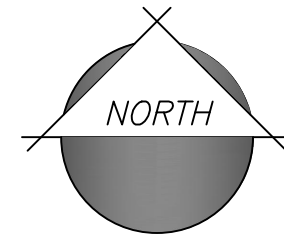


PRELIMINARY PLAT FOR THE LOOKOUT at CANYON DEL RIO

A PORTION OF THE WESTERN HALF OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7
EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



LEGAL DESCRIPTION

BLOCK N, CANYON DEL RIO PHASE I, AS SHOWN ON THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 3944598, RECORDS OF COCONINO COUNTY, ARIZONA.

ADEQ STATEMENT

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 XX-XXXXX.

EARTHWORK SUMMARY

SITE GRADING

UNADJUSTED CUT: 16,443 CY
UNADJUSTED FILL: 954 CY

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY _____ DATE _____

UNISOURCE ENERGY SERVICES

BY _____ DATE _____

LUMEN

BY _____ DATE _____

OPTIMUM

BY _____ DATE _____

UTILITY COMPANY CONTACTS

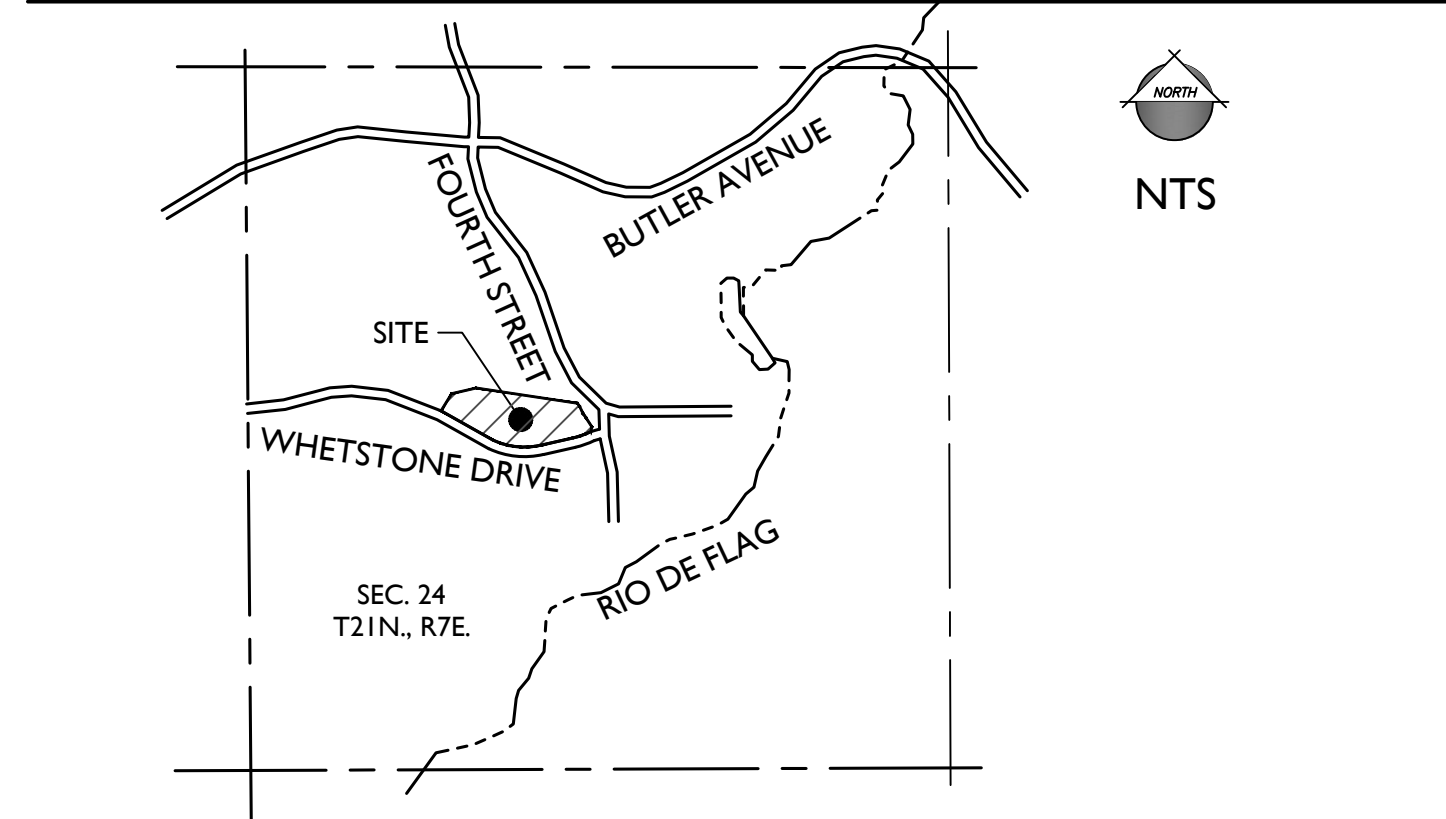
APS
CONTACT: CHAD BROOKS
2200 E HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD.BROOKS@APS.COM
PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

LUMEN
CONTACT: MANUEL HERNANDEZ
112 N BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.COM
PHONE: (928) 779-4931

OPTIMUM
CONTACT: SANFORD YAZZIE
1601 S PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

VICINITY MAP



PLANNED RESIDENTIAL DEVELOPMENT DESIGN ELEMENTS

THIS DEVELOPMENT INCLUDES THE FOLLOWING DESIGN ELEMENTS THAT EQUAL A SUM OF FIVE (5) POINTS:

- L. FRONT SETBACKS LESS THAN 15-FEET FOR LIVABLE PORTIONS OF THE DWELLING INCLUDING THE FRONT ENTRY FEATURE. (1 POINT)
- N. SUBDIVISION CC&R'S AND SETBACK STANDARDS DO NOT PROHIBIT THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (1 POINT)
- P. SUBDIVISION EXCEEDS THE MINIMUM DENSITY OF THE APPLICABLE ZONING DISTRICT BY AT LEAST ONE WHOLE UNIT PER ACRE (NO FRACTIONS), ONE POINT FOR EACH WHOLE UNIT OVER THE MINIMUM UP TO THREE POINTS. (1 POINT)
- Q. SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS OR LARGER LANDSCAPING AREAS. ONE POINT EACH. (2 POINTS)

PROJECT TEAM

PROPERTY OWNER / DEVELOPER:
CDR DEVCORP LTD
3605 S. FLAGSTAFF RANCH ROAD
FLAGSTAFF, AZ 86005
TEL: (928) 600-3594
CONTACT: CHARITY LEE
clee@capstonehomesaz.com

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (720) 987-0750
CONTACT: BRENNAN MAHER
brennan.maher@epsgruoinc.com

PROJECT DATA

APN: 106-08-036
ADDRESS: FLAGSTAFF, AZ 86004

EXISTING LAND USE: VACANT/UNDEVELOPED
GENERAL PLAN LAND USE DESIGNATION: FUTURE SUBURBAN
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

EXISTING ZONING: MR - MEDIUM DENSITY RESIDENTIAL
ZONING OVERLAY: RPOZ - RESOURCE PROTECTION

GROSS AREA: 7.11 ACRES
NET AREA: 5.74 ACRES

NO. UNITS: 50 UNITS

GROSS DENSITY: 7.0 DU/AC

GENERAL NOTES

1. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
3. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO THE CITY OF FLAGSTAFF.

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	LOT TABLES & DETAILS
SHEET 4	PP03	EXISTING & PROPOSED SITE CONDITIONS
SHEET 5	PP04	EXISTING & PROPOSED SITE CONDITIONS
SHEET 6	PP05	NATURAL RESOURCE PROTECTION PLAN - FOREST
SHEET 7	PP06	NATURAL RESOURCE PROTECTION PLAN - SLOPE

CERTIFICATE OF LAND SURVEYOR

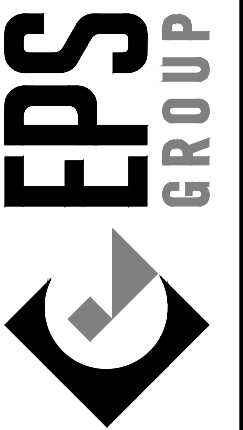
THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT.

