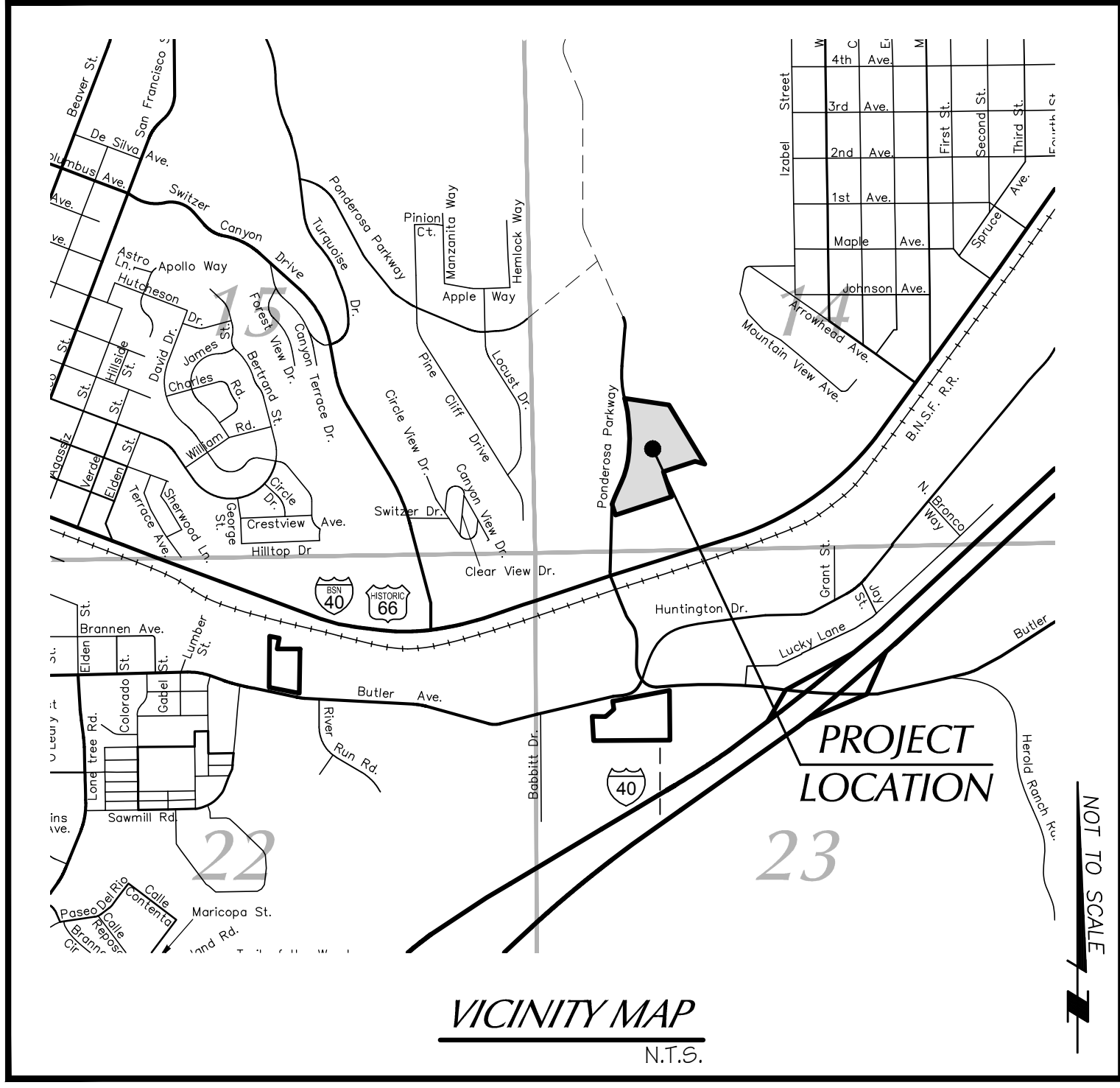


**LEGEND & ABBREVIATIONS**

—	CENTERLINE (CL or C)
—	RIGHT OF WAY (R.O.W.)
—	PROPERTY LINE (PL or P)
—	EXISTING WATER LINE
—	NEW WATER LINE (WL)
—	NEW SEWER LINE (SL)
—	NEW FIRE SERVICE (FG)
—	NEW WATER SERVICE (WS)
—	NEW BUILDING SUPPLY LINE (BSL)
—	NEW SEWER SERVICE (SS)
—	EXISTING SEWER MANHOLE
—	NEW SEWER MANHOLE (MH)
—	EXISTING EDGE OF PAVEMENT / CURB
—	NEW EDGE OF PAVEMENT / CURB
—	PUBLIC UTILITY EASEMENT (PUE)
—	GRADING LIMITS (GL)
—	EXISTING OVERHEAD UTILITY LINE (EX OVHD)
—	EXISTING FIRE HYDRANT (EX FH)
—	NEW FIRE HYDRANT (FH)
—	EXISTING WATER VALVE (EX WV)
—	NEW WATER VALVE (WV)
—	EXISTING WATER METER (EX WM)
—	NEW WATER METER (WM)
—	EXISTING STREET LIGHT (EX SL)
—	NEW STREET LIGHT (SL)
—	CROSSING
—	RADIUS POINT
—	RADIUS
—	INTERSECTION
—	DEPRESSED CURB
—	BACK OF CURB (TOP)
—	FACE OF CURB (TOP)
—	BACK OF SIDEWALK
—	FACE OF SIDEWALK
—	CURB AND GUTTER
—	EDGE OF PAVEMENT
—	SIDEWALK
—	PARKWAY
—	DRIVEWAY
—	FLOWLINE
—	EXISTING GRADE
—	FINISH GRADE
—	END OF LINE BLOWOFF
—	TAPPING SLEEVE and VALVE
—	STORM DRAIN MANHOLE
—	DRAIN BASIN
—	CATCH BASIN
—	TOP OF WALL
—	GRADE BREAK
—	TYPICAL
—	EXISTING SHEET
—	VALLEY GUTTER
—	FINISH FLOOR ELEVATION
—	EACH
—	LINEAL FEET
—	SQUARE FOOT
—	SQUARE YARDS
—	CUBIC YARDS
—	DRAINAGE EASEMENT
—	SLOPE EASEMENT
