

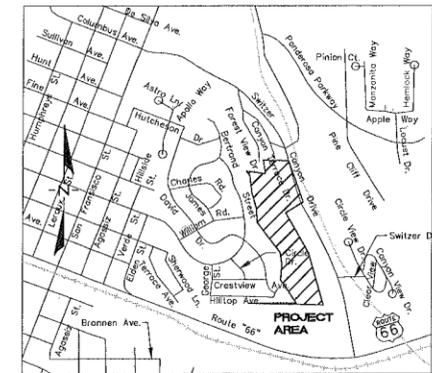
LEGEND

	EXISTING PROPERTY LINE
	EXISTING SECTION LINE
	EXISTING ADJACENT LOT LINE
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOWLINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CABLE TV LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING BARBED WIRE FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING WALL
	EXISTING CONCRETE
	EXISTING STRUCTURE
	EXISTING PAVEMENT
	PROPOSED PROPERTY LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FLOWLINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN
	PROPOSED WOOD FENCE
	PROPOSED WALL
	PROPOSED CONCRETE
	PROPOSED STRUCTURE
	PROPOSED PAVEMENT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING MISCELLANEOUS MANHOLE
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SIGN POST
	EXISTING BOLLARD
	EXISTING TREE TO REMAIN (DIAMETER AND P=PINE, J=JUNIPER, D=DECIDUOUS)
	EXISTING TREE TO BE REMOVED (DIAMETER AND P=PINE, J=JUNIPER, D=DECIDUOUS)
	FOUND SECTION CORNER AS NOTED
	FOUND TAG AS NOTED
	FOUND REBAR AS NOTED
	FOUND MONUMENT AS NOTED
	FOUND PIPE AS NOTED
	FOUND NAIL AS NOTED
	CALCULATED LOCATION, NOTHING FOUND OR SET
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SIGN POST
	PROPOSED BOLLARD
	PROPOSED TREE (DIAMETER AND P=PINE, J=JUNIPER, D=DECIDUOUS)
	PARKING SPACE COUNT

SWITZER CANYON VILLAGE TOWNHOMES PRELIMINARY PLAT

587 N. SWITZER CANYON DRIVE

A PROPOSED IMPROVEMENT AND REPLAT OF THAT PARCEL RECORDED IN INSTRUMENT NOS. 3425283 & 3540870, RCC, SITUATED IN THE SE QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, CONTAINING 18.56± ACRES - ZONED R1



VICINITY MAP
NOT TO SCALE

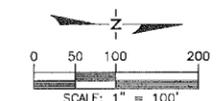
PROJECT SUMMARY

ABANDON EXISTING CONDOMINIUM PLAT AND CCR'S (96 UNITS)

REPLAT TOWNHOME PROJECT (48 UNITS)
18 UPHILL UNITS
30 DOWNHILL UNITS

WAS REZONED TO URBAN RESIDENTIAL (UR)
NOW LISTED AS R1 ZONING

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT (PRD)



SHEET INDEX

- 1 COVER SHEET
- 2 NOTES AND DETAILS SHEET
- 3 ABANDONMENT PLAT SHEET
- 4 NEW PARCELS PLAT SHEET
- 5 PLAN SHEET
- 6A GRADING PLAN SHEET
- 6B GRADING PLAN SHEET
- 7 LANDSCAPE PLAN SHEET
- 8 LANDSCAPE PLAN SHEET
- 9 IRRIGATION PLAN SHEET
- 10 IRRIGATION PLAN SHEET
- 11 LANDSCAPE AND IRRIGATION DETAILS SHEET

REVISIONS
01/24/14 ADDED SHEETS 9-11 AND UTILITY ACKNOWLEDGEMENTS

PROPOSED GROSS DENSITY CALCULATIONS:

TOTAL PARCEL ACREAGE = 18.56 AC.

- TRACT A = 7.50 AC.
- TRACT B = 9.04 AC.
- TRACT C = 2.02 AC.

TOTAL UNITS = 48

- UPHILL = 18
- DOWNHILL = 30

CALCULATIONS:

- 48/18.56 = 2.59 UNITS/AC. (INCLUDES ALL 3 TRACTS)
- 48/11.06 = 4.34 UNITS/AC. (EXCLUDES OPEN SPACE TRACT A)

GENERAL NOTES:

- DENSITY REQUIREMENTS PER CITY OF FLAGSTAFF ZONING CODE
- R1 ZONING WITHIN THE RPO ZONE REQUIRES 2 UNITS/ACRE MINIMUM AND 5 UNITS PER ACRE MAXIMUM

CALL TWO BUSINESS DAYS BEFORE YOU GO
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)



WOODSON
ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
PHONE: (928) 774-4636 FAX: (928) 774-4646

ADEQ APPROVAL	
ADEQ APPROVAL DONE UNDER CITY DELEGATION AGREEMENT	DATE
WATER	
ADEQ APPROVAL DONE UNDER CITY DELEGATION AGREEMENT	DATE
SEWER	
UTILITY ACKNOWLEDGEMENT	
BY LETTER	12/23/13 DATE
ARIZONA PUBLIC SERVICE	
BY LETTER	01/15/14 DATE
CENTURYLINK	
BY LETTER	01/16/14 DATE
SUDDENLINK	
BY LETTER	01/09/14 DATE
UNISOURCE ENERGY SERVICES	

ENGINEER
WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4636

OWNER/DEVELOPER
MIRAMONTE HOMES
CHRIS KEMMERLY
2492 E. RIVER ROAD, SUITE 100
TUCSON, AZ 85718
(520)-615-8900



01/24/14
WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 FAX: (928) 774-4646
 113024
 SWITZER CANYON VILLAGE TOWNHOMES
 PRELIMINARY PLAT
 COVER SHEET
 DRAFTED BY: CGE
 DATE: 6/10/13
 PROJ. NO.: 113024
 FN: P-PLAT

BUILDING TYPE		
Townhouses		
LOT SIZE		
Downhill Units	Required (Min.)	Provided (Min.)
Width	18'	39.5'
Depth	80'	83'
Uphill Units	Required (Min.)	Provided (Min.)
Width	18'	33.5'
Depth	80'	80'
PEDESTRIAN ACCESS		
Individual Entries Facing Streets		
FRONTAGE TYPE		
Porches		
VEHICLE ACCESS AND PARKING		
Street Access with Individual Driveways and Garages (2 spaces/unit min. required)		
PRIVATE OPEN SPACE		
Area	Required (Min.)	Provided (Min.)
Width	15% of Lot Area	36%
Depth	10' min.	Max. Extent Feasible
Depth	10' min.	Max. Extent Feasible
BUILDING SIZE AND MASSING		
Downhill Units	Required	Provided
Width	18' min./36' max.	34.5'
Depth	N/A	67.67'
Height	4 Stories (52' max.)	3 Stories (44' overall)
Lot Coverage	80% max.	54.5% max.
Uphill Units	Required	Provided
Width	18' min./36' max.	33.5'
Depth	N/A	41.75'
Height	4 Stories (52' max. overall height)	3 Stories (48.25' overall)
Lot Coverage	80% max.	53.6% max.
TRANSECT ZONE STANDARDS		
Utilizing T4N.2 Standards		
Building Placement must comply with Building Setbacks in T4N.2 Standards		
BUILDING PLACEMENT		
Setback	Required (Min.)	Provided (Min.)
Front	5' min.; 12' max	5'
Side	3' (0' for side-by-side units)	5' (0' for side-by-side units)
Rear	3'	3' (Downhill); 15' (Uphill)

PROJECT LID CALCULATIONS:

UPHILL UNITS (18 UNITS) IMPERVIOUS AREA = 34,167 SQ. FT.

- BUILDING FOOTPRINT = 1321.44 SQ. FT.
- PATIO = 82.50 SQ. FT.
- PORCH = 116.25 SQ. FT.
- DRIVEWAY = 378 SQ. FT.
- $(1321.44 \times 18) + (82.50 \times 18) + (116.25 \times 18) + (378 \times 18) = 34,167$ SQ. FT.

DOWNHILL UNITS (30 UNITS) IMPERVIOUS AREA = 69,489 SQ. FT.

- BUILDING FOOTPRINT = 1,829.23 SQ. FT.
- PATIO = 109.07 SQ. FT.
- DRIVEWAY = 378 SQ. FT.
- $(1829.23 \times 30) + (109.07 \times 30) + (378 \times 30) = 69,489$ SQ. FT.

GENERAL NOTES:

- PREVIOUS CONDOMINIUM DEVELOPMENT PROPOSED IMPERVIOUS AREA = 104,005 SQ. FT.
- 80,796 (BUILDINGS) + 23,209 (DRIVEWAYS) = 104,005 SQ. FT.

CALCULATIONS:

- TOTAL PROPOSED IMPERVIOUS AREA = 103,656 SQ. FT.
- 34,167 (UPHILL) + 69,489 (DOWNHILL) = 103,656 SQ. FT.
- NET IMPERVIOUS AREA CHANGE = -349 SQ. FT.
- 103,656 (PROPOSED) - 104,005 (PREVIOUSLY PROPOSED) = -349 SQ. FT.

SUMMARY:

- NO NET INCREASE IN IMPERVIOUS AREA
- CURRENT DRAINAGE INFRASTRUCTURE WILL ADEQUATELY HANDLE REQUIRED DESIGN STORM; THEREFORE, THERE ARE NO PROPOSED LID IMPROVEMENTS ON THE SITE.

