

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: JOHN 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: ±9.51 ACRES
NUMBER OF TRACTS: 2
TOTAL ACREAGE OF TRACTS: ±1.43 ACRES
BUILDING TYPE: SINGLE FAMILY RESIDENTIAL (R1)
FRONTAGE TYPE: COMMON YARD
GROSS ACREAGE: ±13.34 ACRES
GROSS DENSITY: ±3.75 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): ±10.94 ACRES
NET DENSITY (EXCLUDING ROADWAY): ±4.57 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, PRESERVATION OF TREE RESOURCES, A POCKET PARK, AND DRAINAGE FACILITIES.

ZONING:

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S R1 ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS USING THE 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 1.43 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: 10,810 CY
UNADJUSTED FILL: 2,820 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 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 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 #040005C6828G. 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

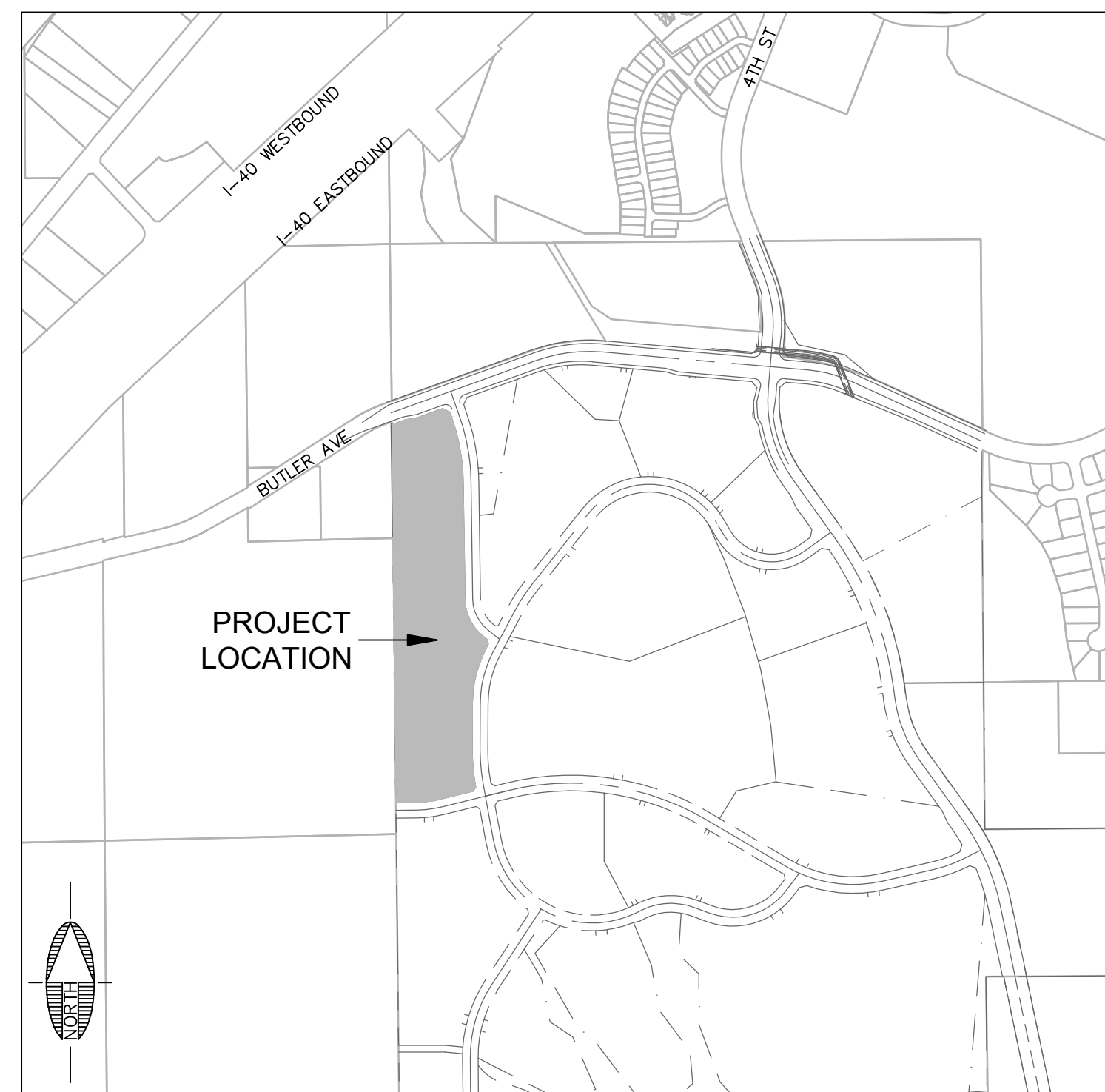
THE PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED JULY 29, 2015.

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
7	LA 1	CONCEPTUAL LANDSCAPE PLAN

LEGEND

---	EXISTING EASEMENT	---	PROPOSED EASEMENT
---	ROAD CENTERLINE	30	PROPOSED LOT #
---	LOT LINE	8"W	PROPOSED WATER
---	RIGHT-OF-WAY	8"SS	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 COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER) 9/21/2020
BY: DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 1/26/2021
BY: DATE:

CENTURYLINK

MANUEL HERNANDEZ (BY LETTER - KEVIN WAGNER) 9/17/2020
BY: DATE:

ALTICE USA

SANFORD YAZZIE (BY LETTER) 9/16/2020
BY: DATE:

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.

THERE ARE NO APPARENT CONFLICTS. REFER TO UTILITY CONFLICT RESPONSE LETTERS FOR MORE DETAILED INFORMATION.

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.

FLAGSTAFF ARIZONA

CANYON DEL RIO - PARCEL I

COVER SHEET

JOB NO: 19146
DATE: MAR 21
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 (Toll-Free)

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.

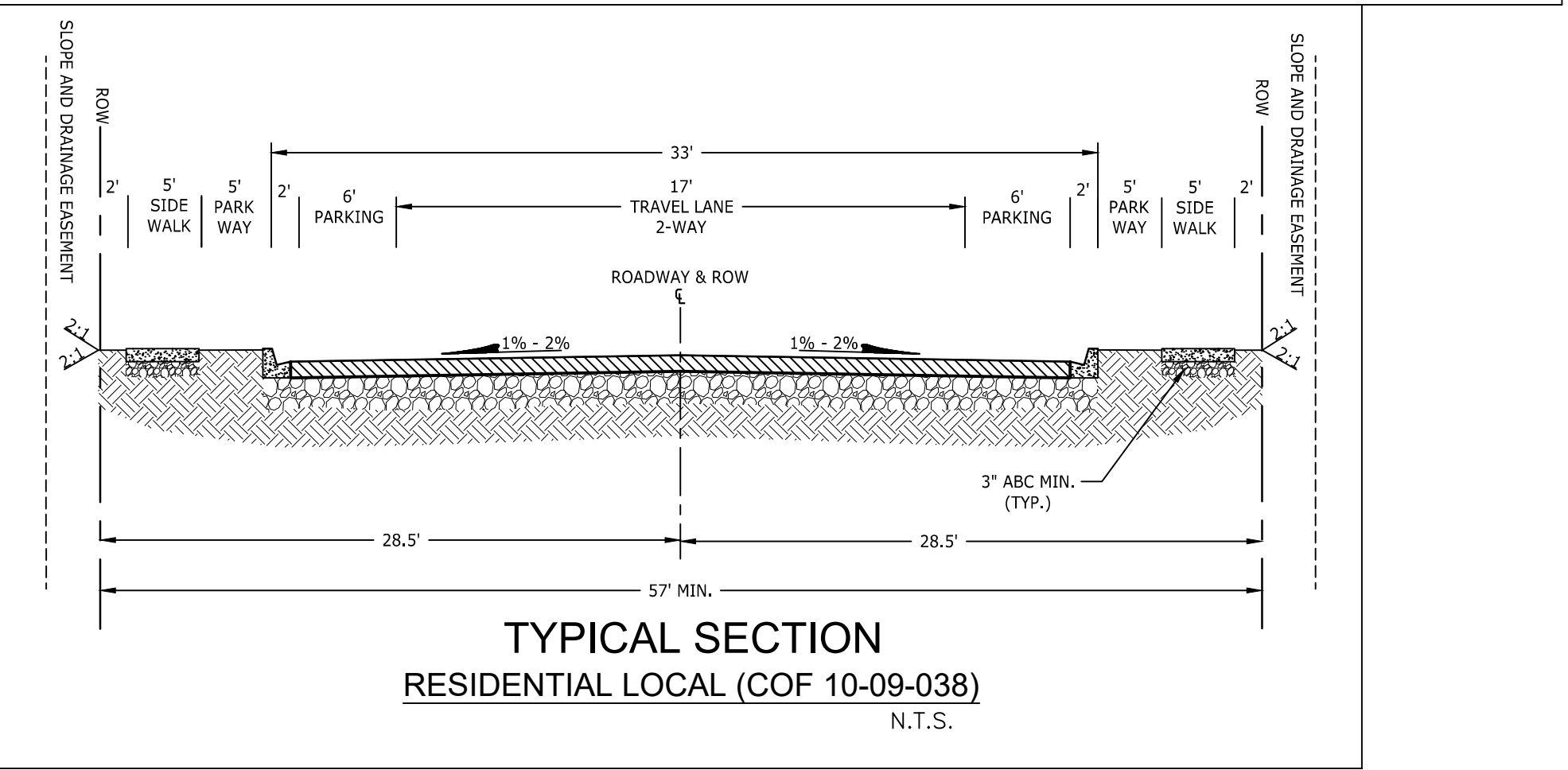
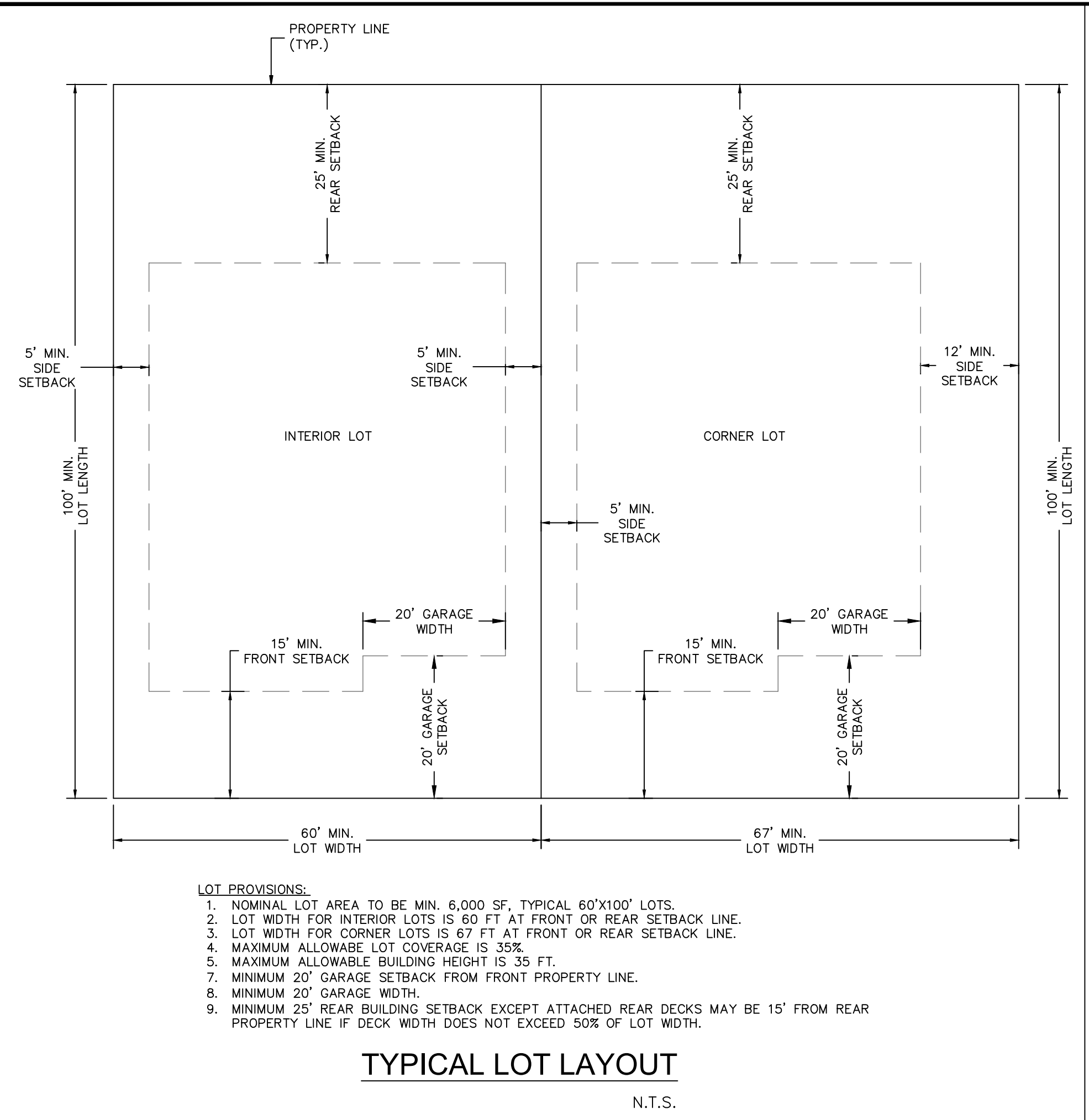
Aaron D. Borling, RLS 48756
3/18/21

Stephan C. Irwin
Professional Engineer
58405
STEPHEN C. IRWIN
3/18/21
Arizona, USA

DRAWING NO. **CVR**

SHT NO. OF
1 7

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



Impervious Area & LID Analysis

LID Required Depth (ft)						
0.1250						
Basin ID	Existing Basin Area (sf)	Proposed Basin Area (sf)	Existing Basin Impervious Area for LID (sf)	Proposed Basin Impervious Area for LID (sf)	Net Impervious Area (sf)	Required LID Volume (cf)
A1	29,669	29,669	0	0	0	0
A2	491,602	491,602	0	0	0	0
A3	61,185	61,185	0	0	0	0
B1	142,717	142,717	0	101,994	101,994	12,749
B2	439,738	439,738	0	117,349	117,349	14,669
Total Required LID Volume (cf)						27,418

1. Gross required 1.5" LID volume is for impervious area including proposed streets, parking, sidewalks, and buildings.

PARCEL MAP CHECK REPORT

OVERALL PROPERTY BOUNDARY
Point of Beginning : North: 49811.1152' East: 42273.9860' North: 50695.9787' East: 42423.1178'

Segment #1 : Line
Course: S 89°16'44" W Length: 43.659'
North: 49810.5658' East: 42230.3306'

Segment #2 : Line
Course: S 44°14'46" W Length: 20.875'
North: 49795.6116' East: 42215.7649'

Segment #3 : Line
Course: S 89°16'55" W Length: 94.000'
North: 49794.4336' East: 42121.7718'

Segment #4 : Line
Course: N 0°43'05" W Length: 1697.357'
North: 51491.6571' East: 42100.5001'

Segment #5 : Line
Course: N 70°10'43" E Length: 68.723'
North: 51514.9604' East: 42165.1517'

Segment #6 : Line
Course: N 80°29'50" E Length: 55.832'
North: 51524.1781' East: 42220.2177'

Segment #7 : Line
Course: N 70°10'43" E Length: 118.950'
North: 51564.5128' East: 42332.1206'

Segment #8 : Line
Course: S 64°50'02" E Length: 35.363'
North: 51549.4749' East: 42364.1270'

Segment #9 : Line
Course: S 19°50'47" E Length: 20.399'
North: 51530.2878' East: 42371.0523'

Segment #10 : Curve
Length: 304.372' Radius: 915.000'
Delta: 19°03'33" Tangent: 153.605'
Chord: 302.971' Course: S 10°19'00" E
Course In: S 70°09'13" W Course Out: N 89°12'46" E
RP North: 51219.6457' East: 41510.3976'
End North: 51232.2155' East: 42425.3113'

Segment #11 : Line
Course: S 0°47'14" E Length: 466.427'
North: 50765.8323' East: 42431.7188'

Segment #12 : Line
Course: S 0°47'13" E Length: 5.576'
North: 50760.2568' East: 42431.7954'

Segment #13 : Line
Course: S 40°39'14" W Length: 8.250'
North: 50753.9977' East: 42426.4205'

Segment #14 : Line
Course: S 82°01'35" W Length: 11.319'
North: 50752.4276' East: 42415.2109'

Segment #15 : Line
Course: S 7°58'25" E Length: 57.000'

Segment #16 : Line
Course: N 82°01'35" E Length: 3.606'
North: 50696.4789' East: 42426.6890'

Segment #17 : Line
Course: S 51°55'45" E Length: 8.579'
North: 50691.1886' East: 42433.4430'

Segment #18 : Curve
Length: 176.476' Radius: 216.000'
Delta: 46°48'43" Tangent: 93.498'
Chord: 171.609' Course: S 28°48'12" E
Course In: N 84°36'10" E Course Out: S 37°47'27" W
RP North: 50711.5060' East: 42648.4853'
End North: 50540.8114' East: 42516.1247'

Segment #19 : Line
Course: S 52°12'33" E Length: 27.979'
North: 50523.6663' East: 42538.2353'

Segment #20 : Line
Course: S 9°18'01" E Length: 12.834'
North: 50511.0013' East: 42540.3094'

Segment #21 : Line
Course: S 27°47'27" W Length: 25.787'
North: 50488.1885' East: 42528.2862'

Segment #22 : Curve
Length: 257.203' Radius: 535.000'
Delta: 27°32'42" Tangent: 131.137'
Chord: 254.733' Course: S 14°01'06" W
Course In: S 62°12'33" E Course Out: N 89°45'15" W
RP North: 50238.7474' East: 43001.5769'
End North: 50241.0416' East: 42466.5818'

Segment #23 : Line
Course: S 0°14'45" W Length: 212.651'
North: 50028.3928' East: 42465.6699'

Segment #24 : Curve
Length: 155.339' Radius: 835.000'
Delta: 10°39'33" Tangent: 77.895'
Chord: 155.116' Course: S 5°05'02" E
Course In: S 89°45'15" E Course Out: S 79°35'12" W
RP North: 50024.8120' East: 43300.6622'
End North: 49873.8874' East: 42479.4152'

Segment #25 : Line
Course: S 10°24'48" E Length: 10.190'
North: 49863.8655' East: 42481.2569'

Segment #26 : Line
Course: S 32°50'09" W Length: 21.851'
North: 49845.5059' East: 42469.4088'

Segment #27 : Line
Course: S 76°05'12" W Length: 150.850'
North: 49809.2334' East: 42322.9846'

Segment #28 : Curve
Length: 38.372' Radius: 465.000'
Delta: 4°43'41" Tangent: 19.197'

Segment #29 : Line
Course: N 50°02'42" W Length: 14.890'
North: 49811.1152' East: 42273.9860'

Perimeter: 4124.711' Area: 580963.06 Sq. Ft.

FLAGSTAFF ARIZONA

CANYON DEL RIO - PARCEL 1

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

ARIZONA 801
Arizona Blue Stakes, Inc.

Call or text at least two full working days before you begin excavation.
800 84-1111 or 1-800-STATE-11 (782-5348)

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

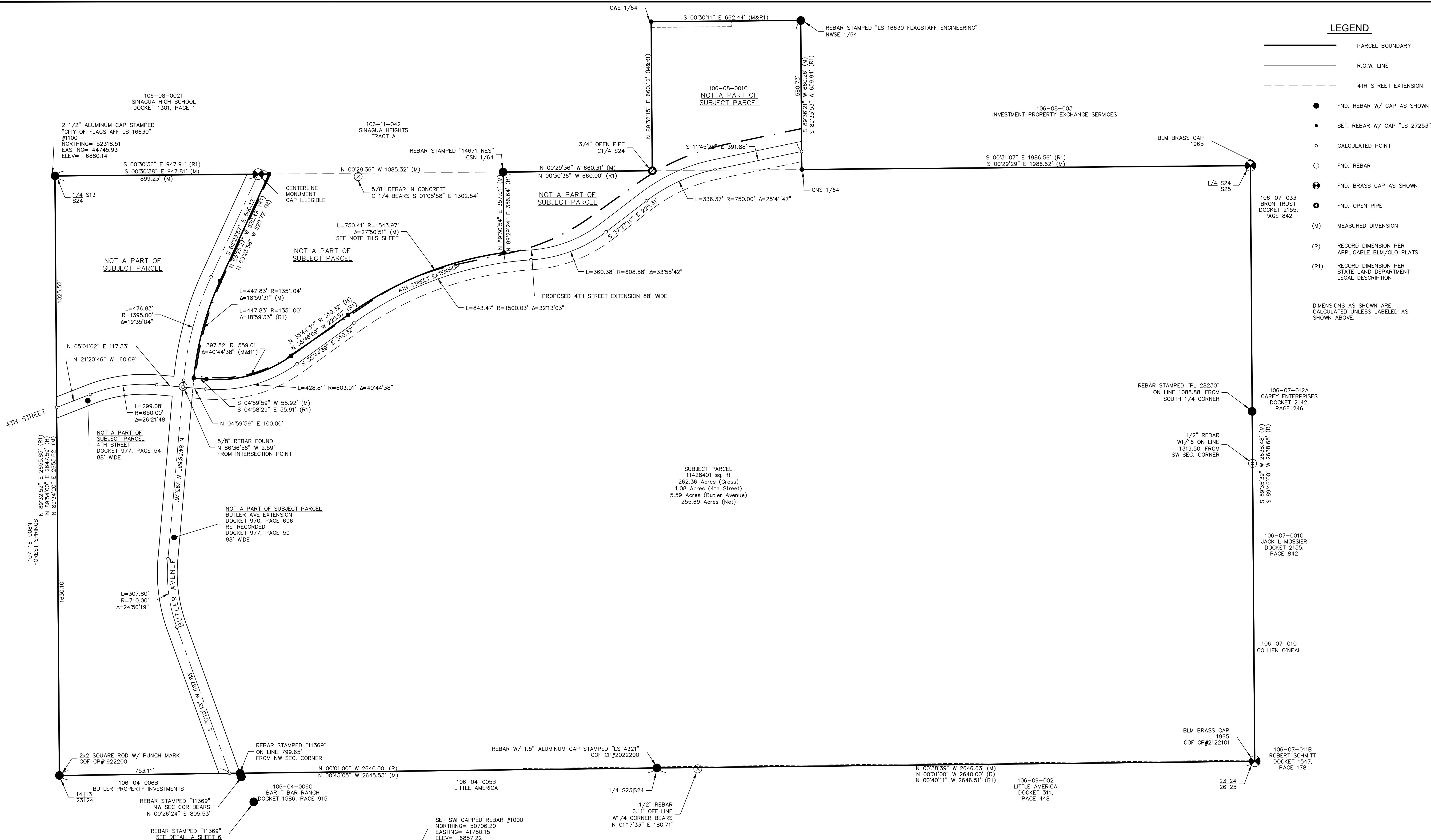
3/18/21

STEPHEN C. BORLING
Professional Engineer
58405
ARIZONA, USA

DRAWING NO. **SS01**

SHT NO. 2 OF 7

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



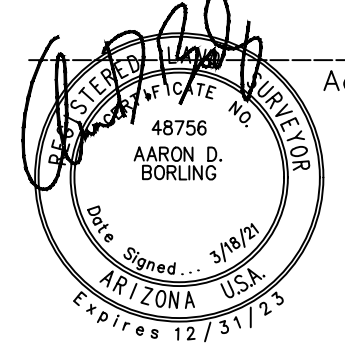
LEGEND

- 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.

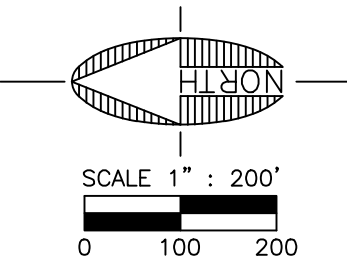
NOTE: On April 16, 2003, John Nebrich of the Arizona State Land Department provided the information he used in creating the legal description for the subject property. Although this legal description does not close mathematically, the intent stated by John Nebrich is that the East Right of Way line of 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).

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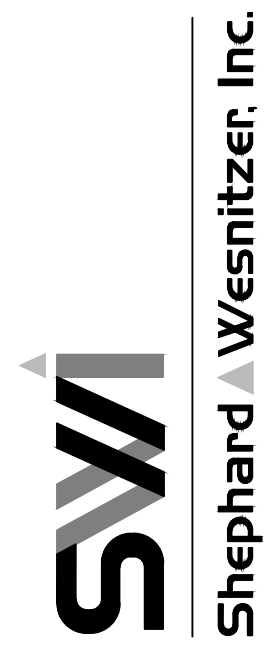


Aaron D. Borling, RLS 48756



JOB NO:	19146
DATE:	MAR 21
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



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 801
Arizona Blue Stakes, Inc.
008 84-1 or 1-800-514E-11 (822-5348)

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 LANES ⁴	TIME GAP tg(adjusted) ²	INTERSECTION SIGHT DISTANCE (ISD) ³	STOPPING SIGHT DISTANCE (SSD)
D1	Peak Point Road	Right	30	6.5	Yes	No	1	6.5	290	200
D2	Canyon del Rio Drive	Right	30	6.5	Yes	No	1	6.5	290	200
D3	Canyon del Rio Drive	Left	30	7.5	Yes	Yes	3	8.5	375	200

Notes:

(1) The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.

(2) 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.

(3) 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: $ISD = 1.47 * VMAJOR * tg$

(4) 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.

(5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

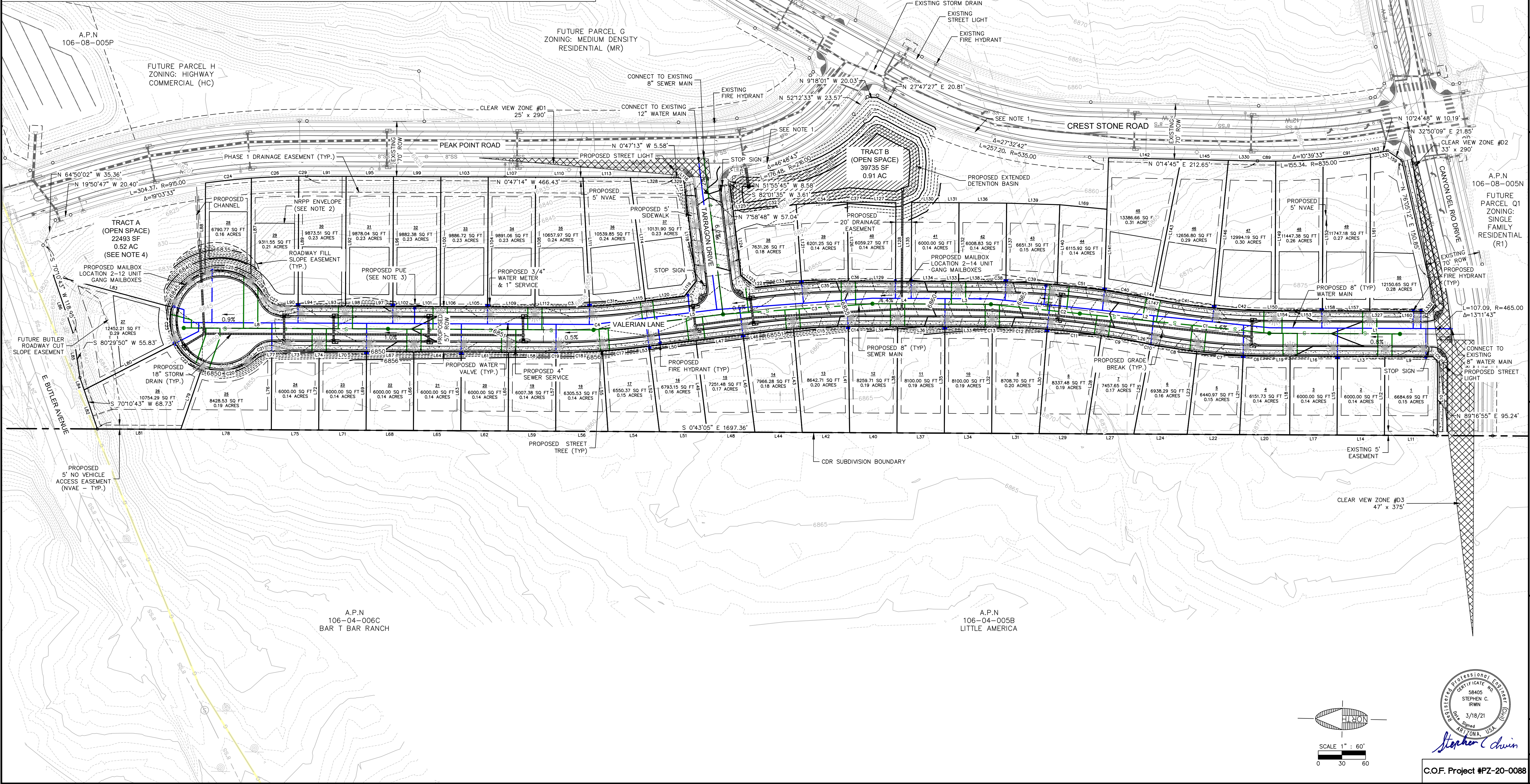
NOTES:

1. THE FRONTAGE IMPROVEMENTS ALONG CREST STONE ROAD AND PEAK POINT ROAD ADJACENT TO PARCEL I ARE INCLUDED WITHIN THE CDR PHASE 1 INFRASTRUCTURE CONSTRUCTION PLANS. THE FRONTAGE IMPROVEMENTS ALONG CANYON DEL RIO DRIVE ADJACENT TO PARCEL I ARE INCLUDED WITH THE PARCEL I IMPROVEMENTS.

2. BUILDING ENVELOPES FOR LOTS 28 THROUGH 37 ARE REDUCED TO PROTECT SLOPE RESOURCES.

3. A 3.5" P.U.E. IS SHOWN OFF THE PROPOSED ROW FOR WATER METERS, FIRE HYDRANTS AND FRANCHISE UTILITIES SERVICES/FACILITIES.

4. TRAIL TO BE PROVIDED WITHIN TRACT A TO PUBLIC SIDEWALK ALONG PEAK POINT ROAD WILL BE FIELD VERIFIED DURING FINAL DESIGN AND CONSTRUCTION.



LINE #	LENGTH	DIRECTION
L1	246.63	S 0°43'08" E
L2	14.43	S 10°08'57" W
L3	58.20	S 0°43'05" E
L4	105.23	S 0°43'05" E
L5	163.01	S 7°58'25" E
L6	209.65	S 82°01'35" W
L7	298.22	S 0°43'05" E
L8	155.13	S 0°43'05" E
L9	60.99	S 0°47'30" E
L10	94.00	S 89°16'55" W
L11	67.00	N 0°43'05" W
L12	100.00	N 89°16'55" E
L13	60.00	S 0°43'05" E
L14	60.00	N 0°43'05" W
L15	100.00	N 89°16'55" E
L16	60.00	S 0°43'05" E
L17	60.00	N 0°43'05" W
L18	100.00	N 89°16'55" E
L19	25.73	S 0°43'05" E
L20	63.47	N 0°43'05" W
L21	100.77	S 88°23'31" E
L22	66.46	N 0°43'05" W
L23	105.83	S 84°18'54" E
L24	67.53	N 0°43'05" W
L25	115.75	S 80°14'22" E
L26	14.43	S 10°08'57" W
L27	60.00	N 0°43'05" W
L28	126.18	S 82°26'31" E
L29	60.00	N 0°43'05" W
L30	132.72	S 86°30'05" E
L31	60.00	N 0°43'05" W
L32	135.00	N 89°16'55" E
L33	58.20	S 0°43'05" E
L34	60.00	N 0°43'05" W
L35	135.00	N 89°16'55" E
L36	60.00	S 0°43'05" E
L37	60.00	N 0°43'05" W
L38	135.00	N 89°16'55" E
L39	45.23	S 0°43'05" E
L40	60.00	N 0°43'05" W
L41	134.87	N 88°16'21" E
L42	60.00	N 0°43'05" W
L43	131.67	N 84°10'34" E
L44	60.00	N 0°43'05" W
L45	124.68	N 82°01'35" E
L46	28.04	S 7°58'25" E
L47	60.00	S 7°58'25" E
L48	60.48	N 0°43'05" W
L49	117.04	N 82°01'35" E
L50	60.00	S 7°58'25" E

LINE #	LENGTH	DIRECTION
L51	60.48	N 0°43'05" W
L52	109.40	N 82°01'35" E
L53	14.96	S 7°58'25" E
L54	65.17	N 0°43'05" W
L55	102.50	N 85°05'08" E
L56	66.17	N 0°43'05" W
L57	100.00	N 89°09'40" E
L58	58.22	S 0°43'05" E
L59	60.18	N 0°43'05" W
L60	100.00	N 89°16'55" E
L61	60.00	S 0°43'05" E
L62	60.00	N 0°43'05" W
L63	100.00	N 89°16'55" E
L64	60.00	S 0°43'05" E
L65	60.00	N 0°43'05" W
L66	100.00	N 89°16'55" E
L67	60.00	S 0°43'05" E
L68	60.00	N 0°43'05" W
L69	100.00	N 89°16'55" E
L70	60.00	S 0°43'05" E
L71	60.00	N 0°43'05" W
L72	100.00	N 89°16'55" E
L73	60.00	S 0°43'05" E
L74	0.00	S 0°43'05" E
L75	60.00	N 0°43'05" W
L76	100.00	N 89°16'55" E
L77	1.72	S 0°43'05" E
L78	114.89	N 0°43'05" W
L79	83.62	S 71°58'20" E
L80	130.35	S 28°04'36" E
L81	105.51	N 0°43'05" W
L82	52.30	N 70°10'43" E
L83	155.55	S 14°04'05" W
L84	16.43	N 70°10'43" E
L85	55.83	N 80°29'50" E
L86	78.61	N 70°10'43" E
L87	129.70	S 89°16'55" W
L88	113.49	N 89°16'55" E
L89	164.47	S 89°16'55" W
L90	18.47	N 0°43'05" W
L91	49.97	S 0°47'14" E
L92	164.60	S 89°16'55" W
L93	33.05	N 0°43'05" W
L94	26.95	N 0°43'05" W
L95	60.00	S 0°47'14" E
L96	164.67	S 89°16'55" W
L97	33.05	N 0°43'05" W
L98	26.95	N 0°43'05" W
L99	60.00	S 0°47'14" E
L100	164.74	S 89°16'55" W

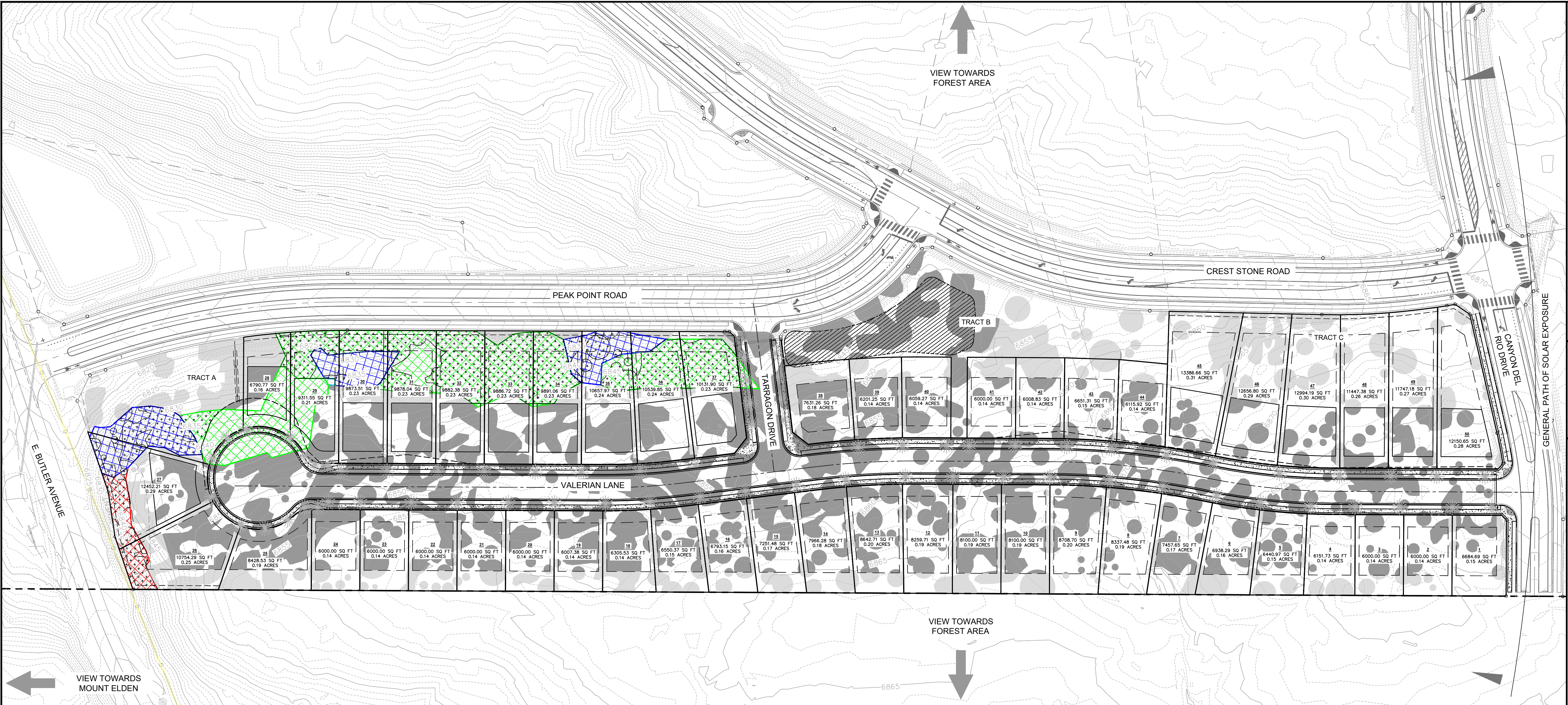
LINE #	LENGTH	DIRECTION
L101	33.05	N 0°43'05" W
L102	26.95	N 0°43'05" W
L103	60.00	S 0°47'14" E
L104	164.81	S 89°16'55" W
L105	33.05	N 0°43'05" W
L106	26.95	N 0°43'05" W
L107	60.00	S 0°47'14" E
L108	164.89	S 89°16'55" W
L109	60.00	N 0°43'05" W
L110	60.00	S 0°47'14" E
L111	163.96	S 85°59'43" W
L112	25.17	N 0°43'05" W
L113	60.00	S 0°47'14" E
L114	157.91	S 82°01'35" W
L115	17.48	N 7°58'25" W
L116	8.25	S 40°39'14" W
L117	11.32	S 82°01'35" W
L118	115.31	S 82°01'35" W
L119	24.51	N 52°58'25" W
L120	49.67	N 7°58'25" W
L121	100.00	S 85°01'02" W
L122	4.20	N 7°58'25" W
L123	24.51	N 82°01'35" E
L124	82.67	N 82°01'35" E
L125	21.53	S 7°58'25" E
L126	100.00	S 88°18'42" W
L127	42.33	S 0°43'05" E
L128	100.00	S 89°16'55" W
L129	42.33	N 0°43'05" E
L130	42.90	S 0°43'05" E
L131	17.10	S 0°43'05" E
L132	100.00	S 89°16'55" W
L133	17.10	N 0°43'05" W
L134	42.90	N 0°43'05" W
L135	100.00	N 89°16'55" E
L136	60.32	S 0°33'12" E
L137	100.00	S 89°29'42" W
L138	41.10	N 0°43'05" W
L139	67.31	S 0°44'18" W
L140	101.58	N 89°15'42" W
L141	102.88	N 89°15'42" W
L142	91.86	S 0°14'45" W
L143	180.41	N 79°51'03" W
L144	12.19	N 10°08'57" E
L145	60.00	S 0°14'45" W
L146	187.95	N 85°26'36" W
L147	2.24	N 10°08'57" E
L149	189.74	S 89°16'55" W
L150	6.35	S 0°43'05" E
L152	192.56	S 89°16'55" W

LINE #	LENGTH	DIRECTION
L153	40.62	N 0°43'05" W
L154	19.38	N 0°43'05" W
L156	199.75	S 89°16'55" W
L157	40.62	N 0°43'05" W
L158	19.38	N 0°43'05" W
L159	21.85	S 32°50'09" W
L160	56.18	N 0°43'16" W
L161	199.75	N 89°16'55" E
L162	11.57	S 10°00'59" E
L163	60.12	S 4°24'30" W
L164	211.54	S 0°43'08" E
L165	14.43	S 10°08'57" W
L166	58.20	S 0°43'05" E
L167	105.23	S 0°43'05" E
L168	163.01	S 7°58'25" W
L169	60.12	S 4°24'30" W
L170	174.37	S 82°01'35" W
L171	298.22	S 0°43'05" E
L172	155.13	S 0°43'05" E
L173	66.98	S 0°43'16" E
L174	95.24	S 89°16'55" W
L175	67.00	N 0°43'05" W
L176	100.00	N 89°16'55" E
L177	60.00	S 0°43'05" E
L178	60.00	N 0°43'05" W
L179	100.00	N 89°16'55" E
L180	60.00	S 0°43'05" E
L181	60.00	N 0°43'05" W
L182	100.00	N 89°16'55" E
L183	25.73	S 0°43'05" E
L184	63.47	N 0°43'05" W
L185	100.77	S 88°23'31" E
L186	66.46	N 0°43'05" W
L187	105.83	S 84°18'54" E
L188	67.53	N 0°43'05" W
L189	115.75	S 80°14'22" E
L190	14.43	S 10°08'57" W
L191	60.00	N 0°43'05" W
L192	126.18	S 82°26'31" E
L193	60.00	N 0°43'05" W
L194	132.72	S 86°30'05" E
L195	60.00	N 0°43'05" W
L196	135.00	N 89°16'55" E
L197	58.20	S 0°43'05" E
L198	60.00	N 0°43'05" W
L199	135.00	N 89°16'55" E
L200	60.00	S 0°43'05" E
L201	60.00	N 0°43'05" W
L202	135.00	N 89°16'55" E
L203	45.23	S 0°43'05" E

LINE #	LENGTH	DIRECTION
L204	60.00	N 0°43'05" W
L205	134.87	N 88°16'21" E
L206	60.00	N 0°43'05" W
L207	131.67	N 84°10'34" E
L208	60.00	N 0°43'05" W
L209	124.68	N 82°01'35" E
L210	28.04	S 7°58'25" E
L211	60.00	S 7°58'25" E
L212	60.48	N 0°43'05" W
L213	117.04	N 82°01'35" E
L214	60.00	S 7°58'25" E
L215	60.48	N 0°43'05" W
L216	109.40	N 82°01'35" E
L217	14.96	S 7°58'25" E
L218	65.17	N 0°43'05" W
L219	102.50	N 85°05'08" E
L220	66.17	N 0°43'05" W
L221	100.00	N 89°09'40" E
L222	58.22	S 0°43'05" E
L223	60.18	N 0°43'05" W
L224	100.00	N 89°16'55" E
L225	60.00	S 0°43'05" E
L226	60.00	N 0°43'05" W
L227	100.00	N 89°16'55" E
L228	60.00	S 0°43'05" E
L229	60.00	N 0°43'05" W
L230	100.00	N 89°16'55" E
L231	60.00	S 0°43'05" E
L232	60.00	N 0°43'05" W
L233	100.00	N 89°16'55" E
L234	60.00	S 0°43'05" E
L235	60.00	N 0°43'05" W
L236	100.00	N 89°16'55" E
L237	60.00	S 0°43'05" E
L238	0.00	S 0°43'05" E
L239	60.00	N 0°43'05" W
L240	100.00	N 89°16'55" E
L241	1.72	S 0°43'05" E
L242	114.89	N 0°43'05" W
L243	83.62	S 71°58'20" E
L244	130.35	S 28°04'36" E
L245	105.51	N 0°43'05" W
L246	52.30	N 70°10'43" E
L247	155.55	S 14°04'05" W
L248	16.43	N 70°10'43" E
L249	55.83	N 80°29'50" E
L250	78.61	N 70°10'43" E
L251	129.70	S 89°16'55" W
L252	113.49	N 89°16'55" E
L253	164.47	S 89°16'55" W

LINE #	LENGTH	DIRECTION
L254	18.47	N 0°43'05" W
L255	49.97	S 0°47'14" E
L256	164.60	S 89°16'55" W
L257	33.05	N 0°43'05" W
L258	26.95	N 0°43'05" W
L259	60.00	S 0°47'14" E
L260	164.67	S 89°16'55" W
L261	33.05	N 0°43'05" W
L262	26.95	N 0°43'05" W
L263	60.00	S 0°47'14" E
L264	164.74	S 89°16'55" W
L265	33.05	N 0°43'05" W
L266	26.95	N 0°43'05" W
L267	60.00	S 0°47'14" E
L268	164.81	S 89°16'55" W
L269	33.05	N 0°43'05" W
L270	26.95	N 0°43'05" W
L271	60.00	S 0°47'14" E
L272	164.89	S 89°16'55" W
L273	60.00	N 0°43'05" W
L274	60.00	S 0°47'14" E
L275	163.96	S 85°59'43" W
L276	25.17	N 0°43'05" W
L277	60.00	S 0°47'14" E
L278	157.91	S 82°01'35" W
L279	17.48	N 7°58'25" W
L280	50.90	S 0°47'14" E
L281	24.94	S 40°37'11" W
L282	115.51	S 82°01'35" W
L283	24.51	N 52°58'25" W
L284	49.67	N 7°58'25" W
L285	100.00	S 85°01'02" W
L286	4.20	N 7°58'25" W
L287	24.51	N 37°01'35" E
L288	82.67	N 82°01'35" E
L289	21.53	S 7°58'25" E
L290	100.00	S 88°18'42" W
L291	42.33	S 0°43'05" E
L292	100.00	S 89°16'55" W
L293	42.33	N 0°43'05" W
L294	42.90	S 0°43'05" E
L295	17.10	S 0°43'05" E
L296	100.00	S 89°16'55" W
L297	17.10	N 0°43'05" W
L298	42.90	N 0°43'05" W
L299	100.00	N 89°16'55" E
L300	60.32	S 0°33'12" E
L301	100.00	S 89°29'42" W
L302	41.10	N 0°43'05" W
L303	67.31	S 0°44'18" W

LINE #	LENGTH	DIRECTION
L304	101.58	N 89°15'42" W
L305	102.88	N 89°15'42" W
L306	91.86	S 0°14'30" W
L307	180.41	N 79°51'03" W
L308	12.19	N 10°08'57" E



FLAGSTAFF ARIZONA
CANYON DEL RIO - PARCEL 1
JOB NO: 19146
DATE: MAR 21
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.swi.coz.com

SWI
Shephard Wesnitzer, Inc.

FOREST RESOURCES	
REQUIRED PRESERVATION RATE	RESIDENTIAL 50% OF CANOPY AREA
TREE CANOPY AREA (SF)	240,797
REQUIRED PRESERVED TREE CANOPY AREA (SF)	120,398
PRESERVED TREE CANOPY AREA (SF)	76,793
ACTUAL PRESERVATION RATE	31.9%
EXCESS PRESERVED SLOPE AREA (SF)	4,784
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	96
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)	7,515
TOTAL TREE CANOPY AREA PRESERVED (SF)	84,307
TOTAL PRESERVATION RATE (WITH EXCESS SLOPE)	35.0%
TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	38,166
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	763
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)	59,951
25% OF TREE CANOPY AREA WITHIN SLOPES (SF)	14,988
TOTAL TREE CANOPY AREA PRESERVED (SF)	99,295
TOTAL PRESERVATION RATE	41.2%
DISTURBED TREE CANOPY AREA WITHIN ROW (SF)	18,243
FINAL TREE CANOPY AREA PRESERVED (SF)	81,053
FINAL TREE CANOPY AREA DEFICIT (SF)	-39,346
FINAL PRESERVATION RATE	33.7%

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)	32,077
ACTUAL PRESERVATION RATE	74.5%
EXCESS SLOPE FOR 17-24.99% (SF)	1,934
REQUIRED PRESERVATION RATE FOR 25-34.99%	80% OF SLOPE AREA
SLOPE AREA (SF) FOR 24.99-34.99%	14,677
REQUIRED PRESERVATION (SF)	11,741
PRESERVED SLOPE (SF)	14,592
ACTUAL PRESERVATION RATE	99.4%
EXCESS SLOPE FOR 25-34.99% (SF)	2,850
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)	4,784

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%	60,763	4,148	0	56,615
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)	169,114	47,700	39,346	82,068

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 CANYON DEL RIO DRIVE 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. OWEN
3/18/21
Arizona State Board of Professional Engineers
No. 58405
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call out least two full working days before you begin excavation.
ARIZONA 800
Arizona State Board of Professional Engineers
No. 58405
Shephard Wesnitzer, Inc.

DRAWING NO. **NRPP**
SHT NO. 6 OF 7
C.O.F. Project #PZ-20-0088