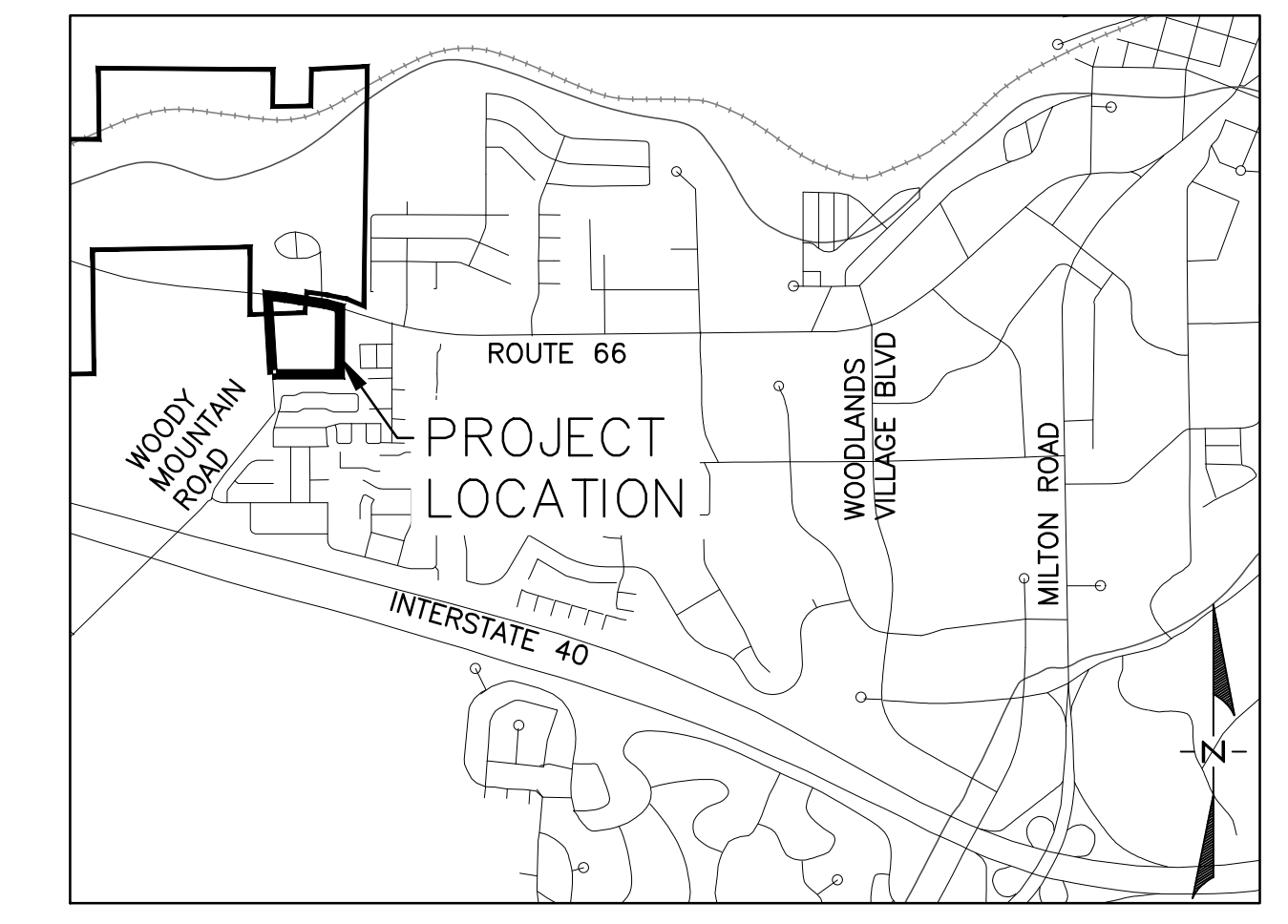


# WOODY MOUNTAIN CAMPGROUND CONCEPT PLAN

A PROPOSED IMPROVEMENT IN M&B IN SWSWSEWNE SWSWNWNESE NENWSE (STATE LAND).

A PROPOSED IMPROVEMENT IN THE NE Quarter: SE Section: 19 Township: 21N Range: 07E PT OF E2 E2 BEG AT SE COR OF N2 NE4 SE4 TH W ALNG S LINE OF N2 NE4 SE4 660' TO SE COR OF NW4 NE4 SE4 BEING TRUE POB TH CONT ALNG S LINE OF N2 NE4 SE4 540' TO PT ON LINE PAR TO & 1200' W OF E LINE OF SEC 19 TH N ALNGSD PAR LINE 760' TO PT ON S R/W LINE OF HWY66 TH SELY ALNG R/W LINE 559.1' TO PT OF INTERSEC WITH E LINE OF NW4NE4 SE4 TH S ALNG E LINE OF NW4 NE4 SE4 591' TO TRUE POB Sixteenth: SE Quarter: NE Section: 19 Township: 21N Range: 07E.

A PROPOSED IMPROVEMENT IN THE SE Section: 19 Township: 21N Range: 07E PT OF E2 BEG AT SE COR OF N2 N2 SE4 TH W ALNG S LINE OF N2 N2 SE4 1200' TH N PAR TO E LINE OF SEC 19 190' TO TRUE POB TH W 403.86' TH N 651.30' TO S R/W LINE OF HWY 66 TH SELY A LNG R/W LINE 413.83' TO PT OF INTERSEC WITH LINE PAR TO & 1200' W FROM E LINE SEC 19 TH S ALNG SD PAR LINE 570' TO TRUE POB Sixteenth: NE Quarter: SE Section: 19 Township: 21N Range: 07E Sixteenth: SW Quarter: NE Section: 19 Township: 21N Range: 07E Sixteenth: SE Quarter: NE Section: 19 Township: 21N Range: 07E.



VICINITY MAP  
 NOT TO SCALE

**NOTES**

PROJECT NAME: WOODY MOUNTAIN CAMPGROUND (WANDERLAND)  
 PROJECT NUMBER: PZ-18-00210  
 SITE ADDRESS: 2727 W ROUTE 66  
 APN: 112-01-701 (STATE LAND)  
 112-01-008  
 112-01-007  
 PROPERTY SIZE: 20.53 ACRES (DOES NOT INCLUDE COUNTY LAND)  
 EXISTING ZONING: RURAL RESIDENTIAL  
 EXISTING LAND USE: CAMPGROUND  
 PROPOSED LAND USE: CAMPGROUND

**FLOOD ZONE NOTE**

THIS PARCEL LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING).  
 FOR FLOOD ZONE DESIGNATIONS OF THIS PROJECT SITE, SEE CITY OF FLAGSTAFF FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 4005C-6804G, 4005C-6808G, 4005C-6812G, AND 4005C-6816G DATED SEPTEMBER 3, 2010, PANEL 6828 OF 8475 OF COCONINO COUNTY, ARIZONA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**CONCEPT APPROVAL**

THE CITY OF FLAGSTAFF APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS OR OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

**DEVELOPER**

WANDERLAND FLAGSTAFF LLC  
 2502 E. CAMELBACK RD NO 214  
 FLAGSTAFF, AZ 85016

**ENGINEER**

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

**LANDSCAPE ARCHITECT**

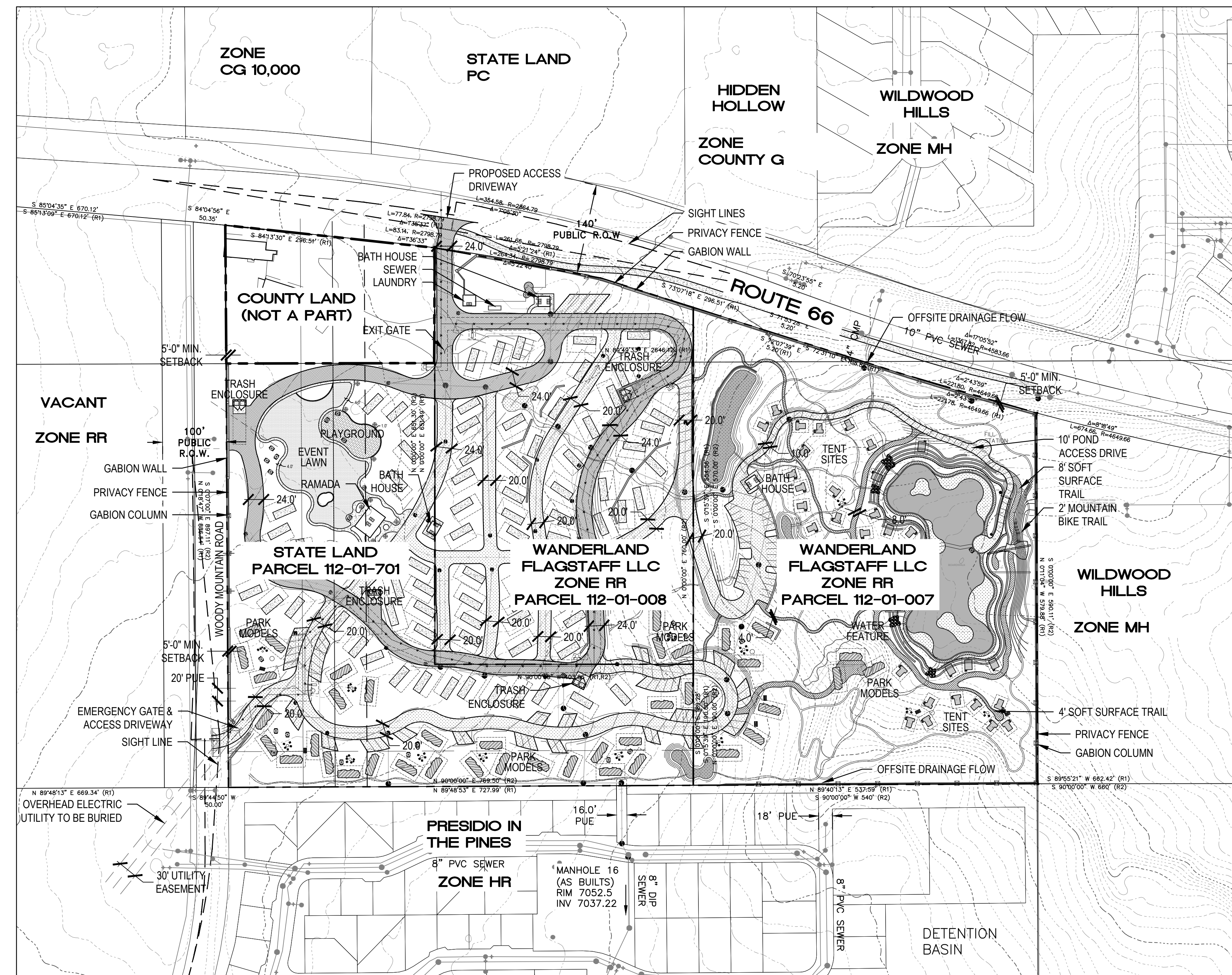
NORRIS DESIGN  
 6 E. ASPEN AVENUE  
 FLAGSTAFF, AZ 86001  
 (928) 233-3021

**PREPARED BY:**

NORRIS DESIGN  
 6 E. ASPEN AVENUE  
 FLAGSTAFF, AZ 86001  
 (928) 233-3021

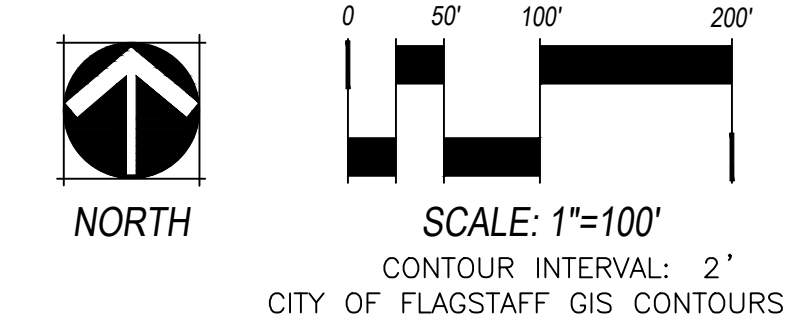
**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING GIS MAJOR CONTOUR
	EXISTING GIS 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 CHAIN LINK FENCE
	EXISTING TELEPHONE LINE
	PROPOSED FLOWLINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN
	PROPOSED ASPHALT
	PROPOSED PERVIOUS ROAD
	PROPOSED SYNTHETIC TURF
	PROPOSED PLAYGROUND SURFACING
	PROPOSED SOFT SURFACE TRAIL
	PROPOSED SINGLE TRACK MOUNTAIN BIKE TRAIL
	PROPOSED SWALE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT



**SHEET INDEX**

- 1 OVERALL PLAN
- 2 EXISTING CONDITIONS PLAN
- 3 SITE PLAN
- 4 PHASE 1 PLAN
- 5 CALCULATIONS & DETAILS
- 6 DETAILS
- 7 DETAILS
- 8 PRELIMINARY UTILITY PLAN
- 9 DRAINAGE PLAN
- 10 GRADING PLAN
- 11 GRADING PLAN



**WOODY MOUNTAIN CAMPGROUND**  
 2727 W. HISTORIC RTE 66  
 FLAGSTAFF, AZ

**OWNER:**  
 VINTAGE PARTNERS  
 WALTER CRUTCHFIELD  
 2502 E. CAMELBACK RD SUITE 214  
 PHOENIX, AZ 85016  
 602.459.9929

**NOT FOR CONSTRUCTION**

**DATE:**  
 10/16/18 CONCEPT PLAN  
 12/13/18 CONCEPT PLAN  
 02/05/19 SITE PLAN

**SHEET TITLE:**  
 OVERALL PLAN

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 DRAWN BY: JT

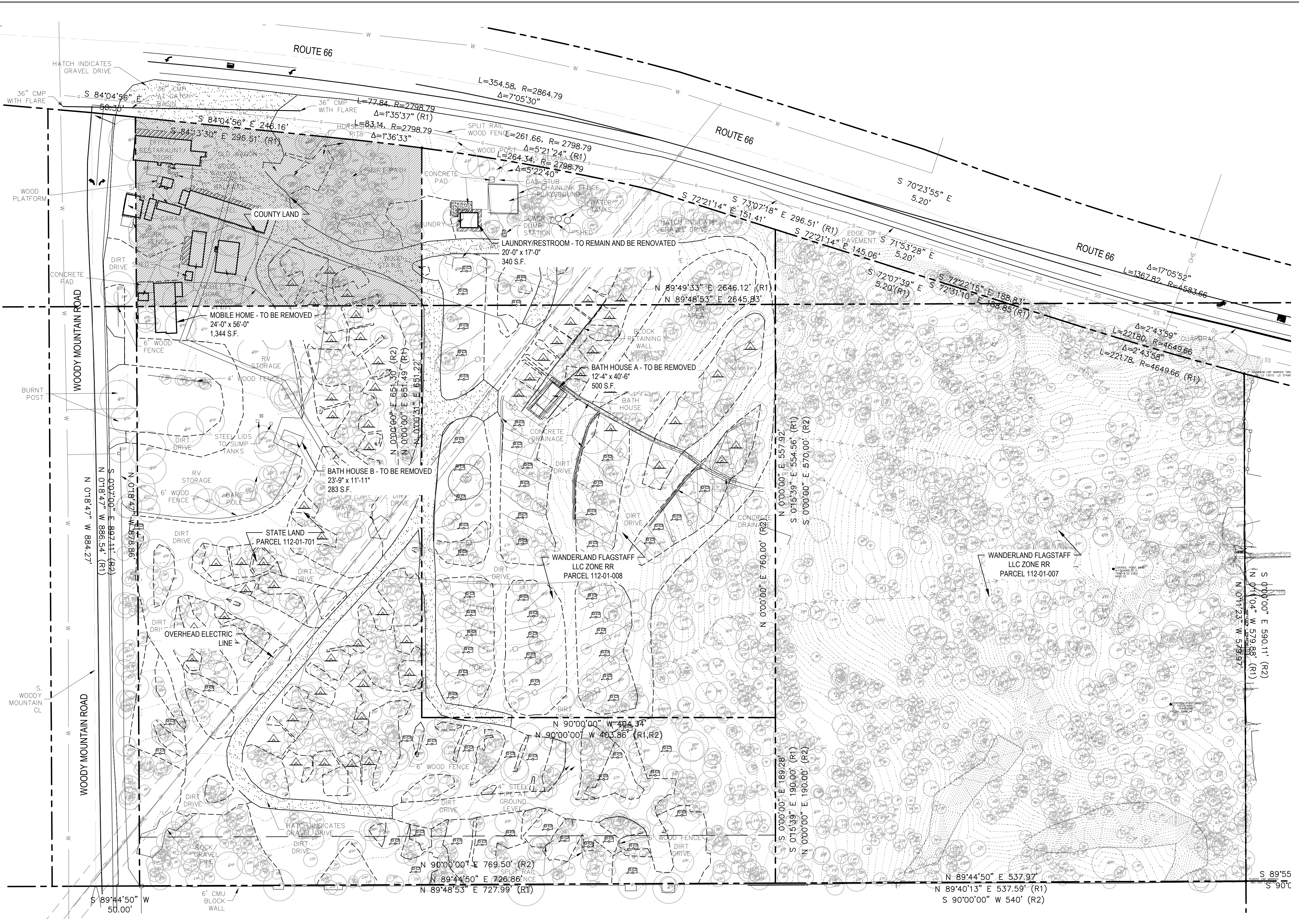
**WOODY MOUNTAIN CAMPGROUND**  
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 FLAGSTAFF, AZ

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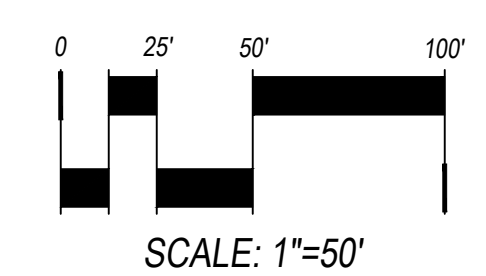
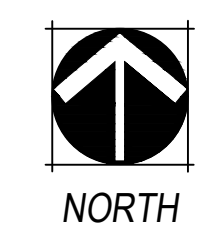
**NOT FOR CONSTRUCTION**

**DATE:**  
 10/16/18 CONCEPT PLAN  
 12/13/18 CONCEPT PLAN  
 02/05/19 SITE PLAN

**SHEET TITLE:**  
 EXISTING  
 CONDITIONS PLAN



CHECKED BY: AH  
 DRAWN BY: JT



**WOODY MOUNTAIN CAMPGROUND**  
 2727 W. HISTORIC RTE 66  
 FLAGSTAFF, AZ

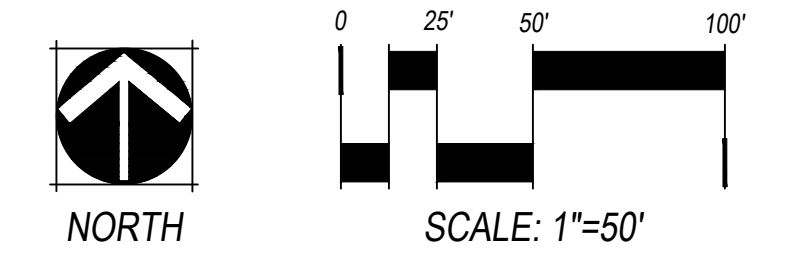
**OWNER:**  
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 2502 E. CAMELBACK RD SUITE 214  
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**NOT FOR CONSTRUCTION**

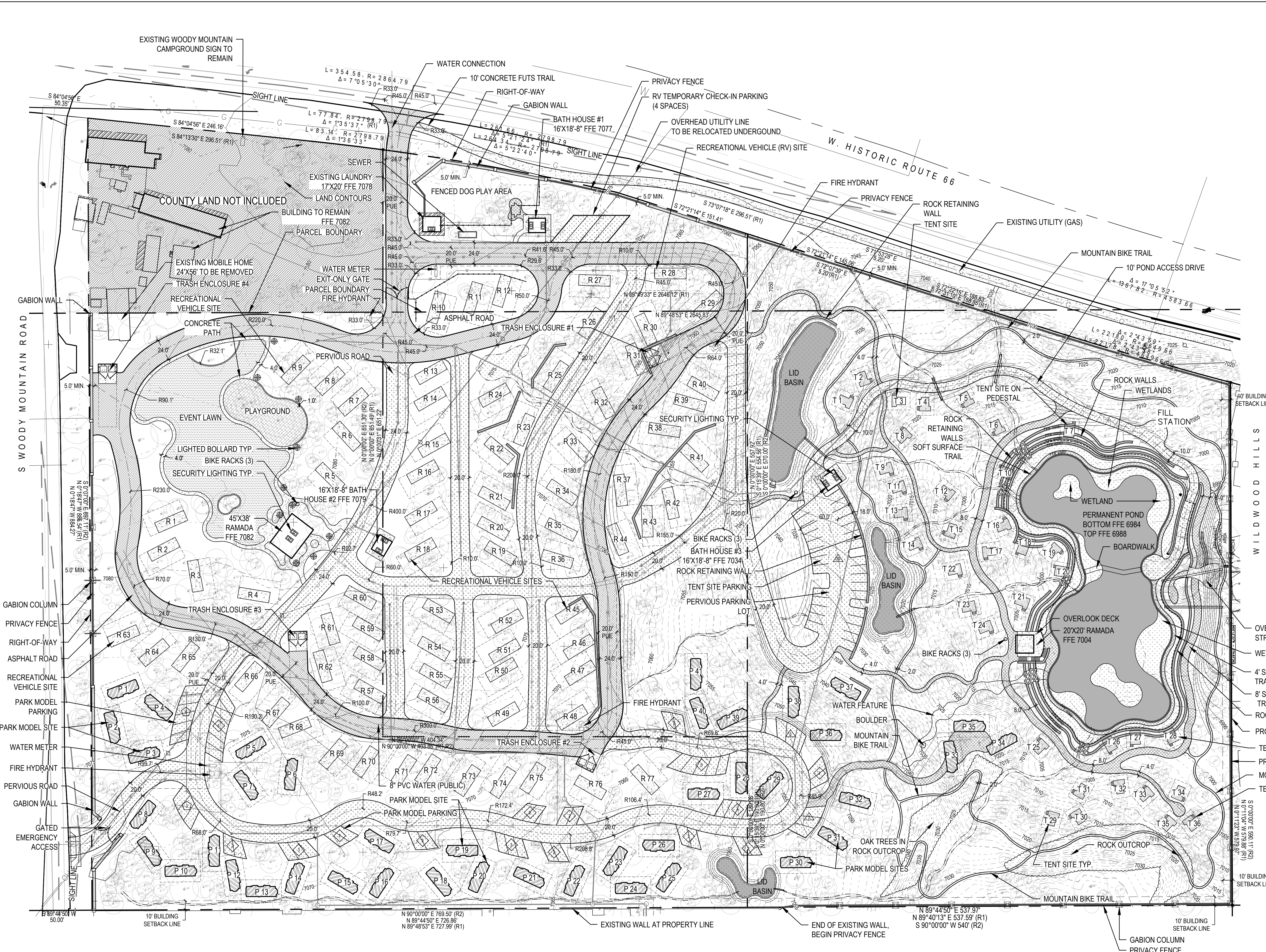
**DATE:**  
 10/16/18 CONCEPT PLAN  
 12/13/18 CONCEPT PLAN  
 02/05/19 SITE PLAN

**SHEET TITLE:**  
 SITE PLAN

- LEGEND**
- CONCRETE
  - PERVIOUS ROAD - ABC/GRAVEL SURFACING
  - SOFT SURFACE PAVING - DECOMPOSED GRANITE
  - ASPHALT ROAD
  - ARTIFICIAL TURF
  - PLAYGROUND NATURAL WOOD FIBER MULCH SURFACING
  - PERMANENT POND
  - LID BASIN SEEDED WITH NATIVE GRASS
  - NATIVE SEED
  - 6' PRIVACY FENCE W/ GABION COLUMNS
  - 6' GABION WALL
  - MALAPAI ROCK RETAINING WALL
  - STORMWATER CONVEYANCE SYSTEM
  - ROCKED SWALE
  - FLOOD STAGE LINE  
ELEVATION: 6996
  - LIGHTED BOLLARD 1800 LUMENS
  - SECURITY LIGHT 1800 LUMENS
  - R 00 RECREATIONAL VEHICLE (RV) SITE
  - P 00 PARK MODEL SITE
  - T 00 TENT SITE
  - PARK MODEL PARKING
  - TENT SITE PARKING
  - ADDITIONAL OVERFLOW PARKING
  - OVERFLOW STRUCTURE
  - WETLANDS
  - 4' SOFT SURFACE TRAIL
  - 8' SOFT SURFACE TRAIL
  - ROCK RETAINING WALLS
  - PROJECT BOUNDARY
  - TENT SITE ON PEDESTAL
  - PRIVACY FENCE
  - MOUNTAIN BIKE TRAIL
  - TENT SITE TYP.


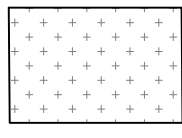



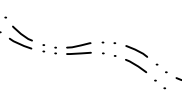




**NOTE:**  
 THIS PLAN IS PRELIMINARY ONLY. ALL ITEMS ARE SUBJECT TO CHANGE.



CHECKED BY: AH JT  
 DRAWN BY:

PRESIDIO IN THE PINES

- LEGEND**
-  CONCRETE
  -  PERVIOUS ROAD - ABC/GRAVEL SURFACING
  -  PERMANENT POND
  -  NATIVE SEED
  -  MALAPAI ROCK RETAINING WALL
  -  STORMWATER CONVEYANCE SYSTEM
  -  ROCKED SWALE
  -  FLOOD STAGE LINE  
ELEVATION: 6996

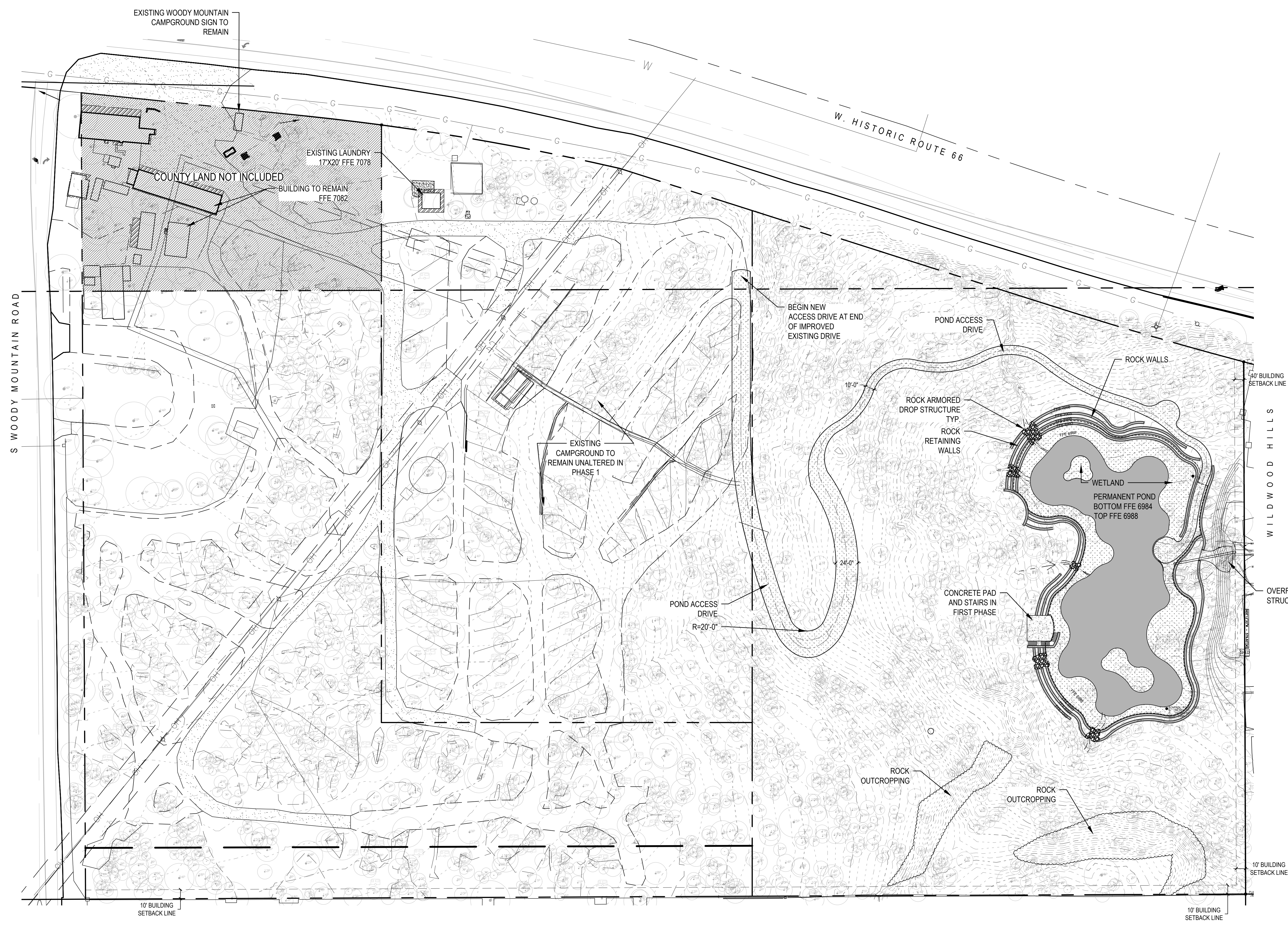
**WOODY MOUNTAIN CAMPGROUND**  
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**OWNER:**  
 VINTAGE PARTNERS  
 WALTER CRUTCHFIELD  
 2502 E. CAMELBACK RD SUITE 214  
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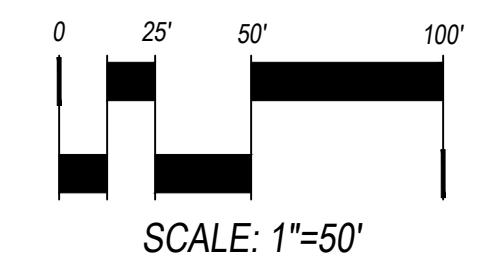
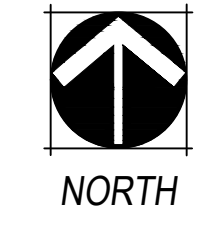
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**DATE:**  
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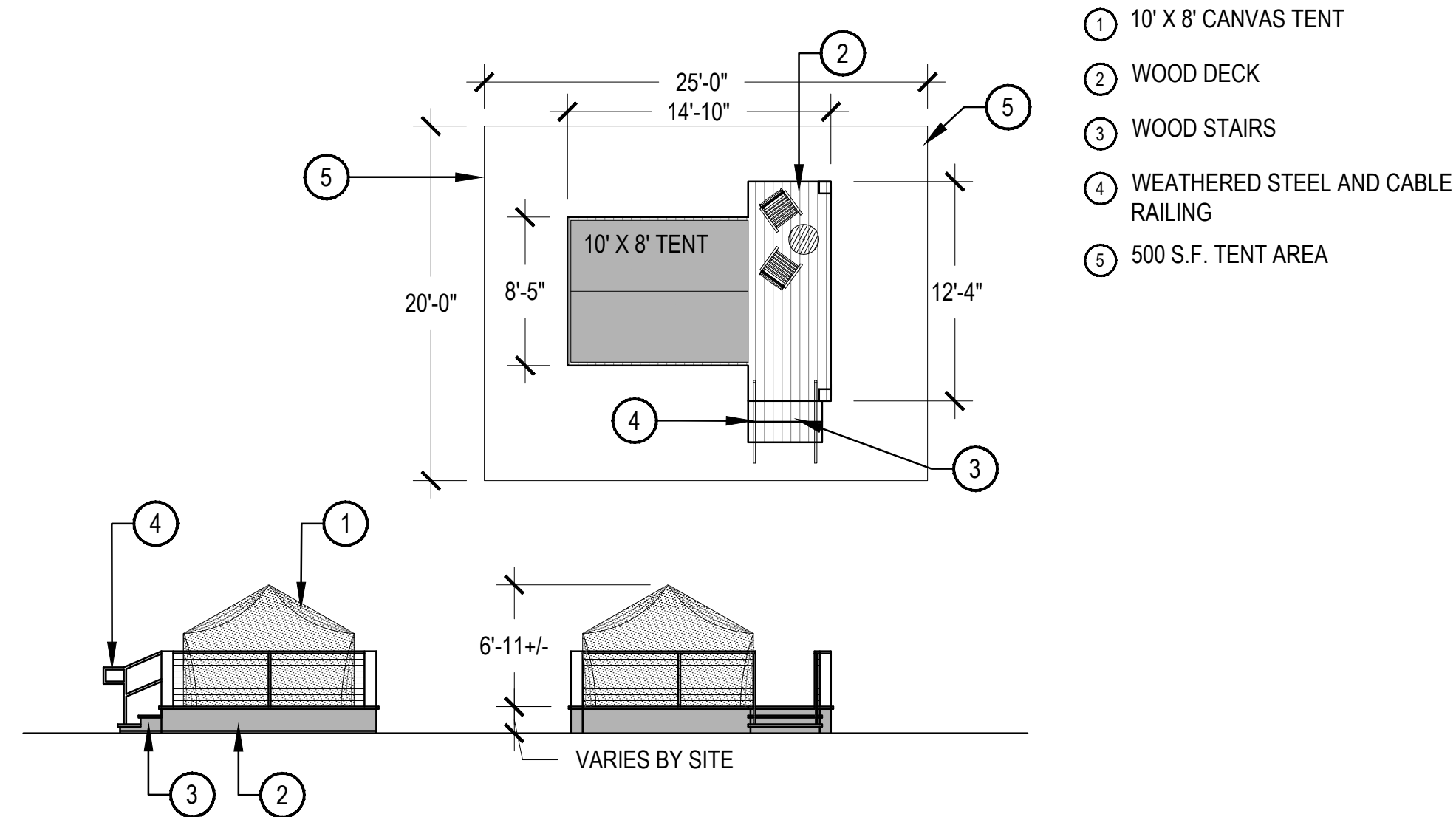
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 PHASE 1 PLAN



