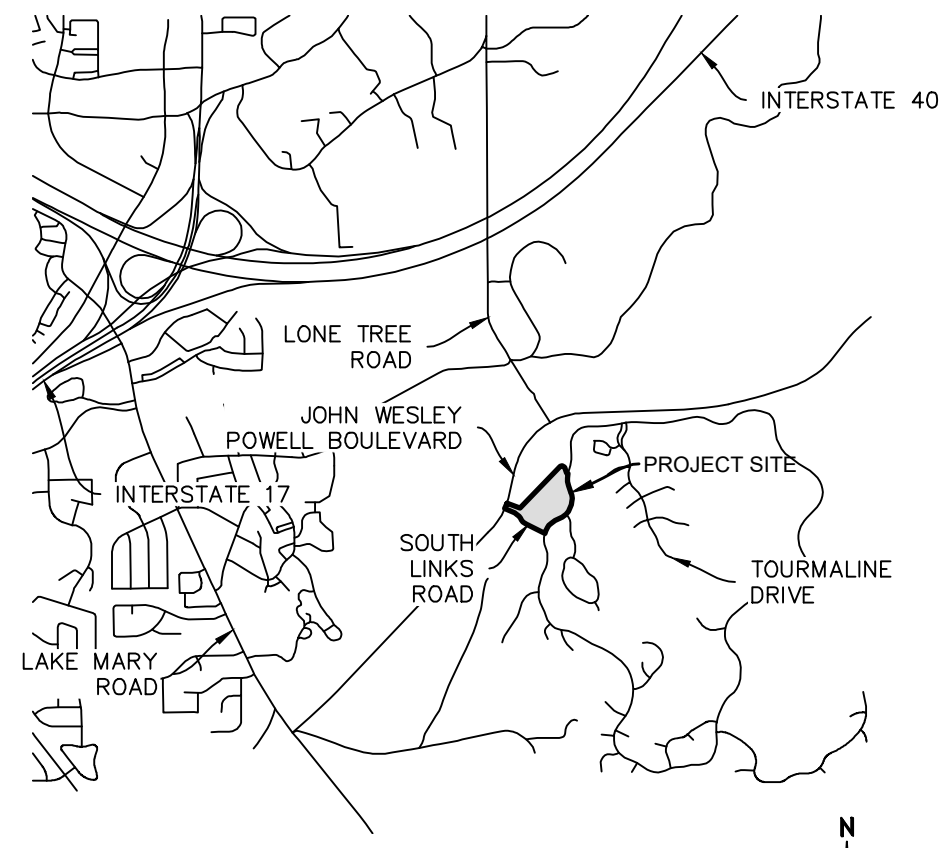


PLOTTED: Apr 07, 2022 - 1:28pm

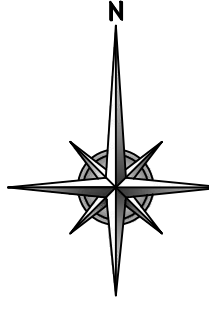
FILE: Z:\Projects\PINE_CANYON\PROJECTS\19009_PC Tract 23_GHOST_TREE\DWG\PLAT\19009-01-PLAT-COVER.dwg <<C:\D\Imperial>>

PRELIMINARY PLAT FOR GHOST TREE AT PINE CANYON

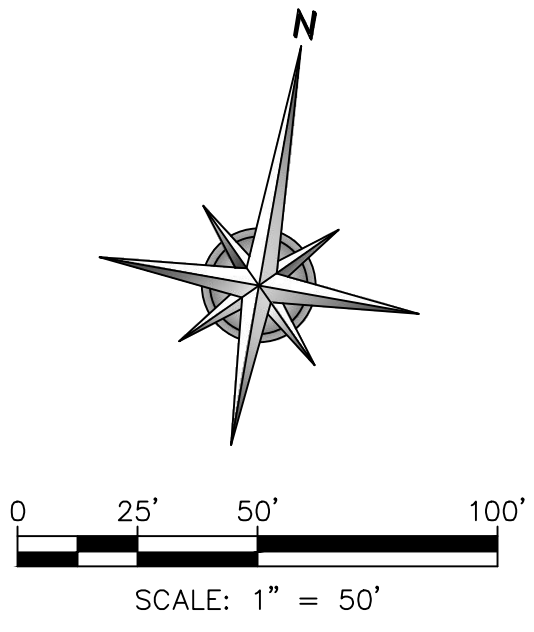
3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206
TRACT 23 OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92C
LOCATED IN SECTION 34, TOWNSHIP 21N, RANGE 7E,
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



