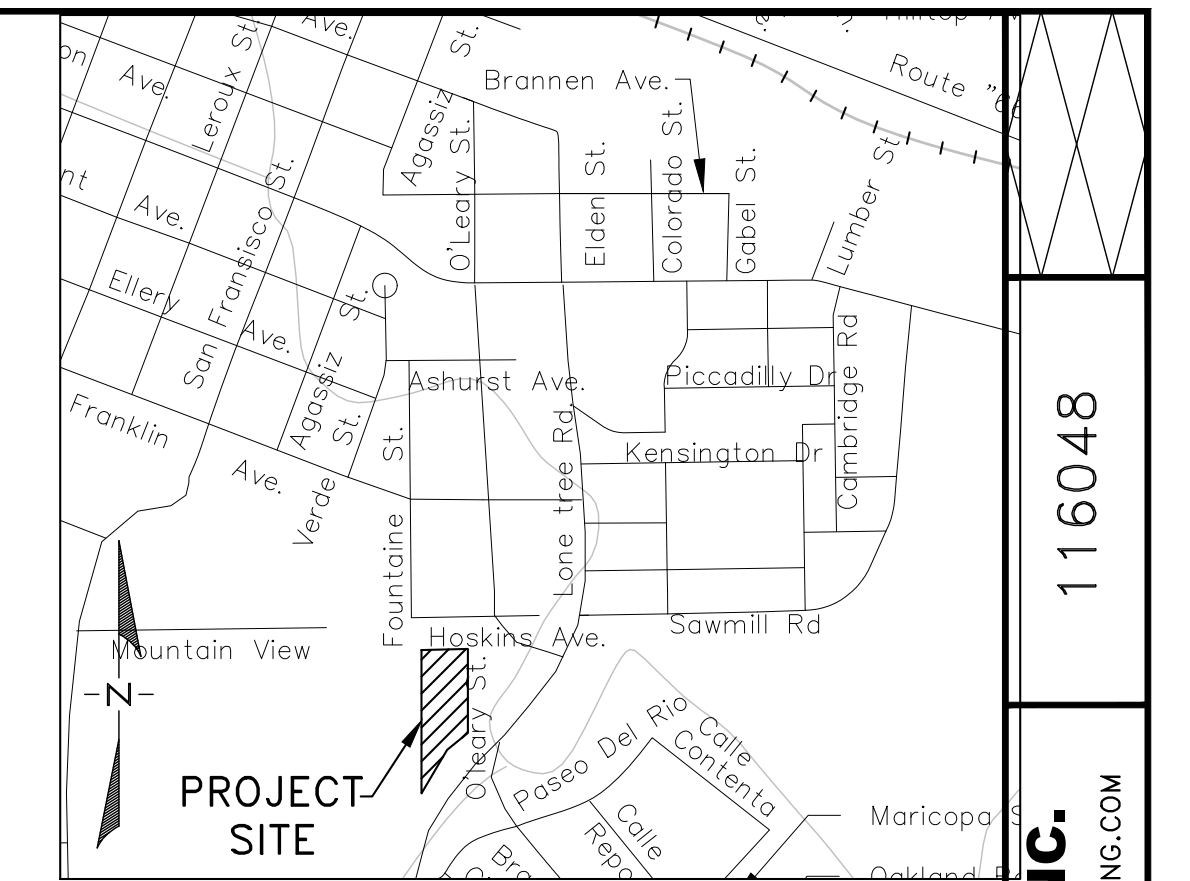


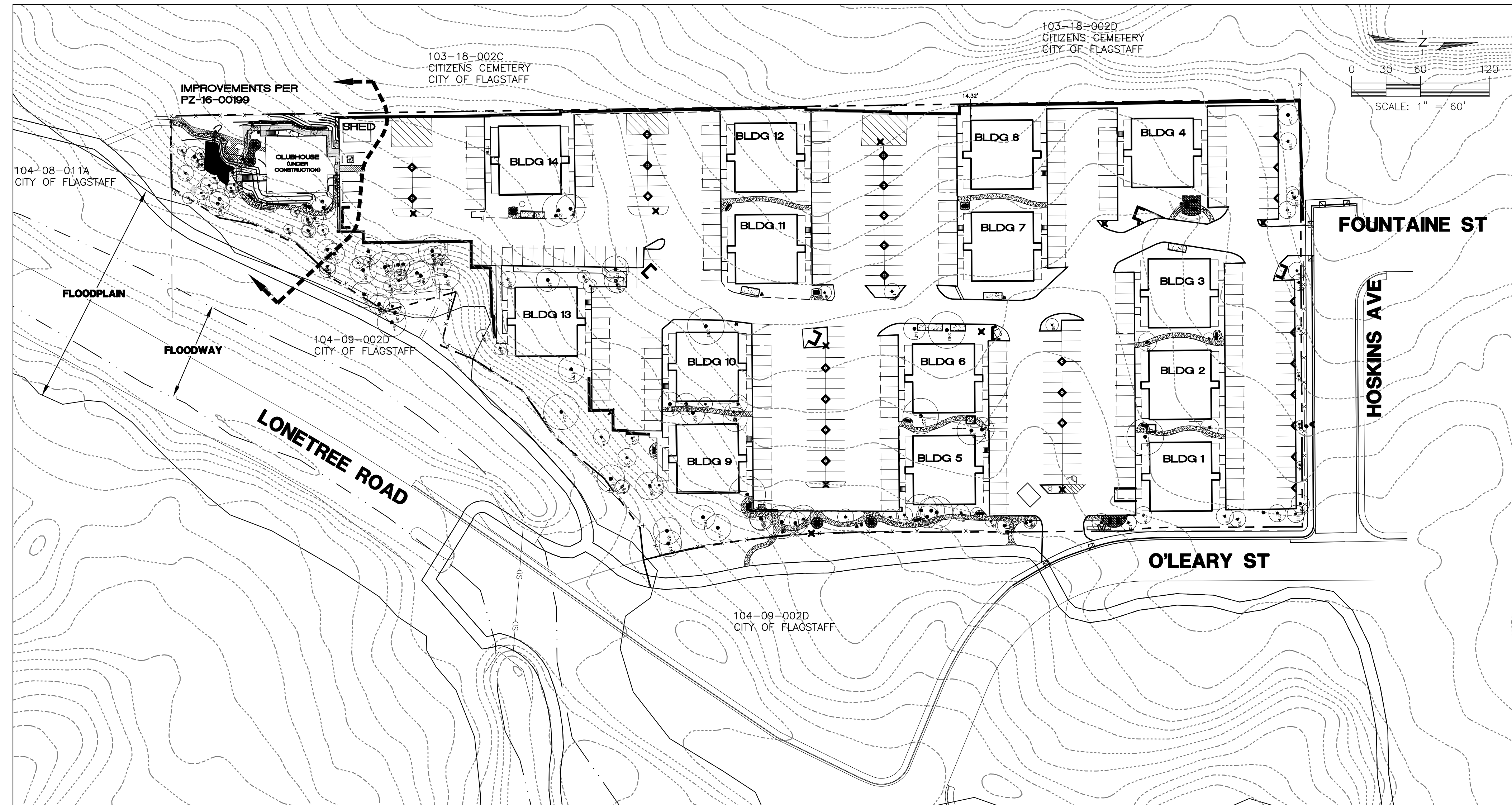
# SITE PLAN FOR THE COMMONS AT SAWMILL

AN EXISTING APARTMENT COMPLEX IN THE SW QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA



VICINITY MAP  
NOT TO SCALE

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING CONCRETE
	EXISTING STRUCTURE
	EXISTING PAVEMENT
	EXISTING DRAINAGE FLOW
	PROPOSED DRAINAGE FLOW
	PROPOSED PROPERTY LINE
	PROPOSED CONCRETE
	PROPOSED STRUCTURE
	PROPOSED OVERHEAD ELECTRIC LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SIGN POST



## NOTES

PROJECT NAME: COMMONS AT SAWMILL APARTMENTS  
 SITE ADDRESS: 901 S. O'LEARY STREET  
 APN: 104-09-002F  
 PROPERTY SIZE: 6.71 ACRES  
 EXISTING ZONING: HIGH DENSITY RESIDENTIAL (IN RPO)  
 RMM AT TIME OF DEVELOPMENT (1991)  
 LEGALLY NON-CONFORMING WITHIN RPO  
 ROOMING AND BOARDING FACILITY

EXISTING USE:

