

# PRELIMINARY PLAT

## FOR

# COCONINO RIDGE

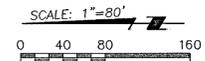
# AT PINE CANYON

### A 32 LOT SUBDIVISION

#### 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, WARRANT OR CERTIFY ANY INFORMATION IN THIS APPLICATION No. 41-900002.0002.

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



#### 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: 1.67 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)

**SLOPE RESOURCES**  
 17% SLOPE  
 109,618 sq. ft. TOTAL  
 30% = 32,885  
 DISTURBANCE  
 7,162 sq. ft.  
 EXCESS 17% SLOPE 25,723 sq. ft.

25% slope  
 57,290 sq. ft. TOTAL  
 20% = 11,458  
 DISTURBANCE  
 1,082 sq. ft.  
 EXCESS 25% SLOPE 10,376 sq. ft.

35+% slope  
 NONE

SLOPE EXCESS = 36,099 sq. ft.

**TREE RESOURCES**  
 TOTAL SITE AREA = 836,511 sq. ft. (19.20 ac.)  
 SITE AREA OUTSIDE OF SLOPE RESOURCES = 669,603 sq. ft.

**DISTURBANCE**  
 RIGHT-OF-WAY = 80,747 sq. ft. TREE AREA DISTURBED = 80,408 sq. ft.  
 DETENTION = 8,639 sq. ft. TREE AREA DISTURBED = 6,427 sq. ft.  
 EASEMENTS = 6,502 sq. ft. TREE AREA DISTURBED = 5,695 sq. ft.

**SETBACKS**  
 TOTAL SETBACK AREA = 277,177 sq. ft.  
 SETBACK AREA IN SLOPES = 3,520 sq. ft.  
 SETBACK AREA OUTSIDE OF SLOPE = 273,675 sq. ft.

TOTAL DISTURBED TREE AREA = 366,205 sq. ft.  
 TOTAL UNDISTURBED TREE AREA = 303,398 sq. ft.

**TREE RESOURCES**  
 SITE AREA OUTSIDE OF SLOPE RESOURCES = 669,603 sq. ft.  
 AVERAGE TECHNIQUE PER 10-50.90  
 TOTAL DISTURBED AREA = 366,205 sq. ft.  
 TOTAL UNDISTURBED AREA = 303,398 sq. ft.  
 SLOPE EXCESS ADD BACK = 36,099 sq. ft.  
 TREE RESOURCE PROTECTED = 339,497 sq. ft.  
 RESOURCE PROTECTION FACTOR = 50.70%



SHEET NO. 2 OF 5

COF PROJECT #N/A

Mogollon ENGINEERING & SURVEYING  
 COCONINO RIDGE  
 AT PINE CANYON - PRELIMINARY PLAT  
 GRADING & UTILITIES  
 10/02/15  
 MES#13076

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



Mogollon ENGINEERING & SURVEYING  
 PROJECT NO. 13076  
 REVISIONS: CDF COMMENTS 4/22/15  
 FN: SHEET02.DWG  
 VERT. SCALE: N/A  
 DATE 10/02/15  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 WORK SCALE: 1"=80'