

PRELIMINARY PLAT FOR RIO HOMES UNIT 4 MULTI-FAMILY FLAGSTAFF, ARIZONA

LOCATED IN SOUTH 1/2 OF SECTION 22, TOWNSHIP 21
NORTH, RANGE 7 EAST, GILA AND SALT BASE AND
MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROJECT OWNER/DEVELOPER:

RP4V, LLC & RP4O, LLC
THOMAS BREWSTER, MANAGER
2410 E. ROUTE 66
FLAGSTAFF, AZ 86004
(928) 774-6637

PLAT PREPARER

SHEPARD WESNITZER INC.
GUILLERMO CORTES, PE
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROPERTY INFORMATION:

APNS: 104-17-154 THROUGH 104-17-187
ZONING: MR
5.1 ACRES
EMMA DRIVE & JEN DRIVE
FLAGSTAFF, AZ 86001

PROJECT ARCHITECT:

UPDESIGN STUDIO ARCHITECTURE
ANNE SOPER, RA
304 S. ELDEN RD, SUITE 3
FLAGSTAFF, AZ 86001
(520) 780-8746

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY.
ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE
RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER:

BY: _____ DATE: _____

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

CITY WATER SERVICES DIRECTOR

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.

UTILITY COMPANY CONTACTS

APS
CONTACT: CHAD BROOKS
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD.BROOKS@APS.COM
PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK

CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA

CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

UTILITY CONFLICT NOTE

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS,
SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY
RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY
AFFECT WORK PRIOR TO CONSTRUCTION.

THERE ARE NO APPARENT CONFLICTS. REFER TO THE RESPONSE LETTERS FROM EACH REVIEW
AGENCY.

DEDICATION

THE OWNER DOES HEREBY DEDICATE UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS,
INC., ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY
EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR
PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITHIN THE RIGHT TO INSTALL
REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS
THEREON OR ADJACENT TO.

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
4/28/20
ARIZONA, USA
Expires 12/31/25



LEGAL DESCRIPTION

RIO HOMES UNIT 4, ACCORDING TO THE CITY OF FLAGSTAFF FINAL PLAT FOR RIO HOMES, CASE 9, MAP 44
OFFICIAL RECORDS OF COCONINO COUNTY, LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 21 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC, BOUNDARY, EASEMENTS, AND EXISTING IMPROVEMENTS WERE PROVIDED BY THE CITY
OF FLAGSTAFF AND ARE FROM A RECORD OF SURVEY, RECORDED IN BOOK 18, PAGES 3 AND 3A,
PREPARED BY WFM, INC. ENGINEERS AND SURVEYORS AND SEALED BY JAMES A. FOLKERS ON
9-7-2001. A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS PERFORMED BY SHEPARD-WESNITZER,
INC., DATED 8-13-2019.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (CONUS)
VERTICAL DATUM: NAVD 88, REFERENCED FROM NGS CORS STATION 'AZFL'
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (1992)

PROJECTION:
TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 31.000000000 N
LONGITUDE OF CENTRAL MERIDIAN: 111.916666667 W
NORTHING AT GRID ORIGIN: -48563.550 FT
EASTING AT CENTRAL MERIDIAN: -1475125.575 FT
CENTRAL MERIDIAN SCALE FACTOR: 1.0003162016

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE
PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID
DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH; NOTE THAT THE MEASURED GRID
BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC
BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL
POINT "AZFL" USING GPS WITH NGS GEOID MODEL "GEOID03". ELEVATIONS SHOWN HEREON
ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE
SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW
(ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE
GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON A LEAST-SQUARES ADJUSTMENT
OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #3003 = 2" ALUMINUM CAP IN CENTERLINE OF PINE KNOLL DRIVE
LATITUDE = N 35.181316209 NORTHING = 46905.651 FT
LONGITUDE = W 111.643120982 EASTING = 33208.715 FT
ELLIPSOID HEIGHT = 6864.461 FT ELEVATION = 6940.464 FT

POINT #3004 = 2" ALUMINUM CAP IN CENTERLINE OF PINE KNOLL DRIVE
LATITUDE = N 35.181528385 NORTHING = 46983.232 FT
LONGITUDE = W 111.642723891 EASTING = 33327.207 FT
ELLIPSOID HEIGHT = 6865.395 FT ELEVATION = 6941.398 FT

POINT #3005 = 2" ALUMINUM CAP IN CENTERLINE OF PINE KNOLL DRIVE
LATITUDE = N 35.182232027 NORTHING = 47241.044 FT
LONGITUDE = W 111.640773788 EASTING = 33909.449 FT
ELLIPSOID HEIGHT = 6891.863 FT ELEVATION = 6967.871 FT

RESOURCE PROTECTION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. BASED
ON THE APPROVED RIO HOMES NATURAL RESOURCE PROTECTION PLAN FOR UNIT 4, DATED MARCH
24, 2004, AND THE PROPOSED DEVELOPMENT, THERE ARE RESOURCES THAT REQUIRE PRESERVATION.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X (UNSHADED) OF FEMA FIRM MAP #04005C6817G,
EFFECTIVE SEPTEMBER 3, 2010. ZONE X (UNSHADED) IS DESCRIBED AS AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WATER AND SEWER IMPACT ANALYSIS

