

LEGAL DESCRIPTION

BLOCK R1, 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: 45,281 CY
UNADJUSTED FILL: 9,657 CY

BASIS OF BEARING

NORTH 89 DEGREES 34 MINUTES 20 SECONDS EAST, 2655.62 FEET FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY _____ DATE _____

UNISOURCE ENERGY SERVICES

BY _____ DATE _____

LUMEN

BY _____ DATE _____

OPTIMUM

BY _____ DATE _____

UTILITY COMPANY CONTACTS

APS
CONTACT: BRADY HORN
2200 E HUNTINGTON
FLAGSTAFF, AZ 86004
BRADY.HORN@APS.COM
PHONE: (623) 975-5725

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

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

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

GENERAL NOTES

- ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO THE CITY OF FLAGSTAFF.
- THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ATTACHED OR DETACHED SINGLE FAMILY RESIDENTIAL HOMES WITHIN THIS DEVELOPMENT.
- FOR TYPICAL LOT DETAILS, SEE SHEET 2.

SHEET INDEX

SHEET 1	PP01	COVER & STREET SECTIONS
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SHEET 5	PP05	PRELIMINARY PLAT
SHEET 6	PP06	EXISTING & PROPOSED SITE CONDITIONS
SHEET 7	PP07	EXISTING & PROPOSED SITE CONDITIONS
SHEET 8	PP08	EXISTING & PROPOSED SITE CONDITIONS
SHEET 9	PP09	EXISTING & PROPOSED SITE CONDITIONS
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SHEET 11	PP11	NATURAL RESOURCE PROTECTION - SLOPE
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SHEET 13	PP13	PHASING PLAN
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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.

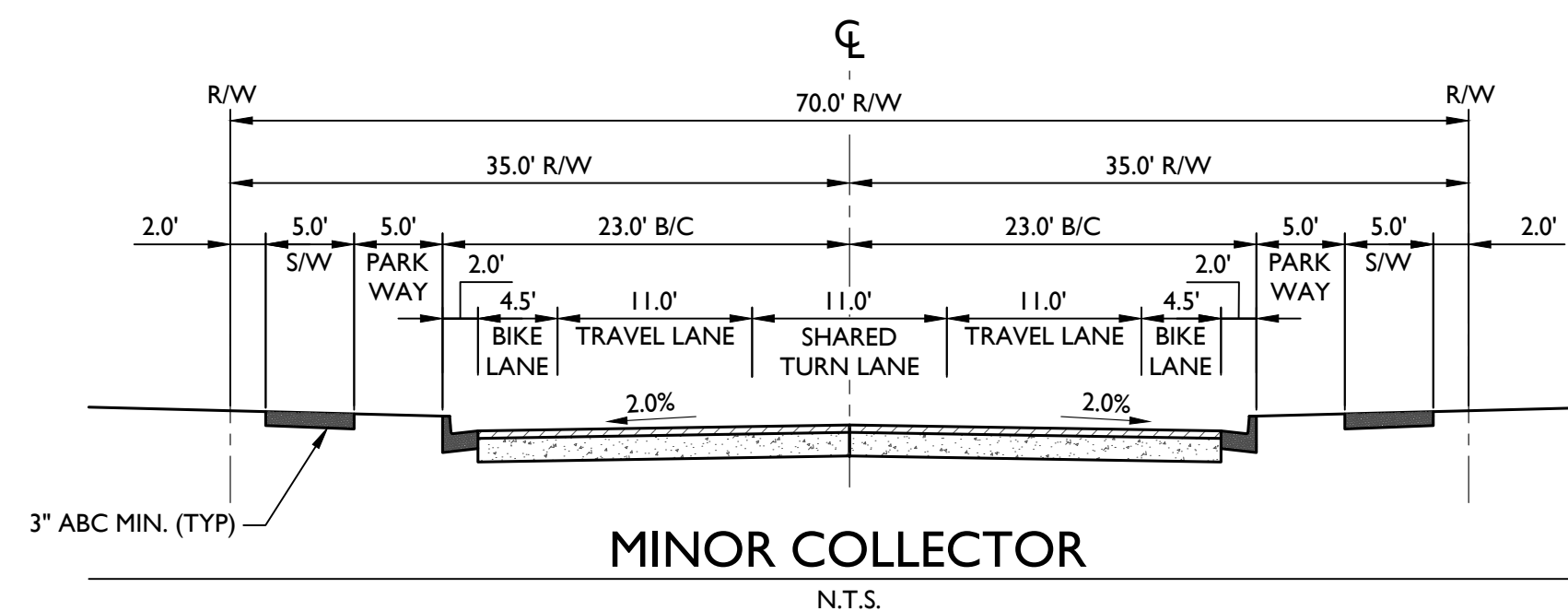
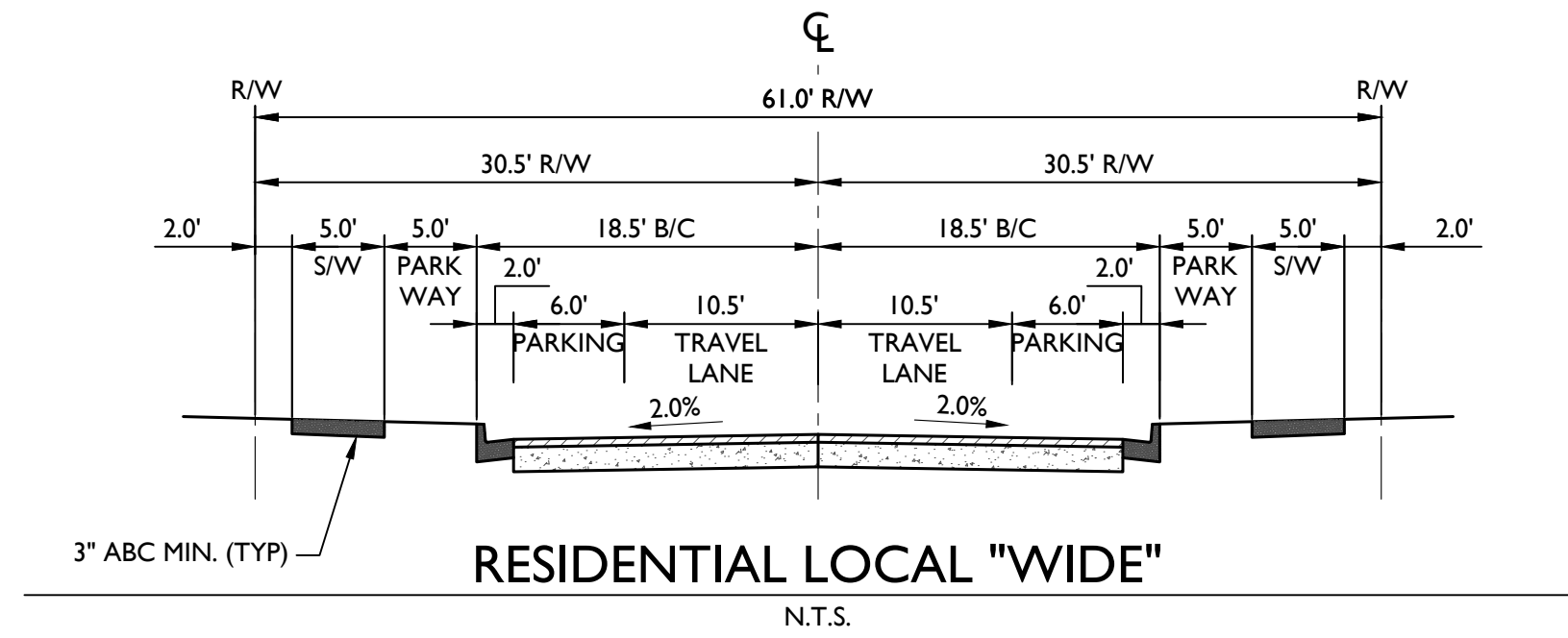
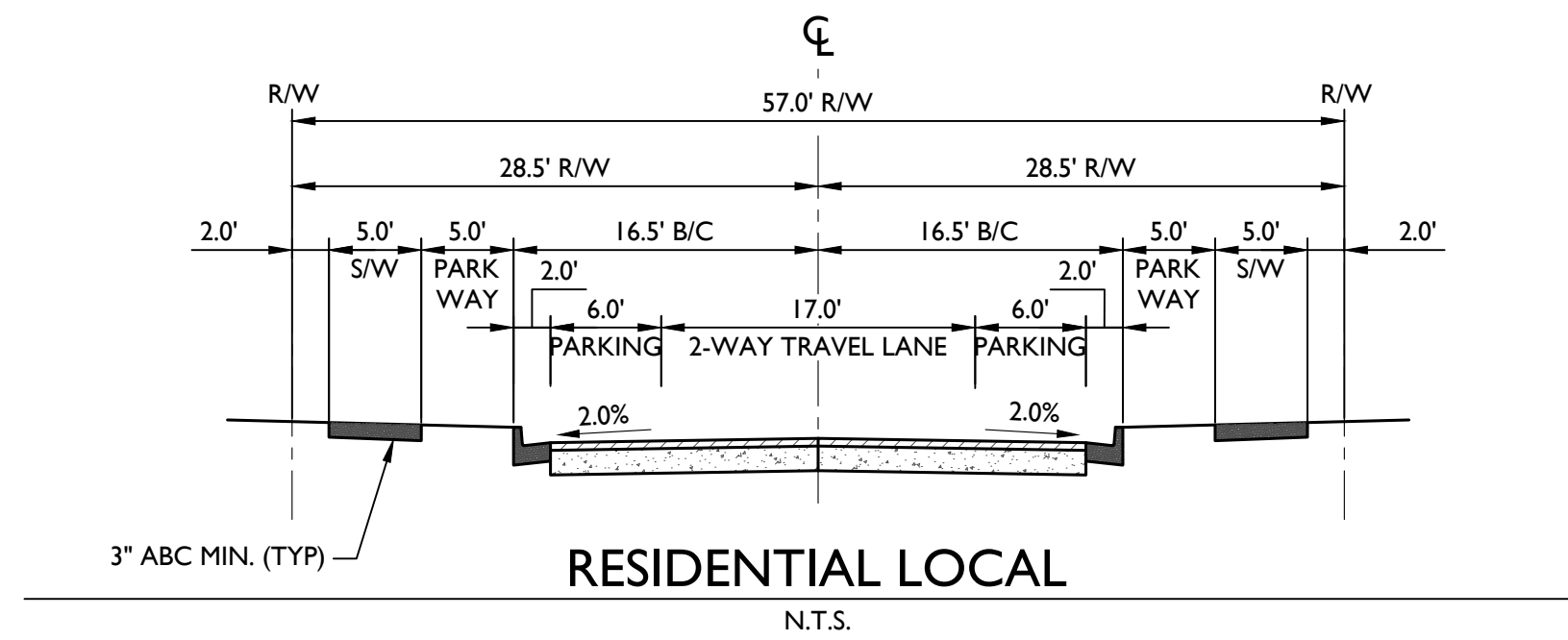
REGISTERED LAND SURVEYOR

DATE: _____

PRELIMINARY PLAT FOR CANYON DEL RIO - THE HIGHLANDS

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

STREET SECTIONS



LEGEND

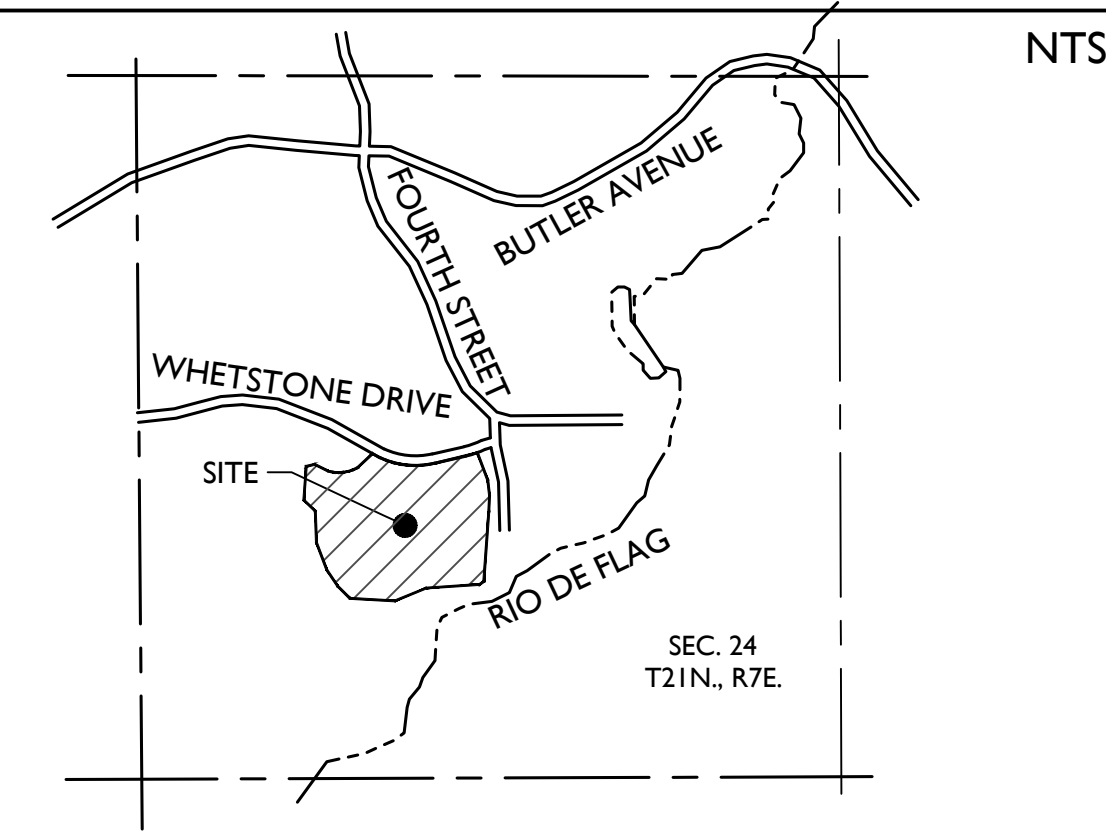
- PROPERTY CORNER
- ⦿ FIRE HYDRANT (FH)
- MANHOLE
- ⊙ SEWER MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRIGATION EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- SW SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- SVTE 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT
- SVTE* 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- DME DRAINAGE MAINTENANCE EASEMENT
- DE DRAINAGE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- PHASE LINE
- ||||| SHEET MATCH LINE

PROPOSED DENSITY TRANSFER - PLANNED UNIT TRACKING TABLE

PARCEL	DA APPROVED PLANNED UNIT COUNT	PRE/FINAL PLAT & SITE PLAN APPROVED PLANNED UNIT COUNT	REMAINING UNITS AVAILABLE
G	50	50	0
I	50	50	0
J1	240	-	-
J2	432	600*	+72*
N	42	50	-8
O	49	-	-
P	40	107**	-18**
Q1	41	-	-
Q2	21	-	-
Q3	80	-	-
R1-R5	367	141 (R1)	+226
S	14	28	-14
TOTAL	1,426 UNITS APPROVED	1,026 PLATTED/PLANNED TO DATE	400 UNITS AVAILABLE

* UNIT COUNT IS INCLUSIVE OF J1 & J2 LOT COUNTS
** UNIT COUNT IS INCLUSIVE OF O & P UNIT COUNTS
*** PARCELS R1 - R5 CANNOT FURTHER REDUCE DENSITY BEYOND THE TOTAL MINIMUM DENSITY STATED IN THE DEVELOPMENT AGREEMENT (MINIMUM DENSITY MUST BE ACHIEVED WITHIN THE COMBINED R1-R5 LOTS).

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER / DEVELOPER:
CDR DEVCORP LTD
3605 S. FLAGSTAFF RANCH ROAD
FLAGSTAFF, AZ 86005
TEL: (602)-615-3048
CONTACT: CLINT WHITING
cwhiting@capstonehomesaz.com

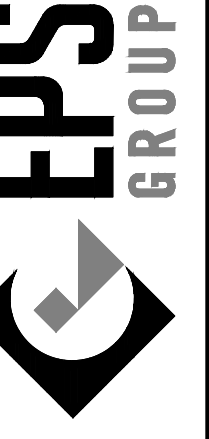
ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (720)-987-0750
FAX: (480)-503-2258
CONTACT: BRENNAN MAHER
brennan.maher@epsgruoinc.com

PROJECT DATA

APN:	106-08-039
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:	27.07 ACRES
NET AREA:	24.57 ACRES (EXCLUDES ARTERIALS)
TRACTS SOUTH OF JWP:	0.41 ACRES
SITE AREA:	24.16 ACRES
LOTS:	
40' x 80':	79
25' x 75':	62
TOTAL:	141 LOTS
NO. UNITS:	141 UNITS
NET DENSITY:	5.7 DU/AC
GROSS COMMON SPACE:	8.67 ACRES (32.0%)
NET COMMON SPACE:	8.67 ACRES (35.3%)
ACCESS TRAIL MAINTENANCE:	HOMEOWNERS ASSOCIATION

CANYON DEL RIO PRD DESIGN ELEMENTS			
DESIGN ELEMENT	DESCRIPTION	POINTS POSSIBLE	POINTS ACHIEVED
A	AT LEAST 10% OF ALL RESIDENTIAL UNITS AS CATEGORY 1 AFFORDABLE HOUSING.	5	
B	A STREET NETWORK THAT INCLUDES ALLEYS.	4	
C	100% OF ALL UNITS ARE ALL-ELECTRIC, NO NATURAL GAS PROVIDED.	3	
D	AVERAGE DWELLING UNITS NO LARGER THAN 1,800 SQUARE FEET.	3	
E	STREET NETWORK THAT CONNECTS AT RIGHT ANGLES WITHOUT CUL-DE-SACS OR TURNAROUNDS.	2	
F	SIGNIFICANT TRAFFIC CALMING DESIGN FEATURES ARE EMPLOYED.	2	
G	DETACHED GARAGES LOCATED BEHIND THE PRIMARY STRUCTURE FOR 50% OF LOTS.	2	
H	ALL RESIDENTIAL UNITS WITHIN THE SUBDIVISION INCLUDE A MINIMUM 80 S.F. FRONT ENTRY AND HAS DIRECT PEDESTRIAN CONNECTION TO STREET.	1	
I	SUBDIVISION INCORPORATES A COMBINATION OF SINGLE-FAMILY, DUPLEX, AND/OR MULTI-FAMILY UNITS.	2	
J	THE PROVISION OF RECREATIONAL AMENITIES WITHIN A PART OR COMMON SPACE AREA.	2	
K	AT LEAST 50% OF THE REQUIRED RESOURCES ARE MAINTAINED WITHIN COMMON SPACE AREAS.	2	2
L	FRONT SETBACKS LESS THAN 15 FEET FOR LIVABLE PORTIONS OF THE DWELLING, INCLUDING ENTRY.	1	
M	ATTACHED STREET FACING GARAGES LESS THAN 50% OF THE WIDTH OF THE PRIMARY STRUCTURE.	1	
N	SUBDIVISION CC&R'S AND SETBACK STANDARDS DO NOT PROHIBIT THE DEVELOPMENT OF ACCESSORY DWELLING UNITS.	1	1
O	A MINIMUM OF 15% OF ALL SINGLE-FAMILY DWELLING LOTS INCLUDE REQUIREMENTS FOR AN ACCESSORY DWELLING UNIT.	1 PT FOR 15%, 2 PTS FOR 30%, 3 PTS FOR 50%	
P	SUBDIVISION EXCEEDS THE MINIMUM DENSITY OF THE APPLICABLE ZONING DISTRICT BY AT LEAST ONE WHOLE UNIT PER ACRE.	1 PT FOR EACH WHOLE UNIT OVER THE MINIMUM UP TO 3 PTS	
Q	SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS AND LARGER LANDSCAPING AREAS.	1 EACH	2
TOTAL		5	

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2258 | F:480.503.2258
www.epsgruoinc.com



Canyon Del Rio - The Highlands
Flagstaff, Arizona
Cover Sheet & Street Sections

Revisions:
1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
3RD SUBMITTAL - APRIL 3, 2025

Call at least two full working days before any design changes.
ARIZONACITY
1001 N. WILSON BLVD., SUITE 100
MESA, ARIZONA 85201
DESIGNER: LFT/BPM
DRAWN BY: LFT

Preliminary
Not For
Construction
Or
Recording

Job No.
23-0587

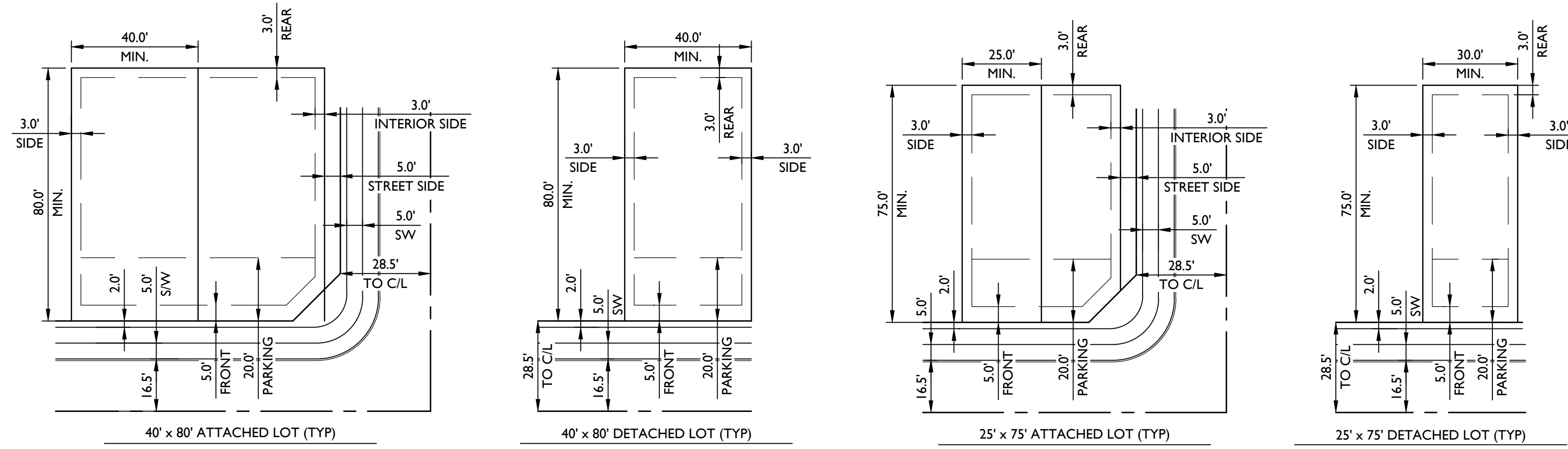
PP01

Sheet No.
1
of **14**

23-0587

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TYPICAL LOT DETAILS

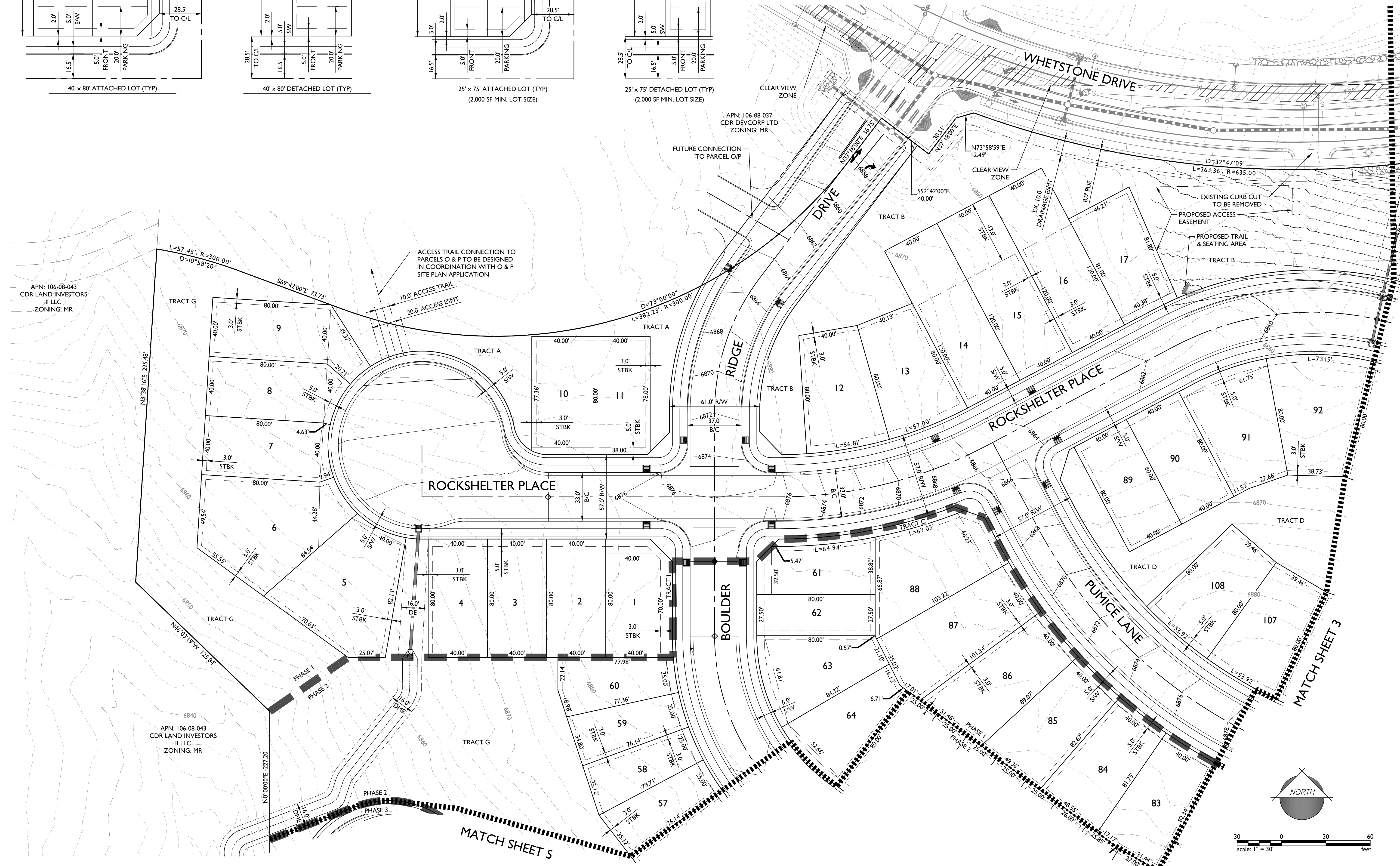


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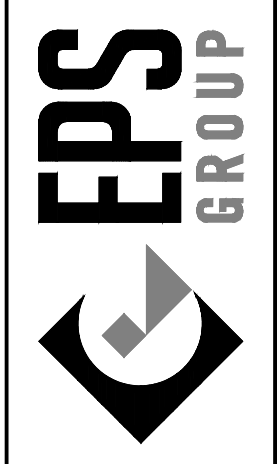
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|---|---------------------------|-------|--|---|----------------------------------|
| ● | PROPERTY CORNER | R/W | RIGHT-OF-WAY | — | PROPERTY BOUNDARY |
| ○ | FIRE HYDRANT (FH) | S/W | SIDEWALK | — | STREET CENTERLINE |
| ○ | MANHOLE | PUE | PUBLIC UTILITY EASEMENT | — | STREET RIGHT-OF-WAY |
| ○ | SEWER MANHOLE | SVTE | 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT | — | EASEMENT |
| — | ESMT | SVTE* | 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT | — | LOT LINE |
| — | INGRESS & EGRESS EASEMENT | VNAE | VEHICULAR NON-ACCESS EASEMENT | — | SEWER LINE |
| — | IRRI | DE | DRAINAGE EASEMENT | — | WATER LINE |
| — | PAE | DME | DRAINAGE MAINTENANCE EASEMENT | — | 1' VEHICULAR NON-ACCESS EASEMENT |
| | | | | — | PHASE LINE |
| | | | | — | SHEET MATCH LINE |

23-0587

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 Suite 120
 Mesa, AZ 85201
 T:480.503.2350 | F:480.503.2358
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Project:
 Canyon Del Rio - The Highlands
 Flagstaff, Arizona

Revisions:
 1ST SUBMITTAL - JULY 23, 2024
 2ND SUBMITTAL - JANUARY 30, 2025
 3RD SUBMITTAL - APRIL 3, 2025

Design:
 LFT/BPM

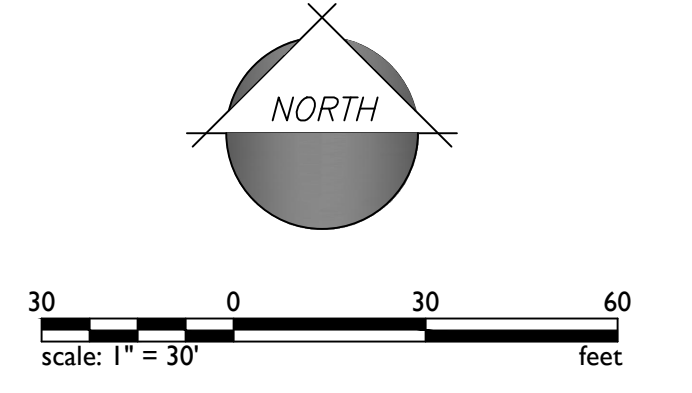
Drawn by:
 LFT

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Job No.
 23-0587

PP02

Sheet No.
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 of 14



23-0587

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NORTHWEST CORNER SECTION 24, T21N, R7E FOUND 2x2 SQUARE ROD WITH PUNCH MARK

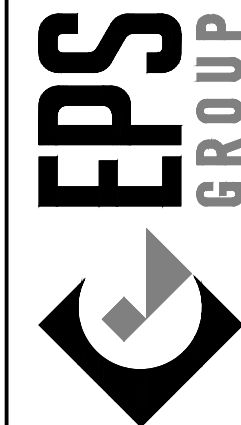
N89°34'20"E 2655.62' (BASIS OF BEARING)

NORTH QUARTER CORNER SECTION 24, T21N, R7E FOUND 2.5" ALUMINUM CAP

NOTE

A FUTURE RIGHT-OF-WAY DEDICATION MAY BE REQUIRED AT THE INTERSECTION OF WHETSTONE DRIVE AND THE FUTURE J.W. POWELL BOULEVARD ALIGNMENT (CURRENTLY 4TH STREET) TO ALLOW FOR A POTENTIAL ROUNDABOUT. IF IT IS DETERMINED THAT THE DEDICATION IS REQUIRED, RIGHT-OF-WAY WILL BE DEDICATED ON THE FINAL PLAT.

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Canyon Del Rio - The Highlands Preliminary Plat

Project: Canyon Del Rio - The Highlands

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1ST SUBMITTAL - JULY 23, 2024
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Designer: LFT/BPM
Drawn by: LFT

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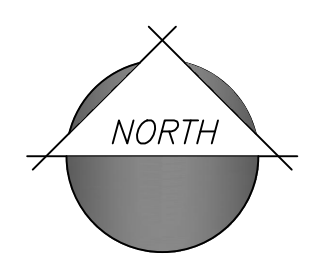
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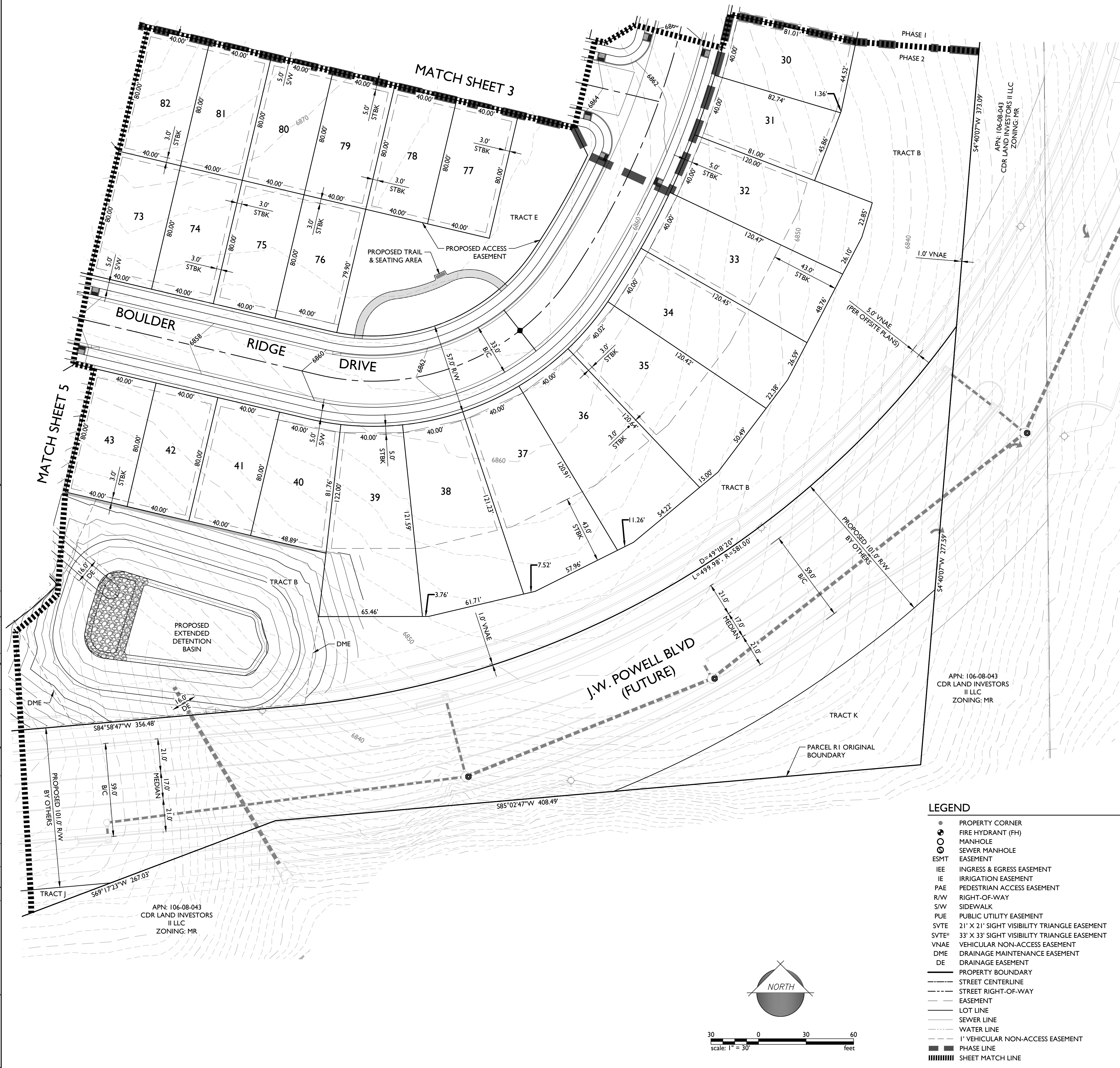
Sheet No. 3 of 14



LEGEND

- PROPERTY CORNER
- ⊕ FIRE HYDRANT (FH)
- MANHOLE
- ⊙ SEWER MANHOLE
- ESMT EASEMENT
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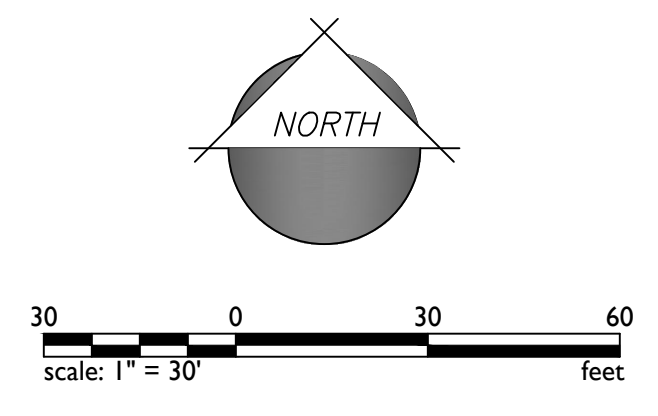
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	3,150	0.072
2	3,200	0.073
3	3,200	0.073
4	3,200	0.073
5	5,508	0.126
6	5,823	0.134
7	3,401	0.078
8	3,560	0.082
9	3,963	0.091
10	3,191	0.073
11	3,198	0.073
12	3,903	0.090
13	3,916	0.090
14	4,800	0.110
15	4,800	0.110
16	4,800	0.110
17	3,497	0.080
18	3,739	0.086
19	3,246	0.075
20	3,200	0.073
21	3,200	0.073
22	4,800	0.110
23	4,800	0.110
24	5,237	0.120
25	6,396	0.147
26	3,917	0.090
27	3,950	0.091
28	3,943	0.091
29	3,510	0.081
30	3,490	0.080
31	3,486	0.080
32	5,353	0.123
33	5,309	0.122
34	5,361	0.123
35	6,295	0.145
36	6,294	0.144
37	6,293	0.144
38	6,292	0.144
39	6,290	0.144
40	3,545	0.081
41	3,200	0.073
42	3,200	0.073
43	3,200	0.073
44	2,411	0.055
45	2,125	0.049
46	2,155	0.049
47	2,155	0.049
48	2,109	0.048
49	2,000	0.046
50	2,000	0.046

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
51	2,000	0.046
52	2,000	0.046
53	2,000	0.046
54	2,094	0.048
55	2,363	0.054
56	2,256	0.052
57	2,296	0.053
58	2,296	0.053
59	2,256	0.052
60	2,549	0.059
61	2,685	0.062
62	2,200	0.051
63	3,582	0.082
64	3,176	0.073
65	2,000	0.046
66	2,000	0.046
67	2,000	0.046
68	2,000	0.046
69	2,000	0.046
70	2,157	0.050
71	2,331	0.054
72	2,317	0.053
73	3,200	0.073
74	3,200	0.073
75	3,200	0.073
76	3,200	0.073
77	3,200	0.073
78	3,200	0.073
79	3,200	0.073
80	3,200	0.073
81	3,200	0.073
82	3,200	0.073
83	3,622	0.083
84	3,597	0.083
85	3,774	0.087
86	4,234	0.097
87	4,726	0.108
88	4,569	0.105
89	3,200	0.073
90	3,200	0.073
91	4,134	0.095
92	4,540	0.104
93	4,044	0.093
94	3,200	0.073
95	3,200	0.073
96	3,200	0.073
97	3,200	0.073
98	3,200	0.073
99	3,200	0.073
100	3,200	0.073

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
101	3,200	0.073
102	3,200	0.073
103	3,200	0.073
104	3,200	0.073
105	3,299	0.076
106	3,773	0.087
107	3,761	0.086
108	3,761	0.086
109	2,307	0.053
110	2,345	0.054
111	2,390	0.055
112	2,464	0.057
113	2,492	0.057
114	2,048	0.047
115	2,000	0.046
116	2,000	0.046
117	2,000	0.046
118	2,000	0.046
119	2,000	0.046
120	2,000	0.046
121	2,000	0.046
122	2,014	0.046
123	2,942	0.068
124	2,005	0.046
125	2,000	0.046
126	2,000	0.046
127	2,000	0.046
128	2,000	0.046
129	2,000	0.046
130	2,000	0.046
131	2,000	0.046
132	2,000	0.046
133	2,520	0.058
134	2,522	0.058
135	2,088	0.048
136	2,000	0.046
137	2,000	0.046
138	2,000	0.046
139	2,000	0.046
140	2,000	0.046
141	2,000	0.046
TOTAL	445,739	10.222

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS TRAIL & EASEMENT	5,847	0.134
TRACT B	LANDSCAPE / COMMON SPACE / DRAINAGE / PEDESTRIAN ACCESS EASEMENT	188,160	4.320
TRACT C	LANDSCAPE / COMMON SPACE	636	0.015
TRACT D	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS EASEMENT	29,009	0.666
TRACT E	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS EASEMENT	9,472	0.217
TRACT F	LANDSCAPE / COMMON SPACE / PEDESTRIAN ACCESS EASEMENT	18,671	0.429
TRACT G	LANDSCAPE / COMMON SPACE / DRAINAGE	85,232	1.957
TRACT H	LANDSCAPE / COMMON SPACE / DRAINAGE / PEDESTRIAN ACCESS EASEMENT	22,286	0.512
TRACT I	LANDSCAPE / COMMON SPACE	340	0.008
TRACT J	COMMON SPACE	9,073	0.208
TRACT K	COMMON SPACE	8,939	0.205
TOTAL		377,666	8.671

- LEGEND**
- PROPERTY CORNER
 - FIRE HYDRANT (FH)
 - MANHOLE
 - SEWER MANHOLE
 - EASEMENT
 - IEE INGRESS & EGRESS EASEMENT
 - IE IRRIGATION EASEMENT
 - PAE PEDESTRIAN ACCESS EASEMENT
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 - 1' VEHICULAR NON-ACCESS EASEMENT
 - PHASE LINE
 - ||||| SHEET MATCH LINE



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Canyon Del Rio - The Highlands
Flagstaff, Arizona

Preliminary Plat

Project:
1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
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Revisions:
1
2
3

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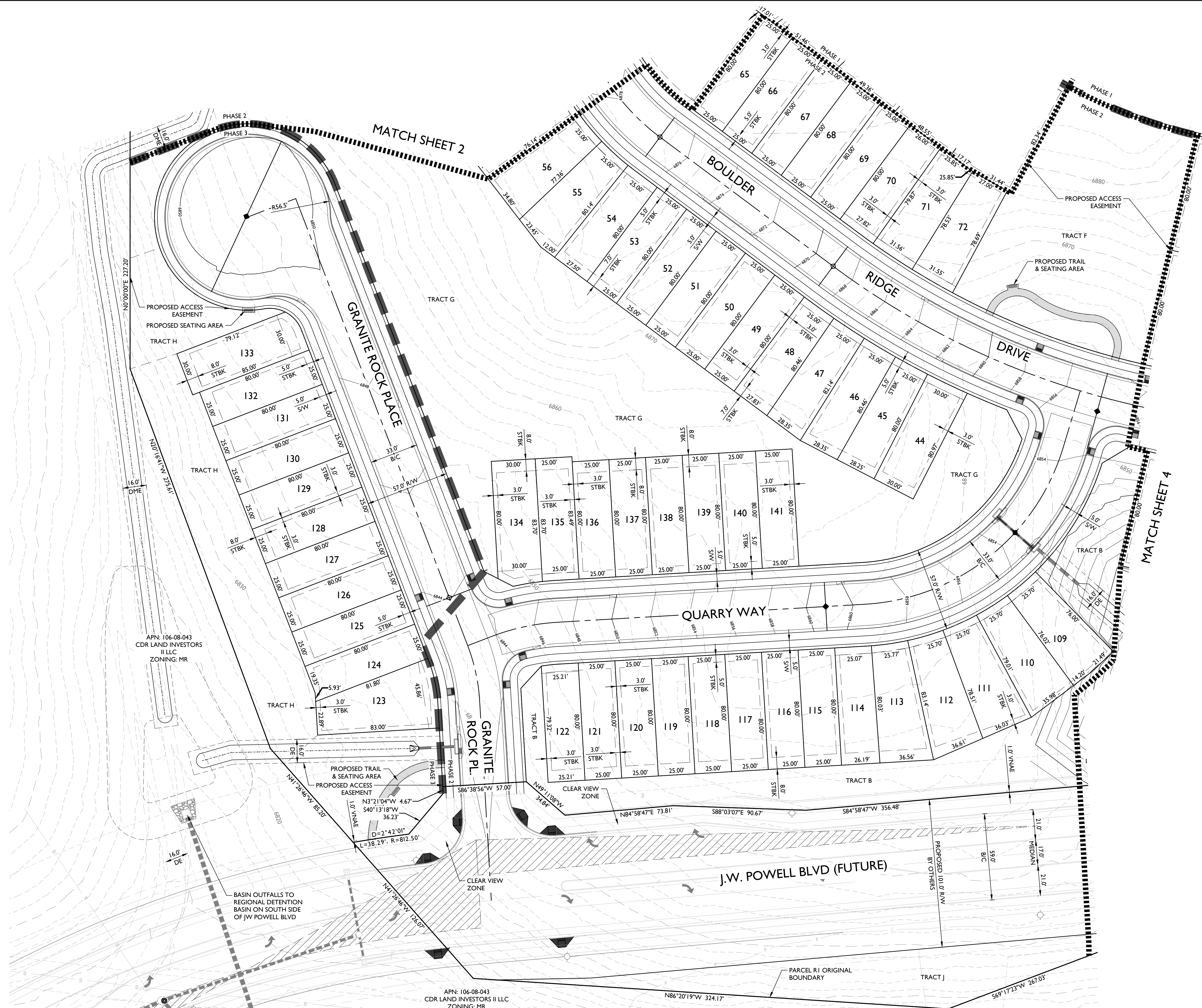
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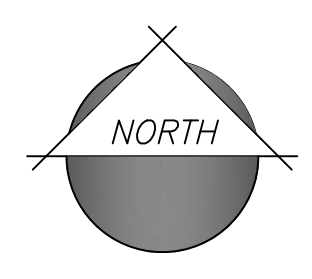
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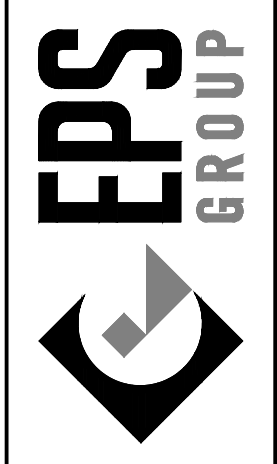
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- LEGEND**
- PROPERTY CORNER
 - ⊙ FIRE HYDRANT (FH)
 - MANHOLE
 - SEWER MANHOLE
 - ESMT EASEMENT
 - IEE INGRESS & EGRESS EASEMENT
 - IE IRRIGATION EASEMENT
 - PAE PEDESTRIAN ACCESS EASEMENT
 - R/W RIGHT-OF-WAY
 - SWW SIDEWALK
 - PUE PUBLIC UTILITY EASEMENT
 - SVTE 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - SVTE* 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - DME DRAINAGE MAINTENANCE EASEMENT
 - DE DRAINAGE EASEMENT
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 - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - EASEMENT
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 - SEWER LINE
 - WATER LINE
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 - PHASE LINE
 - ▤ SHEET MATCH LINE



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ARIZONA
State of Arizona
Professional Engineer
No. 11000
JAMES R. BROWN
In Maricopa County, 002283-1100

Designer: LFT/BPM
Drawn by: LFT

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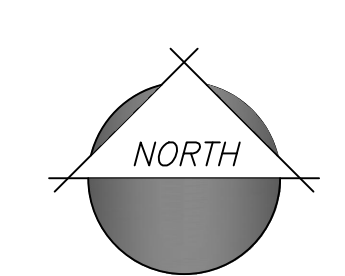
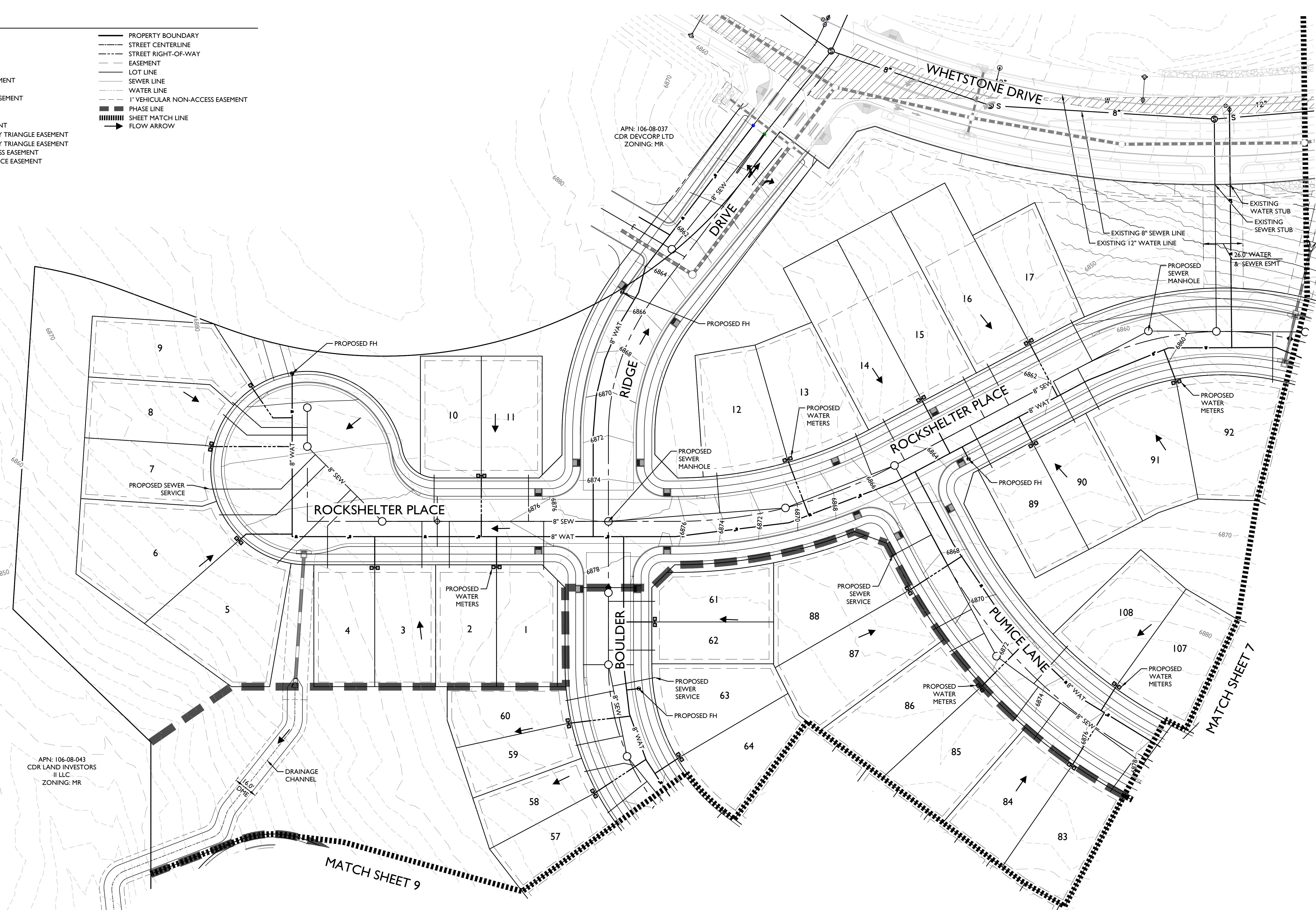
LEGEND

- PROPERTY CORNER
- ⊙ FIRE HYDRANT (FH)
- MANHOLE
- SEWER MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
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- - - EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- - - 1' VEHICULAR NON-ACCESS EASEMENT
- ▬ PHASE LINE
- ▨ SHEET MATCH LINE
- FLOW ARROW

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APN: 106-08-037
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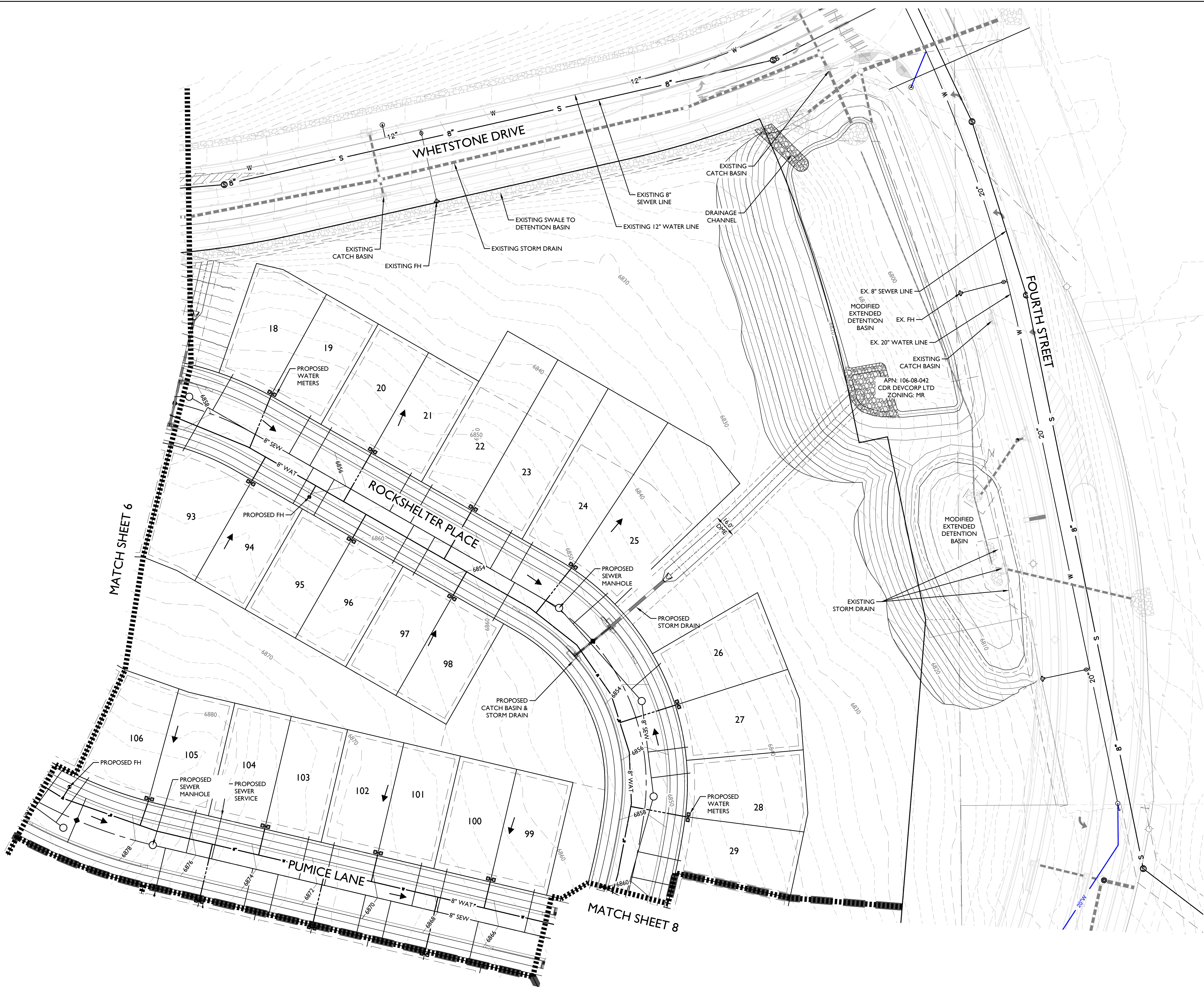
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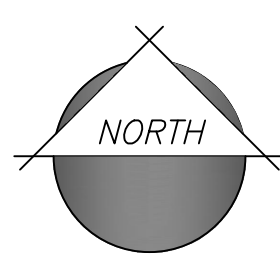
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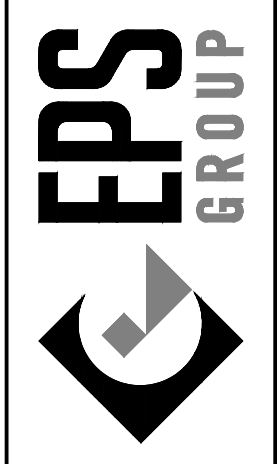
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- LEGEND**
- PROPERTY CORNER
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Existing & Proposed Site Conditions

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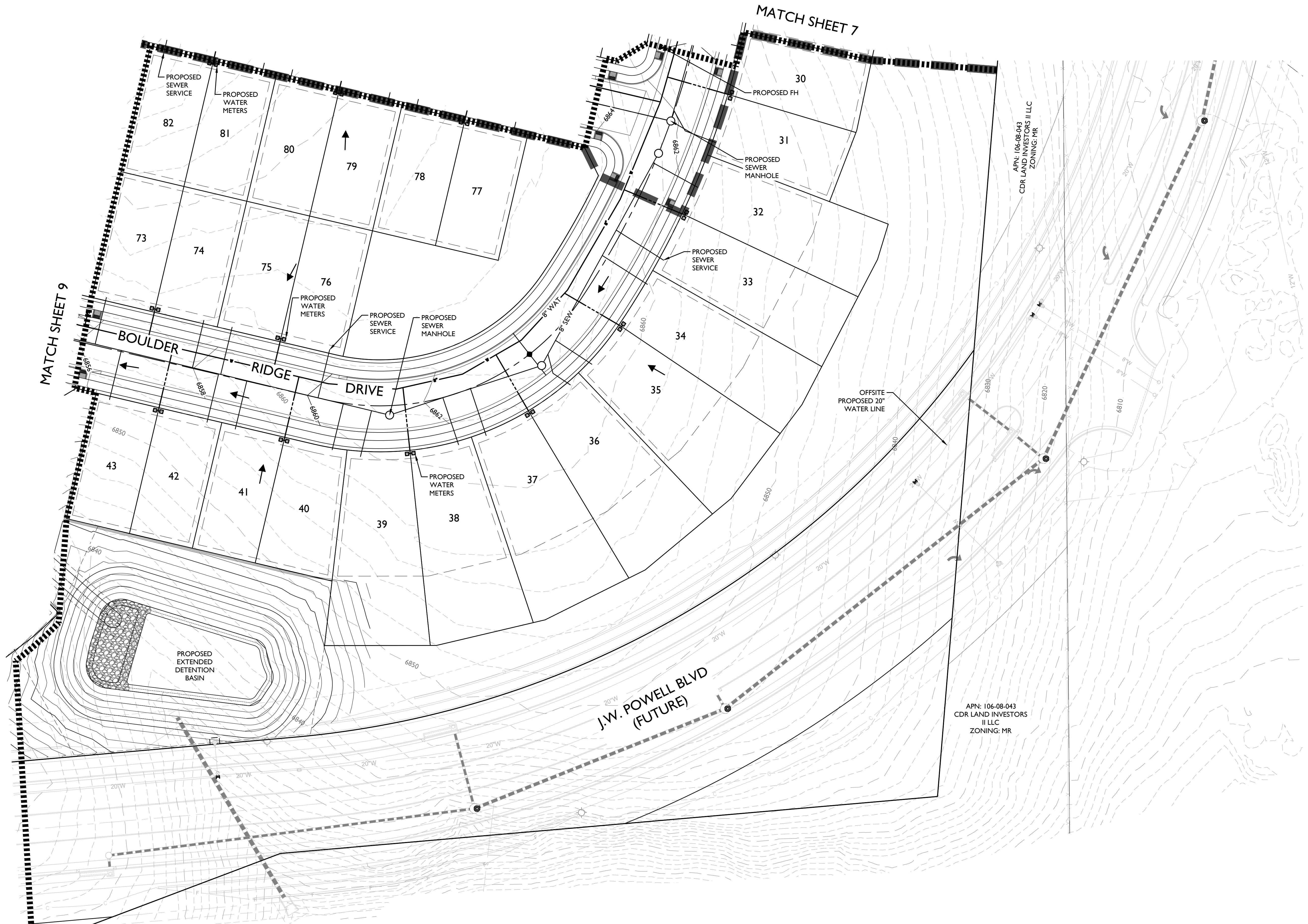
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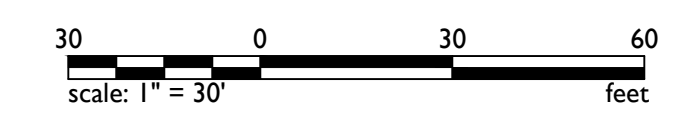
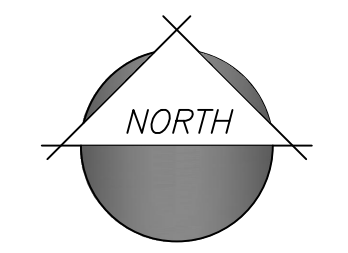
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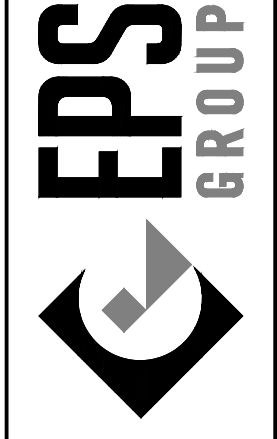


LEGEND

●	PROPERTY CORNER
⊙	FIRE HYDRANT (FH)
○	MANHOLE
⊗	SEWER MANHOLE
ESMT	EASEMENT
IEE	INGRESS & EGRESS EASEMENT
IE	IRRIGATION EASEMENT
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VNAE	VEHICULAR NON-ACCESS EASEMENT
DME	DRAINAGE MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
---	PROPERTY BOUNDARY
---	STREET CENTERLINE
---	STREET RIGHT-OF-WAY
---	EASEMENT
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---	SEWER LINE
---	WATER LINE
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---	PHASE LINE
	SHEET MATCH LINE



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Existing & Proposed Site Conditions

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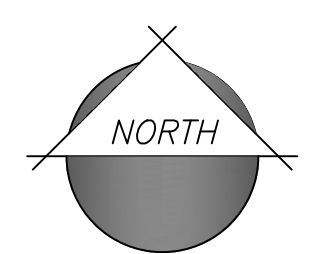
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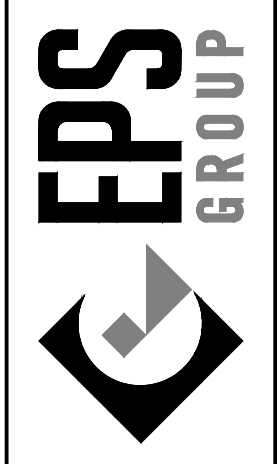
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ZONING: MR

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CDR LAND INVESTORS II LLC
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- LEGEND**
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Existing & Proposed Site Conditions

Project:

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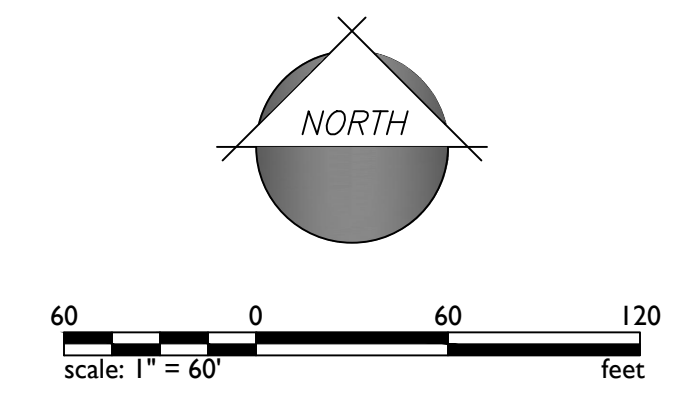
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FOREST RESOURCE CALCULATIONS

FOREST RESOURCES - PARCEL R1	
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES	
REQUIRED PRESERVATION RATE	RESIDENTIAL 47.5% OF CANOPY AREA
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN SUBJECT PARCEL (SF)	274,762
REQUIRED PRESERVED TREE CANOPY AREA (SF)	130,512
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	110,768
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	40.3%
EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA	
EXCESS PRESERVED SLOPE AREA (SF)	14,104
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	282
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	22,155
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES	
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	42,720
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	854
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO AVERAGE TREE CANOPY (SF)	67,105
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	16,776
TOTAL FOREST RESOURCES	
TOTAL TREE CANOPY AREA PRESERVED (SF)	149,699
TOTAL PRESERVATION RATE WITHIN PARCEL R1	54.5%
TREE RESOURCES USED FROM TREE RESOURCE BUDGET	-19,187
TOTAL REQUIRED PRESERVATION RATE PARCEL R1	47.5%

SLOPE PROTECTION LEGEND

- UNDISTURBED 17%-24.99% SLOPE AREA
- DISTURBED 17%-24.99% SLOPE AREA
- UNDISTURBED 25%-34.09% SLOPE AREA
- DISTURBED 25%-34.99% SLOPE AREA

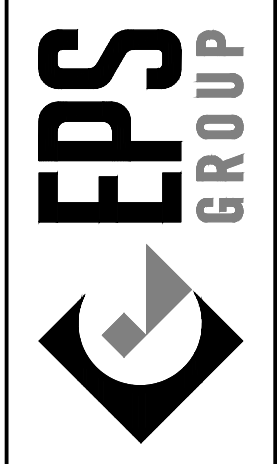
FOREST RESOURCES LEGEND

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

LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- SEWER MANHOLE
- EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
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Canyon Del Rio - The Highlands
Flagstaff, Arizona
Natural Resource Protection Plan - Forest

Project: Canyon Del Rio - The Highlands

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SLOPE PROTECTION CALCULATIONS

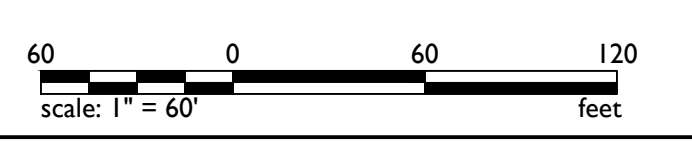
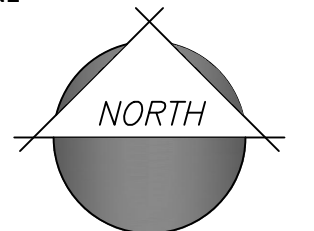
STEEP SLOPE RESOURCES - PARCEL R1	
STEEP SLOPE RESOURCES 17-24.99%	
REQUIRED PRESERVATION RATE FOR 17-24.99%	RESIDENTIAL
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR 17-24.99%	123,132
REQUIRED PRESERVATION (SF)	81,883
PRESERVED SLOPE (SF)	96,388
PRESERVATION RATE WITHIN PARCEL R1	78.3%
EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)	14,505
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	0
STEEP SLOPE RESOURCES 25-34.99%	
REQUIRED PRESERVATION RATE FOR 25-34.99%	RESIDENTIAL
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR 24.99-34.99%	76% OF SLOPE AREA
REQUIRED PRESERVATION (SF)	9,840
PRESERVED SLOPE (SF)	7,478
PRESERVATION RATE WITHIN PARCEL R1	72%
EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)	-401
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	0
STEEP SLOPE RESOURCES >35%	
REQUIRED PRESERVATION RATE FOR >35%	RESIDENTIAL
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR >35%	100% OF SLOPE AREA
REQUIRED PRESERVATION (SF)	0
PRESERVED SLOPE (SF)	0
PRESERVATION RATE WITHIN PARCEL R1	0
EXCESS PRESERVED SLOPE FOR >35% (SF)	0
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	0
TOTAL SLOPE RESOURCES	RESIDENTIAL
TOTAL EXCESS PRESERVED SLOPE AREA (SF)	14,104

SLOPE PROTECTION LEGEND

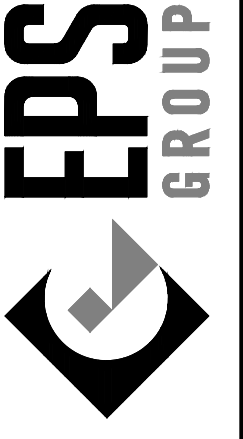
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LEGEND

- PROPERTY CORNER
- ⊙ FIRE HYDRANT (FH)
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- ⊙ SEWER MANHOLE
- ESMT EASEMENT
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Canyon Del Rio - The Highlands
Flagstaff, Arizona

Natural Resource Protection Plan - Slope

Project:

Revisions:
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RESOURCE BANK FOR CDR

SUMMARY TABLE OF TREE RESOURCES FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING TREE CANOPY (SF) ₁	REQUIRED TREE PRESERVATION RATE	REQUIRED TREE CANOPY AREA TO BE PRESERVED (SF) ₂	TREE CANOPY AREA PRESERVED (SF) ₂	PERCENT TREE CANOPY AREA PRESERVED ₂	NOTES
RESIDENTIAL							
G	MR	109,957	47.5%	52,230	67,898	61.7%	APPROVED
I	R1	167,950	47.5%	79,776	104,742	62.4%	APPROVED
N	MR	80,670	47.5%	38,318	38,905	48.2%	PROPOSED
O-P	MR	126,838	47.5%	60,248	65,094	51.3%	PROPOSED
Q1/Q2	MR	254,459	47.5%	120,868	254,459	100.0%	UNDEVELOPED
Q3	MR	80,639	47.5%	38,303	80,639	100.0%	UNDEVELOPED
R1	MR	274,762	47.5%	130,512	149,699	54.5%	PROPOSED
R2/R3	MR	381,881	47.5%	181,393	378,661	99.2%	UNDEVELOPED
R4/R5	MR	338,672	47.5%	160,869	338,672	100.0%	UNDEVELOPED
S	R1	215,995	47.5%	102,598	215,995	100.0%	UNDEVELOPED
Y	MR	806	47.5%	383	806	100.0%	DRAINAGE
ZZ	MR	0	47.5%	0	0	100.0%	DRAINAGE
A	MR	17,056	47.5%	8,102	17,056	100.0%	PUBLIC LANDS
B	MR	59,839	47.5%	28,424	59,839	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		2,109,524	47.5%	1,002,024	1,772,465	84%	

Tree Resource Notes:

- THE FLAGSTAFF RESOURCE TEXT AMENDMENT HAS BEEN APPROVED BY THE CITY COUNCIL. PER THE DEVELOPMENT AGREEMENT IT HAS BEEN APPLIED RETROACTIVELY TO THE ENTIRE CDR PROPERTY. THIS NATURAL RESOURCE PROTECTION PLAN PROVIDES AN UPDATED RESOURCE BANK FOR ALL OF THE RESIDENTIAL PARCELS IN CANYON DEL RIO.
- EXISTING TREE CANOPY INCLUDES TREES WITHIN THE PARCEL OUTSIDE OF SLOPE RESOURCES.
- THIS IS CALCULATED BASED ON THE EXISTING TREE CANOPY AS DESCRIBED IN NOTE 1.
- THIS TABLE DOES NOT INCLUDE CREDIT FOR FOREST RESOURCES IN STEEP SLOPE AREA. DURING DEVELOPMENT OF THE INDIVIDUAL SITES, THIS CREDIT MAY BE ADDED TO THE RESOURCE TOTALS. PER 10-20-90.060, UP TO 25 PERCENT OF THE FOREST RESOURCES IN THE STEEP SLOPE AREA MAY BE COUNTED TOWARDS THE REQUIRED AMOUNT OF FOREST RESOURCES FOR THE ENTIRE SITE AT A RATIO OF ONE CREDIT POINT FOR FOREST RESOURCES TO 50 SQUARE FEET OF SLOPE AREA.
- 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.
- THE COMMERCIAL TREE RESOURCE TARGET IS INDICATED WITH A **YELLOW** HIGHLIGHT. THE COMMERCIAL TREE RESOURCE BUDGET IS INDICATED WITH AN **ORANGE** HIGHLIGHT. EACH OF THE COMMERCIAL PARCELS MUST MEET CITY OF FLAGSTAFF TREE RESOURCE PRESERVATION REQUIREMENTS AS INDIVIDUAL STANDALONE DEVELOPMENTS AS DESCRIBED IN NOTE 5. HOWEVER, AT THE COMPLETION OR APPROVAL OF ALL COMMERCIAL DEVELOPMENTS THE BUDGET MUST BE AT OR ABOVE THE TARGET. RESOURCES WITHIN COMMERCIAL AREAS TO BE
- 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 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 SUBMITTED, THE TABLE ABOVE WILL BE UPDATED TO TRACK PROGRESS OF THE BUDGET VS THE TARGET AS DESCRIBED IN NOTES 7 AND 8.
- 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.

SUMMARY TABLE OF SLOPE RESOURCES 17-24.99% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE AREA (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	19,191	66.5%	12,762	12,199	63.6%	APPROVED
I	R1	30,394	66.5%	20,212	27,772	91.4%	APPROVED
N	MR	50,079	66.5%	33,303	33,203	66.3%	PROPOSED
O-P	MR	0	66.5%	0	0	0.0%	PROPOSED
Q1/Q2	MR	0	66.5%	0	0	100.0%	UNDEVELOPED
Q3	MR	25,282	66.5%	16,813	25,282	100.0%	UNDEVELOPED
R1	MR	123,132	66.5%	81,883	96,388	78.3%	PROPOSED
R2/R3	MR	162,979	66.5%	108,381	159,092	97.6%	UNDEVELOPED
R4/R5	MR	226,045	66.5%	150,320	226,045	100.0%	UNDEVELOPED
S	R1	22,167	66.5%	14,741	22,167	100.0%	UNDEVELOPED
Y	MR	5,449	66.5%	3,624	5,449	100.0%	DRAINAGE
ZZ	MR	17,369	66.5%	11,551	17,369	100.0%	DRAINAGE
A	MR	657	66.5%	437	657	100.0%	PUBLIC LANDS
B	MR	13,333	66.5%	8,867	13,333	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		696,077	66.5%	462,891	638,957	92%	

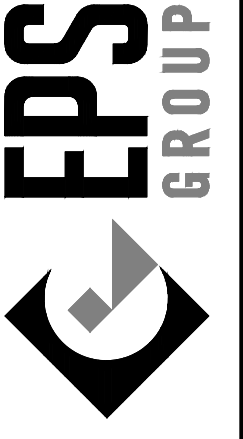
SUMMARY TABLE OF SLOPE RESOURCES 25-34.99% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE AREA (25-34.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	60,480	76%	45,965	50,892	84.1%	APPROVED
I	R1	13,556	76%	10,303	12,997	95.9%	APPROVED
N	MR	1,631	76%	1,240	1,171	71.8%	PROPOSED
O-P	MR	0	76%	0	0	100.0%	PROPOSED
Q1/Q2	MR	0	76%	0	0	100.0%	UNDEVELOPED
Q3	MR	7,277	76%	5,530	7,277	100.0%	UNDEVELOPED
R1	MR	9,840	76%	7,478	7,077	71.9%	PROPOSED
R2/R3	MR	11,085	76%	8,424	11,085	100.0%	UNDEVELOPED
R4/R5	MR	44,373	76%	33,724	44,373	100.0%	UNDEVELOPED
S	R1	36,061	76%	27,406	36,061	100.0%	UNDEVELOPED
Y	MR	0	76%	0	0	100.0%	DRAINAGE
ZZ	MR	0	76%	0	0	100.0%	DRAINAGE
A	MR	3,972	76%	3,019	3,972	100.0%	PUBLIC LANDS
B	MR	17,996	76%	13,677	17,996	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		206,271	76%	156,766	192,901	94%	

SUMMARY TABLE OF SLOPE RESOURCES +35% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) ₁	REQUIRED SLOPE AREA (+35%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) ₂	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
RESIDENTIAL							
G	MR	2,544	100%	2,544	2,544	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	62,172	100%	62,172	62,172	100.0%	UNDEVELOPED
S	R1	75,953	100%	75,953	75,953	100.0%	UNDEVELOPED
Y	MR	0	100%	0	0	100.0%	DRAINAGE
ZZ	MR	0	100%	0	0	100.0%	DRAINAGE
A	MR	14,023	100%	14,023	14,023	100.0%	PUBLIC LANDS
B	MR	137,739	100%	137,739	137,739	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		300,482	100%	300,482	300,482	100%	

Slope Resources Notes:

- THE FLAGSTAFF RESOURCE TEXT AMENDMENT HAS BEEN APPROVED BY THE CITY COUNCIL. PER THE DEVELOPMENT AGREEMENT IT HAS BEEN APPLIED RETROACTIVELY TO THE ENTIRE CDR PROPERTY. THIS NATURAL RESOURCE PROTECTION PLAN PROVIDES AN UPDATED RESOURCE BANK FOR ALL OF THE RESIDENTIAL PARCELS IN CANYON DEL RIO.
- EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.
- 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 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 SUBMITTED, THE TABLE ABOVE WILL BE UPDATED TO TRACK PROGRESS OF THE BUDGET VS THE TARGET AS DESCRIBED IN NOTES 4.

23-0587



Revisions:
1ST SUBMITTAL - JULY 23, 2024
2ND SUBMITTAL - JANUARY 30, 2025
3RD SUBMITTAL - APRIL 3, 2025



Designer: LFT/BPM
Drawn by: LFT

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Construction
Or
Recording

Job No.
23-0587

PP12

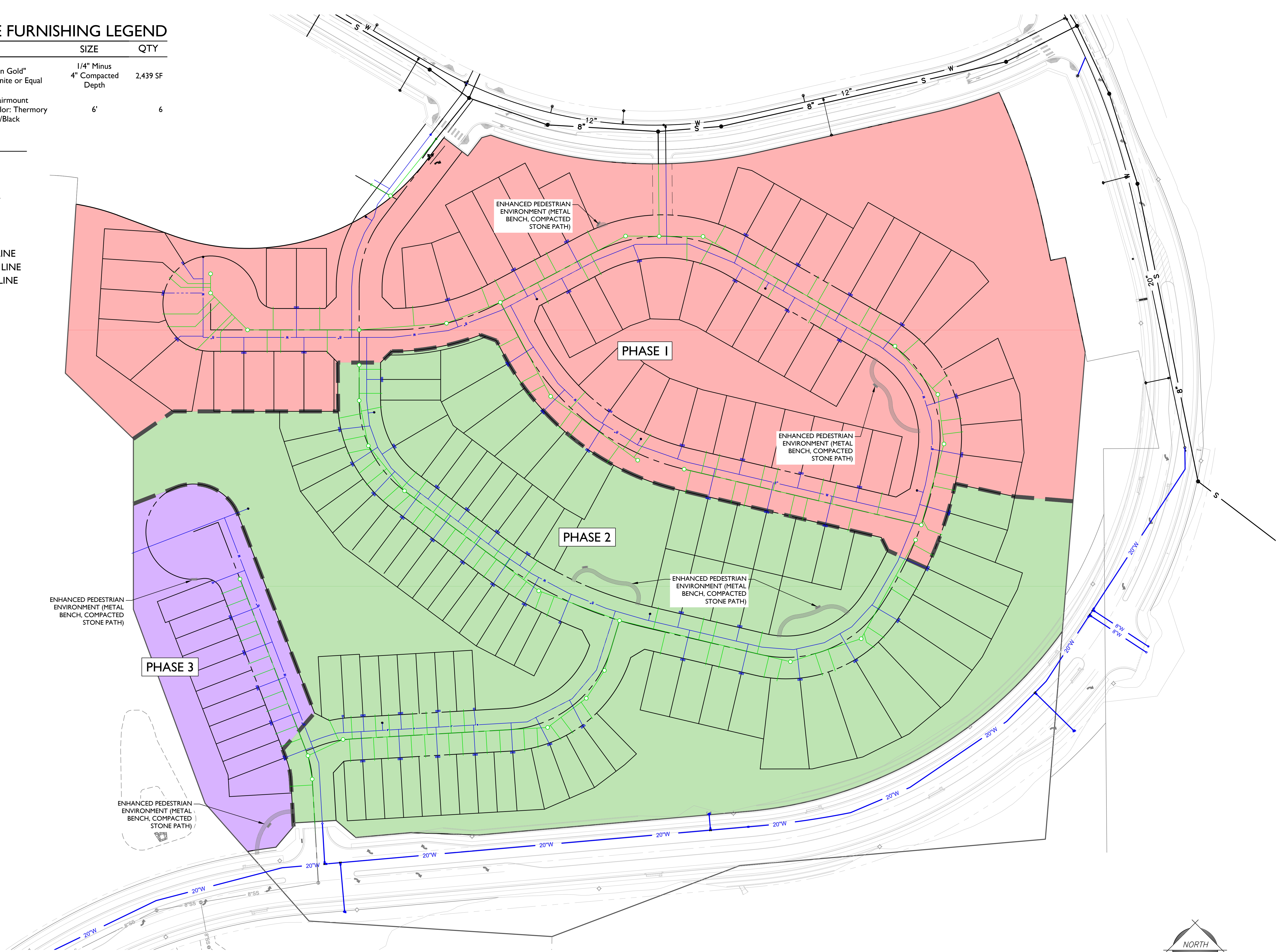
Sheet No.
12
of 14

MATERIALS & SITE FURNISHING LEGEND

SYMBOL	ITEM	SIZE	QTY
	Stabilized "Madison Gold" Decomposed Granite or Equal	1/4" Minus 4" Compacted Depth	2,439 SF
	Inground Fairmount Bench - Color: Thermory Ash Brown/Black	6'	6

LEGEND

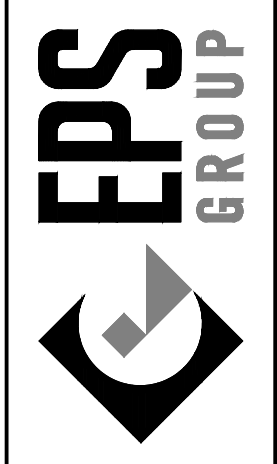
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE LINE
	WATER LINE
	SEWER LINE



23-0587

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



Canyon Del Rio - The Highlands
Flagstaff, Arizona
Phasing Plan

Project:

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

ARIZONA
STATE ENGINEERING BOARD
In Maricopa County, (02283-1100)

Designer: LFT/BPM
Drawn by: LFT

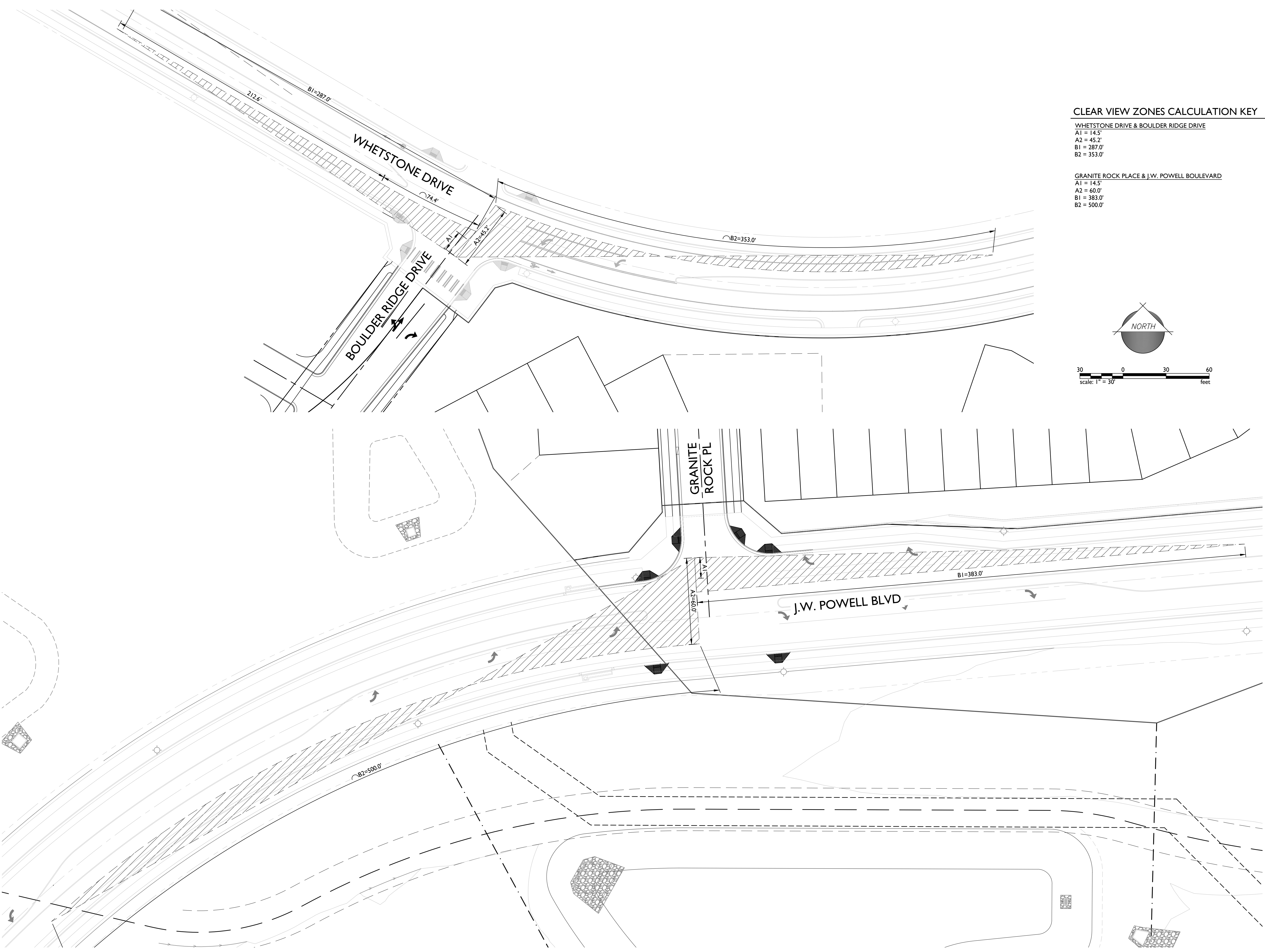
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Job No.
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PP13

Sheet No.
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of 14

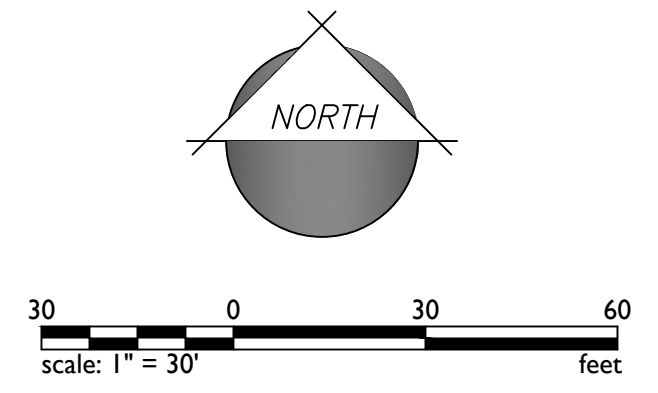
CLEAR VIEW ZONES



CLEAR VIEW ZONES CALCULATION KEY

WHETSTONE DRIVE & BOULDER RIDGE DRIVE
 A1 = 14.5'
 A2 = 45.2'
 B1 = 287.0'
 B2 = 353.0'

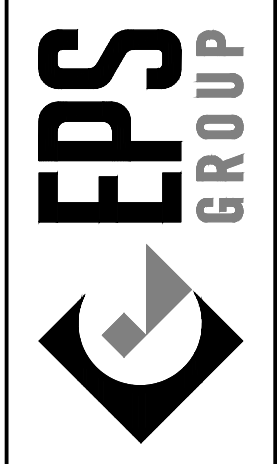
GRANITE ROCK PLACE & J.W. POWELL BOULEVARD
 A1 = 14.5'
 A2 = 60.0'
 B1 = 383.0'
 B2 = 500.0'



23-0587

May 15, 2025 10:38am S:\Projects\2023\23-0587 - CDR\Planning - Parcel R1\Drawings\Preliminary_Plat\23-0587 - R1 - PP13 - Details.dwg

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 Suite 120
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 Flagstaff, Arizona

Details

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PP14

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