

PRELIMINARY PLAT
To be used for review purposes only

Dedication

State of Arizona
County of Coconino

KNOW ALL MEN BY THESE PRESENTS, that Neighborhood Homes, LLC, an Arizona Corporation, as owner, has created a Horizontal Property Regime titled "Homes at Verkamp" per ARS 33-1201 - 1270 as shown platted hereon and hereby publishes this plat as and for the plat of "Homes at Verkamp" and hereby declares that said plat sets forth the location and gives the dimensions of the dwelling and garage units, limited common area, and tracts constituting same, and that each dwelling unit, garage unit, limited common elements shall be known by the number and letters given each respectively and hereby dedicates to the dwelling and garage unit owners of "Homes at Verkamp" for use as such the tracts shown on said plat and dedicates easements to the City of Flagstaff for water and sewer, and to public and private utility companies for electric, gas, telephone, cable TV, etc., in all of Tract A as shown platted hereon.

IN WITNESS WHEREOF, Neighborhood Homes, LLC, an Arizona Corporation, as owner, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of David Hayward, its President, thereunto duly authorized to do so.

DONE AT Flagstaff, Arizona, this _____ day of _____, 2018.

By: _____
Neighborhood Homes, LLC
David Hayward
Its: President

Acknowledgement

State of Arizona
County of Coconino

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by David Hayward, for and on behalf of Neighborhood Homes, LLC, and Arizona Limited Liability Corporation.

Notary Public

My commission expires: _____

CITY OF FLAGSTAFF

It is hereby certified that this plat has been officially approved for record by the Council of the City of Flagstaff Arizona on the _____ day of _____, 2018

By: _____ Mayor

Attest: _____ City Clerk

Unit Addressing

- (Unit 1A) - 617 N. San Francisco Street, Unit 1A, Flagstaff, AZ 86001
- (Unit 1B) - 617 N. San Francisco Street, Unit 1B, Flagstaff, AZ 86001
- (Unit 2A) - 15 E. Hunt Avenue, Unit 2A, Flagstaff, AZ 86001
- (Unit 2B) - 15 E. Hunt Avenue, Unit 2B, Flagstaff, AZ 86001
- (Unit 3A) - 623 N. San Francisco Street, Unit 3A, Flagstaff, AZ 86001
- (Unit 3B) - 623 N. San Francisco Street, Unit 3B, Flagstaff, AZ 86001



Survey was performed in May of 2016 by Woodson Engineering and Surveying, Inc. and the parcel boundary information shown hereon is based upon that survey. The measurements shown on that survey was field verified, and the information shown on said survey is true and correct to the best of my knowledge and belief.

Richard A. Reece, RLS 59307

A Horizontal Property Regime For

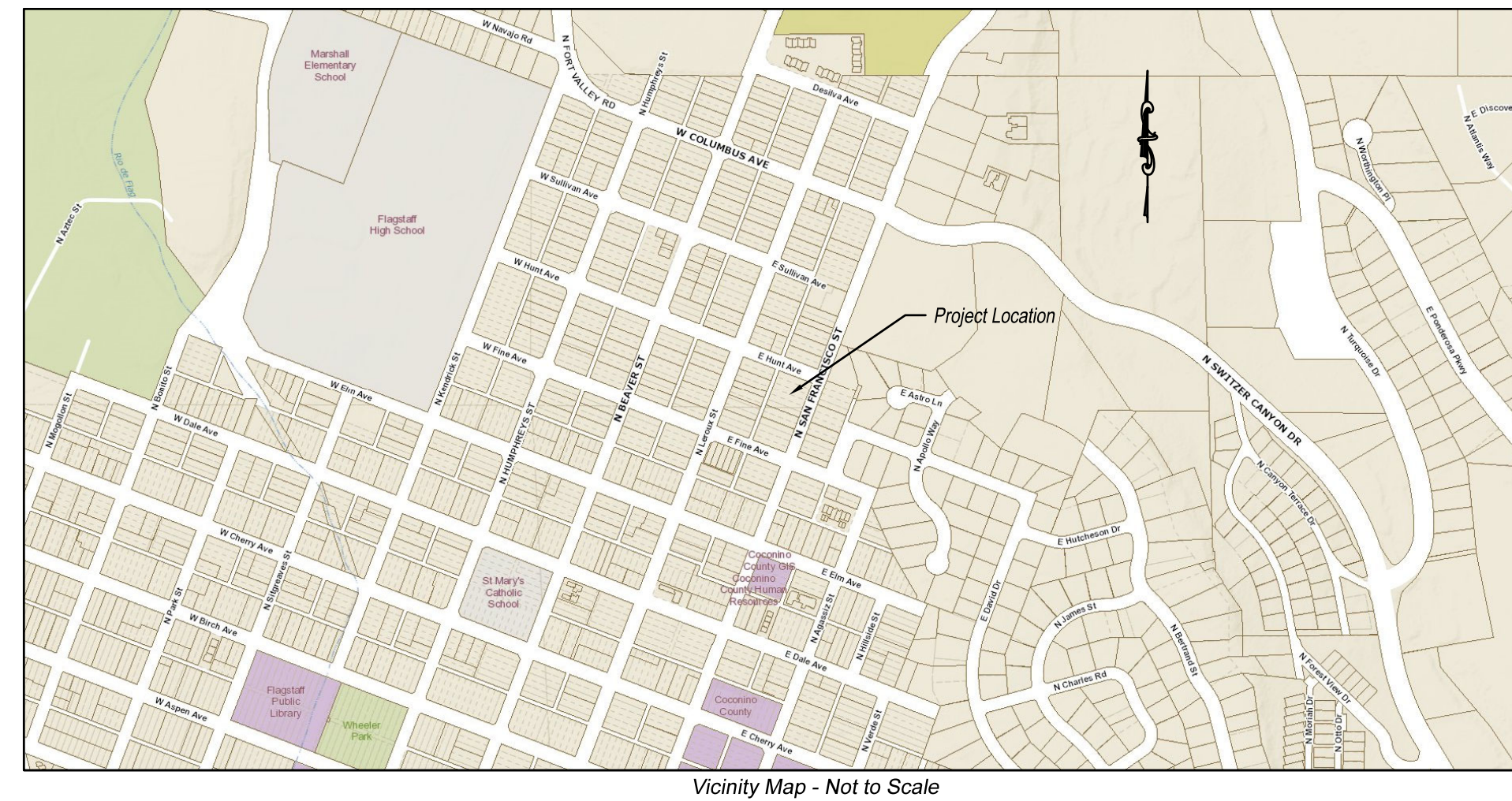
Homes at Verkamp

(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)

Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff
As Recorded in Book 1 of Maps, Page 33 and as Resurveyed and Replatted
in Book 1 of Maps, Page 60, Records of Coconino County, Arizona, and

Located in Section 15, Township 21 North, Range 7 East

Gila and Salt River Base and Meridian
City of Flagstaff, Coconino County, Arizona



Project Information

Project Name: Homes at Verkamp
Project Location: 623 N. San Francisco Street, Flagstaff, AZ 86001
APN Number: 101-08-009
Parcel Acreage: 0.49 (+/-)
Parcel Square Footage: 21,294 (+/-)
Tract A Square Footage: 11814.1 (+/-)
Number of Units: 6 (including 5 garage units)
Number of Floors: 2
Land Use Designation: Urban
Current Zoning: R1
Current Use: Residential
Proposed Use: Multi Family
Abutting Zoning: R1

Owner/Developer: ZH Holdings 623 San Francisco, LLC
David Hayward, Manager
2368 N. Fremont Blvd.
Flagstaff, AZ 86001
Phone: 510-331-3380

Index to Sheets

1. Cover Sheet and Project Information
2. Overall Site Dimensions
3. First and Second Floor Plat

Civil Engineer of Condominium
Civil Design and Engineering, Inc.
P.O. Box 30836
Flagstaff, AZ 86001

Project Benchmark: A found Aluminum Cap Stamped RLS 18215 at the Southeast Property Corner
Elevation - 6931.38 (NAVD 88)
Basis of Bearings: Geodetic Observations by Woodson Engineering and Surveying, Inc. (Any line shown hereon can be used as a Basis of Bearings)

Survey Conducted By:

APEX LAND SURVEYS
5634 N. Juliane Drive
Williams, Arizona 86046

Phone: (928) 863-5790

Survey Conducted For:

Neighborhood Homes, LLC
2368 N. Fremont Blvd.
Flagstaff, AZ 86001

Property Address:

623 N. San Francisco Street
Flagstaff
Coconino County, Arizona

Assessor Parcel Number:
101-08-009

Date: November 27, 2018

Drawn By: RAR

Job No. 04-09-18

Sheet 1 of 5

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A.R.S. 33-1212 - Unit Boundaries
Except as Provided by the Declarant:

1. If walls, floors or ceilings are designated as boundaries of a unit, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surface are a part of the unit, and all other portions of the walls, floors or ceilings are a part of the common element.
2. If any chute, flue, duct, wire, conduit, bearing wall, bearing column or other fixture lies partially within and partially outside the designated boundaries of a unit, any portion serving only that unit is a limited common element allocated solely to that unit and any portion serving more than one unit or any portion of the common elements is a part of the common elements.
3. Subject to the provisions in paragraph 2, all spaces, interior partitions and other fixtures and improvements within the boundaries of a unit are a part of the unit.
4. Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, entryways or patios, and all exterior doors and windows or other fixtures designed to serve a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

Tract "A"

Consists of 11,812.3 square feet, and shall contain all area outside of the units and their associated limited common elements and is dedicated hereon to the owner association as common element. Tract A is dedicated hereon as a blanket public utility easement for service to the condominium units. There are certain areas and structures within Tract A that have been set aside for drainage purposes, and will be properly maintained as such to ensure proper drainage and runoff of storm events.

Utility Company Acknowledgement

Martin Conboy
Unisource Energy Date

Manuel Hernandez
Century Link Date

Chad Brooks
Arizona Public Service Date

Sanford Yazzie
Suddenlink Date

Adequate Water Supply Note

The City of Flagstaff provides water (utility service) pursuant to State Law, and is currently operating under a designation of adequate water supply granted by the Arizona Department of Water Resources, Application No. 41-900002.0002

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 City of Flagstaff, Coconino County, Arizona

Surveyor's Notes:

The property shown hereon was surveyed by Woodson Engineering and Surveying on May 26, 2016, see record no. 3754111, and is incorporated herein by reference. This surveyor only reset the northwest corner which was removed during construction with a 1/2" rebar with an aluminum cap stamped R. Reece, RLS 59307, and was reset in accordance with the survey referenced herein. This surveyor is certifying the location and dimensions of the dwelling and garage units only. This surveyor did not perform a boundary survey, and relied upon the previous survey mentioned herein at the request and direction of the owner.

Found monumentation shown hereon was located, and monuments removed during construction were re-set in the original location as shown hereon.

The Basis of Bearings for this survey are geodetic, obtained by the survey by Woodson Engineering and Surveying as referenced above, any two monuments shown hereon may be used as a "Basis of Bearings".

The only boundary measurements shown hereon are record, taken from the survey mentioned above. For other record measurements, please refer to same.

General Notes

This condominium project consists of 6 dwelling units and 5 garage units, hereinafter designated as Unit 1A, Unit 1B, Unit 2A, Unit 2B, Unit 3A, Unit 3B, (dwelling units), and Units G1-G5 inclusive, together with certain common elements, hereinafter defined. Attending the recording of this plat will be the recording of a document entitled "Declaration of Horizontal Property Regime and of Covenants, Conditions and Restrictions."

Each dwelling unit is composed of and shall include a dwelling with a limited common element (shown as LCE) and bearing the same number as the dwelling unit together with an undivided 1/6 interest in and to the common elements and all existing elements located within the area identified as Tract A, and more fully described in the Declaration of Horizontal Property Regime and of Covenants, Conditions and Restrictions.

Each garage unit is composed of and shall include a garage with a limited common element (shown as LCE) and bearing the same number as the garage unit.

Dwelling and Garage Unit dimensions shown hereon are to the outside walls, and to the center of interior (common) walls.

The City of Flagstaff is not responsible for, and will not accept maintenance of any private utilities, streets, parking areas, landscaped areas, etc., which lie within the project boundary, now or at any time in the future. The public water and sewer mains shall fall under the jurisdiction of the City of Flagstaff.

