

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

PROPERTY 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 G
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# 106-08-005M (± 62.03 AC)
ZONING: MEDIUM DENSITY (MR) - PRD (T4N.2)

NUMBER OF UNITS/LOTS: 50
TOTAL ACREAGE OF LOTS: ± 4.02 AC
NUMBER OF TRACTS: 3
TOTAL ACREAGE OF TRACTS: ± 3.31 AC
BUILDING TYPE: TOWNHOUSE
FRONTAGE TYPE: PORCH
GROSS AREA: 9.03 ACRES
GROSS DENSITY: 5.54 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): 7.33 ACRES
NET DENSITY (EXCLUDING ROADWAY): 6.82 UNITS PER ACRE

- 1. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
3. 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).
4. NEW IMPERVIOUS SURFACE AREA: 4.62 ACRES PER TABLE ON SHEET SS01.
5. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.
6. MAIL BOX LOCATIONS MUST BE APPROVED BY THE UNITED STATES POST OFFICE.

SUMMARY OF TRACTS

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

ZONING:

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S MR ZONING DISTRICT. THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED USING THE T4N.2 STANDARDS AND THE UNIQUE BUILDING TYPES OF CANYON DEL RIO TOWNHOME AND CANYON DEL RIO SINGLE FAMILY COTTAGE.

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 - DRAGONHEAD AND FIREWHEEL. THESE ALTERNATES CAN USE ANY SUFFIX PER THE CITY ZONING CODE.

OPEN SPACE NOTE:

PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-30.60.90, THE SITE IS REQUIRED TO PROVIDE 15% OF THE SITE AS OPEN SPACE. BASED ON THE PROPOSED LAYOUT, THE SITE PROVIDES APPROXIMATELY 3.31 ACRES OF OPEN SPACE (~36.5% 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: 2,130 CY
UNADJUSTED FILL: 6,710 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 106-08-005M ACCORDING TO INSTRUMENT NUMBER 37176454, 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 G.

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.

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.

ADEQUATE WATER SUPPLY NOTE:

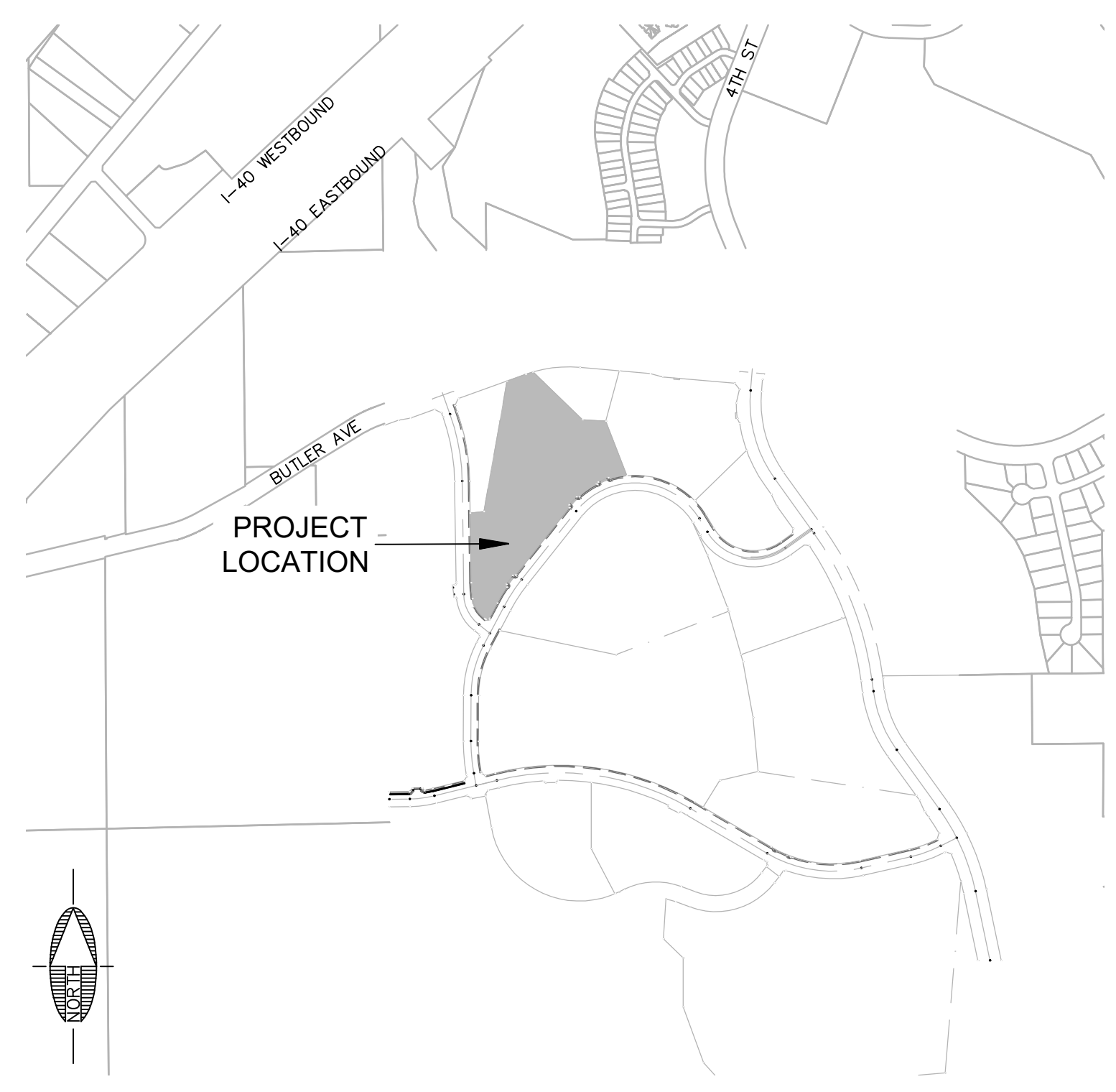
THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

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 G
FLAGSTAFF, ARIZONA

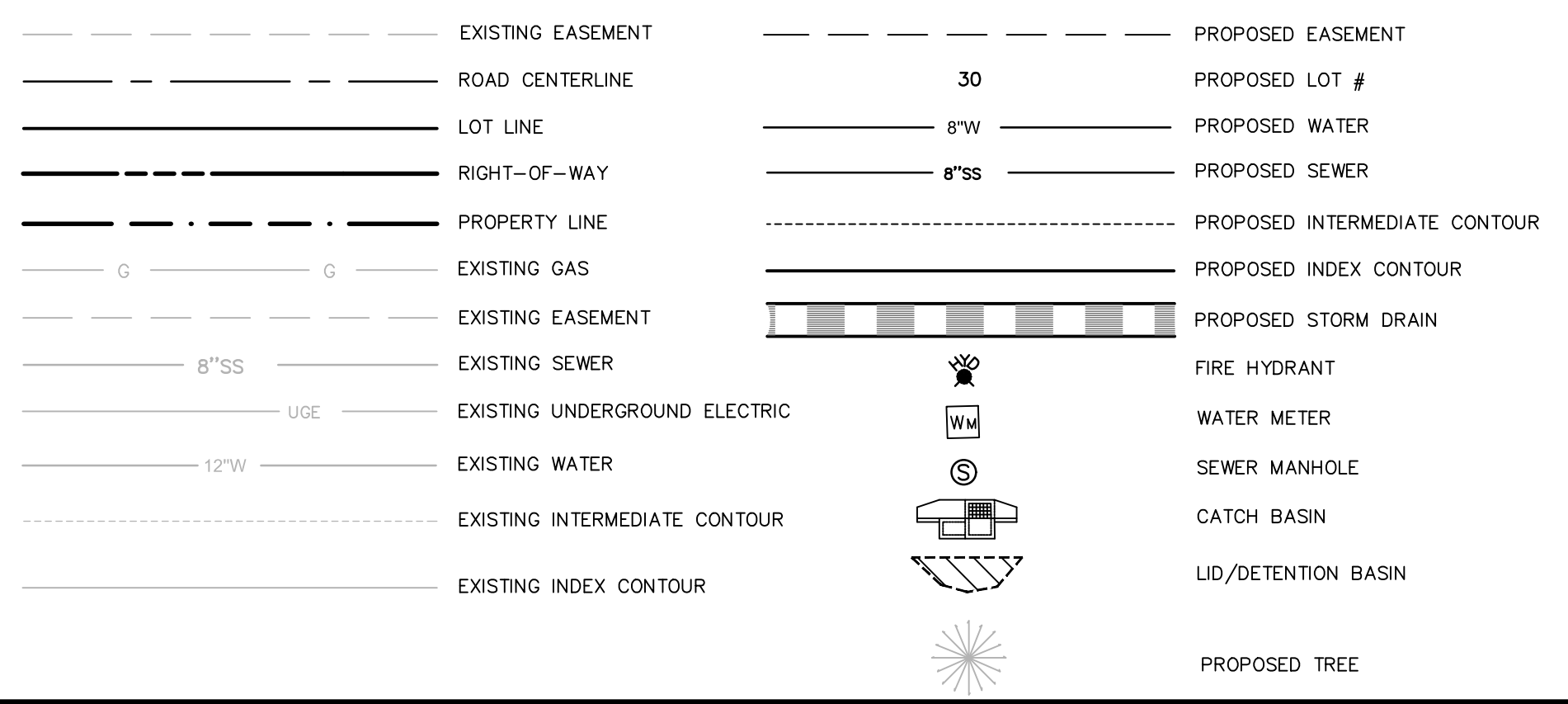
LOCATED IN WESTERN HALF OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

SWI SHEET INDEX table with columns: SHT NO., DWG. NO., DESCRIPTION. Rows include CVR, SS01, RS01, PP01, PP02, NRPP, LA 1.

LEGEND



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.HERNANDEZ@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) 9/1/2020
BY: DATE:

UNISOURCE ENERGY SERVICES
MARTIN CONBOY (BY LETTER) 11/6/2020
BY: DATE:

CENTURYLINK
MANUEL HERNANDEZ (BY LETTER - KEVIN WAGNER) 11/5/2020
BY: DATE:

ALTICE USA
SANFORD YAZZIE (BY LETTER) 9/3/2020
BY: DATE:

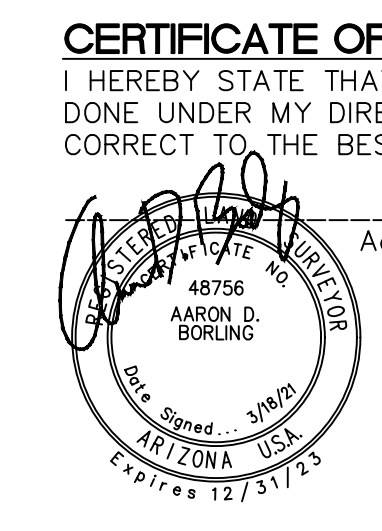
UTILITY CONFLICT

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.

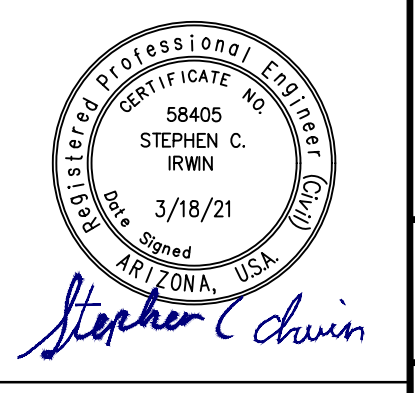
THERE ARE NO APPARENT CONFLICTS. REFER TO UTILITY CONFLICT RESPONSE LETTERS FOR MORE DETAILED INFORMATION.

DEDICATION

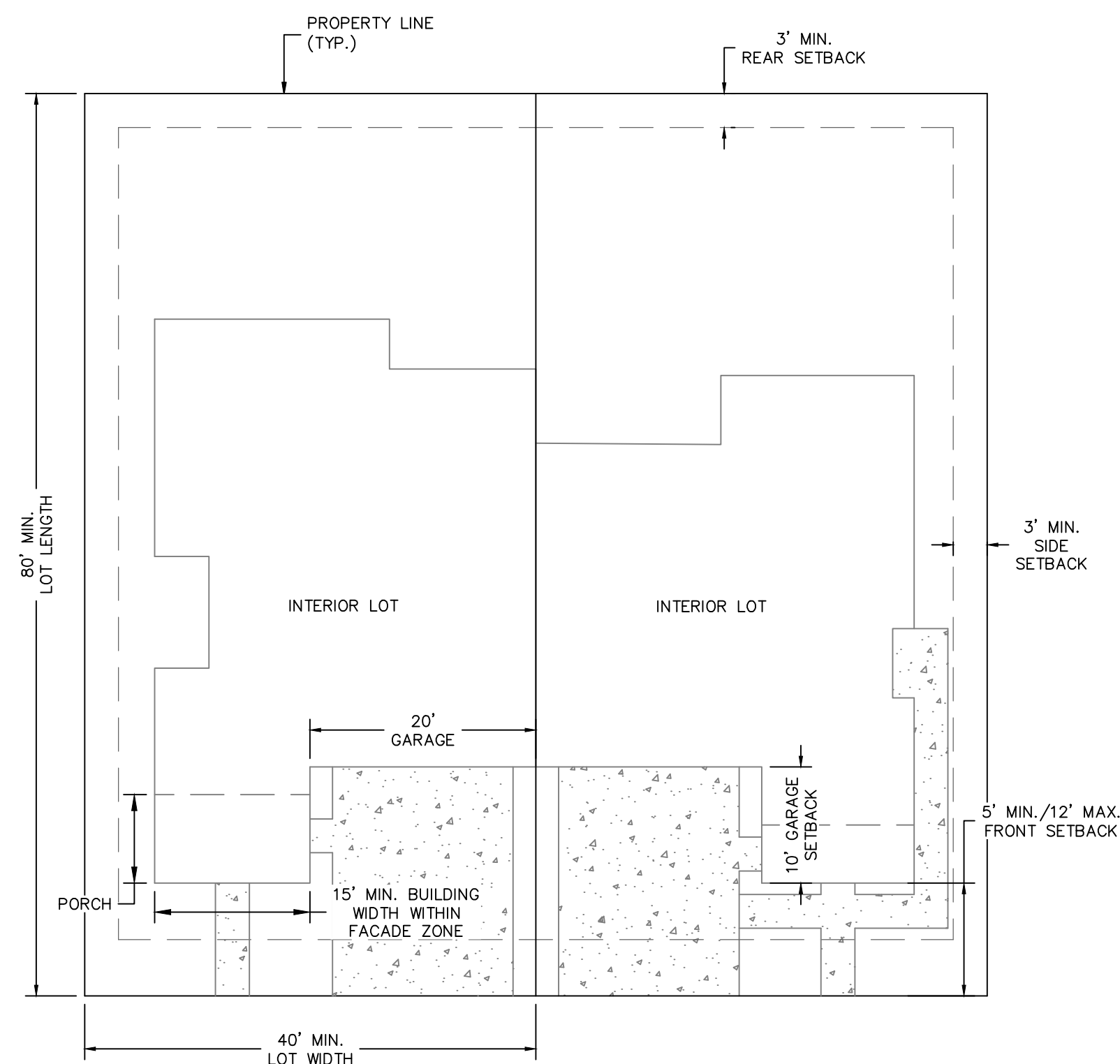
THE OWNER DOES HEREBY DEDICATE TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS, INC., ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER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