LIGHTING NOTES:

PARCEL SIZE 18.56 ACRES

LIGHTING ZONE 2

LIGHTING STANDARDS

MAXIMUM TOTAL OUTDOOR LIGHT OUTPUT STANDARDS

TOTAL	50,000 PER ACRE
PARTIALLY SHIELDED ONLY	5,500 PER ACRE
NON-LPS	5,000 PER ACRE

SINGLE FAMILY RESIDENTIAL

TOTAL	10,000 PER PARCEL
PARTIALLY SHIELDED ONLY	4,000 PER PARCEL

TOTAL SITE ALLOWED

50,000 x 18.56 AC	928,000 LUMENS
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LIGHTING DESIGN

STREET LIGHTING (PRIVATE RIGHT OF WAY)

4 LIGHTS (8000 LUMENS)	32,000 LUMENS
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BUILDING LIGHTING

FULLY SHIELDED	1,000 LUMENS PER FIXTURE
4 FIXTURES PER LOT	4,000 LUMENS PER LOT
48 LOTS	192,000 LUMENS

TOTAL SITE DESIGN

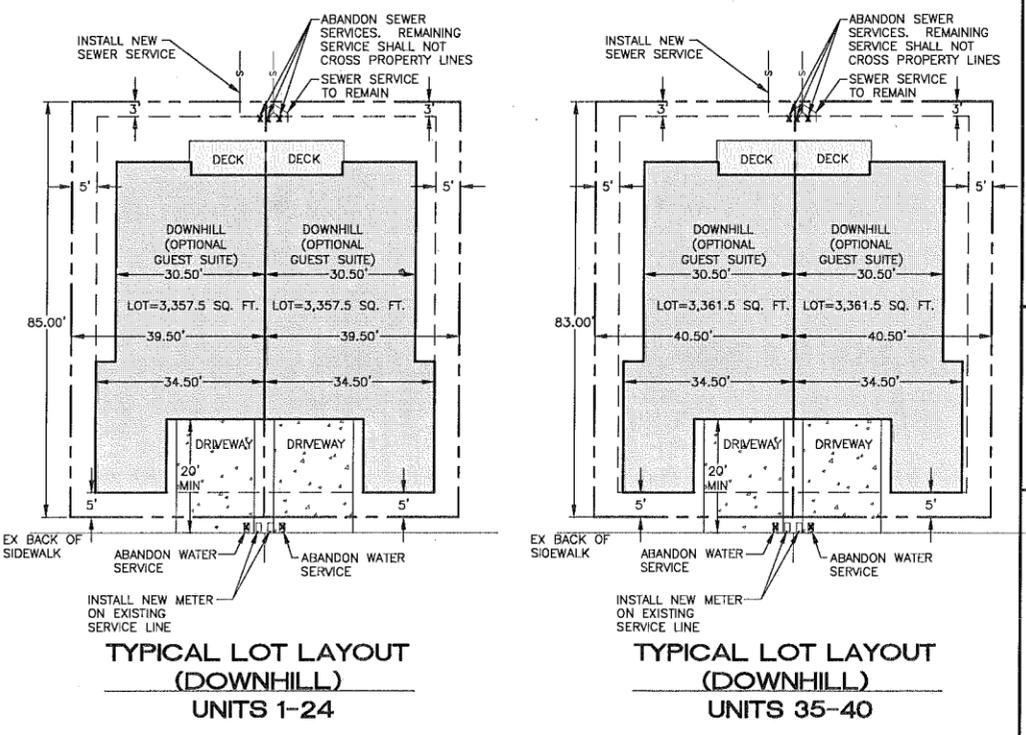
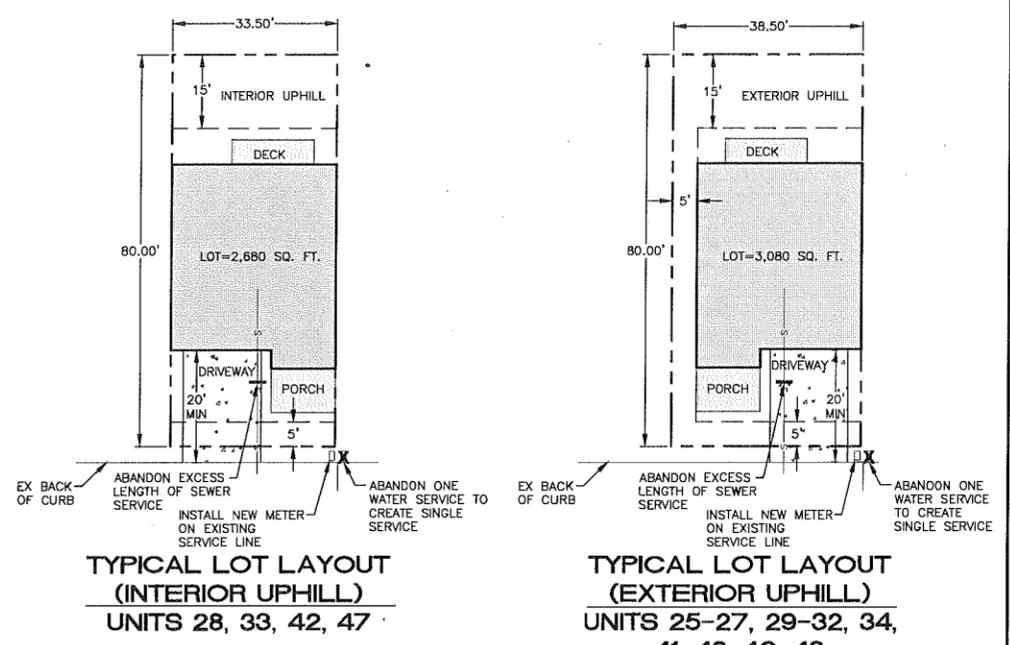
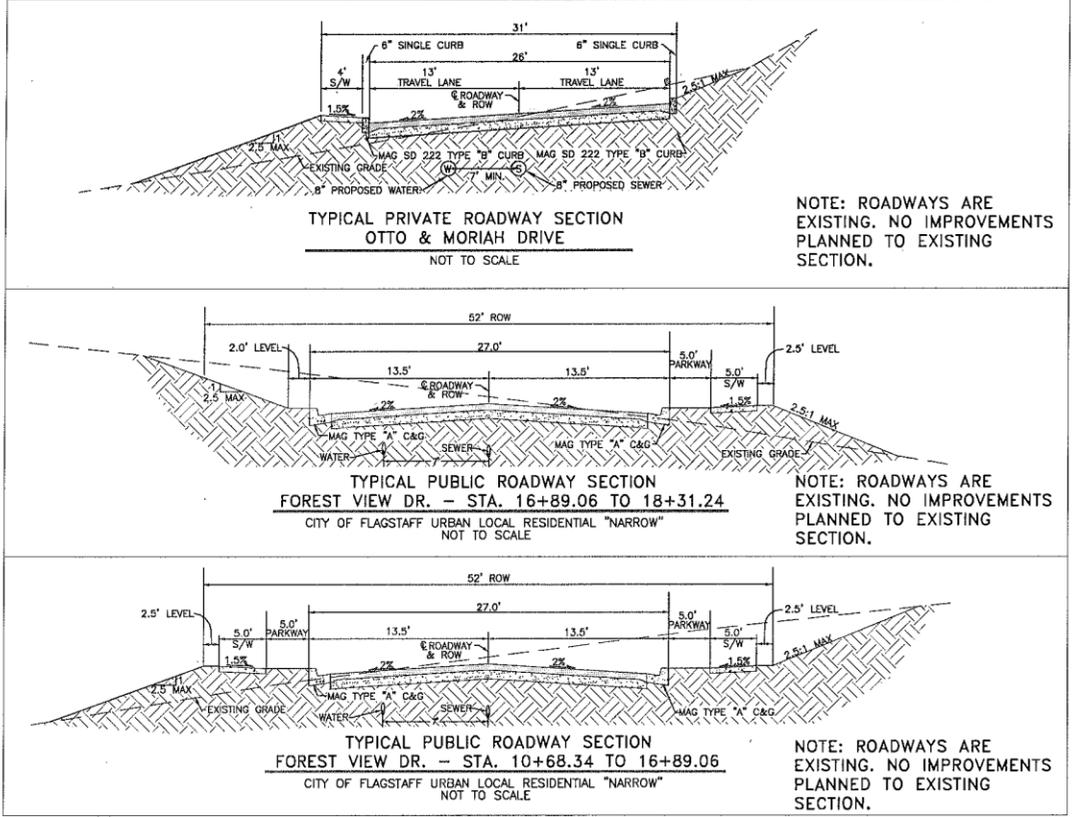
	224,000 LUMENS
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- UTILITY NOTES:**
- EXISTING SERVICES THAT ARE NOT TO BE USED WILL BE ABANDONED TO THE CITY. WATER SERVICES THAT ARE ABANDONED TO THE CITY MUST BE INSPECTED AND APPROVED. THERE WILL BE ONE SEPARATE WATER AND SEWER SERVICE FOR EACH UNIT. SEE TYPICAL LOT LAYOUTS ON THIS SHEET AND UTILITY LAYOUTS ON SHEET 5.
 - INDIVIDUAL SERVICES WILL NOT CROSS PROPERTY LINES.
 - EXCESS LENGTH ON THE EXISTING SEWER SERVICES WILL BE CUT AS SHOWN.
 - ALL WATER METERS SHOWN ON PLAN ARE PROPOSED. SERVICE LINES ARE EXISTING BUT NO METERS HAVE BEEN INSTALLED.
 - WATER METERS NOT ALLOWED IN DRIVEWAYS OR SIDEWALKS. PLACE IN LANDSCAPED AREAS.

- GENERAL NOTES:**
- ALL STREETS, SIDEWALKS, PARKING AREAS, DRAINAGE FEATURES ARE EXISTING PER PREVIOUS PLAT
 - ALL SEWER AND WATER UTILITIES ARE EXISTING PER PREVIOUS PLAT
 - AS-BUILT TOPO IS FROM FIELD SURVEY PREPARED IN MARCH, 2013
 - SEE RESOURCE PLAN FOR OVERALL TOPOGRAPHICAL MAP

NOTE:

ALL EXISTING CUT SLOPES AND ALL NEWLY CREATED CUT SLOPES STEEPER THAN 2:1 MUST BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMITS.



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NOT FOR CONSTRUCTION
FINAL REVIEW

CALL TWO WEEKS IN ADVANCE
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

REVISIONS:

01/24/14	ADDED SHEETS 9-11 AND CITY SUBSTANTIVE REVIEW COMMENTS
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Professional Engineer Seal
RICHARD L. SCHULLER
01/24/14
EXPIRES 3/31/2015

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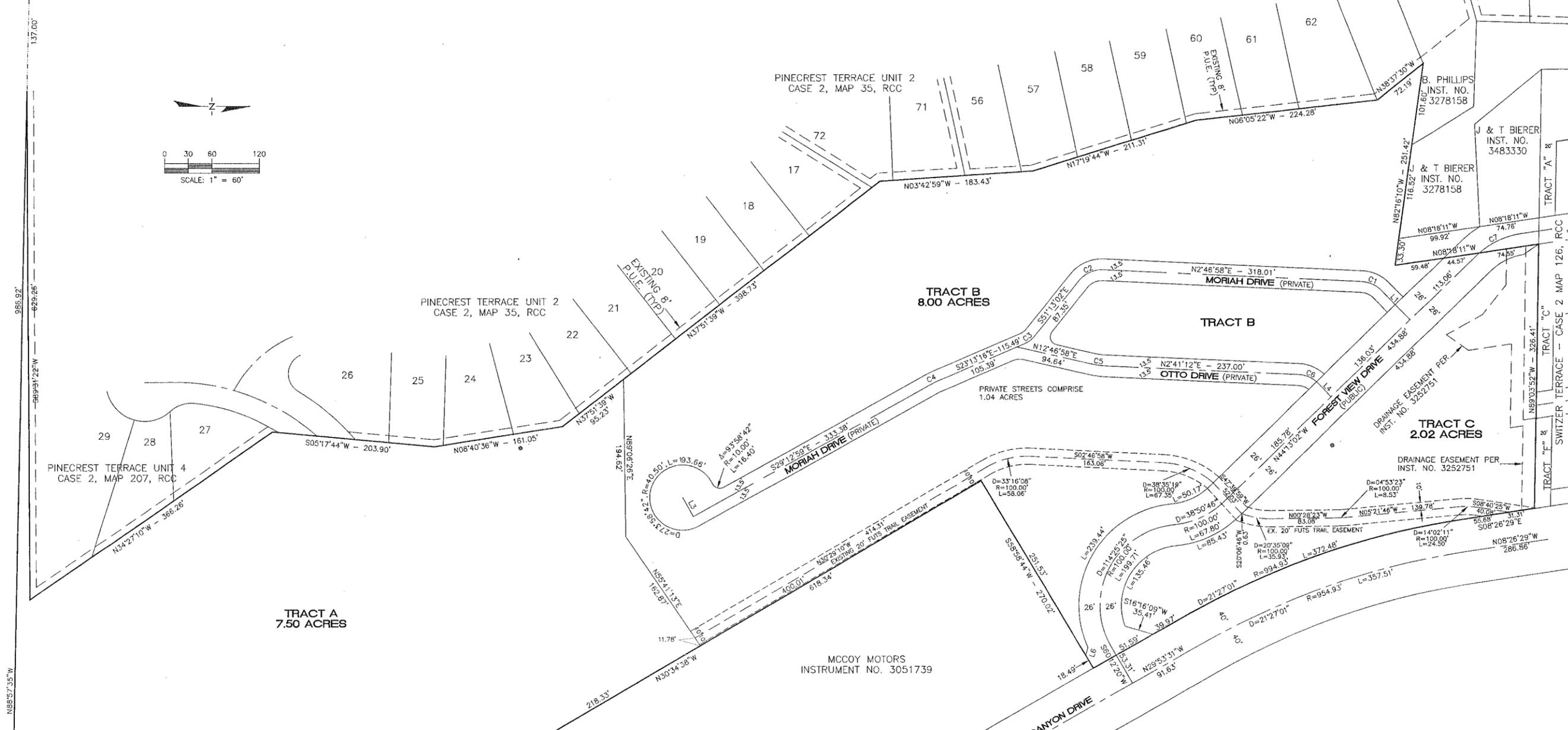
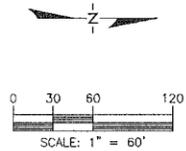
SWITZER CANYON VILLAGE TOWNHOMES

PRELIMINARY PLAT
NOTES & DETAILS SHEET

HOR SCALE:	1"=40'
VERT SCALE:	NA
DATE:	6/10/13
PROJECT NO.:	113024
AGENCY NO.:	
SHEET NO.:	2 OF 11

113024
 WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 FAX: (928) 774-4646
 01/24/14
 SWITZER CANYON VILLAGE TOWNHOMES
 PRELIMINARY PLAT
 NOTES & DETAILS SHEET

22 15



CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH
C1	43°00'00"	37.00	27.77
C2	54°00'00"	37.00	34.87
C3	27°59'46"	33.00	16.12
C4	05°59'44"	101.71	10.64
C5	10°05'46"	100.00	17.62
C6	43°00'00"	37.00	27.77
C7	35°54'51"	100.00	62.68

LINE DATA

NUMBER	BEARING	DISTANCE
L1	S45°46'58"W	50.29
L2	N23°13'16"W	10.10
L3	S60°47'01"W	27.00
L4	S45°41'12"W	23.01
L5	N34°32'05"W	22.62
L6	N74°10'43"W	10.09



EXPIRES 12-31-2014

THIS SHEET IS INTENDED TO REPRESENT THE PARCEL CONFIGURATIONS AFTER ABANDONING THE CONDOMINIUM BOUNDARIES SHOWN ON THE PLAT OF SWITZER VILLAGE CONDOMINIUMS

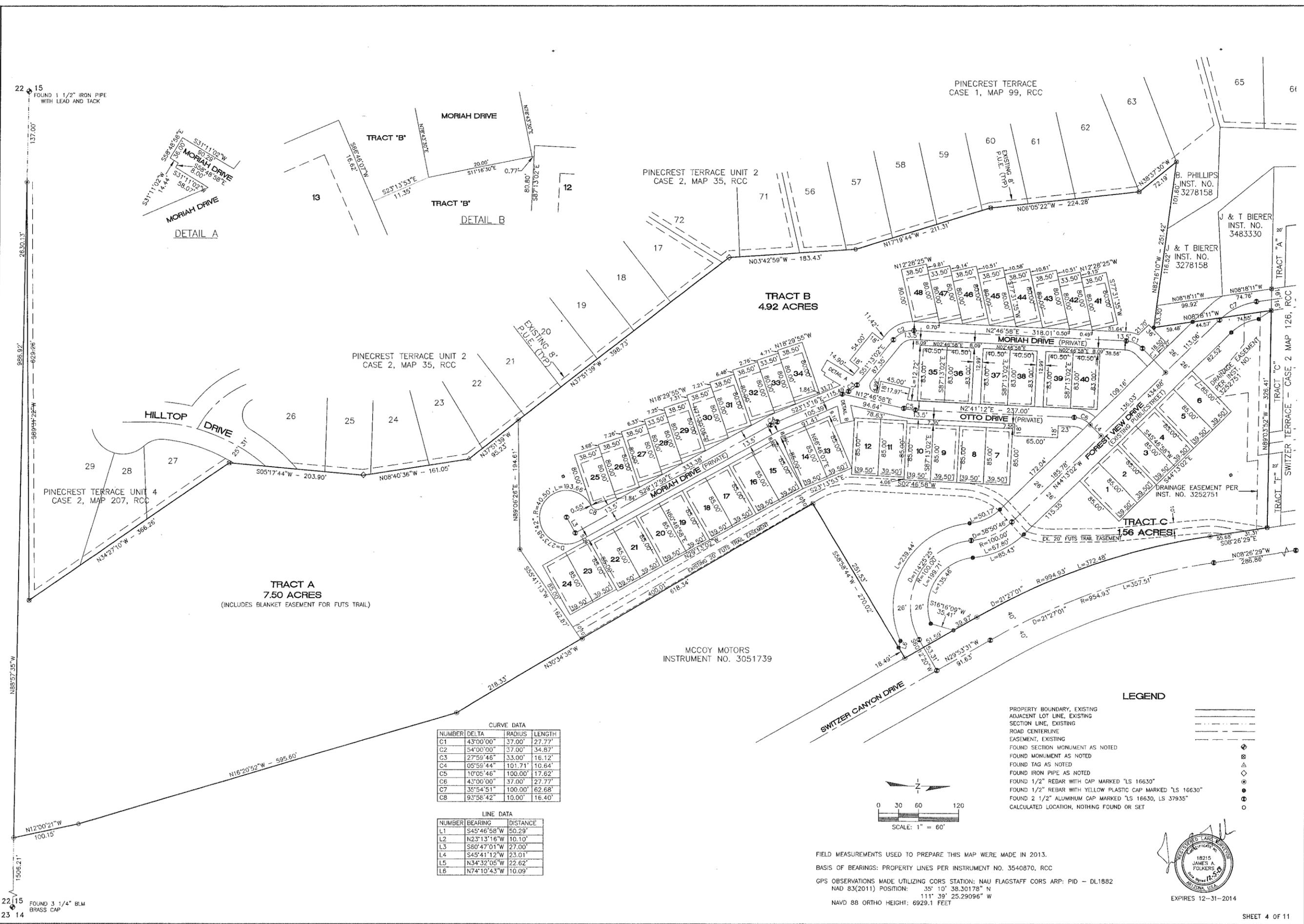
12-5-2013

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113024

SWITZER CANYON VILLAGE TOWNHOMES ABANDONMENT SHEET

DRAFTED BY: JAF
START DATE: 07/26/13
PROJ. NO.: 113024
REV:

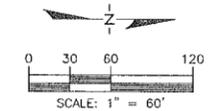


CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH
C1	43°00'00"	37.00'	27.77'
C2	54°00'00"	37.00'	34.87'
C3	27°59'46"	33.00'	16.12'
C4	05°59'44"	101.71'	10.64'
C5	10°05'46"	100.00'	17.62'
C6	43°00'00"	37.00'	27.77'
C7	35°54'51"	100.00'	62.68'
C8	93°58'42"	10.00'	16.40'

LINE DATA

NUMBER	BEARING	DISTANCE
L1	S45°46'58"W	50.29'
L2	N23°13'16"W	10.10'
L3	S60°47'01"W	27.00'
L4	S45°41'12"W	23.01'
L5	N34°32'05"W	22.62'
L6	N74°10'43"W	10.09'



LEGEND

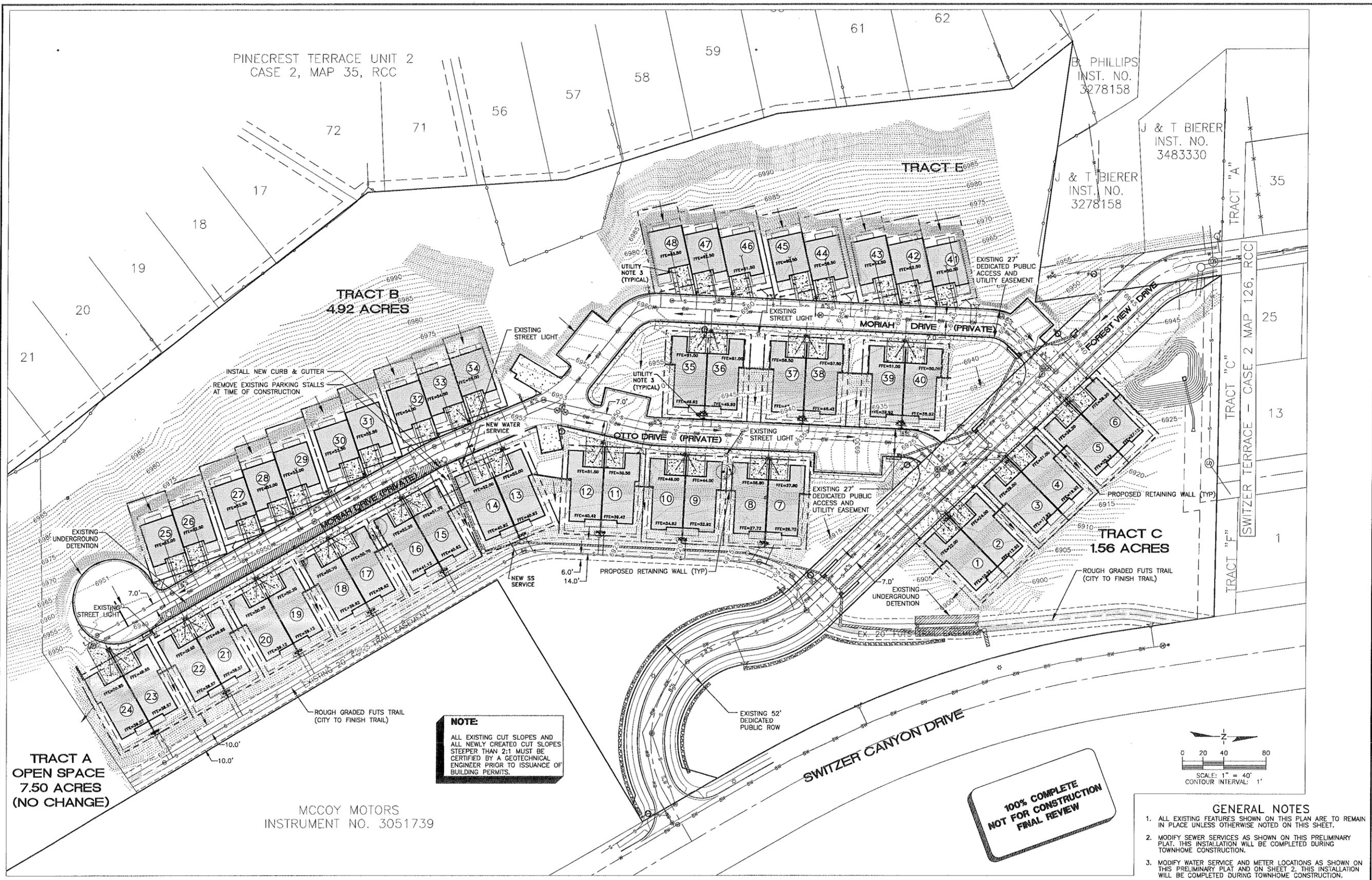
- PROPERTY BOUNDARY, EXISTING
- ADJACENT LOT LINE, EXISTING
- SECTION LINE, EXISTING
- ROAD CENTERLINE
- EASEMENT, EXISTING
- FOUND SECTION MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND TAG AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND 1/2" REBAR WITH CAP MARKED "LS 16630"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 16630"
- FOUND 2 1/2" ALUMINUM CAP MARKED "LS 16630, LS 37935"
- CALCULATED LOCATION, NOTHING FOUND OR SET



FIELD MEASUREMENTS USED TO PREPARE THIS MAP WERE MADE IN 2013.
 BASIS OF BEARINGS: PROPERTY LINES PER INSTRUMENT NO. 3540870, RCC
 GPS OBSERVATIONS MADE UTILIZING CORS STATION: NAU FLAGSTAFF CORS ARP: PID - DL1882
 NAD 83(2011) POSITION: 35° 10' 38.30178" N
 111° 39' 25.29096" W
 NAVD 88 ORTHO HEIGHT: 6929.1 FEET

22 15 FOUND 1 1/2" IRON PIPE WITH LEAD AND TACK

22 15 FOUND 3 1/4" BLM BRASS CAP

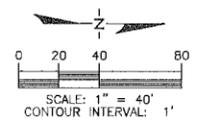


TRACT A
OPEN SPACE
7.5 ACRES
(NO CHANGE)

MCCOY MOTORS
INSTRUMENT NO. 3051739

NOTE
ALL EXISTING CUT SLOPES AND ALL NEWLY CREATED CUT SLOPES STEEPER THAN 2:1 MUST BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMITS.

100% COMPLETE
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FINAL REVIEW



- GENERAL NOTES**
1. ALL EXISTING FEATURES SHOWN ON THIS PLAN ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED ON THIS SHEET.
 2. MODIFY SEWER SERVICES AS SHOWN ON THIS PRELIMINARY PLAN. THIS INSTALLATION WILL BE COMPLETED DURING TOWNHOME CONSTRUCTION.
 3. MODIFY WATER SERVICE AND METER LOCATIONS AS SHOWN ON THIS PRELIMINARY PLAN AND ON SHEET 2. THIS INSTALLATION WILL BE COMPLETED DURING TOWNHOME CONSTRUCTION.

PINECREST TERRACE UNIT 2
CASE 2, MAP 35, RCC

TRACT B
4.92 ACRES

TRACT E

B. PHILLIPS
INST. NO.
3278158

J & T BIERER
INST. NO.
3483330

J & T BIERER
INST. NO.
3278158

TRACT C
1.56 ACRES

113024

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01/24/14

SWITZER CANYON VILLAGE TOWNHOMES
PRELIMINARY PLAN SHEET



REVISIONS:

01/24/14	ADDED SHEETS 9-11 AND CITY SUBSTANTIVE REVIEW COMMENTS
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SWITZER CANYON
VILLAGE TOWNHOMES

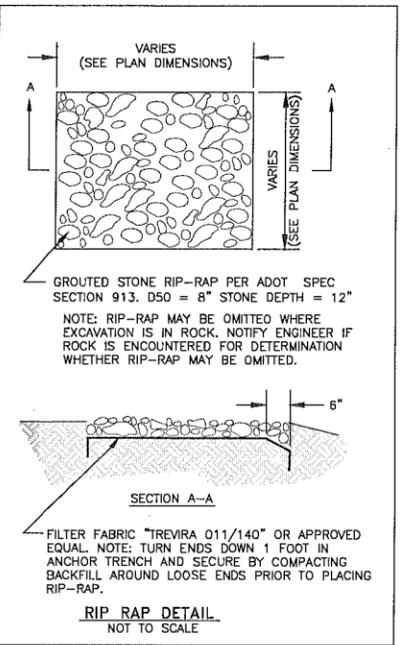
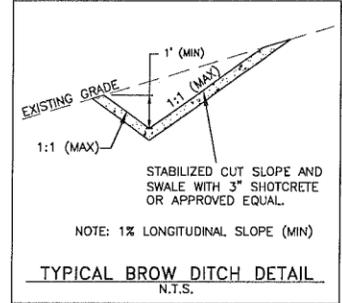
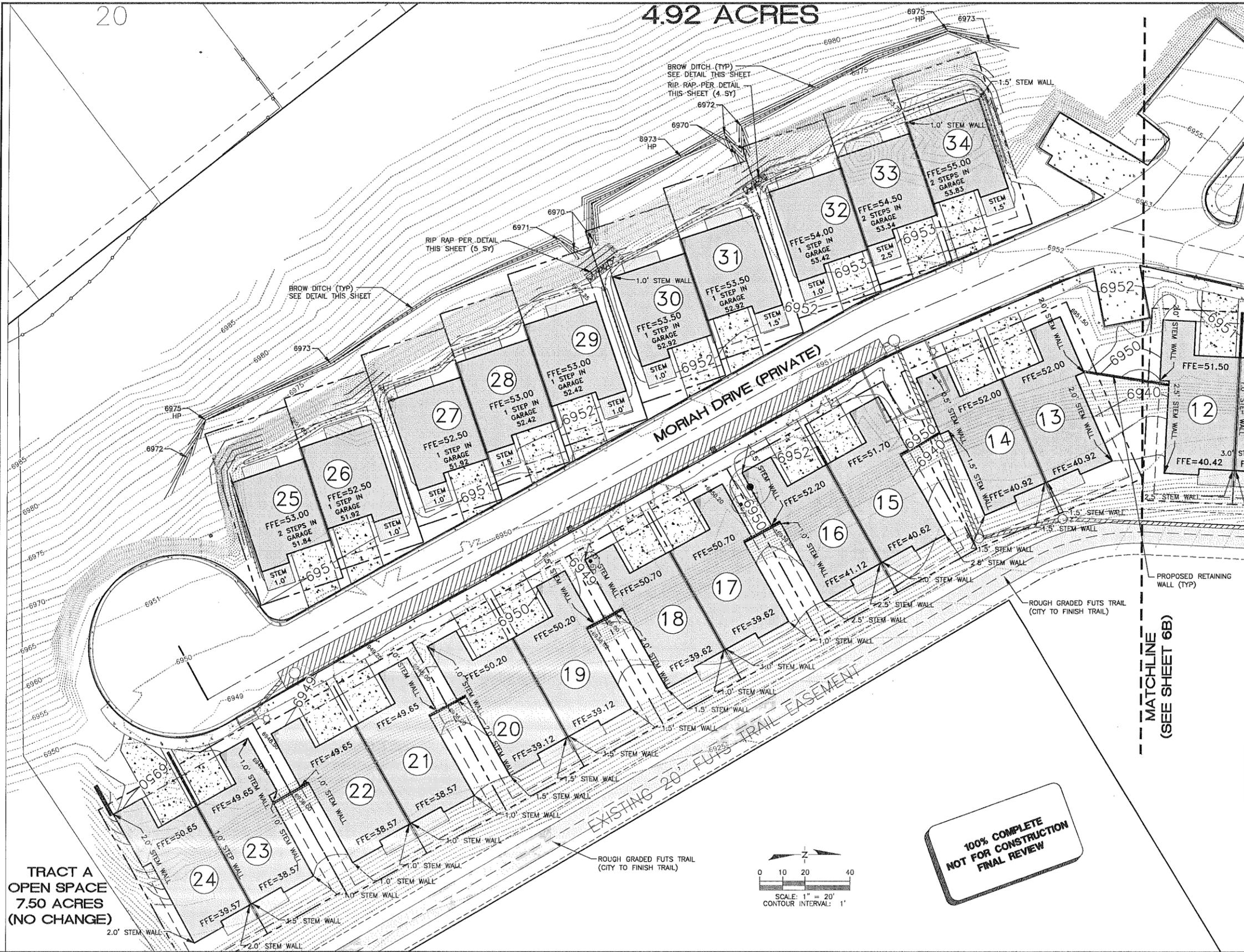
PRELIMINARY PLAN SHEET