Found 2" Aluminum Cap Stamped RLS 25083 in Handwell at the intersection of Leroux Street and Fine Avenue

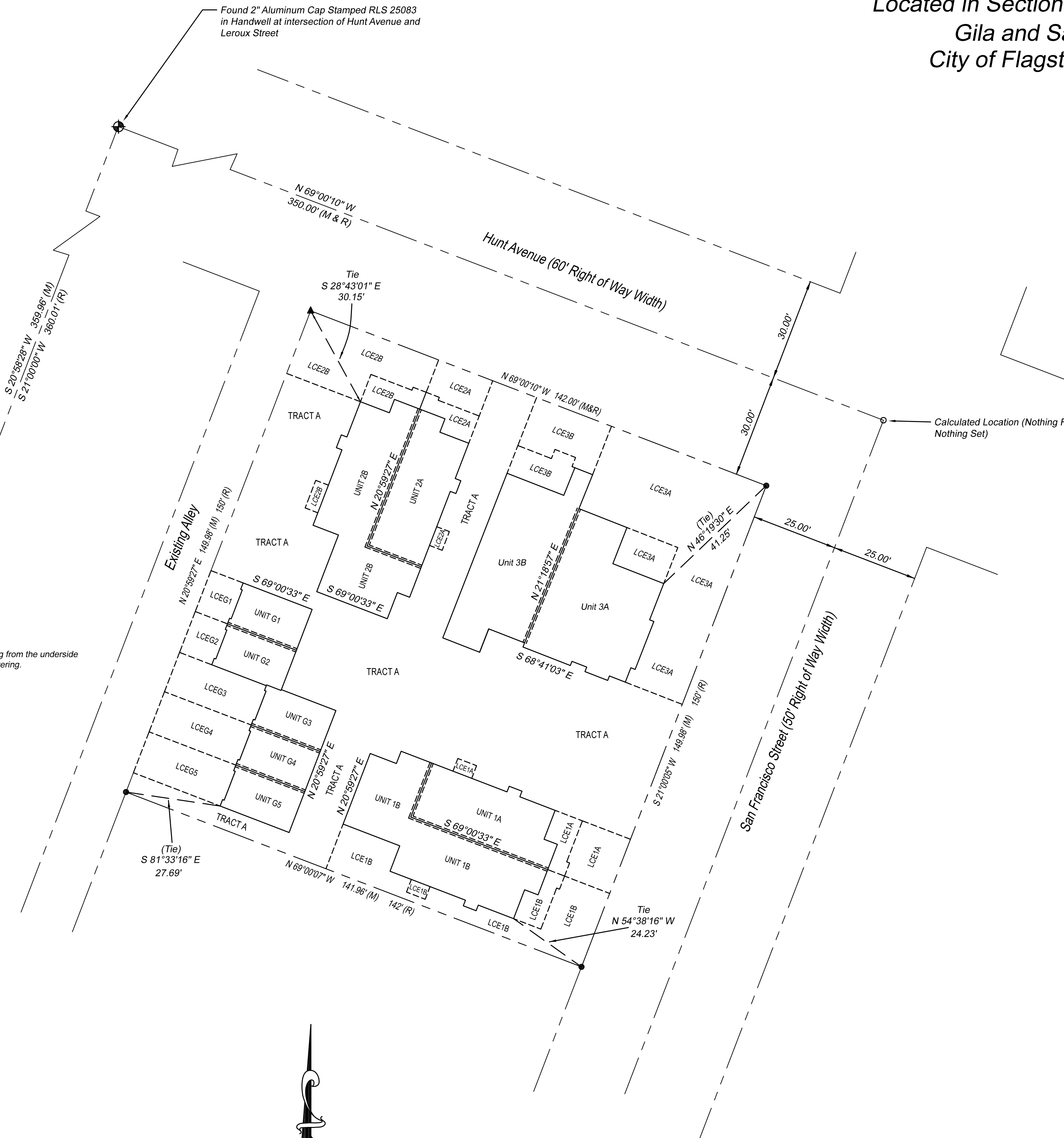
Note:

==== Indicates vertical boundaries of each unit extending from the underside of the foundation wall to the outside of the roof covering.

LEGEND

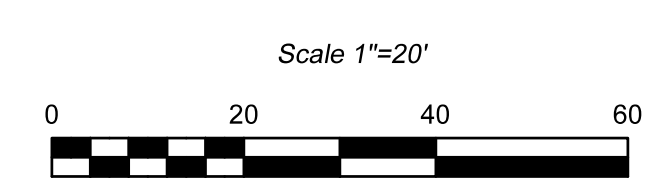
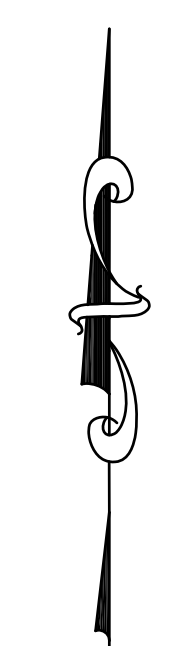
These standard symbols will be found in the drawing.

- Found Aluminum Cap Stamped RLS 18215
- ▲ Set 1/2" Rebar with an Aluminum Cap Stamped R. Reece, RLS 59307
- ⊕ Centerline Monument (As Shown)
- Calculated Point



"Tract A Description"

Beginning for reference on a found 2" aluminum cap located at the intersection of Hunt Avenue and Leroux Street, thence along the centerline of Hunt Avenue S 69°00'10" E a distance of 350' to the intersection of Hunt Avenue and San Francisco Street; thence along the centerline of San Francisco Street S 21°00'25" W 98.18 feet, thence N 68°59'35" W 25.00 feet to the True Point of Beginning of Tract A, thence around the perimeter of Tract A the following calls: S 21°00'25" W a distance of 42.05'; thence N 68°59'12" W a distance of 34.48'; thence N 20°59'52" E a distance of 1.75'; thence N 69°00'08" W a distance of 4.00'; thence S 20°59'52" W a distance of 1.75'; thence N 69°00'08" W a distance of 11.01'; thence N 21°05'56" E a distance of 3.94'; thence N 69°59'47" W a distance of 5.84'; thence S 20°59'52" W a distance of 3.94'; thence N 69°00'08" W a distance of 18.16'; thence S 20°59'52" W a distance of 3.83'; thence N 69°00'38" W a distance of 8.17'; thence S 20°59'53" W a distance of 35.92'; thence N 69°00'07" W a distance of 62.31'; thence S 20°59'27" E a distance of 6.01'; thence S 69°00'33" E a distance of 48.53'; thence N 20°59'27" E a distance of 38.00'; thence N 69°01'08" W a distance of 17.00'; thence N 20°56'54" E a distance of 25.00'; thence N 69°00'33" W a distance of 31.62'; thence N 20°59'27" E a distance of 61.47'; thence S 69°00'33" E a distance of 23.00'; thence S 20°59'27" W a distance of 11.00'; thence N 69°00'33" W a distance of 1.75'; thence S 20°59'27" W a distance of 4.00'; thence S 69°00'33" E a distance of 1.75'; thence S 21°01'20" W a distance of 11.02'; thence N 68°59'45" W a distance of 3.94'; thence S 21°00'25" W a distance of 8.60'; thence S 69°54'04" E a distance of 3.95'; thence S 20°59'22" W a distance of 3.87'; thence S 69°00'24" E a distance of 7.92'; thence S 20°59'27" W a distance of 17.67'; thence S 69°00'36" E a distance of 22.00'; thence N 20°59'27" E a distance of 8.17'; thence S 69°00'33" E a distance of 3.83'; thence N 20°59'43" E a distance of 18.15'; thence S 68°59'45" E a distance of 3.94'; thence N 20°59'54" E a distance of 5.84'; thence N 69°05'49" W a distance of 3.94'; thence N 21°00'07" E a distance of 11.01'; thence S 69°00'33" E a distance of 1.75'; thence S 69°00'10" E a distance of 13.66'; thence S 69°00'10" E a distance of 75.07'; thence S 69°41'03" E a distance of 11.50'; thence N 21°18'57" E a distance of 7.30'; thence S 68°41'03" E a distance of 11.20'; thence S 21°18'57" W a distance of 1.30'; thence S 68°41'03" E a distance of 14.80'; thence N 21°18'57" E a distance of 1.30'; thence S 68°41'03" E a distance of 4.60'; thence S 21°18'57" W a distance of 1.40'; thence S 68°41'03" E a distance of 7.10'; thence N 21°18'57" E a distance of 1.40'; thence S 68°41'03" E a distance of 22.75'; back to the True Point of Beginning, containing 7633.33 Square Feet or 0.175 Acres



Survey Conducted By: APEX LAND SURVEYS 5634 N. Juliane Drive Williams, Arizona 86046 Phone: (928) 863-5790	Survey Conducted For: Neighborhood Homes, LLC 2368 N. Fremont Blvd. Flagstaff, AZ 86001	Property Address: 623 N. San Francisco Street Flagstaff Coconino County, Arizona Assessor Parcel Number: 101-08-009	Date: November 27, 2018 Drawn By: RAR Job No. 04-09-18 Sheet 2 of 5
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A Horizontal Property Regime For

Homes at Verkamp

(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)
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City of Flagstaff, Coconino County, Arizona

Horizontal Dimensions for Units 1A thru 3B
(Not to Scale)

First Floor Areas

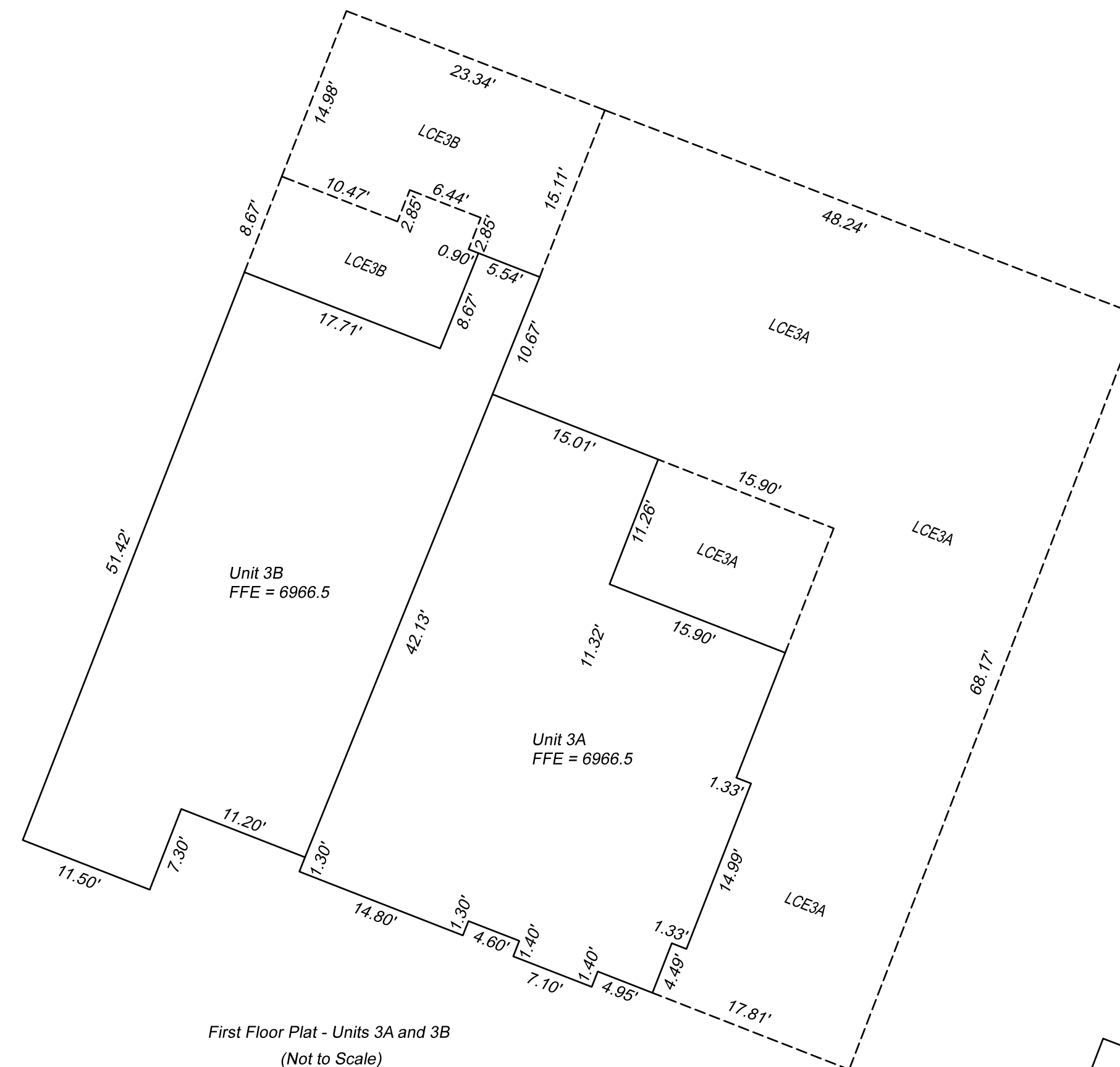
- Unit 1A - Square Footage - 689.5
- Unit 1B - Square Footage - 1114.6
- Unit 2A - Square Footage - 689.5
- Unit 2B - Square Footage - 1114.6
- Unit 3A - Square Footage - 1181.6
- Unit 3B - Square Footage - 1145.2
- Unit G1 - Square Footage - 269.6
- Unit G2 - Square Footage - 268.5
- Unit G3 - Square Footage - 268.5
- Unit G4 - Square Footage - 264.2
- Unit G5 - Square Footage - 269.6

