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MDN
ARCHITECTURE

2312 W. MANDALAY LN.
PHOENIX, AZ 85023
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SITE PLAN REVIEW
PZ-20-00212-01

PUTTTEK FLAGSTAFF
PARK 66 PROPERTIES, LLC
3126 E ROUTE 66
FLAGSTAFF, ARIZONA 86004

REVISIONS

JOB NUMBER
210302

DATE
7/19/2022

SHEET NUMBER

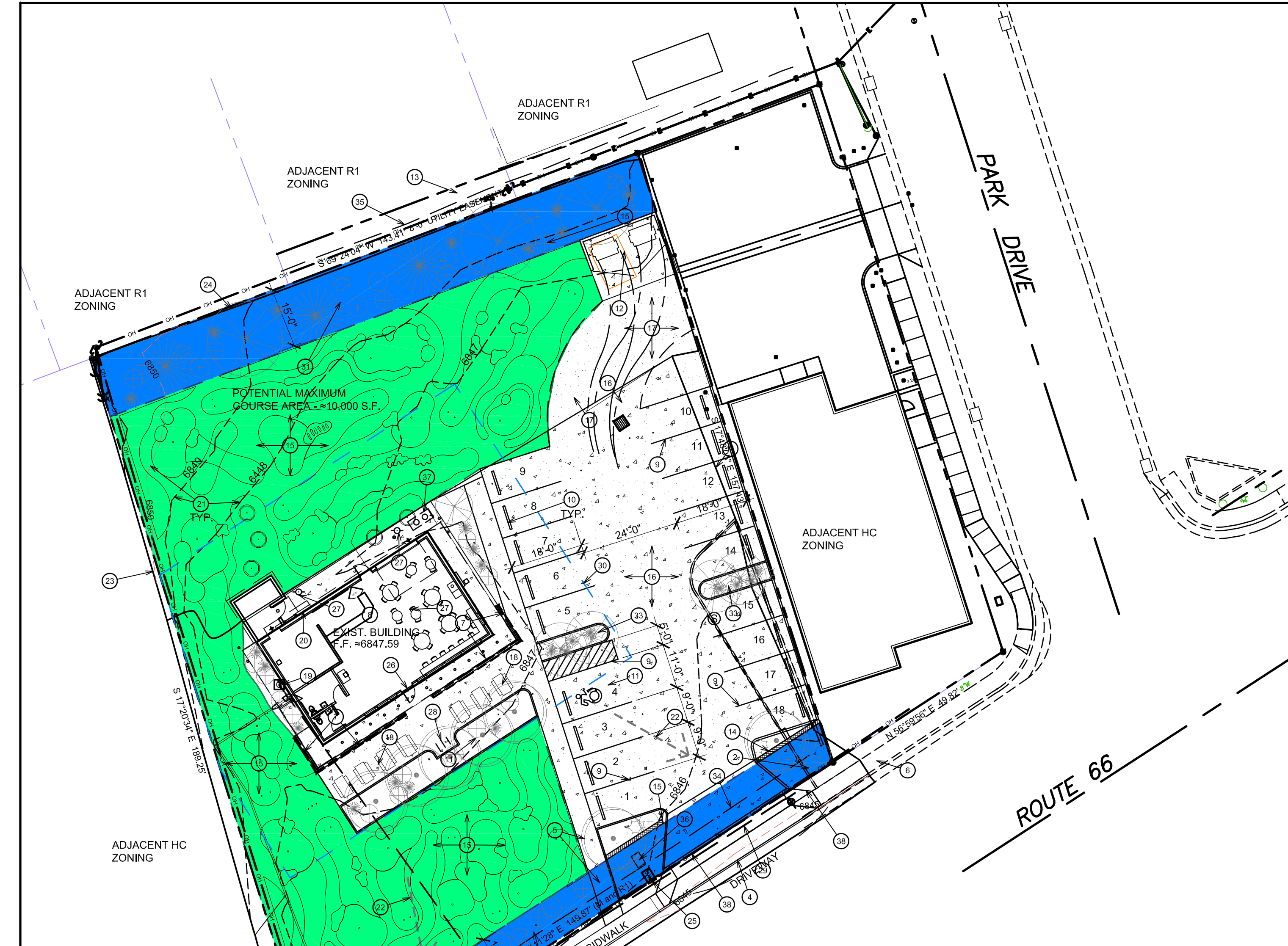
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SITE PLAN REVIEW

PuttTek FLAGSTAFF
3126 E ROUTE 66
FLAGSTAFF, ARIZONA 86004



VICINITY MAP/ADJACENT ZONING 1"=200'-0"

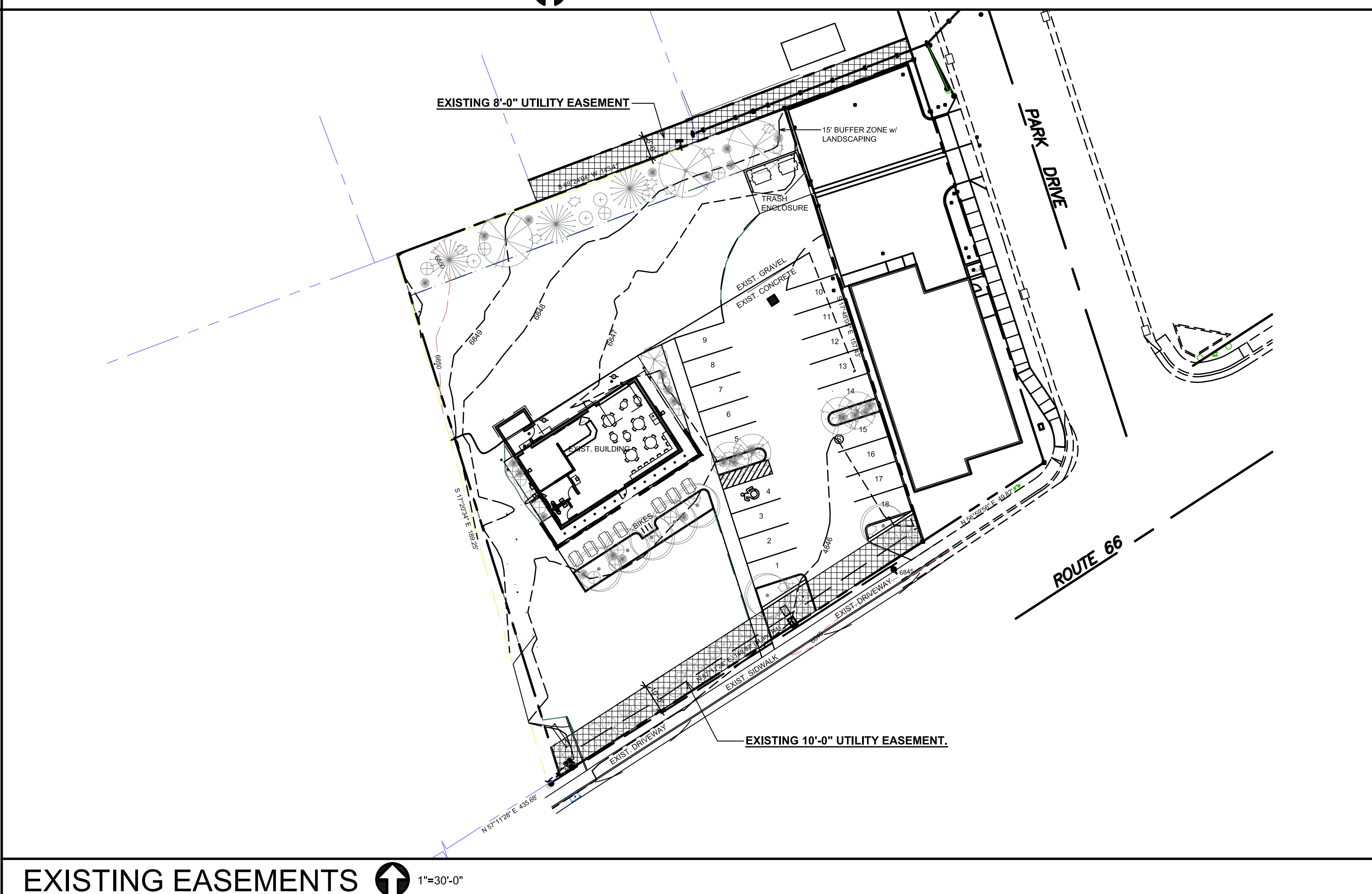


1 SITE PLAN 1"=20'-0"

PROJECT INFORMATION

DATE PREPARED: JULY 19, 2022	CUP REQUIRED: YES
DEVELOPMENT NAME: PUTTTEK FLAGSTAFF	FLOOD PLAIN: ZONE X = 0.2 ANNUAL PERCENT CHANCE FLOOR HAZARD FOR ALL BUT ABOUT 15' ALONG RTE 66 WHICH IS LESS.
SITE ADDRESS: 3126 E ROUTE 66 FLAGSTAFF, AZ 86004	LIGHTING ZONE: 3
APN: 10809001	SITE ACREAGE: 24,620 S.F. .565 ACRES
LEGAL DESCRIPTION: SUBDIVISION: PINE PARK MANORS BLOCK: A LOT: 1; W/2 LOT 2 SIXTEENTH; SW QUARTER; SE SECTION: 12 TOWNSHIP: 21N RANGE: 07E	BUILDING: GROSS AREA: 1,644 S.F. FLOORS: 1 HEIGHT ALLOWABLE: 60'-0" ACTUAL: 14'-0" IBC 2018: A-3 SPRINKLERS: NO
PROPERTY OWNER: PARK 66 PROPERTIES 3130 E ROUTE 66 FLAGSTAFF, AZ 86004	SITE COVERAGE: BUILDING 1644 S.F. / 6.6% FAR ALLOWABLE: 3.0 ACTUAL: .078
DEVELOPER: KYLE McCAIN 3130 E ROUTE 66 FLAGSTAFF, AZ 86004 928-707-3392 KYLE@PUTTTEK.COM	POST DEVELOPMENT IMPERVIOUS AREA: PER CIVIL PLANS TOTAL 14,151 S.F. .325 ACRES
