

# SITE PLAN FOR McGRATH REAL ESTATE PARTNERS MULTI-FAMILY HOUSING & RETAIL FLAGSTAFF, ARIZONA

LOCATED IN SECTION 22, TOWNSHIP 21 NORTH,  
RANGE 7 EAST, GILA AND SALT BASE AND  
MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

### 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: RYAN WIESNER  
2200 E. HUNTINGTON  
FLAGSTAFF, AZ 86004  
RYAN.WIESNER@APS.COM  
PHONE: (928) 773-6447

CENTURYLINK  
CONTACT: MANUEL HERNANDEZ  
112 NORTH BEAVER STREET  
FLAGSTAFF, AZ 86001  
MANUEL.HERNANDEZ4@CENTURYLINK.COM  
PHONE: (928) 779-4935

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

**RESOURCE PRESERVATION**

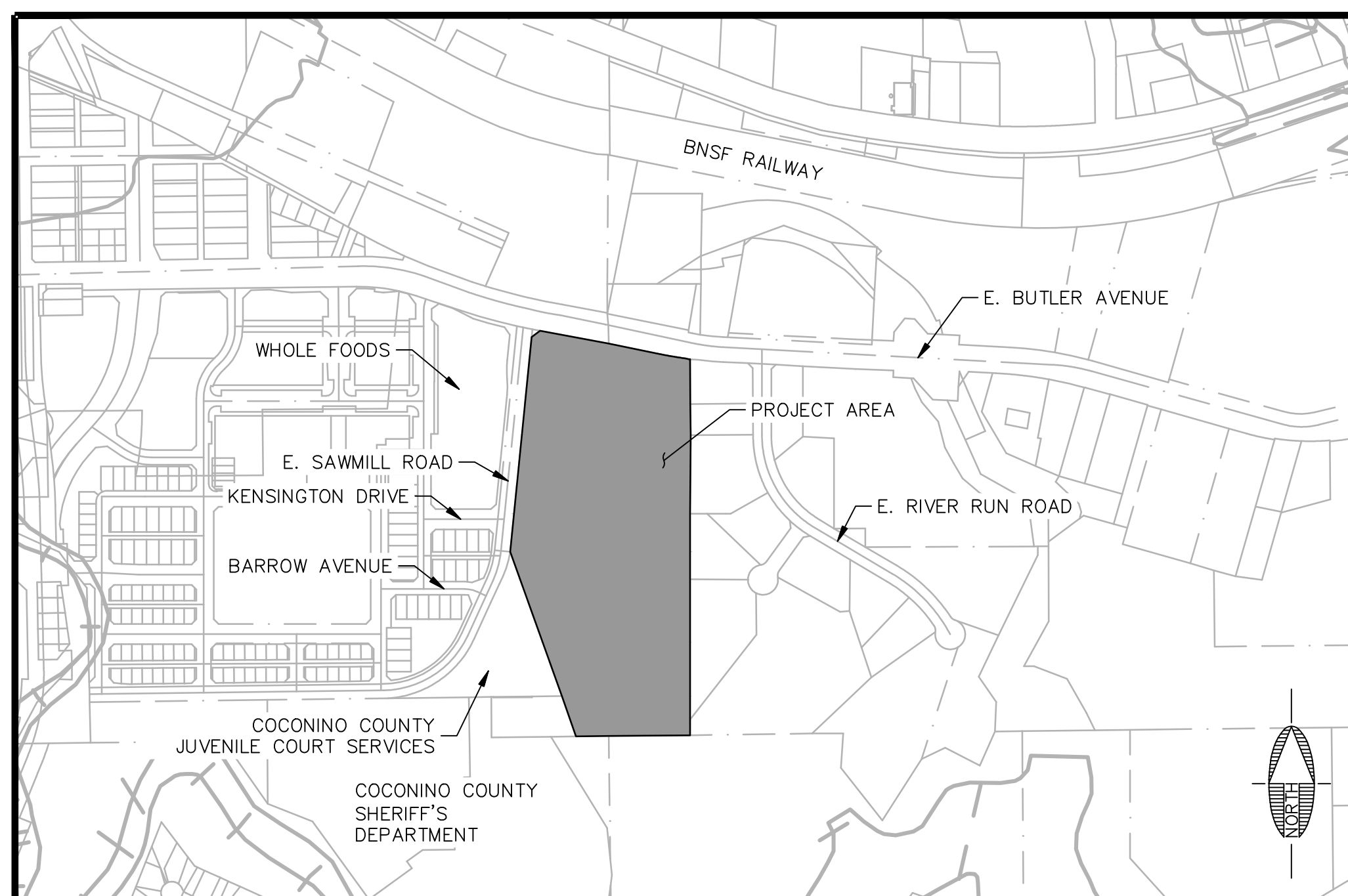
THE PROJECT DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF  
RESOURCE PROTECTION OVERLAY ZONE AND DOES NOT REQUIRE A RESOURCE  
PROTECTION PLAN.

