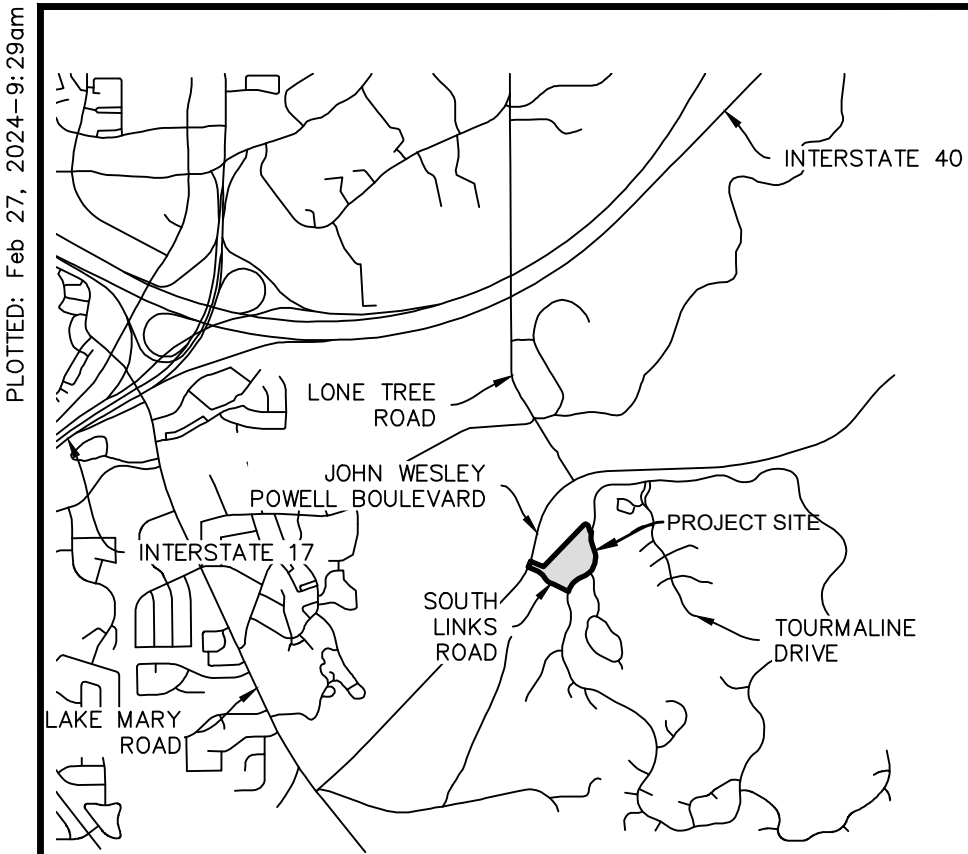


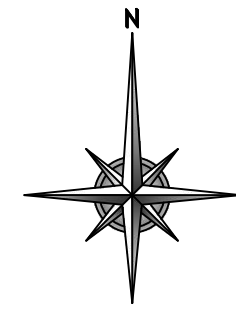
# AMENDED PRELIMINARY PLAT FOR GHOST TREE AT PINE CANYON

AS AMENDED FROM DOCUMENT #3968489, C.C.O.R.

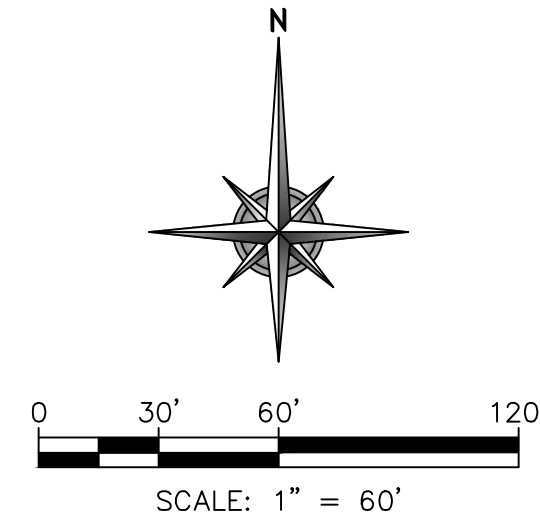
3201 SOUTH CLUBHOUSE CIRCLE, APN 105-10-206  
BEING A RESUBDIVISION TRACT 23 OF THE ESTATES AT PINE CANYON UNIT 1, CASE 8 MAP 92C, C.C.O.R.  
AND BEING A SUBDIVISION PORTION OF PARCEL 2A OF THAT SPECIAL WARRANTY DEED  
RECORDED AT DOCUMENT #3644276, C.C.O.R.  
LOCATED IN SECTION 34, TOWNSHIP 21 NORTH, RANGE 7 EAST,  
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE



THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 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
$545^{\circ}45'45''$ W 45.00'	PROPOSED LOT DATA BASED ON CALCULATIONS
$573^{\circ}15'32''$ W 86.18'	PARENT PARCEL DATA BASED ON FIELD SURVEY
$1555^{\circ}55'55''$ W 50.00'	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 ROC/DETENTION POND

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

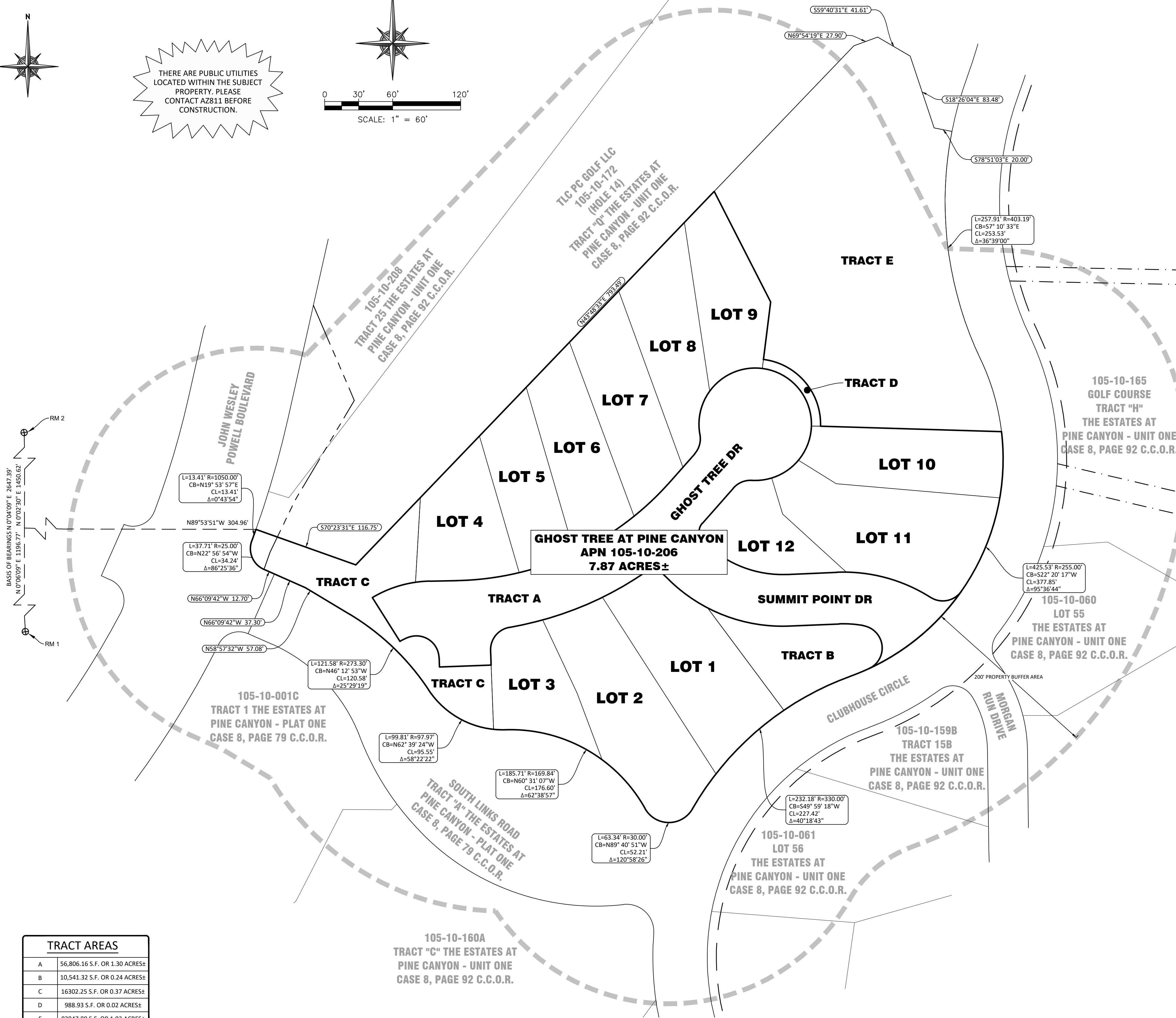
**PROJECT WATER INFORMATION**

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.

