

PLOTTED: May 11, 2023 - 8:23am

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# CIVIL SITE PLAN FOR LIV TIMBER SKY FLAGSTAFF, ARIZONA

LOCATED IN SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND  
SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

### PROPERTY DEVELOPER:

LIV COMMUNITIES, LLC.  
8950 S. 52ND STREET, SUITE 115  
TEMPE, AZ 85284  
CONTACT: BETH HEATH  
(480) 750-7269

VINTAGE PARTNERS 2.0, LLC.  
2502 E. CAMELBACK ROAD, SUITE 214  
PHOENIX, AZ 85016  
CONTACT: MARK ORTMAN  
(602) 459-9929

### PROPERTY OWNER:

LIV SC FLAGSTAFF, LLC  
8950 S. 52ND STREET, SUITE 115  
TEMPE, AZ 85284  
CONTACT: BETH HEATH  
(480) 750-7269

VP66 & WOODY MOUNTAIN, LLC.  
2502 E. CAMELBACK ROAD, SUITE 214  
PHOENIX, AZ 85016  
CONTACT: WALTER CRUTCHFIELD  
(480) 231-0814

### PROJECT ARCHITECT

TODD & ASSOCIATES  
4019 N. 44TH ST.  
PHOENIX, AZ 85018  
CONTACT: SCOTT PEARCE  
(602) 952-8280

### PROJECT ENGINEER:

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

### PROJECT INFORMATION

SITE ADDRESS: 2701 S. WOODY MOUNTAIN ROAD  
FLAGSTAFF, AZ 86001  
APN: 112-01-712  
AREA: NET: 13.01 ACRES (567,020 SF)  
GROSS: 13.01 ACRES (567,020 SF)

EXISTING ZONING: COF: RURAL RESIDENTIAL - RESOURCE PROTECTION  
OVERLAY (RR-RPO)(+/- 11.45 ACRES)  
CC: GENERAL - 10 ACRE MINIMUM(+/- 1.56 ACRES)  
PROPOSED ZONING: COF: HIGH DENSITY RESIDENTIAL - RESOURCE  
PROTECTION OVERLAY (HR-RPO)(+/- 13.01 ACRES)

### FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP  
#04005068120, EFFECTIVE SEPTEMBER 2, 2010. ZONE X IS  
DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN.

### SOURCE OF PROJECT INFORMATION:

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY  
ALTA/ACSM LAND TITLE SURVEY BY WOODSON ENGINEERING AND  
SURVEY, INC. DATED NOVEMBER 14, 2014. SUPPLEMENTAL  
TOPOGRAPHY AND TREE SURVEY PREPARED BY  
SHEPARD-WESNITZER, INC. DATED NOVEMBER 2020 AND APRIL  
2022.

### RESOURCE PRESERVATION:

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE  
PROTECTION OVERLAY ZONE AND THERE ARE RESOURCE WITHIN THE  
PROJECT THAT REQUIRE PRESERVATION.

### BASIS OF BEARING:

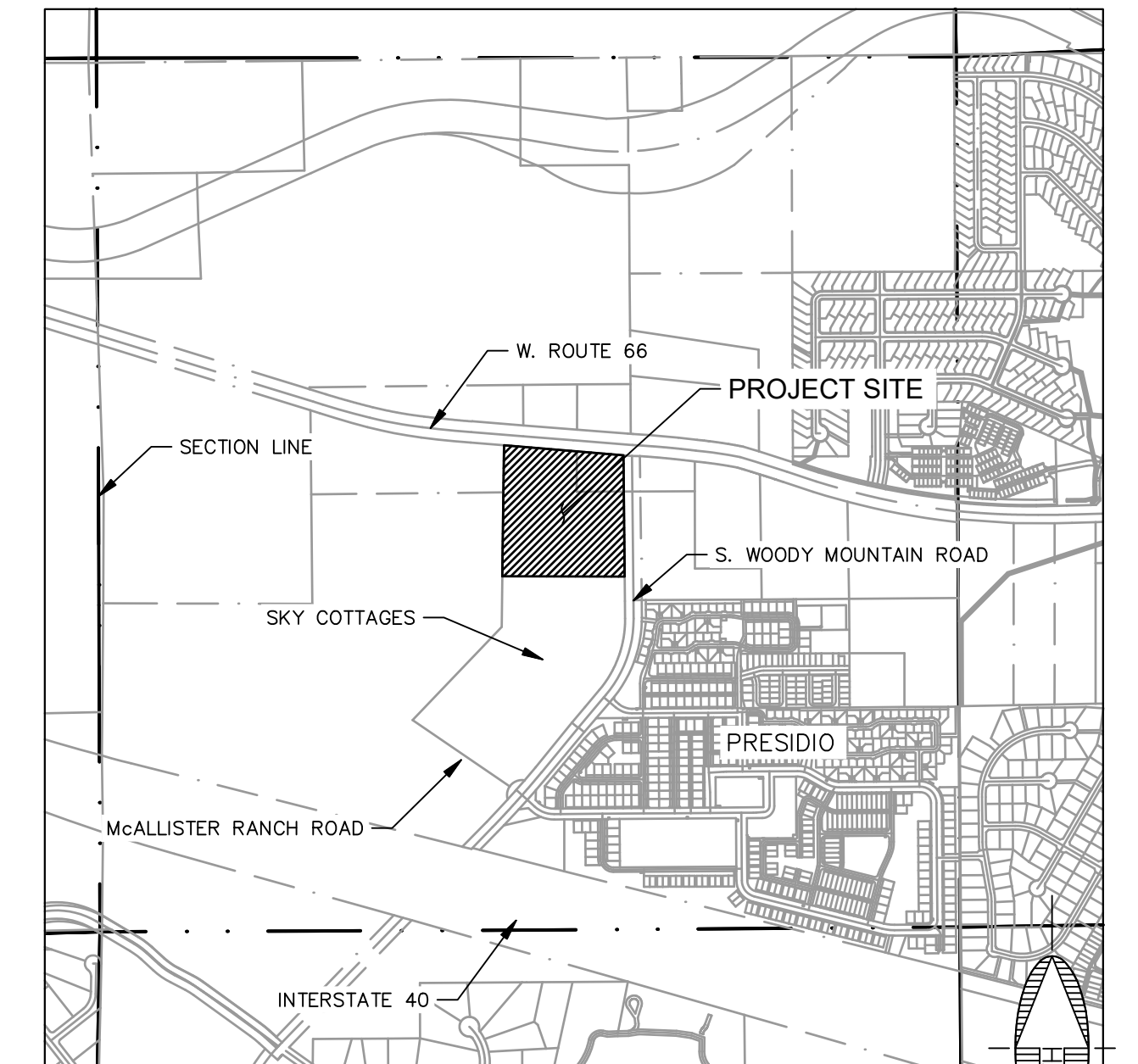
NORTH 89-34-20 EAST, 2655.62' FROM THE NORTHWEST CORNER  
OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24,  
TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA  
SURVEY PREPARED BY SHEPARD-WESNITZER, INC. IN MAY 2003,  
INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO  
COUNTY, ARIZONA.

### IMPERVIOUS AREA:

LID AND RETENTION ARE REQUIRED AND WILL BE PROVIDED IN  
UNDERGROUND CHAMBER SYSTEMS.

Impervious Area & LID Analysis					LID Required Depth (ft)	
					0.0833	
Basin ID	Existing Basin Area (sf)	Proposed Basin Area (sf)	Existing Basin Impervious Area for LID (sf)	Proposed Basin Impervious Area for LID (sf)	Net Impervious Area (sf)	Required LID Volume (sf)
B1	560,512	542,918	33,378	241,891	275,269	22,939
B2	289,990	307,584	4,232	160,380	164,612	13,718
TOTAL	850,502	850,502	37,610	402,271	439,881	36,657

1. Gross required 1" LID volume is for impervious area including proposed half street improvements (Woody Mtn and Route 66), onsite drive aisles, parking, sidewalks, and buildings.



VICINITY MAP  
N.T.S.

### LEGEND

- ROW
- - - EASEMENT
- LOT LINE
- - - SETBACK
- 6"SS --- GRAVITY SEWER LINE
- 6"W --- PUBLIC WATER LINE
- EX. GAS
- UGE --- EX. UNDERGROUND ELEC
- W --- EX. WATER LINE
- SS --- EX. SEWER LINE
- ⊕ FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ EX SEWER MANHOLE
- EXISTING FLOW ARROW

SCALE 1" = 50'

PRELIMINARY

NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

DRAWING NO.  
**SP01**

C.O.F. #PZ-21-00271-02

SHT NO. OF  
1 2

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

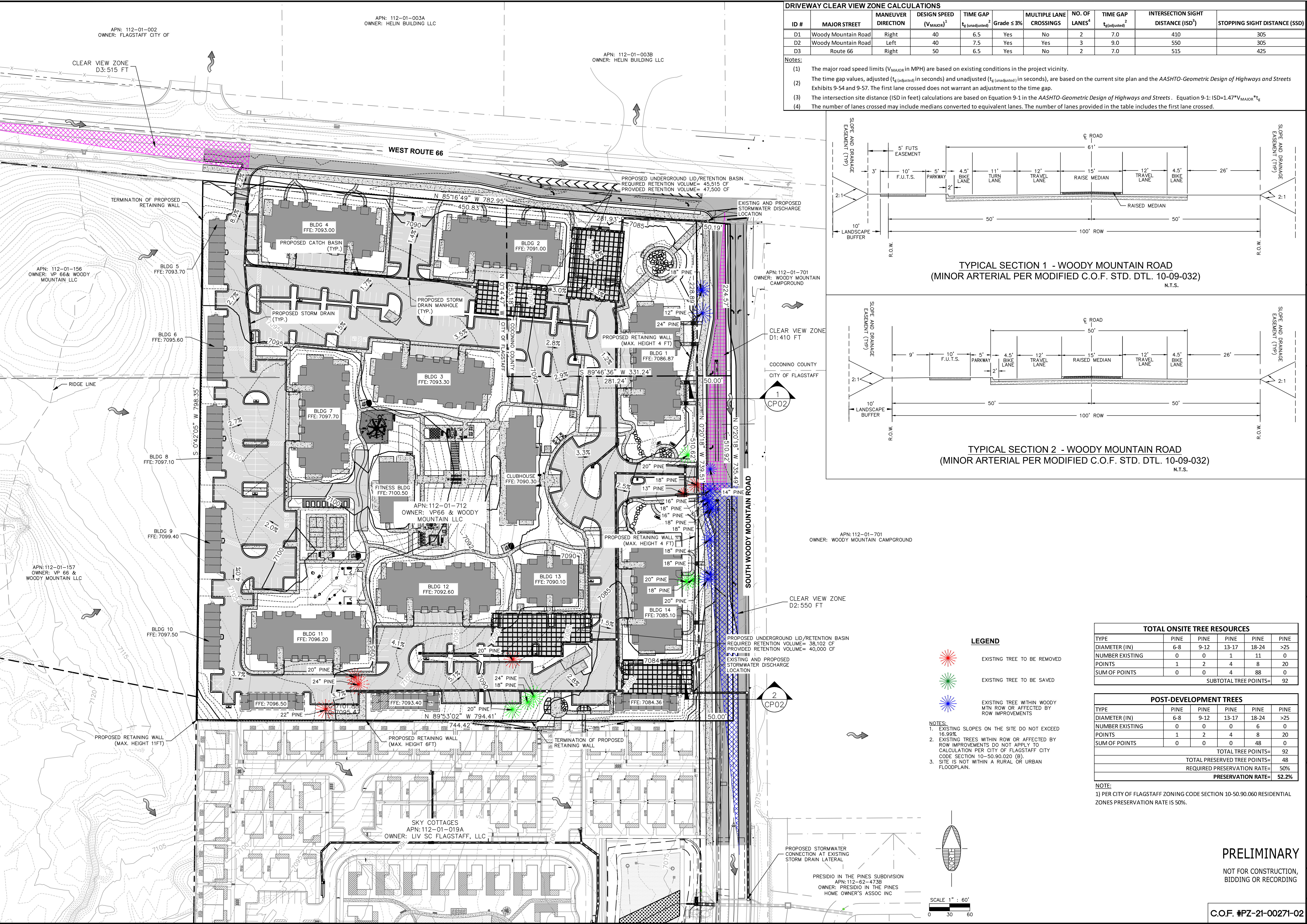
ARIZONA811  
Arizona Blue Stakes, Inc.  
0811-1 or 1-800-514-1111 (PZ-5348)

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

REVISIONS

FLAGSTAFF ARIZONA  
LIV TIMBER SKY  
JOB NO: 22045  
DATE: MAY 23  
SCALE: AS SHOWN  
DRAWN: HAS  
DESIGN: KMF  
CHECKED: SCI

