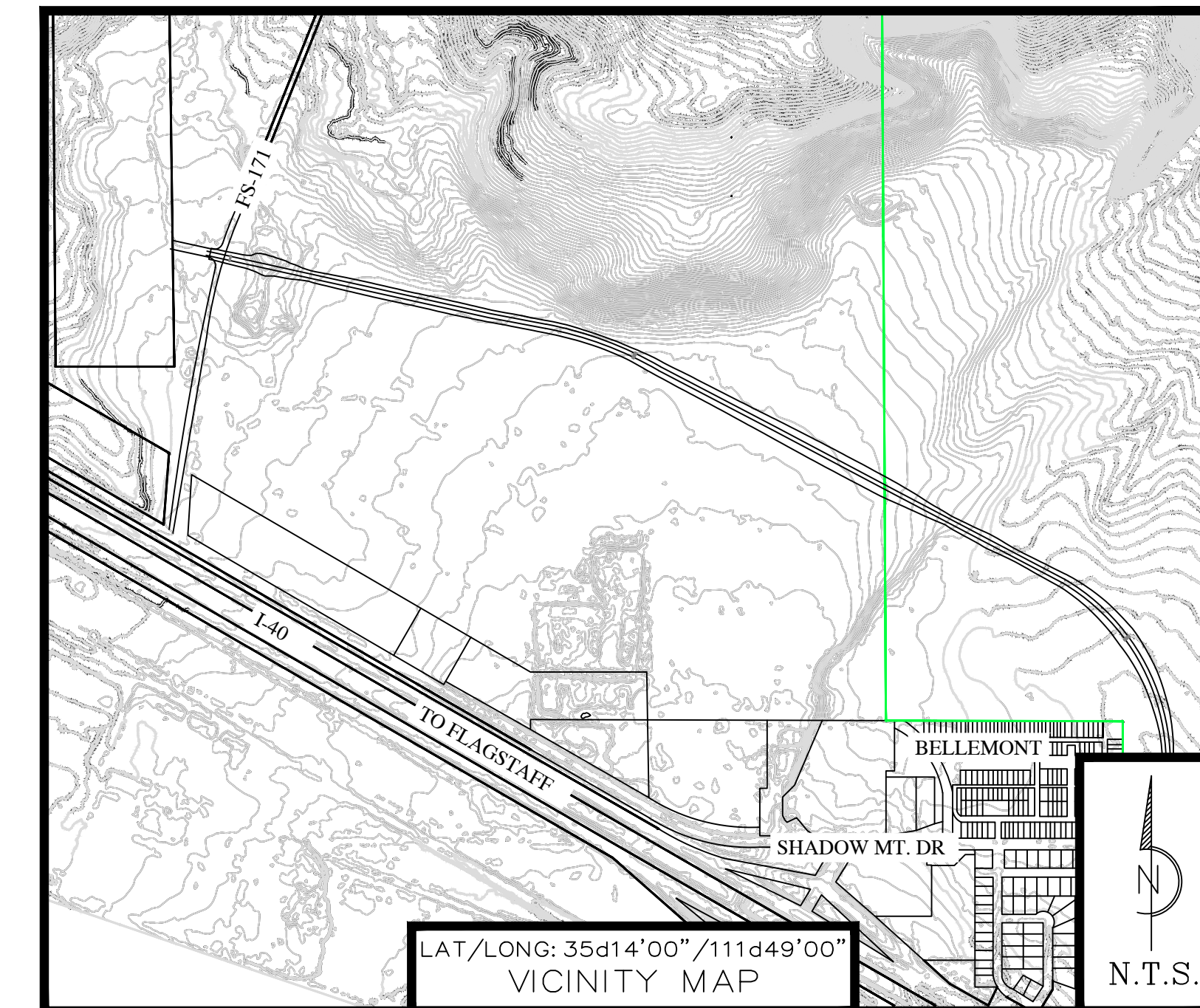


ROADWAY PLAN  
BELLEFONT ALIGNMENT  
APN 203-47-005  
FLAGSTAFF, ARIZONA 86001

PROJECT INFORMATION

DEVELOPMENT NAME: BELLEFONT ALIGNMENT  
 SITE ADDRESS: FLAGSTAFF, AZ 86001  
 PROPERTY OWNER'S INFORMATION: UNITED STATES OF AMERICA  
 333 BROADWAY BLVD SE  
 ALBUQUERQUE, NM 87102  
 DEVELOPER'S CONTACT INFORMATION: SAME AS PROPERTY OWNER  
 PREPARER'S CONTACT INFORMATION: VIANOVA ENGINEERING  
 LAUREN TOWNER  
 2122 S HUFFER LN  
 FLAGSTAFF, AZ 86001  
 DATE PREPARED: APRIL 12TH, 2026



SURVEY PROVIDED BY:  
 COCONINO COUNTY LIDAR DATA: 2019  
 110 E CHERRY LN,  
 FLAGSTAFF, AZ, 86001  
 PHN: (928) 679-7962

SHEET INDEX

- C1 COVER SHEET & GENERAL NOTES
- C2 SITE PLAN & PROFILE
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- C11 INTERSECTION DESIGN
- C12 STANDARD DETAILS
- C13 CONTROL POINT

UTILITY ACKNOWLEDGMENTS

ARIZONA PUBLIC SERVICE	APPROVED BY XXXXXX	XX/XX/202X
UNISOURCE GAS	APPROVED BY XXXXXX	XX/XX/202X
CENTURY LINK	APPROVED BY XXXXXX	XX/XX/202X
SUDDENLINK	APPROVED BY XXXXXX	XX/XX/202X

COCONINO COUNTY APPROVAL

CONCEPT APPROVAL  
 THE COUNTY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY RESULTING FROM ERRORS OR OMISSIONS IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR HIS CONSULTANTS AND EMPLOYEES. COCONINO COUNTY DOES NOT VERIFY OR GUARANTEE THE MEASUREMENTS, CALCULATIONS, OWNERSHIP OR CONCLUSIONS INDICATED BY THE CREATOR OF THESE PLANS

COCONINO COUNTY COMMUNITY DEVELOPMENT

ENGINEERING SUPERVISOR \_\_\_\_\_ DATE \_\_\_\_\_

COCONINO COUNTY PUBLIC WORKS

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BELLEFONT DEPARTMENT

FIRE CHIEF \_\_\_\_\_ DATE \_\_\_\_\_

COCONINO COUNTY GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER IS FOR A ONE-YEAR PERIOD, SUBSEQUENT TO THE DATE OF APPROVAL. IF CONSTRUCTION WORK IS NOT STARTED WITHIN THE ONE-YEAR PERIOD, OR HAS BEEN DISCONTINUED FOR ANY REASON FOR LONGER THAN ONE YEAR, THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND RE-APPROVAL.
2. PLAN REVIEW BY THE COUNTY DOES NOT EXTEND TO MATERIAL SPECIFICATIONS SHOWN ON THE PLANS.
3. AN ENCROACHMENT PERMIT, ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT IS REQUIRED FOR ALL WORK IN COUNTY RIGHTS-OF-WAY OR EASEMENTS, FOR CONSTRUCTION OF ANY IMPROVEMENTS A GRADING PERMIT WILL BE REQUIRED.
4. THE COUNTY SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING DIFFERENT PHASES OF CONSTRUCTION SO THAT COUNTY INSPECTORS MAY BE SCHEDULED.
5. FOR CONSTRUCTION PURPOSES, THE FOLLOWING PRECEDENCE OF STANDARDS WILL PREVAIL: CURRENT COCONINO COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT STANDARDS; CURRENT INTERNATIONAL BUILDING CODE (IBC); PROJECT SPECIFIC PLANS AND SPECIFICATIONS; ADOT STANDARDS; AND MAG STANDARDS — OR OTHER SPECIFICATIONS APPROVED BY THE COUNTY ENGINEER AND WITH GENERALLY ACCEPTED GOOD 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.
6. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE COUNTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. THE COUNTY ENGINEER OR AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN THEIR 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.
8. THE COUNTY 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 THEIR EXPENSE, HIRE A QUALIFIED TESTING LABORATORY TO PERFORM QUALITY CONTROL (QC) DURING ALL PHASES OF CONSTRUCTION, AS STATED IN COCONINO COUNTY STANDARDS, OR AS DIRECTED IN THE SPECIAL PROVISIONS.
9. LOCAL FIRE DEPARTMENT, COUNTY ENGINEERING DIVISION AND OTHER EMERGENCY RESPONDER'S APPROVAL IS REQUIRED FOR OBSTRUCTION OF ACCESS OR WATER SYSTEM SHUTDOWN - SUBMISSION OF TRAFFIC CONTROL PLANS ARE REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREETS AND OF PARTIALLY COMPLETED PORTIONS OF THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK. ANY ROADS REQUIRED TO BE CLOSED FOR THE CONSTRUCTION ACTIVITY SHALL BE REOPENED WITHIN A REASONABLE TIME OR UPON ORDER OF COUNTY ENGINEER. THE REGULATION AND CONTROL OF THIS TRAFFIC SHALL BE AS DIRECTED BY THE COUNTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
11. 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 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.
12. ACCEPTANCE OF COMPLETED PUBLIC IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEAN-UP IS COMPLETE.
13. LOCATION OF UNDERGROUND UTILITIES BEFORE WORK IS BEGUN IS TO BE ACCOMPLISHED IN ACCORDANCE WITH ARS 40-361-22.
14. IF WORK IS DONE ON PRIVATE PROPERTY IN RELATION TO A PROJECT CONSTRUCTED UNDER THESE STANDARDS, THE CONTRACTOR WILL PROVIDE THE COUNTY WRITEN AUTHORIZATION FROM THE PROPERTY OWNER TO DO SO.
15. THE ESTABLISHMENT AND USE OF TEMPORARY CONSTRUCTION YARDS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE COUNTY PUBLIC WORKS DEPARTMENT.
16. COUNTY APPROVAL OF THESE PLANS IS FOR CONCEPT ONLY. ALL LIABILITY RESULTING FROM ERRORS OR OMISSIONS IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR HIS CONSULTANTS AND EMPLOYEES. COCONINO COUNTY DOES NOT VERIFY OR GUARANTEE THE MEASUREMENTS, CALCULATIONS, OWNERSHIP, OR CONCLUSIONS INDICATED BY THE CREATOR OF THESE PLANS

COCONINO COUNTY PAVING NOTES

- ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH COCONINO COUNTY PW ENGINEERING DEPARTMENT PAVING STANDARDS
1. EXACT POINT OF MATCHING TERMINATION AND OVERLAY, IF NECESSARY, SHALL BE DETERMINED IN THE FIELD BY THE COUNTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
  2. NO JOB WILL BE CONSIDERED COMPLETE UNTIL:
    - 2.1. ALL CURBS, PAVEMENTS, SIDEWALKS, DITCHES, AND MANHOLES HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS.
    - 2.2. SURVEY MONUMENTS ARE INSTALLED AND STAMPED.
    - 2.3. ALL FRAMES, COVERS, AND VALVE BOXES ARE ADJUSTED TO GRADE.
  3. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UTILITY LINES UNDER PROPOSED PAVED AREA ARE COMPLETED AND APPROVED.
  4. ASPHALT SHALL NOT BE PLACED BEFORE BASE COURSE HAS BEEN APPROVED AND BASE COURSE WILL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE COUNTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
  5. THE LOCATION OF ALL WATER VALVES, FIRE HYDRANTS, AND MANHOLES MUST AT ALL TIMES DURING CONSTRUCTION BE REFERENCED AND MADE ACCESSIBLE TO THE COUNTY.
  6. UTILITY FACILITIES IN CONFLICT WITH THIS WORK WILL BE RELOCATED BY THE PERMITTEE OR THE UTILITY OWNER. THIS ACTIVITY SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY TO PREVENT ANY UNNECESSARY INTERRUPTION OF SERVICE TO EXISTING CUSTOMERS.
  7. EXISTING STREET AND TRAFFIC SIGNS WILL BE MAINTAINED DURING CONSTRUCTION AND RELOCATED BY THE PERMITTEE AS DIRECTED BY THE COUNTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.

VIANOVA INC. GENERAL NOTES

WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION(S) OF THE FOLLOWING SPECIFICATIONS AND THESE PLANS, MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MAG UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, CITY OF FLAGSTAFF ENGINEERING DESIGN AND CONSTRUCTION STANDARDS WITH MAG ADDENDUM AS APPROPRIATE, ADEQ ENGINEERING BULLETINS NO. 8, 10, 11 AND 12, A.W.M.A. STANDARDS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), A.D.O.T. STANDARD SPECIFICATIONS AND DRAWINGS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE ABOVE STANDARDS, SPECIFICATIONS AND DETAILS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.

IN THE EVENT OF A CONFLICT BETWEEN CITY OF FLAGSTAFF ENGINEERING DESIGN AND CONSTRUCTION STANDARDS, MAG UNIFORM STANDARDS AND SPECIFICATIONS, AND ADEQ DESIGN STANDARDS, CITY OF FLAGSTAFF ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SHALL GOVERN.

IN THE EVENT OF A CONFLICT BETWEEN CITY OF FLAGSTAFF DESIGN AND CONSTRUCTION STANDARDS AND THE CONSTRUCTION DOCUMENTS, CITY OF FLAGSTAFF DESIGN AND CONSTRUCTION STANDARDS SHALL GOVERN.

ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. PAYMENT WILL BE BASED ON BID SCHEDULE ITEMS THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR INDEPENDENTLY ESTIMATED QUANTITIES PRIOR TO BIDDING.

THE LOCATION OF EXISTING FEATURES INDICATED ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR MAKING COMPLETE AND ACCURATE ON-SITE DETERMINATIONS OF THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND FIELD CONDITIONS, WHICH MAY AFFECT THE PROGRESS OF THE WORK.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHAT PERMITS WILL BE REQUIRED FOR THE WORK AND OBTAINING AT HIS OWN EXPENSE ALL PERMITS REQUIRED UNLESS STATED OTHERWISE IN THE CONTRACT.

UTILITY NOTES (VIANOVA NOTES)

UNDERGROUND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE DETERMINED FROM FIELD MEASUREMENTS, CONSTRUCTION PLANS, RECORD PLANS, OR UTILITY MAPS FURNISHED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES ARE TO BE REGARDED AS APPROXIMATE ONLY.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH IN THE FIELD THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES WHICH MAY IN ANY WAY AFFECT THE WORK.

IT IS NOT WITHIN THE SCOPE OF THE PLANS FOR THE ENGINEER TO LOCATE, IDENTIFY OR FORESEE EVERY UTILITY CONFLICT WHICH MAY ARISE DURING THE CONSTRUCTION PHASE OF THE PROJECT, BUT IT IS THE INTENT OF THE OWNER TO REASONABLY COMPENSATE THE CONTRACTOR FOR WORK REQUIRED TO RELOCATE OR ADJUST UTILITIES CONFLICTING WITH THE CONSTRUCTION OF THE PROJECT. TO THAT END, UTILITIES (AS DEFINED IN MAG 101.2) WHICH ARE ENCOUNTERED WILL BE ADDRESSED AS FOLLOWS:

COMPENSATION FOR UTILITY RELOCATIONS AND ADJUSTMENTS SHALL NOT INCLUDE COSTS FOR REPAIR TO THE UTILITY DAMAGED BY THE CONTRACTOR OR HIS SUBCONTRACTOR(S). THE CONTRACTOR IS NOT RELIEVED OF THE RESPONSIBILITY FOR DETERMINING THE LOCATION OF ALL UTILITIES AFFECTING THE WORK. FRANCHISE UTILITY COMPANIES SHALL BEAR THE COST OF REQUIRED RELOCATIONS WITHIN THE C.O.F. R.O.W.

THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. "BLUE STAKE" NUMBER IS, "B11". THE CONTRACTOR SHALL ALLOW TWO WORKING DAYS AFTER "BLUE STAKE" IS NOTIFIED, BEFORE COMMENCING ANY EXCAVATION WORK IN THE PROXIMITY OF BURIED UTILITIES.

AT LEAST 48 HOURS PRIOR NOTICE IS REQUIRED BEFORE DISRUPTING EXISTING UTILITY SERVICE TO MAKE CONNECTIONS OR DISCONNECTIONS. THE NOTICE MUST INCLUDE THE EXACT TIME OF THE DISRUPTION OF SERVICE AND THE EXPECTED DURATION OF THE LOSS OF SERVICE.

CERTAIN UTILITIES ARE TO REMAIN IN SERVICE DURING THE CONSTRUCTION OF THE FILL AND UPON COMPLETION OF THIS CONTRACT, THESE UTILITIES SHALL BE PROTECTED DURING THE CONSTRUCTION AND CUT OR FILL PLACEMENT SHALL NOT PROHIBIT MAINTENANCE ACCESS TO THESE UTILITIES.

DRAINAGE MAINTENANCE DURING CONSTRUCTION (VIANOVA NOTES)

ADEQUATE DRAINAGE OF THE CONSTRUCTION AREA SHALL BE PROVIDED AT ALL TIMES. CONSTRUCTION DRAINS SHALL BE PROVIDED AS NEEDED TO ENABLE WATER TO DRAIN FROM THE CONSTRUCTION AREA RAPIDLY AND WITHOUT DAMAGING OF THE WORK IN PROGRESS. TO FURTHER PROMOTE GOOD DRAINAGE OF THE SITE, DRAINAGE CHANNELS, CULVERTS, AND STRUCTURES SHALL BE CONSTRUCTION FROM DOWN STREAM TO UPSTREAM IS SUCH A WAY THAT DURING CONSTRUCTION THEY DO NOT IMPED THE FLOW OF WATER FROM THE CONSTRUCTION AREA.

DAMAGE TO ADJACENT PROPERTIES OR TO ANY PORTION OF THE WORK CAUSED BY THE CONTRACTORS FAILURE TO PROVIDE ADEQUATE DRAINAGE OF THE CONSTRUCTION AREA OR TO ORDER THE WORK SO AS TO MINIMIZE THE POSSIBLE EXTENT OF SUCH DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. NO EXTENSION OF TIME SHALL BE GRANTED ON ACCOUNT OF THE TIME REQUIRED TO MAKE SUCH REPAIRS.

GRADING AND DRAINAGE STATEMENT (VIANOVA NOTES)  
 ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FROM THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PROPERTY OWNER.

EXISTING SOIL CONDITIONS AND DESIGN GUIDELINES (VIANOVA NOTES)

PLEASE SEE GEOTECHNICAL EVALUATION PREPARED BY WESTERN TECHNOLOGIES, INC., TITLED: "GEOTECHNICAL EVALUATION REPORT, COF PAVEMENT EVALUATION" WESTERN TECHNOLOGIES, INC. PROJECT NO. 2529JB056, JULY 10, 2019.

RIGHT-OF-WAY AND TRAFFIC CONTROL (VIANOVA NOTES)  
 THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONTROL OF VEHICLE AND PEDESTRIAN TRAFFIC AFFECTED BY THE CONSTRUCTION. ALL TRAFFIC CONTROL PLANS MUST BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO IMPLEMENTATION.

CONSTRUCTION STAKES, LINES AND GRADES (VIANOVA NOTES)  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN ARIZONA, WHO SHALL BE RESPONSIBLE FOR PROVIDING ALL STAKES NECESSARY TO ESTABLISH CONSTRUCTION LINES AND GRADES. STAKES PROVIDED SHALL BE OF SUFFICIENT NUMBERS TO SATISFY THE ENGINEER THAT THE WORK MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS.

ALL COSTS ASSOCIATED WITH STAKING ARE TO BORNE BY THE CONTRACTOR. NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR EXTRA STAKES OR FOR RE-STAKING WILL BE ALLOWED.

GENERAL STRIPING (VIANOVA NOTES)

ALL PAVEMENT STRIPING SHALL BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

GEOTECHNICAL INFORMATION (VIANOVA NOTES)  
 SITE PREPARATION, EXCAVATION, AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, AND/OR U.B.C. APPENDIX CHAPTER 33 AND COF ADDENDUM TO CHAPTER 33.

MISCELLANEOUS REMOVALS AND OTHER WORK (VIANOVA NOTES)

REMOVALS NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.

WATER SUPPLY (VIANOVA NOTES)

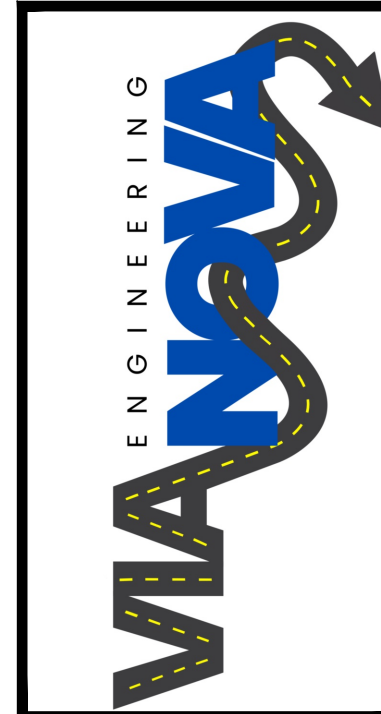
THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND PROVIDE ALL NECESSARY WATER FOR HIS CONSTRUCTION OPERATION AT HIS OWN EXPENSE.

FEMA INFORMATION (VIANOVA NOTES)

THIS PARCEL HAS A ZONE 'A' CLASSIFICATION, (AN AREA SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES, BECAUSE DETAILED HYDRAULIC ANALYSES HAVEN'T BEEN PERFORMED. NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE AVAILABLE) PER FEMA FIRM PANEL 04005C6834G.

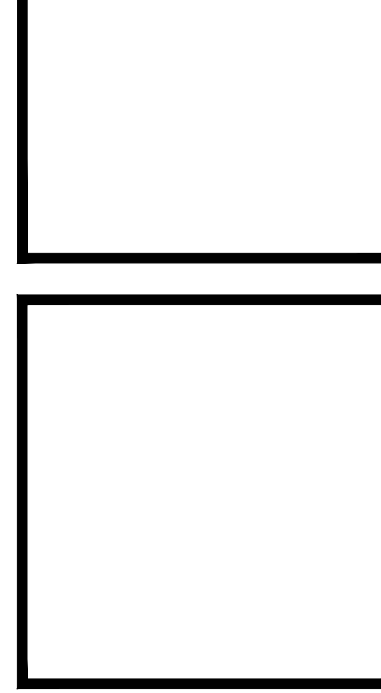
CLEANUP AND DUST CONTROL (VIANOVA NOTES)

THROUGHOUT ALL PHASES OF THE CONSTRUCTION THE CONTRACTOR SHALL KEEP THE WORK AREA, ADJACENT PROPERTIES AND STREETS CLEAN AND FREE FROM RUBBISH, EXCESS MATERIALS, DUST AND DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY.



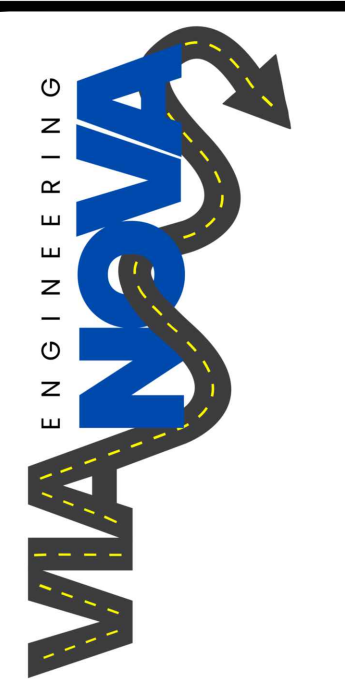
VIANOVA ENGINEERING  
 2122 S. HUFFER LN  
 FLAGSTAFF, AZ 86001

COVER SHEET & GENERAL NOTES  
 BELLEFONT ALIGNMENT  
 APN 203-47-005  
 BELLEFONT  
 ARIZONA, 86005



project:  
 proj #:  
 drawing name:  
 VIANOVA 486 PLANSET  
 drawn by: LHT  
 reviewed by: SH,JS,OS  
 date: 04/12/2026  
 review #:

revisions:

VANOVA ENGINEERING  
2122 S. HUFFER LN  
FLAGSTAFF AZ 86001

SITE PLAN AND PROFILE  
BELLEMONT ALIGNMENT  
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ARIZONA, 86005



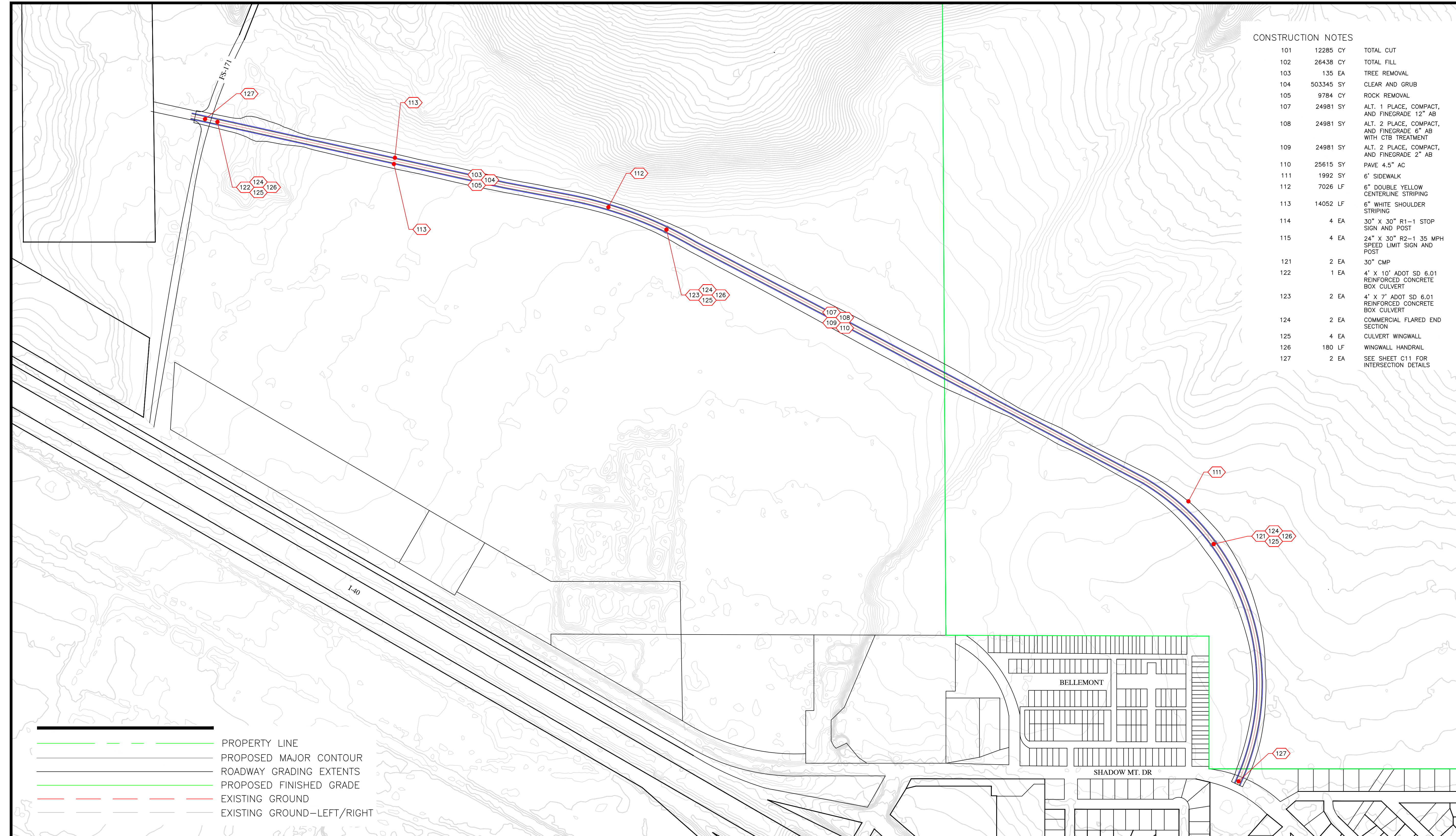
Contact Arizona 811 at least two full working days before you begin excavation.  
Call 811 or click Arizona811.com

project:  
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VANOVA 486 PLANSET  
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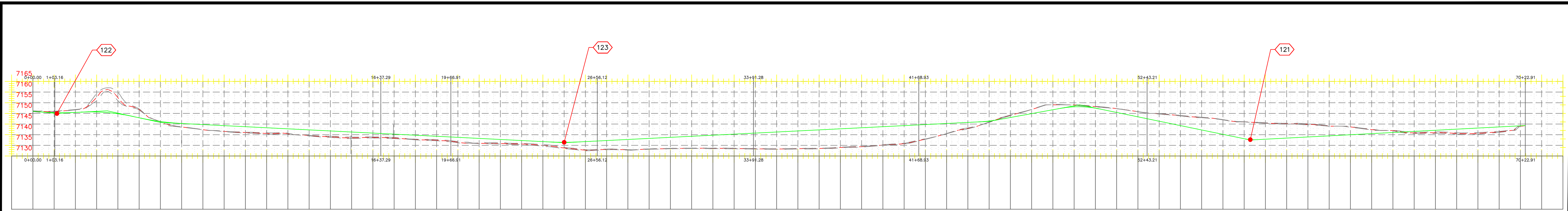
revisions:

CONSTRUCTION NOTES

101	12285 CY	TOTAL CUT
102	26438 CY	TOTAL FILL
103	135 EA	TREE REMOVAL
104	503345 SY	CLEAR AND GRUB
105	9784 CY	ROCK REMOVAL
107	24981 SY	ALT. 1 PLACE, COMPACT, AND FINEGRADE 12" AB
108	24981 SY	ALT. 2 PLACE, COMPACT, AND FINEGRADE 6" AB WITH CTB TREATMENT
109	24981 SY	ALT. 2 PLACE, COMPACT, AND FINEGRADE 2" AB
110	25615 SY	PAVE 4.5" AC
111	1992 SY	6' SIDEWALK
112	7026 LF	6" DOUBLE YELLOW CENTERLINE STRIPING
113	14052 LF	6" WHITE SHOULDER STRIPING
114	4 EA	30" X 30" R1-1 STOP SIGN AND POST
115	4 EA	24" X 30" R2-1 35 MPH SPEED LIMIT SIGN AND POST
121	2 EA	30" CMP
122	1 EA	4' X 10' ADOT SD 6.01 REINFORCED CONCRETE BOX CULVERT
123	2 EA	4' X 7' ADOT SD 6.01 REINFORCED CONCRETE BOX CULVERT
124	2 EA	COMMERCIAL FLARED END SECTION
125	4 EA	CULVERT WINGWALL
126	180 LF	WINGWALL HANDRAIL
127	2 EA	SEE SHEET C11 FOR INTERSECTION DETAILS

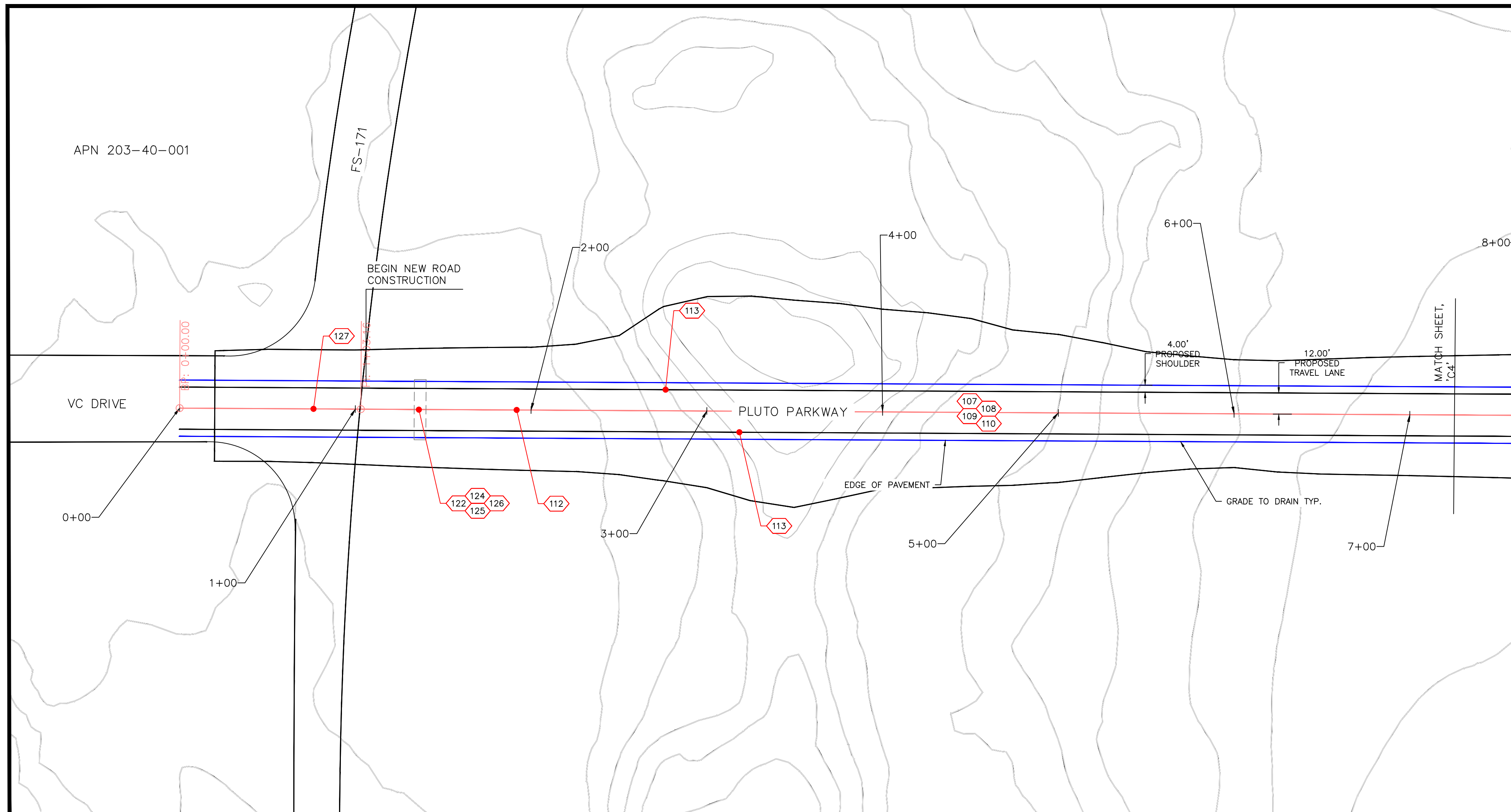


- PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- ROADWAY GRADING EXTENTS
- PROPOSED FINISHED GRADE
- EXISTING GROUND
- EXISTING GROUND-LEFT/RIGHT



ALIGNMENT-PLUTO CL PROFILE

PLAN VIEW - BEGIN - STA. 0+00

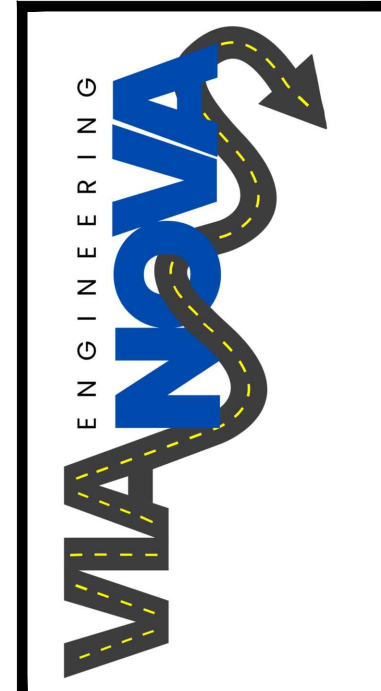
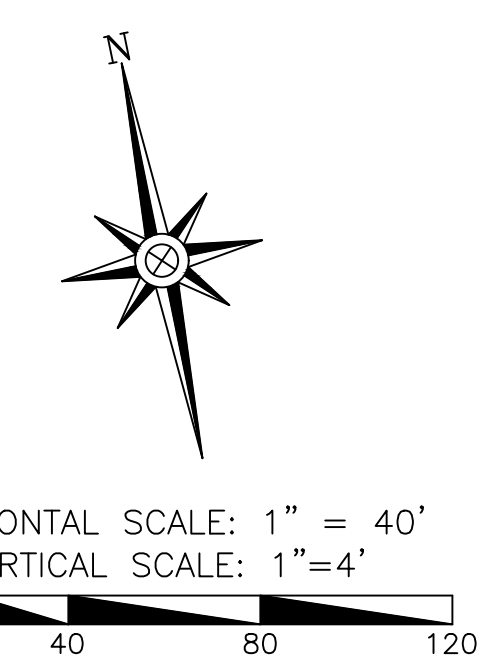
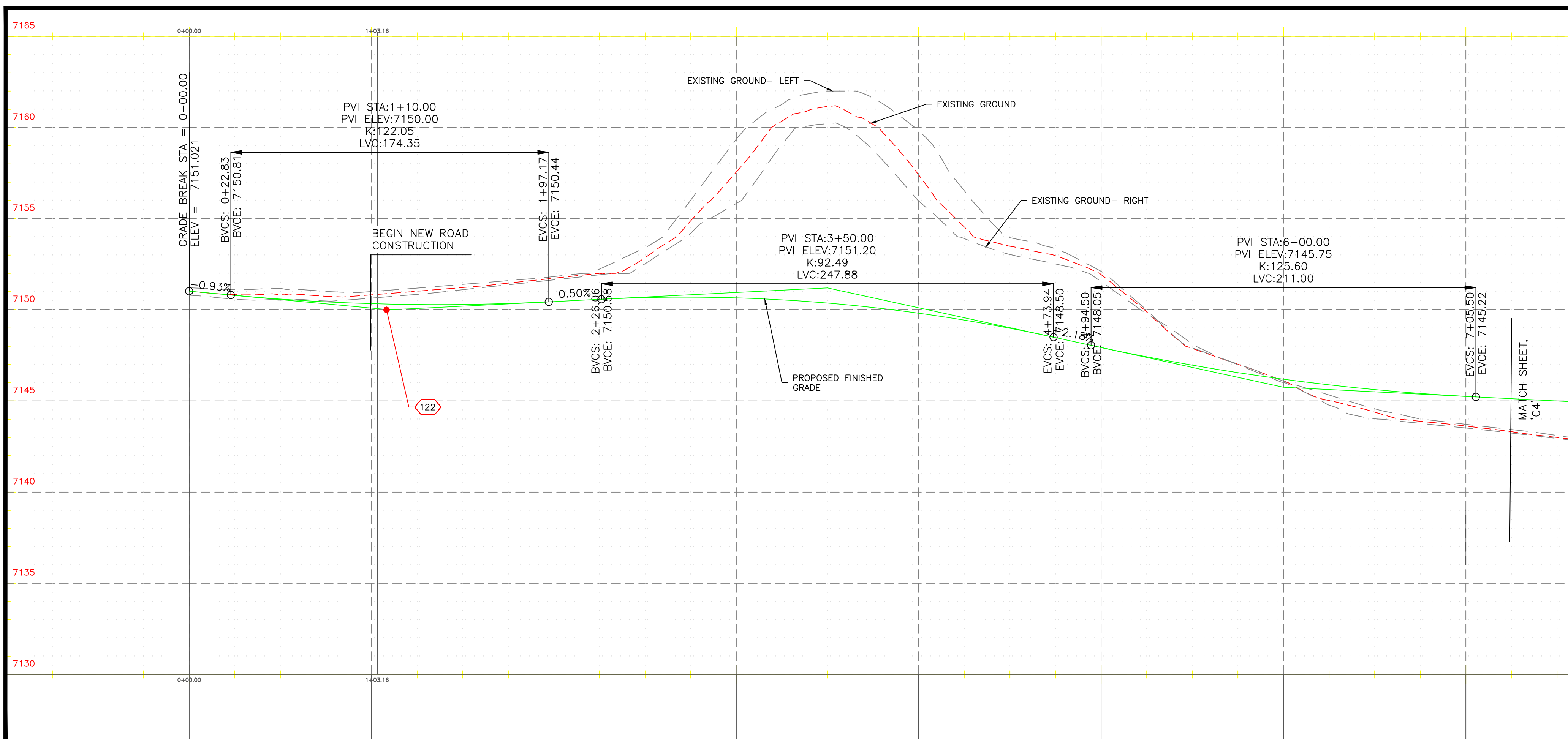


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CONSTRUCTION NOTES

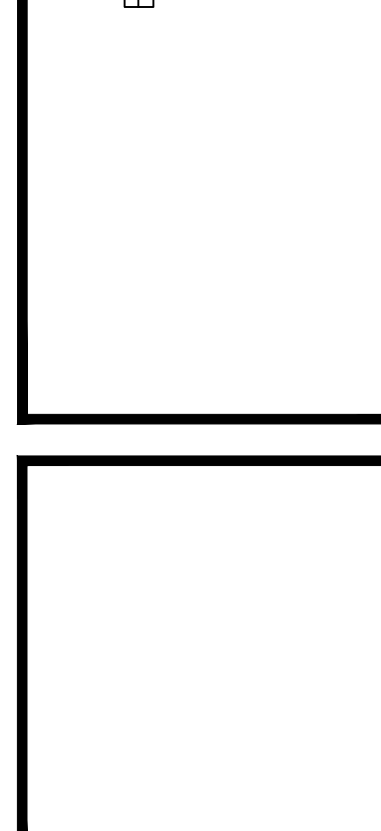
- 107 ALT. 1 PLACE, COMPACT, AND FINEGRADE 12" AB
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- 110 PAVE 4.5" AC
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- 113 6" WHITE SHOULDER STRIPING
- 122 4' X 10' ADOT SD 6.01 REINFORCED CONCRETE BOX CULVERT
- 124 COMMERCIAL FLARED END SECTION
- 125 CULVERT WINGWALL
- 126 WINGWALL HANDRAIL
- 127 SEE SHEET C11 FOR INTERSECTION DETAILS

PROFILE VIEW - BEGIN - STA. 0+00



VIANOVA ENGINEERING  
2122 S. HUFFER LN  
FLAGSTAFF - AZ 86001

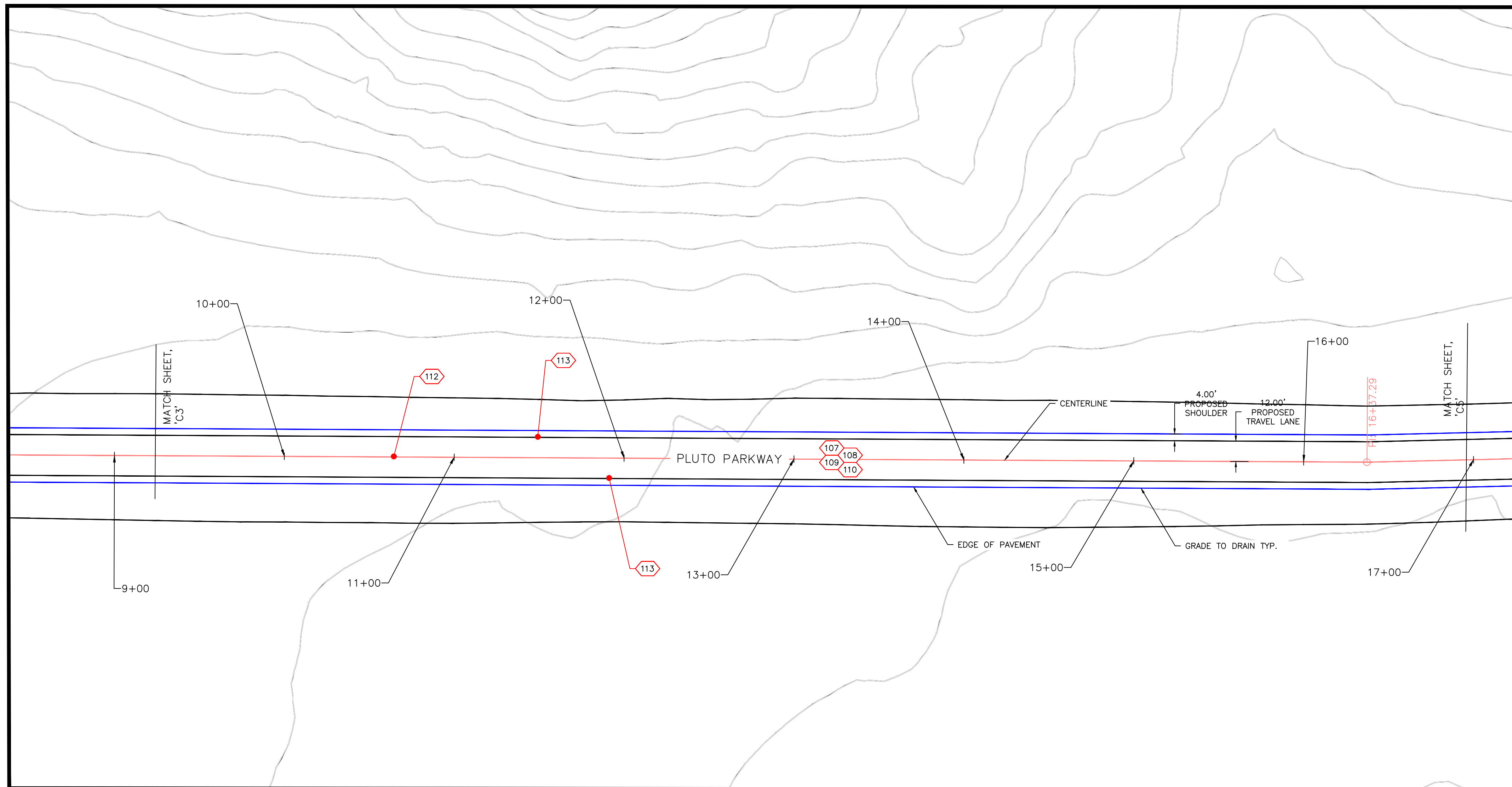
PLAN AND PROFILE  
BELLEMONT ALIGNMENT  
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date:	04/12/2026
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revisions:	

PLAN VIEW - BEGIN - STA. 9+25

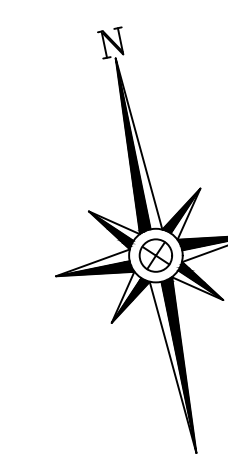
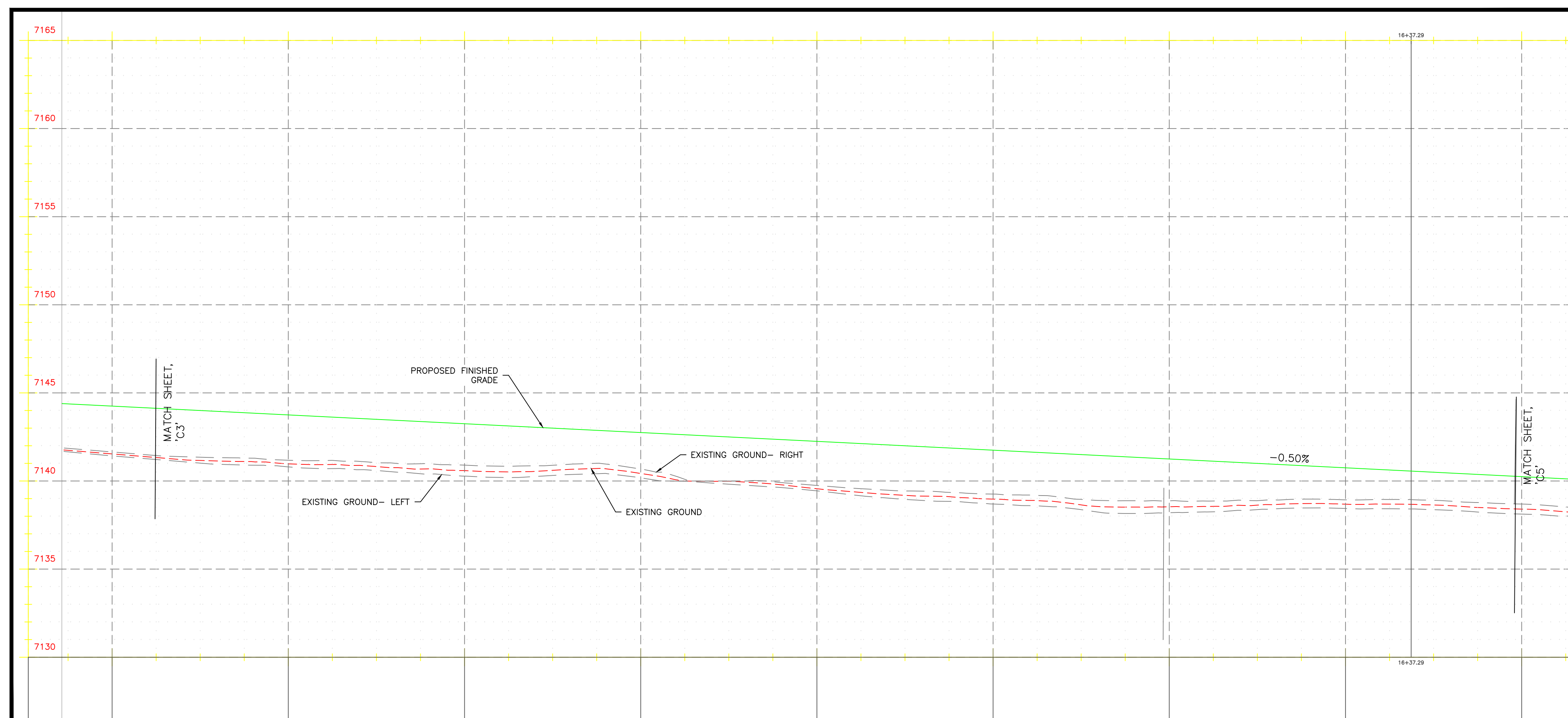


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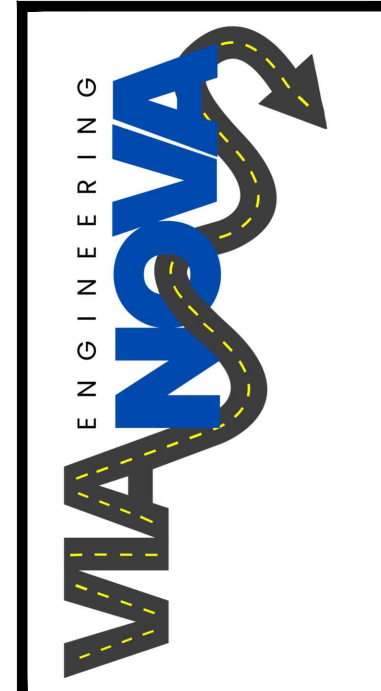
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PROFILE VIEW - BEGIN - STA. 9+25



HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



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PLAN AND PROFILE  
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 BELLEMONT  
 ARIZONA, 86005

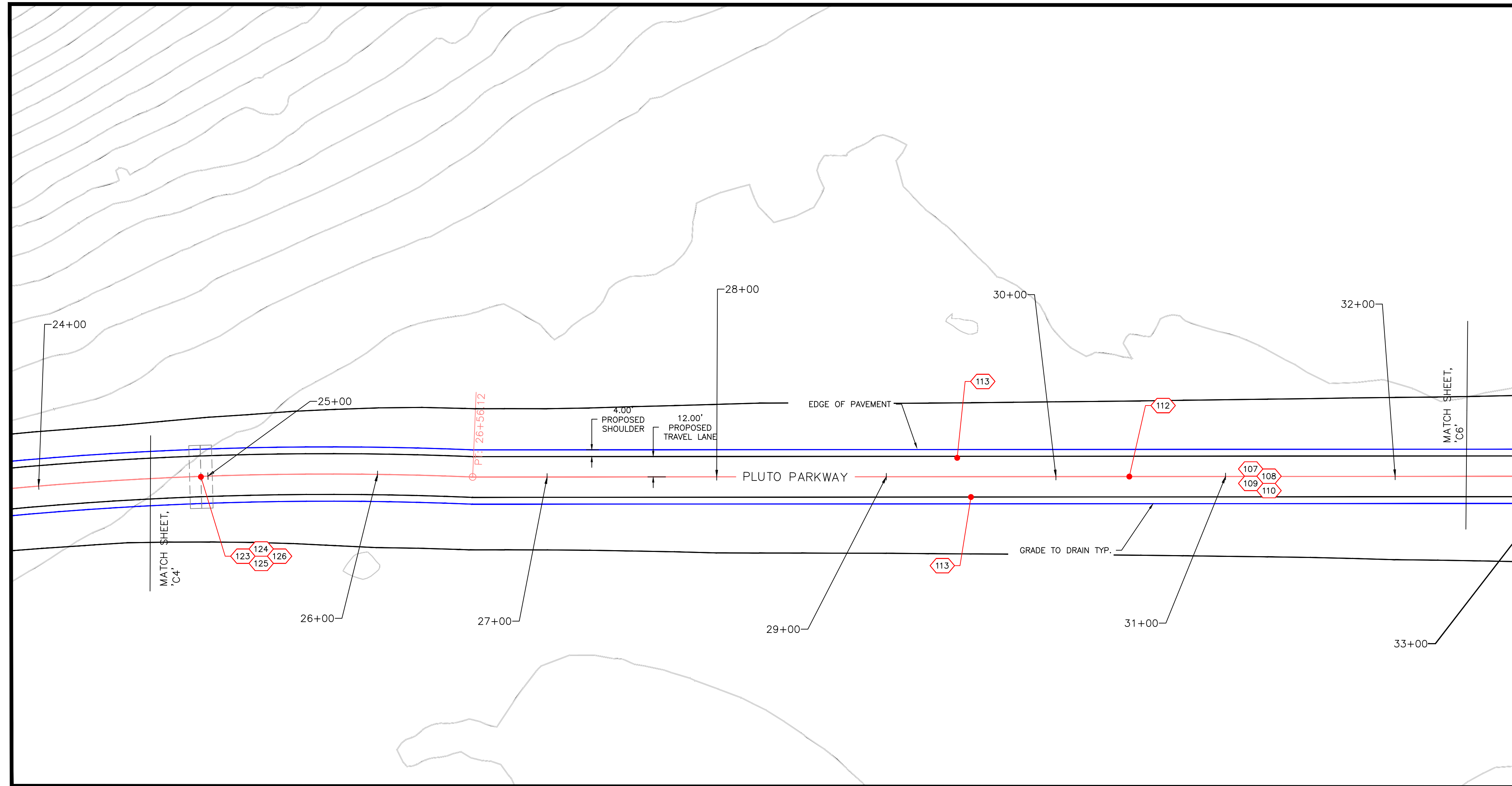


Contact Arizona 811 at least two full working days before you begin excavation.  
 Call 811 or click Arizona811.com

project:  
 proj #:  
 drawing name:  
 VANOVA 486 PLANSET  
 drawn by: LHT  
 reviewed by: SH,JS,OS  
 date: 04/12/2026  
 review #:

revisions:


PLAN VIEW - BEGIN - STA. 24+68

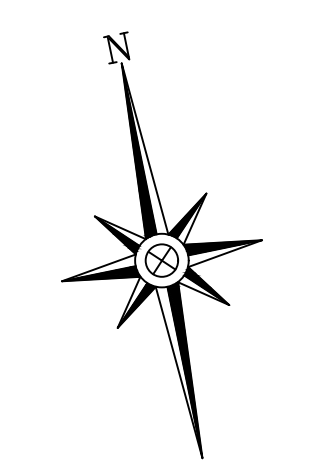
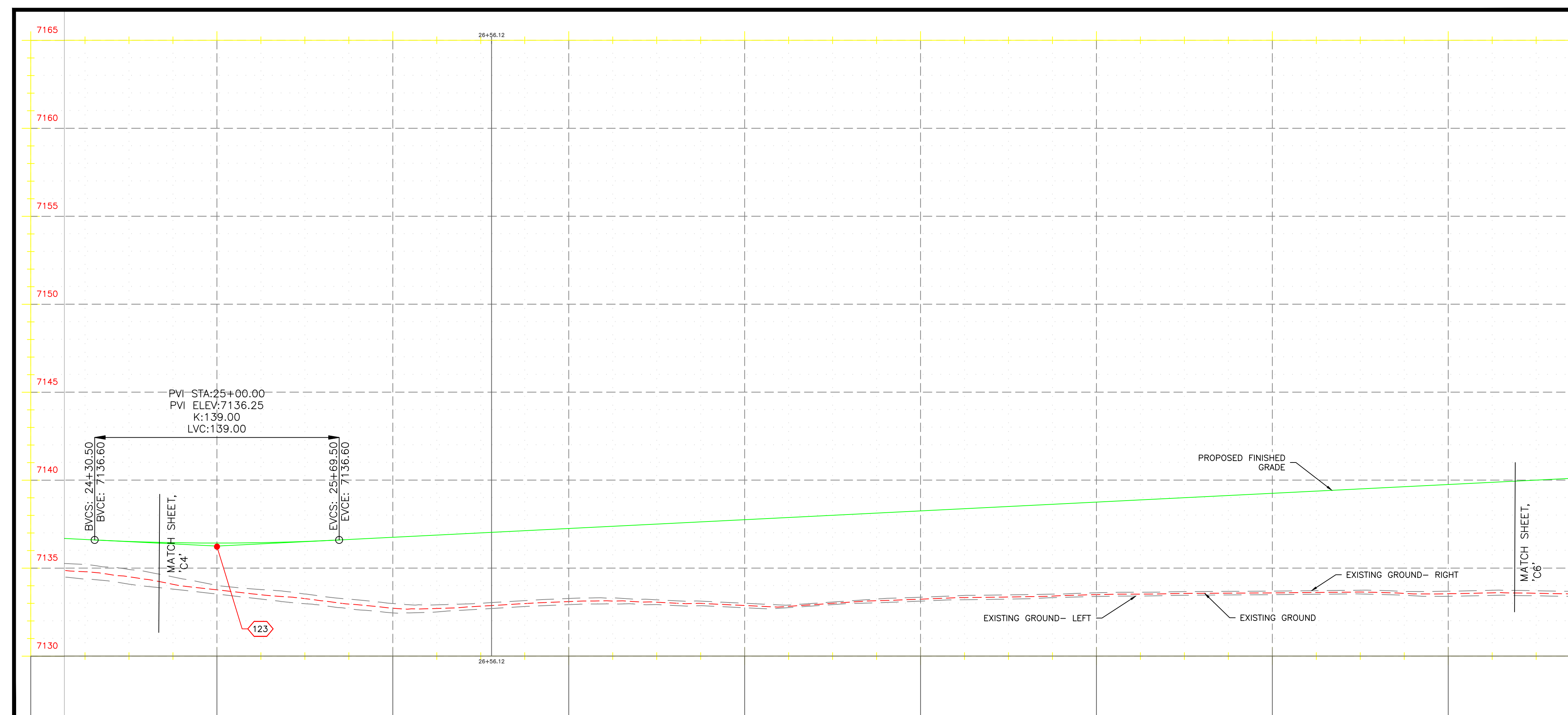


- PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- ROADWAY GRADING EXTENTS
- PROPOSED FINISHED GRADE
- EXISTING GROUND
- EXISTING GROUND-LEFT/RIGHT

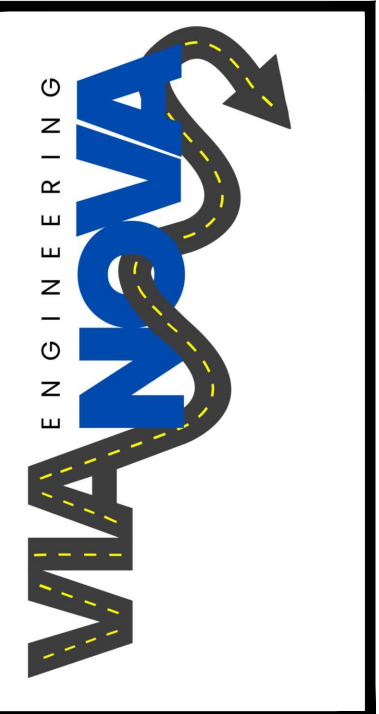
CONSTRUCTION NOTES

- 107 ALT. 1 PLACE, COMPACT, AND FINEGRADE 12" AB
- 108 ALT. 2 PLACE, COMPACT, AND FINEGRADE 6" AB WITH CTB TREATMENT
- 109 ALT. 2 PLACE, COMPACT, AND FINEGRADE 2" AB
- 110 PAVE 4.5" AC
- 112 6" DOUBLE YELLOW CENTERLINE STRIPING
- 113 6" WHITE SHOULDER STRIPING
- 123 4' X 7' ADOT SD 6.01 REINFORCED CONCRETE BOX CULVERT
- 124 COMMERCIAL FLARED END SECTION
- 125 CULVERT WINGWALL
- 126 WINGWALL HANDRAIL

PROFILE VIEW - BEGIN - STA. 24+68



HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



VANOVA ENGINEERING  
 2122 S. HUFFER LN  
 FLAGSTAFF, AZ 86001

PLAN AND PROFILE  
 BELLEMONT ALIGNMENT  
 APN 203-47-005  
 BELLEMONT  
 ARIZONA, 86005

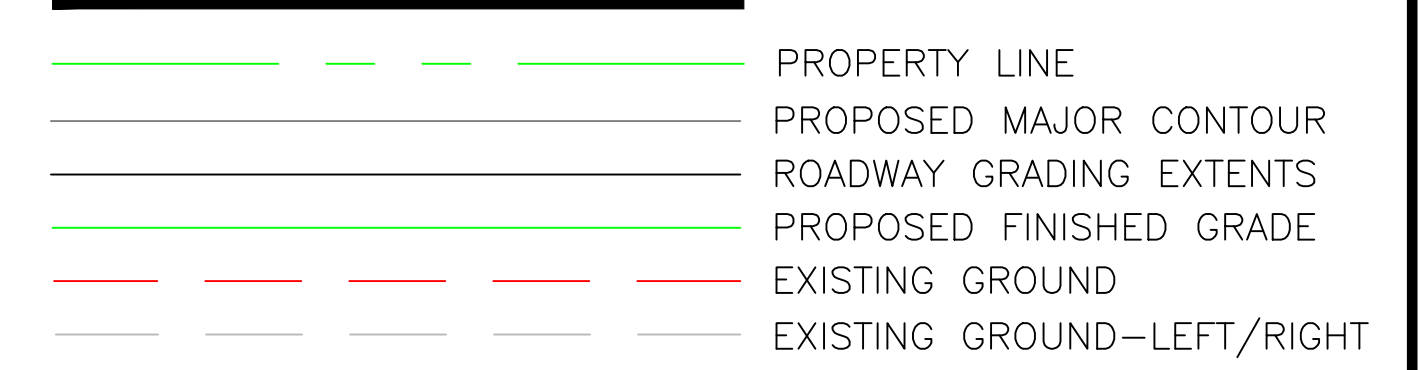
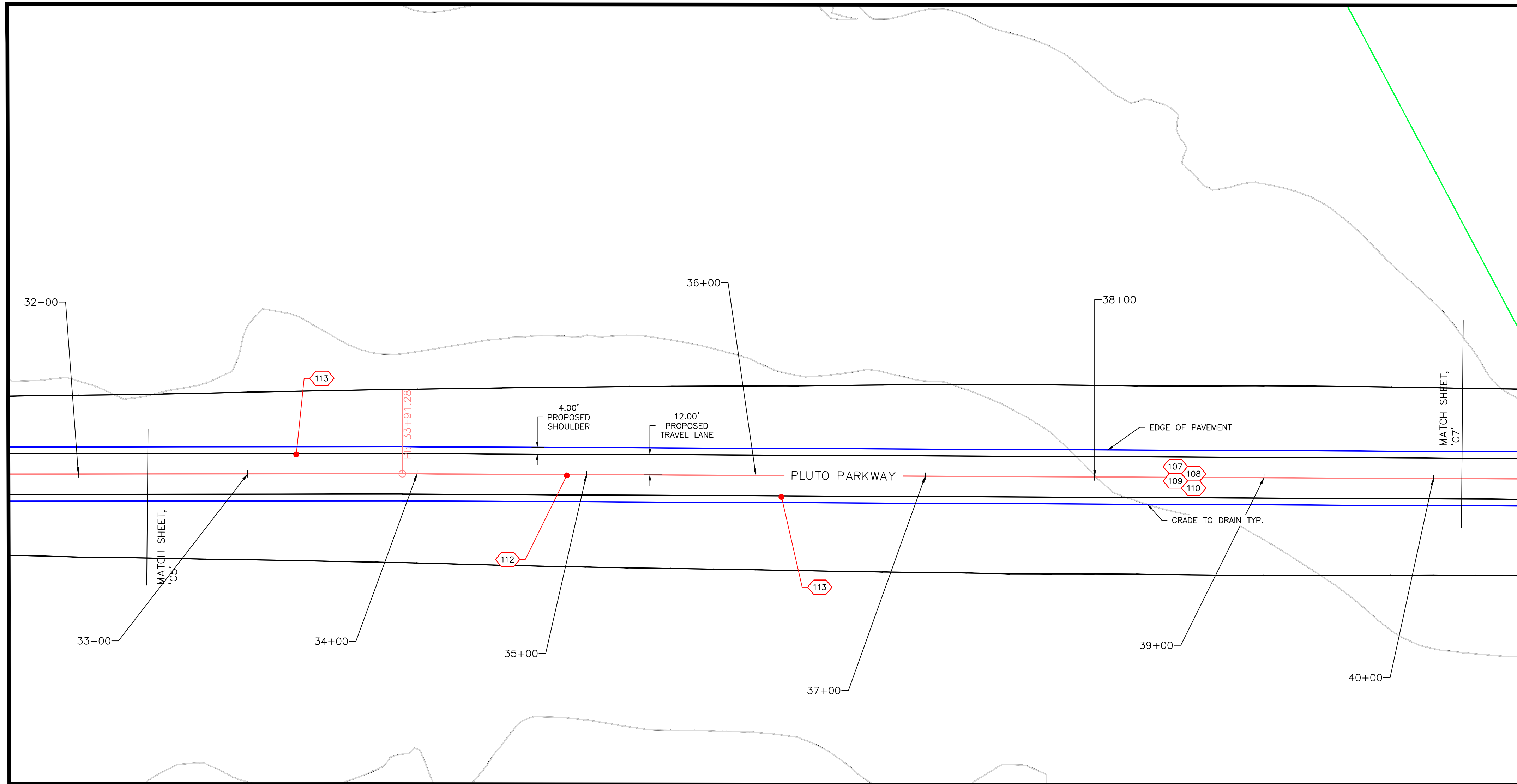


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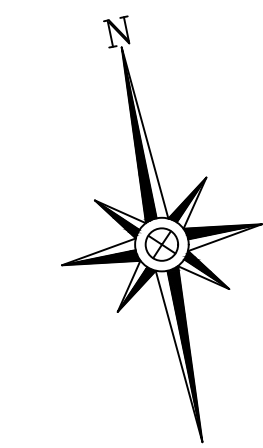
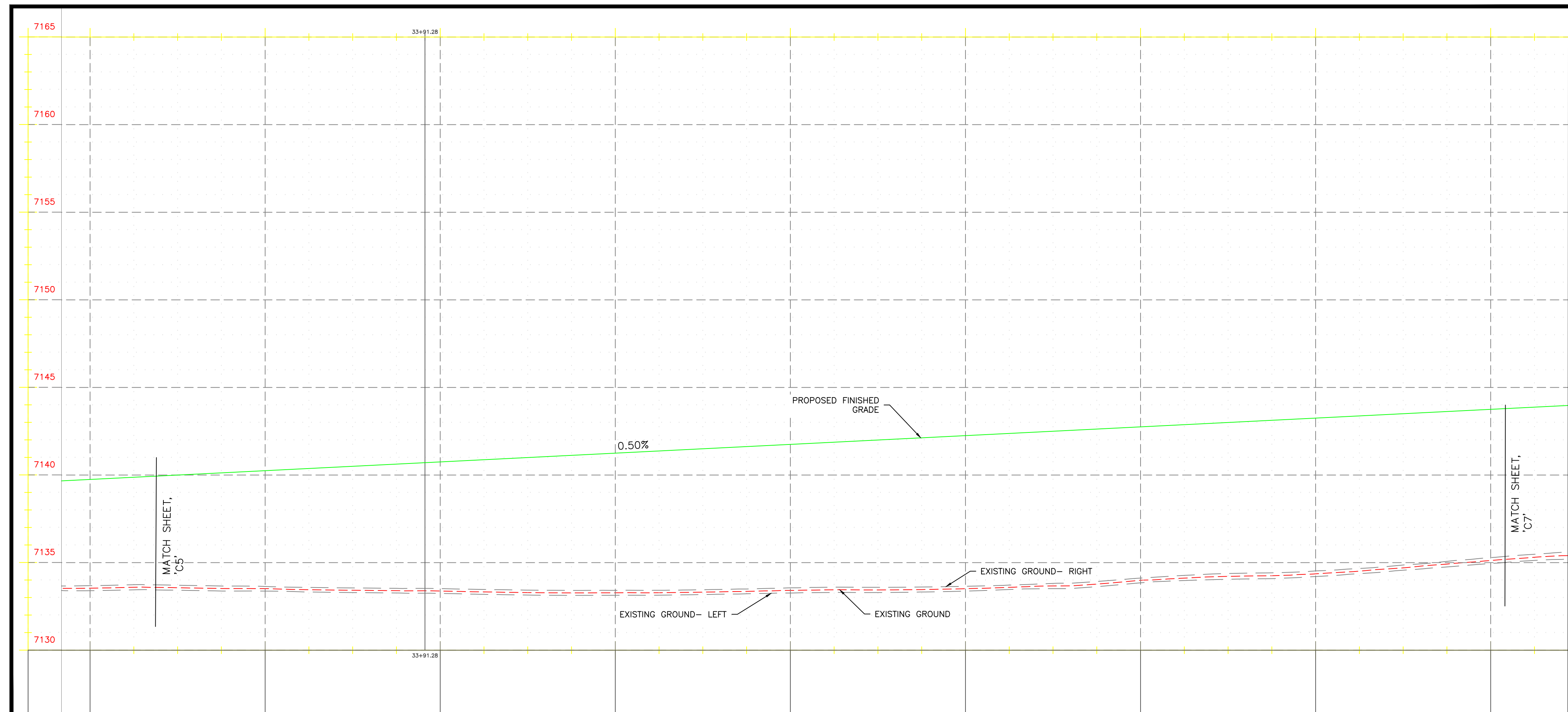
PLAN VIEW - BEGIN - STA. 32+38



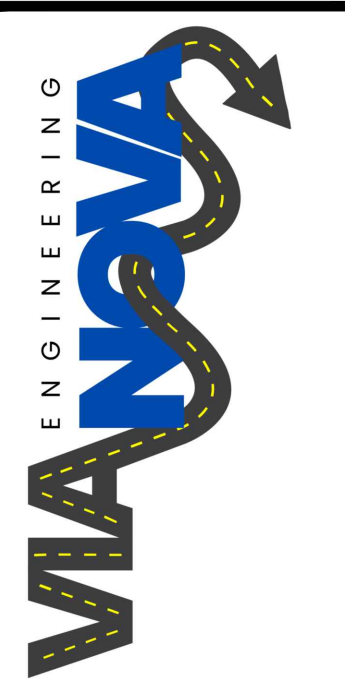
CONSTRUCTION NOTES

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PROFILE VIEW - BEGIN - STA. 32+38



HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



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PLAN AND PROFILE  
 BELLEMONT ALIGNMENT  
 APN 203-47-005  
 BELLEMONT  
 ARIZONA, 86005

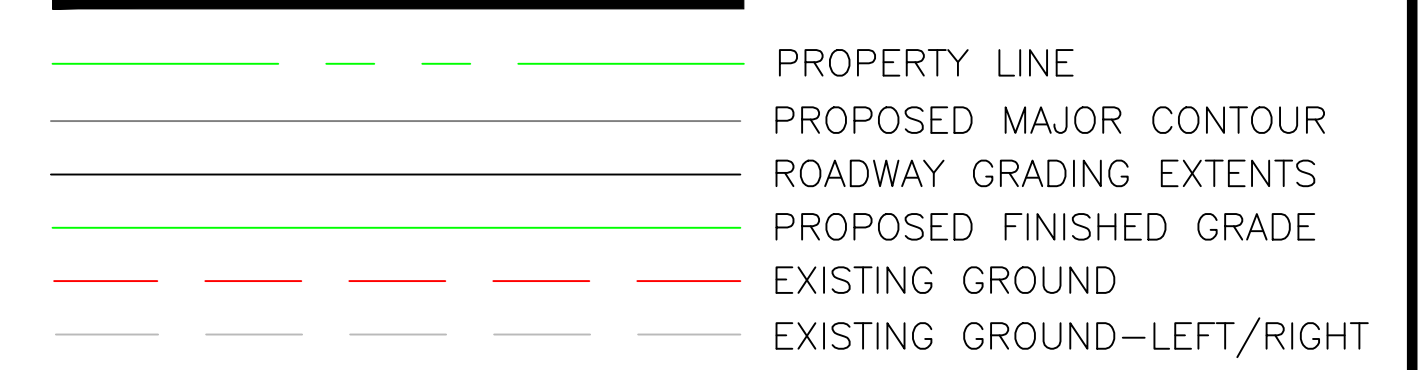
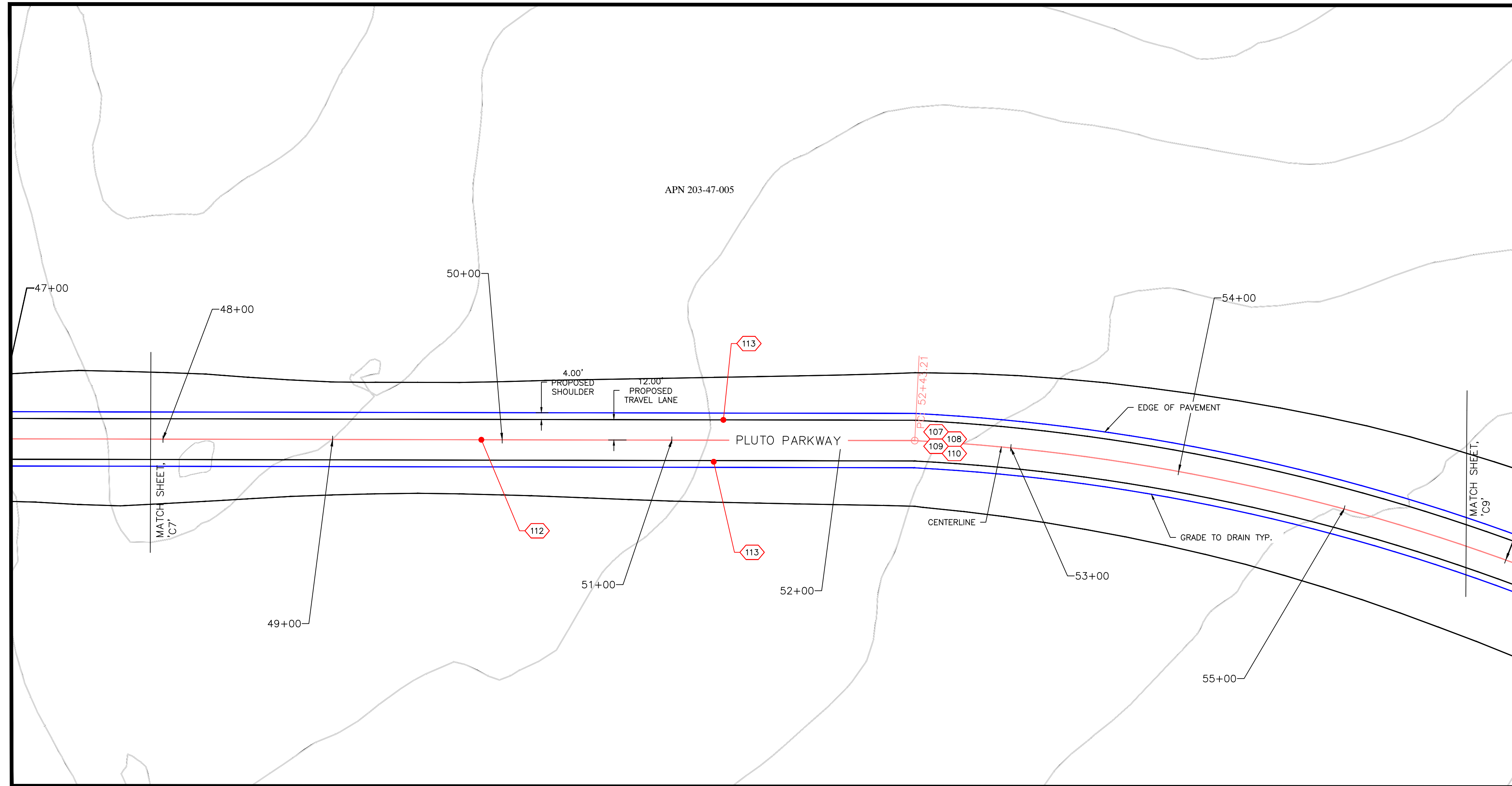


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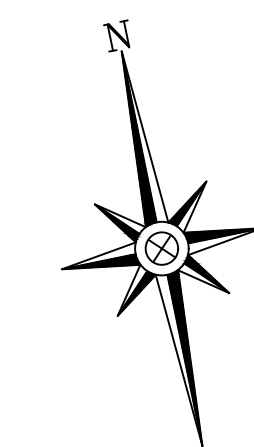
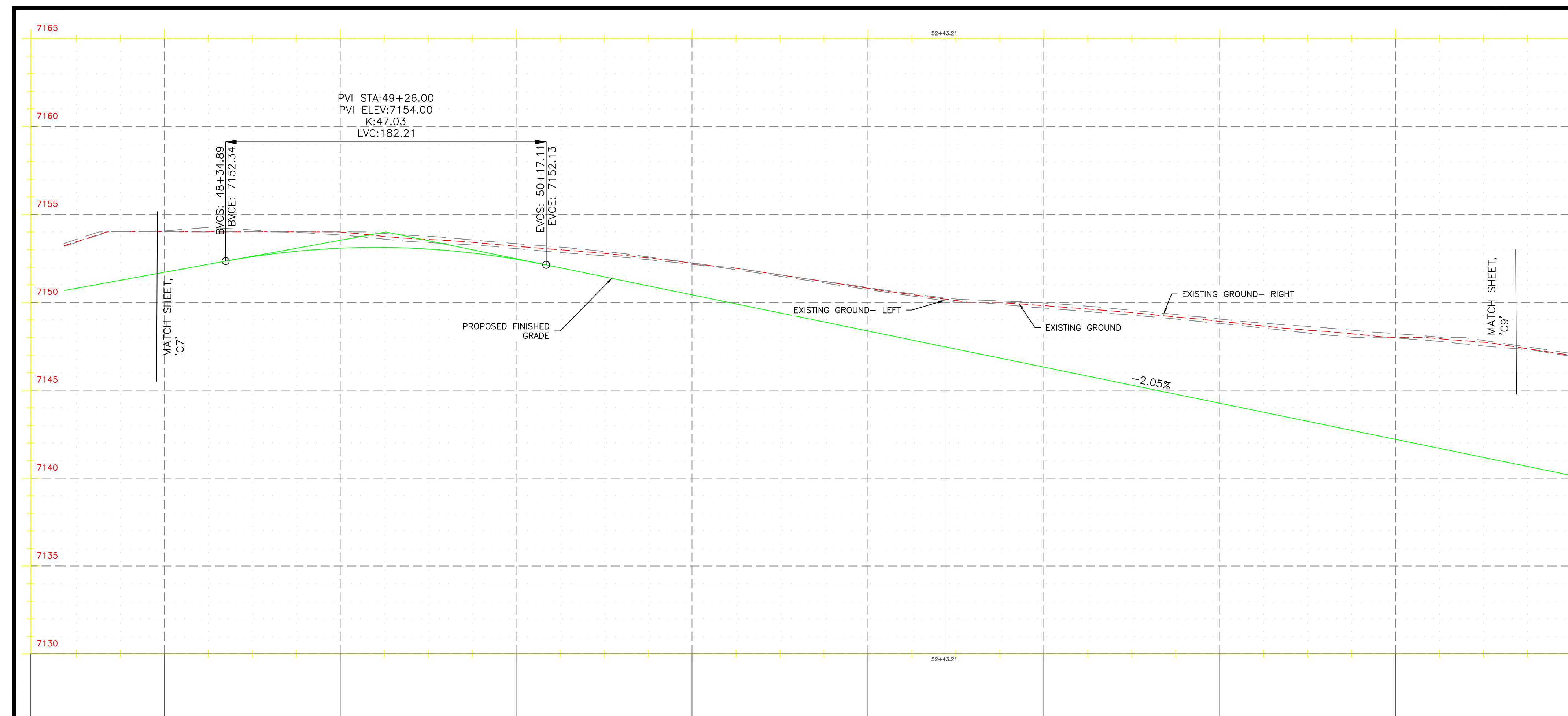
revisions:



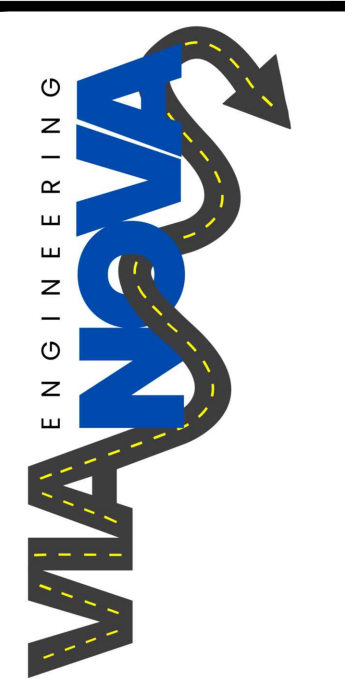



CONSTRUCTION NOTES

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- 110 PAVE 4.5" AC
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HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



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PLAN AND PROFILE  
 BELLEMONT ALIGNMENT  
 APN 203-47-005  
 BELLEMONT  
 ARIZONA, 86005

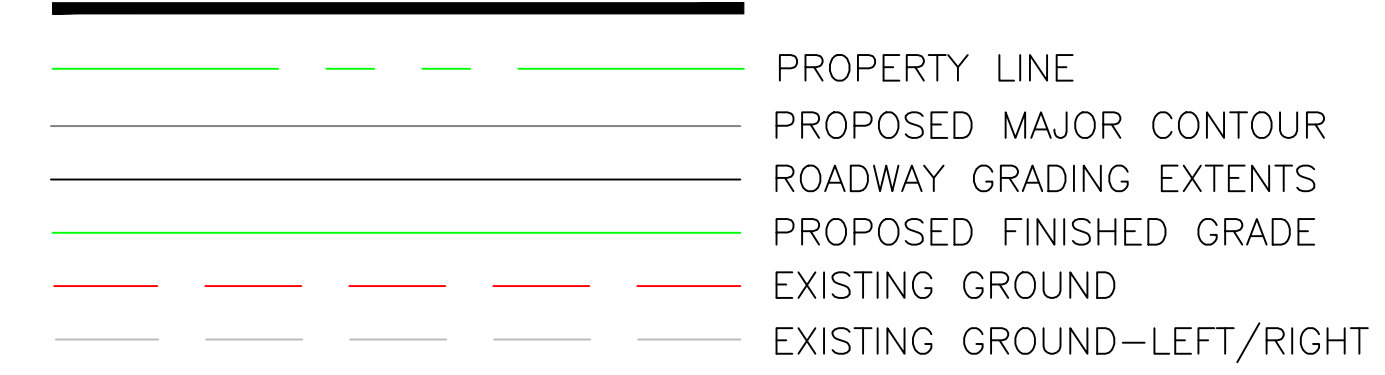
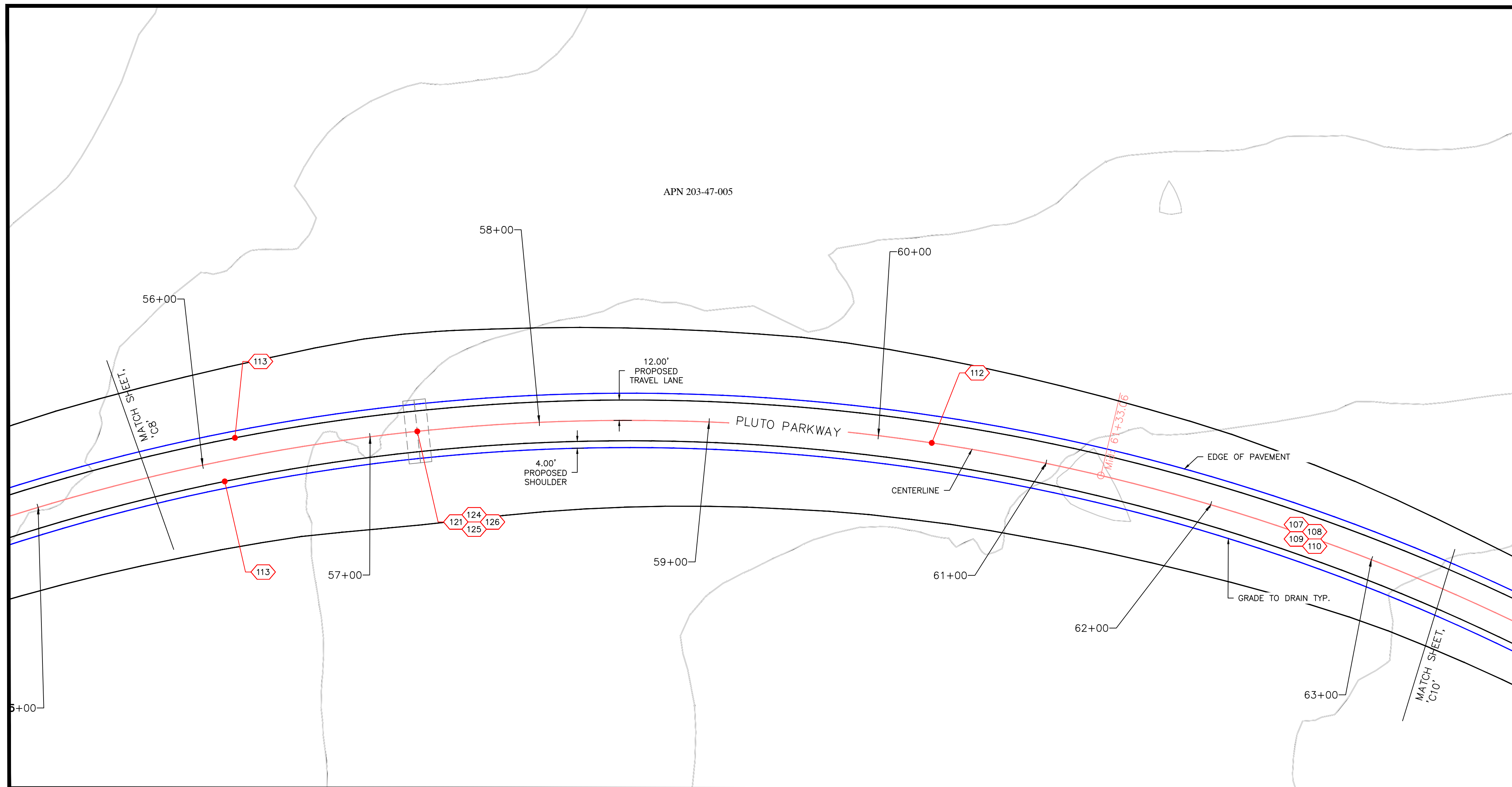


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 VANOVA 486 PLANSET  
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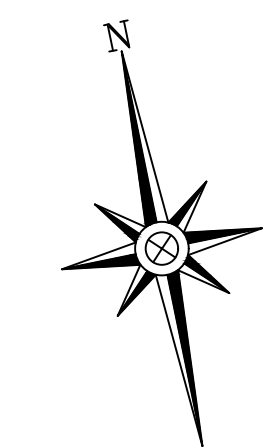
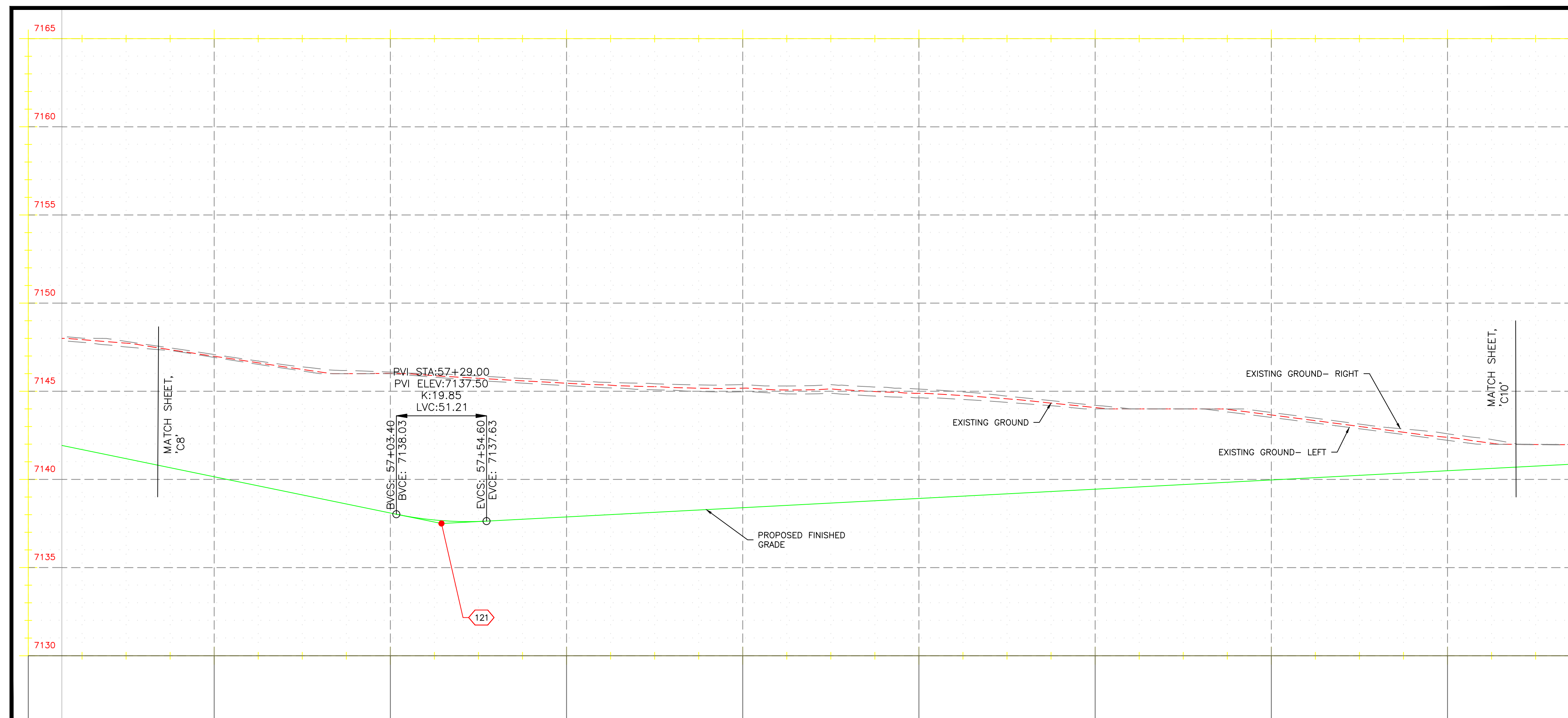

PLAN VIEW - BEGIN - STA. 55+60



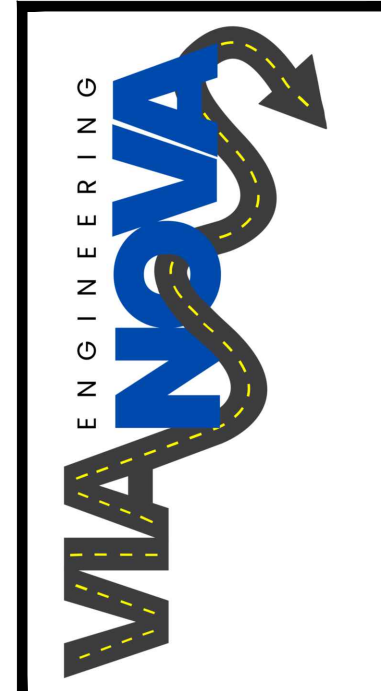
CONSTRUCTION NOTES

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- 109 ALT. 2 PLACE, COMPACT, AND FINEGRADE 2" AB
- 110 PAVE 4.5" AC
- 112 6" DOUBLE YELLOW CENTERLINE STRIPING
- 113 6" WHITE SHOULDER STRIPING
- 121 30" CMP
- 124 COMMERCIAL FLARED END SECTION
- 125 CULVERT WINGWALL
- 126 WINGWALL HANDRAIL

PROFILE VIEW - BEGIN - STA. 55+60



HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



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 FLAGSTAFF, AZ 86001

PLAN AND PROFILE  
 BELLEMONT ALIGNMENT  
 APN 203-47-005  
 BELLEMONT  
 ARIZONA, 86005

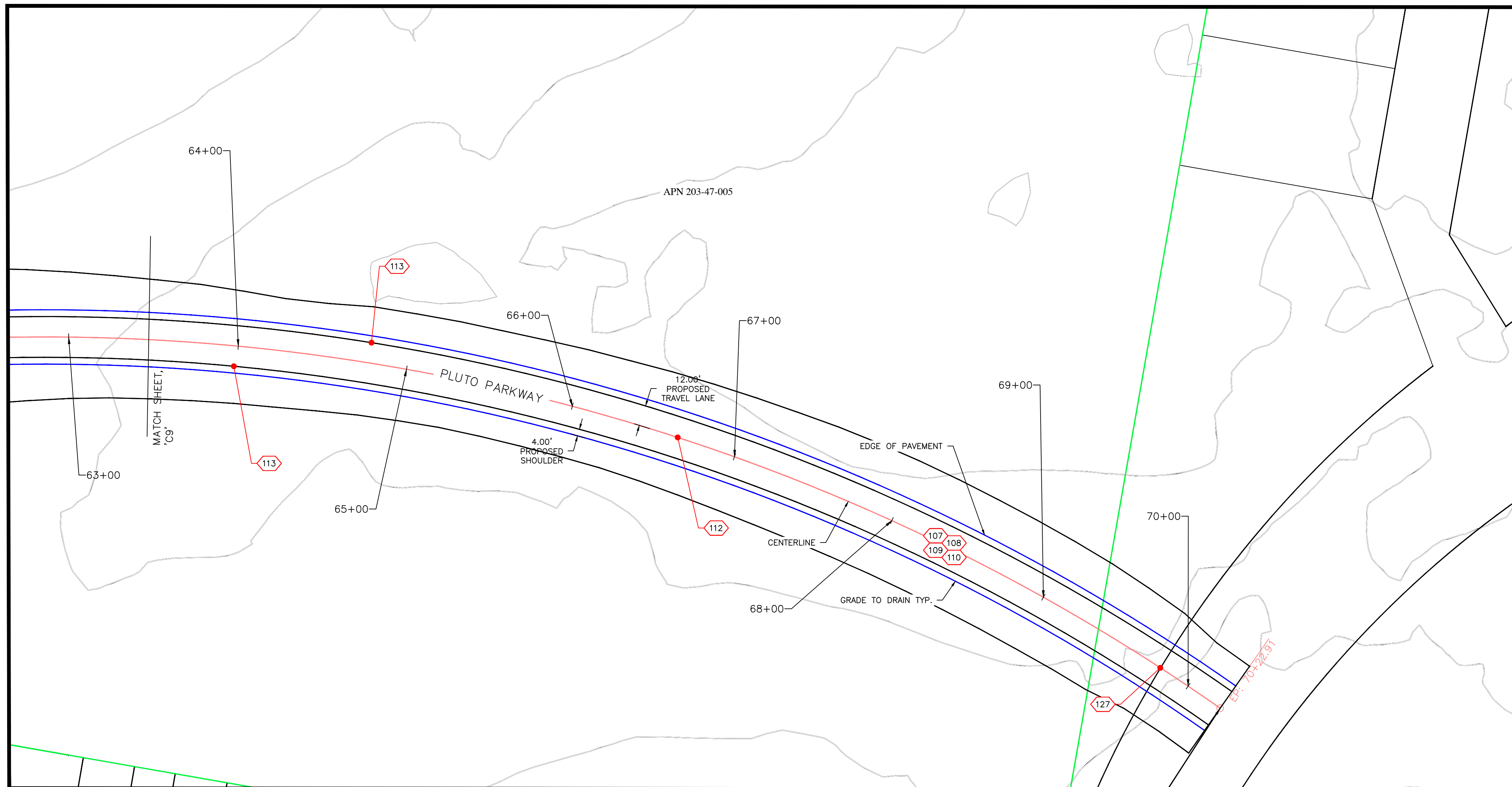


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project:  
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 drawing name:  
 VANOVA 486 PLANSET  
 drawn by: LHT  
 reviewed by: SH,JS,OS  
 date: 04/12/2026  
 review #:

revisions:

PLAN VIEW - BEGIN - STA. 63+39

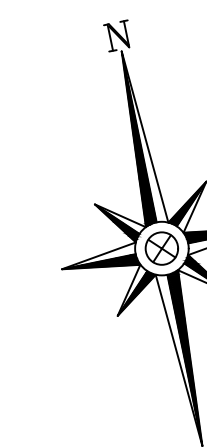
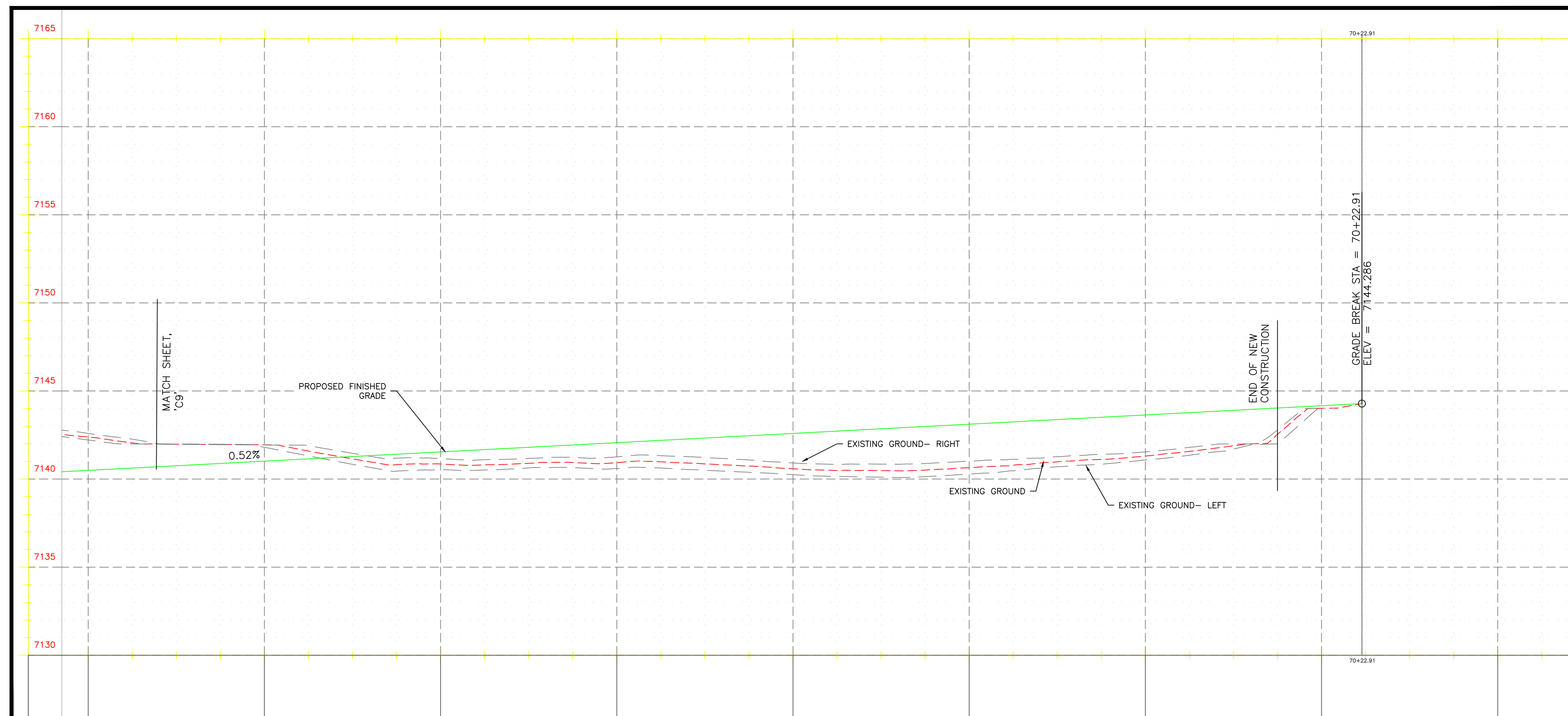


- PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- ROADWAY GRADING EXTENTS
- PROPOSED FINISHED GRADE
- EXISTING GROUND
- EXISTING GROUND-LEFT/RIGHT

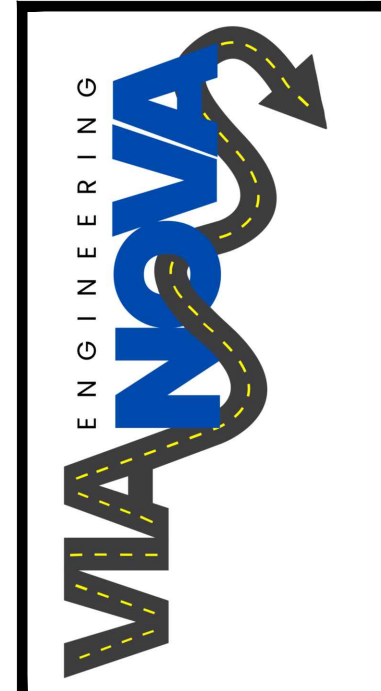
CONSTRUCTION NOTES

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- 108 ALT. 2 PLACE, COMPACT, AND FINEGRADE 6" AB WITH CTB TREATMENT
- 109 ALT. 2 PLACE, COMPACT, AND FINEGRADE 2" AB
- 110 PAVE 4.5" AC
- 112 6" DOUBLE YELLOW CENTERLINE STRIPING
- 113 6" WHITE SHOULDER STRIPING
- 127 SEE SHEET C11 FOR INTERSECTION DETAILS

PROFILE VIEW - BEGIN - STA. 63+39



HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



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 FLAGSTAFF AZ 86001

PLAN AND PROFILE  
 BELLEMONT ALIGNMENT  
 APN 203-47-005  
 BELLEMONT  
 ARIZONA, 86005

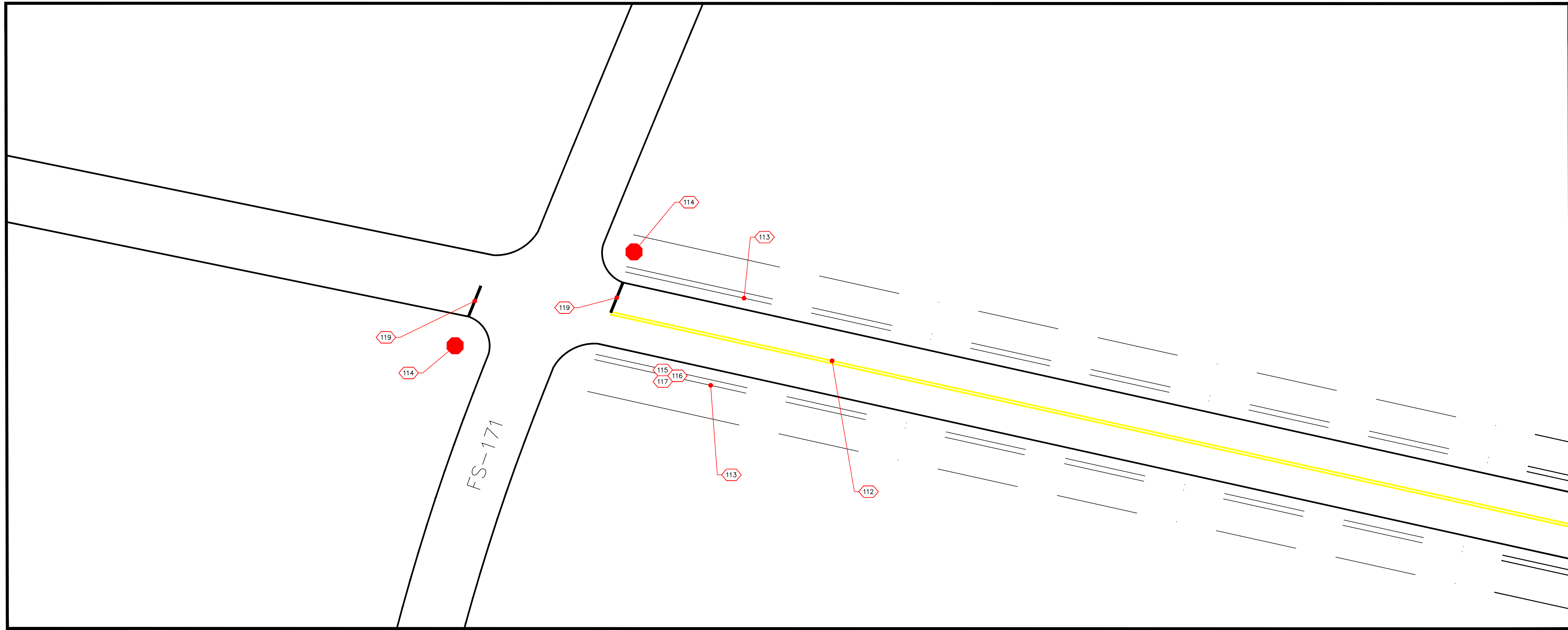


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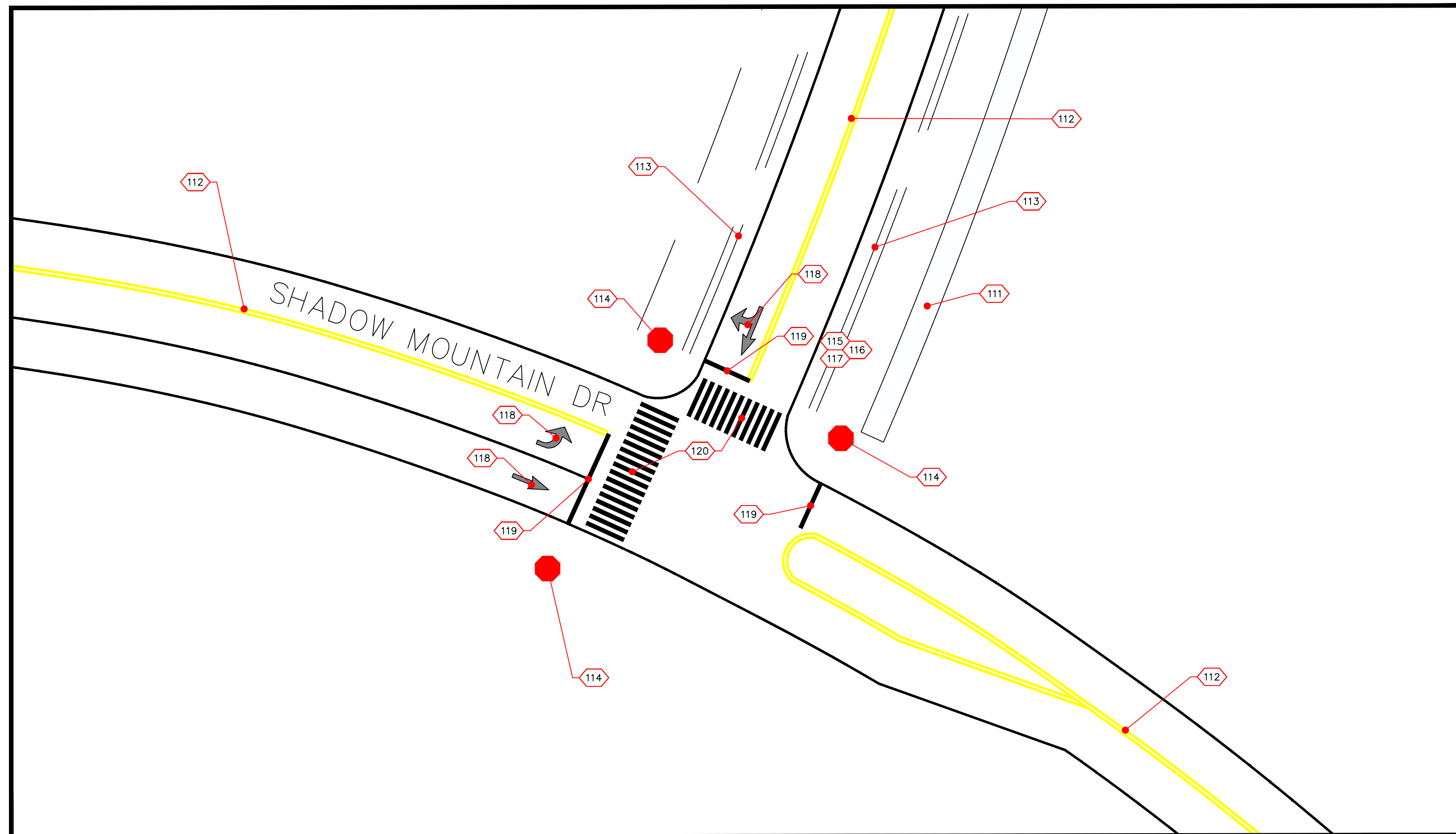
project:
proj #:
drawing name:
VIANOVA 486 PLANSET
drawn by: LHT
reviewed by: SH,JS,OS
date: 04/12/2026
review #:

revisions:

INTERSECTION  
PLUTO PARKWAY – FS RD 171

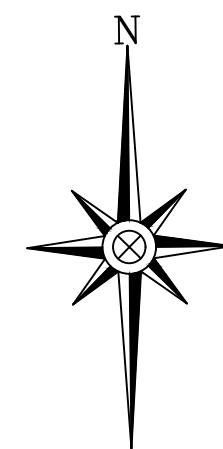


INTERSECTION  
PLUTO PARKWAY – SHADOW MOUNTAIN DR

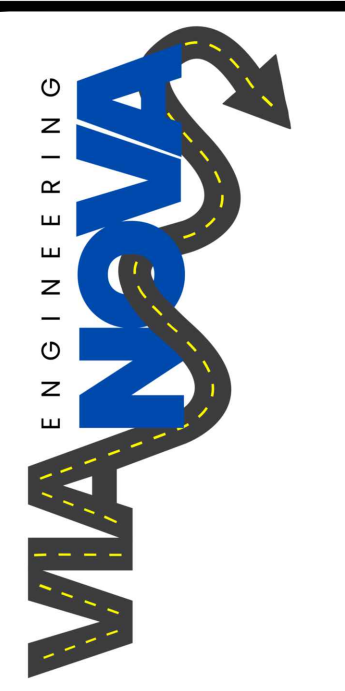


CONSTRUCTION NOTES

- 111 6' SIDEWALK
- 112 6" DOUBLE YELLOW CENTERLINE STRIPING
- 113 6" WHITE SHOULDER STRIPING
- 114 30" X 30" R1-1 STOP SIGN AND POST
- 115 24" X 30" R2-1 35 MPH SPEED LIMIT SIGN AND POST
- 116 24" X 30" R4-1 DO NOT PASS SIGN AND POST
- 117 24" X 30" R3-17 BIKE LANE SIGN AND POST
- 118 ADDOT M-10 TURN LANE ARROWS THERMO
- 119 12" WHITE STOP BAR THERMO
- 120 12" WHITE CROSSWALK LINE THERMO

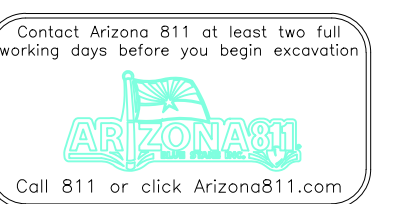


HORIZONTAL SCALE: 1" = 20'



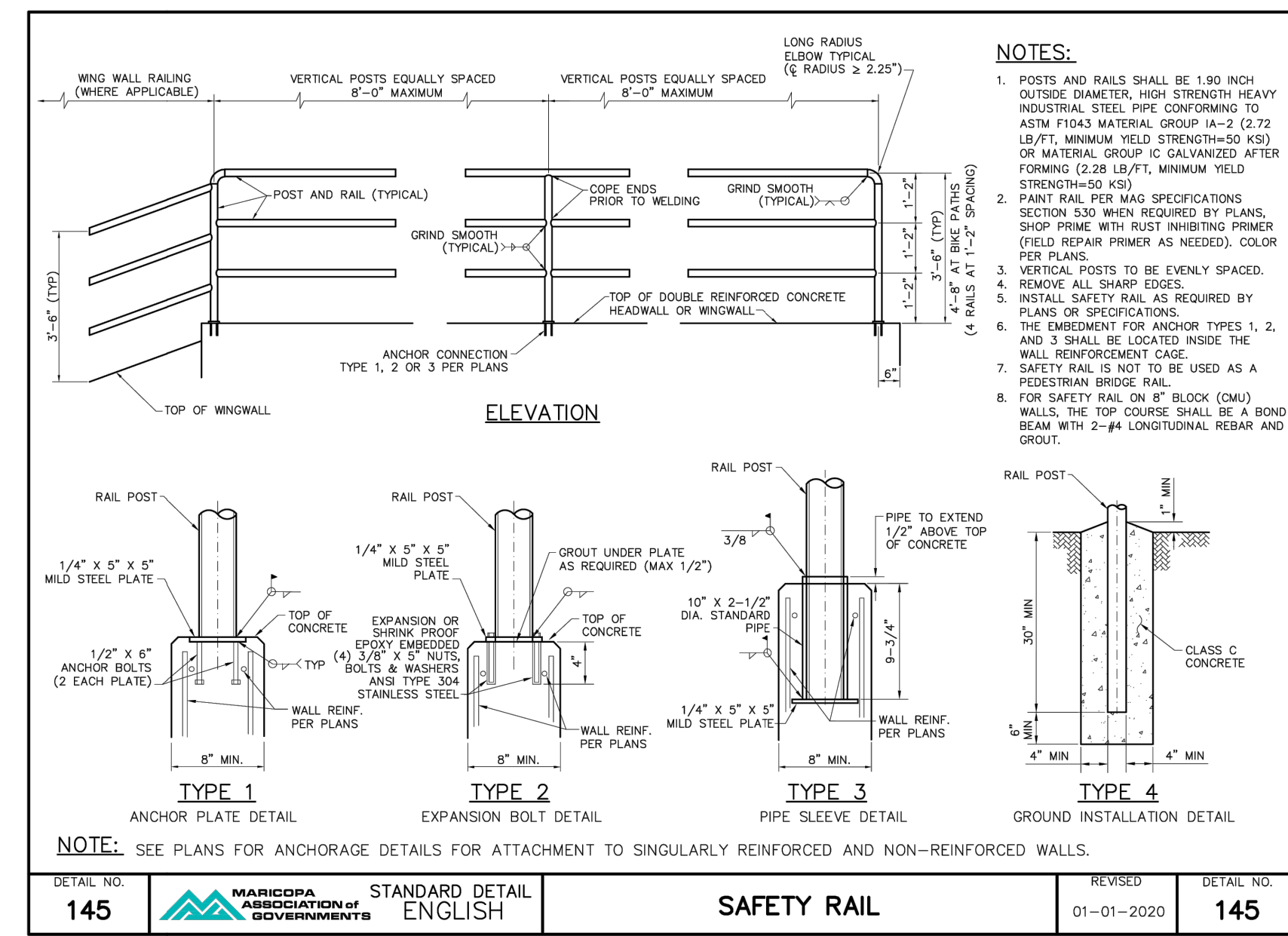
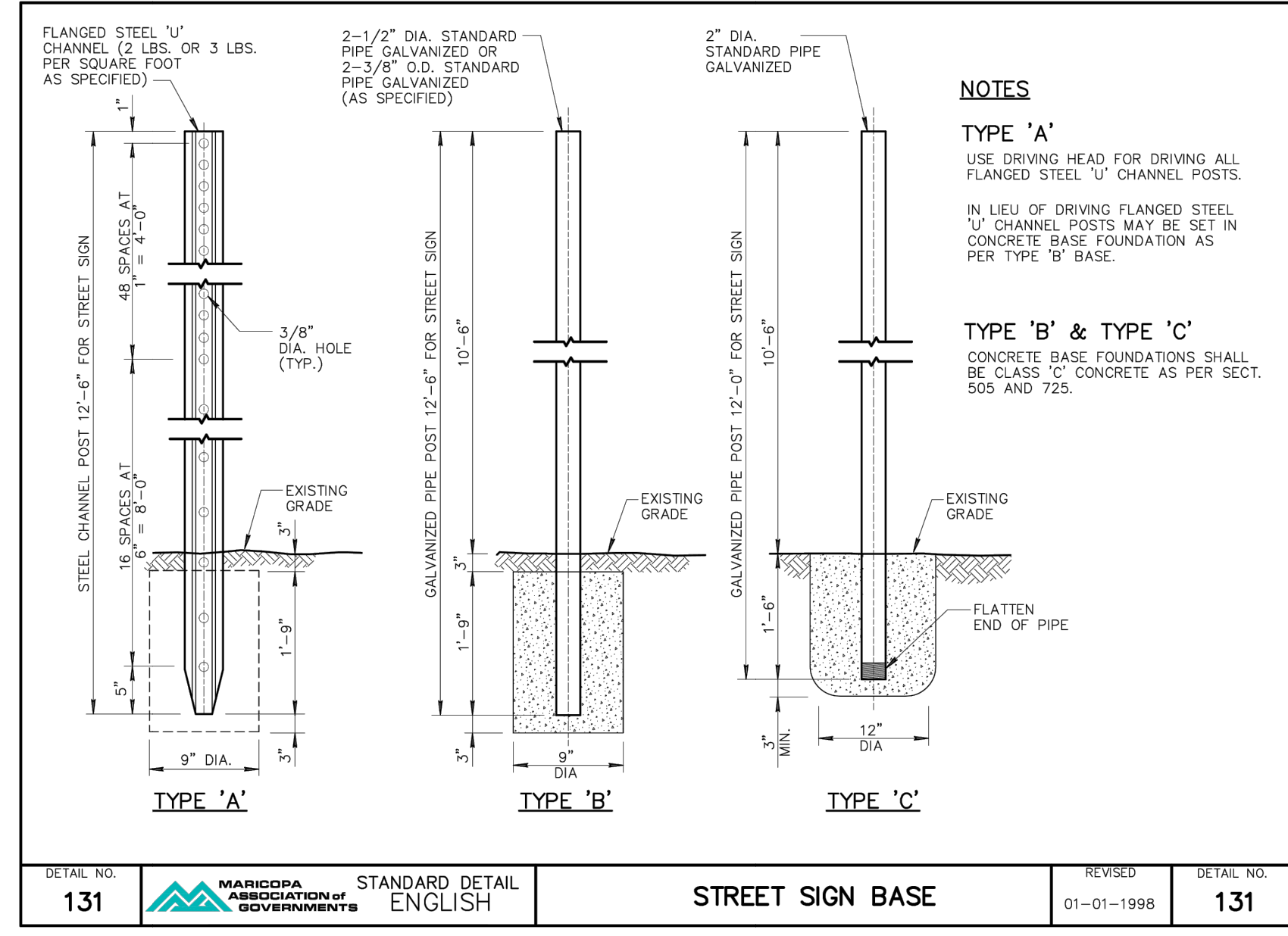
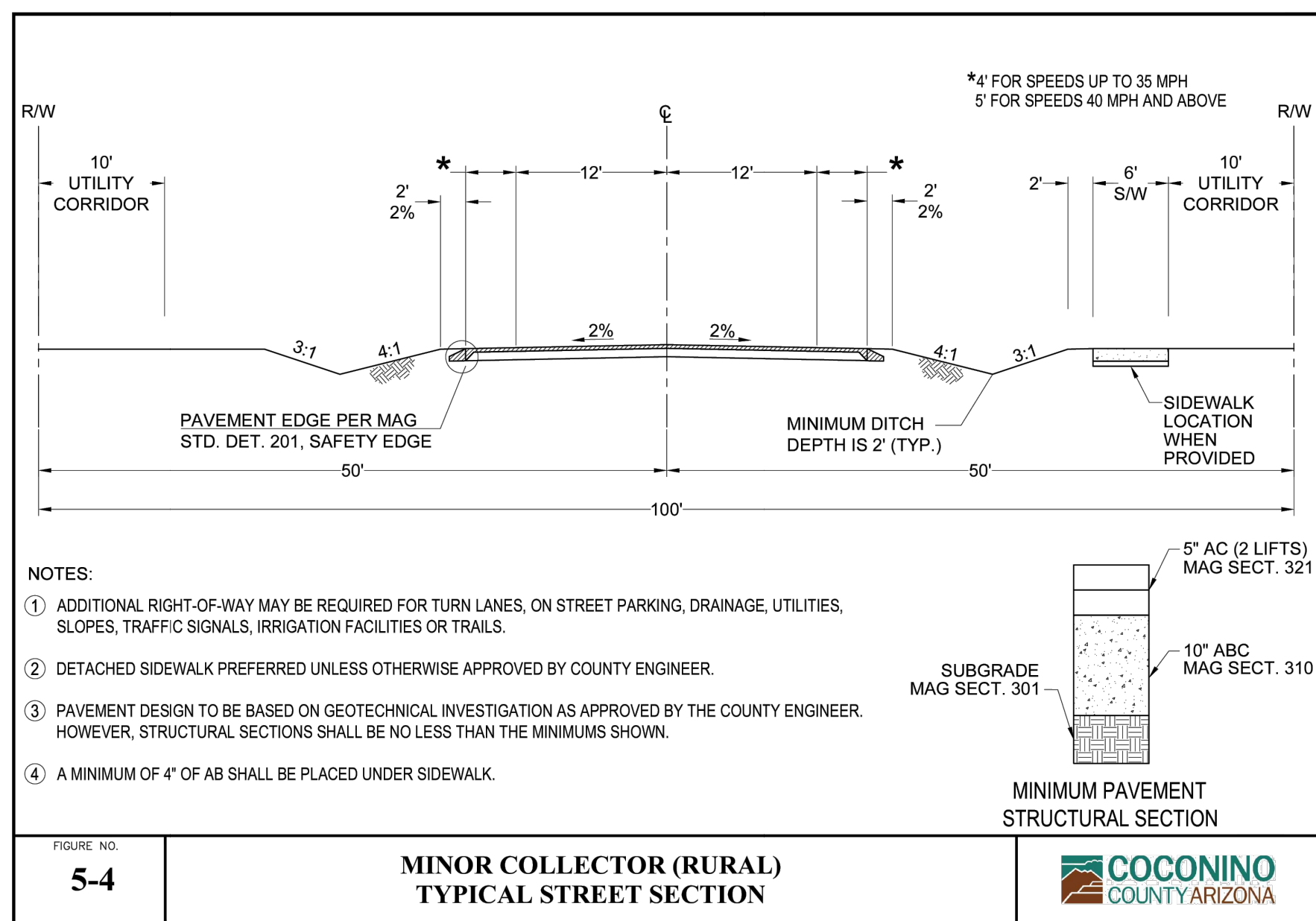
VANOVA ENGINEERING  
2122 S. HUFFER LN  
FLAGSTAFF AZ 86001

INTERSECTION DESIGN  
BELLEMONT ALIGNMENT  
APN 203-47-005  
BELLEMONT  
ARIZONA, 86005



project:  
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VANOVA 486 PLANSET  
drawn by: LHT  
reviewed by: SH,JS,OS  
date: 04/12/2026  
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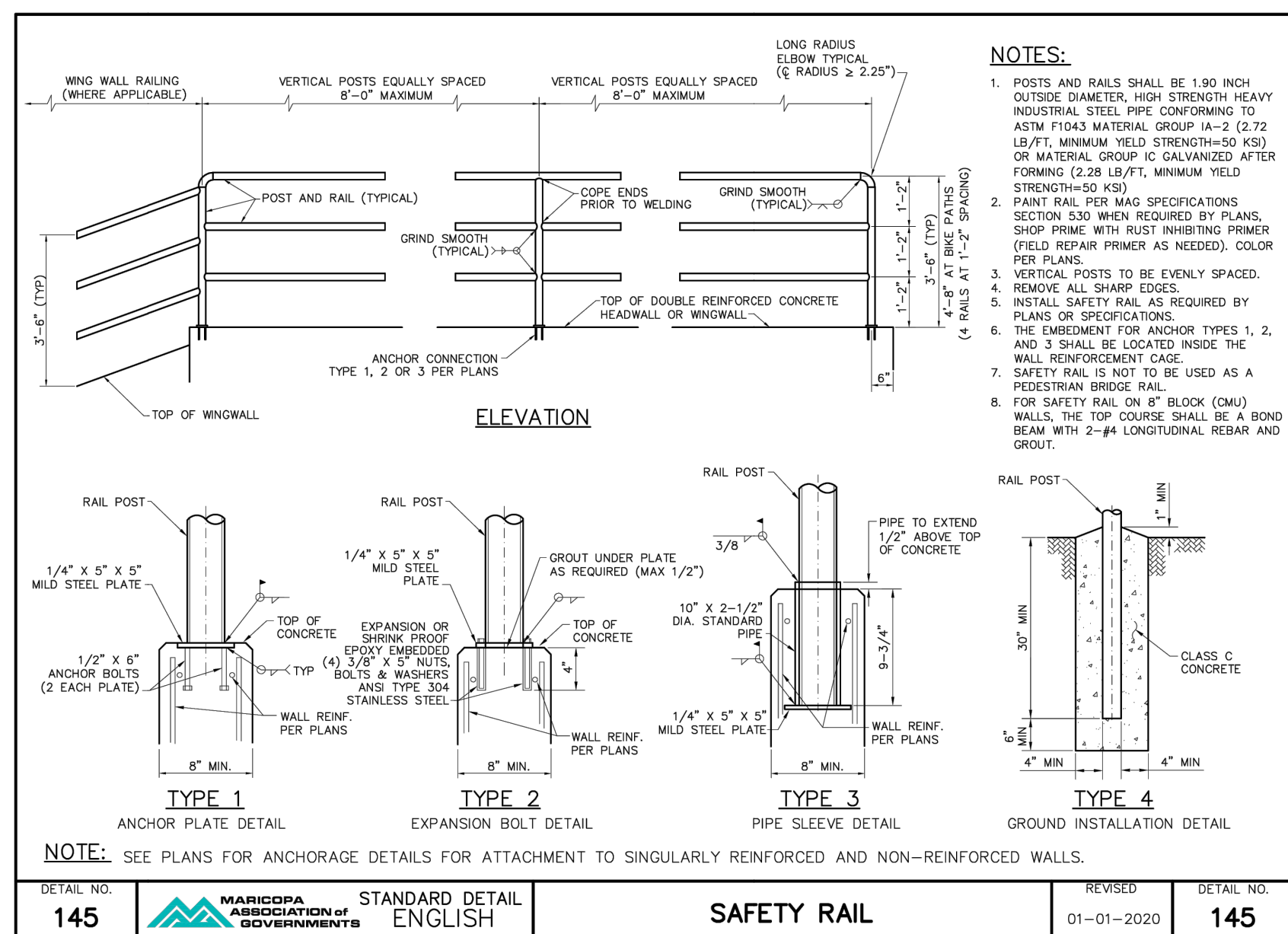
revisions:

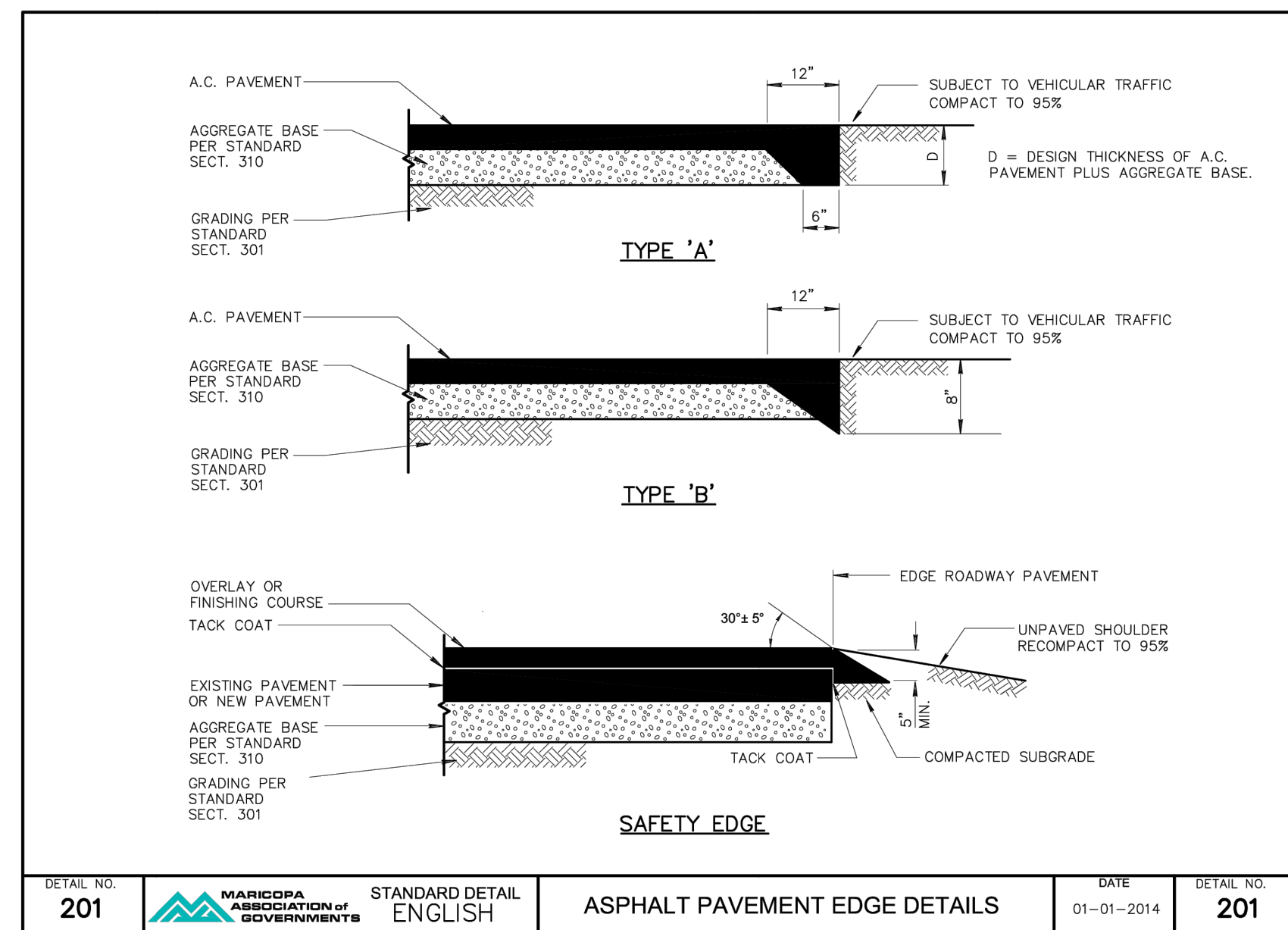
**A MINOR COLLECTOR (RURAL) TYPICAL STREET SECTION**  
NOT TO SCALE

**B STREET SIGN BASE**  
NOT TO SCALE

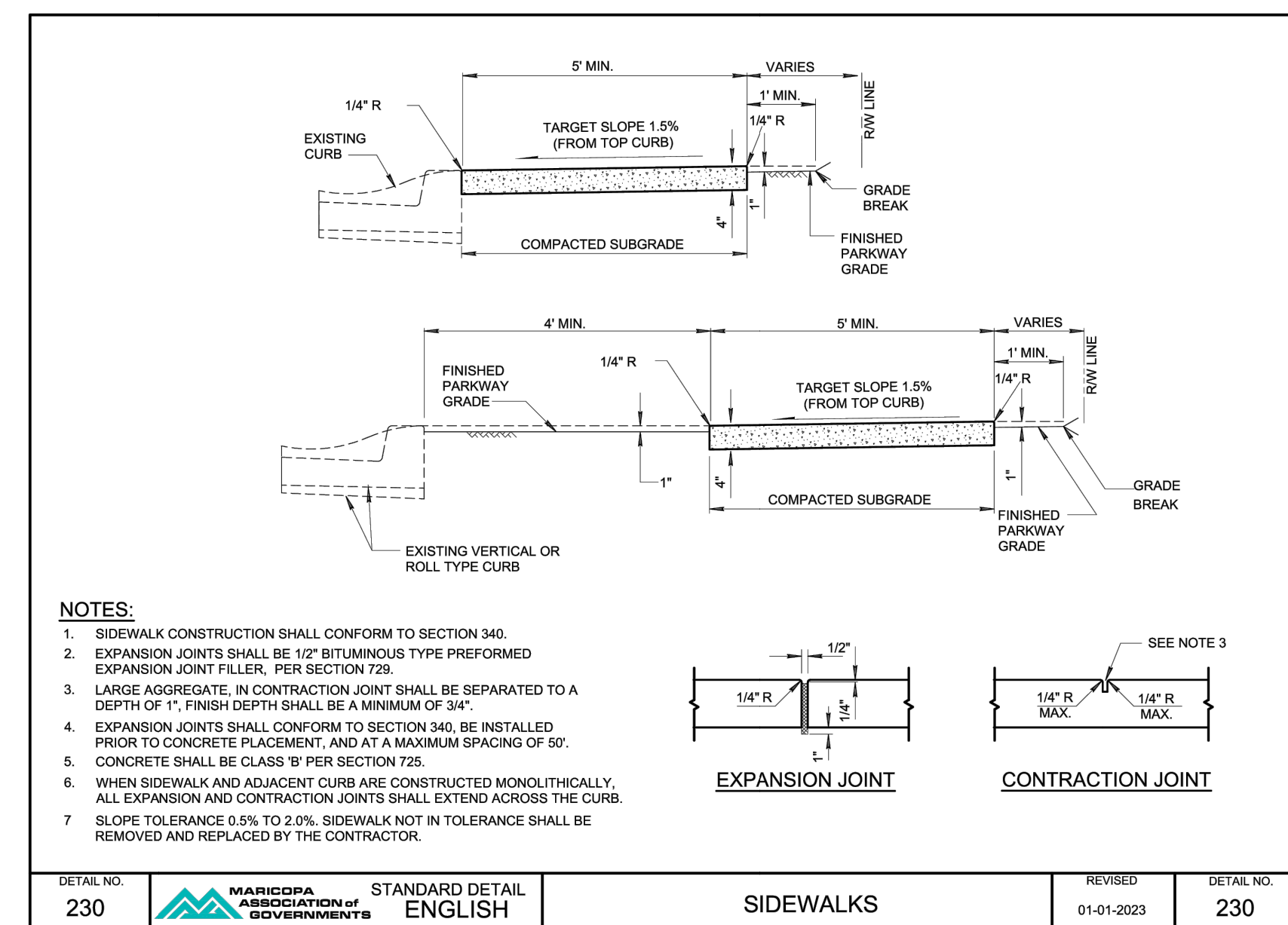
**C SAFETY RAIL**  
NOT TO SCALE



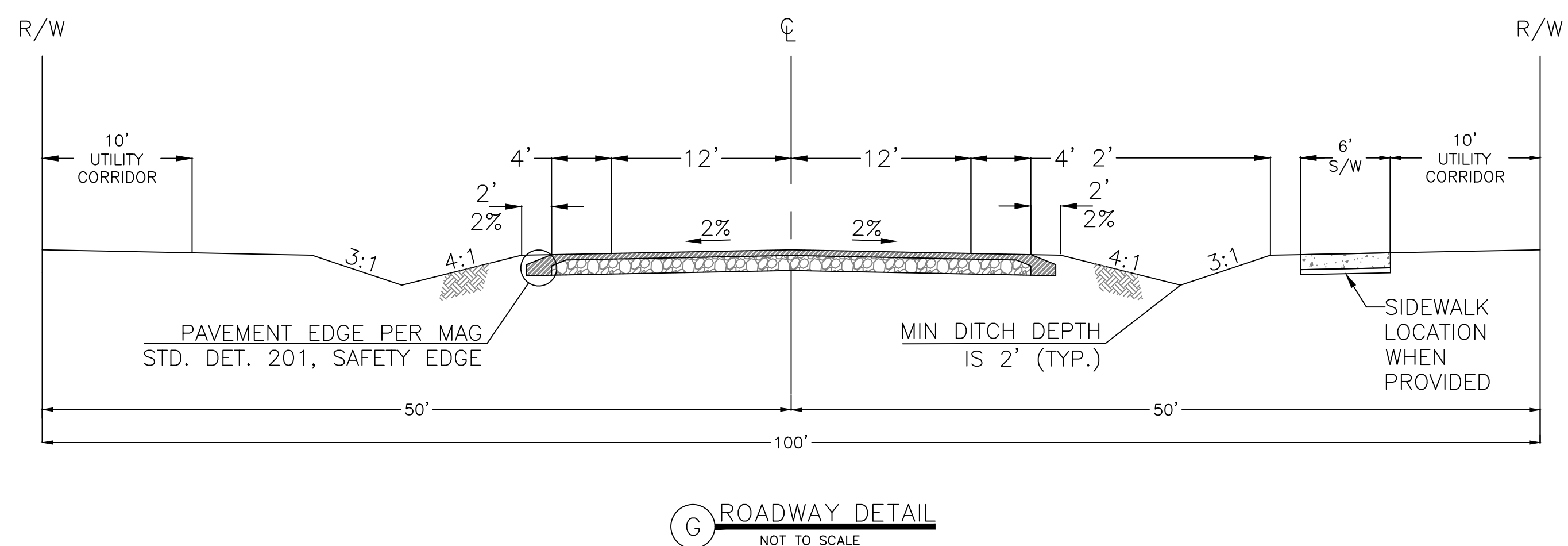
**D SAFETY RAIL**  
NOT TO SCALE



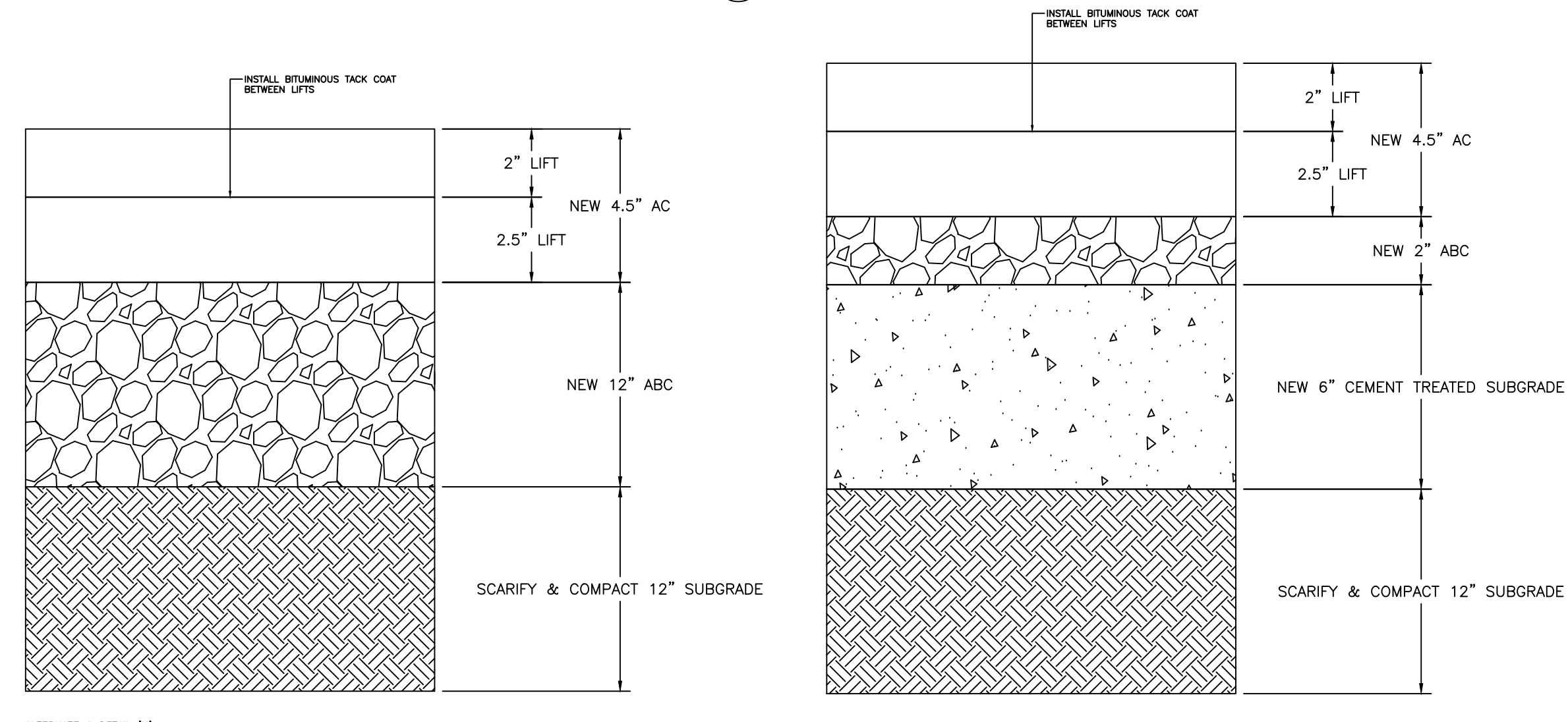
**E ASPHALT PAVEMENT EDGE DETAILS**  
NOT TO SCALE



**F SIDEWALKS**  
NOT TO SCALE



**G ROADWAY DETAIL**  
NOT TO SCALE



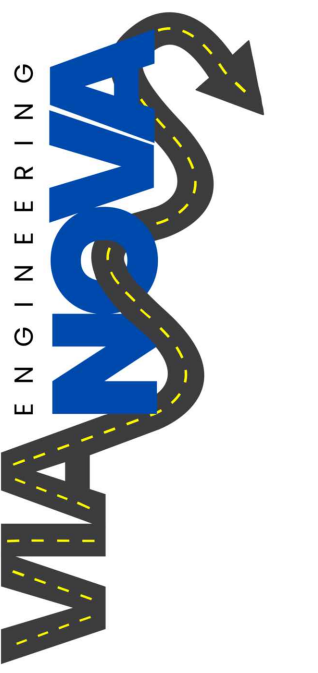
**H PAVEMENT DETAIL**  
NOT TO SCALE

VERTICAL CURVE

Curve Number	Curve Type	PVC Station	PVC Elev	PVI Station	PVI Elev	PVT Station	PVT Elev
Curve 1	Sag	60.50	7150.37	110.00	7150	159.50	7150.25
Curve 2	Crest	268.08	7150.79	349.58	7,151.20	431.08	7149.42
Curve 3	Sag	494.50	7148.05	600.00	7145.75	705.50	7145.22
Curve 4	Sag	2460.50	7136.45	2500.00	7,136.25	2539.50	7136.45
Curve 5	Sag	4408.50	7145.79	4500.00	7,146.25	4591.50	7147.91
Curve 6	Crest	4808.00	7151.85	4926.00	7154	5044.00	7151.58
Curve 7	Sag	5708.50	7137.50	5729.00	7137.5	5749.50	7137.61

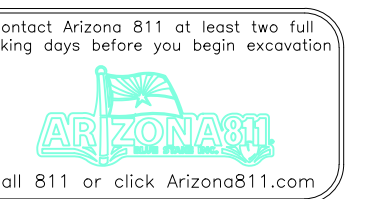
HORIZONTAL CURVE

Horizontal Curve Data	Horizontal Curve 1	Horizontal Curve 2
Radius (ft)	2303	1176
PC (station)	19+78.48	52+46.67
PI (station)	23+17.49	60+57.93
PT (station)	26+59.58	70+26.26
Superelevation rate (%)	3.6	5.2
Side-Friction Factor	0.15	0.15
Length of Runoff (ft)	86.4	124.8
Length of Runout (ft)	28.8	41.6



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FLAGSTAFF - AZ 86001

CONTROL POINT  
BELLEMONT ALIGNMENT  
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