

PRELIMINARY IMPERVIOUS SURFACE CALCULATIONS

RAINWATER HARVESTING REQUIREMENTS

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

LOW IMPACT DEVELOPMENT REQUIREMENTS:
 RESIDENTIAL 573,098 SF x 1/12 = 47,758 C.F. (MINIMUM REQUIRED)
 COMMERCIAL 89,365 SF x 1/12 = 7,447 C.F. (MINIMUM REQUIRED)
LOW IMPACT DEVELOPMENT AREA PROVIDED:

| LID BASIN # | VOLUME (CF) | DEPTH (FT) | LOCATION |
|-------------|-------------|------------|-------------|
| 1 | 5,070 | 1.00' | SURFACE |
| 2 | 5,150 | 1.00' | SURFACE |
| 3 | 5,015 | 1.00' | SURFACE |
| 4 | 5,300 | 1.00' | SURFACE |
| 5 | 4,620 | 1.00' | SURFACE |
| 6 | 258,525 | 2.25' | SURFACE |
| 7 | 8,000 | 2.00' | UNDERGROUND |

TOTAL L.I.D. PROVIDED = 291,770 (100 YR. L.I.D. PROPOSED)

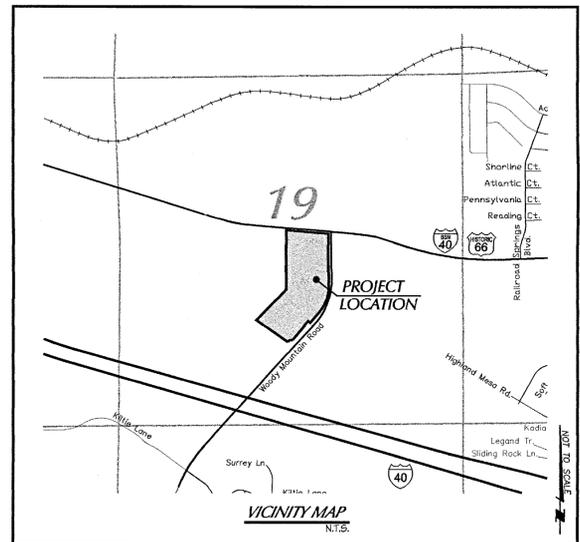
CONCLUSION:
 FOOTNOTE: FINAL DESIGN WILL INCLUDE THREE CASCADING INTERCONNECTED EXTENDED LID RETENTION BASINS AND ACTUAL DEPTH FOR RETENTION WITHIN EACH BASIN WILL BE APPROX. 1'.

WITH THE EXPRESSED INTENT TO USE 100 YEAR L.I.D. AS A STORM WATER RUNOFF VOLUME REDUCTION TECHNIQUE, NO DOWNSCREEN DRAINAGE IMPACT ANALYSIS.

SCALE: 1"=100'