HOR SCALE: 1"=40'
VERT SCALE: NA
DATE: 6/10/13
PROJECT NO.: 113024
AGENCY NO.:
SHEET NO.: 5 OF 11

DESIGNED BY: GCE
DRAWN BY: GCE
CHECKED BY: RLS

20

4.92 ACRES



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FINAL REVIEW**

113024

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01/24/14

SWITZER CANYON VILLAGE TOWNHOMES
PRELIMINARY PLAT
GRADING PLAN SHEET 1

TRACT A
OPEN SPACE
7.50 ACRES
(NO CHANGE)

REVISIONS:
12/19/13 CITY COMPLETENESS REVIEW COMMENTS
01/24/14 ADDED SHEETS 9-11 AND CITY
SUBSTANTIVE REVIEW COMMENTS



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SWITZER CANYON VILLAGE TOWNHOMES

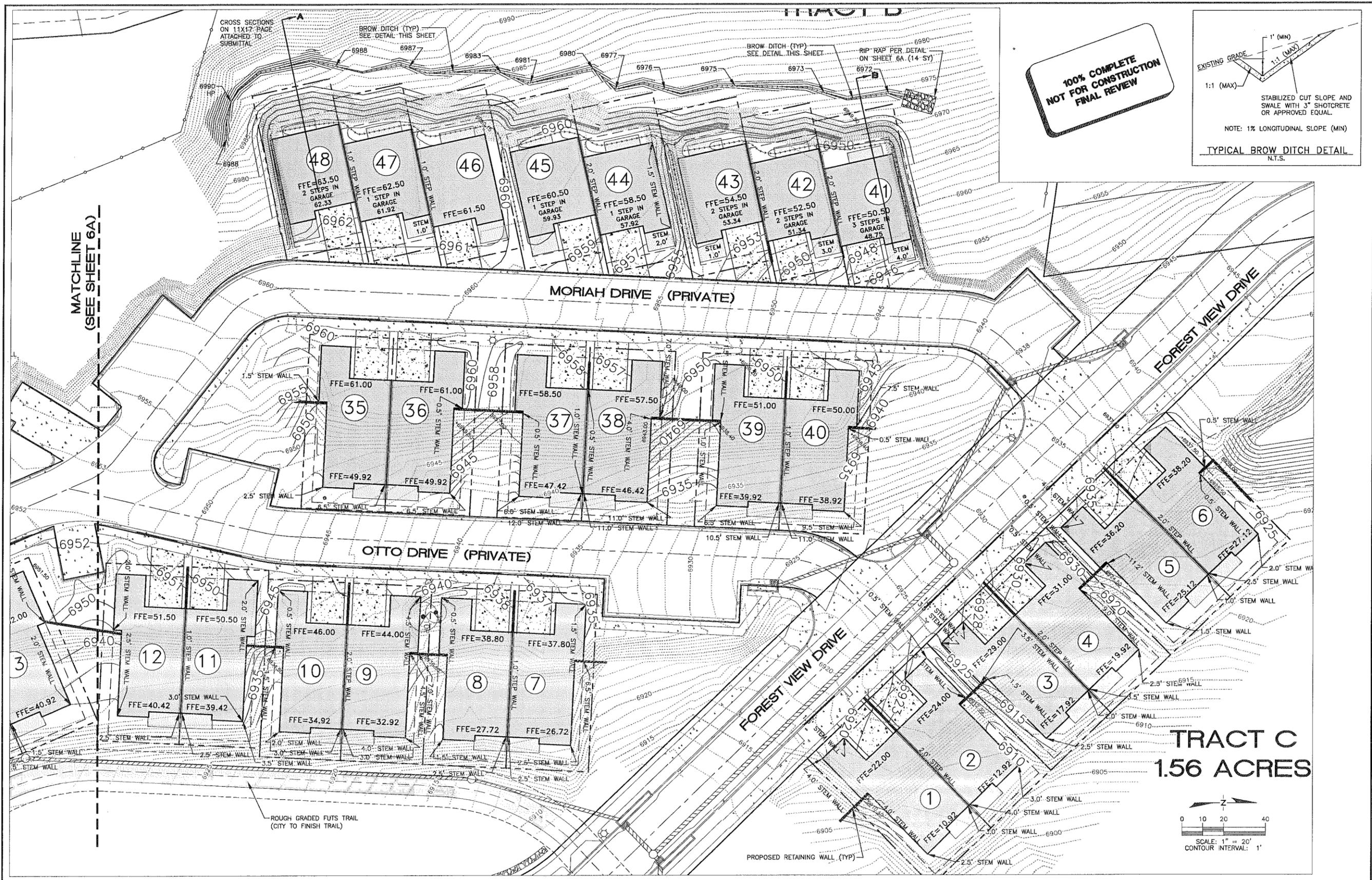
PRELIMINARY PLAT
GRADING PLAN SHEET 1

HOR SCALE: 1"=40'
VERT SCALE: NA
DATE: 6/10/13
PROJECT NO.: 113024
AGENCY NO.:
SHEET NO.: 6A OF 11

DESIGNED BY: GDE
DRAFTED BY: GDE
CHECKED BY: RLS



FN: Concept Plat.dwg



113024

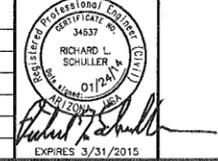
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01/24/14

SWITZER CANYON VILLAGE TOWNHOMES
PRELIMINARY PLAT
GRADING PLAN SHEET 2



REVISIONS:
12/19/13 CITY COMPLETENESS REVIEW COMMENTS
01/24/14 ADDED SHEETS 9-11 AND CITY
SUBSTANTIVE REVIEW COMMENTS



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SWITZER CANYON
VILLAGE TOWNHOMES

PRELIMINARY PLAT
GRADING PLAN SHEET 2

HOR SCALE: 1"=40'
VERT SCALE: NA
DATE: 6/10/13
PROJECT NO.: 113024
AGENCY NO.:
SHEET NO.: 68 OF 11

DESIGNED BY: GSE
DRAWN BY: GSE
CHECKED BY: RLS



ZONING CODE LANDSCAPE REQUIREMENTS AREA	LENGTH OR QTY.	TOTAL Trees Required	TOTAL Shrubs Required	TOTAL Groundcover Required
Foundation Landscape No Native Trees	29 Lots	2 Trees/Lot 58 Trees Req'd 58 Trees Provided	4/ Shrubs/Lot = 116 Shrubs Req'd 116 Provided	4/GCs/Lot = 116 GCs Req'd 116 Provided
Foundation Landscape One Native Tree/Lot	14 Lots (90% of requirements)	1 Tree/Lot 14 Trees Req'd 14 Trees Provided	2/ Shrubs/Lot = 28 Shrubs Req'd 28 Provided	2/ GCs/Lot = 28 GCs Req'd 28 Provided
Foundation Landscape Two Native Trees/Lot	5 Lots	2 Native Trees No Trees Req'd	2 Native Trees No Shrubs Req'd	2 Native Trees No GCs Req'd
City Street Buffer (Forest View Drive)	425 lf	1/25 lf = 17 Trees Req'd 17 Provided	Not Required	Not Required
Parking Spaces	22 Spaces	2/8 space = 6 Trees Req'd 6 Provided	2/Tree = 12 Shrubs Req'd 12 Provided	2/Tree = 12 GCs Req'd 12 Provided
Parking Spaces	22 Spaces	Not Required	2 Shrubs (3.5'Ht) per Space = 44 Shrubs	Not Required
Peripheral Buffer (Provided by Existing Natural Vegetation)	N.A.	Not Required	Not Required	Not Required
TOTALS - Required/Provided		94 Trees Req'd 96 Trees Provided (27 Native Trees +/-)	200 Shrubs Req'd 200 Shrubs Provided	156 GCs Req'd 161 GCs Provided

Note: Grasses are included in the Shrub Totals.
Note: Perennials and Vines are included in the Groundcover Totals.

Sheet 3 Landscape Materials/ Areas *			
No.	Symbol	Qty.	Unit Description
1	(Symbol)	70	EA. Add Alternate Malpais Boulders - 3'-4" Diameter, Bury 1/3 Mass
2	(Symbol)	60,500	Sf. Min 2" Depth - 1" Dia Cinnamon Gravel (Min. 2" depth) w/ DeWitt Woven Weed Barrier (Submit Samples)
3	(Symbol)	4,000	Sf. Min. 4" Depth - 60% 1-3" Dia. & 40% 6-12" Dia. River Rock w/ DeWitt Woven Weed Barrier (Submit Samples)

* Note: Quantities are for estimation purposes only. Field Measure prior to ordering materials.

- General Notes**
- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
 - Double stake all new trees with a two - 2" diameter by 8' tall wooden stakes and two - hose and wire ties.
 - Plant pits to be dug 2-1/2 times the width of the rootball and no deeper. Plant backfill mix to be 2/3 native soil and 1/3 composted organic material. Agriform Tablets to be included in plant backfill at a rate of two per shrub and eight per tree.
 - Add Alternate - (48) each 3'-4" long by minimum 2-3" wide Malpais Boulders. Submit photo for approval. Bury each 1/3 mass.
 - Install minimum 2" depth of 1" Diameter Cinnamon or Rock Springs Chocolate gravel topdressing in landscape areas as shown with DeWitt Woven Weed Barrier.
 - Automatic drip irrigation system to be installed to water all new plantings as shown in irrigation plan.
 - All dwelling units shall utilize passive rainwater harvesting techniques. All runoff shall be directed to landscape areas.
 - No hydrozones, turf areas, or other types of oasis areas are included in this landscaping.
 - Slope areas shall have larger River rock topdressing as shown. Use 60% 1-3" Diameter and 40% 6-12" diameter w/ DeWitt Woven Weed Barrier. Grade for positive drainage away from buildings.

Use of Exclusively Native and Low Water Use Plants from the COF Plant List.

Plant Type	ID/ Symbol	Qty	Botanical Name	Common Name	Size	Mature Height, Spread and Description
Grasses	G - Pa vi S	34	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon	Drought tolerant grass with purple seed heads and fall foliage 4'x4'
Grasses	G - Sc sc	52	Schizachyrium scoparium	Little Bluestem	3 Gallon	Small Native Grass w/ red fall color 36" W x 2'
Groundcover	GC - Ju co	34	Juniperus communis	Alpine (Common) Juniper	3 Gallon	18" Tall & 8" Wide. Native Evergreen Groundcover w/ Arching Green/White Foliage
Groundcover	GC - Ma re	34	Mahonia repens	Creeping Mahonia	1 Gallon	18" x 2' Native Broadleaf evergreen Groundcover
Groundcover	GC - Ta de	34	Tanacetum densatum	Partridge Feather	1 Gallon	48" x 12" Ht Groundcover with yellow blooms and soft feathery foliage
Perennials	P - Er um	35	Eriogonon umbellatum	Sulphurflower Buckwheat	1 Gallon	Broadleaf Evergreen GC w/ yellow blooms 12" Ht. x 2' Wide
Perennials	P - Po hi	18	Potentilla hippiana	Silver Cinquefoil	1 Gallon	30" x 18" Ht. Mounding Perennial w/ Silver Foliage, Yellow Blooms
Shrubs	S - Ar lu	38	Artemisia ludoviciana	Prairie Sage	3 Gallon	Hardy Native Shrub w/ Silver Gray Aromatic Foliage 3' x 3'
Shrubs	S - Ch mi	21	Chamaebatiaria millefolium	Fernbush	5 Gallon	Semi evergreen fernlike foliage w/ white blooms 4'x4' size
Shrubs	S - Ri au	46	Ribes aureum	Golden Currant	5 Gallon	Hardy Native Shrub with Yellow Spring Blooms and Red Fall Color 3'-4' x 3'-4'
Shrubs	S - Ro wo	9	Rosa woodsii	Woods Rose	5 Gallon	3'-4' Tall and 3'-6' Wide. Native Rose w/ fragrant pink blooms
Trees	T - Fo ne	37	Forestiera neomexicana	New Mexican Olive	15 Gallon	Hardy Native Multi Tree w/ White Trunks, Black Berries 8-10' W x 12' Tall
Trees	T - Ju sc	10	Juniperus scopulorum	Rocky Mtn. Juniper	15 Gallon	Hardy Small Native Evergreen Tree 18" x 18"
Trees	T - Qu ga	30	Quercus gambelli	Gambel's Oak	25 Gallon	Hardy native tree with golden fall color 18" W x 25'
Trees	T - Ro am	19	Robinia ambigua 'Purple Robe'	Purple Robe Locust	2" Calliper	Hardy Tree w/ May Purple Blooms 20' W x 35'
Vines	V - He he	18	Hedera helix	English Ivy	1 Gallon	3' Wide, Trailing Evergreen Vine/Groundcover
Vines	V - Vi ar	8	Vitis arizonica	Canyon Grape	1 Gallon	18" Ht x 35" Wide Shade tolerant Native Vine

PORTION OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST,
GILA AND SALT RIVE MERIDIAN,
CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

113024

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1/22/2014

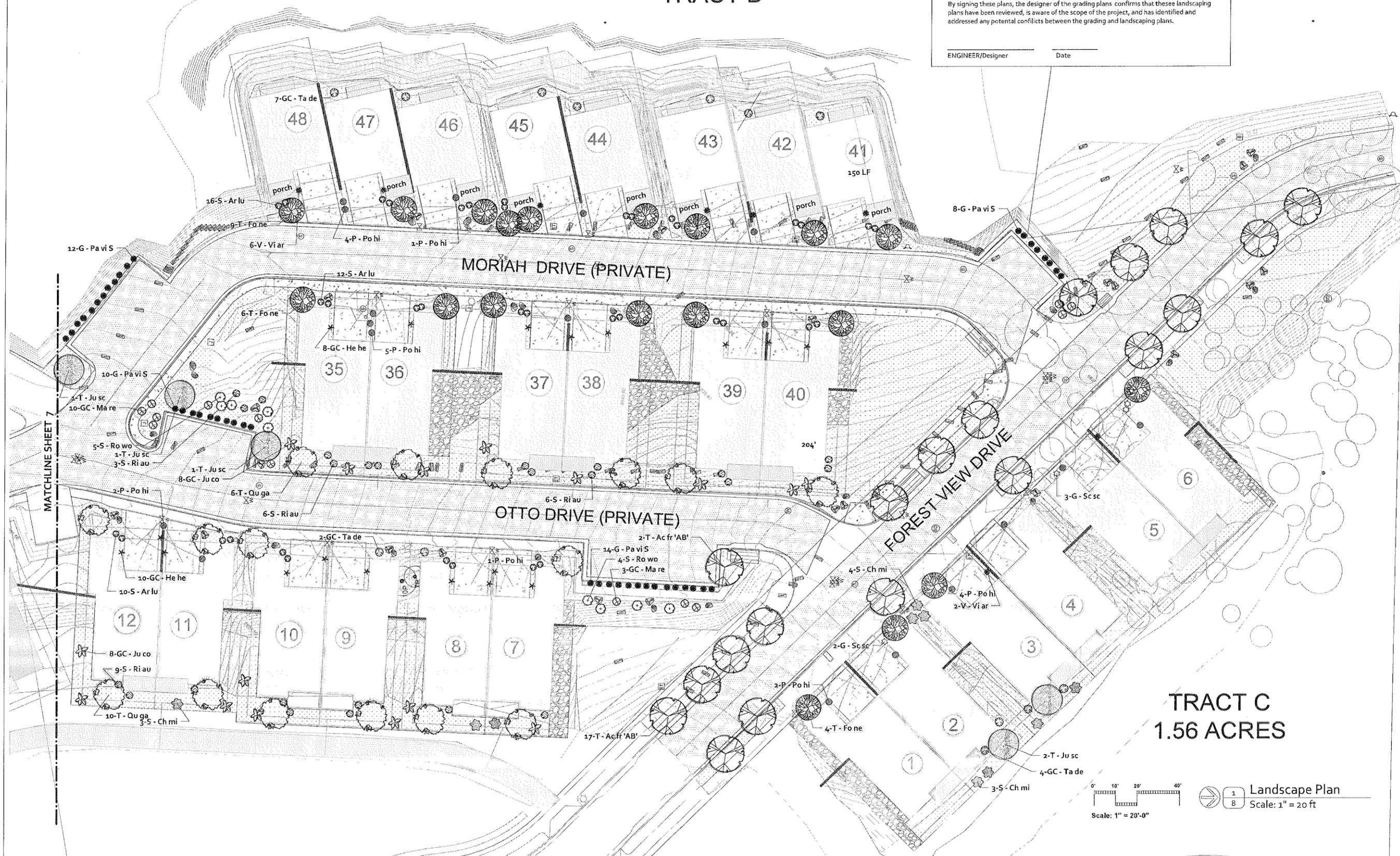
SWITZER CANYON VILLAGE TOWNHOMES
MIRAMONTE HOMES
TOPOGRAPHIC SURVEY

	REVISIONS: _____ _____ _____		WOODSON ENGINEERING AND SURVEYING, INC. 124 N. ELDEN ST. FLAGSTAFF, AZ 86001 PHONE: (928) 774-4636 FAX: (928) 774-4646	SWITZER CANYON VILLAGE TOWNHOMES	LANDSCAPE PLAN	HOR SCALE: 1"=20' VERT SCALE: NA DATE: 1/22/14 PROJECT NO.: 113024 AGENCY NO.: SHEET NO.: 7 OF 11

TRACT B

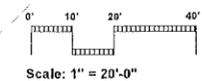
By signing these plans, the designer of the grading plans confirms that these landscaping plans have been reviewed, is aware of the scope of the project, and has identified and addressed any potential conflicts between the grading and landscaping plans.

