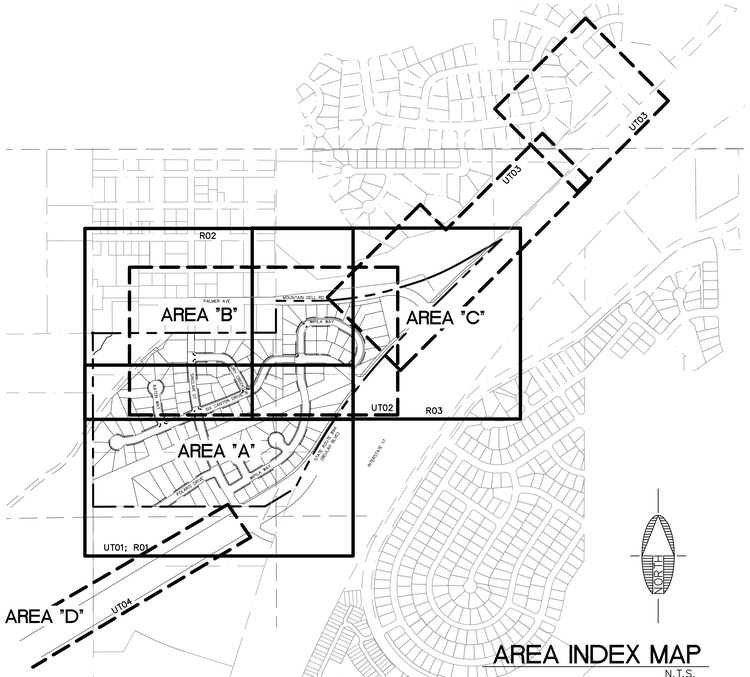
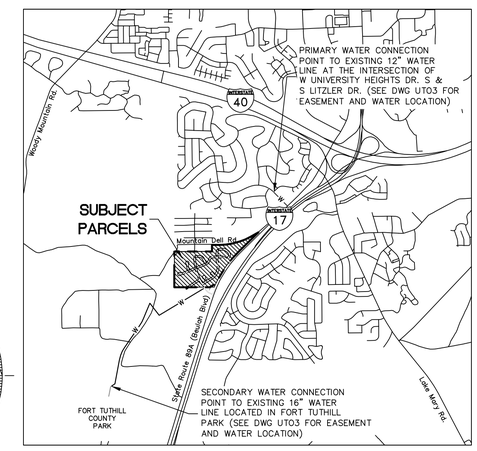
PRELIMINARY PLAT
FOR
CAMRYN PINES SUBDIVISION
FLAGSTAFF, ARIZONA

LOCATED WITHIN THE NW, SW, AND NE $\frac{1}{4}$ OF SECTION 32,
TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER
BASELINE AND MERIDIAN
COCONINO COUNTY, ARIZONA



AREA INDEX MAP
N.T.S.



VICINITY MAP
N.T.S.

C.O.F. FILE NO. : DRB 06-013

SHEET INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1	CVR	COVER SHEET
2	RS01	ROADWAY SECTIONS, SETBACKS, AND TRAIL SECTIONS
3	RS02	FUTURE BEULAH BLVD. SECTIONS
4	EX01	PROJECT BOUNDARY AND EXISTING PROPERTY INFORMATION
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6	UT02	AREA B WATER AND SEWER MASTER PLAN
7	UT03	AREA C WATER AND SEWER MASTER PLAN
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9	R01	AREA A PROJECT INFRASTRUCTURE
10	R02	AREA B PROJECT INFRASTRUCTURE, CURVE TABLE
11	R03	AREA C PROJECT INFRASTRUCTURE
12	R04	INTERIM AND FUTURE IMPROVEMENTS
13	BD01	PRELIMINARY BASIN DETAILS
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15	PH01	PHASING PLAN

ARIZONA PUBLIC SERVICE
BY: DATE:

UNISOURCE ENERGY SERVICES
BY : DATE:

SUDDENLINK
BY: DATE:

CENTURY LINK
BY: DATE:

LEGAL DESCRIPTION

THAT PORTION OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A UNITED STATES DEPARTMENT OF THE INTERIOR BRASS CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 32, FROM WHICH UNITED STATES DEPARTMENT OF THE INTERIOR BRASS CAP ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 32 BEARS NORTH 00°05'05" WEST A DISTANCE OF 2663.18 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 32, NORTH 00°05'57" WEST A DISTANCE OF 75.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°05'57" WEST A DISTANCE OF 382.33 FEET TO A POINT ON SAID WEST LINE;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°06'30" WEST A DISTANCE OF 874.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER NORTH 89°48'57" EAST A DISTANCE OF 1325.73 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, NORTH 00°03'19" WEST A DISTANCE OF 229.86 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°48'41" EAST A DISTANCE OF 279.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2,083.48 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°41'03" AN ARC LENGTH OF 606.70 FEET;

THENCE NORTH 73°09'47" EAST A DISTANCE OF 102.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1,762.95 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°49'57" AN ARC LENGTH OF 394.85 FEET;

THENCE NORTH 60°17'46" EAST, A DISTANCE OF 341.35 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89-A;

THENCE ALONG SAID RIGHT OF WAY SOUTH 45°31'39" WEST, A DISTANCE OF 956.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4066.00 FEET, THE CENTER OF WHICH BEARS SOUTH 44°29'23" EAST;

THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°43'13", AN ARC LENGTH OF 1399.46 FEET TO A POINT THAT LIES 20.00 FEET NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF AN 80.00 FEET WIDE POWER LINE EASEMENT AS DESCRIBED IN DOCKET 1389, PAGE 135 RECORDS OF COCONINO COUNTY;

THENCE PARALLEL WITH AND 20.00 FEET NORTHWEST OF SAID SOUTHEASTERLY LINE, SOUTH 58°54'29" WEST, A DISTANCE OF 255.40 FEET;

THENCE SOUTH 89°52'58" WEST ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 2052, PAGE 153, OFFICIAL RECORDS OF COCONINO COUNTY, A DISTANCE OF 1244.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.10 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED FROM INFORMATION DESCRIBED IN RESULTS OF SURVEY RECORDED AT INSTRUMENT # 3399370, OFFICIAL RECORDS OF COCONINO COUNTY.

SWI HAS PERFORMED A DETAILED BOUNDARY SURVEY AND AERIAL TOPOGRAPHY SURVEY OF THE SUBJECT PARCEL.

DRAINAGE NOTES

1. THE PROPERTY OWNER(S) OF THE PARTICULAR LOT OR PARCEL, WHICH INCLUDES A WATERCOURSE, IS RESPONSIBLE FOR MAINTAINING THE NATURAL AND MANMADE WATERCOURSES' CONDITION, AS IT WAS WHEN THE SUBDIVISION WAS APPROVED. NATURAL OR MANMADE WATERCOURSES SHALL NOT BE MOVED FROM THE LOCATION EXISTING AT THE TIME OF SUBDIVISION APPROVAL (UNLESS APPROVED BY THE CITY OF FLAGSTAFF AND THE PROPOSED ACTION IS REVIEWED TO DETERMINE THE APPLICABILITY OF CORPS OF ENGINEERS OR OTHER FEDERAL, STATE OR LOCAL PERMITTING). THESE WATER COURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT OF THIS SUBDIVISION. PRIOR TO ANY WORK BEING CONDUCTED WITHIN THESE WATER COURSES, THE PROPERTY OWNERS SHALL VERIFY THAT SUCH MAINTENANCE ACTIVITY COMPLIES WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. EASEMENTS ARE HEREBY GRANTED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND THE PROPERTY OWNERS OF THIS SUBDIVISION FOR DRAINAGE PURPOSES AS SHOWN ON THIS PLAT IN THE AREAS MARKED DRAINAGE EASEMENT. HOWEVER, THE HOME OWNERS ASSOCIATION AND THE CITY OF FLAGSTAFF HAS THE AUTHORITY TO ENTER ONTO THE SITE AND MAINTAIN THE DRAINAGE EASEMENTS AT THE EXPENSE OF THE PROPERTY OWNERS. SHOULD COURT ACTION BE NECESSARY TO COLLECT THESE BILLS, THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ATTORNEY'S FEES AND COURT COSTS.

PROJECT INFORMATION

CAMRYN PINES

NUMBER OF UNITS: 123 SINGLE FAMILY UNITS
GROSS AREA: 59.10 ACRES
GROSS DENSITY: 2.08 UNITS PER ACRE
NET DENSITY (EXCLUDING ROADWAY): 2.68 UNITS PER ACRE
NET ACREGE: 45.9

EXISTING ZONING: R1
APN 112-05-001G
APN 112-05-001K

1. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF FLAGSTAFF WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
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. DEVELOPER SHALL MAINTAIN ALL EXISTING PUBLIC UTILITY EASEMENTS.
6. NEW IMPERVIOUS SURFACE AREA: 13.84 ACRES
   TOTAL INCLUDES ONLY ROADWAY IMPROVEMENTS. RESIDENTIAL UNIT SIZE/DIMENSIONS NOT YET DETERMINED.
7. MAXIMUM REAR & SIDE YARD FENCE HEIGHT ADJACENT TO FUTS EASEMENT TO BE 4'.

ZONING

THE ENTIRE PROJECT AREA IS WITHIN THE CITY OF FLAGSTAFF ZONING "SINGLE-FAMILY RESIDENCE (R1)" PER CITY OF FLAGSTAFF OFFICIAL ZONING MAP 20 & 21. THIS PROJECT WILL NOT INVOLVE REZONING.

WATER AND SEWER IMPACT ANALYSIS

THIS PRELIMINARY PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC WATER AND SEWER IMPACT ANALYSIS PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED AUGUST 28, 2013.

RESOURCE PRESERVATION

SEE RESOURCE PROTECTION PLAN PREPARED AS A SEPARATE DOCUMENT

ESTIMATED EARTHWORK QUANTITIES

9,779 C.Y. EXCAVATION 14,974 C.Y. EMBANKMENT

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WITHIN THE PROJECT LIMITS WAS PROVIDED BY COOPER AERIAL SURVEYS CO., ON APRIL 23, 2008. TOPOGRAPHIC DATA ON THE PERIMETER OF THE PROJECT IS CITY OF FLAGSTAFF 2-FOOT CONTOUR DATA.

BOUNDARY INFORMATION BASED ON RESULTS OF SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. ON 09/10/2008 RECORDED AT INSTRUMENT #3499370 OFFICIAL RECORDS OF COCONINO COUNTY.

PROJECT OWNER:

APN: 112-05-129
FOUNTAINHEAD FLAG, LLC
PMB 819
3219 E CAMELBACK ROAD
PHOENIX, AZ 85018
(928) 774-3826

PROJECT DEVELOPER:

CAPSTONE HOMES
ATTN: BRIAN RHOTON
1750 RAILROAD SPRINGS BLVD., STE. 110
FLAGSTAFF, AZ 86001
(928) 774-3826

PLAT PREPARATION

GUILLERMO CORTES, P.E.
SHEPHARD-WESNITZER, INC.
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 773-0354

FEMA DESIGNATION

THE PROJECT AREA IS WITHIN ZONES A2, B, AND C AS DESIGNATED BY FEMA FIRM'S 040020 0011B. NO BUILDING WILL OCCUR WITHIN ZONES A2 OR B, LOCATED AT THE NORTHWEST CORNER OF THE SITE, AND ALL STRUCTURES ADJACENT TO FLOOD PLAIN WILL BE BUILT AT LEAST ONE FOOT ABOVE FLOOD PLANE ELEVATION.

LEGEND

ROAD CENTERLINE	EX. LOT LINE
LOT LINE	EX. EASEMENT
ROW	INTERMEDIATE CONTOUR
EASEMENT	6945 INDEX CONTOUR
8"SS GRAVITY SEWER LINE	EX. INTERMEDIATE CONTOUR
12"W WATER LINE	6945 EX. INDEX CONTOUR
STORM DRAIN PIPE	X EX. FENCE
SUBDIVISION BOUNDARY	8"W EX. WATER LINE
FIRE HYDRANT	8"SS EX. SEWER LINE
WATER VALVE	G EX. GAS
STREET LIGHT	OHE EX. OVERHEAD UTIL.
SEWER MANHOLE	SECTION LINE
STOP SIGN	EX. GUARDRAIL
CATCH BASIN	EX. SIGN
CLEAR VIEW ZONE	EX. SANITARY SEWER MANHOLE
LOT 44 LOT #	EX. WATER VALVE
10298.04 LOT SQUARE FOOTAGE	EX. WATER METER
0.24 LOT ACREAGE	EX. UTILITY POLE
DRAINAGE ARROW	EX. DOWN GUY
DETENTION BASIN	FND. MONUMENT (AS NOTED)
	FND. SURVEY NAIL W/TAG "CMX 32222" (UNLESS OTHERWISE NOTED)

TRACT TABLE

LOT	SQUARE FEET	ACRES		RESPONSIBILITY OF MAINTENANCE
TRACT A	143596	3.30	DRAINAGE; DETENTION; OPEN SPACE	HOME OWNERS ASSOC.
TRACT B	29111	0.67	DRAINAGE; DETENTION	HOME OWNERS ASSOC.
TRACT C	8221	0.19	DRAINAGE; OPEN SPACE	HOME OWNERS ASSOC.
TRACT D	9975	0.23	DRAINAGE; DETENTION	HOME OWNERS ASSOC.
TRACT E	18047	0.41	OPEN SPACE	HOME OWNERS ASSOC.
TRACT F	7904	0.18	OPEN SPACE	HOME OWNERS ASSOC.
TRACT G	39674	0.91	DRAINAGE; DETENTION; OPEN SPACE	HOME OWNERS ASSOC.
TRACT H	73774	1.69	DRAINAGE; DETENTION; OPEN SPACE	HOME OWNERS ASSOC.
TRACT J	51162	1.17	OPEN SPACE	HOME OWNERS ASSOC.
TRACT K	59938	1.38	OPEN SPACE	HOME OWNERS ASSOC.
TRACT L	41954	0.96	OPEN SPACE; FUTS TRAIL	HOME OWNERS ASSOC.
TRACT M	6337	0.15	OPEN SPACE; FUTS TRAIL	HOME OWNERS ASSOC.
TRACT N	180361	4.14	FLOOD PLAIN – TO BE DEDICATED TO THE CITY OF FLAGSTAFF	CITY OF FLAGSTAFF
TRACT P	11507	0.26	FUTURE DEVELOPMENT OR OPEN SPACE	HOME OWNERS ASSOC.
TRACT R	9926	0.23	LANDSCAPE BUFFERYARD	HOME OWNERS ASSOC.
TRACT S	10742	0.25	LANDSCAPE BUFFERYARD	HOME OWNERS ASSOC.
TRACT T	17497	0.40	LANDSCAPE BUFFERYARD	HOME OWNERS ASSOC.
TRACT U	4010	0.09	DRAINAGE	HOME OWNERS ASSOC.
TRACT V	6677	0.15	DRAINAGE	HOME OWNERS ASSOC.
TRACT W	6998	0.16	PEDESTRIAN ACCESS; FUTURE RIGHT-OF-WAY	CITY OF FLAGSTAFF

FOR AGENCY REVIEW
NOT FOR BIDDING OR CONSTRUCTION

REGISTERED LAND SURVEYOR CERTIFICATE NO. 41502 JAMES CROWLEY Date Signed 2/13/14 ARIZONA, U.S.A. Expires 9/30/16

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 28658 ARTHUR H. BECKWITH Date Signed 2/13/14 ARIZONA, U.S.A. Expires 3/31/2016

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

PRELIMINARY PLAT
COVER SHEET

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: AS SHOWN
DRAWN: AHB
DESIGN: MWJ
CHECKED: GEC

110 West Dale Ave
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

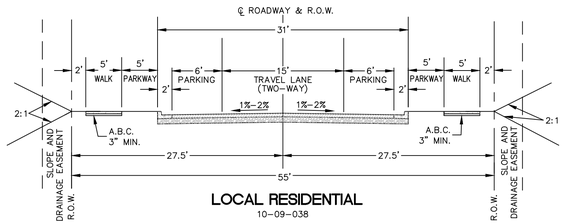
NO.	DESCRIPTION	DATE	BY

CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-STAKE-IT

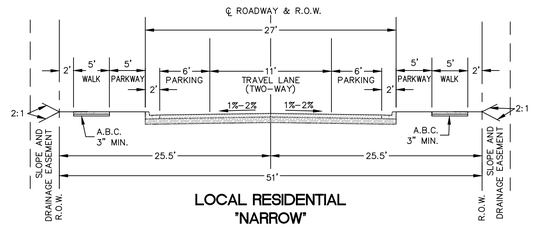
DRAWING NO. CVR
SHT NO. 1 OF 15

PLOTTED: Feb 13, 2014-9:40am

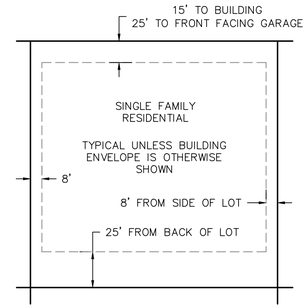
FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_SH01.dwg MWJ-C3D12



LOCAL RESIDENTIAL
10-09-038



LOCAL RESIDENTIAL
"NARROW"
10-09-039



TYPICAL SINGLE FAMILY RESIDENTIAL SETBACKS
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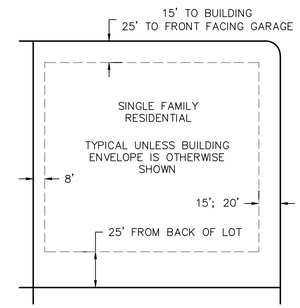

TYPICAL SINGLE FAMILY RESIDENTIAL SETBACKS AT CORNER LOTS
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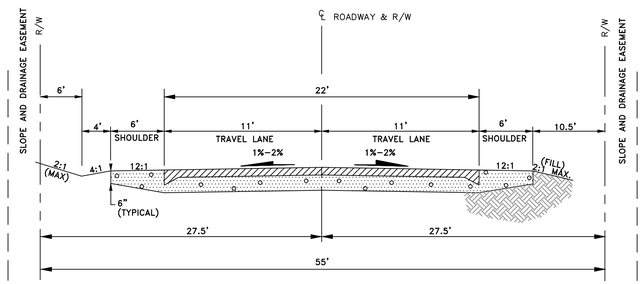
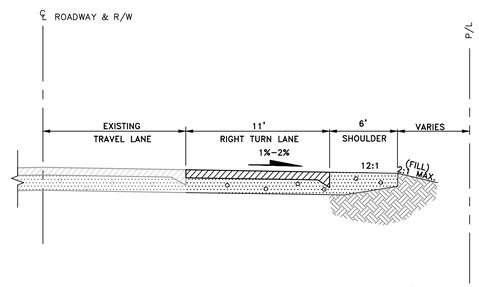
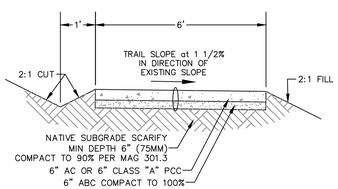


SINCLAIR AND SIX CANYON INTERIM SECTION
10-09-048



INTERIM SECTION AT 89A (BEULAH BLVD) 1 R04



CASUAL PATH TYPICAL SECTION
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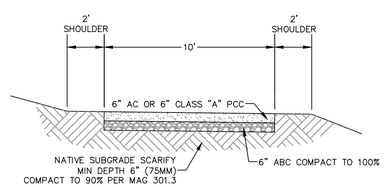

F.U.T.S. TYPICAL SECTION
N.T.S.

PARCEL MAP CHECK REPORT

Prepared by: Shephard-Wesnitzer, Inc.
Date: 9/24/2013 2:18:12 PM

Parcel Name: OVERALL PROPERTY BOUNDARY
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North: 59,571.1224' East: 52,290.6646'

Segment# 1: Curve
Length: 394.849' Radius: 1,762.954'
Delta: 12.8325 (d) Tangent: 198.254'
Chord: 394.024' Course: N 66°43'34" E
Course In: N 16°51'27" W Course Out: S 29°41'25" E
RP North: 61,258.3204' East: 51,779.4214'
End North: 59,726.8148' East: 52,652.6323'

Segment# 2: Line
Course: N 60°17'46" E Length: 341.349'
North: 59,895.9593' East: 52,949.1274'

Segment# 3: Line
Course: S 45°31'39" W Length: 956.082'
North: 59,226.1599' East: 52,266.8799'

Segment# 4: Curve
Length: 1,399.455' Radius: 4,066.000'
Delta: 19.7203 (d) Tangent: 706.718'
Chord: 1,392.558' Course: S 35°39'01" W
Course In: S 44°29'23" E Course Out: N 64°12'36" W
RP North: 56,325.5724' East: 55,116.2567'
End North: 58,094.5832' East: 51,455.2518'

Segment# 5: Line
Course: S 58°54'29" W Length: 255.398'
North: 57,962.6923' East: 51,236.5443'

Segment# 6: Line
Course: S 89°52'58" W Length: 1,244.568'
North: 57,960.1460' East: 49,991.9789'

Segment# 7: Line
Course: N 0°05'57" W Length: 382.333'
North: 58,342.4785' East: 49,991.3172'

Segment# 8: Line
Course: N 0°06'30" W Length: 874.323'
North: 59,216.7999' East: 49,989.6640'

Segment# 9: Line
Course: N 89°48'57" E Length: 1,325.725'
North: 59,221.0612' East: 51,315.3822'

Segment# 10: Line
Course: N 0°03'19" W Length: 229.863'
North: 59,450.9241' East: 51,315.1604'

Segment# 11: Line
Course: N 89°48'41" E Length: 279.731'
North: 59,451.8449' East: 51,594.8899'

Segment# 12: Curve
Length: 606.699' Radius: 2,083.480'
Delta: 16.6842 (d) Tangent: 305.511'
Chord: 604.558' Course: N 81°28'19" E
Course In: N 0°11'10" W Course Out: S 16°52'13" E
RP North: 61,535.3139' East: 51,588.1223'
End North: 59,541.4981' East: 52,192.7603'

Segment# 13: Line
Course: N 73°09'47" E Length: 102.299'
North: 59,571.1289' East: 52,290.6740'

Perimeter: 8,392.674' Area: 2,574,504.06Sq.Ft.
Error Closure: 0.0114 Course: N 55°34'58" E
Error North : 0.00644 East: 0.00939

Precision 1: 736,199.474

REGISTERED LAND SURVEYOR CERTIFICATE NO. 41502 JAMES CROWLEY Date Signed 2/13/14 ARIZONA, U.S.A. Expires 9/30/16

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 28658 ARTHUR H. BECKWITH Date Signed 2/13/14 ARIZONA, U.S.A. Expires 3/31/2016