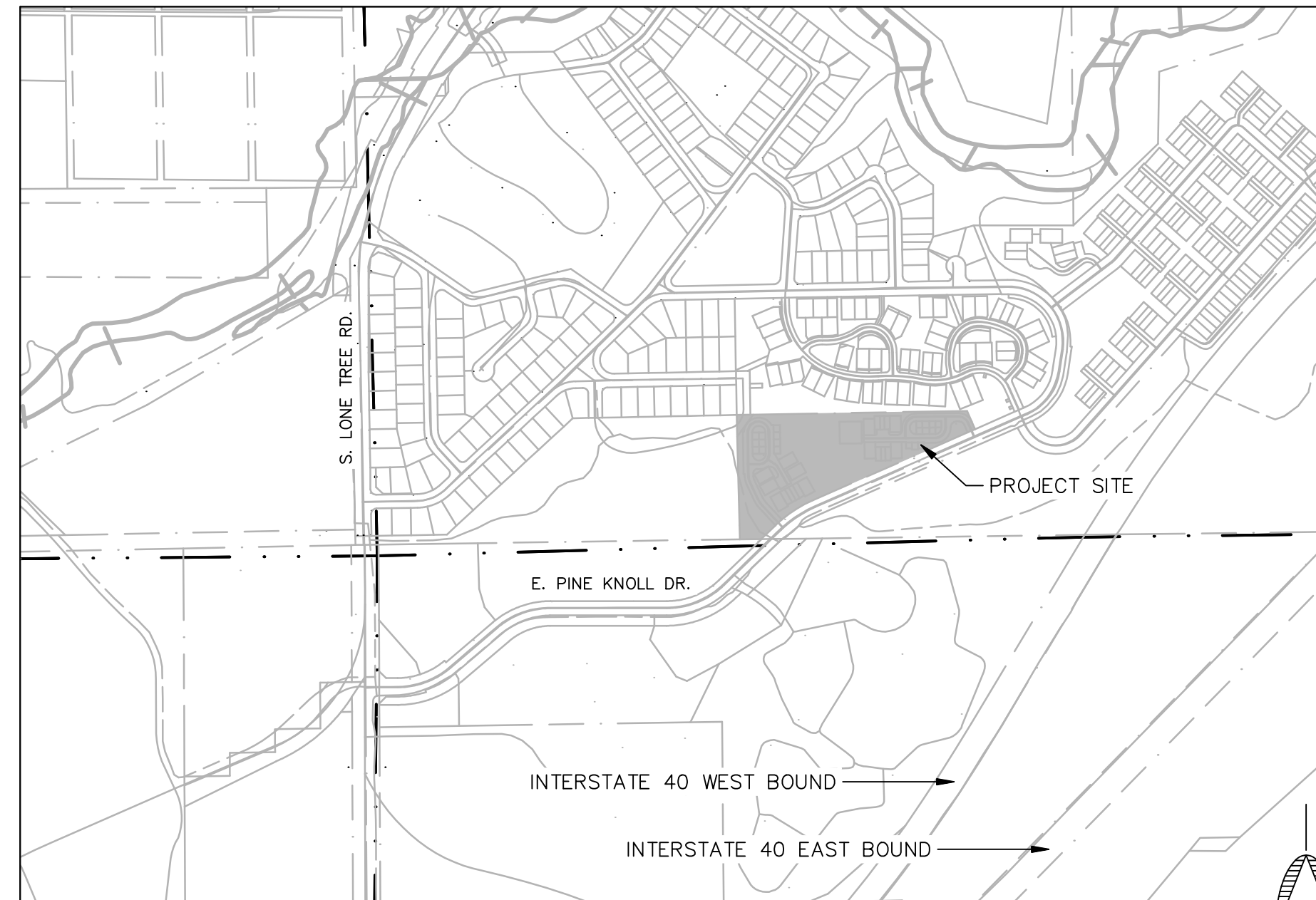
THE PRELIMINARY PLAT DOES NOT HAVE SIGNIFICANT IMPACT TO THE EXISTING OFF-SITE WATER OR
SEWER INFRASTRUCTURE. THE W.S.I.A. WAS WAIVED BY THE BY THE CITY OF FLAGSTAFF UTILITIES
DEPARTMENT, DATED AUGUST 6, 2019.

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.

PRELIMINARY EARTHWORK SUMMARY

EXCAVATION: 1,260 CY
EMBANKMENT: 2,875 CY



| SWI SHEET INDEX | | |
|-----------------|----------|--|
| SHT NO. | DWG. NO. | DESCRIPTION |
| 1 | CVR | COVER SHEET |
| 2 | EX01 | EXISTING BOUNDARIES & EASEMENTS |
| 3 | PP01 | PRELIMINARY PLAT |
| 4 | PP02 | CIVIL SITE PLAN - LOWER SECTION |
| 5 | PP03 | CIVIL SITE PLAN - UPPER SECTION |
| 6 | NRPP | PRELIM. NATURAL RESOURCE PROTECTION PLAN |

LEGEND

| | | | |
|-------|-----------------------------|-------|-------------------------|
| ----- | PARCEL BOUNDARY | ----- | ROAD CENTERLINE |
| ----- | EX. ROW | ----- | LOT LINE |
| ----- | EX. EASEMENT | ----- | ROW |
| ----- | EX. INTERMEDIATE CONTOUR | ----- | EASEMENT |
| ----- | EX. INDEX CONTOUR | ----- | SUBDIVISION BOUNDARY |
| ----- | EX. WATER LINE | ----- | SECTION LINE |
| ----- | EX. SEWER LINE | ----- | EX. LOT LINE |
| ----- | EX. PRESSURE SEWER LINE | ----- | EX. EASEMENT |
| ----- | EX. STORM DRAIN | ----- | FOUND MONUMENTS |
| ----- | EX. WATER VALVE | ----- | SECTION CORNER AS NOTED |
| ----- | EX. FIRE HYDRANT | ----- | CALCULATED POINT |
| ----- | EX. SIGNAGE | ----- | |
| ----- | EX. DRAINAGE FLOW | ----- | |
| ----- | EX. CATCH BASIN | ----- | |
| ----- | PROPOSED SEWER SERVICE | ----- | |
| ----- | PROPOSED WATER SERVICE | ----- | |
| ----- | PROPOSED WATER METER | ----- | |
| ----- | PROPOSED LID/DETENTION AREA | ----- | |
| ----- | PROPOSED BUILDING | ----- | |
| ----- | EXISTING BUILDING | ----- | |

FLAGSTAFF ARIZONA

RIO HOMES UNIT 4

COVER SHEET

JOB NO: 19025
DATE: APR 20
SCALE: N/A
DRAWN: EGT/KMF
DESIGN: KMF
CHECKED: ADB/BD

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

SWI
Shepard Wesnitzer, Inc.