—	GUTTER
—	PAVEMENT
—	CONCRETE
—	LEFT
—	RIGHT
—	TRANSITION
—	BACK FLOW PREVENTION
—	HANDICAP
—	MOGOLLON ENGINEERING & SURVEYING, INC.
—	CITY OF FLAGSTAFF



**INDEX TO SHEETS**

1	COVER SHEET and PROJECT INFORMATION
2	PRELIMINARY GRADING
3	PRELIMINARY UTILITY PLAN
4	RESOURCE PROTECTION PLAN
5	AREA MAP & SITE ANALYSIS
6	PONDEROSA PARKWAY PLAN & PROFILE

**UNIT COUNT and PARKING INFORMATION**

PARKING CALCULATIONS:		TOTAL PARKING REQUIRED
	No. OF UNITS	PER UNIT PARKING SPACES
<b>MARKET RATE UNITS</b>		
STUDIO UNITS:	13 x 1.25	16.25 (16)
ONE BEDROOM UNITS:	52 x 1.5	78
TWO BEDROOM UNITS:	78 x 2	156
THREE BEDROOM UNITS:	26 x 2	52
<b>TOTAL UNITS:</b>	<b>169</b>	<b>302</b>
<b>VISITOR PARKING:</b>		0.25/EACH 2+ BEDROOM = 104*0.25 = 26
<b>REQUIRED PARKING:</b>		<b>328 SPACES REQUIRED</b>
<b>PARKING REDUCTIONS:</b>		
20% MAXIMUM = 66 SPACE MAX. REDUCTION	10% PER 10-50.80.060 A (TRANSIT):	33 SPACE REDUCTION
5% PER 10-50.80.060 E (FOREST RESOURCES):	16 SPACE REDUCTION	
5% MAX. PER 10-50.80.060 F (BIKE PARKING):	16 SPACE REDUCTION	
	(5 BIKE RACKS / BUILDING)	64 BIKE RACKS / 4 = 16 SPACE REDUCTION
<b>REQUIRED PARKING:</b>		263 SPACES REQUIRED
<b>TOTAL AUTOMOBILE PARKING PROVIDED:</b>		273 (INCLUDING 8 H.C. SPACES)
<b>TOTAL MOTORCYCLE PARKING PROVIDED:</b>		7 (DOES NOT APPLY TO TOTAL)

**PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING**

# SITE PLAN FOR PONDEROSA PARKWAY

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

**SUSTAINABLE BUILDING STANDARD DENSITY BONUS**

MEETS ALL THE MINIMUM STANDARDS AS SPELLED OUT IN THE DEVELOPMENT AGREEMENT PER C.O.F. ZONING CODE SECTION 10-30.70.040

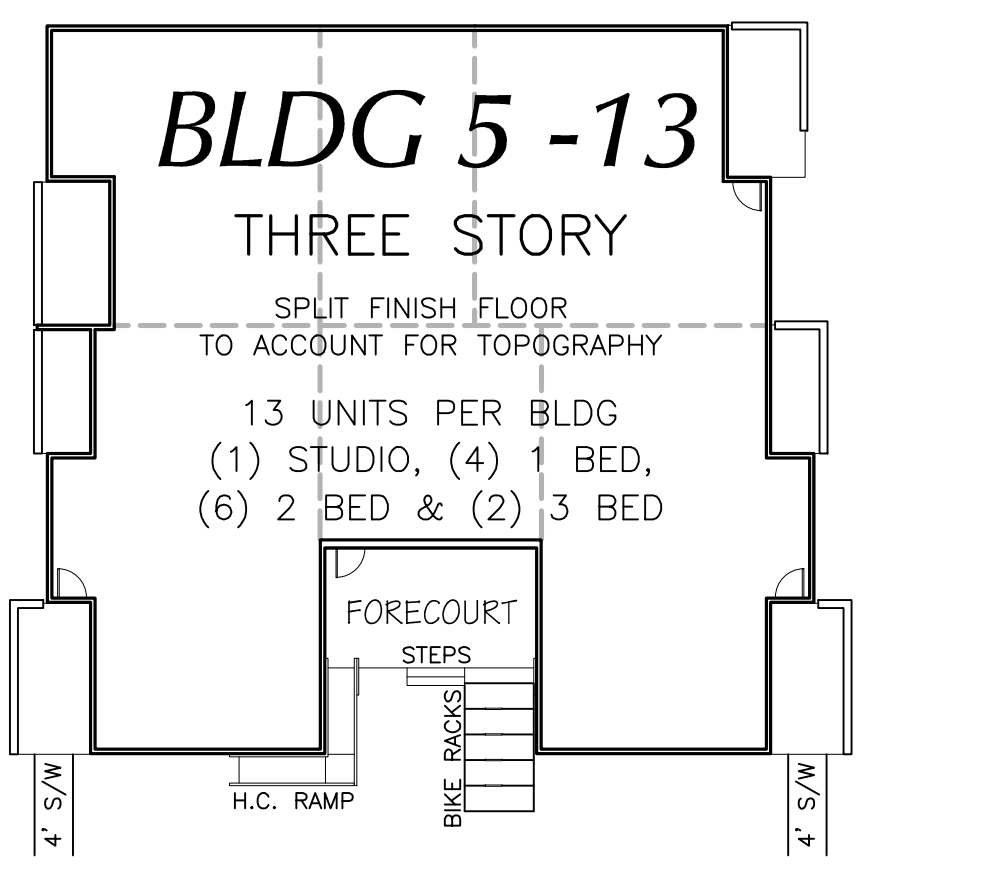
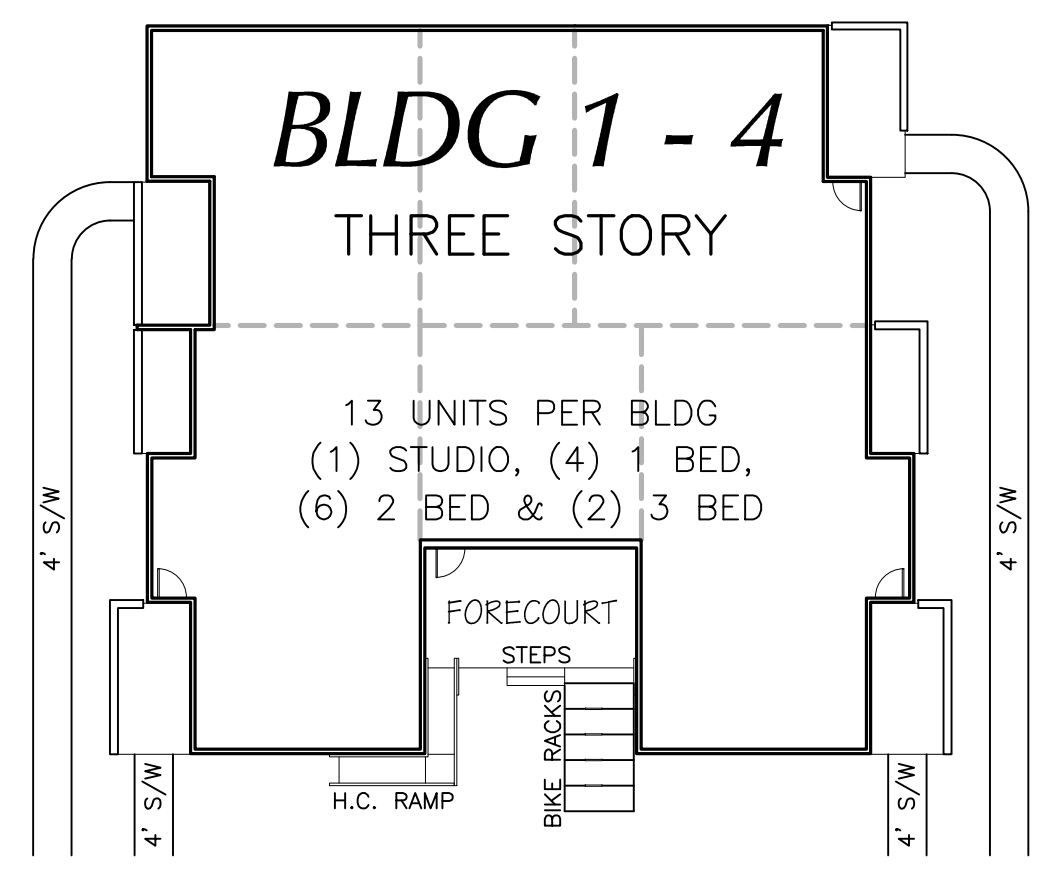
MAXIMUM UNITS ALLOWED PER THE REGIONAL PLAN: 156  
 PERCENTAGE OF UNITS MEETING HERS 50 STANDARD PER TABLE 10-30.70.303A: 100%  
 DENSITY BONUS FOR 100% OF UNITS MEETING HERS 50 STANDARD: 25%  
 DENSITY BONUS: 156 x 0.25 = 39  
 MAXIMUM NUMBER OF UNITS ALLOWED AFTER DENSITY BONUS: 156 + 39 = 195  
 TOTAL NUMBER OF UNITS: 169 (AFTER DENSITY BONUS)

**PROJECT INFORMATION**

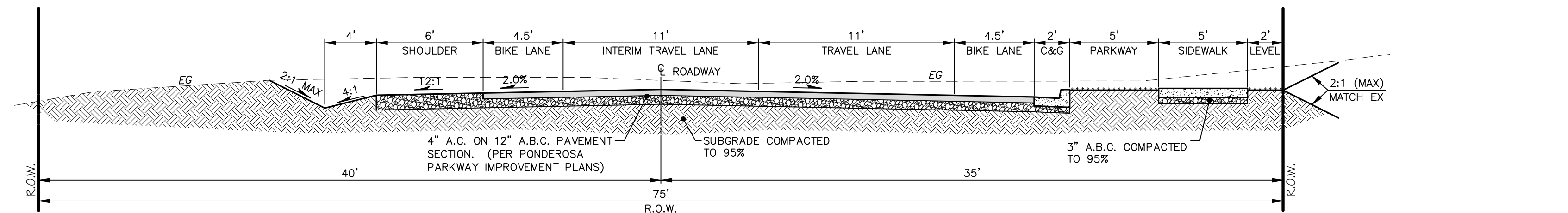
PROJECT NAME:	PONDEROSA PARKWAY
PROJECT LOCATION:	1650 E. PONDEROSA PARKWAY
ASSESSORS PARCEL NUMBER:	107-07-002E
TOTAL SQUARE FOOTAGE:	521,174 PRE R.O.W. DEDICATION
TOTAL ACREAGE:	11.9645± PRE R.O.W. DEDICATION
TOTAL SQUARE FOOTAGE:	519,944 POST R.O.W. DEDICATION
TOTAL ACREAGE:	11.9363± POST R.O.W. DEDICATION
CURRENT ZONING DISTRICT:	RR - RURAL RESIDENTIAL
PROPOSED ZONING DISTRICT:	HR - HIGH DENSITY RESIDENTIAL
REGIONAL PLAN DESIGNATION:	SUBURBAN ACTIVITY CENTER
ALLOWED DENSITY PER THE REGIONAL PLAN:	6 MIN. - 13 MAX. PER ACRE
MAXIMUM UNITS ALLOWED PER THE REGIONAL PLAN:	156
SUSTAINABLE BUILDING STANDARD DENSITY BONUS:	DENSITY BONUS OF 25% (SEE SUSTAINABLE BUILDING STANDARD DENSITY BONUS NOTE ON THIS SHEET)
TOTAL NUMBER OF UNITS:	169 (AFTER DENSITY BONUS)
DENSITY (UNITS PER ACRE):	14.13
CURRENT USE:	VACANT
PROPOSED USE:	CONDOS
FEMA FLOOD ZONE:	ZONE "X" (NO SHADING)
LOCATED WITHIN THE R.P.O. ZONE:	YES
OWNER/DEVELOPER:	PONDEROSA PARKWAY, L.L.C. MR. JACK KEMMERLY 2502 E. RIVER RD. TUCSON, AZ. 85718 (928) 774-0028

**PRELIMINARY BUILDING FOOTPRINTS**

SCALE: 1"=20'

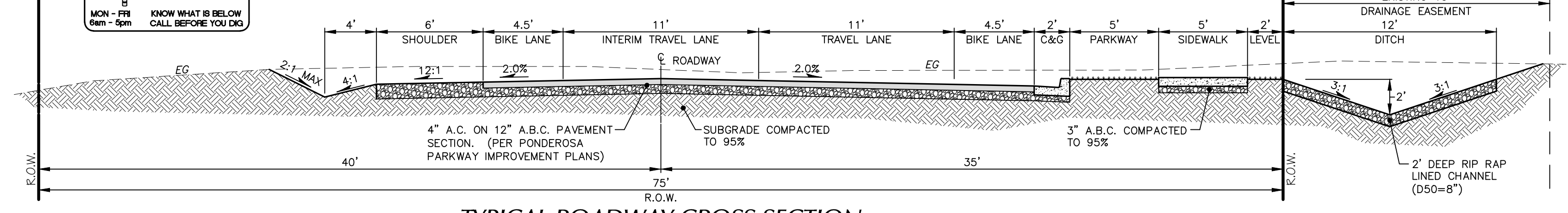


**PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING**



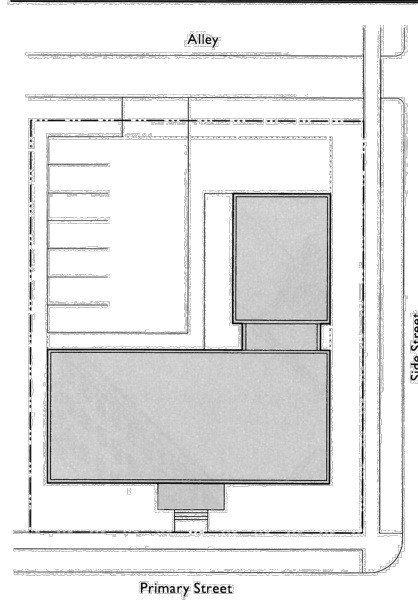
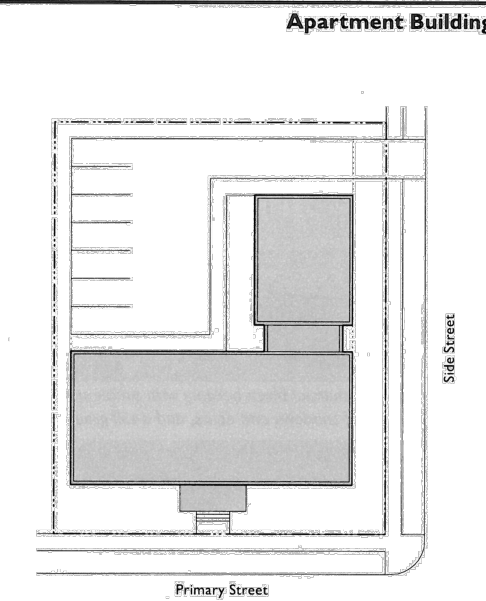
**TYPICAL ROADWAY CROSS SECTION**

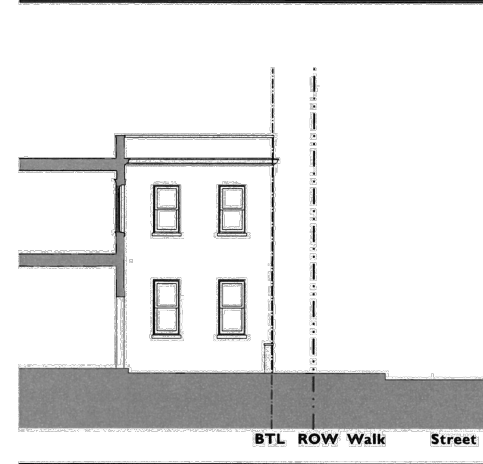
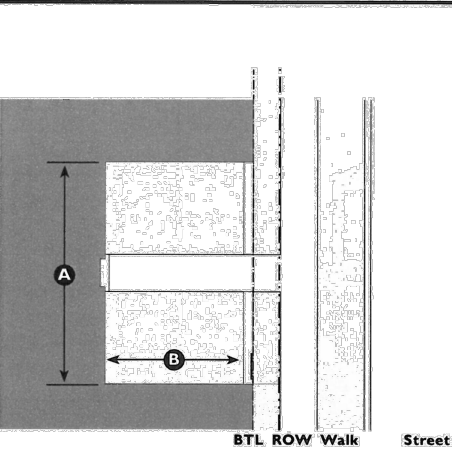
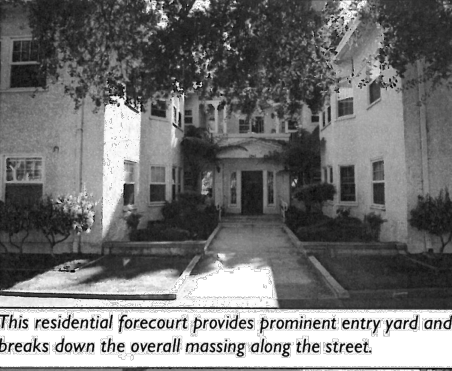
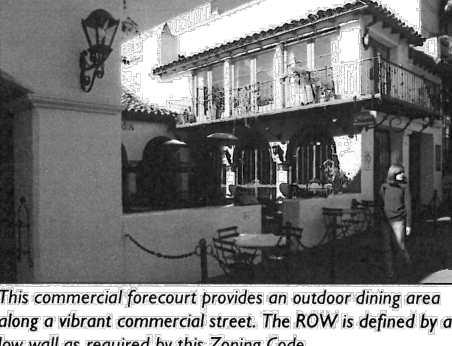
(PUBLIC IMPROVEMENT) N.T.S.  
MINOR COLLECTOR (C.O.F. STD. DET. No. 10-09-035 - MODIFIED)  
STA. 17+00 TO 19+00±



