AGENDA

TUSAYAN PLANNING AND ZONING COMMISSION

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Tuesday, September 24, 2013 @ 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Planning and Zoning Commission and to the general public that the commission will hold a meeting open to the public on Tuesday, September 24, 2013 at the Tusayan Town Hall Building. The commission may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting Town Manager (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

PLANNING AND ZONING COMMISSION AGENDA

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

   CHAIR ROBERT GOSSARD
   VICE CHAIR BETH HEARNE
   COMMISSIONER SANDRA ANGAT
   COMMISSIONER CLAYANN COOK
   COMMISSIONER JANET ROSENER

   TOWN COUNCIL LIAISON COUNCILMEMBER CRAIG SANDERSON

3. **CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

   Members of the public may address the Commission on items not on the printed agenda. The Commission may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

4. **CEREMONIAL AND/OR INFORMATIONAL MATTERS**

   None

5. **CONSENT AGENDA**

   Approval of the Minutes of the Regular Meeting held on 8/20/13

6. **ACTION ITEMS**

Consideration, discussion, and possible approval of Design Review Case No. DR2013-04, a Request for Approval of a Site Plan for a Dormitory and Two Multi-Family Dwellings in the RM-10/A Zoning District

7. **MOTION TO ADJOURN**

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this _____ day of September, 2013 at _____ pm in accordance with the statement filed by the Tusayan Town Council.

_____
Signature of person posting the agenda

ITEM NO. 5

TUSAYAN PLANNING AND ZONING COMMISSION

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Tuesday, August 20, 2013 @ 6:00pm
TUSAYAN TOWN HALL
845 Mustang Drive, Tusayan, Arizona

PLANNING AND ZONING COMMISSION MEETING SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Gossard called the meeting to order at 6:01 pm and the Pledge of Allegiance was recited.

2. ROLL CALL

Upon roll call, the following were present:

CHAIR ROBERT GOSSARD
VICE CHAIR BETH HEARNE
COMMISSIONER SANDI ANGAT
COMMISSIONER CLAYANN COOK
COMMISSIONER JANET ROSENER

TOWN COUNCIL LIAISON COUNCILMEMBER CRAIG SANDERSON – arrived at 6:02pm

Also present were:

Will Wright, Town Manager
Richard Turner, Town Planner
Melissa Malone, Town Clerk

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

Presentation from Richard Turner, Town Planner, on the Draft Tusayan General Plan

Richard Turner gave an overview of the Draft Tusayan General Plan which was included in the Agenda Packet and is posted on the Town website.

The next steps are: public comment period, Public Hearings at the Planning & Zoning Commission, and at the Council.

Commissioner Angat commended Mr. Turner on the job he has done on the Plan.

The Commission asked several questions regarding the Plan and possible errors including:

- Commissioner Rosener asked about the demographics for the area. She stated that there were no Native Americans listed. Mr. Turner stated that the figures came from the US Census. He will recheck those numbers.
- Commissioner Cook stated that other utility lines, besides APS, should be buried.
- Commissioner Angat noted the following errors:
    - Kotzin Ranch was not annexed.
    - There are conflicting numbers on the Camper Village housing unit maximum.
    - There was a mention of Kotzin Ranch where Ten X should also be listed.

Mr. Turner will clarify the issues raised in the next draft.

5. CONSENT AGENDA

Approval of the Minutes of the Regular Meeting held on 7/23/13

Commissioner Angat requested that the following be corrected in the minutes: During the discussion about the CUP for Fireside Ridge, she asked the applicant if the development would be "Company Housing only?" Carolyn Oberholtzer speaking on behalf of the applicant answered "Yes."

Chairman Gossard made a motion to make the addition to the minutes. Commissioner Rosener seconded the motion and it passed on unanimous.

Commissioner Cook made a motion to approve the minutes. Commissioner Angat seconded the motion and it passed on unanimous vote.

6. PUBLIC HEARING

Public Hearing on Case No. CUP 2013-04, a Request to Amend a Conditional Use Permit for a Tour Operator with Accessory Outdoor Vehicle Storage in the CG-10,000 (Commercial General) and Parking Zoning Districts; Resolution No. 2013-09

Chairman Gossard opened the Public Hearing.

Commissioner Rosener recused herself from this item since she is the applicant.

Richard Turner introduced the case and he presented his Staff Report. He stated that the vehicles in question are considered signs since they are painted with the company name and logo. He stated that there is no recommendation by staff on this case. He offered an alternative which would allow the parking of 7 vehicles during daytime hours in the front parking area and only 1 at night.

Clarinda Vail spoke opposing the parking of 7 vehicles in front of the business along the Highway 64 corridor. She suggested that if the Commission approves the request that they only allow 3 vehicles to be parked there during the day and require them to be moved to the north parking lot at sunset.

Janet Rosener spoke as the applicant stating that the request is to park the 7 vehicles overnight and to remove the 1 hour requirement. She stated that IMAX is the only attraction in town. She would like to have the requirement to move the vehicles each morning and night removed.

Chairman Gossard asked about permanence regarding an amendment. Mr. Turner stated that an amendment to the CUP would expire at the same time as the CUP; 2 years from March 2013.

Commissioner Cook stated that the 1 hour requirement should be removed. She was in favor or Mr. Turner's alternative of leaving only 1 vehicle parked there over night.

The Commission discussed the Resolution language.

Romy Murphy of Pink Jeep Tours asked the Commission to approve the request and then revisit it at the end of the CUP period to determine if there are issues.

There being no additional comments from the public, Chairman Gossard closed the Public Hearing.

7. ACTION ITEMS

A. Consideration, discussion, and possible approval of Case No. CUP 2013-04, a Request to Amend a Conditional Use Permit for a Tour Operator with Accessory Outdoor Vehicle Storage in the CG-10,000 (Commercial General) and Parking Zoning Districts; Resolution No. 2013-09

Commissioner Angat made a motion to approve the requested CUP change but to only allow 4 vehicles during normal business hours without the 1 hour limit, 1 at night, and to modify the Resolution accordingly. Chairman Gossard seconded the motion. The Commission discussed it and Commissioner Angat amended her motion to allow 7 vehicles during the day. Chairman Gossard agreed with the amendment. The Commission approved the amended motion unanimously.

B. Consideration, discussion, and possible approval of Design Review No. DR2013-03, Replacement Signage for the Grand Hotel and Canyon Star Steakhouse

Richard Turner gave an overview of the Case and his Staff Report. He stated that the revised plan is consistent with the Zoning Code and his recommendation would be to approve the application with the requirement of following the proposed plan and keeping the signage in good repair. The Commission discussed the request with Mr. Turner.

Keith Roberts of YESCO Sign Company, representing the applicant, stated that the lighting will be LED purple but requests the ability to change the lighting colors to fit holidays. After the Commission discussed the issues, Commissioner Cook made a motion to approve the application with the amendment that the Grand Hotel is not limited to purple lighting during holiday periods as consistent with Section 17.8.B of the Zoning Code and the lighting shall not flash or intermittently blink. Commissioner Hearne seconded the motion and it passed on unanimous vote.

8. MOTION TO ADJOURN

Commissioner Hearne made a motion to adjourn the meeting at 7:41pm. Commissioner Angat seconded the motion and it passed on unanimous vote.

CHAIR ROBERT GOSSARD **Date**

ATTEST:

TOWN CLERK

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa Malone, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on August 20, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 11th day of September, 2013

TOWN CLERK

ITEM NO. 6

TOWN OF TUSAYAN STAFF REPORT

Date: **September 24, 2013**

To: **Tusayan Planning and Zoning Commission**

From: **Richard Turner, AICP, Town Planner**

Subject: **Consideration of DR2013-04, Request for Approval of a Site Plan for a Dormitory and Two Multi-Family Dwellings in the RM-10/A Zoning District**

ISSUE: Should the Planning and Zoning Commission approve a site plan for a 21-unit dormitory and 2-4 plex dwelling units in the RM-10/A Zoning District.

REQUEST: This is a request for approval of a site plan and related plans for the project known as Fireside Ridge. Subject property is an irregularly shaped parcel of 1.5 acres located on the east side of Long Jim Loop, approximately 400 feet south of RP Drive. The applicant, Michael Taylor Architects, Inc. is requesting approval of a site plan for a 21-unit dormitory and two townhouse buildings, each with 4 dwelling units. In addition to a site plan, the applicant has submitted paving and grading plans, a landscape plan, building elevations, floor plans, potable and reclaimed water and sewer plan, sign plan and color board. Section 13.10 of the Town's Zoning Ordinance requires the approval of a site plan by the Planning and Zoning Commission for essentially all development prior to the issuance of building permits. Section 13.10-4 requires the submittal of the site plan and the related plans.

BACKGROUND: This property was rezoned from MHP (Manufactured Home Park) and G (General) to the current zoning which is RM-10/A (Multi-Family) under Z2013-01. That application was approved by the Town Council on August 21, 2013. The site was also the subject of CUP2013-03, a request for a conditional use permit for a 21-unit dormitory in proposed RM-10/A zoning. That application was approved by this Commission on July 23, 2013 and became effective with the approval of the new zoning. A copy of the Resolution approving CUP2013-03 is attached to this report.

The property in question was at one time the site of a tavern/bar that was destroyed by fire a few years after it was built, many decades ago. All that remains of the bar is its chimney that is to be incorporated into the proposed development. The site has been developed as part of the Canyon Pines Mobile Home Park. Four of the 6 mobile/manufactured home spaces on the property are currently occupied by manufactured homes.

Property north and east of the site is zoned G (General) and is vacant. That area is within the floodplain. Land to the south is zoned OS (Open Space and Conservation) and is vacant. Property west of the site is zoned MHP (Manufactured Home Park) and has been developed as the Canyon Pines Mobile Home Park.

On August 29, 2013 this application was transmitted for review and comment to the following organizations: Kaibab National Forest, South Grand Canyon Sanitary District, Tusayan Fire Department,

Arizona Public Service, Chief Building Official (Willdan), Grand Canyon School District, Coconino County Sheriff's Office, Coconino County Community Development and Floodplain Administrator and the Hydro-Resources Water Company.

There is a correction to the plans for the south basin outlet recommended by Willdan Engineering on behalf of the Town. The comment requests a revision of the design to eliminate a conflict between a wall footing and the location of an underground pipe. This change can be made at the time of building permit review.

We have received no other written comments or objections to this application from any of the other reviewing agencies.

DISCUSSION AND ANALYSIS:

Many aspects of this project have been determined with the approval of the conditional use permit for this development, CUP2013-03. This review concerns the degree to which the proposed construction complies with the provisions of Section 13.10 of the Zoning Ordinance, Design Review. The Commission must find that the development conforms to the applicable design guidelines and other provisions and requirements of the Zoning Ordinance.

The proposed architectural style of the buildings as reflected by the building elevations is compatible with surrounding development and the community as a whole. The design contributes to the character and quality of the built environment and is in harmony with the natural environment.

The building design includes features which break up the appearance of the buildings. All sides of each building receive design consideration. External building materials are predominantly those that fit the natural landscape. The roofs will be a non-reflective metal and are described as "weathered copper" which should complement the buildings.

As shown on the color board (a copy of which is attached) a mix of the earth tone colors will be used. The proposed color scheme will complement the style and mass of the buildings. No bright colors will be used. Materials and colors proposed for the free standing monument sign are also acceptable.

The design of the parking lot includes sufficient plantings in landscape islands to be acceptable. Project design facilitates easy and logical pedestrian access to the buildings. Exterior lighting is suitable for the intended development and will comply with Zoning Ordinance requirements.

FISCAL IMPACT: There is no fiscal impact to the Town with regard to this application.

RECOMMENDATION:

The proposed site plan and related plans conform to the design guidelines, other provisions of the Zoning Ordinance and the conditions of approval of the conditional use permit applicable to this property. Accordingly, it is recommended that the Planning and Zoning Commission approve DR 2013-04 subject to the following requirements and conditions.

a. Development in accordance with the plans submitted for Fireside Ridge as follows:

1. Cover and Notes dated revised 9-10-13.

2. Paving and Grading Plans, North and South dated revised 9-10-13.

3. Landscape Plan dated 9-12-13.

4. Site Plan dated 9-12-13.

5. Building Elevations, 6 sheets dated 9-12-13 and 9-13-13.

6. Floor Plans, 6 sheets dated 8-27-13 and 9-13-13.

7. Potable and Reclaimed Water and Sewer Plan dated 8-22-13.

8. Standard Details an Details, 2 sheets total, dates 8-22-13.

9. Color Board dated 8-28-13.

10. Fireside Ridge Housing Monument Sign dated revised 9-9-13.

b. Revision of the design of the South Basin Outlet to eliminate a conflict between a wall footing and the location of an underground pipe. This change must be made at the time of building permit review.

Attachments: Application, Development Plans and Color Board, Resolution 2013-07

TOWN OF TUSAYAN

Contact information
Willdan Engineering
P (480) 766-9567
F (602) 870-7601
E (rturner@willdan.com)
(rbrooks@willdan.com)

DESIGN REVIEW APPLICATION

APPLICANT

Name Michael Taylor Architects, Inc.

Mailing Address 118 S. Pleasant Street
Prescott, Arizona 86303

Contact Person Michael Taylor

Phone 928.445.0626 Fax 928.445.6810

Email michael@mtai.net

PROPERTY INFORMATION

Assessor's Parcel # 502-17-020M

Subdivision Canyon Pines East

Unit # _____ Lot # _____

Address/Location Long Jim Loop
Tusayan, Arizona

Zoning RM-10/A

Existing Land Use Mobile Homes

Lot Size 1.5 Acres

DESIGN REVIEW REQUEST

Please provide a detailed description of the proposed development.

Request is for review of two-four-plex townhome buildings and one-21 unit dormitory building. The three buildings will replace existing mobile home units on this site. All three buildings are two story with similar materials and detailing and will provide for workforce housing. Landscaping and site development (grading and drainage) comply with Town ordinances as do the buildings.

SUBMITTAL CHECKLIST:

1. $400 non-refundable filing fee.
2. Pre-application meeting with Town Planner
3. Electronic copies of site plan, landscape plan, architectural drawings, sign plan, lighting plan and grading and drainage plans.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Department of Community Development access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Date 8.27.13

Signature of Property Owner *(if not the applicant)*

Date 8-28-13

OFFICE USE ONLY

Received By R Turner Date 8/28/13

Receipt # _____ Fee $400.00

Case # DR 2013-04

Related Cases Z2013-01, CUP2013-03

PLANNING & ZONING COMMIMMSION ACTION

☐ Approved with Conditions *(see attachments)* ☐ Denied

Action By _____ Date _____

Expiration _____

FIRESIDE RIDGE
COCONINO COUNTY
PARCEL 502-17-020M
TOWN OF TUSAYAN, ARIZONA
LOCATED IN SECTION 24, TOWNSHIP 30 NORTH, RANGE 2 EAST,
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

COCONINO COUNTY GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE TOWN ENGINEER IS FOR A ONE-YEAR PERIOD, SUBSEQUENT TO THE DATE OF APPROVAL. IF CONSTRUCTION WORK IS NOT STARTED WITHIN THE ONE-YEAR PERIOD, OR HAS BEEN DISCONTINUED FOR ANY REASON FOR LONGER THAN ONE YEAR, THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND RE-APPROVAL.
2. PLAN REVIEW BY THE TOWN DOES NOT EXTEND TO MATERIAL QUANTITIES SHOWN ON THE PLANS.
3. AN ENCROACHMENT PERMIT, ISSUED BY THE PUBLIC WORKS DEPARTMENT IS REQUIRED FOR ALL WORK IN COUNTY RIGHTS-OF-WAY OR EASEMENTS. FOR CONSTRUCTION OF ANY IMPROVEMENTS A GRADING PERMIT WILL BE REQUIRED.
4. THE TOWN SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING DIFFERENT PHASES OF CONSTRUCTION SO THAT TOWN INSPECTORS MAY BE SCHEDULED.
5. FOR CONSTRUCTION PURPOSES, THE FOLLOWING PRECEDENCE OF STANDARDS WILL PREVAIL: CURRENT COCONINO COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT STANDARDS (INCLUDING; ENGINEERING DESIGN AND CONSTRUCTION CRITERIA; EARTHWORK, CONCRETE, AND PAVING STANDARDS); CURRENT INTERNATIONAL BUILDING CODE (IBC), PROJECT SPECIFIC PLANS AND SPECIFICATIONS; ADOT STANDARDS; AND MAG STANDARDS -- OR OTHER SPECIFICATIONS APPROVED BY THE TOWN ENGINEER AND WITH GENERALLY ACCEPTED GOOD CONSTRUCTION PRACTICE. ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE STANDARDS AND SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
6. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. THE TOWN ENGINEER OR AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN THEIR JUDGMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.
8. THE TOWN ENGINEER MAY ORDER ANY OR ALL MATERIALS USED IN THE WORK TO BE TESTED ACCORDING TO THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARDS. THE CONTRACTOR SHALL, AT THEIR EXPENSE, HIRE A QUALIFIED TESTING LABORATORY TO PERFORM QUALITY CONTROL (QC) DURING ALL PHASES OF CONSTRUCTION, AS STATED IN COCONINO COUNTY STANDARDS, OR AS DIRECTED IN THE SPECIAL PROVISIONS.
9. LOCAL FIRE DEPARTMENT, COUNTY ENGINEERING DIVISION AND OTHER EMERGENCY RESPONDER'S APPROVAL IS REQUIRED FOR OBSTRUCTION OF ACCESS OR WATER SYSTEM SHUTDOWN – SUBMISSION OF TRAFFIC CONTROL PLANS ARE REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREETS AND OF PARTIALLY COMPLETED PORTIONS OF THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK. ANY ROADS REQUIRED TO BE CLOSED FOR THE CONSTRUCTION ACTIVITY SHALL BE REOPENED WITHIN A REASONABLE TIME OR UPON ORDER OF TOWN ENGINEER. THE REGULATION AND CONTROL OF THIS TRAFFIC SHALL BE AS DIRECTED BY THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
11. APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE, TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN ONE YEAR FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE OWNER/DEVELOPER OR THE CONTRACTOR.
12. ACCEPTANCE OF COMPLETED PUBLIC IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEAN-UP IS COMPLETE.
13. LOCATION OF UNDERGROUND UTILITIES BEFORE WORK IS BEGUN IS TO BE ACCOMPLISHED IN ACCORDANCE WITH ARS 40-361-22.
14. IF WORK IS DONE ON PRIVATE PROPERTY IN RELATION TO A PROJECT CONSTRUCTED UNDER THESE STANDARDS, THE CONTRACTOR WILL PROVIDE THE TOWN WITH WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER TO DO SO.
15. THE ESTABLISHMENT AND USE OF TEMPORARY CONSTRUCTION YARDS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE TOWN PUBLIC WORKS DEPARTMENT.

GENERAL CONSTRUCTION NOTES:

1. The positions of existing underground utilities as shown on the construction plans were determined from site inspection, and other "Best Available" information. The Contractor shall contact "Blue Stake" for utility location and carefully excavate (including potholing if required) to determine the true horizontal and vertical positions of utilities. The contractor is responsible for protecting existing utilities and shall notify the owner of any conflicting conditions.
2. All construction shall conform to the Maricopa Association of Governments Specification and Details, latest revisions.
3. All existing underground utilities shown are approximate and are to be verified by each Subcontractor. Owner does not accept any responsibility for the accuracy of the location of existing utilities indicated on the Drawings. Verify location of existing utilities and exercise every precaution when working on or near these areas, to avoid damage to those existing facilities. Utility lines may be encountered in excavations that were not known (or shown to exist), so caution should be taken in all excavations. Active or inactive utilities encountered shall be handled in accordance with the requirements of the utility companies.
4. Prior to bidding the work, the Contractor shall thoroughly satisfy himself as to the actual conditions and requirements of the work. No claim shall be made against the Owner or the Engineer for any alleged misunderstanding of the conditions or nature of the work.
5. Nothing contained in the construction drawings shall create, nor shall be construed to create, any contractual relationship between the Engineer and the Contractor or any Subcontractor.
6. The Engineer will not be responsible for construction means, methods, techniques, sequences or procedures or for safety precautions or programs utilized in connection with the work.
7. It is the sole responsibility of the Contractor to obtain, at his own expense, such permits as are required from the appropriate agency.
8. The Engineer shall be notified 24 hours prior to beginning any construction.
9. Work not in conformation with the plans and specifications is subject to removal and replacement at the Contractor's expense.
10. It shall be the responsibility of the bidder to verify all quantities, including excavation, borrow, embankment, shrink or swell, ground compaction, haul and any other items affecting his bid and to base his bid solely upon his own verified quantities, irrespective of the information furnished. It shall be the bidder's responsibility to notify the Engineer prior to bidding of any major discrepancies.
11. Disposal and/or stockpiling of excess material shall be done in such a way that will not create a nuisance. The placing of material on private property of another requires written authorization.
12. The Contractor shall provide construction staking and careful grade control and grade checking with finish as-built plans as required to provide proper drainage release.
13. No job will be considered complete until all pavement is swept clean of all dirt and debris.
14. The contractor shall verify all pipe sizes and material at every point of connection prior to ordering material. Notify the Engineer of any discrepancy in pipe size or material.

COCONINO COUNTY PAVING NOTES:

1. EXACT POINT OF MATCHING TERMINATION AND OVERLAY, IF NECESSARY, SHALL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
2. NO JOB WILL BE CONSIDERED COMPLETE UNTIL:
   a. ALL CURBS, PAVEMENTS, SIDEWALKS, DITCHES, AND MANHOLES HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS.
   b. SURVEY MONUMENTS ARE INSTALLED AND STAMPED.
   c. ALL FRAMES, COVERS, AND VALVE BOXES ARE ADJUSTED TO GRADE.
3. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UTILITY LINES UNDER PROPOSED PAVED AREA ARE COMPLETED AND APPROVED.
4. ASPHALT SHALL NOT BE PLACED BEFORE BASE COURSE HAS BEEN APPROVED AND BASE COURSE WILL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
5. THE LOCATION OF ALL WATER VALVES, FIRE HYDRANTS, AND MANHOLES MUST AT ALL TIMES DURING CONSTRUCTION BE REFERENCED AND MADE ACCESSIBLE TO THE TOWN.
6. UTILITY FACILITIES IN CONFLICT WITH THIS WORK WILL BE RELOCATED BY THE PERMITTEE OR THE UTILITY OWNER. THIS ACTIVITY SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY TO PREVENT ANY UNNECESSARY INTERRUPTION OF SERVICE TO EXISTING CUSTOMERS.
7. EXISTING STREET AND TRAFFIC SIGNS WILL BE MAINTAINED DURING CONSTRUCTION AND RELOCATED BY THE PERMITTEE AS DIRECTED BY THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
8. ALL ASPHALT SHALL BE PLACED IN TWO LIFTS, WITH SS-1 TACK COAT BETWEEN EACH LIFT, UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEERING DEPARTMENT

TOWN OF TUSAYAN, ARIZONA
VICINITY MAP
NOT TO SCALE

NOTES:

THE TOPOGRAPHIC MAPPING AND BOUNDARY INFORMATION AS SHOWN HEREON WAS PROVIDED TO KELLEY/WISE ENGINEERING BY MICHAEL TAYLOR ARCHITECTS INC. THE SURVEY WAS CONDUCTED BY FOUR WINDS LAND SURVEYS, INC. PER THE SURVEYORS NOTE, THE "BASIS OF BEARING FOR THE SURVEY IS THE SOUTHERLY LINE OF THE PARCEL WHICH ON THE LINE BETWEEN HES 401 NO. 9 AND HES 401 NO. 10. A BEARING OF N47°21'10"W PER THE LEASE DESCRIPTION FOR 502-17-020J RECORDED IN DOCKET 1154, PAGE 905-907 COCONINO COUNTY RECORDER.
BASIS OF ELEVATION IS FROM A KENNEY AERIAL SURVEY FOUND IN THE OFFICES OF SOUTH GRAND CANYON SANITARY DISTRICT, PRESUMED TO BE NGVD29.
BENCHMARK FOR THE SITE IS A 1/2" REBAR WITH PLASTIC CAP STAMPED LS 27254 SET IN THE ASPHALT AT THE SOUTHWEST PROPERTY CORNER. ELEVATION=6600.60"

UTILITIES AS REPRESENTED ON THIS SURVEY DEPICT APPARENT ABOVE GROUND APPURTENANCES.

NO CONDITION OF TITLE REPORT HAS BEEN PROVIDED FOR THIS PROJECT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN HEREON.

COCONINO COUNTY WATER AND SEWER NOTES:

1. ROUGH GRADING SHALL BE COMPLETED WITHIN ½" OF PLAN GRADE PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES.
2. NO TRENCH SHALL BE FILLED WITH BEDDING MATERIAL OR BACKFILLED UNTIL THE EXCAVATION AND PIPE LAYING, RESPECTIVELY, HAVE BEEN APPROVED BY THE TOWN ENGINEER'S AUTHORIZED REPRESENTATIVE.
3. A WATER PRESSURE TEST IS REQUIRED OF ALL WATER LINES AND A HYDROSTATIC OR AIR TEST IS REQUIRED OF ALL SEWER LINES. TESTS ARE TO BE CONDUCTED AFTER BACKFILLING IS COMPLETE AND COMPACTED. ALL TESTING WILL CONFORM TO STANDARDS ESTABLISHED BY THE RESPONSIBLE UTILITY.
4. WATER LINE DISINFECTION IS TO BE ACCOMPLISHED AS OUTLINED IN ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) 'BULLETIN NO. 8' OR PER REQUIREMENTS OF THE LOCAL UTILITY.
5. IN ORDER TO PROTECT PUBLIC WATER SYSTEMS FROM POSSIBLE CONTAMINATION, A WATER MAIN SHALL NOT:
   a. INFRINGE UPON AN AREA WHICH IS WITHIN SIX FEET OF EITHER SIDE OF A SEWER MAIN AND SHALL NOT BE BELOW, AT THE SAME LEVEL AS, OR LESS THAN TWO FEET ABOVE THE TOP OF THE SEWER MAIN, UNLESS EXTRA PROTECTION IS PROVIDED. EXTRA PROTECTION SHALL CONSIST OF CONSTRUCTING THE SEWER MAIN WITH MECHANICAL JOINT DUCTILE IRON PIPE OR WITH SLIP-JOINT DUCTILE IRON PIPE. IF JOINT RESTRAINT IS PROVIDED IT SHALL CONSIST OF ENCASING BOTH THE WATER AND SEWER MAINS IN AT LEAST SIX INCHES OF CONCRETE.
   b. UNDER ANY CIRCUMSTANCES, INFRINGE UPON AN AREA WHICH IS WITHIN TWO FEET OF EITHER SIDE OF OR TWO FEET BELOW THE SEWER MAIN.NO WATER PIPE SHALL PASS THROUGH, OR COME INTO CONTACT WITH ANY PART OF A SEWER MANHOLE. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND MANHOLES SHALL BE SIX FEET, MEASURED FROM THE CENTER OF THE MANHOLE. THE MINIMUM SEPARATION BETWEEN FORCE MAINS OR PRESSURE SEWERS AND WATER MAINS SHALL BE TWO FEET VERTICALLY AND SIX FEET HORIZONTALLY UNDER ALL CONDITIONS. WHERE A SEWER FORCE MAIN CROSSES ABOVE A WATER LINE, OR LESS THAN SIX FEET BELOW IT, THE SEWER MAIN SHALL BE ENCASED IN AT LEAST SIX INCHES OF CONCRETE FOR 10 FEET ON EITHER SIDE OF THE WATER MAIN. ALL DISTANCES ARE MEASURED PERPENDICULARLY FROM THE OUTSIDE OF THE SEWER MAIN TO THE OUTSIDE OF THE WATER MAIN. THESE SEPARATION REQUIREMENTS DO NOT APPLY TO BUILDING PLUMBING OR INDIVIDUAL HOUSE SERVICE CONNECTIONS.
6. NO WATER SETTLING OF TRENCH FILL MATERIAL IS ALLOWED.
7. ALL WATER AND SEWER DESIGN AND CONSTRUCTION SHALL CONFORM TO THE CURRENT ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) REQUIREMENTS. WHEN A.D.E.Q. REQUIREMENTS ARE IN CONFLICT WITH THESE STANDARDS, THE MORE RESTRICTIVE SHALL APPLY.
8. TRACER WIRES AND TAPES SHALL BE INSTALLED PRIOR TO TESTING THE WATER OR SEWER MAIN.

COCONINO COUNTY GRADING NOTES

A GRADING PERMIT IS REQUIRED EXCEPT AS EXEMPTED. NO PERSON SHALL DO ANY GRADING WITHOUT FIRST OBTAINING A GRADING PERMIT FROM THE BUILDING OFFICIAL. A SEPARATE PERMIT SHALL BE OBTAINED FOR EACH SITE, AND MAY COVER BOTH EXCAVATIONS AND FILLS.

THE COCONINO COUNTY ENGINEERING DESIGN AND CONSTRUCTION CRITERIA CHAPTER VI, GRADING AND EXCAVATION SETS FORTH RULES AND REGULATIONS TO CONTROL EXCAVATION, GRADING AND EARTHWORK CONSTRUCTION, INCLUDING FILLS AND EMBANKMENTS; ESTABLISHES THE ADMINISTRATIVE PROCEDURES FOR ISSUANCE OF PERMITS; AND PROVIDES FOR THE APPROVAL OF PLANS AND INSPECTION OF GRADING CONSTRUCTION.

APPROVALS:

TUSAYAN ENGINEER ______________ DATE

TUSAYAN COMMUNITY DEVELOPMENT DIRECTOR ______________ DATE

EROSION CONTROL PLAN GENERAL NOTES

1. A standby crew for emergency work shall be available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices or to repair any damaged erosion control measures, especially when rain is imminent.
2. Devices shall not be moved or modified without the approval of the construction inspector.
3. All protective devices shown shall be in place at the end of each day.
4. After a rainstorm, all silt and debris shall be removed from check berms and desilting basins. Any graded slope surface protection measure damaged during a rainstorm shall be immediately repaired.
5. Fill slopes at the construction site perimeter must drain away from the tops of the slopes at the end of each day.
6. A copy of the projects storm water pollution prevention plan (SWPPP) shall be maintained at the construction site and always available for review.
7. Protect all storm drainage structures from sediment clogging by providing inlet protection at all openings.
8. Avoid paving during wet weather.
9. Store materials away from drainage courses to prevent contact with storm water.
10. Place drip pans or absorbent materials under construction equipment when not in use.
11. Clean up spills with absorbent materials and dispose of properly.
12. Old asphalt must be disposed of properly. Collect and remove all broken asphalt from the site.
13. Keep work site clean and orderly daily.
14. Properly store paints and solvents.
15. Permanently mark storm drain structures in a manner approved by the construction inspector to minimize inadvertent disposal of residual paints, solvents, or any other pollutant.
16. Allow material delivery and storage only in designated areas and avoid transport near drainage paths and waterways.
17. Minimize the use of hazardous materials on site.
18. Clean up leaks and spills immediately.
19. Use watertight dumpsters for trash and construction waste.
20. Collect site trash as needed, especially during rainy or windy conditions.
21. Arrange for regular waste collection before containers overflow.
22. Do not allow brushes or paint containers to be cleaned out in the dirt, street, gutter, or storm drains.
23. Store and cover dry and wet materials from concrete placement away from drainage areas.
24. Perform washout of concrete trucks in designated areas only. Washout areas shall be away from storm drains, open ditches, or streets.
25. Temporary sanitary facilities shall be maintained in good working order by a licensed service.
26. Contractor shall be responsible for updating this plan throughout construction and indicate any and all revisions/updates on this plan.
27. Contractor shall conduct his operations in such a manner that storm water will be contained within the project or channeled into the storm drain system provided that it is free from pollutants and debris.
28. Town approval of plans does not relieve the developer from correcting errors or omissions discovered during construction. Conformance with the requirements of this plan shall in no way relieve the developer from his responsibilities to the site and adjacent properties. Temporary erosion control shall consist of, but not be limited to, constructing such facilities and taking such measures as are necessary to prevent, control and abate water, mud and erosion damage to public and private property as a result of the construction of this property.
29. Clearing and grubbing should be limited to areas that will receive immediate grading. Erosion control measures will be required to protect areas which have been cleared and grubbed. These measures may include but shall not be limited to: graded ditches, sand or gravel bags, barriers and silt fencing. Care shall be exercised to preserve vegetation beyond limits of grading and prevent sediment discharge while construction in the area is active.
30. Sediment control shall be used at the toe of any erodible slope.
31. Contractor shall immediately restore any damaged erosion control measure within the project boundary.
32. Faces of finished cut and fill slopes shall be prepared and maintained to control against erosion. These permanent control measures may consist of adequate seeding, planting and jute matting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval.
33. After a rainstorm, all silt and debris shall be removed from streets, check berms and basins.
34. Contractor/sub-contractor shall be trained in sediment and erosion control in accordance with AZPDES.
35. The permittee and contractor shall be responsible, and take necessary precautions, to prevent public trespass onto areas where impounded water creates a hazardous condition.
36. All temporary BMP measures are to be removed after all areas of disturbance have been stabilized and prior to public works final acceptance.

CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SHEET INDEX

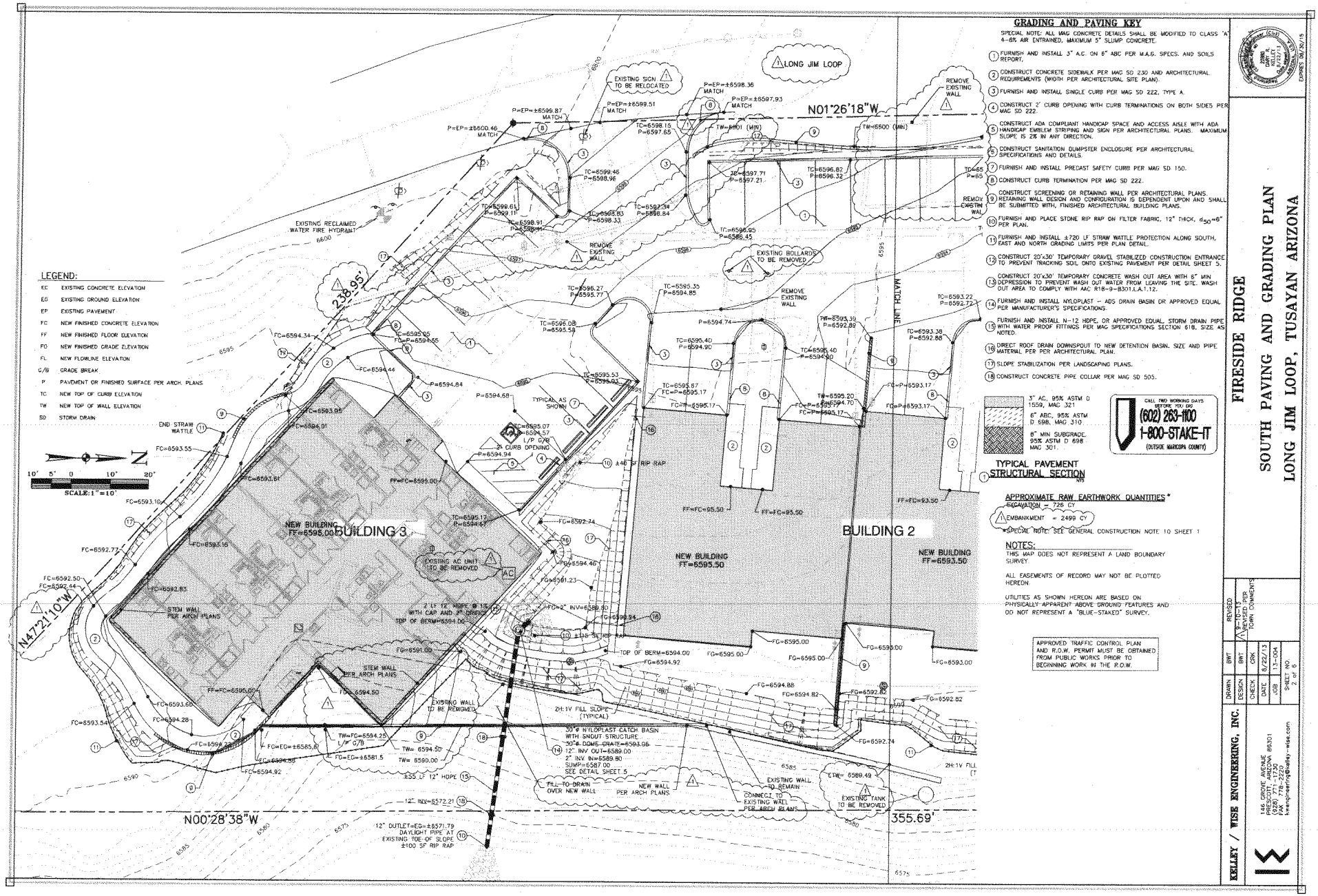
1 COVER SHEET AND GENERAL NOTES
2 SOUTH PAVING AND GRADING PLAN
3 NORTH PAVING AND GRADING PLAN
4 WATER, RECLAIMED WATER AND SEWER PLAN
5 DETAILS
6 STANDARD DETAILS

KELLEY / WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX 778-2220
kwengineering@kelley-wise.com

DRAWN	BWT	REVISED
DESIGN	BWT	1 9-10-13 REVISED PER TOWN COMMENTS
CHECK	GRK	
DATE	8/22/13	
JOB	13-004	
SHEET NO.	1 of 6	

FIRESIDE RIDGE
COVER AND NOTES
LONG JIM LOOP, TOWN OF TUSAYAN ARIZONA

22680 GARY R. KELLEY 8/22/13 ARIZONA, U.S.A. EXPIRES 06/30/15



LEGEND:

EC	EXISTING CONCRETE ELEVATION
EG	EXISTING GROUND ELEVATION
EP	EXISTING PAVEMENT
FC	NEW FINISHED CONCRETE ELEVATION
FF	NEW FINISHED FLOOR ELEVATION
FG	NEW FINISHED GRADE ELEVATION
FL	NEW FLOWLINE ELEVATION
G/B	GRADE BREAK
P	PAVEMENT OR FINISHED SURFACE PER ARCH. PLANS
TC	NEW TOP OF CURB ELEVATION
TW	NEW TOP OF WALL ELEVATION
SD	STORM DRAIN

GRADING AND PAVING KEY

SPECIAL NOTE: ALL MAG CONCRETE DETAILS SHALL BE MODIFIED TO CLASS "A" 4-6% AIR ENTRAINED, MAXIMUM 5" SLUMP CONCRETE.

1. FURNISH AND INSTALL 3" A.C. ON 6" ABC PER M.A.G. SPECS. AND SOILS REPORT.
2. CONSTRUCT CONCRETE SIDEWALK PER MAG SD 230 AND ARCHITECTURAL REQUIREMENTS (WIDTH PER ARCHITECTURAL SITE PLAN).
3. FURNISH AND INSTALL SINGLE CURB PER MAG SD 222, TYPE A.
4. CONSTRUCT 2" CURB OPENING WITH CURB TERMINATIONS ON BOTH SIDES PER MAG SD 222.
5. CONSTRUCT ADA COMPLIANT HANDICAP SPACE AND ACCESS AISLE WITH ADA HANDICAP EMBLEM STRIPING AND SIGN PER ARCHITECTURAL PLANS. MAXIMUM SLOPE IS 2% IN ANY DIRECTION.
6. CONSTRUCT SANITATION DUMPSTER ENCLOSURE PER ARCHITECTURAL SPECIFICATIONS AND DETAILS.
7. FURNISH AND INSTALL PRECAST SAFETY CURB PER MAG SD 150.
8. CONSTRUCT CURB TERMINATION PER MAG SD 222.
9. CONSTRUCT SCREENING OR RETAINING WALL PER ARCHITECTURAL PLANS. RETAINING WALL DESIGN AND CONFIGURATION IS DEPENDENT UPON AND SHALL BE SUBMITTED WITH, FINISHED ARCHITECTURAL BUILDING PLANS.
10. FURNISH AND PLACE STONE RIP RAP ON FILTER FABRIC, 12" THICK, d_{50}=6" PER PLAN.
11. FURNISH AND INSTALL ±720 LF STRAW WATTLE PROTECTION ALONG SOUTH, EAST AND NORTH GRADING LIMITS PER PLAN DETAIL.
12. CONSTRUCT 20'x30' TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SOIL ONTO EXISTING PAVEMENT PER DETAIL SHEET 5.
13. CONSTRUCT 20'x30' TEMPORARY CONCRETE WASH OUT AREA WITH 6" MIN. DEPRESSION TO PREVENT WASH OUT WATER FROM LEAVING THE SITE. WASH OUT AREA TO COMPLY WITH AAC R18-9-B301.L.A.1.12.
14. FURNISH AND INSTALL NYLOPLAST – ADS DRAIN BASIN OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.
15. FURNISH AND INSTALL N-12 HDPE, OR APPROVED EQUAL, STORM DRAIN PIPE WITH WATER PROOF FITTINGS PER MAG SPECIFICATIONS SECTION 618, SIZE AS NOTED.
16. DIRECT ROOF DRAIN DOWNSPOUT TO NEW DETENTION BASIN. SIZE AND PIPE MATERIAL PER PER ARCHITECTURAL PLAN.
17. SLOPE STABILIZATION PER LANDSCAPING PLANS.
18. CONSTRUCT CONCRETE PIPE COLLAR PER MAG SD 505.

TYPICAL PAVEMENT STRUCTURAL SECTION

3" AC, 95% ASTM D 1559, MAG 321
6" ABC, 95% ASTM D 698, MAG 310
8" MIN SUBGRADE, 95% ASTM D 698 MAG 301

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APPROXIMATE RAW EARTHWORK QUANTITIES*

EXCAVATION = 726 CY
EMBANKMENT = 2499 CY
*SPECIAL NOTE: SEE GENERAL CONSTRUCTION NOTE 10 SHEET 1

NOTES:

THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY.

ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.

UTILITIES AS SHOWN HEREON ARE BASED ON PHYSICALLY APPARENT ABOVE GROUND FEATURES AND DO NOT REPRESENT A "BLUE-STAKED" SURVEY.

APPROVED TRAFFIC CONTROL PLAN AND R.O.W. PERMIT MUST BE OBTAINED FROM PUBLIC WORKS PRIOR TO BEGINNING WORK IN THE R.O.W.

JAMES K. KELLEY 18181 REGISTERED PROFESSIONAL ENGINEER ARIZONA U.S.A. EXPIRES 06/30/15

FIRESIDE RIDGE

SOUTH PAVING AND GRADING PLAN

LONG JIM LOOP, TUSAYAN ARIZONA

DRAWN	BWT	1	9-16-13 REVISED PER TOWN COMMENTS
DESIGN	BWT		
CHECK	CRK		
DATE	6/22/13		
JOB	13-004		
SHEET NO.	2 of 6		

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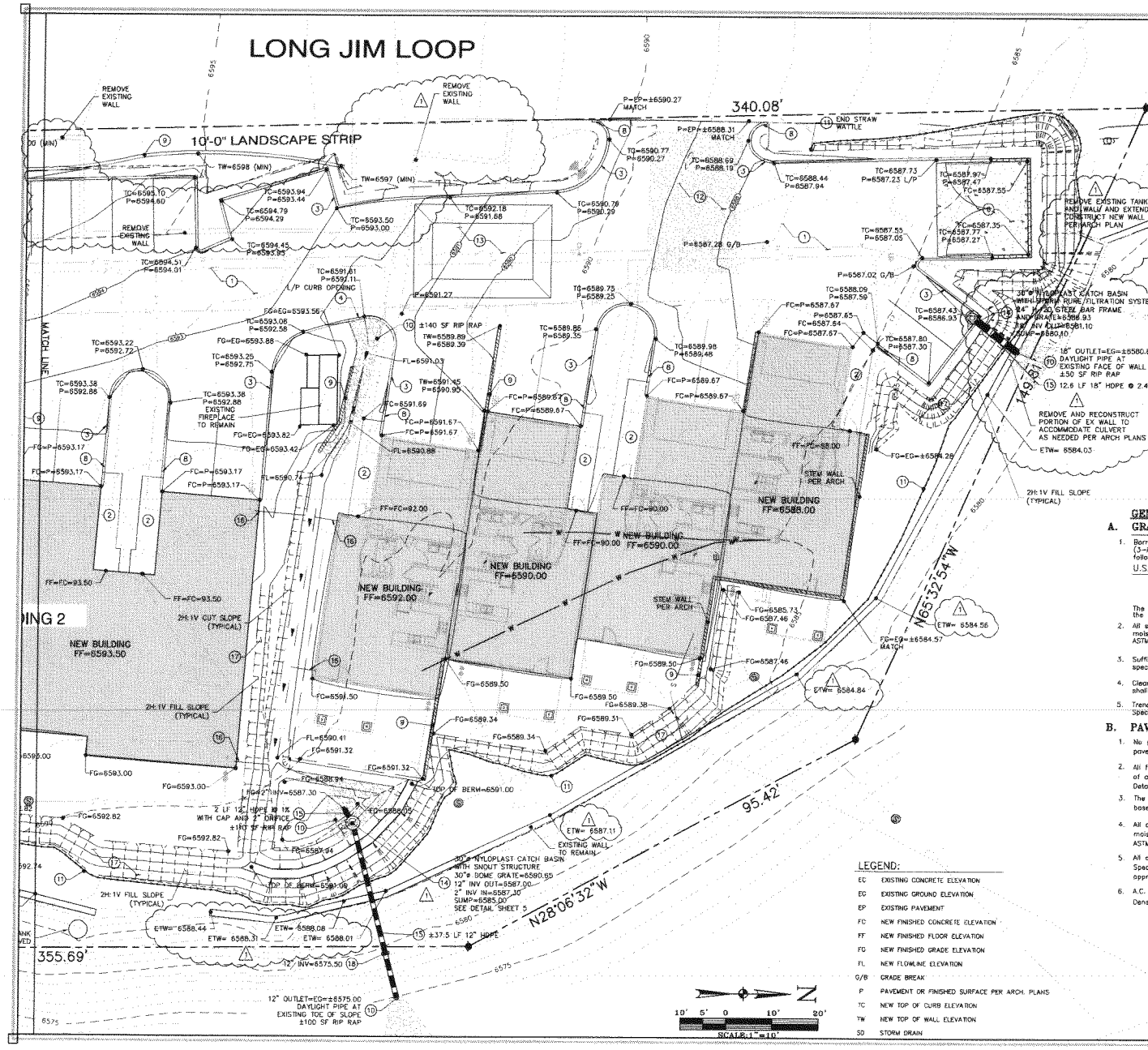

GRADING AND PAVING KEY

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17. SLOPE STABILIZATION PER LANDSCAPING PLANS.
18. CONSTRUCT CONCRETE PIPE COLLAR PER MAG SD 505.

GENERAL GRADING AND PAVING NOTES:

A. GRADING

1. Borrow material should be free of debris, organic materials, and three inch (3-inch) size particles or larger. We recommend fill material conform to the following general specification or approved equal:

U.S. STANDARD SIEVE	PERCENT PASSING
3.0-inch	100
NO. 40	40-60
NO. 200	0-30

The Plasticity Index should be between 2 and 15 unless otherwise specified in the project soils report.

2. All subgrade materials shall be scarified to a depth of eight inches (8"), the moisture content adjusted to near optimum, then compacted to 95 percent of ASTM D-698.
3. Sufficient compaction tests shall be taken to verify compliance with these specifications.
4. Clearing and grubbing shall extend to the limits of grading and construction shall be in accordance with MAG Specifications, Section 201.
5. Trench excavations, backfilling and compaction shall conform to MAG Specifications, Section 601, Type 1, unless noted otherwise.

B. PAVING

1. No paving construction shall be started until all underground utilities within the pavement prism are completed.
2. All frames, covers, valve boxes, manholes, etc., shall be adjusted to finish grade of asphaltic concrete surface course by the Contractor as per Y.A.G. Standard Details No. 270 & 4-05.
3. The base course shall not be placed on the subgrade until the subgrade and base requirements are completed and accepted by the Engineer.
4. All aggregate base course (ABC) shall be placed in 6 to 8-inch loose lifts, the moisture content adjusted to near optimum, then compacted to 95 percent of ASTM D-698.
5. All asphaltic concrete (A.C.) shall be 19 mm as per applicable MAG Specifications. Mix design shall be submitted to the Geotechnical Engineer for approval prior to start of construction.
6. A.C. compaction shall be 95 percent of ASTM D-1559, 75 blow Marshall Density test.

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FIRESIDE RIDGE

NORTH PAVING AND GRADING PLAN

LONG JIM LOOP, TUSAYAN ARIZONA

REVISED	BY
8-19-13	BWT
TOWN COMMENTS	

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	6/22/13
JOB	13-004
SHEET NO.	3 of 8

KELLEY / WISH ENGINEERING, INC.
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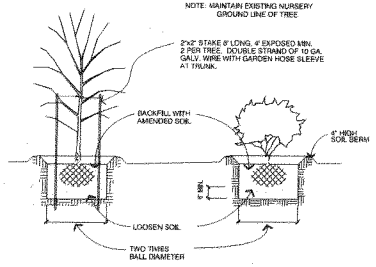
kwengineering@kelley-wise.com

EXPIRES 09/30/14



TYP. PLANTING DETAIL TREES & SHRUBS

	Trees Common Name	Botanical name	Size	Qty.
	Quaking Aspen	Populus Tremuloides	2" (Min. 8-10' Height)	9
	Quaking Aspen	Populus Tremuloides	1 1/2" (Min. 6-8' Height)	2
	Western Hackberry	Celtis reticulata	1 1/2" (Min. 6-8' Height)	2
	Ponderosa Pine	Pinus Ponderosa	8' Tall	10
	Limber Pine	Pinus Flexilis	8' Tall	2
	Colorado Blue Spruce	Picea Pungens	8' Tall	5
	White Fir	Abies Concolor	8' Tall	4
	Alligator Juniper	Juniperus deppeana	6' Tall	5
	Utah Juniper	Juniperous Osteosperma	6' Tall	12
	Pinyon Pine	Pinus Edulis	6' Tall	4
			Total New Trees	56
	Existing Ponderosa Pine	Pinus Ponderosa	Varies	48
			Total Trees	104

	Shrubs Common Name	Botanical name	Size	Qty.
	Utah Serviceberry	Amelanchier Utahensis	5 Gal. or 2' high	7
	Point-leaf Manzanita	Arctostaphylos Pungens	5 Gal. or 2' high	25
	Big Sagebrush	Artemisia tridentata	5 Gal. or 2' high	30
	Curl-leaf mountain mahogany	Cercocarpus ledifolius	5 Gal. or 2' high	14
	Rabbitbrush	Chrysothamnus nauseosus	5 Gal. or 2' high	7
	Apache Plume	Fallugia paradoxa	5 Gal. or 2' high	12
	Wright's Buckwheat	Eriogonum wrightii	5 Gal. or 2' high	35
	Mormon Tea	Ephedra viridis	5 Gal. or 2' high	9
			Total Shrubs	139

LEGEND
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDINGS

NOTE:
1. DRIVEWAY AND PARKING AREA WILL BE SURFACED WITH 2" AC PAVING OVER 6" ABC MINIMUM
2. TREATED EFFLUENT WILL BE USED TO IRRIGATE THE LANDSCAPING.

Irrigation

All plants and trees to be on a timer and drip irrigation.

Backflow: RPZ 1" CopperPOC
Electronic 6 Station Controller
Poly line 3/4 drip
Provide ASSE 1060 enclosure per 608.141

NOTES:

1. All required plant materials shall be installed in a hole having a minimum dimension that is twice the diameter and 6" deeper than the dimension of the root ball of the plant to be installed. All backfill shall consist of a combination of topsoil as amended for the specific soil conditions.

2. All landscape areas shall be covered with screened and washed landscape rock, minimum 1-1/2" cover, and plant materials.