**PUBLIC UTILITY EASEMENT NOTE**

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

TRACT AREAS	
A	56,806.16 S.F. OR 1.30 ACRES±
B	10,541.32 S.F. OR 0.24 ACRES±
C	16302.25 S.F. OR 0.37 ACRES±
D	988.93 S.F. OR 0.02 ACRES±
E	83947.89 S.F. OR 1.93 ACRES±



**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**

NUM.	DESCRIPTION
1	SITE OVERVIEW
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LOTTLING 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**

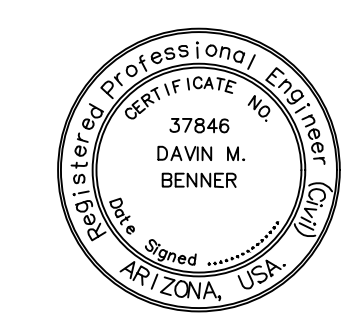
THE BASIS OF BEARING FOR THIS SURVEY IS ON THE CITY OF FLAGSTAFF LOCAL DATUM AND THE NAVD 88 VERTICAL DATUM AND IS N 00° 04' 09" EAST 2647.39' ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34 BETWEEN THE WEST QUARTER CORNER (RM 1) MARKED BY A BLM BRASS CAP DATED 1965 AND THE NORTHWEST CORNER (RM 2) MARKED BY A BLM BRASS CAP DATED 1965.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	38853.27	31698.75	6991.57
RM 2	41500.83	31702.05	6927.21

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. LUZZO, 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-STAKEIT (782-5146)  
In Maricopa County, (602) 263-1100

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

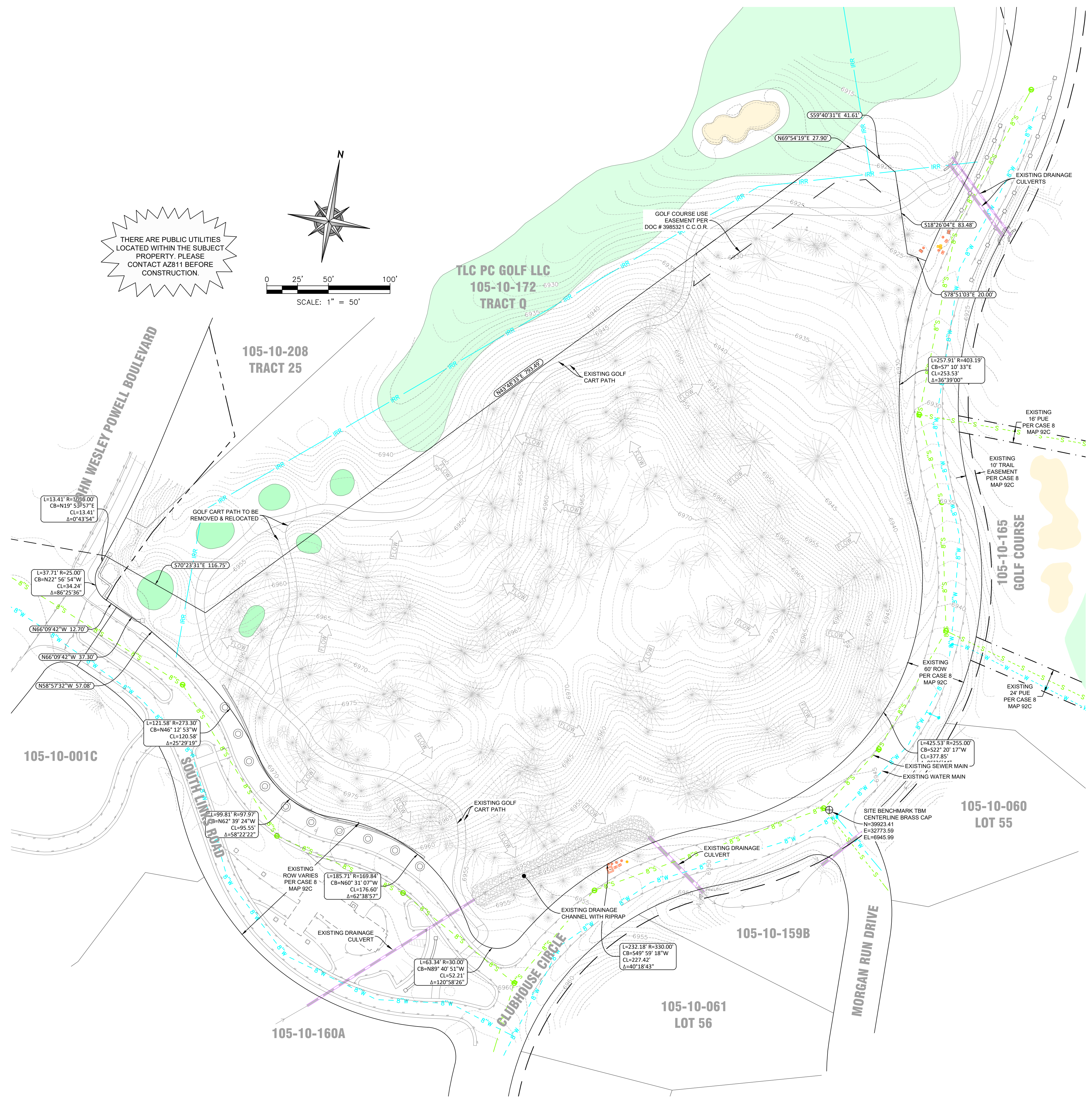
AMENDED PRELIMINARY PLAT FOR GHOST TREE AT PINE CANYON  
PARENT BOUNDARY PLAN AND SITE OVERVIEW

REVISIONS	DATE	BY	DESCRIPTION

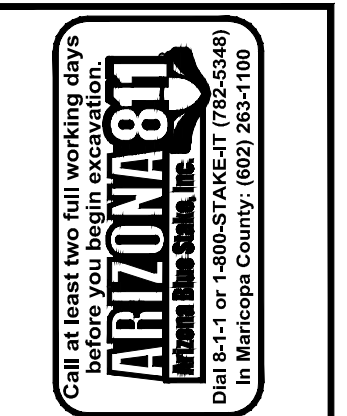
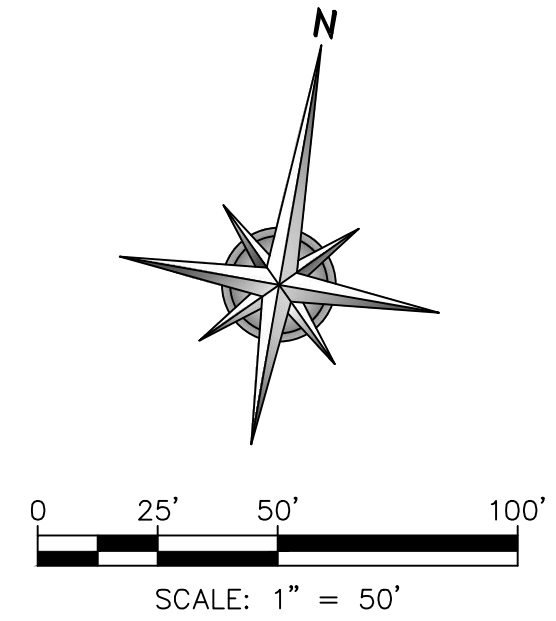
FOR REVIEW ONLY	FOR BID ONLY	FOR APPROVAL ONLY	FOR RECORDING ONLY	FOR CONSTRUCTION ONLY	FOR AS-BUILT ONLY
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1

SHEET 1 OF 8



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



REVISIONS	DATE	BY

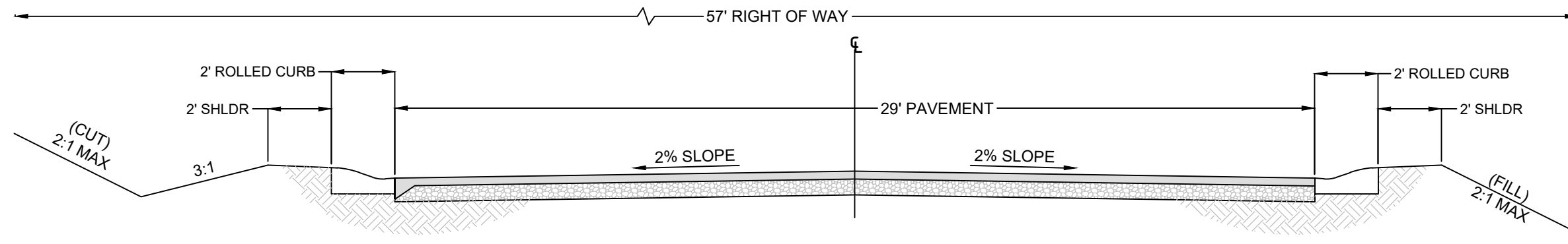
**GRANITE BASIN ENGINEERING, INC.**  
 1901 COMBINE CENTER CIRCLE, SUITE 100, WICKLIFFE, ARIZONA 85091  
 TEL: (908) 375-1131 FAX: (908) 375-0101  
 WWW.GRANITEBASINENGINEERING.COM

TLC PC LAND INVESTORS, LLC  
 8601 NORTH SCOTTSDALE ROAD, SUITE 335  
 SCOTTSDALE, ARIZONA 85253  
 AMENDED PRELIMINARY PLAT FOR  
 GHOST TREE AT PINE CANYON  
 EXISTING CONDITIONS

**PRELIMINARY FOR REVIEW AND COMMENT**

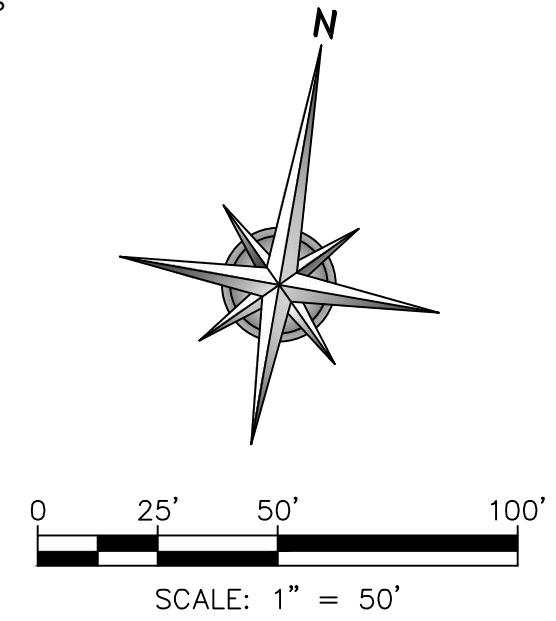
JOB:	19009
DATE:	2/22/2024
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL

PLOTTED: Feb. 27, 2024 - 9:30am



**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 13-10-01-01 CITY CODE WITHOUT SIDEWALK  
 -10% MAXIMUM ROADWAY SLOPE ALLOWED  
 -FIRE LANE - NO PARKING' SIGNS SHALL BE PLACED PER COF FIRE DEPARTMENT REQUIREMENTS



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

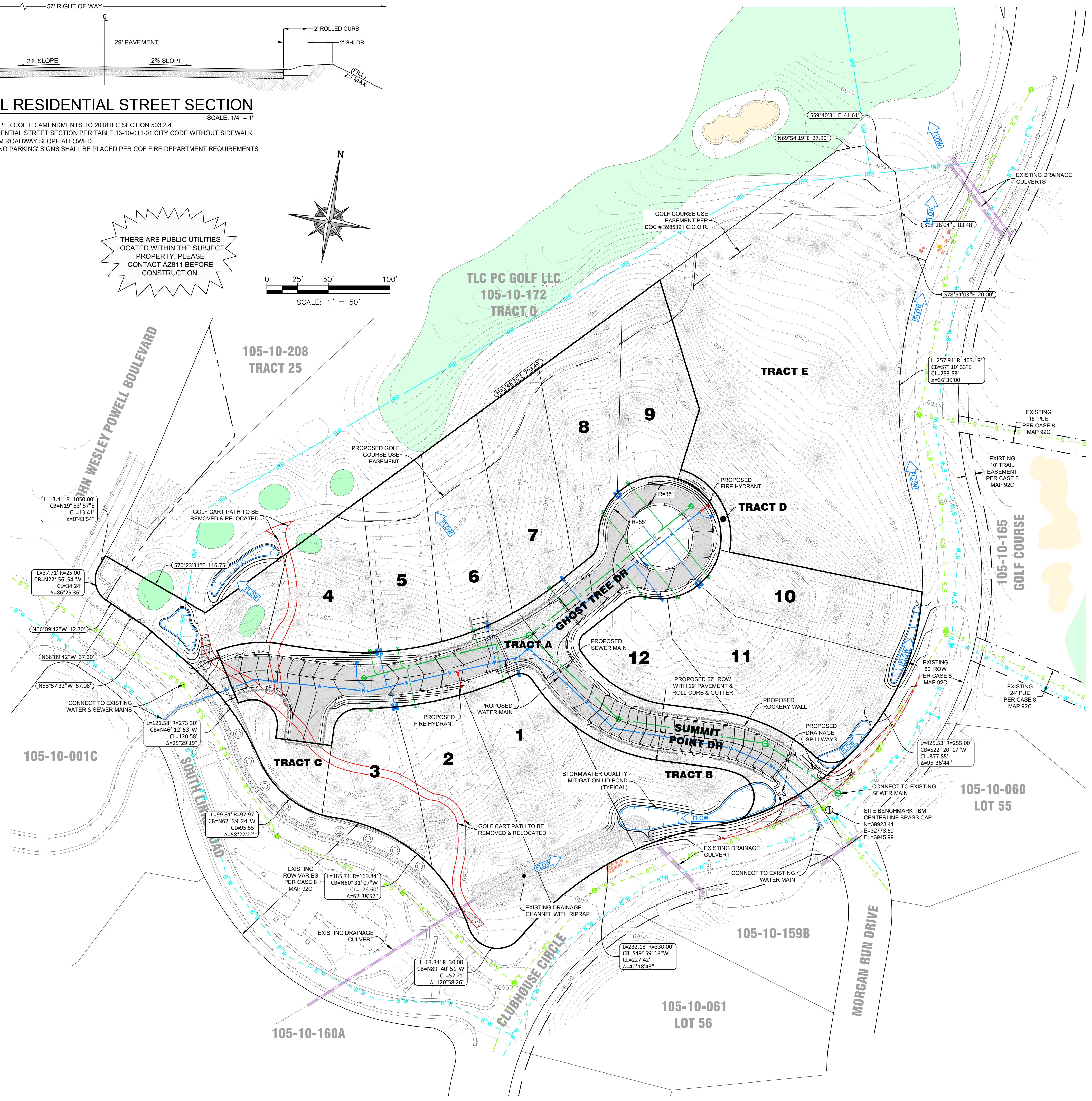
**RAW EARTHWORK**  
**EXCAVATION (CUT) ≈ 1,656 CY**  
**EMBANKMENT (FILL) ≈ 1,366 CY**

**EARTHWORK ASSUMPTIONS**

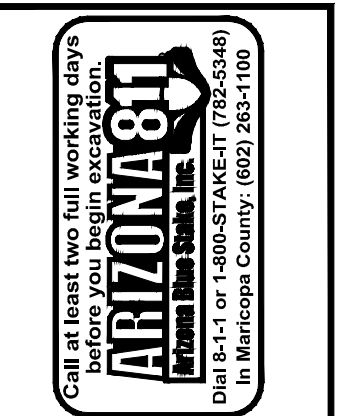
1. EARTHWORK SHALL FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. EXCAVATION FOR PAVEMENT SECTION ASSUMED TO BE 9" BELOW FINAL GRADE.
3. CONTRACTOR SHALL OBTAIN SEPARATE GRADING PERMIT FOR SURPLUS MATERIAL PLACED OFF-SITE IN CONFORMANCE WITH THE CITY OF FLAGSTAFF REQUIREMENTS.

**DRIVEWAY SLOPES**

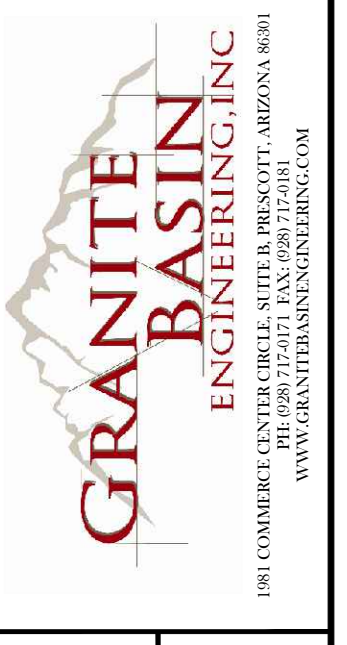
0' - 25'	16%
25' - 150'	20%
150' +	10%



FILE: Z:\Projects\PINE\_CANYON\PROJECTS\19009\_PC\_Tract\_23\_GHOST\_TREE\DWG\PLAT\PLAT\_AMENDED\19009-03-PP\PLAT-PROP.dwg <<C3D Imperial>



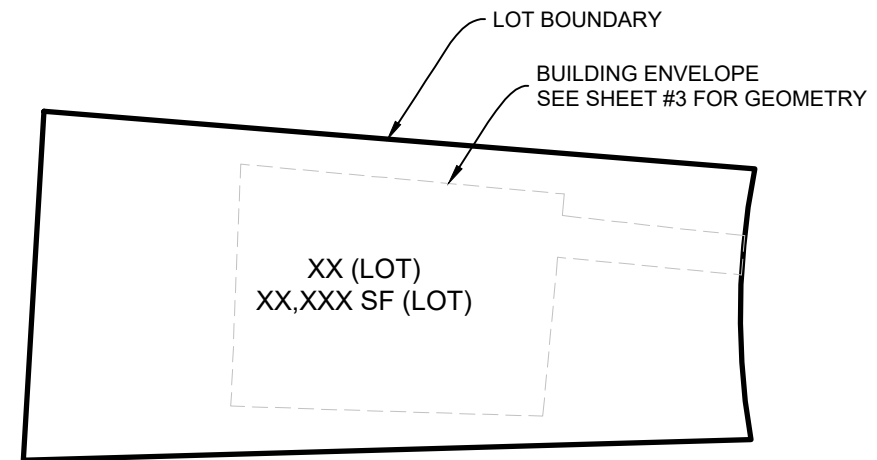
REVISIONS	DATE	BY



TLC PC LAND INVESTORS, LLC  
 8601 NORTH SCOTTSDALE ROAD, SUITE 335  
 SCOTTSDALE, ARIZONA 85253  
 AMENDED PRELIMINARY PLAT FOR  
 GHOST TREE AT PINE CANYON  
 PROPOSED CONDITIONS

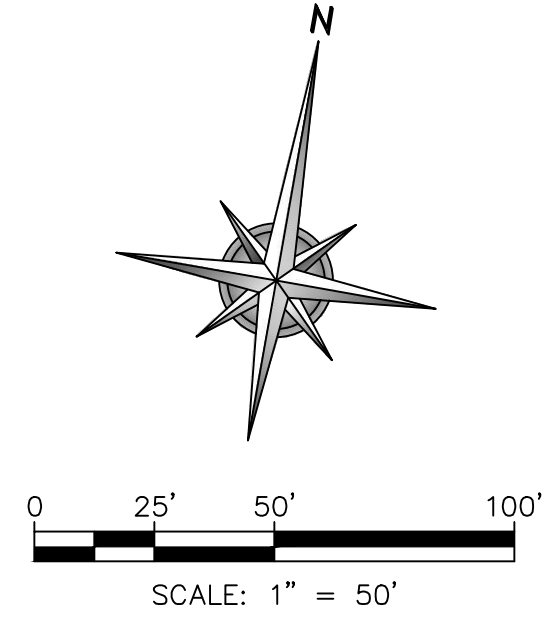
**PRELIMINARY FOR REVIEW AND COMMENT**

JOB:	19009
DATE:	2/22/2024
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL



TYPICAL LOT DETAIL  
NOT TO SCALE

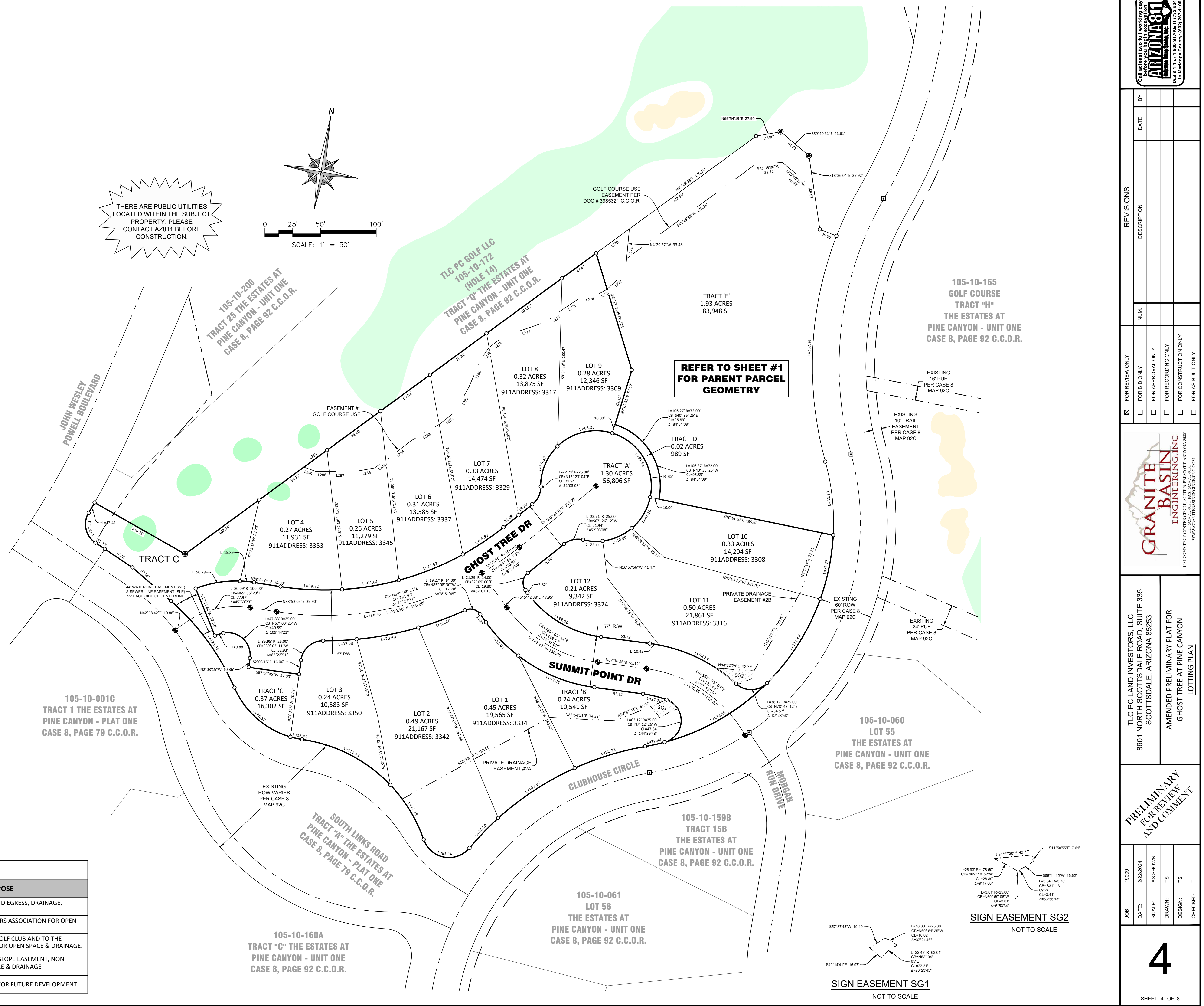
THERE ARE PUBLIC UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY. PLEASE CONTACT AZ811 BEFORE CONSTRUCTION.



