

### LEGEND

(---)	EXISTING CONTOUR MINOR	(S)	FIRE DEPARTMENT CONNECTION
(---)	EXISTING CONTOUR MAJOR	(SM)	PROPOSED SEWER MANHOLE
(---)	EXISTING WATERLINE	(CB)	PROPOSED CATCH BASIN
(---)	EXISTING RECLAIMED WATERLINE	(LP)	EXISTING LIGHT POLE
(---)	EXISTING SEWER MAIN	(PP)	EXISTING POWER POLE
(---)	EXISTING UNDERGROUND ELECTRIC	(OE)	EXISTING OVERHEAD ELECTRIC
(---)	EXISTING TELECOMM	(EB)	EXISTING ELECTRIC BOX
(---)	EXISTING STORMDRAIN	(TJB)	EXISTING TELEPHONE JUNCTION BOX
(---)	EXISTING RIGHT-OF-WAY	(WV)	EXISTING WATER VALVE
(---)	EXISTING PROPERTY LINE	(WMB)	EXISTING WATER METER BOX
(---)	EXISTING PEDESTRIAN EASEMENT	(SMH)	EXISTING SEWER MANHOLE
(---)	EXISTING SLOPE EASEMENT	(GM)	EXISTING GAS METER
(---)	PROPOSED WATERLINE	(CB)	EXISTING CATCH BASIN
(---)	PROPOSED FIRE LINE	(SMH)	EXISTING STORMDRAIN MANHOLE
(---)	PROPOSED SEWER	(TTR)	EXISTING TREE TO REMAIN
(---)	PROPOSED STORMDRAIN	(TTR)	EXISTING TREE TO BE REMOVED
(---)	PROPOSED FIRE HYDRANT	(S)	EXISTING SIGN
		(S)	EXISTING FIRE HYDRANT
		(S)	EXISTING DRAINAGE FLOW ARROW

- ### KEYNOTES
- WATER CONSTRUCTION:**  
(NOTE 300)  
NEW 8" PVC WATERLINE TO BE INSTALLED WITH NEW PUE
- (NOTE 301)  
NEW 2" WATER METER, SERVICE CONNECTION AND SERVICE LINE. INCLUDES BACKFLOW PREVENTOR
- (NOTE 302)  
CONNECT TO EXISTING WATERLINE
- (NOTE 303)  
NEW FIRE HYDRANT ASSEMBLY. INCLUDES 6" VALVE AND FITTINGS. INSTALL HYDRANT MINIMUM OF 6" BEHIND BACK OF CURB.
- (NOTE 304)  
NEW FREE STANDING FIRE DEPARTMENT CONNECTION INCLUDING LINE TO BUILDING.
- (NOTE 305)  
NEW 6" DIP FIRELINE WITH 6" VALVE. LINE CONNECTION DIRECT TO BUILDING FIRE RISER ROOM.
- (NOTE 306)  
NEW 1.5" IRRIGATION WATER METER, SERVICE CONNECTION AND SERVICE LINE. INCLUDES BACKFLOW PREVENTOR. SEE LANDSCAPE PLANS.
- (NOTE 307)  
NEW 1" WATER METER, SERVICE CONNECTION AND SERVICE LINE. INCLUDES BACKFLOW PREVENTOR
- SEWER CONSTRUCTION:**  
(NOTE 400)  
NEW 8" SDR-35 PVC PUBLIC SEWERLINE
- (NOTE 401)  
NEW 6" SDR-35 PVC SEWER SERVICE AND CLEANOUT
- (NOTE 402)  
NEW 48" PRE-CAST SEWER MANHOLE
- (NOTE 403)  
CONNECT TO EXISTING SEWERLINE.

