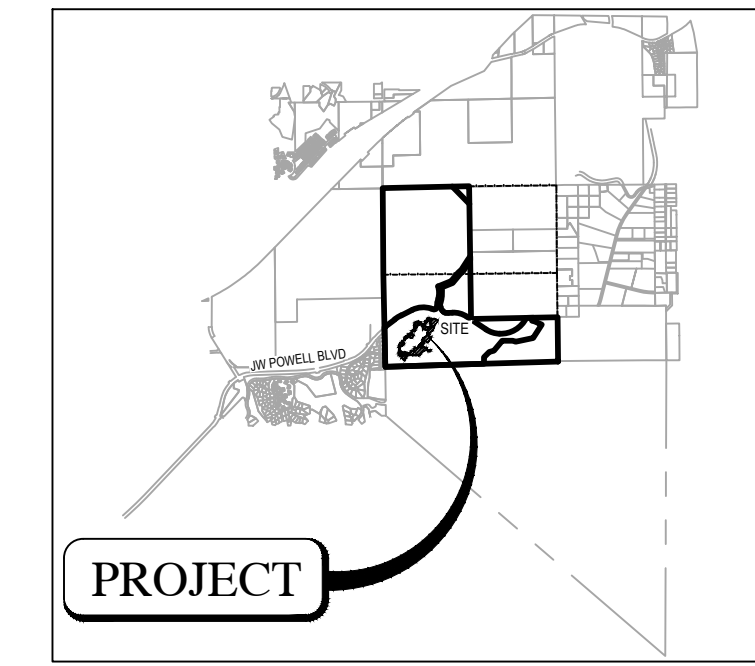


SITE PLAN FOR JWP 126 PHASE 1 - AMENITY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 21
NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA
FLAGSTAFF, ARIZONA



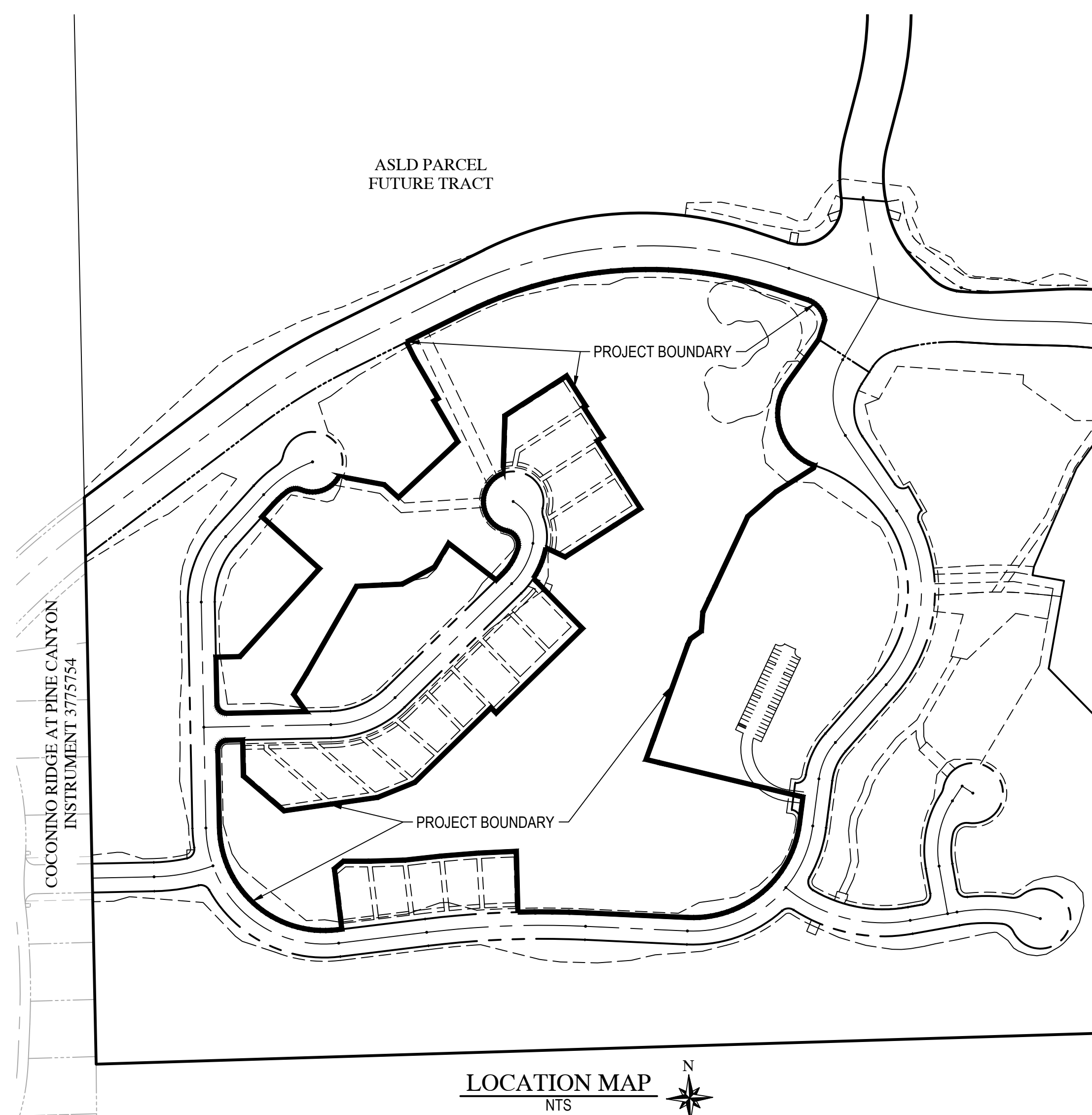
LOCATION MAP
NTS

**WOOD
PATEL**

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Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

LEGEND & ABBREVIATIONS

| | | |
|---|------|--------------------------------|
| PROJECT BOUNDARY | B/C | BACK OF CURB |
| LIMITS OF DISTURBANCE | BCR | BEGIN CURB RETURN |
| PROPOSED MAJOR CONTOUR ELEVATION | BOT | BOTTOM OF BASIN |
| PROPOSED MINOR CONTOUR ELEVATION | BSL | BUILDING SETBACK LINE |
| EXISTING MAJOR CONTOUR ELEVATION | C | CONCRETE ELEVATION |
| EXISTING MINOR CONTOUR ELEVATION | CR | CURB RETURN |
| POTABLE WATER PIPE & VALVE | DIP | DUCTILE IRON PIPE |
| SANITARY SEWER PIPE, MANHOLE & CLEANOUT | ECR | END CURB RETURN |
| STORM DRAIN PIPE & MANHOLE | EOP | EDGE OF PAVEMENT |
| SINGLE CURB | EG | EXISTING GROUND |
| ROLL/RIBBON CURB | E/P | EDGE OF PAVEMENT |
| VERTICAL CURB & GUTTER | F/C | FACE OF CURB |
| FLOWLINE | G | GUTTER |
| 100 YR. WATER ELEVATION | FG | FINISHED GRADE |
| CENTERLINE, ϵ | FL | FLOWLINE |
| RIGHT-OF-WAY, R/W | HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| MONUMENT LINE, μ | HOA | HOMEOWNERS ASSOCIATION |
| EASEMENT LINE | HWE | HIGH WATER ELEVATION |
| DE DRAINAGE EASEMENT (PUBLIC) | P | PAVEMENT ELEVATION |
| PDE DRAINAGE EASEMENT (PRIVATE) | PC | POINT OF CURVATURE |
| DME DRAINAGE MAINTENANCE EASEMENT | PCC | POINT OF COMPOUND CURVATURE |
| ESVAE EMERGENCY SERVICE VEHICLE ACCESS EASEMENT | PRC | POINT OF REVERSE CURVATURE |
| PUE PUBLIC UTILITY EASEMENT | PT | POINT OF TANGENCY |
| SE SLOPE EASEMENT | PVI | POINT OF VERTICAL INTERSECTION |
| SLE SEWER LINE EASEMENT | SCO | SEWER CLEANOUT |
| SVT SIGHT VISIBILITY TRIANGLE | SD | STORM DRAIN |
| SWE SIDEWALK EASEMENT | SDMH | STORM DRAIN MANHOLE |
| TCE TEMPORARY CONSTRUCTION EASEMENT | MH | SANITARY SEWER MANHOLE |
| VNAE VEHICULAR NON ACCESS EASEMENT | S | SANITARY SEWER |
| WE WATER EASEMENT | TC | TOP OF CURB ELEVATION |
| W&SLE WATER AND SEWER LINE EASEMENT | TL | TRUE LENGTH |
| SLOPE ARROW | TOP | TOP OF BASIN |
| EXISTING WATER VALVE ID | TS | TRUE SLOPE |
| FIRE HYDRANT | VG | VALLEY GUTTER |
| FIRE HYDRANT MARKER | VP | VOLUME PROVIDED |
| WATER CURB STOP | VR | VOLUME REQUIRED |
| WATER REDUCER | W | WATER |
| WATER AIR RELEASE VALVE, ARV | WSE | WATER SURFACE ELEVATION |
| BACKFLOW PREVENTOR | | |
| EXISTING SEWER MANHOLE ID | | |
| EXISTING ELEVATION | | |
| SIGN POST | | |
| EMERGENCY OVERFLOW | | |
| RIPRAP | | |
| | * | PROPOSED BENCH LOCATION |



LOCATION MAP
NTS

DEVELOPER

JWP 126 LAND COMPANY
8601 N. SCOTTSDALE RD, SUITE 335
SCOTTSDALE ARIZONA 85253
PHONE: (602) 616-6828
CONTACT: TODD SEVERSON
TSeverson@symmetrycompanies.com

PROPERTY OWNER

STL 405 LLC
8601 N. SCOTTSDALE RD, SUITE 335
SCOTTSDALE ARIZONA 85253
PHONE: (602) 616-6828
CONTACT: TODD SEVERSON
TSeverson@symmetrycompanies.com

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PRELIMINARY PLAT IS GRID NORTH ACCORDING TO DIRECT OBSERVATION ON ARIZONA STATE PLANE COORDINATES, CENTRAL ZONE.

PROJECT SITE DATA

SITE ADDRESS: NOT ASSIGNED
ASSESSOR PARCEL NUMBER: 10610004
PROJECT AREA GROSS/NET: 126.05 AC/113.61 AC
LOTS PER THIS CONCEPT PLAT: 54
EXISTING ZONING: RR-RPO
PROPOSED ZONING: RR-RPO

CIVIL SHEET INDEX

- 1 - COVER SHEET
 - 2 - INDEX MAP
 - 3 - 4 - SITE PLAN
 - 5 - NATURAL RESOURCE PROTECTION PLAN - SLOPES
 - 6 - NATURAL RESOURCE PROTECTION PLAN - FOREST
- TOTAL SHEETS - 6

UTILITY COMPANY CONTACTS

| | |
|---|---|
| <p>APS CONTACT: BRADY HORN 2200 E HUNTINGTON FLAGSTAFF, AZ 86004 BRADY.HORN@APS.COM PHONE: c: (623) 975-5725 c: (480)996-9505</p> | <p>LUMEN CONTACT: MANUEL HERNANDEZ 112 N BEAVER STREET FLAGSTAFF, AZ 86001 MANUEL.HERNANDEZ@LUMEN.COM PHONE: (928) 779-4931</p> |
| <p>UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM PHONE: (928) 226-2269</p> | <p>OPTIMUM CONTACT: SANFORD YAZZIE 1601 S PLAZA WAY FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672</p> |

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: MICHAEL T. YOUNG, P.E.
myoung@woodpatel.com

LANDSCAPE ARCHITECT

GREEY | PICKETT
7144 E. STETSON DRIVE, #205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT
wpickett@greeypickett.com

BENCHMARK

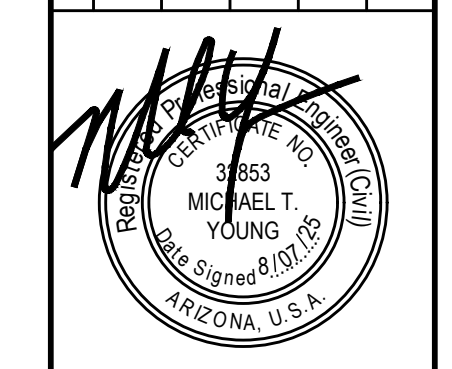
PROJECT BENCHMARK IS A FOUND BLM BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING AN ELEVATION OF 6985.99 NAVD88 DATUM

| IMPERVIOUS AREA, ROCV/LID AND EXTENDED DETENTION VOLUMES | | | | |
|--|--------------------|----------------------|-----------------------------------|---------------------------|
| LID REQUIRED DEPTH (FT) | | | | |
| 0.083 | | | | |
| DRAINAGE AREA ID | DRAINAGE AREA (SF) | IMPERVIOUS AREA (SF) | RUNOFF CAPTURE VOLUME (ROCV) (CF) | PROVIDED POND VOLUME (CF) |
| A | 64013 | 22476 | 1873 | SA-D = 20942 |
| B | 287219 | 73175 | 6098 | |
| | | Total = | 7971 | |
| C | 78301 | 52563 | 4380 | SA-C = 37897 |
| D | 57800 | 42772 | 3564 | |
| | | Total = | 7945 | |
| E | 76528 | 25254 | 2105 | SA-E1 = 15594 |
| F | 43866 | 13259 | 1105 | |
| G | 211780 | 55381 | 4615 | |
| H | 172583 | 46431 | 3869 | |
| I | 62110 | 14166 | 1180 | |
| J | 299437 | 102753 | 8563 | |
| K | 1099135 | 200192 | 16683 | |
| L | 275627 | 81733 | 6811 | SA-A = 107669 |
| M | 95531 | 0 | 0 | |
| N | 82262 | 60874 | 5073 | |
| O | 53019 | 39234 | 3270 | |
| P | 76897 | 56904 | 4742 | |
| Q | 96540 | 0 | 0 | |
| | | Total = | 55911 | |
| R | 268821 | 136081 | 11340 | SA-G = 65340 |

Notes:
1) Gross required 1" LID volume is for impervious areas including streets, sidewalks, and roofs

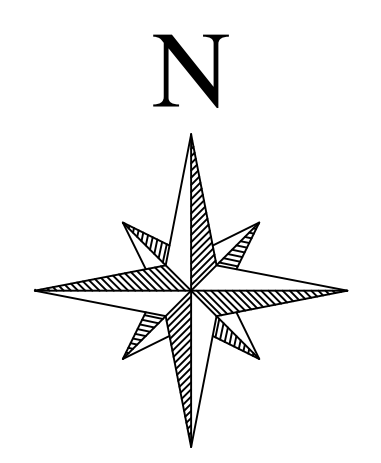
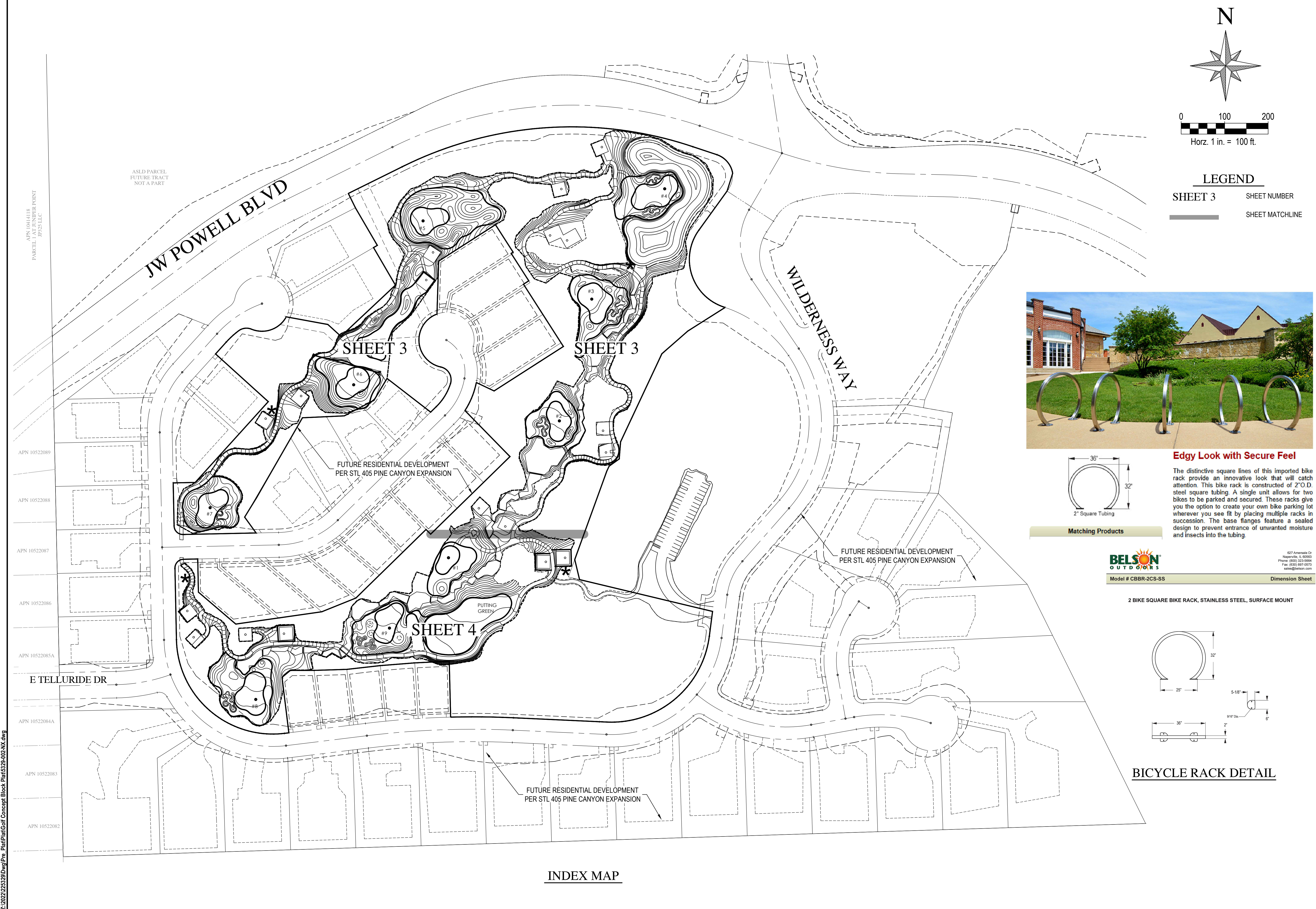
JWP 126 PHASE 1 - AMENITY AMENITY SITE PLAN FLAGSTAFF, ARIZONA COVER SHEET

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |



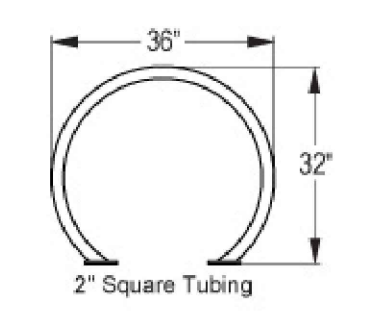
EXPIRES 09-30-25
SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 8/07/2025
JOB NUMBER 225329
SHEET 1 OF 6

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LEGEND

SHEET 3 SHEET NUMBER
SHEET MATCHLINE



Matching Products

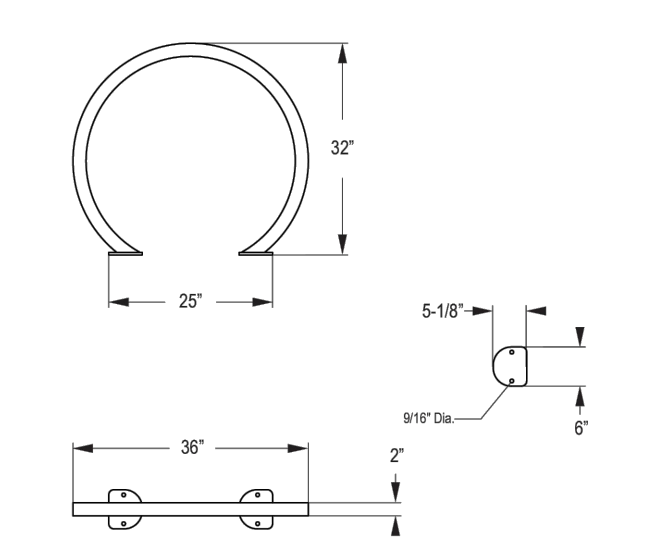
Edgy Look with Secure Feel

The distinctive square lines of this imported bike rack provide an innovative look that will catch attention. This bike rack is constructed of 2" O.D. steel square tubing. A single unit allows for two bikes to be parked and secured. These racks give you the option to create your own bike parking lot wherever you see fit by placing multiple racks in succession. The base flanges feature a sealed design to prevent entrance of unwanted moisture and insects into the tubing.



Model # CBBR-2CS-SS Dimension Sheet

2 BIKE SQUARE BIKE RACK, STAINLESS STEEL, SURFACE MOUNT



BICYCLE RACK DETAIL

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA 811
Call 811 or click Arizona811.com

JWP 126 PHASE 1 - AMENITY
AMENITY SITE PLAN
FLAGSTAFF, ARIZONA
INDEX MAP

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |

637 Amerasia Dr
Naperville, IL 60563
Phone: (630) 323-9964
Fax: (630) 967-0973
www@belson.com

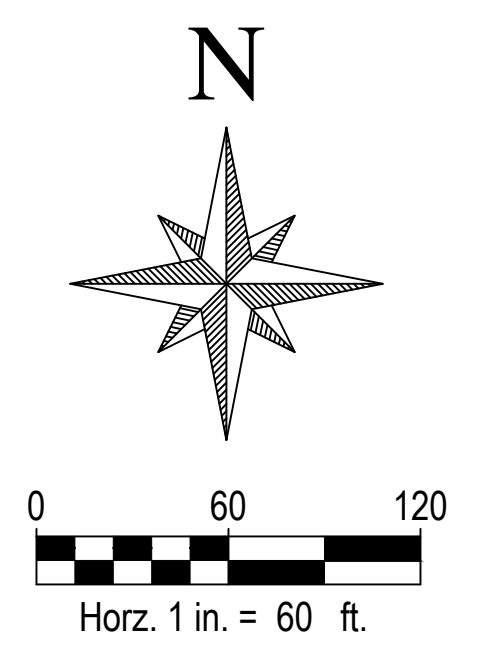
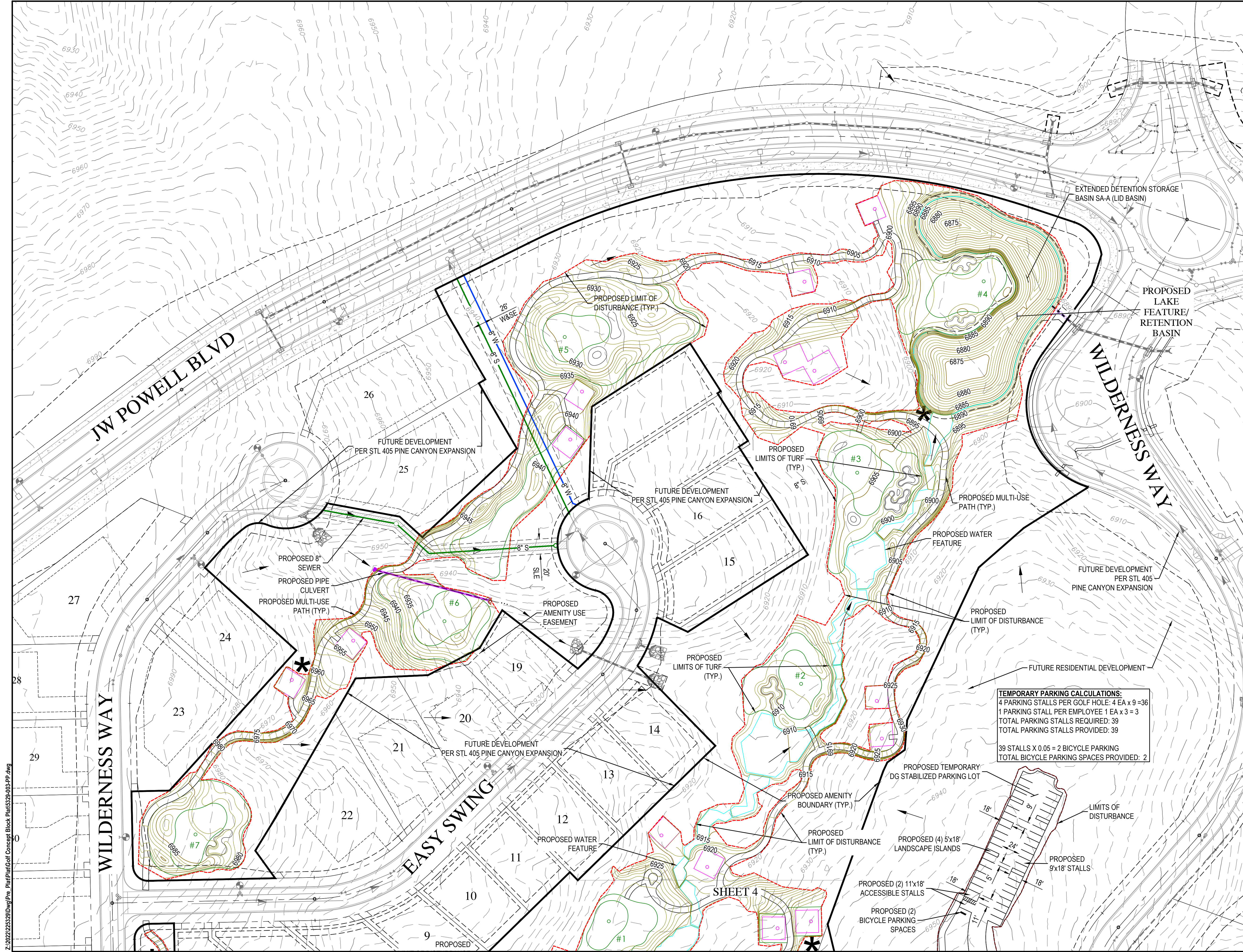
Model # CBBR-2CS-SS Dimension Sheet

2 BIKE SQUARE BIKE RACK, STAINLESS STEEL, SURFACE MOUNT

BICYCLE RACK DETAIL

EXPIRES 09-30-25
SCALE (HORIZ.) 1" = 100'
SCALE (VERT.) N/A
DATE 8/07/2025
JOB NUMBER 225329
SHEET 2 OF 6

CHECKED BY: DC DESIGNED BY: DC DRAFTED BY: LT



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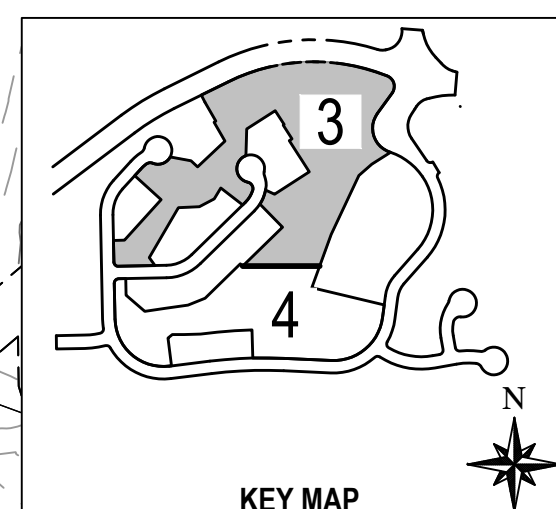
JWP 126 PHASE 1 - AMENITY
AMENITY SITE PLAN
 FLAGSTAFF, ARIZONA
 SITE PLAN

TEMPORARY PARKING CALCULATIONS:
 4 PARKING STALLS PER GOLF HOLE: 4 EA x 9 = 36
 1 PARKING STALL PER EMPLOYEE 1 EA x 3 = 3
 TOTAL PARKING STALLS REQUIRED: 39
 TOTAL PARKING STALLS PROVIDED: 39
 39 STALLS X 0.05 = 2 BICYCLE PARKING
 TOTAL BICYCLE PARKING SPACES PROVIDED: 2

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |



EXPIRES 09-30-25
 SCALE (HORIZ.) 1" = 60'
 SCALE (VERT.) N/A
 DATE 8/07/2025
 JOB NUMBER 225329
 SHEET 3 OF 6

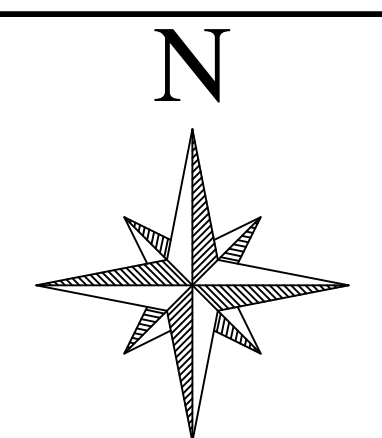


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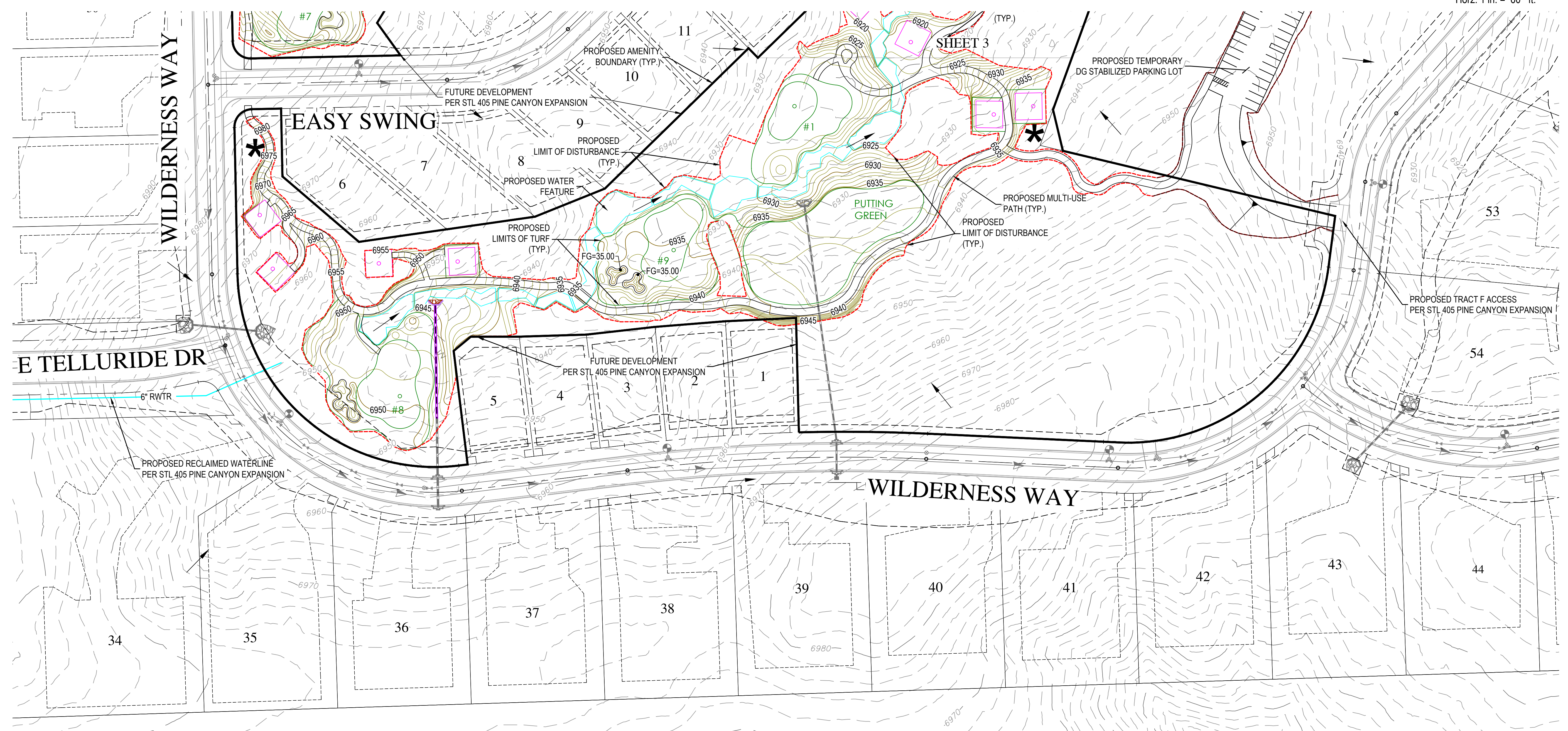
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0 60 120
Horz. 1 in. = 60 ft.

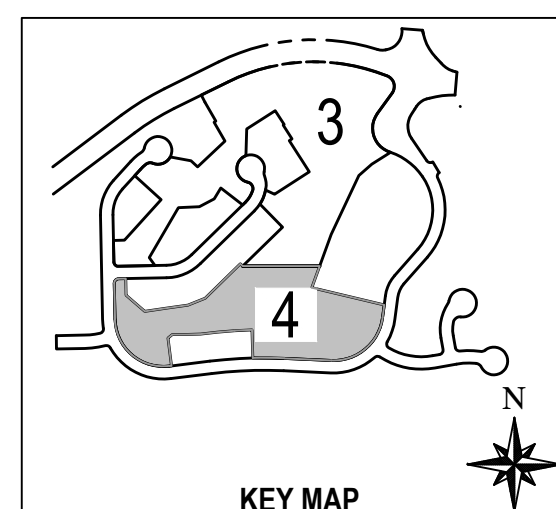


JWP 126 PHASE 1 - AMENITY
AMENITY SITE PLAN
FLAGSTAFF, ARIZONA
SITE PLAN

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |



EXPIRES 09-30-25
SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A
DATE 8/07/2025
JOB NUMBER 225329
SHEET 4 OF 6



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CHECKED BY: DC DESIGNED BY: DC DRAFTED BY: LT