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |
| | | | |
| | | | |

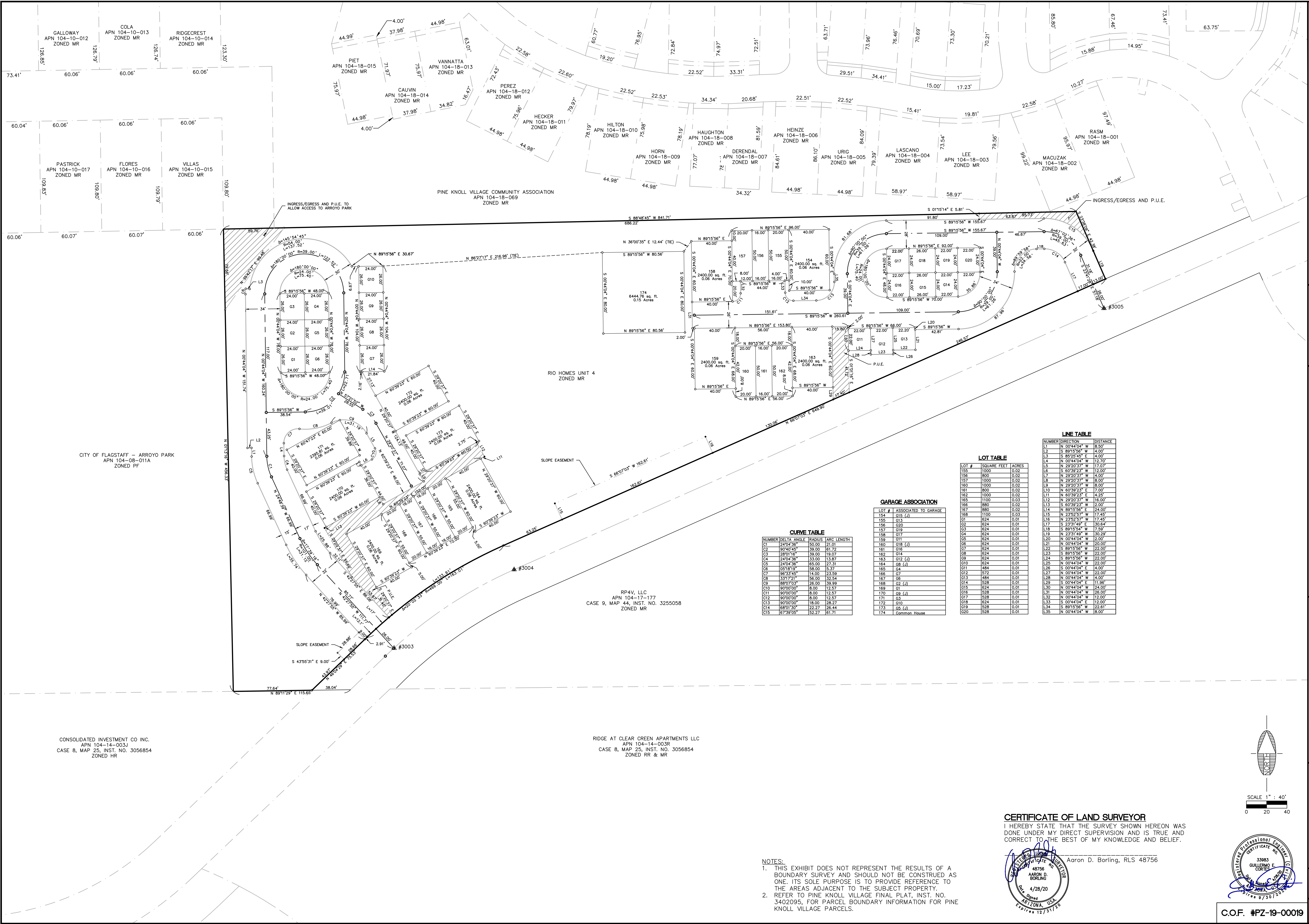
DRAWING NO. CVR

SHT NO. 1 OF 8

C.O.F. #PZ-19-00019

PLOTTED: Apr 28, 2020--6:26pm

FILE: P:\2019\19025\DRAWINGS\PLATS\REFLAT 1\PRELIMINARY\19025 - EX.DWG KBATER



LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | N 00°44'04" W | 8.50' |
| L2 | S 89°15'56" W | 4.00' |
| L3 | S 85°25'45" E | 4.00' |
| L4 | N 00°44'04" W | 12.70' |
| L5 | N 29°20'37" W | 17.07' |
| L6 | S 60°39'23" W | 12.00' |
| L7 | N 29°20'37" W | 4.00' |
| L8 | N 29°20'37" W | 8.00' |
| L9 | N 29°20'37" W | 8.00' |
| L10 | S 60°39'23" E | 7.00' |
| L11 | N 60°39'23" E | 4.25' |
| L12 | N 29°20'37" W | 16.00' |
| L13 | S 60°39'23" W | 2.00' |
| L14 | N 89°15'56" E | 24.00' |
| L15 | N 23°32'57" W | 17.45' |
| L16 | N 23°32'57" W | 17.45' |
| L17 | S 23°31'49" E | 30.64' |
| L18 | S 89°15'56" W | 17.50' |
| L19 | N 23°31'49" W | 30.29' |
| L20 | N 00°44'04" W | 2.00' |
| L21 | N 00°44'04" W | 20.00' |
| L22 | S 89°15'56" W | 22.00' |
| L23 | S 89°15'56" W | 22.00' |
| L24 | S 89°15'56" W | 22.00' |
| L25 | N 00°44'04" W | 22.00' |
| L26 | S 00°44'04" E | 4.00' |
| L27 | N 00°44'04" W | 22.00' |
| L28 | N 00°44'04" W | 4.00' |
| L29 | S 00°44'04" E | 11.96' |
| L30 | N 00°44'04" W | 24.00' |
| L31 | N 00°44'04" W | 26.00' |
| L32 | N 00°44'04" W | 12.00' |
| L33 | S 00°44'04" E | 12.00' |
| L34 | S 89°15'56" W | 22.47' |
| L35 | N 00°44'04" W | 8.00' |

LOT TABLE

| LOT # | SQUARE FEET | ACRES |
|-------|-------------|-------|
| 154 | 1000 | 0.02 |
| 155 | 800 | 0.02 |
| 156 | 1000 | 0.02 |
| 157 | 1000 | 0.02 |
| 158 | 800 | 0.02 |
| 159 | 1000 | 0.02 |
| 160 | 1000 | 0.02 |
| 161 | 800 | 0.02 |
| 162 | 1000 | 0.02 |
| 163 | 1000 | 0.02 |
| 164 | 800 | 0.02 |
| 165 | 1000 | 0.02 |
| 166 | 800 | 0.02 |
| 167 | 800 | 0.02 |
| 168 | 1100 | 0.03 |
| G1 | 624 | 0.01 |
| G2 | 624 | 0.01 |
| G3 | 624 | 0.01 |
| G4 | 624 | 0.01 |
| G5 | 624 | 0.01 |
| G6 | 624 | 0.01 |
| G7 | 624 | 0.01 |
| G8 | 624 | 0.01 |
| G9 | 624 | 0.01 |
| G10 | 624 | 0.01 |
| G11 | 484 | 0.01 |
| G12 | 572 | 0.01 |
| G13 | 484 | 0.01 |
| G14 | 528 | 0.01 |
| G15 | 624 | 0.01 |
| G16 | 528 | 0.01 |
| G17 | 528 | 0.01 |
| G18 | 624 | 0.01 |
| G19 | 528 | 0.01 |
| G20 | 528 | 0.01 |

GARAGE ASSOCIATION

| LOT # | ASSOCIATED TO GARAGE |
|-------|----------------------|
| 154 | G15 (L) |
| 155 | G13 |
| 156 | G20 |
| 157 | G19 |
| 158 | G17 |
| 159 | G11 |
| 160 | G18 (L) |
| 161 | G16 |
| 162 | G14 |
| 163 | G12 (L) |
| 164 | G8 (L) |
| 165 | G4 |
| 166 | G7 |
| 167 | G6 |
| 168 | G2 (L) |
| 169 | G1 |
| 170 | G9 (L) |
| 171 | G3 |
| 172 | G10 |
| 173 | G5 (L) |
| 174 | Common House |

CURVE TABLE

| NUMBER | DELTA ANGLE | RADIUS | ARC LENGTH |
|--------|-------------|--------|------------|
| C1 | 24°04'36" | 50.00 | 21.01 |
| C2 | 90°40'45" | 39.00 | 61.72 |
| C3 | 28°01'16" | 39.00 | 19.07 |
| C4 | 24°04'36" | 33.00 | 15.87 |
| C5 | 24°04'36" | 65.00 | 27.31 |
| C6 | 05°18'19" | 58.00 | 5.37 |
| C7 | 96°33'45" | 14.00 | 23.59 |
| C8 | 33°17'21" | 56.00 | 32.54 |
| C9 | 89°07'03" | 26.00 | 39.99 |
| C10 | 90°00'00" | 8.00 | 12.57 |
| C11 | 90°00'00" | 8.00 | 12.57 |
| C12 | 90°00'00" | 8.00 | 12.57 |
| C13 | 90°00'00" | 18.00 | 28.27 |
| C14 | 88°01'30" | 22.27 | 28.44 |
| C15 | 16°29'00" | 152.27 | 61.71 |

FLAGSTAFF ARIZONA

RIO HOMES UNIT 4

JOB NO: 19025
 DATE: APR 20
 SCALE: AS SHOWN
 DRAWN: EGT/KMF
 DESIGN: KMF
 CHECKED: ADB/BD

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

SWI
 Shephard Wesnitzer, Inc.

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |
| | | | |
| | | | |

REVISIONS

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

ARIZONA 801
 Arizona Blue Stakes, Inc.
 800-841-8111 or 1-800-514-6111 (AZ-5348)

33983
 GUILLERMO E. BORLING
 Surveyor
 4/28/20
 ARIZONA, USA
 Expires 12/31/25

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.

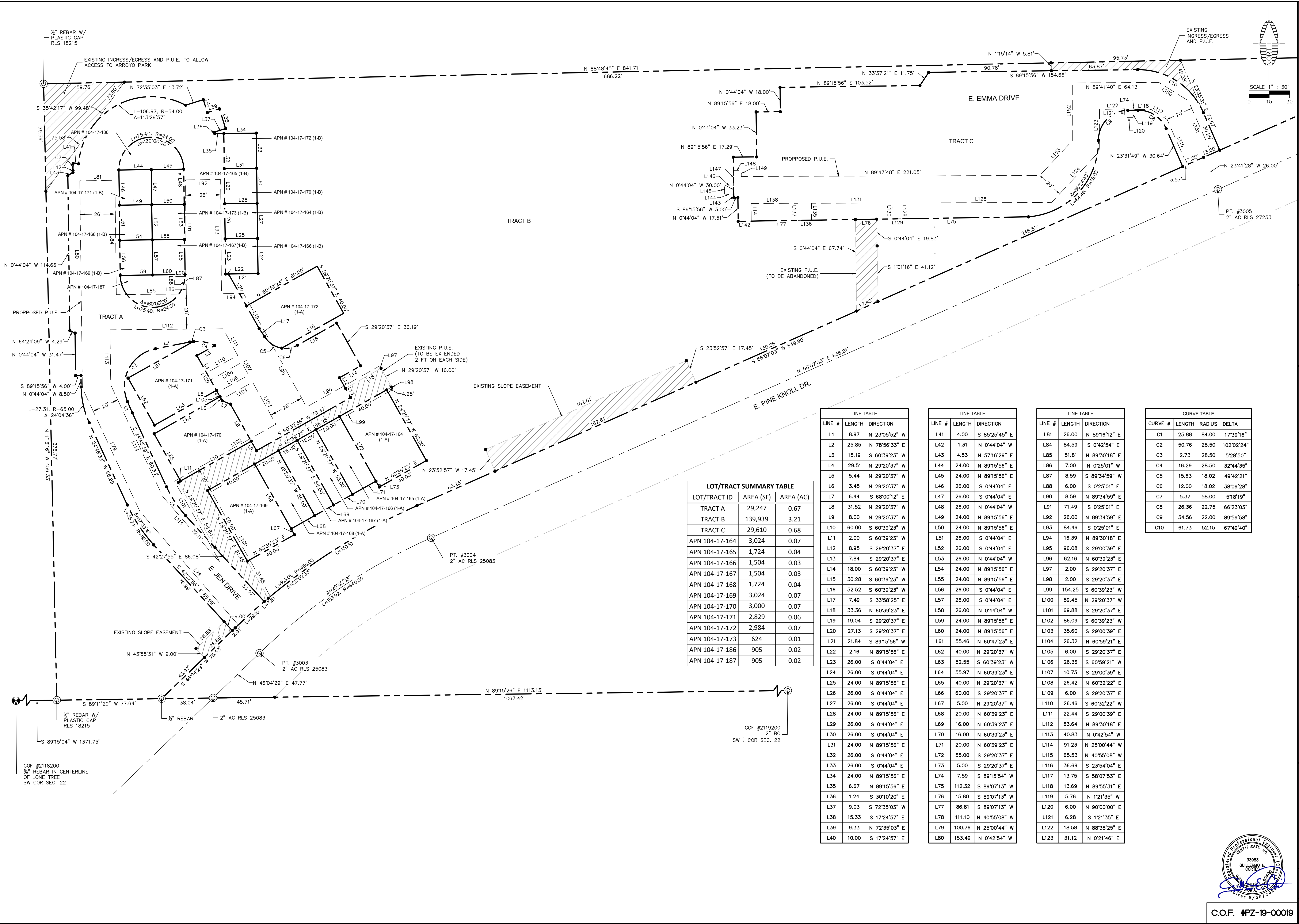
Aaron D. Borling, RLS 48756

DRAWING NO. **EX01**

SHT NO. 2 OF 8

C.O.F. #PZ-19-00019

NOTES:
 1. THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO PROVIDE REFERENCE TO THE AREAS ADJACENT TO THE SUBJECT PROPERTY.
 2. REFER TO PINE KNOLL VILLAGE FINAL PLAT, INST. NO. 3402095, FOR PARCEL BOUNDARY INFORMATION FOR PINE KNOLL VILLAGE PARCELS.



| LOT/TRACT SUMMARY TABLE | | |
|-------------------------|-----------|-----------|
| LOT/TRACT ID | AREA (SF) | AREA (AC) |
| TRACT A | 29,247 | 0.67 |
| TRACT B | 139,939 | 3.21 |
| TRACT C | 29,610 | 0.68 |
| APN 104-17-164 | 3,024 | 0.07 |
| APN 104-17-165 | 1,724 | 0.04 |
| APN 104-17-166 | 1,504 | 0.03 |
| APN 104-17-167 | 1,504 | 0.03 |
| APN 104-17-168 | 1,724 | 0.04 |
| APN 104-17-169 | 3,024 | 0.07 |
| APN 104-17-170 | 3,000 | 0.07 |
| APN 104-17-171 | 2,829 | 0.06 |
| APN 104-17-172 | 2,984 | 0.07 |
| APN 104-17-173 | 624 | 0.01 |
| APN 104-17-186 | 905 | 0.02 |
| APN 104-17-187 | 905 | 0.02 |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 8.97 | N 23°05'52" W |
| L2 | 25.85 | N 78°56'33" E |
| L3 | 15.19 | S 60°39'23" W |
| L4 | 29.51 | N 29°20'37" W |
| L5 | 5.44 | N 29°20'37" W |
| L6 | 3.45 | N 29°20'37" W |
| L7 | 6.44 | S 68°00'12" E |
| L8 | 31.52 | N 29°20'37" W |
| L9 | 8.00 | N 29°20'37" W |
| L10 | 60.00 | S 60°39'23" W |
| L11 | 2.00 | S 60°39'23" W |
| L12 | 8.95 | S 29°20'37" E |
| L13 | 7.84 | S 29°20'37" E |
| L14 | 18.00 | S 60°39'23" W |
| L15 | 30.28 | S 60°39'23" W |
| L16 | 52.52 | S 60°39'23" W |
| L17 | 7.49 | S 33°58'25" E |
| L18 | 33.36 | N 60°39'23" E |
| L19 | 19.04 | S 29°20'37" E |
| L20 | 27.13 | S 29°20'37" E |
| L21 | 21.84 | S 89°15'56" W |
| L22 | 2.16 | N 89°15'56" E |
| L23 | 26.00 | S 0°44'04" E |
| L24 | 26.00 | S 0°44'04" E |
| L25 | 24.00 | N 89°15'56" E |
| L26 | 26.00 | S 0°44'04" E |
| L27 | 26.00 | S 0°44'04" E |
| L28 | 24.00 | N 89°15'56" E |
| L29 | 26.00 | S 0°44'04" E |
| L30 | 26.00 | S 0°44'04" E |
| L31 | 24.00 | N 89°15'56" E |
| L32 | 26.00 | S 0°44'04" E |
| L33 | 26.00 | S 0°44'04" E |
| L34 | 24.00 | N 89°15'56" E |
| L35 | 6.67 | N 89°15'56" E |
| L36 | 1.24 | S 30°10'20" E |
| L37 | 9.03 | S 72°35'03" W |
| L38 | 15.33 | S 17°24'57" E |
| L39 | 9.33 | N 72°35'03" E |
| L40 | 10.00 | S 17°24'57" E |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | DIRECTION |
| L41 | 4.00 | S 85°25'45" E |
| L42 | 1.31 | N 0°44'04" W |
| L43 | 4.53 | N 57°16'29" E |
| L44 | 24.00 | N 89°15'56" E |
| L45 | 24.00 | N 89°15'56" E |
| L46 | 26.00 | S 0°44'04" E |
| L47 | 26.00 | S 0°44'04" E |
| L48 | 26.00 | N 0°44'04" W |
| L49 | 24.00 | N 89°15'56" E |
| L50 | 24.00 | N 89°15'56" E |
| L51 | 26.00 | S 0°44'04" E |
| L52 | 26.00 | S 0°44'04" E |
| L53 | 26.00 | N 0°44'04" W |
| L54 | 24.00 | N 89°15'56" E |
| L55 | 24.00 | N 89°15'56" E |
| L56 | 26.00 | S 0°44'04" E |
| L57 | 26.00 | S 0°44'04" E |
| L58 | 26.00 | N 0°44'04" W |
| L59 | 24.00 | N 89°15'56" E |
| L60 | 24.00 | N 89°15'56" E |
| L61 | 55.46 | N 60°47'23" E |
| L62 | 40.00 | N 29°20'37" W |
| L63 | 52.55 | S 60°39'23" W |
| L64 | 55.97 | N 60°39'23" E |
| L65 | 40.00 | N 29°20'37" W |
| L66 | 60.00 | S 29°20'37" E |
| L67 | 5.00 | N 29°20'37" W |
| L68 | 20.00 | N 60°39'23" E |
| L69 | 16.00 | N 60°39'23" E |
| L70 | 16.00 | N 60°39'23" E |
| L71 | 20.00 | N 60°39'23" E |
| L72 | 55.00 | S 29°20'37" E |
| L73 | 5.00 | S 29°20'37" E |
| L74 | 7.59 | S 89°15'54" W |
| L75 | 112.32 | S 89°07'13" W |
| L76 | 15.80 | S 89°07'13" W |
| L77 | 86.81 | S 89°07'13" W |
| L78 | 111.10 | N 40°55'08" W |
| L79 | 100.76 | N 25°00'44" W |
| L80 | 153.49 | N 0°42'54" W |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | DIRECTION |
| L81 | 26.00 | N 89°16'12" E |
| L84 | 84.59 | S 0°42'54" E |
| L85 | 51.81 | N 89°30'18" E |
| L86 | 7.00 | N 0°25'01" W |
| L87 | 8.59 | S 89°34'59" W |
| L88 | 6.00 | S 0°25'01" E |
| L90 | 8.59 | N 89°34'59" E |
| L93 | 84.46 | S 0°25'01" E |
| L94 | 16.39 | N 89°30'18" E |
| L95 | 96.08 | S 29°00'39" E |
| L96 | 62.16 | N 60°39'23" E |
| L97 | 2.00 | S 29°20'37" E |
| L98 | 2.00 | S 29°20'37" E |
| L99 | 154.25 | S 60°39'23" W |
| L100 | 89.45 | N 29°20'37" W |
| L101 | 69.88 | S 29°20'37" E |
| L102 | 86.09 | S 60°39'23" W |
| L103 | 35.60 | S 29°00'39" E |
| L104 | 26.32 | N 60°59'21" E |
| L105 | 6.00 | S 29°20'37" E |
| L106 | 26.36 | S 60°59'21" W |
| L107 | 10.73 | S 29°00'39" E |
| L108 | 26.42 | N 60°32'22" E |
| L109 | 6.00 | S 29°20'37" E |
| L110 | 26.46 | S 60°32'22" W |
| L111 | 22.44 | S 29°00'39" E |
| L112 | 83.64 | N 89°30'18" E |
| L113 | 40.83 | N 0°42'54" W |
| L114 | 91.23 | N 25°00'44" W |
| L115 | 65.53 | N 40°55'08" W |
| L116 | 36.69 | S 23°54'04" W |
| L117 | 13.75 | S 58°07'53" E |
| L118 | 13.69 | N 89°55'31" E |
| L119 | 5.76 | N 1°21'35" W |
| L120 | 6.00 | N 90°00'00" E |
| L121 | 6.28 | S 1°21'35" E |
| L122 | 18.58 | N 88°38'25" E |
| L123 | 31.12 | N 0°21'46" E |

| CURVE TABLE | | | |
|-------------|--------|--------|------------|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 25.88 | 84.00 | 17°39'16" |
| C2 | 50.76 | 28.50 | 102°02'24" |
| C3 | 2.73 | 28.50 | 5°28'50" |
| C4 | 16.29 | 28.50 | 32°44'35" |
| C5 | 15.63 | 18.02 | 49°42'21" |
| C6 | 12.00 | 18.02 | 38°09'28" |
| C7 | 5.37 | 58.00 | 5°18'19" |
| C8 | 26.36 | 22.75 | 66°23'03" |
| C9 | 34.56 | 22.00 | 89°59'58" |
| C10 | 61.73 | 52.15 | 67°49'40" |

FLAGSTAFF ARIZONA

RIO HOMES UNIT 4

PRELIMINARY PLAT

JOB NO: 19025
 DATE: APR 20
 SCALE: AS SHOWN
 DRAWN: EGT/KMF
 DESIGN: KMF
 CHECKED: AUB/BD

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

SWI
 Shephard Westnizer, Inc.

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |

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

ARIZONA 801
 Arizona Blue Stakes, Inc.
 808-841-1111 or 1-800-514-6111 (Toll-Free)

DRAWING NO. **PP01**

SHT NO. 3 OF 8

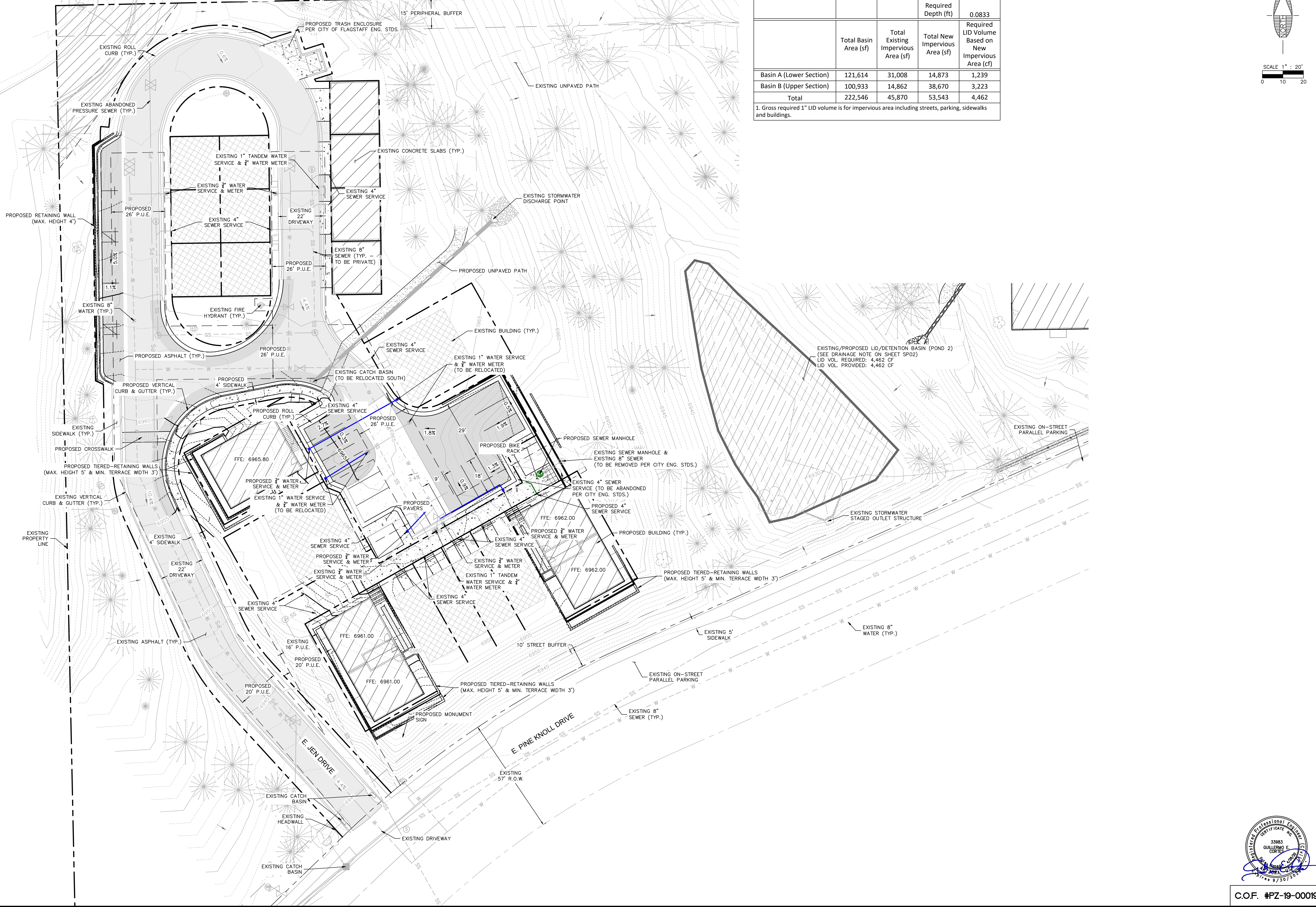
C.O.F. #PZ-19-00019



PLOTTED: Apr 28, 2020--6:27pm

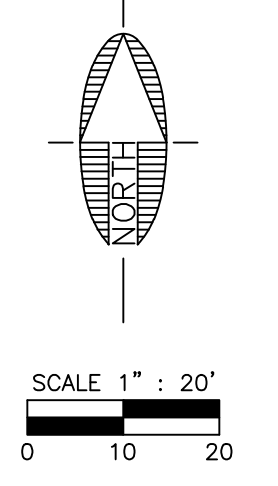
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LOWER SECTION



| Impervious Areas & LID Analysis | | | | |
|---------------------------------|-----------------------|-------------------------------------|--------------------------------|---|
| | Total Basin Area (sf) | Total Existing Impervious Area (sf) | Total New Impervious Area (sf) | Required LID Volume Based on New Impervious Area (cf) |
| Basin A (Lower Section) | 121,614 | 31,008 | 14,873 | 1,239 |
| Basin B (Upper Section) | 100,933 | 14,862 | 38,670 | 3,223 |
| Total | 222,546 | 45,870 | 53,543 | 4,462 |

1. Gross required 1" LID volume is for impervious area including streets, parking, sidewalks and buildings.



FLAGSTAFF ARIZONA

RIO HOMES UNIT 4

CIVIL SITE PLAN - LOWER SECTION

JOB NO: 19025
 DATE: APR 20
 SCALE: AS SHOWN
 DRAWN: KMF
 DESIGN: KMF
 CHECKED: GEC/BD

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

SWI
 Shephard Wesnitzer, Inc.

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |

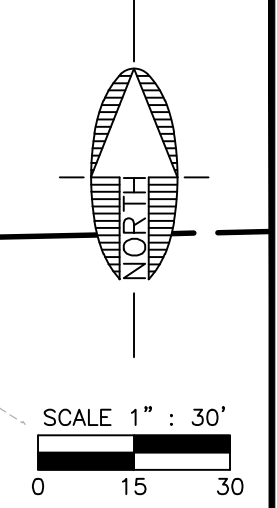
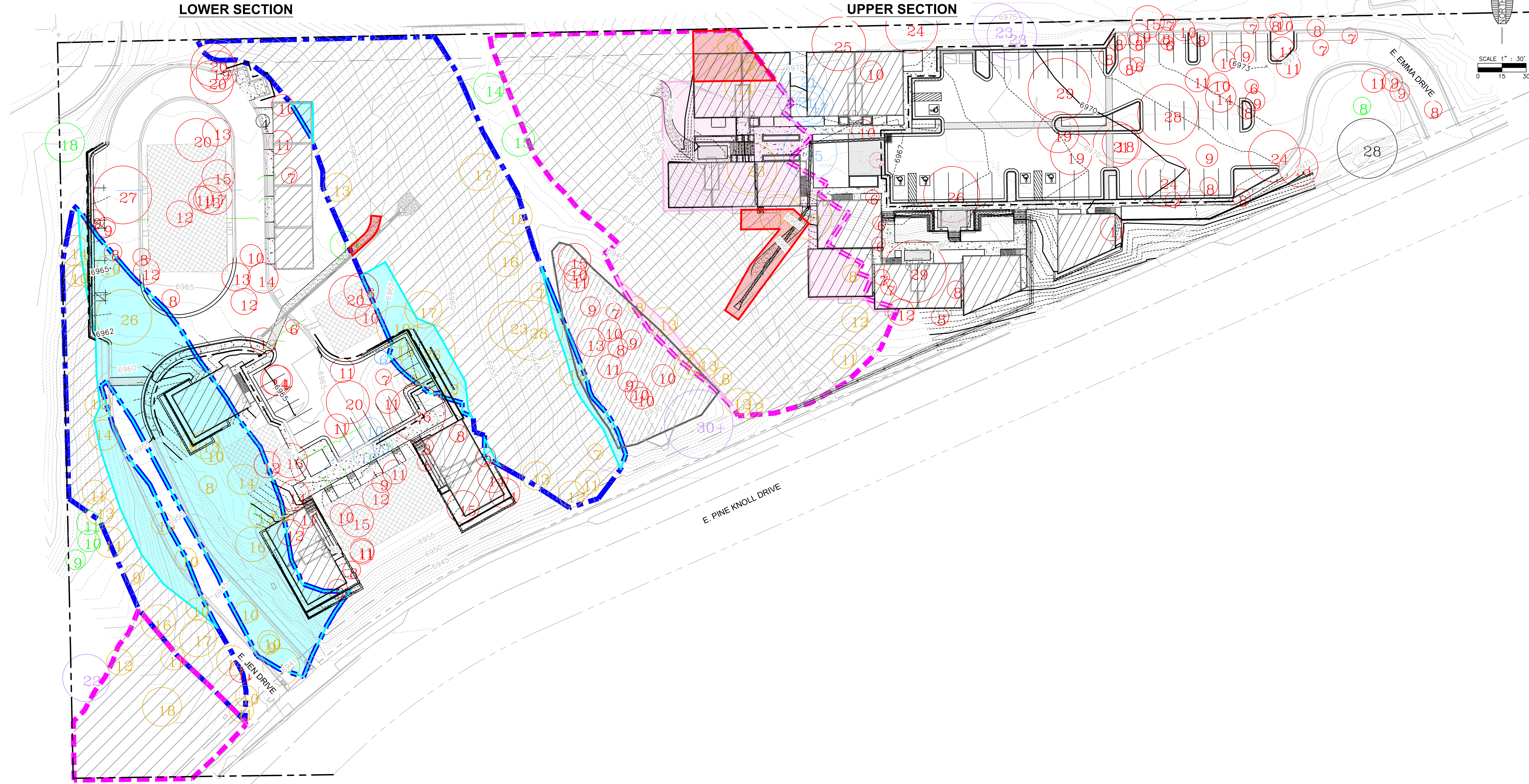
Call at least two full working days before you begin excavation.

ARIZONA
 Arizona State Board of Professional Engineers and Land Surveyors
 33983
 GUILLEN G. CURTIS
 Professional Engineer
 License No. 33983
 Exp. 12/31/2024

DRAWING NO. **PP02**

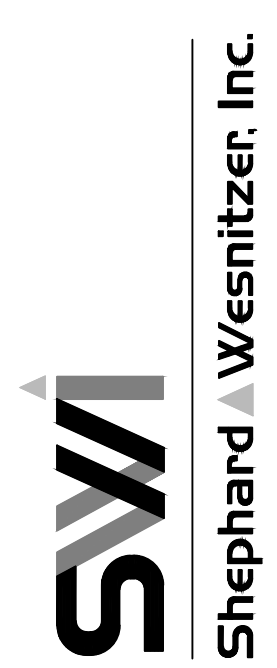
SHT NO. 4 OF 8

C.O.F. #PZ-19-00019



| | |
|----------|----------|
| JOB NO: | 19025 |
| DATE: | APR 20 |
| SCALE: | AS SHOWN |
| DRAWN: | KMF |
| DESIGN: | KMF |
| CHECKED: | GEC/BD |

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



| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |
| | | | |

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

ARIZONA 811
Arizona Blue Stakes, Inc.
800-841-1111 or 1-800-514-1111 (AZ-5148)

DRAWING NO.
NRPP

SHT NO. OF
6 OF 8



C.O.F. #PZ-19-00019

LEGEND

| | | | |
|--|---|--|--------------------|
| | 17-24.9% SLOPE | | DISCRETIONARY TREE |
| | DISTURBED AREA AND SLOPE | | SAVE TREE |
| | ADDED DISTURBED AREA AND SLOPE (BASED ON PROPOSED IMPROVEMENTS) | | REMOVE TREE |
| | 25% AND GREATER SLOPE | | FLEX TREE |
| | DISTURBED AREA AND SLOPE | | SLOPE TREE |
| | | | BURNT/BEEBLE TREE |

UNIT 4 (SEE SHEET RS02 OF ORIGINAL NRPP FOR UNIT 2 AND 3 CALCULATIONS)

EXISTING TREE CANOPY=36,163 S.F.
REQUIRED TREE PRESERVATION (40%)=14,465 S.F.
PRESERVED TREE CANOPY=3,912 S.F.
FLEXIBLE MEASURE TREE CANOPY=2,101 S.F.
USEABLE FLEXIBLE TREE CANOPY=723 S.F.
TOTAL PRESERVED TREE CANOPY (WITH FLEX TREES)=4,635 S.F.
TREE CANOPY DEFICIT=9,830 S.F.

EXISTING 17-24.9% SLOPE=41,172 S.F.
REQUIRED 17-24.9% SLOPE PRESERVATION (56%)=23,056 S.F.
PRESERVED 17-24.9% SLOPE=31,967 S.F. 29,323 S.F.
17-24.9% SLOPE EXCESS=8,911 S.F. 6,267 S.F.

EXISTING 25% & GREATER SLOPE=54,004 S.F.
REQUIRED 25% & GREATER SLOPE PRESERVATION (64%)=34,563 S.F.
PRESERVED 25% & GREATER SLOPE=33,580 S.F.
25% & GREATER SLOPE DEFICIT=983 S.F.

UNIT 4 RESOURCE BANKING SUMMARY

UNIT 3 RESOURCE EXCESS=+7,406 S.F.
UNIT 4 TREE DEFICIT=-9,830 S.F.
UNIT 4 17-24.9% SLOPE EXCESS=+8,911 S.F. +6,267 S.F.
UNIT 4 25% & GREATER SLOPE DEFICIT=-983 S.F.
UNIT 4 EXCESS=-9,504 S.F. (TOTAL FOR THE PROJECT)

NOTES:

1. THIS PRELIMINARY NATURAL RESOURCE PROTECTION PLAN (NRPP) PROVIDED HEREON IS BASED ON THE ORIGINALLY APPROVED NRPP & ASSOCIATED CALCULATIONS FOR THE RIO HOMES SUBDIVISION. SEE SHEET RS01 AND RS02 FOR THE ORIGINAL NRPP. THIS PRELIMINARY NRPP IS A RE-REPRESENTATION OF THE ORIGINAL NRPP WITH THE PROPOSED DEVELOPMENT AND ASSOCIATED RESOURCE REVISIONS.