# MASTER PHASE PLAN

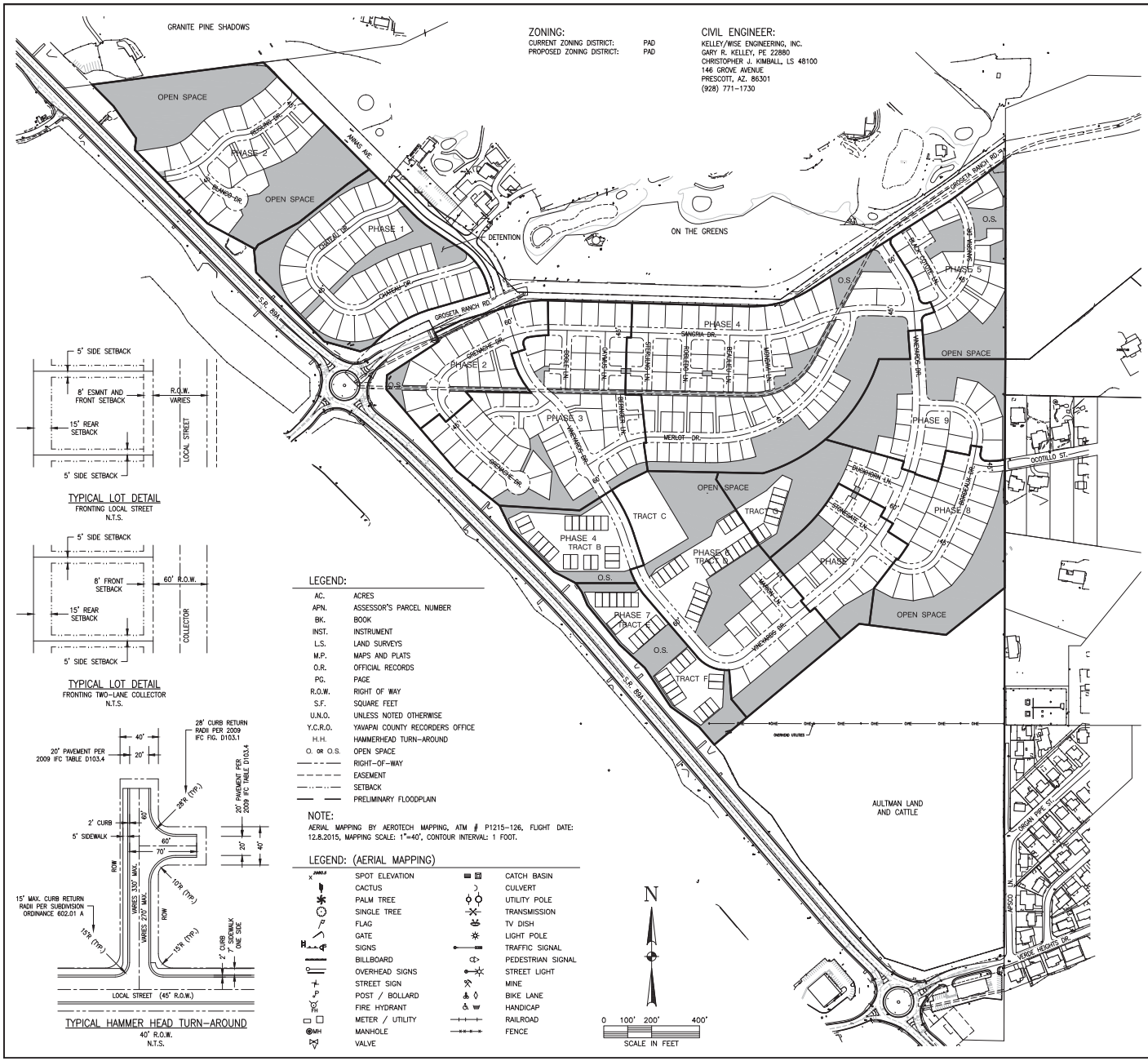
THE VINEYARDS AT COTTONWOOD
APN. 406-23-036V, 036W, 174B, 174C
AND 406-32-080P

**ZONING:**
CURRENT ZONING DISTRICT: PAD
PROPOSED ZONING DISTRICT: PAD

**CIVIL ENGINEER:**
KELLEY/WISE ENGINEERING, INC.
GARY R. KELLEY, PE 22880
CHRISTOPHER J. KIMBALL, LS 48100
146 GROVE AVENUE
PRESCOTT, AZ. 86301
(928) 771-1730

**OWNER:**
VINEYARDS AT COTTONWOOD I, LLC.
7765 WILLIAMSON VALLEY ROAD
PRESCOTT, AZ. 86305
(817) 602-6365

**DEVELOPER:**
GRANITE MOUNTAIN ASSET MANAGEMENT, LLC.
SWAYZE McCRAINE
CLARK PETTIT
KJ KASUN
7765 WILLIAMSON VALLEY ROAD
PRESCOTT, AZ. 86305
(817) 602-6365







TYPICAL LOT DETAIL
FRONTING LOCAL STREET
N.T.S.




TYPICAL LOT DETAIL
FRONTING TWO-LANE COLLECTOR
N.T.S.




TYPICAL HAMMER HEAD TURN-AROUND
40' R.O.W.
N.T.S.

## LEGEND:

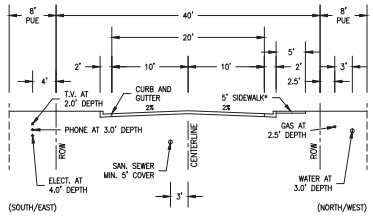
| | |
|---|---|
| AC. | ACRES |
| APN. | ASSESSOR'S PARCEL NUMBER |
| BK. | BOOK |
| INST. | INSTRUMENT |
| L.S. | LAND SURVEYS |
| M.P. | MAPS AND PLATS |
| O.R. | OFFICIAL RECORDS |
| PG. | PAGE |
| R.O.W. | RIGHT OF WAY |
| S.F. | SQUARE FEET |
| U.N.O. | UNLESS NOTED OTHERWISE |
| Y.C.R.O. | YAVAPAI COUNTY RECORDERS OFFICE |
| H.H. | HAMMERHEAD TURN-AROUND |
| O. OR O.S. | OPEN SPACE |
| | RIGHT-OF-WAY |
| | EASEMENT |
| | SETBACK |
| | PRELIMINARY FLOODPLAIN |

## NOTE:

AERIAL MAPPING BY AEROTECH MAPPING, ATM # P1215-126, FLIGHT DATE: 12.8.2015, MAPPING SCALE: 1"=40', CONTOUR INTERVAL: 1 FOOT.

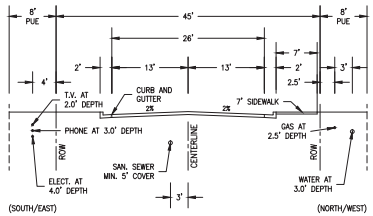
## LEGEND: (AERIAL MAPPING)

| | | | |
|---|---|---|---|
| | SPOT ELEVATION | | CATCH BASIN |
| | CACTUS | | CULVERT |
| | PALM TREE | | UTILITY POLE |
| | SINGLE TREE | | TRANSMISSION |
| | FLAG | | TV DISH |
| | GATE | | LIGHT POLE |
| | SIGNS | | TRAFFIC SIGNAL |
| | BILLBOARD | | PEDESTRIAN SIGNAL |
| | OVERHEAD SIGNS | | STREET LIGHT |
| | STREET SIGN | | MINE |
| | POST / BOLLARD | | BIKE LANE |
| | FIRE HYDRANT | | HANDICAP |
| | METER / UTILITY | | RAILROAD |
| MH | MANHOLE | | FENCE |
| | VALVE | | |

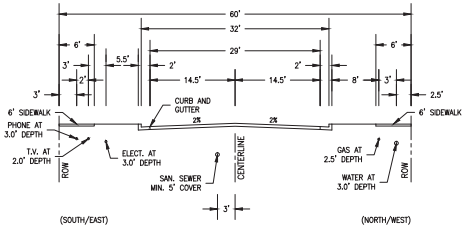



*5' SIDEWALK TO BE LOCATED ON THE SIDE OPPOSITE THE HAMMERHEAD TURN-AROUND

TYPICAL LOCAL STREET SECTION
40' R.O.W. (HAMMERHEAD TURN-AROUND)
SEE ALSO TYPICAL HAMMERHEAD DETAIL THIS SHEET
N.T.S.




TYPICAL LOCAL STREET SECTION
45' R.O.W. (THRU STREET OR CUL-DE-SAC)
N.T.S.




TYPICAL TWO LANE COLLECTOR SECTION
60' R.O.W. (THRU STREET)
N.T.S.

Registered Professional Engineer (Civil) CERTIFICATE NO. 22880 GARY R. KELLEY Date Signed 8/30/16 ARIZONA, U.S.A.
EXPIRES 06/30/18

VINEYARDS AT COTTONWOOD
MASTER PHASE PLAN

KELLEY / WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX (928) 778-2220

| | | |
|---|---|---|
| DRAWN | CJK | REVISED |
| CREW | CJK/WRW | |
| CHECK | GRK | |
| DATE | 8.30.16 | |
| JOB | 15-078 | |
| SHEET NO. 1 OF 1 | | |