

Exhibit E

Phasing Matrix / Phasing Plan

[SEE ATTACHED]

ON FILE WITH CITY AND CDR DEVELOPER

DRAFT



PHASE 1
INST. NO. 3944598



PHASE 2



LIMITS OF SEWER IMPROVEMENTS



LIMITS OF ROADWAY IMPROVEMENTS
AND OR WATER IMPROVEMENTS



LIMITS OF WATER IMPROVEMENTS

FOR PHASING MATRIX TABLE REFER TO EX03.

DRAFT



CDR PHASE II

PHASING MAP LEGEND

COCONINO

FLAGSTAFF

DRAWN BY: JEE

DATE: NOVEMBER 2024

SCALE: AS SHOWN

JOB NO: 223357

SHEET

EX02

OF 4



CDR PHASE II
PHASING MATRIX TABLE
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EX03
OF 4

	Project Phasing Matrix - Required Infrastructure for Each Parcel					
	R1	Q1/Q2	Q3	R2/R3	R4/R5	S
Roadways - Internal Looping Required to Parcel						
J.W. Powell - Parcel Bndry (E) to Collector Road (R1, R2)	X	X	X	X	X	X
Collector Road - Parcel Bndry to Tract "S" (R2, R5)						X
J.W. Powell - Parcel Bndry (E) to Parcel Bndry R1 (W) (R2, R3)	X	X	X	X	X	
J. W. Powell Blvd - Parcel Bndry R1 to Parcel Bndry (W) (R3, R4)		X	X	X	X	
Herold Ranch (Local Road) - J.W. Powell to Block Q3 Driveway (R4, R6)			X			
Herold Ranch (20' Chip Seal Fire Access Road) to west side of County Low Water Crossing (R4 R7)			X		X	
Waterline Segments						
20" Waterline in J.W. Powell - Parcel Bndry (E) to Collector Road (W1, W2)	X	X	X	X	X	X
20" Waterline in J.W. Powell - Collector Road to Parcel Bndry R1 (W2, W3)	X	X	X	X	X	
20" Waterline in J.W. Powell - Parcel Bndry R1 to Block Bndry R2/R3 (W3, W4)		X	X	X	X	
20" Waterline in J.W. Powell - Block Bndry R2/R3 to Parcel Bndry (W4, W5)		X	X		X	
8" Waterline in Herold Ranch Rd to the Block Q3 Driveway with the development of Block Q3 (W5, W7)			X			
12" Waterline Connecting Whetstone Drive and J.W. Powell - Through Blocks Q1/Q2 and R2/R3 (W4, W6)		X	X	X	X	
Sewerline Segments						
J.W. Powell - Parcel Bndry R1 to ex sewer within Rio De Flag (S1, S2, S3)	X	X		X	X	
J.W. Powell - high pt (S) to low pt (S2, S4)		X		X	X	
J.W. Powell to Herold Ranch - Block Q1/Q2 Bndry (S) to ex sewer within Rio De Flag (S5, S6)			X			
Tract S connection to ex sewer within Rio de Flag (S8)						X
Block R4/R5 connection to ex sewer within Rio de Flag (S7)					X	

EXAMPLE
TO DETERMINE THE REQUIRED INFRASTRUCTURE ASSOCIATED WITH ANY OF THE PARCELS, LOCATE THE PARCEL ALONG THE TOP OF THE TABLE AND SCROLL DOWN UNTIL THERE IS AN 'X'. THE 'X' CORRESPONDS TO THE REQUIRED INFRASTRUCTURE - WATER, SEWER, ROADWAY. EACH SEGMENT OF INFRASTRUCTURE INCLUDES ABBREVIATED LETTERS AND NUMBERS THAT CORRESPOND TO THE PHASING PLAN SHOWN ON THE PHASING MAP. THE FOLLOWING IS AN EXAMPLE FOR PARCEL R1:

THE FIRST 'X' CORRESPONDS TO THE REQUIRED ROADWAY SEGMENT FOR J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (R1) TO THE COLLECTOR ROAD (R2). THE SECOND 'X' CORRESPONDS TO THE REQUIRED SEGMENT FOR J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (R2) TO THE WEST PARCEL BOUNDARY OF R1 (R3). THE THIRD 'X' CORRESPONDS TO THE REQUIRED 20" WATERLINE SEGMENT IN J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (W1) TO THE COLLECTOR ROAD (W2). THE FOURTH 'X' CORRESPONDS TO THE REQUIRED 20" WATERLINE SEGMENT IN J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE THE COLLECTOR ROAD (W2) TO THE WEST PARCEL BOUNDARY OF R1 (W3). THE FIFTH 'X' CORRESPONDS TO THE REQUIRED SEWERLINE THAT WILL NEED TO BE CONSTRUCTED FROM THE PARCEL BOUNDARY OF R1 (S1) TO (S2) IN J. W. POWELL BLVD, TO THE EXISTING SEWERLINE IN RIO DE FLAG (S3).

Notes:

1. Any secondary access road must meet all fire access road requirements including 20' minimum unobstructed width.
2. Traffic volume considerations have not been considered as part of this analysis. Right-of-way improvements will be established through the Traffic Statement and/or individual subdivision tract improvements.
3. Blocks R1, R2/R3, R4/R5, Q1/Q2 & S will require internal roadway and connectivity to provide two points of access and water service.
4. Pursuant to the approved Drainage Impact Analysis (DIA), the developer shall mitigate the identified downstream impacts. The DIA has identified several conceptual mitigation strategies including on-site and off-site mitigations. Prior to approval of the first site plan and/or subdivision plat or any development, specific strategies must be identified and approved by the City and reflected accordingly on any Plats and/or Plans. If on-site strategies are chosen, each phase of development shall mitigate proportional impacts. A master plan for phasing of on-site mitigations may be required to ensure that each phase can mitigate proportional impacts. Each phase of development shall mitigate their fair proportionate share of the impact identified in the DIA. Detention, LID, and retention must stand alone for each phase of the project. Any phase requiring offsite improvements impacting drainage courses, peak flows or total runoff volume, such as the spine road, will mitigate these impacts with the implementation of said phase.
5. This table was intended to show just the utilities required to serve each parcel (or block). It is assumed that any roads needed to serve a parcel will also need to have the water and sewer installed at the same time as the road regardless as to whether or not that particular parcel needs the water and sewer infrastructure. Please note all parcels will have to go through the Community Development Site Plan or Platting process and meet the City of Flagstaff Zoning Code including but not limited to access, utilities, resources, and stormwater.
6. Any dead end roads in excess of 1200' are required to have a secondary access.
7. Tract S is a part of a future development application, which will provide internal roadways and utilities to meet City of Flagstaff Engineering Standards.
8. To ensure a "no-rise" condition for Lake Continental, developments will be required to provide 1-1/2" retention volume storage, which will include water quality treatment for the first flush volume of 1/2" over all new impervious area. Retention for the 1" rainfall depth on all impervious surfaces draining to the regional detention basin south of J.W. Powell are included within the provided volume. However, the first flush volume of 1/2" over all new impervious area for the water quality component will be required to be provided with each block and has not been included in the regional detention basin. The required 1" retention volume for parcels O, P, and R1 is included within the regional detention basin south of J.W. Powell as well.
9. CDR Phase 1 infrastructure has been completed.
10. The 8" water line in Herold Ranch Road will be required to be looped.
11. Parcel R1 noted in this table refers to Phases 2 and 3 of the Parcel R1 Development. Phase 1 of Parcel R1 can be served by the CDR Phase 1 Infrastructure that has already been completed.
12. Waterline in J. W. Powell will be phased with ADEQ. W1-W3 will be Phase 1 and W3-W5 will be Phase 2.
13. Blocks R2/R3 and Q1/Q2 could be phased or planned such that the 20" waterline and 12" waterline are not required so long as the waterlines are looped internal to development(s) and thereby meet engineering standards. For example, the 12" waterline segment W4 to W6 shows a conceptual looping within these blocks, but the route of the loop could be modified to serve the phasing of the development for when it will be used. This loop back to the 20 inch waterline will be required to get ADEQ approval of construction for the waterline west of W3 and to be able to provide water service to Blocks R4/R5 and Q3.
14. Blocks R2/R3 and Q1/Q2 could be phased such that they only require the J.W. Powell road segments. For example, if Block Q1/Q2 is phased with the first phase only including 50 units, then primary access would only be required off Whetstone.



CDR PHASE II
PHASING MATRIX NOTES
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EX04
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