

CITY OF FLAGSTAFF APPROVALS

CITY OF FLAGSTAFF
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE ____ DAY OF _____ 2022.

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE ____ DAY OF _____ 2022.

BY: _____ PLANNING DIRECTOR

BY: _____ CITY ENGINEER

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.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER) 01/04/2023
BY: DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 01/04/2023
BY: DATE:

CENTURYLINK

KEVIN S. WAGNER (BY LETTER) 12/28/2022
BY: DATE:

ALTICE USA

SANFORD YAZZIE (BY LETTER) 12/13/2022
BY: DATE:

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/LUMEN
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.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

PROJECT SITE COVERAGE/BUILDING INFORMATION

Table with 9 columns: BLOCK, LAND USE AREA, EXISTING ZONING, PROPOSED ZONING, PROPOSED DEVELOPMENT OPTIONS, GROSS ACERAGE, NET ACERAGE, DU/AC, FAR. Rows include blocks A through E and ROW.

NOTE: REFER TO THE SPECIFIC PLAN FOR ADDITIONAL ZONING DETAILS.

PARCELS TO BE REZONED

66.85 ACRES TO BE REZONED FROM ESTATE RESIDENTIAL (ER)

88.17 ACRES TO BE REZONED FROM RURAL RESIDENTIAL (RR)

SUBDIVISION GROSS ACERAGE = 172.62 ACRES

TOTAL PROPOSED ROW = 15.10 ACRES

SUBDIVISION NET ACERAGE = 157.52 ACRES

IMPERVIOUS AREA

PRE-DEVELOPMENT IMPERVIOUS AREA = 1.9 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA = 11.64 ACRES

EARTHWORK SUMMARY

UNADJUSTED CUT: 32,200 CY
UNADJUSTED FILL: 8,900 CY

PROJECT ENGINEER:

SHEPARD-WESNITZER, INC.
CONTACT: GUILLERMO E. CORTES
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

HKS
CONTACT: JOHN NIZIOLEK
821 NORTH CENTRAL AVE
PHOENIX, AZ 85004
(602) 218-38100

PROJECT LANDSCAPE ARCHITECT:

NORRIS DESIGN
CONTACT: ALAN BEAUDOIN
901 EAST MADISON ST
PHOENIX, AZ 85034
(602) 254-9600

PROJECT ATTORNEY:

ASPEY, WATKINS & DIESEL PLLC
CONTACT: WHITNEY CUNNINGHAM
123 NORTH SAN FRANCISCO ST, SUITE 300
(928) 774-1478

PROJECT OWNER/DEVELOPER:

NORTHERN ARIZONA HEALTHCARE CORPORATION
CONTACT: STEVEN EISS
1200 NORTH BEAVER ST
FLAGSTAFF, AZ 86001
(928) 913-8800

PROPERTY INFORMATION:

APNs: 112-05-001H, 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-10-001L, 112-10-001V, 112-10-002A, 112-10-004, 112-10-005T, 112-10-006A, 112-10-006B, 112-10-006C, 112-10-006D, 112-10-032A, 112-10-036, 112-10-037, 116-13-004B

TOTAL PROJECT AREA: ±172.62 ACRES

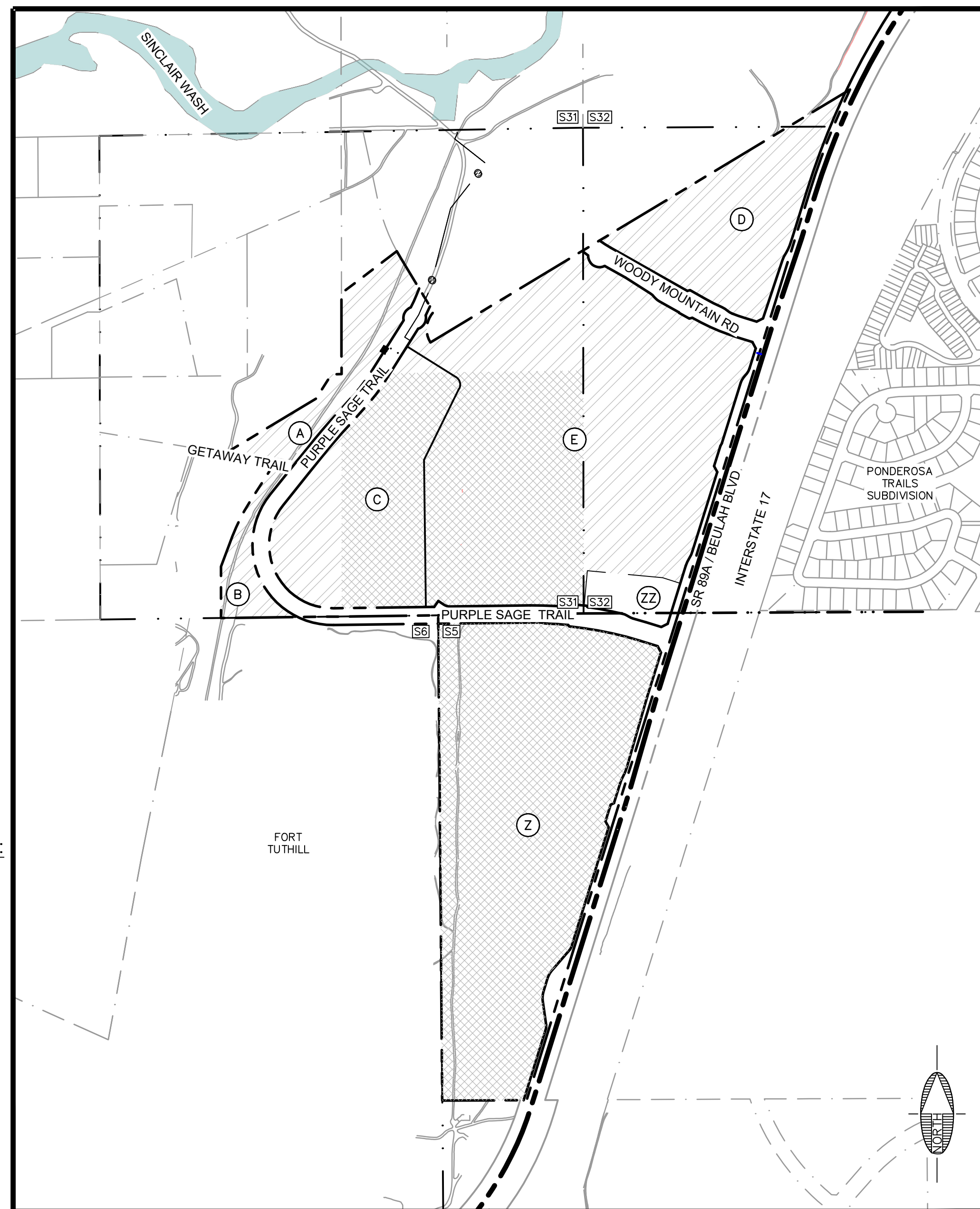
ADDRESS: 1120 WEST PURPLE SAGE TRL
FLAGSTAFF, AZ 86005

CITY OF FLAGSTAFF CURRENT ZONING: RURAL RESIDENTIAL (RR), ESTATE RESIDENTIAL (ER), AND SINGLE-FAMILY RESIDENTIAL (R1)

PROPOSED ZONING: HIGHWAY COMMERCIAL (HC) AND PUBLIC FACILITY (PF)

PRELIMINARY BLOCK PLAT
NORTHERN ARIZONA
HEALTHCARE HEALTH VILLAGE
FLAGSTAFF, ARIZONA

LOCATED IN SECTIONS 5, 31, AND 32, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

SHEET INDEX table with columns: SHIT NO., DWG NO., DESCRIPTION. Lists sheets 1 through 30 including cover sheet, overview maps, block plats, grading plans, and resource protection plans.

WATER AND SEWER IMPACT ANALYSIS

THE PRELIMINARY BLOCK 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 FEBRUARY 9, 2022.

RESOURCE PRESERVATION

MOST OF THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND THERE ARE RESOURCES WITHIN THE PROJECT THAT REQUIRE PRESERVATION. A PORTION OF APN 112-05-125 & APN 112-10-001M DOES NOT FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE; HOWEVER, THE CITY HAS REQUESTED THAT THE PROPERTY BE REZONED TO THE RESOURCE PROTECTION OVERLAY IN ORDER TO PRESERVE THE TREE RESOURCES ON THE SITE.

FEMA DESIGNATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6812G, 04005C6814G, 04005C6816G, AND 04005C6818G EFFECTIVE SEPTEMBER 2, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ALTA/ACSM LAND TITLE SURVEYS BY EXTREME MEASURES LAND SURVEYS, INC., DATED NOVEMBER 30, 2018 AND FEBRUARY 23, 2020. TOPOGRAPHIC INFORMATION PROVIDED BY AERIAL SURVEY PERFORMED BY COOPER AERIAL SURVEYS CO. DATED SEPTEMBER 13, 2021. UTILITY INFORMATION PROVIDED BY MCCARTHY DATED SEPTEMBER 16, 2021.

OPEN SPACE NOTE

THE PROJECT SITE WILL INCLUDE OPEN SPACE AREAS THROUGHOUT. THESE ONSITE AMENITIES WILL BE FURTHER DETERMINED DURING THE SITE PLAN REVIEW.

BASIS OF BEARING

NORTH 89-40-43 EAST, 1858.35' FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89A, ACCORDING TO AN ALTA SURVEY PREPARED BY EXTREME MEASURES LAND SURVEYS, INC. DATED NOVEMBER 30, 2018, INSTRUMENT NUMBER 3860697, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

APNs 112-05-125, 112-05-126, 112-05-001H, 112-10-001L, 112-10-001V AND 112-10-006B INCLUSIVE, A PORTION OF APN 112-10-032A, AND APNs 112-05-128, 112-05-127, 112-10-006A, 112-10-006C AND 112-10-005T AS SHOWN ON AN ALTA/NPS LAND TITLE SURVEY PREPARED BY EXTREME MEASURES LAND SURVEYS, INC., DATED NOVEMBER 30, 2018, AND AS DESCRIBED IN INSTRUMENT NUMBER 3860697, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APN 112-10-002A AS DESCRIBED IN INSTRUMENT NUMBER 3858587, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

TOGETHER WITH THAT PARCEL OF LAND AS DESCRIBED IN DOCKET 892, PAGE 812, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APN 112-10-004 AS DESCRIBED IN INSTRUMENT NUMBER 3678851, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APNs 112-10-036 AND 112-10-037 AS DESCRIBED IN INSTRUMENT NUMBER 3918038, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

APN 116-13-004B AS DESCRIBED IN INSTRUMENT NUMBER 3889592, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

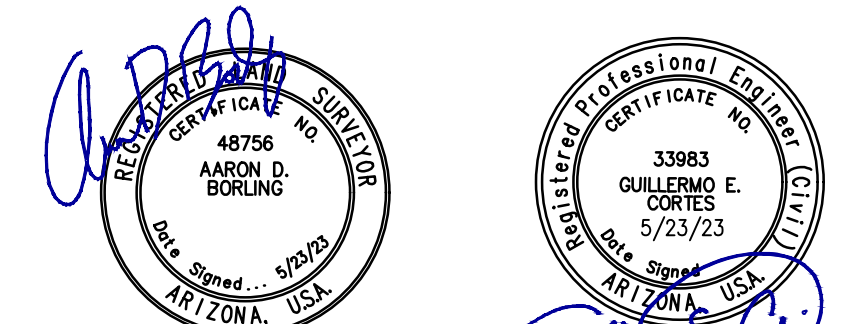
GENERAL NOTES

- 1. BLOCK SETBACKS PER THE NAH HEALTH VILLAGE SPECIFIC PLAN.
2. BUILDING INFORMATION PER THE NAH HEALTH VILLAGE ZONING PLAN.
3. LANDSCAPE BUFFERS PER THE CITY OF FLAGSTAFF SPECIFIC CODE.
4. SUBJECT PROPERTY LIES WITHIN THE AIRPORT INFLUENCE AREA PER ORDINANCE NO. 1964 AS DESCRIBED IN DOC 2060, PAGE 978, AND WILL DEDICATE AN AVIGATION EASEMENT PER CITY OF FLAGSTAFF ZONING CODE 10-20.40.020 C. AVIGATION EASEMENT SHALL INCLUDE AIR SPACE FROM 350 FEET ABOVE THE SURFACE LEVEL OF THE PROPERTIES TO AN INFINITE HEIGHT ABOVE THE PROPERTIES.

