA	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCING
DTL	DETAIL	REQ'D	REQUIRED
		RH	RIGHT HAND
EA	EACH	RM	ROOM
ELEC	ELECTRIC(AL)	RO	ROUGH OPENING
ELEV	ELEVATION	SC	SOLID CORE
ENGR	ENGINEER	SIM	SIMILAR
EP	EPOXY PAINT	SUSP	SUSPENDED
EQ	EQUAL	SV	SHEET VINYL
EQUIP	EQUIPMENT		
EST	ESTIMATE	T&G	TONGUE & GROOVE
EW	EACH WAY	TEL	TELEPHONE
EXIST	EXISTING	TOM	TOP OF MASONRY
EXP	EXPANSION	TOP	TOP OF PLATE
EXP JT	EXPANSION JOINT	TYP	TYPICAL
EXT	EXTERIOR		
		VERT	VERTICAL
FEC	FIRE EXTINGUISHER CABINET	VCT	VINYL TILE
FF	FINISH FLOOR		
FIN	FINISH(ED)	W/	WITH
FLUOR	FLUORESCENT	WC	WATER CLOSET
FTG	FOOTING	WD	WOOD
FURR	FURRED(ING)	W/O	WITHOUT
		WWF	WELDED WIRE FABRIC
GA	GAGE, GAUGE		
GALV	GALVANIZED		
GWB	GYPSON WALL BOARD		
GYP	GYPSON		
HB	HOSE BIBB		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HT	HEIGHT		
HW	HOT WATER		
INSUL	INSULATION		
INT	INTERIOR		
JT	JOINT		
LAM	LAMINATE		
LH	LEFT HAND		

### Symbols



### Materials

	EARTH
	POROUS FILL, STONE, GRAVEL,
	CONCRETE
	CONCRETE MASONRY UNIT
	METAL (LARGE SCALE)
	METAL (SMALL SCALE)
	PLYWOOD
	ROUGH WOOD CONTINUOUS
	ROUGH WOOD NON-CONTINUOUS
	INSULATION-BLANKET BATTS
	INSULATION-RIGID
	GLASS (LARGE SCALE)
	ACOUSTICAL TILE
	GYPSON WALL BOARD
	PLASTER, SAND, CEMENT, & GROUT
	RESILIENT FLOORING
	BRICK

### Project Team

**ARCHITECTURE:**  
JOHNSON WALZER ASSOCIATES LLC  
17 N. SAN FRANCISCO ST.  
FLAGSTAFF, AZ 86001  
PHONE (928) 779-0470  
FAX (928) 779-5479

**CIVIL ENGINEERING:**  
SHEPARD-WESNITZER, INC  
110 W DALE AVE  
FLAGSTAFF, AZ 86001  
PHONE: (928) 773-0354  
FAX: (928) 774-8934

### Project Index

A0.0	COVER SHEET
SVY	ALTA SURVEY
AS1.1	DEMO AND SITE ANALYSIS
AS1.2	SITE PLAN
AS1.3	LANDSCAPE PLAN
AS1.4	PEDESTRIAN / BICYCLE CIRCULATION PLAN
AS1.5	PHASING PLAN

### CLIENT:

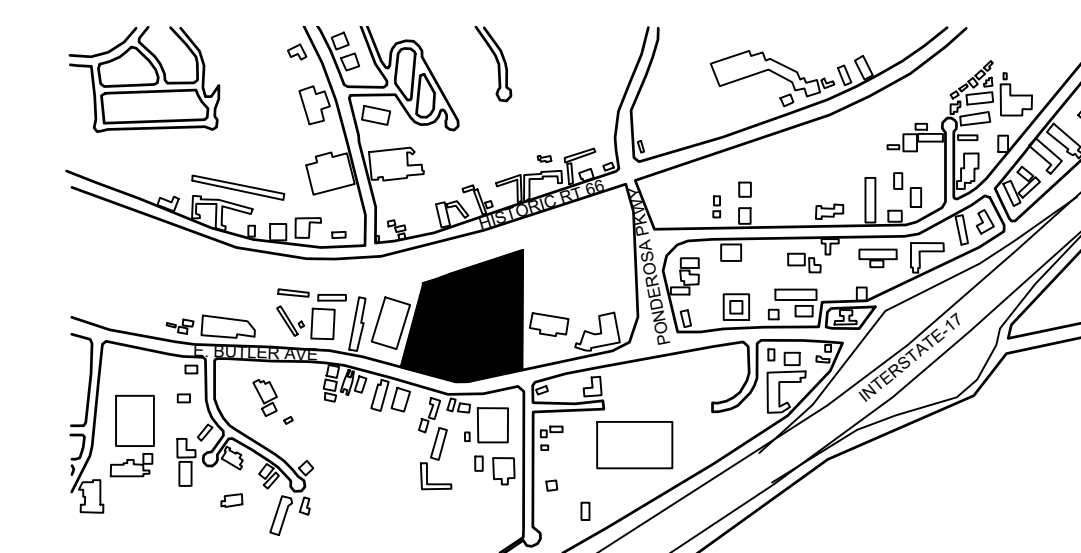
1600 E. BUTLER AVE LLC  
15 RESERVOIR RD  
WHITE PLAINS, NY 10603  
MICHAEL REICH  
PHONE: (914) 614-1800 x 647  
MREICH@REICHBROTHERS.COM

### PROJECT ADDRESS:

1600 E. BUTLER AVE  
FLAGSTAFF, AZ 86001

### PROJECT DATA

APN 10407001C  
10407005M  
PARCEL SIZE 12.70 ACRES (553,375.40 SF)