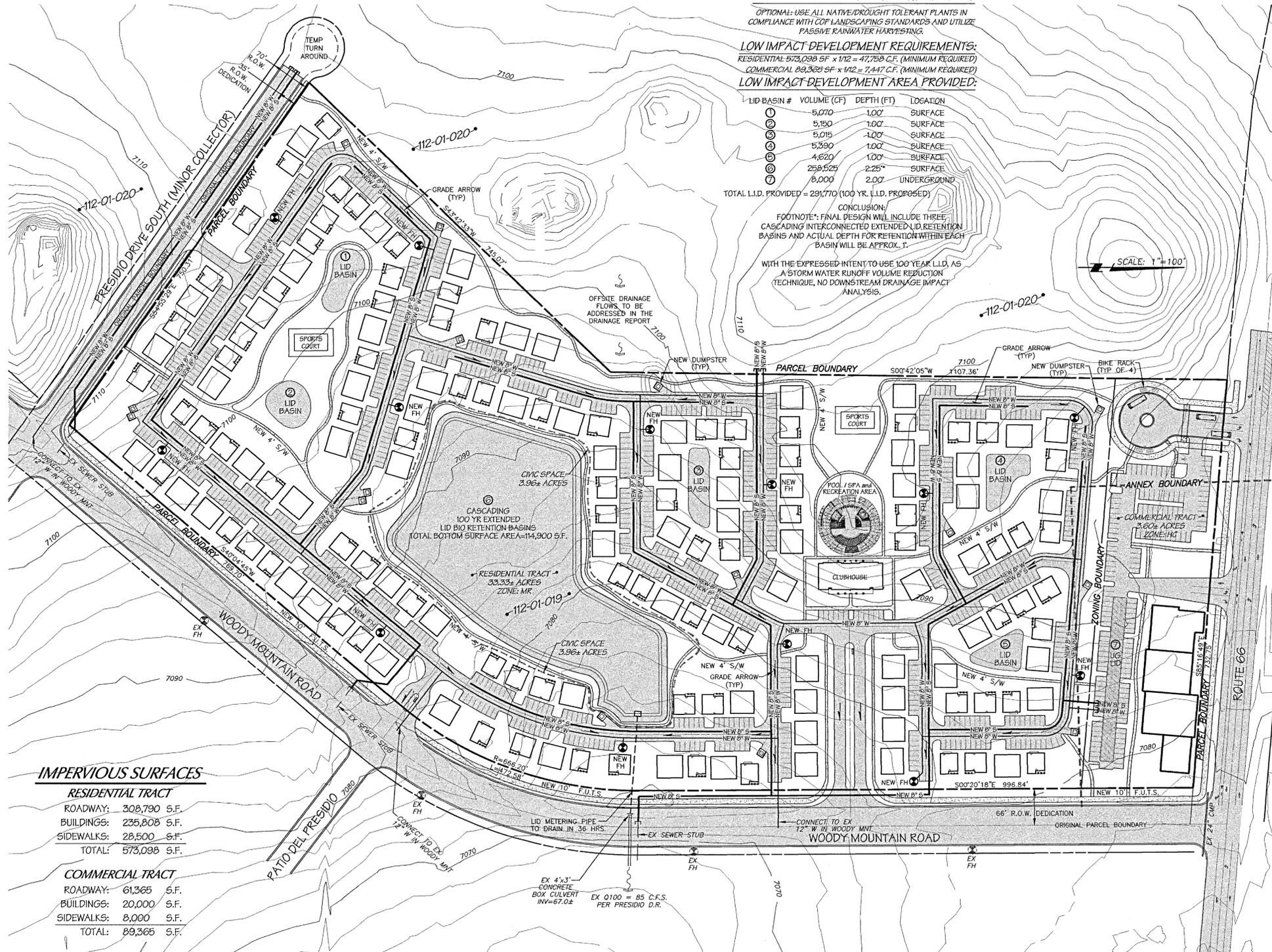
CONCEPT UTILITY & GRADING PLAN FOR ASPEN HEIGHTS STUDENT HOUSING

LOCATED IN SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

| | |
|---------------------------|--|
| PROJECT NAME: | ASPEN HEIGHTS STUDENT HOUSING |
| PROJECT LOCATION: | 2701 S. WOODY MOUNTAIN RD FLAGSTAFF, AZ. 86001 |
| LATITUDE: | 35° 11' 11" N |
| LONGITUDE: | 111° 41' 28" W |
| APN NUMBER: | 112-01-019 |
| PROPOSED NUMBER OF UNITS: | 224 |
| PROPOSED NUMBER OF BEDS: | 714 |
| TOTAL PARKING SPACES: | 750 |
| H.C. PARKING SPACES: | 20 |
| TOTAL ACREAGE: | 36.93± |
| RESIDENTIAL ACREAGE: | 33.33± |
| COMMERCIAL ACREAGE: | 3.60± |
| ANNEXATION ACREAGE: | 3.14± **ANNEXATION IS REQUIRED** |
| CIVIC SPACE PROVIDED: | 3.96± |
| DENSITY: | 7.22 UNITS/ACRE |
| R.L.U.T.P. DESIGNATION: | MIXED USE |
| CURRENT ZONING DISTRICT: | RR |
| PROPOSED ZONING DISTRICT: | MR & HC **REZONING IS REQUIRED** |
| CURRENT USE: | VACANT |
| PROPOSED USE: | STUDENT HOUSING |
| OWNER/DEVELOPER: | ASPEN HEIGHTS 1301 S. CAPITAL OF TEXAS HIGHWAY SUITE B-201 AUSTIN, TX. 78746 |



