



Prepared for:

Symmetry Companies

Peter Burger

8601 North Scottsdale Road,
Suite 335

Scottsdale, Arizona 85253

480-498-3300 (Main)

602.626.8778 (Direct)

pburger@symmetrycompanies.com



Prepared by:

Coe & Van Loo Consultants, Inc.

Curt Johnson

4550 North 12th Street

Phoenix, AZ 85014

602.264.6831 (Main)

602.285.4708 (Direct)

cjohnson@cvlci.com

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Pine Canyon

±400 Acres of State Trust Land

Flagstaff, Arizona

Initial Site Assessment and Infrastructure Analysis for ASLD Review

Table of Contents

EXECUTIVE SUMMARY.....	1
INTRODUCTION	2
SITE CONDITIONS.....	2
Site Identification	2
Municipal Jurisdiction.....	3
Existing Land Use	4
Existing Zoning.....	6
Overlay Zoning.....	7
Trails	8
Flagstaff Urban Trails System	8
Arizona Trail.....	9
Forest Resources	10
Coconino National Forest.....	10
Surrounding Land Use	10
Ingress/Egress.....	11
Easements	14
Watershed	14
Hoffman Tank	15
Topographic Conditions.....	15
Cultural Resources.....	16
Soils and Geology	16
Opportunities	17
Constraints	17
Environmental	18
INFRASTRUCTURE.....	19
Utilities.....	19
Sewer	19
Opportunities	19
Constraints	19
Water.....	20
Opportunities	20
Constraints	20
Reclaimed Water	20
Opportunities	20
Constraints	20
Electricity	20

Opportunities	21
Constraints	21
Gas	21
Opportunities	21
Constraints	21
Communications.....	21
Opportunities	21
Constraints	21
Community Services	22
ENTITLEMENTS	22
Jurisdiction.....	22
Zoning.....	22
Regional Plan	23
Floodplain	23
Certificate of Assured Water Supply	23
Public Disclosure Requirements	23
BUILDING INFORMATION	24
City of Flagstaff Design Requirements	24
Plan Submittal/Review Requirements.....	24
Development Fees.....	24
SERVICES.....	25
Library.....	25
Police	25
Fire	25
Refuse Collection.....	25
School Districts	25
CONSTRAINTS	25
Physical	25
Tree Resources	25
Slopes	26
Entitlements	26
Jurisdictional.....	26
Infrastructure: Water and Sewer	27
Infrastructure: John Wesley Powell Boulevard	27
Infrastructure: Costs to Develop	27
COST ESTIMATE	27

Tables:

Table 1 – Surrounding Land Use..... 10
Table 2 - Utility Service Providers..... 19

Figures:

Figure 1 - Vicinity Map..... 1
Figure 2 – Arizona State Land Department Ownership Map 3
Figure 3 – City of Flagstaff Regional Plan - Future Growth Illustration Map..... 4
Figure 4 – City of Flagstaff Zoning Map..... 6
Figure 5 – City of Flagstaff Overlay Zone Map 7
Figure 6 – City of Flagstaff Regional Plan – Flagstaff Urban Trails System..... 8
Figure 7 – Arizona Trail..... 9
Figure 8 – Existing East J. W. Powell Boulevard 11
Figure 9 – Major Collector Detail 12
Figure 10 – Minor Collector Detail 13
Figure 11 – Residential Local Detail..... 13
Figure 12 – Rio de Flag..... 14
Figure 13 – Rural Floodplain Map 15

Appendices:

Vicinity Map..... A

Master Phasing Plan B

City of Flagstaff Regional Plan Growth Illustration Map and Suburban Area Types.....C

City of Flagstaff Zoning Map..... D

City of Flagstaff Zoning Code Non-Transect Zones.....E

City of Flagstaff Resource Protection Overlay Zone Map..... F

City of Flagstaff Zoning Code Resource Protection Standards G

City of Flagstaff Urban Trails System..... H

Arizona Trail AlignmentI

Juniper Point Specific Plan..... J

Coconino Ridge at Pine Canyon Final Plat.....K

City of Flagstaff Regional Plan Road Network Illustration Map L

City of Flagstaff Engineering Design Standards – Cross Section Details..... M

USGS Topographic Maps N

USDA Soil Survey Information O

Will Serve Letters..... P

City of Flagstaff Utilities Department GIS Maps..... Q

City of Flagstaff Planning Applications, Process Guides and Submittal Checklists R

FEMA FIRM Maps S

City of Flagstaff Zoning Code User Fees T

Flagstaff Unified School District Maps U

Opportunities & Constraints Exhibit V

Cost Estimate..... W

EXECUTIVE SUMMARY

This initial site assessment and infrastructure analysis was authorized by Symmetry Companies, the prospective buyer of the subject property. The assessment was performed by Coe & Van Loo, Consultants, Inc. (CVL). The purpose of this document is to provide initial site assessment and infrastructure analysis for "Pine Canyon State Trust Land", approximately 400 acres of State Trust Land adjacent to Coconino Ridge at Pine Canyon in Flagstaff, Coconino County, Arizona, herein referred to as Property. The Property is located south of Interstate 40 with connection to East J. W. Powell Boulevard available to the west. The parcel is State Trust Land located in the City of Flagstaff with Rural Residential (RR) zoning and is designated as Suburban land use with two Suburban Activity Centers by the Regional Plan. The purpose of the report is to identify any special or unique factors that might influence how the land use should be developed. The CVL job number for this report is 1.01.0343101.

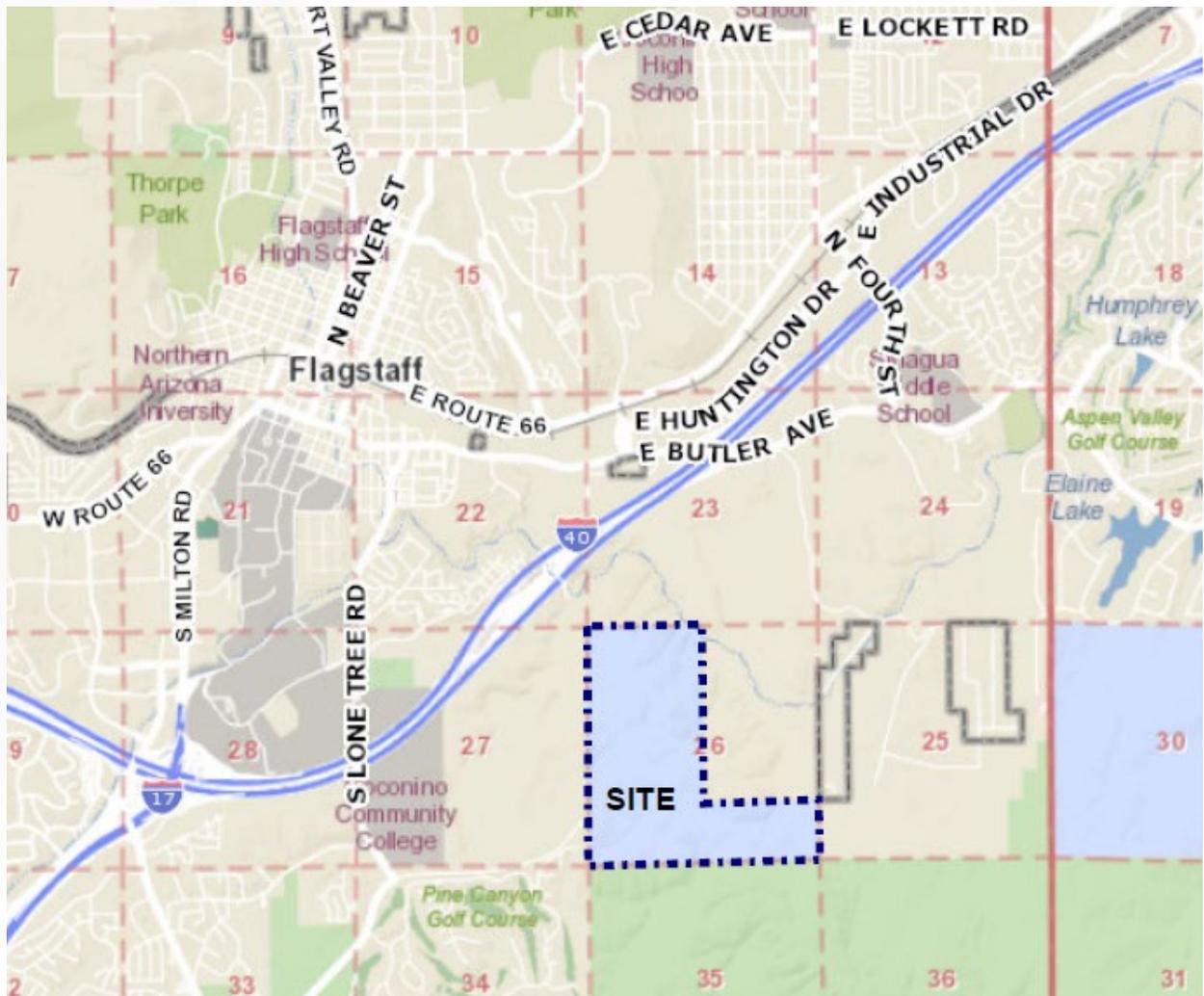


Figure 1 - Vicinity Map

INTRODUCTION

The Property is approximately 400 acres overall and bounded by vacant residential property to the north and east, Coconino National Forest to the south and to the west the Coconino Ridge at Pine Canyon subdivision and vacant residential land planned for the future Juniper Point subdivision. The Property is located south of Interstate 40 with connection to East J. W. Powell Boulevard available to the west. The parcel is State Trust Land located in the City of Flagstaff with Rural Residential (RR) zoning and designated by the Regional Plan as Suburban land use with two Suburban Activity Centers. The Property is to comply with the City of Flagstaff (City) Regional Plan.