KEYNOTES
1. HISTORIC FIREPLACE
2. EXISTING RETAINING WALL
3. EXISTING SHRUBBERY TO BE REMOVED - DASHED LINES
4. NEW 3' HIGH CMU SCREEN WALL
5. 20' SETBACK FROM MEASURED FROM EDGE OF PAVEMENT
6. PROJECT SIGNAGE
7. 2" AC PAVING OVER 4" ABC (MIN.)
8. NEW RETAINING WALL

Parking Calculation

RM10/A requires

Townhomes
2 covered off-street parking spaces per dwelling unit = 16
covered parking spaces provided = 16
Open guest parking spaces = additional 10% = 1.6 or 2 spaces
Provided open guest parking spaces = 16
Total parking provided = 32 spaces

Dormitories
2 spaces for each three guest rooms in dormitory
(21 dorm rooms /3) = 7 x 2 = 14 spaces required
10% of total parking
spaces for guest parking = 1.4 or 2 spaces
Parking spaces required = 16 spaces

Provided parking
standard parking = 19 spaces provided
A.D.A. accessible parking = 1 space provided
total parking provided = 20 spaces

PLANTS REQUIRED									
	Alternatives	Evergreens	Deciduous				Shrubs	Total
Area	Qty.	Alt.	8'	6'	1"DIA. 8-10' min.	1 1/2" Dia. 6-8' min.			Plants
Frontage & Buffer	2	A	6				20		
4 plant units	1	B		2	1		4		
	1	C			1	2	14		
Area Plants			6	2	2	2	38	50	
Parking Lot 1 plant units	2	A	6				20		
	1	C			1	2	14		
Area Plants			6		1	2	34	40	
3 Bedroom 4 plant units	1	A	3				10		
	3	B		6	3		12		
Area Plants			3	6	3		22	34	
264 Bedroom 4 plant units	1	A	3				10		
	3	B		6	3		12		
Area Plants			3	6	3		22	34	
Dormitory 4 plant units	1	A	3				10		
	3	B		6	3		12		
Area Plants			3	6	3		22	34	
Totals			21	20	12	4	138	192	

Section 18: Landscaping

Section 18.7 Standard Plant Units
Alternative A: 1 - 8' high evergreens,
10 - 2' high shrubs (or 5gal. min.)
Alternative B: 2 - 6' high evergreens,
1 - 4" DBH deciduous tree (min. 10-12' height)
4 - 2' high shrubs (or 5gal. min.)
Alternative C: 1 - 3" DBH deciduous tree (min. 8-10' height),
2 - 1 1/2" DBH deciduous tree (min. 6-8' height)
14 - 2' shrubs (or 5gal. min.)

Section 18.8 Parking Lot Landscaping

Parking Spaces	Min. Landscaped Area Req'd	Min. Plant Units
16	27sf/space = 972sf	3 plant units

2. Where parking lots are adjacent to side or rear property lines, a minimum 5' wide perimeter strip of landscaping shall be provided.
5'x 54' = 270sf parking buffer

Section 18.9 Buffer and Screen Landscaping
A-3 plant unit for every 100 lineal feet of frontage
140' of frontage, 54' buffer = 4 plant units

Section 18.10 Site Landscaping
1. one plant unit for every 100 lineal feet of perimeter of the building foot print, and located within 50 feet of, and adjacent to, the perimeter of the building.
Phase 3 has 324.5' perimeter / 100 = 3.25 or 4 plant units

2.B. Multi Family Developments, one plant unit per single residential unit or lot is required.
8 residential units = 8 plant units

Total site landscaped area required and total provided (in square feet):
Required
10' street landscape strip = 2876sf
54'x 5' parking lot buffer = 270sf
27sf area per parking space = 972sf
total sq. ft. required = 4118sf
Provided
total sq. ft provided = 5739sf

Total quantity and size of plant material required and the total provided:
Required
36 parking spaces, 972sf = 3 plant units
140' of street frontage = 4 plant units
Dormitory building, 325' of building footprint = 4 plant units
Multi Family Development, 16 single residential units = 8 plant units
Total = 19 plant units
Provided 19 plant units

SCALE: 1" = 20'-0"

1 LANDSCAPE PLAN

MICHAEL TAYLOR ARCHITECTS, INC.
115 South Pleasant St. Pleasant, Arbon 84505
Phone (435) 445-0826 Fax (435) 445-0827

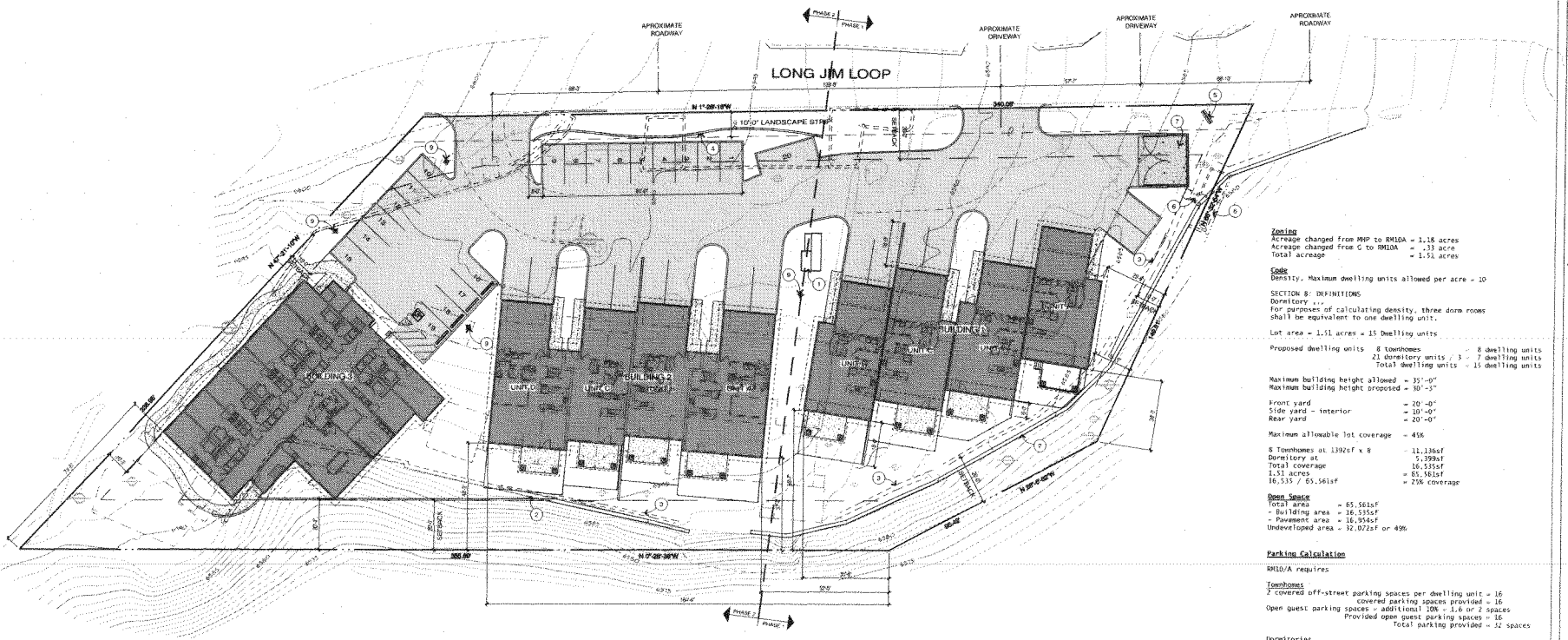
PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FIRESIDE RIDGE
ARBON
TUSAYAN

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN
L1.1

Thursday, September 12, 2013 2:01 PM
9/12/2013 2:01 PM
P:\2096 Red Feather Lodge Workforce Housing\2096 L1 Landscape Plan.dwg
Jim



Zoning
Acreage changed from MMP to RM10A = 1.18 acres
Acreage changed from G to RM10A = .33 acre
Total acreage = 1.51 acres

Code
Density, Maximum dwelling units allowed per acre = 10

SECTION 8: DEFINITIONS
Dormitory ...
For purposes of calculating density, three dorm rooms shall be equivalent to one dwelling unit.

Lot area = 1.51 acres = 15 Dwelling units

Proposed dwelling units 8 townhomes = 8 dwelling units
21 dormitory units / 3 = 7 dwelling units
Total dwelling units = 15 dwelling units

Maximum building height allowed = 35'-0"
Maximum building height proposed = 30'-3"

Front yard = 20'-0"
Side yard - interior = 10'-0"
Rear yard = 20'-0"

Maximum allowable lot coverage = 45%

8 Townhomes at 1392sf x 8 = 11,136sf
Dormitory at 5,399sf
Total coverage 16,535sf
1.51 acres = 85,561sf
16,535 / 65,561sf = 25% coverage

Open Space
Total area = 85,561sf
- Building area = 16,535sf
- Pavement area = 16,954sf
Undeveloped area = 32,072sf or 49%

Parking Calculation

RM10/A requires

Townhomes
2 covered off-street parking spaces per dwelling unit = 16
covered parking spaces provided = 16
Open guest parking spaces = additional 10% = 1.6 or 2 spaces
Provided open guest parking spaces = 16
Total parking provided = 32 spaces

Dormitories
2 spaces for each three guest rooms in dormitory
(21 dorm rooms /3) = 7 x 2 = 14 spaces required
10% of total parking
spaces for guest parking = 1.4 or 2 spaces
Parking spaces required = 16 spaces

Provided parking
standard parking = 19 spaces provided
A.D.A. accessible parking = 1 space provided
total parking provided = 20 spaces

NOTE:
Long Jim Loop, 30' Roadway and utility easement per Docket 1021 page 606 as indicated on Four Winds Land Surveying, Inc. Survey. Dated 9-1-2012

KEYNOTES
1. HISTORIC FIREPLACE
2. EXISTING WALL
3. EXISTING SHRUBBERY
4. 5' HIGH CMU SCREEN WALL
5. PROJECT SIGNAGE
6. REMOVE EXISTING WALLS AND PROPANE TANKS. PATCH EXISTING RETAINING WALL TO REMAIN
7. NEW DUMPSTER ENCLOSURE - SEE DETAIL
8. ALL LIGHTING TO COMPLY WITH CHAPTER 17 OF THE TUSAYAN TOWN CODE.

LEGEND
EXISTING TREE
ZONED 'G'
15' POLE MOUNTED LIGHT - TYPICAL

1 SITE PLAN

SCALE: 1" = 20'-0"

Thursday, September 12, 2013 3:47 PM

P:\12036 Red Feather Lodge Workforce Housing\12036 A1SitePlan.dwg

9/12/2013 10:14 AM Jim

MICHAEL TAYLOR ARCHITECTS, INC.
18 South Pleasant St., Pleasant, Arizona 85205
Phone 928 445 0628 Fax 928 445 6680

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

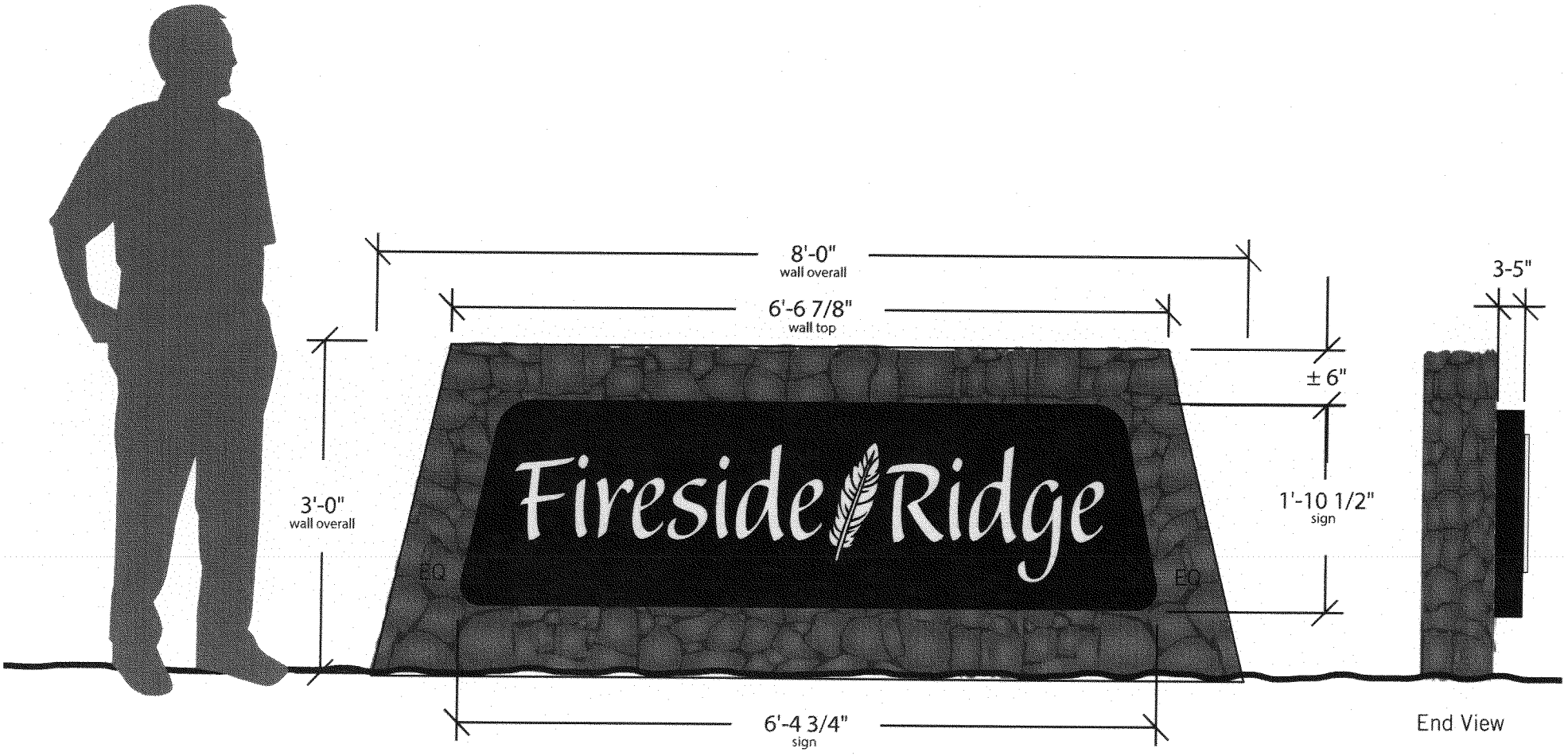
FIRESIDE RIDGE
TUSAYAN ARIZONA

PROJECT NO. 12036
DATE 9/12/2013

MARK	DATE	DESCRIPTION

SITE PLAN

A1.1



3/4"= 1'-0"...**HOUSING DEVELOPMENT MONUMENT SIGN...Non-Illuminated**

Qty. (1) - 76 3/4" x 22 1/2", custom fabricated, NON-illuminated steel cabinet sign with 1/2" thick, flat cut aluminum lettering & feather, flush mounted to steel surface with mechanical fasteners. Letters/Feather painted to match 3M Oyster #220-100 (Off-White Color). Steel sign structure / box to be uncoated, raw and sandblasted to allow steel to rust naturally over time. Whole sign mechanically fastened to existing wall.

NOTE: CMU wall with Malapai rock veneer by others.

job: 13-7556
date: 06/21/13
rev. : 08/15/13
rev. : 09/09/13
drawn by: PK

Fireside Ridge Housing Monument Sign
Tusayan, Arizona

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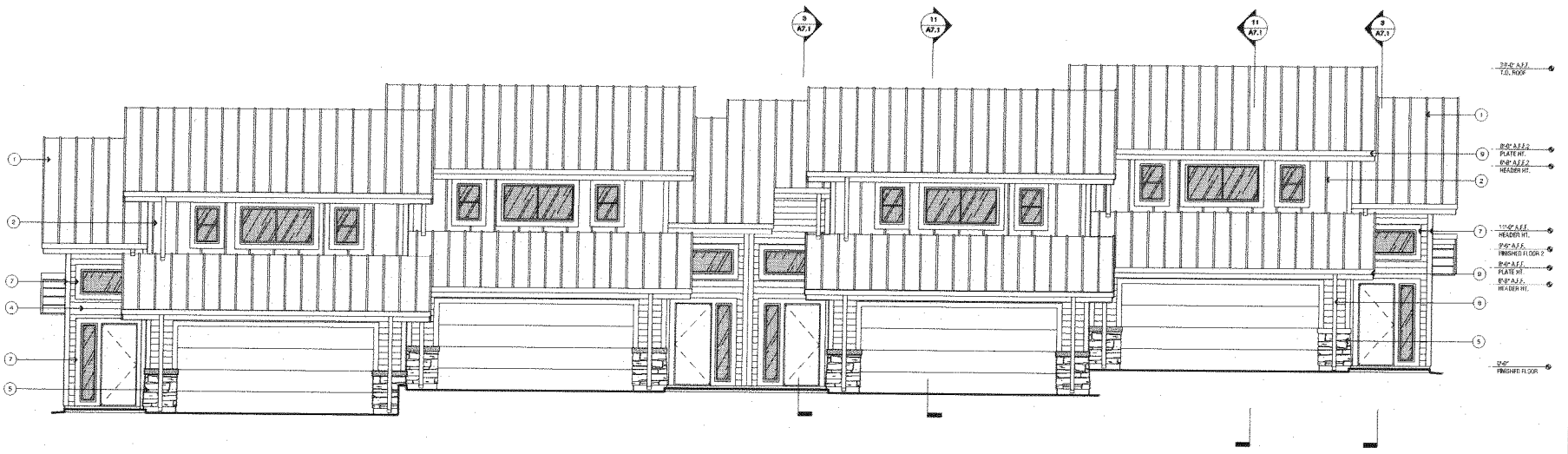
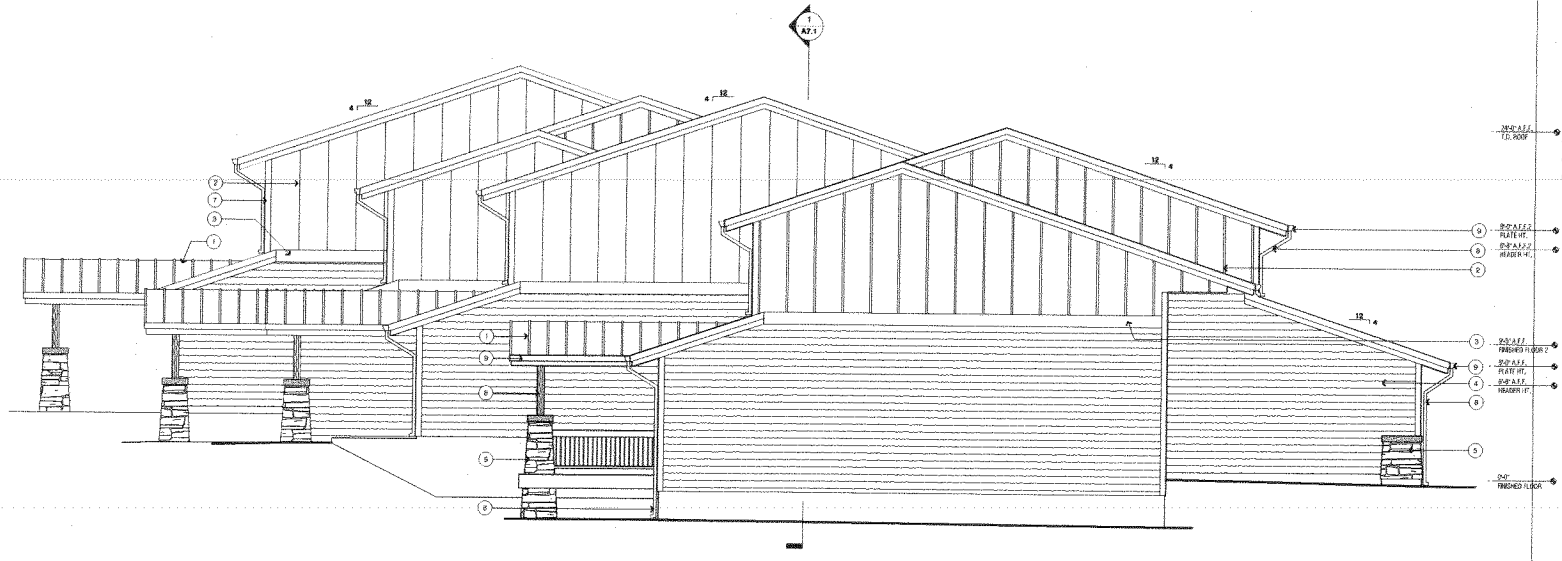
NOAZ
NORTHERN ARIZONA SIGNS
1214 W. Kaibab, Flagstaff, Arizona 86001
(928) 779-2008 / Fax...779-2038 / email@noaz.com



3 WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

1. STANDING SEAM METAL ROOFING
2. VERTICAL BOARDS AND BATTENS
3. 2x TRIM BOARD
4. HORIZONTAL WOOD SIDING
5. STONE
6. 10" x 10" WOOD COLUMN
7. 1 x 6 WOOD TRIM
8. DOWNSPOUT
9. RAIN GUTTER

MICHAEL TAYLOR ARCHITECTS, INC.

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FIRESIDE RIDGE
BUILDING ONE

ELEVATIONS

A6.1

Thursday, September 12, 2013 3:31 PM

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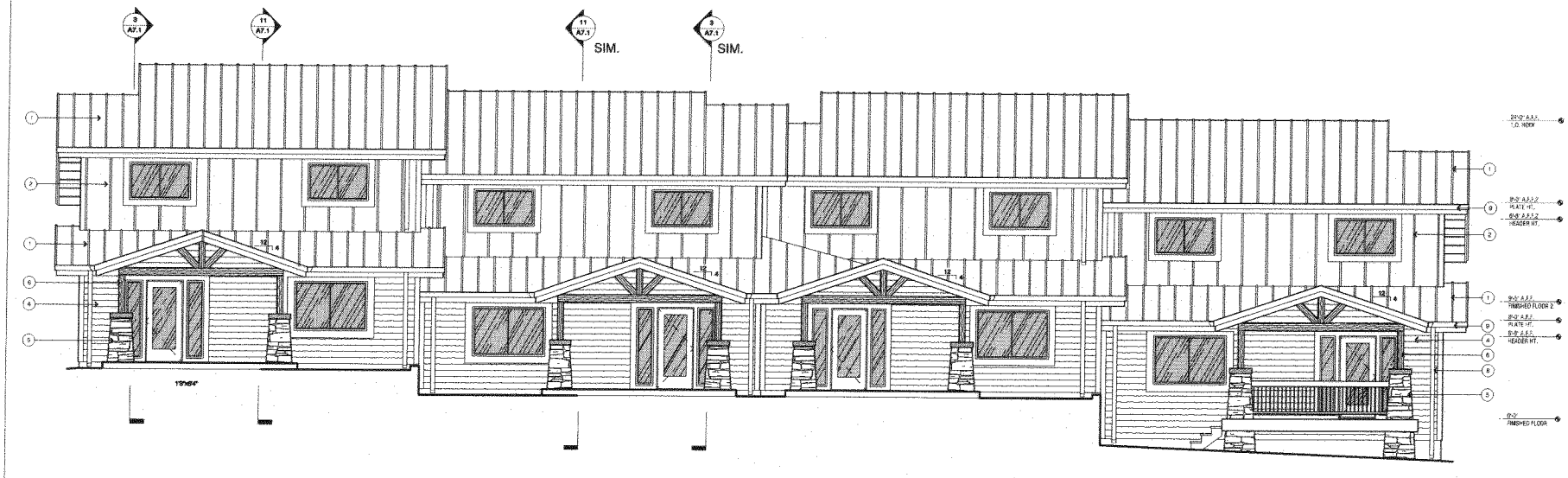
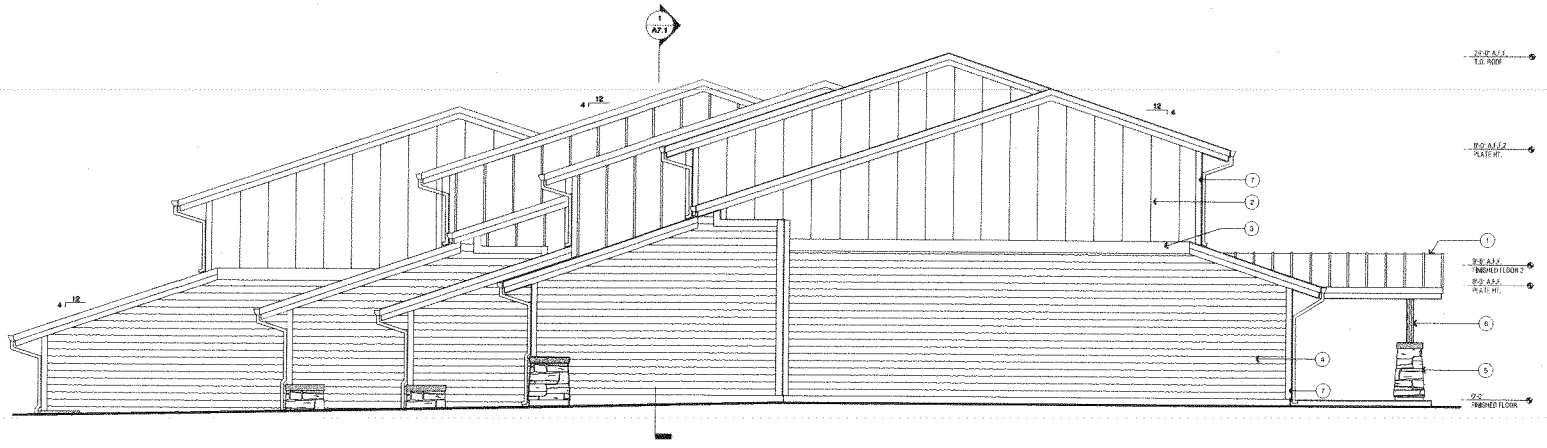
9/12/2013 3:30 PM Jim

Friday, September 13, 2013 8:31 AM



3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1. STANDING SEAM METAL ROOFING
2. VERTICAL BOARDS AND BATTENS
3. 2x TRIM BOARD
4. HORIZONTAL WOOD SIDING
5. STONE
6. 10" x 10" WOOD COLUMN
7. 1 x 6 WOOD TRIM
8. DOWNSPOUT
9. RAIN GUTTER

KEYNOTES

MICHAEL TAYLOR ARCHITECTS, INC.
15 South Pleasant St. Prescott, Arizona 86303
Phone 928 445 0828 Fax 928 445 8880