I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED TENTATIVE PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR

DATE: _____

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2350 | F: 480.503.2358
www.epsgruoinc.com



The Lookout at Canyon Del Rio
Flagstaff, Arizona
Preliminary Plat

Project:

Revisions:
MAY 21, 2024 - 1ST SUBMITTAL
SEPTEMBER 5, 2024 - 2ND SUBMITTAL
OCTOBER 9, 2024 - 3RD SUBMITTAL
NOVEMBER 14, 2024 - 4TH SUBMITTAL
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)



Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

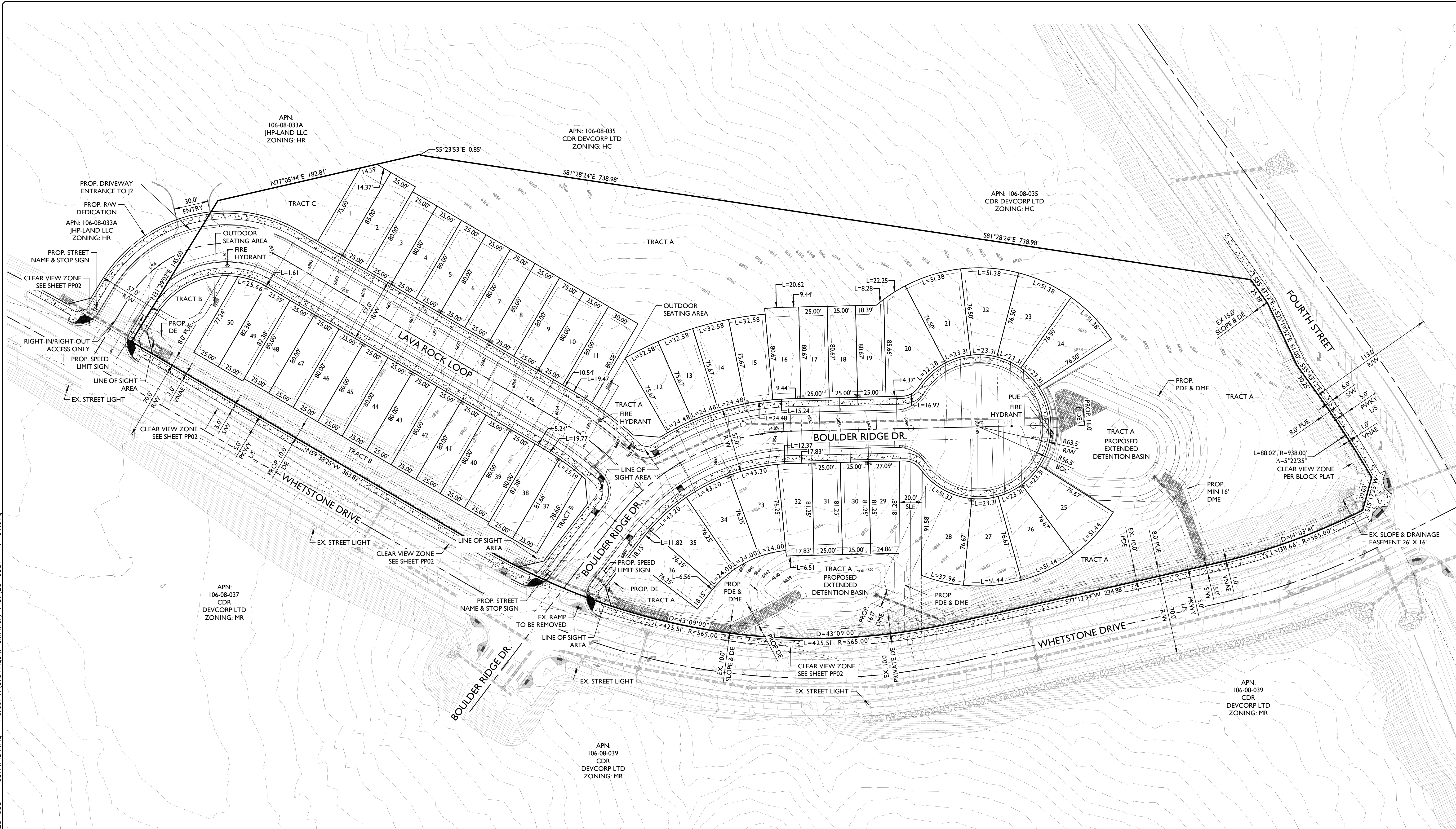
Job No.
23-0394

CS01

Sheet No.
1
of **7**

23-0587 - The Lookout at Canyon Del Rio

Nov. 27, 2024 1:12pm S:\Projects\2023\23-0587 - CDR Planning - Preliminary Plat\23-0587 - PP01.dwg

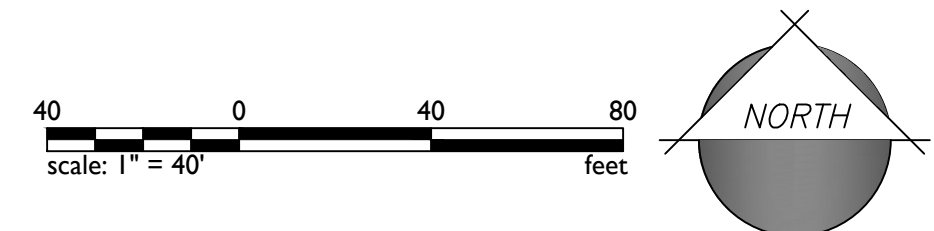


LEGEND

- PROPERTY CORNER
- ⊕ FIRE HYDRANT (FH)
- MANHOLE
- SEWER MANHOLE
- ESMT EASEMENT
- DE DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- - - EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- ||||| SHEET MATCH LINE

NOTES

THIS PROJECT INCLUDES PRD DESIGN ELEMENTS L, N, P, AND Q TO MEET THE FIVE (5) POINTS REQUIRED TO UTILIZE PRD STANDARDS.



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Project: The Lookout at Canyon Del Rio
Flagstaff, Arizona

Revisions:

MAY 21, 2024 - 1ST SUBMITTAL
SEPTEMBER 5, 2024 - 2ND SUBMITTAL
OCTOBER 9, 2024 - 3RD SUBMITTAL
NOVEMBER 14, 2024 - 4TH SUBMITTAL
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)

Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

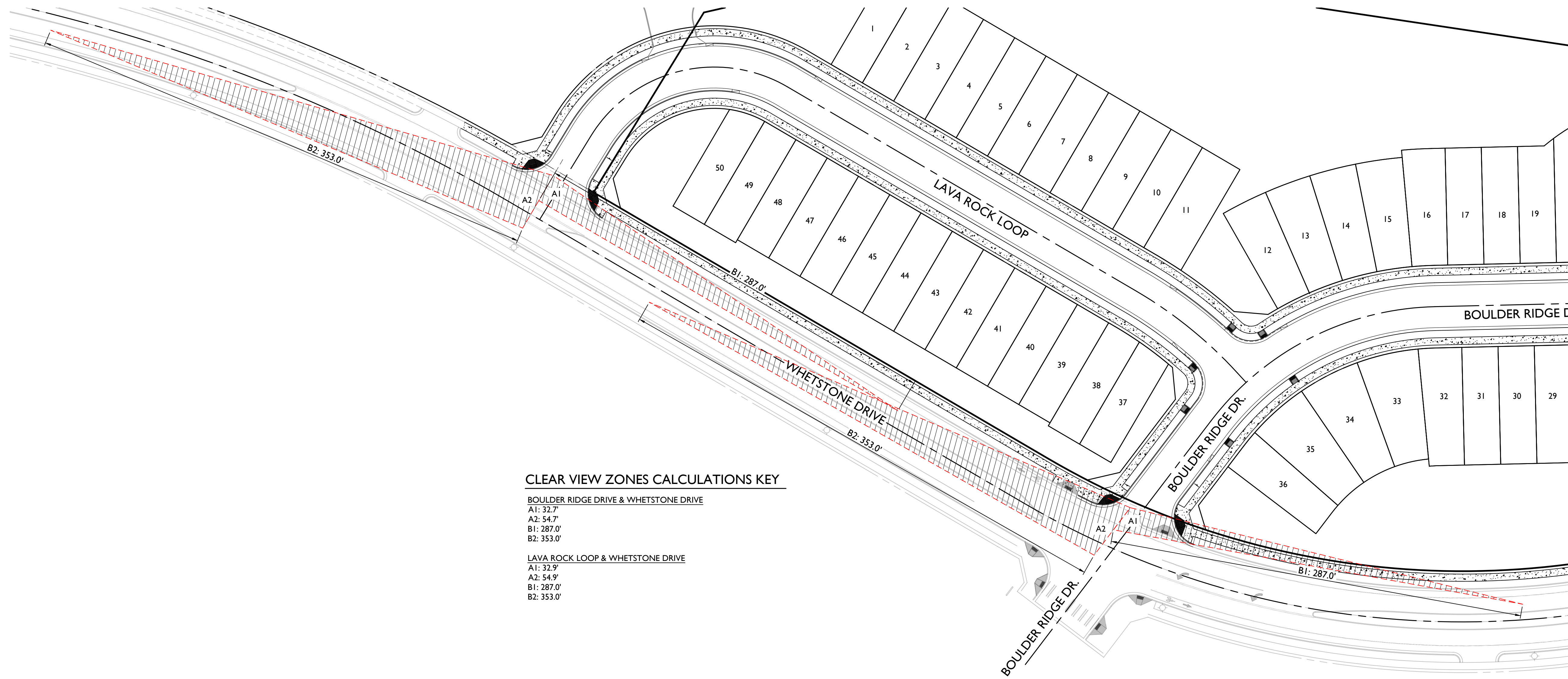
Job No.
23-0394

Sheet No.
2
of **7**

23-0587 - The Lookout at Canyon Del Rio

Nov. 27, 2024 1:12pm S:\Projects\2023\23-0587 - CDR Planning - Parcel N Drawings\Preliminary\Plot_23-0587 - PP02.dwg

