PRE DEVELOPMENT TREE POINTS

1 POINT TREES	55	x 1	=	55
2 POINT TREES	48	x 2	=	96
4 POINT TREES	38	x 4	=	152
8 POINT TREES	16	x 8	=	128
20 POINT TREES	0	x 20	=	0
TOTAL TREE POINTS			=	431
50% OF TOTAL			=	216

POST DEVELOPMENT TREE POINTS

1 POINT TREES	19	x 1	=	19
2 POINT TREES	15	x 2	=	30
4 POINT TREES	17	x 4	=	68
8 POINT TREES	11	x 8	=	88
20 POINT TREES	0	x 20	=	0
SUB TOTAL TREE POINTS			=	205
EXCESS SLOPE POINTS			=	21
TOTAL TREE POINTS			=	226
TREE SAVE PERCENTAGE			=	52.4

TREE TO BE SAVED

TREE TO BE REMOVED

SLOPE CALCULATIONS

NO SLOPES OVER 24.99%

17-24.99% SLOPE:	133,440	S.F.
MAX. 30% DISTURBANCE:	40,032	S.F.
SLOPE DISTURBANCE:	38,990	S.F.
SLOPE DISTURBANCE:	29.2	%
EXCESS SLOPE:	1,042	S.F.
EXCESS SLOPE TREE POINTS:	21	

(1,042 / 50 = 20.8)

THE CROWN DITCH WITH BERM IS INCLUDED IN THE SLOPE DISTURBANCE CALCULATIONS.

SCALE: 1"=40'

0 20 40 80

PARCEL BOUNDARY

SLOPE DISTURBANCE

RETAINING WALL OR CUT PER SOILS REPORT (TYP)

FIRE SPRINKLER ROOM (TYP FOR ALL BLDG'S)

CROWN DITCH ALONG BACK OF WALL TO DIVERT OFF-SITE & ON-SITE EXISTING UNDEVELOPED RUNOFF TO NEW ROADSIDE DITCH (TYP)

BLDG 13 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6907.5 F.F.E. 6905.0

BLDG 12 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6907.5 F.F.E. 6905.0

BLDG 11 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6907.5 F.F.E. 6905.0

BLDG 10 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6908.5 F.F.E. 6906.0

BLDG 9 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6908.5 F.F.E. 6906.0

BLDG 8 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6876.5 F.F.E. 6871.0

BLDG 7 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6879.0 F.F.E. 6875.5

BLDG 6 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6886.0 F.F.E. 6882.5

BLDG 5 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6887.5 F.F.E. 6882.0

BLDG 4 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6876.0

BLDG 3 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6870.0

BLDG 2 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6871.5

BLDG 1 THREE STORY 13 UNITS PER BLDG (1) STUDIO, (6) 1 BED & (6) 2 BED FFE= 6875.0

F.D.C.#1&2

F.D.C.#3

EDB #1 BASIN BOTTOM=6860.0 SURFACE AREA=6029 SF TOP OF WALL=6865.0

EDB #2 BASIN BOTTOM=6865.0 SURFACE AREA=1425 SF TOP OF WALL=6870.0

EDB #3 BASIN BOTTOM=6865.0 SURFACE AREA=1425 SF TOP OF WALL=6870.0

CONNECT TO EXISTING 8" WATER

EX 8" W

NEW 8" W

26' P.U.E.

20' P.U.E.

EX 12" S

EX 16" P.U.E.

CONNECT TO EX. SEWERLINE

EX. OHPD ELEC.

CONNECT TO EX. WATERLINE

STREET TREES SPACED AT 45'±

ABANDON EX. WATER STUB AT THE MAIN

EX. 30" S.E.

EX 12" W

EX. 10" FH.T.S.

EX. FIRE DEPT. DRIVEWAY

EX CURB

D/W

EX. 135W STREET LIGHT

A.D.O.T. TYPE 5 DOUBLE SUMP C.B. W/ SYM. 11.5' WINGS & 18" H.D.P.E. STORM DRAIN

RET. WALL (TYP)

STREET TREES SPACED AT 45'±

EX. 15" D.E.

NEW FH

PARCEL BOUNDARY / R.O.W.

NEW 12" W

NEW 12" S

35' R.O.W.

40' R.O.W.

PONDEROSA PARKWAY

NEW 135W STREET LIGHT

EX. 81"x59" CMPA

8" SEWER STUB PER M.A.G. 427

CAUTION EX 4" HIGH PRESSURE GAS IN THIS VICINITY (VERIFY)

(2) EX. 6" SEWER SERVICES TO BE REMOVED AND RECONNECTED AT END OF NEW SEWER MAIN

CONNECT TO EX. SEWERLINE

CONNECT TO EX. WATERLINE

FUTURE CONDITION SHOWN. C.O.F. STD. DET. No. 10-08-035 "MINOR COLLECTOR" 1/2 WIDTH PLUS 10' PER DETAILS ON SHEET 1.

R=48' TEMP. TURNAROUND

SEE AREA MAP FOR TRANSITION TO EXISTING DRIVEWAY

CAUTION EX 4" HIGH PRESSURE GAS IN THIS VICINITY (VERIFY)

CONNECT (2) EX. 6" SEWER SERVICES TO NEW SEWER MAIN.

C.O.F. FIRE STATION #2

STARBUCKS

50' ACCESS EASEMENT

26' SEWER EASEMENT

107-07-002H SAN FRANCISCO DE ASIS ROMANS CATHOLIC PARISH FLAGSTAFF (ZONE RR)

107-09-001D HARMON STEVEN B and MEGHAN (ZONE HC)

107-08-004C CF CARWASH FLAGSTAFF LLC (ZONE HC)

107-08-004E MAYER MOUNTAIN PROPERTIES LLC (ZONE HC)

107-08-002E NEMEC FAMILY TRUST (ZONE HC)

107-07-001G 249 A STREET LLC (ZONE HC)

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

PONDEROSA PARKWAY
SITE PLAN FOR MIRAMONTE HOMES
RESOURCE PROTECTION PLAN

5/16/19

MES# 18275

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

DATE: 5/16/19	REVISIONS PER C.O.F. COMMENTS DATED 11/14/18
PROJECT NO. 18275	PER C.O.F. COMMENTS DATED 1/25/19
FN: SHEET-04.DWG	PER C.O.F. COMMENTS DATED 3/11/19
DESIGNED BY: MWE	PER C.O.F. COMMENTS DATED 5/2/19
DRAWN BY: MWE	
VERT SCALE: N/A	HOR SCALE: 1"=40'
CHECKED BY: KVH	

CONCEPT-08

SHEET NO. 4 OF 6

COF PROJECT # PZ-17-00227-01