



110 West Dale Avenue  
Flagstaff, AZ 86001

928.773.0354  
928.774.8923

www.swiaz.com

*Engineering an environment of excellence.*

September 15, 2020

Job #19146

PROJECT: Canyon Del Rio – Parcel I

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UTILITY CONFLICT LETTER

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TO: ADOT

FROM: Shephard Wesnitzer Inc.

Nathan Reisner  
1801 South Milton Road  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Canyon Del Rio – Parcel I development prepared by Shephard-Wesnitzer, Inc. The site is situated on the south side of East Butler Avenue.

Please provide any comments and return them to us as soon as possible. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

APPROVED WITHOUT COMMENT

APPROVED WITH COMMENT, AS FOLLOWS

ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

See attached comments

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SIGNED: Nathan P. Reisner

TITLE: Development Engineer

AGENCY: ADOT

DATE: 9/29/2020

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com



November 8, 2018

Kayla Fleishman  
Shephard Wesnitzer, Inc.  
110 West Dale Avenue  
Flagstaff, AZ 86001

Subject: Canyon Del Rio Plat Letter

Dear Mrs. Fleishman :

Continued development impacting the local roadway system will create saturation over time if not mitigated. ADOT does not have a policy in which we can require a developer not encroaching on ADOT's right of way to contribute to infrastructure improvements. In partnership, it is requested that local jurisdictions include a proportional share analysis detailing impact to ADOT jurisdictional roadways to assist in future infrastructure improvements caused by City development benefitting the overall local roadway system.

Sincerely,

Nathan Reisner, P.E.  
Northcentral District Development Engineer  
1801 S. Milton Street  
Flagstaff, AZ 86001



Shephard Wesnitzer, Inc.

110 West Dale Avenue  
Flagstaff, AZ 86001

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September 15, 2020

Job #19146

PROJECT: Canyon Del Rio – Parcel I

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UTILITY CONFLICT LETTER

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TO: USDA Natural Resources Conservation Service

FROM: Shephard-Wesnitzer Inc.

Joseph Dahms  
1611 South Plaza Way  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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- ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

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SIGNED: Joseph Dahms  
AGENCY: USDA NRCS

TITLE: District Conservationist  
DATE: 9/15/20

110 W. Dale Ave. Phone #: 928-773-0354 Email: kfleishman@swiaz.com  
Flagstaff, AZ 86001



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PROJECT: *Canyon Del Rio – Parcel I*

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**UTILITY CONFLICT LETTER**

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**TO: Unisource Energy Services**

**FROM: Shephard-Wesnitzer Inc.**

Martin Conboy  
1459 East Butler Ave.  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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**SIGNED:** Martin Conboy

**TITLE:** Gas Engineering Supervisor

**AGENCY:** UNS Gas, Inc.

**DATE:** January 26, 2021

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com



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September 15, 2020

Job #19146

PROJECT: Canyon Del Rio – Parcel I

**UTILITY CONFLICT LETTER**

**TO: Flagstaff Unified School District**

**FROM: Shephard-Wesnitzer Inc.**

Bob Kuhn  
3285 E. Sparrow Avenue  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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The cul-de-sac is too narrow for winter driving when it snows. FUSD will not bus to the end of street due to safety

SIGNED: *Bob Kuhn*  
AGENCY: FUSD

TITLE: Asst. Sup. of Operations  
DATE: 9-16-2020

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com



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September 15, 2020

Job #19146

PROJECT: *Canyon Del Rio – Parcel I*

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**UTILITY CONFLICT LETTER**

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**TO: CC Health Dept. – Environ. Services**

**FROM: Shephard-Wesnitzer Inc.**

Jay Christelman  
2500 North Fort Valley Road, Bldg. 1  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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**SIGNED:**  **TITLE:** Director  
**AGENCY:** Cocconino Com. Dev. **DATE:** 1.20.21

110 W. Dale Ave. Phone #: 928-773-0354 Email: kfleishman@swiaz.com  
Flagstaff, AZ 86001





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September 15, 2020

Job #19146

PROJECT: *Canyon Del Rio – Parcel I*

**UTILITY CONFLICT LETTER**

**TO: Coconino County Flood Control District**

**FROM: Shephard-Wesnitzer Inc.**

Jay Christelman  
2500 North Fort Valley Road, Bldg. 1  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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SIGNED:   
 AGENCY: Coconino Com. Dev.

TITLE: Director  
 DATE: 1-20-21

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com



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September 15, 2020

Job #19146

PROJECT: *Canyon Del Rio – Parcel I*

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**UTILITY CONFLICT LETTER**

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**TO: CenturyLink**

**FROM: Shephard-Wesnitzer Inc.**

Manual Hernandez  
112 North Beaver Street  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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- APPROVED WITH COMMENT, AS FOLLOWS
- ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

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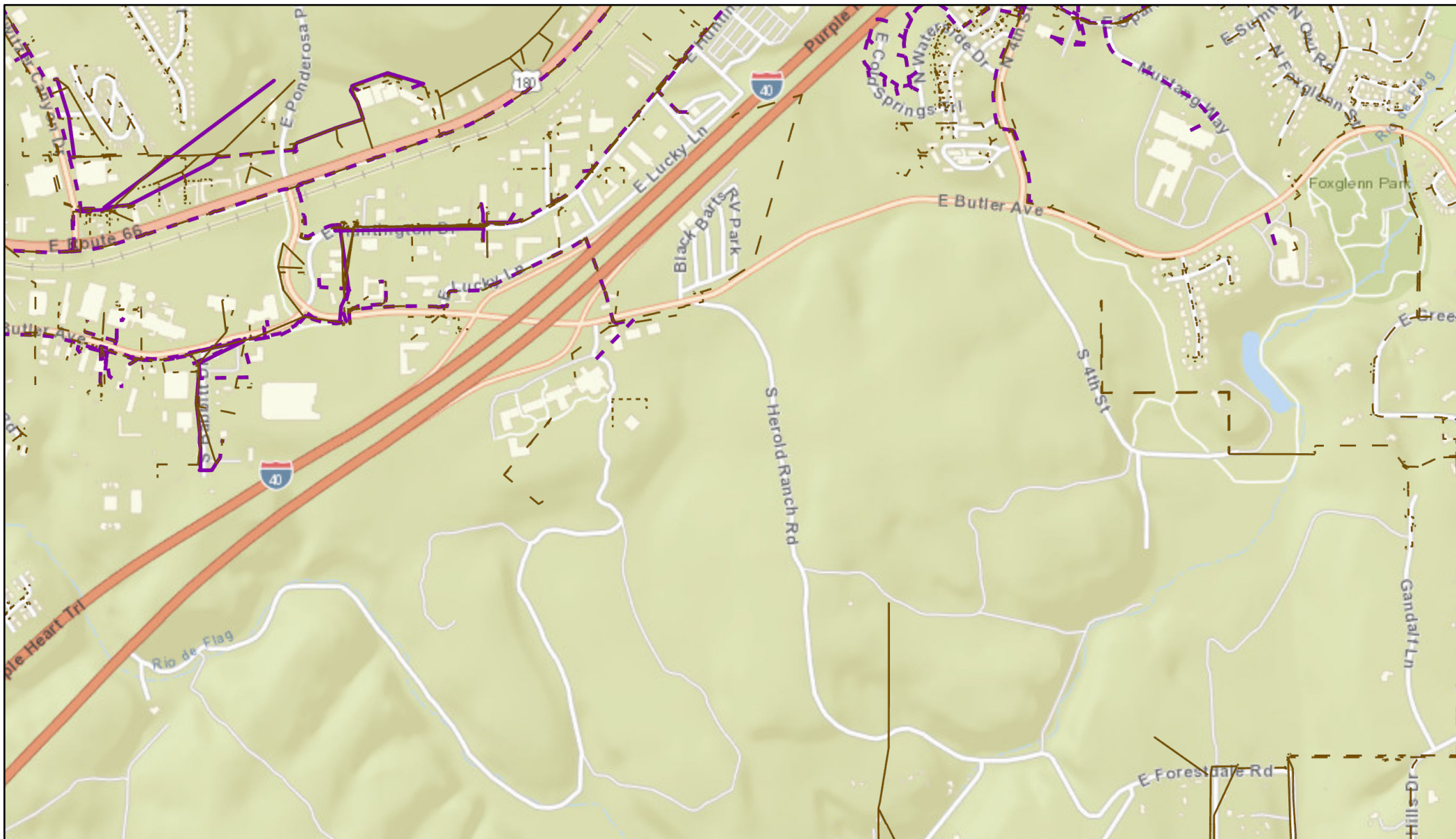
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**SIGNED:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_  
**AGENCY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

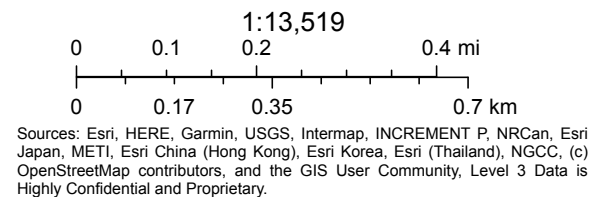
110 W. Dale Ave. Phone #: 928-773-0354 Email: kfleishman@swiaz.com  
Flagstaff, AZ 86001

# CenturyLink Relo Utility Map

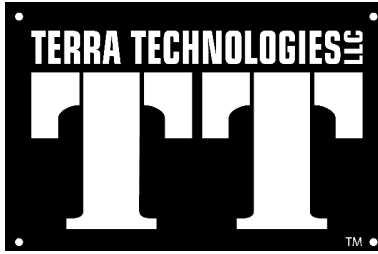


September 16, 2020

CLA	Non Owned Facilities	Level 3 Facilities	CTL Facilities	Local Fiber	
Aerial	Aerial	Aerial	Aerial	Aerial	Underground
Underground	Underground	Underground	Underground	Underground	Aerial



Persons working in the area covered by this data must contact the statewide Call-Before-You-Dig System to ascertain the location of underground facilities prior to performing any excavation. CenturyLink Data is Highly Confidential and Proprietary. CenturyLink Data is Confidential and Proprietary.



## CenturyLink™ Conflict Memorandum

**Date:** September 17, 2020

**To:** Elizabeth Tague (Shephard Wesnitzer Inc)  
[ETague@swiaz.com](mailto:ETague@swiaz.com)

**From:** Kevin Wagner, Terra Technologies LLC

**Subject:** CenturyLink™ – Conflict Memo – Project No. 19146 – Canyon Del Rio – Parcel 1, Flagstaff

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Terra Technologies is in receipt of the plans and a letter dated September 15, 2020. Below you will see an overview of CenturyLink™ facilities within the project limits, and a brief project overview along with comments regarding any CenturyLink™ facilities with respect to the proposed project.

### **Inventory of CenturyLink™ Facilities**

CenturyLink™ has no facilities within the project limits. Plan markups have been attached with CenturyLink™ comments.

### **Project Overview**

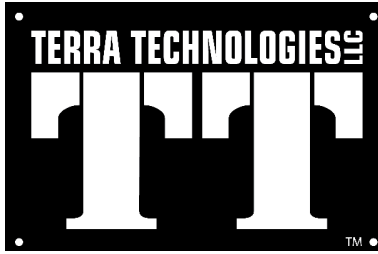
The design intent of this project appears to be developing a vacant parcel of land for a residential subdivision.

### **Facility Locations and Impacts**

Plans have been reviewed for conflicts with CenturyLink™ facilities based on NDS mapping which show a general location of utility locations. Neither Terra Technologies LLC nor CenturyLink™ makes any representation regarding the completeness or accuracy of vertical and horizontal utility information used to determine conflicts or no conflicts.

Based on CenturyLink™ mapping and the construction drawings provided there appear to be **no conflicts**.

Utility conflicts with this private development project will be 100% reimbursable. Payment for design and mitigation of conflicts is to be coordinated prior to work commencing.



## CenturyLink™ Conflict Memorandum

In accordance with state law, Blue Staking for location of CenturyLink™ facilities must be completed prior to any construction. When crossing CenturyLink™ facilities you will be required to pothole to determine depth and maintain a minimum of 12 inch vertical and horizontal separation from facilities.

Pursuant to state law, support and protection is required for all CenturyLink™ facilities during construction.

Should the Contractor locate or expose an unknown CenturyLink™ facility, please contact CenturyLink™ as soon as possible.

In the event CenturyLink™ facilities need to be removed/relocated, some or all cost may be at the expense of the sponsoring agency.

If you have any questions or concerns regarding this review feel free to contact me immediately, either by phone or email at the number/address provided below. The contractor is also responsible for contacting CenturyLink™ prior to construction around the CenturyLink™ facilities.

### **Notification List**

<b>Terra Technologies LLC</b> Kevin Wagner, Project Manager <a href="mailto:kwagner@terratechllc.net">kwagner@terratechllc.net</a> 815-245-9640	<b>Terra Technologies LLC</b> Jason Jensen, P.E. <a href="mailto:jjensen@terratechllc.net">jjensen@terratechllc.net</a> 801-735-2464
<b>CenturyLink™ (Engineer II)</b> Manny Hernandez <a href="mailto:Manuel.Hernandez4@centurylink.com">Manuel.Hernandez4@centurylink.com</a> 112 N Beaver Street Flagstaff AZ, 86001 Work: 928-779-4935	<b>CenturyLink™ (SR Account Mgr – BDP/MDU)</b> Wendy Lofton <a href="mailto:Wendy.Lofton@centurylink.com">Wendy.Lofton@centurylink.com</a> Work: 602-403-4052
<b>CenturyLink™ (SR Account Mgr – BDP/MDU-GF)</b> John West <a href="mailto:John.West1@centurylink.com">John.West1@centurylink.com</a> Work: 480-423-4737	<b>CenturyLink™ (SR Account Mgr – BDP/MDU)</b> Jerry Lumpkin <a href="mailto:Jerry.F.Lumpkin@centurylink.com">Jerry.F.Lumpkin@centurylink.com</a>

**PROPERTY OWNER:**  
CDR LAND INVESTORS I, LLC  
3101 N. CENTRAL AVE., NO 1600  
PHOENIX, AZ 85012  
CONTACT: CLINT WHITING

**PROJECT DEVELOPER:**  
RAC PARTNERS, LLC  
3605 S FLAGSTAFF RANCH RD  
FLAGSTAFF, AZ 86001  
TEL: (928) 774-3826  
CONTACT: JOHNN SUTHERLAND

**PROPERTY INFORMATION:**  
CANYON DEL RIO - PARCEL I  
ADDRESS - TBD  
FLAGSTAFF, AZ 86005

**PROJECT ENGINEER:**  
SHEPHARD-WESNITZER, INC.  
CONTACT: STEPHEN C. IRWIN, P.E.  
110 W. DALE AVENUE  
FLAGSTAFF, ARIZONA 86001  
928-773-0354

APN# 106-08-005N (±172.12 AC)  
ZONING: SINGLE FAMILY RESIDENTIAL (R1)

NUMBER OF UNITS/LOTS: 50  
TOTAL ACREAGE OF LOTS: ±8.94 AC  
NUMBER OF TRACTS: 3  
TOTAL ACREAGE OF TRACTS: ±2.04 AC  
BUILDING TYPE: SINGLE FAMILY RESIDENTIAL (R1)  
FRONTAGE TYPE: COMMON YARD  
GROSS ACREAGE: 13.40 ACRES  
GROSS DENSITY: 3.73 UNITS PER ACRE  
NET ACREAGE (EXCLUDING ROADWAY): 10.98 ACRES  
NET DENSITY (EXCLUDING ROADWAY): 4.55 UNITS PER ACRE

- ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES).
- NEW IMPERVIOUS SURFACE AREA: 4.62 ACRES PER TABLE ON SHEET SS01.
- ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.
- SINGLE MAIL BOXES WILL BE PROVIDED AT EACH SINGLE-FAMILY RESIDENCE. MAIL BOX LOCATIONS MUST BE APPROVED BY THE UNITED STATES POST OFFICE.

**SUMMARY OF TRACTS**

- TRACT A IS INTENDED FOR THE PRESERVATION OF TREE AND SLOPE RESOURCES AND OPEN SPACE.
- TRACT B IS INTENDED FOR OPEN SPACE AND DRAINAGE FACILITIES.
- TRACT C IS INTENDED FOR THE PRESERVATION OF TREE RESOURCES, OPEN SPACE AND DRAINAGE FACILITIES.

**ZONING:**

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S R1 ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS USING SINGLE-FAMILY HOME BUILDING TYPE.

**STREET NAMING:**

THE STREET NAMES PROPOSED HEREON HAVE BEEN VERIFIED WITH THE CITY WEBSITE. IF IT IS DETERMINED THERE IS A CONFLICT WITH THESE NAMES BY THE CITY ADDRESSING DEPARTMENT, PLEASE CONSIDER THE FOLLOWING ALTERNATE NAMES - ZINNIA, SENNA, OR AMARANTH. THESE ALTERNATES CAN USE ANY SUFFIX PER THE CITY ZONING CODE.

**OPEN SPACE/CIVIC SPACE NOTE:**

PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-30.60.90, THE SITE IS REQUIRED TO PROVIDE 5% OF THE SITE AS OPEN SPACE. BASED ON THE PROPOSED LAYOUT, THE SITE PROVIDES APPROXIMATELY 2.04 ACRES OF OPEN SPACE (~15.2% OF THE SITE). A MAJORITY OF THE ONSITE OPEN SPACE WILL BE "GREEN" SPACE - TO BE DESIGNATED AS OPEN SPACE FOR UNSTRUCTURED RECREATION.

**EARTHWORK SUMMARY**

**SITE GRADING:**

UNADJUSTED CUT: 11,821 CY  
UNADJUSTED FILL: 2,270 CY

EARTHWORK VOLUMES SHOWN ABOVE ARE BASED ON IN-PLACE VOLUMES REQUIRED FOR SITE GRADING. QUANTITIES ARE NOT ADJUSTED FOR SHRINKAGE (SEE GEOTECH REPORT FOR ESTIMATED SHRINKAGE FACTORS). THESE RESULTS MAY NOT REFLECT THE FINAL CONSTRUCTED QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN QUANTITY DETERMINATIONS. ADDITIONAL EARTHWORK QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO BUILDING CONSTRUCTION. ANY WASTE MATERIAL SHALL BE INCIDENTAL TO CONSTRUCTION.

**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 MERIDAN, 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 NUMBER 37176454 AND 3717644 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

**RESOURCE PRESERVATION**

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE APPROVED PRELIMINARY NATURAL RESOURCE PROTECTION PLAN, DATED FEBRUARY 27, 2019, FOR THE RESOURCE AVAILABLE THROUGHOUT THE CANYON DEL RIO SUBDIVISION. THE PROJECT NARRATIVE FOR THE CDR BLOCK PLAT, DATED FEBRUARY 20, 2019 INCLUDES THE CROSS-CREDITING DESCRIPTION. REFER TO THE PRELIMINARY NRPP INCLUDED IN THIS PLAT FOR THE REVISED RESOURCE INFORMATION AS IT RELATES TO THE PROPOSED DEVELOPMENT FOR PARCEL I.

**FEMA DESIGNATION**

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM MAP #04005C6828G. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**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.

**WATER AND SEWER IMPACT ANALYSIS**

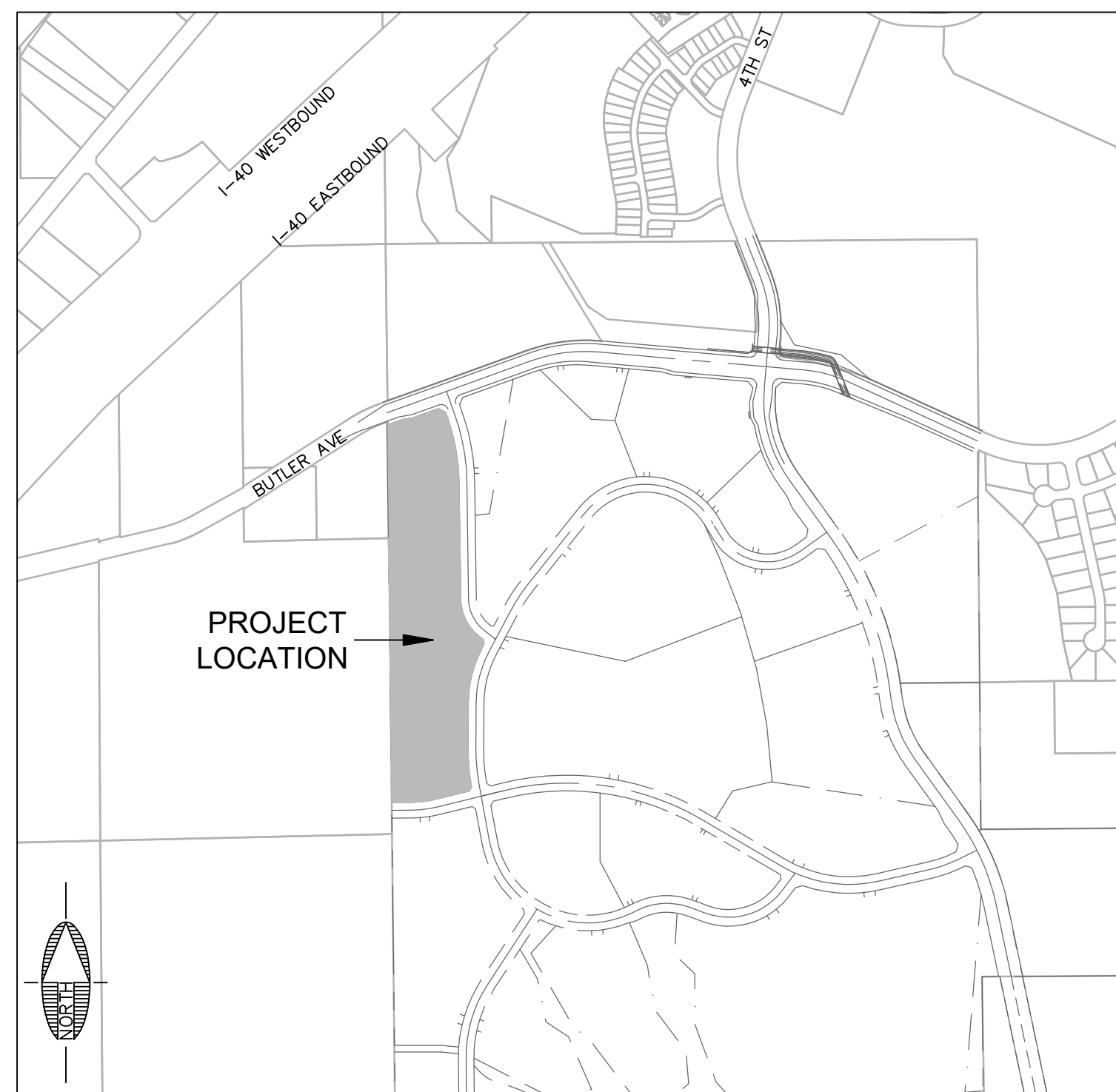
THE PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED JULY 29, 2015.

**FENCING NOTE**

FENCING IS ALLOWED WITHIN THE APPROVED SETBACKS AND BUILDING ENVELOPES. FENCING, STRUCTURES OR GROUND DISTURBANCE OTHER THAN DRIVEWAYS AND UTILITY CONNECTIONS ARE NOT ALLOWED WITHIN RESOURCE PROTECTED AREAS.

# PRELIMINARY PLAT FOR CANYON DEL RIO - PARCEL I FLAGSTAFF, ARIZONA

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



**VICINITY MAP**

SWI SHEET INDEX		
SHT NO.	DWG. NO.	DESCRIPTION
1	CVR	COVER SHEET
2	SS01	TYPICAL SECTIONS & SETBACKS
3	RS01	RECORD OF SURVEY
4	PP01	PRELIMINARY PLAT
5	PP02	PRELIMINARY PLAT
6	NRPP	NATURAL RESOURCE PROTECTION PLAN

**LEGEND**

---	EXISTING EASEMENT	---	PROPOSED EASEMENT
---	ROAD CENTERLINE	---	PROPOSED LOT #
---	LOT LINE	---	PROPOSED WATER
---	RIGHT-OF-WAY	---	PROPOSED SEWER
---	PROPERTY LINE	---	PROPOSED INTERMEDIATE CONTOUR
---	EXISTING GAS	---	PROPOSED INDEX CONTOUR
---	EXISTING EASEMENT	---	PROPOSED STORM DRAIN
---	EXISTING SEWER	---	FIRE HYDRANT
---	EXISTING UNDERGROUND ELECTRIC	---	WATER METER
---	EXISTING WATER	---	SEWER MANHOLE
---	EXISTING INTERMEDIATE CONTOUR	---	CATCH BASIN
---	EXISTING INDEX CONTOUR	---	LID/DETENTION BASIN
---		---	PROPOSED TREE

**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**

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.

ACTION IS BEING TAKEN TO CONTACT ALL FRANCHISE UTILITIES.

**DEDICATION**

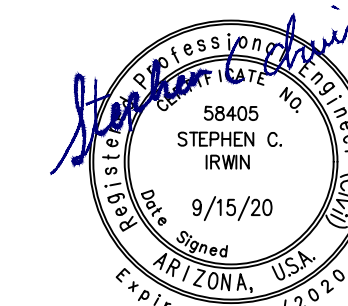
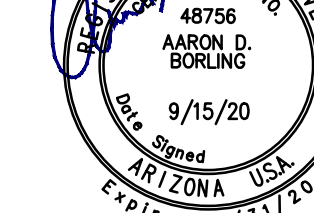
THE OWNER DOES HEREBY DEDICATE TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS, INC., ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER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

**CenturyLink Markups**  
**Wire Center: FLGSAZEA**

**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



C.O.F. Project #PZ-20-0088

FLAGSTAFF ARIZONA

CANYON DEL RIO - PARCEL I

**COVER SHEET**

JOB NO: 19146  
DATE: SEP 20  
SCALE: AS SHOWN  
DRAWN: EGT  
DESIGN: KMF/EGT  
CHECKED: KMF/SCI

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

**SWI**  
Shephard Wesnitzer, Inc.

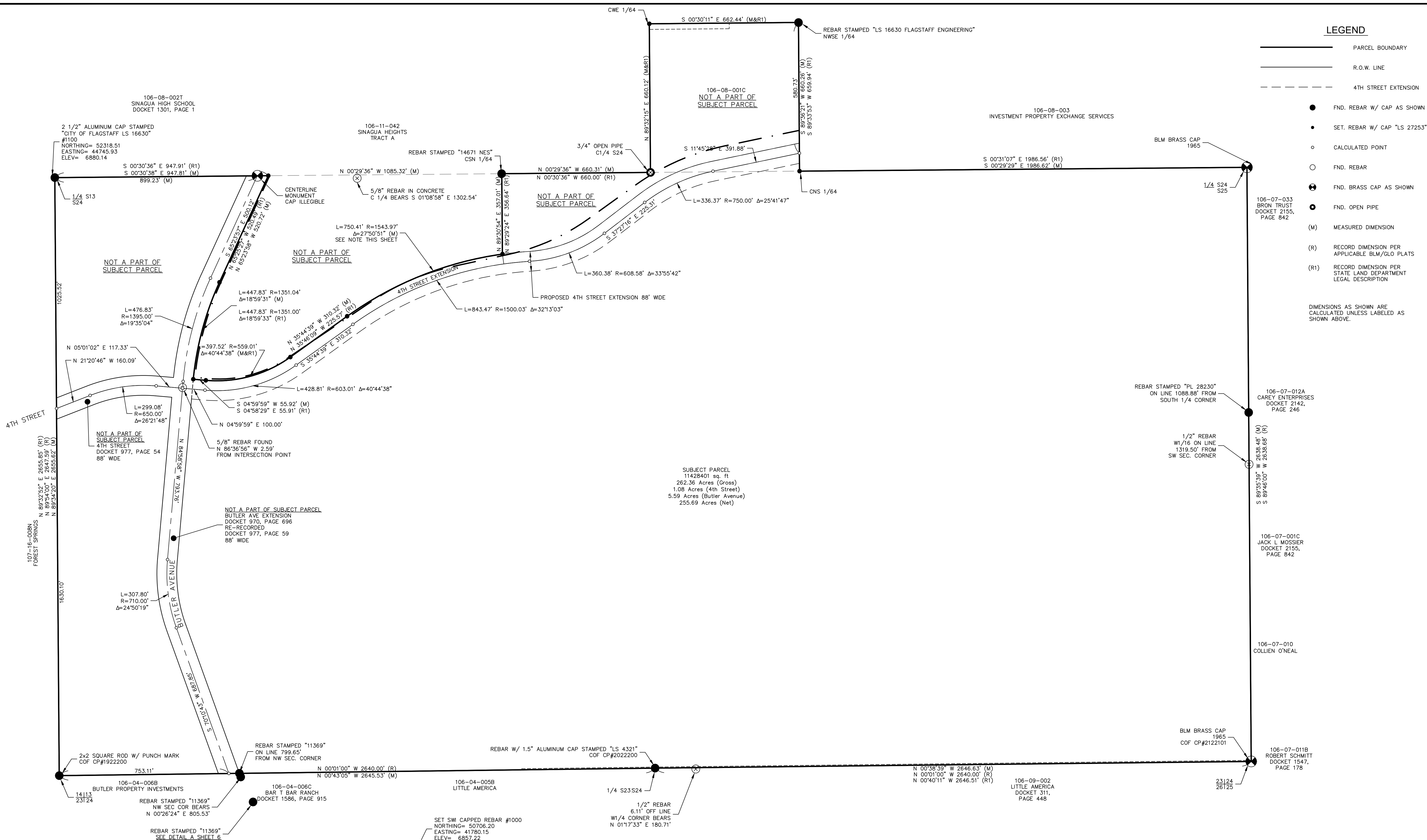
NO.	DESCRIPTION	DATE	BY

Call out at 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)

DRAWING NO.  
**CVR**

SHT NO.	OF
1	6

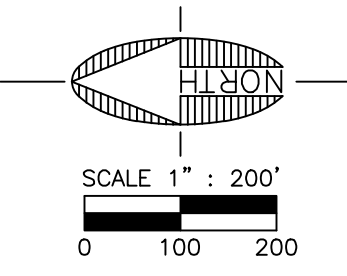


**LEGEND**

—	PARCEL BOUNDARY
- - -	R.O.W. LINE
- - - -	4TH STREET EXTENSION
●	FND. REBAR W/ CAP AS SHOWN
•	SET. REBAR W/ CAP "LS 27253"
○	CALCULATED POINT
○	FND. REBAR
⊙	FND. BRASS CAP AS SHOWN
●	FND. OPEN PIPE
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION PER APPLICABLE BLM/GLO PLATS
(R1)	RECORD DIMENSION PER STATE LAND DEPARTMENT LEGAL DESCRIPTION

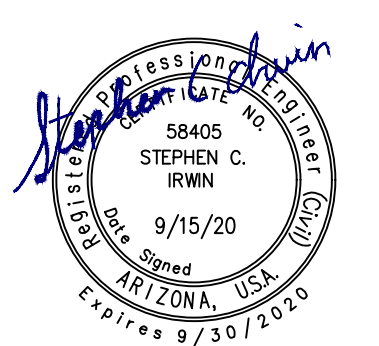
DIMENSIONS AS SHOWN ARE CALCULATED UNLESS LABELED AS SHOWN ABOVE.

NOTE: On April 16, 2003, John Nebrich of the Arizona State Land Department provided the information he used in creating the legal description for the subject property. Although this legal description does not close mathematically, the intent stated by John Nebrich is that the East Right of Way line of the Proposed 4th Street Extension be the boundary line of the subject property (per legal descriptions of Parcel D, Parcel L-1 and Parcel L-2 by Cella Barr Associates and sealed by Bruce F. Small RLS # 12112 on March 9, 1984).



**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  
 9/15/20  
 ARIZONA, USA



JOB NO: 19146  
 DATE: SEP 20  
 SCALE: AS SHOWN  
 DRAWN: EGT  
 DESIGN: KMF/EGT  
 CHECKED: KMF/SGI

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

**SWI**  
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

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

**ARIZONA 811**  
 Arizona Blue Stakes, Inc.

088 84-1 or 1-800-544-1111 (Toll-Free)

DRAWING NO. **RS01**

SHT NO. 3 OF 6

C.O.F. Project #PZ-20-0088

PLOTTED: Sep 15, 2020-10:44am

FILE: P:\2019\19146\DRAWINGS\PLATS\PRELIMINARY\19146-PRELIMINARY PLAT.DWG KBAYER

CenturyLink has no facilities in this area.

CLEAR VIEW ZONE CALCULATIONS

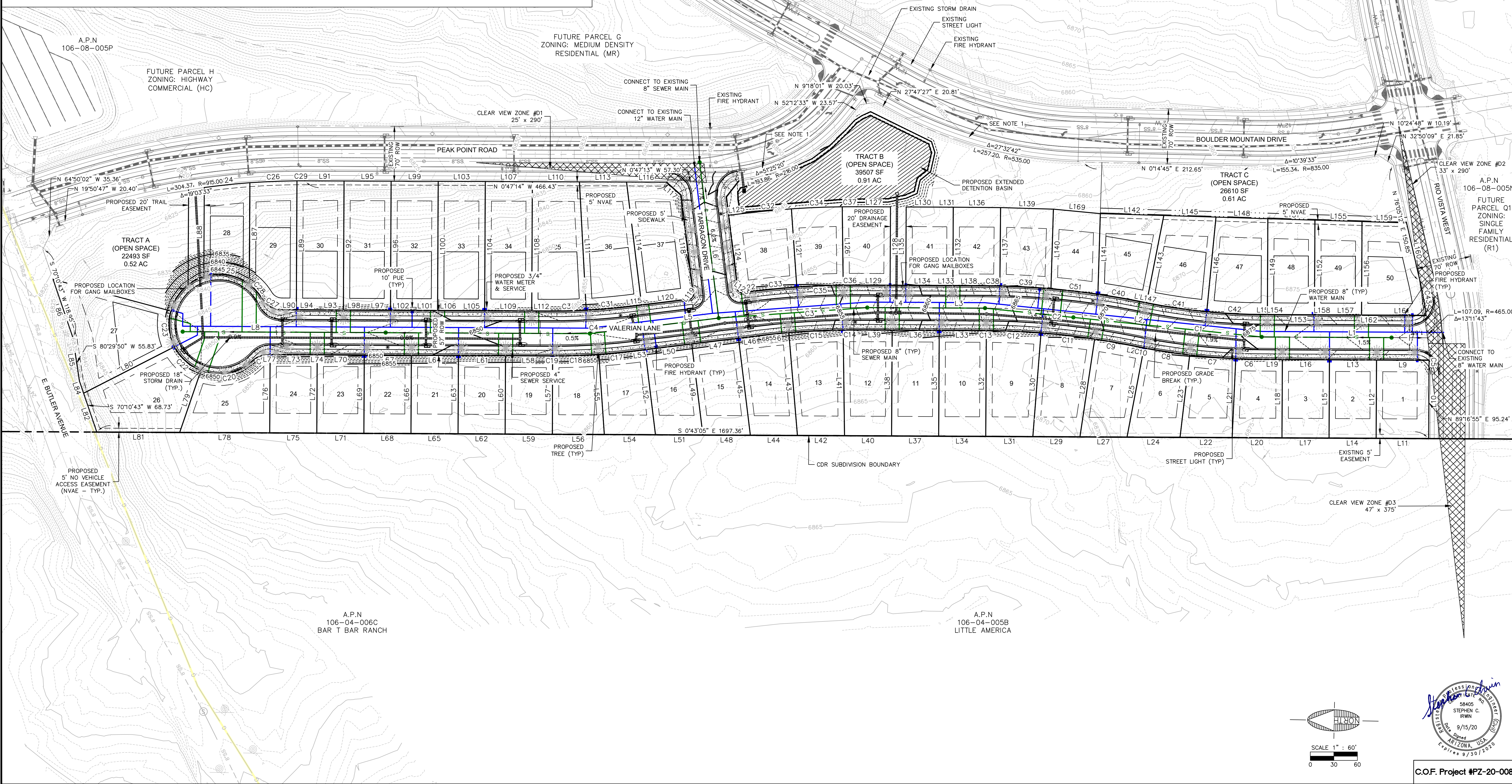
ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adj)2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	Peak Point Road	Right	30	6.5	Yes	No	1	6.5	290	200
D2	Rio Vista West	Right	30	6.5	Yes	No	1	6.5	290	200
D3	Rio Vista West	Left	30	7.5	Yes	Yes	3	8.5	375	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 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. 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.
- If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

NOTES:

1. THE FRONTAGE IMPROVEMENTS ALONG BOULDER MOUNTAIN ADJACENT TO PARCEL 1 ARE INCLUDED WITHIN THE CDR PHASE 1 INFRASTRUCTURE CONSTRUCTION PLANS.



FLAGSTAFF ARIZONA  
CANYON DEL RIO - PARCEL 1  
PRELIMINARY PLAT

JOB NO: 19146  
DATE: SEP 20  
SCALE: AS SHOWN  
DRAWN: EGT  
DESIGN: KMF/EGT  
CHECKED: KMF/SGI

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

**SWI**  
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
ARIZONA 811  
Arizona Blue Stakes, Inc.  
088 84-11 or 1-800-514-1111 (Toll-Free)

58405  
STEPHEN C. IRWIN  
9/15/20  
ARIZONA, USA  
Expires 9/30/2020

DRAWING NO.  
**PP01**

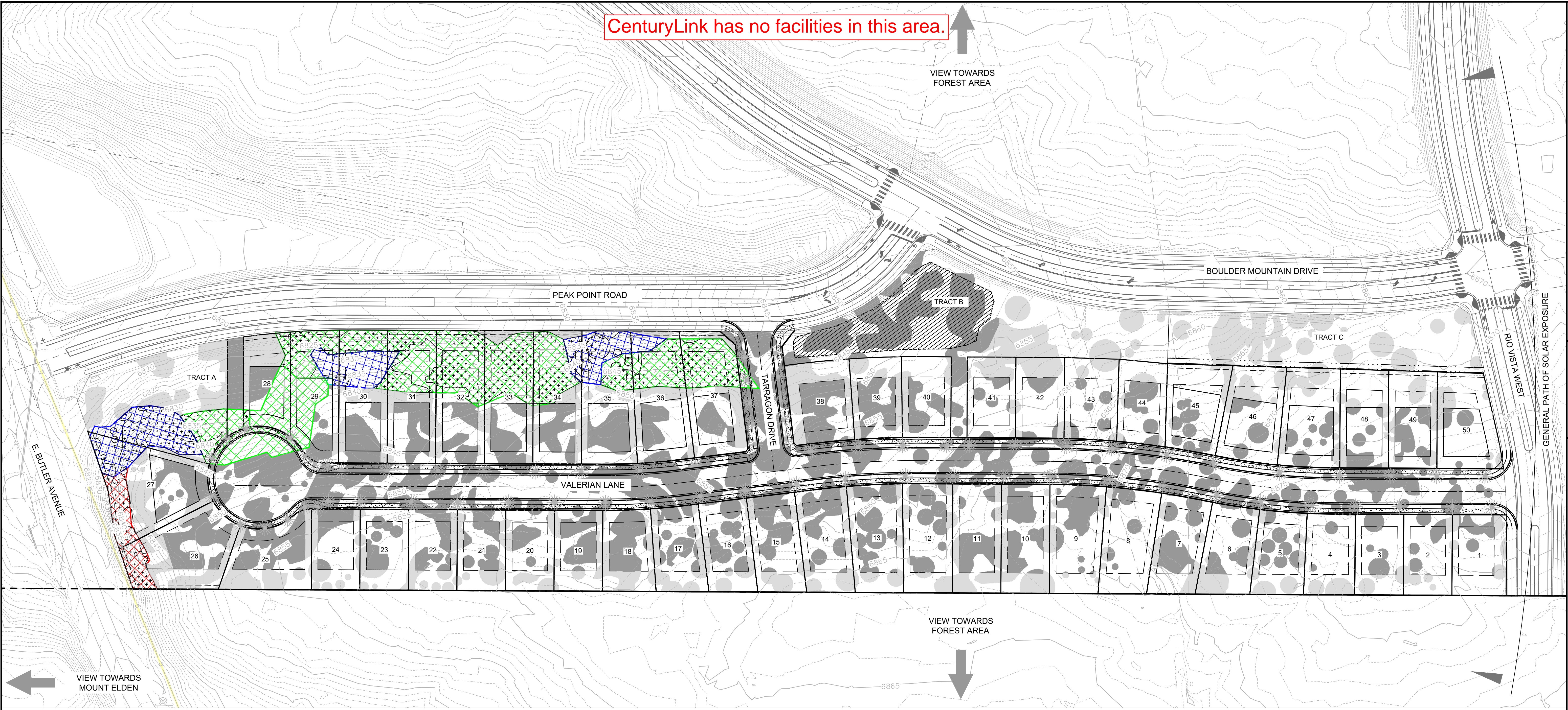
SHT NO. OF  
4 6

C.O.F. Project #PZ-20-0088

PLOTTED: Sep 15, 2020-10:45am

FILE: P:\2019\19146\DRAWINGS\PLATS\PRELIMINARY\19146-NATURAL RESOURCE PROTECTION PLAN.DWG (KBAYER)

CenturyLink has no facilities in this area.



FLAGSTAFF ARIZONA  
CANYON DEL RIO - PARCEL 1

JOB NO: 19146  
DATE: SEP 20  
SCALE: AS SHOWN  
DRAWN: EGT  
DESIGN: KMF/EGT  
CHECKED: KMF/SCI

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

SWI  
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call out at least two full working days before you begin excavation.  
ARIZONA 811  
Arizona Blue Stakes, Inc.  
800-841-1111 or 1-800-514-1111 (TUE-5:48)  
DRAWING NO. NRPP  
SHT NO. 6 OF 6

FOREST RESOURCES	
REQUIRED PRESERVATION RATE	RESIDENTIAL 50% OF CANOPY AREA
TREE CANOPY AREA (SF)	240,487
REQUIRED PRESERVED TREE CANOPY AREA (SF)	120,244
PRESERVED TREE CANOPY AREA (SF)	88,064
ACTUAL PRESERVATION RATE	36.6%
EXCESS PRESERVED SLOPE AREA (SF)	6,251
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	125
AVERAGE DIAMETER OF TREE CANOPY (1 POINT)	10 FT
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO AVERAGE TREE CANOPY (SF)	9,819
TOTAL TREE CANOPY AREA PRESERVED (SF)	97,882
TOTAL PRESERVATION RATE (WITH EXCESS SLOPE)	40.7%
TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	39,238
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	785
AVERAGE DIAMETER OF TREE CANOPY (1 POINT)	10 FT
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPES TO AVERAGE TREE CANOPY (SF)	61,635
25% OF TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	15,409
TOTAL TREE CANOPY AREA PRESERVED (SF)	113,291
TOTAL PRESERVATION RATE	47.1%
DISTURBED TREE CANOPY AREA WITHIN ROW (SF)	18,243
FINAL TREE CANOPY AREA PRESERVED (SF)	95,049
FINAL TREE CANOPY AREA DEFICIT (SF)	-25,195
FINAL PRESERVATION RATE	39.5%

Note:  
1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50 sf of additional slope area that is determined to be protected over and above the minimum required in this section, then 1 tree point or 79 sf of tree canopy area will be credited toward the minimum required forest resources.  
2. Per City Zoning Code Section 10-50.90.060.B.4(b), up to 25% of the forest resources in the steep-slope area may be counted towards the required amount of forest resources for the entire site at a ratio of 1 tree point (or 79 sf of tree canopy area) to 50 sf of slope area.  
3. The "Disturbed Tree Canopy Area within ROW" refers to the tree canopy disturbed within the CDR ROW, as listed on the Preliminary Block Plat NRPP, that has been distributed to this parcel based on a ratio of parcel size to the greater CDR development.  
4. Refer to the Resource Banking table for an understanding of the resource credits available within the greater CDR development.

STEEP SLOPE RESOURCES	
REQUIRED PRESERVATION RATE FOR 17-24.99%	RESIDENTIAL 70% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	43,061
REQUIRED PRESERVATION (SF)	30,143
PRESERVED SLOPE (SF)	33,517
ACTUAL PRESERVATION RATE	77.8%
EXCESS SLOPE FOR 17-24.99% (SF)	3,374
REQUIRED PRESERVATION RATE FOR 25-34.99%	80% OF SLOPE AREA
SLOPE AREA (SF) FOR 24.99-34.99%	14,683
REQUIRED PRESERVATION (SF)	11,746
PRESERVED SLOPE (SF)	14,623
ACTUAL PRESERVATION RATE	99.6%
EXCESS SLOPE FOR 25-34.99% (SF)	2,877
REQUIRED PRESERVATION RATE FOR >35%	100% OF SLOPE AREA
SLOPE AREA (SF) FOR >35%	3,872
REQUIRED PRESERVATION (SF)	3,872
PRESERVED SLOPE (SF)	3,872
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR >35% (SF)	0
TOTAL EXCESS PRESERVED SLOPE AREA (SF)	6,251

RESOURCE BANK FOR CDR				
	Available within CDR	Used by Parcel G	Used by Parcel I	Remaining Available within CDR
SLOPE AREA (SF) FOR 17-24.99%	61,967	7,953	0	54,014
SLOPE AREA (SF) FOR 24.99-34.99%	12,187	741	0	11,446
SLOPE AREA (SF) FOR >35%	0	0	0	0
TREE CANOPY AREA (SF)	170,060	46,235	25,195	98,630

Notes:  
1. Resources shown in this table are from Tracts A through G which will be dedicated as open space per the CDR Preliminary Block Plat.

SITE ANALYSIS:  
1. THE EXISTING TOPOGRAPHY IS AS SHOWN.  
2. THE EXISTING VEGETATION IS AS SHOWN.  
3. NOTICEABLE SITE VIEWS INCLUDE MOUNT ELDEN (NORTH).  
4. THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST, AT 7,000 FEET, FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.  
5. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL. IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.  
6. THE SITE EXPERIENCES A LOT OF EXPOSURE AS IT SITS ON A HIGH RIDGE. PRECIPITATION NATURALLY RUNS INTO BOW AND ARROW WASH.  
7. THE SITE IS ACCESSIBLE FROM BOULDER MOUNTAIN DRIVE AND RIO VISTA WEST AND VIEWABLE FROM BUTLER AVENUE.

**LEGEND**

- EXISTING TREE CANOPY
- EXISTING SLOPE 17-24.99%
- EXISTING SLOPE 25-34.99%
- EXISTING SLOPE >35%
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING TREE CANOPY
- EXISTING SLOPE 17-24.99%
- EXISTING SLOPE 25-34.99%
- EXISTING TREE CANOPY WITHIN SLOPE

NOTE:  
1. LOTS 27-38 AND 45-50 INCLUDE A PROPOSED BUILDING ENVELOPE IN ORDER TO PRESERVE EXISTING NATURAL RESOURCES WITHIN THE LOT ITSELF.

SCALE 1" = 60'  
0 30 60

Professional Engineer  
STEPHEN C. IRWIN  
9/15/20  
Arizona, USA  
Expires 9/30/2020

C.O.F. Project #PZ-20-0088



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**NOTICE:**  
THE UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. IN ADDITION, THERE MAY BE FACILITIES IN EXISTENCE DUE TO RECENT CONSTRUCTION THAT ARE NOT SHOWN. FOR ACTUAL FIELD LOCATIONS CONTACT ARIZONA BLUE STAKE CENTER AT 1-800-782-5348 (1-800-STAKE-IT).

**Electric Line Features Legend**

- Overhead Primary
- Overhead Aerial Cable
- Overhead Secondary
- Overhead Service
- Underground Secondary
- Underground Service
- Underground Primary
- Underground Transmission
- Underground 230 kV Transmission
- Overhead Transmission
- Overhead Communication Line
- Conduit / Duct / Direct Buried

**Electric Device Features Legend**

- Overhead Capacitor Bank
- Pad Mounted Capacitor
- Feeder Circuit Breaker
- Fuse Disconnect
- One Anchor Guy
- OH/UG Change in Wire/Conduit Size
- Overhead Tap Mid Span
- PM Auto Transfer Enclosure
- PM Switching Enclosure
- PM Junction Enclosure
- PM Sectionalizing Enclosure
- PM Termination Enclosure
- OH Auto Transfer Switch
- OH Recloser
- OH Sectionalizer
- Pad Mounted Sectionalizer
- Metal Pole - APS Owned - Not Joint Use
- Metal Pole - APS Owned - Joint Use
- Wood Pole - APS Owned - Not Joint Use
- Wood Pole - APS Owned - Joint Use
- Riser/Transition Assembly
- OH Primary Meter
- Service Entry Point
- Pad Mounted Primary Meter
- Dusk-To-Down Light
- Street Light
- OH Blade Disconnect
- OH Gang-Operated Air Break Switch
- Open Point
- Manhole - Octagon
- Manhole - Rectangular
- Primary Pull Box - Man Accessible
- Primary Junction Box
- Secondary Junction Box
- Primary Pull Box
- Vault Building
- OH Voltage Regulator
- Pad Mounted Voltage Regulator
- OH APS XFR Bank - One Unit
- OH APS XFR Bank - Two Units
- OH APS XFR Bank - Three Units
- Pad Mounted 1 Ph XFR
- Pad Mounted Duplex XFR
- Pad Mounted 3Ph XFR
- Subsurface XFR

**Wire Code Legend**

- Overhead:**  
3 - R002W - NC - ABC  
Phases  
Neutral Position  
Wire Code  
# of Conductors
- Underground:**  
3 - UA750T - 5" - CO  
Encasement\*  
Size of Conduit\*  
Wire Code  
# of Conductors
- (\* No Conduit Size or Encasement = Direct Buried)

**Arizona Public Service**

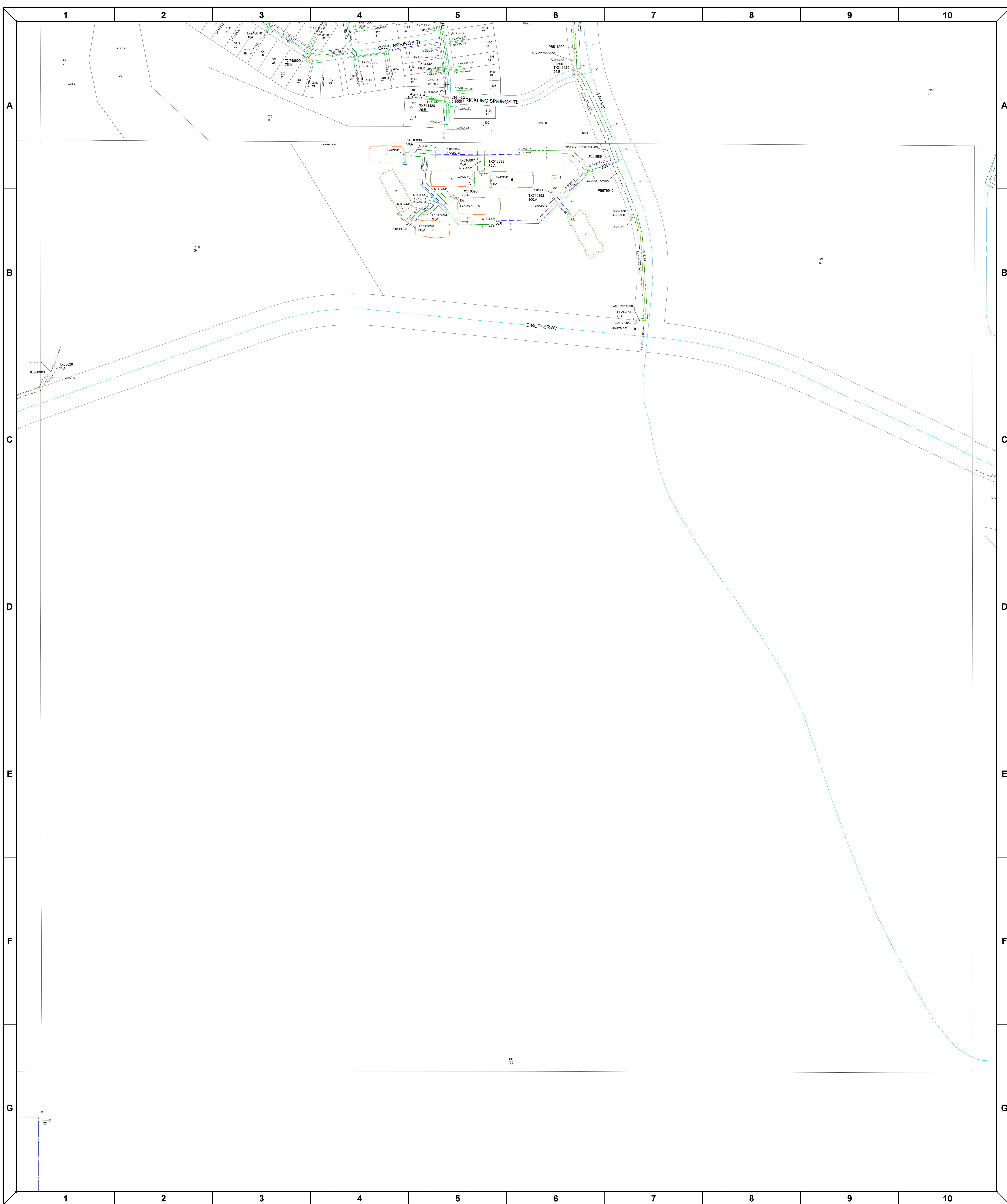
**OH & UG ELECTRIC**

**21N 7E 24 NW**

**Date: 9/17/2020**

**Scale: 1:1,200**

**1" = 100'**





110 West Dale Avenue  
Flagstaff, AZ 86001

928.773.0354  
928.774.8923

www.swiaz.com

*Engineering an environment of excellence.*

September 15, 2020

Job #19146

PROJECT: *Canyon Del Rio - Parcel I*

---

**UTILITY CONFLICT LETTER**

---

**TO: Arizona Public Service**

**FROM: Shephard-Wesnitzer Inc.**

Chad Brooks  
2200 E Huntington Dr.  
Flagstaff, AZ 86004

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

---

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Canyon Del Rio – Parcel I development prepared by Shephard-Wesnitzer, Inc. The site is situated on the south side of East Butler Avenue.

Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing APS utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

APPROVED WITHOUT COMMENT

APPROVED WITH COMMENT, AS FOLLOWS

ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

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**PLEASE SEE ATTACHMENT**

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SIGNED: Chad Brooks

TITLE: CPR

AGENCY: APS

DATE: 9-21-2020

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com



*A subsidiary of Pinnacle West Capital Corporation*

Station 4423  
2200 E Huntington DR  
Flagstaff, AZ 86004  
[www.aps.com](http://www.aps.com)

September 21, 2020,

Re: Canyon Del Rio – Parcel 1

SHEPHARD WESNITZER, INC.  
100 W DALE AVE  
FLAGSTAFF, AZ, 86001

Dear Kayla,

Thank you for your recent request for a utility conflict check. Please complete the attached Map Request, and e-mail it to the e-mail address on the form ([mappoint@apsc.com](mailto:mappoint@apsc.com)). Once APS receives a completed Map Request, you should receive the map or maps by email within 5-7 business days.

The APS maps show facility locations adjacent to or within the property shown on the proposed plans we received from you. Please review these maps for possible conflicts. The utility locations are approximate only and are not reliable for construction purposes. It is important to note that there may be additional conflicts in existence due to recent construction that are not shown on the current maps you receive.

Please be advised that it is the responsibility of the customer to maintain proper clearances and blue stake prior to digging. For actual conditions, please contact the Arizona Blue Stake Center at 602-263-1100.

Also enclosed is APS's General Design Guidelines for Proposed Improvements in APS Transmission ROW Please review this document carefully.

If I can be of further assistance, please do not hesitate to call me at 602-371-5770. Further information is also available on the APS Construction Services at:

[www.aps.com/construction](http://www.aps.com/construction)

Sincerely,

*Chad Brooks*

Chad Brooks  
Customer Project Representative  
Flagstaff Construction

Enclosures



110 West Dale Avenue  
Flagstaff, AZ 86001

928.773.0354  
928.774.8923

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*Engineering an environment of excellence.*

September 15, 2020

Job #19146

PROJECT: *Canyon Del Rio – Parcel I*

---

**UTILITY CONFLICT LETTER**

---

**TO: AlticeUSA**

**FROM: Shephard-Wesnitzer Inc.**

Sanford Yazzie  
1601 S Plaza Way  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

---

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Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing Altice USA utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

- APPROVED WITHOUT COMMENT  
 APPROVED WITH COMMENT, AS FOLLOWS  
 ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

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**SIGNED:** Sanford Yazzie  
**AGENCY:** Suddenlink/Altice

**TITLE:** Sr. Construction Supervisor  
**DATE:** 09-16-2020

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com