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

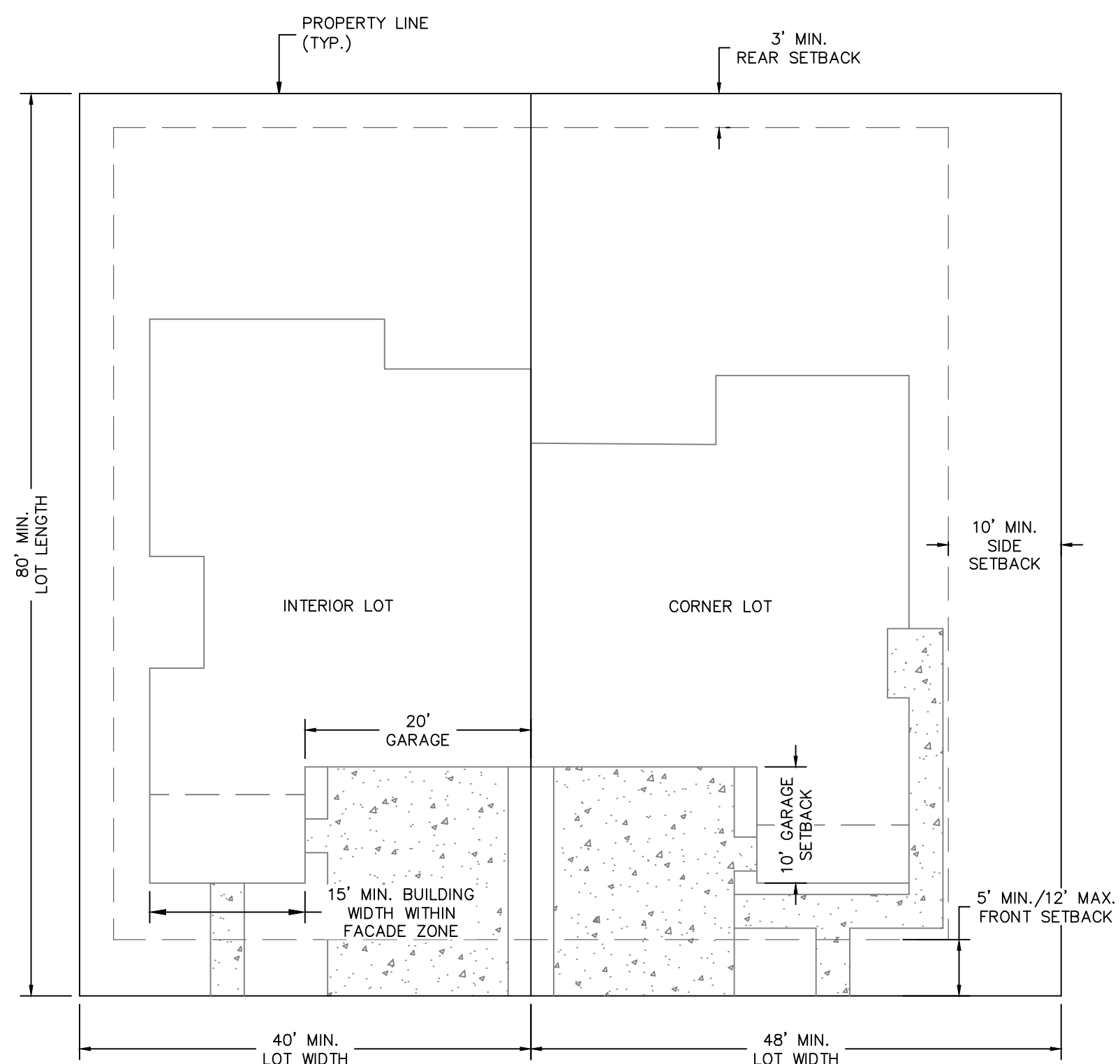


Vertical sidebar containing: FLAGSTAFF ARIZONA, CANYON DEL RIO - PARCEL G, COVER SHEET, JOB NO. 19147, DATE: MAR 21, SCALE: AS SHOWN, DRAWN: EGT, DESIGN: KMF/EGT, CHECKED: KMF/SGI, 110 W. Dale Avenue, Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swi.co, SWI Shephard Wesnitzer, Inc., REVISIONS table, ARIZONA 811, Call out least two full working days before you begin excavation., 088 84-11 or 1-800-546-1111 (928-5348), DRAWING NO. CVR, SHT NO. 1 OF 7, C.O.F. Project #PZ-20-0089



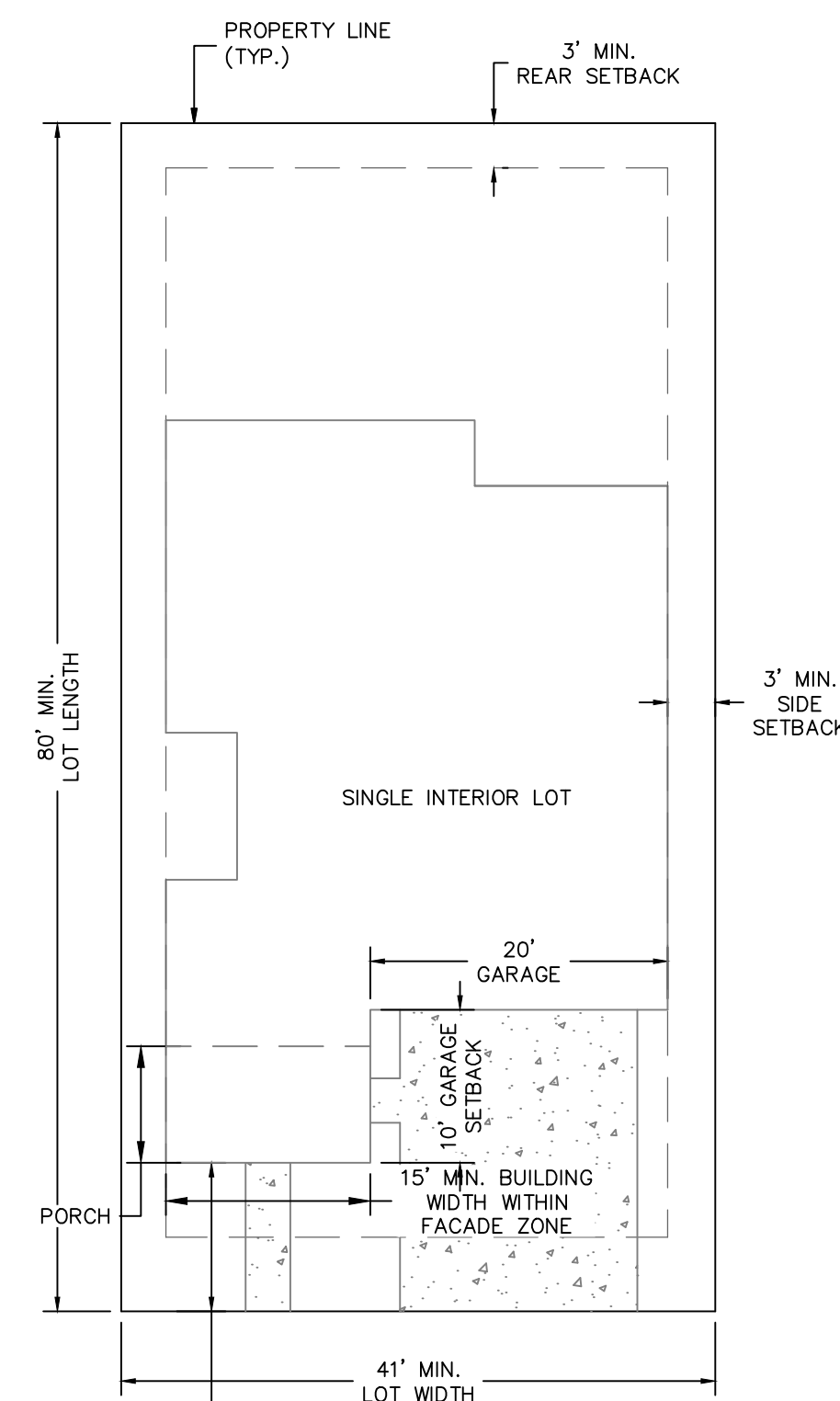
- INTERIOR LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF. TYPICAL 40'X80' LOTS.
  2. LOT WIDTH FOR INTERIOR LOTS IS 40 FT AT FRONT OR REAR SETBACK LINE.
  3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
  4. MAXIMUM ALLOWABLE LOT COVERAGE IS 80%.
  5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
  6. PORCH FRONTAGE PROVIDED FOR THE UNIT.
  7. NO SIDE SETBACK ALONG SHARED PROPERTY LINE.

**TYPICAL INTERIOR LOT LAYOUT FOR CANYON DEL RIO TOWNHOME**  
N.T.S.



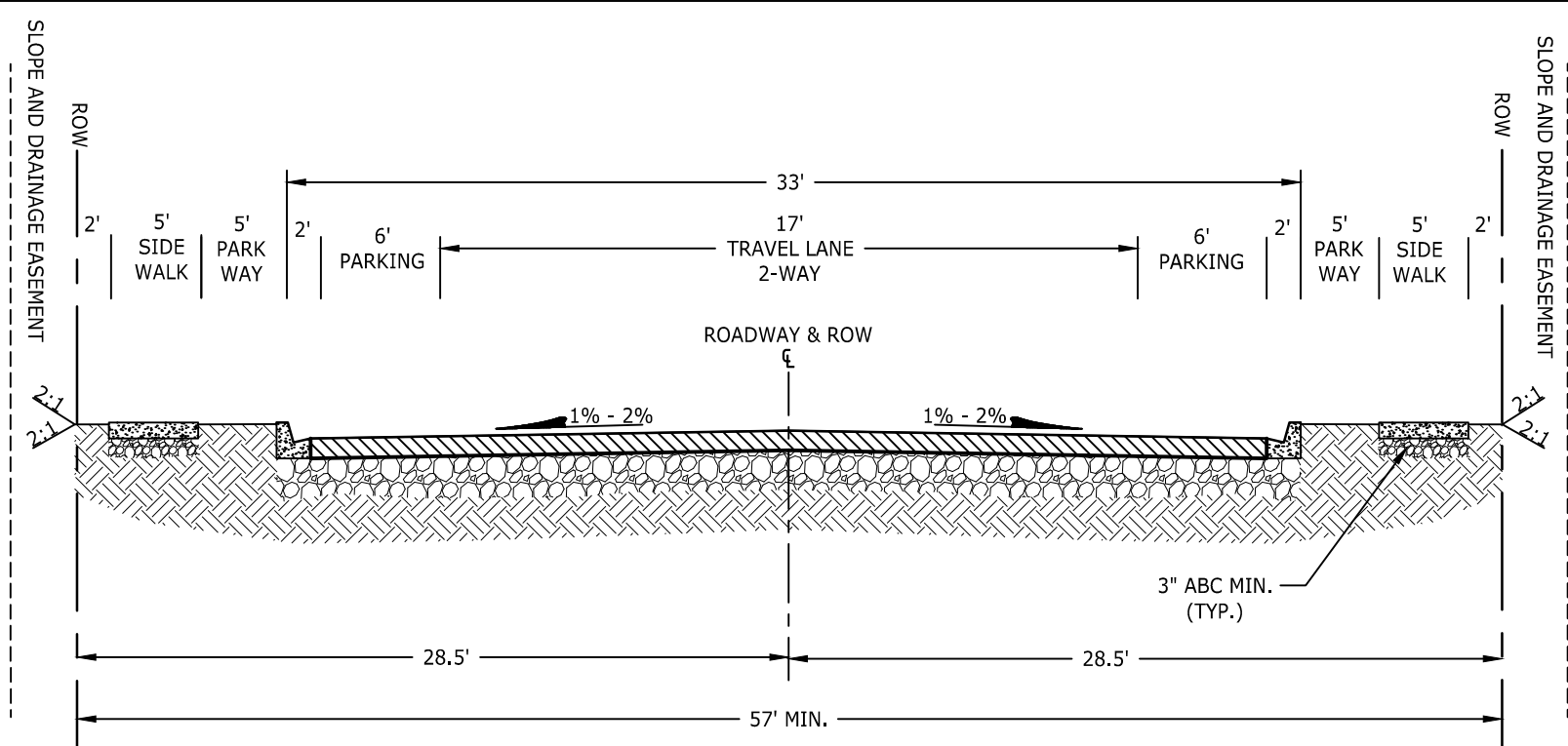
- CORNER LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF.
  2. LOT WIDTH FOR LOTS ON STREET CORNER IS 48' AT FRONT OR REAR BUILDING SETBACK LINE.
  3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
  4. MAXIMUM ALLOWABLE LOT COVERAGE IS 80%.
  5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
  6. PORCH FRONTAGE PROVIDED FOR THE UNIT.
  7. NO SIDE SETBACK ALONG SHARED PROPERTY LINE.

**TYPICAL CORNER LOT LAYOUT FOR CANYON DEL RIO TOWNHOME**  
N.T.S.



- SINGLE INTERIOR LOT PROVISIONS:**
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF.
  2. LOT WIDTH FOR INTERIOR SINGLE LOTS IS 41 FT AT FRONT OR REAR SETBACK LINE.
  3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
  4. MAXIMUM ALLOWABLE LOT COVERAGE IS 80%.
  5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
  6. PORCH FRONTAGE PROVIDED FOR THE UNIT.

**TYPICAL INTERIOR LOT LAYOUT FOR CANYON DEL RIO SINGLE FAMILY COTTAGE**  
N.T.S.



**TYPICAL SECTION RESIDENTIAL LOCAL (COF 10-09-038)**  
N.T.S.

**PARCEL MAP CHECK REPORT**

OVERALL PROPERTY BOUNDARY

Point of Beginning : North: 51510.6550'  
East: 43125.5930'

Segment #1 : Line  
Course: S 21'05'13" E Length: 270.907'  
North: 51257.8891' East: 43223.0610'

Segment #2 : Curve  
Length: 75.538' Radius: 385.000'  
Delta: 11'14'29" Tangent: 37.890'  
Chord: 75.416' Course: S 78'40'28" W  
Course In: S 5'42'17" E Course Out: N 16'56'46" W  
RP North: 50874.7958' East: 43261.3305'  
End North: 51243.0787' East: 43149.1131'

Segment #3 : Line  
Course: N 63'57'31" W Length: 13.392'  
North: 51248.9582' East: 43137.0803'

Segment #4 : Line  
Course: S 66'35'36" W Length: 51.177'  
North: 51228.6281' East: 43090.1151'

Segment #5 : Line  
Course: S 20'50'52" W Length: 11.917'  
North: 51217.4910' East: 43085.8739'

Segment #6 : Curve  
Length: 101.059' Radius: 385.000'  
Delta: 15'02'22" Tangent: 50.821'  
Chord: 100.769' Course: S 55'22'06" W  
Course In: S 27'06'43" E Course Out: N 42'09'06" W  
RP North: 50874.7958' East: 43261.3305'  
End North: 51160.2240' East: 43002.9592'

Segment #7 : Line  
Course: N 89'39'56" W Length: 12.647'  
North: 51160.2979' East: 42990.3121'

Segment #8 : Line  
Course: S 42'53'34" W Length: 51.004'  
North: 51122.9307' East: 42955.5970'

Segment #9 : Line  
Course: S 4'18'40" E Length: 12.851'  
North: 51110.1162' East: 42956.5630'

Segment #10 : Line  
Course: S 38'32'21" W Length: 398.172'  
North: 50798.6729' East: 42708.4818'

Segment #11 : Curve  
Length: 1.003' Radius: 835.000'  
Delta: 0'04'08" Tangent: 0.502'  
Chord: 1.003' Course: S 38'30'17" W  
Course In: S 51'27'39" E Course Out: N 51'31'47" W  
RP North: 50278.4263' East: 43361.6039'  
End North: 50797.8880' East: 42707.8573'

Segment #12 : Line  
Course: S 82'35'54" W Length: 13.439'  
North: 50796.1567' East: 42694.5299'

Segment #13 : Line  
Course: S 35'29'33" W Length: 50.516'  
North: 50755.0268' East: 42665.2002'

Segment #14 : Line  
Course: S 9'59'40" E Length: 12.761'  
North: 50742.4594' East: 42667.4149'

Segment #15 : Curve  
Length: 87.005' Radius: 835.000'  
Delta: 5'58'12" Tangent: 43.542'  
Chord: 86.966' Course: S 30'46'33" W  
Course In: S 56'14'21" E Course Out: N 62'12'33" W  
RP North: 50278.4263' East: 43361.6039'

Segment #16 : Line  
Course: S 27'47'25" W Length: 78.527'  
North: 50598.2707' East: 42586.3039'

Segment #17 : Line  
Course: S 73'50'59" W Length: 18.343'  
North: 50593.1684' East: 42568.6848'

Segment #18 : Line  
Course: N 52'12'33" W Length: 5.570'  
North: 50596.5813' East: 42564.2834'

Segment #19 : Curve  
Length: 110.317' Radius: 145.217'  
Delta: 43'31'33" Tangent: 57.974'  
Chord: 107.683' Course: N 31'17'47" W  
Course In: N 36'56'26" E Course Out: S 80'27'59" W  
RP North: 50712.6471' East: 42651.5568'  
End North: 50688.5957' East: 42508.3456'

Segment #20 : Curve  
Length: 74.294' Radius: 495.566'  
Delta: 8'35'23" Tangent: 37.217'  
Chord: 74.224' Course: N 5'04'55" W  
Course In: N 80'37'24" E Course Out: S 89'12'46" W  
RP North: 50769.3362' East: 42997.2898'  
End North: 50762.5280' East: 42501.7708'

Segment #21 : Line  
Course: N 0'47'14" W Length: 322.028'  
North: 51084.5260' East: 42497.3470'

Segment #22 : Line  
Course: N 82'58'09" E Length: 64.058'  
North: 51092.3670' East: 42560.9230'

Segment #23 : Line  
Course: N 10'03'15" E Length: 613.254'  
North: 51696.2031' East: 42667.9836'

Segment #24 : Line  
Course: N 70'10'43" E Length: 91.894'  
North: 51727.3633' East: 42754.4333'

Segment #25 : Curve  
Length: 35.995' Radius: 586.500'  
Delta: 3'30'59" Tangent: 18.003'  
Chord: 35.990' Course: N 71'56'13" E  
Course In: S 19'49'17" E Course Out: N 16'18'18" W  
RP North: 51175.6110' East: 42953.3090'  
End North: 51738.5225' East: 42788.6492'

Segment #26 : Line  
Course: S 45'57'58" E Length: 318.314'  
North: 51517.2680' East: 43017.4950'

Segment #27 : Line  
Course: S 86'29'57" E Length: 108.300'  
North: 51510.6550' East: 43125.5930'

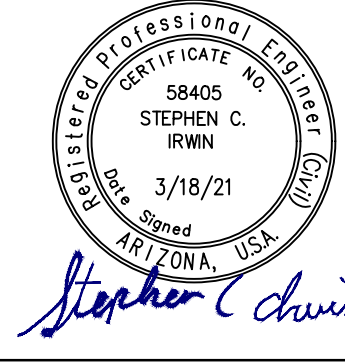
Perimeter: 3004.283' Area: 393231.05 Sq. Ft.

