

SITE PLAN FOR RESTORATION SOILS YARD FLAGSTAFF, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 8, TOWNSHIP 21 NORTH, RANGE 8
EAST, OF THE GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

PROPERTY INFORMATION:

M&B IN NE N2S2NW S2S2N2NW
SITE ADDRESS: NONE, TBD
ASSESSOR'S PARCEL NUMBER: NONE, ASLD
ENTIRE STATE LAND (ACRES): 51.41 ACRES
GROSS SITE (ACRES): 7.29 ACRES
NET SITE (ACRES): 4.01 ACRES
EXISTING ZONING CLASSIFICATION(S): HIGHWAY COMMERCIAL
PROPOSED ZONING CLASSIFICATION(S): HEAVY INDUSTRIAL - OPEN

PROJECT DEVELOPER:

RESTORATION SOILS, LLC
DAVID HAYWARD
3325 N. ANTLER XING
FLAGSTAFF, AZ 86001
(510) 331-3380

PROJECT ENGINEER:

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

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.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: CHAD BROOKS
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD_BROOKS@APS.COM
PHONE: (928) 773-6440

LUMEN
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.COM
PHONE: (520) 600-24814

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA = 0 SF
POST-DEVELOPMENT IMPERVIOUS AREA = 15,117 SF

NEW IMPERVIOUS AREA = 15,117 SF
1" LID VOLUME = 1,260 CF

LID AND DETENTION ARE REQUIRED AND WILL BE PROVIDED IN AN ABOVE
GROUND RETENTION BASIN.

DRAINAGE SUMMARY

1" LID VOLUME REQUIRED= 1,260 CF

100-YEAR TOTAL STORAGE VOLUME REQUIRED = 4,855 CF

TOTAL RETENTION/VOLUME PROVIDED = 5,000 CF

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP
#04005C6831G AND ZONE AE OF MAP #04005C6827G, EFFECTIVE
SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