VICINITY MAP - NTS



0.0



REICH BROTHERS  
DEVELOPMENT  
MASTER PLAN

1600 EAST BUTLER  
AVENUE  
20005

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 18001591-040-DO, WITH AN EFFECTIVE DATE OF AUGUST 17, 2018.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED FLAGSTAFF, IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00°46'00" WEST (BASIS OF BEARING; BOOK 6, MAP 5 (R11)), ALONG THE EAST SECTION LINE OF SAID SECTION 22, FOR 1096.90 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND 1/2" INCH REBAR WITH CAP 14671; THENCE NORTH 00°45'11" WEST FOR 723.54 FEET (RECORD: NORTH 00°46'00" WEST FOR 723.50 FEET (R11)) TO A FOUND 1/2" INCH REBAR WITH CAP 14671; THENCE SOUTH 78°33'48" WEST FOR 503.87 FEET (RECORD: SOUTH 78°34'11" WEST FOR 503.87 FEET (R11)) TO A SET 1/2" INCH REBAR WITH CAP 14671; THENCE SOUTH 76°26'48" WEST, 165.77 FEET (RECORD: SOUTH 76°27'11" WEST FOR 165.77 FEET (R11)) TO A FOUND 1/2" INCH REBAR WITH CAP 14671, SAID POINT BEING A NONTANGENT POINT; THENCE NORTH 76°14'58" EAST FOR 369.82 FEET (RECORD: SOUTH 76°14'58" WEST FOR 369.82 FEET (R11)) TO A FOUND 1/2" INCH REBAR WITH CAP 14671; THENCE SOUTH 74°45'02" EAST FOR 357.41 FEET (RECORD: SOUTH 74°45'02" EAST (R11)) TO A SET 1/2" INCH REBAR WITH CAP 14671, SAID POINT BEING A NONTANGENT POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 130°02'22" AND A RADIUS OF 602.15 FEET, FOR A DISTANCE OF 136.69 FEET (RECORD: ANGLE = 12°59'04", LENGTH = 136.46 FEET (DOCKET 1388, PAGE 814 (R2))), THE CHORD OF SAID CURVE BEARS SOUTH 88°34'05" EAST FOR 136.39 FEET, TO A SET 1/2" INCH REBAR WITH CAP 14671, SAID POINT BEING A NONTANGENT POINT; THENCE NORTH 76°14'58" EAST FOR 369.82 FEET (RECORD: NORTH 76°14'58" EAST (R1 & R2)) TO THE TRUE POINT OF BEGINNING.

PARCEL 2: A PORTION OF A PARCEL OF LAND DESCRIBED IN BOOK 65 OF DEEDS, PAGE 225 AND SHOWN ON "RESULTS OF SURVEY" MAP RECORDED IN BOOK 7 OF SURVEYS, PAGE 41 OF THE RECORDS OF COCONINO COUNTY, ARIZONA, SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, SAID PORTION BEING THAT PARCEL OF LAND SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SANTA FE RAILROAD AND NORTHERLY OF A PARCEL OF LAND DESCRIBED IN DOCKET 1772, PAGE 256 (R3) AND WEST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00°46'00" WEST (BASIS OF BEARING; BOOK 7, MAP 41 (R1)), ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22, FOR A DISTANCE OF 1820.40 FEET (RECORD: 1820.40 FEET RECORD: 1820.40 (R1) AND BOOK 6, PAGE 5 (R2)) TO THE NORTHEAST CORNER OF SAID PARCEL (R3) AND SHOWN ON (R2), SAID POINT BEING A FOUND 1/2" INCH REBAR WITH CAP 14671 AND THE TRUE POINT OF BEGINNING;

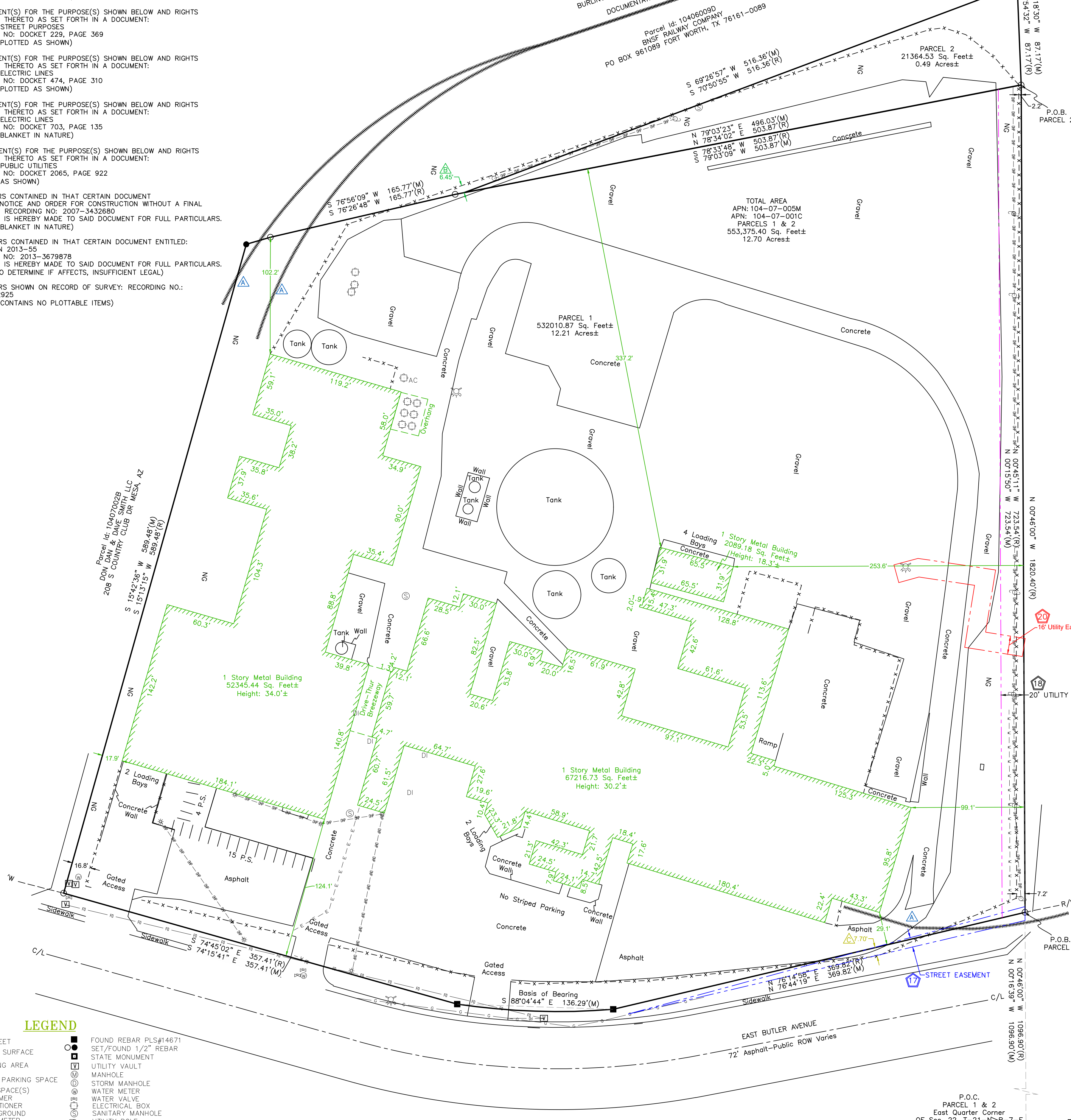
THENCE NORTH 00°54'32" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, FOR A DISTANCE OF 87.17 FEET (M AND (R1)) TO A FOUND CAP 13010, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE SOUTH 70°50'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 516.36 FEET (M AND (R1)) TO A FOUND 1/2" INCH REBAR WITH CAP 14671, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH PARCEL LINE OF SAID PARCEL (R3); THENCE NORTH 80°27'21" EAST, ALONG THE NORTH PARCEL LINE OF SAID PARCEL (R3), FOR A DISTANCE OF 496.03 FEET (RECORD: NORTH 78°34'11" EAST FOR 503.87 FEET (R3)) TO THE TRUE POINT OF BEGINNING.

