

PRELIMINARY CONDOMINIUM PLAT

FOR

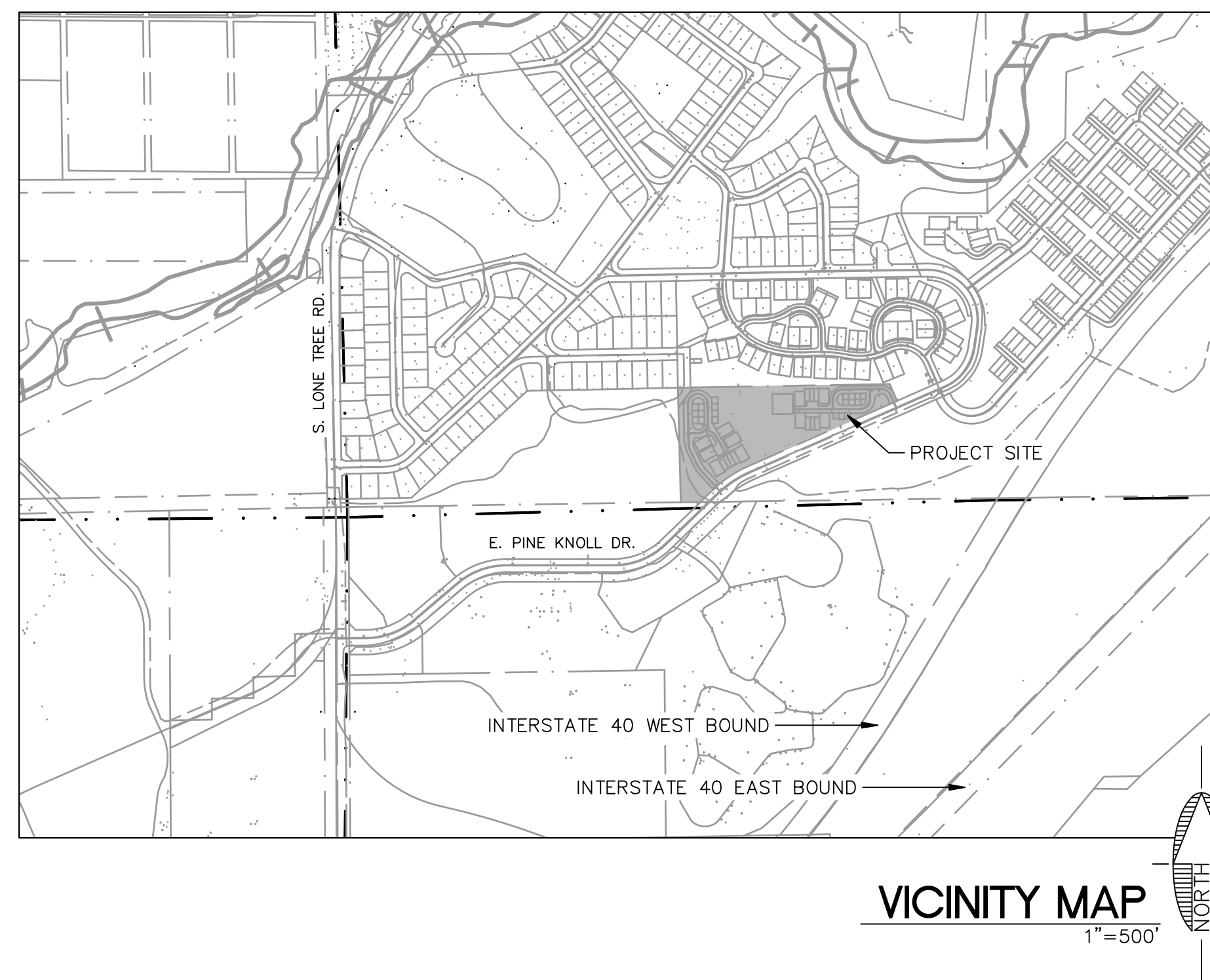
RIO HOMES UNIT 4

MULTI-FAMILY

FLAGSTAFF, ARIZONA

A CONDOMINIUM SUBDIVISION OF TRACTS B AND C OF THE AMENDED PLAT FOR RIO HOMES UNIT 4, ACCORDING TO THE FINAL PLAT FOR RIO HOMES UNIT 4, INST. NO. 3925263, OFFICIAL RECORDS COCONINO COUNTY, ARIZONA.

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



VICINITY MAP
1"=500'

COORDINATE SYSTEM DETAILS

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

PROJECTION:

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

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

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

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

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

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

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

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

Sheet List Table		
Sheet Number	Sheet Number	Sheet Title
1	CVR	COVER
2	CP01	PRELIMINARY CONDO PLAT OVERVIEW
3	CP02	CONDO PLAT (1)
4	CP03	CONDO PLAT (2)
5	CP04	CONDO PLAT (3)
6	CP05	CONDO PLAT (4)

PROJECT OWNER/DEVELOPER:

RP40, LLC & RP4V, LLC
 THOMAS BREWSTER, MANAGER
 2410 E. ROUTE 66
 FLAGSTAFF, AZ 86004
 (928) 774-6637

CIVIL ENGINEER:

SHEPHARD-WESNITZER, INC.
 GUILLERMO E. CORTES, PE #33983
 110 WEST DALE AVE
 FLAGSTAFF, AZ 86001
 (928) 773-0354

SURVEYOR:

SHEPHARD-WESNITZER, INC.
 AARON BORLING, RLS #48756
 110 WEST DALE AVE
 FLAGSTAFF, AZ 86001
 (928) 773-0354

LEGEND

---	ROW BOUNDARY	⊙	FOUND MONUMENTS
---	EX. EASEMENT	⊙	SECTION CORNER AS NOTED
---	ROAD CENTERLINE	●	CALCULATED POINT
---	LOT LINE		
---	EASEMENT		
---	SECTION LINE		

LEGAL DESCRIPTION

TRACTS B AND C OF RIO HOMES UNIT 4, ACCORDING TO THE CITY OF FLAGSTAFF FINAL PLAT FOR RIO HOMES UNIT 4, NO. 3925263, OFFICIAL RECORDS OF COCONINO COUNTY, LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA.

EARTHWORK SUMMARY:

SITE GRADING:
 UNADJUSTED CUT: 2,170 CY
 UNADJUSTED FILL: 2,730 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.

PROJECT INFORMATION

RIO HOMES UNIT 4
 EMMA DRIVE & JEN DRIVE
 FLAGSTAFF, AZ 86001

NUMBER OF PROPOSED UNITS: 40
 BUILDING TYPE: MEDIUM DENSITY RESIDENTIAL (MR)
 GROSS/NET AREA: 3.71 ACRES

EXISTING ZONING: MR (MEDIUM DENSITY RESIDENTIAL)

UTILITY COMPANY CONTACTS

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

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

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

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

UTILITY CONFLICT NOTE

THERE ARE NO APPARENT UTILITY CONFLICTS WITH APS, CENTURYLINK, UNISOURCE, OR ALTICE USA; HOWEVER, THEY DO HAVE EXISTING FACILITIES IN THE AREA THAT WILL NEED TO BE PROTECTED AND/OR RELOCATED.

SUMMARY OF TRACTS

TRACT	DESCRIPTION
2. TRACT B: 132,380 SF, 3.04 ACRES	TRACT 'B' FOR THE PURPOSES OF COMMON ELEMENT, OPEN SPACE, RESOURCE PROTECTION, DRAINAGE MAINTENANCE EASEMENT AND THE MULTI-FAMILY DEVELOPMENT AS SHOWN HEREON.
3. TRACT C: 29,160 SF, 0.67 ACRES	TRACT 'C' FOR THE PURPOSE OF INGRESS/EGRESS, PARKING, COMMON ELEMENT AND OPEN SPACE AS SHOWN HEREON.

RESOURCE PROTECTION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. BASED ON THE APPROVED RIO HOMES NATURAL RESOURCE PROTECTION PLAN FOR UNIT 4, DATED FEBRUARY 18, 2021, AND THE PROPOSED DEVELOPMENT, THERE ARE RESOURCES THAT REQUIRE PRESERVATION.

FLOOD ZONE CLASSIFICATION:

THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #0400506816G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WATER AND SEWER IMPACT ANALYSIS

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

ADEQUATE WATER SUPPLY NOTE:

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

SOURCE OF PROJECT INFORMATION

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

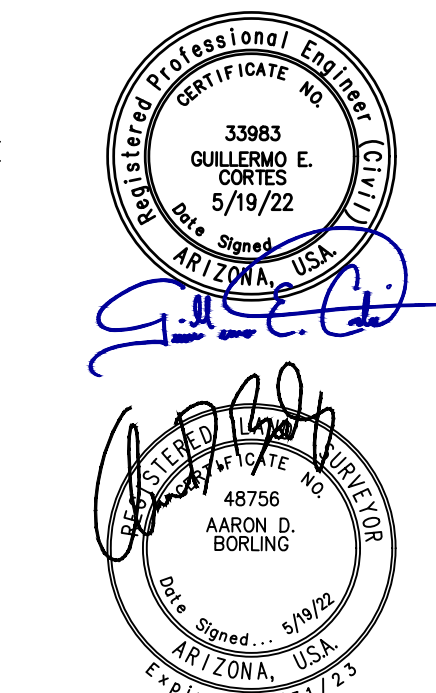
A.R.S. 33-1212. UNIT BOUNDARIES EXCEPT AS PROVIDED BY THE DECLARANT

- IF WALLS ARE DESIGNATED AS BOUNDARIES OF A UNIT. ALL LATH FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TIES, WALL PAPER, PAINT, AND ANY OTHER MATERIALS CONSTITUTING AS PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS ARE PART OF THE COMMON ELEMENT.
- IF ANY DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITH IN THE AN PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENT.
- ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE PART OF THE UNIT.
- ANY SHUTTERS, AWININGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNITS BOUNDARIES ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVE TO THAT UNIT.

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED TENTATIVE PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756



C.O.F. #PZ-19-00019-06

FLAGSTAFF ARIZONA

RIO HOMES UNIT 4 PRELIMINARY CONDO PLAT

COVER

JOB NO: 19025
 DATE: MAY 22
 SCALE: AS SHOWN
 DRAWN: JEE
 DESIGN: KMF
 CHECKED: AUB

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

SWI
 Shephard Wesnitzer, Inc.

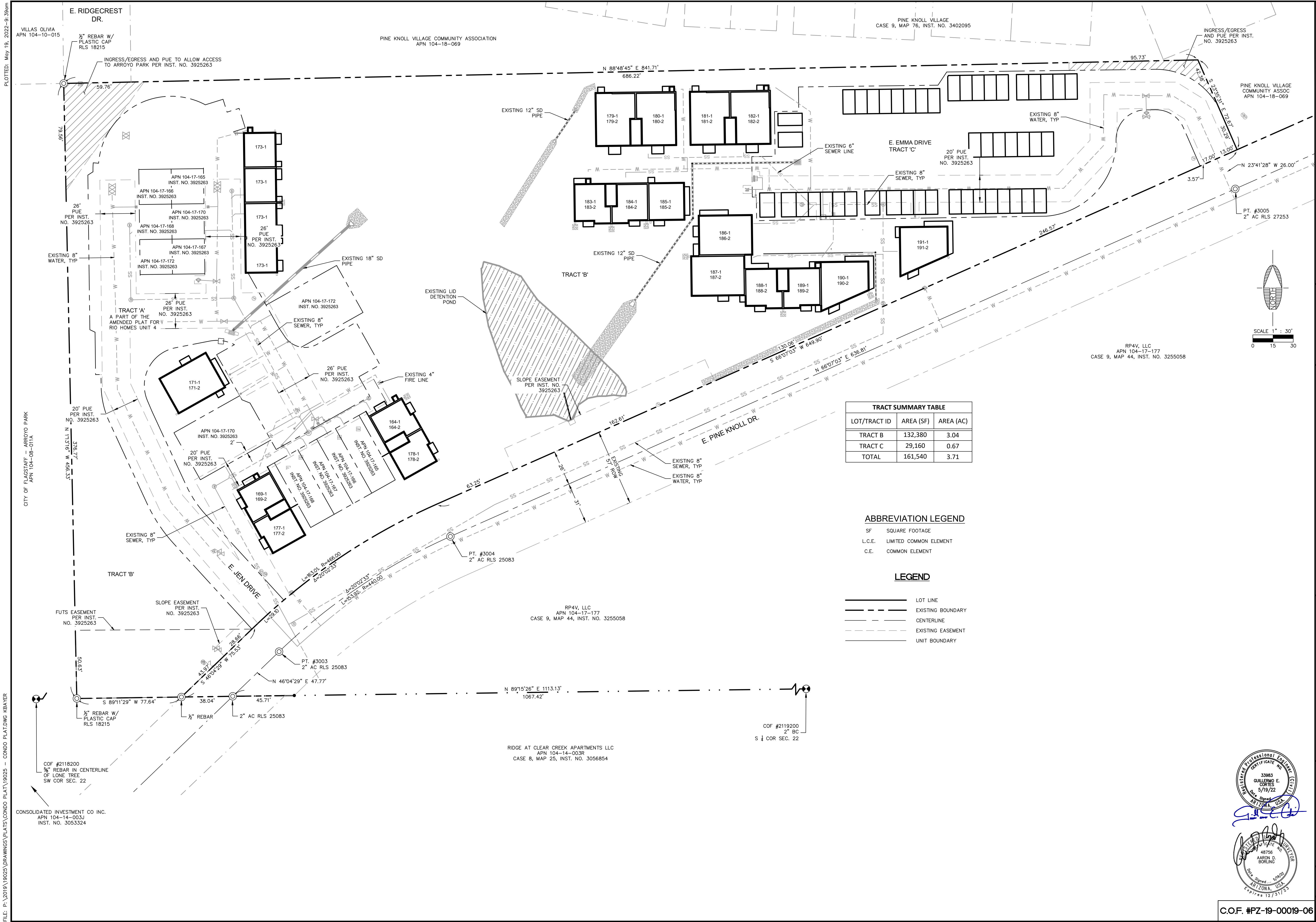
REVISIONS	BY	DATE	DESCRIPTION
NO.			

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

ARIZONA 811
 Arizona Blue Stakes, Inc.
 808 84-11 or 1-800-574-6111 (825-6348)

DRAWING NO.
CVR

SHT NO. OF
 1 OF
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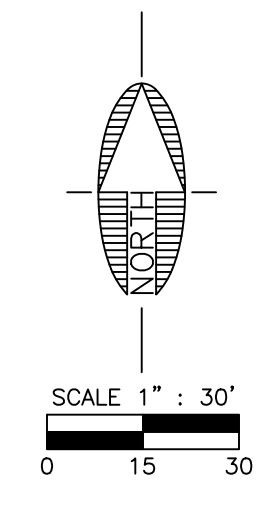
TRACT SUMMARY TABLE		
LOT/TRACT ID	AREA (SF)	AREA (AC)
TRACT B	132,380	3.04
TRACT C	29,160	0.67
TOTAL	161,540	3.71

ABBREVIATION LEGEND

- SF SQUARE FOOTAGE
- L.C.E. LIMITED COMMON ELEMENT
- C.E. COMMON ELEMENT

LEGEND

- LOT LINE
- - - - EXISTING BOUNDARY
- +—+ CENTERLINE
- · - · EXISTING EASEMENT
- · — · UNIT BOUNDARY



PRELIMINARY CONDO PLAT OVERVIEW

JOB NO: 19025
 DATE: MAY 22
 SCALE: 1"=30'
 DRAWN: JEE
 DESIGN: KMF
 CHECKED: AUB

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

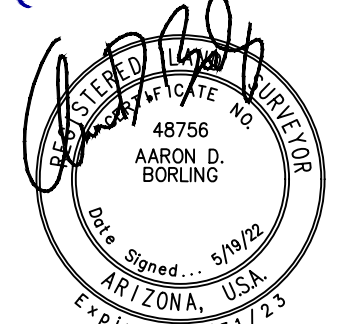
SWI
 Shephard Wesnitzer, Inc.

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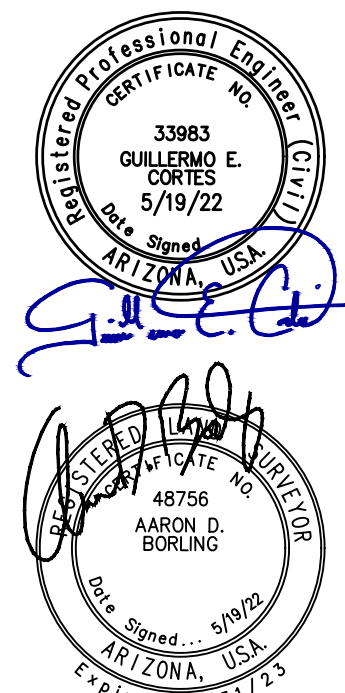
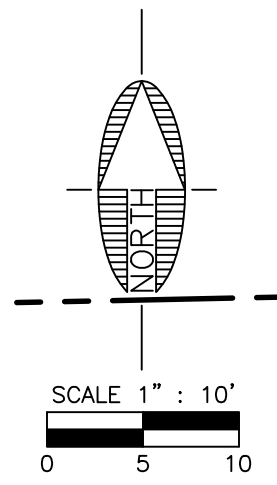
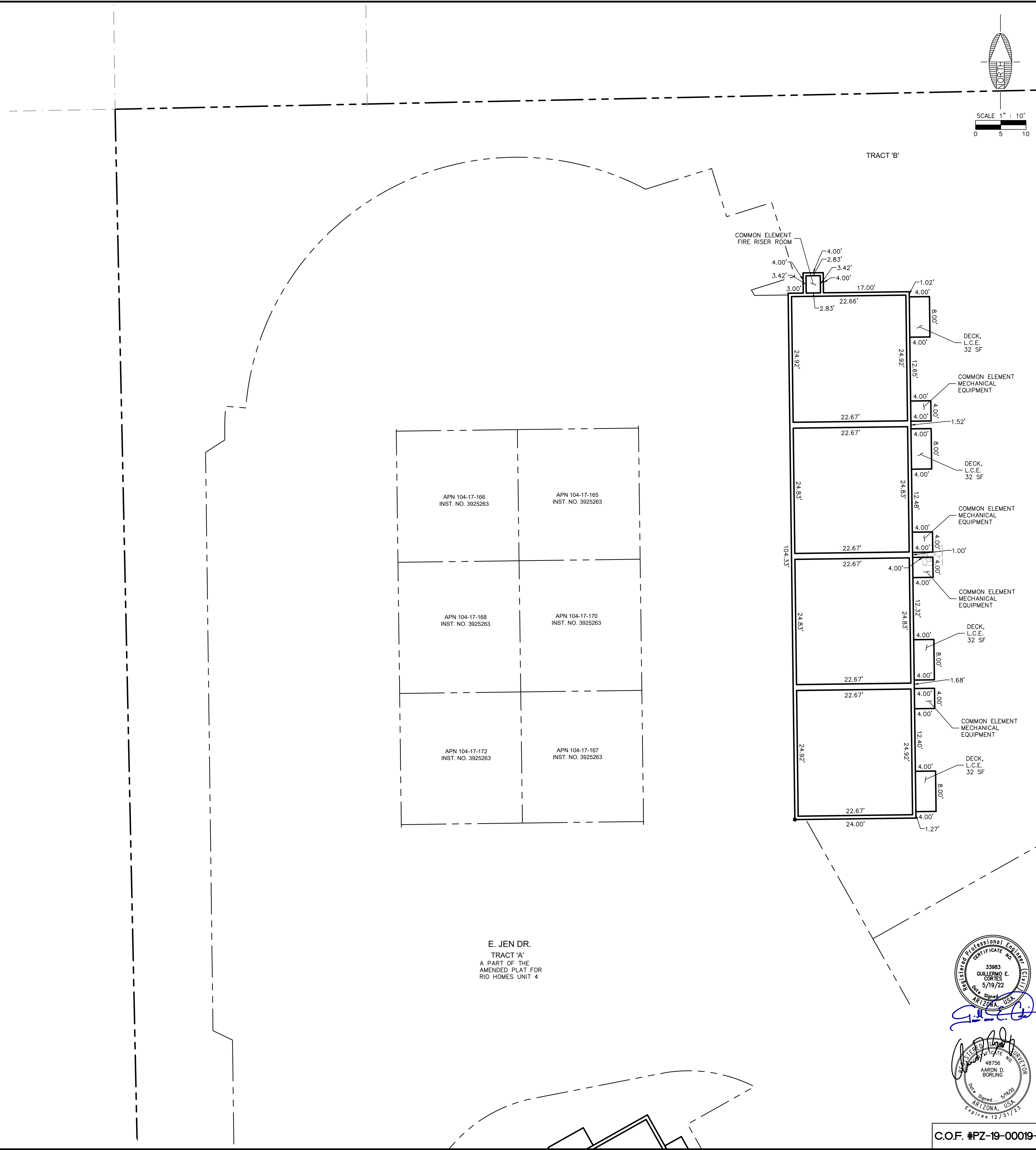
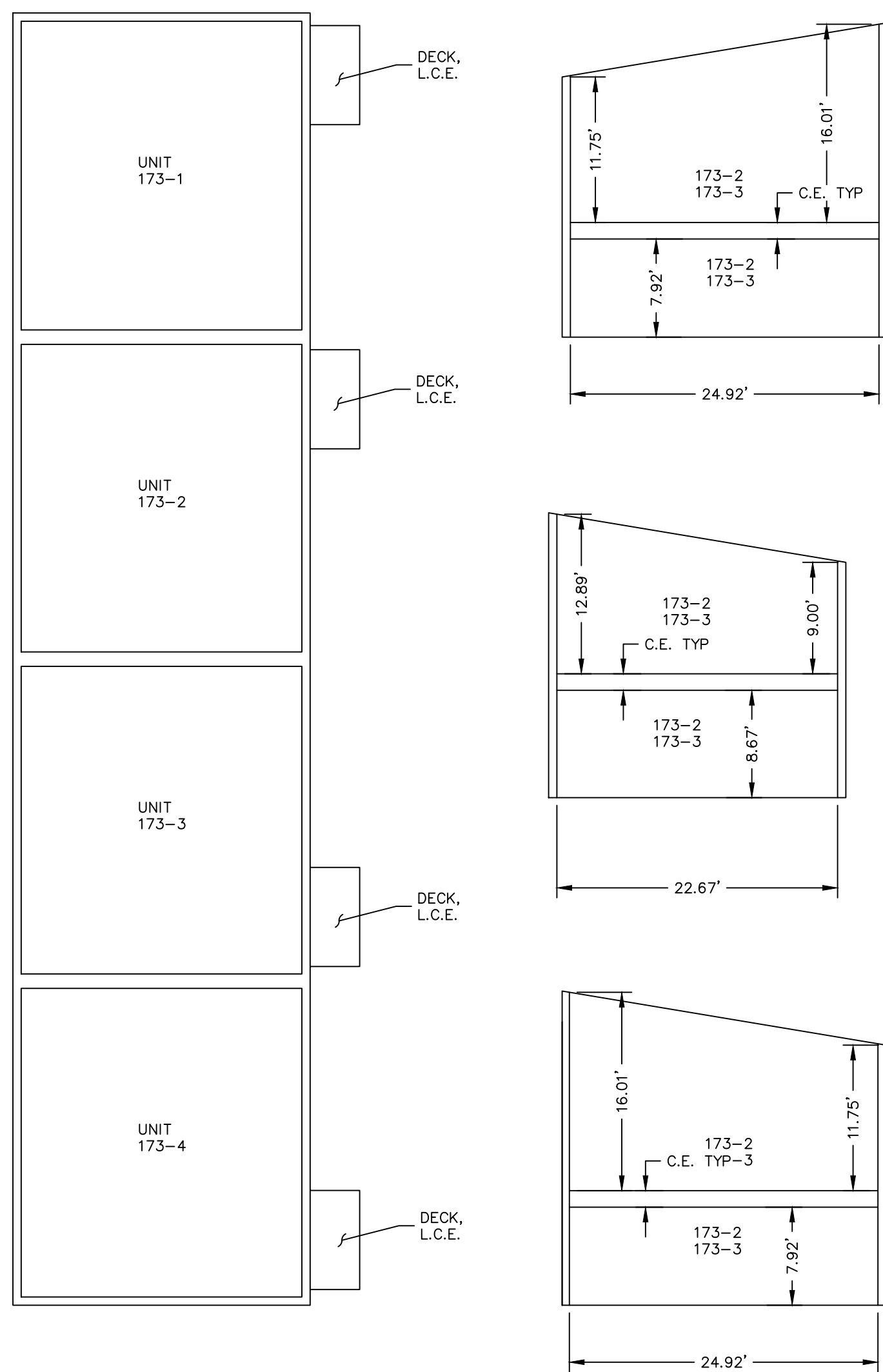


Call at least two full working days before you begin excavation.

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 Arizona Blue Stakes, Inc.

808 84-1111 or 1-800-514-6111 (722-5348)

FLOOR PLAN & SECTION

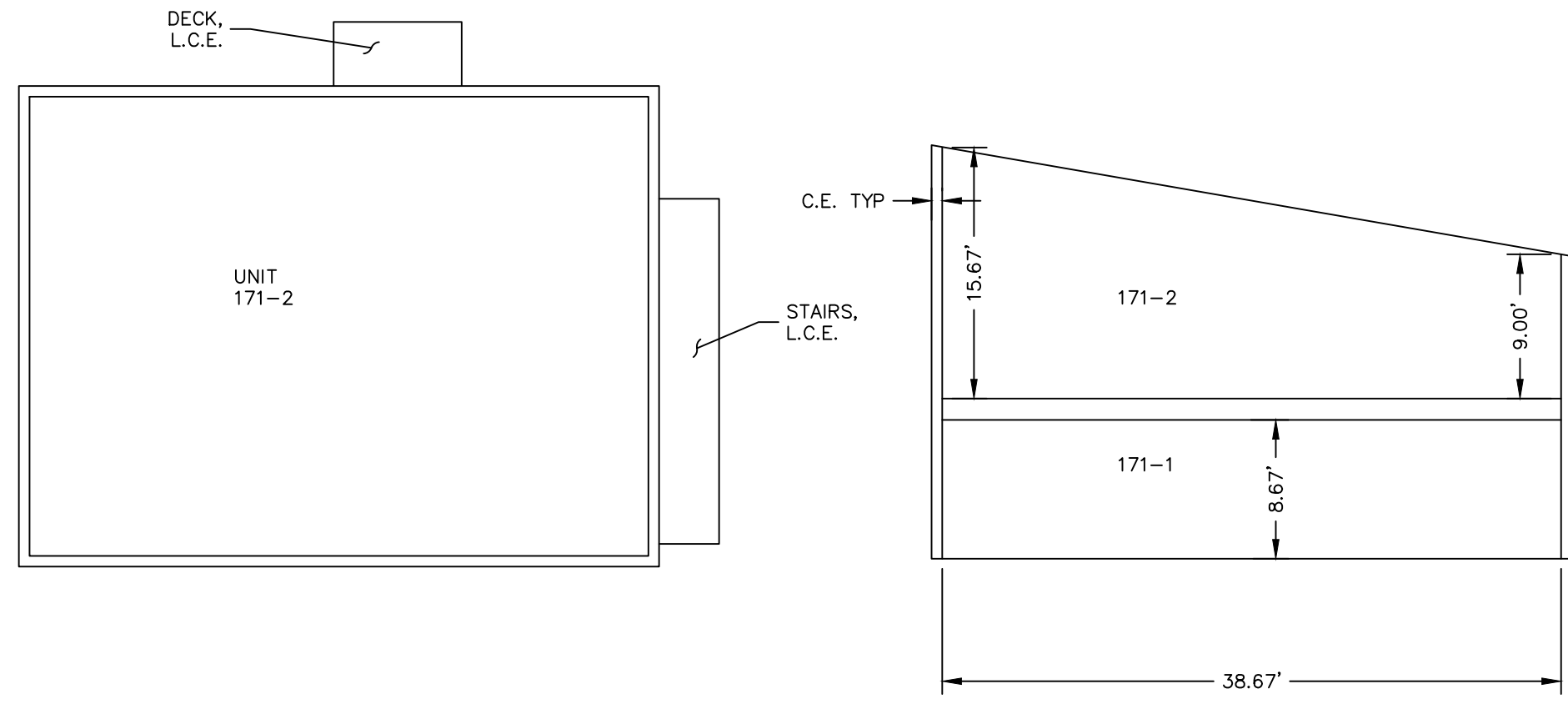


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110 W. Dols Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax		www.swi.com		www.swi.com		www.swi.com		www.swi.com		www.swi.com	
Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc. (928-5348) Dbl 8-1-1 or 1-800-SAME-11 (928-5348)											
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REVISIONS											
DRAWING NO. CP02											
SHT NO. 3 OF 6											

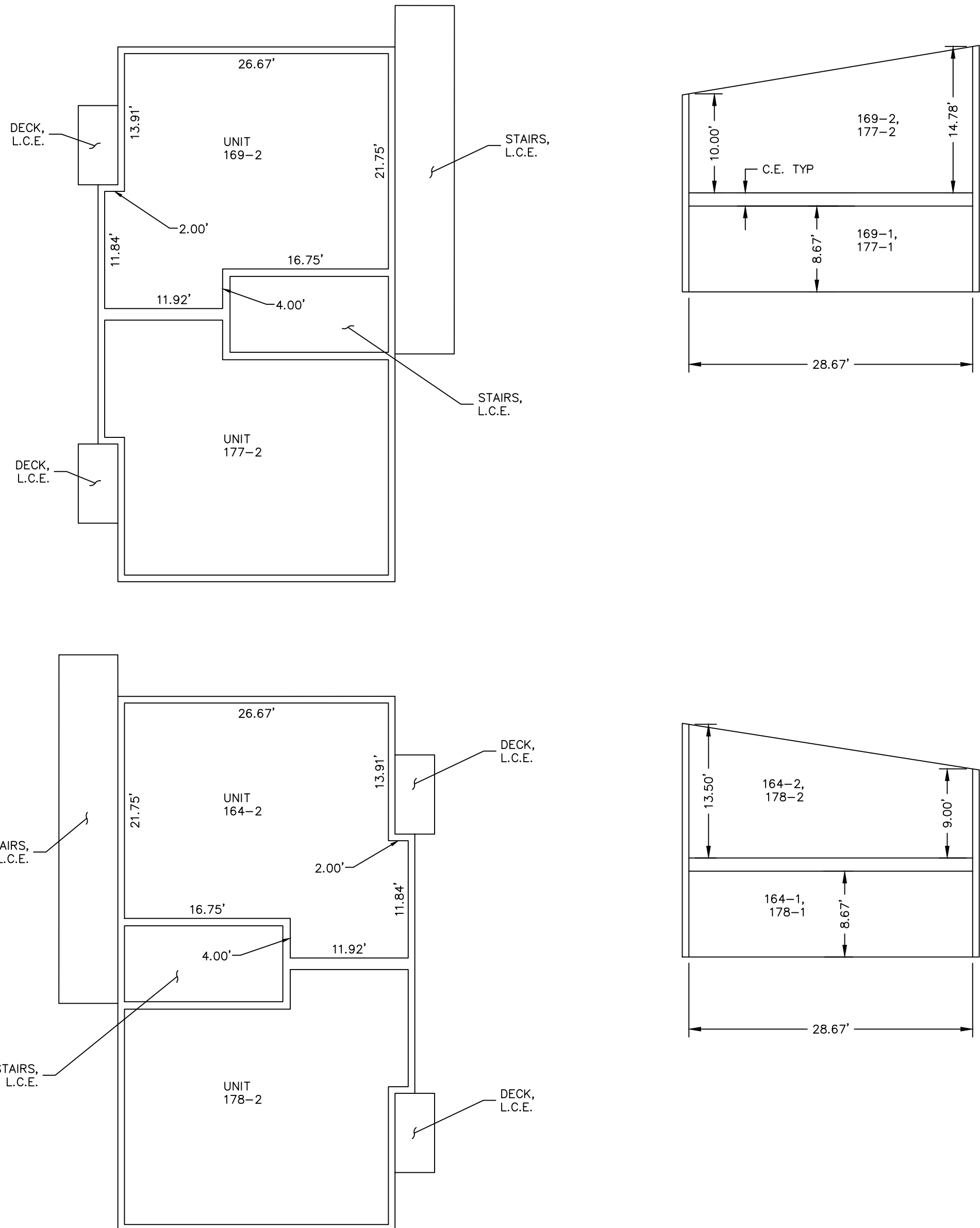
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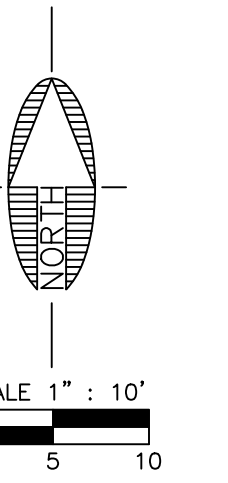
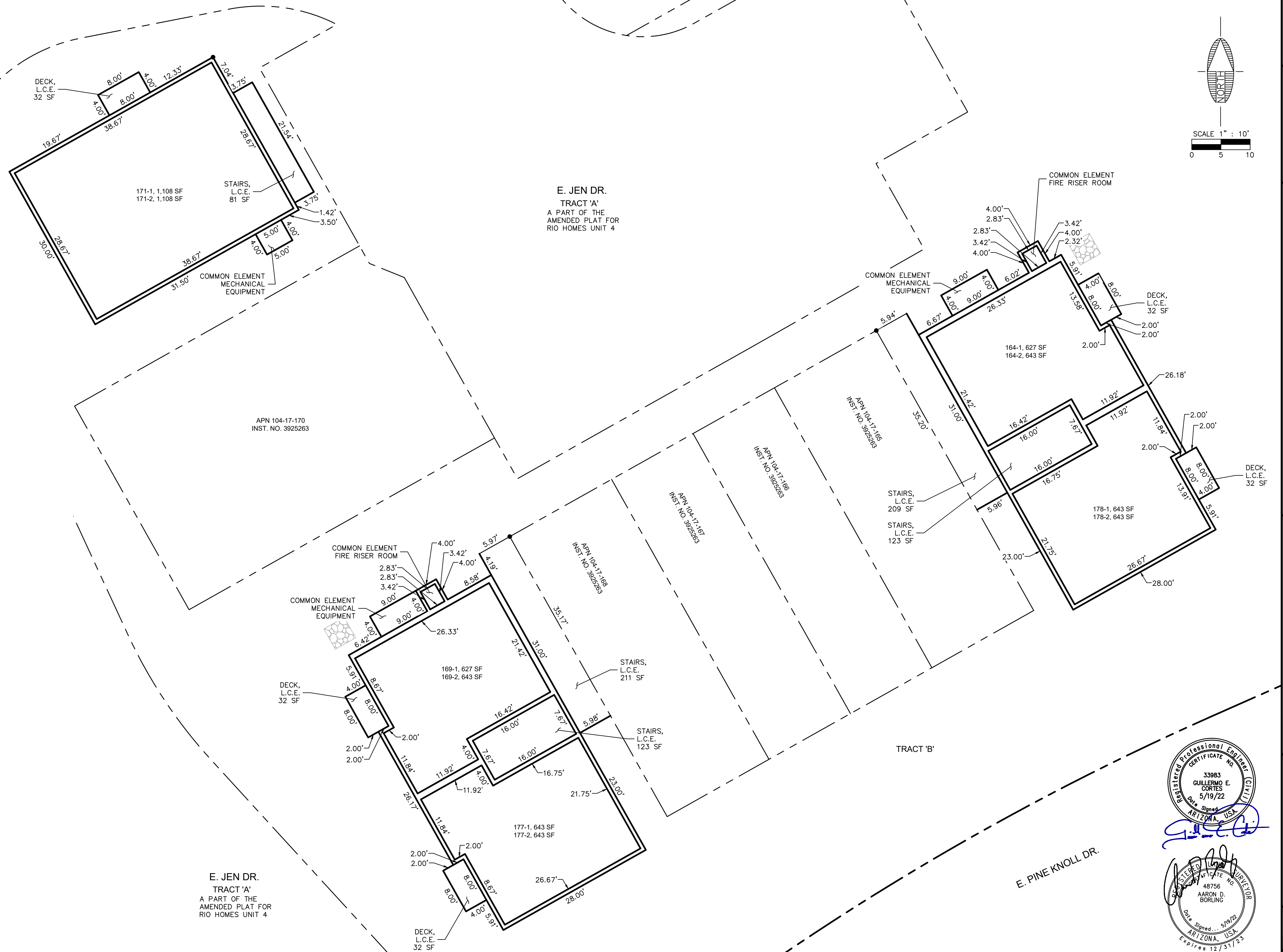
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FLOOR PLAN & SECTION



FLOOR PLAN & SECTION

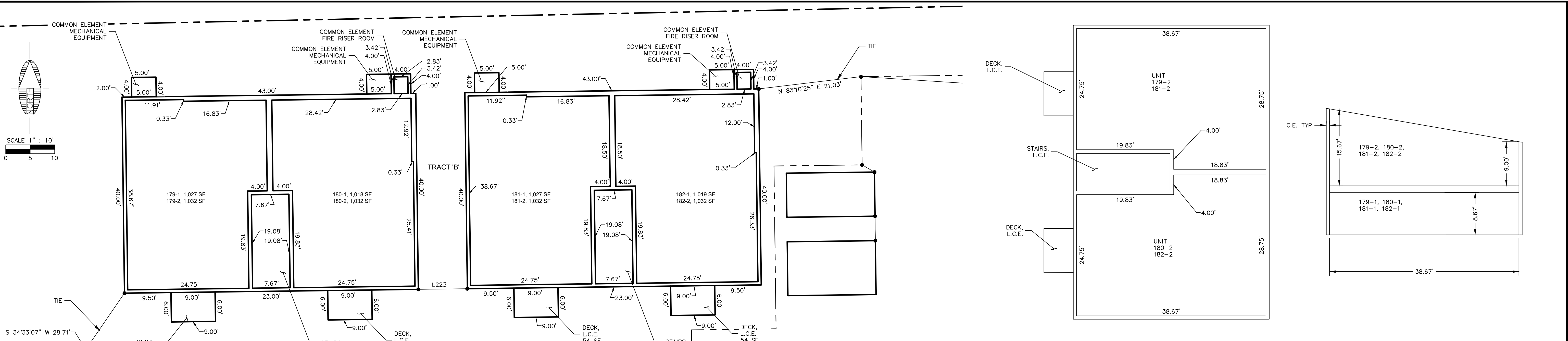
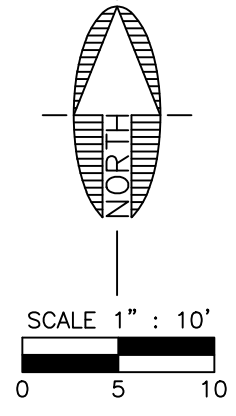


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110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swi.coz.com											
NO.	DESCRIPTION	DATE	BY								
Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stakes, Inc.											
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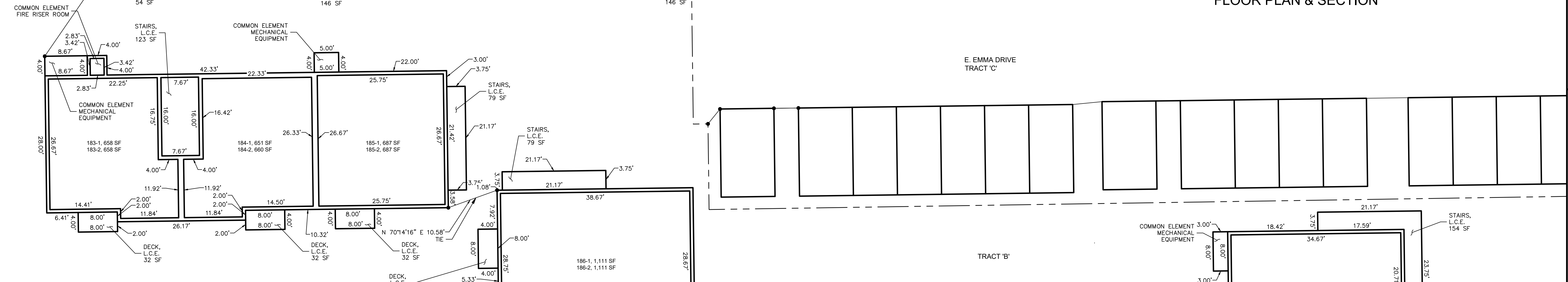
FLAGSTAFF ARIZONA

RIO HOMES UNIT 4 PRELIMINARY CONDO PLAT

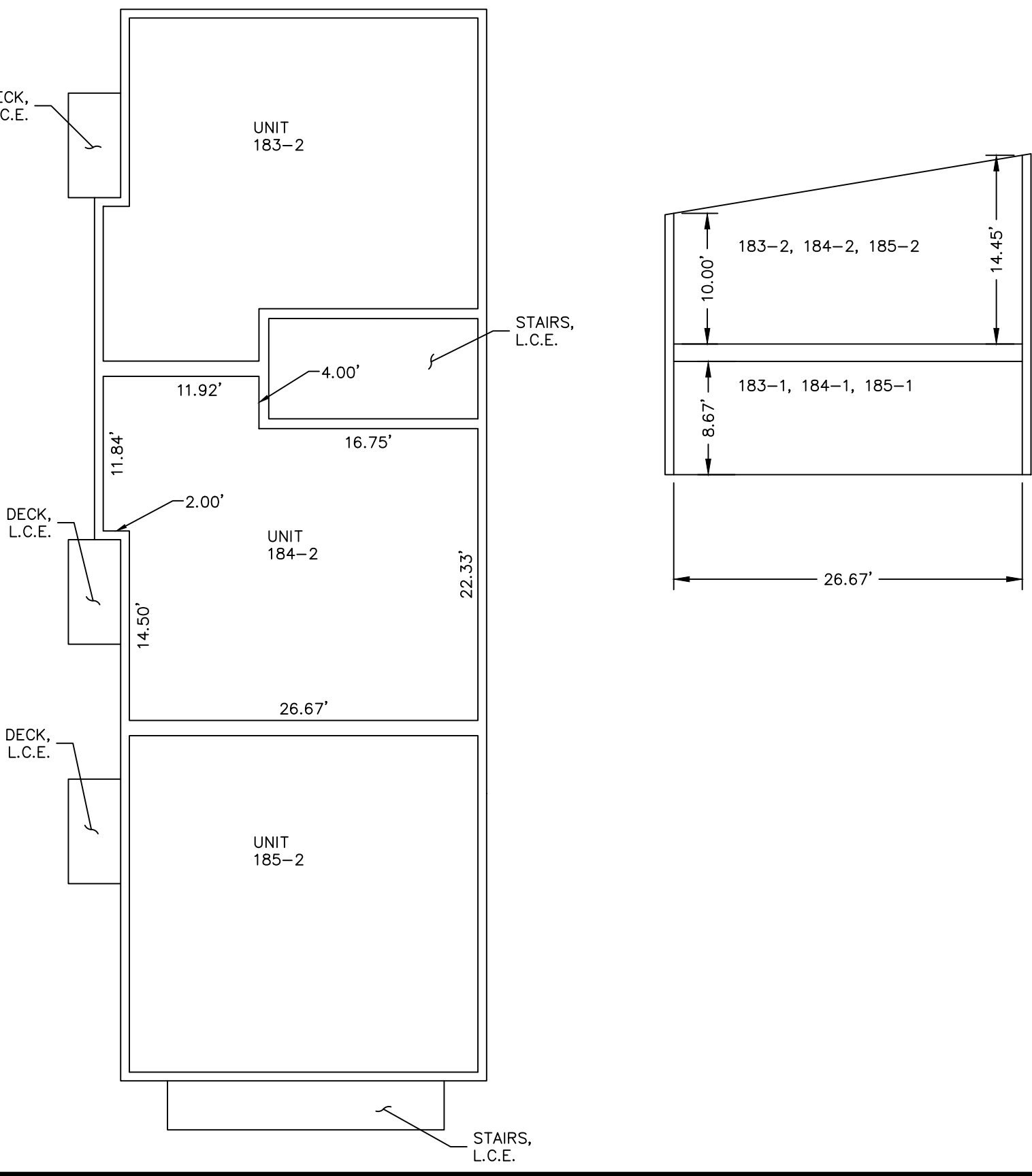
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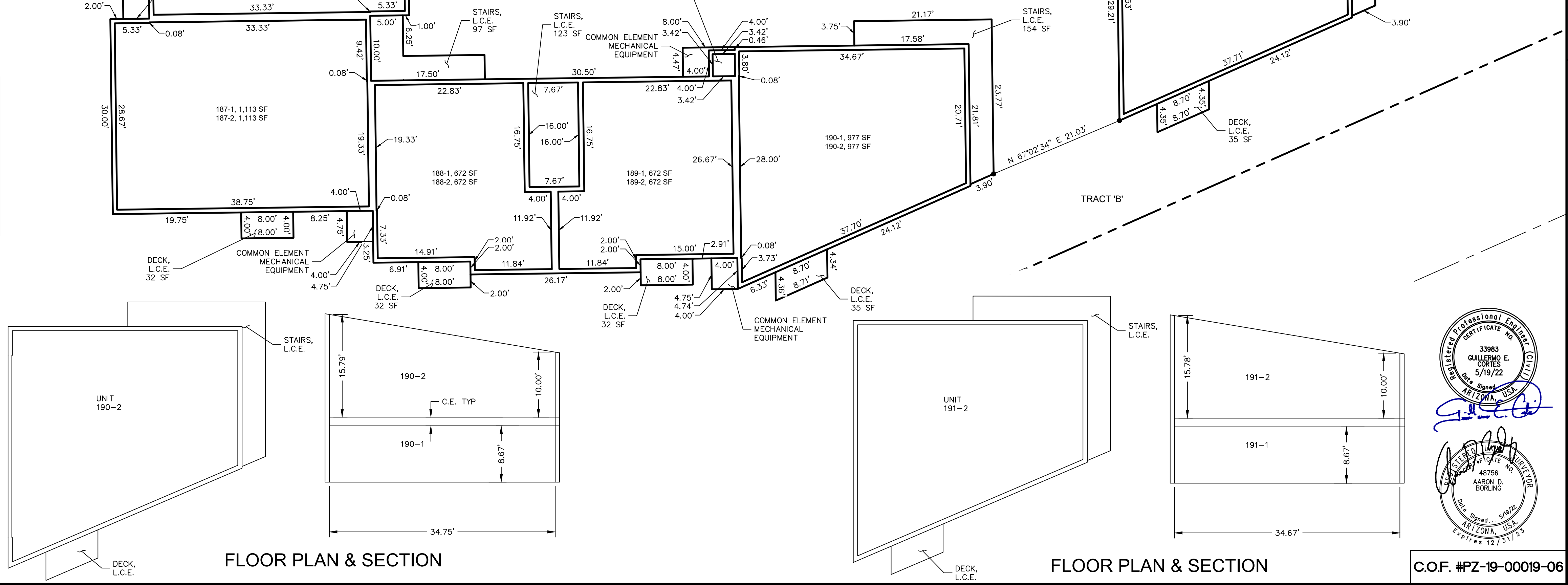
FLOOR PLAN & SECTION



FLOOR PLAN & SECTION

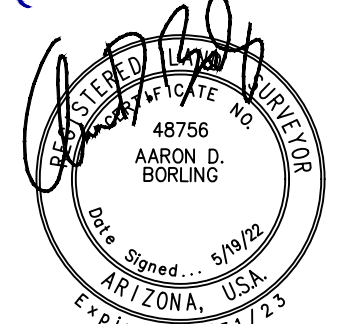


FLOOR PLAN & SECTION



FLOOR PLAN & SECTION

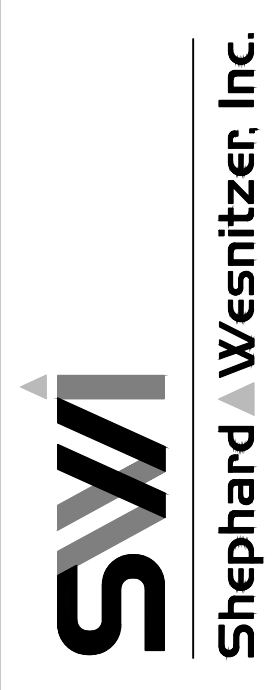
FLOOR PLAN & SECTION



FLAGSTAFF ARIZONA
RIO HOMES UNIT 4 PRELIMINARY CONDO PLAT
CONDO PLAT (3)

JOB NO: 19025
DATE: MAY 22
SCALE: 1"=10'
DRAWN: JEE
DESIGN: KMF
CHECKED: AUB

110 W. Dole Avenue
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REVISIONS

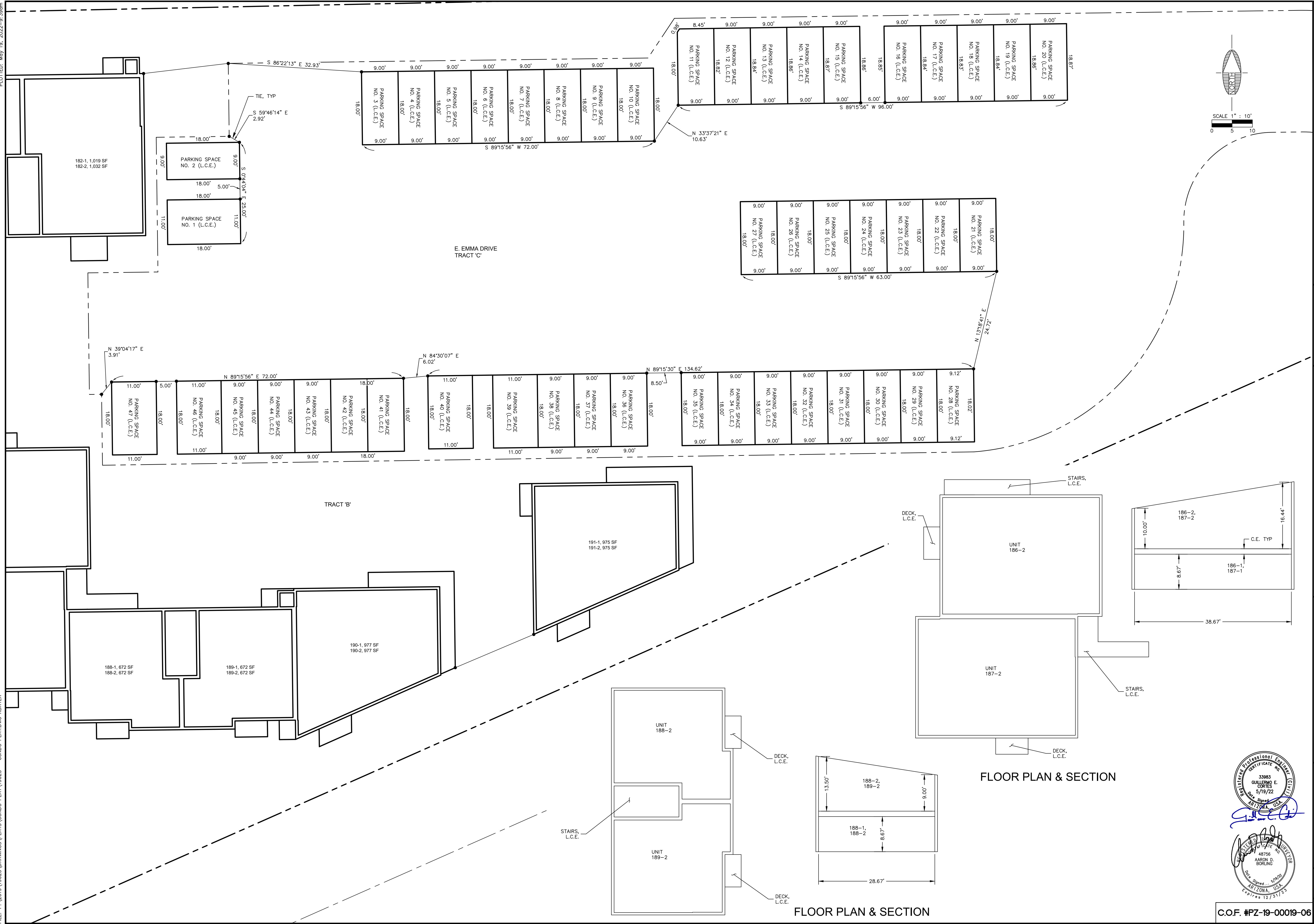
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C.O.F. #PZ-19-00019-06

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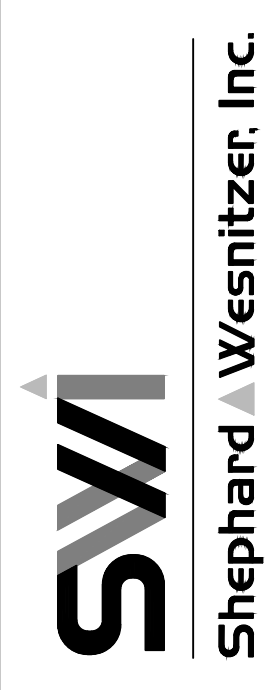
FLAGSTAFF
ARIZONA

RIO HOMES UNIT 4 PRELIMINARY CONDO PLAT

CONDO PLAT (4)

JOB NO:	19025
DATE:	MAY 22
SCALE:	1"=10'
DRAWN:	JEE
DESIGN:	KMF
CHECKED:	AUB

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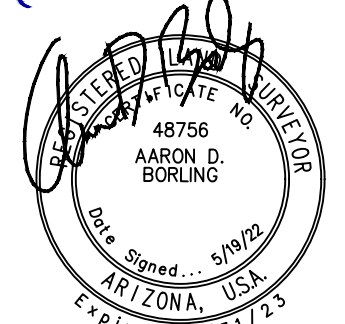
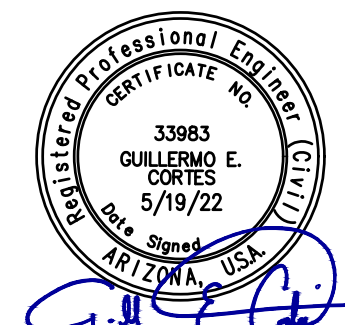
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ARIZONA 811
Arizona Blue Stakes, Inc.

088 8-1-1 or 1-800-514-1111 (Toll-Free)

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CP05

SHT NO. OF
6 OF 6



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