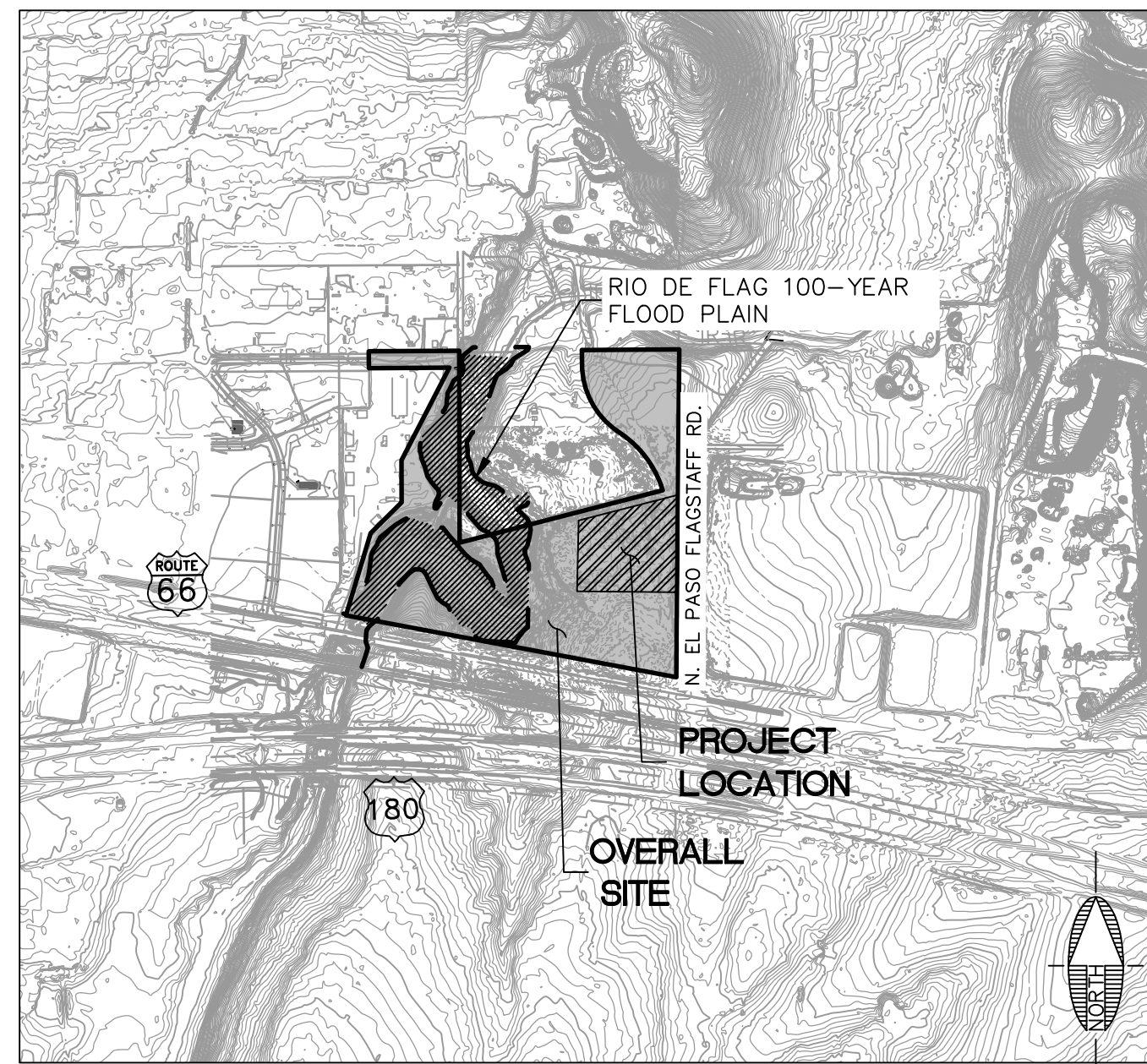
PARKING CALCULATIONS

1 SPOT PER EMPLOYEE FOR CONSTRUCTION SUPPLY YARD
3 SPOTS PER EMPLOYEE FOR THE MINI-STORAGE WAREHOUSING

TOTAL NUMBER OF PARKING SPOTS: 1+3 = 4

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS,
SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY
RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY
AFFECT WORK PRIOR TO CONSTRUCTION.



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER SHEET
SP01	SITE PLAN
NRPP	NATURAL RESOURCE PROTECTION PLAN

LEGEND

- ROW
- - - EASEMENT
- LOT LINE
- - - SETBACK
- s — s — GRAVITY SEWER LINE
- PUBLIC WATER LINE
- G — G — EX. GAS
- UGE — EX. UNDERGROUND ELEC
- W — W — EX. WATER LINE
- SS — SS — EX. SEWER LINE
- STORM DRAIN PIPE
- FIRE HYDRANT
- GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE
- NATIVE ROCK WALL

FLAGSTAFF ARIZONA
RESTORATION SOILS YARD
COVER SHEET

JOB NO: 21214

DATE: FEB 22

SCALE: AS SHOWN

DRAWN: JEE

DESIGN: JEE, CNP

CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi8z.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

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

ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)

008 84-11 or 1-800-541-1111

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

DRAWING NO.
CVR

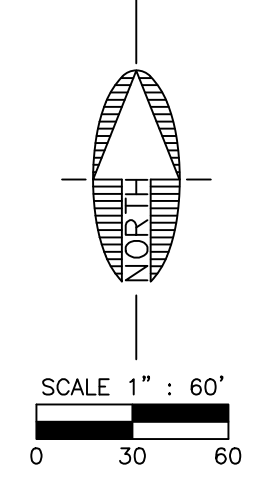
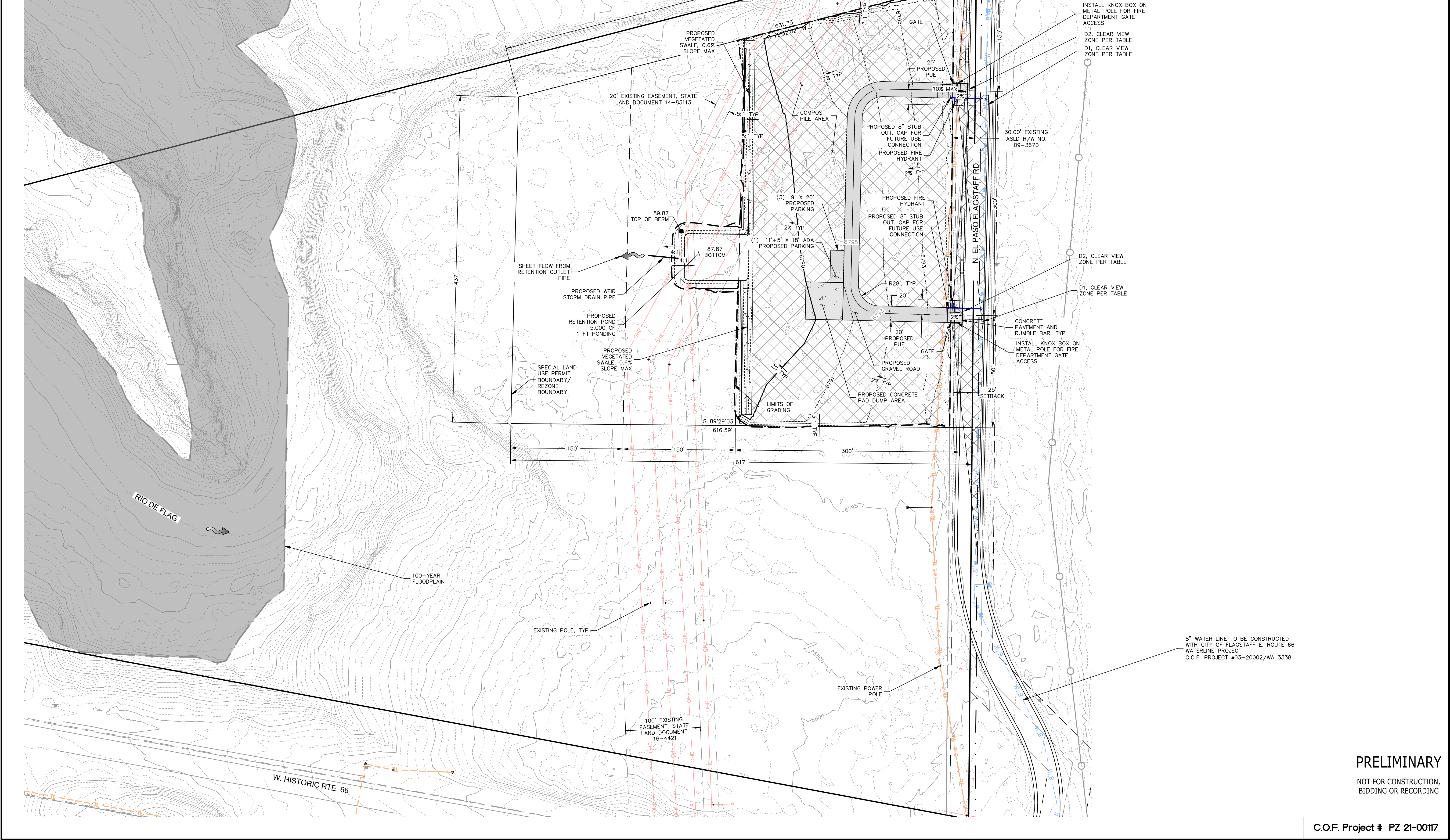
SHT NO.	OF
1	3

PLOTTED: Feb 24, 2022 - 8:12am

FILE: P:\2021\21214\DRAWINGS\SITE PLANS\SITE PLAN-21214.DWG JERIKSSON

CLEAR VIEW ZONE CALCULATIONS										
ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (V _{MAJOR}) ¹	TIME GAP t _g (unadjusted) ²	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES ⁴	TIME GAP t _g (adjusted) ²	INTERSECTION SIGHT DISTANCE (ISD) ³	STOPPING SIGHT DISTANCE (SSD)
D1	N. EL PASO FLAGSTAFF RD.	LEFT	25	7.5	Yes	No	1	8.6	316	155
D2	N. EL PASO FLAGSTAFF RD.	RIGHT	25	6.5	Yes	No	1	7.6	279	155

Notes:
 (1) The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.
 (2) The time gap values, adjusted (t_g (adjusted)) in seconds and unadjusted (t_g (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*V_{MAJOR}*t_g
 (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.



JOB NO. 21214		DATE: FEB 22	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax		SCALE: AS SHOWN	
www.swi.com		DRAWN: JEE	
DESIGN: JEE, CNP		CHECKED: SCI	

RESTORATION SOILS YARD

FLAGSTAFF ARIZONA

SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE	BY

PRELIMINARY
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ARIZONA 811
 Arizona Blue Stakes, Inc.
 Call at least two full working days before you begin excavation.
 800-841-1111 or 1-800-514-1111 (722-5348)

DRAWING NO. **SP01**

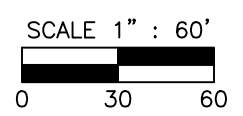
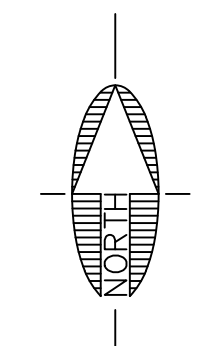
SHT NO. 2 OF 3

C.O.F. Project # PZ 21-00117



LEGEND

- PROPERTY BOUNDARY
- 100-YEAR FLOODPLAIN
- DISTURBED AREA
- SLOPE RESOURCES 17-24.99%
- SLOPE RESOURCES 25-34.99%
- SLOPE RESOURCES >35%
- EXISTING TREE CANOPY



STEEP SLOPE RESOURCES	
	INDUSTRIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60%
SLOPE AREA (SF) FOR 17-24.99%	80%
SLOPE AREA (SF) FOR >25%	100%
REQUIRED PRESERVATION (SF)	15,456
PRESERVED SLOPE (SF)	15,456
PRESERVATION RATE	100.0%

NOTE:
 THERE ARE EXISTING TREES ON THE SOUTH END OF THE PROJECT THAT WILL NOT BE DISTURBED AND PROTECTED IN PLACE. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, INDUSTRIAL ZONES PRESERVATION RATE IS 20%.

PRELIMINARY
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C.O.F. Project # PZ 21-00117

JOB NO: 21214 DATE: FEB 22 SCALE: AS SHOWN DRAWN: JEE DESIGN: JEE, CNP CHECKED: SCL	RESTORATION SOILS YARD FLAGSTAFF ARIZONA	<h2>NATURAL RESOURCE PROTECTION PLAN</h2>
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swi.com		
REVISIONS NO. DESCRIPTION DATE BY		
Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc. 808 84-11 or 1-800-514-1111 (782-5348)		
DRAWING NO. <h1>NRPP</h1>		SHT NO. OF 3 3