

PROJECT OWNER:

VINTAGE PARTNERS 2.0, LLC.
CONTACT: TIM KRUGE
2502 E. CAMELBACK ROAD, STE. 214
PHOENIX, AZ 85016
(480) 305-4312

PROJECT DEVELOPER:

VP 66 & WOODY MOUNTAIN, LLC.
CONTACT: WALTER CRUTCHFIELD
2502 E. CAMELBACK ROAD, STE. 214
PHOENIX, AZ 85016
(480) 231-0814

PROJECT ENGINEER:

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

PROJECT BUILDER:

MOSAIC BUILDING GROUP
CONTACT: YONATAN COHEN & ALEX POLLACK
(480) 518-5980

PROJECT LANDSCAPE ARCHITECT:

NORRIS DESIGN
CONTACT: AARON HAYNE, LEED, AP
6 EAST ASPEN AVE
FLAGSTAFF, AZ 86001
(928) 233-3021

PROPERTY INFORMATION:

APN#: 112-01-019 (±36.94 AC)
2701 S. WOODY MOUNTAIN ROAD
FLAGSTAFF, AZ 86001
CITY OF FLAGSTAFF ZONING: RURAL RESIDENTIAL (±35 AC)
COCONINO COUNTY ZONING: G - GENERAL - 10 AC. MIN.
(NORTHEAST ±2 AC)
PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (MR)
PROPOSED BUILDING TYPE: BUNGALOW COURT STYLE-HOMES

PROJECT ATTORNEY:

GAMMAGE & BURNHAM ATTORNEYS AT LAW
CONTACT: LINDSAY SCHUBE
140 N. CENTRAL AVE, 20TH FLOOR
PHOENIX, AZ 85004
(602) 256-4471

CONCEPT ZONE PLAN FOR SKY COTTAGES FLAGSTAFF, ARIZONA

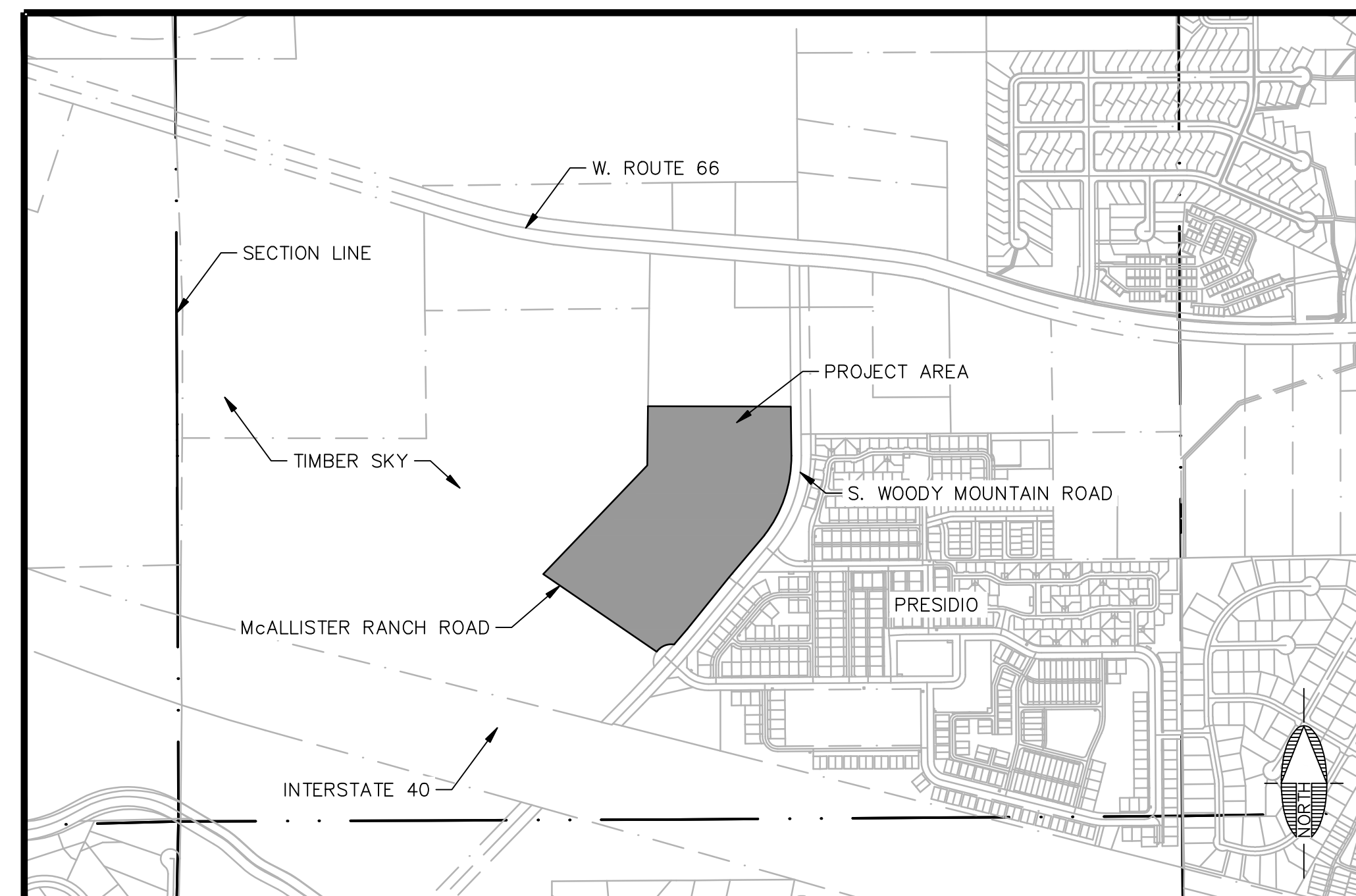
LOCATED IN SECTION 19, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT BASE AND
MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

ENTIRE PARCEL BREAKDOWN:
TOTAL PARCEL GROSS ACREAGE: 36.94 AC
GROSS ACREAGE FOR SKY COTTAGES: 23.08 AC
WOODY MTN ROW: 1.16 AC
MCCALLISTER ROW: 0.75 AC
NET SKY COTTAGE: 21.17 AC
GROSS ACREAGE FOR NORTH SITE: 13.86 AC

SKY COTTAGES:
URBAN GROSS ACREAGE = 7.85 AC
URBAN GROSS DENSITY = 71 DU / 7.85 AC = 9.04 DU/AC
URBAN DENSITY, EXCLUDING CIVIC SPACE = 71 DU / 6.64 AC = 10.69 DU/AC
SUBURBAN GROSS ACREAGE = 15.23 AC
SUBURBAN GROSS DENSITY = 131 DU / 15.23 AC = 8.60 DU/AC

REQUIRED OPEN SPACE (15%) = 3.46 AC
REQUIRED CIVIC SPACE (5%) = 1.15 AC
TOTAL REQUIRED OPEN / CIVIC SPACE = 4.61 AC
PROVIDED OPEN SPACE = 5.66 AC
PROVIDED CIVIC SPACE = 1.21 AC
TOTAL PROVIDED OPEN / CIVIC SPACE = 6.87 AC

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VICINITY MAP
N.T.S.

LEGEND

---	ROW	---	EX. LOT LINE
---	EASEMENT	---	EX. EASEMENT
---	PROPOSED SEWER SERVICE	---	EX. INTERMEDIATE CONTOUR
---	PROPOSED WATER SERVICE	---	EX. INDEX CONTOUR
---	STORM DRAIN PIPE	---	EX. WATER LINE
---	LOT BOUNDARY	---	EX. SEWER LINE
☼	FIRE HYDRANT	---	EX. GAS
W	WATER METER	---	EX. STORM DRAIN
●	SEWER MANHOLE	---	EX. UNDERGROUND UTIL.
●	STORM DRAIN MANHOLE	---	EX. OVERHEAD UTIL.
→	DRAINAGE ARROW	---	EX. SIGNAGE
		---	EX. ROAD STRIPING
		---	EX. LIGHT POLE

Unit Count
Total 1A BR units = 40 units
Total 1B BR units = 60 units
Total 2 BR units = 51 units
Total 3 BR units = 51 units
Total unit count = 202 units

Parking Calculations
Total 1A BR units = 40 units * 1.5 spaces = 60
Total 1B BR units = 60 units * 1.5 spaces = 90
Total 2 BR units = 51 units * 2.25 spaces = 114.75
Total 3 BR units = 51 units * 2.25 spaces = 114.75
Overall total required parking spaces without incentives = 379.50 =>380 spaces

Total provided surface parking spaces = 220 (including 17 ADA)
Total provided car port spaces = 102
Total provided on-street parking spaces = 24
Overall total provided parking spaces = 346 spaces

Affordable Housing Incentive:
Assuming 10% affordable units (20 units) and assuming all affordable units are 2-3 bedroom units:
Total 1A BR units = 40 units * 1.5 spaces = 60
Total 1B BR units = 60 units * 1.5 spaces = 90
Total 2 BR units (affordable) = 10 units * 1.75 spaces = 17.5
Total 3 BR units (affordable) = 10 units * 1.75 spaces = 17.5
Total 2 BR units = 41 units * 2.25 spaces = 92.25
Total 3 BR units = 41 units * 2.25 spaces = 92.25
Overall total required parking spaces = 369.5 =>370 spaces

Bike Parking Incentive:
Reduce required parking by 5% maximum (380 x 5% = 19 spaces)
Overall total required parking spaces = 351 spaces

Motorcycle Parking Incentive:
Reduce required parking by 1 regular space for 1 motorcycle space every 25 regular spaces provided
A reduction of 5 regular parking spaces has been applied with the provision of 5 motorcycle spaces
Overall total required parking spaces = 346 spaces
** Motorcycle spaces will be shown during the site plan review process.

Overall total required parking spaces with incentives = 346 spaces
Overall total provided parking spaces = 346 spaces

RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND THERE ARE RESOURCES WITHIN THE PROJECT THAT REQUIRE PRESERVATION.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6812G, 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 AND TOPOGRAPHIC INFORMATION PROVIDED BY ALTA/ACSM LAND TITLE SURVEY BY WOODSON ENGINEERING AND SURVEYING, INC., DATED NOVEMBER 14, 2014.

OPEN SPACE NOTE

THE PROJECT SITE WILL INCLUDE PASSIVE AND ACTIVE OPEN SPACE AREAS THROUGHOUT. THESE ON-SITE AMENITIES WILL BE FURTHER DETERMINED DURING THE SITE PLAN REVIEW.

USES NOTE

PERMITTED USES: MEDIUM DENSITY RESIDENTIAL (MR ZONE - TABLE 10-40.30-030.B)
PROHIBITED USES: THOSE NOT LISTED AS PERMITTED IN THE MR ZONE UNDER TABLE 10-40.30.030B.

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

OVERALL SITE PLAN

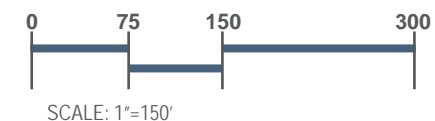


KEY

- ① DETENTION BASIN
NATURAL TURF MULTI-PURPOSE PLAY FIELD
- ② NORTH COMMONS
- ③ SOUTH COMMONS

FLOORPLANS

- 1BR-A
- 1BR-B
- 2BR
- 3BR





SKY COTTAGES
at **TIMBER SKY**



PZ-20-00153

V
VINTAGE
PARTNERS

**GAMMAGE
&
BURNHAM**
Attorneys at Law

SWI
Shepherd & Wesnitzer, Inc.

Mosaic

NORRIS DESIGN
Planning | Landscape Architecture | Branding

SHEET NAME:
OVERALL
PERSPECTIVE

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LEGEND

- Civic Open Space
- General Open Space
- Sky Cottages at Timber Sky
- 6' Detached Concrete Walk
- Internal Vehicular and Pedestrian Connection
- 5' Detached Concrete Walk
- Internal Pedestrian Connection
- Internal Vehicular Connection
- FUTS Trail - Paved (10')
- FUTS Loop Trail - Unpaved (10' Meandering)
- FUTS Trail - By Others



SCALE: NTS

SKY COTTAGES at TIMBER SKY
PZ-20-00153

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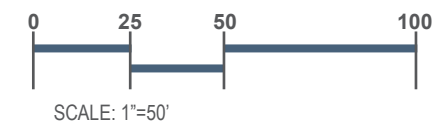
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CIRCULATION DIAGRAM
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DETENTION BASIN / CIVIC SPACE



KEY

- ① NATURAL TURF / MULTI-PURPOSE PLAY FIELD / DETENTION BASIN (3' DEPTH)
- ② CONCRETE WALK
- ③ FUTS TRAIL
- ④ PERENNIAL GARDEN
- ⑤ SEAT WALLS TO RETAIN GRADE
- ⑥ ADA ACCESS
- ⑦ STAIRCASE
- ⑧ BENCH





SKY COTTAGES
at **TIMBER SKY**

PZ-20-00153



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SHEET NAME:
DETENTION BASIN
AERIAL
PERSPECTIVE

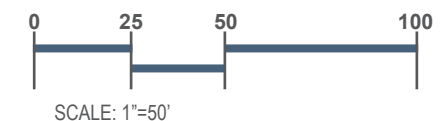
SHEET NO.
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NORTH COMMONS



KEY

- 1 CONCRETE LOOP TRAIL
- 2 DECOMPOSED GRANITE PATH
- 3 PERENNIAL GARDEN
- 4 SYNTHETIC TURF MULTI-PURPOSE PLAY FIELD
- 5 SHRUB BED AND/OR UNDISTURBED FOREST FLOOR
- 6 PLAYGROUND
- 7 RAMADA
- 8 BENCH
- 9 STEPS DOWN TO FIELD
- 10 EXISTING PONDEROSA PINE TREES

