

LEGEND

-----	PROJECT BOUNDARY	-----	EX. LOT LINE
-----	LOT LINE	-----	EX. EASEMENT
-----	ROW	-----	EX. INTERMEDIATE CONTOUR
-----	EASEMENT	-----	EX. INDEX CONTOUR
-----	8"SS GRAVITY SEWER LINE	-----	EX. FENCE
-----	8"W WATER LINE	-----	EX. WATER LINE
-----	100-YR FLOODPLAIN	-----	EX. SEWER LINE
-----	STORM DRAIN PIPE	-----	EX. GAS
-----	FIRE HYDRANT	-----	EX. STORM DRAIN
-----	WATER METER	-----	EX. UNDERGROUND UTIL.
-----	SEWER MANHOLE	-----	EX. OVERHEAD UTIL.
-----	DRAINAGE ARROW	-----	SECTION LINE
-----	LID/DETENTION	-----	EX. ROAD STRIPING

PRELIMINARY BLOCK PLAT OF CDRI'S 262.36 ACRES 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.

PROPERTY OWNER:

CANYON DEL RIO INVESTORS, LLC (CDRI)
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

PLAT PREPARER:

SHEPHARD-WESNITZER, INC.
GUILLERMO CORTES
110 W. DALE AVENUE
FLAGSTAFF, ARIZONA 86001
928-774-0354

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

- 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.

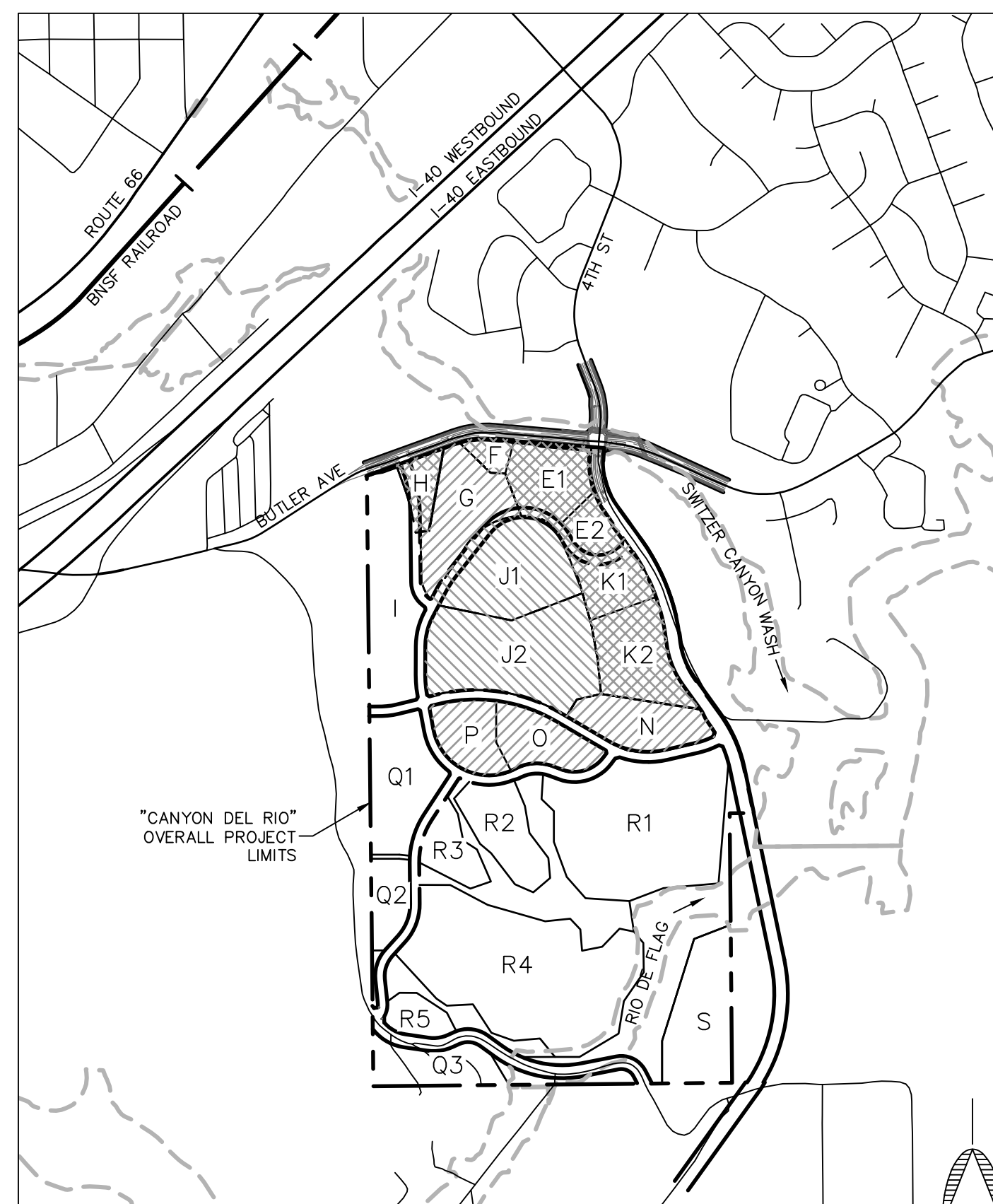
PARCELS TO BE REZONED

- 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

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	ER-Estate Residential	ER-Estate Residential	Detached Residential	10.6	14	N/A
Total Commercial Acreage					25.5	
Total Residential Units					1426	
Total Acreage ROW					22.6	

Notes:
1. 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.



VICINITY MAP
1"=1000'

CITY ENGINEER

BY: _____ DATE: _____

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

CITY WATER SERVICES DIRECTOR

BY: _____ DATE: _____

ALTICEUSA

BY: _____ DATE: _____

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

ADEQUATE WATER SUPPLY NOTE:

THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE PRELIMINARY NATURAL RESOURCE PROTECTION PLAN FOR MORE INFORMATION ON THE FOREST RESOURCES AVAILABLE ON THIS PROJECT SITE. THE NARRATIVE CONTAINS THE CROSS-CREDITING DESCRIPTION. A MASTER ASSOCIATION WILL BE CREATED TO ADMINISTER THIS.

FEMA DESIGNATION

THE PROJECT AREA IS WITHIN ZONES AE AND X DESIGNATED BY FEMA FIRM'S 04005C-6828G. A GOOD PORTION OF THE PROJECT AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THEREFORE, NO BUILDING WILL OCCUR IN A FLOODPLAIN. A SMALL PORTION OF THE PROJECT AREA HAS BEEN DETERMINED TO BE WITHIN THE 100-YR FLOODPLAIN.

WATER AND SEWER IMPACT ANALYSIS

THE PRELIMINARY PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED JULY 29, 2015.

EARTHWORK SUMMARY

EXCAVATION: 35,562 C.Y.
EMBANKMENT: 42,506 C.Y.

SHEET INDEX

SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	RS01	RECORD SURVEY
3	PP01	PRELIMINARY PLAT OVERVIEW
4	PP02	PRELIMINARY PLAT - LOT INFORMATION (1)
5	PP03	PRELIMINARY PLAT - LOT INFORMATION (2)
6	PP04	PRELIMINARY PLAT - LOT INFORMATION (3)
7	XS01	TYPICAL ROADWAY CROSS SECTIONS
8	SG01	STREETS, GRADING & UTILITIES PLAN (1)
9	SG02	STREETS, GRADING & UTILITIES PLAN (2)
10	SG03	STREETS, GRADING & UTILITIES PLAN (3)
11	DO01	DRAINAGE & OPEN SPACE PLAN
12	PH01	PHASING MAP
13	PH02	PHASING MATRIX

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

BASIS OF BEARING

NORTH 89-34-20 EAST, 2655.62' FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 106-08-005N ACCORDING TO INSTRUMENT NUMBERS 3717643 AND 3717644, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

ASSESSOR'S PARCEL NUMBERS 106-08-005L AND 106-005M ACCORDING TO INSTRUMENT NUMBERS 37176454, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

ASSESSOR'S PARCEL NUMBER 106-08-005P ACCORDING TO INSTRUMENT NUMBERS 3717643 AND 3499970, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

CERTIFICATE OF LAND SURVEYOR

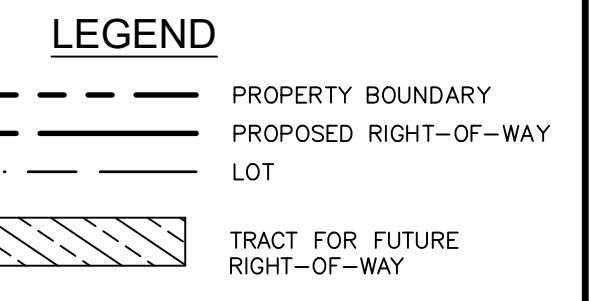
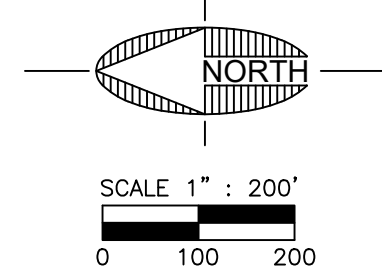
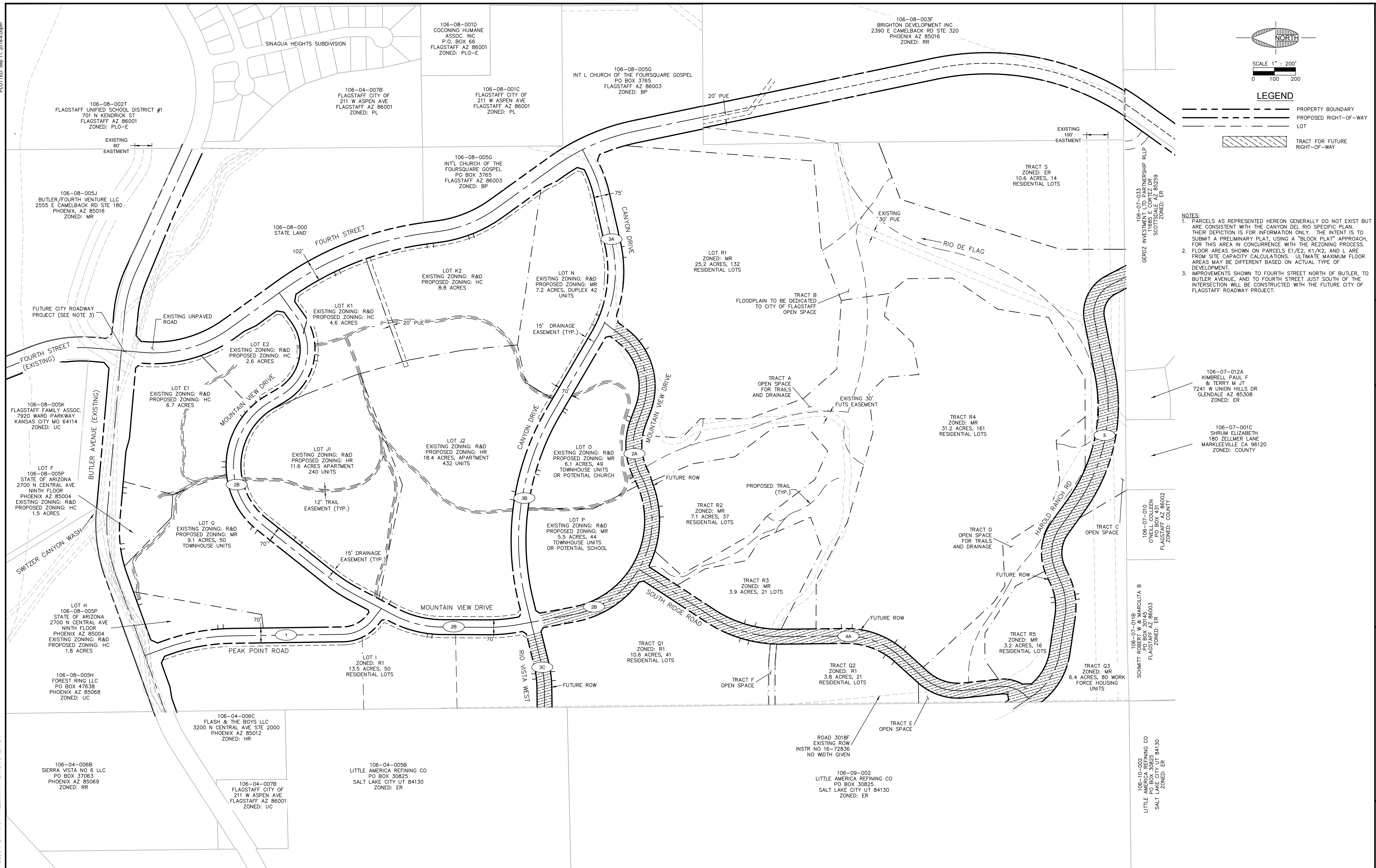
I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

FLAGSTAFF ARIZONA
 CANYON DEL RIO PRELIMINARY BLOCK PLAT
 COVER SHEET
 JOB NO: 1318A
 DATE: SEP 18
 SCALE: AS SHOWN
 DRAWN: KMB
 DESIGN: KMB
 CHECKED: SCJ/GEC
 110 W. Dale Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi.coz.com
SWI
Shephard Wesnitzer, Inc.
 REVISIONS
 NO. DESCRIPTION
 DATE
 BY
 DRAWING NO. CVR
 SHT NO. OF
 1 13
 Call out least two full working days before you begin excavation.
 ARIZONA 801
 Arizona Blue Stakes, Inc.
 808 84-11 or 1-800-514-6111 (928-5348)



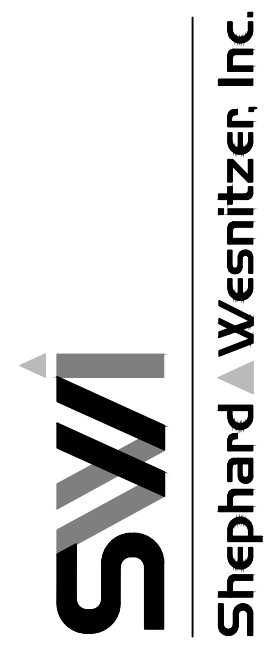
NOTES:

1. PARCELS AS REPRESENTED HEREON GENERALLY DO NOT EXIST BUT ARE CONSISTENT WITH THE CANYON DEL RIO SPECIFIC PLAN. THEIR DEPICTION IS FOR INFORMATION ONLY. THE INTENT IS TO SUBMIT A PRELIMINARY PLAT USING A "BLOCK PLAT" APPROACH. FOR THIS AREA IN CONCURRENCE WITH THE REZONING PROCESS.
2. 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 ACTUAL TYPE OF DEVELOPMENT.
3. IMPROVEMENTS SHOWN TO FOURTH STREET NORTH OF BUTLER, TO BUTLER AVENUE, AND TO FOURTH STREET JUST SOUTH OF THE INTERSECTION WILL BE CONSTRUCTED WITH THE FUTURE CITY OF FLAGSTAFF ROADWAY PROJECT.

FLAGSTAFF ARIZONA
CANYON DEL RIO PRELIMINARY BLOCK PLAT
PRELIMINARY PLAT OVERVIEW

JOB NO: 13184
DATE: SEP 18
SCALE: AS SHOWN
DRAWN: KMB
DESIGN: KMB
CHECKED: SCJ/GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiqz.com



NO.	DESCRIPTION	DATE	BY

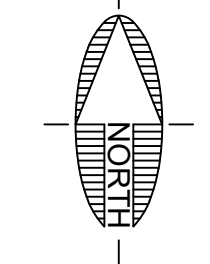
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona One Stop Service, Inc.
800-485-4855 or 480-942-4855

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

DRAWING NO.
PP01
SHT NO. 3 OF 13

PLOTTED: Sep 11, 2018 4:00pm

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SCALE 1" = 100'
0 50 100

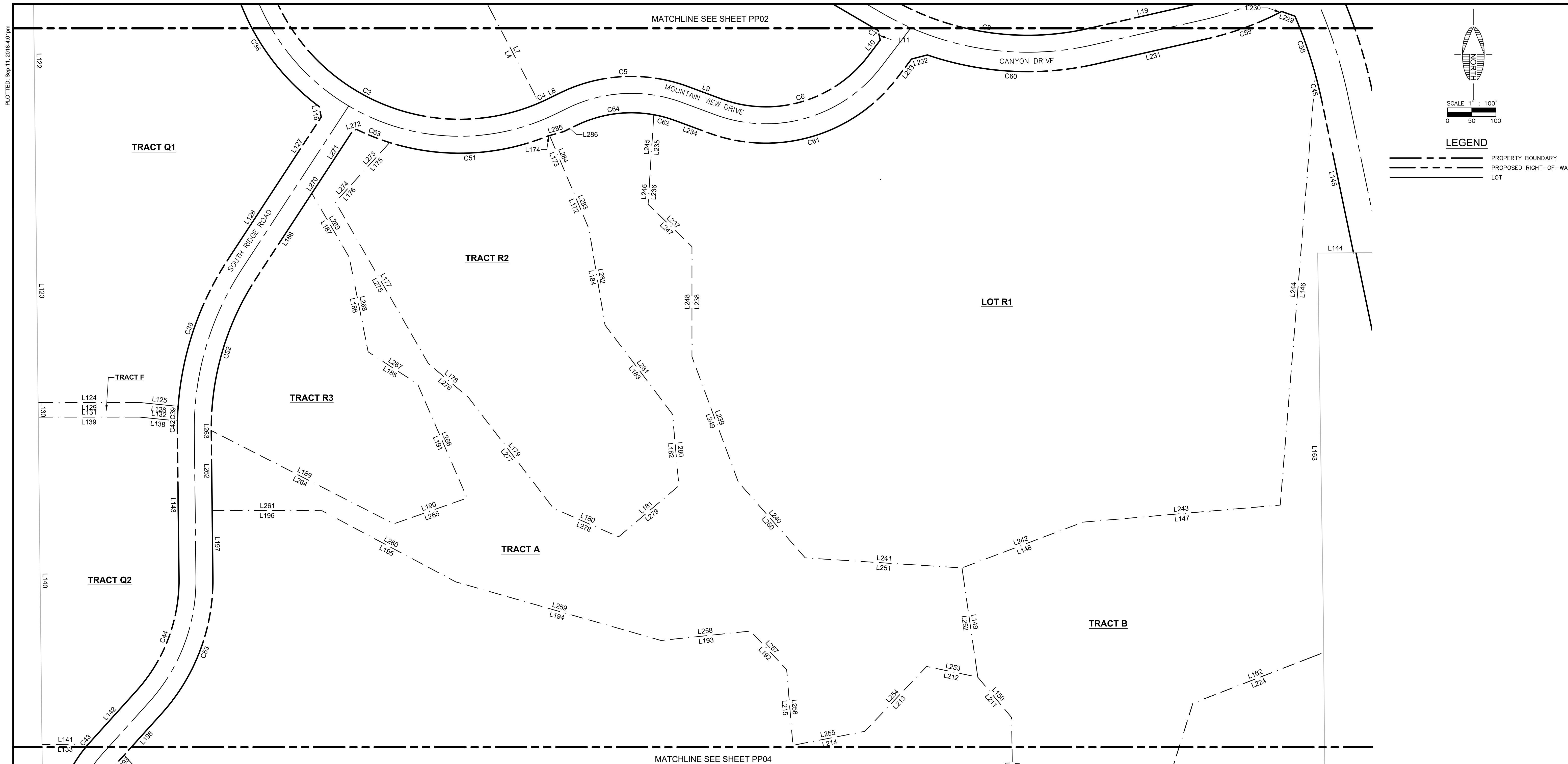
LEGEND

————— PROPERTY BOUNDARY
- - - - - PROPOSED RIGHT-OF-WAY
- - - - - LOT

JOB NO: 13184		DATE: SEP 18		SCALE: AS SHOWN		DRAWN: KMB		DESIGN: KMB		CHECKED: SCJ/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax		www.swiqz.com		Shephard & Wesnitzer, Inc.		SWI		REVISIONS		DRAWING NO. PP02	
CANYON DEL RIO PRELIMINARY BLOCK PLAT		FLAGSTAFF ARIZONA		PRELIMINARY PLAT - LOT INFORMATION (1)		NO. DESCRIPTION		DATE		BY	
MATCHLINE SEE SHEET PP03		PRELIMINARY		NOT FOR CONSTRUCTION, BIDDING OR RECORDING		SHT NO. 4		OF 13		ARIZONA 801 Arizona Block & Stake, Inc. Call at least two full working days before you begin excavation. Dial 8-1-1 or 1-800-STATE-IT (782-8463)	

PLOTTED: Sep 11, 2018 4:03pm

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LEGEND

— PROPERTY BOUNDARY
 - - - PROPOSED RIGHT-OF-WAY
 --- LOT

SCALE 1" = 100'
 0 50 100

LINE #	LENGTH	DIRECTION
L1	51.85	S 76°05'13" W
L2	21.85	S 32°50'11" W
L3	156.72	S 10°24'48" E
L4	235.74	N 27°38'56" W
L5	306.93	N 0°00'00" E
L6	306.93	S 0°00'00" E
L7	235.74	S 27°38'56" E
L8	28.37	N 63°58'05" E
L9	73.73	S 69°42'00" E
L10	41.69	N 37°18'00" E
L11	20.75	N 12°42'01" W
L12	413.45	N 59°38'25" W
L13	25.38	N 35°43'12" W
L14	739.19	N 81°24'34" W
L16	182.81	S 77°05'44" W
L17	145.60	S 31°29'02" W
L18	363.82	S 59°38'25" E
L19	234.88	N 77°12'34" E
L20	34.47	N 16°41'16" E
L21	30.25	N 35°43'12" W

LINE #	LENGTH	DIRECTION
L22	61.00	N 25°19'52" W
L23	54.56	N 7°30'56" W
L24	515.15	S 70°27'06" W
L25	33.37	S 15°41'42" E
L26	262.84	S 10°17'13" E
L27	251.91	S 5°23'53" E
L29	739.19	S 81°24'34" E
L30	223.20	N 35°43'12" W
L31	166.03	N 24°09'02" W
L32	403.99	S 38°32'21" W
L33	106.35	S 27°47'27" W
L34	548.57	S 78°18'38" E
L35	559.98	N 68°59'00" E
L36	18.28	N 15°41'42" W
L37	260.47	N 21°07'29" W
L38	33.37	N 15°41'42" W
L39	208.61	N 15°41'42" W
L40	559.98	S 68°59'00" W
L41	548.57	N 78°18'38" W
L42	96.01	S 27°47'27" W

LINE #	LENGTH	DIRECTION
L43	212.65	S 0°14'45" W
L44	5.96	S 10°24'48" E
L45	20.43	S 57°00'20" E
L46	47.69	N 76°05'13" E
L47	49.63	S 59°38'25" E
L48	145.60	N 31°29'02" E
L49	182.81	N 77°05'44" E
L51	251.91	N 5°23'53" W
L52	262.84	N 10°17'13" W
L53	57.30	N 0°47'13" W
L54	466.43	N 0°47'14" W
L55	20.40	N 19°50'47" W
L56	35.36	N 64°50'02" W
L57	118.95	S 70°10'43" W
L58	55.83	S 80°29'50" W
L59	63.93	S 70°10'43" W
L60	17.94	S 0°44'09" E
L61	493.07	S 0°43'47" E
L62	1187.92	S 0°30'41" E
L63	94.89	N 89°16'55" E

LINE #	LENGTH	DIRECTION
L64	150.85	N 76°05'12" E
L65	21.85	N 32°50'09" E
L66	10.19	N 10°24'48" W
L67	212.65	N 0°14'45" E
L68	20.81	N 27°47'27" E
L69	20.03	N 9°18'01" W
L70	23.57	N 52°12'33" W
L71	240.62	S 70°10'43" W
L72	35.35	S 25°09'58" W
L73	30.37	S 19°50'47" E
L74	148.67	S 0°47'14" E
L75	64.06	N 82°58'09" E
L76	613.25	N 10°03'15" E
L77	184.00	N 84°58'58" W
L78	318.31	S 45°57'58" E
L79	108.30	S 86°29'57" E
L80	241.30	N 14°57'51" E
L81	108.30	N 86°29'57" W
L82	318.31	N 45°57'58" W
L83	91.89	S 70°10'43" W

LINE #	LENGTH	DIRECTION
L84	613.25	S 10°03'15" W
L85	64.06	S 82°58'09" W
L86	317.76	S 0°47'14" E
L87	57.30	S 0°47'13" E
L88	14.56	S 52°12'33" E
L89	11.56	N 77°22'10" E
L90	88.17	N 27°47'25" E
L91	403.99	N 38°32'21" E
L92	270.91	N 21°05'13" W
L93	338.16	S 45°54'39" W
L94	73.15	S 30°53'21" E
L95	61.28	N 54°15'21" E
L96	35.36	N 9°15'20" E
L97	119.36	N 35°44'39" W
L98	61.00	N 25°21'19" W
L99	48.89	N 35°44'39" W
L100	1.94	N 4°59'59" W
L101	35.36	N 39°59'30" W
L102	334.23	N 84°58'58" W
L103	61.00	N 74°35'38" W

LINE #	LENGTH	DIRECTION
L104	143.39	N 84°58'58" W
L105	241.30	S 14°57'51" W
L106	270.91	S 21°05'13" E
L107	338.16	N 45°54'39" E
L108	166.03	S 24°09'02" E
L109	260.47	S 21°07'29" E
L110	18.28	S 15°41'42" E
L111	208.61	S 15°41'42" E
L112	515.15	N 70°27'06" E
L113	35.05	N 80°14'05" W
L114	72.22	S 54°15'21" W
L115	73.11	N 30°53'56" W
L116	21.70	N 10°31'17" W
L117	152.44	N 10°24'48" W
L118	20.56	N 57°09'48" W
L119	146.57	S 76°05'12" W
L120	95.24	S 89°16'55" W
L121	71.09	S 0°43'05" E
L122	949.76	S 0°38'39" E
L123	949.76	S 0°38'39" E

LINE #	LENGTH	DIRECTION
L124	210.64	N 90°00'00" E
L125	78.58	S 84°11'48" E
L126	352.63	N 33°12'59" E
L127	352.63	N 33°12'59" E
L128	78.58	N 84°11'48" W
L129	210.64	N 90°00'00" W
L130	30.00	S 0°38'39" E
L131	208.79	N 90°00'00" E
L132	78.64	S 84°11'46" E
L133	95.67	S 89°21'21" W
L134	407.87	S 0°38'39" E
L135	19.97	S 34°51'56" E
L136	27.43	N 79°25'32" E
L137	169.86	N 6°01'38" W
L138	78.64	N 84°11'46" W
L139	208.79	N 90°00'00" W
L140	675.92	S 0°38'39" E
L141	95.67	N 89°21'21" E
L142	144.14	N 42°05'05" E
L143	301.63	N 0°38'38" W

LINE #	LENGTH	DIRECTION
L144	73.96	N 89°36'21" E
L145	316.47	N 11°46'58" W
L146	891.22	S 4°40'07" W
L147	408.49	S 85°02'47" W
L148	267.03	S 69°17'23" W
L149	227.75	S 8°13'31" E
L150	108.60	S 39°56'55" E
L151	215.74	S 0°50'19" E
L152	258.85	S 34°33'12" W
L153	242.16	S 9°09'55" W
L154	334.93	S 59°07'54" W
L155	181.29	S 89°53'54" W
L156	243.63	S 89°53'54" W
L157	260.17	N 78°54'46" E
L158	104.64	S 27°31'56" E
L159	76.49	N 89°35'39" E
L160	309.75	N 0°00'00" E
L161	787.43	N 17°23'40" E
L162	283.83	N 68°48'24" E
L163	826.41	N 0°29'29" W

LINE #	LENGTH	DIRECTION
L164	91.94	N 54°06'54" W
L165	50.05	S 65°18'19" W
L166	172.77	N 81°37'12" W
L167	412.86	S 0°38'39" E
L168	259.42	N 88°12'25" E
L169	405.99	N 89°34'45" E
L170	329.78	N 89°34'42" E
L171	257.30	N 31°12'49" W
L172	209.08	N 22°51'05" W
L173	209.08	N 22°51'05" W
L174	3.86	S 74°23'50" W
L175	166.07	S 42°19'17" W
L176	166.07	S 42°19'17" W
L177	384.41	S 29°54'31" E
L178	107.75	S 49°50'02" E
L179	288.40	S 37°28'07" E
L180	147.19	S 66°18'32" E
L181	163.04	N 49°43'27" E
L182	148.10	N 5°04'30" W
L183	230.78	N 37°07'18" W

LINE #	LENGTH	DIRECTION
L184	201.23	N 9°29'25" W
L185	121.37	N 57°02'36" W
L186	199.11	N 11°18'56" W
L187	152.77	N 30°21'56" W
L188	210.26	S 33°12'59" W
L189	423.14	S 62°55'30" E
L190	160.33	N 70°37'40" E
L191	256.93	N 43°29'13" W
L192	109.09	N 23°10'01" W
L193	185.82	S 84°01'17" W
L194	440.03	N 74°04'12" W
L195	312.88	N 61°59'35" W
L196	226.83	N 89°49'46" W
L197	139.12	S 0°38'38" E
L198	115.89	S 42°05'05" W
L199	452.15	S 42°44'05" E
L200	92.90	S 55°35'54" E
L201	192.97	N 86°57'42" E
L202	250.71	S 32°52'17" E
L203	175.12	S 70°41'34" E

JOB NO: 13184
 DATE: SEP 18
 SCALE: AS SHOWN
 DRAWN: KMB
 DESIGN: KMB
 CHECKED: SCD/SEC

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swiqz.com

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

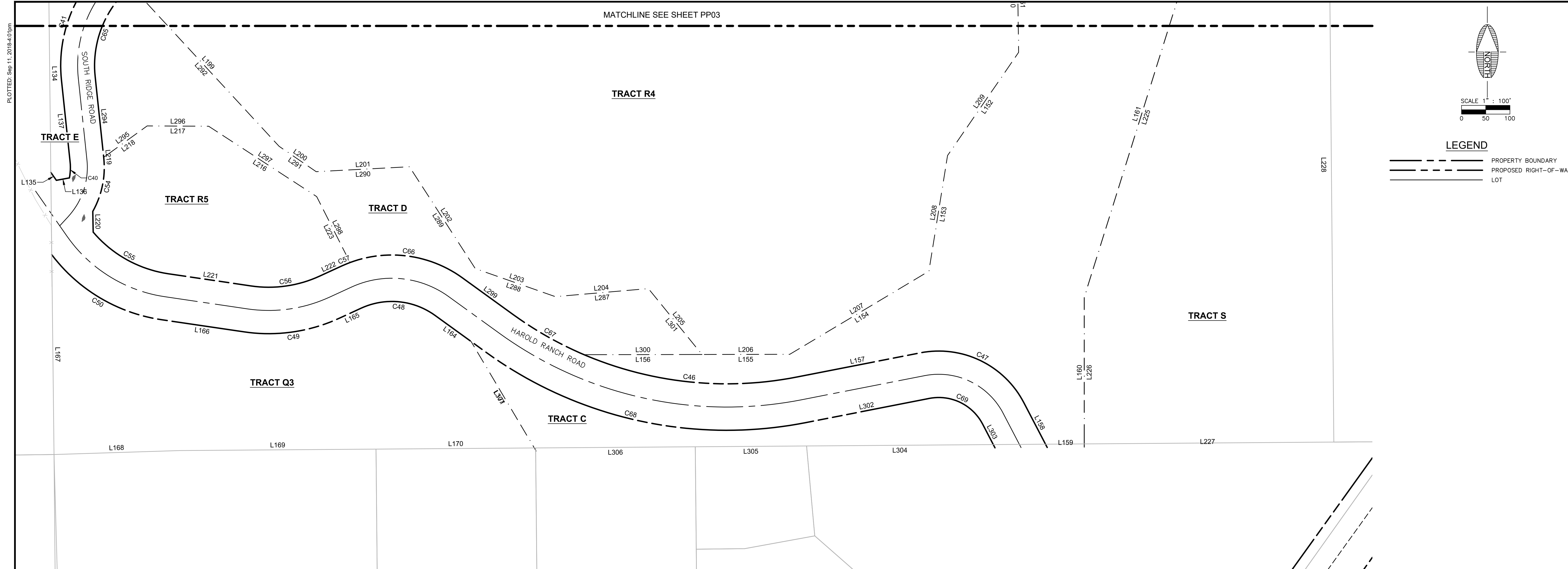
Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona One Stop Inc.
 800-485-4858 (TAKET 828388)

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

DRAWING NO.
PP03

SHT NO. OF
 5 13

FLAGSTAFF
 ARIZONA
 CANYON DEL RIO PRELIMINARY BLOCK PLAT
 PRELIMINARY PLAT - LOT INFORMATION (2)



LINE #	LENGTH	DIRECTION
L204	193.03	N 85°04'16" E
L205	175.48	S 39°07'26" E
L206	181.29	N 89°53'54" E
L207	334.93	N 59°07'54" E
L208	242.16	N 9°09'55" E
L209	258.85	N 34°33'12" E
L210	215.74	N 0°50'19" W
L211	108.60	N 39°56'55" W
L212	107.79	N 78°13'35" W
L213	185.07	S 43°39'28" W
L214	151.05	S 79°01'03" W
L215	156.70	N 4°42'10" W
L216	266.36	N 56°54'32" W
L217	127.09	N 89°42'30" W
L218	110.79	S 54°08'58" W
L219	1.67	S 6°01'38" E
L220	42.87	S 1°05'42" E
L221	172.77	S 81°37'12" E
L222	50.05	N 65°18'19" E
L223	152.70	N 26°50'25" W

LINE #	LENGTH	DIRECTION
L224	283.83	S 68°48'24" W
L225	787.43	S 17°23'40" W
L226	309.75	S 0°00'00" E
L227	510.00	N 89°35'39" E
L228	1160.21	N 0°29'29" W
L229	28.95	N 70°14'20" W
L230	7.11	S 63°09'23" W
L231	234.88	S 77°12'34" W
L232	33.60	S 75°25'02" W
L233	49.88	S 37°18'00" W
L234	73.73	N 69°42'00" W
L235	185.25	S 3°38'16" W
L236	185.25	S 3°38'16" W
L237	125.84	S 46°03'19" E
L238	227.20	S 0°00'00" E
L239	275.61	S 20°16'41" E
L240	208.79	S 41°26'46" E
L241	324.17	S 86°20'19" E
L242	267.03	N 69°17'23" E
L243	408.49	N 85°02'47" E

LINE #	LENGTH	DIRECTION
L244	891.22	N 4°40'07" E
L245	185.25	S 3°38'16" W
L246	185.25	S 3°38'16" W
L247	125.84	S 46°03'19" E
L248	227.20	S 0°00'00" E
L249	275.61	S 20°16'41" E
L250	208.79	S 41°26'46" E
L251	324.17	S 86°20'19" E
L252	227.75	S 8°13'31" E
L253	107.79	N 78°13'35" W
L254	185.07	S 43°39'28" W
L255	151.05	S 79°01'03" W
L256	156.70	N 4°42'10" W
L257	109.09	N 43°10'01" W
L258	185.82	S 84°01'17" W
L259	440.03	N 74°04'12" W
L260	312.88	N 61°59'35" W
L261	226.83	N 89°49'46" W
L262	162.45	N 0°38'38" W
L263	2.45	N 0°31'12" W

LINE #	LENGTH	DIRECTION
L264	423.14	S 62°55'30" E
L265	160.33	N 70°37'40" E
L266	256.93	N 23°29'13" W
L267	121.37	N 57°02'36" W
L268	199.11	N 11°18'56" W
L269	152.77	N 30°21'56" W
L270	155.17	N 33°12'59" E
L271	155.17	N 33°12'59" E
L272	7.79	N 74°28'09" E
L273	166.07	S 42°19'17" W
L274	166.07	S 42°19'17" W
L275	384.41	S 29°54'31" E
L276	107.75	S 49°50'02" E
L277	288.40	S 37°28'07" E
L278	147.19	S 66°18'32" E
L279	163.04	N 49°43'27" E
L280	148.10	N 5°04'30" W
L281	230.78	N 37°07'18" W
L282	201.23	N 9°29'25" W
L283	209.08	N 22°51'05" W

LINE #	LENGTH	DIRECTION
L284	209.08	N 22°51'05" W
L285	30.24	N 74°23'50" E
L286	28.55	N 63°58'05" E
L287	193.03	S 85°04'16" W
L288	175.12	N 70°41'34" W
L289	250.71	N 32°52'17" W
L290	192.97	S 86°57'42" W
L291	92.90	N 55°35'54" W
L292	452.15	N 42°44'05" W
L293	28.25	S 42°05'05" W
L294	168.19	S 6°01'38" E
L295	110.79	N 54°08'58" E
L296	127.09	S 89°42'30" E
L297	266.36	S 56°54'32" E
L298	152.70	S 26°50'25" E
L299	130.47	S 54°06'54" E
L300	243.63	N 89°53'54" E
L301	175.48	N 39°07'26" W
L302	260.17	N 78°54'46" E
L303	47.89	S 27°31'56" E

LINE #	LENGTH	DIRECTION
L304	385.81	S 89°34'37" W
L305	229.97	S 89°34'49" W
L306	329.78	S 89°34'45" W
L307	257.30	N 31°12'49" W

CURVE #	LENGTH	RADIUS	DELTA
C1	432.20	1165.00	21°15'21"
C2	745.16	415.00	102°52'43"
C3	468.00	1165.00	23°01'00"
C4	19.85	415.00	2°44'24"
C5	270.90	335.00	46°19'55"
C6	337.63	265.00	73°00'00"
C7	13.92	635.00	1°15'21"
C8	425.51	565.00	43°09'00"
C9	134.89	565.00	13°40'46"
C10	85.28	938.00	5°12'33"
C11	303.04	1442.97	12°01'58"
C12	320.46	651.00	28°12'16"
C13	601.18	315.00	109°21'00"
C14	144.12	765.00	10°47'38"
C15	223.55	465.00	27°32'42"
C16	142.32	765.00	10°39'33"
C17	954.29	1235.00	44°16'21"
C18	304.37	915.00	19°03'33"
C19	107.09	465.00	13°11'43"
C20	155.34	835.00	10°39'33"

CURVE #	LENGTH	RADIUS	DELTA
C21	257.20	535.00	27°32'42"
C22	193.86	216.00	51°25'20"
C23	327.66	985.00	19°03'33"
C24	218.26	586.50	21°19'20"
C25	36.00	586.50	3°30'59"
C26	131.03	146.00	51°25'20"
C27	156.65	835.00	10°44'56"
C28	307.46	385.00	45°45'22"
C29	186.08	660.01	16°09'15"
C30	81.94	385.00	12°11'38"
C31	355.94	215.00	94°51'18"
C32	346.83	385.00	51°36'56"
C33	283.26	660.01	24°35'23"
C34	369.95	1442.97	14°41'22"
C35	471.83	285.00	94°51'18"
C36	363.37	485.00	42°55'36"
C37	123.21	535.00	13°11'43"
C38	322.25	635.00	29°04'34"
C39	30.05	635.00	2°42'39"
C40	33.64	115.00	16°45'35"

CURVE #	LENGTH	RADIUS	DELTA
C41	235.19	285.00	47°16'55"
C42	22.98	635.00	2°04'23"
C43	4.13	285.00	0°49'48"
C44	254.07	340.00	42°48'55"
C45	59.61	945.00	3°36'50"
C46	448.55	752.00	34°10'32"
C47	254.19	198.00	73°33'18"
C48	160.71	152.00	60°34'47"
C49	200.89	348.00	33°04'28"
C50	270.26	348.00	44°29'45"
C51	333.13	485.00	39°21'18"
C52	331.46	565.00	33°36'44"
C53	306.32	410.00	42°48'27"
C54	114.24	185.00	35°22'48"
C55	181.33	252.00	41°13'38"
C56	145.47	252.00	33°04'28"
C57	18.54	248.00	4°16'58"
C58	127.71	945.00	7°44'36"
C59	156.98	640.00	14°03'12"
C60	353.84	640.00	31°40'37"

CURVE #	LENGTH	RADIUS	DELTA
C61	433.19	340.00	73°00'00"
C62	45.80	260.00	10°05'36"
C63	73.48	485.00	8°40'48"
C64	164.45	260.00	36°14'19"
C65	180.54	215.00	48°06'43"
C66	243.68	248.00	56°17'49"
C67	167.96	752.00	12°47'49"
C68	733.86	852.55	49°19'09"
C69	130.95	102.00	73°33'18"

PLOTTED: Sep 11, 2018 4:03pm
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MATCHLINE SEE SHEET PP03

TRACT R4

TRACT R5

TRACT D

TRACT C

TRACT Q3

TRACT S

SOUTH RIDGE ROAD

HAROLD RANCH ROAD

8227

SCALE 1" = 100'

0 50 100

LEGEND

--- PROPERTY BOUNDARY

- - - PROPOSED RIGHT-OF-WAY

___ LOT

JOB NO: 13184
 DATE: SEP 18
 SCALE: AS SHOWN
 DRAWN: KMB
 DESIGN: KMB
 CHECKED: SCD/SEC

FLAGSTAFF
 ARIZONA
 CANYON DEL RIO PRELIMINARY BLOCK PLAT

PRELIMINARY PLAT - LOT INFORMATION (3)

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swigz.com

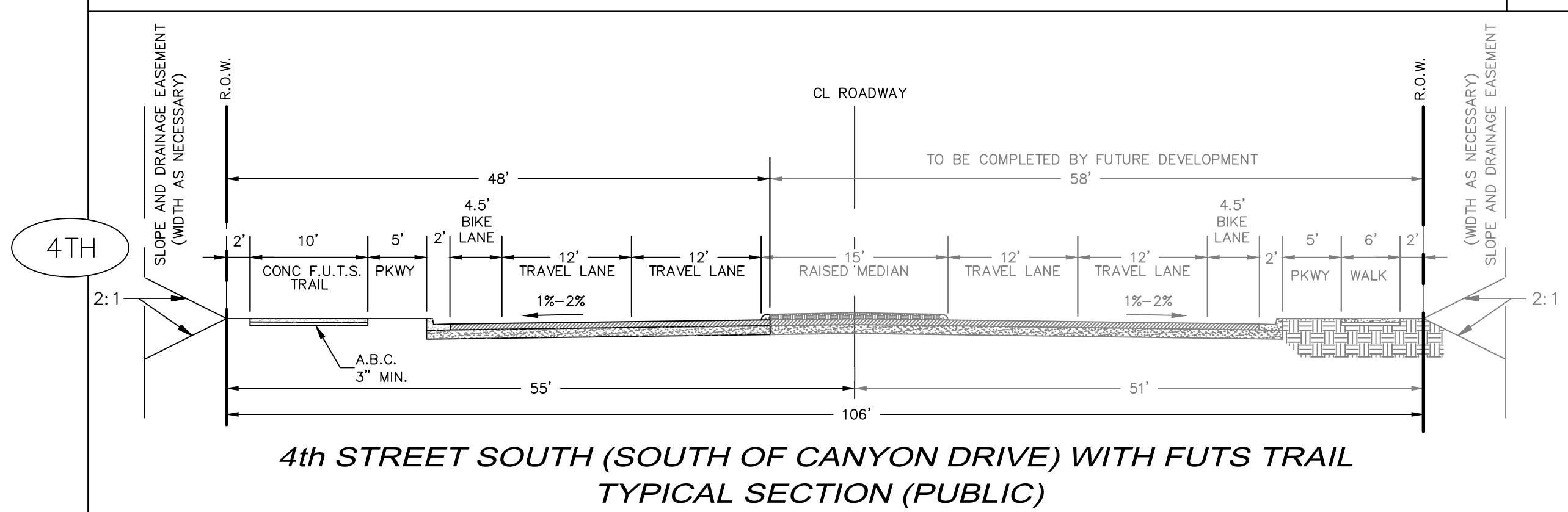
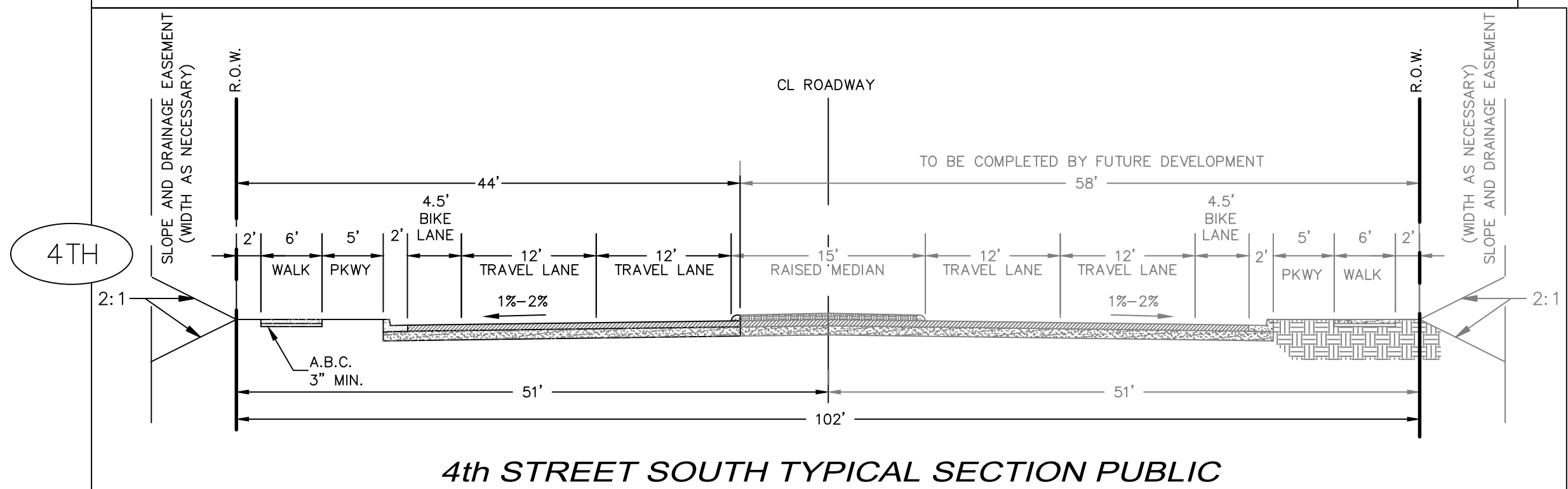
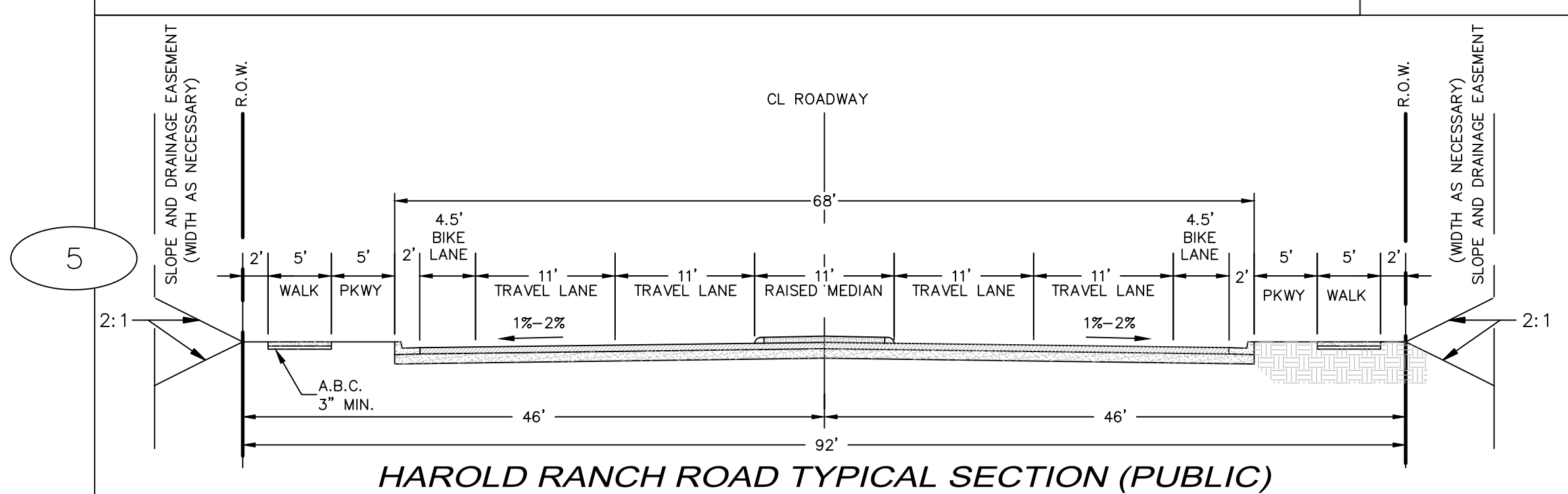
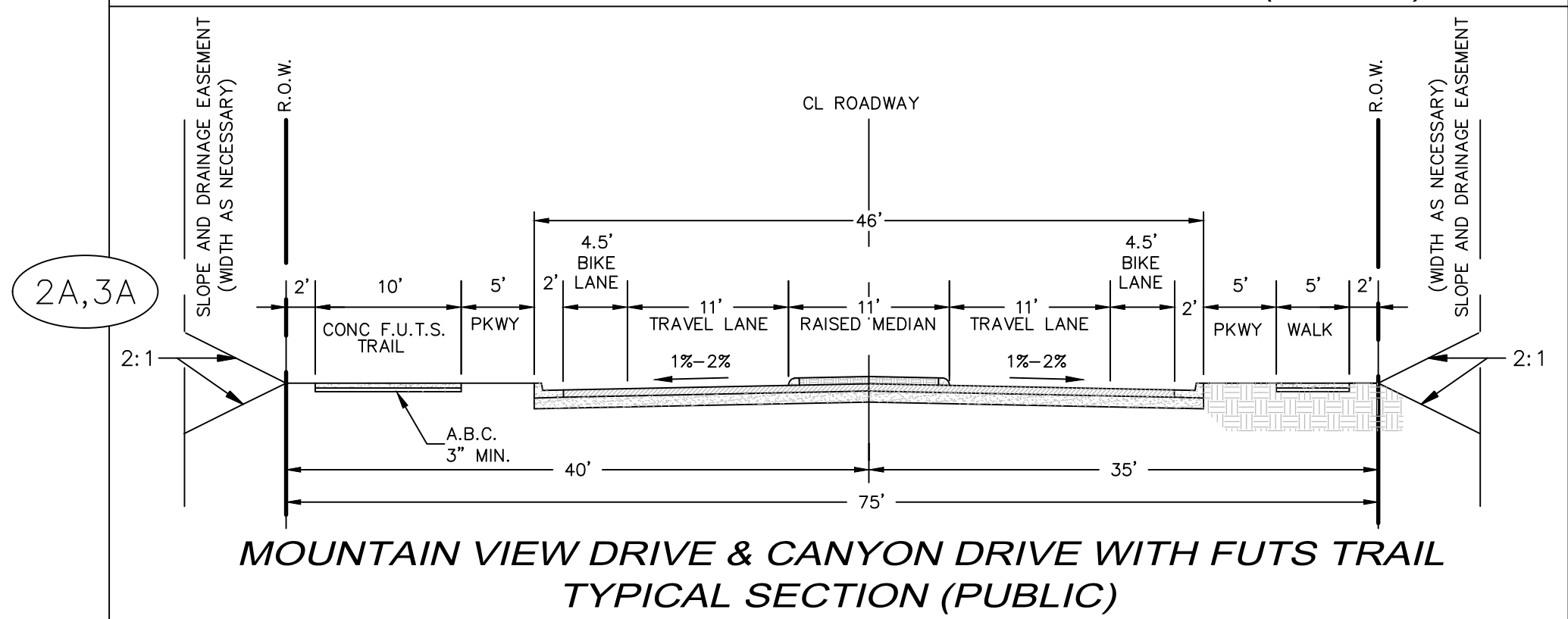
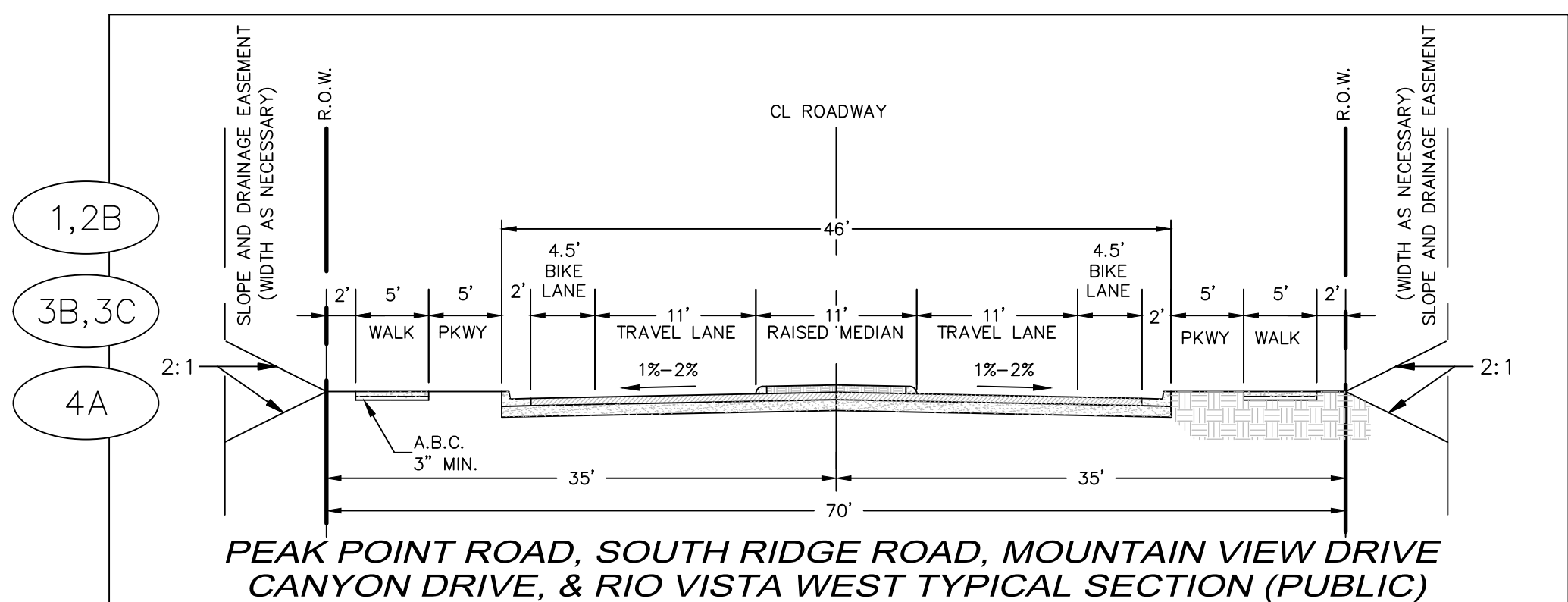
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

ARIZONA 811
 Call at least two full working days before you begin excavation.
 Arizona Blue Stakes, Inc.
 800-488-8111 or 480-945-8111 (AZ811)

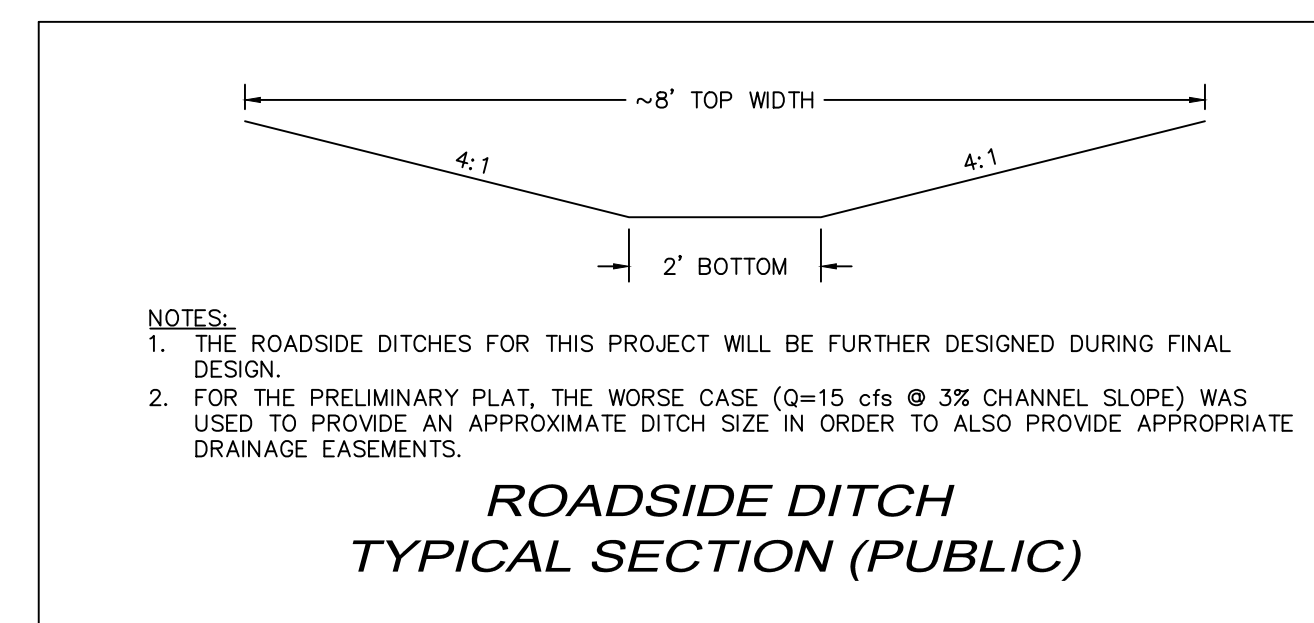
DRAWING NO.
PP04
 SHT NO. OF
 6 OF 13

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING



SWI RECOMMENDED ROAD DESIGNATIONS FOR EACH ROAD SEGMENT

- MINOR COLLECTOR MODIFIED, RAISED LANDSCAPE ISLAND INSTEAD OF SHARED TURN LANE (70' ROW):
ROADS 1, 2B, 3B, 3C, 4A
- MINOR COLLECTOR MODIFIED, WALKWAY INCREASED ONE SIDE TO 10' TO ACCOMMODATE FUTS (75' ROW):
ROADS 2A, 3A
- MINOR COLLECTOR MODIFIED, 4 THRU LANES (96' ROW):
ROAD 5
- RESIDENTIAL LOCAL (57' ROW):
RESIDENTIAL ROADS WITHIN PARCELS 1 AND Q1. (MAX. AVG. DAILY TRAFFIC 250 VEHICLES)
- ARTERIAL MINOR (98'-102' ROW):
4TH STREET, BUTLER AVENUE



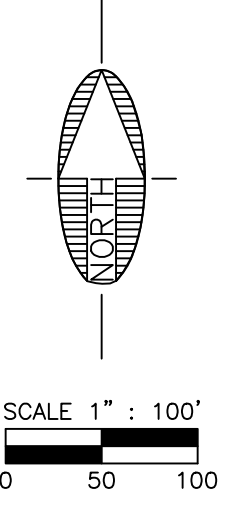
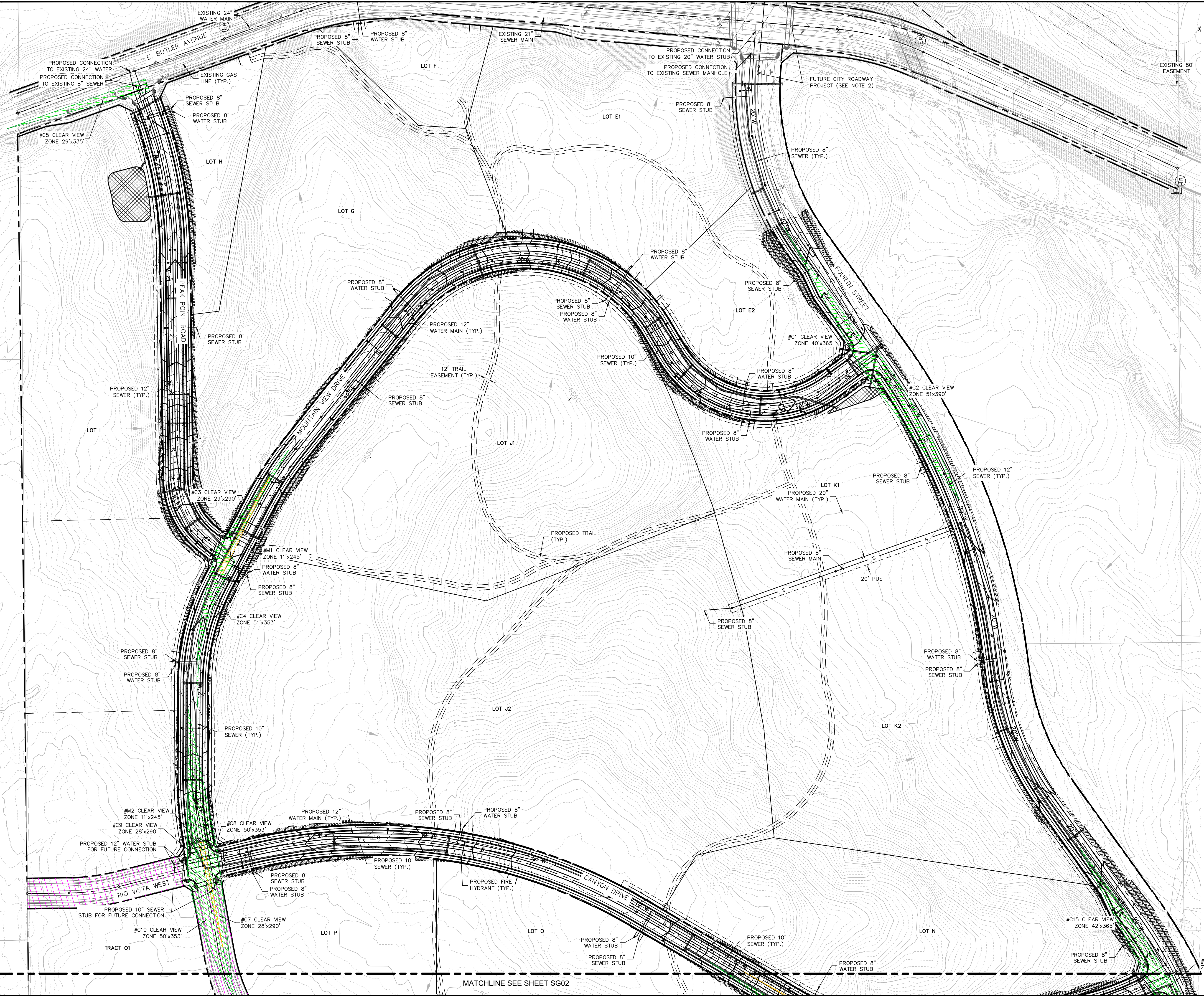
JOB NO. 13184		DATE: SEP 18		SCALE: AS SHOWN		DRAWN: KMB		DESIGN: KMB		CHECKED: SCJ/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.az.com											
SWI Shephard Wesnitzer, Inc.											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
Call out least two full working days before you begin excavation.											
ARIZONA 811 Arizona Blue Stakes, Inc. (928-5348)											
DRAWING NO. XS01											
SHT NO. 7 OF 13											

PRELIMINARY
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FLAGSTAFF
ARIZONA
CANYON DEL RIO PRELIMINARY BLOCK PLAT
TYPICAL ROADWAY CROSS SECTIONS

PLOTTED: Sep 11, 2018 - 4:01pm

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LEGEND

---	PROPERTY BOUNDARY
- - - -	PROPOSED RIGHT-OF-WAY
---	LOT
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
G	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC
[Pink hatched box]	TRACT FOR FUTURE RIGHT-OF-WAY
[Green hatched box]	CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
[Orange hatched box]	CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD

- NOTES:**
1. THE FINAL SIZING OF THE WATER AND SEWER LINES WILL BE AS DETERMINED BY THE WATER SEWER IMPACT ANALYSIS AS PREPARED BY CITY OF FLAGSTAFF.
 2. IMPROVEMENTS SHOWN TO FOURTH STREET NORTH OF BUTLER, TO BUTLER AVENUE, AND TO FOURTH STREET JUST SOUTH OF THE INTERSECTION WILL BE CONSTRUCTED WITH THE FUTURE CITY OF FLAGSTAFF ROADWAY PROJECT.

FLAGSTAFF ARIZONA
 CANYON DEL RIO PRELIMINARY BLOCK PLAT
 STREETS, GRADING & UTILITIES PLAN (1)

JOB NO:	13184
DATE:	SEP 18
SCALE:	AS SHOWN
DRAWN:	KMB
DESIGN:	KMB
CHECKED:	SG/CEC

75 Kilobit Place
 Suite 207
 Phoenix, AZ 85016
 928.282.2058 fax
 www.swi.az.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 808.841.1111 or 1-800-514-1111 (Toll-Free)

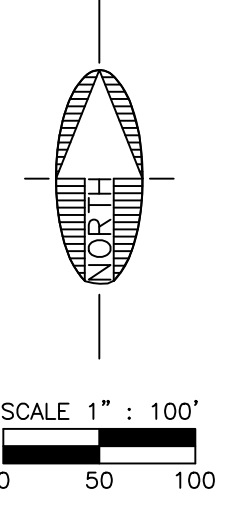
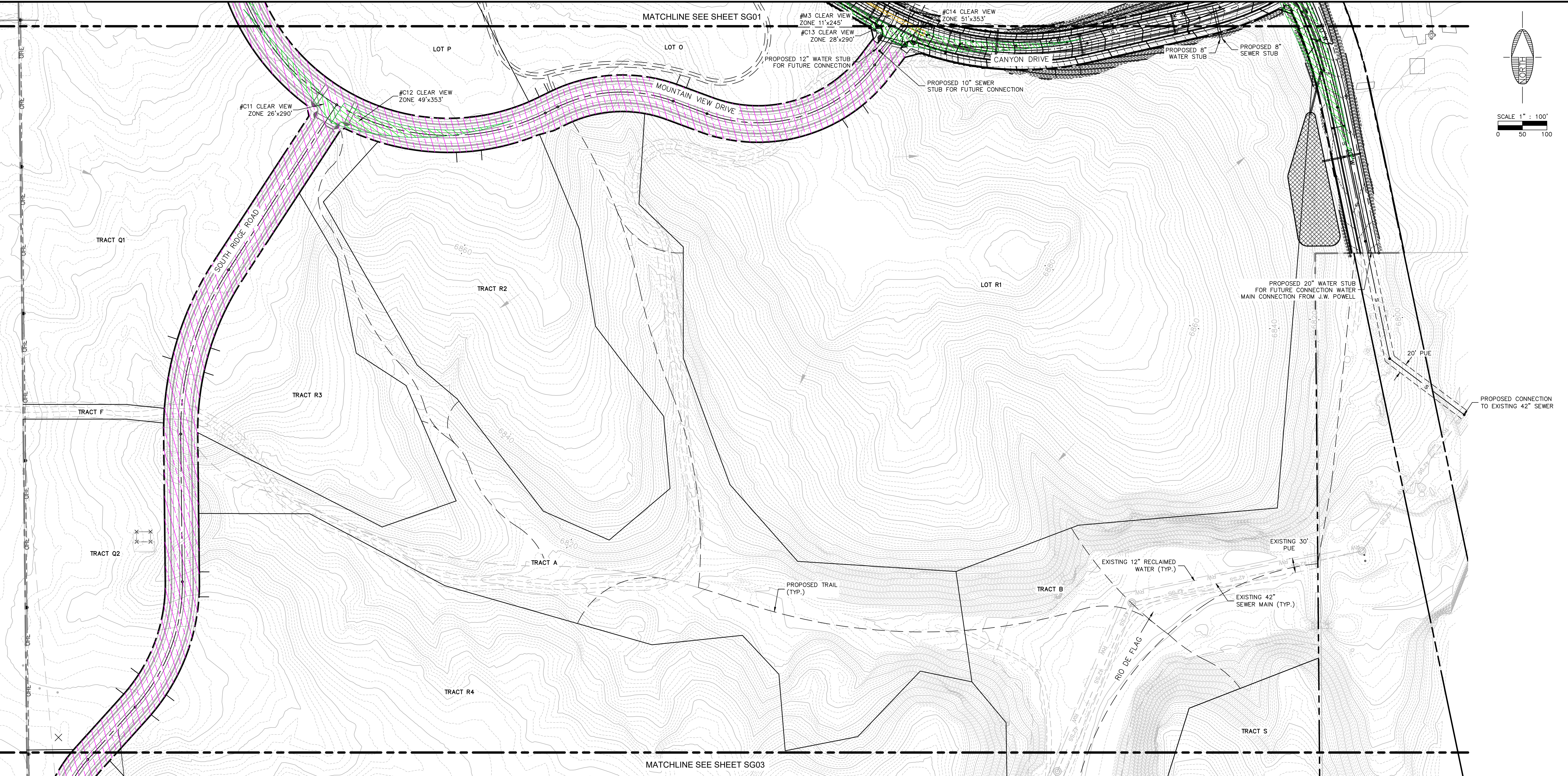
PRELIMINARY
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DRAWING NO.	SG01
SHT NO.	8
OF	13

MATCHLINE SEE SHEET SG02

PLOTTED: Sep 11, 2018 - 4:01pm

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LEGEND

---	PROPERTY BOUNDARY
- - - -	PROPOSED RIGHT-OF-WAY
---	LOT
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
G	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC
[Pink Hatched]	TRACT FOR FUTURE RIGHT-OF-WAY
[Green Hatched]	CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
[Orange Hatched]	CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD

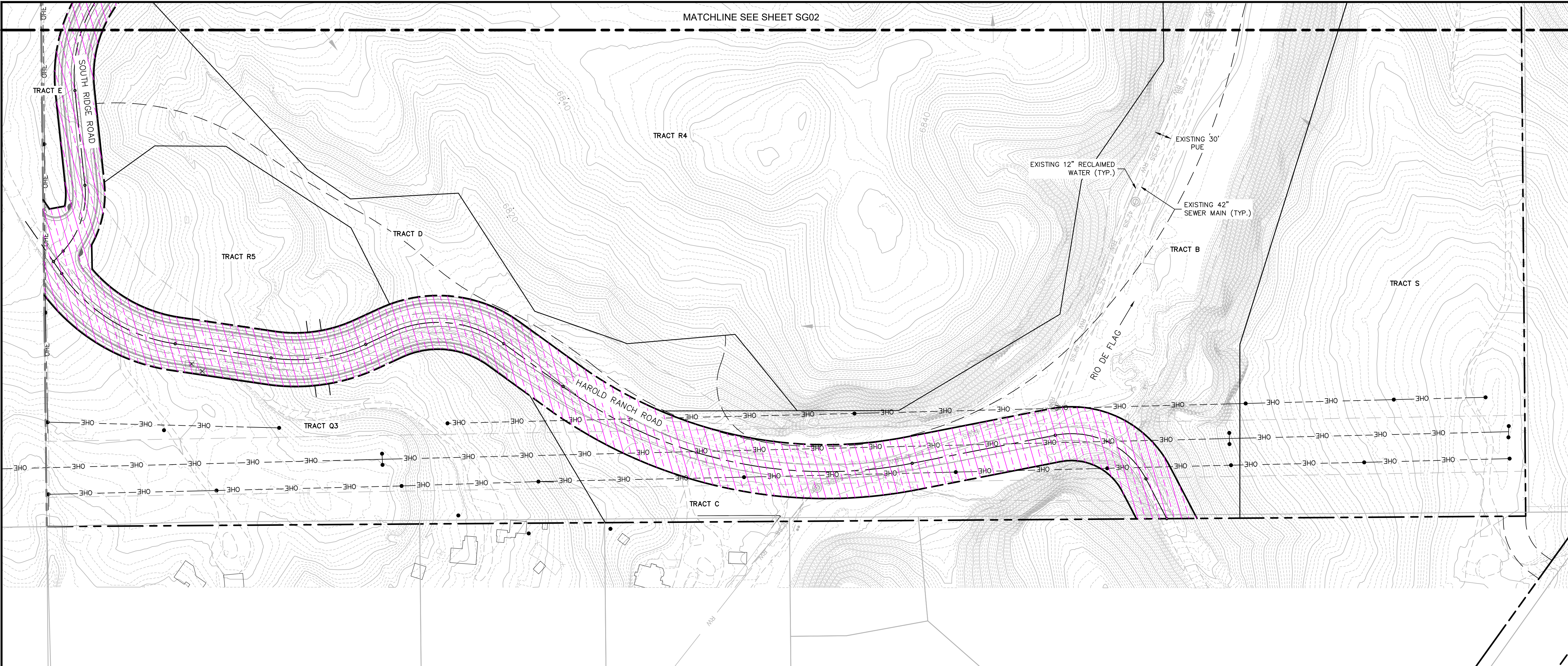
- NOTES:**
- THE FINAL SIZING OF THE WATER AND SEWER LINES WILL BE AS DETERMINED BY THE WATER SEWER IMPACT ANALYSIS AS PREPARED BY CITY OF FLAGSTAFF.
 - IMPROVEMENTS SHOWN TO FOURTH STREET NORTH OF BUTLER, TO BUTLER AVENUE, AND TO FOURTH STREET JUST SOUTH OF THE INTERSECTION WILL BE CONSTRUCTED WITH THE FUTURE CITY OF FLAGSTAFF ROADWAY PROJECT.

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

JOB NO: 13184		DATE: SEP 18		SCALE: AS SHOWN		DRAWN: KMB		DESIGN: KMB		CHECKED: SCD/SEC																	
75 Killet Place Scottsdale, AZ 85256 928.282.1068 928.282.2058 fax		www.swi/az.com		 Shephard Wesnitzer, Inc.		<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>		NO.	DESCRIPTION	DATE	BY													ARIZONA 811 Arizona Blue Stakes, Inc. 808 84-1-1 or 1-800-514-1111 (782-5348)		DRAWING NO. SG02 SHT NO. 9 OF 13	
NO.	DESCRIPTION	DATE	BY																								

FLAGSTAFF ARIZONA
CANYON DEL RIO PRELIMINARY BLOCK PLAT
STREETS, GRADING & UTILITIES PLAN (2)

FILE: P:\2013\1318A\DRAWINGS\PRELIMINARY BLOCK PLAT\1318A - STREETS GRADING AND UTILITIES PLANNING KEAYER
 PLOTTED: Sep 11, 2018 - 4:01pm



MATCHLINE SEE SHEET SG02

SCALE 1" = 100'

0 50 100

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- LOT
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- SS --- EXISTING SEWER LINE
- S --- PROPOSED SEWER LINE
- G --- EXISTING GAS LINE
- OHE --- EXISTING OVERHEAD ELECTRIC
- TRACT FOR FUTURE RIGHT-OF-WAY
- CLEAR VIEW ZONE FOR TURNS FROM MINOR ROADS
- CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD

NOTES:

- THE FINAL SIZING OF THE WATER AND SEWER LINES WILL BE AS DETERMINED BY THE WATER SEWER IMPACT ANALYSIS AS PREPARED BY CITY OF FLAGSTAFF.
- IMPROVEMENTS SHOWN TO FOURTH STREET NORTH OF BUTLER, TO BUTLER AVENUE, AND TO FOURTH STREET JUST SOUTH OF THE INTERSECTION WILL BE CONSTRUCTED WITH THE FUTURE CITY OF FLAGSTAFF ROADWAY PROJECT.

MINOR ROAD CLEAR VIEW ZONE CALCULATIONS

ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	MAJOR ROAD DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted)2	INTERSECTION SIGHT DISTANCE (ISD)3	STOPPING SIGHT DISTANCE (SSD)
C1*	Mountain View Drive	4th Street	Right	35	6.5	Yes	Yes	2	7	365	250
C2	Mountain View Drive	4th Street	Left	35	7.5	Yes	No	2	7.5	390	250
C3	Peak Point Road	Mountain View Drive	Right	30	6.5	Yes	No	1	6.5	290	200
C4	Peak Point Road	Mountain View Drive	Left	30	7.5	Yes	Yes	3	8.0	353	200
C5	Peak Point Road	E. Butler Avenue	Right	35	6.5	Yes	No	1	6.5	335	250
C7	Canyon Drive	Mountain View Drive	Right	30	6.5	Yes	No	1	6.5	290	200
C8	Canyon Drive	Mountain View Drive	Left	30	7.5	Yes	Yes	3	8.0	353	200
C9	Rio Vista West	Mountain View Drive	Right	30	6.5	Yes	No	1	6.5	290	200
C10	Rio Vista West	Mountain View Drive	Left	30	7.5	Yes	Yes	3	8.0	353	200
C11	South Ridge Road	Mountain View Drive	Right	30	6.5	Yes	No	1	6.5	290	200
C12	South Ridge Road	Mountain View Drive	Left	30	7.5	Yes	Yes	3	8.0	353	200
C13	Mountain View Drive	Canyon Drive	Right	30	6.5	Yes	No	1	6.5	290	200
C14	Mountain View Drive	Canyon Drive	Left	30	7.5	Yes	Yes	3	8.0	353	200
C15	Canyon Drive	4th Street	Right	35	6.5	Yes	Yes	2	7.0	365	250
C16*	Canyon Drive	4th Street	Left	35	7.5	Yes	No	2	7.5	390	250

Notes:

- The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57. The first lane crossed does not warrant an adjustment to the time gap.
- The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
- The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed. For left turns onto roadways with more than two lanes, consult AASHTO Geometric Design of Highways and Streets for additional time gap information.

* Clear View Zones #D1 and #D16 do not encroach into the adjacent properties at full build-out of 4th Street and are shown for reference only for the interim condition.

MAJOR ROAD CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR ROAD	MINOR ROAD (STOP CONTROL)	MANEUVER DIRECTION	MAJOR ROAD DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted)2	INTERSECTION SIGHT DISTANCE (ISD)3	STOPPING SIGHT DISTANCE (SSD)
M1	Mountain View Drive	Peak Point Road	Left	30	5.5	Yes	No	1	5.5	245	200
M2	Mountain View Drive	Canyon Drive	Left	30	5.5	Yes	No	1	5.5	245	200
M3	Canyon Drive	Mountain View Drive	Left	30	5.5	Yes	No	1	5.5	245	200

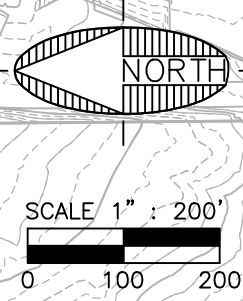
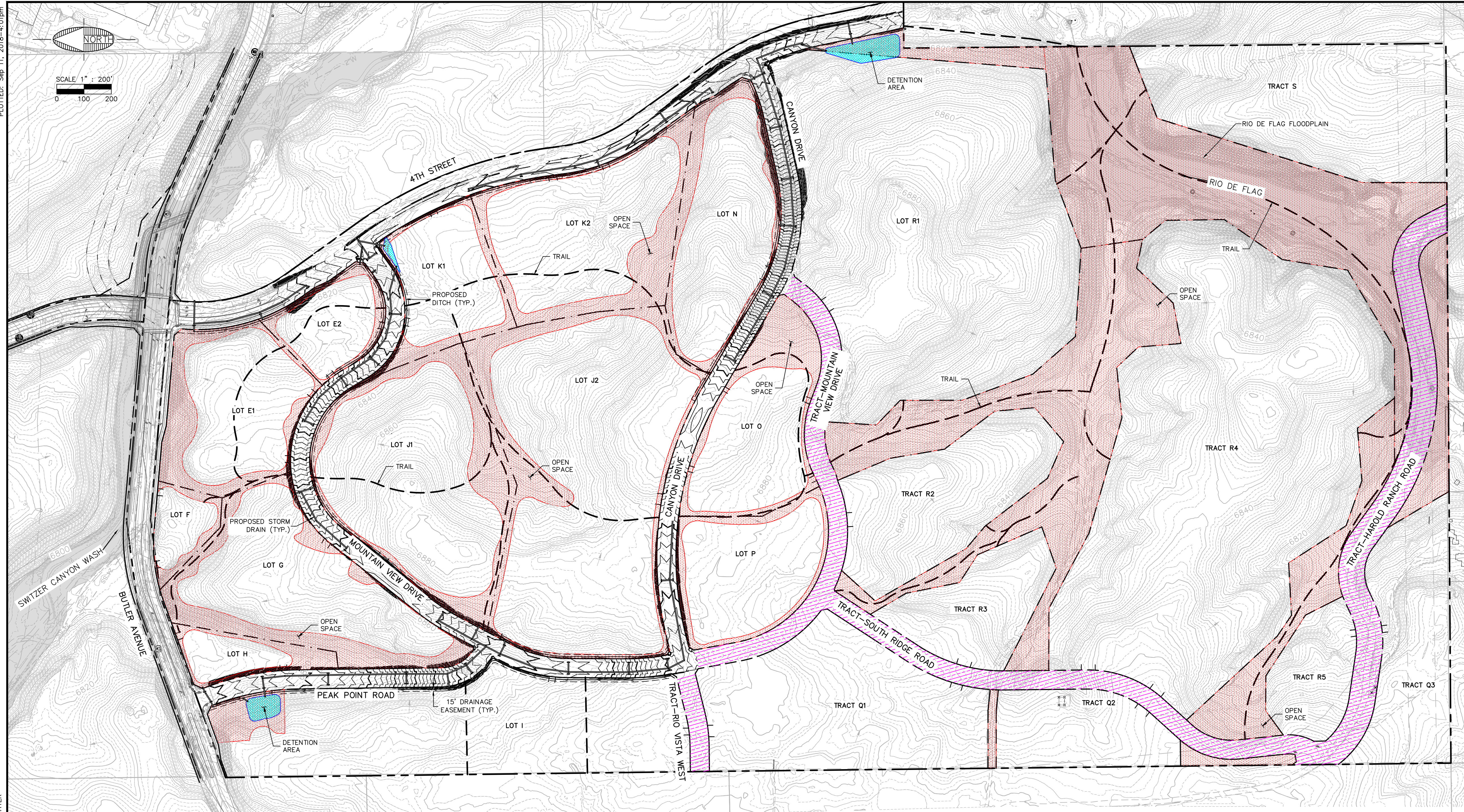
Notes:

- The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-66 and 9-67. The first lane crossed does not warrant an adjustment to the time gap.
- The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
- The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.

FLAGSTAFF ARIZONA
 CANYON DEL RIO PRELIMINARY BLOCK PLAT
 STREETS, GRADING & UTILITIES PLAN (3)
 JOB NO: 13184
 DATE: SEP 18
 SCALE: AS SHOWN
 DRAWN: KMB
 DESIGN: KMB
 CHECKED: SCD/CEC
 7/5 Killos Placer
 Scottsdale, AZ 85266
 928.282.1066 fax
 928.282.2058 fax
 www.swi/az.com
SWI
Shephard Wesnitzer, Inc.
 REVISIONS
 NO. DESCRIPTION DATE BY
 Call out least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 081 81-11 or 1-800-514E-11 (782-5348)
 PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING OR RECORDING
 DRAWING NO. **SG03**
 SHT NO. 10 OF 13

PLOTTED: Sep 11, 2018 - 4:01pm

FILE: P:\2013\1318A\DRAWINGS\PRELIMINARY BLOCK PLAT\1318A - CLEAR VIEW ZONES DRAINAGE AND OPEN SPACE.DWG KBAYER



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- LOT
- PROPOSED TRAIL
- PROPOSED STORM DRAIN
- PROPOSED DETENTION BASIN
- PROPOSED OPEN SPACE
- 100-YEAR FLOODPLAIN
- TRACT FOR FUTURE RIGHT-OF-WAY

NOTES:
 1. REFER TO THE "PRELIMINARY BLOCK PLAT DRAINAGE REPORT FOR CANYON DEL RIO", DATED SEPTEMBER 10, 2018, FOR MORE INFORMATION REGARDING THE PRELIMINARY DRAINAGE DESIGN FOR THIS INTERIM CONDITION.

OPEN SPACE INFORMATION

Parcel	Open Space (Acres)
E-1	1.90
E-2	0.64
F	0.38
G	2.65
H	0.68
I	0.91
J-1	2.82
J-2	2.81
K-1	0.95
K-2	2.43
N	1.45
O	1.92
P	1.00
Q-1	0
Q-2	0
Q-3	0
R-1 thru 5	0
S	0
Tract A	11.60
Tract B	15.51
Tract C	1.75
Tract D	3.60
Tract E	0.37
Tract F	0.20
Total Open Space	53.57

PEAK HYDROGRAPH VOLUMES/DETENTION VOLUMES

BASIN ID	HYDROGRAPH VOLUME (ACRE-FT)		DETENTION VOLUME REQUIRED (ACRE-FT)
	PRE	POST	
A	0.77	1.23	0.45
C	0.13	0.23	0.10
E	0.16	0.28	0.12
F	0.49	0.62	0.13
G	0.27	0.39	0.12
H	0.61	1.34	0.74

IMPERVIOUS AREA & LID ANALYSIS

BASIN ID	PRE-DEVELOPED BASIN AREA (SF)	POST-DEVELOPED BASIN AREA (SF)	PRE-DEVELOPED IMPERVIOUS AREA FOR LID (SF)	POST-DEVELOPED IMPERVIOUS AREA FOR LID (SF)	NET IMPERVIOUS AREA (SF)	LID REQUIRED DEPTH (FT)	
						0.1250	PROVIDED POND VOLUME (CF)
A	193,056	180,155	0	128,374	128,374	16,047	29,169
C	32,278	32,940	0	22,459	22,459	2,807	
E	39,906	38,480	0	31,699	31,699	3,962	
F	118,030	91,276	4,974	63,571	58,597	7,325	7,338
G	67,314	56,126	317	40,724	40,407	5,051	
H	140,205	191,812	11,085	137,455	126,370	15,796	54,801
TOTAL	590,789	590,789	16,376	424,282	407,906	50,988	91,308

Notes:
 1) Gross required 1-1/2" LID volume is for impervious area including proposed streets and sidewalks.
 2) Pond A will include storage for Basins A, C and E. Pond H will include storage for Basins F, G and H.

DRAINAGE & OPEN SPACE PLAN

JOB NO: 13184 DATE: SEP 18 SCALE: AS SHOWN DESIGN: KMB CHECKED: SCD/JEC

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

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

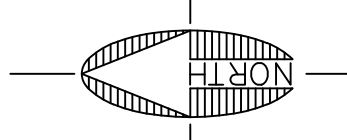
Call out least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc. (928-5348)
 008 84-11 or 1-800-514-1111 (928-5348)

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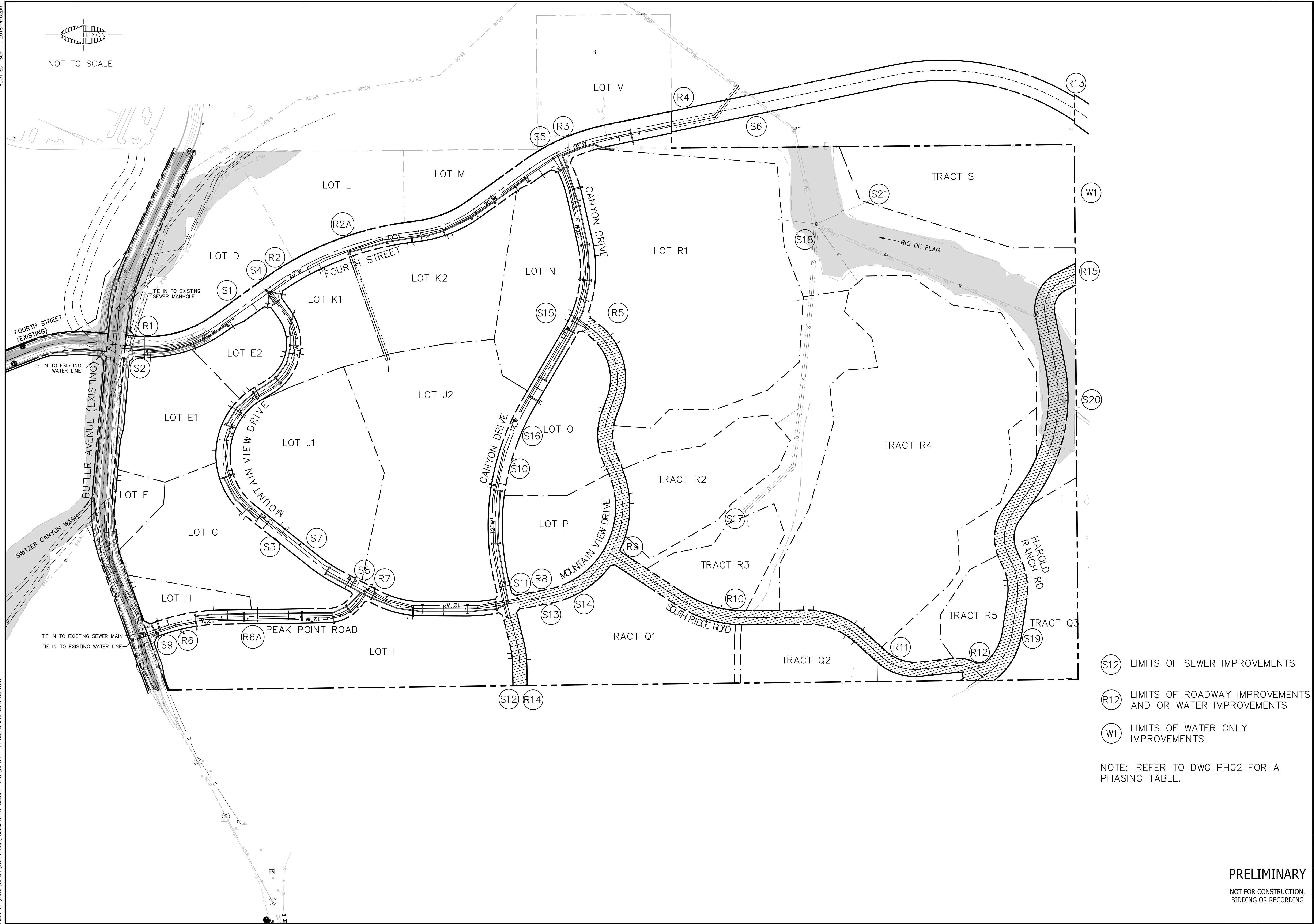
DRAWING NO. **DO01**

SHT NO. 11 OF 13

PLOTTED: Sep 11, 2018 - 4:02pm



NOT TO SCALE



- (S12) LIMITS OF SEWER IMPROVEMENTS
- (R12) LIMITS OF ROADWAY IMPROVEMENTS AND OR WATER IMPROVEMENTS
- (W1) LIMITS OF WATER ONLY IMPROVEMENTS

NOTE: REFER TO DWG PH02 FOR A PHASING TABLE.

FILE: P:\2013\13184\DRAWINGS\PRELIMINARY BLOCK PLAT\13184 - PHASING MAP.DWG KBATER

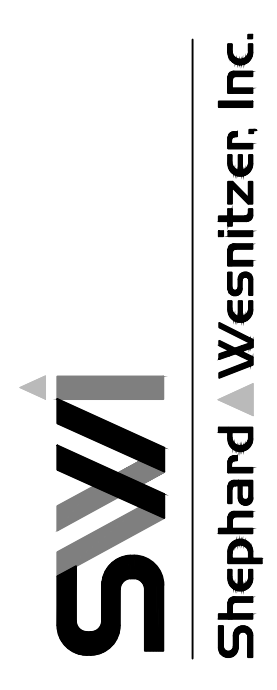
FLAGSTAFF
ARIZONA

CANYON DEL RIO PRELIMINARY BLOCK PLAT

PHASING MAP

JOB NO:	13184
DATE:	SEP 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-gz.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)

088 8-1-1 or 1-800-514-1111 (928-5348)

PRELIMINARY
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DRAWING NO.	PH01
SHT NO.	12
OF	13

Portion of Canyon del Rio Rezoning Submittal	Project Phasing Matrix - Required Infrastructure for Each Parcel																					
	E1	E2	F	H	K1	K2	O	I	Q1	Q2	Q3	R1	R2	R3	R4	R5	S	G	J1	J2	N	P
Roadways & Waterline - Internal Looping Required to Parcel																						
4th St. between Butler & Mtn View (R1-R2)	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
4th St. along K1 frontage (R2-R2A)					X																	
4th St. between Mtn View & Canyon (R2-R3)						X	X		X	X	X	X	X	X	X	X	X			X	X	X
4th St. between Canyon & Parcel Bdry (R3-R4)												X					X					
4th St. between Parcel Bdry & Parcel "S" (R4-R13)																	X					
Mtn View between 4th & Peak Pt (R7-R2)	X	X			X			X										X	X			
Mtn View between Peak Pt & Canyon (R7-R8)						X	X	X	X	X	X	X	X	X	X	X				X	X	X
Peak Pt Rd (R6-R7)	X	X			X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Peak Pt Rd (R6-R6A)				X																		
Canyon between 4th and Mtn View (R3-R5)						X	X		X	X	X	X	X	X	X	X				X	X	X
Canyon between Mtn View (E) & Mtn View (W) (R5-R8)						X	X													X	X	X
Canyon between Mtn View (W) & Parcel Bdry (W) (R8-R14)									X	X												
S Ridge between Mtn View & R3 (R9-R10)									X	X	X			X	X	X						
S Ridge between R3 & Q2 (R10-R11)										X	X				X	X						
S Ridge between Q2 & Harold Ranch (L-M) (R11-R12)											X				X	X						
Harold Ranch between S Ridge & Parcel Bdry (S) (R12-R15)											X					X						
Mtn View Drive from Canyon to South Ridge (R8-R9)									X	X	X	X	X	X	X	X						X
Mtn View Drive from Canyon to South Ridge Drive (R5-R9)									X	X	X	X	X	X	X	X						X
12" Water between Harold Ranch Road and Fourth Street (W1)															X	X	X					
Sewerline Segments																						
4th St. from just N of Mtn View to Butler (S1-S2)	X	X																				
Peak Pt Rd to Butler (S8-S9)								X										X		X		
Mtn View high pt (N) along Mtn View, then 4th until connection to ex sewer within Rio de Flag (S3,S4,S5,S6)					X	X													X	X		
Mtn View high pt (N) to Peak Pt Road (S7-S8)																		X	X			
Mtn View high pt (S) to Peak Pt (S13,S11,S8,S9)				X				X	X											X		X
Mtn View high pt (S) then Canyon to 4th (S14,S15, S5, S6)								X				X									X	X
Canyon high pt to Mtn View (W) (S10-S11)								X													X	X
Canyon Dr parcel boundary to Mtn View (W) (S12-S11)								X	X													
Canyon High pt to Mtn View (E) (S16-S15)								X												X	X	
S Ridge Rd to Mtn View (S17-S18)									X	X		X	X	X	X	X						
Harold Ranch to ex sewer within Rio de Flag (S19-S20)											X				X	X						
Parcel "S" connection to ex sewer within Rio de Flag (S21-S18)																	X					
Mtn View - Canyon to Peak Pt (S11-S8)								X												X		
Notes:																						
1. Prior to development of 400 residential units or 400,000-sf of commercial (1 residential unit = 1,000sf commercial) Secondary Access may consist of a single 12' paved lane.																						
2. Butler COF capital project not addressed in Phasing Plan																						
3. Parcels H & F assume water and sewer service off existing mains in Butler.																						
4. Some alternate scenarios are possible for secondary access and looping the water system.																						
5. Parcels Q1 and Q2 are also dependent upon development of sewer through Parcels R3 and R4 respectively.																						
6. Traffic volume considerations have not been considered as part of this analysis. Right-of-way improvements will be established through the TIA and/or individual subdivision tract improvements.																						
7. Parcels south of the southern portion of Mountain View Drive will require internal roadway and connectivity to provide two points of access and water service																						
8. 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.																						
9. This table was intended to show just the utilities required to serve each parcel. It is assumed that any roads needed to serve a parcel will also need to have the water and sewer installed at the same time as the road regardless as to whether or not that particular parcel needs the water and sewer infrastructure. Please note all parcels will have to go through the Community Development Site Plan or Platting process and meet the City of Flagstaff Zoning Code including but not limited to access, utilities, resources, and stormwater																						
10. Any dead end roads in excess of 1200' are required to have a secondary access.																						
11. If the 20" water line is not construction prior to Parcels Q2, R3, R4, R5, Q3, and S a 12" water line will be constructed in the Rio De Flag Floodplain. It will parallel the existing sewer main and will connect the 8" water line in Harold Ranch Road to the water line stub on the south side of the intersection of Fourth Street and Canyon Drive.																						
12. The "Spine roads," which include Mountain View Drive, Peak Point Road, and the northern section of Canyon Drive, and utility infrastructure will be constructed prior to any development the proposed parcels.																						

EXAMPLE
 TO DETERMINE THE REQUIRED INFRASTRUCTURE ASSOCIATED WITH ANY OF THE PARCELS, LOCATE THE PARCEL ALONG THE TOP OF THE TABLE AND SCROLL DOWN UNTIL THERE IS AN 'X'. THE 'X' CORRESPONDS TO THE REQUIRED INFRASTRUCTURE - WATER, SEWER, ROADWAY. EACH SEGMENT OF INFRASTRUCTURE INCLUDES ABBREVIATED LETTERS AND NUMBERS THAT CORRESPOND TO THE PHASING PLAN SHOWN ON DWG ###. THE FOLLOWING IS AN EXAMPLE FOR PARCEL J2:
 THE FIRST 'X' CORRESPONDS TO THE REQUIRED ROADWAY AND WATERLINE THAT WILL NEED TO BE CONSTRUCTED ON 4TH STREET BETWEEN BUTLER AND MOUNTAIN VIEW DRIVE (R1-R2). REFER TO 4TH STREET AND LOCATE R1 AND R2 TO SEE THE SEGMENT OF WATER AND SEWER THAT NEEDS TO BE CONSTRUCTED. THE REMAINING ROADWAY AND WATERLINES THAT WILL NEED TO BE CONSTRUCTED ARE 4TH STREET BETWEEN MOUNTAIN VIEW DRIVE AND CANYON DRIVE, MOUNTAIN VIEW DRIVE BETWEEN PEAK POINT ROAD AND CANYON DRIVE, PEAK POINT ROAD, CANYON DRIVE BETWEEN 4TH STREET AND MOUNTAIN VIEW DRIVE, CANYON DRIVE BETWEEN MOUNTAIN VIEW DRIVE (EAST) AND MOUNTAIN VIEW DRIVE (WEST). THE SEWERLINE SEGMENTS WILL NEED TO BE CONSTRUCTED ALONG PEAK POINT ROAD FROM MOUNTAIN VIEW DRIVE TO BUTLER AVENUE, AND IN MOUNTAIN VIEW DRIVE FROM THE HIGH POINT OF THE SUBDIVISION TO 4TH STREET, THEN TO THE EXISTING SEWER MANHOLE WITHIN THE RIO DE FLAG WASH.

JOB NO: 13184		DATE: SEP 18		SCALE: AS SHOWN		DRAWN: SD/KMB		DESIGN: SCI		CHECKED: GEC	
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REVISIONS	NO.	DESCRIPTION	DATE	BY							
DRAWING NO. PH02											
SHT NO. 13	OF				SHT NO. 13						

FLAGSTAFF ARIZONA
 CANYON DEL RIO PRELIMINARY BLOCK PLAT
PHASING MATRIX