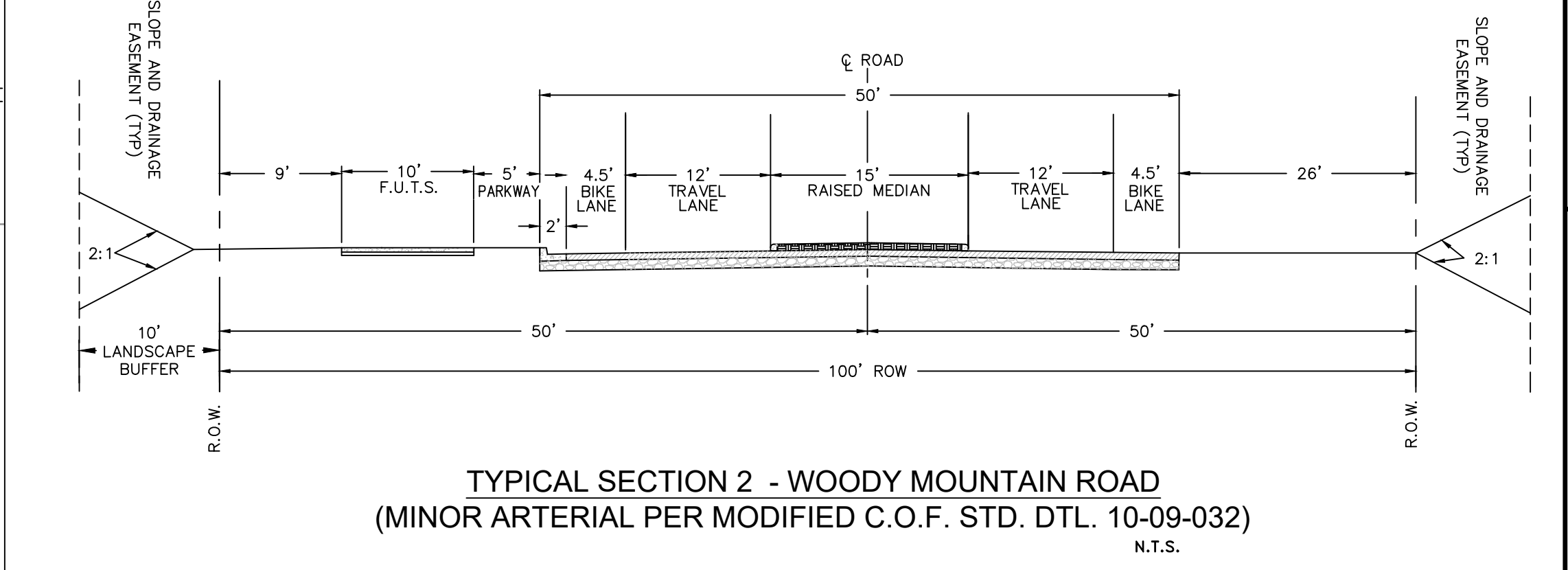
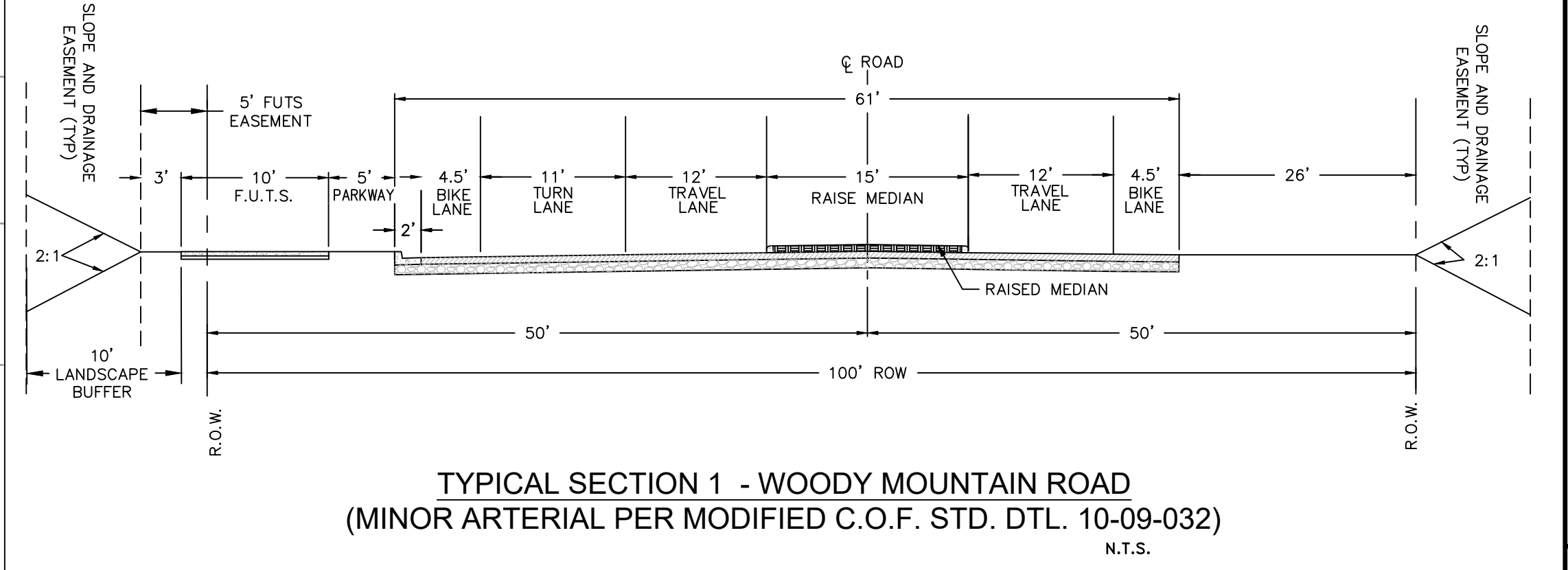
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### DRIVEWAY CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (V <sub>MAJOR</sub> ) <sup>1</sup>	TIME GAP t <sub>g</sub> (unadjusted) <sup>2</sup>	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES <sup>4</sup>	TIME GAP t <sub>g</sub> (adjusted) <sup>2</sup>	INTERSECTION SIGHT DISTANCE (ISD) <sup>3</sup>	STOPPING SIGHT DISTANCE (SSD)
D1	Woody Mountain Road	Right	40	6.5	Yes	No	2	7.0	410	305
D2	Woody Mountain Road	Left	40	7.5	Yes	Yes	3	9.0	550	305
D3	Route 66	Right	50	6.5	Yes	No	2	7.0	515	425