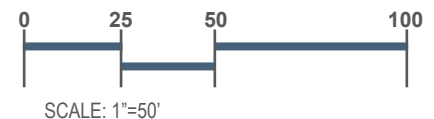


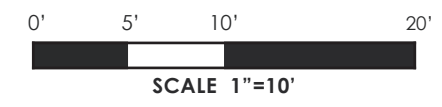
SOUTH COMMONS

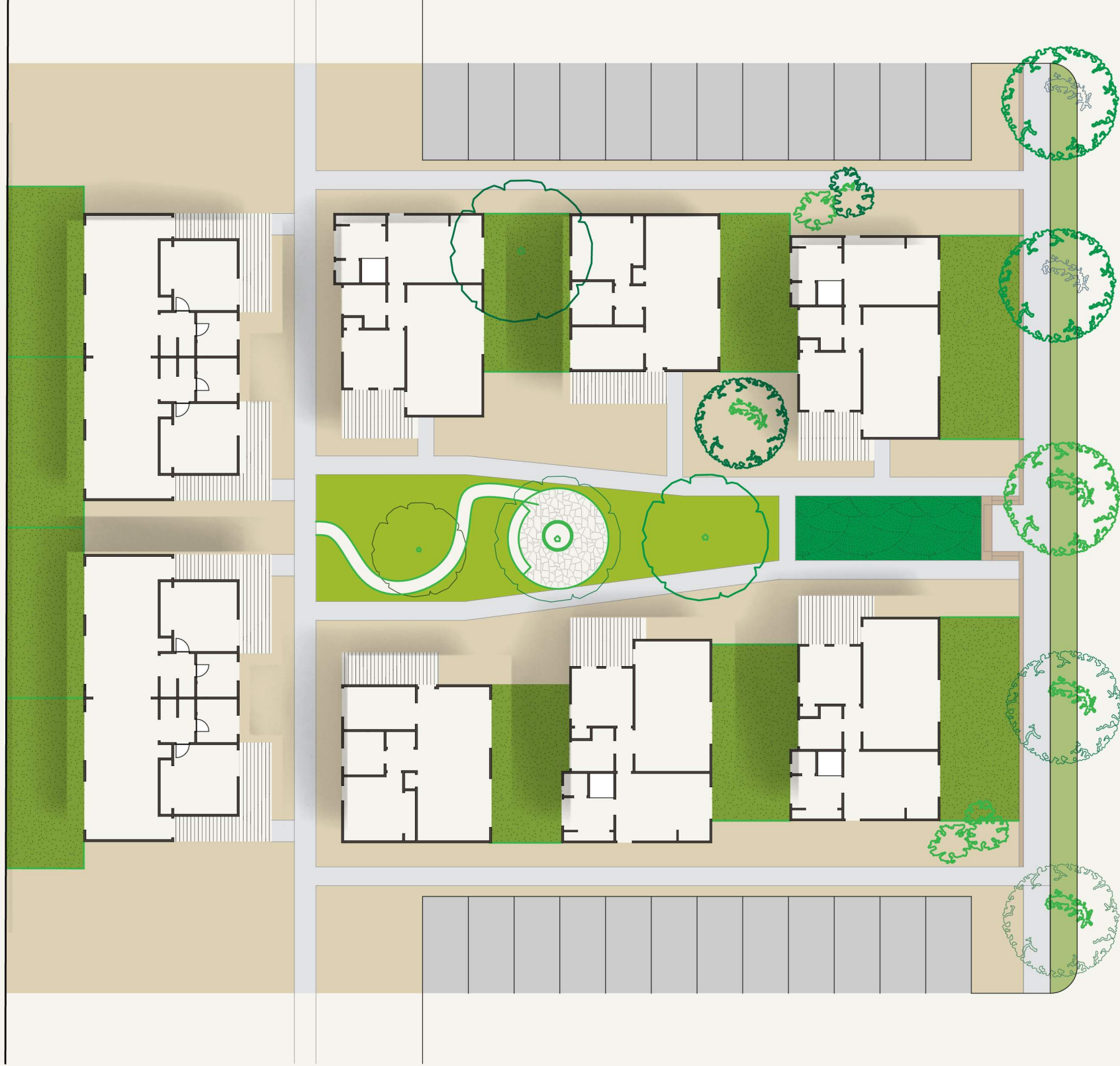


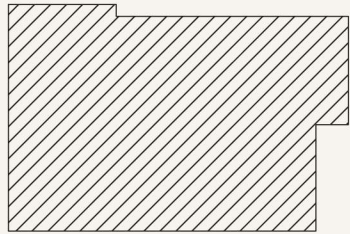
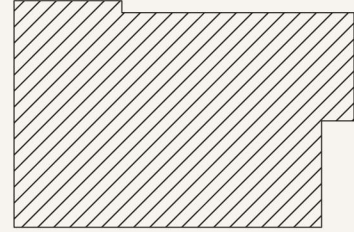
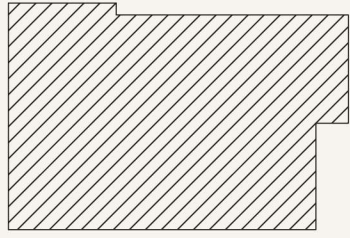
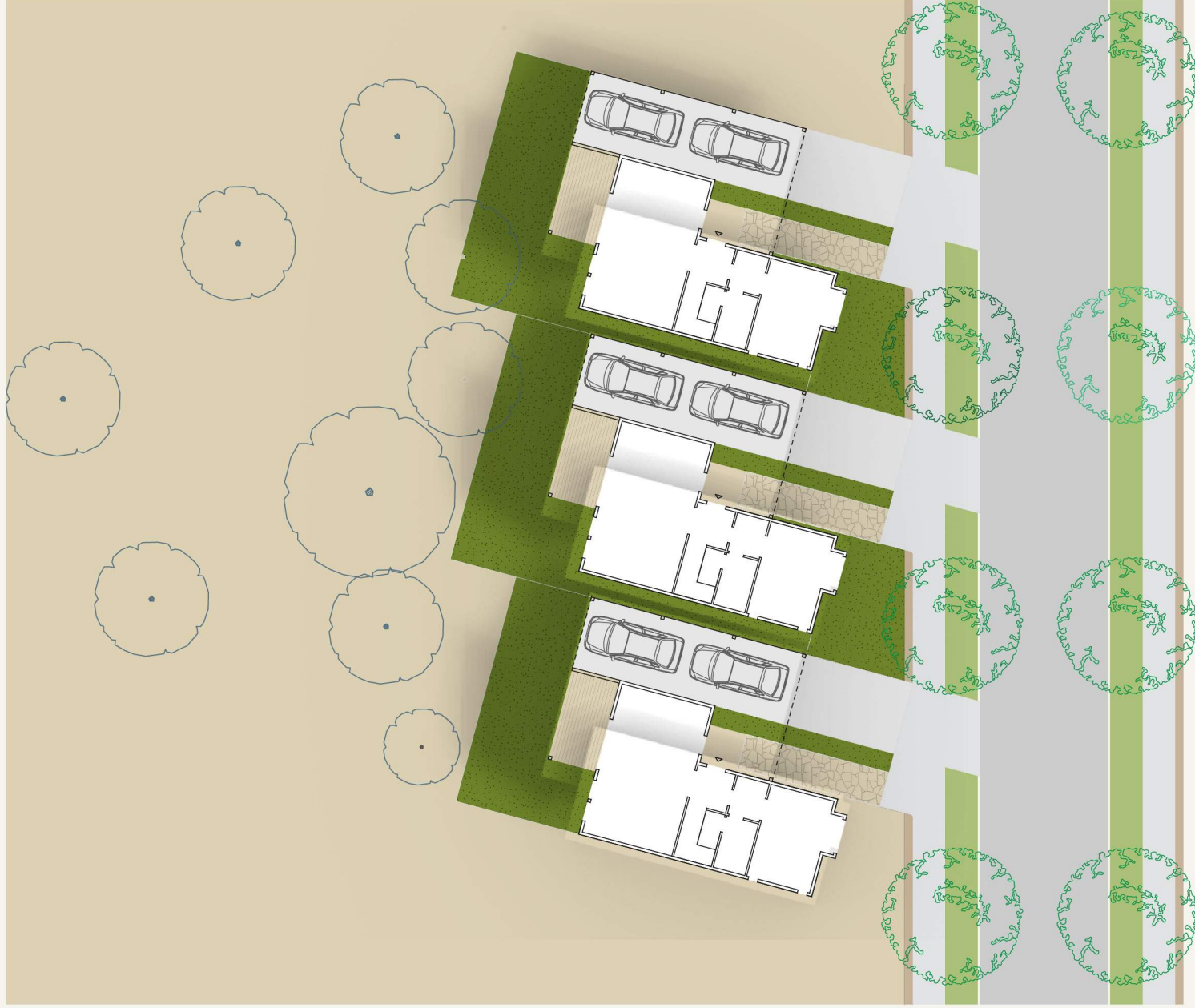
