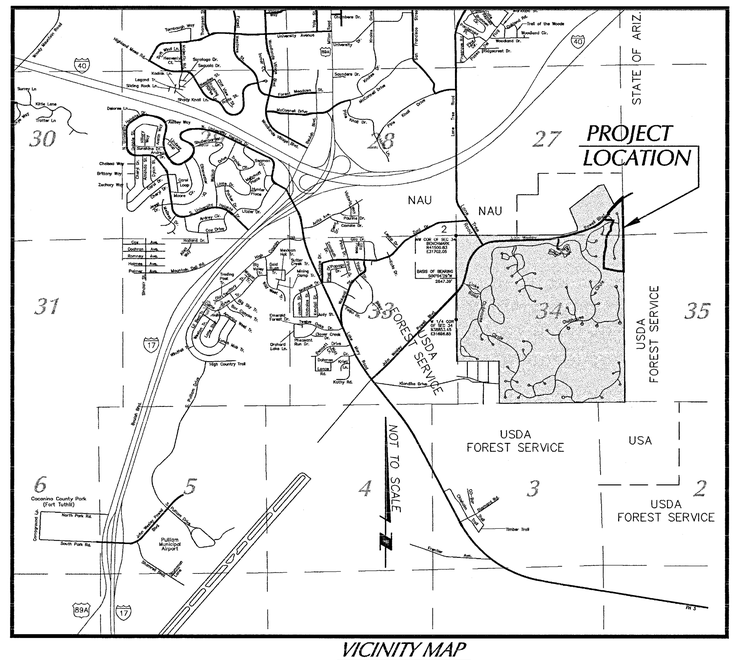
PRELIMINARY PLAT
FOR
COCONINO RIDGE AT PINE CANYON
A 32 LOT SUBDIVISION

A SUBDIVISION OF TRACT 3F
OF DEER CREEK CROSSING UNIT ONE AT PINE CANYON
INSTRUMENT No. 3450516, RECORDS OF COCONINO COUNTY
LOCATED IN PORTIONS OF SECTION 27 & 34,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

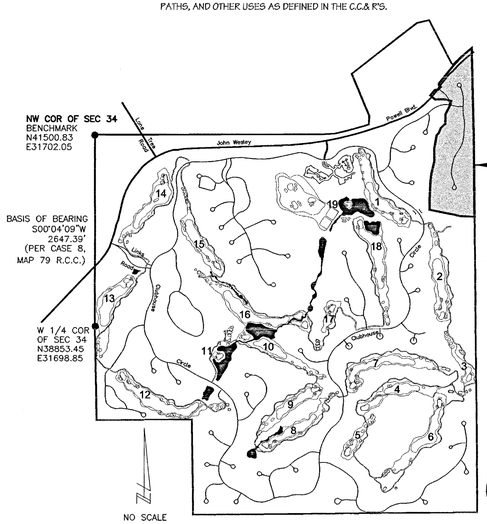
LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)
	RIGHT OF WAY (R.O.W.)
	PROPERTY LINE (PL or ℘)
EX W	EXISTING WATER LINE
8"W	NEW WATER LINE
EX PS	EXISTING PRESSURE SEWER LINE
8"S	NEW SEWER LINE
FS	NEW FIRE SERVICE (FS)
WS	NEW WATER SERVICE (WS)
SS	NEW SEWER SERVICE (SS)
EX S	EXISTING SEWER MANHOLE
S	NEW SEWER MANHOLE (MH)
	EXISTING EDGE OF PAVEMENT / CURB
	NEW EDGE OF PAVEMENT / CURB
	PUBLIC UTILITY EASEMENT (PUE)
GL	GRADING LIMITS
	EXISTING FIRE HYDRANT (EX FH)
	NEW FIRE HYDRANT (FH)
	EXISTING WATER VALVE (EX WV)
	NEW WATER VALVE (WV)
	EXISTING WATER METER (EX WM)
	NEW WATER METER (WM)
	EXISTING STREET LIGHT (EX SL)
	NEW STREET LIGHT (SL)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT OF CURVE
MPOC	MID POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POL	POINT OF LINE
AP	ANGLE POINT
RP	RADIUS POINT
R	RADIUS
IS	INTERSECTION
TOC	TOP OF CURB (BACK)
BOW	BACK OF SIDEWALK
FOW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
℄	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
EOL	END OF LINE BLOWOFF
TS&V	TAPPING SLEEVE and VALVE
SDMH	STORM DRAIN MANHOLE
(TYP)	TYPICAL
EX	EXISTING
SHT	SHEET
STA	STATION
FF	FINISH FLOOR ELEVATION
EA	EACH
LF	LINEAL FEET
SF	SQUARE FOOT
SY	SQUARE YARDS
HC	HANDICAP
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
R.C.C.	RECORDS OF COCONINO COUNTY
C.O.F.	CITY OF FLAGSTAFF
SE	SLOPE EASEMENT
PTE	PRIVATE TRAIL EASEMENT
GUE	GOLF UTILITARIAN EASEMENT

