



Shephard **▲** Wesnitzer, Inc.

An  ARDURRA Company

110 West Dale Avenue, Suite 1
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Engineering an environment of excellence

March 10, 2023

Job #22120

PROJECT: Parcel 2 at Juniper Point

UTILITY CONFLICT LETTER

TO: Altice USA

**FROM: Shephard-Wesnitzer, Inc., an Ardurra
Company (SWI)**

Sanford Yazzie
1601 S. Plaza Way
Flagstaff, AZ 86001

Kayla Fleishman
110 W Dale Ave
Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Juniper Point – Parcel 2 development prepared by Shephard-Wesnitzer, Inc. The site is situated on the north side of J.W. Powell Boulevard.

Note that this is currently an undeveloped area with few or no anticipated conflicts. Please keep in mind while reviewing how future service could be provided to the proposed site. 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 and map provided.
 APPROVED with comment, as follows, and map provided.
 NOT APPROVED with comment, as follows.

SIGNED: Jason Quinlan

TITLE: Consturction

AGENCY: Optimum Communications

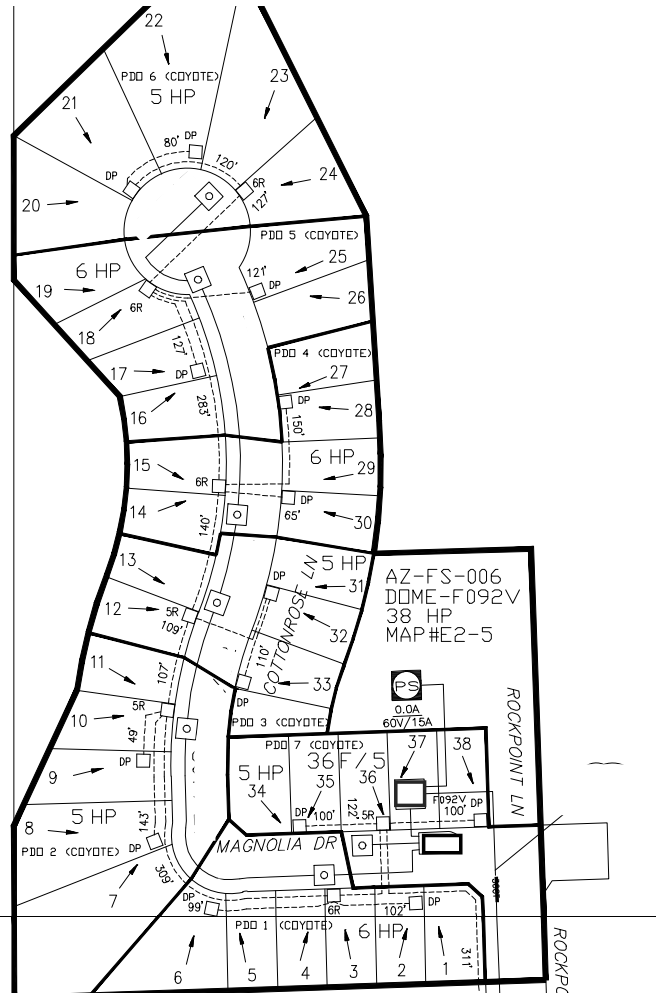
DATE: 3/10/2023

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@ardurra.com

PRELIMINARY
NOT FOR
CONSTRUCTION



006		010	
130026	45A02	60NA29746	
36CT	6LE9731	32.1	28.4
29.4	26.1	24.9	21.1

001 049 005



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March 10, 2023

Job #22120

PROJECT: Parcel 2 at Juniper Point

UTILITY CONFLICT LETTER

TO: Arizona Public Service (APS)

FROM: Shephard-Wesnitzer, Inc., an Ardurra Company (SWI)

Chad Brooks
2200 E. Huntington Dr.
Flagstaff, AZ 86004

Kayla Fleishman
110 W Dale Ave
Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Juniper Point – Parcel 2 development prepared by Shephard-Wesnitzer, Inc. The site is situated on the north side of J.W. Powell Boulevard.

Note that this is currently an undeveloped area with few or no anticipated conflicts. Please keep in mind while reviewing how future service could be provided to the proposed site. Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing APS 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 and map provided.
 APPROVED with comment, as follows, and map provided.
 NOT APPROVED with comment, as follows.

PLEASE SEE ATTACHED

SIGNED: Chad Brooks
AGENCY: APS

TITLE: CPR SR
DATE: 3-10-2023

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@ardurra.com



A subsidiary of Pinnacle West Capital Corporation

Station 4423
2200 E Huntington DR
Flagstaff, AZ 86004 www.aps.com

March 10th, 2023,

Re: Parcel 2 at Juniper Point

Shephard- Wesnitzer, Inc., an Ardurra Company (SWI)
110 W Dale Ave
Flagstaff, AZ 86001

Dear Johan,

Thank you for your recent request for a utility conflict check. Please complete the attached Map Request, and e-mail it to the e-mail address on the form (mapprint@apsc.com). Once APS receives a completed Map Request, you should receive the map or maps by email within 5-7 business days.

The APS maps show facility locations adjacent to or within the property shown on the proposed plans we received from you. Please review these maps for possible conflicts. The utility locations are approximate only and are not reliable for construction purposes. It is important to note that there may be additional conflicts in existence due to recent construction that are not shown on the current maps you receive.

Please be advised that it is the responsibility of the customer to maintain proper clearances and blue stake prior to digging. For actual conditions, please contact the Arizona Blue Stake Center at 602-263-1100.

Also enclosed is APS's General Design Guidelines for Proposed Improvements in APS Transmission ROW Please review this document carefully.

If I can be of further assistance, please do not hesitate to call me at 602-371-5770. Further information is also available on the APS Construction Services at:

www.aps.com/construction

Sincerely,

Chad Brooks

Chad Brooks
Customer Project Representative SR
Flagstaff Construction

Enclosures



GIS MAPPING DEPARTMENT
 STATION 4028
 PO BOX 53933
 PHOENIX AZ 85072-3933
 E-MAIL mapprint@apsc.com

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NOTICE:
 THE UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. IN ADDITION, THERE MAY BE FACILITIES IN EXISTENCE DUE TO RECENT CONSTRUCTION THAT ARE NOT SHOWN. FOR ACTUAL FIELD LOCATIONS CONTACT ARIZONA BLUE STAKE CENTER AT 1-800-782-5348 (1-800-STAKE-IT).

Electric Line Features Legend

- Overhead Primary
- Overhead Aerial Cable
- Overhead Secondary
- Overhead Service
- Underground Secondary
- Underground Service
- Underground Primary
- Underground Transmission
- Underground 230 kV Transmission
- Overhead Transmission
- Overhead Communication Line
- Underground Communication Line
- Conduit / Duct / Direct Buried

Electric Device Features Legend

- Overhead Capacitor Bank
- Pad Mounted Capacitor
- Feeder Circuit Breaker
- Fuse Disconnect
- One Anchor Guy
- OH/UG Change in Wire/Conduit Size
- Overhead Tap Mid Span
- PM Auto Transfer Enclosure
- PM Switching Enclosure
- PM Junction Enclosure
- PM Sectionalizing Enclosure
- PM Termination Enclosure
- OH Auto Transfer Switch
- OH Recloser
- OH Sectionalizer
- Pad Mounted Sectionalizer
- Metal Pole - APS Owned - Not Joint Use
- Metal Pole - APS Owned - Joint Use
- Wood Pole - APS Owned - Not Joint Use
- Wood Pole - APS Owned - Joint Use
- Riser/Transition Assembly
- OH Primary Meter
- Service Entry Point
- Pad Mounted Primary Meter
- Dusk-To-Dawn Light
- Street Light
- Substation
- OH Blade Disconnect
- OH Gang-Operated Air Break Switch
- Open Point
- Manhole - Octagon
- Manhole - Rectangular
- Primary Pull Box - Man Accessible
- Primary Junction Box
- Secondary Junction Box
- Primary Pull Box
- Vault Building
- OH Voltage Regulator
- Pad Mounted Voltage Regulator
- OH APS XFR Bank - One Unit
- OH APS XFR Bank - Two Units
- OH APS XFR Bank - Three Units
- Pad Mounted 1 Ph XFR
- Pad Mounted Duplex XFR
- Pad Mounted 3Ph XFR
- Subsurface XFR

Wire Code Legend

- Overhead:**
 3 - R002W - NC - ABC
 — Phases
 — Neutral Position
 — Wire Code
 — # of Conductors

- Underground:**
 3 - UA750T - 5" - CO
 — Encasement
 — Size of Conduit
 — Wire Code
 — # of Conductors
 (* No Conduit Size or Encasement = Direct Buried)

Arizona Public Service

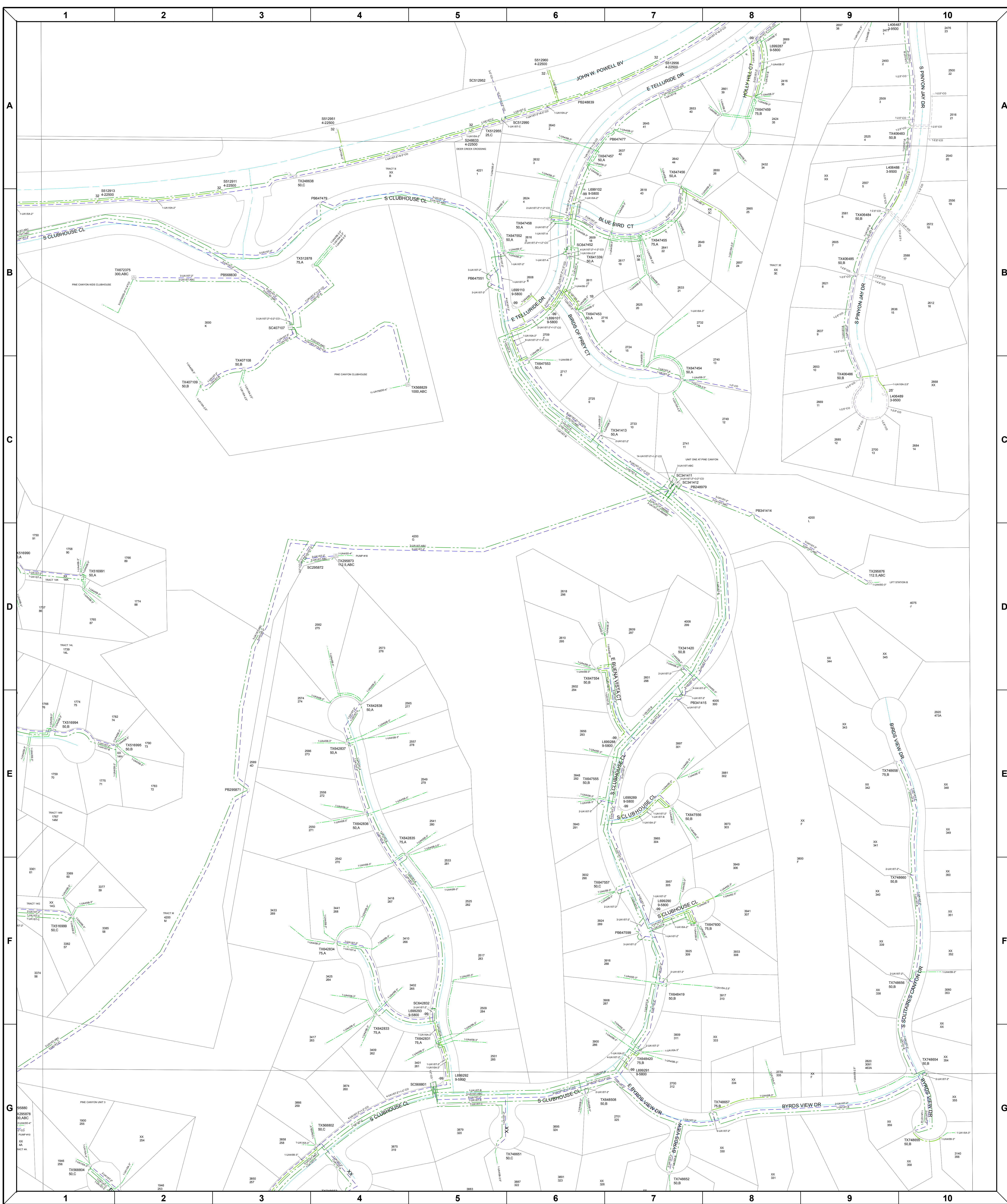
OH & UG ELECTRIC

21N 7E 34 NE

Date: 8/7/2020

Scale: 1:1,200

1" = 100'





GIS MAPPING DEPARTMENT
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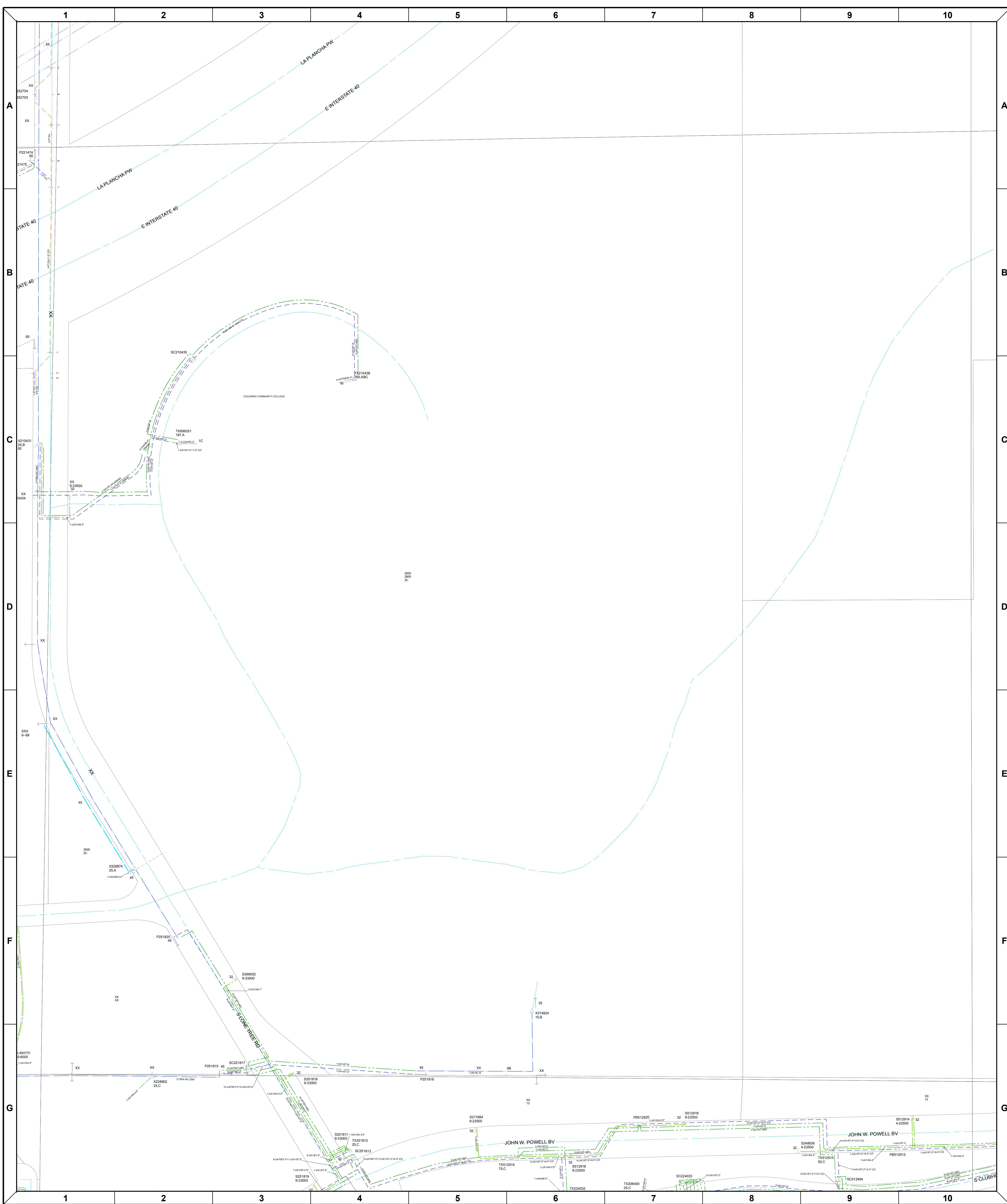
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Wire Code
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Encasement
Size of Conduit
Wire Code
of Conductors
- (* No Conduit Size or Encasement = Direct Buried)

Arizona Public Service

OH & UG ELECTRIC

21N 7E 27 SW

21N070E08.2	21N070E08.1	21N070E07.2	Date: 8/7/2020	
21N070E08.3	21N070E08.4	21N070E07.3		Scale: 1:1,200 1" = 100'
21N070E08.0	21N070E08.5	21N070E07.4		





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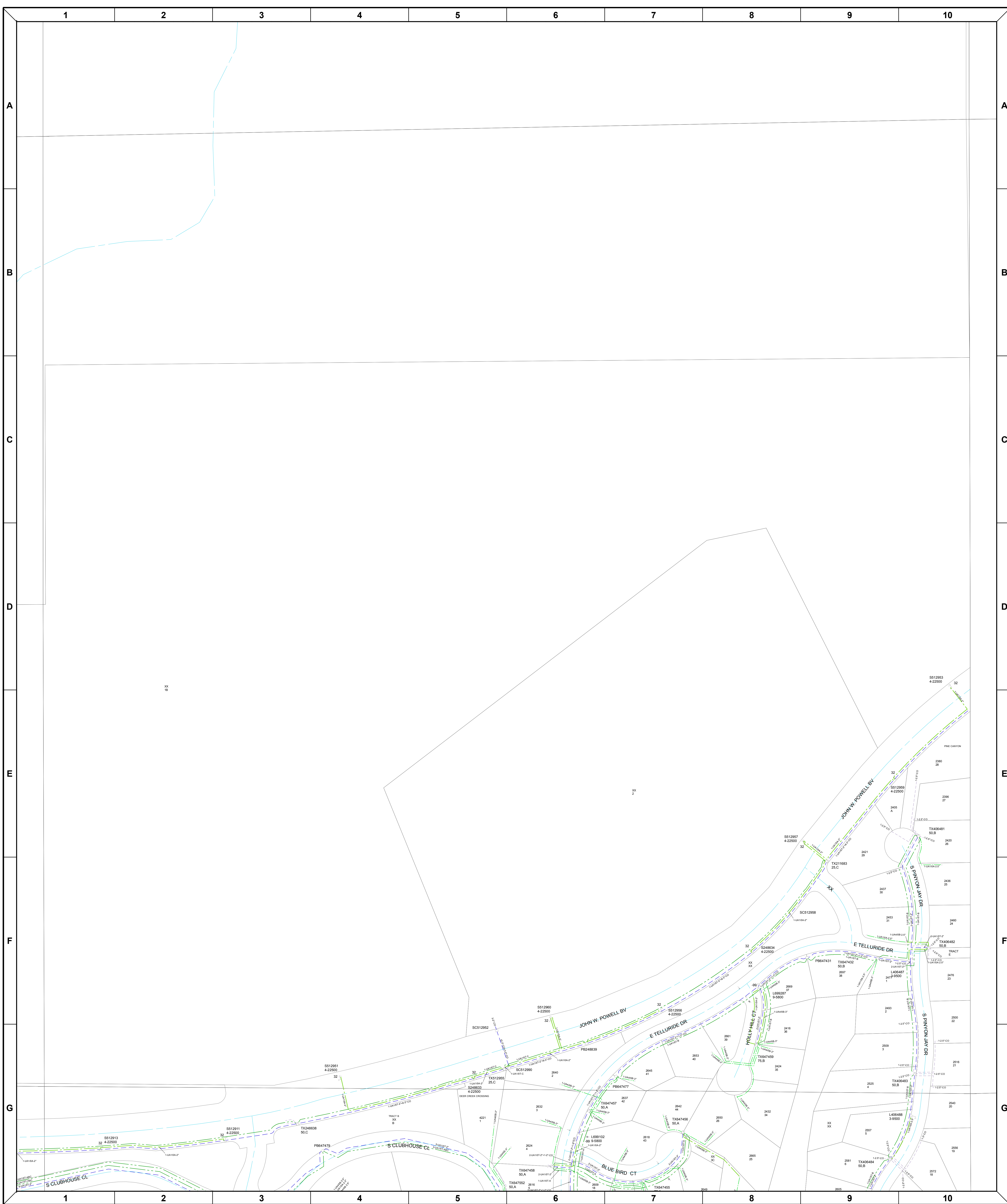
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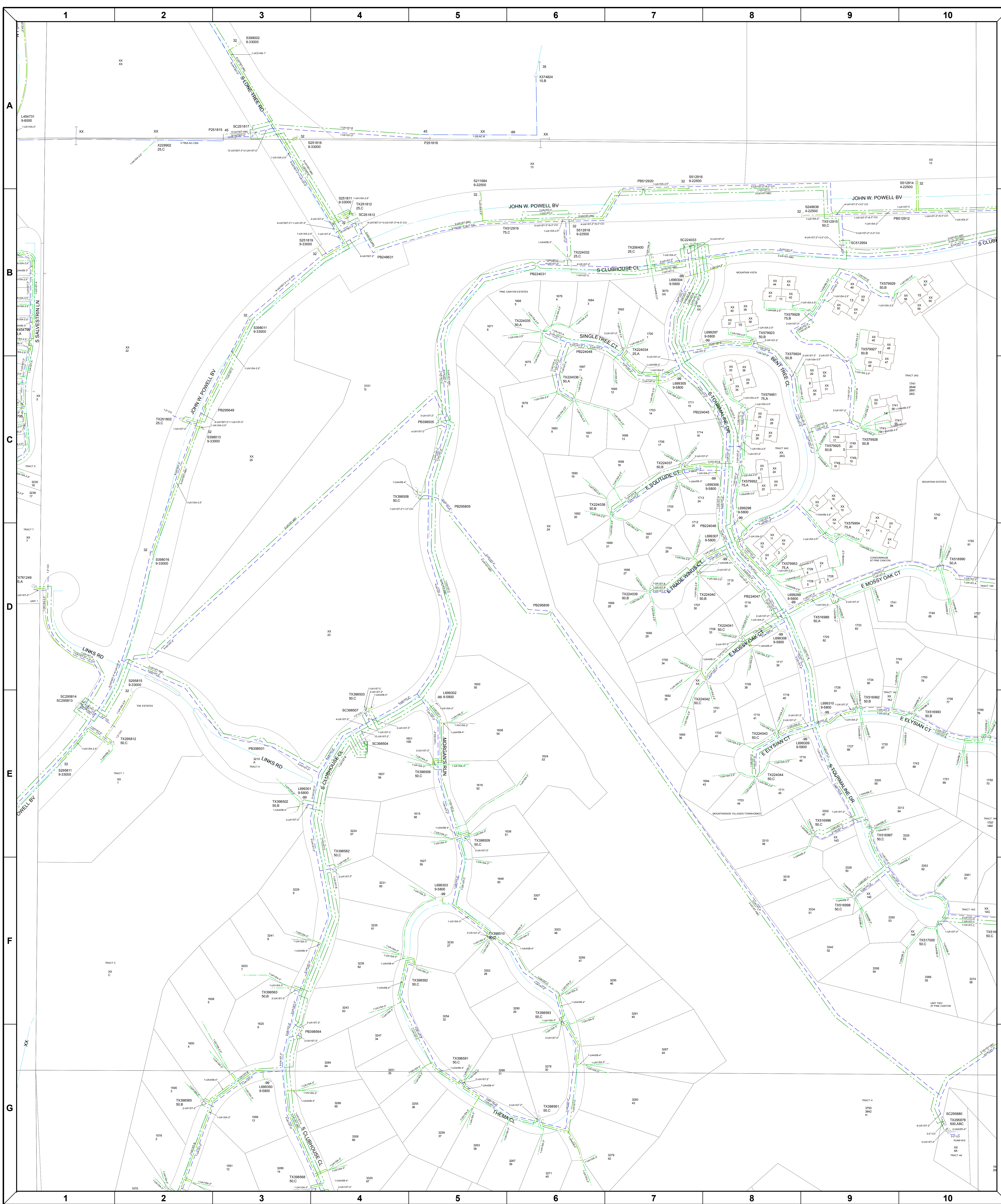


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21.047.00.00.4	21.047.00.00.5	21.047.00.00.6	
21.047.00.00.7	21.047.00.00.8	21.047.00.00.9	



Lumen Conflict Memorandum

Date: March 28, 2023

To: Johan Eriksson (SWI/Ardurra)
Jeriksson@ardurra.com

From: Kevin Wagner, Terra Technologies LLC

Subject: Lumen – Conflict Memo – Project No. 222418 – Juniper Point – Parcel 2, Flagstaff

Lumen Project No. P-424326 AZ

Terra Technologies is in receipt of the preliminary plat. 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 (ducts, SAI & handhole) 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 subdivision.

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**.



Lumen Conflict Memorandum

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.

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

Terra Technologies LLC Kevin Wagner, Project Manager kwagner@terratechllc.net 815-245-9640	Lumen (Engineer II) Manny Hernandez Manuel.Hernandez@Lumen.com 112 N Beaver Street Flagstaff AZ, 86001 Work: 928-779-4935
Lumen (SR Account Mgr – BDP/MDU-GF) John West John.West1@Lumen.com Work: 480-423-4737	

PROJECT OWNER:

JP 325 LLC
CONTACT: CLINTON WHITING 3605 S.
FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005

PROJECT DEVELOPER:

JSC DEVELOPMENT INC.
CONTACT: JOHN SUTHERLAND
3605 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005
(928) 774-3826

PROPERTY INFORMATION:

APN# 104-14-010 (± 88.24 AC)

ZONING: RURAL RESIDENTIAL (RR)

NUMBER OF LOTS: 60
GROSS AREA PARCEL 2: ±17.54 AC

NET AREA OF PARCEL 2: ±11.36 AC

TOTAL AREA OF ROW WITHIN PARCEL 2: ±6.18 AC

TOTAL AREA OF LOTS WITHIN PARCEL 2: ±9.66 AC

THE SUBDIVISION WILL BE DEVELOPED AS A
PLANNED RESIDENTIAL DEVELOPMENT USING THE
T3N.2 STANDARDS.

PROJECT ENGINEER:

SHEPHARD-WESNITZER INC., AN ARDURRA
COMPANY
CONTACT: STEPHEN IRWIN, P.E.
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

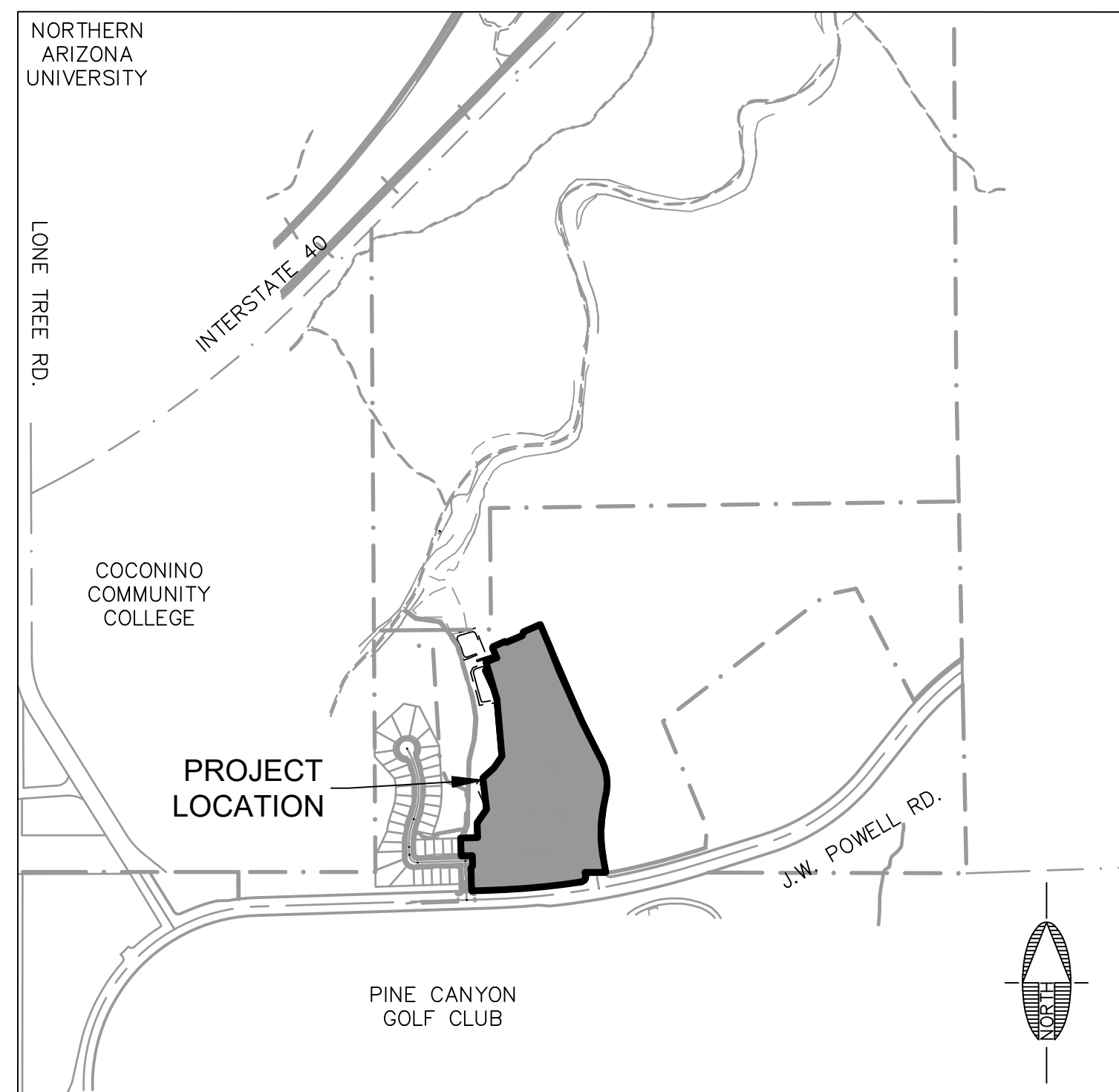
SURVEYOR:

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

SHEET INDEX table with columns: SHEET NO., DRAWING NO., SHEET TITLE. Rows include CVR, EXISTING BOUNDARY, PRELIMINARY PLAT, DETAILS, PRELIMINARY NRPP - PARCEL 2, PRELIMINARY NRPP - PHASE 2 OVERVIEW.

PRELIMINARY PLAT
FOR
JUNIPER POINT - PARCEL 2
FLAGSTAFF, ARIZONA

LOCATED IN SW 1/4 OF SECTION 27, TOWNSHIP 21
NORTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER MERIDIAN, COCONINO COUNTY, CITY OF
FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

LEGEND

Legend table listing symbols for existing and proposed features: easement, road centerline, lot line, right-of-way, property line, gas, sewer, water, contours, trees, hydrants, manholes, basins.

- 1. 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 41-90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES).
5. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.

SUMMARY OF TRACTS

- 1. TRACT H IS INTENDED FOR OPEN SPACE.
2. TRACT I IS INTENDED FOR OPEN SPACE.
3. TRACT J IS INTENDED FOR PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT TRAIL.
4. TRACT K IS INTENDED FOR OPEN SPACE.
5. TRACT L IS INTENDED FOR OPEN SPACE.
6. TRACT M IS INTENDED FOR RESOURCE PROTECTION, OPEN SPACE AND DRAINAGE.
7. TRACT N IS INTENDED FOR OPEN SPACE.
8. TRACT O IS INTENDED FOR OPEN SPACE.

SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION BASED ON PARCEL 1 AT JUNIPER POINT FINAL PLAT PER INST. NO. 3947078, OFFICIAL RECORDS OF COCONINO COUNTY.

EARTHWORK SUMMARY

SITE GRADING:

UNADJUSTED CUT: 29,904 CY
UNADJUSTED FILL: 42,979 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.

RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. A PRELIMINARY NATURAL RESOURCE PROTECTION PLAN HAS BEEN PROVIDED WITH THE CONCEPTUAL PLAT. THE PRELIMINARY NRPP IS BASED ON NRPP APPROVED WITH THE JUNIPER POINT DEVELOPMENT MASTER PLAN.

BASIS OF BEARING

N 00°20'48" W 2620.29' FROM EAST QUARTER CORNER OF SECTION 27 TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

LEGAL DESCRIPTION:

APN 104-14-010

A PORTION OF TRACT 'G' OF PARCEL 1 AT JUNIPER POINT, ACCORDING TO THE FINAL PLAT FOR PARCEL 1 AT JUNIPER POINT, INST. NO. 3947078, OFFICIAL RECORDS OF COCONINO COUNTY LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA.

FEMA DESIGNATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #40005C6817, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

Table with columns: PHASE, PARCEL, ZONING, LOTS (WIDTH, DEPTH), BUILDING TYPE, NET ACREAGE, LOTS, PROPOSED DENSITY. Includes sub-totals for residential units and total acreage.

DENSITY TRACKING TABLE with columns: APN, ACREAGE, ZONE, ALLOWABLE DENSITY, ALLOWABLE # OF LOTS, ALLOWABLE # OF LOTS WITH 25% DENSITY BONUS. Includes totals for allowable lots and remaining lots available.

Lumen Markups
Wire Center: FLGSAZMA

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS CONTACT: RYAN WIESNER 2200 E. HUNTINGTON FLAGSTAFF, AZ 86004 RYAN.WIESNER@APS.COM PHONE: (928) 773-6447
CENTURYLINK CONTACT: JASON DALE 112 NORTH BEAVER STREET FLAGSTAFF, AZ 86001 JASON.DALE@CENTURYLINK.COM PHONE: (928) 779-4931
UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM PHONE: (928) 226-2269
ALTICE USA CONTACT: SANFORD YAZZIE 1601 SOUTH PLAZA WAY FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.

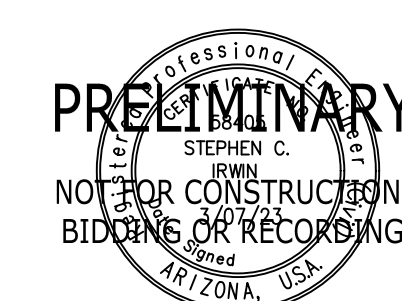
ACTION IS BEING TAKEN TO OBTAIN RESPONSES FROM THE FRANCHISE UTILITY COMPANIES IN REGARDS TO THE POSSIBLE UTILITY CONFLICTS.

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.

Registered Land Surveyor

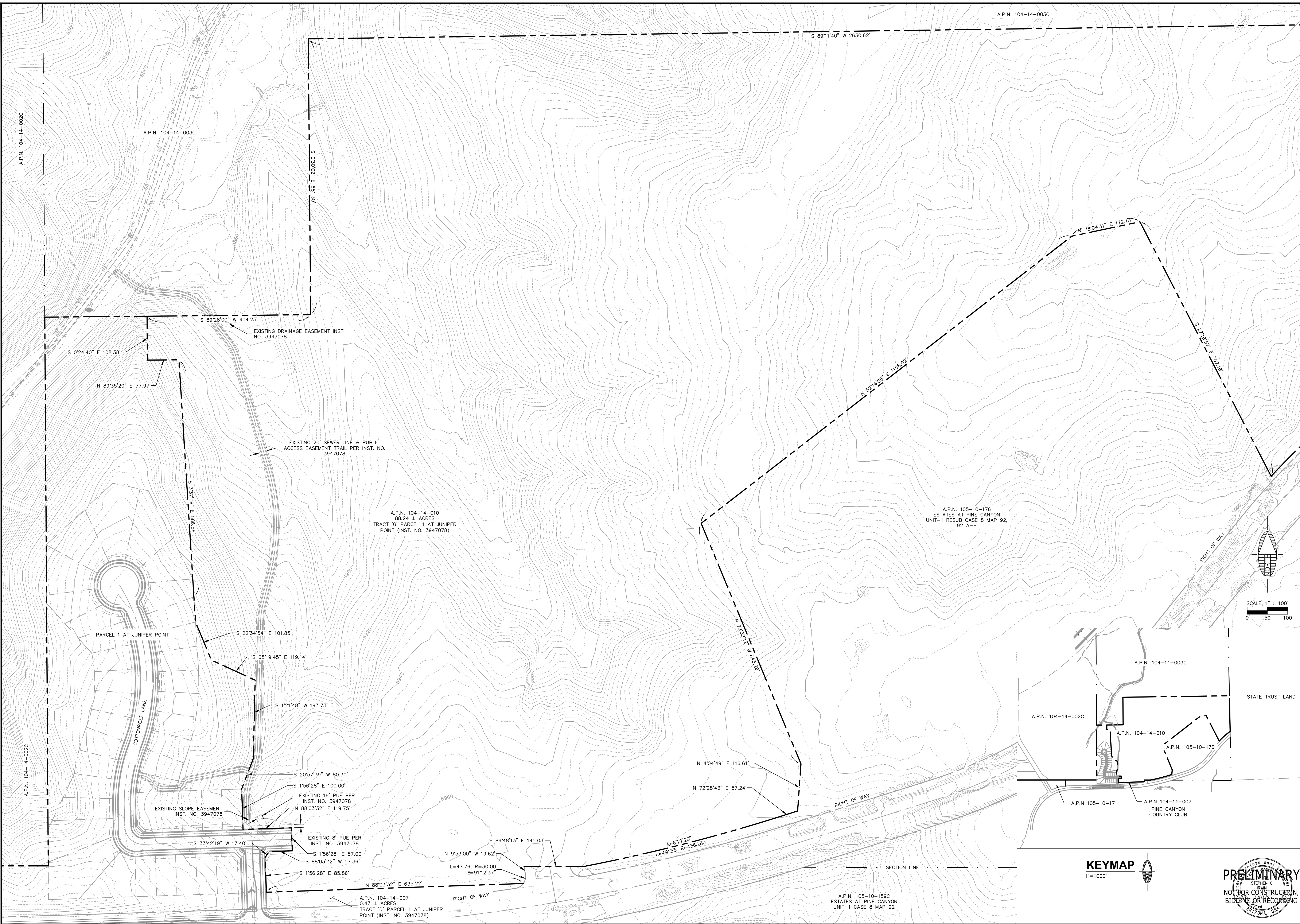
Date _____




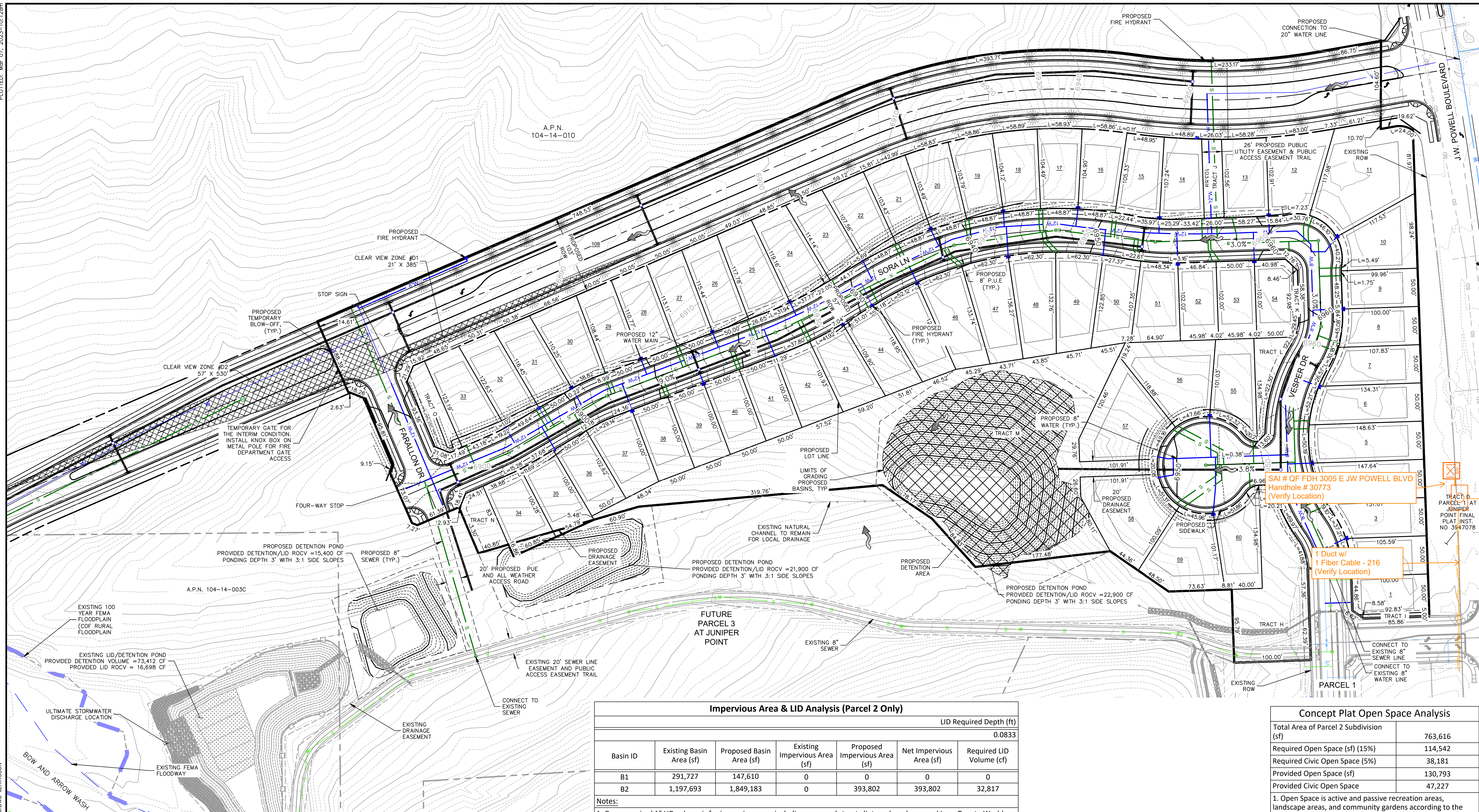
Vertical sidebar containing: JOB NO. 222418, DATE: MAR 23, SCALE: AS SHOWN, DRAWN: JEE/JMF, CHECKED: SCJ, JUNIPER POINT - PARCEL 2, COVER SHEET, 110 W. Dole Avenue Flagstaff, AZ 86001, SHEPHARD WESNITZER Inc An ARDURRA Company, REVISIONS table, DRAWING NO. CVR, SHT NO. 1 OF 6.

PLOTTED: Mar 07, 2023-10:12am

FILE: P:\2023\22120 DRAWINGS\PLATS\PRELIMINARY\2-EXISTING BOUNDARY-22120.DWG, JERIKSSON



JOB NO: 222418		DATE: MAR 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: JEE/KHF		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 fax 928.774.8934 fax www.swiwoz.com											
 Shepherd Wesnitzen Inc An ARDURRA Company											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
Call at least two full working days before you begin excavation. ARIZONA 801 Arizona Blue Stakes, Inc.					DRAWING NO. EB01						
DoB 8-11 or 1-800-514-1111 (782-5348)					SHT NO. OF 2 OF 6						



Impervious Area & LID Analysis (Parcel 2 Only)						
						LID Required Depth (ft)
						0.0833
Basin ID	Existing Basin Area (sf)	Proposed Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	Required LID Volume (cf)
B1	291,727	147,610	0	0	0	0
B2	1,197,693	1,849,183	0	393,802	393,802	32,817

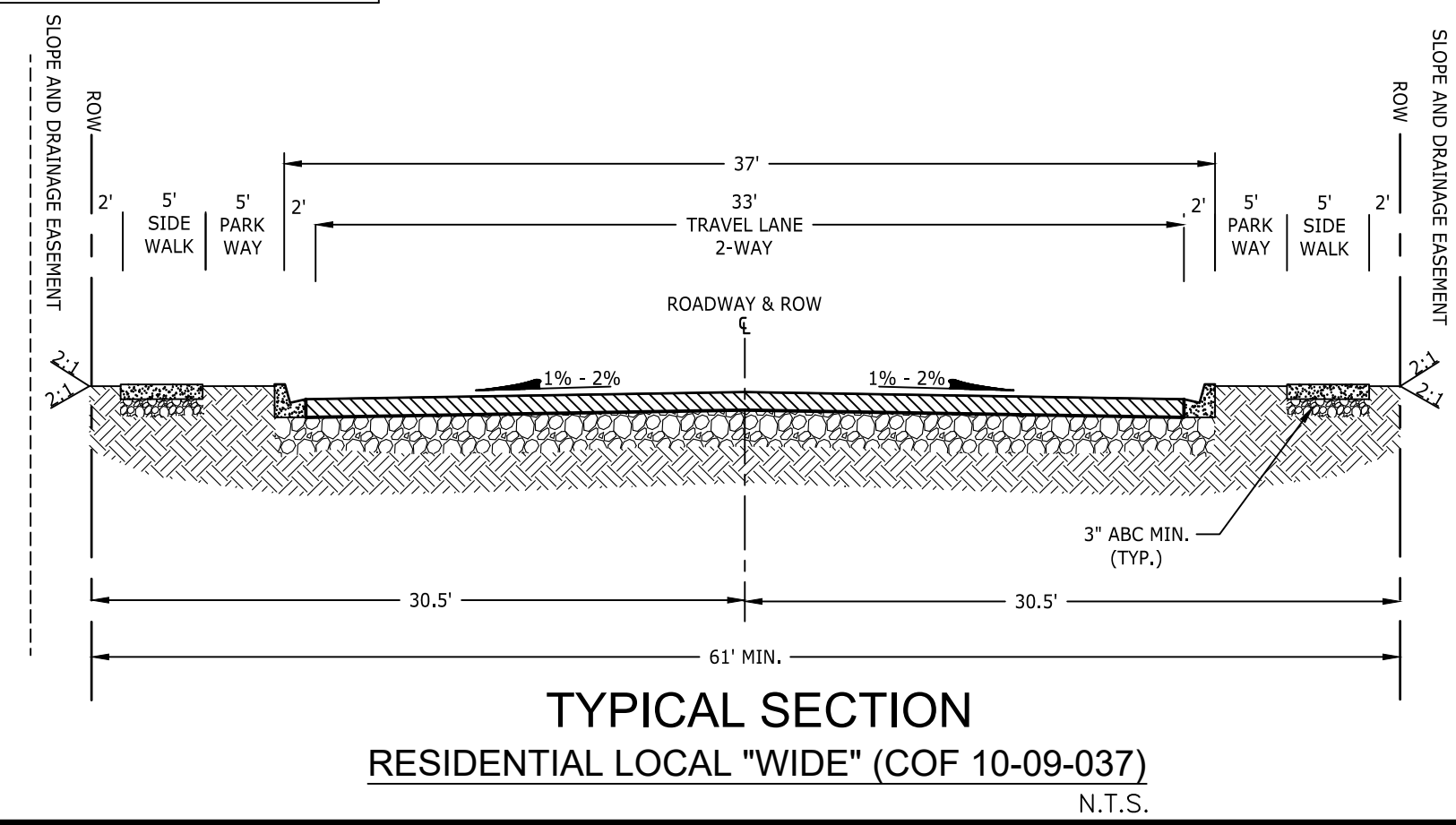
Notes:
 1. Gross required 1" LID volume is for impervious area including proposed streets (internal roadways and Lone Tree to Wash), parking, sidewalks and buildings.

Concept Plat Open Space Analysis	
Total Area of Parcel 2 Subdivision (sf)	763,616
Required Open Space (sf) (15%)	114,542
Required Civic Open Space (5%)	38,181
Provided Open Space (sf)	130,793
Provided Civic Open Space	47,227

1. Open Space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-40.30.30.

CLEAR VIEW ZONE CALCULATIONS										
ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted) 2	INTERSECTION SIGHT DISTANCE (ISD)3	STOPPING SIGHT DISTANCE (SSD)
D1	LONE TREE RD	Right	40	6.5	Yes	No	1	6.5	385	305
D2	LONE TREE RD	Left	40	7.5	Yes	Yes	4	9.0	529	305

Notes:
 (1) The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
 (2) The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
 (3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
 (4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
 (5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.