VICINITY MAP
SCALE: 1" = 1/2 MILE



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

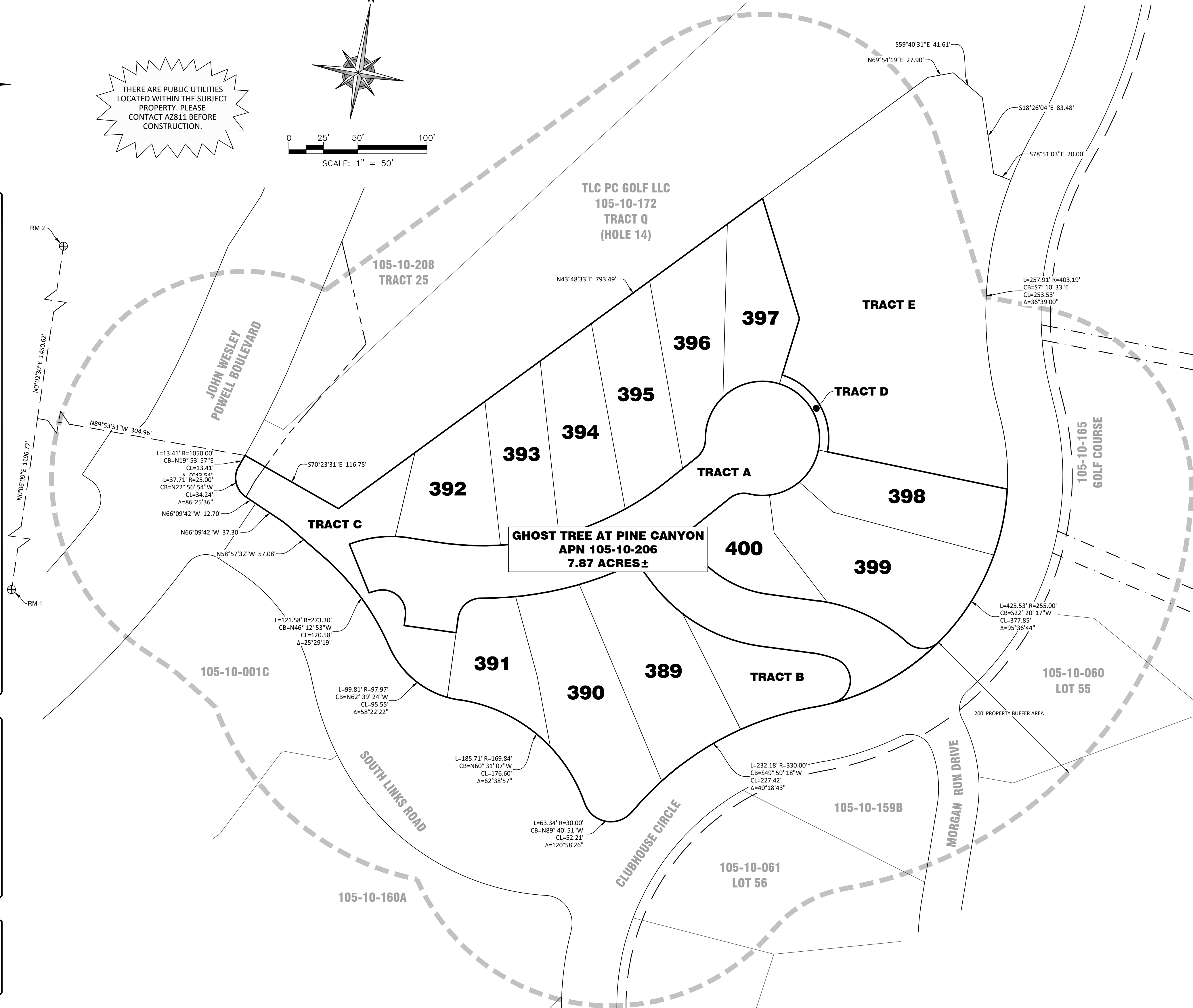


LEGEND	
	FOUND 1/2" REBAR & CAP RLS 23372
	FOUND 1/2" REBAR & CAP RLS 23372
	FOUND BOAT SPIKE & WASHER RLS 23372
	FOUND 1/2" REBAR NO MARKINGS
	CALCULATED POINT NOTHING FOUND OR SET
	TO BE SET 1/2" REBAR WITH MARKINGS RLS 33861
	PROPOSED LOT DATA BASED ON CALCULATIONS
	PARENT PARCEL DATA BASED ON FIELD 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)
105-10-206 (7.87 AC.±)
3201 SOUTH CLUBHOUSE CIRCLE

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:
THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 04005C6817G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 3, 2010 FOR COMMUNITY NUMBER 040020, IN COCONINO COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

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

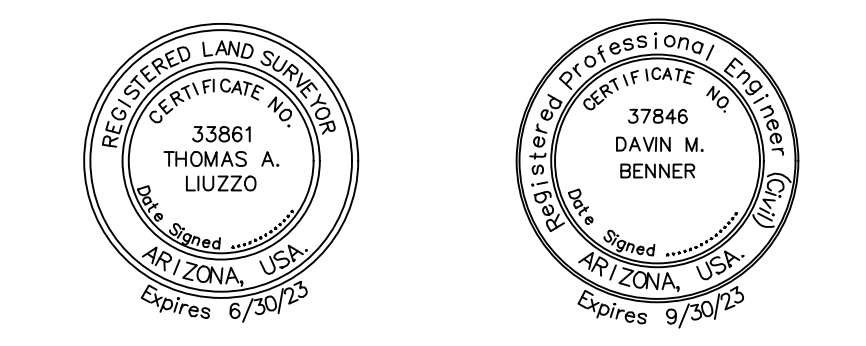
THE BASIS OF BEARING FOR THIS SURVEY IS ON THE CITY OF FLAGSTAFF LOCAL DATUM AND THE NAVD 88 VERTICAL DATUM AND IS N 00 D 04' 09" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34 BETWEEN THE WEST QUARTER CORNER (RM 1) MARKED BY A BLM BRASS CAP DATED 1965 AND THE NORTHWEST CORNER (RM 2) MARKED BY A BLM BRASS CAP DATED 1965.

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. THE PROJECT IS DESIGNED ON THE NAVD 88 ELEVATION.

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.



ARIZONA 811
Call at least two full working days before you begin excavation
Dial 811 or 1-800-5-TAKEIT (7-28-5486)
In Maricopa County, (602) 263-1100

REVISIONS	DATE	BY

FOR REVIEW ONLY	FOR BID ONLY	FOR APPROVAL ONLY	FOR RECORDING ONLY	FOR CONSTRUCTION ONLY	FOR AS-BUILT ONLY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B, PRESCOTT, ARIZONA 86301
PH: (928) 717-0171 FAX: (928) 717-0170
WWW.GRANITEBASINENGINEERING.COM

TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253

3201 SOUTH CLUBHOUSE CIRCLE
GHOST TREE AT PINE CANYON
CONCEPTUAL PLAN

PRELIMINARY FOR REVIEW AND COMMENT

JOB: 19009
DATE: 4/7/2022
SCALE: AS SHOWN
DRAWN: TS
DESIGN: TS
CHECKED: TL

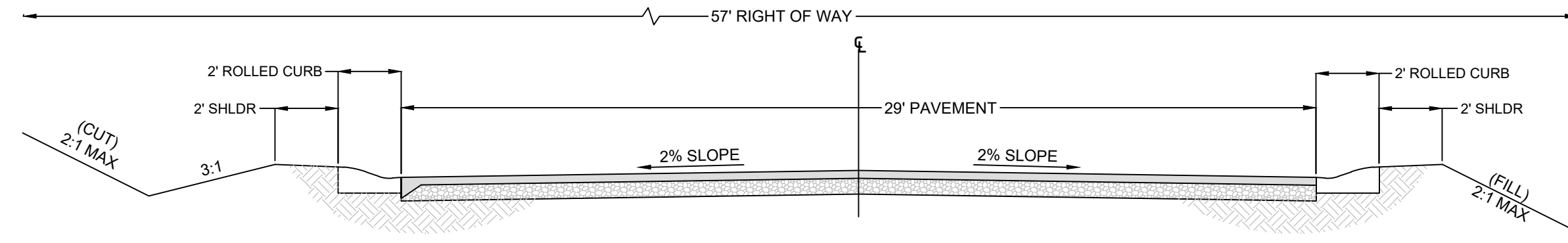
REGISTERED LAND SURVEYOR
33861
THOMAS A. LIUZZO
ARIZONA, USA
Expires 6/30/23

PROFESSIONAL ENGINEER
37846
DAWN M. BENNER
ARIZONA, USA
Expires 9/30/23

1

SHEET 1 OF 8

PLOTTED: Apr 07, 2022 - 1:31pm



LOCAL RESIDENTIAL STREET SECTION

SCALE: 1/4" = 1'
 -CUL-DE-SAC PER COF FD AMENDMENTS TO 2018 IFC SECTION 503.2.4
 -LOCAL RESIDENTIAL STREET SECTION PER TABLE 13-10-011-01 CITY CODE WITHOUT SIDEWALK
 -10% MAXIMUM ROADWAY SLOPE ALLOWED
 -FIRE LANE - NO PARKING' SIGNS SHALL BE PLACED PER COF FIRE DEPARTMENT REQUIREMENTS

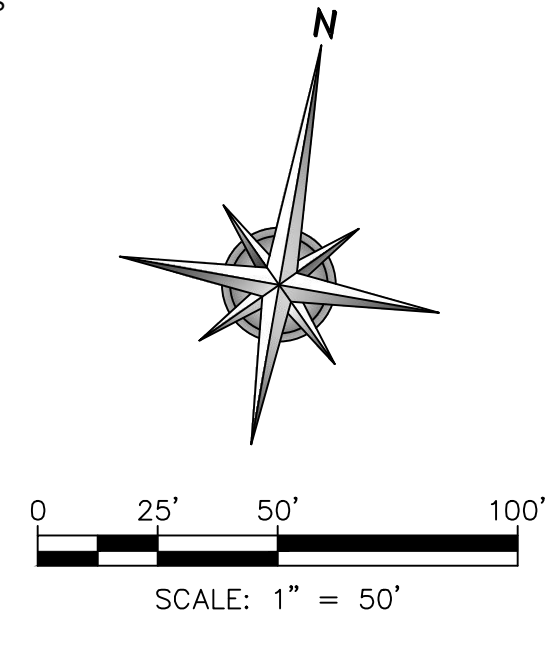
RAW EARTHWORK
 EXCAVATION (CUT) ≈ 1,245 CY
 EMBANKMENT (FILL) ≈ 1,013 CY

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

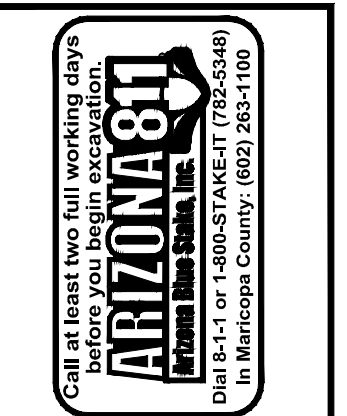
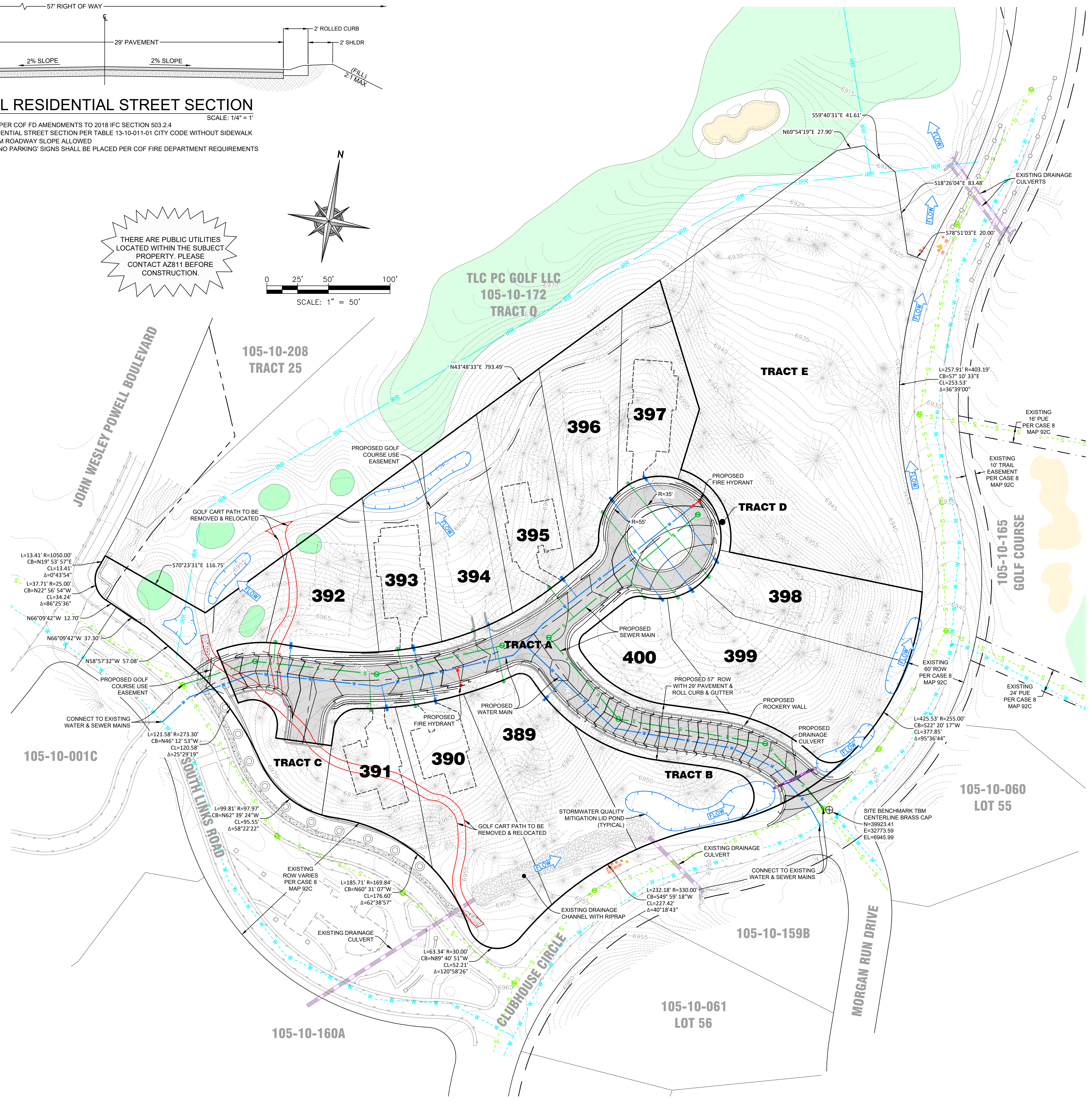
DRIVEWAY SLOPES

