

SITE PLAN AREA MAP FOR WILDCAT INDUSTRIAL PARK

LOCATED IN THE N 1/2 OF SECTION 9,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

SOIL PROPERTIES

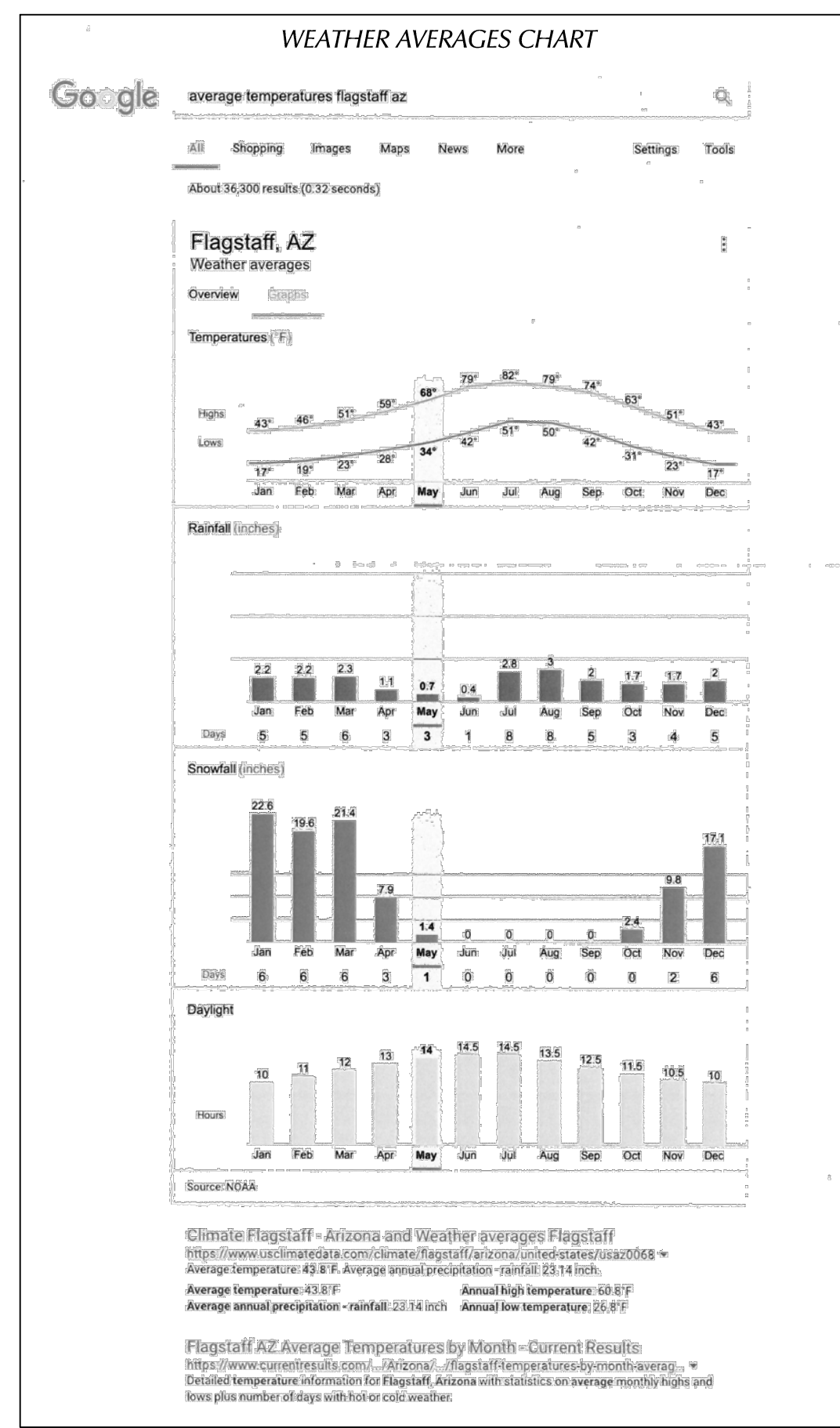
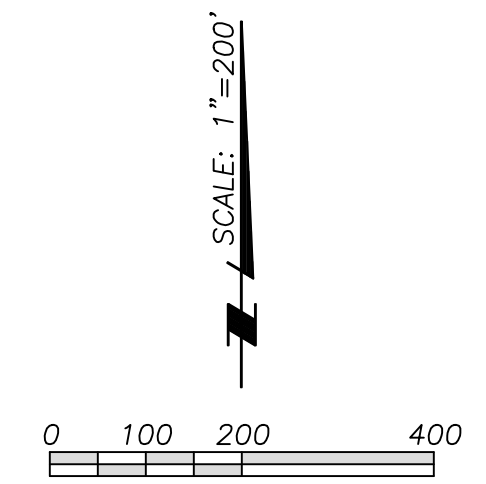
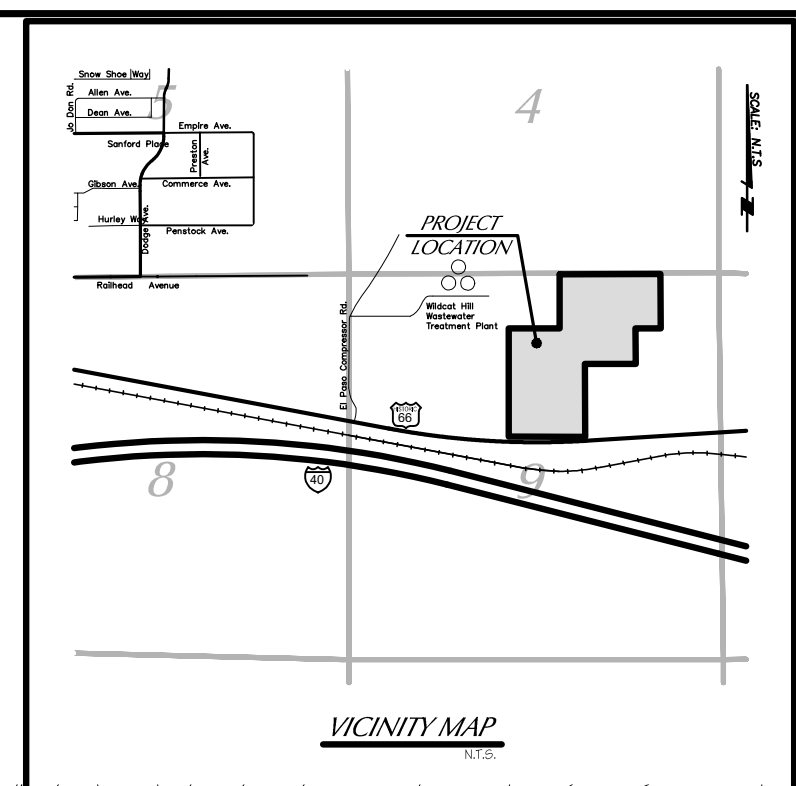
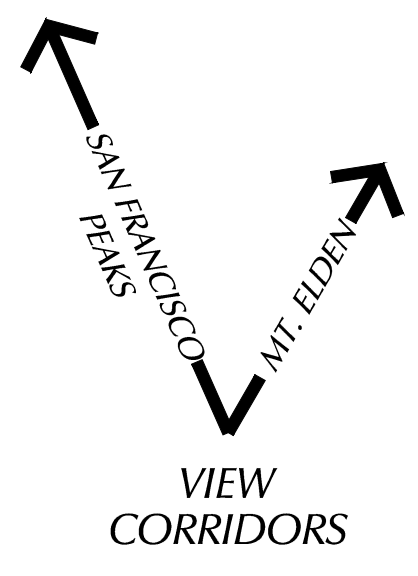
SOILS ARE BROLLIAR STONY CLAY LOAM WITH 0-2% SLOPES
BASED ON INFORMATION PROVIDED BY THE U.S. DEPT. OF
AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE
- CUSTOM SOIL RESOURCE REPORT (DATED JUNE 26, 2018)