LEGEND	
●	FOUND 1/2" REBAR & CAP RLS 23372
⊙	BLM BRASS CAP DATED 1965
□	CENTERLINE MONUMENT 2" ALUMINUM CAP
○	PROPERTY CORNER TO BE SET 1/2" REBAR & CAP RLS 33861
⊙	CENTERLINE MONUMENT TO BE SET BRASS CAP WITH MARKINGS RLS 33861
—	PROPOSED LOT DATA BASED ON CALCULATIONS LINE LENGTH WHEN PARALLEL TO THE ROAD CENTERLINE
—	ARC LENGTH WHEN PARALLEL TO THE ROAD CENTERLINE
—	PARENT PARCEL DATA BASED ON FIELD SURVEY
—	RECORD DATA: CASE 9 OF MAPS PAGE 28 OF C.C.O.R.
---	DRAINAGE EASEMENT
---	SLOPE EASEMENT
---	SEWER EASEMENT
---	TRAIL EASEMENT
---	PROJECT BOUNDARY
---	RIGHT-OF-WAY
---	ADJACENT PARCELS
---	EXISTING INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	BUILDING ENVELOPES
---	CENTERLINE
---	GOLF COURSE USE EASEMENT

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

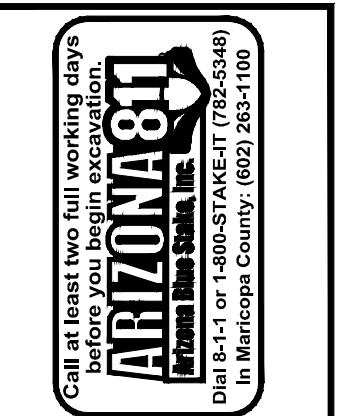
TRACT SUMMARY			
TRACT	AREA (SF)	AREA (AC)	PURPOSE
A	56,806	1.30	PRIVATE ROAD FOR INGRESS AND EGRESS, DRAINAGE, UTILITIES AND LANDSCAPING.
B	10,541	0.24	RESERVED TO THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE & DRAINAGE
C	16,301	0.37	RESERVED FOR PINE CANYON GOLF CLUB AND TO THE HOMEOWNERS ASSOCIATION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



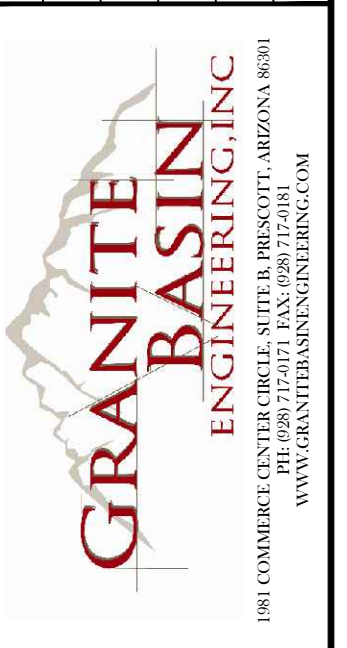
SIGN EASEMENT SG2  
NOT TO SCALE



SIGN EASEMENT SG1  
NOT TO SCALE



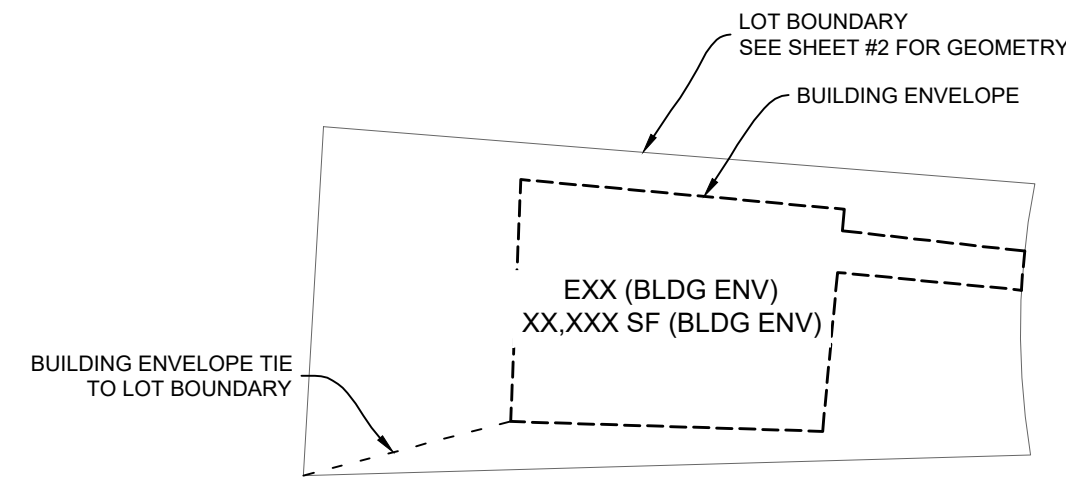
REVISIONS	DATE	BY



TLC PC LAND INVESTORS, LLC  
8601 NORTH SCOTTSDALE ROAD, SUITE 335  
SCOTTSDALE, ARIZONA 85253  
AMENDED PRELIMINARY PLAT FOR  
GHOST TREE AT PINE CANYON  
LITTLING PLAN

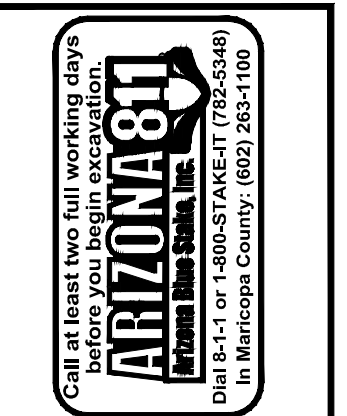
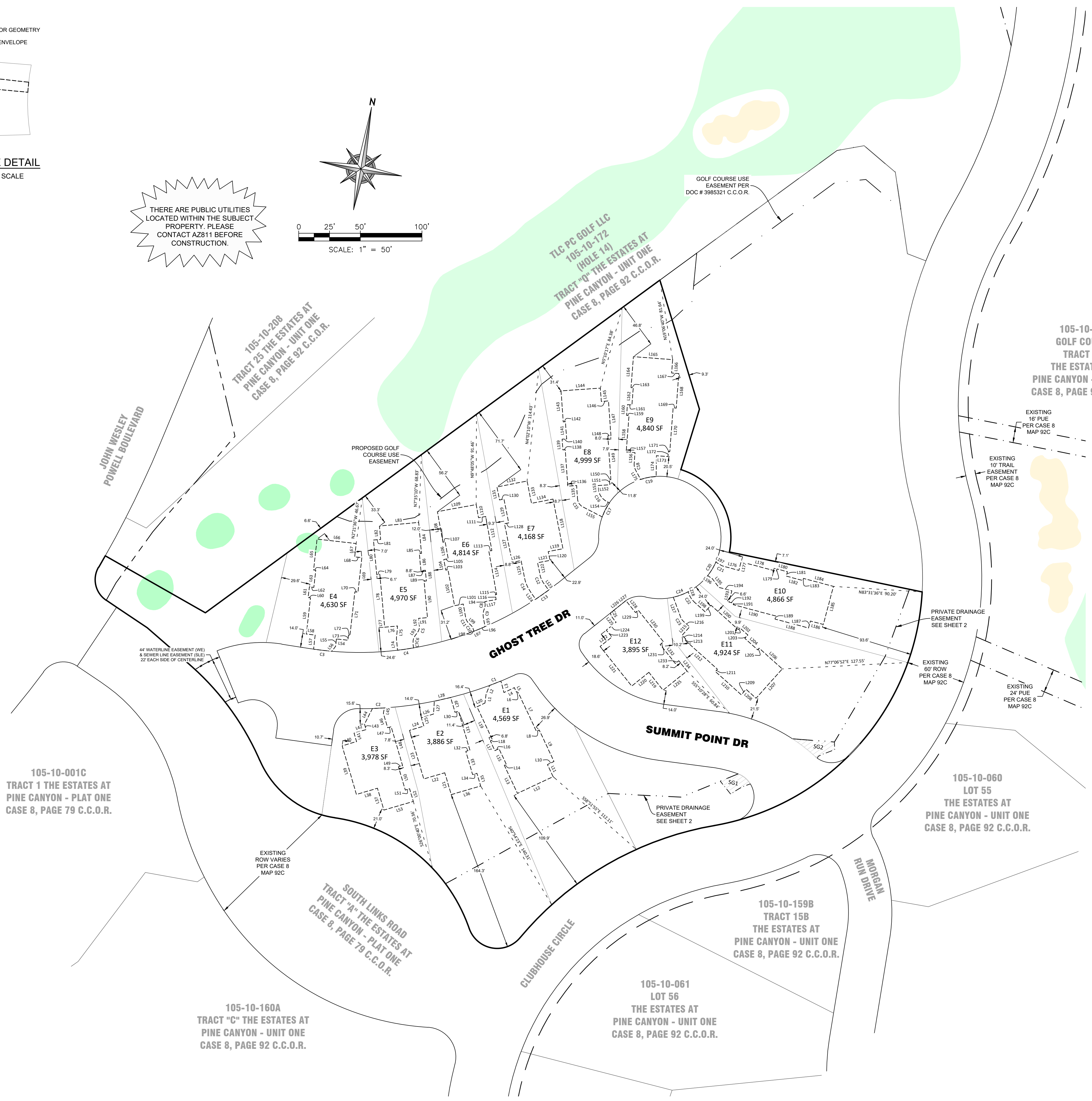
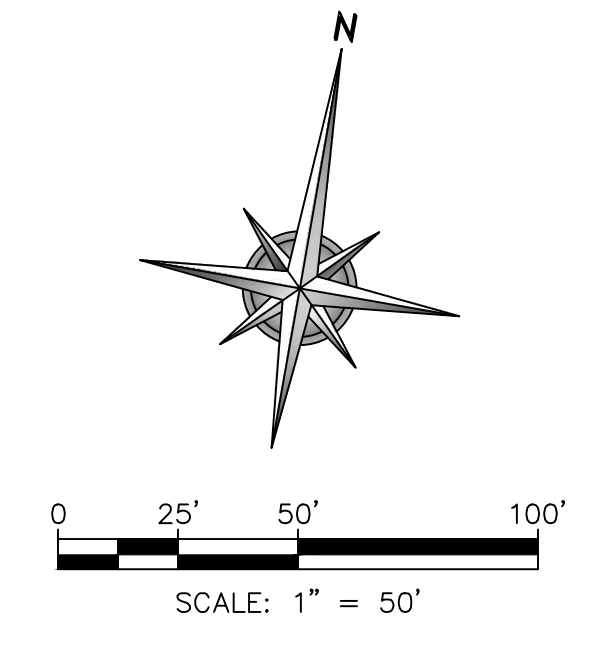
PRELIMINARY FOR REVIEW AND COMMENT

JOB:	19009
DATE:	2/22/2024
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL



TYPICAL BUILDING ENVELOPE DETAIL  
NOT TO SCALE

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



REVISIONS	DESCRIPTION	DATE	BY

FOR REVIEW ONLY  FOR BID ONLY  FOR APPROVAL ONLY  FOR RECORDING ONLY  FOR CONSTRUCTION ONLY  FOR AS-BUILT ONLY

**GRANITE BASIN ENGINEERING, INC.**  
1901 COMMERCE CENTER DRIVE, SUITE 100, PHOENIX, ARIZONA 85001  
PH: (602) 375-1111 FAX: (602) 375-1011  
WWW.GRANITEBASINENGINEERING.COM

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

AMENDED PRELIMINARY PLAT FOR  
GHOST TREE AT PINE CANYON  
BUILDING ENVELOPES PLAN

**PRELIMINARY FOR REVIEW AND COMMENT**

JOB:	19009
DATE:	2/27/2024
SCALE:	AS SHOWN
DRAWN:	TS
DESIGN:	TS
CHECKED:	TL

LOT 1 (E1)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
C1	12.35	1.87	378.50
L3	12.08	S24° 40' 08"E	
L5	5.00	S35° 06' 23"E	
L4	11.69	N54° 53' 37"E	
L6	1.47	N54° 53' 37"E	
L7	44.60	S35° 06' 23"E	
L8	3.16	N54° 53' 37"E	
L9	35.19	S35° 06' 23"E	
L10	7.33	S54° 53' 37"W	
L11	13.56	S35° 06' 23"E	
L12	39.91	S54° 53' 37"W	
L13	31.48	N35° 06' 23"W	
L14	2.25	N54° 53' 37"E	
L15	17.45	N35° 06' 23"W	
L18	2.38	N54° 53' 37"E	
L16	4.57	S54° 53' 37"W	
L17	10.94	N35° 06' 23"W	
L19	36.99	N35° 06' 23"W	
L20	8.96	N54° 53' 37"E	
L1	9.29	N02° 47' 10"W	
L2	9.32	N11° 51' 30"E	

LOT 2 (E2)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L28	16.91	N67° 11' 17"E	
L27	13.03	N06° 20' 57"W	
L30	3.71	N63° 39' 09"E	
L29	15.61	S26° 20' 51"E	
L31	41.04	S26° 20' 51"E	
L32	4.33	S63° 39' 09"W	
L33	24.57	S26° 20' 51"E	
L35	13.38	S26° 20' 51"E	
L34	4.56	N63° 39' 09"E	
L36	31.10	S63° 39' 09"W	
L21	23.08	N26° 20' 51"W	
L22	22.25	S63° 39' 09"W	
L23	51.33	N26° 20' 51"W	
L24	15.24	N63° 39' 09"E	
L25	8.99	N26° 56' 42"W	
L26	12.94	N63° 39' 09"E	

LOT 3 (E3)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L49	4.33	S63° 39' 09"W	
L48	41.04	S26° 20' 51"E	
L47	3.71	N63° 39' 09"E	
L46	15.30	S26° 20' 51"E	
L45	5.45	S00° 13' 01"E	
C2	12.06	1.51	458.86
L44	17.72	N16° 58' 13"E	
L43	5.73	N26° 20' 51"W	
L42	12.79	N63° 39' 09"E	
L41	8.99	N26° 56' 42"W	
L40	15.24	N63° 39' 09"E	
L39	51.33	N26° 20' 51"W	
L50	24.57	S26° 20' 51"E	
L52	13.38	S26° 20' 51"E	
L51	4.56	N63° 39' 09"E	
L53	31.10	S63° 39' 09"W	
L37	23.08	N26° 20' 51"W	
L38	22.25	S63° 39' 09"W	

LOT 4 (E4)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L73	5.00	S03° 32' 26"E	
L72	1.47	S86° 27' 34"W	
L71	44.60	S03° 32' 26"E	
L70	3.16	S86° 27' 34"W	
L69	35.19	S03° 32' 26"E	
L68	7.33	N86° 27' 34"E	
L67	13.56	S03° 32' 26"E	
L66	39.91	N86° 27' 34"E	
L65	31.48	N03° 32' 26"W	
L64	2.25	S86° 27' 34"W	
L63	17.45	N03° 32' 26"W	
L62	4.57	N86° 27' 34"E	
L61	10.94	N03° 32' 26"W	
L60	2.38	S86° 27' 34"W	
L59	36.99	N03° 32' 26"W	
L58	8.96	S86° 27' 34"W	
L57	14.37	N03° 32' 26"W	
C3	18.71	3.33	321.50
L56	6.43	S26° 23' 19"W	
L55	7.39	S03° 32' 26"E	
L54	11.69	S86° 27' 34"W	

LOT 5 (E5)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L85	2.25	S74° 41' 14"W	
L84	31.48	S15° 18' 46"E	
L83	39.91	N74° 41' 14"E	
L82	13.56	N15° 18' 46"W	
L81	7.33	N74° 41' 14"E	
L80	35.19	N15° 18' 46"W	
L79	3.16	S74° 41' 14"W	
L78	44.60	N15° 18' 46"W	
L77	9.21	N15° 18' 46"W	
L76	13.12	S74° 41' 14"W	
L75	12.44	N04° 22' 13"W	
L74	12.29	N15° 18' 46"W	
C7	5.39	14.48	21.32
C6	7.48	42.88	10.00
L93	3.76	S27° 34' 00"W	
C5	7.48	42.88	10.00
L92	7.62	S15° 18' 46"E	
L91	8.96	S74° 41' 14"W	
C4	16.43	2.93	321.50
L89	2.38	S74° 41' 14"W	
L88	10.94	S15° 18' 46"E	
L87	4.57	N74° 41' 14"E	
L86	17.45	S15° 18' 46"E	