### PROJECT INFORMATION

**DEVELOPMENT NAME:** LONE TREE RANCH  
**SITE ADDRESS:** TRACT B, 702 E PINE KNOLL DR, FLAGSTAFF, AZ 86001  
 APN: 104-14-003G  
 PARCEL AREA = 0.42 ACRE

**PROJECT ENGINEER:** THE WLB GROUP, INC., FLAGSTAFF, AZ 86001  
 PH: (928) 779-1500  
 FAX: (928) 779-1501  
 CONTACT: BRIAN JOERGER, BJOERGER@WLBGROUP.COM

**PROJECT ARCHITECT:** KAAS WILSON ARCHITECTS, 1301 AMERICAN BLVD. E, SUITE 100, BLOOMINGTON, MN 55425  
 PH: (612) 879-8000  
 CONTACT: ENRICO WILLIAMS

**TRACT B:** APN: 104-14-003G, PARCEL AREA = 0.42 AC, 18,295 SQ. FT.

**TRACT C:** APN: 104-14-003H, PARCEL AREA = ±3.38 AC, 147,233 SQ. FT.

**TRACT D:** APN: 104-14-003J, PARCEL AREA = ±4.71 AC, 205,168 SQ. FT.

**GROSS AREA = 8.51 AC**  
**NET AREA = 8.28 AC**

**PROJECT OWNER/DEVELOPER:** LINCOLN AVENUE COMMUNITIES, 401 WILSHIRE BLVD., 11TH FLOOR, SANTA MONICA, CA 90401  
 CONTACT: MATTHEW KLEIN

### ROVC CALCULATIONS

**EXISTING SITE:**  
 TOTAL AREA = 370,240 SF  
 PERVIOUS AREA = 370,240 SF  
 IMPERVIOUS AREA = 0 SF

**PROPOSED SITE:**  
 TOTAL AREA = 370,240 SF  
 PERVIOUS AREA = 108,193 SF  
 IMPERVIOUS AREA = 262,047 SF  
 REQUIRED RETENTION VOLUME = 21,750 CF (FIRST FLUSH)  
 (PROP. IMP)-EXIST. IMP\*(1) = 262,047 SF \* (1) = 21,750 CF  
 ROOF IMP. = 67,100 SF  
 HARDSCAPE IMP. = 194,947 SF  
 PROVIDED RETENTION VOLUME = 31,900 CF

**PRE AND POST RETENTION VOLUME (100YR)**  
 EXISTING: 1.841 ACRE-FT  
 PROPOSED: 2.230 ACRE-FT  
 REQUIRED RETENTION: 0.589 ACRE-FT (25,700 CF)  
 PROVIDED RETENTION: 0.730 ACRE-FT (31,900 CF)

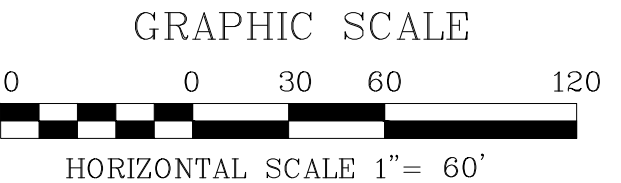
**APPROXIMATE RETENTION VOLUMES**  
 A1 = 2,100 CF  
 B1 = 9,200 CF  
 B2 = 8,200 CF  
 C1 = 7,200 CF  
 C2 = 5,200 CF

### FLOODPLAIN INFORMATION

ZONE X

PRE VS POST 100 YEAR RETENTION IS PROVIDED BY UNDERGROUND RETENTION AND EXTENDED DETENTION STRUCTURES DISPERSED THROUGHOUT THE SITE AND SIZED BASED ON APPLICABLE DRAINAGE AREAS. INCLUDES BUILT IN OR ADJACENTLY LOCATED WATER QUALITY COMPONENTS AS APPLICABLE.

- ### FIRE HYDRANT, LINES, AND ACCESS ROAD NOTES
- ALL PORTIONS OF THE BUILDINGS ARE WITHIN 150' OF A 20' WIDE FIRE LANE/ACCESS ROAD
  - FIRE LANE ACCESS ROADS SLOPES ARE LESS THAN 10% LONGITUDINAL ON STRAIGHTWAYS AND LESS THAN 5% ON CURVES. CROSS SLOPES ARE LESS THAN 5%.
  - ALL PORTIONS OF THE BUILDINGS ARE WITHIN 300' OF A FIRE HYDRANT ON THE SAME SIDE OF THE ROAD AND/OR DRIVE ASIDE
  - ALL FDC'S ARE WITHIN 100' OF THE FIRE RISER ROOM AND WITHIN 100' OF A FIRE HYDRANT ON THE SAME SIDE OF THE ROAD AND/OR DRIVE ASIDE
  - FIRE LINE DISTANCE FROM THE WATER MAIN TO THE FIRE RISER ROOM IS LESS THAN 100'



VICINITY MAP  
NOT TO SCALE

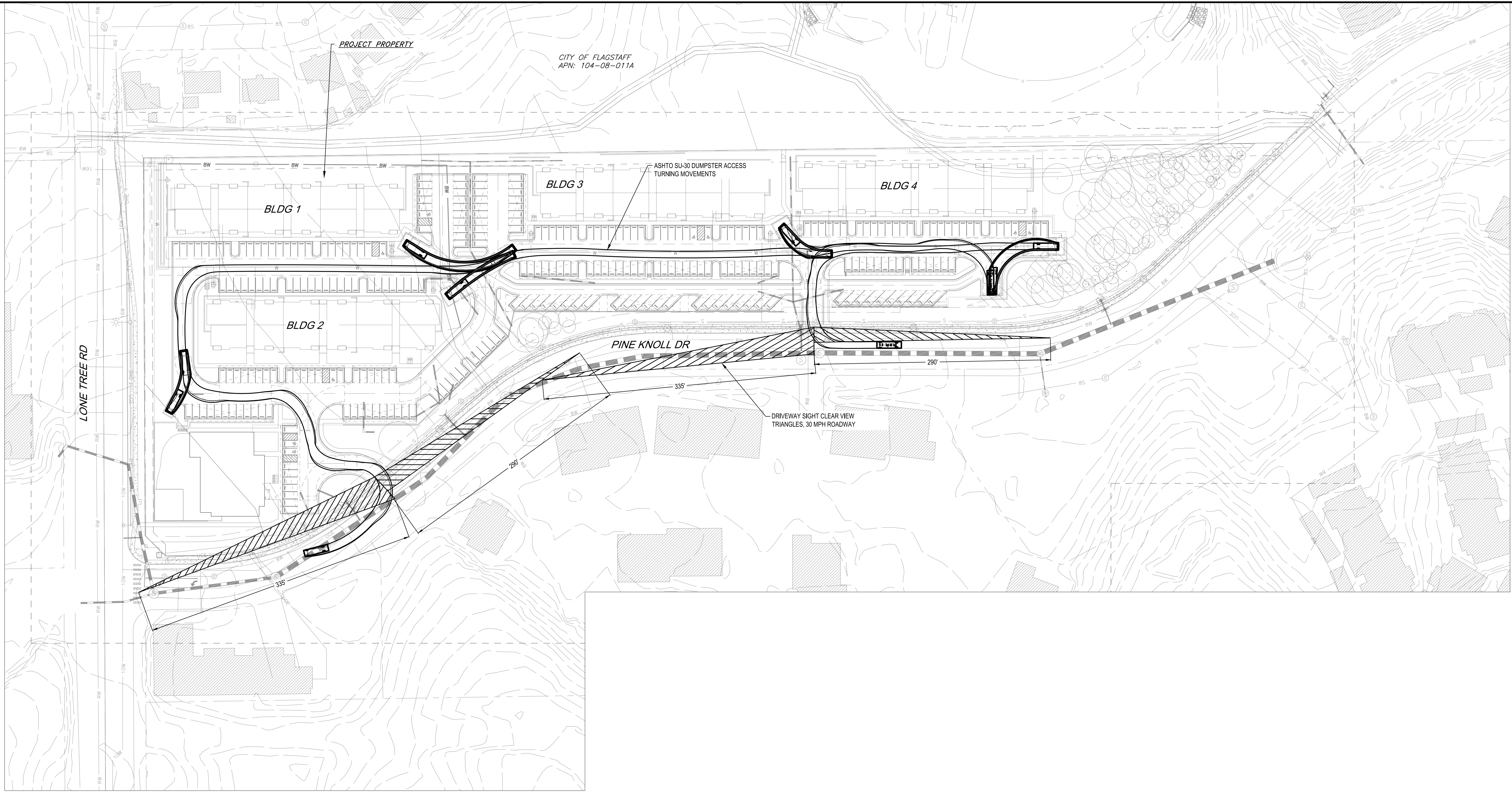
NO.	DATE	REVISIONS

ENGINEERING • PLANNING • SURVEYING  
 LANDSCAPE ARCHITECTURE • URBAN DESIGN  
**The WLB Group, Inc.**  
 TUCSON, PHOENIX, FLAGSTAFF, & LAS VEGAS, NV  
 120 N. BEAVER STREET SUITE 100, FLAGSTAFF, AZ 86001  
 PH: (928) 779-1500

LONE TREE RANCH  
 CIVIL SITE PLAN

Prepared by: WLB  
 Drawn by: BK  
 Checked by: WLB  
 Date: OCTOBER 2025

PROJECT NO. 317011B002  
 SHEET C1.0



PROJECT PROPERTY  
 CITY OF FLAGSTAFF  
 APN: 104-08-011A

BLDG 1

BLDG 3

BLDG 4

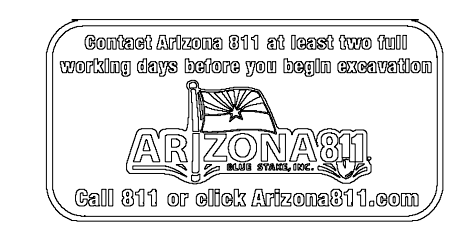
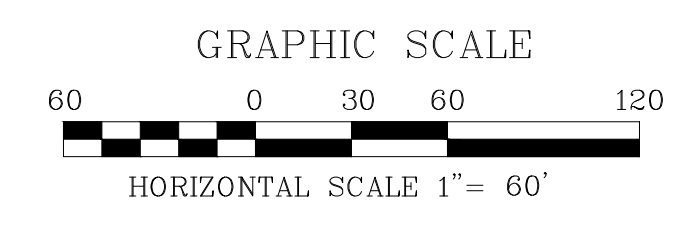
BLDG 2

PINE KNOLL DR

LONE TREE RD

DRIVEWAY SIGHT CLEAR VIEW TRIANGLES, 30 MPH ROADWAY

ASHTO SU-30 DUMPSTER ACCESS TURNING MOVEMENTS



NO.	DATE	ITEM

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 LANDSCAPE ARCHITECTURE • URBAN DESIGN

**The WLB Group, Inc.**

OFFICE LOCATIONS:  
 TUCSON, PHOENIX, FLAGSTAFF, & LAS VEGAS, NV  
 120 N. BEAVER STREET SUITE 100, FLAGSTAFF, AZ 86001  
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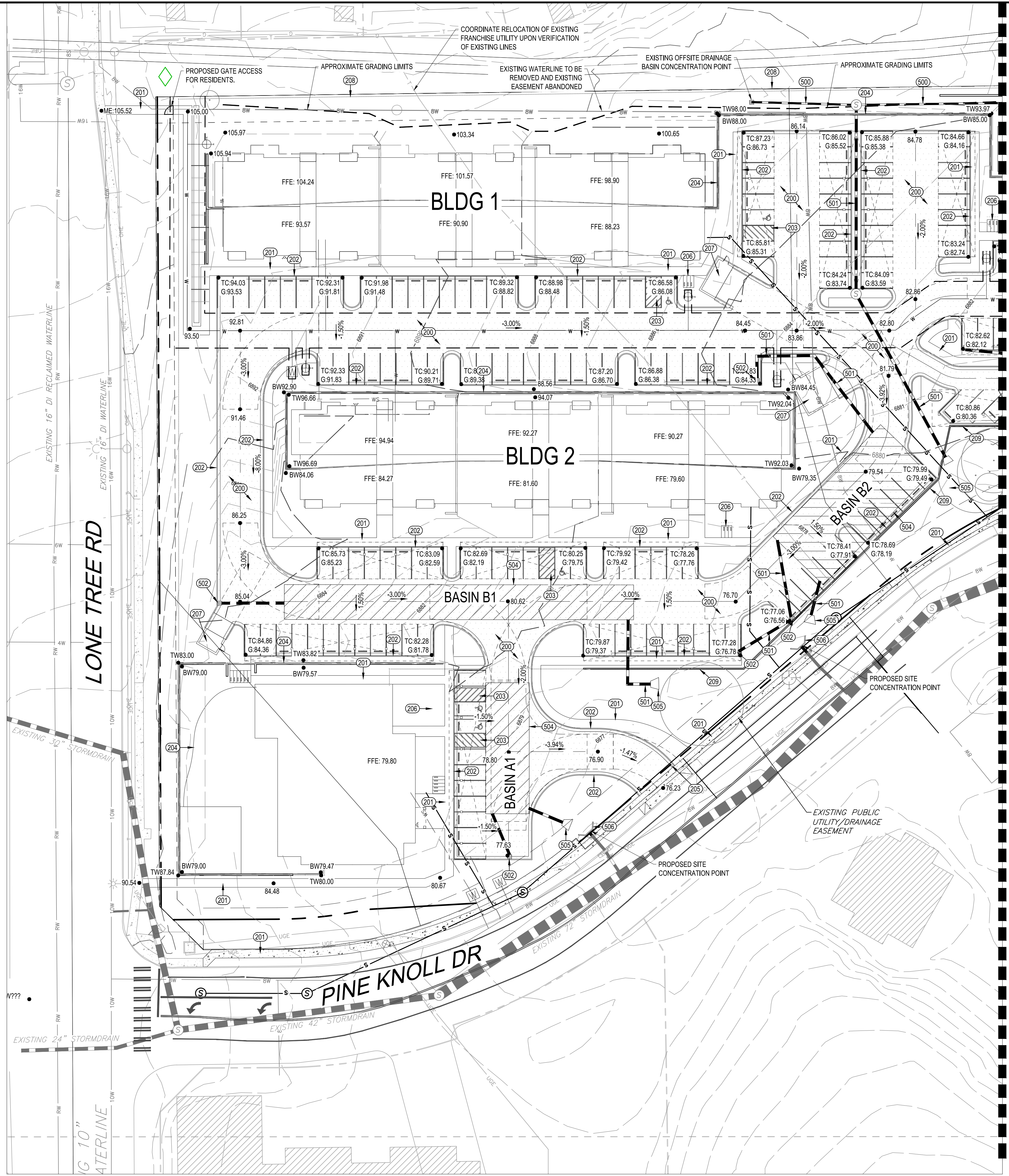
LONE TREE RANCH  
 CIVIL SITE PLAN - SIGHT CLEAR VIEW TRIANGLE AND TURNING MOVEMENTS

Preliminary  
 Not for Construction

DESIGNED BY: WLB	KK
DRAWN BY: WLB	BU
CHECK BY: WLB	BU
DATE: SEPTEMBER 2025	

PROJECT NO.  
317011B002

SHEET  
**C1.1**



**KEYNOTES**

- SITE CONSTRUCTION:**  
 (NOTE 200) NEW ASPHALT PAVEMENT SECTION.  
 (NOTE 201) NEW 4" THICK CONCRETE SIDEWALK OVER 3" ABC.  
 (NOTE 202) NEW CONCRETE CURB AND GUTTER.  
 (NOTE 203) NEW 4" WIDE WHITE HANDICAP PARKING ONLY STRIPING AND SIGN.  
 (NOTE 204) RETAINING WALL, 10' MAX. MATERIAL AND COLOR TO PROVIDE A NATURAL AESTHETIC. SEE DETAIL 'A' SHEET C3.0.  
 (NOTE 205) NEW DRIVEWAY ENTRANCE.  
 (NOTE 206) NEW BICYCLE RACKS.  
 (NOTE 207) NEW TRASH ENCLOSURE PER COF ENG. DETAIL PW-50-10.  
 (NOTE 208) NEW SITE FENCING. FENCE AND GATE TYPE PER ARCHITECTS PLANS.  
 (NOTE 209) PARKING SCREEN WALL, MATERIAL AND COLOR TO PROVIDE A NATURAL AESTHETIC. SEE DETAIL 'B' SHEET C3.0.
- DRAINAGE CONSTRUCTION:**  
 (NOTE 500) NEW 12" ADS N-12 HDPE STORMDRAIN PIPE.  
 (NOTE 501) NEW 18" ADS N-12 HDPE STORMDRAIN PIPE.  
 (NOTE 502) NEW CATCHBASIN.  
 (NOTE 503) NEW STORMDRAIN MANHOLE.  
 (NOTE 504) NEW UNDERGROUND RETENTION VAULT WITH OUTLET STRUCTURE AND EROSION PROTECTION.  
 (NOTE 505) NEW STORMDRAIN END SECTION.  
 (NOTE 506) NEW STORMDRAIN CONCRETE HEADWALL.

**NOTES:**

- ADD 8800 TO ALL GRADES TO OBTAIN ACTUAL ELEVATION.
- PARKING & DRIVE AISLE DESIGN IS PER COF ENG DETAIL 10-10-010.
- GARAGE FINISH FLOOR ELEVATIONS STEP WITH ADJACENT DRIVE AISLE TO MAINTAIN SLOPES PER COF ENG DETAIL 10-10-010. FFE SHOWN ARE MID-BUILDING ELEVATIONS.
- NO HISTORICAL RESIDENTIAL OR COMMERCIAL BUILDINGS ARE ON SITE
- TC = TOP OF CURB
- G = GUTTER
- TW = GRADE AT TOP OF WALL
- BW = GRADE AT BOTTOM OF WALL
- ME = MATCH EXISTING

**ROVC CALCULATIONS**

**EXISTING SITE**  
 TOTAL AREA = 370,240 SF  
 PERVIOUS AREA = 370,240 SF  
 IMPERVIOUS AREA = 0 SF

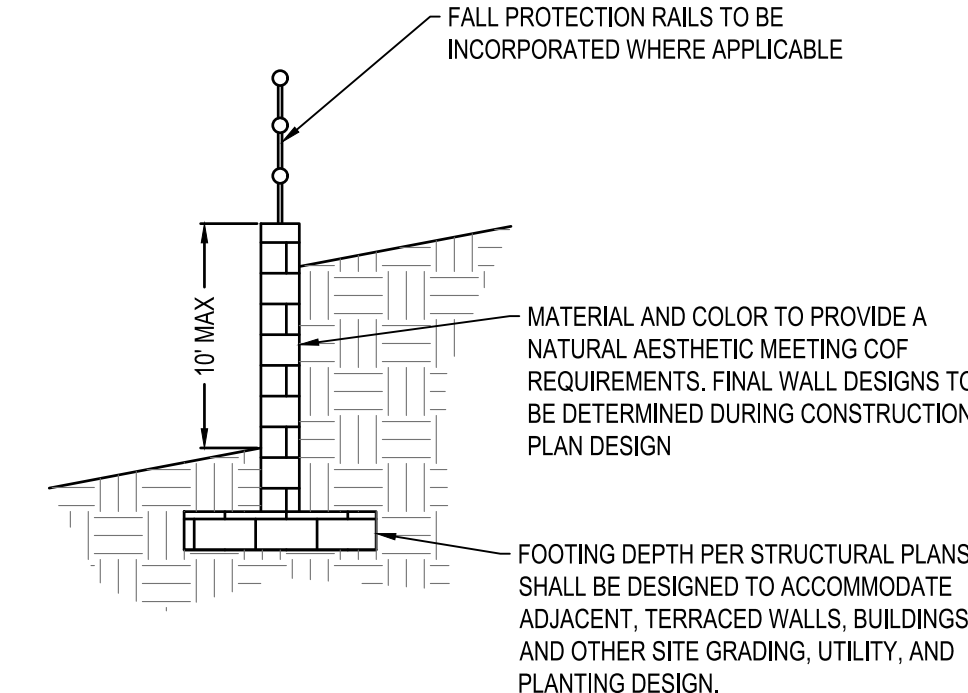
**PROPOSED SITE**  
 TOTAL AREA = 370,240 SF  
 PERVIOUS AREA = 108,193 SF  
 IMPERVIOUS AREA = 262,047 SF  
 REQUIRED RETENTION VOLUME = 21,750 CF (FIRST FLUSH)  
 (PROP. IMP/EXIST. IMP)(1") 262,047 SF (1") = 21,750 CF  
 ROOF IMP = 67,100 SF  
 HARDSCAPE IMP = 194,947 SF  
 PROVIDED RETENTION VOLUME = 31,900 CF

**PRE AND POST RETENTION VOLUME (100YR)**  
 EXISTING: 1.641 ACRE-FT  
 PROPOSED: 2.230 ACRE-FT  
 REQUIRED RETENTION: 0.589 ACRE-FT (25,700 CF)  
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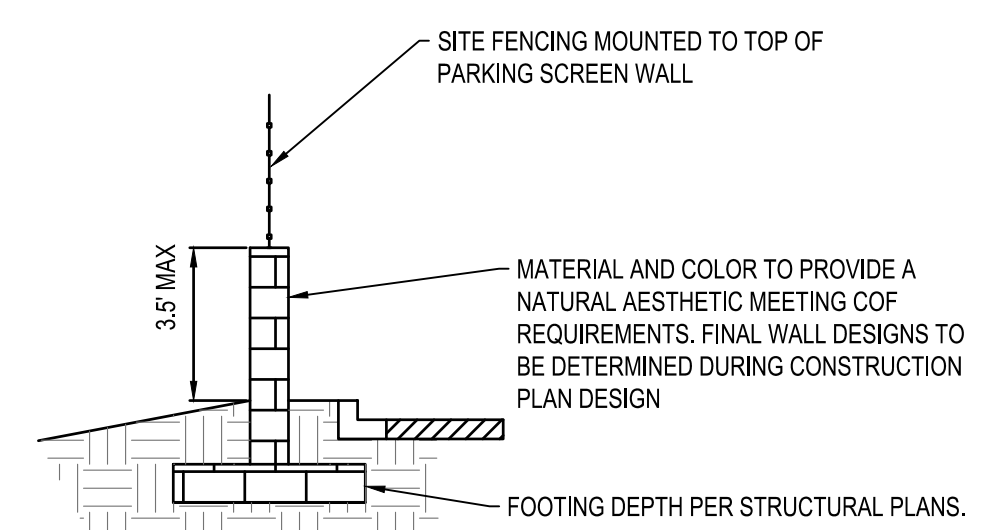
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**FLOODPLAIN INFORMATION**

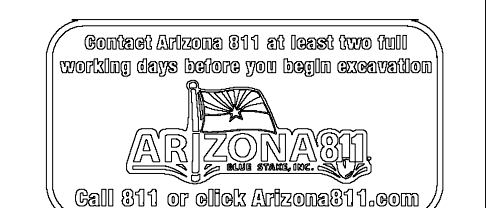
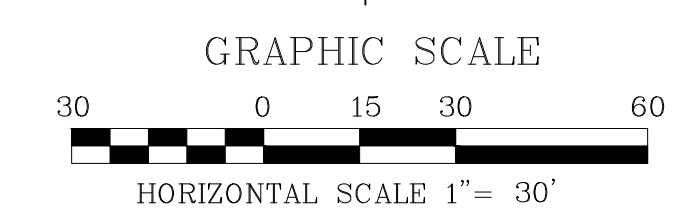
ZONE X



**DETAIL A - GENERAL RETAINING WALL**  
 NOT TO SCALE



**DETAIL B - GENERAL PARKING SCREEN WALL**  
 NOT TO SCALE



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LONE TREE RANCH  
 GRADING AND DRAINAGE

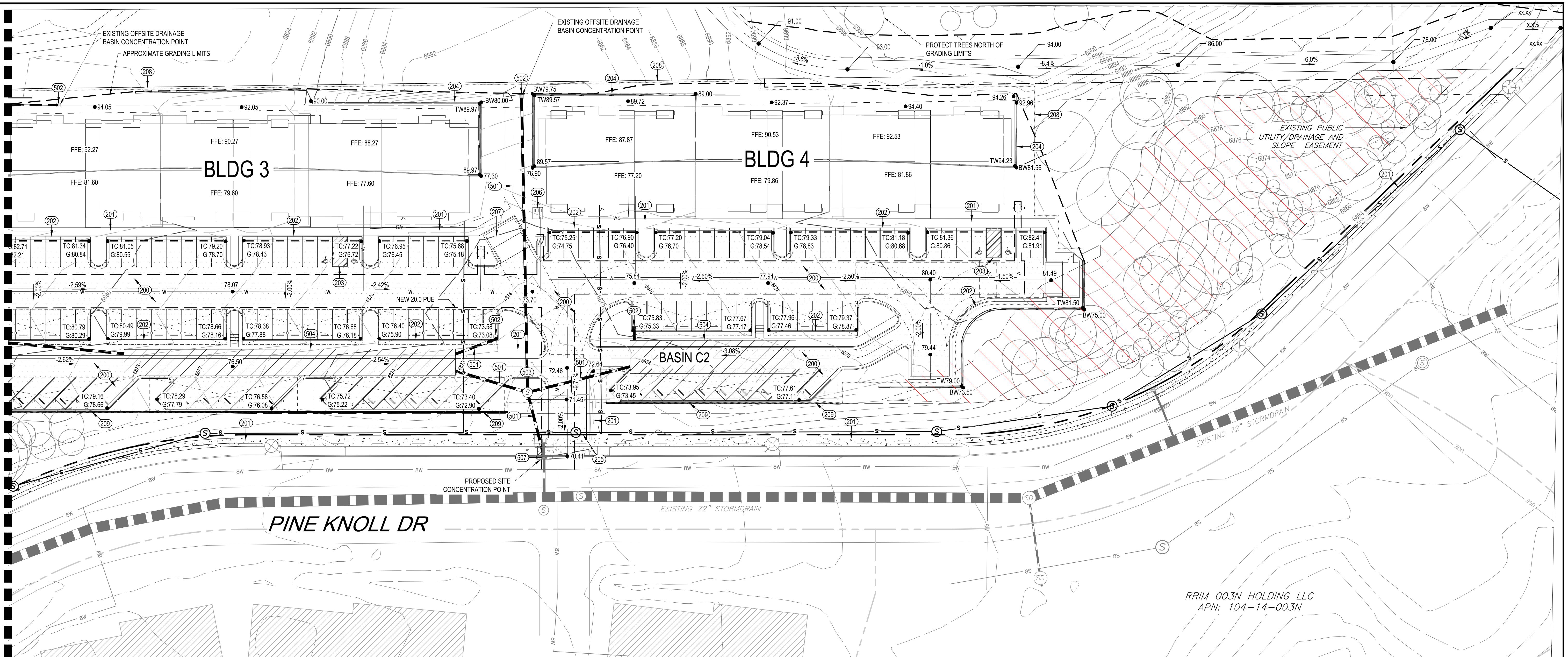
Prepared by: Not for Construction

DESIGNED BY: WLB  
 DRAWN BY: KK  
 CHECK BY: BJ  
 DATE: SEPTEMBER 2025

PROJECT NO.  
 317011B002

SHEET  
**C3.0**

MATCHLINE SHEET C2.0



RRIM 003N HOLDING LLC  
APN: 104-14-003N

**KEYNOTES**

**SITE CONSTRUCTION:**

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- (NOTE 505) NEW STORMDRAIN END SECTION
- (NOTE 506) NEW STORMDRAIN CONCRETE HEADWALL
- (NOTE 507) REMOVE AND REPLACE EXISTING CATCH BASIN WITH NEW MAG TYPE F CATCH BASIN

**NOTES:**

- ADD 6800 TO ALL GRADES TO OBTAIN ACTUAL ELEVATION.
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**FLOODPLAIN INFORMATION**

ZONE X

NO.	DATE	REVISIONS

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LANDSCAPE ARCHITECTURE • URBAN DESIGN

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PH: (928) 778-1500

**The WLB Group, Inc.**

LONE TREE RANCH  
GRADING AND DRAINAGE

Prepared by:  
Not for Construction

DESIGNED BY:	WLB
DRAWN BY:	KK
CHECK BY:	BU
DATE:	SEPTEMBER 2025

PROJECT NO.  
317011B002

SHEET  
**C3.1**

