

PRELIMINARY PLAT FOR THE ESTATES AT PINE CANYON PINE BLUFF

PZ-19-00099-02

APN 105-10-183A

A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 1"
RECORDED AT CASE 8 OF MAPS, PAGE 92, C.C.O.R.

AND

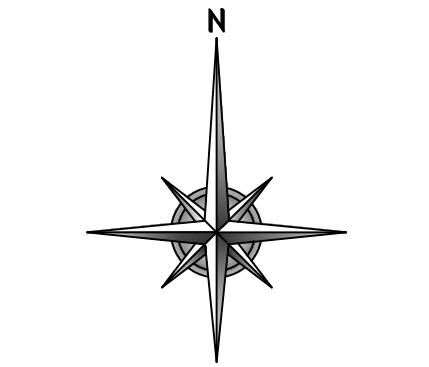
A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 2"
RECORDED AT CASE 9 OF MAPS, PAGE 28, C.C.O.R.

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

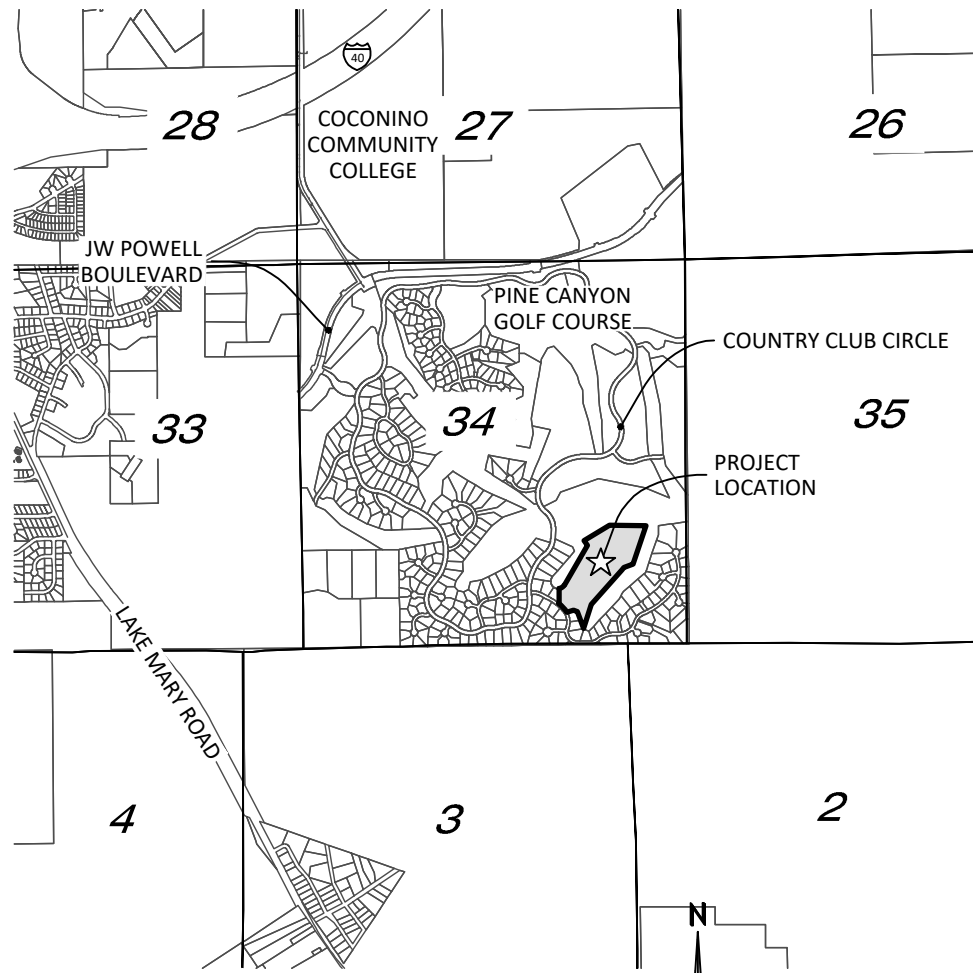
THERE ARE PUBLIC UTILITIES
LOCATED WITHIN THE SUBJECT
PROPERTY. PLEASE
CONTACT AZ811 BEFORE
CONSTRUCTION.

1' 01.94"E
1' 19.48"W

WEST QUARTER CORNER SECTION 34
BUREAU OF LAND MANAGEMENT
BRASS CAP ON 2.5" PIPE DATED 1965



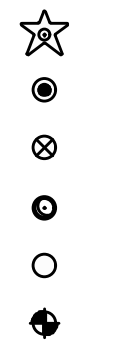
0 50' 100' 200'
SCALE: 1" = 100'



VICINITY MAP

0 1/4 1/2 1 MI
SCALE: 1" = 1/2 MILE

LEGEND



FOUND 1/2" REBAR & CAP RLS 23372
FOUND 1/2" REBAR & CAP RLS 23372
FOUND BOAT SPIKE & WASHER RLS 23372
FOUND 1/2" REBAR NO MARKINGS
CALCULATED POINT NOTHING FOUND OR SET
TO BE SET 1/2" REBAR WITH MARKINGS RLS 33861

PROPOSED LOT DATA BASED ON CALCULATIONS
PARENT PARCEL DATA BASED ON FIELD SURVEY
RECORD DATA; CASE 9 OF MAPS PAGE 28 OF C.C.O.R.

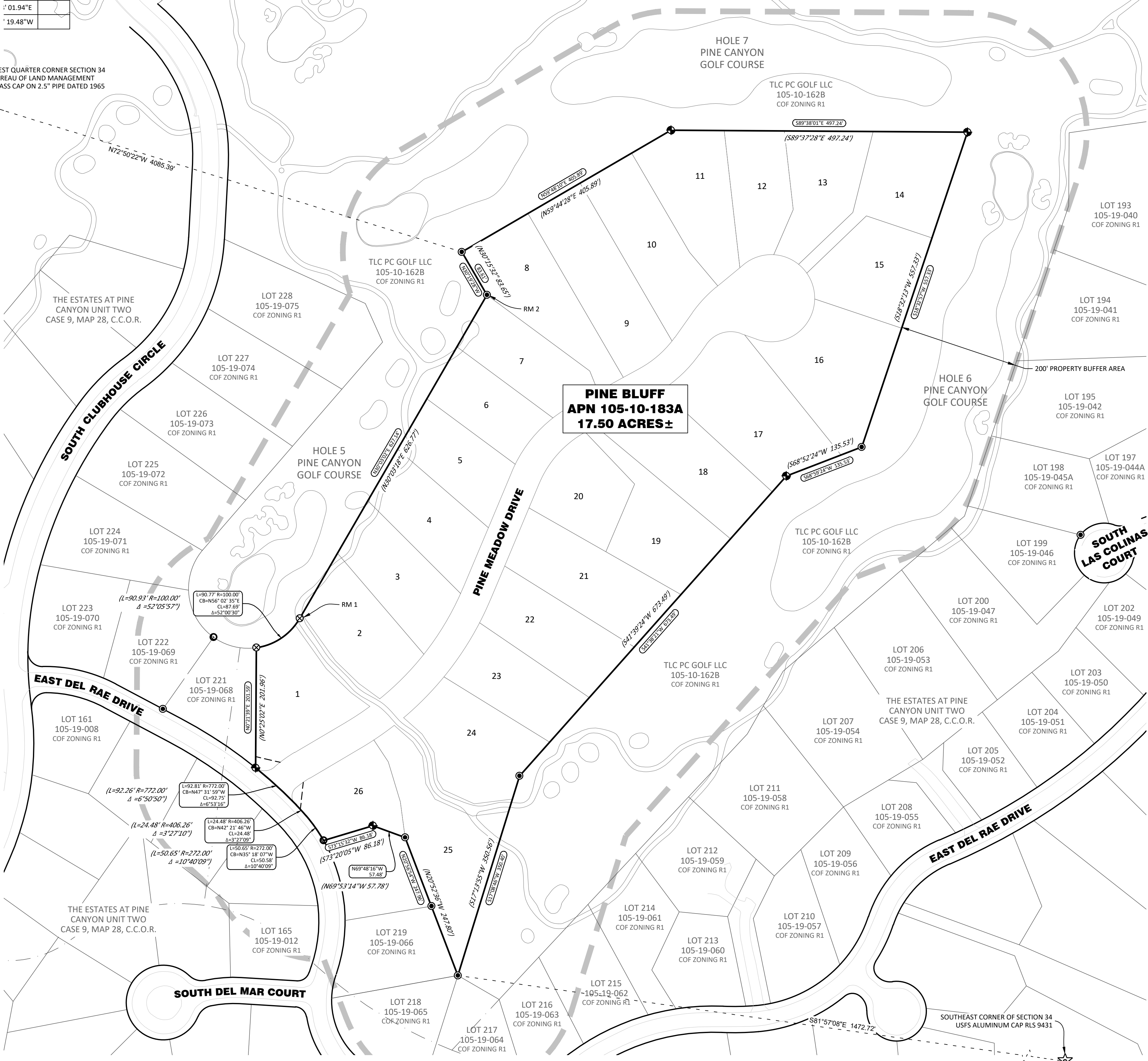
PROPOSED LOT BOUNDARY
PLATTED RIGHT OF WAY
ADJACENT BOUNDARY LINE
BUILDING ENVELOPES
BOUNDARY TIE LINES
EXISTING EASEMENT AS NOTED
PROPOSED GOLF COURSE EASEMENT
PROPOSED SHARED DRIVEWAY
CROSS ACCESS EASEMENT
PROPOSED SEWER EASEMENT
PROPOSED ACCESS EASEMENT
CLEAR VIEW ZONE (STREET TYPE VI)
EXISTING SEWER LINE
EXISTING WATER LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE
EXISTING INDEX CONTOUR
INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED INTERMEDIATE CONTOUR
PROPOSED PAVEMENT LINE
PROPOSED DRAINAGE SWALE
PROPOSED ROCV/DETENTION POND

UTILITY COMPANY APPROVALS

ARIZONA PUBLIC SERVICE COMPANY	DATE
UNISOURCE ENERGY SERVICES	DATE
CENTURYLINK	DATE
SPARKLIGHT	DATE

PROJECT WATER INFORMATION

1. 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.



PROJECT INFORMATION

CLIENT:
TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253
(928) 830-0866

ENGINEER / SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
105-10-183A (17.5 AC.±)
2080 EAST DEL RAE DRIVE

ZONING NOTE:
CITY OF FLAGSTAFF ZONING INFORMATION
R1: SINGLE FAMILY RESIDENTIAL
(SEE BUILDING ENVELOPE DATA, SHEETS 5 & 6)

DISTURBANCE LIMITATION NOTE:
DISTURBANCE IS LIMITED TO THE AREAS INSIDE THE BUILDING
ENVELOPE IDENTIFIED ON EACH LOT.

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE
RATE MAP (FIRM) 04005C6817G AND 04005C6819G BOTH DATED
SEPTEMBER 3, 2010 AND THE PARCEL IS DELINEATED ZONE "X" AND
IS DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD.

SEWAGE DISPOSAL:

CITY OF FLAGSTAFF

WATER PROVIDER:

CITY OF FLAGSTAFF

FIRE PROTECTION:

CITY OF FLAGSTAFF FIRE DEPARTMENT

SCHOOL DISTRICT:

FLAGSTAFF UNIFIED SCHOOL DISTRICT #1

SHEET INDEX

1	SITE OVERVIEW
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LOTTING PLAN
5	BUILDING ENVELOPES PLAN
6	BUILDING ENVELOPE GEOMETRIC TABLES
7	NATURAL RESOURCE PROTECTION PLAN & TREE SURVEY
8	FOREST RESOURCE DATA

BASIS OF BEARINGS & BENCHMARKS

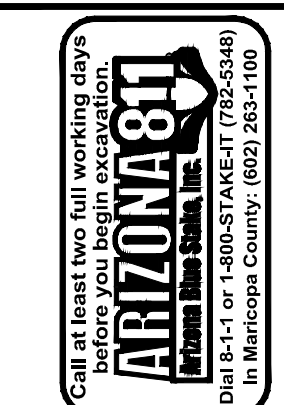
THE BASIS OF BEARING FOR THIS PROJECT IS N30°03'02"E A
DISTANCE OF 627.14 FEET ALONG THE NORTHWEST LINE OF THE
SUBJECT PARCEL BETWEEN A SURVEY NAIL AND TAG RLS 23372 AT
THE WESTERN "PT" AND A 1/2" REBAR AND CAP RLS 23372 AS A
WESTERN ANGLE POINT.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(29)
RM 1	37032.86	35330.44	6990.37
RM 2	37575.70	35644.49	6971.52

THE COORDINATE SYSTEM FOR THIS PROJECT IS THE CITY OF
FLAGSTAFF LOCAL COORDINATE SYSTEM MODIFIED FROM ARIZONA
STATE PLANE CENTRAL ZONE.

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A
REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER
33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF
ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT
FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE
TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A
TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS
PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM
STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.



REVISIONS			DATE	BY
	NUM.	DESCRIPTION		
☐ FOR REVIEW ONLY				
☐ FOR BID ONLY				
☒ FOR APPROVAL ONLY				
☐ FOR RECORDING ONLY				
☐ FOR CONSTRUCTION ONLY				



TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253
PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
SITE OVERVIEW

PRELIMINARY
FOR REVIEW
AND COMMENT

JOB:	19010
DATE:	8/17/2020
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

1

FILE: Z:\Projects\PINE CANYON\PROJECTS\19010 PC Tract 9\DWG\PPLAT\19010 PRELIMINARY PLAT S2.dwg <<C3D_Imperial>>

THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.

EAST DEL RAE DRIVE

SOUTH LAS COLINAS COURT

EAST DEL RAE DRIVE

**PINE BLUFF
APN 105-10-183A
17.50 ACRES±**

LEGEND
PONDEROSA
JUNIPER

SCALE: 1" = 60'

0 30' 60' 120'

LOT 193 105-19-040
LOT 194 105-19-041
LOT 195 105-19-042
LOT 198 105-19-045A
LOT 199 105-19-046
LOT 200 105-19-047
LOT 206 105-19-053
LOT 207 105-19-054
LOT 211 105-19-058
LOT 212 105-19-059
LOT 214 105-19-061
LOT 215 105-19-062
LOT 216 105-19-063
LOT 217 105-19-064
LOT 218 105-19-065
LOT 219 105-19-066
LOT 220 105-19-067
LOT 221 105-19-068
LOT 222 105-19-069
LOT 223 105-19-070
LOT 224 105-19-071
LOT 225 105-19-072
LOT 226 105-19-073
LOT 227 105-19-074
LOT 228 105-19-075
LOT 163 105-19-010
LOT 162 105-19-009
LOT 161 105-19-008
LOT 164 105-19-011
LOT 165 105-19-012

16' PUBLIC UTILITY EASEMENT
CASE 8 OF MAPS, PAGE 92, C.C.O.R.

8' DRAINAGE EASEMENT
CASE 9 OF MAPS, PAGE 28, C.C.O.R.

16' PUBLIC UTILITY EASEMENT
CASE 9 OF MAPS, PAGE 28, C.C.O.R.

16' PUBLIC UTILITY EASEMENT
CASE 9 OF MAPS, PAGE 28, C.C.O.R.

24' PUBLIC UTILITY EASEMENT
CASE 8 OF MAPS, PAGE 92, C.C.O.R.

24' PUBLIC UTILITY EASEMENT
CASE 8 OF MAPS, PAGE 92, C.C.O.R.

16' PUBLIC UTILITY EASEMENT
CASE 8 OF MAPS, PAGE 92, C.C.O.R.

16' PUBLIC UTILITY EASEMENT
CASE 8 OF MAPS, PAGE 92, C.C.O.R.

44' RIGHT OF WAY
CASE 9 OF MAPS, PAGE 28, C.C.O.R.

HOLE 6
PINE CANYON
GOLF COURSE

HOLE 5
PINE CANYON
GOLF COURSE

TLC PC GOLF LLC
105-10-162B

TLC PC GOLF LLC
105-10-162B

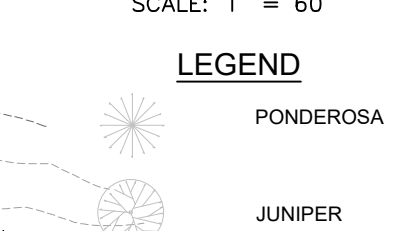
TLC PC GOLF LLC
105-10-162B

TLC PC GOLF LLC
105-10-162B

EXISTING GOLF CART PATH

Flow arrows indicating water flow direction.

Survey points and bearings:
(S18°32'13"W 557.33')
(S18°52'24"W 135.53')
(S41°39'24"W 673.49')
(S17°13'55"W 350.56')
(N40°38'38"W 241.980')
(N52°34'44"W 27.78')
(L=50.65' R=272.00' Δ=10°40'09")
(L=24.48' R=406.26' Δ=3°27'10")
(L=92.26' R=722.00' Δ=6°50'50")
(N0°25'07"E 201.867')
(L=90.93' R=100.00' Δ=52°05'57")
(N30°03'18"E 626.77')
(N59°44'26"E 405.89')
(N80°15'22"E 83.65')



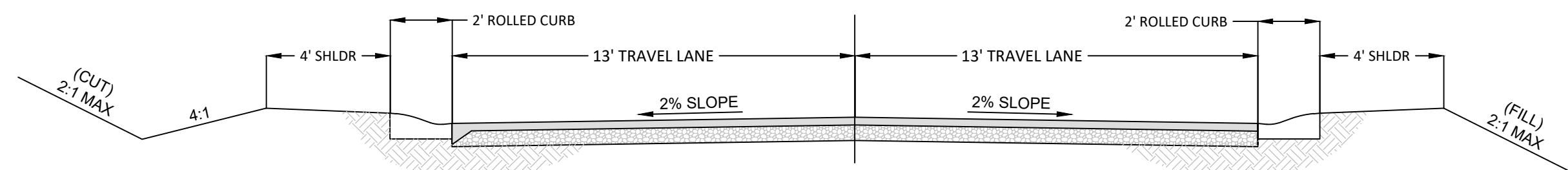
2	JOB:	19010	PRELIMINARY FOR REVIEW AND COMMENT	TLC PC LAND INVESTORS, LLC 86001 NORTH SCOTTSDALE ROAD SUITE 335 SCOTTSDALE, ARIZONA 85263	 GRANITE BASIN ENGINEERING, INC. 1381 COMMERCE CENTER DRIVE, SUITE 100, PHOENIX, AZ, ARIZONA 85001 WWW.GRANITEBASINEENGINEERING.COM	REVISIONS			
	DATE:	8/17/2020				DESCRIPTION	BY		
	SCALE:	AS SHOWN				NUM			
	FIELD:	DP							
	DRAWN:	TL/TLS							
	CHECKED:	TL							
					☐ FOR REVIEW ONLY ☐ FOR BID ONLY ☒ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY				

Call at least two full working days before you begin excavation.

ARIZONA 811
TOLL FREE 1-877-435-8849
ONLY FOR NON-DEEP EXCAVATIONS
In Maricopa County: (602) 262-1100

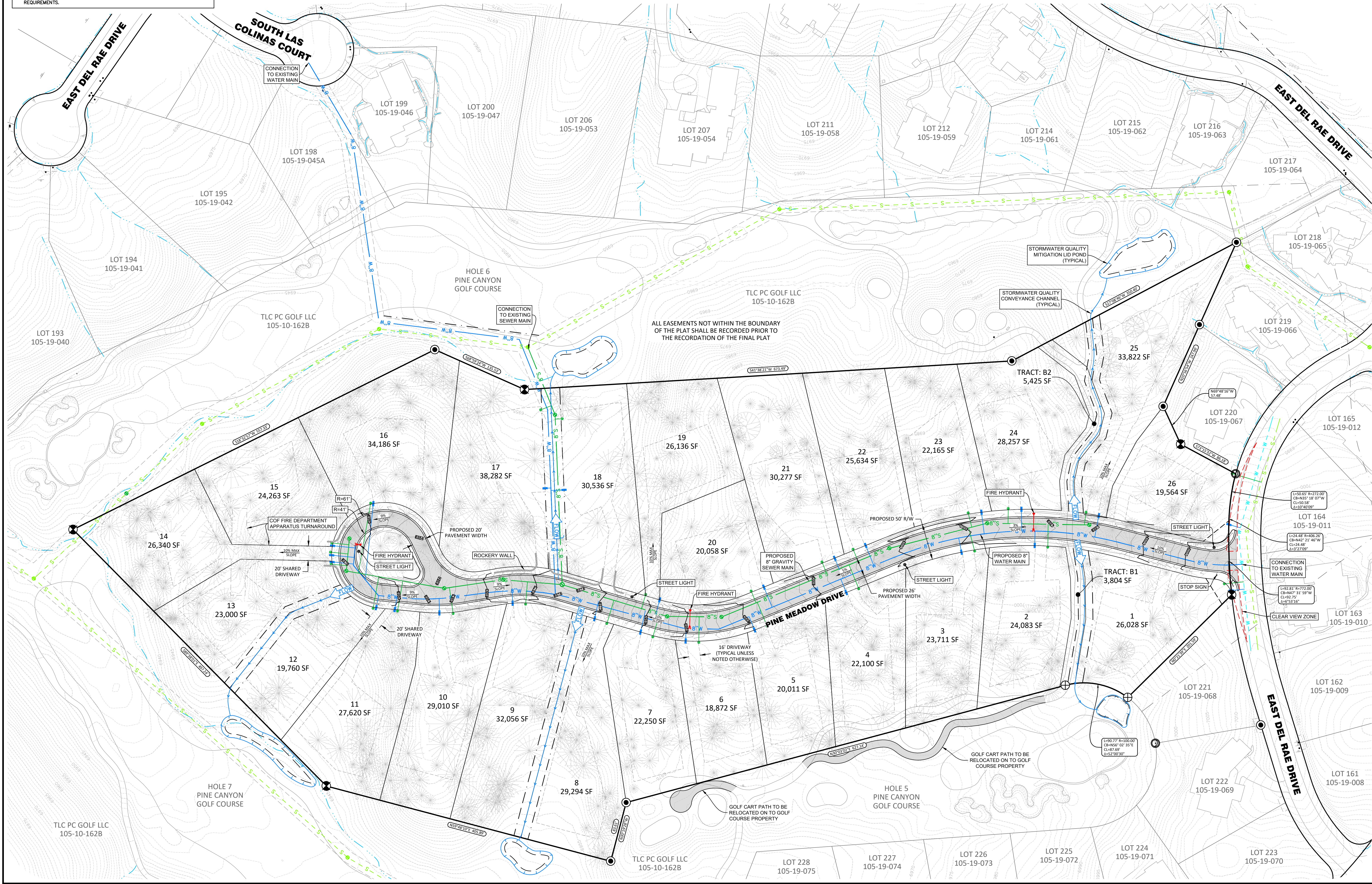
EARTHWORK ASSUMPTIONS

1. EARTHWORK SHALL FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. EXCAVATION FOR PAVEMENT SECTION ASSUMED TO BE 9" BELOW FINAL GRADE.
3. CONTRACTOR SHALL OBTAIN SEPARATE GRADING PERMIT FOR SURPLUS MATERIAL PLACED OFF-SITE IN CONFORMANCE WITH THE CITY OF FLAGSTAFF REQUIREMENTS.



-RURAL LOCAL STREET SECTION MODIFIED WITH ROLLED CURB & 4' SHOULDERS
-CUL-DE-SAC PER FLAGSTAFF SD 10-04-011 RURAL CUL-DE-SAC

SCALE: 1" = 4'



3	PRELIMINARY FOR REVIEW AND COMMENT		TLC PC LAND INVESTORS, LLC 8601 NORTH SCOTTSDALE ROAD SUITE 335 SCOTTSDALE, ARIZONA 85263		 GRANITE BASIN ENGINEERING, INC. 1981 COMMERCE CANYON DR. SUITE 100 PHOENIX, AZ 85001 WWW.GRANITEBASINENGINEERING.COM	☐ FOR REVIEW ONLY ☐ FOR BID ONLY ☒ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY		REVISIONS	
	JOB: 18010 DATE: 8/17/2020 SCALE: AS SHOWN FIELD: DP DRAWN: TL/TS CHECKED: TL	NUM. DESCRIPTION DATE BY							
SHEET 3 OF 8		Call at least two full working days before you begin excavation.  ARIZONA 811 Arizona's One-Stop Utility Location Service Only in Maricopa County: (602) 263-1100							

**THERE ARE PUBLIC UTILITIES
LOCATED WITHIN THE SUBJECT
PROPERTY. PLEASE
CONTACT A2811 BEFORE
CONSTRUCTION.**

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON
PINE BLUFF

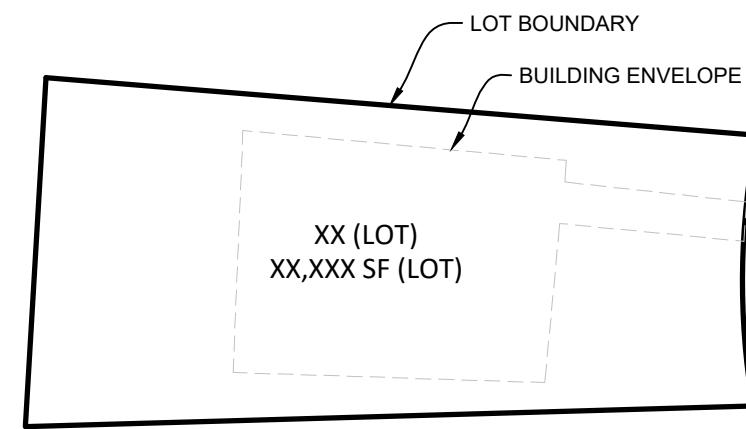
APN 105-10-183A

A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 1
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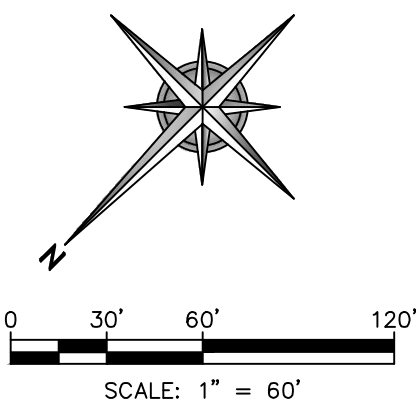
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A SUBDIVISION OF A PORTION OF TRACT 9 "THE ESTATES AT PINE CANYON - UNIT 2"
RECORDED AT CASE 9 OF MAPS, PAGE 28, C.C.O.R.

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



TYPICAL LOT DETAIL
NOT TO SCALE



TRACT USES:

1. TRACT 'A' - INGRESS / EGRESS & PUBLIC UTILITIES.
2. TRACT 'B1' & 'B2' - STORMWATER CONVEYANCE & GOLF COURSE USE.

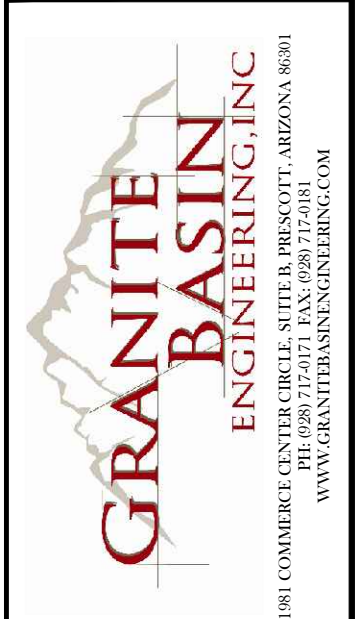
CURVE DATA					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	59.20	200.00	16.96	N50° 57' 50"E	58.99
C2	320.21	500.00	36.69	N41° 05' 50"E	314.77
C3	134.42	200.00	38.51	N42° 00' 18"E	131.91
C4	90.00	200.00	25.78	N48° 22' 07"E	89.24
C5	89.37	125.00	40.96	N55° 57' 34"E	87.48
C6	3.49	772.00	0.26	N44° 13' 07"W	3.49
C7	31.29	18.00	99.59	N6° 08' 54"E	17.60
C9	13.64	100.00	7.82	N33° 56' 51"E	23.53
C10	14.12	225.00	3.59	S24° 32' 52"W	14.12
C11	100.95	225.00	25.71	S39° 11' 57"W	100.11
C12	36.15	225.00	9.21	S56° 39' 23"W	36.12
C13	71.04	175.00	9.26	S49° 37' 48"W	70.56
C14	7.70	175.00	2.52	S36° 44' 20"W	7.70

CURVE DATA					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	58.93	225.00	15.01	S42° 58' 51"W	58.76
C16	54.29	73.00	42.61	S71° 47' 22"W	53.05
C17	45.57	73.00	35.77	N69° 01' 13"W	44.84
C18	20.06	73.00	15.75	N43° 15' 42"W	20.00
C19	46.46	73.00	36.46	N17° 09' 20"W	45.68

LINE DATA		
LINE #	LENGTH	BEARING
L1	18.05	N42° 29' 00.14"W
L2	57.98	N76° 26' 29.10"E
L6	95.91	N35° 31' 36.42"W
L7	54.60	N45° 59' 42.90"W
L8	43.62	N53° 52' 18.01"W
L9	51.43	S61° 15' 35.04"W
L10	36.75	S21° 38' 30.75"E
L11	48.72	S61° 15' 35.04"W
L12	31.84	S61° 15' 35.04"W
L13	50.53	S35° 28' 39.58"W
L14	3.63	S50° 29' 03.29"W
L15	47.72	S50° 29' 03.29"W
L16	73.89	S40° 13' 40.60"E
L17	8.26	S50° 29' 03.29"W
L20	41.46	N48° 31' 54.90"N
L21	36.52	N33° 07' 37.01"W
L22	46.51	N6° 43' 51.13"W

LINE DATA		
LINE #	LENGTH	BEARING
L23	19.56	N30° 57' 44.82"W
L24	57.02	N65° 47' 06.10"W
L25	64.31	S82° 56' 29.64"W
L26	60.92	N82° 56' 29.64"E
L27	68.89	S65° 47' 06.10"E
L28	30.12	S30° 57' 44.82"E
L29	46.11	S6° 43' 51.13"E
L30	29.13	S33° 07' 37.01"E
L31	42.11	S48° 31' 54.90"E
L32	43.86	N33° 19' 16.24"W
L33	70.00	N16° 51' 10.95"W
L34	60.55	N7° 32' 17.24"W
L35	39.18	S53° 52' 18.01"E
L36	57.81	S45° 59' 42.90"E
L37	89.67	S35° 31' 36.42"E

REVISIONS			
	NUM.	DESCRIPTION	DATE
☐ FOR REVIEW ONLY			
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☐ FOR RECORDING ONLY			
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TLC PC LAND INVESTORS, LLC
6001 NORTH SCOTTSDALE ROAD SUITE 335
SCOTTSDALE, ARIZONA 85253

PRELIMINARY PLAT FOR
THE ESTATES AT PINE CANYON - PINE BLUFF
LOTING PLAN

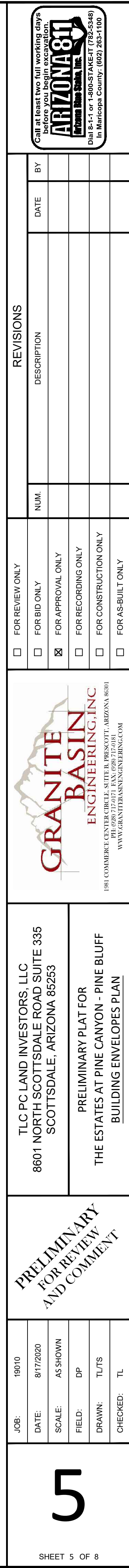
**PRELIMINARY
FOR REVIEW
AND COMMENT**

JOB:	190'10
DATE:	8/17/2020
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL/TS
CHECKED:	TL

4

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

Diagram illustrating a typical building envelope detail. The diagram shows a building footprint (dashed line) within a lot boundary (solid line). The building footprint is labeled "EXX (BLDG ENV)" and "XX,XXX SF (BLDG ENV)". The lot boundary is labeled "LOT BOUNDARY". The building envelope is labeled "BUILDING ENVELOPE". A dashed line extending from the building footprint to the lot boundary is labeled "BUILDING ENVELOPE TIE TO LOT BOUNDARY".



LOT 1 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L110	28.69	N31° 09' 31.51"W	
L100	63.99	N68° 33' 11.11"E	
L101	54.05	S35° 31' 36.42"E	
L102	41.69	S31° 52' 52.00"E	
L103	69.20	S59° 26' 46.13"W	
L104	49.83	S30° 33' 13.87"E	
L105	16.00	S59° 26' 46.13"W	
L106	49.83	N30° 33' 13.87"W	
L107	9.82	S59° 26' 46.13"W	
L108	33.61	N70° 49' 47.00"W	
L109	93.26	N0° 21' 38.56"E	

LOT 2 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L120	35.16	N15° 16' 23.77"W	
L111	146.54	S36° 03' 14.45"E	
L112	38.23	S42° 32' 23.67"W	
L113	48.61	S42° 00' 54.69"E	
C100	16.00	1.93	475.00
L114	47.35	N42° 00' 54.69"W	
L115	19.91	S42° 32' 23.67"W	
L116	52.19	N45° 59' 42.90"W	
L117	45.11	N35° 31' 36.42"W	
L118	37.21	N14° 42' 18.83"W	
L119	74.15	N30° 03' 01.94"E	

LOT 3 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L121	126.13	S44° 56' 41.00"E	
L122	48.58	S44° 42' 54.49"W	
L123	35.37	S41° 24' 16.04"E	
L124	31.48	S14° 40' 02.07"E	
L125	24.28	S53° 43' 46.70"E	
C101	16.01	1.93	475.00
L126	30.38	N53° 43' 46.70"W	
L127	33.35	N14° 40' 02.07"W	
L128	30.48	N41° 24' 16.04"W	
L129	13.67	S44° 42' 54.49"W	
L130	108.17	N40° 31' 43.45"W	
L131	72.43	N30° 03' 01.94"E	
L132	33.45	N18° 18' 19.48"W	

LOT 4 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L133	123.86	S53° 28' 26.86"E	
L134	9.00	S22° 10' 36.65"W	
L135	35.22	S65° 37' 06.77"E	
C102	2.57	0.65	225.00
L136	13.44	S22° 45' 01.27"W	
L137	35.05	N65° 37' 06.77"W	
L138	47.53	S22° 10' 36.65"W	
L139	133.50	N55° 01' 43.51"W	
L140	74.38	N30° 03' 01.94"E	
L141	28.13	N32° 39' 09.59"W	

LOT 5 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L142	100.23	S49° 05' 38.26"E	
L143	34.35	S8° 14' 54.01"E	
L144	23.47	S5° 21' 17.27"W	
L145	30.83	S88° 29' 33.64"E	
L146	20.23	S66° 49' 01.71"E	
L147	16.00	S22° 45' 01.27"W	
L148	17.29	N66° 49' 01.71"W	
L149	28.84	N88° 29' 33.64"W	
L150	20.66	S5° 21' 17.27"W	
L151	147.84	N48° 26' 15.32"W	
L152	34.13	N30° 03' 01.94"E	
L153	36.86	N30° 03' 01.94"E	
L154	32.06	N21° 11' 44.02"W	

LOT 6 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L155	170.02	S53° 28' 26.86"E	
C103	16.23	4.13	225.00
L156	42.52	N53° 28' 26.86"W	
L157	58.60	S59° 22' 22.74"W	
L158	94.12	N53° 28' 26.86"W	
L159	70.45	N30° 03' 01.94"E	
L160	30.77	N24° 17' 44.26"W	

LOT 7 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L161	160.40	S53° 28' 26.86"E	
L162	29.69	S52° 21' 17.41"W	
L163	18.51	S53° 28' 26.86"E	
L164	33.69	S33° 09' 38.99"E	
C104	16.04	0.50	1826.28
L165	29.63	N33° 09' 38.99"W	
L166	20.18	N53° 28' 26.86"W	
L167	22.53	N72° 12' 51.10"W	
L168	19.92	S60° 34' 07.44"W	
L169	110.36	N53° 28' 26.86"W	
L170	70.45	N30° 03' 01.94"E	
L171	30.77	N24° 17' 44.26"W	

LOT 8 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L172	88.16	N59° 48' 10.45"E	
L173	174.77	S30° 11' 49.55"E	
L174	39.11	S38° 45' 26.39"E	
L175	38.94	S18° 47' 43.71"E	
L176	41.48	S22° 50' 25.76"E	
L177	16.09	S61° 15' 35.04"W	
L178	44.56	N22° 50' 25.76"W	
L179	35.79	N18° 42' 18.48"W	
L180	36.00	N39° 05' 43.07"W	
L181	20.28	N30° 11' 49.55"W	
L182	11.00	S59° 48' 10.45"W	
L183	123.72	N59° 46' 02.31"W	
L184	49.62	N30° 19' 28.24"W	
L185	35.39	N75° 15' 38.89"W	

LOT 9 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L186	100.00	S30° 10' 50.95"E	
L187	5.01	S59° 51' 13.27"W	
L188	19.92	S49° 00' 13.87"E	
C105	16.02	5.25	175.00
L189	24.65	N49° 00' 13.87"W	
L190	54.37	S59° 51' 13.27"W	
L191	100.00	N30° 11' 49.55"W	
L192	76.31	N59° 51' 13.27"E	
L193	191.25	N27° 11' 00.70"W	

LOT 10 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L194	131.07	S30° 11' 49.55"E	
L195	29.01	S59° 49' 09.05"W	
L196	56.34	S55° 46' 41.70"E	
L197	36.49	S30° 38' 06.03"E	
C106	16.75	4.27	225.00
L198	37.88	N30° 38' 06.03"W	
L199	60.43	N55° 46' 41.70"W	
L200	28.30	S59° 49' 09.05"W	
L201	65.72	N34° 32' 39.77"W	
L202	65.53	N30° 10' 50.95"W	
L203	80.01	N59° 48' 10.45"E	
L204	53.60	N19° 26' 42.52"W	

LOT 11 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L205	37.68	N59° 48' 10.45"E	
L206	75.32	S89° 38' 01.33"E	
L207	99.40	S6° 29' 10.14"E	
L208	33.29	S23° 57' 59.69"E	
L209	76.56	S6° 29' 10.14"E	
L210	11.93	S50° 29' 03.29"W	
L211	61.55	N6° 29' 10.14"W	
L212	55.84	N23° 57' 59.69"W	
L213	58.23	S83° 30' 49.86"W	
L214	99.34	N26° 40' 36.08"W	
L215	40.45	N82° 01' 05.35"W	

LOT 12 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L216	80.58	S89° 38' 01.33"E	
L217	104.81	S6° 29' 10.14"E	
L218	60.49	S83° 30' 49.86"W	
L219	34.09	S28° 25' 16.99"W	
L220	56.54	S6° 29' 10.14"E	
C117	3.62	2.84	73.00
L221	8.26	S50° 29' 03.29"W	
L222	17.47	N28° 25' 16.99"E	
L223	114.42	N6° 29' 10.14"W	
L224	28.21	N27° 14' 43.73"W	

LOT 13 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L225	84.81	S14° 08' 04.30"W	
L226	17.70	S43° 47' 52.07"E	
C108	39.91	76.23	30.00
L229	63.61	S83° 30' 49.86"W	
L230	107.42	N6° 32' 59.24"W	
L231	109.16	S89° 38' 01.33"E	
L227	15.33	S14° 08' 04.30"W	
L228	37.01	S46° 12' 07.93"W	
L232	33.94	N40° 21' 49.79"E	

LOT 14 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L233	70.00	S18° 32' 57.08"W	
L234	83.14	N71° 27' 02.92"W	
L235	16.47	S46° 12' 07.93"W	
L236	50.00	S46° 12' 07.93"W	
L237	89.01	S46° 12' 07.93"W	
C109	20.06	15.75	73.00
L238	88.82	N46° 12' 07.93"E	
L239	8.14	S43° 47' 52.07"E	
L240	15.26	N46° 12' 07.93"E	
L241	75.61	N14° 08' 04.30"E	
L242	55.23	S57° 12' 11.51"E	
L243	53.71	S71° 27' 02.92"E	
L244	105.14	N32° 18' 17.93"E	

LOT 15 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L245	68.70	N53° 29' 08.60"W	
L246	48.87	N1° 20' 09.63"W	
L247	40.23	N30° 42' 53.06"E	
C110	47.12	90.00	30.00
L248	33.20	S43° 47' 52.07"E	
L249	61.38	S71° 27' 02.92"E	
L250	122.70	S18° 32' 57.08"W	
L251	33.38	S29° 57' 02.77"E	

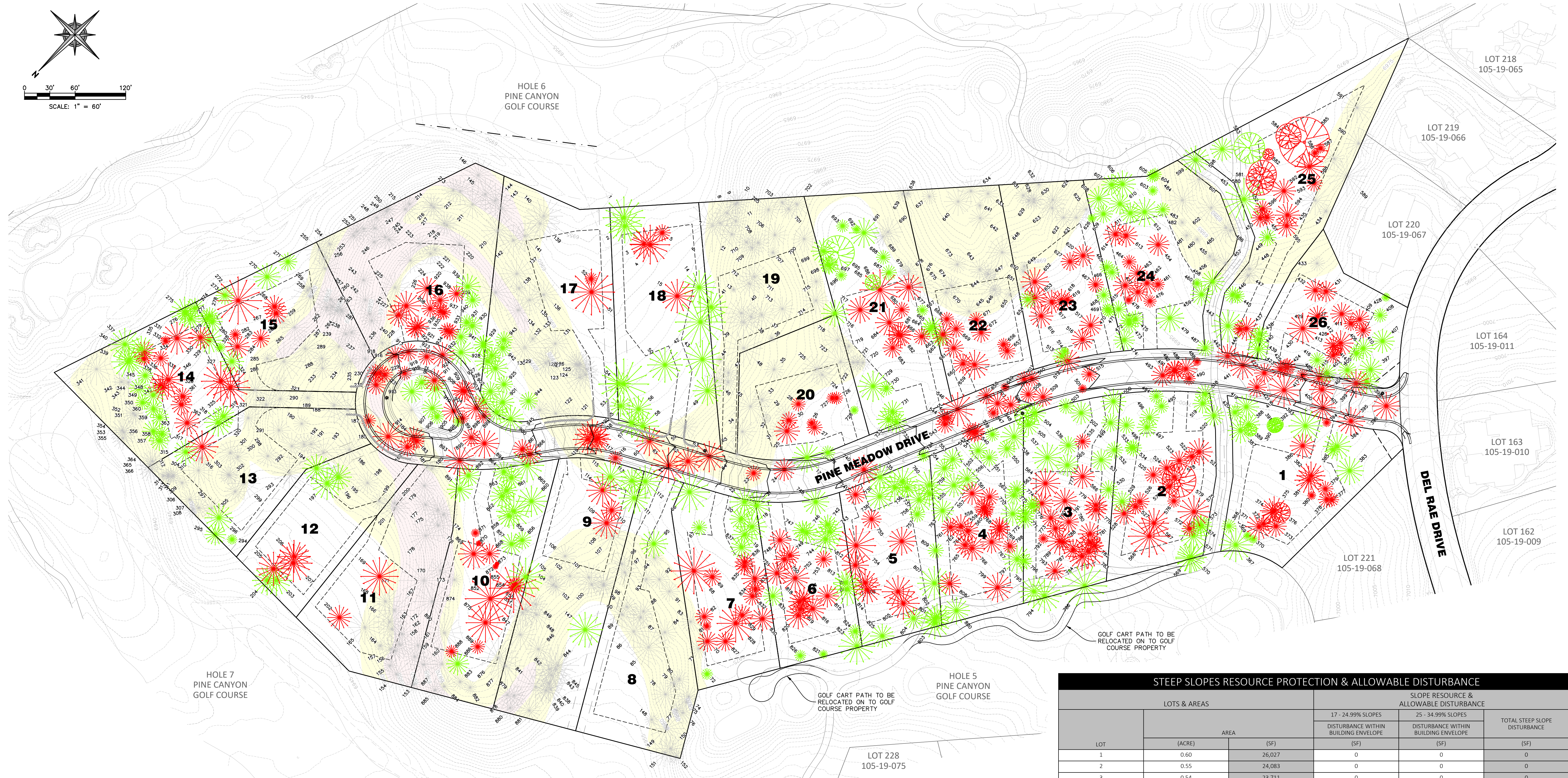
LOT 16 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L252	100.00	N42° 07' 41.51"W	
L253	53.48	N47° 52' 18.49"E	
L254	16.41	N56° 32' 55.64"W	
C111	16.13	12.66	73.00
L255	18.75	S56° 32' 55.64"E	
L256	87.19	S71° 27' 02.92"E	
L257	48.97	S18° 32' 57.08"W	
L258	70.00	S47° 52' 18.49"W	
L259	94.80	S15° 23' 52.26"E	

LOT 17 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L260	60.43	S33° 31' 10.25"W	
L261	28.28	S41° 24' 49.25"W	
L262	117.70	N47° 24' 03.66"W	
L263	18.69	N42° 35' 56.34"E	
L264	34.62	N75° 53' 29.30"W	
L265	76.06	N49° 57' 18.89"W	
C112	16.39	4.17	225.00
L266	68.84	S49° 57' 18.89"E	
L267	39.62	S75° 53' 29.30"E	
L268	26.06	N42° 35' 56.34"E	
L269	110.45	S60° 28' 30.03"E	
L270	81.50	S63° 31' 59.70"E	

LOT 18 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L271	59.42	N50° 10' 02.89"W	
L284	97.10	N22° 56' 25.97"E	
L273	38.51	N64° 22' 24.43"W	
L274	80.77	N37° 26' 06.78"W	
L275	16.19	N61° 15' 35.04"E	
L276	74.49	S37° 26' 06.78"E	
L277	33.49	S64° 22' 24.43"E	
L278	29.82	N21° 22' 34.22"E	
L279	38.20	S82° 56' 08.63"E	
L280	113.50	S47° 24' 03.66"E	
L281	84.10	S36° 16' 45.04"W	
L282	26.64	S28° 07' 26.68"E	

LOT 19 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L283	74.91	N64° 35' 07.13"W	
L284	97.10	N22° 56' 25.97"E	
L285	134.59	N43° 46' 42.88"W	
L286	16.57	N61° 15' 35.04"E	
L287	123.41	S43° 46' 42.88"E	
L288	82.45	S50° 10' 02.89"E	
L289	93.88	S25° 24' 52.87"W	
L290	65.06	S33° 04' 28.22"E	

LOT 20 ENVELOPE			
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS
L291	93.33	N60° 18' 17.27"W	
L292	16.12	N22° 45' 01.27"E	
L293	15.74	S60° 18' 17.27"E	
L294	33.85	N24° 59' 13.86"E	
L295	50.84	N38° 19' 38.85"E	
L296	74.69	S60° 18' 17.27"E	
L297	100.00	S29° 41' 42.73"W	
L298	58.93	S45° 33' 34.21"E	



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* THIS SITE DOES NOT CONTAIN ANY SLOPES GREATER THAN 35%

1. MAXIMUM SLOPE DISTURBANCE (1% - 25%) ON LOTS IS BALANCE REMAINING AFTER DISTURBANCE CAUSED BY INFRASTRUCTURE (47,636 SF)
2. MAXIMUM SLOPE DISTURBANCE (25% - 35%) ON LOTS IS BALANCE REMAINING AFTER DISTURBANCE CAUSED BY INFRASTRUCTURE (7,013 SF)
3. MAXIMUM BUILDING COVERAGE IS 35% OF TOTAL LOT AREA
4. PROPERTY OWNERS ARE RESPONSIBLE FOR PROTECTION ON ALL NATURAL RESOURCES ON EACH LOT
5. BUILDING PERMIT APPLICATIONS MUST INCLUDE A NATURAL RESOURCE PROTECTION PLAN (NRPP)
6. EVERY LOT NRPP MUST REPORT CALCULATED AREAS AT OR BELOW THE MAXIMUM ALLOWABLE FOR EACH LOT

LOTS & AREAS			SLOPE RESOURCE & ALLOWABLE DISTURBANCE		
LOT	AREA		17 - 24.99% SLOPES	25 - 34.99% SLOPES	TOTAL STEEP SLOPE DISTURBANCE
			DISTURBANCE WITHIN BUILDING ENVELOPE	DISTURBANCE WITHIN BUILDING ENVELOPE	
	(ACRE)	(SF)	(SF)	(SF)	
1	0.60	26,027	0	0	0
2	0.55	24,083	0	0	0
3	0.54	23,711	0	0	0
4	0.51	22,100	0	0	0
5	0.46	20,011	0	0	0
6	0.43	18,872	0	0	0
7	0.51	22,250	0	0	0
8	0.67	29,294	6,638	0	6,638
9	0.74	32,056	2,774	0	2,774
10	0.67	29,010	1,615	542	2,157
11	0.63	27,620	4,097	1,905	6,002
12	0.45	19,760	1,025	676	1,701
13	0.53	23,000	7,204	0	7,204
14	0.60	26,340	2,652	0	2,652
15	0.56	24,263	2,615	1,196	3,811
16	0.78	34,047	1,282	2,115	3,397
17	0.70	30,281	1,960	0	1,960
18	0.54	23,366	335	0	335
19	0.52	22,781	10,096	0	10,096
20	0.46	20,055	3,676	0	3,676
21	0.70	30,277	0	0	0
22	0.59	25,634	2,899	0	2,899
23	0.51	22,165	967	0	967
24	0.65	28,257	0	0	0
25	0.78	33,822	2,228	0	2,228
26	0.45	19,564	74	0	74
TOTALS	15.12	658,646	52,137	6,434	58,571
BALANCE OF ALLOWABLE LOT DISTURBANCE OF STEEP SLOPES FROM INFRASTRUCTURE			52,620	6,986	59,605
PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)			483	552	1,034
FOREST RESOURCE POINTS (1 POINT PER 50 SF)			9	11	20

7 SHEET 7 OF 8	PRELIMINARY FOR REVIEW AND COMMENT		TLC PC LAND INVESTORS, LLC 8601 NORTH SCOTTSDALE ROAD SUITE 335 SCOTTSDALE, ARIZONA 85263		GRANITE BASIN ENGINEERING, INC. 1001 COLUMBIE CIRCLE SUITE 1000 TULSA, OKLAHOMA 74106 TEL: 918-752-1100 FAX: 918-752-1101 WWW.GRANITEBASINENGINEERING.COM		☐ FOR REVIEW ONLY ☐ FOR BID ONLY ☒ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY		☐ NUM. ☐ DESCRIPTION ☐ DATE ☐ BY		Call at least two full working days before you begin excavation. ARIZONA 811 Only call 1-800-4-A-STATE (728-7283) In Maricopa County: (602) 262-1100	
			PRELIMINARY PLAT FOR THE ESTATES AT PINE CANYON - PINE BLUFF NATURAL RESOURCE PROTECTION PLAN & TREE SURVEY									

THE ESTATES AT PINE CANYON - PINE BLUFF - FOREST RESOURCE DATA

* THIS TABLE DOES NOT INCLUDE ANY FOREST RESOURCES (TREES) WITHIN STEEP SLOPE AREAS

LOT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTPLIER (0-REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
1	367	PONDEROSA	24	8	1	8
1	368	PONDEROSA	10	2	1	2
1	369	PONDEROSA	6	1	1	1
1	370	PONDEROSA	6	1	1	1
1	371	PONDEROSA	19	8	0	0
1	372	PONDEROSA	10	2	0	0
1	373	PONDEROSA	15	4	0	0
1	374	PONDEROSA	15	4	0	0
1	375	PONDEROSA	20	8	0	0
1	376	JUNIPER	14	8	0	0
1	377	PONDEROSA	10	2	0	0
1	378	PONDEROSA	12	2	0	0
1	379	PONDEROSA	11	2	0	0
1	380	PONDEROSA	6	1	0	0
1	381	PONDEROSA	20	8	0	0
1	382	PONDEROSA	20	8	0	0
1	383	PONDEROSA	20	8	1	8
1	384	PONDEROSA	20	8	1	8
1	385	PONDEROSA	10	2	1	2
1	386	PONDEROSA	18	8	1	8
1	387	PONDEROSA	18	8	1	8
1	388	PONDEROSA	16	4	1	4
1	389	JUNIPER	9	8	1	8
1	390	PONDEROSA	10	8	1	8
1	391	JUNIPER	10	8	1	8
1	392	PONDEROSA	10	8	1	8
1	393	PONDEROSA	24	8	1	8
1	394	PONDEROSA	6	1	0	0
1	419	PONDEROSA	18	8	1	8
1	410	PONDEROSA	11	2	1	2
2	494	PONDEROSA	10	2	1	2
2	495	PONDEROSA	10	2	1	2
2	496	PONDEROSA	14	4	1	4
2	497	PONDEROSA	14	4	1	4
2	498	PONDEROSA	12	2	1	2
2	518	PONDEROSA	14	4	1	4
2	519	PONDEROSA	14	4	1	4
2	521	PONDEROSA	19	8	0	0
2	522	PONDEROSA	12	2	0	0
2	523	PONDEROSA	14	4	0	0
2	524	PONDEROSA	12	2	0	0
2	525	PONDEROSA	12	2	0	0
2	526	PONDEROSA	13	4	0	0
2	527	PONDEROSA	11	2	0	0
2	528	PONDEROSA	16	4	0	0
2	529	PONDEROSA	15	4	1	4
2	567	PONDEROSA	21	8	0	0
2	568	PONDEROSA	30	20	0	0
2	569	PONDEROSA	20	8	1	8
2	570	PONDEROSA	22	8	1	8
2	571	PONDEROSA	20	8	1	8
2	572	PONDEROSA	11	2	0	0
2	573	PONDEROSA	16	4	1	4
2	574	PONDEROSA	13	4	1	4
2	575	PONDEROSA	23	8	0	0
2	576	PONDEROSA	9	2	0	0
2	577	PONDEROSA	16	4	0	0
2	578	PONDEROSA	17	4	0	0
2	579	JUNIPER	24	8	0	0
2	790	PONDEROSA	13	4	0	0
3	499	PONDEROSA	13	4	1	4
3	500	PONDEROSA	18	8	1	8
3	502	PONDEROSA	16	4	1	4
3	503	PONDEROSA	11	2	1	2
3	505	PONDEROSA	16	4	1	4
3	530	PONDEROSA	13	4	1	4
3	531	PONDEROSA	15	4	1	4
3	532	PONDEROSA	12	2	1	2
3	535	PONDEROSA	11	2	0	0
3	536	PONDEROSA	13	4	1	4
3	537	PONDEROSA	21	8	1	8
3	564	PONDEROSA	21	8	0	0
3	565	PONDEROSA	16	4	0	0
3	566	PONDEROSA	17	4	0	0
3	771	PONDEROSA	13	4	1	4
3	772	PONDEROSA	13	4	1	4
3	773	PONDEROSA	13	4	0	0
3	774	PONDEROSA	16	4	0	0
3	775	PONDEROSA	10	2	1	2
3	776	PONDEROSA	12	2	1	2
3	777	PONDEROSA	18	8	0	0
3	778	PONDEROSA	16	4	0	0
3	779	PONDEROSA	16	4	0	0
3	780	PONDEROSA	17	4	0	0
3	781	PONDEROSA	16	4	0	0
3	782	PONDEROSA	12	2	0	0
3	783	PONDEROSA	24	8	0	0
3	784	PONDEROSA	20	8	0	0
3	786	PONDEROSA	32	20	1	20
3	787	PONDEROSA	15	4	0	0
3	788	PONDEROSA	11	2	0	0
3	789	PONDEROSA	20	8	0	0
3	791	PONDEROSA	14	4	0	0
3	792	PONDEROSA	7	1	0	0
3	793	PONDEROSA	14	4	0	0
3	794	PONDEROSA	24	8	1	8
3	795	PONDEROSA	22	8	1	8
3	796	PONDEROSA	11	2	1	2
4	538	PONDEROSA	19	8	1	8
4	539	PONDEROSA	10	2	1	2

LOT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTPLIER (0-REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
4	550	PONDEROSA	13	4	1	4
4	551	PONDEROSA	12	2	1	2
4	552	PONDEROSA	13	4	1	4
4	553	PONDEROSA	15	4	1	4
4	554	PONDEROSA	14	4	1	4
4	555	PONDEROSA	17	4	1	4
4	556	PONDEROSA	16	4	1	4
4	557	PONDEROSA	16	4	0	0
4	558	PONDEROSA	14	4	0	0
4	559	PONDEROSA	13	4	0	0
4	560	PONDEROSA	10	2	0	0
4	561	PONDEROSA	13	4	0	0
4	562	PONDEROSA	13	4	1	4
4	563	PONDEROSA	13	4	1	4
4	761	PONDEROSA	13	4	0	0
4	762	PONDEROSA	17	4	0	0
4	763	PONDEROSA	16	4	1	4
4	764	PONDEROSA	15	4	0	0
4	765	PONDEROSA	15	4	0	0
4	766	PONDEROSA	18	8	0	0
4	767	PONDEROSA	16	4	0	0
4	768	PONDEROSA	15	4	0	0
4	769	PONDEROSA	14	4	0	0
4	770	PONDEROSA	17	4	0	0
4	797	PONDEROSA	20	8	1	8
4	798	PONDEROSA	10	2	0	0
4	799	PONDEROSA	21	8	0	0
4	800	PONDEROSA	19	8	1	8
4	808	PONDEROSA	16	4	0	0
5	735	PONDEROSA	22	8	1	8
5	736	PONDEROSA	14	4	1	4
5	737	PONDEROSA	20	8	1	8
5	738	PONDEROSA	19	8	1	8
5	739	PONDEROSA	19	8	1	8
5	741	PONDEROSA	14	4	0	0
5	754	PONDEROSA	28	20	0	0
5	755	PONDEROSA	14	4	0	0
5	756	PONDEROSA	20	8	0	0
5	757	PONDEROSA	11	2	1	2
5	758	PONDEROSA	20	8	1	8
5	759	PONDEROSA	18	8	1	8
5	760	PONDEROSA	22	8	1	8
5	801	PONDEROSA	15	4	1	4
5	802	PONDEROSA	19	8	1	8
5	803	PONDEROSA	23	8	1	8
5	804	PONDEROSA	15	4	1	4
5	805	PONDEROSA	23	8	0	0
5	806	PONDEROSA	23	8	0	0
5	807	PONDEROSA	24	8	1	8
5	809	PONDEROSA	11	2	1	2
5	810	PONDEROSA	20	8	0	0
5	811	PONDEROSA	19	8	0	0
5	812	PONDEROSA	19	8	0	0
5	813	PONDEROSA	19	8	1	8
5	814	PONDEROSA	23	8	1	8
6	815	PONDEROSA	16	4	0	0
6	816	PONDEROSA	18	8	0	0
6	817	PONDEROSA	16	4	0	0
6	818	PONDEROSA	16	4	0	0
6	819	PONDEROSA	15	4	0	0
6	820	PONDEROSA	19	8	0	0
6	821	PONDEROSA	6	1	1	1
6	823	PONDEROSA	26	20	1	20
6	824	PONDEROSA	10	2	1	2
6	826	PONDEROSA	8	1	1	1
6	831	PONDEROSA	14	4	1	4
7	18	PONDEROSA	21	8	1	8
7	19	PONDEROSA	18	8	1	8
7	20	PONDEROSA	16	4	1	4
7	22	PONDEROSA	21	8	1	8
7	66	PONDEROSA	29	20	1	20
7	67	PONDEROSA	11	2	1	2
7	68	PONDEROSA	33	20	0	0
7	69	PONDEROSA	13	4	0	0
7	70	PONDEROSA	15	4	0	0
7	72	PONDEROSA	8	1	1	1
7	81	PONDEROSA	6	1	0	0
7	82	PONDEROSA	13	4	0	0
7	827	PONDEROSA	14	4	0	0
7	828	PONDEROSA	27	20	0	0
7	829	PONDEROSA	15	4	0	0
7	830	PONDEROSA	17	4	0	0
7	832	PONDEROSA	13	4	0	0
7	833	PONDEROSA	12	2	0	0
7	834	PONDEROSA	19	8	0	0
7	835	PONDEROSA	13	4	0	0

LOT / TRACT	FOREST RESOURCE ID	FOREST RESOURCE SPECIE	FOREST RESOURCE DBH (in)	FOREST RESOURCE POINTS	FOREST RESOURCE CREDIT MULTPLIER (0=REMOVED) (1=PROTECTED)	PROTECTED FOREST RESOURCE CREDIT
7	836	PONDEROSA	14	4	0	0
7	837	PONDEROSA	16	4	1	4
8	95	PONDEROSA	20	8	1	8
8	112	PONDEROSA	23	8	1	8
9	109	PONDEROSA	22	8	0	0
9	110	PONDEROSA	15	4	0	0
9	111	PONDEROSA	22	8	1	8
9	113	PONDEROSA	18	8	1	8
9	114	PONDEROSA	23	8	0	0
9	115	PONDEROSA	23	8	1	8
9	147	PONDEROSA	25	8	1	8
10	852	PONDEROSA	35	20	0	0
10	853	PONDEROSA	10	2	0	0
10	854	PONDEROSA	12	2	0	0
10	855	PONDEROSA	27	20	1	20
10	856	PONDEROSA	13	4	1	4
10	857	PONDEROSA	16	4	1	4
10	858	PONDEROSA	25	20	1	20
10	859	PONDEROSA	17	4	1	4
10	860	PONDEROSA	22	8	1	8
10	861	PONDEROSA	15	4	1	4
10	862	PONDEROSA	17	4	1	4
10	863	PONDEROSA	16	4	1	4
10	864	PONDEROSA	15	4	1	4
10	865	PONDEROSA	24	8	1	8
10	868	PONDEROSA	14	4	0	0
10	869	PONDEROSA	22	8	0	0
10	870	PONDEROSA	4	0	0	0
10	871	PONDEROSA	6	1	0	0
10	872	PONDEROSA	4	0	0	0
10	873	PONDEROSA	3	0	0	0
10	875	PONDEROSA	28	20	0	0
10	886	PONDEROSA	16	4	1	4
10	888	PONDEROSA	9	2	0	0
10	889	PONDEROSA	10	2	0	0
10	891	PONDEROSA	18	8	1	8
10	892	PONDEROSA	16	4	1	4
11	169	PONDEROSA	27	20	0	0
11	202	PONDEROSA	17	4	0	0
12	194	PONDEROSA	20	8	1	8
12	196	PONDEROSA	19	8	1	8
12	197	PONDEROSA	23	8	1	8
12	201	PONDEROSA	22	8	1	8
12	204	PONDEROSA	21	8	1	8
12	205	PONDEROSA	24	8	0	0
12	206	PONDEROSA	23	8	0	0
12	207	PONDEROSA	27	20	0	0
13	294	PONDEROSA	7	1	1	1
13	295	PONDEROSA	15	4	1	4
13	296	PONDEROSA	20	8	1	8
13	315	PONDEROSA	18	8	1	8
13	317	PONDEROSA	23	8	0	0
14	274	PONDEROSA	14	4	1	4
14	275	PONDEROSA	21	8	1	8
14	276	PONDEROSA	12	2	1	2
14	277	PONDEROSA	14	4	1	4
14	318	PONDEROSA	20	8	1	8
14	319	PONDEROSA	16	4	1	4
14	325	PONDEROSA	28	20	0	0
14	326	PONDEROSA	28	20	0	0
14	329	PONDEROSA	19	8	1	8
14	330	PONDEROSA	17	4	0	0
14	331	PONDEROSA	23	8	0	0
14	332	PONDEROSA	7	1	0	0
14	333	PONDEROSA	11	2	0	0
14	334	PONDEROSA	17	4	0	0
14	335	PONDEROSA	18	8	1	8
14	336	PONDEROSA	10	2	0	0
14	337	PONDEROSA	23	8	1	8
14	338	PONDEROSA	18	8	1	8
14	339	PONDEROSA	24	8	1	8
14	344	PONDEROSA	14	4	1	4
14	345	PONDEROSA	11	2	1	2
14	346	PONDEROSA	24	8	0	0
14	347	PONDEROSA	11	2	0	0
14	348	PONDEROSA	20	8	0	0
14	349	PONDEROSA	17	4	1	4
14	350	PONDEROSA	10	2	1	2
14	356	PONDEROSA	16	4	1	4
14	357	PONDEROSA	14	4	1	4
14	358	PONDEROSA	12	2	1	2
14	359	PONDEROSA	13	4	1	4
14	360	PONDEROSA	13	4	1	4
14	361	PONDEROSA	13	4	0	0
14	362	PONDEROSA	15	4	0	0
14	363	PONDEROSA	18	8	0	0
15	267	PONDEROSA	16	4	0	0
15	268	PONDEROSA	16	4	0	0
15	270	PONDEROSA	19	8	1	8
15	271	PONDEROSA	13	4	1	4
15	272	PONDEROSA	34	20	0	0
15	273	PONDEROSA	13	4	1	4
15	278	PONDEROSA	12	2	1	2
15	279	PONDEROSA	12	2	1	2
15	280	PONDEROSA	14	4	1	4
15	282	PONDEROSA	8	1	0	0
15	283	PONDEROSA	17	4	0	0
15	284	PONDEROSA	13	4	0	0
15	327	PONDEROSA	17	4	1	4
15	328	PONDEROSA	7	1	1	1