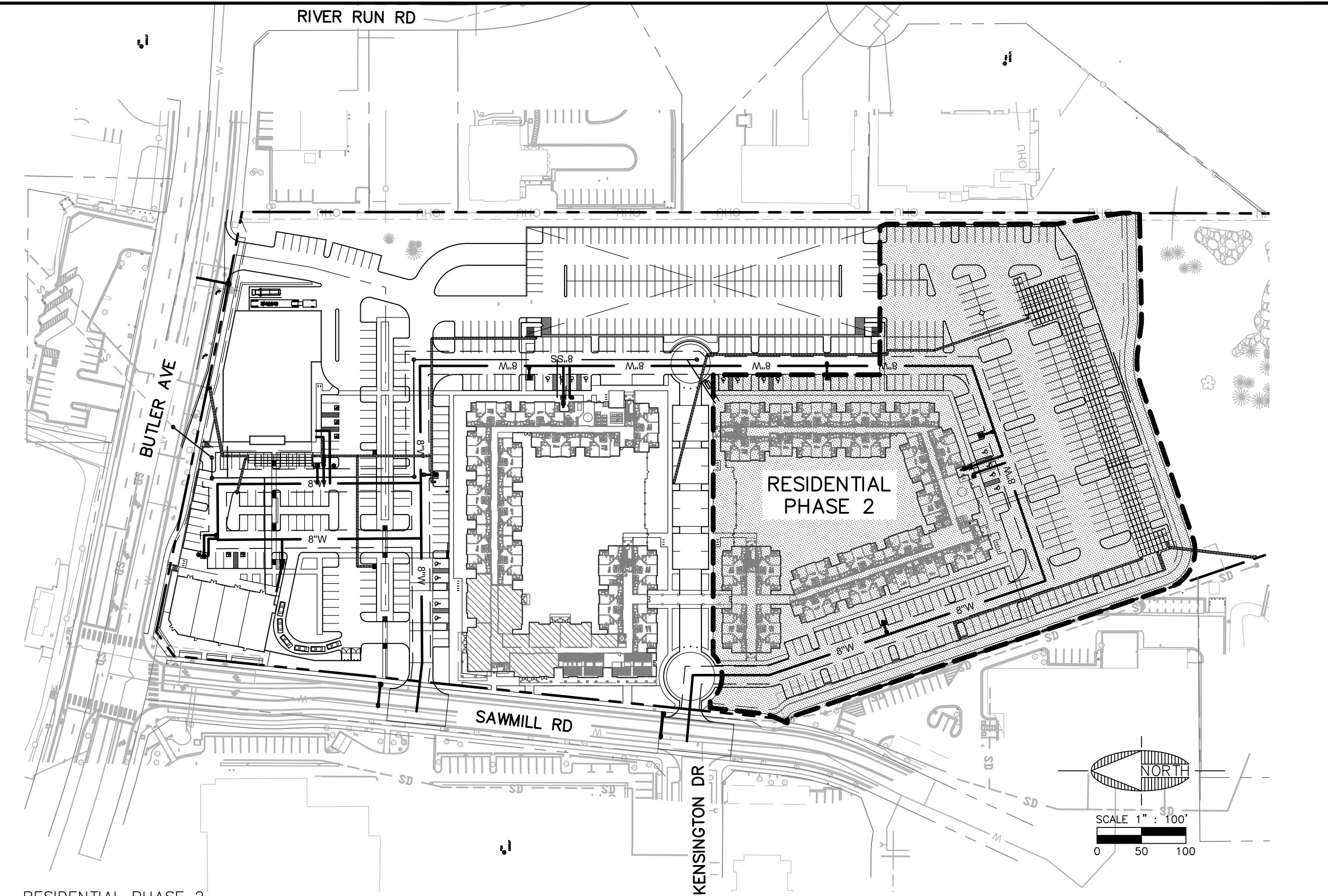


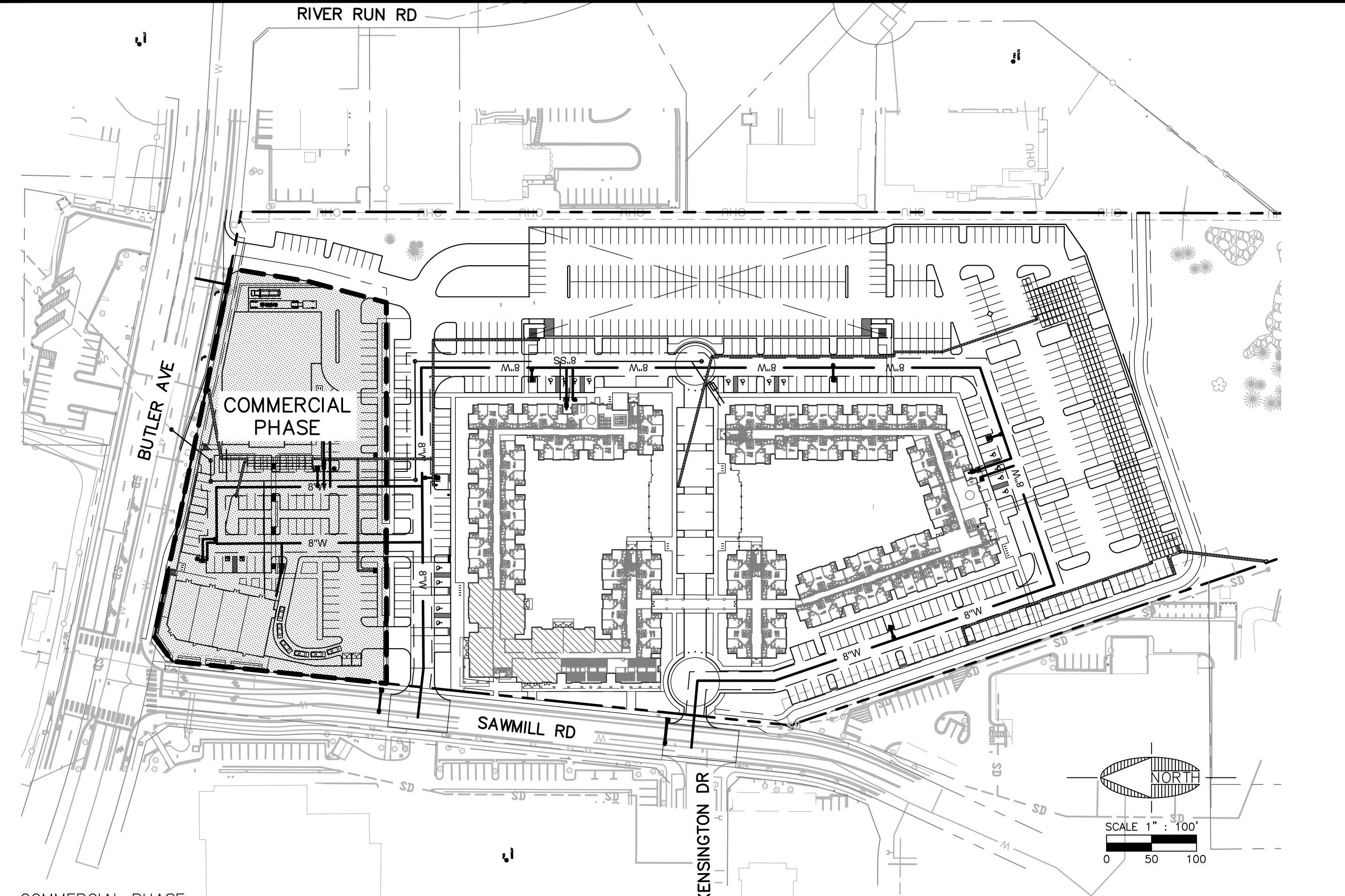
RESIDENTIAL PHASE 1

BUTLER AVENUE RIGHT TURN LANE AND DRIVEWAY, BUTLER AVENUE FRONTAGE IMPROVEMENTS AND LANDSCAPING, BOTH DRIVEWAYS ON SAWMILL ROAD, SAWMILL ROAD FRONTAGE IMPROVEMENTS AND LANDSCAPING, SHARED DRIVE AISLE BETWEEN NORTH RESIDENTIAL BUILDING AND COMMERCIAL PHASE, EXTENSION OF KENSINGTON DRIVE THRU SITE, PARKING STRUCTURE, ALL WATER AND SEWER MAIN LINES AND SERVICES TO BOTH RESIDENTIAL BUILDINGS AND EACH OF THE COMMERCIAL BUILDINGS, ALL ONSITE STORM DRAIN AND UNDERGROUND DETENTION, NORTH RESIDENTIAL STRUCTURE. UPON COMPLETION OF THE NORTH RESIDENTIAL BUILDING, A CONDITIONAL CERTIFICATE OF OCCUPANCY SHALL BE ISSUED, SUBJECT TO THE REQUIREMENTS OUTLINED IN THE DEVELOPMENT AGREEMENT.



RESIDENTIAL PHASE 2

CONSTRUCTION OF THIS PHASE WILL BE SIMULTANEOUS WITH RESIDENTIAL PHASE 1, ALTHOUGH IT IS EXPECTED THAT THE NORTH RESIDENTIAL BUILDING WILL BE COMPLETED FIRST DUE TO CONSTRUCTION SEQUENCING. SITE IMPROVEMENTS SOUTH OF THE KENSINGTON DRIVE EXTENSION, SOUTH RESIDENTIAL BUILDING, FLAGSTAFF URBAN TRAIL SYSTEM (FUTS) EXTENSION FROM SAWMILL ROAD TO THE EAST PROPERTY LINE.

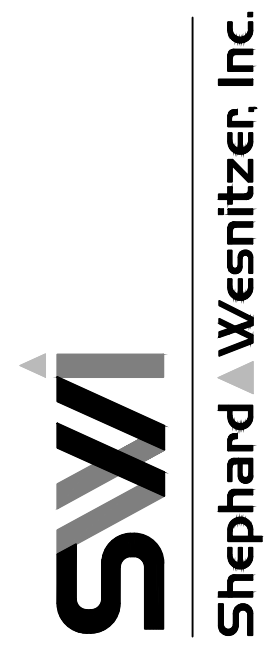


COMMERCIAL PHASE

THIS PHASE IS EXPECTED TO BE CONSTRUCTED CONCURRENTLY WITH THE RESIDENTIAL PHASES AND WILL INCLUDE THE RETAIL PADS, ASSOCIATED PARKING AND INTERNAL LANDSCAPING. THE SITE WILL BE HYDROSEDED IF IT IS NOT CONSTRUCTED CONCURRENTLY WITH EITHER OF THE RESIDENTIAL PHASES. IF FOR ANY REASON THE COMMERCIAL PHASE IS CONSTRUCTED PRIOR TO EITHER OF THE RESIDENTIAL PHASES, THE FOLLOWING IMPROVEMENTS WILL BE REQUIRED WITH THE COMMERCIAL PHASE: BUTLER AVENUE RIGHT TURN LANE AND DRIVEWAY, BUTLER AVENUE FRONTAGE IMPROVEMENTS AND LANDSCAPING, THE NORTH DRIVEWAY ON SAWMILL ROAD, SAWMILL ROAD FRONTAGE IMPROVEMENTS AND LANDSCAPING, SHARED DRIVE AISLE BETWEEN THE NORTH RESIDENTIAL BUILDING AND COMMERCIAL PHASE, ALL ONSITE STORM DRAIN AND UNDERGROUND DETENTION, ALL WATER AND SEWER MAIN LINES AND SERVICES TO THE COMMERCIAL BUILDINGS, AND THE FLAGSTAFF URBAN TRAIL SYSTEM (FUTS) EXTENSION FROM SAWMILL ROAD TO THE EAST PROPERTY LINE.

FLAGSTAFF ARIZONA
MCGRATH MULTI-FAMILY & RETAIL
JOB NO: 1713
DATE: JAN 19
SCALE: AS SHOWN
DRAWN: SCI
DESIGN: SCI
CHECKED: SCI

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



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
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888 84-1-11 or 1-800-514-1111 (AZ-5348)

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. **EX01**

C.O.F. Project #PZ-17-00089

SHT NO.	OF
1	1