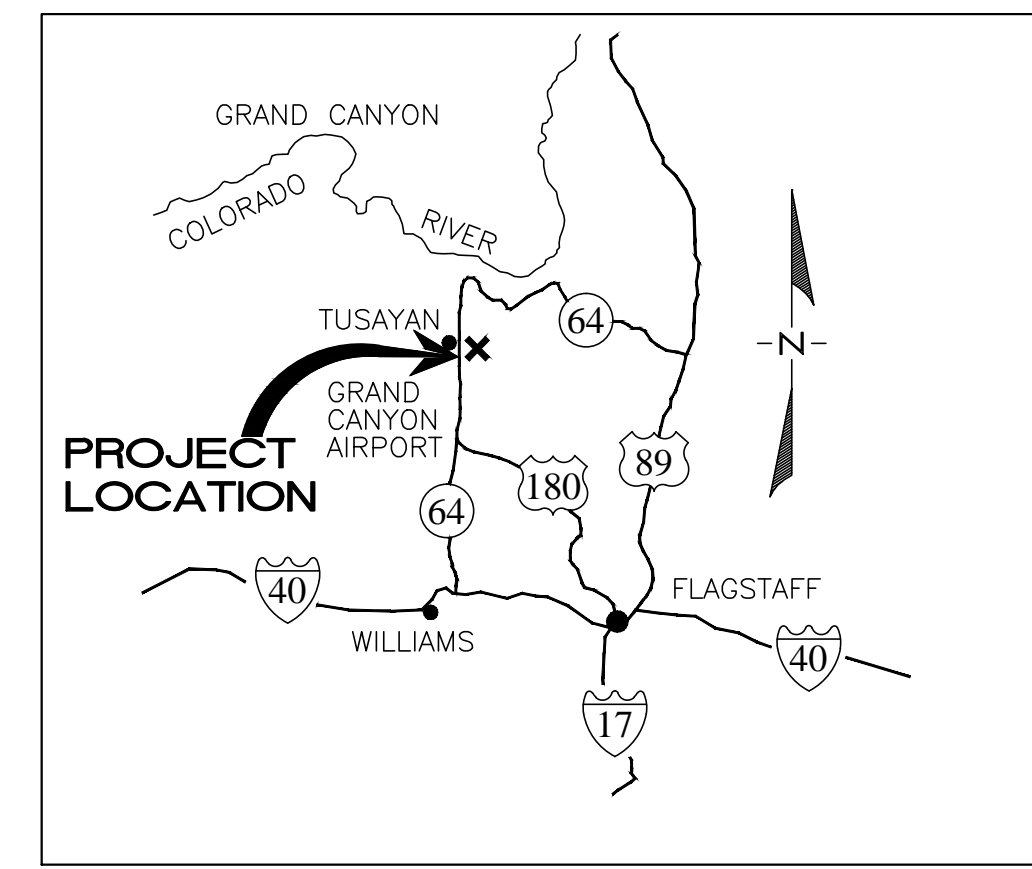


LEGEND

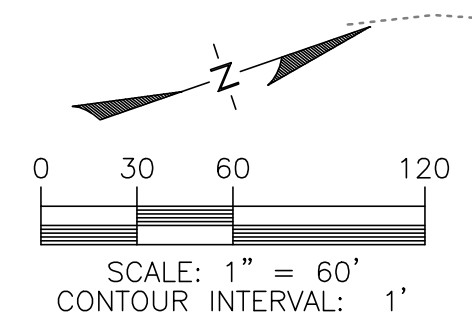
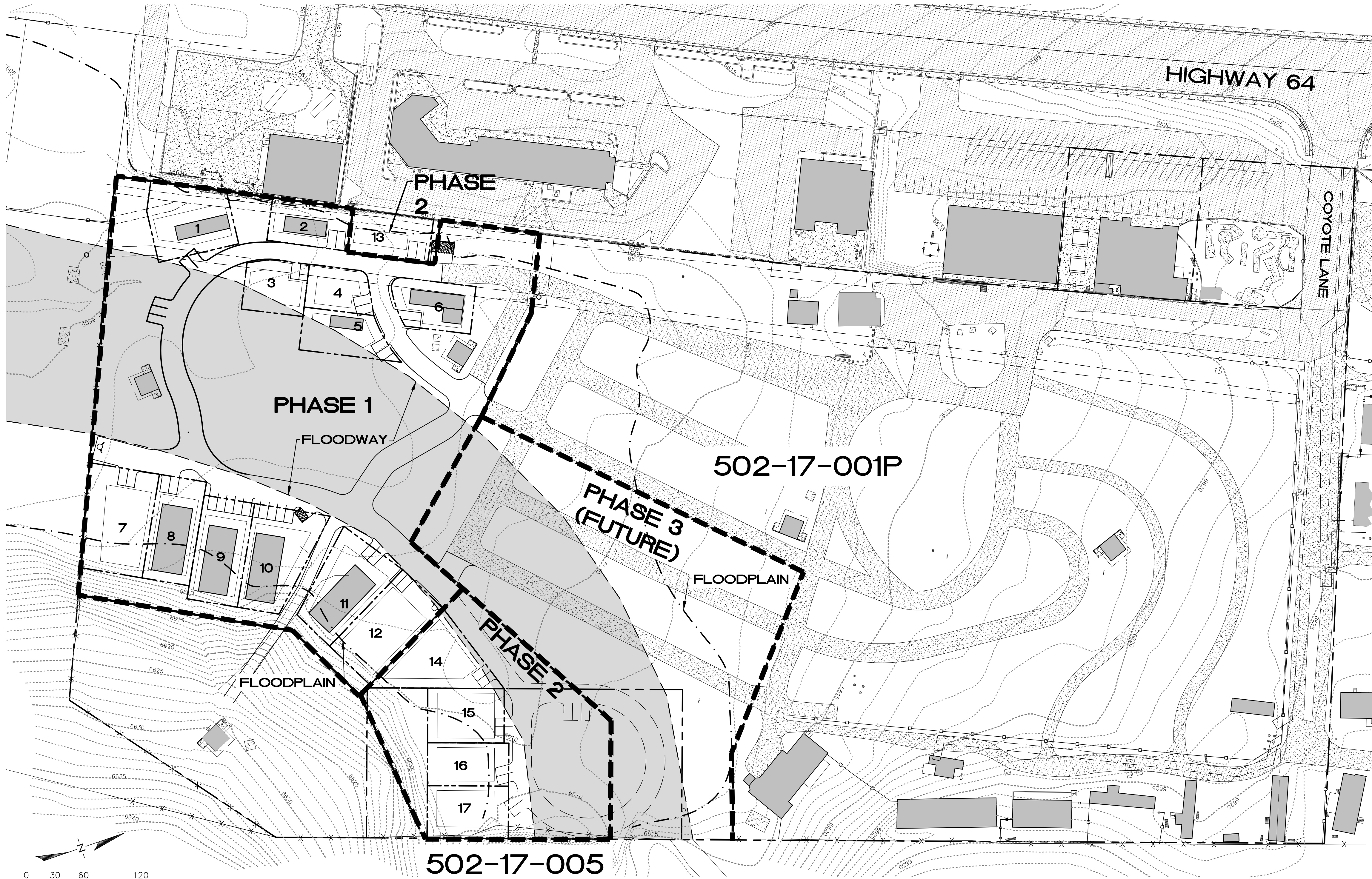
- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FLOODPLAIN
- EXISTING FLOODWAY
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING WALL
- EXISTING CONCRETE
- EXISTING STRUCTURE
- EXISTING PAVEMENT
- PROPOSED SPACE BOUNDARY
- PROPOSED SPACE SETBACK
- PROPOSED EDGE OF AB ROADWAY
- FUTURE EDGE OF AB ROADWAY (PHASE 2)
- PROPOSED PHASE LINE
- (•) EXISTING GUY ANCHOR
- (*) EXISTING LIGHT POLE
- (T) EXISTING SIGN POST
- (o) EXISTING BOLLARD

GRAND CANYON CAMPER VILLAGE INTERIM HOUSING PHASE 1 AND 2 SITE PLAN

PORTION OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 2 EAST,
GILA AND SALT RIVER MERIDIAN,
TOWN OF TUSAYAN, COCONINO COUNTY, ARIZONA



VICINITY MAP - TUSAYAN, AZ
NOT TO SCALE



SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 ACCESS PLAN
- 4 LANDSCAPING PLAN
- 5 DETAILS

WOODSON

ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
PHONE: (928) 774-4636 FAX: (928) 774-4646

DEVELOPMENT NOTES

THIS PLAN COVERS THE DESIGN REVIEW FOR PHASE 1 AND 2.
PHASE 3 SHALL REQUIRE ADDITIONAL SUBMITTALS FOR DESIGN REVIEW.
TYPICAL SIDINGS USED ARE T-11 TYPE SIDING, BOARD & BATT AND/OR LAP SIDING. ALL HOME COLORS SHALL BE EARTH TONES, AND A MINIMUM OF TWO (2) COLORS AND SHALL NOT EXCEED TOTAL OF FOUR COLORS PER HOME. TRIM SHALL BE A MAXIMUM OF TWO (2) COLORS AND BODY A MAXIMUM OF THREE (3) COLORS.

ALL UNITS SHALL HAVE WOOD FRAME OR STONE SKIRTING THAT IS COMPLIMENTARY TO THE DESIGN AND COLORATION OF THE MANUFACTURED HOME.

ROOF PITCH FOR ALL HOMES SHALL BE MINIMUM 3:12 PITCHED. ACCESSORY STRUCTURES WITH A SINGLE SLOPE ROOF ATTACHED/DETACHED (PORCHES/CABANAS) MAY BE LOW SLOPE MINIMUM 1/2 IN PER FOOT ROOF WITH A MAXIMUM SPAN OF 14 FEET. ACCESSORY STRUCTURES WITH GABLED ROOF SHALL BE MINIMUM 3:12 PITCHED. ALL STRUCTURES SHALL ADHERE TO ALL APPLICABLE BUILDING CODES.

THE MINIMUM SQUARE FOOTAGE OF A UNIT SHALL BE 400 SQ. FT. WITH THE EXCEPTION OF SPACES 3, 4 AND 5 (PARK MODELS).

THE MINIMUM SQUARE FOOTAGE OF A SPACE SHALL BE 3000 SQ. FT.

ALL PROPANE TANKS SHALL BE SCREENED. TYPICAL SCREENING WITH FENCING 1' ABOVE TANK HEIGHT MINIMUM OR 6' MAXIMUM. SEE DETAIL ON C5.

REQUIRED SETBACKS: FRONT 10 FT, REAR 10 FT AND SIDE 5 FT
MAXIMUM SPACE COVERAGE IS 40%

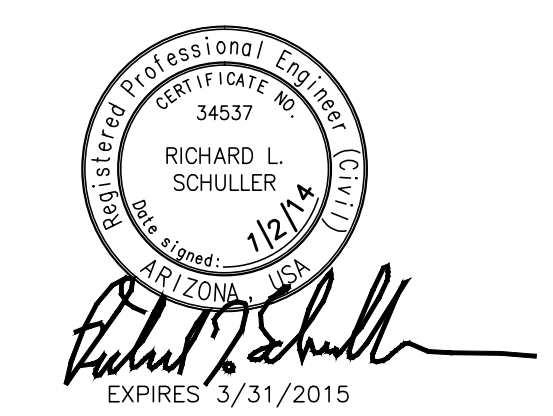
20% OF EACH SPACE SHALL HAVE LANDSCAPING. SEE SHEET C4
NO ACCESSORY STRUCTURES ARE TO BE PLACED IN DESIGNATED FLOODWAY

PARKING CALCULATIONS

REQUIRED	
SPACES PER UNIT 2 x17	= 34
GUEST SPACES .5x17	= 8.5
TOTAL REQUIRED	= 43
ACTUAL SPACES 2x17	= 34
GUEST SPACES	= 12
TOTAL DESIGNED	= 46
SPACES SHALL BE 18'X9' MINIMUM.	

CONCEPT APPROVAL

THE TOWN 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. TOWN OF TUSAYAN DOES NOT VERIFY OR GUARANTEE THE MEASUREMENTS, CALCULATIONS, OWNERSHIP OR CONCLUSIONS INDICATED BY THE CREATOR OF THESE PLANS.



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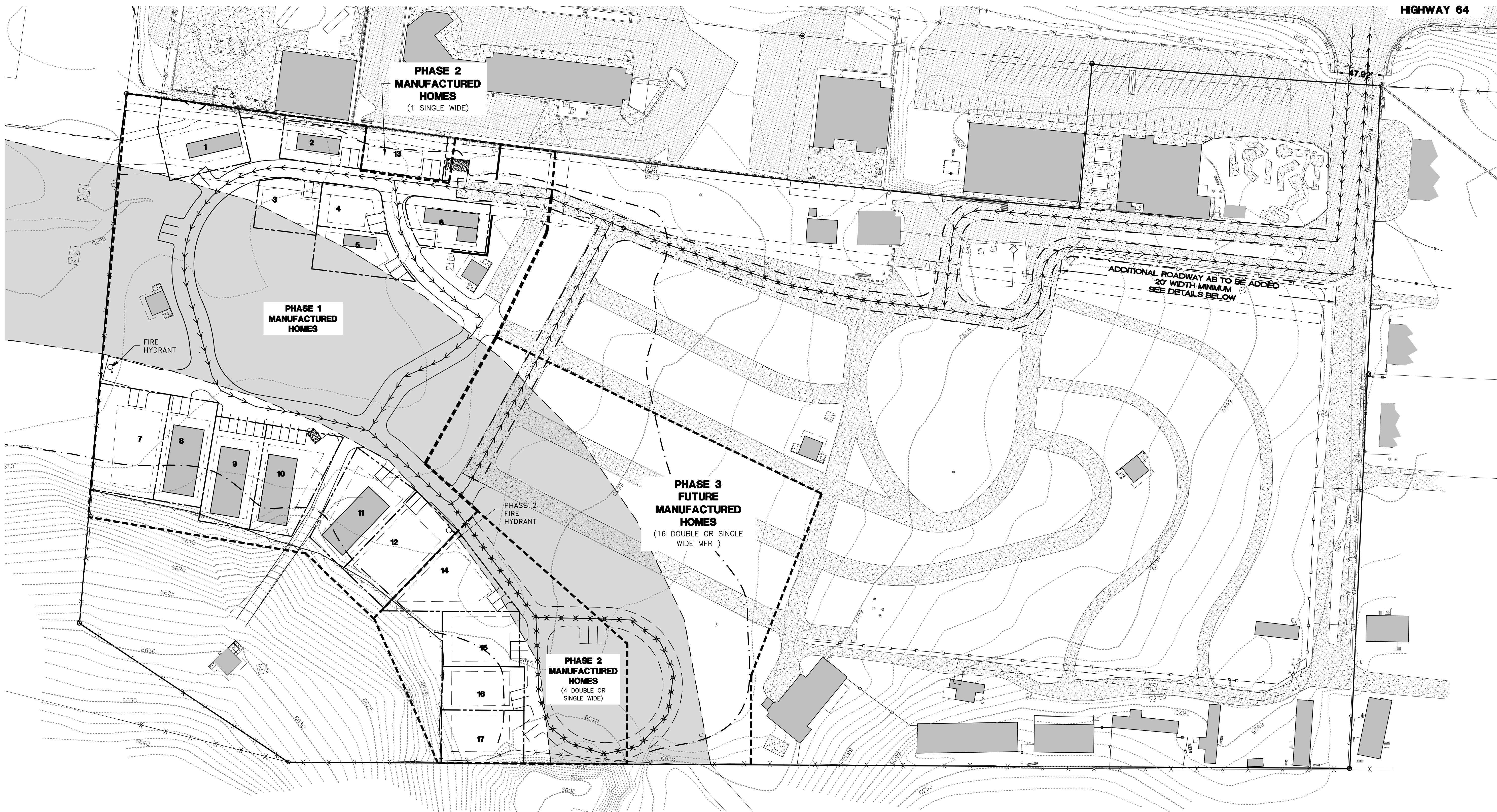
GRAND CANYON CAMPER VILLAGE
TUSAYAN, ARIZONA
LOGAN LUCA LLC
12515 Willows Rd., Suite 200, Kirkland, WA 98034

**INTERIM
HOUSING
PHASE 1 AND 2
SITE PLAN**

JOB NO.	112658
DATE:	7/26/12
REVISIONS:	
	9/6/12
	12/8/13
	1/2/14

SHEET NO.

COVER SHEET



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GRAND CANYON CAMPER VILLAGE
TUSAYAN, ARIZONA

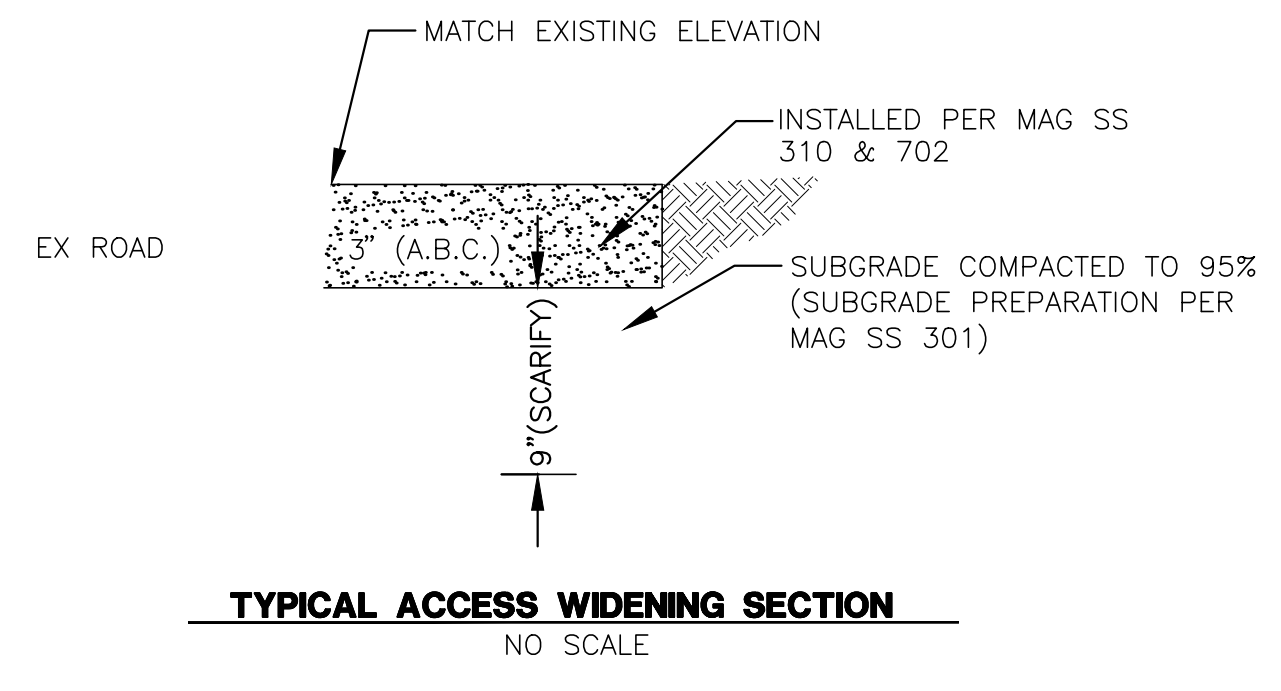
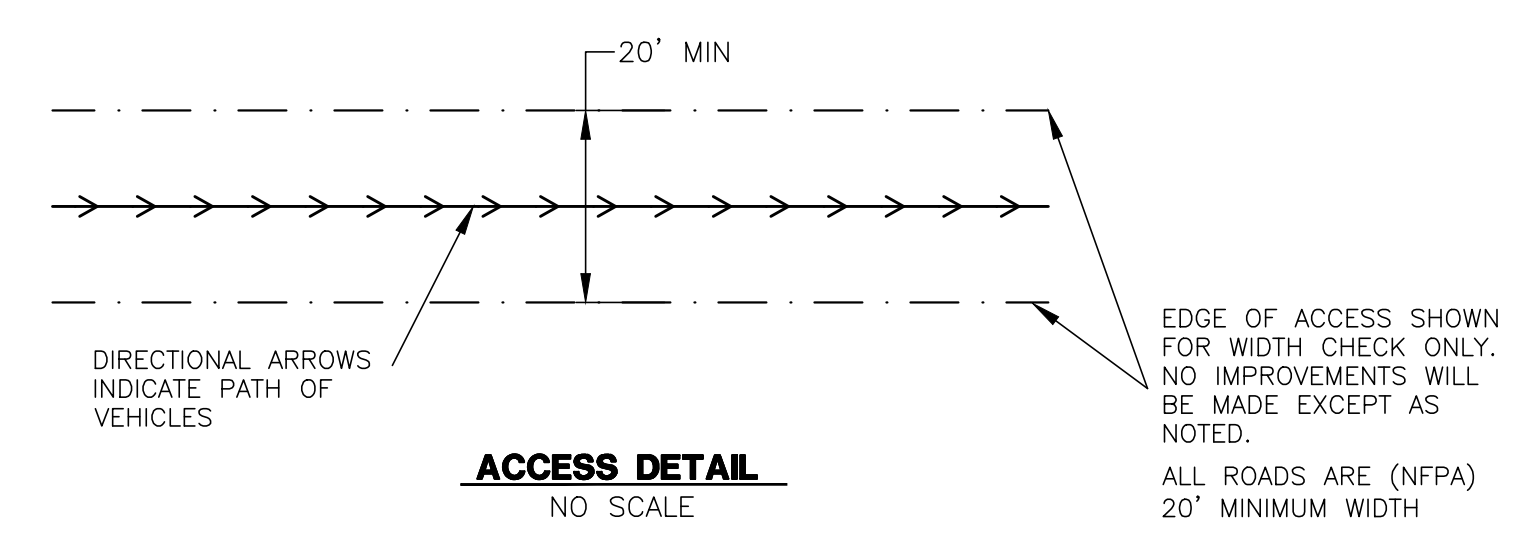
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INTERIM HOUSING
PHASE 1 AND 2
SITE PLAN

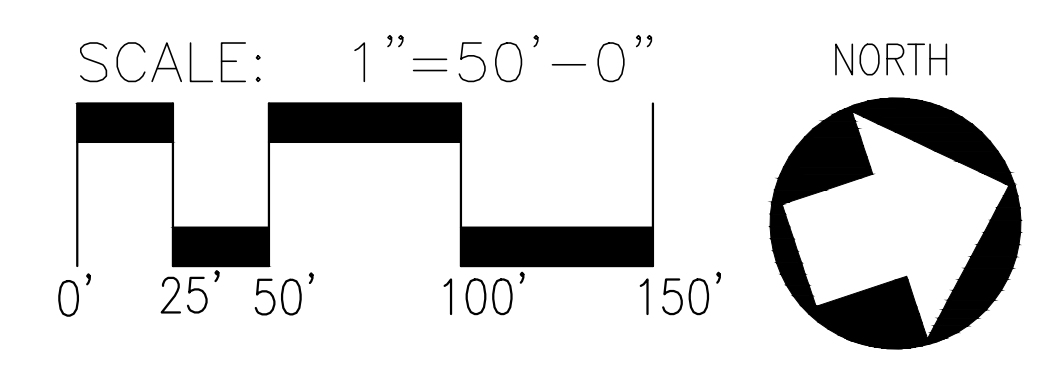
JOB NO. 112658
DATE: 7/26/12

REVISIONS:
9/06/12
12/8/13
1/2/14

SHEET NO.



Professional Engineer
CERTIFICATE NO. 34537
RICHARD L. SCHULLER
1/2/14
EXPIRES 3/31/2015



ACCESS PLAN

LANDSCAPE DATA

ORDINANCE REQUIREMENTS: 13.1-6 (B) (5) NOT LESS THAN 20% OF EACH MFR HOME SPACE SHALL BE LANDSCAPED, INCLUDING ONE TREE (MINIMUM FIVE-GALLON SIZE) ON EACH SPACE. CREDIT WILL BE GIVEN FOR EXISTING LANDSCAPING.

PROPOSED LANDSCAPING CALCULATION:
PHASE I & II - TOTAL 17 SPACES = 1PU PER SPACE.

PLANT UNIT (PU) PROPOSED:
1 EACH FIVE-GALLON TREE (DECIDUOUS OR EVERGREEN)
2 EACH FIVE-GALLON SHRUB/ACCENT
2 LBS (1000SQ FT) GROUND COVER (NATIVE GRASS SEED)
(OR) OPTIONAL GROUND COVER - XERISCAPING (GRAVEL)
(OR) COMBINATION.

PHASE I & II (17) SPACES = 17 PU TOTAL
17 EACH FIVE-GALLON TREES
34 EACH FIVE GALLON SHRUB
34 LBS (17,000SQ FT) GROUND COVER NATIVE SEED
(OR) XERISCAPE - GRAVEL (OR) COMBINATION.

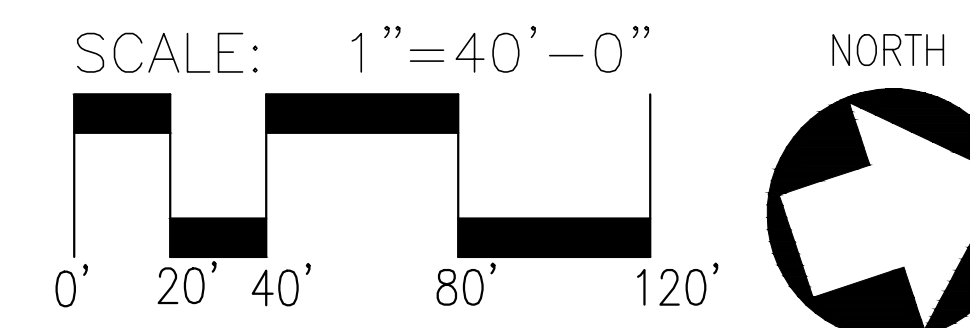
NOTE:
* THERE ARE 33 EACH EXISTING PONDEROSA PINES LOCATED IN THE DEVELOPMENT AREA.
* THE PU ARE SPREAD OUT TO WHAT MAKES SENSE FOR THE DEVELOPMENT DUE TO THE REDUCED SPACE SIZES AND FLOOD WAY.

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES				
	PONDEROSA PINE	PINUS PONDEROSA	EXIST	33
	QUAKING ASPEN (CLUSTER)	POPULUS TREMULOIDES	5GAL	11
	CHINESE ELM	ULMUS PARVIFOLIA JACQ	5GAL	9
SHRUBS				
	SOAPWEED	YUCCA GLAUCA	5GAL	18
	CREEPIING MAHONIA	MAHONIA REPENS	5GAL	11
	LITTLE PRINCESS SPIRAEA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	5GAL	6
	NATIVE SEED MIX: BOULETELLOIA CURTIPENNAEA, BOULETELLOIA GRACILIS, MUHLBERGIA WREIGHTII, STIBANON HYSTRUX, FESTUCA ARIZONICA, AGROPYRON TRACHYCAULUM, AGROPYRON SMITHII, PENTSTEMON EATONII.		2LB	17 (34LBS)

6' CEDAR PICKET FENCE ON PROPERTY LINE

INSTALL A 6' CEDAR PICKET FENCE ALONG THE SOUTH BOUNDARY LINE AT SPACE 7 EXTENDING TO THE EAST EDGE OF THE FLOODWAY. THEN CONTINUING FROM THE WEST EDGE OF THE FLOODWAY ALONG THE SOUTH BOUNDARY TO THE SOUTHWEST BOUNDARY CORNER, AND CONTINUING NORTH ALONG THE WEST BOUNDARY ENDING AT THE SLUMP-BLOCK WALL OF SPACE #2



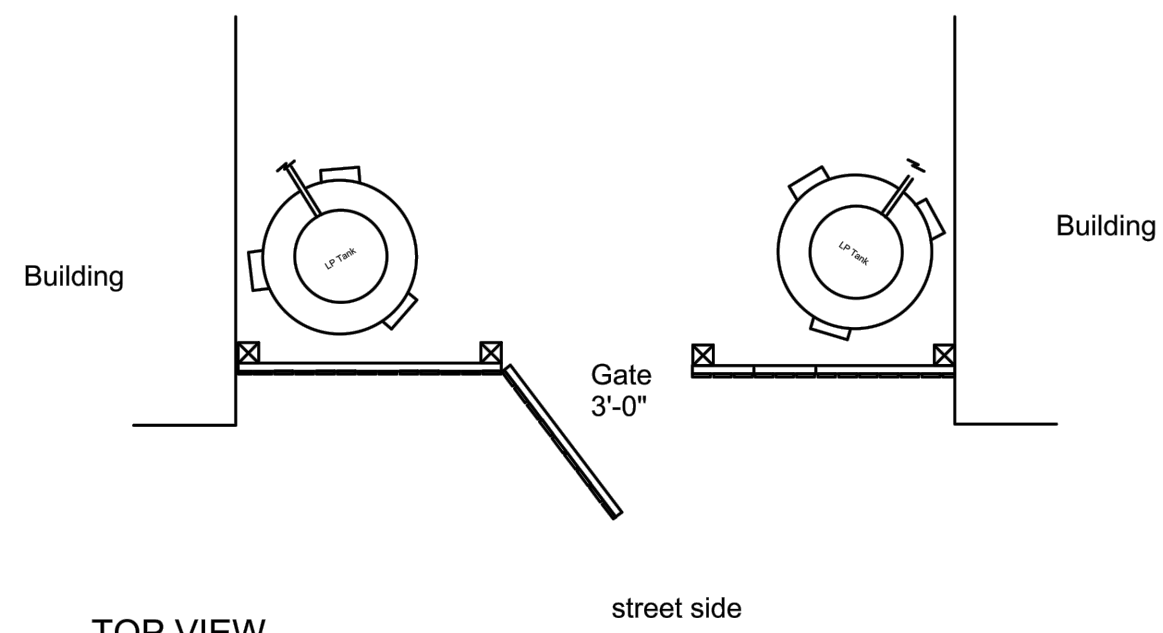
LANDSCAPING PLAN

GRAND CANYON CAMPER VILLAGE
TUSAYAN, ARIZONA

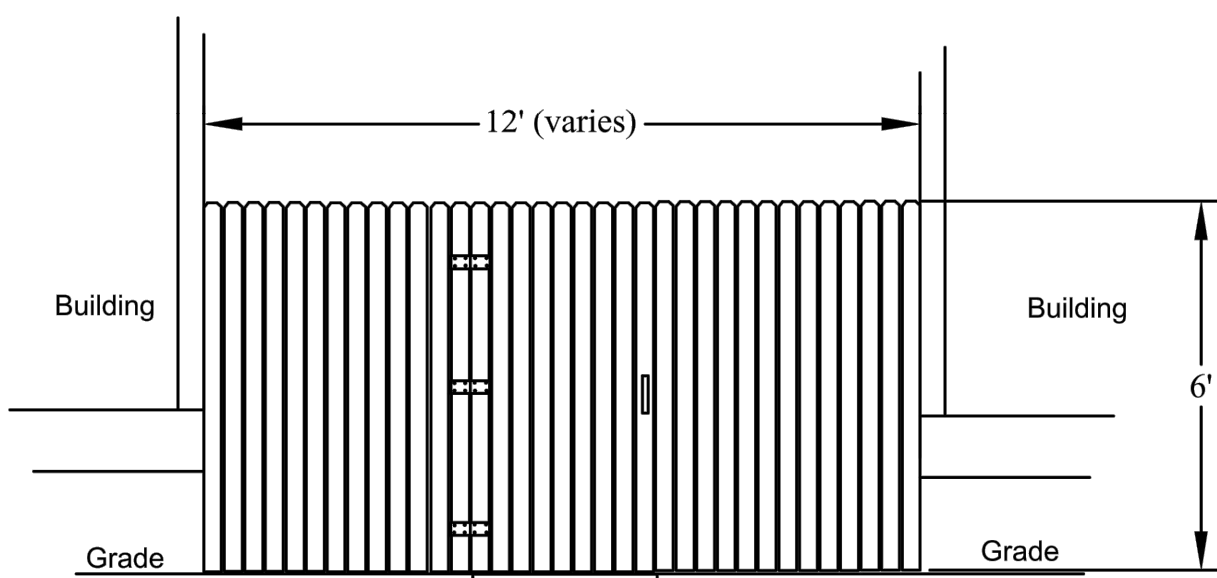
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INTERIM HOUSING PHASE 1 AND 2 SITE PLAN

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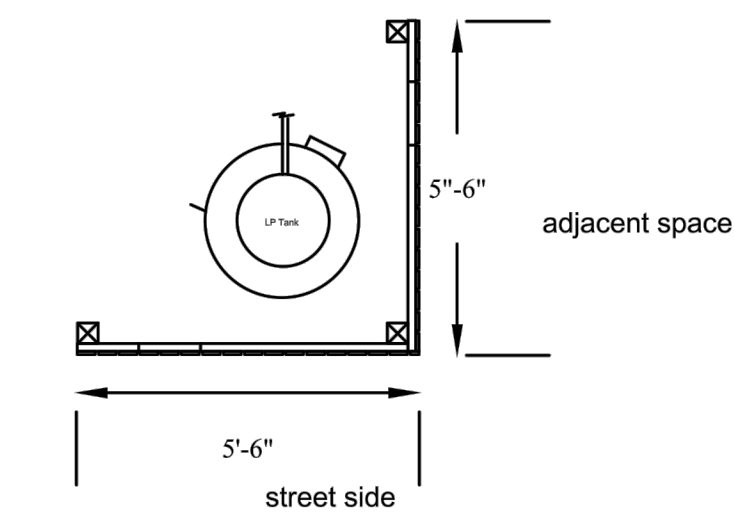


TOP VIEW

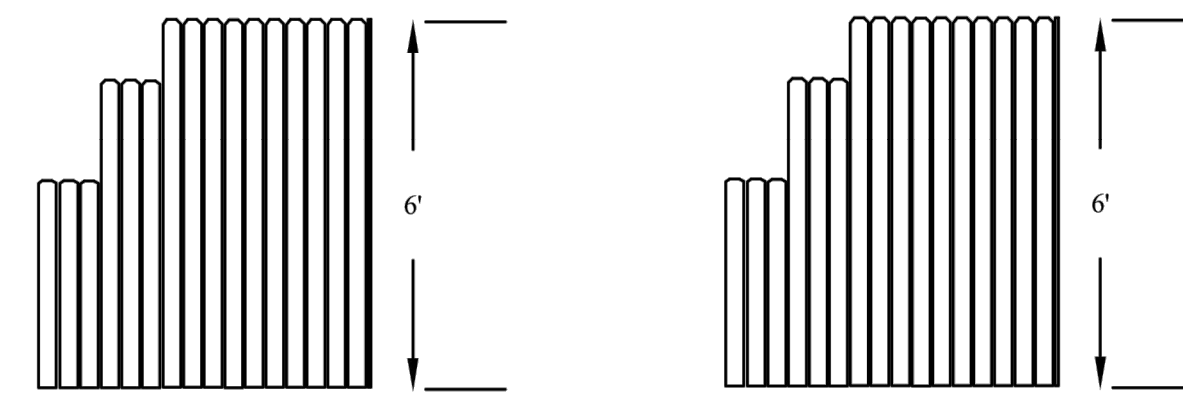


STREETSIDE VIEW

PROPANE TANK SCREENING
Screening for tank(s) between two buildings



TOP VIEW

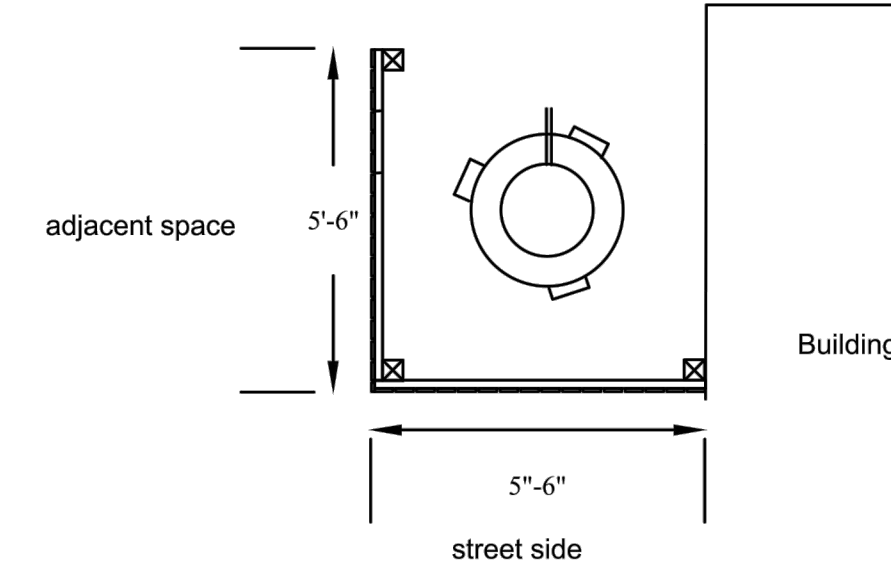


STREETSIDE VIEW

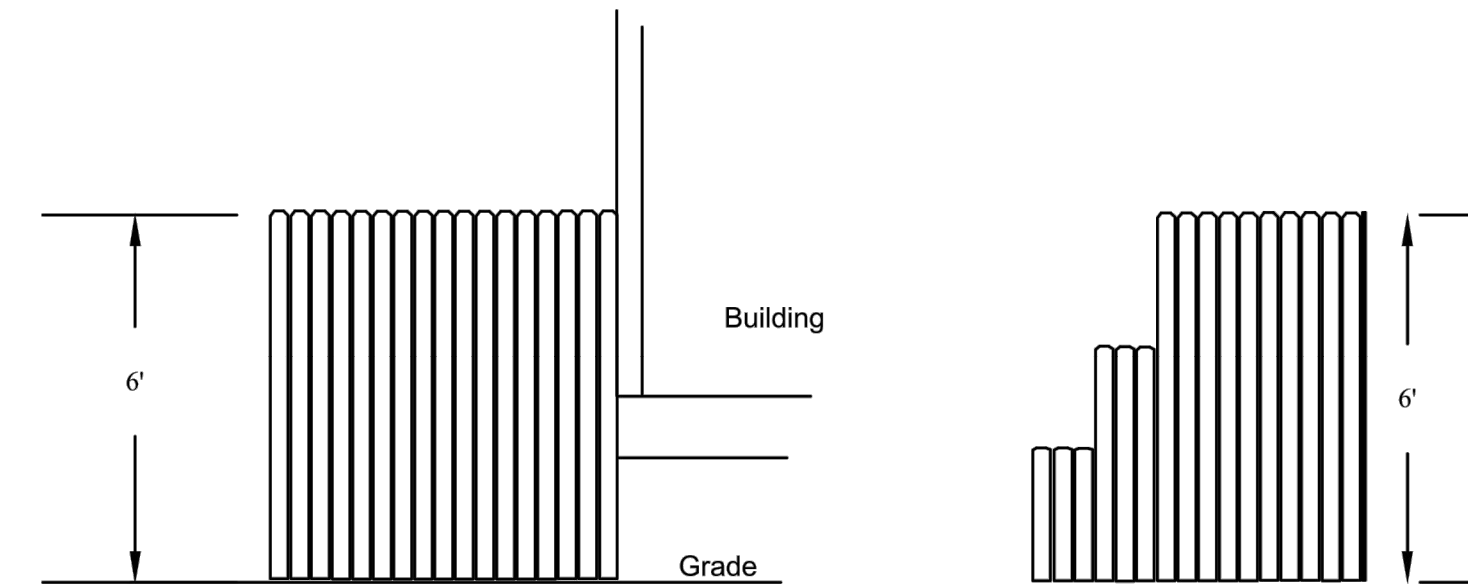
ADJACENT SPACE VIEW

PROPANE TANK SCREENING

Screening for tank when tanks location is eight feet or more from building



TOP VIEW

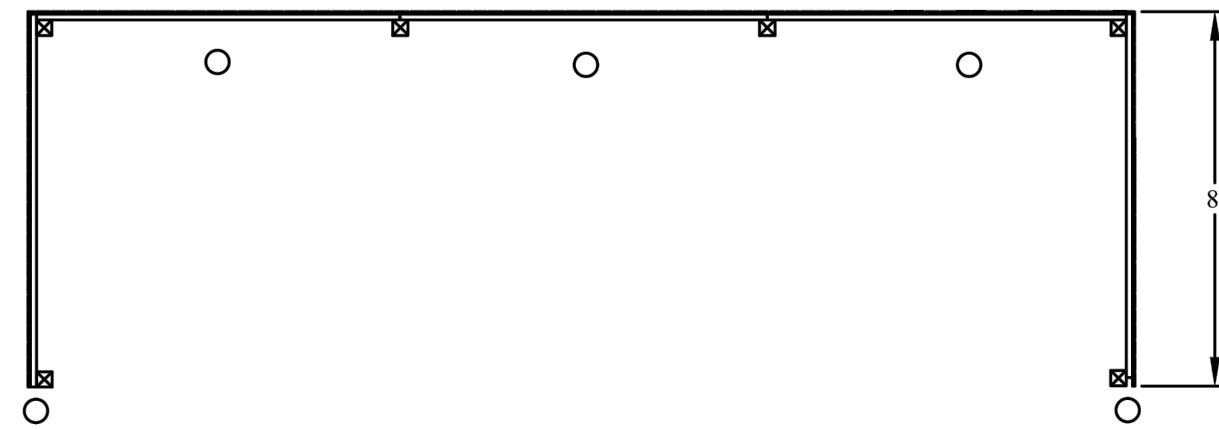


STREETSIDE VIEW

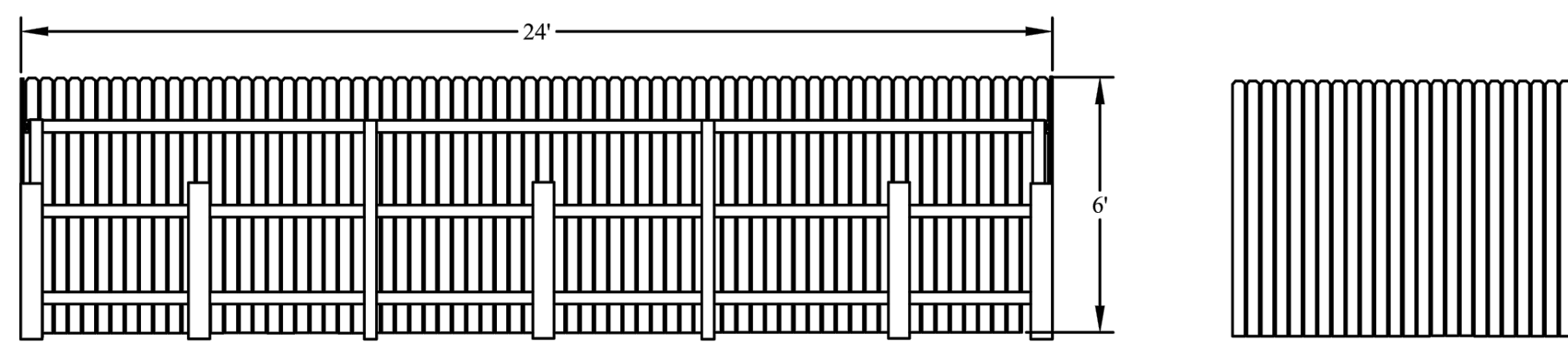
ADJACENT SPACE VIEW

PROPANE TANK SCREENING

Screening for tank next to a building

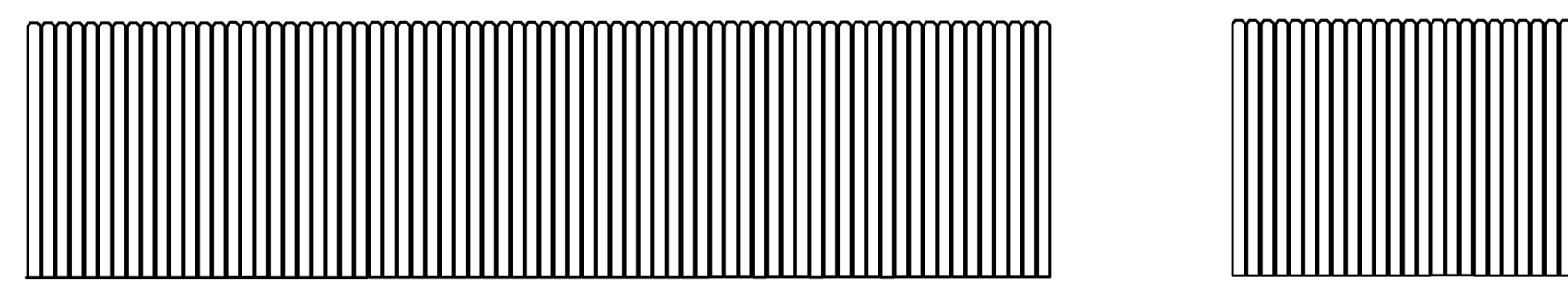


TOP VIEW



STREETSIDE VIEW

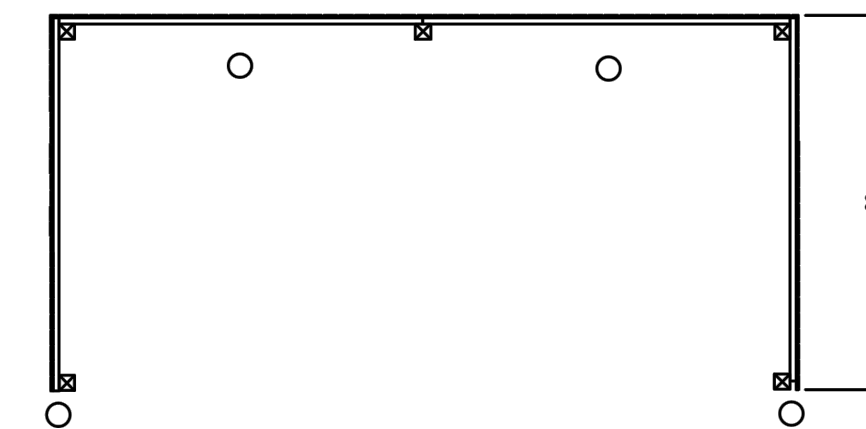
SIDE VIEW



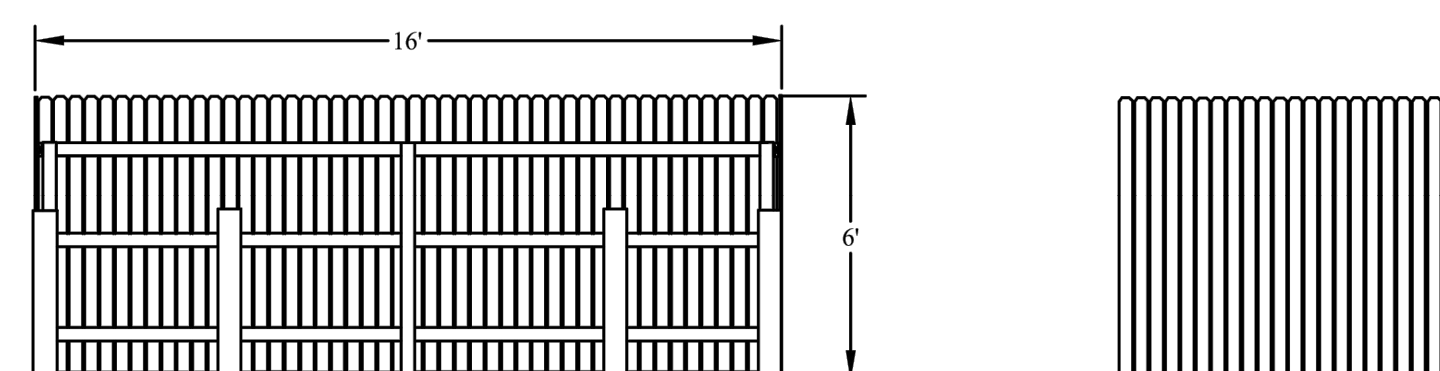
BACK VIEW

SIDE VIEW

DOUBLE TRASH ENCLOSURE

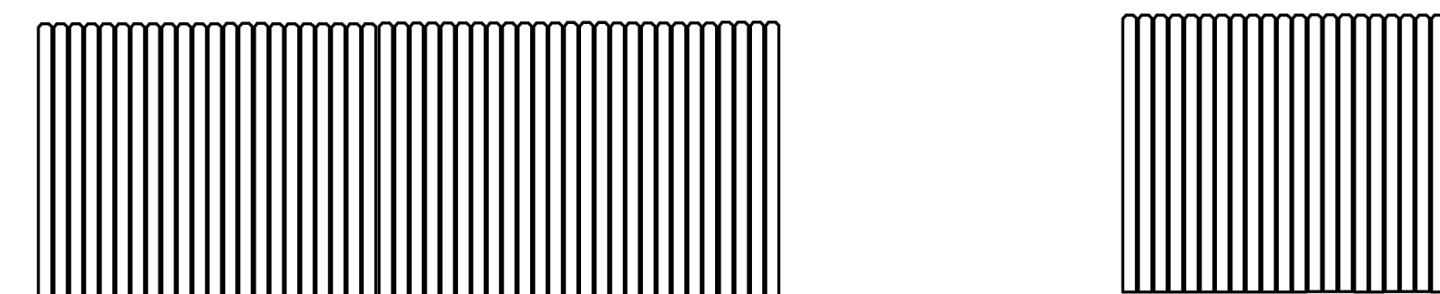


TOP VIEW



STREETSIDE VIEW

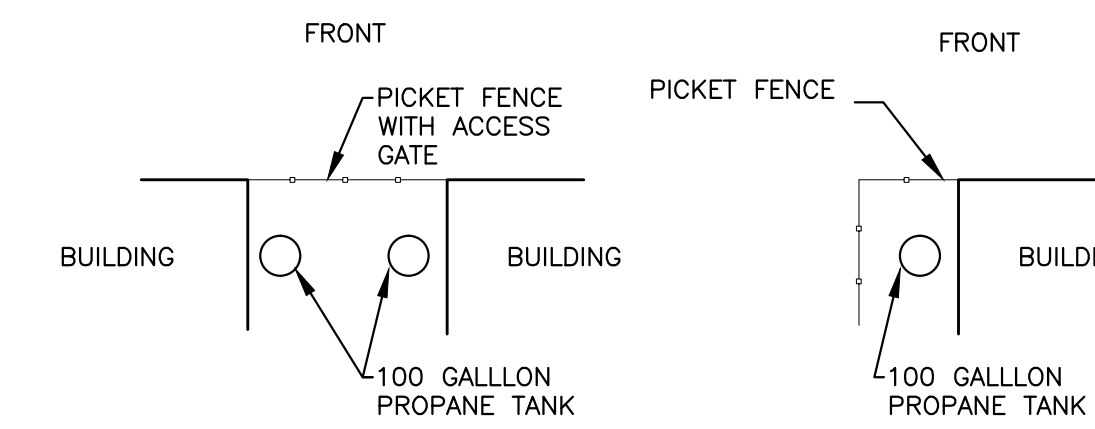
SIDE VIEW



BACK VIEW

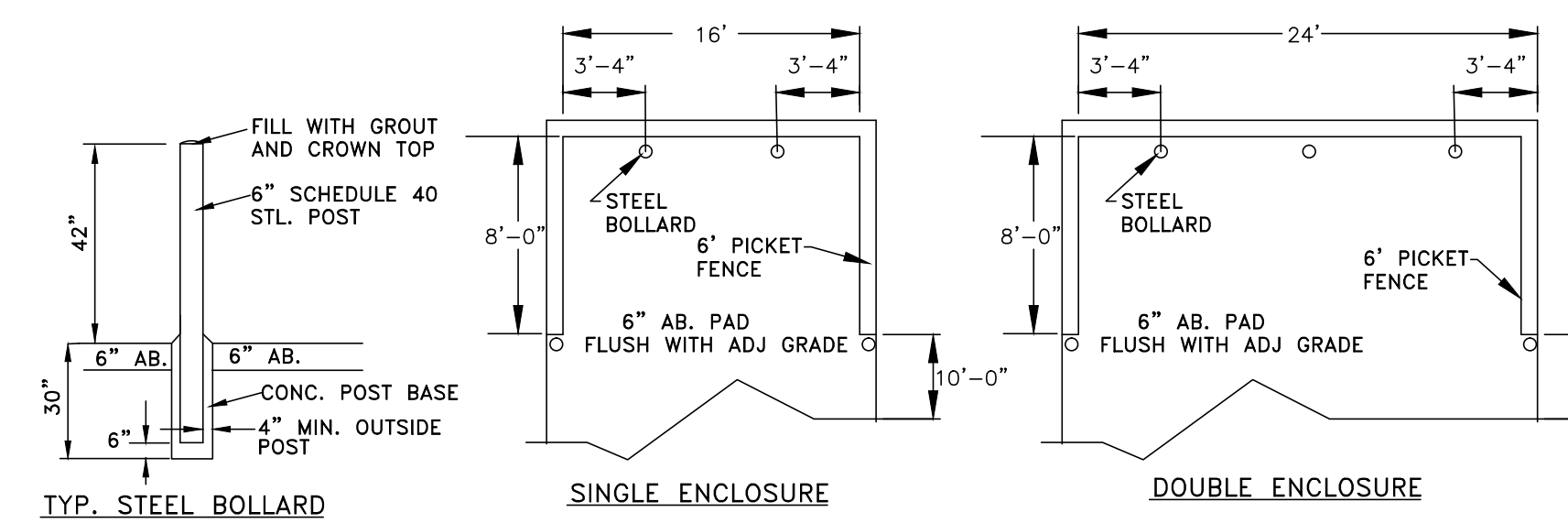
SIDE VIEW

SINGLE TRASH ENCLOSURE

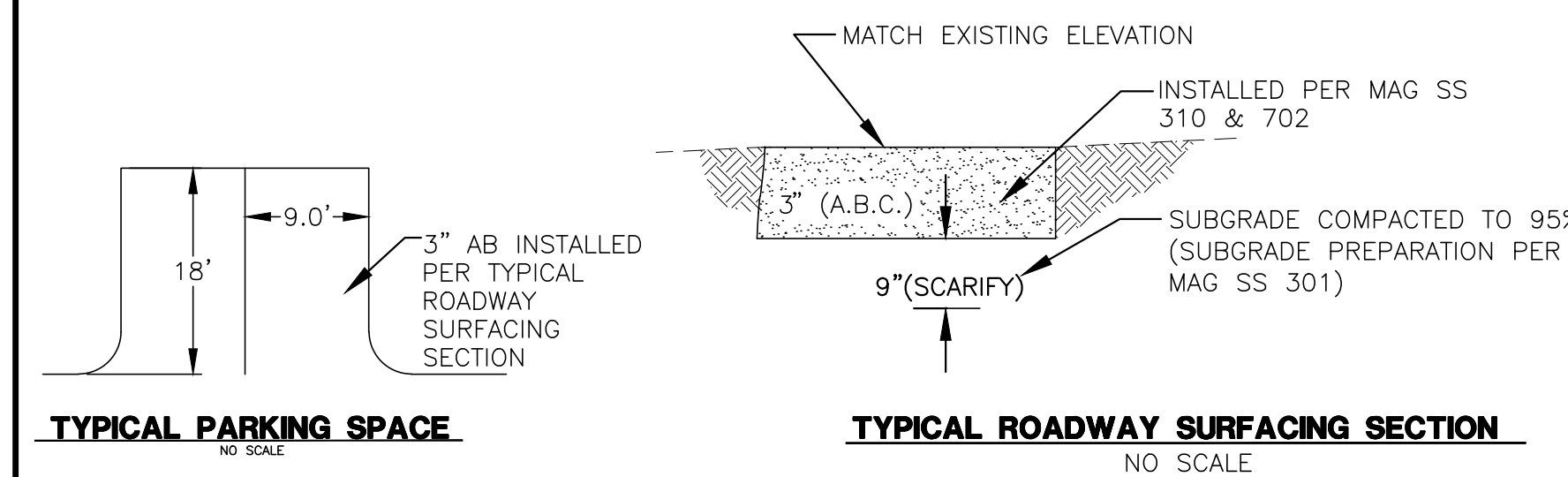


LOTS 7-12, 14-17
NOTE: PICKET FENCE SHALL BE MINIMUM 1' ABOVE TANK HEIGHT OR 6' MAXIMUM
LOTS 1-6, 13

PROPANE TANK SCREENING TYPICAL

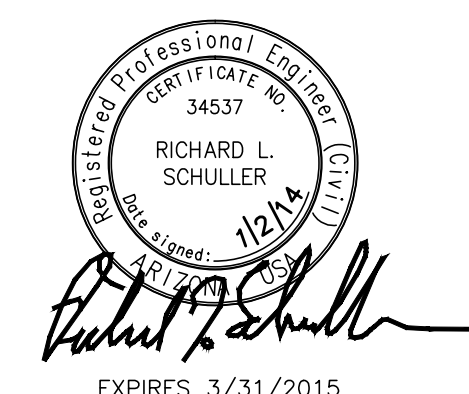


TRASH ENCLOSURE TYPICAL



TYPICAL PARKING SPACE
NO SCALE

TYPICAL ROADWAY SURFACING SECTION
NO SCALE



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