ENGINEER/Designer _____ Date _____



TRACT C
1.56 ACRES

1 Landscape Plan
Scale: 1" = 20 ft



113024

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SWITZER CANYON VILLAGE TOWNHOMES
MIRAMONTE HOMES
TOPOGRAPHICAL SURVEY



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SWITZER CANYON VILLAGE
TOWNHOMES

LANDSCAPE PLAN

HOR SCALE:	1"=20'
VERT SCALE:	NA
DATE:	1/22/14
PROJECT NO.:	113024
AGENCY NO.:	
SHEET NO.:	8 OF 11

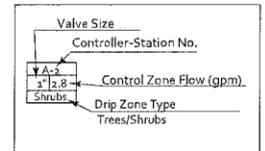
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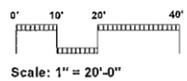
Irrigation Schedule	
Symbol	Description & Model Number
[Symbol]	Rainbird ESP-8 MC Wall Mount Irrigation Controller - w/ Wireless Rain Sensor - Field Locate Controllers
[Symbol]	Backflow Preventors - Febcos 825Y A-1" - w/ Wye Filter
[Symbol]	Manual Drain Valve: 1" Wilkins 850SH - Field Locate at Lowest Point - Not Graphically shown
[Symbol]	Stop 'N Waste Drain for Winter Drain Down
[Symbol]	1" Bronze Isolation Ball Valve
[Symbol]	1" Sch 40 Pvc Mainline - Bury 18" Deep
[Symbol]	Sch 40 Pvc Drip Laterals Leader - refer to pipe sizing chart
[Symbol]	Sch 40 Drip Lateral lines - refer to pipe sizing chart
[Symbol]	Sch 40 pvc Sleeves - Size as Noted on Plans
[Symbol]	1" Remote Control Master Valve Assembly: Rainbird 100-EFB-CP-PRS
[Symbol]	1" Remote Control Drip Valve Assembly: Rainbird 100-EFB-CP-PRS
[Symbol]	- Wye Strainer - Watts or Febcos 1" - with 150 mesh screen
[Symbol]	- Pressure Regulator - Watts or Febcos 1" in-line 25 psi
[Symbol]	Flush End Cap Assembly: 3/4" MHT Ag Products 3/4-MHA w/ 3/4 cap (2 per zone - not shown)
[Symbol]	Multi-Outlet Emitter Assembly - Bowsmith ML200
[Symbol]	Tree Emitter symbol shown, Shrub Emitters not graphically shown on plan - See Emitter Chart

Pipe Sizing:	
Pipe Size	Max Gpm
2"	50
1-1/2"	30
1-1/4"	22
1"	12
3/4"	8
1/2"	4

Emitter Schedule				
Plant Materials	Emits/Plant	Multi/Single	# of Outlets	GPH/Outlet
Trees	1	M	6	2
Shrubs/ Grasses	2	M/S	2	1
GCs/Perennials/Vines	1	M/S	1	1



SEASONAL IRRIGATION SCHEDULE:
 INITIAL PLANTING - WATER DAILY - ONE HOUR - TWO WEEK PERIOD.
 GROWING SEASON SCHEDULE (APRIL TO SEPTEMBER) - WATER THREE TIMES PER WEEK - ONE HOUR
 SHOULDER SEASON (LATE SPRING/MID TO LATE FALL) - WATER TWICE PER WEEK.
 WINTER (NOVEMBER TO END OF MARCH) FIRST YEAR ONLY - HAND WATER ONCE/MONTH IF EXTREMELY DRY WINTER



Irrigation Plan
 Scale: 1" = 20 ft

PORTION OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST,
 GILA AND SALT RIVE MERIDIAN,
 CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

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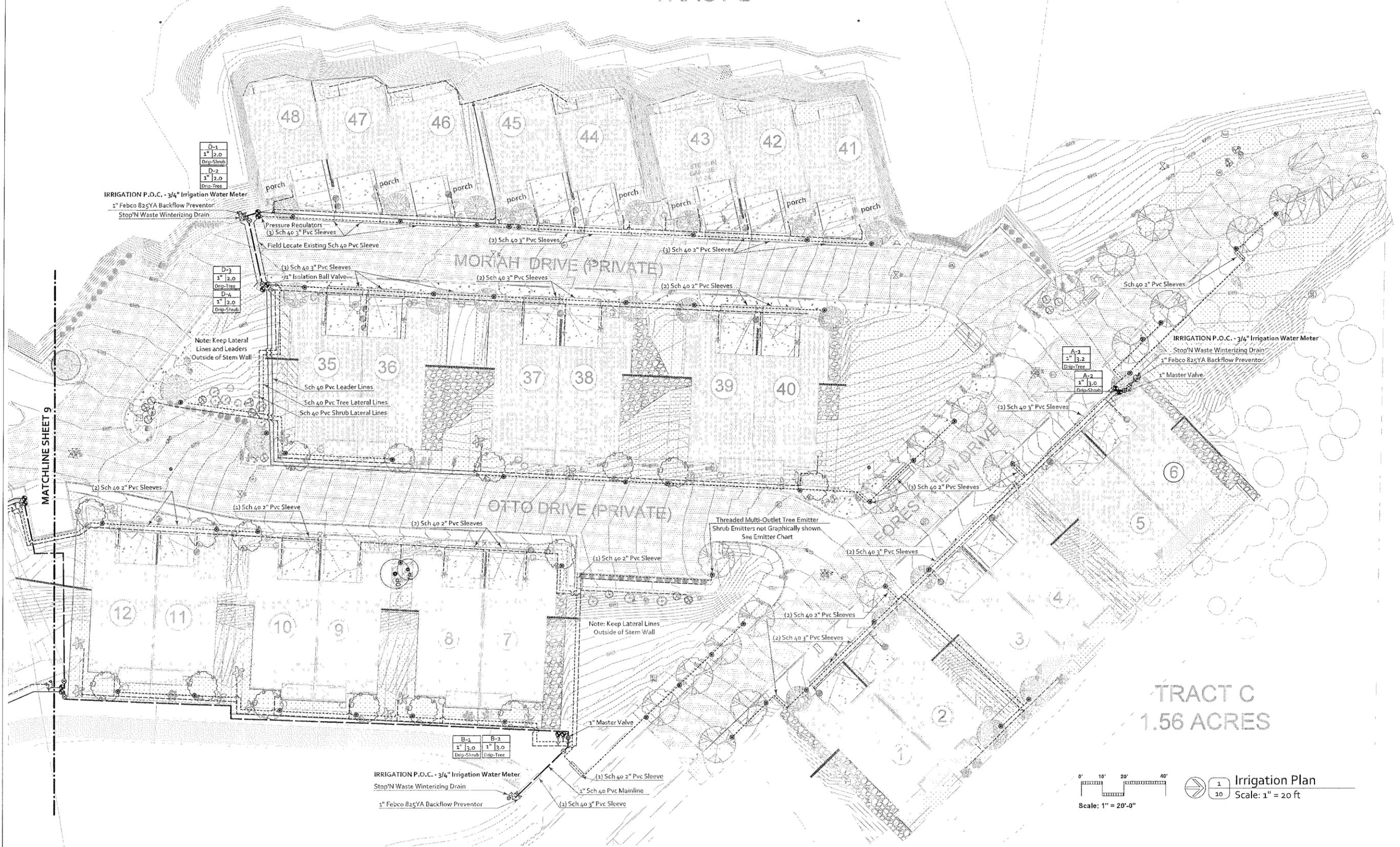
SWITZER CANYON VILLAGE
 TOWNHOMES

IRRIGATION PLAN

HOR SCALE: 1"=20'
VERT SCALE: NA
DATE: 1/22/14
PROJECT NO.: 113024
AGENCY NO.:
SHEET NO.: 9 OF 11

DESIGNED BY: PS
 DRAFTED BY: PS
 CHECKED BY:

TRACT B



TRACT C
1.56 ACRES

1 Irrigation Plan
Scale: 1" = 20 ft

113024

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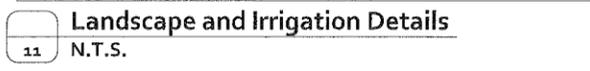
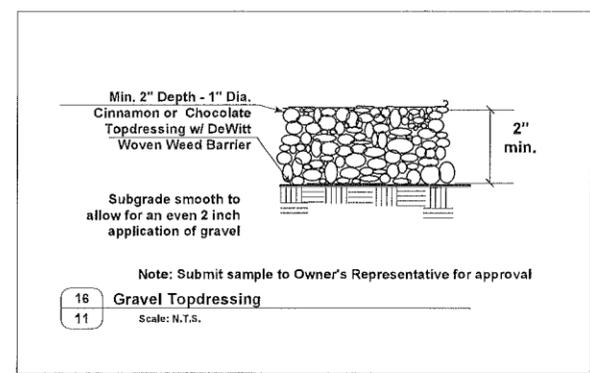
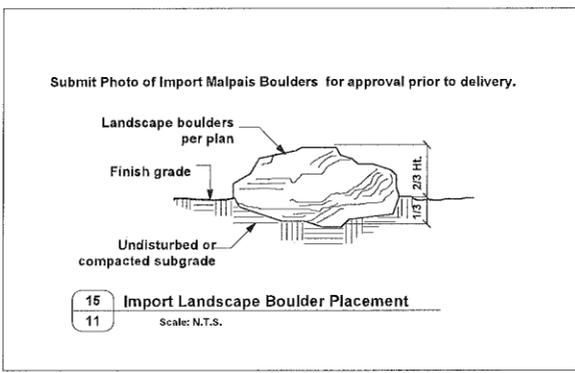
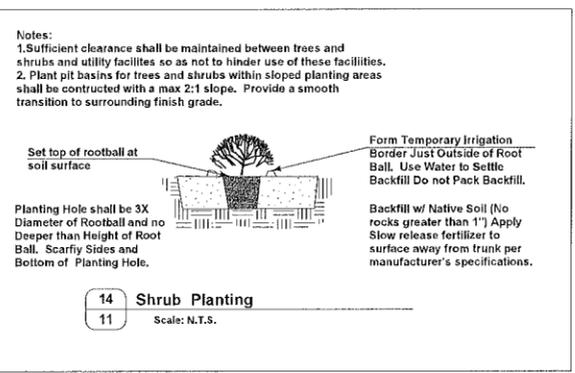
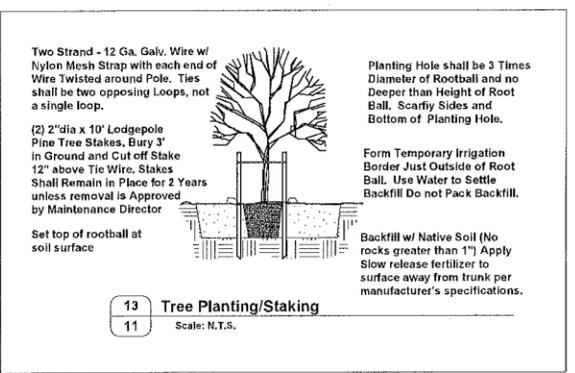
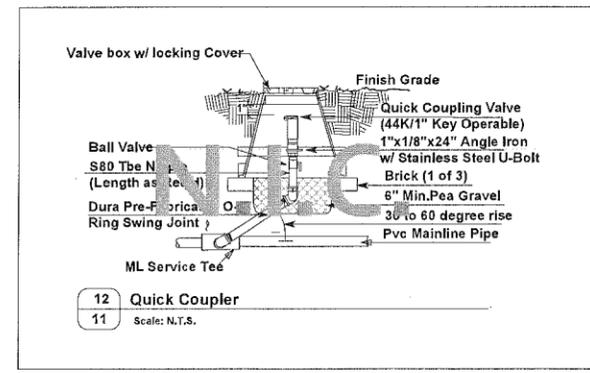
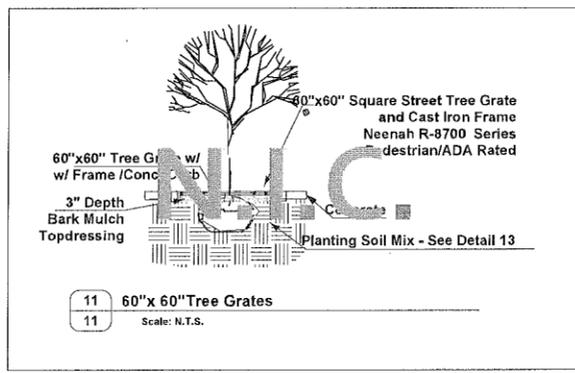
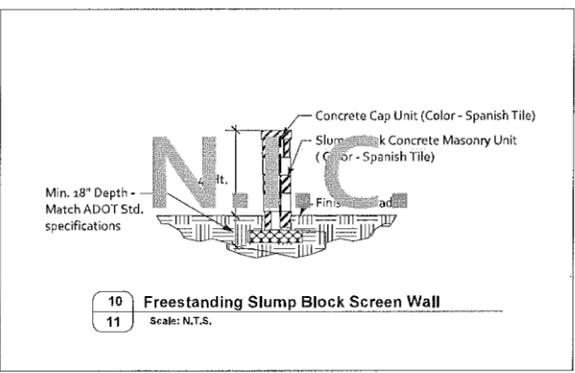
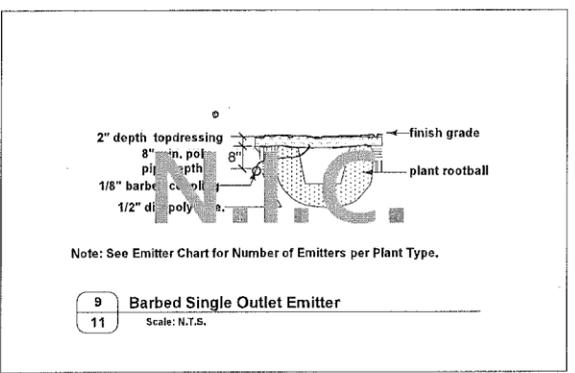
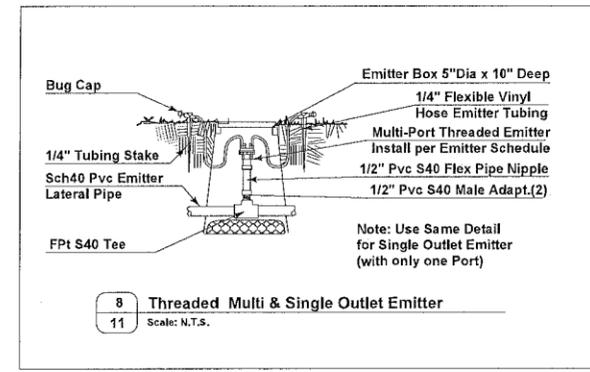
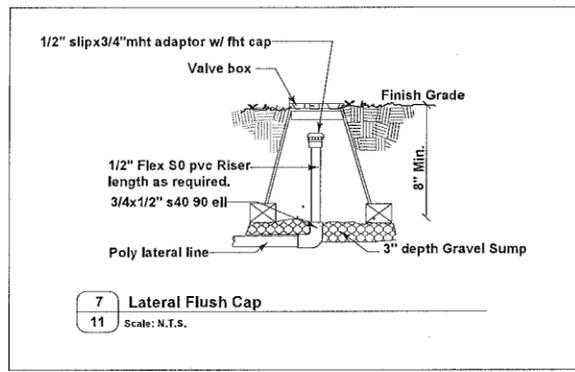
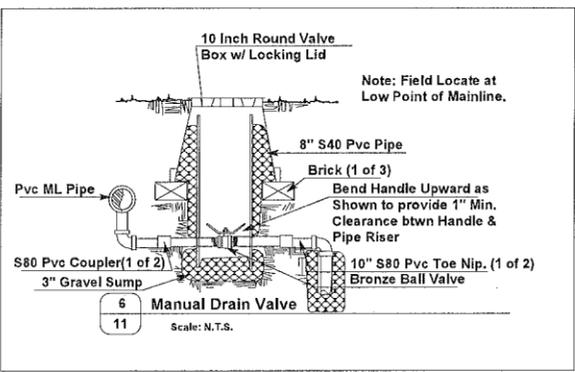
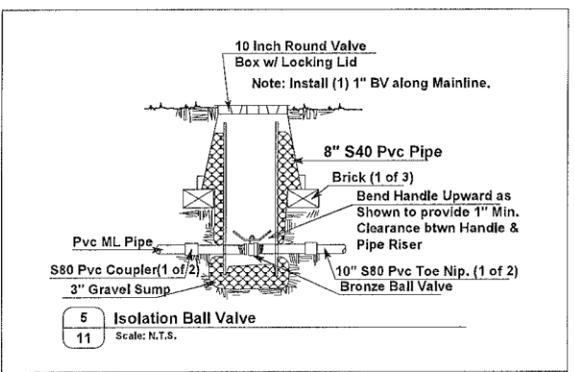
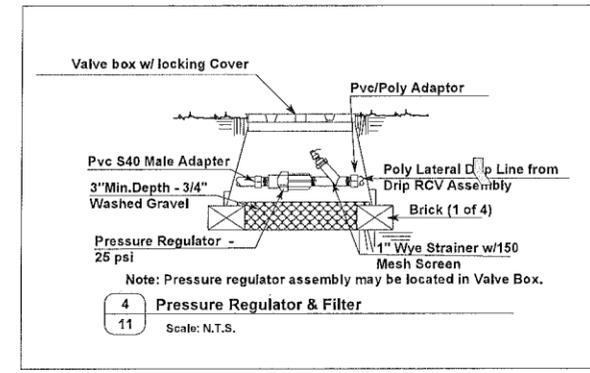
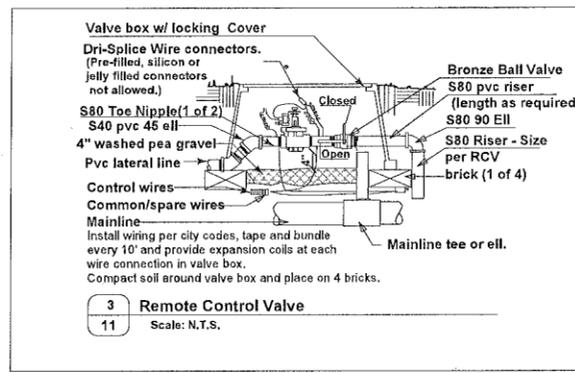
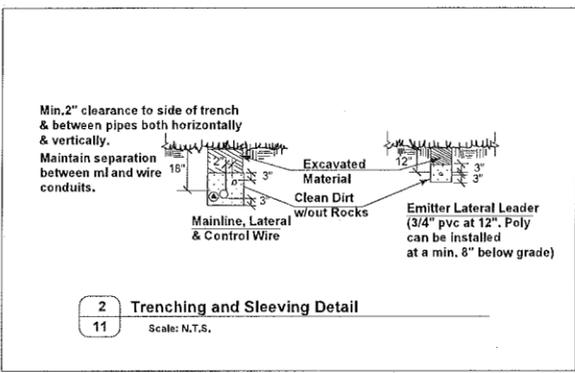
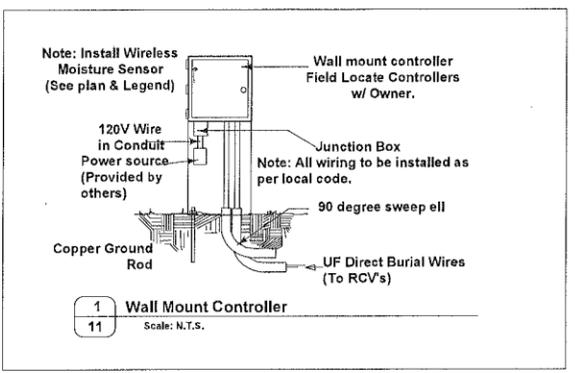
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SWITZER CANYON VILLAGE
TOWNHOMES

IRRIGATION PLAN

HOR SCALE:	1"=20'
VERT SCALE:	NA
DATE:	1/22/14
PROJECT NO.:	113024
AGENCY NO.:	
SHEET NO.:	10 OF 11

DESIGNED BY: PS
DRAFTED BY: PS
CHECKED BY:



86002

NO.	REVISIONS



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Expires 3/31/14

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SWITZER CANYON VILLAGE TOWNHOMES

LANDSCAPE & IRRIGATION DETAILS

HOR SCALE:	1"=20'
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DESIGNED BY: PS
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