



The Ranch Mine LLC
 4340 E Indian School Rd.
 Suite 21552
 Phoenix, AZ 85018

480.399.5990
 info@theranchmine.com
 www.theranchmine.com

Pine Canyon - 381
 Lot 381 Woodland Hills Drive
 Flagstaff, AZ 86005



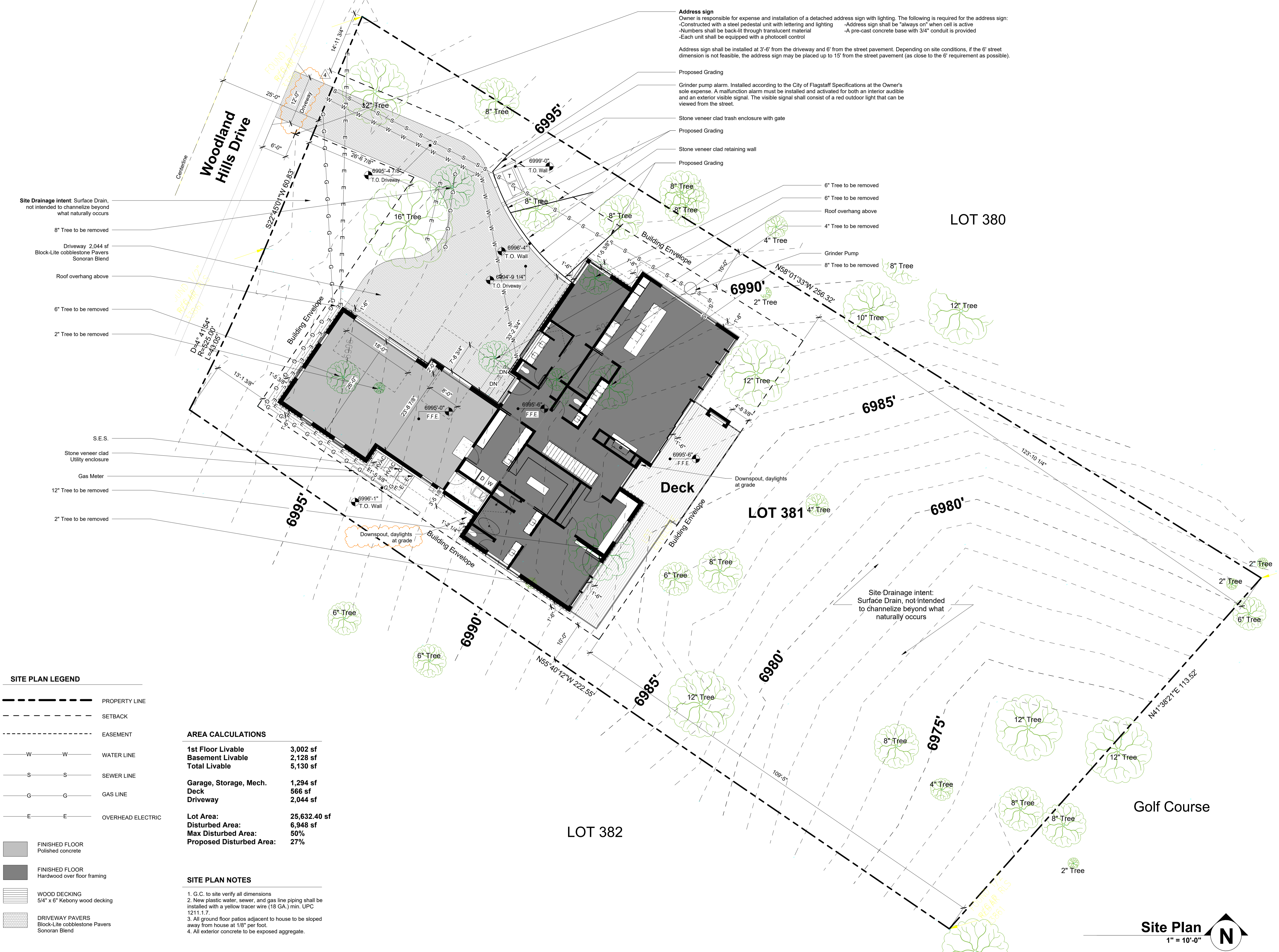
phase:
 Construction Documents

date of issue:
 08.09.2023

rev no, date, description:
 4 08.09.2023 Final Design Submittal

sheet contents:
architectural site plan

sheet no:
A-001



Address sign
 Owner is responsible for expense and installation of a detached address sign with lighting. The following is required for the address sign:
 -Constructed with a steel pedestal unit with lettering and lighting
 -Address sign shall be "always on" when cell is active
 -Numbers shall be back-lit through translucent material
 -A pre-cast concrete base with 3/4" conduit is provided
 -Each unit shall be equipped with a photocell control
 Address sign shall be installed at 3'-6" from the driveway and 6' from the street pavement. Depending on site conditions, if the 6' street dimension is not feasible, the address sign may be placed up to 15' from the street pavement (as close to the 6' requirement as possible).

Grinder pump alarm. Installed according to the City of Flagstaff Specifications at the Owner's sole expense. A malfunction alarm must be installed and activated for both an interior audible and an exterior visible signal. The visible signal shall consist of a red outdoor light that can be viewed from the street.

Stone veneer clad trash enclosure with gate
 Proposed Grading
 Stone veneer clad retaining wall
 Proposed Grading

6" Tree to be removed
 6" Tree to be removed
 Roof overhang above
 4" Tree to be removed
 Grinder Pump
 8" Tree to be removed 8" Tree

Building Envelope
 6990'
 6985'
 6980'
 6975'

Deck
 Downspout, daylights at grade
 4" Tree
 12" Tree
 10" Tree
 12" Tree

6995'
 6990'
 6985'
 6980'
 6975'

6" Tree
 8" Tree
 12" Tree
 12" Tree
 2" Tree
 6" Tree

6995'
 6990'
 6985'
 6980'
 6975'

6" Tree
 8" Tree
 12" Tree
 12" Tree
 2" Tree
 6" Tree

6995'
 6990'
 6985'
 6980'
 6975'

6" Tree
 8" Tree
 12" Tree
 12" Tree
 2" Tree
 6" Tree

6995'
 6990'
 6985'
 6980'
 6975'

6" Tree
 8" Tree
 12" Tree
 12" Tree
 2" Tree
 6" Tree

6995'
 6990'
 6985'
 6980'
 6975'

Site Drainage Intent: Surface Drain, not intended to channelize beyond what naturally occurs

8" Tree to be removed
 Driveway 2,044 sf Block-Lite cobblestone Pavers Sonoran Blend
 Roof overhang above
 6" Tree to be removed
 2" Tree to be removed

S.E.S.
 Stone veneer clad Utility enclosure
 Gas Meter
 12" Tree to be removed
 2" Tree to be removed

6" Tree
 8" Tree
 12" Tree
 12" Tree
 2" Tree
 6" Tree

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- W-W WATER LINE
- S-S SEWER LINE
- G-G GAS LINE
- E-E OVERHEAD ELECTRIC

AREA CALCULATIONS

1st Floor Livable	3,002 sf
Basement Livable	2,128 sf
Total Livable	5,130 sf
Garage, Storage, Mech. Deck	1,294 sf
Deck	566 sf
Driveway	2,044 sf

Lot Area:	25,632.40 sf
Disturbed Area:	6,948 sf
Max Disturbed Area:	50%
Proposed Disturbed Area:	27%

SITE PLAN NOTES

1. G.C. to site verify all dimensions
2. New plastic water, sewer, and gas line piping shall be installed with a yellow tracer wire (18 GA.) min. UPC 1211.1.7.
3. All ground floor patios adjacent to house to be sloped away from house at 1/8" per foot.
4. All exterior concrete to be exposed aggregate.

- FINISHED FLOOR Polished concrete
- FINISHED FLOOR Hardwood over floor framing
- WOOD DECKING 5/4" x 6" Kebony wood decking
- DRIVEWAY PAVERS Block-Lite cobblestone Pavers Sonoran Blend

Site Plan
 1" = 10'-0" N