**FEMA DESIGNATION:**

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP  
#0400506809G, 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 INFORMATION PROVIDED BY NORTHLAND EXPLORATION SURVEYS,  
INC., DATED MARCH 30, 2017. TOPOGRAPHIC INFORMATION BASED ON  
COOPER AERIAL SURVEY, DATED APRIL 5, 2018. SUPPLEMENTAL  
TOPOGRAPHIC INFORMATION PROVIDED BY SWI, DATED APRIL 13, 2018.  
SUPPLEMENTAL TREE SURVEY INFORMATION PROVIDED BY SWI, DATED JUNE  
27, 2017.



**VICINITY MAP**  
N.T.S.

SHEET INDEX		
SHEET NO.	DWG. NO.	SHEET TITLE
1	CVR	COVER SHEET
2	SP01	CIVIL SITE PLAN
3	GD01	GRADING, DRAINAGE, & UTILITY PLAN

**PROJECT DEVELOPMENT INFORMATION:**

PERMITTED DWELLING UNITS PER ACRE (HR ZONE) = MIN. 13 DU/MAX. 29 DU  
PROPOSED DWELLING UNITS PER ACRE (HR ZONE) = 19.4 DU

PERMITTED FAR (HC ZONE) = MIN. 1.0  
PROPOSED FAR (HC ZONE) = 4.1

PERMITTED MAX. HEIGHT (HR ZONE) = 60' (WITH ALLOWABLE 5' INCREASE TO 65' FOR UNINHABITABLE SPACES)  
PROPOSED MAX. HEIGHT (HR ZONE) = 65' (WITH TOWERS EXISTING 60' WHILE USING 6:12 ROOF SLOPE PER CODE)

PERMITTED MAX. HEIGHT (HC ZONE) = 60'  
PROPOSED MAX. HEIGHT (HC ZONE) = 32'-8" (TO TOP OF TOWER)

PROPOSED NUMBER OF FLOORS (HC ZONE) = 1 STORY  
PROPOSED NUMBER OF FLOORS (HR ZONE) = 5 STORIES

MINIMUM REQUIRED SETBACKS FOR HC ZONE: 0' FOR ALL SETBACKS  
(WHEN NOT ADJACENT TO RESIDENTIAL)

MINIMUM REQUIRED SETBACKS FOR HR:  
FRONT, 2ND FLOOR AND BELOW=10'  
FRONT, ABOVE 2ND FLOOR=15'  
SIDE=5'  
REAR=15'

**PROJECT OWNER:**

WENDT BUSINESS PARK LLC  
7936 W. REDBIRD ROAD  
PEORIA, AZ 85383

**PROJECT DEVELOPER:**

McGRATH REAL ESTATE PARTNERS  
CONTACT: BARRETT O. KIRK  
950 CORBINDALE ROAD, STE.#300  
HOUSTON, TX 77024  
(713) 782-5800

