PLOTTED: Dec 15, 2014-11:01am

PRELIMINARY PLAT
FOR
THE TRAX
FLAGSTAFF, ARIZONA

LOCATED IN A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

LEGAL DESCRIPTION:

INSTRUMENT # 3703647, OFFICIAL RECORDS OF COCONINO COUNTY.

PARCELS A, B AND D AS SET FORTH ON C.O.F. CONSOLIDATION MAP RECORDED IN 2006-3396857, OFFICIAL RECORDS OF COCONINO COUNTY ARIZONA AND MORE PARTICULARLY DESCRIBED BELOW;

AND EXCEPT FROM SAID PARCELS ALL MINERALS CONTAINED THEREIN INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION IN DEED RECORDED IN DOCKET 1442, PAGE 754.

PARCEL A

THE FOLLOWING DESCRIBES A PARCEL OF LAND, PORTIONS OF THE EXISTING BURLINGTON NORTHERN SANTA FE RAILWAY, HUNTINGTON DRIVE AS DESCRIBED IN DOCKET 861, PAGE 914 AND DOCKET 918, PAGE 574; PARCELS A, B, AND C RECORDED IN BOOK 8, PAGE 57; AND THE PARCEL DESCRIBED IN DOCKET 1442, PAGE 754, COCONINO COUNTY RECORDS; LYING IN SECTIONS 13 AND 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN; FLAGSTAFF, COCONINO COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A POINT ON A TANGENT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROUTE 66, MONUMENTED BY A FOUND BRASS CAP;

THENCE NORTH 71 DEGREES 20 MINUTES 56 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHTOF- WAY LINE, 78.35 FEET TO A POINT OF CURVATURE THEREIN;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, CONCAVE NORTHWESTERLY, WITH RADIUS 2000.00 FEET AND CENTRAL ANGLE 34 DEGREES 02 MINUTES 50 SECONDS, AN ARC LENGTH OF 1188.48 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 56 MINUTES 54 SECONDS AN ARC LENGTH OF 68.01 FEET;

THENCE NORTH 35 DEGREES 21 MINUTES 12 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT- OF-WAY LINE, 2555.80 FEET;

THENCE NORTH 41 DEGREES 08 MINUTES 46 SECONDS EAST 103.31 FEET;

THENCE NORTH 36 DEGREES 26 MINUTES 28 SECONDS EAST, 258.30 FEET;

THENCE NORTH 44 DEGREES 14 MINUTES 44 SECONDS EAST, 153.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, TO WHICH POINT A RADIAL LINE BEARS NORTH 50 DEGREES 35 MINUTES 21 SECONDS WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS 3745.72 FEET AND CENTRAL ANGLE 04 DEGREES 42 MINUTES 36 SECONDS, AN ARC LENGTH OF 307.92 FEET;

THENCE NORTH 76 DEGREES 35 MINUTES 19 SECONDS EAST 37.30 FEET;

THENCE SOUTH 40 DEGREES 09 MINUTES 12 SECONDS EAST, PARALLEL WITH AND 74 FEET SOUTHWESTERLY FROM THE NEW FOURTH STREET CENTERLINE SHOWN THEREON , 136.09 FEET;

THENCE SOUTH 45 DEGREES 52 MINUTES 40 SECONDS EAST 77.10 FEET;

THENCE SOUTH 47 DEGREES 28 MINUTES 57 SECONDS EAST 81.84 FEET;

THENCE NORTH 45 DEGREES 36 MINUTES 00 SECONDS EAST 3.00 FEET;

THENCE SOUTH 42 DEGREES 59 MINUTES 24 SECONDS EAST, PARALLEL WITH AND 59 FEET SOUTHWESTERLY FROM SAID NEW FOURTH STREET CENTERLINE, 47.26 FEET TO THE NORTHWESTERLY LINE OF THE NEW RAILWAY SHOWN THEREON;

THENCE SOUTH 41 DEGREES 56 MINUTES 14 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 3431.57 FEET TO THE NORTHWESTERLY LINE OF THE EXISTING RAILWAY SHOWN THEREON;

THENCE NORTH 52 DEGREES 41 MINUTES 54 SECONDS WEST, RADIAL TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROUTE 66, 41.69 FEET TO THE TRUE POINT BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE LINE BETWEEN THE EAST AND SOUTH QUARTER CORNERS OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, WITH BEARING SOUTH 43 DEGREES 20 MINUTES 20 SECONDS WEST PER CITY OF FLAGSTAFF COORDINATE-SYSTEM DATA DATED NOVEMBER 1997.

PARCEL B

THE FOLLOWING DESCRIBES A PARCEL OF LAND, PORTIONS OF THE EXISTING BURLINGTON NORTHERN SANTA FE RAILWAY; INDUSTRIAL DRIVE DESCRIBED IN DOCKET 918, PAGE 574; AND PARCEL 1 DESCRIBED IN DOCKET 1967, PAGE 587, RECORDS OF COCONINO COUNTY, LYING IN THE LOT 2 OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN; FLAGSTAFF, COCONINO COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A POINT OF TANGENCY IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROUTE 66 NORTHEAST OF FOURTH STREET;

THENCE NORTH 56 DEGREES 57 MINUTES 16 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 35.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 58 DEGREES 57 MINUTES 16 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 1154.90 FEET;

THENCE SOUTH 33 DEGREES 02 MINUTES 44 SECONDS EAST, PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 39.49 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE EXISTING BURLINGTON NORTHERN SANTA FE RAILWAY AND THE BEGINNING OF A NONTANGENT CURVE, TO WHICH POINT A RADIAL LINE BEAR NORTH 37 DEGREES 26 MINUTES 34 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE NEW RAILWAY SHOWN THEREON AND ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS 7718.99 FEET AND CENTRAL ANGLE 10 DEGREES 37 MINUTES 12 SECONDS, AN ARC LENGTH OF 1430.75 FEET;

THENCE SOUTH 41 DEGREES 56 MINUTES 14 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 205.84 FEET;

THENCE SOUTH 48 DEGREES 03 MINUTES 46 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, 12.00 FEET;

THENCE SOUTH 41 DEGREES 56 MINUTES 14 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE,
373.32 FEET;

THENCE NORTH 42 DEGREES 59 MINUTES 24 SECONDS WEST, PARALLEL WITH AND 52 FEET EASTERLY FROM THE NEW FOURTH STREET CENTERLINE SHOWN THEREON 53.01 FEET; THENCE NORTH 28 DEGREES 59 MINUTES 56 SECONDS WEST, 60.86 FEET;

THENCE NORTH 40 DEGREES 09 MINUTES 12 SECONDS WEST, 223.43 FEET;

THENCE NORTH 05 DEGREE 56 MINUTES 36 SECONDS EAST, 37.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, TO WHICH POINT A RADIAL LINE BEARS NORTH 42 DEGREES 46 MINUTES 55 SECONDS WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, RADIUS 3750.72 FEET AND CENTRAL ANGLE 02 DEGREES 37 MINUTES 04 SECONDS, AN ARC LENGTH OF 171.37 FEET;

THENCE NORTH 31 DEGREES 15 MINUTES 33 SECONDS EAST, 21.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, TO WHICH POINT A RADIAL LINE BEARS NORTH 39 DEGREES 50 MINUTES 57 SECONDS WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS 3757.72 FEET AND CENTRAL ANGLE 01 DEGREES 47 MINUTES 06 SECONDS, AN ARC LENGTH OF 117.07 FEET;

THENCE NORTH 51 DEGREES 55 MINUTES 35 SECONDS EAST, 141.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, TO WHICH POINT A RADIAL LINE BEARS NORTH 38 DEGREES 03 MINUTES 52 SECONDS WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS 3860.32 FEET AND CENTRAL ANGLE 05 DEGREES 05 MINUTES 23 SECONDS, AN ARC LENGTH OF 342.92 FEET;

THENCE NORTH 49 DEGREES 02 MINUTES 29 SECONDS EAST, 29.52 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE LINE BETWEEN THE EAST AND SOUTH QUARTER CORNERS OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, WITH BEARING SOUTH 43 DEGREES 20 MINUTES 20 SECONDS WEST PER CITY OF FLAGSTAFF COORDINATE.SYSTEM DATA DATED NOVEMBER 1997.

NOTE: PARCEL D IS NO LONG PART OF THE PRELIMINARY PLAT, PER INSTRUMENT # 3703652, OFFICIAL RECORDS OF COCONINO COUNTY.

PROJECT INFORMATION:

THE TRAX

NUMBER OF LOTS: 18
GROSS AREA: 27.2 ACRES
NET AREA: 26.74 ACRES

1. THE PROJECT 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 LIGHTS AND ELECTRICAL LINES INSTALLED WITH THIS PROJECT SHALL BE PLACED UNDERGROUND
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. NEW IMPERVIOUS AREA: 16.6 AC
   TOTAL INCLUDES ROADWAY IMPROVEMENTS, BUILDING PADS AND ASSOCIATED PARKING LOTS.
5. 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. 41-900002.0002.
6. ACCESS ACROSS THE LOTS IS PROVIDED PER THE COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT, INSTRUMENT #3703648, OFFICIAL RECORDS OF COCONINO COUNTY.

ZONING

EXISTING ZONING
PARCEL 'A': HC
APN# 107-13-0010

PARCEL 'B': HC
APN# 107-13-009

THE ENTIRE PROJECT AREA IS WITHIN THE CITY OF FLAGSTAFF ZONING "HIGHWAY COMMERCIAL (HC)" PER CITY OF FLAGSTAFF OFFICIAL ZONING MAP 9 & 10. THIS PROJECT WILL NOT INVOLVE REZONING.

CITY OF FLAGSTAFF LAND DEVELOPMENT CODE SEC. 10-40.30.040 (HC)

-MAX. GROSS FAR 3.0
-MAX. BUILDING HEIGHT 60'
-FRONT SET BACK 0'
-SIDE INTERIOR 0',
 15' ADJACENT TO RESIDENTIAL
-SIDE EXTERIOR 10'
-REAR 0',
 15' ADJACENT TO RESIDENTIAL
-MIN. LOT AREA 9,000 SF
-MIN. WIDTH 60'
-MIN. DEPTH 100'
-STREET OR PERIPHERAL BUFFER 10' EXCEPT FOR LOT 8, WHICH THROUGH THE DEVELOPMENT AGREEMENT, PART OF BUFFER CAN BE WITHIN ROW.

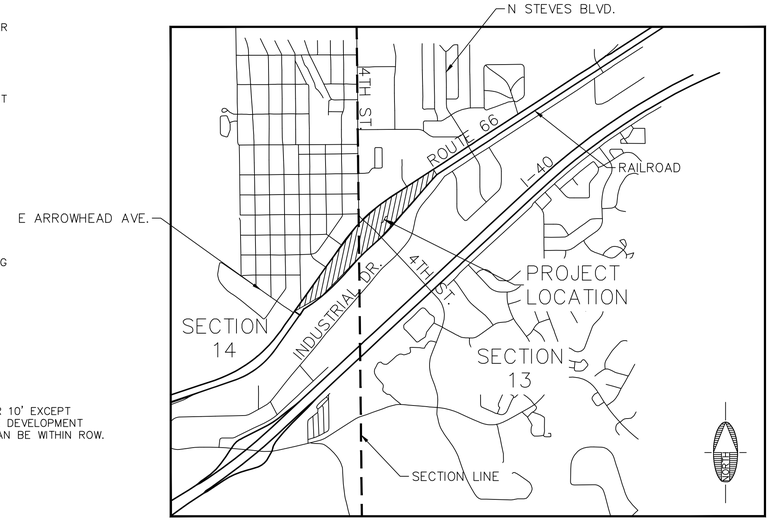
ESTIMATED EARTHWORK QUANTITIES

34,720 C.Y. EXCAVATION 58,700 C.Y. EMBANKMENT

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WAS PROVIDED BY COOPER AERIAL SURVEYORS CO., ON JUNE 2, 2014.

BOUNDARY INFORMATION BASED ON RESULTS OF SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. ON JUNE 18, 2014 RECORDED AT INSTRUMENT #3491704 OFFICIAL RECORD OF COCONINO COUNTY.



VICINITY MAP
N.T.S.

LEGEND

- ROAD CENTERLINE
- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — WATER LINE
- STORM DRAIN PIPE
- FUTURE PRIVATE DRIVEWAY
- SUBDIVISION BOUNDARY
- FIRE HYDRANT
- WATER METER
- STREET LIGHT
- SEWER MANHOLE
- STOP SIGN
- CATCH BASIN
- LOT 44 / 10298.04 / 0.24 — LOT # / LOT SQUARE FOOTAGE / LOT ACREAGE
- DRAINAGE ARROW
- DETENTION BASIN
- EX. LOT LINE
- EX. EASEMENT
- EX. 100-YR FLOODPLAIN
- EX. INTERMEDIATE CONTOUR
- 6945 — EX. INDEX CONTOUR
- EX. FENCE
- W — EX. WATER LINE
- SS — EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. STREET LIGHT

PROPERTY OWNER / PROJECT DEVELOPER:

EVERGREEN - TRAX, LLC
KELLY HAYES
2390 E CAMELBACK RD. SUITE 410
PHOENIX, AZ 85016
(602) 808-8600

PLAT PREPARER:

SHEPHARD-WESNITZER, INC.
GUILLERMO CORTES
110 W. DALE AVENUE
FLAGSTAFF, ARIZONA 86001
928-773-0354

WATER AND SEWER IMPACT ANALYSIS

THE PRELIMINARY PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE COF UTILITIES DEPARTMENT DATED 08-14-08.

FLOOD ZONING CLASSIFICATION

A PORTION OF PARCEL 'A' AFFECTED BY ZONE 'AE', WHERE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS (PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6828G, EFFECTIVE DATE SEPTEMBER 3, 2010).

THE CURRENT FLOOD INSURANCE RATE MAP HAS NOT BEEN UPDATED TO SHOW RE-ALIGNMENT OF HUNTINGTON/INDUSTRIALDR. AND THE BNSF RAILROAD TRACK AND ASSOCIATED BOX CULVERTS.

ARIZONA PUBLIC SERVICE
AUSTIN PRUSAK — BY: — 11-05-14 DATE:

UNISOURCE ENERGY SERVICES
MARTIN CONBOY — BY : — 11-24-14 DATE:

SUDDENLINK
RICHARD DAVIS — BY: — 11-10-14 DATE:

CENTURY LINK
CAROL WILSON — BY: — 11-19-14 DATE:

SHEET INDEX		
#	SHEET	SHEET TITLE
1	CVR	COVER SHEET
2	EX01	RECORD SURVEY
3	EX02	PROPERTY BOUNDARY & ROW
4	PP01	PROJECT LAYOUT 1
5	PP02	PROJECT LAYOUT 2
6	UT01	AREA 'A' STREETS AND UTILITY MASTER PLAN
7	UT02	AREA 'B' STREET AND UTILITY MASTER PLAN
8	PH01	PHASING

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. FILE NO: DEV 13-040

FLAGSTAFF ARIZONA

THE TRAX PRELIMINARY PLAT

COVER SHEET

JOB NO: 11294
DATE: DEC 14
SCALE: NONE
DRAWN: TRL
DESIGN:
CHECKED:

110 W. Dale Avenue
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 8

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\CVR - 11294.dwg SCI-C3D14

PLOTTED: Dec 15, 2014-11:01am

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (CONUS)
VERTICAL DATUM: NAVD 88, REFERENCED FROM SWI CONTROL POINT "GEMINI"
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (2005)

PROJECTION:
TRANSVERSE MERCATOR

LATITUDE OF GRID ORIGIN:	35° 10' 00" N
LONGITUDE OF CENTRAL MERIDIAN:	111° 37' 00" W
NORTHING AT GRID ORIGIN:	0 FT
EASTING AT CENTRAL MERIDIAN:	70,000 FT
CENTRAL MERIDIAN SCALE FACTOR:	1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODEDIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM SWI CONTROL POINT "GEMINI" USING GPS WITH NGS GEOID MODEL "GEOID03". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF OVER-DETERMINED AND STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #3019 = FOUND 3" ADOT BRASS CAP IN HAND WELL

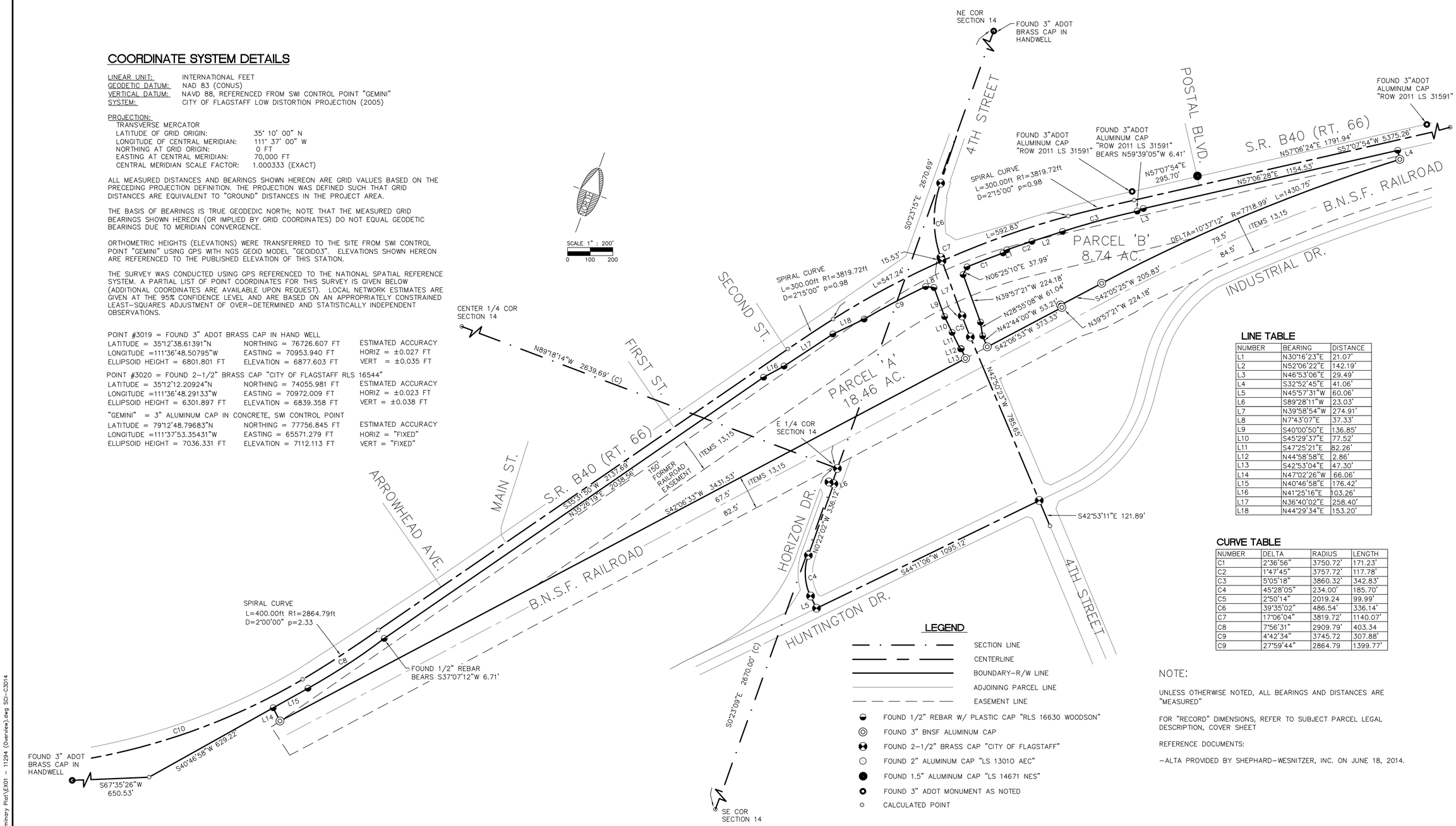
LATITUDE = 35°12'38.61391"N	NORTHING = 76726.607 FT	ESTIMATED ACCURACY
LONGITUDE =111°36'48.50795"W	EASTING = 70953.940 FT	HORIZ = ±0.027 FT
ELLIPSOID HEIGHT = 6801.801 FT	ELEVATION = 6877.603 FT	VERT = ±0.035 FT

POINT #3020 = FOUND 2-1/2" BRASS CAP "CITY OF FLAGSTAFF RLS 16544"

LATITUDE = 35°12'12.20924"N	NORTHING = 74055.981 FT	ESTIMATED ACCURACY
LONGITUDE =111°36'48.29133"W	EASTING = 70972.009 FT	HORIZ = ±0.023 FT
ELLIPSOID HEIGHT = 6301.897 FT	ELEVATION = 6839.358 FT	VERT = ±0.038 FT

"GEMINI" = 3" ALUMINUM CAP IN CONCRETE, SWI CONTROL POINT

LATITUDE = 79°12'48.79683"N	NORTHING = 77756.845 FT	ESTIMATED ACCURACY
LONGITUDE =111°37'53.35431"W	EASTING = 65571.279 FT	HORIZ = "FIXED"
ELLIPSOID HEIGHT = 7036.331 FT	ELEVATION = 7112.113 FT	VERT = "FIXED"



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N30°16'23"E	21.07'
L2	N52°06'22"E	142.19'
L3	N46°53'06"E	29.49'
L4	S32°52'45"E	41.06'
L5	N45°57'31"W	60.06'
L6	S89°28'11"W	23.03'
L7	N39°58'54"W	274.91'
L8	N7°43'07"E	37.33'
L9	S40°00'50"E	136.85'
L10	S45°29'37"E	77.52'
L11	S47°25'21"E	82.26'
L12	N44°58'58"E	2.86'
L13	S42°53'04"E	47.30'
L14	N47°02'26"W	66.06'
L15	N40°46'58"E	176.42'
L16	N41°25'16"E	103.26'
L17	N36°40'02"E	258.40'
L18	N44°29'34"E	153.20'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C1	2°36'56"	3750.72'	171.23'
C2	1°47'45"	3757.72'	117.78'
C3	5°05'18"	3860.32'	342.83'
C4	45°28'05"	234.00'	185.70'
C5	2°50'14"	2019.24	99.99'
C6	39°35'02"	486.54'	336.14'
C7	17°06'04"	3819.72'	1140.07'
C8	7°56'31"	2909.79'	403.34
C9	4°42'34"	3745.72	307.88'
C9	27°59'44"	2864.79	1399.77'

LEGEND

- SECTION LINE
- CENTERLINE
- BOUNDARY-R/W LINE
- ADJOINING PARCEL LINE
- EASEMENT LINE
- FOUND 1/2" REBAR W/ PLASTIC CAP "RLS 16630 WOODSON"
- FOUND 3" BNSF ALUMINUM CAP
- FOUND 2-1/2" BRASS CAP "CITY OF FLAGSTAFF"
- FOUND 2" ALUMINUM CAP "LS 13010 AEC"
- FOUND 1.5" ALUMINUM CAP "LS 14671 NES"
- FOUND 3" ADOT MONUMENT AS NOTED
- CALCULATED POINT

NOTE:

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE "MEASURED"

FOR "RECORD" DIMENSIONS, REFER TO SUBJECT PARCEL LEGAL DESCRIPTION, COVER SHEET

REFERENCE DOCUMENTS:

-ALTA PROVIDED BY SHEPHARD-WESNITZER, INC. ON JUNE 18, 2014.

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. FILE NO: DEV 13-040

FLAGSTAFF ARIZONA

THE TRAX PRELIMINARY PLAT

RECORD SURVEY
MONUMENT LOCATION

JOB NO: 11294
DATE: DEC 14
SCALE: SHOWN
DRAWN: TRL
DESIGN: SCI
CHECKED: GEC

110 W. Dale Avenue
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. EX01

SHT NO. 2 OF 8

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\EX01 - 11294 (Overview).dwg SCI-CD14

PLOTTED: Dec 15, 2014-11:01am

NORTH

SCALE 1" : 100'
0 50 100

107-10-005
RED LAKE PROPERTIES LLC
PO BOX 4356
PRESCOTT, AZ 86302
ZONING: HC

107-10-004
PATEL VIRENDRA KUMAR
1990 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-10-006
RED LAKE PROPERTIES LLC
PO BOX 4356
PRESCOTT, AZ 86302
ZONING: HC

107-10-002
WONDERLAND ENTERPRISES LLC
2000 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-10-003
GALLAGHER SAMUAL & DONNA CPWROS
1996 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-06-001B
GILMORE CAROLE
1404 N FT VALLEY ROAD
FLAGSTAFF, AZ 86001
ZONING: HC

107-06-002E
SCHWERIN TE LIVING TRUST DTD
2010 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-06-005C
FLAGSTAFF DEVELOPMENT GROUP LLC
115 W NEW YORK AVE, SUITE 200
SOUTHERN PINES, NC 28387
ZONING: HC

E. ARROWHEAD AVENUE

ROUTE 66

85.0' ROUTE 66 ROW
(WIDTH VARIES)

N. MAIN STREET

107-12-004F
HESSE LAWRENCE J
32555 S SHANGRILA DR
BLACK CNY CITY, AZ 85324
ZONING: HC

107-12-005B
SHAJAY ENTERPRISE LLC
FLAGSTAFF, AZ 86004
ZONING: HC

107-12-004C
AUTOZONE INC #2782
PO BOX 2198 DEPT 8088
MEMPHIS TN, 38101
ZONING: HC

107-12-003
CRISP PAT H & NORA M JT
730 LAMAR AVE
LAS CRUCES, NM 88005
ZONING: HC

N. 1ST STREET

107-04-018
CONLEY PROPERTIES LLC
2220 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-04-017
DBS INVESTMENT INC
2204 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-04-020
CONLEY PROPERTIES LLC
2220 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

N. 2ND STREET

107-04-021B
HARVEST CHRISTIAN FELLOWSHIP
2515 W LILTIE LN
FLAGSTAFF, AZ 86005
ZONING: HC

107-12-006A
CASTRO OMAR & CINDIE M CPWROS
644 N FOXHILL RD
FLAGSTAFF, AZ 86004
ZONING: HC

107-12-005C
CASTRO OMAR & CINDIE M CPWROS
644 N FOXHILL RD
FLAGSTAFF, AZ 86004
ZONING: HC

107-12-004D
DBADGUY LLC
PO BOX 1961
FLAGSTAFF, AZ 86002
ZONING: HC

107-04-019
CONLEY PROPERTIES LLC
2220 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