SLOPES

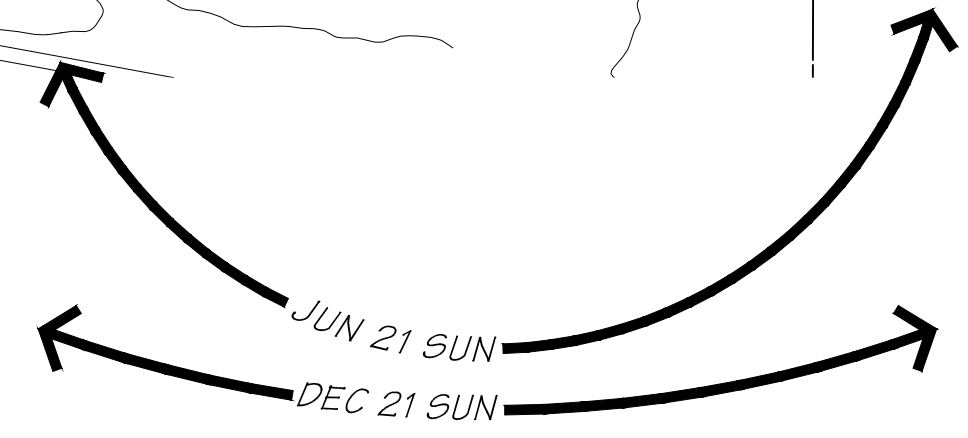
THERE ARE NO SLOPES LOCATED WITHIN THE PROJECT AREA

PRECIPITATION PATTERN NOTE

THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN
FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS
FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN
BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM
SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS
CLASSIFIED AS THE SUMMER RAINY SEASON, OR "SUMMER
MONSOON." THE MONSOON RAINY PERIOD USUALLY OCCURS
DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS
SUBJECTED TO WIDESPREAD THUNDERSTORM ACTIVITY. THESE
THUNDERSTORMS ARE EXTREMELY VARIABLE IN INTENSITY AND
LOCATION AND OCCUR MAINLY BETWEEN THE HOURS OF 11 a.m.
AND 6 p.m.. SOME OF THESE STORMS CAN REACH SEVERE
LEVELS, WITH LARGE HAIL, DAMAGING WINDS, AND
OCCASIONALLY EVEN A TORNADO. (EXCERPT FROM THE CITY OF
FLAGSTAFF SUSTAINABILITY PROGRAM RECOMMENDATIONS -
CLIMATE SECTION - DATED OCTOBER 17, 2012)



NOTE:
TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN
PROVIDED BY COOPER AERIAL SURVEY. SURVEY WAS
COMPLETED IN NOVEMBER OF 2008 WITH CONTROL PROVIDED BY
MOGOLLON ENGINEERING. OFFSITE INFORMATION IS FROM THE
CITY OF FLAGSTAFF G.I.S. DEPARTMENT. INFORMATION SHOWN
HEREON IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.



- ROUTE 66**
200' R.O.W.
- SITE ANALYSIS:**
- CONTOUR LINES: SHOWN
 - NO OFFSITE DRAINAGE FLOWS
 - NO STORMWATER DISCHARGE POINTS
 - EXISTING BUILDINGS: SHOWN
 - PUBLIC RIGHT-OF-WAY: SHOWN
 - ACCESS: SHOWN
 - NO PEDESTRIAN FACILITIES
 - IMPROVEMENTS: SHOWN
 - NO LANDSCAPING PROPOSED