APN: 104-07-005M

**NOTES CORRESPONDING TO SCHEDULE B**

- 16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: STREET PURPOSES RECORDING NO: DOCKET 229, PAGE 369 (AFFECTS, PLOTTED AS SHOWN)
- 17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: STREET PURPOSES RECORDING NO: DOCKET 229, PAGE 369 (AFFECTS, PLOTTED AS SHOWN)
- 18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES RECORDING NO: DOCKET 474, PAGE 310 (AFFECTS, PLOTTED AS SHOWN)
- 19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES RECORDING NO: DOCKET 703, PAGE 135 (AFFECTS, BLANKET IN NATURE)
- 20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES RECORDING NO: DOCKET 2065, PAGE 922 (AFFECTS, AS SHOWN)
- 21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE AND ORDER FOR CONSTRUCTION WITHOUT A FINAL INSPECTION RECORDING NO: 2007-3432680 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFECTS, BLANKET IN NATURE)
- 22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION 2013-55 RECORDING NO: 2013-3679878 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (UNABLE TO DETERMINE IF AFFECTS, INSUFFICIENT LEGAL)
- 23. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO: 2016-3742925 (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.06'(M)	2065.40'(M)	0°36'43"	S 73°37'02" W	22.06'(M)
C2	136.68'(M)	602.15'(M)	13°00'20"	S 88°04'44" E	136.39'(M)
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.06'(R)	2065.40'(R)	0°36'43"	S 73°07'41" W	22.06'(R)
C2	136.68'(R)	602.15'(R)	13°00'20"	S 88°34'05" E	136.39'(R)



**NOTES CORRESPONDING TO SCHEDULE B**

- 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND POLES RECORDING NO: BOOK 26 OF OFFICIAL RECORDS, PAGE 293 (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER LINES RECORDING NO: BOOK 34 OF OFFICIAL RECORDS, PAGE 319 (DOES NOT AFFECT)
- 7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND POLES RECORDING NO: BOOK 53 OF OFFICIAL RECORDS, PAGE 497 (UNABLE TO PLOT, SURVEY STATIONS REFERENCED IN DOCUMENT NOT PROVIDED)
- 8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND POLES RECORDING NO: BOOK 53 OF OFFICIAL RECORDS, PAGE 499 (UNABLE TO PLOT, SURVEY STATIONS REFERENCED IN DOCUMENT NOT PROVIDED)
- 9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER LINES RECORDING NO: BOOK 79 OF OFFICIAL RECORDS, PAGE 134 (AFFECTS, BLANKET IN NATURE)
- 10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND POLES RECORDING NO: DOCKET 101, PAGE 233 (UNABLE TO PLOT, SURVEY STATIONS REFERENCED IN DOCUMENT NOT PROVIDED)
- 11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER LINES RECORDING NO: DOCKET 112, PAGE 135 (DOES NOT AFFECT)
- 12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER LINES RECORDING NO: DOCKET 114, PAGE 419 (UNABLE TO PLOT, INSUFFICIENT LEGAL DESCRIPTION)
- 13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER LINES RECORDING NO: DOCKET 145, PAGE 531 (UNABLE TO PLOT, THE INTERSECTION OF REFERENCED ROAD DOESN'T EXIST ANYMORE)
- 14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROADWAY, DRAINAGE AND TEMPORARY CONSTRUCTION RECORDING NO: DOCKET 219, PAGE 549 (UNABLE TO PLOT, INSUFFICIENT LEGAL DESCRIPTION)
- 15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND POLES RECORDING NO: DOCKET 224, PAGE 161 (AFFECTS, BLANKET IN NATURE)

**LEGEND**

SQ.FT.	SQUARE FEET	FOUND REBAR PLS#14671
CONCRETE SURFACE	CONCRETE SURFACE	SET/FOUND 1/2" REBAR
NO PARKING AREA	NO PARKING AREA	STATE MONUMENT
HANDICAP PARKING SPACE	HANDICAP PARKING SPACE	UTILITY VAULT
PARKING SPACE(S)	PARKING SPACE(S)	MANHOLE
TRANSFORMER	TRANSFORMER	WATER METER
AIR CONDITIONER	AIR CONDITIONER	WATER VALVE
NATURAL GROUND	NATURAL GROUND	ELECTRICAL BOX
ELECTRIC METER	ELECTRIC METER	SANITARY MANHOLE
TELEPHONE RISER	TELEPHONE RISER	UTILITY POLE
CLEAN OUT	CLEAN OUT	GUY AND/OR LIGHT POLE
CENTRAL ANGLE	CENTRAL ANGLE	FIRE HYDRANT
ARC LENGTH	ARC LENGTH	SIGN
RADIUS	RADIUS	BOLLARD
CHORD BEARING	CHORD BEARING	
CHORD LENGTH	CHORD LENGTH	
DRAINAGE INLET	DRAINAGE INLET	
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE	
FENCE	FENCE	

**STATEMENT OF ENCROACHMENTS**

- IT APPEARS THAT RAILROAD TRACTS ENTER THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
- IT APPEARS THAT FENCING ON THE NORTHERN PART OF THE SUBJECT PROPERTY POTENTIALLY ENCROACHES BY AS MUCH AS 6.45'.
- IT APPEARS THAT FENCING ON THE SOUTHERN PART OF THE SUBJECT PROPERTY POTENTIALLY ENCROACHES BY AS MUCH AS 7.70'.

**VICINITY MAP**  
NOT TO SCALE

**SHEET 1 OF 1**

**LAND AREA**  
553,375.40± SQUARE FEET  
12.70± ACRES

**PARKING**  
REGULAR= 19  
HANDICAP= 0  
TOTAL= 19

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE "X" FLOOD INSURANCE RATE MAP NUMBER 04005C6809G, WHICH BEARS AN EFFECTIVE DATE OF 09/03/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON THE SUBJECT PROPERTY'S SOUTH LINE WHICH CHORD BEARS S 88°04'44" E PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD-83.

**GENERAL NOTES**

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E. BUTLER AVE., A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF S. BABBITT DR. AND E. BUTLER AVE., WHICH IS APPROXIMATELY 85' FROM THE SE CORNER OF THE SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**  
AEI JOB #394265

1600 EASE BUTLER AVENUE  
FLAGSTAFF, COCONINO COUNTY AZ



**COORDINATED BY:**

**AEI Consultants**  
AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
TELEPHONE: 925.746.6000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

**SURVEYOR'S CERTIFICATE**

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY:

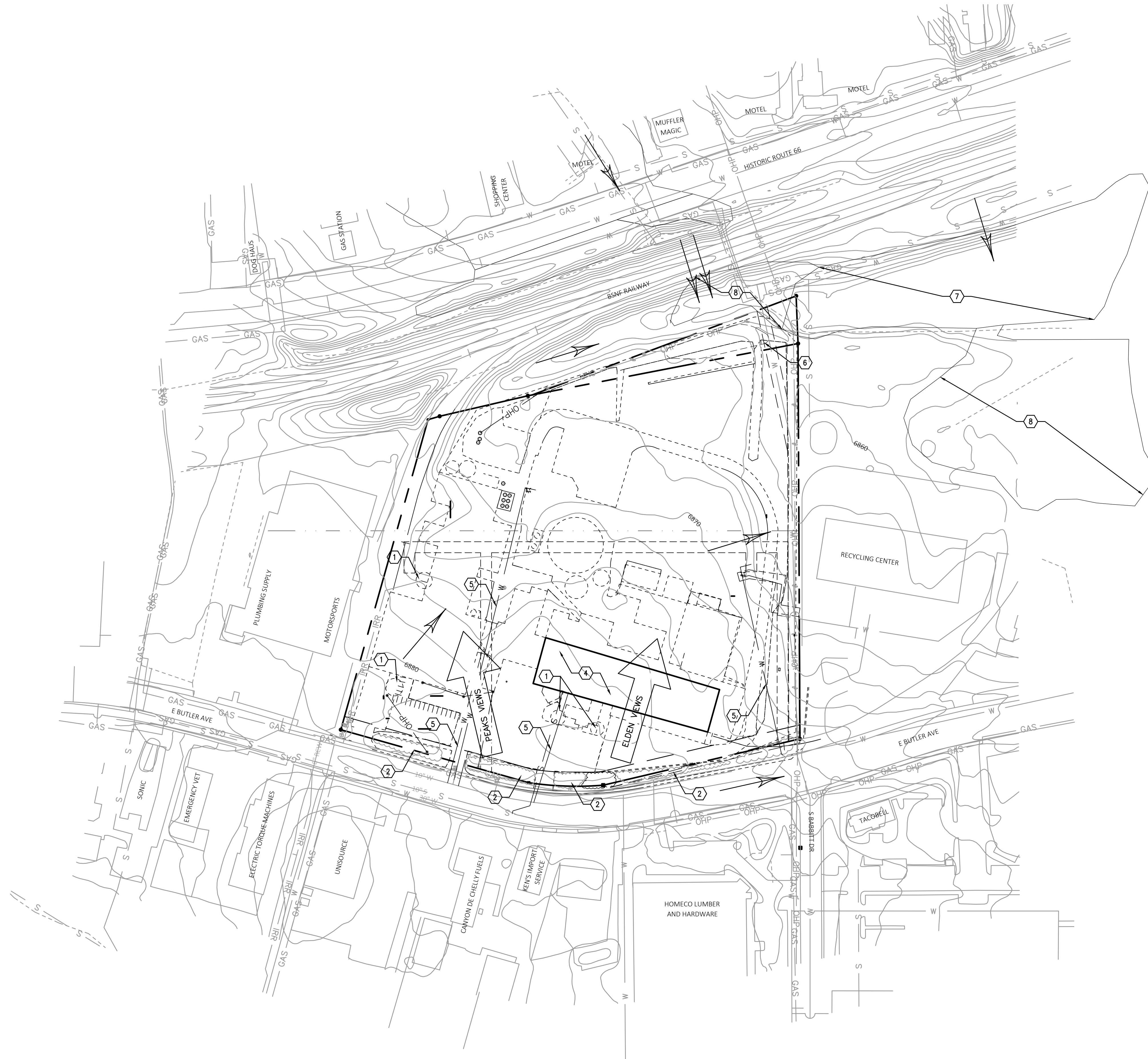
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9/22/2018. DATE OF PLAT OR MAP: 9/24/2018.

REGISTERED SURVEYOR: Buckley D. Blaw  
PROFESSIONAL LAND SURVEYOR NO.: 55942  
STATE OF ARIZONA

DATED \_\_\_\_\_

SURVEYED BY:	DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
BLEW & ASSOCIATES, P.A. 3825 N SHILOH DRIVE FAYETTEVILLE, AR 72703. SURVEY@BLEWINC.COM				18-3274
				SCALE: 1" = 50'
				DRAWN BY: JCH
				APPROVED BY: T.K.S.

**PRELIMINARY**



- KEYNOTES**
1. TREE TO BE REMOVED
  2. EXISTING LANDSCAPE BUFFER
  3. -
  4. ESTIMATED OLDEST STRUCTURE
  5. ABANDON EXISTING WATER LINE AND ASSOCIATED METERS PER CITY STANDARDS
  6. EXISTING STORMWATER BASIN
  7. FLOOD ZONE AH
  8. FLOOD ZONE AE



JOHNSON WALZER ASSOCIATES LLC, 17 NORTH SAN FRANCISCO STREET, SUITE 3A, FLAGSTAFF, ARIZONA 86001 (928) 779-0470

REICH BROTHERS  
 DEVELOPMENT MASTER PLAN  
 1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA

PROJECT: 20005  
 SCALE: 1" = 100'  
 DRAWN BY: ALP  
 CHECKED BY: TW  
 DATE: OCTOBER 2020

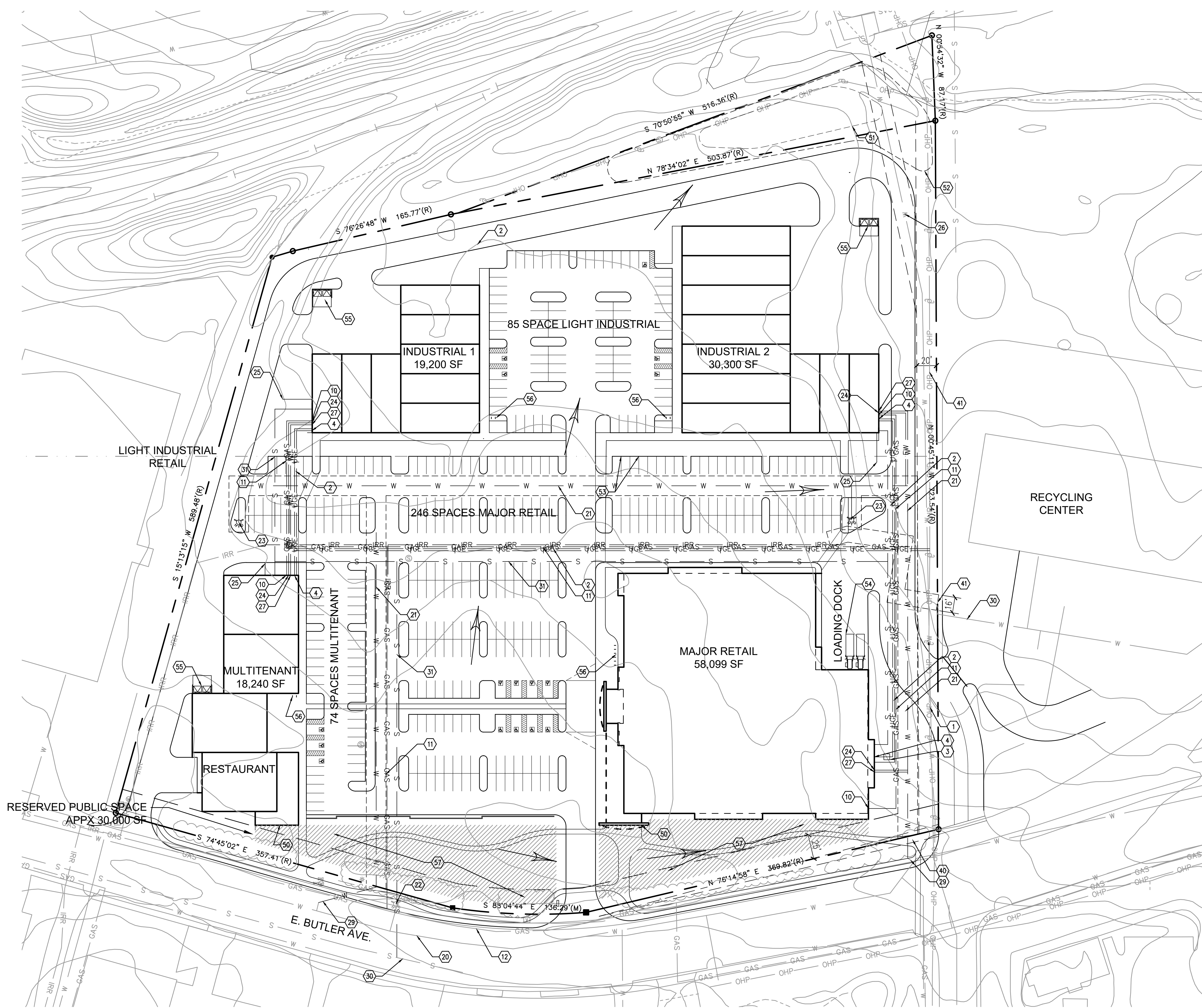
TITLE: DEMO SITE PLAN  
 SITE ANALYSIS  
 RESOURCE PROTECTION

AS1.1

1 DEMO AND SITE ANALYSIS  
 1" = 100'

2 CONTOURS





RESERVED PUBLIC SPACE  
APPX 30,000 SF

LIGHT INDUSTRIAL  
RETAIL

246 SPACES MAJOR RETAIL

MULTITENANT  
18,240 SF

RESTAURANT

74 SPACES MULTITENANT

85 SPACE LIGHT INDUSTRIAL

INDUSTRIAL 1  
19,200 SF

INDUSTRIAL 2  
30,300 SF

MAJOR RETAIL  
58,099 SF

LOADING DOCK

RECYCLING  
CENTER

E. BUTLER AVE.

1 SITE PLAN  
1" = 50'

2 CONTOURS



GENERAL NOTES

DEVELOPMENT AREA	
COMMERCIAL USE:	7.71 ACRES (335,838 SF)
INDUSTRIAL USE:	4.99 ACRES (217,537.4 SF)
PROPOSED BUILDING TYPES:	TYPE V, SPRINKLERED
BUILDING AREAS:	
COMMERCIAL:	58,099 SF MAJOR RETAIL 18,240 SF MULTITENANT W/ RESTAURANT
TOTAL:	76,339 SF
INDUSTRIAL:	49,500 SF
TOTAL ON SITE:	125,839 SF
FLOOR AREA RATIO (SINGLE STORY STRUCTURES)	
COMMERCIAL:	76,339/335,838 = 0.227
	0.25 FAR MAX ALLOWED
LIGHT INDUSTRIAL:	49,500/217,537 = 0.227
	1.50 FAR MAX ALLOWED
IMPERVIOUS CALCULATIONS	
EXISTING IMPERVIOUS:	290,336.40 SF
PROPOSED IMPERVIOUS:	408,980.40 SF
NET INCREASE:	118,594.00 SF
REQUIRED ADDITIONAL 1" LID VOLUME, SURFACE AREA:	9882.83 CF
PARKING CALCULATIONS	
RETAIL: SHOPPING CENTER (SHARED PARKING WITH RESTAURANT)	
	1 PER 250 SF
	58,099 + 18,240 = 76,339 SF RETAIL
	/ 250 = 305 SPACES MIN + 5% = 320 SPACES MAX
	320 SHOWN (11 ADA)
	16 BICYCLE SPACES
LIGHT INDUSTRIAL: MANUFACTURING/PROCESSING **	
	1 PER 600 SF
	19,200 + 30,300 = 49,500 SF LIGHT INDUSTRIAL
	/ 600 = 82 SPACES MIN + 5% = 86 SPACES MAX
	85 SHOWN (5 ADA)
	6 BICYCLE SPACES
LOT TOTAL:	405 SPACES
	3 RESERVED SPACES FOR FUTURE EV CHARGING
	4 SPACES PROVIDED (2 DOUBLE LOADED STUBS)
PUBLIC SPACE CALCULATION	
DEVELOPMENT AREA 12.70 ACRES (553,375.40 SF) x 5%	
	27668.77 SF REQUIRED AND PROVIDED
**NOTE: THIS ILLUSTRATES DEVELOPMENT FOR THE MOST INTENSIVE USAGE (MANUFACTURING/PROCESSING). IF FINAL USE IS A LESS INTENSIVE USAGE (WAREHOUSING, ETC), PARKING SPACES CAN BE REMOVED TO ADJUST THE TOTAL NUMBER DOWN.	