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FIRESIDE RIDGE
BUILDING ONE

TUSAYAN ARIZONA

PROJECT NO. 12036
DATE 9/13/2013
MARK DATE DESCRIPTION

ELEVATIONS

A6.2

P:\12036 Red Feather Lodge Workforce Housing\Phase 1 plans\12036-1 A6-1 Elevations.dwg
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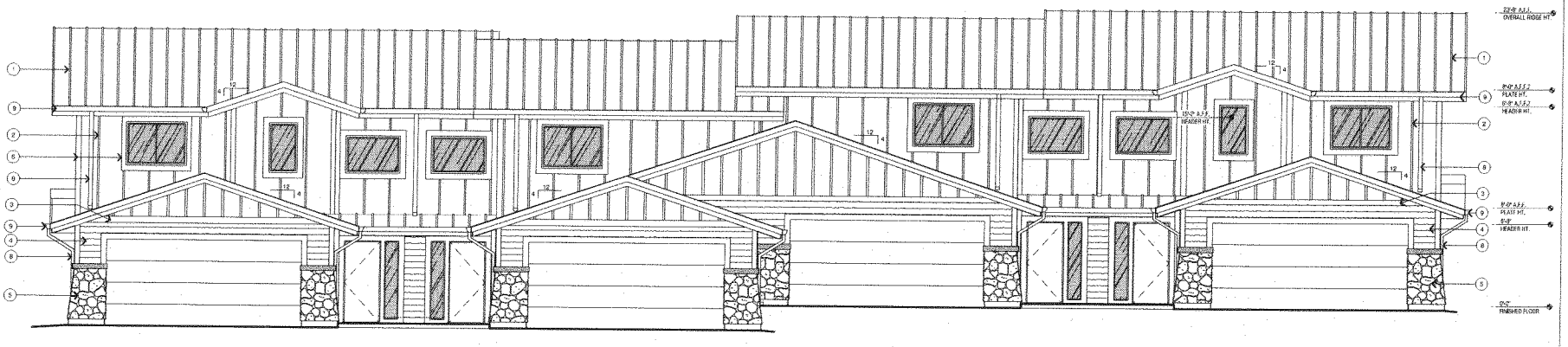
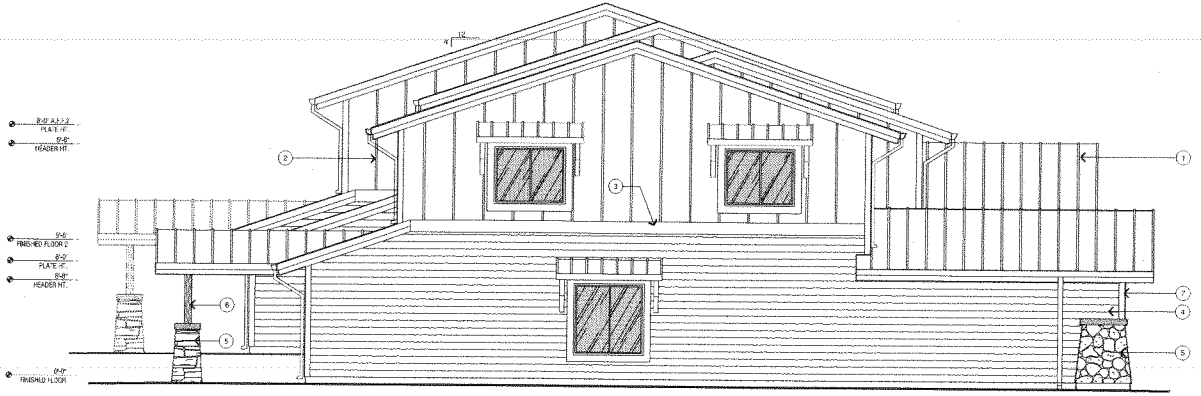


3 WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1. STANDING SEAM METAL ROOFING
2. VERTICAL BOARDS AND BATTENS
3. 2x TRIM BOARD
4. HORIZONTAL WOOD SIDING
5. STONE
6. 10" x 10" WOOD COLUMN
7. 1 x 6 WOOD TRIM
8. DOWNSPOUT
9. RAIN GUTTER

MICHAEL TAYLOR ARCHITECTS, INC.
16 South Pleasant St. Phoenix, Arizona 85003
Phone 928 445 0626 Fax 928 445 6860

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FIRESIDE RIDGE
BUILDING TWO

TUSAYAN ARIZONA

PROJECT NO.	12036
DATE	01/30/2013

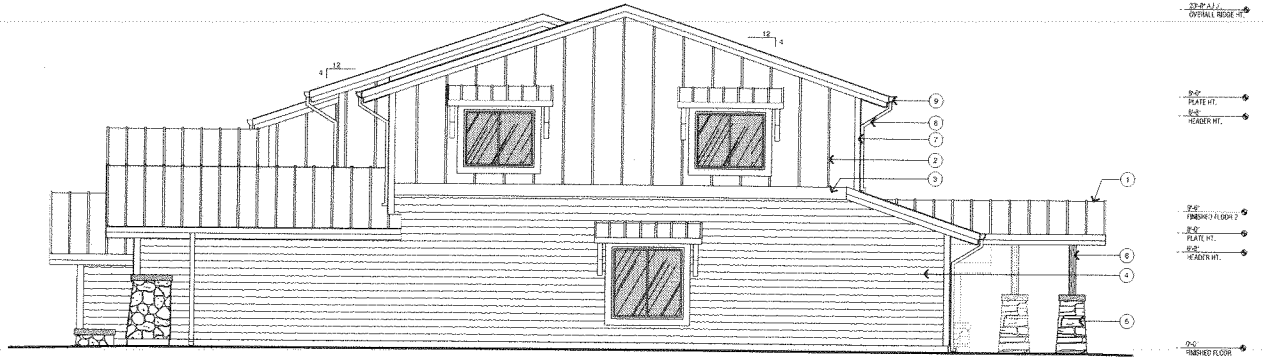
MARK	DATE	DESCRIPTION

ELEVATIONS

A6.1

3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1. STANDING SEAM METAL ROOFING
2. VERTICAL BOARDS AND BATTENS
3. 2x TRIM BOARD
4. HORIZONTAL WOOD SIDING
5. STONE
6. 10" x 10" WOOD COLUMN
7. 1 x 6 WOOD TRIM
8. DOWNSPOUT
9. RAIN GUTTER

MICHAEL TAYLOR ARCHITECTS, INC.
16 South Pleasant St. Pleasant, Arizona 85603
Phone 928 445 0628 Fax 928 445 6860

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FIRESIDE RIDGE
BUILDING TWO

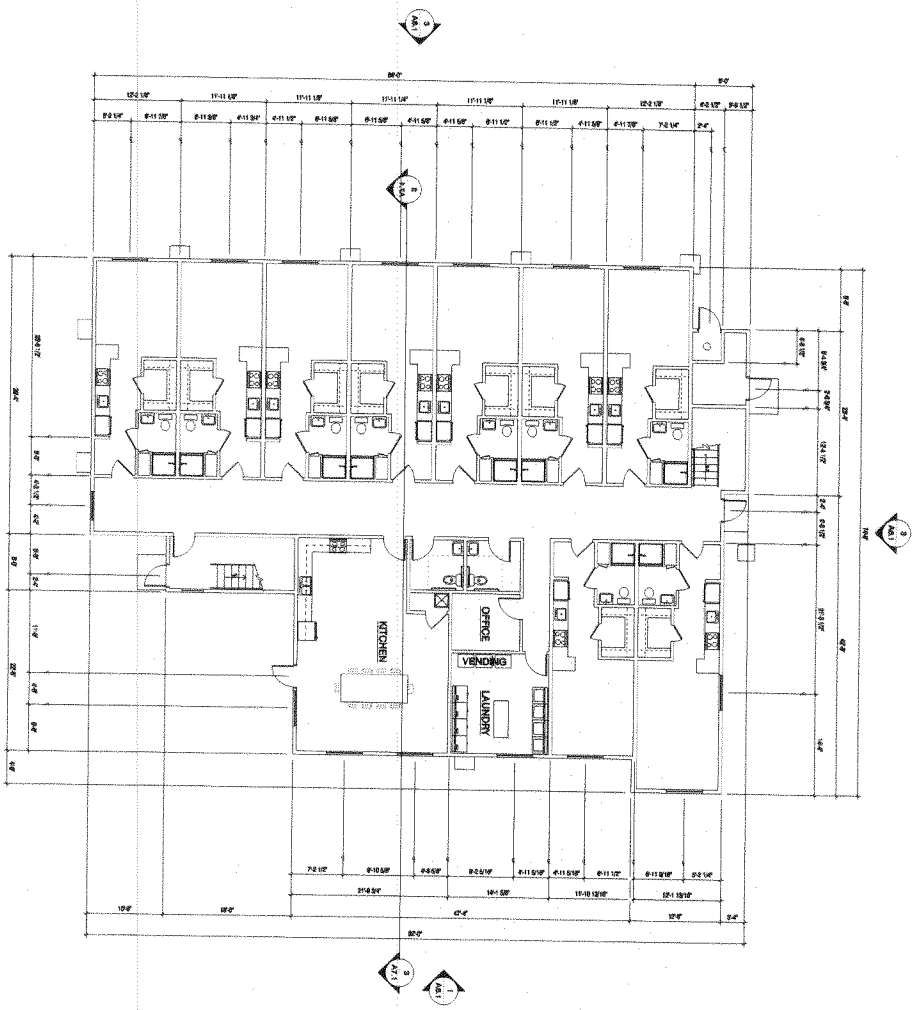
TUSAYAN ARIZONA

PROJECT NO.	12006	
DATE	9/13/2013	
MARK	DATE	DESCRIPTION

ELEVATIONS

A6.2

1 FIRST FLOOR PLAN - DIMENSIONED



NORTH IMPLIED

NORTH

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

A2.1	FIRST FLOOR PLAN DIMENSIONED

PROJECT NO. 12036
DATE 8/13/2013

MARK	DATE	DESCRIPTION

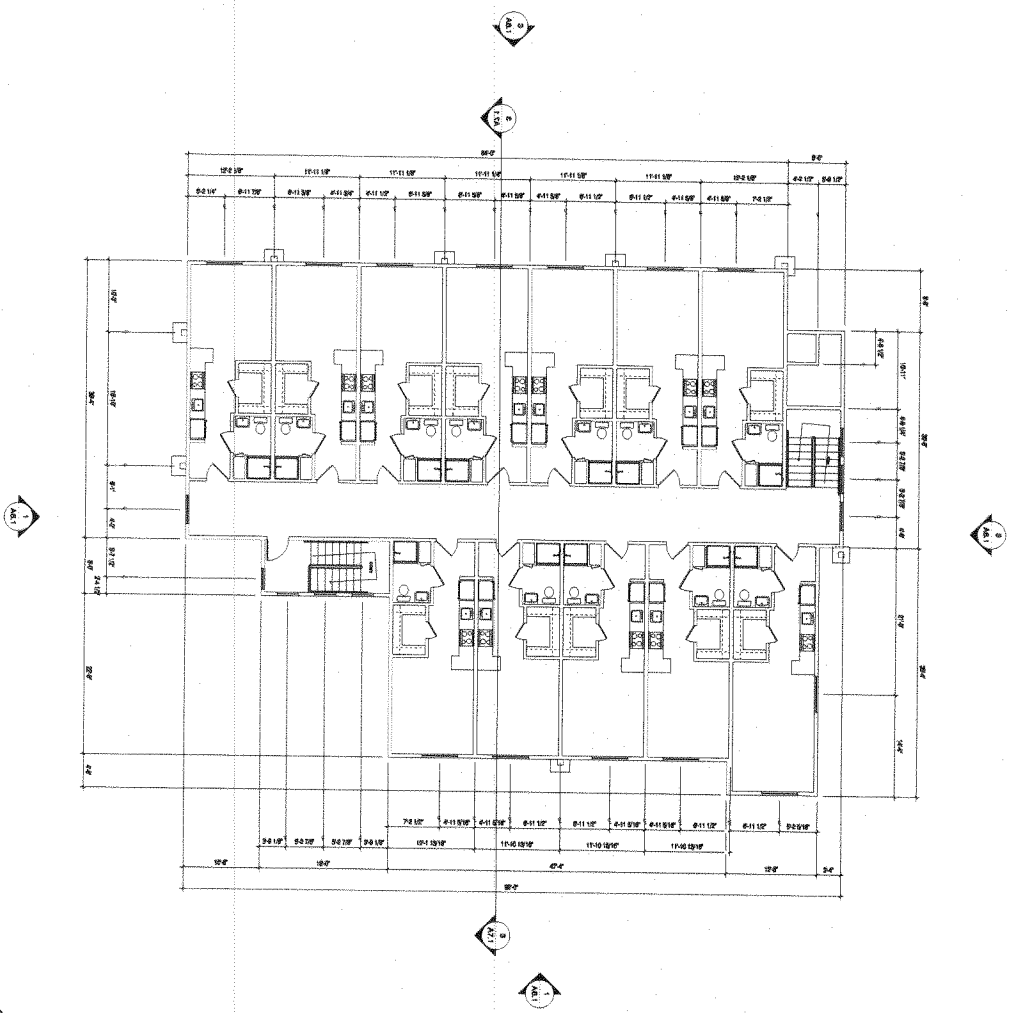
FIRESIDE RIDGE BUILDING THREE

TUSAYAN ARIZONA

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

MICHAEL TAYLOR ARCHITECTS, INC.
15 South Pleasant St. Prescott, Arizona 86303
Phone 928 445 0636 Fax 928 445 6810

1 SECOND FLOOR PLAN - DIMENSIONED



NORTH IMPLIED

NORTH

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

A2.2	SECOND FLOOR PLAN DIMENSIONED

PROJECT NO. 12036	
DATE 5/13/2013	
MARK DATE	DESCRIPTION

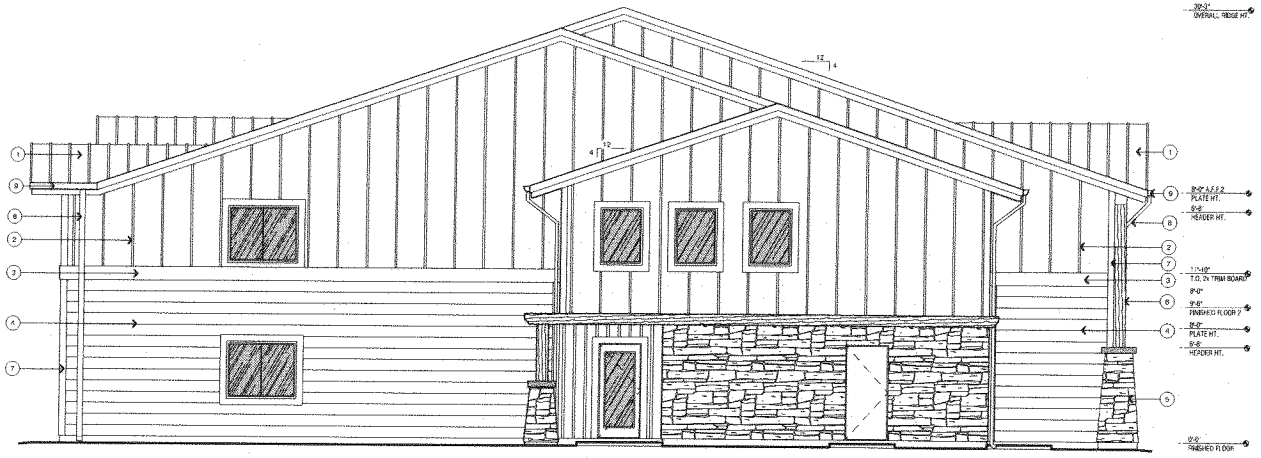
FIRESIDE RIDGE BUILDING THREE

TUSAYAN ARIZONA

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

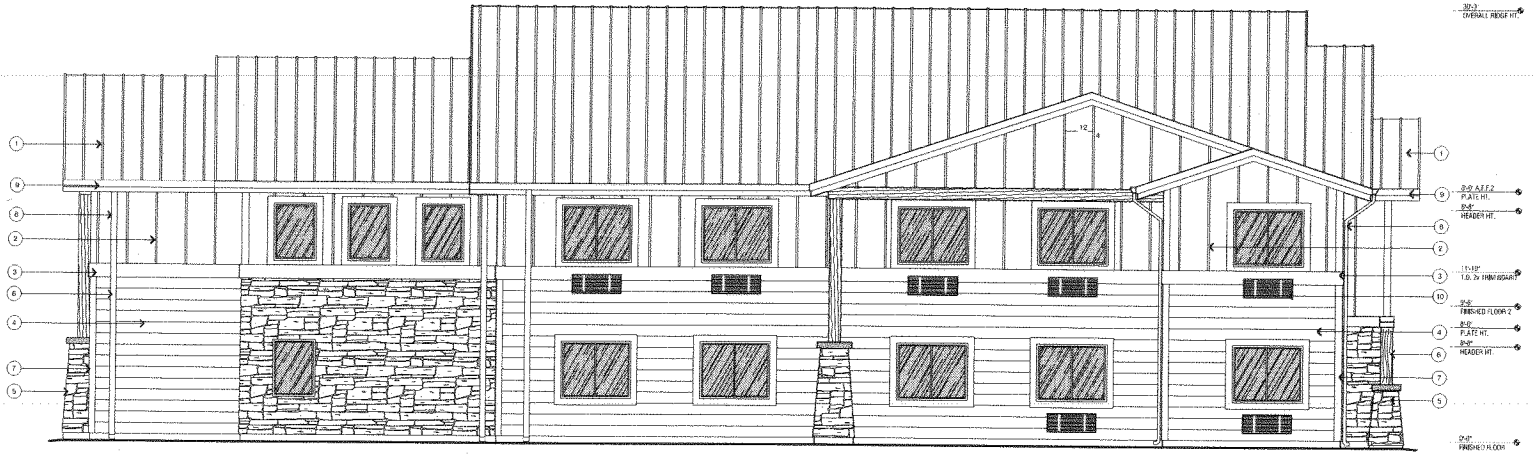
MICHAEL TAYLOR ARCHITECTS, INC.
16 South Pioneer St. Prescott, Arizona 86303
Phone 928 445 0536 Fax 928 445 6810

Thursday, September 12, 2013 8:28 AM



3 ELEVATION - WEST

SCALE: 1/4" = 1'-0"



1 ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

1. STANDING SEAM METAL ROOFING
2. VERTICAL BOARDS AND BATTENS
3. 2x TRIM BOARD
4. HORIZONTAL WOOD SIDING
5. STONE
6. 10" x 10" WOOD COLUMN
7. 1 x 8 WOOD TRIM
8. DOWNSPOUT
9. RAIN GUTTER
10. HVAC WALL UNIT

KEYNOTES

MICHAEL TAYLOR ARCHITECTS, INC.

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FIRESIDE RIDGE BUILDING THREE

TUSAYAN ARIZONA

PROJECT NO.	12036
DATE	9/12/2013
MARK	DATE	DESCRIPTION

ELEVATIONS

A6.1

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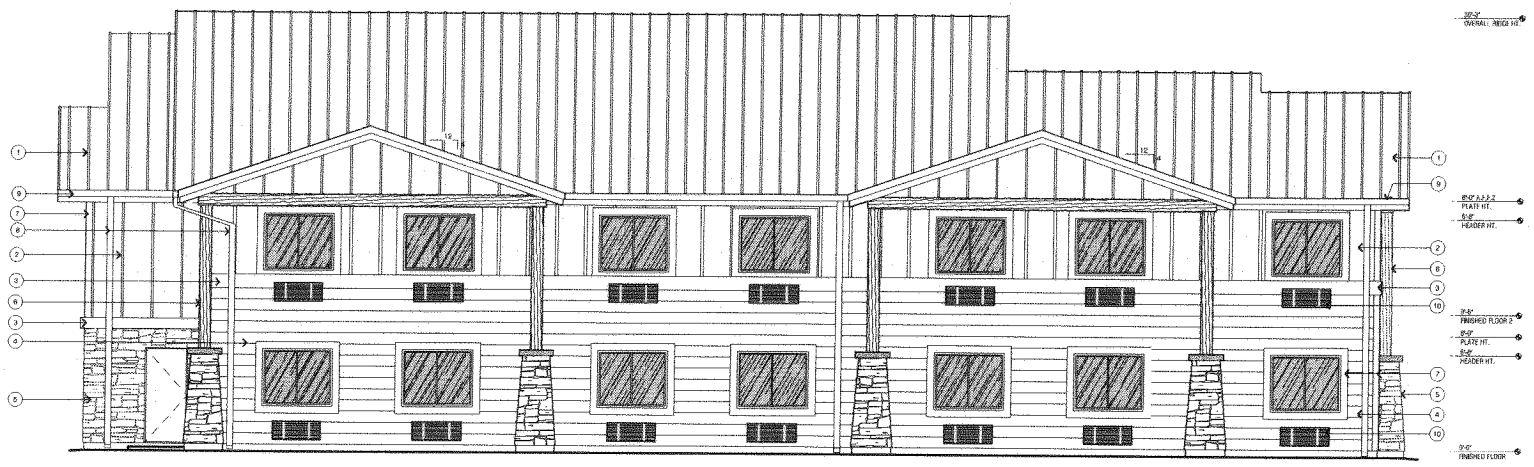
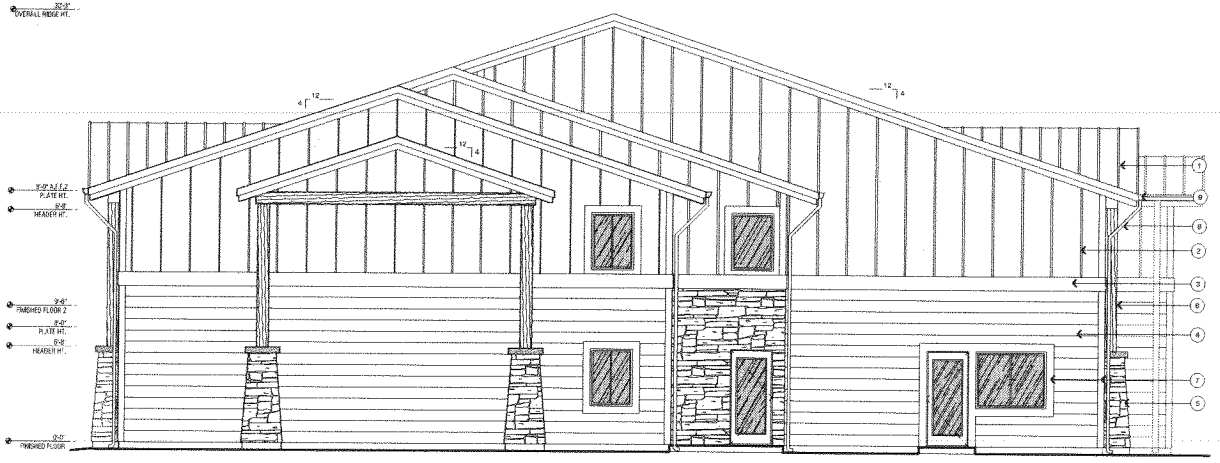
9/12/2013 8:28 AM Jim

Thursday, September 12, 2013 8:28 AM



3 ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"



1 ELEVATION - EAST

SCALE: 1/4" = 1'-0"

1. STANDING SEAM METAL ROOFING
2. VERTICAL BOARDS AND BATTENS
3. 2x TRIM BOARD
4. HORIZONTAL WOOD SIDING
5. STONE
6. 10" x 10" WOOD COLUMN
7. 1 x 6 WOOD TRIM
8. DOWNSPOUT
9. RAIN GUTTER
10. HVAC WALL UNIT

MICHAEL TAYLOR ARCHITECTS, INC.

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FIRESIDE RIDGE BUILDING THREE

TUSAYAN ARIZONA

PROJECT NO.	18086	
DATE	9/12/2013	
MARK	DATE	DESCRIPTION

ELEVATIONS

A6.2

P:\12036 Red Feather Lodge Workforce Housing\Phase 3\12036-3 A6 Elevations.dwg

9/12/2013 8:28 AM Jim

RESOLUTION NO. 2013-07

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF TUSAYAN, ARIZONA, GRANTING A CONDITIONAL USE PERMIT FOR A DORMITORY IN RM-10/A ZONING

WHEREAS, application CUP2013-03 was filed on May 24, 2013 for a conditional use permit to allow a 21-unit dormitory on Coconino County Assessor's Parcel Number 502-17-020M; and

WHEREAS, the Planning and Zoning Commission of the Town of Tusayan has held a duly noticed public hearing on CUP2013-03 on July 23, 2013; and

WHEREAS, the Planning and Zoning Commission of the Town of Tusayan has determined that the findings for granting a conditional use permit have been met;

NOW, THEREFORE, BE IT RESOLVED that the Tusayan Planning and Zoning Commission approves application, Case No. CUP2013-03, for a conditional use permit for a dormitory subject to the following findings and conditions:

a. The proposed location of the conditional use is in accord with the objectives of the Zoning Ordinance and the purpose of the zone in which the site is located.
b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
c. With the exception of the waivers granted by the Commission, the proposed conditional use will comply with each of the applicable provisions of this Ordinance
d. That the proposed conditional use is consistent with and conforms to the goals, objectives and policies of the Tusayan Area Plan.
e. Approval of a waiver of Section 10.3.F of the Zoning Ordinance which is a requirement for a six foot high wall fence or screen landscaping abutting property zoned General. The waiver will allow a wall as shown on the Site Plan and as explained on pages 1 and 2 of the application.
f. Approval of a waiver of Section 10.3.D of the Zoning Ordinance which is a requirement that the required front setback not be used for motor vehicle parking. The waiver will allow parking spaces in the back 10 feet of the front setback as shown on the Site Plan.
g. Approval of RM-10/A zoning on the property as proposed in rezoning application Z2013-01.
h. Approval of one or more design review applications prior to the issuance of building permits for any proposed development.
i. Prior to the issuance of building permits, approval of a drainage report for the site by town staff.
j. Development of the site in accordance with this application, CUP2013-03, and the attached narrative report, site plan, landscape plan and building elevations.

PASSED AND ADOPTED BY the Chairman and Members of Planning and Zoning Commission of the Town of Tusayan, July 23, 2013.

FOR THE PLANNING & ZONING COMMISSION

Robert Gossard, Chairman

ATTESTED TO:

Melissa A. Malone, Town Clerk

REVIEWED BY:

Will Wright, Town Manager

APPROVED AS TO FORM:

Bill Sims, Town Attorney