

ENGINEERING DIVISION
Capital Improvements Section

Monthly Capital Projects Report
May 2022

Honorable Mayor, Vice Mayor and Council,

The April report was completed by our Project Managers on May 6th and includes project updates for the month of April.

The attached map is a comprehensive view of all active capital improvements projects in our community that are assigned to the Capital Improvements Section of the Engineering Division, inclusive of projects that are in planning, design, and construction phases.

We have tried to reduce the extent of information provided and focused on only those projects that had substantive progress from previous months or have key milestones to share.

If you would like to receive more information on a specific project, please reach out and we'd be glad to share more detailed information.

Beaver Street/Butler Avenue Pilot Separated Bicycle Lanes

Traffic data has been collected for the sections of Beaver St and Butler Ave that have pilot separated bicycle lanes, and this data includes before and after speeds, bicycle volumes, and vehicle volumes. The Transportation department has reached out and interviewed stakeholders affected by the separated bicycle lanes. Stakeholders include COF Streets, COF Parks, COF Solid Waste, FPD, FUSD, and Mountain Line. The department has also drafted a survey for roadway users to comment on their experience with the pilot separated bicycle lanes. The traffic data and impact reviews from stakeholders will be compiled into a report and be presented to Transportation Commission **June 1st**, Bicycle Advisory Committee **June 2nd**, and Pedestrian Advisory Committee **June 9th**. Once the commission/committees have reviewed the report, this item will be presented to City Council on **June 14th** to inform on how the pilot separated bike lanes are performing.



Pilot Bicycle Lanes on E Butler Ave

Spruce Wash – Cedar to Dortha and Dortha Inlet (Design Phase)

FUND: STORMWATER

Description - Design consists of improvements to the Spruce Wash Channel from Cedar Avenue to south of Dortha Avenue. This work is in response to the damage that occurred during the 2021 monsoon flooding from the Museum Fire burn scar.

- Construction began March 21. The Contractor has been working on removals, and utility relocations.
- City potable water and reclaim water mains have been relocated.
- Unisource Gas relocations are complete, APS relocation completion is scheduled for May 11, and Lumen will be the last relocation that will occur the week of May 16.
- The open channel between Dortha and Cedar has been rough graded in preparation for final grading and shot-crete application.
- The Dortha inlet and concrete box culvert forming will begin the week of 5/11.
- Concrete deliveries are being secured with the supplier for critical pour dates in May and June.
- **Due to concrete supply restrictions in our community, the deliveries and installation may be scheduled outside of our normal operating hours during our large concrete pours. We will be issuing a notice to the neighborhood prior to the dates, and we will make every effort to limit off-hours work.**
- Staff provided a monthly update to Council on April 26, which included sandbag delivery, project updates, the siren system, and communications.
- Museum Flood Engineering and Feasibility team meetings continue every Monday and City staff continues to meet monthly with County Supervisor Jeronimo Vasquez.
- While there are utility and property related challenges to this project, construction of these improvements will occur prior to the 2022 monsoon season.



Spruce Wash north of Dortha Avenue



Utility relocation trenching and shoring in Dortha Avenue

La Plaza Vieja Traffic Calming (CONSTRUCTION PHASE)

FUND: TRANSPORTATION TAX (SAFETY) & HOUSING [CDBG] ALLOCATION

Description – The project is assisting the neighborhood by improving pedestrian safety of crosswalks, sidewalks, bike lanes and storm drainage at the Kingman Street and Florence Street/Malpais Lane intersections along Clay Avenue.

Contractor – Kinney Construction Services

Project Update:

- All improvements are complete including all punch list items.
- Final close out documents remain prior to issuance of Final Acceptance.



Kingman/Clay intersection looking east at completed improvements.

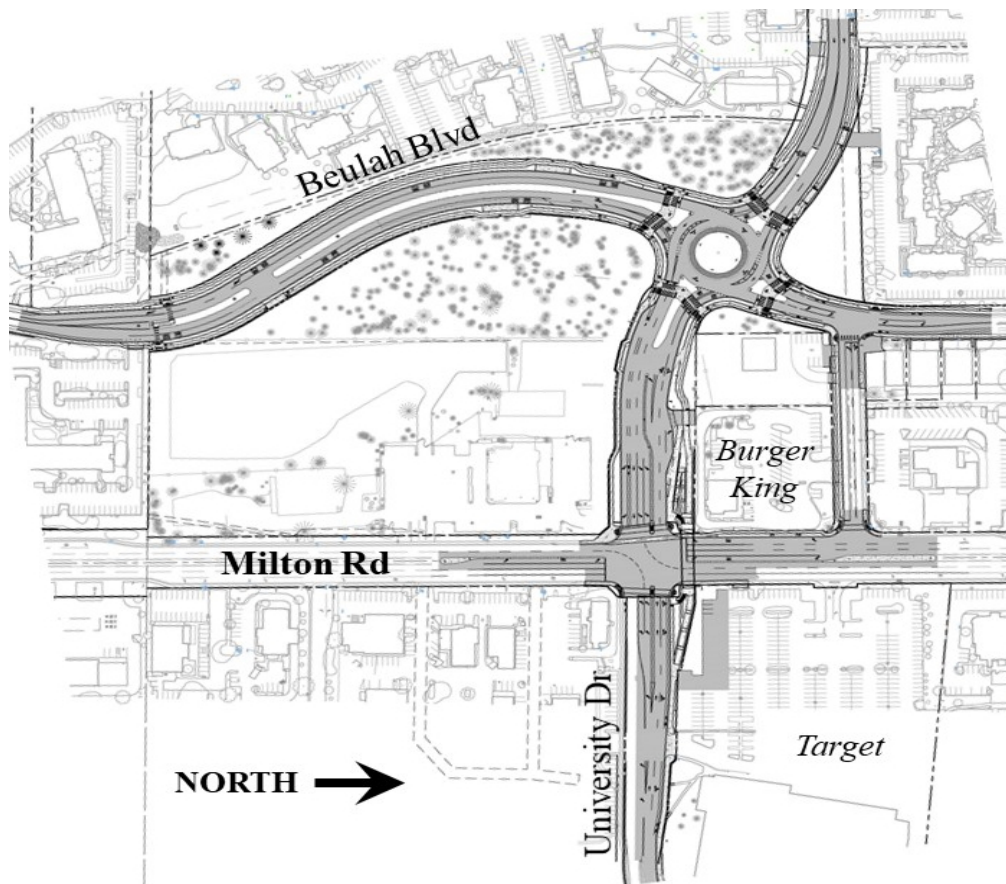
Beulah Boulevard Extension/University Drive Realignment (DESIGN PHASE)