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

ROADWAY SECTIONS, SETBACKS, AND TRAIL SECTIONS

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: AS SHOWN
DRAWN: AMS
DESIGN: JC
CHECKED: JC

110 West Dale Ave
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

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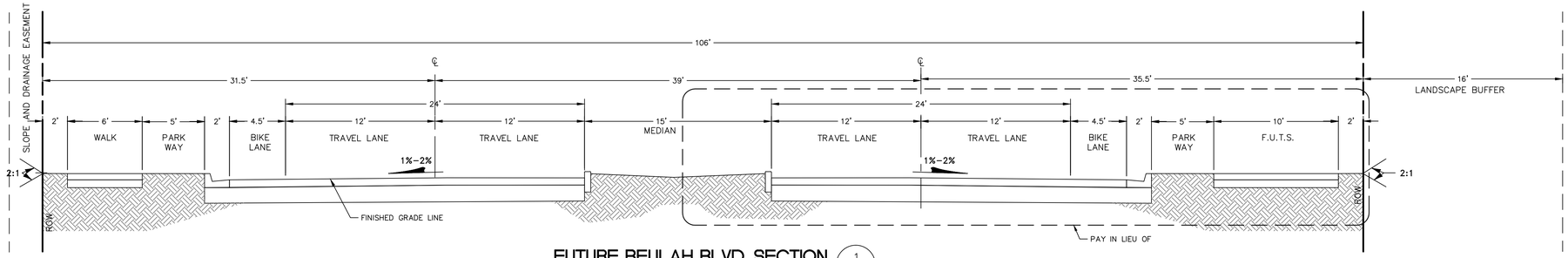
DRAWING NO.
RS01

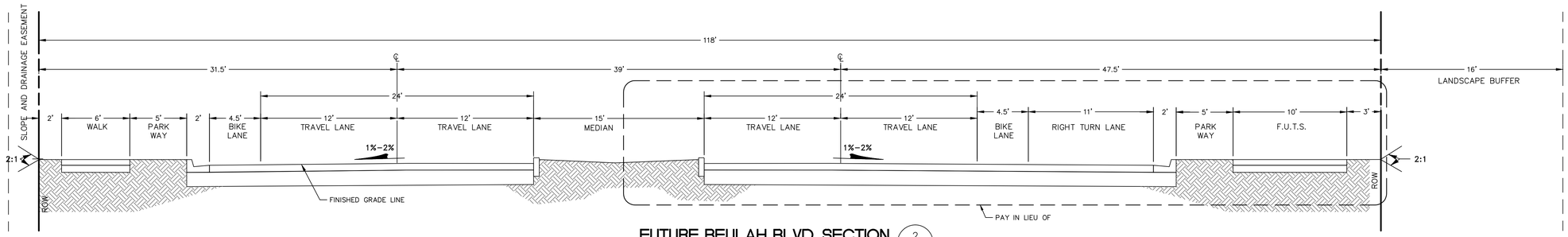
SHT NO. 2 OF 15

PLOTTED: Feb 13, 2014-9:40am

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_Sht02.dwg MWJ-C3D12



FUTURE BEULAH BLVD. SECTION (1 / R04)
NO SCALE



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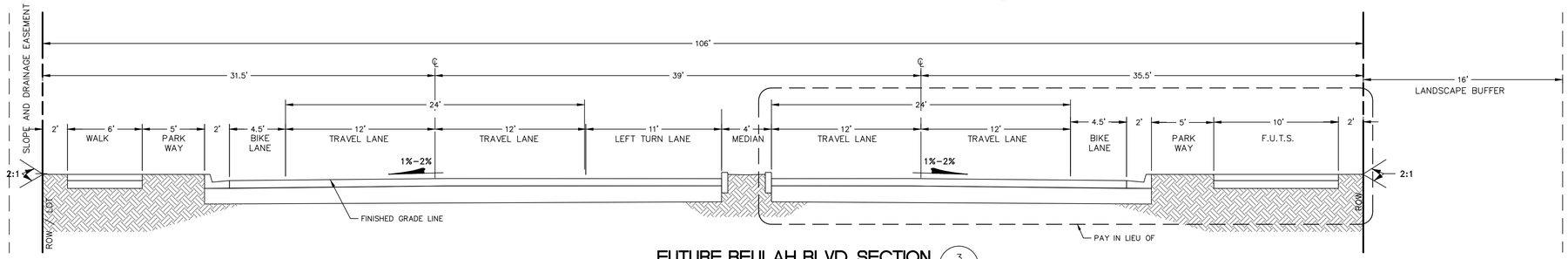

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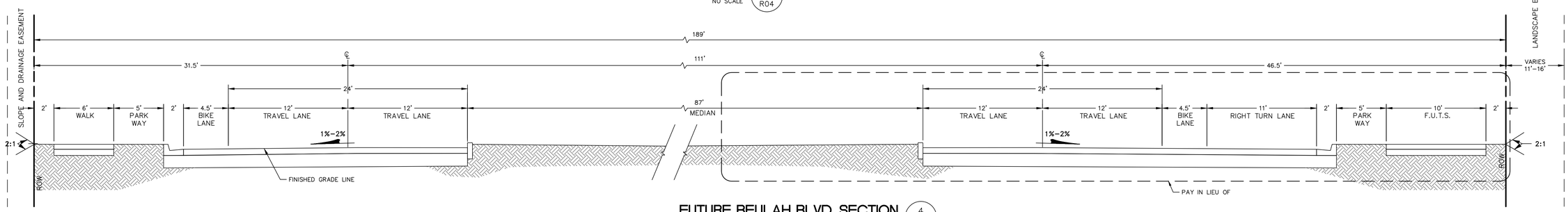

FUTURE BEULAH BLVD. SECTION (4 / R04)
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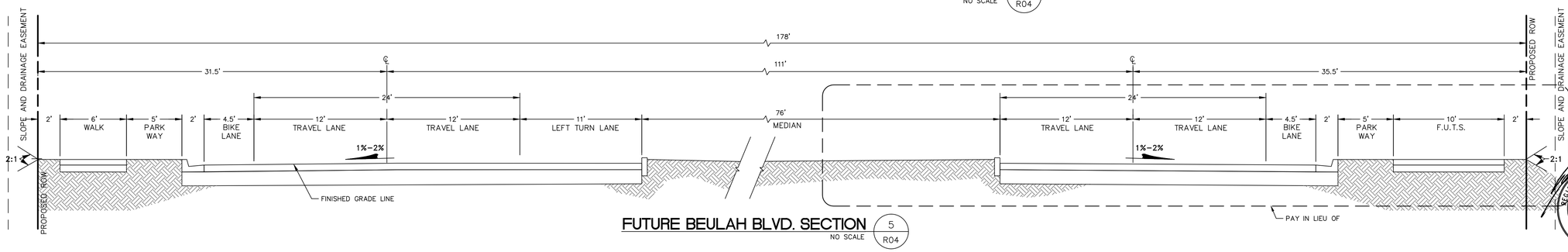

FUTURE BEULAH BLVD. SECTION (5 / R04)
NO SCALE

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41502
JAMES CROWLEY
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 9/30/16

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 3/31/2016

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

PRELIMINARY PLAT
FUTURE BEULAH BLVD. SECTIONS

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: AS SHOWN
DRAWN: MWJ
DESIGN: AHB
CHECKED: GEC

110 West Dale Ave
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

CALL TWO WORKING DAYS BEFORE YOU DIG
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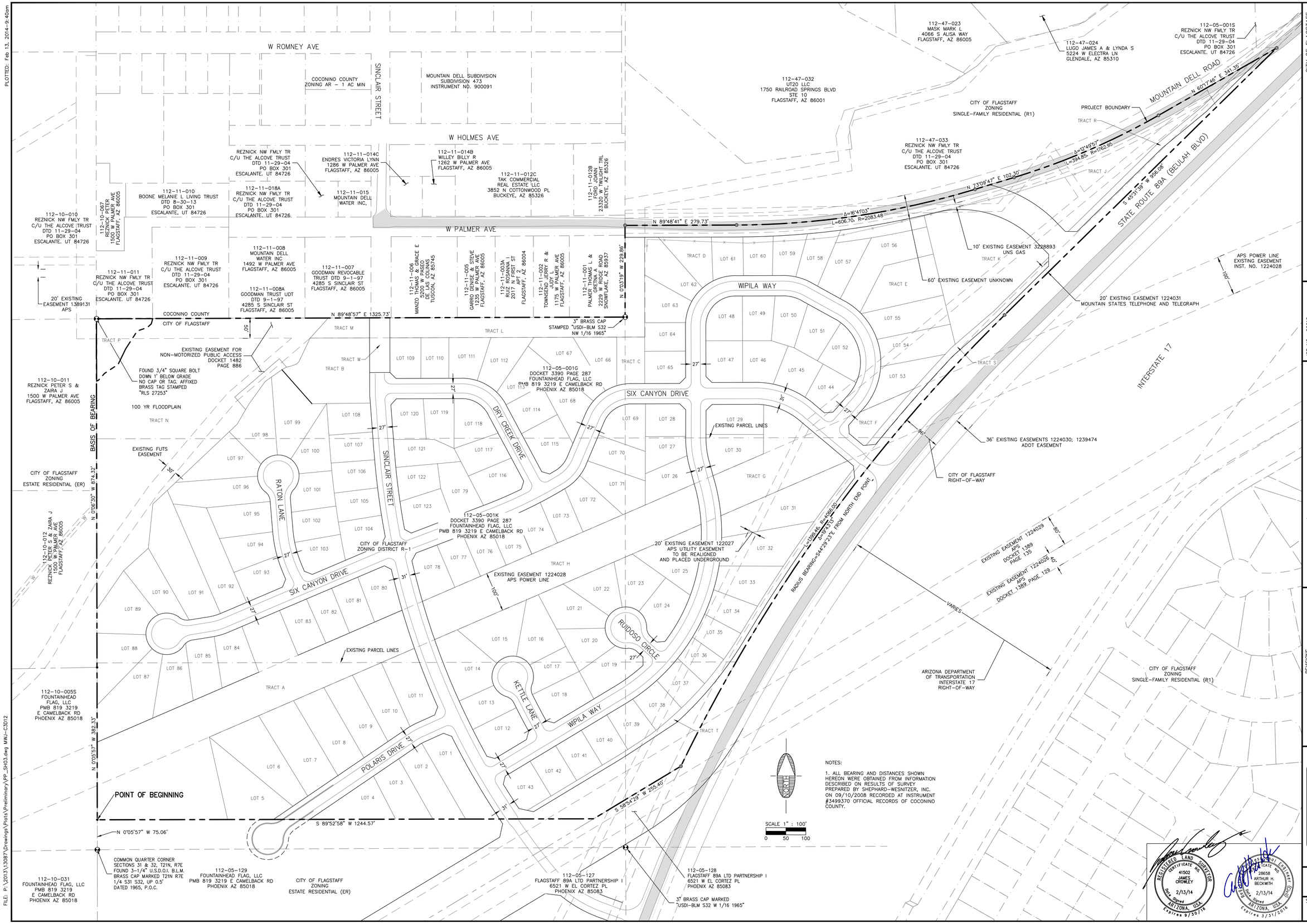
DRAWING NO.
RS02

SHT NO. 3 OF 15

PLOTTED: Feb 13, 2014-9:40am

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_SH02.dwg MWJ-C3D12



NOTES:

1. ALL BEARING AND DISTANCES SHOWN HEREON WERE OBTAINED FROM INFORMATION DESCRIBED ON RESULTS OF SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. ON 09/10/2008 RECORDED AT INSTRUMENT #3499370 OFFICIAL RECORDS OF COCONINO COUNTY.

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

PROJECT BOUNDARY AND EXISTING PROPERTY, EASEMENT, AND RIGHT OF WAY INFORMATION

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: 1"=100'
DRAWN: AMS/DKB
DESIGN: JC/GEC
CHECKED: GEC

110 West Dale Ave
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

CALL TWO WORKING DAYS BEFORE YOU DIG
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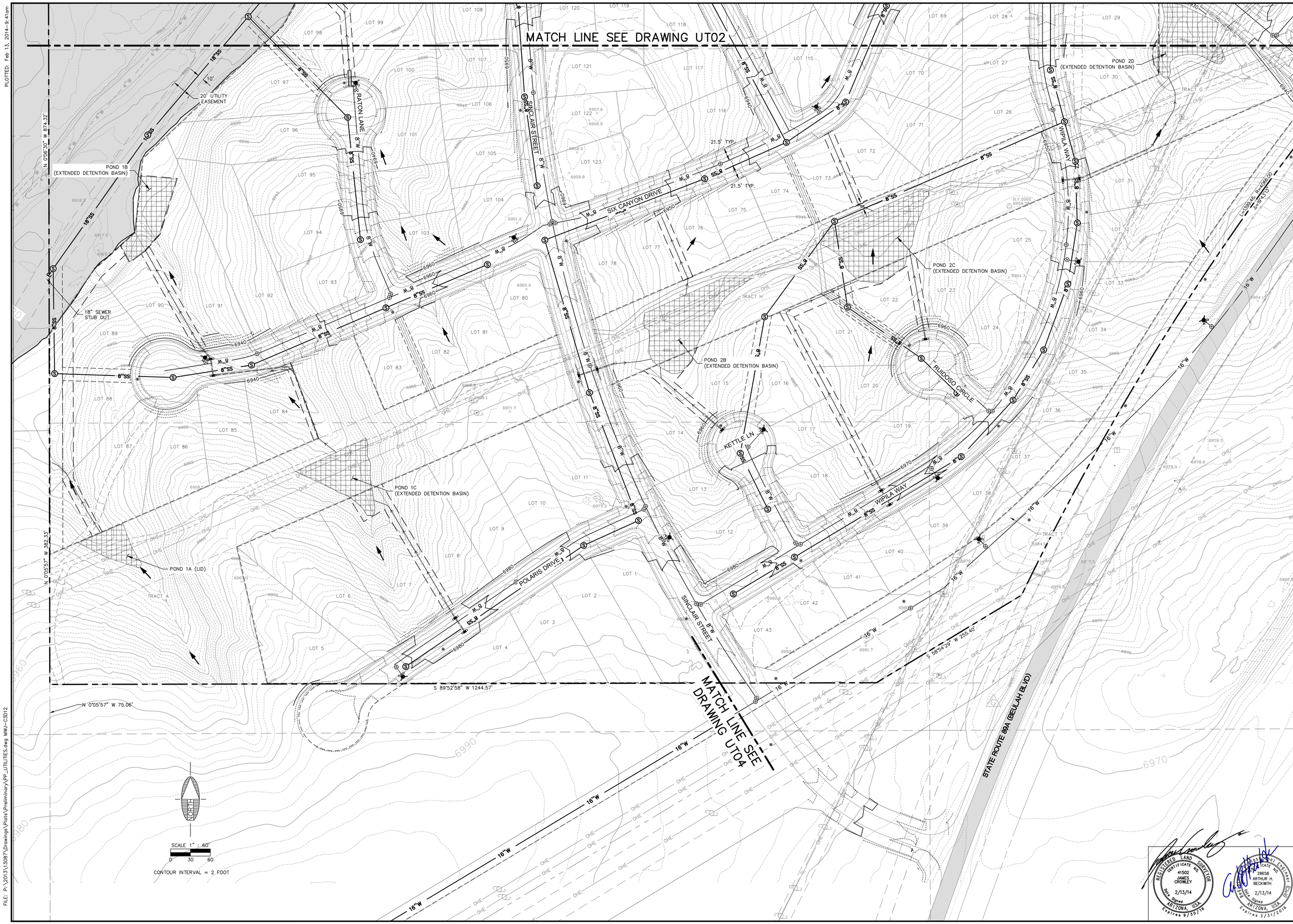
DRAWING NO.
EX01

SHT NO. 4 OF 15

PLOTTED: Feb 13, 2014-9:40am

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_SH03.dwg MWJ-C3D12



PLOTTED: Feb 13, 2014-9:41am

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_UTILITIES.dwg MWJ-C3D12

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

AREA "A" WATER AND SEWER MASTER PLAN

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: 1"= 60'
DRAWN: AMS/OKB
DESIGN: JC/GEC
CHECKED: GEC

SWI
Shephard Wesnitzer, Inc.
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Flagstaff, AZ 86001
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928.774.8934 fax
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REVISIONS

NO.	DESCRIPTION	DATE	BY

CALL TWO WORKING DAYS BEFORE YOU DIG
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REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41502
JAMES CROWLEY
2/13/14
Date Signed
ARIZONA, USA
Expires 9/30/16

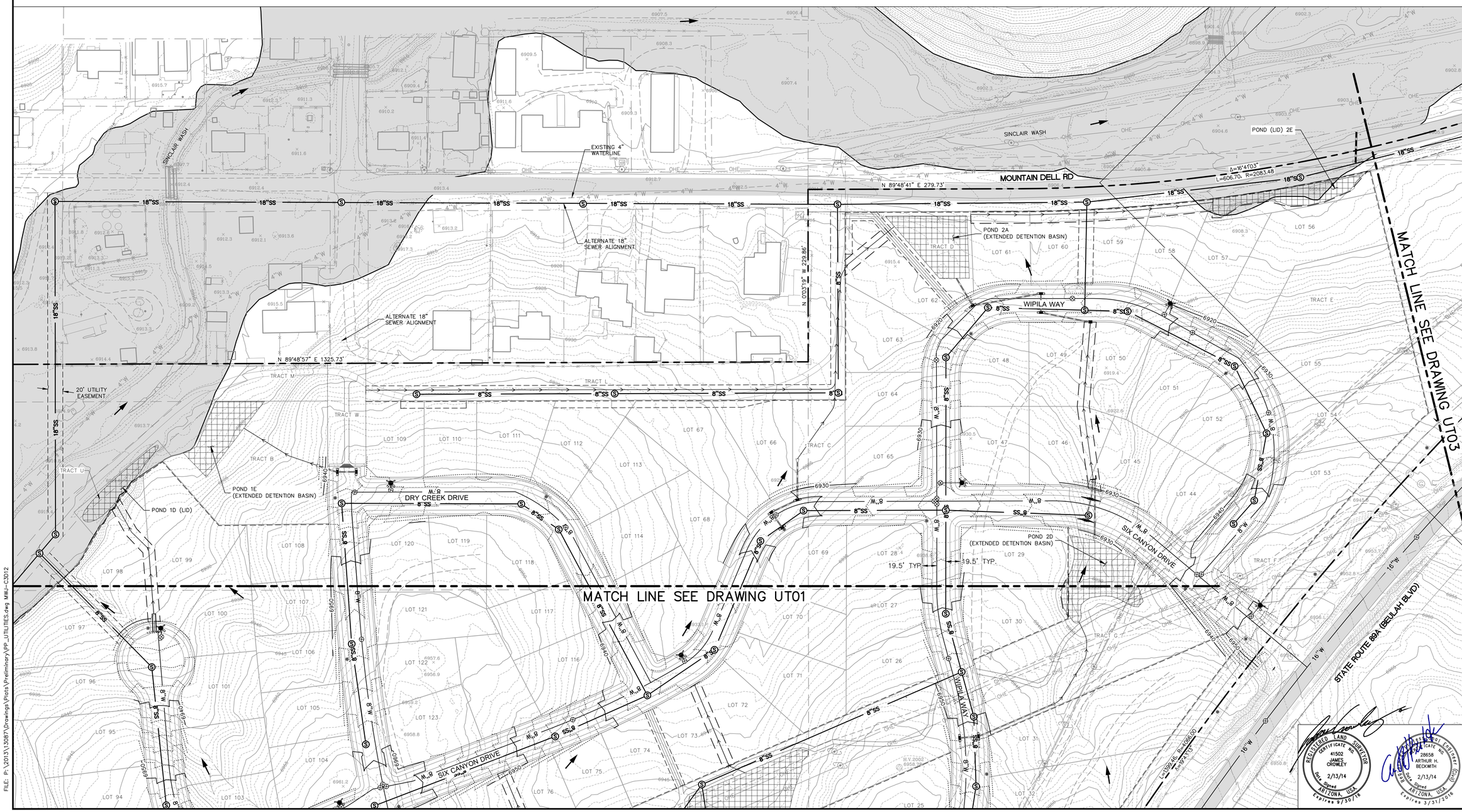
Registered Civil Engineer
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
2/13/14
Date Signed
ARIZONA, USA
Expires 3/31/2016

DRAWING NO.
UT01

SHT NO. 5 OF 15

PLOTTED: Feb 13, 2014-9:41am

SCALE 1" : 60'
0 30 60
CONTOUR INTERVAL = 2 FOOT



CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

AREA "B" WATER AND SEWER MASTER PLAN

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: 1"= 60'
DRAWN: MWJ
DESIGN: AHB/MWJ
CHECKED: GEC

110 West Dale Ave
Flagstaff, AZ 86001
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928.774.8934 fax
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Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

