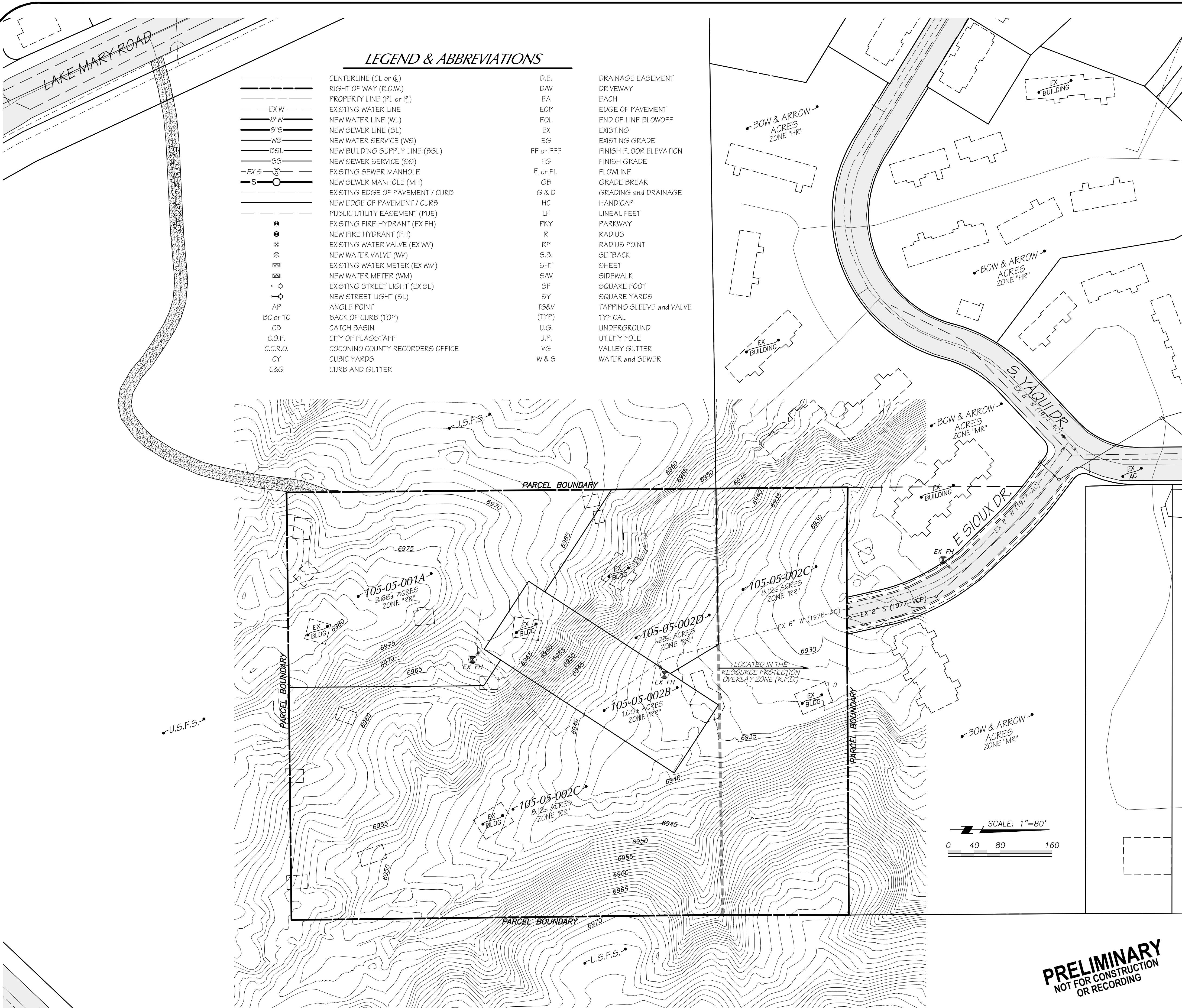
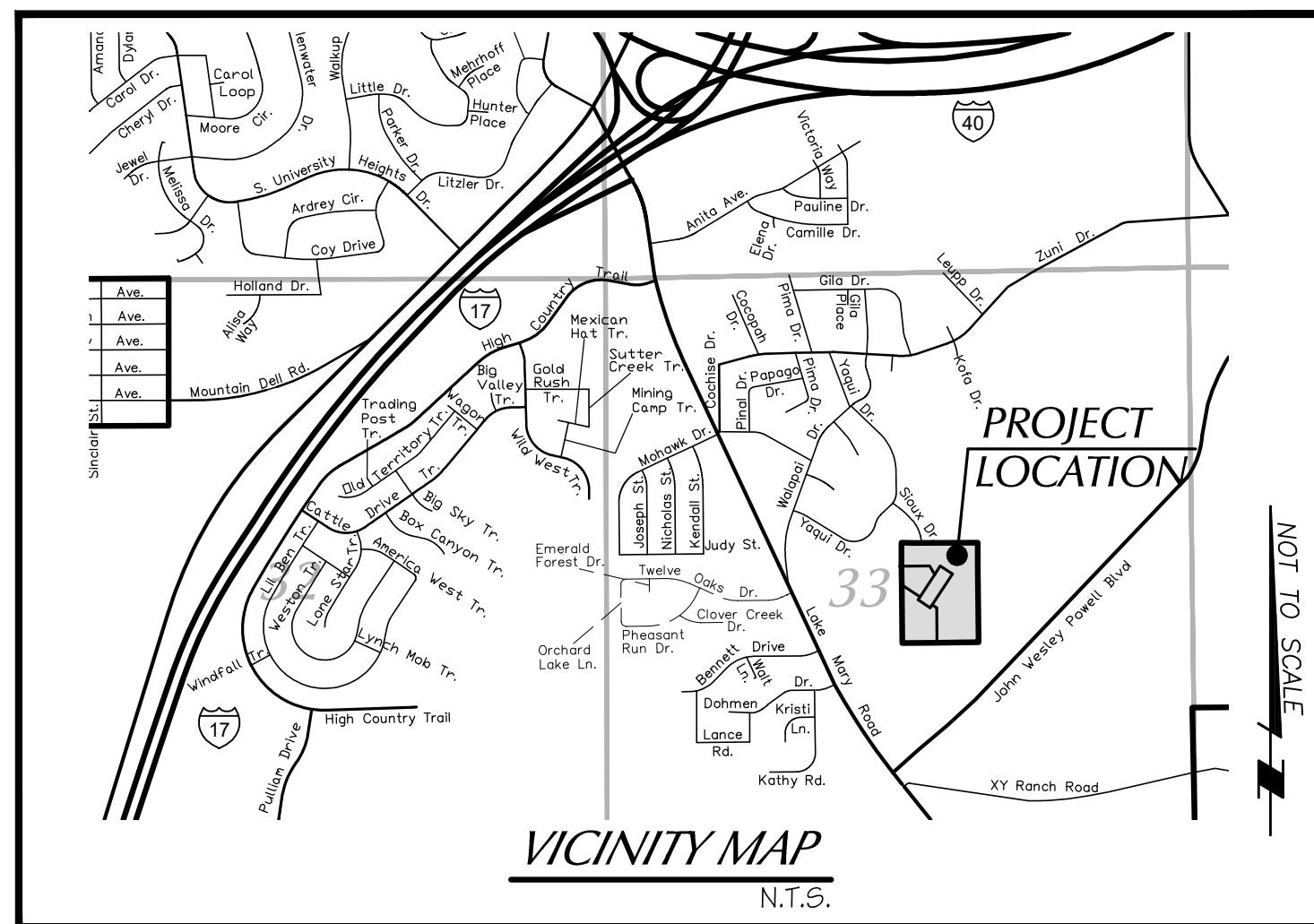




