

LEGEND & ABBREVIATIONS

	CENTERLINE (CL or CL)
	RIGHT OF WAY (R.O.W.)
	PROPERTY LINE (PL or PL)
	PUBLIC UTILITY EASEMENT (PUE)
	SETBACKS (SB)
	SUBDIVISION BOUNDARY
ALUM	ALUMINUM
BC	BACK OF CURB
BLM	BUREAU OF LAND MANAGEMENT
CCRO	COCONINO COUNTY RECORDERS OFFICE
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
ID	IDENTIFICATION
LS	LAND SURVEYOR
R	RADIUS
SB	SETBACK
S.F.	SQUARE FOOT
USDI	UNITED STATES DEPARTMENT OF THE INTERIOR
USFS	UNITED STATES FOREST SERVICE

PLANNED RESIDENTIAL DEVELOPMENT
10-40.60.270 (D) REQUIRED DESIGN ELEMENTS

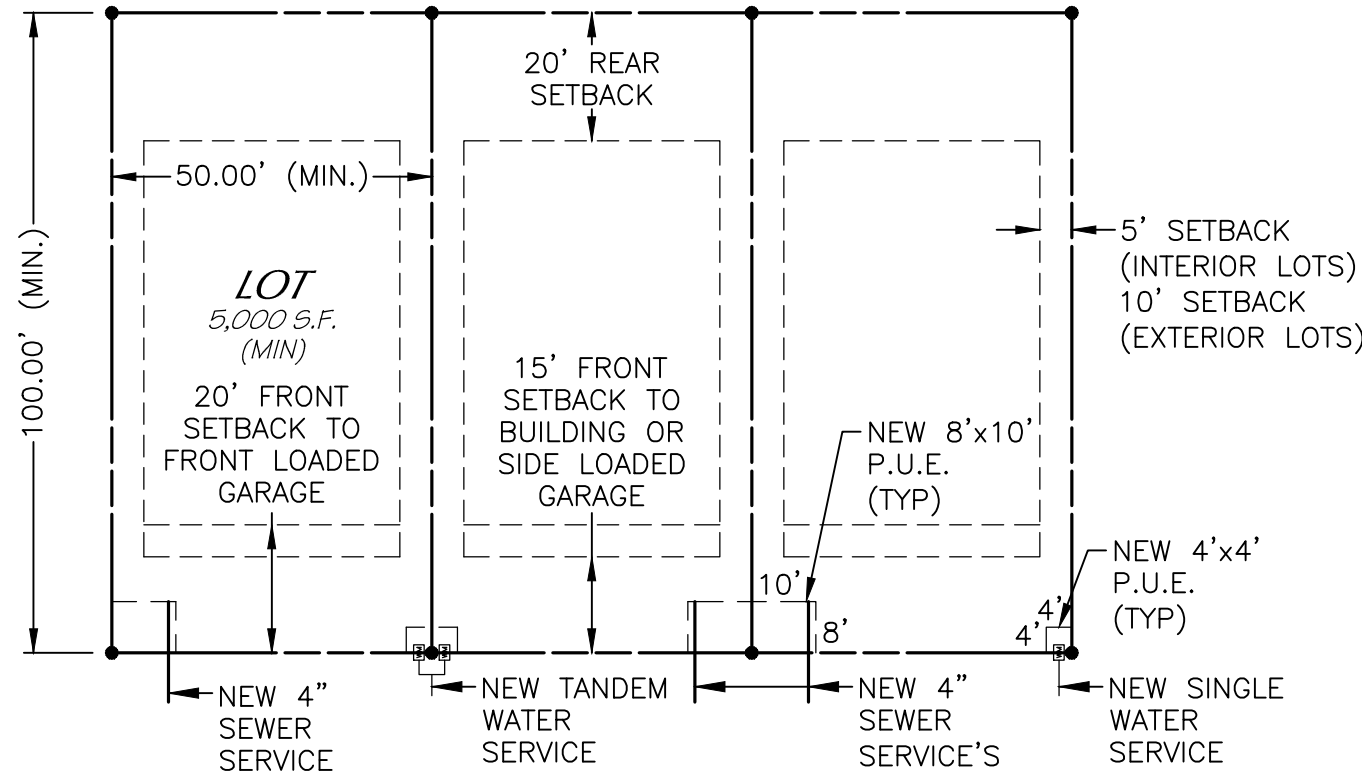
THE DEVELOPER IS PLANNING ON USING THE FOLLOWING DESIGN ELEMENTS FROM THE CITY OF FLAGSTAFF ZONING CODE SECTIONS 10-40.60.270 (D) "REQUIRED DESIGN ELEMENTS" (5 POINTS ARE REQUIRED)

H: ALL RESIDENTIAL UNITS WITHIN THE SUBDIVISION INCLUDE A MINIMUM 80-SQUARE-FOOT FRONT ENTRY FEATURE ASSOCIATED WITH THE FRONT ENTRY DOOR HAVING A DIRECT PEDESTRIAN CONNECTION FROM THE FRONT DOOR TO THE SIDEWALK (ONE POINT)

J: THE PROVISION OF RECREATIONAL AMENITIES WITHIN A PARK OR COMMON SPACE AREA, INCLUDING BUT NOT LIMITED TO DOG PARKS, PICNIC AREAS, AND SPORTS COURTS (TWO POINTS).

N: SUBDIVISION CC&RS AND SETBACK STANDARDS DO NOT PROHIBIT THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ONE POINT).

Q: SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS OR LARGER LANDSCAPING AREAS (ONE POINT FOR EACH).



TYPICAL LOT DETAIL
N.T.S.

PROJECT SPECIFIC
MINIMUM
P.R.D. STANDARDS

SETBACKS:	FRONT:	20' MIN	FRONT LOADED GARAGE
	FRONT:	15' MIN	SIDE LOADED GARAGE OR BUILDING
	SIDE:	5' MIN	INTERIOR
	SIDE:	10' MIN	EXTERIOR
	REAR:	20' MIN	

BUILDING FORM
P.R.D. STANDARDS

MINIMUM LOT WIDTH:	30'
MINIMUM LOT DEPTH:	50'
MINIMUM LOT AREA:	2,500 S.F.
SETBACKS:	FRONT: 12' MIN LIVABLE
	FRONT: 20' MIN GARAGE
	SIDE: 5' MIN INTERIOR
	SIDE: 10' MIN EXTERIOR
	REAR: 12' MIN
BUILDING HEIGHT:	35' MAX.
BUILDING COVERAGE:	50% MAX.

BASIS OF BEARINGS

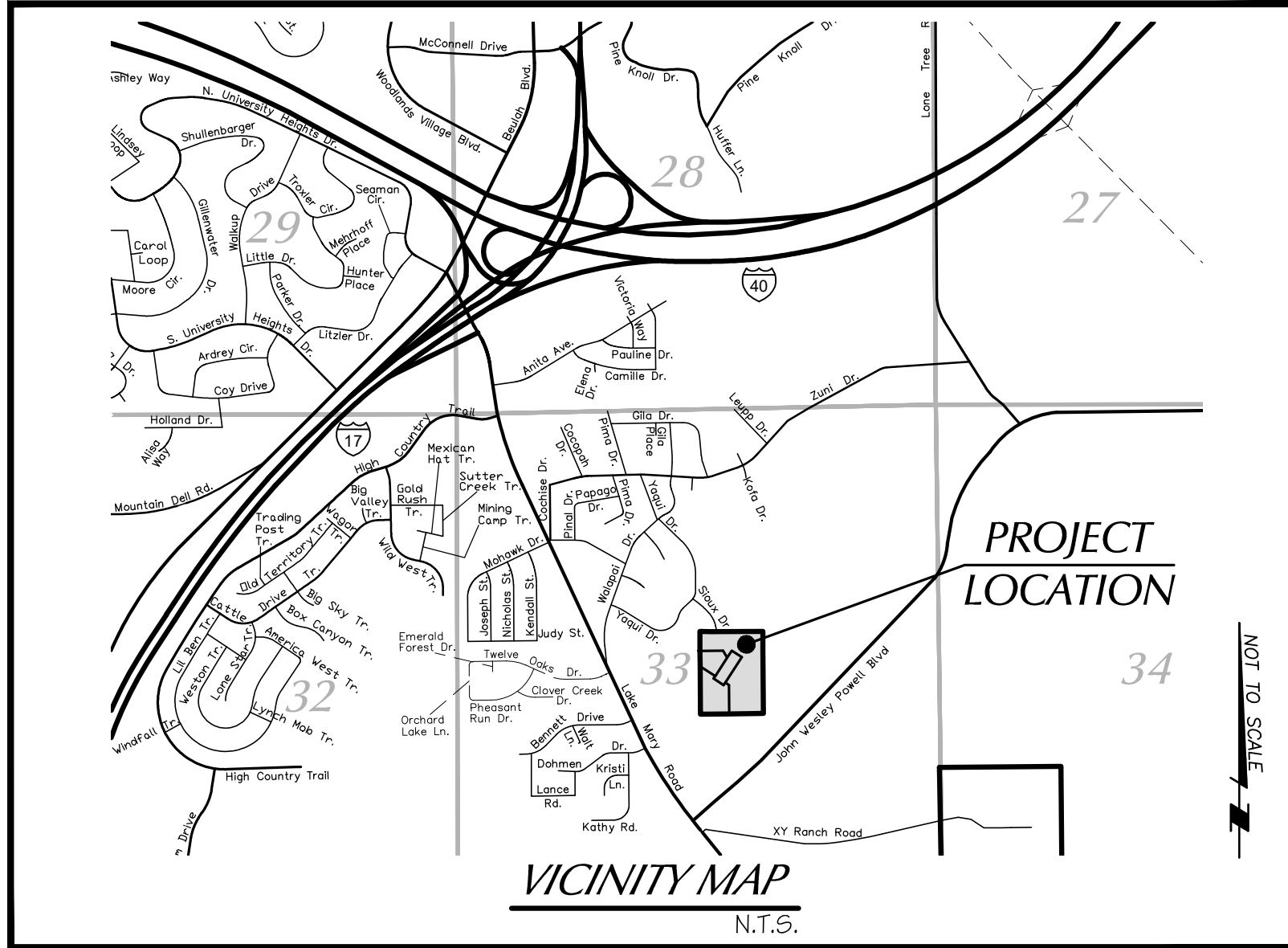
COORDINATE SYSTEM: NAD83
ZONE: ARIZONA CENTRAL ZONE
GEOID MODEL: GEOID 18 (Conus)
GROUND SCALE FACTOR=1.0004208868