CLEAR VIEW ZONES



CLEAR VIEW ZONES CALCULATIONS KEY

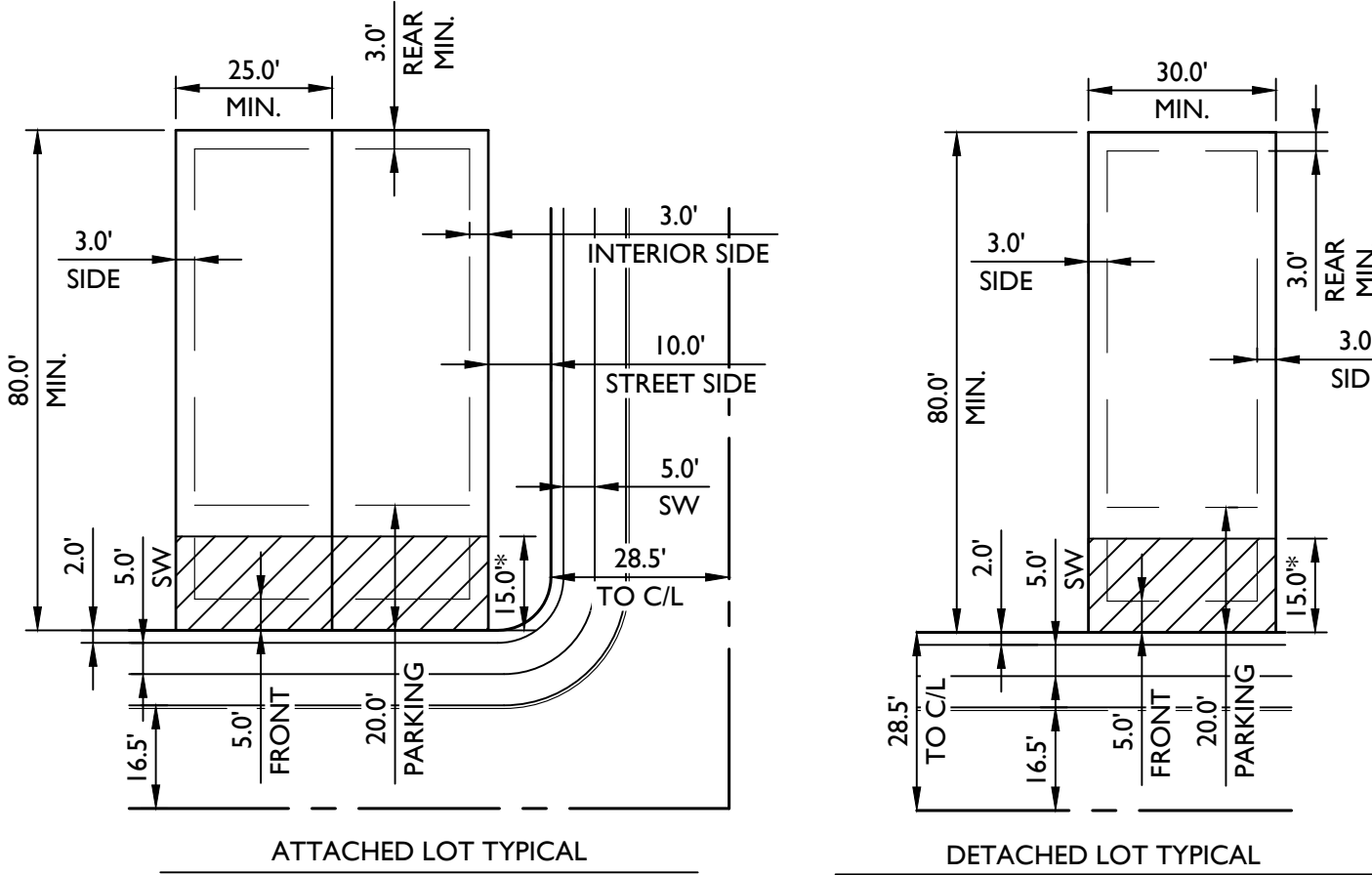
BOULDER RIDGE DRIVE & WHETSTONE DRIVE
 A1: 32.7'
 A2: 54.7'
 B1: 287.0'
 B2: 353.0'

LAVA ROCK LOOP & WHETSTONE DRIVE
 A1: 32.9'
 A2: 54.9'
 B1: 287.0'
 B2: 353.0'

LOT AREA TABLE

Lot #	Area	Lot #	Area
1	2071.87	26	2865.41
2	2125.00	27	2865.41
3	2000.00	28	3308.98
4	2000.00	29	2110.48
5	2000.00	30	2031.25
6	2000.00	31	2031.25
7	2000.00	32	2215.47
8	2000.00	33	2562.01
9	2000.00	34	2562.01
10	2000.00	35	2562.01
11	2403.74	36	2084.53
12	2158.69	37	2008.94
13	2158.69	38	2054.73
14	2158.69	39	2000.00
15	2158.69	40	2000.00
16	2207.22	41	2000.00
17	2016.67	42	2000.00
18	2016.67	43	2000.00
19	2033.50	44	2000.00
20	3363.14	45	2000.00
21	2856.84	46	2000.00
22	2856.84	47	2000.00
23	2856.84	48	2000.00
24	2856.84	49	2059.46
25	2865.41	50	2014.59
TOTAL		112,501.85	

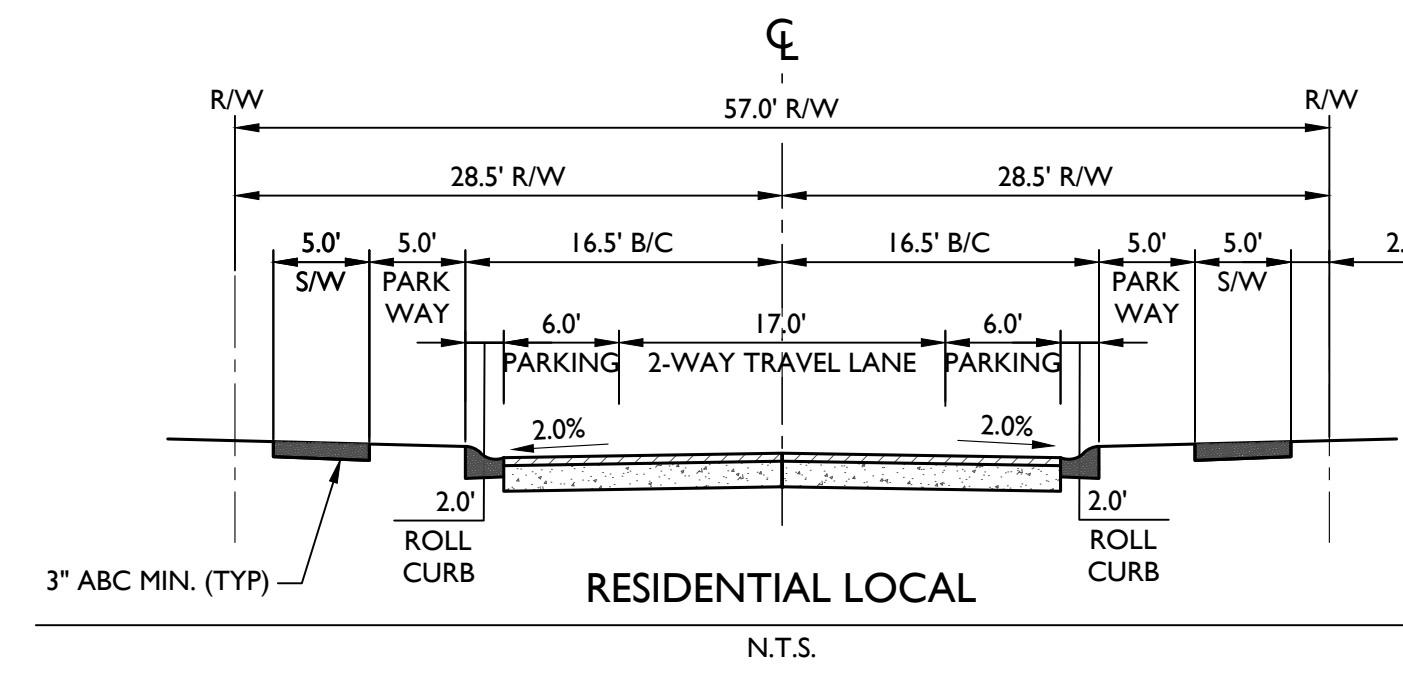
TYPICAL LOT DETAILS



TRACT AREA AND USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / COMMON SPACE / DETENTION	122847	2.820
TRACT B	LANDSCAPE / COMMON SPACE	11828	0.272
TRACT C	LANDSCAPE / COMMON SPACE	3493	0.080
TOTAL		138168	3.172

