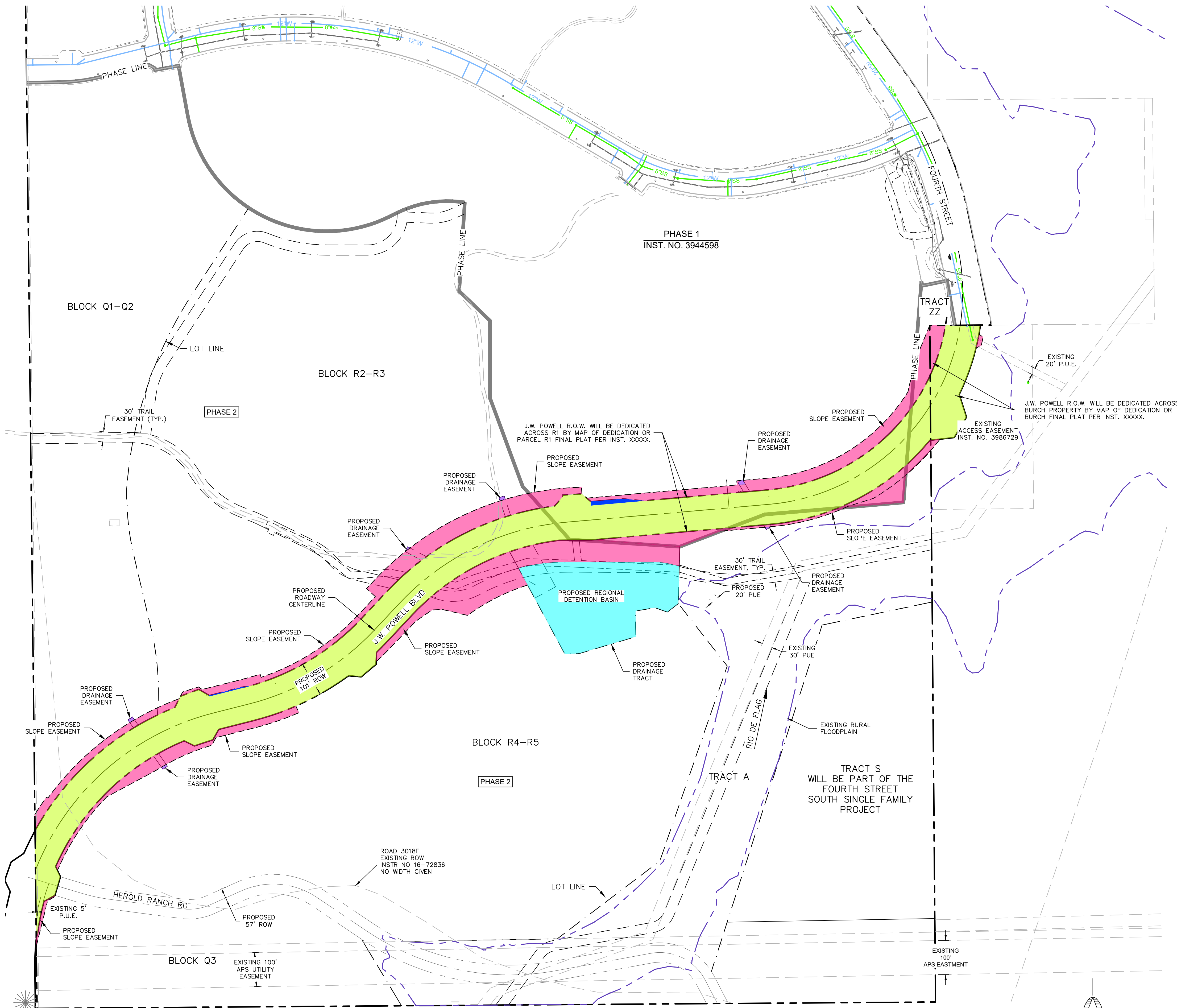


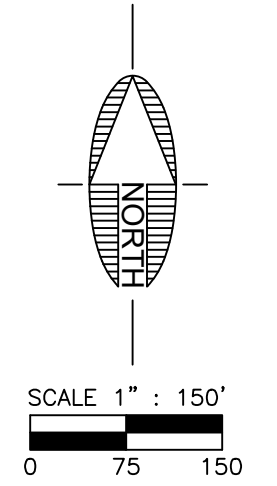
PLOTTED: Aug 13, 2025 5:13pm

FILE: P:\2023\2357\DRAWINGS\EXHIBITS\2025-01-09 PARCEL LINEWORK\2357 - PARCEL MAP DWG BICHOMANIE



	ESTIMATED AREAS							
	CDR - PHASE 1		CDR - PHASE 2		BURCH PROPERTY		TOTAL	
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)
RIGHT OF WAY	107,807.76	2.47	218,174.77	5.01	32,813.26	0.75	358,895.78	8.23
SLOPE EASEMENT	51,876.53	1.19	134,743.72	3.09	4,821.23	0.11	191,441.48	4.39
DRAINAGE EASEMENT	184.96	0.00	571.77	0.01	-	-	756.75	0.02
DETENTION BASIN (15.5% of volume required for JWP Blvd.)	-	-	87,633.04	2.01	-	-	87,633.04	2.01
RIGHT TURN LANE	1366.37	0.03	217.70	0.00	-	-	1584.07	0.04

NOTES:
1. EXISTING FUTS EASEMENTS WITHIN PHASE 2, WILL BE ABANDONED AND DEDICATED PER PARCELS.



JOB NO: 23357
DATE: AUG 25
SCALE: AS SHOWN
DRAWN: BH
DESIGN: BH
CHECKED: BN/AS

CDR PHASE II - PRELIMINARY BLOCK PLAT
FLAGSTAFF ARIZONA

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

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	REVISIONS	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
ArizonaBlueStake.com
800.481.4811 or 480.941.4811 (REG-811)

DRAWING NO.
MAP

SHT NO. OF
1 1

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING