ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

The meetings will continue to be live streamed on the city's website (https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings)

To participate in the meeting click the following link:

Join Microsoft Teams Meeting

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov

NOTICE AND AGENDA

PLANNING & ZONING COMMISSION
WEDNESDAY
APRIL 14, 2021

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

DAVID ZIMMERMAN, CHAIR
MARIE JONES, VICE CHAIR
CAROLE MANDINO
DR. ALEX MARTINEZ
ERIC NOLAN
LLOYD PAUL
GAYLENE SOPER

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of the minutes from the meeting on Wednesday, March 10, 2021.

5. PUBLIC HEARING

A. Case No. PZ-20-00088-01 Consideration and Approval of Preliminary Plat: CDR 276, LLC requests Preliminary Plat approval for Canyon Del Rio Block I located at 3200 E Butler Avenue, a single-family home subdivision on 13.34 acres in the R1 (Single Family Residential) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

B. **Case No. PZ-20-00089-01 Consideration and Approval of Preliminary Plat**: CDR 276, LLC requests Preliminary Plat approval for Canyon Del Rio Block G located at 3200 E Butler Avenue, a single-family townhome subdivision on 9.03 acres in the MR (Medium Density Residential) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

6. GENERAL BUSINESS

A. **Discussion:** Case No. PZ-21-00056: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to modify the existing Medical Marijuana land use and application provisions to address Proposition 207 – Smart and Safe Arizona Act (recreational use of marijuana) that was approved by the Arizona voters in November 2020.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

7. OTHER BUSINESS

A. Discussion: Staff will present the Draft Flagstaff Carbon Neutrality Plan (the FCNP) for review and feedback.

STAFF RECOMMENDED ACTION:

Staff is looking for direction from the Planning & Zoning Commission to initiate a major regional plan amendment to include the Flagstaff Carbon Neutrality Plan as an amendment to the Flagstaff Regional Plan.

8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

9. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 4/9/21, at 12:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 9th day of April, 2021.

_____

Tammy Bishop, Administrative Specialist

Planning & Zoning Commission **5. A.**

Meeting Date: 04/14/2021

From: Tiffany Antol, Planning Director

Information

TITLE:

Case No. PZ-20-00088-01 Consideration and Approval of Preliminary Plat: CDR 276, LLC requests Preliminary Plat approval for Canyon Del Rio Block I located at 3200 E Butler Avenue, a single-family home subdivision on 13.34 acres in the R1 (Single Family Residential) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Executive Summary:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Attachments

Staff Report
Application
Preliminary Plat
Vicinity Map
Agency Response Letters

PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT

PZ-20-00088-01

DATE: **March 31, 2021**
MEETING DATE: **April 14, 2021**
REPORT BY: **Tiffany Antol, AICP**

REQUEST:
CDR 276, LLC requests Preliminary Plat approval for Canyon Del Rio Block I located at 3200 E Butler Avenue, a single-family home subdivision on 13.34 acres in the R1 (Single Family Residential) Zone.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

PRESENT LAND USE:
The vacant subject site is located within the northwestern corner of the larger Canyon Del Rio development, which encompasses 261 acres. Canyon Del Rio includes 1,426 residential dwelling units and 225,000 square feet of commercial development.

PROPOSED LAND USE:
The Canyon Del Rio Block I subdivision, consisting of 50 single-family lots located on 13.34 acres in the R1 (Single Family Residential) Zone.

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map for more information.

North: Butler Avenue and developed and undeveloped land, HC Zone.
South: Canyon Del Rio Block Q1, R1 Zone.
East: Canyon Del Rio Block G, MR Zone.
West: Woodshire on Butler Condominiums, HR Zone.

REQUIRED FINDINGS:
The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background
In June of 2019, the City Council approved a rezoning request, development agreement, and preliminary block plat allowing the development of Canyon Del Rio, consisting of 1,426 residential dwelling units and 225,000 square feet of commercial development. The development includes a mixture of high-, medium-, and single-family residential units combined with commercial service and open space on 261 acres.

The applicant, CDR 276, LLC, is seeking Preliminary Plat approval for a 50-lot single-family residential subdivision within the larger Canyon Del Rio development. Lot sizes range from 6,000 square feet to 13,366 square feet. The subdivision is one of the first blocks within the Canyon Del Rio to be platted.

New infrastructure will need to be provided for the project including two new residential roads (Tarragon Drive and Valerian Lane), 8" water and sewer lines, dry utilities, and stormwater detention. City Staff approved the Preliminary Plat on October 8, 2020, based on conformance with all relevant development standards.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 50 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A is located at the northeastern portion of the subdivision and is designated as open space and Tract B along the eastern boundary of the subdivision is designated for open space and stormwater detention.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Single Family Residential (R1) Zone

The property is zoned R1, Single Family Residential. The Development Agreement for Canyon Del Rio requires 50 lots on this tract, which is what is proposed. The R1 Zone has a minimum density requirement of 2 units per acre and a maximum density of 5 units per acre in the Resource Protection Overlay. 50 lots on 13.34 acres is a density of 3.7 units per acres which exceeds the minimum density for the R1 Zone. All lots within this proposed subdivision meet the minimum lot width, depth, and size requirements for the R1 Zone.

- Minimum width: 60' (65' for corner lots)
- Minimum Depth: 100'
- Minimum size: 6,000 sq. ft.

For the purposes of tree and steep slope resource protection, the plat proposes unique building envelopes for each lot that **reduces** the minimum required setbacks for the R1 Zone (see page 2 of the Preliminary Plat).

- Front: 15' (25' for parking) required – **proposing 20' for parking**
- Interior Side: 8' required – **proposing 5'**
- Exterior Side: 15' required – **proposing 12'**
- Rear: 25' required

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. Paragraph 4.12 (Resource, Open Space and Easement Requirements) of the Canyon Del Rio Development Agreement discusses the resources and allows the developer to create two "resource banks": one for the residential properties and one for the commercial properties. These banks will allow the application of extra resources from one parcel to another parcel when extra resources are available. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met using unique building envelopes for each lot.

Forest Resource Protection in the R1 Zone: Canyon Del Rio Block I Subdivision

EXISTING TREE CANOPY	REQUIRED PROTECTION	PROPOSED PROTECTION
240,797 Square Feet	50% or 120,398 Square Feet	33.7% or 81,053 Square Feet

*The developer will be utilizing 39,346 square feet of excess tree canopy from the 169,114 square feet in the residential resource bank for Canyon Del Rio (see page 6 of the plat).

Steep Slope Protection in the R1 Zone: Canyon Del Rio Block I Subdivision

SLOPE RESOURCE	TOTAL SF	REQUIRED PROTECTION	PROPOSED PROTECTION
Slope: 17%-24.9%	43,061	70% or 30,143 SF	74.5%* or 32,077 SF
Slope: 25%-34.9%	14,677	80% or 11,741 SF	99.4%* or 14,592 SF
Slope: 35%+	3,872	100% or 3,872 SF	100% or 3,872 SF

*The developer credited approximately 4,784 square feet of excess slope to meet minimum forest resource protection thresholds.

iii. Historic/Cultural Resources

The City of Flagstaff Heritage Preservation Commission accepted the previous Cultural Resource Report prepared by a professional meeting Secretary of the Interior Standards on file with the State.

iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

Canyon del Rio is located .53 miles via Butler Avenue from the Foxglenn Community Park, and slightly more using the Rio de Flag FUTS system. The City of Flagstaff Parks and Recreation Organization Master Plan identifies Foxglenn Park as the park servicing this portion of the community. The park is 28 acres in size and includes standard community park facilities. Internal to the Canyon Del Rio development, a total of 55.8 acres, or 21% of the site, has been identified for open space, trails, or drainage. Additionally, each of the individual blocks are required to meet the open space and civic space requirements associated with the proposed development. Block I is required to provide 5% of the gross area as Civic Space which is 1.43 acres. This acreage is found in Tracts A and B. Internal pedestrian trails that connect the proposed parcels and future developments and the FUTS alignments have been identified. These trails will be constructed and connected with other internal trails as each parcel develops.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.

- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

ii.2 Street Design
The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

ii.3 Easement Design
The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

ii.4 Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

iii. Minimum Required Subdivision Improvements
The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat Block Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic
The Canyon Del Rio Transportation Impact Analysis (TIA) included six (6) existing intersections and seven (7) new intersections within and along the edge of the proposed development. The study area covered Butler Avenue from I-40 to Fourth Street, Fourth Street from Huntington Drive to south of Butler Avenue along the development site, and the internal Canyon Del Rio roadway system. Traffic expected from nearby yet to be developed parcels was included as future background traffic in the analysis. Analyses were conducted for assumed development levels at years 2026 (Phases I & II) and 2030 (full build-out). Phases I & II include all except four (4) retail parcels at the northeast edge of the site and three (3) relatively small residential parcels at the south edge.

The larger Canyon Del Rio project proposes several access points to the current and future street system. The project will build the west portion of Fourth Street south of Butler Avenue, and the south portion of Butler Avenue west of Fourth Street, adjacent to the site. Internal collector streets will provide access to and from Butler Avenue,

Fourth Street, and Herold Ranch Road, a portion of which goes through the very south end of the site. These will be minor collector streets with one vehicle lane and one bike lane in each direction with a center turn lane. Canyon Drive will be an east/west street crossing the entire site at about its midpoint. Mountain View Drive, along with the easternmost section of Canyon Drive, will form a loop through the northern two-thirds of the site that intersects with Fourth Street in two locations south of Butler Avenue. Peak Point Road will connect this loop road to Butler Avenue in the northwest corner of the site, and South Ridge Road will connect the loop to Herold Ranch Road in the southwest section of the site. Herold Ranch Road crosses most of the site near its southern edge. West of Mountain View Drive, Canyon Drive will have a residential local "wide" cross section planned to connect to a future development on the Little America site, which is immediately west of Canyon Del Rio. The location of the Butler Avenue and Peak Point Road intersection is being coordinated with the property on the north side of Butler Avenue to provide access for Canyon Del Rio and a future development north of Butler Avenue. This intersection will initially be stop controlled for northbound traffic but will need to be signalized or converted to a roundabout to ultimately accommodate Canyon Del Rio traffic.

Adjacent to the Canyon Del Rio site, both Butler Avenue and Fourth Street are designated minor arterials. Butler Avenue currently has one lane in each direction, and Fourth Street is graded dirt/gravel. Fourth Street is planned to ultimately connect with John Wesley Powell Boulevard to the southwest. The developer is responsible for improvements on the south side of Butler Avenue; Butler Avenue at completion will include 102 feet of ROW, two travel lanes in each direction, raised median, bike lanes, curb, gutter, 5-foot parkway, and 6-foot wide sidewalk. The developer will also provide the west side improvements to Fourth Street (same street section as Butler Avenue). The internal collector streets propose right-of-way of 70 feet, one travel lane in each direction, raised median, bike lanes, 5-foot parkway, and 5-foot sidewalk. Where a FUTS is adjacent to the street (Boulder Mountain Drive), the ROW expands to 75 feet, and the trail will be 10-feet wide.

ii. Water and Wastewater

Civil Design & Engineering, Inc., on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by Canyon del Rio and a residential dwelling cap of 1,715 units and 67.9 acres of commercial development.

Water

The closest source of Zone B water for this site includes a 24-inch waterline within Butler Avenue along the northern property boundary. This existing Zone B waterline will be supported by a new secondary water line provided by the developer that will extend new lines from north of I-40 to Soliere Drive, Fourth Street, and to the site. Internally, 12-inch supply mains will be installed under the internal spine loop and with the roadways identified by the Phasing Map and Plan. A 24-inch main will be located under Fourth Street across the frontage of Canyon del Rio; this will ultimately be extended to John Wesley Powell Boulevard southwest of CDR. Connection with the individual subdivisions and site plan approvals will extend the water system providing services to individual structures. Canyon del Rio Investors have agreed through the Development Agreement to provide roughly $667,000 in a cash-in-lieu payment for future water storage, and $1.3 million dollars for the secondary water source improvements. The secondary water source payment is required prior to recording of the first final plat or site plan approval; the storage payment is due with the issuance of the 400-dwelling unit. The developer has also agreed to provide up to two well sites on the CDR site if the City identifies that successful production wells warrant further exploration.

Wastewater

Several connections to the sewer are available to this project, given its location at the intersection of Butler Avenue and Fourth Street, and the location of the Rio de Flag Wash and the major sewer interceptor line that is in the Wash. The nearest sewer that allows for gravity flow from the CDR site is in the Rio de Flag Wash. The existing sewer line is 42-inches in diameter and gravity flows to the east along the river channel.

The Wildcat Hill Wastewater Treatment Plant, which is currently operating below maximum capacity, will treat all sewage collected for CDR. The Wildcat Hill facility currently processes 3.6-million gallons of sewage per day. This facility has design capacity of 6-million gallons per day. The design flows from the CDR development indicate an average daily flow increase to the plant of 456,738 gallons per day.

The Water and Sewer Impact Analysis did not identify the need for off-site improvements from the Canyon del Rio development.

iii. Stormwater

A completed Drainage Impact Analysis and Preliminary Drainage Report for Canyon del Rio has been submitted and reviewed by Stormwater Staff. In lieu of a downstream analysis, the project has elected to store the volumetric flow difference between the pre-development conditions and the post-development conditions on-site. The development will use open space corridors to manage major portions of the stormwater on the project site. A series of retention basins will be constructed in the open space areas across the property. These basins will convey on-site and off-site flows from the project site ultimately out letting to the Rio de Flag Wash channel.

Low Impact Development (LID) requirements are required to meet the ½-inch threshold, less than the current 1-inch code requirement. The ½-inch threshold was negotiated as part of the settlement agreement approved in 2013. The water quality aspects of the LID requirements will be met at the discharge points of impervious surface areas.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (8 sheets, 24 x 36")
- Vicinity Map
- Utility notification letters

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 213-2609

Date Received	Application for Subdivision Review	File Number

Property Owner(s) CDR LAND INVESTORS I, LLC		**Phone** 602-241-1500
Mailing Address 3101 N. CENTRAL AVE., NO 1600	**City, State, Zip** PHOENIX, AZ 85012	**Email**
Applicant(s) RAC PARTNERS, LLC		**Phone** 928-699-1169
Mailing Address 3605 S. FLAGSTAFF RANCH RD.	**City, State, Zip** FLAGSTAFF, AZ 86005	**Email** brhoton@capstonehomesaz.com
Project Representative JOHN SUTHERLAND		**Phone** 928-774-3026
Mailing Address 3605 S. FLAGSTAFF RANCH RD.	**City, State, Zip** FLAGSTAFF, AZ 86005	**Email** jsutherland@capstonehomesaz.com

Requested Review:
- ☐ Development Master Plan
- ☐ Modified Subdivision
- Conceptual Plat
- ■ Preliminary Plat
- ☐ Preliminary Plat P&Z and Council
- ☐ Final Plat- Council

Project Name: CDR - PARCEL 1	**Site Address** TBD		**Parcel Number** 106-08-005 N
Proposed Use SINGLE-FAMILY HOUSING	**Existing Use** UNDEVELOPED		**Subdivision, Tract & Lot Number** CANYON DEL RIO (CDR) PARCEL 1
Zoning District R1	**Regional Plan Category** SUBURBAN	**Flood Zone** X	**Size of Site (Sq. ft. or Acres)** +/- 13.4 AC

Property Information:
- ☐ Yes ☒ No Located in an existing Local/National Historic District? (Name: _____)
- ☐ Yes ☒ No Existing structures are over 50 years old at the time of application?
- ☒ Yes ☐ No Subject property is undeveloped land?

Surrounding Uses (Res, Com, Ind)	North	South	East	West
	COM.	RES. (FUTURE)	COM./RES.	UNDEVELOPED

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
RESIDENTIAL	50	50		

Please complete a *"Subdivision Review Application"* and provide an initialed *"Application and Information Checklist"* form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. **Incomplete submittals will not be scheduled.**

Property Owner Signature: (required)	Date: 9/4/20	Applicant Signature: John Sutherland	Date: 9/2/20

For City Use

Date Filed:	**Case Number (s)**	
P & Z Hearing Date:		**Publication and Posting Date:**
Council Hearing Date:		**Publication and Posting Date:**
Fee Receipt Number:	**Amount:**	**Date:**

Action by Planning and Zoning Commission:	Action By City Council:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

PLOTTED: Mar 18, 2021–5:02pm

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

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

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. 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

1. TRACT A IS INTENDED FOR THE PRESERVATION OF TREE AND SLOPE RESOURCES AND OPEN SPACE.
2. 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 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.

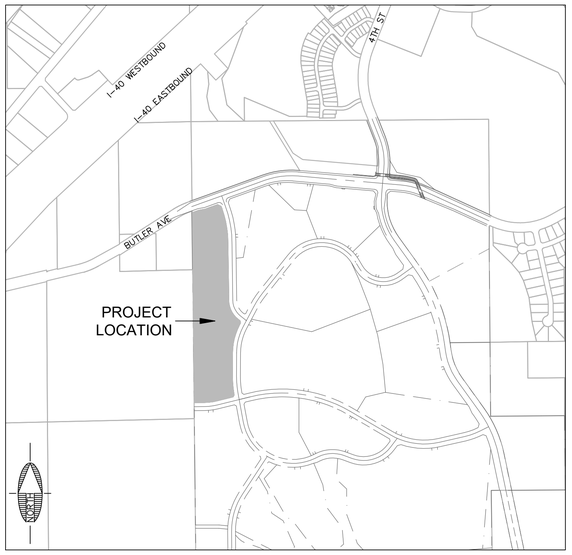
FENCING NOTE

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.

FILE: P:\2019\19146\DRAWINGS\PLATS\PRELIMINARY\19146–COVER SHEET.DWG KBAYER

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
ROAD CENTERLINE
LOT LINE
RIGHT–OF–WAY
PROPERTY LINE
G — G EXISTING GAS
EXISTING EASEMENT
8"SS EXISTING SEWER
UGE EXISTING UNDERGROUND ELECTRIC
12"W EXISTING WATER
EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR

PROPOSED EASEMENT
30 PROPOSED LOT #
8"W PROPOSED WATER
8"SS PROPOSED SEWER
PROPOSED INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED STORM DRAIN
FIRE HYDRANT
WM WATER METER
S SEWER MANHOLE
CATCH BASIN
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.

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48756 AARON D. BORLING Date Signed 3/18/21 ARIZONA, USA Expires 12/31/22

REGISTERED professional engineer CERTIFICATE NO. 58405 STEPHEN C. IRWIN Date Signed 3/18/21 ARIZONA, USA

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

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.swiaz.com
SWI
Shephard Wesnitzer, Inc.

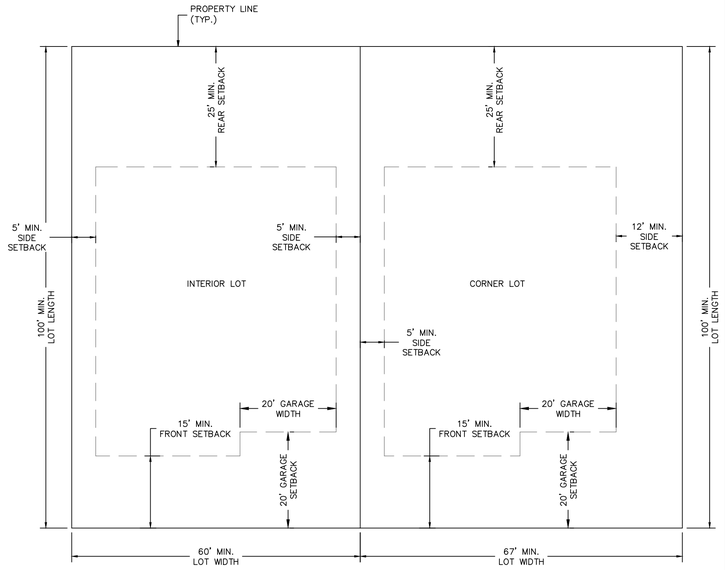
REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–11 (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 7

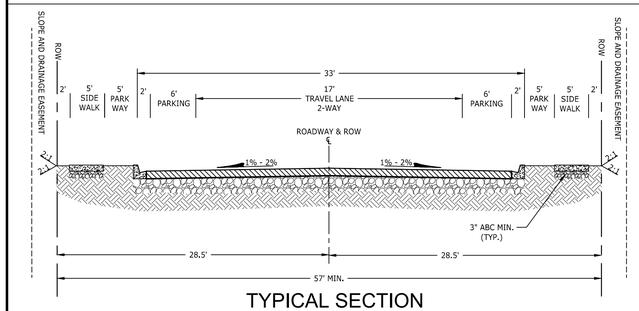


LOT PROVISIONS:

1. NOMINAL LOT AREA TO BE MIN. 6,000 SF, TYPICAL 60'X100' LOTS.
2. LOT WIDTH FOR INTERIOR LOTS IS 60 FT AT FRONT OR REAR SETBACK LINE.
3. LOT WIDTH FOR CORNER LOTS IS 67 FT AT FRONT OR REAR SETBACK LINE.
4. MAXIMUM ALLOWABE LOT COVERAGE IS 35%.
5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35 FT.
7. MINIMUM 20' GARAGE SETBACK FROM FRONT PROPERTY LINE.
8. MINIMUM 20' GARAGE WIDTH.
9. MINIMUM 25' REAR BUILDING SETBACK EXCEPT ATTACHED REAR DECKS MAY BE 15' FROM REAR PROPERTY LINE IF DECK WIDTH DOES NOT EXCEED 50% OF LOT WIDTH.

TYPICAL LOT LAYOUT

N.T.S.



TYPICAL SECTION

RESIDENTIAL LOCAL (COF 10-09-038)

N.T.S.

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'

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'
North: 50695.9787' East: 42423.1178'

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'
Chord: 38.362' Course: S 78°27'03" W
Course In: N 13°54'48" W Course Out: S 9°11'07" E
RP North: 50260.5906' East: 42211.1735'
End North: 49801.5531' East: 42285.3998'

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.

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

CERTIFICATE NO. 48756 AARON D. BORLING Date Signed 3/19/21 ARIZONA, USA Expires 12/31/22

Registered Professional Engineer (Civil) CERTIFICATE NO. 58405 STEPHEN C. IRWIN Date Signed 3/18/21 ARIZONA, U.S.A.

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

FLAGSTAFF
ARIZONA

CANYON DEL RIO – PARCEL I

TYPICAL SECTIONS & SETBACKS

JOB NO:	19146
DATE:	MAR 21
SCALE:	AS SHOWN
DRAWN:	EGT
DESIGN:	KMF/EGT
CHECKED:	KMF/SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

SWI Shephard Wesnitzer, Inc.

Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

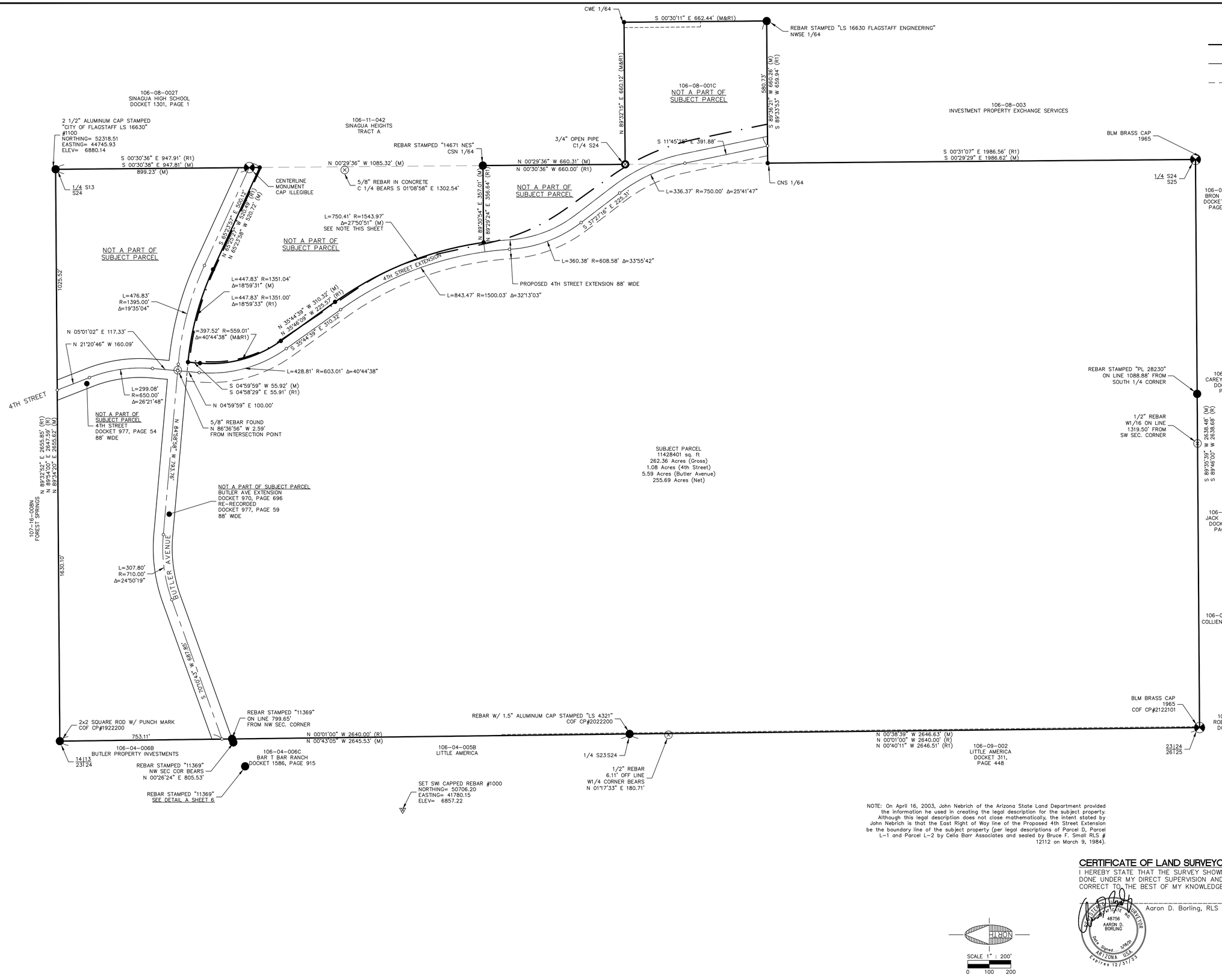
DRAWING NO.
SS01

SHT NO. 2 OF 7

PLOTTED: Mar 18, 2021–5:03pm

FILE: P:\2019\19146\DRAWINGS\PLATS\PRELIMINARY\19146-TYPICAL SECTION & SET BACKS.DWG KBAYER

PLOTTED: Mar 18, 2021-5:03pm



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

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 48756 — AARON D. BORLING — Date Signed 3/18/21 — ARIZONA, USA — Expires 12/31/23

Registered Professional Engineer — CERTIFICATE NO. 58405 — STEPHEN C. IRWIN — 3/18/21 — Date Signed — ARIZONA, USA

SCALE 1" : 200'
0 100 200

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

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL I

RECORD OF SURVEY

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.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig or excavate
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. RS01

SHT NO. 3 OF 7

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

PLOTTED: Mar 18, 2021–5:03pm

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	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.

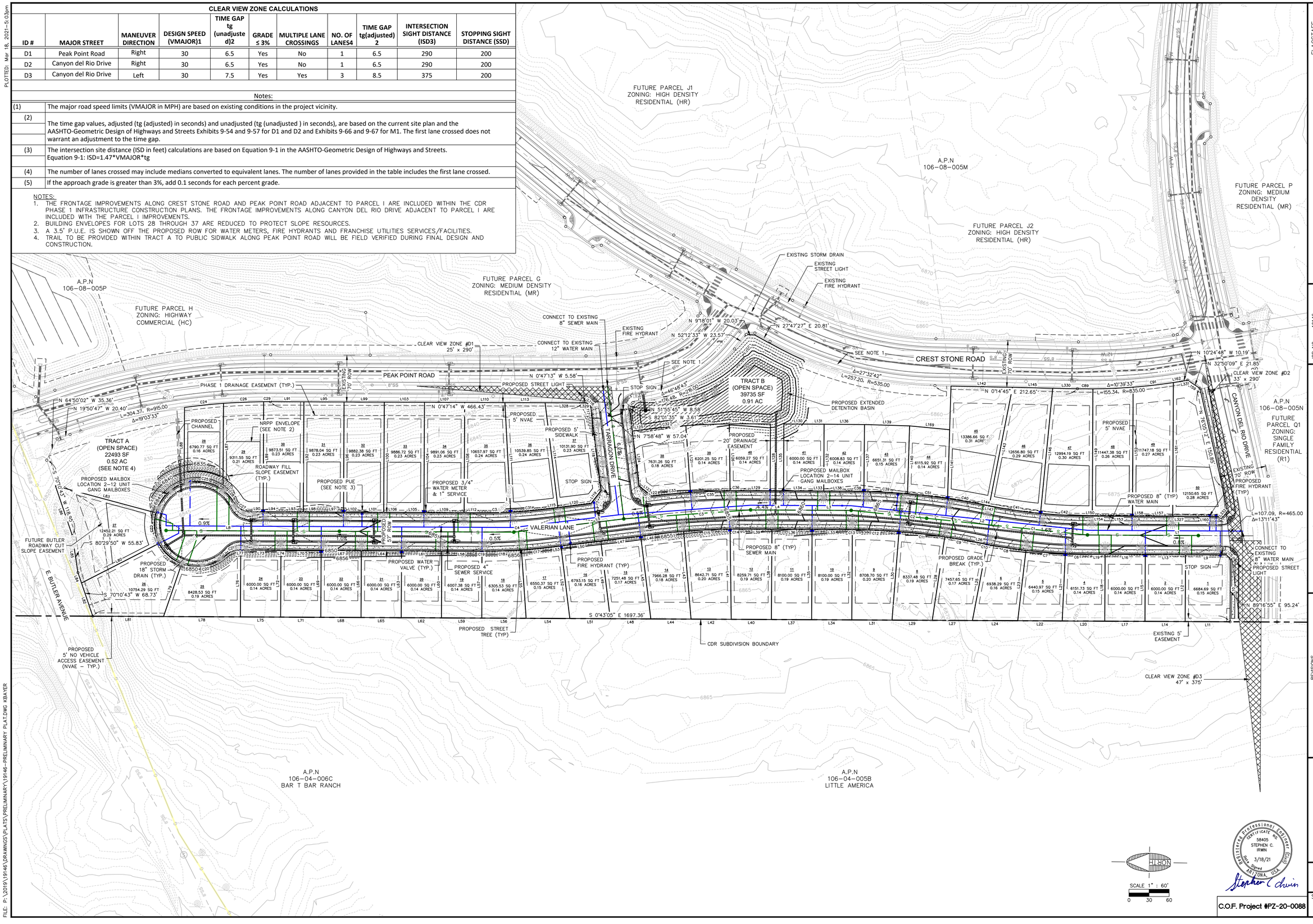
(2) The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not 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 SIDWALK ALONG PEAK POINT ROAD WILL BE FIELD VERIFIED DURING FINAL DESIGN AND CONSTRUCTION.



FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL I

PRELIMINARY PLAT

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
928.774.6934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

SCALE 1" : 60'
0 30 60

Registered Professional Engineer
CERTIFICATE NO. 58405
STEPHEN C. IRWIN
Date Signed 3/18/21
ARIZONA, U.S.A.

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

DRAWING NO.
PP01

SHT NO. 4 OF 7

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

LINE TABLE		
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 TABLE		
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 TABLE		
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 37°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" W
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 TABLE		
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" E
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 TABLE		
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 TABLE		
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 TABLE		
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
L309	60.00	S 0°14'30" W
L310	121.24	N 85°26'36" W
L311	2.24	N 10°08'57" E
L312	66.16	S 0°44'18" W
L313	122.32	S 89°16'55" W
L314	6.35	N 0°43'05" W
L315	60.02	S 0°44'18" W
L316	120.79	S 89°16'55" W
L317	40.62	N 0°43'05" W
L318	19.38	N 0°43'05" W
L319	60.02	S 0°44'18" W
L320	119.27	S 89°16'55" W
L321	40.62	N 0°43'05" W
L322	19.38	N 0°43'05" W
L323	56.90	S 0°44'18" W
L324	75.43	S 76°05'12" W
L325	62.89	N 0°43'16" W
L326	19.37	N 0°43'05" W
L327	19.37	N 0°43'05" W
L328	56.46	N 0°47'14" W
L329	5.58	N 0°47'13" W
L330	36.76	N 0°14'45" E
L331	10.19	N 10°24'48" W
L332	8.84	S 50°02'42" E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	151.74	800.00	10°52'02"
C2	189.67	1000.00	10°52'02"
C3	126.63	1000.00	7°15'20"
C4	101.31	800.00	7°15'20"
C5	8.54	833.89	0°35'13"
C6	33.66	828.50	2°19'39"
C7	58.93	828.50	4°04'32"
C8	58.93	828.50	4°04'32"
C9	43.81	971.50	2°35'02"
C10	5.62	828.50	0°23'19"
C11	68.83	971.50	4°03'33"
C12	69.82	971.50	4°07'05"
C13	1.80	971.50	0°06'22"
C14	17.15	971.50	1°00'40"
C15	69.45	971.50	4°05'46"
C16	36.42	971.50	2°08'53"
C17	44.24	828.50	3°03'33"
C18	58.93	828.50	4°04'32"
C19	1.75	828.50	0°07'15"
C20	70.71	63.50	63°48'16"
C21	22.46	30.00	42°53'37"
C22	46.25	63.50	41°43'50"
C23	46.71	63.50	42°08'40"
C24	58.42	915.00	3°39'30"
C25	61.23	63.50	55°14'56"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C26	60.07	915.00	3°45'42"
C27	30.76	30.00	58°45'14"
C28	23.87	63.50	21°32'00"
C29	10.03	915.00	0°37'41"
C30	44.26	771.50	3°17'12"
C31	53.44	771.50	3°58'08"
C32	58.91	1235.54	2°43'54"
C33	53.69	1028.50	2°59'27"
C34	64.89	1128.50	3°17'40"
C35	59.14	1028.50	3°17'40"
C36	17.42	1028.50	0°58'13"
C37	19.11	1128.50	0°58'13"
C38	18.84	1028.50	1°02'59"
C39	65.17	1046.80	3°34'02"
C40	50.83	1043.20	2°47'31"
C41	75.30	771.50	5°35'33"
C42	71.03	771.50	5°16'29"
C44	60.23	1028.50	3°21'19"
C45	151.74	800.00	10°52'02"
C46	189.67	1000.00	10°52'02"
C47	126.63	1000.00	7°15'20"
C48	101.31	800.00	7°15'20"
C49	4.76	465.00	0°35'13"
C50	33.66	828.50	2°19'39"
C51	60.23	1028.50	3°21'19"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C52	58.93	828.50	4°04'32"
C53	58.93	828.50	4°04'32"
C54	43.81	971.50	2°35'02"
C55	5.62	828.50	0°23'19"
C56	68.83	971.50	4°03'33"
C57	69.82	971.50	4°07'05"
C58	1.80	971.50	0°06'22"
C59	17.15	971.50	1°00'40"
C60	69.45	971.50	4°05'46"
C61	36.42	971.50	2°08'53"
C62	44.24	828.50	3°03'33"
C63	58.93	828.50	4°04'32"
C64	1.75	828.50	0°07'15"
C65	70.71	63.50	63°48'16"
C66	22.46	30.00	42°53'37"
C67	46.25	63.50	41°43'50"
C68	46.71	63.50	42°08'40"
C69	58.42	915.00	3°39'30"
C70	61.23	63.50	55°14'56"
C71	60.07	915.00	3°45'42"
C72	30.76	30.00	58°45'14"
C73	23.87	63.50	21°32'00"
C74	10.03	915.00	0°37'41"
C75	44.26	771.50	3°17'12"
C76	53.44	771.50	3°58'08"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C77	58.91	1235.54	2°43'54"
C78	53.69	1028.50	2°59'27"
C79	64.89	1128.50	3°17'40"
C80	59.14	1028.50	3°17'40"
C81	17.42	1028.50	0°58'13"
C82	19.11	1128.50	0°58'13"
C83	18.84	1028.50	1°02'59"
C84	65.17	1046.80	3°34'02"
C85	50.83	1043.20	2°47'31"
C86	75.30	771.50	5°35'33"
C87	71.03	771.50	5°16'29"
C88	45.14	465.00	5°33'45"
C89	23.25	835.00	1°35'44"
C90	60.08	835.00	4°07'21"
C91	60.44	835.00	4°08'51"

PROPOSED LOT AREA		
LOT #	AREA (SF)	AREA (AC)
1	6684.69	0.15
2	6000.00	0.14
3	6000.00	0.14
4	6151.73	0.14
5	6440.97	0.15
6	6938.29	0.16
7	7457.65	0.17
8	8337.48	0.19
9	8708.70	0.20
10	8100.00	0.19
11	8100.00	0.19
12	8259.71	0.19
13	8642.71	0.20
14	7966.28	0.18
15	7251.48	0.17
16	6793.15	0.16
17	6550.37	0.15
18	6305.53	0.14
19	6007.38	0.14
20	6000.00	0.14

PROPOSED LOT AREA		
LOT #	AREA (SF)	AREA (AC)
21	6000.00	0.14
22	6000.00	0.14
23	6000.00	0.14
24	6000.00	0.14
25	8428.53	0.19
26	10754.29	0.25
27	12452.21	0.29
28	6790.77	0.16
29	9311.55	0.21
30	9873.51	0.23
31	9878.04	0.23
32	9882.38	0.23
33	9886.72	0.23
34	9891.06	0.23
35	10657.97	0.24
36	10539.85	0.24
37	10131.90	0.23
38	7631.26	0.18
39	6201.25	0.14
40	6059.27	0.14

PROPOSED LOT AREA		
LOT #	AREA (SF)	AREA (AC)
41	6000.00	0.14
42	6008.83	0.14
43	6651.31	0.15
44	6115.92	0.14
45	13386.66	0.31
46	12656.80	0.29
47	12994.19	0.30
48	11447.38	0.26
49	11747.18	0.27
50	12150.65	0.28

Registered Professional Engineer
CERTIFICATE NO.
58405
STEPHEN C. IRWIN
3/18/21
Date Signed
ARIZONA, U.S.A.

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

FLAGSTAFF ARIZONA

PRELIMINARY PLAT

CANYON DEL RIO – PARCEL I

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

JOB NO:	19146
DATE:	MAR 21
SCALE:	NTS
DRAWN:	EGT
DESIGN:	KMF/EGT
CHECKED:	KMF/SCI

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

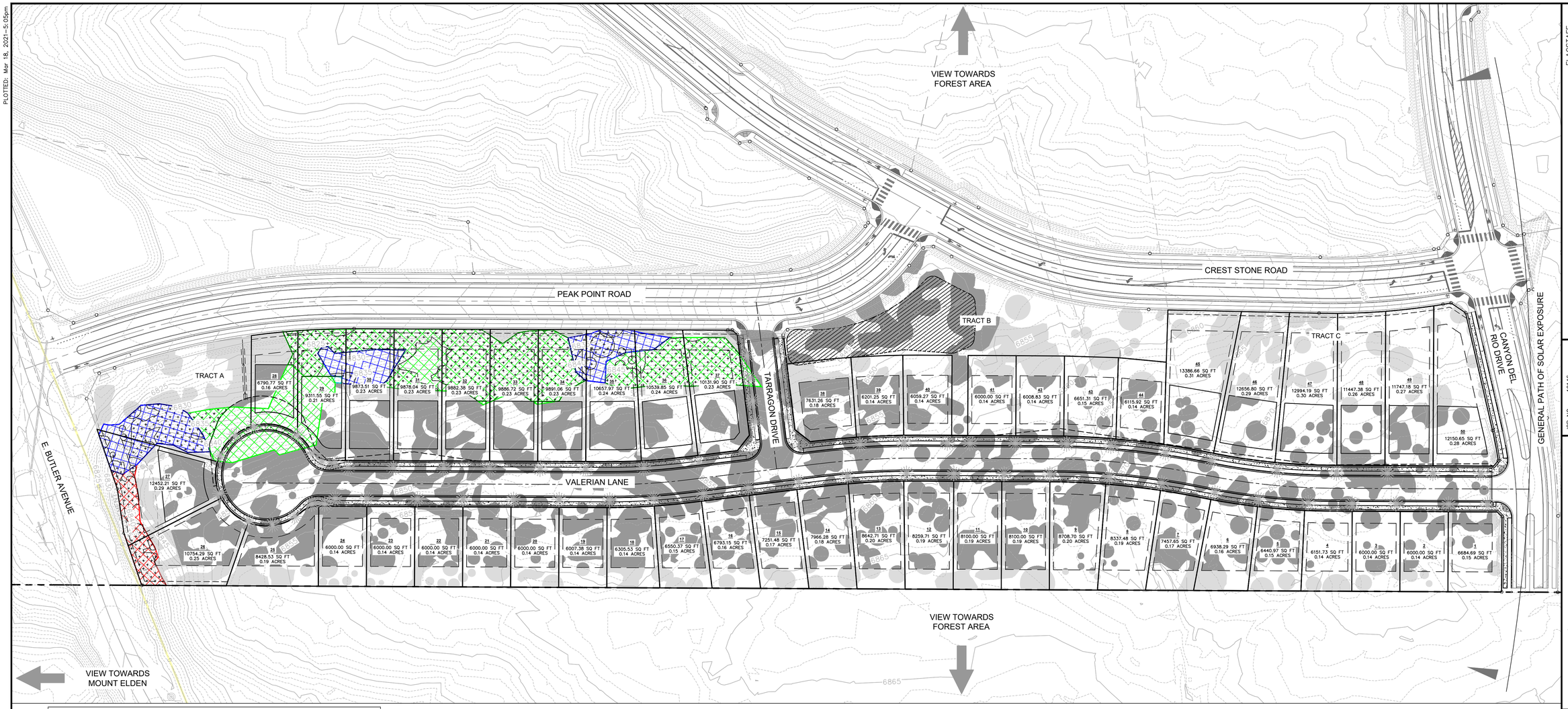
DRAWING NO.
PP02

SHT NO. 5 OF 7

PLOTTED: Mar 18, 2021–5:03pm

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

PLOTTED: Mar 18, 2021–5:05pm



FOREST RESOURCES

	RESIDENTIAL
REQUIRED PRESERVATION RATE	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 WITHIN SLOPE RESOURCES (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 "Distrubed 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%	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

	Availble 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

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 58405
STEPHEN C. IRWIN
3/18/21
Date Signed
ARIZONA, USA

Stephen C Irwin

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

FLAGSTAFF
ARIZONA

CANYON DEL RIO – PARCEL I

NATURAL RESOURCE PROTECTION PLAN

JOB NO:	19146
DATE:	MAR 21
SCALE:	AS SHOWN
DRAWN:	EGT
DESIGN:	KMF/EGT
CHECKED:	KMF/SCI

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.SWIGZ.com

Shephard Wesnitzer, Inc.

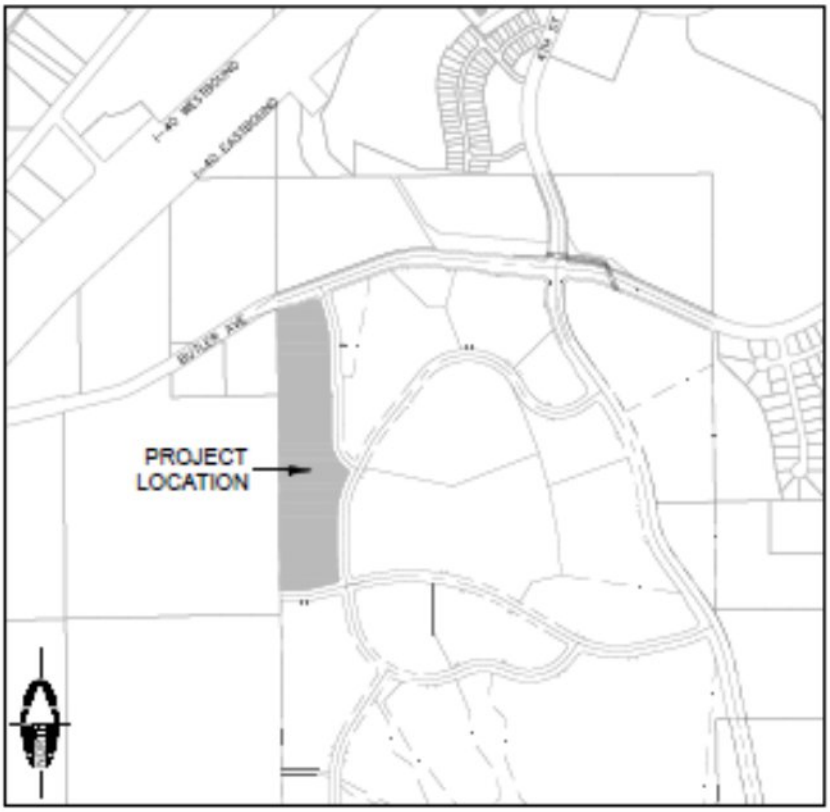
Call at least two full working days before you plan to excavate
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
NRPP

SHT NO. 6 OF 7

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

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

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

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: ADOT

Nathan Reisner
1801 South Milton Road
Flagstaff, AZ 86001

FROM: Shephard Wesnitzer Inc.

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. 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

__x__ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

See attached comments

SIGNED: Nathan P. Reisner **TITLE:** Development Egineer

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

SWI
Shephard Wesnitzer, Inc.

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: USDA Natural Resources Conservation Service

Joseph Dahms
1611 South Plaza Way
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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. 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

SIGNED: Joseph Dahms **TITLE:** District Conservationist

AGENCY: USDA NRCS **DATE:** 9/15/20

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

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: Unisource Energy Services

Martin Conboy
1459 East Butler Ave.
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 Unisource 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.

__X__ APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: Martin Conboy **TITLE:** Gas Engineering Supervisor

AGENCY: UNS Gas, Inc. **DATE:** January 26, 2021

Shephard ▲ Wesnitzer, Inc.
Engineering an environment of excellence

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: Flagstaff Unified School District

Bob Kuhn
3285 E. Sparrow Avenue
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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. 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

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: DMK **TITLE:** Asst. Sup. of Operations

AGENCY: FUSD **DATE:** 9-16-2020

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

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: CC Health Dept. – Environ. Services

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

FROM: Shephard-Wesnitzer Inc.

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. 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.

X APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: _____ **TITLE:** Director

AGENCY: Coconino Com. Dev. **DATE:** 1.20.21

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

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: Coconino County Flood Control District

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

FROM: Shephard-Wesnitzer Inc.

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. 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.

X APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: _____ **TITLE:** Director

AGENCY: Coconino Com. Dev. **DATE:** 1.20.21

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

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: CenturyLink

Manual Hernandez
112 North Beaver Street
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 CenturyLink 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

_____

_____

_____

_____

_____

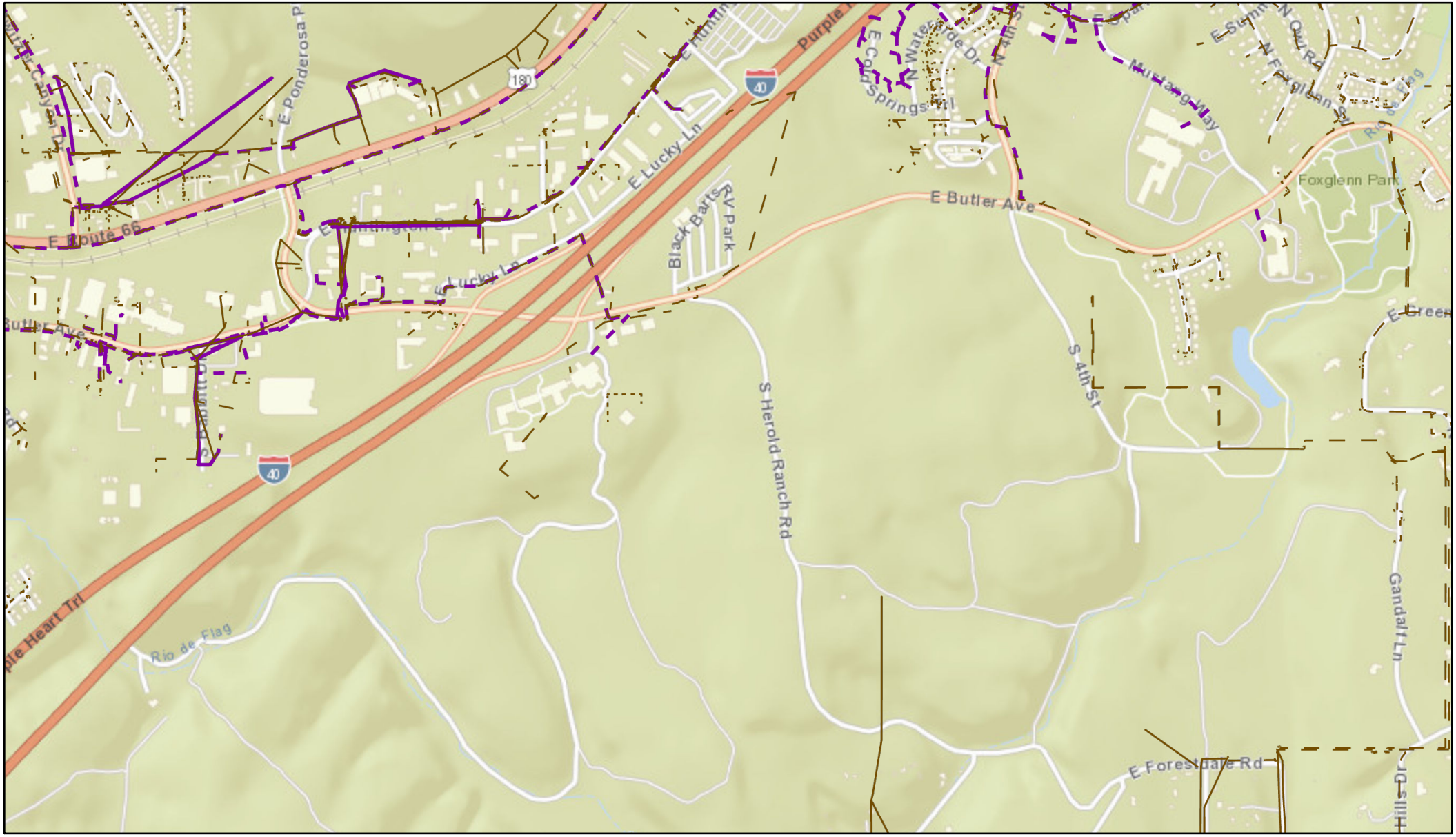
_____

_____

SIGNED: _____ **TITLE:** _____

AGENCY: _____ **DATE:** _____

CenturyLink Relo Utility Map



September 16, 2020

1:13,519

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Level 3 Data is Highly Confidential and Proprietary.

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

From: Kevin Wagner, Terra Technologies LLC

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

---

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

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

PLOTTED: Sep 15, 2020–10:42am

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

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

PROJECT ENGINEER:

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

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

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. 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

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

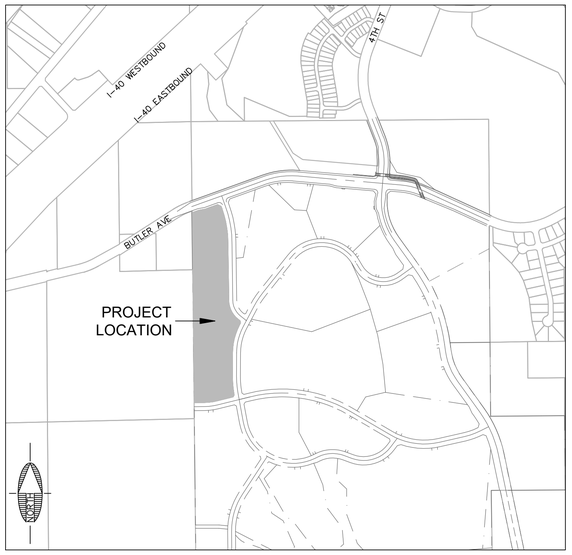
THE PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED JULY 29, 2015.

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
- ROAD CENTERLINE
- LOT LINE
- RIGHT–OF–WAY
- PROPERTY LINE
- G — G — EXISTING GAS
- EXISTING EASEMENT
- 8"SS — EXISTING SEWER
- UGE — EXISTING UNDERGROUND ELECTRIC
- 12"W — EXISTING WATER
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED EASEMENT
- 30 PROPOSED LOT #
- 8"W PROPOSED WATER
- 8"SS PROPOSED SEWER
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED STORM DRAIN
- FIRE HYDRANT
- WM WATER METER
- SEWER MANHOLE
- CATCH BASIN
- 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
BY: _____ DATE:

UNISOURCE ENERGY SERVICES
BY: _____ DATE:

CENTURYLINK
BY: _____ DATE:

ALTICE USA
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.

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

REGISTERED LAND SURVEYOR 48756 AARON D. BORLING 9/15/20 Date Signed ARIZONA U.S.A. Expires 12/31/20

58405 STEPHEN C. IRWIN 9/15/20 Date Signed ARIZONA, U.S.A. Expires 9/30/2020

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

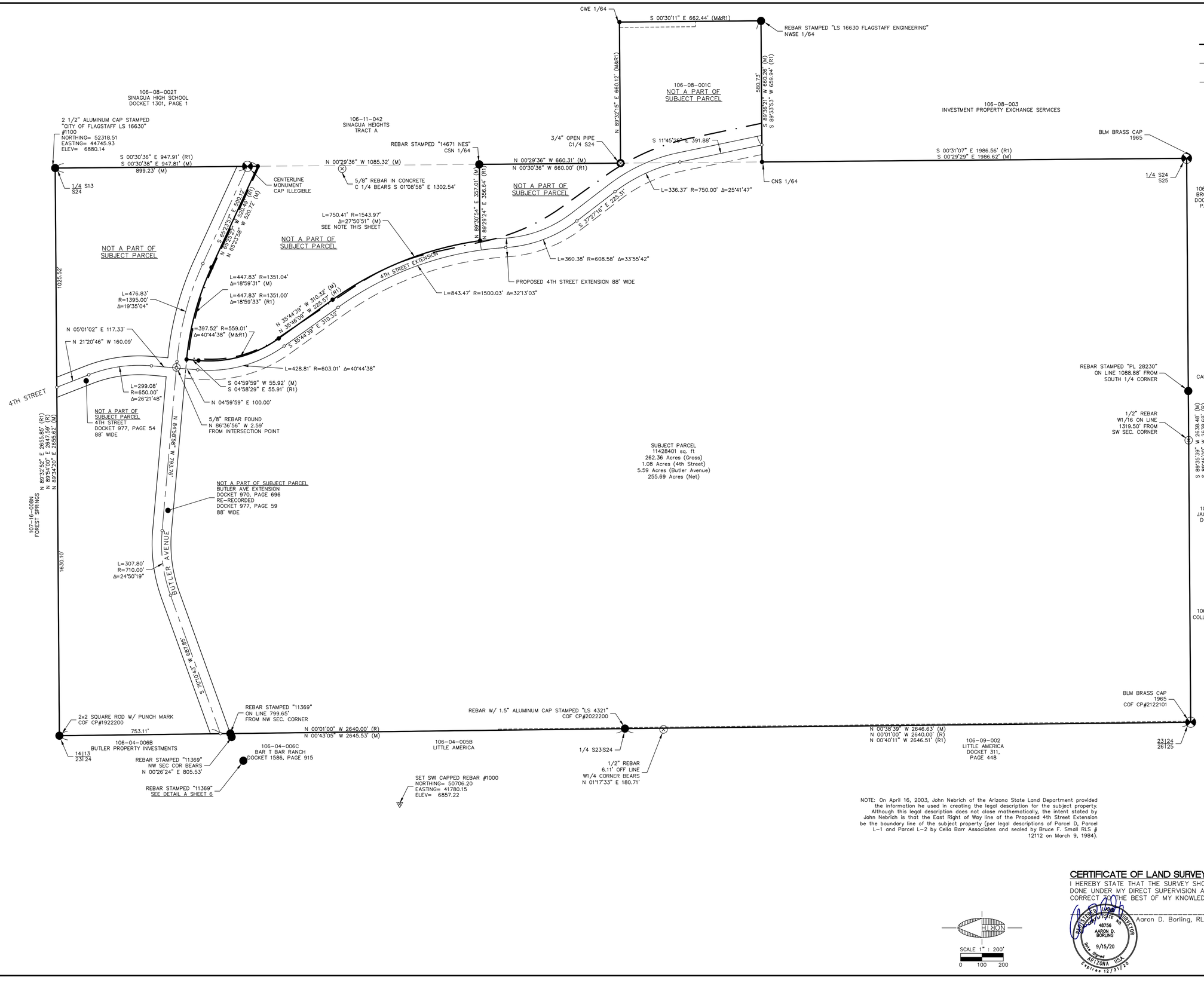
Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–IT (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 6

FILE: P:\2019\19146\DRAWINGS\PLATS\PRELIMINARY\19146–COVER SHEET.DWG KBAYER

PLOTTED: Sep 15, 2020–10:43am



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).

SCALE 1" : 200'
0 100 200

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

REGISTERED LAND SURVEYOR 48756 AARON D. BORLING 9/15/20 Date Signed ARIZONA, USA Expires 12/31/20

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

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

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL I

RECORD OF SURVEY

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.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig, it's the law.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
RS01

SHT NO. 3 OF 6

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

PLOTTED: Sep 15, 2020–10:44am

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	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:

(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.

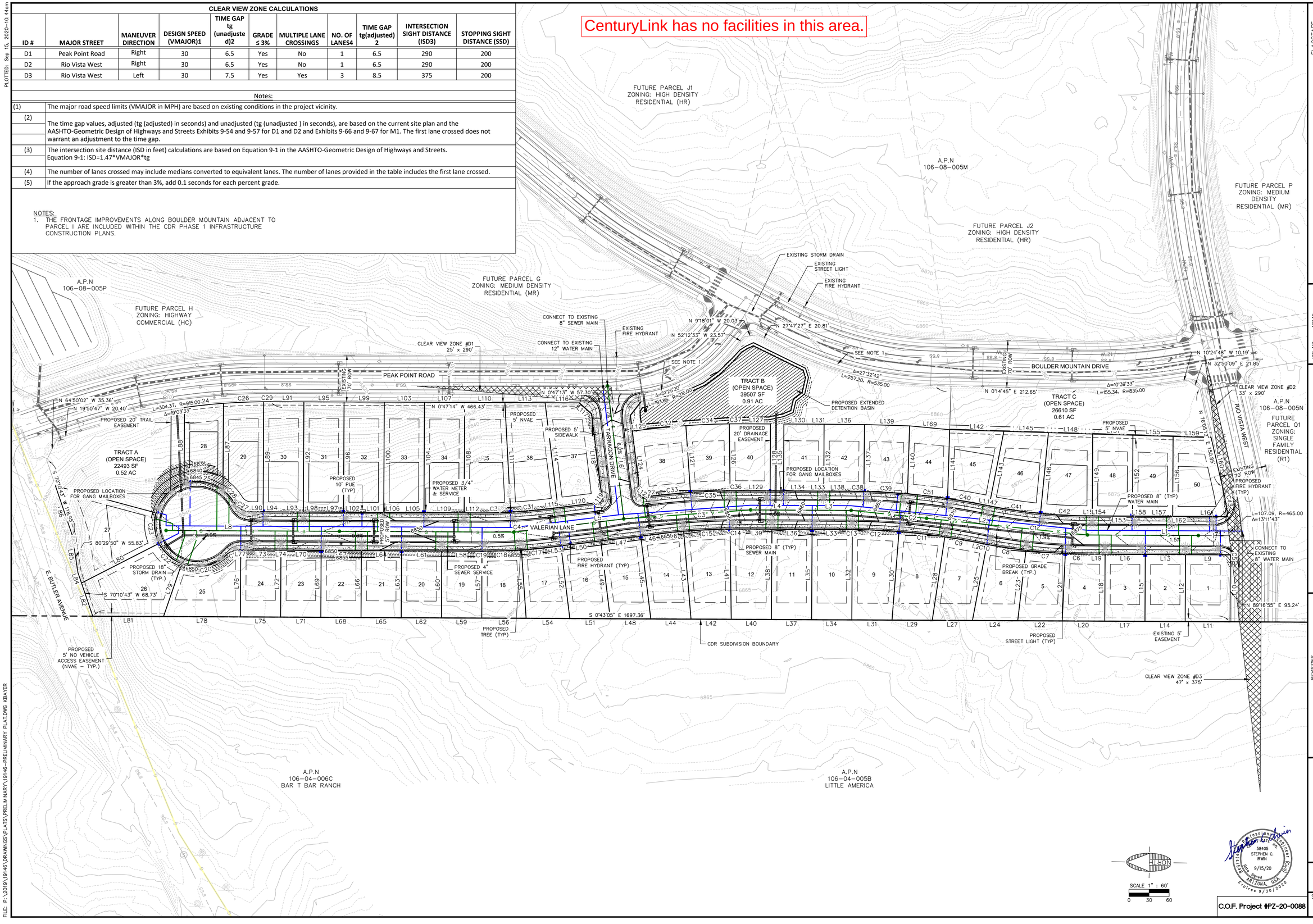
(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg

(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 BOULDER MOUNTAIN ADJACENT TO PARCEL I ARE INCLUDED WITHIN THE CDR PHASE 1 INFRASTRUCTURE CONSTRUCTION PLANS.

CenturyLink has no facilities in this area.



FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL I

PRELIMINARY PLAT

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
928.774.6934 fax
www.SWIGZ.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig, it's the law!
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
ARIZONA811 Arizona Blue Stake, Inc.

DRAWING NO. PP01

SHT NO. 4 OF 6

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

Stephen C. Irwin
58405
STEPHEN C. IRWIN
9/15/20
Date Signed
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.
Expires 9/30/2020

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

PLOTTED: Sep 15, 2020–10:45am

CenturyLink has no facilities in this area.

VIEW TOWARDS FOREST AREA

BOULDER MOUNTAIN DRIVE

PEAK POINT ROAD

TRACT A

TRACT B

TRACT C

TARRAGON DRIVE

RIO VISTA WEST

GENERAL PATH OF SOLAR EXPOSURE

E. BUTLER AVENUE

VALERIAN LANE

VIEW TOWARDS MOUNT ELDEN

VIEW TOWARDS FOREST AREA

FOREST RESOURCES

	RESIDENTIAL
REQUIRED PRESERVATION RATE	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 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 "Distrubed 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%	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

	Availble 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

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL I

NATURAL RESOURCE PROTECTION PLAN

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
928.774.6934 fax
www.SWIAZ.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you dig, it's the law.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

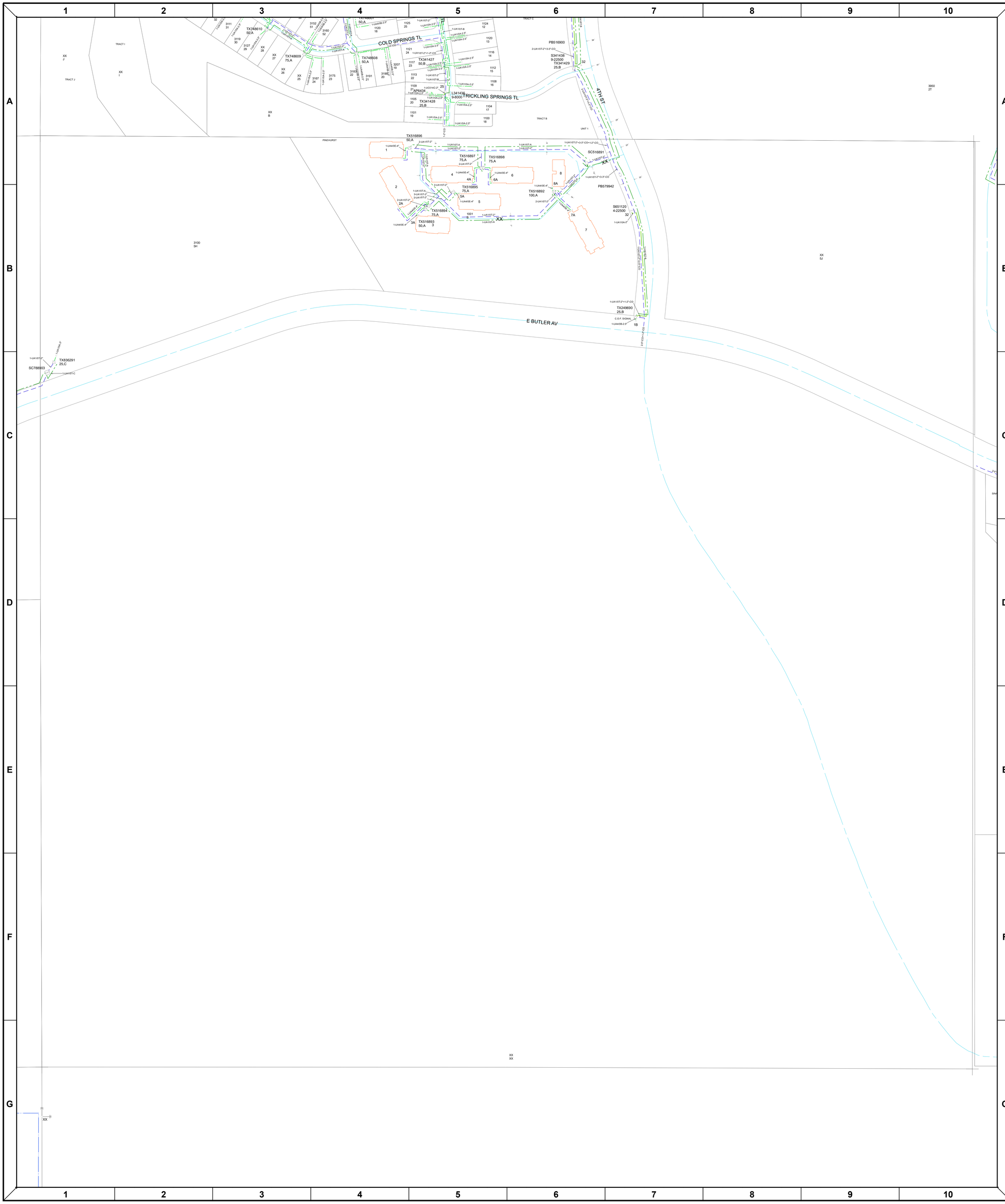
Registered Professional Engineer
58405
STEPHEN C. IRWIN
9/15/20
Signed
ARIZONA, U.S.A.
Expires 9/30/2020

DRAWING NO.
NRPP

SHT NO. 6 OF 6

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

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



APS Proprietary and Confidential Information

DO NOT COPY, SCAN, OR DIGITIZE
DO NOT DISTRIBUTE
COPYRIGHT © 2020
ARIZONA PUBLIC SERVICE
ALL RIGHTS RESERVED

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 Assemby
- OH Primary Meter
- Service Entry Point
- Pad Mounted Primary Meter
- Dusk-To-Dawn 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
- ABC: Phases
- NC: Neutral Position
- R002W: Wire Code
- 3: # of Conductors

Underground:

3 – UA750T – 5" – CO
- CO: Encasement*
- 5": Size of Conduit*
- UA750T: Wire Code
- 3: # 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 '

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

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

Chad Brooks
2200 E Huntington Dr.
Flagstaff, AZ 86004

FROM: Shephard-Wesnitzer Inc.

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

X APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

PLEASE SEE ATTACHMENT

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

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 (mapprint@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

Sincerely,

Chad Brooks

Chad Brooks
Customer Project Representative
Flagstaff Construction

Enclosures

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

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: AlticeUSA

Sanford Yazzie
1601 S Plaza Way
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 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.

X APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: Sanford Yazzie **TITLE:** Sr. Construction Supervisor

AGENCY: Suddenlink/Altice **DATE:** 09-16-2020

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Planning & Zoning Commission **5. B.**

Meeting Date: 04/14/2021

From: Tiffany Antol, Planning Director

Information

TITLE:

Case No. PZ-20-00089-01 Consideration and Approval of Preliminary Plat: CDR 276, LLC requests Preliminary Plat approval for Canyon Del Rio Block G located at 3200 E Butler Avenue, a single-family townhome subdivision on 9.03 acres in the MR (Medium Density Residential) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Executive Summary:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Attachments

Staff Summary
Application
Plat
Vicinity Map
Agency Response Letters

PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT

PZ-20-00089-01

DATE: **April 2, 2021**
MEETING DATE: **April 14, 2021**
REPORT BY: **Tiffany Antol, AICP**

REQUEST:
CDR 276, LLC requests Preliminary Plat approval for Canyon Del Rio Block G located at 3200 E Butler Avenue, a single-family townhome subdivision on 9.03 acres in the MR (Medium Density Residential) Zone utilizing the Planned Residential option.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

PRESENT LAND USE:
The vacant subject site is located within the northwestern corner of the larger Canyon Del Rio development, which encompasses 261 acres. Canyon Del Rio includes 1,426 residential dwelling units and 225,000 square feet of commercial development.

PROPOSED LAND USE:
The Canyon Del Rio Block G subdivision, consisting of 50 single-family townhome lots located on 9.03 acres in the MR (Medium Density Residential) Zone.

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map for more information.

North: Canyon Del Rio Blocks F and H, HC Zone; Butler Avenue.
South: Canyon Del Rio Block J1, HR Zone.
East: Canyon Del Rio Block E1, HC Zone.
West: Canyon Del Rio Block I, R1 Zone.

REQUIRED FINDINGS:
The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background
In June of 2019, the City Council approved a rezoning request, development agreement, and preliminary block plat allowing the development of Canyon Del Rio, consisting of 1,426 residential dwelling units and 225,000 square feet of commercial development. The development includes a mixture of high-, medium-, and single-family residential units combined with commercial service and open space on 261 acres.

The applicant, CDR 276, LLC, is seeking Preliminary Plat approval for a 50-lot single-family townhome residential subdivision within the larger Canyon Del Rio development utilizing the Planned Residential Development. Lot sizes

range from 3,200 square feet to 4,605 square feet. The subdivision is one of the first blocks within the Canyon Del Rio to be platted.

New infrastructure will need to be provided for the project including two new residential roads (Copperleaf Lane and Snowberry Circle), 8" water and sewer lines, dry utilities, and stormwater detention. City Staff approved the Preliminary Plat on March 19, 2021 based on conformance with all relevant development standards.

B. Type of Plat

This Preliminary Plat request is for a single-family townhome residential subdivision consisting of 50 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tract A is located at the northern portion of the subdivision and is designated as open space and Tract B and C are located along the southern boundary of the subdivision adjacent to Crest Stone Road also designated for open space and stormwater detention.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Medium Density Residential (MR) Zone

The property is zoned MR, Medium Density Residential. The Development Agreement for Canyon Del Rio requires 50 lots on this block, which is what is proposed. The MR Zone has a minimum density requirement of 6 units per acre and a maximum density of 9 units per acre in the Resource Protection Overlay. The proposed 50 lots on 9.03 acres is a density of 5.54 units per acre, which meets the minimum density for the MR Zone per Section 10-10.30.070, and allows for rounding of density requirements.

Planned Residential Development (PRD) is a permitted use in the MR zone. Division 10-40.60.280 of the Zoning Code addresses specific use standards for Planned Residential Developments. PRDs may use different building types (i.e., Carriage House, Single-Family Cottage, Duplex) as part of an integrated site planning process in non-transect zones and for achieving gross densities on undeveloped land where substantial natural resources are present on the site. Division 10-50.110 of the Zoning Code provides standards for specific building types and specifies the transect zones in which they are allowed. The T4N.2 transect zone allows the Townhouse and Single-Family Cottage building type in new neighborhoods.

The Single-Family Cottage building type permits a minimum lot area of 2,500 square feet, and the Townhouse building type permits a minimum lot area of 1,440 square feet. The lots within this subdivision comply with the minimum lot area per building type. The preliminary plat complies with the applicable standards and building form and placement standards such as setbacks and height allowed in the T4N.2 transect zone (Division 10-40.40.060 of the Zoning Code).

Setback requirements for the T4N.2 transect zone are:

Front	5'min, 12' max
Side	3' min
Side Street	10' min, 15' max
Rear	3' min

Each building type has specific frontage types that must be used when developing the individual lots. In this case, the Projecting Porch frontage type has been applied to all lots. Division 10-50.120.040 addresses the standards for the Projecting Porch frontage type. With this frontage type, the house has a small to medium setback from the property line. The resulting front yard is typically very small.

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. Paragraph 4.12 (Resource, Open Space and Easement Requirements) of the Canyon Del Rio Development Agreement discusses the resources and allows the developer to create two "resource banks": one for the residential properties and one for the commercial properties. These banks will allow the application of extra resources from one parcel to another parcel when extra resources are available. A Resource Protection Plan was provided in conjunction with this Preliminary Plat. Resources on the site include slopes and forest; there are no floodplains on the site. The Resource Protection Plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met using unique building envelopes for each lot.

Forest Resource Protection in the R1 Zone: Canyon Del Rio Block I Subdivision

EXISTING TREE CANOPY	REQUIRED PROTECTION	PROPOSED PROTECTION
202,054 Square Feet	50% or 101,027 Square Feet	26.4% or 53,327 Square Feet

*The developer will be utilizing 47,700 square feet of excess tree canopy from the 169,114 square feet in the residential resource bank for Canyon Del Rio (see page 6 of the plat).

Steep Slope Protection in the R1 Zone: Canyon Del Rio Block I Subdivision

SLOPE RESOURCE	TOTAL SF	REQUIRED PROTECTION	PROPOSED PROTECTION
Slope: 17%-24.9%	22,024	70% or 15,417 SF	51.2%* or 11,269 SF
Slope: 25%-34.9%	62,246	80% or 49,797 SF	78.8%* or 49,056 SF
Slope: 35%+	2,884	100% or 2,884 SF	100% or 2,884 SF

*The developer will be utilizing 4,148 square feet of excess slope from the 56,615 square feet in the residential resource bank for Canyon Del Rio (see page 6 of the plat).

iii. Historic/Cultural Resources

The City of Flagstaff Heritage Preservation Commission accepted the previous Cultural Resource Report prepared by a professional meeting Secretary of the Interior Standards on file with the State.

iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

Canyon del Rio is located .53 miles via Butler Avenue from the Foxglenn Community Park, and slightly more using the Rio de Flag FUTS system. The City of Flagstaff Parks and Recreation Organization Master Plan identifies Foxglenn Park as the park servicing this portion of the community. The park is 28 acres in size and includes standard community park facilities. Internal to the Canyon Del Rio development, a total of 55.8 acres, or 21% of the site, has been identified for open space, trails, or drainage. Additionally, each of the individual blocks are required to meet the open space and civic space requirements associated with the proposed development. Block G is required to provide 5% of the gross area as Civic Space and 15% of the gross area as Open Space. This acreage is found in Tracts A, B, and C which represents approximately 36.5% of the site. Internal pedestrian trails that connect the proposed parcels and future developments and the FUTS alignments have been identified. These trails will be constructed and connected with other internal trails as each parcel develops.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

ii.2 Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

ii.3 Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

ii.4 Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

iii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat Block Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

The Canyon Del Rio Transportation Impact Analysis (TIA) included six (6) existing intersections and seven (7) new intersections within and along the edge of the proposed development. The study area covered Butler Avenue from I-40 to Fourth Street, Fourth Street from Huntington Drive to south of Butler Avenue along the development site, and the internal Canyon Del Rio roadway system. Traffic expected from nearby yet to be developed parcels was included as future background traffic in the analysis. Analyses were conducted for assumed development levels at years 2026 (Phases I & II) and 2030 (full build-out). Phases I & II include all except four (4) retail parcels at the northeast edge of the site and three (3) relatively small residential parcels at the south edge.

The larger Canyon Del Rio project proposes several access points to the current and future street system. The project will build the west portion of Fourth Street south of Butler Avenue, and the south portion of Butler Avenue west of Fourth Street, adjacent to the site. Internal collector streets will provide access to and from Butler Avenue, Fourth Street, and Herold Ranch Road, a portion of which goes through the very south end of the site. These will be minor collector streets with one vehicle lane and one bike lane in each direction with a center turn lane. Canyon Drive will be an east/west street crossing the entire site at about its midpoint. Mountain View Drive, along with the easternmost section of Canyon Drive, will form a loop through the northern two-thirds of the site that intersects with Fourth Street in two locations south of Butler Avenue. Peak Point Road will connect this loop road to Butler Avenue in the northwest corner of the site, and South Ridge Road will connect the loop to Herold Ranch Road in the southwest section of the site. Herold Ranch Road crosses most of the site near its southern edge. West of Mountain View Drive, Canyon Drive will have a residential local “wide” cross section planned to connect to a future development on the Little America site, which is immediately west of Canyon Del Rio. The location of the Butler Avenue and Peak Point Road intersection is being coordinated with the property on the north side of Butler Avenue to provide access for Canyon Del Rio and a future development north of Butler Avenue. This intersection will initially be stop controlled for northbound traffic but will need to be signalized or converted to a roundabout to ultimately accommodate Canyon Del Rio traffic.

Adjacent to the Canyon Del Rio site, both Butler Avenue and Fourth Street are designated minor arterials. Butler Avenue currently has one lane in each direction, and Fourth Street is graded dirt/gravel. Fourth Street is planned to ultimately connect with John Wesley Powell Boulevard to the southwest. The developer is responsible for improvements on the south side of Butler Avenue; Butler Avenue at completion will include 102 feet of ROW, two travel lanes in each direction, raised median, bike lanes, curb, gutter, 5-foot parkway, and 6-foot wide sidewalk. The developer will also provide the west side improvements to Fourth Street (same street section as Butler Avenue). The internal collector streets propose right-of-way of 70 feet, one travel lane in each direction, raised median, bike lanes, 5-foot parkway, and 5-foot sidewalk. Where a FUTS is adjacent to the street (Boulder Mountain Drive), the ROW expands to 75 feet, and the trail will be 10-feet wide.

ii. Water and Wastewater

Civil Design & Engineering, Inc., on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by Canyon del Rio and a residential dwelling cap of 1,715 units and 67.9 acres of commercial development.

Water

The closest source of Zone B water for this site includes a 24-inch waterline within Butler Avenue along the northern property boundary. This existing Zone B waterline will be supported by a new secondary water line provided by the

developer that will extend new lines from north of I-40 to Soliere Drive, Fourth Street, and to the site. Internally, 12-inch supply mains will be installed under the internal spine loop and with the roadways identified by the Phasing Map and Plan. A 24-inch main will be located under Fourth Street across the frontage of Canyon del Rio; this will ultimately be extended to John Wesley Powell Boulevard southwest of CDR. Connection with the individual subdivisions and site plan approvals will extend the water system providing services to individual structures. Canyon del Rio Investors have agreed through the Development Agreement to provide roughly $667,000 in a cash-in-lieu payment for future water storage, and $1.3 million dollars for the secondary water source improvements. The secondary water source payment is required prior to recording of the first final plat or site plan approval; the storage payment is due with the issuance of the 400-dwelling unit. The developer has also agreed to provide up to two well sites on the CDR site if the City identifies that successful production wells warrant further exploration.

Wastewater

Several connections to the sewer are available to this project, given its location at the intersection of Butler Avenue and Fourth Street, and the location of the Rio de Flag Wash and the major sewer interceptor line that is in the Wash. The nearest sewer that allows for gravity flow from the CDR site is in the Rio de Flag Wash. The existing sewer line is 42 inches in diameter and gravity flows to the east along the river channel.

The Wildcat Hill Wastewater Treatment Plant, which is currently operating below maximum capacity, will treat all sewage collected for CDR. The Wildcat Hill facility currently processes 3.6-million gallons of sewage per day. This facility has design capacity of 6-million gallons per day. The design flows from the CDR development indicate an average daily flow increase to the plant of 456,738 gallons per day.

The Water and Sewer Impact Analysis did not identify the need for off-site improvements from the Canyon del Rio development.

iii. Stormwater

A completed Drainage Impact Analysis and Preliminary Drainage Report for Canyon del Rio has been submitted and reviewed by Stormwater Staff. In lieu of a downstream analysis, the project has elected to store the volumetric flow difference between the pre-development conditions and the post-development conditions on-site. The development will use open space corridors to manage major portions of the stormwater on the project site. A series of retention basins will be constructed in the open space areas across the property. These basins will convey on-site and off-site flows from the project site ultimately out letting to the Rio de Flag Wash channel.

Low Impact Development (LID) requirements are required to meet the ½-inch threshold, less than the current 1-inch code requirement. The ½-inch threshold was negotiated as part of the settlement agreement approved in 2013. The water quality aspects of the LID requirements will be met at the discharge points of impervious surface areas.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Attachments:

- Application

- Preliminary Plat, including the Natural Resource Protection Plan (6 sheets, 24 x 36”)
- Vicinity Map
- Utility notification letters

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 213-2609

Date Received	Application for Subdivision Review	File Number

Property Owner(s) CANYON DEL RIO INVESTORS, LLC		**Phone** 602-241-1500
Mailing Address 2700 N. CENTRAL AVE, 9TH FLOOR	**City, State, Zip** PHOENIX, AZ 85004	**Email**
Applicant(s) RAC PARTNERS, LLC		**Phone** 928-699-1169
Mailing Address 3005 S. FLAGSTAFF RANCH RD.	**City, State, Zip** FLAGSTAFF, AZ 86005	**Email** brhoton@capstonehomesaz.com
Project Representative JOHN SUTHERLAND		**Phone** 928-774-3926
Mailing Address 3005 S. FLAGSTAFF RANCH RD.	**City, State, Zip** FLAGSTAFF, AZ 86005	**Email** jsutherland@capstonehomesaz.com

Requested Review:
- ☐ Development Master Plan
- ☐ Conceptual Plat
- ☐ Preliminary Plat P&Z and Council
- ☐ Modified Subdivision
- ☒ Preliminary Plat
- ☐ Final Plat- Council

Project Name: CDR-PARCEL G	**Site Address** 3200 E. BUTLER AVE.	**Parcel Number** 108-00-005M
Proposed Use TOWNHOMES	**Existing Use** UNDEVELOPED	**Subdivision, Tract & Lot Number** CANYON DEL RIO (CDR) PARCEL G

Zoning District	Regional Plan Category	Flood Zone	Size of Site (Sq. ft. or Acres)
MR	SUBURBAN	X	+/- 9.1 ac

Property Information:
- ☐ Yes ☒ No Located in an existing Local/National Historic District? (Name: _____)
- ☐ Yes ☒ No Existing structures are over 50 years old at the time of application?
- ☒ Yes ☐ No Subject property is undeveloped land?

Surrounding Uses (Res, Com, Ind)	North	South	East	West
	RES./COM.	RES. (FUTURE)	COM. (FUTURE)	COM. (FUTURE)

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
RESIDENTIAL	50	50		

Please complete a *"Subdivision Review Application"* and provide an initialed *"Application and Information Checklist"* form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. **Incomplete submittals will not be scheduled.**

Property Owner Signature: (required)	Date:	Applicant Signature:	Date:
John Sutherland	8/26/20	John Sutherland	8/26/20

For City Use

Date Filed:	**Case Number (s)**	
P & Z Hearing Date:	**Publication and Posting Date:**	
Council Hearing Date:	**Publication and Posting Date:**	
Fee Receipt Number:	**Amount:**	**Date:**

Action by Planning and Zoning Commission:	Action By City Council:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

PLOTTED: Mar 18, 2021–5:11pm

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

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 AREAGE: 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 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 106–08–005M 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.

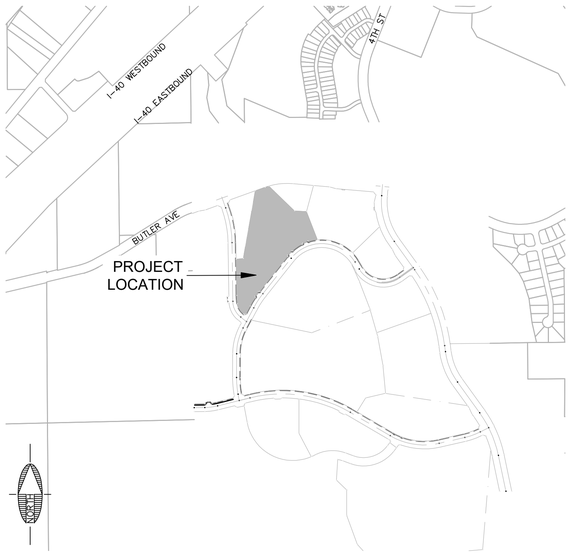
FENCING NOTE

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.

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-COVER SHEET.DWG KBAYER

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		
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
G EXISTING GAS	PROPOSED INDEX CONTOUR
EXISTING EASEMENT	PROPOSED STORM DRAIN
8"SS EXISTING SEWER	FIRE HYDRANT
UGE EXISTING UNDERGROUND ELECTRIC	WM WATER METER
12"W EXISTING WATER	S 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) 9/1/2020
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

REGISTERED LAND SURVEYOR – CERTIFICATE NO. 48756 – AARON D. BORLING – Date Signed 3/18/21 – ARIZONA, U.S.A. – Expires 12/31/22

REGISTERED PROFESSIONAL ENGINEER – CERTIFICATE NO. 58405 – STEPHEN C. IRWIN – Date Signed 3/18/21 – ARIZONA, U.S.A.

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

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/SCI

REVISIONS			
NO.	DESCRIPTION	DATE	BY

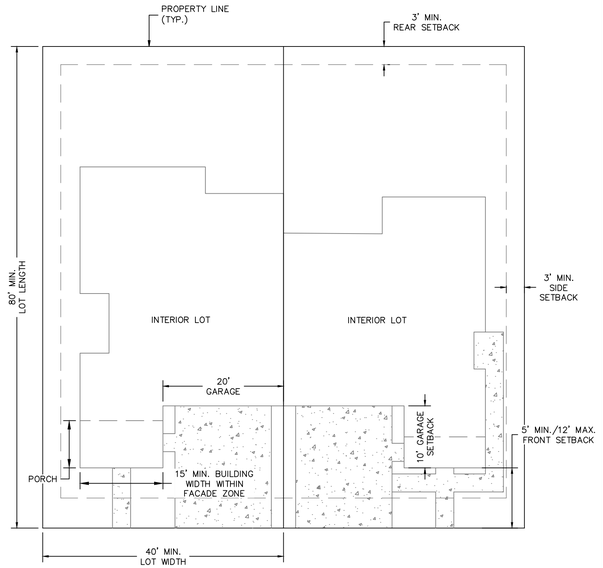
Shepherd Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–IT (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 7

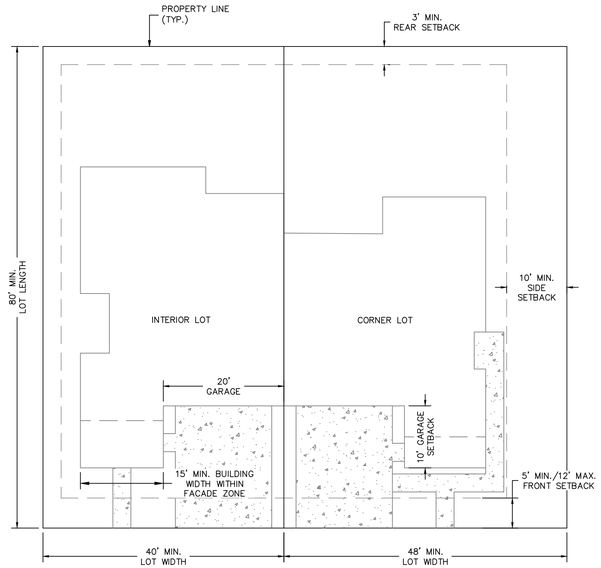
PLOTTED: Mar 18, 2021-5:12pm



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 ALLOWABE 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

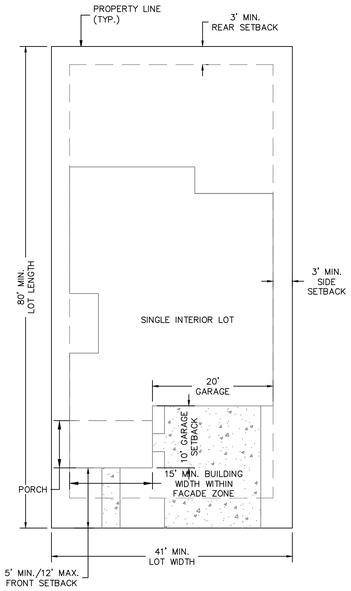
N.T.S.



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 ALLOWABE 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

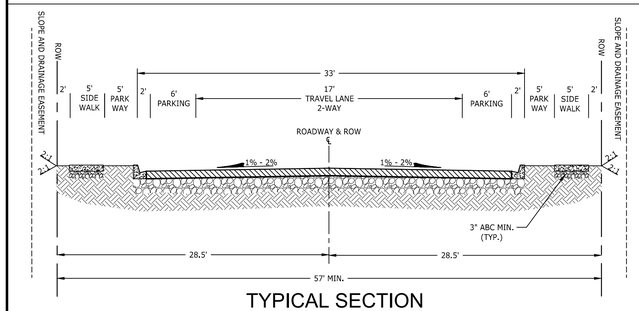
N.T.S.



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 ALLOWABE 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.

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
					Required LID Volume for West (cf)	**15,050**
					Required LID Volume for East (cf)	**10,120**
					Total Required LID Volume (cf)	**25,170**

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: 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'
End North: 50667.7406' East: 42622.9163'

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.

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

REGISTERED LAND SURVEYOR 48756 AARON D. BORLING Date Signed 3/19/21 ARIZONA, U.S.A. Expires 12/31/22

Registered Professional Engineer (Civil) CERTIFICATE NO. 58405 STEPHEN C. IRWIN 3/18/21 Date Signed ARIZONA, U.S.A.

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

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL G

TYPICAL SECTIONS & SETBACKS

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

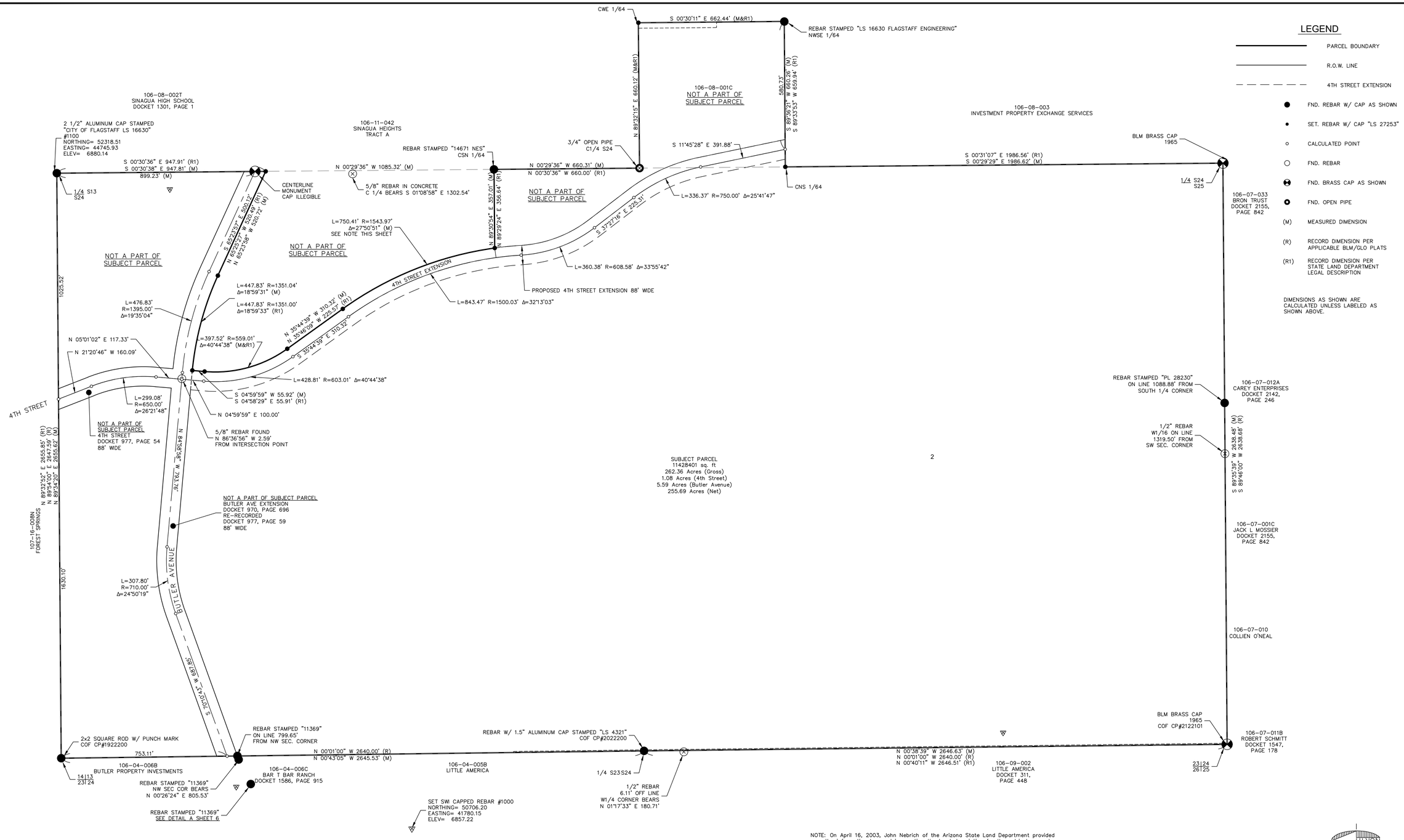
Call at least two full working days before you dig, it's the law.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. SS01

SHT NO. 2 OF 7

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-TYPICAL SECTIONS & SET BACKS.DWG KBAYER

PLOTTED: Mar 18, 2021–5:12pm



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).

EDSON

SCALE 1" : 200'
0 100 200

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

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 48756 — AARON D. BORLING — Date Signed 3/18/21 — ARIZONA, USA — Expires 12/31/23

REGISTERED PROFESSIONAL ENGINEER (Civil) — CERTIFICATE NO. 58405 — STEPHEN C. IRWIN — 3/18/21 — Date Signed — ARIZONA, USA

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

RECORD OF SURVEY

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL G

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

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

REVISIONS NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig or excavate
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. RS01

SHT NO. 3 OF 7

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-EXISTING CONDITIONS.DWG KBAYER

PLOTTED: Mar 18, 2021–5:12pm

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 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 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.

FUTURE PARCEL E1
ZONING: HIGHWAY COMMERCIAL (HC)

PROPOSED POND

FUTURE PARCEL F
ZONING: HIGHWAY COMMERCIAL (HC)

PROPOSED CHANNEL

PROPOSED 16' DRAINAGE EASEMENT

PROPOSED 5' SIDEWALK

PROPOSED ROADWAY FILL SLOPE EASEMENT (TYP.)

PROPOSED 4" SEWER SERVICE (TYP.)

PROPOSED 1" WATER SERVICE & METER (TYP.)

PROPOSED MAILBOX LOCATION 2–14 UNIT GANG MAILBOXES

PROPOSED FIRE HYDRANT (TYP)

PROPOSED 18" STORM DRAIN (TYP.)

PROPOSED GRADE BREAK(TYP)

PROPOSED 3.5' PUE (TYP.– SEE NOTE 2)

PROPOSED STREET TREE (TYP)

PROPOSED 3/4" WATER SERVICE & METER (TYP.)

PROPOSED 8" (TYP) SEWER MAIN

PROPOSED 8" (TYP) WATER MAIN

PROPOSED STREET LIGHT

PROPOSED STOP SIGN (TYP.)

PROPOSED RIGHT–IN/RIGHT–OUT DRIVEWAY

CONNECT TO EXISTING 8" WATER STUB

CONNECT TO EXISTING 8" SEWER STUB

PROPOSED P.U.E.

EXISTING STORM DRAIN

EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

CLEAR VIEW ZONE #D1 39' x 310'

CLEAR VIEW ZONE #D2 61' x 400'

CLEAR VIEW ZONE #D3 33' x 290'

CLEAR VIEW ZONE #D4 61' X 375'

CLEAR VIEW ZONE #D5 39' X 290'

TRACT A (OPEN SPACE) 119,455 SF 2.74 AC

TRACT B (OPEN SPACE) 20,581 SF 0.47 AC

TRACT C (OPEN SPACE) 4,058 SF 0.09 AC

CREST STONE ROAD

N. COPPERLEAF LANE

SNOWBERRY CIRCLE

PEAK POINT ROAD

E. BULTER AVENUE

FUTURE PARCEL J1
ZONING: HIGH DENSITY RESIDENTIAL (HR)

A.P.N 106–08–005M

A.P.N 106–08–005P

FUTURE PARCEL H
ZONING: HIGHWAY COMMERCIAL (HC)

FUTURE PARCEL I
ZONING: SINGLE FAMILY RESIDENTIAL (R1)

A.P.N 106–08–005N

SCALE 1" : 40'
0 20 40

Registered Professional Engineer (Civil)
CERTIFICATE NO. 58405
STEPHEN C. IRWIN
3/18/21
STATE OF ARIZONA, U.S.A.

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

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

NO.	DESCRIPTION	DATE	BY
REVISIONS			

Shepard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.SWIAZ.com

Call at least two full working days before you dig, it's the law. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. PP01

SHT NO. 4 OF 7

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-PRELIMINARY PLAT.DWG KBAYER

PLOTTED: Mar 18, 2021–5:12pm

LINE TABLE		
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 4°50'34" 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 TABLE		
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 TABLE		
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 TABLE		
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 TABLE			
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 TABLE			
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"

PROPOSED LOT AREA		
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

PROPOSED LOT AREA		
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/SCI

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

SWI
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig, it's the law.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

Registered Professional Engineer (Civil)
CERTIFICATE NO.
58405
STEPHEN C. IRWIN
3/18/21
Date Signed
ARIZONA, U.S.A.

Stephen C Irwin

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

DRAWING NO.
PP02

SHT NO. 5 OF 7

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-PRELIMINARY PLAT.DWG KBAYER

PLOTTED: Mar 18, 2021–5:13pm

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-NATURAL RESOURCE PROTECTION PLAN.DWG KBAYER

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
FINAL PRESERVATION RATE	**26.4%**

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 "Distrubed 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 24.99-34.99%	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
TOTAL EXCESS PRESERVED SLOPE AREA (SF)	**-741**

RESOURCE BANK FOR CDR

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

NORTH

SCALE 1" : 40'
0 20 40

Registered Professional Engineer (Civil) CERTIFICATE NO. 58405 STEPHEN C. IRWIN 3/18/21 Signed ARIZONA, USA

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

NATURAL RESOURCE PROTECTION PLAN

CANYON DEL RIO – PARCEL G

FLAGSTAFF ARIZONA

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

NO.	DESCRIPTION	DATE	BY
REVISIONS			

Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.SWIAZ.com

Call at least two full working days before you dig, it's the law and it's free.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
NRPP

SHT NO. 6 OF 7

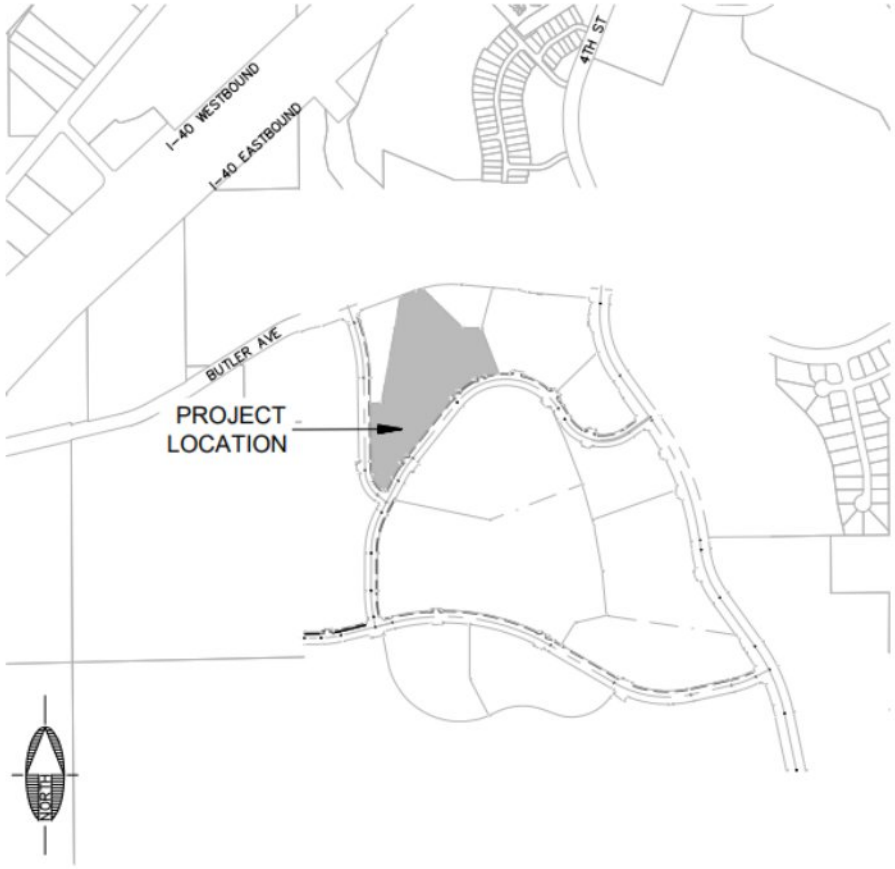
PRELIMINARY PLAT

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

NTS

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: ADOT

Nathan Reisner
1801 South Milton Road
Flagstaff, AZ 86001

FROM: Shephard Wesnitzer Inc.

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 G 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

X ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: Nathan P. Reisner **TITLE:** Development Engineer

AGENCY: ADOT **DATE:** 9/3/2020

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

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: USDA Natural Resources Conservation Service

Jeb Minarik
1611 South Plaza Way
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 G 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

Comment is same as correspondence from Jeb Minarik dated 11/13/18 reffering to suitability of native soils.

SIGNED: Joseph Dahm **TITLE:** Acting District Conservationist.

AGENCY: USDA-NRCS **DATE:** 9/1/2020

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: Unisource Energy Services

Martin Conboy
1459 East Butler Ave.
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 G 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 Unisource 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.

__X__ APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: Martin Conboy **TITLE:** Gas Engineering Supervisor

AGENCY: UNS Gas, Inc. **DATE:** November 6, 2020

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

Shephard Wesnitzer Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020

Job #19147

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: Flagstaff Unified School District

Bob Kuhn
3285 E. Sparrow Avenue
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 G 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.

X APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: [signature] **TITLE:** Asst. Supt of Ops.

AGENCY: ~~Flagstaff~~ USD #1 **DATE:** Sept 2 2020

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: CC Health Dept. – Environ. Services

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

FROM: Shephard-Wesnitzer Inc.

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 G 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.

X APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: _____ **TITLE:** CD Director

AGENCY: Coconino **DATE:** 9.2.20

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: Coconino County Flood Control District

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

FROM: Shephard-Wesnitzer Inc.

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 G 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.

X APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: _____ **TITLE:** CA Director

AGENCY: Coconino **DATE:** 9.2.20

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio - Parcel G***

UTILITY CONFLICT LETTER

TO: Arizona Public Service

Chad Brooks
2200 E Huntington Dr.
Flagstaff, AZ 86004

FROM: Shephard-Wesnitzer Inc.

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 G 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

X APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

Please see attached

SIGNED: Chad Brooks **TITLE:** Customer Proj Rep

AGENCY: APS **DATE:** 9-1-2020

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

June 30th, 2020

Re: RIO HOMES UNIT 4

Shephard Wesnitzer, Inc.
110 West Dale Ave.
Flagstaff, AZ 860001

Dear Kala,

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 (mapprint@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:

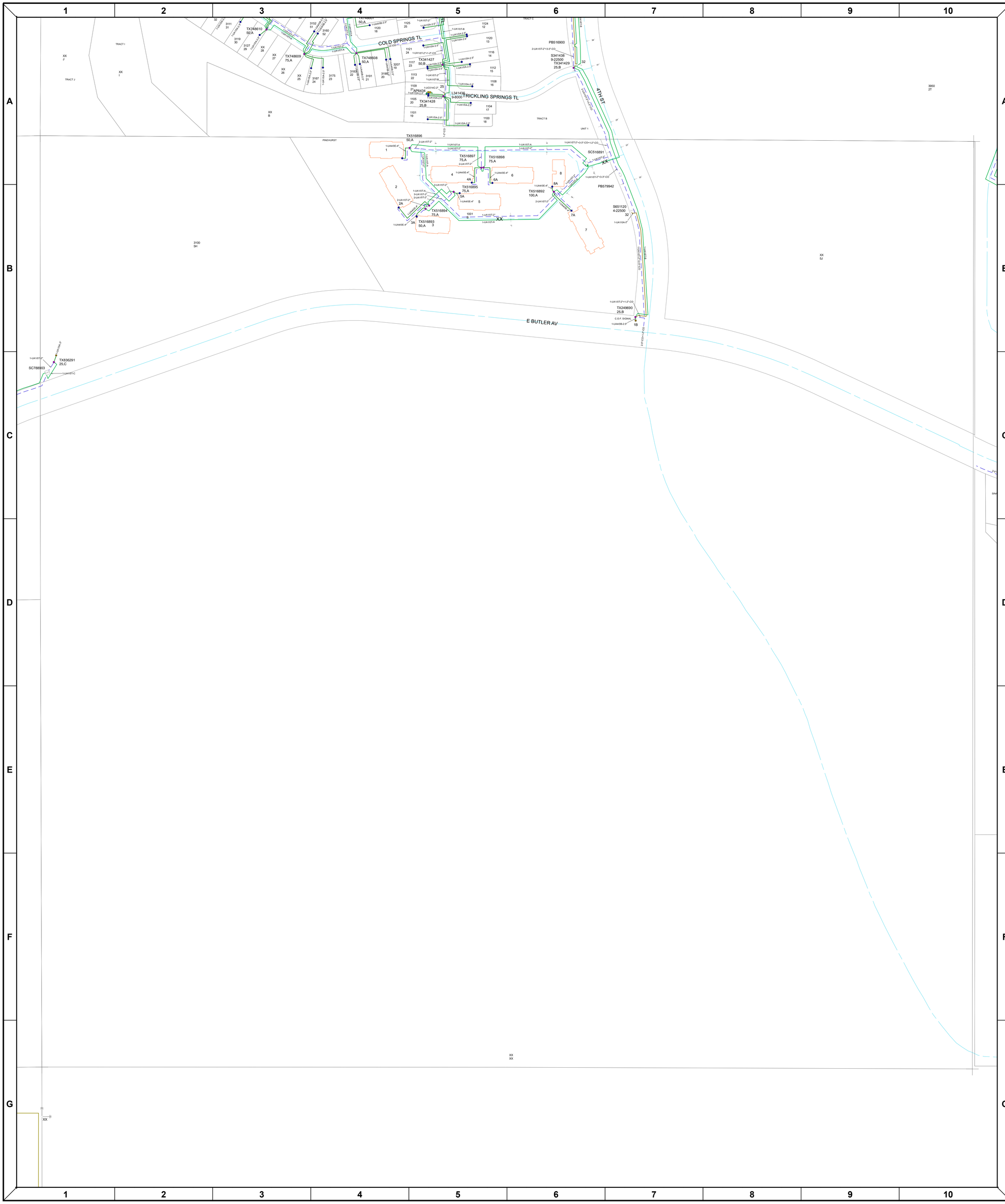
www.aps.com/construction

Sincerely,

Chad Brooks

Chad Brooks
Customer Project Representative
Flagstaff Construction

Enclosures



GIS MAPPING DEPARTMENT
STATION 4028
PO BOX 53933
PHOENIX AZ 85072-3933
E-MAIL mapprint@apsc.com

APS Proprietary and Confidential Information

DO NOT COPY, SCAN, OR DIGITIZE
DO NOT DISTRIBUTE
COPYRIGHT © 2002
ARIZONA PUBLIC SERVICE
ALL RIGHTS RESERVED

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
- Underground 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 Assemby
- OH Primary Meter
- Service Entry Point
- Pad Mounted Primary Meter
- Dusk-To-Dawn Light
- Street Light
- Substation
- 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
- ABC: Phases
- NC: Neutral Position
- R002W: Wire Code
- 3: # of Conductors

Underground:

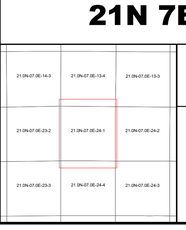
3 – UA750T – 5" – CO
- CO: Encasement*
- 5": Size of Conduit*
- UA750T: Wire Code
- 3: # of Conductors

(* No Conduit Size or Encasement = Direct Buried)

Arizona Public Service

OH & UG ELECTRIC

21N 7E 24 NW



Date: 9/10/2020

Scale: 1:1,200

1 " = 100 '

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: AlticeUSA

Sanford Yazzie
1601 S Plaza Way
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 G 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 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.

X APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: Sanford Yazzie **TITLE:** Sr. Construction Supervisor

AGENCY: Suddenlink/Altice **DATE:** 09-03-2020

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

September 1, 2020 **Job #19147**

PROJECT: ***Canyon Del Rio – Parcel G***

UTILITY CONFLICT LETTER

TO: CenturyLink

Manual Hernandez
112 North Beaver Street
Flagstaff, AZ 86001

FROM: Shephard-Wesnitzer Inc.

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 G 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 CenturyLink 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.

__X__ APPROVED WITHOUT COMMENT

_____ APPROVED WITH COMMENT, AS FOLLOWS

_____ ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

SIGNED: Kevin S. Wagner **TITLE:** Project Manager

AGENCY: Terra Technologies on behalf of CenturyLink **DATE:** 11-5-2020

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com

CenturyLink™ Conflict Memorandum

Date: November 5, 2020

To: Elizabeth Tague (Shephard-Wesnitzer, Inc)
etague@swiaz.com

From: Kevin Wagner, Terra Technologies LLC

Subject: CenturyLink™ – Conflict Memo – Project No. 19147 – Canyon Del Rio – Parcel G, Flagstaff

---

Terra Technologies is in receipt of the preliminary plat and a letter dated September 1, 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

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

PLOTTED: Sep 01, 2020–9:45am

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

PROPERTY OWNER:

CDR 276, LLC
3605 S FLAGSTAFF RANCH RD.
PHOENIX, AZ 85004
CONTACT: CLINT WHITING

PROPERTY DEVELOPER

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

PROJECT ENGINEER:

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

PROPERTY INFORMATION:

CANYON DEL RIO – PARCEL G
ADDRESS – TBD
FLAGSTAFF, AZ 86005

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: ± 3.32 AC
BUILDING TYPE: TOWNHOUSE
FRONTAGE TYPE: COMMON YARD
GROSS AREAGE: 9.10 ACRES
GROSS DENSITY: 5.49 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): 7.36 ACRES
NET DENSITY (EXCLUDING ROADWAY): 6.79 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 IS USING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION AND THE TOWNHOME STANDARDS.

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 – SNOWBERRY, DRAGONHEAD, AND FIREWHEEL. 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 3.32 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: 2,670 CY
UNADJUSTED FILL: 5,650 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

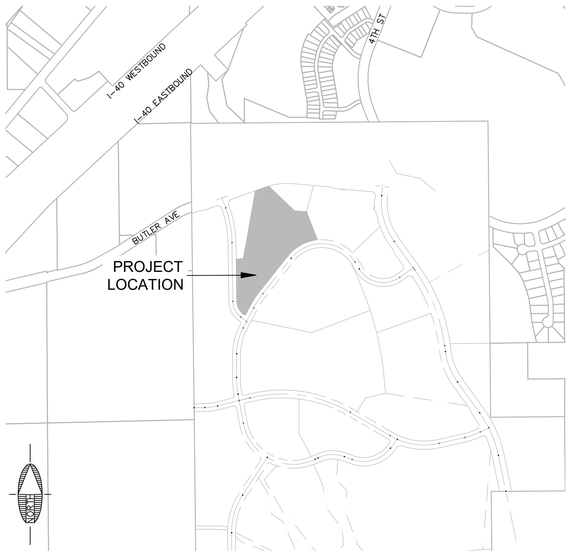
THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM MAP #04005C6828G. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.



VICINITY MAP
N.T.S.

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	30 PROPOSED LOT #
LOT LINE	8"W PROPOSED WATER
RIGHT–OF–WAY	8"SS PROPOSED SEWER
PROPERTY LINE	PROPOSED INTERMEDIATE CONTOUR
G EXISTING GAS	PROPOSED INDEX CONTOUR
EXISTING EASEMENT	PROPOSED STORM DRAIN
8"SS EXISTING SEWER	FIRE HYDRANT
UGE EXISTING UNDERGROUND ELECTRIC	WM WATER METER
12"W EXISTING WATER	S 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
BY: _____ DATE:

UNISOURCE ENERGY SERVICES
BY: _____ DATE:

CENTURYLINK
BY: _____ DATE:

ALTICE USA
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.

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48756 AARON D. BORLING 9/01/20 Date Signed ARIZONA, USA Expires 12/31/20

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 58405 STEPHEN C. IRWIN 9/01/20 Date Signed ARIZONA, USA Expires 9/30/2020

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

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL G

COVER SHEET

JOB NO:	19147
DATE:	SEP 20
SCALE:	AS SHOWN
DRAWN:	EGT
DESIGN:	KMF/EGT
CHECKED:	KMF/SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com

Shepherd Wesnitzer, Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

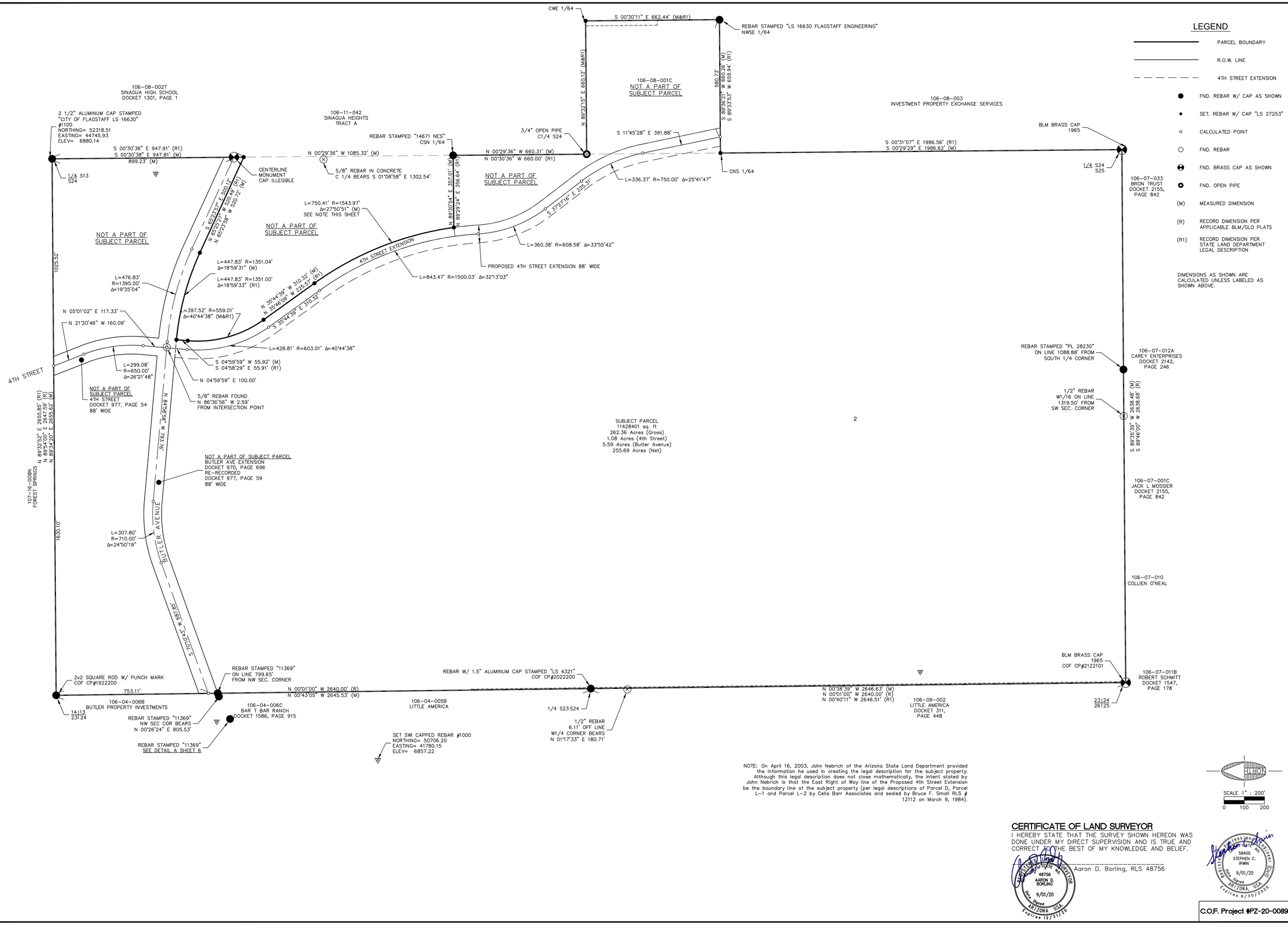
Call at least two full working days before you dig in Arizona
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–IT (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 6

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147–COVER SHEET.DWG KBAYER

PLOTTED: Sep 01, 2020-9:45am



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).

EDSON

SCALE 1" : 200'
0 100 200

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

REGISTERED LAND SURVEYOR 48756 AARON D. BORLING 9/01/20 Date Signed ARIZONA, USA Expires 12/31/20

REGISTERED PROFESSIONAL ENGINEER 58405 STEPHEN C. IRWIN 9/01/20 Date Signed ARIZONA, USA Expires 9/30/2020

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

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL G

RECORD OF SURVEY

JOB NO:	19147
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.swiaz.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	REVISIONS DATE	BY

Call at least two full working days before you dig, it's the law.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. RS01

SHT NO. 3 OF 6

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-EXISTING CONDITIONS.DWG KBAYER

PLOTTED: Sep 01, 2020–9:46am

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(adjusted) 2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	Boulder Mountain Dr	Right	30	6.5	No	No	1	7.0	310	200
D2	Boulder Mountain Dr	Left	30	7.5	No	Yes	3	9.0	400	200
D3	Boulder Mountain Dr	Right	30	6.5	Yes	No	1	6.5	290	200
D4	Boulder Mountain Dr	Left	30	7.5	Yes	Yes	3	8.5	375	200
D5	Boulder Mountain Dr	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 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 BOULDER MOUNTAIN ADJACENT TO PARCEL G ARE INCLUDED WITHIN THE CDR PHASE 1 INFRASTRUCTURE CONSTRUCTION PLANS.

FUTURE PARCEL E1
ZONING: HIGHWAY COMMERCIAL (HC)

FUTURE PARCEL F
ZONING: HIGHWAY COMMERCIAL (HC)

FUTURE PARCEL J1
ZONING: HIGH DENSITY RESIDENTIAL (HR)
A.P.N 106–08–005M

FUTURE PARCEL H
ZONING: HIGHWAY COMMERCIAL (HC)
A.P.N 106–08–005P

FUTURE PARCEL I
ZONING: SINGLE FAMILY RESIDENTIAL (R1)
A.P.N 106–08–005N

TRACT A (OPEN SPACE) 120,190 SF 2.76 AC

TRACT B (OPEN SPACE) 20,538 SF 0.47 AC

TRACT C (OPEN SPACE) 3,991 SF 0.09 AC

BOULDER MOUNTAIN DRIVE

COPPERLEAF LANE

DEERBRUSH CIRCLE

PEAK POINT ROAD

E BULTER AVENUE

TRAIL CENTERLINE

PROPOSED 14' TRAIL EASEMENT

PROPOSED 16' DRAINAGE EASEMENT

PROPOSED EXTENDED DETENTION BASIN

PROPOSED DRAINAGE SWALE

PROPOSED DRAINAGE EASEMENT (TO ENCOMPASS SWALE)

PROPOSED 5' SIDEWALK

PROPOSED MAILBOX LOCATION 2–16 UNIT GANG MAILBOXES

PROPOSED 4" SEWER SERVICE (TYP.)

PROPOSED 3/4" WATER SERVICE & METER (TYP.)

PROPOSED 18" STORM DRAIN (TYP.)

PROPOSED 8" (TYP) SEWER MAIN

PROPOSED 8" (TYP) WATER MAIN

PROPOSED FIRE HYDRANT (TYP)

PROPOSED GRADE BREAK(TYP)

PROPOSED STREET LIGHT (TYP)

PROPOSED 10' PUE (TYP)

PROPOSED STREET TREE (TYP)

PROPOSED RIGHT–IN/RIGHT–OUT DRIVEWAY

EXISTING STORM DRAIN

CONNECT TO EXISTING 10" SEWER MAIN

CONNECT TO EXISTING 12" WATER MAIN

EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

CLEAR VIEW ZONE #D1 39' x 310'

CLEAR VIEW ZONE #D2 61' x 400'

CLEAR VIEW ZONE #D3 33' x 290'

CLEAR VIEW ZONE #D4 61' X 375'

CLEAR VIEW ZONE #D5 39' X 290'

SEE NOTE 1

L=36.00, R=588.02 Δ=3°30'26"

L=131.03, R=146.00 Δ=51°25'20"

L=56.64, R=835.00

S 86°29'57" E 108.30'

S 45°57'58" E 318.31'

N 70°10'43" E 91.88'

S 10°03'15" W 613.25'

S 82°58'09" W 64.06'

S 0°47'14" E 317.76'

S 0°47'13" E 57.30'

S 38°32'21" W 403.99'

S 27°47'25" W 88.17'

S 77°22'10" W 11.56'

N 52°12'33" W 14.56'

N 21°05'13" W 270.91'

EXISTING 70' ROW

EXISTING 120' ROW

PROPOSED 57' ROW

ACCESS 57' ROW

RIGHT OF WAY

STORAGE = 75' TAPER = 60'

APPR = 60'

SCALE 1" : 40'
0 20 40

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

CANYON DEL RIO – PARCEL G
FLAGSTAFF ARIZONA

PRELIMINARY PLAT

JOB NO: 19147
DATE: SEP 20
SCALE: AS SHOWN
DRAWN: MMB
DESIGN: KMF
CHECKED: GEC/SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.SWGZ.com

Call at least two full working days before you dig, it's the law.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

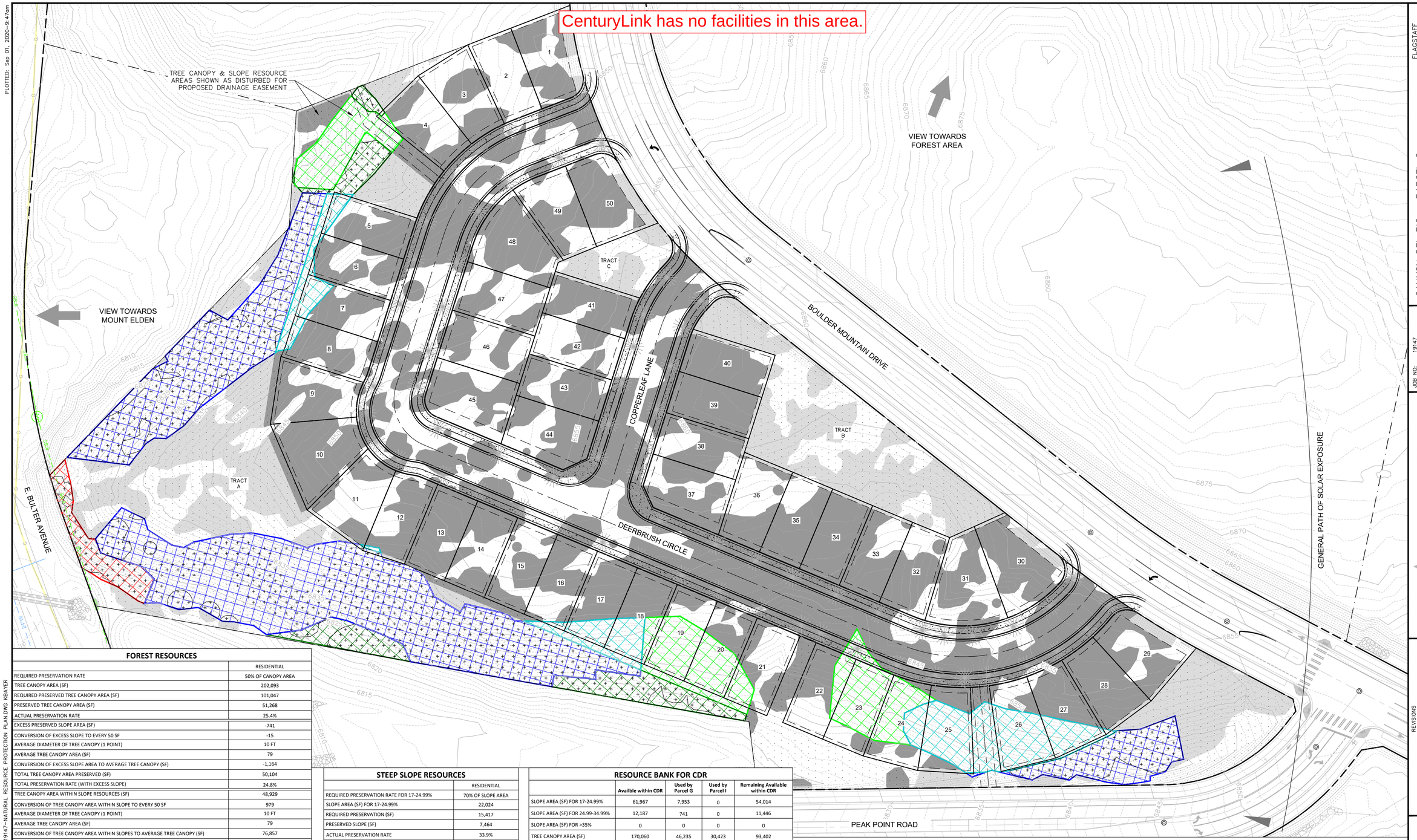
58405
STEPHEN C. IRWIN
9/01/20
Date Signed
REGISTERED PROFESSIONAL ENGINEER (Civil)
ARIZONA, U.S.A.
expires 9/30/2020

DRAWING NO.
PP01

SHT NO. 4 OF 6

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147-PRELIMINARY PLAT.DWG KBAYER

CenturyLink has no facilities in this area.



FOREST RESOURCES

	RESIDENTIAL
REQUIRED PRESERVATION RATE	50% OF CANOPY AREA
TREE CANOPY AREA (SF)	202,093
REQUIRED PRESERVED TREE CANOPY AREA (SF)	101,047
PRESERVED TREE CANOPY AREA (SF)	51,268
ACTUAL PRESERVATION RATE	25.4%
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)	50,104
TOTAL PRESERVATION RATE (WITH EXCESS SLOPE)	24.8%
TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	48,929
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	979
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)	76,857
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	19,214
TOTAL TREE CANOPY AREA PRESERVED (SF)	69,319
TOTAL PRESERVATION RATE	34.3%
DISTURBED TREE CANOPY AREA WITHIN ROW (SF)	14,508
FINAL TREE CANOPY AREA PRESERVED (SF)	54,811
FINAL TREE CANOPY AREA DEFICIT (SF)	-46,235
FINAL PRESERVATION RATE	**27.1%**

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 "Distrubed 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)	7,464
ACTUAL PRESERVATION RATE	33.9%
EXCESS SLOPE FOR 17-24.99% (SF)	0
DEFICIT SLOPE FOR 17-24.99% (SF)	-7,953
REQUIRED PRESERVATION RATE FOR 25-34.99%	80% OF SLOPE AREA
SLOPE AREA (SF) FOR 24.99-34.99%	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
TOTAL EXCESS PRESERVED SLOPE AREA (SF)	**-741**

RESOURCE BANK FOR CDR

	Availble 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	30,423	93,402

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 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
	EXISTING TREE CANOPY
	EXISTING SLOPE 17–24.99%
	EXISTING SLOPE 25–34.99%
	EXISTING TREE CANOPY WITHIN SLOPE

NORTH

SCALE 1" : 40'
0 20 40

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

FLAGSTAFF ARIZONA

CANYON DEL RIO – PARCEL G

NATURAL RESOURCE PROTECTION PLAN

JOB NO:	19147
DATE:	SEP 20
SCALE:	AS SHOWN
DRAWN:	EGT
DESIGN:	KMF/EGT
CHECKED:	KMF/SCI

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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

Shephard Wesnitzer, Inc.

Arizona Blue Stake, Inc. ARIZONA811
Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

Stephen C. Irwin
58405
STEPHEN C. IRWIN
9/01/20
Signed
Registered Professional Engineer
ARIZONA, U.S.A.
Expires 9/30/2020

DRAWING NO.
NRPP

SHT NO. 6 OF 6

PLOTTED: Sep 01, 2020–9:47am

FILE: P:\2019\19147\DRAWINGS\PLATS\PRELIMINARY\19147–NATURAL RESOURCE PROTECTION PLAN.DWG KBAYER

Planning & Zoning Commission **6. A.**

Meeting Date: 04/14/2021

From: Dan Symer, Zoning Code Manager

Information

TITLE

Discussion: Case No. PZ-21-00056: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to modify the existing Medical Marijuana land use and application provisions to address Proposition 207 – Smart and Safe Arizona Act (recreational use of marijuana) that was approved by the Arizona voters in November 2020.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

Attachments

Staff Report

PZ-21-00056 Zoning Code Text Amendment - 2021: Marijuana Uses

Community Development Department
Planning and Development Services

Date: March 24, 2021
TO: Planning and Zoning Commission
FROM: Dan Symer, AICP, Zoning Code Manager
Through: Alaxandra Pucciarelli, Current Planning Manager
RE: Planning and Zoning Commission Work Session

I. **Request:**

Case No. PZ-21-00056: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to modify the existing Medical Marijuana land use and application provisions to address Proposition 207 – Smart and Safe Arizona Act (recreational use of marijuana) that was approved by the Arizona voters in November 2020.

II. **Purpose of the Work Session:**

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendment, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendment, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendment. The amendment will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

- April 14, 2021 – Planning and Zoning Commission Work Session
- April 28, 2021 – Potential Planning and Zoning Commission Public Hearing
- May 18, 2021 – Potential City Council Public Hearing (1st Reading of Ordinance)
- June 1, 2021 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. **Background:**

Approved by the Arizona voters in November 2020, Proposition 207 – Smart and Safe Arizona Act (the "Act") allows for the recreational use and retail sales of marijuana to persons 21 years of age and older. In addition, the Act allows for cities, towns, and counties to enact local zoning regulations pertaining to the Act and the associated sale, cultivation, product manufacturing, and testing of marijuana, provided that the regulations are not more restrictive than the community's provisions for medical marijuana use.

On January 12, 2021, and March 2, 2021, the City Council provided direction to staff to modify the existing medical marijuana Zoning Code provisions to accommodate the Act's associated uses. In

addition, the City Council's direction included limiting the sales of marijuana to entities that are certified by the State of Arizona to operate as a medical dispensary or dual license (medical or recreational) dispensary. The direction also included utilizing the applicable medical marijuana Zoning Code criteria for all marijuana uses that the Act addresses.

IV. **Overview of Proposed Amendment:**

The proposed amendment (Attachment 1) modifies the existing marijuana use provisions of the Zoning Code to address the Act and City Council's direction. To accommodate both the medical marijuana and the Act's uses, the proposed revisions to the Zoning Code incorporate the following modifications:

- The Medical Marijuana Dispensary land use has been revised to be called Marijuana Dispensary. In addition, the associated definition has been modified to accommodate both medical and dual license (medical or recreational) sales. Furthermore, the definition incorporates the associated accessory uses (cultivation, manufacturing, processing, packaging, or storage of marijuana products) to be consistent with the Arizona Revised Statutes (ARS) pertaining to a dispensary's allowed operation characteristics allowed under ARS.
- A new land use, Marijuana Testing Facility, and its associated definition has been added. This land use is a laboratory that tests marijuana and marijuana products for potency and impurities. The Marijuana Testing Facility is proposed to be allowed in the Suburban Commercial (SC), Community Commercial (CC), Highway Commercial (HC), Commercial Service (CS), Research and Development (RD), Light Industrial (LI), and Light Industrial – Open (LI-O) zones as an allowed use.
- Medical Marijuana Off-Site Cultivation Location is proposed to be revised to Marijuana Off-Site Cultivation Location. In addition, the existing definition is proposed to be deleted, and a new definition is proposed to be added that conforms with the Act and the existing ARS provisions for medical marijuana. The Marijuana Off-Site Cultivation Location land use allows for the cultivation, manufacturing, packaging, processing, and storage of marijuana and marijuana products, but it excludes the sale or transfer of marijuana and marijuana products to consumers. The Marijuana Off-Site Cultivation Location use is proposed to be maintained as an allowed use in the Light Industrial (LI), Light Industrial – Open (LI-O), Heavy Industrial (HI), and Heavy Industrial – Open (HI-O) zones.
- A new land use, Marijuana Off-site Manufacturing Location, and its associated definition has been added. The proposed definition of the land use allows for the manufacturing, packaging, processing, and storage of marijuana and marijuana products, excluding the sale or transfer of marijuana and marijuana products to consumers. The Marijuana Off-site Manufacturing Location land use is proposed to be allowed in the Light Industrial (LI), Light Industrial – Open (LI-O), Heavy Industrial (HI), and Heavy Industrial – Open (HI-O) zones.
- The term and definition of Marijuana Establishment has been added to maintain consistency with the Act. A Marijuana Establishment is any of the following: Marijuana Dispensary, Marijuana Off-Site Cultivation Location, Marijuana Off-site Manufacturing Location, or Marijuana Testing Facility.

- The existing provisions have been modified to include a Concept Plan Review prior to the submittal of a Building Permit or Business License application or prior to a structure's occupancy for a Marijuana Establishment.

In addition to the above modifications, several of the existing provisions have been deleted since they are regulated and verified and by the Arizona Department of Health Services as part of the department's review and certification for a Marijuana Establishment and marijuana facility agents. Also, the provisions have been updated to require a dimensioned plan by a surveyor and an affidavit signed and notarized by the applicant attesting that the lot or parcel proposed to contain the Marijuana Establishment meets the separation requirements specified in subsection F. of Section 10-40.60.220. Furthermore, several provisions have been modified for simplification purposes.

V. **Findings:**

At the April 28, 2021 Planning and Zoning Commission meeting, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below.

1. The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

VI. **Community Involvement**

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on March 27, 2021, which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has not received any public comments on the proposed amendment.

VII. **Conclusion:**

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendment and allow interested individuals, residents, and business owners to provide comments. Also, the work session allows for the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendment. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. Case No. PZ-21-00056 Zoning Code Text Amendment - 2021: Marijuana Uses

Case No. PZ-21-00056 Zoning Code Text Amendment - 2021: Marijuana Uses

HOW TO READ THIS DOCUMENT

Unless otherwise stated, existing provisions that are being deleted are shown in bold red strikethrough text, like this: ~~**Provisions that are being deleted are shown with a bold red strikethrough text.**~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.30 Common Procedures, Section 10-20.30.050 Concept Plan Review, Subsection B. Applicability., as follows:

Section 10-20.30.050 Concept Plan Review

B. Applicability.

1. All developments requiring site plan review and approval (Section 10-20.40.140);
2. Any change of use that triggers an increase in required parking;
3. A proposed duplex;
4. Structural modifications to an exterior facade that is visible from a public way, including, but not limited to, public and private streets, public trails and paths, and alleys; ~~**and**~~
5. A proposed single-family residence located on a parcel that is not part of a platted ~~**subdivision.**~~ **subdivision; and**
6. **Any use that requires a Concept Plan in accordance with the regulations of Division 10-40.60: Specific to Uses.**

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.040 Commercial Zones, Subsection B. Commercial Zones – Allowed Uses., Table 10-40.30.040.B., Medical Marijuana Dispensary, and to add Marijuana Testing Facility, as follows:

Section 10-40.30.040 Commercial Zones

Table 10-40.30.040.B. Commercial Zones – Allowed Uses						
Primary Land Use[1]	**Specific Use Regulations**	**Commercial Zones**				
		SC	**CC**	**HC**	**CS**	**CB**
~~**Medical**~~ Marijuana Dispensary	10-40.60.220	--	--	P	--	--
Marijuana Testing Facility		**P**	**P**	**P**	**P**	--

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.050 Industrial Zones, Subsection B. Industrial Zones – Allowed Uses., Table 10-40.30.050.B., Medical Marijuana Cultivation Location, and to add Marijuana Testing Facility, as follows:

Section 10-40.30.050 Industrial Zones

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use[1]	**Specific Use Regulations**	**Industrial Zones**				
		RD	**LI**	**LI-O**	**HI**	**HI-O**
~~**Medical**~~ Marijuana Off-Site Cultivation Location	**10-40.60.220**	--	P	P[7]	P	P[7]
Marijuana Off-site Manufacturing Location	**10-40.60.220**	**--**	**P**	**P[7]**	**P**	**P[7]**
Marijuana Testing Facility	**10-40.60.220**	**P**	**P**	**P[7]**	--	--

Section 4. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, Section 10-40.60.220 Medical Marijuana Uses, as follows:

10-40.60.220 ~~Medical~~ Marijuana ~~Uses~~ Establishments

~~A. General Requirements for Medical Marijuana Uses. The minimum requirements of this section shall apply to all medical marijuana dispensaries and to medical marijuana dispensary off-site cultivation locations.~~

A. Applicability. Prior to the submittal of a Building Permit or Business License application, or prior to the occupancy of a structure, for a Marijuana Establishment, the applicant shall complete a Concept Plan in accordance with Section 10-20.30.050 Concept Plan Review.

B. ~~In addition to any other application requirements, an applicant for any medical marijuana dispensary or medical marijuana dispensary off-site cultivation location shall provide~~ **The Concept Plan application shall include** the following:

1. A notarized authorization executed by the property owner acknowledging and consenting to the ~~proposed~~ use of the property as a ~~medical marijuana dispensary or a medical marijuana dispensary off-site cultivation location, as applicable~~ **Marijuana Establishment**;

2. The ~~legal~~ **name of the Marijuana Establishment and the name of the owner(s) of the Marijuana Establishment** ~~the name of the medical marijuana dispensary or a medical marijuana dispensary off-site cultivation location~~;

~~3. If the application is for a medical marijuana dispensary off-site cultivation location, the name and location of the medical marijuana dispensary with which it is associated;~~

~~4. The name, address and birth date of each officer and board member of the nonprofit medical marijuana dispensary;~~

~~5.~~ **3.** The name, address, birth date, and valid registry identification card number of each nonprofit medical marijuana dispensary agent **or registered marijuana facility** agent;

~~6. A copy of the operating procedures adopted in compliance with A.R.S. § 36-2804;~~

~~7. A notarized certification that none of the nonprofit medical marijuana dispensary officers or board members has been convicted of any of the following offenses:~~

~~a. A violent crime as defined in A.R.S. § 13.901.03(B) that was classified as a felony in the jurisdiction where the person was convicted; or~~

~~b. A violation of State or Federal controlled substance law that was classified as a felony in the jurisdiction where the person was convicted except an offense for which the sentence including any term of probation incarceration or supervised release was completed 10 or more years earlier or an offense involving conduct that would be immune from arrest prosecution or penalty under A.R.S. § 36-2811 except that the conduct occurred before the effective date of that statute or was prosecuted by an authority other than the State of Arizona.~~

~~8. A notarized certification that none of the nonprofit medical marijuana dispensary officers or board members has served as an officer or board member for a medical marijuana dispensary that has had its registration certificate revoked;~~

~~9.~~ **4.** A security plan describing details of alarm systems and exterior lighting in compliance with Division 10-50.70, Outdoor Lighting Standards, and including a floor plan showing the location, ~~dimensions~~ **dimensions,** and type of security measures demonstrating that the ~~medical~~

~~marijuana dispensary or medical marijuana dispensary off-site cultivation location~~ **Marijuana Establishment** will be secured, enclosed, and locked as required by law; and

~~10.~~ **5. A scaled survey sealed by a land surveyor registered in the State of Arizona** ~~A scale drawing~~ depicting the property lines **of the lot or parcel that is proposed to contain the Marijuana Establishment** and the separations from the nearest ~~property boundary of the parcel containing the medical marijuana dispensary or medical marijuana dispensary off-site cultivation location to the property boundary of the parcel~~ **lot or parcel that contain** ~~containing~~ any **of the** existing uses listed in subsection (F) of this section. ~~If any of the uses are located within 50 feet of the minimum separation, the drawing showing actual surveyed separations shall be prepared by a registered land surveyor.~~

6. An affidavit signed and notarized by the applicant attesting that the lot or parcel proposed to contain the Marijuana Establishment meets the separation requirements from the nearest lot or parcel containing any of the existing uses listed in subsection (F) of this section.

C. A ~~medical marijuana dispensary~~ **Marijuana Dispensary** shall have operating hours not earlier than 8:00 a.m. and not later than 7:00 p.m.

D. A ~~medical marijuana dispensary or medical marijuana dispensary off-site cultivation location~~ **Marijuana Establishment** shall:

1. ~~Be~~ **Not be** located in a ~~permanent~~ **temporary** building **or structure (e.g.** ~~and may not be located in a semi-trailer,~~ shipping container, **storage structure, tent, trailer,** ~~or motor vehicle~~ **vehicle, etc. as determined by the Zoning Administrator)**;

~~2. Not have drive through service;~~

~~3.~~ **2.** Not emit dust, fumes, vapors, ~~smoke~~ **smoke,** or odors into the environment;

~~4.~~ **3.** Prohibit consumption of marijuana on the premises, including the parking area associated with the ~~marijuana dispensary or medical marijuana dispensary off-site cultivation location~~ **Marijuana Establishment**;

~~5. Not have outdoor seating areas;~~

~~6.~~ **4.** Display a current City of Flagstaff business license ~~applicable to medical marijuana uses~~;

~~7.~~ **5.** Include a secure storage area that can be enclosed and locked as required by law;

~~8. Have a single secure entrance as required by law. Additional fire exits that may be required by applicable Building Code requirements shall be provided with an alarm system to prevent unauthorized exiting; and~~

6. Have a single secure entrance or, if a dual licensee, demonstrate appropriate security measures to deter and prevent the theft of marijuana and to reasonably regulate customer access to the premises, including equipping all entrances and exits with an alarm system;

7. Provide additional exits in accordance with the Building Code or Fire Code; and

~~9.~~ **8.** ~~Shall dispose~~ **Dispose** of ~~medical~~ marijuana remnants and by-products in accordance with State and local regulations.

E. A Marijuana Dispensary shall not have a drive-through service or an outdoor seating area for dispensary customers. An outdoor seating area for employees shall be designed in a manner that prohibits access and use by dispensary customers.

~~E. Medical marijuana infusion facilities shall only be permitted within a medical marijuana dispensary or at a medical marijuana off-site cultivation location.~~

F. A ~~medical marijuana dispensary or medical marijuana dispensary off-site cultivation location~~ **Marijuana Establishment** shall meet the following minimum separations, measured in a straight line from the boundary of the **lot or** parcel containing the ~~medical marijuana dispensary or medical marijuana dispensary off-site cultivation location~~ **use** to the property boundary of the **lot or** parcel containing any **of the** existing uses listed below:

1. Two thousand feet from ~~any other medical marijuana dispensary, medical marijuana dispensary off-site cultivation location, or medical marijuana infusion facility~~ **another Marijuana Establishment**;
2. Five hundred feet from a ~~licensed~~ residential substance abuse treatment facility or other residential drug or alcohol rehabilitation facility **licensed by the State of Arizona**;
3. Five hundred feet from a community college, university, or from any public, private, parochial, charter, dramatic, dancing, music learning ~~center~~ **center,** or other similar school or educational facility that caters to children;
4. Five hundred feet from a daycare home or daycare center;
5. Five hundred feet from a public library or public park; and
6. Five hundred feet from a facility devoted to family recreation or entertainment.

~~G. A medical marijuana off-site cultivation location not associated with a medical marijuana dispensary located in Flagstaff is prohibited.~~

~~H. Medical marijuana cultivation may occur within a medical marijuana dispensary.~~

~~I. Medical Marijuana Qualifying Patient Cultivation Location. A qualifying patient may cultivate at their place of residence within the Flagstaff City limits subject to compliance with A.R.S. § 36-2804.02, i.e., a qualifying patient may not cultivate medical marijuana at their place of residence if there is a medical marijuana dispensary located within 25 miles of the qualifying patient's home.~~

~~J. Medical Marijuana Designated Caregiver Cultivation Location.~~

~~1. All conditions and restrictions for medical marijuana dispensary off-site cultivation locations apply except that the designated caregiver cultivation location cultivation area is limited to a total of 250 square feet maximum, including any storage areas.~~

~~2. A designated caregiver may cultivate at their residence for a single qualifying patient subject to compliance with A.R.S. § 36-2806.01.~~

~~3. More than one designated caregiver may co-locate cultivation locations as long as the total cultivation area does not exceed 250 square feet maximum, including storage areas.~~

Section 5. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130 Definitions "M", to modify Medical Marijuana, Medical Marijuana Dispensary, Medical Marijuana Dispensary Cultivation Location and Medical Marijuana Infusion Facility, and incorporate Marijuana

Cultivation and Manufacturing Standalone Location, and Marijuana Testing Facility in alphabetical order, as follows:

10-80.20.130 Definitions "M"

~~**Medical Marijuana: All parts of the genus Cannabis whether growing or not, and the seed of such plants that may be administered to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition.**~~

Marijuana: Means Marijuana and Marijuana Concentrate prescribed in A.R.S. §36-2850, as amended.

~~Medical~~ Marijuana Dispensary: A ~~**nonprofit**~~ medical **or dual licensee (as defined in ARS §36-2850, as amended)** marijuana dispensary ~~**registered and certified pursuant to A.R.S. § 36-2804 that may also include a medical marijuana infusion facility.**~~ **certified by the State of Arizona to sell marijuana and marijuana products to consumers, which may include the cultivation, manufacturing, processing, packaging, or storage of marijuana products as an accessory use to the dispensary.**

~~**Medical Marijuana Dispensary Off-Site Cultivation Location: The one additional location, if any, where marijuana may be cultivated for the use of a medical marijuana dispensary as disclosed pursuant to A.R.S. § 36-2804.**~~

Marijuana Establishment: Means any of following: Marijuana Dispensary, Marijuana Off-Site Cultivation Location, Marijuana Off-site Manufacturing Location, and Marijuana Testing Facility.

~~**Medical Marijuana Infusion Facility: A facility that incorporates medical marijuana by means of cooking, blending, or incorporation into consumable/edible goods.**~~

Marijuana Off-Site Cultivation Location: A location used by an entity certified by the State of Arizona to cultivate, manufacture, package, process, and store marijuana and marijuana products, excluding the sale or transfer of marijuana and marijuana products to consumers.

Marijuana Off-site Manufacturing Location: A location used by an entity certified by the State of Arizona to manufacture, package, process, and store marijuana and marijuana products, excluding the sale or transfer of marijuana and marijuana products to consumers.

Marijuana Testing Facility: Means Marijuana Testing Facility prescribed in A.R.S. §36-2850, as amended.

Planning & Zoning Commission **7. A.**

Meeting Date: 04/14/2021

From: Alaxandra Pucciarelli, Current Planning Manager

Information

TITLE

Discussion: Staff will present the Draft Flagstaff Carbon Neutrality Plan (the FCNP) for review and feedback.

STAFF RECOMMENDED ACTION:

Staff is looking for direction from the Planning & Zoning Commission to initiate a major regional plan amendment to include the Flagstaff Carbon Neutrality Plan as an amendment to the Flagstaff Regional Plan.

Attachments

Sustainability Memo