LOT 6 (E6)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L111	7.33	N69° 41' 29"E	
L110	13.56	S20° 18' 31"E	
L109	39.91	N69° 41' 29"E	
L107	2.25	S69° 41' 29"W	
L108	31.48	N20° 18' 31"W	
L106	17.45	N20° 18' 31"W	
L104	10.94	N20° 18' 31"W	
L103	2.38	S69° 41' 29"W	
L105	4.57	N69° 41' 29"E	
L113	3.16	S69° 41' 29"W	
L112	35.19	S20° 18' 31"E	
L114	44.60	S20° 18' 31"E	
L117	11.69	S69° 41' 29"W	
L116	5.00	S20° 18' 31"E	
L115	1.47	S69° 41' 29"W	
L102	36.99	N20° 18' 31"W	
L101	8.96	S69° 41' 29"W	
L100	14.20	N20° 18' 31"W	
C11	7.01	40.18	10.00
L99	1.32	N60° 29' 30"W	
C10	7.01	40.18	10.00
L98	0.97	N20° 18' 31"W	
L97	5.47	S58° 10' 01"W	
L96	6.81	S57° 04' 24"W	
L95	9.50	S20° 18' 31"E	
C9	8.97	34.26	15.00
C8	5.98	34.26	10.00
L94	1.44	S20° 18' 31"E	

LOT 7 (E7)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L134	22.25	N68° 43' 43"E	
L133	23.08	S21° 16' 17"E	
L132	31.10	N68° 43' 43"E	
L131	13.38	N21° 16' 17"W	
L130	4.56	S68° 43' 43"W	
L129	24.57	N21° 16' 17"W	
L128	4.33	N68° 43' 43"E	
L118	51.33	S21° 16' 17"E	
L127	39.98	N21° 16' 17"W	
C13	16.00	2.85	321.50
L123	9.31	S45° 07' 22"E	
C12	8.33	23.85	20.00
L122	12.76	S21° 16' 17"E	
L121	12.79	S68° 43' 43"W	
L120	8.99	S21° 52' 08"E	
L119	15.24	S68° 43' 43"W	
L125	18.23	N21° 16' 17"W	
C14	14.99	23.85	36.00
L124	9.31	N45° 07' 22"W	
L126	9.19	S68° 43' 43"W	

LOT 8 (E8)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L148	3.16	S75° 59' 27"W	
L147	35.19	S14° 00' 33"E	
L146	7.33	N75° 59' 27"E	
L145	13.56	S14° 00' 33"E	
L144	39.91	N75° 59' 27"E	
L142	2.25	S75° 59' 27"W	
L141	17.45	N14° 00' 33"W	
L140	4.57	N75° 59' 27"E	
L139	10.94	N14° 00' 33"W	
L138	2.38	S75° 59' 27"W	
L143	31.48	N14° 00' 33"W	
L149	44.60	S14° 00' 33"E	
L155	22.14	N72° 51' 31"W	
C17	16.04	14.84	61.96
L154	3.38	S72° 51' 31"E	
C16	15.41	58.85	15.00
L153	3.76	S14° 00' 33"E	
L152	11.69	S75° 59' 27"W	
L151	5.00	S14° 00' 33"E	
L150	1.47	S75° 59' 27"W	
L137	36.99	N14° 00' 33"W	
L136	8.96	S75° 59' 27"W	
L135	13.53	N14° 00' 33"W	
C15	10.27	58.85	10.00

LOT 9 (E9)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L169	3.16	S84° 20' 40"W	
L168	35.19	S05° 39' 20"E	
L167	7.33	N84° 20' 40"E	
L166	13.56	S05° 39' 20"E	
L165	39.91	N84° 20' 40"E	
L164	31.48	N05° 39' 20"W	
L163	2.25	S84° 20' 40"W	
L162	17.45	N05° 39' 20"W	
L161	4.57	N84° 20' 40"E	
L160	10.94	N05° 39' 20"W	
L159	2.38	S84° 20' 40"W	
L170	44.60	S05° 39' 20"E	
L158	36.99	N05° 39' 20"W	
L175	11.47	N38° 11' 40"W	
C19	16.04	14.83	62.00
L174	21.08	S09° 05' 22"E	
L173	11.69	S84° 20' 40"W	
L172	5.00	S05° 39' 20"E	
L171	1.47	S84° 20' 40"W	
L157	8.96	S84° 20' 40"W	
L156	11.71	N05° 39' 20"W	
C18	5.68	32.54	10.00

LOT 10 (E10)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
C21	4.23	16.15	15.00
L197	5.26	S68° 54' 23"E	
C20	16.04	14.83	62.00
L196	5.68	N66° 12' 49"W	
L195	10.96	N46° 57' 33"W	
L194	13.62	N85° 03' 17"W	
L185	39.91	S04° 56' 43"W	
L184	31.48	S85° 03' 17"E	
L183	2.25	N04° 56' 43"E	
L182	17.45	S85° 03' 17"E	
L181	4.57	S04° 56' 43"W	
L180	10.94	S85° 03' 17"E	
L179	2.38	N04° 56' 43"E	
L178	36.99	S85° 03' 17"E	
L177	8.96	N04° 56' 43"E	
L176	15.45	S85° 03' 17"E	
L192	5.00	N85° 03' 17"W	
L191	1.47	N04° 56' 43"E	
L190	44.60	N85° 03' 17"W	
L189	11.69	N04° 56' 43"E	
L189	3.16	N04° 56' 43"E	
L188	35.19	N85° 03' 17"W	
L187	7.33	S04° 56' 43"W	
L186	13.56	N85° 03' 17"W	

LOT 11 (E11)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L218	2.70	S30° 08' 45"E	
C24	16.04	14.83	62.00
L217	21.77	N30° 08' 45"W	
C23	4.89	28.01	10.00
L216	8.48	N58° 09' 31"W	
L215	11.69	N31° 50' 29"E	
L214	5.00	N58° 09' 31"W	
L213	1.47	N31° 50' 29"E	
L199	8.96	N49° 09' 15"W	
L198	14.60	S58° 09' 31"E	
C22	9.78	28.01	20.00
L200	36.99	S58° 09' 31"E	
L202	10.94	S58° 09' 31"E	
L203	4.57	S31° 50' 29"W	
L201	2.38	N31° 50' 29"E	
L204	17.45	S58° 09' 31"E	
L205	2.25	N31° 50' 29"E	
L206	31.48	S58° 09' 31"E	
L212	44.60	N58° 09' 31"W	
L211	3.16	N31° 50' 29"E	
L210	35.19	N58° 09' 31"W	
L209	7.33	S31° 50' 29"W	
L208	13.56	N58° 09' 31"W	
L207	39.91	S31° 50' 29"W	

LOT 12 (E12)			
BUILDING ENVELOPE DATA			
SEGMENT #	LENGTH	BEARING/Delta	RADIUS
L230	41.04	S48° 33' 24"E	
L229	3.71	N41° 26' 36"E	
L228	15.34	S48° 33' 24"E	
L227	1.86	N43° 32' 40"E	
L226	18.33	N41° 24' 38"E	
C25	5.14	29.46	10.00
L225	6.08	N48° 33' 24"W	
L224	12.79	N41° 26' 36"E	
L223	8.99	N49° 09' 15"W	
L222	15.24	N41° 26' 36"E	
L221	51.33</		

