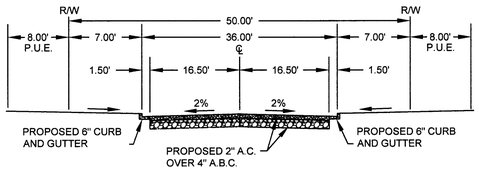
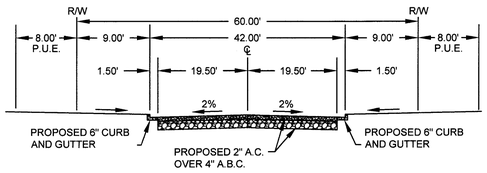
WINDOW ROCK SUBDIVISION
PRELIMINARY PLAT-TRACT NO. 2404

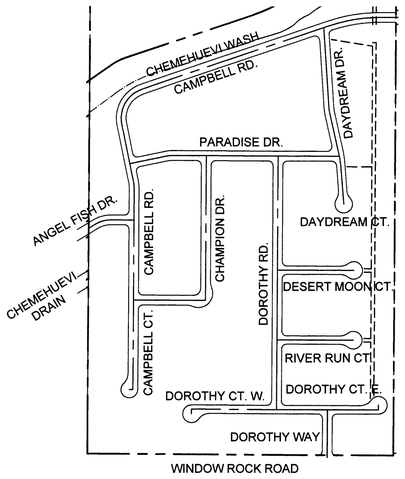
THE SW 1/4 OF THE NW 1/4 AND A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9,
TOWNSHIP 13 NORTH, RANGE 19 WEST, G.S.R.M.
MOHAVE COUNTY, ARIZONA
A.P.N. 110-05-063
MARCH, 2018



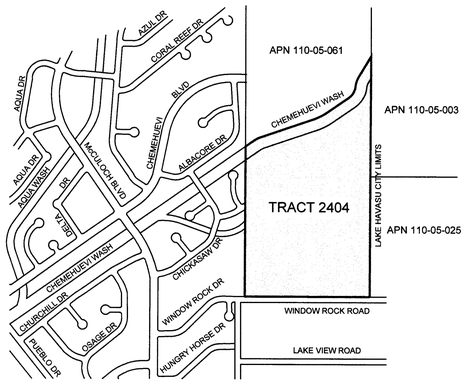
TYPICAL 50' RIGHT-OF-WAY
CUL-DE-SAC
NTS



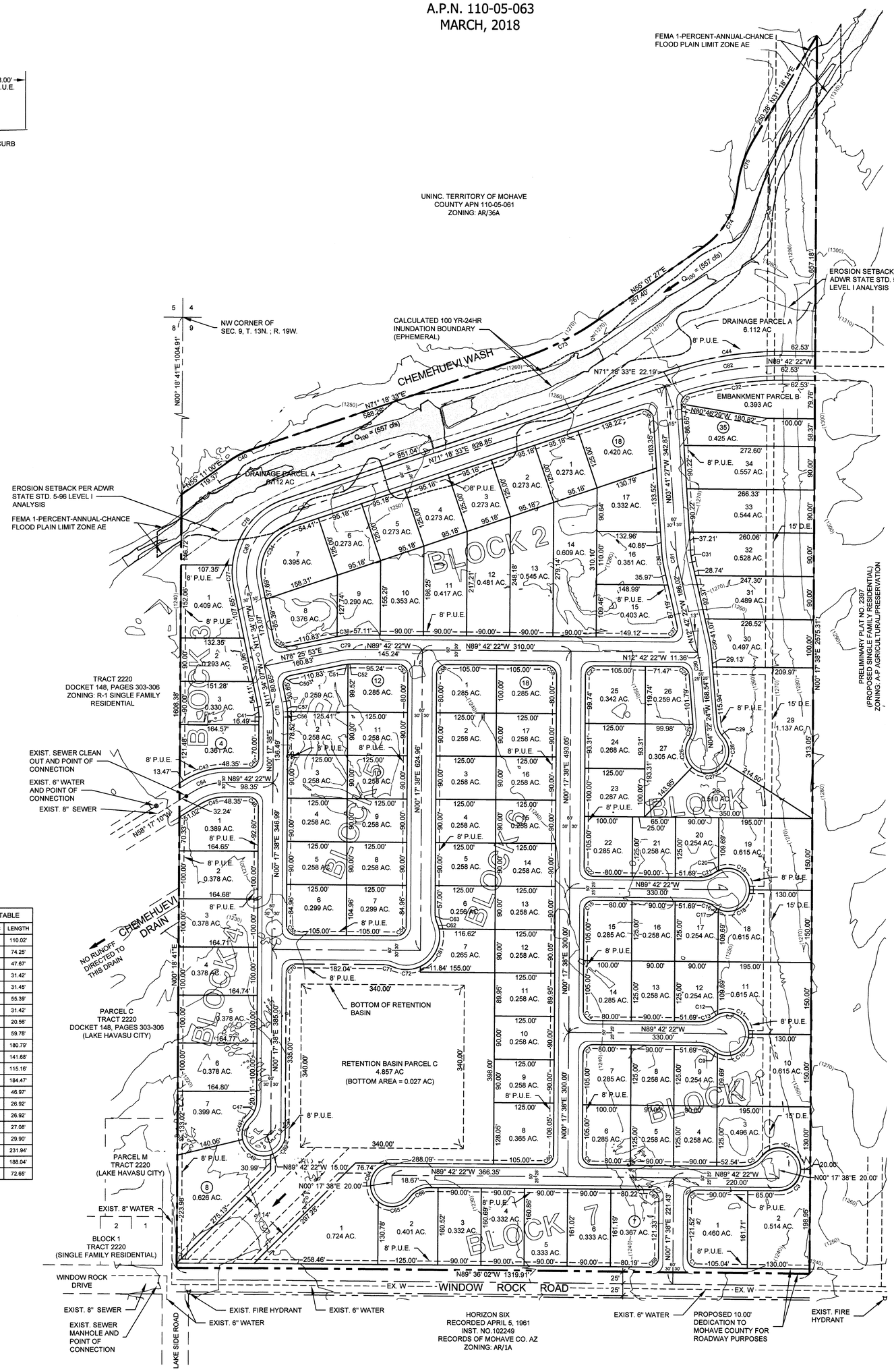
TYPICAL 60' RIGHT-OF-WAY
DRIVE
NTS



ROAD NAMES
NTS



LOCATION MAP
NTS



LEGEND:

	SETBACK/EASEMENT LINE
	CENTERLINE
	PROPERTY LINE
(1275)	ELEVATION/EXIST. CONTOUR
	DRAINAGE ARROWS
■	MONUMENT TO BE SET #5 REBAR WITH PLASTIC CAP
BSL	BUILDING SETBACK LINE
—EX. WTR—	EXISTING 8" DOMESTIC WATER LINE
—S—	PROPOSED 8" SEWER
—W—	PROPOSED 8" WATER

ABBREVIATIONS:

AC.	ACRES
A.C.	ASPHALTIC CONCRETE
A.B.C.	AGGREGATE BASE COURSE
℄	CENTERLINE
D.E.	DRAINAGE EASEMENT
ESMT	EASEMENT
ℙ	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET

CURVE TABLE		
NO	RADIUS	LENGTH
C1	20.00'	31.38'
C2	20.00'	31.42'
C3	45.00'	70.69'
C4	45.00'	113.59'
C5	50.00'	47.67'
C6	20.00'	31.42'
C7	20.00'	31.42'
C8	50.00'	33.04'
C9	45.00'	9.01'
C10	45.00'	91.41'
C11	45.00'	91.41'
C12	45.00'	9.01'
C13	50.00'	33.04'
C14	20.00'	31.42'
C15	20.00'	31.42'
C16	50.00'	33.04'
C17	45.00'	9.01'
C18	45.00'	91.41'
C19	45.00'	91.41'
C20	45.00'	9.01'
C21	50.00'	33.04'

CURVE TABLE		
NO	RADIUS	LENGTH
C22	20.00'	31.42'
C23	20.00'	31.42'
C24	20.00'	29.73'
C25	50.00'	33.04'
C26	45.00'	62.55'
C27	45.00'	79.67'
C28	45.00'	58.63'
C29	50.00'	33.04'
C30	220.00'	31.36'
C31	160.00'	25.18'
C32	670.00'	205.38'
C33	20.00'	26.68'
C34	100.00'	144.65'
C35	20.00'	36.65'
C36	220.00'	34.62'
C37	20.00'	35.95'
C38	160.00'	33.13'
C39	20.00'	31.42'
C40	210.00'	59.10'
C41	100.00'	20.70'
C42	20.00'	31.42'

CURVE TABLE		
NO	RADIUS	LENGTH
C43	159.89'	89.42'
C44	730.00'	241.88'
C45	99.93'	55.89'
C46	20.00'	31.42'
C47	50.00'	40.86'
C48	45.00'	47.49'
C49	45.00'	75.27'
C50	20.00'	31.42'
C51	100.00'	10.93'
C52	100.00'	9.78'
C53	20.00'	31.42'
C54	20.00'	31.42'
C55	20.00'	31.42'
C56	160.00'	11.49'
C57	160.00'	21.63'
C58	20.00'	31.42'
C59	20.00'	31.42'
C60	20.00'	31.42'
C61	70.00'	94.03'
C62	70.00'	13.70'
C63	50.00'	20.56'

CURVE TABLE		
NO	RADIUS	LENGTH
C64	45.00'	110.02'
C65	45.00'	74.25'
C66	50.00'	47.67'
C67	20.00'	31.42'
C68	20.00'	31.45'
C69	45.00'	55.39'
C70	20.00'	31.42'
C71	50.00'	20.56'
C72	70.00'	59.78'
C73	640.00'	180.79'
C74	165.00'	141.68'
C75	260.00'	115.16'
C76	160.00'	184.47'
C77	160.00'	46.97'
C78	130.00'	26.92'
C79	130.00'	26.92'
C80	190.00'	27.08'
C81	190.00'	29.90'
C82	700.00'	231.94'
C83	130.00'	188.04'
C84	130.00'	72.65'

SITE NOTES:

- TOTAL AREA: 58.83 ACRES
- PROPOSED NUMBER LOTS: 102
- MINIMUM LOT SIZE: 0.254 ACRES
- MAXIMUM LOT SIZE: 1.137 ACRES
- AVERAGE DENSITY: 1.733 LOTS/ACRES
- TOPOGRAPHY: 10' INTERVALS

DEVELOPMENT NOTES:

- SUBDIVISION WILL CREATE:
  102 LOTS
  2 DRAINAGE PARCELS (A) AND (C) - STORM WATER CONVEYANCE AND RETENTION.
  PARCEL (B) OFFERED IN DEDICATION TO LAKE HAVASU CITY FOR ROADWAY EMBANKMENT.
- ALL ROADWAYS WILL BE DEDICATED TO THE PUBLIC.
- WATER FACILITIES:
  LAKE HAVASU CITY WATER DIVISION
- SANITARY FACILITIES:
  LAKE HAVASU CITY SEWER DIVISION
- STORM WATER FACILITIES:
  (1) ONSITE RETENTION BASIN.
- OFFSITE IMPROVEMENTS: WINDOW ROCK ROAD AS DIRECTED BY MOHAVE COUNTY.

BASIS OF TOPOGRAPHY:

AERIAL DATA PROVIDED BY NORTH AMERICAN MAPPING, DATE OF PHOTOGRAPHY 02-03-14
MAP PROJECT NO. L140104_CAMPBELL

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON A N00°18'41"E AS SHOWN ALONG THE EAST BOUNDARY LINE OF TRACT NO. 2220, RECORDED JUNE 3, 1969, OFFICIAL RECORDS OF MOHAVE COUNTY, ARIZONA.

BENCH MARK:

LAKE HAVASU CITY SURVEY MONUMENT - CP1
G.P.S. CONTROL MONUMENT 1977 IN HANDHOLE
ELEVATION 1209.68 (NAVD 88)

FLOOD ZONE: ZONE X

FLOOD INSURANCE RATE MAP
MAP NO. 04015C6182G
FIRM PANEL NO. 6182
LAKE HAVASU CITY COMMUNITY NO. 040116
(X=AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLD. PLAIN)

EXISTING ZONING:

R-1 SINGLE FAMILY RESIDENTIAL
A-P AGRICULTURAL/PRESERVATION

PROPOSED LAND USE:

SINGLE FAMILY RESIDENTIAL - ZONE R-1

ENGINEER/SURVEYOR:

DOUBLE R ENGINEERING SERVICES, INC.
60 ACOMA BOULEVARD S. SUITE B-104
LAKE HAVASU CITY, AZ 86404
(928) 854-8800

OWNER/DEVELOPER/APPLICANT:

CANFAM, LLC
1510 COPPER LANE
LAKE HAVASU CITY, AZ. 86403
(928) 855-6535

UTILITY CONTACTS:

ELECTRICITY:
UNISOURCE ENERGY SERVICES
2749 MARICOPA AVENUE
LAKE HAVASU CITY, ARIZONA 86406
(928) 505-7033

TELEPHONE:
FRONTIER COMMUNICATION
P.O. BOX 3609
KINGMAN, AZ 86402
(928) 757-0271

FIRE PROTECTION:
LAKE HAVASU CITY FIRE DEPT.
2330 MCCULLOCH BLVD. N
LAKE HAVASU CITY, AZ 86403
(928) 855-1141

TRASH DISPOSAL:
REPUBLIC WASTE SERVICES
2011 COLLEGE DR.
LAKE HAVASU CITY, AZ 86403
(928) 854-9154

0 100' 200'
SCALE: 1"=100'

DOUBLE R
ENGINEERING SERVICES, INC.
60 ACOMA BOULEVARD S, SUITE B-104
LAKE HAVASU CITY, ARIZONA 86404
(928) 854-8800

PREPARED FOR:
Canfam L.L.C.
1510 COPPER LANE
LAKE HAVASU CITY, ARIZONA 86403
(928) 855-6535

WINDOW ROCK SUBDIVISION
PRELIMINARY PLAT
TRACT 2404

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 18744 TODD R. BREMNER 03/02/18 ARIZONA U.S.A. EXP. 03/31/20

REGISTERED LAND SURVEYOR 30344 TODD R. BREMNER 03/02/18 ARIZONA U.S.A. EXP. 09/30/20

SCALE: 1"=100'	DRAWN: JRS	
DATE: 03-02-2018	SURVEY: 02/03/14	PAGE: 1 OF 1