MAX DENSITY: 29 (OUTSIDE RPO), 22 (IN RPO)  
 EXISTING DENSITY: 28.9 UNITS PER ACRES  
 194 APARTMENTS  
 448 BEDS

EXISTING BLDG HEIGHT: 48'±  
 MAX HEIGHT ALLOWED: 60'  
 NUMBER OF FLOORS: 3 FLOORS  
 FLOOR AREA: 11,280 SQ FT

PARKING REQUIRED: 1 SPACE PER BEDROOM + 1 SPACE FOR OWNER/MANAGER  
 449 SPACES

DISTANCE TO TRANSIT: 300' (WITHIN 1/4 MILE)  
 TRANSIT REDUCTION(10%): -44 SPACES

BICYCLE PARKING: EXISTING 120 SPACES  
 (LOOP STYLE 40 RACKS X 3 BIKES, 6 LOCATIONS)  
 NEW 24 SPACES  
 (LOOP STYLE 8 RACKS X 3 BIKES)  
 TOTAL 144 SPACES

BICYCLE SPACES REQ'D.: 23 (5% OF PARKING TOTAL)  
 EXCEEDS REQUIREMENT BY 97 SPACES  
 BICYCLE REDUCTION(5%): -22 SPACES

PARKING REQUIRED: 449-22-44=383 SPACES

EXISTING PARKING: 387 SPACES (INCLUDES 2 ADA SPACES)

MEETS PARKING REQUIREMENTS

SEE PARKING STATEMENT BY CIVTECH DATED 1/18/19

TOPOGRAPHY SHOWN ON IS BASED ON CITY OF FLAGSTAFF GIS DATA.

REFER TO PZ-16-00199 FOR CLUBHOUSE IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION

THE EXISTING APARTMENT BUILDINGS WILL NOT BE MODIFIED.

NO ADDITIONAL PARKING WILL BE CONSTRUCTED

SITE IS LEGALLY NON-CONFORMING WITHIN THE RPO. EXISTING RESOURCES AND ARE SHOWN ON PRELIMINARY NATURAL RESOURCE PROTECTION PLAN.

TOTAL IMPERVIOUS AREA:	
EXISTING	4.84 acres
NEWLY ADDED	0 SF
TOTAL SITE	4.84 acres
RCV	0
IMP	0

## FLOOD ZONE NOTE

THIS PARCEL LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AND ZONE AE (SPECIAL FLOOD HAZARD AREA, BASE FLOOD ELEVATION DETERMINED).

FOR FLOOD ZONE DESIGNATIONS OF THIS PROJECT SITE, SEE CITY OF FLAGSTAFF FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 4005C-6817G DATED SEPTEMBER 3, 2010, PANEL 6817 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.

OWNER/DEVELOPER  
 ATTN: KEVIN ZINKE  
 NB PRIVATE CAPITAL  
 130 VANTIS DRIVE SUITE 160  
 ALISO VIEJO, CA 92656  
 (949)243-5315