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	242,426	242,426	0	0	0	0
A2	153,027	153,027	0	0	0	0
B1	89,412	89,412	0	28,822	28,822	3,603
B2	145,251	145,251	0	80,957	80,957	10,120
B3	160,773	160,773	0	91,578	91,578	11,447
<b>Required LID Volume for West (cf)</b>						<b>15,050</b>
<b>Required LID Volume for East (cf)</b>						<b>10,120</b>
<b>Total Required LID Volume (cf)</b>						<b>25,170</b>

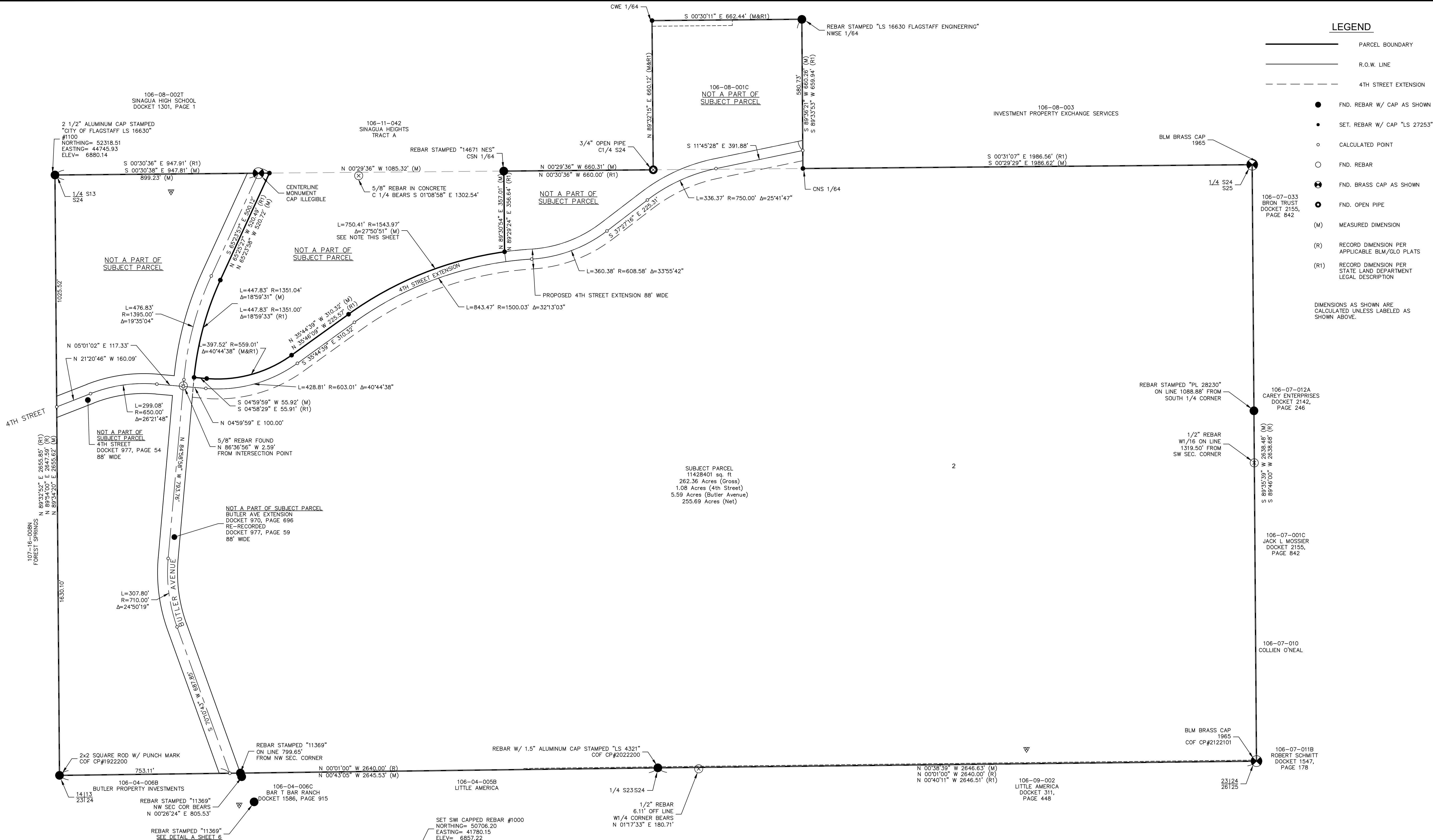
1. Gross required 1.5" LID volume is for impervious area including proposed streets, parking, sidewalks, and buildings.

**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 Chin



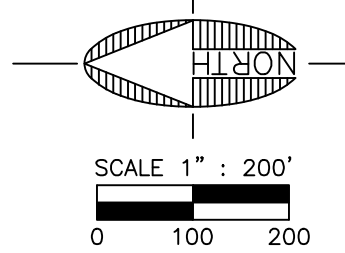
FLAGSTAFF ARIZONA  
CANYON DEL RIO - PARCEL G  
JOB NO: 19147  
DATE: MAR 21  
SCALE: AS SHOWN  
DRAWN: EGT  
DESIGN: KMF/EGT  
CHECKED: KMF/SGI  
110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiagz.com  
**SWI**  
Shephard Wesnitzer, Inc.  
REVISIONS  
NO. DESCRIPTION  
DATE  
BY  
DRAWING NO. **SS01**  
SHT NO. 2 OF 7  
C.O.F. Project #PZ-20-0089



LEGEND

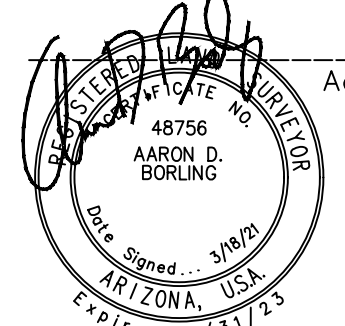
- PARCEL BOUNDARY
  - R.O.W. LINE
  - - - 4TH STREET EXTENSION
  - FND. REBAR W/ CAP AS SHOWN
  - SET. REBAR W/ CAP "LS 27253"
  - CALCULATED POINT
  - FND. REBAR
  - FND. BRASS CAP AS SHOWN
  - FND. OPEN PIPE
  - (M) MEASURED DIMENSION
  - (R) RECORD DIMENSION PER APPLICABLE BLM/GLO PLATS
  - (R1) RECORD 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).

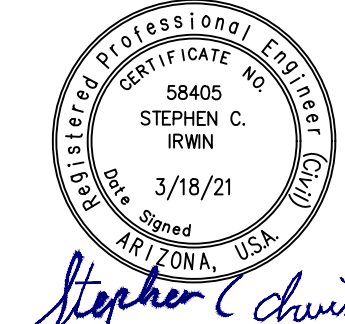


CERTIFICATE OF LAND SURVEYOR

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

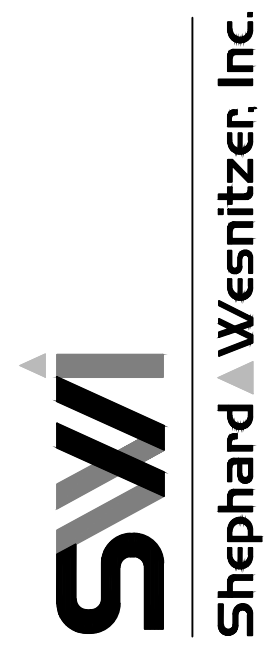


Stephen C. Chiu

FLAGSTAFF ARIZONA  
CANYON DEL RIO - PARCEL G  
RECORD OF SURVEY

JOB NO.:	19147
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-gz.com

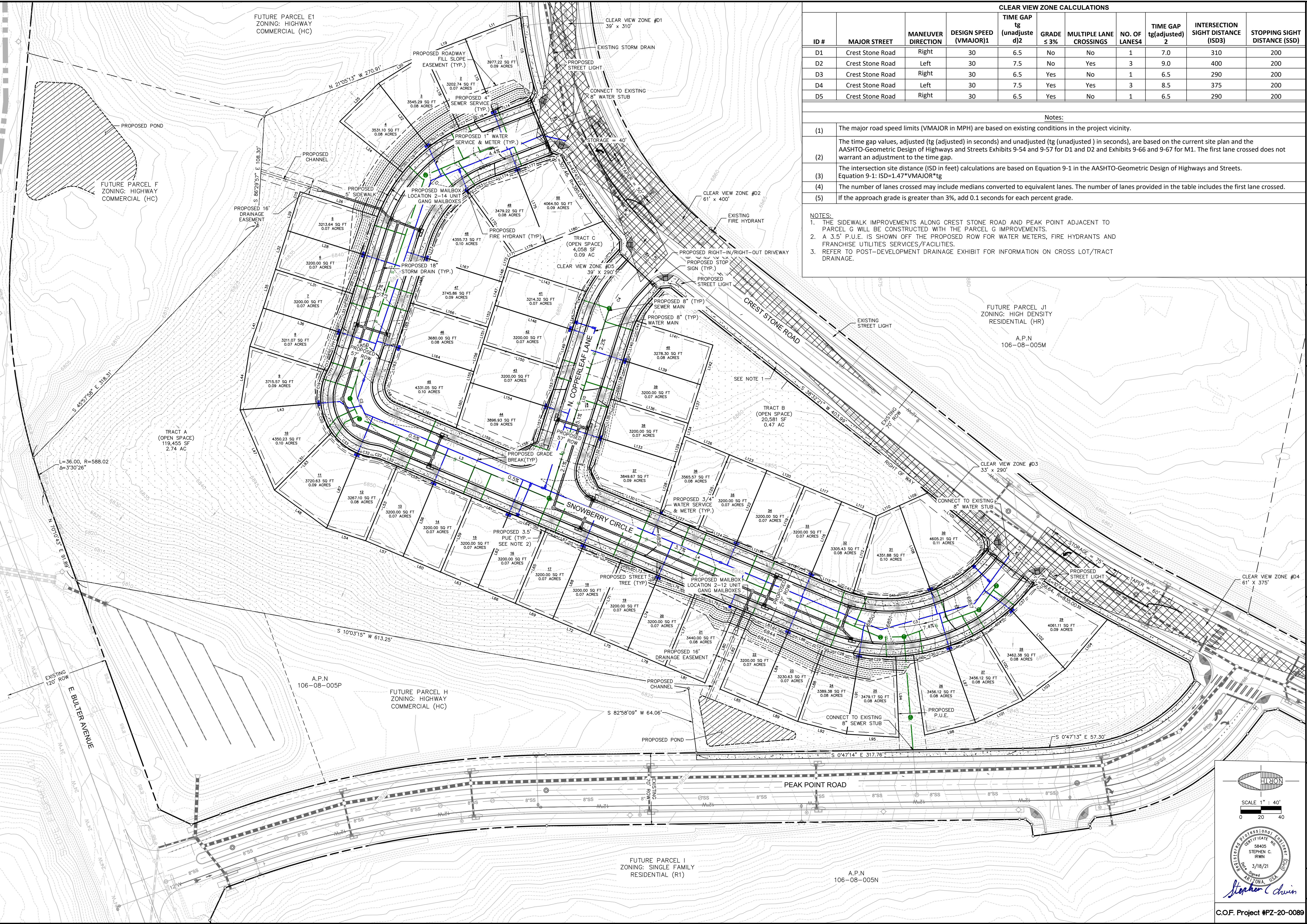


NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
ARIZONA 801  
Arizona Blue Stakes, Inc.  
008 8-1-1 or 1-800-514-1111 (Toll-Free)

DRAWING NO.  
**RS01**  
SHT NO. OF  
3 7  
C.O.F. Project #PZ-20-0089

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-PRELIMINARY PLATING KBAYER



**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(adjusted) 2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	Crest Stone Road	Right	30	6.5	No	No	1	7.0	310	200
D2	Crest Stone Road	Left	30	7.5	No	Yes	3	9.0	400	200
D3	Crest Stone Road	Right	30	6.5	Yes	No	1	6.5	290	200
D4	Crest Stone Road	Left	30	7.5	Yes	Yes	3	8.5	375	200
D5	Crest Stone Road	Right	30	6.5	Yes	No	1	6.5	290	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 sight 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 SIDEWALK IMPROVEMENTS ALONG CREST STONE ROAD AND PEAK POINT ADJACENT TO PARCEL G WILL BE CONSTRUCTED WITH THE PARCEL G IMPROVEMENTS.
2. A 3.5' P.U.E. IS SHOWN OFF THE PROPOSED ROW FOR WATER METERS, FIRE HYDRANTS AND FRANCHISE UTILITIES SERVICES/FACILITIES.
3. REFER TO POST-DEVELOPMENT DRAINAGE EXHIBIT FOR INFORMATION ON CROSS LOT/TRACT DRAINAGE.

FLAGSTAFF ARIZONA

CANYON DEL RIO - PARCEL G

PRELIMINARY PLAT

JOB NO: 19147  
 DATE: MAR 21  
 SCALE: AS SHOWN  
 DRAWN: MMB  
 DESIGN: KMF  
 CHECKED: GEC/SCI

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

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

SCALE 1" = 40'

0 20 40

Professional Engineer  
 58405  
 STEPHEN C. BROWN  
 3/18/21  
 ARIZONA, USA

Call or text at least two full working days before you begin excavation.  
**ARIZONA811**  
 Arizona One Stop Service, Inc. (800-534-8848)

DRAWING NO. **PP01**

SHT NO. 4 OF 7

C.O.F. Project #PZ-20-0089

LINE #	LENGTH	DIRECTION
L???	28.20	N 72°28'31" W
L1	106.54	N 21°05'13" W
L2	144.84	N 72°28'31" W
L3	176.64	S 22°43'54" W
L4	300.11	S 22°43'54" W
L7	40.69	S 53°53'00" E
L8	59.21	N 47°14'03" W
L10	183.24	N 72°25'42" W
L11	58.45	S 21°05'13" E
L14	28.66	N 21°05'13" W
L15	80.00	N 68°54'47" E
L16	26.83	N 21°05'13" W
L18	80.53	N 65°04'58" E
L19	42.70	S 21°05'13" E
L20	53.87	S 31°59'48" E
L22	80.00	N 52°02'43" E
L24	80.00	N 39°00'29" E
L25	53.81	S 44°28'24" E
L26	79.98	S 17°46'29" W
L27	31.50	N 72°28'31" W
L28	80.00	N 17°31'29" E
L29	31.50	S 72°28'31" E
L30	40.00	N 72°28'31" W
L31	80.00	N 17°31'29" E
L32	40.00	S 72°28'31" E
L33	40.00	N 72°28'31" W
L34	80.00	N 17°31'29" E
L35	40.00	S 72°28'31" E
L36	80.00	S 17°31'29" W
L41	39.92	S 70°48'45" E
L43	80.00	N 45°0'34" W
L44	63.56	S 81°10'40" E
L47	86.08	N 66°46'29" E
L48	63.63	N 36°11'32" E
L51	80.00	S 45°07'30" E
L52	16.45	S 22°43'54" W
L53	80.00	N 67°16'06" W
L54	40.52	N 17°52'42" E
L55	40.00	S 22°43'54" W
L56	80.00	N 67°16'06" W
L57	40.00	N 22°43'54" E
L58	40.00	S 22°43'54" W
L59	80.00	N 67°16'06" W
L60	40.00	N 22°43'54" E
L61	40.00	S 22°43'54" W
L62	80.00	N 67°16'06" W
L63	40.00	N 22°43'54" E
L64	40.00	S 22°43'54" W
L65	80.00	N 67°16'06" W
L66	40.00	N 22°43'54" E

LINE #	LENGTH	DIRECTION
L67	40.00	S 22°43'54" W
L68	80.00	N 67°16'06" W
L69	40.00	N 22°43'54" E
L70	40.00	S 22°43'54" W
L71	80.00	N 67°16'06" W
L72	40.00	N 22°43'54" E
L73	40.00	S 22°43'54" W
L74	80.00	N 67°16'06" W
L75	40.00	N 22°43'54" E
L76	40.00	S 22°43'54" W
L77	80.00	N 67°16'06" W
L78	40.00	N 22°43'54" E
L79	43.00	S 22°43'54" W
L80	80.00	N 67°16'06" W
L81	43.00	N 22°43'54" E
L82	80.00	S 67°16'06" E
L83	40.00	S 22°43'54" W
L84	80.00	N 67°16'06" W
L85	40.00	N 22°43'54" E
L86	31.77	S 22°43'54" W
L87	80.00	S 67°29'37" E
L88	80.11	N 70°58'08" W
L89	43.00	N 22°31'16" E
L90	80.00	N 67°29'37" W
L91	80.00	N 80°46'01" W
L92	49.60	N 14°38'20" E
L93	80.00	N 45°07'30" W
L94	80.00	S 87°40'49" W
L95	52.03	N 3°27'24" E
L97	80.00	S 70°35'01" W
L98	51.68	N 13°40'44" W
L99	80.00	N 82°03'30" E
L100	80.00	S 59°06'32" W
L101	51.68	N 25°09'13" W
L102	80.00	S 47°36'46" W
L103	51.78	N 36°38'21" W
L104	64.44	N 49°32'03" W
L105	62.15	S 38°32'21" W
L108	90.02	N 69°48'07" E
L109	31.06	S 24°12'35" E
L110	24.93	S 24°12'35" E
L112	80.00	S 73°22'41" E
L113	36.99	S 22°22'00" W
L115	32.58	N 22°43'54" E
L116	80.00	S 67°16'06" E
L117	40.00	S 22°43'54" W
L118	40.00	N 22°43'54" E
L119	80.00	S 67°16'06" E
L120	40.00	S 22°43'54" W
L121	40.00	N 22°43'54" E

LINE #	LENGTH	DIRECTION
L122	80.00	S 67°16'06" E
L123	40.00	S 22°43'54" W
L124	40.00	N 22°43'54" E
L125	80.00	S 67°16'06" E
L126	48.27	S 22°20'30" W
L127	41.05	N 22°43'54" E
L128	53.19	S 72°26'26" E
L129	26.81	S 72°28'31" E
L130	65.23	N 22°43'54" E
L131	22.25	N 65°07'41" E
L132	30.83	S 72°28'31" E
L133	80.00	S 17°31'29" W
L134	13.19	N 72°28'31" W
L135	40.00	S 72°28'31" E
L136	80.00	S 17°31'29" W
L137	40.00	N 72°28'31" W
L138	40.00	S 72°28'31" E
L139	80.00	S 17°31'29" W
L140	31.31	S 72°30'32" E
L141	79.35	S 17°31'29" W
L142	41.00	N 72°28'31" W
L143	81.95	S 17°31'29" W
L145	19.75	N 72°28'31" W
L146	80.00	N 17°31'29" E
L147	24.10	S 72°28'31" E
L148	15.90	S 72°28'31" E
L149	40.00	N 72°28'31" W
L150	80.00	N 17°31'29" E
L151	17.27	S 72°28'31" E
L152	22.73	S 72°28'31" E
L153	40.00	N 72°28'31" W
L154	80.00	N 17°31'29" E
L155	11.27	S 72°28'31" E
L156	28.73	S 72°28'31" E
L157	36.32	N 72°28'31" W
L158	24.37	N 24°52'19" W
L159	62.26	N 22°43'54" E
L160	47.10	S 72°28'31" E
L161	65.27	N 22°43'54" E
L163	36.02	S 72°28'31" E
L164	80.00	S 17°31'29" W
L165	46.00	S 72°28'31" E
L166	80.00	S 17°31'29" W
L167	80.00	S 17°31'29" W
L168	46.82	S 72°28'31" E
L170	80.00	S 54°20'30" W
L171	5.19	N 22°11'56" W
L172	8.77	N 72°28'31" W
L173	16.00	S 72°28'31" E
L174	28.11	S 21°05'13" E

LINE #	LENGTH	DIRECTION
L175	80.00	S 68°54'47" W
L176	33.15	N 22°11'56" W
L177	28.86	S 21°05'13" E
L180	60.91	N 21°05'13" W

CURVE #	LENGTH	RADIUS	DELTA
C???	0.90	59.00	0°52'31"
C1	115.25	128.50	51°23'18"
C2	66.60	45.00	84°47'35"
C3	200.58	150.00	76°36'54"
C4	43.97	100.00	25°11'38"
C5	64.97	385.00	9°40'06"
C6	26.48	18.00	84°17'10"
C7	10.50	157.00	3°49'49"
C8	35.72	157.00	13°02'15"
C9	35.72	157.00	13°02'15"
C11	8.50	157.00	3°06'02"
C15	8.85	158.57	3°11'46"
C17	10.88	59.00	10°33'50"
C19	33.01	59.00	32°03'23"
C20	31.43	59.00	30°31'26"
C22	8.36	30.00	15°57'25"
C27	6.06	178.50	1°56'45"
C28	35.99	179.71	11°28'29"
C29	35.99	179.71	11°28'29"
C30	35.75	178.50	11°28'29"

CURVE #	LENGTH	RADIUS	DELTA
C31	35.75	178.50	11°28'29"
C32	16.20	59.00	15°43'54"
C33	33.08	59.00	32°07'37"
C34	35.82	178.50	11°29'46"
C35	63.24	660.05	5°29'22"
C37	25.76	178.50	8°16'11"
C38	26.33	18.00	83°47'59"
C39	29.44	18.00	93°43'18"
C40	58.40	121.50	27°32'25"
C41	78.08	121.50	36°49'11"
C42	12.96	121.50	6°06'35"
C44	9.72	71.50	7°47'09"
C47	20.37	128.50	9°04'58"
C48	24.42	16.50	84°47'35"
C49	64.26	100.00	36°49'01"
C53	25.43	100.00	14°34'17"
C54	25.91	18.00	82°27'39"
C55	65.99	385.00	9°49'16"

LOT #	AREA (SF)	AREA (AC)
1	3977.22	0.09
2	3202.74	0.07
3	3545.29	0.08
4	3531.10	0.08
5	3213.64	0.07
6	3200.00	0.07
7	3200.00	0.07
8	3211.07	0.07
9	3715.57	0.09
10	4350.23	0.10
11	3720.63	0.09
13	3200.00	0.07
14	3200.00	0.07
15	3200.00	0.07
16	3200.00	0.07
17	3200.00	0.07
18	3200.00	0.07
19	3200.00	0.07
20	3200.00	0.07
21	3440.00	0.08
22	3200.00	0.07
23	3230.63	0.07
24	3389.38	0.08
25	3479.17	0.08
26	3456.12	0.08

LOT #	AREA (SF)	AREA (AC)
27	3456.12	0.08
28	3462.38	0.08
29	4061.11	0.09
30	4605.21	0.11
31	4351.88	0.10
32	3305.43	0.08
33	3200.00	0.07
34	3200.00	0.07
35	3200.00	0.07
36	3565.57	0.08
39	3200.00	0.07
40	3278.30	0.08
41	3214.32	0.07
42	3200.00	0.07
43	3200.00	0.07
44	3896.93	0.09
45	4331.05	0.10
46	3680.00	0.08
47	3745.86	0.09
48	4355.73	0.10
49	3479.22	0.08
50	4064.50	0.09

FLAGSTAFF ARIZONA

CANYON DEL RIO - PARCEL G

PRELIMINARY PLAT

JOB NO: 19147  
 DATE: MAR 21  
 SCALE: AS SHOWN  
 DRAWN: MMB  
 DESIGN: KMF  
 CHECKED: GEC/SJI

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.773.0354  
 928.774.8934 fax  
 www.swi.coz.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.  
 800 841-1111 or 1-800-STATE-11 (782-5348)

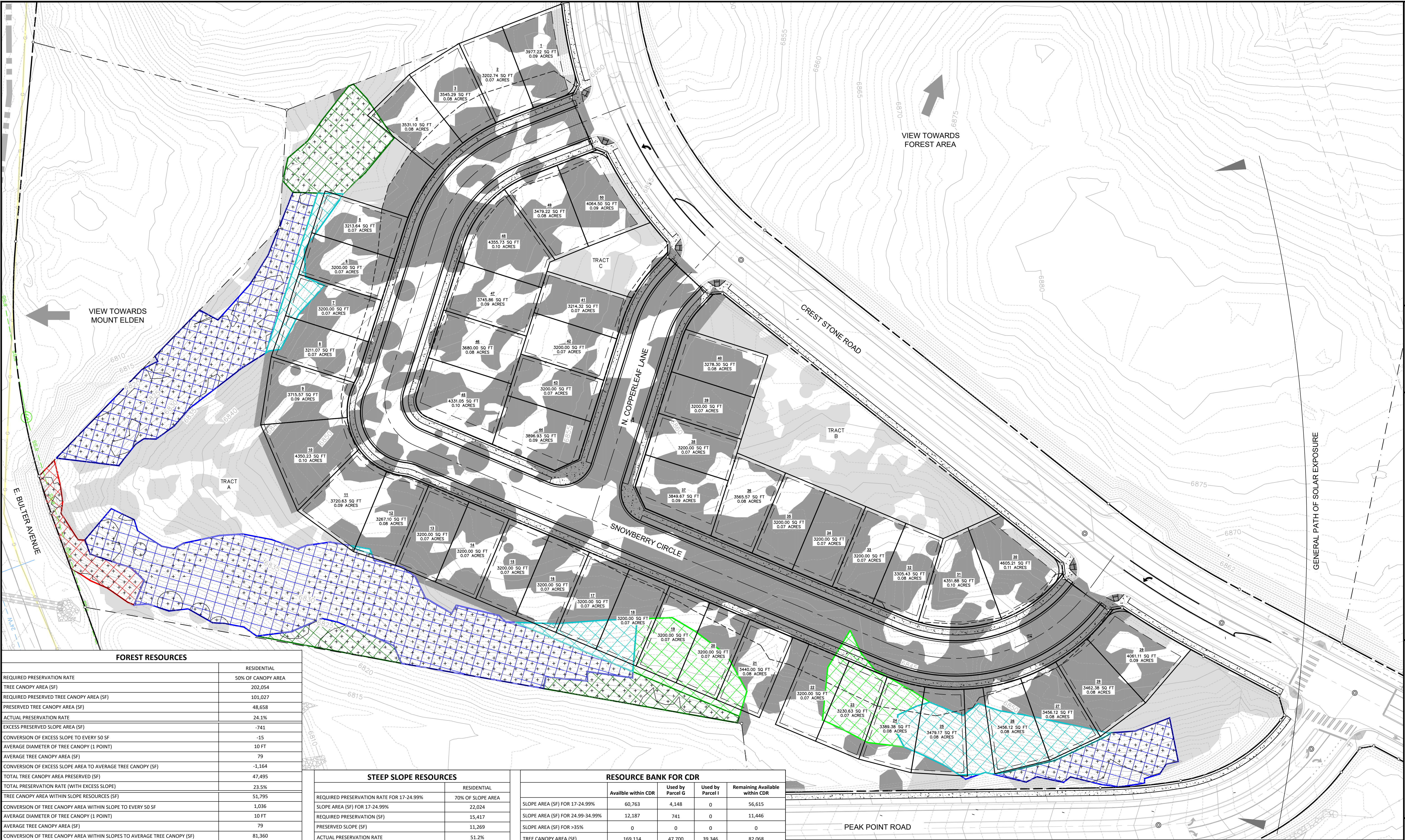
REGISTERED PROFESSIONAL ENGINEER  
 58405  
 STEPHEN C. BROWN  
 3/18/21  
 Arizona, USA  
*Stephen C. Brown*

DRAWING NO. **PP02**

SHT NO. 5 OF 7

C.O.F. Project #PZ-20-0089

PLOTTED: Mar 18, 2021 - 5:13pm



**FOREST RESOURCES**

	RESIDENTIAL
REQUIRED PRESERVATION RATE	50% OF CANOPY AREA
TREE CANOPY AREA (SF)	202,054
REQUIRED PRESERVED TREE CANOPY AREA (SF)	101,027
PRESERVED TREE CANOPY AREA (SF)	48,658
ACTUAL PRESERVATION RATE	24.1%
EXCESS PRESERVED SLOPE AREA (SF)	-741
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	-15
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)	-1,164
TOTAL TREE CANOPY AREA PRESERVED (SF)	47,495
TOTAL PRESERVATION RATE (WITH EXCESS SLOPE)	23.5%
TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	51,795
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	1,036
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)	81,360
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	20,340
TOTAL TREE CANOPY AREA PRESERVED (SF)	67,835
TOTAL PRESERVATION RATE	33.6%
DISTURBED TREE CANOPY AREA WITHIN ROW (SF)	14,508
FINAL TREE CANOPY AREA PRESERVED (SF)	53,327
FINAL TREE CANOPY AREA DEFICIT (SF)	-47,700
<b>FINAL PRESERVATION RATE</b>	<b>26.4%</b>

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**

	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	70% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	22,024
REQUIRED PRESERVATION (SF)	15,417
PRESERVED SLOPE (SF)	11,269
ACTUAL PRESERVATION RATE	51.2%
EXCESS SLOPE FOR 17-24.99% (SF)	0
DEFICIT SLOPE FOR 17-24.99% (SF)	-4,148
REQUIRED PRESERVATION RATE FOR 25-34.99%	80% OF SLOPE AREA
SLOPE AREA (SF) FOR 25-34.99%	62,246
REQUIRED PRESERVATION (SF)	49,797
PRESERVED SLOPE (SF)	49,056
ACTUAL PRESERVATION RATE	78.8%
EXCESS SLOPE FOR 25-34.99% (SF)	-741
REQUIRED PRESERVATION RATE FOR >35%	100% OF SLOPE AREA
SLOPE AREA (SF) FOR >35%	2,884
REQUIRED PRESERVATION (SF)	2,884
PRESERVED SLOPE (SF)	2,884
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR >35% (SF)	0
<b>TOTAL EXCESS PRESERVED SLOPE AREA (SF)</b>	<b>-741</b>

**RESOURCE BANK FOR CDR**

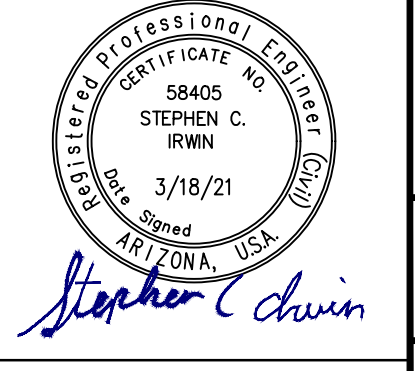
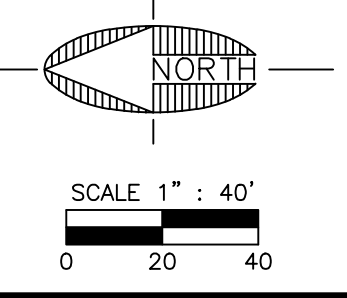
	Available within CDR	Used by Parcel G	Used by Parcel I	Remaining Available within CDR
SLOPE AREA (SF) FOR 17-24.99%	60,763	4,148	0	56,615
SLOPE AREA (SF) FOR 24.99-34.99%	12,187	741	0	11,446
SLOPE AREA (SF) FOR >35%	0	0	0	0
TREE CANOPY AREA (SF)	169,114	47,700	39,346	82,068

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 CREST STONE ROAD AND VIEWABLE FROM BUTLER AVENUE.

**LEGEND**

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

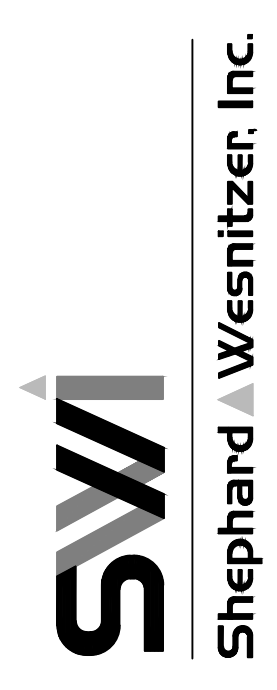


C.O.F. Project #PZ-20-0089

FLAGSTAFF ARIZONA  
 CANYON DEL RIO - PARCEL G  
**NATURAL RESOURCE PROTECTION PLAN**

JOB NO: 19147  
 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.coz.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
**ARIZONA 801**  
 Arizona Blue Stakes, Inc.  
 One 801 or 1-800-524-6111 (Toll-Free)  
 REGISTERED PROFESSIONAL ENGINEER  
 58405  
 STEPHEN C. CHWIN  
 3/18/21  
 DRAWING NO. **NRPP**  
 SHT NO. 6 OF 7