



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

40. EXISTING STREET EASEMENT
41. EXISTING UTILITIES EASEMENT
42. 25' FRONT BUILDING SETBACK
43. PROPOSED 10' PUBLIC SIDEWALK 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 (WASTE AND RECYCLE)
55. DUMPSTER LOCATION PER CITY STANDARD
56. BICYCLE PARKING, HOOP STYLE RACKS
57. CIVIC SPACE
58. MASONRY SCREEN WALL, SEE AS1.3 FOR HEIGHT AND MATERIAL
59. 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

JWA ARCHITECTS  
 PRELIMINARY  
 REGISTERED ARCHITECT  
 184  
 TIME  
 INSIDE  
 ARCHITECTS, U.S.A.  
 EXPIRES 12/31/2024

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

TITLE: SITE PLAN

AS1.2