**PROJECT ARCHITECT:**

MEEKS & PARTNERS  
CONTACT: RYAN MEEKS  
16000 MEMORIAL DRIVE, STE.#100  
HOUSTON, TX 77079  
(281) 558-8787

**PROJECT ENGINEER:**

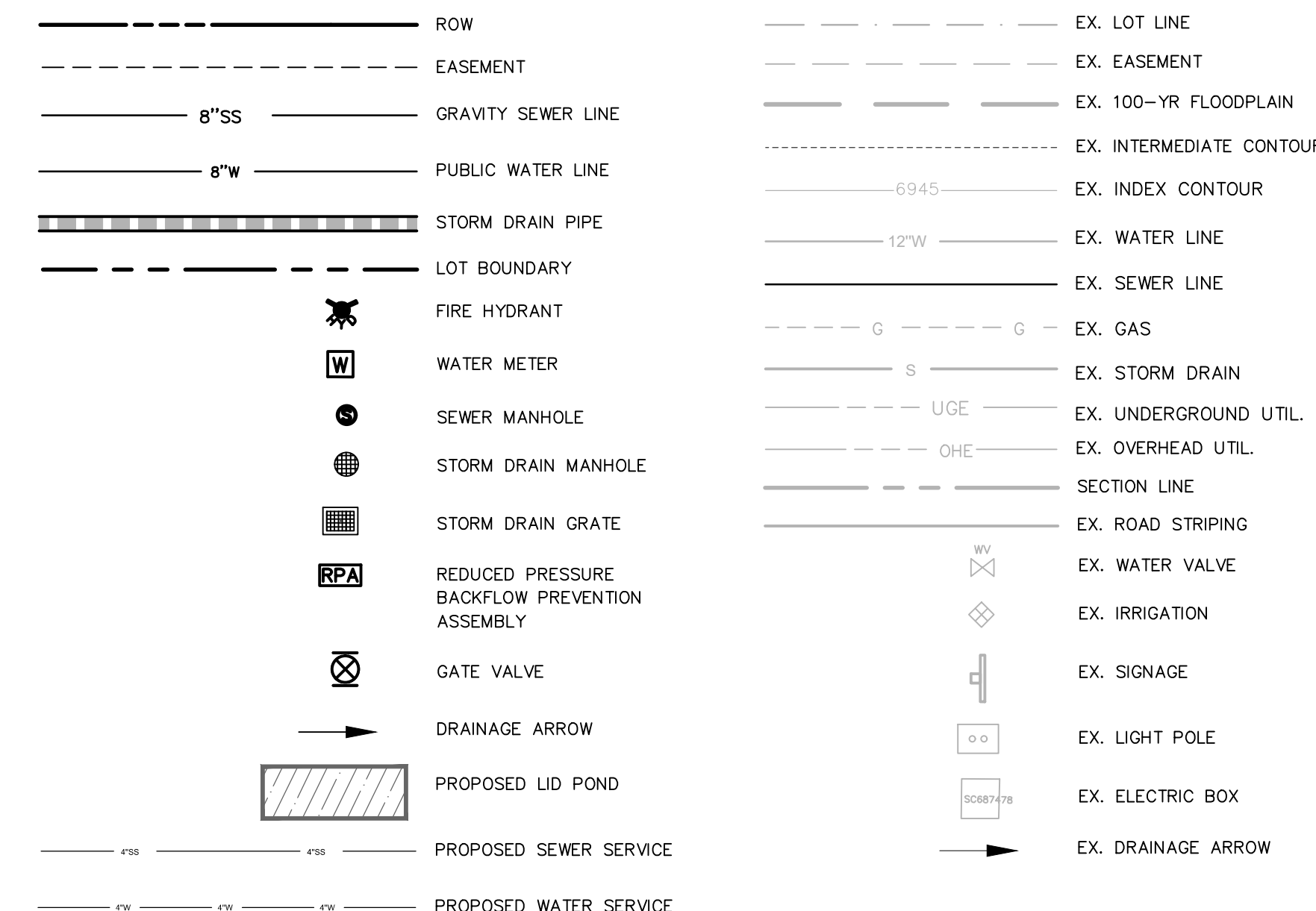
SHEPARD WESNITZER INC.  
CONTACT: STEPHEN IRWIN  
110 WEST DALE AVE  
FLAGSTAFF, AZ 86001  
(928) 773-0354

**PROPERTY INFORMATION:**

APN#: 104-03-005B (±7.20 AC)  
825 E. BUTLER AVENUE  
FLAGSTAFF, AZ 86001  
ZONING: HEAVY INDUSTRIAL (HI)

APN#: 104-13-002B (±7.31 AC)  
829 E. BUTLER AVENUE  
FLAGSTAFF, AZ 86001  
ZONING: LIGHT INDUSTRIAL (LI)

### LEGEND



**PRELIMINARY**

NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

C.O.F. Project #PZ-17-00089

JOB NO: 17113    DATE: SEP 18    SCALE: AS SHOWN    DRAWN: KMB    DESIGN: KMB    CHECKED: SCI

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

FLAGSTAFF ARIZONA  
MCGRATH MULTI-FAMILY HOUSING & RETAIL  
COVER SHEET

SWI

Shephard Wesnitzer, Inc.

NO.	REVISIONS	DESCRIPTION	DATE	BY

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

ARIZONA 800  
Arizona Blue Stakes, Inc.

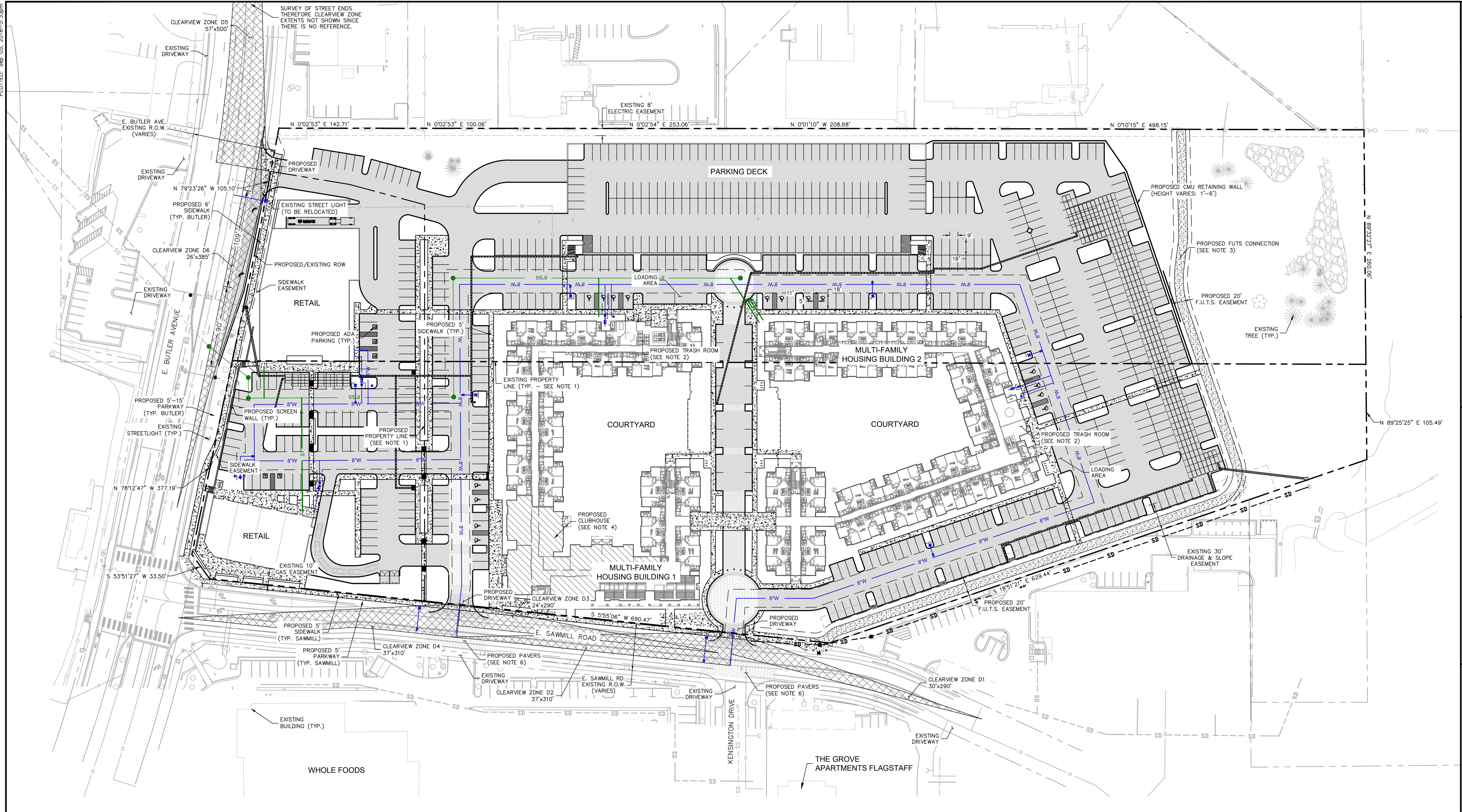
008 80-1-1 or 1-800-514-6111 (928-5348)

CVR

SHT NO.	OF
1	3

PLOTTED: Sep 05, 2018 - 5:33pm

FILE: P:\2017\1713\DRAWINGS\1713-SITE PLANNING KBAYER



**DRIVEWAY CLEAR VIEW ZONE CALCULATIONS**

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted) d)2	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted) 2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	East Sawmill Road	Right	30	6.5	Yes	No	1	6.5	290	200
D2	East Sawmill Road	Left	30	7.5	Yes	Yes	2	7.0	310	200
D3	East Sawmill Road	Right	30	6.5	Yes	No	1	6.5	290	200
D4	East Sawmill Road	Left	30	7.5	Yes	Yes	2	7	310	200
D5	East Butler Avenue	Left	40	7.5	Yes	Yes	3	8.5	500	200
D6	East Butler Avenue	Right	40	6.5	Yes	No	1	6.5	385	200