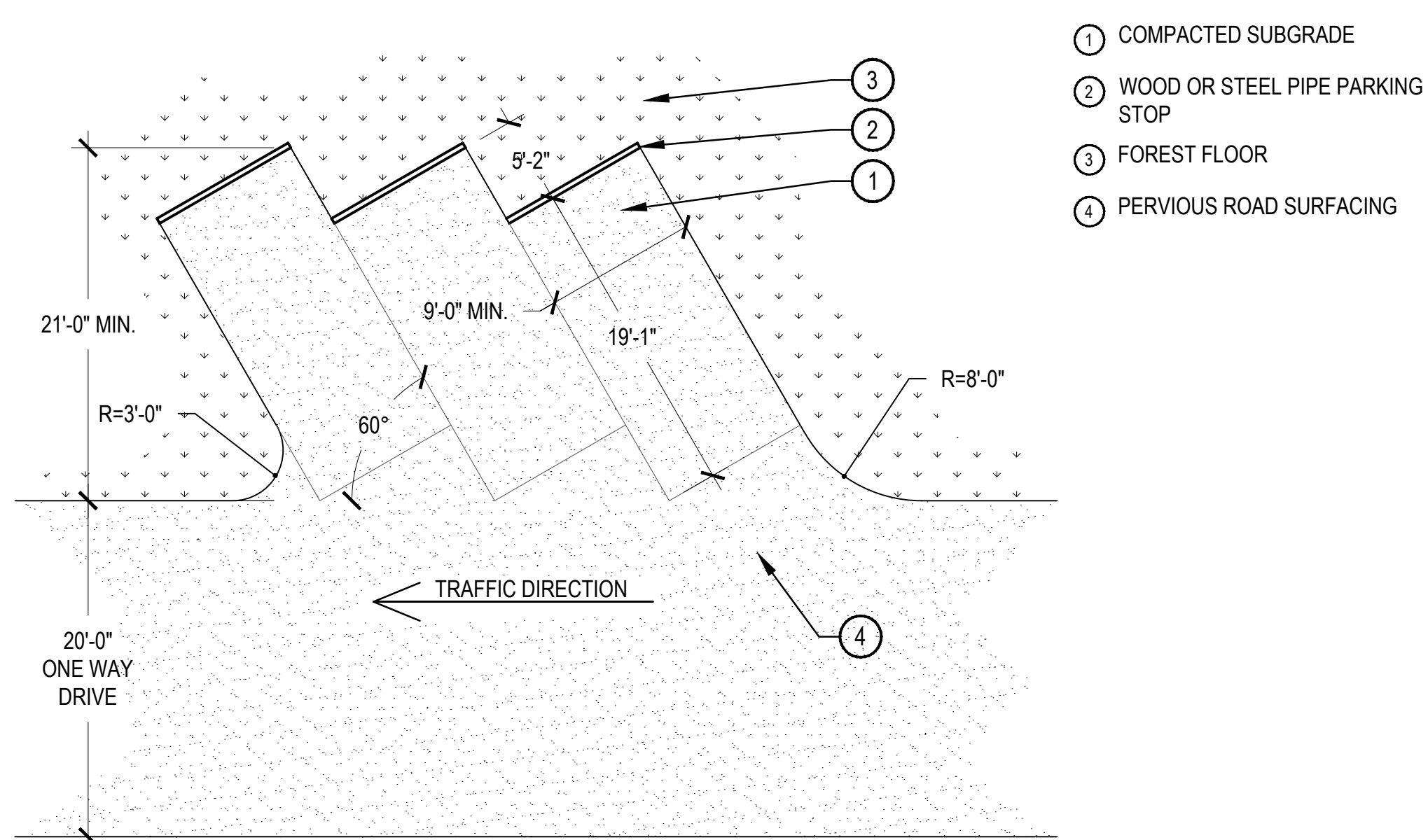
PRESIDIO IN THE PINES



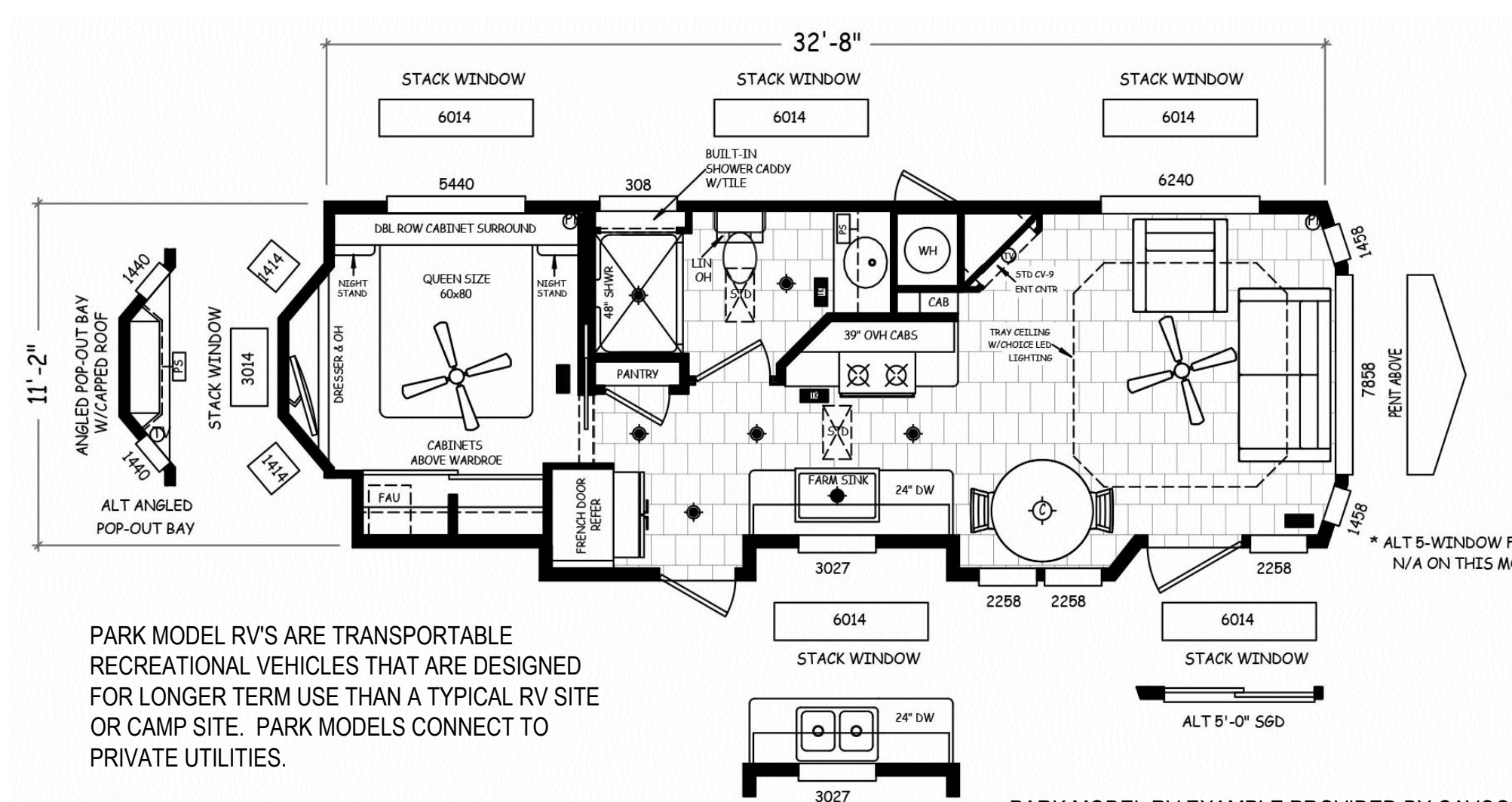
CHECKED BY: AH  
 DRAWN BY: JT



**1 TENT SITE** SCALE: 1/8" = 1'-0"



**DIAGONAL PARKING** SCALE: 1/8" = 1'-0"



**2 PARK MODEL RV EXAMPLE** N.T.S.

**EXISTING BUILDINGS**

UNIT TYPE	SIZE	TO BE REMOVED
BATH HOUSE A	12'-4" x 40'-6" 500 S.F.	TO BE REMOVED
BATH HOUSE B	23'-9" x 11'-11" 283 S.F.	TO BE REMOVED
LAUNDRY/RESTROOM	20'-0" x 17'-0" 340 S.F.	TO REMAIN AND BE RENOVATED
MOBILE HOME	24'-0" x 56'-0" 1,344 S.F.	TO BE REMOVED

**PROPOSED AND RENOVATED BUILDINGS**

UNIT TYPE	SIZE	SEE DETAIL
BATH HOUSE 1	18'-8" x 16'-0" 299 S.F.	SEE DETAIL
BATH HOUSE 2	18'-8" x 16'-0" 299 S.F.	SEE DETAIL
BATH HOUSE 3	18'-8" x 16'-0" 299 S.F.	SEE DETAIL
LAUNDRY/RESTROOM	20'-0" x 17'-0" 340 S.F.	TO REMAIN AND BE RENOVATED

**PROPOSED AMENITY STRUCTURES**

UNIT TYPE	SIZE	SIMPLE OPEN SHADE STRUCTURE
RAMADA 1	45'-0" x 38'-0" 1,710 S.F.	SIMPLE OPEN SHADE STRUCTURE
RAMADA 2	20'-0" x 20'-0" 400 S.F.	SIMPLE OPEN SHADE STRUCTURE

**CAMPGROUND CALCULATIONS**

CODE REQUIREMENT	SITE ALLOWANCE PER CODE	PROVIDED
CAMPGROUNDS AND FREESTANDING TENT SITES SHALL BE LIMITED TO 15% OF THE COMMERCIAL CAMPGROUND.	TOTAL SITE SQUARE FOOTAGE (WITHOUT THE COUNTY LAND PIECE) = 894,191 S.F. (20.53 ACRES) 15% OF TOTAL = 134,129 S.F.	77 RV SITES = 86,625 S.F. 41 PARK MODEL RV SITES = 46,125 S.F. 36 TENT SITES = 18,000 S.F. TOTAL S.F. = 150,750 S.F. 16.9% OF TOTAL SITE

CODE REQUIREMENT	SITE ALLOWANCE PER CODE	PROVIDED
A MAXIMUM OF 15 UNITS PER ACRE IS ALLOWED	TOTAL SITE SQUARE FOOTAGE (WITHOUT THE COUNTY LAND PIECE) = 894,191 S.F. (20.53 ACRES) UNITS ALLOWED = 307	77 RV SITES 41 PARK MODEL RV SITES 36 TENT SITES 154 UNITS/SITES TOTAL

CODE REQUIREMENT	SITE ALLOWANCE PER CODE	PROVIDED
100 S.F. OF RECREATION AREA OR COMMON OPEN SPACE IS REQUIRED PER UNIT SITE	154 SITES 15,400 S.F. RECREATION AREA OR COMMON OPEN SPACE REQUIRED	GREAT LAWN: 18,684 S.F. PLAYGROUND: 4,189 S.F. DOG PLAY AREA: 6,700 S.F. OPEN FOREST W/ WALKING TRAILS, MOUNTAIN BIKE LOOP TRAIL AND POND: 190,000 S.F. +/-

**PROPOSED PARKING CALCULATIONS**

UNIT TYPE	CODE REQUIREMENT	SITE COUNT	PROVIDED
RV SITES	1 SPACE PER RECREATION VEHICLE AND REQUIRED SPACES FOR ACCESSORY USES	77 SITES	77 RV PARKING SPACES 77 AUXILLARY PARKING SPACES (1 PER RV SITE)
PARK MODEL RV SITES	1 SPACE PER RECREATION VEHICLE AND REQUIRED SPACES FOR ACCESSORY USES	41 SITES	41 PARK MODEL PARKING SPACES 41 AUXILLARY PARKING SPACES (1 PER RV SITE)
TENT SITES	NO REQUIREMENTS	36 SITES	36 SPACES
RV CHECK-IN TEMPORARY PARKING	NO REQUIREMENTS	N/A	4 SPACES
ADDITIONAL OVERFLOW PARKING	NO REQUIREMENTS	N/A	9 SPACES
			<b>285 TOTAL SPACES</b>

**EXISTING PARKING**

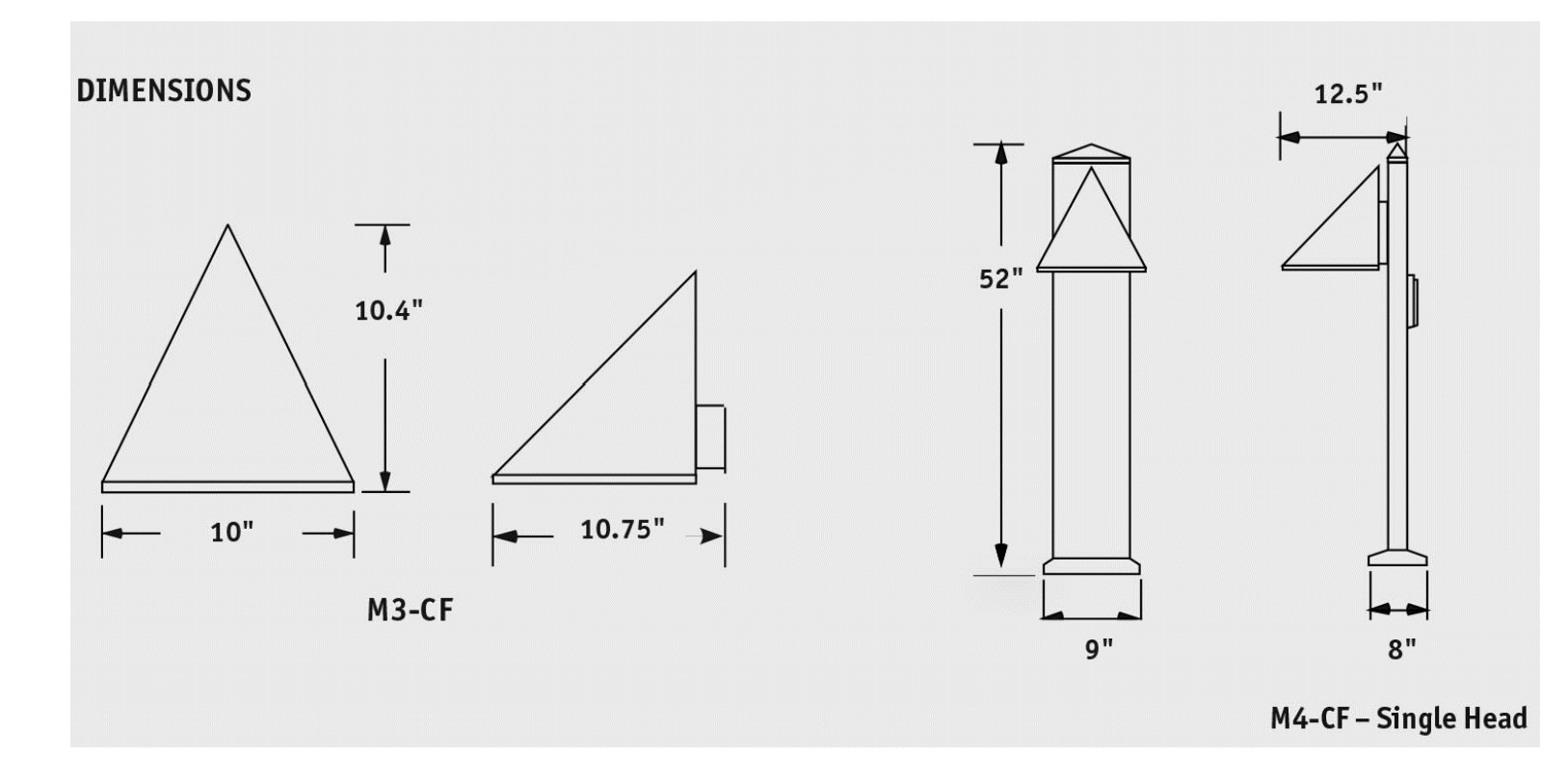
UNIT TYPE	SITE COUNT	PROVIDED
RV/ CAMP SITES	127 SITES	127 RV PARKING SPACES 127 AUXILLARY PARKING SPACES (1 PER RV/CAMP SITE)
STORAGE/ MOBILE HOME SITES	44 SITES	28 SPACES +/-
RV CHECK-IN TEMPORARY PARKING	N/A	3 SPACES
		<b>285 TOTAL EXISTING SPACES</b>

**PROPOSED LIGHTING COMPLIANCE**

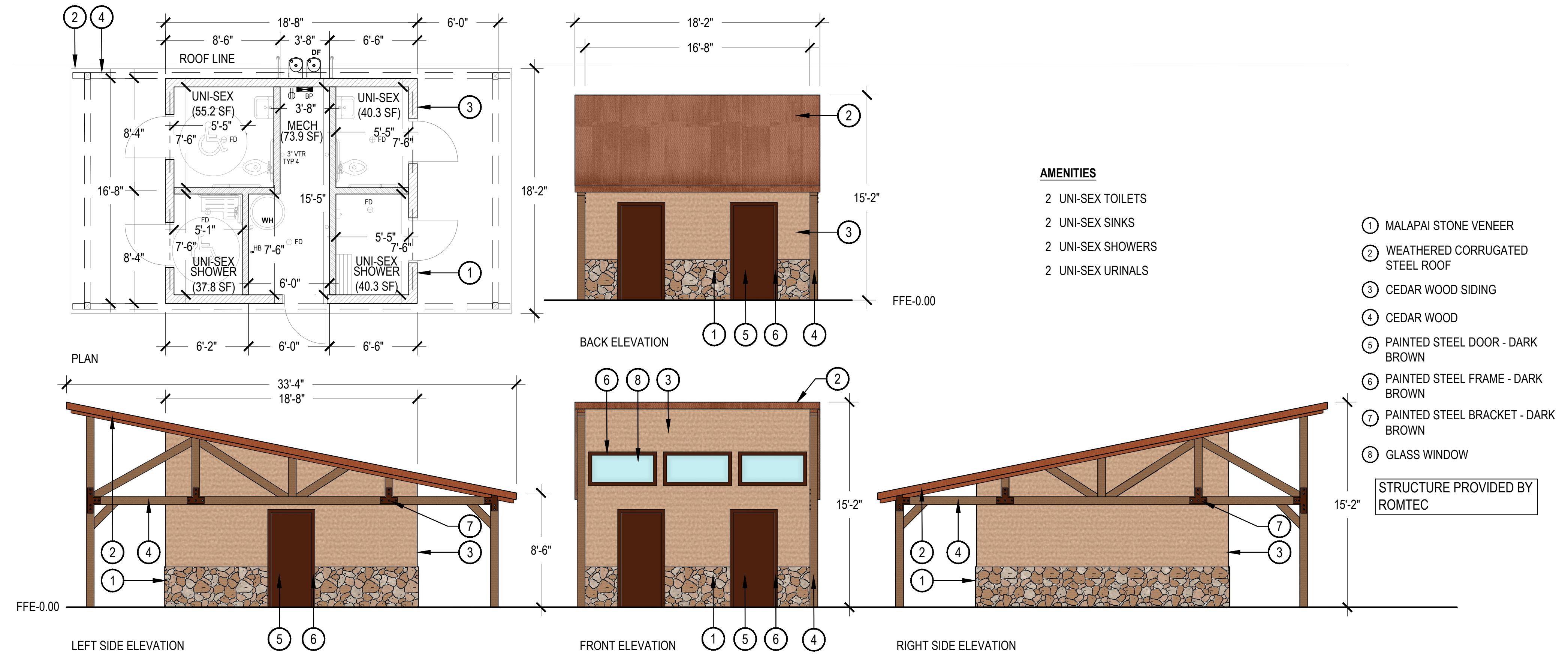
LIGHT TYPE	SPECIFICATIONS	LUMEN OUTPUT	# PROPOSED	LUMEN OUTPUT TOTAL
WALL MOUNTED SECURITY LIGHT	ARCHITECTURAL AREA LIGHTING MODEL: M3-CF MITRE WALL SCONCE COLOR: DARK BRONZE 26 WATT	1800	8	14,400
LIGHTED BOLLARD	ARCHITECTURAL AREA LIGHTING MODEL: M4-CF MITRE BOLLARD COLOR: DARK BRONZE 26 WATT	1800	10	18,000
		<b>TOTAL LUMENS PROVIDED</b>		<b>32,400</b>

LUMENS PER NET ACRE ALLOWED	LUMENS PER NET ACRE ALLOWED	TOTAL LUMENS ALLOWED (20.53 ACRES)	TOTAL LUMENS PROVIDED
TOTAL (FULLY SHIELDED AND PARTIALLY SHIELDED)	50,000	1,026,500	32,400
PARTIALLY SHIELDED ONLY	5,500	112,915	0
NON-LPS AND NON-NARROW SPECTRUM AMBER LED	5,000	102,650	32,400