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



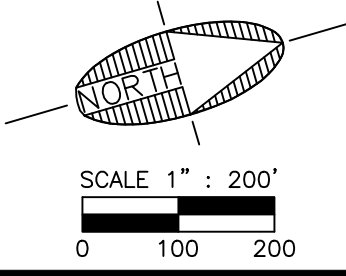
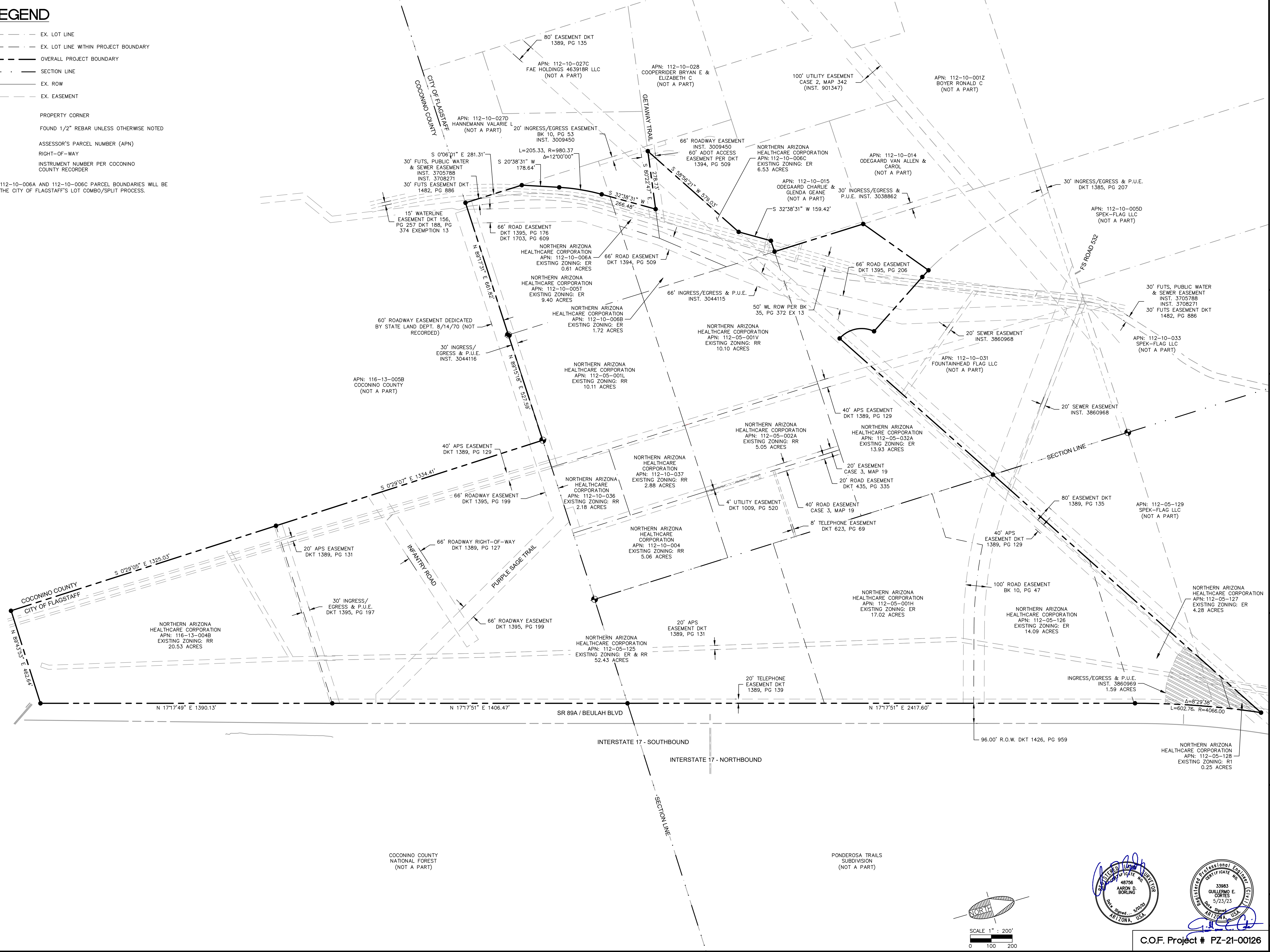
C.O.F. Project # PZ-21-00126

Vertical sidebar containing project details: FLAGSTAFF ARIZONA, NAH HEALTH VILLAGE, COVER SHEET, JOB NO. 21045, DATE: MAY 23, SCALE: AS SHOWN, DRAWN: JEE, DESIGN: CNP, CHECKED: GEC, 110 W. Dole Avenue Flagstaff, AZ 86001, 928.774.8354, 928.774.8934 fax, www.swi.wz.com, Shephard Wesnitzer, Inc., REVISIONS table, DRAWING NO. CVR, SHT NO. 1 OF 30.

LEGEND

- - - - - EX. LOT LINE
- - - - - EX. LOT LINE WITHIN PROJECT BOUNDARY
- OVERALL PROJECT BOUNDARY
- SECTION LINE
- EX. ROW
- - - - - EX. EASEMENT
- PROPERTY CORNER
- ◆ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

NOTES:
 1. APNs 112-10-005T, 112-10-006A AND 112-10-006C PARCEL BOUNDARIES WILL BE ADJUSTED THROUGH THE CITY OF FLAGSTAFF'S LOT COMBO/SPLIT PROCESS.



Professional Engineer
 48756
 AARON D. BURLING
 5/23/23
 ARIZONA, USA

Professional Engineer
 33983
 GUILLERMO E. CORTES
 5/23/23
 ARIZONA, USA

C.O.F. Project # PZ-21-00126

ENCUMBRANCE MAP													
JOB NO: 21045	DATE: MAY 23												
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.az.com	SCALE: AS SHOWN DRAWN: JEE DESIGN: CNP CHECKED: GEC												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY									<p>Call at least two full working days before you begin excavation.</p> <p>ARIZONA 811 Arizona Blue Stakes, Inc.</p> <p>888-84-1111 or 1-800-514-6111 (722-5348)</p>
NO.	DESCRIPTION	DATE	BY										
DRAWING NO. EM01													
SHT NO. 2	OF 30												

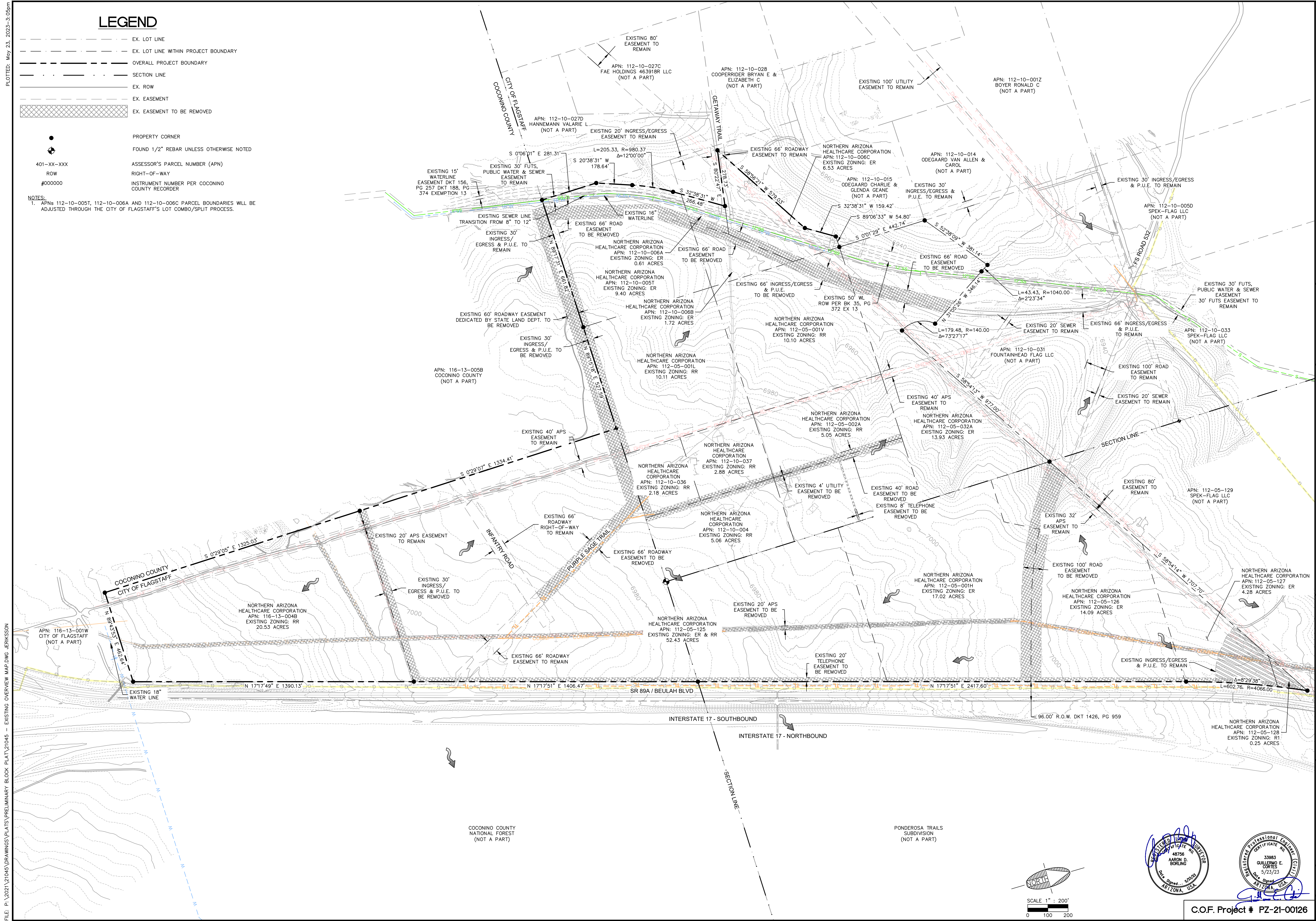
PLOTTED: May 23, 2023 - 3:05pm

LEGEND

- EX. LOT LINE
- EX. LOT LINE WITHIN PROJECT BOUNDARY
- OVERALL PROJECT BOUNDARY
- SECTION LINE
- EX. ROW
- EX. EASEMENT
- EX. EASEMENT TO BE REMOVED
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

NOTES:
 1. APNs 112-10-005T, 112-10-006A AND 112-10-006C PARCEL BOUNDARIES WILL BE ADJUSTED THROUGH THE CITY OF FLAGSTAFF'S LOT COMBO/SPLIT PROCESS.

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - EXISTING OVERVIEW MAP.DWG - JERIKSSON



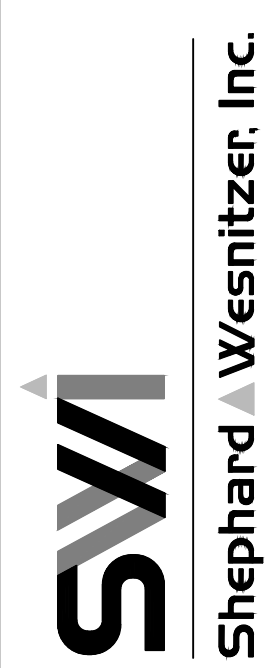
FLAGSTAFF
ARIZONA

NAH HEALTH VILLAGE

EXISTING OVERVIEW MAP

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	CNP
CHECKED:	GEC

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



NO.	DESCRIPTION	DATE	BY

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

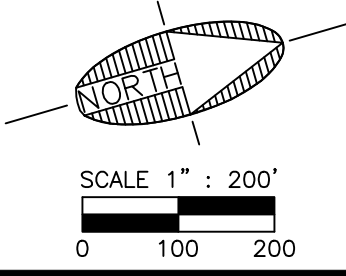
ARIZONA 811
Arizona Blue Stakes, Inc.

Call 84-11 or 1-800-514-6111 (Toll-Free)

DRAWING NO.
OM01

SHT NO. OF
3 OF 30

C.O.F. Project # PZ-21-00126

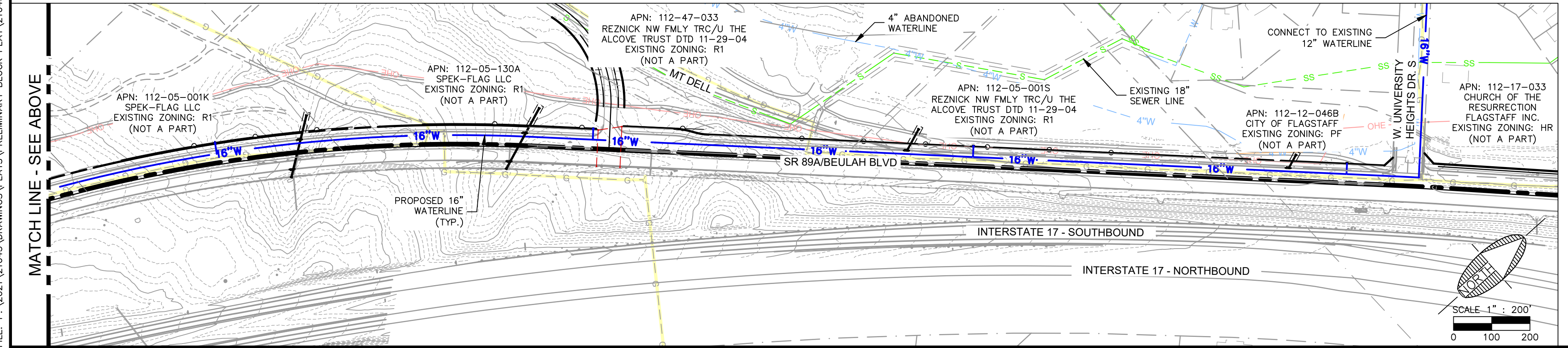
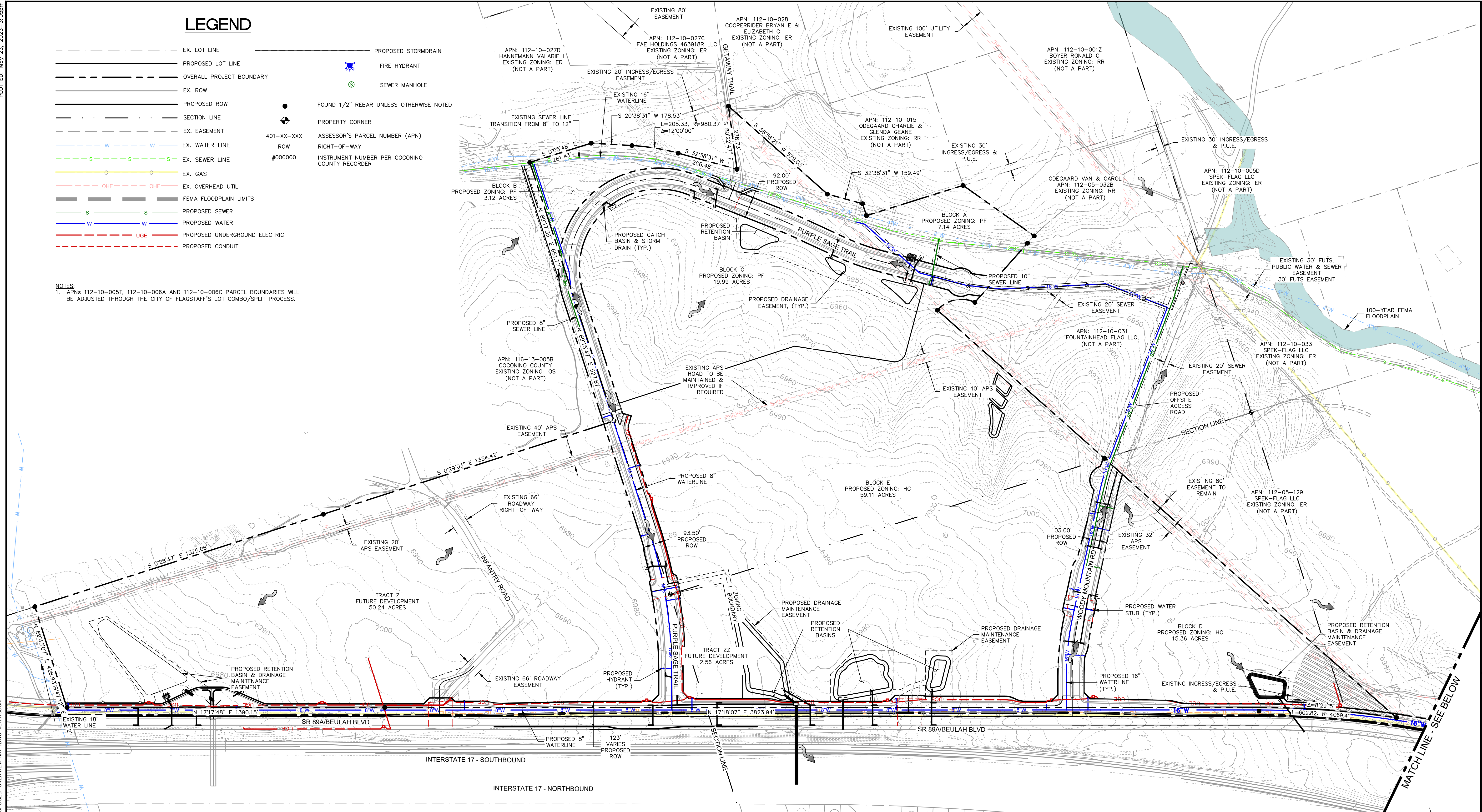


PLOTTED: May 23, 2023 - 3:05pm

LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- EX. OVERHEAD UTIL.
- FEMA FLOODPLAIN LIMITS
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CONDUIT
- PROPOSED STORMDRAIN
- FIRE HYDRANT
- SEWER MANHOLE
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- PROPERTY CORNER
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

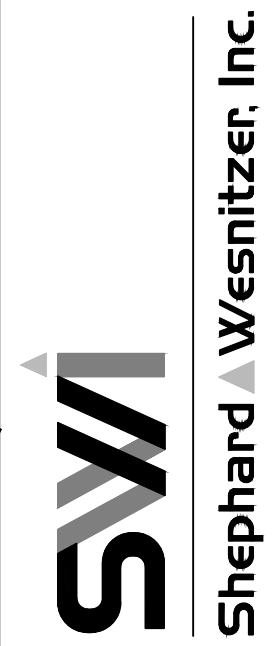
NOTES:
 1. APNs 112-10-005T, 112-10-006A AND 112-10-006C PARCEL BOUNDARIES WILL BE ADJUSTED THROUGH THE CITY OF FLAGSTAFF'S LOT COMBO/SPLIT PROCESS.



FLAGSTAFF ARIZONA
 NAH HEALTH VILLAGE
 PROPOSED OVERVIEW MAP

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	CNP
CHECKED:	GEC

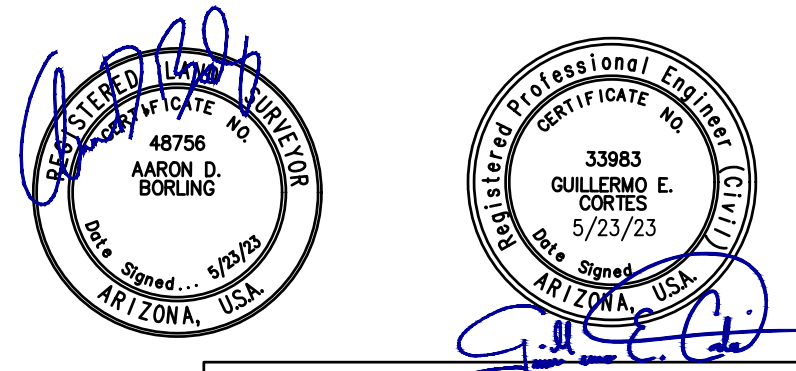
110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi.com



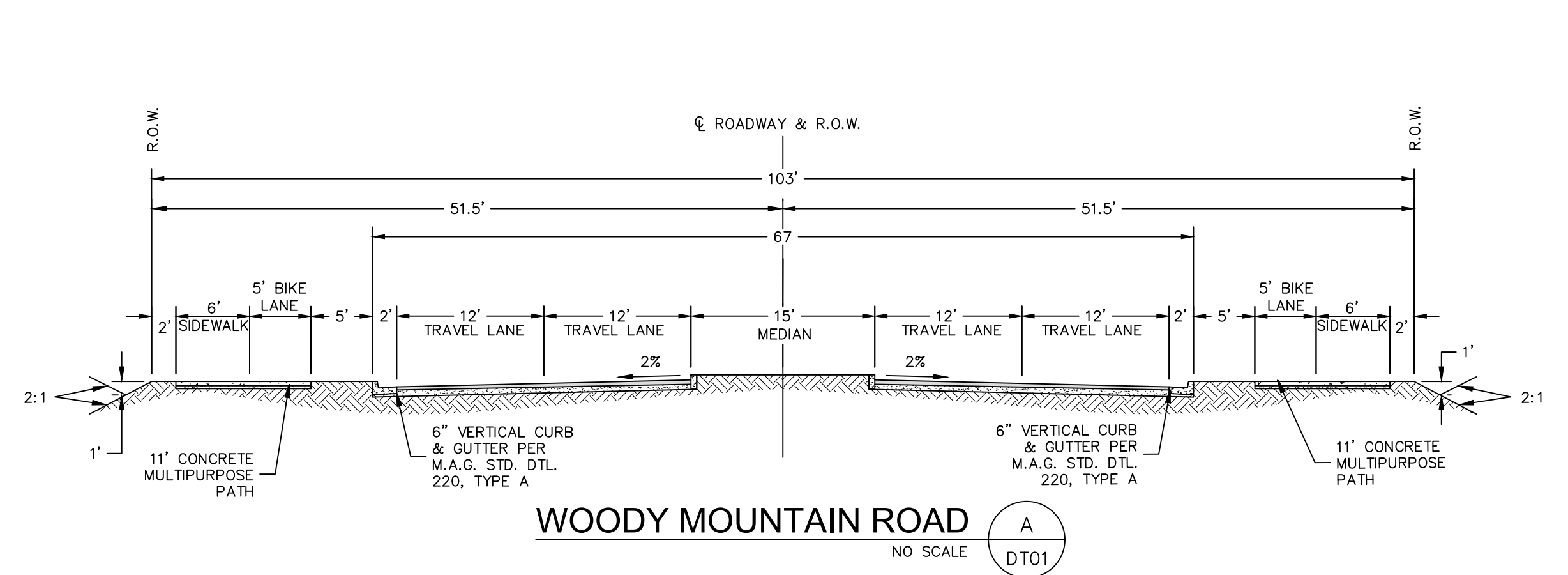
NO.	DESCRIPTION	DATE	BY

SCALE	1" = 200'
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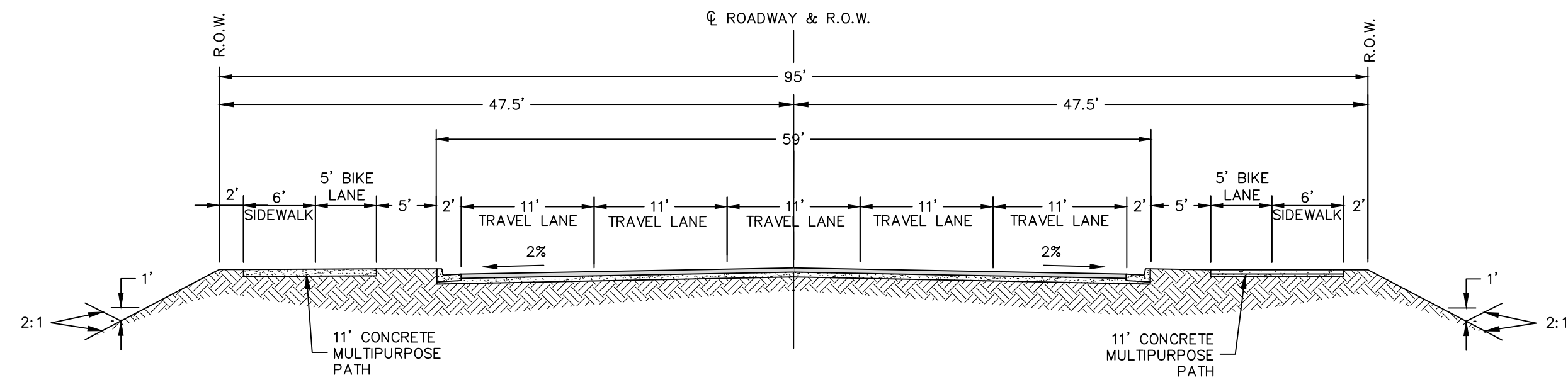
Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 800-84-1111 or 1-800-514-1111 (722-5348)



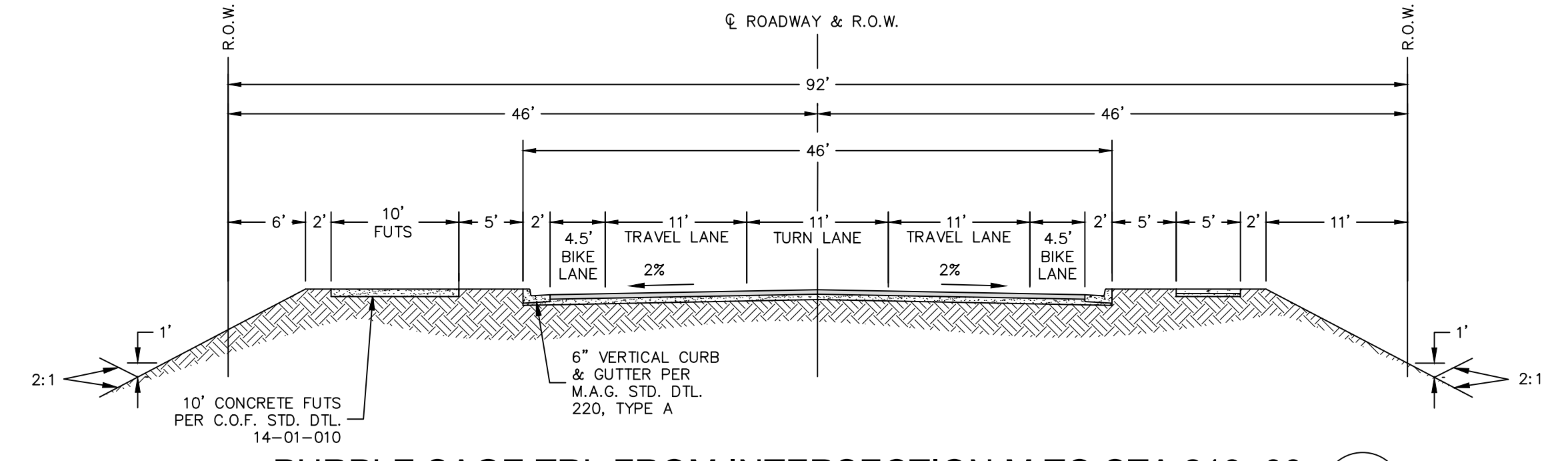
DRAWING NO. **OM02**
 SHT NO. 4 OF 30
 C.O.F. Project # PZ-21-00126



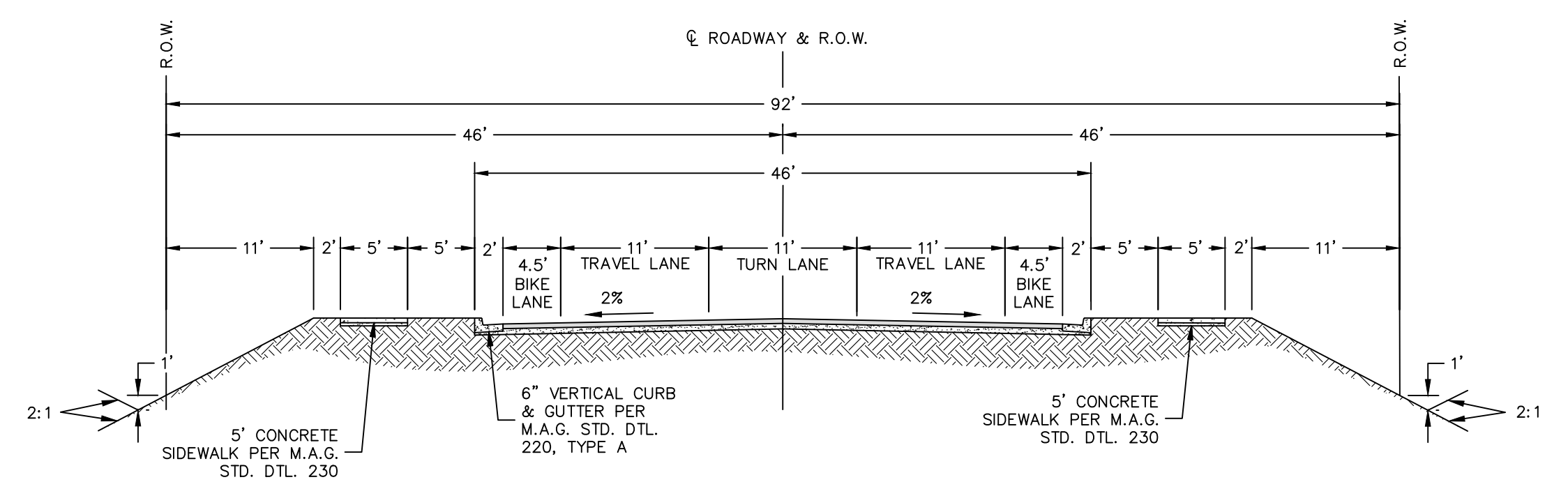
WOODY MOUNTAIN ROAD
NO SCALE
DT01



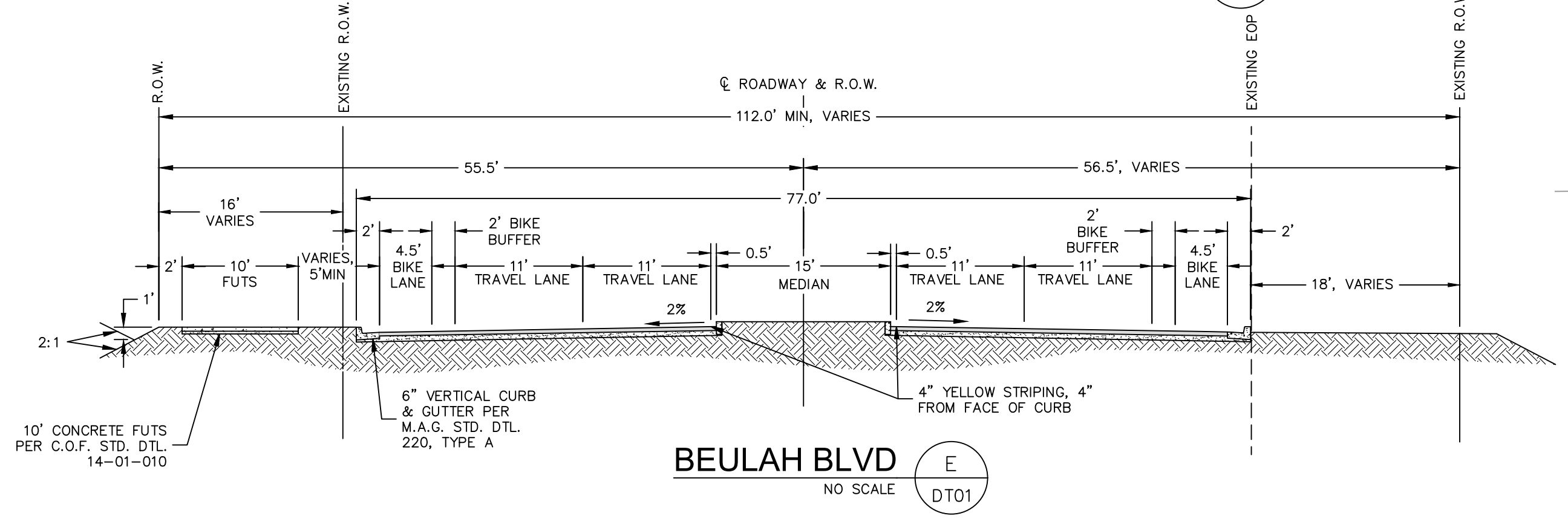
PURPLE SAGE TRL - BEULAH BLVD TO INTERSECTION M
NO SCALE
DT01



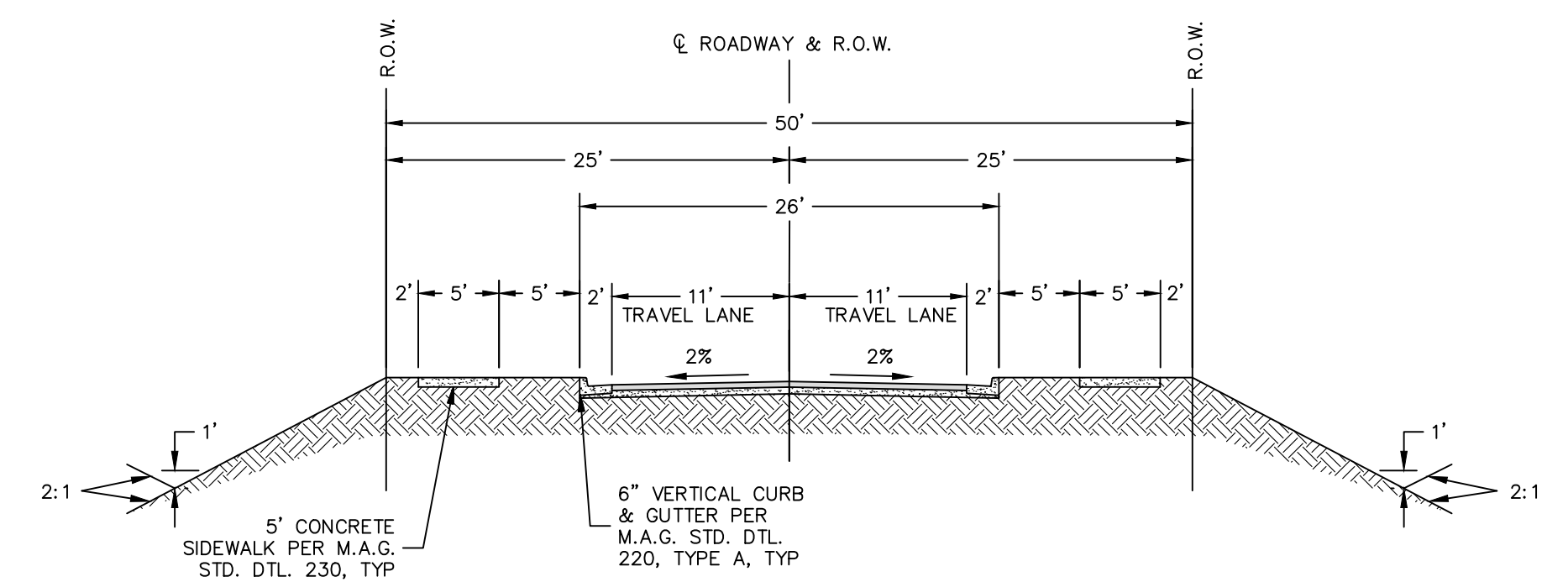
PURPLE SAGE TRL FROM INTERSECTION M TO STA 219+00
NO SCALE
DT01



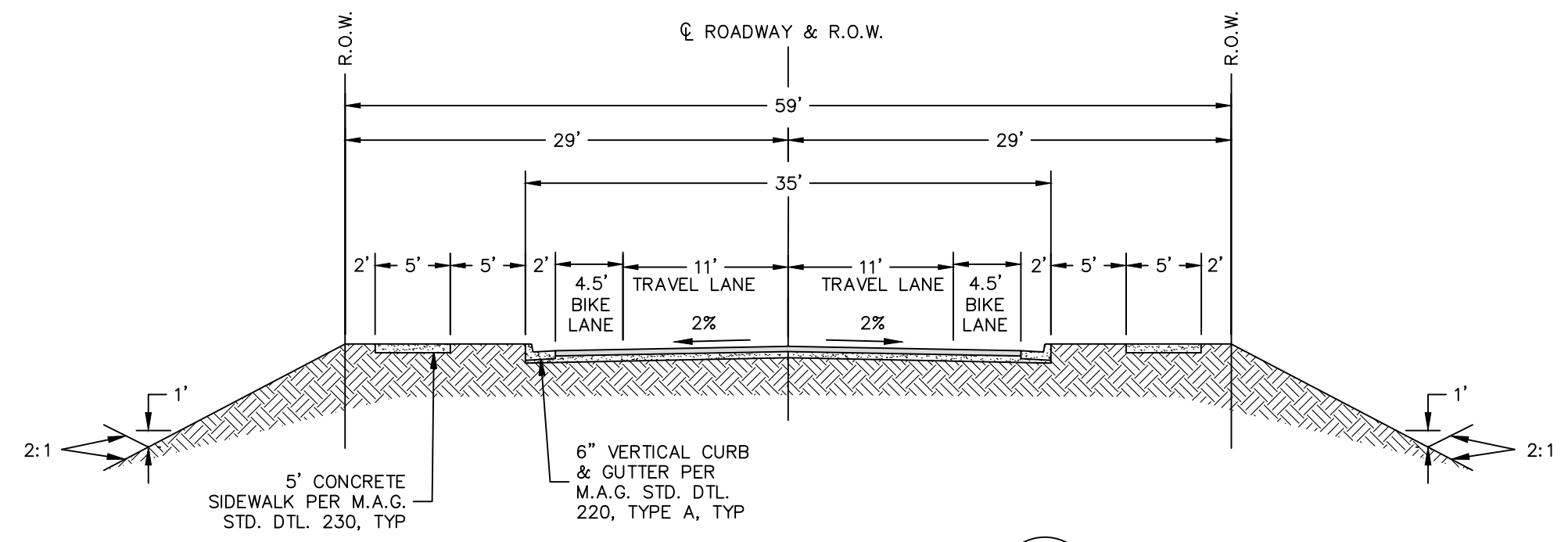
PURPLE SAGE TRL FROM STA 219+00 TO CUL-DE-SAC
NO SCALE
DT01



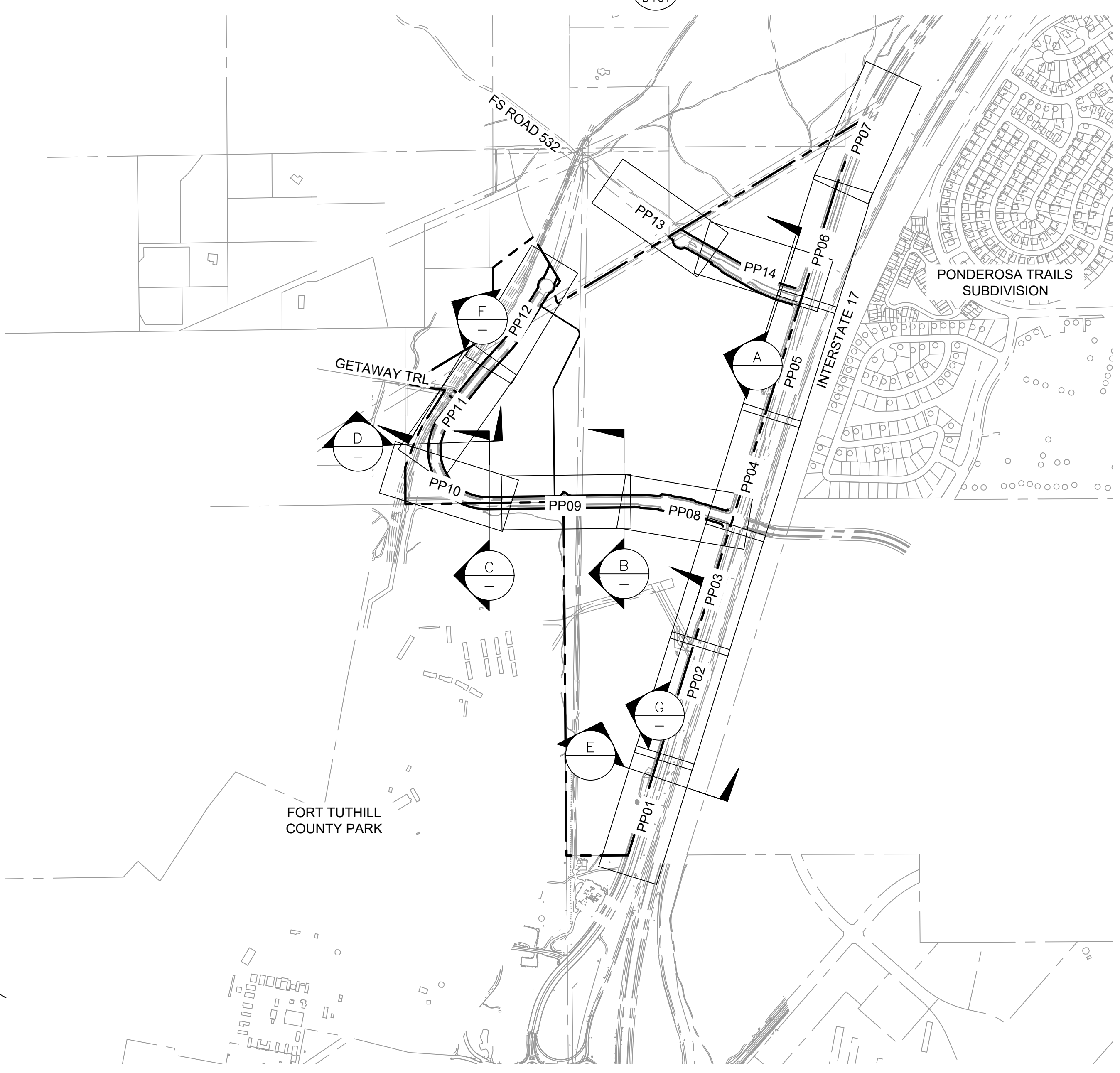
BEULAH BLVD
NO SCALE
DT01



FUTURE GETAWAY TRAIL
NO SCALE
DT01

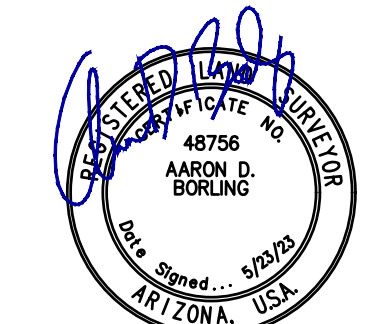


FUTURE INFANTRY RD
NO SCALE
DT01



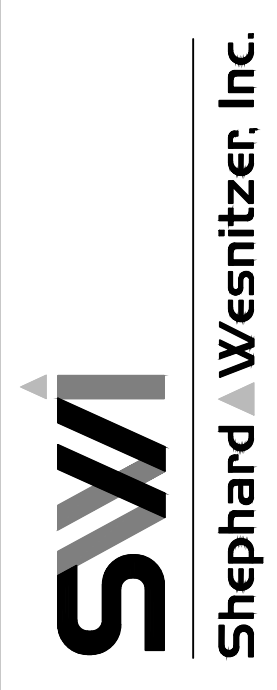
KEYMAP
NO SCALE

NOTES:
1. ROADWAY SECTIONS ARE MODIFIED FROM THE C.O.F. STANDARD ENGINEERING DETAILS. REFER TO THE SPECIFIC PLAN FOR MORE INFORMATION ON THE REQUESTED MODIFICATIONS.
2. THE MINIMUM DEPTH OF THE AC VARIES, DEPENDING ON THE TYPE OF ROADWAY. THE TYPICAL MINIMUM PAVEMENT DEPTHS ARE PER GEOTECH REPORT.



JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
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CHECKED:	GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8354
928.774.8934 fax
www.swi.com



NO.	DESCRIPTION	DATE	BY

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ARIZONA811
Arizona Blue Stakes, Inc. (928-5348)
888-84-1111 or 1-800-514-1111 (928-5348)

LINE #	LENGTH	DIRECTION
L1	159.49	S 32°38'31" W
L2	579.03	S 58°56'21" W
L3	278.73	S 80°22'47" E
L4	266.48	S 32°38'31" W
L6	178.53	S 20°38'31" W
L7	281.43	S 0°05'48" E
L8	661.77	N 89°17'35" E
L9	527.67	N 89°15'47" E
L10	1334.42	S 0°29'03" E
L11	1325.06	S 0°28'47" E
L12	426.93	N 89°43'07" E
L13	35.72	N 89°47'12" E
L14	1390.15	N 17°17'48" E
L15	3823.94	N 17°18'07" E
L17	1707.71	S 58°54'38" W
L18	977.15	S 58°54'38" W
L20	346.13	N 31°05'02" W
L22	381.15	S 52°43'22" W
L23	442.99	S 0°04'02" E
L24	54.76	S 89°09'58" W
L25	315.31	S 57°48'42" E
L27	434.69	S 26°15'49" W
L28	806.71	S 0°44'10" E
L29	103.07	N 72°39'50" W
L30	413.51	N 84°41'28" W
L31	191.57	S 5°18'32" W
L32	408.07	N 17°17'46" E
L34	136.10	N 7°58'18" W
L36	80.00	N 17°17'46" E
L38	152.64	N 40°35'25" E
L40	683.14	N 17°17'46" E
L41	36.77	N 27°42'14" W
L42	95.50	N 17°17'46" E
L43	20.51	N 62°17'46" E
L44	111.46	N 17°17'46" E
L47	405.81	N 16°02'09" E
L48	252.12	N 17°17'46" E
L49	39.60	N 27°42'14" W
L50	97.52	N 72°42'16" W
L52	10.39	N 38°20'54" W
L56	1077.85	S 89°15'50" W
L58	228.02	N 38°48'45" E
L59	166.02	N 38°48'45" E
L61	191.74	N 42°09'16" E
L63	328.18	N 32°11'18" E
L67	337.15	S 32°11'18" W
L68	191.74	S 42°09'16" W
L69	166.02	S 38°48'45" W
L70	228.02	S 38°48'45" W
L71	552.59	N 89°15'50" E
L72	39.91	N 34°15'50" E
L73	35.93	S 55°44'10" E
L74	439.38	N 89°15'50" E
L75	21.91	N 50°23'54" E
L76	84.01	S 84°41'28" E
L77	9.61	S 39°41'28" E
L78	85.30	S 72°42'16" E
L79	40.04	N 62°55'28" E
L80	332.79	N 17°17'46" E
L81	451.84	N 17°17'46" E
L82	36.75	N 27°42'14" W
L83	116.00	N 17°17'46" E
L84	14.90	N 30°49'06" E
L85	348.02	N 17°17'46" E
L86	114.42	N 17°17'46" E
L87	39.60	N 27°42'14" W
L88	81.50	N 72°42'14" W
L89	17.68	S 74°28'12" W

LINE #	LENGTH	DIRECTION
L90	64.99	N 60°31'48" W
L91	2.00	N 11°56'23" W
L92	124.32	N 60°31'48" W
L93	161.47	N 57°43'52" W
L94	129.61	N 60°31'48" W
L95	19.41	N 51°48'23" W
L96	480.34	S 60°31'48" E
L97	15.56	N 74°28'12" E
L98	91.09	S 60°31'48" E
L99	70.59	S 72°42'14" E
L100	39.15	N 62°54'14" E
L101	334.21	N 18°32'38" E
L102	55.01	N 18°32'38" E
L103	258.43	N 17°17'46" E
L104	136.60	N 72°42'14" W
L106	582.43	N 60°31'48" W
L108	152.38	N 72°38'46" W
L110	1077.85	S 89°15'50" W
L112	228.02	N 38°48'45" E
L113	166.02	N 38°48'45" E
L115	191.74	N 42°09'16" E
L117	328.18	N 32°11'18" E
L119	7.30	S 78°50'30" E
L121	34.41	S 51°11'15" E
L122	45.92	S 51°11'15" E
L123	28.63	N 72°42'14" W
L124	411.04	S 70°41'33" W
L125	83.86	N 0°00'00" E
L126	541.71	N 52°13'16" E
L127	61.45	N 5°18'32" E
L128	274.35	N 65°15'24" E
L129	181.04	S 82°30'39" E
L139	58.04	N 11°06'15" W
L140	61.23	N 0°12'44" E
L141	49.08	S 72°42'14" E
L144	20.00	N 67°52'36" E
L146	235.14	N 38°48'45" E
L147	145.95	S 73°56'38" E
L148	141.93	N 21°43'00" E
L149	690.95	N 38°40'47" E
L150	22.50	N 69°18'40" W
L152	90.51	N 67°21'37" W
L153	212.17	S 29°26'14" W
L154	172.98	N 81°13'18" E
L155	923.95	N 51°49'18" W
L156	20.57	S 24°38'31" W
L157	178.25	S 51°49'18" E
L158	288.96	S 38°11'36" W
L159	459.64	S 14°27'27" W
L160	50.20	S 23°19'23" W
L161	66.06	N 23°19'23" E
L162	456.98	N 14°27'27" E
L163	278.76	N 38°11'37" E
L164	711.04	S 51°49'18" E
L165	84.97	N 62°01'25" W
L166	20.01	N 25°56'50" E
L167	87.15	S 62°01'25" E
L168	28.86	N 32°58'23" W
L169	16.00	N 55°36'22" E
L170	21.39	S 34°23'38" E
L171	188.37	S 58°56'04" W
L172	48.31	N 34°28'42" E
L173	184.08	N 58°56'04" E
L174	39.38	N 51°11'15" W
L175	45.11	S 80°22'47" E
L176	17.18	S 57°48'42" E
L177	40.89	N 30°58'26" E
L178	16.31	N 57°46'28" W

LINE #	LENGTH	DIRECTION
L182	22.10	S 49°12'59" E
L183	16.00	N 40°47'01" E
L184	21.72	N 49°12'59" W
L185	9.07	S 66°11'15" E
L186	16.00	S 23°48'45" W
L187	13.36	N 66°11'15" W
L188	15.94	N 42°20'49" E
L189	16.00	S 47°39'11" E
L190	24.48	S 42°20'49" W
L191	543.44	S 89°15'50" W
L192	1.02	N 32°53'55" E
L193	19.15	N 1°45'32" W
L194	454.16	N 89°15'50" E
L195	12.57	S 2°37'27" W
L196	15.78	S 86°21'03" E
L197	12.56	N 3°38'57" E
L198	4.00	N 8°21'28" E
L199	6.00	N 81°38'32" W
L200	4.00	S 8°21'28" W
L201	38.06	N 60°07'14" W
L202	42.60	N 0°27'47" E
L203	116.90	N 47°11'10" E
L204	52.24	N 74°25'08" W
L205	16.00	N 15°26'33" E
L206	52.76	S 74°25'01" E
L207	39.65	N 69°57'44" W
L208	16.00	N 20°02'16" E
L209	38.89	S 69°57'44" E
L210	20.08	N 29°28'13" E
L211	16.00	N 60°31'47" W
L212	20.08	S 29°28'13" W
L213	44.91	S 70°48'42" W
L214	31.76	N 4°41'11" W
L215	39.80	N 65°20'04" E
L219	4.00	N 69°55'30" W
L220	6.00	S 20°04'30" W
L221	4.00	S 69°55'30" E
L225	4.00	N 72°42'14" W
L226	6.00	S 17°17'46" W
L227	4.00	S 72°42'14" E
L228	184.88	N 27°28'27" W
L229	138.75	S 1°37'18" E
L230	85.22	S 72°42'09" E
L231	12.44	N 12°39'05" W
L232	16.00	S 77°20'55" W
L233	24.39	S 12°39'05" E
L234	11.69	S 52°01'42" W
L235	29.75	N 37°58'18" W
L236	28.87	N 52°01'42" E
L237	29.98	N 89°14'39" W
L238	41.57	N 0°45'21" E
L239	50.77	S 89°14'39" E
L240	18.81	N 45°38'04" W
L241	4.00	N 72°42'14" W
L242	6.00	S 17°17'46" W
L243	4.00	S 72°42'14" E
L244	4.00	N 72°42'14" W
L245	6.00	S 17°17'46" W
L246	4.00	S 72°42'14" E
L247	8.25	N 17°17'46" E
L248	6.00	N 17°17'46" E
L249	329.68	N 17°17'46" E
L250	40.03	N 17°17'46" E
L251	24.11	N 17°17'46" E
L252	8.39	N 7°58'18" W
L253	87.31	N 7°58'18" W
L254	34.35	N 7°58'18" W
L255	6.05	N 7°58'18" W

LINE #	LENGTH	DIRECTION
L256	30.94	N 40°35'25" E
L257	19.97	N 40°35'25" E
L258	101.73	N 40°35'25" E
L259	1.98	S 72°42'14" E
L260	10.80	S 17°17'46" W
L261	38.38	N 17°17'46" E
L262	6.00	N 17°17'46" E
L263	67.08	N 17°17'46" E
L264	241.72	S 89°17'40" W
L268	573.02	N 89°15'50" E
L269	504.82	N 89°15'50" E
L270	420.06	N 89°17'32" E
L272	111.71	N 38°48'45" E
L273	36.81	N 38°48'45" E
L274	21.83	N 38°48'45" E
L280	67.07	N 32°11'18" E
L281	44.44	N 32°11'18" E
L282	55.93	N 32°11'18" E
L283	17.44	N 32°11'18" E
L284	49.61	N 32°11'18" E
L285	20.05	N 32°11'18" E
L286	73.64	N 32°11'18" E
L288	49.88	S 32°11'18" W
L289	40.89	S 32°11'18" W
L290	133.08	S 32°11'18" W
L291	128.65	S 57°48'42" E
L292	186.66	S 57°48'42" E
L293	194.76	S 31°05'02" E
L294	53.15	S 31°05'02" E
L295	5.01	S 31°05'02" E
L296	19.58	S 31°05'02" E
L297	37.10	S 31°05'02" E
L298	36.52	S 31°05'02" E
L299	55.40	S 58°54'38" W
L300	6.95	S 58°54'38" W
L301	27.80	S 58°54'38" W
L302	20.31	S 58°54'38" W
L303	972.08	S 58°54'38" W
L305	462.84	S 60°31'48" E
L306	16.00	S 60°31'48" E
L307	1.50	S 60°31'48" E
L308	29.53	S 58°54'38" W
L309	230.08	S 17°17'46" W
L310	80.29	S 17°17'46" W
L311	16.02	S 17°17'46" W
L312	20.21	S 17°17'46" W
L313	1.41	S 17°17'46" W
L314	8.32	N 17°17'46" E
L315	6.00	N 17°17'46" E
L316	217.84	N 17°17'46" E
L323	103.22	N 17°17'46" E
L324	34.24	N 17°17'46" E
L325	38.25	N 17°17'46" E
L329	261.65	N 84°41'28" W
L330	151.86	N 84°41'28" W
L331	20.00	S 84°41'28" E
L332	16.00	S 84°39'17" E
L333	4.00	N 0°44'10" W
L334	6.00	S 89°15'50" W
L335	4.00	S 0°44'10" E
L336	23.73	S 70°21'39" W
L337	34.12	S 34°28'42" W
L338	20.46	N 70°21'39" E
L339	32.14	N 6°11'15" W
L340	30.69	S 34°28'42" W
L341	28.86	S 6°11'15" E
L342	16.41	N 72°42'14" W
L343	38.25	S 17°12'54" W

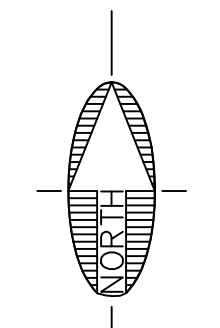
LINE #	LENGTH	DIRECTION
L344	16.36	S 72°42'14" E
L345	19.19	S 68°37'10" E
L346	111.57	N 19°51'25" E
L347	9.07	S 66°11'15" E
L348	16.00	S 23°48'45" W
L349	13.36	N 66°11'15" W
L350	226.89	N 5°14'09" E
L351	75.94	S 84°45'51" E
L352	16.00	S 5°14'09" W
L353	59.94	N 84°45'51" W
L354	210.89	S 5°14'09" W
L355	4.17	N 38°48'45" E
L356	119.33	N 72°42'14" W
L357	145.25	N 27°12'05" W
L358	169.76	N 17°15'49" E
L359	170.31	S 72°44'11" E
L360	31.78	N 17°15'49" E
L361	48.46	N 11°06'15" W
L362	70.18	N 0°12'44" E
L363	126.70	N 72°42'14" W
L364	116.40	N 17°15'58" E
L365	198.86	S 72°44'19" E
L366	113.30	S 32°11'18" W
L367	36.00	S 84°42'27" E
L368	13.00	S 84°38'47" E
L369	61.80	N 17°17'46" E
L370	102.69	N 17°17'46" E
L371	16.01	N 17°17'46" E
L372	65.87	N 17°17'46" E
L373	93.70	N 17°17'46" E
L374	22.31	N 17°17'46" E
L375	29.76	N 17°17'46" E
L376	1	

PLOTTED: May 23, 2023 - 3:06pm

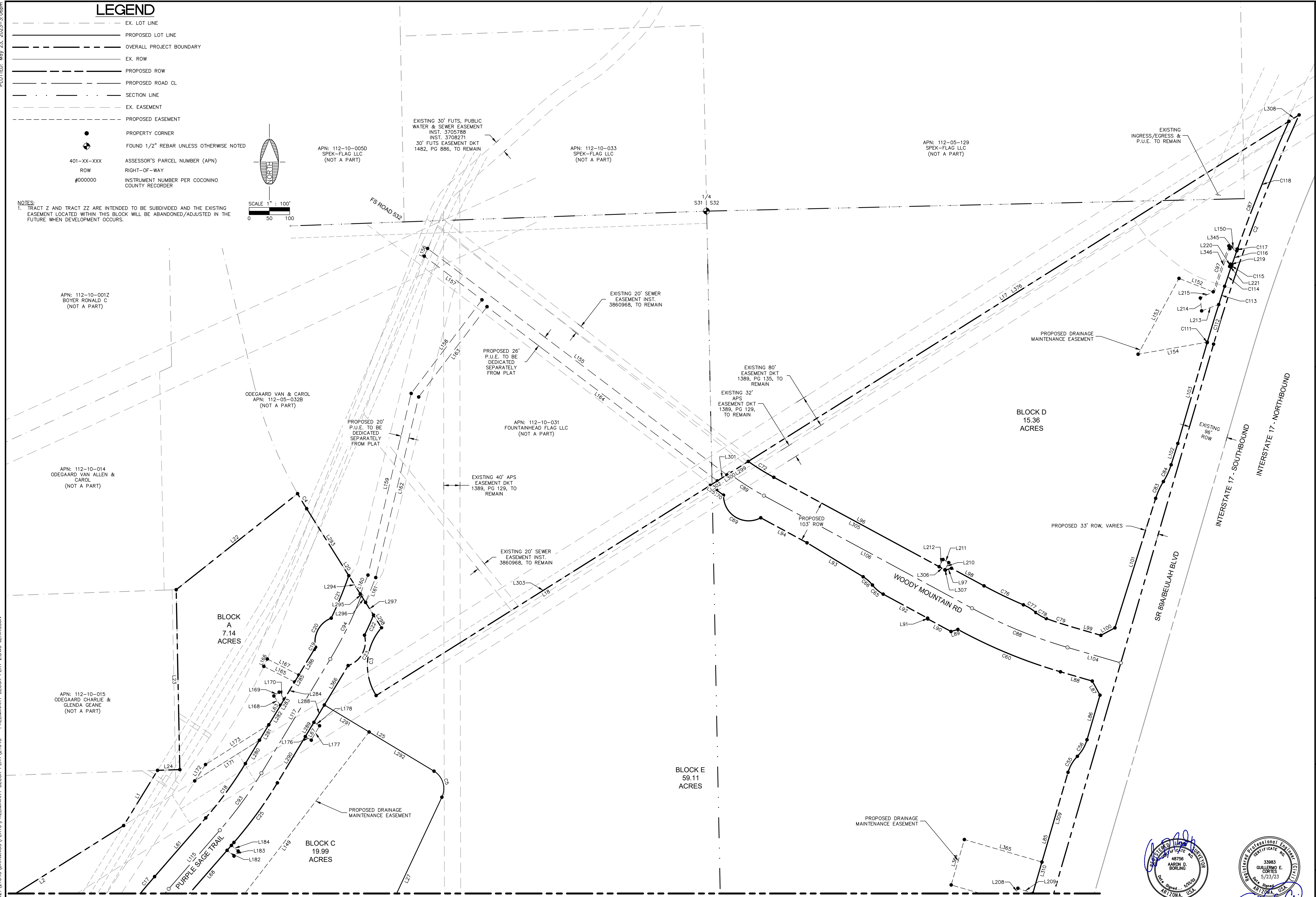
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LEGEND

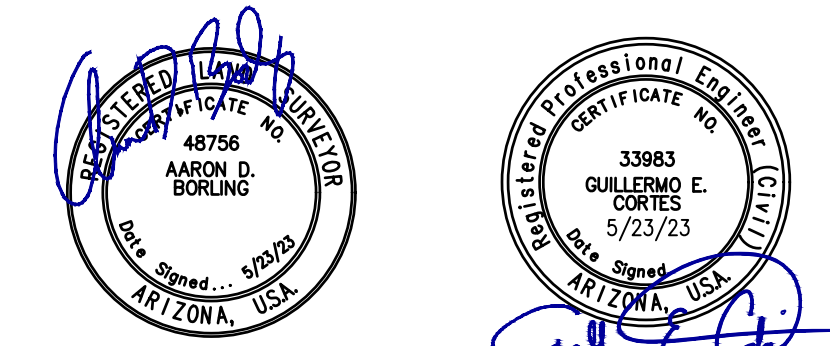
- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- PROPOSED ROAD CL
- SECTION LINE
- EX. EASEMENT
- PROPOSED EASEMENT
- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER



NOTES:
 1. TRACT Z AND TRACT ZZ ARE INTENDED TO BE SUBDIVIDED AND THE EXISTING EASEMENT LOCATED WITHIN THIS BLOCK WILL BE ABANDONED/ADJUSTED IN THE FUTURE WHEN DEVELOPMENT OCCURS.



MATCHLINE SEE SHEET PP03



C.O.F. Project # PZ-21-00126

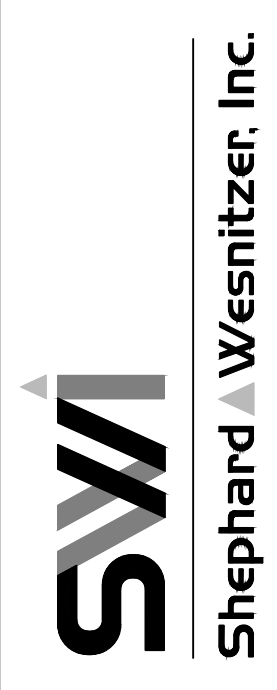
FLAGSTAFF
ARIZONA

NAH HEALTH VILLAGE

PRELIMINARY BLOCK PLAT (1)

JOB NO.:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	CNP
CHECKED:	GEC

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8354
 928.774.8934 fax
 www.swi.com



NO.	DESCRIPTION	DATE	BY

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

ARIZONA 811
 Arizona Blue Stakes, Inc.
 800 84-1111 or 1-800-514-6111 (722-5348)

DRAWING NO.
BP02

SHT NO. OF
7 OF 30

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT 21045 - PRELIMINARY BLOCK PLAT 2.DWG - JERIKSSON

APN: 112-10-006C NORTHERN ARIZONA HEALTHCARE CORPORATION (NOT A PART)

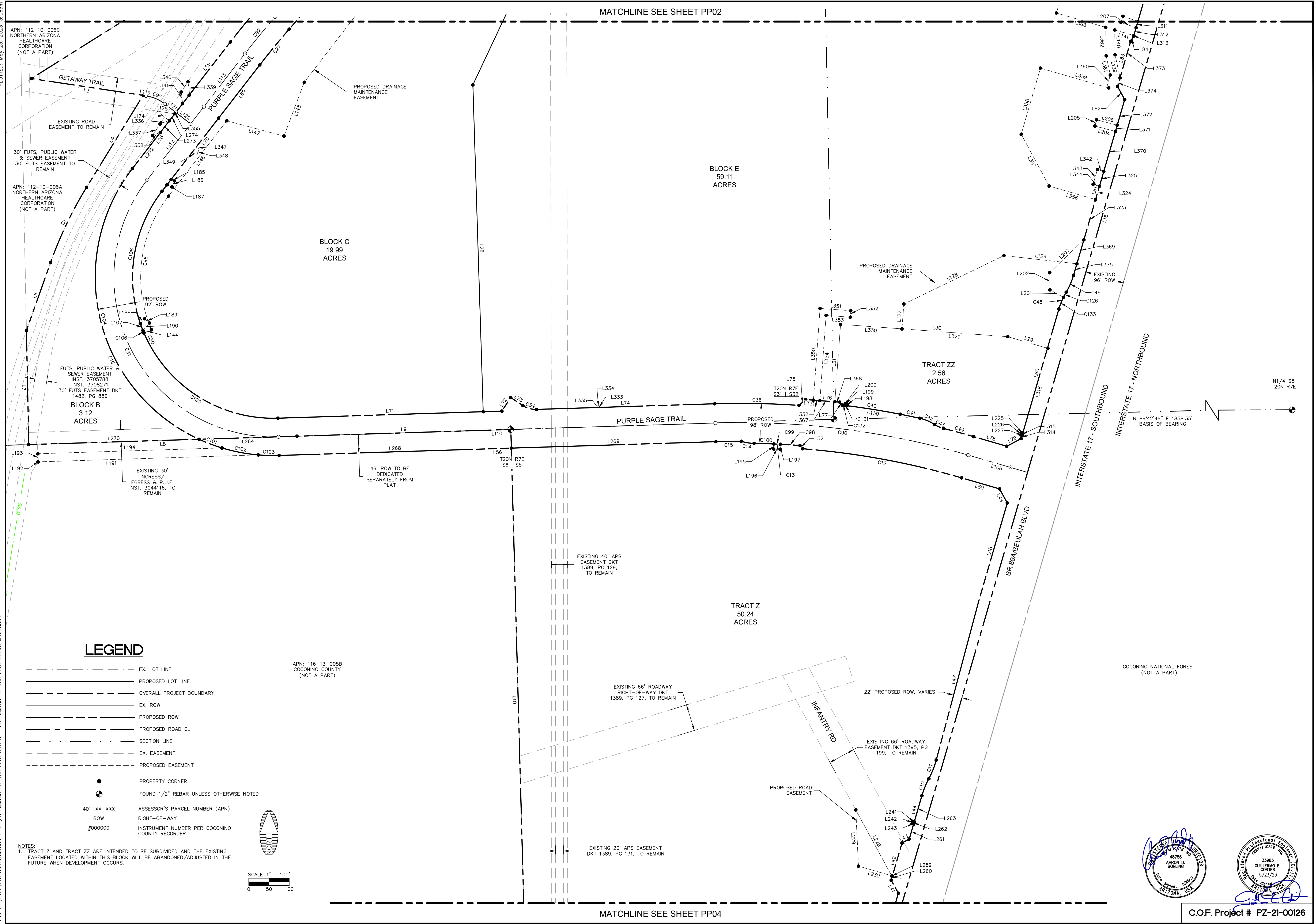
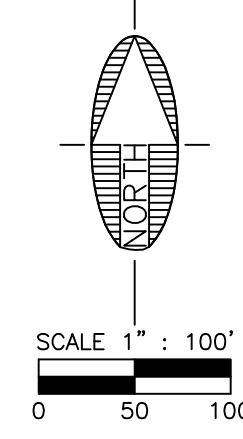
APN: 112-10-006A NORTHERN ARIZONA HEALTHCARE CORPORATION (NOT A PART)

APN: 116-13-005B COCONINO COUNTY (NOT A PART)

NOTES:
1. TRACT Z AND TRACT ZZ ARE INTENDED TO BE SUBDIVIDED AND THE EXISTING EASEMENT LOCATED WITHIN THIS BLOCK WILL BE ABANDONED/ADJUSTED IN THE FUTURE WHEN DEVELOPMENT OCCURS.

LEGEND

---	EX. LOT LINE
---	PROPOSED LOT LINE
---	OVERALL PROJECT BOUNDARY
---	EX. ROW
---	PROPOSED ROW
---	PROPOSED ROAD CL
---	SECTION LINE
---	EX. EASEMENT
---	PROPOSED EASEMENT
●	PROPERTY CORNER
⊕	FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
401-XX-XXX	ASSESSOR'S PARCEL NUMBER (APN)
ROW	RIGHT-OF-WAY
#000000	INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER



JOB NO: 21045
DATE: MAY 23
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: CNP
CHECKED: GEC

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

SWI
Shephard Wesnetzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
888-841-1111 or 1-800-514-6111 (782-5348)

ARIZONA PROFESSIONAL ENGINEER
AARON D. BURLING
48756
5/23/23
AZ 33983
GUILLERMO E. CORTES
5/23/23

DRAWING NO. **BP03**
SHT NO. 8 OF 30
C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA
NAH HEALTH VILLAGE
PRELIMINARY BLOCK PLAT (2)

21045
MAY 23
AS SHOWN
JEE
CNP
GEC

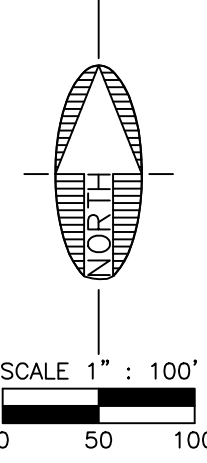
110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.com

NO.	DESCRIPTION	DATE	BY

ARIZONA PROFESSIONAL ENGINEER
AARON D. BURLING
48756
5/23/23
AZ 33983
GUILLERMO E. CORTES
5/23/23

LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- PROPOSED ROAD CL.
- SECTION LINE
- EX. EASEMENT
- PROPOSED EASEMENT
- PROPERTY CORNER
- ⊕ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ASSESSOR'S PARCEL NUMBER (APN)
- ROW RIGHT-OF-WAY
- #000000 INSTRUMENT NUMBER PER COCONINO COUNTY RECORDER

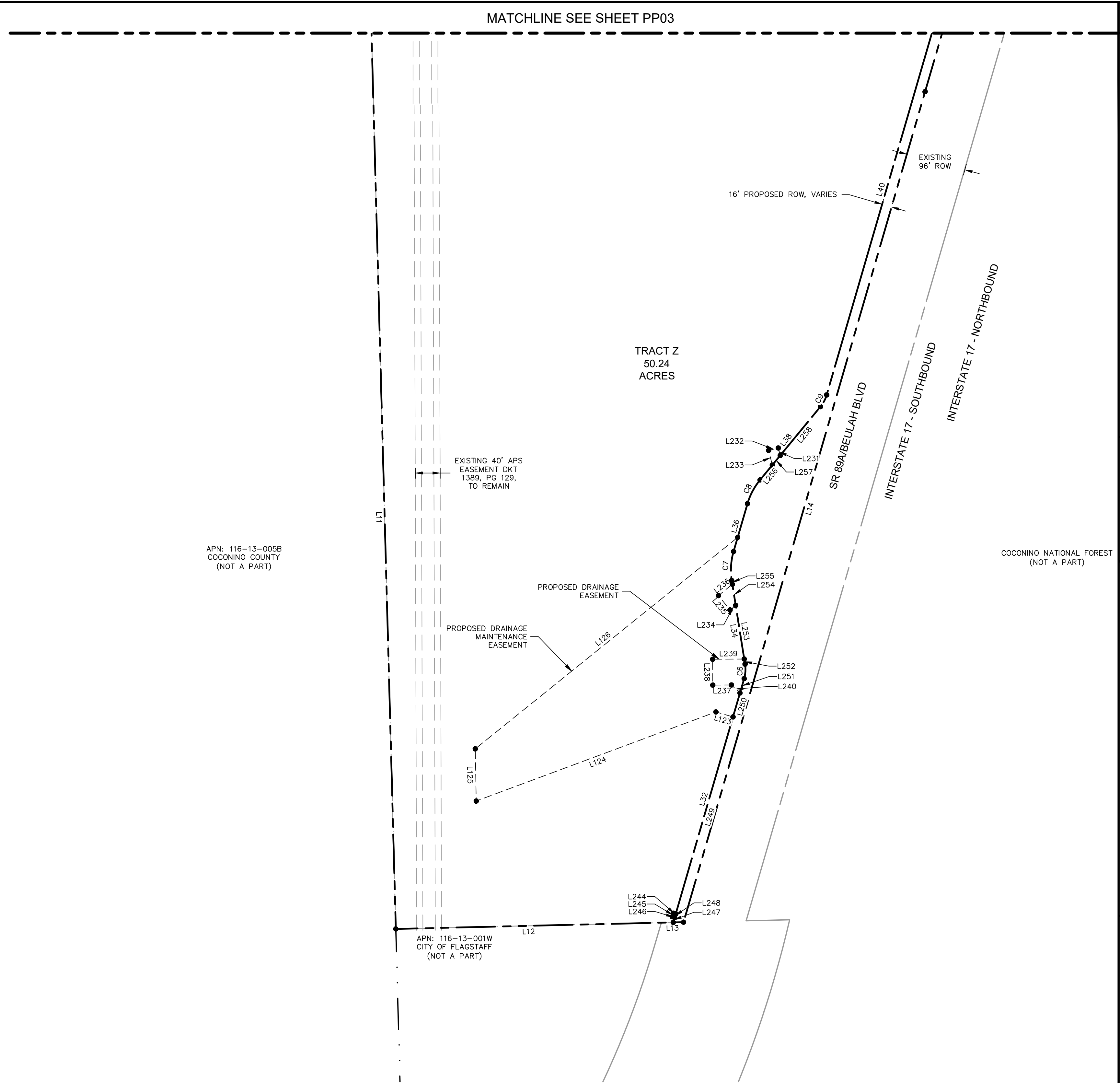


NOTES:
 1. TRACT Z AND TRACT ZZ ARE INTENDED TO BE SUBDIVIDED AND THE EXISTING EASEMENT LOCATED WITHIN THIS BLOCK WILL BE ABANDONED/ADJUSTED IN THE FUTURE WHEN DEVELOPMENT OCCURS.

CURVE #	LENGTH	RADIUS	DELTA
C1	205.33	980.37	12°00'00"
C2	602.82	4069.41	8°29'15"
C3	179.47	140.00	73°26'57"
C4	43.33	645.63	3°50'44"
C5	73.37	50.00	84°04'31"
C6	23.37	53.00	25°16'04"
C7	47.19	107.00	25°16'04"
C8	43.50	107.00	23°17'39"
C9	21.55	53.00	23°17'39"
C10	45.33	215.09	12°04'35"
C11	49.62	213.16	13°20'12"
C12	399.23	1941.50	11°46'54"
C13	113.27	1949.00	3°19'48"
C14	32.06	107.50	17°05'11"
C15	62.62	1954.00	1°50'10"
C16	993.73	439.50	129°32'55"
C17	119.35	2046.00	3°20'32"
C18	165.94	954.00	9°57'58"
C19	6.32	954.00	0°22'46"
C20	88.51	62.00	81°47'49"
C21	113.24	954.00	6°48'05"
C22	54.17	1046.00	2°58'02"
C23	93.61	62.00	86°30'28"
C25	181.94	1046.00	9°57'58"
C27	113.98	1954.00	3°20'32"
C30	785.71	347.50	129°32'55"
C34	35.74	58.50	35°00'00"
C36	207.88	2047.50	5°49'02"
C40	144.90	2058.50	4°01'59"
C41	49.42	2058.50	1°22'32"
C42	39.63	108.00	21°01'31"
C43	24.23	72.00	19°16'46"
C44	76.90	2047.50	2°09'07"
C48	45.49	178.96	14°33'48"
C49	45.49	178.96	14°33'48"

CURVE #	LENGTH	RADIUS	DELTA
C55	46.12	97.56	27°05'01"
C56	47.55	97.55	27°55'50"
C60	273.85	1263.53	12°25'05"
C65	34.91	84.50	23°40'07"
C66	30.78	84.50	20°52'11"
C69	129.57	62.00	119°44'11"
C70	21.15	718.50	1°41'10"
C72	74.04	615.50	6°53'33"
C76	107.71	1137.50	5°25'31"
C77	36.27	118.50	17°32'17"
C78	29.55	81.50	20°46'34"
C79	70.37	1148.50	3°30'38"
C83	45.61	180.00	14°31'10"
C84	45.61	180.00	14°31'10"
C87	582.32	4094.00	8°08'59"
C88	254.97	1200.00	12°10'26"
C89	101.48	667.00	8°43'03"
C90	631.31	2000.00	18°05'09"
C91	889.72	393.50	129°32'55"
C92	116.66	2000.00	3°20'32"
C93	173.94	1000.00	9°57'58"
C94	174.01	1000.00	9°58'12"
C95	50.95	100.00	29°11'31"
C96	348.31	327.50	60°56'09"
C97	119.56	4116.50	1°39'51"
C98	48.63	1949.00	1°25'47"
C99	16.00	1949.00	0°28'13"
C100	48.59	1949.00	1°25'42"
C101	60.53	439.50	7°53'26"
C102	91.43	439.50	11°55'11"
C103	51.38	439.50	6°41'54"
C104	790.39	439.50	103°02'24"
C105	416.14	347.50	68°36'46"
C106	6.44	347.50	1°03'41"
C107	18.14	347.50	2°59'26"

CURVE #	LENGTH	RADIUS	DELTA
C108	345.00	347.50	56°53'01"
C111	1.22	4094.00	0°01'02"
C112	96.92	4025.52	1°22'46"
C113	47.19	4094.00	0°39'37"
C114	50.23	4094.00	0°42'11"
C115	6.00	4094.00	0°05'02"
C116	36.16	4094.00	0°30'22"
C117	4.72	4094.00	0°03'58"
C118	339.03	4094.00	4°44'41"
C126	13.63	178.96	4°21'55"
C130	133.13	2060.89	3°42'05"
C131	6.00	2166.79	0°09'31"
C132	5.77	631.54	0°31'24"
C133	31.85	178.96	10°11'53"



MATCHLINE SEE SHEET PP03

TRACT Z
50.24
ACRES

APN: 116-13-005B
COCONINO COUNTY
(NOT A PART)

COCONINO NATIONAL FOREST
(NOT A PART)

FLAGSTAFF
ARIZONA

NAH HEALTH VILLAGE

PRELIMINARY BLOCK PLAT (3)

JOB NO:	21045
DATE:	MAY 23
SCALE:	AS SHOWN
DRAWN:	JEE
DESIGN:	CNP
CHECKED:	GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.0354
928.774.8934 fax
www.swi.com

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 800-841-1111 or 1-800-514-1111 (AZ-5348)



C.O.F. Project # PZ-21-00126

DRAWING NO.
BP04
SHT NO. 9 OF 30

PLOTTED: May 23, 2023 - 3:06pm

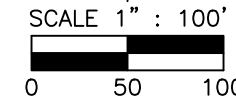
FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - PRELIMINARY BLOCK PLAT.DWG - JERIKSSON

LEGEND

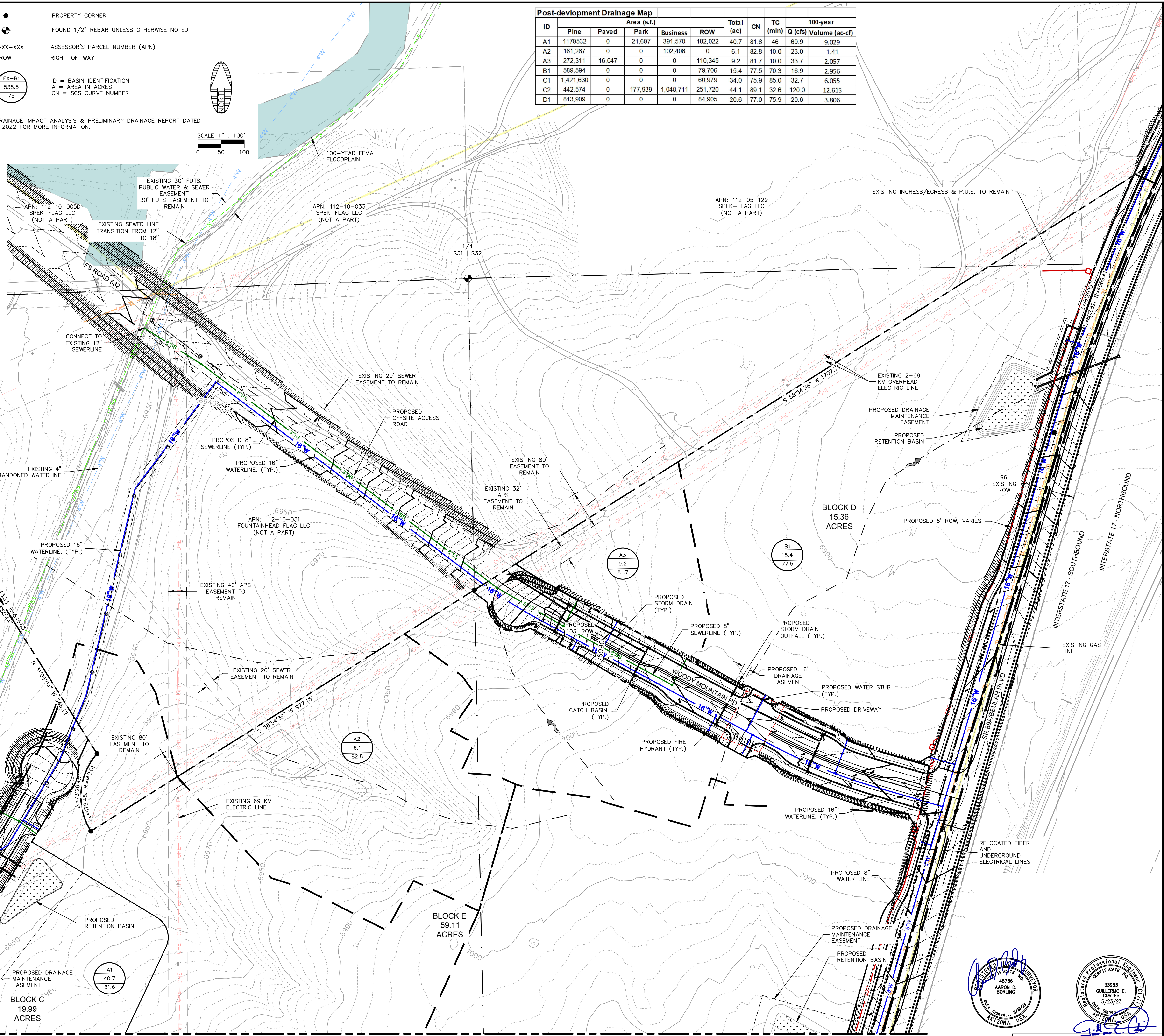
- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- PROPOSED GAS
- EX. OVERHEAD UTIL.
- FEMA FLOODPLAIN LIMITS
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED UNDERGROUND ELECTRIC
- DRAINAGE BASIN BOUNDARY
- ZONING BOUNDARY
- PROPOSED CONDUIT
- FLOW PATH
- PROPOSED RETENTION BASIN
- FEMA FLOODPLAIN

- PROPERTY CORNER
- ⊕ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- 401-XX-XXX ROW
- EX-B1
538.5
75
- ID = BASIN IDENTIFICATION
A = AREA IN ACRES
CN = SCS CURVE NUMBER

NOTES:
1. REFER TO DRAINAGE IMPACT ANALYSIS & PRELIMINARY DRAINAGE REPORT DATED AUGUST 30, 2022 FOR MORE INFORMATION.



ID	Area (s.f.)					Total (ac)	CN	TC (min)	100-year	
	Pine	Paved	Park	Business	ROW				Q (cfs)	Volume (ac-ft)
A1	1179532	0	21,697	391,570	182,022	40.7	81.6	46	69.9	9,029
A2	161,267	0	0	102,406	0	6.1	82.8	10.0	23.0	1.41
A3	272,311	16,047	0	0	110,345	9.2	81.7	10.0	33.7	2,057
B1	589,594	0	0	0	79,706	15.4	77.5	70.3	16.9	2,956
C1	1,421,630	0	0	0	60,979	34.0	75.9	85.0	32.7	6,055
C2	442,574	0	177,939	1,048,711	251,720	44.1	89.1	32.6	120.0	12,615
D1	813,909	0	0	0	84,905	20.6	77.0	75.9	20.6	3,806



FLAGSTAFF ARIZONA
NAH HEALTH VILLAGE

JOB NO: 21045
DATE: MAY 23
SCALE: AS SHOWN
DESIGN: JEE
CHECKED: GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.az.com
SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
800-841-1111 or 1-800-514-1111 (AZ-5148)

DRAWING NO. DU01
SHT NO. 10 OF 30

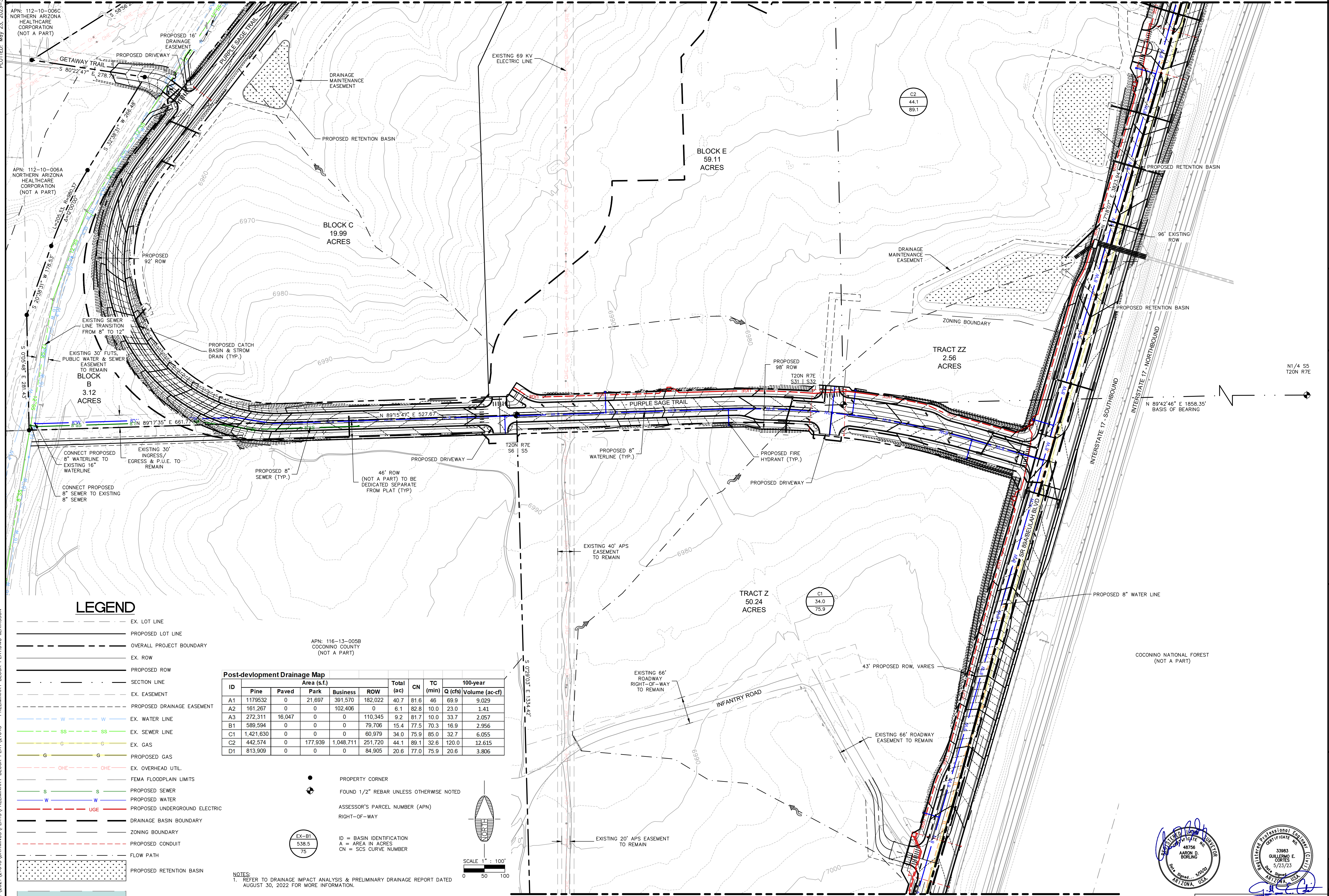
Professional Engineer Seal
 AARON D. BURLING
 48756
 5/23/23
 ARIZONA, USA

C.O.F. Project # PZ-21-00126

MATCHLINE SEE SHEET DU02

FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\DWG - PRELIMINARY BLOCK PLAT.DWG - JERIKSSON
 PLOTTED: May 23, 2023 - 3:07pm

MATCHLINE SEE SHEET DU01



LEGEND

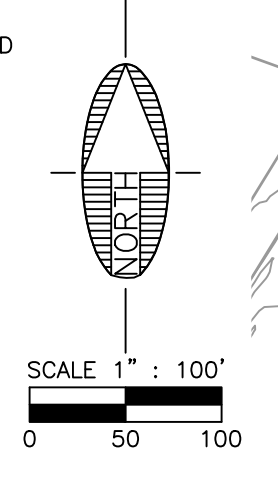
- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- PROPOSED GAS
- EX. OVERHEAD UTIL.
- FEMA FLOODPLAIN LIMITS
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED UNDERGROUND ELECTRIC
- DRAINAGE BASIN BOUNDARY
- ZONING BOUNDARY
- PROPOSED CONDUIT
- FLOW PATH
- PROPOSED RETENTION BASIN
- FEMA FLOODPLAIN

Post-development Drainage Map

ID	Area (s.f.)					Total (ac)	CN	TC (min)	Q (cfs)	100-year Volume (ac-ft)
	Pine	Paved	Park	Business	ROW					
A1	1179532	0	21,697	391,570	182,022	40.7	81.6	46	69.9	9,029
A2	161,267	0	0	102,406	0	6.1	82.8	10.0	23.0	1.41
A3	272,311	16,047	0	0	110,345	9.2	81.7	10.0	33.7	2,057
B1	589,594	0	0	0	79,706	15.4	77.5	70.3	16.9	2,956
C1	1,421,630	0	0	0	60,979	34.0	75.9	85.0	32.7	6,055
C2	442,574	0	177,939	1,048,711	251,720	44.1	89.1	32.6	120.0	12,615
D1	813,909	0	0	0	84,905	20.6	77.0	75.9	20.6	3,806

- PROPERTY CORNER
- ⊕ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- ASSESSOR'S PARCEL NUMBER (APN)
- RIGHT-OF-WAY
- ID = BASIN IDENTIFICATION
- A = AREA IN ACRES
- CN = SCS CURVE NUMBER

NOTES:
 1. REFER TO DRAINAGE IMPACT ANALYSIS & PRELIMINARY DRAINAGE REPORT DATED AUGUST 30, 2022 FOR MORE INFORMATION.



FLAGSTAFF
ARIZONA

NAH HEALTH VILLAGE

GRADING, DRAINAGE & UTILITY PLAN (2)

JOB NO: 21045
 DATE: MAY 23
 SCALE: AS SHOWN
 DRAWN: JEE
 DESIGN: CNP
 CHECKED: GEC

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

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc. (928-5348)
 800-841-1111 or 1-800-514-1111

DRAWING NO.
DU02

SHT NO. OF
11 OF 30

C.O.F. Project # PZ-21-00126

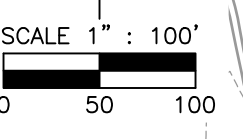
FILE: P:\2021\21045\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\21045 - PRELIMINARY BLOCK PLAT.DWG - JERIKSSON
 PLOTTED: May 23, 2023 - 3:07pm

LEGEND

- EX. LOT LINE
- PROPOSED LOT LINE
- OVERALL PROJECT BOUNDARY
- EX. ROW
- PROPOSED ROW
- SECTION LINE
- EX. EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- PROPOSED GAS
- EX. OVERHEAD UTIL.
- FEMA FLOODPLAIN LIMITS
- PROPOSED SEWER
- PROPOSED WATER
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- PROPERTY CORNER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- ASSESSOR'S PARCEL NUMBER (APN)
- RIGHT-OF-WAY
- ID = BASIN IDENTIFICATION
- A = AREA IN ACRES
- CN = SCS CURVE NUMBER

NOTES:
 1. REFER TO DRAINAGE IMPACT ANALYSIS & PRELIMINARY DRAINAGE REPORT DATED AUGUST 30, 2022 FOR MORE INFORMATION.

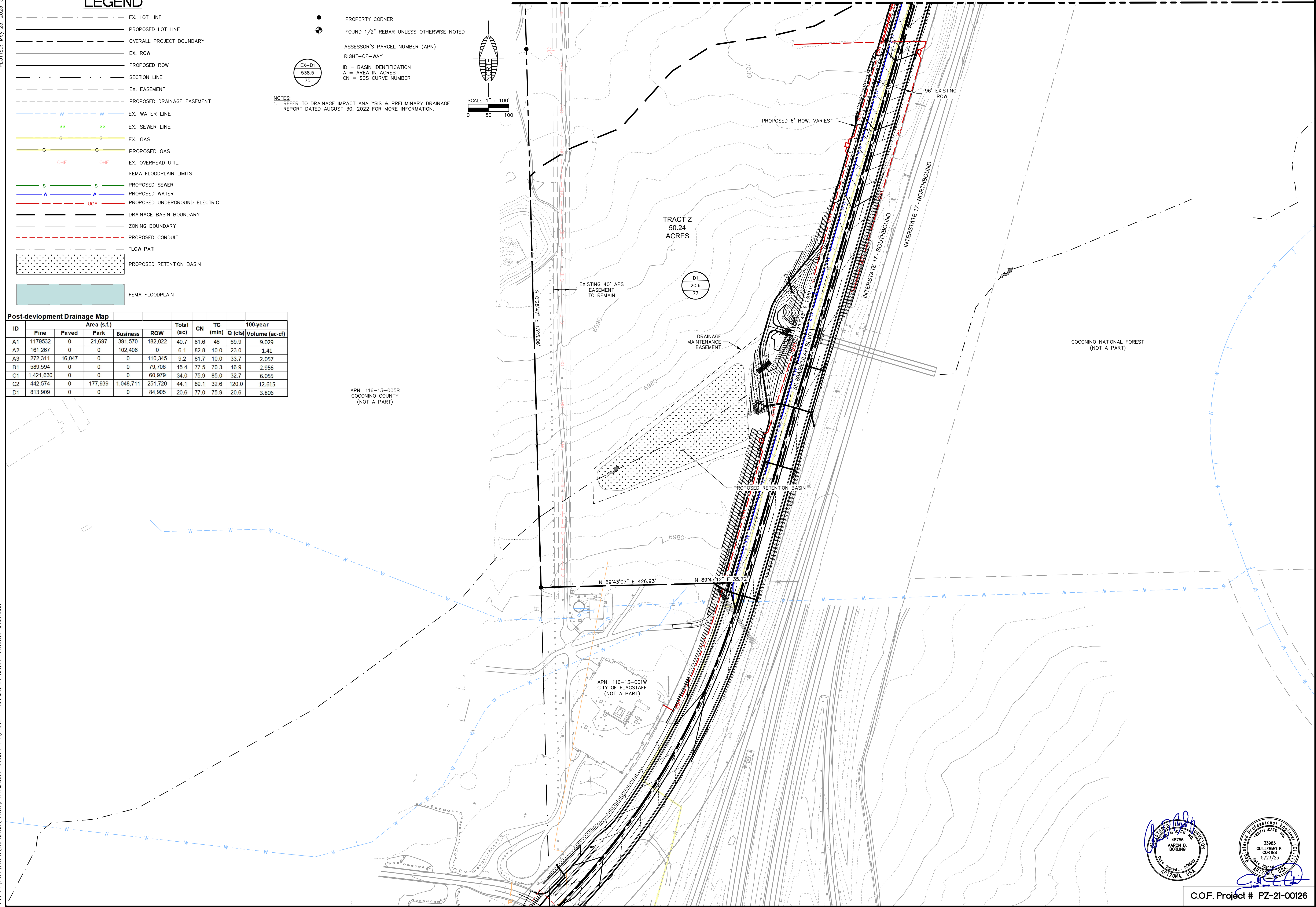


MATCHLINE SEE SHEET DU02

Post-development Drainage Map

ID	Area (s.f.)					Total (ac)	CN	TC (min)	100-year	
	Pine	Paved	Park	Business	ROW				Q (cfs)	Volume (ac-ft)
A1	1179532	0	21,697	391,570	182,022	40.7	81.6	46	69.9	9.029
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B1	589,594	0	0	0	79,706	15.4	77.5	70.3	16.9	2.956
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C2	442,574	0	177,939	1,048,711	251,720	44.1	89.1	32.6	120.0	12.615
D1	813,909	0	0	0	84,905	20.6	77.0	75.9	20.6	3.806

APN: 116-13-005B
 COCONINO COUNTY
 (NOT A PART)



FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

GRADING, DRAINAGE & UTILITY PLAN (3)

JOB NO: 21045
 DATE: MAY 23
 SCALE: AS SHOWN
 DRAWN: JEE
 DESIGN: CNP
 CHECKED: GEC

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8354
 928.774.8334 fax
 www.swi.com

SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc. (928-5348)
 Dial 811 or 1-800-514-6111 (928-5348)

REGISTERED PROFESSIONAL ENGINEER
 48756
 AARON D. BORLING
 5/23/23
 ARIZONA, USA

REGISTERED PROFESSIONAL ENGINEER
 33983
 GUILLERMO E. CORTES
 5/23/23
 ARIZONA, USA

DRAWING NO. **DU03**

SHT NO. 12 OF 30

C.O.F. Project # PZ-21-00126