

LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING BOUNDRY
	PROPOSED BOUNDRY
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATERLINE
	PROPOSED WATERLINE
	WATER VALVES
	FIRE HYDRANT
	TREES
	WATER METER
	FUTS TRAIL

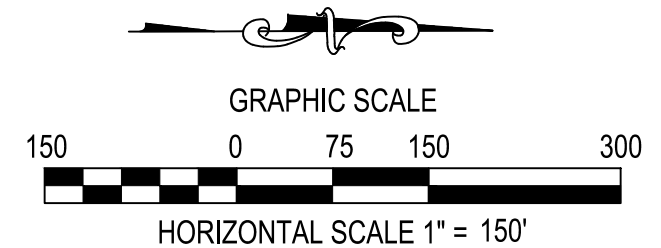
NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING USE: UNDEVELOPED
 RESOURCES: IN RESOURCE PROTECTION PLAN, SEE SHEET C3.1 FOR MORE INFORMATION.
 ESTIMATED NUMBER OF LOTS: 1-4
 FINAL LOTS LINES, LOT COUNT, AND SETBACKS BY FUTURE ANALYSIS ASSOCIATED WITH FUTURE DESIGN, AND TO MEET MINIMUMS PER CITY ZONING REQUIREMENTS.

PROPOSED GRADING INTENT:
 -DRIVEWAYS WILL BE GRADE TO CONNECT BUILDING PADS AND GARAGES TO JW POWELL BLVD, WITH A SINGLE JW POWELL BLVD DRIVEWAY CONNECTION.
 -BUILDING PADS TO SUPPORT THE BUILDING TYPES INTEGRATED INTO THE EXISTING TERRAIN WILL BE GRADED AND COORDINATED WITH THE BUILDING DESIGN.
 -DETAILS OF GRADING DESIGN AND CONFIGURATIONS WILL BE PART OF OTHER, FUTURE APPLICATION DOCUMENTS. WHAT IS NOTED HERE IS CONCEPTUAL GENERAL INTENT ONLY.



ENGINEERING • PLANNING • SURVEYING
 LANDSCAPE ARCHITECTURE • URBAN DESIGN
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PINE CANYON TRACT 25 CONCEPT ZONING PLAN



ARCHITECTURAL AND GARAGE CHARACTER IMAGES

