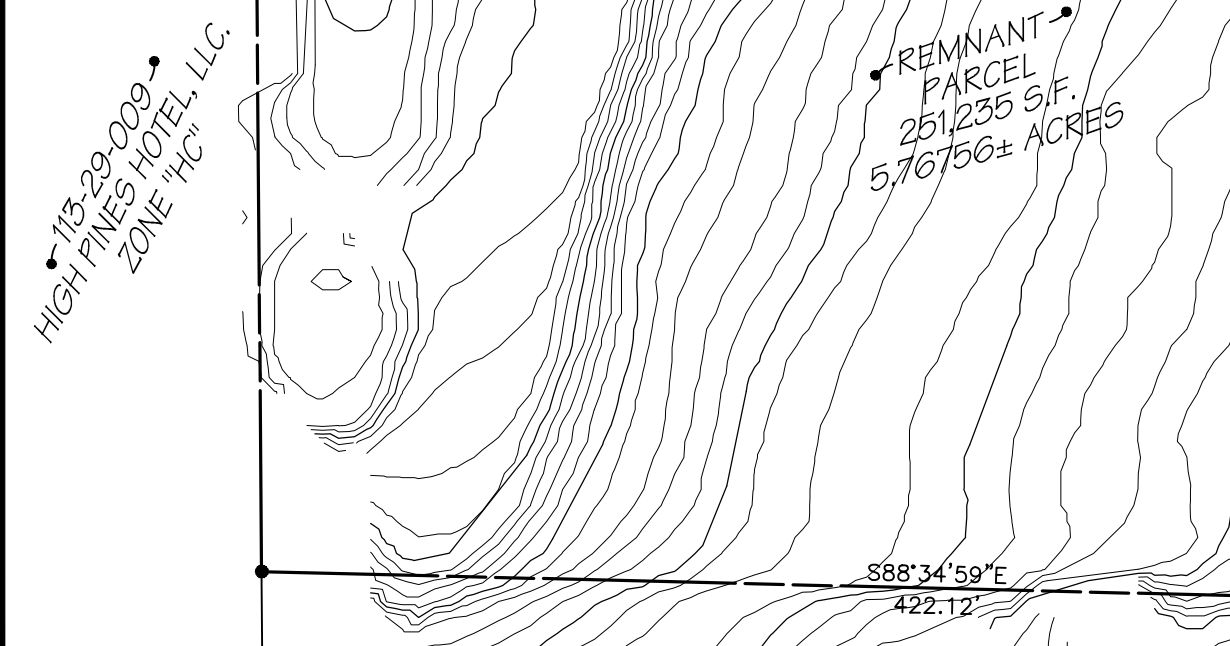
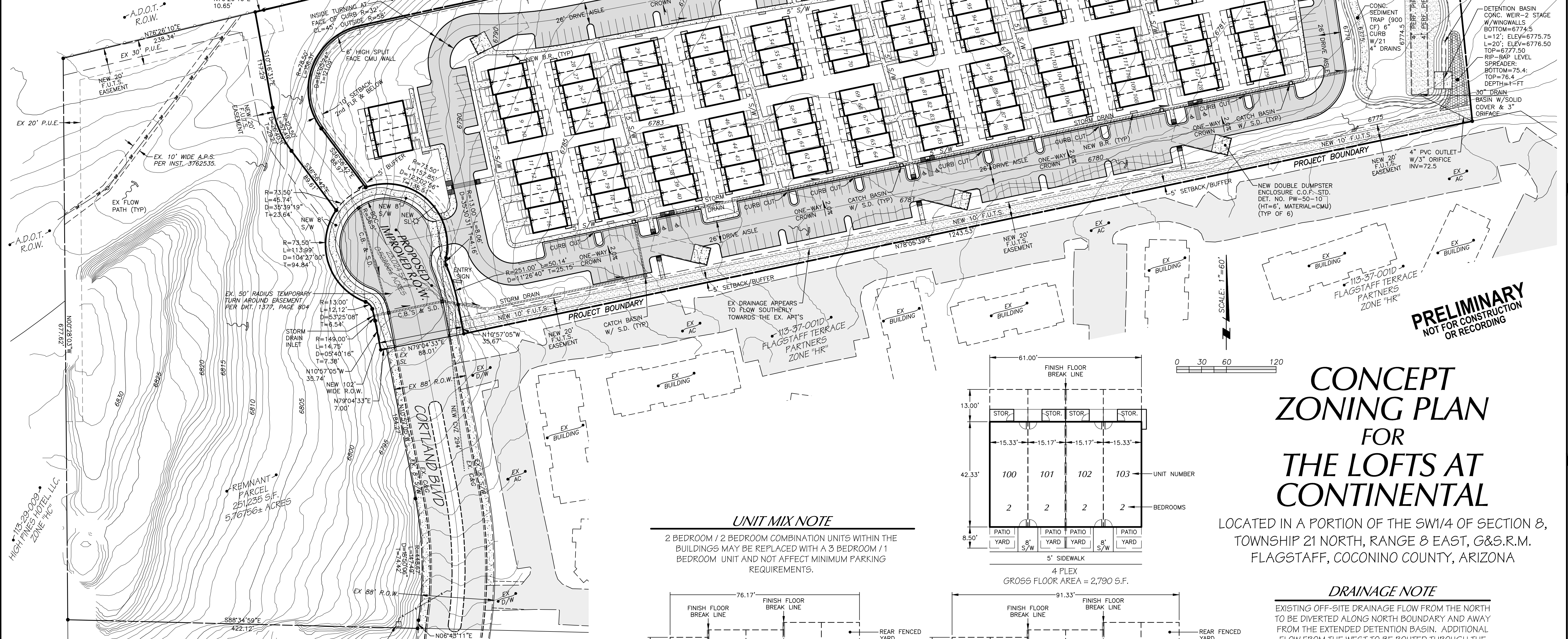


IMPERVIOUS SURFACES

NEW BUILDINGS:	118,680	S.F.
VALLEY GUTTER:	6,410	S.F.
SIDEWALK:	26,250	S.F.
ON-SITE A.C. PAVEMENT:	110,630	S.F.
CURB AND GUTTER:	4,500	S.F.
TRASH ENCLOSURES:	2,560	S.F.
TOTAL IMPERVIOUS ON-SITE SURFACES:	269,030	S.F.
A.C. PAVEMENT IN R.O.W.:	14,190	S.F.
SIDEWALK IN R.O.W.:	4,790	S.F.
CURB IN R.O.W.:	770	S.F.
TOTAL IMPERVIOUS OFF-SITE SURFACES:	19,710	S.F.
TOTAL IMPERVIOUS SURFACES:	288,740	S.F.
ROCY REQUIRED:	288,740 x 1/12 =	24,065 C.F.

LOW IMPACT DEVELOPMENT AREA PROVIDED:

LID BASIN	LID VOLUME (CF)	DEPTH (FT.)	LOCATION SURFACE
EXTENDED DETENTION BASIN No. 1	24,200 C.F.	1.25'	



UNIT COUNT and PARKING INFORMATION

PARKING CALCULATIONS:		TOTAL PARKING REQUIRED
No. OF UNITS	PER UNIT	PARKING SPACES
STUDIO UNITS:	0 x 1.25	0
ONE BEDROOM UNITS:	30 x 1.5	45
TWO BEDROOM UNITS:	79 x 2	158
THREE BEDROOM UNITS:	30 x 2	60
TOTAL UNITS:	139	263
VISITOR PARKING:		0.25/EACH 2+ BEDROOM = 109 x 0.25 = 27.25 (27)
REQUIRED PARKING:		290 SPACES REQUIRED
TOTAL AUTOMOBILE PARKING PROVIDED:		290 (INCLUDING 8 H.C. SPACES)
TOTAL BICYCLE PARKING PROVIDED:		0.05 x 290 = 14.5 (15 SPACES PROVIDED)

GENERAL NOTES

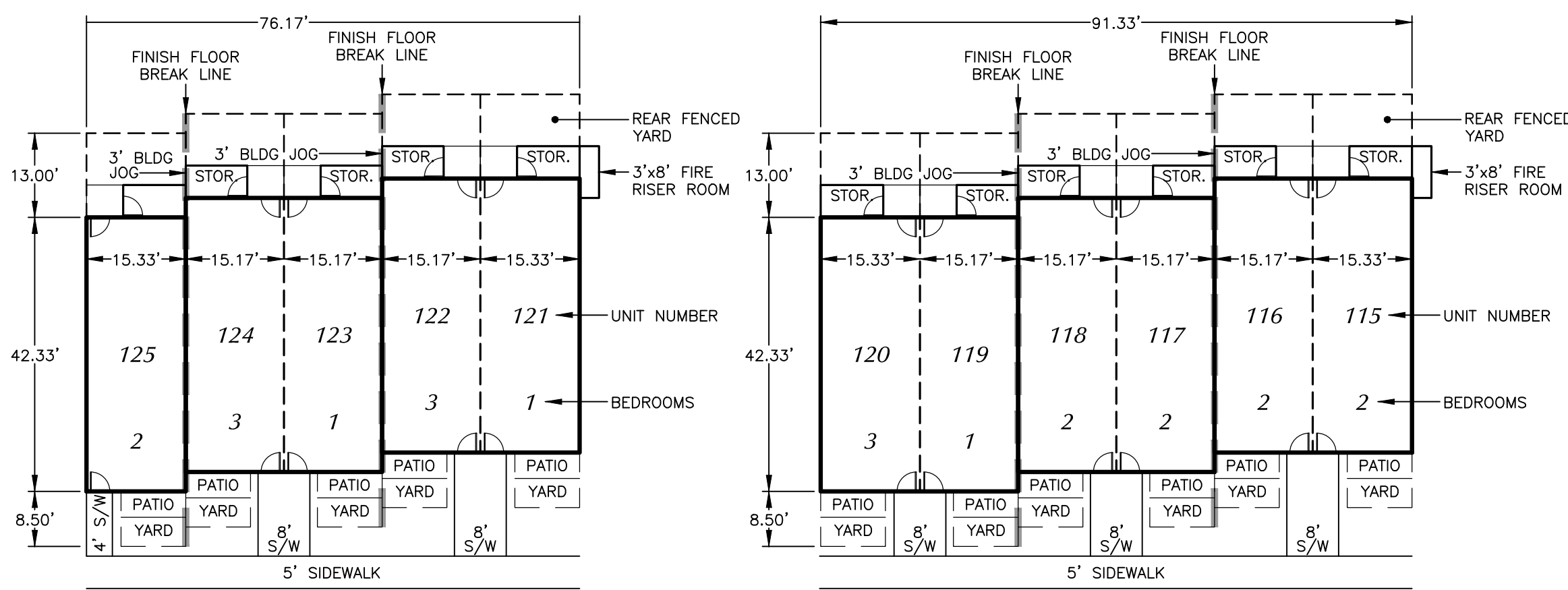
INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A.N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

GRADING NOTE

PROPOSED SITE GRADING SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ENGINEERING STANDARDS AND THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. OVERALL SITE IS TO BE GRADED TO DRAIN TO THE PROPOSED DETENTION BASIN & STORM WATER CONVEYANCES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF FLAGSTAFF STORM WATER STANDARDS.

UNIT MIX NOTE

2 BEDROOM / 2 BEDROOM COMBINATION UNITS WITHIN THE BUILDINGS MAY BE REPLACED WITH A 3 BEDROOM / 1 BEDROOM UNIT AND NOT AFFECT MINIMUM PARKING REQUIREMENTS.



PRELIMINARY BUILDING FOOTPRINTS

SCALE: 1"=20'

CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

DRAINAGE NOTE

EXISTING OFF-SITE DRAINAGE FLOW FROM THE NORTH TO BE DIVERTED ALONG NORTH BOUNDARY AND AWAY FROM THE EXTENDED DETENTION BASIN. ADDITIONAL FLOW FROM THE WEST TO BE ROUTED THROUGH THE SITE AND THRU THE NEW EXTENDED DETENTION BASIN.

RAINWATER HARVESTING REQUIREMENTS

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

CLEAR VIEW ZONES

POSTED SPEED LIMIT = 25
DESIGN SPEED = 25 MPH (COMMERCIAL LOCAL)
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B1 LEFT TURN FROM MINOR I.S.D. TO LEFT = 1.47(25)(7.5+0.5)=294'

SHEET NO. 5 OF 11

CONCEPT-4 COF PROJECT # PZ-20-00183

Mogollon ENGINEERING & SURVEYING
 4111 N. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PROJECT NO. 202546
 DATE: 7/29/21
 DESIGNED BY: PHE
 DRAWN BY: PHE
 CHECKED BY: KVA/RDS
 PROJECT NO. 202546
 PZ SHEET-05.DWG
 VERT SCALE: N/A
 HOR SCALE: 1"=60'
 REVISIONS:
 7/29/21
 MESH# 202546
 THE LOFTS AT CONTINENTAL
 CONCEPT ZONING PLAN
 PRELIMINARY GRADING & DRAINAGE
 PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING
 PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING