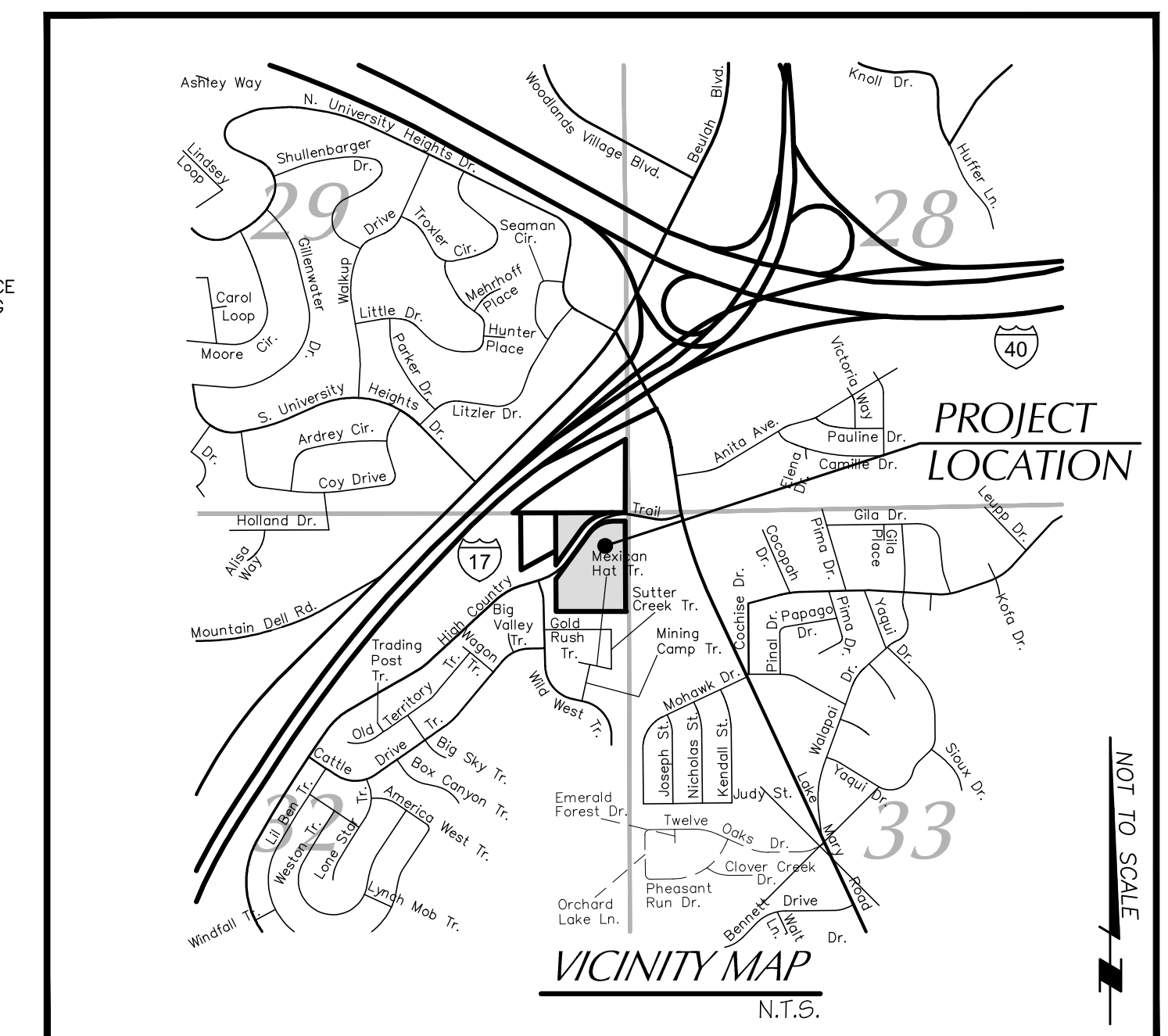


# SITE PLAN FOR AURA FLAGSTAFF

LOCATED IN A PORTION THE SE1/4 OF SECTION 29,  
AND A PORTION THE NE1/4 OF SECTION 32,  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA



## PROJECT INFORMATION

|  |  |
|--|--|
| PROJECT NAME:                            | AURA FLAGSTAFF   |
| PROJECT LOCATION:                        | 151 W. HIGH COUNTRY TRAIL  |
| APN NUMBER:                              | 112-05-011 & 112-05-001W   |
| TOTAL SQUARE FOOTAGE:                    | 479,621 S.F.   |
| TOTAL ACREAGE:                           | 11.0105±   |
| DEVELOPED AREA SOUTH OF HIGH COUNTRY TR: | 397,040 S.F.   |
| REGIONAL PLAN DESIGNATION:               | SUBURBAN EXISTING  |
| CURRENT ZONING DISTRICT:                 | (ER) ESTATE RESIDENTIAL  |
| PROPOSED ZONING DISTRICT:                | MR   |
| CURRENT USE:                             | VACANT   |
| PROPOSED USE:                            | APARTMENTS   |
| OWNER:                                   | AUZA FLAGSTAFF, LLC,<br>3378 S. 16TH AVE<br>YUMA, AZ. 85365<br>(928) 261-6675<br>SHIRLEY AUZA                          |
| DEVELOPER:                               | TRINGIS RESIDENTIAL GROUP<br>4040 E. CAMELBACK<br>SUITE 160<br>PHOENIX, AZ. 85018<br>(602) 799-9960<br>TODD GOSSSELINK |

## OUTDOOR LIGHTING

PROJECT IS LOCATED IN LIGHTING ZONE 2. MAXIMUM LUMEN OUTPUT SHALL BE IN ACCORDANCE WITH TABLE 10-50.70.050.A OF THE ZONING CODE.

## FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FEMA ZONE "X"

## RAINWATER HARVESTING REQUIREMENTS

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

## LID REQUIREMENTS

RUNOFF CONTROL VOLUME=199,943 x 1/12 = 16,662 C.F.  
TO BE PROVIDED IN UNDERGROUND RETENTION AND DETENTION ADS STORMTECH MC-3500 CHAMBERS

