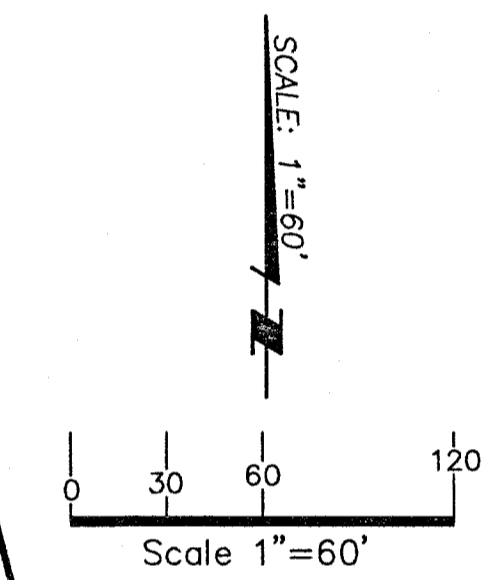
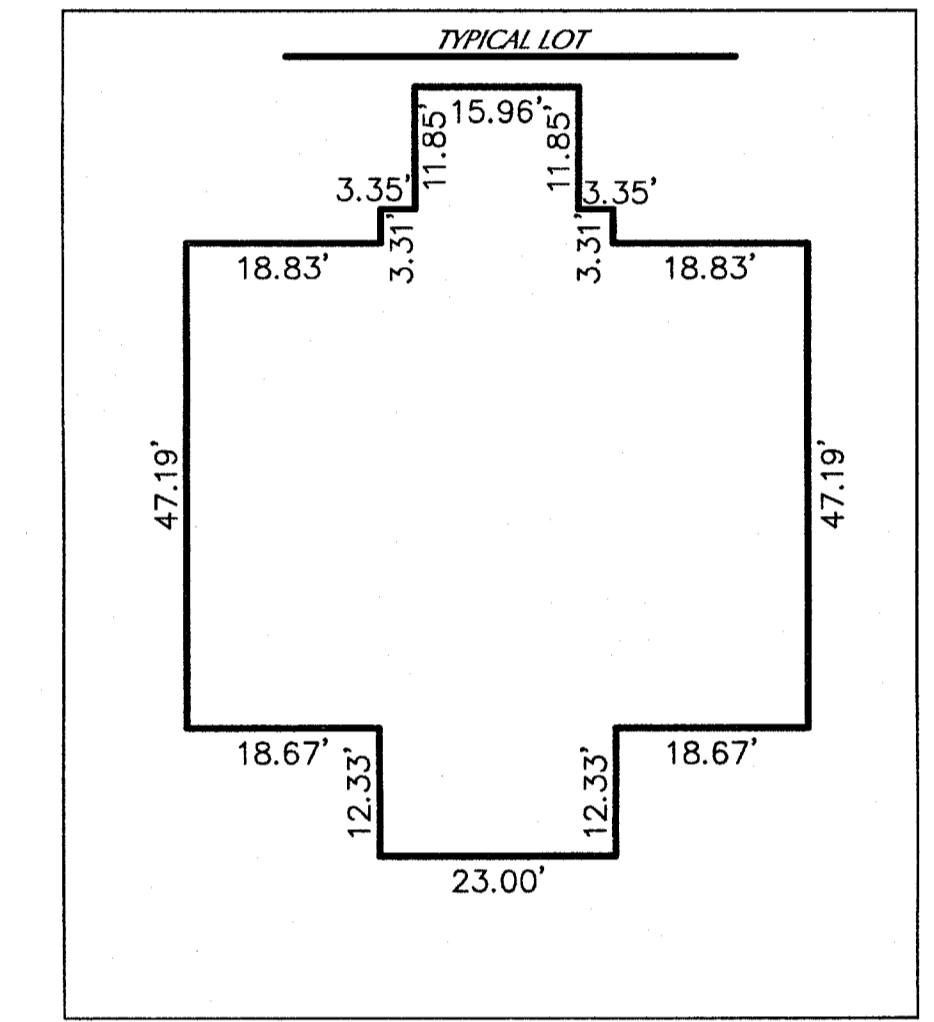
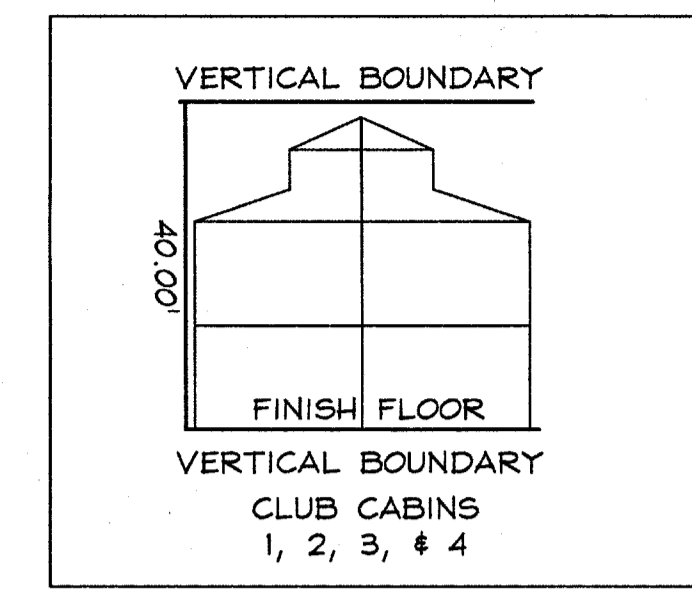
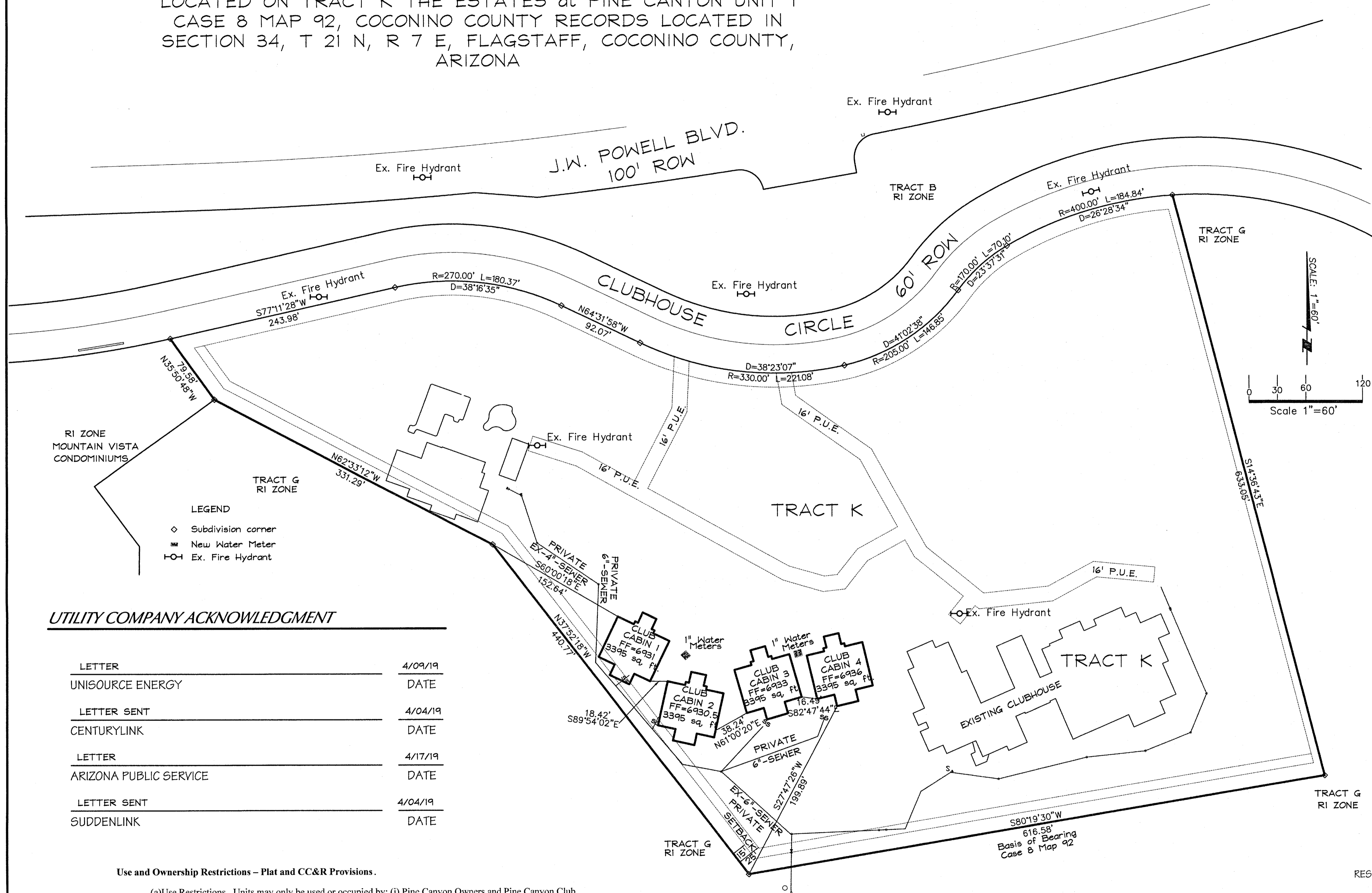


PRELIMINARY PLAT FOR CLUB CABIN CONDOMINIUMS AT THE ESTATES AT PINE CANYON UNIT 1

LOCATED ON TRACT K THE ESTATES at PINE CANYON UNIT 1
CASE 8 MAP 92, COCONINO COUNTY RECORDS LOCATED IN
SECTION 34, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY,
ARIZONA



- LEGEND**
- ◊ Subdivision corner
 - ≡ New Water Meter
 - HO-1 Ex. Fire Hydrant

UTILITY COMPANY ACKNOWLEDGMENT

LETTER	DATE
UNIGOURCE ENERGY	4/09/19
CENTURYLINK	4/04/19
ARIZONA PUBLIC SERVICE	4/17/19
SUDDENLINK	4/04/19

Use and Ownership Restrictions – Plat and CC&R Provisions.

- (a) **Use Restrictions.** Units may only be used or occupied by: (i) Pine Canyon Owners and Pine Canyon Club Members, and their families and invited guests; and (ii) invite only "Discovery Visits" for prospective Club Members and members of the public with a demonstrated interest in purchasing a Lot within the Pine Canyon Community. No single stay may exceed 21 contiguous days.
- (b) **Ownership Restrictions.** Units may only be owned by: (i) the Pine Canyon Club; or (ii) Pine Canyon Club Members. Units may be: (i) transferred between Pine Canyon Club Members; or (ii) if a Unit owner dies or surrenders the underlying Club Membership for any reason, the Unit may be transferred or willed to a Club Member (collectively, "Permitted Transfers").
- (c) **Maintenance and Repair.** The Pine Canyon Club shall be solely responsible for the operation, maintenance and repair of each Unit.
- (d) **Insurance.** The Pine Canyon Club shall maintain casualty and general liability insurance with respect to each Unit.
- (e) **Enforcement.** The City shall have the right to enforce the covenants and restrictions set forth in Paragraphs (a) through (d), above.

TRACT K
TRACT K OF THE ESTATES at PINE CANYON UNIT 1, CASE 8 MAP 92, COCONINO COUNTY RECORDS. TRACT K WAS RESERVED BY THE OWNER AND DEVELOPER FOR GOLF COURSE OR ASSOCIATED USES. TRACT K WAS RESERVED FOR PINE CANYON GOLF CLUB.

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 PLAT IS FOR A CONDOMINIUM SUBDIVISION ONLY. NO NEW INFRASTRUCTURE IS A PART OF THIS PROJECT. CABINS 1 AND 2 HAVE BEEN BUILT. STORMWATER, UTILITIES, FIRE, BUILDING AND SAFETY, TRAFFIC, PUBLIC WORKS, PLANNING, AND ENGINEERING HAVE APPROVED THE SITING, LOCATION, DENSITIES, PROPOSED/EXISTING UTILITIES, BUILDING PLANS, PARKING, TRASH COLLECTION, LANDSCAPING, RESOURCE PROTECTION AT SITE PLAN APPROVAL. NO CHANGES TO THE APPROVED SITE PLAN ARE PERMITTED WITHOUT A SITE PLAN MODIFICATION.

PARCEL DATA

SUBDIVISION:	CLUB CABIN CONDOMINIUMS @ THE ESTATES at PINE CANYON UNIT 1
TRACT:	K OF THE ESTATES at PINE CANYON UNIT 1
PARCEL ADDRESS:	3000 CLUBHOUSE CIRCLE
APN NUMBER:	105-10-167
TOTAL ACREAGE:	10.881±
EXISTING USE:	CLUBHOUSE & CAMP PINE CANYON
PROPOSED USE:	4 CLUB CABIN CONDOMINIUMS
RESOURCE PROTECTION OVERLAY:	YES
ZONING:	R1 - SINGLE FAMILY RESIDENTIAL
OWNER:	TLC PC GOLF LLC 1201 E. JOHN WESLEY POWELL BLVD. FLAGSTAFF, AZ 86005 (928)779-5700



TOPOGRAPHIC SURVEY WAS PERFORMED IN JANUARY OF 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SHEET NO. 1 OF 3

6/06/19
MES#15169

PRELIMINARY PLAT
CLUB CABIN CONDOMINIUMS
AT PINE CANYON

Mogollon
ENGINEERING & SURVEYING

411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 23950
KENT V. HOTSENPILLER
ARIZONA
EXPIRES 12/31/2024

Mogollon
ENGINEERING & SURVEYING

DATE: 6/06/19
DESIGNED BY:
DRAWN BY:
CHECKED BY:

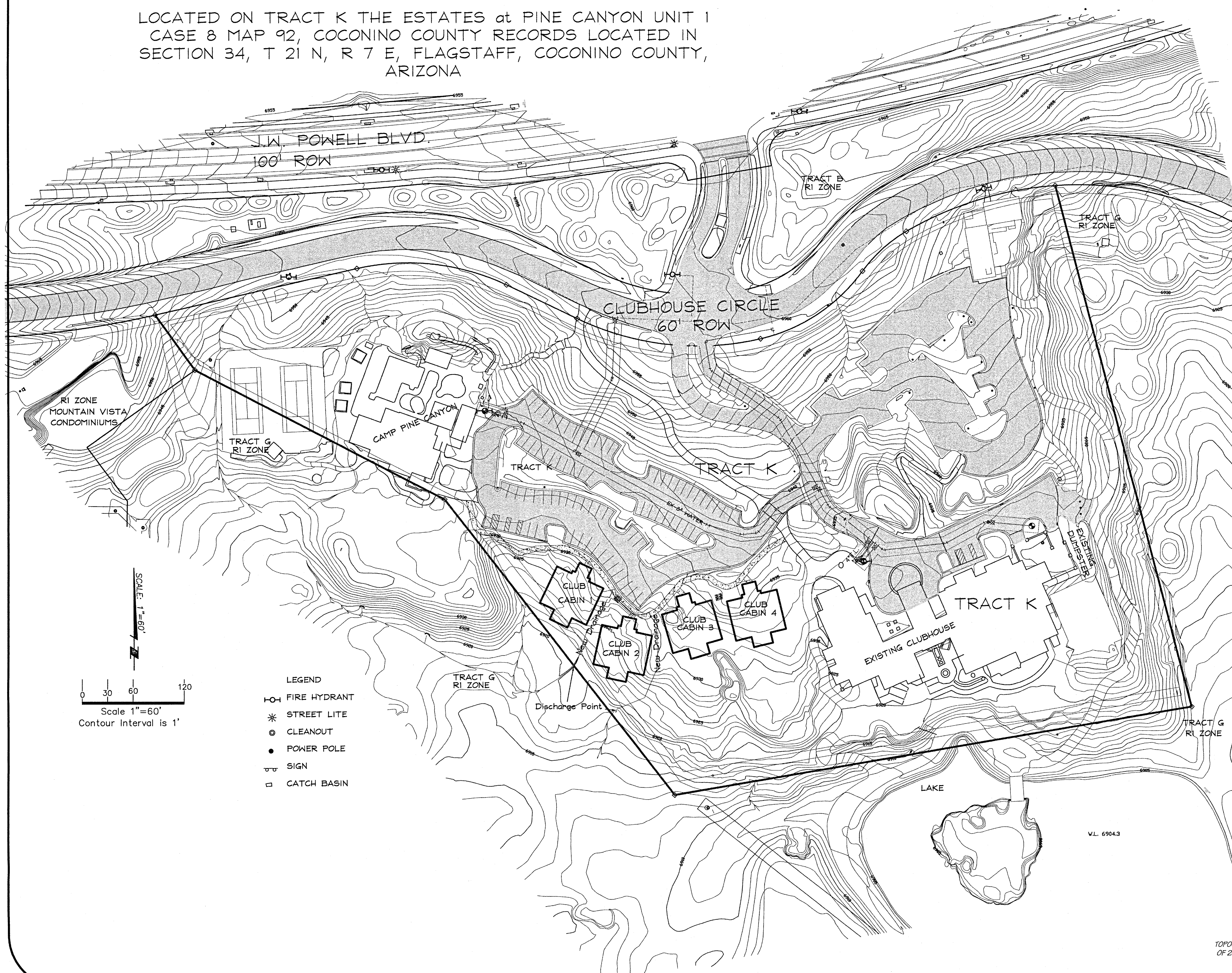
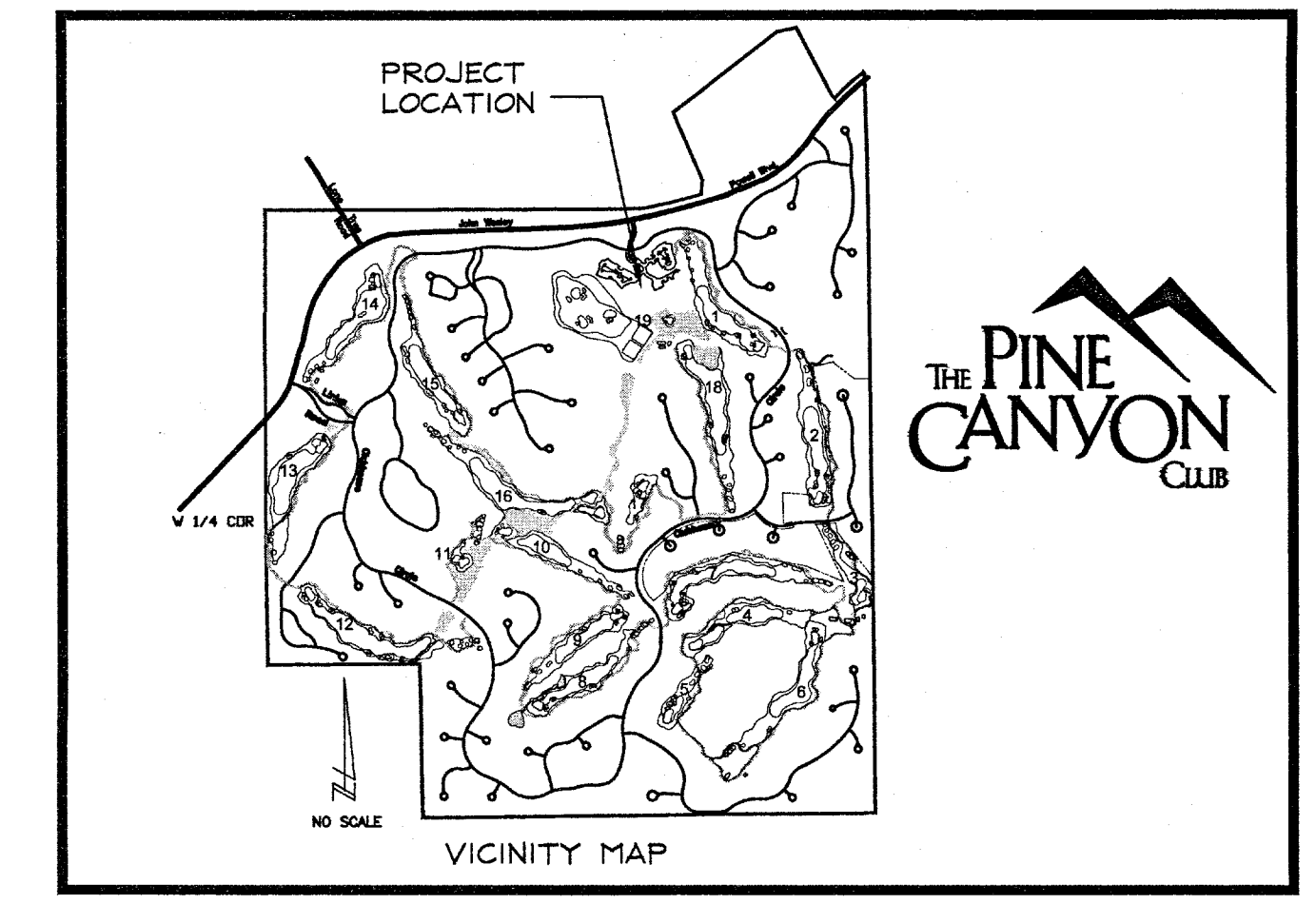
PROJECT NO. 15169
FN: p164-3.dwg
VERT. SCALE:
HOR. SCALE: 1"=40'

REVISIONS:

COF PROJECT #

PRELIMINARY PLAT FOR CLUB CABIN CONDOMINIUMS AT THE ESTATES AT PINE CANYON UNIT 1

LOCATED ON TRACT K THE ESTATES AT PINE CANYON UNIT 1
CASE 8 MAP 92, COCONINO COUNTY RECORDS LOCATED IN
SECTION 34, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY,
ARIZONA



DRAINAGE NOTES:
STORMWATER WILL BE DISCHARGED ONTO TRACT G. IT WILL SHEET FLOW ACROSS THE DRIVING RANGE AND END IN THE LAKE WHERE IT WILL BE RECYCLED FOR IRRIGATION. EXISTING DRAINAGE DITCHES WILL BE RECONFIGURED TO ACCOMMODATE NEW DRAINAGE. SEE DRAINAGE REPORT SUBMITTED WITH SITE PLAN FOR IMPERVIOUS SURFACE AND DRAINAGE SCHEME.

UTILITY NOTES:
4 NEW WATER METERS BE INSTALLED FOR DOMESTIC WATER TO EACH UNIT. 6" PRIVATE SEWER SERVICE WILL BE RECONFIGURED AND USED FOR WASTEWATER DISPOSAL. DRY UTILITIES WILL BE INSTALLED FROM EXISTING LINE TO SERVICE THE CABINS.

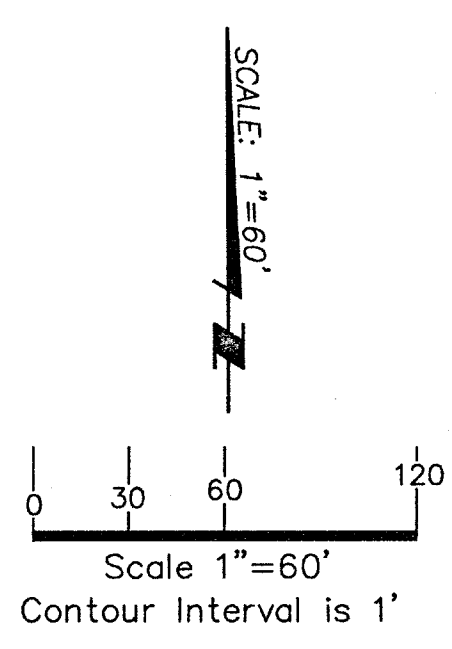
PARKING:
EXISTING PARKING = 172 SPACES
PARKING REQUIREMENTS:
CLUBHOUSE 31,445 sq. ft.
CAMP PINE CANYON = 3,100 sq. ft.
34,545 sq. ft. @ 1 SPACE PER 250 sq. ft. = 138 SPACES REQUIRED
FOUR CABINS @ 2.25 SPACES PER 2+ BEDROOM = 9 NEW SPACES REQUIRED
138 + 9 = 147 SPACES REQUIRED
172 SPACES EXISTING

LANDSCAPE NOTES:
236 lf./cabin = 1888 lf new building
1 landscape tree/25 lf of building = 76 trees required
1 existing tree = 2 landscape trees

TRASH PICKUP NOTE:
TRASH WILL BE PICKED UP BY CLEANING SERVICE AND DUMPSTERS AT CLUBHOUSE WILL BE UTILIZED.

TREE RESOURCE NOTE:
NO TREES TO BE REMOVED EXCEPT THOSE SHOWN ON THE APPROVED SITE PLAN.

- LEGEND**
- ⊕ FIRE HYDRANT
 - * STREET LITE
 - CLEANOUT
 - POWER POLE
 - ⊕ SIGN
 - CATCH BASIN



TOPOGRAPHIC SURVEY WAS PERFORMED IN JANUARY OF 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Mogollon ENGINEERING & SURVEYING
 411 W Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PROJECT NO. 15164
 DATE: 6/06/19
 DESIGNED BY: FN: p1045-2.dwg
 DRAWN BY:
 CHECKED BY:
 REVISIONS:
 PROJECT NO. 15164
 DATE: 6/06/19
 DESIGNED BY: FN: p1045-2.dwg
 DRAWN BY:
 CHECKED BY:
 REVISIONS:
 PROJECT NO. 15164
 DATE: 6/06/19
 DESIGNED BY: FN: p1045-2.dwg
 DRAWN BY:
 CHECKED BY:

PRELIMINARY PLAT FOR CLUB CABIN CONDOMINIUMS AT THE ESTATES AT PINE CANYON UNIT 1

LOCATED ON TRACT K THE ESTATES at PINE CANYON UNIT 1
CASE 8 MAP 92, COCONINO COUNTY RECORDS LOCATED IN
SECTION 34, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY,
ARIZONA



PRE DEVELOPMENT TREE POINTS

1 POINT TREES	
2 POINT TREES	107 x 1 = 107
4 POINT TREES	76 x 2 = 152
8 POINT TREES	44 x 8 = 308
20 POINT TREES	3 x 20 = 60
TOTAL TREE POINTS	= 979
50% OF TOTAL	= 490

POST DEVELOPMENT TREE POINTS

1 POINT TREES	107 x 1 = 107
2 POINT TREES	76 x 2 = 152
4 POINT TREES	77 x 4 = 308
8 POINT TREES	44 x 8 = 308
20 POINT TREES	3 x 20 = 60
TOTAL TREE POINTS	= 979
TREE SAVE PERCENTAGE	100

- 1 POINT TREES
- 2 POINT TREES
- 4 POINT TREES
- 8 POINT TREES
- 20 POINT TREES

SLOPE RESOURCE
 EXISTING 17-24.99% SLOPE: 0 acres
 EXISTING 25%-34.99%: 0 acres
 EXISTING 35% SLOPE: 0 acres
 SLOPE DISTURBANCE: 0 acres

FLOODPLAINS
 NO URBAN FLOODPLAIN ON-SITE
 NO RURAL FLOODPLAIN ON-SITE

TREE RESOURCE NOTE:
 NO TREES TO BE REMOVED.
 CABINS 1 AND 2 ARE BUILT. CABINS 3 AND 4 ARE TO BE
 CONSTRUCTED ON THE EXISTING PRACTICE PUTTING
 GREEN. THE AREA WHERE THESE CABINS ARE TO BE
 BUILT HAS BEEN DISTURBED DURING THE
 CONSTRUCTION OF THE GREEN.



TOPOGRAPHIC SURVEY WAS PERFORMED IN JANUARY
 OF 2014 AND IS TRUE AND CORRECT TO THE BEST OF
 MY KNOWLEDGE.

DATE: 6/06/19
 DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT NO. 15164
 FILE: pp164-tree.dwg
 VERT SCALE:
 HOR SCALE: 1"=60'

REVISIONS:
 [Table]

6/06/19
 MES# 15164

Mogollon ENGINEERING & SURVEYING

PRELIMINARY PLAT
 CLUB CABIN CONDOMINIUMS
 RESOURCE PLAN

Mogollon ENGINEERING & SURVEYING

Mogollon ENGINEERING & SURVEYING

411 W Santa Fe Avenue, Flagstaff, Az. 86001
 P.O. Box 1952, Flagstaff, Az. 86002
 Phone: 928-214-0214 • Fax: 928-413-0015

REGISTERED LAND SURVEYOR
 23950
 KENT V. HOTSCHMULLER
 STATE OF ARIZONA