

- ### LEGEND
- EXISTING CONTOUR MINOR (2' INTERVAL)
  - EXISTING CONTOUR MAJOR (10' INTERVAL)
  - W EXISTING WATERLINE
  - FW EXISTING RECLAIMED WATERLINE
  - S EXISTING SEWER MAIN
  - OHE EXISTING OVERHEAD ELECTRIC
  - UGE EXISTING UNDERGROUND ELECTRIC
  - EXISTING STORMDRAIN
  - G EXISTING GAS
  - EXISTING RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - EXISTING PUBLIC UTILITY EASEMENT
  - PROPOSED WATERLINE
  - FW PROPOSED FIRE LINE
  - WS PROPOSED WATER SERVICE
  - PROPOSED SEWER
  - PROPOSED STORMDRAIN
  - PROPOSED FIRE HYDRANT
  - PROPOSED FDC
  - ☉ EXISTING LIGHT POLE
  - ☐ EXISTING POWER POLE
  - ☐ EXISTING ELECTRIC BOX
  - ☐ EXISTING TELEPHONE JUNCTION BOX
  - ☐ EXISTING WATER VALVE
  - ☐ EXISTING WATER METER BOX
  - ☐ EXISTING SEWER MANHOLE
  - ☐ EXISTING GAS METER
  - ☐ EXISTING STORMDRAIN MANHOLE
  - ☐ EXISTING SIGN
  - ☐ EXISTING FIRE HYDRANT
  - PARKING CIRCULATION

### PROJECT INFORMATION

**DEVELOPMENT NAME:** THE POINTE AT LONE TREE DESIGN  
**SITE ADDRESS:** 303 S. LONE TREE RD FLAGSTAFF, AZ 86001  
**APN:** 104-19-117A  
**PROPERTY AREA:** 1.93 AC

**ARCHITECT:** TODD AND ASSOCIATES, INC. 4019 N 44TH ST PHOENIX, AZ 85018  
**PH:** (602) 952-8280  
**FAX:** (602) 952-8995  
**CONTACT:** RANDALL MARTINEZ RMARTINEZ@TODDASSOC.COM

**PREPARED/PROJECT ENGINEER:** THE WLB GROUP, INC. 500 N BEAVER ST FLAGSTAFF, AZ 86001  
**PH:** (928) 779-1500  
**FAX:** (928) 779-1501  
**CONTACT:** ERIC WEIDINGER EWEIDINGER@WLBGROUP.COM

**PROPERTY OWNER:** CITY OF FLAGSTAFF 211 W ASPEN AVE FLAGSTAFF, AZ 86001

**PROJECT DEVELOPER:** BRINSHORE DEVELOPMENT, LLC 666 DUNDEE RD, SUITE 1102 NORTHBROOK, IL 60062  
**PH:** (847) 562-9400  
**FAX:** (847) 562-9401  
**CONTACT:** RICHARD SCIORTINO

**NOTES:**

- NO DEDICATED RIGHT-OF-WAY IS PART OF THIS PROJECT.
- ALL PROPOSED UTILITIES ARE SHOWN PER GRADING AND DRAINAGE PLAN, SHEET C2 & C3.

### IMPERVIOUS AREA AND VOLUME CALCULATIONS

**PROPOSED SITE**  
 TOTAL AREA = 1.93 AC OR 84,268 SF  
 PERVIOUS AREA = 23,880 SF  
 IMPERVIOUS AREA = 56,783 SF  
 REQUIRED RETENTION VOLUME = 4,720 CF  
 $(PROP.IMP) - (EXIST.IMP) * (1")$   
 $(56,604 SF) * (1") = 4,720 CF$   
 ROOF IMP. = 24,170 SF  
 HARDSCAPE IMP. = 36,220 SF  
 PROVIDED RETENTION VOLUME = 4,819 CF

**EXISTING SITE**  
 TOTAL AREA = 1.93 AC OR 84,268 SF  
 (DOES NOT INCLUDE ROUND ABOUT PARCEL)  
 PERVIOUS AREA = 84,050 SF  
 IMPERVIOUS AREA = 187 SF

### ABBREVIATIONS

L: LENGTH  
 HP: HIGH POINT  
 LP: LOW POINT  
 ME: MATCH EXISTING  
 FFE: FINISHED FLOOR ELEVATION  
 EX: EXISTING

### BASIN PROPERTIES

ID	DETENTION VOLUME (CF)	RETENTION VOLUME (CF)	TOTAL VOLUME (CF)
A	678	724	1,402
B	2,995	2,875	5,870
C	N/A	1,220	1,220

### LINE AND CURVE TABLE

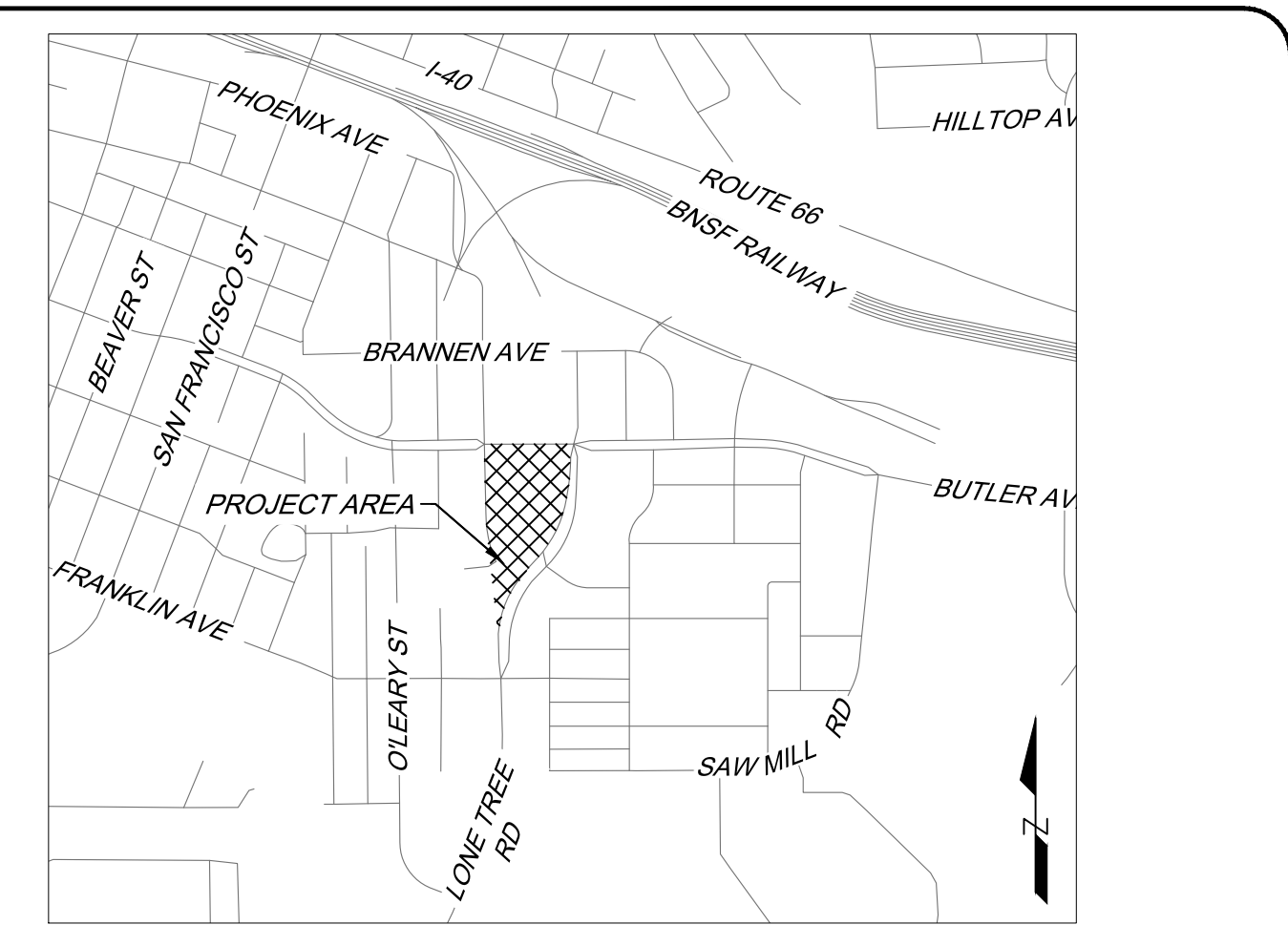
LINE/CURVE ID	LENGTH	BEARING/Delta	RADIUS
C1	302.97	35.75	485.50
C2	67.67	8.10	478.91
C3	89.27	92.15	55.50
C4	20.40	21.06	55.50
C5	26.95	67.14	23.00
C6	150.67	6.12	1411.34
C7	9.96	11.41	50.00
L1	17.12	N89° 10' 29.00"E	
L2	136.13	N89° 11' 20.00"E	
L3	58.17	N0° 47' 15.00"W	
L4	99.48	N89° 28' 36.00"E	
L5	26.59	S42° 11' 45.00"E	
L6	91.83	S6° 07' 14.00"W	
L8	71.24	S41° 52' 29.00"W	
L10	46.48	N6° 54' 14.00"W	
L11	81.89	N0° 47' 14.00"W	
L12	14.61	N10° 37' 39.00"E	

### RESOURCE PROTECTION INFORMATION

THE PROPERTY IS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY. HOWEVER, THE SITE IS DEVOID OF NATURAL STEEP SLOPES, PONDEROSA PINES, AND FLOOD PLAINS, THEREFORE, ELIMINATING THE NEED FOR A STAND ALONE NATURAL RESOURCE PROTECTION PLAN.

### FLOOD PLAIN INFORMATION

THE PROJECT SITE IS NOT IN A FEMA FLOODPLAIN.

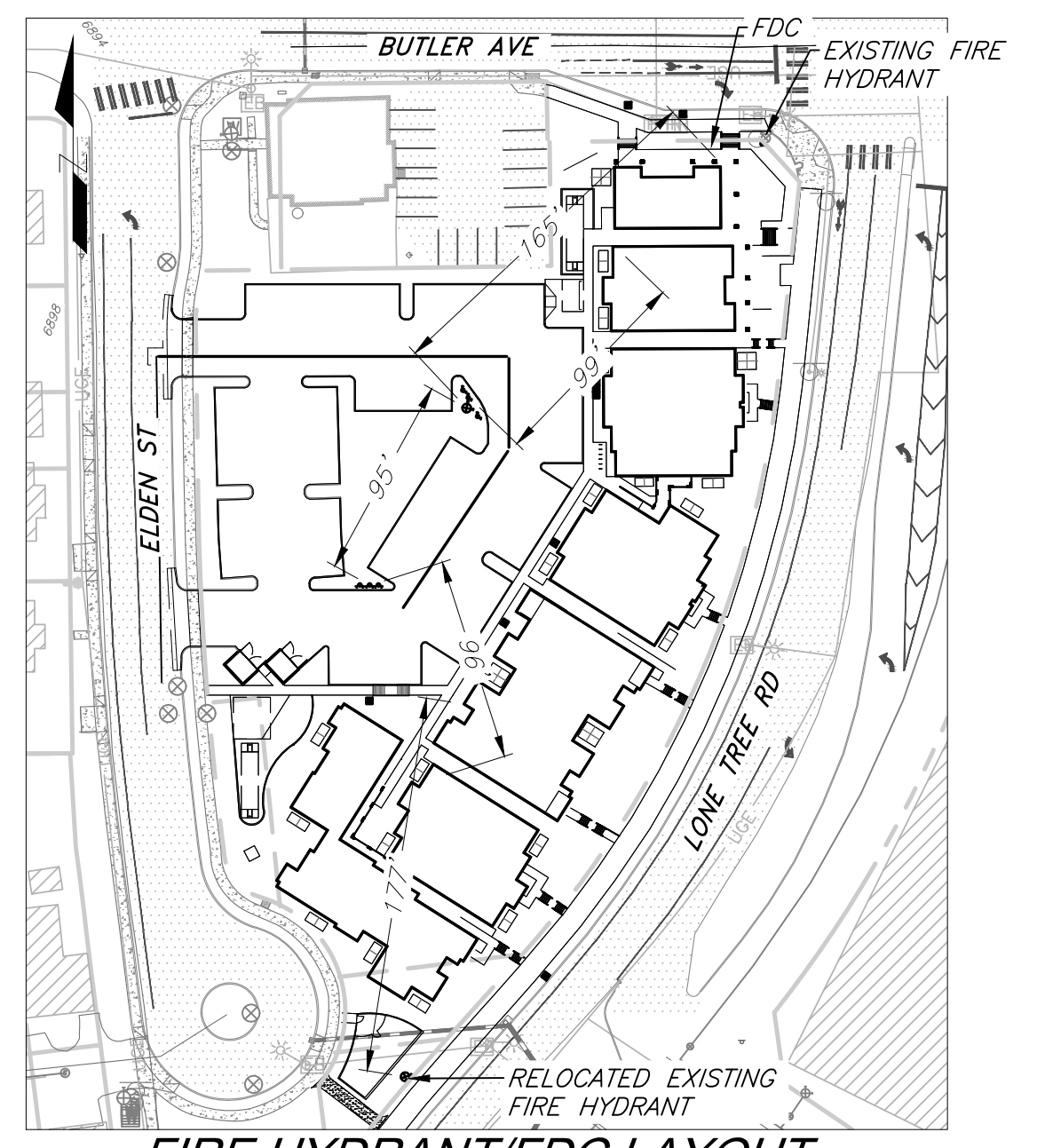


**VICINITY MAP**  
SCALE: 1" = 750'

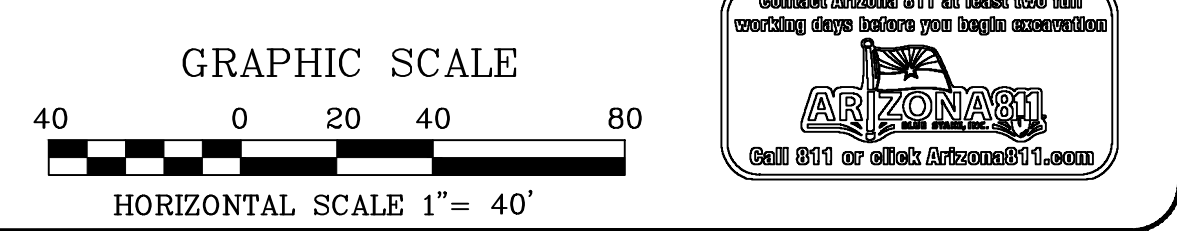
### CONSTRUCTION NOTES

**WATER CONSTRUCTION:**  
 (NOTE 300) NEW 8" C900 PVC WATERLINE.  
 (NOTE 301) NEW 1 1/2" WATER METER AND SERVICE CONNECTION.  
 (NOTE 302) NEW 1" WATER METER AND SERVICE CONNECTION.  
 (NOTE 303) NEW 3/4" WATER METER AND SERVICE CONNECTION.  
 (NOTE 304) NEW FIRE HYDRANT ASSEMBLY AND PROTECTION POSTS. INCLUDES 6" VALVE AND FITTINGS. INSTALL HYDRANT MINIMUM OF 6' BEHIND BACK OF CURB.  
 (NOTE 305) NEW FREE STANDING FIRE DEPARTMENT CONNECTION INCLUDING LINE TO BUILDING.  
 (NOTE 306) NEW 6" DIP FIRELINE WITH 6" VALVE.  
 (NOTE 307) NEW 12" DIP WATER LINE. INCLUDES CONNECTION TO EXISTING INFRASTRUCTURE.  
 (NOTE 308) NEW 12" DIP RECLAIMED WATER LINE. INCLUDES CONNECTION TO EXISTING INFRASTRUCTURE.  
 (NOTE 309) NEW 8" WATER VALVE

**SEWER CONSTRUCTION:**  
 (NOTE 400) NEW 8" SDR-35 PVC SEWERLINE.  
 (NOTE 401) NEW 6" SDR-35 PVC SEWER SERVICE AND CLEANOUT.  
 (NOTE 402) NEW 48" SEWER MANHOLE.  
 (NOTE 403) NEW 60" SEWER MANHOLE.



**FIRE HYDRANT/FDC LAYOUT**  
SCALE: 1" = 80'



NO.	DATE:

Engineering & Planning  
 Landscape Architecture  
 Surveying  
 Urban Design  
 Civil Engineering

Offices located in:  
 Phoenix, AZ  
 Flagstaff, AZ  
 Flagstaff, AZ  
 Phoenix, AZ

500 N. Beaver Street, Flagstaff, AZ 86001  
 PH: (928) 779-1500

**The WLB Group**

**AFFORDABLE HOUSING  
 FLAGSTAFF SCATTERED SITES  
 THE POINTE AT LONE TREE  
 CIVIL SITE PLAN**



DESIGNED BY: EW  
 DRAWN BY: TR  
 CHECK BY: EW  
 DATE: MARCH 2019  
 BY: EW

PROJECT NO.  
3180026003

SHEET  
**C1**