0' - 25'	16%
25' - 150'	20%
150' +	10%

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

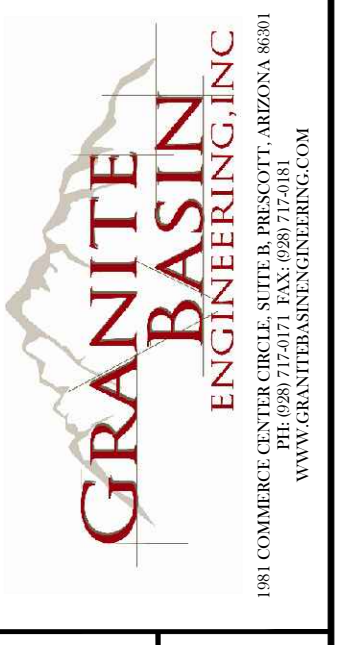


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REVISIONS	DATE	BY

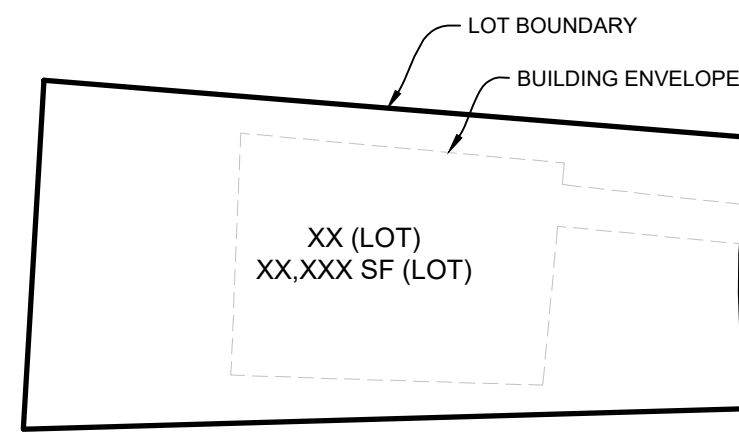
FOR REVIEW ONLY	FOR BID ONLY	FOR APPROVAL ONLY	FOR RECORDING ONLY	FOR CONSTRUCTION ONLY	FOR AS-BUILT ONLY
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TLC PC LAND INVESTORS, LLC
 8601 NORTH SCOTTSDALE ROAD, SUITE 335
 SCOTTSDALE, ARIZONA 85253
 3201 SOUTH CLUBHOUSE CIRCLE
 GHOST TREE AT PINE CANYON
 PROPOSED CONDITIONS

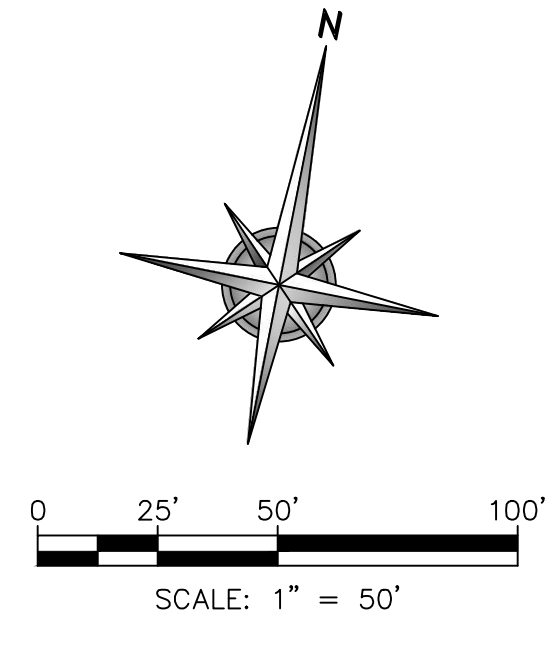
PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19009
DATE:	4/7/2022
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL



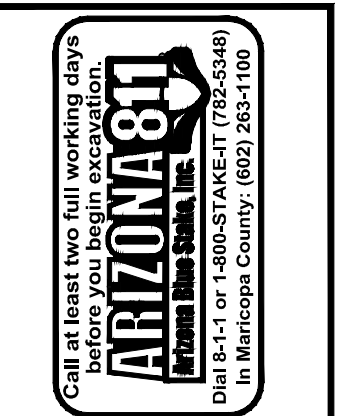
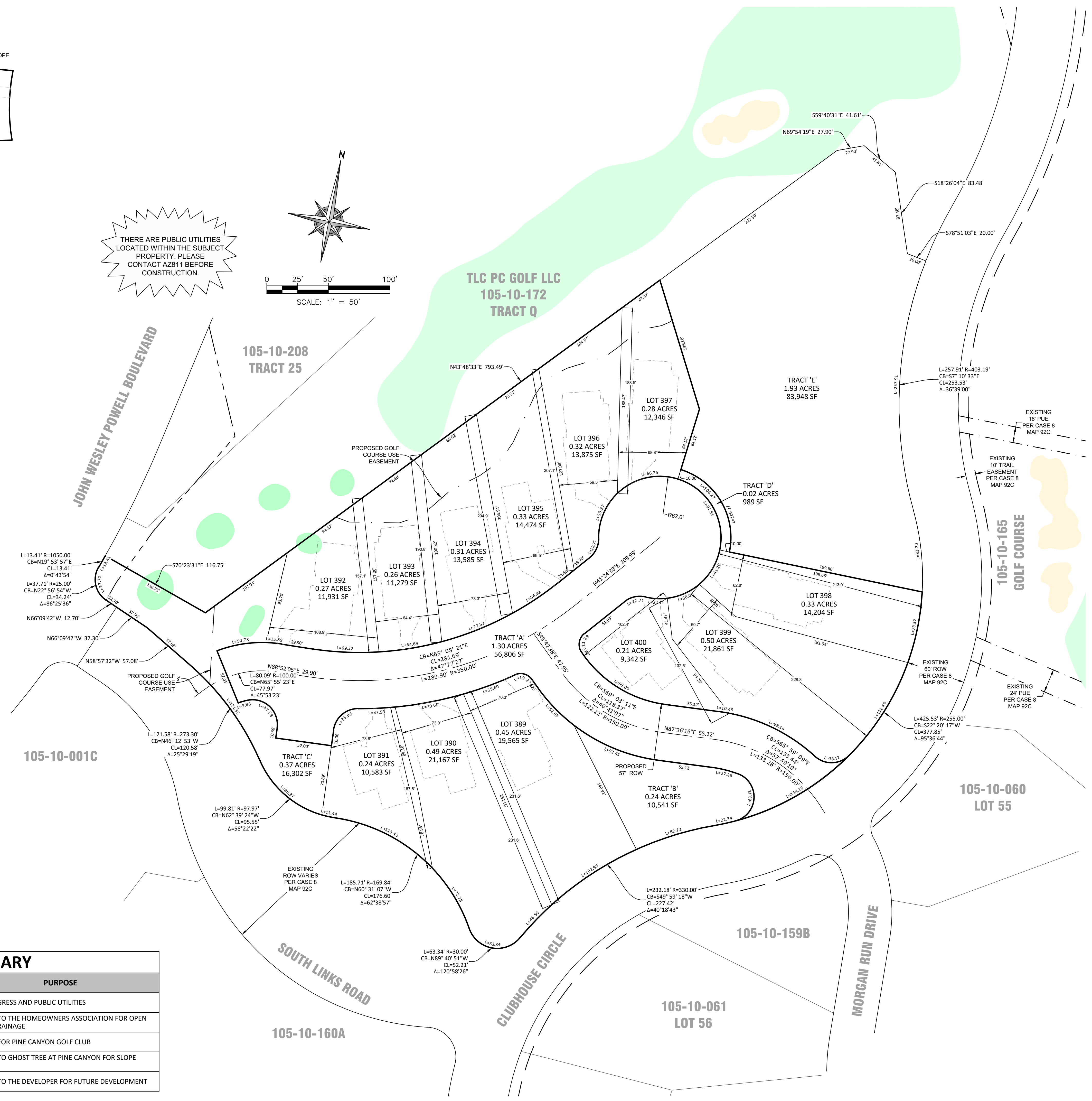
TYPICAL LOT DETAIL
NOT TO SCALE

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

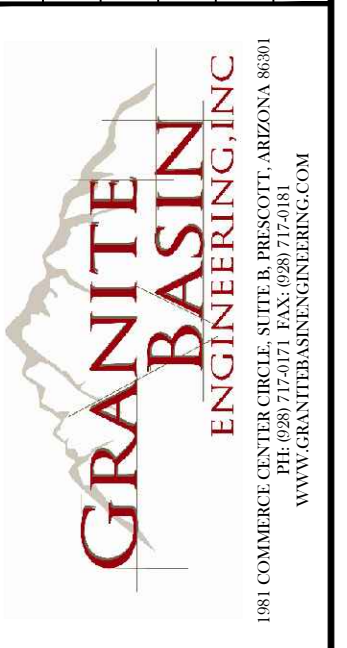


LOT SUMMARY		
LOT #	AREA (SF)	AREA (AC)
389	19,565	0.45
390	21,167	0.49
391	10,583	0.24
392	11,931	0.27
393	11,279	0.26
394	13,585	0.31
395	14,474	0.33
396	13,875	0.32
397	12,346	0.28
398	14,204	0.33
399	21,861	0.50
400	9,342	0.21

TRACT SUMMARY			
TRACT	AREA (SF)	AREA (AC)	PURPOSE
A	56,806	1.30	INGRESS/EGRESS AND PUBLIC UTILITIES
B	10,541	0.24	RESERVED TO THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE & DRAINAGE
C	16,301	0.37	RESERVED FOR PINE CANYON GOLF CLUB
D	989	0.02	RESERVED TO GHOST TREE AT PINE CANYON FOR SLOPE EASEMENT
E	83,948	1.93	RESERVED TO THE DEVELOPER FOR FUTURE DEVELOPMENT



REVISIONS	DATE	BY



TLC PC LAND INVESTORS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, ARIZONA 85253
3201 SOUTH CLUBHOUSE CIRCLE
GHOST TREE AT PINE CANYON
LOTTING PLAN

PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19009
DATE:	4/7/2022
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL

LOT 389				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L20	19.79	S35° 06' 23.24"E		
L19	20.37	S46° 52' 11.03"W		
L18	24.76	S37° 33' 42.83"E		
C1	19.27	78.86	14.00	
C2	11.80	1.79	378.50	
L17	17.48	N56° 17' 36.48"W		
L16	20.42	N55° 09' 15.24"E		
L15	2.00	S34° 58' 34.00"E		
L14	22.64	N55° 09' 15.24"E		
L13	34.15	N35° 06' 23.24"W		
L12	1.46	N54° 53' 36.76"E		
L11	14.36	N35° 06' 23.24"W		
L10	3.89	S54° 53' 36.76"W		
L9	14.00	N35° 11' 17.90"W		
L8	1.46	N54° 53' 36.76"E		
L7	30.83	N35° 06' 23.24"W		
L21	3.92	N54° 53' 36.76"E		
L6	38.29	S54° 53' 36.76"W		
L5	8.00	S35° 06' 23.24"E		
L4	2.77	S54° 53' 36.76"W		
L3	5.73	S35° 06' 23.24"E		
L2	4.93	S54° 53' 36.76"W		
L1	34.62	S35° 06' 23.24"E		

LOT 390				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L27	3.53	N63° 39' 09.08"E		
L33	27.50	S75° 59' 14.96"E		
L31	27.18	N53° 36' 44.49"W		
L30	6.51	N26° 20' 50.92"W		
L29	5.73	N63° 39' 09.08"E		
L28	7.78	S26° 20' 50.92"E		
L38	21.83	N26° 20' 50.92"W		
L37	27.23	S63° 39' 09.08"W		
L35	3.77	S63° 39' 09.08"W		
L34	40.16	S26° 20' 50.92"E		
L39	21.33	S63° 39' 09.08"W		
L24	50.61	N26° 20' 50.92"W		
L25	14.89	N63° 39' 09.08"E		
L26	1.26	N26° 20' 50.92"W		
L15	17.06	2.89	338.18	
L266	2.73	S63° 39' 09.08"W		

LOT 391				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L57	50.61	N26° 22' 49.15"W		
L56	21.33	S63° 37' 10.85"W		
L55	21.83	N26° 22' 49.15"W		
L54	27.19	S63° 37' 10.85"W		
L53	36.78	S26° 32' 23.74"E		
L52	3.91	S63° 37' 10.85"W		
L51	40.16	S26° 22' 49.15"E		
L50	3.81	N63° 37' 10.85"E		
L49	10.94	S8° 33' 12.11"E		
L47	11.01	N8° 33' 12.11"W		
L46	11.77	N31° 03' 25.68"E		
L40	3.53	N63° 37' 10.85"E		
L42	5.73	N63° 37' 10.85"E		
L41	7.78	S26° 22' 49.15"E		
L45	11.67	N26° 22' 49.15"W		
L44	2.73	N63° 37' 10.85"E		
L43	6.51	N26° 22' 49.15"W		
C16	12.04	1.82	378.50	
L263	10.77	N26° 22' 49.15"W		
L264	14.89	S63° 37' 10.85"W		
L265	1.26	S26° 22' 49.15"E		

LOT 392				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L70	9.89	N3° 32' 25.96"W		
L69	15.00	N86° 27' 34.04"E		
L68	24.26	N26° 27' 34.04"E		
L67	17.20	N0° 30' 47.86"E		
C5	4.61	2.05	128.50	
L66	7.41	S88° 52' 04.99"W		
L65	11.39	S0° 34' 43.23"W		
L64	9.18	S45° 20' 29.03"W		
L63	8.61	S86° 27' 34.04"W		
L62	3.07	N3° 32' 25.96"W		
L61	20.42	S86° 27' 34.04"W		
L60	2.00	S3° 32' 25.96"E		
L59	22.64	S86° 27' 34.04"W		
L76	30.83	N3° 32' 25.96"W		
L75	1.46	S86° 27' 34.04"W		
L74	14.00	N3° 27' 31.29"W		
L73	3.89	N86° 27' 34.04"E		
L72	14.36	N3° 32' 25.96"W		
L71	1.46	S86° 27' 34.04"W		
L81	4.93	N86° 27' 34.04"E		
L80	5.73	S3° 32' 25.96"E		
L79	2.77	N86° 27' 34.04"E		
L78	8.00	S3° 32' 25.96"E		
L77	38.29	N86° 27' 34.04"E		
L82	34.62	S3° 32' 25.96"E		
L83	3.92	S86° 27' 34.04"W		
L58	42.98	S3° 32' 25.96"E		

LOT 393				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L96	8.00	N15° 18' 45.78"W		
L94	5.73	N15° 18' 45.78"W		
L95	2.77	N74° 41' 14.22"E		
L93	4.93	N74° 41' 14.22"E		
L91	3.92	S74° 41' 14.22"W		
L92	34.62	N15° 18' 45.78"W		
L90	42.98	N15° 18' 45.78"W		
L89	12.84	S74° 41' 14.22"W		
L88	14.42	N23° 05' 09.39"W		
L86	14.37	S6° 50' 54.12"E		
L85	18.88	S15° 01' 57.08"W		
L84	7.17	S74° 41' 14.22"W		
L103	1.46	S74° 41' 14.22"W		
L102	14.36	S15° 18' 45.78"E		
L101	3.89	N74° 41' 14.22"E		
L100	14.00	S15° 23' 40.45"E		
L99	1.46	S74° 41' 14.22"W		
L98	30.83	S15° 18' 45.78"E		
L97	38.29	N74° 41' 14.22"E		
L261	19.03	S7° 29' 05.03"E		
C7	12.26	2.19	321.50	

LOT 394				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L113	34.15	N20° 18' 30.70"W		
L112	7.18	S69° 41' 29.30"W		
L111	8.16	N20° 18' 30.70"W		
L110	11.27	N60° 29' 29.64"W		
L109	14.31	N20° 36' 21.85"W		
C7	12.26	2.19	321.50	
L108	13.50	S20° 36' 21.85"E		
L107	9.76	S2° 32' 17.89"W		
L106	8.01	S20° 18' 30.70"E		
L105	12.83	S69° 41' 29.30"W		
L104	42.98	S20° 18' 30.70"E		
L114	1.46	S69° 41' 29.30"W		
L116	3.89	N69° 41' 29.30"E		
L115	14.36	N20° 18' 30.70"W		
L117	14.00	N20° 13' 36.04"W		
L119	30.83	N20° 18' 30.70"W		
L118	1.46	S69° 41' 29.30"W		
L126	3.92	S69° 41' 29.30"W		
L125	34.62	S20° 18' 30.70"E		
L124	4.93	N69° 41' 29.30"E		
L123	5.73	S20° 18' 30.70"E		
L122	2.77	N69° 41' 29.30"E		
L121	8.00	S20° 18' 30.70"E		
L120	38.29	N69° 41' 29.30"E		