DRAINAGE EASEMENT PER
COUNTY INSTRUMENT
#2010-3552496

150.0' FORMER
RAILROAD EASEMENT

PARCEL A
107-13-010
EVERGREE-TRAX, LLC.
2390 E. CAMELBACK RD,
STE. 410
ZONING: HC

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9

107-09-016B
CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001
ZONING: LI

POINT OF
BEGINNING

107-10-016
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX
76161-0089
ZONING: LI

107-10-001R
IMPACT GROUP LLC
701 S 7TH STREET
PHOENIX, AZ 85034
ZONING: LI

107-10-015
CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001
ZONING: LI

107-10-013A
MISSION LINEN
702 E MONTECITO ST
SANTA BARBARA, CA 93103
ZONING: LI

107-11-001N
IMPACT GROUP LLC
701 S 7TH STREET
PHOENIX, AZ 85034
ZONING: LI

107-11-006A
HIGH DESERT INVESTMENT COMPANY
504 E BUTLER AVE
FLAGSTAFF, AZ 86001
ZONING: LI

107-08-118
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089
ZONING: LI

107-11-007
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089
ZONING: LI

107-11-005
ESPLIN ROGER M & KATHRYN C;
ESPLIN TRUSTEES UTA DTD
ZONING: LI

107-12-009C
S R POLITO INVESTMENT
PARTNERSHIP I LTD
1922 BETSWORTH RD
VALLEY CENTER, CA 92082
ZONING: LI

107-12-009D
DALE HUNTINGTON LLC
PO BOX 220
FLAGSTAFF, AZ 86002
ZONING: LI

107-12-009E
HBP INVESTMENT LLC
PO BOX 4380
KETCHUM, ID 83340
ZONING: LI

107-12-013
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX
76161-0089
ZONING: LI

B.N.S.F. RAILROAD

107-04-048
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX
76161-0089
ZONING: LI

107-12-008S
LNN ENTERPRISES INC
1490 S RIORDAN RANCH RD
FLAGSTAFF, AZ 86001
ZONING: LI

MATCH LINE SEE BELOW

107-04-002
CONLEY PROPERTIES LLC
2220 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-04-001
CONLEY PROPERTIES LLC
2220 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-04-003
CONLEY PROPERTIES LLC
2220 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-04-005
BARNESE DINA
809 W RIORDAN RD
NO 100-430
FLAGSTAFF, AZ 86001
ZONING: HC

107-04-004
BRAMLEY ROBERT A
2310 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-04-008
NORTHLAND HOSPICE
PO BOX 997
FLAGSTAFF, AZ 86002
ZONING: HC

107-04-007
NORTHLAND HOSPICE &
PALLIATIVE CARE INC
PO BOX 997
FLAGSTAFF, AZ 86002
ZONING: HC

107-04-009E
FONTANINI LIVING TRUST
DTD 2-21-06
1015 HYMEHUS AVE
ENCINITAS, CA 9024
ZONING: HC

107-04-009D
LARKIN JOHN C JR
3909 E HAWK LANE
FLAGSTAFF, AZ 86004
ZONING: HC

107-04-006
MCCRACKEN FAMILY REVOCABLE
TRUST 7-27-09
4854 E HIGH TIMBER
FLAGSTAFF, AZ 86004
ZONING: HC

107-13-003A
CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001
ZONING: HC

107-13-001B
LEE ARCE DEVELOPMENT CO
PO BOX 1159
DEERFIELD, IL 60015
ZONING: HC

107-14-007B
NATIONAL BANK OF ARIZONA
NEC 4TH ST & ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-14-004A
INTERCONTINENTAL
INVESTMENT LLC
4800 E MT PLEASANT DR
FLAGSTAFF, AZ 86004
ZONING: HC

107-14-004B
JAGUAR ENTERPRISES LLC
85 WOLF ROCK RD
KEYSTONE, CO 80435
ZONING: HC

POSTAL BLVD

107-14-003
VARGAS ALFRED & JANET KAREN
TRUSTEES; VARGAS A & JK RVCBLE
2710 E ROUTE 66
FLAGSTAFF, AZ 86004
ZONING: HC

107-15-009
BOICE WALTER TRUSTEE;
BOICE
CHARLES G LAST WILL &
TESTAMENT
1496 LOCKHAVEN DR
HAYDEN LAKE, ID 83835
ZONING: HC

107-15-010
BOICE WALTER TRUSTEE;
BOICE CHARLES G
1495 LOCKHAVEN DR
HAYDEN LAKE, ID 83835
ZONING: HC

107-15-008B
HEMA & SONS INC
PO BOX 1961
FLAGSTAFF, AZ 86002
ZONING: HC

107-15-008B
HEMA & SONS INC
PO BOX 1961
FLAGSTAFF, AZ 86002
ZONING: HC

107-15-005A
GEILE MANAGEMENT LLC
PO BOX 30278
FLAGSTAFF, AZ 86003
ZONING: HC

107-15-007A
HUNT'S TRUE VALUE LUMBER
COMPANY INC
2711 E LAKIN DR
FLAGSTAFF, AZ 86004
ZONING: HC

107-15-012D
CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001
ZONING: LI

107-14-012
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089
ZONING: LI

107-16-015
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089
ZONING: LI

107-15-016
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089
ZONING: LI

107-13-008
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089
ZONING: LI

107-13-008
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089
ZONING: LI

B.N.S.F. RAILROAD

106'
ROW

121'
ROW

FOURTH ST

107-13-005W
CITY OF FLAGSTAFF
211 W ASPEN AVE
FLAGSTAFF, AZ 86001
ZONING: LI-O

107-13-011
FOURTH STREET FLAGSTAFF
PARTNERS, LLC
5112 N 40TH STREET, STE 105
PHOENIX, AZ 85018
ZONING: HC

107-16-007L
LOMA ALTA GROUP LLC
2645 E CAMINO LA BRINCA
TUCSON, AZ 85718
ZONING: LI

HUNTINGTON DR

80'
ROW

107-16-007W
WL GORE & ASSOCIATES INC
PO BOX 2400
FLAGSTAFF, AZ 86003
ZONING: LI

LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18

150.0' FORMER
RAILROAD EASEMENT

PARCEL B
107-13-009
EVERGREE-TRAX, LLC.
2390 E. CAMELBACK RD,
STE. 410
ZONING: HC

85' ROUTE 66 ROW
(WIDTH VARIES)

MATCH LINE SEE BELOW

NORTH

SCALE 1" : 100'
0 50 100

FLAGSTAFF
ARIZONA

THE TRAX PRELIMINARY PLAT

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

JOB NO: 11294
DATE: DEC 14
SCALE: SHOWN
DRAWN: TRL
DESIGN: SCI
CHECKED: GEC

110 W. Dale Avenue
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
1-800-STAKE-IT

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

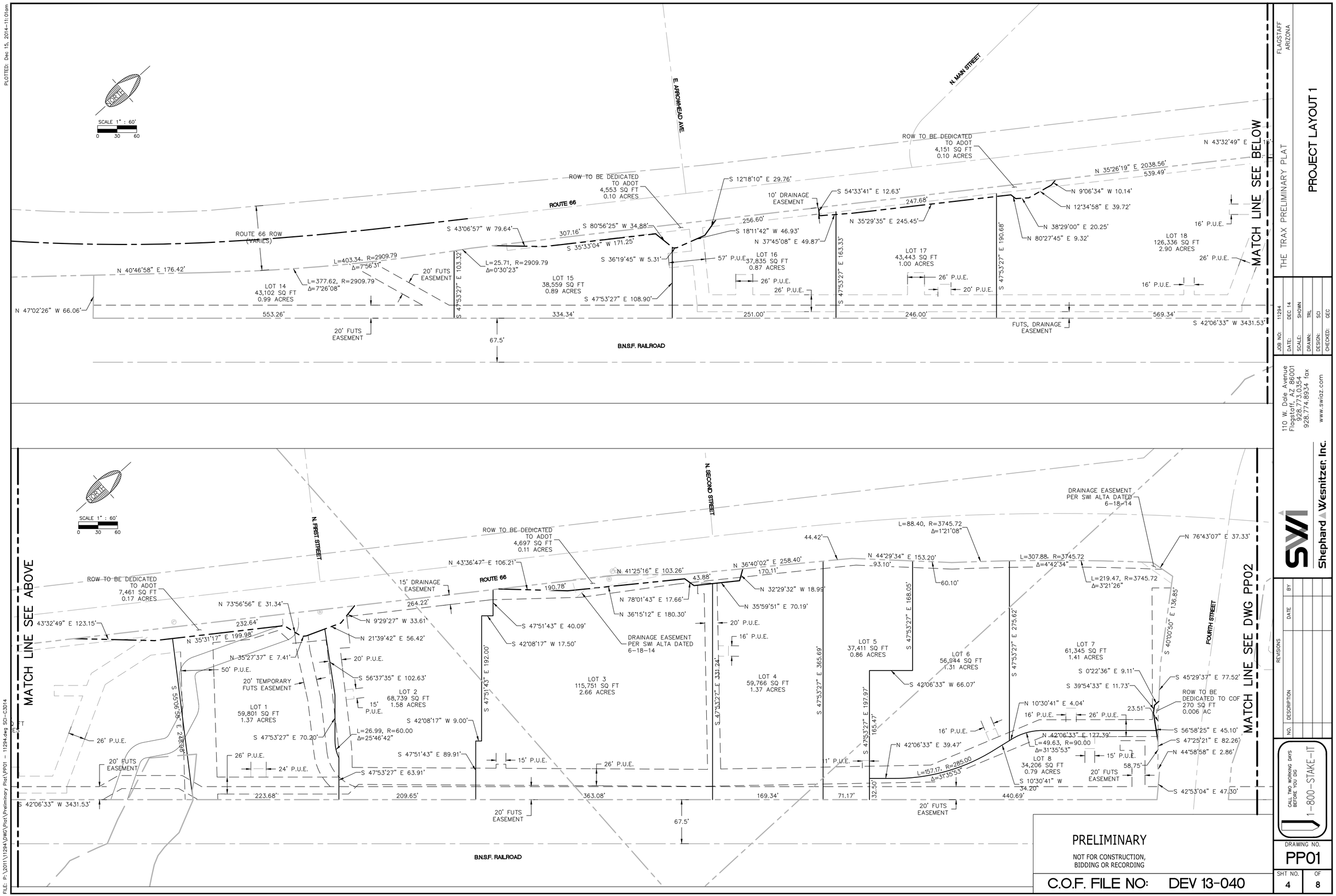
C.O.F. FILE NO: DEV 13-040

DRAWING NO.
EX02

SHT NO. 3 OF 8

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\EX02 - 11294 (Bndry ROW).dwg SCI-C3D14

PLOTTED: Dec 15, 2014-11:01am



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. FILE NO: DEV 13-040

FLAGSTAFF ARIZONA

THE TRAX PRELIMINARY PLAT

PROJECT LAYOUT 1

JOB NO:	11294
DATE:	DEC 14
SCALE:	SHOWN
DRAWN:	TRL
DESIGN:	SCI
CHECKED:	GEC

REVISIONS

NO.	DESCRIPTION	DATE	BY

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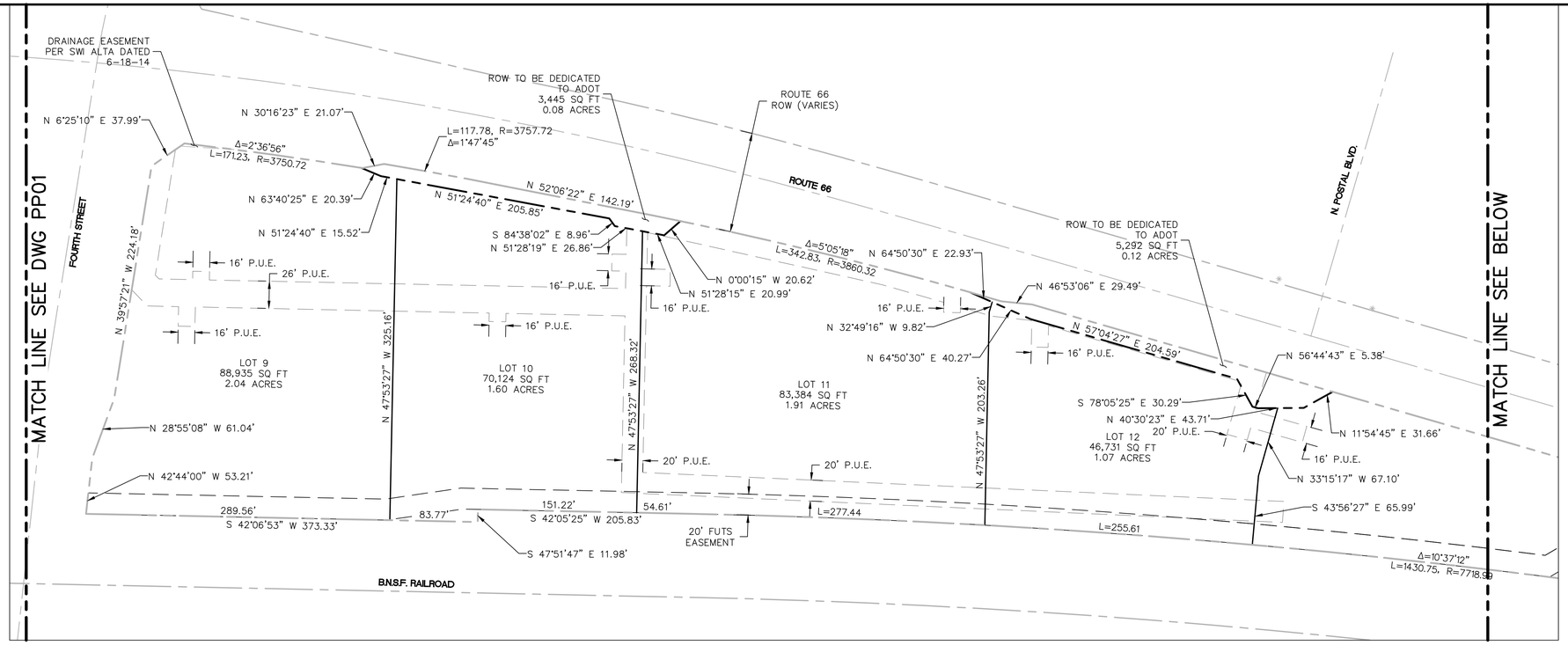
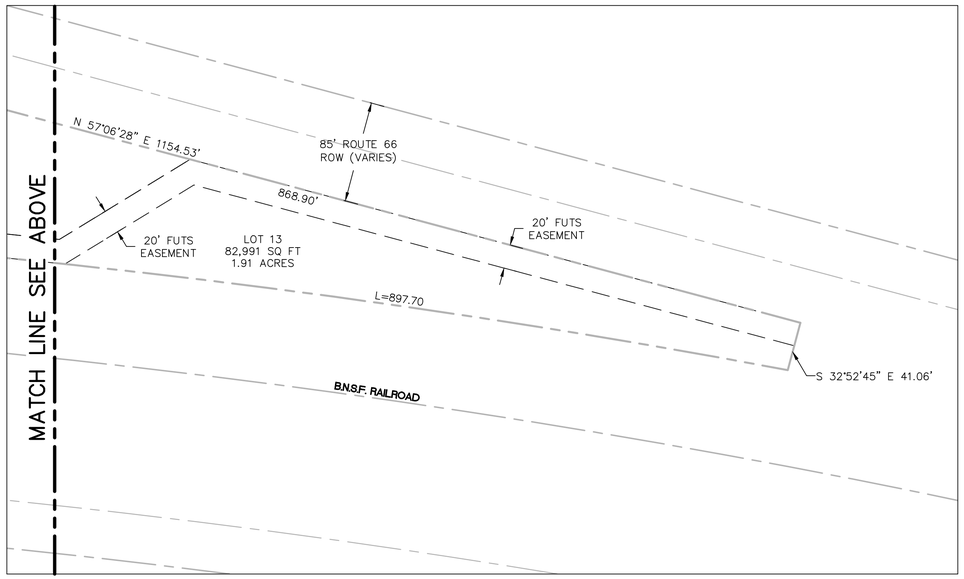
DRAWING NO. PP01

SHT NO. 4 OF 8

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\PP01 - 11294.dwg SCI-C3D14

PLOTTED: Dec 15, 2014-11:01am





PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. FILE NO: DEV 13-040

FLAGSTAFF ARIZONA

THE TRAX PRELIMINARY PLAT

PROJECT LAYOUT 2

JOB NO:	11294
DATE:	DEC 14
SCALE:	SHOWN
DRAWN:	TRL
DESIGN:	SCI
CHECKED:	GEC

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928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS			
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DRAWING NO. PP02

SHT NO. 5 OF 8

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\PP01 - 11294.dwg SCI-C3D14

PLOTTED: Dec 15, 2014-11:01am

SCALE 1" : 60'
0 30 60

E. ARROWHEAD AVE

N. MAIN STREET

EXISTING FIRE HYDRANT (TYP)

EXISTING STORM DRAIN (TYP)

ROUTE 66 ROW (VARIES)

ROUTE 66

EXISTING WATERLINE

180-LPS-EX

315' LEFT TURN LANE STORAGE

170' RIGHT TURN STORAGE

11' RIGHT TURN LANE

5' BIKE LANE

90' TAPER

8' SIDEWALK

135-LPS-NEW

250-LPS-NEW

250-HPS-NEW

R30'

FUTURE TRAFFIC SIGNAL

125' LEFT TURN STORAGE

90' GAP

340' RIGHT TURN STORAGE

11' RIGHT TURN LANE

5' BIKE LANE

REMOVE ~45' EX. STRIPING

6' SIDEWALK

PROPOSED RIGHT OF WAY TO BE DEDICATED (2' BEHIND SIDEWALK)

75' STORAGE

140' (45' REQUIRED PER APPROVED TIA)

LOT 14
43,102 SQ FT
0.99 ACRES

LOT 15
38,559 SQ FT
0.89 ACRES

LOT 16
37,835 SQ FT
0.87 ACRES

LOT 17
43,443 SQ FT
1.00 ACRES

LOT 18
126,336 SQ FT
2.90 ACRES

LID DETENTION POND (TYP)

PROPOSED STORM DRAIN (TYP)

B.N.S.F. RAILROAD

MATCH LINE SEE BELOW

UNIT 3 IMPROVEMENTS

MATCH LINE SEE ABOVE

FIRST STREET

SECOND STREET

ROUTE 66

400-LPS-EX

400-HPS-EX

250-HPS-EX

R15'

260' LEFT TURN STORAGE

200' RIGHT TURN STORAGE

4' PARKWAY

PROPOSED DRIVEWAY WITH RIGHT TURN LANE

PROPOSED DRIVEWAY WITH TRAFFIC SIGNAL & RIGHT TURN LANE

PROPOSED STREET LIGHT

TEMPORARY DETENTION/LID

EXISTING STORM DRAIN

UPSTREAM MH LOCATION @ EXISTING SS SLEEVE

60' TAPER

10' SIDEWALK

100' STORAGE

120' TRANSITION

R28'

4TH STREET

LOT 1
59,801 SQ FT
1.37 ACRES

LOT 2
68,739 SQ FT
1.58 ACRES

LOT 3
115,751 SQ FT
2.66 ACRES

LOT 4
59,766 SQ FT
1.37 ACRES

LOT 5
37,411 SQ FT
0.86 ACRES

LOT 6
56,944 SQ FT
1.31 ACRES

LOT 7
61,345 SQ FT
1.41 ACRES

LOT 8
34,206 SQ FT
0.79 ACRES

HISTORIC TRESTLE BRIDGE TO REMAIN.

WASH

SPRUCE AVENUE

TO TEMPORARY FITS CONNECTION

CONNECT TO EXISTING SS MH

B.N.S.F. RAILROAD

MATCH LINE SEE DWG UT02

UNIT 1 IMPROVEMENTS

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. FILE NO: DEV 13-040

FLAGSTAFF ARIZONA

THE TRAX PRELIMINARY PLAT

AREA 'A' STREETS AND UTILITY MASTER PLAN

JOB NO: 11294
DATE: DEC 14
SCALE: SHOWN
DRAWN: TRL
DESIGN: SCI
CHECKED: GEC

REVISIONS

NO.	DESCRIPTION	DATE	BY

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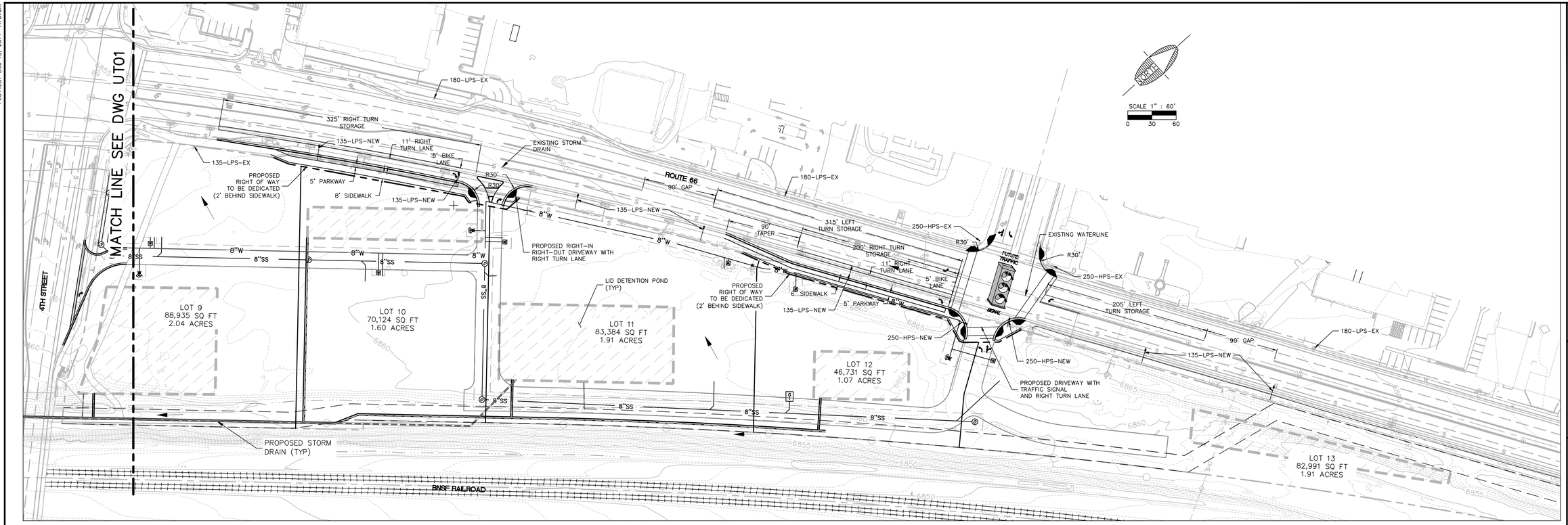
DRAWING NO.
UT01

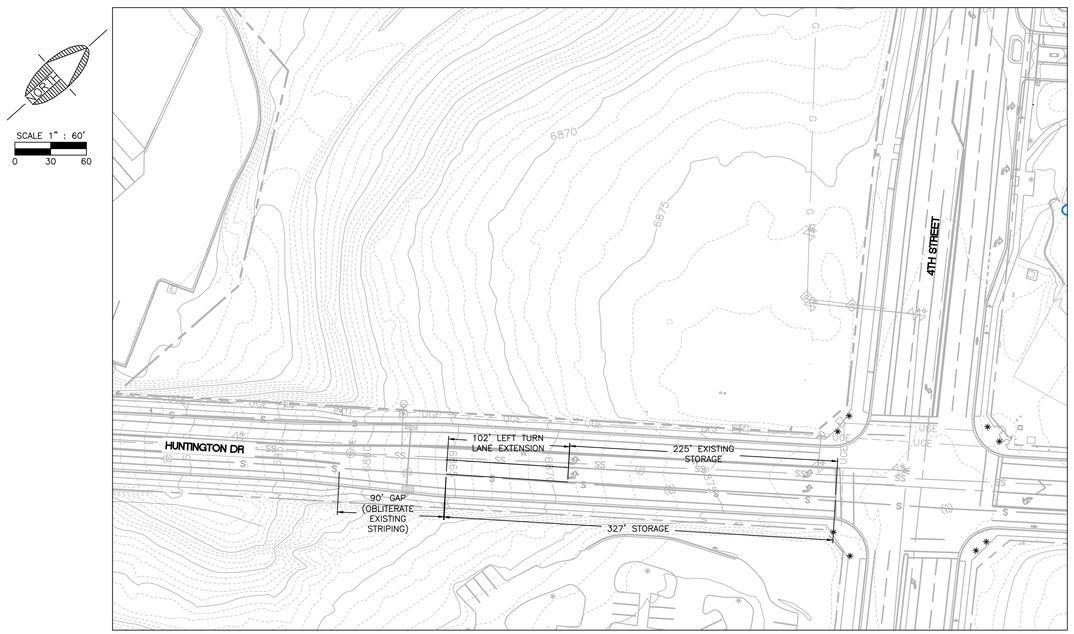
SHT NO. 6 OF 8

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\UT01 - 11294 (Wr Sw).dwg SCI-C3D14

PLOTTED: Dec 15, 2014-11:01am



UNIT 2 IMPROVEMENTS



UNIT 1 IMPROVEMENTS

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. FILE NO: DEV 13-040

FLAGSTAFF ARIZONA

THE TRAX PRELIMINARY PLAT

AREA 'B' STREETS AND UTILITY MASTER PLAN

JOB NO:	11294
DATE:	DEC 14
SCALE:	SHOWN
DRAWN:	TRL
DESIGN:	SCI
CHECKED:	GEC

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

SWI Shephard Wesnitzer, Inc.

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

DRAWING NO. UT02

SHT NO. 7 OF 8

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\UT01 - 11294 (Wr Sw).dwg SCI-CED14

PLOTTED: Dec 15, 2014–11:01am

PHASING PLAN

THE TRAX

FLAGSTAFF
ARIZONA

JOB NO:	11294
DATE:	DEC 14
SCALE:	1" = 200'
DRAWN:	GAG
DESIGN:	GAG
CHECKED:	SCI

110 W. Dale Avenue
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
1-800-STAKE-IT

DRAWING NO.
PH01

SHT NO. 8 OF 8

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. FILE NO: DEV 13-040

FILE: P:\2011\11294\DWG\Plat\Preliminary Plat\PH01 – 11294 (Phasing).dwg SCI–C3D14