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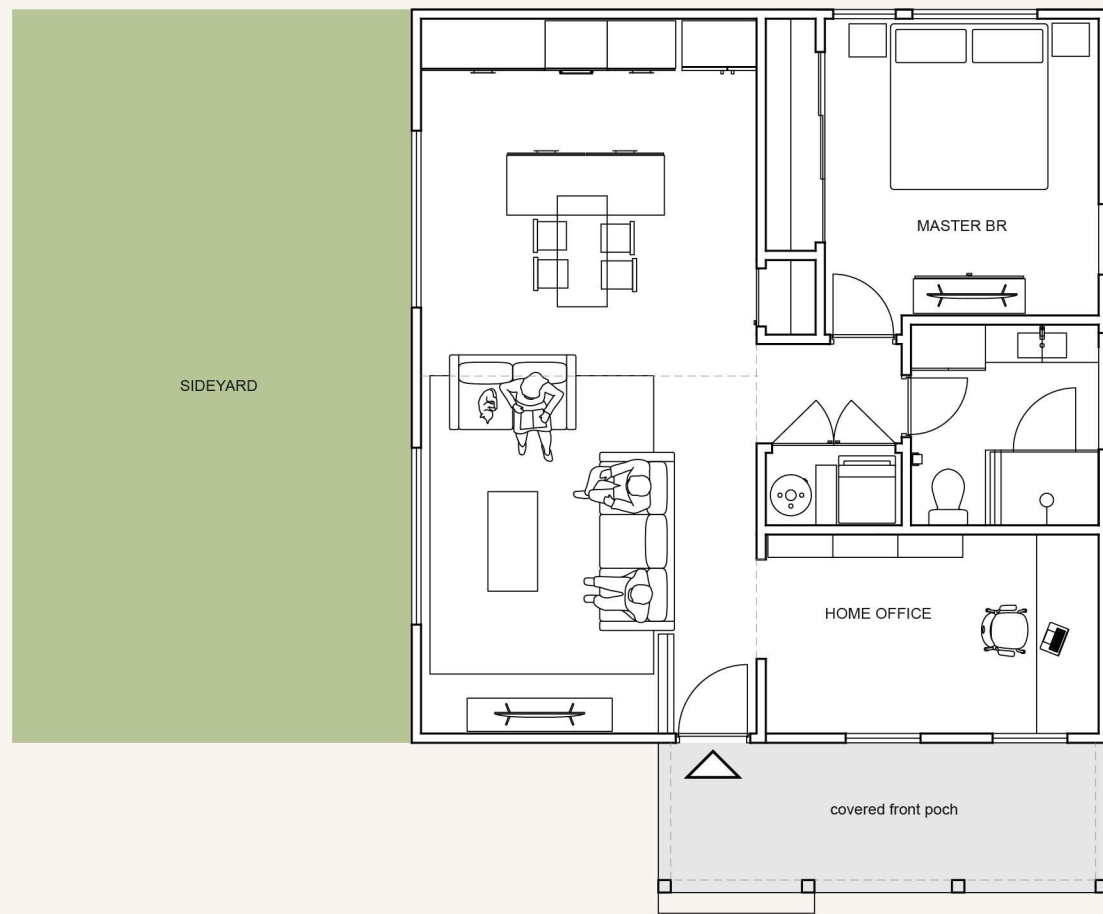
- 1 DOG PARK
- 2 4-RAIL WOOD FENCE WITH WIRE MESH
- 3 CONCRETE WALK
- 4 DECOMPOSED GRANITE PATH
- 5 SHRUB BED AND/OR UNDISTURBED FOREST FLOOR
- 6 SHADE STRUCTURE
- 7 BENCH
- 8 EXISTING PONDEROSA PINE TREES