STREET CROSS-SECTION



* LIVABLE PORTIONS OF THE DWELLING, INCLUDING THE FRONT ENTRY FEATURE, SHALL BE WITHIN 15' OF THE FRONT PROPERTY LINE IN COMPLIANCE WITH PRD DESIGN ELEMENT "L".

1130 N Alma School Road
 Suite 120
 Mesa, AZ 85201
 T:480.503.2350 | F:480.503.2358
 www.epsgroupinc.com

EPS GROUP

The Lookout at Canyon Del Rio
 Flagstaff, Arizona

Tract Tables & Details

Project:

Revisions:

MAY 21, 2024 - 1ST SUBMITTAL
 SEPTEMBER 5, 2024 - 2ND SUBMITTAL
 OCTOBER 9, 2024 - 3RD SUBMITTAL
 NOVEMBER 14, 2024 - 4TH SUBMITTAL
 NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)

Call at least two full working days before you begin excavation.

ARIZONA
 2017-17-1400-0100-0100-0100
 In Maricopa County, (002)263-1100

Designer: EPS
 Drawn by: EPS

Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
23-0394

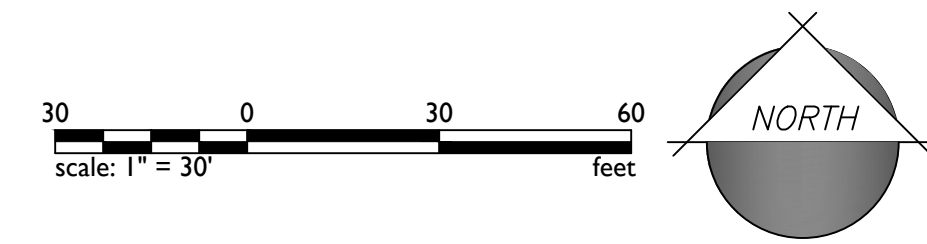
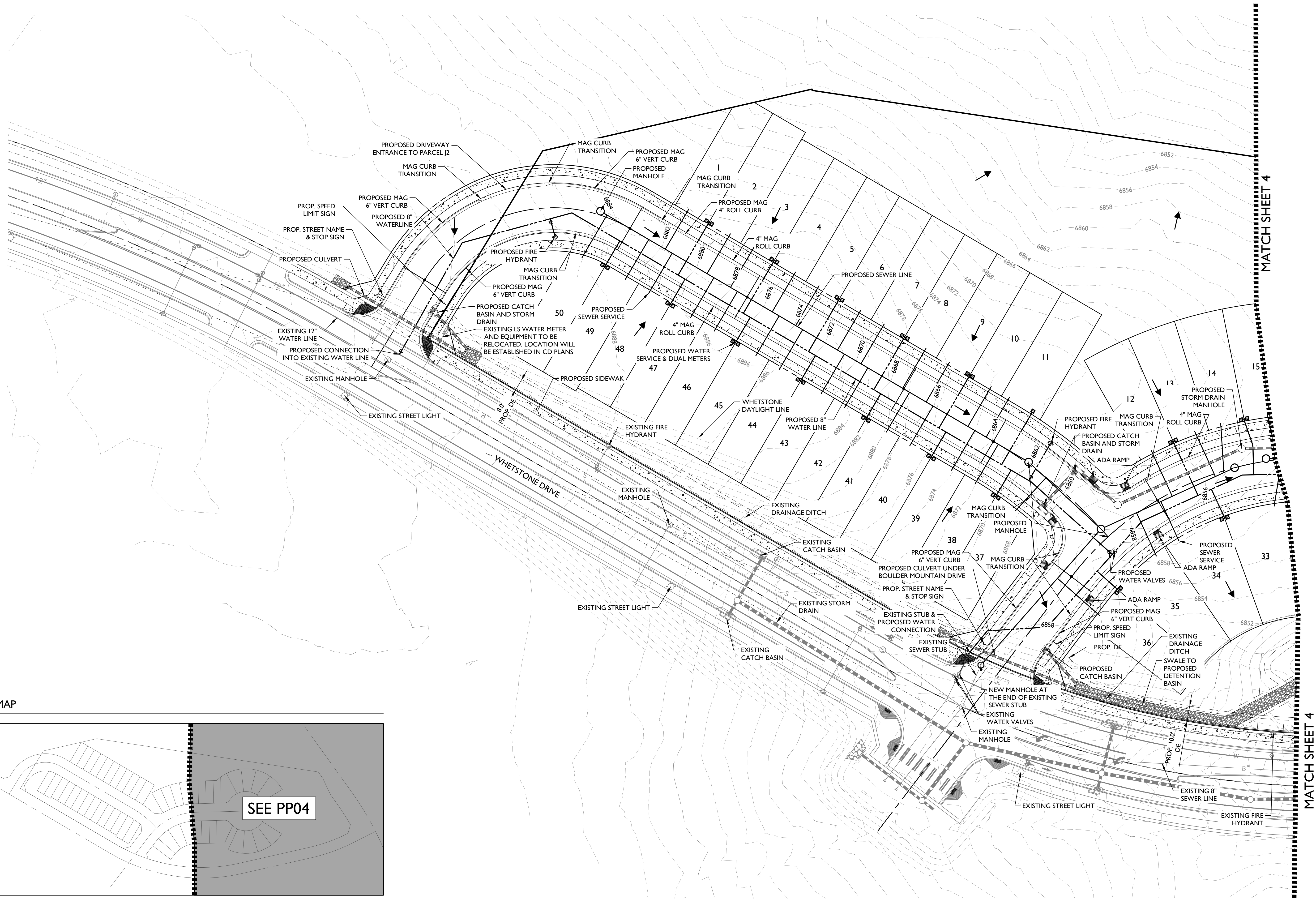
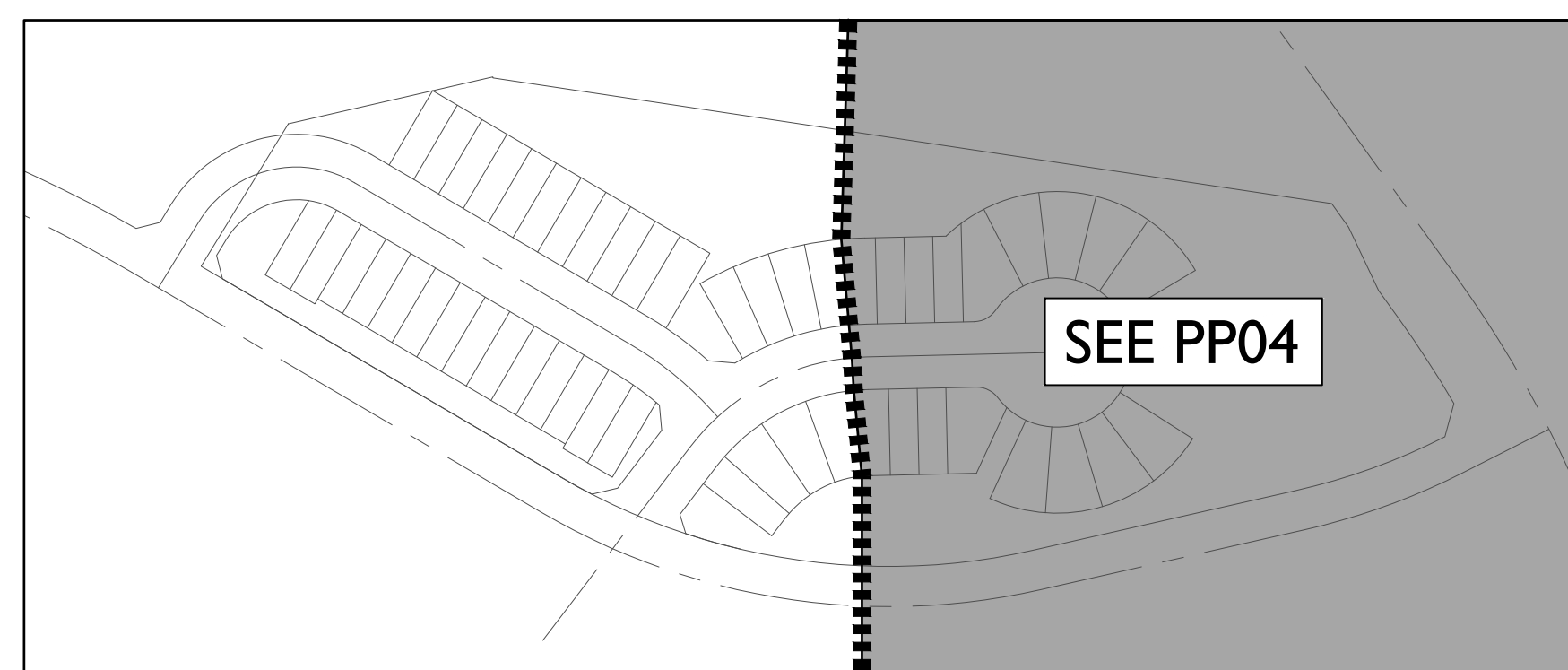
PP02

