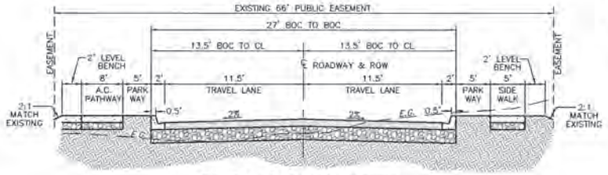
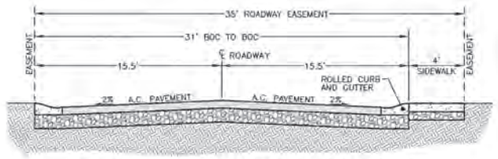
PINNACLE PINES - UNIT 2

PRELIMINARY PLAT

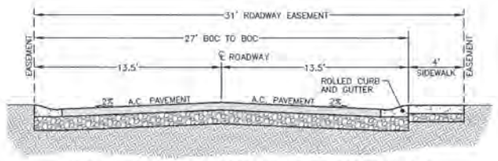
TRACT 15 of INSTRUMENT No. 3331864
A 106 LOT TOWNHOUSE SUBDIVISION ON 18.587± ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA



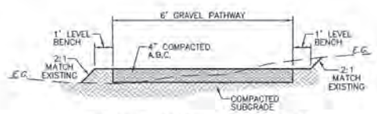
TYPICAL ROADWAY SECTION
(PUBLIC CONNECTION TO ZUNI DRIVE) N.T.S.
(EXISTING IMPROVEMENT)



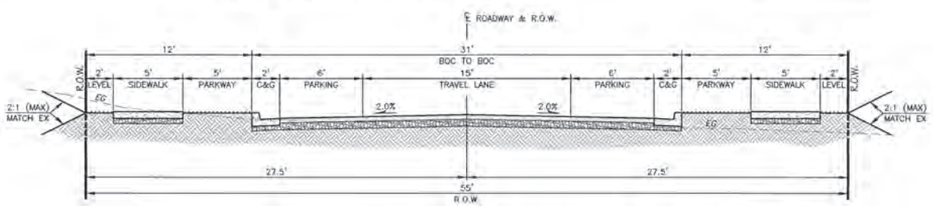
TYPICAL PRIVATE ROADWAY SECTION (TYPE 4B)
(PRIVATE ON-SITE INTERNAL ROADWAY SYSTEM – TRACT 3) N.T.S.



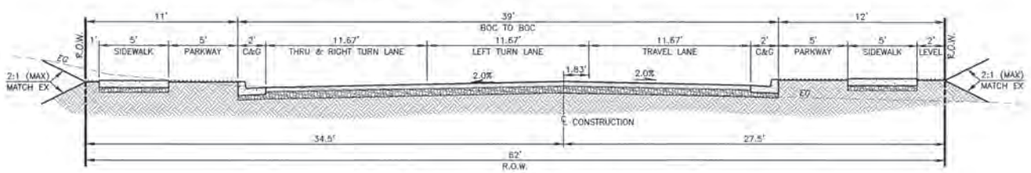
TYPICAL PRIVATE ROADWAY SECTION (TYPE 4C)
(PRIVATE ON-SITE INTERNAL ROADWAY SYSTEM – TRACT 3) N.T.S.



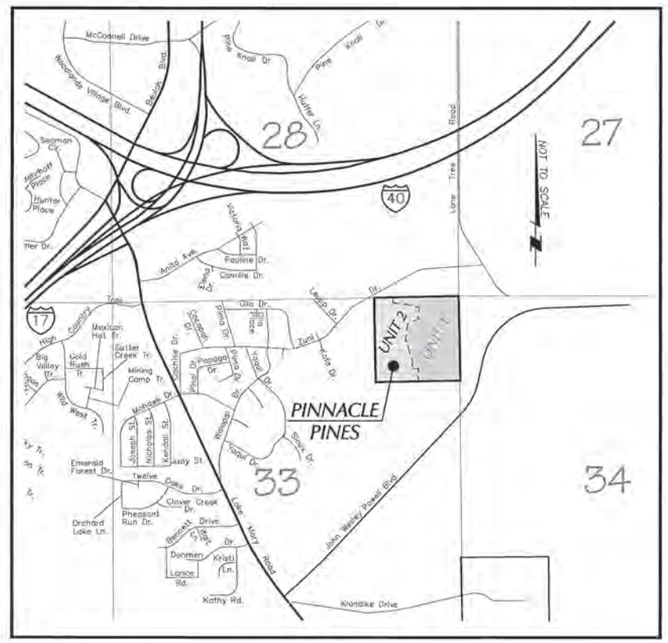
GRAVEL PATHWAYS SECTION
ON-SITE (PRIVATE) N.T.S.



TYPICAL ROADWAY CROSS SECTION
(PUBLIC IMPROVEMENT - CONNECTION TO J.W.P. BLVD.) N.T.S.
RESIDENTIAL LOCAL



TYPICAL ROADWAY CROSS SECTION
(PUBLIC IMPROVEMENT - CONNECTION TO J.W.P. BLVD.) N.T.S.
RESIDENTIAL LOCAL - MODIFIED FOR TURNING LANES



VICINITY MAP
N.T.S.

IMPERVIOUS SURFACES

ROADWAY & SIDEWALK:	96,451
BUILDINGS & DRIVEWAYS:	212,869
TOTAL IMPERVIOUS AREA:	309,320

LID / RAINWATER HARVESTING

USE OF NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH C.O.F. LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

INDEX TO SHEETS

1	COVER SHEET
2	PROJECT AREA MAP
3	CONCEPT PLAT
4A-4C	APPROXIMATE LOT & TRACT DIMENSIONS
5	WATER & SEWER MAP
6A	SLOPE & FOREST RESOURCE CALCULATIONS
6B	SLOPE & FOREST RESOURCE INFORMATION
7	PRELIMINARY GRADING & DRAINAGE

UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENEREGY SERVICES	DATE
CAROL WILSON (BY LETTER)	7/21/14
CENTURYLINK	DATE
ARIZONA PUBLIC SERVICE	DATE
STANFORD YAZZIE (BY LETTER)	7/10/14
SUDDENLINK	DATE

PROJECT INFORMATION

SUBDIVISION NAME:	PINNACLE PINES - UNIT 2
TOTAL NUMBER OF LOTS:	106
TOTAL ACREAGE:	18.587±
ASSESSORS PARCEL NUMBER:	105-20-117
ZONING DISTRICT:	MR
FLAGSTAFF REGIONAL PLAN 2030:	SUBURBAN
APPROXIMATE CUT:	2100 C.Y.
APPROXIMATE FILL:	1200 C.Y.
PROPOSED USE:	TOWNHOMES
OWNER/DEVELOPER:	PINNACLE 146 LLC 1750 RAILROAD SPRINGS SUITE 100 FLAGSTAFF, AZ 86001 BRIAN RHOTON 928-699-1169
PROJECT ADDRESS:	800 E. STERLING LN. FLAGSTAFF, AZ. 86001 (PER COCONINO GIS)

LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)	POC	POINT OF COMPOUND CURVATURE
	RIGHT OF WAY (R.O.W.)	POL	POINT ON LINE
	PROPERTY LINE (PL or ℄)	AP	ANGLE POINT
EXW	EXISTING WATER LINE	RP	RADIUS POINT
8"W	NEW WATER LINE	R=	RADIUS
8"S	NEW SEWER LINE	IS	INTERSECTION
WS	NEW WATER SERVICE (WS)	C&G	CURB AND GUTTER
SS	NEW SEWER SERVICE (SS)	BOC	BACK OF CURB
EXS	EXISTING SEWER MANHOLE	EOP	EDGE OF PAVEMENT
S	NEW SEWER MANHOLE (MH)	S/W	SIDEWALK
	EXISTING EDGE OF PAVEMENT / CURB	PKY	PARKWAY
	NEW EDGE OF PAVEMENT / CURB	DW	DRIVEWAY
	PUBLIC UTILITY EASEMENT (PUE)	℄	FLOWLINE
GL	GRADING LIMITS (GL)	EG	EXISTING GRADE
EXOVHD	EXISTING OVERHEAD UTILITY LINE (EXOVHD)	FG	FINISH GRADE
	EXISTING FIRE HYDRANT (EXFH)	EOL	END OF LINE BLOWOFF
	NEW FIRE HYDRANT (FH)	TSAV	TAPPING SLEEVE and VALVE
	EXISTING WATER VALVE (EXWV)	SDMH	STORM DRAIN MANHOLE
	NEW WATER VALVE (WV)	(TYP)	TYPICAL
	EXISTING WATER METER (EXWM)	EX	EXISTING
	NEW WATER METER (WM)	SHT	SHEET
	EXISTING STREET LIGHT (EXSL)	STA	STATION
	NEW STREET LIGHT (SL)	FF	FINISH FLOOR ELEVATION
N.T.S.	NOT TO SCALE	EA	EACH
PC	POINT OF CURVATURE	LF	LINEAL FEET
PT	POINT OF TANGENCY	SF	SQUARE FOOT
POC	POINT ON CURVE	SY	SQUARE YARDS
MPOC	MID POINT ON CURVE	HC	HANDICAP
PRC	POINT OF REVERSE CURVATURE	A.B.C.	AGGREGATE BASE COURSE

ADEQUATE WATER SUPPLY

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION No. 41-900002.0002.
THIS ADEQUATE WATER SUPPLY NOTE HAS BEEN ADDED TO THIS FINAL PLAT AS A REQUIREMENT OF THE CITY OF FLAGSTAFF. MOGOLLON ENGINEERING and SURVEYING, INC. DOES NOT GUARANTEE, WARRANTEE OR CERTIFY ANY INFORMATION IN THIS APPLICATION No. 41-900002.0002.

SECONDARY ACCESS, AUTOMATIC FIRE SPRINKLERS & CERTIFICATE OF OCCUPANCY

THE CITY OF FLAGSTAFF REQUIRES THAT AN ALL WEATHER SECONDARY ACCESS ROAD SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF PHASE 2. IF THE DEVELOPER ELECTS TO BUILD ON LOTS 103-110 PRIOR TO THE CONSTRUCTION OF THE SECONDARY ACCESS, THE UNITS SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THESE UNITS UNTIL THE SECONDARY ACCESS IS IN PLACE.

DRIVEWAY SLOPES

DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH THE CITY OF FLAGSTAFF MEMO 91 AND ORD. 2007-15

COF PROJECT #04-03098

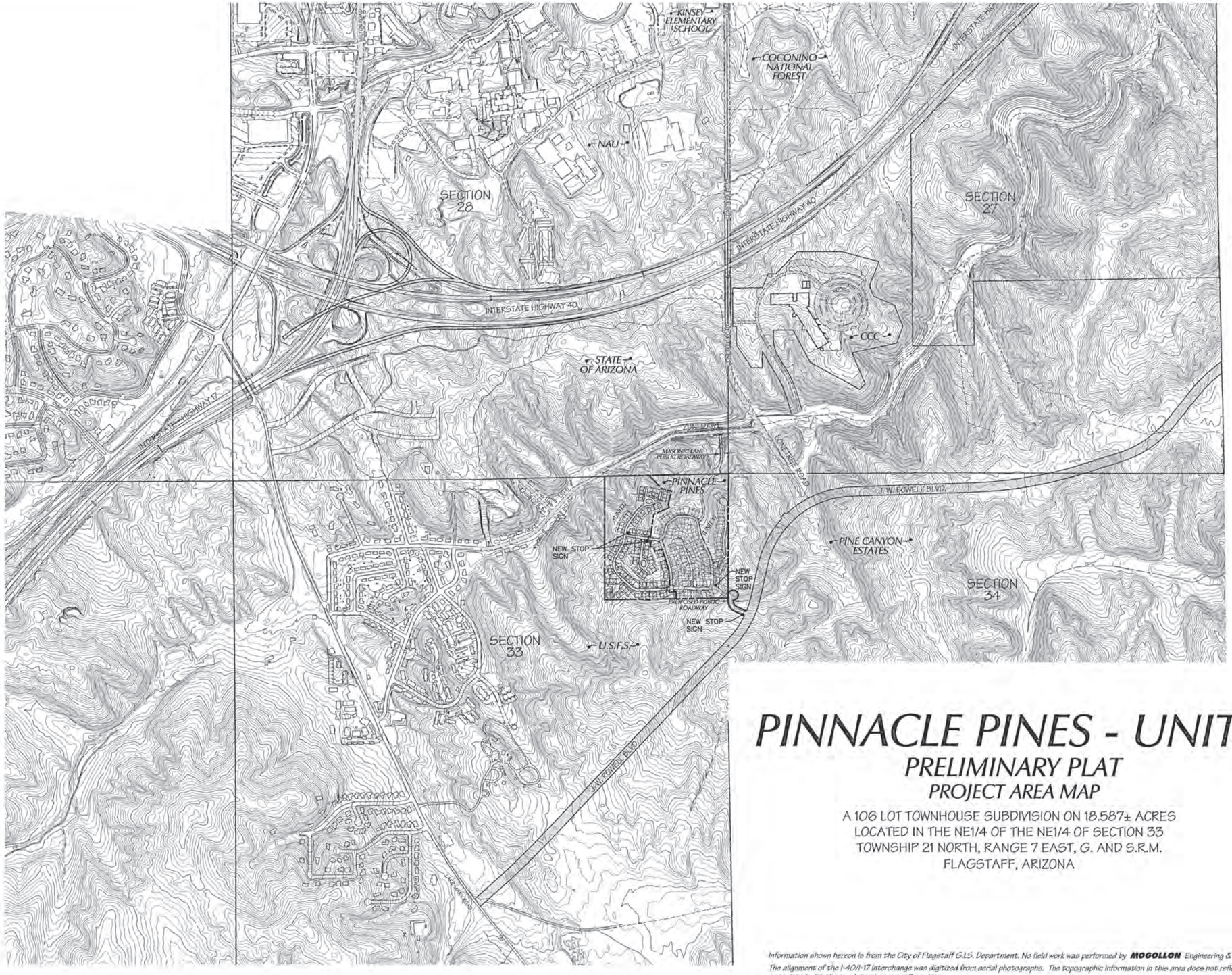
8/26/14
MES#1303

PINNACLE PINES - UNIT 2
PRELIMINARY PLAT

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
23950
KENT V. HOTSENPILLER
Date Signed 8/26/14
ARIZONA U.S.A.
EXPIRES: 3/31/15

DATE: 8/26/14	REVISIONS: PER C.O.F. COMMENTS DATED 7/23/14
DESIGNED BY:	PROJECT NO. 1303
DRAWN BY: RDB/ALR	PN SHEET.DWG
CHECKED BY: RDB	VERT SCALE: N/A
	HOR SCALE: N/A
	PER C.O.F. COMMENTS DATED 8/14/14



PINNACLE PINES - UNIT 2

PRELIMINARY PLAT

PROJECT AREA MAP

A 106 LOT TOWNHOUSE SUBDIVISION ON 18.587± ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA

Information shown hereon is from the City of Flagstaff G.I.S. Department. No field work was performed by **MOGOLLON** *Engineering & Surveying, Inc.*
The alignment of the I-40/I-17 interchange was digitized from aerial photographs. The topographic information in this area does not reflect the the changes associated with the new interchange configuration.

