

REICH BROTHERS PHASE ONE RETAIL DEVELOPMENT 1600 EAST BUTLER AVENUE, FLAGSTAFF, AZ

20005

MARCH 2021

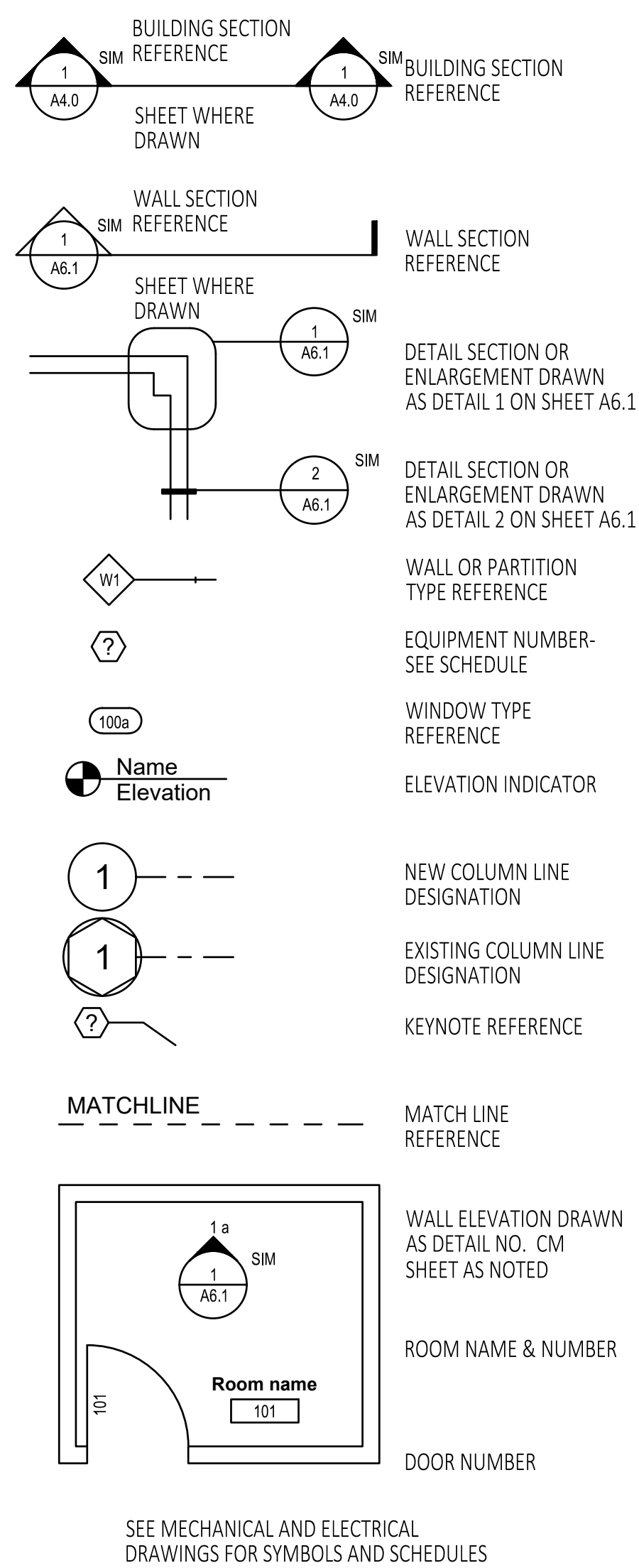


CoF SITE RESUBMITTAL

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		
CONC	CONCRETE	P	PAINT
CONT	CONTINUOUS OR CONTINUE	PERF	PERFORATE(D)
CW	COLD WATER	PLAM	PLASTIC LAMINATE
		PTD	PAPER TOWEL DISPENSER
		PTRT	PAPER TOWEL RECEPTOR
		PWD	PLYWOOD
DBL	DOUBLE	RA	RETURN AIR
DIA	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REIN	REINFORCING
DTL	DETAIL	REQ'D	REQUIRED
		RH	RIGHT HAND
		RM	ROOM
		RO	ROUGH OPENING
EA	EACH	SC	SOLID CORE
ELEC	ELECTRIC(AL)	SIM	SIMILAR
		SUSP	SUSPENDED
		SV	SHEET VINYL
ELEV	ELEVATION	T&G	TONGUE & GROOVE
ENGR	ENGINEER	TEL	TELEPHONE
EP	EPOXY PAINT	TOM	TOP OF MASONRY
EQ	EQUAL	TOP	TOP OF PLATE
EQUIP	EQUIPMENT	TYP	TYPICAL
EST	ESTIMATE		
EW	EACH WAY		
EXIST	EXISTING		
EXP	EXPANSION		
EXP JT	EXPANSION JOINT		
EXT	EXTERIOR		
FEC	FIRE EXTINGUISHER CABINET		
FF	FINISH FLOOR	VERT	VERTICAL
FIN	FINISH(ED)	VCT	VINYL TILE
FLUOR	FLUORESCENT		
FTG	FOOTING		
FURR	FURRED(ING)	W/	WITH
		WC	WATER CLOSET
		WD	WOOD
		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:
SHEPHARD-WESNITZER, INC
110 W DALE AVE
FLAGSTAFF, AZ 86001
PHONE: (928) 773-0354
FAX: (928) 774-8934

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A0.0	COVER SHEET
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A4.2	BUILDING ELEVATIONS - MULTITENANT

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

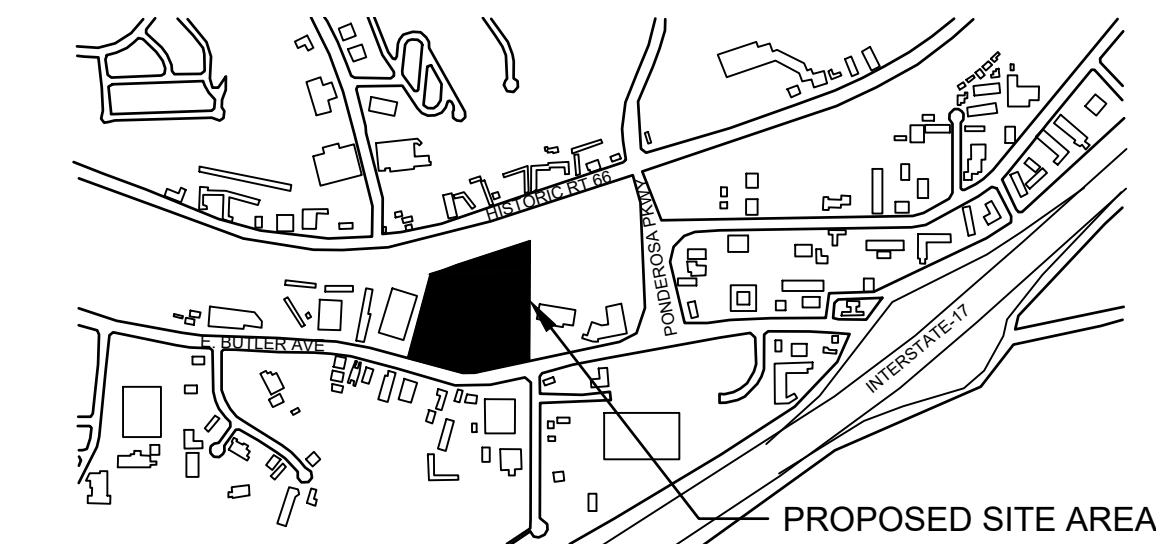
PROJECT DATA

APN	10407001C
	10407005M
PARCEL SIZE	12.70 ACRES (553,375.40 SF)
TOTAL SITE	7.71 ACRES (335,838 SF) THIS PHASE

PROJECT DESCRIPTION

PHASE ONE RETAIL DEVELOPMENT INCLUDED IN THIS PACKAGE IS CONSTRUCTION OF A MAJOR RETAIL BUILDING AT THE EAST, CONSTRUCTION OF A MULTITENANT RETAIL BUILDING AT THE WEST AND ALL RELATED HARDSCAPE AND UTILITY IMPROVEMENTS IN THE SOUTHERLY PORTION OF THE SITE. THE LIGHT INDUSTRIAL PORTION AT THE NORTH WILL BE A FUTURE PHASE. STORM WATER IMPROVEMENTS AT THE NORTHEAST ARE INCLUDED IN THIS PHASE.

THIS PHASE ONE RETAIL DEVELOPMENT REQUIRES A CONDITIONAL USE PERMIT



VICINITY MAP - NTS



0.0



REICH BROTHERS
PHASE 1 RETAIL
DEVELOPMENT

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 (R1)) 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 (R1)) 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 (R1)) 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 (R1)) TO A SET 1/2" INCH REBAR WITH CAP 14671, SAID POINT BEING A NONTANGENT POINT OF CURVATURE; THENCE SOUTHWESTERLY, 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

- 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)

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'.

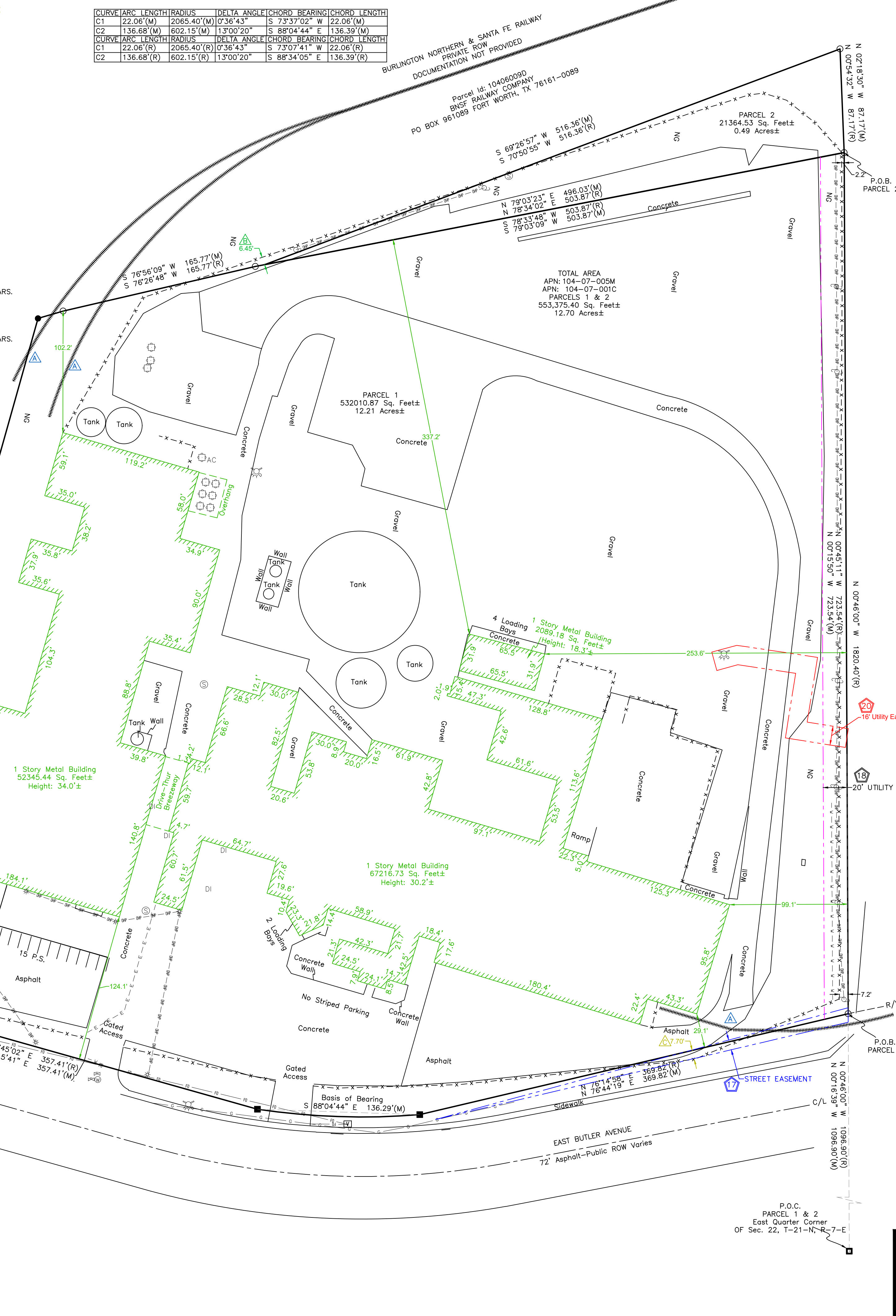
NOTES CORRESPONDING TO SCHEDULE B

- 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 474, PAGE 310
(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 703, PAGE 135
(AFFECTS, BLANKET IN NATURE)
- 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)

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	



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:

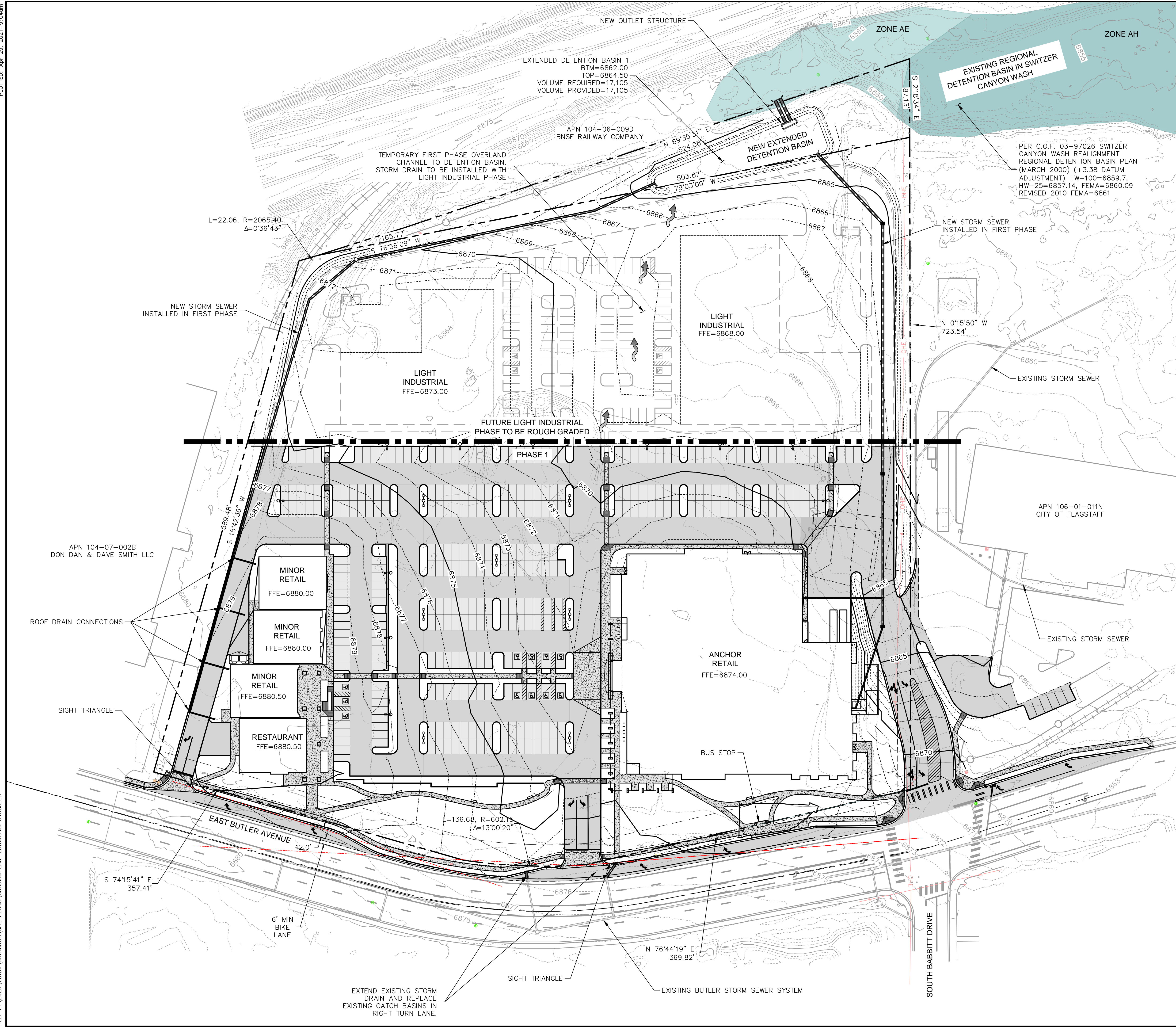
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 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: 18-3274
BLEW & ASSOCIATES, P.A. 3825 N SHILOH DRIVE FAYETTEVILLE, AR 72703. SURVEY@BLEWINC.COM				SCALE: 1" = 50' DRAWN BY: JCH APPROVED BY: T.K.S.

PRELIMINARY



IMPERVIOUS AREA SUMMARY
 LID AND DETENTION ARE REQUIRED AND WILL BE PROVIDED IN NEW EXTENDED DETENTION BASIN.
 PRE-DEVELOPMENT IMPERVIOUS AREA (ANALYSIS LIMITS PER PRELIMINARY DRAINAGE REPORT)= 293,083 SF
 POST-DEVELOPMENT IMPERVIOUS AREA (ANALYSIS LIMITS PER PRELIMINARY DRAINAGE REPORT)= 425,352 SF
 NEW IMPERVIOUS AREA = 132,264 SF
 1" LID VOLUME = 11,022 CF
 APPROXIMATELY 13,000 SF OF ADDITIONAL IMPERVIOUS AREA WILL BE ADDED FOR RIGHT TURN LANES ON BUTLER AVENUE. 1" OF LID VOLUME (1,083 CF) WILL BE OVER RETAINED IN PROPOSED EXTENDED DETENTION BASIN IN ADDITION TO THE 11,022 CF.

FEMA DESIGNATION:
 THIS PROJECT IS LOCATED PRIMARILY WITHIN ZONE X OF FEMA FIRM MAP #04005C6809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A SMALL PORTION IS LOCATED IN ZONE AE THAT WILL BE UNDISTURBED BY THIS PROJECT.

LEGEND

- DRAINAGE ARROW
- ZONE AE FLOODPLAIN
- ZONE AH FLOODPLAIN

SCALE 1" = 50'
 0 25 50

ORIENTED NORTH

FLAGSTAFF ARIZONA

THE SHOPS

SITE PLAN PRELIMINARY GRADING AND DRAINAGE PLAN

JOB NO.:	20166
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	SVJ
DESIGN:	SVJ
CHECKED:	SCI

75 Killof Place
 Suite 200, Flagstaff, AZ 86001
 928.282.2058 fax
 www.swi.az.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation
 Call 811 or click Arizona811.com

ARIZONA 811

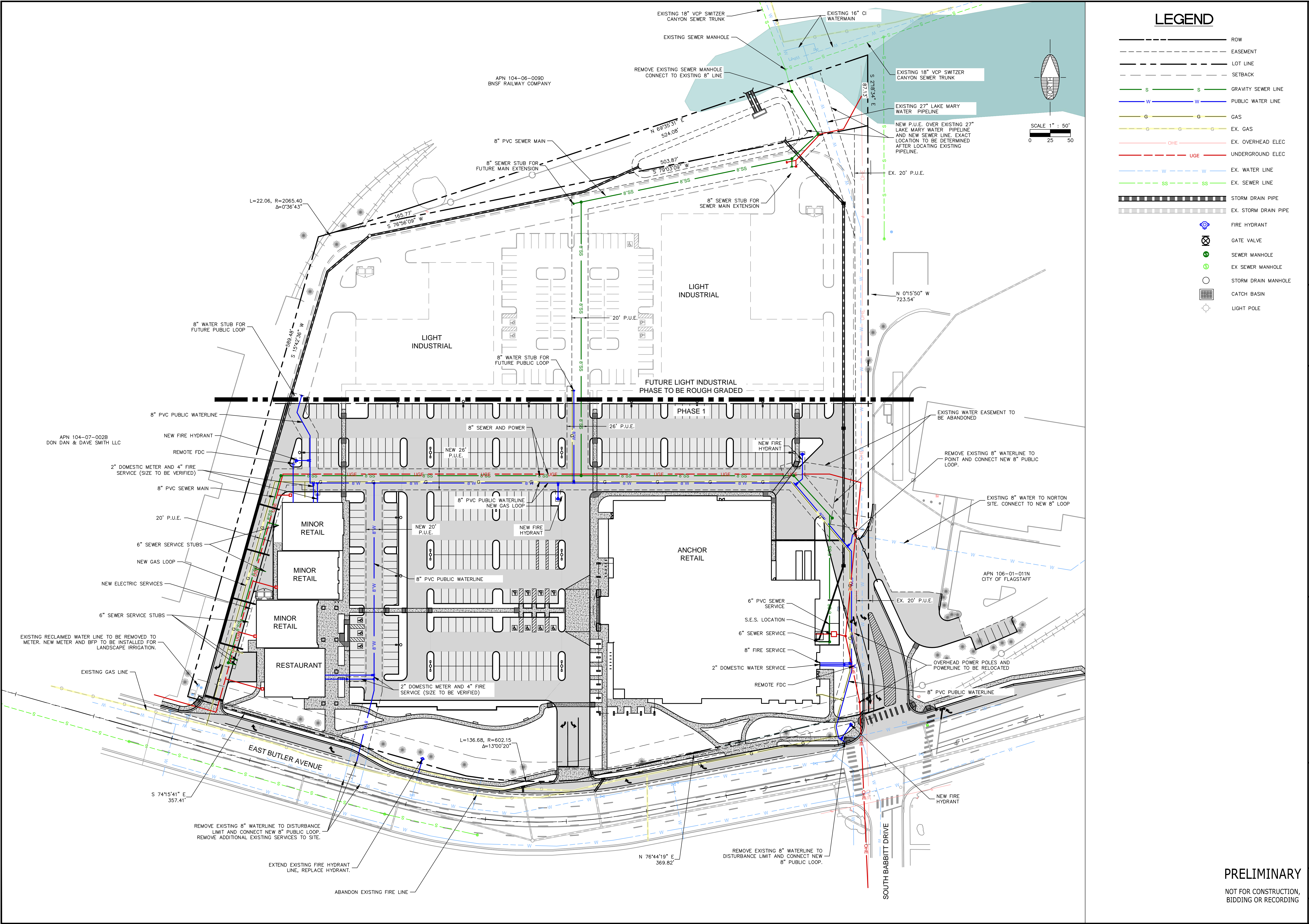
PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. C01

SHT NO.	1	OF	2
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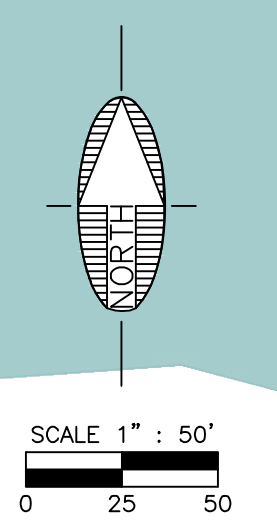
PLOTTED: Apr 29, 2021 - 9:06am

FILE: P:\2020\20166 DRAWINGS\SITE PLANS\UTILITY PLAN-20166.DWG SVOSSELER



LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- S --- S GRAVITY SEWER LINE
- W --- W PUBLIC WATER LINE
- G --- G GAS
- E --- E EX. OVERHEAD ELEC
- U --- U UNDERGROUND ELEC
- W --- W EX. WATER LINE
- SS --- SS EX. SEWER LINE
- STORM DRAIN PIPE
- EX. STORM DRAIN PIPE
- ⊙ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ SEWER MANHOLE
- ⊙ EX. SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE



**SITE PLAN
PRELIMINARY UTILITY PLAN**

FLAGSTAFF
ARIZONA

THE SHOPS

JOB NO.:	20166
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	SLV
DESIGN:	SLV
CHECKED:	SCI

1225 E. Main Street, Suite 100
Flagstaff, AZ 86001
Phone: 928.723.6394 Fax: 928.723.6394
928.541.1075
www.swi.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

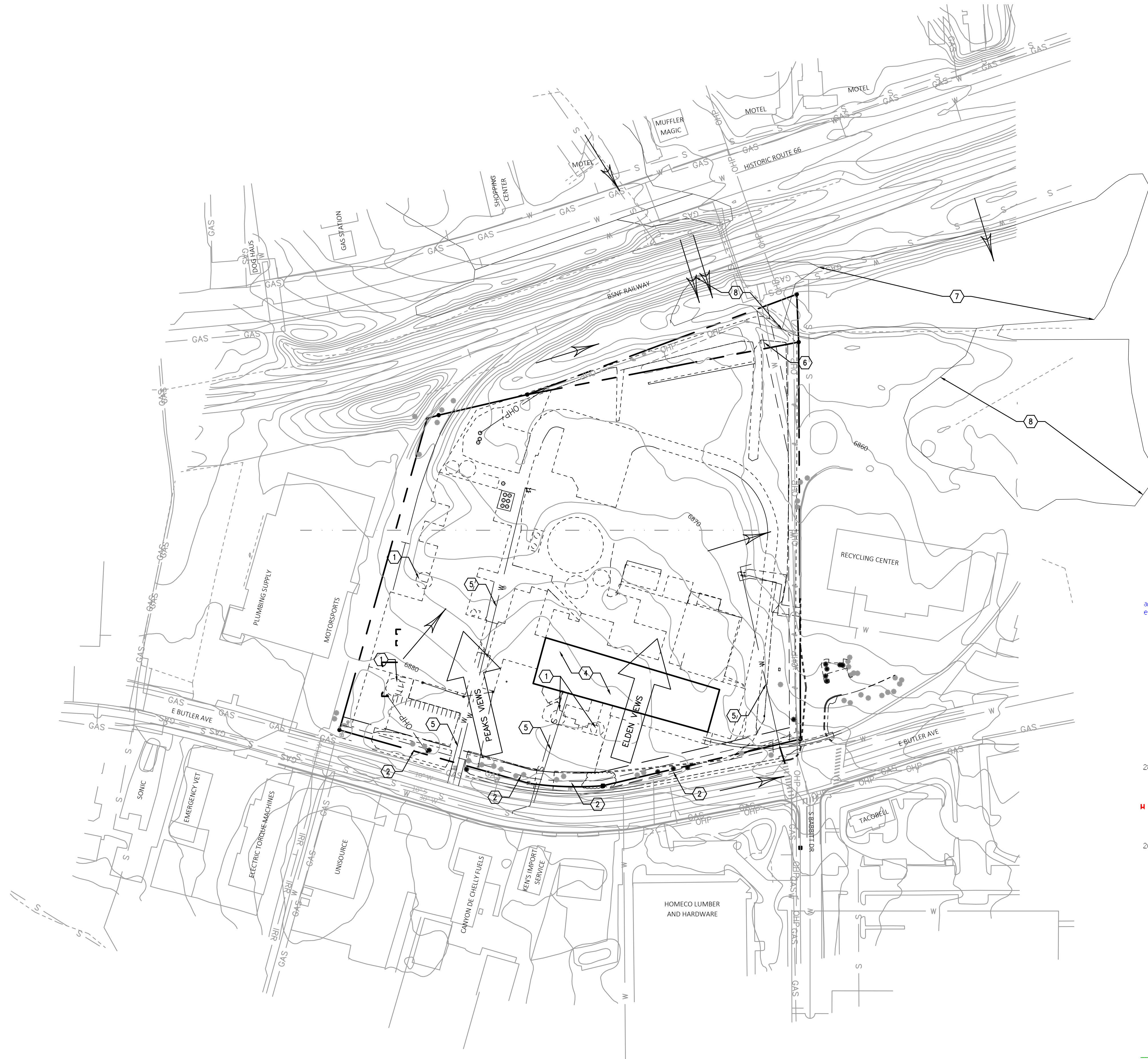
REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