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

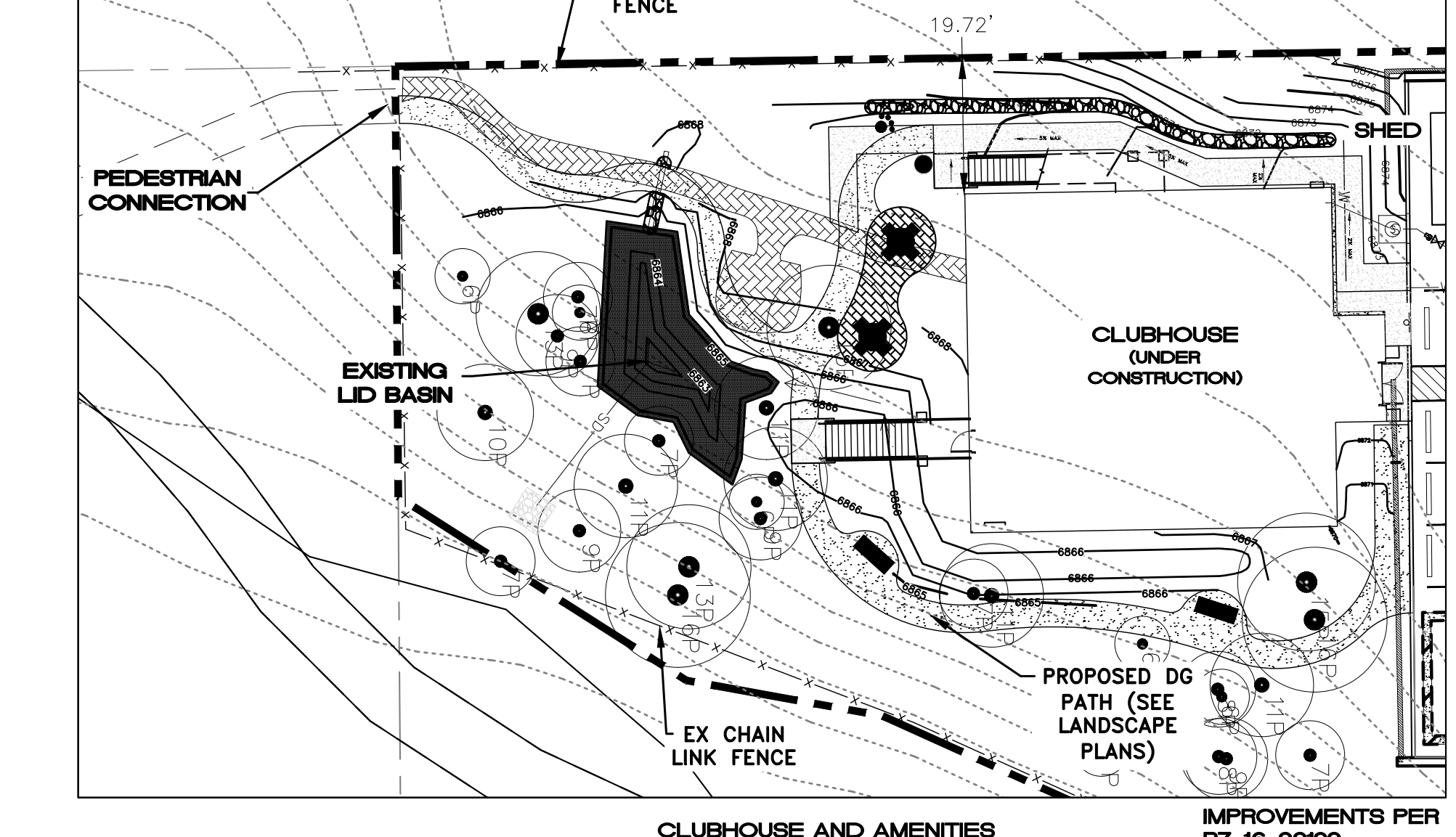
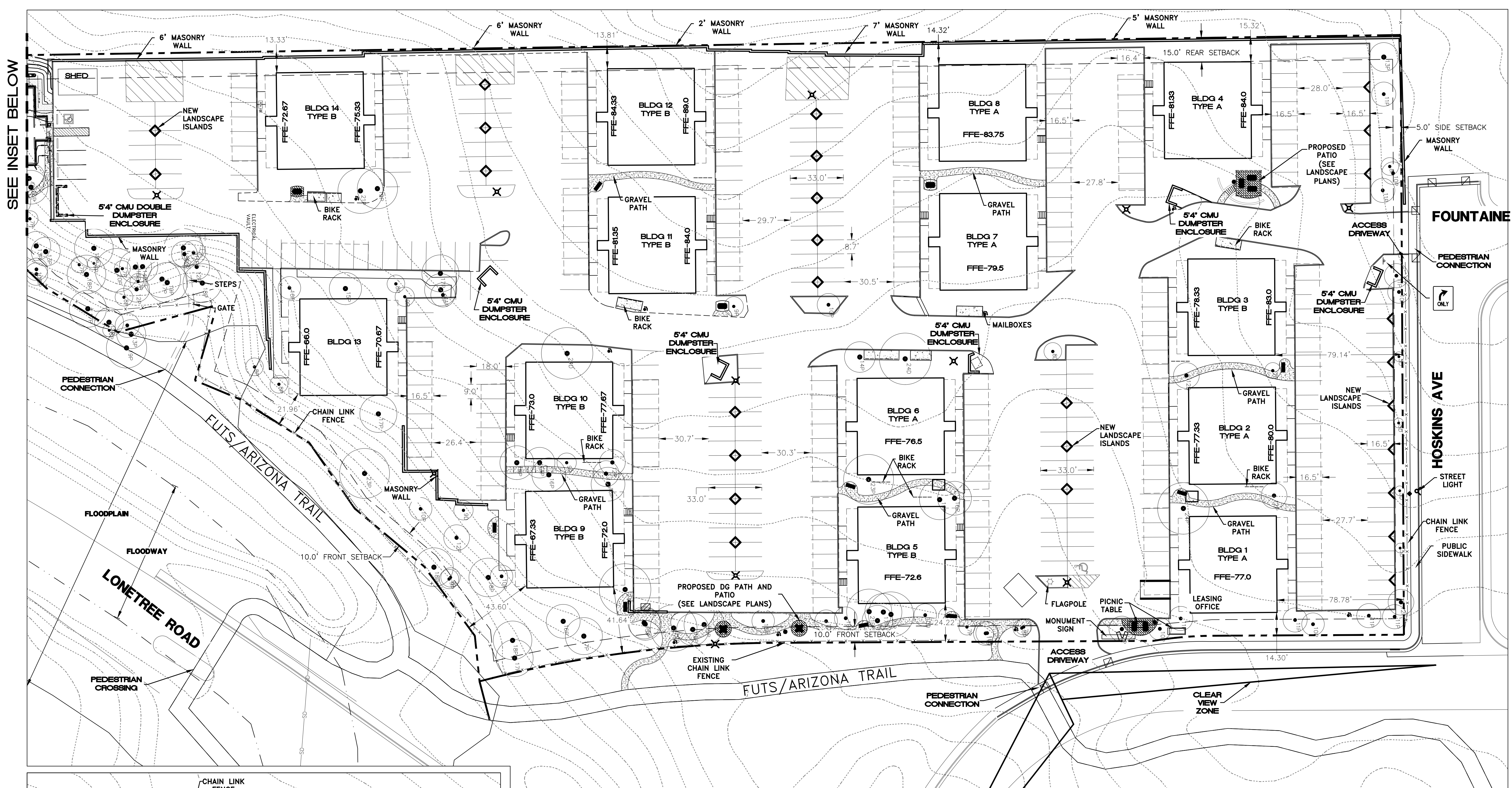
## SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	MATERIALS MANAGEMENT PLAN
ALTA 1	ALTA/NSPS LAND TITLE SURVEY
ALTA 2	ALTA/NSPS LAND TITLE SURVEY



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

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 OR RECORDING



NOTES

SEE ALTA SHEETS 5 AND 6 FOR BOUNDARY AND UTILITY EASEMENT LOCATIONS

FINISHED FLOORS PER CONSTRUCTION PLAN AS-BUILTS BY WFM ENGINEERS AND SURVEYORS DATED 11/21/92

SCALE: 1" = 30'

**GENERAL NOTES**

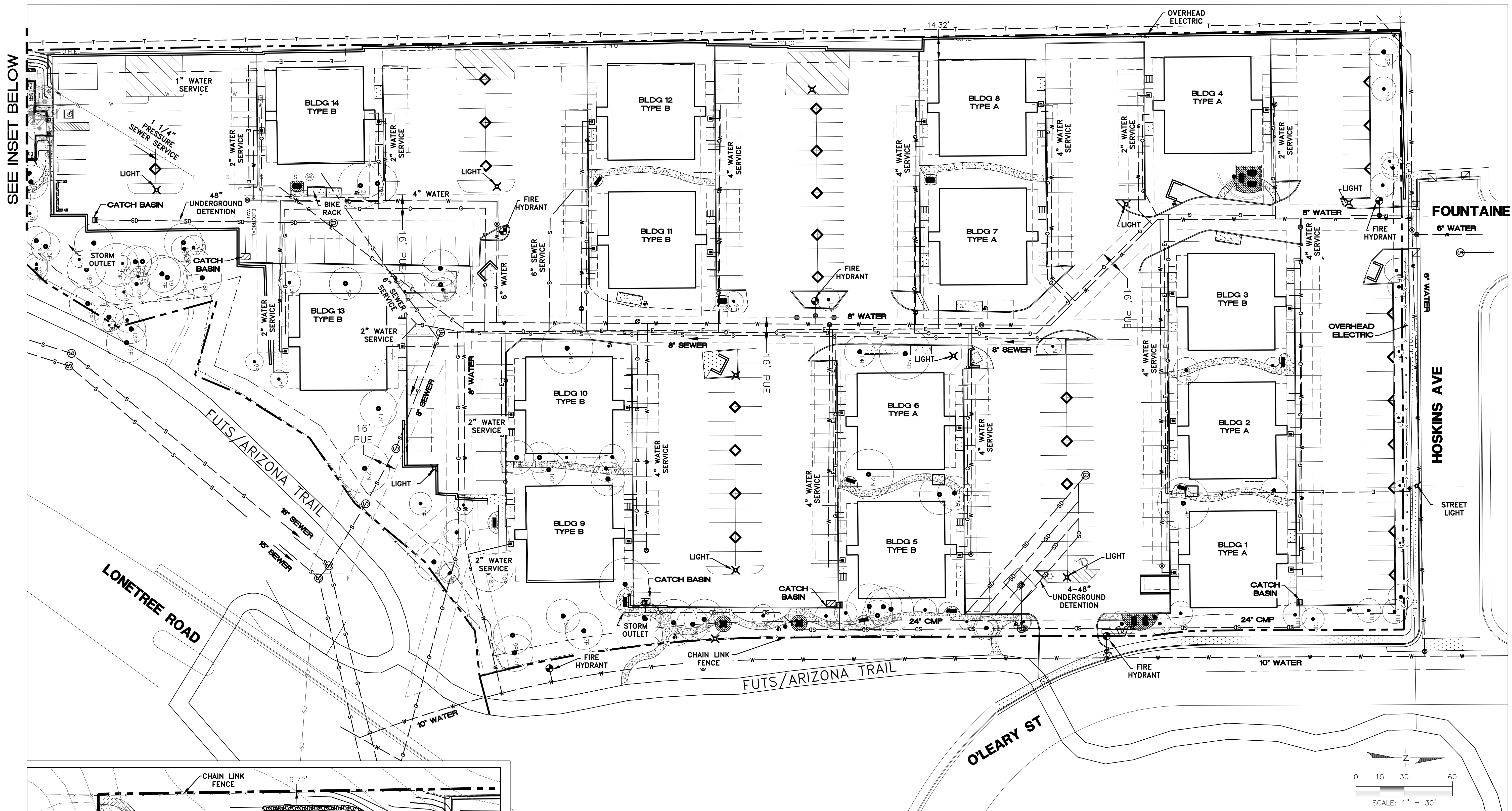
FIELD TOPOGRAPHY AND BOUNDARY SURVEY INFORMATION USED TO PREPARE THIS DRAWING WERE MADE BY SUPERIOR SURVEYING SERVICES, INC. IN JUNE, 2016. CONTOURS ARE BASED ON CITY OF FLAGSTAFF GIS DATA

ALL ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS (EXCEPT AS NOTED).

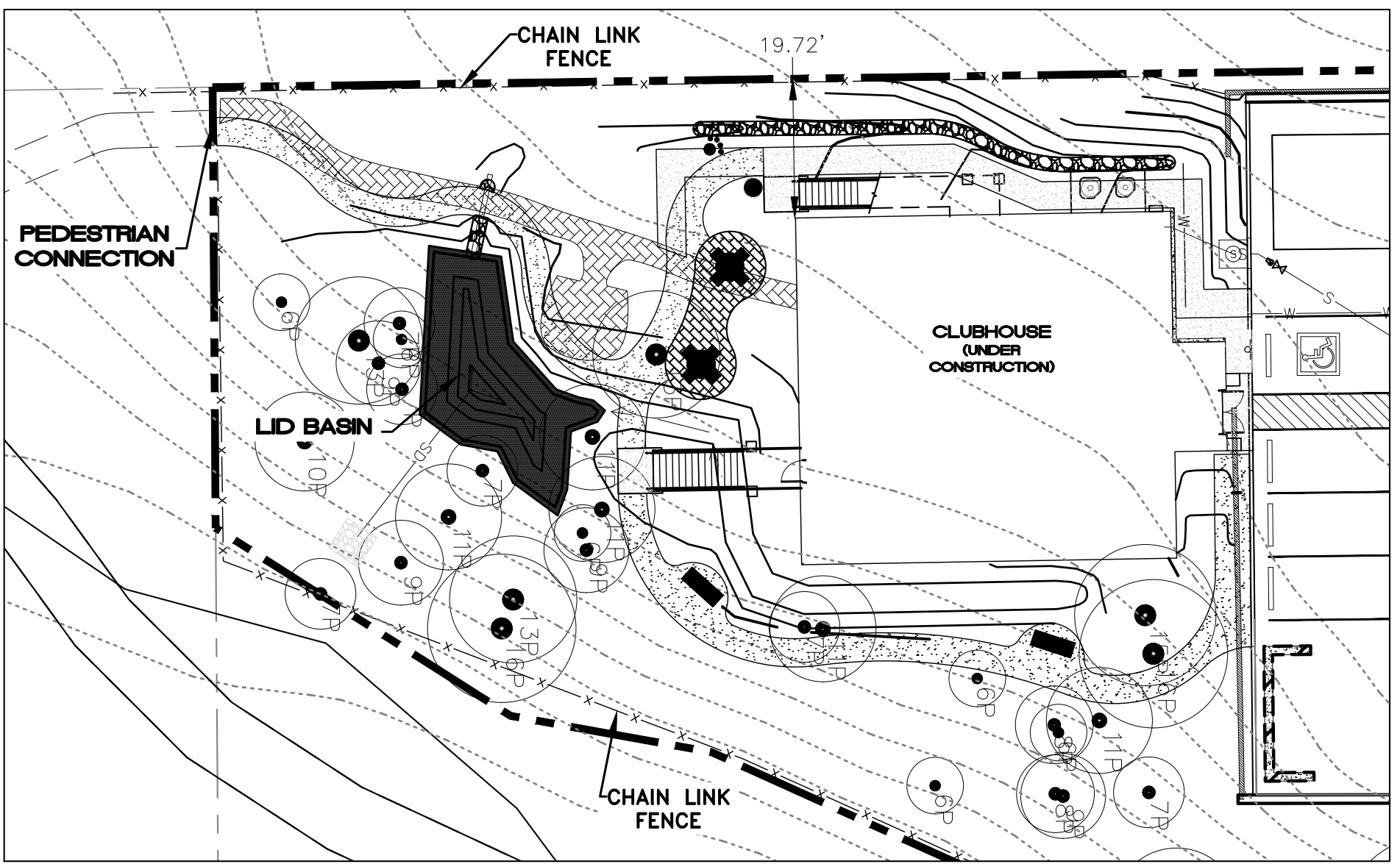
THE INFORMATION ON THESE CONSTRUCTION PLANS CONCERNING THE TYPE, SIZE, AND LOCATION OF UTILITIES HAS BEEN SHOWN BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINATION OF EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, IN PLACE, UNLESS OTHERWISE NOTED OR SPECIFIED.

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SEE INSET BELOW



SEE INSET BELOW

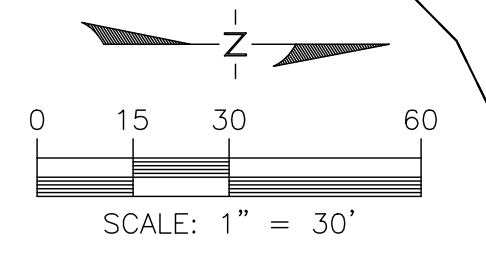


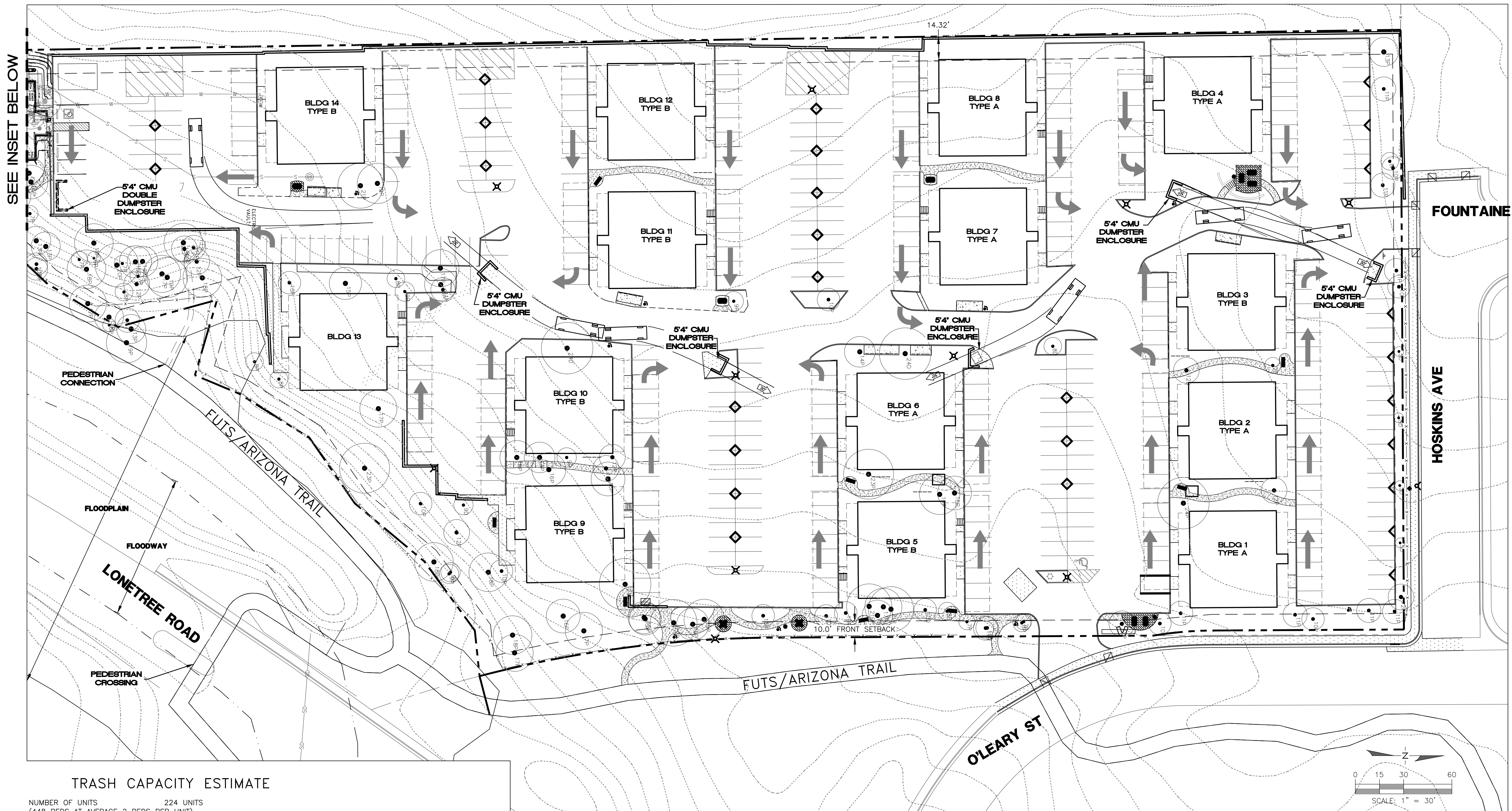
CLUBHOUSE AND AMENITIES  
1"=20'  
IMPROVEMENTS PER  
FZ-16-00199  
FZ-16-00199-02

NOTES  
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SEE INSET BELOW

**TRASH CAPACITY ESTIMATE**

NUMBER OF UNITS	224 UNITS
(448 BEDS AT AVERAGE 2 BEDS PER UNIT)	
DUMPSTER LOCATIONS	5 SINGLE 1 DOUBLE (1 TRASH 1 RECYCLE) 7 TOTAL
MINIMUM BIN CAPACITY	67.2 CY
(6 CY PER 20 UNITS)	
RECOMMENDED NUMBER OF BINS	11.2 BINS PER WEEK
(1 ENCLOSURES PER 6 CY)	
ENCLOSURES ON SITE	7 EXISTING TRASH BINS
PICK UPS PER WEEK	3 (MONDAY, WEDNESDAY, FRIDAY)
EXISTING CAPACITY	21 BINS PER WEEK

SITE EXCEEDS THE TRASH CAPACITY RECOMMENDED

**EXISTING OPERATIONS**

INDIVIDUAL RENTERS ARE RESPONSIBLE FOR TAKING TRASH AND RECYCLABLES TO THE DUMPSTERS. TYPICAL FLOW DIAGRAMS ARE SHOWN ABOVE.

THE CITY OF FLAGSTAFF PROVIDES COLLECTION SERVICES.

TRASH PICKUP IS SCHEDULED THREE TIMES A WEEK ON MONDAY, WEDNESDAY AND FRIDAY.

DURING MOVE-IN AND MOVE-OUT PERIODS, THE ONSITE STAFF WILL REQUEST ADDITIONAL PICKUPS AS NEEDED.

THE SITE WAS CONSTRUCTED IN 1992 BEFORE RECYCLING WAS OFFERED AS A COMMON SERVICE. NO RECYCLING BINS WERE IN THE ORIGINAL DESIGN. ONE RECYCLING BIN HAD BEEN ADDED TO THE SOUTH END OF THE COMPLEX. THAT BIN WILL BE RELOCATED AS SHOWN TO A NEW DOUBLE ENCLOSURE WITH THE CLUBHOUSE AMENITIES CONSTRUCTION.

**EXISTING ENCLOSURES**

THE EXISTING ENCLOSURES WERE CONSTRUCTED IN 1992 WITH THE APARTMENT COMPLEX. THEY ARE 10'X6' CMU WALLS WITH A HEIGHT OF 5'4".

AS PART OF THE CLUBHOUSE AMENITIES CONSTRUCTION (PZ 16-00199-02), A NEW DOUBLE ENCLOSURE WILL BE CONSTRUCTED PER FLAGSTAFF STANDARD DETAIL PW-50-10.

INDICATES PATTERN OF USE FOR DUMPSTER LOCATIONS

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