Second Floor Areas

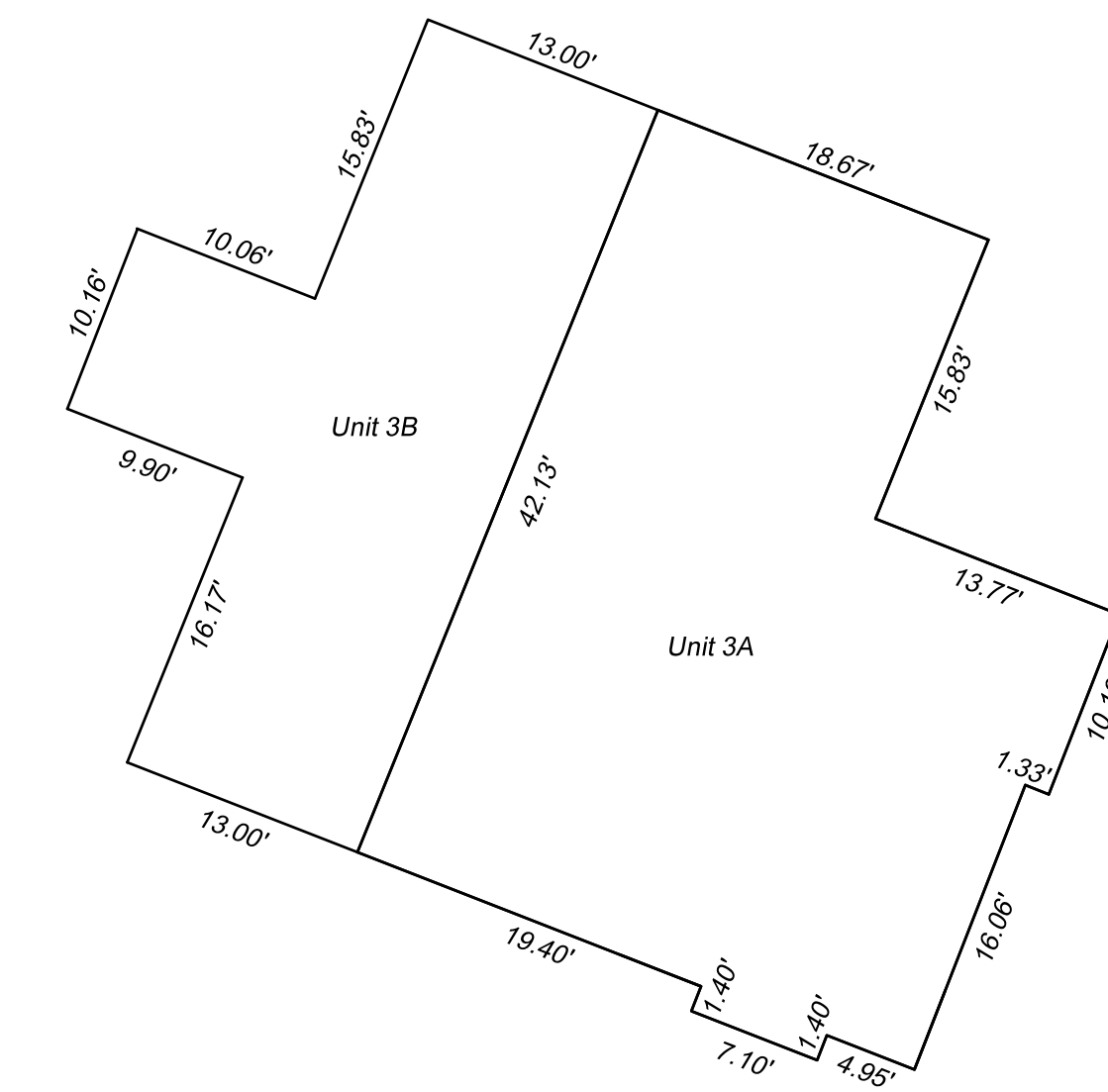
- Unit 1A - Square Footage - 680.4
- Unit 1B - Square Footage - 684.8
- Unit 2A - Square Footage - 680.4
- Unit 2B - Square Footage - 684.8
- Unit 3A - Square Footage - 1140.3
- Unit 3B - Square Footage - 649.3



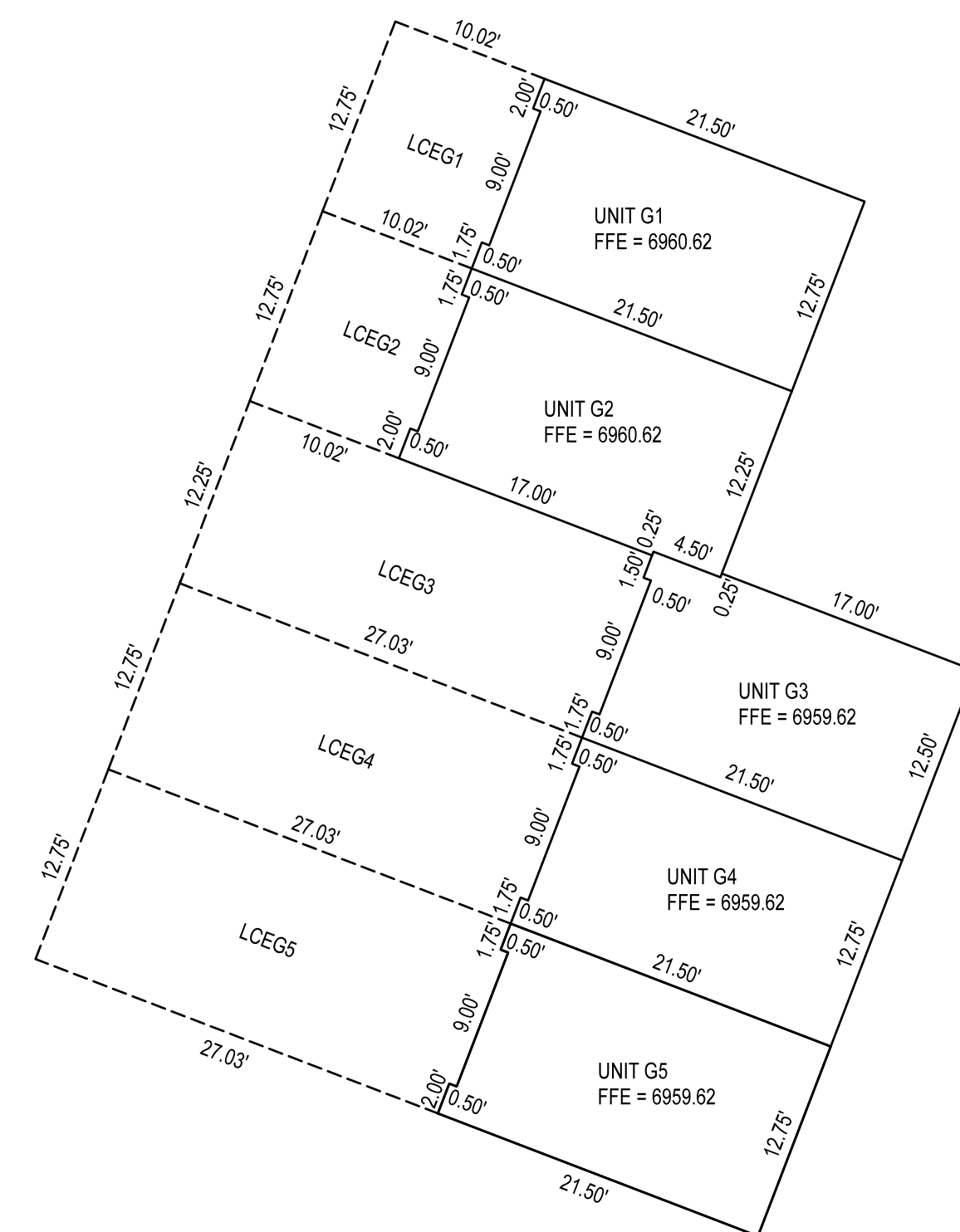
First Floor Plat - Units 2A and 2B
(Not to Scale)



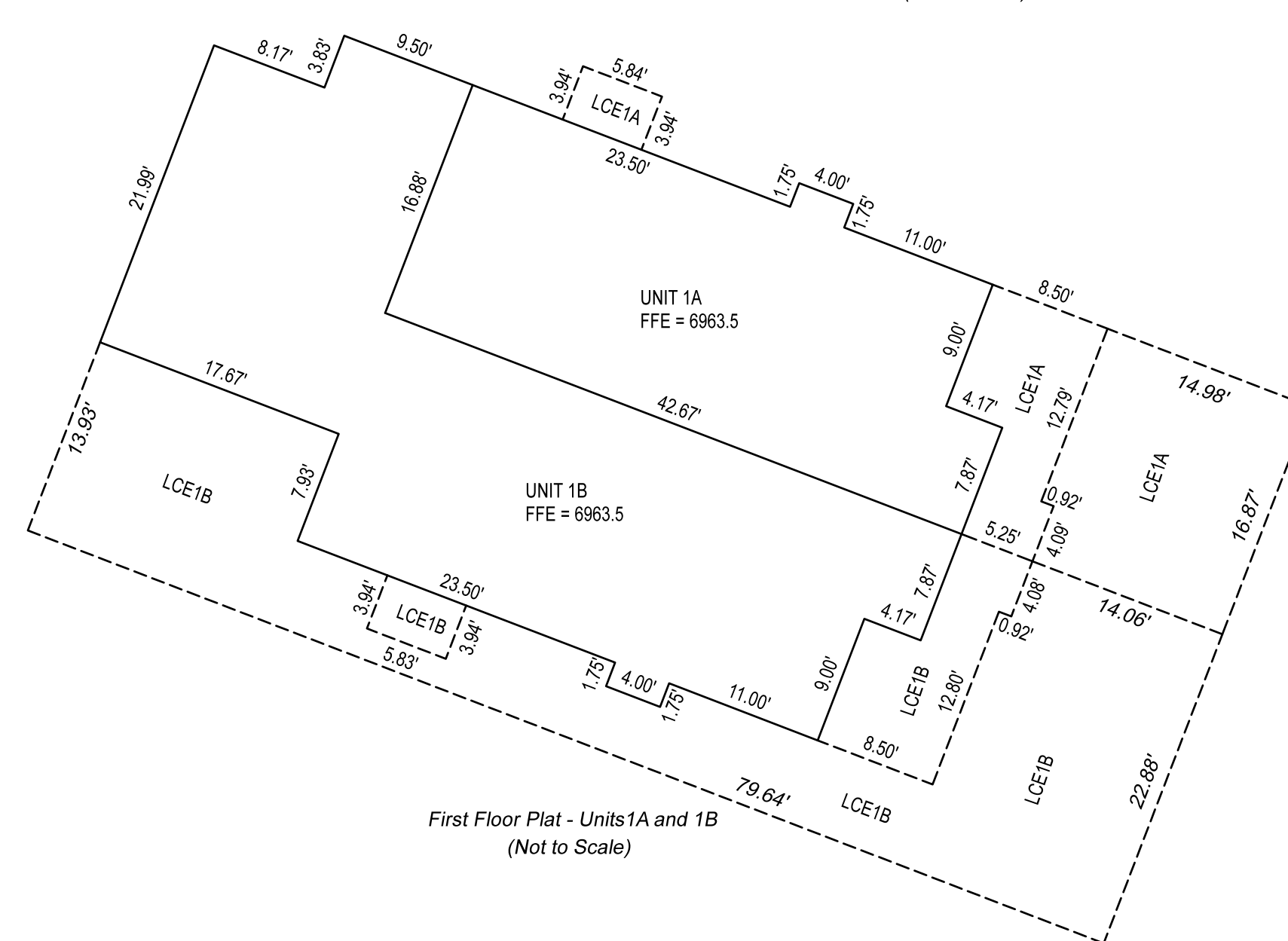
First Floor Plat - Units 3A and 3B
(Not to Scale)



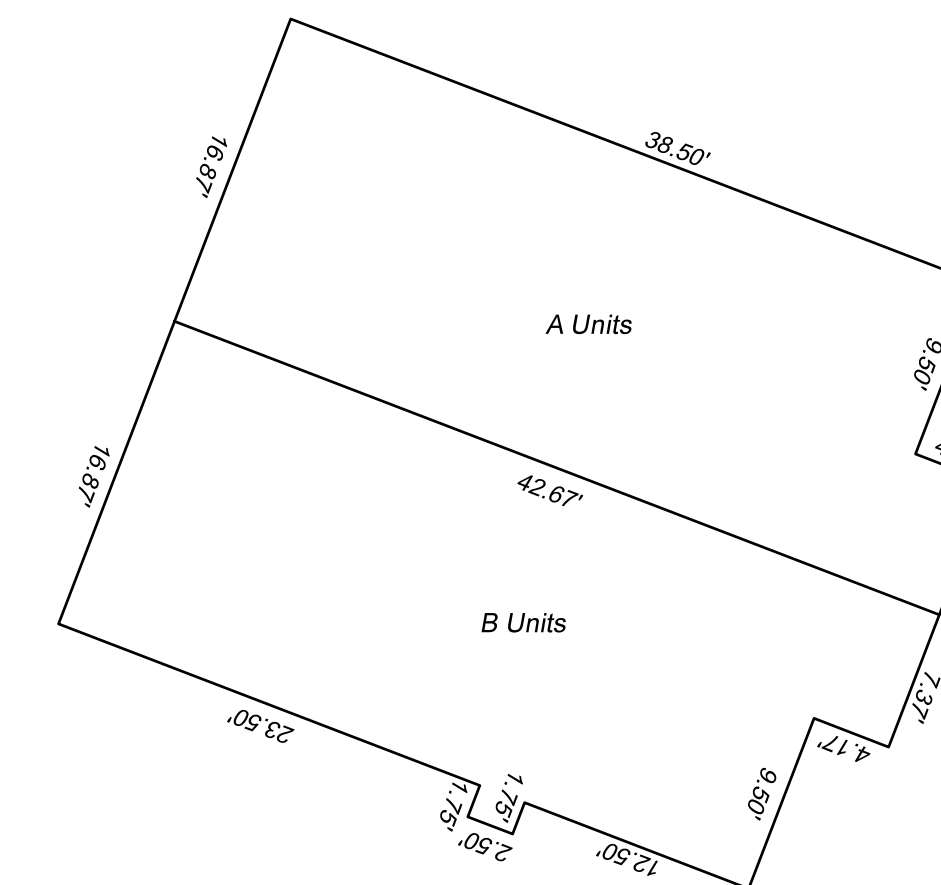
Upper Level Floor Plat - Units 3A and 3B
(Not to Scale)



First Floor Plat - Garage Units (Single Story)
(Not to Scale)



First Floor Plat - Units 1A and 1B
(Not to Scale)



Upper Level Floor Plat - Units 1A thru 2B
(Not to Scale)



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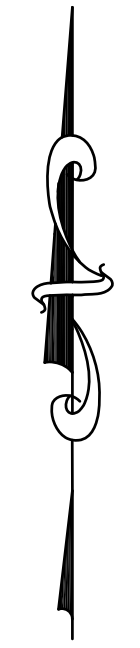
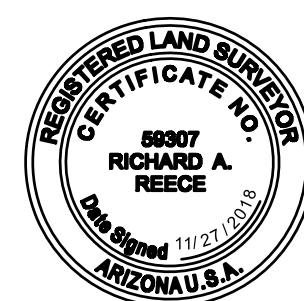
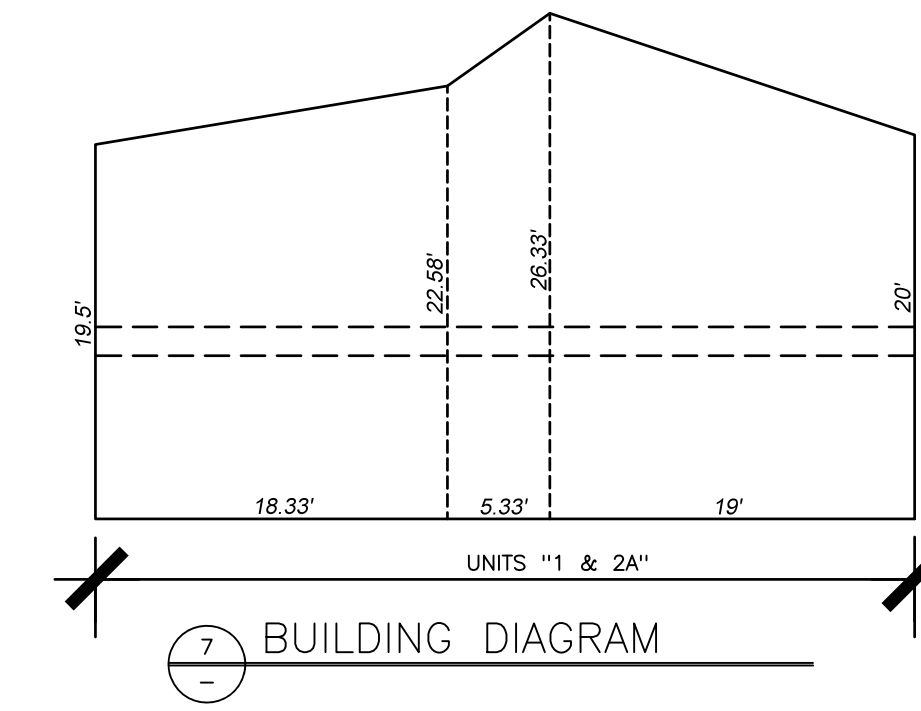
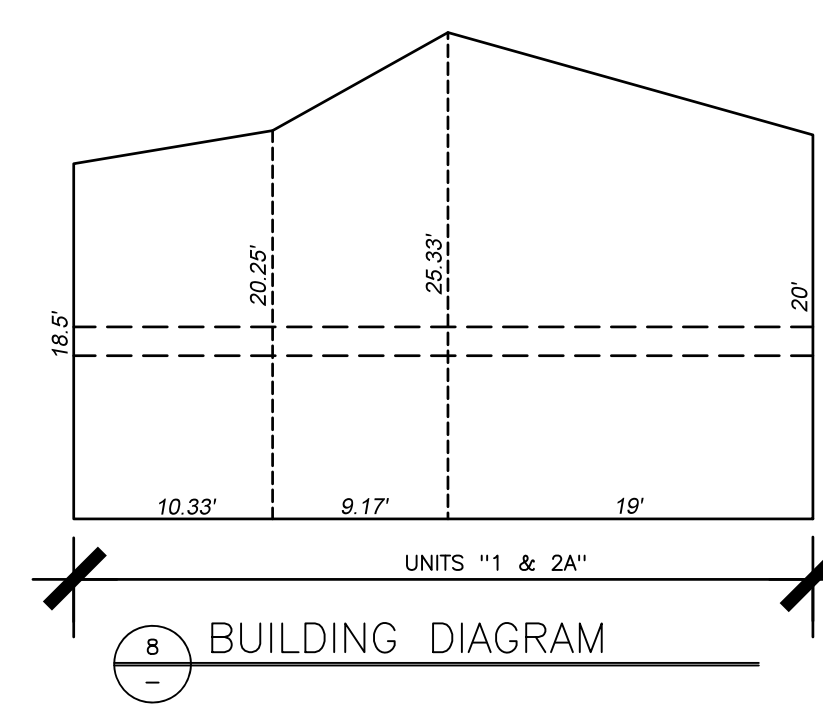
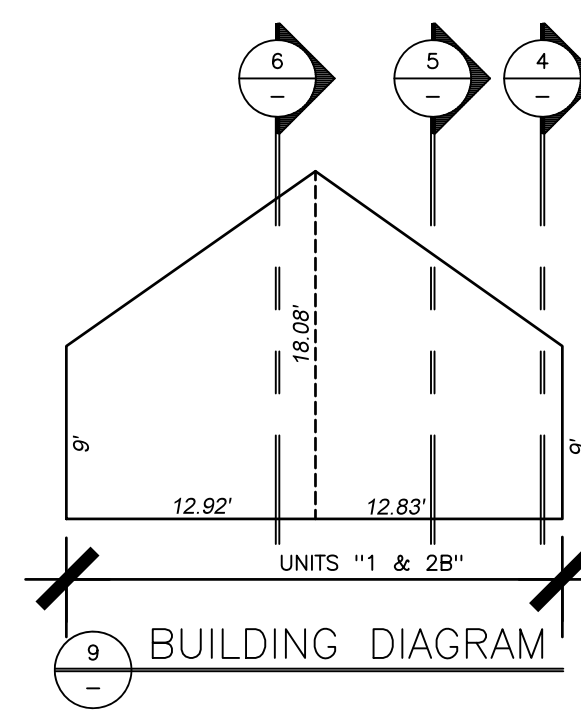
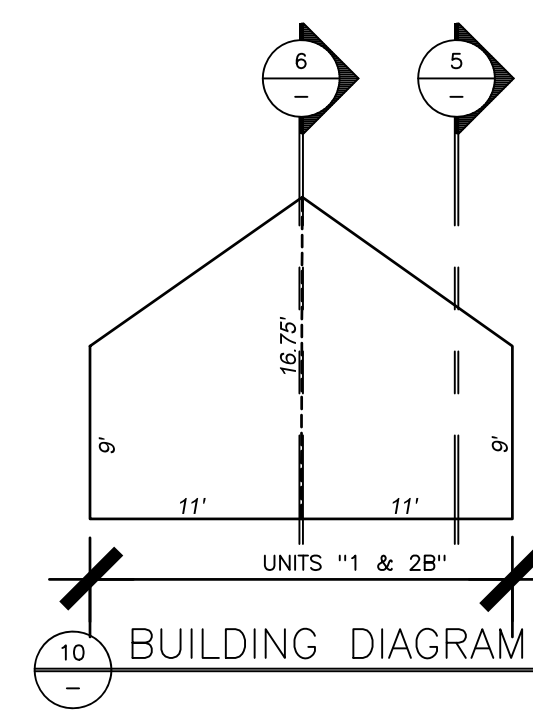
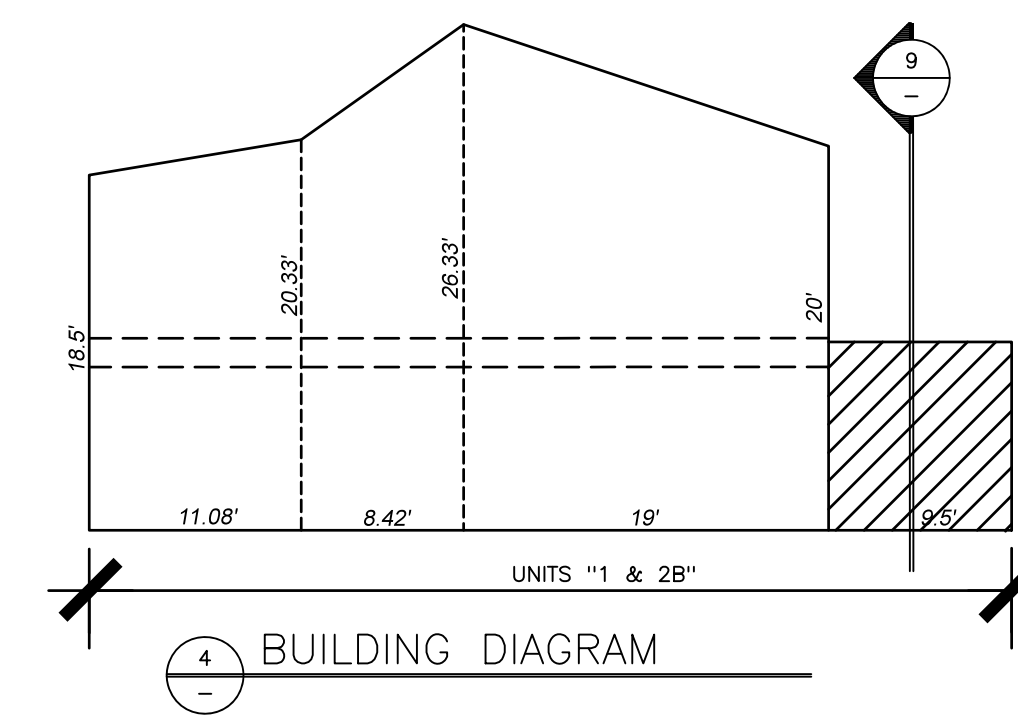
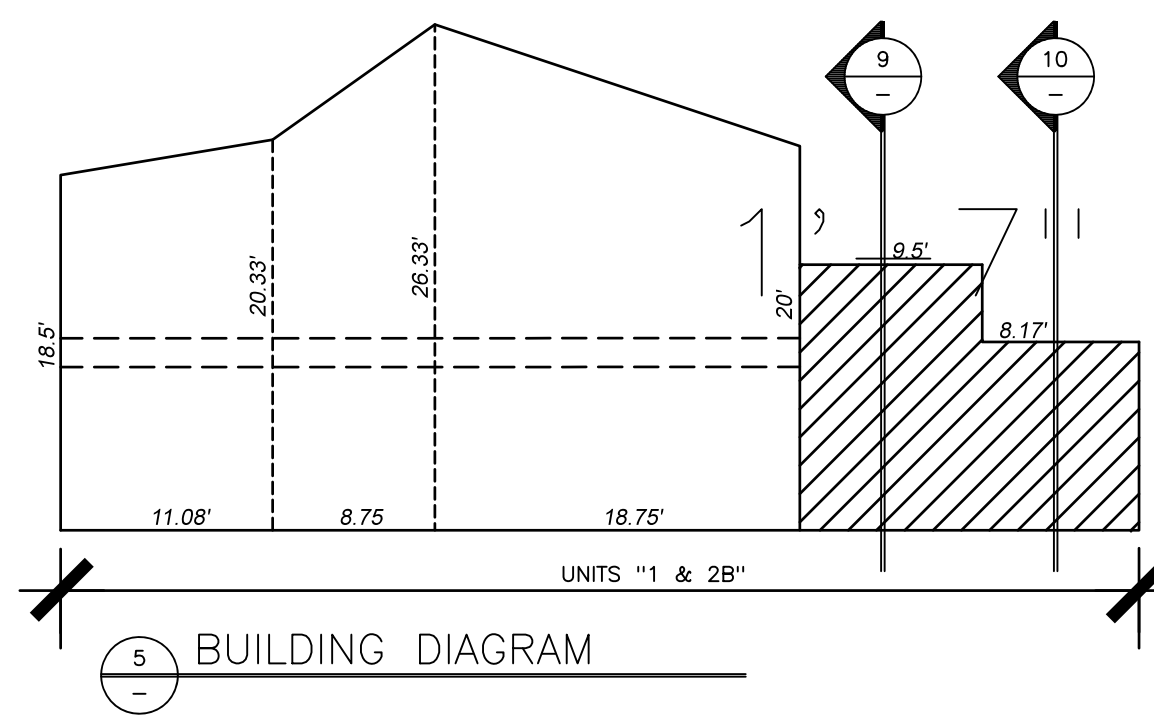
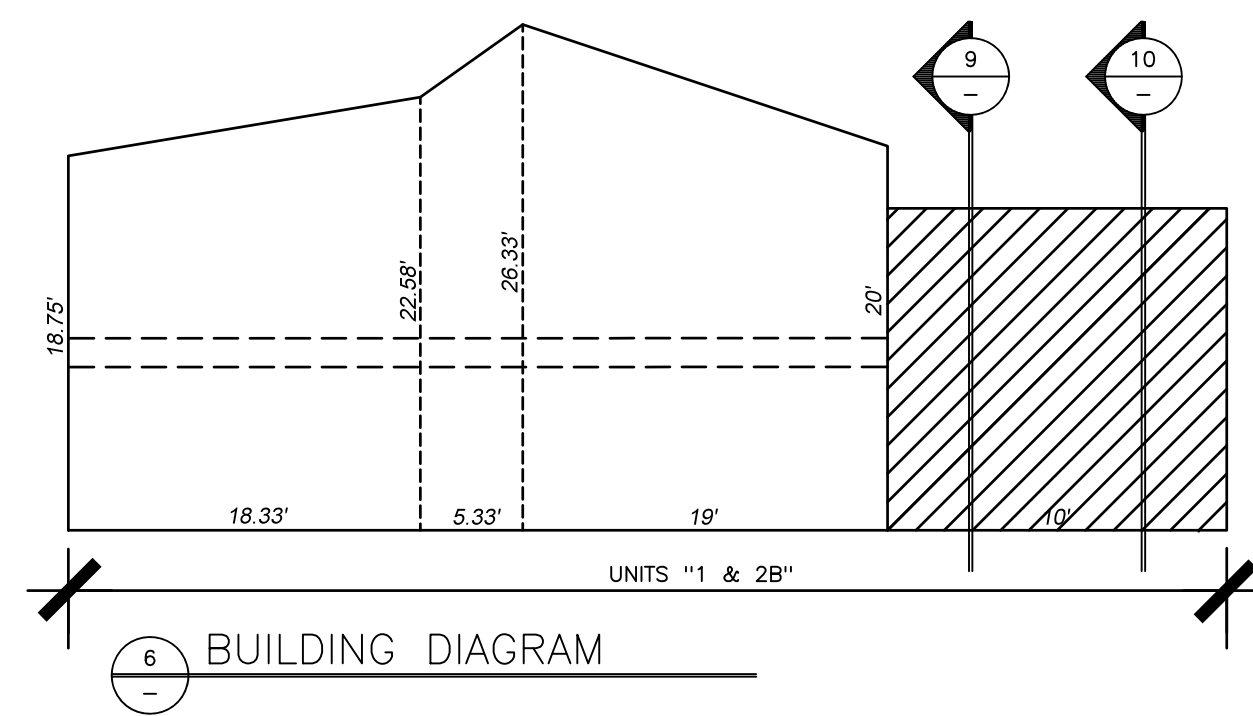
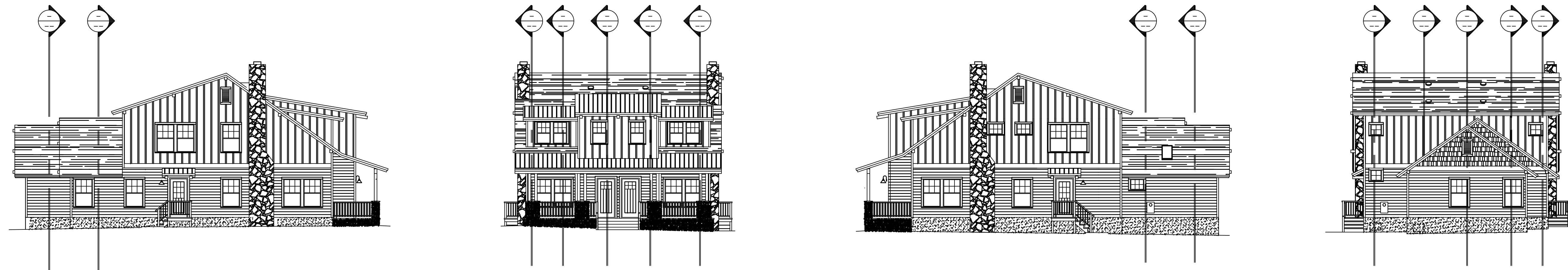
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Vertical Dimensions for Units 1A thru 2B
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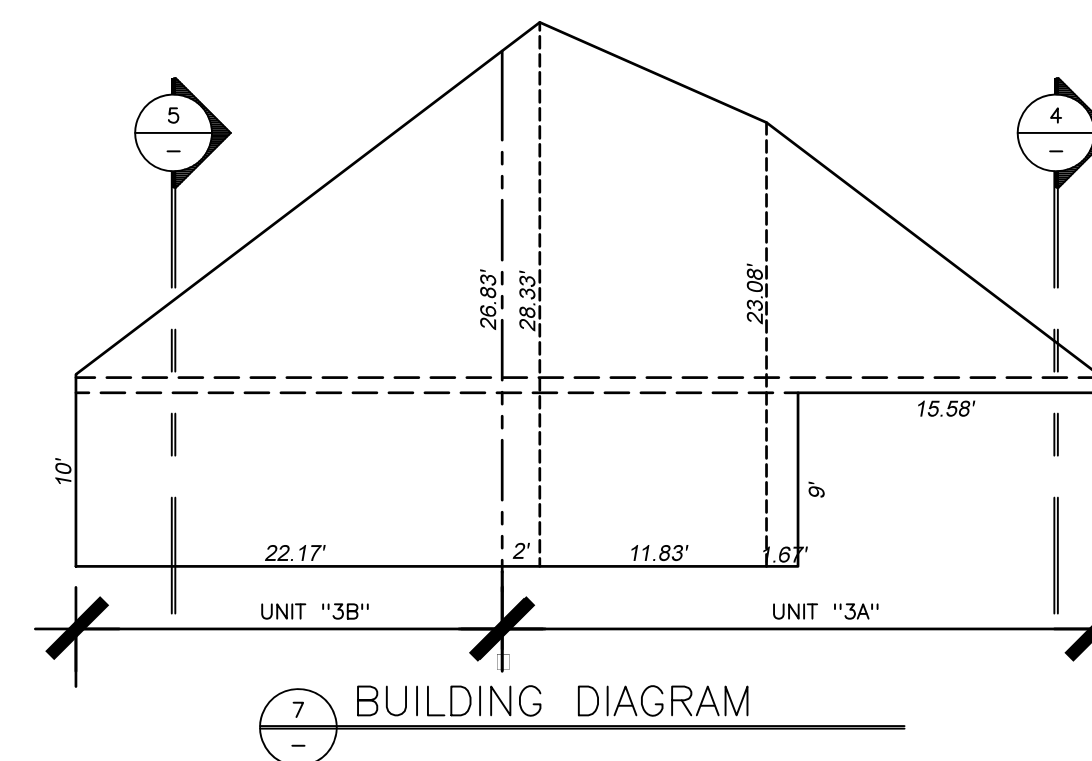
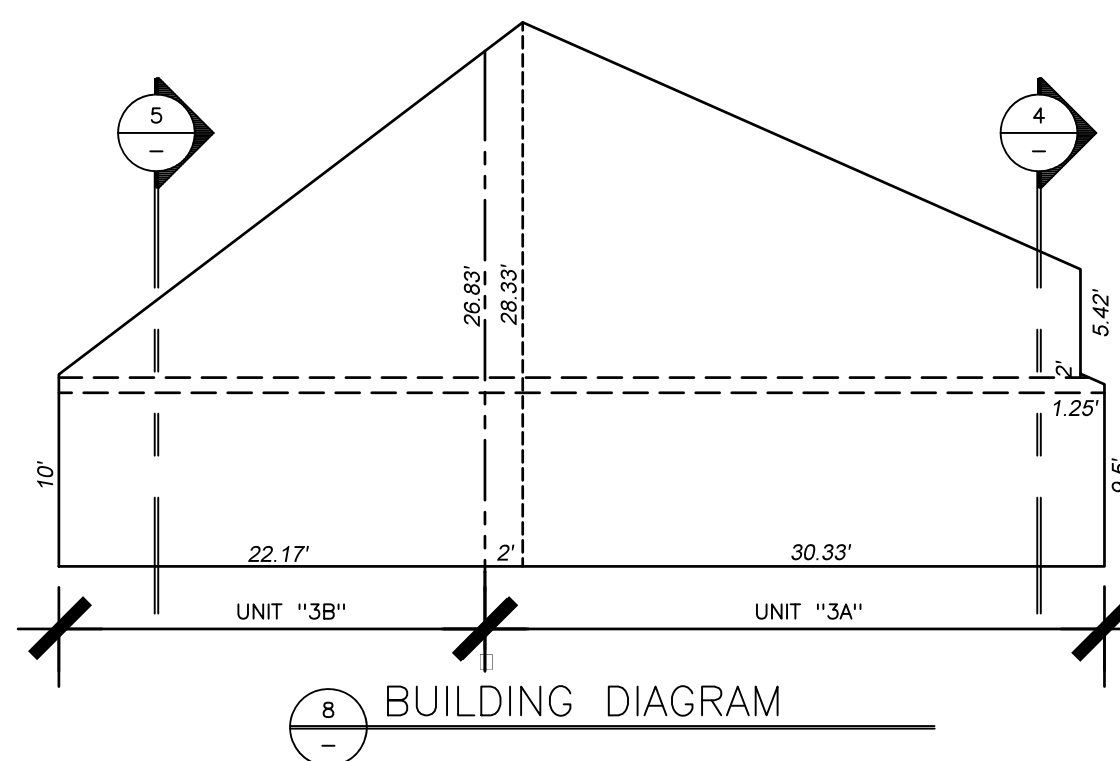
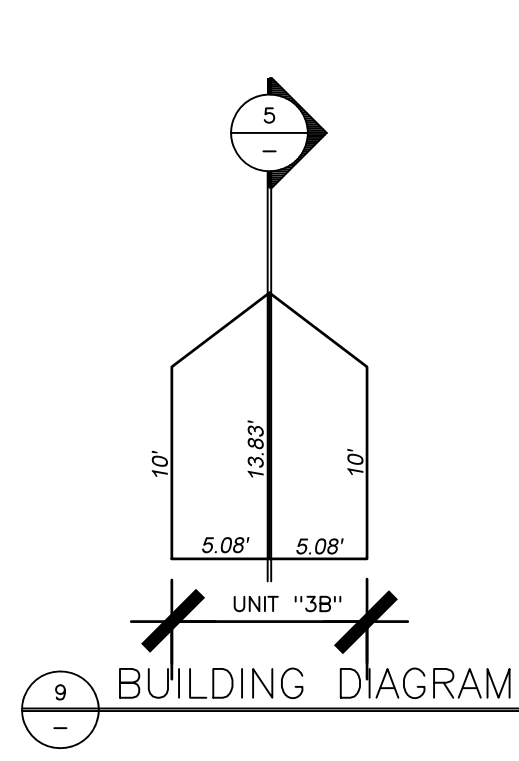
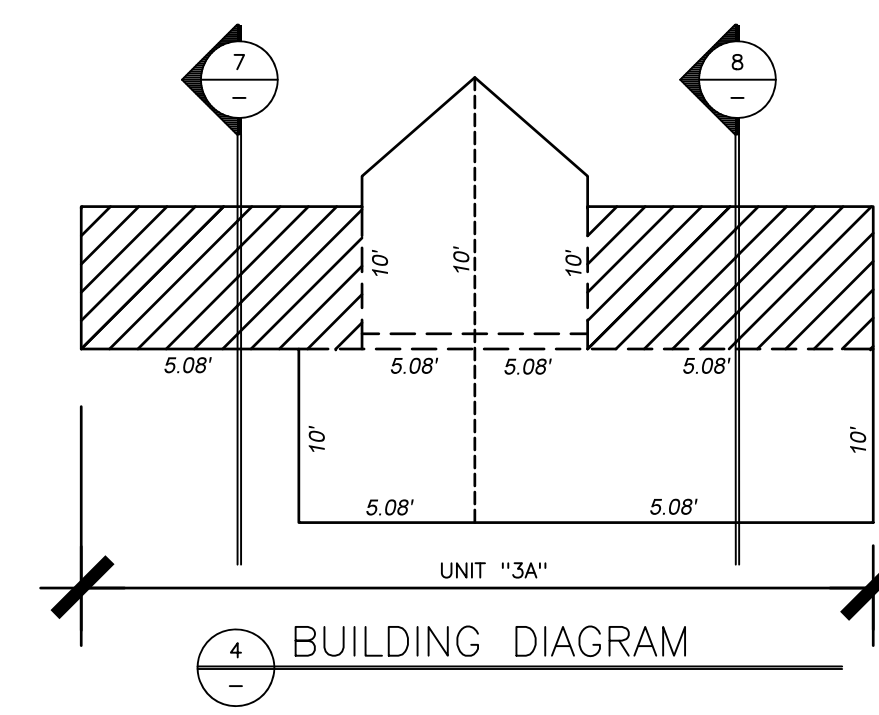
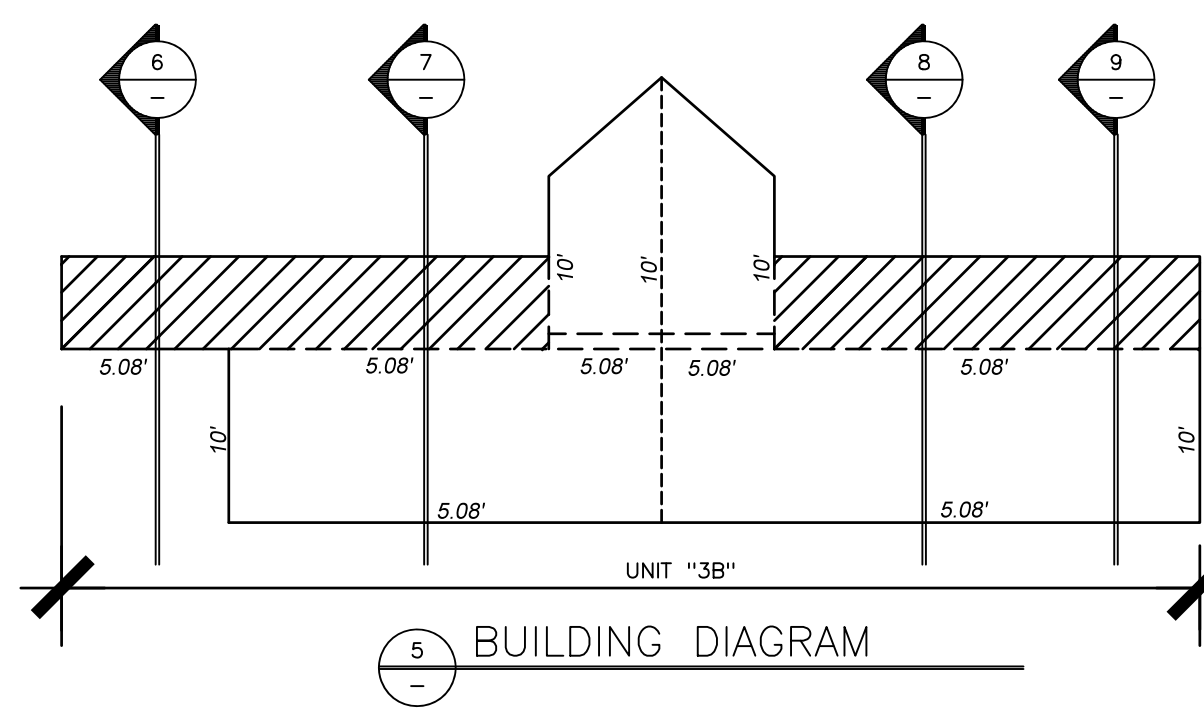
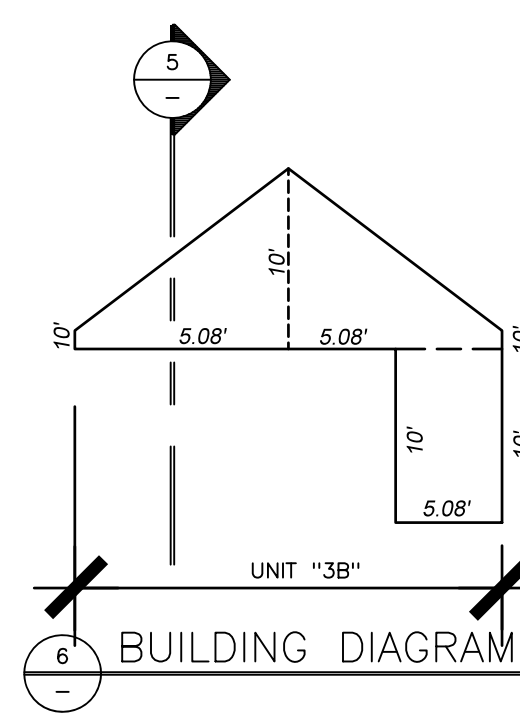
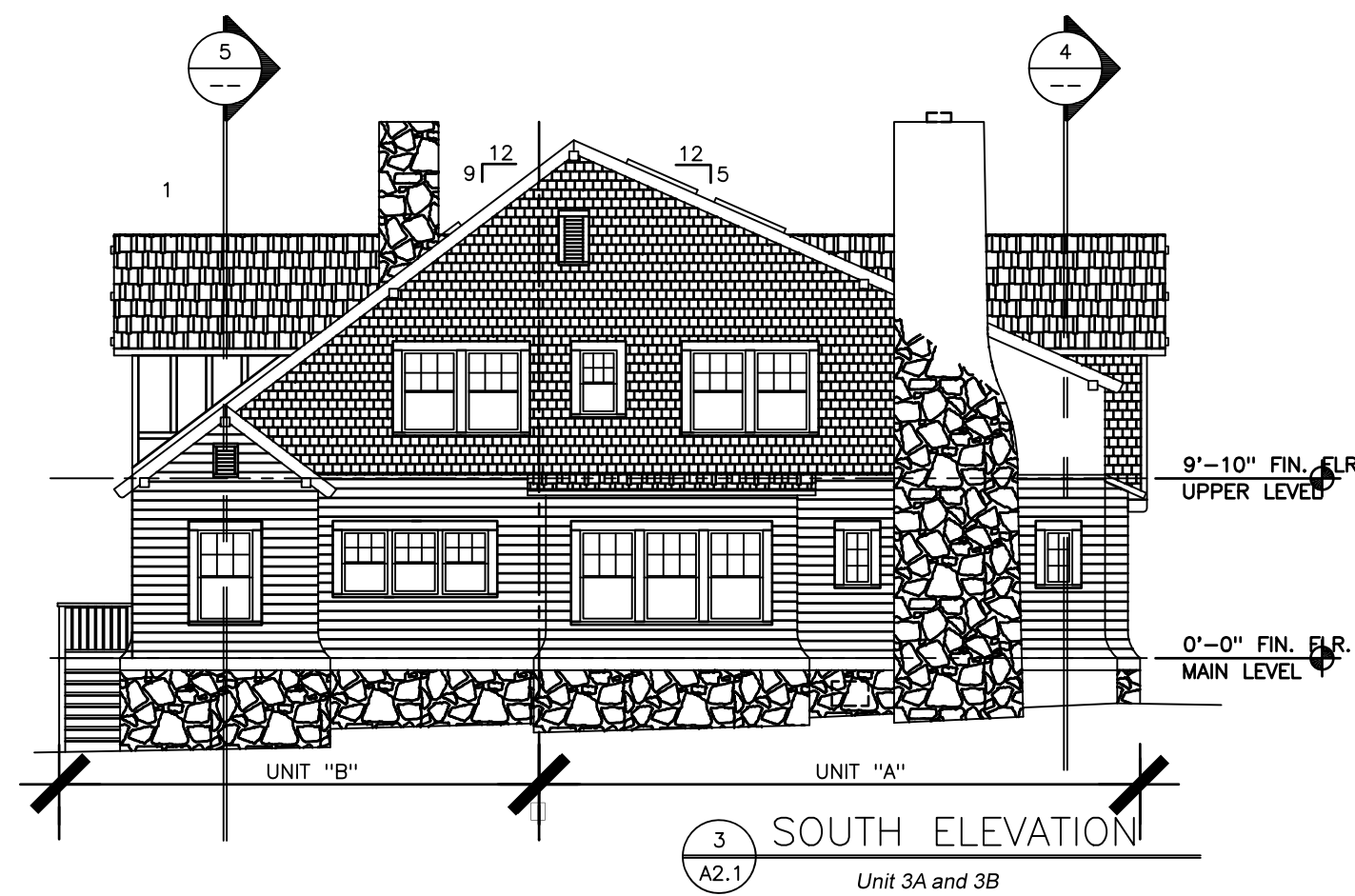
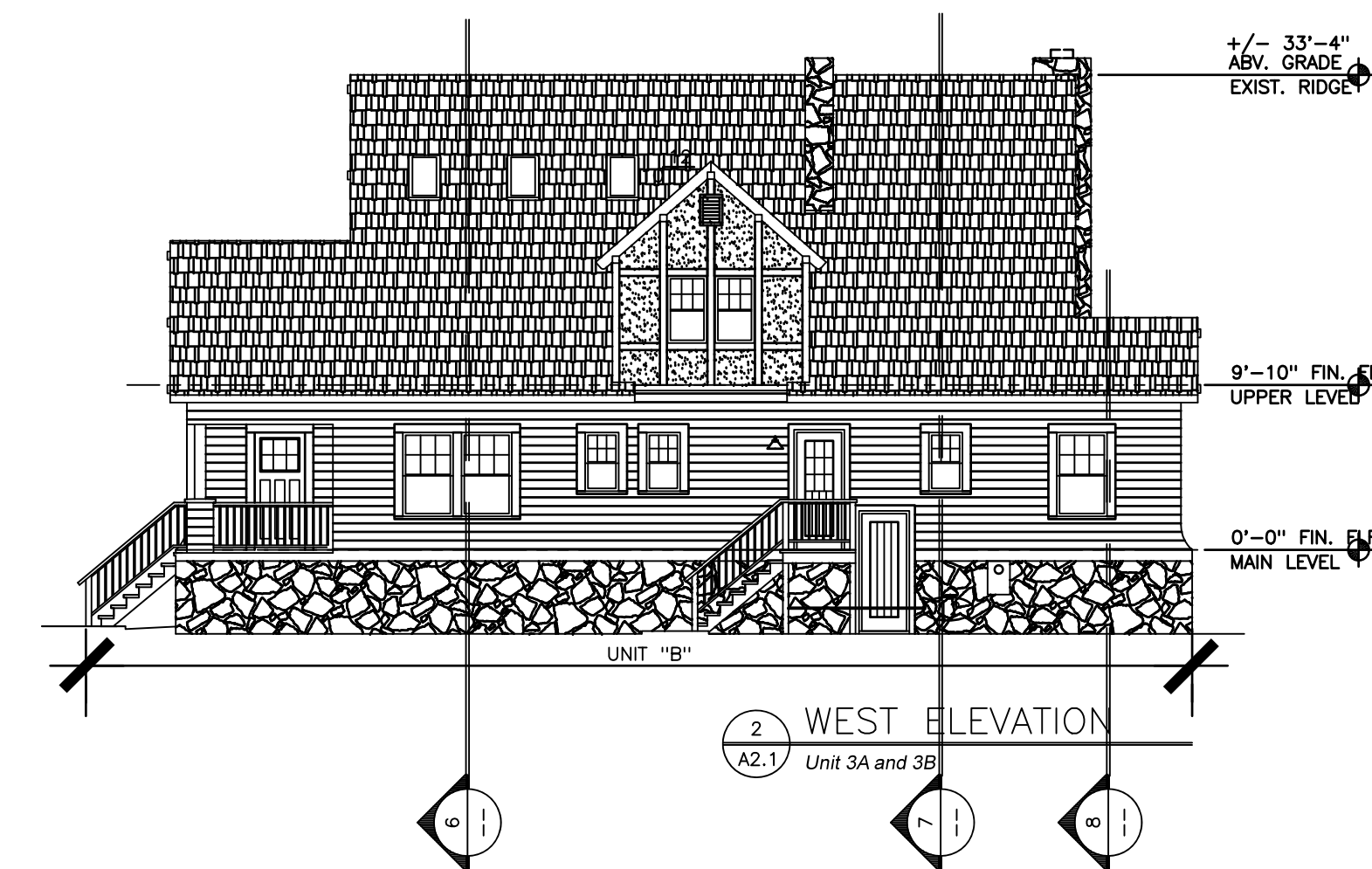
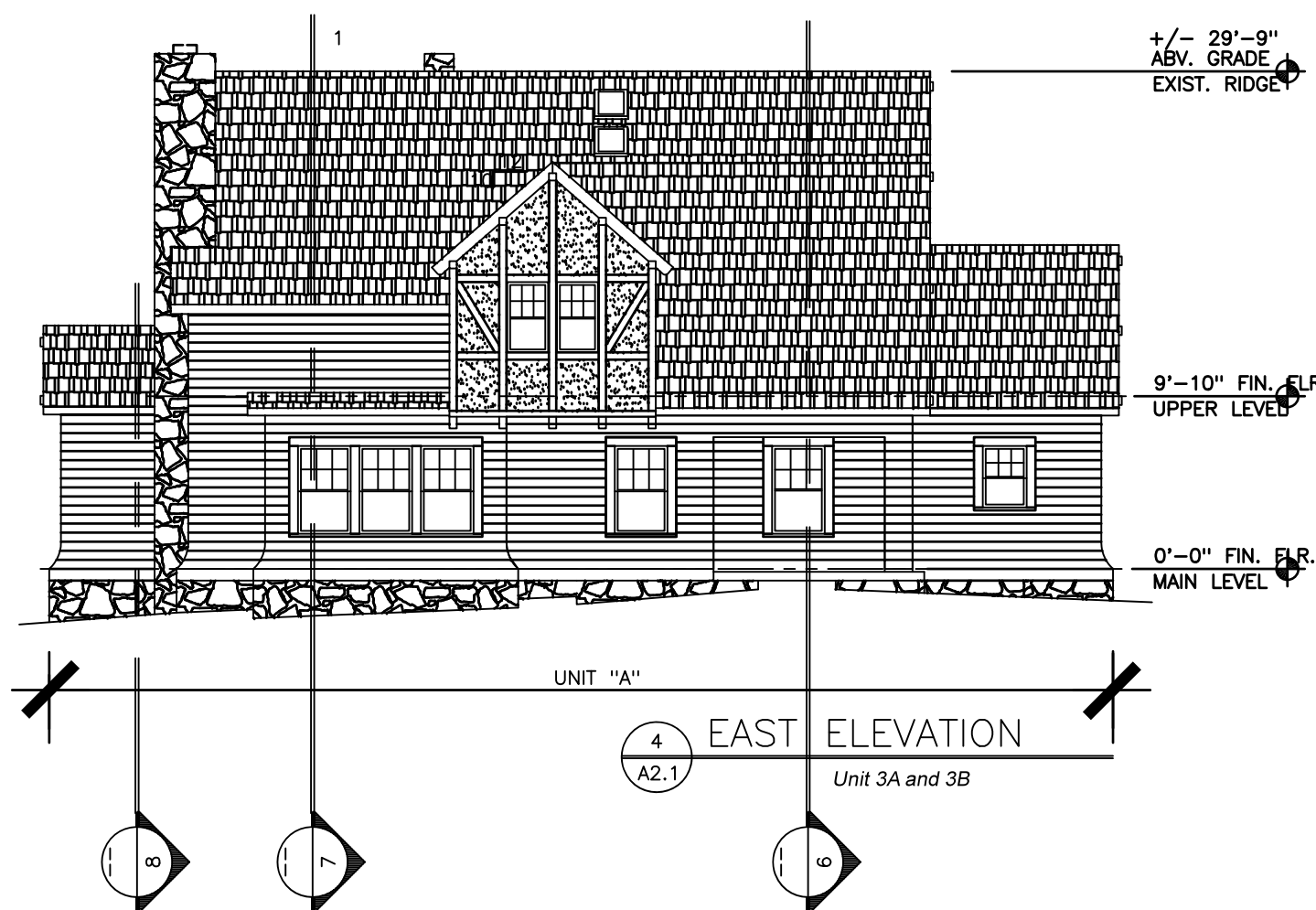
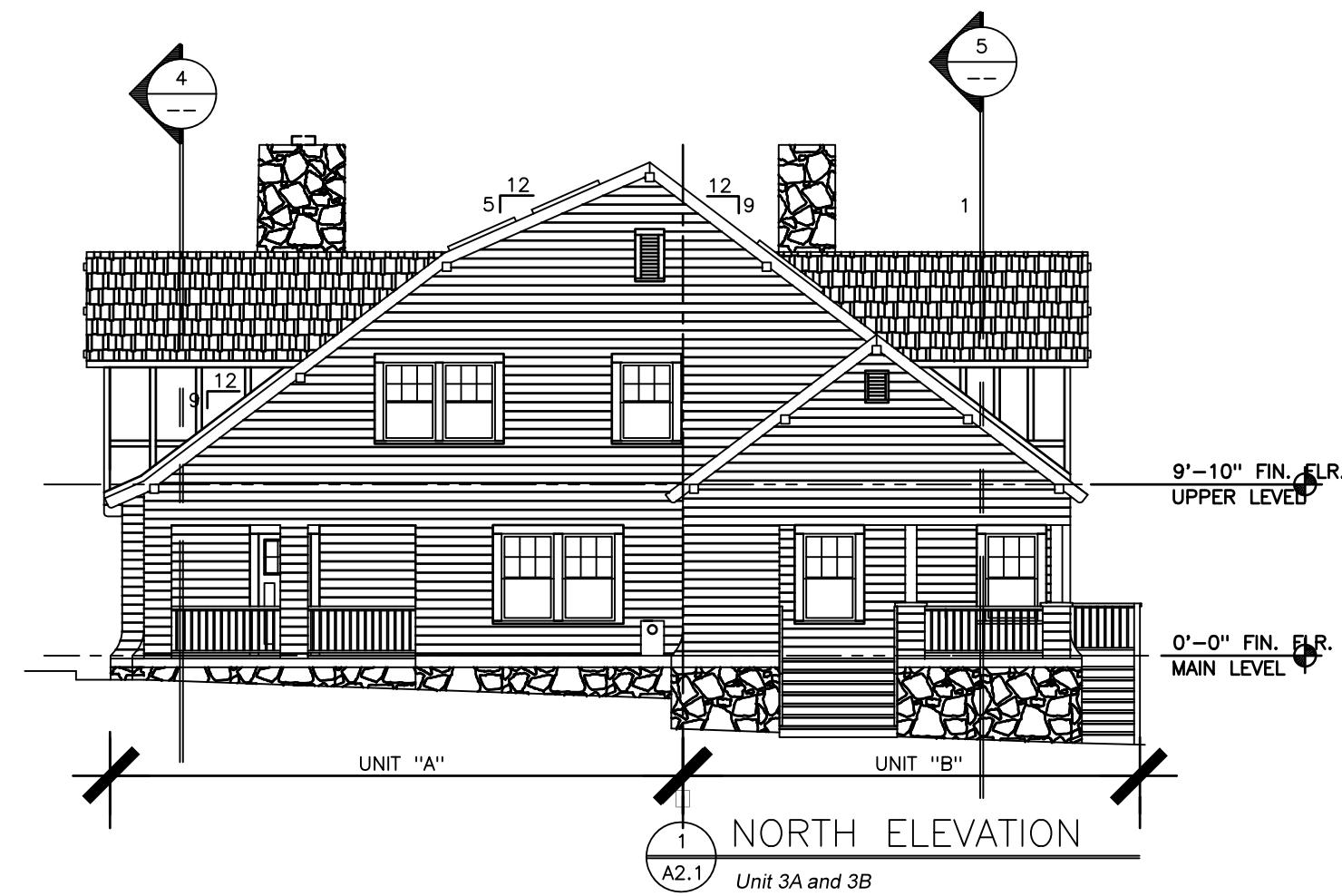
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LANDSCAPE LEGEND:

#15 TREES	#5 SHRUBS
COLORADO BLUE SPRUCE, PICEA PUNGENS (QTY = 3) MATURE SIZE: 10'-20" w. x 40'-60" h. ROCKY MOUNTAIN MAPLE, ACER GLABRUM (QTY = 9) MATURE SIZE: 15' w. x 20' h. IMPERIAL HONEYLOCUST, GLEDITSIA TRIA, INERMIS IMPERIAL (QTY=1) MATURE SIZE: 30' w. x 30' h.	ISANTI DOGWOOD, CORNUS SERICEA 'ISANTI' (QTY = 7) MATURE SIZE: 5' w. x 4' h. CREEPING THREE-LEAF SUMAC, RHUS TRILOBATA AUTUMN AMBER (QTY = 8) MATURE SIZE: 4' w. x 12' h. IROQUOIS BEAUTY DWARF CHOKEBERRY, ARONIA MELANOCARPA IROQUOIS BEAUTY (QTY = 4) MATURE SIZE: 3' w. x 4' w. DWARF MUGO PINE, PINUS MUGO 'PUMILIO' (QTY = 5) MATURE SIZE: 5' w. x 3' h.
#1 GROUNDCOVERS (GC)	
BURGUNDY BLANKET FLOWER, GAILLARDIA X GRANDIFLORA 'BURGUNDY' (QTY = 13) MATURE SIZE: 24" w. x 24" h. BOULDER BLUE FESCUE GRASS, FESTUCA GLAUCA 'BOULDER BLUE' (QTY = 13) MATURE SIZE: 12" w. x 12" h.	