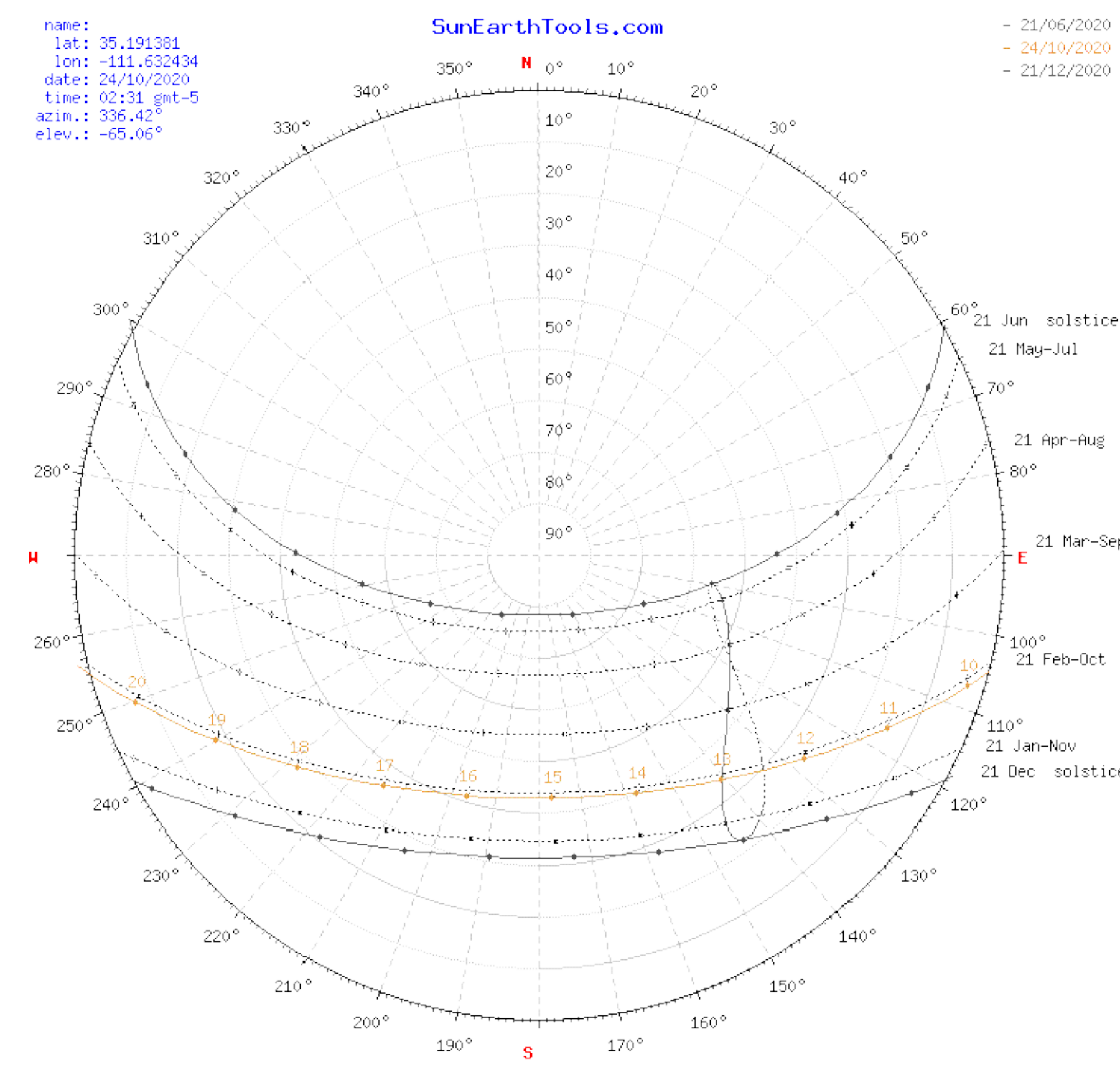
DRAWING NO. **C02**

SHT NO. 2 OF 2

Contact Arizona 811 at least two full working days before you begin excavation. Call 811 or click: Arizona811.com



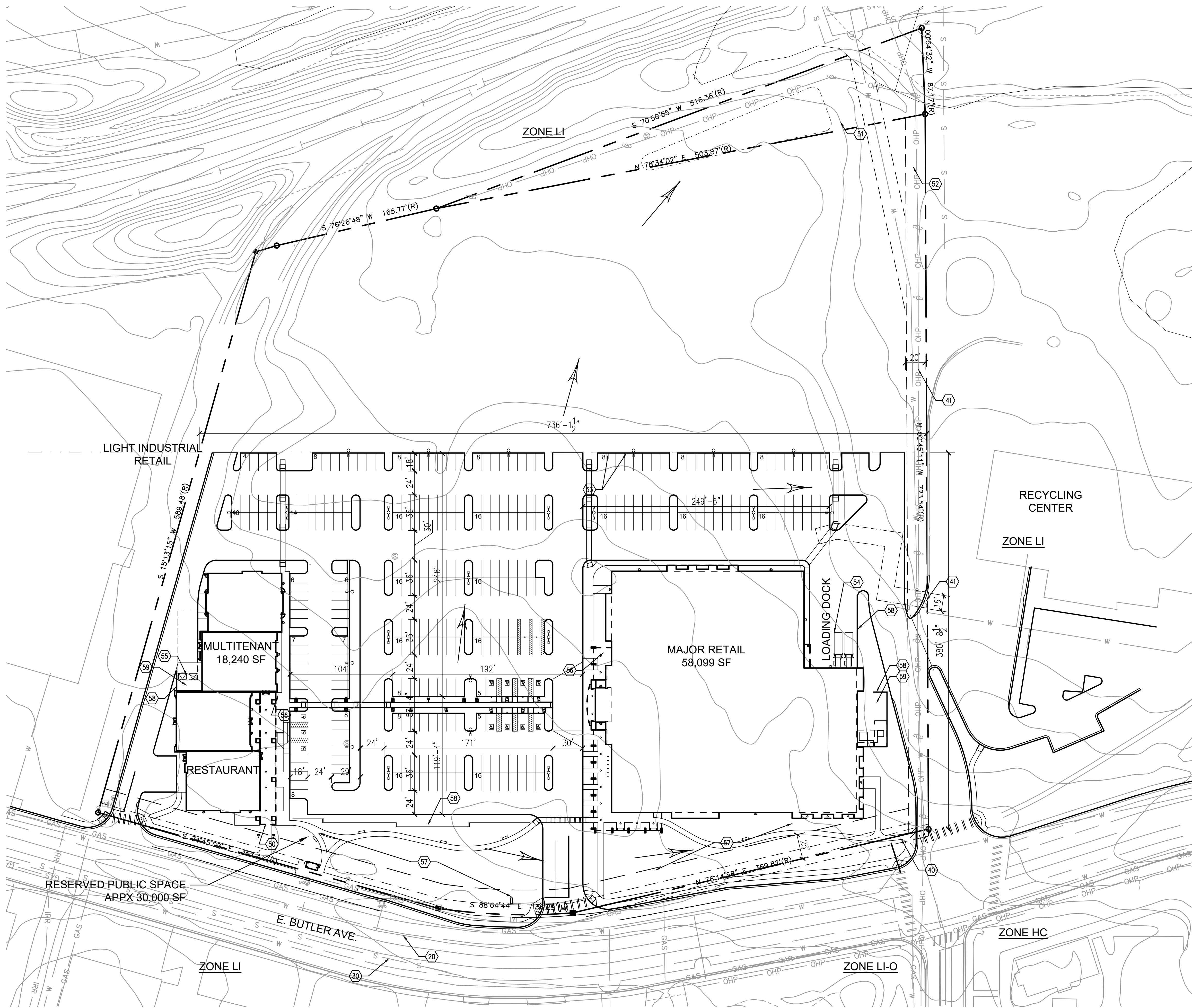
- KEYNOTES**
1. TREE TO BE REMOVED
 2. EXISTING LANDSCAPE BUFFER
 3. ...
 4. ESTIMATED OLDEST STRUCTURE
 5. ABANDON EXISTING WATER LINE AND ASSOCIATED METERS PER CITY STANDARDS
 6. EXISTING STORMWATER BASIN
 7. FLOOD ZONE AH
 8. FLOOD ZONE AE



SITE IS FLAT, NO SHADING FROM SLOPES OR TREES.
 SOLAR ENERGY CAN BE OBTAINED FROM ANY POINT ON SITE GIVEN CORRECT PANEL ORIENTATION

1 DEMO AND SITE ANALYSIS
 1" = 100'

2 CONTOURS



1 SITE PLAN
1" = 50'

2 CONTOURS

GENERAL NOTES

DEVELOPMENT AREA
 COMMERCIAL USE: 7.71 ACRES (335,838 SF) THIS PHASE
 INDUSTRIAL USE: 4.99 ACRES (217,537.4 SF) FUTURE PHASE

PROPOSED BUILDING TYPES: TYPE IIB, SPRINKLERED (MAJOR)
 TYPE VB, SPRINKLERED (MULTITENANT)

PROPOSED OCCUPANCY: M MERCANTILE
 A2 RESTAURANTS

BUILDING AREAS:
 COMMERCIAL 58,099 SF MAJOR RETAIL
 18,240 SF MULTITENANT W/ RESTAURANT
 TOTAL 76,339 SF

BUILDING HEIGHT 60' ALLOWED
 30' MAXIMUM PROPOSED

FLOOR AREA RATIO (SINGLE STORY STRUCTURES)
 COMMERCIAL 76,339/335,838 = 0.227
 0.25 FAR MAX ALLOWED

BUILDING SETBACKS (LI ZONE) FRONT: 25' - 0"
 SIDES AND REAR: 0' - 0"

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
 (FOR ENTIRE SITE, TO BE BUILT IN THIS PHASE)

PARKING CALCULATIONS
 RETAIL: SHOPPING CENTER (SHARED PARKING WITH RESTAURANT)
 1 PER 250 SF
 58,099 + 18,240 = 76,339 SF RETAIL
 76,339 / 250 = 305 SPACES MIN + 5% = 320 SPACES MAX
 ADA ACCESSIBLE PARKING; 9 SPACES REQUIRED
 320 SHOWN (11 ADA)
 16 BICYCLE SPACES PROPOSED (5% OF 320 = 16) REQ'D
 3 RESERVED SPACES FOR FUTURE EV CHARGING REQ'D
 4 SPACES PROVIDED (2 DOUBLE LOADED STUBS)
 PROPOSED BIKE RACKS: DERO HOOP RACKS
 1 HOOP = 2 BIKES

PUBLIC SPACE CALCULATION
 DEVELOPMENT AREA 12.70 ACRES (553,375.40 SF) x 5%
 27668.77 SF REQUIRED AND PROVIDED
 (FOR ENTIRE SITE, INCLUDED IN THIS PHASE)

KEYNOTES

- EXISTING STREET EASEMENT
- EXISTING UTILITIES EASEMENT
- 25' FRONT BUILDING SETBACK
- PROPOSED 10' PUBLIC SIDEWALK EASEMENT
- ARCHITECTURAL ROOF ELEMENT
- EXISTING STORMWATER BASIN
- PROPOSED BASIN ENLARGEMENT
- STUBS FOR ELECTRIC CHARGING STATIONS, 2 DOUBLE LOADED
- TRASH COMPACTORS (WASTE AND RECYCLE)
- DUMPSTER LOCATION PER CITY STANDARD
- BICYCLE PARKING, HOOP STYLE RACKS
- CIVIC SPACE
- MASONRY SCREEN WALL, SEE AS1.3 FOR HEIGHT AND MATERIAL
- UTILITY YARD

LIGHTING NOTES

Lighting. Retail site area is 7.71 acres. Lighting zone 2, which is the applicable lighting zone per the code, would allow 50,000 lumens per acre. This produces 385,500 lumens allowed. Pedway lighting will be integrated with pedway landscape trees wherever possible, utilizing NSALED technology light bollards. NSALED wall mounted lights, and under soffit down lights are planned. A separate lighting permit application will be provided with the final site construction documents.

LEGEND - LIGHTING

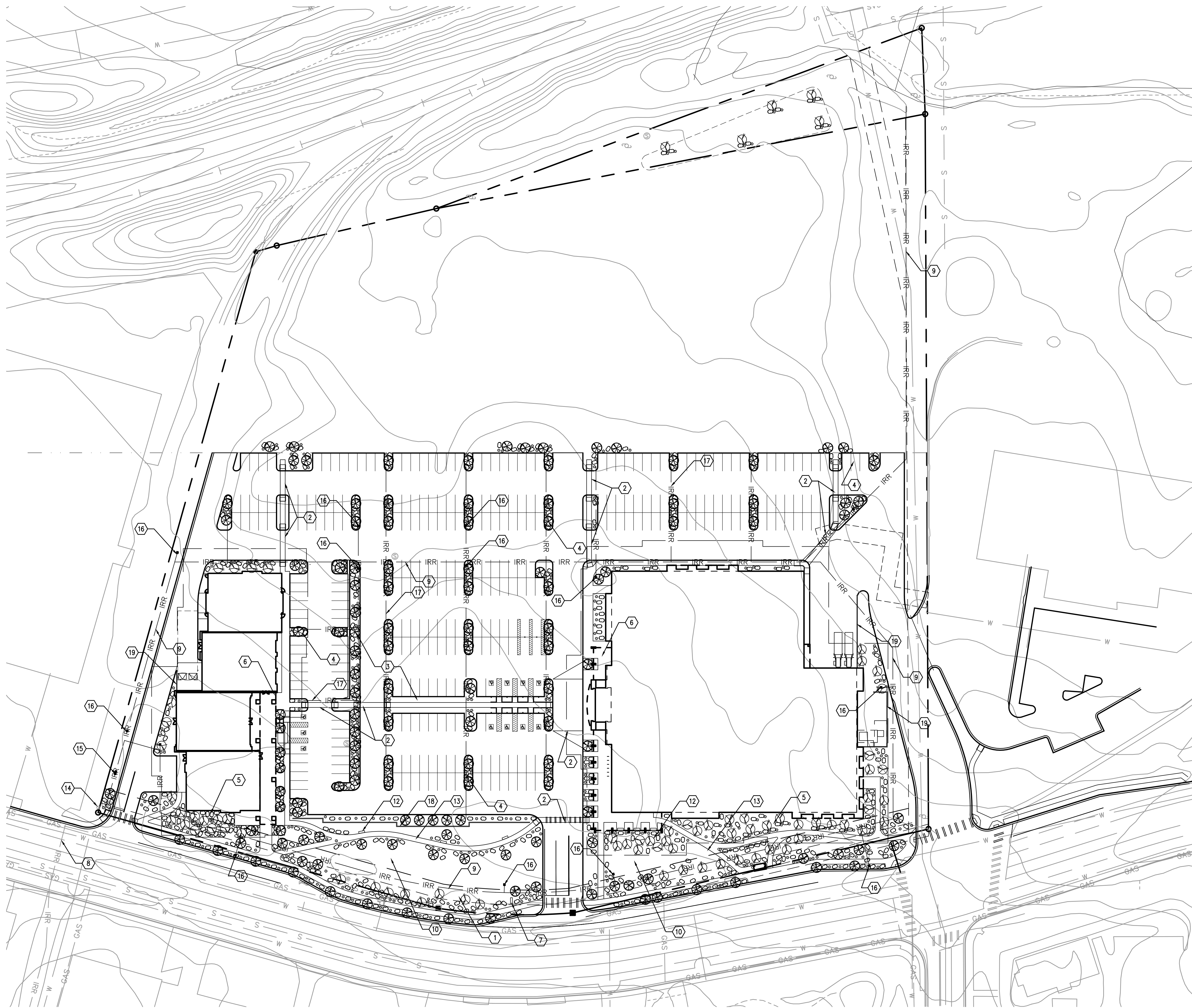
- NSALED PARKING LIGHT, ONE OR TWO HEAD
- NSALED WALL LIGHT
- NSALED SOFFIT LIGHT
- NSALED PEDESTRIAN LIGHT BOLLARD

LEGEND

- PRIMARY PROPERTY LINE
- USE SEPARATION LINE
- SETBACK LINE
- EASEMENT LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- CABLE LINE
- TELEPHONE LINE
- IRRIGATION LINE / RECLAIMED WATER
- FIRE WATER LINE
- DRAINAGE ARROW

JOHNSON WALZER ASSOCIATES LLC, 17 NORTH SAN FRANCISCO STREET, SUITE 3A, FLAGSTAFF, ARIZONA 86001 (928) 779-0470
 REICH BROTHERS
 PHASE ONE RETAIL DEVELOPMENT
 1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA
 PROJECT: 20005
 SCALE: 1" = 50'
 DRAWN BY: ALP
 CHECKED BY: TW
 DATE: MARCH 2021
 TITLE: SITE PLAN
 AS1.2





1 LANDSCAPE PLAN
1" = 50'

2 CONTOURS

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 for this phase
 - 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 commercial: At commercial, 320 parking spaces are provided. At I/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. 9,600 SF of parking lot landscaping area is required and provided.
 - C. City requirements, parking screening. Masonry screen wall, 4' high, match Multitenant.
 - 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: Multi-tenant building - 716 LF/25 = 29 trees, 58 shrubs and 58 groundcovers; Major Retail - 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, EXISTING LANDSCAPING AND GROUNDCOVER TO BE RETAINED WHEREVER POSSIBLE
2. PEDESTRIAN CROSSING, INTEGRAL COLOR CONCRETE
3. --
4. PARKING LANDSCAPING, DECOMPOSED GRANITE, BARK COLOR
5. BUILDING FOUNDATION LANDSCAPING, DECOMPOSED GRANITE, BARK COLOR, 25' MAX
6. BICYCLE PARKING
7. PYLON SIGN
8. EXISTING RECLAIMED WATER
9. RECLAIMED WATER EXTENSION
10. CIVIC SPACE, HYDROSEED NATIVE GRASS/WILDFLOWER MIX
11. --
12. BENCH, FURNITURE LEISURE INC, MODEL 88WBROLLSM
13. 5' WIDE PUBLIC WALKING/EXERCISE PATH, INTEGRAL COLORED CONCRETE
14. EXISTING RECLAIMED WATER METER
15. IRRIGATION BACKFLOW PREVENTER IN HOT BOX
16. IRRIGATION ZONE VALVE BOX
17. SLEEVE FOR IRRIGATION AT DRIVES
18. STAGGERED SCREEN WALL, 4' HIGH, SPLIT FACE CMU BOTH SIDES, STAIN PPG PHOENIX FOSSIL TO MATCH MAJOR RETAIL
19. SCREEN WALL, 6' HIGH, SPLIT FACE CMU BOTH SIDES, STAIN PPG PHOENIX FOSSIL TO MATCH MAJOR RETAIL

LEGEND - LANDSCAPE

- TREE, EXISTING
- PROPOSED 15 GALLON TREE. QUAKING ASPEN (POPULUS TREMULOIDES) 2" DIA MULTITRUNK, HONEY LOCUST (GLEDITSIA TRIACANTHUS INTERMIS) 2" DIA, FREEMAN MAPLE (ACER X FREEMANII) 2" DIA
137 PROPOSED
- PROPOSED 15 GALLON PINE TREE. AUSTRIAN PINE (PINUS NIGRA) 6' MIN. HEIGHT
76 PROPOSED
- PROPOSED SHRUB, 5 GALLON. APACHE PLUME (FALLUGIA PARADOX), JUNIPER (JUNIPERUS), OREGON GRAPE HOLLY (MAHONIA AQUIFOLIUM), AND CLIFFROSE (COWANIA MEXICANA)
483 PROPOSED
- PROPOSED GROUNDCOVER, 1 GALLON. WOOLY YARROW (ACHILLEA TOMENTOSA), BLUE RUG JUNIPER (JUNIPERUS HORIZONTALIS), HONEY SUCKLE (LONICERA), CREEPING MAHONIA (MAHONIA REPENS), SPRING CINQUE FOIL (POTENTILLA TABERNAEMONTANI)
426 PROPOSED