- WOODY MOUNTAIN CAMPGROUND IS IN LIGHTING ZONE 2.
- ONLY CLASS 2 LIGHTING IS ANTICIPATED FOR OUTDOOR SECURITY AND LIGHTING OF PEDESTRIAN AREAS AROUND THE PLAYGROUND AND GREAT LAWN.
- RESTROOMS AND THE LARGE RAMADA SHALL HAVE SECURITY LIGHTING.
- REFER TO THE SITE PLAN (SHEET 3) FOR LOCATIONS

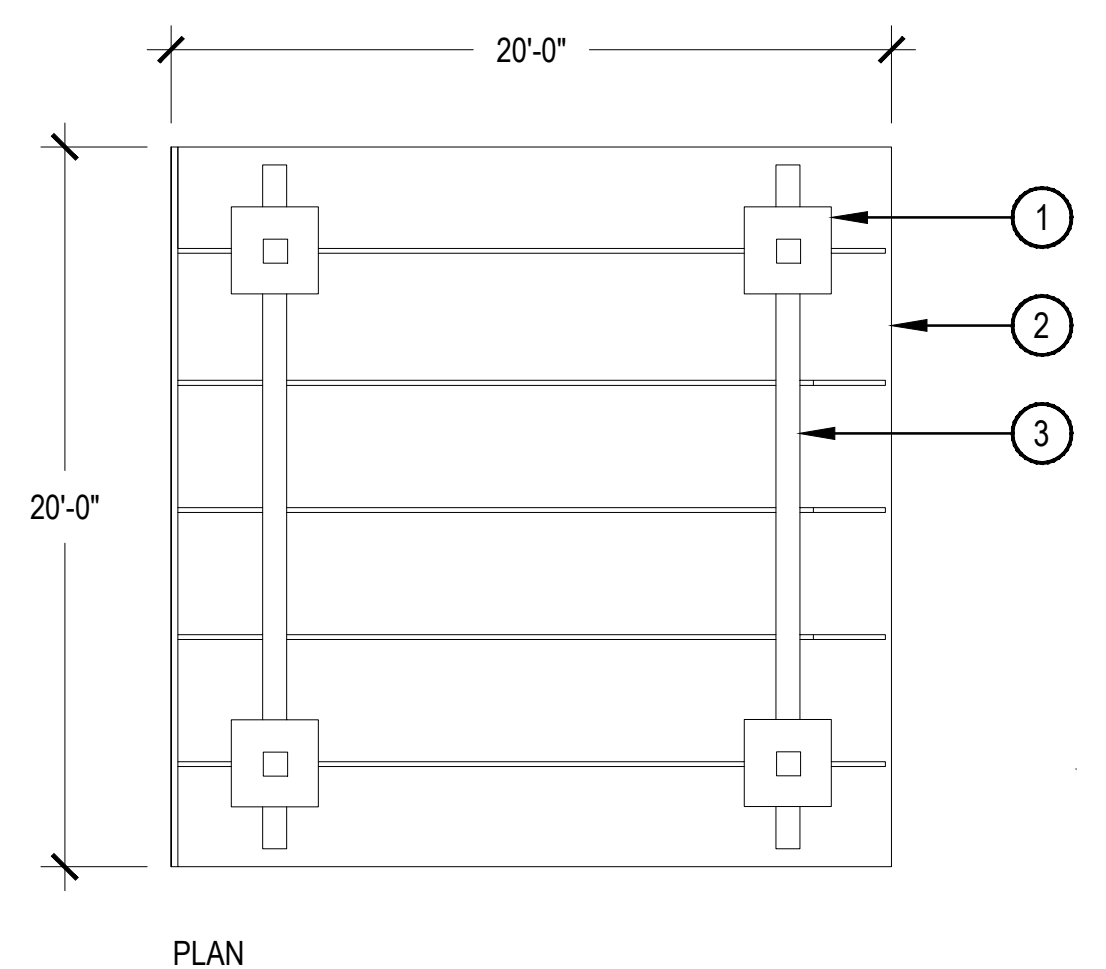






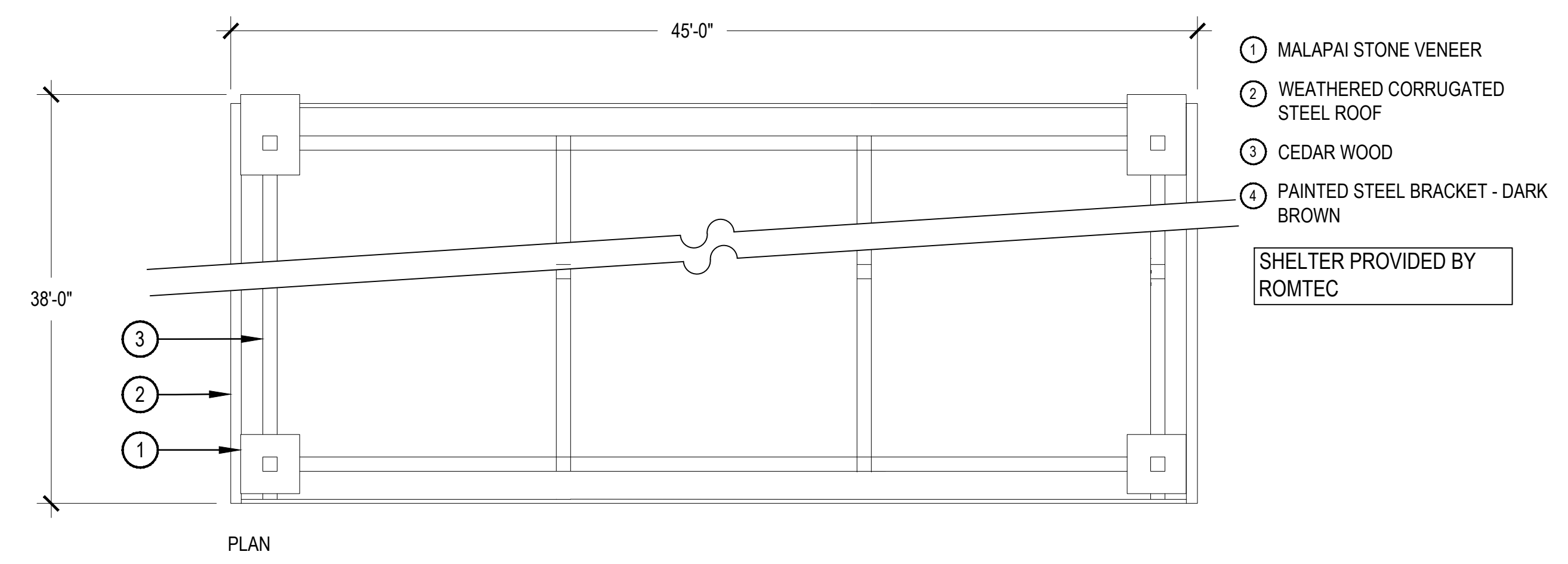
**1 BATH HOUSE**

SCALE: 3/16" = 1'-0"



**2 20' X 20' RAMADA**

SCALE: 3/16" = 1'-0"



**3 45' X 38' RAMADA**

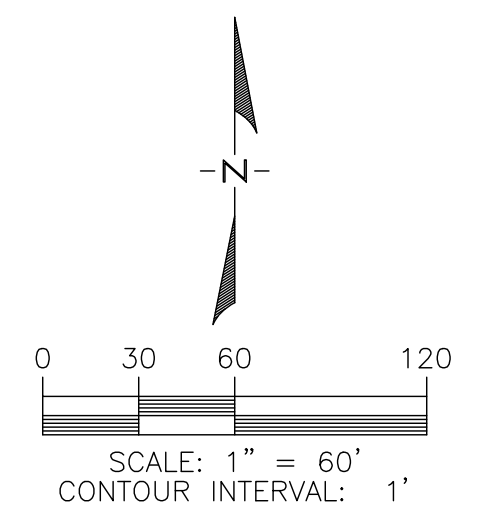
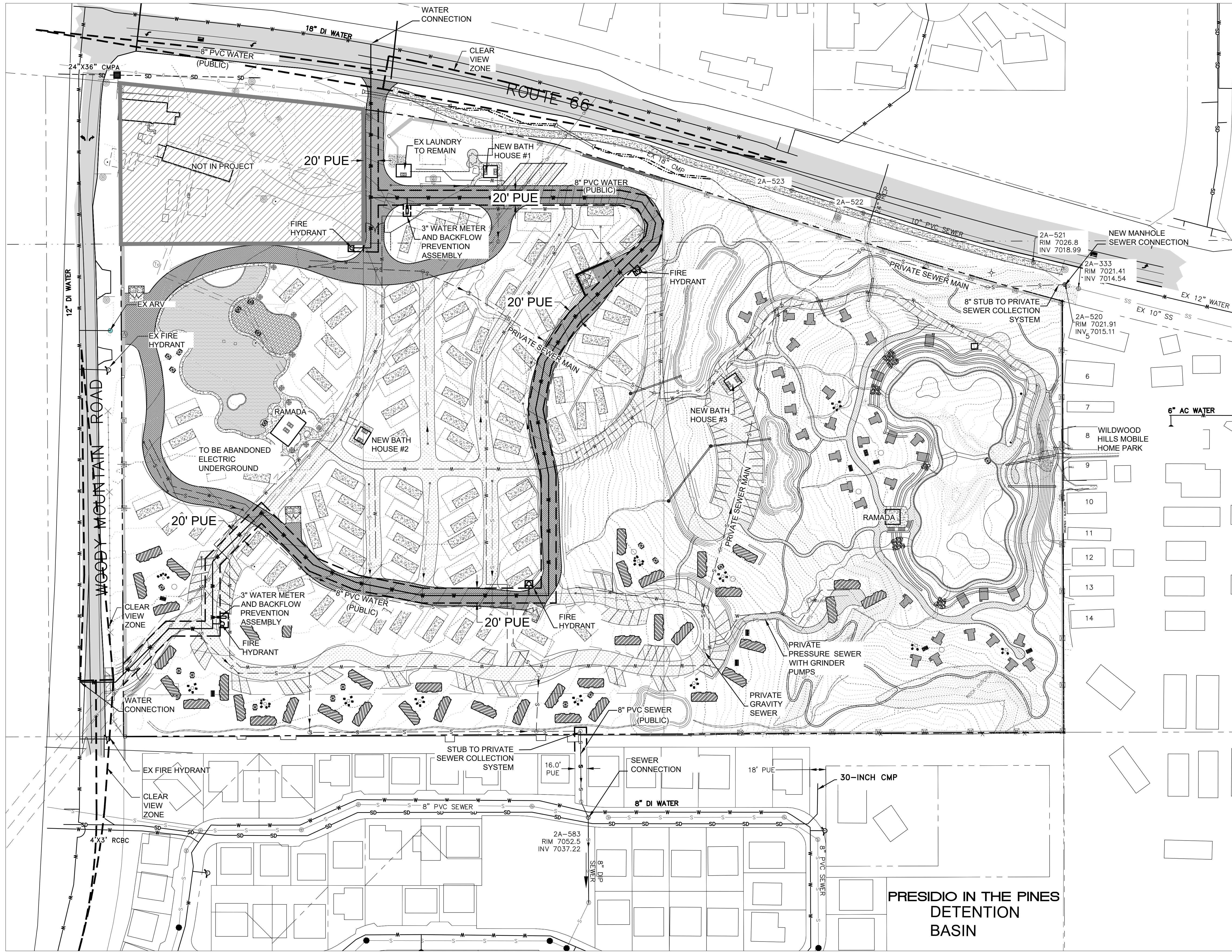
SCALE: 3/16" = 1'-0"