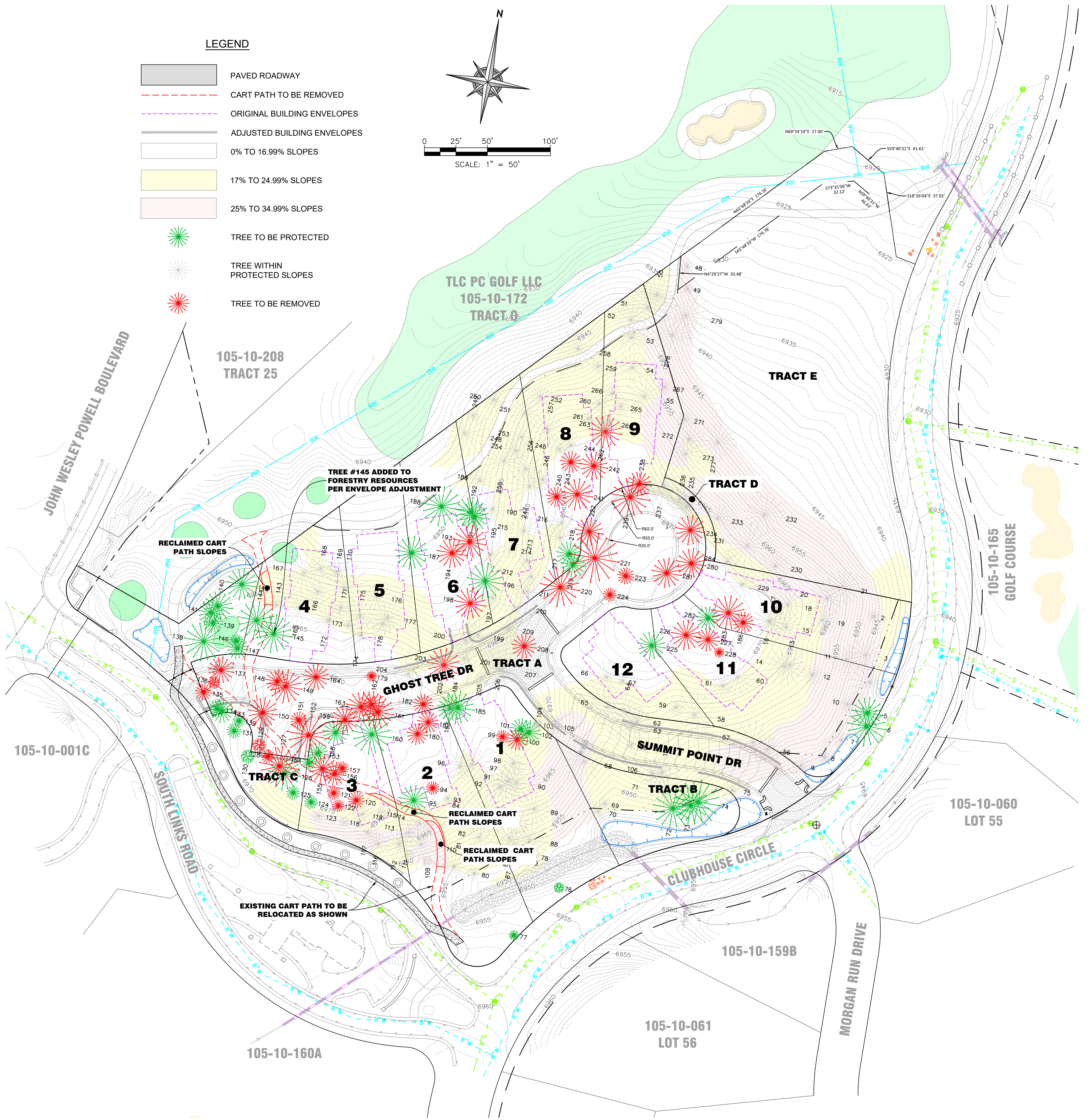
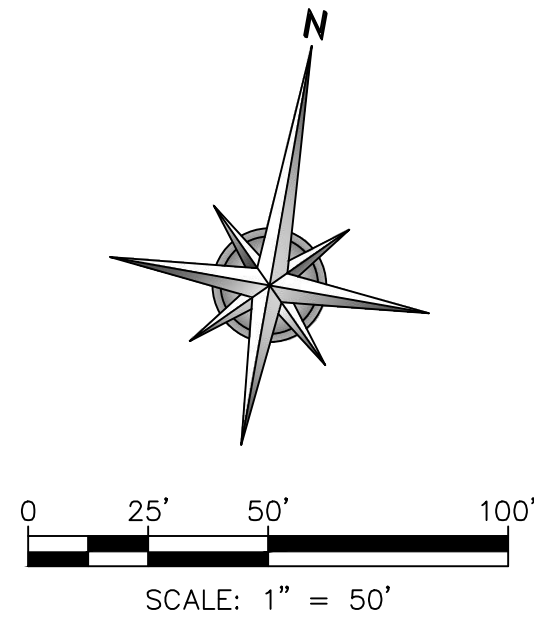
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FOREST RESOURCE SUMMARY				
EXISTING TREE RESOURCE POINTS	REQUIRED TREE PROTECTION		PROPOSED TREE PROTECTION	
	PERCENTAGE	POINTS	PERCENTAGE	POINTS
529	50%	265	50.47%	267

STEEP SLOPES RESOURCE SUMMARY					
STEEP SLOPES RESOURCE	TOTAL SQUARE FEET	REQUIRED SLOPE PROTECTION		PROPOSED SLOPE PROTECTION	
		PERCENTAGE	SQUARE FEET	PERCENTAGE	SQUARE FEET
SLOPES 17%-24.99%	89,393	70%	62,575	68.50%	61,235
SLOPES 25%-34.99%	26,326	80%	21,061	84.37%	22,212
SLOPES 35%+	NONE	-	-	-	-

**LEGEND**

- PAVED ROADWAY
- CART PATH TO BE REMOVED
- ORIGINAL BUILDING ENVELOPES
- ADJUSTED 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



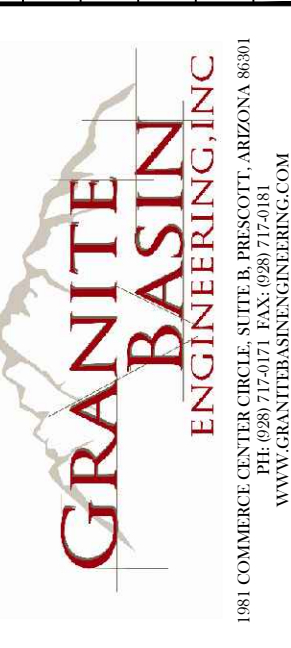
STEEP SLOPES RESOURCE PROTECTION & ALLOWABLE DISTURBANCE				
LOT/UNIT	LOTS & AREAS		SLOPE RESOURCE & ALLOWABLE DISTURBANCE	
	(ACRE)	(SF)	17 - 24.99% SLOPES	25 - 34.99% SLOPES
			DISTURBANCE WITHIN BUILDING ENVELOPE (SF)	DISTURBANCE WITHIN BUILDING ENVELOPE (SF)
1	0.45	19,565	2,095	22
2	0.49	21,167	227	0
3	0.24	10,583	758	0
4	0.27	11,931	2,382	0
5	0.26	11,279	2,678	0
6	0.31	13,585	127	0
7	0.33	14,474	3,005	0
8	0.32	13,875	2,334	0
9	0.28	12,346	2,657	865
10	0.33	14,204	1,770	650
11	0.50	21,861	1,494	0
12	0.21	9,342	554	0
TOTALS	4.00	174,212	20,081	1,537
BALANCE OF ALLOWABLE LOT DISTURBANCE OF STEEP SLOPES FROM INFRASTRUCTURE			18,741	2,688
PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)			N/A	1,151
FOREST RESOURCE POINTS (1 POINT PER 50 SF)			N/A	23

PARENT PROPERTY SLOPE DATA								
SLOPE CATEGORIES	RANGE (%)	AREA (SF)	ALLOWABLE DISTURBANCE		INFRASTRUCTURE DISTURBANCE		BALANCE (ALLOWABLE LOT DISTURBANCE)	
			(%)	(SF)	(%)	(SF)	(%)	(SF)
EXISTING TOPOGRAPHY	17 - 24.99%	88,711	30%	26,613	9%	8,077	21%	18,536
RECLAIMED CARTPATH	17 - 24.99%	682	30%	205	0%	0	30%	205
EXISTING TOPOGRAPHY	25 - 34.99%	25,989	20%	5,198	10%	2,577	10%	2,621
RECLAIMED CARTPATH	25 - 34.99%	337	20%	67	0%	0	20%	67
EXISTING TOPOGRAPHY	> 35% (*)	0	-	-	-	-	-	-
TOTALS		115,719		32,083		10,654		21,429

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)	244	46.12%	
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	23	4.35%	
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS	267	50.47%	



REVISIONS	DATE	BY	DESCRIPTION



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

AMENDED PRELIMINARY PLAT FOR  
GHOST TREE AT PINE CANYON  
NATURAL RESOURCE PROTECTION PLAN

**PRELIMINARY FOR REVIEW AND COMMENT**

JOB: 19009  
DATE: 5/1/2024  
SCALE: AS SHOWN  
DRAWN: TS  
DESIGN: TS  
CHECKED: TL

FILE: Z:\Projects\PINE\_CANYON\PROJECTS\19009\_PC\_Tract\_23\_GHOST\_TREE\DWG\PLAT\AMENDED\_19009-07-NRPP\_5%\_dwg <SC3D\_Imperial>>