FUND: TRANSPORTATION TAX (STREETS)

Description – This roadway improvement project extends the northern terminus of Beulah Boulevard to connect with University Avenue. Furthermore, University Avenue (west of Milton) will be realigned to match up with University Drive (east of Milton). A new roundabout will be constructed where Beulah Boulevard and University Avenue will intersect. Additionally, this project will also be constructing a new pedestrian underpass beneath Milton Road, just south of Burger King across to Target. Construction is expected to begin in July 2022 and conclude in November 2024.

Project Update:

- Shephard-Wesnitzer, Inc. (SWI) is the design engineer.
- Eagle Mountain Construction (EMC) is the Construction Manager at Risk (CMAR) contractor.
- Final 1 (95%) design plan comments from project stakeholders should be integrated by the end of May.
- Design work will continue to complete Final 2s (100%) plans, which are the construction-ready plans, by mid- to late June.
- Property acquisition efforts continue including completion of the legal descriptions and appraisals for the impacted properties.
- Staff will conduct a value engineering exercise with the contractor and designer to look for cost savings before the GMP will be brought before Council.
- Construction schedule requires an early spring start, now anticipated in 2023.



Extent map of new Beulah and University Roadway Project – taken from 90% plans.

Coconino Estates Improvements Phase II (CONSTRUCTION PHASE)

FUND: ROAD REPAIR & STREET SAFETY & AGING WATER AND SEWER INFRASTRUCTURE REPLACEMENT PROGRAMS

Description - This is a utility and roadway improvements project located on several streets in the Coconino Estates neighborhood as seen in the map below. Improvements on the streets generally consist of replacing all existing utility and roadway infrastructure. The utility improvements include replacing the existing water and sewer mains, water and sewer services, fire hydrants, and manholes. The roadway improvements include replacing the existing asphalt roadway, replacing rolled curb with vertical curb, constructing driveway ramps at driveway entrances, and replacing select sidewalk only where it currently exists on Crescent Drive. Sidewalk will **NOT** be installed where it does not currently exist. For additional information visit the Project website at www.coconinoestates.com

Contractor - Standard Construction Company

Project Update:

Crescent Drive and Meade Lane

- Sewer installations and temporary roadway trench patches are complete.
- Water main installations and temporarily patching roadway water trenches are complete, with testing continuing and public and private connections remaining.
- Water main and service installations and temporary roadway trench patches are complete on Meade, with testing continuing and public and private connections remaining.
- Concrete curb removals and replacements are anticipated to be in the first part of May.
- Crescent is closed to non-residential traffic from Meade to Talkington.
- FUSD was coordinated with to move their bus route onto Meade.

Navajo Drive and Elizabeth Road

- Sewer installations and temporary roadway trench patches are complete.
- Water main and service installations are complete, with testing continuing and public and private connections remaining.
- Navajo is closed to non-residential traffic.

Talkington Drive and Side Streets

- Sewer main installations were completed on Talkington, Hazel, Thelma, and Davis the week of 4/25.
- Sewer service installations will continue.
- Water main installations began the week of 5/2 starting at Louise Way working south.
- Talkington Drive is closed to non-residential traffic from Meade to Crescent.

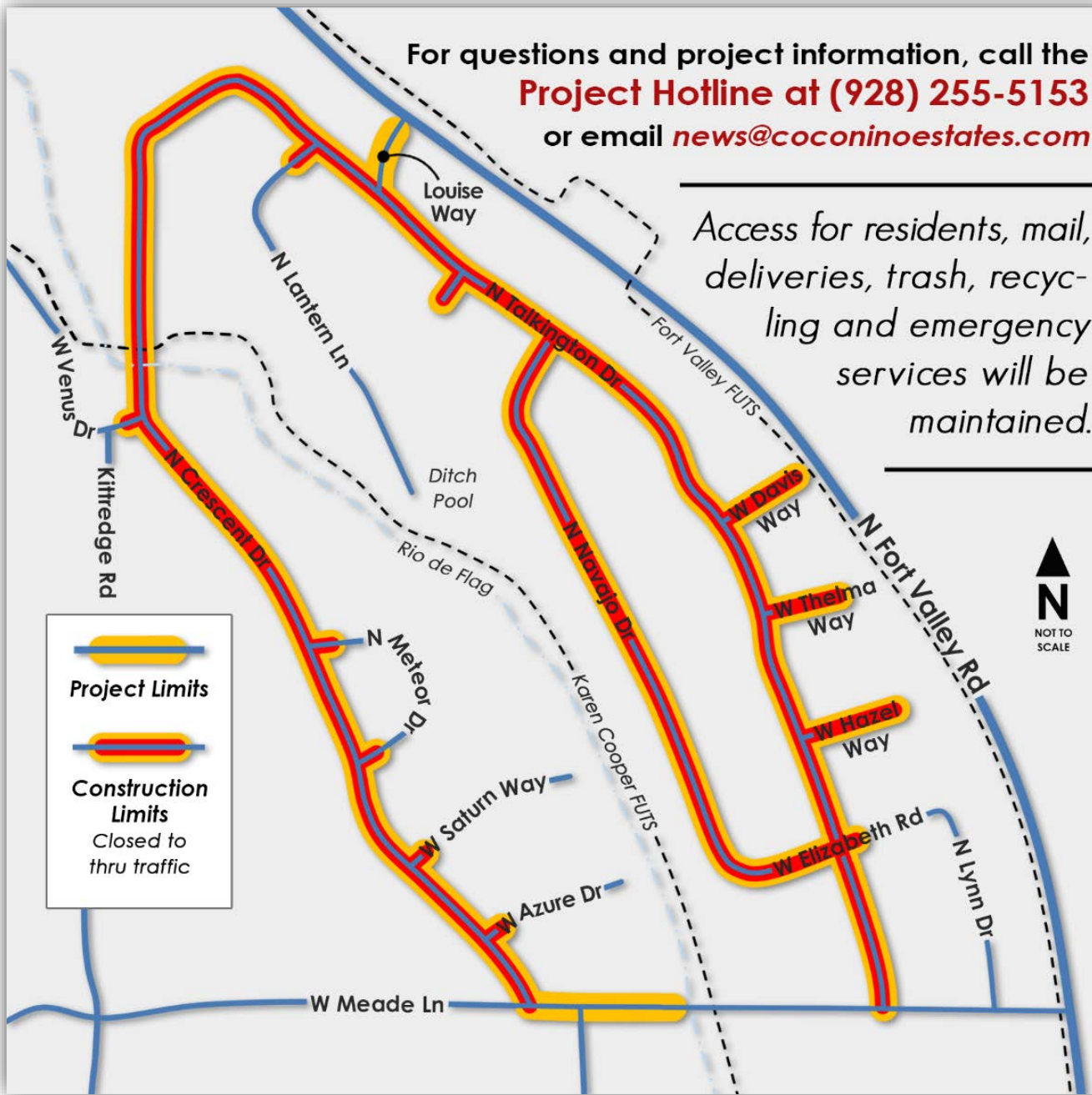
For questions and project information, call the
Project Hotline at (928) 255-5153
or email news@coconinoestates.com