**OWNER:**  
VINTAGE PARTNERS  
WALTER CRUTCHFIELD  
2502 E. CAMELBACK RD SUITE 214  
PHOENIX, AZ 85016  
602.459.9929

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**DATE:**  
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2/5/19 SITE PLAN

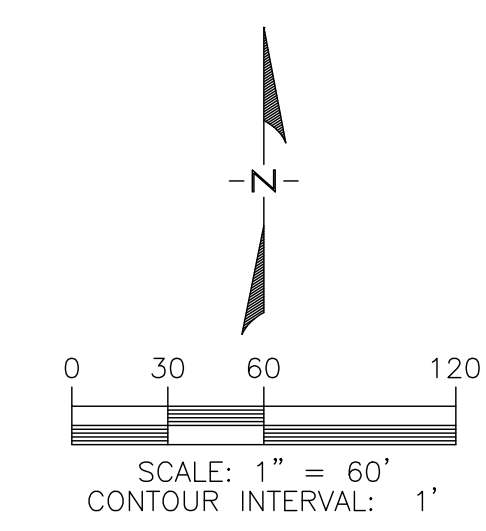
**SHEET TITLE:**  
PRELIMINARY  
UTILITY PLAN



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**OR RECORDING**

**LEGEND**

- PUBLIC WATER MAIN
- PRIVATE WATER SERVICE
- PUBLIC SEWER MAIN
- PRIVATE SEWER SERVICE
- PRIVATE PRESSURE SEWER SERVICE



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING



**HYDROLOGY**  
A PRELIMINARY DRAINAGE REPORT HAS BEEN SUBMITTED WITH THE SITE PLAN FOR DETAILED CALCULATIONS.

THE PRELIMINARY Q100 FLOW IS BASED ON PRELIMINARY DRAINAGE CALCULATIONS FOR THE SUBJECT SITE.

PROPOSED CONDITION DRAINAGE AREAS TO MATCH THE EXISTING CONDITION TO THE BEST POSSIBLE EXTENT TO MINIMIZE GRADING AND TO PROTECT TREES.

DETENTION CALCULATIONS INCLUDE HALF OF THE ROADWAYS IN THEIR FUTURE WIDENED CONDITION.

- ROUTE 66 - ARTERIAL (COF SD 10-09-032)
- WOODY MOUNTAIN ROAD TO MATCH PRESIDIO IN THE PINES OFFSITE ROADWAY IMPROVEMENTS

DRAINAGE AREA-3B: ROCV IS PROVIDED BY LID PONDS-1 & 2. FLOW RATE IS ATTENUATED BY THE DETENTION POND.

DRAINAGE AREA-3A: ROCV IS PROVIDED BY LID POND-3. FLOW RATE IS ATTENUATED BY THE DETENTION POND.

**IMPERVIOUS AREA**

EXISTING CONDITION	2,150 SF
PROPOSED CONDITION	130,101 SF
INCREASE IN IMPERVIOUS AREA	127,952 SF

1" RUNOFF CONTROL VOLUME (ROCV) 10,663 CF  
\*ROCV PROVIDED 12,618 CF

**DETENTION:**  
THE LARGER AND THE MOST DOWNSTREAM POND PROVIDES DETENTION.

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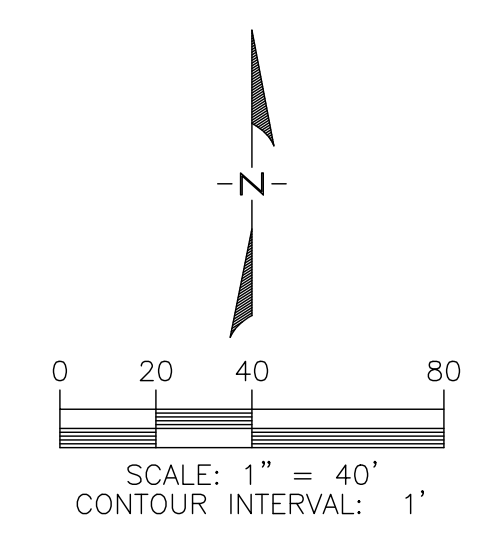
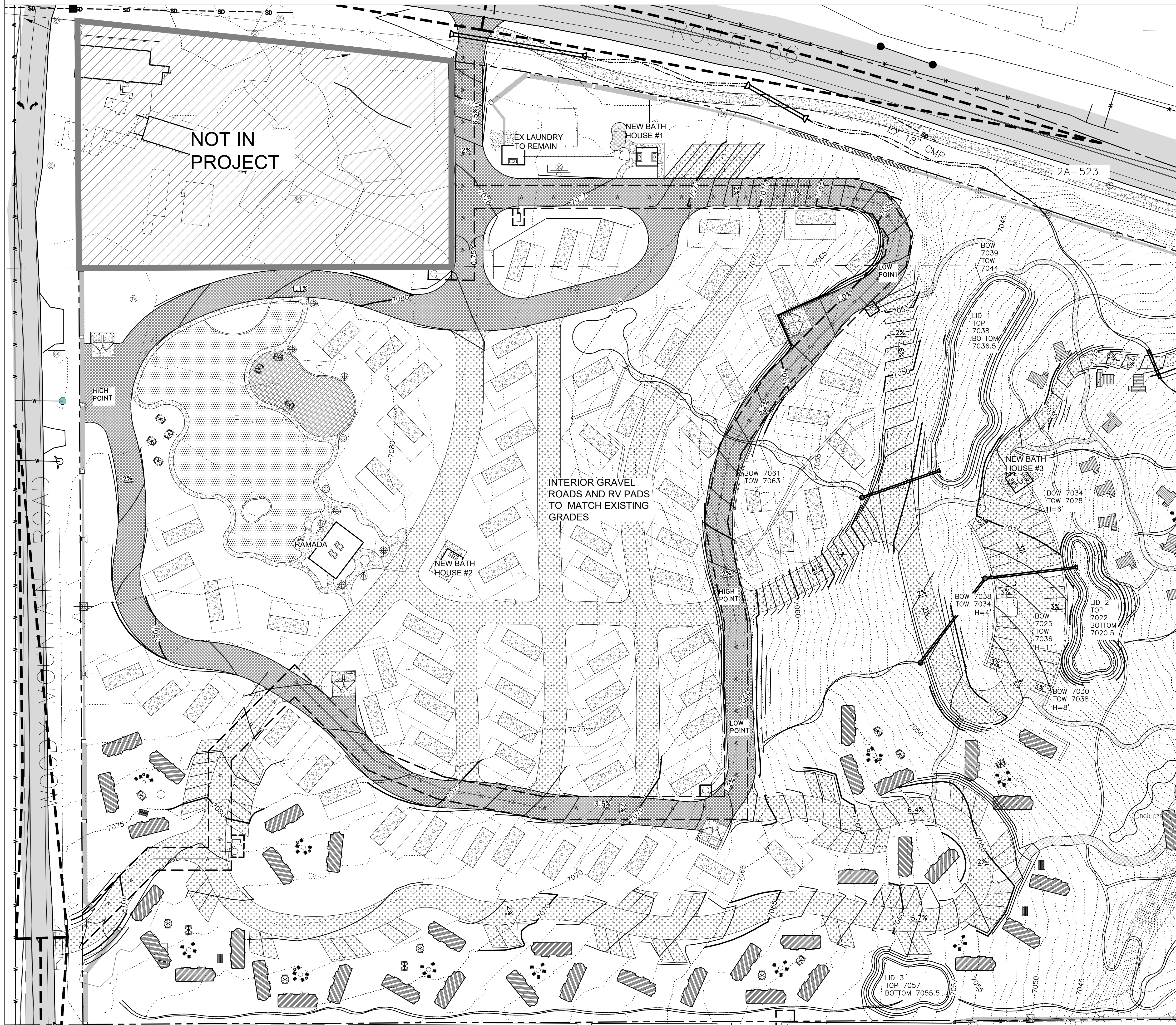
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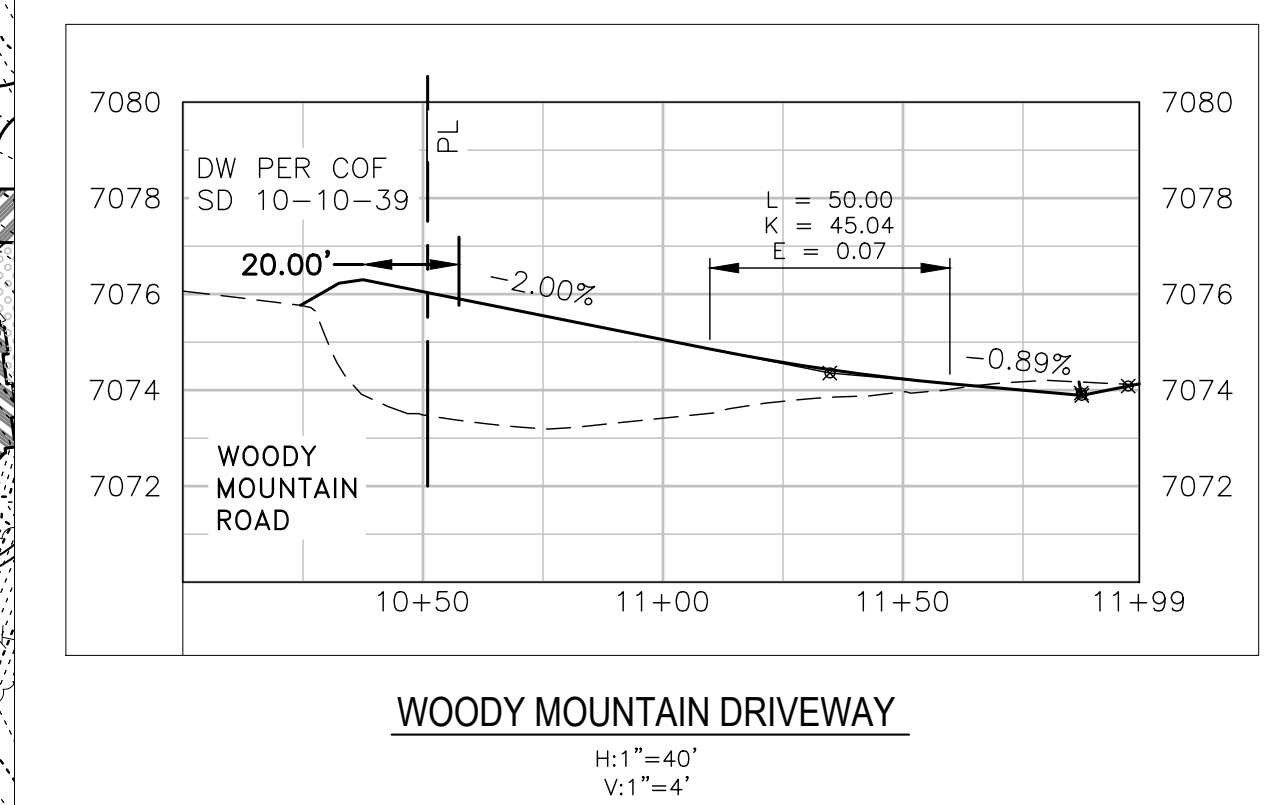
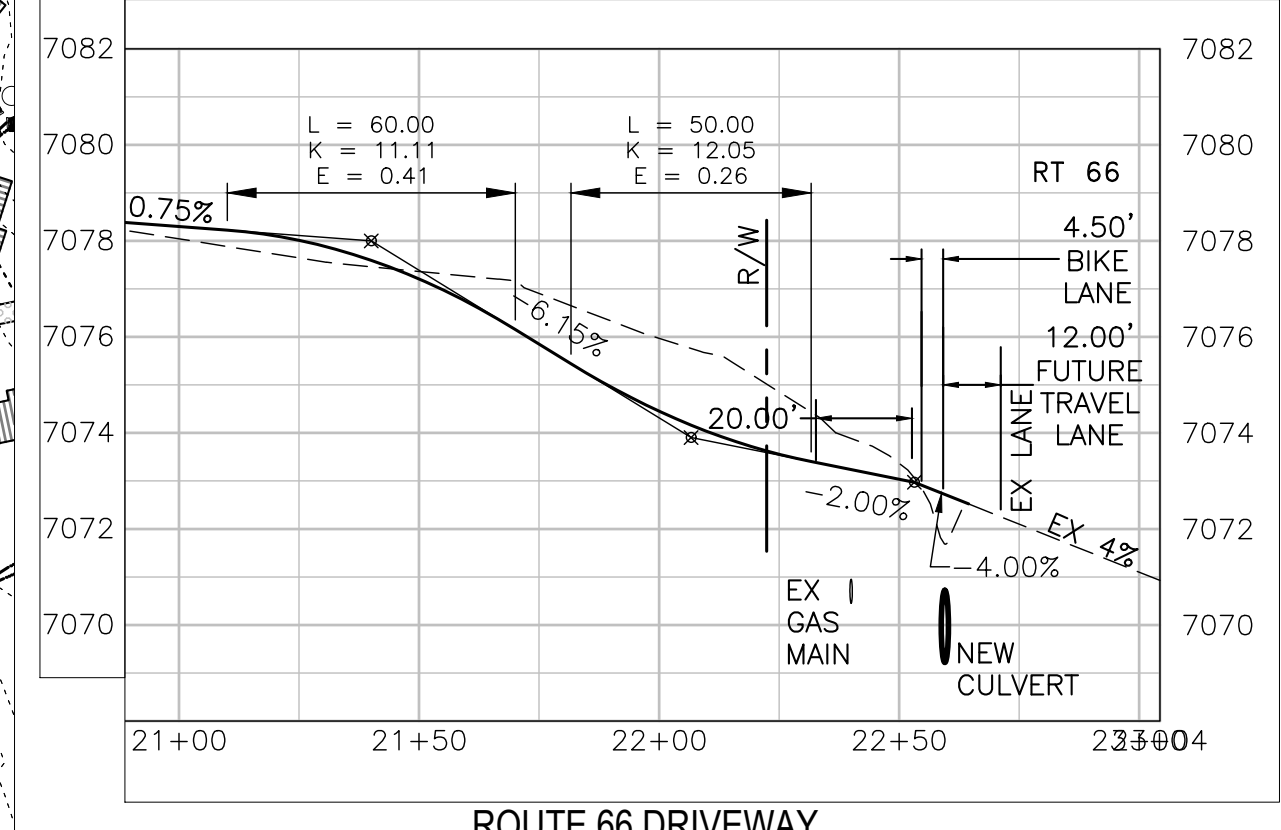
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DRAINAGE PLAN