GENERAL CONTRACTOR: BOB HARRIS B3 CONSTRUCTION 1016 W UNIVERSITY AVE SUITE 208 FLAGSTAFF, ARIZONA 86001 928-699-8046	PARKING: TABLE 10-50.80.040.A - OTHER COMMERCIAL/RECREATIONAL USES (PRIVATELY-OWNED), 1 SPACE PER 250 S.F. = 6 SPACES OR ONE (1) SPACE PER FOUR (4) PATRONS TO THE MAXIMUM CAPACITY OF FACILITY AS DETERMINED BY THE APPLICABLE CITY BUILDING CODES, PLUS ONE (1) SPACE PER EACH EMPLOYEE ON THE LARGEST WORK SHIFT. 18 SPACES ARE PROVIDED - EMPLOYEES - 3 SPACES CUSTOMERS - 15 SPACES = MAX. OCCUPANCY OF 60 BIKE PARKING - 2 REQUIRED, 3 PROVIDED.
PREPARED BY: MICHAEL NELSON, ARCHITECT MDN ARCHITECTURE, LLC 2312 W. MANDALAY LN. PHOENIX, AZ 85023 602-228-4998	ADOT: REQUIRED CLEAR ZONE - 10'-0"
ZONING: HIGHWAY COMMERCIAL - HC	SETBACKS:
FRONT ALLOWABLE 0' ACTUAL ≈72'-0"	SIDE-WEST ALLOWABLE 0' ACTUAL ≈17'-0"
SIDE-EAST ALLOWABLE 0' ACTUAL ≈69'-6"	REAR ALLOWABLE 15' ACTUAL ≈71'-0"

EXISTING EASEMENTS



EXISTING EASEMENTS 1"=30'-0"

SITE PLAN SHEET NOTES

- EXIST. PEDESTAL SIGN
- 10'-0" LANDSCAPE BUFFER ZONE PER COF REQUIREMENTS. THIS AREA IS ALSO AN EXIST. 10'-0" UTILITY EASEMENT.
- EXIST. FIRE HYDRANT
- REDESIGNED DRIVE PER CIVIL C2.0
- ACCESSIBLE PEDESTRIAN FROM ROUTE 66
- EXIST. SIDEWALK
- EXIST. LOW SITE WALL TO REMAIN
- EXIST. BUILDING TO REMAIN
- NEW PARKING STRIPING
- NEW CURB STOP
- NEW VAN ACCESSIBLE PARKING SPOT
- NEW TRASH ENCLOSURE. SPLIT FACE 8x8x16 CMU, 6' TALL WITH TWO STEEL SWING GATES. RU30, 30' TURN RADIUS
- 8'-0" PUBLIC UTILITY EASEMENT.
- NEW 42" SCREEN WALL
- NEW PUTTING COURSE
- EXIST. CONCRETE PAVING
- EXIST. GRAVEL AREA
- NEW OUTDOOR DINING AREA
- EXIST. GAS METER
- EXIST. 400 AMP SINGLE PHASE ELECTRICAL ENTRANCE SECTION
- EXIST. CONTOUR LINES FROM SURVEY COMPLETED 9/2/2021 NORTHLAND EXPLORATION SURVEYS, INC.
- EXIST. FLOW LINES
- EXIST. CHAIN LINK FENCE
- EXIST. WOOD FENCE
- EXIST. WATER METER - 3/4" SERVICE
- EXIST. MAIN ENTRY
- EXIST. SEWER GRADE CLEANOUTS
- BIKE PARKING - MIN. OF 2 OR 5% OF PARKING, 3 PROVIDED. WILLIAMS PATTERSON MODEL #1608-01. POWDER COATED BLACK.
- EXIST. 8" WATER MAIN
- 25'-0" BUILDING L.S. ZONE
- 15'-0" PERIPHERY BUFFER ZONE
- APPROXIMATE LOCATION OF EXISTING DOMESTIC WATER ENTRANCE BACKFLOW PREVENTER INSIDE THE BUILDING
- PARKING AREA LANDSCAPE PENINSULA
- EXIST. 12" SEWER LINE
- EXIST. 6" SEWER LINE
- BACKFLOW IN HOTBOX
- GREASE INTERCEPTOR
- SIDEWALK BYPASS AT DRIVEWAY
- DEMO EXIST. DRIVE AND INSTALL NEW WALK PER CIVIL C.20

PROJECT NARRATIVE

THE PUTTTEK FLAGSTAFF PROJECT, AN 18-HOLE PUTTING GOLF COURSE, WILL BE A RECREATIONAL VENUE OPEN TO THE PUBLIC AND LOCATED AT 3126 E ROUTE 66 IN FLAGSTAFF, ARIZONA.

THE PROPERTY WAS FORMERLY A GAS STATION AND CONVENIENCE STORE. THE FUEL PUMPS HAVE BEEN REMOVED AND THE AREA PAVED OVER WITH CONCRETE. THE CONVENIENCE STORE REMAINS ON SITE AND IS SERVED WITH EXISTING WATER, SEWER, GAS, AND ELECTRICITY. THE STORE WILL BE RENOVATED TO SUPPORT THE PUTTING COURSE. THE PROGRAM INCLUDES A CUSTOMER SERVICE DESK, A PRO-SHOP, CONCESSION AREA, AND RESTROOMS. THE RENOVATION WILL INCLUDE THE RENOVATION OF THE INTERIOR TO INCLUDE SEATING, A CUSTOMER SERVICE DESK, A COMMERCIAL KITCHEN AND THE ADDITION OF AN APPROXIMATELY 12'-0"X12'-0" ADDITION TO THE REAR OF THE BUILDING TO SUPPORT THE KITCHEN. RENOVATIONS WILL ALSO INCLUDE THE ADDITION OF AN OVERSIZED DOOR IN THE REAR TO ALLOW FAIR WEATHER ACCESS TO THE COURSE AND A NEW REAR EXIT DOOR WILL BE INSTALLED AS WELL. THE PLAN IS TO UTILIZE THE EXISTING CONCRETE PAVING AND DRAINAGE PATTERN. PARKING WILL BE PLACED IN THIS AREA. SITE LIGHTING COMPLYING WITH FLAGSTAFF DARK SKIES AS WELL AS SITE WALLS.