Access for residents, mail,
deliveries, trash, recyc-
ling and emergency
services will be
maintained.



 **Project Limits**

 **Construction Limits**
Closed to thru traffic



Coconino Estates Improvements Phase II Project Map



Talkington/Louise intersection, looking south at completed sewer main installations and beginning of water main installations.



Hazel/Talkington intersection, looking east at sewer installations.

West Flag Improvements - David & Hutcheson (CONSTRUCTION PHASE)

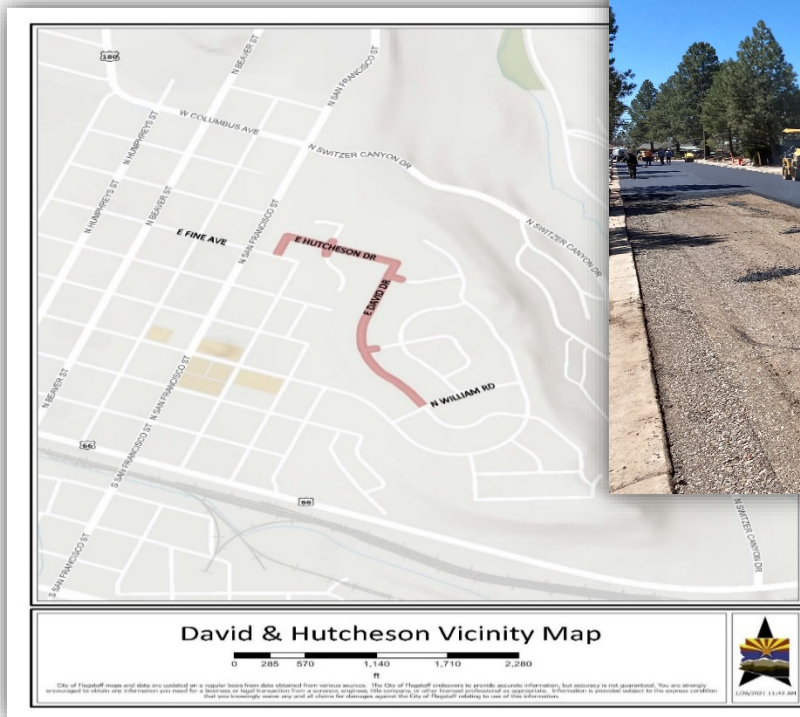
FUND: ROAD REPAIR & STREET SAFETY

Description - This is a utility and roadway improvements project located on David Drive and Hutcheson Drive as seen in the map below. The Project originally included Canyon Terrace and was bid as one project in the spring of 2020 but was pulled at the end of the bidding process given the economic and funding source uncertainties due to the COVID 19 Pandemic. It was decided to split the Project into two separate projects consisting of 1. David/Hutcheson and 2. Canyon Terrace. Improvements on the streets generally consist of replacing all existing utility and roadway infrastructure. The utility improvements include replacing the existing water and sewer mains (except for on David Drive), water and sewer services, fire hydrants, and manholes. The roadway improvements include replacing the existing asphalt roadway, replacing rolled curb with vertical curb on David Drive, and replacing select edge improvements (sidewalk, curb, and gutter). For additional information visit the Project website at www.Flagstaff.az.gov/westflagimprovements.

Contractor - Mountain High Excavating

Project Update:

- Utility installations are complete on David and Hutcheson.
- Storm drain improvements are complete on David.
- Concrete curb, driveway, and sidewalk installations are complete on David and Hutcheson.
- Roadway paving is complete on David and Hutcheson.
- Utility adjustments, landscape restorations, striping, signage, and various items of work remain.
- David and Hutcheson will be closed to thru traffic from William to Fine, with detours posted.



David, looking south at final paving.

West Flag Improvements - Canyon Terrace (CONSTRUCTION PHASE)

FUND: ROAD REPAIR & STREET SAFETY

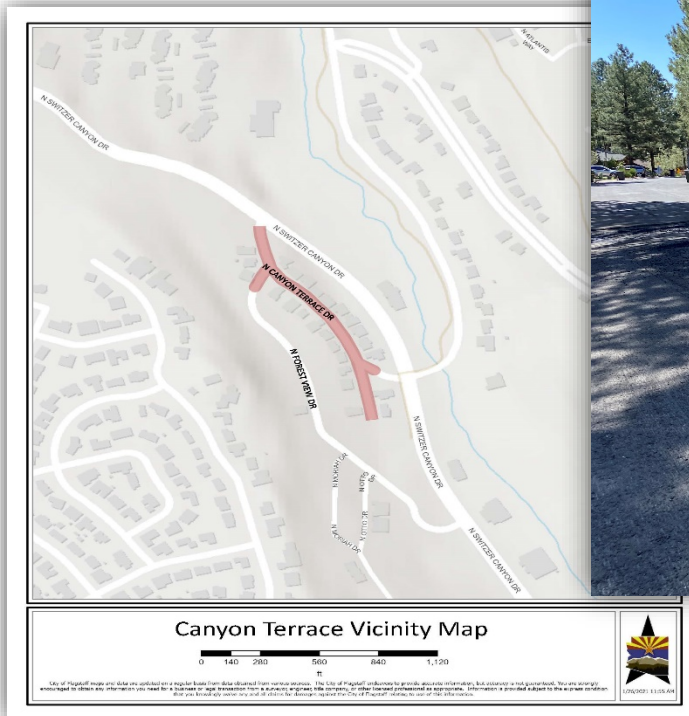
Description - This is a utility and roadway improvements project located Canyon Terrace Drive as seen in the map below. The Project originally included David Drive and Hutcheson Drive and was bid as one project in the spring of 2020 but was pulled at the end of the bidding process given the economic and funding source uncertainties due to the COVID 19 Pandemic. It was decided to split the Project into two separate projects consisting of 1. David/Hutcheson and 2. Canyon Terrace. Improvements on the streets generally consist of replacing all existing utility and roadway infrastructure. The utility improvements include replacing the existing water and sewer mains, water and sewer services, fire hydrants, and manholes. The roadway improvements include replacing the existing asphalt roadway and select curb and gutter. For additional information visit the Project website at

www.Flagstaff.az.gov/westflagimprovements.

Contractor - Mountain High Excavating

Project Update:

- Utility and roadway installations are complete.
- Roadway paving is complete including the pavement corrections of a 100-foot section south of Forest View that was completed 5/5/2022.
- A final punch list walkthrough occurred on 3/31/2022.
- Substantial Completion was issued for 3/31/2022.
- Several punch list items remain.
- Canyon Terrace will remain open during the remainder of the work.



Canyon Terrace Dr, looking south at pavement corrections.

Coconino Estates Improvements Phase I (CONSTRUCTION PHASE)

FUND: ROAD REPAIR & STREET SAFETY

Description - This is a utility and roadway improvements project located in the Coconino Estates neighborhood on Beal Road from Rockridge to Fort Valley, Navajo Drive from Navajo Road to Murray, Whipple Road from Navajo Drive to McMillan, and Navajo Road from Navajo Drive to Fort Valley. Improvements on the streets generally consist of replacing existing infrastructure with new, including water and sewer mains, water and sewer services, fire hydrants, storm drains, streetlights, the entire asphalt roadway, and defective select edge improvements (curb & gutter, sidewalk, etc.), except for Whipple Road which will only receive a new water main. There will also be new infrastructure added consisting of underground electric lines for streetlighting and sidewalk on both sides of the street where it does not currently exist on Beal Road, Navajo Drive south of Beal, and on Navajo Road. For additional information visit the Project website at www.coconinoestates.com.

Contractor - Eagle Mountain Construction

Project Update:

A new way of communicating project information has been started with the installation of a new project sign and banner prototype that include a QR code for the public to scan and view more information on the Project website.

Navajo Road (Construction Zone #1)

- Utility, roadway, and landscape restorations are complete.
- Navajo Road is open to all traffic.

Navajo Drive south of Beal (Construction Zone #2)

- Utility, roadway, and landscape restorations are complete.
- Navajo Drive south of Beal is open to all traffic.

Beal Road (Construction Zone #3)

- Utility and roadway improvements are complete as well as landscape restorations.
- Minor striping improvements will be corrected at a later date when temperatures allow.
- Construction activities on Beal, west of the Rio de Flag, will pause for the winter and resume this May.
- Beal is open to all traffic.

Navajo Drive north of Beal (Construction Zone #3)

- Water main and service installations, testing, and connections are complete from Beal to Anderson and on Whipple from Navajo to McMillan.
- Water main and service installations are complete from Anderson to Murray, with testing and connections remaining.
- Sewer main and service installations are complete up to Anderson and will continue north to Murray.
- Concrete curb and gutter installations will continue between Beal and Anderson.
- Navajo from Beal to Anderson is closed to thru traffic, with detours posted around the closure.
- Whiting from Navajo to Kutch is closed to thru traffic, with detours posted around the closure.
- Whipple from Navajo to 180 is closed to thru traffic, with detours posted around the closure.
- McMillan from Beal to Whipple is closed to thru traffic, with detours posted around the closure.

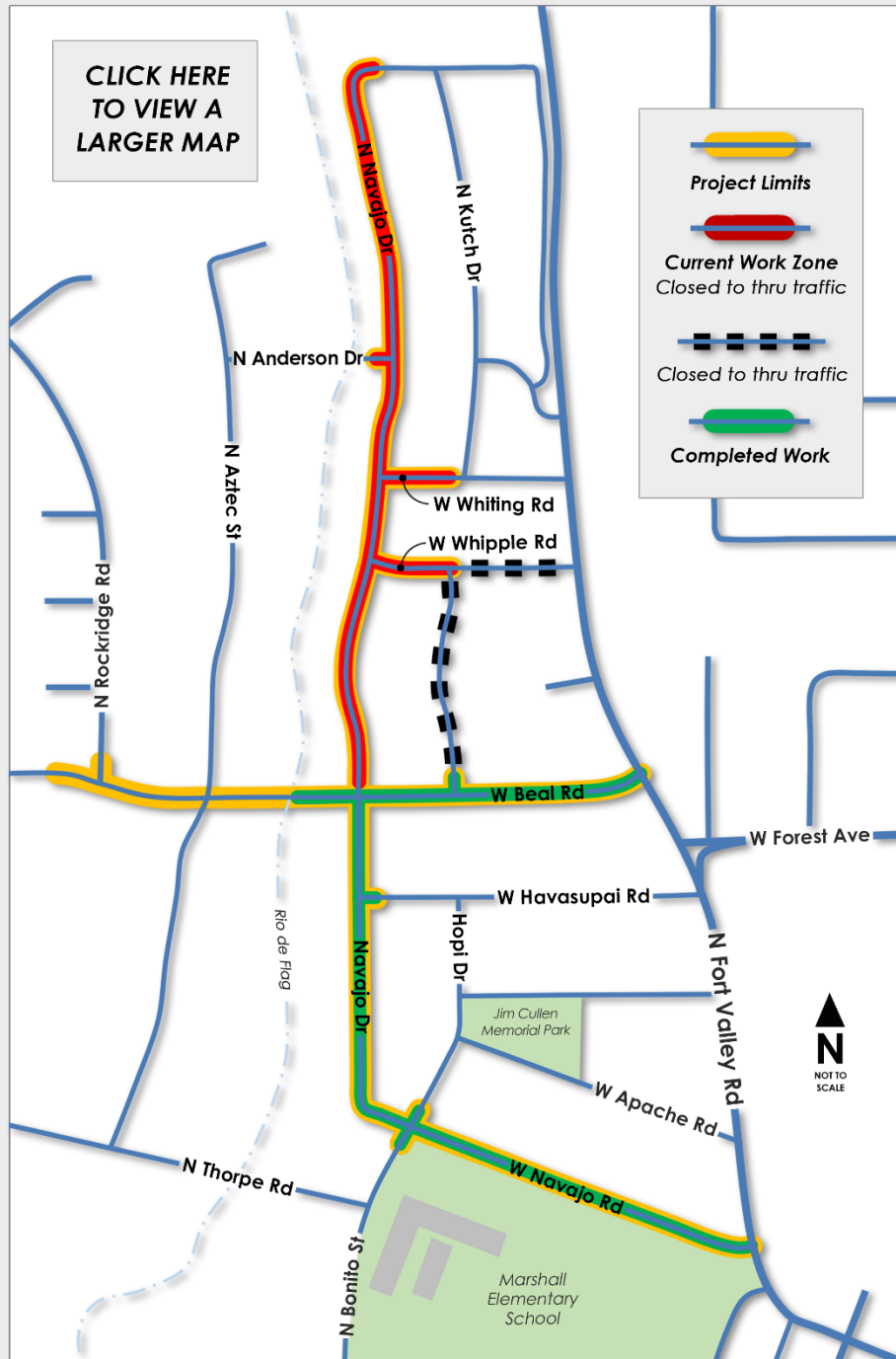


Navajo Dr. at Whiting Rd., looking north at the concrete curb and gutter installations.



Navajo Dr. at Murray Rd., looking at water and sewer installations.

CLICK HERE
TO VIEW A
LARGER MAP



For general questions
and project
information, call the
Project Hotline at
(928) 255-5153
or email
news@coconinoestates.com



Residential access for mail, deliveries, trash,
recycling, and emergency services will be
maintained. No Mountain Line bus routes
are affected during this time.

Project Map with current road closures and detours.

Flagstaff Downtown Mile Project (PLANNING AND DESIGN PHASE)

FUND: TRANSPORTATION, STORMWATER, AGING INFRASTRUCTURE, BNSF RAILWAY, METROPLAN, GRANTS

Description - The Downtown Mile Project consists of a group of City and local agency projects located in Downtown Flagstaff and surrounding the BNSF Railway corridor. They include:

- The Rio de Flag Flood Control Project
- The Rio de Flag Pedestrian Tunnel
- The Lone Tree Overpass
- The Florence to Walnut Pedestrian Underpass
- The Mountain Line Downtown Connection Center (DCC)
- The Milton Bridge Reconstruction



The city has partnered with ADOT, BNSF Railway, Mountain Line, Amtrak, and the Army Corps of Engineers for the overall Downtown Mile Project in order to coordinate existing funding, plan construction efficiencies surrounding the BNSF corridor, investigate multimodal connectivity, and to seek grant funding for unfunded BNSF mitigation measures to deliver these projects for the Flagstaff community.

The City applied for a USDOT RAISE Planning Grant in July 2021 to fund these planning activities and we received notice in early November that we were not successful. In lieu of the grant, supplemental funding from the City of Flagstaff, MetroPlan, and BNSF has been dedicated to continue the planning and design effort.

Project Update:

- The Request for Statements of Qualification for design of the Downtown Mile project and BNSF mitigation was advertised on April 24. The solicitation closes on May 23.
- Staff coordinated development of the IGA with MetroPlan to execute receipt of a \$490,000 funding contribution that was approved for the project planning and design effort.
- City staff presented the Downtown Mile Project at the MetroPlan Technical Advisory Committee, the Management Committee, and the Executive Board meetings in April.
- The City, BNSF, and HDR (BNSF consultants) met in Flagstaff on April 26 for a six-hour workshop to develop an Infrastructure Investment and Jobs Act (IIJA) INFRA/Rural grant application for funding construction of the Downtown Mile projects and rail mitigation. The team will meet again on May 9 for another workshop day and the application submittal is due May 23.

The current updates for the projects included in the Downtown Mile are as follows:

Rio de Flag Flood Control Project (Design Phase)

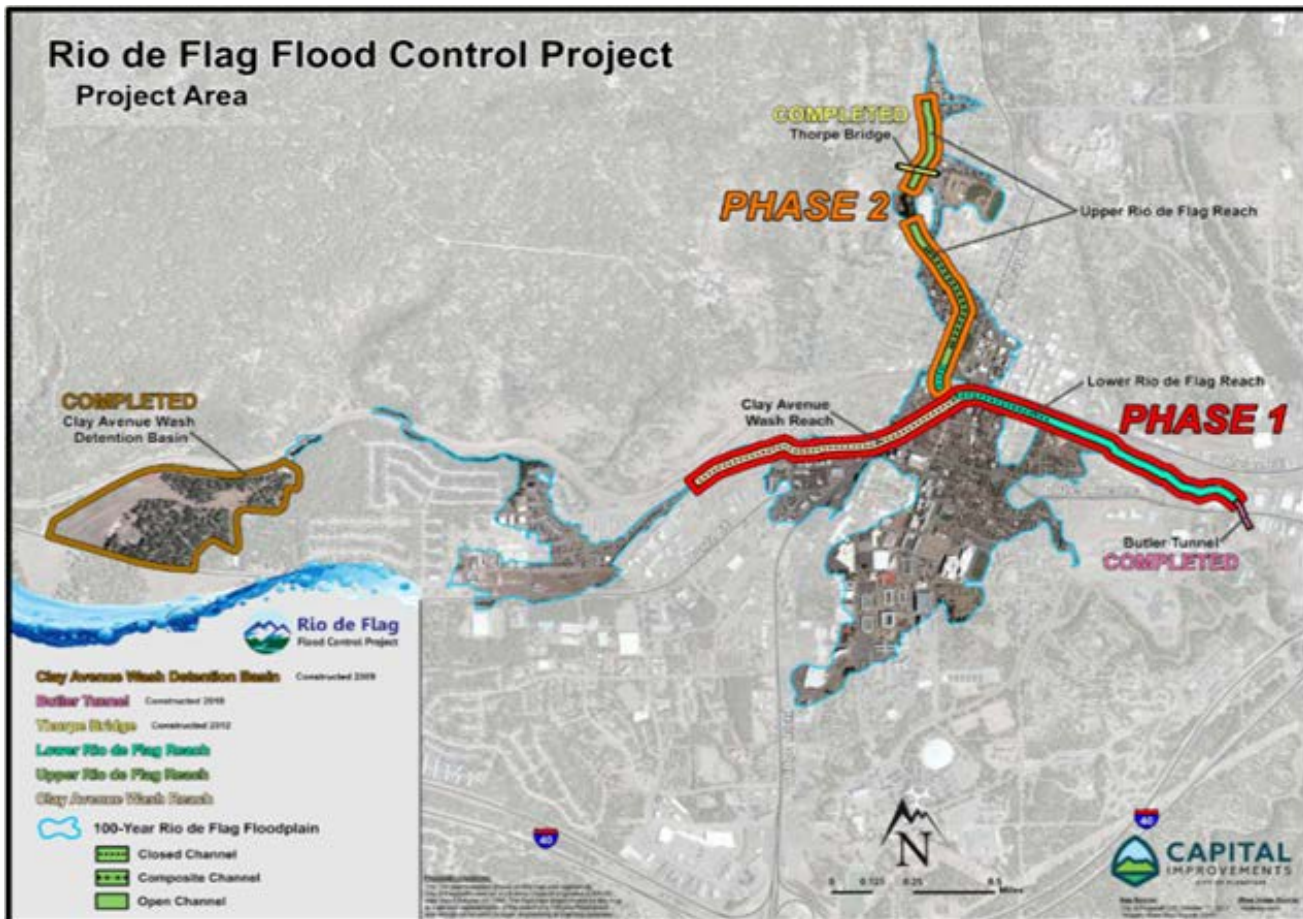
FUND: STORMWATER & AGING INFRASTRUCTURE

Description - Design consists of channel improvements along both the Rio de Flag and Clay Avenue Wash channels through central Flagstaff and includes a combination of underground concrete box culverts, open channel, and composite channel. The composite channel section has both an underground culvert to carry large volumes of water and a smaller open channel on top, which will provide an aesthetic element of flowing surface water during rainfall events. Total project length is approximately 15,000 feet.

The purpose of the Rio de Flag Flood Control Project is to remove the hazards associated with the hundred-year storm event, which include property damage, life safety concerns, and community economic impacts. From research conducted by the Army Corps, it was determined that a significant flood would damage approximately 1,500 structures valued at over \$916M and cause \$93M in economic damages, for a total impact of over \$1B.

Project Update:

- Work continued this month on refinement of the design plans and the real estate documents.
- On April 5 and May 5, the City, Army Corps, and BNSF held project executive meetings. Discussion items included the project schedule, property acquisition, and the development of the Construction and Maintenance Agreement for Phase I.
- The draft Construction and Maintenance Agreement was received from BNSF on May 5. This document is under review with City and Army Corps legal staff.
- On April 28, the City met with local franchise utilities to discuss updates and progress on the utility relocation plans for the project.



Rio de Flag Pedestrian Tunnel (Design Phase)

FUND: STORMWATER & AGING INFRASTRUCTURE

Description - The Rio de Flag Pedestrian Tunnel will be constructed along with the flood control channel improvements under the BNSF corridor. The undercrossing will also be constructed under the ADOT Route 66 corridor. This will be a FUTS facility which will link north downtown and City Hall with the Southside neighborhood and the future Mountain Line DCC. Project progress will be reported in the Rio de Flag Flood Control Project item above.

Lone Tree Overpass Project (DESIGN PHASE)

FUND: TRANSPORTATION

Description - The Lone Tree Overpass Project will provide a grade-separated crossing over the future Rio de Flag drainage and the BNSF Railway corridor from Butler Avenue to Route 66. Funding for this project is provided through voter approved bonds as designated in the 2018 Proposition 420. The project will also include improvements from Butler south to Sawmill Road, which will be funded by Proposition 419. The project will be delivered via the Design-Build process and the team includes Ames as the contractor and WSP as the prime design consultant.

Project Update:

- On April 11, the project team and selected artist for the beautification enhancements, Laurie Lundquist, presented to the City Beautification and Public Art Commission.
- On April 12, the Lone Tree project team met with the Army Corps to coordinate drainage improvements with the adjacent Rio de Flag Project.
- On April 14, the project team met with MetroPlan, City sustainability staff, Vice Mayor Sweet, and Councilmembers Shimoni and McCarthy to review the progress on the traffic modeling.
- On April 25, the project team met with ADOT traffic staff to discuss the update to the traffic modeling and the driveway access options along Route 66.
- On April 27, the project team met with Mountain Line staff to discuss the traffic modeling, the intersection of Butler and Lone Tree, and the anticipated operations on Butler Avenue.
- On April 29, the City beautification staff led a project field walk with the selected artist.
- The project team prepared for two upcoming Council presentations. On May 24, the team will present the findings on the Economic Impact Study and the Elden Loop Road, and on June 7, the Butler and Lone Tree refined intersection alternatives will be presented.



Florence to Walnut Pedestrian Tunnel (Design Phase)

FUND: TRANSPORTATION

Description - Design consists of a FUTS undercrossing of the BNSF corridor that will link Walnut Street and Florence Street in the La Plaza Vieja neighborhood. This project is in the approved La Plaza Vieja Neighborhood Specific Plan and is designed and funded. Upon investigation of the final rail relocation, the design will most likely need to be modified.

Milton Bridge Reconstruction (Planning Phase)

FUND: STORMWATER, AGING INFRASTRUCTURE, AND TRANSPORTATION

Description - The City is currently investigating reconstruction of the existing Milton Bridge structure to accommodate a third mainline track for BNSF and to provide a standard bridge clearance. The current clearance is 13'9" and the standard height is 16'6". The realignment and reconstruction will allow the city to construct the structures for both the Florence to Walnut pedestrian undercrossing and the Rio de Flag flood way and pedestrian tunnel while minimizing operational impacts and construction risk to the BNSF mainline. A minimum of two active tracks are required to be maintained for BNSF operations.

Mountain Line Downtown Connection Center (Design Phase)

FUND: GRANT

Description - The Downtown Connection Center is included in the Downtown Mile project report due to the City's partnership with Mountain Line for developing the site and the opportunity to plan the facility with multimodal connections with the rest of the Downtown Mile projects. There are also current discussions for future co-location of the Amtrak Station.

Project Update:

- The city is facilitating coordination of the DCC site improvements with the future Rio de Flag construction.
- Mountain Line continues its effort to the NEPA work as required by the Federal Transit Authority.
- Staff has begun to prepare an IGA that will be negotiated with Mountain Line following the completion of the NEPA. Mountain Line hopes to have the IGA before the City Council in May 2022 for approval.
- Mountain Line plans to begin construction of its building in Phase I this Summer (2022).

East Route 66 and El Paso Flagstaff Waterline Extension (CONSTRUCTION PHASE)

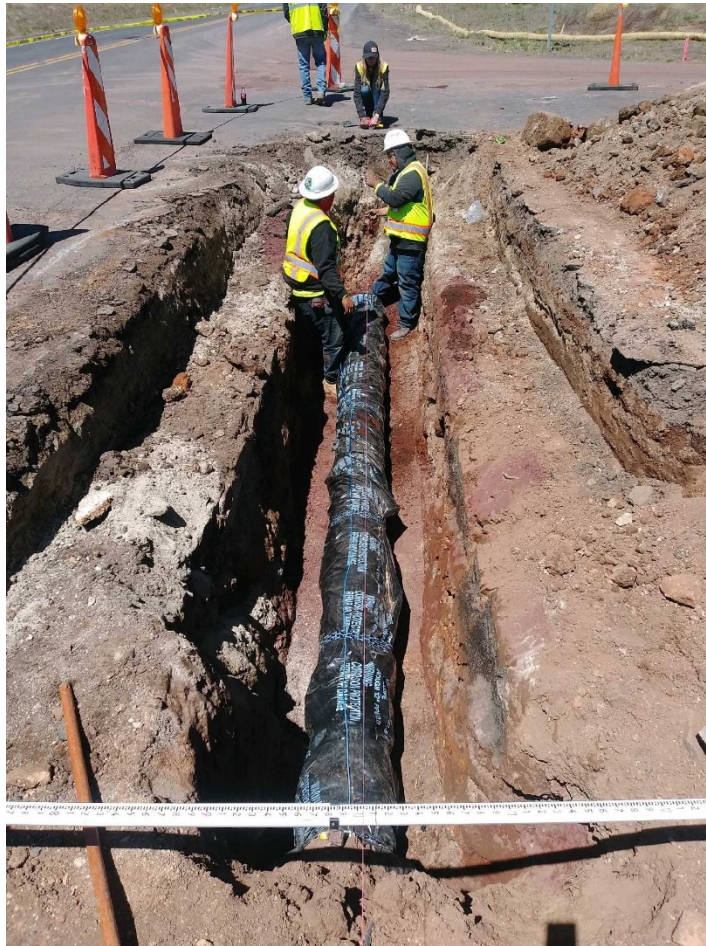
FUND: AGING INFRASTRUCTURE

Description – A utility improvements project that extends the 12” ductile iron waterline approximately 2,500 linear feet from approximately the intersection of Test Dr. and Rt. 66 to the intersection of El Paso Flagstaff Rd. The waterline extension continues north, up El Paso Flagstaff Road towards the Wildcat Hill Wastewater Treatment plant, with approximately 1,600 linear feet of new 8” ductile iron waterline. The project also calls for a repaving of El Paso Flagstaff Road for the extents of the waterline extension.

Contractor – Scholz Contracting, LLC

Project Update:

- The entire 8- inch of ductile iron waterline within El Paso Flagstaff Rd, approximately 1,600 linear feet, was constructed in April.
- Crews have begun on the 12-inch ductile iron waterline extension that runs along E Rt 66 that is approximately 2,500 linear feet.
- Paving of El paso Flagstaff Rd is currently scheduled for late May.



El Rt 66., looking west at the start of the installation of the 12” ductile iron waterline

Huntington Waterline Replacement (CONSTRUCTION PHASE)

FUND: AGING INFRASTRUCTURE

Description - The Project consists of installing 3,000 LF of new 16” ductile iron waterline, and associated roadway improvements. Included in the project will be new water services, fire hydrants and air release valves. The existing waterline in this area is over 60 years old. This project is part of the City’s ongoing aging water infrastructure replacement program.

Contractor - Sellers and Sons, Inc.

Project Update:

- Crews continue to work through punch list items provided by Staff.
- Remaining asphalt work is scheduled for Tuesday, May 10th.



Huntington Waterline Replacement, crews working to finish concrete work at U-Haul related to the waterline replacement

Library Entrance (CONSTRUCTION PHASE)

FUND: BBB - BEAUTIFICATION

Description – Project to bring Library Entrance into ADA compliance with new handicap ramp and new overall vision for the entrance. Public art will be incorporated into project and an artist is being brought onto the design team. Project includes upgrades to landscaping, handicap-accessible parking, parking lot, and hardscape.

Project Update:

- The first project advertisement to the City Job Order Contracting (JOC) contractors was unsuccessful due to heavy contractor workloads.
- Additional flexibility was added to the project timeline and the project bid opportunity was extended for the JOC contractors, with a deadline for submitting bids set for April 8th.
- Bids were received, significantly higher than estimates, and the project team is currently in negotiations and value engineering discussions with the contractor, seeking a path to move the project forward.



Library Entrance Project-Rendering of selected concept plan

Lockett/Fourth Roundabout (DESIGN PHASE)

FUND: HSIP GRANT, TRANSPORTATION TAX

Description – Project consists of the design and construction of a new roundabout at the Lockett-Cedar-Fourth Street intersection. Project is funded by an HSIP Grant, with supplementary funding from City of Flagstaff. Project design and construction to be administered by ADOT. The new roundabout will improve safety and operations for vehicles, pedestrians and bicyclists in this busy intersection. Project design and construction to be administered by ADOT.

Project Update:

- Project team is in discussions regarding allowable closures and maintenance of traffic options.
- The project team is working through the 60% design comment resolution process.
- The team is currently reviewing impacts to surrounding properties and working to mitigate impacts.
- An IGA amendment was approved by City Council on April 5th. The amendment incorporated additional design scope and project funding, and added City involvement in project inspections during the construction phase.
- An ordinance authorizing property acquisitions will be brought to City Council on May 17th. If approved the project will move into the property acquisition phase.
- A date for a public information meeting, to be held at the East Flagstaff Library, will be established soon.



Selected Design Alternative- Lockett-Cedar-Fourth Intersection

LMWTP Flocculation and Sediment Basin Rehabilitation (DESIGN PHASE)

FUND: DRINKING WATER

Description – The flocculation and sedimentation basin structures and equipment that have been in operation for approximately 60 years are in deteriorated condition and require replacement and rehabilitation. The project consists of constructing a new static mixer installation, rehabilitation of the flocculation/sedimentation basin structures, replacement of electrical systems, and replacement of miscellaneous valves and piping.

Project Update:

- Brown and Caldwell has been hired as the Engineering Design Consultant.
- The project will be advertised in Fall of 2022 with construction starting in the Spring of 2023.



Staff and Brown and Caldwell taking a tour of the LMWTP basins

Rte. 66 at Fanning Landscaping (DESIGN PHASE)

FUND: BBB - BEAUTIFICATION

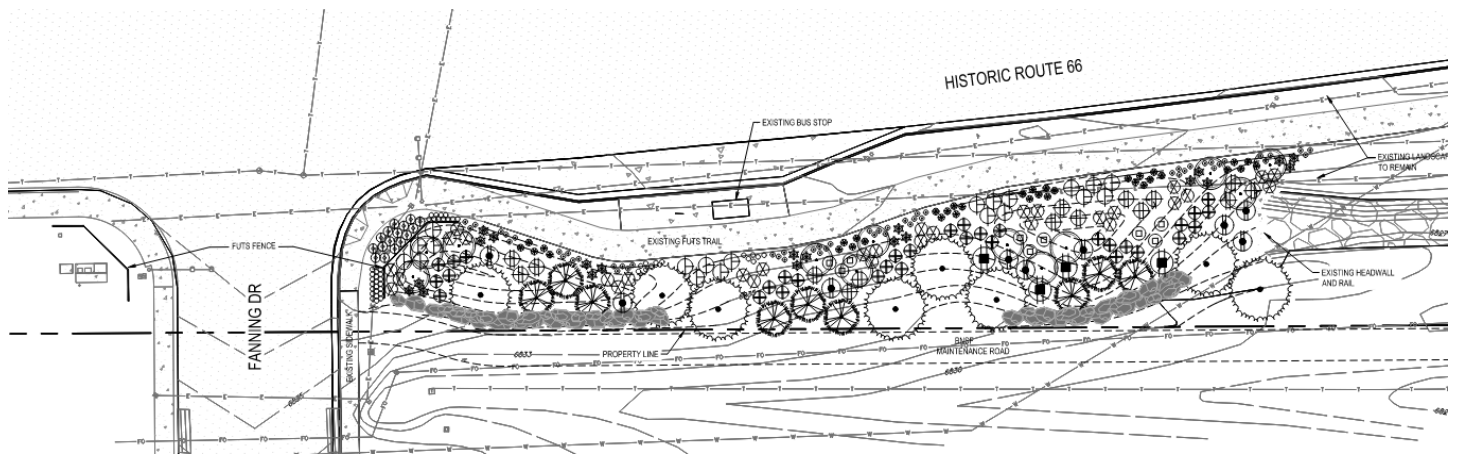
Description – This project will beautify the southeast corner of the Rte. 66 and Fanning Drive intersection with the addition of new landscaping, boulder walls, and FUTS fencing.

Project Update:

- The project team continues to work with Parks to select a final plant list.
- Civil construction plans have been received and are under City review.



Rte. 66 At Fanning Landscaping-Existing Conditions



Rte. 66 At Fanning Landscaping-Preliminary Landscape Plan