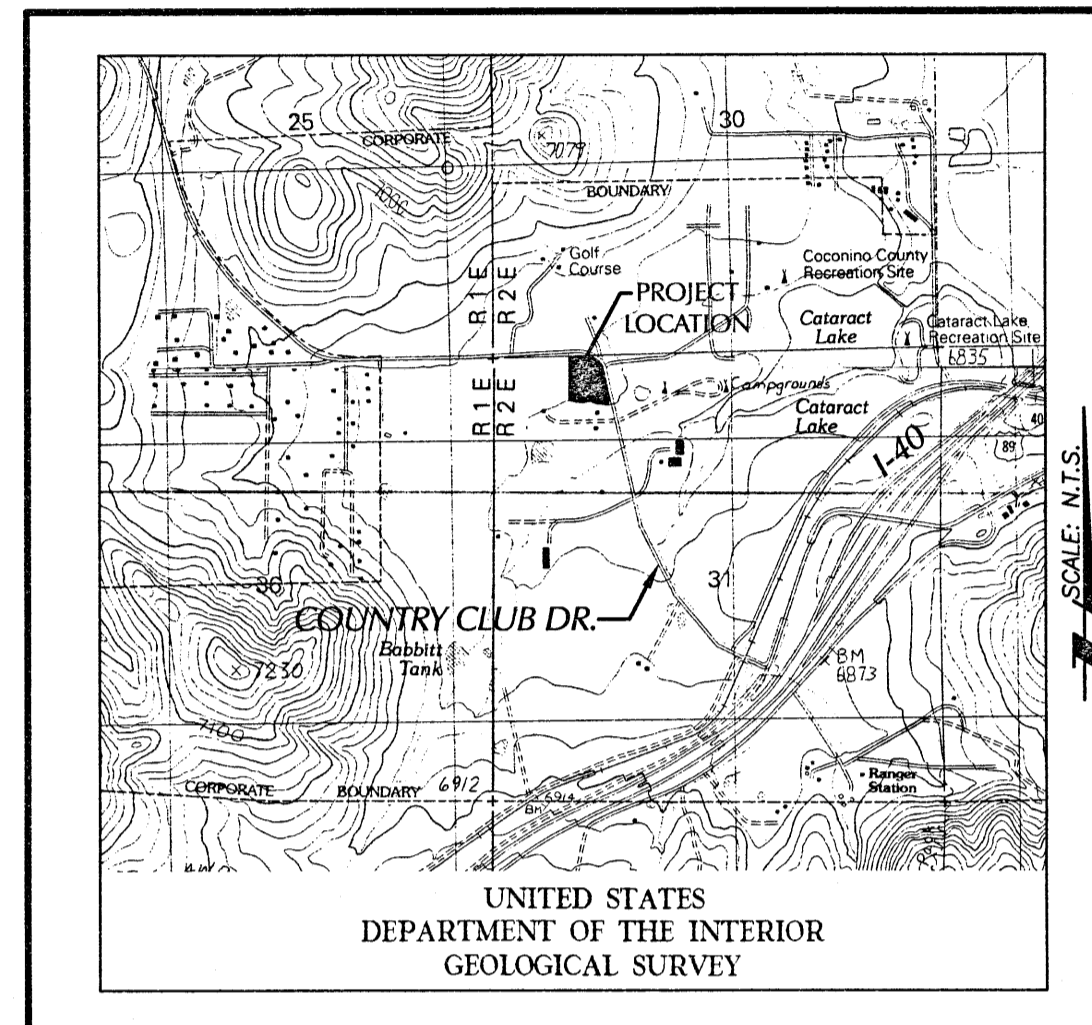


FAIRWAY IN THE PINES AT WILLIAMS COUNTRY CLUB

LOCATED IN THE NW 1/4 OF SECTION 31
TOWNSHIP 22 NORTH, RANGE 2 EAST, G. AND S.R.M.
WILLIAMS, ARIZONA

PRELIMINARY PLAT SUBDIVISION LOT LAYOUT & PROJECT INFORMATION



VICINITY MAP
N.T.S.

PROJECT INFORMATION

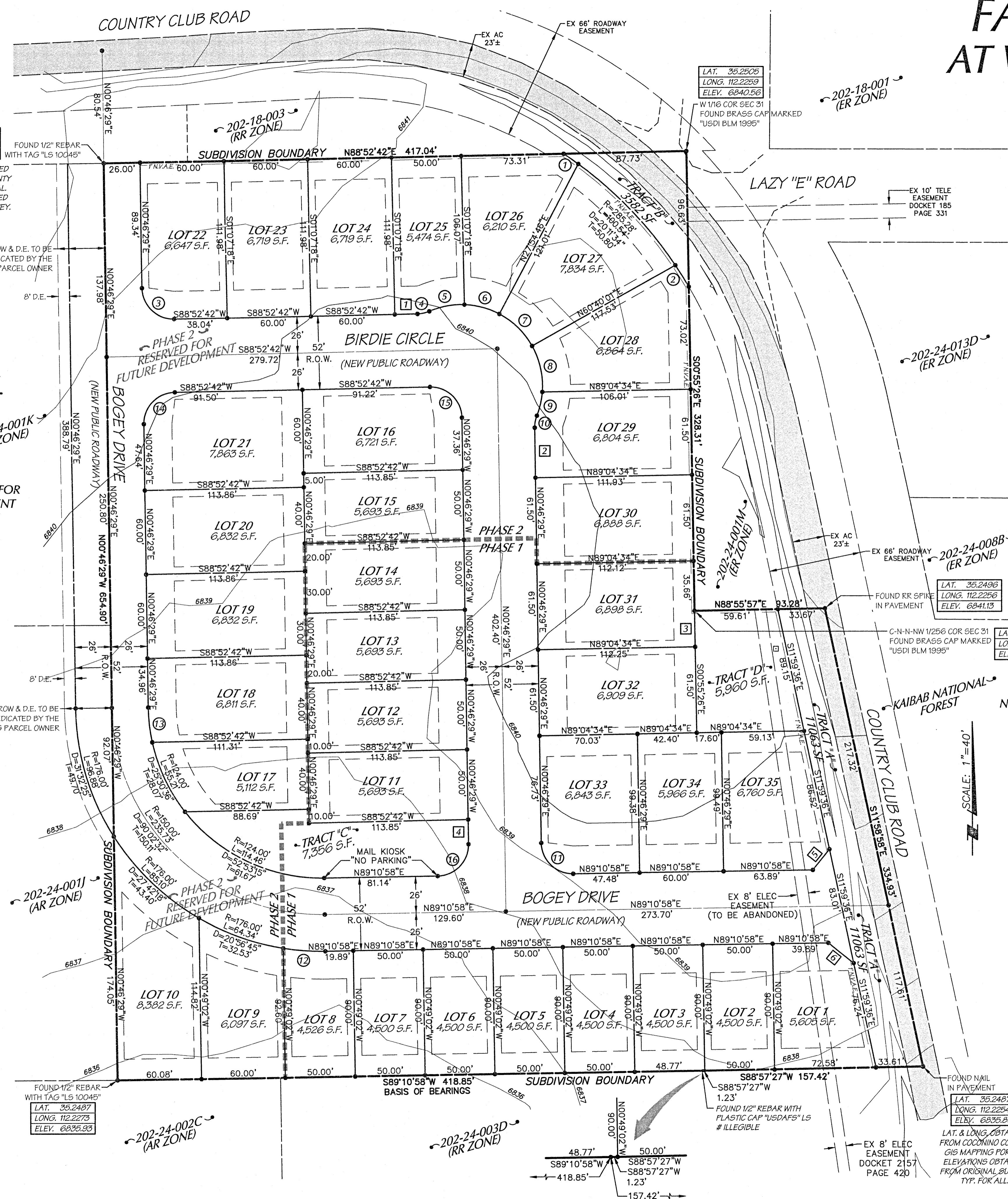
SUBDIVISION NAME: FAIRWAY IN THE PINES AT WILLIAMS COUNTY CLUB
ADDRESS: 2801 COUNTRY CLUB ROAD WILLIAMS, AZ. 86046
FLOODPLAIN NOTE: NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A FLOODPLAIN
NUMBER OF SINGLE FAMILY LOTS: 35
GROSS SQUARE FOOTAGE: 315,376
GROSS ACREAGE: 7.24004±
PUBLIC R.O.W. DEDICATION: 2.02670± (88,283 S.F.)
NET SQUARE FOOTAGE: 227,093
NET ACREAGE: 5.21334±
OPEN SPACE: TRACT "C": 7,356 S.F.
 TRACT "D": 5,960 S.F.
 ON LOT (OUTSIDE OF SETBACKS): 104,040 S.F.
TOTAL: 117,356 S.F. 37.21%
UNITS PER ACRE: GROSS DENSITY: 35 / 7.24 = 4.83 UNITS / ACRE
 NET DENSITY: 35 / 5.21 = 6.72 UNITS / ACRE
ASSESSORS PARCEL NUMBER: 202-24-001L
EXISTING ZONING DISTRICT: R-2
PROPOSED USE: SINGLE FAMILY DETACHED
 MINIMUM LOT DIMENSIONS
 MIN LOT WIDTH=50'
 MIN LOT DEPTH=90'
BUILDING SETBACKS: FRONT = 20' MIN
 SIDE = 5' MIN (VARIANCE)
 BUILDING SEPARATION = 10' MINIMUM
 REAR = 15' MIN
OWNER/DEVELOPER: PHANTOM RANCH, L.L.C.
 156 FAIRWAY DRIVE
 WILLIAMS, AZ 86046

INDEX OF SHEETS

- 1 SUBDIVISION LOT LAYOUT & PROJECT INFORMATION
- 2 SUBDIVISION LOT, BUILDING LAYOUT & SUBDIVISION NOTES
- 3 PROPOSED WATER & SEWER

SHEET NO. 1 OF 3

COF PROJECT #



PHASING INFORMATION

PHASE 1 S.F.: 149,224
 PHASE 1 ACREAGE: 3.42571±
 PHASE 2 S.F.: 166,152
 PHASE 2 ACREAGE: 3.81433±
 PHASE 2 INFORMATION: SHALL BE RESERVED FOR FUTURE DEVELOPMENT AS SHOWN HEREON

LINE DATA

#	BEARING	DISTANCE
1	S88°52'42"W	16.23'
2	N00°46'29"E	35.98'
3	S00°55'26"E	25.84'
4	N00°46'29"W	17.77'
5	N38°35'41"E	19.05'
6	N51°24'19"W	23.18'

CURVE DATA

#	RADIUS	LENGTH	DELTA	TANGENT
1	285.28'	12.72'	02°33'16"	6.36'
2	285.28'	18.20'	03°39'16"	9.10'
3	22.50'	35.48'	90°20'49"	22.64'
4	22.50'	8.74'	22°15'40"	4.43'
5	58.00'	25.81'	25°29'59"	13.12'
6	58.00'	26.11'	25°47'46"	13.28'
7	58.00'	33.16'	32°45'15"	17.05'
8	58.00'	33.88'	32°27'56"	17.44'
9	58.00'	17.57'	17°21'15"	8.85'
10	22.50'	8.74'	22°15'41"	4.43'
11	22.50'	35.36'	90°02'33"	22.52'
12	176.00'	30.26'	09°51'04"	15.17'
13	124.00'	25.20'	11°38'41"	12.64'
14	22.50'	35.21'	89°39'11"	22.36'
15	22.50'	35.48'	90°20'49"	22.64'
16	22.50'	35.33'	89°57'28"	22.48'

6/13/19
 MES# 18302
 FAIRWAY IN THE PINES AT WILLIAMS COUNTY CLUB
 PRELIMINARY PLAT
 Megolton ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 REGISTERED LAND SURVEYOR
 23950 KENT V. HOTSCHULLER
 EXPIRES: 3/31
 PROJECT NO. 18302
 REVISIONS: PER C.O.M. COMMENTS DATED 3/28/19
 PER C.O.M. COMMENTS DATED 5/6/19
 PER C.O.M. REQUEST
 DATE: 6/13/19
 DESIGNED BY: RDB/TM
 DRAWN BY: TM
 CHECKED BY: KYH
 LAYOUT #9