CONCEPT ZONING PLAN FOR HIDDEN HAVEN ESTATES

LOCATED IN THE E1/2 OF SECTION 33,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT NAME:	HIDDEN HAVEN ESTATES
APN NUMBER:	105-05-001A, 002B, 002C, 002D
PROJECT ADDRESS:	4200 S. LAKE MARY ROAD FLAGSTAFF, AZ. 86005
TOTAL ACREAGE:	13.01±
NUMBER OF PROPOSED LOTS:	49
DENSITY (GROSS):	49 / 13.01 = 3.77 UNITS / ACRE
DENSITY (NET):	49 / 4.50 = 10.89 UNITS / ACRE
R.L.U.T.P. DESIGNATION:	SUBURBAN
CURRENT USE:	TRAVEL ACCOMMODATIONS
PROPOSED USE:	SINGLE FAMILY DETACHED
CURRENT ZONING DISTRICT:	RR
PROPOSED ZONING DISTRICT:	R1 **REZONING IS REQUIRED**
PLANNED RESIDENTIAL DEVELOPMENT:	A P.R.D. IS PROPOSED UNDER 10-40.60.280
R.L.U.T.P.:	**A R.L.U.T.P. AMENDMENT MAY BE REQUIRED**
LOCATED IN THE R.P.O. ZONE:	YES (PORTION OF APN 105-05-002C)
OWNER/DEVELOPER:	BOSTWICK ENTERPRISES, LLC, 4200 S. LAKE MARY ROAD FLAGSTAFF, AZ. 86005 BRIAN and MARY BOSTWICK (928) 774-8959 AZMOUNTAININN@MSN.COM

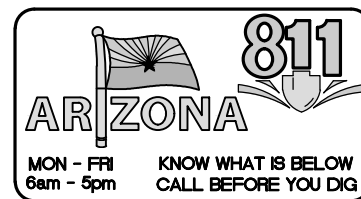
SHEET INDEX

SHEET 1:	EXISTING LOT CONFIGURATION & PROJECT INFORMATION
SHEET 2:	VICINITY MAP
SHEET 3:	CONTEXT ANALYSIS MAP
SHEET 4:	SITE ANALYSIS MAP
SHEET 5:	CONCEPT ZONING PLAN
SHEET 6:	CONCEPT ZONING PLAN GRADING & DRAINAGE
SHEET 7:	CONCEPT ZONING PLAN UNDERGROUND UTILITIES

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC.

THIS CONCEPT ZONING PLAN HAS BEEN PRODUCED TO ASSIST THE OWNER IN THE DETERMINATION OF THE POTENTIAL DEVELOPMENT USES OF THIS PROPERTY. THE SITES PRE AND POST STORM WATER HAVE NOT BEEN DETERMINED AT THIS TIME. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT, FRANCHISE UTILITY COMPANIES, OR ANY OTHER REGULATORY AGENCY. THIS INFORMATION IS PROVIDED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. USING OUR PRIOR EXPERIENCE AND PROFESSIONAL JUDGMENT AND IS INTENDED FOR USE UNDER THE TERMS OF OUR CONTRACT.



SHEET NO. 1 OF 7

COF PROJECT # PZ-25-0087-02

5/28/26
HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN
EXISTING LOT CONFIGURATION & PROJECT INFORMATION MES# 25-069

MOGOLLON ENGINEERING & SURVEYING, INC.

