

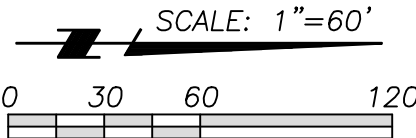
COF PROJECT # PZ-25-0087-02

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



LEGEND & ABBREVIATIONS

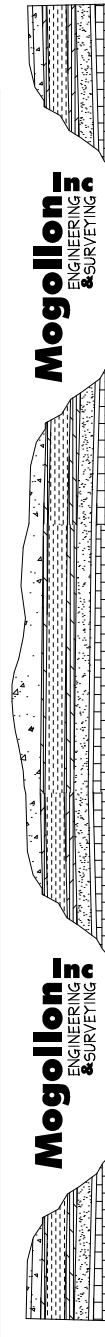
—	CENTERLINE (CL or C)
—	RIGHT OF WAY (R.O.W.)
—	PROPERTY LINE (PL or P)
AP	ANGLE POINT
BC or TC	BACK OF CURB (TOP)
CB	CATCH BASIN
C.O.F.	CITY OF FLAGSTAFF
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE
CY	CUBIC YARDS
C&G	CURB AND GUTTER
D.E.	DRAINAGE EASEMENT
D/W	DRIVEWAY
EA	EACH
EOP	EDGE OF PAVEMENT
EOL	END OF LINE BLOWOFF
EX	EXISTING
EG	EXISTING GRADE
FF or FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL or FL	FLOWLINE
GB	GRADE BREAK
G & D	GRADING and DRAINAGE
HC	HANDICAP
LF	LINEAL FEET
PKY	PARKWAY
R	RADIUS
RP	RADIUS POINT
S.B.	SETBACK
SHT	SHEET
S/W	SIDEWALK
SF	SQUARE FOOT
SY	SQUARE YARDS
TS&V	TAPPING SLEEVE and VALVE
(TYP)	TYPICAL
U.G.	UNDERGROUND
U.S.F.S.	UNITED STATES FOREST SERVICE
U.P.	UTILITY POLE
VG	VALLEY GUTTER
W & S	WATER and SEWER



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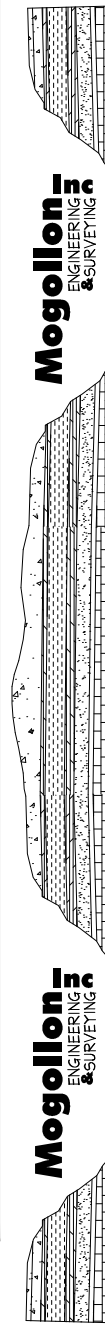
GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY
MOGOLLON ENGINEERING & SURVEYING, INC.



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

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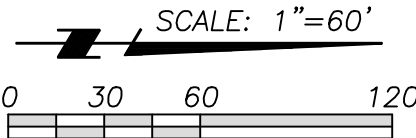


DATE: 6/18/26	PROJECT NO. 25-0087	REVISIONS: PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MW	PROJECT NO. 25-0087	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: MW	PROJECT NO. 25-0087	PER C.O.F. COMMENTS DATED 6/12/26
CHECKED BY: RM	PROJECT NO. 25-0087	PER C.O.F. COMMENTS DATED 6/12/26



LEGEND & ABBREVIATIONS

—	CENTERLINE (CL or C)
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FLOOD PLAINS & FLOODWAYS

THERE ARE NO FLOOD PLAINS AND/OR FLOODWAYS
LOCATED WITHIN THE PROJECT AREA.

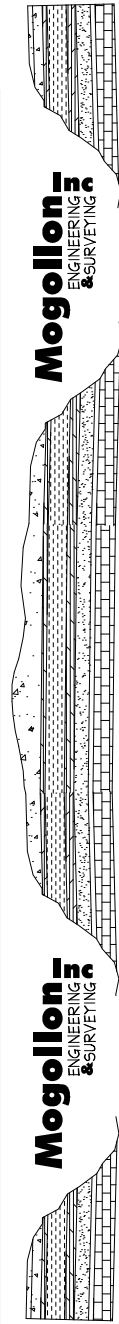
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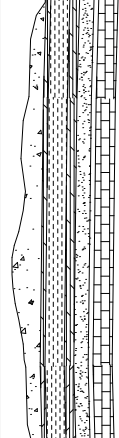
SHEET NO. 3 OF 7

COF PROJECT # PZ-25-0087-02

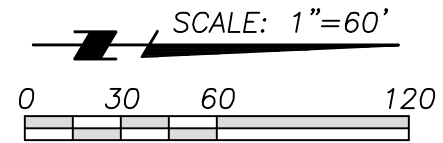


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DATE: 6/18/26	PROJECT NO. 25-043	REVISIONS: PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MW	PN: SHEET-03.DWG	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: MW	VERT SCALE: N/A	PER C.O.F. COMMENTS DATED 6/12/26
CHECKED BY: RM	HOR SCALE: 1"=60'	



PROJECT INFORMATION

PROJECT NAME: HIDDEN HAVEN ESTATES
APN NUMBER: 105-05-001A, 002B, 002C, 002D
PROJECT ADDRESS: 3860 E. SIOUX DRIVE
FLAGSTAFF, AZ. 86005

TOTAL ACREAGE: 13.01±
NUMBER OF PROPOSED LOTS: 49
DENSITY (GROSS): 49 / 13.01 = 3.77 UNITS / ACRE
DENSITY (NET): 49 / 4.50 = 10.89 UNITS / ACRE
CURRENT USE: TRAVEL ACCOMMODATIONS



BUILDING TYPES

SINGLE FAMILY "HOUSE" IN ACCORDANCE WITH THE CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.110.060



COMMON SPACE TYPE

TRACT "C" SHALL BE A NATURAL POCKET PARK CONSISTING OF APPROXIMATELY 0.98± ACRES OF COMMON SPACE FOR HOMEOWNERS RECREATIONAL ENJOYMENT.

PERMITTED USES

PERMITTED USES SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ZONING CODE TABLE 10-40.30.030B "RESIDENTIAL ZONES - ALLOWED USES". NO OTHER USES WILL BE PERMITTED

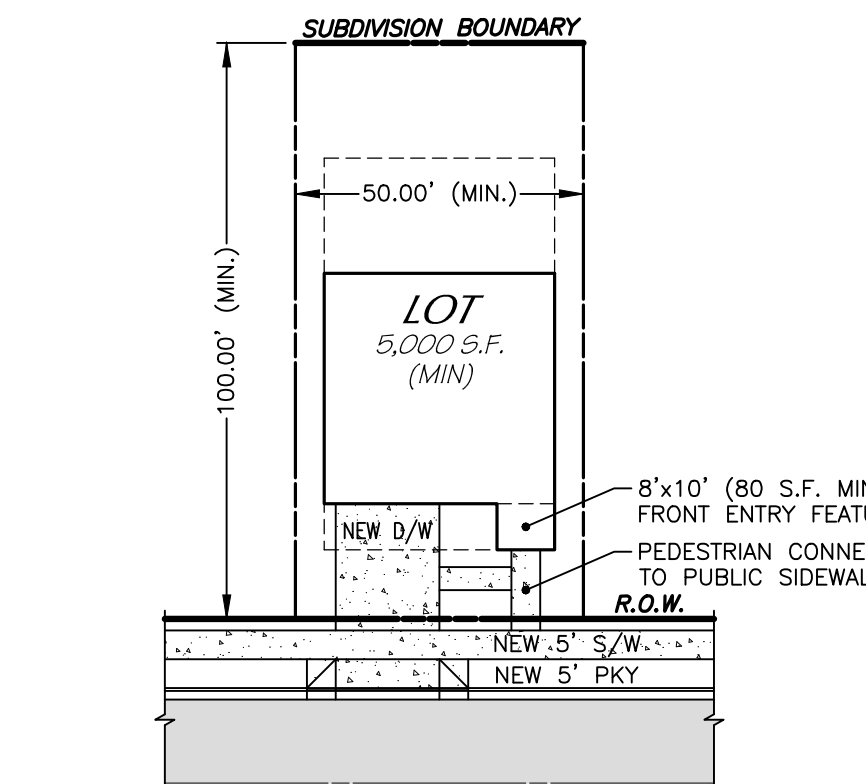
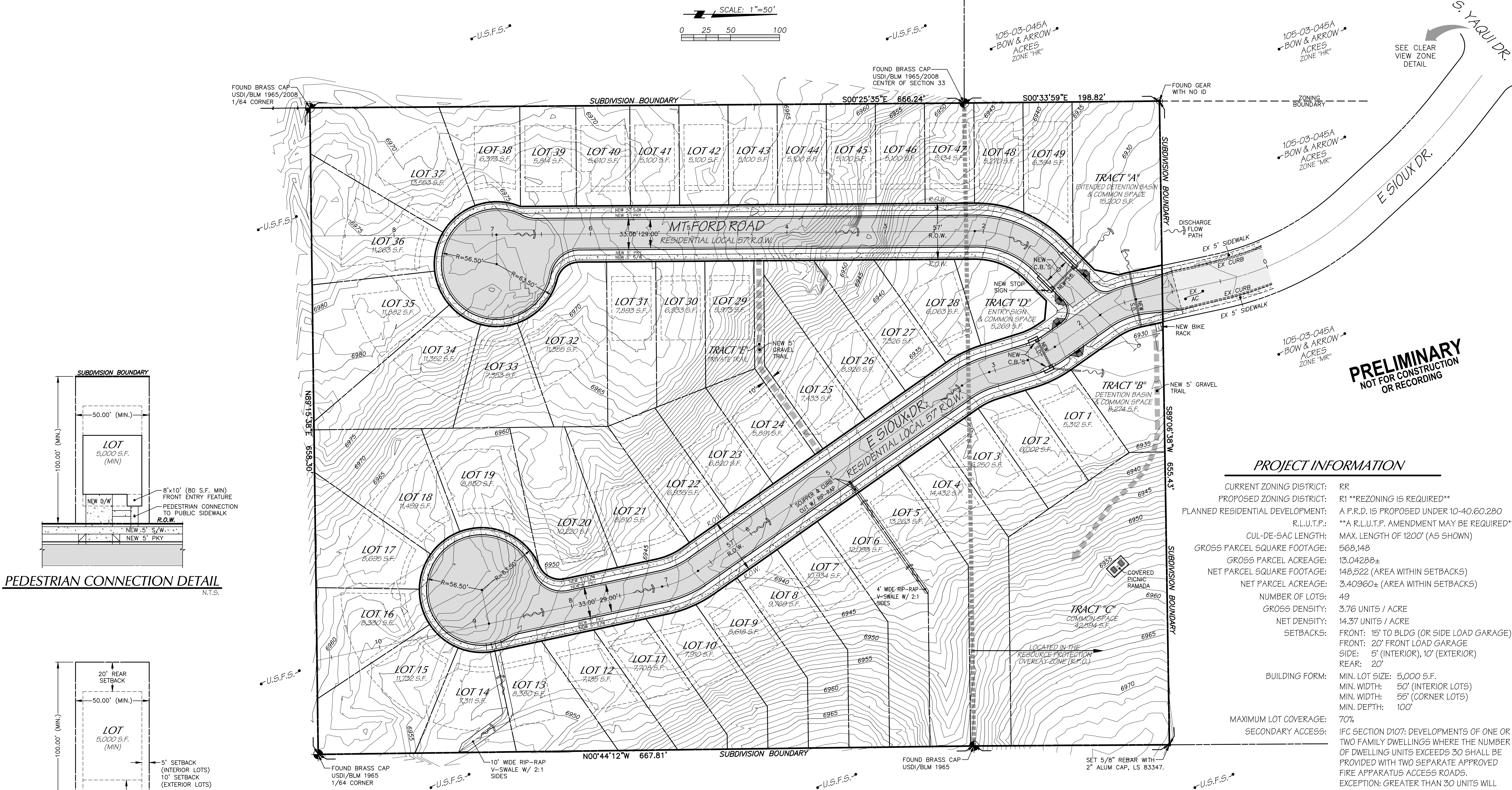
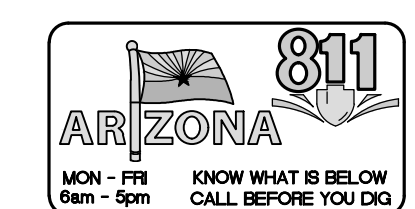
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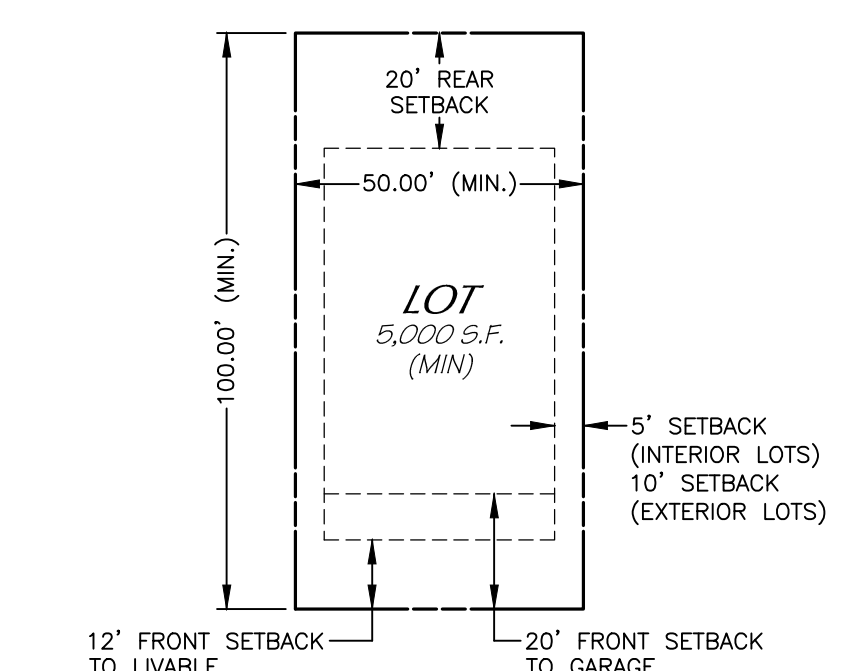
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SHEET NO. 5 OF 7

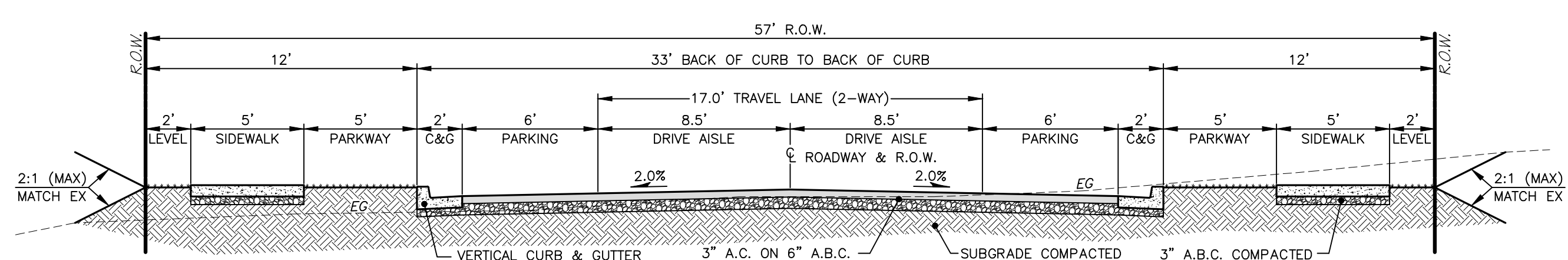
COF PROJECT # PZ-25-0087-02



PEDESTRIAN CONNECTION DETAIL
N.T.S.



TYPICAL LOT DETAIL
N.T.S.



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

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.

ABBREVIATIONS
C.B. CATCH BASIN
S.D. STORMDRAIN

HOUSING TYPE TABLE
ALL HOUSING TYPES PROPOSED FOR THIS SUBDIVISION SHALL BE SINGLE FAMILY DETACHED

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.
ROCV 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)

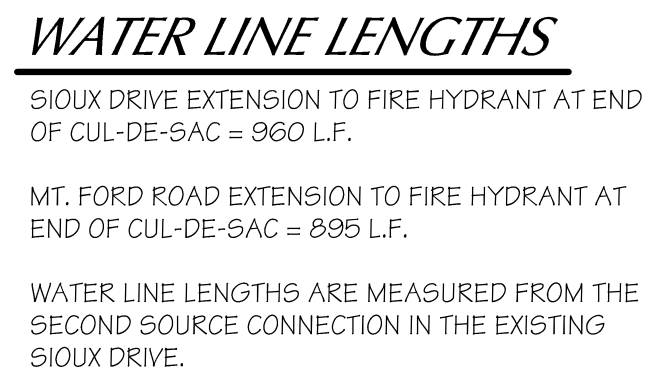
PROJECT INFORMATION

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
R.L.U.T.P.:	**A R.L.U.T.P. AMENDMENT MAY BE REQUIRED**
CUL-DE-SAC LENGTH:	MAX. LENGTH OF 1200' (AS SHOWN)
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
SETBACKS:	FRONT: 15' TO BLDG (OR SIDE LOAD GARAGE) FRONT: 20' FRONT LOAD GARAGE SIDE: 5' (INTERIOR), 10' (EXTERIOR) REAR: 20'
BUILDING FORM:	MIN. LOT SIZE: 5,000 S.F. MIN. WIDTH: 50' (INTERIOR LOTS) MIN. WIDTH: 55' (CORNER LOTS) MIN. DEPTH: 100'
MAXIMUM LOT COVERAGE:	70%
SECONDARY ACCESS:	IFC SECTION D107: DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE APPROVED FIRE APPARATUS ACCESS ROADS. EXCEPTION: GREATER THAN 30 UNITS WILL REQUIRE A FIRE SPRINKLER SYSTEM INSTALL IN ALL UNITS (UP TO 50 UNITS PER THE C.O.F.)

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

COMMON SPACE CALCULATIONS

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



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