**TYPICAL ROADWAY CROSS SECTION**

(PUBLIC IMPROVEMENT) N.T.S.  
MINOR COLLECTOR (C.O.F. STD. DET. No. 10-09-035 - MODIFIED)  
STA. 19+00 TO 25+05±

<b>Building Types</b>	<b>10-50.110.170</b>	<b>Apartment Building</b>
 		
<b>Key</b>		
<b>B. Lot</b>	Where an alley is present, parking and services shall be accessed from the alley.	
<b>Lot Size</b>	Parking spaces may be enclosed, covered or open.	
<b>Width</b>	100' min.; 150' max.	Garages may be detached or truck-under.
<b>Depth</b>	100' min.; 150' max.	G Private Open Space
<b>C. Number of Units</b>	8 min; 32 max.	Area
<b>Units</b>	8 min; 32 max.	Area
<b>D. Vehicle Access</b>	Where an alley is present, parking and services shall be accessed from the alley.	
<b>Main Entrance Location</b>	Primary Street	Area
<b>E. Allowed Frontages</b>	No private open space is required.	
<b>Porch</b>	Forecourt	H. Building Size and Missing
<b>Stoop</b>	Forecourt	Main Body
		Width
		Secondary Wing
		Width
		Miscellaneous
		Height
		End Notes
		1 Applies to newly created lots.
(Section 10-50.110.170 amended by Ord. 2016-07, adopted Feb. 16, 2016)		
Flagstaff Zoning Code		50.110-33

<b>Specific to Private Frontages</b>	<b>10-50.120.080</b>
 	
<b>Key</b>	
--- ROW/Property Line	
--- Setback Line	
<b>10-50.120.080 Forecourt</b>	
A. Description	
A portion of the main facade of the building is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings or as an additional shopping or restaurant seating area within commercial areas when it is designed with a hard surface and landscaping as an edge treatment. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.	
B. Size	
Width, Clear	12' min.
Depth, Clear	12' min.
C. Miscellaneous	
In commercial areas this Frontage Type should be used sparingly and should not be repeated along a block frontage.	
A short wall or fence shall be placed along the BTL where it is not defined by a building.	
 	
Flagstaff Zoning Code	50.120-9

**Mogollon ENGINEERING & SURVEYING**  
 411 W. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214

PROJECT NO. 18275 REVISIONS PER C.O.F. COMMENTS DATED 1/28/19  
 DRAWN BY: RC/PTME PER SHEET/DWG. VERT. SCALE: N/A  
 CHECKED BY: RC/PTME PER C.O.F. COMMENTS DATED 3/1/19  
 PER C.O.F. COMMENTS DATED 5/2/19  
 PER C.O.F. COMMENTS DATED 8/2/19  
 PER C.O.F. COMMENTS DATED 8/2/19

DATE: 8/5/19  
 PROJECT: PONDEROSA PARKWAY  
 SITE PLAN FOR MIRAMONTE HOMES  
 COVER SHEET - PROJECT INFORMATION  
 MESH# 18275