The Property will be bisected by the extension of East J. W. Powell Boulevard from the west which creates the boundary between Phase 1 to the south and Phase 2 to the north. Please refer to the Appendices for a copy of the Master Phasing Plan for reference.

An application to amend the zoning from the currently established Rural Residential (RR) zoning district to a newly proposed zoning district may be necessary for development. The Pine Canyon community to the west consists of single-family homes with townhomes / condominiums and there is a precedent in the area for similar land uses. The current land use designation permits single family residences as well as higher densities and commercial uses which are generally viewed by City staff as appropriate for the Property and surrounding community.

SITE CONDITIONS

Site Identification

The Property is located within Section 26, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona. More generally, the parcel is located in the City of Flagstaff, adjacent to Coconino Ridge at Pine Canyon and intersected by the East J. W. Powell Boulevard alignment on the west. An ALTA Survey has been prepared by CVL. Based on information provided by the Arizona State Land Department the overall Property is approximately 400 acres of State Trust Land in an irregular L-shape.



Figure 2 – Arizona State Land Department Ownership Map

Municipal Jurisdiction

The Property is located within the jurisdiction of the City of Flagstaff (City), the largest metropolitan community within northern Arizona. Located at the base of the San Francisco Peaks, the City is bisected by Interstate 40 and Interstate 17: Highway 180 extends to the northwest of town and highway 89 runs from the northeast corner of the state south through Sedona. Elevation averages 7,000' and the land generally slopes to the south away from the San Francisco Peaks. The City has a varied topography consisting of ridges, hilltops, plateaus, and canyons. Two major washes, the Rio de Flag and Sinclair wash, run through the City and it is predominantly surrounded by the Coconino National Forest. The Property lies within Flagstaff city limits, providing an opportunity to enhance the existing city core development.

Existing Land Use

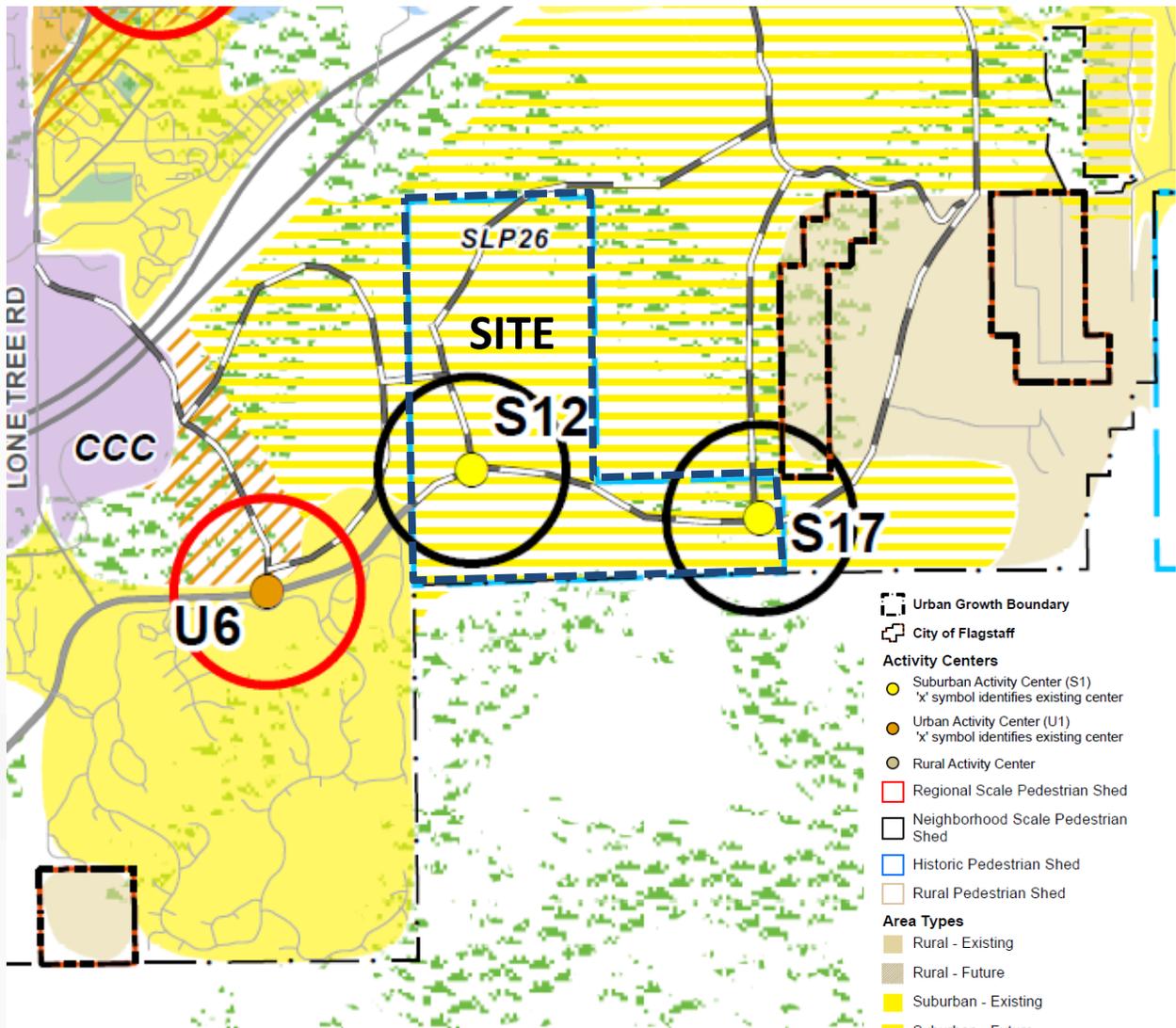


Figure 3 – City of Flagstaff Regional Plan - Future Growth Illustration Map

The City of Flagstaff Regional Plan indicates the parcel is designated Suburban. The City of Flagstaff Regional Plan defines the Suburban land use as follows:

Suburban areas have medium to low densities of people, residences, jobs and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities like the Flagstaff Urban Trail System (FUTS); some services and goods are available to the residents; the area may have access to public transportation (Section IX, page 46).

The City of Flagstaff Regional Plan also identifies the opportunity for two Suburban Activity Center within the Property's boundaries. The City of Flagstaff Regional Plan defines the Suburban Activity Center use as follows:

An area typically located at the intersection of two collectors or neighborhood streets, with vertical or horizontal mixed-use (mix of any: businesses, retail, residential, offices, medical services, etc.), serving the surrounding neighborhoods. A suburban activity center can serve a Regional Commercial or Neighborhood Commercial scale (Section IX, page 47).

For the full text and detailed information from the City of Flagstaff Regional Plan please refer to the Appendices.

The Suburban designation will cover a variety of uses including single-family and multi-family residential development, as well as commercial development and more. Two suburban activity centers should be provided but there is flexibility in regards to their location. They must be located at an arterial or collector intersection in areas that make sense for their land use. They can consist of businesses, retail, offices, etc. as specified in the regional plan.

Existing Zoning

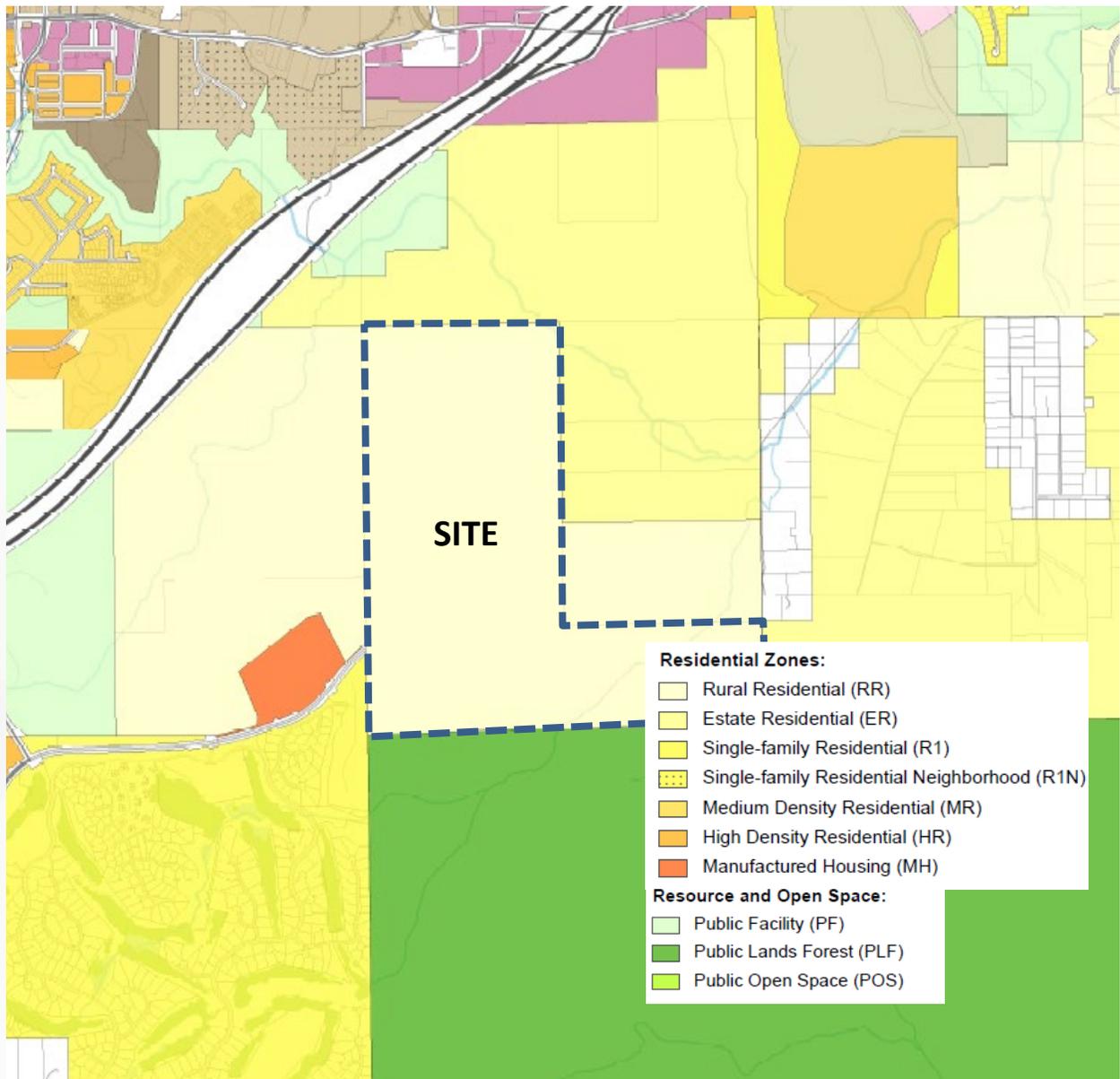


Figure 4 – City of Flagstaff Zoning Map

The City of Flagstaff Zoning Map indicates the parcel to be Rural Residential (RR). The City of Flagstaff Zoning Ordinance is the regulatory document for zoning and defines the Rural Residential (RR) zoning district as follows:

The Rural Residential (RR) zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area's rural character. This zone is predominantly large lot single-family development. However, it does allow for cluster and planned residential developments, which provide opportunities for higher densities. The RR

zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City's unique mountain environment with a minimum amount of municipal services and improvements. This zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area (Section 10-40.30.030).

Rezoning may be necessary for the development. For detailed zoning information from the City of Flagstaff Zoning Ordinance please refer to the Appendices.

Overlay Zoning

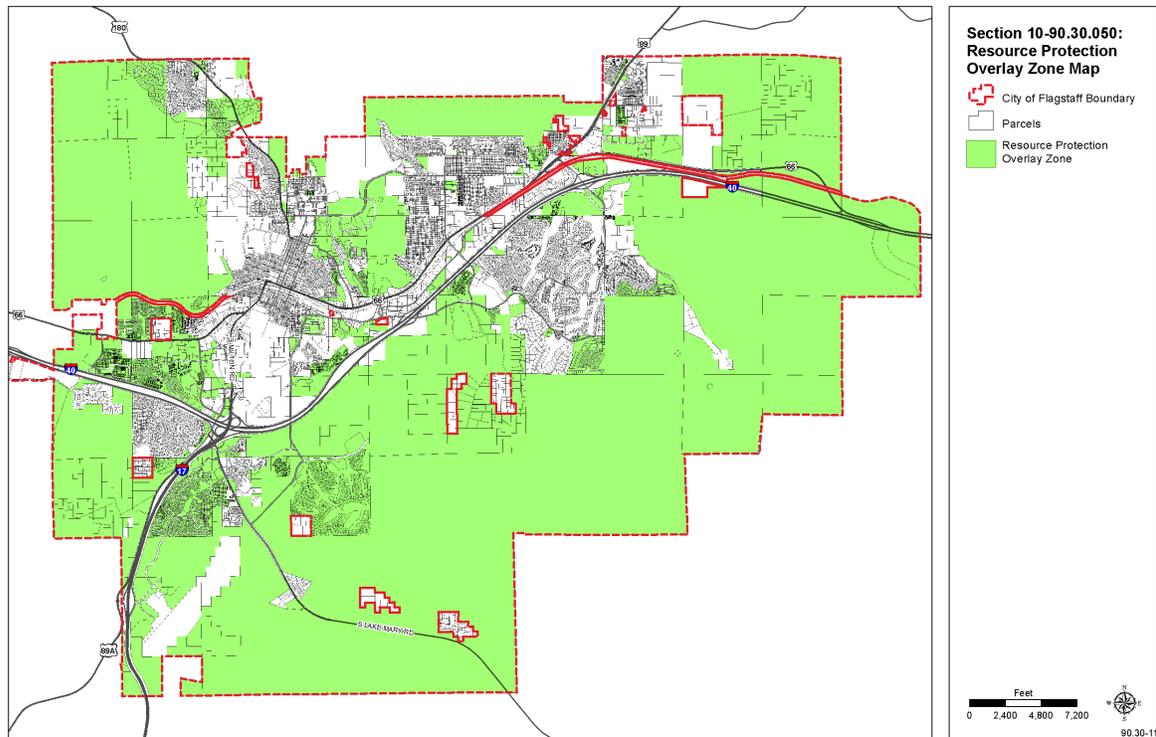


Figure 5 – City of Flagstaff Overlay Zone Map

The Property is located in the Resource Protection Overlay Zone identified in Section 10-50.90.010 of the City of Flagstaff Zoning Ordinance. The requirements of this overlay zone are intended to maintain natural resources and to ensure that proposed development is consistent with the character of its natural surroundings. Developments shall be designed to incorporate native habitat and existing features on-site as they provide important visual, environmental, health and economic benefits. This overlay zone provides standards for the protection of natural resources, including floodplains, steep slopes, and forest. For a full description of the Resource Protection Overlay Zone from the City of Flagstaff Zoning Ordinance please refer to the Appendices.

Trails

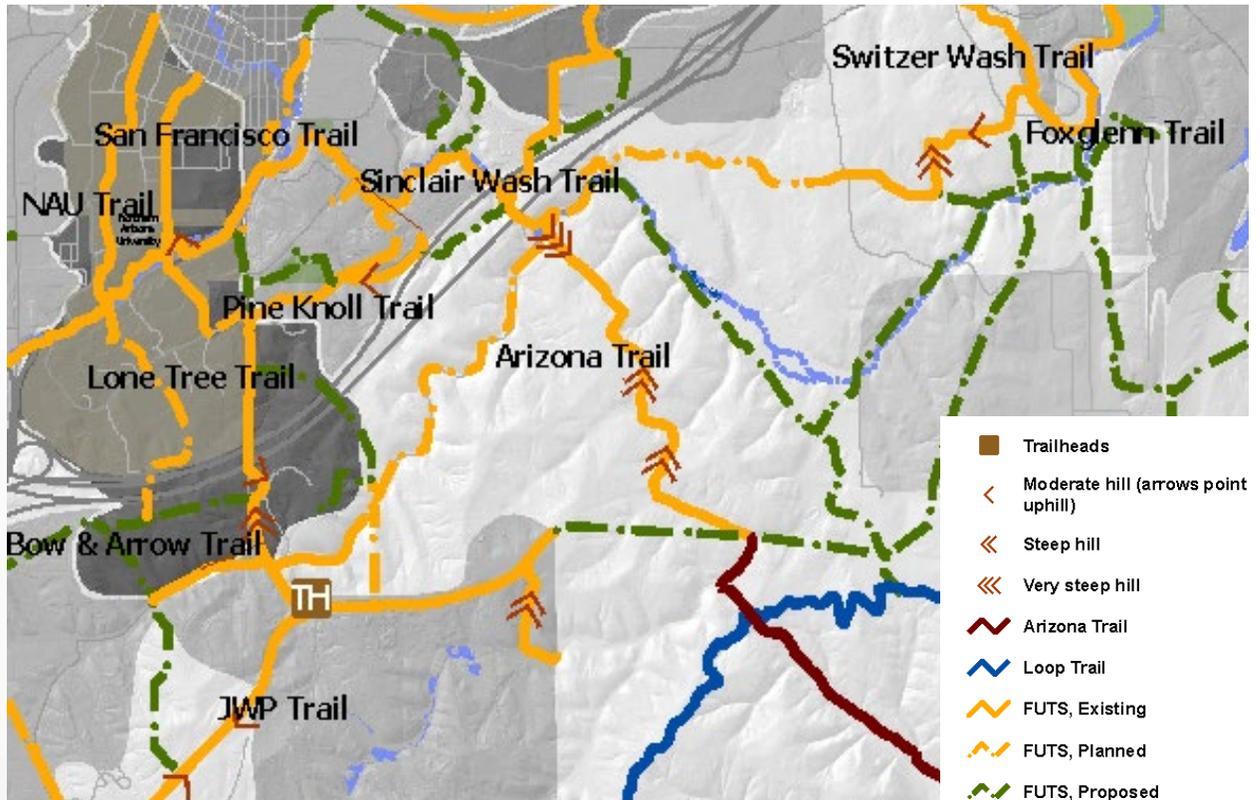


Figure 6 – City of Flagstaff Regional Plan – Flagstaff Urban Trails System

Trails within the Property boundary are to be considered as indicated on the Flagstaff Urban Trails System (FUTS) Master Plan. Approximately 2½ miles of trails are illustrated on the Property for ideal connectivity within the Pine Canyon development and the existing trails on adjacent property.

Flagstaff Urban Trails System

The Flagstaff Urban Trails System is a city-wide network of non-motorized, shared-use pathways that are used by bicyclists, walkers, hikers, runners, and other users for both recreation and transportation. At present there are about 56 miles of FUTS trails in Flagstaff. The overall master plan shows about 75 miles of future trails, to complete a planned system of 130 miles. About half of the miles of existing trails are paved, either in concrete or asphalt, and half consist of a hard-packed, aggregate surface. FUTS trails are generally eight or ten feet in width. With a few exceptions, FUTS trails are operated and maintained by the City of Flagstaff.

The existing J. W. Powell Trail is located to the west of the Property and is planned to continue across the proposed development for an eventual connection to Forth Street. The trail is aligned along the south side of J. W. Powell Boulevard.

An unnamed future FUTS trail connecting Foxglenn Trail to the proposed J. W. Powell Trail extension is provided on the above-mentioned plan. The trail alignment is illustrated along the south side of the Rio de Flag and encroaches the northeast and the southeast corners of the Property.

Arizona Trail



Figure 7 – Arizona Trail

The Arizona Trail is an 800-mile trail that crosses Arizona from Mexico to Utah. The southern end of the trail follows a rolling alignment through the Ponderosa pine forests south of Flagstaff. This section is less developed than other FUTS trails and in this section it is only four to six feet in width and can be rocky in spots. North and south of Flagstaff the Arizona Trail continues on single-track trails on Coconino National Forest land. The intent of the Arizona Trail is to be left as natural as possible.

There is a 30' right-of-way to the City of Flagstaff on the Property for the Arizona Trail. There is an existing trail in place on-site and extending beyond the north and south boundaries of the Property. A detailed exhibit identifying the alignment of the right-of-way is provided in the Appendices for reference. The City of Flagstaff was granted the right-of-way for this portion of the Arizona Trail by the State of Arizona. The trail must be built to the current City standards for urban trails with the development of the Property. City staff understands the challenges associated with designing around an existing trail and are open to coordinating modifications to

the alignment through the City’s site planning process. The points where the trail crosses a property boundary may be modified depending on the existing and proposed connections to the rest of the City’s trail system.

Forest Resources

The Property has a moderately dense covering of ponderosa pine trees and is bounded by Coconino National Forest land to the south. City staff recommends that that any required thinning is completed, with approval from the Flagstaff Fire Department, prior to the required survey of forest resources.

Coconino National Forest

The Coconino National Forest is a 1.856-million acre United States National Forest located in northern Arizona in the vicinity of Flagstaff. Originally established in 1898 as the "San Francisco Mountains National Forest Reserve", the area was designated a U.S. National Forest in 1908 when the San Francisco Mountains National Forest Reserve was merged with lands from other surrounding forest reserves to create the Coconino National Forest. Today, the Coconino National Forest contains diverse landscapes, including deserts, ponderosa pine forests, flatlands, mesas, alpine tundra, and ancient volcanic peaks. The forest surrounds the towns of Sedona and Flagstaff and borders four other national forests; the Kaibab National Forest to the west and northwest, the Prescott National Forest to the southwest, the Tonto National Forest to the south, and the Apache-Sitgreaves National Forest to the southeast. The forest contains all or parts of ten designated wilderness areas, including the Kachina Peaks Wilderness, which includes the summit of the San Francisco Peaks. The headquarters are in Flagstaff. There are local ranger district offices in Flagstaff, Happy Jack, and Sedona.

Surrounding Land Use

The land uses surrounding the Property are a combination of vacant residential property, forest and established residential development.

Table 1 – Surrounding Land Use

Direction	Land Use	Zoning
North	Vacant residential land	Estate Residential (ER)
South	Coconino National Forest	Public Lands Forest (PLF)
East	Vacant residential land and low density single-family residential	Rural Residential (RR), Estate Residential (ER)
West	The Coconino Ridge at Pine Canyon ⁽¹⁾ subdivision and vacant residential land planned for the future Juniper Point ⁽²⁾ subdivision	Single-family Residential (R1), Rural Residential (RR)

(1) Juniper Point is currently zoned Rural Residential (RR) but future development is planned for a combination of residential, commercial and recreational open space uses per the Juniper Point Specific Plan approved in 2006. A copy of the Juniper Point Specific Plan is provided in the Appendices.

(2) The Coconino Ridge at Pine Canyon final plat is provided in the Appendices.

Ingress/Egress

East J. W. Powell Boulevard, an east-west arterial roadway, is proposed to traverse through the subject property beginning at its existing termination at the Property's western property line and continuing along its alignment to provide an opportunity for future connection to South Fourth Street to the east. East J. W. Powell Boulevard provides connectivity to the regional transportation systems and adjoining utility services. Regional access to the site is available via the I-40 freeway. A Traffic Impact Analysis will be required for development of the Property.

The Road Network Illustration identified as Map 25 of the Flagstaff Regional Plan illustrates this Property's potential to access to East J. W. Powell Boulevard from the west, South Fourth Street from the east and possibly South Herold Ranch Road from the northeast. City staff would ideally like to see something similar to the East J. W. Powell Boulevard alignment identified in the regional plan.

If required by a future traffic study, the City would like to discuss options for the development to provide streets terminating at the property boundary in these areas as needed or to leave the right-of-way in place for future development. The City's main concern is ensuring flexibility for future connections. The location of these access points will be determined in coordination with the City of Flagstaff during the development process.