Sheet No.
3
 of 7

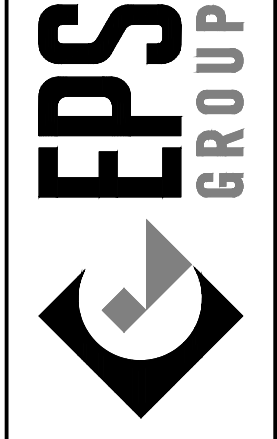
23-0587 - The Lookout at Canyon Del Rio

Nov. 27, 2024 1:12pm S:\Projects\2023\23-0587 - CDR Planning - Parcel N Drawings\Preliminary Plot\23-0587 - PP03.dwg

KEY MAP



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com



The Lookout at Canyon Del Rio
Flagstaff, Arizona
Existing & Proposed Site Conditions

Revisions:

MAY 21, 2024 - 1ST SUBMITTAL
SEPTEMBER 5, 2024 - 2ND SUBMITTAL
OCTOBER 9, 2024 - 3RD SUBMITTAL
NOVEMBER 14, 2024 - 4TH SUBMITTAL
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)



Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

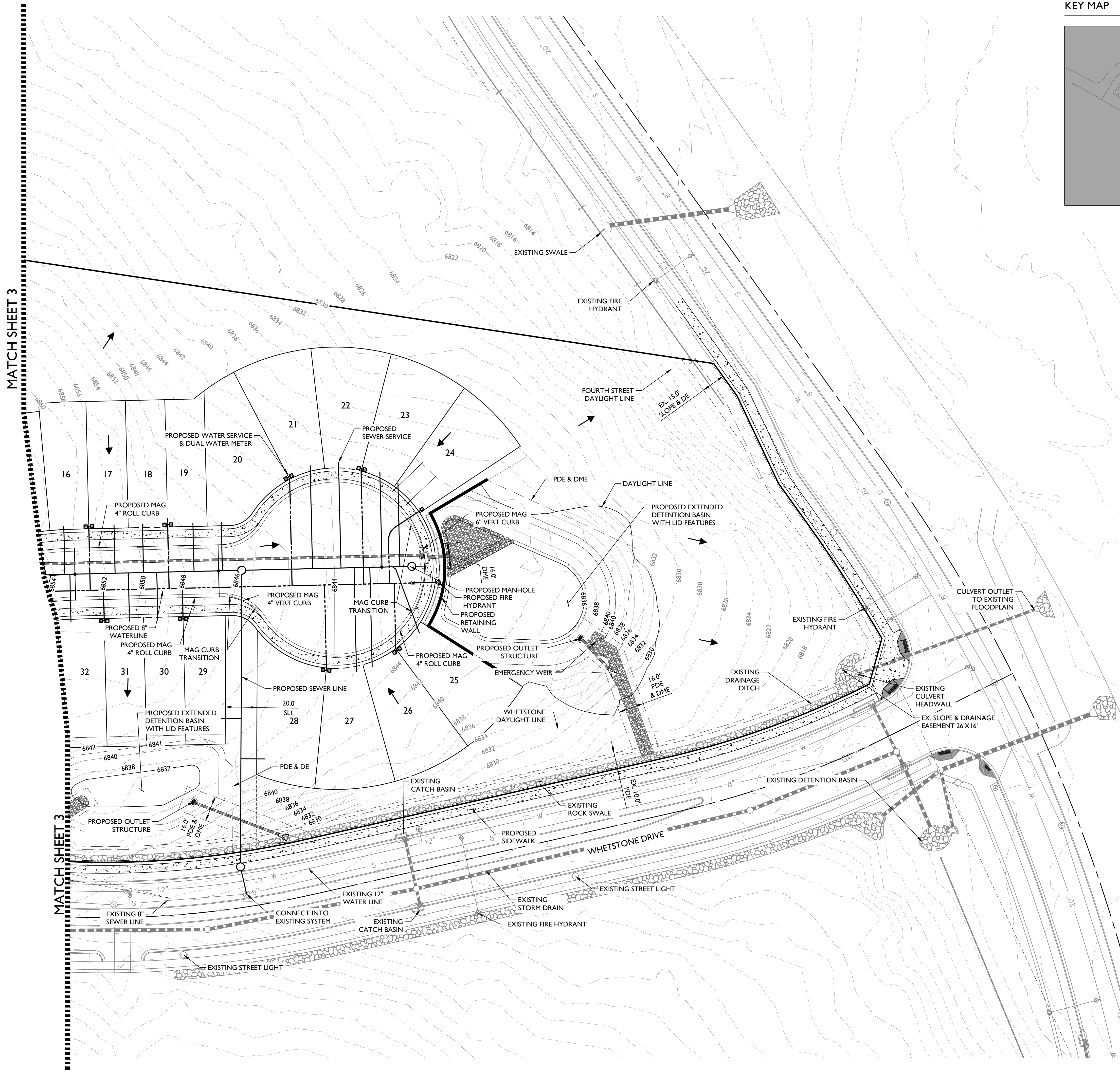
Job No.
23-0394

PP03

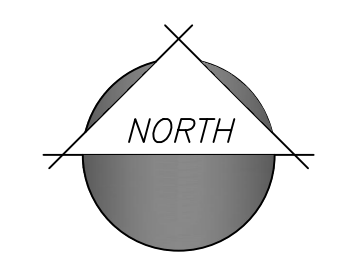
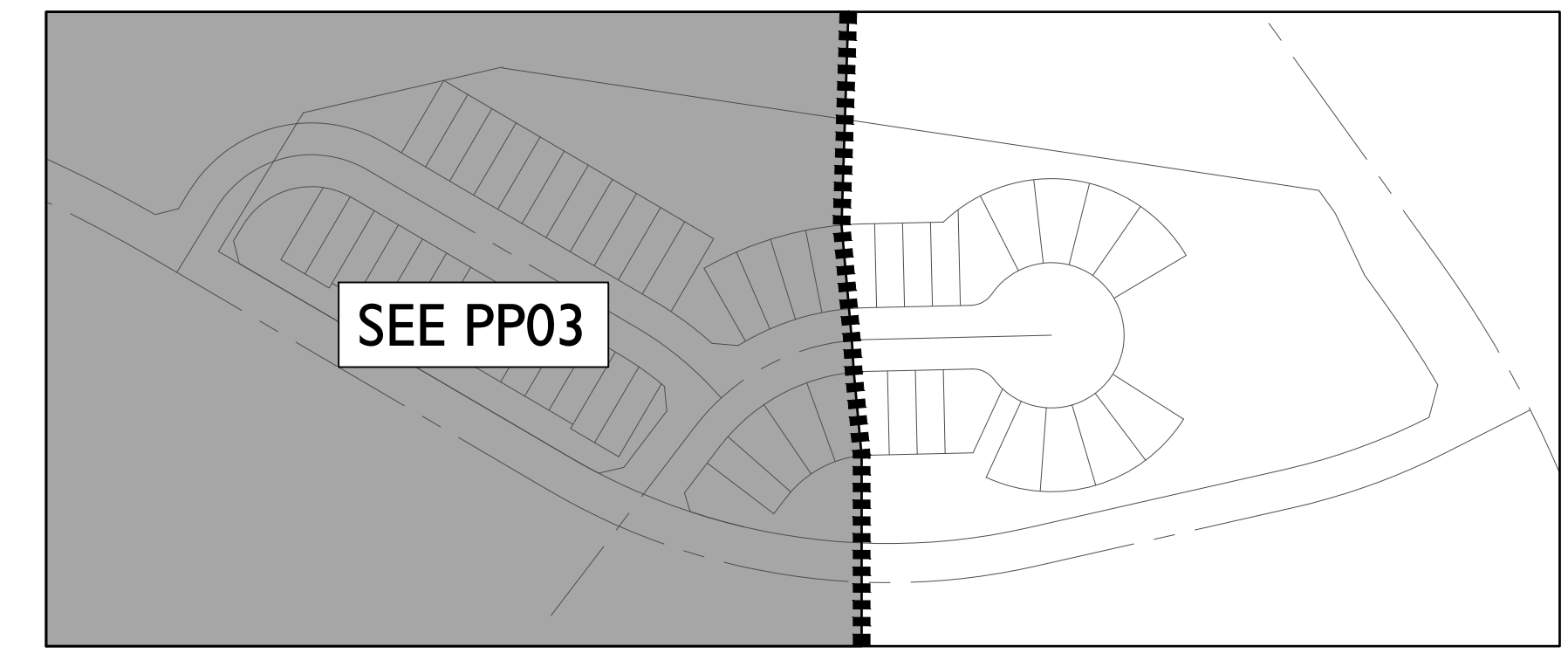
Sheet No.
4
of 7

