

PROJECT OWNER:

MMV DEVCO, LLC.
RAINTREE CORPORATE CENTER
15300 N. 90TH STREET, STE. 200
SCOTTSDALE, AZ 85620
(480) 627-7000

PROJECT DEVELOPER:

CAVAN REAL ESTATE
DAVE CAVAN
RAINTREE CORPORATE CENTER
15300 N. 90TH STREET, STE. 200
SCOTTSDALE, AZ 85620
(480) 627-7000

SURVEYOR:

SHEPHARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

PROPERTY INFORMATION:

McMILLAN MESA VILLAGE - PARCEL D3
ADDRESS - 1000 N. GEMINI DR.
FLAGSTAFF, AZ 86001

A: APN# 101-46-006 (± 6.31 AC)
B: MEDIUM DENSITY (MR) - PRD (T4N.2)

NUMBER OF UNITS/LOTS: 41
TOTAL ACREAGE OF LOTS: ± 4.2 AC
NUMBER OF TRACTS: 2
TOTAL ACREAGE OF TRACTS: ± 0.55 AC
BUILDING TYPE: COTTAGE
FRONTAGE TYPE: PORCH
GROSS AREA: 6.31 ACRES
GROSS DENSITY: 6.50 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): 4.97 ACRES
NET DENSITY (EXCLUDING ROADWAY): 8.25 UNITS PER ACRE

- 1. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
3. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES).
4. NEW IMPERVIOUS SURFACE AREA: 157,688 SF (3.62 ACRES) PER TABLE ON SHEET SS01.
5. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.
6. MAIL BOX LOCATIONS MUST BE APPROVED BY THE UNITED STATES POST OFFICE.

SUMMARY OF TRACTS

- 1. TRACT A IS INTENDED FOR LID FACILITIES & TRAIL.
2. TRACT B IS INTENDED FOR OPEN SPACE.

ZONING:

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S MR ZONING DISTRICT. THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED USING THE T4N.2 STANDARDS AND THE UNIQUE BUILDING TYPES OF McMILLAN MESA VILLAGE SINGLE FAMILY COTTAGE.

OPEN SPACE NOTE:

PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-30.60.90, THE SITE IS REQUIRED TO PROVIDE 15% OF THE SITE AS OPEN SPACE. BASED ON THE PROPOSED LAYOUT, THE SITE PROVIDES APPROXIMATELY 46,320 SF (1.06 ACRES) OF OPEN SPACE (~16.9% OF THE SITE).

EARTHWORK SUMMARY

SITE GRADING:

UNADJUSTED CUT: 1,282 CY
UNADJUSTED FILL: 1,045 CY

EARTHWORK VOLUMES SHOWN ABOVE ARE BASED ON IN-PLACE VOLUMES REQUIRED FOR SITE GRADING. QUANTITIES ARE NOT ADJUSTED FOR SHRINKAGE (SEE GEOTECH REPORT FOR ESTIMATED SHRINKAGE FACTORS). THESE RESULTS MAY NOT REFLECT THE FINAL CONSTRUCTED QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN QUANTITY DETERMINATIONS. ADDITIONAL EARTHWORK QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO BUILDING CONSTRUCTION. ANY WASTE MATERIAL SHALL BE INCIDENTAL TO CONSTRUCTION.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC INFORMATION BASED ON DATA PROVIDED BY MOGOLLON ENGINEERING & SURVEYING AND SUPPLEMENTAL TOPOGRAPHY BY SWI PROJECT NO. 08361.

BOUNDARY INFORMATION BASED ON McMILLAN MESA VILLAGE FINAL PLAT BY SWI, DATED 3/06/2008.

LEGAL DESCRIPTIONS

PARCEL D3 ACCORDING TO THE FINAL PLAT FOR McMILLAN MESA VILLAGE, INSTRUMENT NUMBER 3488287, OFFICIAL RECORDS OF COCONINO COUNTY, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.

RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. A NATURAL RESOURCE PROTECTION PLAN HAS BEEN APPROVED FOR THE McMILLAN MESA VILLAGE. NO TREES WILL BE SAVED IN PARCEL D3 PER THE McMILLAN MESA VILLAGE NATURAL RESOURCE PROTECTION PLAN.

FEMA DESIGNATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

WATER AND SEWER IMPACT ANALYSIS

THE PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE McMILLAN MESA VILLAGE W.S.I.A. PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED JULY 7, 2006. A WATER AND SEWER IMPACT ANALYSIS WAIVER HAS BEEN REQUESTED.

ADEQUATE WATER SUPPLY NOTE:

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.

FENCING NOTE

FENCING IS ALLOWED WITHIN THE APPROVED SETBACKS AND BUILDING ENVELOPES. FENCING, STRUCTURES OR GROUND DISTURBANCE OTHER THAN DRIVEWAYS AND UTILITY CONNECTIONS ARE NOT ALLOWED WITHIN RESOURCE PROTECTED AREAS.

PRELIMINARY PLAT
FOR
McMILLAN MESA VILLAGE
PARCEL D3
FLAGSTAFF, ARIZONA

LOCATED IN NE 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 07 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA



VICINITY MAP

PROJECT LOCATION

UTILITY COMPANY CONTACTS

APS
CONTACT: CHAD BROOKS
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD.BROOKS@APS.COM
PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.

DEDICATION

THE OWNER DOES HEREBY DEDICATE TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS, INC., ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITHIN THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

Sheet List Table

Table with 3 columns: Sheet Number, Sheet Number, Sheet Title. Rows include CVR, EPO1, PPO1, and SS01.

BASIS OF BEARING

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (2002.0)
VERTICAL DATUM: NGVD 29 (SEE BELOW)
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (06)

PROJECTION: TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 35° 00' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
NORTHING AT GRID ORIGIN: 0.0 FT
EASTING AT CENTRAL MERIDIAN: 70,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH. NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM CITY OF FLAGSTAFF CONTROL POINT 1720110 (NGVD 29) USING GPS WITH NGS GEIOD MODEL "GEIOD03". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF OVER-DETERMINED AND STATISTICALLY INDEPENDENT OBSERVATIONS.

BEARING AND DISTANCE BETWEEN CITY OF FLAGSTAFF POINT 1620000 AND 1720110: S 35° 51' 18" E 1788.55 FT

POINT #31 (COF # 1620000)

Table with 4 columns: LATITUDE, NORTHING, EASTING, ESTIMATED ACCURACY. Values for POINT #31.

POINT #1250 3" ALUM. CAP USDAFS T21N R7E

Table with 4 columns: LATITUDE, NORTHING, EASTING, ESTIMATED ACCURACY. Values for POINT #1250.

POINT #1251 (COF # 1720110) SITE BENCHMARK 3" BRASS CAP USDIELM 1981

Table with 4 columns: LATITUDE, NORTHING, EASTING, ESTIMATED ACCURACY. Values for POINT #1251.

POINT #1329 3" ALUM. CAP 1/4 S15-S14 2003 RLS 26406

Table with 4 columns: LATITUDE, NORTHING, EASTING, ESTIMATED ACCURACY. Values for POINT #1329.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and plotted hereon was made under my direction and supervision and is accurately represented on this plat. I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor

Date

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER)
BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER)
BY: _____ DATE: _____

CENTURYLINK

MANUEL HERNANDEZ (BY LETTER - KEVIN WAGNER)
BY: _____ DATE: _____

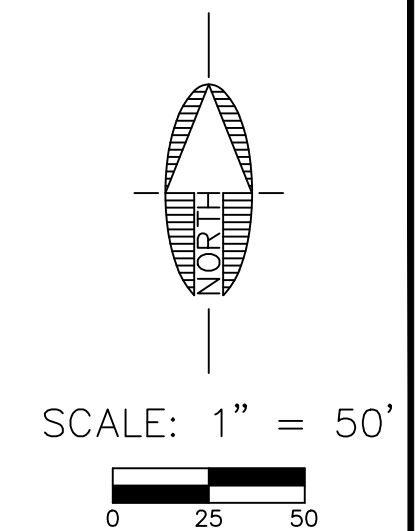
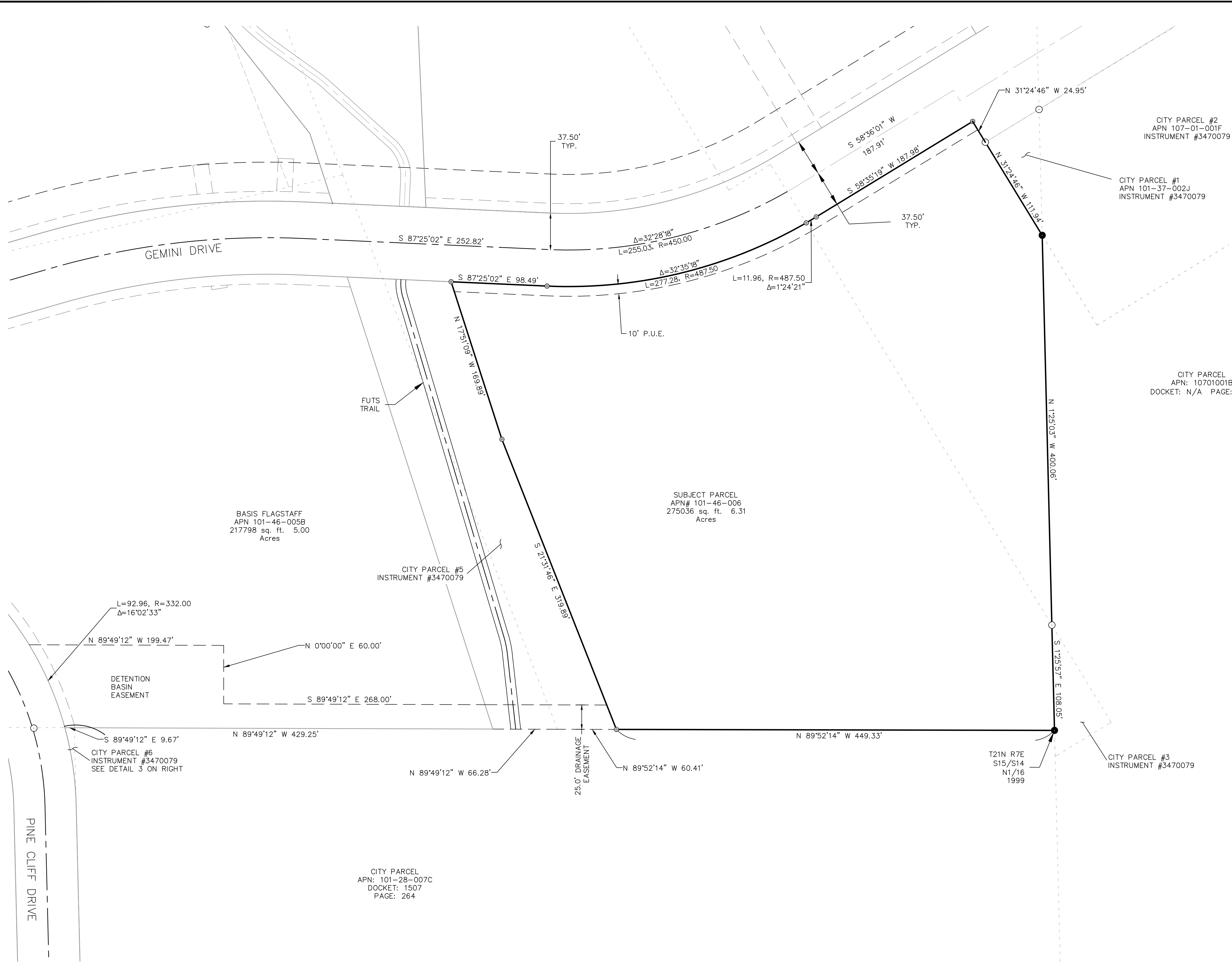
ALTICE USA