PROJECTION: TRANSVERSE MERCATOR
ORIGIN LATITUDE: N31°00'00.000000"
ORIGIN LONGITUDE: W111°55'00.000000"
FALSE NORTHING: 0.000 FT
FALSE EASTING: 700000.00 FT

THE BASIS OF BEARINGS IS GEODETIC NORTH BASED ON GPS MEASUREMENTS. THESE BEARINGS HAVE BEEN ROTATED TO GRID FOR THE CITY OF FLAGSTAFF LOW DISTORTION PROJECTION. ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE GROUND PER THE PROJECTION SHOWN HEREON.

PRELIMINARY PLAT
FOR
HIDDEN HAVEN ESTATES

LOCATED IN THE E1/2 OF SECTION 33,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



SURVEYORS CERTIFICATION

A FIELD SURVEY HAS BEEN PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025. I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD BRAUN, RLS 83347 DATE

CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION WILL BE PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC., 618 E. ROUTE 66, FLAGSTAFF, AZ. 86001 MR. RYAN MAHAR (CERTIFICATE No. 65323)

FEMA FLOOD ZONE

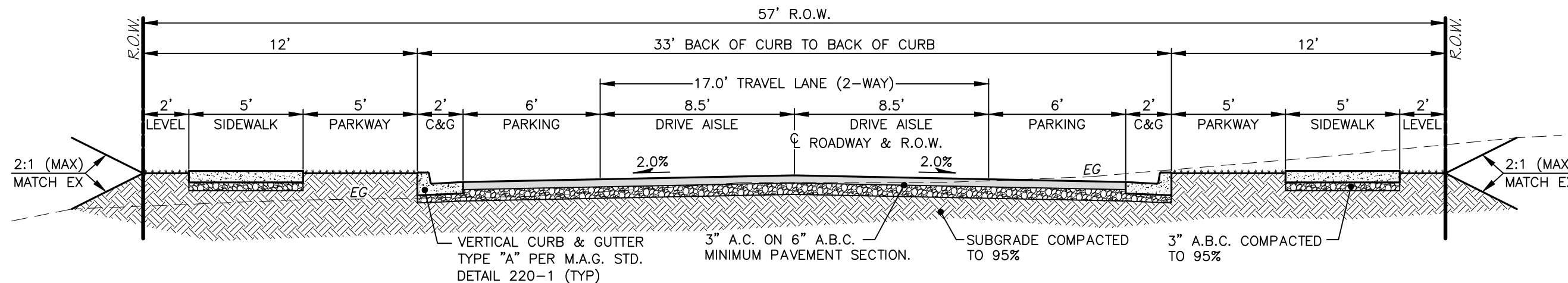
THIS PROJECT IS LOCATED IN FEMA ZONE "X (NO SHADING)"
FIRM No. 04005C6817G

ADEQUATE WATER SUPPLY

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.

SHEET INDEX

SHEET 1:	COVER SHEET & PROJECT INFORMATION
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SHEET 5:	PRELIMINARY PROFILE - SIOUX DRIVE
SHEET 6:	PRELIMINARY PROFILE - MT FORD ROAD
SHEET 7:	PRELIMINARY UNDERGROUND UTILITIES
SHEET 8:	RESOURCE PROTECTION PLAN
SHEET 9A & B:	AREA MAP (EXISTING & PROPOSED CONDITIONS)
SHEET 9A-01, LA-02 & LA-03:	LANDSCAPING PLAN



TYPICAL ROADWAY CROSS SECTION
(PUBLIC IMPROVEMENT)
RESIDENTIAL LOCAL (C.O.F. STD. DET. No. 10-09-038)
N.T.S.

PROJECT INFORMATION

PROJECT NAME:	HIDDEN HAVEN ESTATES
PROJECT LOCATION:	4200 S. LAKE MARY ROAD FLAGSTAFF, AZ. 86005
APN NUMBERS:	105-05-001A, 002B, 002C, 002D
GROSS PARCEL SQUARE FOOTAGE:	568,148
GROSS PARCEL ACREAGE:	13.04288±
NET PARCEL SQUARE FOOTAGE:	148,522 (AREA WITHIN SETBACKS)
NET PARCEL ACREAGE:	3.40960± (AREA WITHIN SETBACKS)
NUMBER OF LOTS:	49
GROSS DENSITY:	3.76 UNITS / ACRE
NET DENSITY:	14.37 UNITS / ACRE
CURRENT ZONING DISTRICT:	RR
PROPOSED ZONING DISTRICT:	R1 **REZONING IS REQUIRED**
PLANNED RESIDENTIAL DEVELOPMENT:	A P.R.D. IS PROPOSED UNDER 10-40.60.280
PROPOSED USE:	SINGLE FAMILY - P.R.D.
LAND USE DESIGNATION:	SUBURBAN EXISTING
OWNER/DEVELOPER:	BOSTWICK ENTERPRISES, LLC. 4200 S. LAKE MARY ROAD FLAGSTAFF, AZ. 86005 BRIAN and MARY BOSTWICK (928) 774-8959 AZMOUNTAININN@MSN.COM

TRACT INFORMATION

ALL TRACTS SHALL BE DEDICATED TO THE H.O.A.

TRACT "A": EXTENDED DETENTION BASIN & OPEN SPACE (15,200 S.F.)
TRACT "B": DETENTION BASIN & OPEN SPACE (8,274 S.F.)
TRACT "C": OPEN SPACE (42,594 S.F.)
TRACT "D": OPEN SPACE (5,269 S.F.)

OPEN SPACE CALCULATIONS

GROSS LOT AREA:	397,481 S.F.
OPEN SPACE REQUIRED:	15% OF GROSS LOT AREA
OPEN SPACE CALCULATION:	397,481 x 15% = 59,622 S.F.
OPEN SPACE PROVIDED:	71,337 S.F. (17.9%)

TITLE CONVEYANCE

10/11998 PER INSTRUMENT No. 2155787
DOCKET 2155, PAGE 787

LEGAL DESCRIPTION

PER TITLE REPORT UNDER COMMITMENT NUMBER 90302579

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1, WHICH IS A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 500 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE SOUTH, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 500 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING CORNER NO. 2;

THENCE EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 300 FEET TO A POINT, BEING CORNER NO. 3;

THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 300 FEET TO A POINT, BEING CORNER NO. 4;

THENCE NORTH 56° 18' WEST, A DISTANCE OF 360.5 FEET, MORE OR LESS, TO CORNER NO. 1, THE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89° 38' 53" EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 655.96 FEET;

THENCE SOUTH 00° 09' 05" EAST, A DISTANCE OF 663.26 FEET;

THENCE SOUTH 89° 53' 13" WEST, A DISTANCE OF 357.71 FEET;

THENCE NORTH, A DISTANCE OF 300.00 FEET;

THENCE NORTH 56° 23' WEST A DISTANCE OF 360.24 FEET (RECORD NORTH 56° 18' WEST, A DISTANCE OF 360.5 FEET), TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 33;

THENCE NORTH A DISTANCE OF 160.51 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THENCE NORTH 89° 38' 53" EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 655.96 FEET;

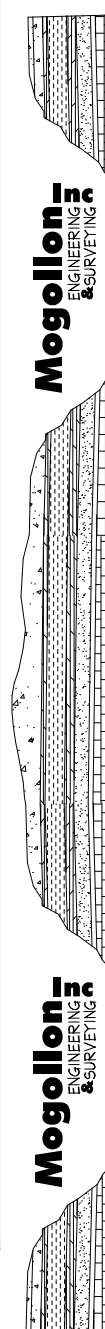
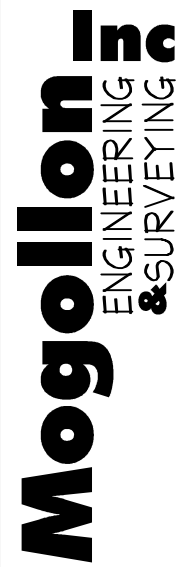
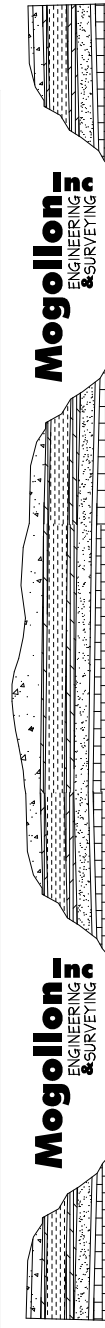
THENCE NORTH 00° 11' 25" EAST, A DISTANCE OF 199.22 FEET;

THENCE SOUTH 89° 38' 54" WEST, A DISTANCE OF 656.62 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 33;

THENCE SOUTH A DISTANCE OF 199.22 FEET TO THE POINT OF BEGINNING

SHEET NO. 1 OF 9

COF PROJECT # PZ-25-00087-02



5/5/26
MES# 25-069
HIDDEN HAVEN ESTATES
PRELIMINARY PLAT
COVER SHEET & PROJECT INFORMATION

618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

REVISIONS:

PROJECT NO. 25-069

PN SHEET-01

VERT SCALE: N/A

HOR SCALE: N/A

DATE: 5/5/26

DESIGNED BY: HWRT

DRAWN BY: MW

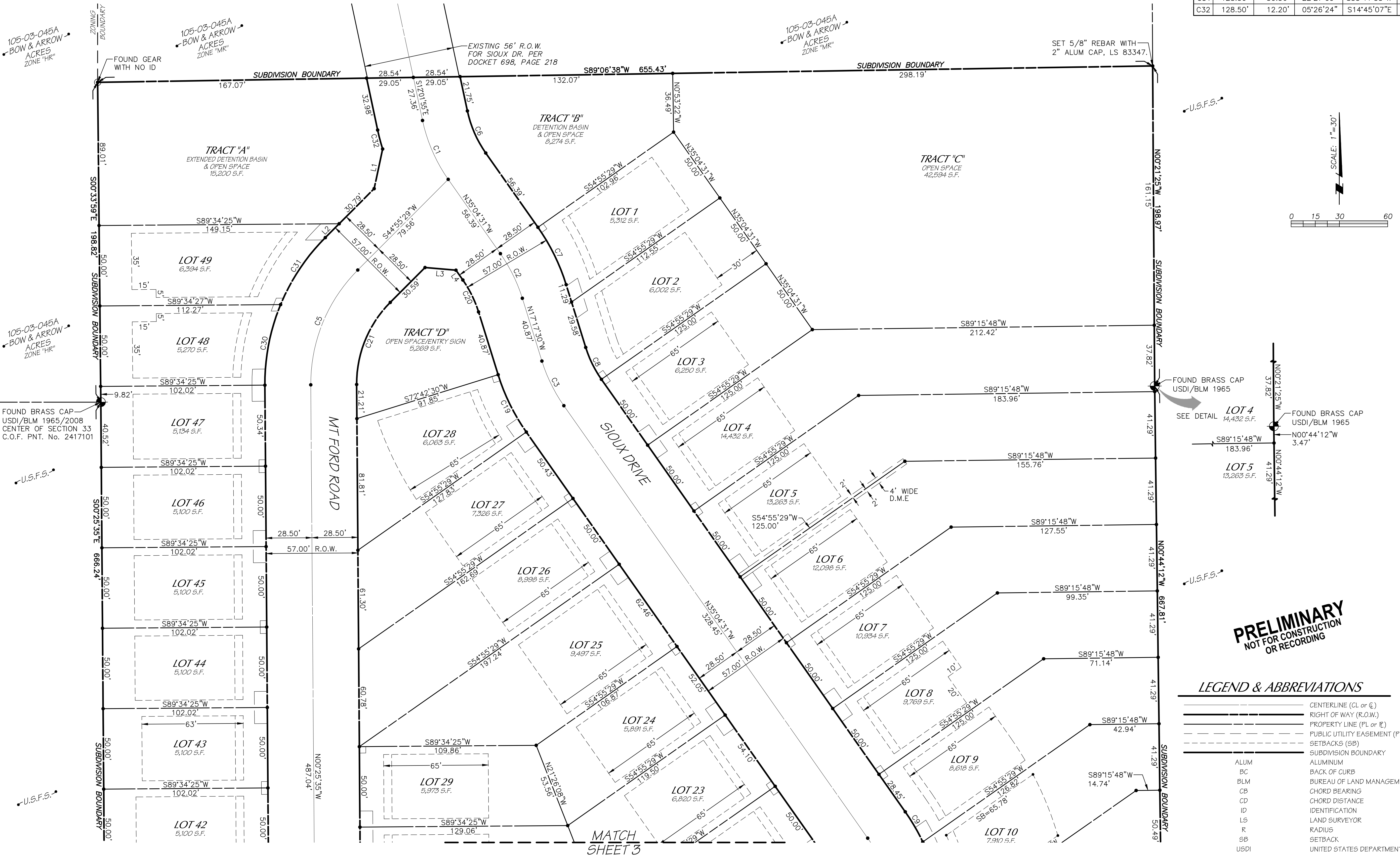
CHECKED BY: RB

PRELIMINARY PLAT FOR HIDDEN HAVEN ESTATES

LOCATED IN THE E1/2 OF SECTION 33,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

LINE DATA		
#	BEARING	DISTANCE
L1	S12°03'12"W	25.20'
L2	S44°55'29"W	12.21'
L3	S85°04'31"E	19.28'
L4	N35°04'31"W	7.43'

CURVE DATA				
#	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	100.00'	40.22'	23°02'36"	S23°33'13"E
C2	100.00'	31.04'	17°47'01"	N26°11'01"W
C3	100.00'	31.04'	17°47'01"	S26°11'01"E
C6	71.50'	28.76'	23°02'36"	S23°33'13"E
C7	128.50'	39.88'	17°47'01"	N26°11'01"W
C8	71.50'	22.19'	17°47'01"	S26°11'01"E
C9	128.50'	21.66'	09°39'22"	N30°14'50"W
C19	128.50'	39.88'	17°47'01"	S26°11'01"E
C20	71.50'	22.19'	17°47'01"	N26°11'01"W
C21	71.50'	56.59'	45°21'04"	S22°14'57"W
C30	128.50'	51.36'	22°53'56"	S11°01'22"W
C31	128.50'	50.36'	22°27'09"	S33°41'55"W
C32	128.50'	12.20'	05°26'24"	S14°45'07"E



PRELIMINARY
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OR RECORDING

LEGEND & ABBREVIATIONS

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—	RIGHT OF WAY (R.O.W.)
—	PROPERTY LINE (PL or P)
—	PUBLIC UTILITY EASEMENT (PUE)
—	SETBACKS (SB)
—	SUBDIVISION BOUNDARY
ALUM	ALUMINUM
BC	BACK OF CURB
BLM	BUREAU OF LAND MANAGEMENT
CB	CHORD BEARING
CD	CHORD DISTANCE
ID	IDENTIFICATION
LS	LAND SURVEYOR
R	RADIUS
SB	SETBACK
USDI	UNITED STATES DEPARTMENT OF THE INTERIOR
USFS	UNITED STATES FOREST SERVICE

SHEET NO. 2 OF 9

COF PROJECT # PZ-25-00087-02

Mogollon
SURVEYING & ENGINEERING

Mogollon
SURVEYING & ENGINEERING

Mogollon
SURVEYING & ENGINEERING

Mogollon
SURVEYING & ENGINEERING

5/5/26
MES# 25-069

HIDDEN HAVEN ESTATES
PRELIMINARY PLAT
NORTH HALF

618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

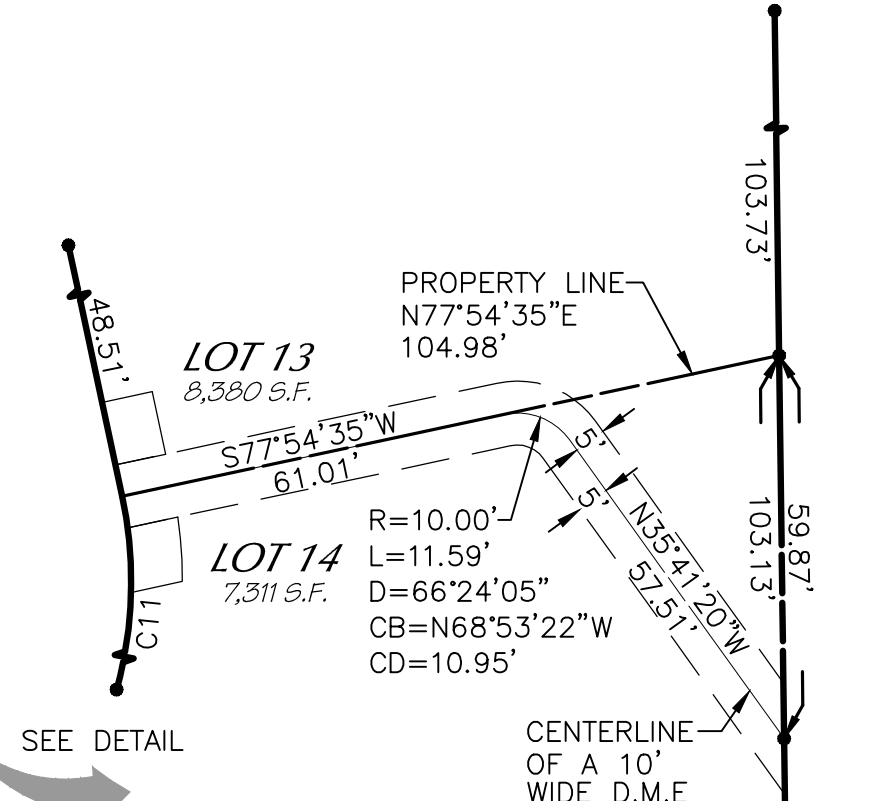
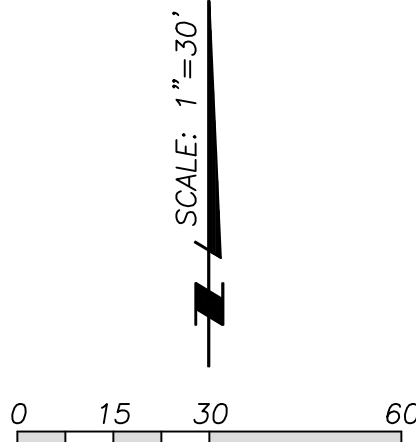
REVISIONS:
PROJECT NO. 25-069
PLOT SHEET-02
DESIGNED BY: HWRT
DRAWN BY: MN
CHECKED BY: RB

DATE: 5/5/26
HOR SCALE: 1"=30'

*PRELIMINARY PLAT
FOR
HIDDEN HAVEN ESTATES*

LOCATED IN THE E1/2 OF SECTION 33,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M
FLAGSTAFF, COCONINO COUNTY, ARIZONA

CURVE DATA					
#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C4	100.00'	40.12'	22°59'07"	N23°34'58"W	39.85'
C9	128.50'	21.66'	09°39'22"	N30°14'50"W	21.63'
C10	128.50'	29.89'	13°19'44"	N18°45'17"W	29.83'
C11	63.50'	38.02'	34°18'32"	N05°03'51"E	37.46'
C12	63.50'	38.02'	34°18'32"	N39°22'23"E	37.46'
C13	63.50'	38.02'	34°18'32"	N73°40'55"E	37.46'
C14	63.50'	38.02'	34°18'32"	S72°00'33"E	37.46'
C15	63.50'	38.02'	34°18'32"	S37°42'01"E	37.46'
C16	63.50'	96.93'	87°27'33"	S23°11'01"W	87.79'
C17	23.00'	31.71'	79°00'12"	N27°24'41"E	29.26'
C18	71.50'	28.68'	22°59'07"	N23°34'58"W	28.49'
C22	23.00'	30.35'	75°36'29"	S38°13'49"E	28.20'
C23	63.50'	62.81'	56°40'19"	N47°41'54"W	60.28'
C24	63.50'	38.02'	34°18'32"	N02°12'28"W	37.46'
C25	63.50'	38.02'	34°18'32"	S32°06'03"E	37.46'
C26	63.50'	38.02'	34°18'32"	N66°24'35"E	37.46'
C27	63.50'	41.11'	37°05'37"	S77°53'20"E	40.40'
C28	63.50'	43.37'	39°08'04"	S39°46'30"E	42.53'
C29	63.50'	47.29'	42°40'13"	S01°07'39"W	46.21'



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LS	LAND SURVEYOR
R	RADIUS
SB	SETBACK
USD	UNITED STATES DEPARTMENT OF THE INTERIOR
USFS	UNITED STATES FOREST SERVICE

SHEET NO. 3 OF 9

COF PROJECT # PZ-25-00087-02




HIDDEN HAVEN ESTATES
 PRELIMINARY PLAT
 SOUTH HALF

5/5/206
 MES# 25-069

Mogollon
ENGINEERING
& SURVEYING

618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

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OR RECORDING

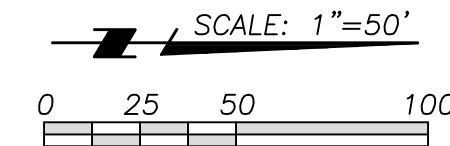
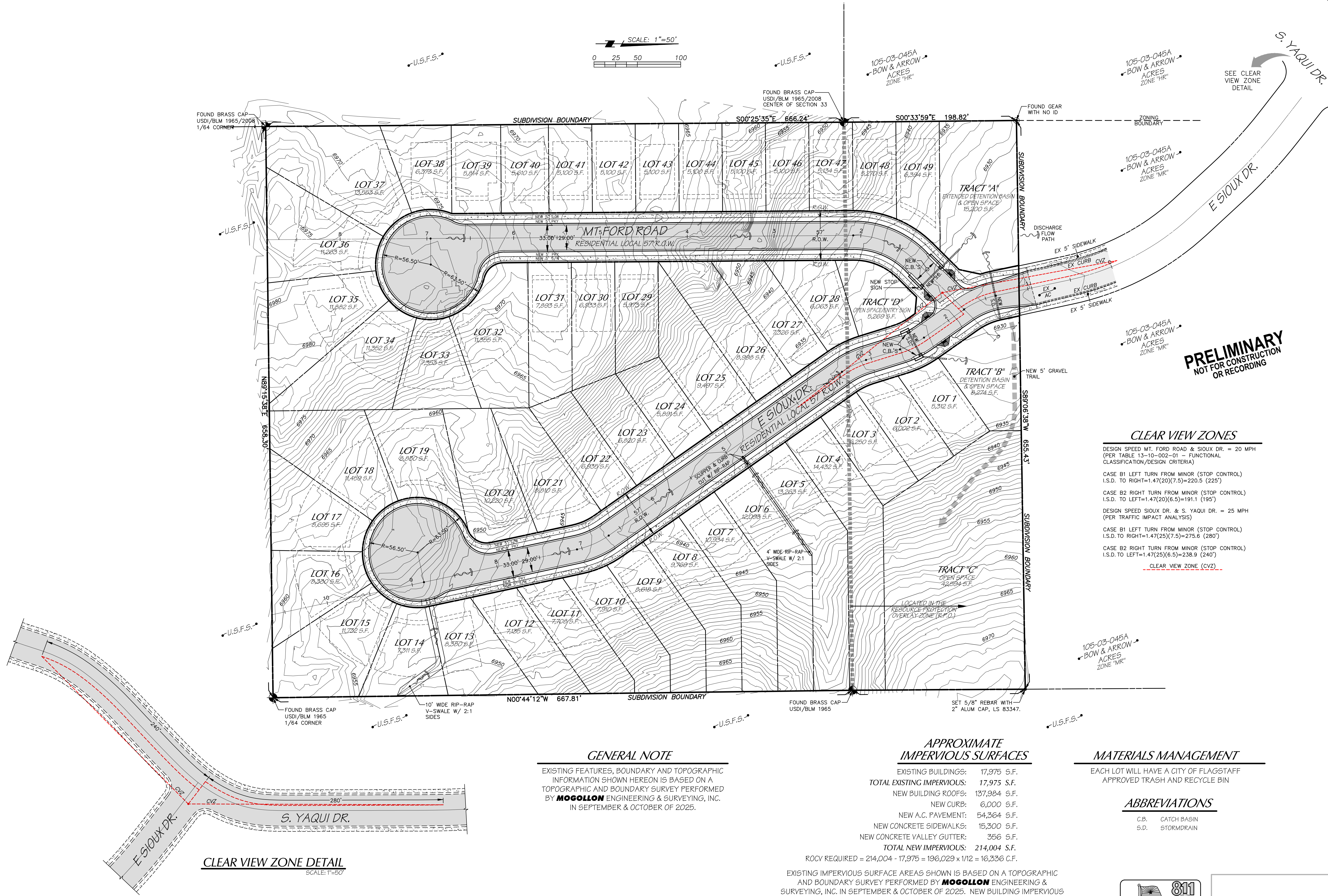
 	
PROJECT NO. 25-069 DATE 05/26/20	REVISIONS:
DRAWN BY: PMW CHECKED BY: RB	FN. SHEET-03 VERT SCALE: N/A HOR SCALE: 1"=50'

1/5/26

NED BY

OWN BY

CHECK



FOUND BRASS CAP
USDI/BLM 1965/2008
1/64 CORNER

FOUND BRASS CAP
USDI/BLM 1965/2008
CENTER OF SECTION 33

FOUND GEAR
WITH NO ID

FOUND BRASS CAP
USDI/BLM 1965
1/64 CORNER

FOUND BRASS CAP
USDI/BLM 1965

SET 5/8" REBAR WITH
2" ALUM CAP, LS 83347.

GENERAL NOTE

EXISTING FEATURES, BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025.

APPROXIMATE IMPERVIOUS SURFACES

EXISTING BUILDINGS:	17,975 S.F.
TOTAL EXISTING IMPERVIOUS:	17,975 S.F.
NEW BUILDING ROOFS:	137,984 S.F.
NEW CURB:	6,000 S.F.
NEW A.C. PAVEMENT:	54,364 S.F.
NEW CONCRETE SIDEWALKS:	15,300 S.F.
NEW CONCRETE VALLEY GUTTER:	356 S.F.
TOTAL NEW IMPERVIOUS:	214,004 S.F.

ROCY REQUIRED = 214,004 - 17,975 = 196,029 x 1/12 = 16,336 C.F.

EXISTING IMPERVIOUS SURFACE AREAS SHOWN IS BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025. NEW BUILDING IMPERVIOUS IS BASED ON AN ASSUMED 40'x60' BUILDING FOOTPRINT WITH A 2' ROOF OVERHANG (2,816 S.F. BUILDING x 49 LOTS)

MATERIALS MANAGEMENT

EACH LOT WILL HAVE A CITY OF FLAGSTAFF APPROVED TRASH AND RECYCLE BIN

ABBREVIATIONS

C.B. CATCH BASIN
S.D. STORMDRAIN

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

CLEAR VIEW ZONE DETAIL

SCALE: 1"=50'

CLEAR VIEW ZONES

DESIGN SPEED MT. FORD ROAD & SIOUX DR. = 20 MPH
(PER TABLE 13-10-002-01 -- FUNCTIONAL CLASSIFICATION/DESIGN CRITERIA)

CASE B1 LEFT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO RIGHT=1.47(20)(7.5)=220.5 (225')

CASE B2 RIGHT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO LEFT=1.47(20)(6.5)=191.1 (195')

DESIGN SPEED SIOUX DR. & S. YAQUI DR. = 25 MPH
(PER TRAFFIC IMPACT ANALYSIS)

CASE B1 LEFT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO RIGHT=1.47(25)(7.5)=275.6 (280')

CASE B2 RIGHT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO LEFT=1.47(25)(6.5)=238.9 (240')

CLEAR VIEW ZONE (CVZ)

105-03-045A
BOW & ARROW
ACRES
ZONE "MR"

105-03-045A
BOW & ARROW
ACRES
ZONE "MR"

105-03-045A
BOW & ARROW
ACRES
ZONE "MR"

105-03-045A
BOW & ARROW
ACRES
ZONE "MR"

SEE CLEAR
VIEW ZONE
DETAIL

PROJECT NO. 25-049
PROJECT NAME: HIDDEN HAVEN ESTATES
PRELIMINARY PLAT
PRELIMINARY GRADING & DRAINAGE

DATE: 5/5/26
DESIGNED BY: MWR/ST
DRAWN BY: MWR
CHECKED BY: RB

REVISIONS:
REV. NO. 1
REV. DATE: 5/5/26
REV. DESCRIPTION: PFI SHEET-04.DWG
VERT SCALE: N/A
HOR SCALE: 1"=50'

5/5/26
MES# 25-049

811
ARIZONA
KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

COF PROJECT # PZ-25-0087-02



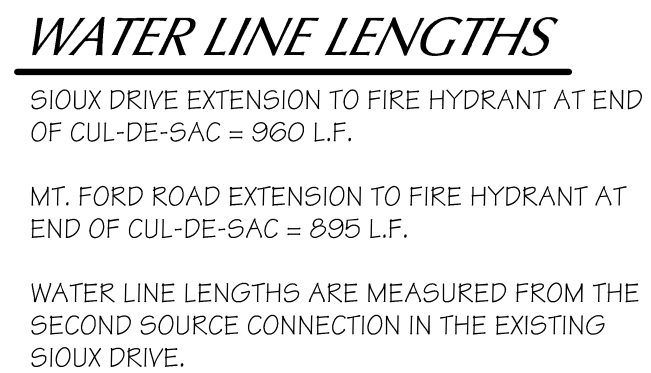

ARIZONA
MON - FRI
6am - 5pm
KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

COF PROJECT # PZ-25-0087-02

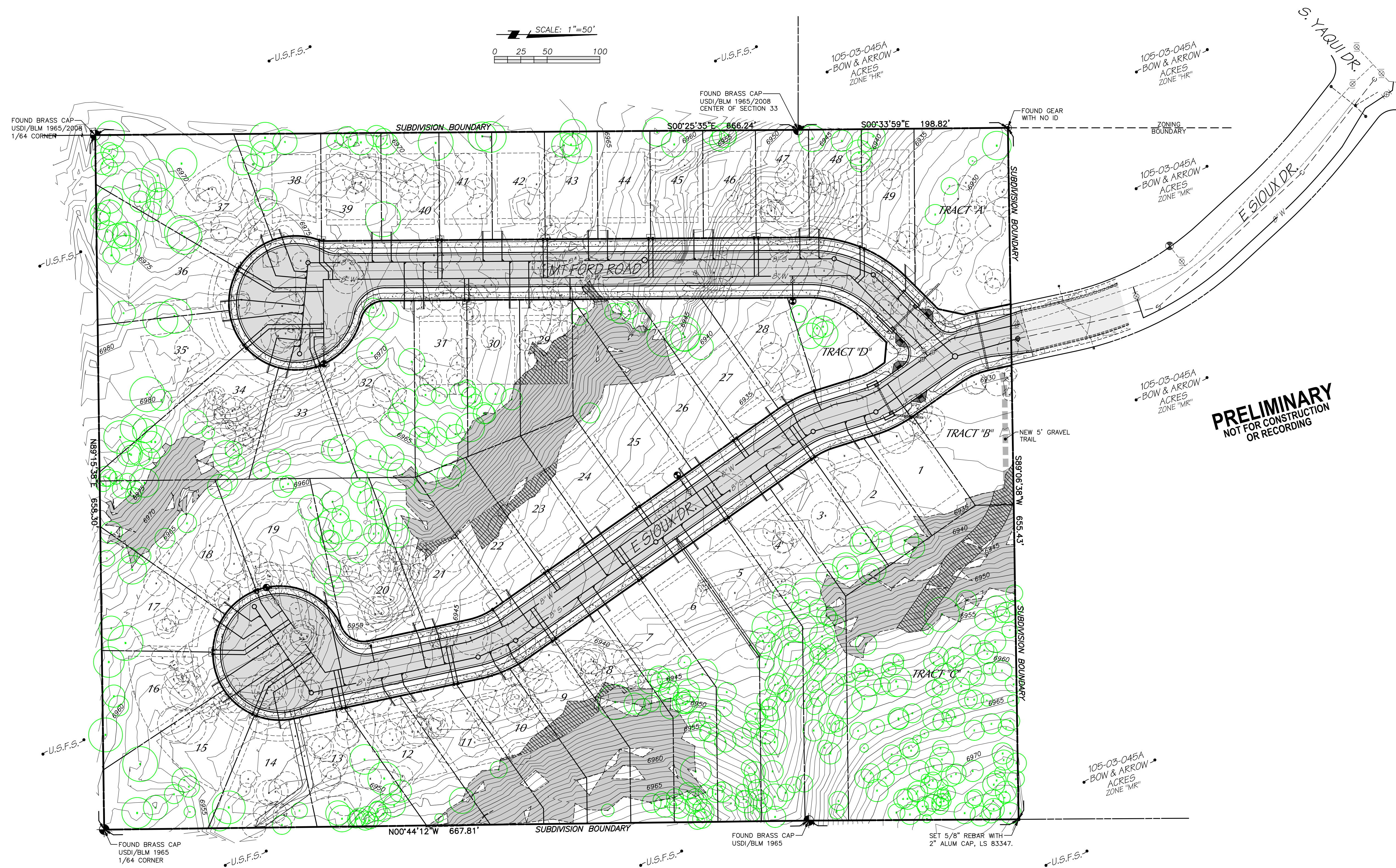


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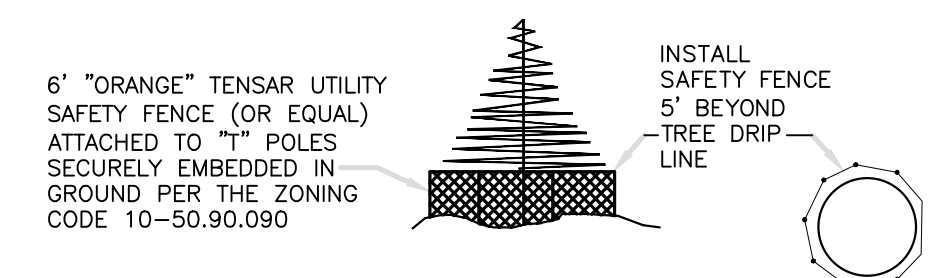
COF PROJECT # PZ-25-0087-02



COF PROJECT # PZ-25-0087-02



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



NOTE:
PROTECTIVE FENCING IS REQUIRED AT THE LIMITS OF DISTURBANCE FOR ALL STREETS, TRACTS, AND UTILITY EASEMENTS. FENCING MUST BE IN PLACE AND INSPECTED BY THE CITY OF FLAGSTAFF PLANNING DIVISION PRIOR TO COMMENCEMENT OF GRADING.

TREE PROTECTION DETAIL

N.T.S.

SLOPE CALCULATIONS

17% - 24.99% SLOPE
TOTAL SLOPE AREA = 57,580 S.F.
70% SLOPE PROTECTION REQUIRED = $0.70 \times 57,580 = 40,306$ S.F.
SLOPE AREA DISTURBED = 6490 S.F.
SLOPE AREA PROTECTED = 51,090 S.F.
EXCESS 17% SLOPE = 10,784 S.F.
NOTE: THERE ARE NO SLOPES OVER 25% ON THIS PROJECT.

SLOPE LEGEND

17% - 24.99%
UNDISTURBED
DISTURBED

TREE LEGEND

○ TREE TO BE SAVED
○ TREE TO BE REMOVED

PRE DEVELOPMENT TREE POINTS

1 POINT TREES	44 x 1 =	44
2 POINT TREES	188 x 2 =	376
4 POINT TREES	409 x 4 =	1,636
8 POINT TREES	186 x 8 =	1,488
20 POINT TREES	41 x 20 =	820
TOTAL TREE POINTS		4,364
50% OF TOTAL		2,182

POST DEVELOPMENT TREE POINTS

1 POINT TREES	24 x 1 =	24
2 POINT TREES	117 x 2 =	234
4 POINT TREES	209 x 4 =	836
8 POINT TREES	78 x 8 =	624
20 POINT TREES	15 x 20 =	300
SUB TOTAL TREE POINTS		2,018
EXCESS SLOPE POINTS		216
TOTAL TREE POINTS		2,234
TREE SAVE PERCENTAGE		51.19%

Mogollon
ENGINEERING & SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

DATE: 5/5/26
DESIGNED BY: MW/RT
DRAWN BY: MW
CHECKED BY: RB

PROJECT NO. 25-049
SHEET 08.DWG
VERT SCALE: N/A
HOR SCALE: 1"=50'

REVISIONS:

IN PARTNERSHIP WITH

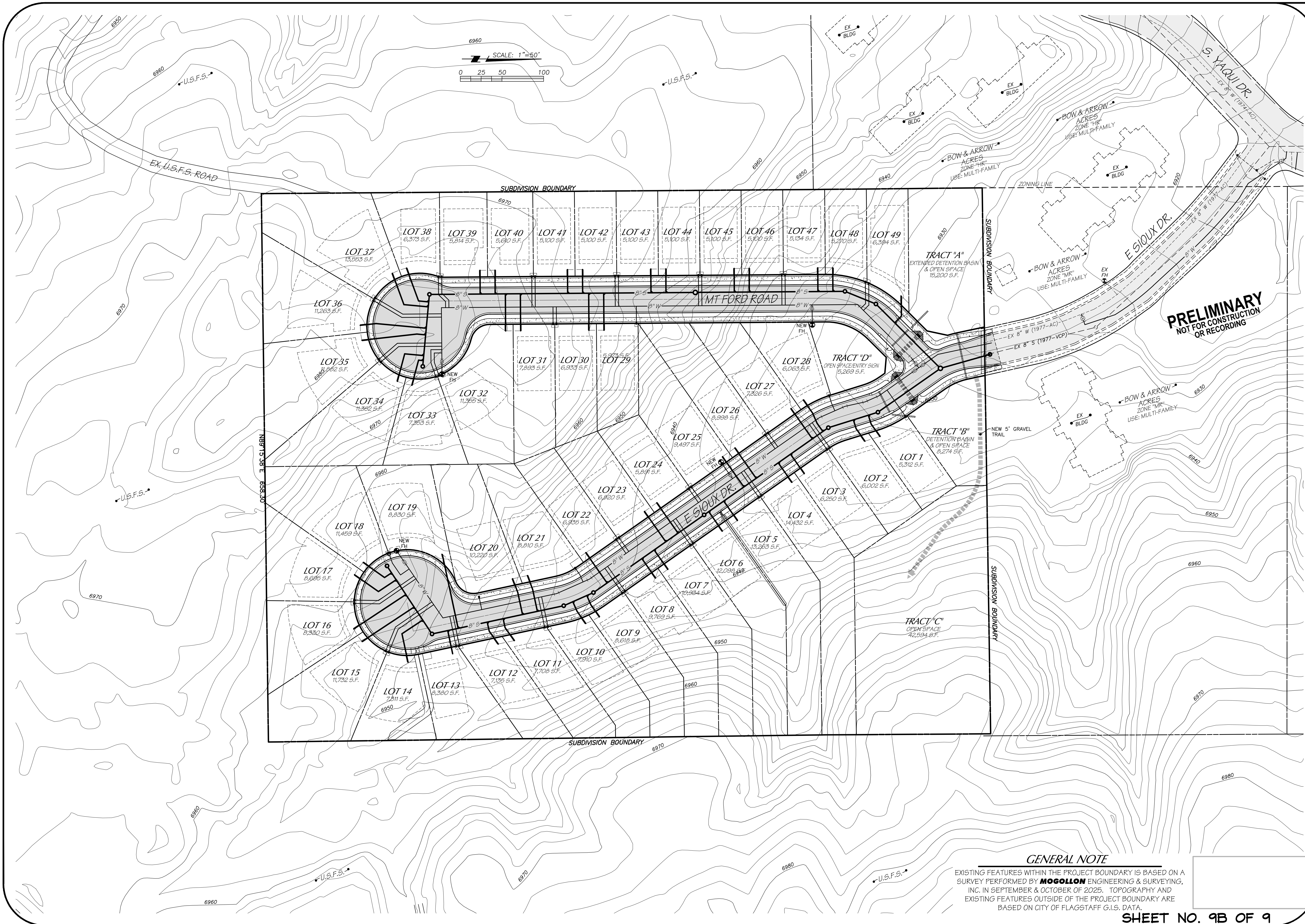
CD&E
CONSULTING & ENGINEERING

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NOT FOR CONSTRUCTION
OR RECORDING

5/5/26
MES# 25-069

HIDDEN HAVEN ESTATES
PRELIMINARY PLAT
RESOURCE PROTECTION PLAN

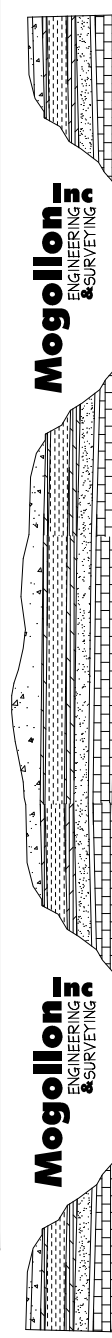


GENERAL NOTE

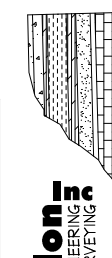
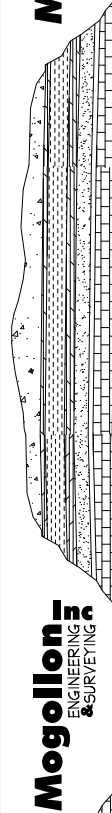
EXISTING FEATURES WITHIN THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025. TOPOGRAPHY AND EXISTING FEATURES OUTSIDE OF THE PROJECT BOUNDARY ARE BASED ON CITY OF FLAGSTAFF G.I.S. DATA.