PARTNERSHIP WITH
CD&E
ENGINEERING & SURVEYING
CONSULTING & MANAGEMENT

MOGOLLON ENGINEERING & SURVEYING, INC.

618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

MOGOLLON ENGINEERING & SURVEYING, INC.

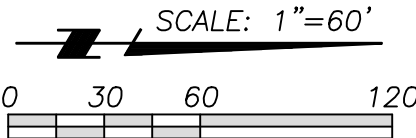
PROJECT NO. 25-069
DATE: 5/28/26
DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: RV/TWK

REVISIONS PER C.O.F. COMMENTS DATED 2/6/26
PER C.O.F. COMMENTS DATED 3/6/26
RN SHEET-1.DWG
VERT SCALE: N/A
HOR SCALE: 1"=80'



LEGEND & ABBREVIATIONS

—	CENTERLINE (CL or C)
—	RIGHT OF WAY (R.O.W.)
—	PROPERTY LINE (PL or P)
AP	ANGLE POINT
BC or TC	BACK OF CURB (TOP)
CB	CATCH BASIN
C.O.F.	CITY OF FLAGSTAFF
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE
CY	CUBIC YARDS
C&G	CURB AND GUTTER
D.E.	DRAINAGE EASEMENT
D/W	DRIVEWAY
EA	EACH
EOP	EDGE OF PAVEMENT
EOL	END OF LINE BLOWOFF
EX	EXISTING
EG	EXISTING GRADE
FF or FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL or FL	FLOWLINE
GB	GRADE BREAK
G & D	GRADING and DRAINAGE
HC	HANDICAP
LF	LINEAL FEET
PKY	PARKWAY
R	RADIUS
RP	RADIUS POINT
S.B.	SETBACK
SHT	SHEET
S/W	SIDEWALK
SF	SQUARE FOOT
SY	SQUARE YARDS
TS&V	TAPPING SLEEVE and VALVE
(TYP)	TYPICAL
U.G.	UNDERGROUND
U.S.F.S.	UNITED STATES FOREST SERVICE
U.P.	UTILITY POLE
VG	VALLEY GUTTER
W & S	WATER and SEWER



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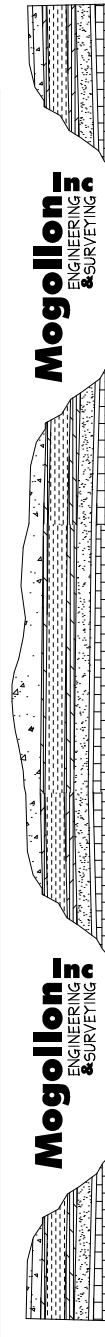
GENERAL NOTES

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MOGOLLON ENGINEERING & SURVEYING, INC.



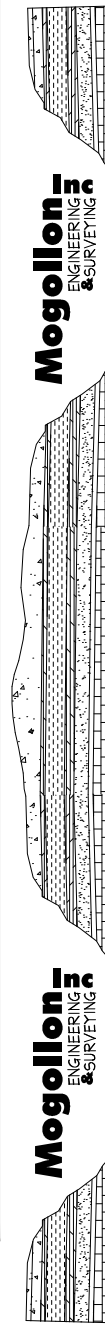
SHEET NO. 2 OF 7

COF PROJECT # PZ-25-0087-02



Mogollon
ENGINEERING & SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

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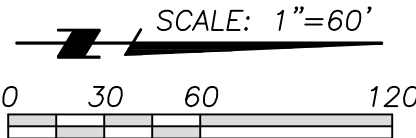


DATE: 5/28/26	PROJECT NO. 25-0087	REVISIONS: PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MW	PER C.O.F. COMMENTS DATED 3/6/26	
DRAWN BY: MW	VERT SCALE: N/A	
CHECKED BY: RM	HOR SCALE: 1"=60'	



LEGEND & ABBREVIATIONS

—	CENTERLINE (CL or C)
—	RIGHT OF WAY (R.O.W.)
—	PROPERTY LINE (PL or P)
AP	ANGLE POINT
BC or TC	BACK OF CURB (TOP)
CB	CATCH BASIN
C.O.F.	CITY OF FLAGSTAFF
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE
CY	CUBIC YARDS
C&G	CURB AND GUTTER
D.E.	DRAINAGE EASEMENT
D/W	DRIVEWAY
EA	EACH
EOP	EDGE OF PAVEMENT
EOL	END OF LINE BLOWOFF
EX	EXISTING
EG	EXISTING GRADE
FF or FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL or FL	FLOWLINE
GB	GRADE BREAK
G & D	GRADING and DRAINAGE
HC	HANDICAP
LF	LINEAL FEET
PKY	PARKWAY
R	RADIUS
RP	RADIUS POINT
S.B.	SETBACK
SHT	SHEET
S/W	SIDEWALK
SF	SQUARE FOOT
SY	SQUARE YARDS
T&V	TAPPING SLEEVE and VALVE
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U.G.	UNDERGROUND
U.S.F.S.	UNITED STATES FOREST SERVICE
U.P.	UTILITY POLE
VG	VALLEY GUTTER
W & S	WATER and SEWER



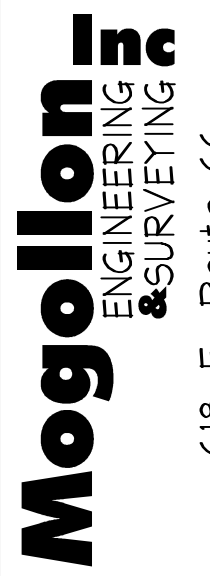
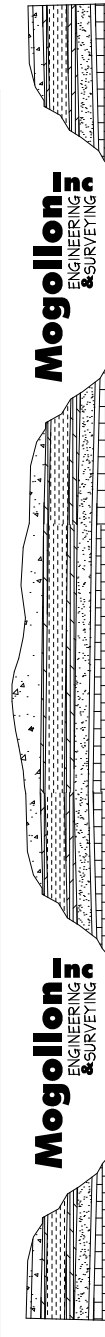
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OR RECORDING

FLOOD PLAINS & FLOODWAYS

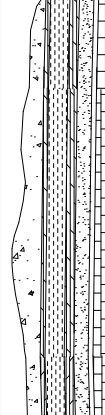
THERE ARE NO FLOOD PLAINS AND/OR FLOODWAYS
LOCATED WITHIN THE PROJECT AREA.

GENERAL NOTES

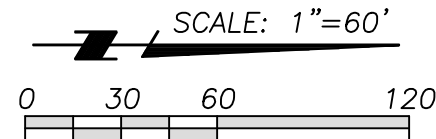
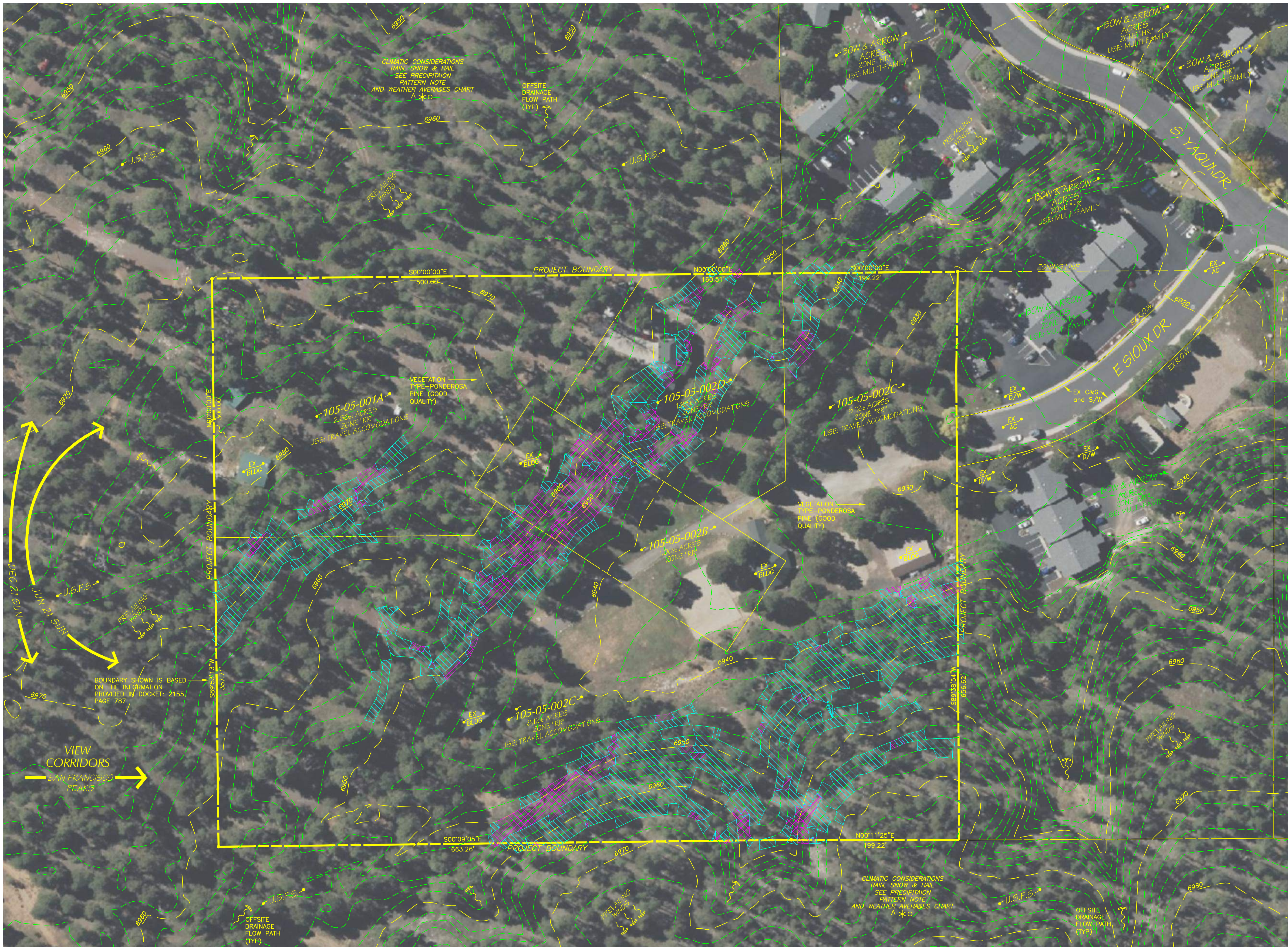
INFORMATION SHOWN HEREON IS BASED ON CITY OF
FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN
PERFORMED BY
MOGOLLON ENGINEERING & SURVEYING, INC.



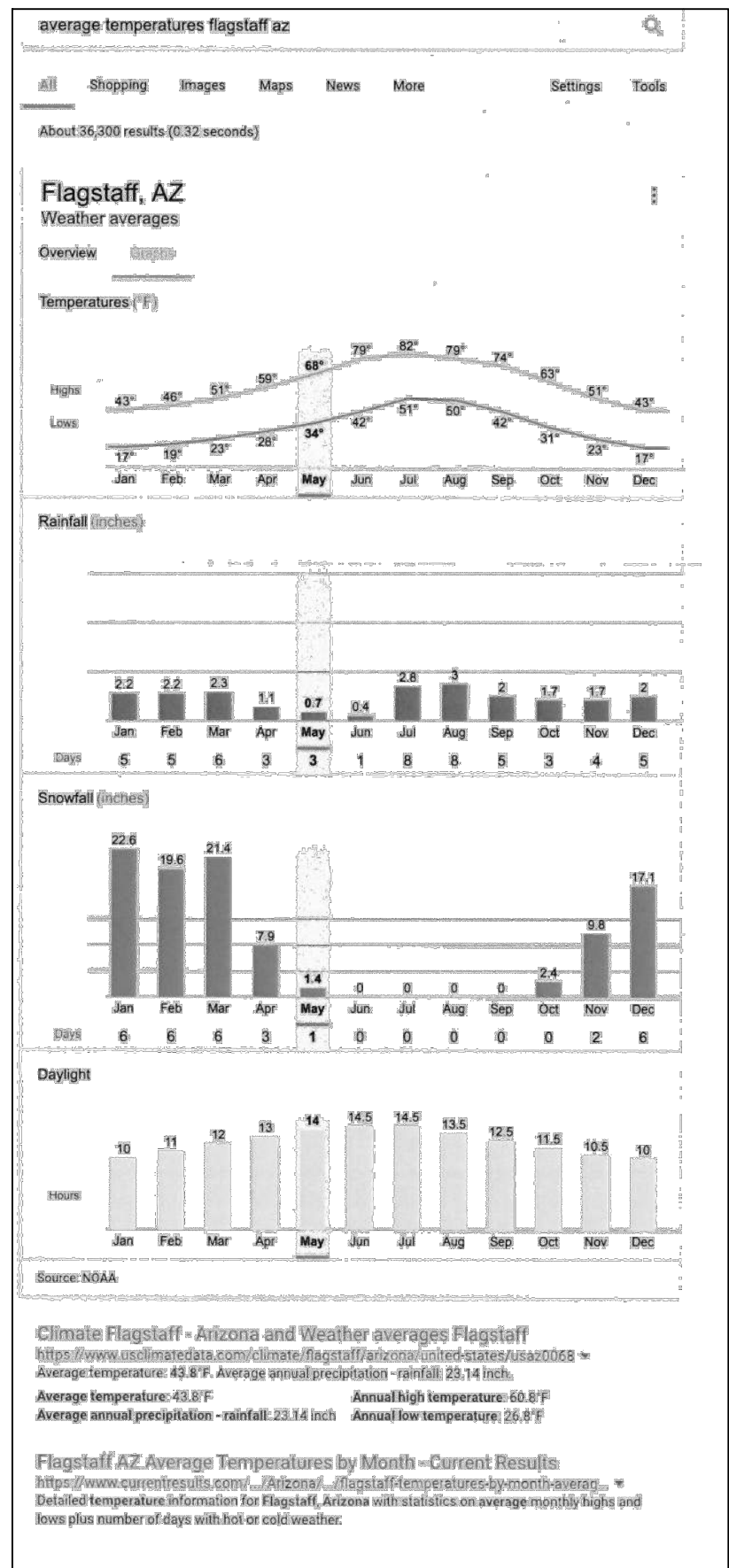
PRELIMINARY
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OR RECORDING



DATE: 5/28/26	PROJECT NO. 25-043	REVISIONS PER C.O.F. COMMENTS DATED 2/6/26	5/28/26	MES# 25-069
DESIGNED BY: MW	PROJECT NO. 25-043	PER C.O.F. COMMENTS DATED 2/6/26		
DRAWN BY: MW	PROJECT NO. 25-043	PER C.O.F. COMMENTS DATED 2/6/26		
CHECKED BY: RM	PROJECT NO. 25-043	PER C.O.F. COMMENTS DATED 2/6/26		



WEATHER AVERAGES CHART



PRECIPITATION PATTERN NOTE

THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS CLASSIFIED AS THE SUMMER RAINY SEASON, OR 'SUMMER MONSOON'. THE MONSOON RAINY PERIOD USUALLY OCCURS DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS SUBJECTED TO WIDESPREAD THUNDERSTORM ACTIVITY. THESE THUNDERSTORMS ARE EXTREMELY VARIABLE IN INTENSITY AND LOCATION AND OCCUR MAINLY BETWEEN THE HOURS OF 11 a.m AND 6 p.m.. SOME OF THESE STORMS CAN REACH SEVERE LEVELS, WITH LARGE HAIL, DAMAGING WINDS, AND OCCASIONALLY EVEN A TORNADO. (EXCERPT FROM THE CITY OF FLAGSTAFF SUSTAINABILITY PROGRAM RECOMMENDATIONS - CLIMATE SECTION - DATED OCTOBER 17, 2012)

SOIL PROPERTIES

SOILS ARE AMOS FINE SANDY LOAM WITH 0-3% SLOPES AND TORTUGAS-DAZE COMPLEX WITH 0-15% SLOPES, BASED ON INFORMATION PROVIDED BY THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED AUG 19, 2025)

HISTORIC SITES

THERE ARE NO PREHISTORIC OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY

MOGOLLON ENGINEERING & SURVEYING, INC.

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SHEET NO. 4 OF 7

COF PROJECT # PZ-25-0087-02

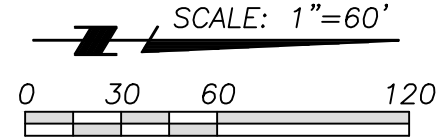
LEGEND & ABBREVIATIONS

—	CENTERLINE (CL or C)	EX	EXISTING	SF	SQUARE FOOT
—	RIGHT OF WAY (R.O.W.)	EG	EXISTING GRADE	SY	SQUARE YARDS
—	PROPERTY LINE (PL or R)	FF or FFE	FINISH FLOOR ELEVATION	TS&V	TAPPING SLEEVE and VALVE
AP	ANGLE POINT	FG	FINISH GRADE	(TYP)	TYPICAL
BC or TC	BACK OF CURB (TOP)	FL or FL	FLOWLINE	U.G.	UNDERGROUND
CB	CATCH BASIN	GB	GRADE BREAK	U.S.F.S.	UNITED STATES FOREST SERVICE
C.O.F.	CITY OF FLAGSTAFF	G & D	GRADING and DRAINAGE	U.P.	UTILITY POLE
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE	HC	HANDICAP	VG	VALLEY GUTTER
CY	CUBIC YARDS	LF	LINEAL FEET	W & S	WATER and SEWER
C&G	CURB AND GUTTER	PKY	PARKWAY		
D.E.	DRAINAGE EASEMENT	R	RADIUS		
D/W	DRIVEWAY	RP	RADIUS POINT		
EA	EACH	S.B.	SETBACK		
EOP	EDGE OF PAVEMENT	SHT	SHEET		
EOL	END OF LINE BLOWOFF	S/W	SIDEWALK		

SLOPE LEGEND

SLOPES SHOWN ARE BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025

17% - 24.99%	
25% - 34.99%	



PROJECT INFORMATION

PROJECT NAME: HIDDEN HAVEN ESTATES
APN NUMBER: 105-05-001A, 002B, 002C, 002D
PROJECT ADDRESS: 3860 E. SIOUX DRIVE
FLAGSTAFF, AZ. 86005

TOTAL ACREAGE: 13.01±
NUMBER OF PROPOSED LOTS: 49
DENSITY (GROSS): 49 / 13.01 = 3.77 UNITS / ACRE
DENSITY (NET): 49 / 4.50 = 10.89 UNITS / ACRE
CURRENT USE: TRAVEL ACCOMMODATIONS



BUILDING TYPES

SINGLE FAMILY "HOUSE" IN ACCORDANCE WITH THE CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.110.060



COMMON SPACE TYPE

TRACT "C" SHALL BE AN NATURAL POCKET PARK CONSISTING OF APPROXIMATELY 0.98± ACRES OF COMMON SPACE FOR HOMEOWNERS RECREATIONAL ENJOYMENT.

PERMITTED USES

PERMITTED USES SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ZONING CODE TABLE 10-40.30.030B "RESIDENTIAL ZONES - ALLOWED USES". NO OTHER USES WILL BE PERMITTED

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY

MOGOLLON ENGINEERING & SURVEYING, INC.

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OR RECORDING

SHEET NO. 5 OF 7

COF PROJECT # PZ-25-0087-02

Mogollon
ENGINEERING & SURVEYING
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ENGINEERING & SURVEYING
INC.

Mogollon
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INC.

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INC.

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INC.

5/28/26
MES#25-069

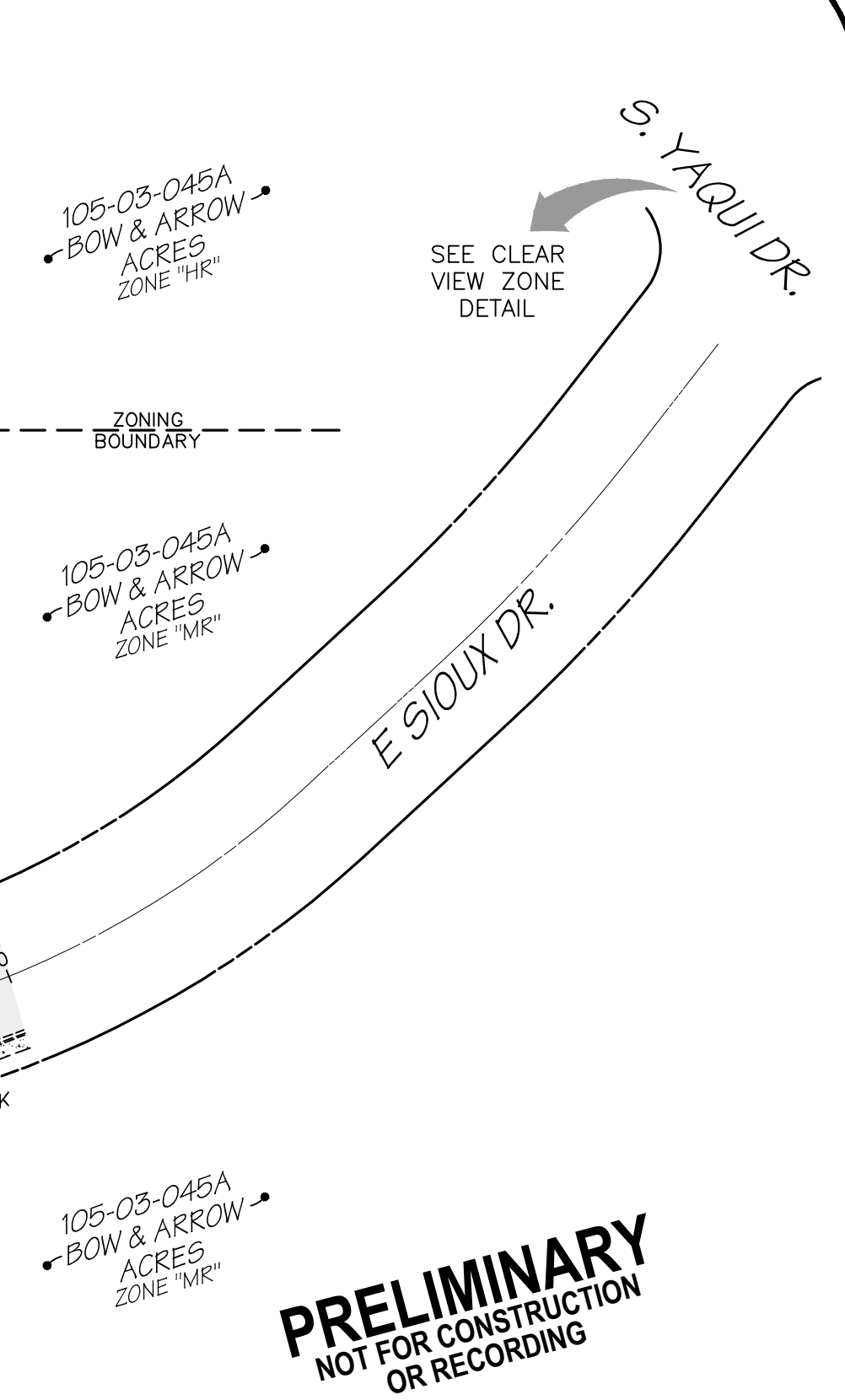
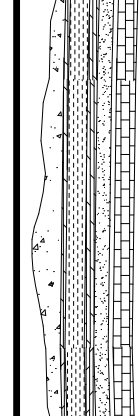
HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN

618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

DATE: 5/28/26 PROJECT NO. 25-069 REVISIONS: PER C.O.F. COMMENTS DATED 2/6/26 PER C.O.F. COMMENTS DATED 3/6/26
DESIGNED BY: MW FN: SHEET-05.DWG VERT SCALE: N/A
DRAWN BY: MW HOR SCALE: 1"=60'
CHECKED BY: RIT



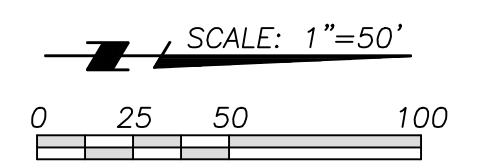
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NOT FOR CONSTRUCTION
OR RECORDING

PROJECT INFORMATION

CURRENT ZONING DISTRICT:	RR
PROPOSED ZONING DISTRICT:	R1 **REZONING IS REQUIRED**
PLANNED RESIDENTIAL DEVELOPMENT:	A P.R.D. IS PROPOSED UNDER 10-40.60.280
R.L.U.T.P.:	**A R.L.U.T.P. AMENDMENT MAY BE REQUIRED**
CUL-DE-SAC LENGTH:	MAX. LENGTH OF 1200' (AS SHOWN)
GROSS PARCEL SQUARE FOOTAGE:	568,148
GROSS PARCEL ACREAGE:	13.04288±
NET PARCEL SQUARE FOOTAGE:	148,522 (AREA WITHIN SETBACKS)
NET PARCEL ACREAGE:	3.40960± (AREA WITHIN SETBACKS)
NUMBER OF LOTS:	49
GROSS DENSITY:	3.76 UNITS / ACRE
NET DENSITY:	14.37 UNITS / ACRE
SETBACKS:	FRONT: 15' TO BLDG (OR SIDE LOAD GARAGE) FRONT: 20' FRONT LOAD GARAGE SIDE: 5' (INTERIOR), 10' (EXTERIOR) REAR: 20'
BUILDING FORM:	MIN. LOT SIZE: 5,000 S.F. MIN. WIDTH: 50' (INTERIOR LOTS) MIN. WIDTH: 55' (CORNER LOTS) MIN. DEPTH: 100'
MAXIMUM LOT COVERAGE:	70%
SECONDARY ACCESS:	IFC SECTION D107: DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE APPROVED FIRE APPARATUS ACCESS ROADS. EXCEPTION: GREATER THAN 30 UNITS WILL REQUIRE A FIRE SPRINKLER SYSTEM INSTALL IN ALL UNITS (UP TO 50 UNITS PER THE C.O.F.)



GENERAL NOTE

EXISTING FEATURES, BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025.

ABBREVIATIONS

C.B. CATCH BASIN
S.D. STORMDRAIN

HOUSING TYPE TABLE

ALL HOUSING TYPES PROPOSED FOR THIS SUBDIVISION SHALL BE SINGLE FAMILY DETACHED

APPROXIMATE IMPERVIOUS SURFACES

EXISTING BUILDINGS:	17,975 S.F.
TOTAL EXISTING IMPERVIOUS:	17,975 S.F.
NEW BUILDING ROOFS:	137,984 S.F.
NEW CURB:	6,000 S.F.
NEW A.C. PAVEMENT:	54,364 S.F.
NEW CONCRETE SIDEWALKS:	15,300 S.F.
NEW CONCRETE VALLEY GUTTER:	356 S.F.
TOTAL NEW IMPERVIOUS:	214,004 S.F.
ROC _V REQUIRED =	214,004 - 17,975 = 196,029 x 1/12 = 16,336 C.F.

