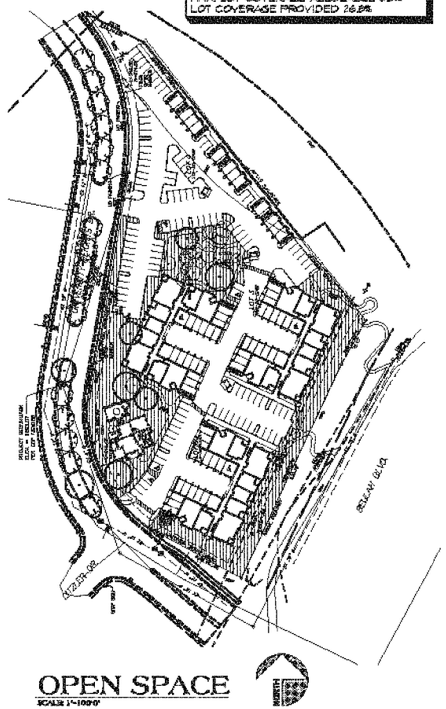
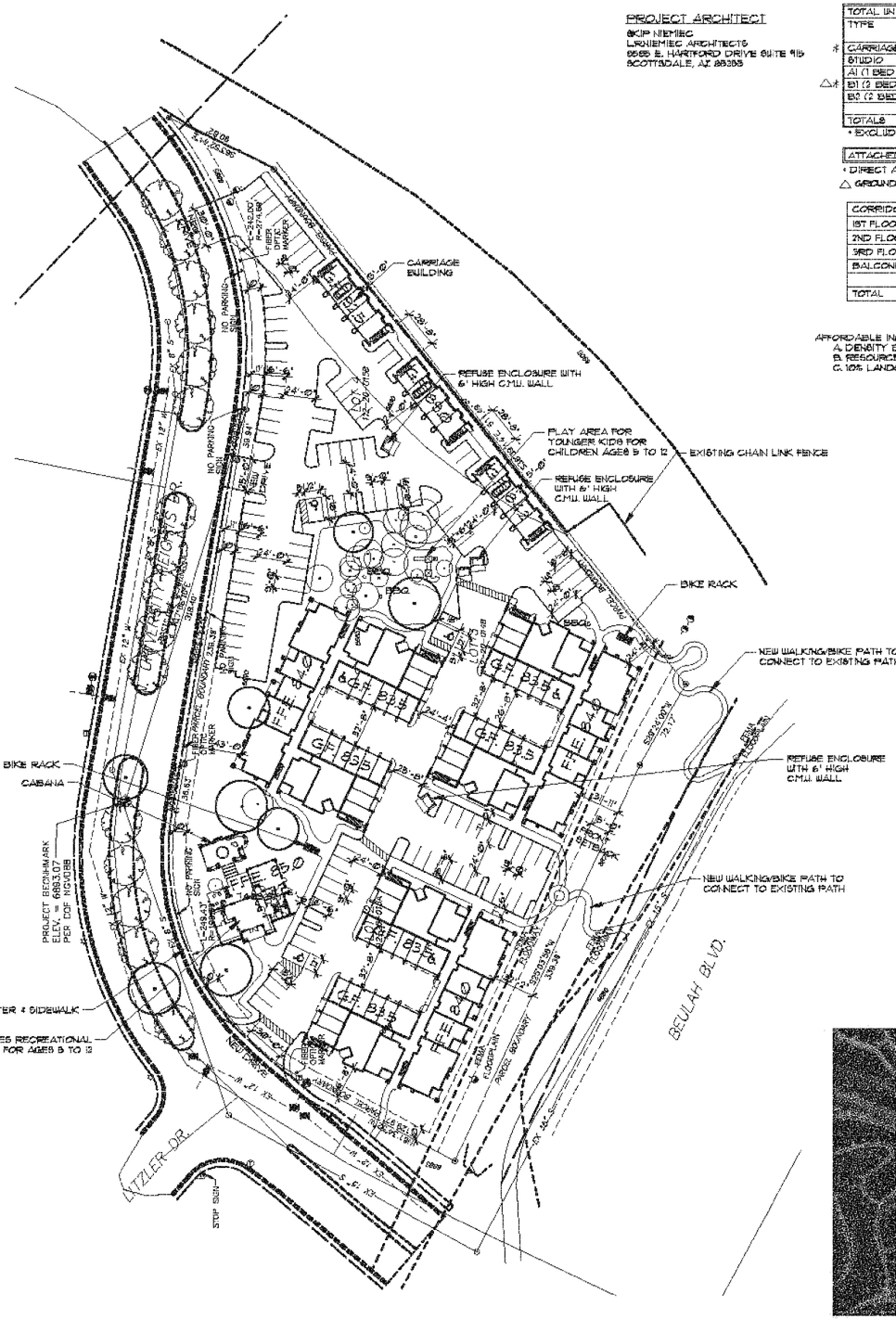
OPEN SPACE REQUIRED = 28,261 S.F. (15%)
OPEN SPACE PROVIDED = 49,194 S.F. (26%)
MAX. LOT COVERAGE ALLOWABLE 50%
LOT COVERAGE PROVIDED 26.8%



OPEN SPACE
SCALE 1"=100'-0"



SITE PLAN
SCALE: 1"=50'-0"

PROJECT OWNER/DEVELOPER

MARK CHASON
CHASON DEVELOPMENT
109 AFFINITY LANE
BUFFALO, NY 14218

PROJECT ARCHITECT

SKIP NIEMIEC
L.R.NIEMIEC ARCHITECTS
8585 E. HARTFORD DRIVE SUITE 115
SCOTTSDALE, AZ. 85255

PROJECT DATA (THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE)

PARCEL SIZE: 4.02 +/- NET ACRES
EXISTING ZONING: HC PROPOSED ZONING: HR
DENSITY: 27.61 DU/NET ACRE (111) TOTAL UNITS

TOTAL UNIT MIX (ALL BUILDINGS 2-STORY & 3-STORY)

	TYPE	MARKET RATE QUANTITY	AFFORDABLE QUANTITY	%	GROSS	BALCONY S.F.	* GROSS S.F.
#	CARRIAGE (1 BED 1 BATH)	12		11	662		7,944
	STUDIO	2	7	8	463		4,167
	A1 (1 BED 1 BATH)	39	3	38	582		24,444
△#	B1 (2 BED 2 BATH)	28	2	27	938		28,140
	B2 (2 BED 2 BATH)	18		16	1,166		20,988
	TOTALS	99	12	100			85,683

* EXCLUDES BALCONY

ATTACHED GARAGES (60) IN 38-PLEX + (18) IN CARRIAGE BLDG.= 78 (62.5%)

DIRECT ACCESS GARAGE
△ GROUND FLOOR UNITS (6) HAVE DIRECT ACCESS GARAGE

CORRIDORS	GROSS S.F.
1ST FLOOR	11,826
2ND FLOOR	7,185
3RD FLOOR	7,185
BALCONIES	6,988
TOTAL	34,365 S.F.

COMMON AREAS	
TYPE	GROSS S.F.
CLUBHOUSE/OFFICE	2,125
CABANA	648
TOTAL COMMON AREAS	2,773

SUMMARY OF TOTAL BUILDINGS	
	GROSS S.F.
APARTMENTS	85,683
GARAGES	18,138
CORRIDORS/BALCONIES	34,365
COMMON AREAS	2,773
TOTALS	141,019 S.F.

AFFORDABLE INCENTIVES PROPOSED:
A. DENSITY BONUS
B. RESOURCE PROTECTION REDUCTION
C. 10% LANDSCAPE STANDARD REDUCTION

APN 112-20-013A
APN 112-20-014B
APN 112-20-015C

PARKING CALCULATIONS

MARKET RATE PARKING:
CARRIAGE- (12X1.5)= 18
STUDIO- (9X1.25)= 11.25
A1- (42X1.5)= 63
B1- (30X2.25)= 67.5
B2- (18X2.25)= 40.5
REQUIRED= 200.25 SPACES

TOTAL REQUIRED= 200 SPACES

TOTAL PARKING PROVIDED= 189 SPACES
(BUS SERVICE AREA IS ALLOWED A REDUCTION OF 15%, USE 85%
REDUCTION OR 11 PARKING SPACES) 200 SPACES-11 SPACES=189 SPACES

PARKING PROVIDED:
78 GARAGE + 114 SURFACE= 192 SPACES/111 UNITS= 1.710 SPACES PER UNIT
(1 OF THE PARKING SPACES SHALL BE ACCESSIBLE)

INDICATES BIKE RACK
EACH SPACE = 5'x2'

(BICYCLE PARKING REQ. 189x.05=9.45)
(12) PROVIDED ON SURFACE

NOTE:
AT LEAST 2% OF THE UNITS, BUT NO LESS THAN ONE SHALL BE A TYPE 'A' UNIT. THESE UNITS MUST BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

VICINITY MAP

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Trailside

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE
Flagstaff, AZ.

Site Plan
Scale: 1" = 50'-0"

DRAWN BY: SG
CHECKED BY:
PROJECT NO.
DATE: 5-10-2013
ARCHITECT REG.

AS-1

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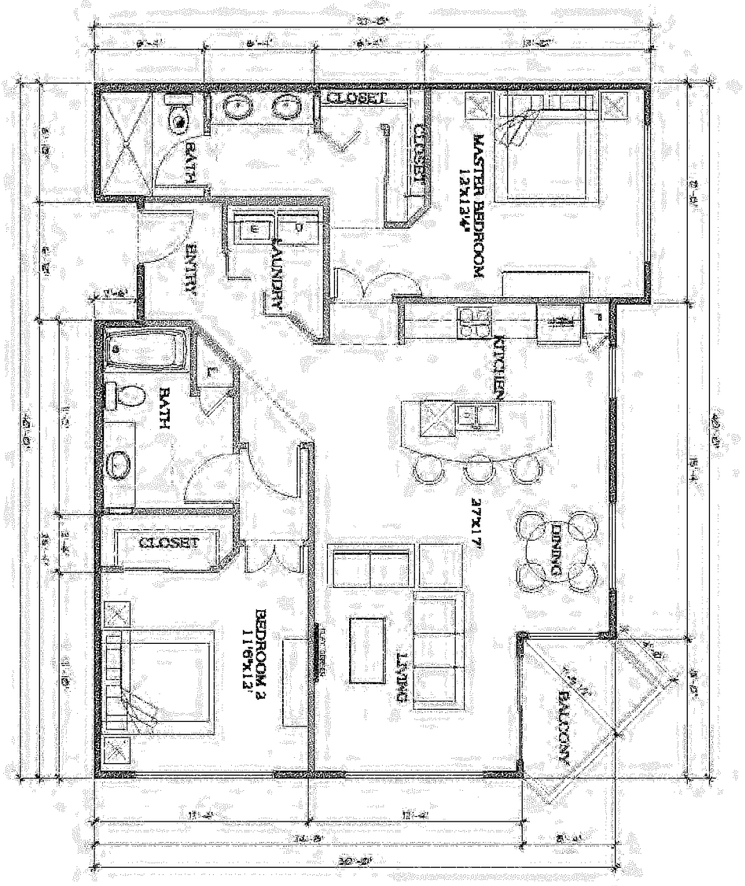
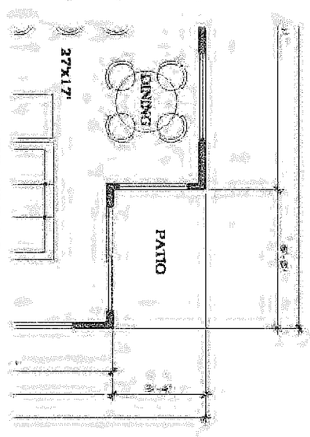
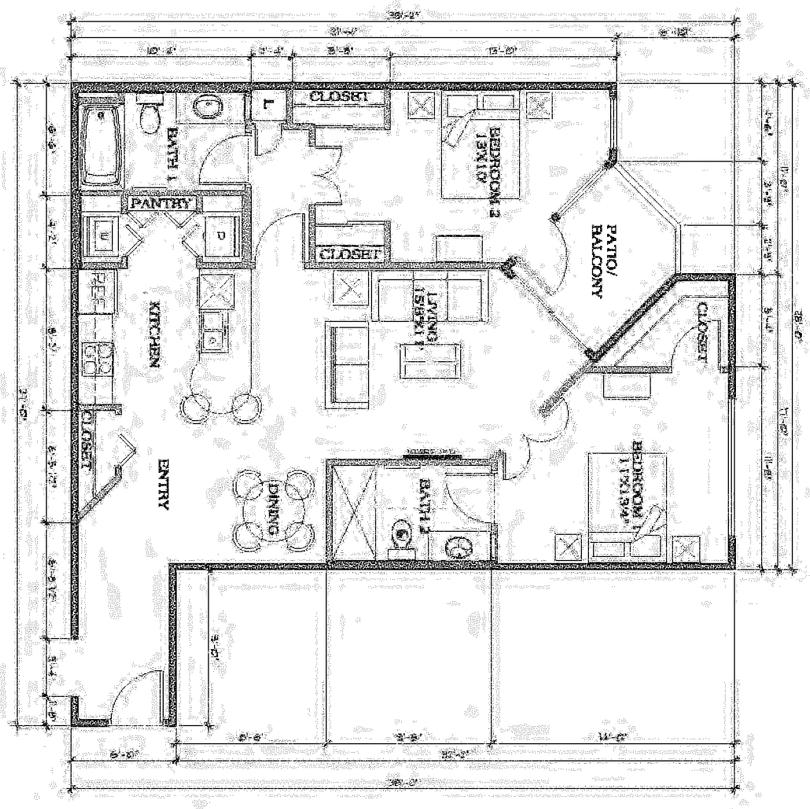


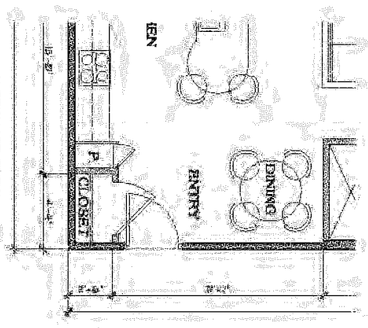
UNIT B2



ALTERNATE PATIO
LOCATED @ GROUND FLOOR



UNIT B1



ALTERNATE ENTRY
WHERE OCCURS

A-2

Unit Plans
Scale: 1/4" = 1'-0"

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Flagstaff, AZ.

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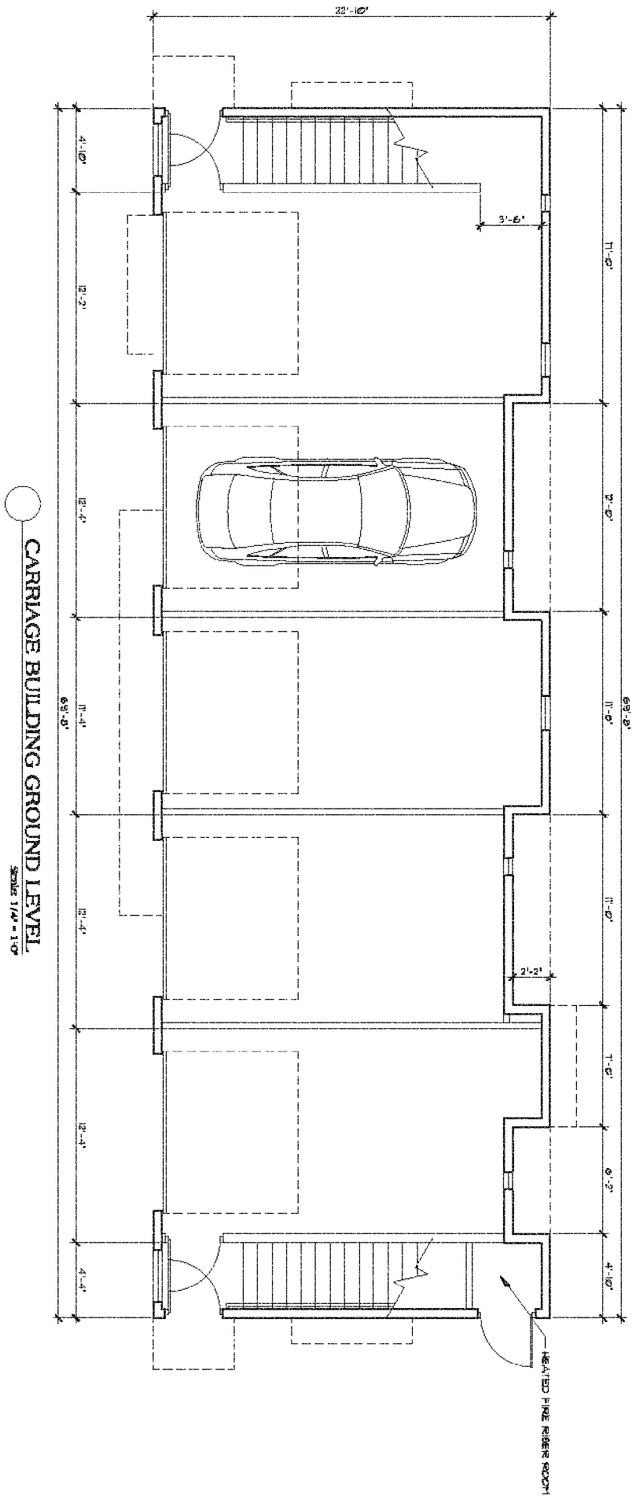
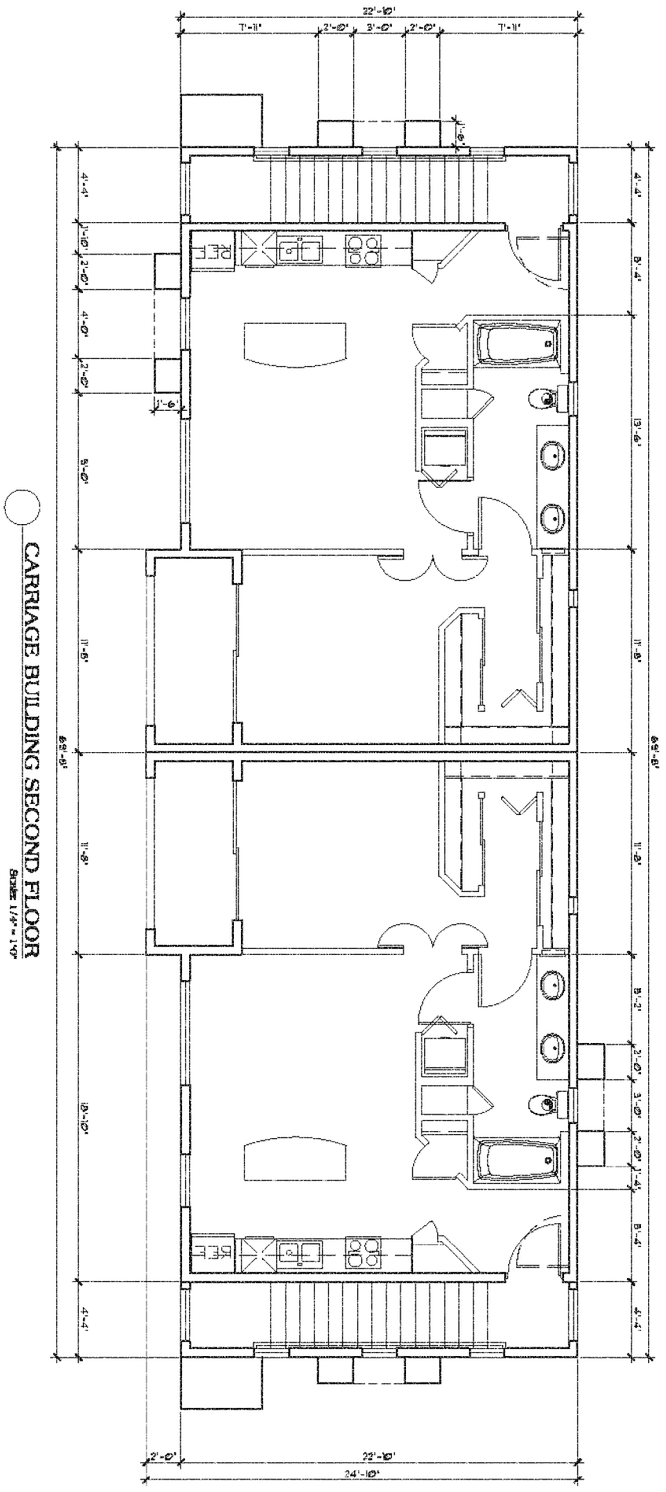


CARRIAGE BUILDING GROUND LEVEL

Scale: 1/4" = 1'0"



CARRIAGE BUILDING SECOND FLOOR

Scale: 1/4" = 1'0"

A-3

Bldg. Plans

Scale: 1/4" = 1'0"

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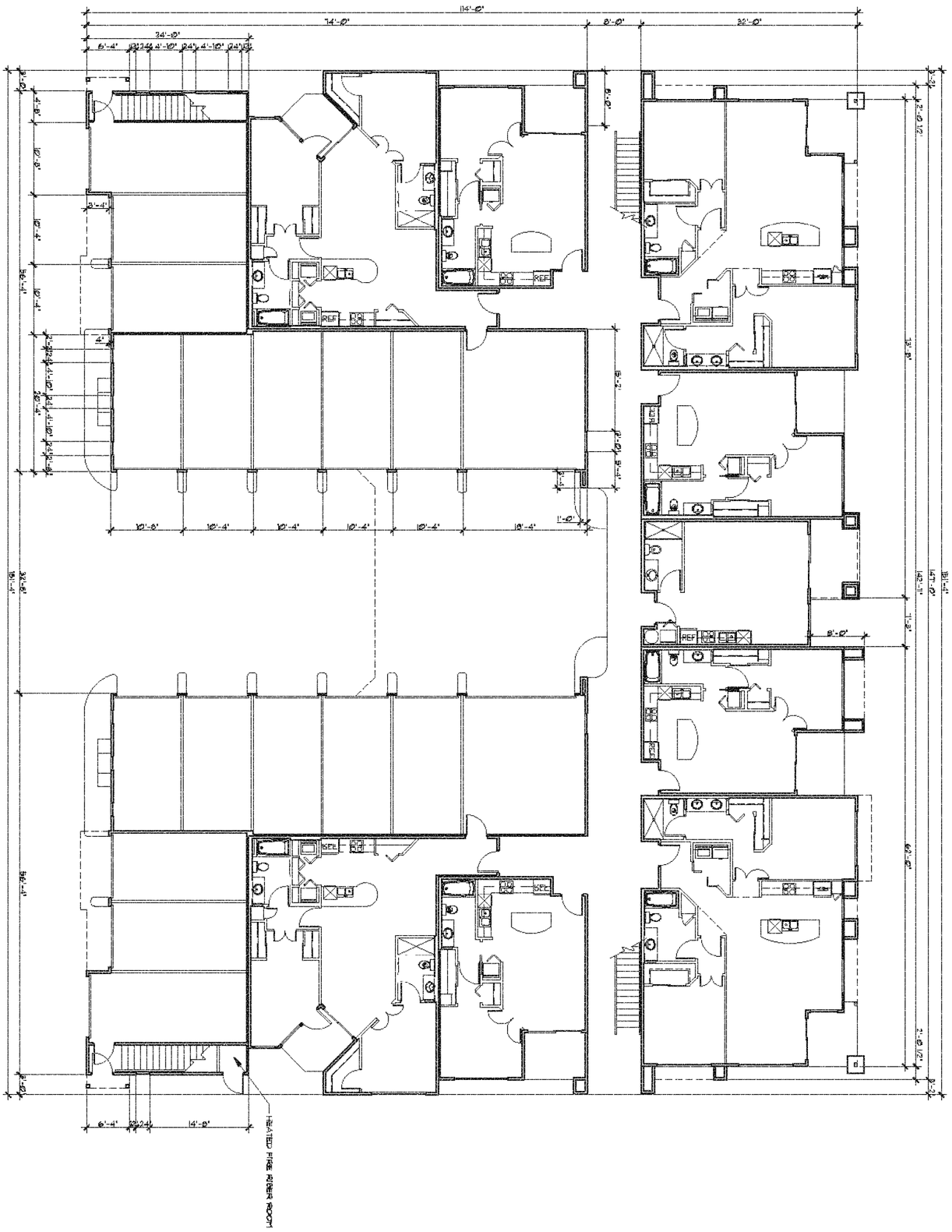

BUILDING #1 GROUND FLOOR

Scale: 1/8" = 1'0"

UNIT COUNT	
STUDIO	1
A1	4
B1	2
B2	2
TOTAL THIS FLOOR	9

A-4

Bldg. Plans

Scale: 1/8" = 1'0"

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Flagstaff, AZ.

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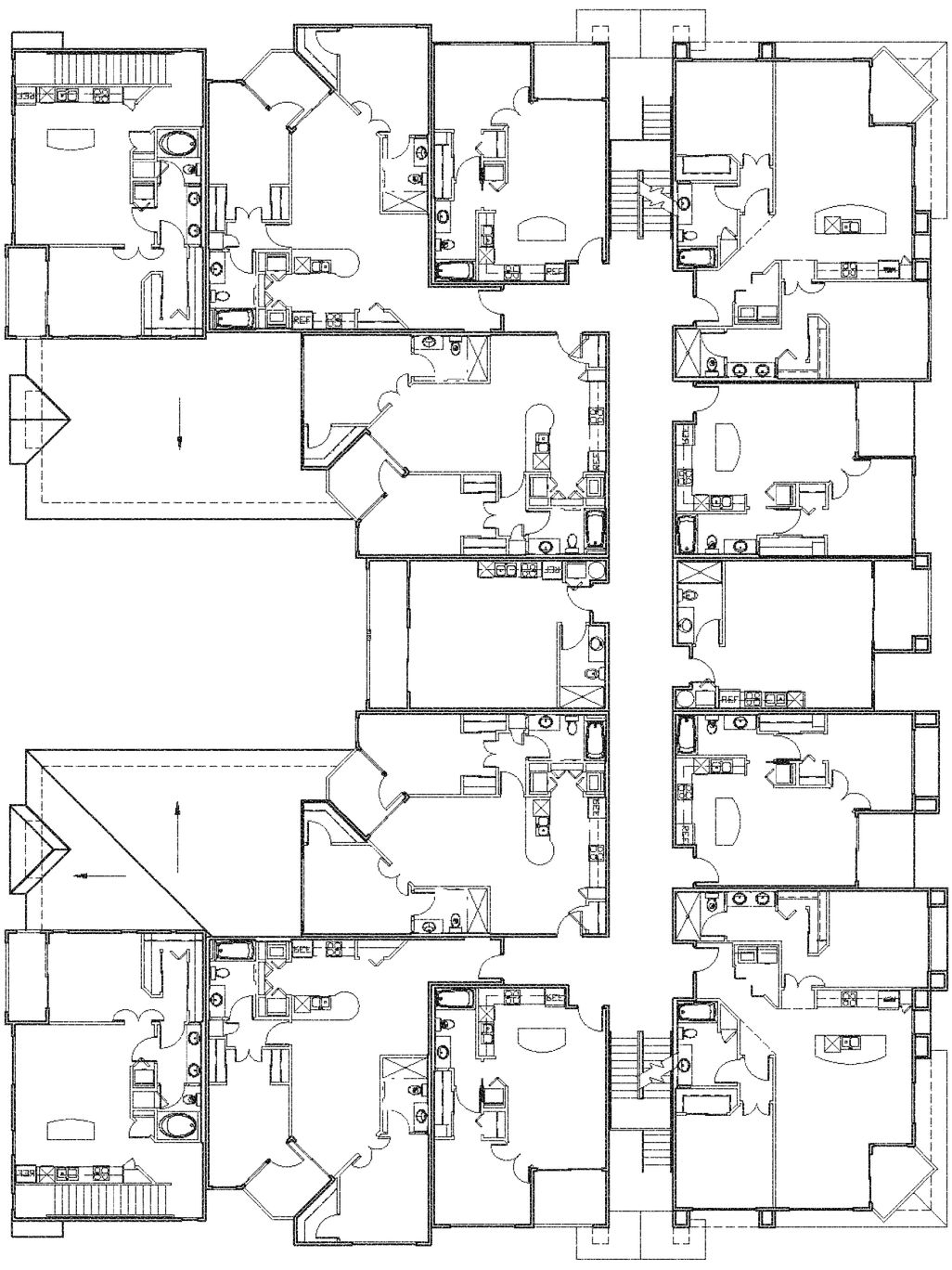

BUILDING #1 SECOND FLOOR

Scale: 1/8" = 1'0"

UNIT COUNT	
STUDIO	3
CARRIAGE	
A1	2
B1	4
B2	2
TOTAL THIS FLOOR	11

A-5

Bldg. Plans

Scale: 1/8" = 1'0"

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Flagstaff, AZ.

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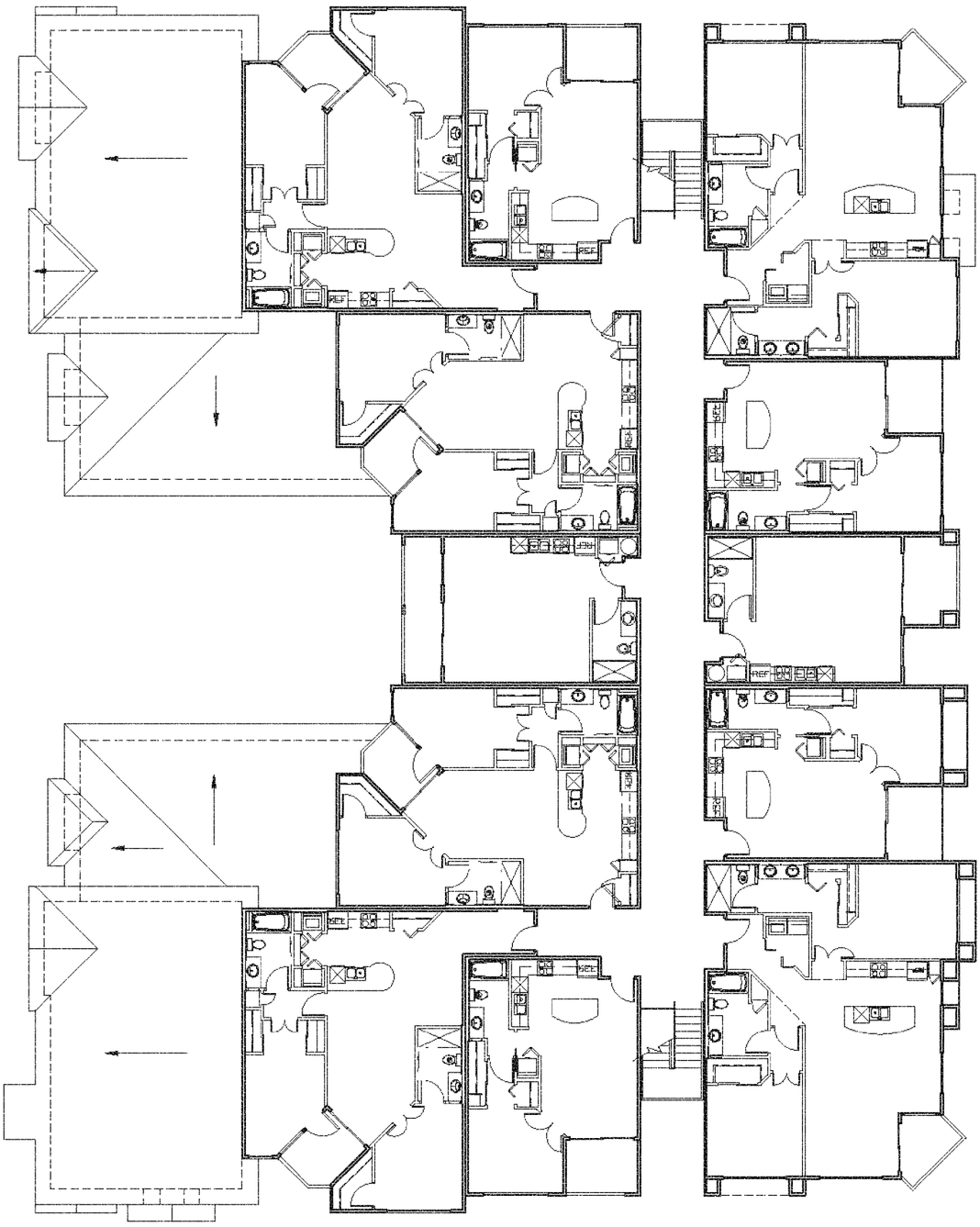

BUILDING #1 THIRD FLOOR

Scale: 1/8" = 1'0"

UNIT COUNT	
STUDIO	3
A1	4
B1	4
B3	2
TOTAL THIS FLOOR	13

A-6

Bldg. Plans

Scale: 1/8" = 1'0"

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Flagstaff, AZ.