CHECKED BY: AH  
DRAWN BY: JT

CHECKED BY: AH  
DRAWN BY: JT



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING



**WOODSON**  
ENGINEERING & SURVEYING  
124 N ELEN ST, FLAGSTAFF, AZ 86001  
(928) 774-4636 | WWW.WOODSONENG.COM

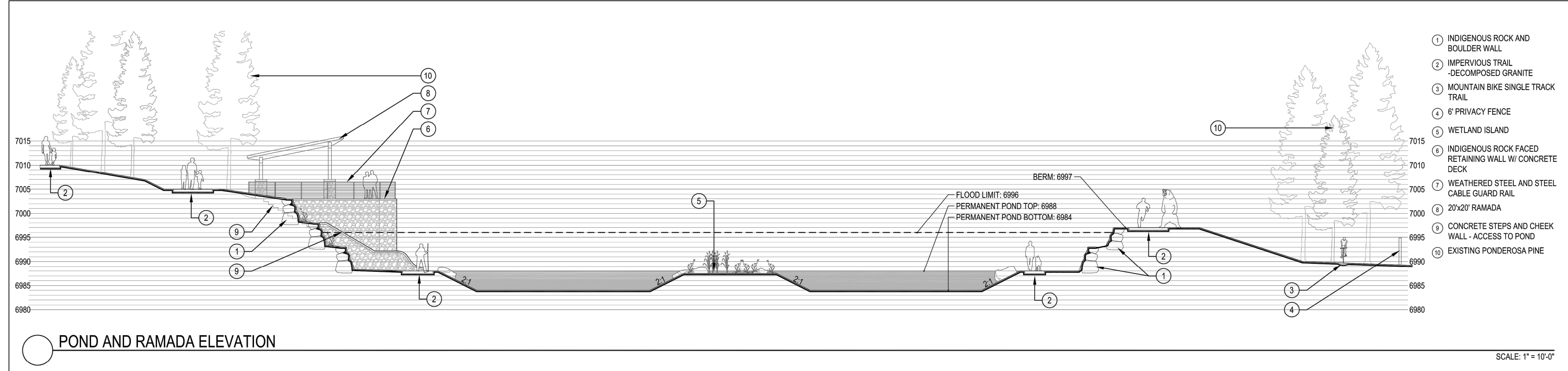
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**SHEET TITLE:**  
GRADING PLAN



POND AND RAMADA ELEVATION

- 1 INDIGENOUS ROCK AND BOULDER WALL
- 2 IMPERVIOUS TRAIL - DECOMPOSED GRANITE
- 3 MOUNTAIN BIKE SINGLE TRACK TRAIL
- 4 6' PRIVACY FENCE
- 5 WETLAND ISLAND
- 6 INDIGENOUS ROCK FACED RETAINING WALL W/ CONCRETE DECK
- 7 WEATHERED STEEL AND STEEL CABLE GUARD RAIL
- 8 20x20' RAMADA
- 9 CONCRETE STEPS AND CHEEK WALL - ACCESS TO POND
- 10 EXISTING PONDEROSA PINE

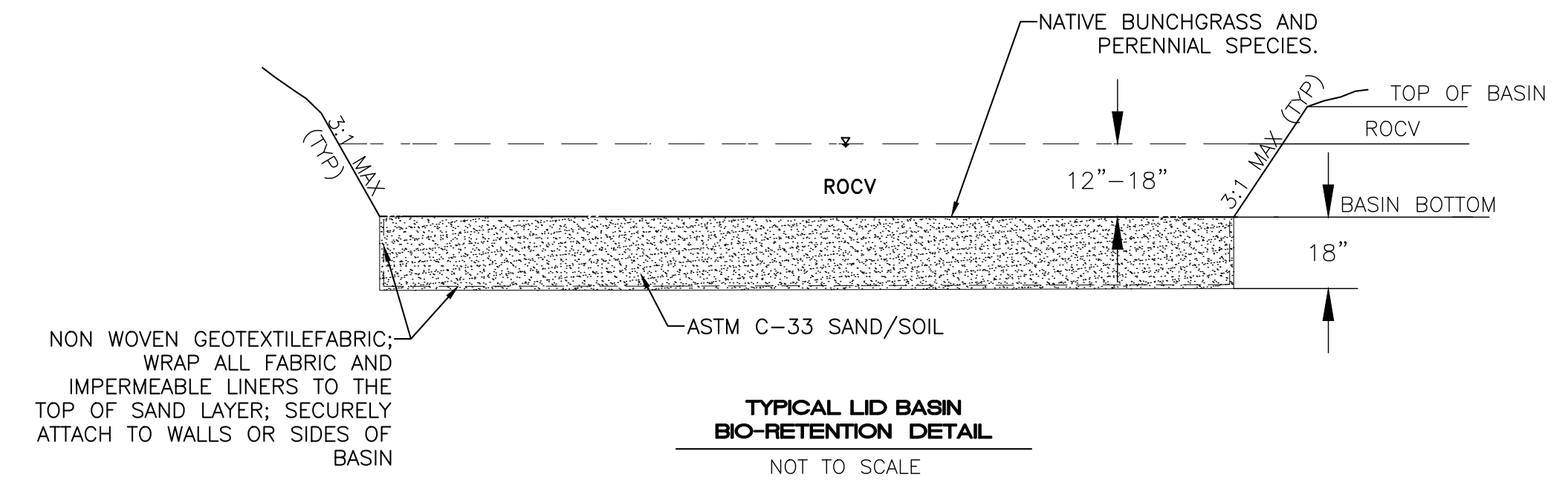
SCALE: 1" = 10'-0"

**PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING**

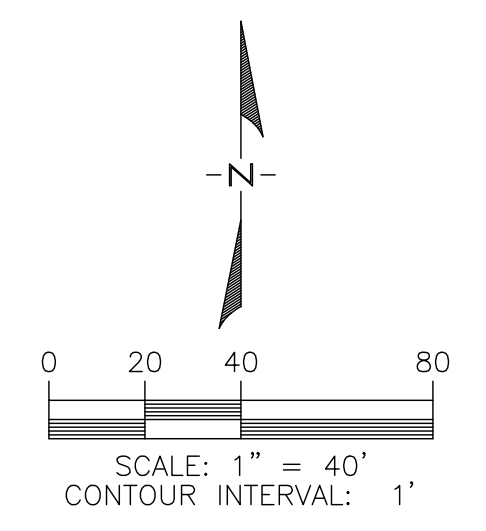
NOT FOR CONSTRUCTION

DATE:  
10/16/18 CONCEPT PLAN  
12/13/18 CONCEPT PLAN  
2/5/19 SITE PLAN

SHEET TITLE:  
GRADING PLAN



TYPICAL LID BASIN BIO-RETENTION DETAIL  
NOT TO SCALE



CHECKED BY: AH  
DRAWN BY: JT

OWNER:  
VINTAGE PARTNERS  
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