FLAGSTAFF ARIZONA

JUNIPER POINT - PARCEL 2

PRELIMINARY PLAT

JOB NO: 222418
 DATE: MAR 23
 SCALE: AS SHOWN
 DRAWN: JEE
 DESIGN: JEE/KHF
 CHECKED: SCJ

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

Shepard Wesnitzen Inc
 An ARDURRA Company

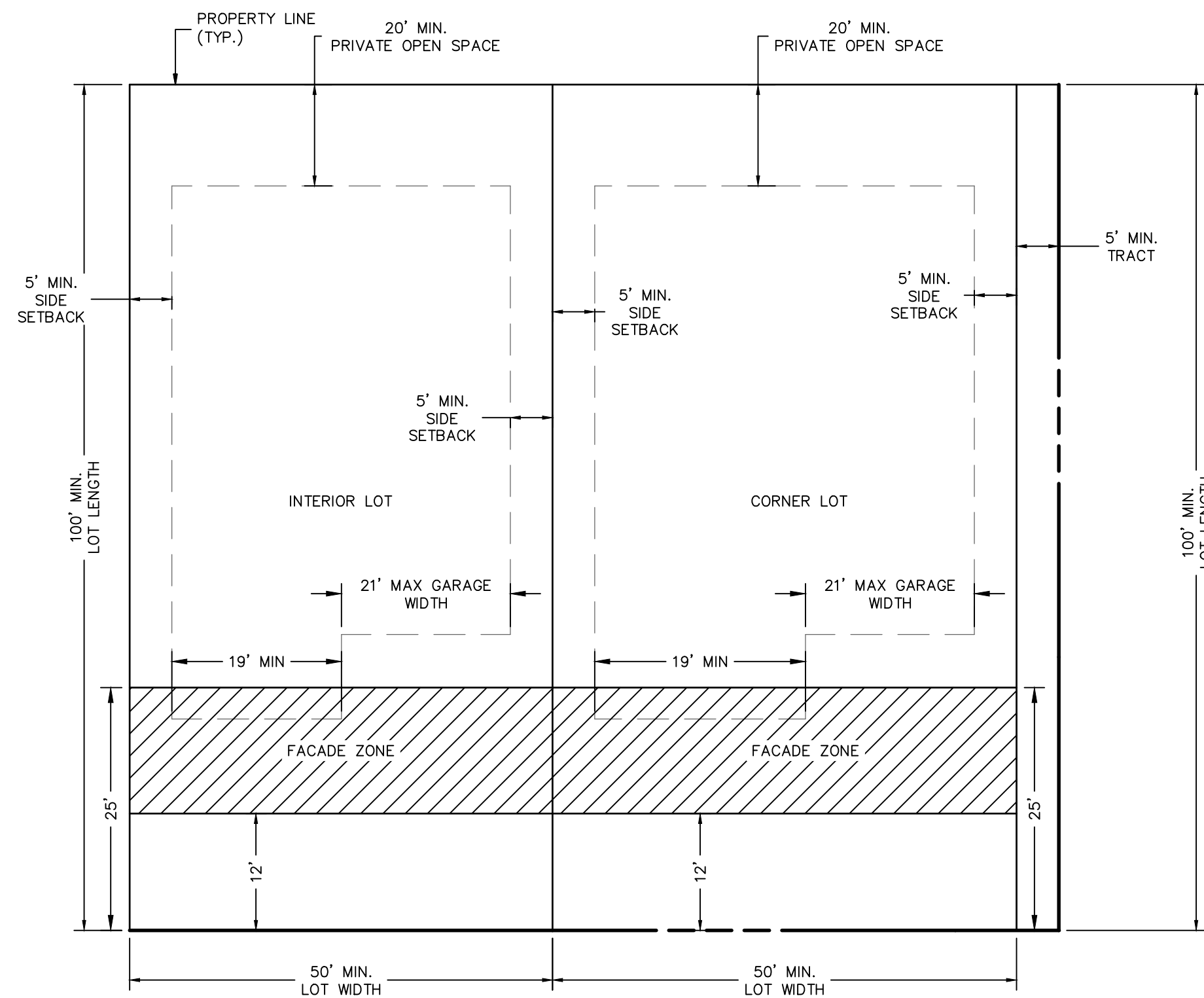
NO.	DESCRIPTION	DATE	BY

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

ARIZONA811
 Arizona Blue Stakes, Inc.
 808-841-1188 or 1-800-514-1188 (AZ-5148)

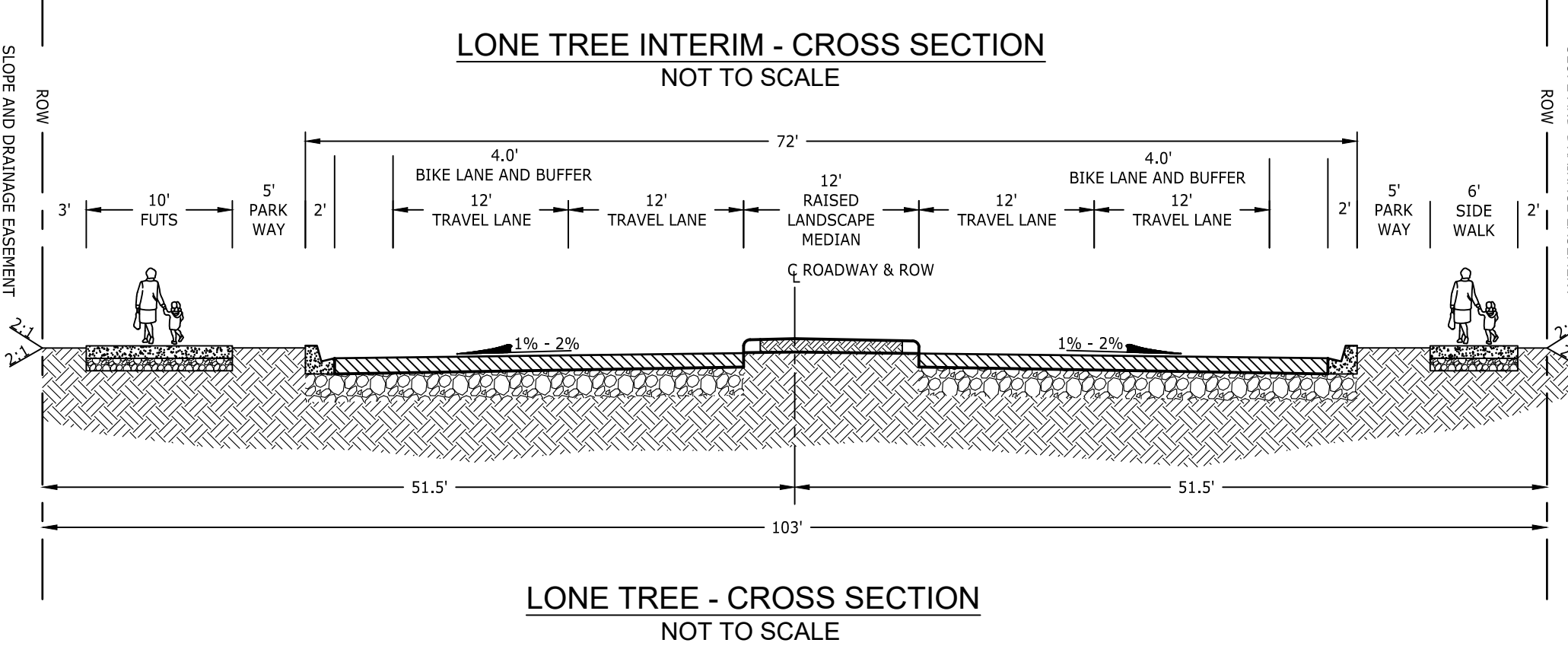
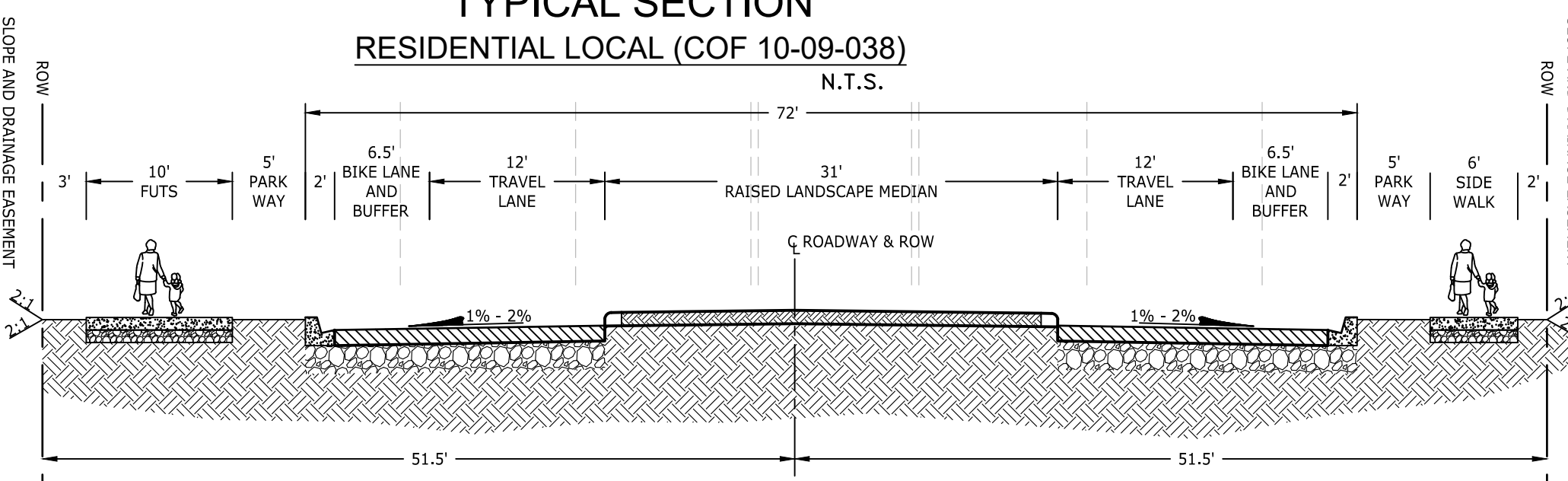
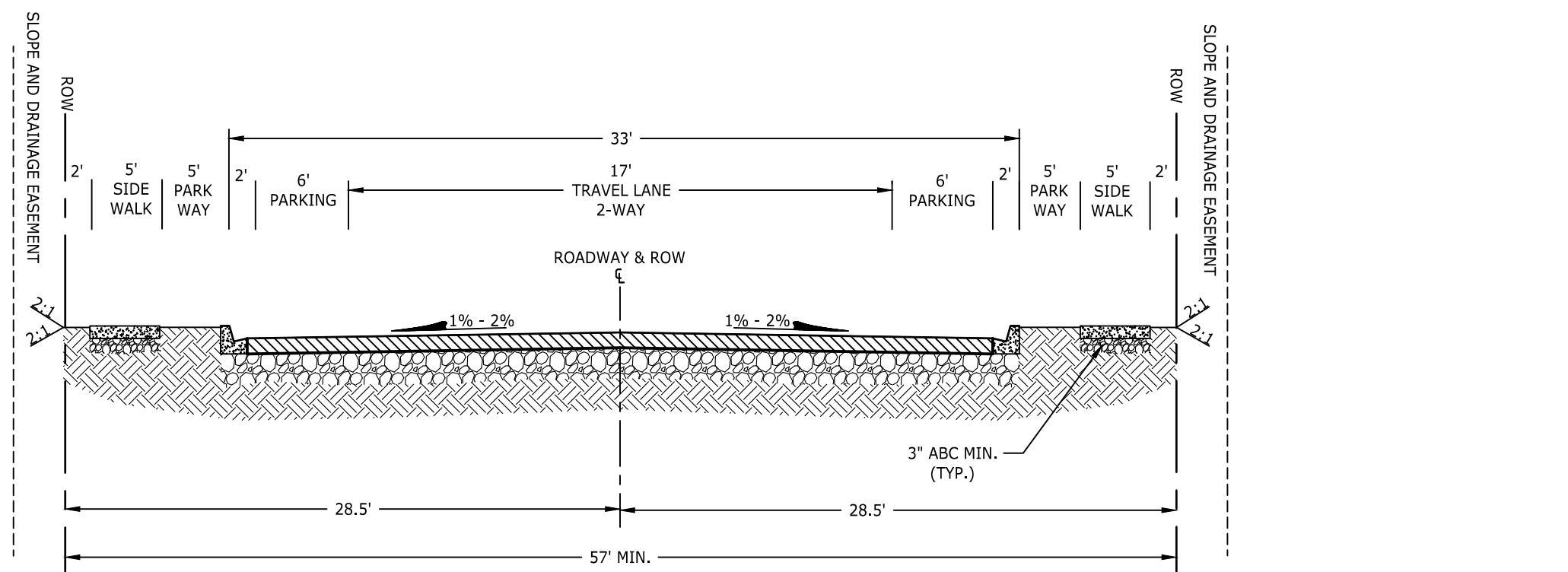
PROFESSIONAL SEAL
 STEPHEN C. SWINNEY
 CIVIL ENGINEER
 LICENSE NO. 12042
 STATE OF ARIZONA, U.S.A.

DRAWING NO. PP01
 SHT NO. 3 OF 6

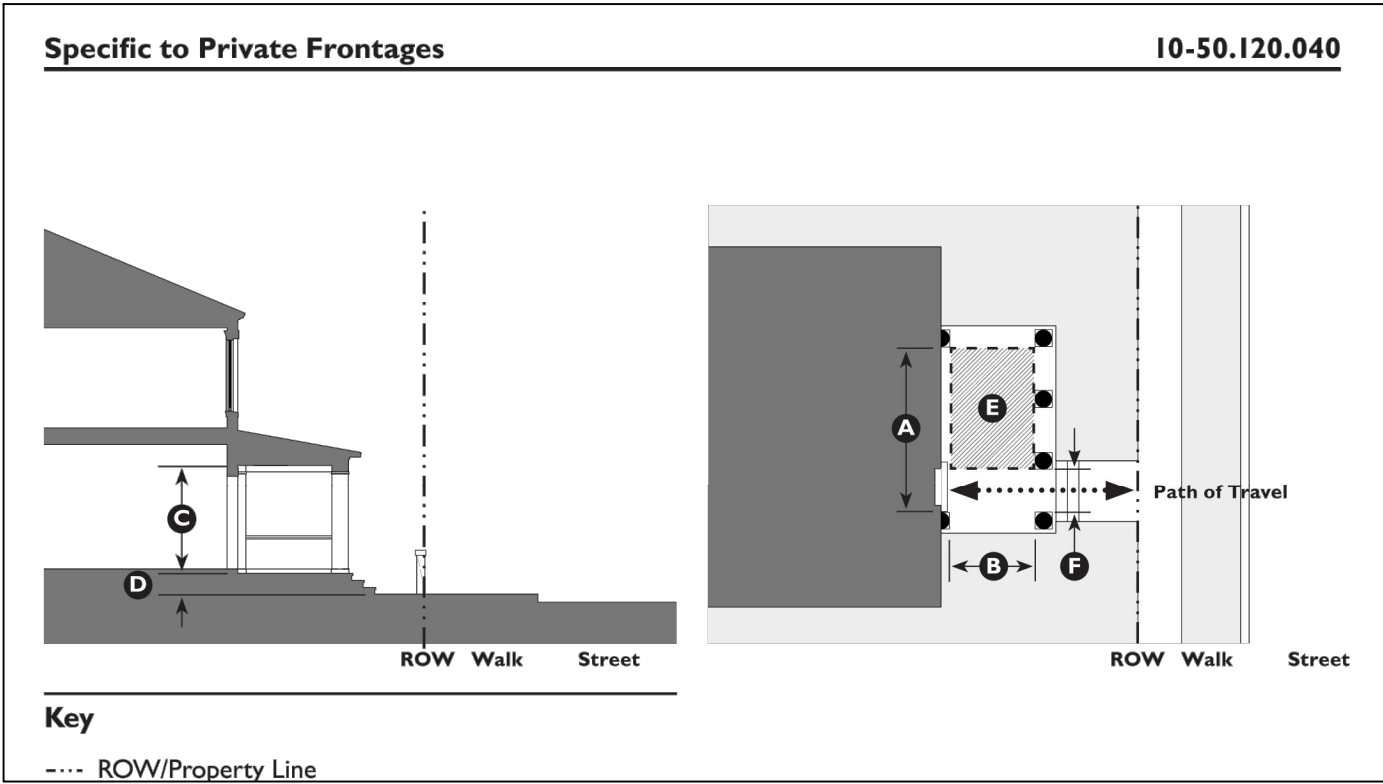


- LOT PROVISIONS:**
- NOMINAL LOT AREA TO BE MIN. 5,000 SF, TYPICAL 50'X100' LOTS.
 - LOT WIDTH IS 50 FT AT FRONT SETBACK LINE.
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 50%.
 - PER TRANSECT T3N2 AT LEAST 50% OF THE WIDTH OF THE HOUSE IS IN THE FACADE ZONE. ON 50' WIDE LOTS THE MINIMUM FACADE WIDTH IS 19'.
 - ALLOWABLE FRONTAGE TYPES PER TRANSECT T3N2: PORCH (ENGAGED, INTEGRAL, PROJECTING) AND COMMON YARD.
 - MINIMUM 10' GARAGE SETBACK FROM FRONT OF HOME.
 - MAXIMUM 21' GARAGE WIDTH.
 - PROVIDE A MINIMUM OF 2 PARKING SPACES PER LOT.
 - GROUND FINISH FLOOR LEVEL MAY BE LOWER THAN SIDEWALK GRADE AND 12" ABOVE SURROUNDING GRADE PROVIDING POSITIVE STORMWATER FLOW AWAY FROM THE HOME.
 - THE FRONT OF THE HOUSE MAY BE LOCATED OUTSIDE OF THE FRONT FACADE ZONE TO PRESERVE TREE RESOURCES, TO BE EVALUATED ON A CASE BY CASE BASIS.
 - CORNER LOTS ARE ADJACENT TO 5' WIDE (MIN.) TRACTS WHICH ALLOWS FOR 5' WIDE SIDE SETBACKS FOR THE LOT.
 - PRIVATE OPEN SPACE TO HAVE 20' MINIMUM WIDTH AND DEPTH. NOTHING CAN BE CONSTRUCTED WITHIN THIS AREA.

PARCEL 2 AT JUNIPER POINT SINGLE FAMILY HOME
N.T.S.



TRACT TABLE		
LOT #	SQUARE FEET	ACRES
1	4,981.57	0.11
2	5,069.30	0.12
3	5,855.13	0.13
4	7,039.28	0.16
5	7,467.90	0.17
6	7,142.15	0.16
7	6,028.62	0.14
8	5,113.78	0.12
9	4,999.97	0.11
10	7,241.97	0.17
11	14,331.75	0.33
12	7,501.86	0.17
13	5,966.97	0.14
14	5,675.78	0.13
15	5,713.64	0.13
16	5,667.35	0.13
17	5,642.65	0.13
18	5,619.76	0.13
19	5,598.88	0.13
20	5,580.20	0.13
21	5,564.96	0.13
22	5,661.82	0.13
23	5,595.31	0.13
24	6,350.67	0.15
25	6,392.17	0.15
26	5,830.47	0.13
27	5,713.78	0.13
28	5,597.08	0.13
29	5,480.39	0.13
30	6,199.21	0.14
31	5,667.45	0.13
32	6,013.06	0.14
33	6,830.39	0.16
34	5,755.41	0.13
35	5,340.96	0.12
36	5,065.48	0.12
37	5,827.00	0.13
38	5,000.00	0.11
39	5,000.00	0.11
40	5,000.00	0.11
41	5,000.00	0.11
42	5,354.36	0.12
43	5,672.96	0.13
44	5,836.69	0.13
45	6,518.12	0.15
46	6,927.06	0.16
47	7,175.62	0.16
48	7,154.40	0.16
49	6,860.03	0.16
50	5,781.69	0.13
51	5,867.01	0.13
52	5,100.02	0.12
53	5,100.00	0.12
54	5,059.31	0.12
55	6,513.06	0.15
56	9,726.25	0.22
57	10,272.95	0.24
58	10,225.77	0.23
59	8,524.96	0.20
60	6,430.00	0.15
TRACT H	15,340.02	0.35
TRACT I	446.72	0.01
TRACT J	2,679.41	0.06
TRACT K	481.96	0.01
TRACT L	3,300.98	0.08
TRACT M	88,261.01	2.03
TRACT N	3,127.55	0.07
TRACT O	3,683.48	0.08
ROW	269,293.15	6.18



10-50.120.040 Porch: Projecting

A. Description
The main façade of the building typically has a small to medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house, making it possible to remove the porch roof without making major changes to the overall roof form.

B. Size

Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Height	2 stories max.	
Finish Level above Sidewalk ¹	18" min.	D
Furniture Area, Clear	4' x 6' min.	E
Path of Travel	3' wide min.	F

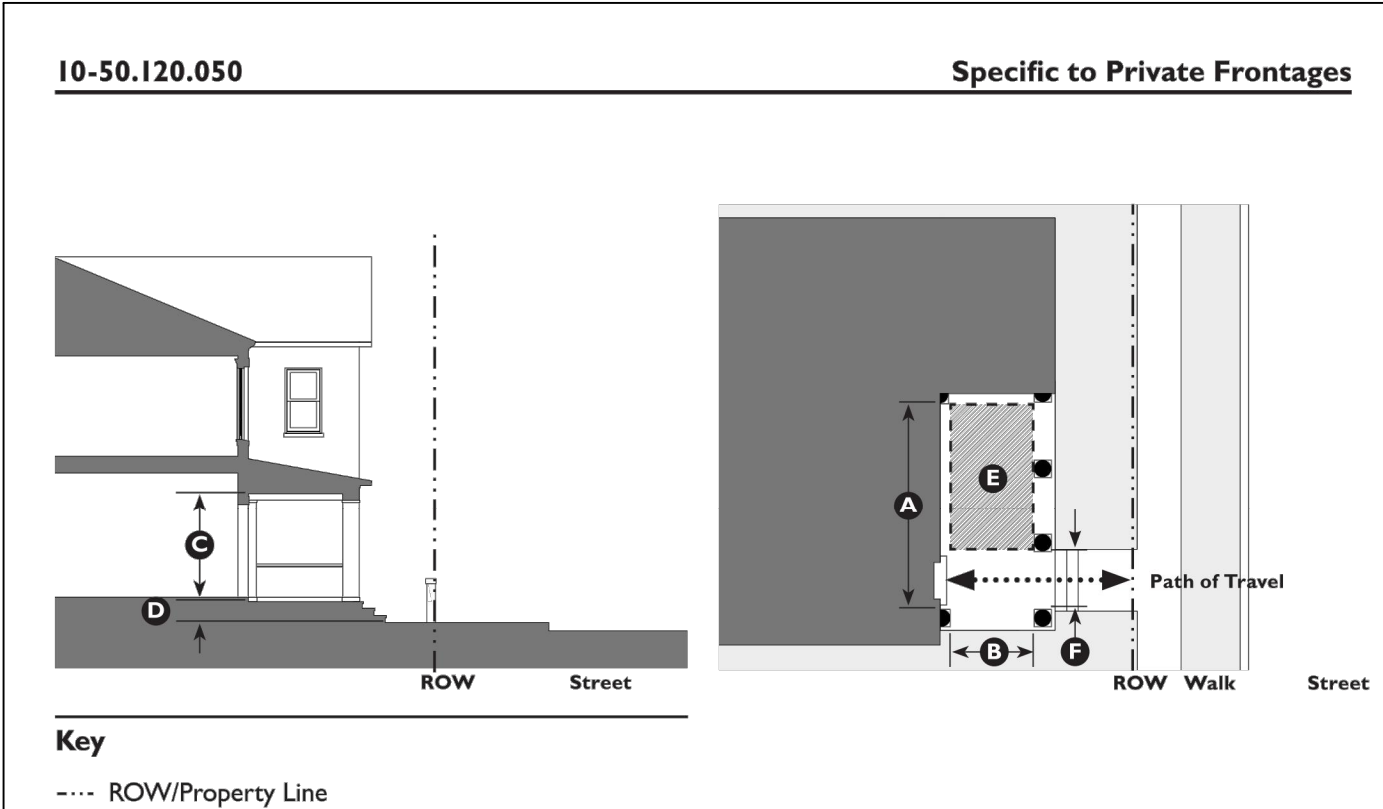
End Note
¹ Not required in non-transect zones.

C. Miscellaneous
Projecting porches are open on three sides and must have a roof.
In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Flagstaff Zoning Code 50.120-5

Full-length projecting porch with stairs perpendicular to street.

Partial-length projecting porch with stairs parallel to street.



10-50.120.050 Porch: Engaged

A. Description
The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An engaged porch has a separate roof form from the main body of the house, making it possible to remove the porch roof without making major changes to the overall roof form. The porch is partially or fully enclosed on two sides and has a roof.

B. Size

Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Height	2 stories max.	
Finish Level above Sidewalk ¹	18" min.	D
Furniture Area, Clear	4' x 6' min.	E
Path of Travel	3' wide min.	F

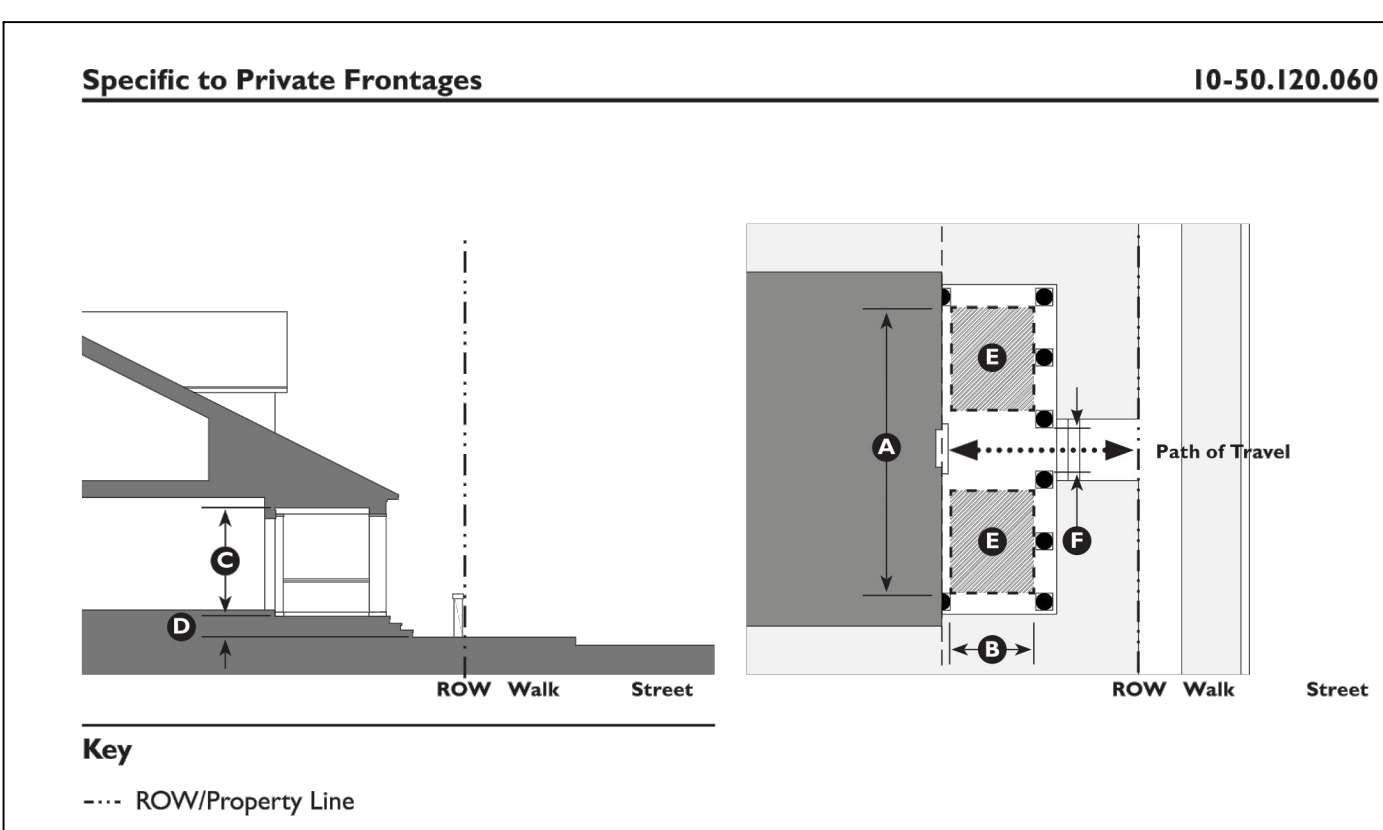
End Note
¹ Not required in non-transect zones.

C. Miscellaneous
Engaged porches must be open on at least two sides and have a roof.
In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Flagstaff Zoning Code 50.120-6

Engaged porch as an attached element.

Engaged porch as an attached element.



10-50.120.060 Porch: Integral

A. Description
The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is open on one, two, or three sides and is part of the overall massing and roof form of the building, making it impossible to remove the porch without major changes to the overall roof form.

B. Size

Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Height	2 stories max.	
Finish Level above Sidewalk ¹	18" min.	D
Furniture Area, Clear	4' x 6' min.	E
Path of Travel	3' wide min.	F

End Note
¹ Not required in non-transect zones.

C. Miscellaneous
Integral porches must be open on at least two sides and have a roof.
In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Flagstaff Zoning Code 50.120-7

Partial-length integral porch.

Full-length integral porch integrated into the overall massing.

PLOTTED: Mar 07, 2023 - 10:13am

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STEEP SLOPE RESOURCES - PARCEL 2	
REQUIRED PRESERVATION RATE FOR 17-24.99%	RESIDENTIAL
70% OF SLOPE AREA	
SLOPE AREA (SF) FOR 17-24.99%	181,316
REQUIRED PRESERVATION (SF)	126,921
PRESERVED SLOPE (SF)	30,383
ACTUAL PRESERVATION RATE WITHIN PARCEL 2	16.8%
EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)	0
SLOPE RESOURCES USED FROM RESOURCE BANK ₂	96,538
STEEP SLOPE RESOURCES 25-34.99%	RESIDENTIAL
80% OF SLOPE AREA	
REQUIRED PRESERVATION RATE FOR 25-34.99%	5,559
SLOPE AREA (SF) FOR 25-34.99%	4,447
REQUIRED PRESERVATION (SF)	654
PRESERVED SLOPE (SF)	11.8%
ACTUAL PRESERVATION RATE WITHIN PARCEL 2	0
EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)	3,793
SLOPE RESOURCES USED FROM RESOURCE BANK ₂	
STEEP SLOPE RESOURCES >35%	RESIDENTIAL
100% OF SLOPE AREA	
REQUIRED PRESERVATION RATE FOR >35%	0
SLOPE AREA (SF) FOR >35%	0
REQUIRED PRESERVATION (SF)	0
PRESERVED SLOPE (SF)	0
ACTUAL PRESERVATION RATE WITHIN PARCEL 2	N/A
EXCESS PRESERVED SLOPE FOR >35% (SF)	0
TOTAL SLOPE RESOURCES	RESIDENTIAL
TOTAL EXCESS PRESERVED SLOPE AREA (SF) ₁	0

FOREST RESOURCES - PARCEL 2	
REQUIRED PRESERVATION RATE	RESIDENTIAL
50% OF CANOPY AREA	
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	290,677
REQUIRED PRESERVED TREE CANOPY AREA (SF)	145,338
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	11,138
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	3.8%
EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA	RESIDENTIAL
0	
EXCESS PRESERVED SLOPE AREA (SF) ₂	0
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF ₂	0
AVERAGE DIAMETER OF TREE CANOPY (1 POINT)	10 FT
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	0
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES	RESIDENTIAL
23,001	
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	460
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF ₂	10 FT
AVERAGE DIAMETER OF TREE CANOPY (1 POINT)	79
AVERAGE TREE CANOPY AREA (SF)	36,130
CONVERSION OF TREE CANOPY AREA WITHIN SLOPES TO AVERAGE TREE CANOPY (SF)	9,032
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	
TOTAL FOREST RESOURCES	RESIDENTIAL
20,171	
TOTAL TREE CANOPY AREA PRESERVED (SF)	6.9%
TOTAL PRESERVATION RATE WITHIN PARCEL 2	125,168
TREE RESOURCES USED FROM TREE BANK ₄	
Total Preservation Rate Parcel 2 including use of Tree Bank	50.0%

Note:
 1. Excess preserved slope for Parcel 2 only. No excess slope preserved.
 2. The Slope Resource Bank is the Slope Area within the Juniper Point development south of Bow and Arrow Wash. A withdrawal in the form of Slope Area from the Resource Bank means that this number of square feet of slope cannot be used toward slope preservation during future development of Juniper Point.

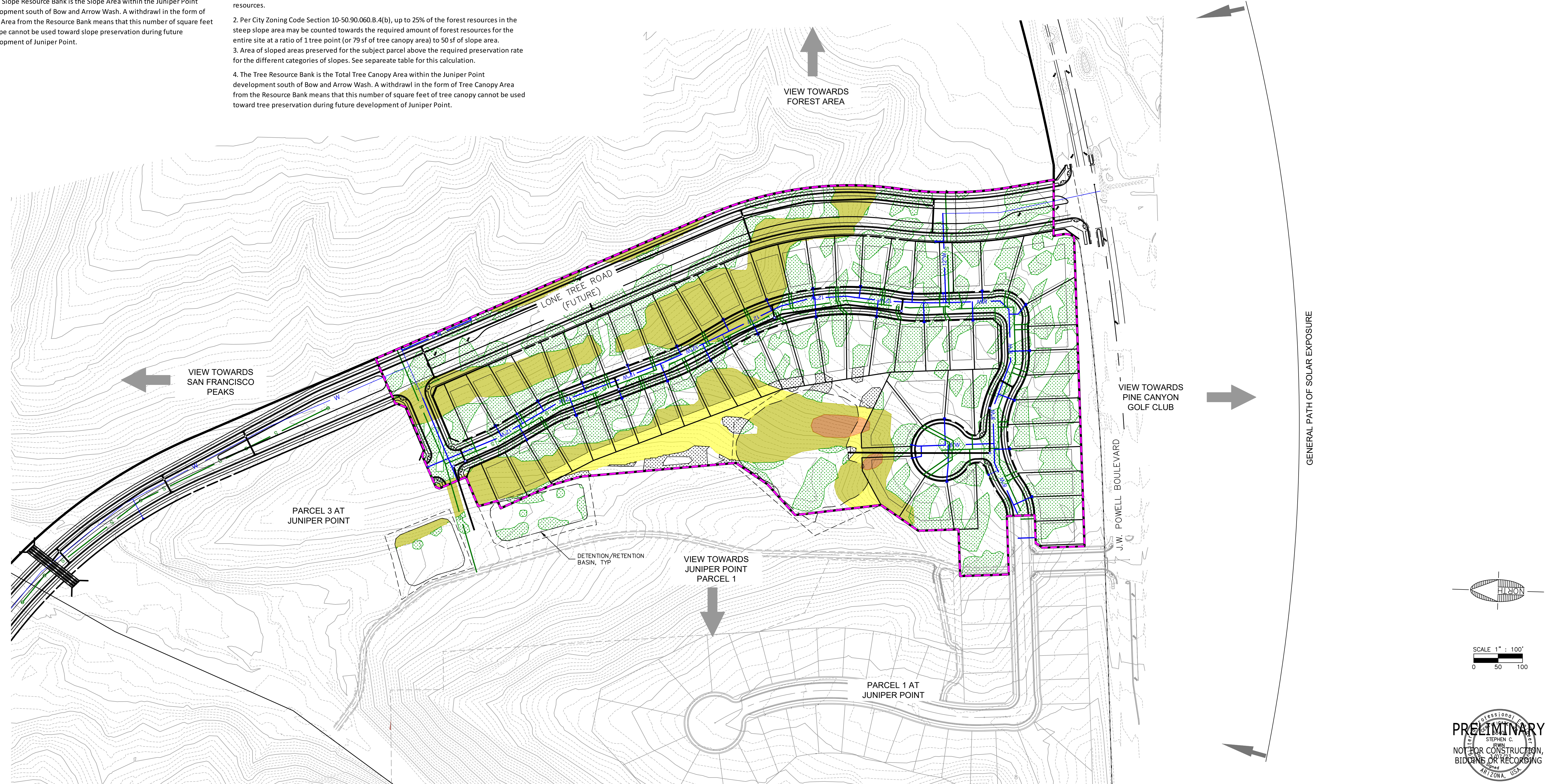
Note:
 1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50 sf of additional slope area that is determined to be protected over and above the minimum required in this section, then 1 tree point or 79 sf of tree canopy area will be credited toward the minimum required forest resources.
 2. Per City Zoning Code Section 10-50.90.060.B.4(b), up to 25% of the forest resources in the steep slope area may be counted towards the required amount of forest resources for the entire site at a ratio of 1 tree point (or 79 sf of tree canopy area) to 50 sf of slope area.
 3. Area of sloped areas preserved for the subject parcel above the required preservation rate for the different categories of slopes. See separate table for this calculation.
 4. The Tree Resource Bank is the Total Tree Canopy Area within the Juniper Point development south of Bow and Arrow Wash. A withdrawal in the form of Tree Canopy Area from the Resource Bank means that this number of square feet of tree canopy cannot be used toward tree preservation during future development of Juniper Point.

RESOURCE BANK FOR JUNIPER POINT					
	AVAILABLE WITHIN JP PHASE 2 1	PARCEL 1	PARCEL 2	PARCEL 3	REMAINING AVAILABLE WITHIN JP PHASE 2
SLOPE AREA (SF) FOR 17-24.99%	1,570,822	535	-96,538	-28,827	1,445,992
SLOPE AREA (SF) FOR 24.99-34.99%	765,231	6,166	-3,793	-230	767,374
SLOPE AREA (SF) FOR >35%	275,109	0	0	0	275,109
TREE CANOPY AREA (SF)	2,050,828	35,124	-125,168	1,224	1,962,008

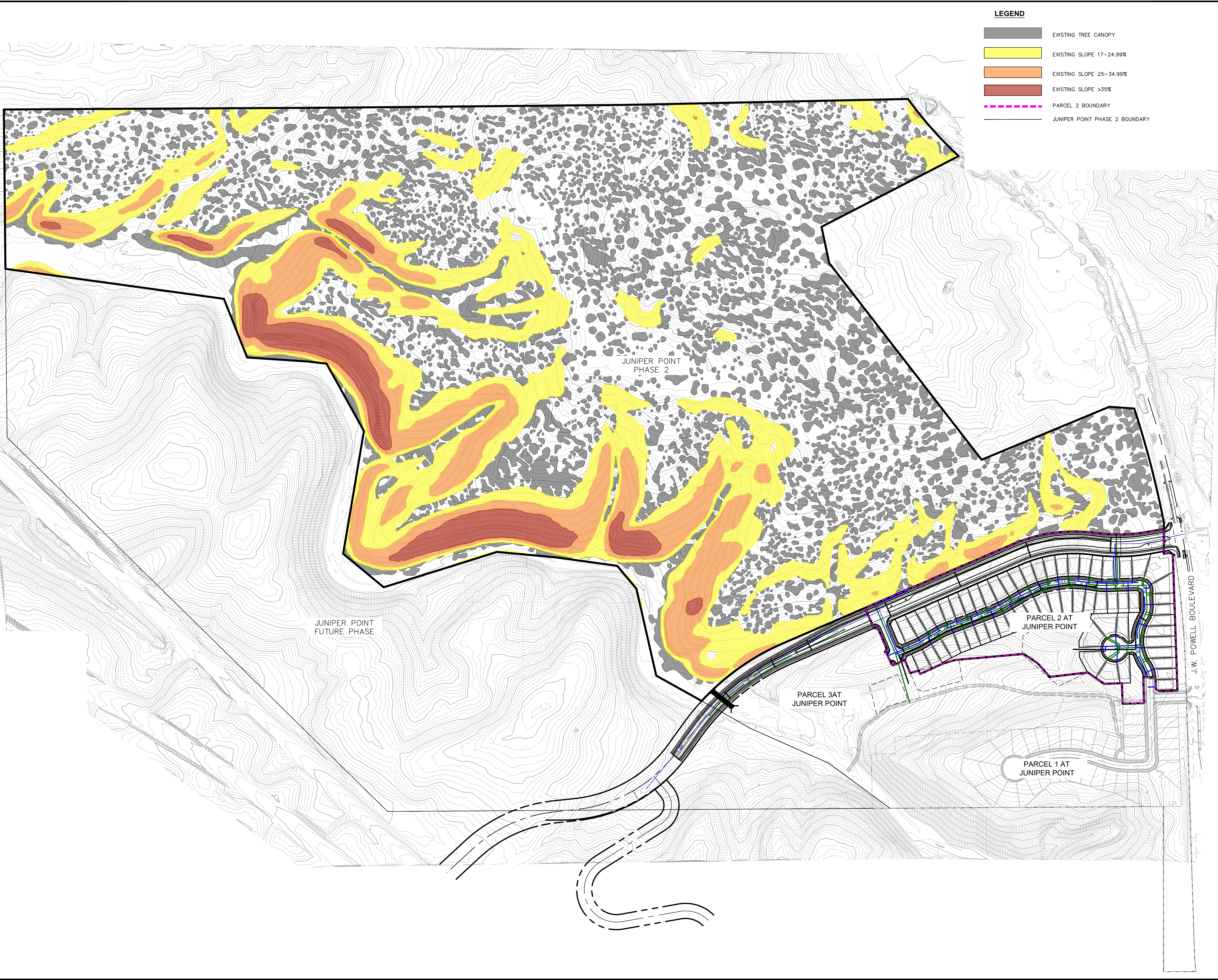
NOTES:
 1. THE TABLE SHOWS ALL NATURAL RESOURCES FOR JUNIPER POINT FOR PHASE 2 (184.94 AC) AND THE EXCESS (GREEN) RESOURCES/SHORTAGE (RED) OF RESOURCES FROM PHASE 1 PARCEL 1-3. THE SHORTAGE OF NATURAL RESOURCES WITHIN PARCEL 1-3 IS SUBTRACTED FROM THE NATURAL RESOURCES AVAILABLE WITHIN PHASE 2. THE VALUES CREDITED TO THE DEVELOPMENT OF PARCEL 2 ARE NOTED IN THE TABLES TO THE LEFT.

LEGEND


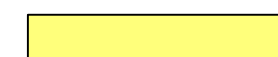



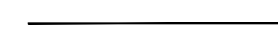
- PRESERVED TREE CANOPY
- DISTURBED TREE CANOPY
- EXISTING SLOPE 17-24.99%
- DISTURBED SLOPE 17-24.99%
- EXISTING SLOPE 25-34.99%
- DISTURBED SLOPE 25-34.99%
- EXISTING SLOPE >35%
- DISTURBED SLOPE >35%
- PARCEL 2 BOUNDARY



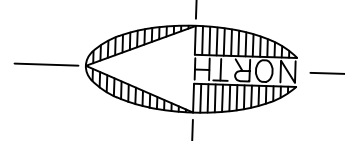
JOB NO: 222418		DATE: MAR 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: JEE/KHF		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8354 928.774.8934 fax www.swiaz.com											
 Shephard Wesnitzen Inc. An ARDURRA Company											
NO.	DESCRIPTION	DATE	BY								
Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc.											
PROFESSIONAL SEAL STEPHEN C. SWIAT CIVIL ENGINEER ARIZONA, USA											
DRAWING NO. NRPP1											
SHT NO. OF 5 6											



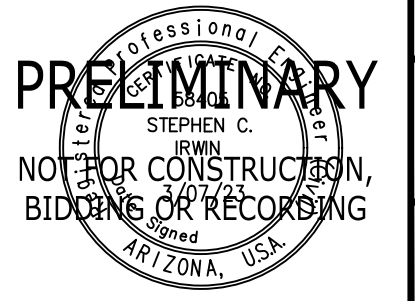
LEGEND

-  EXISTING TREE CANOPY
-  EXISTING SLOPE 17-24.99%
-  EXISTING SLOPE 25-34.99%
-  EXISTING SLOPE >35%
-  PARCEL 2 BOUNDARY
-  JUNIPER POINT PHASE 2 BOUNDARY

JOB NO: 222418		DATE: MAR 23		SCALE: AS SHOWN		DRAWN: JEE		DESIGN: JEE/KHF		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 fax		www.swi.coz.com		SWM		Shepherd Wesnitzen Inc		An ARDURRA Company		PARCEL 2 AT JUNIPER POINT	
PRELIMINARY NRPP - PARCEL 2		REVISIONS		NO.		DESCRIPTION		DATE		BY	
DRAWING NO. NRPP2		SHT NO. 5		OF 6		DRAWING NO. NRPP2		SHT NO. 5		OF 6	

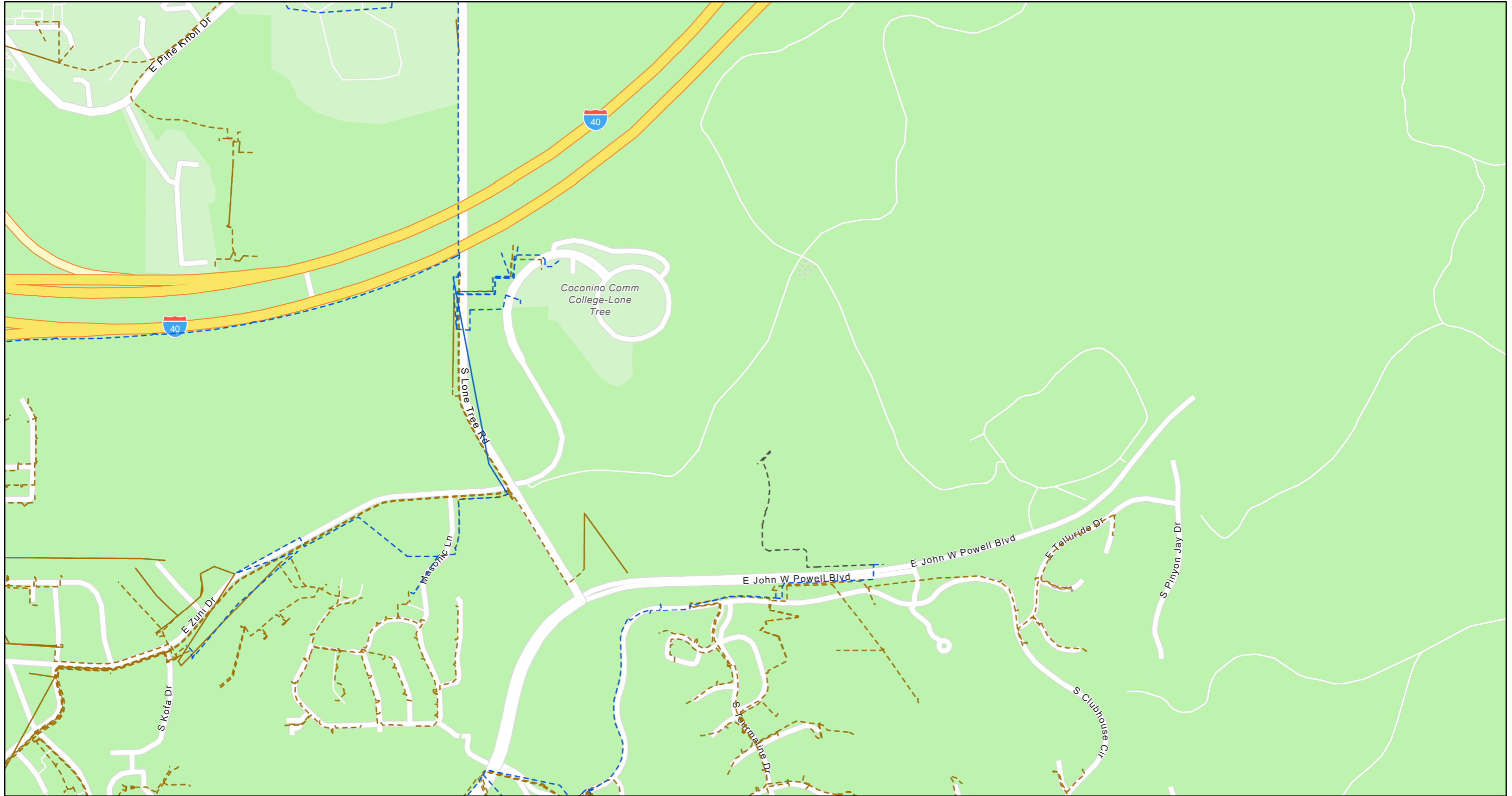


SCALE 1" = 100'
0 50 100



Call at least two full working days before you begin excavation.
ARIZONA811
 Arizona Blue Stakes, Inc.
 088 84-1 or 1-800-514-1111 (AZ 8-5348)

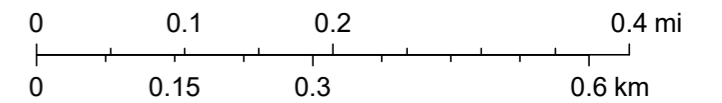
LUMEN Relocate Utility Map



3/22/2023, 9:51:14 AM

1:10,032

- | | | |
|-------------------------------|--------------------------------------|------------------------------------|
| Local Copper Aerial Route | ----- Underground, Pending Placement | ----- Underground, In Construction |
| ----- Aerial, In Service | Fiber Routes | ----- Underground, In Service |
| Local Copper UG Route | ----- Aerial, In Service | |
| ----- Underground, In Service | | |



Esri Community Maps Contributors, County of Yavapai, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Shephard **▲** Wesnitzer, Inc.

An  ARDURRA Company

110 West Dale Avenue, Suite 1
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Engineering an environment of excellence

March 10, 2023

Job #22120

PROJECT: Parcel 2 at Juniper Point

UTILITY CONFLICT LETTER

TO: UniSource

**FROM: Shephard-Wesnitzer, Inc., an Ardurra
Company (SWI)**

Martin Conboy
1459 E. Butler Ave.
Flagstaff, AZ 86001

Kayla Fleishman
110 W Dale Ave
Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Juniper Point – Parcel 2 development prepared by Shephard-Wesnitzer, Inc. The site is situated on the north side of J.W. Powell Boulevard.

Note that this is currently an undeveloped area with few or no anticipated conflicts. Please keep in mind while reviewing how future service could be provided to the proposed site. Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing Unisource 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 and map provided.
- APPROVED with comment, as follows, and map provided.
- NOT APPROVED with comment, as follows.

SIGNED: *Martin Conboy*

TITLE: Gas Engineering Supervisor

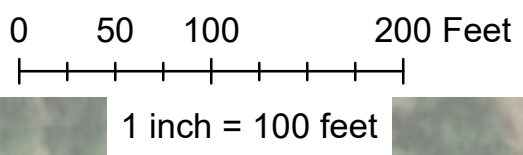
AGENCY: UNS Gas, Inc.

DATE: March 13, 2023

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@ardurra.com



811
 Know what's below.
 Call before you dig.
 1-800-STAKE IT

UNS Gas, Inc. - Juniper Point



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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Engineering an environment of excellence

March 13, 2023

Job #22120

PROJECT: Parcel 2 at Juniper Point

REVIEW AGENCY NOTIFICATION LETTER

TO: Flagstaff Unified School District

FROM: Shephard-Wesnitzer, Inc., an Ardurra Company (SWI)

Justin DiNardi
3285 E. Sparrow Ave
Flagstaff, AZ 86001

Kayla Fleishman
110 W Dale Ave
Flagstaff, AZ 86001

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Please provide any comments and return them to us as soon as possible. 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 and map provided.
- APPROVED with comment, as follows, and map provided.
- NOT APPROVED with comment, as follows.

SIGNED: [Signature]
AGENCY: FUSD

TITLE: Director of Operations
DATE: 10-23-23

110 W. Dale Ave.
Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@ardurra.com