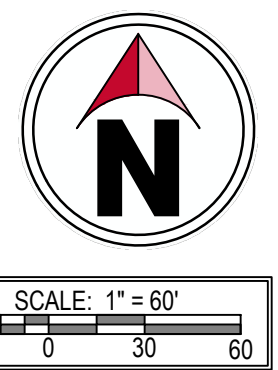
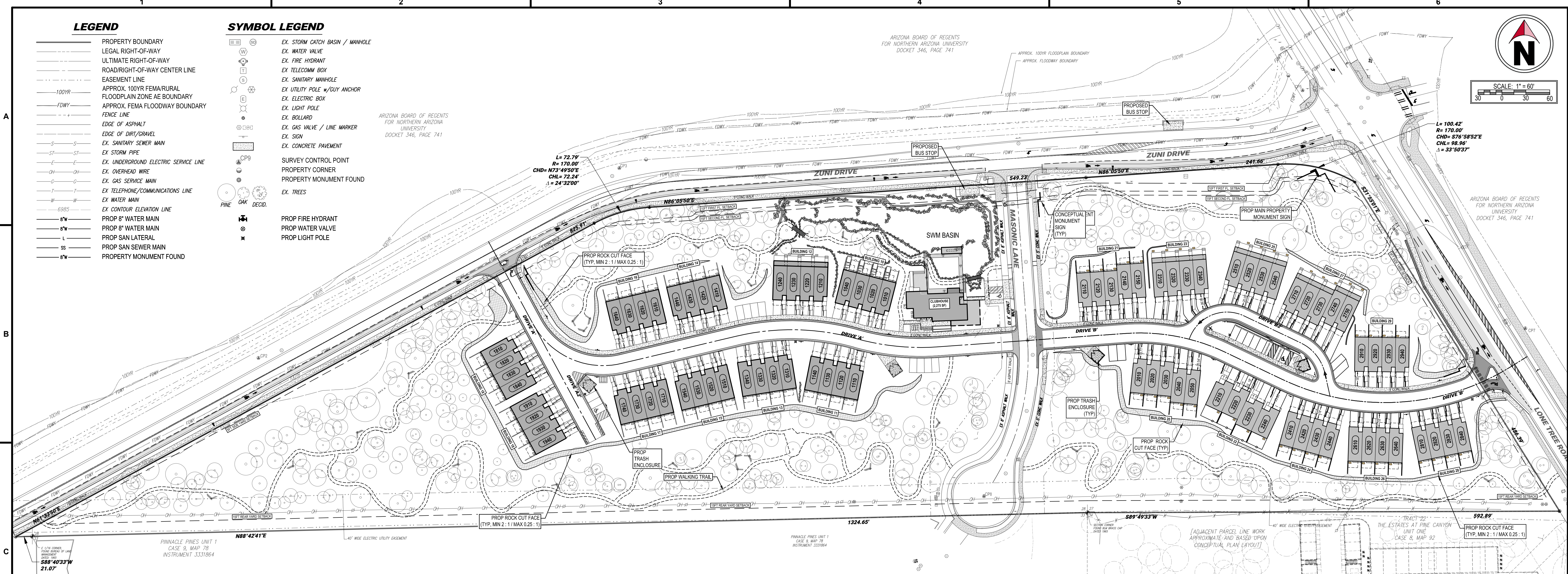


LEGEND

- PROPERTY BOUNDARY
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- ROAD/RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- 100' R APPROX. 100' R FEMA/RURAL FLOODPLAIN ZONE AE BOUNDARY
- APPROX. FEMA FLOODWAY BOUNDARY
- FENCE LINE
- EDGE OF ASPHALT
- EDGE OF DIRT/GRAVEL
- EX. SANITARY SEWER MAIN
- EX. STORM PIPE
- EX. UNDERGROUND ELECTRIC SERVICE LINE
- EX. OVERHEAD WIRE
- EX. GAS SERVICE MAIN
- EX. TELEPHONE/COMMUNICATIONS LINE
- EX. WATER MAIN
- EX. CONTOUR ELEVATION LINE
- 8" W PROP 8" WATER MAIN
- 8" W PROP 8" WATER MAIN
- L PROP SAN LATERAL
- SS PROP SAN SEWER MAIN
- 8" W PROPERTY MONUMENT FOUND

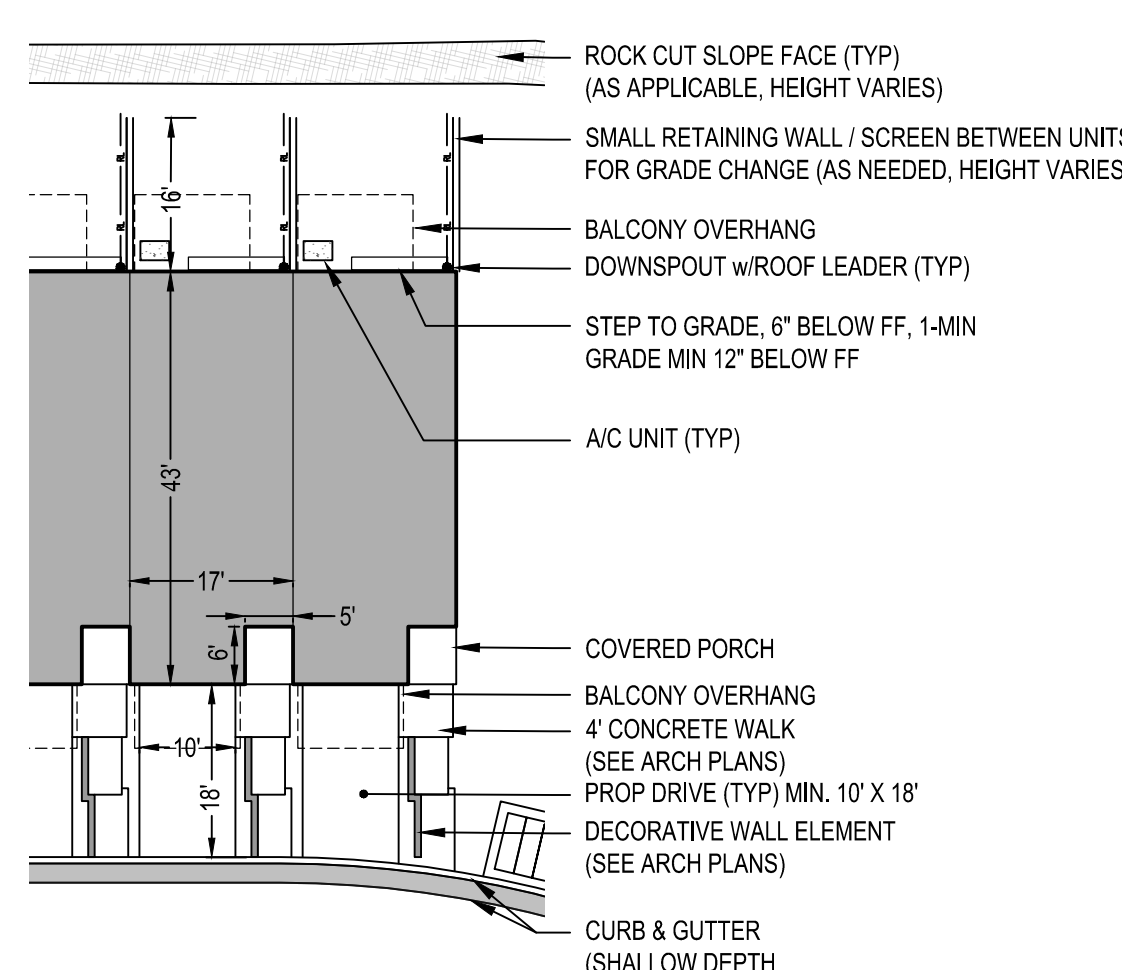
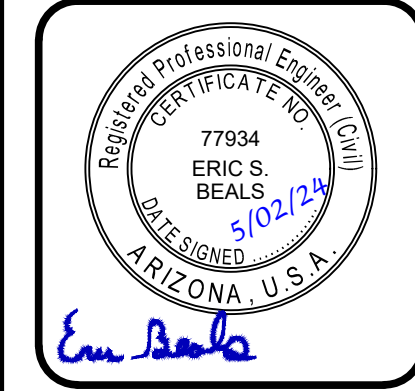
SYMBOL LEGEND

- EX. STORM CATCH BASIN / MANHOLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. TELECOMM BOX
- EX. SANITARY MANHOLE
- EX. UTILITY POLE w/ DUTY ANCHOR
- EX. ELECTRIC BOX
- EX. LIGHT POLE
- EX. BOLLARD
- EX. GAS VALVE / LINE MARKER
- EX. SIGN
- EX. CONCRETE PAVEMENT
- SURVEY CONTROL POINT
- PROPERTY CORNER
- PROPERTY MONUMENT FOUND
- EX. TREES
- PROP FIRE HYDRANT
- PROP WATER VALVE
- PROP LIGHT POLE

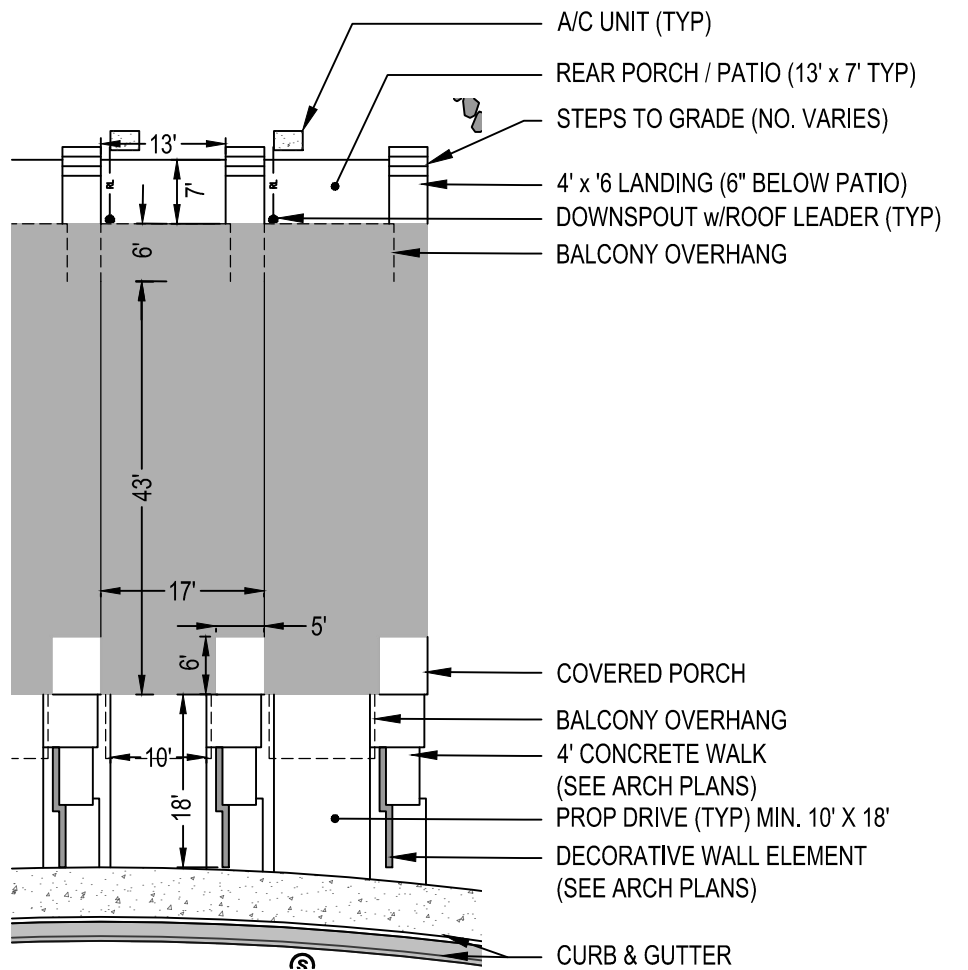


REVISIONS

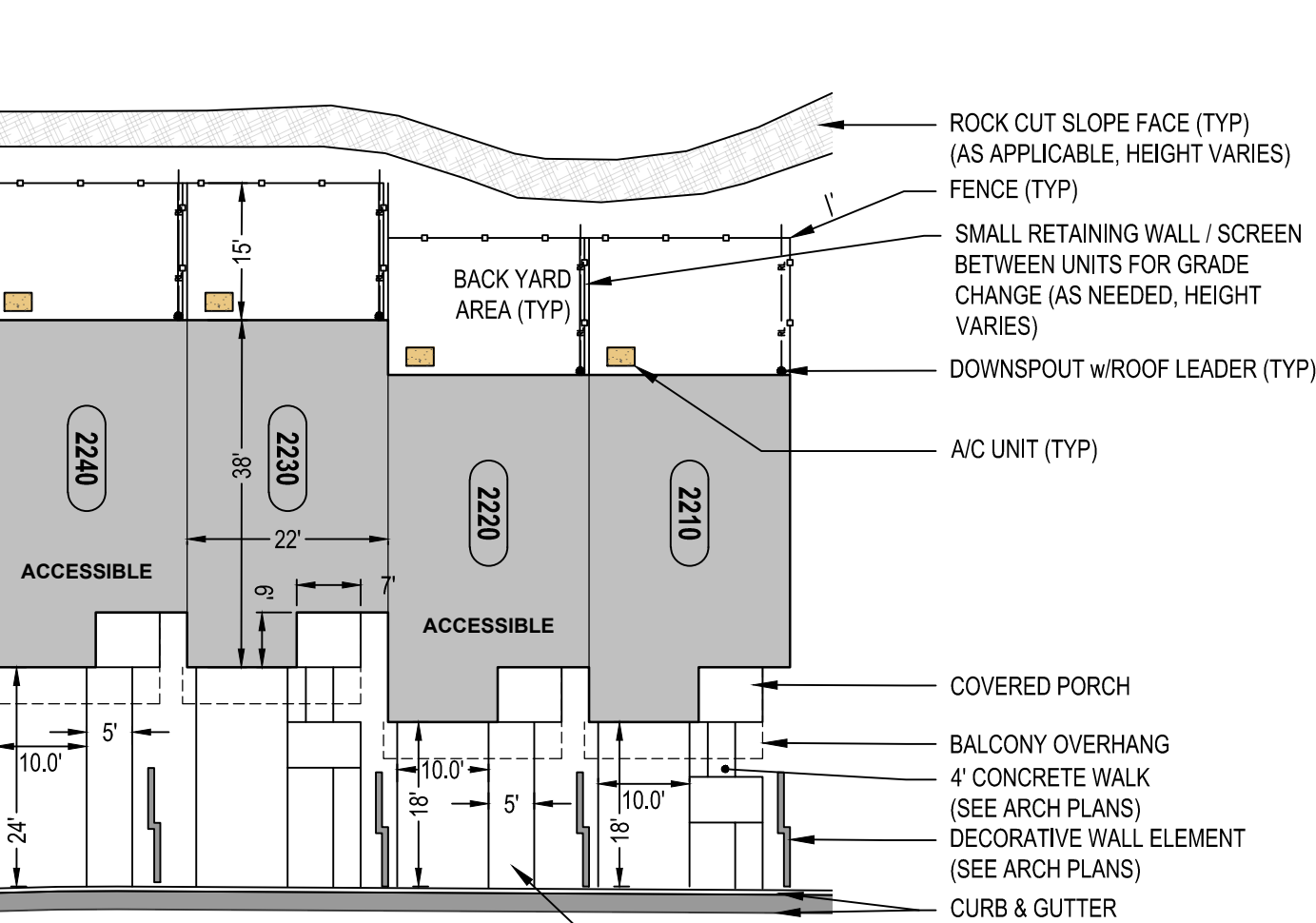
REV	DATE	DESCRIPTION
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4	05-02-2024	REVISED PER CITY REVIEW LETTER DATED 4-9-2024



UNITS IN CUT (3-STORY / SLAB ON GRADE)
PONDEROSA UNIT
NOT TO SCALE



UNITS IN FILL (2-STORY FRONT / 3-STORY REAR)
ASPEN UNIT
NOT TO SCALE



UNITS IN CUT (2-STORY / SLAB ON GRADE)
JUNIPER UNIT
NOT TO SCALE

BUILDING SUMMARY

BUILDING MODEL	UNIT TYPE	Qty	FLOORS	TOTAL FLOOR AREA (SF)	BEDROOMS	BUILDING NUMBER
PONDEROSA	INTERIOR UNIT	32	3	2,226	3	10, 11, 13, 14, 15, 16, 17, 18, 19, 20
	END UNIT	30	3	2,250	3	21, 24, 26, 28, 29
ASPEN	INTERIOR UNIT	9	3	2,180	2	12, 23, 25, 27
	END UNIT	8	3	2,231	3	
JUNIPER	INTERIOR UNIT	2	2	1,565	3	22
	END UNIT (ACCESSIBLE)	2	2	1,585	4	
TOTAL		83				
CLUBHOUSE		2		5,100	N/A	N/A

GENERAL NOTES

- FIRE HYDRANTS, STREET LIGHTS AND LANDSCAPING ALONG ZUNI & LONE TREE FRONTAGES WILL BE PROVIDED IN ACCORDANCE WITH CITY OF FLAGSTAFF ENGINEERING STANDARDS.
- ALL PROPOSED DRIVE AISLES WILL BE PROVIDED WITH RED CURBING AND NO PARKING/FIRE LANE SIGNAGE.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS FOR A ONE (1) YEAR PERIOD, SUBSEQUENT TO THE DATE OF APPROVAL. IF CONSTRUCTION WORK IS NOT STARTED WITHIN THE ONE (1) YEAR PERIOD, OR HAS BEEN DISCONTINUED FOR ANY REASON FOR LONGER THAN ONE (1) YEAR, THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND RE-APPROVAL.
- A PUBLIC WORKS PERMIT, ISSUED BY THE CITY, IS REQUIRED FOR ALL WORK IN CITY RIGHTS-OF-WAY OR EASEMENTS AND FOR CONSTRUCTION OF ANY IMPROVEMENTS INTENDED TO BECOME PUBLIC PROPERTY.
- THE CITY SHALL BE NOTIFIED TWENTY-FOUR (24) HOURS PRIOR TO BEGINNING DIFFERENT PHASES OF CONSTRUCTION SO THAT CITY INSPECTORS MAY BE SCHEDULED.
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TITLE 13, ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS FOR NEW INFRASTRUCTURE, CURRENT 'MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION,' THE CITY OF FLAGSTAFF STORMWATER DESIGN MANUAL, AND WITH GENERALLY ACCEPTED ENGINEERING DESIGN AND CONSTRUCTION PRACTICE. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO THE STANDARDS AND SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING CHAPTER 13-21, WHICH MAKES MINOR MODIFICATIONS TO CERTAIN MAG SPECIFICATIONS AND DETAILS.
- ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN HIS JUDGMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.
- THE CITY ENGINEER MAY ORDER ANY OR ALL MATERIALS USED IN THE WORK TO BE TESTED ACCORDING TO THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARDS. THE CONTRACTOR SHALL, AT HIS EXPENSE, SUPPLY ALL SAMPLES REQUIRED FOR TESTING.
- ACCESS THAT MEETS SECTION 13-13-004-0001, FIRE ACCESS, SHALL BE IN PLACE AND APPROVED BEFORE AND AT ALL TIMES DURING ON-SITE COMBUSTIBLE CONSTRUCTION AND/OR PRIOR TO ISSUANCE OF BUILDING PERMITS IN NEW SUBDIVISIONS. FIRE DEPARTMENT AND ENGINEERING SECTION APPROVAL IS REQUIRED FOR OBSTRUCTION OF ACCESS OR WATER SYSTEM SHUTDOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREETS AND OF PARTIALLY COMPLETED PORTIONS OF THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL SUBMIT TO THE CITY ENGINEER FOR APPROVAL A CONSTRUCTION SCHEDULE FOR ANY STREETS REQUIRED TO BE CLOSED OR PARTIALLY CLOSED FOR THE CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL REOPEN THE STREETS NO LATER THAN THE OPENING DATE SHOWN ON THE CONSTRUCTION SCHEDULE OR UPON ORDER OF THE CITY ENGINEER. THE REGULATION AND CONTROL OF CONSTRUCTION TRAFFIC SHALL BE AS DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
- APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE OWNER/DEVELOPER OR THE CONTRACTOR.

- ACCEPTANCE OF COMPLETED PUBLIC IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEAN-UP IS COMPLETE.
- LOCATION OF UNDERGROUND UTILITIES BEFORE WORK IS BEGUN IS TO BE ACCOMPLISHED IN ACCORDANCE WITH A.R.S. SECTION 40-360.22.
- IF WORK IS DONE ON PRIVATE PROPERTY IN RELATION TO A PROJECT CONSTRUCTED UNDER THESE STANDARDS, THE CONTRACTOR WILL PROVIDE THE CITY WITH WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER TO DO SO.
- THE ESTABLISHMENT AND USE OF TEMPORARY CONSTRUCTION YARDS SHALL CONFORM TO THE CURRENT CITY ZONING CODE STANDARDS FOR TEMPORARY USES.
- ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY APPROVALS AND PERMITS AS DEEMED NECESSARY BY THE CITY TO DISPOSE OF EXCAVATED MATERIAL.
- ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER AND PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER.
- ALL TRAFFIC SIGN SHEETING SHALL BE TYPE VII AS DESIGNED BY ASTM D4956-07E1 STANDARD SPECIFICATIONS FOR RETROREFLECTIVE SHEETING FOR TRAFFIC CONTROL, UNLESS SPECIFIED OTHERWISE ON THE CONSTRUCTION PLANS.
- WHEN THE CONSTRUCTION PLANS SPECIFY GRAFFITI CONTROL ON BRIDGES OR OTHER STRUCTURES, THE CONTRACTOR SHALL SEAL THE STRUCTURE FIRST USING MONOCHEM AQUASEAL ME 12 AND THEN APPLY MONOCHEM PERMASHIELD, SACRIFICIAL GRAFFITI CONTROL SYSTEM (OR APPROVED EQUAL).
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AND RESEEDED IN ACCORDANCE WITH CHAPTER 13-17. IN THE EVENT THAT THE CONSTRUCTION ACTIVITY DISTURBS MORE THAN ONE (1) ACRE, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED IN ORDER TO OBTAIN A CONSTRUCTION GENERAL PERMIT FROM ADEQ. (ORD. 2017-22, REPREREN, 07/05/2017)

PARKING REQUIREMENTS

USE	REQUIREMENT [1]	PARKING REQUIRED UNITS	PARKING
REQUIRED PARKING CALCULATION			
SINGLE FAMILY (ATTACHED)			
STANDARD UNITS (2 - 3 BEDROOMS)	2.00 SPACES PER UNIT	81	162.00
STANDARD UNITS (4 BEDROOMS)	2.50 SPACES PER UNIT	2	5.00
GUEST PARKING	0.25 SPACES PER UNIT	83	20.75
TOTAL PARKING REQUIRED		TOTAL	187.75
		USE	188
PARKING PROVIDED			
GARAGE SPACE (1 PER UNIT, EXCL ADA UNITS)		81	
DRIVEWAY SPACE		83	
ADDITIONAL SPACES		22	
ADA SITE SPACES		3	
TOTAL PARKING PROVIDED		189	
REQUIRED BICYCLE PARKING			
5% OF TOTAL REQUIRED PARKING SPACES		188	9.4
TOTAL BICYCLE PARKING REQUIRED		USE 10	
BICYCLE PARKING PROVIDED		12	

[1] PER TABLE 10-50.80.040.A

2) THE PROJECT WILL PROVIDE AN AFFORDABLE HOUSING CONTRIBUTION TO THE CITY FOR THE EQUIVALENT OF 10 SITE UNITS.

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

OWN BY: **M TOTH**
CHK BY: **E BEALS**

PINEHAVEN RESIDENTIAL LAND DEVELOPMENT
2951 S. MASONIC LANE
COCONINO COUNTY, ARIZONA

PROJECT: **RODG DT FLAGSTAFF PROP CO LLC**
241 E WYBURN STREET, SUITE 200, AUSTIN, TEXAS 78702

PROJECT NO.: **22004**
DATE: **MAY 30, 2023**
SHEET ID: **C100**
REV: **4**

SITE PLAN REVIEW OVERALL SITE PLAN

SHEET 3 of 46

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811
BLUE STAKE, INC.

Call 811 or click Arizona811.org

LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY PROVIDER TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

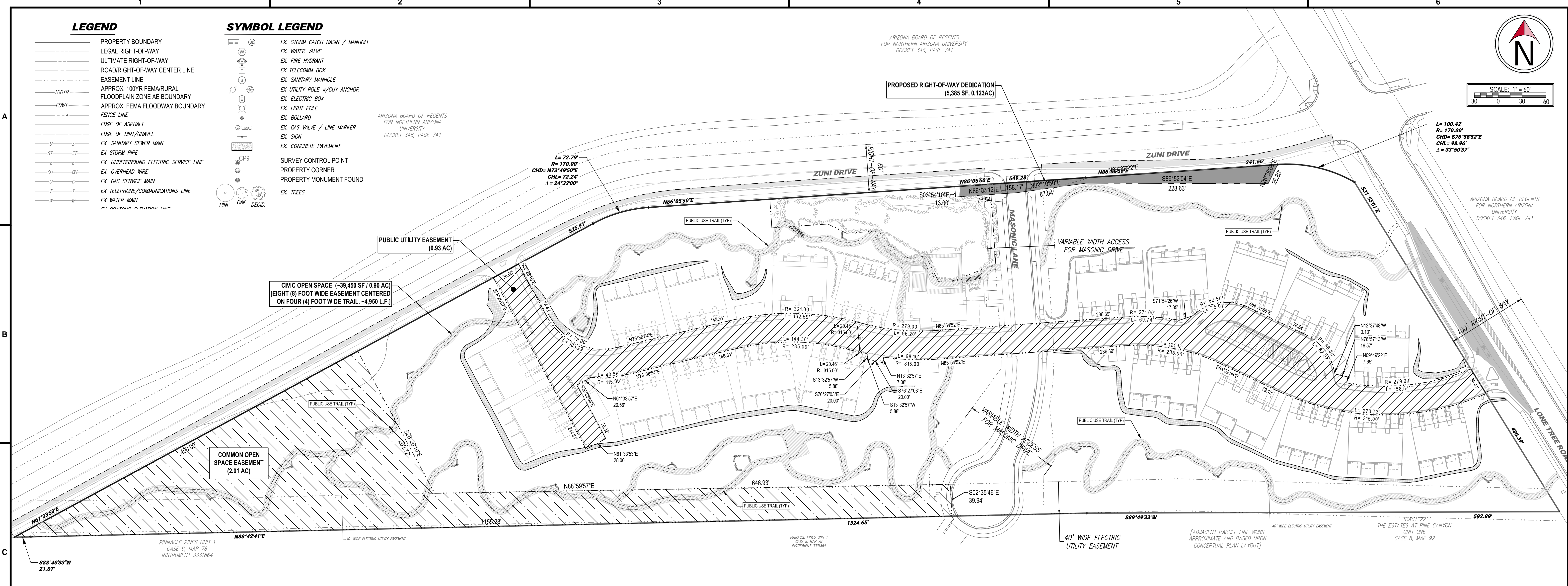
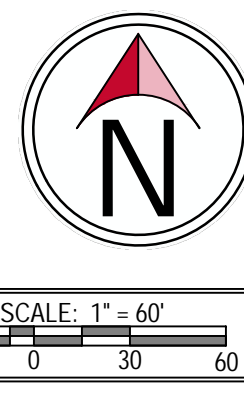
LEGEND

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- EX. TELEPHONE/COMMUNICATIONS LINE
- EX. WATER MAIN

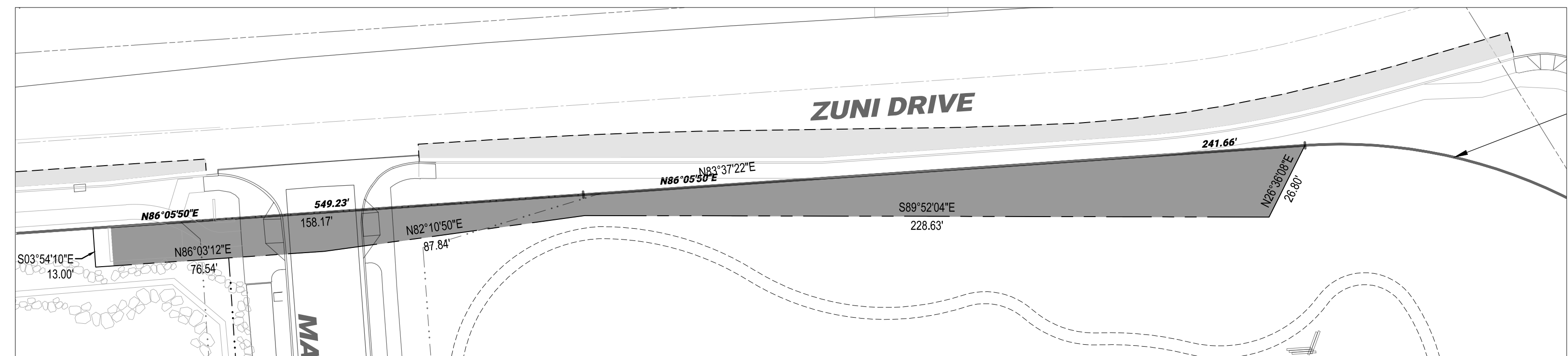
SYMBOL LEGEND

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- PROPERTY CORNER
- PROPERTY MONUMENT FOUND
- EX. TREES

ARIZONA BOARD OF REGENTS
FOR NORTHERN ARIZONA
UNIVERSITY
DOCKET 346, PAGE 741



NOTE: RIGHT-OF-WAY AND EASEMENT DIMENSIONS SHALL BE FINALIZED DURING CIVIL PLAN REVIEW



D1 ZUNI DRIVE RIGHT-OF-WAY DEDICATION
SCALE: 1" = 30'

Contact Arizona 811 at least two full working days before you begin excavation

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ViewPoint Engineering

2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

FIRM No. F-23395
viewpointengineering.com

OWN BY: **M TOTH**
CHK BY: **E BEALS**

PROJECT: **PINEHAVEN RESIDENTIAL LAND DEVELOPMENT**
2951 S. MASONIC LANE
COCONINO COUNTY, ARIZONA

APPLICANT: **RODG DT FLAGSTAFF PROP CO LLC**
241 E 6TH STREET, SUITE 203, AUSTIN, TEXAS 78702

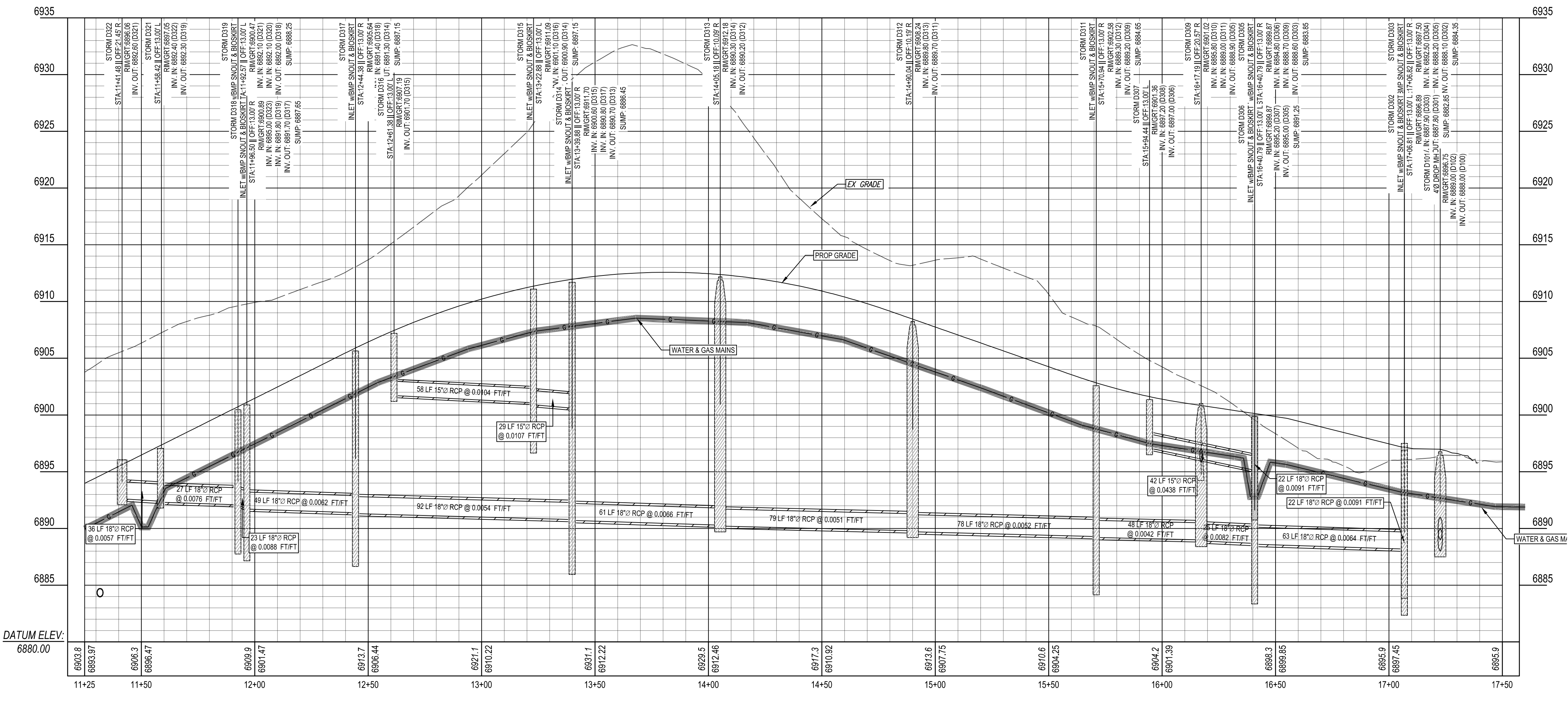
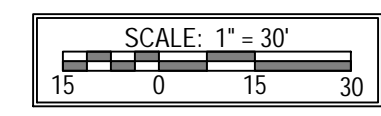
TITLE: **SITE PLAN REVIEW EASEMENT PLAN**

PROJECT NO.: 22004
DATE: MAY 30, 2023
SHEET ID: C105
REV: 4

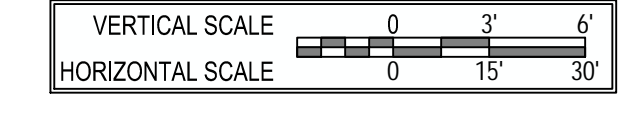
C105 4
SHEET 7 of 46



B1 PLAN VIEW: DRIVE 'A'
SCALE: 1" = 30'



E1 PROFILE VIEW: DRIVE 'A'
SCALE: (H) 1" = 30' || (V) 1" = 6'



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ERIC S. BEALS
 5/22/24
 ARIZONA, U.S.A.

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 2121 E 6th STREET, SUITE 203
 AUSTIN, TEXAS 78702
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 viewpointengineering.com

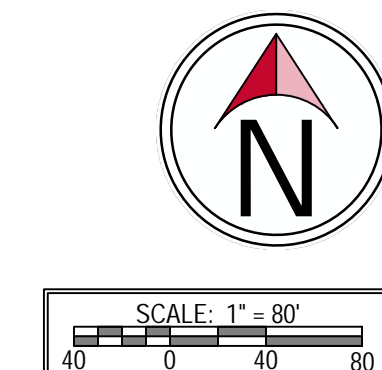
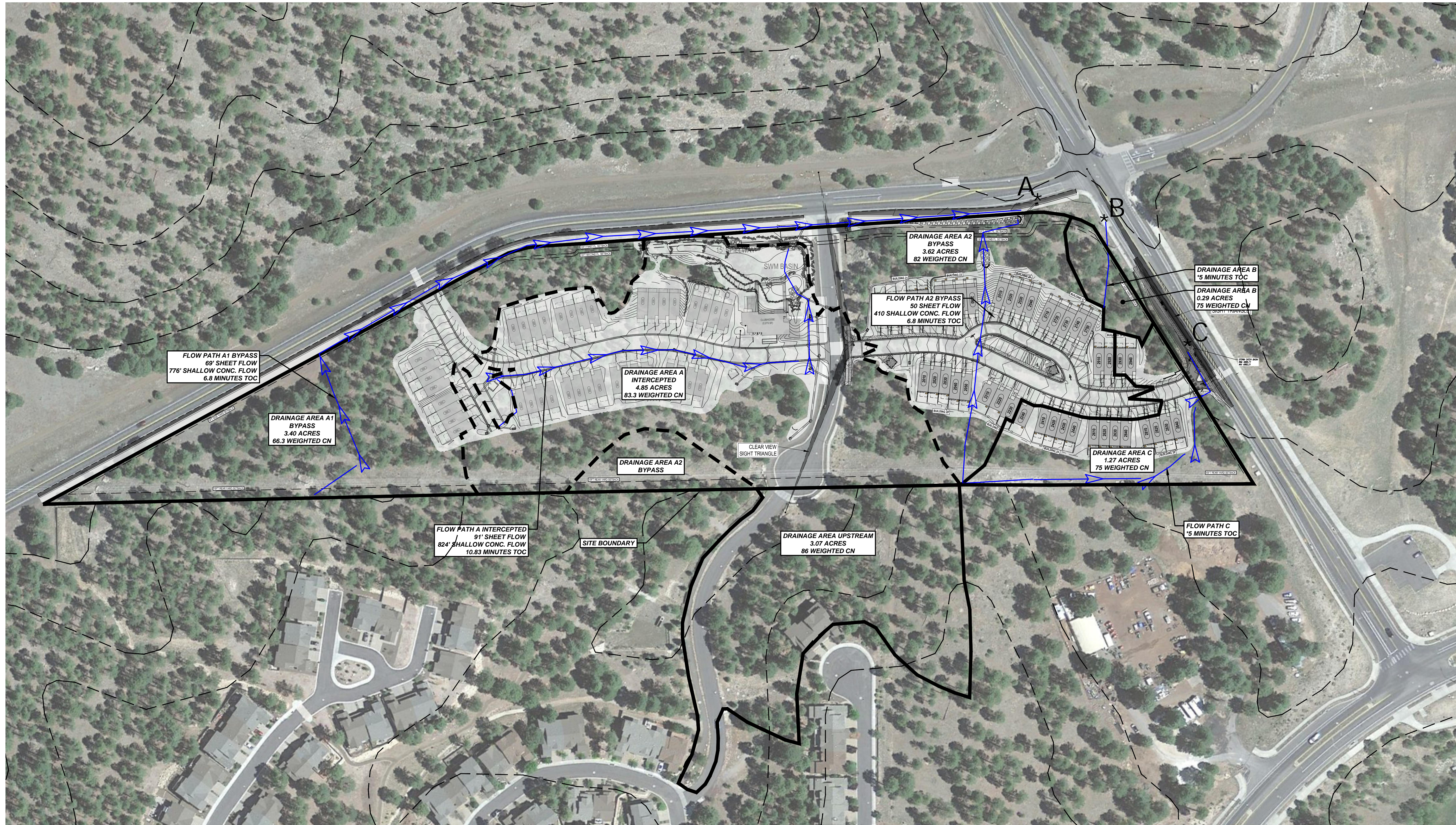
OWN BY: **M TOTH**
 CHK BY: **E BEALS**

PROJECT: **PINEHAVEN RESIDENTIAL LAND DEVELOPMENT**
 2951 S. MASONIC LANE
 COCONINO COUNTY, ARIZONA

APPLICANT: **RODG DT FLAGSTAFF PROP CO LLC**
 211 E 6TH STREET, SUITE 200, AUSTIN, TEXAS 78702

TITLE: **CONCEPT PLAT REVIEW STORM SEWER PLAN & PROFILE (DRIVE 'A')**

PROJECT NO.: 22004
 DATE: MAY 30, 2023
 SHEET ID: **C310**
 REV: 4
 SHEET 15 of 44



A
B
C
D
E

Runoff Discharge Summary Proposed Conditions				
Drainage Area ID	Area (AC)	TOC (MIN)	10-YR (CFS)	100-YR (CFS)
A	4.85	13.40	6.68	16.12
UPSTREAM	3.07	13.20	8.16	14.71
A1_BYPASS	3.40	14.20	1.69	5.97
A2_BYPASS	3.62	6.10	7.87	16.26
B	0.29	5.00	0.43	1.03
C	1.27	5.00	1.90	4.50

STORMWATER SUMMARY		
POND ELEV	STORAGE VOLUME (CF)	INTENT
6886.5	0	ROCV
6887	487	ROCV
6888	6,619	ROCV
6889	17,471	ROCV
6890	29,752	RETENTION
6891	42,802	RETENTION

Drainage Area ID	Total Area (ac)	Soil Map Symbol	Hydrologic Soil Group	SCS Curve Number	Area for Individual CN	Composite SCS CN
A	4.85	15B	D	75	3.81	75.0
		13	B	53	0.45	
		Townhomes		92	0.59	
A1_BYPASS	3.40	15B	D	75	1.01	66.3
		13	B	53	1.80	
		Townhomes		92	0.59	
		15A	D	75	1.50	
A2_BYPASS	3.62	15B	D	75	2.45	82.0
		13	B	53	0.25	
		Townhomes		92	3.51	
		15A	D	75	0.58	
UPSTREAM CAPTURE	3.07	MASONIC LN		98	1.05	89.8
C	0.29	15B	D	75	0.29	75.0
D	1.27	15B	D	75	1.27	75.0

STORM FREQ. (YRS)	PRECIP. (IN)
2-YR	1.92
10-YR	2.88
100-YR	4.56

NOTE:
A MINIMUM TIME OF CONCENTRATION (TOC) OF 5 MINUTES WAS USED IN AREAS WITH A CALCULATED TOC LESS THAN 5 MINUTES

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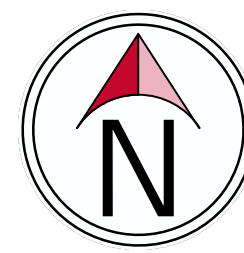
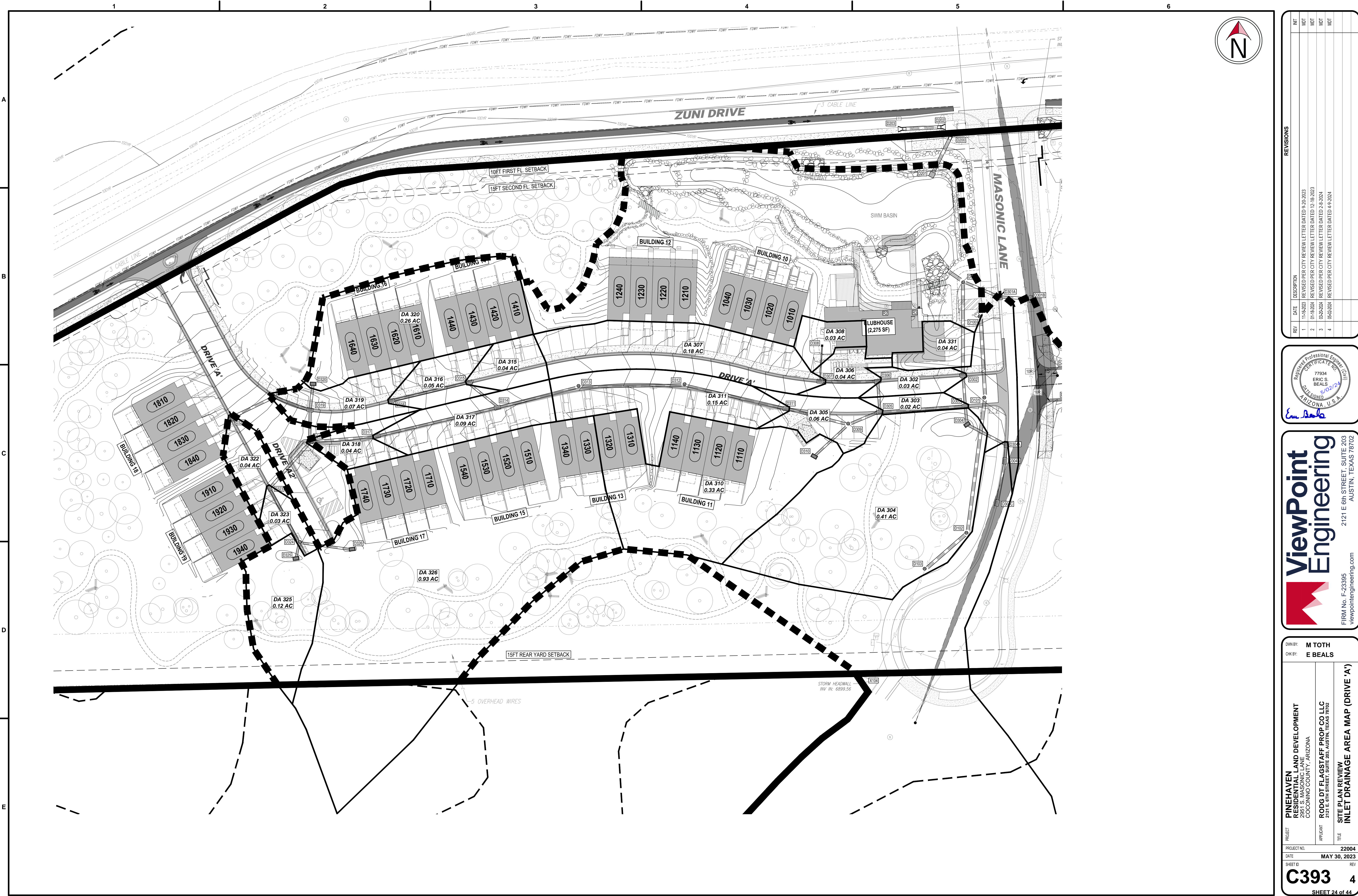
APPLICANT: **RODG DT FLAGSTAFF PROP CO LLC**
211 E 6TH STREET, SUITE 200, AUSTIN, TEXAS 78702