SHEET NO. 9B OF 9

COF PROJECT # PZ-25-0087-02



Mogollon
ENGINEERING & SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

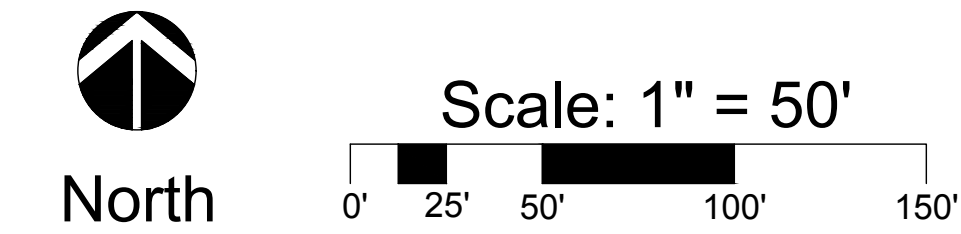
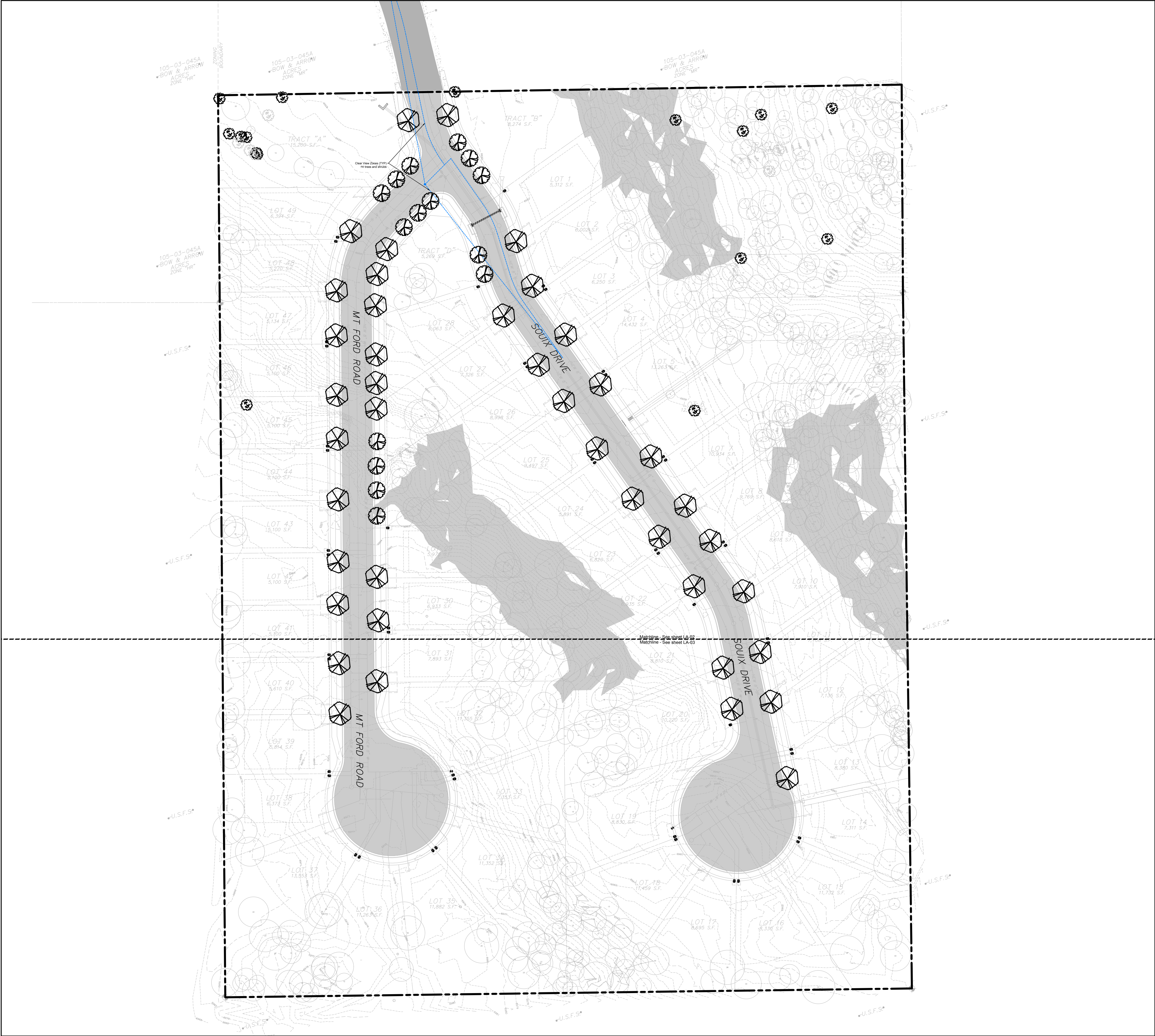


PRELIMINARY
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HIDDEN HAVEN ESTATES
PRELIMINARY PLAT
AREA MAP - PROPOSED CONDITION

5/5/26
MES# 25-069

DATE	PROJECT NO.	REVISIONS
5/5/26	25-069	
DESIGNED BY: FWRT	PROJECT NO. 25-069	
DRAWN BY: MW	PROJECT NO. 25-069	
CHECKED BY: RB	PROJECT NO. 25-069	



Zoning Code Landscape Requirements

AREA	QUANTITY	TREES REQUIRED	SHRUBS REQ'D	GROUNDCOVER REQ'D
ROW Landscaping T-3: The edge of town or city - Small lot subdivisions	2,496 LF	1 tree per 45 LF = 56 Trees 56 Trees provided	None	None
Plant Totals Provided		56 trees provided	N/A	N/A

NOTES: Exact tree locations are conceptual at this phase and will be adjusted for utilities. All trees to receive drip irrigation.

General Notes

All newly planted ground covers, shrubs, and trees will receive drip irrigation from an automatic drip irrigation system with backflow prevention and rain sensor. No hydrozones, turf areas, or other oasis areas are proposed.

GRADING
The grades and contours shown are to the finish grade of the project. The finish grade is to the top of the final landscaping. For all mulch and soil amendments to be installed, the contractor is required to verify that the top of the ground cover matches grades on the plans.

LANDSCAPING
Adjacent site improvements, pavement construction, irrigation installation and finish grading shall be completed prior to planting work. Do not plant when conditions are not suitable for digging, mixing, raking and/or grading. Planting needs to occur during the months that irrigation systems are in operation. Therefore, planting may occur between April 1 and September 30.

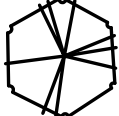
- Tree and Shrub Installation**
- Soil excavated from the planting pit shall be typically considered acceptable as backfill material for planting.
 - All containers shall be removed prior to plant installation in a manner that does not disturb the potted soil or root ball.
 - Set the root ball on six (6) inches of firm planting soil, plumb and in the center of the pit with the root ball crown slightly above the same elevation as adjacent finished landscape grades. Remove any wire, twine, burlap, or other material from the upper one third of the root ball of balled and burlapped stock. Wire baskets and synthetic burlap shall be completely removed after the root ball has been placed in its final location.
 - Once plant is set, place backfill material around base and sides of root ball and work each layer to settle backfill and eliminate voids. When backfilling is 2/3 complete, water thoroughly. Place the remainder of the backfill and repeat watering until no more is absorbed. Place the final layer of backfill and water.
 - All deciduous trees shall be wrapped from the ground line up to and including the first primary crotch formed by the first major branch. Wrapping shall be done after the plant has been installed.
 - Two to three inches of specified mulch shall be placed in the area disturbed by excavation of the planting well.

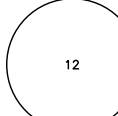
Groundcover Installation
Prior to planting activities, completely remove existing weeds, including roots. Immediately prior to installation, cultivate groundcover areas to a depth of six (6) inches and grade smoothly and uniformly. Plant groundcover so the root crown is at or slightly above the bed's finish grade. After planting of groundcover and prior to mulching, spread pre-emergent weed control over planting bed soil surface per manufacturer's written directions. Install the specified mulch to a depth of two (2) inches over the entire groundcover bed.

Landscape Completion

- Prune dead or damaged branches, making all cuts at branch collar. Maintain the natural habit, shape and specified size. Remove all tags, labels, and other material.

Plant List

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
56 TREES (Parkway)			
	 		
	<i>Acer x freemanii</i> / Autumn Blaze Maple (Parkway only)	2" caliper	15' x 15', Naturalized
	<i>Acer ginnala</i> / Amur maple (Parkway only)	25 gallon	15' x 15', Naturalized
	<i>Crataegus spp.</i> / Hawthorn (Parkway only)	2" caliper	25' x 25', Naturalized
	<i>Fraxinus pennsylvanica</i> / Patmore Ash (Parkway only)	2" caliper	40' x 25', Naturalized
	<i>Gleditsia triacanthos</i> / Honeylocust (Parkway only)	2" caliper	30' x 25', Naturalized
	<i>Prunus padus</i> / Mayday Tree (Parkway only)	2" caliper	20' x 20', Naturalized



Existing Trees to remain

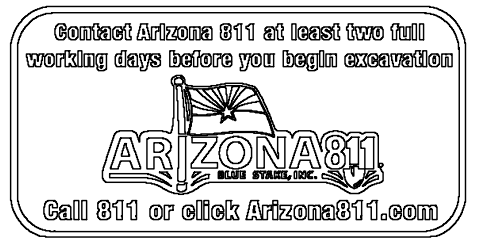


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Hidden Haven Estates

4200 South Lake Mary Road
Flagstaff, AZ
86005

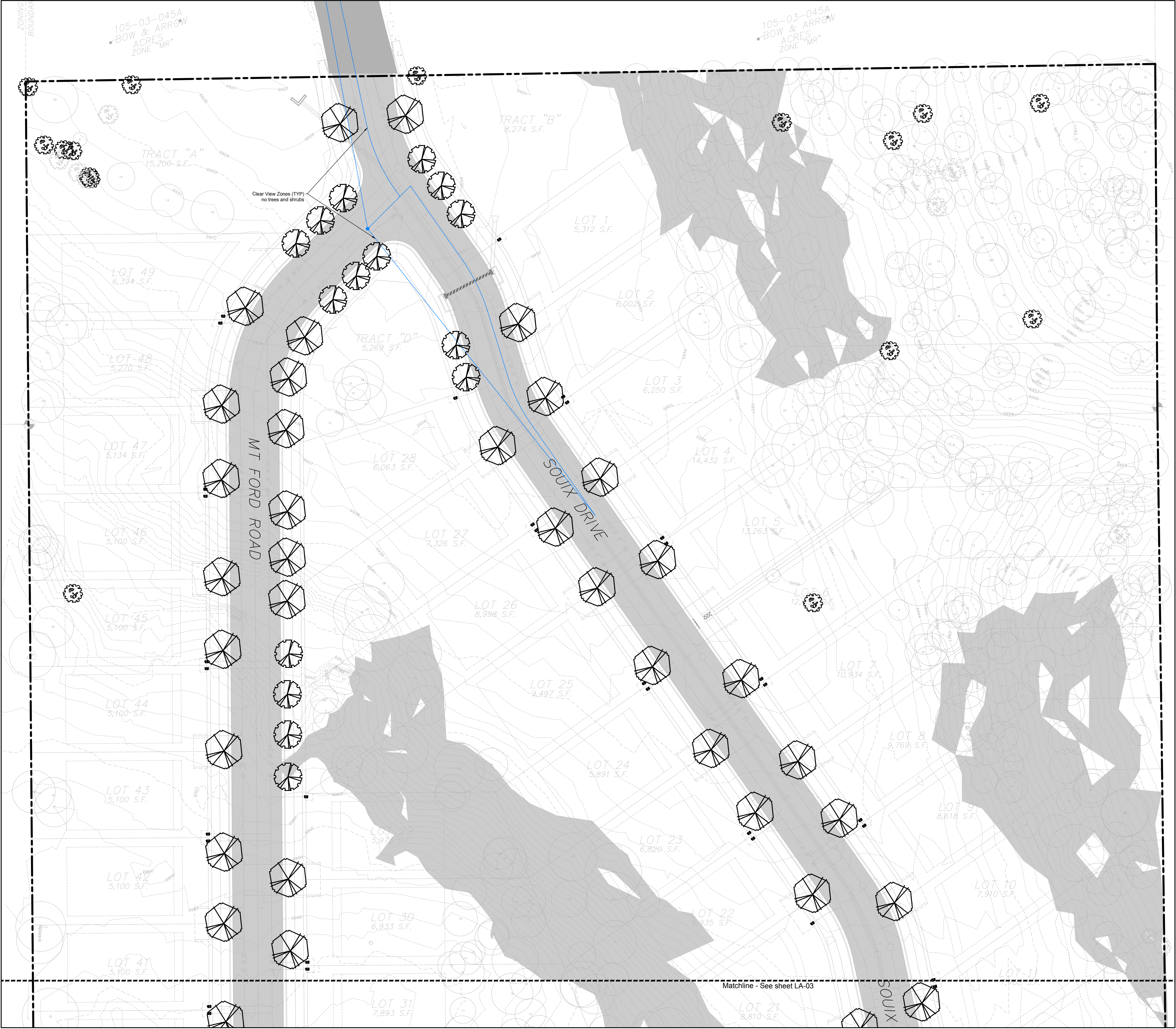


Date Revisions By

Drawn by: DB
Checked by: DB
Drawing Date: 5-4-2026
Phase: Preliminary Plat
COF Project/APN Number:
105-05-001A, 002B, 002C, 002D

Landscape Plan

LA-01



Plant List

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
56 TREES (Parkway)			

Existing Trees to remain

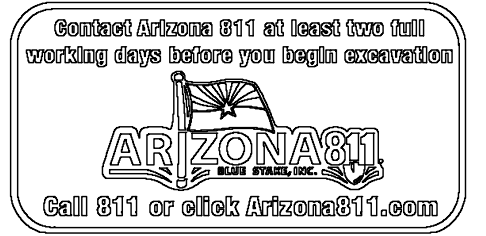


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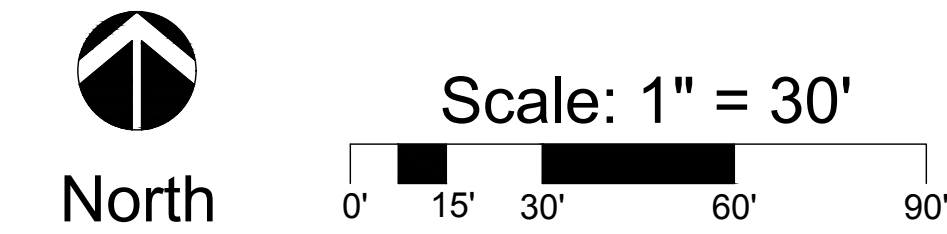
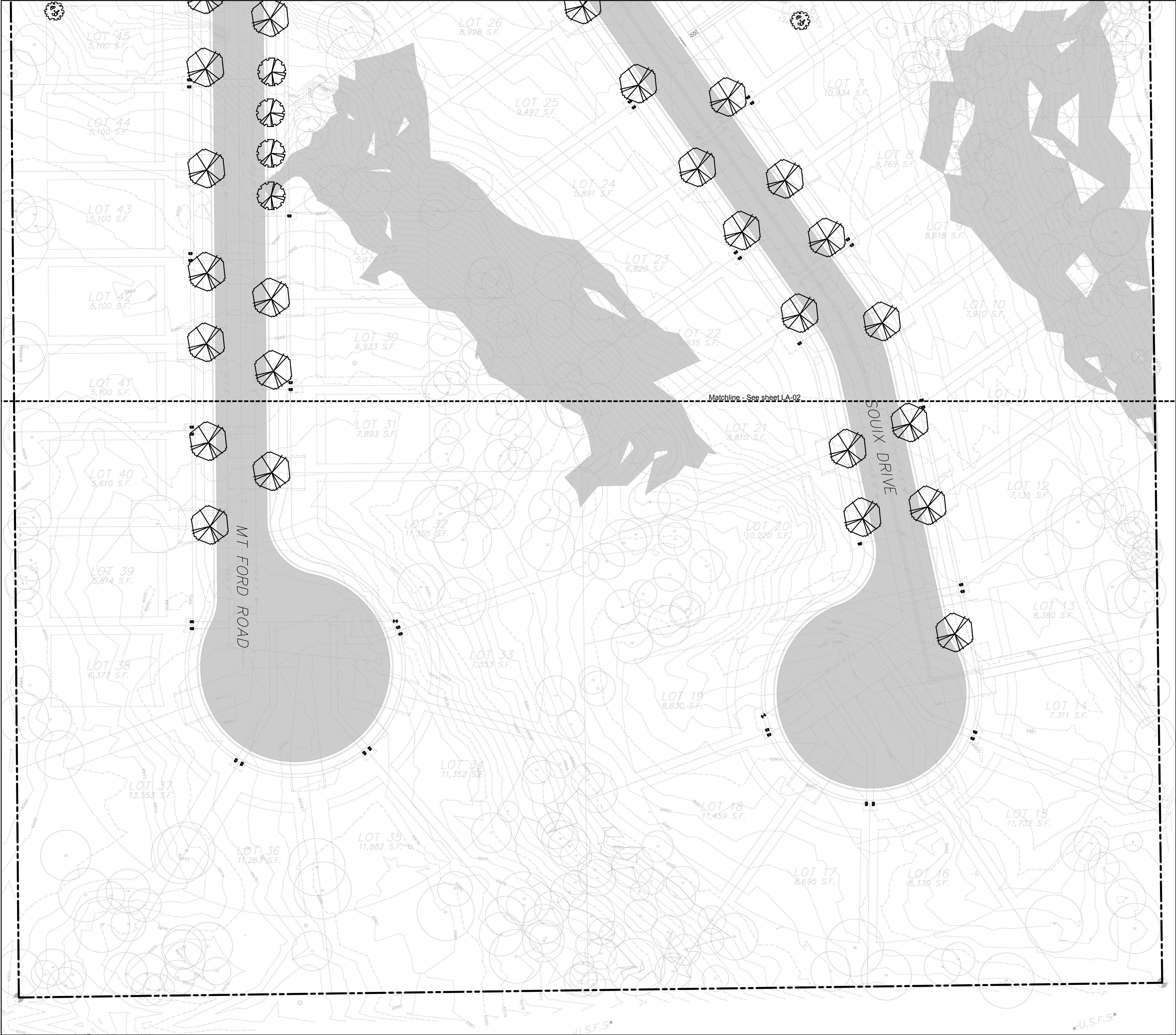


Date Revisions By

Drawn by: DB
Checked by: DB
Drawing Date: 5-4-2026
Phase: Preliminary Plat
COF Project/APN Number: 105-05-001A, 002B, 002C, 002D

Landscape Plan

LA-02



Plant List

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
56 TREES (Parkway)			

Existing Trees to remain



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Hidden Haven Estates

4200 South Lake Mary Road
Flagstaff, AZ
86005



Date	Revisions	By
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Drawn by: DB
Checked by: DB
Drawing Date: 5-4-2026
Phase: Preliminary Plat
COF Project/APN Number: 105-05-001A, 002B, 002C, 002D

Landscape Plan

LA-03