

PLANNING & ZONING COMMISSION AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, August 8, 2019
9:00 AM

COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its regular meeting to be held on **THURSDAY, August 8, 2019 AT 9:00AM** in **Council Chambers, City Hall, located at 201 S. Cortez Street**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS	
George Sheats, Chairman	Ted Gambogi
Terry Marshall	Mel Roop
Ken Mabarak	George Lee

III. REGULAR AGENDA ITEM

1. Approval of the July 18, 2019 meeting minutes.
2. **PLN19-009**, a revised preliminary plat of Bradshaw Hills, a 33-lot subdivision; Site Zoning: Business General (BG); Property owner: N Squared Properties, LLC; APN 110-04-031C and 110-04-141J.

IV. STAFF UPDATES

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on 8/2/19 at 10:00am in accordance with the statement filed with the City Clerk's Office.

Maureen Scott
Maureen Scott, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org.



**PLANNING & ZONING COMMISSION
MINUTES July 18, 2019
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on July 18, 2019 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA

I. CALL TO ORDER

Chairman Sheats called the meeting to order at 9:00 a.m.

II. ATTENDANCE

III.	BOARD MEMBERS	STAFF MEMBERS
	George Sheats, Chairman	George Worley, Planning Manager
	Ken Mabarak	Michelle Chavez, Recorder
	Terry Marshall	Bryn Stotler, Comm. Development Director
	Ted Gambogi	COUNCIL
	Mel Roop	Councilman Phil Goode
	George Lee	Councilman James Lamerson

REGULAR AGENDA ITEM

1. Approval of the June 13, 2019 Meeting Minutes.

A motion was made by Commissioner Gambogi to approve the June 13, 2019 minutes. The motion was seconded by Commissioner Mabarak and approved unanimously.

2. **SIG19-002**, Proposed Comprehensive Sign Plan for The Potters House Church; 5195 N. State Route 89; property owner: Christian Fellowship Church, Inc; APN 102-06-003C.

Chair Sheats mentioned that Commissioners had been out to the site and the signs are already up.

George Worley gave an overview of the sign plan application including location, aerial photos, site plan, sign locations, scale of signs, and dimensions of walls in relation to the signs. The church has a conditional use permit to have the church in the single family (SF-9) zoning.

Commissioners, staff and applicant discussed the signs on both sides of the building and the context of being next to two highways.

Commissioner Roop asked the applicant what they used to determine six feet as the letter size and if they considered a monument sign.

Sun State Builders stated that Blue Media was not present at the meeting to respond to how the sign size was determined. They stated they hung the signs in a temporary format in case changes were needed after the Commission meeting.

Commissioner Mabarak moved to approve SIG19-002, Proposed Comprehensive Sign Plan for The Potters House Church. The motion was seconded by Commissioner Lee. The motion passed 5-1; Yeas – Mabarak, Sheats, Roop, Gambogi, Marshall; Nay-Roop.

Commissioner Mabarak commented on special use permits for large churches and stated the Planning and Zoning Commission should look at this going forward.

3. **PLN19-010**, Revised Preliminary Plat of Antelope Crossings subdivision extending the boundary of the subdivision and adding 41 lots to Phases 4 and 5. Owner is Chamberlain Development, LLC.

George Worley gave an overview of the preliminary plat and vehicular access from HWY 89 and Willow Creek Road. The commercial development plan was re-evaluated due to poor access. The developer desires to change the parcel to residential development. The proposal is to increase residential lots and add more open space. The additional lots do not change the external boundary configuration of the subdivision. All access remains from Willow Creek Road. There is also potential for soft and hard trail connection.

Commissioners, staff and applicant discussed number of lots, access points to the development, zoning, the original ranch, abandonment of a well, traffic impacts, airport impacts such as noise, aviation easements, land use groups under the Deep Well Master Plan, and future planning processes for areas in and around the airport expansion.

Commissioners expressed concern about the curve on Willow Creek Road and how to improve the area traffic impacts. The Commissioners would like Public Works to address the curve from an engineering standpoint, and requested this concern be added to the staff report for City Council. The right of way has been evaluated by Public Works at the curve.

Commissioner Mabarak asked for the “right in, right out” entrance and exit at the north end of the parcel be added on the preliminary plat before it goes to City Council. Staff will also mention this in its presentation to City Council.

Commissioner Gambogi moved to approve PLN19-010, Revised Preliminary Plat of Antelope Crossings. This motion was seconded by Chair Sheats. Commissioner Marshall Called the Question. The motion failed (2-4).

Commissioner Gambogi moved to approve PLN19-010, with a recommendation that the City does a traffic study of the curve on Willow Creek Road. This motion was seconded by Chair Sheats. The motion failed (3-3). Yeas: Sheats, Gambogi, Mabarak; Nays: Lee, Marshall and Roop.

The proposal will move ahead to the City Council without recommendation.

4. **MPA19-002 and ANX19-001**, Introduction and preliminary discussion of proposed annexation, general plan amendment and master plan for property known as Stringfield at Granite Mountain. Applicant is Jeff Davis of SFR Acquisitions, LLC; APN: 106-06-002C and a portion of 106-06-002D; County zoning is R1L-70 residential, site built only, 70,000 sq.ft. minimum.

Director Stotler gave an overview of the project including a map of the zoning in the regional area. The project includes a state land acquisition. A previous presentation to City Council was informational only. The City is working on the State Land Acquisition which does take some time.

George Worley gave an overview of land annexation and the rules governing it. The parcel proposed for acquisition from the State of Arizona will provide contiguity to the City boundary for

the annexation parcel. Mr. Worley also spoke about Proposition 400 and how that applies to this project. It triggers a 60 day public comment period between P and Z's action and Council consideration.

The project includes a plan to connect the proposed trail alignment to the Prescott Circle Trail and have potential public parking in the State land acquisition parcel. There is no request to rezone the parcels. The developer intends to keep the overall density. Each phase would be a PAD for individual subdivisions similar to Granite Dells Estates. It would include open space and larger lots than other areas of town. The terrain is steep and the developer proposes to follow the terrain and keep the ridgeline as natural as possible.

Applicant Jeff Davis gave an overview of his history in business and development in Prescott and the surrounding area. He discussed his target market for this development and the nature of the land. He also discussed the aesthetics of the proposed home design, the Circle Trail connectivity, open space (depicted at 34%), building envelopes, design build opportunities, custom homes, and participation in the water sense program.

Commissioners, staff and applicant discussed the lot quantity, utility easements, road grades, ridge lines, topographic features, traffic impacts, sidewalks, shoulders and soft trail.

George Worley asked Commissioners to send concerns and comments they think of to staff.

Mr. Davis indicated he will be working on the annexation and a proposed development agreement with City legal while waiting for the land acquisition to go through. He noted he will be taking that to City Council before the Planning and Zoning Commission will see the final development plan.

IV. STAFF UPDATES:

None

V. SUMMARY OF CURRENT OR RECENT EVENTS

None

VI. ADJOURNMENT

Chairman Sheats adjourned the meeting at 11:10 a.m.

Michelle Chavez, Recorder

George Sheats, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: August 8, 2019

AGENDA ITEM: PLN19-009, a revised preliminary plat of Bradshaw Hills, a 33-lot subdivision; Site Zoning: Business General (BG); Property owner: N Squared Properties, LLC; APN 110-04-031C and 110-04-141J.

Approved By:

Director:	Bryn Stotler	<i>Bryn Stotler 8-1-19</i>
Planning Manager:	George Worley	<i>G. Worley 8/1/19</i>

Item Summary

This is a revised Preliminary Plat creating a 33-lot subdivision on 10.89 acres. The property zoning is Business General (BG). Proposed development is single-family detached residential. This revision clarifies the intended building setbacks for the subdivision.

Background

This project came before the Planning and Zoning Commission May 30, 2019 and was recommended for approval. It was then approved by the City Council on June 11, 2019. Subsequent to that action, the applicants contacted the Planning Division to advise that the building setbacks that were depicted on the plat recommended by the Planning and Zoning Commission, and approved by the City Council, were not the intended setbacks. To correct this discrepancy, a revised preliminary plat was submitted by the applicant and requires a review and recommendation from the Planning and Zoning Commission.

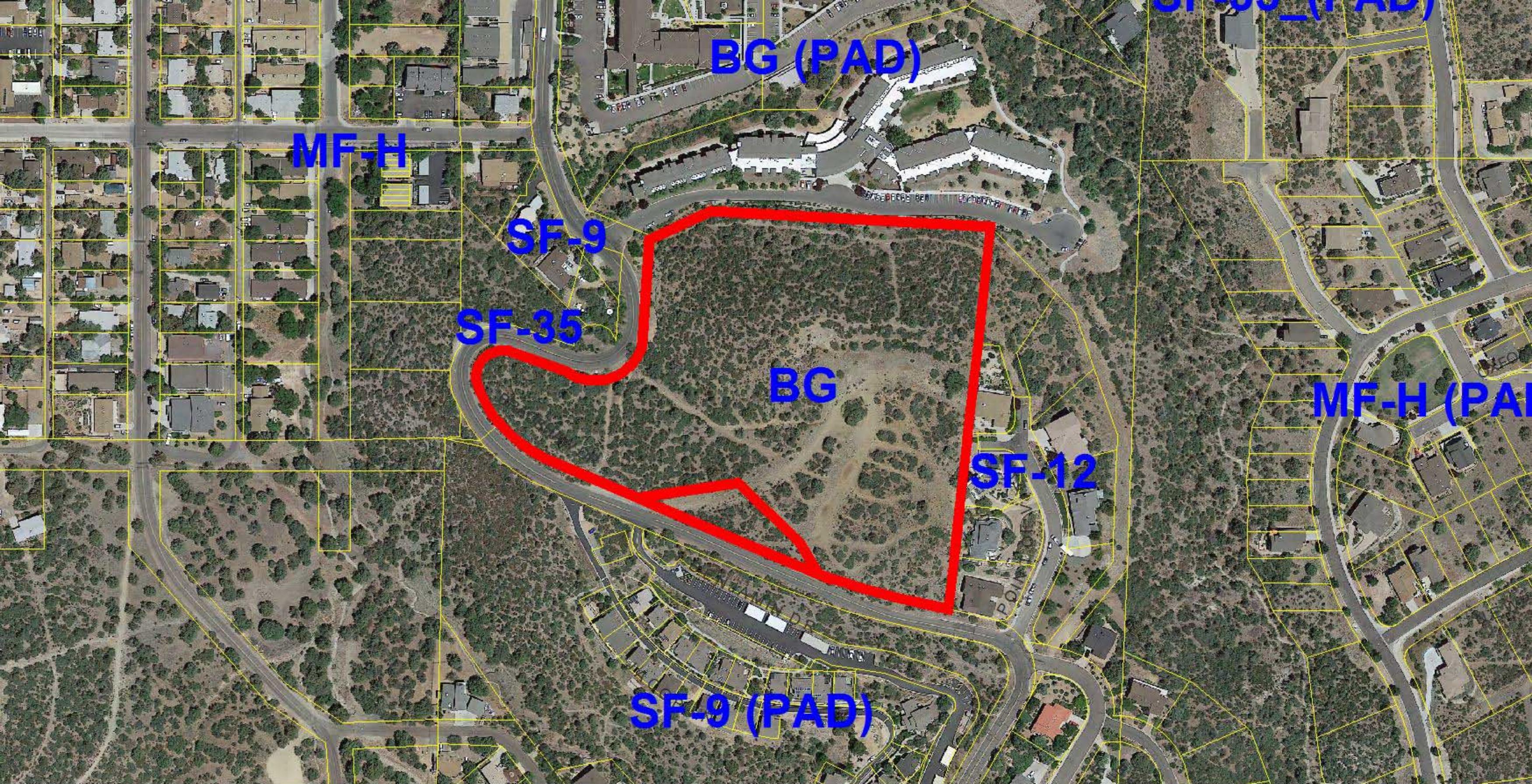
The proposed building setbacks are 5 feet at the front and rear, and 5 feet at the sides. The remaining site design parameters, lot sizes, one story house designs and percentage of open space (54%) for the PAD remain unchanged by this revised plat.

Attachments:

1. Vicinity aerial map
2. Vicinity zoning map
3. Preliminary plat as approved
4. Revised Preliminary plat

Recommended Action:

MOVE to recommend approval of PLN19-009, a revised preliminary plat for Bradshaw Hills subdivision.



MF-H

BG (PAD)

SF-35 (PAD)

SF-9

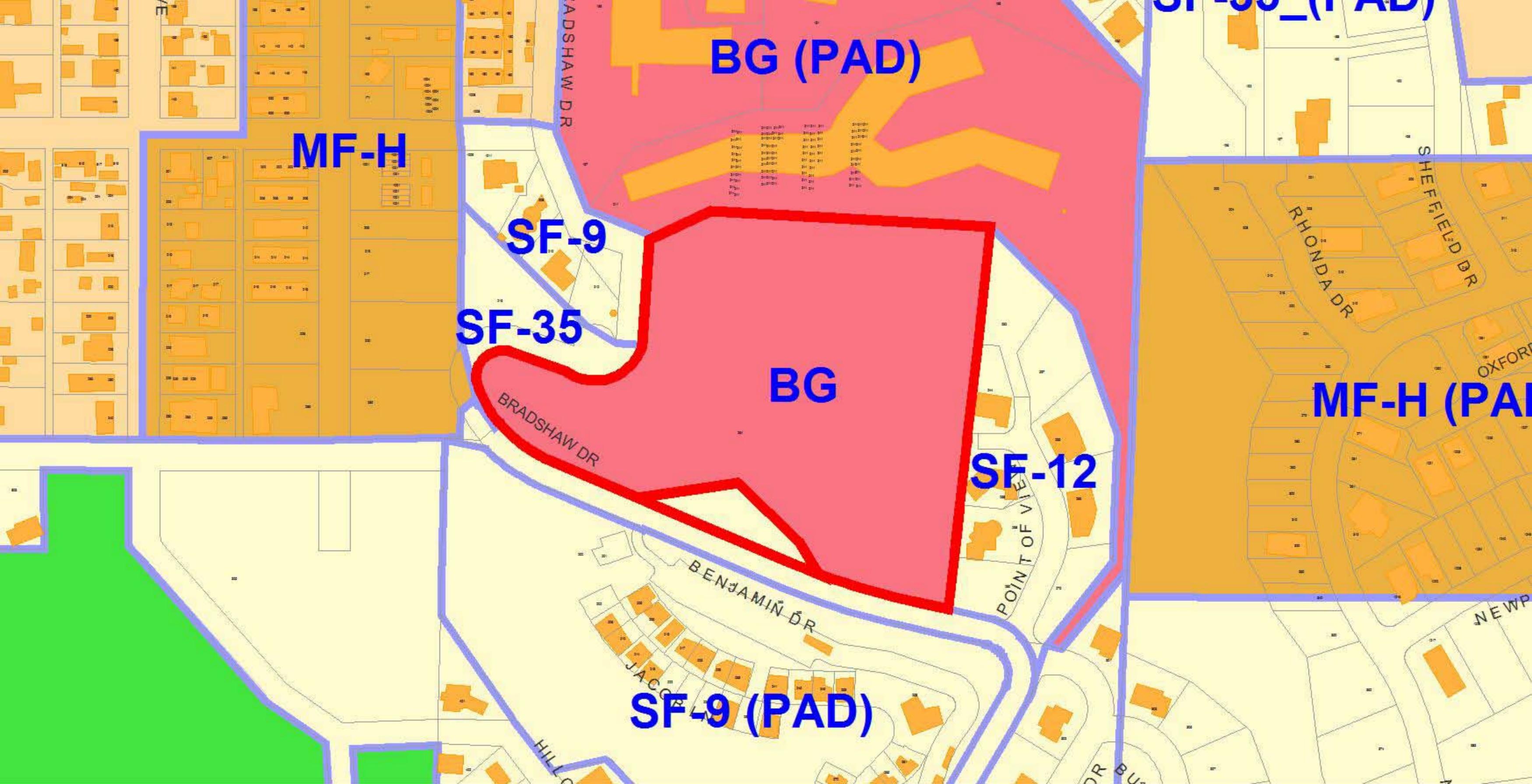
SF-35

BG

SF-12

MF-H (PAD)

SF-9 (PAD)



BG (PAD)

MF-H

SF-9

SF-35

BG

SF-12

MF-H (PAD)

SF-9 (PAD)

BRADSHAW DR

BRADSHAW DR

BENJAMIN DR

HILL

POINT OF VIEW

RHONDA DR

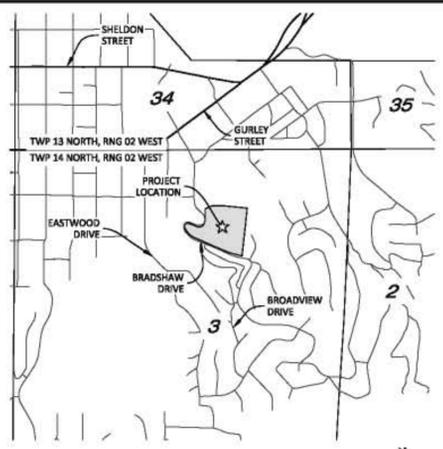
SHEFFIELD DR

OXFORD

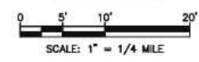
NEWP

DR BU

PLOTTED: Jan 23, 2019 - 8:59 am



VICINITY MAP



LEGEND

- FOUND 1/2" REBAR WITH MARKINGS PLS 48299
- ⊗ FOUND 1/2" REBAR WITH MARKINGS RLS 13941
- ⊠ FOUND 1/2" REBAR WITH MARKINGS LS 15331
- ⊙ FOUND 1/2" REBAR WITH MARKINGS RLS 22776
- FOUND 1/2" REBAR WITH ILLEGIBLE ALUMINUM CAP
- ⊕ FOUND 1/2" TAGGED REBAR WITH MARKINGS RLS 13011
- ⊖ FOUND SMALL PK SURVEY NAIL WITH NO MARKINGS
- ⊙ CENTERLINE MONUMENT PER QCS-D-120Q
- ⊙ SET 1/2" REBAR WITH MARKINGS RLS 33861
- MEASURED DATA BASED ON FIELD SURVEY
- RECORD DATA PER BOOK 4809 M&P PAGE 992 OF Y.C.O.R.
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PARENT PARCEL LINE
- ADJACENT PARCEL LINE
- RIGHT OF WAY
- WATER EASEMENT DEDICATED PER THIS PLAT
- INGRESS/EGRESS EASEMENT DEDICATED PER THIS PLAT
- SEWER EASEMENT DEDICATED PER THIS PLAT
- 1" NON VEHICULAR ACCESS RESTRICTION DEDICATED PER THIS PLAT
- EXISTING PUBLIC UTILITY EASEMENT
- CENTERLINE
- SETBACK
- SLOPE EASEMENT PER BOOK 3828 PAGE 134 OF Y.C.O.R.
- OPEN SPACE
- INGRESS/EGRESS/PUE
- WATER EASEMENT
- SEWER EASEMENT
- INTERIOR LOT LINE
- INDEX CONTOURS
- 5025 INTERMEDIATE CONTOURS
- 5024

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED BY THE SURVEYOR OR HIS ASSIGNS WHOSE SIGNATURE IS AFFIXED TO THE SURVEY DURING THE MONTH OF OCTOBER OF THE YEAR 2017.
2. THIS SURVEY IS SUBJECT TO MODIFICATION AND ENHANCEMENT AS ADDITIONAL DISCOVERY JUSTIFIES.
3. A.R.S. 32-151 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY WHO IS UNDER CONTRACT AT THE TIME OF THIS SURVEY AND THE PARTIES LISTED IN THE CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTRANT WHOSE SEAL IS AFFIXED HEREON.
5. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
6. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PARCEL WHEN SUCH SURVEY IS BASED UPON A TITLE REPORT, THE CORPORATION AND THE REGISTRANT IN RESPONSIBLE CHARGE WHOSE SEAL IS AFFIXED HEREON MAKE NO STATEMENT AS TO THE ACCURACY OF THAT REPORT BUT HAVE USED IT TO THE BEST OF THEIR ABILITY.
7. THE BEARINGS AND DISTANCES AS REPORTED HEREON REFLECT THE INTENDED LOCATIONS OF THE PROPERTY MONUMENTS BOTH FOUND AND SET BY THE SURVEYOR OF RECORD.

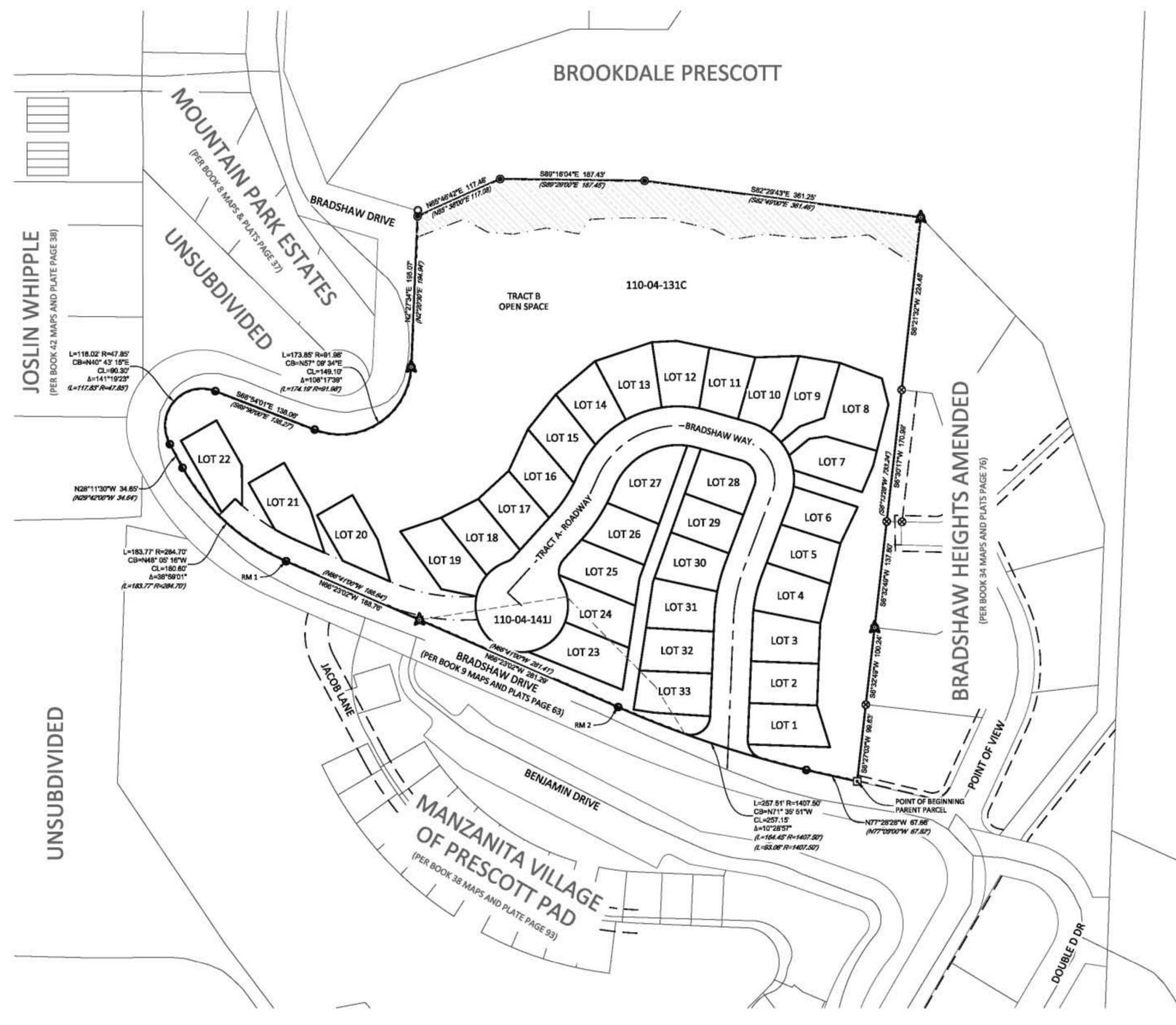
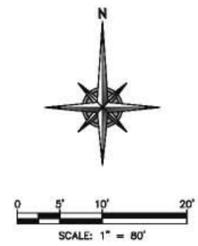
PRELIMINARY PLAT FOR BRADSHAW HILLS

A PLANNED AREA DEVELOPMENT

FOR THAT PARCEL AS RECORDED IN BOOK 4809, PAGE 992 & 993, Y.C.O.R.

APN 110-04-031C & 110-04-141J

251 BRADSHAW DRIVE, CITY OF PRESCOTT
SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS N66°23'02"W A DISTANCE OF 470.05 FEET ALONG THE SOUTH LINE BETWEEN TWO FOUND 1/2" REBARS WITH MARKINGS 22776 ALONG THE SOUTHERLY LINE OF THE SUBJECT PARCEL.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	586605.65	607369.98	5571.72
RM 2	586417.35	607800.66	5607.62

THE COORDINATES AS DEPICTED HEREON REFLECT THE CITY OF PRESCOTT COORDINATE SYSTEM AS PUBLISHED BY THE CITY OF PRESCOTT AND AVAILABLE ON THEIR WEBSITE.

PARENT PARCEL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE FINAL PLAT OF BRADSHAW HEIGHTS AS DEPICTED AT BOOK 33 OF MAPS AND PLATS, PAGE 11, YAVAPAI COUNTY OFFICIAL RECORDS, SAID POINT MARKED BY A 1/2" REBAR AND CAP LS 15331, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 77°28'28" WEST, A DISTANCE OF 67.86 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 13°09'41" EAST, A RADIAL DISTANCE OF 1,407.50 FEET;

THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°28'57", A DISTANCE OF 287.51 FEET TO A 1/2" REBAR & CAP RLS 22776;

THENCE NORTH 66°23'02" WEST, A DISTANCE OF 281.29 FEET TO A 1/2" REBAR & CAP RLS 33861;

THENCE CONTINUE NORTH 66°23'02" WEST ALONG SAID LINE, A DISTANCE OF 188.76 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 23°25'14" EAST, A RADIAL DISTANCE OF 284.70 FEET;

THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 36°59'01", A DISTANCE OF 183.77 FEET TO A 1/2" REBAR & CAP RLS 22776;

THENCE NORTH 28°11'30" WEST, A DISTANCE OF 34.86 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 60°03'34" EAST, A RADIAL DISTANCE OF 47.85 FEET;

THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°19'23", A DISTANCE OF 118.02 FEET TO A 1/2" REBAR & CAP RLS 22776;

THENCE SOUTH 88°54'01" EAST, A DISTANCE OF 138.08 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 21°19'23" EAST, A RADIAL DISTANCE OF 91.98 FEET;

THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 108°17'39", A DISTANCE OF 173.85 FEET TO A 1/2" REBAR & CAP RLS 33861;

THENCE NORTH 02°27'34" EAST, A DISTANCE OF 195.07 FEET TO A 1/2" REBAR & CAP PLS 48099;

THENCE NORTH 66°48'42" EAST, A DISTANCE OF 117.48 FEET TO A 1/2" REBAR & CAP PLS 48099;

THENCE SOUTH 88°16'04" EAST, A DISTANCE OF 187.43 FEET TO A 1/2" REBAR & CAP PLS 48099;

THENCE SOUTH 82°29'43" EAST, A DISTANCE OF 361.25 FEET TO A 1/2" REBAR & CAP PLS 33861;

THENCE SOUTH 06°21'32" WEST, A DISTANCE OF 224.45 FEET TO A 1/2" REBAR & CAP RLS 13941;

THENCE SOUTH 06°30'17" WEST, A DISTANCE OF 170.89 FEET TO A 1/2" REBAR & CAP RLS 13941;

THENCE SOUTH 06°32'48" WEST, A DISTANCE OF 137.80 FEET TO A 1/2" REBAR & CAP RLS 33861;

THENCE CONTINUE SOUTH 06°32'48" WEST ALONG SAID LINE, A DISTANCE OF 100.24 FEET TO A 1/2" REBAR & CAP RLS 13941;

THENCE SOUTH 06°27'03" WEST, A DISTANCE OF 99.83 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 474,308.98 SQUARE FEET +/- OR 10.89 ACRES, MORE OR LESS.

PROJECT INFORMATION

CLIENT:
BEAR CREEK HOLDINGS LLC.
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327
(503) 347-4755

ENGINEER/SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
110-04-031C & 110-04-141J (10.89 AC.)

CURRENT ZONING:
BG; BUSINESS GENERAL
15 FOOT FRONT SETBACK
10 FOOT REAR SETBACK
5 FOOT MINIMUM, 12 FOOT MAXIMUM SIDE SETBACK
OR 10% OF LOT WIDTH
8 FOOT EXTERIOR SIDE SETBACK
DENSITY 32 UNITS/ACRE

PROPOSED PAD OVERLAY ZONING:
SF-12; SINGLE FAMILY
25 FOOT FRONT SETBACK
25 FOOT REAR SETBACK
9 FOOT SIDE SETBACK
15 FOOT EXTERIOR SIDE SETBACK
DENSITY 3.3 UNITS/ACRE

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C2062H DATED MARCH 6, 2018 AND THE PARCEL IS NOT IMPACTED BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

UTILITY STATEMENT:
THE CITY OF PRESCOTT PROVIDES SERVICE FOR SANITARY SEWER, POTABLE WATER, FIRE PROTECTION, POLICE PROTECTION AND TRASH COLLECTION.

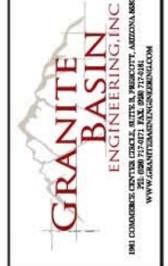
GAS IS PROVIDED BY UNISOURCE ENERGY, COMMUNICATIONS PROVIDED BY CENTURYLINK & CABLEONE, POWER PROVIDED BY ARIZONA PUBLIC SERVICE

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.



REVISIONS	DATE	DESCRIPTION



BEAR CREEK HOLDINGS, LLC.
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327

PRELIMINARY PLAT FOR
BRADSHAW HILLS A PLANNED AREA DEVELOPMENT
BOOK 4809 MAPS & PLATS, PAGE 992 & 993, Y.C.O.R.
PRELIMINARY PLAT COVER



JOB:	17167
DATE:	1/23/2019
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL
CHECKED:	TL, DR

S1

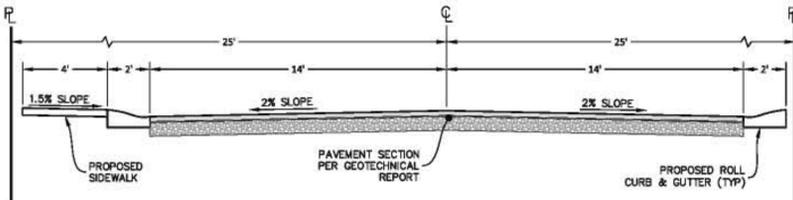
SHEET 1 OF 3

FILE: Z:\Projects\2017\17167\UNO\SURVEY\17167_S1_COVER.dwg <<C3D...imprial>>

PRELIMINARY PLAT FOR BRADSHAW HILLS A PLANNED AREA DEVELOPMENT

FOR THAT PARCEL AS RECORDED IN BOOK 4809, PAGE 992 & 993, Y.C.O.R.

APN 110-04-031C & 110-04-141J
251 BRADSHAW DRIVE, CITY OF PRESCOTT
SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



ROAD SECTION
SCALE: 1/4" = 1'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.53	60.00	29.16	S26° 05' 23"W	30.20
C2	31.10	60.00	29.70	S55° 31' 04"W	30.75
C3	12.25	25.00	28.07	S56° 19' 51"W	12.13
C4	11.33	175.00	3.71	S24° 41' 06"W	11.33
C5	18.55	75.00	14.17	N46° 35' 56"W	18.51
C6	20.24	75.00	15.47	N31° 46' 44"W	20.18
C7	44.78	175.00	14.66	N13° 22' 30"E	44.66
C8	11.00	175.00	3.60	N4° 14' 37"E	11.00
C9	6.86	25.00	15.72	N5° 25' 09"W	6.84
C10	33.54	25.00	76.86	S35° 59' 14"E	31.08
C11	105.57	1407.50	4.30	N72° 16' 07"W	105.54
C12	46.88	25.00	107.44	N56° 09' 41"E	40.31
C13	22.13	25.00	50.71	N16° 56' 20"E	21.41
C14	31.81	25.00	72.90	S5° 50' 49"W	29.70
C15	9.68	25.00	22.18	N19° 30' 32"W	9.62
C16	12.43	258.52	2.75	N46° 41' 52"W	12.43
C17	29.70	258.52	6.58	N63° 05' 33"W	29.69

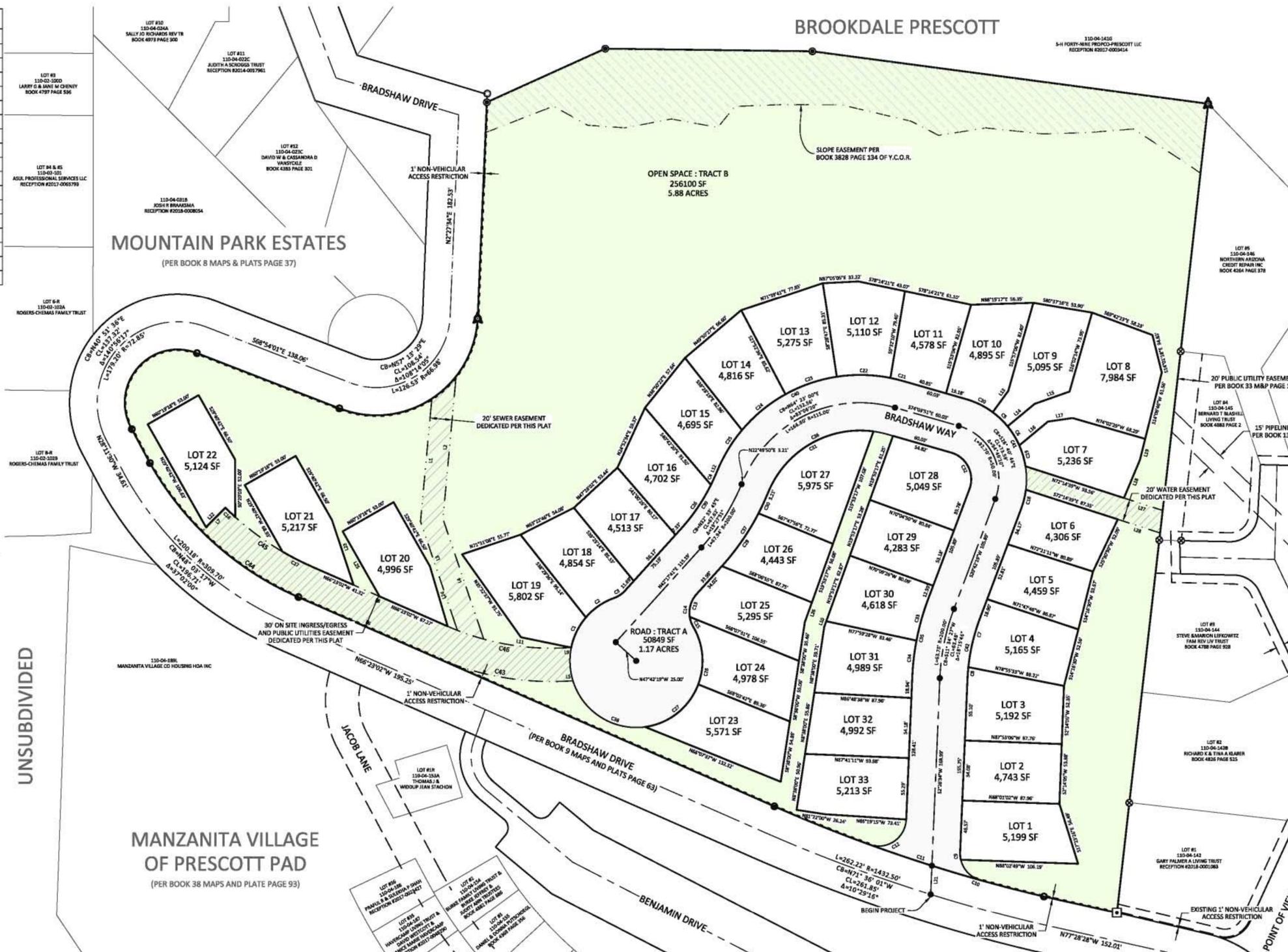
LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	5.44	N19° 53' 17.32"E
L11	46.43	N78° 29' 19.32"W
L12	3.21	S22° 49' 49.52"W
L13	23.84	S35° 18' 49.89"W
L14	31.81	S50° 29' 17.64"W
L15	33.41	S70° 40' 10.35"W
L16	33.61	S50° 29' 17.64"W
L17	22.56	S81° 45' 44.32"W
L18	37.08	S22° 55' 38.78"W
L19	19.62	S14° 06' 46.11"W
L21	25.87	S2° 26' 33.73"W
L22	24.80	S44° 40' 46.15"W
L24	56.31	S16° 32' 49.13"E
L25	67.41	N29° 40' 41.63"W
L26	18.69	S19° 53' 17.32"W

INGRESS/EGRESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CA3	122.95	265.00	26.58	S79° 40' 30"E	121.85
CA4	106.07	288.52	21.06	S55° 51' 08"E	105.47
CA5	95.04	258.52	21.06	N55° 51' 08"W	94.50
CA6	109.03	235.00	26.58	N79° 40' 30"W	108.05

INGRESS/EGRESS EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	5.53	S87° 02' 01.63"W
L5	5.53	N87° 02' 01.63"E
L6	134.27	S66° 23' 02.11"E
L7	30.00	S44° 40' 46.15"W
L8	134.27	N66° 23' 02.11"W

SEWER EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
L1	111.05	N5° 17' 55.56"E
L2	128.82	N5° 17' 55.56"E
L3	103.54	N18° 49' 53.02"W
L4	114.37	N18° 49' 53.02"W

WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	36.82	N72° 14' 39.02"W
L28	40.25	N72° 14' 39.02"W



PROJECT SUMMARY			
TOTAL LOTS	33		
TOTAL LOT AREA	3.84 ACRES	35%	
TRACT A (ROADWAY)	1.17 ACRES	11%	
TRACT B (OPEN SPACE)	5.88 ACRES	54%	
TOTAL PROJECT AREA	10.89 ACRES	100%	



Call at least two full working days before your dig start date
1-800-485-8111
www.arizona811.com

DATE	BY	REVISIONS



BEAR CREEK HOLDINGS, LLC
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327

PRELIMINARY PLAT FOR
BRADSHAW HILLS A PLANNED AREA DEVELOPMENT
BOOK 4809 MAPS & PLATS, PAGE 992 & 993, Y.C.O.R.
PRELIMINARY LOTTING AND TRACT PLAN

DATE	SCALE	FIELD	DRAWN	CHECKED
1/22/2019	AS SHOWN	DP	TL	TL



S2

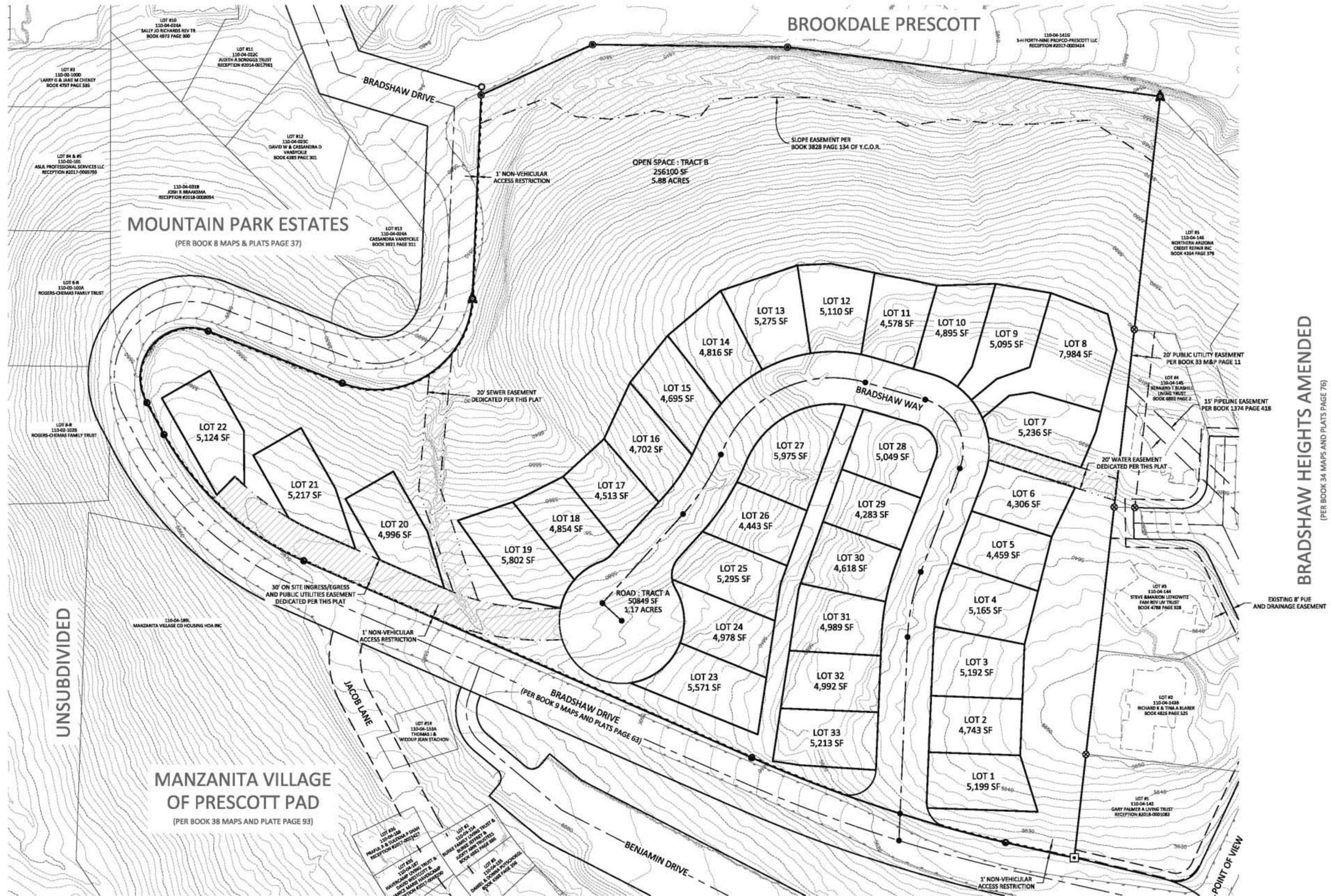
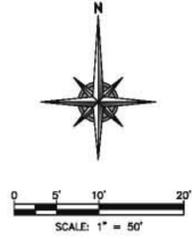
SHEET 2 OF 3

PLOTTED: Jan 23, 2019 - 8:56am

PRELIMINARY PLAT FOR BRADSHAW HILLS A PLANNED AREA DEVELOPMENT

FOR THAT PARCEL AS RECORDED IN BOOK 4809, PAGE 992 & 993, Y.C.O.R.

APN 110-04-031C & 110-04-141J
251 BRADSHAW DRIVE, CITY OF PRESCOTT
SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



BRADSHAW HEIGHTS AMENDED
(PER BOOK 34 MAPS AND PLATS PAGE 76)



REVISIONS	DATE	BY



BEAR CREEK HOLDINGS, LLC
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327
PRELIMINARY PLAT FOR
BRADSHAW HILLS A PLANNED AREA DEVELOPMENT
BOOK 4809 MAPS & PLATS, PAGE 992 & 993, Y.C.O.R.
TOPOGRAPHIC PLAN



JOB:	17167
DATE:	1/22/2019
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL, TFL
CHECKED:	TL, DB

S3
SHEET 3 OF 3

FILE: Z:\Projects\2017\17167\UNO_SURVEY\17167_S3_TPOGRAPHIC PLAN.dwg <<C3D Imperial>>

PLOTTED: Jul 11, 2019 - 6:15am

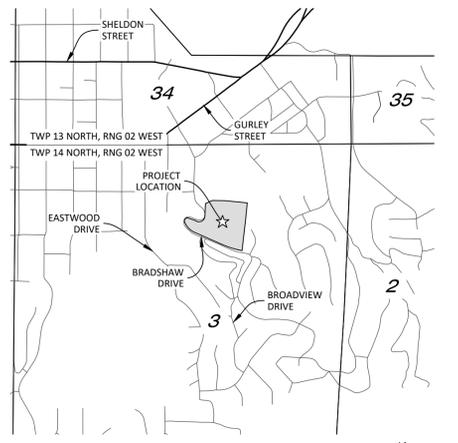
PRELIMINARY PLAT FOR BRADSHAW HILLS A PLANNED AREA DEVELOPMENT

FOR THAT PARCEL AS RECORDED IN BOOK 4809, PAGE 992 & 993, Y.C.O.R.

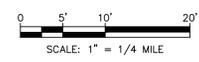
APN 110-04-031C & 110-04-141J
251 BRADSHAW DRIVE, CITY OF PRESCOTT
SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	586605.65	607369.98	5571.72
RM 2	586417.35	607800.66	5607.62

THE COORDINATES AS DEPICTED HEREON REFLECT THE CITY OF PRESCOTT COORDINATE SYSTEM AS PUBLISHED BY THE CITY OF PRESCOTT AND AVAILABLE ON THEIR WEBSITE.



VICINITY MAP

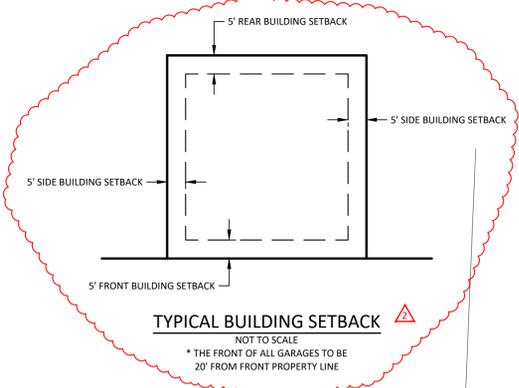
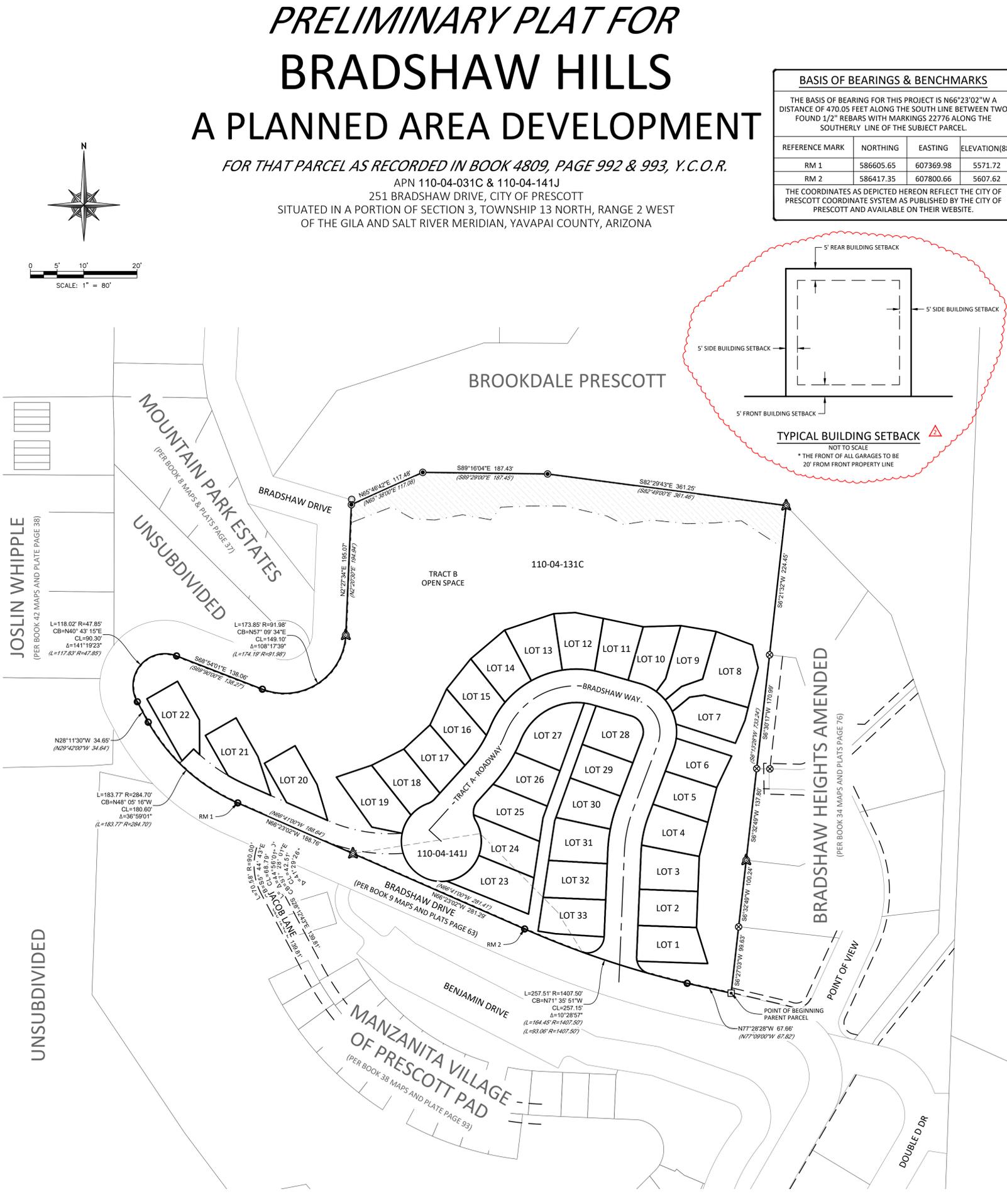


LEGEND

- FOUND 1/2" REBAR WITH MARKINGS PLS 48099
- ⊗ FOUND 1/2" REBAR WITH MARKINGS RLS 13941
- FOUND 1/2" REBAR WITH MARKINGS LS 15331
- FOUND 1/2" REBAR WITH MARKINGS RLS 22776
- FOUND 1/2" REBAR WITH ILLEGIBLE ALUMINUM CAP
- FOUND 1/2" TAGGED REBAR WITH MARKINGS RLS 13011
- FOUND SMALL PK SURVEY NAIL WITH NO MARKINGS
- CENTERLINE MONUMENT PER QCSO-120Q
- △ SET 1/2" REBAR WITH MARKINGS RLS 33861
- MEASURED DATA BASED ON FIELD SURVEY
- RECORD DATA PER BOOK 4809 M&P PAGE 992 OF Y.C.O.R.
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PARENT PARCEL LINE
- ADJACENT PARCEL LINE
- RIGHT OF WAY
- WATER EASEMENT DEDICATED PER THIS PLAT
- INGRESS/EGRESS EASEMENT DEDICATED PER THIS PLAT
- SEWER EASEMENT DEDICATED PER THIS PLAT
- 1' NON VEHICULAR ACCESS RESTRICTION DEDICATED PER THIS PLAT
- EXISTING PUBLIC UTILITY EASEMENT
- CENTERLINE
- SETBACK
- SLOPE EASEMENT PER BOOK 3828 PAGE 134 OF Y.C.O.R.
- OPEN SPACE
- INGRESS/EGRESS/PUE
- WATER EASEMENT
- SEWER EASEMENT
- INTERIOR LOT LINE
- INDEX CONTOURS
- 5025 INTERMEDIATE CONTOURS
- 5024

SURVEYOR'S NOTES

- THIS SURVEY WAS PERFORMED BY THE SURVEYOR OR HIS ASSIGNS WHOSE SIGNATURE IS AFFIXED TO THE SURVEY DURING THE MONTH OF OCTOBER OF THE YEAR 2017.
- THIS SURVEY IS SUBJECT TO MODIFICATION AND ENHANCEMENT AS ADDITIONAL DISCOVERY JUSTIFIES.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY WHO IS UNDER CONTRACT AT THE TIME OF THIS SURVEY AND THE PARTIES LISTED IN THE CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTRANT WHOSE SEAL IS AFFIXED HEREON.
- THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
- THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PARCEL WHEN SUCH SURVEY IS BASED UPON A TITLE REPORT, THE CORPORATION AND THE REGISTRANT IN RESPONSIBLE CHARGE WHOSE SEAL IS AFFIXED HEREON MAKE NO STATEMENT AS TO THE ACCURACY OF THAT REPORT BUT HAVE USED IT TO THE BEST OF THEIR ABILITY.
- THE BEARINGS AND DISTANCES AS REPORTED HEREON REFLECT THE INTENDED LOCATIONS OF THE PROPERTY MONUMENTS BOTH FOUND AND SET BY THE SURVEYOR OF RECORD.



PARENT PARCEL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE FINAL PLAT OF BRADSHAW HEIGHTS AS DEPICTED AT BOOK 33 OF MAPS AND PLATS, PAGE 11, YAVAPAI COUNTY OFFICIAL RECORDS, SAID POINT MARKED BY A 1/2" REBAR AND CAP L.S. 15331, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 77°28'28" WEST, A DISTANCE OF 67.66 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 13°09'41" EAST, A RADIAL DISTANCE OF 1,407.50 FEET;

THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°28'57", A DISTANCE OF 257.51 FEET TO A 1/2" REBAR & CAP RLS 22776;

THENCE NORTH 66°23'02" WEST, A DISTANCE OF 281.29 FEET TO A 1/2" REBAR & CAP RLS 33861;

THENCE CONTINUE NORTH 66°23'02" WEST ALONG SAID LINE, A DISTANCE OF 188.76 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 60°03'34" EAST, A RADIAL DISTANCE OF 47.85 FEET;

THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 36°59'01", A DISTANCE OF 183.77 FEET TO A 1/2" REBAR & CAP RLS 22776;

THENCE NORTH 28°11'30" WEST, A DISTANCE OF 34.65 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 21°18'23" EAST, A RADIAL DISTANCE OF 91.98 FEET;

THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°19'23", A DISTANCE OF 118.02 FEET TO A 1/2" REBAR & CAP RLS 22776;

THENCE SOUTH 68°54'01" EAST, A DISTANCE OF 138.06 FEET TO A 1/2" REBAR & CAP RLS 22776 AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 21°18'23" EAST, A RADIAL DISTANCE OF 91.98 FEET;

THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 108°17'39", A DISTANCE OF 173.85 FEET TO A 1/2" REBAR & CAP RLS 33861;

THENCE NORTH 02°27'34" EAST, A DISTANCE OF 195.07 FEET TO A 1/2" REBAR & CAP PLS 48099;

THENCE NORTH 65°46'42" EAST, A DISTANCE OF 117.48 FEET TO A 1/2" REBAR & CAP PLS 48099;

THENCE SOUTH 89°16'04" EAST, A DISTANCE OF 187.43 FEET TO A 1/2" REBAR & CAP PLS 48099;

THENCE SOUTH 82°29'43" EAST, A DISTANCE OF 361.25 FEET TO A 1/2" REBAR & CAP RLS 33861;

THENCE SOUTH 06°21'32" WEST, A DISTANCE OF 224.45 FEET TO A 1/2" REBAR & CAP RLS 13941;

THENCE SOUTH 06°30'17" WEST, A DISTANCE OF 170.99 FEET TO A 1/2" REBAR & CAP RLS 13941;

THENCE SOUTH 06°32'49" WEST, A DISTANCE OF 137.80 FEET TO A 1/2" REBAR & CAP RLS 33861;

THENCE CONTINUE SOUTH 06°32'49" WEST ALONG SAID LINE, A DISTANCE OF 100.24 FEET A 1/2" REBAR & CAP RLS 13941;

THENCE SOUTH 06°27'03" WEST, A DISTANCE OF 99.63 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 474,308.98 SQUARE FEET +/- OR 10.89 ACRES, MORE OR LESS.

PROJECT INFORMATION

CLIENT:
BEAR CREEK HOLDINGS LLC,
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327
(503) 347-4755

OWNER:
N SQUARED PROPERTIES, LLC./
BALVANT R. & DHIRENDA B. PATEL LIVING TRUST
1711 IDYLWILD ROAD
PRESCOTT, ARIZONA 86305

ENGINEER/SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
110-04-031C & 110-04-141J (10.89 AC.±)

CURRENT ZONING:
BG; BUSINESS GENERAL
15 FOOT FRONT SETBACK
10 FOOT REAR SETBACK
5 FOOT MINIMUM, 12 FOOT MAXIMUM SIDE SETBACK
OR 10% OF LOT WIDTH
8 FOOT EXTERIOR SIDE SETBACK
DENSITY 32 UNITS/ACRE

PROPOSED PAD OVERLAY ZONING & SETBACKS:
SF-12; SINGLE FAMILY
5 FOOT FRONT SETBACK
5 FOOT REAR SETBACK
5 FOOT SIDE SETBACK
5 FOOT EXTERIOR SIDE SETBACK

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C2062H DATED MARCH 6, 2018 AND THE PARCEL IS NOT IMPACTED BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

UTILITY STATEMENT:
THE CITY OF PRESCOTT PROVIDES SERVICE FOR SANITARY SEWER, POTABLE WATER, FIRE PROTECTION, POLICE PROTECTION AND TRASH COLLECTION.

GAS IS PROVIDED BY UNISOURCE ENERGY, COMMUNICATIONS PROVIDED BY CENTURYLINK & CABLEONE, POWER PROVIDED BY ARIZONA PUBLIC SERVICE

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

Call at least two full working days before you begin occupation

ARIZONA
STATE
DEPARTMENT OF
LAND SURVEYING
Date: 7/11/19
By: T. A. Liuzzo
In Maricopa County, (602) 263-1100

NO.	DATE	BY	DESCRIPTION
1	06/19/19	TL	MODIFICATIONS PER C.O.P. REVIEW COMMENTS
2	07/11/19	TL	CLARIFICATION OF DESIRED PROJECT SETBACKS

FOR REVIEW ONLY FOR BID ONLY FOR APPROVAL ONLY FOR RECORDING ONLY FOR CONSTRUCTION ONLY FOR AS-BUILT ONLY

BEAR CREEK HOLDINGS, LLC.
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327

PRELIMINARY PLAT FOR
BRADSHAW HILLS A PLANNED AREA DEVELOPMENT
BOOK 4809 MAPS & PLATS, PAGE 992 & 993, Y.C.O.R.
PRELIMINARY PLAT COVER

THOMAS A. LIUZZO
REGISTERED LAND SURVEYOR
NO. 33861
7/11/19

DATE: 7/3/2019
SCALE: AS SHOWN
FIELD: DP
DRAWN: TL, TRL
CHECKED: TL, DB

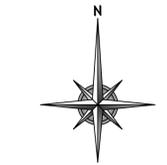
S1

SHEET 1 OF 3

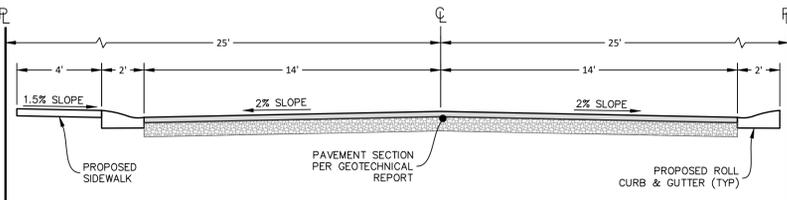
PRELIMINARY PLAT FOR BRADSHAW HILLS A PLANNED AREA DEVELOPMENT

FOR THAT PARCEL AS RECORDED IN BOOK 4809, PAGE 992 & 993, Y.C.O.R.

APN 110-04-031C & 110-04-141J
251 BRADSHAW DRIVE, CITY OF PRESCOTT
SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



SCALE: 1" = 50'



ROAD SECTION
SCALE: 1/4" = 1'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.53	60.00	29.16	S26° 05' 23"W	30.20
C2	31.10	60.00	29.70	S55° 31' 04"W	30.75
C3	12.25	25.00	28.07	S56° 19' 51"W	12.13
C4	11.33	175.00	3.71	S24° 41' 06"W	11.33
C5	18.55	75.00	14.17	N46° 35' 56"W	18.51
C6	20.24	75.00	15.47	N31° 46' 44"W	20.18
C7	44.78	175.00	14.66	N13° 22' 30"E	44.66
C8	11.00	175.00	3.60	N4° 14' 37"E	11.00
C9	6.86	25.00	15.72	N5° 25' 09"W	6.84
C10	33.54	25.00	76.86	S35° 59' 14"E	31.08
C11	105.57	1407.50	4.30	N72° 16' 07"W	105.54
C12	46.88	25.00	107.44	N56° 09' 41"E	40.31
C13	22.13	25.00	50.71	N16° 56' 20"E	21.41
C14	31.81	25.00	72.90	S5° 50' 49"W	29.70
C15	9.68	25.00	22.18	N19° 30' 32"W	9.62
C16	12.43	258.52	2.75	N46° 41' 52"W	12.43
C17	29.70	258.52	6.58	N63° 05' 33"W	29.69

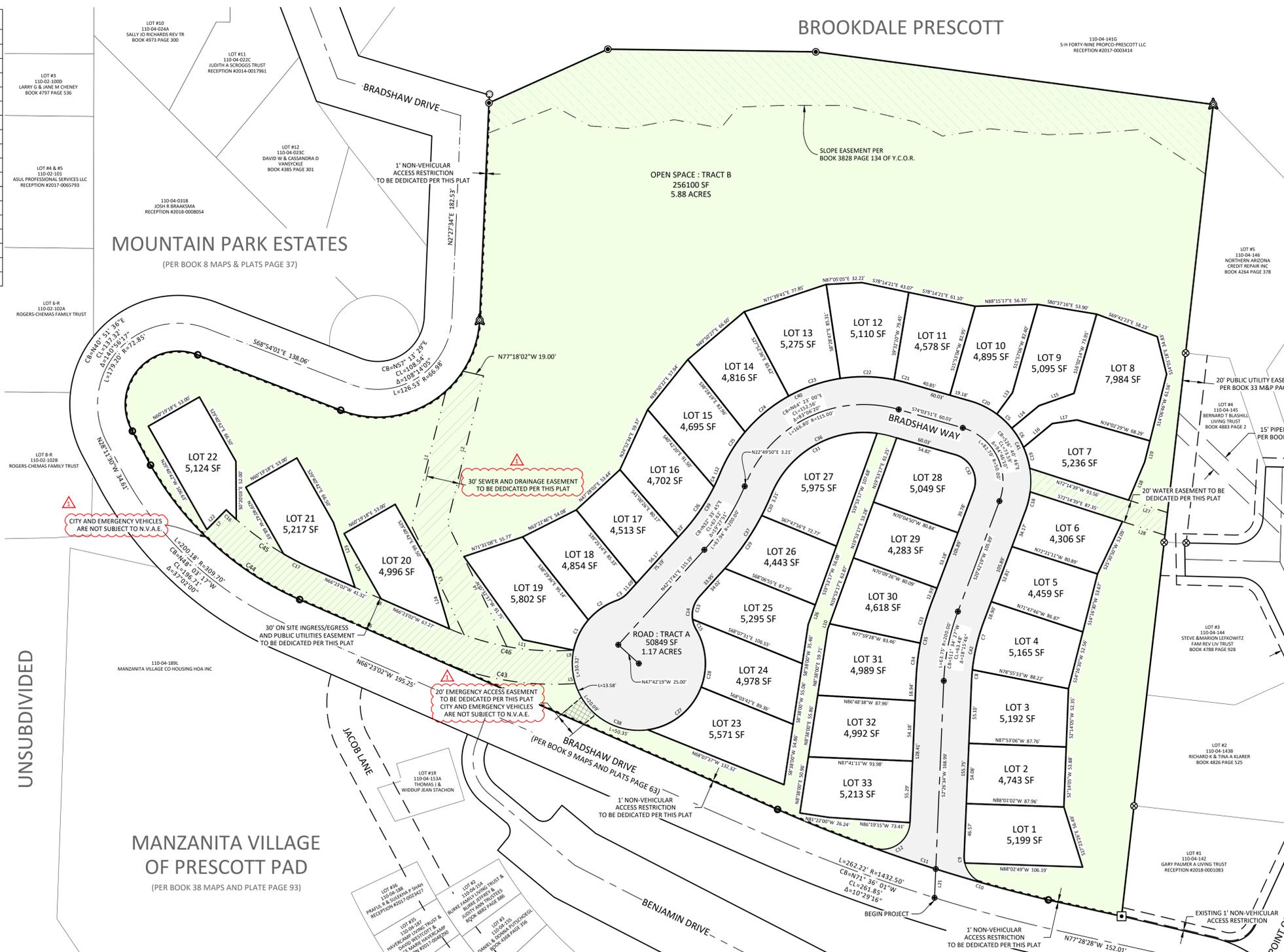
LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	5.44	N19° 53' 17.32"E
L11	46.43	N78° 29' 19.32"W
L12	3.21	S22° 49' 49.52"W
L13	23.84	S36° 18' 49.89"W
L14	31.81	S50° 29' 17.64"W
L15	33.41	S70° 40' 10.35"W
L16	33.61	S50° 29' 17.64"W
L17	22.56	S81° 45' 44.32"W
L18	37.08	S22° 55' 38.78"W
L19	19.62	S14° 06' 46.11"W
L21	25.87	S2° 26' 33.73"W
L22	24.80	S44° 40' 46.15"W
L24	56.31	S16° 32' 49.13"E
L25	67.41	N29° 40' 41.63"W
L26	18.69	S19° 53' 17.32"W

INGRESS/EGRESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C43	122.95	265.00	26.58	S79° 40' 30"E	121.85
C44	106.07	288.52	21.06	S55° 51' 08"E	105.47
C45	95.04	258.52	21.06	N55° 51' 08"W	94.50
C46	109.03	235.00	26.58	N79° 40' 30"W	108.05

INGRESS/EGRESS EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	5.53	S87° 02' 01.63"W
L5	5.53	N87° 02' 01.63"E
L6	134.27	S66° 23' 02.11"E
L7	30.00	S44° 40' 46.15"W
L8	134.27	N66° 23' 02.11"W

SEWER/DRAINAGE EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
L1	124.88	N14° 23' 48"E
L2	136.26	N13° 50' 24"E
L3	108.74	N25° 51' 27"W
L4	122.87	N25° 51' 27"W

WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	36.82	N72° 14' 39.02"W
L28	40.25	N72° 14' 39.02"W



PROJECT SUMMARY			
TOTAL LOTS	33		
TOTAL LOT AREA	3.84 ACRES	35%	
TRACT A (ROADWAY)	1.17 ACRES	11%	
TRACT B (OPEN SPACE)	5.88 ACRES	54%	
TOTAL PROJECT AREA	10.89 ACRES	100%	

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PLOTTED: Jul 11, 2019 - 6:16am

JOB: 17157
DATE: 7/3/2019
SCALE: AS SHOWN
FIELD: DP
DRAWN: TL, TRL
CHECKED: TL, DB

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06/19/19	TL	MODIFICATIONS PER C.D.P. REVIEW COMMENTS
2	07/11/19	TL	CLARIFICATION OF DESIRED PROJECT SETBACKS

BEAR CREEK HOLDINGS, LLC
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327

PRELIMINARY PLAT FOR
BRADSHAW HILLS A PLANNED AREA DEVELOPMENT
BOOK 4809 MAPS & PLATS, PAGE 992 & 993, Y.C.O.R.
PRELIMINARY LOTTING AND TRACT PLAN

S2

SHEET 2 OF 3

PLOTTED: Jul 11, 2019 - 8:16am

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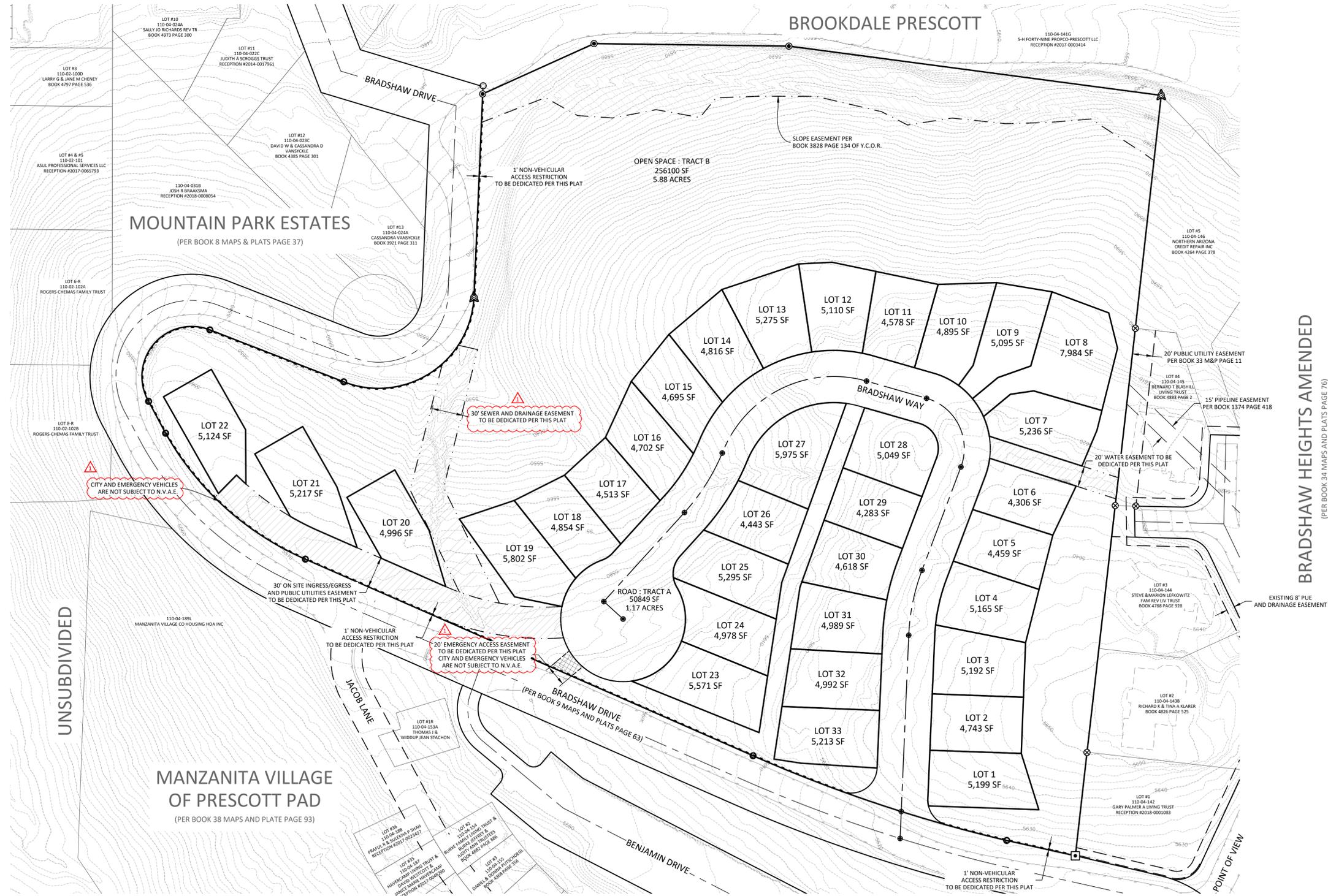
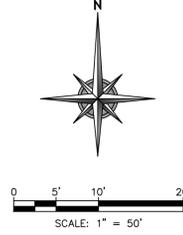
PRELIMINARY PLAT FOR BRADSHAW HILLS A PLANNED AREA DEVELOPMENT

FOR THAT PARCEL AS RECORDED IN BOOK 4809, PAGE 992 & 993, Y.C.O.R.

APN 110-04-031C & 110-04-141J

251 BRADSHAW DRIVE, CITY OF PRESCOTT

SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



BRADSHAW HEIGHTS AMENDED
(PER BOOK 34 MAPS AND PLATS PAGE 76)



REVISIONS	DATE	BY	DESCRIPTION
1	06/19/19	TL	MODIFICATIONS PER C.D.P. REVIEW COMMENTS
2	07/11/19	TL	CLARIFICATION OF DESIRED PROJECT SETBACKS

GRANITE BASIN ENGINEERING, INC.
ENGINEERS
1501 COMMERCE CENTER CIRCLE, SUITE 100, PRESCOTT, ARIZONA 86306
TEL: 908.337.0131 FAX: 908.337.0101
WWW.GRANITEBASINENGINEERING.COM

BEAR CREEK HOLDINGS, LLC.
1566 NORTH OVERLOOK DRIVE
DEWEY, ARIZONA 86327

PRELIMINARY PLAT FOR
BRADSHAW HILLS A PLANNED AREA DEVELOPMENT
BOOK 4809 MAPS & PLATS, PAGE 992 & 993, Y.C.O.R.
TOPOGRAPHIC PLAN



JOB:	17157
DATE:	7/3/2019
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	TL, TRL
CHECKED:	TL, DB

S3

SHEET 3 OF 3