## ON-SITE IMPERVIOUS SURFACES

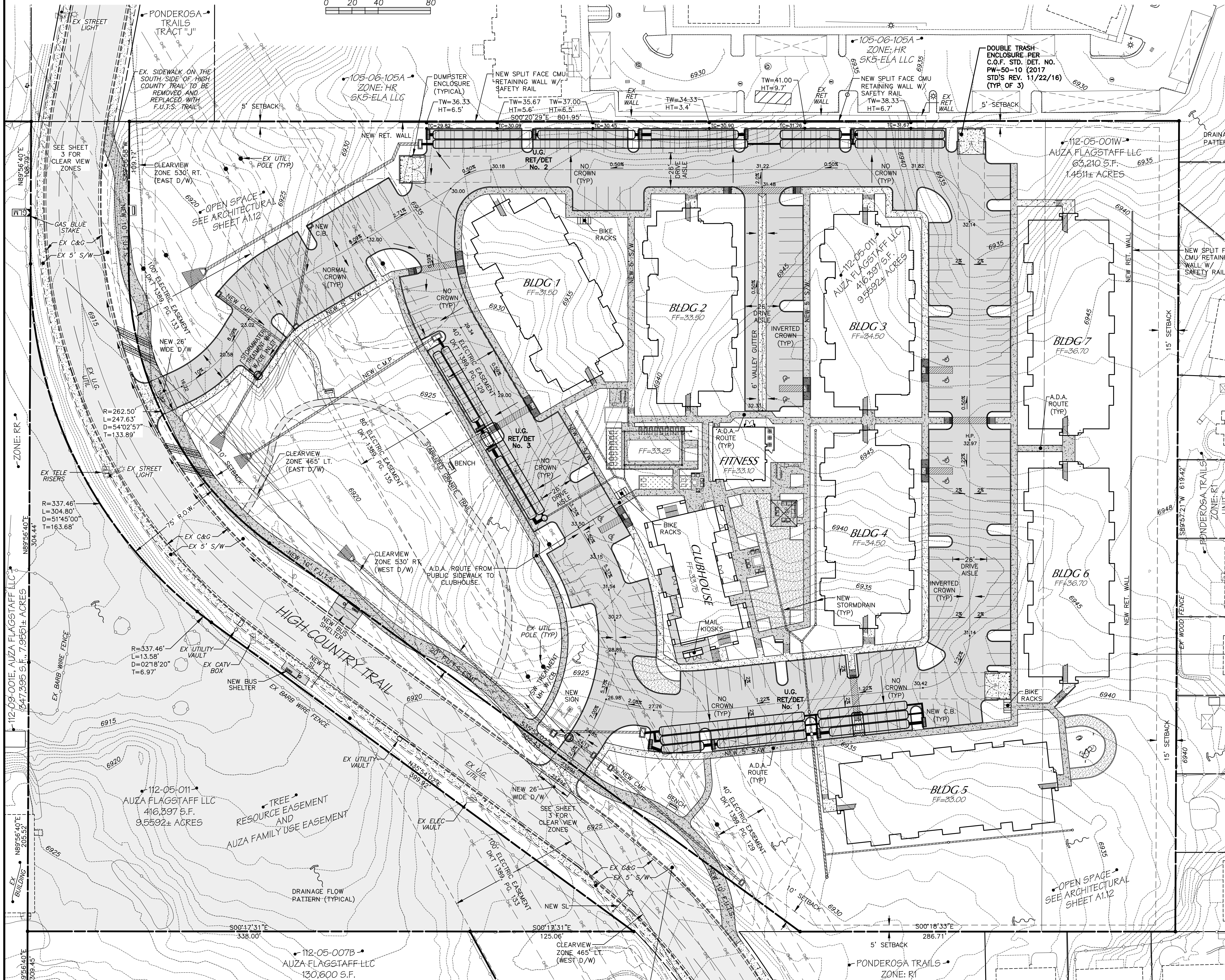
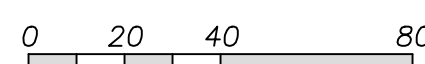
|                               |              |
|-------------------------------|--------------|
| NEW BUILDINGS:                | 72,501 S.F.  |
| CONCRETE SIDEWALKS & FUTS:    | 32,356 S.F.  |
| A.C. PAVEMENT:                | 93,806 S.F.  |
| TRASH ENCLOSURES:             | 1,280 S.F.   |
| TOTAL IMPERVIOUS SURFACES:    | 199,943 S.F. |
| ROCY REQUIRED (199,943x1/12): | 16,662 C.F.  |

## A.D.A. ROUTES

A.D.A. ACCESSIBLE ROUTES FROM THE BUILDINGS TO THE PUBLIC WAY AND PROJECT AMENITIES ARE SHOWN AS FOLLOWS.

NOTE: NOT ALL POSSIBLE ROUTES ARE SHOWN.

SCALE: 1"=40'



## PRIVATE DRIVE AISLES

ALL DRIVE AISLES AND PARKING AREAS AT AURA FLAGSTAFF ARE PRIVATE AND WILL NOT RECEIVE ANY SNOW REMOVAL OPERATIONS BY THE CITY OF FLAGSTAFF.

## APS DESIGN LOADING STANDARDS

ALL DRAINAGE PIPES LOCATED WITHIN THE APS EASEMENT MUST BE CONSTRUCTED TO BE CAPABLE OF WITHSTANDING A CONCENTRATED LOAD FROM A CRANE OUTRIGGER WITH 625 PSI ON A 22"x22" PAD. CALCULATIONS MUST BE SUBMITTED TO APS SHOWING THE ANTICIPATED LOADING AND STRENGTH ANALYSIS.

EX. SIDEWALK ON THE SOUTH SIDE OF HIGH COUNTRY TRAIL TO BE REMOVED AND REPLACED WITH F.U.T.S. TRAIL IN ACCORDANCE WITH C.O.F. ENGINEERING STANDARDS

EX. STREET LIGHT AT THE INTERSECTION OF HIGH COUNTRY TRAIL & WILD WEST TRAIL (APPROX. 200' WEST OF PROJECT BOUNDARY)

**Mogollon** ENGINEERING & SURVEYING  
 411 W. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214  
 PROJECT NO. 17259  
 REVISIONS: 1/9/20 REVISED LAYOUT PER OWNER  
 PER C.O.F. COMMENT DATED 3/18/20  
 PER C.O.F. COMMENT DATED 6/23/20  
 DATE: 1/7/20  
 DESIGNED BY: PHE  
 DRAWN BY: PHE  
 CHECKED BY: KVH  
 HORIZ. SCALE: 1"=40'  
 VERT. SCALE: N/A  
 SHEET NO. 1 OF 5  
 COF PROJECT # PZ-17-00218-01  
 AURA FLAGSTAFF SITE PLAN  
 GRADING & DRAINAGE PLAN  
 7/7/20  
 MES# 17259

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

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# SITE PLAN FOR AURA FLAGSTAFF

LOCATED IN A PORTION THE SE1/4 OF SECTION 29,  
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FLAGSTAFF, COCONINO COUNTY, ARIZONA

### P.U.E.'s FOR WATER & SEWER

EASEMENTS ARE NOT FULLY LABELED FOR CLARITY:  
(2) UTILITY LINES = 26' WIDE P.U.E.  
(1) UTILITY LINE = 20' WIDE P.U.E.  
FIRE HYDRANT LINES = 8' WIDE P.U.E. EXTENDED 4' BEYOND F.H.  
WATER METER = 6' WIDE P.U.E. EXTENDED 4' BEYOND W.M.

### FIRE PREVENTION

A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT. ADDITIONALLY, A FIRE ALARM SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE IS REQUIRED.

### FIRE SPRINKLER ROOMS

FIRE RISER ROOMS ARE IDENTIFIED AS "F.S.R."

### FIRE DEPARTMENT CONNECTION

FIRE DEPARTMENT CONNECTIONS ARE IDENTIFIED AS "F.D.C. #". # INDICATES BUILDING NUMBER, "CH" INDICATES CLUBHOUSE, "F" INDICATES FITNESS BUILDING.

### BACKFLOW PREVENTION

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

### PUBLIC WATER & SEWER MAINS

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

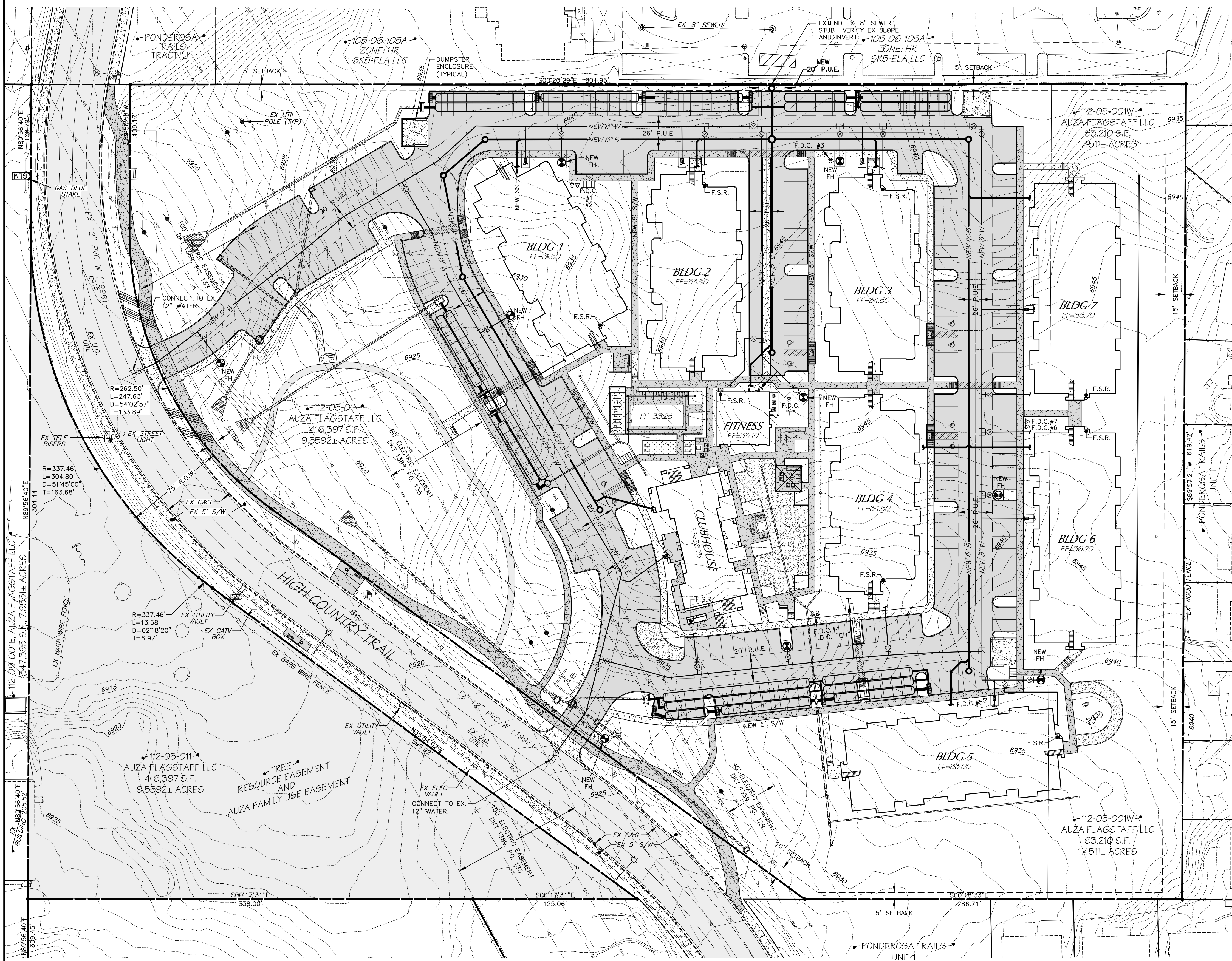
### WATER & SEWER SERVICES

ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE A 2" TO THE LARGER BUILDINGS AND 1" WATER SERVICE TO THE CLUBHOUSE. FIRE SPRINKLER LINE SIZE SHALL BE 4" MINIMUM.

### ABBREVIATIONS

|        |                       |
|--------|-----------------------|
| SS     | SEWER SERVICE         |
| WS     | WATER SERVICE         |
| FS     | FIRE SERVICE          |
| FH     | FIRE HYDRANT          |
| W      | WATER                 |
| S      | SEWER                 |
| F.D.C. | FIRE DEPT. CONNECTION |
| F.S.R. | FIRE SPRINKLER ROOM   |

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7/7/20  
MES# 17259

AURA FLAGSTAFF  
SITE PLAN  
UNDERGROUND UTILITY PLAN

**Mogollon**  
ENGINEERING & SURVEYING

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Flagstaff, Arizona 86001  
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|                   |  |
|-------------------|--|
| PROJECT NO. 17259 | REVISIONS: 1/9/20 REVISED LAYOUT PER OWNER |
| DESIGNED BY: MHE  | PER C.O.F. COMMENT DATED 3/18/20           |
| DRAWN BY: MHE     | PER C.O.F. COMMENT DATED 6/23/20           |
| CHECKED BY: KVH   | VERT SCALE: N/A                            |
|                   | HOR SCALE: 1"=40'                          |

# AREA MAP FOR AURA FLAGSTAFF

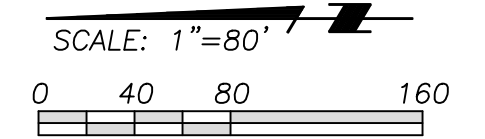
LOCATED IN A PORTION THE SE1/4 OF SECTION 29,  
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FLAGSTAFF, COCONINO COUNTY, ARIZONA

### CLEAR VIEW ZONES

POSTED SPEED LIMIT = 35  
DESIGN SPEED = 45 MPH  
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B1 LEFT TURN FROM MINOR  
I.S.D. TO RIGHT=1.47(45)(7.5+0.5)=529.2' (530')

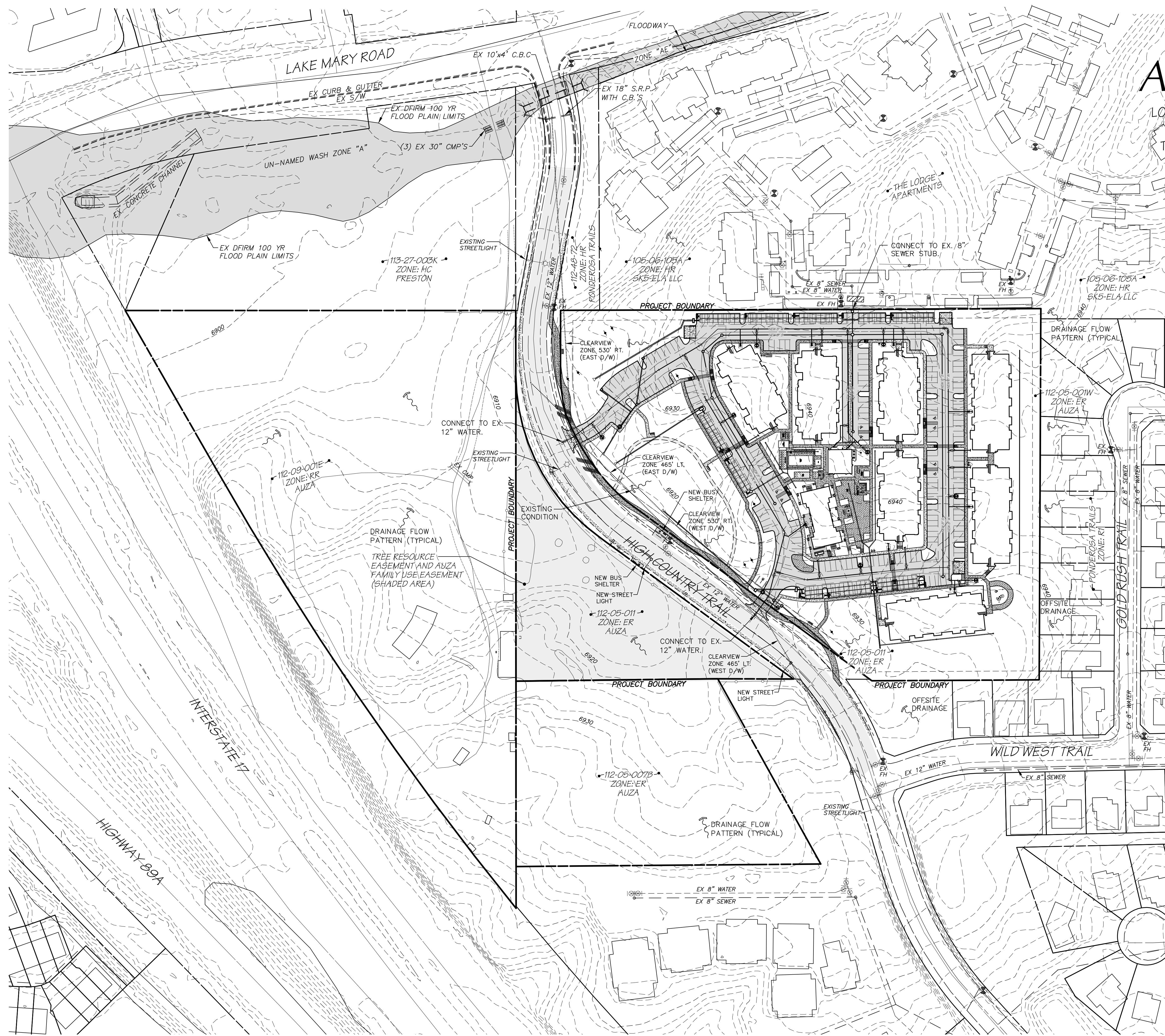
CASE B2 RIGHT TURN FROM MINOR  
I.S.D. TO LEFT=1.47(45)(7.0)=463.05 (465')



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**SHEET NO. 3 OF 5**

COF PROJECT # PZ-17-00218-01



7/7/20  
MES# 17259

AURA FLAGSTAFF  
SITE PLAN  
AREA MAP

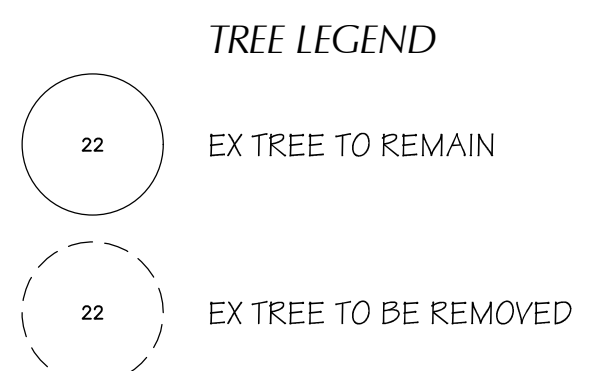
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|                  |                   |  |                                  |
|------------------|-------------------|--|----------------------------------|
| DATE: 7/7/20     | PROJECT NO. 17259 | REVISIONS: 1/9/20 REVISED LAYOUT PER OWNER | PER C.O.F. COMMENT DATED 3/18/20 |
| DESIGNED BY: MHE | FN AREA-MAP-2018  | PER C.O.F. COMMENT DATED 6/23/20           | PER C.O.F. COMMENT DATED 6/23/20 |
| DRAWN BY: MHE    | VERT SCALE: N/A   | HOR SCALE: 1"=80'                          |                                  |
| CHECKED BY: KVH  |                   |  |                                  |





**PRE DEVELOPMENT TREE POINTS**

|  |           |        |
|--|-----------|--------|
| 1 POINT TREES                              | 25 x 1 =  | 25     |
| 2 POINT TREES                              | 139 x 2 = | 278    |
| 4 POINT TREES                              | 167 x 4 = | 668    |
| 8 POINT TREES                              | 163 x 8 = | 1304   |
| 20 POINT TREES                             | 25 x 20 = | 500    |
| TOTAL TREE POINTS                          |           | = 2775 |
| 50% OF TOTAL                               |           | = 1388 |
| 50% REDUCTION FOR CAT.1 AFFORDABLE HOUSING |           | = 694  |

**POST DEVELOPMENT TREE POINTS**

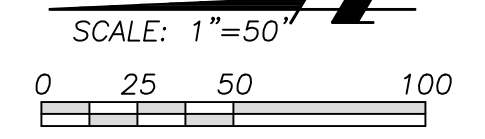
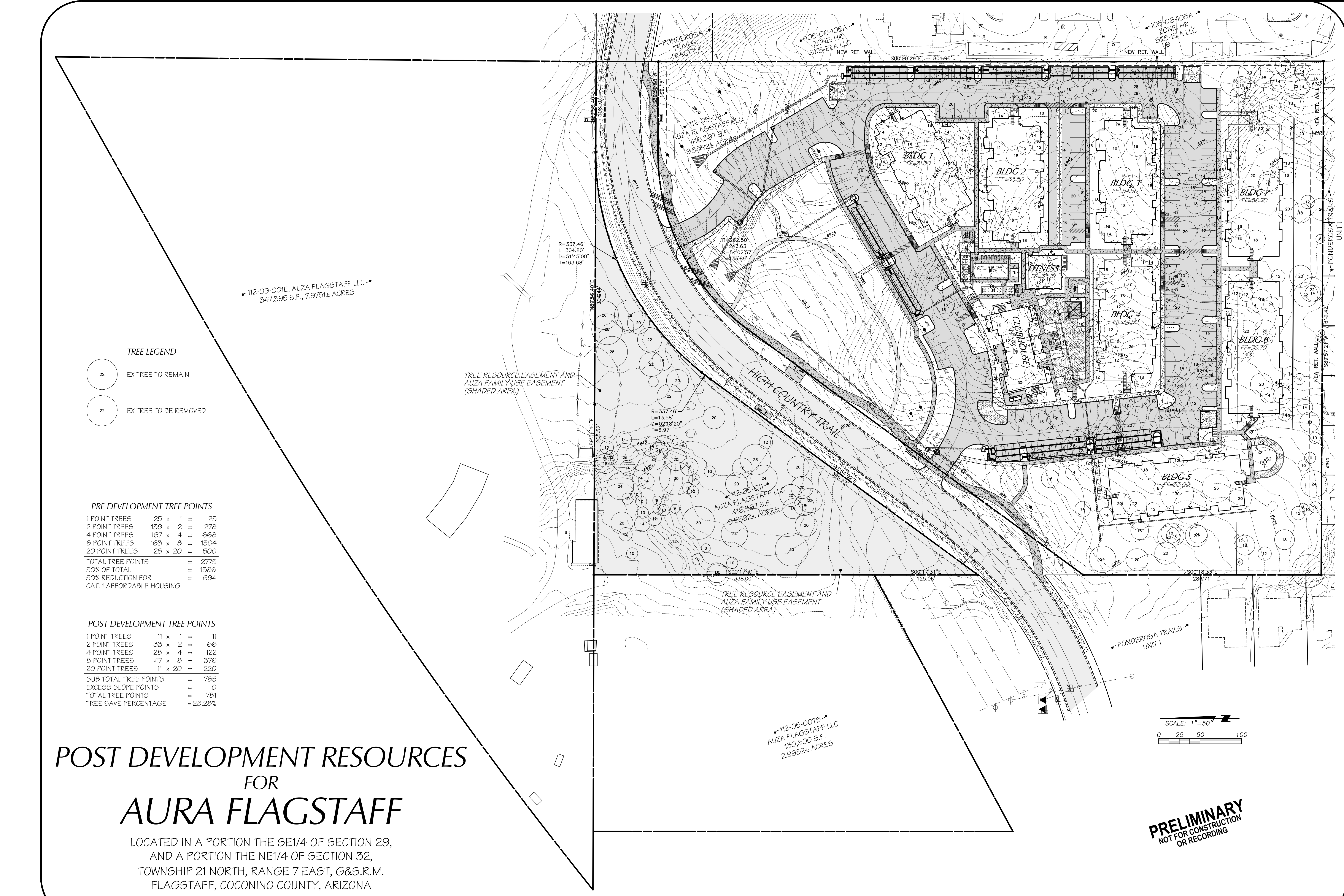
|                       |           |          |
|-----------------------|-----------|----------|
| 1 POINT TREES         | 11 x 1 =  | 11       |
| 2 POINT TREES         | 33 x 2 =  | 66       |
| 4 POINT TREES         | 28 x 4 =  | 112      |
| 8 POINT TREES         | 47 x 8 =  | 376      |
| 20 POINT TREES        | 11 x 20 = | 220      |
| SUB TOTAL TREE POINTS |           | = 785    |
| EXCESS SLOPE POINTS   |           | = 0      |
| TOTAL TREE POINTS     |           | = 781    |
| TREE SAVE PERCENTAGE  |           | = 28.28% |

# POST DEVELOPMENT RESOURCES FOR AURA FLAGSTAFF

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TREE RESOURCE EASEMENT AND AUZA FAMILY USE EASEMENT (SHADED AREA)

TREE RESOURCE EASEMENT AND AUZA FAMILY USE EASEMENT (SHADED AREA)



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**SHEET NO. 5 OF 5**

**Mogollon**  
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PROJECT NO. 17259  
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PER C.O.F. COMMENTS DATED 3/19/20  
DATE: 7/7/20  
DESIGNED BY: PHE  
DRAWN BY: PHE  
CHECKED BY: KVH

AURA FLAGSTAFF  
SITE PLAN  
POST DEVELOPMENT RESOURCE PLAN  
UNIT 1

7/7/20  
MES# 17259

SHEET NO. 5 OF 5  
COF PROJECT # PZ-17-00218-01