SHEET NO. 2 OF 7

COF PROJECT #04-03098

PINNACLE PINES - UNIT 2
PRELIMINARY PLAT
PROJECT AREA MAP

8/26/14
MES# 13031

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

23950 KENT V. HOTSENPILLER
Date Signed 8/28/14
ARIZONA U.S.A.
EXPIRES: 3/31/15

DATE: 8/26/14	PROJECT NO. 13031	REVISIONS: PER C.O.F. COMMENTS DATED 7/8/14
DESIGNED BY: RDB	FN: SHEET2.DWG	PER C.O.F. COMMENTS DATED 8/14/14
DRAWN BY: RDB	VERT SCALE: N/A	
CHECKED BY: RDB	HOR SCALE: 1"=500'	

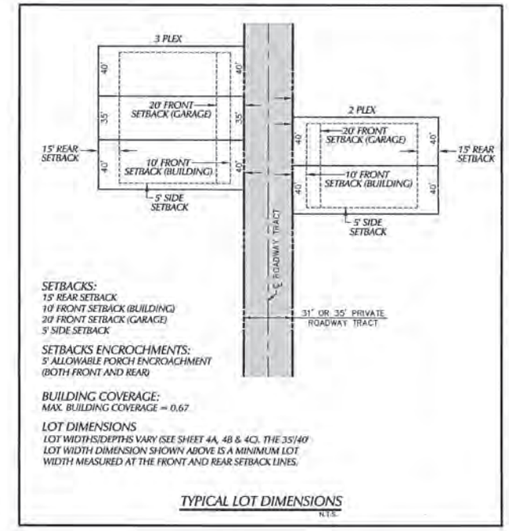
PINNACLE PINES - UNIT 2

PRELIMINARY PLAT

A 106 LOT TOWNHOUSE SUBDIVISION ON 18.587± ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA

SCALE: 1" = 100'

0 50 100 200



- *BASIS OF BEARINGS & PROJECT BENCHMARK*

  Basis of Bearings is the east line of Section 33, South 00° 12'00" West, per 1965 B.L.M. notes.

  Project Benchmark is the NE Corner of Section 33, Elev.=6927.21'.

- *TRACT INFORMATION AND FURTHER DEDICATION*

  Tract 3 - Private Roadway Tract, Public Utility Easement and Drainage

  Tract 16 - Public Utility Easement, Open Space, and Drainage

  Tract 17 - Public Utility Easement and Open Space

  Tract 19 - Open Space and Drainage

  Tract 20 - Open Space

  Tract 21 - Open Space and Pedestrian Access

  Tracts 22 & 23 - Open Space

  Tracts 24 & 25 - Open Space and Pedestrian Access

  Tracts 26-30 - Open Space

  Tract 31 - Potential Future Access or Open Space if access is not obtained

  Tracts 32 & 33 - Open Space and Pedestrian Access

MISCELLANEOUS INFORMATION

Topographic and Boundary survey is as provided by the client.

Building footprints shown have been provided by the client.

LINE TABLE

LINE	LENGTH	BEARING
L1	22.78	S51°55'53"E
L2	6.86	N82°40'27"E
L3	35.00	S07°19'33"E
L4	15.47	S82°40'27"W
L5	5.23	S06°32'13"E
L6	35.40	S20°46'36"E
L7	27.95	S89°41'19"E
L8	34.55	S82°10'55"E
L9	20.82	N82°10'52"W
L10	43.00	S07°49'23"W
L11	57.84	S07°27'57"W
L12	52.71	S82°20'18"E
L13	81.73	N71°39'42"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	29.58	20.00	Δ=84°44'51"

SHEET NO. 3 OF 7

COF PROJECT #04-03098

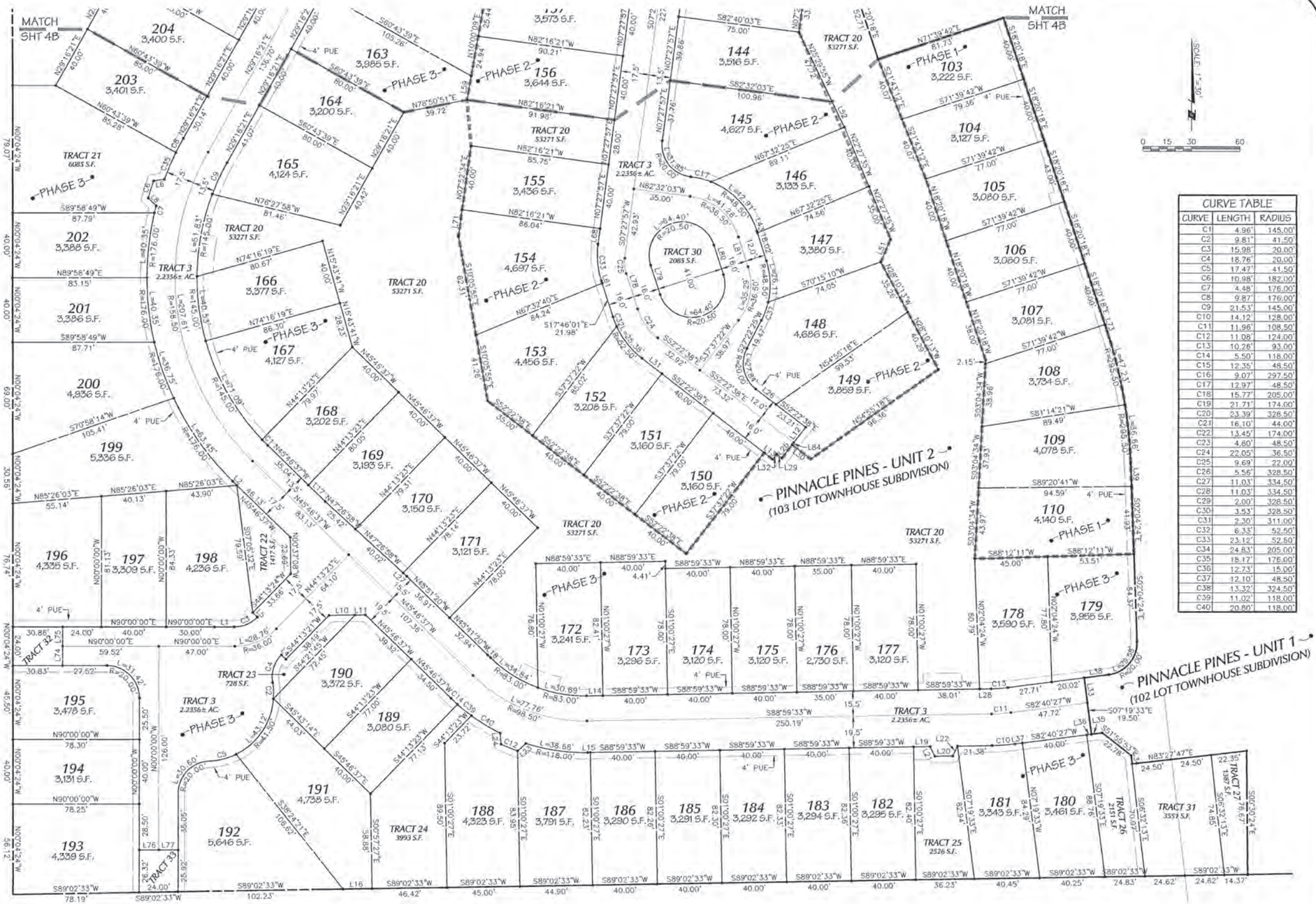
8/26/14
MES# (3031)

PINNACLE PINES
UNIT 2
PRELIMINARY PLAT

Mogollon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR 23950 KENT V. HOTSENPILLER ARIZONA U.S.A. EXPIRES: 3/31/15

DATE: 8/26/14	REVISIONS: PER C.O.F. COMMENTS DATED 7/31/14
DESIGNED BY: RDB/ALR	PROJECT NO. (3031)
DRAWN BY: RDB/ALR	PER C.O.F. COMMENTS DATED 8/14/14
CHECKED BY: RDB	FN: SHEET3.DWG
	VERT SCALE: N/A
	HOR SCALE: 1"=100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.12'	N90°00'00"E
L2	3.50'	N45°46'37"W
L3	DELETED	DELETED
L4	4.00'	S45°46'37"E
L5	4.00'	S45°46'37"E
L6	6.82'	S81°18'47"W
L7	DELETED	DELETED
L8	6.88'	N45°33'25"W
L9	DELETED	DELETED
L10	16.23'	S89°22'52"W
L11	6.39'	S89°22'52"W
L12	12.00'	N37°37'22"E
L13	6.64'	S52°22'38"E
L14	10.01'	S88°59'33"W
L15	1.71'	S88°59'33"W
L16	17.85'	S89°02'33"W
L17	14.59'	N45°46'37"W
L18	2.51'	N45°46'37"W
L19	10.16'	S88°59'33"W
L20	10.94'	S88°59'33"W
L21	6.71'	S27°34'21"E
L22	6.71'	S25°33'27"W
L23	6.89'	S48°03'04"W
L24	6.89'	S04°10'23"E
L25	10.50'	N37°37'22"E
L26	15.74'	S52°22'38"E
L27	3.09'	N47°26'58"W
L28	7.17'	S88°59'33"W
L29	4.00'	S52°22'38"E
L30	14.48'	S52°22'38"E
L31	15.60'	S52°22'38"E
L32	4.00'	N37°37'22"E
L33	15.50'	S07°19'33"E
L34	5.23'	S06°32'13"E
L35	6.86'	N82°40'27"E
L36	2.86'	S82°40'27"W
L37	4.86'	S82°40'27"W
L38	15.47'	S82°40'27"W
L39	13.98'	S02°04'24"E
L40	11.63'	N07°27'57"E
L41	6.34'	N07°27'57"E
L42	8.00'	S07°49'25"W
L43	1.15'	N17°46'01"W
L44	2.31'	N10°00'09"E
L45	14.59'	N10°00'09"E
L46	15.63'	N29°16'21"E
L47	DELETED	DELETED
L48	12.00'	S77°00'40"E
L49	13.92'	S36°19'42"W
L50	12.00'	S81°50'33"E
L51	15.29'	S23°13'02"W
L52	17.57'	N25°29'55"W
L53	4.56'	S74°11'22"W
L54	4.40'	N55°11'40"W
L55	10.09'	N07°46'15"E
L56	4.00'	S35°54'13"E
L57	6.71'	N62°40'33"W
L58	6.70'	N12°03'35"W
L59	15.09'	N10°00'09"E
L60	16.54'	N12°59'20"E
L61	1.53'	S17°46'01"E
L62	17.31'	N08°09'27"E
L63	10.58'	N90°00'00"W
L64	7.47'	N75°58'24"W
L65	10.08'	S69°44'05"W
L66	12.00'	S77°00'40"E
L67	12.00'	S81°50'33"E
L68	9.56'	N07°27'57"E
L69	9.84'	N07°46'15"E
L70	17.37'	S36°19'42"W
L71	16.34'	N07°52'34"E
L72	DELETED	DELETED
L73	4.14'	S18°20'18"E
L74	12.00'	N00°00'00"W
L75	12.00'	N00°00'00"W
L76	12.00'	N90°00'00"W
L77	12.00'	N90°00'00"W
L78	23.24'	S17°46'01"E
L79	19.16'	S17°46'01"E
L80	19.16'	S17°46'01"E
L81	19.16'	S17°46'01"E
L82	24.31'	N75°58'24"W
L83	24.31'	N69°44'05"E
L84	1.50'	N37°37'22"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	4.96'	145.00'
C2	9.81'	41.50
C3	15.98'	20.00
C4	18.76'	20.00
C5	17.47'	41.50
C6	10.98'	182.00'
C7	4.48'	176.00'
C8	9.87'	176.00'
C9	21.53'	145.00'
C10	14.12'	128.00'
C11	11.96'	108.50'
C12	11.08'	124.00'
C13	10.26'	93.00'
C14	5.50'	118.00'
C15	12.35'	48.50'
C16	9.07'	297.50'
C17	12.97'	48.50'
C18	15.77'	205.00'
C19	21.71'	174.00'
C20	23.39'	328.50'
C21	16.10'	44.00'
C22	13.45'	174.00'
C23	4.60'	48.50'
C24	22.05'	36.50'
C25	9.69'	22.00'
C26	5.56'	328.50'
C27	11.03'	334.50'
C28	11.03'	334.50'
C29	2.00'	328.50'
C30	3.53'	328.50'
C31	2.30'	311.00'
C32	6.33'	52.50'
C33	23.12'	52.50'
C34	24.83'	205.00'
C35	18.17'	176.00'
C36	12.73'	15.00'
C37	12.10'	48.50'
C38	13.32'	324.50'
C39	11.02'	118.00'
C40	20.80'	118.00'

Megellon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

23950
KENT V. HOTSOPIELLER
REGISTERED
ARIZONA U.S.A.
EXPIRES: 3/31/15

8/26/14
MESE #3031

PINNACLE PINES - UNIT 2
PRELIMINARY PLAT
APPROXIMATE LOT DIMENSIONS

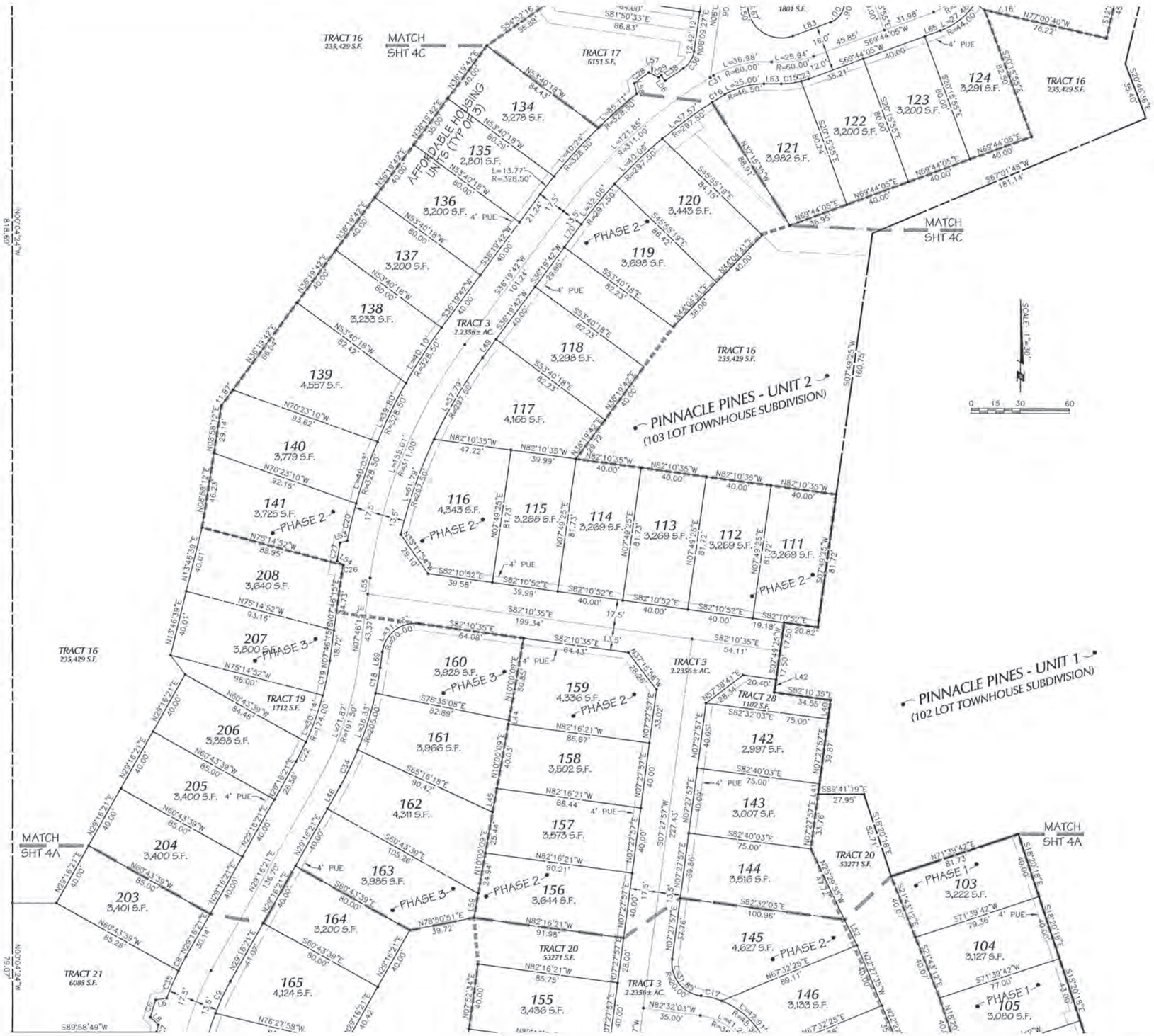
DATE: 8/26/14	PROJECT NO. 13031
DESIGNED BY:	FN: SHEET4A.DWG
DRAWN BY: KVH	VERT SCALE: N/A
CHECKED BY: KVH/RGB	HOR SCALE: 1"=30'

REVISIONS PER C.O.F. COMMENTS DATED 7/8/14
PER C.O.F. COMMENTS DATED 8/14/14

SHEET NO. 4A OF 7

COF PROJECT #04-03098

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.12'	N90°00'00"E
L2	3.50'	N45°46'37"W
L3	DELETED	DELETED
L4	4.00'	S45°46'37"E
L5	4.00'	S45°46'37"E
L6	6.82'	S81°18'47"W
L7	DELETED	DELETED
L8	6.88'	N45°33'25"W
L9	DELETED	DELETED
L10	16.23'	S89°22'52"W
L11	6.39'	S89°22'52"W
L12	12.00'	N37°37'22"E
L13	6.64'	S52°22'38"E
L14	10.01'	S88°59'33"W
L15	1.71'	S88°59'33"W
L16	17.85'	S89°02'33"W
L17	14.59'	N45°46'37"W
L18	2.51'	N45°46'37"W
L19	10.16'	S88°59'33"W
L20	10.94'	S88°59'33"W
L21	6.71'	S27°34'21"E
L22	6.71'	S25°33'27"W
L23	6.89'	S48°03'04"W
L24	6.89'	S04°10'23"E
L25	10.50'	N37°37'22"E
L26	15.74'	S52°22'38"E
L27	3.09'	N47°26'58"W
L28	7.17'	S88°59'33"W
L29	4.00'	S52°22'38"E
L30	14.48'	S52°22'38"E
L31	15.60'	S52°22'38"E
L32	4.00'	N37°37'22"E
L33	15.50'	S07°19'33"E
L34	5.23'	S06°32'13"E
L35	6.86'	N82°40'27"E
L36	2.86'	S82°40'27"W
L37	4.86'	S82°40'27"W
L38	15.47'	S82°40'27"W
L39	13.98'	S02°04'24"E
L40	11.63'	N07°27'57"E
L41	6.34'	N07°27'57"E
L42	8.00'	S07°49'25"W
L43	1.15'	N17°46'01"W
L44	2.31'	N10°00'09"E
L45	14.59'	N10°00'09"E
L46	15.63'	N29°16'21"E
L47	DELETED	DELETED
L48	12.00'	S77°00'40"E
L49	13.92'	S36°19'42"W
L50	12.00'	S81°50'33"E
L51	15.29'	S22°13'02"W
L52	17.57'	N25°29'55"W
L53	4.56'	S74°11'22"W
L54	4.40'	N55°11'40"W
L55	10.09'	N07°46'15"E
L56	4.00'	S35°54'13"E
L57	6.71'	N62°40'33"W
L58	6.70'	N12°03'35"W
L59	15.09'	N10°00'09"E
L60	16.54'	N12°59'20"E
L61	1.53'	S17°46'01"E
L62	17.31'	N08°09'27"E
L63	10.58'	N90°00'00"W
L64	7.47'	N75°58'24"W
L65	10.08'	S69°44'05"W
L66	12.00'	S77°00'40"E
L67	12.00'	S81°50'33"E
L68	9.56'	N07°27'57"E
L69	9.84'	N07°46'15"E
L70	17.37'	S36°19'42"W
L71	16.34'	N07°52'34"E
L72	DELETED	DELETED
L73	4.14'	S18°20'18"E
L74	12.00'	N00°00'00"W
L75	12.00'	N00°00'00"W
L76	12.00'	N90°00'00"W
L77	12.00'	N90°00'00"W
L78	23.24'	S17°46'01"E
L79	19.16'	S17°46'01"E
L80	19.16'	S17°46'01"E
L81	19.16'	S17°46'01"E
L82	24.31'	N75°58'24"W
L83	24.31'	N69°44'05"E
L84	1.50'	N37°37'22"E



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	4.96'	145.00'
C2	9.81'	41.50'
C3	15.98'	20.00'
C4	18.76'	20.00'
C5	17.47'	41.50'
C6	10.98'	182.00'
C7	4.48'	176.00'
C8	9.87'	176.00'
C9	21.53'	145.00'
C10	14.12'	128.00'
C11	11.96'	108.50'
C12	11.08'	124.00'
C13	10.26'	93.00'
C14	5.50'	118.00'
C15	12.35'	48.50'
C16	9.07'	297.50'
C17	12.97'	48.50'
C18	15.77'	205.00'
C19	21.71'	174.00'
C20	23.39'	328.50'
C21	16.10'	44.00'
C22	13.45'	174.00'
C23	4.80'	48.50'
C24	22.05'	36.50'
C25	9.69'	22.00'
C26	5.56'	328.50'
C27	11.03'	334.50'
C28	11.03'	334.50'
C29	2.00'	328.50'
C30	3.53'	328.50'
C31	2.30'	311.00'
C32	6.33'	52.50
C33	23.12'	52.50'
C34	24.83'	205.00'
C35	18.17'	176.00'
C36	12.73'	15.00'
C37	12.10'	48.50'
C38	13.32'	324.50'
C39	11.02'	118.00'
C40	20.80'	118.00'

Megallon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

PINNACLE PINES - UNIT 2
PRELIMINARY PLAT
APPROXIMATE LOT DIMENSIONS

8/26/14
MES# 13031

REVISIONS PER C.O.F. COMMENTS DATED 7/9/14
PER C.O.F. COMMENTS DATED 8/4/14

DATE 8/26/14 | PROJECT NO. 13031
DESIGNED BY: KVH | PH. SHEET 4B.DWG
DRAWN BY: KVH | VERT SCALE: N/A
CHECKED BY: KVH/KCB | HOR SCALE: 1"=30'

SHEET NO. 4B OF 7

COF PROJECT #04-03098

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.12'	N90°00'00"E
L2	3.50'	N45°46'37"W
L3	DELETED	DELETED
L4	4.00'	S45°46'37"E
L5	4.00'	S45°46'37"E
L6	6.82'	S81°18'47"W
L7	DELETED	DELETED
L8	6.88'	N45°33'25"W
L9	DELETED	DELETED
L10	16.23'	S89°22'52"W
L11	6.39'	S89°22'52"W
L12	12.00'	N37°37'22"E
L13	6.64'	S52°22'38"E
L14	10.01'	S88°59'33"W
L15	1.71'	S88°59'33"W
L16	17.85'	S89°02'33"W
L17	14.59'	N45°46'37"W
L18	2.51'	N45°46'37"W
L19	10.16'	S88°59'33"W
L20	10.94'	S88°59'33"W
L21	6.71'	S27°34'21"E
L22	6.71'	S25°33'27"W
L23	6.89'	S48°03'04"W
L24	6.89'	S04°10'23"E
L25	10.50'	N37°37'22"E
L26	15.74'	S52°22'38"E
L27	3.09'	N47°26'58"W
L28	7.17'	S88°59'33"W
L29	4.00'	S52°22'38"E
L30	14.48'	S52°22'38"E
L31	15.60'	S52°22'38"E
L32	4.00'	N37°37'22"E
L33	15.50'	S07°19'33"E
L34	5.23'	S06°32'13"E
L35	6.86'	N82°40'27"E
L36	2.86'	S82°40'27"W
L37	4.86'	S82°40'27"W
L38	15.47'	S82°40'27"W
L39	13.98'	S02°04'24"E
L40	11.63'	N07°27'57"E
L41	6.34'	N07°27'57"E
L42	8.00'	S07°49'25"W
L43	1.15'	N17°46'01"W
L44	2.31'	N10°00'09"E
L45	14.59'	N10°00'09"E
L46	15.63'	N29°16'21"E
L47	DELETED	DELETED
L48	12.00'	S77°00'40"E
L49	13.92'	S36°19'42"W
L50	12.00'	S81°50'33"E
L51	15.29'	S23°13'02"W
L52	17.57'	N25°29'55"W
L53	4.56'	S74°11'22"W
L54	4.40'	N55°11'40"W
L55	10.09'	N07°46'15"E
L56	4.00'	S35°54'13"E
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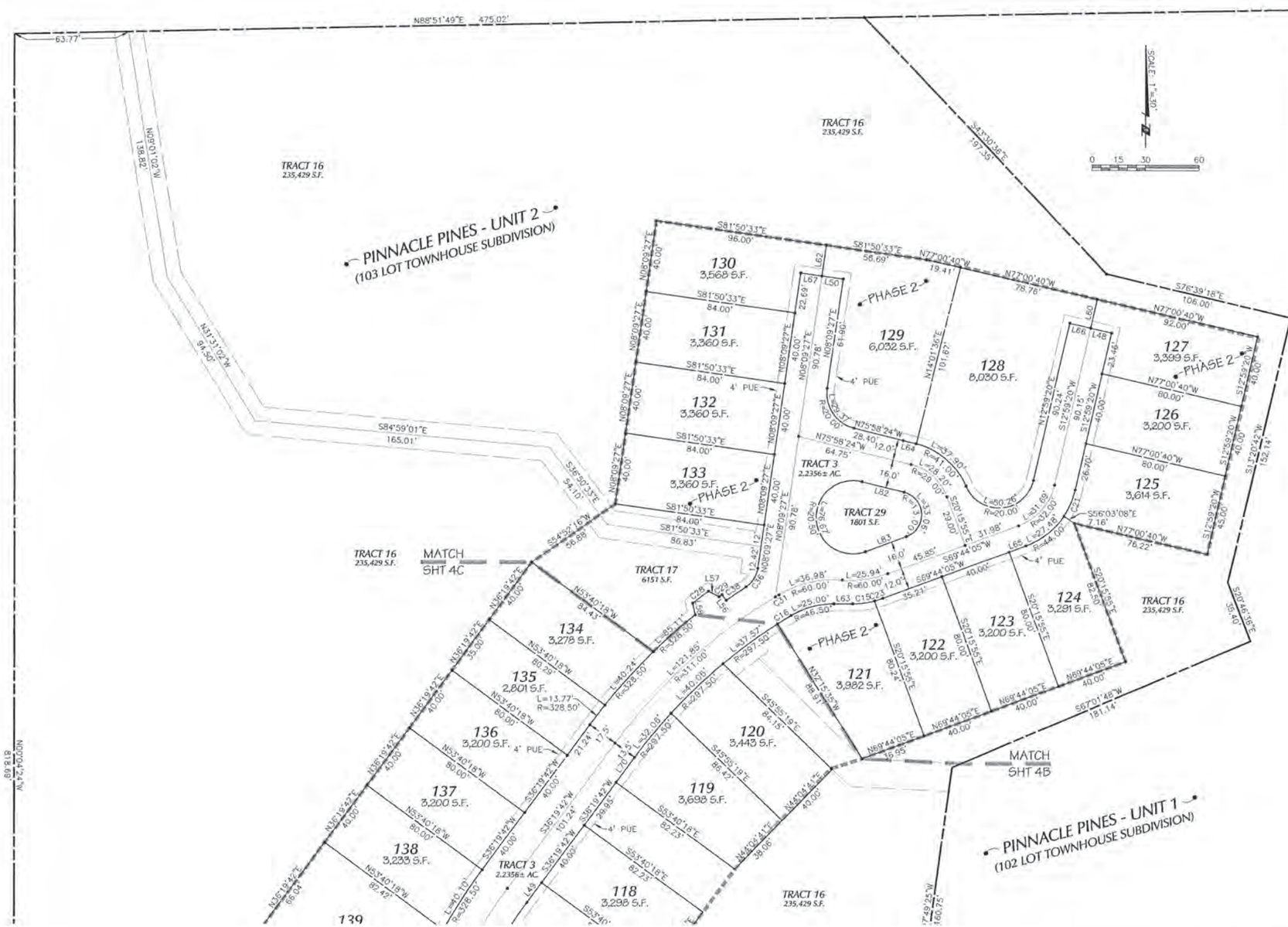

CURVE TABLE		
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PINNACLE PINES - UNIT 2
PRELIMINARY PLAT
APPROXIMATE LOT DIMENSIONS

8/26/14
MES#13031

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

2.29.50
KENT V. HOTSENPILLER
ARIZONA U.S.A.
EXPIRES: 3/31/15

DATE 8/26/14	REVISIONS: PER C.O.F. COMMENTS DATED 7/23/14
DESIGNED BY: KVH	PER C.O.F. COMMENTS DATED 8/14/14
DRAWN BY: KVH	PROJECT NO. 13031
CHECKED BY: KVH/RDB	PN SHEET-ALDING
	VERT SCALE N/A
	HOR SCALE 1"=30'

SHEET NO. 4C OF 7

COF PROJECT #04-03098

PINNACLE PINES - UNIT 2

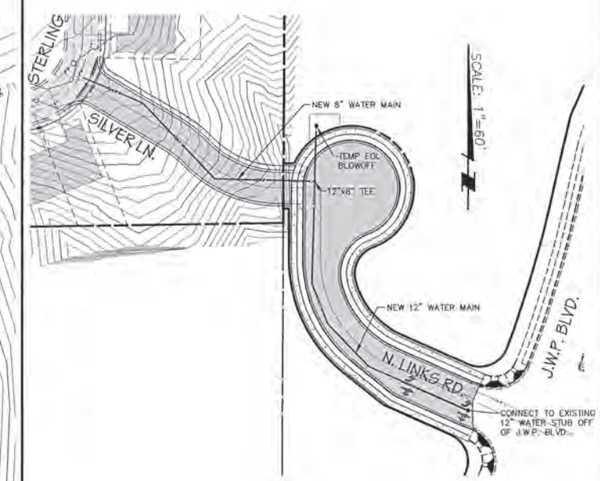
PRELIMINARY PLAT

WATER & SEWER MAP

A 106 LOT TOWNHOUSE SUBDIVISION ON 18.587± ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA

SCALE: 1"=60'

0 30 60 120



SCALE: 1"=60'

WATER CONNECTION TO J.W.P. BLVD.
(PUBLIC IMPROVEMENT) N.T.S.

LEGEND

-EX S-	SEWER LINE (UNIT 1)
NEW S	SEWER LINE (UNIT 2)
-EX W-	WATER LINE (UNIT 1)
NEW W	WATER LINE (UNIT 2)
	FIRE HYDRANT (UNIT 1)
	FIRE HYDRANT (UNIT 2)

SHEET NO. 5 OF 7

COF PROJECT #04-03098

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

23950 KENT V. HOTSOPULLOS
ARIZONA U.S.A.
EXPIRES: 3/31/15

PINNACLE PINES - UNIT 2
PRELIMINARY PLAT
WATER & SEWER MAP

8/26/14
MES# 13031

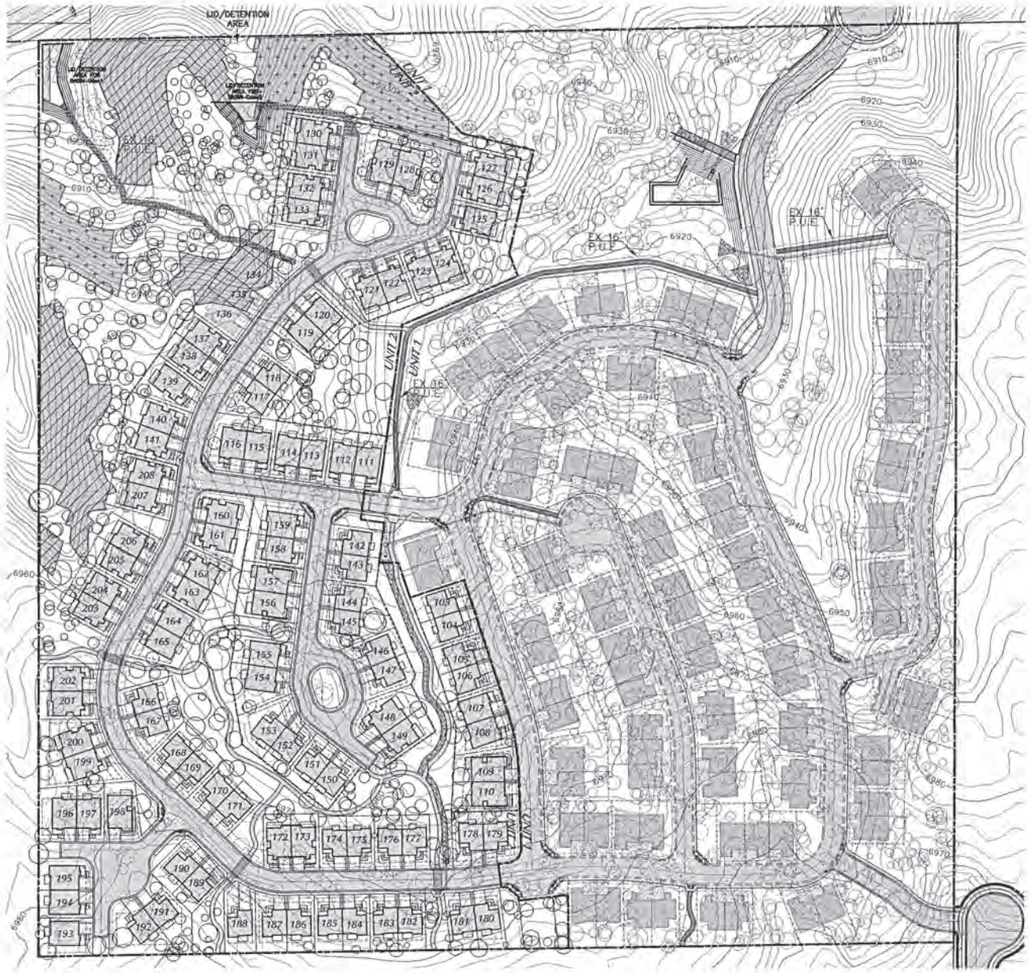
DATE: 8/26/14	REVISIONS: PER C.O.F. COMMENTS DATED 7/8/14
DESIGNED BY: KVH	PER C.O.F. COMMENTS DATED 8/14/14
DRAWN BY: KVH	PROJECT NO. 13031
CHECKED BY: KVH/RDB	FN: SHEET4.DWG
HOR SCALE: 1"=60'	VERT SCALE: N/A

PINNACLE PINES - UNIT 2

PRELIMINARY PLAT

SLOPE & FOREST RESOURCE CALCULATIONS

A 106 LOT TOWNHOUSE SUBDIVISION ON 18.587± ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA



SCALE: 1"=100'

0 50 100 200

Slope and Forest Resource Information

This project conforms with the City of Flagstaff Land Development Code section 10-16-005-0001A2 and the Regional Land Use and Transportation Plan by providing dedicated open space. The conformance allows for a 5% reduction in slope and forest resource protection standards resulting in a 65% required preservation factor of 17% slope, 75% required preservation factor of 25% slope and 45% required preservation factor of forest canopy. The slope and forest resource preservation factors below reflect this reduction.

Slope Resource

17% Slope
- Total slope area = 59,857 sq. ft.
- 70% - 5% = 65% slope protection required = 0.65 x 59,857 = 38,907 sq. ft.
- Slope area protected = 55,755 sq. ft.
- Excess 17% Slope = 16,848 sq. ft.

25% Slope
- Total slope area = 34,640 sq. ft.
- 80% - 5% = 75% slope protection required = 0.75 x 34,640 = 25,980 sq. ft.
- Slope area protected = 33,335 sq. ft.
- Excess 25% Slope = 7,355 sq. ft.

PRE DEVELOPMENT TREE POINTS

1 POINT TREES	152 x	1	=	152
2 POINT TREES	391 x	2	=	784
4 POINT TREES	420 x	4	=	1,680
8 POINT TREES	171 x	8	=	1,368
20 POINT TREES	25 x	20	=	500
TOTAL TREE POINTS			=	4,484
50% OF TOTAL			=	2,242
5% REDUCTION			=	224 (FOR DEDICATED OPEN SPACE)
45% OF TOTAL			=	2,018

TREE POINTS IN SLOPE

1 POINT TREES	45 x	1	=	45
2 POINT TREES	121 x	2	=	242
4 POINT TREES	65 x	4	=	260
8 POINT TREES	14 x	8	=	112
20 POINT TREES	4 x	20	=	80
EXCESS SLOPE POINTS			=	739

POST DEVELOPMENT TREE POINTS

1 POINT TREES	88 x	1	=	88
2 POINT TREES	192 x	2	=	384
4 POINT TREES	176 x	4	=	704
8 POINT TREES	58 x	8	=	464
20 POINT TREES	7 x	20	=	140
SUB TOTAL TREE POINTS			=	1,780
EXCESS SLOPE POINTS			=	739
TOTAL TREE POINTS			=	2,519
TREE SAVE PERCENTAGE			=	56.17%

LEGEND

- 17% SLOPE
- 25% SLOPE
- TREE TO BE SAVED
- TREE TO BE REMOVED

SHEET NO. 6A OF 7

COF PROJECT #04-03098

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

23950 KENT V. HOTSENPILLER
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.
EXPIRES: 3/31/15

PINNACLE PINES - UNIT 2
SLOPE AND FOREST RESOURCE CALCULATIONS

8/26/14
MES# (3031)

REVISIONS: PER C.O.F. COMMENTS DATED 7/29/14
PER C.O.F. COMMENTS DATED 8/14/14

DATE: 8/26/14
DESIGNED BY: KDB
DRAWN BY: KDB
CHECKED BY: KDB
PROJECT NO. (3031)
FIL SHEET14.DWG
VERT SCALE: N/A
HOR SCALE: 1"=100'

PINNACLE PINES - UNIT 2

PRELIMINARY PLAT

SLOPE & FOREST RESOURCE CALCULATIONS

A 106 LOT TOWNHOUSE SUBDIVISION ON 18.587± ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. AND S.R.M.
FLAGSTAFF, ARIZONA

LEGEND

- 17% SLOPE
- 25% SLOPE
- TREE TO BE SAVED
- TREE TO BE REMOVED

SCALE: 1"=50'

0 25 50 100

PINNACLE PINES - UNIT 2
SLOPE AND FOREST
RESOURCE INFORMATION

8/26/14
MES# 13031

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

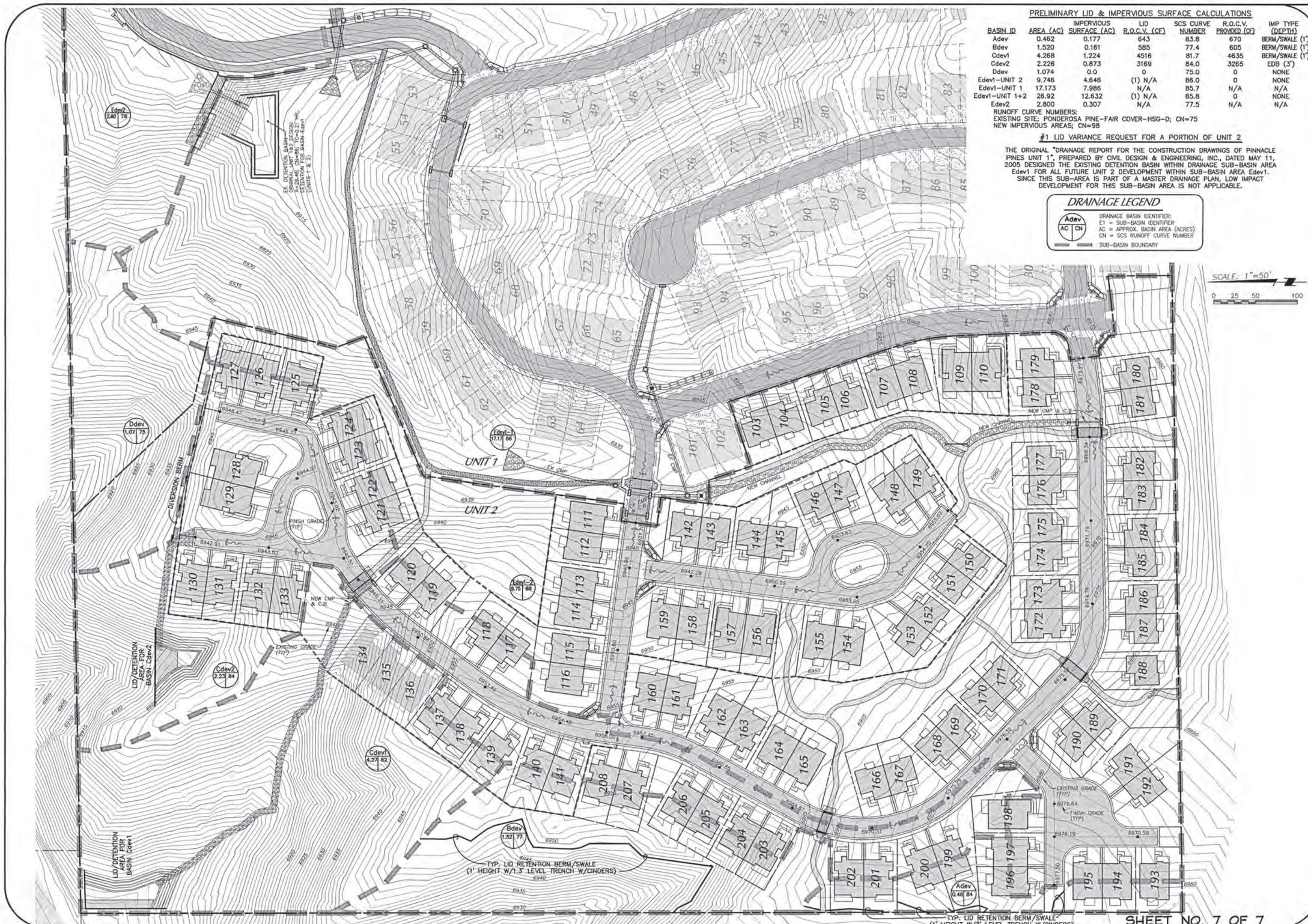
23950 KENT V. HOTSENPILLER
ARIZONA U.S.A.
EXPIRES: 3/31/15

DATE: 8/26/14	PROJECT NO. 13031
DESIGNED BY: RDB	FN: SHEET6B.DWG
DRAWN BY: RDB	VERT SCALE: N/A
CHECKED BY: RDB	HOR SCALE: 1"=50'

REVISIONS: PER C.O.F. COMMENTS DATED 7/8/14
PER C.O.F. COMMENTS DATED 8/14/14

SHEET NO. 6B OF 7

COF PROJECT #04-03098



PRELIMINARY LID & IMPERVIOUS SURFACE CALCULATIONS

BASIN ID	AREA (AC)	IMPERVIOUS SURFACE (AC)	LID R.O.C.V. (CF)	SCS CURVE NUMBER	R.O.C.V. PROVIDED (CF)	IMP TYPE (DEPTH)
Adev	0.462	0.177	643	83.8	670	BERM/SWALE (1')
Bdev	1.520	0.161	585	77.4	605	BERM/SWALE (1')
Cdev1	4.268	1.224	4516	81.7	4635	BERM/SWALE (1')
Cdev2	2.226	0.873	3169	84.0	3265	EDB (3')
Ddev	1.074	0.0	0	75.0	0	NONE
Edev1-UNIT 2	9.746	4.646	(1) N/A	86.0	0	NONE
Edev1-UNIT 1	17.173	7.986	N/A	85.7	N/A	N/A
Edev1-UNIT 1+2	26.92	12.632	(1) N/A	85.8	0	NONE
Edev2	2.800	0.307	N/A	77.5	N/A	N/A

RUNOFF CURVE NUMBERS:
EXISTING SITE; PONDEROSA PINE-FAIR COVER-HSG-D; CN=75
NEW IMPERVIOUS AREAS; CN=98

#1 LID VARIANCE REQUEST FOR A PORTION OF UNIT 2

THE ORIGINAL "DRAINAGE REPORT FOR THE CONSTRUCTION DRAWINGS OF PINNACLE PINES UNIT 1", PREPARED BY CIVIL DESIGN & ENGINEERING, INC., DATED MAY 11, 2005 DESIGNED THE EXISTING DETENTION BASIN WITHIN DRAINAGE SUB-BASIN AREA Edev1 FOR ALL FUTURE UNIT 2 DEVELOPMENT WITHIN SUB-BASIN AREA Edev1. SINCE THIS SUB-AREA IS PART OF A MASTER DRAINAGE PLAN, LOW IMPACT DEVELOPMENT FOR THIS SUB-BASIN AREA IS NOT APPLICABLE.

DRAINAGE LEGEND

Adev (AC | CN)
DRAINAGE BASIN IDENTIFIER:
E1 = SUB-BASIN IDENTIFIER
AC = APPROX. BASIN AREA (ACRES)
CN = SCS RUNOFF CURVE NUMBER
SUB-BASIN BOUNDARY

PINNACLE PINES - UNIT 2
PRELIMINARY
GRADING & DRAINAGE

8/26/14
MES#13031

Mogollon Inc
ENGINEERING
SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

Registered Professional Engineer (Civil)
CERTIFICATE NO. 22196
ROBERT C. IMPELLITTER
Date Signed 8-26-14
EXPIRES 3-31-15

DATE: 8/26/14	PROJECT NO: 13031
DESIGNED BY: RCI	FN: SHEET1.DWG
DRAWN BY: MHE-RCI	VERT SCALE: N/A
CHECKED BY: RCI	HOR SCALE: 1"=50'

REVISIONS: PER C.O.F. COMMENTS DATED 7/23/14
PER C.O.F. COMMENTS DATED 8/14/14

SHEET NO. 7 OF 7

COF PROJECT #04-03098