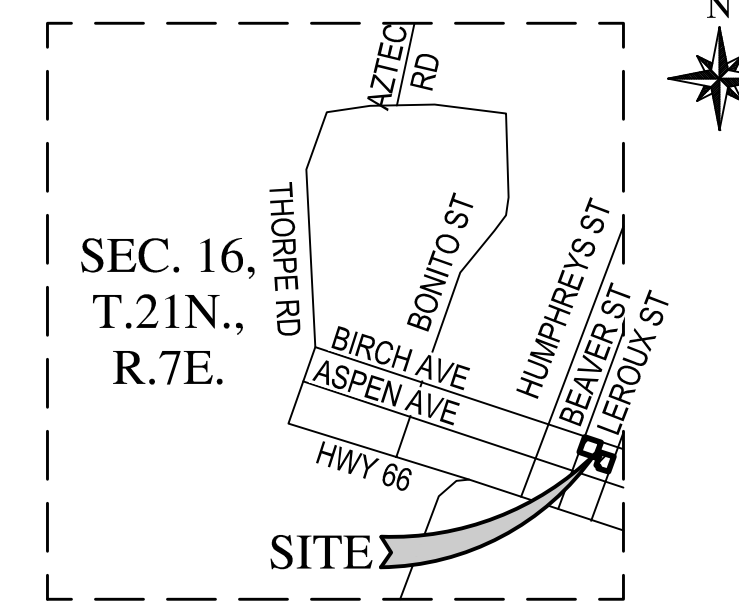


FLAGSTAFF GRADUATE BY HILTON

PRELIMINARY GRADING & DRAINAGE PLAN

FLAGSTAFF, ARIZONA

A PORTION OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



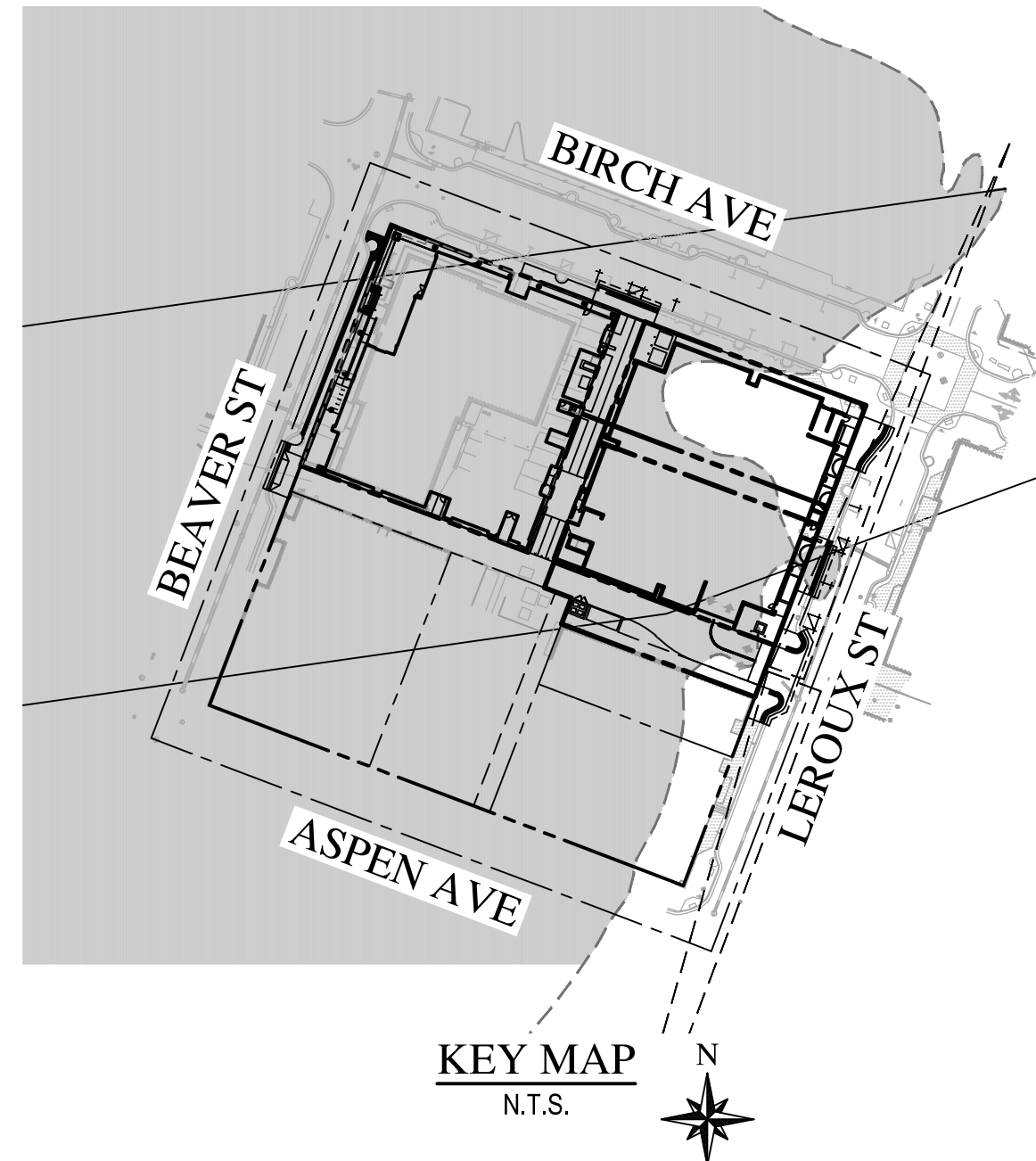
VICINITY MAP
N.T.S.

**WOOD
PATEL**

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



LEGEND	
EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
--- SECTION LINE	--- STORM DRAIN PIPE
--- RIGHT OF WAY	--- SITE DRAINAGE
--- PROPERTY LINE	
--- ROAD CENTERLINE	
--- EASEMENT	
○ SURVEY MARKER	
○ UG ELECTRIC	
OHU OVERHEAD UTILITY	
T UG TELEPHONE	
TV CABLE TELEVISION	
G GAS LINE	
--- 8" S (MATERIAL) --- SEWER LINE	
--- 8" W (MATERIAL) --- WATER LINE	
--- ROAD CENTERLINE	
--- FEMA CROSS SECTION	
--- CURB	
--- SIDEWALK	
-1300- MAJOR CONTOUR	
-1299- MINOR CONTOUR	
VEGETATION	
BUILDING	
○ SEWER MANHOLE	
○ STORM DRAIN MANHOLE	
○ TELEPHONE MANHOLE	
P 0.00 SPOT ELEVATION	
□ SIGN	
□ JUNCTION BOX/RISER	
○ FIRE HYDRANT	
○ WATER VALVE	
□ STREET/PARKING LIGHT	
○ UTILITY POLE	
□ CATCH BASIN	
□ FLOODPLAIN ZONE AE	
	--- PROPOSED FIRELINE, WATER & SEWER
	--- WATER LINE
	--- WATER LINE FITTINGS
	○ WATER VALVE
	○ WATER METER
	□ PLUG
	--- SEWER LINE
	ABBREVIATIONS
	A.L. AREA LIGHT
	AE ACCESS EASEMENT
	APN ASSESSOR PARCEL NUMBER
	B.P. BARRIER POST
	C CONCRETE ELEVATION
	C.B. CATCH BASIN
	C.O. CLEAN OUT
	DIP DUCTILE IRON PIPE
	EE ELECTRICAL EASEMENT
	EJB ELECTRICAL JUNCTION BOX
	FF FINISHED FLOOR
	FG FINISHED GROUND
	FH FIRE HYDRANT
	G GUTTER ELEVATION
	GB GRADE BREAK
	PUE PUBLIC UTILITY EASEMENT
	R.D. ROOF DRAIN
	RIM RIM ELEVATION
	R/W RIGHT-OF-WAY
	SD STORM DRAIN
	S.J.B. STREET LIGHT JUNCTION BOX
	TC TOP OF CURB
	TR TELEPHONE RISER
	WV WATER VALVE
	WM WATER METER
	VCG VERTICAL CURB & GUTTER



KEY MAP
N.T.S.

PARCEL DESCRIPTION

DESCRIPTION (ORDER NO. 70517751-005-JRK)

LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 19, TOWNSHIP OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 16, RECORDS OF COCONINO COUNTY, ARIZONA; EXCEPT TITLE TO ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER, OR TO ANY VALID CLAIM OR POSSESSION HELD UNDER THE EXISTING LAWS OF CONGRESS, AS SET FORTH IN PATENT FROM THE UNITED STATES OF AMERICA.

DESCRIPTION (ORDER NO. 70513807-JRK)
PARCEL NO. 1:

FRACTIONAL LOT 25, AND THE NORTH 7.30 FEET OF LOT 26, BLOCK 19, TOWNSHIP OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN FILE 1 OF MAPS, PAGE 1, RECORDS OF COCONINO COUNTY, ARIZONA, AND FRACTIONAL LOT 25, BLOCK 19, TOWNSHIP OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN BOOK 1 OF MAPS, PAGES 7-7A AND AS DEPICTED IN BOOK 1 OF MAPS, PAGES 16-16A, RECORDS OF COCONINO COUNTY, ARIZONA, ALL KNOWN AS PARCEL "C" AS SET FORTH IN RECORD OF SURVEY RECORDED IN BOOK 5 OF SURVEYS, PAGE 69, RECORDS OF COCONINO COUNTY, ARIZONA; EXCEPT THE EASTERLY 4 FEET THEREOF, AS CONVEYED TO THE CITY OF FLAGSTAFF BY DEED RECORDED IN BOOK 47 OF DEEDS, PAGE 366, AND IN DOCKET 580, PAGE 499, RECORDS OF COCONINO COUNTY, ARIZONA.

PARCEL NO. 2:
AN EASEMENT FOR ALLEY WAY, AS CREATED BY INSTRUMENT RECORDED IN DOCKET 1133, PAGE 214, RECORDS OF COCONINO COUNTY, ARIZONA, OVER THE EASTERLY 10 FEET OF LOT 5, BLOCK 19, TOWNSHIP OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN FILE 1 OF MAPS, PAGE 1, RECORDS OF COCONINO COUNTY, ARIZONA.

PARCEL NO. 3:
FRACTIONAL LOTS 22, 23 AND 24, BLOCK 19, TOWNSHIP OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN FILE 1 OF MAPS, PAGE 1, RECORDS OF COCONINO COUNTY, ARIZONA, AND FRACTIONAL LOTS 22, 23 AND 24, BLOCK 19, TOWNSHIP OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN BOOK 1 OF MAPS, PAGES 7-7A, RECORDS OF COCONINO COUNTY, ARIZONA; EXCEPT THE EASTERLY 4 FEET THEREOF, AS CONVEYED TO THE CITY OF FLAGSTAFF BY DEED RECORDED IN BOOK 47 OF DEEDS, PAGE 372, AND IN DOCKET 580, PAGE 499, RECORDS OF COCONINO COUNTY, ARIZONA.

FEMA FIRM NOTE (ZONE AE)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD "ZONE AE". ZONE AE IS DESCRIBED AS: "BASE FLOOD ELEVATIONS DETERMINED."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04005C	040020	6809	G	11/19/2012	AE	6907.5'

SHEET INDEX

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS PLAN
- 3 - GRADING & DRAINAGE PLAN (HOTEL)
- 4 - GRADING & DRAINAGE PLAN (GARAGE)

BENCHMARK

PROJECT BENCHMARK IS BASED ON FEMA BENCHMARK DEPICTED ON FLOOD INSURANCE RATE MAP NO. 04005C8009G, DATED SEPTEMBER 3, 2010, BEING PUBLISHED NGS CONTROL POINT A 492, PID FQ0448, A 3-INCH ALUMINUM CAP IN ROCK OUTCROP, LOCATED APPROXIMATELY 275 FEET SOUTHERLY FROM THE INTERSECTION OF SAN FRANCISCO STREET AND COLUMBUS AVENUE, HAVING AN ELEVATION OF 6994.83', NAVD 88 DATUM.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NGS WEBSITE WWW.NGS.NOAA.GOV. OPUS RESULTS ON MARCH 31, 2023.

PROJECTION ARIZONA CENTRAL ZONE, NAD83, (EPOCH 2010)
DATUM GRS-80
UNITS INTERNATIONAL FEET
GEOID MODEL GEOID 2018

SOLUTION Trim202303272100_23oOP1680299467946
LATITUDE 35°11'58.38158"N
LONGITUDE 111°38'54.25163"W
ELLIPSOID HEIGHT 2082.168 METERS
DESCRIPTION SET 1/2-INCH REBAR W/ TRAVERSE CAP

MODIFIED TO GROUND AT (GRID) N:1528030.09 E: 780141.94, USING A SCALE FACTOR OF 1.0004195112.

HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE

PROJECT DESCRIPTION

THIS PROJECT IS FOR A NEW HOTEL WITH HARDSCAPE, LANDSCAPE, AND A PARKING GARAGE.

DRAINAGE STATEMENT

THE PRE VS. POST ANALYSIS SHOWS THAT THE DIFFERENCE IN EXISTING VS PROPOSED DEVELOPMENT IS NEGLIGIBLE. THEREFORE PRE = POST FOR THE PROPOSED IMPROVEMENTS. BASED ON THIS AND AS COORDINATED WITH THE CITY OF FLAGSTAFF, NO DRAINAGE REPORT OR O&M IS REQUIRED FOR THIS PROJECT.

EARTHWORK QUANTITIES (ESTIMATED)

RAW CUT:	218 CY
RAW FILL:	1808 CY

QUANTITIES ARE ESTIMATED IN PLACE. NO PRECOMPACTION, SHRINK OR SWELL IS ASSUMED.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR DATE

SEAL

DEVELOPER/OWNER

CAPRI, INC.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, ARIZONA 85704
CONTACT: JIM O'CONNELL
PHONE: (520) 219-1856

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DARIN L. MOORE, P.E.
PHONE: (602) 335-8500

ARCHITECT

JRA ARCHITECTURE AND PLANNING
2200 WEST ROSEBUD LANE
COEUR D'ALENE, IDAHO 83814
CONTACT: DALE JOHNSON
PHONE: (208) 667-5570

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
100-19-004A & 100-19-008A
PROJECT SITE ADDRESS:
19 WEST BIRCH AVENUE &
111 NORTH LEROUX STREET
FLAGSTAFF, ARIZONA
PROJECT SITE AREA(S):
NET AREA = 1.11 AC
DISTURBED AREA = 1.11± AC
ZONING:
CB

PUBLIC UTILITIES

WATER	CITY OF FLAGSTAFF
SEWER	CITY OF FLAGSTAFF
ELECTRIC	APS
TELEPHONE	CENTURYLINK/LUMEN
NATURAL GAS	UNISOURCE GAS
CABLE TV	COX COMMUNICATIONS

FLAGSTAFF GRADUATE BY HILTON
PRELIMINARY GRADING & DRAINAGE PLAN
FLAGSTAFF, ARIZONA
COVER SHEET

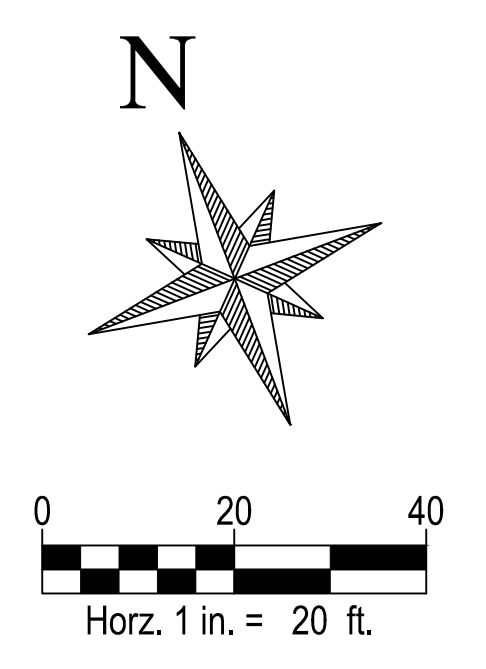
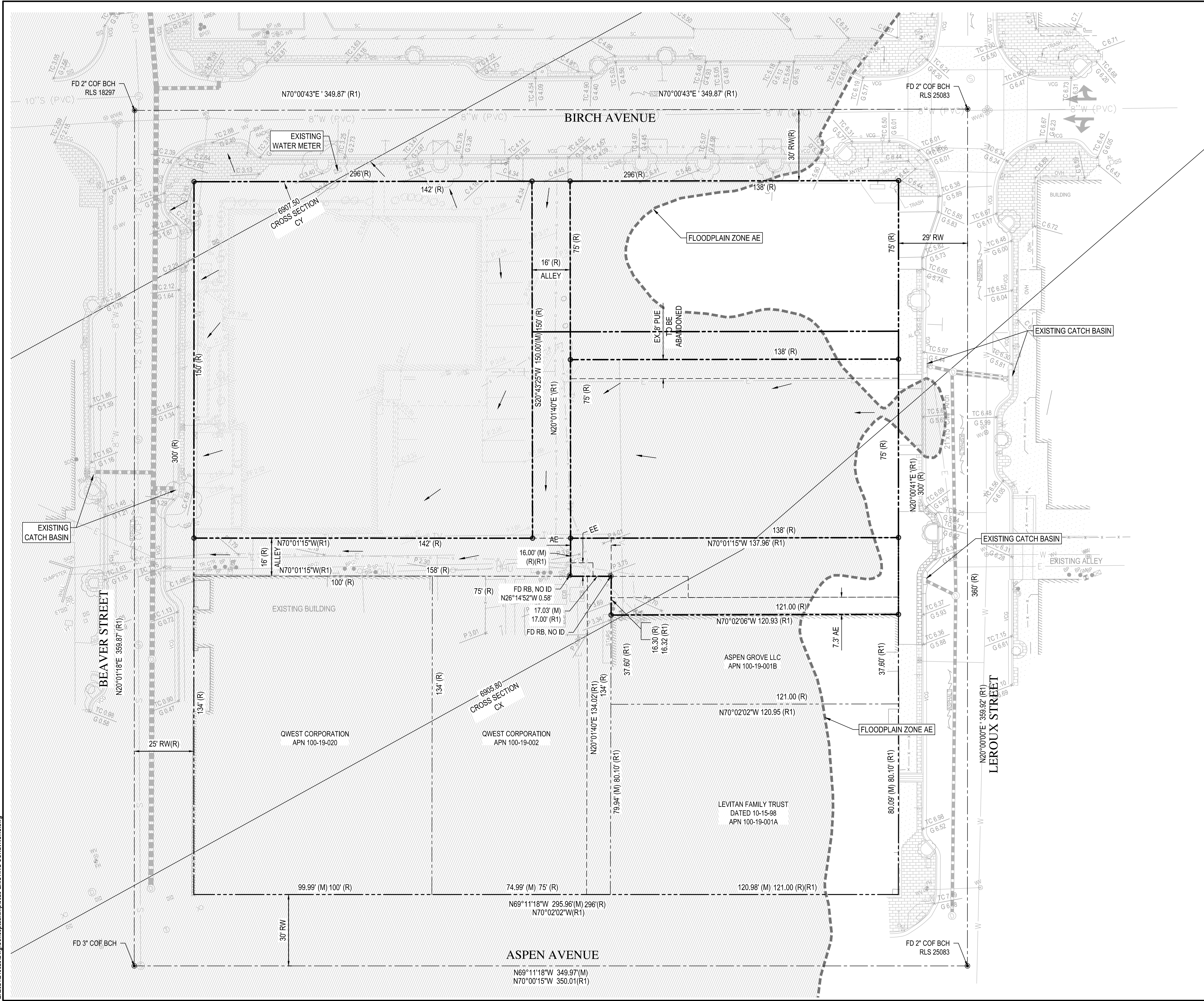
DATE	DESCRIPTION	REV



SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 4/17/2026
JOB NUMBER 245623
SHEET

1 OF 4

Z:\2024\245623\DWG\Conceptual\Imp\5623-EXISTING CONDITIONS.dwg



Wood, Patel & Associates, Inc.
 Civil Engineering
 Water Resources
 Land Survey
 Construction Management
 602.335.8500
 www.woodpatel.com

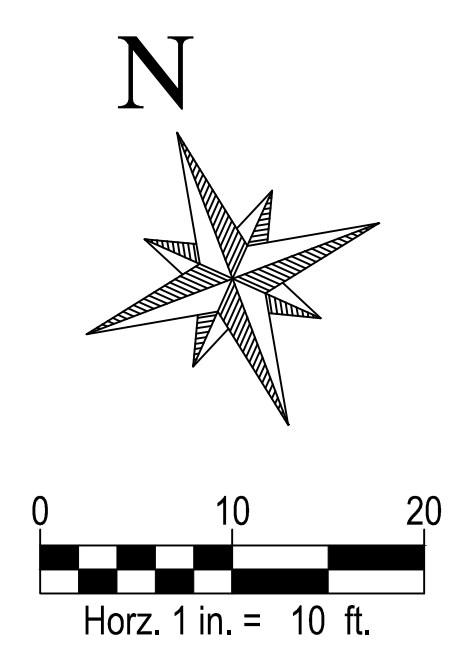
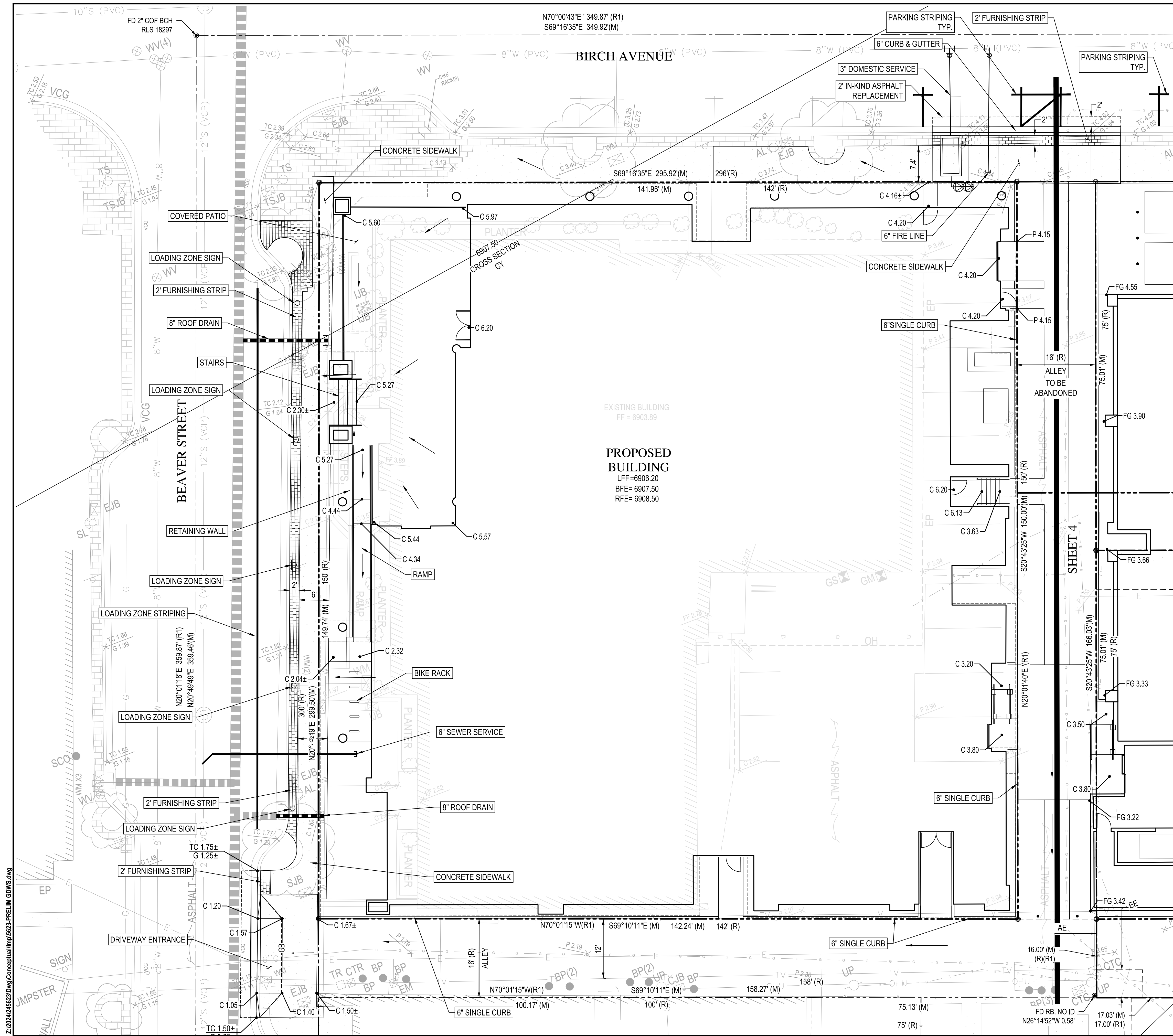


FLAGSTAFF GRADUATE BY HILTON
PRELIMINARY GRADING & DRAINAGE PLAN
 FLAGSTAFF, ARIZONA
 EXISTING CONDITIONS PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
 SCALE (VERT.) N/A
 DATE 4/17/2026
 JOB NUMBER 245623
 SHEET 2 OF 4



WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



FLAGSTAFF GRADUATE BY HILTON
PRELIMINARY GRADING & DRAINAGE PLAN
FLAGSTAFF, ARIZONA
GRADING & DRAINAGE PLAN

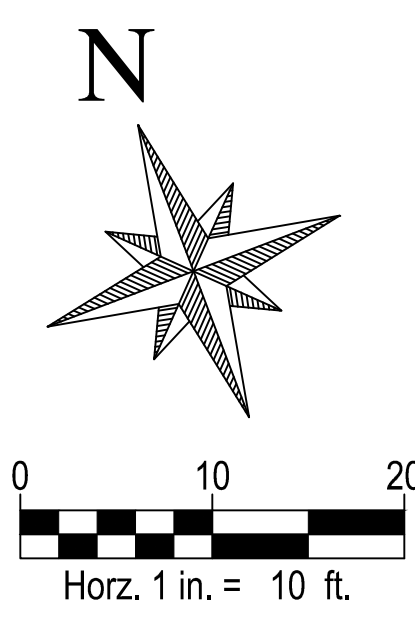
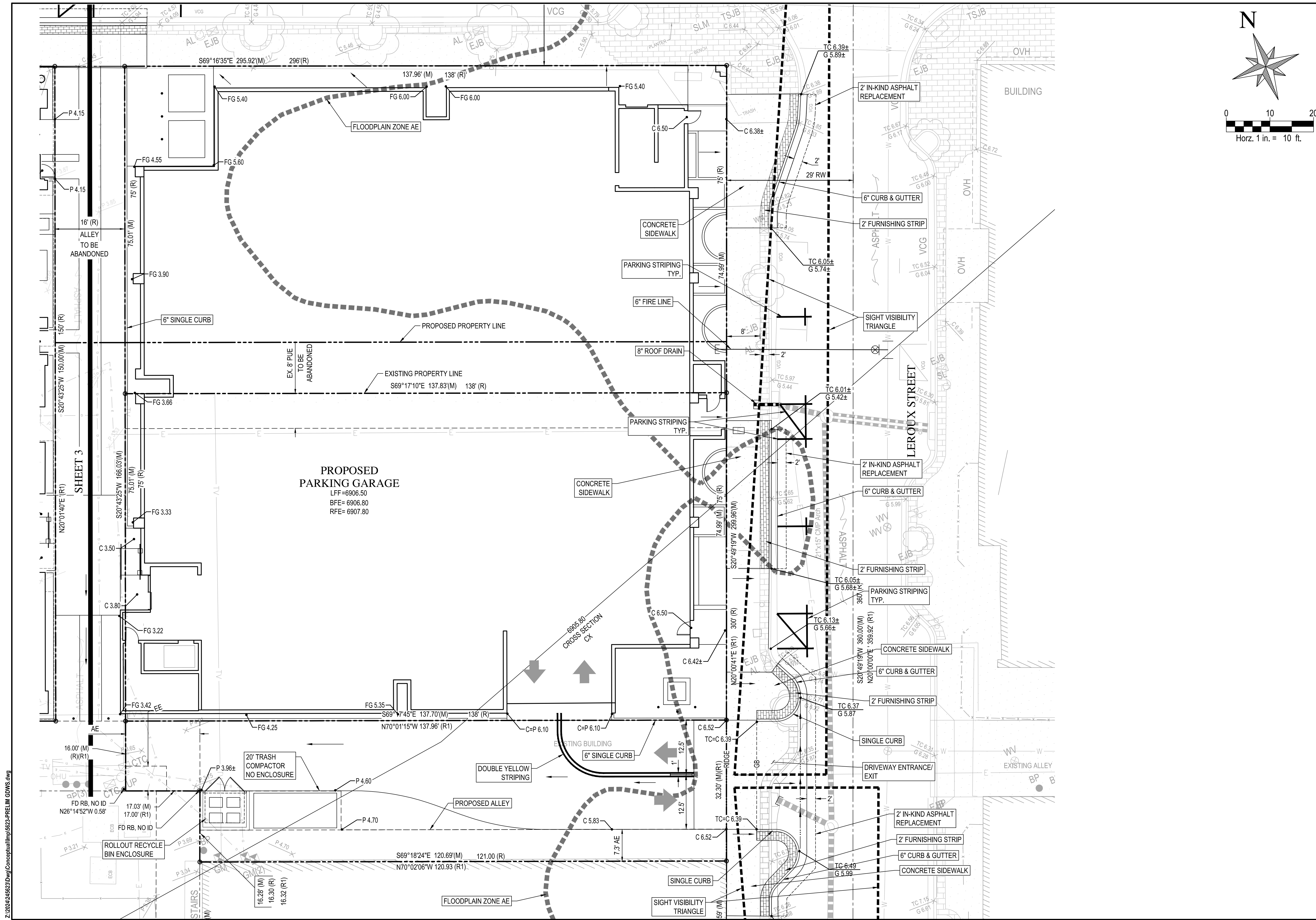
REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 10'
SCALE (VERT.) N/A
DATE 4/17/2026
JOB NUMBER 245623
SHEET 3 OF 4

Z:\2024\245623\DWG\Conceptual\Imp\5622-PRELIM_GDWS.dwg

CHECKED BY: DLM DESIGNED BY: RS DRAFTED BY: JRS



WOOD PATEL

Wood, Patel & Associates, Inc.
 Civil Engineering
 Water Resources
 Land Survey
 Construction Management
 602.335.8500
 www.woodpatel.com



FLAGSTAFF GRADUATE BY HILTON
PRELIMINARY GRADING & DRAINAGE PLAN
 FLAGSTAFF, ARIZONA
 GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 10'
 SCALE (VERT.) N/A
 DATE 4/17/2026
 JOB NUMBER 245623
 SHEET 4 OF 4

Z:\2024\245623\DWG\Conceptual\Imp\522-PRELIM_GDWS.dwg

CHECKED BY: DLM DESIGNED BY: RS DRAFTED BY: JRS