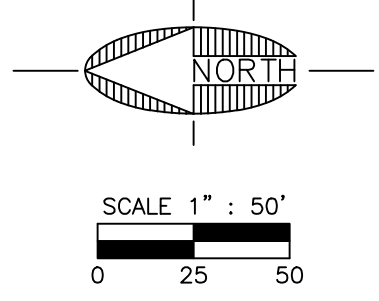
**Notes:**

- The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (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.
- 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\*VMAJOR\*tg
- 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.

**MULTI-FAMILY HOUSING PROJECT DATA:**  
 GROSS PARCEL AREA: 539,672 SF  
 TOTAL SQUARE FOOTAGE (MULTI-FAMILY HOUSING): 397,000 SF  
 GROSS AREA (MULTI-FAMILY HOUSING): 370,000 SF  
 GROSS AREA (INCLUDING AMENITIES): 397,000 SF  
 NET AREA (MULTI-FAMILY HOUSING): 306,000 SF  
 NET AREA (INCLUDING AMENITIES): 321,000 SF  
 TOTAL UNITS 238  
 PARKING  
 TOTAL PARKING REQUIRED = 606 MIN  
 = 636 MAX (5% OVERPARKED)  
 TOTAL PARKING PROVIDED = 749 SPACES  
 431 SURFACE SPACES  
 318 STRUCTURED SPACES  
 TOTAL BIKE STORAGE PROVIDED = 256 SPACES (INTERIOR) & 22 SPACES (EXTERIOR)

**RETAIL PROJECT DATA:**  
 GROSS PARCEL AREA: 92,383 SF  
 PAD A BUILDING AREA: 15,000 SF  
 PAD B BUILDING AREA: 7,300 SF  
 TOTAL: 22,300 SF  
 PARKING  
 PAD A (GENERAL RETAIL) = 1 PER 300 SF  
 PAD A REQUIRED PARKING = 50 SPACES  
 PAD B (RESTAURANT) = 1 PER 100 SF + 1 PER EMPLOYEE  
 PAD B REQUIRED PARKING = 27 SPACES  
 PAD B (GENERAL RETAIL) = 1 PER 300 SF  
 PAD B REQUIRED PARKING = 18 SPACES  
 INDIVIDUAL PARKING REQUIRED PROVIDED  
 STANDARD ACCESSIBLE PER ADA 5 5  
 TOTAL PARKING 95 99  
 TOTAL BIKE STORAGE PROVIDED = 5 EXTERIOR SPACES

- NOTES:**
- A LOT COMBINATION WILL BE COMPLETED WITH FINAL DESIGN.
  - TRASH WILL BE COLLECTED AND COMPACTED INTERNALLY WITHIN A TRASH ROOM. AND TRASH-PICK UP WILL BE ACCOMMODATED ON-SITE IN AN AREA REMOTE FROM ADJACENT FRONTAGES ALONG BUTLER AND SAWMILL.
  - THE PROPOSED 10' FULTS TRAIL IS SHOWN CONCEPTUALLY, ASSET PLUS AND THE CITY SHALL COORDINATE GRADING AND TRAIL ALIGNMENT.
  - BIKE STORAGE WILL BE PROVIDED WITHIN THE CLUBHOUSE LAYOUT.
  - ROOF DRAIN LOCATIONS WILL BE FINALIZED DURING FINAL DESIGN.
  - COLOR PAVERS WILL BE PROVIDED IN THE PROPOSED INTERSECTIONS AS SHOWN TO PROVIDE A SAFER CROSSING FOR PEDESTRIANS BETWEEN THE PROPOSED PROJECT AND THE EXISTING DEVELOPMENT TO THE WEST.



**PRELIMINARY**

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project #PZ-17-00089

FLAGSTAFF ARIZONA

MCCRATH MULTI-FAMILY HOUSING & RETAIL

CIVIL SITE PLAN

JOB NO: 1713  
 DATE: SEP 18  
 SCALE: AS SHOWN  
 DRAWN: KMB  
 DESIGN: KMB  
 CHECKED: SCI

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.773.0354  
 928.774.8934 fax  
 www.swiqz.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

SCALE 1" = 50'

0 25 50

DRAWING NO. **SP01**

SHT NO. 2 OF 3