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DRAWING NO.
UT02

SHT NO. 6 OF 15

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_UTILITIES.dwg MWJ-C3D12

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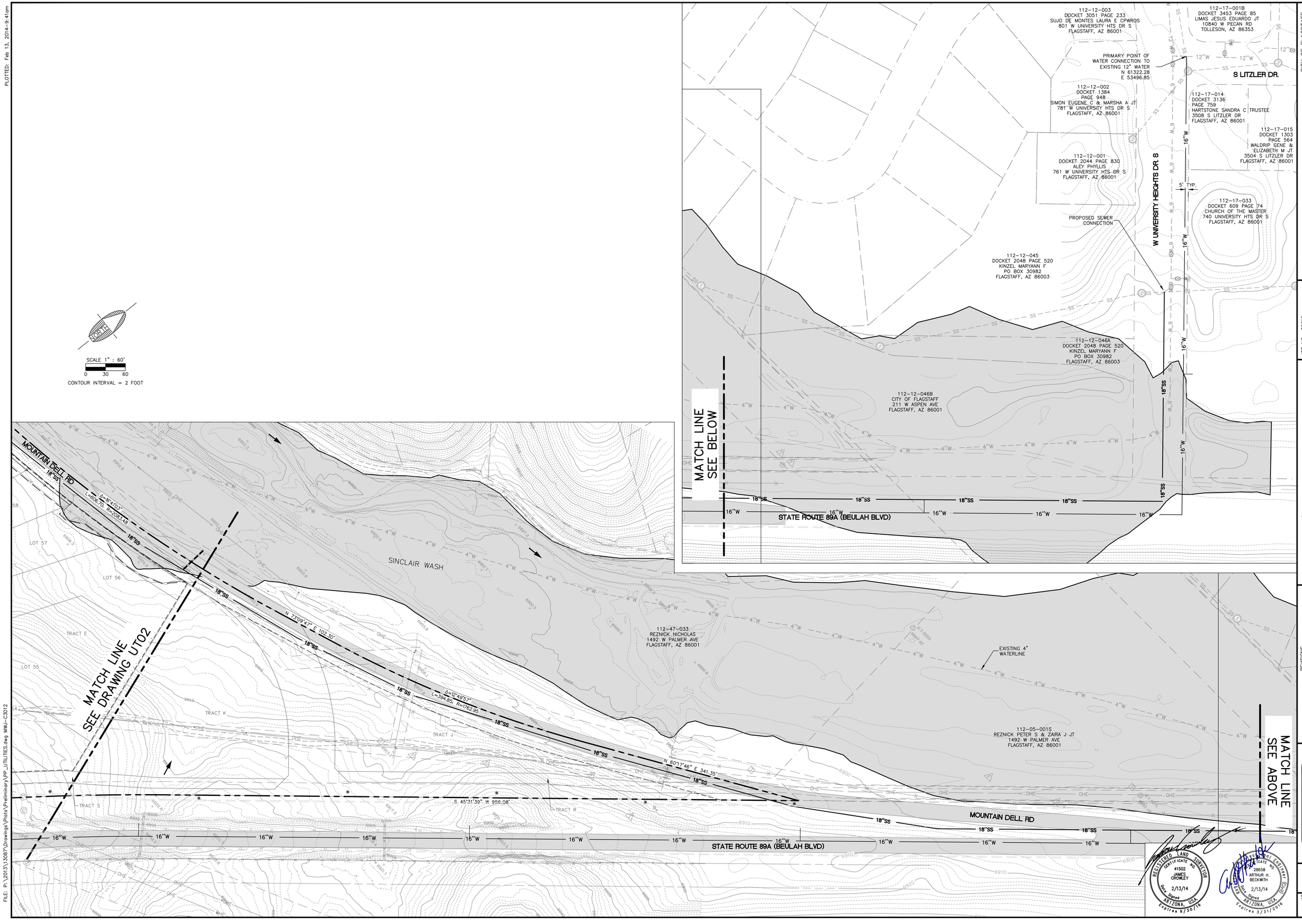

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

AREA "C" WATER AND SEWER MASTER PLAN

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: 1"= 60'
DRAWN: MWJ
DESIGN: AHB/MWJ
CHECKED: GEC

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Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
UT03

SHT NO. 7 OF 15

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_UTILITIES.dwg MWJ-C3D12

PLOTTED: Feb 13, 2014-9:42am

STATE TRUST LAND

116-13-005A
COCONINO COUNTY
219 E CHERRY AVE
FLAGSTAFF, AZ 86001

SECONDARY POINT OF CONNECTION TO EXISTING 16" WATER
N 54495.95
E 47801.80

FORT TUTHILL PARK

30' UTILITY EASEMENT

16" WATER LINE

112-10-005T
FLAGSTAFF 89 LTD PARTNERSHIP II
6521 W CORTEZ PL
PHOENIX, AZ 85083

112-10-006A
FLAGSTAFF 89 LTD PARTNERSHIP I
6521 W CORTEZ PL
PHOENIX, AZ 85083

MATCH LINE SEE BELOW (LEFT)

EXISTING FUTS

SCALE 1" : 60'
0 30 60
CONTOUR INTERVAL = 2 FOOT

MATCH LINE SEE ABOVE (RIGHT)

112-10-006A
FLAGSTAFF 89 LTD PARTNERSHIP I
6521 W CORTEZ PL
PHOENIX, AZ 85083

112-10-006C
FLAGSTAFF 89 LTD PARTNERSHIP I
6521 W CORTEZ PL
PHOENIX, AZ 85083

16" WATER LINE

30' UTILITY EASEMENT

EXISTING FUTS

20' UTILITY EASEMENT

112-10-006B
RODIS ERNESTO B MD TRUSTEE
RODIS EB MDFACS PC PNSN PRFT SHRNG PLAN
6521 W CORTEZ PL
PHOENIX, AZ 85083

112-10-032
RODIS ERNESTO B MD TRUSTEE
RODIS EB MDFACS PC PNSN PRFT SHRNG PLAN
6521 W CORTEZ PL
PHOENIX, AZ 85083

112-10-005T
FLAGSTAFF 89 LTD PARTNERSHIP II
6521 W CORTEZ PL
PHOENIX, AZ 85083

112-10-006C
FLAGSTAFF 89 LTD PARTNERSHIP I
6521 W CORTEZ PL
PHOENIX, AZ 85083

112-10-031
FOUNTAINHEAD FLAG LLC
PMB 819 3219 E CAMELBACK RD
PHOENIX, AZ 85018

MATCH LINE SEE BELOW (LEFT)

SCALE 1" : 60'
0 30 60
CONTOUR INTERVAL = 2 FOOT

MATCH LINE SEE ABOVE (RIGHT)

112-10-031
FOUNTAINHEAD FLAG LLC
PMB 819 3219 E CAMELBACK RD
PHOENIX, AZ 85018

20' UTILITY EASEMENT

16" WATER LINE

112-05-129
FOUNTAINHEAD FLAG LLC
PMB 819 3219 E CAMELBACK RD
PHOENIX, AZ 85018

MATCH LINE SEE DRAWING UT01

SCALE 1" : 60'
0 30 60
CONTOUR INTERVAL = 2 FOOT

112-05-126
RODIS ERNESTO B & PAULA K
6521 W CORTEZ PL
PHOENIX, AZ 85083

112-05-127
FLAGSTAFF 89 LTD PARTNERSHIP I
6521 W CORTEZ PL
PHOENIX, AZ 85083

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41502
JAMES CROWLEY
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 9/30/16

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 3/31/2016

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

AREA 'D' WATER AND SEWER MASTER PLAN

JOB NO:	06612
DATE:	Feb 13, 2014
SCALE:	1"= 60'
DRAWN:	MWJ
DESIGN:	AHB
CHECKED:	GEC

110 West Dale Ave
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928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY
REVISIONS			

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DRAWING NO.
UT04

SHT NO. 8 OF 15

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_UTILITIES.dwg MWJ-C3D12

PLOTTED: Feb 13, 2014-9:42am

NOTES:
1. SEE DWG R02 FOR LOT AND TRACT CURVE TABLE.
2. ALL DRAINAGE EASEMENTS ARE PRIVATE AND MAINTAINED BY HOME OWNERS ASSOCIATION.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 41502 JAMES CROWLEY Date Signed 2/13/14 ARIZONA, U.S.A. Expires 9/30/16

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 28658 ARTHUR H. BECKWITH Date Signed 2/13/14 ARIZONA, U.S.A. Expires 3/31/2016

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

AREA "A"
PROJECT INFRASTRUCTURE

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: 1"= 60'
DRAWN: MWJ
DESIGN: AHB/MWJ
CHECKED: GEC

Shephard Wesnitzer, Inc.
110 West Dale Ave
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
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NO.	DESCRIPTION	DATE	BY

REVISIONS

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DRAWING NO. R01

SHT NO. 9 OF 15

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_INFRASTRUCTURE.dwg MWJ-C3012

PLOTTED: Feb 13, 2014-9:42am

Curve Table

CURVE #	DELTA ANGLE	ARC LENGTH	RADIUS
C1	7°08'49"	240.06	1924.50
C2	4°54'43"	10.67	124.50
C3	4°53'28"	10.63	124.50
C4	3°13'38"	9.88	175.50
C5	6°34'33"	20.14	175.50
C6	4°42'51"	158.35	1924.50
C7	2°59'29"	100.48	1924.50
C8	3°09'35"	106.14	1924.50
C9	12°19'55"	37.77	175.50
C10	1°41'33"	5.18	175.50
C11	34°33'03"	19.30	32.00
C12	12°15'04"	6.84	32.00
C13	66°46'19"	60.60	52.00
C14	33°31'01"	30.42	52.00
C15	43°11'59"	39.21	52.00
C16	68°29'10"	62.16	52.00
C17	61°37'44"	55.93	52.00
C18	46°48'07"	26.14	32.00
C19	14°01'28"	30.47	124.50
C20	7°27'51"	42.39	325.37
C21	10°53'39"	61.87	325.37
C22	46°48'07"	26.14	32.00
C23	50°21'35"	45.71	52.00
C24	35°20'21"	32.07	52.00
C25	53°28'07"	48.53	52.00
C26	39°20'45"	35.71	52.00
C27	47°34'59"	43.18	52.00
C28	47°30'26"	43.12	52.00
C29	46°48'07"	26.14	32.00
C30	11°51'42"	56.83	274.49
C31	1°52'07"	66.26	2031.86
C32	0°52'24"	30.97	2031.86
C33	1°09'26"	41.04	2032.00
C34	0°55'22"	32.73	2032.00
C35	1°35'45"	56.59	2032.00
C36	0°32'22"	19.13	2032.00
C37	0°35'49"	21.17	2032.00
C38	1°39'02"	55.38	1922.50
C39	2°04'34"	69.66	1922.50
C40	2°06'05"	70.51	1922.50