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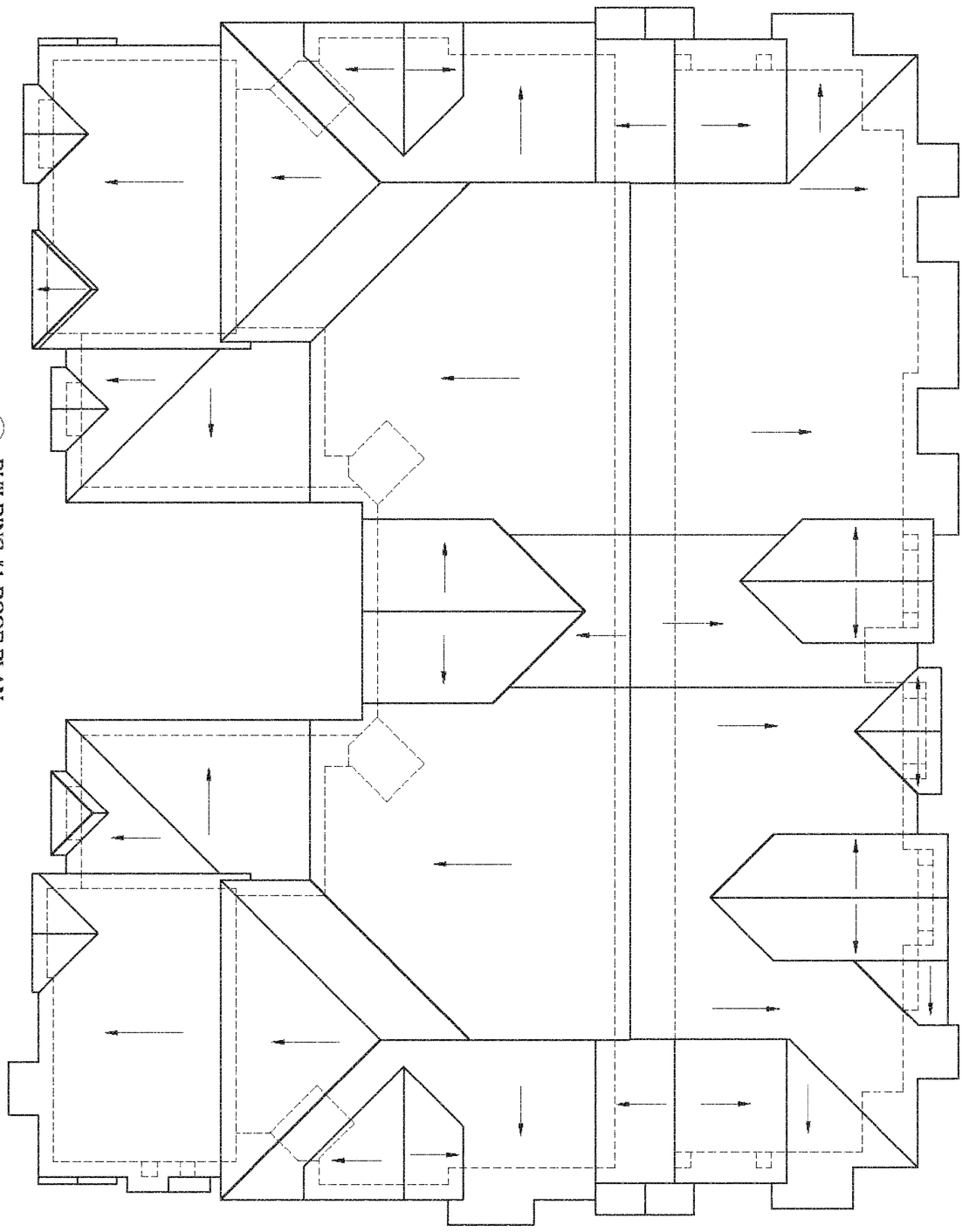

BUILDING #1 ROOF PLAN

Scale: 1/8" = 1'-0"

A-7

Bldg. Plans

Scale: 1/8" = 1'-0"

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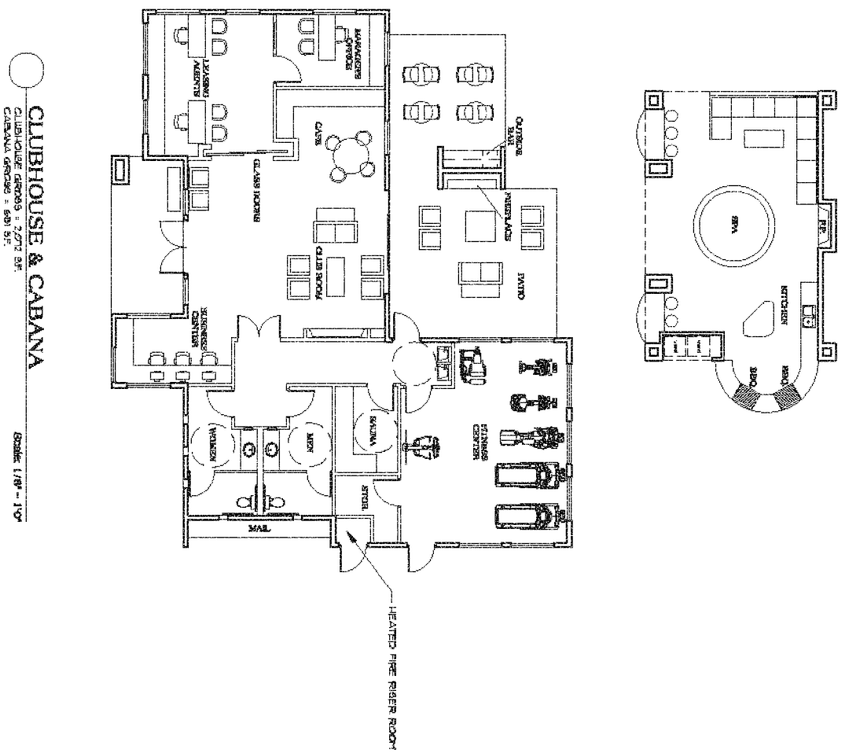

A-8

Bldg. Plans

Scale: 1/8" = 1'-0"

PROPOSED ADDRESS
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HEIGHTS DRIVE

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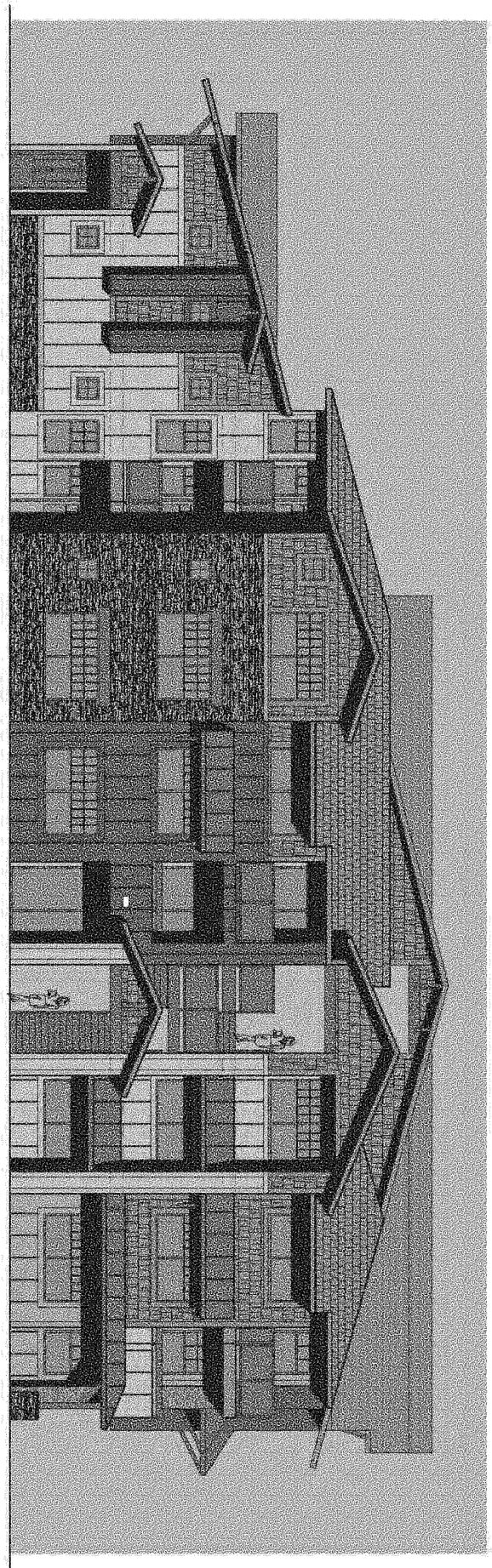
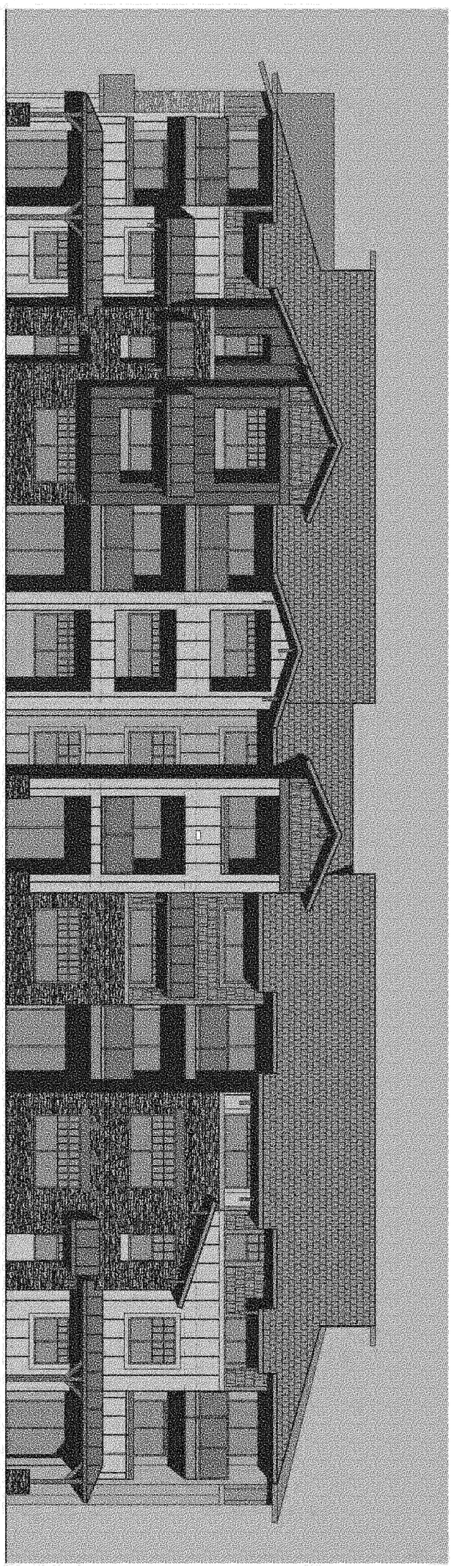


LEFT SIDE ELEVATION

Scale: 3/16" = 1'0"



FRONT/STREET ELEVATION

Scale: 3/16" = 1'0"

A-9

ELEVATIONS

Scale: 3/16" = 1'0"

PROPOSED ADDRESS
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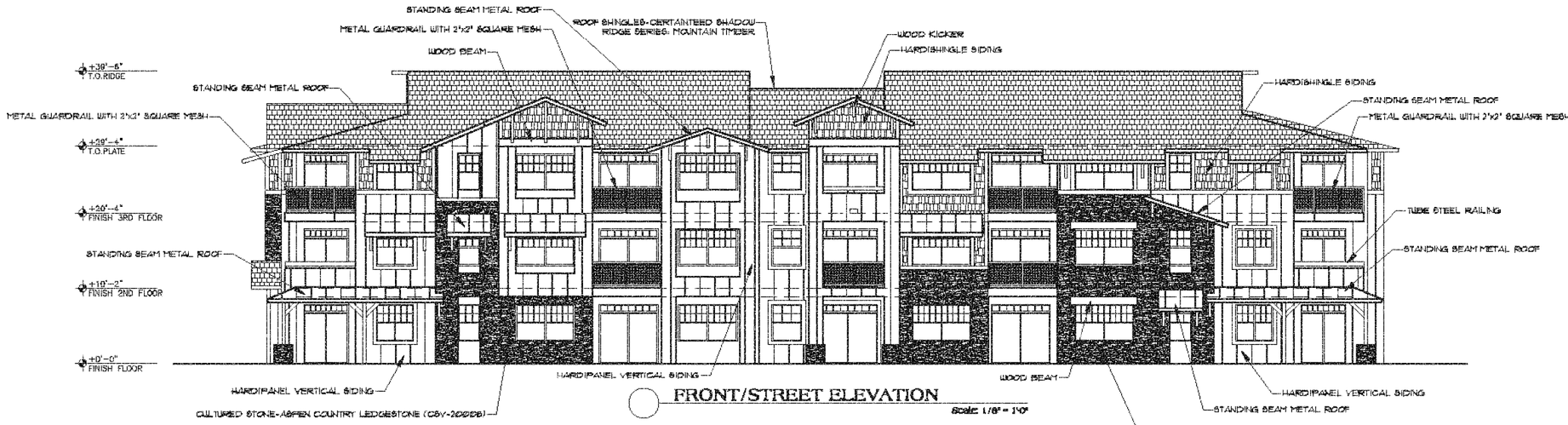
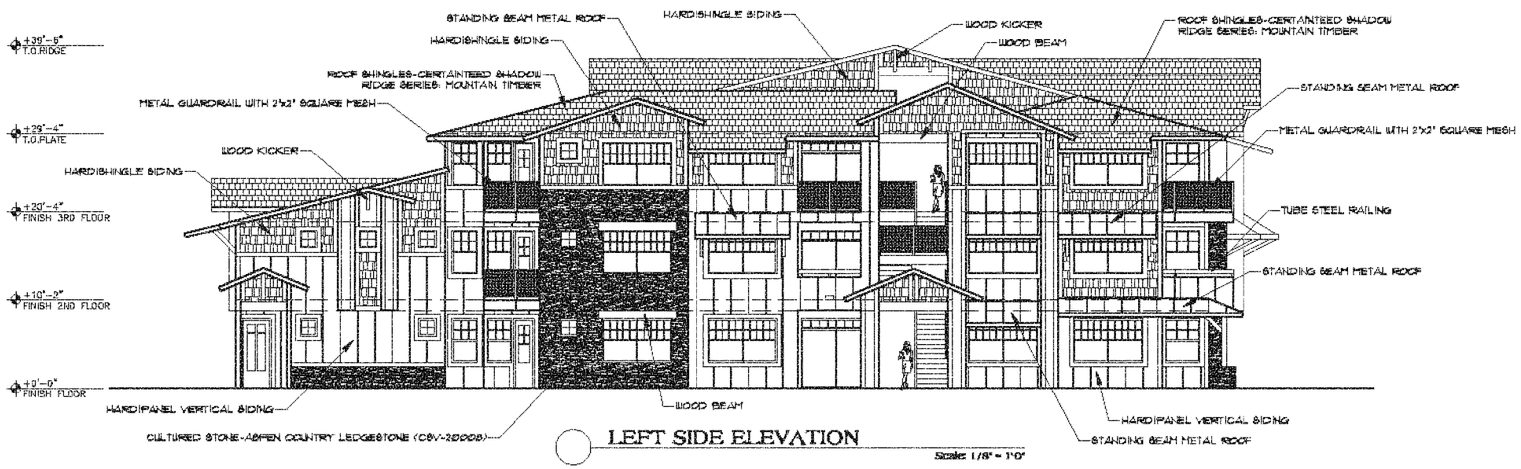


FRONT/STREET ELEVATION

Scale: 1/8" = 1'0"



LEFT SIDE ELEVATION

Scale: 1/8" = 1'0"

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Trailside

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

Scale: 1/8" = 1'0"

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CHECKED BY:
PROJECT NO.
DATE: 1-10-2015
SHEET NO.

A9.1

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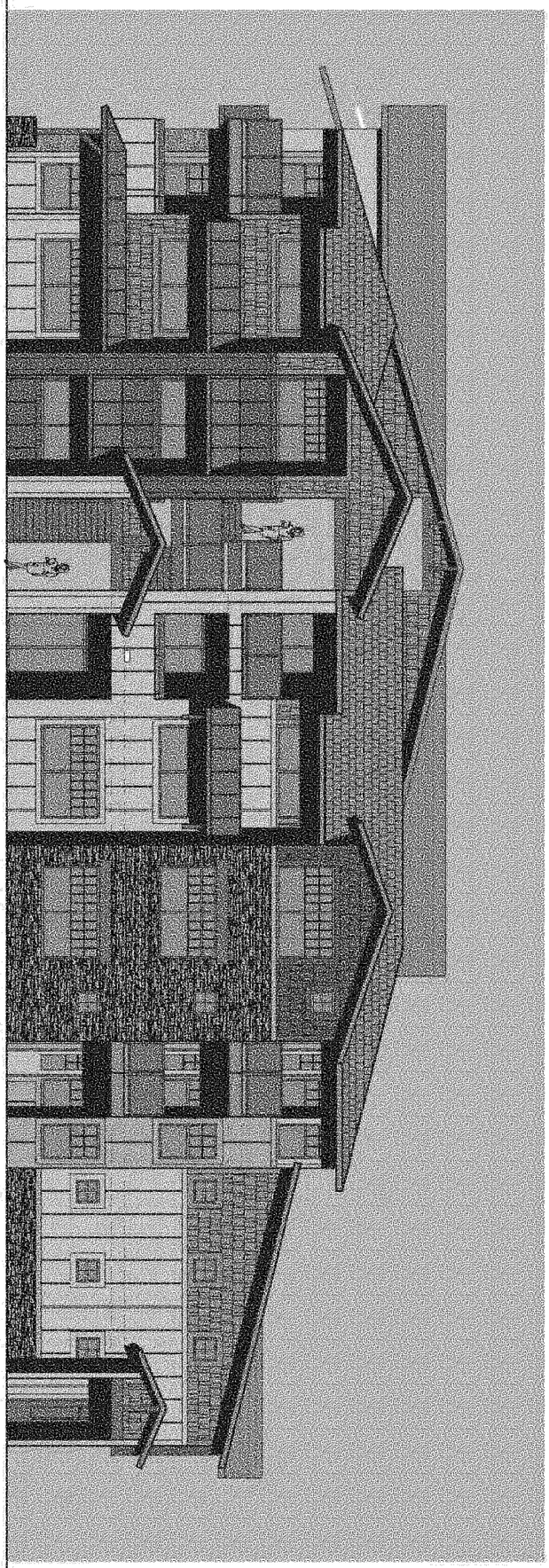
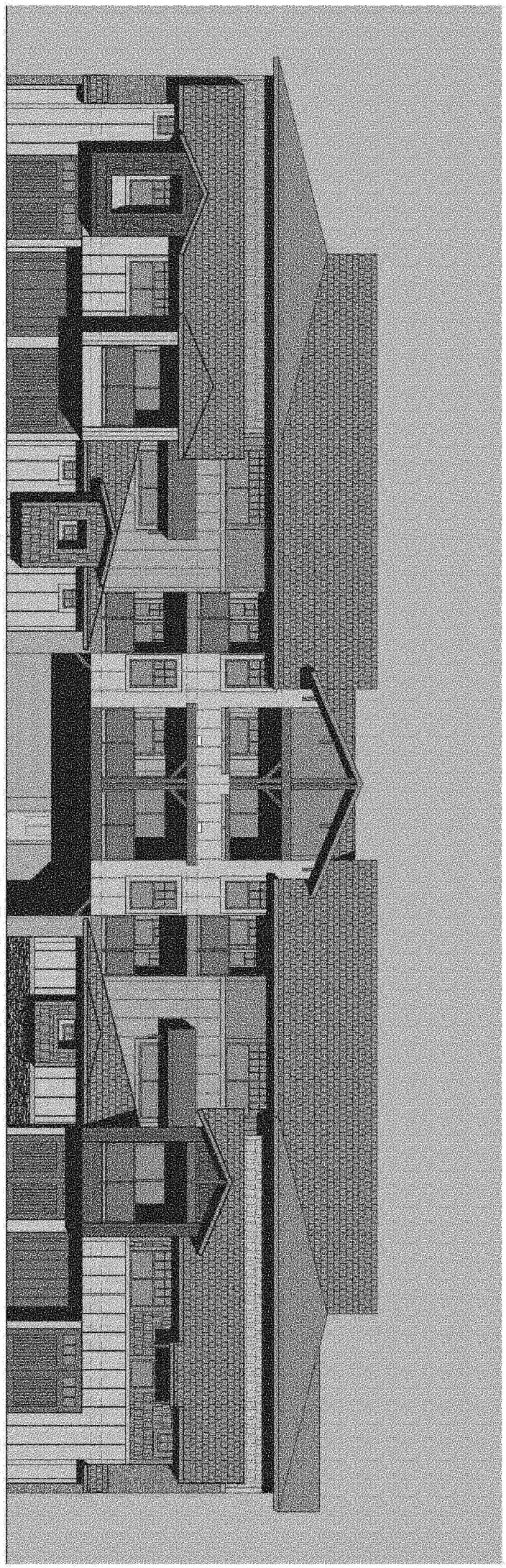


RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

A-10

ELEVATIONS

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

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ

Trailside

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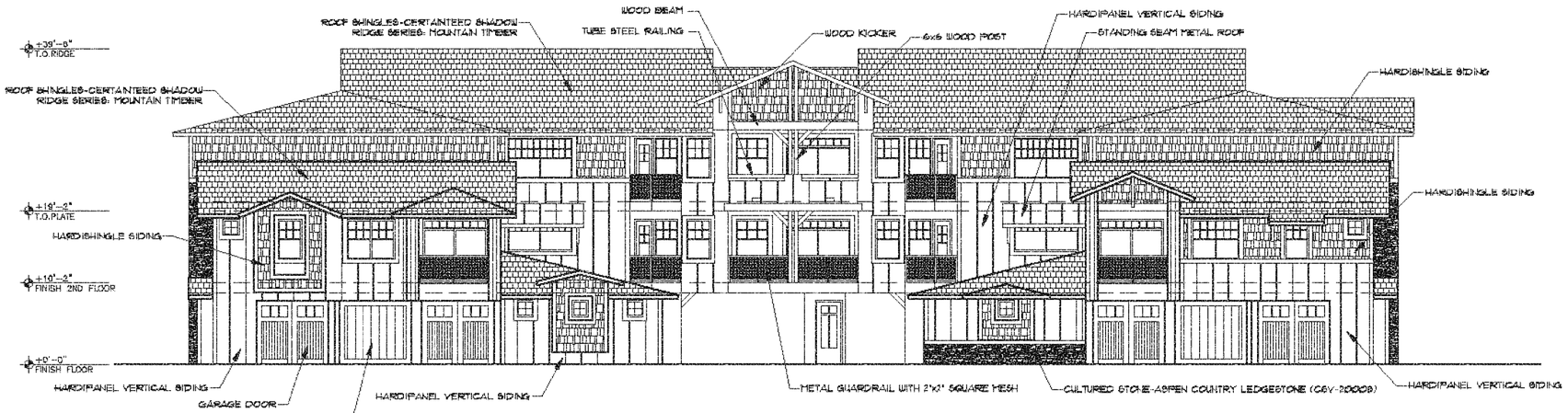
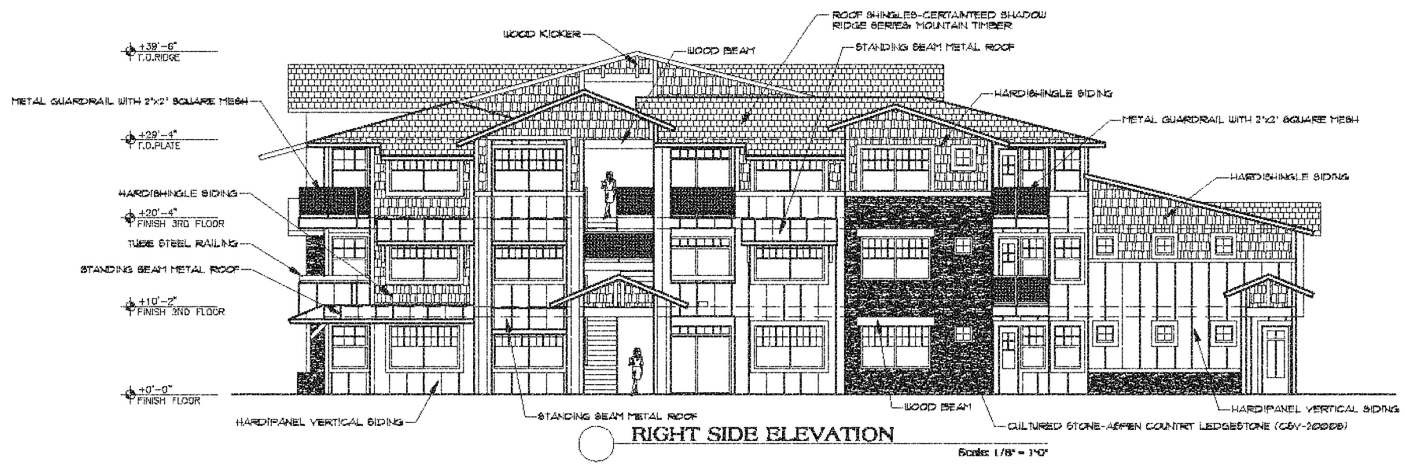


REAR ELEVATION

Scale: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

Scale: 1/8" = 1'-0"

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Trailside

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600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ

ELEVATIONS
Scale: 1/8" = 1'-0"

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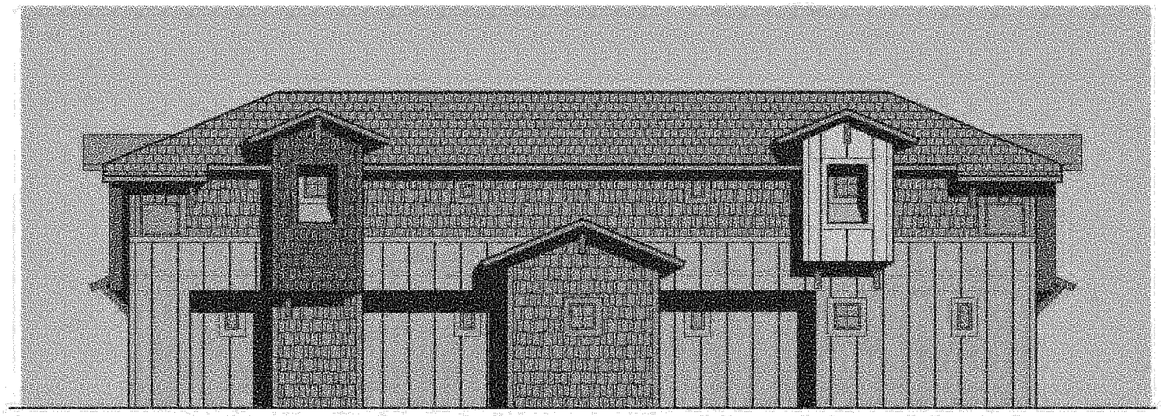
DESIGNED BY:
PROJECT NO.
DATE: 7-10-2015
REVISION NO.

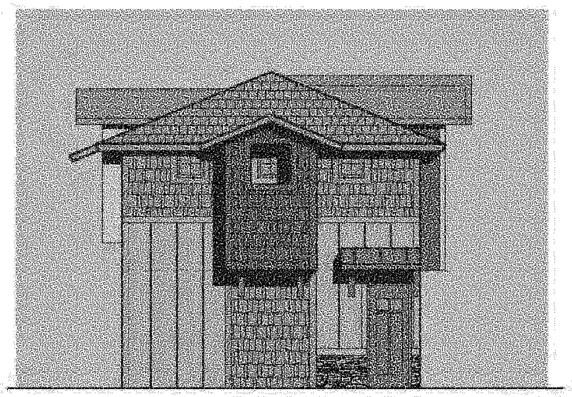
A10.1

REGISTERED ARCHITECT
LICENSED
7/10/15
ARIZONA, U.S.A.

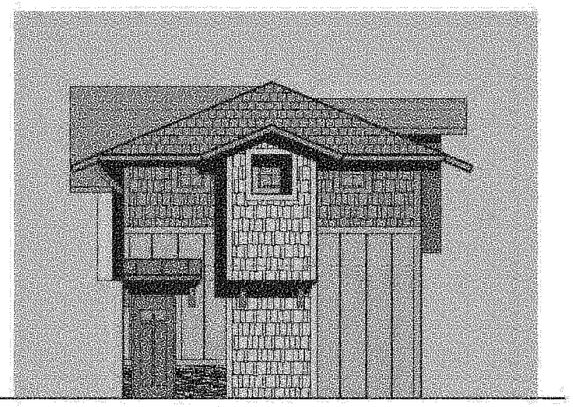
FRONT ELEVATION
Scale: 3/16" = 1'-0"



REAR ELEVATION
Scale: 3/16" = 1'-0"



LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"

Trailside

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ

ELEVATIONS
Scale: 3/16" = 1'-0"

A-11

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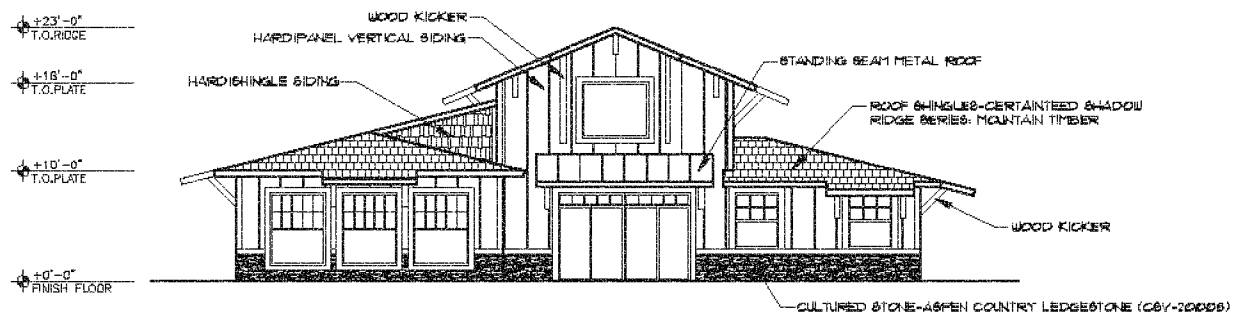
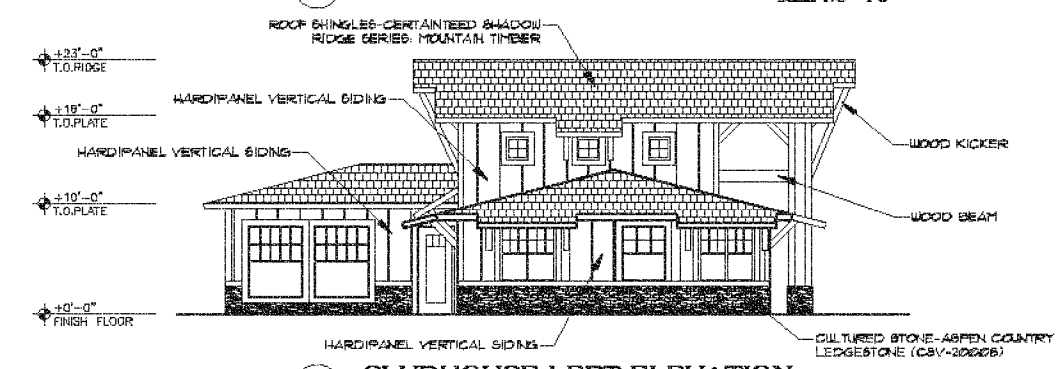


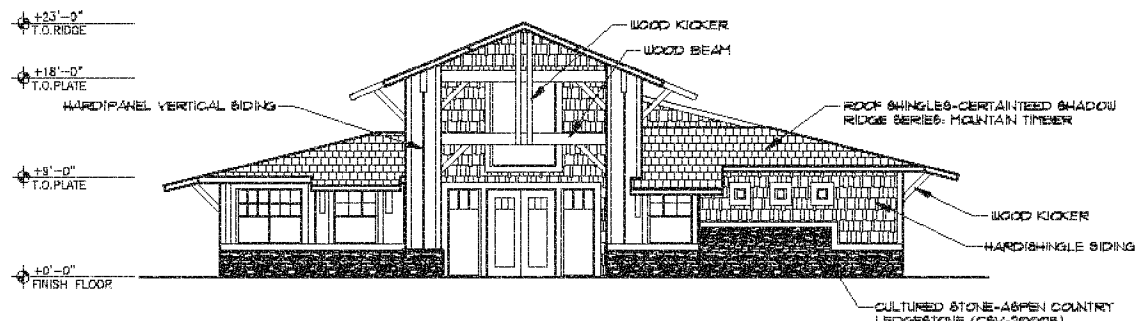
CLUBHOUSE REAR ELEVATION

Scale: 1/8" = 1'-0"



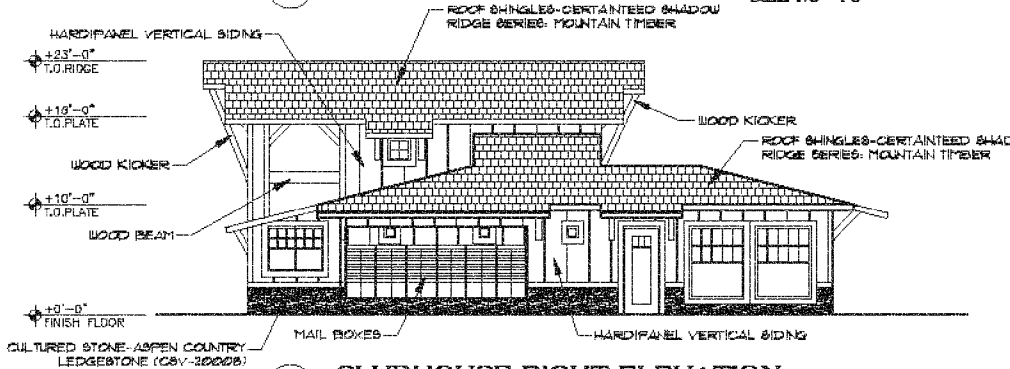
CLUBHOUSE LEFT ELEVATION

Scale: 1/8" = 1'-0"



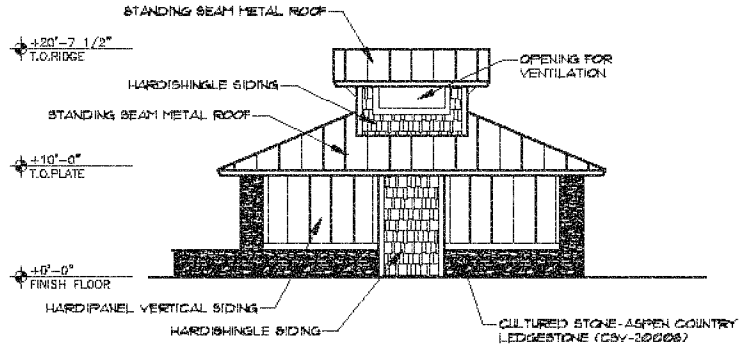
CLUBHOUSE FRONT ELEVATION

Scale: 1/8" = 1'-0"



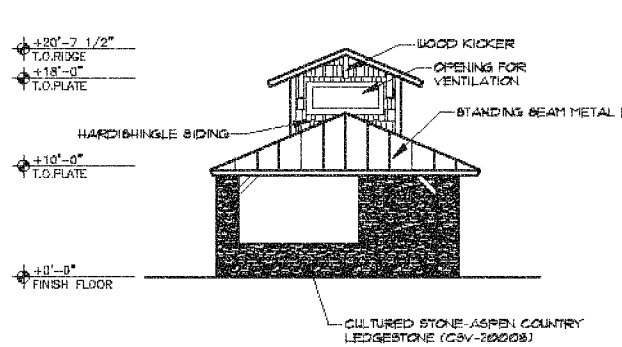
CLUBHOUSE RIGHT ELEVATION

Scale: 1/8" = 1'-0"



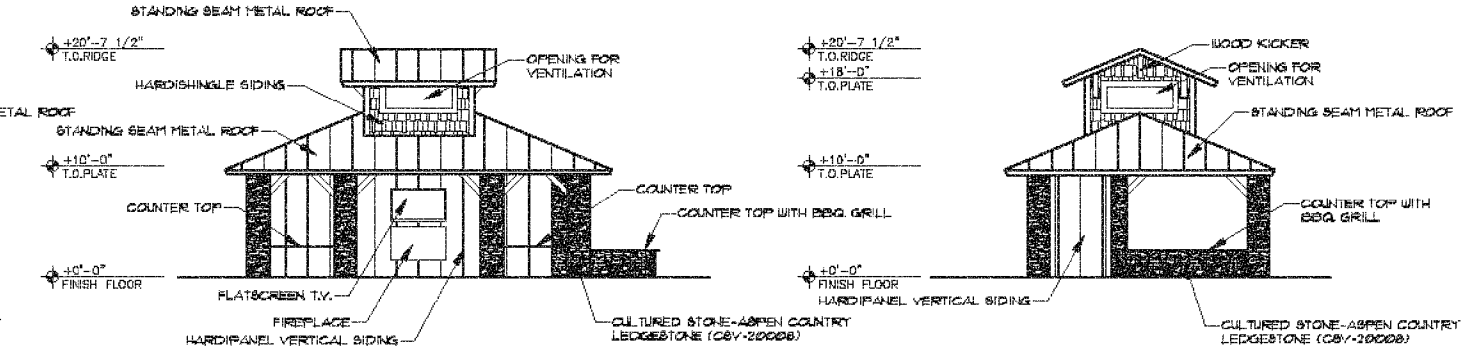
CABANA REAR ELEVATION

Scale: 1/8" = 1'-0"



CABANA LEFT ELEVATION

Scale: 1/8" = 1'-0"

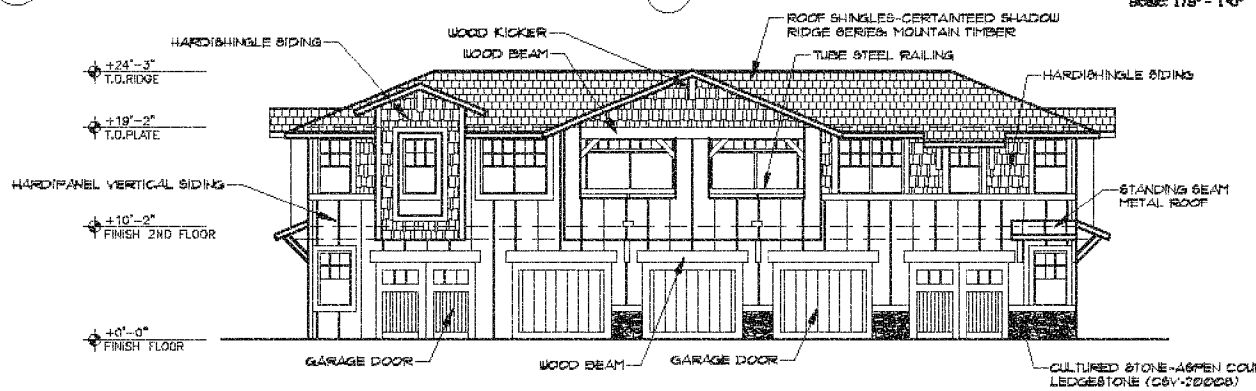


CABANA FRONT ELEVATION

Scale: 1/8" = 1'-0"

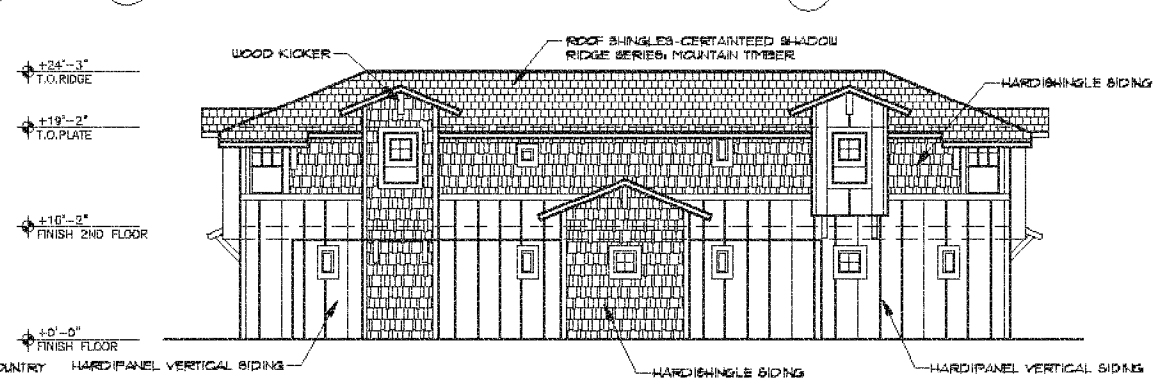
CABANA RIGHT ELEVATION

Scale: 1/8" = 1'-0"



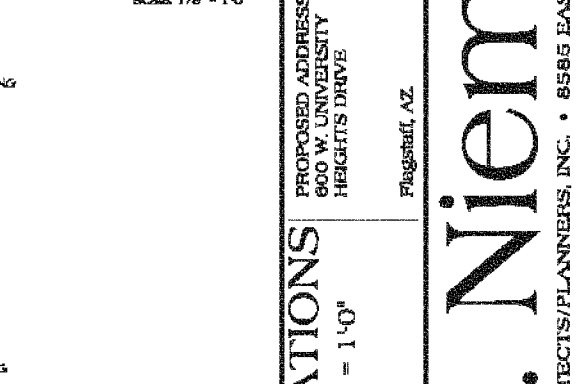
CARRIAGE BLDG. FRONT ELEVATION

Scale: 1/8" = 1'-0"



CARRIAGE BLDG. LEFT ELEVATION

Scale: 1/8" = 1'-0"



CARRIAGE BLDG. REAR ELEVATION

Scale: 1/8" = 1'-0"

CARRIAGE BLDG. RIGHT ELEVATION

Scale: 1/8" = 1'-0"

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Trailside

L.R. Niemiec Architects

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PROPOSED ADDRESS
900 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

Scale: 1/8" = 1'-0"

DRAWN BY:
CHECKED BY:
PROJECT NO.
DATE: 1-16-2015
SHEET NO.

A11.1

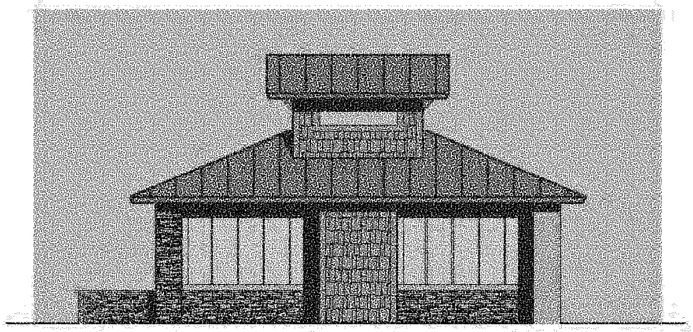
L. NIEMIEC
1/16/15
REGISTERED ARCHITECT
ARIZONA
11695

CLUBHOUSE REAR ELEVATION
Scale: 3/16" = 1'-0"

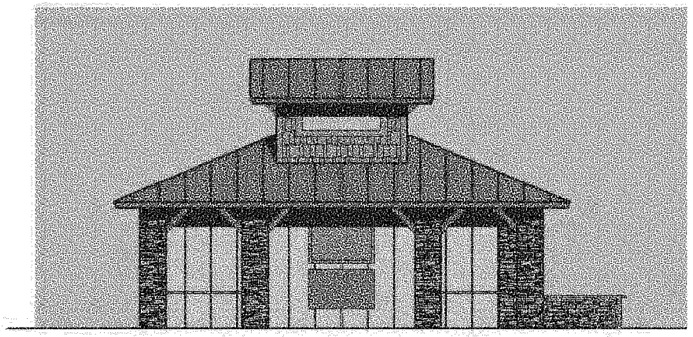
CLUBHOUSE FRONT ELEVATION
Scale: 3/16" = 1'-0"

CLUBHOUSE LEFT ELEVATION
Scale: 3/16" = 1'-0"

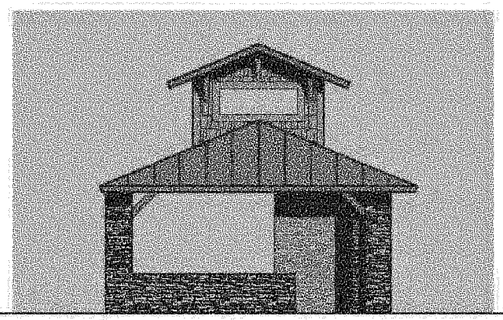
CLUBHOUSE RIGHT ELEVATION
Scale: 3/16" = 1'-0"



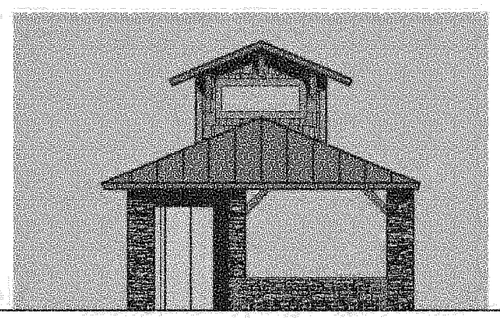
CABANA REAR ELEVATION
Scale: 3/16" = 1'-0"



CABANA FRONT ELEVATION
Scale: 3/16" = 1'-0"



CABANA LEFT ELEVATION
Scale: 3/16" = 1'-0"



CABANA RIGHT ELEVATION
Scale: 3/16" = 1'-0"

Trailside

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ

ELEVATIONS
Scale: 3/16" = 1'-0"

A-12

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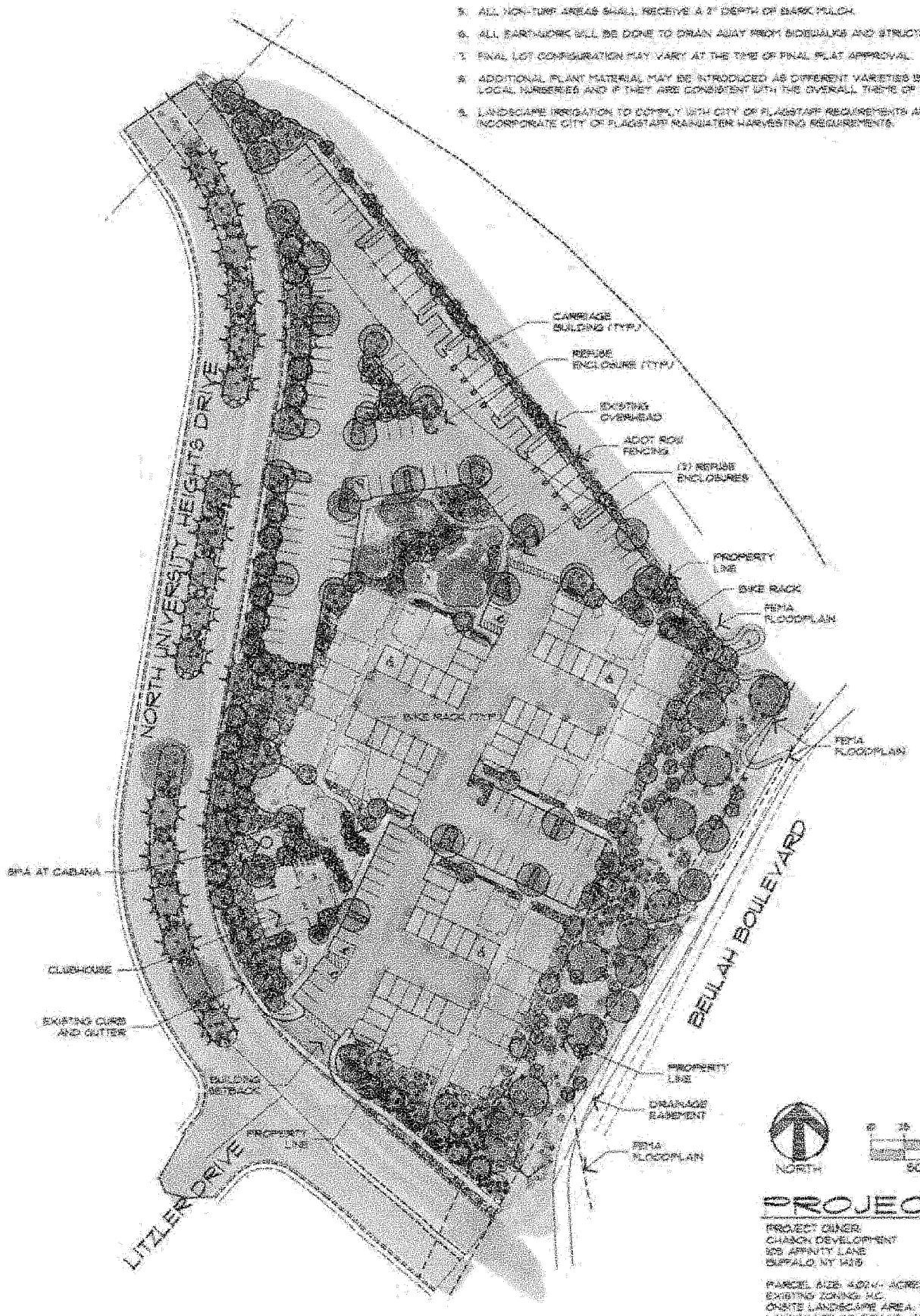
CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR ARE TO REMAIN IN PLACE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 36" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 3" DEPTH OF BARK MULCH.
6. ALL EARTHWORK SHALL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
7. FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
9. LANDSCAPE IRRIGATION TO COMPLY WITH CITY OF FLAGSTAFF REQUIREMENTS AND BE DESIGNED TO INCORPORATE CITY OF FLAGSTAFF RAINWATER HARVESTING REQUIREMENTS.