LOT 395				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L136	10.61	N37° 58' 45.54"W		
L135	35.57	N71° 23' 29.93"W		
L132	25.54	S70° 16' 20.82"E		
L131	2.73	S68° 41' 45.06"W		
L130	6.51	S21° 18' 14.94"E		
L139	3.77	N68° 41' 45.06"E		
L137	3.81	S68° 41' 45.06"W		
L138	40.16	N21° 18' 14.94"W		
L140	36.78	N21° 18' 14.94"W		
L142	21.83	S21° 18' 14.94"E		
L141	27.23	N68° 41' 45.06"E		
L149	5.73	S68° 41' 45.06"W		
L148	7.78	N21° 18' 14.94"W		
L147	3.53	S68° 41' 45.06"W		
L146	1.26	S21° 18' 14.94"E		
L145	14.89	S68° 41' 45.06"W		
L143	21.33	N68° 41' 45.06"E		
L144	50.61	S21° 18' 14.94"E		
L262	4.87	N41° 24' 37.87"E		
C17	7.13	1.27	321.50	

LOT 396				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L171	3.92	S75° 59' 26.67"W		
L170	34.62	S14° 00' 33.33"E		
L169	4.93	N75° 59' 26.67"E		
L168	5.73	S14° 00' 33.33"E		
L167	2.77	N75° 59' 26.67"E		
L166	8.00	S14° 00' 33.33"E		
L165	38.29	N75° 59' 26.67"E		
L163	1.46	S75° 59' 26.67"W		
L164	30.83	N14° 00' 33.33"W		
L162	14.00	N13° 55' 38.67"W		
L161	3.89	N75° 59' 26.67"E		
L160	14.36	N14° 00' 33.33"W		
L159	1.46	S75° 59' 26.67"W		
L158	34.15	N14° 00' 33.33"W		
L157	7.17	S75° 59' 26.67"W		
L156	14.13	N14° 00' 33.33"W		
L155	17.17	N84° 00' 00.67"W		
L154	15.15	N66° 03' 36.96"W		
C9	12.04	11.12	62.00	
L153	15.05	S66° 03' 36.96"E		
L152	12.18	S14° 00' 33.33"E		
L151	12.84	S75° 59' 26.67"W		
L150	42.98	S14° 00' 33.33"E		

LOT 397				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
C10	13.42	12.40	62.00	
L181	7.25	S5° 39' 20.46"E		
L180	16.41	S36° 41' 01.42"W		
L179	9.38	S5° 39' 20.46"E		
L178	12.84	S84° 20' 39.54"W		
L177	42.98	S5° 39' 20.46"E		
L176	3.92	S84° 20' 39.54"W		
L175	34.62	S5° 39' 20.46"E		
L174	4.93	N84° 20' 39.54"E		
L173	5.73	S5° 39' 20.46"E		
L184	34.15	N5° 39' 20.46"W		
L183	7.17	S84° 20' 39.54"W		
L182	32.70	N5° 39' 20.46"W		
L185	1.46	S84° 20' 39.54"W		
L172	2.77	N84° 20' 39.54"E		
L189	1.46	S84° 20' 39.54"W		
L188	14.00	N5° 34' 25.79"W		
L195	34.62	N85° 03' 16.75"W		
L186	14.36	N5° 39' 20.46"W		
L267	30.83	S5° 39' 20.46"E		
L268	38.29	S84° 20' 39.54"W		
L269	8.00	N5° 39' 20.46"W		

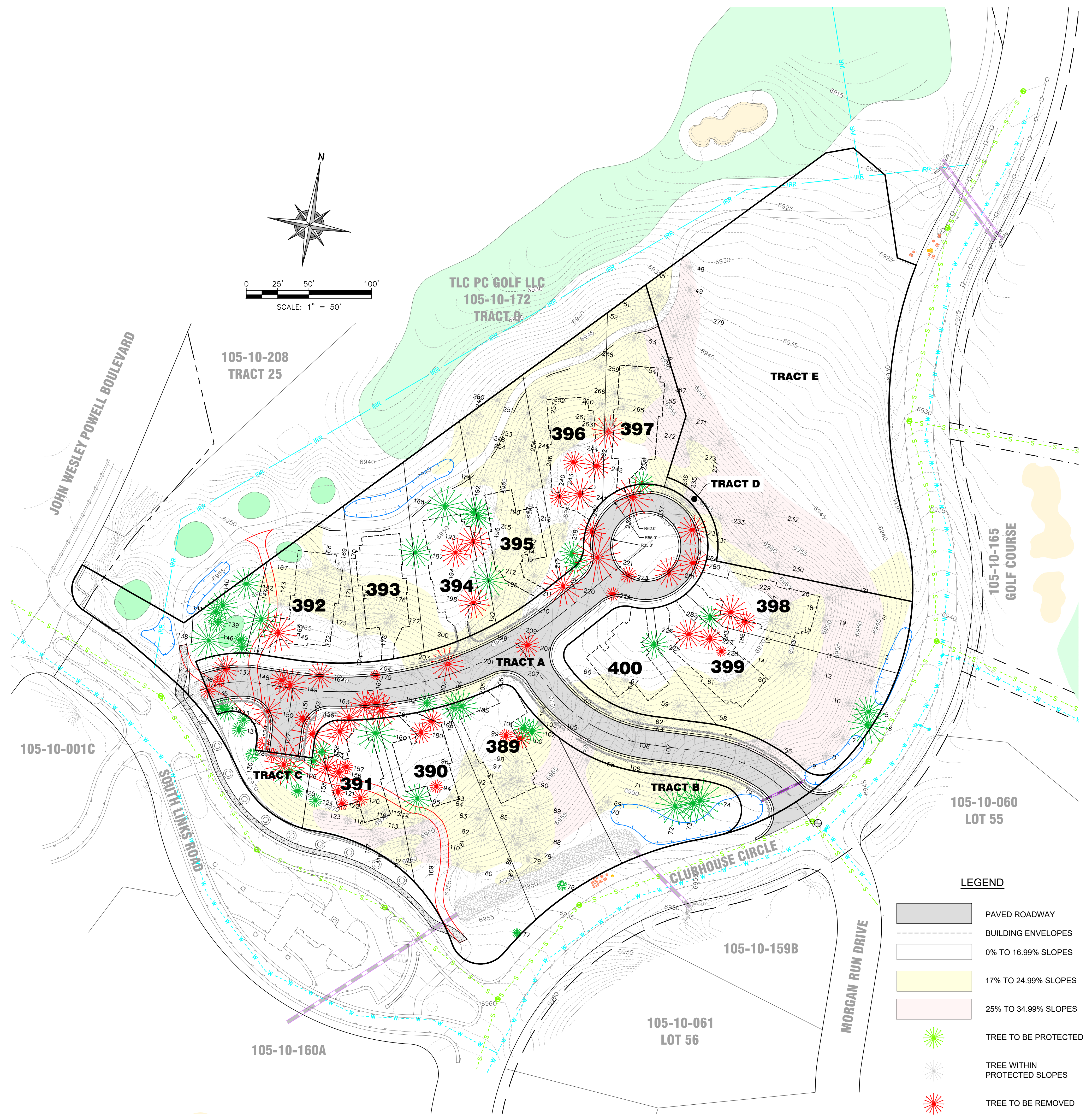
LOT 398				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L210	30.83	S85° 03' 16.75"E		
L209	1.46	N4° 56' 43.25"E		
L208	14.00	S84° 58' 22.08"E		
L207	3.89	S4° 56' 43.25"W		
L206	14.36	S85° 03' 16.75"E		
L205	1.46	N4° 56' 43.25"E		
L204	34.15	S85° 03' 16.75"E		
L203	7.16	N4° 56' 43.25"E		
L202	25.78	S85° 41' 03.85"E		
C11	13.61	12.58	62.00	
L201	8.82	N64° 24' 55.60"W		
L200	10.49	N46° 16' 48.96"W		
L190	38.29	S4° 56' 43.25"W		
L199	15.00	N85° 03' 16.75"W		
L198	12.85	N4° 56' 43.25"E		
L197	42.98	N85° 03' 16.75"W		
L196	3.92	N4° 56' 43.25"E		
L195	34.62	N85° 03' 16.75"W		
L194	4.93	S4° 56' 43.25"W		
L193	5.73	N85° 03' 16.75"W		
L191	8.00	N85° 03' 16.75"W		