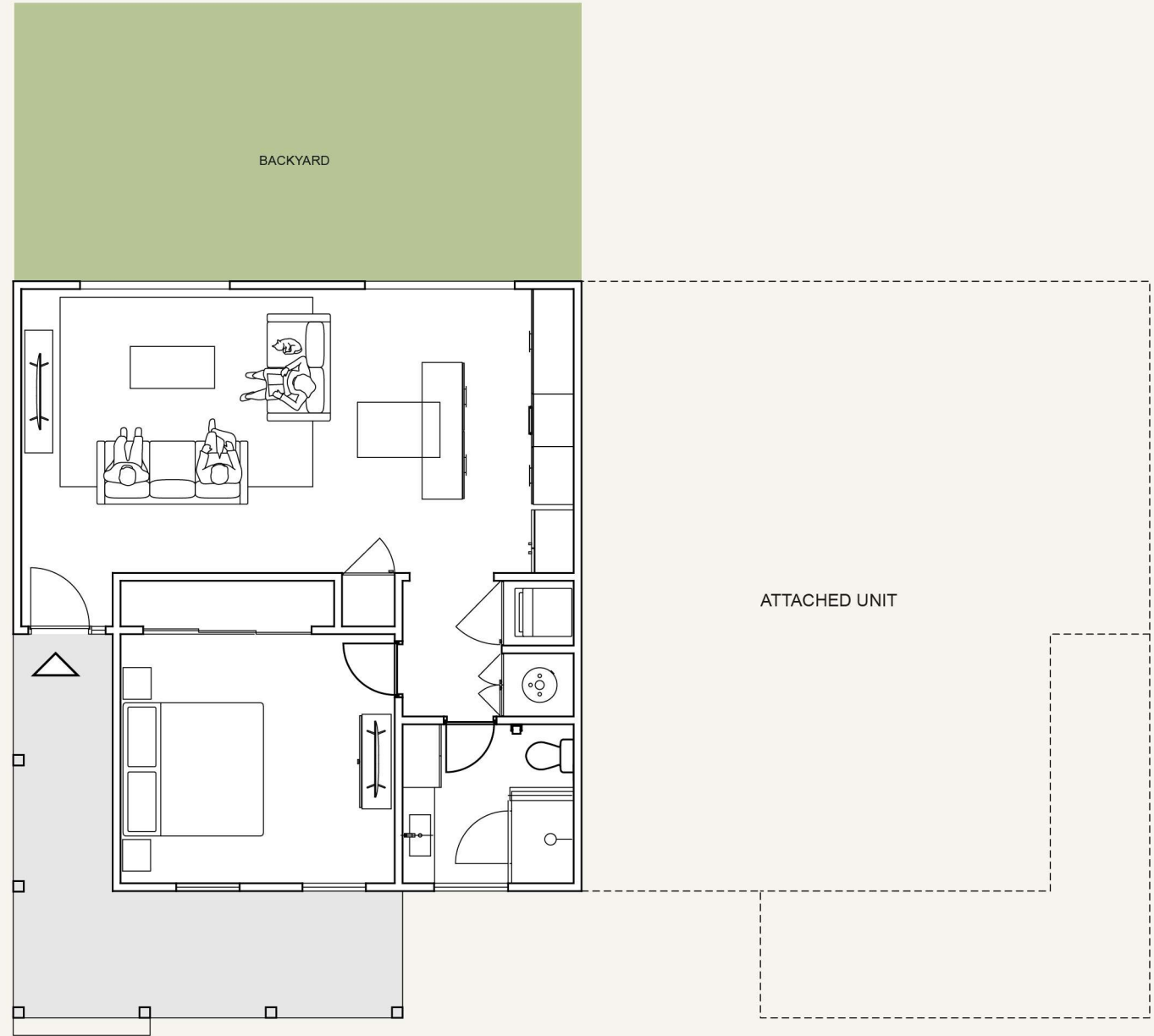
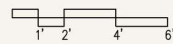