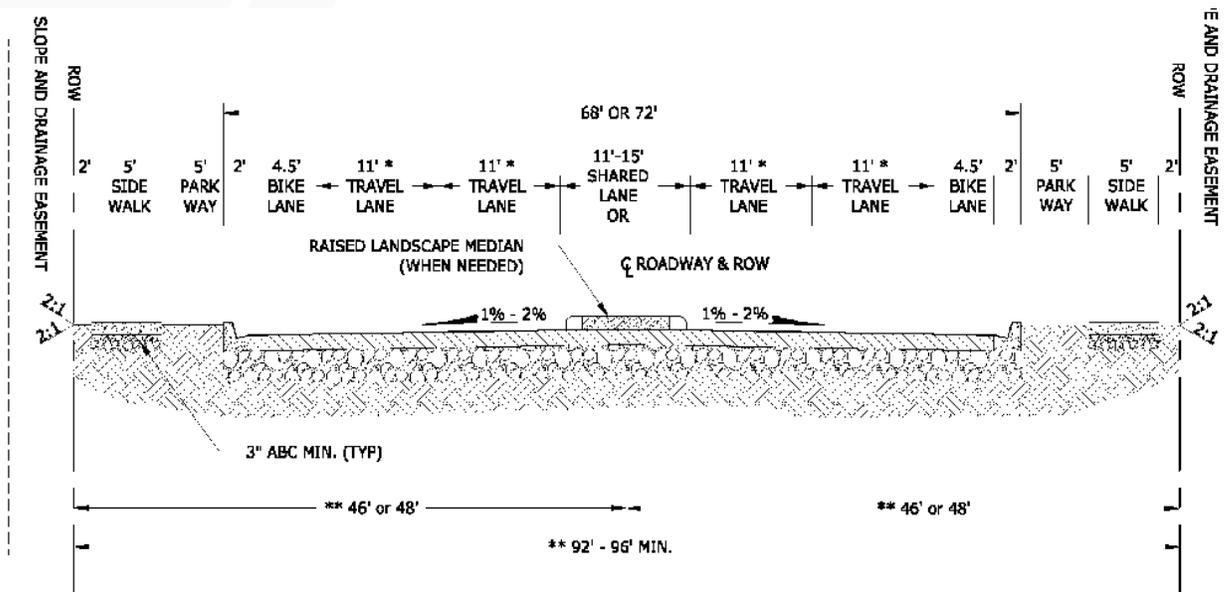
Please refer to the Appendices for a copy of the above-mentioned map.



Figure 8 – Existing East J. W. Powell Boulevard

East J. W. Powell Boulevard is a 2 lane roadway, with one lane eastbound and westbound divided by a continuous landscaped median. East J. W. Powell Boulevard also has existing vertical curbs and sidewalks on both sides of the street. Existing East J. W. Powell Boulevard terminates at the western boundary of Property.

Cross-section details illustrating the proposed standards for roads are provided below with additional information attached in the Appendices. All infrastructure is to comply with current City standards at time of development, though City staff generally support the modification of design considerations in an effort to preserve natural resources on the Property.



NOTES:

- * MINIMUM TRAVEL LANE WIDTH = 12' FOR ALL TRUCK ROUTES OR WHEN DESIGN SPEED IS 40 MPH or GREATER
- ** INCREASE THESE DIMENSIONS WHEN TRAVEL LANES ARE 12'

Figure 9 – Major Collector Detail

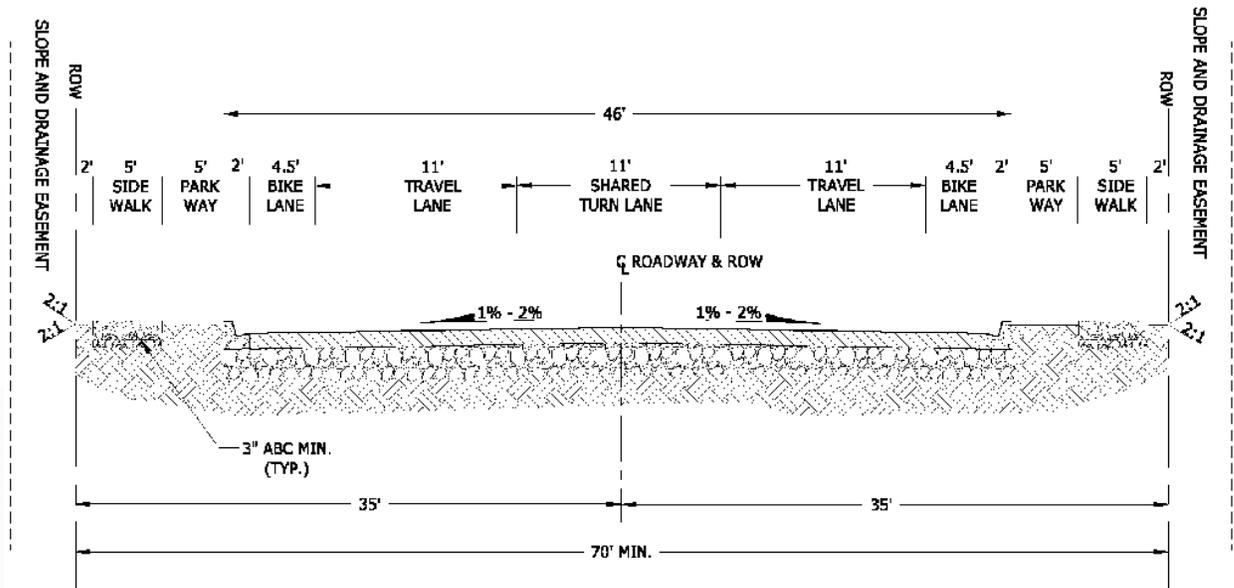


Figure 10 – Minor Collector Detail

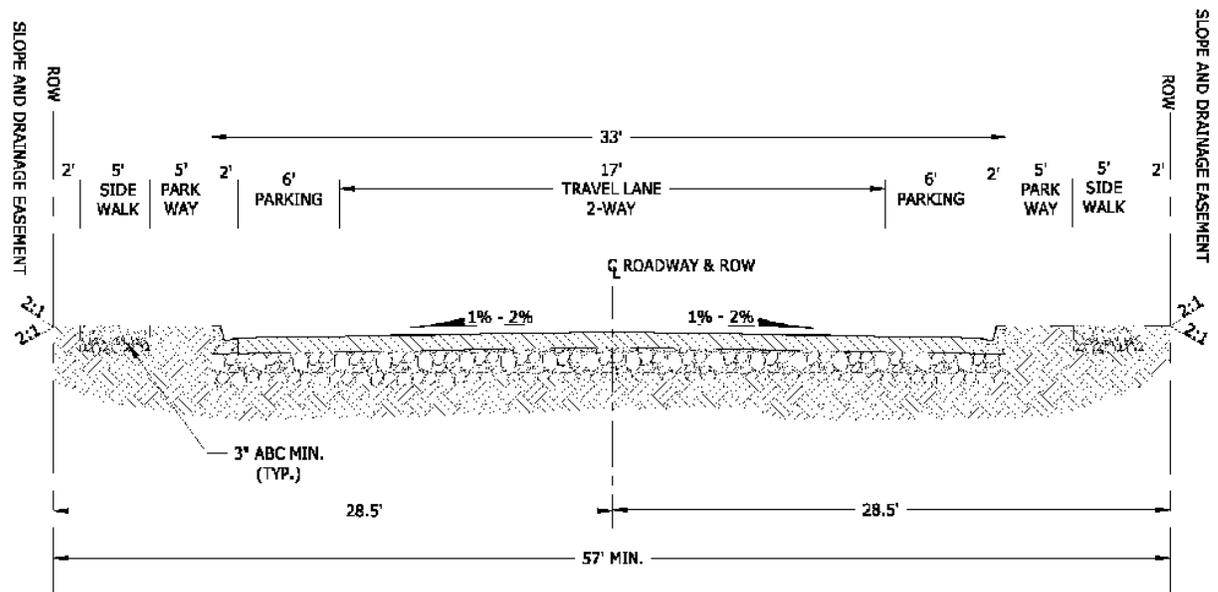


Figure 11 – Residential Local Detail

Easements

There is a 30' right-of-way to the City of Flagstaff on the Property for the Arizona Trail. A detailed exhibit identifying the alignment of the right-of-way is provided in the Appendices for reference.

The City of Flagstaff was granted the right-of-way for this portion of the Arizona Trail by the State of Arizona. The trail must be built to the current City standards for urban trails with the development of the Property. City staff understands the challenges associated with designing around an existing trail and are open to coordinating modifications to the alignment through the City's site planning process. The points where the trail crosses a property boundary may be modified depending on the existing and proposed connections to the rest of the City's trail system.

An electric easement containing overhead electric lines is located directly to the north of the Property.

Watershed

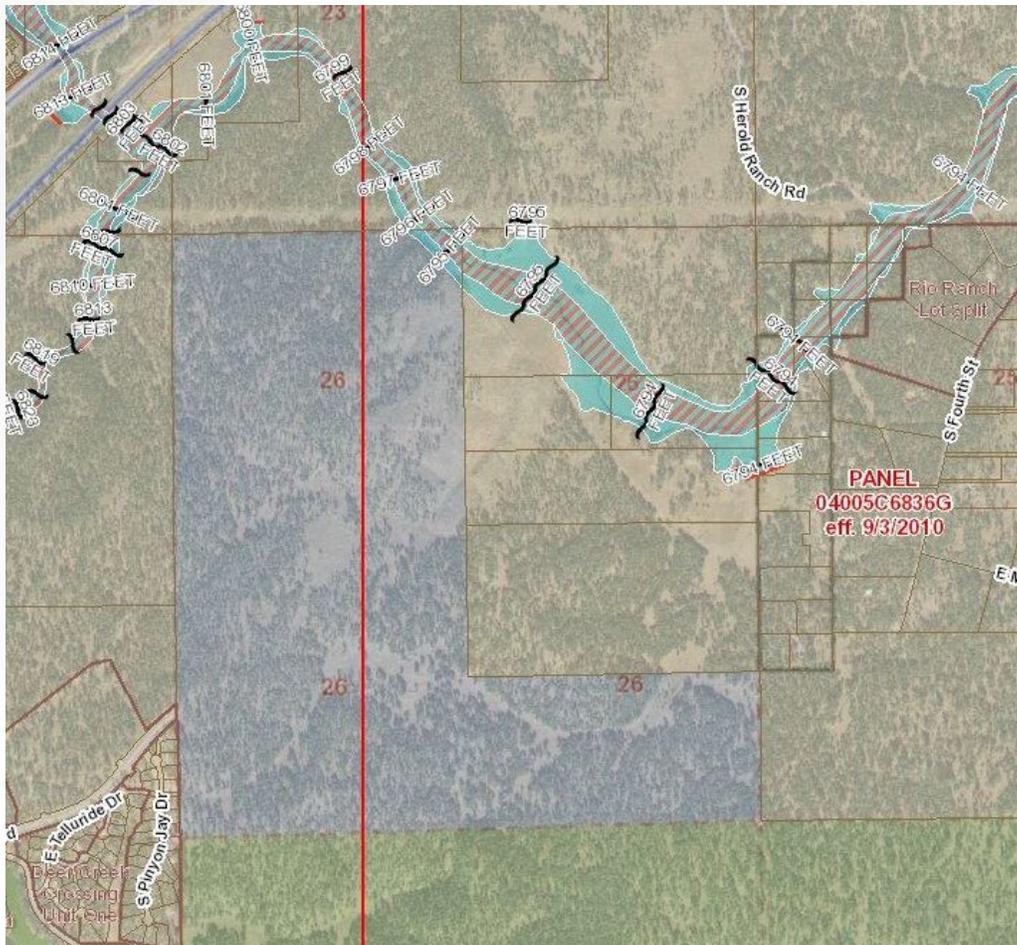


Figure 12 – Rio de Flag

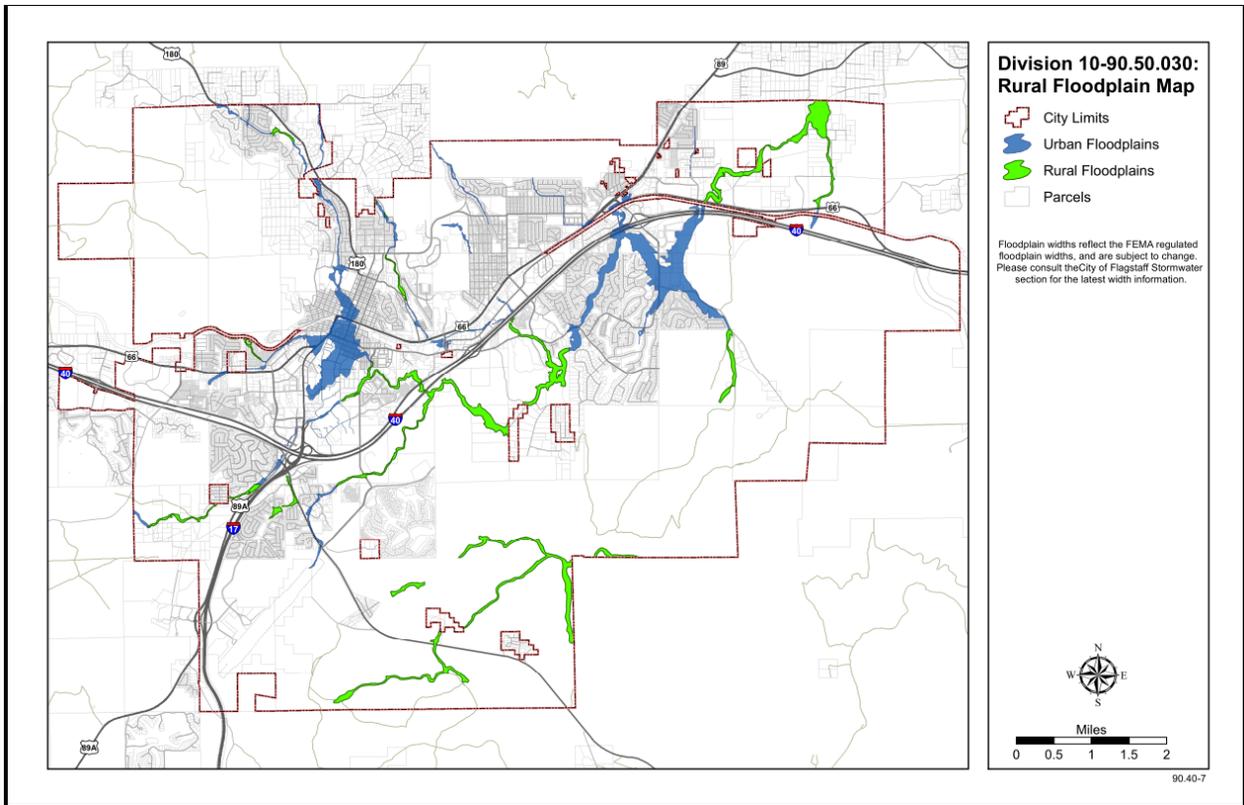


Figure 13 – Rural Floodplain Map

The Rio de Flag is a rural floodplain that crosses the northeastern corner of the Property. Rural floodplains are natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources. Rural floodplains are defined as areas of delineated 100-year floodplain that cannot be disturbed or developed except for roadway and utility crossings. Rural floodplains cannot be altered through a floodplain map amendment or revision and must remain undisturbed.

Hoffman Tank

A surface water basin known as Hoffman Tank is located within the southeastern portion of the Property.

Topographic Conditions

The Property appears to be gently rolling forested terrain and floodway. A rural floodplain known as the Rio de Flag runs through the northeast corner of the Property. Existing watercourses on the Property are subject to the City’s Floodplain Regulations.

The Property generally slopes from the southwest to the northeast with an approximate elevation change of 200 feet. The peak elevation within the site is approximately 7,000 feet above mean sea level (MSL) located at the southwest corner of the site. The lowest elevation

within the site is approximately 6,800 feet above MSL, located at the northeast corner of the site. Topographic maps detailing the Property are provided in the Appendices.

Cultural Resources

Cornerstone Environmental Consulting inspected the Property for cultural resources under Arizona Antiquities Act Permit No. 2019-019bl, documented in the report titled “Archaeological Survey of 400 Acres in Flagstaff, Coconino County, Arizona”, dated January 2020. The report indicates that 12 Isolated Occurrences were identified. The ASLD Cultural Resources Section recommends that the ASLD Real Estate Division conditions the following:

Prior to any ground disturbance in areas not previously subject to a cultural resources survey, Grantee shall arrange for a permittee of the Arizona State Museum to inspect the area for cultural, historical, and paleontological remains and submit two copies and a PDF copy of the inspection report to the Arizona State Land Department Cultural Resources Section for review and approval.

If, following receipt of ASLD Cultural Resources Section approval to proceed, any additional archaeological, paleontological, or historical site or object, or Human remains or funerary object that is at least fifty years old is discovered during the course of ground disturbing activities, all work shall cease and the grantee shall notify the Director of the Arizona State Museum pursuant to A.R.S. § 41-844, and the Arizona State Land Department Cultural Resources Section Manager.

Soils and Geology

In the absence of an individual site specific Geotechnical Investigation, the United States Department of Agriculture, Natural Resource Conservation Service (NRCS) Soil Survey was referenced. The NRCS “Soil Survey for Oak Creek-San Francisco Peaks Area, Arizona, Part of Coconino County”, updated September 17, 2019, provides a reasonable overview of the general soils types that are anticipated to be predominant on the parcel.

Per the NRCS Soil Survey, the predominant soil types for the Property are Daze fine sandy loams and Tortugas cobbly loams. These soils have low risk of corrosion to concrete and moderate risk of corrosion to steel; with a high shrink-swell potential. The NRCS Soils information is provided in the Appendices.

Opportunities

1. Overall, based on NRCS Soil Survey findings and the adjacent Pine Canyon development, the site may be considered suitable for development provided floor and foundation systems are properly designed, soils properly conditioned and proper maintenance of drainage and irrigation systems are implemented.
2. All parties should be aware that the site soils have potential for expansion. Fluctuation of moisture content of foundation bearing soils may result in slight movements that may result in cosmetic distress.
3. Settlements at the site are anticipated to be within accepted tolerances provided that pad preparation is performed as per Geotechnical recommendations; no significant changes in moisture content of foundation/floor slab occurs; and proper drainage and irrigation control are maintained. Drainage should be maintained to direct roof run off away from the structure and off the lot for the life of the development. In no case should long term ponding be allowed near structures. Proper design and placement of yard vegetation and irrigation systems should be used so that structural foundation slab bearing soils are not exposed to moisture content fluctuations.
4. Controlled compacted fill may consist of on-site and/or imported material that is placed on areas that are scarified, moisture processed and recompacted.
5. Post-tensioned slab thickened or turn-down edges and/or interior beams should be designed and constructed in accordance with the requirements of the Post-Tensioning Institute and the American Concrete Institute.

Constraints

1. A site specific geotechnical investigation should be performed to provide in depth recommendations that are detailed for the Property.
2. Positive drainage is essential to the successful performance of any foundation or slab-on-grade. Good surface and subsurface drainage should be established during and after construction to prevent the soils below or adjacent to the building areas from becoming wet.
3. In yard areas, it is suggested that, where possible, finish slopes extend a minimum of 10 feet horizontally from the building walls and have a minimum vertical fall of 6" inches.
4. The surface soils should be over-excavated, conditioned, and scarified as recommended by a Geotechnical Engineer.
5. The following are intended to guide in establishing adequate support for the building foundation elements:
 - a. Any ditches, depressions or new excavations which are to be filled, should be widened as necessary to accommodate compaction equipment and provide a level base for placing fill.
 - b. All footing excavations should be relatively level and free of loose or disturbed material and inspected by a qualified representative of the Geotechnical Engineer.
6. Any recommendations provided are based on the assumption that an adequate program of tests and observations will be performed during the construction. These tests and

observations should be performed by the Geotechnical Engineer's representative and should include, but are not necessarily be limited to the following:

- a. Observe and document that any existing surficial vegetation and other deleterious materials have been removed from the site as required for site preparation.
- b. Approve any material used as engineered fill in building areas to document that it meets the requirements before placement.
- c. Monitor the scarification operations of the exposed subgrade.
- d. Monitor footing excavation operations to document those footings are bearing in soils as recommended.
- e. Monitor the backfill procedures.
- f. Perform field density tests, as needed, to verify compaction compliance. The representative should monitor the progress of compaction and filling operations.
- g. Keep records of on-site activity and progress.

Environmental

A Phase 1 Environmental Site Assessment (ESA) for the Property was prepared by Western Technologies Inc. on December 10, 2019. The ESA reviewed the Property in an effort to determine recognized environmental conditions (RECs). The assessment revealed no evidence of RECs currently in connection with the Property and Western Technologies Inc. made no recommendations for further assessment at this time.

Flood Zone

The Property lies within Flood Zones "X" and "AE" as delineated on the Federal Emergency Management Agency (FEMA) FIRM Maps No. 04005C6836G and 04005C6817G, dated September 3, 2010. The majority of the Property falls within Zone "X". The Rio de Flag runs through the northeast corner of the site and falls within Zone "AE".

Zone "X" is defined by FEMA as: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "AE" is defined by FEMA as: Areas subject to inundation by the 1-percent annual- chance flood event. Base Flood Elevations are determined. Floodway areas in Zone "AE" are identified as 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 increases in flood heights.

INFRASTRUCTURE

Utilities

Table 2 - Utility Service Providers

Utility	Utility Company	Website	Phone Number
Solid Waste	City of Flagstaff	www.flagstaff.az.gov	928-779-7685
Telecom	NPG Cable	-	480-450-3889
Telecom	CenturyLink	www.centurtylink.net	800-244-1111
Natural Gas	UniSource Energy	www.uesaz.com	877-837-4968
Electric	APS	www.aps.com	602-250-1000
Water	City of Flagstaff	www.flagstaff.az.gov	928-779-7685
Sewer	City of Flagstaff	www.flagstaff.az.gov	928-779-7685

Will serve letters have been provided by APS, CenturyLink and UniSource. The Property is in the service area of these companies and there are distribution facilities in place serving the existing residential properties in the vicinity of the Property. The will serve letters are provided in the Appendices.

Water and sewer line sizes and capacities will be more specifically identified by additional detailed engineering studies when specific development plans are submitted to the City for review and approval.

Sewer

The Property is in the City of Flagstaff service area. Sewer infrastructure adjacent to the Property serves predominantly residential developments including Coconino Ridge at Pine Canyon.

The purpose of this section is to review the available sewer information for the property proposed to be acquired. The corresponding GIS map from the City of Flagstaff is provided in the Appendices.

Opportunities

1. The City of Flagstaff has existing sewer lines throughout the adjacent Pine Canyon development. The City also has an existing 24" sewer interceptor running in Bow & Arrow Wash from South Lone Tree Road northeast to South Babbitt Drive and continuing north across Interstate 40.

Constraints

1. Per the above-mentioned map, existing sewer lines would require extensions into the Property for the development of the proposed sewer system.

Water

The Property is in the City of Flagstaff service area. Water infrastructure adjacent to the Property serves predominantly residential developments including Coconino Ridge at Pine Canyon.

The purpose of this section is to review the available water information for the property proposed to be acquired. The corresponding GIS map from the City of Flagstaff is provided in the Appendices.

Opportunities

1. There is an existing water line available in East J. W. Powell Boulevard immediately to the west of the Property. The City also has an existing 27" water transmission line running in Bow & Arrow Wash from South Lone Tree Road northeast to South Babbitt Drive and continuing north across Interstate 40.
2. The area Planned for this development lies within the domestic water service areas of the City of Flagstaff which is designated as having an assured water supply pursuant to Section 45-576 of Arizona Revised Statutes.

Constraints

1. Per the above-mentioned map, existing water lines would require extensions into the Property for the development of the proposed water system.

Reclaimed Water

Referenced Documents

- City of Flagstaff Regional Plan, Map 19: Public Utilities Over 50 Years Old.

The purpose of this section is to review the potential for reclaimed water to support the property proposed to be acquired.

Opportunities

1. The City of Flagstaff has an existing reclaimed water line running along the alignment of the Rio de Flag located north and northeast of the Property.

Constraints

1. Per the above-mentioned map, the existing reclaimed water line would require an extension into the Property for the development of the proposed system.

Electricity

The Property is located within Arizona Public Service (APS) Company's electric service area.

Opportunities

1. A will serve letter has been provided by APS. The Property is in an APS service area and there are distribution facilities in place serving the existing residential properties in the vicinity of the Property.

Constraints

1. If APS should have to construct additional distribution facilities to serve this area, some of those costs may require contributions by the Property's owner(s). Extensions would be subject to the APS schedule 3 agreement.
2. APS requires review of the development plans and estimated load requirements to determine whether contributions are necessary and the amount of such contributions. Fees would be subject to the APS schedule 1 agreement.
3. For additional questions please contact the APS Flagstaff Service Planning Customer Project Representative, Megan McCarthy, at 928-864-8351 or by email at Megan.McCarthy@aps.com.

Gas

The Property is located within the service area of UniSource Energy. UniSource Energy Services has available natural gas facilities within the vicinity to serve the described area with natural gas service.

Opportunities

1. A will serve letter has been provided by UniSource Energy.
2. UniSource Energy currently has existing gas mains on the south side of East J. W. Powell Boulevard. Depending upon the economics, UniSource Energy may require fees from the developer for main extensions into the Property.

Constraints

1. For any questions or additional information, please contact the Unisource Energy Gas Engineering Supervisor, Martin Conboy, at 928-226-2269 or by email at mconboy@uesaz.com.

Communications

The Property is located within the service area of NPG Cable and CenturyLink for all telecommunication services including phone, cable, and internet.

Opportunities

1. A will serve letter has been provided by CenturyLink.

Constraints

1. Extension may be required per the CenturyLink tariff rates and regulations. For any questions or additional information, please contact CenturyLink Arizona Senior Lead LNI

Engineer/Project Manager, Chrystal Wilson, at 480-831-4312 or by email at Chrystal.Wilson@CenturyLink.com.

2. Extension may be required per the NPG Cable tariff rates and regulations. For any questions or additional information, please contact NPG Cable associate, Matt Herman, at 480-450-3889.

Community Services

- Public Transportation: Mountain Line bus service is available to the northwest of the Property at the Community College
- Medical Facilities: Flagstaff Medical Center, 1200 N. Beaver Street, located northwest of the Property, is surrounded by numerous general and special practice providers
- Fire Protection: Flagstaff Fire Department
- Ambulance Service: Ambulance service is available by dialing 911
- Police Services: City of Flagstaff Police Department

ENTITLEMENTS

Jurisdiction

- Municipal Jurisdiction: City of Flagstaff
- Police Department: City of Flagstaff Police Department
- Local Fire District: City of Flagstaff Fire Department
- School District: Flagstaff Unified School District #1.
- Coconino Community College and Northern Arizona University are located to the northwest of the Property.

Zoning

Existing zoning designation of the subject property is Rural Residential (RR) and the current land use is presently vacant open space. To support development of the Property, a zoning adjustment submittal may be required to request zoning designations appropriate for the proposed land use. A pre-application meeting with the City of Flagstaff will provide additional direction as to the City process to pursue rezoning options and the requisite elements to develop the site. The process recommended by City staff is to submit a single rezoning application for the overall development in conjunction with an overall block plat at first to allow room for flexibility. The block plat will then be followed by individual preliminary plats for each phase or parcel depending on the desired timeframe.

Please refer to the Appendices for the applications and guides for each of these processes.

Regional Plan

The Flagstaff Regional Plan presents the historical context, current conditions, and future trends for the Flagstaff region and explains how this plan is used by decision makers to guide physical and economic development within the Flagstaff region. The City of Flagstaff Regional Plan indicates the Property is designated Suburban. The Regional Plan is a living document and is regularly amended by the City and development applications.

Follow the link below for a digital copy of the Flagstaff Regional Plan:

<https://www.flagstaff.az.gov/2945/The-Plan>

Floodplain

Referenced Documents

- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) No. 04005C6836G, revised September 3, 2010.
- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) No. 04005C6817G, revised September 3, 2010.

As noted previously the Rio de Flag runs through the northeast corner of the site. The Rio de Flag is listed as a flood Zone “AE” area and considered as a Floodway. The remaining Property is located in a Zone X flood designation by the National Flood Insurance Program as depicted on the Flood Insurance Rate Map Number 04013C1295L. The Zone X flood designation is for “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood”. The FEMA FIRM maps can be seen in the Appendices.

Certificate of Assured Water Supply

The Property lies within the domestic water service areas of the City of Flagstaff which is designated as having an assured water supply pursuant to Section 45-576 of Arizona Revised Statutes.

Public Disclosure Requirements

All subdividers are required to obtain a Disclosure Report (Public Report) prior to offering lots for sale in accordance with A.R.S 32-2181 et seq. and Commissioner's Rule R4-28-B1207. For more information regarding what specific items must be included in the Disclosure Report, please visit the following link:

<http://www.azleg.gov/FormatDocument.asp?inDoc=/ars/32/02181.htm&Title=32&DocType=ARS>

BUILDING INFORMATION

City of Flagstaff Design Requirements

The City of Flagstaff design manuals and code requirements can all be obtained at the City of Flagstaff's Planning & Development Services Department website. A direct link has been provided below.

<https://www.flagstaff.az.gov/10/Community-Development>

Plan Submittal/Review Requirements

The City of Flagstaff Planning & Development Services Department uses their Regional Plan 2030 as a blueprint to help the City preserve, protect and enhance the community's quality of life while maintaining its unique character. The department is prepared to offer assistance in any engineering and development needs including all plan review requirements.

<https://www.flagstaff.az.gov/618/Code-Administration-Permitting>

A fee schedule of permit fees and review fees can be obtained from the City of Flagstaff Zoning Code at the link provided below and in the Appendices:

<https://www.codepublishing.com/AZ/Flagstaff/?Flagstaff03/Flagstaff0310000.html#3.10.001.0001>

Following approvals of the development plans In addition the City of Flagstaff will require construction permit fees and inspection fees which are valuation based and cannot be approximated as part of this report. Further still, the City will require review fees for any signage based on number of signs requested. For Architecture, fees may be, in part, valuation based and may fluctuate on the premise of the builder utilizing standard plans that the City has previously reviewed and approved.

Development Fees

Development fees shall be calculated by the City at the time of application for a building permit and shall be paid by the applicant prior to the issuance of a building permit.

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SERVICES

Library

The nearest library facility to the Property is the Flagstaff City-Coconino County Public Library located at 300 West Aspen Avenue. The library offers a variety of amenities such as meeting rooms, scanners, computers and Wi-Fi. The Flagstaff City-Coconino County Public Library can be reached at 928-213-2330 for more information.

Police

The City of Flagstaff Police Department will ensure public safety and enforce city code for the Property. The City of Flagstaff Police Department non-emergency telephone number is 928-779-3646.

Fire

The City of Flagstaff Fire Department will serve the Property for any emergency needs. The City of Flagstaff Fire Department non-emergency telephone number is 928-213-2500.

Refuse Collection

The City of Flagstaff Solid Waste Section of the Public Works Administration will serve the Property for all refuse collection needs. The City of Flagstaff Solid Waste Section can be reached at 928-213-2110 for more information.

School Districts

Flagstaff Unified School District #1 provides public education for the area at its Kinsey Elementary School, Mt. Elden Middle School and Flagstaff High School. A map of the School District boundaries and school sites is provided in the Appendices. Note, school assignments are subject to change; contact the district at 928-527-6000 or <https://www.fusd1.org>. Coconino Community College and Northern Arizona University are located to the northwest of the Property.

CONSTRAINTS

Physical

Tree Resources

There is substantial coverage on this site which will need to be addressed through the City of Flagstaff through the preparation, submittal and approval of a resources survey which will identify the actions allowed based on tree species and diameter at breast height, average diameter of canopy and the appropriate assigned points as found in the Resource Protection Standards of the City of Flagstaff.

Slopes

The project is located in an area with steep and mountainous terrain with approximately 38% of the site located above slope of 10% or greater with some slopes exceeding 30%. Where construction is allowed in these steeper areas it will be costly due to the complexities of developing on steeper slopes. Additional consideration must be given to soil types as detailed geotechnical investigations have not been completed so it is difficult to say at this time if there are rock conditions or any hard dig conditions that exist on a site where a certain amount of grading can be expected.

The City Code is specific in the design guidelines and limitation of development on steeper slopes. An overview of that criteria is provided in the Entitlements section below.

Entitlements

Division 10-30.60: Site Planning Design Standards of the City of Flagstaff City Code identifies Division 10-30.60.040 Natural Features and Site Drainage as a guideline to ensure that the standards therein are followed to protect the natural features of a development site and to also ensure that the natural features are incorporated as an amenity into the overall site plan. Topography must be carefully considered as it relates to the visual impacts of cut and fill, the limitation of large grade changes and terracing of site design. Building foundations shall be stepped to more closely relate to natural grade and retaining walls shall blend, be stepped based on certain height restrictions, and shall be constructed with native rock or masonry that conveys the scale, color and texture to traditional rock walls. Retaining walls shall also be a maximum of 5'-0" in height for terracing with a minimum 3'-0" in width between terraces for indigenous plantings. Division 10-30-60 also identifies adherence to Division 10-50.90 Resource Protection Standards which applies as this site falls under that particular overlay zone.

The Resource Protection Plan covers floodplains, steep slopes, forest and other site features which could include geological interest and rock outcroppings. The steep slopes section establishes that 70% of the development area within the 17% to 24.99% slope category will require resource protection. Forest resource protection requirements as a percentage of site area is 30% for commercial zones and 50% for residential zones.

Jurisdictional

The review and application of the above referenced plans and overlays and the time to process those plans through the City is an unknown at this time. It is also unknown as to what type of additional plans or studies may be required by the City as they review this site for development approval. There is also an unknown at this time regarding the timing of the next amendment to the Regional Plan for this area. The Regional Plan is a living document and is regularly amended by the City.

Infrastructure: Water and Sewer

Based on the mountainous terrain, the infrastructure required for the proposed site could be complex and costly. There is not an obvious slope to the site, which greatly impacts sewer service. The sewer outfall for the site is to the north into an existing sewer system. Based on the topography, a private lift station will most likely be necessary for sewer to reach the existing system. The depth of the existing sewer system is unknown at this time.

In addition to the complexity of the sewer system, water service to the site will also require more than main line extensions. It is suspected that a well site will be required to meet the water demands for a development. Well costs will include the well drilling, mechanical and electrical, a storage tank, and treatment system.

Infrastructure: John Wesley Powell Boulevard

The same constraints above for water and sewer also pertain to John Wesley Powell Boulevard as well. A curvilinear alignment will be required due to the topography and this alignment although curvilinear in nature will still require cuts and fills to support the vertical geometry necessary for an arterial roadway. The curvilinear nature required for this arterial roadway will also increase the paving, grading, water and sewer costs in terms of additional material, piping, valves and manholes as the overall length of this arterial roadway will increase with the curvilinear alignment.

Infrastructure: Costs to Develop

The infrastructure costs to support development on this site can be costly based on the current data available and those costs could increase as additional site research and design is completed. It should also be noted that there is no current funding source for these improvements.

COST ESTIMATE

Preliminary construction costs for development of the Property are provided in the Appendices. The estimates of the cost contained herein represent CVL's opinions of probable cost and are made solely on the basis of experience and qualifications.