Notes:  
 (1) The major road speed limits (V<sub>MAJOR</sub> in MPH) are based on existing conditions in the project vicinity.  
 (2) The time gap values, adjusted (t<sub>g</sub> (adjusted) in seconds) and unadjusted (t<sub>g</sub> (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. 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<sub>MAJOR</sub>\*t<sub>g</sub>  
 (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.



- ### LEGEND
- EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO BE SAVED
  - EXISTING TREE WITHIN WOODY MOUNTAIN ROAD RIGHT-OF-WAY OR AFFECTED BY ROW IMPROVEMENTS
- NOTES:  
 1. EXISTING SLOPES ON THE SITE DO NOT EXCEED 16.99%.  
 2. EXISTING TREES WITHIN ROW OR AFFECTED BY ROW IMPROVEMENTS DO NOT APPLY TO CALCULATION PER CITY OF FLAGSTAFF CITY CODE SECTION 10-50.90.020 (B).  
 3. SITE IS NOT WITHIN A RURAL OR URBAN FLOODPLAIN.

### TOTAL ONSITE TREE RESOURCES

TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	0	0	1	11	0
POINTS	1	2	4	8	20
SUM OF POINTS	0	0	4	88	0
SUBTOTAL TREE POINTS= 92					

### POST-DEVELOPMENT TREES

TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	0	0	0	6	0
POINTS	1	2	4	8	20
SUM OF POINTS	0	0	0	48	0
TOTAL TREE POINTS= 92					
TOTAL PRESERVED TREE POINTS= 48					
REQUIRED PRESERVATION RATE= 50%					
PRESERVATION RATE= 52.2%					

NOTE:  
 1) PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060 RESIDENTIAL ZONES PRESERVATION RATE IS 50%.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

C.O.F. #PZ-21-00271-02

FLAGSTAFF ARIZONA

LIV TIMBER SKY

JOB NO: 22045  
 DATE: MAY 23  
 SCALE: AS SHOWN  
 DRAWN: KMF  
 DESIGN: HAS  
 CHECKED: SCI

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.774.8934  
 928.774.8934 fax  
 www.swi.coz.com

**SWI**  
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.  
 ARIZONA811  
 Arizona Blue Stakes, Inc. (888-5548)  
 888 84-1111 or 1-800-514-1111 (888-5548)

DRAWING NO. **SP02**

SHT NO. 2 OF 2