IMPERVIOUS SURFACES

| | |
|--------------------------|--------------|
| RESIDENTIAL TRACT | |
| ROADWAY: | 308,790 S.F. |
| BUILDINGS: | 235,808 S.F. |
| SIDEWALKS: | 28,500 S.F. |
| TOTAL: | 573,098 S.F. |
| COMMERCIAL TRACT | |
| ROADWAY: | 61,365 S.F. |
| BUILDINGS: | 20,000 S.F. |
| SIDEWALKS: | 8,000 S.F. |
| TOTAL: | 89,365 S.F. |

TRAFFIC STATEMENT

A LEVEL 1 TRAFFIC IMPACT ANALYSIS WILL BE PROVIDED WITH THE SITE PLAN.

COMMERCIAL SITE INFO

THE COMMERCIAL ACREAGE SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. THIS 3.60 ACRE SITE WILL BE SOLD OFF AND BE DEVELOPED BY OTHERS.

BOUNDARY & TOPOGRAPHY

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON C.O.F. G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

CIVIC SPACE INFORMATION

THE CIVIC SPACE SHOWN HEREON WILL CONTAIN A TRAIL SYSTEM WITH EXERCISE STATIONS ALONG WITH BBQ GRILLS, PICNIC TABLES AND A PAVILION. FINAL CONFIGURATION AND AMENITY DETAILS WILL BE COMPLETED WITH THE SITE PLAN REVIEW.

FENCING & SCREENING

FENCING & SCREENING SHALL BE IN ACCORDANCE WITH THE CITY OF FLAGSTAFF ZONING CODE 10-50.50

LANDSCAPING

LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF FLAGSTAFF ZONING CODE 10-50.60

SITE LIGHTING

SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF FLAGSTAFF ZONING CODE 10-50.70

BICYCLE PARKING

BICYCLE PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF FLAGSTAFF ZONING CODE 10-50.80.050

FEMA DESIGNATION

THIS PROJECT IS NOT LOCATED IN A DESIGNATED FEMA FLOODWAY OR FLOODPLAIN

WATER METER SIZING

WE INTEND TO USE AS MANY 1.5" METERS AS POSSIBLE TO SERVE 4 UNIT CLUSTERS, 1" METER TO SERVE 2 UNIT CLUSTERS AND 3/4" METER TO SERVE REMAINING INDIVIDUAL UNITS. FURTHER ANALYSIS MAY SHOW THAT A 1.5" METER MAY SERVE MORE THAN 4 UNITS.

ON-SITE ROADWAYS

THE PROJECTS ROADWAYS SHALL BE PRIVATE ROADS CONSISTING OF 24' (MIN) DRIVE AISLES AND CURB AND GUTTER WHERE REQUIRED FOR DRAINAGE

WATER & SEWER

THE PROJECTS WATER AND SEWER SHALL BE 8" PUBLIC MAINS. WATER WILL CONNECT TO THE EXISTING 12" WATERLINE IN WOODY MOUNTAIN ROAD (NOT SHOWN FOR CLARITY). SEWER WILL CONNECT TO THE EXISTING SEWER STUBS CONSTRUCTED DURING THE CONSTRUCTION OF THE PRESIDIO IN THE PINES SUBDIVISION.

3/11/14
MES# 12992

ASPEN HEIGHTS STUDENT HOUSING CONCEPT UTILITY PLAN

Mogollon ENGINEERING & SURVEYING

411 N. Santa Fe Avenue, Flagstaff, AZ. 86001
P.O. Box 1862, Flagstaff, AZ. 86002
Phone: 928-214-7014 • Fax: 928-938-0915

DATE: 3/11/14
DESIGNED BY: PHE
DRAWN BY: PHE
CHECKED BY: KVA

PROJECT NO: 12992
FN: CONCEPT-2014
VERT SCALE: N/A
HOR SCALE: 1"=100'

REVISIONS:

SHEET NO. 1 OF 1

CONCEPT #2014
COF PROJECT # DEV 13-007