KEYNOTES

1. EXISTING OVERHEAD ELECTRIC
2. NEW UNDERGROUND ELECTRIC, COMM, AND CATV
3. PROPOSED TRANSFORMER
4. ELECTRIC, COMM AND CATV SERVICE ENTRY
10. GAS METER
11. NEW GAS LINE
12. EXISTING GAS LINE
20. EXISTING 8" WATER
21. NEW PUBLIC 8" WATER LINE IN 20' PUBLIC UTILITY EASEMENT
22. EXISTING FIRE HYDRANT
23. NEW FIRE HYDRANT
24. FIRE RISER
25. FIRE DEPARTMENT CONNECTION
26. EXISTING CITY 27" WATER TRANSMISSION MAIN LINE TO REMAIN. 20' P.U.E. TO PROVIDED.
27. NEW WATER METER
28. NEW PRIVATE DOMESTIC AND FIRE WATER TO BUILDING
29. EXISTING WATER TAP
30. EXISTING WATER TO MRF PROPERTY
31. ABANDON EASEMENT
30. EXISTING GRAVITY SEWER
31. NEW 6" SEWER LINE
40. STREET EASEMENT
41. EXISTING UTILITIES EASEMENT
50. ARCHITECTURAL ROOF ELEMENT
51. EXISTING STORMWATER BASIN
52. PROPOSED BASIN ENLARGEMENT
53. STUBS FOR ELECTRIC CHARGING STATIONS, 2 DOUBLE LOADED
54. TRASH COMPACTORS
55. DUMPSTER LOCATION
56. BICYCLE PARKING
57. CIVIC SPACE

LEGEND

PRIMARY PROPERTY LINE	---
USE SEPARATION LINE	---
SETBACK LINE	---
EASEMENT LINE	---
GAS LINE	GAS
SEWER LINE	S
WATER LINE	W
UNDERGROUND ELECTRIC LINE	UGE
OVERHEAD ELECTRIC LINE	OHP
CABLE LINE	CTV
TELEPHONE LINE	T
IRRIGATION LINE / RECLAIMED WATER	IRR
FIRE WATER LINE	FW
DRAINAGE ARROW	→

JOHNSON WALZER ASSOCIATES LLC, 17 NORTH SAN FRANCISCO STREET, SUITE 3A, FLAGSTAFF, ARIZONA 86001 (928) 779-0470

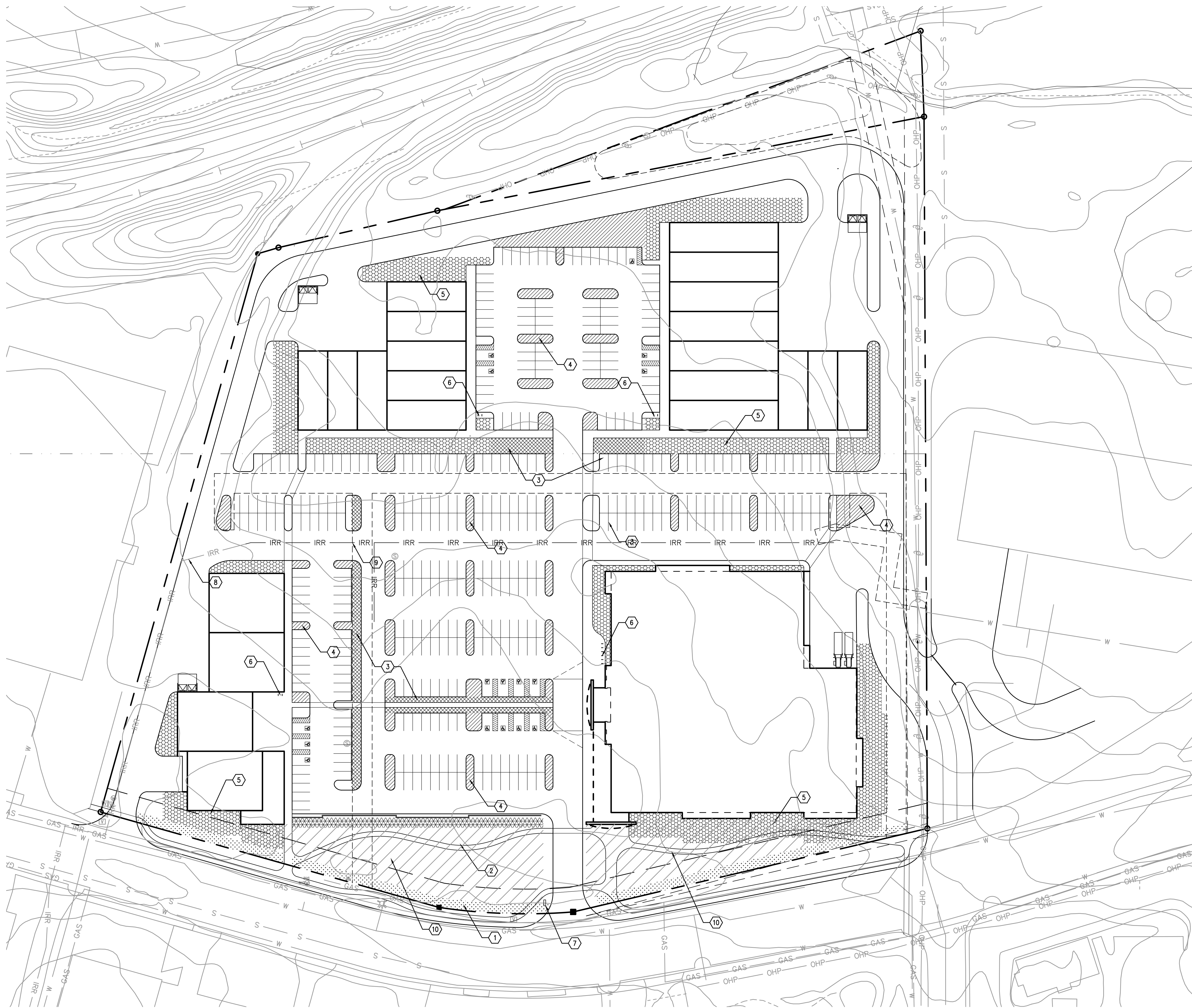


REICH BROTHERS  
DEVELOPMENT MASTER PLAN  
1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA

PROJECT: 20005  
SCALE: 1" = 50'  
DRAWN BY: ALP  
CHECKED BY: TW  
DATE: OCTOBER 2020

TITLE: SITE PLAN

AS1.2



**GENERAL NOTES**

Landscaping. The project site is fully developed. Minimal landscaping exists, mostly along the frontage, with some medium sized trees that can be saved. The general neighborhood setting is urban/industrial. All landscaped areas are to be served by a drip type automatic piped irrigation system, to include rainwater sensor. Planting areas are to receive mulch or decomposed granite.

A. City requirements, buffer yards. Street buffer yards are to be 10' deep minimum. Peripheral buffer yards in light industrial zone are not required, where abutting adjacent industrial uses. One 15 gallon tree, three 5 gallon shrubs and two 1 gallon groundcovers are required for each 15' of public street frontage.  
 Calculation: 864 LF/15 = 58 trees, 174 shrubs and 116 shrubs

B. City requirements, parking areas. 30 SF per parking space. Two 15 gallon trees and four 5 gallon shrubs and four 1 gallon groundcovers required per every 8 parking spaces.  
 Calculation light industrial: At light industrial, 85 parking spaces are provided. At 1/8, this produces 11 units of two trees, four shrubs and four groundcovers. This totals 22 trees, 44 shrubs and 44 groundcovers, to be located at the parking areas. 2,550 SF of parking lot landscaping area is required.  
 Calculation commercial: At commercial, 320 parking spaces are provided. At 1/8, this produces 40 units of two trees, four shrubs and four groundcovers. This totals 80 trees, 160 shrubs and 160 groundcovers, to be located at the parking areas. 2,550 SF of parking lot landscaping area is required.

C. City requirements, parking screening. Along public streets, provide 3 1/2' wall or shrubbery. Two five gallon shrubs per parking space required. 23 spaces at 2 per space = 46 total screening shrubs.

D. City requirements, building perimeter. No existing trees are available for perimeter credit. One 15 gallon tree, two 5 gallon shrubs and two 1 gallon groundcovers are required for each 25' of building perimeter.  
 Calculation: Light industrial building 1-640 LF/25' = 26 trees, 52 shrubs and 52 groundcovers; Light industrial building 2-820 LF/25' = 33 trees, 66 shrubs and 66 groundcovers; multi-tenant building-716 LF/25 = 29 trees, 58 shrubs and 58 groundcovers; Kohls 1,046/25 = 42 trees, 84 bushes and 84 shrubs.

E. City requirements, unused areas. Disturbed area, unused areas and drainage basins are to be hydroseeded per city requirements, with a mix of native grasses and wildflowers.

**KEYNOTES**

1. STREET BUFFER, 10' MIN
2. PARKING LOT SCREENING
3. PARKING LOT SUBDIVIDING
4. PARKING LANDSCAPING
5. BUILDING FOUNDATION LANDSCAPING, 25' MAX
6. BICYCLE PARKING
7. PYLON SIGN
8. EXISTING RECLAIMED WATER
9. RECLAIMED WATER EXTENSION
10. CIVIC SPACE



REICH BROTHERS  
 DEVELOPMENT MASTER PLAN  
 1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA

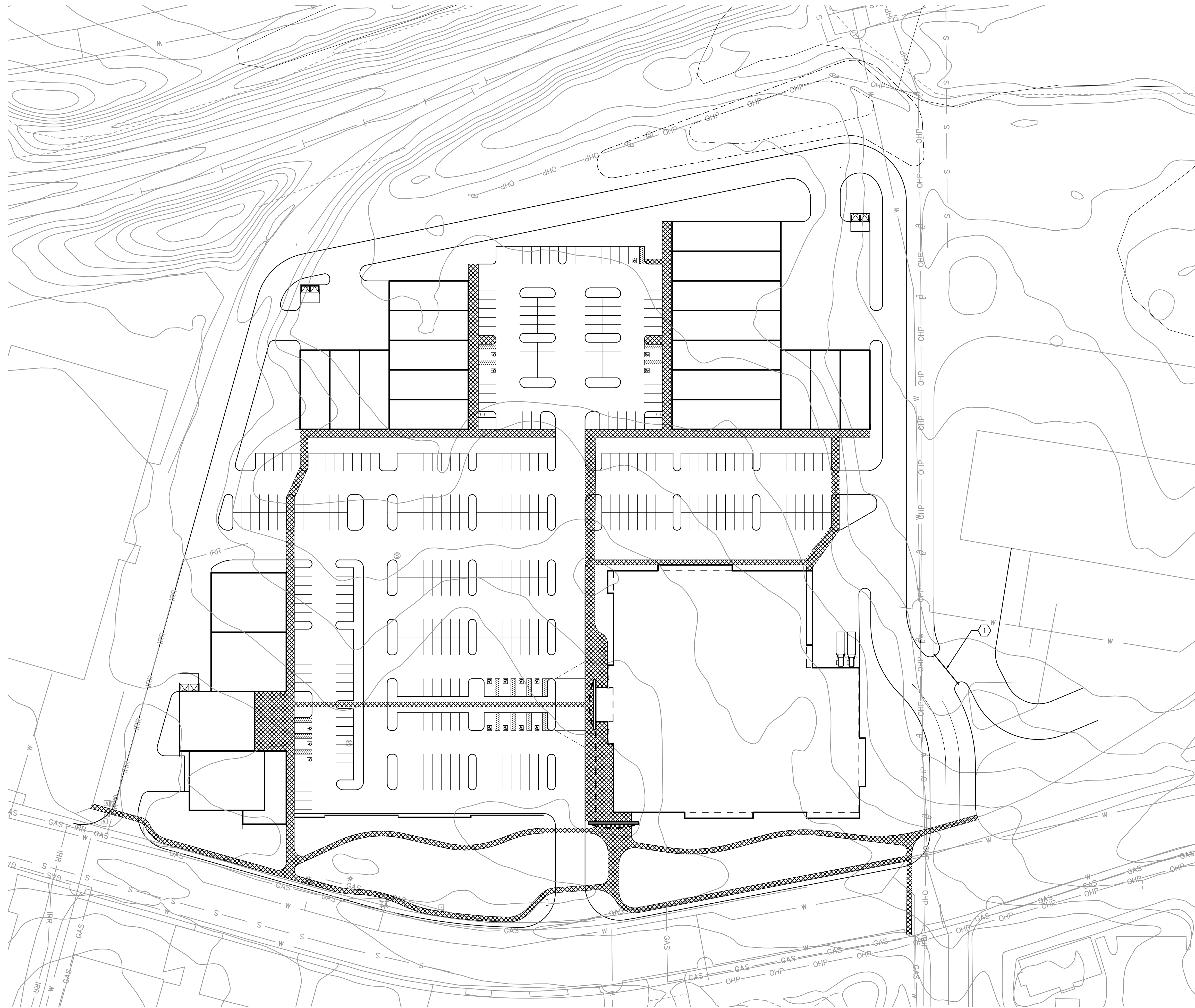
PROJECT: **20005**  
 SCALE: 1" = 50'  
 DRAWN BY: ALP  
 CHECKED BY: TW  
 DATE: OCTOBER 2020

TITLE: LANDSCAPE PLAN

AS1.3

**1 LANDSCAPE PLAN**  
1" = 50'

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**KEYNOTES**

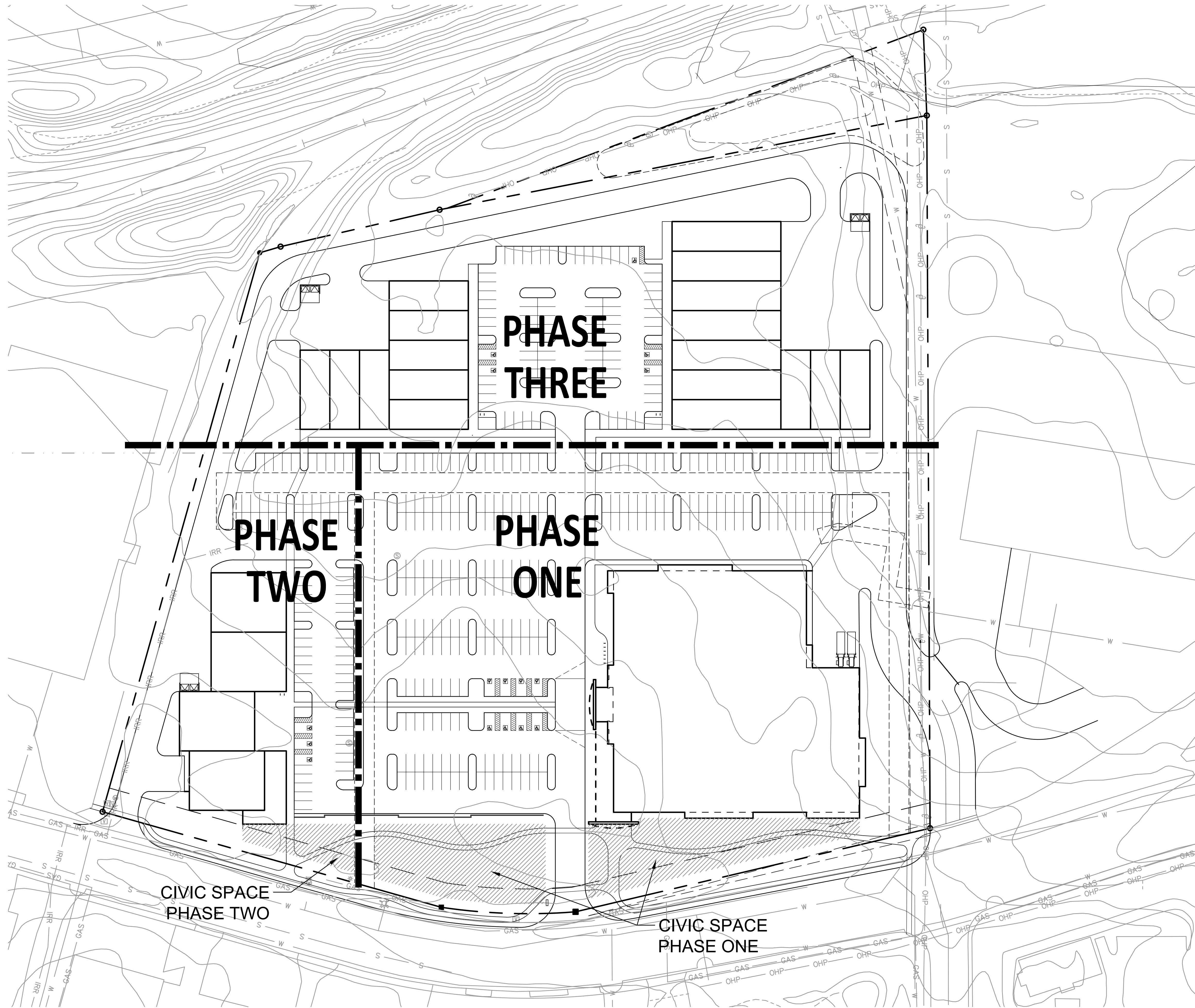
- 1. NEW SECURITY GATE

**1 PEDESTRIAN/BICYCLE CIRCULATION**

1" = 50'

2' CONTOURS





1 PHASING PLAN  
1" = 50'

2 CONTOURS