23-0587 - The Lookout at Canyon Del Rio

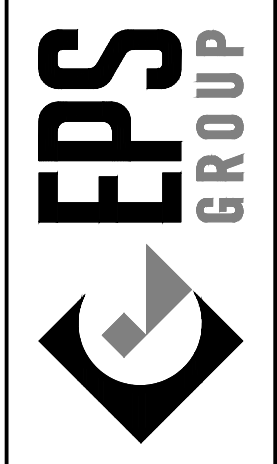
Nov. 27, 2024 1:12pm SA:Projects\2023\23-0587 - CDR Planning - Parcel N Drawings\Preliminary\Plot\23-0587 - PP04.dwg



KEY MAP



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2358 | F:480.503.2358
www.epsgroupinc.com



The Lookout at Canyon Del Rio
Flagstaff, Arizona
Existing & Proposed Site Conditions

Project: _____

Revisions:

MAY 21, 2024 - 1ST SUBMITTAL
SEPTEMBER 5, 2024 - 2ND SUBMITTAL
OCTOBER 9, 2024 - 3RD SUBMITTAL
NOVEMBER 14, 2024 - 4TH SUBMITTAL
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)



Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

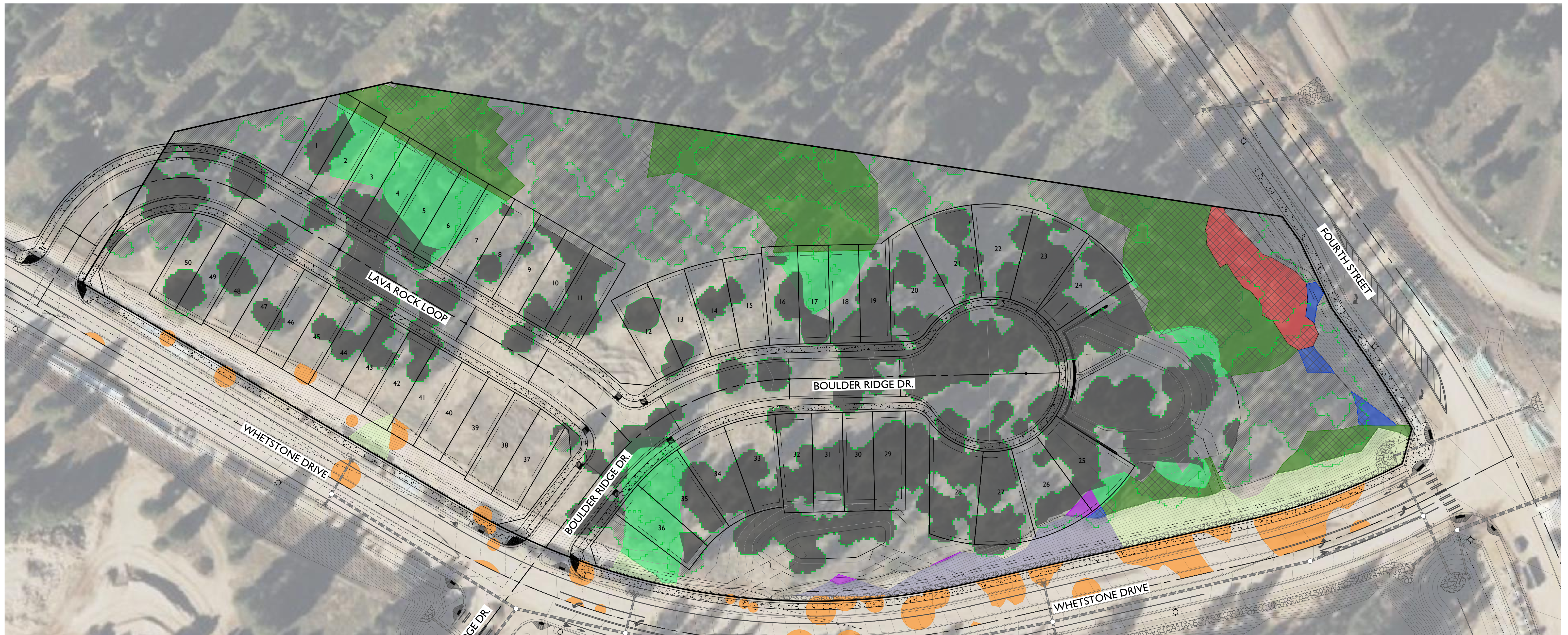
Job No.
23-0394

PP04

Sheet No.
5
of **7**

23-0587 - The Lookout at Canyon Del Rio

Nov. 27, 2024 1:13pm SA:Projects\2023\23-0587 - CDR Planning - Parcel N Drawings\Preliminary Plot\23-0587 - PPO5.dwg



FOREST RESOURCE CALCULATIONS

FOREST RESOURCES - PARCEL N	
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES	RESIDENTIAL
REQUIRED PRESERVATION RATE	47.5% OF CANOPY AREA _i
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN SUBJECT PARCEL (SF)	103,969
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN ROW (SF)	10,054
REQUIRED PRESERVED TREE CANOPY AREA (SF)	54,161
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	29,665
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	26.0%
EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA	RESIDENTIAL
EXCESS PRESERVED SLOPE AREA (SF)	0
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	0
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	0
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES	RESIDENTIAL
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	37,696
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	754
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO AVERAGE TREE CANOPY (SF)	59,213
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	14,803
TOTAL FOREST RESOURCES	RESIDENTIAL
TOTAL TREE CANOPY AREA PRESERVED (SF)	44,468
TOTAL PRESERVATION RATE WITHIN PARCEL N	39.0%
TREE RESOURCES USED FROM TREE RESOURCE BANK	9,693
TOTAL REQUIRED PRESERVATION RATE PARCEL N	47.5%
NOTES	
1. A 5% FOREST RESOURCE REDUCTION HAS BEEN AWARDED TO CANYON DEL RIO BY THE CITY OF FLAGSTAFF	

RESOURCE BANK FOR CDR

SUMMARY TABLE OF TREE RESOURCES FOR CDR							
RESIDENTIAL _s							
G	MR	191,806	47.5%	91,108	64,601	33.7%	APPROVED
I	R1	259,221	47.5%	123,130	93,573	36.1%	APPROVED
N	MR	114,023	47.5%	54,161	29,665	26.0%	PROPOSED
O-P	MR	168,116	47.5%	79,855	80,981	48.2%	PROPOSED
Q1/Q2	MR	257,933	47.5%	122,518	252,419	97.9%	UNDEVELOPED
Q3	MR	63,638	47.5%	30,228	63,638	100.0%	UNDEVELOPED
R1	MR	388,151	47.5%	184,372	113,079	29.1%	PROPOSED
R2/R3	MR	380,930	47.5%	180,942	380,930	100.0%	UNDEVELOPED
R4/R5	MR	361,897	47.5%	171,901	361,897	100.0%	UNDEVELOPED
S	R1	217,054	47.5%	103,101	217,054	100.0%	UNDEVELOPED
Y	-	806	47.5%	383	806	100.0%	DRAINAGE
ZZ	-	0	47.5%	0	0	100.0%	DRAINAGE
A	-	76,420	47.5%	36,299	76,420	100.0%	FLOODPLAIN
RESIDENTIAL TOTAL:		2,479,994	47.5%	1,177,997	1,735,061	70%	
ROW FOURTH ST ₆		71,124	-	-	-	-	-
ROW J. W. POWELL BLVD ₆		159,297	-	-	-	-	-

TREE RESOURCES NOTES:

- EXISTING TREE CANOPY INCLUDES TREES WITHIN THE PARCEL OUTSIDE OF SLOPE RESOURCES AND WITHIN THE COLLECTOR ROW IF APPLICABLE TO THE PARCEL.
- THIS IS CALCULATED BASED ON THE EXISTING TREE CANOPY AS DESCRIBED IN NOTE 1.
- FOR UNDEVELOPED PARCELS, TREE CANOPY FROM CONVERTED EXCESS SLOPE AND SLOPE TREES ARE NOT INCLUDED. AS PARCEL DEVELOPMENTS ARE APPROVED, THIS VALUE WILL REQUIRE UPDATING. ONCE APPROVED, THE APPROVED TOTAL PRESERVED TREE CANOPY SHALL INCLUDE PRESERVED SLOPE TREES AND EXCESS PRESERVED SLOPE CREDITS. SEE PARCEL SPECIFIC TABLES FOR EXCESS SLOPE CONVERSION AND SLOPE TREES.
- FOR UNDEVELOPED PARCELS, THIS IS THE PRESERVATION RATE PRIOR TO INCLUDING CONVERTED EXCESS SLOPE AND SLOPE TREES. AS PARCEL DEVELOPMENTS ARE APPROVED, THIS VALUE WILL REQUIRE UPDATING AS DESCRIBED IN NOTE 3.
- PARCELS E1, E2, F, K1, K2, J1, AND J2, WILL BE REQUIRED TO MEET CITY OF FLAGSTAFF RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS. THOSE PARCELS HAVE BEEN REMOVED FROM THE TABLE.
- THIS IS THE TREE RESOURCES OUTSIDE OF SLOPE RESOURCES THAT IS LOCATED WITHIN THE ARTERIAL RIGHT-OF-WAY (ROW) AND GRADING LIMITS.
- THE RESIDENTIAL TREE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL TREE RESOURCE BUDGET IS INDICATED WITH AN BLUE HIGHLIGHT. AT THE COMPLETION OR APPROVAL OF ALL RESIDENTIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET.
- APPROVED OR COMPLETED PARCEL DEVELOPMENTS ARE INDICATED WITH A PURPLE HIGHLIGHT. AS PARCEL DEVELOPMENTS ARE APPROVED OR COMPLETED, THE TABLE ABOVE SHOULD BE UPDATED TO TRACK PROGRESS OF THE BUDGET VS THE TARGET AS DESCRIBED IN NOTES 7 AND 8. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS.
- ALL PARCELS, EXCLUDING PHASE 1 ROADWAYS, HAVE BEEN THINNED ACCORDING TO THE FIRE-WISE PROGRAM SINCE THE NRPP WAS APPROVED FOR THE PHASE 1 INFRASTRUCTURE.

LEGEND

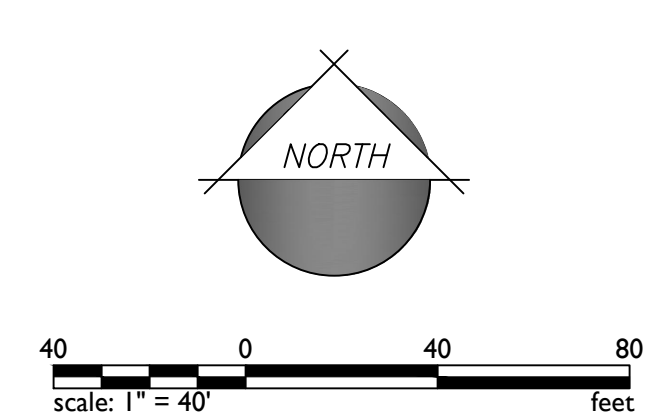
- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- SEWER MANHOLE
- EASEMENT
- ESMT
- IE
- IEE
- IE
- PAE
- R/W
- SNV
- PUE
- SVTE
- SVTE*
- VNAE
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- SHEET MATCH LINE

SLOPE PROTECTION LEGEND

- UNDISTURBED 17% - 24.99% SLOPE AREA
- DISTURBED 17% - 24.99% SLOPE AREA
- DISTURBED 17% - 24.99% ROW SLOPE AREA
- UNDISTURBED 25% - 34.99% SLOPE AREA
- DISTURBED 25% - 34.99% SLOPE AREA
- DISTURBED 25 - 34.99% ROW SLOPE AREA
- EXISTING > 35% SLOPE AREA

FOREST RESOURCES LEGEND

- EXISTING TREE CANOPY - UNDISTURBED
- EXISTING TREE CANOPY - DISTURBED
- EXISTING TREE CANOPY WITHIN SLOPE ZONE
- EXISTING TREE CANOPY WITHIN ROW - DISTURBED



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Project:

The Lookout at Canyon Del Rio

Flagstaff, Arizona

Revisions:

MAY 21, 2024 - 1ST SUBMITTAL	
SEPTEMBER 5, 2024 - 2ND SUBMITTAL	before site design completion
OCTOBER 9, 2024 - 3RD SUBMITTAL	
NOVEMBER 14, 2024 - 4TH SUBMITTAL	
NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV.)	

Designed by:

EPS

Drawn by:

EPS

Preliminary

Not For Construction Or Recording

Job No.

23-0394

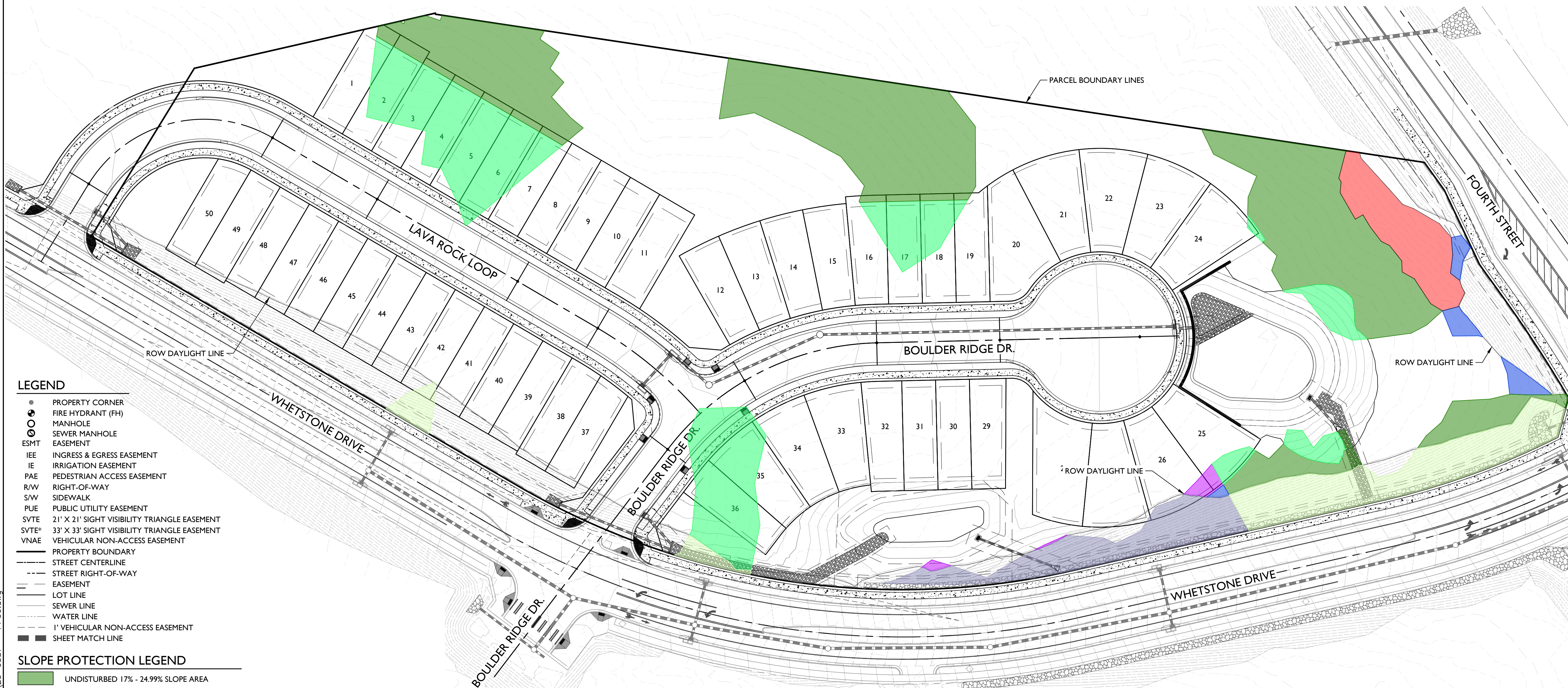
PP05

Sheet No.

6 of 7

23-0587 - The Lookout at Canyon Del Rio

Nov. 27, 2024 1:13pm S:\Projects\2023\23-0587 - CDR Planning - Parcel N Drawings\Preliminary Plot\23-0587 - PPO6.dwg



- LEGEND**
- PROPERTY CORNER
 - FIRE HYDRANT (FH)
 - MANHOLE
 - SEWER MANHOLE
 - EASEMENT
 - IEGM INGRESS & EGRESS EASEMENT
 - IE IRRIGATION EASEMENT
 - PAE PEDESTRIAN ACCESS EASEMENT
 - R/W RIGHT-OF-WAY
 - S/W SIDEWALK
 - PUE PUBLIC UTILITY EASEMENT
 - SVTE 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - SVTE* 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - — PROPERTY BOUNDARY
 - — STREET CENTERLINE
 - — STREET RIGHT-OF-WAY
 - — EASEMENT
 - — LOT LINE
 - — SEWER LINE
 - — WATER LINE
 - — 1" VEHICULAR NON-ACCESS EASEMENT
 - — SHEET MATCH LINE

- SLOPE PROTECTION LEGEND**
- UNDISTURBED 17% - 24.99% SLOPE AREA
 - DISTURBED 17% - 24.99% SLOPE AREA
 - DISTURBED 17% - 24.99% ROW SLOPE AREA
 - UNDISTURBED 25% - 34.99% SLOPE AREA
 - DISTURBED 25% - 34.99% SLOPE AREA
 - DISTURBED 25 - 34.99% ROW SLOPE AREA
 - EXISTING > 35% SLOPE AREA

SLOPE PROTECTION CALCULATIONS

SUMMARY TABLE OF SLOPE RESOURCES 17-24.99% FOR CDR

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE (17-24.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	21,532	66.5%	14,319	12,199	56.7%	APPROVED
I	R1	37,060	66.5%	24,645	21,916	59.1%	APPROVED
N	MR	60,060	66.5%	39,940	33,203	55.3%	PROPOSED
O/P	MR	497	66.5%	331	0	0.0%	PROPOSED
Q1/Q2	MR	0	66.5%	0	0	100.0%	UNDEVELOPED
Q3	MR	24,774	66.5%	16,475	24,774	100.0%	UNDEVELOPED
R1	MR	121,423	66.5%	80,746	83,714	68.9%	PROPOSED
R2/R3	MR	161,404	66.5%	107,334	161,404	100.0%	UNDEVELOPED
R4/R5	MR	224,377	66.5%	149,211	224,377	100.0%	UNDEVELOPED
S	R1	22,167	66.5%	14,741	22,167	100.0%	UNDEVELOPED
Y	-	5,449	66.5%	3,624	5,449	100.0%	DRAINAGE
ZZ	-	16,456	66.5%	10,943	16,456	100.0%	DRAINAGE
A	-	18,123	66.5%	12,052	18,123	100.0%	FLOODPLAIN
RESIDENTIAL TOTAL:		713,323	66.5%	474,360	623,783	87%	

SLOPE RESOURCE NOTES:

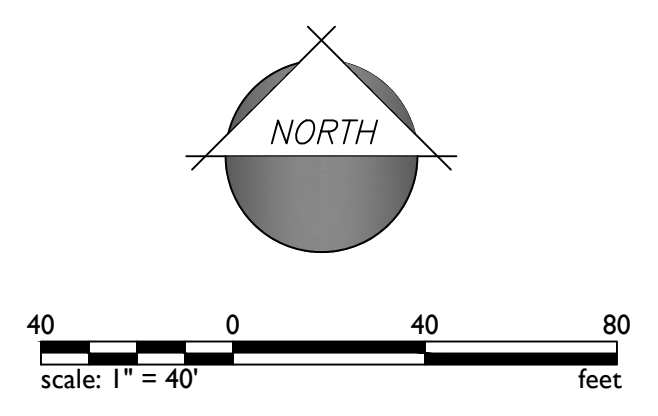
- EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL AND WITHIN THE COLLECTOR ROW IF APPLICABLE TO THE PARCEL.
- THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.
- PARCELS E1, E2, F, K1, K2, J1, AND J2, WILL BE REQUIRED TO MEET CITY OF FLAGSTAFF RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS. RESOURCES WITHIN COMMERCIAL AREAS TO BE TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS. THEREFORE HAVE BEEN REMOVED FROM THE TABLE.
- THE RESIDENTIAL SLOPE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL SLOPE RESOURCE BUDGET IS INDICATED WITH AN BLUE HIGHLIGHT. AT THE COMPLETION OR APPROVAL OF ALL RESIDENTIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET.
- APPROVED OR COMPLETED PARCEL DEVELOPMENTS ARE INDICATED WITH A PURPLE HIGHLIGHT. AS PARCEL DEVELOPMENTS ARE APPROVED OR COMPLETED, THE TABLE ABOVE SHOULD BE UPDATED TO TRACK PROGRESS OF THE BUDGET VS THE TARGET AS DESCRIBED IN NOTES 4.

SUMMARY TABLE OF SLOPE RESOURCES 25-34.99% FOR CDR

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE (25-34.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	62,246	76.0%	47,307	51,233	82.3%	APPROVED
I	R1	14,676	76.0%	11,154	14,131	96.3%	APPROVED
N	MR	6,633	76.0%	5,041	1,171	17.7%	PROPOSED
O/P	MR	0	76.0%	0	0	100.0%	PROPOSED
Q1/Q2	MR	0	76.0%	0	0	100.0%	UNDEVELOPED
Q3	MR	7,277	76.0%	5,530	7,277	100.0%	UNDEVELOPED
R1	MR	8,130	76.0%	6,178	4,940	60.8%	PROPOSED
R2/R3	MR	10,944	76.0%	8,317	10,944	100.0%	UNDEVELOPED
R4/R5	MR	37,321	76.0%	28,364	37,321	100.0%	UNDEVELOPED
S	R1	36,132	76.0%	27,460	36,132	100.0%	UNDEVELOPED
Y	-	0	76.0%	0	0	100.0%	DRAINAGE
ZZ	-	0	76.0%	0	0	100.0%	DRAINAGE
A	-	21,907	76.0%	16,649	21,907	100.0%	FLOODPLAIN
RESIDENTIAL TOTAL:		205,265	76%	156,001	185,055	90%	

SUMMARY TABLE OF SLOPE RESOURCES +35% FOR CDR

BLOCK/TRACT	LAND USE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE (+35%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	2,884	100%	2,884	2,884	100.0%	APPROVED
I	R1	3,872	100%	3,872	3,872	100.0%	APPROVED
N	MR	4,179	100%	4,179	4,179	100.0%	PROPOSED
O/P	MR	0	100%	0	0	100.0%	PROPOSED
Q1/Q2	MR	0	100%	0	0	100.0%	UNDEVELOPED
Q3	MR	0	100%	0	0	100.0%	UNDEVELOPED
R1	MR	0	100%	0	0	100.0%	PROPOSED
R2/R3	MR	0	100%	0	0	100.0%	UNDEVELOPED
R4/R5	MR	63,020	100%	63,020	63,020	100.0%	UNDEVELOPED
S	R1	75,953	100%	75,953	75,953	100.0%	UNDEVELOPED
Y	-	0	100%	0	0	100.0%	DRAINAGE
ZZ	-	0	100%	0	0	100.0%	DRAINAGE
A	-	154,981	100%	154,981	154,981	100.0%	FLOODPLAIN
RESIDENTIAL TOTAL:		304,890	100%	304,890	304,890	100%	



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

The Lookout at Canyon Del Rio
Flagstaff, Arizona

Project: The Lookout at Canyon Del Rio

Revisions:

MAY 21, 2024 - 1ST SUBMITTAL

SEPTEMBER 5, 2024 - 2ND SUBMITTAL

OCTOBER 9, 2024 - 3RD SUBMITTAL

NOVEMBER 14, 2024 - 4TH SUBMITTAL

NOVEMBER 27, 2024 - 4TH SUBMITTAL (REV)

Job No. 23-0394

PP06

Sheet No. 7 of 7

Preliminary Not For Construction Or Recording

Designer: EPS

Drawn by: EPS