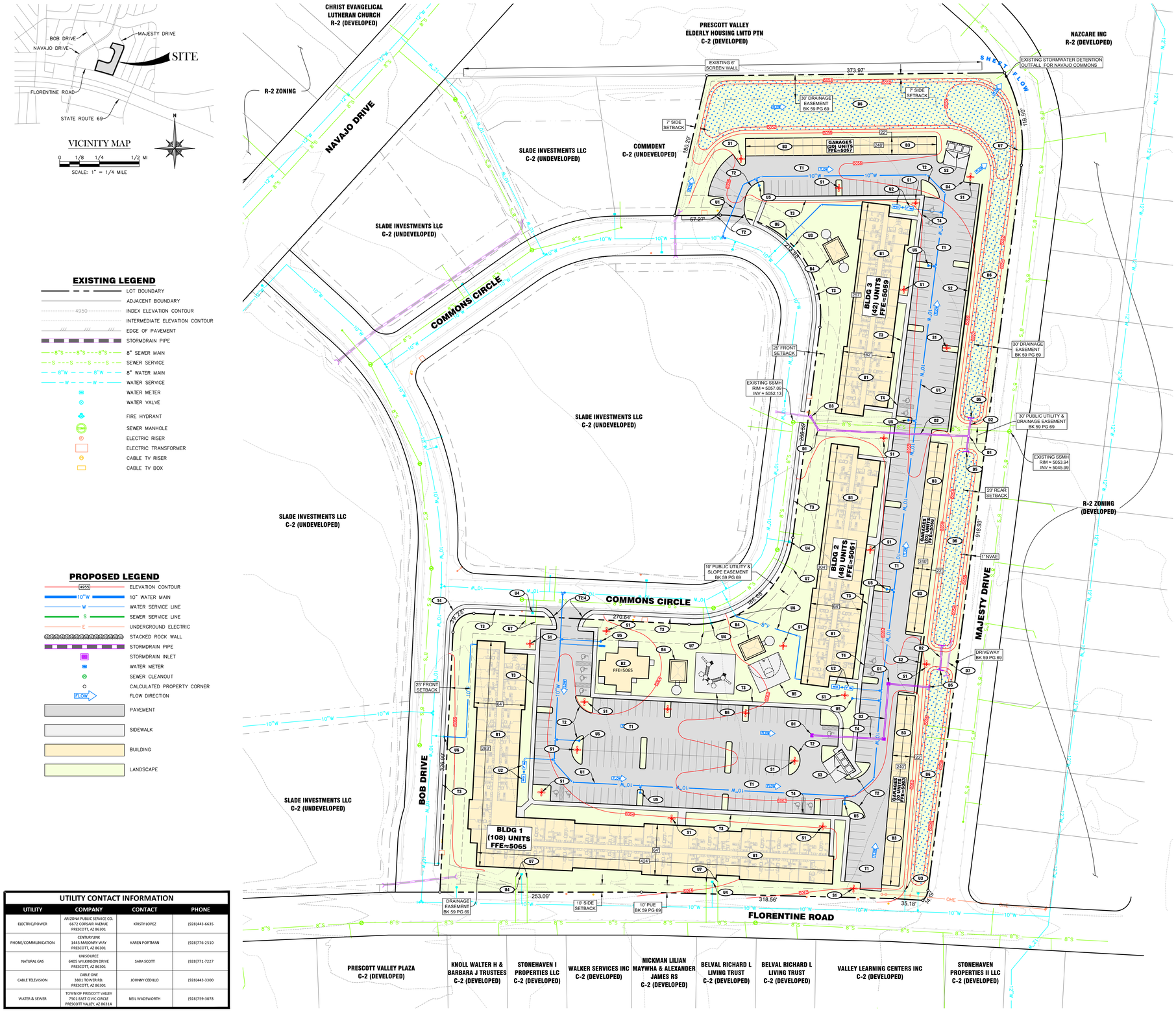
PRELIMINARY SITE PLAN

NAVAJO COMMONS APARTMENTS

198 MULTI-FAMILY UNITS ON 9.43 ACRES



EXISTING LEGEND

- LOT BOUNDARY
- ADJACENT BOUNDARY
- 4950 INDEX ELEVATION CONTOUR
- INTERMEDIATE ELEVATION CONTOUR
- EDGE OF PAVEMENT
- STORMDRAIN PIPE
- 8"S 8"S 8"S 8" SEWER MAIN
- S S S S SEWER SERVICE
- 8"W 8"W 8" WATER MAIN
- W W WATER SERVICE
- WM WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- CABLE TV RISER
- CABLE TV BOX

PROPOSED LEGEND

- 4955 ELEVATION CONTOUR
- 10"W 10" WATER MAIN
- W WATER SERVICE LINE
- S SEWER SERVICE LINE
- E UNDERGROUND ELECTRIC
- STACKED ROCK WALL
- STORMDRAIN PIPE
- STORMDRAIN INLET
- WATER METER
- SEWER CLEANOUT
- CALCULATED PROPERTY CORNER
- FLOW FLOW DIRECTION
- PAVEMENT
- SIDEWALK
- BUILDING
- LANDSCAPE

UTILITY CONTACT INFORMATION

UTILITY	COMPANY	CONTACT	PHONE
ELECTRIC/POWER	ARIZONA PUBLIC SERVICE CO. 6672 CORSAIR AVENUE PRESCOTT, AZ 86301	KRISTY LOPEZ	(928)443-6635
PHONE/COMMUNICATION	CENTURYLINK 1445 MASONRY WAY PRESCOTT, AZ 86301	KAREN PORTMAN	(928)776-2510
NATURAL GAS	UNISOURCE 6405 WILKINSON DRIVE PRESCOTT, AZ 86301	SARA SCOTT	(928)771-7227
CABLE TELEVISION	CABLE ONE 3801 TOWER RD. PRESCOTT, AZ 86301	JOHNNY CEDILLO	(928)443-3300
WATER & SEWER	TOWN OF PRESCOTT VALLEY 7501 EAST CIVIC CIRCLE PRESCOTT VALLEY, AZ 86314	NEIL WADSWORTH	(928)759-3078

DESIGN TEAM

ARCHITECT	OWNER/DEVELOPER	CIVIL ENGINEER
FERGIS AND ASSOCIATES, INC.	SLADE INVESTMENTS, LLC	GRANITE BASIN ENGINEERING, INC.
7227 NORTH 16TH ST #212	2008 NORTHSIDE DR	1981 COMMERCE CENTER CIR, SUITE B
PHOENIX, AZ 85020	PRESCOTT, ARIZONA 86301	PRESCOTT, ARIZONA 86301
(602) 279-1693	(928) 778-0375	(928) 717-0171

SITE PLAN NOTES

1) TOPOGRAPHY BASED ON AERIAL MAPPING PERFORMED ON BEHALF OF THE TOWN OF PRESCOTT VALLEY
3) HORIZONTAL CONTROL BASED ON TOWN OF PRESCOTT VALLEY REFERENCE SYSTEM (ARIZONA STATE PLANE CENTRAL ZONE)
4) ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
5) ARCHITECTURAL ELEMENTS INCLUDING UNIT MIX & BUILDING LAYOUT BY FERGIS & ASSOCIATES, INC.
6) SITE PLAN DEVELOPMENT BY GRANITE BASIN ENGINEERING, INC.

PROPERTY INFORMATION

ADDRESS	8683 EAST COMMONS CIRCLE			
APN	103-31-279			
SIZE	9.43 ± ACRES			
CURRENT USE	THE SITE IS VACANT WITH SURROUNDING INFRASTRUCTURE			
ZONING	EXISTING		PROPOSED	
	C-2	CODE REFERENCE	R-2	CODE REFERENCE
	COMMERCIAL GENERAL SALES & SERVICES	13-14	RESIDENTIAL MULTIPLE DWELLING UNITS	13-09
STORAGE REQUIREMENT	N / A	N/A	50 SF / DU	13-09-020-A.2.A
DENSITY FORMULA	2,000 SF / UNIT	13-20-010-B	2,000 SF / UNIT	13-20-010-B
MAX LOT COVERAGE	50%	13-20-010-C	50%	13-20-010-C
MIN BUILDING SPACING	8'	13-20-010-C	8'	13-20-010-C
MEAN BUILDING HEIGHT	35'	13-20-010-C	35'	13-20-010-C
MIN BUILDING SETBACKS — FRONT	20'	13-20-010-D	25'	13-20-010-D
REAR	15'			
INTERIOR	5'			
EXTERIOR	15'			
MAX FENCE HEIGHT — FRONT	8'	13-21-060-C.2	4'	13-21-060-C.1
REAR	8'			
OFF-STREET PARKING	VARIES W / USE	VARIES W / USE	1.5 / 1 BR 2 / ≥ 2 BR (1 / ADA UNIT)	13-24-050-B.1 13-24-020-1-H.1.A
LANDSCAPING	10' PERIMETER 10% PARKING AREA EVERY 12th STALL	13-24-040-F 13-26	7' PERIMETER 10% PARKING AREA EVERY 12th STALL	13-24-040-F 13-26

PROJECT INFORMATION

PROJECT NAME	NAVAJO COMMONS APARTMENTS				
PROJECT TYPE	MUTLI-FAMILY RESIDENTIAL APARTMENTS				
PROPOSED USE	MULTI-FAMILY RESIDENTIAL				
PROPOSED DENSITY	198 UNITS ON 9.43 ACRES (21.0 UNITS / ACRE)				
BUILDING TYPE	VB (3-STORY)				
FIRE SPRINKLERS	NFPA-13 & NFPA-13R				
MEAN BUILDING HEIGHT	± 35' (35' MAX IN R-2)				
LOT COVERAGE	23% (50% MAX IN R-2)				
BUILDING/UNIT MIX	(1)	108 UNIT BLDG(S)	=	108	UNITS
	(1)	48 UNIT BLDG(S)	=	48	UNITS
	(1)	42 UNIT BLDG(S)	=	42	UNITS
	(3)	BUILDINGS (TOTAL)	=	198	UNITS (TOTAL)
UNIT/BEDROOM MIX	(96)	1 BR UNITS @ 48%	=	96	BEDROOMS
	(102)	2 BR UNITS @ 52%	=	204	BEDROOMS
	(198)	TOTAL UNITS @ 100%	=	108	BEDROOMS (TOTAL)
OFF-STREET PARKING (MF-M)	(2)	SPACE PER 1 BR UNIT	=	144	SPACES
	(2)	SPACES PER ≥ 2 BR UNIT	=	204	SPACES
		REQUIRED SPACES (TOTAL)	=	348	(357 PROVIDED)
		REQUIRED ADA SPACES (TOTAL)	=	14	(15 PROVIDED)

ENGINEERING DATA

WATER DEMAND	3,000 GPM FIRE FLOW (CAF&MA TO CONFIRM)					
	MF RESIDENTIAL @	0.25	AF/DU	= 49.50 AF/YR	(44,188	GPD)
	IRRIGATION @	5.00	AF/DU	= 20.35 AF/YR	(18,166	GPD)
	TOTAL	6.00	AF/DU	= 69.85 AF/YR	(62,354	GPD)
SEWER GENERATION	MF RESIDENTIAL @	0.20	AF/DU	= 39.60 AF/YR	(35,350	GPD)
TRIP GENERATION	MID-RISE APT (USE 223)					
	WEEKDAY AM PEAK HOUR		=	78 TRIPS		
	WEEKDAY AM PEAK HOUR		=	91 TRIPS		

SITE PLAN KEYNOTES

BUILDINGS & AMENITIES		WATER & SEWER	
B1	3-STORY APARTMENT BUILDING	U1	WATER MAIN EXTENSION (10" C900) PER QCSD 200P-2
B2	COMMUNITY CENTER / OFFICE	U2	WATER SERVICE W/BACKFLOW PER QCSD's 321Q & 324Q
B3	PARKING LEVEL GARAGE BUILDING (12' x 22')	U3	CONNECT TO EXISTING WATER SERVICE FOR IRRIGATION
B4	OUTDOOR RAMADAS	U4	PROTECT EXISTING WATER SERVICE IN PLACE
B5	BASKETBALL COURT	U5	FIRE HYDRANT PER QCSD 360Q LOCATED PER CAF&MA
B6	PLAYGROUND	U6	CONNECT TO EXISTING FIRE SPRINKLER LINE PER CAF&MA
SITE FEATURES		U7	CONNECT TO EXISTING SEWER SERVICE PER QCSD 440PV
S1	SITE LIGHTING	DRAINAGE	
S2	SCREEN WALL FOR PARKING (4' MAX)	D1	STORMWATER INLET/JUNCTION
S3	SANITATION DUMPSTER PER QCSD 144P (TRIPLE)	D2	STORMWATER PIPE (18" MIN)
TRAFFIC/ACCESS		D3	CONNECT TO EXISTING STORMWATER PIPE OUTLET
T1	PAVED ACCESS PER SOILS (26' AISLE / 20' SPACES)	D4	SPILLWAY (CONCRETE)
T2	28' RADIUS PER CAF&MA (CURB PER QCSD 220Q)	D5	HEADWALL (CONCRETE)
T3	ADA ACCESSBLE ROUTE (SIDEWALK PER QCSD 230Q)	D6	STORMWATER DETENTION FOR NAVAJO COMMONS
T4	ADA RAMP & LANDING	D7	REMOVE EXISTING STORMWATER PIPE

CALL at least two full working days before you begin excavation
ARIZONA811
Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE IT (782-5348)
Maricopa County (602) 263-1100

REVISIONS

NUM.	DESCRIPTION	DATE	BY

☒ FOR REVIEW ONLY
☐ FOR BID ONLY
☐ FOR APPROVAL ONLY
☐ FOR RECORDING ONLY
☐ FOR CONSTRUCTION ONLY
☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
928.717.0171

SJ, LLC
1211 EAST GURLEY STREET
PRESCOTT, ARIZONA 86301

NAVAJO COMMONS APARTMENTS
PRELIMINARY SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

JOB: 16046
DATE: 8/18/2016
SCALE: AS SHOWN
DRAWN: TS
DESIGNED: DB
CHECKED: DB

1

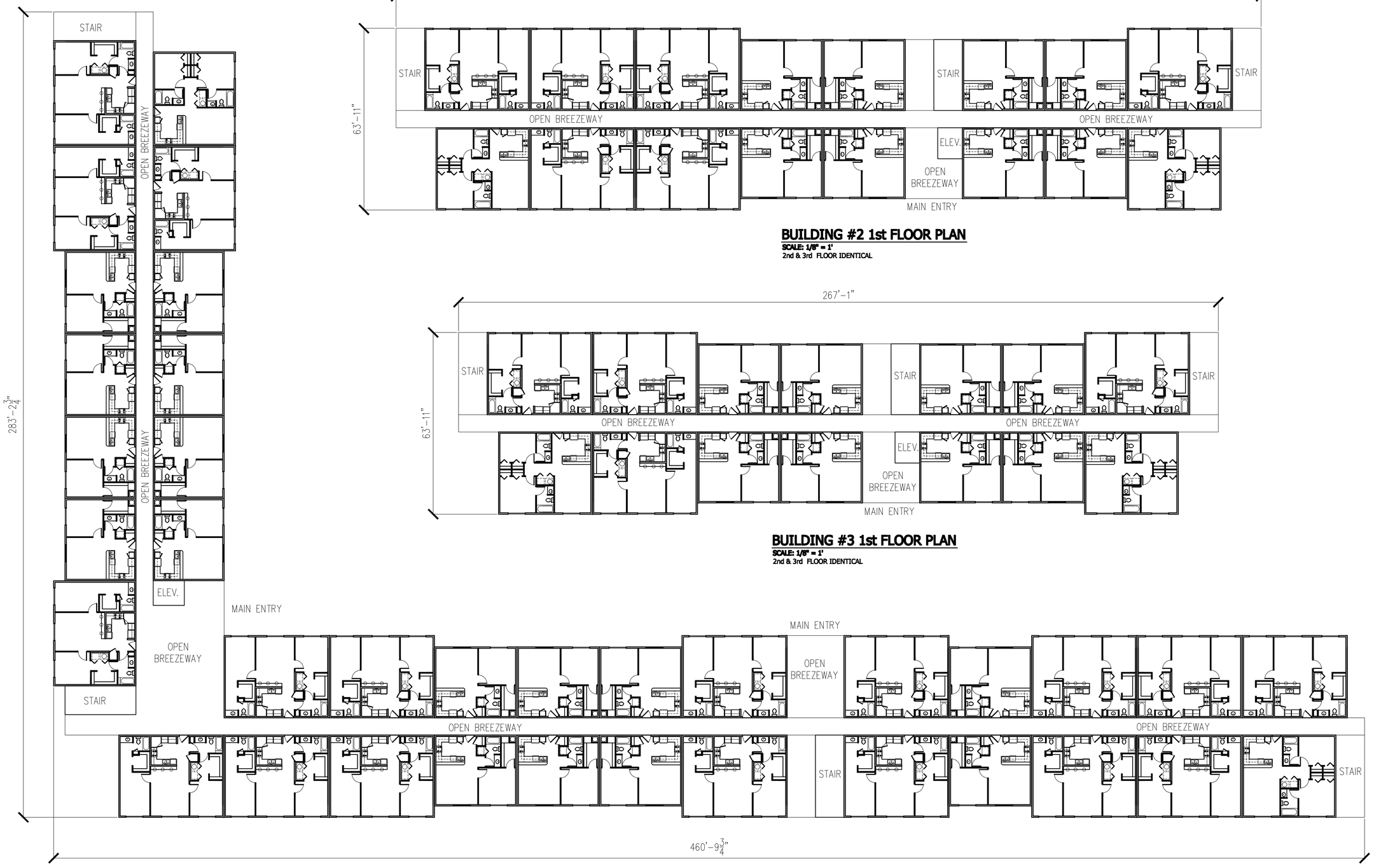
SHEET 1 OF 1

PLOTTED: Aug 18, 2016-1:37pm

FILE: Z:\Projects\2016\16046\DWG\SITE PLAN\16046 PRELIMINARY SITE PLAN.dwg <<C3D_Imperial>>

BUILDING #2 1st FLOOR PLAN
SCALE: 1/8" = 1'
2nd & 3rd FLOOR IDENTICAL

BUILDING #3 1st FLOOR PLAN
SCALE: 1/8" = 1'
2nd & 3rd FLOOR IDENTICAL



BUILDING #1 1st FLOOR PLAN
SCALE: 1/8" = 1'
2nd & 3rd FLOOR IDENTICAL

FERGIS AND ASSOCIATES, INC.
7227 N. 16th ST. #212
PHOENIX, AZ 85020
(602) 279-1693 FAX (602) 264-2383

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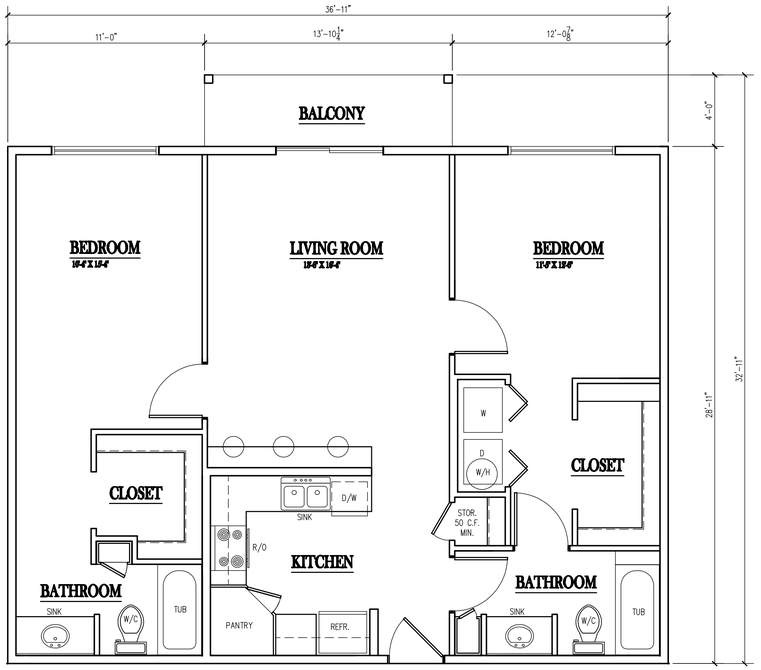
REVISIONS:

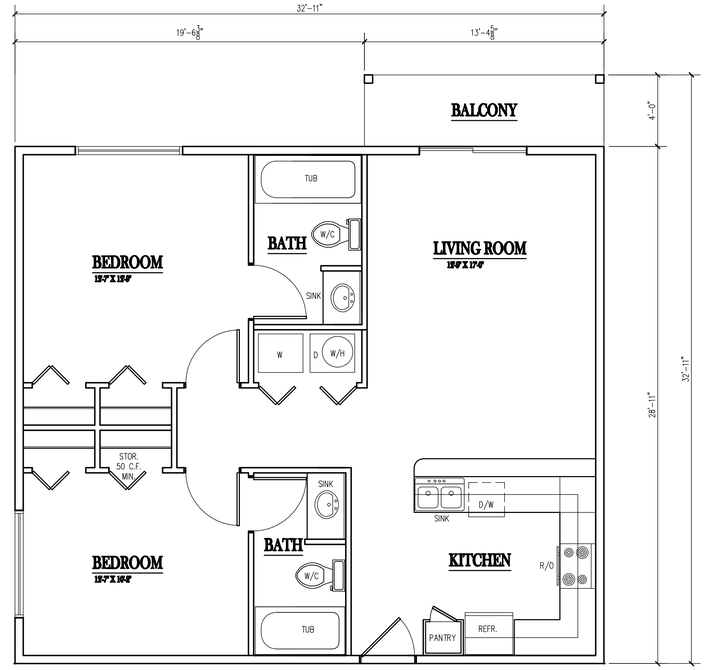
TITLE: TYPICAL BUILDING PLAN
PROJECT:
DATE: AUG 01, 2016

SHEET:
A2



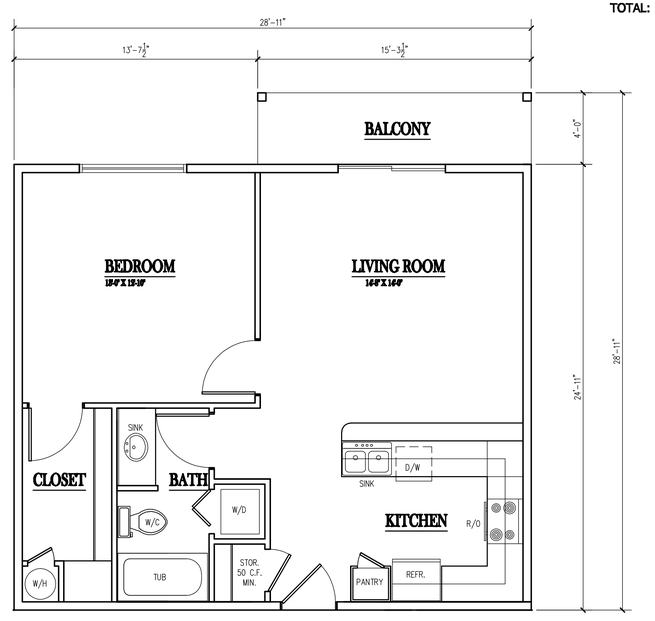
2 BEDROOM UNIT

SCALE: 1/4"= 1'-0"
GROSS: 1,122 SF
TOTAL: 84 UNITS



2 BEDROOM END UNIT

SCALE: 1/4"= 1'-0"
GROSS: 1,005 SF
TOTAL: 18 UNITS



1 BEDROOM UNIT

SCALE: 1/4"= 1'-0"
GROSS: 781 SF
TOTAL: 96 UNITS

FERGIS & ASSOCIATES, INC.
Architecture
7227 North 16 street suite 212
Phoenix, Arizona 85020
phone.602.279.1693
fax.602.264.3383

NAVAJO COMMONS APARTMENTS

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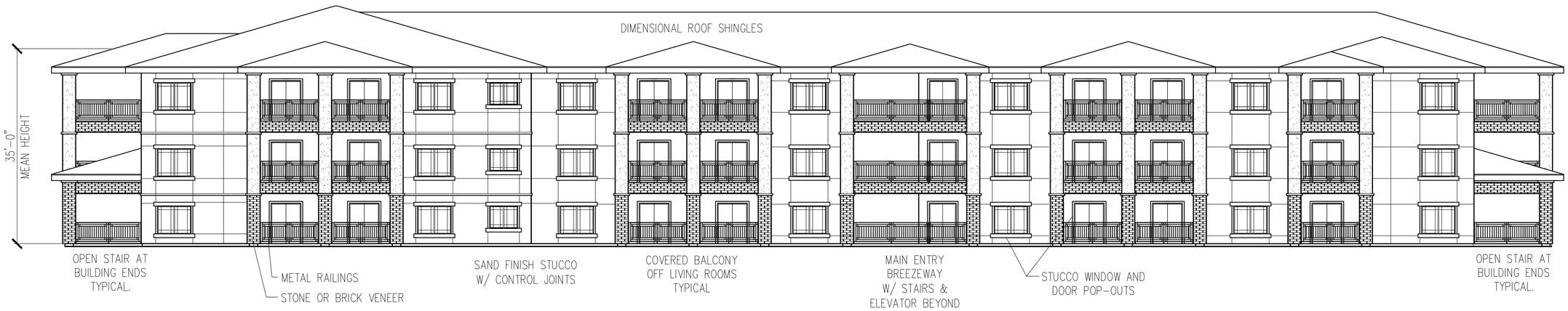
REVISIONS:

TITLE: UNIT FLOOR PLANS
PROJECT:
DATE: 08/01/2016

SHEET:
A2



TYPICAL BUILDING ELEVATION

SCALE: NTS

FERGIS AND ASSOCIATES, INC.
7227 N. 16th ST. #212
PHOENIX, AZ 85020
(602) 279-1693 FAX (602) 264-2383

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REVISIONS:

TITLE: PRELIMINARY EXTERIOR ELEVATION

PROJECT:

DATE: AUG 11, 2016

SHEET: A3