EXISTING IMPERVIOUS SURFACE AREAS SHOWN IS BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025. NEW BUILDING IMPERVIOUS IS BASED ON AN ASSUMED 40'x60' BUILDING FOOTPRINT WITH A 2' ROOF OVERHANG (2,816 S.F. BUILDING x 49 LOTS)

MATERIALS MANAGEMENT

EACH LOT WILL HAVE A CITY OF FLAGSTAFF APPROVED TRASH AND RECYCLE BIN

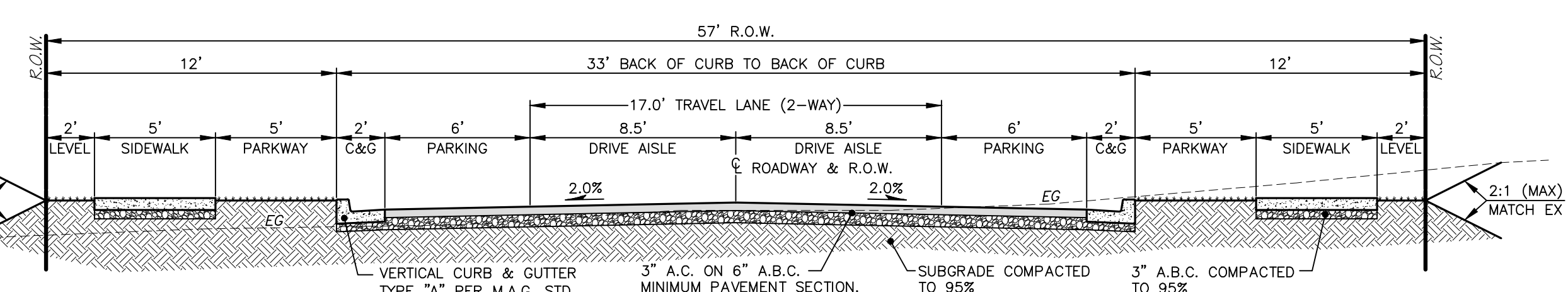
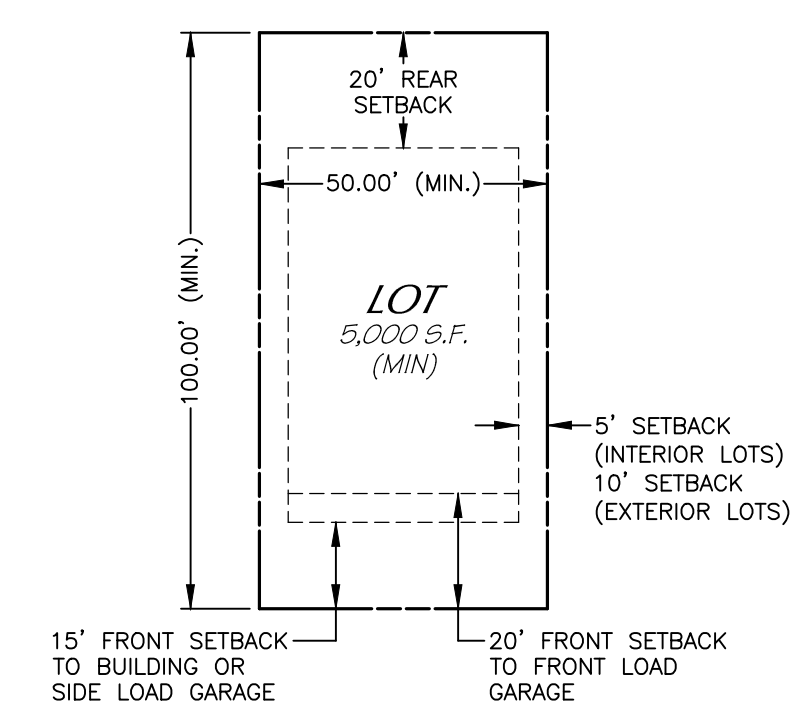
COMMON SPACE CALCULATIONS

GROSS LOT AREA:	397,481 S.F.
COMMON SPACE REQUIRED:	15% OF GROSS LOT AREA
COMMON SPACE CALCULATION:	397,481 x 15% = 59,622 S.F.
COMMON SPACE PROVIDED:	71,337 S.F. (17.9%)



TYPICAL LOT DETAIL

N.T.S.



TYPICAL ROADWAY CROSS SECTION

(PUBLIC IMPROVEMENT) N.T.S.
RESIDENTIAL LOCAL (C.O.F. STD. DET. No. 10-09-038)



SIoux DRIVE EXTENSION TO FIRE HYDRANT AT END
OF CUL-DE-SAC = 960 L.F.

MT. FORD ROAD EXTENSION TO FIRE HYDRANT AT
END OF CUL-DE-SAC = 895 L.F.

WATER LINE LENGTHS ARE MEASURED FROM THE
SECOND SOURCE CONNECTION IN THE EXISTING
SIoux DRIVE.

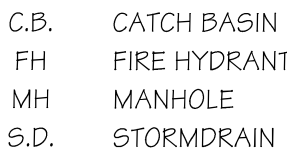
EXISTING FEATURES, BOUNDARY AND TOPOGRAPHIC
INFORMATION SHOWN HEREON IS BASED ON A
TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED
BY **MOGOLLON** ENGINEERING & SURVEYING, INC.
IN SEPTEMBER & OCTOBER OF 2025.

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH
CITY CODE SECTION 7-03-001-0015

THIS PROJECT CONTAINS MORE THAN 30 UNITS AND DOES NOT HAVE SECONDARY ACCESS, THEREFORE ALL UNITS IN THIS SUBDIVISION ARE REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC
AND LOCATED WITHIN A 57' PUBLIC RIGHT OF WAY.

ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 3/4" MINIMUM. WATER METERS SHALL BE SIZED TO ACCOMMODATE THE REQUIRED FIRE SPRINKLER SYSTEMS.



N.T.S.

SHEET NO. 7 OF 7