PROJECT INFORMATION

PROJECT NAME: WILDCAT INDUSTRIAL PARK
PROJECT LOCATION: 6500 E. ROUTE 66
FLAGSTAFF, AZ. 86004
APN NUMBER: 113-07-004, 003L
TOTAL ACREAGE: 60.48544±
ACREAGE TO BE REZONED: 18.23808±
CURRENT ZONING DISTRICT: RR
PLAN DESIGNATION: FUTURE EMPLOYMENT
PROPOSED ZONING DISTRICT: HI
FEMA DESIGNATION: ZONE X
CURRENT USE: MINING OPERATIONS
OWNER/DEVELOPER: RE ASSET MANAGEMENT L.L.C.
6500 E. ROUTE 66
FLAGSTAFF, AZ. 86004

PROJECT NARRATIVE FOR WILDCAT INDUSTRIAL PARK

PROJECT TITLE: WILDCAT INDUSTRIAL PARK
PROJECT DESCRIPTION: MINING FOR CONSTRUCTION AND LANDSCAPE MATERIALS. THIS PROJECT WILL CONSIST OF REZONING 18.2± ACRES FROM CURRENT RR ZONE TO HI ZONE. THIS WILL ALLOW THE LEASING OF CONTRACTOR YARDS. A NEW WATER LINE WILL BE INSTALLED FOR FIRE PROTECTION. THIS PARCEL CANNOT SEWER TO A PUBLIC MAIN AS EXISTING ROUTES WILL NOT MEET ADEQ REQUIREMENTS. NO PERMANENT STRUCTURES ARE PROPOSED. THE LEASE AREAS WILL BE DEFINED ON-SITE VIA CHAIN LINK FENCE BOUNDARIES. THESE BOUNDARIES MAY CHANGE BASED ON MARKET/TENANT DEMANDS. NO DWELLING UNITS ARE PROPOSED. THE REMAINING ACREAGE OF THE SITE WILL CONTINUE THE EXISTING MINING OPERATIONS. NO TRASH ENCLOSURES PROPOSED, TRASH DISPOSAL WILL BE THE RESPONSIBILITY OF TENANTS.
LEGAL DESCRIPTION: INSTRUMENT 34485758
SITE AREA 60.5 ± ACRES
REZONING AREA 18.2± ACRES
PROPOSED BUILDINGS: NONE
NUMBER OF DWELLING UNITS: NONE
HERITAGE RESOURCES: NONE
ADDITIONAL DETAILS: THIS SITE PLAN IS SUBMITTED IN RESPONSE TO NOTICE OF VIOLATION, CITY OF FLAGSTAFF, DATED 11/14/17.

Mogollon ENGINEERING & SURVEYING
 411 W Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
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 DATE: 5/19/23
 DESIGNED BY: PHE
 PROJECT NO. 18296
 REVISIONS PER C.O.F. COMMENTS DATED 10/31/14
 FN SHEET-01.dwg
 VERT SCALE: N/A
 DRAWN BY: PHE
 CHECKED BY: KVA
 UCR SCALE: 1"=200'
 DATE: 5/19/23
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 CHECKED BY: KVA
 UCR SCALE:

SITE PLAN for WILDCAT INDUSTRIAL PARK

LOCATED IN THE N 1/2 OF SECTION 9, T21N, R8E, G&SRM
FLAGSTAFF, COCONINO COUNTY, ARIZONA

NOTE:
SEE SHEET 1 FOR PARCEL BOUNDARIES AND ASSESSOR
PARCEL NUMBERS.

TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN
PROVIDED BY COOPER AERIAL SURVEY SURVEY WAS
COMPLETED IN NOVEMBER OF 2020 WITH CONTROL PROVIDED
BY MOGOLLON ENGINEERING. ADDITIONAL TOPOGRAPHIC
INFORMATION HAS BEEN PROVIDED BY ASPEN SURVEYING,
LLC. IN APRIL, 2020. OFFSITE INFORMATION IS FROM THE
CITY OF FLAGSTAFF G.I.S. DEPARTMENT.

STATE MINE INSPECTOR NOTE:
BUILDINGS, SEPTIC SYSTEMS, PARKING, STORMWATER
MITIGATION, AND FENCING ARE UNDER THE JURISDICTION OF
THE STATE MINE INSPECTOR AND CANNOT BE CHANGED
WITHOUT THEIR APPROVAL. THE APPROVED RECLAMATION AND
CLOSURE PLAN, INCLUDING FINANCIAL ASSURANCE, ON FILE
WITH THE STATE MINE INSPECTOR'S OFFICE PER A.R.S. TITLE
27, CHAPTERS 6 & 1273.

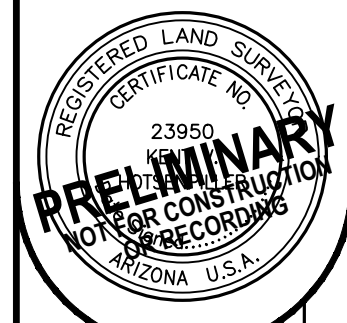
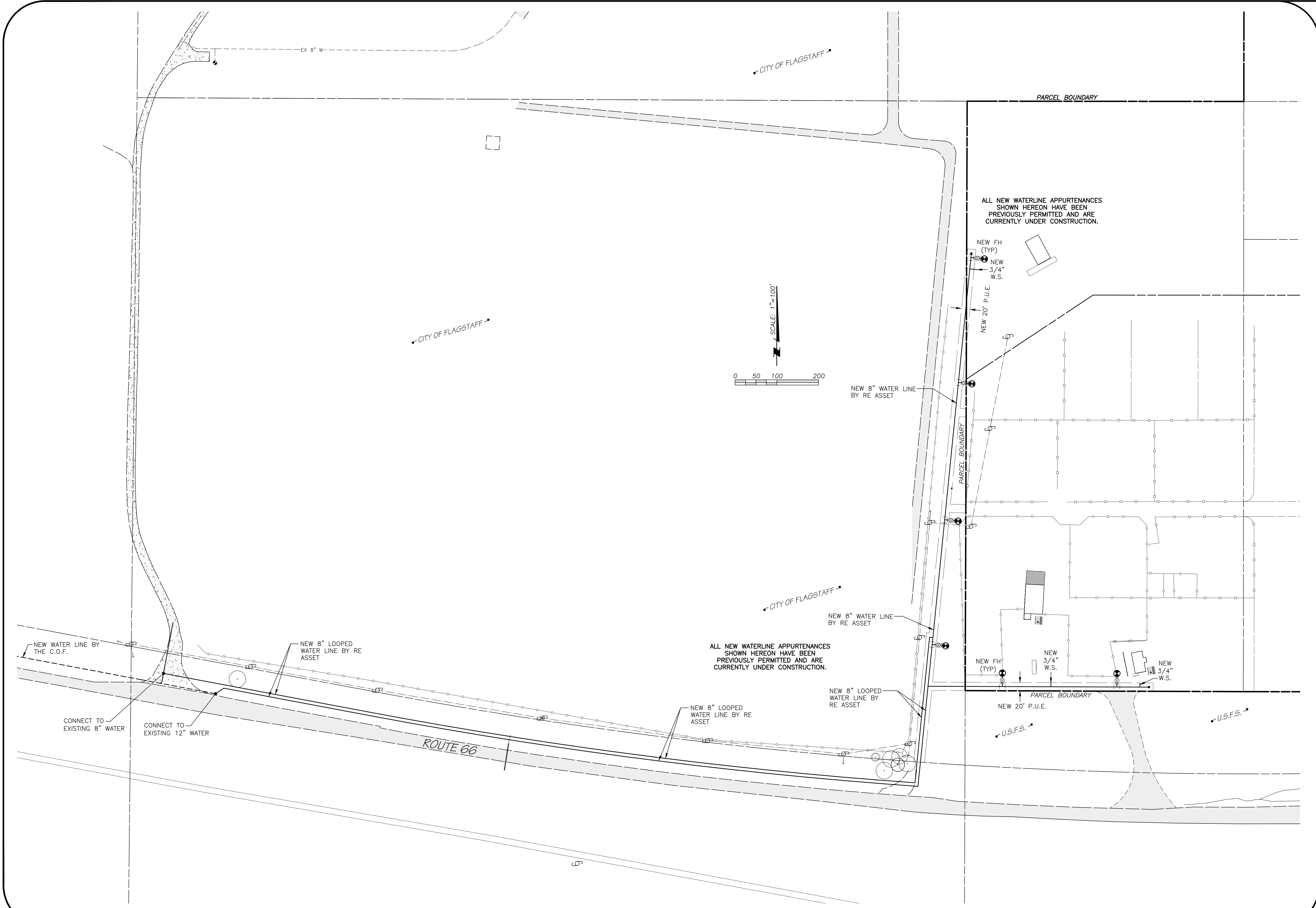


Mogollon ENGINEERING & SURVEYING
WILDCAT INDUSTRIAL PARK
SITE PLAN
YARD LAYOUT

Mogollon ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

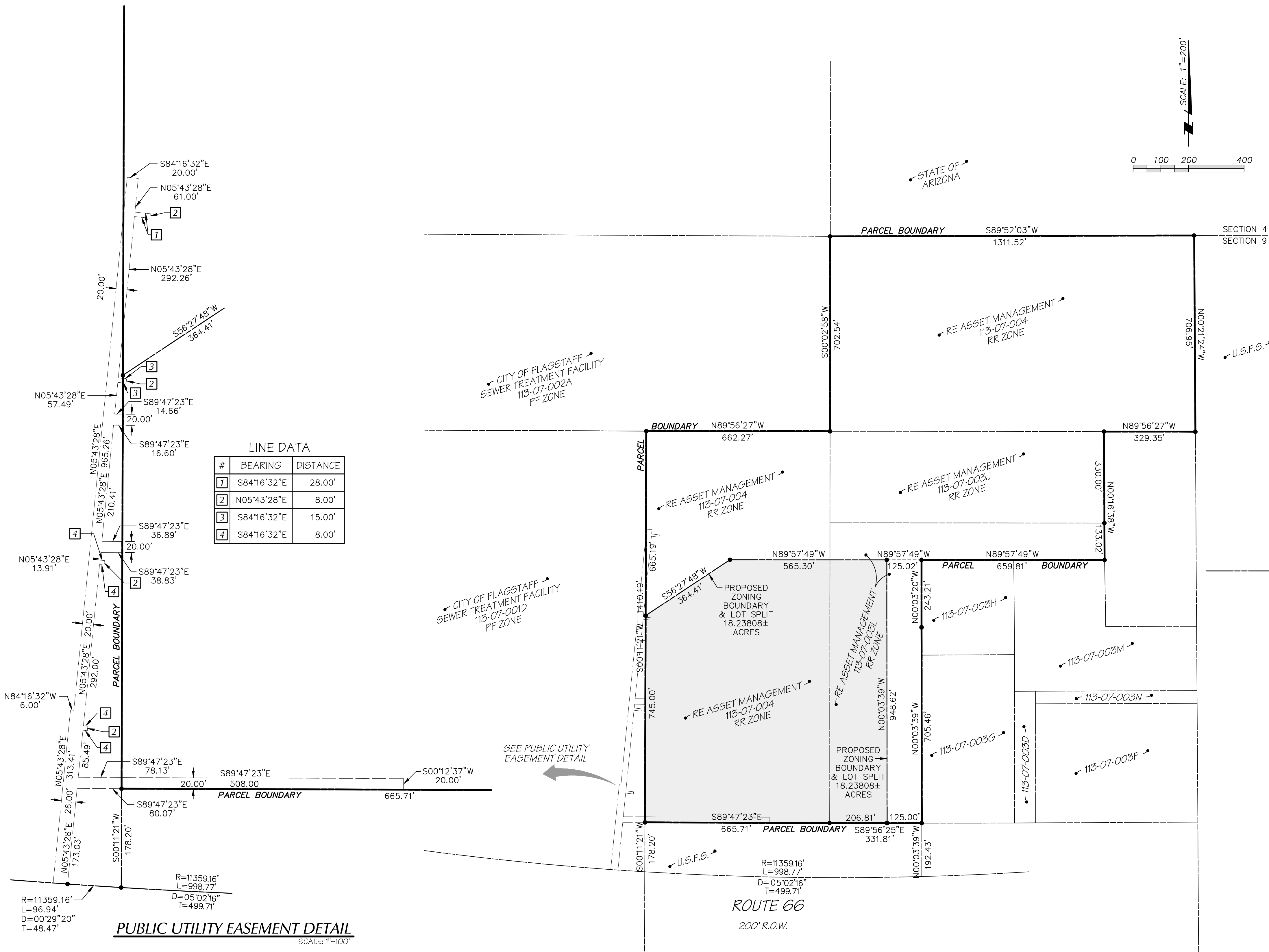
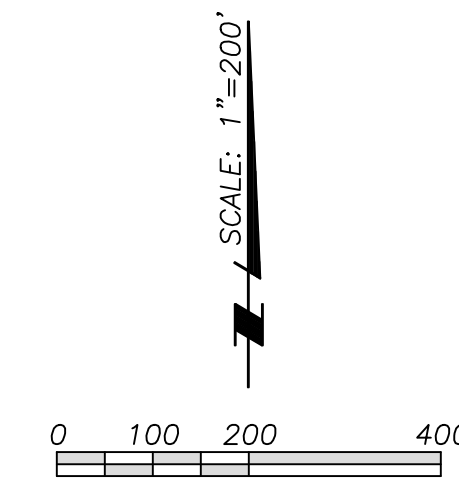
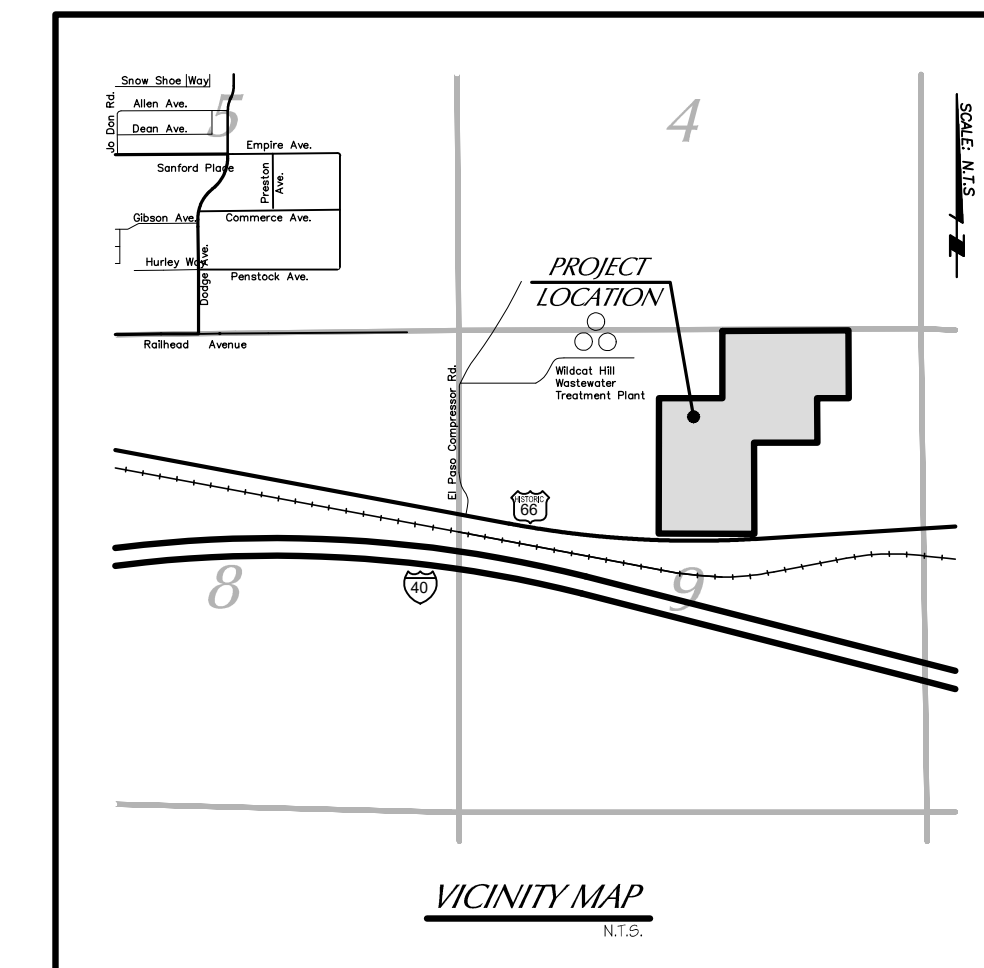
REGULATED LAND SURVEYING
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING
ARIZONA U.S.A.
Expires on 3/31/...

Mogollon ENGINEERING & SURVEYING
PROJECT NO. 19295
REVISIONS PER C.O.F. COMMENTS DATED 10/21/19
DATE: 5/19/23
DESIGNED BY: MHE
DRAWN BY: MHE
CHECKED BY: KVH
PROJECT: WILDCAT INDUSTRIAL PARK
SHEET: 2 OF 3
DATE: 5/19/23
PROJECT: WILDCAT INDUSTRIAL PARK
SHEET: 2 OF 3
DATE: 5/19/23



PROPOSED LOT SPLIT FOR WILDCAT INDUSTRIAL PARK

LOCATED IN THE N 1/2 OF SECTION 9,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



LINE DATA

#	BEARING	DISTANCE
1	S84°16'32"E	28.00'
2	N05°43'28"E	8.00'
3	S84°16'32"E	15.00'
4	S84°16'32"E	8.00'

PUBLIC UTILITY EASEMENT DETAIL
SCALE: 1"=100'

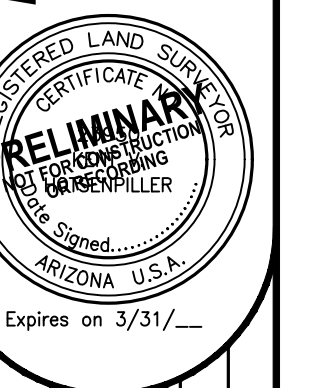
PROJECT INFORMATION

PROJECT NAME: WILDCAT INDUSTRIAL PARK
 PROJECT LOCATION: 6500 E. ROUTE 66
 FLAGSTAFF, AZ. 86004
 APN NUMBER: 113-07-004, 003L
 TOTAL ACREAGE: 60.48544±
 ACREAGE TO BE REZONED: 18.23808±
 CURRENT ZONING DISTRICT: RR
 PLAN DESIGNATION: FUTURE EMPLOYMENT
 PROPOSED ZONING DISTRICT: HI
 FEMA DESIGNATION: ZONE X
 CURRENT USE: MINING OPERATIONS
 OWNER/DEVELOPER: RE ASSET MANAGEMENT L.L.C.
 6500 E. ROUTE 66
 FLAGSTAFF, AZ. 86004

5/19/23
MES# 18925

WILDCAT INDUSTRIAL PARK
PROPOSED LOT SPLIT
and PUBLIC UTILITY EASEMENT

Mogollon
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214



Mogollon
ENGINEERING & SURVEYING

PROJECT NO. 18296
 REVISIONS:
 DATE: 5/19/23
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