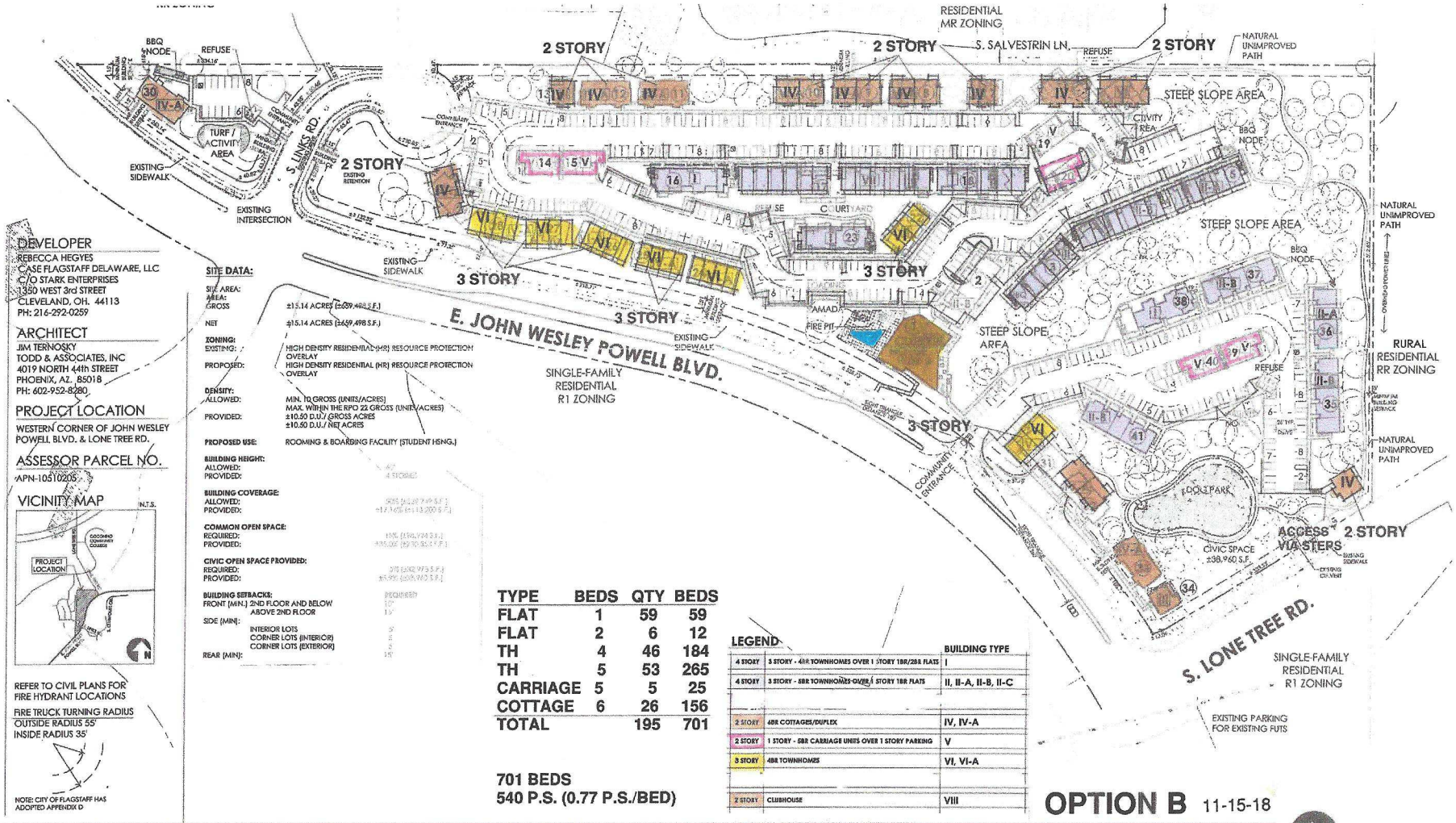

DEVELOPER
REBECCA HEGYES
CASE FLAGSTAFF DELAWARE, LLC
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ARCHITECT
JIM TERNOSKY
TODD & ASSOCIATES, INC
4019 NORTH 44th STREET
PHOENIX, AZ., 85018
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PROJECT LOCATION
WESTERN CORNER OF JOHN WESLEY POWELL BLVD. & LONE TREE RD.

ASSESSOR PARCEL NO.
APN-10510205

VICINITY MAP N.T.S.

REFER TO CIVIL PLANS FOR FIRE HYDRANT LOCATIONS

FIRE TRUCK TURNING RADIUS
OUTSIDE RADIUS 55'
INSIDE RADIUS 35'

NOTE: CITY OF FLAGSTAFF HAS ADOPTED APPENDIX D

SITE DATA:

SITE AREA:		
AREA:		
GROSS	±15.14 ACRES (±659,498 S.F.)	
NET	±15.14 ACRES (±659,498 S.F.)	
ZONING:		
EXISTING:	HIGH DENSITY RESIDENTIAL (HR) RESOURCE PROTECTION OVERLAY	
PROPOSED:	HIGH DENSITY RESIDENTIAL (HR) RESOURCE PROTECTION OVERLAY	
DENSITY:		
ALLOWED:	MIN. TO GROSS (UNITS/ACRES) MAX. WITHIN THE RPO 22 GROSS (UNITS/ACRES)	
PROVIDED:	±10.60 D.U./ GROSS ACRES ±10.80 D.U./ NET ACRES	
PROPOSED USE:	ROOMING & BOARDING FACILITY (STUDENT HSNG.)	
BUILDING HEIGHT:		
ALLOWED:		4 STORIES
PROVIDED:		4 STORIES
BUILDING COVERAGE:		
ALLOWED:		
PROVIDED:		
COMMON OPEN SPACE:		
REQUIRED:		
PROVIDED:		
CIVIC OPEN SPACE PROVIDED:		
REQUIRED:		
PROVIDED:		
BUILDING SETBACKS:		REQUIRED
FRONT (MIN.) 2ND FLOOR AND BELOW		10'
ABOVE 2ND FLOOR		15'
SIDE (MIN):		
INTERIOR LOTS		5'
CORNER LOTS (INTERIOR)		5'
CORNER LOTS (EXTERIOR)		5'
REAR (MIN):		15'

TYPE	BEDS	QTY	BEDS
FLAT	1	59	59
FLAT	2	6	12
TH	4	46	184
TH	5	53	265
CARRIAGE	5	5	25
COTTAGE	6	26	156
TOTAL		195	701

701 BEDS
540 P.S. (0.77 P.S./BED)

LEGEND		BUILDING TYPE
4 STORY	3 STORY - 4BR TOWNHOMES OVER 1 STORY 1BR/2BR FLATS	I
4 STORY	3 STORY - 5BR TOWNHOMES OVER 1 STORY 1BR FLATS	II, II-A, II-B, II-C
2 STORY	4BR COTTAGES/DUPLEX	IV, IV-A
2 STORY	1 STORY - 5BR CARRIAGE UNITS OVER 1 STORY PARKING	V
3 STORY	4BR TOWNHOMES	VI, VI-A
2 STORY	CLUBHOUSE	VIII

OPTION B 11-15-18

SCALE: 1" = 60'-0"
0 30' 60' 120'

SHEET 1 of 2

CONCEPTUAL SITE PLAN

Liv + Flagstaff

Flagstaff, Arizona
2ND CONCEPT PLAN SUBMITTAL
Project No. 17-2029-01 Date 11-01-2018

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
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