Curve Table

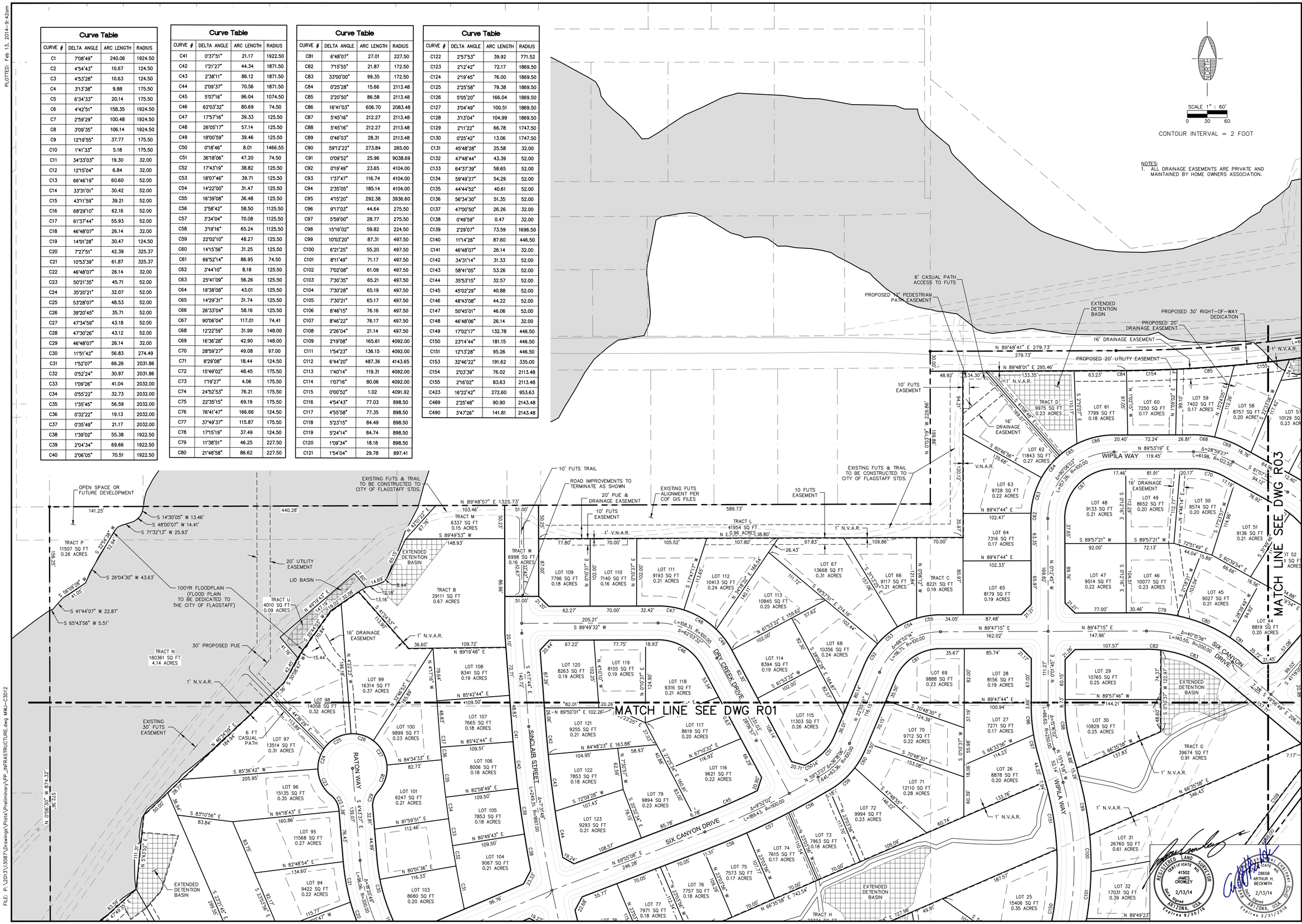
CURVE #	DELTA ANGLE	ARC LENGTH	RADIUS
C41	0°37'51"	21.17	1922.50
C42	1°21'27"	44.34	1871.50
C43	2°38'11"	86.12	1871.50
C44	2°09'37"	70.56	1871.50
C45	5°07'16"	96.04	1074.50
C46	62°03'32"	80.69	74.50
C47	17°57'16"	39.33	125.50
C48	26°05'17"	57.14	125.50
C49	18°00'59"	39.46	125.50
C50	0°18'46"	8.01	1466.55
C51	36°18'06"	47.20	74.50
C52	17°43'19"	38.82	125.50
C53	18°07'46"	39.71	125.50
C54	14°22'00"	31.47	125.50
C55	16°39'08"	36.48	125.50
C56	2°58'42"	58.50	1125.50
C57	3°34'04"	70.08	1125.50
C58	3°19'16"	65.24	1125.50
C59	22°02'10"	48.27	125.50
C60	14°15'56"	31.25	125.50
C61	66°52'14"	86.95	74.50
C62	3°44'10"	8.18	125.50
C63	25°41'09"	56.26	125.50
C64	19°38'08"	43.01	125.50
C65	14°29'31"	31.74	125.50
C66	26°33'04"	58.16	125.50
C67	90°06'04"	117.01	74.41
C68	12°22'59"	31.99	148.00
C69	16°36'28"	42.90	148.00
C70	28°59'27"	49.08	97.00
C71	8°29'08"	18.44	124.50
C72	15°49'02"	48.45	175.50
C73	1°19'27"	4.06	175.50
C74	24°52'53"	76.21	175.50
C75	22°35'15"	69.19	175.50
C76	76°41'47"	166.66	124.50
C77	37°49'37"	115.87	175.50
C78	17°15'19"	37.49	124.50
C79	11°38'51"	46.25	227.50
C80	21°48'58"	86.62	227.50

Curve Table

CURVE #	DELTA ANGLE	ARC LENGTH	RADIUS
C81	6°48'07"	27.01	227.50
C82	7°15'55"	21.87	172.50
C83	33°00'00"	99.35	172.50
C84	0°25'28"	15.66	2113.48
C85	2°20'50"	86.58	2113.48
C86	16°41'03"	606.70	2083.48
C87	5°45'16"	212.27	2113.48
C88	5°45'16"	212.27	2113.48
C89	0°46'03"	28.31	2113.48
C90	59°12'22"	273.84	265.00
C91	0°09'52"	25.96	9038.69
C92	0°19'49"	23.65	4104.00
C93	1°37'47"	116.74	4104.00
C94	2°35'05"	185.14	4104.00
C95	4°15'20"	292.38	3936.60
C96	9°17'03"	44.64	275.50
C97	5°59'00"	28.77	275.50
C98	15°16'02"	59.82	224.50
C99	10°03'20"	87.31	497.50
C100	6°21'25"	55.20	497.50
C101	8°11'49"	71.17	497.50
C102	7°02'08"	61.09	497.50
C103	7°30'35"	65.21	497.50
C104	7°30'28"	65.19	497.50
C105	7°30'21"	65.17	497.50
C106	8°46'15"	76.16	497.50
C107	8°46'22"	76.17	497.50
C108	2°26'04"	21.14	497.50
C109	2°19'08"	165.61	4092.00
C111	1°54'23"	136.15	4092.00
C112	6°44'20"	487.36	4143.65
C113	1°40'14"	119.31	4092.00
C114	1°07'16"	80.06	4092.00
C115	0°00'52"	1.02	4091.92
C116	4°54'43"	77.03	898.50
C117	4°55'58"	77.35	898.50
C118	5°23'15"	84.49	898.50
C119	5°24'14"	84.74	898.50
C120	1°09'34"	18.18	898.50
C121	1°54'04"	29.78	897.41

Curve Table

CURVE #	DELTA ANGLE	ARC LENGTH	RADIUS
C122	2°57'53"	39.92	771.52
C123	2°12'42"	72.17	1869.50
C124	2°19'45"	76.00	1869.50
C125	2°25'58"	79.38	1869.50
C126	5°05'20"	166.04	1869.50
C127	3°04'49"	100.51	1869.50
C128	3°13'04"	104.99	1869.50
C129	2°11'22"	66.78	1747.50
C130	0°25'42"	13.06	1747.50
C131	45°48'28"	25.58	32.00
C132	47°48'44"	43.39	52.00
C133	64°37'39"	58.65	52.00
C134	59°49'27"	54.29	52.00
C135	44°44'52"	40.61	52.00
C136	56°34'30"	51.35	52.00
C137	47°00'50"	26.26	32.00
C138	0°49'59"	0.47	32.00
C139	2°29'07"	73.59	1696.50
C140	11°14'26"	87.60	446.50
C141	46°48'07"	26.14	32.00
C142	34°31'14"	31.33	52.00
C143	58°41'05"	53.26	52.00
C144	35°53'15"	32.57	52.00
C145	45°02'29"	40.88	52.00
C146	48°43'08"	44.22	52.00
C147	50°45'01"	46.06	52.00
C148	46°48'06"	26.14	32.00
C149	17°02'17"	132.78	446.50
C150	23°14'44"	181.15	446.50
C151	12°13'28"	95.26	446.50
C153	32°46'22"	191.62	335.00
C154	2°03'39"	76.02	2113.48
C155	2°16'02"	83.63	2113.48
C423	16°22'42"	272.60	953.63
C489	2°25'48"	90.90	2143.48
C490	3°47'26"	141.81	2143.48



CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

AREA 'B' PROJECT INFRASTRUCTURE

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: 1"= 60'
DRAWN: MWJ
DESIGN: AHB/MWJ
CHECKED: GEC

110 West Dale Ave
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swioz.com
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

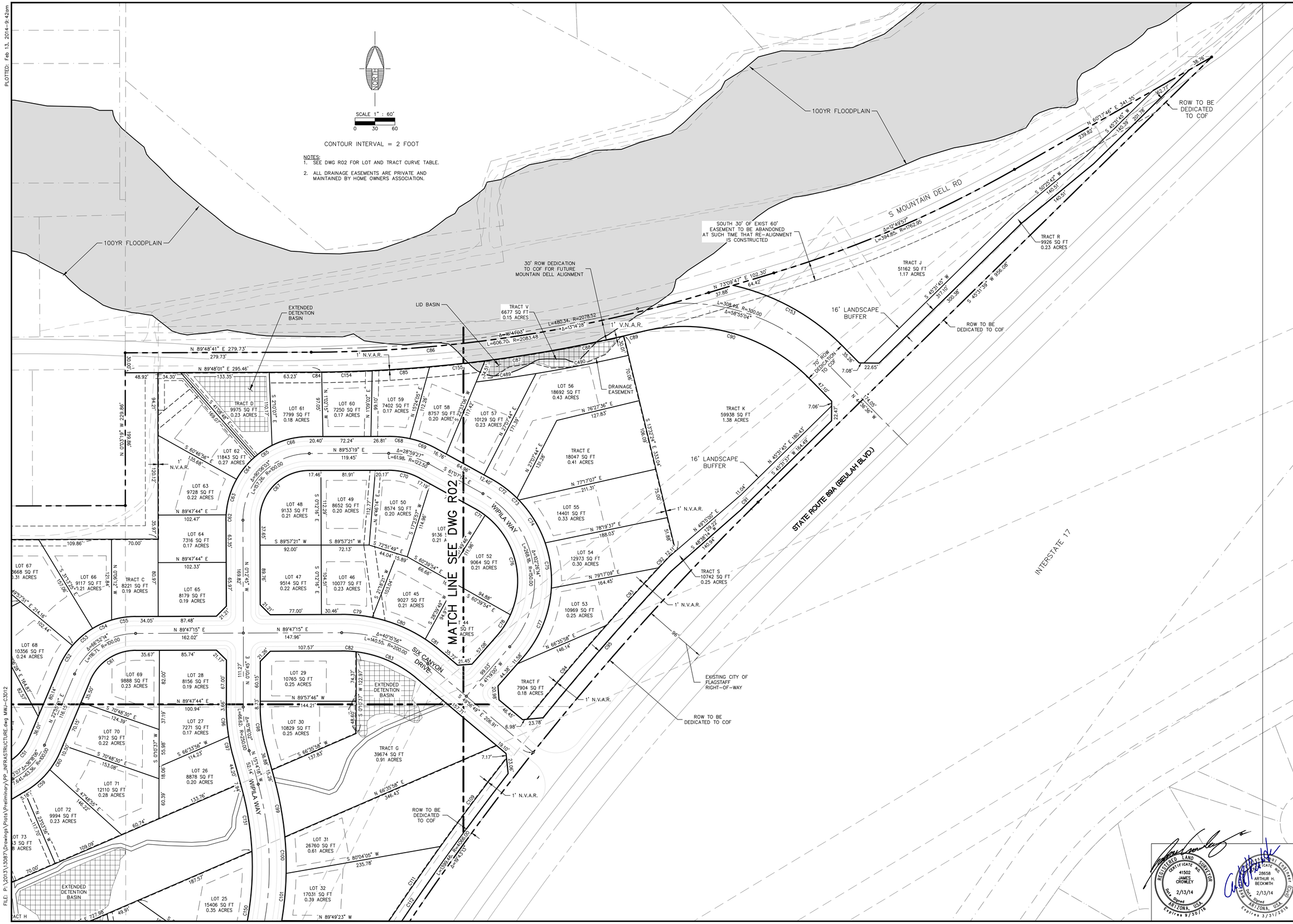
DRAWING NO. R02

SHT NO. 10 OF 15

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41502
JAMES CROWLEY
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 9/30/16

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 3/31/2016

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_INFRASTRUCTURE.dwg MWJ-C3D12



CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

AREA "C"
PROJECT INFRASTRUCTURE

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: 1"= 60'
DRAWN: MWJ
DESIGN: AHB/MWJ
CHECKED: GEC

SWI
Shephard Wesnitzer, Inc.
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Flagstaff, AZ 86001
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REVISIONS

NO.	DESCRIPTION	DATE	BY

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41502
JAMES CROWLEY
2/13/14
Date Signed
ARIZONA, USA
Expires 9/30/16

Professional Engineer (Civil)
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
2/13/14
Date Signed
ARIZONA, USA
Expires 3/31/2016

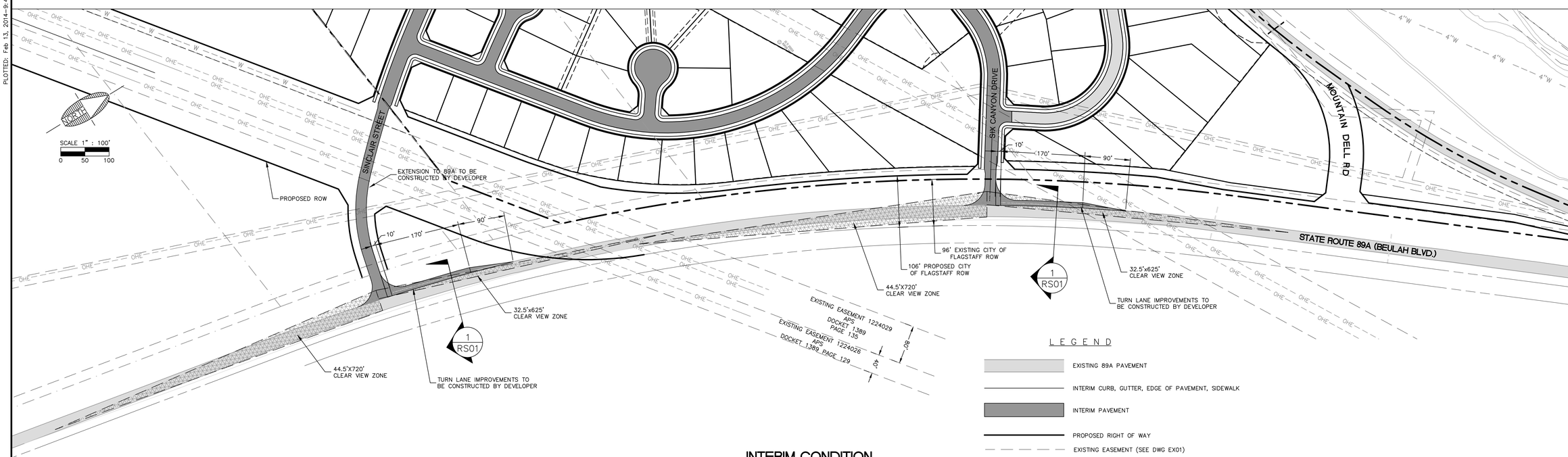
DRAWING NO.
R03

SHT NO. 11 OF 15

PLOTTED: Feb 13, 2014-9:42am

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_INFRASTRUCTURE.dwg MWJ-C3D12

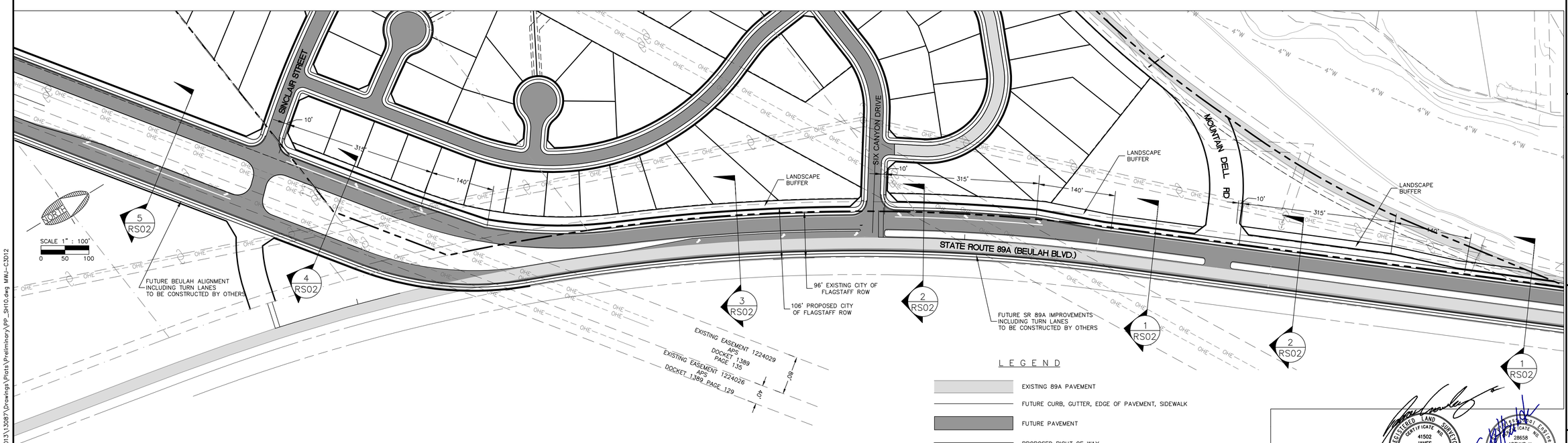
PLOTTED: Feb 13, 2014-9:43am



INTERIM CONDITION

LEGEND

- EXISTING 89A PAVEMENT
- INTERIM CURB, GUTTER, EDGE OF PAVEMENT, SIDEWALK
- INTERIM PAVEMENT
- PROPOSED RIGHT OF WAY
- EXISTING EASEMENT (SEE DWG EX01)
- OHE — EXISTING OVERHEAD ELECTRICAL
- EXISTING POWER POLE



FUTURE CONDITION

LEGEND

- EXISTING 89A PAVEMENT
- FUTURE CURB, GUTTER, EDGE OF PAVEMENT, SIDEWALK
- FUTURE PAVEMENT
- PROPOSED RIGHT OF WAY
- EXISTING EASEMENT (SEE DWG EX01)
- OHE — EXISTING OVERHEAD ELECTRICAL
- EXISTING POWER POLE

REGISTERED LAND SURVEYOR CERTIFICATE NO. 41502 JAMES CROWLEY Date Signed 2/13/14 ARIZONA, U.S.A. Expires 9/30/14

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 28658 ARTHUR H. BECKWITH Date Signed 2/13/14 ARIZONA, U.S.A. Expires 3/31/2016

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_SH10.dwg MWJ-C3D12

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

INTERMIN AND FUTURE IMPROVEMENTS

JOB NO: 06612
DATE: Feb 13, 2014
SCALE: AS SHOWN
DRAWN: AMS
DESIGN: JLC
CHECKED: JLC

110 West Dale Ave
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

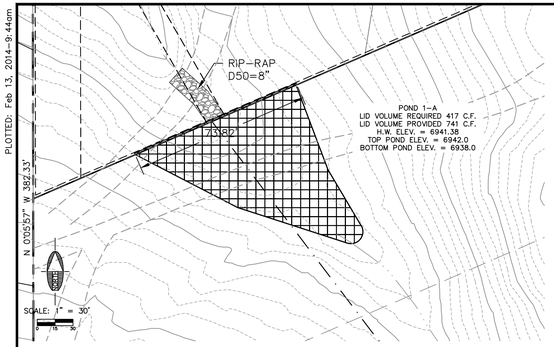
NO.	DESCRIPTION	DATE	BY

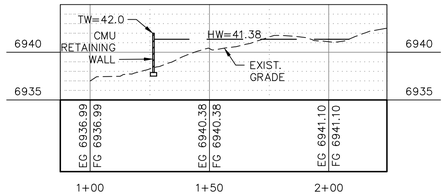
REVISIONS

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

DRAWING NO.
R04

SHT NO. 12 OF 15





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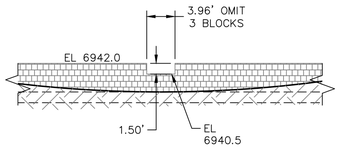

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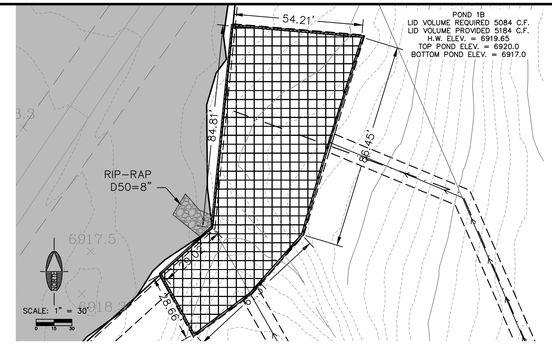

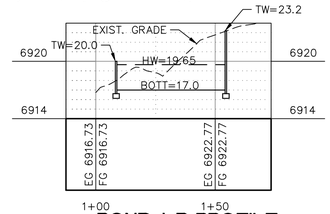

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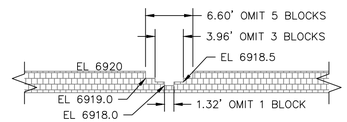

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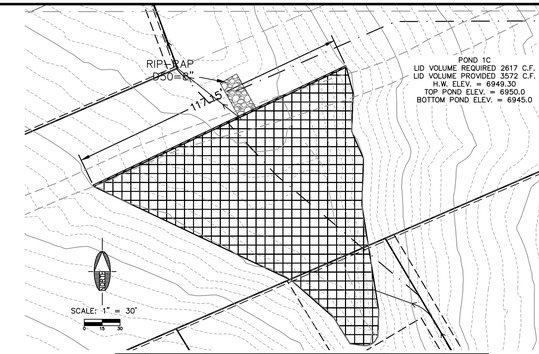

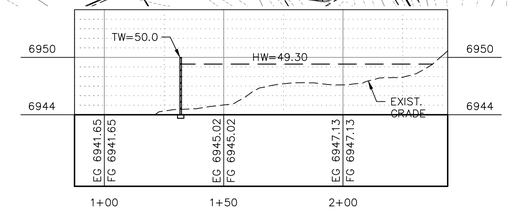

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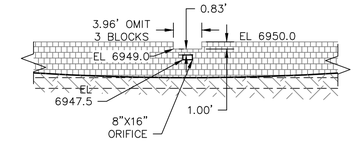

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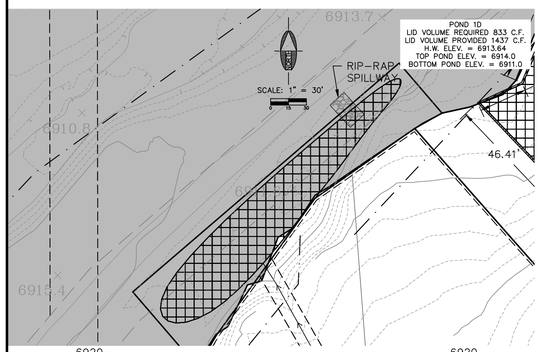

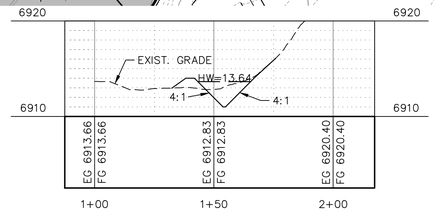

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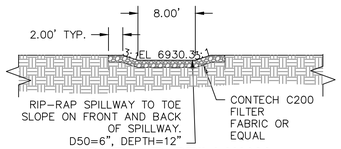

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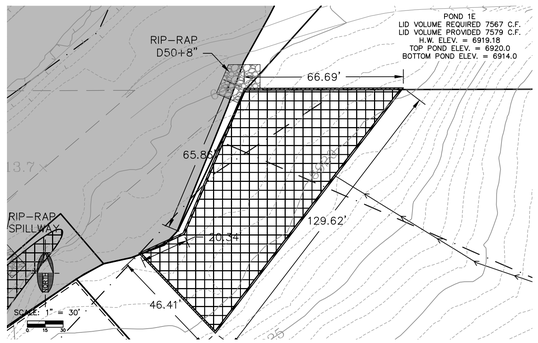

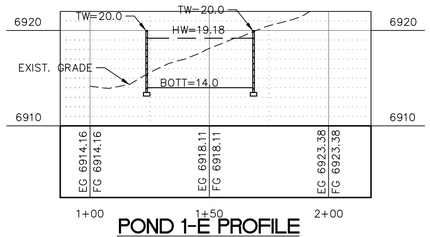

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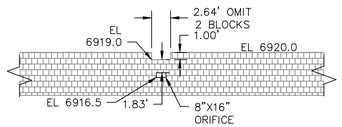

POND 1-E WIER ELEVATION
1"=10'

Camryn Pines Initial Preliminary Plat LID Analysis

		Impervious local residential street (sf/ft)	Impervious half local residential street (sf/ft)	Impervious lot area (sf)		LID required depth (ft)
	Variables	41	20.5	2500		0.08
Pre-development Basin ID	Preliminary Drainage Report Basin ID	Length full width road (ft)	Length half width road (ft)	Number of lots	Total impervious area for LID (sf)	Required 1" LID volume based on impervious gross area (cf)
1	1A	0	0	2	5,000	417
	1B	400	225	16	61,013	5,084
	1C	400	0	6	31,400	2,617
	1D	0	0	4	10,000	833
	1E	1,000	600	15	90,800	7,567
2	2A	2,700	300	42	221,850	18,488
	2B	750	375	7	55,938	4,661
	2C	450	400	14	61,650	5,138
	2D	450	100	8	40,500	3,375
	2E	0	0	9	22,500	1,875
	empty	0	0	0	0	0
	Total	6,150	2,000	123	600,650	50,055
	1. Gross required 1" LID volume is for impervious streets and assumed lot area.					
	2. Existing impervious = 0.0 sf					
	3. Proposed impervious = 600,650 sf					

FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

PRELIMINARY BASIN DETAILS

JOB NO:	13087
DATE:	FEB 14
SCALE:	AS SHOWN
DRAWN:	EWS
DESIGN:	EWS/JTL
CHECKED:	GEC

110 W. Dale Avenue
Flagstaff, AZ 86001
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928.774.8934 fax
www.swiaz.com
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REVISIONS

NO.	DESCRIPTION	DATE	BY

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1-800-STAKE-IT

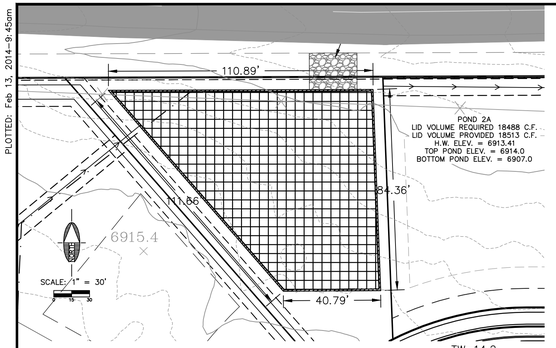
DRAWING NO.
BD01

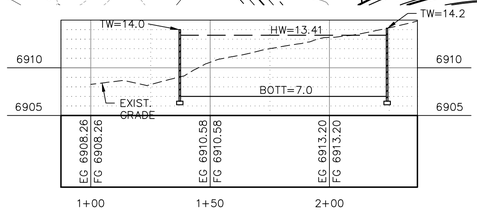
SHT NO. 13 OF 15

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
2/13/14
Date Signed
ARIZONA, U.S.A.
Expires 3/31/2016

PLOTTED: Feb 13, 2014-9:44am

FILE: P:\2013\13087\Engineering\Drainage\DWG\POND-EXHIBITS.dwg MWJ-C3012





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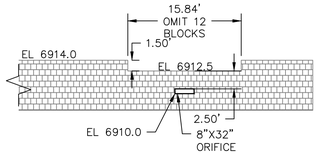

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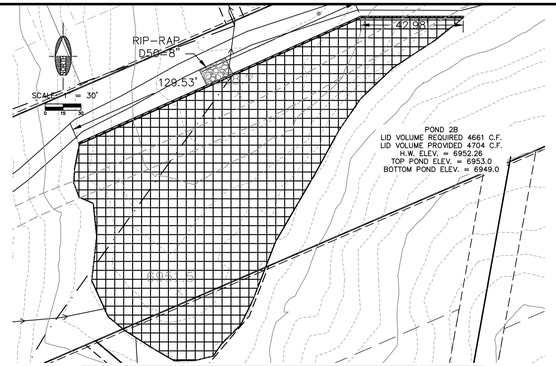

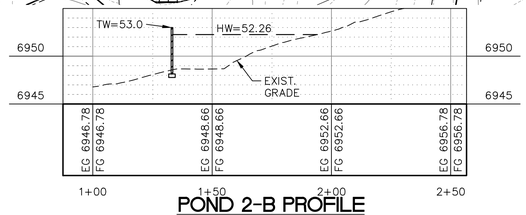

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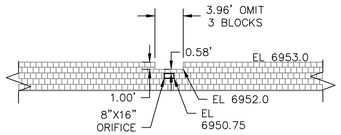

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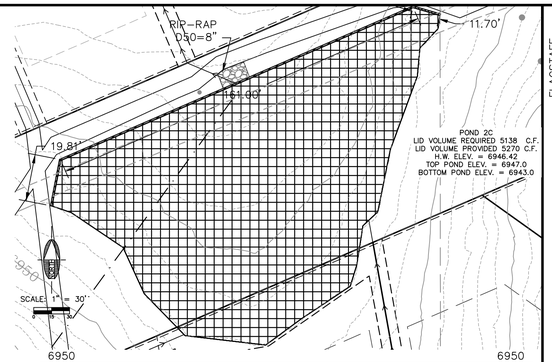

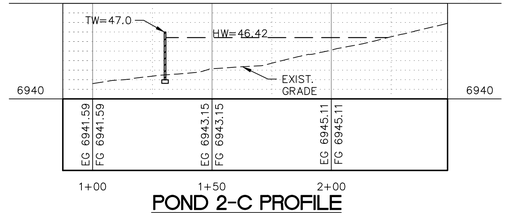

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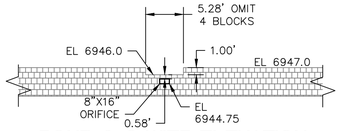

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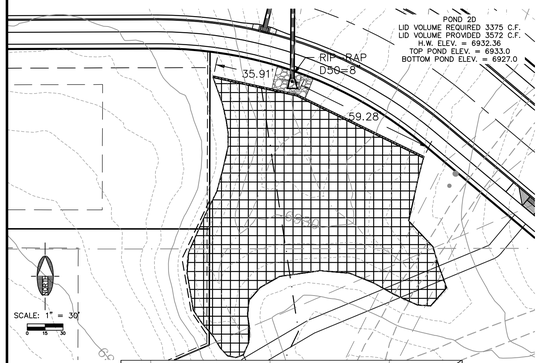

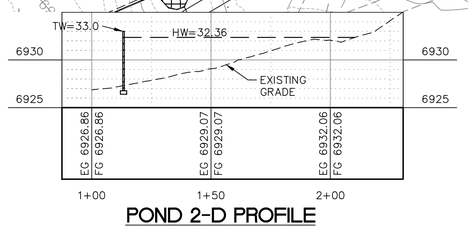

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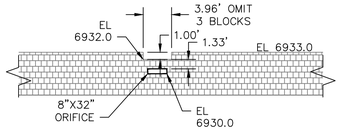

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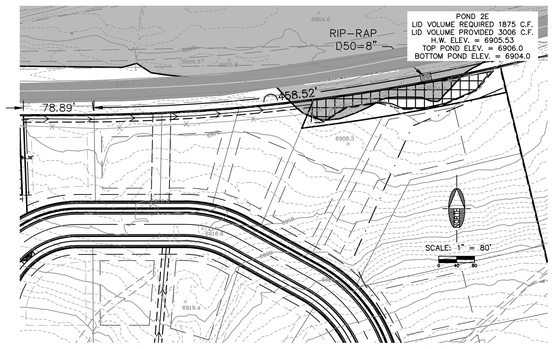

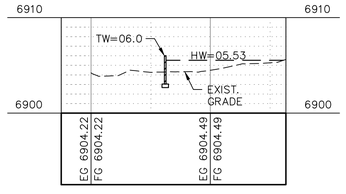

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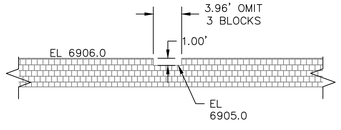

POND 2-E WIER ELEVATION
1"=10'

FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

PRELIMINARY BASIN DETAILS

JOB NO:	13087
DATE:	FEB 14
SCALE:	AS SHOWN
DRAWN:	EWS
DESIGN:	EWS/JTL
CHECKED:	GEC

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

DRAWING NO.
BD02

SHT NO. 14 OF 15

Registered Professional Engineer (Civil)
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 3/31/2016

PLOTTED: Feb 13, 2014-9:45am

FILE: P:\2013\13087\Engineering\Drainage\DWG\POND-EXHIBITS.dwg MWJ-C3012

PLOTTED: Feb 13, 2014-9:45am

PHASING TABLE

UNIT 1
LOTS 1–47
TRACTS: A,B,D,G,H,J,K,L,M,N,P,R,S,T,U,V,W

UNIT 2
LOTS 48–79
TRACTS: C,E,F

UNIT 3
LOTS 80–123

PHASING LEGEND

UNIT 1

UNIT 2

UNIT 3

NOTES:
1. ALL IMPROVEMENTS OUTSIDE OF SUBDIVISION BOUNDARY ARE TO BE CONSTRUCTED WITH UNIT 1.
2. EACH UNIT'S IMPROVEMENTS SHALL BE DESIGNED TO BE FULLY OPERATIONAL AND FUNCTIONAL IN PERPETUITY WITHOUT RELIANCE ON THE DEVELOPMENT OF FUTURE PHASES.
3. POLARIS CUL-DE-SAC TO BE BUILT TO CITY OF FLAGSTAFF STANDARDS PER SECTION 13-10-004-0001, DEAD END STREETS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41502
JAMES CROWLEY
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 9/30/14

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 28658
ARTHUR H. BECKWITH
Date Signed 2/13/14
ARIZONA, U.S.A.
Expires 3/31/2016

CITY OF FLAGSTAFF
ARIZONA

CAMRYN PINES PRELIMINARY PLAT

PRELIMINARY PLAT
PHASING PLAN

JOB NO:	06612
DATE:	Feb 13, 2014
SCALE:	1"=100'
DRAWN:	MWJ
DESIGN:	AHB/GEC
CHECKED:	GEC

110 West Dale Ave
Flagstaff, AZ 86001
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928.774.8934 fax
www.swiaz.com
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NO.	DESCRIPTION	DATE	BY
REVISIONS			

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DRAWING NO.
PH01

SHT NO. 15 OF 15

FILE: P:\2013\13087\Drawings\Plats\Preliminary\PP_PH01.dwg MWJ-C3D12