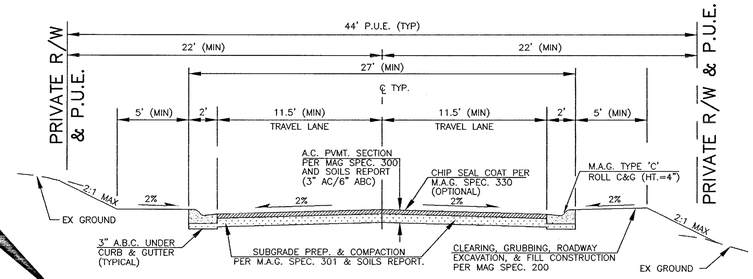
NOTE: THE GOLF UTILITARIAN EASEMENTS (G.U.E.) ARE GENERALLY UTILIZED FOR GOLF COURSE INFRASTRUCTURE AND MAINTENANCE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, IRRIGATION PIPES AND APPURTENANCES, DRAINAGE, IRRIGATION CONTROL AND COMMUNICATION CABLES, GOLF CART PATHS, AND OTHER USES AS DEFINED IN THE C.C.& R'S.



VICINITY MAP
N.T.S.



PROJECT LOCATION



TYPICAL PRIVATE STREET CROSS-SECTION
N.T.S.

THE PINE CANYON CLUB

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

BENCHMARK:
ELEVATION = 6927.21 (NGVD 29 EL = 6927.26)
BLM BRASS CAP AT NW COR. OF SEC. 34, T.21N., R.7E., G.&S.R.M.

UTILITY COMPANY ACKNOWLEDGMENT

	SENT LETTER	
UNISOURCE ENERGY		DATE
	BY LETTER	3/17
CENTURYLINK		DATE
	BY LETTER	
ARIZONA PUBLIC SERVICE		DATE
	BY LETTER	
SUDDENLINK		DATE

CITY OF FLAGSTAFF APPROVAL

UTILITIES DIRECTOR	DATE
PUBLIC WORKS DIRECTOR	DATE
CITY ENGINEER	DATE

PROJECT INFORMATION

PROJECT NAME:	COCONINO RIDGE AT PINE CANYON
PROJECT LOCATION:	ADDRESS NOT AVAILABLE PER COCONINO COUNTY GIS
LATITUDE:	N 35° 09' 56"
LONGITUDE:	W 111° 37' 52"
APN NUMBER:	105-22-044
NUMBER OF LOTS:	32
GROSS ACREAGE:	19.20±
GROSS DENSITY:	1.66 UNITS/ACRE
NET ACREAGE:	6.363± (AREA WITHIN SETBACKS)
NET DENSITY:	5.1 UNITS/ACRE
CURRENT ZONING DISTRICT:	R-1
CURRENT USE:	VACANT LAND
REGIONAL PLAN DESIGNATION:	SUBURBAN - EXISTING
PROPOSED USE:	SINGLE FAMILY DETACHED
OWNER/DEVELOPER:	TLC PC LAND INVESTORS, LLC 1201 E. JOHN WESLEY POWELL BLVD. FLAGSTAFF, ARIZONA 86001 (925-824-4300)

OUTDOOR LIGHTING
PROJECT IS LOCATED IN LIGHTING ZONE 2. MAXIMUM LUMEN OUTPUT SHALL BE IN ACCORDANCE WITH TABLE 10-50.70.050.A OF THE ZONING CODE.

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

SOILS REPORT
SOILS REPORT PREPARED BY WESTERN TECHNOLOGIES, INC. JOB No. 2520JW341, DATED DECEMBER 4, 2000. ADDENDUM No. 1 DATED JANUARY 1, 2002

TRAFFIC IMPACT ANALYSIS
A TRAFFIC IMPACT ANALYSIS HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED WITH THE OVERALL SUBDIVISION REZONING.

RAINWATER HARVESTING
ALL SINGLE FAMILY DWELLINGS SHALL UTILIZE PASSIVE RAINWATER HARVESTING TECHNIQUES PER THE "RESIDENTIAL RAINWATER HARVESTING: A GUIDE TO WATER-WISE PLANNING AND DESIGN" PUBLICATION PROVIDED BY THE CITY OF FLAGSTAFF.

APPROXIMATE EMBANKMENT
FILL: 5,800 C.Y.
CUT: 4,200 C.Y.

WATER & SEWER SERVICES
ALL NEW SEWER SERVICES SHALL BE 4" AND ALL NEW WATER SERVICES SHALL BE A 1.5" WATER SERVICE LINE FOR DOMESTIC SERVICE AND AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13D.

WATER & SEWER IMPACT ANALYSIS
A WATER & SEWER IMPACT ANALYSIS HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED WITH THE OVERALL SUBDIVISION REZONING. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ACQUIRE A.D.E.Q. APPROVAL AS NECESSARY.

PUBLIC WATER & SEWER MAINS
ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

FEMA FLOOD ZONE
THIS PROJECT IS LOCATED IN FEMA ZONE "X" (NO SHADING)

LANDSCAPING
STREET BUFFERS, PERIPHERAL BUFFERS AND EXTENDED DETENTION BASINS SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY CODE SECTION 10-50.60 (LANDSCAPING STANDARDS) AND SHALL INCORPORATE THE USE OF NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH C.O.F. LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

DRAINAGE DETENTION & LID NOTES
ALL DETENTION FOR THIS SUBDIVISION IS PROVIDED FOR IN THE EXISTING DETENTION PONDS #4B AND A NEW POND #3 (to be constructed with this subdivision) PER "DRAINAGE REPORT FOR PINE CANYON", PREPARED BY SHEPHARD WESNITZER, INC. DATED DEC. 3, 2001.

IMPERVIOUS AREAS
NEW ROADWAYS: 51,800 S.F.
TOTAL: 51,800 S.F.
LID REQUIRED FOR ROADWAYS = 4,317 C.F.
DESIGNED TO DRAIN TO NEW POND #3

INDEX TO SHEETS

1 COVER SHEET & PROJECT INFORMATION
2 GRADING & UTILITIES
3 BOUNDARY MAP
4 PRELIMINARY PLAT - BEARINGS & DISTANCES
5 PRELIMINARY PLAT - BEARINGS & DISTANCES

SHEET NO. 1 OF 5

COF PROJECT #N/A

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 23950
KENT V. HOTSENPILLER
Date Signed 10/02/15
ARIZONA U.S.A.
Expires on 3/31/18

COCONINO RIDGE
AT PINE CANYON - PRELIMINARY PLAT
COVER SHEET

10/02/15
MES# 13076

DATE: 10/02/15	REVISIONS: COF COMMENTS 4/22/15
DESIGNED BY:	COF COMMENTS, 32 LOTS
DRAWN BY:	PROJECT NO. 13076
CHECKED BY:	FN: SHEET01.DWG
	VERT SCALE: N/A
	HOR. SCALE: N/A