TITLE: **SITE PLAN REVIEW POST-DEVELOPMENT DRAINAGE MAP**

PROJECT NO.: **22004**
DATE: **MAY 30, 2023**

SHEET ID: **C392** REV: **4**

SHEET 23 of 44



REV	DATE	DESCRIPTION
1	11-16-2023	REVISED PER CITY REVIEW LETTER DATED 9-26-2023
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OWN BY: **M TOTH**
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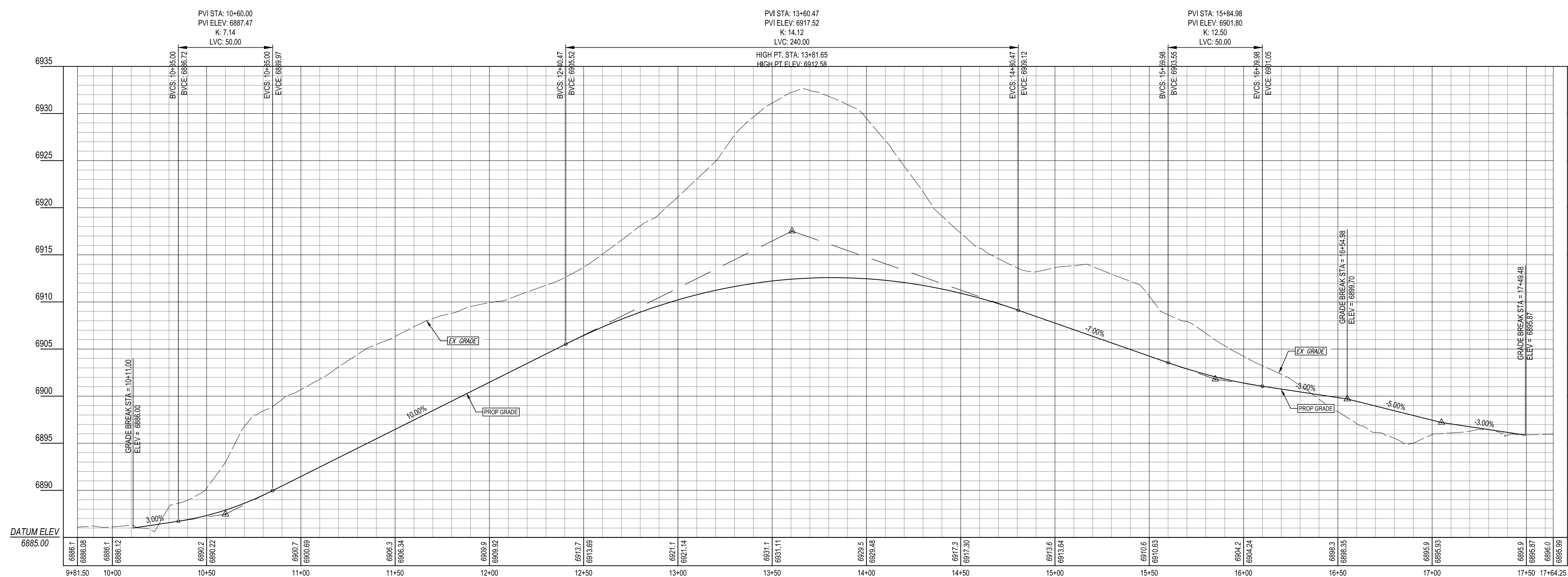
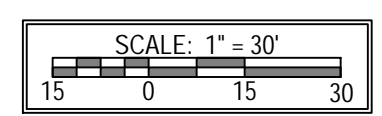
APPLICANT: **RODG DT FLAGSTAFF PROP CO LLC**
 211 E 9TH STREET, SUITE 200, AUSTIN, TEXAS 78702

TITLE: **SITE PLAN REVIEW INLET DRAINAGE AREA MAP (DRIVE 'A')**

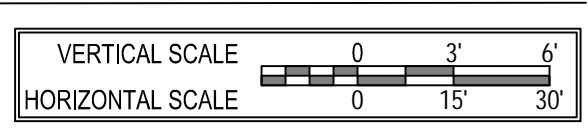
PROJECT NO.: 22004
 DATE: MAY 30, 2023
 SHEET ID: **C393** 4
 SHEET 24 of 44



B1 PLAN VIEW: DRIVE 'A'
SCALE: 1" = 30'



E1 PROFILE VIEW: DRIVE 'A'
SCALE: (H) 1" = 30' || (V) 1" = 6'



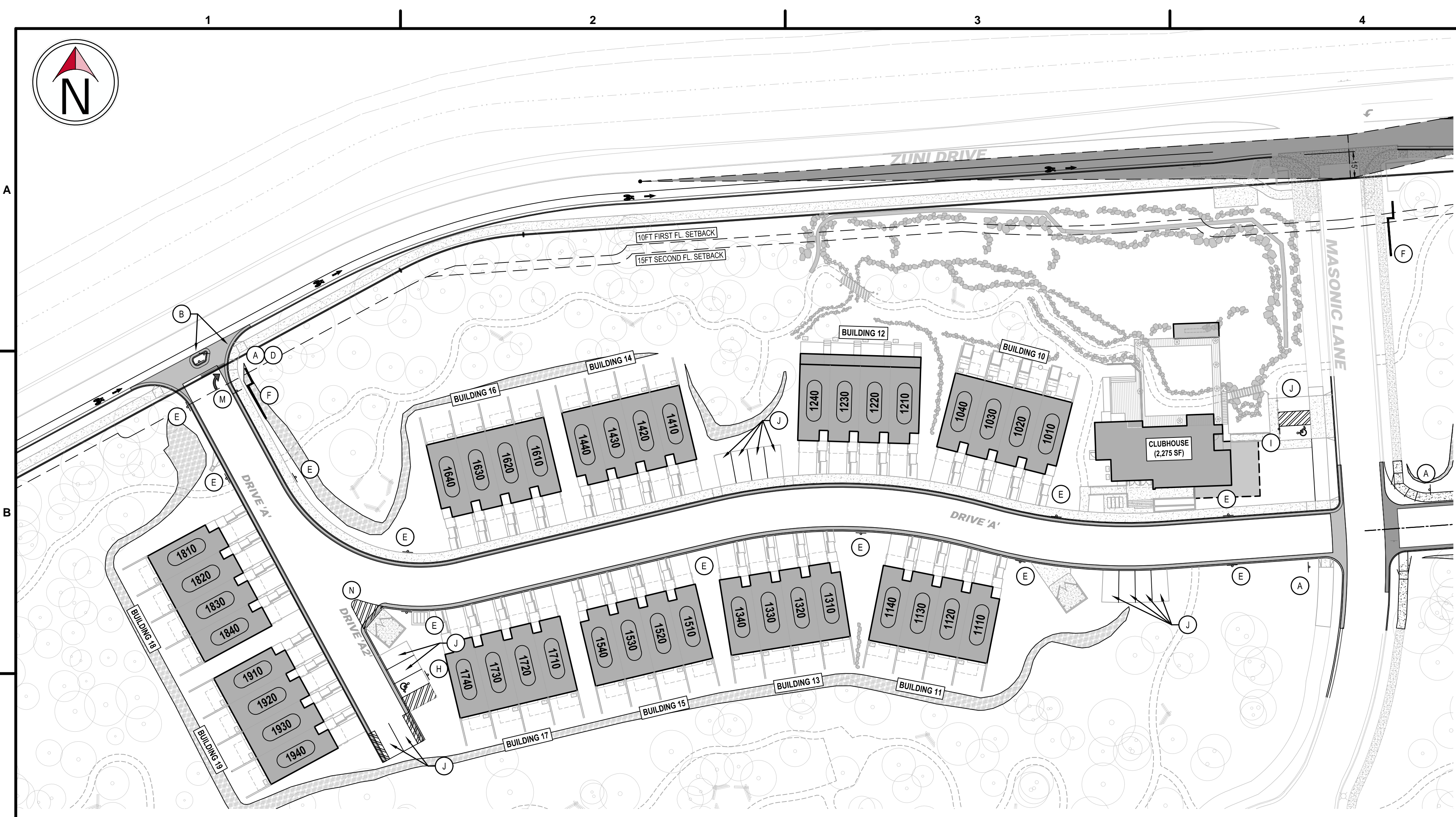
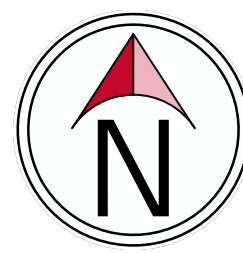
Call 811 or click Arizona811.org
ARIZONA 811
 BLUE STAKE, INC.
 LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REV	DATE	DESCRIPTION
1	11-16-2023	REVISED PER CITY REVIEW LETTER DATED 9-26-2023
2	01-18-2024	REVISED PER CITY REVIEW LETTER DATED 12-18-2023
3	03-03-2024	REVISED PER CITY REVIEW LETTER DATED 2-8-2024
4	05-02-2024	REVISED PER CITY REVIEW LETTER DATED 4-9-2024

Professional Engineer (PE)
ERIC S. BEALS
 77934
 5/02/24
 ARIZONA, U.S.A.

ViewPoint Engineering
 2121 E 6th STREET, SUITE 203
 AUSTIN, TEXAS 78702
 FIRM No. F-23395
 viewpointengineering.com

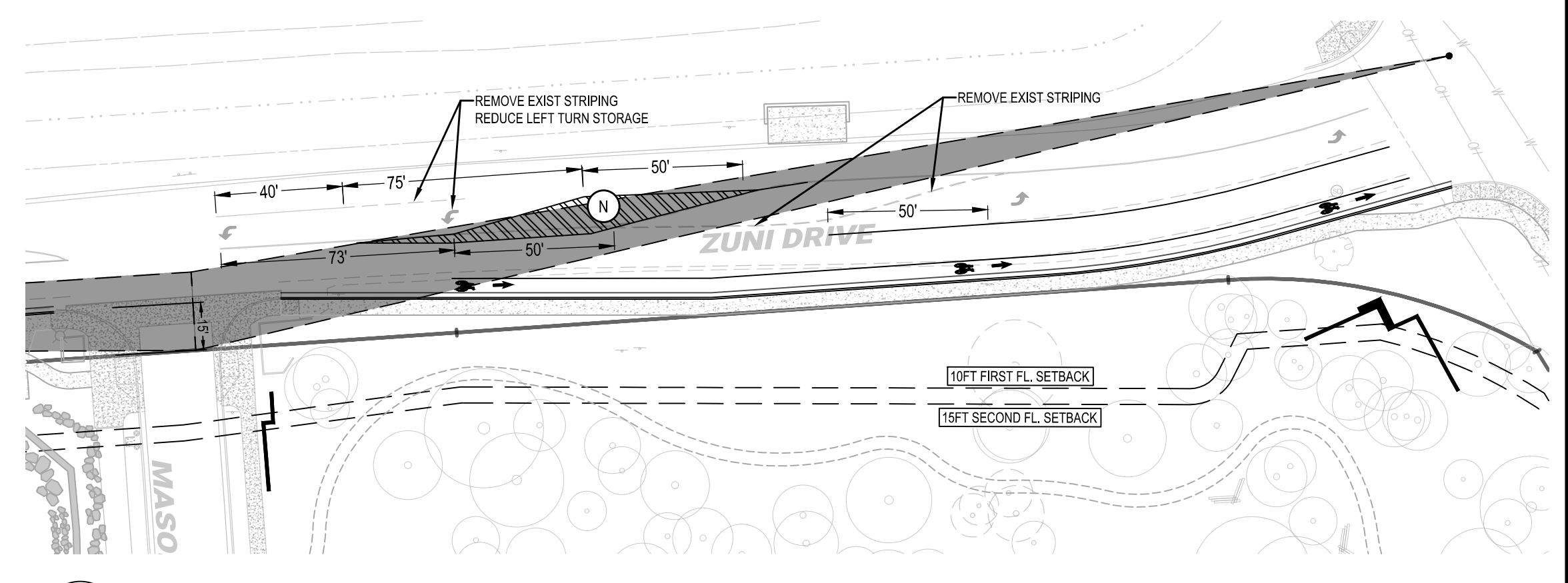
OWN BY: **M TOTH**
 CHK BY: **E BEALS**
 PROJECT: **PINEHAVEN RESIDENTIAL LAND DEVELOPMENT**
 2951 S. MASONIC LANE
 COCONINO COUNTY, ARIZONA
 APPLICANT: **RODG DT FLAGSTAFF PROP CO LLC**
 211 E 6TH STREET, SUITE 203, AUSTIN, TEXAS 78702
 TITLE: **SITE PLAN REVIEW ROAD GEOMETRY PLAN & PROFILE (DRIVE 'A')**
 PROJECT NO.: 22004
 DATE: MAY 30, 2023
 SHEET ID: **C501**
 REV: 4
 SHEET 33 of 44



C1 PLAN VIEW (DRIVE 'A' / 'A2')
SCALE: 1" = 40'



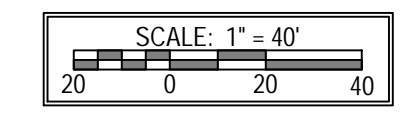
E1 PLAN VIEW (DRIVE 'B' / 'B2')
SCALE: 1" = 40'



A4 PLAN VIEW: ZUNI DRIVE RESTRIPIING
SCALE: 1" = 40'

NOTE: SIGNAGE AND STRIPING PROVIDED IS FOR CONCEPTUAL PURPOSES ONLY TO DEMONSTRATE GENERAL COMPLIANCE WITH CITY CODE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE AND STRIPING.

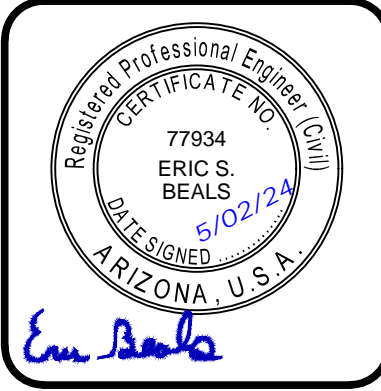
THE APPLICANT IS REQUIRED TO SUBMIT A SEPARATE SIGN PERMIT WITH THE CITY FOR REVIEW AND APPROVAL..



ID	DESCRIPTION
A	STOP SIGN
B	DO NOT ENTER
C	ONE WAY
D	NO LEFT TURN
E	NO PARKING FIRE LANE
F	MONUMENT SIGN (SEE ARCH PLANS)
G	RESERVED PARKING (WITH UNIT NUMBER)
H	ADA PARKING SPACE w/SIGN
I	ADA PARKING SPACE w/BOLLARD MOUNTED SIGN
J	9' x 18' PARKING
K	PAINTED CROSSWALK
L	PAINTED ARROW (STRAIGHT)
M	PAINTED ARROW (RIGHT)
N	GORE STRIPING

NOTE: ALL SIGNAGE, PAVEMENT MARKINGS, AND TRAFFIC CONTROL DEVICES USED DURING CONSTRUCTION ARE TO BE IN CONFORMANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD)

REV	DATE	DESCRIPTION
1	11-16-2023	REVISED PER CITY REVIEW LETTER DATED 9-26-2023
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ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

OWN BY: **M TOTH**
CHK BY: **E BEALS**

PROJECT: **PINEHAVEN RESIDENTIAL LAND DEVELOPMENT**
2951 S. MASONIC LANE
COCONINO COUNTY, ARIZONA

APPLICANT: **RODG DT FLAGSTAFF PROP CO LLC**
2121 E 6th STREET, SUITE 203, AUSTIN, TEXAS 78702

TITLE: **SITE PLAN REVIEW CONCEPTUAL SIGNAGE & STRIPING PLAN**

PROJECT NO.: **22004**
DATE: **MAY 30, 2023**
SHEET ID: **C601** REV: **4**

SHEET 40 of 46