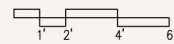


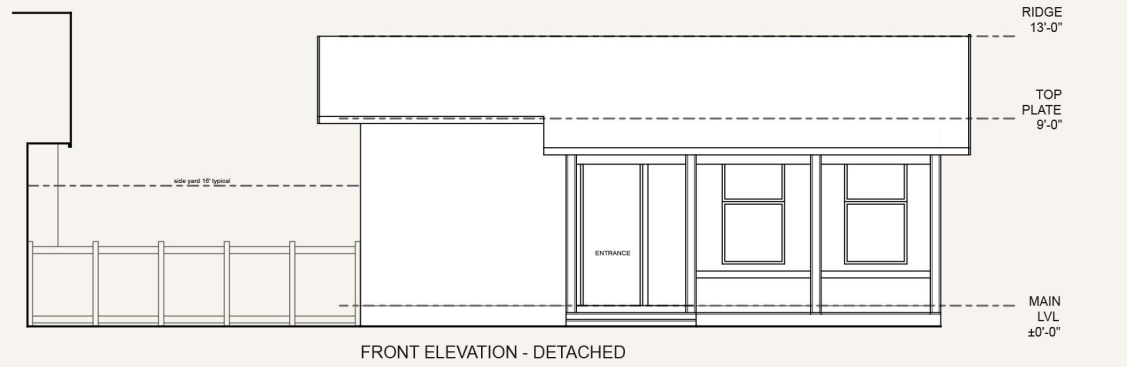


GROUND FLOOR - 1 BEDROOM DETACHED
820 SQF

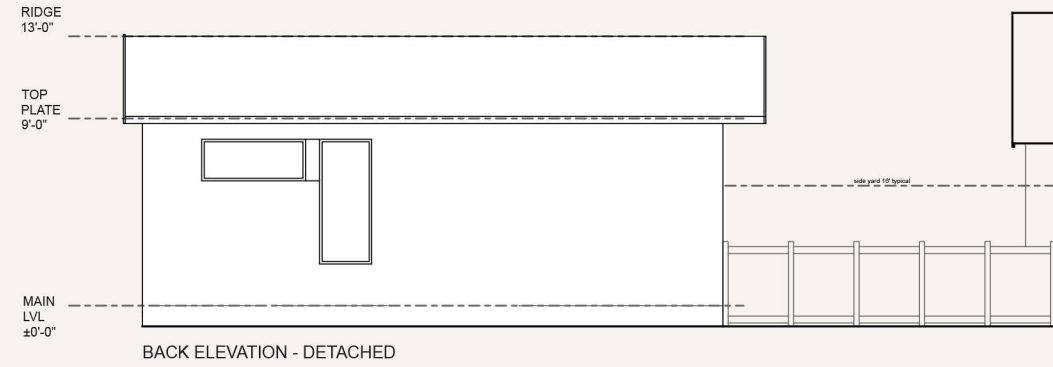


GROUND FLOOR - 1 BEDROOM ATTACHED
750SQF

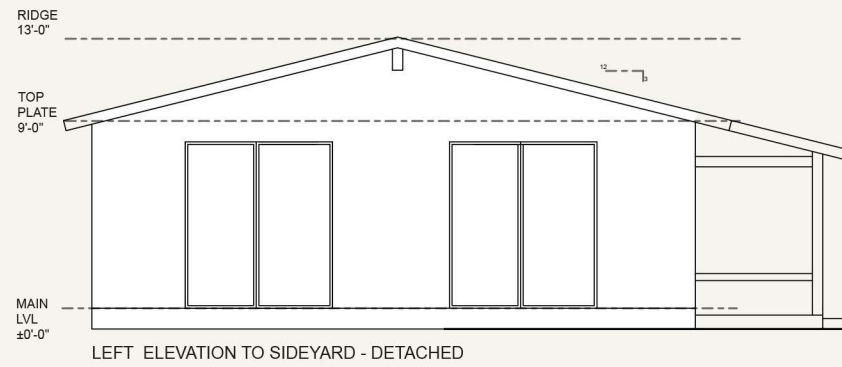




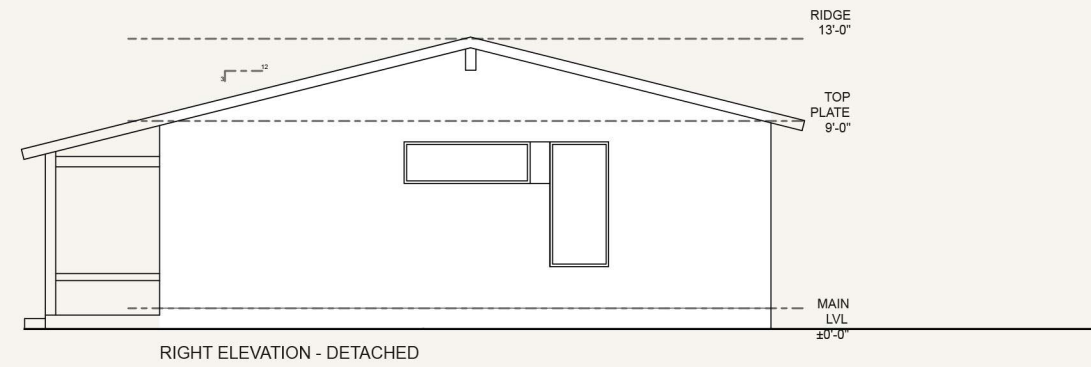
FRONT ELEVATION - DETACHED



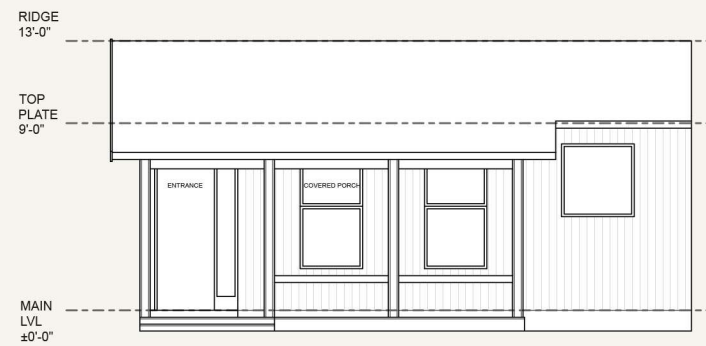
BACK ELEVATION - DETACHED



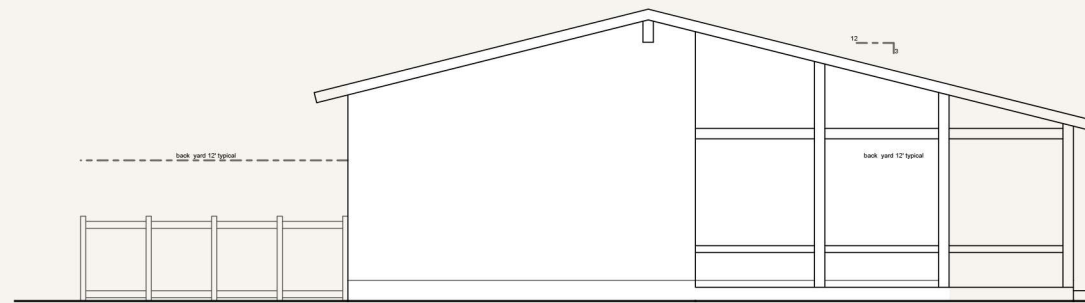
LEFT ELEVATION TO SIDEYARD - DETACHED



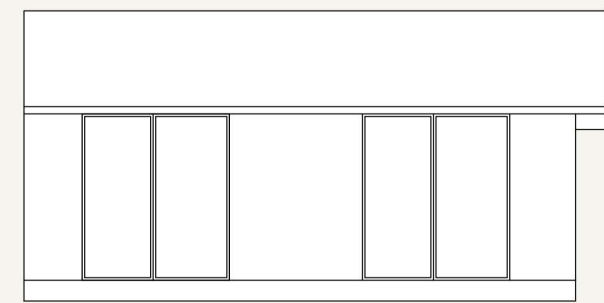
RIGHT ELEVATION - DETACHED



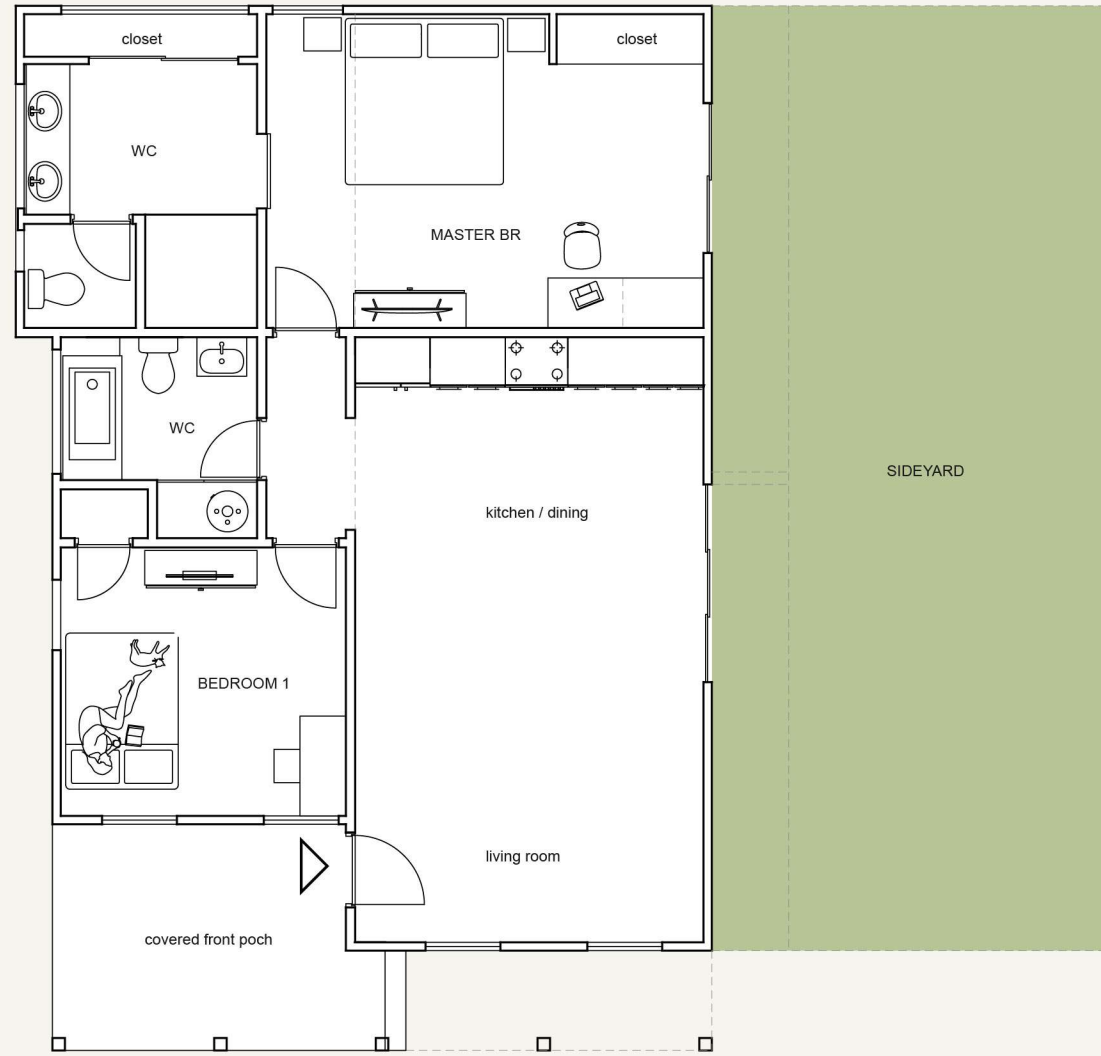
BACK ELEVATION - ATTACHED



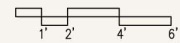
LEFT ELEVATION - ATTACHED

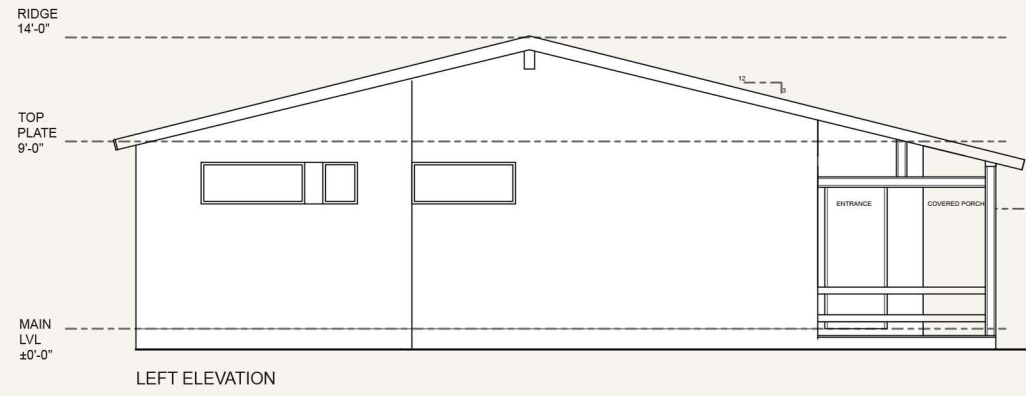


BACK ELEVATION TO BACKYARD- ATTACHED

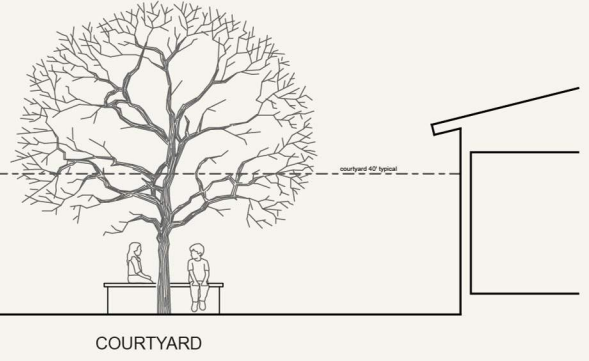


GROUND FLOOR - 2 BEDROOM
950 SQF

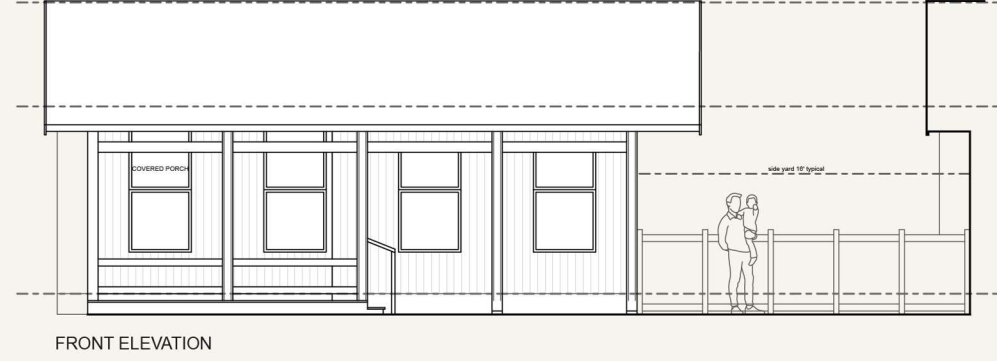




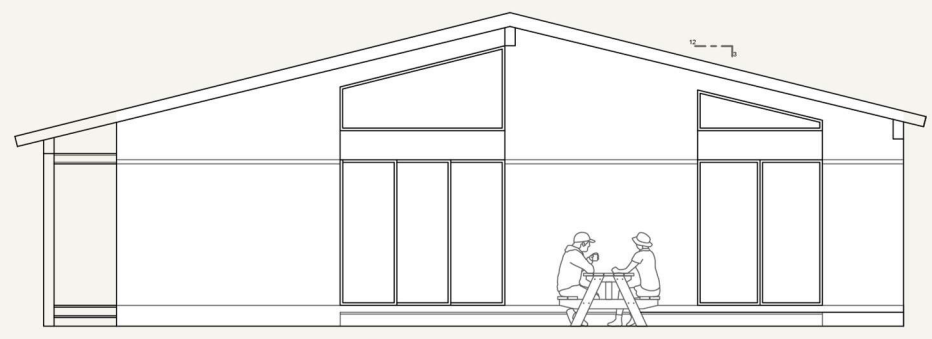
LEFT ELEVATION



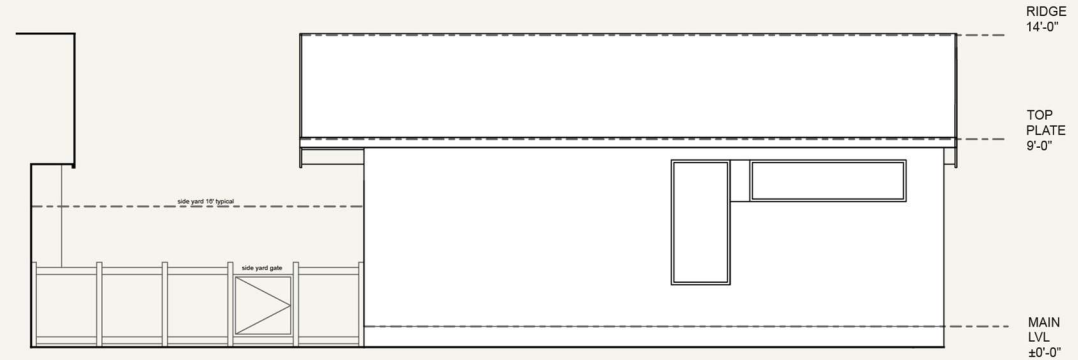
COURTYARD



FRONT ELEVATION



RIGHT ELEVATION TO SIDE YARD



SIDEYARD BACK ELEVATION