

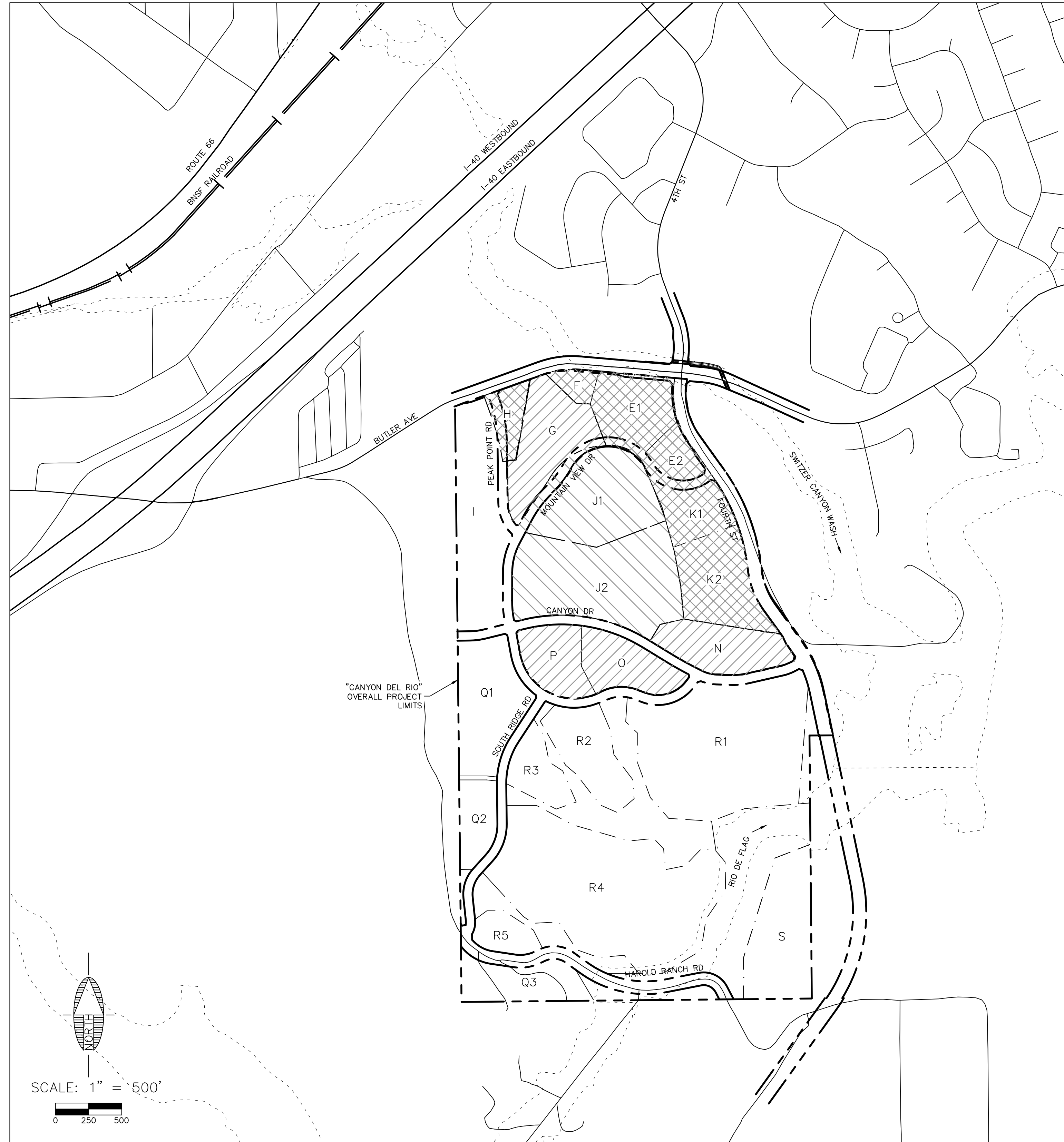
CONCEPT ZONE PLAN OF CANYON DEL RIO FLAGSTAFF, ARIZONA

LOCATED IN THE WESTERN HALF OF SECTION 24, TOWNSHIP 21 NORTH
RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY.

LOT COVERAGE/BUILDING INFORMATION						
Parcel	Existing Zoning	Proposed Zoning	Use	Net Acreage	Development Units	0.20 FAR SF
E-1	R&D - Research and Development	HC-Highway Commercial	Office/Retail	6.4	N/A	55,757
E-2	R&D - Research and Development	HC-Highway Commercial	Office/Retail	2.5	N/A	21,780
F	R&D - Research and Development	HC-Highway Commercial	Office/Retail	1.4	N/A	12,197
G	R&D - Research and Development	MR-Medium Density Residential	Attached Residential	9.1	50	N/A
H	R&D - Research and Development	HC-Highway Commercial	Office/Retail	1.8	N/A	15,682
I	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	13.4	50	N/A
J-1	R&D - Research and Development	HR-High Density Residential	Attached Residential/Multi-Family/Apartments	11.6	240	N/A
J-2	R&D - Research and Development	HR-High Density Residential	Attached Residential/Multi-Family/Apartments	18.4	432	N/A
K-1	R&D - Research and Development	HC-Highway Commercial	Retail	4.6	N/A	40,075
K-2	R&D - Research and Development	HC-Highway Commercial	Retail	8.8	N/A	76,666
N	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Duplex Units	7.1	42	N/A
O	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Church or School	6	49	N/A
P	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Church or School	5.4	40	N/A
Q-1	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	10.2	41	N/A
Q-2	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	3.9	21	N/A
Q-3	MR-Medium Density Residential	MR-Medium Density Residential	Attached Residential/Duplex Units	6	80	N/A
R-1 thru 5	MR-Medium Density Residential	MR-Medium Density Residential	Detached Residential	73.2	367	N/A
S	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	10.6	14	N/A
Total Commercial Acreage				25.5		
Total Residential Units				1426		
Total Acreage ROW				22.6		

Notes:

- Open space areas are reserved throughout the project consisting of areas between parcels and the floodplain areas within the Rio De Flag. Refer to Sheet 3 for the locations of open space and trails.
- Floor areas shown on parcels E1/E2, K1/K2, and L are from site capacity calculations. Ultimate maximum floor areas may be different based on the actual type of development. A 0.20 FAR was used for the impact analyses and also for calculating the building square footages listed in the table.



VICINITY MAP

PROJECT INFORMATION

SITE ADDRESS: TO BE ASSIGNED (CURRENTLY A PORTION OF THE PARCELS ASSOCIATED WITH THIS PROJECT ARE LOCATED AT 3200 E. BUTLER AVENUE.)

APNS: 106-08-005N
106-08-005M
106-08-005L
106-08-005P

PROPERTY OWNER: CANYON DEL RIO INVESTORS, LLC
2700 N CENTRAL AVE, NINTH FLOOR
PHOENIX, AZ 85004
CONTACT: ROBERT M. SEMPLE, CPA

PROJECT DEVELOPER: RAC PARTNERS, LLC
1750 RAILROAD SPRING BLVD #10
FLAGSTAFF, AZ 86001
TEL: (928) 699-1169
CONTACT: BRIAN RHOTON

PROJECT ENGINEER: SHEPHARD-WESNITZER, INC.
110 W. DALE AVENUE
FLAGSTAFF, ARIZONA 86001
TEL: 928-773-0354
CONTACT: GUILLERMO CORTES, PE

- A. 226,156 SQ. FT. OF COMMERCIAL LAND USES ARE POSSIBLE BASED ON 25.5 ACRES AT A 0.2 FLOOR AREA RATIO.
- B. PER THE LOT COVERAGE/BUILDING INFORMATION TABLE, 1,426 RESIDENTIAL UNITS ARE PROPOSED.
- C. BASED ON 1,426 UNITS, THE GROSS DENSITY OF THE PROJECT IS 5.5 UNITS PER ACRE.
- D. 55.8 ACRES (21.3%) OF OPEN SPACE IS BEING PROVIDED.

PARCELS TO BE REZONED

- 27.6 ACRES TO BE REZONED FROM RESEARCH & DEVELOPMENT (R&D) TO MEDIUM DENSITY RESIDENTIAL DISTRICT (MR), PARCELS G, N, O, AND P.
- 30.0 ACRES TO BE REZONED FROM RESEARCH & DEVELOPMENT (R&D) TO HIGH DENSITY RESIDENTIAL DISTRICT (HR), PARCELS J1, J2.
- 25.5 ACRES TO BE REZONED FROM RESEARCH & DEVELOPMENT (R&D) TO HIGHWAY COMMERCIAL DISTRICT (HC), PARCELS E1, E2, F, H, K1, AND K2.

TOTAL AREA TO BE REZONED = 83.88 ACRES

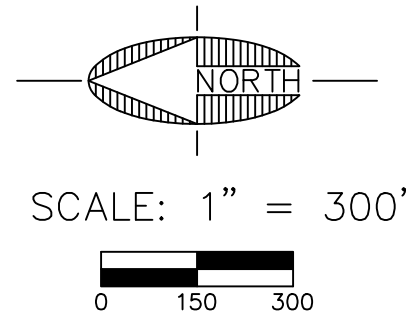
LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED ROW
- 100-YR FLOODPLAIN

SHEET INDEX

SHEET #	DWG #	SHEET TITLE
1	CVR	COVER SHEET
2	CP1	CONTEXT ANALYSIS MAP
3	CP2	CONCEPT ZONE PLAN
4	CP3	BUILDING LOCATIONS AND PARKING AREAS

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING



NOTES:
 1. NAIPTA ROUTE 3 TRAVELS EAST AND WEST ON BUTLER AVENUE IN THE VICINITY OF THE PROJECT. THE CLOSEST EASTBOUND BUS STOP IS LOCATED AT LITTLE AMERICA AND THE CLOSEST WESTBOUND STOP IS LOCATED AT BLACK BARTS.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- LOT
- 100-YEAR FLOODPLAIN
- SLOPE RESOURCES 17-24.99% (TOTAL 21.28 ACRES)
- SLOPE RESOURCES 25-34.99% (TOTAL 6.65 ACRES)
- SLOPE RESOURCES >35% (TOTAL 7.98 ACRES)
- EXISTING TREE CANOPY (73.94 ACRES)

FLAGSTAFF ARIZONA

CANYON DEL RIO

CONTEXT ANALYSIS MAP

JOB NO: 13184
 DATE: DEC 18
 SCALE: AS SHOWN
 DRAWN: SD/KMB
 DESIGN: SCI
 CHECKED: GEC

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.0354
 928.774.8934 fax
 www.swi.biz.com

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

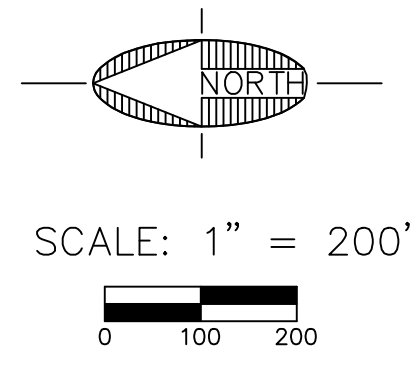
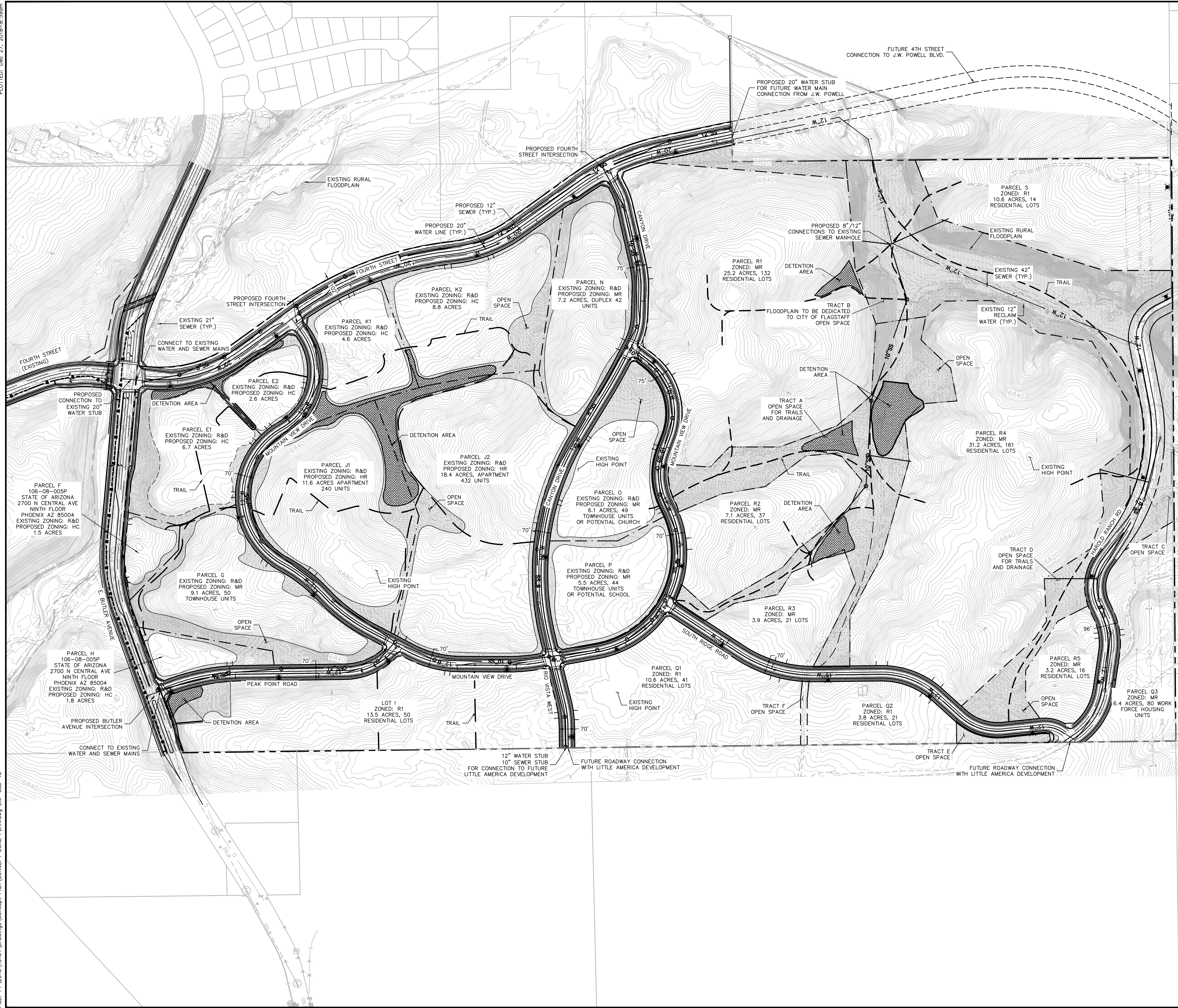
CALL TWO WORKING DAYS BEFORE YOU DIG
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DRAWING NO. **CP1**

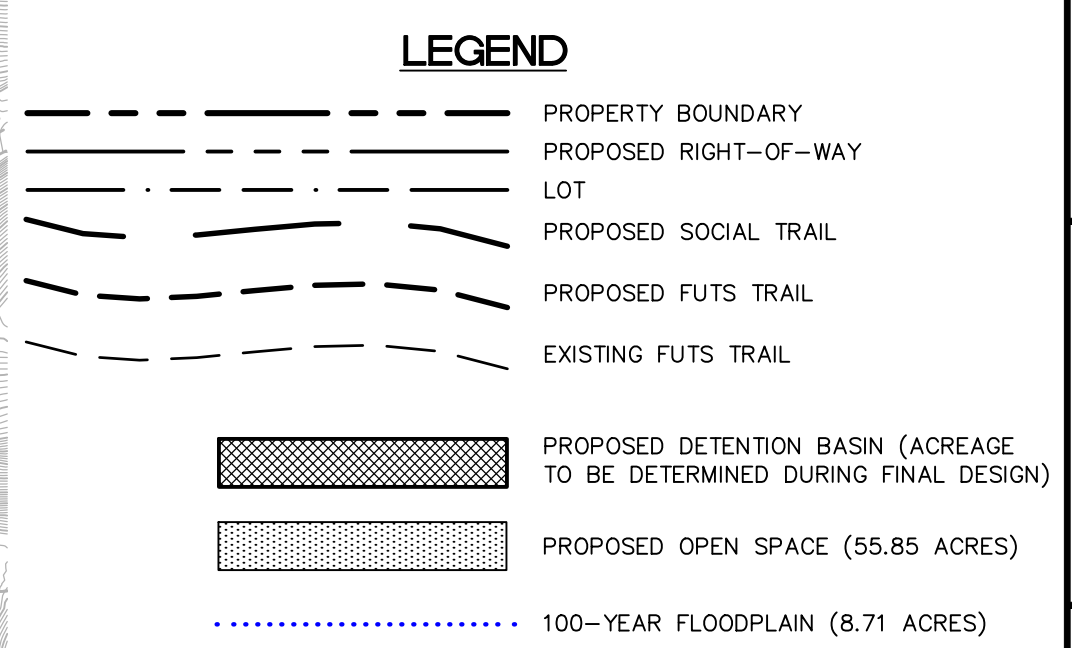
SHT NO. **2** OF **4**

PLOTTED: Dec 27, 2018 - 8:59am

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- NOTES:**
- PURSUANT TO THE APPROVED DRAINAGE IMPACT ANALYSIS (DIA), THE DEVELOPER SHALL MITIGATE THE IDENTIFIED DOWNSTREAM IMPACTS. THE DIA HAS IDENTIFIED SEVERAL CONCEPTUAL MITIGATION STRATEGIES INCLUDING ON-SITE AND OFF-SITE MITIGATIONS. PRIOR TO APPROVAL OF THE FIRST SITE PLAN AND/OR SUBDIVISION PLAT OR ANY DEVELOPMENT, SPECIFIC STRATEGIES MUST BE IDENTIFIED AND APPROVED BY THE CITY AND REFLECTED ACCORDINGLY ON ANY PLATS AND/OR PLANS. IF ON-SITE STRATEGIES ARE CHOSEN, EACH PHASE OF DEVELOPMENT SHALL MITIGATE PROPORTIONAL IMPACTS. A MASTER PLAN FOR PHASING OF ON-SITE MITIGATIONS MAY BE REQUIRED TO ENSURE THAT EACH PHASE CAN MITIGATE PROPORTIONAL IMPACTS. EACH PHASE OF DEVELOPMENT SHALL MITIGATE THEIR FAIR PROPORTIONATE SHARE OF THE IMPACT IDENTIFIED IN THE DIA. DETENTION, LID, AND RETENTION MUST STAND ALONE FOR EACH PHASE OF THE PROJECT. ANY PHASE REQUIRING OFFSITE IMPROVEMENTS IMPACTING DRAINAGE COURSES, PEAK FLOWS OR TOTAL RUNOFF VOLUME, SUCH AS THE SPINE ROAD, WILL MITIGATE THESE IMPACTS WITH THE IMPLEMENTATION OF SAID PHASE.
 - FUTS AND SOCIAL TRAIL LOCATIONS WILL BE COORDINATED WITH THE FINAL DETENTION BASIN DESIGN.
 - FUTS TO BE CONSTRUCTED OR REVITALIZED PER C.O.F. DETAIL 14-01-010.



FLAGSTAFF ARIZONA

CANYON DEL RIO

CONCEPT ZONE PLAN

JOB NO: 13184
DATE: DEC 18
SCALE: 1"=200'
DRAWN: MWJ/KMB
DESIGN: AMB/SCI
CHECKED: GEC

110 W. Dele Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

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DRAWING NO. CP2
SHT NO. 3 OF 4

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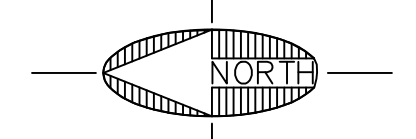
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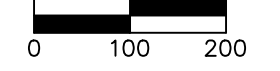
NOTES:
 1. THE FINAL SIZES OF THE WATER AND SEWER LINES WILL BE DETERMINED BY THE WATER SEWER IMPACT ANALYSIS FROM THE CITY OF FLAGSTAFF AND THE ENGINEERING WATER AND SEWER SYSTEM DESIGN REPORT.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- LOT
- W --- W --- EXISTING SEWER LINE
- SS --- SS --- EXISTING WATER LINE
- G --- G --- EXISTING GAS LINE



SCALE: 1" = 200'



 Shephard Wesnitzer, Inc.		75 Killet Place Suite 207 Flagstaff, AZ 86001 928.282.2058 fax www.swi.az.com	FLAGSTAFF ARIZONA
CONCEPTUAL BUILDING AND PARKING LOCATIONS		CANYON DEL RIO	
JOB NO:	13184	DATE:	DEC 18
SCALE:	AS SHOWN	DRAWN:	SD/KMB
DESIGN:	GEC	CHECKED:	GEC
REVISIONS	NO.	DESCRIPTION	DATE
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