

**Summit Heights: Proposed Releasing  
of Lots 97-to-121 and 179-to-187**

**Fort Huachuca**

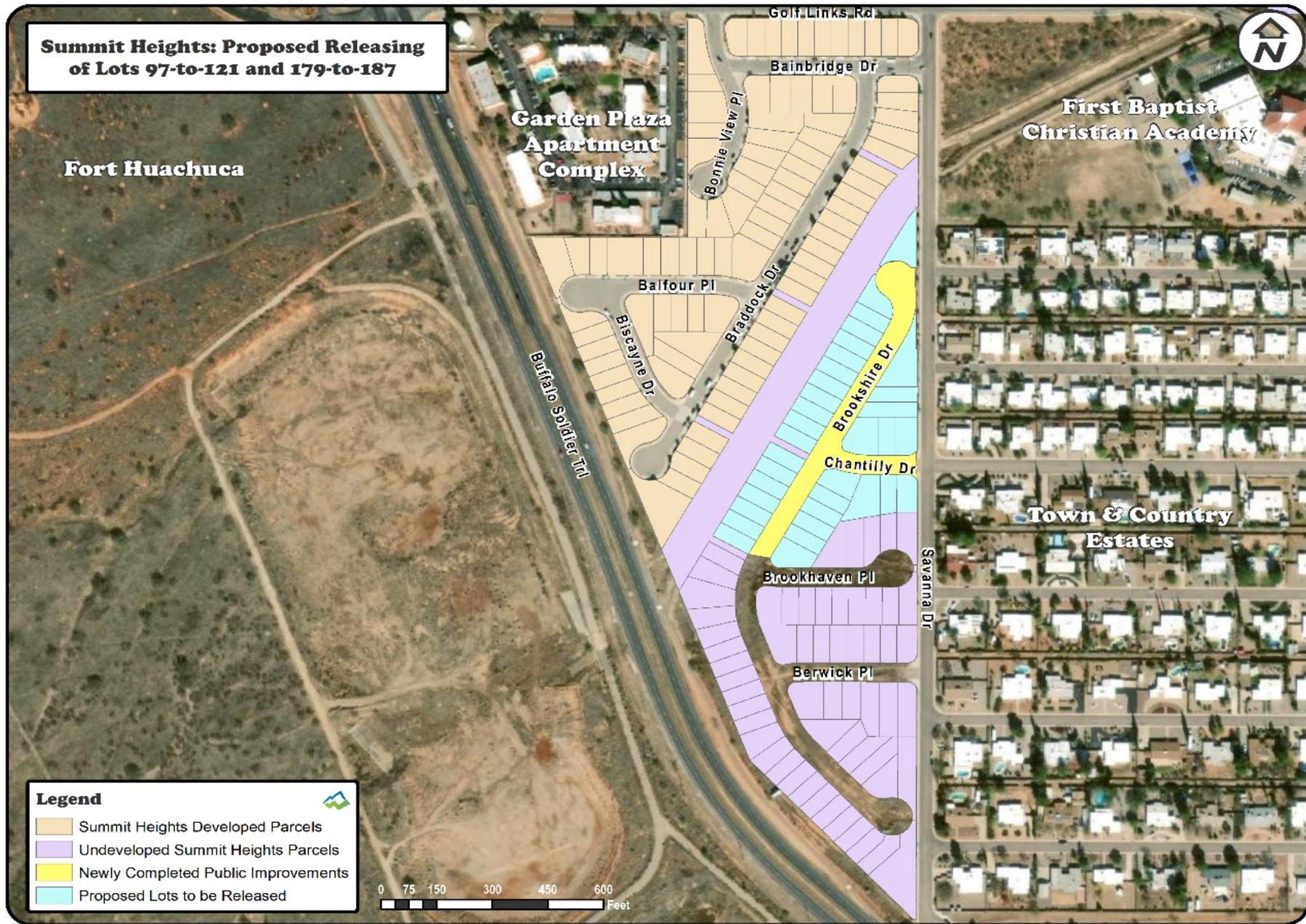
**Garden Plaza  
Apartment  
Complex**

**First Baptist  
Christian Academy**

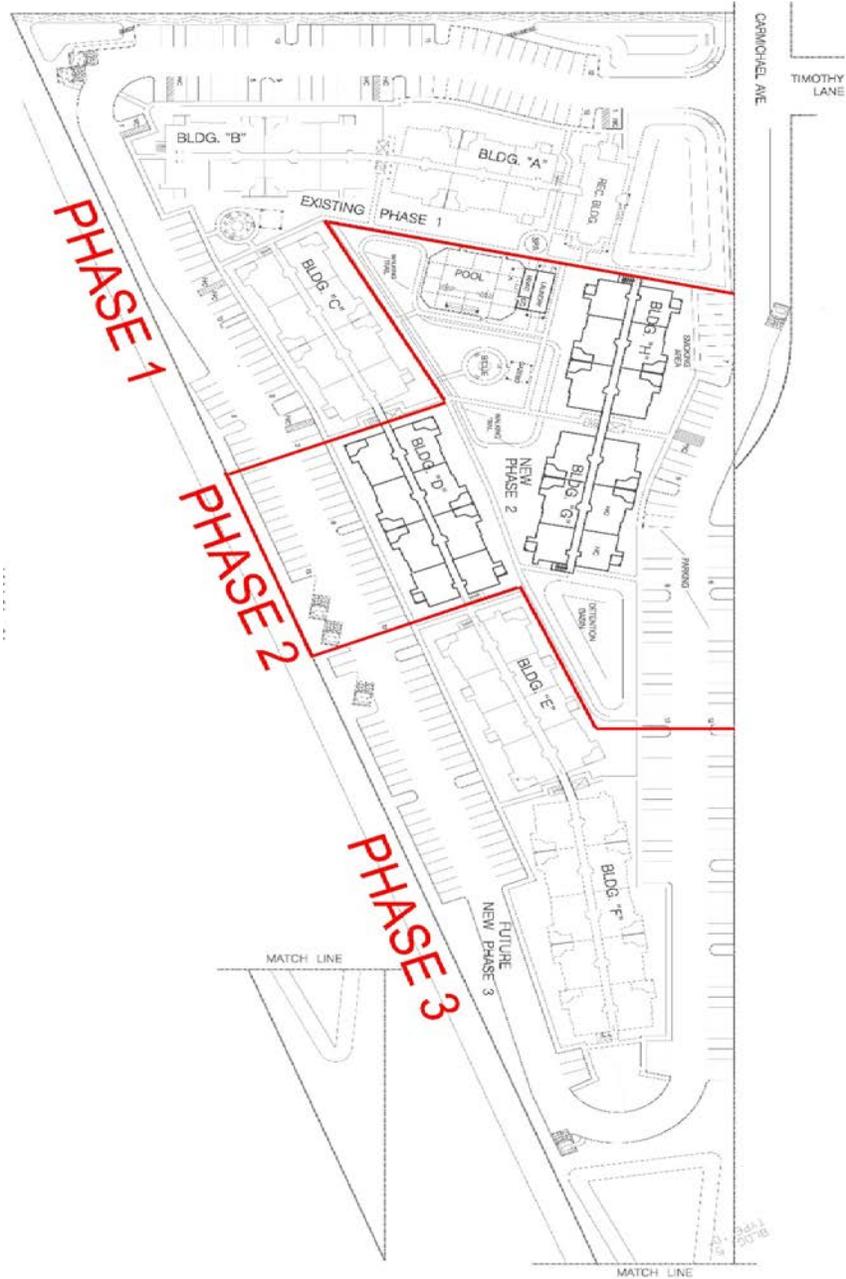
**Town & Country  
Estates**

**Legend**

- Summit Heights Developed Parcels
- Undeveloped Summit Heights Parcels
- Newly Completed Public Improvements
- Proposed Lots to be Released





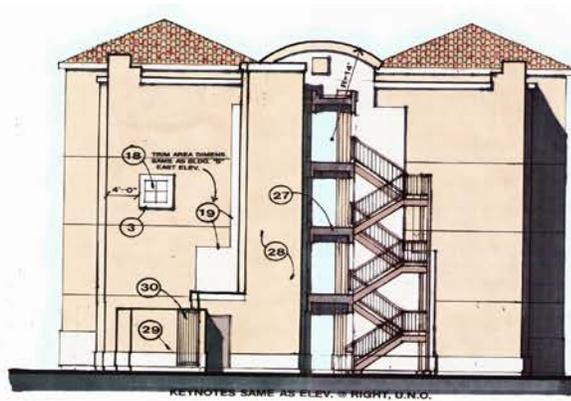


<b>PHASING</b>	<b>SITE AREA (ACRES)</b>	<b># OF UNITS</b>	<b># OF BLDGS</b>	<b>MAXIMUM BLDG HEIGHT</b>	<b>PROPOSED BLDG HEIGHT</b>	<b>PROPOSED FLOORS</b>
<b>PHASE 1 (COMPLETE)</b>	3.00	88	3	40	49	4
<b>PHASE 2</b>	2.35	80	3	40	49	4
<b>PHASE 3</b>	2.77	72	2	40	49	4
<b>TOTAL</b>	8.12	270	8			

# OFF-STREET PARKING REDUCTION

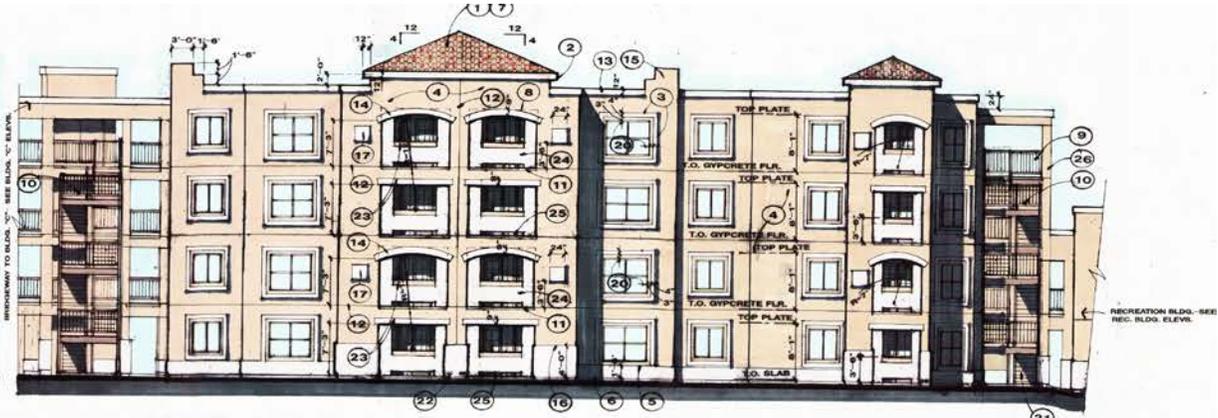
	MINIMUM REQUIRED PARKING	PROPOSED PARKING SPACES	TOTAL PARKING REDUCTION	REQUIRED PARKING RATIO	PROPOSED PARKING RATIO
PHASE 1 (COMPLETED)	176	95	46%	2	1.07
PHASE 2	148	84	44%	1.85	1.05
PHASE 3	136	95	30%	1.88	1.31
TOTAL	460	274	40%	1.91	1.14

# BUILDING HEIGHT



**BLDG. "A" WEST ELEVATION**  
(BLDG. TYPE "1")

1/8"=1'-0"



**BLDG. "A" SOUTH ELEVATION**  
(BLDG. TYPE "1")

1/8"=1'-0"

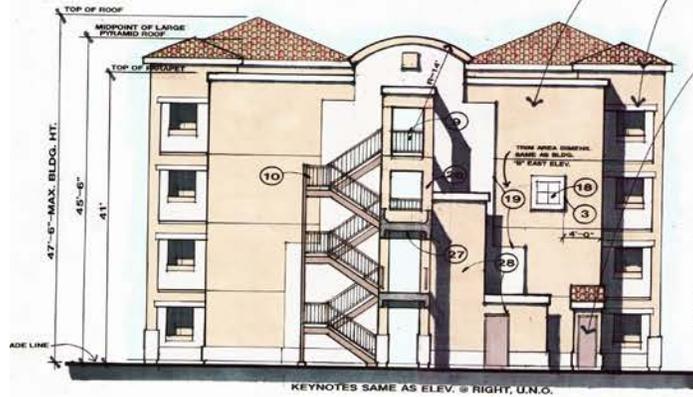
★NOTE: COLORS SHOWN ARE TYPICAL FOR ALL APT. BLDGS.

MAIN BLDG. COLOR: BENJAMIN MOORE PAINT, COLOR #1069-"TWILIGHT GOLD"

TRIM COLOR: BENJAMIN MOORE PAINT, COLOR #1506-"POLAR FROST"  
★ EXCEPTION: TRIM BAND @ APT. DECK RAILINGS TO BE "TWILIGHT GOLD"  
RAILING & FIN WALLS TO EA. SIDE OF RAILING TO BE "POLAR FROST"-AS SHOWN

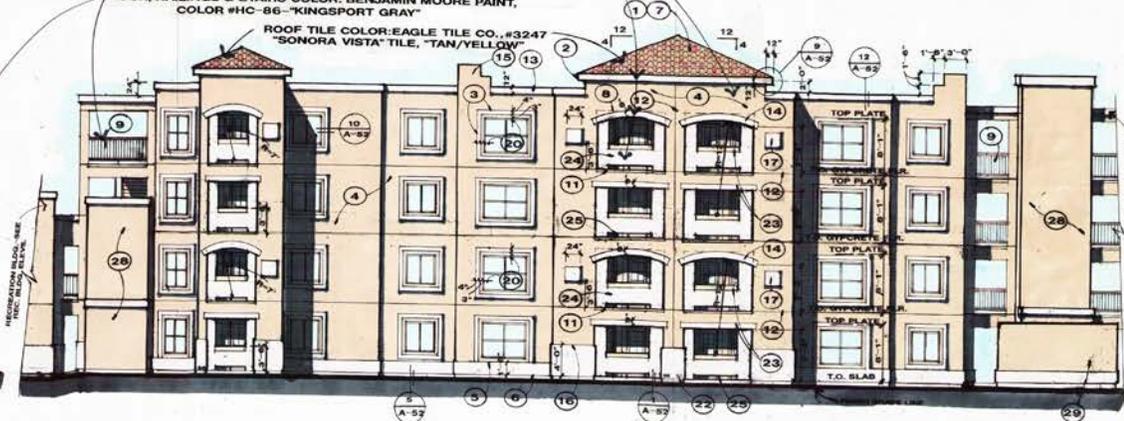
DOOR, RAILINGS & STAIRS COLOR: BENJAMIN MOORE PAINT,  
COLOR #HC-86-"KINGSPOUR GRAY"

ROOF TILE COLOR: EAGLE TILE CO., #3247  
"SONORA VISTA" TILE, "TAN/YELLOW"



**BLDG. "A" EAST ELEVATION**  
(BLDG. TYPE "1")

1/8"=1'-0"



**BLDG. "A" NORTH ELEVATION**  
(BLDG. TYPE "1")

47'-6" MAX. BLDG. HT.

45'-6"

41'

GRADE LINE

KEYNOTES SAME AS ELEV. @ RIGHT, U.N.O.

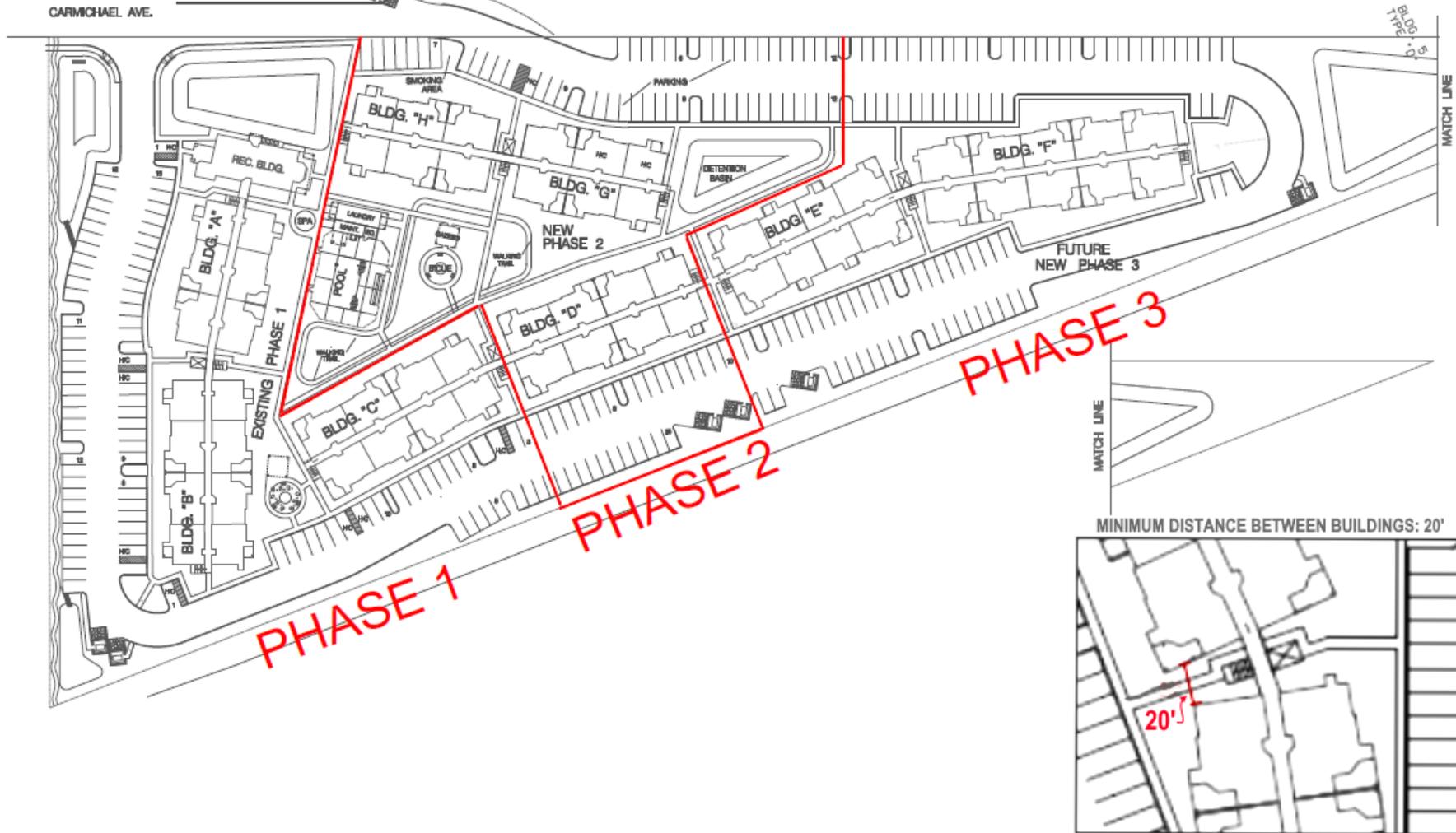
RECREATION BLDG.-SEE REG. BLDG. ELEV.

RECREATION BLDG.-SEE REG. BLDG. ELEV.

# BUILDING SEPARATION



TIMOTHY LANE  
CARMICHAEL AVE.



MINIMUM DISTANCE BETWEEN BUILDINGS: 20'

# DRIVEWAY ACCESS



# DENSITY

	SITE AREA (ACRES)	SITE AREA (SQ. FT.)	# OF UNITS	REQUIRED MINIMUM LOT AREA P/UNIT (SF)	PROPOSED MINIMUM LOT AREA P/UNIT (SF)
PHASE 1 (COMPLETED)	3.00	130,680	88	1,740	1,485
PHASE 2	2.35	102,366	80	1,740	1,279
PHASE 3	2.77	120,661	72	1,740	1,676

# REQUESTED FEE DEFERRAL

## EXHIBIT C

### Payment Schedule

	<u>Terms</u>
Total Fee Amount	\$ 38,860.00
Down Payment	\$ 3,886.00
Finance Amount	\$ 34,974.00
Annual Interest Rate	5.40%
Payments per Year	1
Number of Years	10
Annual Payment	\$4,617.69

<u>Payment</u>	<u>Payment</u>	<u>Principal</u>	<u>Interest</u>	<u>Remaining Principal</u>
1	\$4,617.69	\$2,729.09	\$ 1,888.60	\$ 32,244.91
2	\$4,617.69	\$2,876.47	1,741.22	\$ 29,368.43
3	\$4,617.69	\$3,031.79	1,585.90	\$ 26,336.64
4	\$4,617.69	\$3,195.51	1,422.18	\$ 23,141.13
5	\$4,617.69	\$3,368.07	1,249.62	\$ 19,773.06
6	\$4,617.69	\$3,549.94	1,067.75	\$ 16,223.11
7	\$4,617.69	\$3,741.64	876.05	\$ 12,481.47
8	\$4,617.69	\$3,943.69	674.00	\$ 8,537.78
9	\$4,617.69	\$4,156.65	461.04	\$ 4,381.13
10	\$4,617.70	\$4,381.12	236.58	\$ 0.00

# COMPLIANCE WITH CITY POLICY

- ***INFILL INCENTIVE DISTRICT POLICY***-ALLOWS FOR DEVELOPMENT CODE WAIVERS
- ***GENERAL PLAN GOAL-12-1, PROMOTE QUALITY AFFORDABLE HOUSING;***
- ***GENERAL PLAN GOAL 12-8, INCREASE HOUSING CHOICES THAT SERVE ALL AGE GROUPS AND NEEDS***