NORTH

0 20 40 80 160

SCALE: 1" = 50'-0"

PROJECT DATA

PROJECT OWNER:
CHANCE DEVELOPMENT
105 AFFINITY LANE
BUFFALO, NY 1428

PARCEL SIZE: 4.00+/- ACRES
EXISTING ZONING: MC
ONSITE LANDSCAPE AREA: 77,886 SF, 1.66+/- ACRE
LANDSCAPE COVERAGE: 25%
RAINWATER HARVESTING REQUIREMENT: 30,120 GALLONS

MASTER PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS
	TREES (DECIDUOUS)				
	Acer x freemanii	Freeman Maple	2" Cal. Min.	43	Standard-trunk, Dense Canopy
	Betula occidentalis	River Birch	2" Cal. Min.	47	Standard-trunk, Dense Canopy
	Cercis occidentalis	Western Redbud	2" Cal. Min.	19	Standard-trunk, Dense Canopy
	Malus species	Flowering Crabapple	2" Cal. Min.	10	Standard-trunk, Dense Canopy
	Platanus wrightii	Arizona Sycamore	2" Cal. Min. 36" Box Min.	8	Standard-trunk, Dense Canopy
	Populus tremuloides	Quaking Aspen	1" Cal. Min. 15 Gal. Min.	23	Standard-trunk, Dense Canopy
	TREES (EVERGREEN)				
	Picea abies	Norway Spruce	2" Cal. Min.	21	Standard-trunk, Dense Canopy
	Pinus ponderosa	Ponderosa Pine	2" Cal. Min. 24" Box Min.	10	Standard-trunk, Dense Canopy
	Pseudotsuga menziesii	Rocky Mountain Douglas Fir	2" Cal. Min. 24" Box Min.	28	Standard-trunk, Dense Canopy
	SHRUBS (DECIDUOUS)				
	Artemisia ludoviciana	Prairie Sage	1 Gal.	107	As Per Plan
	Berberis thunbergii	Japanese Barberry	5 Gal.	16	As Per Plan
	Cercocarpus species	Mountain Mahogany	5 Gal.	32	As Per Plan
	Cornus sericea	Red Twig Dogwood	5 Gal.	47	As Per Plan
	Cotoneaster divaricata	Spreading Cotoneaster	5 Gal.	34	As Per Plan
	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gal.	28	As Per Plan
	Potentilla fruticosa	Potentilla	5 Gal.	75	As Per Plan
	Ribes aureum	Golden Currant	5 Gal.	7	As Per Plan
	Spiraea species	Spirea	5 Gal.	6	As Per Plan
	SHRUBS (EVERGREEN)				
	Arctostaphylos species	Manzanita	5 Gal.	49	As Per Plan
	Mahonia aquifolium	Oregon Grape Holly	5 Gal.	101	As Per Plan
	Pinus mugo	Mugo Pine	5 Gal.	42	As Per Plan
	Yucca baccata	Banana Yucca	5-Gal.	31	As Per Plan
	GROUNDCOVERS				
	Arctostaphylos uva-ursi	Kinnikinnick	1 Gal.	78	As Per Plan
	Juniperus horizontalis	Juniper	1 Gal.	92	As Per Plan
	Lonicera japonica 'Halliana'	Hall's Honeysuckle	1 Gal.	64	As Per Plan
	Teucrium chamaedrys	Germander	1 Gal.	190	As Per Plan
	VINES				
	Hedera species	Ivy	5 Gal.	14	Trained to Structure
	Lonicera japonica 'Halliana'	Hall's Honeysuckle	5 Gal.	8	Trained to Structure
	GRASSES				
	Bouteloua gracilis	Blue Grama	5 Gal.	93	As Per Plan
	Festuca glauca	Blue Fescue	5 Gal.	46	As Per Plan
	Hylotelegia hirsuta	Deer Grass	5 Gal.	175	As Per Plan
	MISCELLANEOUS				
	SEASONAL ANNUALS		4" POTS	3600	PLANTED 8" O.C.

BARK MULCH - DARK FOREST BROWN OR EQUAL-3" DEPTH IN ALL SPECIFIED PLANTING AREAS (TYP.) - 46,600 SQ.FT.
TURF - (75% KENTUCKY BLUE, 15% FESCUE, 10% RYE) - 7,570 SQ.FT. WITH 4" EXTRUDED CONCRETE HEADER - 480 L.F.

NATIVE GRASS AND WILDFLOWER SEED MIX - 24,720 SQ.FT. (REFERENCE NATIVE GRASS & WILDFLOWER SEED MIX MATRIX)

SURFACE SELECT BOULDERS

TURF

GRASS & WILDFLOWER MIX

LBS/AC.	BOTANICAL NAME	COMMON NAME
3	*Bouteloua curtipendula*	Sideoats Grama
3	*Elymus species*	Jasper Plainsman
1	*Festuca arizonica*	Arizona Fescue
2	*Hilaria jamesii*	Galleta Grass
3	*Lupinus argenteus*	Silvery Lupine
3	*Oryzopsis hymenoides*	Indian Rice Grass
3	*Penstemon palmeri*	Palmers Penstemon
1	*Sitanion hystrix*	Bottlebrush Squirrel Tail
2	*Stipa comata*	Needle And Thread Grass

SEEDING RATE: 15 LBS / ACRE

PLANT QUANTITY SCHEDULE

LOCATION	TREES (ON AVERAGE)	SHRUBS (ON AVERAGE)	GROUNDCOVER (ON AVERAGE)
STREET BUFFER	1 PER 25 L.F.	2 PER TREE	2 PER TREE
UNIVERSITY HEIGHTS DR.			
REQUIRED	38	76	76
PROVIDED	38	109 (+33)	124 (+48)
BEULAH BOULEVARD			
REQUIRED	11	34	34
PROVIDED	21 (+10)	50 (+16)	34
PERIPHERAL BUFFER	1 PER 25 L.F.	2 PER TREE	2 PER TREE
REQUIRED	25	50	50
PROVIDED	26 (+1)	55 (+5)	50
PARKING AREA	1 PER 8 SPACES	2 PER TREE	2 PER TREE
REQUIRED	19	38	38
PROVIDED	50 (+31)	61 (+23)	58 (+20)
PARKING LOT SCREEN	NOT REQUIRED	1 PER SPACE	NOT REQUIRED
REQUIRED	-	50	
PROVIDED	-	94 (+44)	
BUILDING FOUNDATION	1 PER 25 L.F.	2 PER TREE	2 PER TREE
REQUIRED	61	122	122
PROVIDED	65 (+4)	216 (+94)	159 (+37)

PARKING ISLAND REQUIREMENTS

REQUIRED LANDSCAPE AREA CALCULATION	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)
94 (PARKING SPACES) X 50 (SQ. FT. OF LANDSCAPE REQUIRED PER SPACE)		
- 10% (PER AFFORDABLE HOUSING INCENTIVE LANDSCAPE STANDARDS REDUCTION)	3,078	3,315

COLLABORATIVE V DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE.
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-556-8012

DATE: 05/30/2018

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS FOR
TRAILSIDE APARTMENTS
Flagstaff, Arizona

Preliminary Landscape Plan

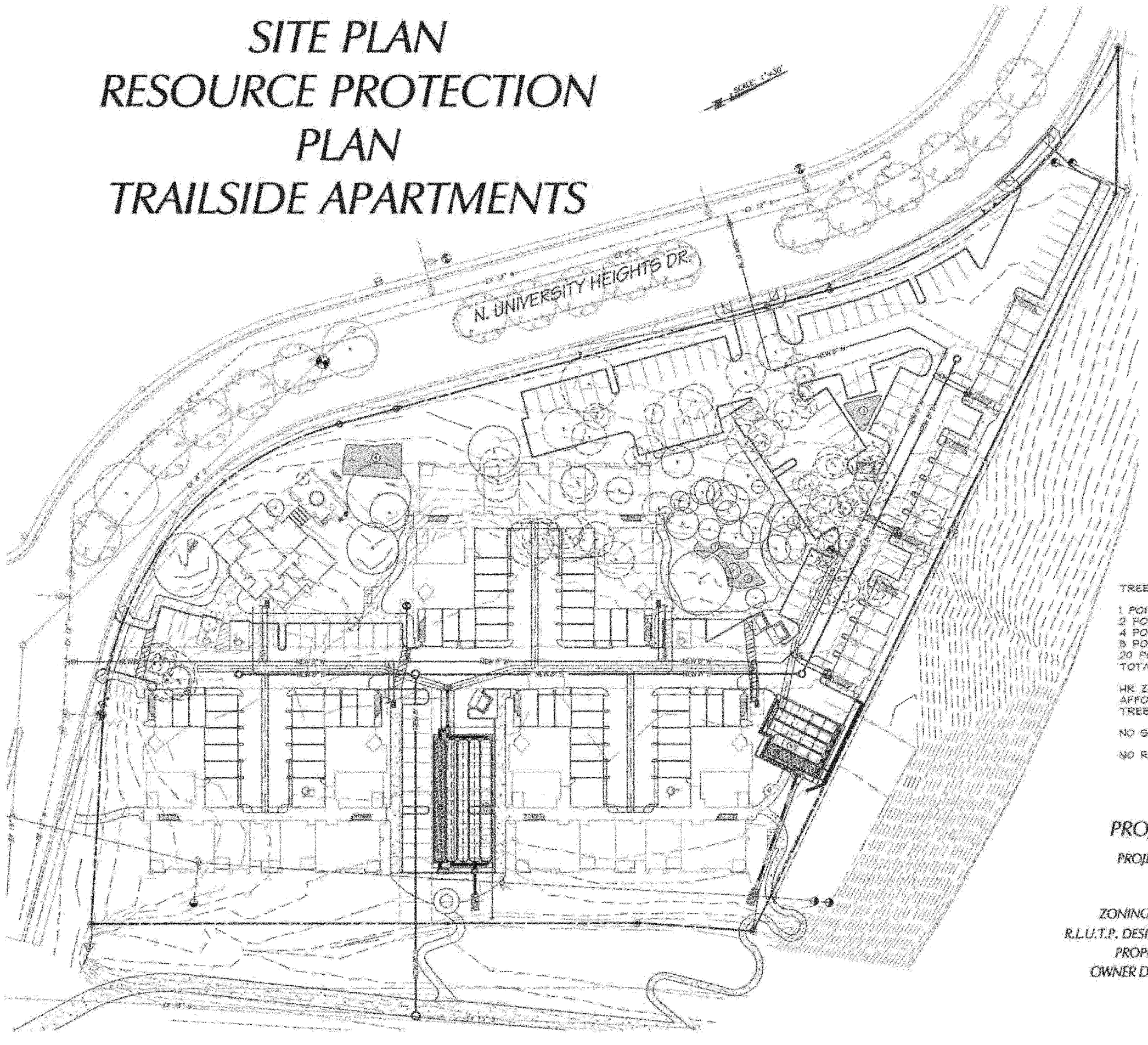
DRAWN	PVSH
CHECKED	BH / SH
APPROVED	PV / MD
DATE	January 29, 2018
REVISIONS	August 2, 2018 2nd City Review

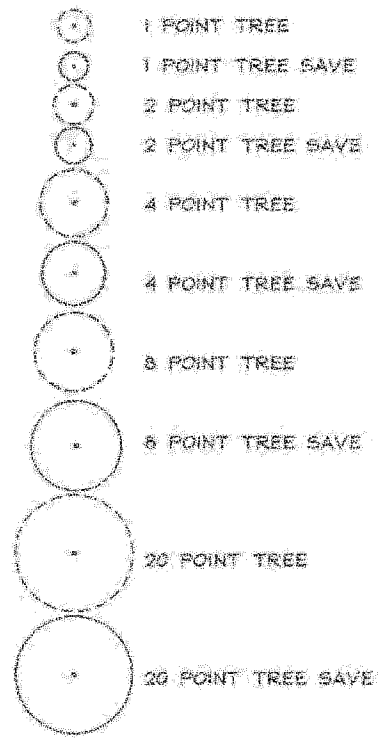
Trailside Apartments
Landscape Concept

LS-1

1 of 1

SITE PLAN
RESOURCE PROTECTION PLAN
TRAILSIDE APARTMENTS





TREE RESOURCE CALCULATIONS

1 POINT TREES 29 TOTAL= 29 POINTS SAVE 5= 5 POINTS
2 POINT TREES 28 TOTAL= 56 POINTS SAVE 7= 14 POINTS
4 POINT TREES 35 TOTAL= 140 POINTS SAVE 8= 32 POINTS
8 POINT TREES 21 TOTAL= 168 POINTS SAVE 3= 24 POINTS
20 POINT TREES 5 TOTAL= 100 POINTS SAVE 3= 60 POINTS
TOTAL POINTS = 489 TOTAL SAVE POINTS = 135 (27.61%)

HR ZONE REQUIRES 50% TREE RESOURCE PROTECTION
AFFORDABLE HOUSING INCENTIVE IS 45% REDUCTION = 27.5% TREE RESOURCE PROTECTION

NO SLOPE RESOURCES LOCATED ON SITE

NO RURAL OR URBAN FLOODPLAIN RESOURCES ON SITE

PROJECT INFORMATION

PROJECT NAME:	TRAILSIDE APARTMENTS
ADDRESS:	600, 700, & 800 W. UNIVERSITY HEIGHTS DR.
APN:	112-20-013A, 014B, & 015B
ZONING DISTRICT:	HR
R.L.U.T.P. DESIGNATION:	HIGH DENSITY RESIDENTIAL
PROPOSED USE:	APARTMENTS
OWNER DEVELOPER:	CHASON DEVELOPMENT 105 AFFINITY LANE BUFFALO, NY 14215 (716) 833-1000

SHEET NO. 1 OF 1

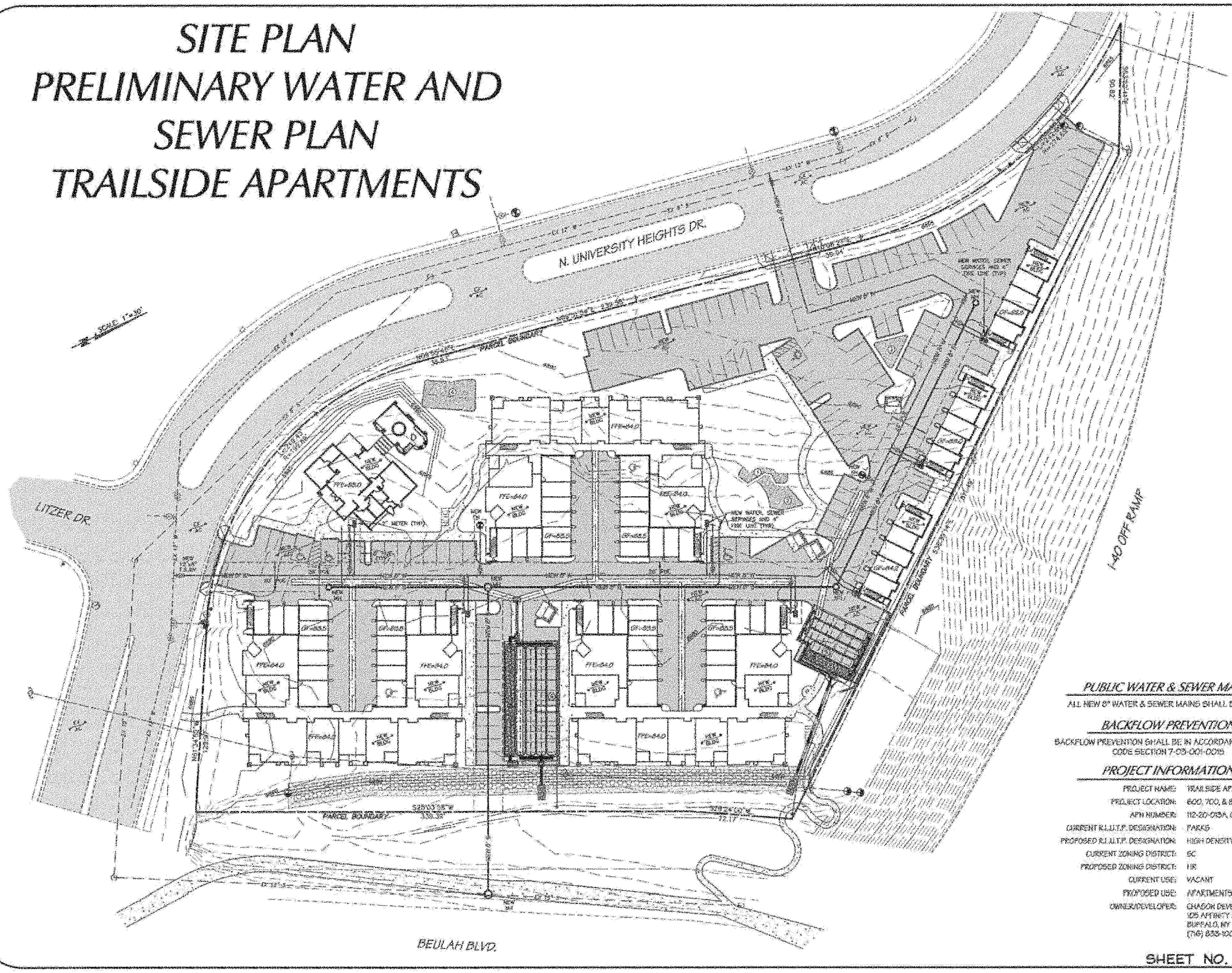
COF PROJECT #

TRAILSIDE APARTMENTS
NATURAL RESOURCE PROTECTION PLAN
8/15/13
MESH#12965

Mogollon Inc
ENGINEERING & SURVEYING
41 N Santa Fe Avenue, Flagstaff, AZ 86001
P.O. Box 1852, Flagstaff, AZ 86002
Phone 928-774-1214 • Fax 928-774-1674

Mogollon
DATE: 8/15/13
PROJECT NO.: 12965
FB: 12965.CGP comments 9/5/13
DESIGNED BY:
DRAWN BY: FR TREE-RESOURCE.DWG
CHECKED BY:
VERT. SCALE: N/A
HOR. SCALE: 1"=30'

SITE PLAN
PRELIMINARY WATER AND SEWER PLAN
TRAILSIDE APARTMENTS



PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

PROJECT INFORMATION

PROJECT NAME:	TRAILSIDE APARTMENTS
PROJECT LOCATION:	600, 700, & 800 W. UNIVERSITY HEIGHTS DR.
APN NUMBER:	112-20-013A, 014B, & 015B
CURRENT R.L.U.T.P. DESIGNATION:	PARKS
PROPOSED R.L.U.T.P. DESIGNATION:	HIGH DENSITY RESIDENTIAL
CURRENT ZONING DISTRICT:	SC
PROPOSED ZONING DISTRICT:	HR
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
OWNER/DEVELOPER:	CHASON DEVELOPMENT 105 AFFINITY LANE BUFFALO, NY 14215 (716) 833-1000

SHEET NO. 1 OF 1

COF PROJECT #

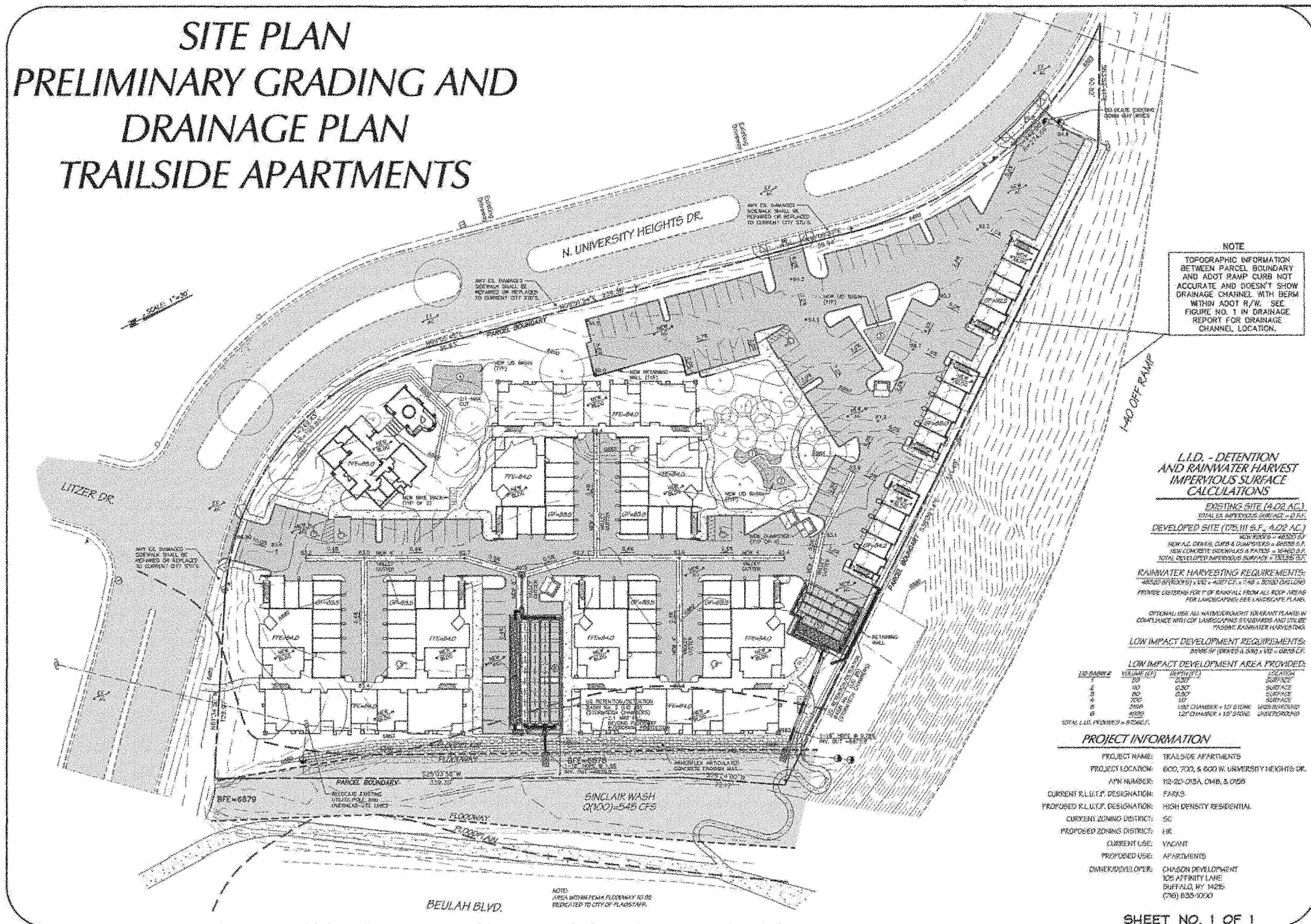
Mogollon Inc
ENGINEERING & SURVEYING
411 N Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1462, Flagstaff, Az. 86002
Phone: (928)-214-0211 • Fax: (928)-913-0015

TRAILSIDE APARTMENTS
PRELIMINARY
UNDERGROUND UTILITIES

8/14/13
MES#12465

DATE: 8/14/13
DESIGNED BY: RDP/PHE
DRAWN BY: MHB
CHECKED BY: RDP/PHE
FIELD BOOK NO.: N/A
HORIZ. SCALE: N/A
VERT. SCALE: N/A
REVISION PER C.O.F. COMMENTS DATED 10/22/13
SCALE 1"=30'

SITE PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN
TRAILSIDE APARTMENTS



NOTE
TOPOGRAPHIC INFORMATION BETWEEN PARCEL BOUNDARY AND ADOT RAMP CURB NOT ACCURATE AND DOESN'T SHOW DRAINAGE CHANNEL WITH BERM WITHIN ADOT R/W. SEE FIGURE NO. 1 IN DRAINAGE REPORT FOR DRAINAGE CHANNEL LOCATION.

NOTE:
AREA WITHIN FCMA FLOODWAY TO BE DEDICATED TO CITY OF FLAGSTAFF.

L.I.D. - DETENTION AND RAINWATER HARVEST IMPERVIOUS SURFACE CALCULATIONS

EXISTING SITE (4.02 AC.)
TOTAL EX. IMPERVIOUS SURFACE = 0 S.F.

DEVELOPED SITE (175,111 S.F., 4.02 AC.)
NEW ROOFS = 46320 S.F.
NEW A.C. DRIVES, CURB & DUMPSTERS = 85535 S.F.
NEW CONCRETE SIDEWALKS & PATIOS = 16460 S.F.
TOTAL DEVELOPED IMPERVIOUS SURFACE = 130,315 S.F.

RAINWATER HARVESTING REQUIREMENTS:
46320 SF(ROOFS) x 1/12 = 4027 C.F. x 7.48 = 30130 GALLONS

PROVIDE CISTERNS FOR 1" OF RAINFALL FROM ALL ROOF AREAS FOR LANDSCAPING; SEE LANDSCAPE PLANS.

OPTIONAL: USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

LOW IMPACT DEVELOPMENT REQUIREMENTS:
85535 SF (DRIVES & 5/16) x 1/12 = 6835 C.F.

LOW IMPACT DEVELOPMENT AREA PROVIDED:

LID BASIN #	VOLUME (C.F.)	DEPTH (FT.)	LOCATION
1	80	0.30'	SURFACE
2	40	0.30'	SURFACE
3	80	0.30'	SURFACE
4	700	1.0'	SURFACE
5	2100	1.92' CHAMBER + 1.5' STONE	UNDERGROUND
6	4535	1.21' CHAMBER + 1.5' STONE	UNDERGROUND

TOTAL L.I.D. PROVIDED = 8736 C.F.

PROJECT INFORMATION

PROJECT NAME:	TRAILSIDE APARTMENTS
PROJECT LOCATION:	600, 700, & 800 W. UNIVERSITY HEIGHTS DR.
APN NUMBER:	112-20-013A, 014B, & 015B
CURRENT R.L.U.T.P. DESIGNATION:	PARKS
PROPOSED R.L.U.T.P. DESIGNATION:	HIGH DENSITY RESIDENTIAL
CURRENT ZONING DISTRICT:	SC
PROPOSED ZONING DISTRICT:	HR
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
OWNER/DEVELOPER:	CHASON DEVELOPMENT 105 AFFINITY LANE BUFFALO, NY 14215 (716) 833-1000

SHEET NO. 1 OF 1

COF PROJECT #

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ENGINEERING & SURVEYING

TRAILSIDE APARTMENTS
PERLIMINARY
GRADING & DRAINAGE

8/14/13
MES#12965

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	SP1	15	VISIONAIRE SUN-1 T4 55 3 1 PPM BZ SF120. BRONZE FINISH.	24"L. X 15"W. X 9"H. FULL CUTOFF POLE LUMINAIRE, TYPE 4. POLE MOUNT AT +20 FT. A.F.G.	(1) 55W LPS	7800	0.90
	SW1	20	LIGHTWAY WPRW-18 A L18 T 299 CEG CBB 01. BRONZE FINISH.	TRAPEZOID AREA WALL LUMINAIRE W/ FLAT CLEAR GLASS LENS AT +12' A.F.G.	(1) 18W LPS	1800	0.90
	SW2	4	VISIONAIRE SUN-1 T3 55 3 1 WM BZ SF120. BRONZE FINISH.	24"L. X 15"W. X 9"H FULL CUTOFF WALL LUMINAIRE, TYPE 3. WALL MOUNT AT +15 FT. A.F.G.	(1) 55W LPS	7800	0.90
	SW3	12	LIGHTWAY MERW-812 A A 1Q13 3 Z2 WSA. TEXTURED BRONZE FINISH.	WALL SCONCE WITH WHITE SMOOTH ACRYLIC DIFFUSER LENS. WALL MOUNT AT +6 FT. A.F.F.	(1) 13W CFL	900	0.75

ELECTRICAL SITE LIGHTING PLAN

SCALE: 1" = 40' – 0"

OUTDOOR LUMENS CALCULATION TABLE

Project Name : **Trailside Apartments**
Subject : **Calculations per Flagstaff Lumen Cap**

Lamp Type:
LPS - Low Pressure Sodium
HPS - High Pressure Sodium
MH - Metal Halide
CMH - Ceramic Metal Halide
FL - Linear Fluorescent

Lamp Type:
CFL - Compact Fluorescent
LED - Light Emitting Diode
INC - Incandescent
HAL - Halogen

Shielding Type:
F - Fully Shielded
U - Unshielded

Project Zone ---------- II
Lighting Class ---------- 2
Site Net Acre ---------- 4.02

Total Outdoor Lumens Allowed per Site Net Acre ---------- 50,000 X 4.02 = **201,000**
Total Outdoor Lumens Allowed for Unshielded Lights ---------- 5,500 X 4.02 = **22,110**
Total Outdoor Lumens Allowed for Non-LPS Lights ---------- 5,000 X 4.02 = **20,100**

Fixture Label & Description		Lamp Description Qty	Watts	Type	Initial Lumens & Shielding		Unit Qty	Sub-Total Lumens Shielded	Unshielded	Total Lumens
SITE										
PS1	20' Pole Light	1	55	LPS	7,800	F	15	117,000		117,000
SW1	Wall Pack	1	18	LPS	1,800	F	20	36,000		36,000
SW2	Wall Pack	1	55	LPS	7,800	F	4	31,200		31,200
SW3	Wall Sconce	1	13	CFL	900	F	12		10,800	10,800
								184,200	10,800	195,000

Lumens Used for New Shielded Lights **184,200**

Lumens Used for New Unshielded Lights **10,800**
Total Lumes Allowed for Unshielded Lights **22,110**

Lumens Used for Non-LPS Lights **10,800**
Total Lumes Allowed for Non-LPS Lights **20,100**

Total Lumens Used for New Lights **195,000**
Total Lumes Allowed per Site Net Acre **201,000**

Total Lumens Used / Lumens Allowed Ratio for New Lights **97%**

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TRAILSIDE APARTMENTS

FLAGSTAFF, ARIZONA

ELECTRICAL SITE LIGHTING PLAN

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 07-17-13 ARIZONA, U.S.A. EXPIRES 12/31/15

NP ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
PH: (602) 265-1559 FAX: (602) 265-1605

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NP Proj. No: 13-015
Project Manager: RP
Drawn by: NPE
Date: 07-17-2013

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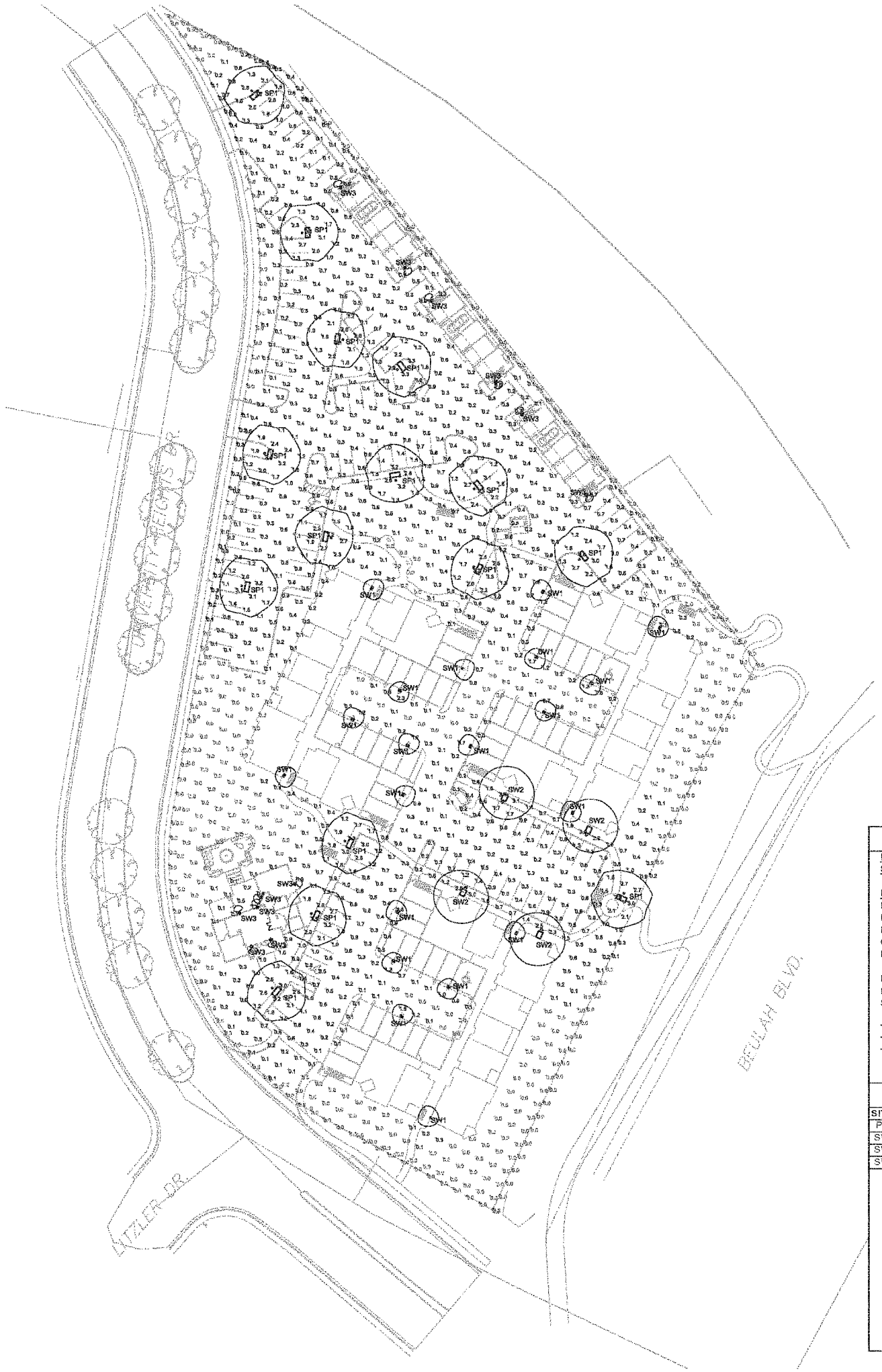

LUMINAIRE SCHEDULE						
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	SW1	20	LIGHTWAY WPRW-18 A L18 T 209 CEC CBS 01, BRONZE FINISH.	TRAPEZOID AREA WALL LUMINAIRE W/ FLAT CLEAR GLASS LENS AT +12' A.F.G.	(1) 18W LPS	1800	0.90
	SW2	4	VISIONAIRE SUN-1 T3 55 3 1 WM SZ SF120, BRONZE FINISH.	24"L. X 15"W. X 9"H FULL CUTOFF WALL LUMINAIRE, TYPE 3. WALL MOUNT AT +15 FT. A.F.G.	(1) 55W LPS	7800	0.90
	SW3	12	LIGHTWAY MERW-812 A A 1013 7 Z2 WSA, TEXTURED BRONZE FINISH.	WALL SCONCE WITH WHITE SMOOTH ACRYLIC DIFFUSER LENS. WALL MOUNT AT +8 FT. A.F.F.	(1) 13W CFL	900	0.75

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. Site Calcs	+	0.6 fc	3.5 fc	0.0 fc	N / A	N / A
2. Spill Light at Property Line at +6' A.F.G.	×	0.0 fc	0.5 fc	0.0 fc	N / A	N / A

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40' - 0"

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Subject : **Calculations per Flagstaff Lumen Cap**

Lamp Type:
LPS - Low Pressure Sodium
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Project Zone ---------- II
Lighting Class ---------- 2
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Fixture Label & Description		Lamp Description Qty	Watts	Type	Initial Lumens & Shielding		Unit Qty	Sub-Total Lumens Shielded	Unshielded	Total Lumens
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SW1	Wall Pack	1	18	LPS	1,800	F	20	36,000		36,000
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								184,200	10,800	195,000

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Total Lumens Used / Lumens Allowed Ratio for New Lights	97%

Rev.	Date:	Description:
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3	-	
4	-	
5	-	

TRAILSIDE APARTMENTS

FLAGSTAFF, ARIZONA

ELECTRICAL SITE PHOTOMETRIC PLAN

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 10807
ANDREW C. PANOPIO
Date Signed 07-17-13
ARIZONA, U.S.A.
EXPIRES 12/31/13

NP ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
PH: (602) 265-1559 FAX: (602) 265-1605

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NP Proj. No: **13-015**
Project Manager: **RP**
Drawn by: **NPE**
Date: **07-17-2013**

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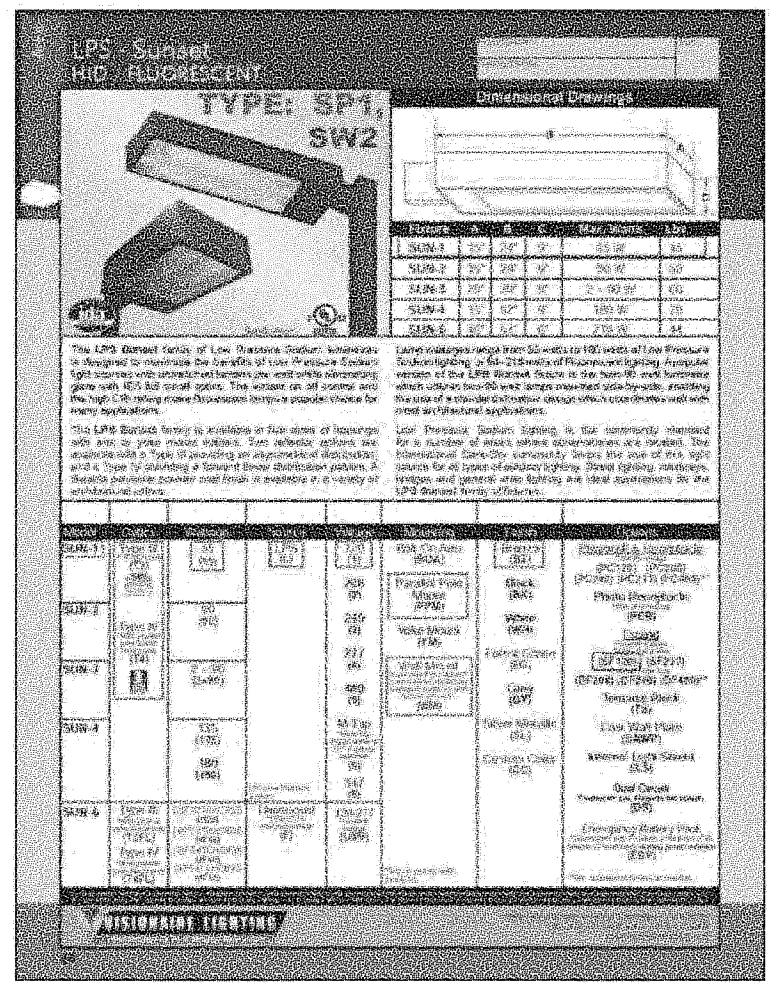

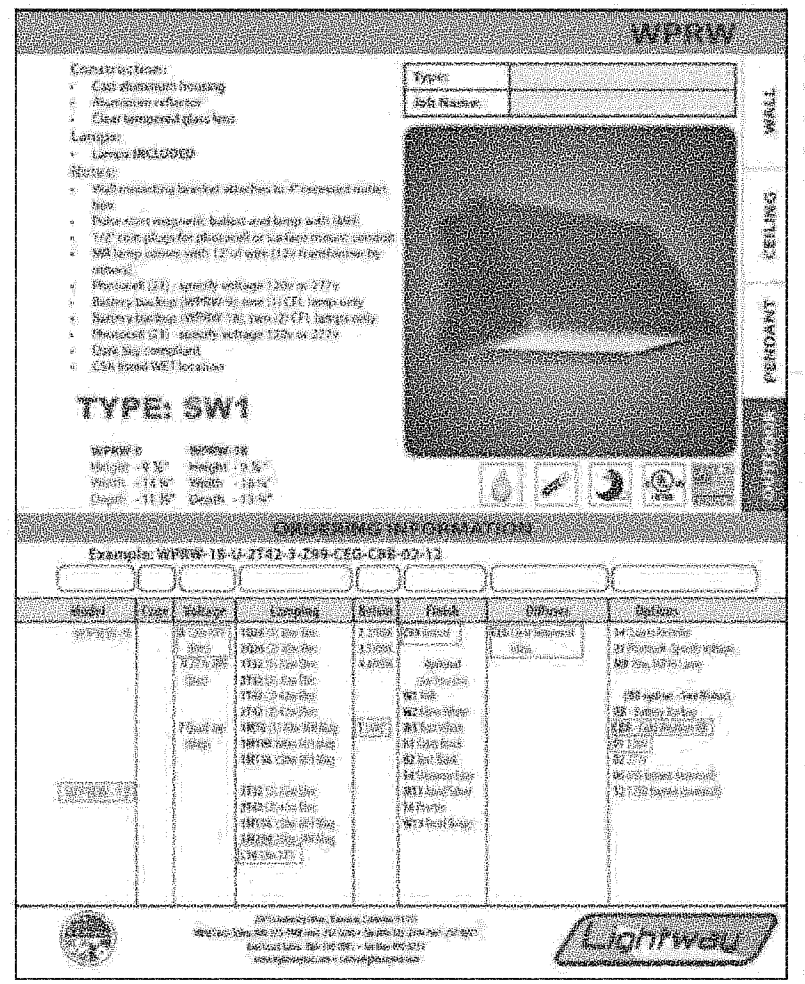

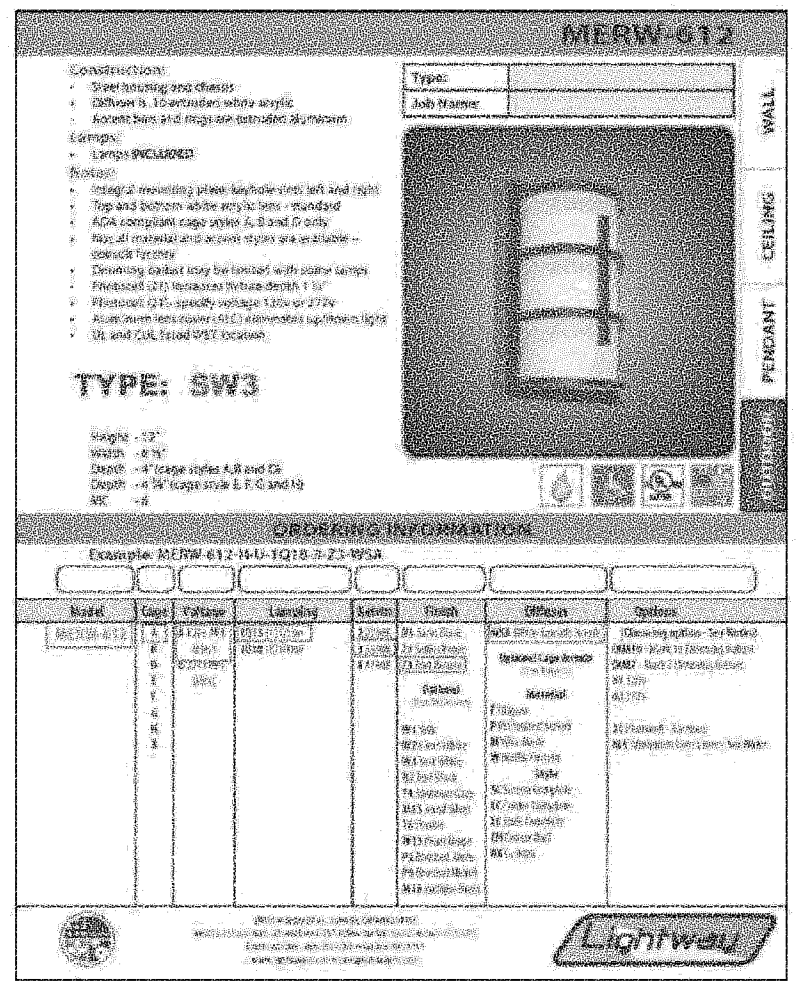

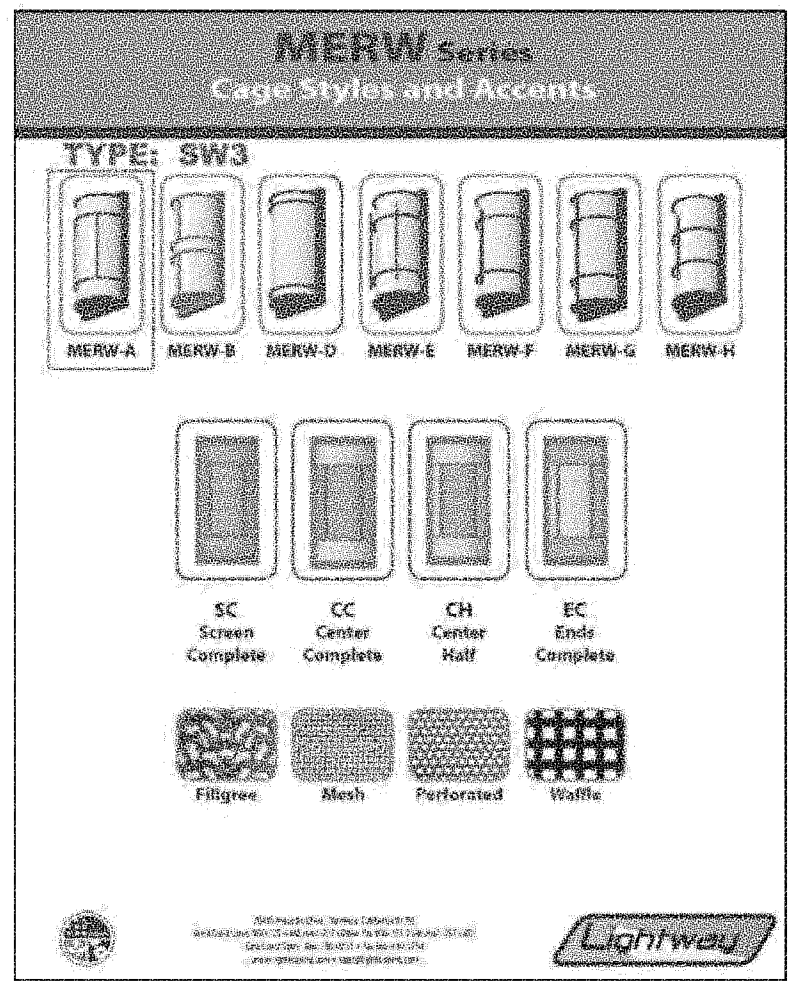

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TRAILSIDE APARTMENTS

FLAGSTAFF, ARIZONA

ELECTRICAL SITE LIGHTING CUT SHEETS

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4115 N. 15TH AVE.
PHOENIX, AZ 85015
PH: (602) 265-1559 FAX: (602) 265-1605

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NP Proj. No: 13-015
Project Manager: RP
Drawn by: NPE
Date: 07-17-2013

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