LOT 399				
Parcel Line and Curve Table				
SEGMENT #	LENGTH	BEARING/DELTA	RADIUS	
L226	7.16	N31° 50' 29.08"E		
L225	11.75	S56° 06' 23.72"E		
L224	15.34	S45° 37' 47.55"E		
C12	12.29	11.35	62.00	
L223	8.51	N45° 37' 47.55"W		
L222	17.33	N5° 25' 00.56"W		

STEEP SLOPES RESOURCE PROTECTION & ALLOWABLE DISTURBANCE					
LOT/UNIT	LOTS & AREAS		SLOPE RESOURCE & ALLOWABLE DISTURBANCE		TOTAL STEEP SLOPE DISTURBANCE (SF)
	AREA (ACRE)	(SF)	17 - 24.99% SLOPES DISTURBANCE WITHIN BUILDING ENVELOPE (SF)	25 - 34.99% SLOPES DISTURBANCE WITHIN BUILDING ENVELOPE (SF)	
389	0.45	19,565	1,906	73	1,979
390	0.49	21,167	143	0	143
391	0.24	10,583	596	0	596
392	0.27	11,931	2,303	0	2,303
393	0.26	11,279	2,488	0	2,488
394	0.31	13,585	111	0	111
395	0.33	14,474	2,733	0	2,733
396	0.32	13,875	2,181	0	2,181
397	0.28	12,346	2,536	804	3,340
398	0.33	14,204	1,644	620	2,264
399	0.50	21,861	1,345	0	1,345
400	0.21	9,342	528	0	528
TOTALS	4.00	174,212	18,514	1,497	20,011
BALANCE OF ALLOWABLE LOT DISTURBANCE OF STEEP SLOPES FROM INFRASTRUCTURE			18,790	2,588	21,378
PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)			276	1,091	1,367
FOREST RESOURCE POINTS (1 POINT PER 50 SF)			5	21	26

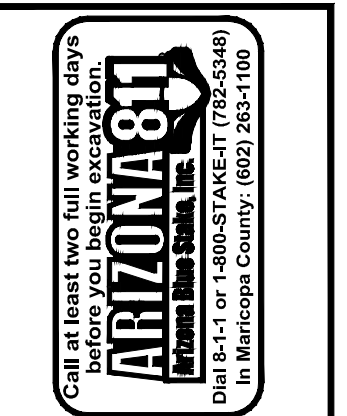
PARENT PROPERTY SLOPE DATA						
RANGE (%)	AREA (SF)	ALLOWABLE DISTURBANCE (%)	INFRASTRUCTURE DISTURBANCE (%)	BALANCE (ALLOWABLE LOT DISTURBANCE)		
17 - 24.99%	88,711	30%	26,613	9%	7,823	21%
25 - 34.99%	25,989	20%	5,198	10%	2,610	10%
> 35% (*)	0	-	-	-	-	-
TOTALS	114,700		31,811		10,433	21,378

FOREST RESOURCE PROTECTION DATA			
FOREST RESOURCES	POINTS	%	
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS (SEE SHEET 8)	529	100.00%	
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY (SEE SHEET 8)	242	45.75%	
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	26	4.91%	
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS	268	50.66%	



LEGEND

- PAVED ROADWAY
- BUILDING ENVELOPES
- 0% TO 16.99% SLOPES
- 17% TO 24.99% SLOPES
- 25% TO 34.99% SLOPES
- TREE TO BE PROTECTED
- TREE WITHIN PROTECTED SLOPES
- TREE TO BE REMOVED



REVISIONS	DATE	BY

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 3201 SOUTH CLUBHOUSE CIRCLE
 GHOST TREE AT PINE CANYON
 NATURAL RESOURCE PROTECTION PLAN & TREE SURVEY

PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19009
DATE:	4/7/2022
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL