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL RECEIVE 4" D. ORGANIC MULCH (WOOD CHIPS), OR 1/2" DECOMPOSED GRANITE.
- PLANT BACKFILL MIX SHALL CONSIST OF 50% AMENDED TOPSOIL AND 50% NATIVE SOIL TO IMPROVE SOIL STRUCTURE AND NUTRIENT CONTENT.
- ALL LANDSCAPE PLANTINGS ARE XERISCAPE (NATIVE OR NATURALIZED PER CITY OF FLAGSTAFF'S PLANT LIST) HYDROZONE 2.
- LANDSCAPING IN R.O.W. TO COMPLY WITH REQUIREMENTS IN ENGINEERING STANDARDS, TITLE 18 PER CITY OF FLAGSTAFF.
- ROOT BARRIER SHALL BE PROVIDED AT TREES PLANTED LESS THAN 5' FROM SIDEWALKS AND CURBS.

IRRIGATION LEGEND:

	TAP W/STOP & WASTE VALVE (S&W)
	AUTOMATIC REMOTE CONTROL VALVES (RCV)
	PRESSURE VACUUM BREAKER (PVB)
	PROGRAMMABLE WALL-MOUNT CONTROLLER
	PVC MAINLINE
	PVC LATERAL LINE TREE ZONE
	PVC LATERAL LINE SHRUB AND GROUNDCOVER ZONE
	SELF-FLUSHING ENDCAP
	PIPE SLEEVE

IRRIGATION NOTE:

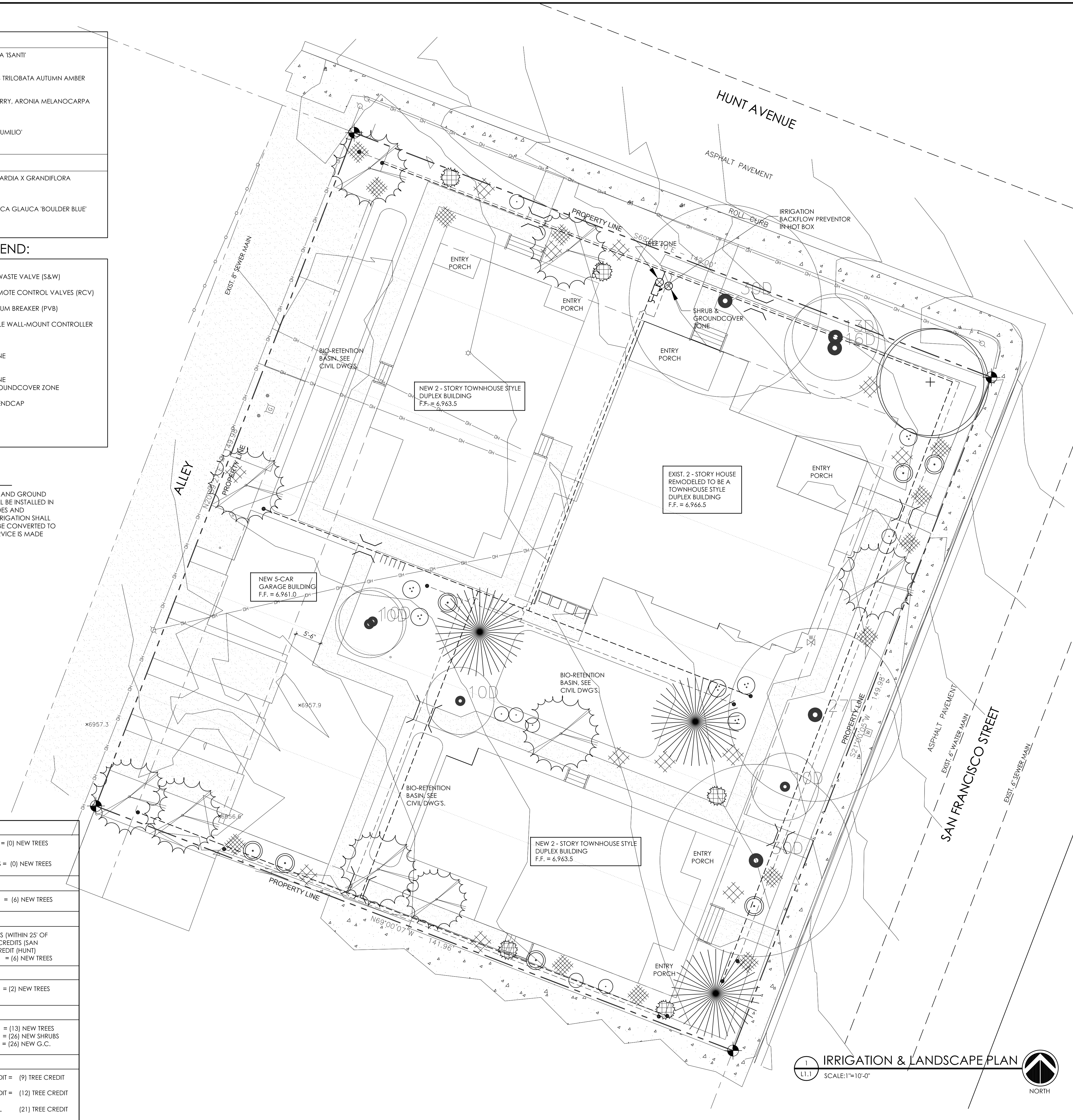
NEW IRRIGATION FOR TREES, SHRUBS AND GROUND COVER LOCATED ON NEW SITE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. IRRIGATION SHALL BE POTABLE WATER SERVICE & WILL BE CONVERTED TO UTILIZE RECLAIMED WATER WHEN SERVICE IS MADE AVAILABLE.

IRRIGATION NOTES:

- ALL WORK SHALL BE INSTALLED PER LOCAL CODES AND MANUFACTURERS' INSTRUCTIONS.
- LAYOUT OF IRRIGATION PLAN IS SCHEMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES AND FIELD ADJUSTED AS REQ'D. TO AVOID CONFLICTS WITH SITE CONDITIONS AND IMPROVEMENTS (COMPONENTS MAY BE SHOWN OUTSIDE PROPERTY LINES, IN ROADS OR SIDEWALKS ON PLAN FOR GRAPHIC CLARITY PURPOSES ONLY).
- MAINLINE TO BE BURIED 12"-18", LATERAL LINES BURIED 12" MIN., SLEEVES BURIED 24" MIN.
- ALL PIPES AND SLEEVES TO BE BEDDED ON ALL SIDES WITH 1/2" MATERIAL. (SAND OR CLEAN TOPSOIL), SLEEVES TO BE BEDDED WITH 6" OF 1/2" MATERIAL ALL SIDES. PIPES 4" OF MATERIAL ALL SIDES.
- ALL VALVES TO BE 1", PLACED IN PLASTIC IRRIGATION BOXES WITH LOCKABLE COVERS. PROVIDE OWNER WITH 2 SETS OF KEYS AND INSTRUCTION MANUAL.
- TEST IRRIGATION SYSTEM FOR PRESSURE AND LEAKS PRIOR TO BACKFILLING TRENCHES.
- PLACE FLUSH END CAPS AT LOW ENDS OF ALL SUPPLY LINES.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES TO BE 4" MIN. BELOW BOTTOM OF VALVE.
- EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY. DETERMINE EMITTER COUNT WITH PLANT COUNT AND SCHEDULE AS FOLLOWS:
 - #15 DECIDUOUS & EVERGREEN TREES 2-3 GAL./HR. EMITTERS/EA. TREE
 - #5 SHRUBS 2-1 GAL./HR. EMITTERS/EA. SHRUB
 - #1 GROUNDCOVERS 1-1 GAL./HR. EMITTER EA. GROUNDCOVER
- ADJUSTABLE PRESSURE EMITTERS SHALL BE USED FOR "VERY-LOW WATER" PLANTS.
- AS PART OF BACK FLOW ASSEMBLY THE FOLLOWING SHALL BE INCLUDED:
 - WYE-STRAINER ON THE INLET SIDE.
 - PRESSURE REGULATOR.
 - K-GRADE COPPER FOR COMPLETE ASSEMBLY OF PVB & COMPONENTS.
 - UNION WITHIN 12" OF PVB.
 - LOK BOX ENCLOSURE (LB1) ON CONC. PAD, AND
 - ELECTRIC SLEEVING AS REQ'D. & APPROPRIATE WIRE GAUGE FOR LOCATION SHOWN ON PLAN.
- WATER PER FOLLOWING SCHEDULE:
 - 1ST SEASON: ALL PLANTS: 1 HR/3x/WK
 - 2ND & 3RD SEASONS: TREES: 90 MINUTES TWICE/WEEK; SHRUBS & GROUNDCOVERS: 45 MINUTES/EVERY 3 DAYS
 - 4TH SEASON: TREES: 3 HRS ONCE/EVERY OTHER WEEK; SHRUBS & GROUNDCOVERS: 1 HR TWICE/WEEK
 - 5TH SEASON AND BEYOND: ALL PLANTS: WATER AS NEEDED DURING DRY SPELLS
- A RAIN SENSOR SHALL BE PROVIDED. INSTALLED PER MFG. SPECIFICATIONS.

PRELIMINARY LANDSCAPE CALCULATIONS:

STREET BUFFER-HUNT & SAN FRANCISCO	REQUIRED LANDSCAPING:	PROPOSED LANDSCAPING:
25' WIDE SETBACK	HUNT AVE: TREES: (1) PER 25 L.F. SAN FRANCISCO: TREES: (1) PER 25 L.F.	TREES: 142'/25 = (6) TREES - 6 TREE CREDITS = (0) NEW TREES TREES: 150'/25 = (6) TREES - 6 TREE CREDITS = (0) NEW TREES
PERIPHERAL BUFFER (SOUTH PROP. LINE):		
5' MIN. SETBACK (6' PROVIDED)	TREES: (1) PER 25 L.F.	TREES: 142' / 25 = (6) NEW TREES
BUILDING FOUNDATIONS:		
4 BUILDINGS - (EXISTING HOUSE, 2 DUPLEXES, GARAGE BLDG)	TREES: (1) PER 25 L.F. MINUS OVERLAPPING ZONE CREDIT FOR TREES WITHIN 25' OF BLDG FOUNDATION	TREES: = (15) TREES - 6 TREE CREDITS (WITHIN 25' OF FOUNDATION) - 2 TREE CREDITS (SAN FRANCISCO) - 1 TREE CREDIT (HUNT) = (6) NEW TREES
PARKING AREA:		
(10) PARKING SPACES @ 30 S.F. PER SPACE	TREES: (2) PER (8) PARKING SPACES	TREES: (10) PARKING SPACES = (2) NEW TREES
TOTAL NEW TREES, SHRUBS AND G.C. REQ'D:		
		TOTAL NEW TREES REQ'D: = (13) NEW TREES TOTAL NEW SHRUBS REQ'D: (2) PER TREE = (26) NEW SHRUBS TOTAL NEW G.C. REQ'D: (2) PER TREE = (26) NEW G.C.
EXISTING TREE CREDIT CALCULATION:		
(3) EXISTING TREES > 18" DBH	> 18" DBH CREDIT: x (3) TREE CREDITS EA.	TREE CREDIT: (3) EXIST. x (3) TREE CREDIT = (9) TREE CREDIT
(6) EXISTING TREES 10" - 18" DBH	10" - 18" DBH CREDIT: x (2) TREE CREDITS EA.	TREE CREDIT: (6) EXIST. x (2) TREE CREDIT = (12) TREE CREDIT
		TOTAL (21) TREE CREDIT



REVISION: _____ DATE: _____

NEW RESIDENTIAL DEVELOPMENT
VERKAMP HOUSE
 623 N. SAN FRANCISCO STREET
 FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
 ARCHITECTURE | PLANNING | COLLABORATION
 1503 S. YALE STREET, SUITE 500
 FLAGSTAFF, ARIZONA 86001
 PH: 928.779.5993
 FX: 928.774.0765

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PRELIMINARY
 NOT FOR CONSTRUCTION OR RECORDING

DRAWN BY: I. QUINCEY REVIEW BY: R. SMITH
 PROJECT NO.: 1707
 DATE: JUNE 28, 2017
 SHEET: _____

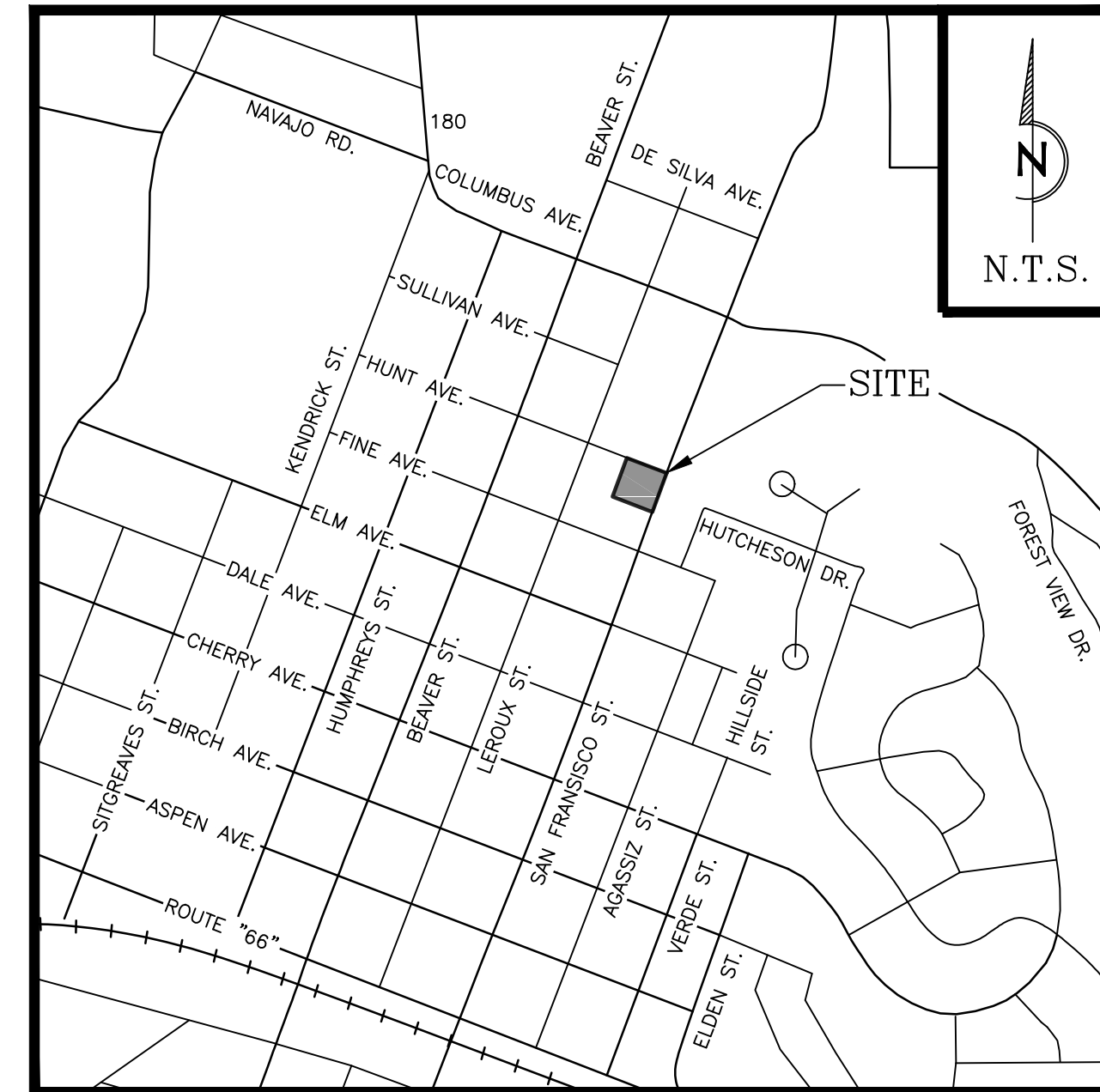
L1.1
 SITE PLAN REVIEW
 LANDSCAPE & IRRIG PLAN

1 IRRIGATION & LANDSCAPE PLAN
 SCALE: 1"=10'-0"
 NORTH

FILE: 1707_AST_1.dwg LAST UPDATE: 05-16-17 LAST PLOT: 05-16-17



VICINITY MAP



PROJECT INFORMATION

DEVELOPMENT NAME: VERKAMP HOUSE
 PROJECT NUMBER: PZ-17-00017-02
 SITE ADDRESS: 623 N SAN FRANCISCO ST, FLAGSTAFF ARIZONA, 86001
 ASSESSOR'S PARCEL NUMBER (APN): 101-08-009
 PROPERTY OWNER'S INFORMATION: NEIGHBORHOOD HOMES, LLC
 2368 N FREMONT BLVD
 FLAGSTAFF, AZ 86001
 DEVELOPER'S NAME AND CONTACT INFORMATION: SAME AS PROPERTY OWNER
 PREPARER'S NAME AND CONTACT INFORMATION: CIVIL DESIGN & ENGINEERING, INC.
 CHRISTINE LAGUNA
 618 E. ROUTE 66
 FLAGSTAFF, AZ 86001
 DATE PREPARED: JUNE 12TH, 2017
 ZONE: R1

LID CALCULATIONS

TOTAL SITE AREA: ± 21,300 SQUARE FEET
 EXISTING IMPERVIOUS AREA: = 2,732 SQUARE FEET
 PROPOSED IMPERVIOUS AREA: = 4,950 SQUARE FEET
 TOTAL IMPERVIOUS AREA: = 7,682 SQUARE FEET
 DETENTION REQUIREMENT: NO DETENTION WILL BE REQUIRED DUE TO INCREASE IN IMPERVIOUS AREA LESS THAN 5,000 SQUARE FEET
 L.I.D. REQUIREMENT: 640 CUBIC FEET - FIRST FLUSH (1") OFF OF TOTAL IMPERVIOUS AREA
 L.I.D. PROVIDED: 675 CUBIC FEET - 844 SQUARE FEET RAINWATER IRRIGATION CATCHMENT - 785 GALLONS
 FEMA FLOODPLAIN INFORMATION: FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD LOCATED OUTSIDE THE SFHA, AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT-ANNUAL-CHANCE-FLOOD.

CLEAR VIEW ZONE CALCULATIONS

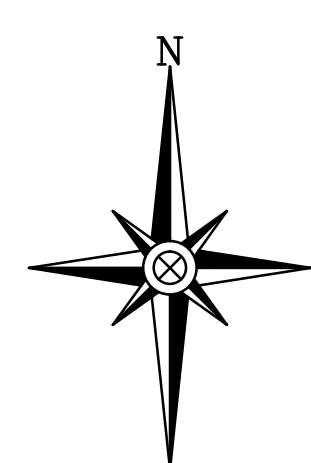
CLEAR VIEW ZONE CALCULATED PER "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2011" EQUATION "9-1", MINOR INTERSECTION WITH STOP CONTROL, RIGHT AND LEFT TURNS PERMITTED
 EQUATION "9-1"
 $ISD = 1.47 V_{major} t_g$
 WHERE: $t_g = 9.5$ SECONDS FOR LEFT-TURNS FOR A SINGLE UNIT TRUCK
 $t_g = 8.5$ SECONDS FOR RIGHT-TURNS FOR A SINGLE UNIT TRUCK
 $V_{major} = 25$ mph
 $ISD_{LEFT-TURN} = 1.47(25\text{mph})(9.5\text{sec}) = 349.13'$
 $ISD_{RIGHT-TURN} = 1.47(25\text{mph})(8.5\text{sec}) = 312.38'$

NOTES:
 - LEFT-TURN SIGHT TRIANGLES WERE MEASURED TO THE SOUTHEAST ALONG THE APPROACHING TRAVEL LANE - CLEAR VIEW ZONE DISTANCE WAS TERMINATED AT STOP CONTROL INTERSECTION
 - RIGHT-TURN SIGHT TRIANGLES WERE MEASURED TO THE NORTHWEST ALONG THE APPROACHING TRAVEL LANE
 - SITE TRIANGLE MEASUREMENTS WERE TAKEN 14.4' FROM BACK OF CURB (DISTANCE TO DRIVER EYE FOR SINGLE UNIT TRUCK)

LEGEND INFORMATION

- PROPERTY BOUNDARY
- ROAD CENTER LINE
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- ~ ~ ~ WATER AS NOTED
- - - SEWER AS NOTED
- - - STORM SEWER AS NOTED
- - - ELECTRIC AS NOTED
- ⊕ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER APPURTENANCE
- ⊙ EXISTING SEWER MANHOLE

NOTE: EXISTING TOPOGRAPHY SHOWN IS CITY OF FLAGSTAFF GIS INFORMATION
 MINOR CONTOUR INTERVAL = 2'
 MAJOR CONTOUR INTERVAL = 10'



SCALE 1"=30'



CIVIL DESIGN & ENGINEERING, INC.
 P.O. BOX 30836
 FLAGSTAFF, ARIZONA 86001-0810
 PHONE (928) 522-9287
 340 E PALM LANE - SUITE A138
 PHOENIX, ARIZONA 85004
 PHONE (602) 438-2700

VERKAMP HOUSE - EXTENDED SITE PLAN - CIVIL
 SITE PLAN SUBMITTAL
 ASSESSOR'S PARCEL NUMBER 101-08-009
 623 N. SAN FRANCISCO ST.
 FLAGSTAFF, ARIZONA, 86001



CALL TWO WORKING DAYS BEFORE YOU DIG
 1-800-STAKE-IT
 1-800-762-5348
 (OUTSIDE MARICOPA COUNTY)

PROJECT: VERKAMP HOUSE
 PROJ. #: 17-032
 DRAWING NAME: CIVIL-SITE-PLANDWG
 DRAWN BY: B
 REVIEWED BY: CL
 DATE: 06/12/17
 REVIEW #:

REVISIONS:
 DATE:
 DATE:
 DATE: