



110 West Dale Avenue  
Flagstaff, AZ 86001

928.773.0354  
928.774.8923

www.swiaz.com

*Engineering an environment of excellence.*

October 4, 2021

Job #19025

PROJECT: *Rio Homes Unit 4*

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**REVIEW AGENCY NOTIFICATION LETTER**

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**TO: AlticeUSA**

**FROM: Shephard-Wesnitzer Inc.**

Sanford Yazzie  
1601 S Plaza Way  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Condominium Plat for the Rio Homes Unit 4 development prepared by Shephard-Wesnitzer, Inc. The site is situated on the north side of E. Pine Knoll Drive.

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

APPROVED WITHOUT COMMENT

APPROVED WITH COMMENT, AS FOLLOWS

ACKNOWLEDGED, APPROVAL NOT REQUIRED, COMMENTS AS FOLLOWS

Altice/Suddenlink has existing plant on Jen Drive, if any CATV that will need to be relocated it will be at the on the developer to coordinate with Altice/Suddenlink on the both the cost & moving the lines. On Emma Drive there are currently no facilities on the property except at the entrance of the property that goes over to Pine Knoll Lane.

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SIGNED: Sanford Yazzie

TITLE: Supervisor Operations Construction

AGENCY: Suddenlink/Altice

DATE: 10-18-2021

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com



## Lumen Conflict Memorandum

**Date: October 18, 2021**

**To: Kayla Fleishma (Shepard Wesnitzer, Inc.)**  
[kfleishman@swiaz.com](mailto:kfleishman@swiaz.com)

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

**Subject: Lumen – Conflict Memo – Project No. 19025 – Rio Homes Unit 4 Multi-Family, Flagstaff**

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Terra Technologies is in receipt of the plans and a letter dated October 4, 2021. Below you will see an overview of Lumen facilities within the project limits, and a brief project overview along with comments regarding any Lumen facilities with respect to the proposed project.

### **Inventory of Lumen Facilities**

Lumen has facilities within the project limits. Terra Technologies anticipates that due to the site improvements that the Lumen facilities (buried cable & pedestals) should not be impacted. Plan markups have been attached showing approximate locations of Lumen facilities.

### **Project Overview**

The design intent of this project appears to be developing a vacant parcel of land for a residential multi-family homes.

### **Facility Locations and Impacts**

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

Based on Lumen 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.



## Lumen Conflict Memorandum

In accordance with state law, Blue Staking for location of Lumen facilities must be completed prior to any construction. When crossing Lumen 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 Lumen facilities during construction.

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

In the event Lumen 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 Lumen prior to construction around the Lumen facilities.

### **Notification List**

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



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Job #19025

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**REVIEW AGENCY NOTIFICATION LETTER**

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**TO: CenturyLink**

**FROM: Shephard-Wesnitzer Inc.**

Manual Hernandez  
112 North Beaver Street  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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

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**SIGNED:** Kevin S. Wagner

**TITLE:** Project Manager

**AGENCY:** Terra Technologies / Lumen

**DATE:** October 18, 2021

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com



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**REVIEW AGENCY NOTIFICATION LETTER**

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**TO: USDA Natural Resources Conservation Service**

**FROM: Shephard-Wesnitzer Inc.**

Sierra Frydenlund  
1585 South Plaza Way  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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We acknowledge that we have received your forms and want to clarify that USDA-NRCS is not an approving agency and we typically do not receive these requests. We have attached a soils report from Web Soil Survey for the entire work area. For the P Plat, we would like to point out the clay content of the soil, which has shrink-swell potential. This is important to note for load support when building foundations for housing structures. Another soil property to note is the shallow depth to bedrock. These are aspects of the soil that should be considered thoroughly before construction.

**SIGNED:** \_\_\_\_\_

**TITLE:** Soil Conservationist

**AGENCY:** NRCS

**DATE:** 10/12/21

110 W. Dale Ave.  
Flagstaff, AZ 86001

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**REVIEW AGENCY NOTIFICATION LETTER**

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**TO: Coconino County Flood Control District**

**FROM: Shephard-Wesnitzer Inc.**

Jamie Brown-Esplain  
2500 North Fort Valley Road, Bldg. 1  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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Review of submitted document completed. Parcel is located outside of Coconino County Unincorporated area.

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**SIGNED:** Jamie Brown-Esplain

**TITLE:** Engineering Technician

**AGENCY:** Coconino County Community Development

**DATE:** 10/06/21

110 W. Dale Ave.  
Flagstaff, AZ 86001

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Job #19025

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**REVIEW AGENCY NOTIFICATION LETTER**

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**TO: CC Community Development**

**FROM: Shephard-Wesnitzer Inc.**

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

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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SIGNED:  TITLE: CD Director  
AGENCY: Coco Community Dev. DATE: 10.4.21

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



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Job #19025

PROJECT: *Rio Homes Unit 4*

**REVIEW AGENCY NOTIFICATION LETTER**

**TO: Flagstaff Unified School District**

**FROM: Shephard-Wesnitzer Inc.**

Bob Kuhn  
3285 E. Sparrow Avenue  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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SIGNED: 

TITLE: Director of Operations

AGENCY: FUSD

DATE: 10/18/21

110 W. Dale Ave.  
Flagstaff, AZ 86001

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Email: kfleishman@swiaz.com



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**REVIEW AGENCY NOTIFICATION LETTER**

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**TO: Unisource Energy Services**

**FROM: Shephard-Wesnitzer Inc.**

Martin Conboy  
1459 East Butler Ave.  
Flagstaff, AZ 86001

Kayla Fleishman  
110 W Dale Ave  
Flagstaff, AZ 86001

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**SIGNED:** *Martin Conboy*

**TITLE:** Gas Engineering Supervisor

**AGENCY:** UNS Gas, Inc.

**DATE:** October 4, 2021

110 W. Dale Ave.  
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@swiaz.com