SANFORD YAZZIE (BY LETTER)
BY: _____ DATE: _____

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
AARON D. BORLING
Professional Engineer
33983
GUILLERMO E. CORTES, PE
Professional Engineer
33983

C.O.F. Project #PZ 21-00154

Vertical sidebar containing job info (JOB NO: 16103, DATE: OCT 21), scale (SCALE: AS SHOWN), drawing info (DRAWN: JEE, DESIGNED: JEE, CHECKED: KMF), contact info (110 W. Dale Avenue, Flagstaff, AZ 86001), and logos for SWI and Shephard Wesnitzer, Inc.



LEGEND

- PARCEL BOUNDARY LINE
- CENTERLINE
- TWO-STORY BUILDING SETBACKS
- PUBLIC UTILITIES AND DRAINAGE EASEMENTS
- EXISTING BOUNDARIES
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING EASEMENTS
- EXISTING RIGHT OF WAY

- FOUND 1" OPEN PIPE AFFIXED TAG STAMPED "RLS 40460"
- ⊙ FOUND SURVEY NAIL
- FOUND CAPPED 1/2" REBAR STAMPED "NES LS 14671" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR AFFIXED TAG STAMPED "RLS 40460"
- ⊙ SET 1/2" REBAR WITH ALUMINUM CAP "LS40640"

PARCEL MAP CHECK REPORT

OVERALL PROPERTY BOUNDARY
 North: 75869.0038' East: 65669.9951'

Segment #1 : Line
 Course: S1° 25' 03.30"E Length: 400.060'
 North: 75469.0663' East: 65679.8922'

Segment #2 : Line
 Course: S1° 25' 56.76"E Length: 108.048'
 North: 75361.0520' East: 65682.5932'

Segment #3 : Line
 Course: N89° 52' 13.53"W Length: 449.330'
 North: 75362.0682' East: 65233.2644'

Segment #4 : Line
 Course: N21° 31' 46.01"W Length: 319.889'
 North: 75659.6382' East: 65115.8717'

Segment #5 : Line
 Course: N17° 51' 09.47"W Length: 169.893'
 North: 75821.3506' East: 65063.7876'

Segment #6 : Line
 Course: S87° 25' 02.00"E Length: 98.486'
 North: 75816.9125' East: 65162.1736'

Segment #7 : Curve
 Length: 277.277' Radius: 487.500'
 Delta: 32.5883 (d) Tangent: 142.501'
 Chord: 273.555' Course: N78° 17' 19.05"E
 Course In: N2° 34' 58.00"E Course Out: S30° 00' 19.91"E
 RP North: 76303.9173' East: 65184.1417'
 End North: 75881.7536' East: 65427.9328'

Segment #8 : Curve
 Length: 11.961' Radius: 487.500'
 Delta: 1.4058 (d) Tangent: 5.991'
 Chord: 11.961' Course: N59° 17' 29.60"E
 Course In: N30° 00' 19.91"W Course Out: S31° 24' 40.90"E
 RP North: 76303.9174' East: 65184.1421'
 End North: 75887.8617' East: 65438.2166'

Segment #9 : Line
 Course: N58° 35' 19.10"E Length: 187.979'
 North: 75985.8324' East: 65598.6468'

Segment #10 : Line
 Course: S31° 24' 46.34"E Length: 24.948'
 North: 75964.5409' East: 65611.6498'

Segment #11 : Line
 Course: S31° 24' 46.34"E Length: 111.944'
 North: 75869.0041' East: 65669.9951'

Perimeter: 2159.815' Area: 275035.12 Sq. Ft.
 Error Closure: 0.0003 Course: N1° 36' 47.74"W
 Error North: 0.00029 East: -0.00001

Precision 1: 7186976.667

BASIS FLAGSTAFF
 APN 101-46-005B
 217798 sq. ft. 5.00
 Acres

SUBJECT PARCEL
 APN# 101-46-006
 275036 sq. ft. 6.31
 Acres

CITY PARCEL
 APN: 101-28-007C
 DOCKET: 1507
 PAGE: 264

NOTES:
 FOR ADDITIONAL MEASURED AND RECORD BOUNDARY INFORMATION REFER TO RESULTS OF SURVEY RECORDED IN INSTRUMENT # 3445467 IN THE OFFICE OF THE COCONINO COUNTY RECORDERS.

PRELIMINARY **PRELIMINARY**

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

Professional Engineer
 AARON D. JERIKSSON
 License No. 48756
 Expires 12/31/23

Professional Engineer
 JULIENNE E. GILLERME
 License No. 33983
 Expires 12/31/23

FLAGSTAFF ARIZONA

MC MILLAN MESA VISTA PARCEL D33

EXISTING BOUNDARY + EASEMENTS

JOB NO: 16103
 DATE: OCT 21
 SCALE: AS SHOWN
 DRAWN: JEE
 DESIGN: JEE, KMF
 CHECKED: KMF

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi.az.com

SWI
 Shephard Wesnitzer, Inc.

NO.	REVISIONS	DATE	BY

Call at least two full working days before you begin excavation.
 ARIZONA 811
 Arizona Blue Stake, Inc. (888-5348)
 Dial 8-1-1 or 1-800-514-6111

DRAWING NO.
EP01

SHT NO. OF
 2 OF
4

C.O.F. Project #PZ 21-00154

CLEAR VIEW ZONE CALCULATIONS										
ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted) 2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	Gemini Drive	Right	30	6.5	No	No	1	6.5	290	200
D2	Gemini Drive	Right	30	6.5	No	No	1	6.5	290	200
D3	Gemini Drive	Left	30	7.5	No	Yes	2	8.0	353	200

Notes:

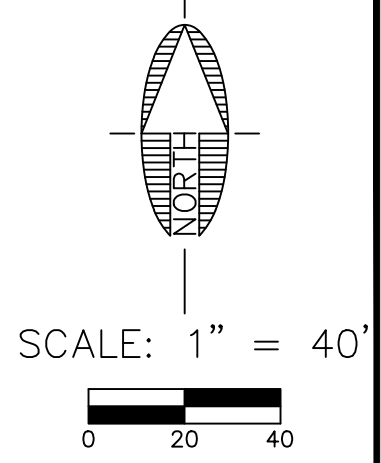
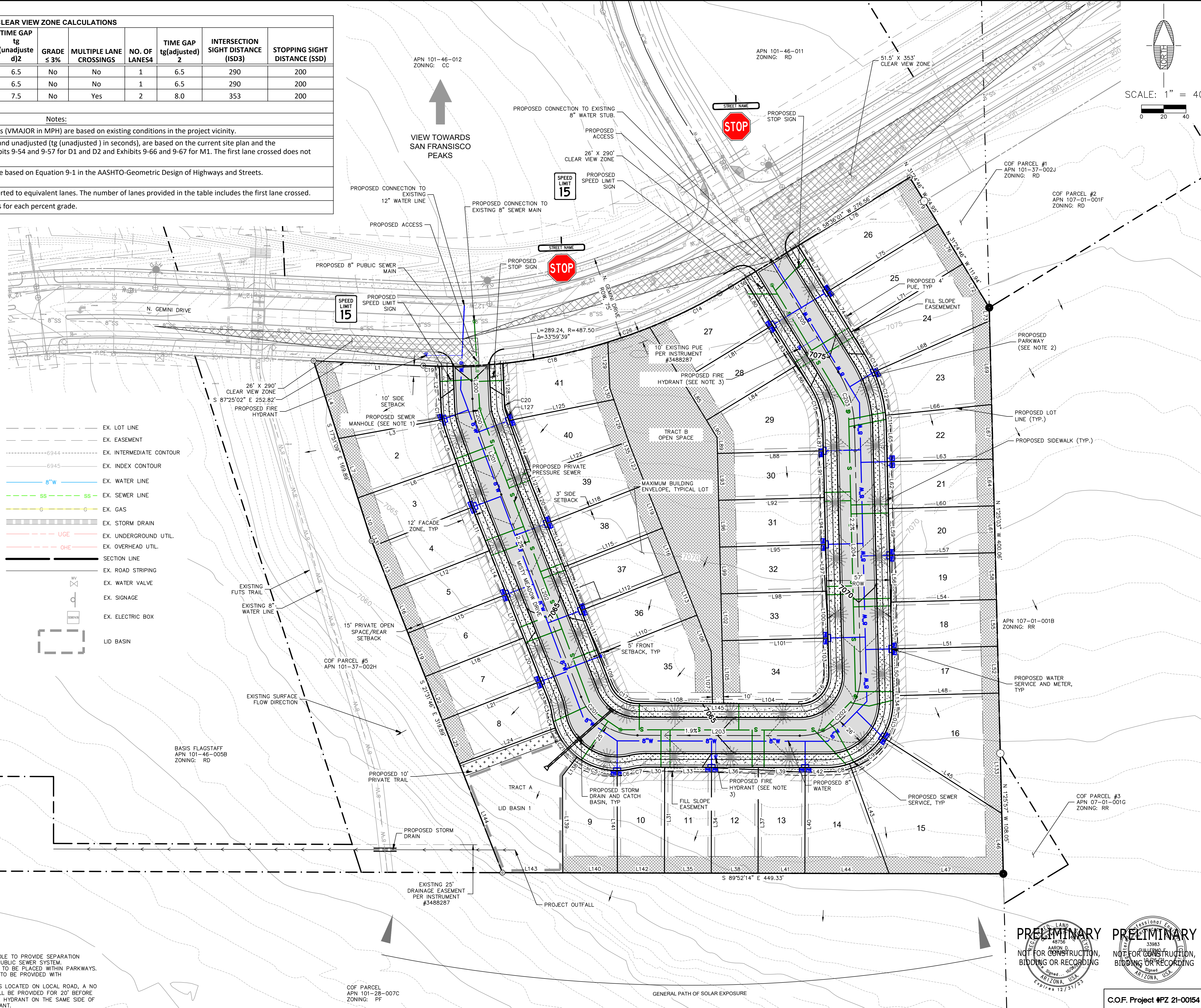
- The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted)) in seconds, are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
- The intersection sight distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: $ISD=1.47 \cdot VMAJOR \cdot tg$
- The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
- If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

LANDSCAPE CALCULATIONS		
SECTION	REQUIREMENTS	QUANTITY
STREET BUFFER REQUIREMENT (1001 L.F. LOCAL RD CL)		
TREES	1 PER 25 LINEAR FEET	40
SHRUBS	2 PER TREE	80
GROUND COVER	2 PER TREE	80

LEGEND

	ROW		EX. LOT LINE
	EASEMENT		EX. EASEMENT
	GRAVITY SEWER LINE		EX. INTERMEDIATE CONTOUR
	PUBLIC WATER LINE		EX. INDEX CONTOUR
	STORM DRAIN PIPE		EX. WATER LINE
	LOT BOUNDARY		EX. SEWER LINE
	FIRE HYDRANT		EX. GAS
	AIR RELEASE VALVE		EX. STORM DRAIN
	SEWER MANHOLE		EX. UNDERGROUND UTIL.
	STORM DRAIN MANHOLE		EX. OVERHEAD UTIL.
	CATCH BASIN		SECTION LINE
	GATE VALVE		EX. ROAD STRIPING
	LIGHT POLE		EX. WATER VALVE
	TREE		EX. SIGNAGE
			EX. ELECTRIC BOX
			LID BASIN

- NOTES:
- PROPOSED SEWER MANHOLE TO PROVIDE SEPARATION BETWEEN PRIVATE AND PUBLIC SEWER SYSTEM.
 - PROPOSED LANDSCAPING TO BE PLACED WITHIN PARKWAYS. FINAL LANDSCAPE PLAN TO BE PROVIDED WITH CONSTRUCTION PLANS.
 - WHERE FIRE HYDRANTS IS LOCATED ON LOCAL ROAD, A NO PARKING FIRE LANE SHALL BE PROVIDED FOR 20' BEFORE AND 20' AFTER THE FIRE HYDRANT ON THE SAME SIDE OF THE ROAD AS THE HYDRANT.



PRELIMINARY
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NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FLAGSTAFF ARIZONA

MC MILLAN MESA VILLAGE PARCEL D3

PRELIMINARY PLAT & CONCEPTUAL LANDSCAPE PLANS (1)

JOB NO: 16103
DATE: OCT 21
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: JEE, KMF
CHECKED: KMF

110 W. Dolé Avenue
Flagstaff AZ 86001
928.774.0354
928.774.8934 fax
www.swigz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

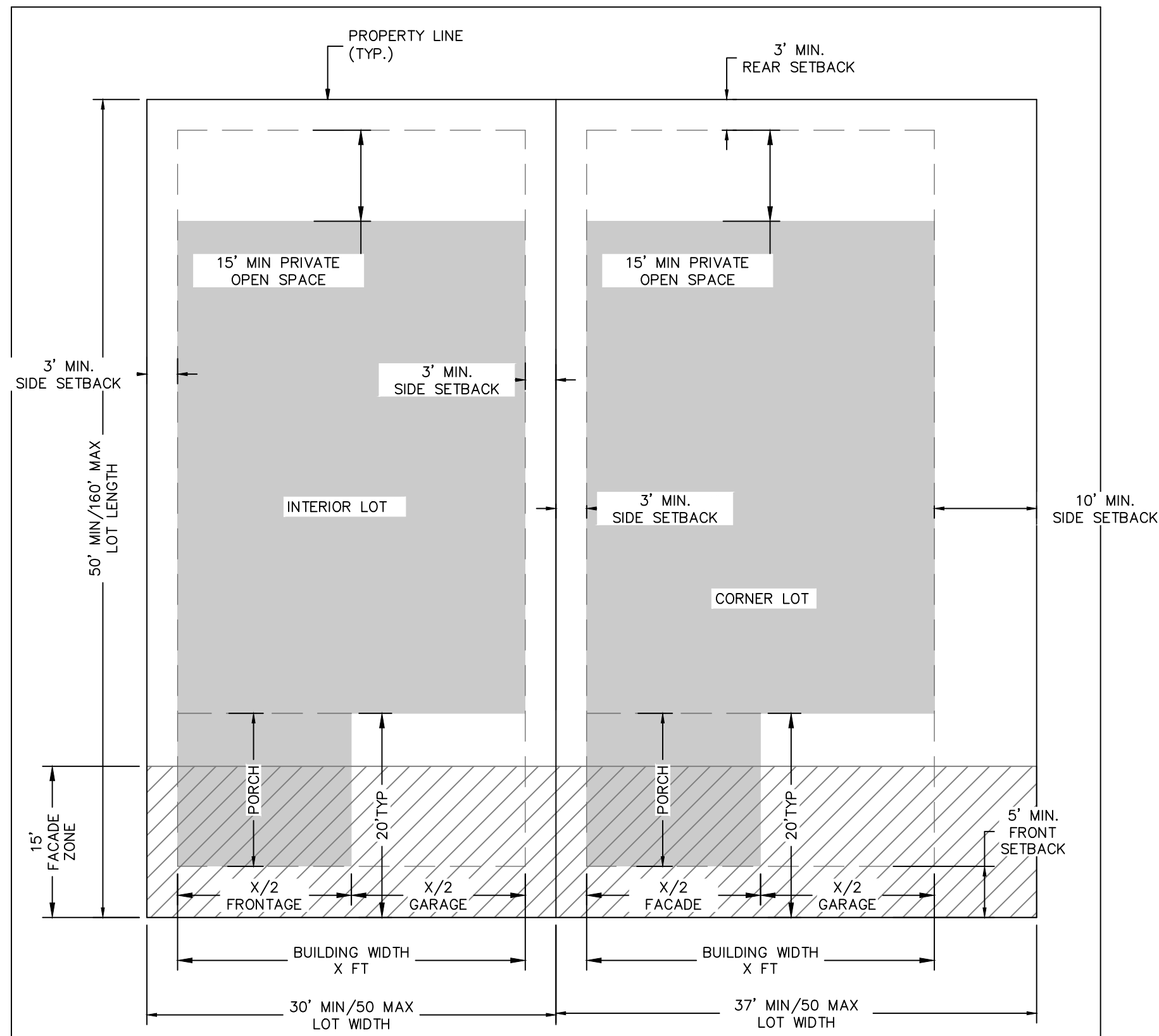
Call at least two full working days before you begin excavation.

ARIZONA 801
Arizona Blue Stakes, Inc.
DOB 8-1-19 / 1-800-516-1111 (782-5148)

DRAWING NO. **PP01**

SHT NO. 3 OF 4

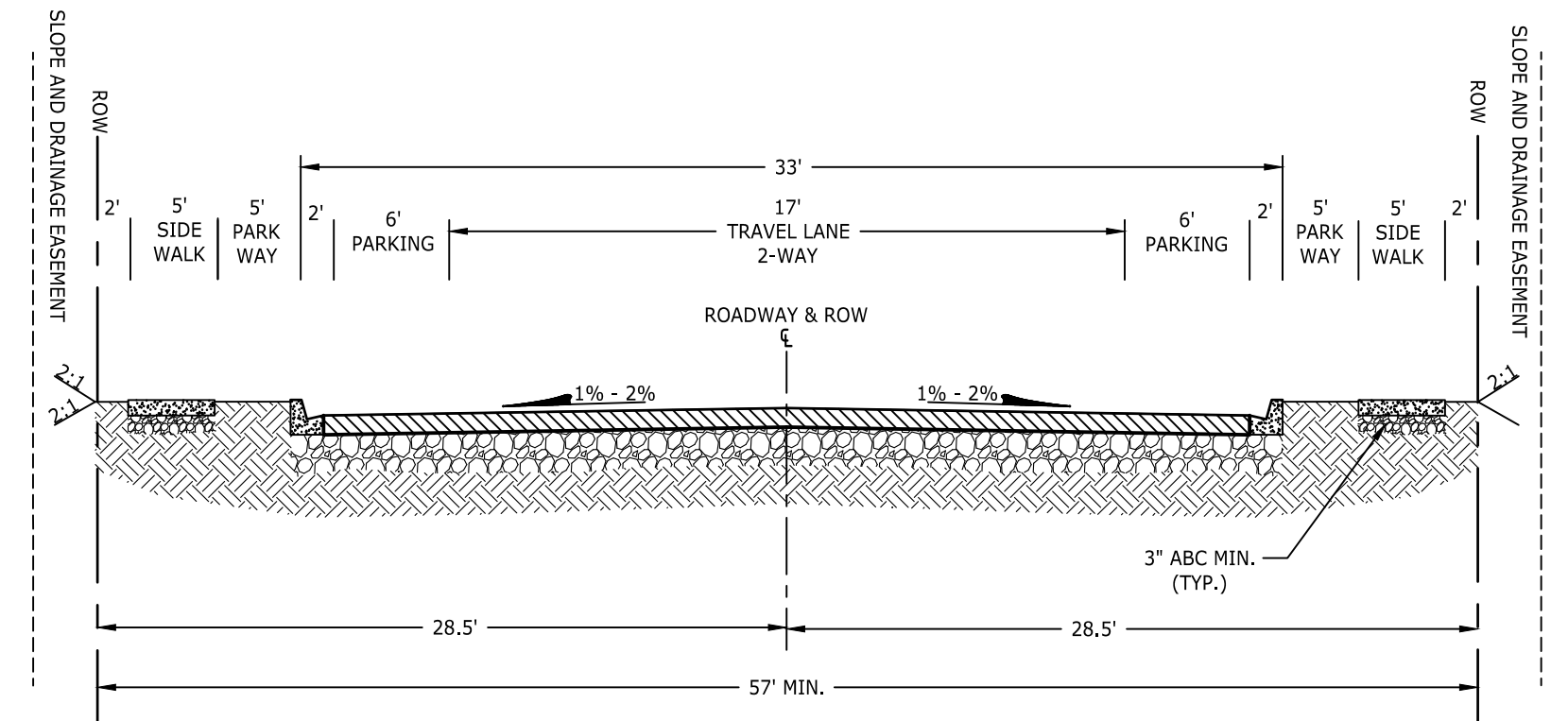
C.O.F. Project #PZ 21-00154



- LOT PROVISIONS:**
- NOMINAL LOT AREA TO BE MIN. 2,500 SF.
 - TYPICAL LOT SIZE IS 42' WIDE X 95' LONG.
 - LOT WIDTH ARE MEASURED AT THE FRONT SETBACK LINE.
 - PRIVATE OPEN SPACE TO HAVE 15 FT MINIMUM WIDTH AND DEPTH.
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 70%.
 - MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
 - PORCH FRONTAGE PROVIDED FOR THE UNIT.
 - TWO-CAR GARAGE, SINGLE CAR/TANDEM GARAGE, AND DETACHED GARAGE ALLOWED WITH PROPOSED LAYOUT.
 - TWO CAR GARAGE DOOR WIDTH IS 16' WITH ONE FOOT WALL ON EACH SIDE FOR A TOTAL GARAGE WIDTH OF 18'. PORCH SHALL OVERLAP ONE FOOT OF WALL OF GARAGE TO KEEP GARAGE WIDTH LESS THEN 50% OF TOTAL BUILDING WIDTH.