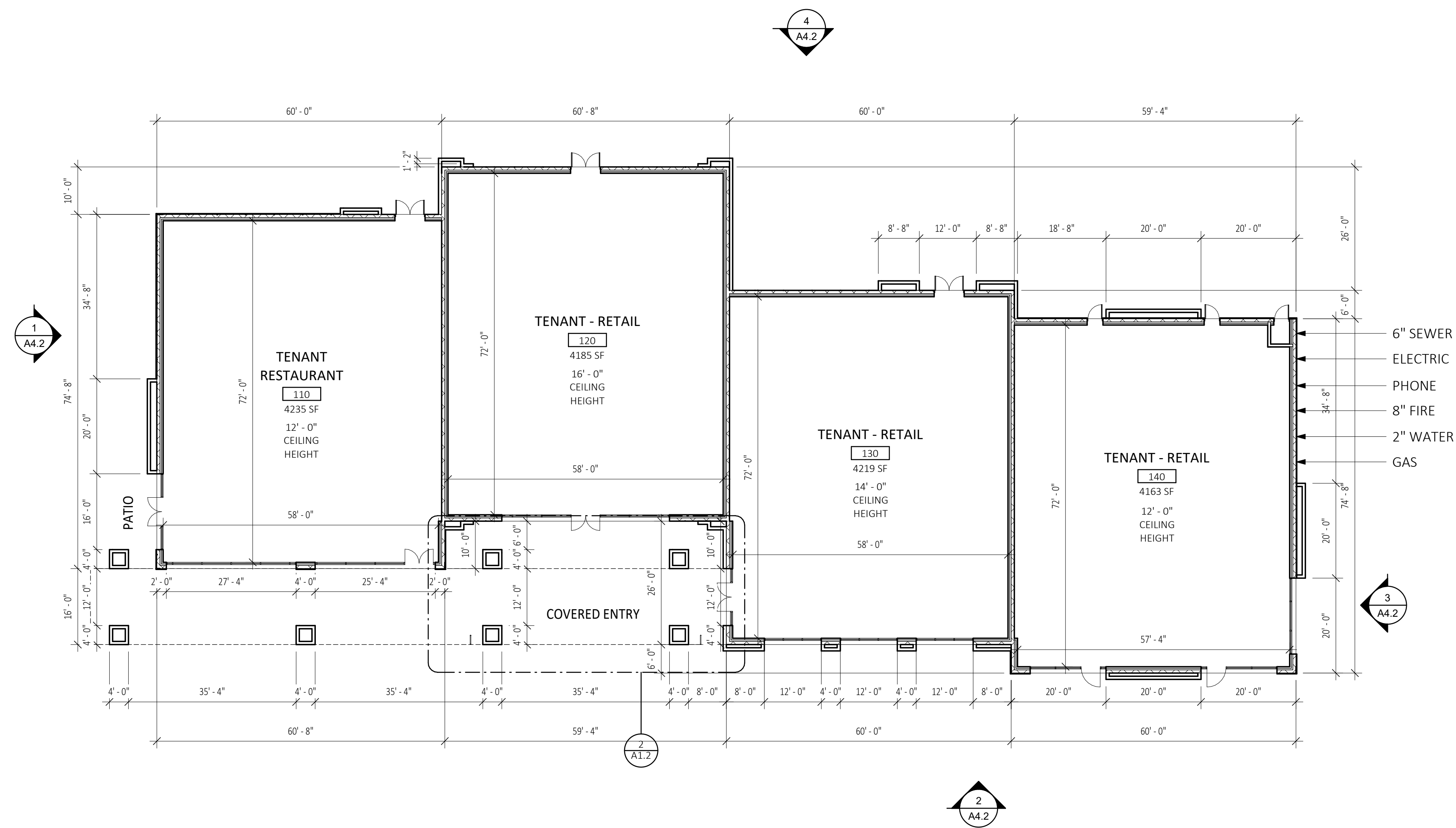
REICH BROTHERS
 PHASE ONE RETAIL DEVELOPMENT
 1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA

PROJECT: 20005
 SCALE: 1" = 50'
 DRAWN BY: ALP
 CHECKED BY: TW
 DATE: APRIL 2021

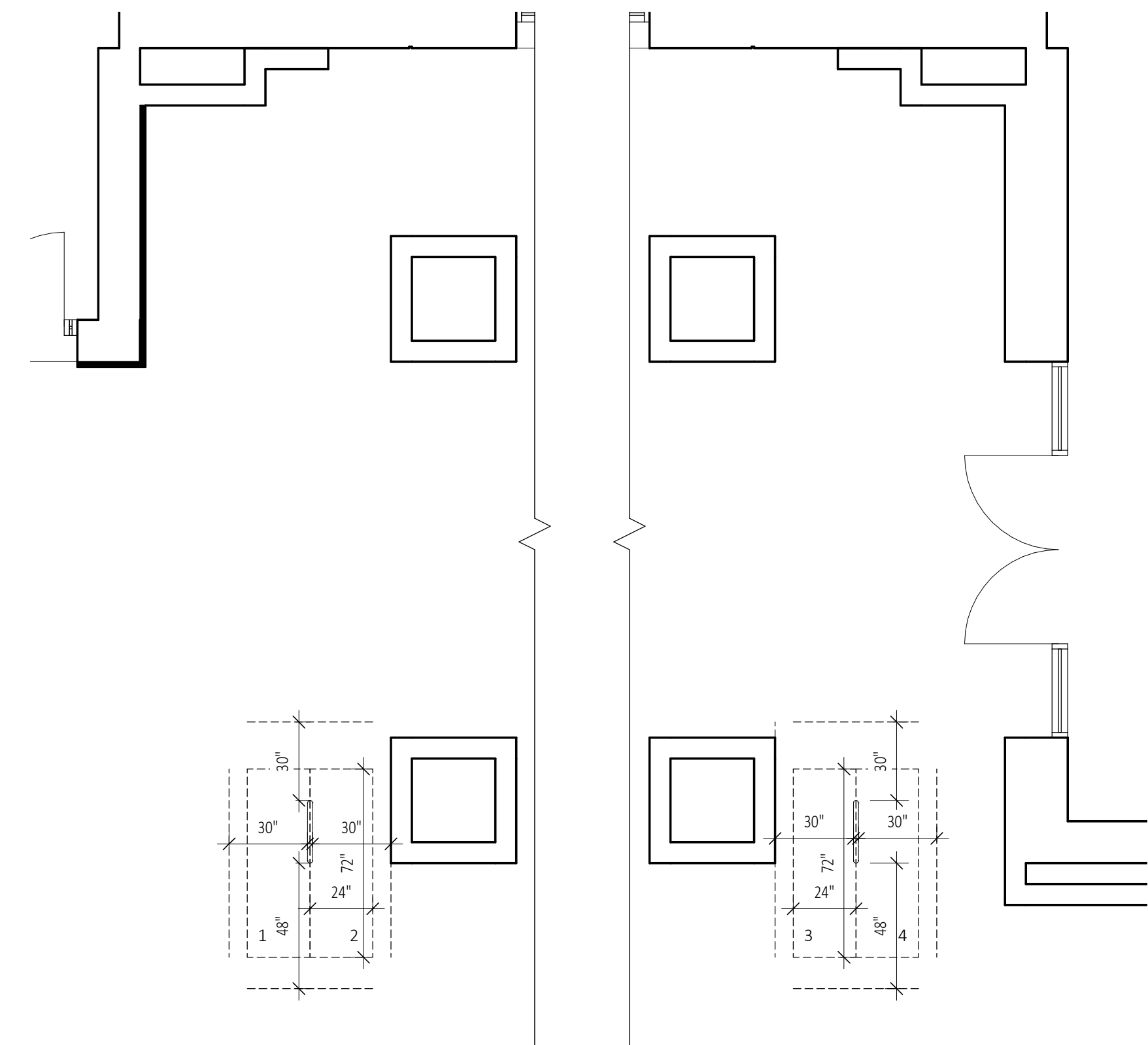
TITLE: LANDSCAPE PLAN

AS1.3

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



1 FLOOR PLAN - MULTITENANT
1/16" = 1'-0"



2 BICYCLE PARKING
1/4" = 1'-0"

KEYNOTES

GENERAL NOTES

SAMPLE TEXT

GROSS AREA	
MULTITENANT	18067 SF

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

REICH BROTHERS

PHASE ONE RETAIL DEVELOPMENT
1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA

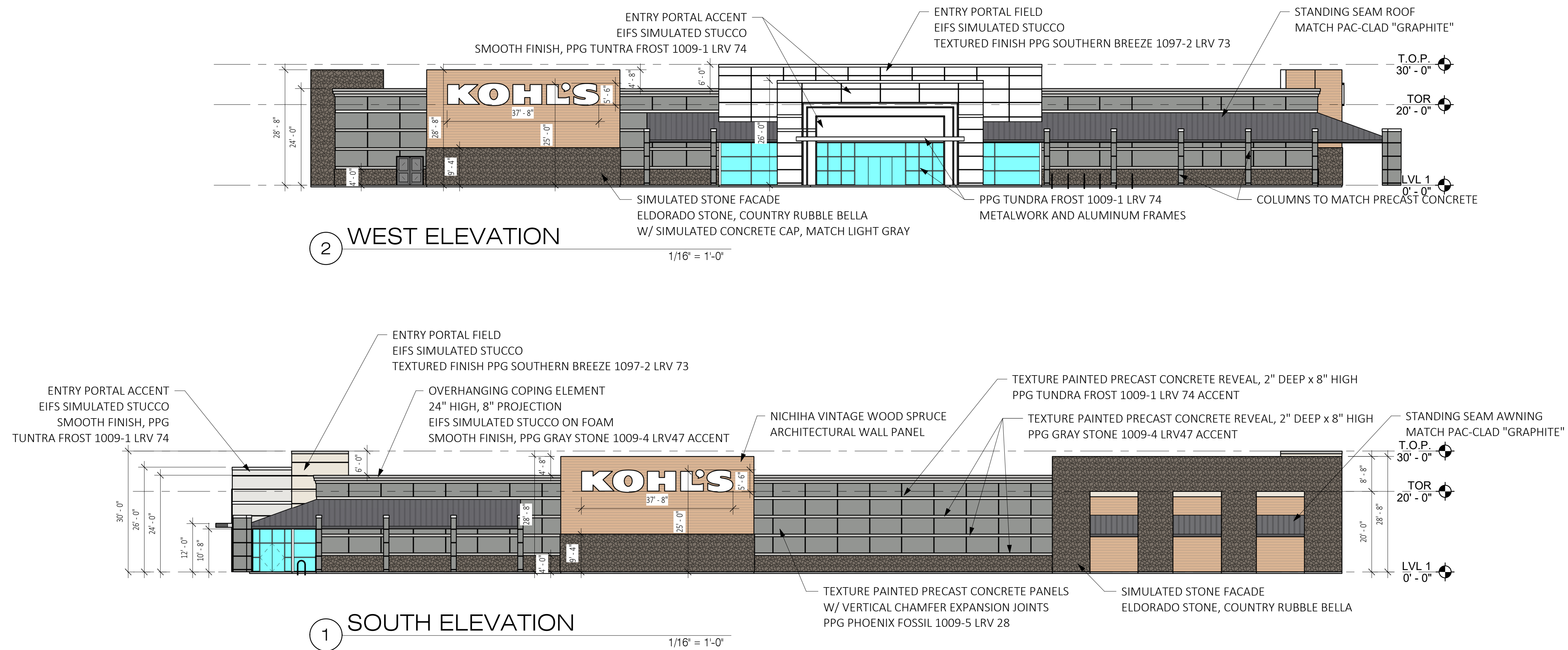
PROJECT: 20005
SCALE: As indicated
DRAWN BY: ALP
CHECKED BY: TW
DATE: JANUARY 2021

TITLE: FLOOR PLAN - MULTITENANT

A1.2

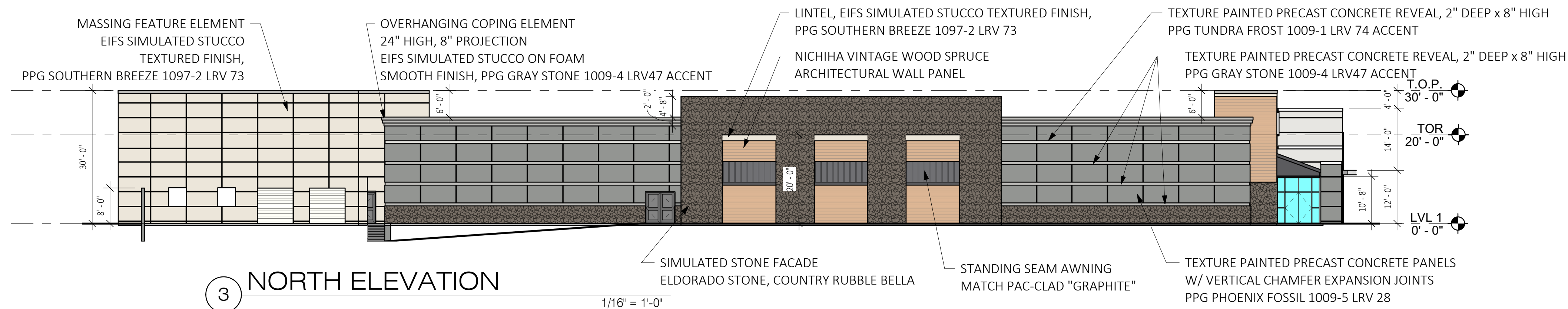


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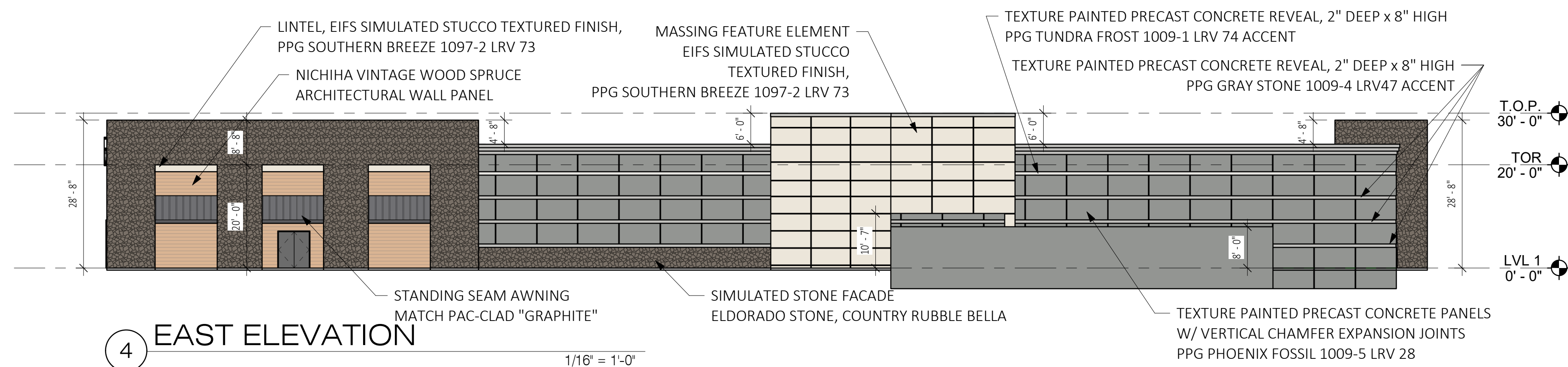
1 SOUTH ELEVATION

1/16" = 1'-0"



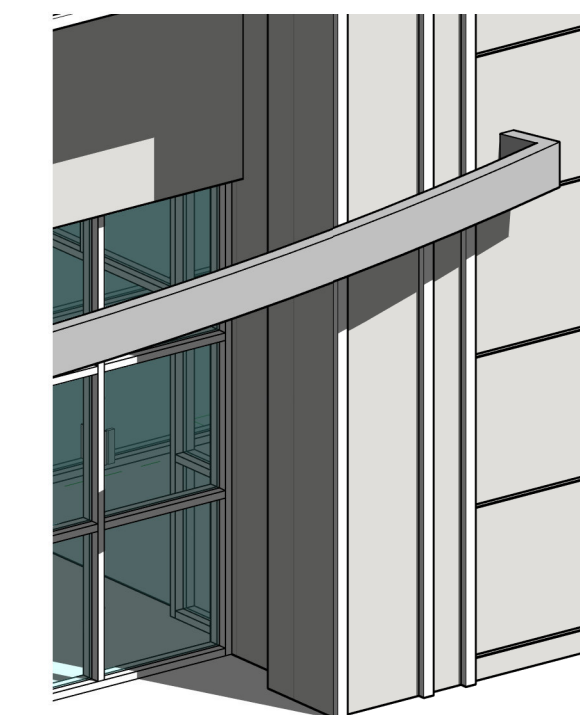
3 NORTH ELEVATION

1/16" = 1'-0"



4 EAST ELEVATION

1/16" = 1'-0"



GENERAL NOTES

- A. EAST ELEVATION:
 - a. TOTAL ELEVATION AREA 6848 SF
 - b. EIFS AREA 1187 SF
 - c. PERCENT 17%
- B. NORTH ELEVATION (NOT VISABLE FROM PUBLIC WAY)
 - a. TOTAL ELEVATION AREA (MINUS GLASS) 7381 SF
 - b. EIFS AREA 2142 SF
 - c. PERCENT 29%
- C. WEST ELEVATION
 - a. TOTAL ELEVATION AREA (MINUS GLASS) 6467 SF
 - b. EIFS AREA 1604 SF
 - c. PERCENT 24.8%
- D. SOUTH ELEVATION
 - a. TOTAL ELEVATION AREA (MINUS GLASS) 7130 SF
 - b. EIFS AREA 446 SF
 - c. PERCENT 6%

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REICH BROTHERS

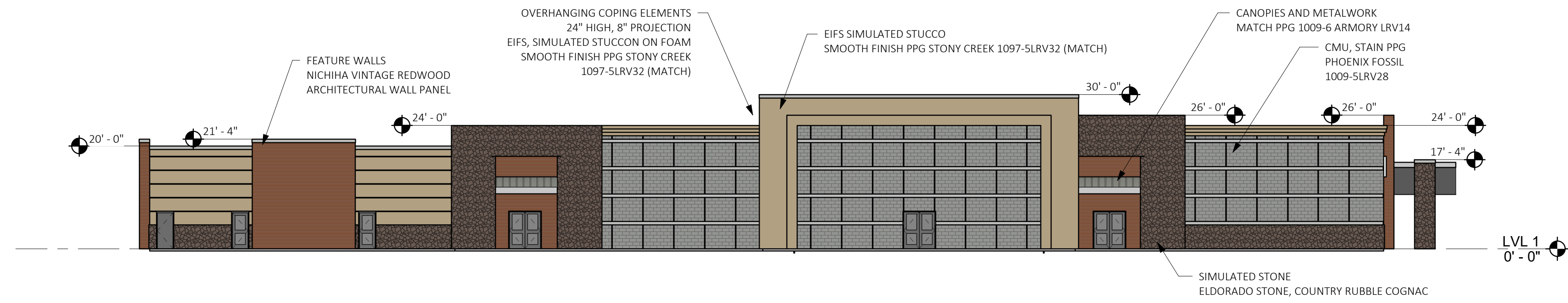
PHASE ONE RETAIL DEVELOPMENT
1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA

PROJECT: 20005
SCALE: 1/16" = 1'-0"
DRAWN BY: ALP
CHECKED BY: TW
DATE: JANUARY 2021

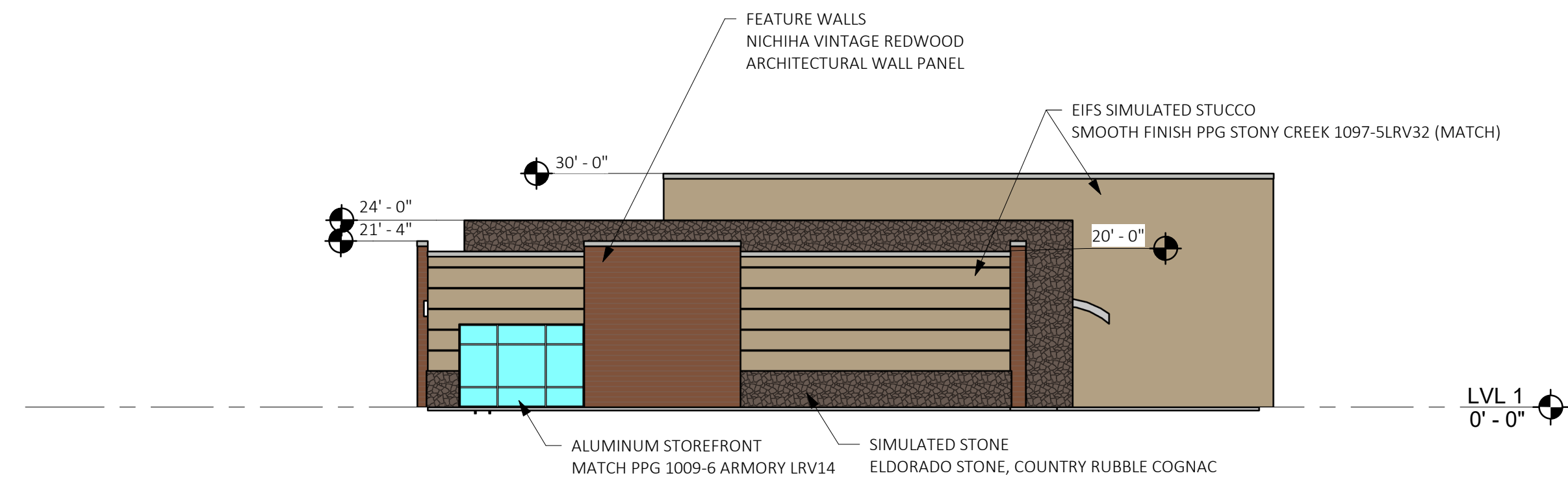
TITLE: BUILDING ELEVATIONS - MAJOR



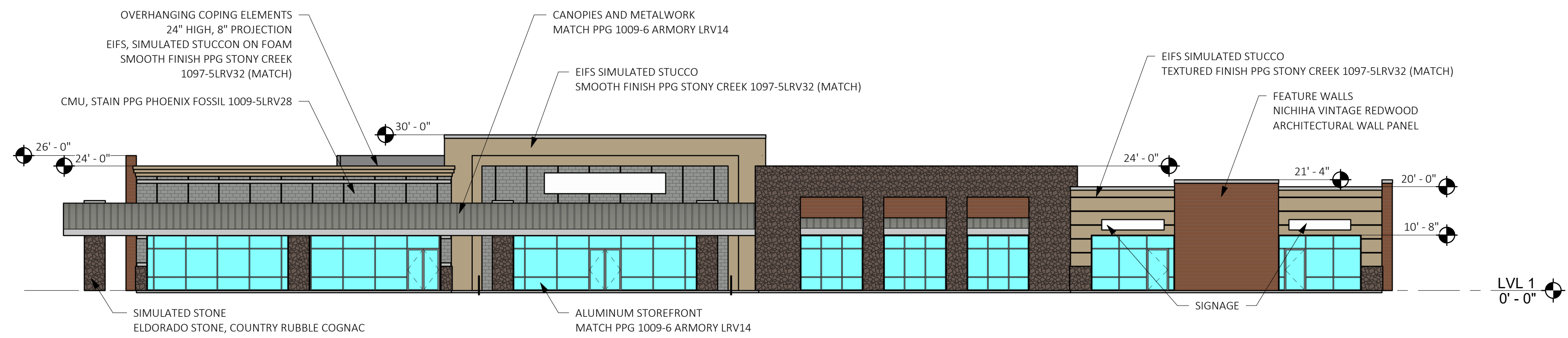
A4.1



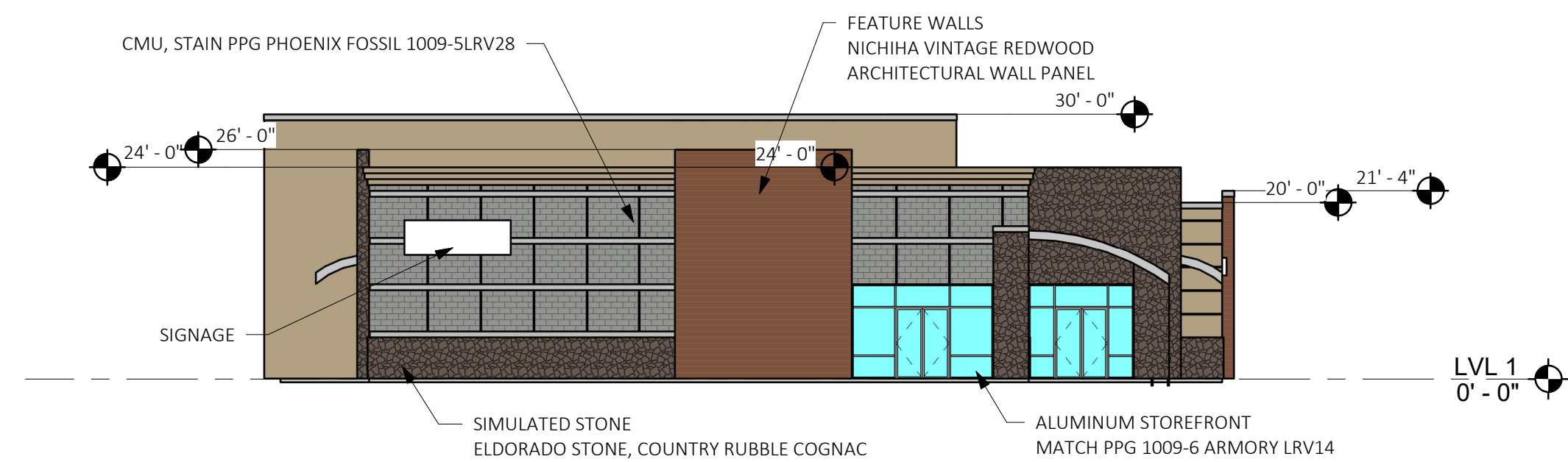
4 WEST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



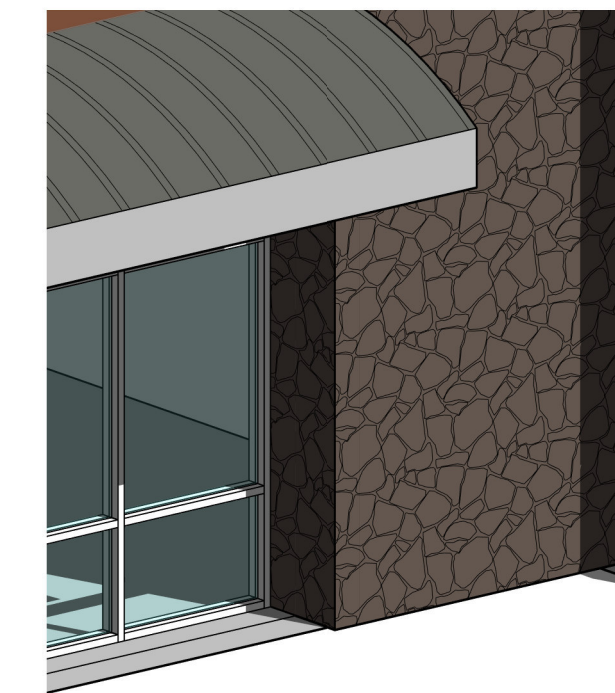
2 EAST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

GENERAL NOTES

A.	WEST ELEVATION:	
a.	TOTAL ELEVATION AREA	6179 SF
b.	EIFS AREA	1290 SF
c.	PERCENT	21%
B.	NORTH ELEVATION (NOT VISABLE FROM PUBLIC WAY)	
a.	TOTAL ELEVATION AREA (MINUS GLASS)	2913 SF
b.	EIFS AREA	1832 SF
c.	PERCENT	62%
C.	EAST ELEVATION	
a.	TOTAL ELEVATION AREA (MINUS GLASS)	4473 SF
b.	EIFS AREA	1065 SF
c.	PERCENT	23%
D.	SOUTH ELEVATION	
a.	TOTAL ELEVATION AREA (MINUS GLASS)	2785 SF
b.	EIFS AREA	679 SF
c.	PERCENT	24%



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REICH BROTHERS

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1600 EAST BUTLER AVENUE, FLAGSTAFF, ARIZONA

PROJECT: 20005
SCALE: 1/16" = 1'-0"
DRAWN BY: ALP
CHECKED BY: TW
DATE: JANUARY 2021

TITLE: BUILDING ELEVATIONS - MULTITENANT

A4.2