**TYPICAL LOT LAYOUT FOR
MCMILLAN MESA VILLAGE SINGLE FAMILY COTTAGE**

N.T.S.



RESIDENTIAL LOCAL (COF 10-09-038)
NOT TO SCALE

TRACT TABLE			
LOT #	SQUARE FEET	ACRES	
1	6,108.48	0.14	
2	4,546.96	0.10	
3	4,126.11	0.09	
4	3,990.00	0.09	
5	3,990.00	0.09	
6	3,990.00	0.09	
7	3,990.00	0.09	
8	4,029.18	0.09	
9	4,684.24	0.11	
10	3,990.00	0.09	
11	3,990.00	0.09	
12	3,990.00	0.09	
13	3,990.00	0.09	
14	5,566.83	0.13	
15	10,919.53	0.25	
16	7,354.77	0.17	
17	3,990.00	0.09	
18	3,990.00	0.09	
19	3,990.00	0.09	
20	3,990.00	0.09	
21	3,990.00	0.09	
22	4,306.99	0.10	
23	5,791.35	0.13	
24	5,737.54	0.13	
25	4,922.11	0.11	
26	5,742.44	0.13	
27	4,839.01	0.11	
28	3,990.00	0.09	
29	5,460.18	0.13	
30	3,990.00	0.09	
31	3,990.00	0.09	
32	3,990.00	0.09	
33	3,990.00	0.09	
34	5,347.34	0.12	
35	5,863.95	0.13	
36	3,990.00	0.09	
37	3,990.00	0.09	
38	3,990.00	0.09	
39	4,108.42	0.09	
40	4,423.90	0.10	
41	4,793.80	0.11	
TRACT A	8,897.83	0.20	
TRACT B	15,186.80	0.35	
ROW	58,487.35	1.34	

ROAD CENTERLINE			
Line #/Curve #	Length	Bearing/Delta	Radius
L200	37.00	S2° 27' 19.71"E	
C200	13.40	16.88	45.50
L201	69.43	S19° 19' 55.82"E	
L202	195.09	S21° 31' 46.01"E	
C201	65.01	68.34	54.50
L203	145.59	S89° 52' 13.53"E	
C202	87.08	91.55	54.50
L204	220.97	N1° 25' 03.30"W	
C203	52.35	30.00	100.00
L205	115.47	N31° 24' 46.34"W	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	98.49	N 87°25'02" W
L2	37.83	N 2°27'20" W
L3	94.64	S 79°40'22" W
L4	73.28	S 17°51'09" E
L5	29.61	N 19°19'56" W
L6	94.01	S 70°40'04" W
L7	56.00	S 17°51'09" E
L8	40.37	N 19°19'56" W
L9	95.00	S 68°28'14" W
L10	40.61	S 17°51'09" E
L11	42.00	N 21°31'46" W
L12	95.00	S 68°28'14" W
L13	42.00	S 21°31'46" E
L14	42.00	N 21°31'46" W
L15	95.00	S 68°28'14" W
L16	42.00	S 21°31'46" E
L17	42.00	N 21°31'46" W
L18	95.00	S 68°28'14" W
L19	42.00	S 21°31'46" E
L20	42.00	N 21°31'46" W
L21	95.00	S 68°28'14" W
L22	42.00	S 21°31'46" E
L23	17.49	N 21°31'46" W
L24	91.86	N 69°28'24" E
L25	42.00	S 21°31'46" E
L30	15.78	N 89°52'14" W
L31	95.00	S 0°07'46" W
L33	42.00	N 89°52'14" W
L34	95.00	S 0°07'46" W
L35	42.00	N 31°24'46" E
L36	42.00	N 89°52'14" W
L37	95.00	S 0°07'46" W
L38	42.00	S 89°52'14" E
L39	42.00	N 89°52'14" W
L40	95.00	S 0°07'46" W
L41	42.00	S 89°52'14" E
L42	19.77	N 89°52'14" W
L43	104.78	S 19°46'32" E
L44	75.53	S 89°52'14" E
L45	126.87	S 57°22'34" E
L46	54.17	N 1°25'57" W
L47	102.48	S 89°52'14" E
L48	95.00	N 88°34'57" E
L50	42.00	S 1°25'03" E
L51	95.00	N 88°34'57" E
L52	42.00	N 1°25'03" W
L53	42.00	S 1°25'03" E
L54	95.00	N 88°34'57" E
L55	42.00	N 1°25'03" W
L56	42.00	S 1°25'03" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L57	95.00	N 88°34'57" E
L58	42.00	N 1°25'03" W
L59	42.00	S 1°25'03" E
L60	95.00	N 88°34'57" E
L61	42.00	N 1°25'03" W
L62	42.00	S 1°25'03" E
L63	95.00	N 88°34'57" E
L64	42.00	N 1°25'03" W
L65	31.65	S 1°25'03" E
L66	95.67	N 84°08'21" E
L67	49.01	N 1°25'03" W
L68	113.36	N 66°06'49" E
L69	75.07	N 1°25'03" W
L70	24.46	S 31°24'46" E
L71	117.19	N 58°35'14" E
L72	45.89	N 31°24'46" W
L73	11.84	N 1°25'03" W
L74	42.00	S 31°24'46" E
L75	117.19	N 58°35'14" E
L76	42.00	N 31°24'46" W
L77	49.00	S 31°24'46" E
L78	117.19	S 58°35'19" W
L79	49.00	N 31°24'46" W
L80	49.00	N 31°24'46" W
L81	95.00	S 58°35'14" W
L82	55.81	S 31°24'46" E
L83	42.00	N 31°24'46" W
L84	95.00	S 58°35'14" W
L85	42.00	S 31°24'46" E
L86	24.47	N 31°24'46" W
L87	20.48	N 1°25'03" W
L88	95.00	S 88°34'57" W
L89	14.18	S 1°25'03" E
L90	18.17	S 31°24'46" E
L91	42.00	N 1°25'03" W
L92	95.00	S 88°34'57" W
L93	42.00	S 1°25'03" E
L94	42.00	N 1°25'03" W
L95	95.00	S 88°34'57" W
L96	42.00	S 1°25'03" E
L97	42.00	N 1°25'03" W
L98	95.00	S 88°34'57" W
L99	42.00	S 1°25'03" E
L100	42.00	N 1°25'03" W
L101	95.00	S 88°34'57" W
L102	42.00	S 1°25'03" E
L103	32.48	N 1°25'03" W
L104	68.32	S 89°52'14" E
L105	56.63	S 1°25'03" E
L106	35.14	N 21°31'46" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L107	46.76	N 1°25'03" W
L108	67.27	S 89°52'14" E
L109	30.05	S 21°31'46" E
L110	95.00	N 68°28'14" E
L111	42.00	S 21°31'46" E
L112	95.00	N 68°28'14" E
L113	42.00	N 21°31'46" W
L114	42.00	S 21°31'46" E
L115	95.00	N 68°28'14" E
L116	42.00	N 21°31'46" W
L117	42.00	S 21°31'46" E
L118	95.00	N 68°28'14" E
L119	42.00	N 21°31'46" W
L120	38.49	S 21°31'46" E
L121	6.58	S 19°19'56" E
L122	95.00	N 70°40'04" E
L123	36.67	N 21°31'46" W
L124	53.24	S 19°19'56" E
L125	95.93	N 78°40'03" E
L126	39.89	N 19°19'56" W
L127	9.06	S 19°19'56" E
L128	37.84	S 2°27'20" E
L129	41.35	N 2°27'20" W
L130	10.84	N 19°19'56" W
L131	4.86	S 21°31'46" E
L133	108.02	N 1°25'30" W
L134	3.98	S 1°25'03" E
L135	4.76	N 19°19'56" W
L136	13.79	S 58°35'19" W
L138	21.31	S 37°27'41" W
L139	86.98	S 0°08'20" E
L140	49.00	S 89°52'14" E
L141	91.84	N 0°08'20" W
L142	42.22	S 89°52'14" E
L143	54.10	S 89°52'14" E
L144	105.03	S 21°31'46" E
L145	10.00	N 89°52'14" W
L200	37.00	S 2°27'20" E
L201	69.43	S 19°19'56" E
L202	195.09	S 21°31'46" E
L203	145.59	S 89°52'14" E
L204	220.97	N 1°25'03" W
L205	115.47	N 31°24'46" W

Concept Plat Impervious Areas & LID Analysis			
Basin ID	Site Area (sf)	Total impervious area for LID (sf)	LID required depth (ft)
			0.08
Total	274,864	157,688	13,141
Basin 1	274,864	157,688	13,141

1. Gross required 1" LID volume is for impervious area including streets, parking, sidewalks and buildings.

PRELIMINARY PLAT OPEN SPACE ANALYSIS

Total Area (sf)	274,864
15% of Total Area (sf)	41,230
Required Open Space (sf)	41,230
Private Open space Provided (sf)	31,187
Tract B Area (sf)	15,137
Provided Open Space Total (sf)	46,324

1. Open Space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-40.30.30.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	10.19	74.00	7°53'25"
C2	11.61	74.00	8°59'11"
C3	13.70	59.00	13°18'11"
C4	12.67	59.00	12°18'01"
C5	38.79	59.00	37°40'15"
C6	12.77	59.00	12°24'07"
C7	13.70	59.00	13°18'11"
C8	20.50	59.00	19°54'19"
C9	38.72	59.00	37°36'01"
C10	35.05	59.00	34°02'30"
C11	9.96	128.50	4°26'35"
C12	40.43	128.50	18°01'32"
C13	16.88	128.50	7°31'35"
C14	81.59	487.50	9°35'23"
C15	37.43	71.50	29°59'43"
C16	41.54	26.00	91°32'50"
C17	31.01	26.00	68°20'28"
C18	96.35	487.50	11°19'25"
C19	14.44	487.50	1°41'50"
C20	5.01	17.00	16°52'36"
C21	32.96	59.00	32°00'43"
C26	39.82	487.50	4°40'50"
C200	13.40	45.50	16°52'36"
C201	65.01	54.50	68°20'28"
C202	87.08	54.50	91°32'50"
C203	52.35	100.00	29°59'43"

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. Project #PZ 21-00154

FLAGSTAFF ARIZONA

MCMILLAN MESA VISTA PARCEL D33

TYPICAL SECTIONS & SETBACKS

JOB NO: 16103
DATE: OCT 21
SCALE: AS SHOWN
DRAWN: JEE, KMF
DESIGN: JEE, KMF
CHECKED: KMF

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934
928.774.8934 fax
www.swi.az.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
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4 OF 4