

EXISTING		PROPOSED	
---	PROPERTY BOUNDARY	---	RIGHT-OF-WAY
---	RIGHT-OF-WAY	---	LOT LINE
---	LOT LINE	---	EASEMENT
---	CENTERLINE	---	CENTERLINE
---	EASEMENT	---	CONTOUR (MAJOR)
---	CONTOUR (MAJOR)	---	CONTOUR (MINOR)
---	CONTOUR (MINOR)	---	20" WATER LINE
---	12" WATER LINE	---	8" SEWER LINE
---	8"SS	---	20" WATER LINE
---	42"SS	---	8" SEWER LINE
---	42" SEWER LINE	---	STORM DRAIN PIPE
---	OHE - OHE	---	PHASE 2
---	RW	---	OPEN SPACE
---	RECLAIM WATER LINE	---	CLEAR VIEW ZONE FOR RIGHT TURN FROM MINOR ROAD
---	STORM DRAIN PIPE	---	CLEAR VIEW ZONE FOR LEFT TURN FROM MINOR ROAD
---	100-YEAR FLOODPLAIN	---	CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD
---	PHASE 1 INST. NO. 3944598	---	
---	DETENTION BASIN	---	

# PRELIMINARY BLOCK PLAT (PHASE 2) OF CANYON DEL RIO FLAGSTAFF, ARIZONA

LOCATED IN THE WESTERN HALF OF SECTION 24, TOWNSHIP 21 NORTH  
RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY.

**PROPERTY OWNER:**  
CANYON DEL RIO INVESTORS II, LLC (CDRI)  
3605 S. FLAGSTAFF RANCH RD.  
FLAGSTAFF, AZ 86005  
CONTACT: ROBERT M. SEMPLE, CPA

CDR DEVCORP LTD  
3605 S. FLAGSTAFF RANCH RD.  
FLAGSTAFF, AZ 86005  
CONTACT: CLINT WHITING

**PROJECT INFORMATION**  
SITE ADDRESS: TO BE ASSIGNED (CURRENTLY A PORTION OF THE PARCELS ASSOCIATED WITH THIS PROJECT ARE LOCATED AT 3200 E. BUTLER AVENUE.)  
APNS: 106-08-043

**PROJECT DEVELOPER:**  
CDR DEVCORP LTD  
3605 S. FLAGSTAFF RANCH RD.  
FLAGSTAFF, AZ 86005  
CONTACT: CLINT WHITING

**PLAT PREPARER:**  
SHEPHARD-WESNITZER, INC., AN  
ARDURRA COMPANY  
CONTACT: ALICIA STOFFERS  
110 W. DALE AVENUE  
FLAGSTAFF, ARIZONA 86001  
928-773-0354

LOT COVERAGE/BUILDING INFORMATION						
Parcel	Existing Zoning	Proposed Zoning	Use	Net Acreage	Development Units	0.20 FAR SF
E-1	R&D - Research and Development	HC-Highway Commercial	Office/Retail	6.4	N/A	55,757
E-2	R&D - Research and Development	HC-Highway Commercial	Office/Retail	2.7	N/A	23,522
F	R&D - Research and Development	HC-Highway Commercial	Office/Retail	1.4	N/A	12,197
G	R&D - Research and Development	MR-Medium Density Residential	Attached Residential	9.1	50	N/A
H	R&D - Research and Development	HC-Highway Commercial	Office/Retail	1.8	N/A	15,682
I	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	13.4	50	N/A
J-1	R&D - Research and Development	HR-High Density Residential	Attached Residential/Multi-Family Apartments	11.6	240	N/A
J-2	R&D - Research and Development	HR-High Density Residential	Attached Residential/Multi-Family Apartments	18.4	432	N/A
K-1	R&D - Research and Development	HC-Highway Commercial	Retail	4.6	N/A	40,075
K-2	R&D - Research and Development	HC-Highway Commercial	Retail	8.8	N/A	76,666
N	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Duplex Units	7.1	42	N/A
O	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Church or School	6.1	49	N/A
P	R&D - Research and Development	MR-Medium Density Residential	Attached Residential/Church or School	5.4	40	N/A
Q-1	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	10.2	41	N/A
Q-2	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	3.9	21	N/A
Q-3	MR-Medium Density Residential	MR-Medium Density Residential	Attached Residential/Duplex Units	6	80	N/A
R-1 thru 5	MR-Medium Density Residential	MR-Medium Density Residential	Detached Residential	73.2	367	N/A
S	R1- Single Family Residential	R1- Single Family Residential	Detached Residential	10.6	14	N/A
Total Commercial Acreage					25.7	
Total Residential Units					1426	
Total Acreage ROW					28.6	

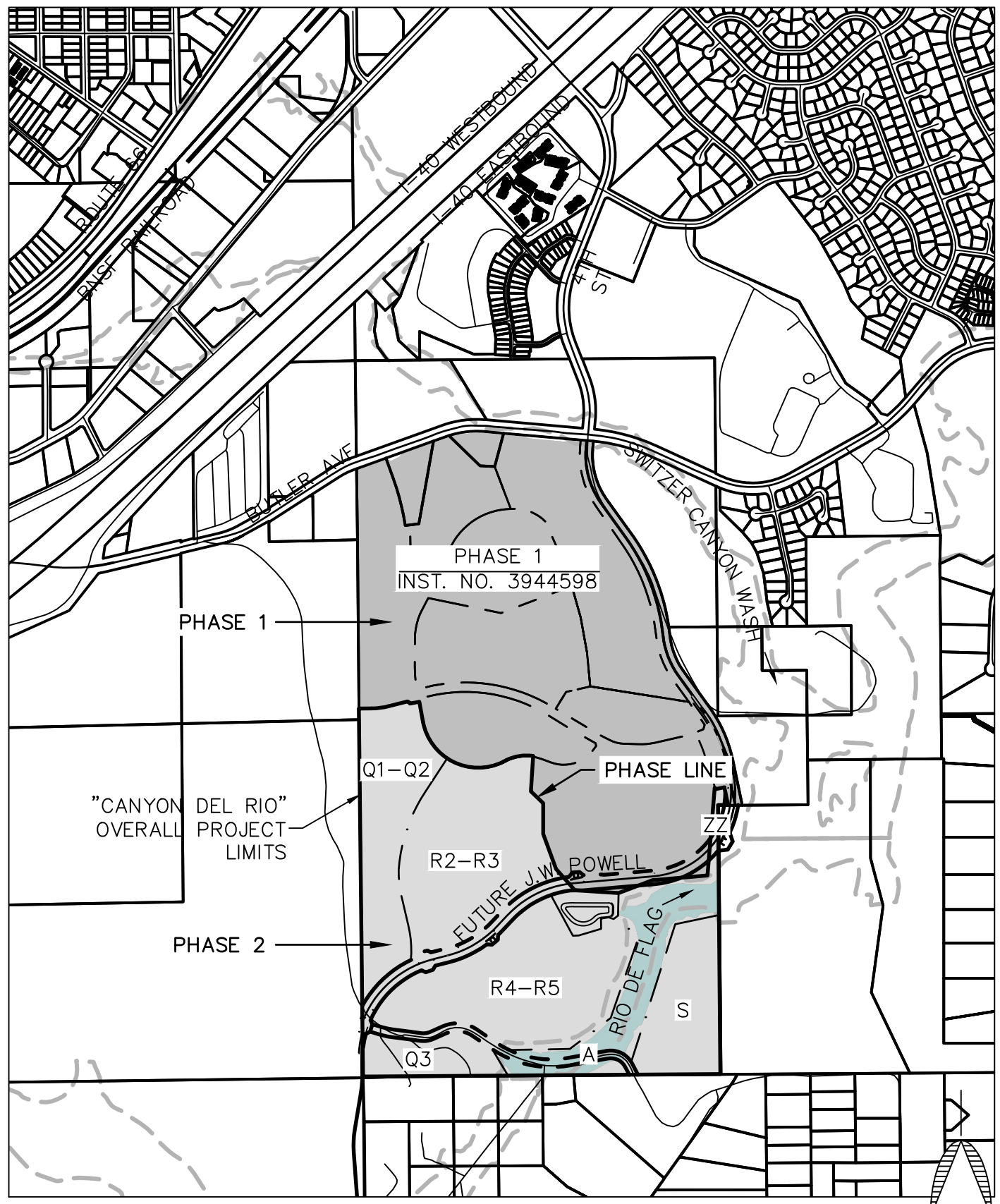
**Notes:**  
1. Open space areas are reserved throughout the project consisting of areas between parcels and the floodplain areas within the Rio De Flag. Refer to Sheet 3 for the locations of open space and trails.  
2. Floor areas shown on parcels E1/E2, K1/K2, and F are from the site capacity calculations. Ultimate maximum floor areas may be different based on the actual type of development. A 0.20 FAR was used for the impact analyses and also for calculating the building square footages listed in the table.

**SUMMARY OF TRACTS**

- TRACT ZZ (±0.43 AC) IS INTENDED FOR PRIVATE DRAINAGE FACILITIES AND DRAINAGE MAINTENANCE EASEMENT.
- TRACT A (±1.93 AC) IS INTENDED FOR OPEN SPACE AND THE FEMA FLOODPLAIN TO BE DEDICATED TO THE CITY OF FLAGSTAFF.
- TRACT B (±12.35 AC) IS INTENDED FOR OPEN SPACE, UTILITIES, FUTURE WELL FACILITIES AND THE FEMA FLOODPLAIN TO BE DEDICATED TO THE CITY OF FLAGSTAFF.
- TRACT C (±2.66 AC) IS INTENDED FOR DRAINAGE AND TO BE DEDICATED TO THE HOA WITH A DME TO THE CITY OF FLAGSTAFF.
- TRACT S (±13.04 AC) IS INTENDED FOR PURPOSE OF FUTURE DEVELOPMENT.

**FLOODPLAIN DEDICATION**

CDR DEVCORP, LTD., AN ARIZONA CORPORATION, AS OWNER, AND CANYON DEL RIO INVESTORS II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATE TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE BUT SUBJECT TO ALL MATTERS OF RECORD, TRACT A AND TRACT B (THE "FLOODPLAIN DEDICATED AREAS"); PROVIDED, HOWEVER, THAT (1) THE FLOODPLAIN DEDICATED AREAS MUST BE USED AND MAINTAINED BY THE CITY OF FLAGSTAFF SOLELY FOR OPEN SPACE PURPOSES AND (2) EACH OWNER HEREBY RESERVES AND EXCEPTS FROM SUCH DEDICATION, FOR THE USE AND BENEFIT OF EACH SUCH OWNER AND ITS SUCCESSORS AND ASSIGNS, EXCLUSIVE EASEMENTS OVER, ACROSS, UNDER, THROUGH, AND UPON THE FLOODPLAIN DEDICATED AREAS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF (A) THE FLAGSTAFF URBAN TRAIL SYSTEM AND OTHER TRAILS; (B) WATER, SEWER AND ALL OTHER UTILITY LINES AND FACILITIES OF EVERY TYPE AND NATURE; (C) DRAINAGE AND STORMWATER RETENTION; (D) ROADWAYS; AND (E) SUCH OTHER USES REASONABLY REQUIRED IN CONNECTION WITH THE DEVELOPMENT OF CANYON DEL RIO. AS A CONDITION TO SUCH DEDICATION, THE CITY OF FLAGSTAFF AGREES THAT ALL RESOURCES WITHIN THE FLOODPLAIN DEDICATED AREAS WILL BE COUNTED TOWARDS SATISFACTION OF THE RESOURCES REQUIRED UNDER THE RESOURCE PROTECTION OVERLAY ZONE FOR CANYON DEL RIO.



VICINITY MAP  
1"=1000'

SHEET INDEX		
SHT NO.	DWG NO.	TITLE
1	CVR	COVER SHEET
2	EX01	RECORD OF EXISTING BOUNDARY SURVEY
3	PM01	PRELIMINARY PLAT OVERVIEW MAP
4	PP01	PRELIMINARY PLAT
5	XS01	TYPICAL ROADWAY CROSS SECTIONS
6	SC01	OVERVIEW MAP
7	SC02	CLEARVIEW ZONE PLAN (1)
8	SC03	CLEARVIEW ZONE PLAN (2)
9	SC04	CLEARVIEW ZONE PLAN (3)
10	GD01	GRADING PLAN
11	GD02	GRADING - PLAN & PROFILE (1)
12	GD03	GRADING - PLAN & PROFILE (2)
13	GD04	GRADING - PLAN & PROFILE (3)
14	GD05	GRADING - PLAN & PROFILE (4)
15	UT01	UTILITIES PLAN
16	DR01	DRAINAGE AND OPEN SPACE PLAN
17	PH01	PHASING MAP
18	PH02	PHASING MATRIX
19	NRPP1	NATURAL RESOURCE PROTECTION PLAN (1)
20	NRPP2	NATURAL RESOURCE PROTECTION PLAN (2)

**CITY ENGINEER**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY PUBLIC WORKS DIRECTOR**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY WATER SERVICES DIRECTOR**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ALTICE USA**

JASON QUINLAN (BY LETTER) 05/08/2025  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ARIZONA PUBLIC SERVICE**

CHAD BROOKS (BY LETTER) 05/03/2024  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**UNISOURCE ENERGY SERVICES**

MARTIN CONBOY (BY LETTER) 05/03/2024  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CENTURYLINK**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**UTILITY CONFLICT**

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.  
ACTION IS BEING TAKEN TO OBTAIN RESPONSES FROM THE FRANCHISE UTILITY COMPANIES IN REGARDS TO THE POSSIBLE UTILITY CONFLICTS.

**AUTHORIZATION TO CONSTRUCT:**

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE, UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

**ADEQUATE WATER SUPPLY NOTE:**

THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

**RESOURCE PRESERVATION**

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE PRELIMINARY NATURAL RESOURCE PROTECTION PLAN FOR MORE INFORMATION ON THE FOREST RESOURCES AVAILABLE ON THIS PROJECT SITE. THE NARRATIVE CONTAINS THE CROSS-CREDITING DESCRIPTION. A MASTER ASSOCIATION WILL BE CREATED TO ADMINISTER THIS.

**FEMA DESIGNATION**

THE PROJECT AREA IS WITHIN ZONES AE AND X DESIGNATED BY FEMA FIRM'S 04005C-6828G. A GOOD PORTION OF THE PROJECT AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THEREFORE, NO BUILDING WILL OCCUR IN A FLOODPLAIN. A SMALL PORTION OF THE PROJECT AREA HAS BEEN DETERMINED TO BE WITHIN THE 100-YR FLOODPLAIN.

**WATER AND SEWER IMPACT ANALYSIS**

THE PRELIMINARY PLAT IS IN COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PUBLIC W.S.I.A. PREPARED BY THE CITY OF FLAGSTAFF UTILITIES DEPARTMENT DATED JULY 29, 2015.

**EARTHWORK SUMMARY**

EXCAVATION: 59,163 C.Y. THESE PRELIMINARY EARTHWORK VALUES ARE FOR THE CONSTRUCTION EMBANKMENT: 108,467 C.Y. OF J.W. POWELL BOULEVARD AND REGIONAL DETENTION BASIN.

**SOURCE OF PROJECT INFORMATION**

BOUNDARY BASED ON CDR PHASE 1 FINAL PLAT PER INSTRUMNET NO. 3944598.  
TOPOGRAPHIC INFORMATION ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

**BASIS OF BEARING**

NORTH 89-34-20 EAST, 2655.62' 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 SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

**LEGAL DESCRIPTIONS**

ASSESSOR'S PARCEL NUMBER 106-08-043 (TRACT Z) ACCORDING TO INSTRUMENT NUMBER 3944598, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

**CERTIFICATE OF LAND SURVEYOR**

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling, RLS 48756



FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

COVER SHEET

JOB NO.: 223357  
DATE: JUL 25  
SCALE: AS SHOWN  
DRAWN: KMF/BH  
DESIGN: KMF/BH  
CHECKED: SCL/SEC/ADB

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swi.az.com

SWI  
Shephard Wesnitzer, Inc.

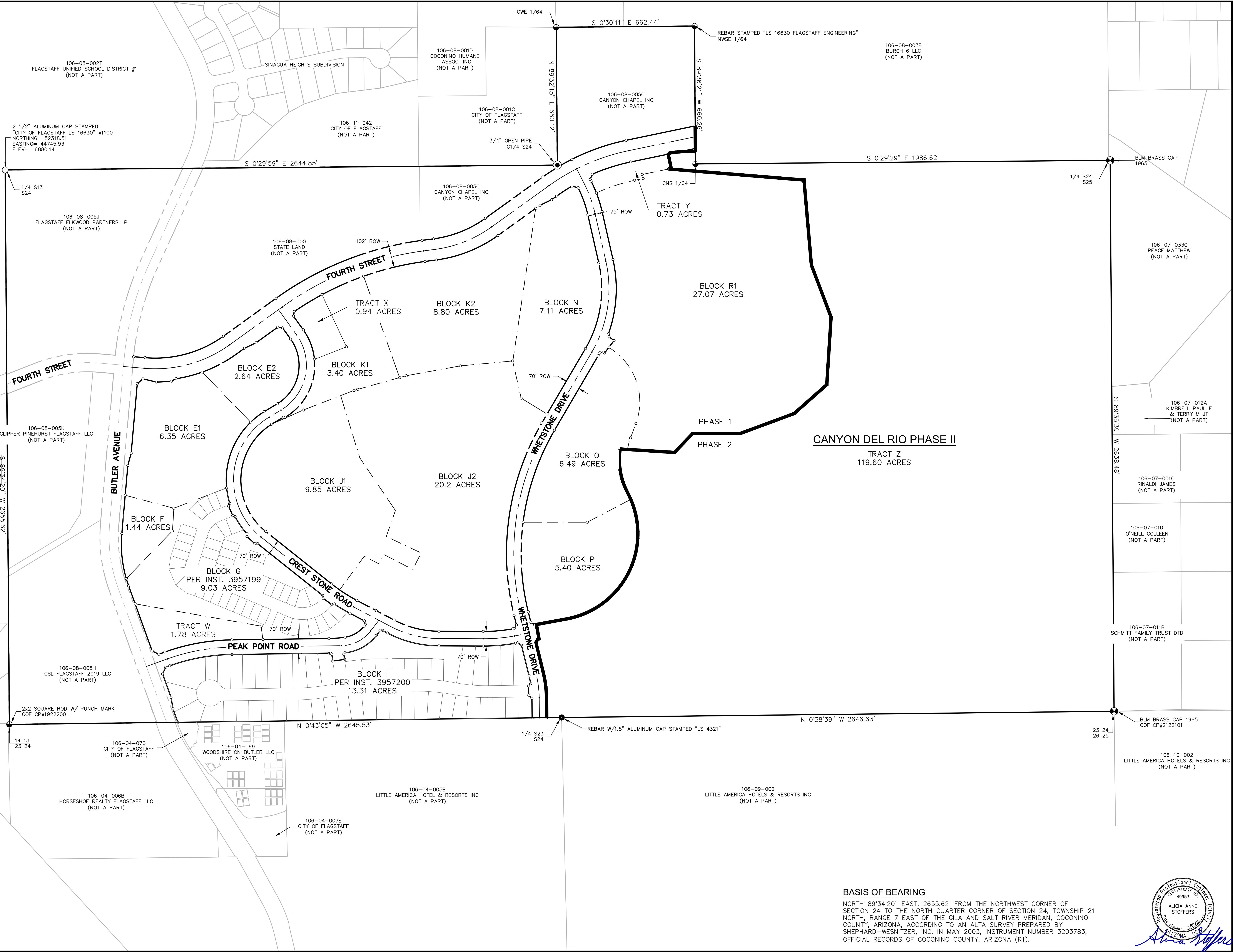
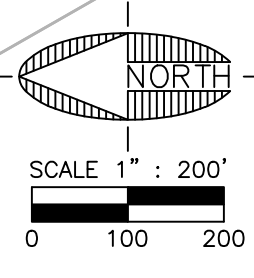
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
ARIZONA811  
ArizonaBlueStake.com  
888-84-1-1-800-574-6141 (888-5348)

DRAWING NO. CVR

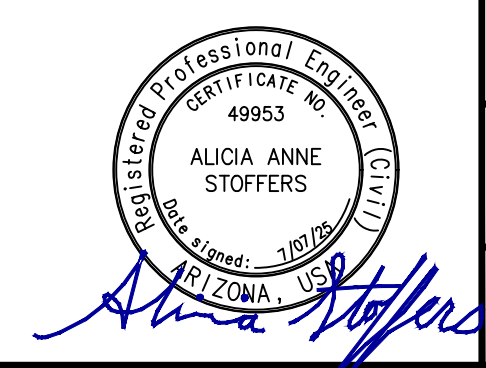
SHT NO. 1 OF 20

PLOTTED: Jul 07, 2025 - 2:47pm



**BASIS OF BEARING**

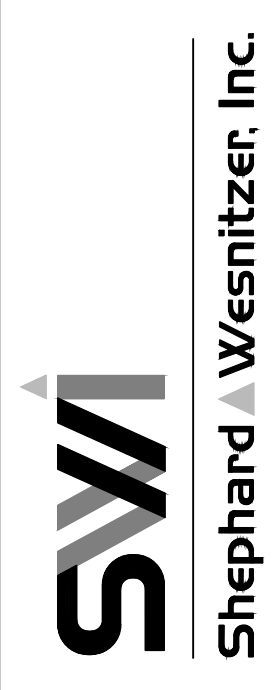
NORTH 89°34'20" EAST, 2655.62' FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA (R1).



FLAGSTAFF ARIZONA  
CDR PHASE II - PRELIMINARY BLOCK PLAT  
RECORD OF EXISTING BOUNDARY SURVEY

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	AUB

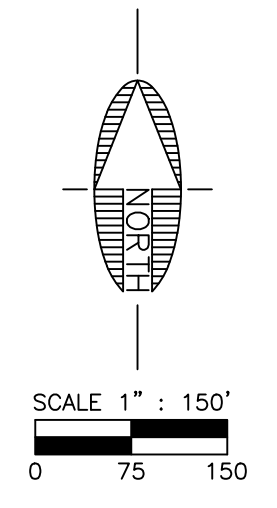
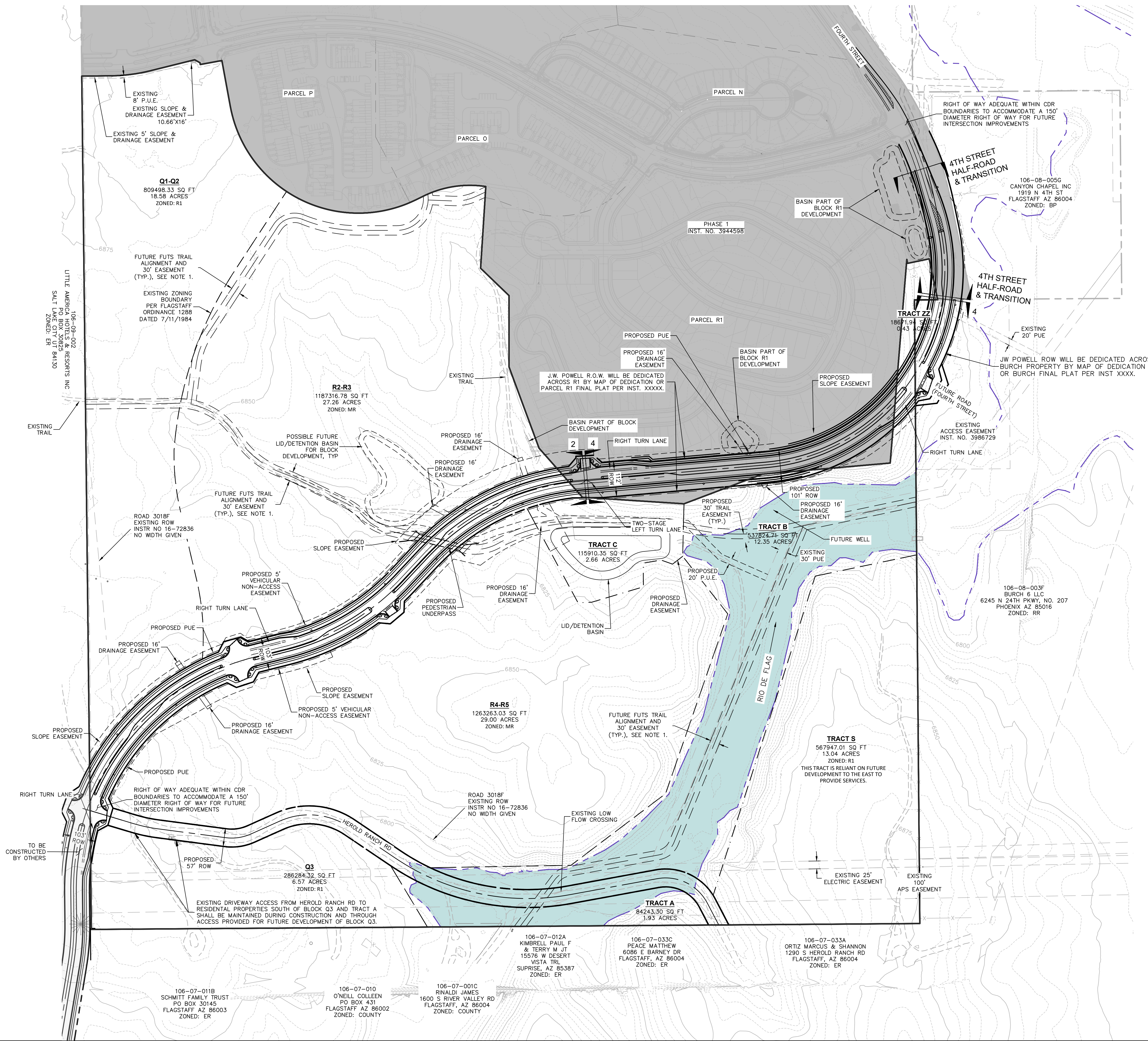
110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8934  
928.774.8934 fax  
www.swi.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
ARIZONA811  
ArizonaBlueStake, Inc.  
808 84-11 or 1-800-STATE-11 (782-5348)  
DRAWING NO. **EX01**  
SHT NO. 2 OF 20

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - RECORD SURVEY.DWG BHOWANE

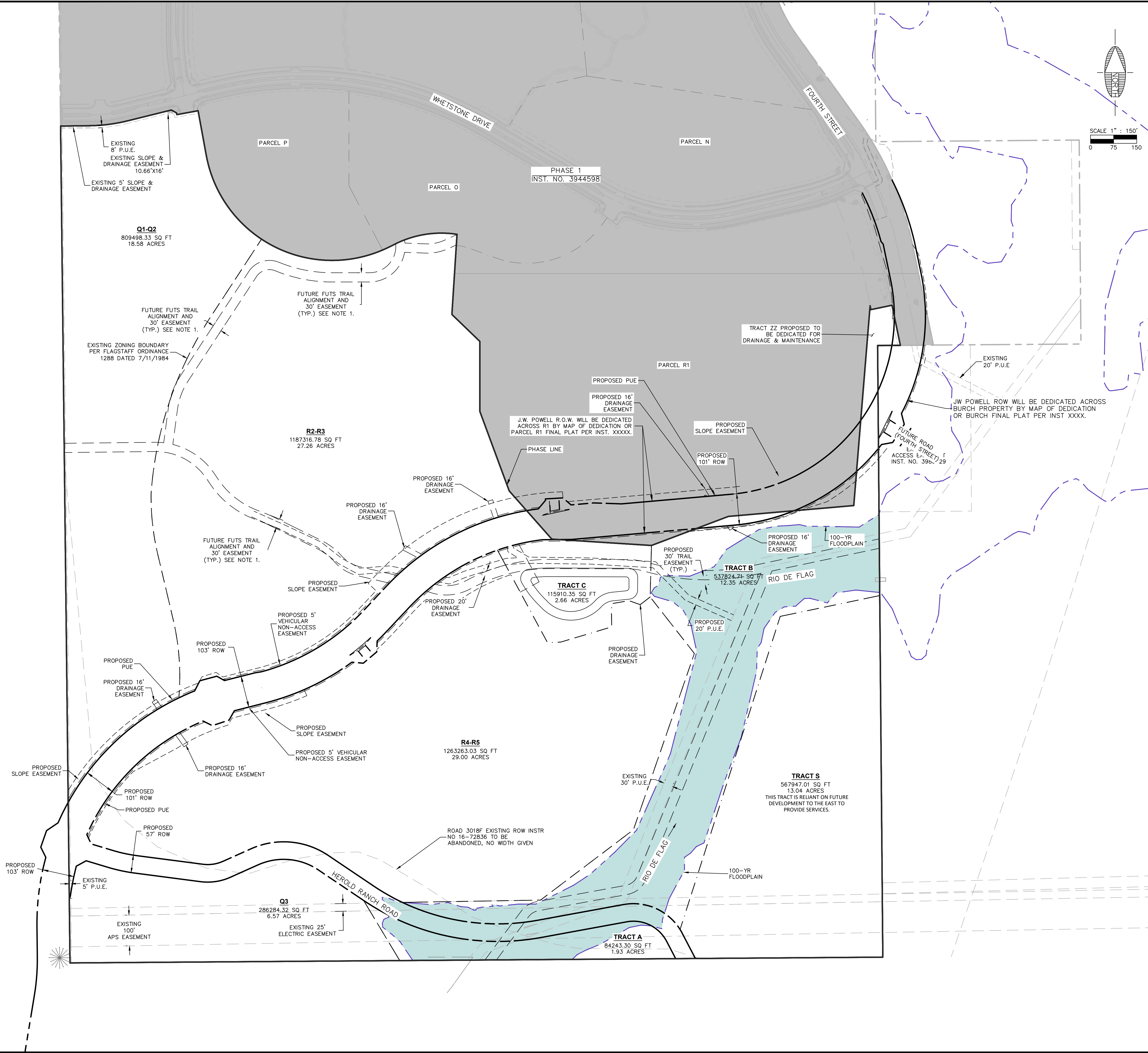


NOTES:  
 1. THE FUTS TRAIL SYSTEM WILL MEET THE INTENT OF THE CONNECTIVITY BUT THE TRAIL ALIGNMENT IS SUBJECT TO CHANGE AS THE PARCELS ARE DEVELOPED.

JOB NO: 223357		DATE: JUL 25		SCALE: AS SHOWN		DRAWN: KMF		DESIGN: KMF		CHECKED: SCL/SEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.coz.com											
NO.	DESCRIPTION	DATE	BY								
<p>Call at least two full working days before you begin excavation.</p> <p><b>ARIZONA 811</b> ArizonaBlueStake, Inc. (928-5348) Dial 8-1-1 or 1-800-541-1111</p>											
DRAWING NO. <b>PM01</b>											
SHT NO.	OF										
3	20										

PLOTTED: Jul 07, 2025 - 2:48pm

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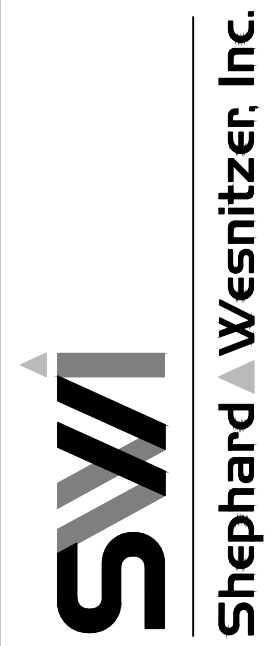


NOTES:  
 1. AS EACH PARCEL DEVELOPS, THE TRAIL SYSTEM WILL MEET THE INTENT OF THE CONNECTIVITY BUT THE TRAIL ALIGNMENT IS SUBJECT TO CHANGE.

FLAGSTAFF ARIZONA  
 CDR PHASE II - PRELIMINARY BLOCK PLAT  
 PRELIMINARY PLAT

JOB NO: 223357  
 DATE: JUL 25  
 SCALE: AS SHOWN  
 DRAWN: KMF  
 DESIGN: KMF  
 CHECKED: SCL/SEC

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.774.8354  
 928.774.8934 fax  
 www.swi.az.com



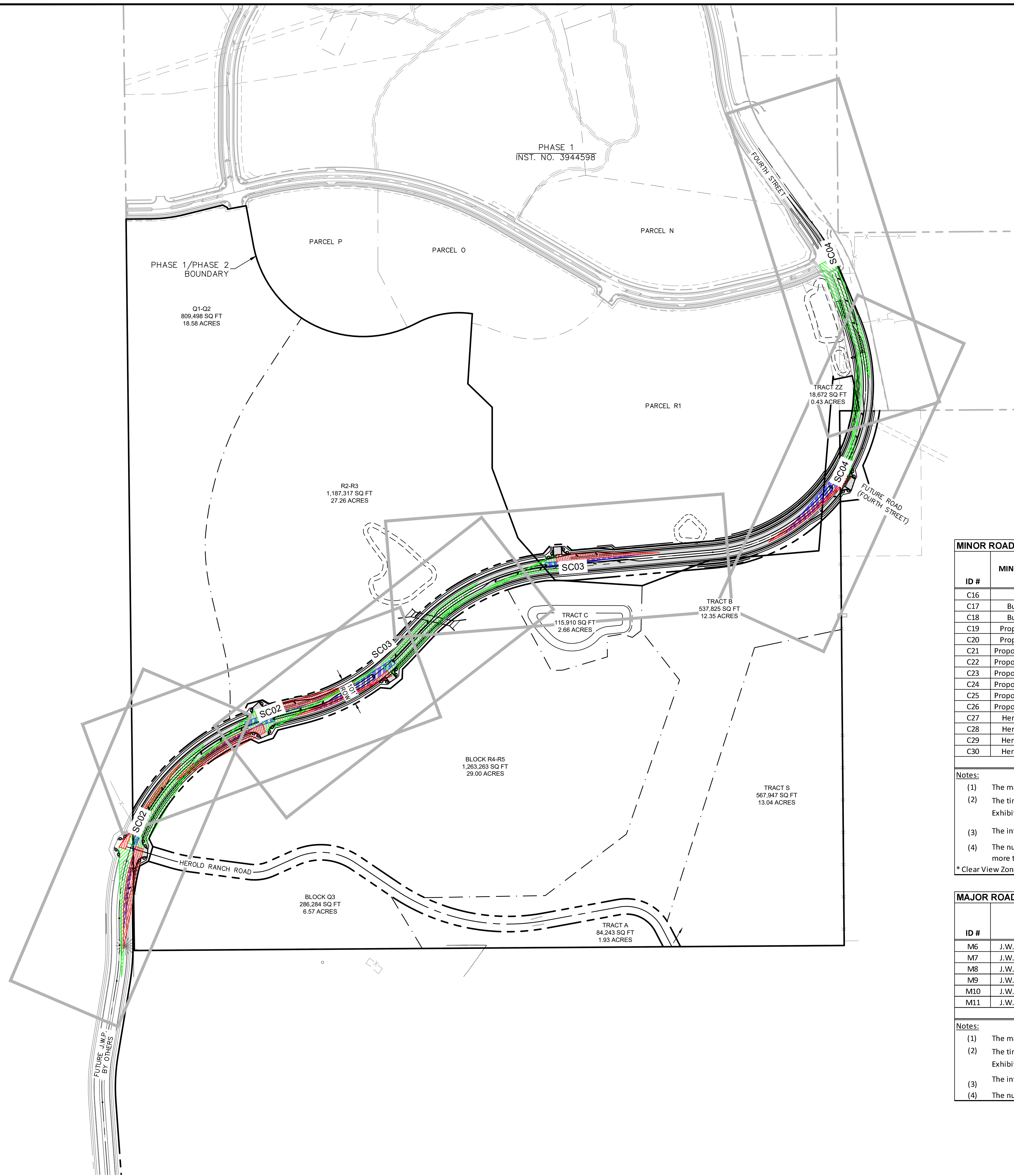
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
**ARIZONA811**  
 ArizonaBlueStake, Inc. (888-5548)  
 Dial 8-1-1 or 1-800-541-1111 (888-5548)

DRAWING NO.  
**PP01**  
 SHT NO. 4 OF 20

REGISTERED PROFESSIONAL ENGINEER  
 49953  
 ALICIA ANNE STOFFERS  
 STATE OF ARIZONA, U.S.A.  
*Alicia Stoffers*





**MINOR ROAD CLEAR VIEW ZONE CALCULATIONS**

ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	MAJOR ROAD DESIGN SPEED (V <sub>MAJOR</sub> ) <sup>1</sup>	TIME GAP <sup>2</sup> (t <sub>g</sub> (unadjusted))	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES <sup>4</sup>	TIME GAP <sup>2</sup> (t <sub>g</sub> (adjusted))	INTERSECTION SIGHT DISTANCE (ISD) <sup>3</sup>	STOPPING SIGHT DISTANCE (SSD)
C16	Whetstone	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C17	Burch Access Road	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C18	Burch Access Road	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C19	Proposed Driveway R1	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8.0	470	305
C20	Proposed Driveway R1	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C21	Proposed Driveway R4-R5	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C22	Proposed Driveway R4-R5	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C23	Proposed Driveway R4-R5	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C24	Proposed Driveway R4-R5	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C25	Proposed Driveway R2-R3	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C26	Proposed Driveway R2-R3	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C27	Herold Access Road S	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C28	Herold Access Road S	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305
C29	Herold Access Road N	J.W. Powell Boulevard	Left	40	7.5	Yes	Yes	2	8	470	305
C30	Herold Access Road N	J.W. Powell Boulevard	Right	40	6.5	Yes	No	1	6.5	385	305

**Notes:**

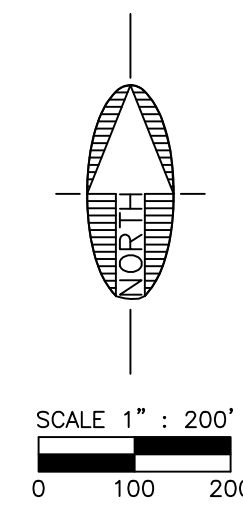
- (1) The major road speed limits (V<sub>MAJOR</sub> in MPH) are based on existing conditions in the project vicinity.
  - (2) The time gap values, adjusted (t<sub>g</sub> (adjusted) in seconds) and unadjusted (t<sub>g</sub> (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57. The first lane crossed does not warrant an adjustment to the time gap.
  - (3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47\*V<sub>MAJOR</sub>\*t<sub>g</sub>
  - (4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed. For left turns onto roadways with more than two lanes, consult AASHTO Geometric Design of Highways and Streets for additional time gap information.
- \* Clear View Zones #D1 and #D16 do not encroach into the adjacent properties at full build-out of 4th Street and are shown for reference only for the interim condition.

**MAJOR ROAD CLEAR VIEW ZONE CALCULATIONS**

ID #	MAJOR ROAD	MINOR ROAD (STOP CONTROL)	MANEUVER DIRECTION	MAJOR ROAD DESIGN SPEED (V <sub>MAJOR</sub> ) <sup>1</sup>	TIME GAP <sup>2</sup> (t <sub>g</sub> (unadjusted))	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES <sup>4</sup>	TIME GAP <sup>2</sup> (t <sub>g</sub> (adjusted))	INTERSECTION SIGHT DISTANCE (ISD) <sup>3</sup>	STOPPING SIGHT DISTANCE (SSD)
M6	J.W. Powell Boulevard	Burch Access Road	Left	40	5.5	Yes	Yes	2	6.0	355	305
M7	J.W. Powell Boulevard	Proposed Driveway R1	Left	40	5.5	Yes	Yes	2	6.0	355	305
M8	J.W. Powell Boulevard	Proposed Driveway R4-R5	Left	40	5.5	Yes	Yes	2	6.0	355	305
M9	J.W. Powell Boulevard	Proposed Driveway R4-R5	Left	40	5.5	Yes	Yes	2	6.0	355	305
M10	J.W. Powell Boulevard	Proposed Driveway R2-R3	Left	40	5.5	Yes	Yes	2	6.0	355	305
M11	J.W. Powell Boulevard	Herold Access Rd S	Left	40	5.5	Yes	Yes	2	6.0	355	306

**Notes:**

- (1) The major road speed limits (V<sub>MAJOR</sub> in MPH) are based on existing conditions in the project vicinity.
- (2) The time gap values, adjusted (t<sub>g</sub> (adjusted) in seconds) and unadjusted (t<sub>g</sub> (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-66 and 9-67. The first lane crossed does not warrant an adjustment to the time gap.
- (3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47\*V<sub>MAJOR</sub>\*t<sub>g</sub>
- (4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.



FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

**OVERVIEW MAP**

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/SEC

75 Killo's Place  
 Suite 207  
 Phoenix, AZ 85036  
 928.282.2058 fax  
 www.swi/az.com

**SWI**  
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
**ARIZONA 811**  
 ArizonaBlueStake.com  
 Dial 8-1-1 or 1-800-5STATE-11 (782-5348)

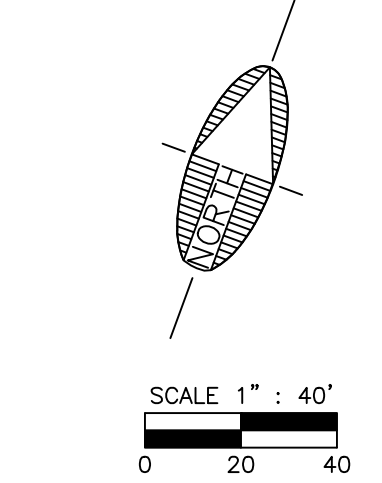
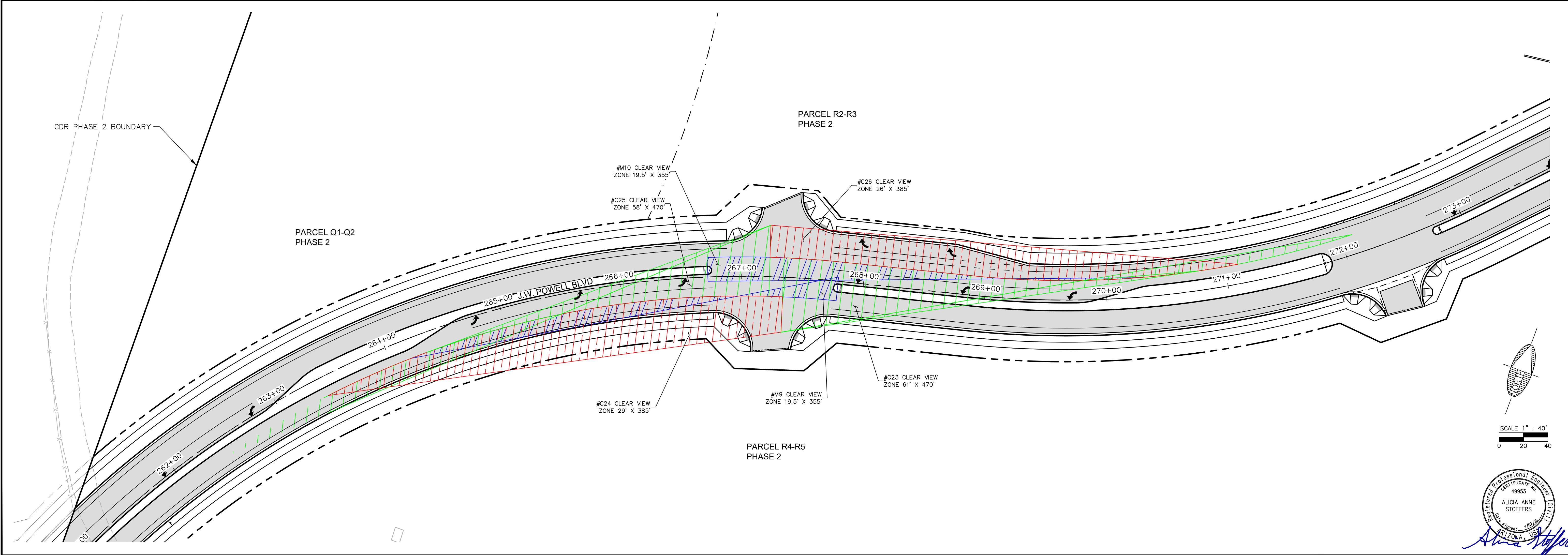
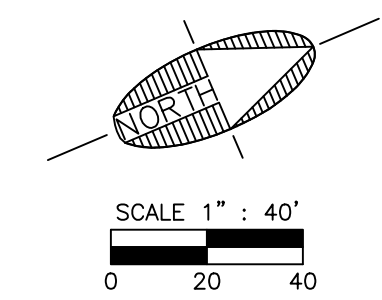
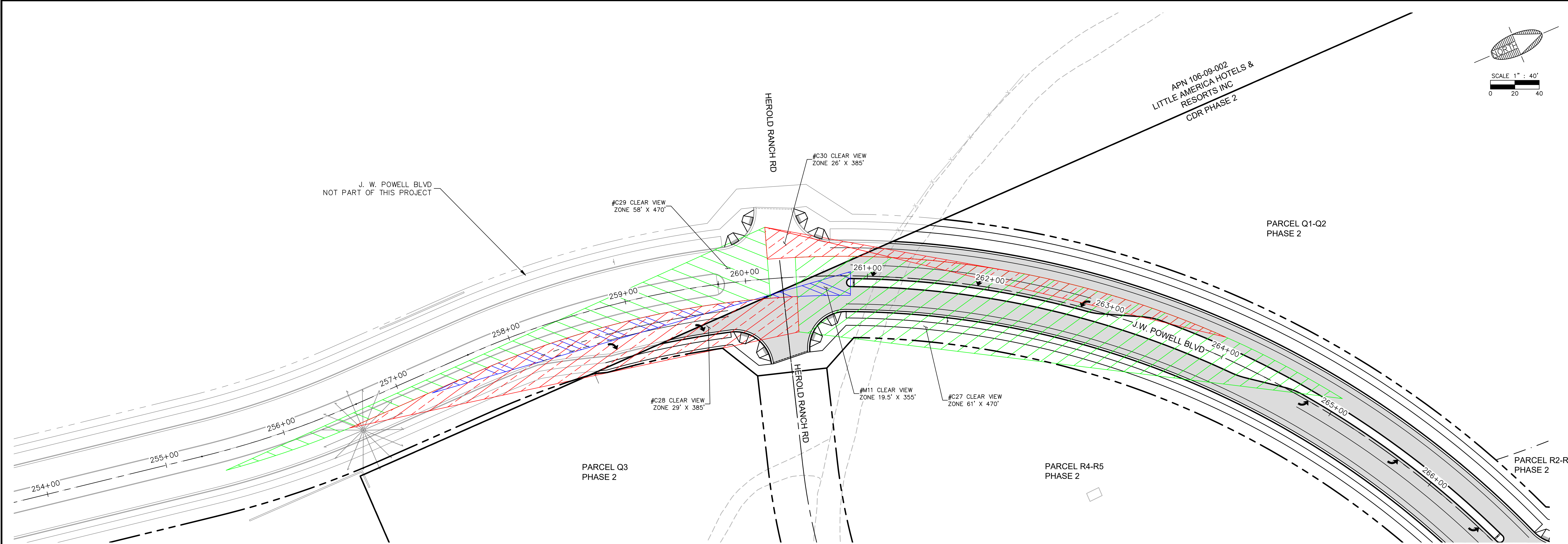
DRAWING NO.  
**SC01**

SHT NO. OF  
 6 OF  
 20

Alicia Anne Stoffers

PLOTTED: Jul 07, 2025 - 2:49pm

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - CLEAR VIEW ZONES PLANS.DWG BHOANIE



FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

CLEARVIEW ZONE PLAN (1)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/SEC

75 Killion Place  
Suite 200  
Flagstaff, AZ 86001  
928.282.2058 fax  
www.swi/az.com

**SWI**  
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

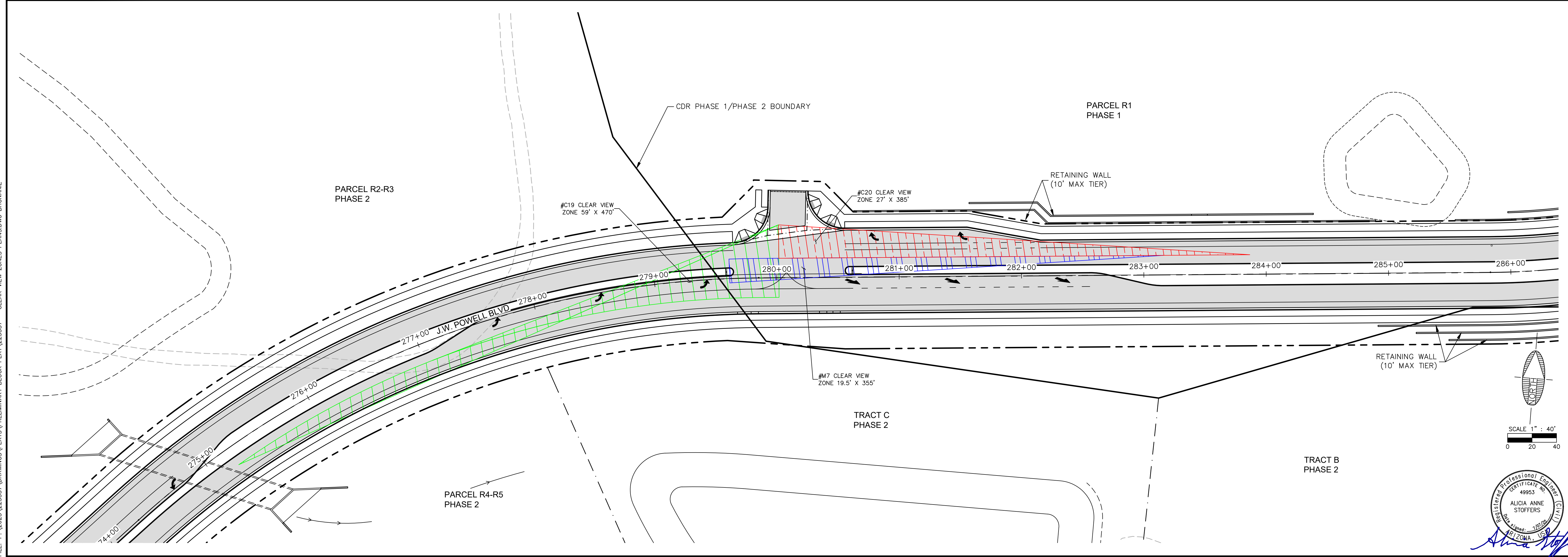
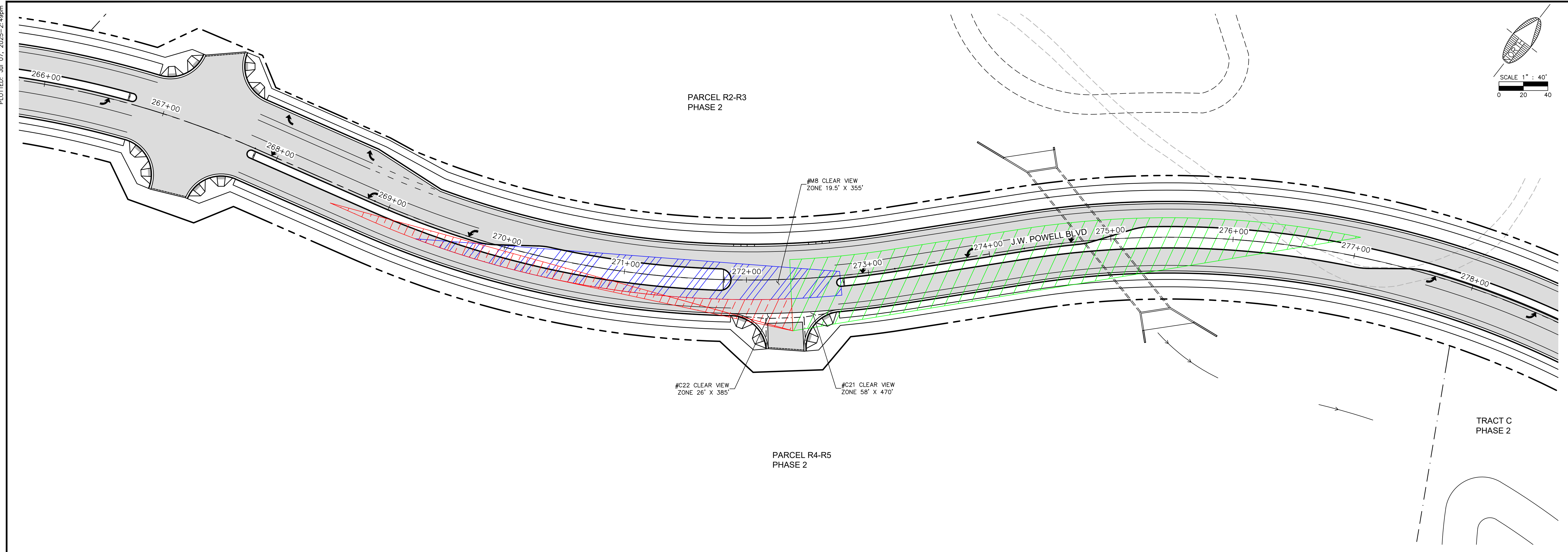
Call at least two full working days before you begin excavation.  
ARIZONA 811  
ArizonaBlueStake.com  
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DRAWING NO. **SC02**

SHT NO. 7 OF 20

PLOTTED: Jul 07, 2025 - 2:49pm

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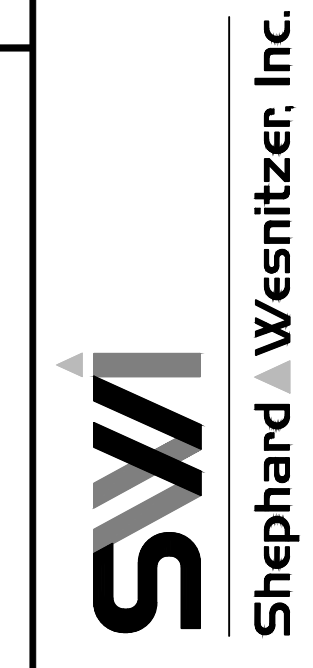
FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

CLEARVIEW ZONE PLAN (2)

JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
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 Flagstaff, AZ 86001  
 928.282.2058 fax  
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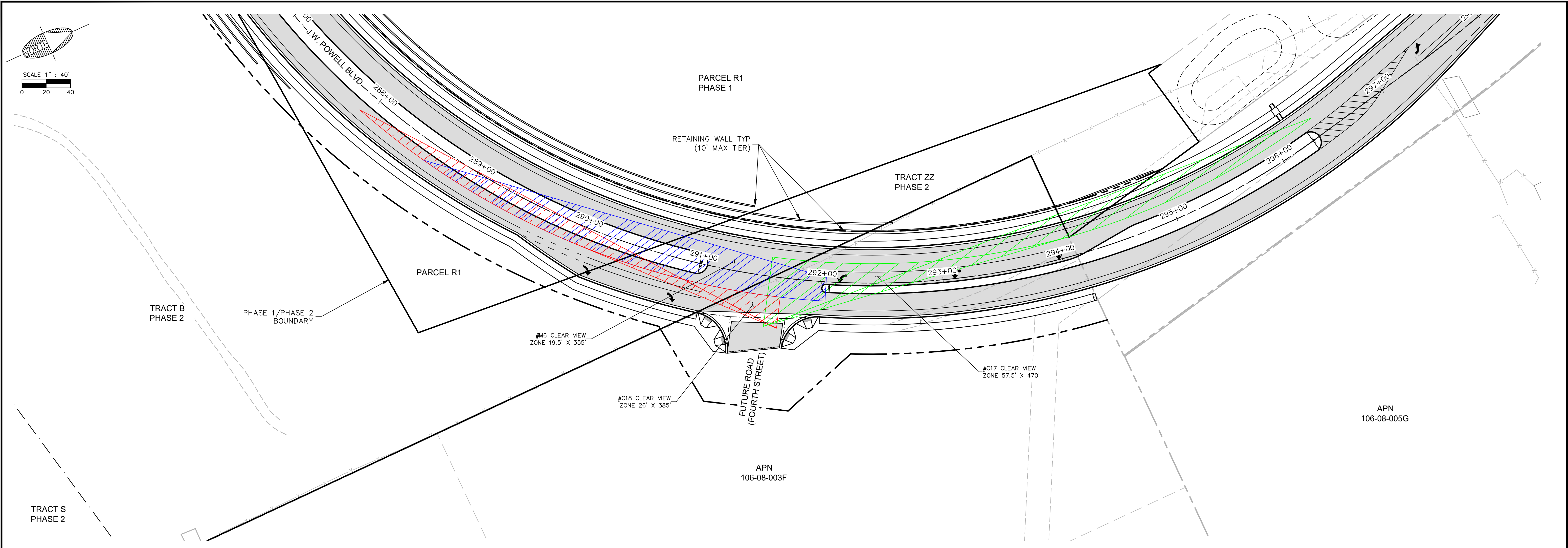
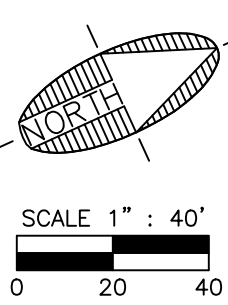
**ARIZONA 811**  
 ArizonaBlueStake, Inc. (928-5348)  
 888-84-1111 or 1-800-541-1111 (928-5348)

DRAWING NO. **SC03**

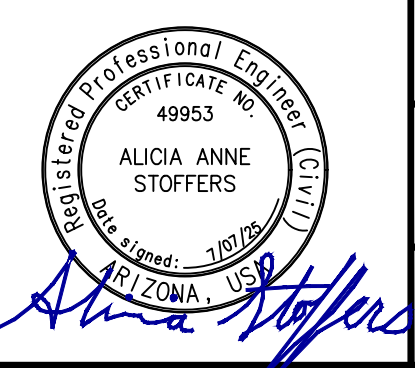
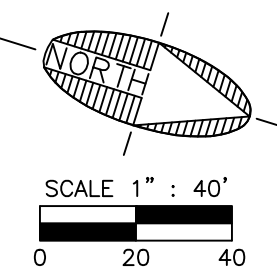
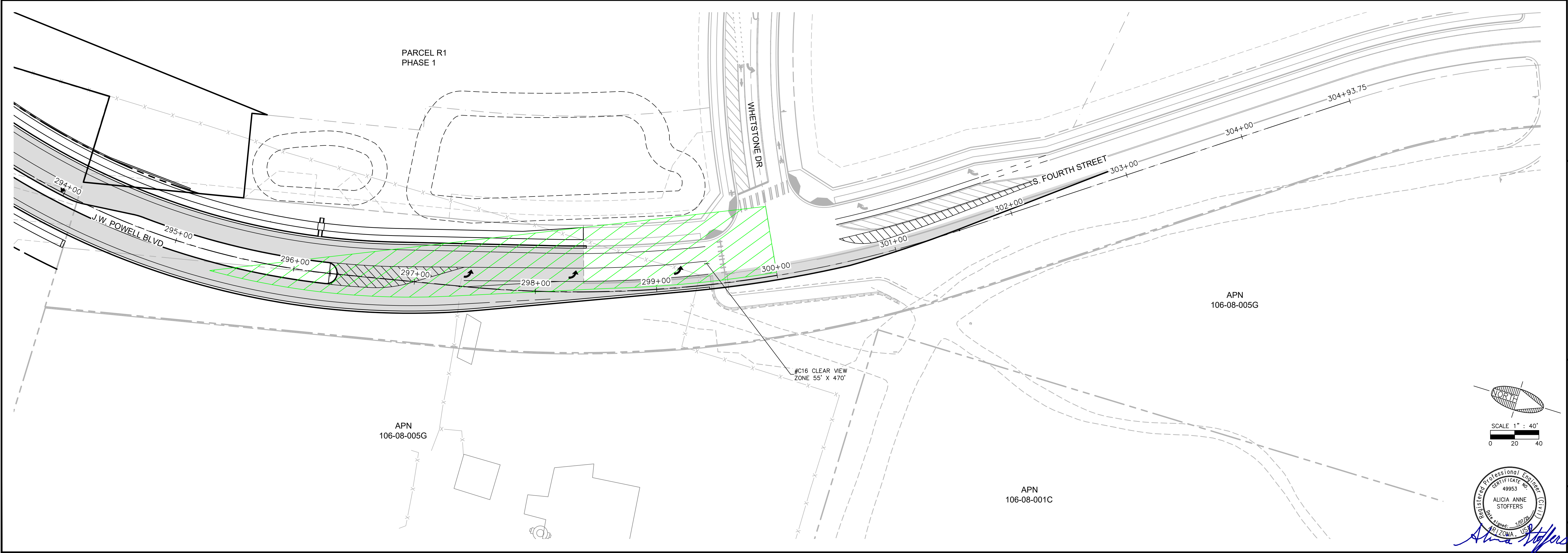
SHT NO. 8 OF 20

REGISTERED PROFESSIONAL ENGINEER  
 49953  
 ALICIA ANNE STOFFERS  
 STATE OF ARIZONA - U.S.A.  
*Alicia Stoffers*

PLOTTED: Jul 07, 2025 - 2:49pm



FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - CLEAR VIEW ZONES PLANS.DWG BIONANIE



FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

CLEARVIEW ZONE PLAN (3)

JOB NO: 223357

DATE: JUL 25

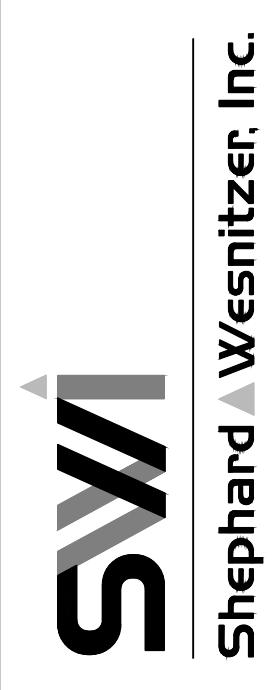
SCALE: AS SHOWN

DRAWN: KMF

DESIGN: KMF

CHECKED: SCD/SEC

75 Killion Place  
 Suite 200  
 Flagstaff, AZ 86001  
 928.282.2058 fax  
 www.swi/az.com



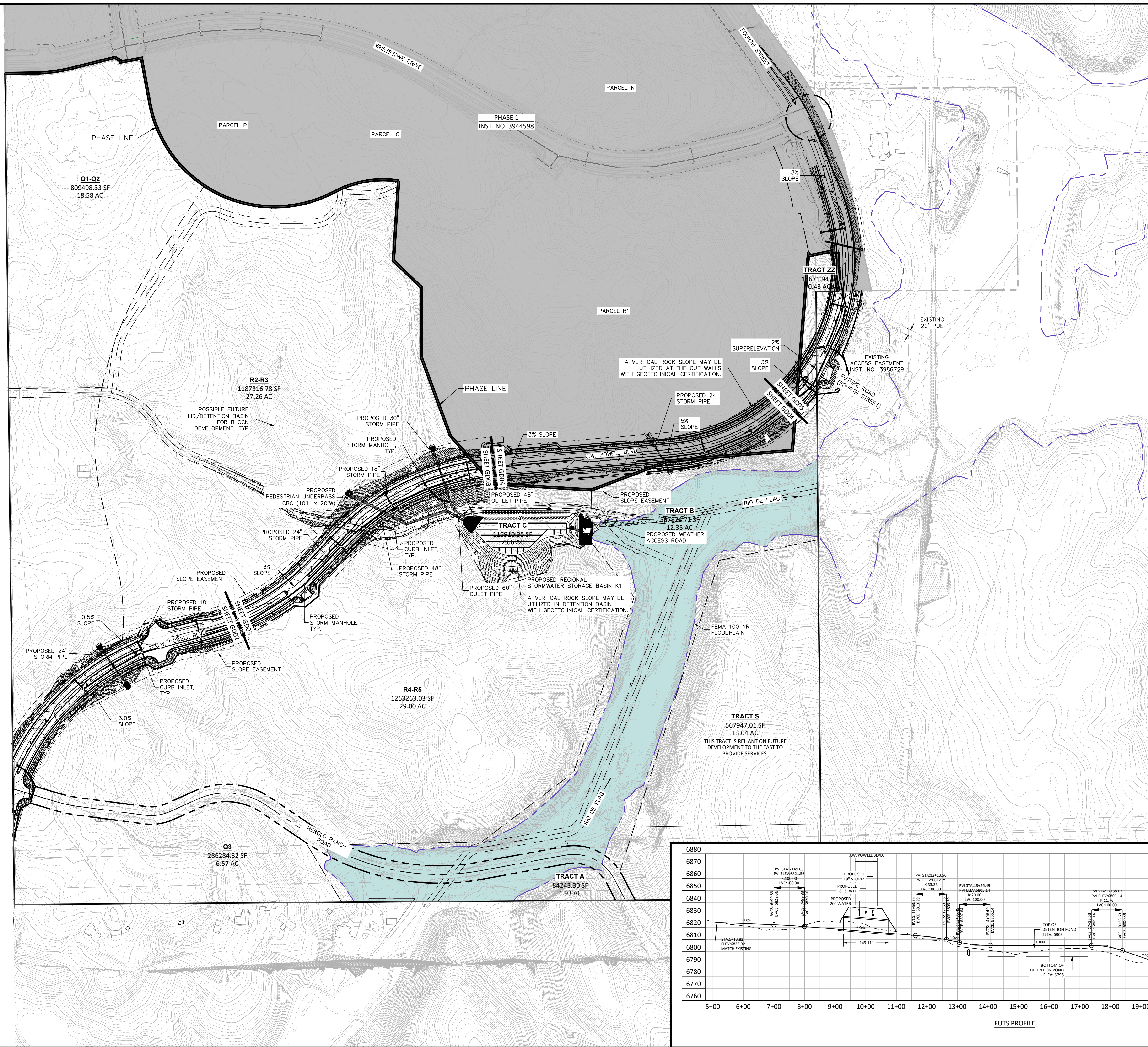
NO.	DESCRIPTION	DATE	BY

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

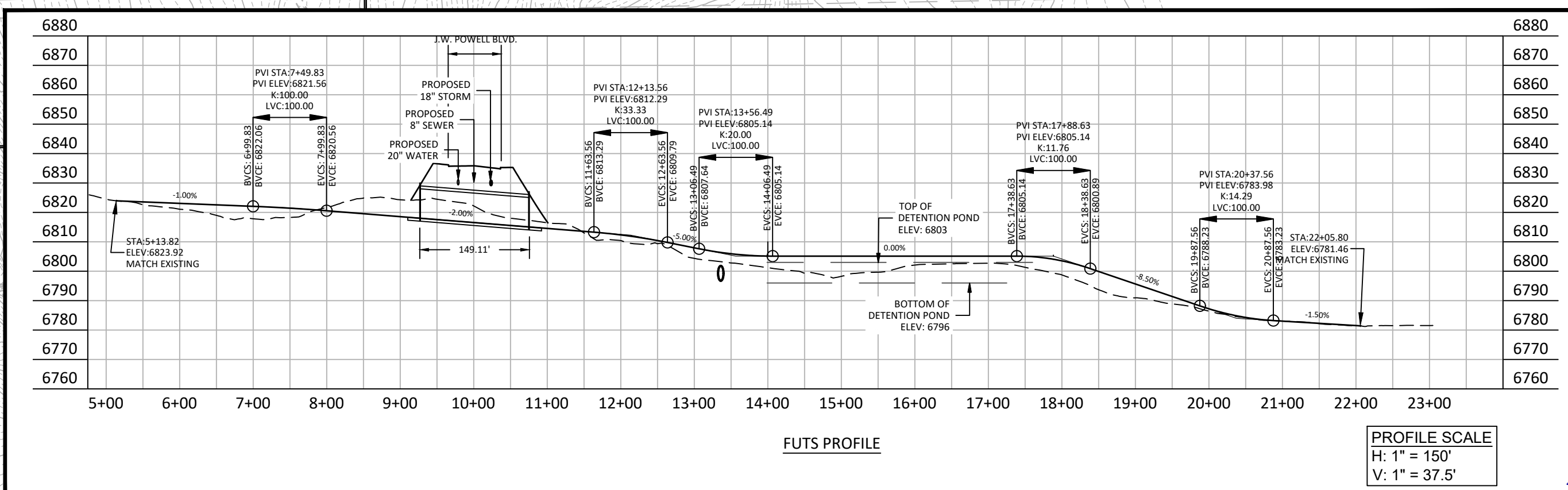
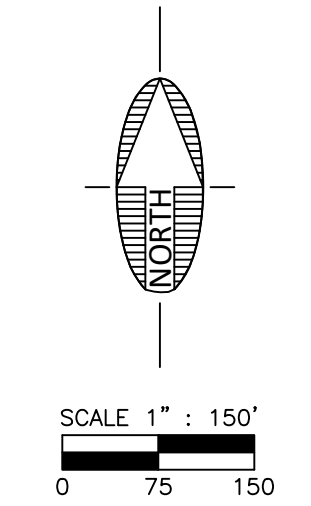
**ARIZONA 811**  
 ArizonaBlueStake, Inc.  
 808-841-1800-STATE-11 (828-5348)

DRAWING NO. **SC04**

SHT NO. 9 OF 20



**EARTHWORK (UNADJUSTED)**  
 CUT = 66,512 CY  
 FILL = 105,186 CY  
 THESE PRELIMINARY EARTHWORK VALUES ARE FOR THE CONSTRUCTION OF J.W. POWELL BOULEVARD AND REGIONAL DETENTION BASIN.

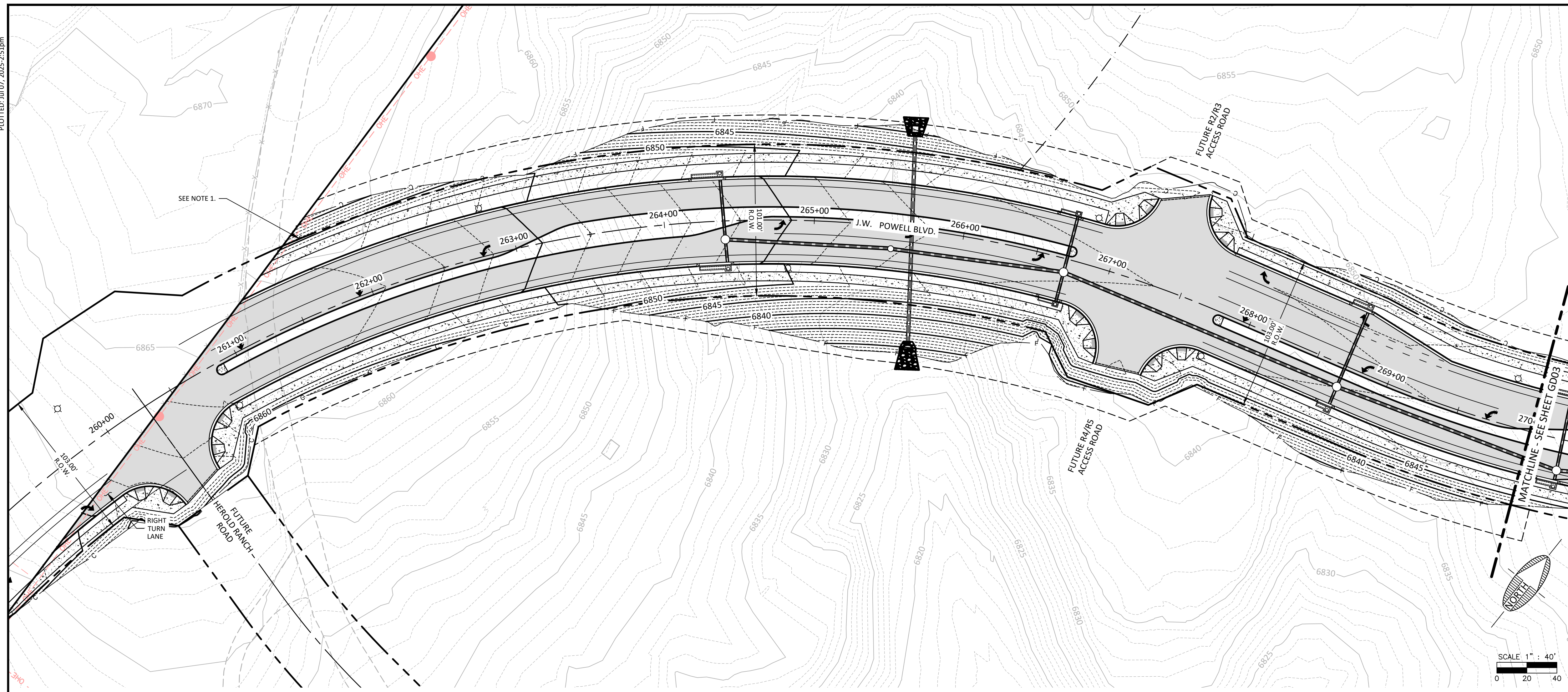


REGISTERED PROFESSIONAL ENGINEER  
 ALICIA ANNE STOFFERS  
 No. 49953  
 State of Arizona, U.S.A.  
*Alicia Stoffers*

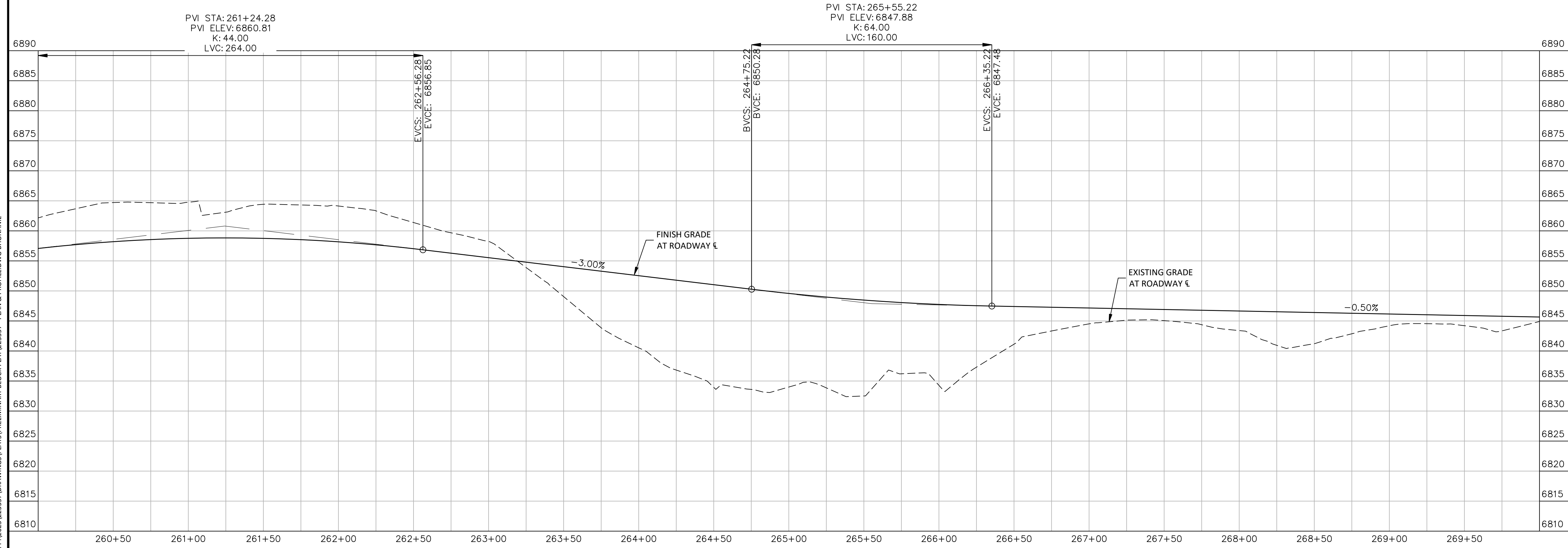
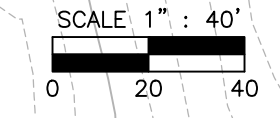
JOB NO:	223357	DATE:	JUL 25	SCALE:	AS SHOWN	DRAWN:	KMF	DESIGN:	KMF	CHECKED:	SCI/SEC
CDR PHASE II -	PRELIMINARY BLOCK PLAT										
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.ardurra.com											
 Shephard Wesnitzen Inc. An ARDURRA Company											
REVISIONS	NO.	DATE	BY								
				DRAWING NO.	GD01						
				SHT NO.	10	OF	20				

PLOTTED: JUL 07, 2025 2:15:10pm

FILE: P:\2023\23357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\23357 - PLAN & PROFILE.DWG BHOANMIE



NOTE:  
 1. FINAL GRADING AT PROPERTY LINE WILL BE DEPENDENT ON TIMING OF THE FULL EXTENSION OF JWP BLVD. SEE PHASING MATRIX ON PH01 AND PH02 FOR EXTENSION REQUIREMENTS WITHIN THE CDR PHASE 2 SITE



JOB NO: 23357		FLAGSTAFF ARIZONA	
DATE: JUL 25		CDR PHASE II - PRELIMINARY BLOCK PLAT	
SCALE: AS SHOWN		GRADING - PLAN & PROFILE (1)	
DRAWN: BH			
DESIGN: BH			
CHECKED: BN/AS			

110 W. Dole Avenue  
 Flagstaff AZ 86001  
 928.774.8934  
 928.774.8934 fax  
 www.swi.az.com

**SWI**  
 Shephard Wesntzen Inc.  
 An ARDURRA Company

REVISIONS	NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation  
 Call 811 or click Arizona811.com

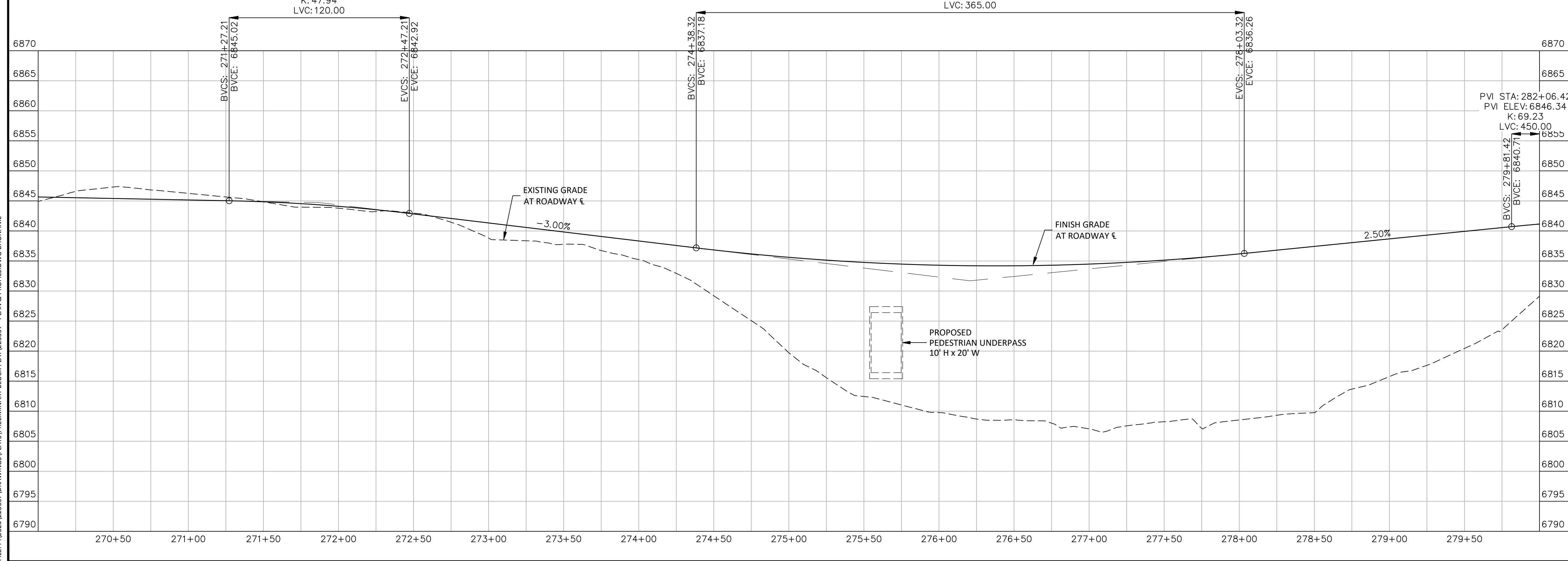
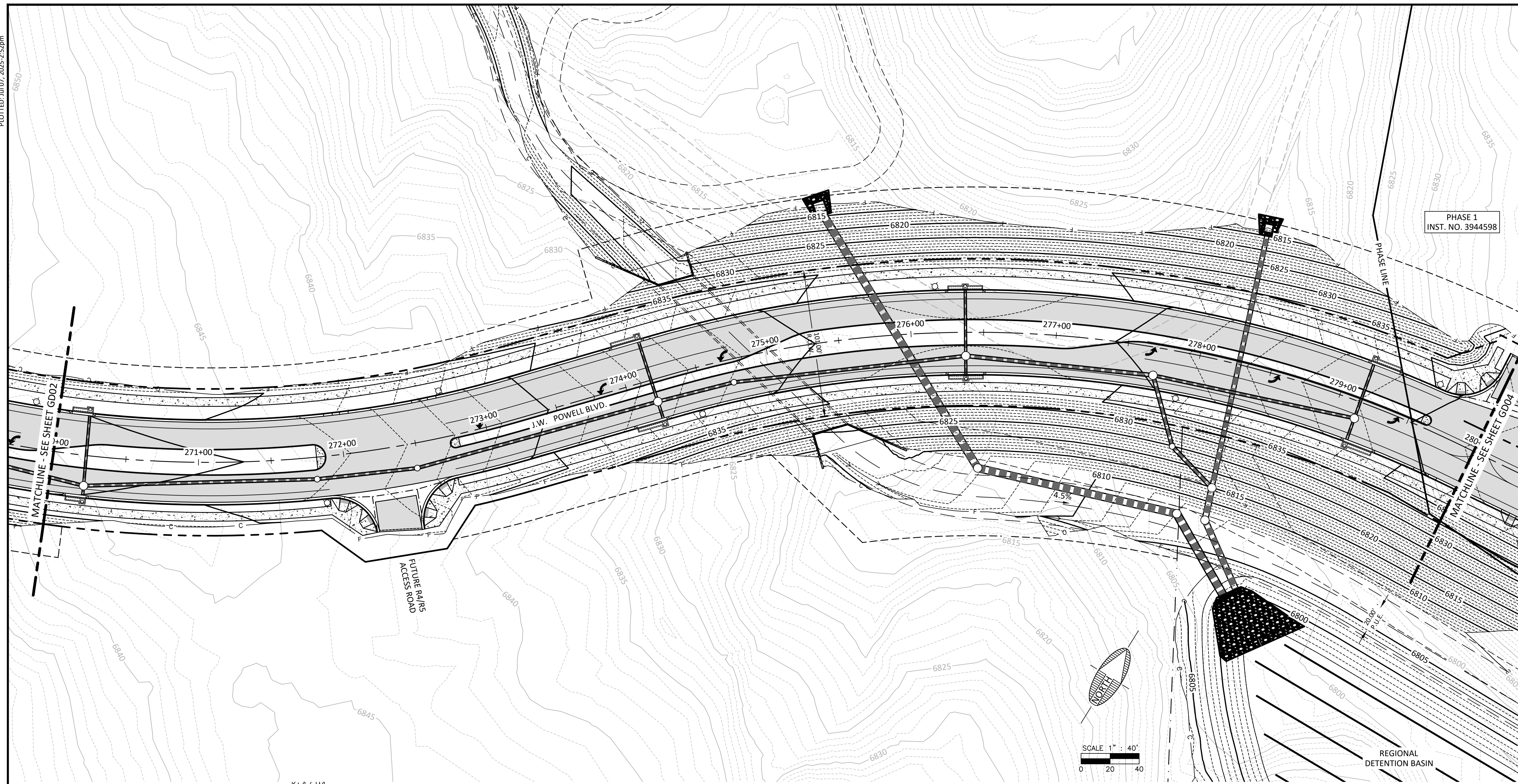
REGISTERED PROFESSIONAL ENGINEER  
 49953  
 ALICIA ANNE STOFFERS  
 STATE OF ARIZONA

DRAWING NO. **GD02**

SHT NO. **8** OF **20**

PLOTTED: JUL 07, 2025 2:52pm

FILE: P:\2023\23357\DRAWINGS\PLANS\PRELIMINARY BLOCK PLAT\23357 - PLAN & PROFILE.DWG BHOANMIE



PHASE 1  
INST. NO. 3944598

FLAGSTAFF  
ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

JOB NO: 23357  
DATE: JUL 25  
SCALE: AS SHOWN  
DRAWN: BH  
DESIGN: BH  
CHECKED: BN/AS

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Flagstaff, AZ 86001  
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928.774.8934 fax  
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REVISIONS	NO.	DESCRIPTION	DATE	BY

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ARIZONA 811  
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DRAWING NO.  
**GD03**

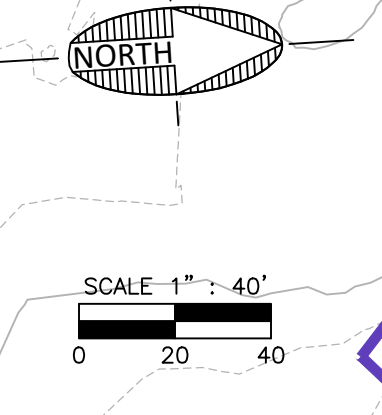
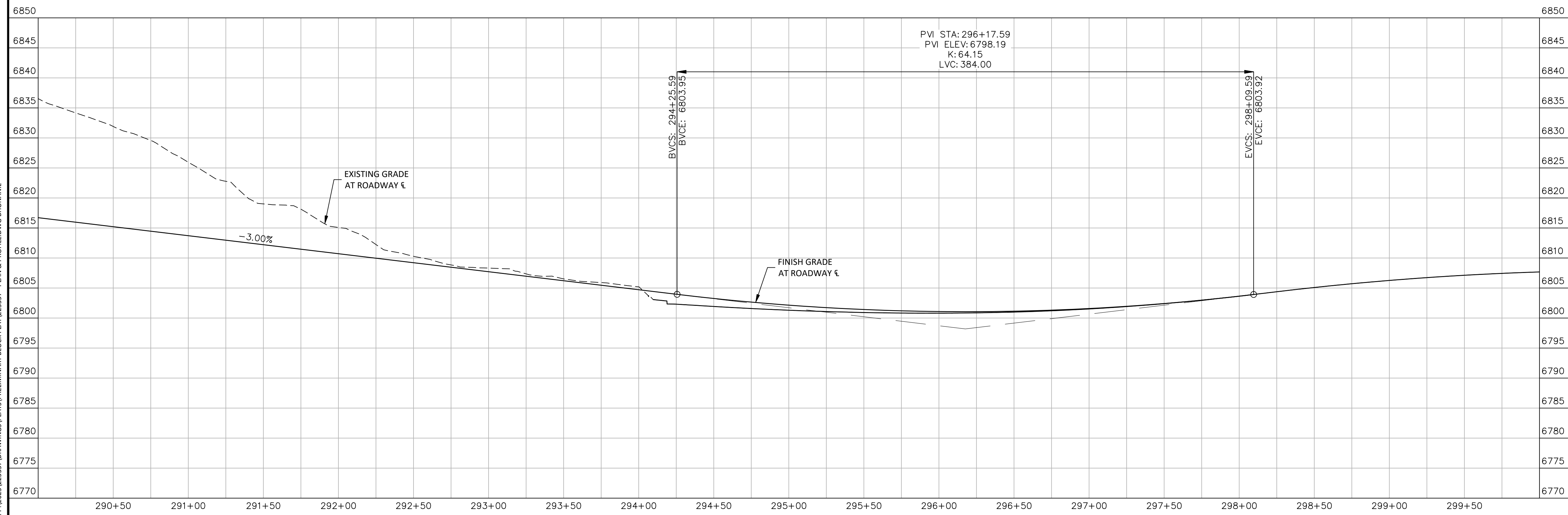
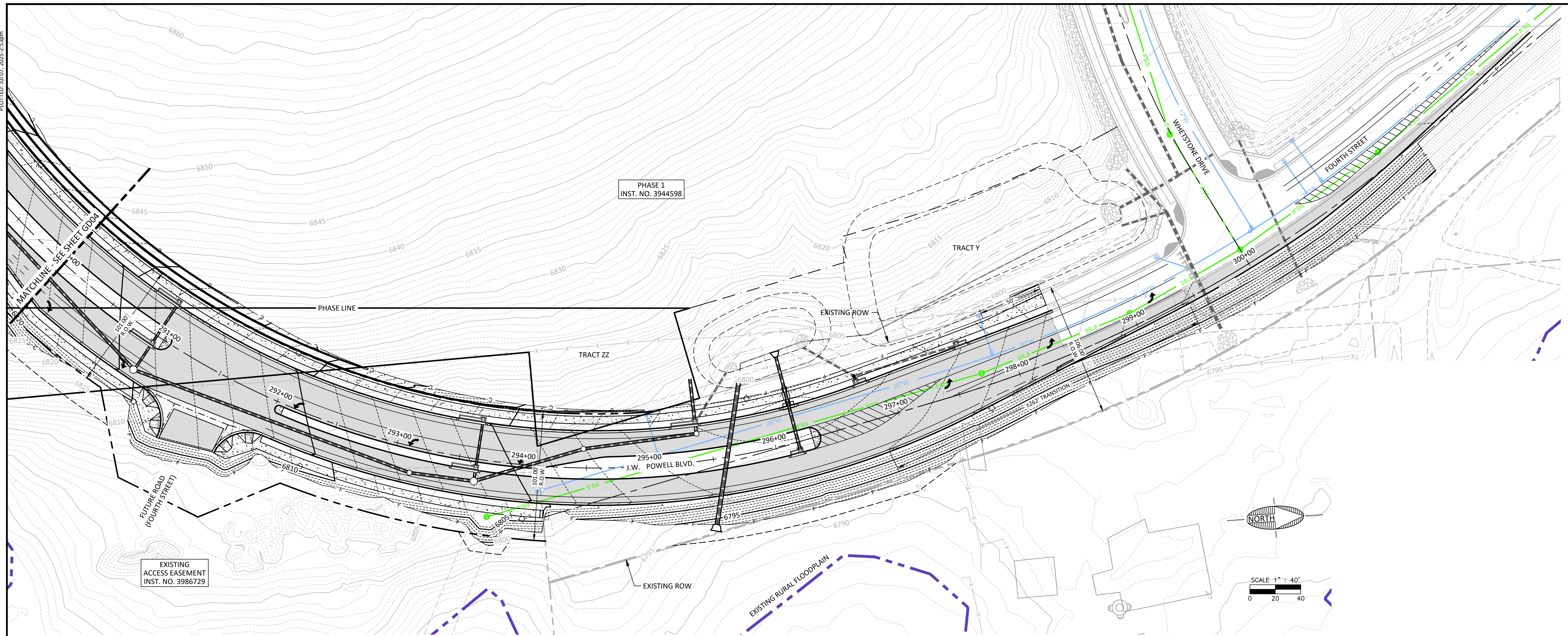
SHT NO. 9 OF 20

REGISTERED PROFESSIONAL ENGINEER  
49953  
ALICIA ANNE STOFFERS  
ARIZONA, U.S.A.  
*Alicia Stoffers*



PLOTTED: JUL 07, 2025 2:15:30pm

FILE: P:\2023\23357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\23357 - PLAN & PROFILE.DWG BHOANMIE



FLAGSTAFF  
ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

GRADING - PLAN & PROFILE (4)

JOB NO: 23357  
DATE: JUL 25  
SCALE: AS SHOWN  
DRAWN: BH  
DESIGN: BH  
CHECKED: BN/AS

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8934  
928.774.8934 fax  
www.swi.az.com

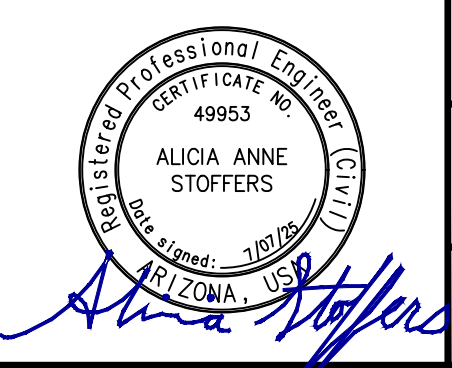


REVISIONS	NO.	DESCRIPTION	DATE	BY

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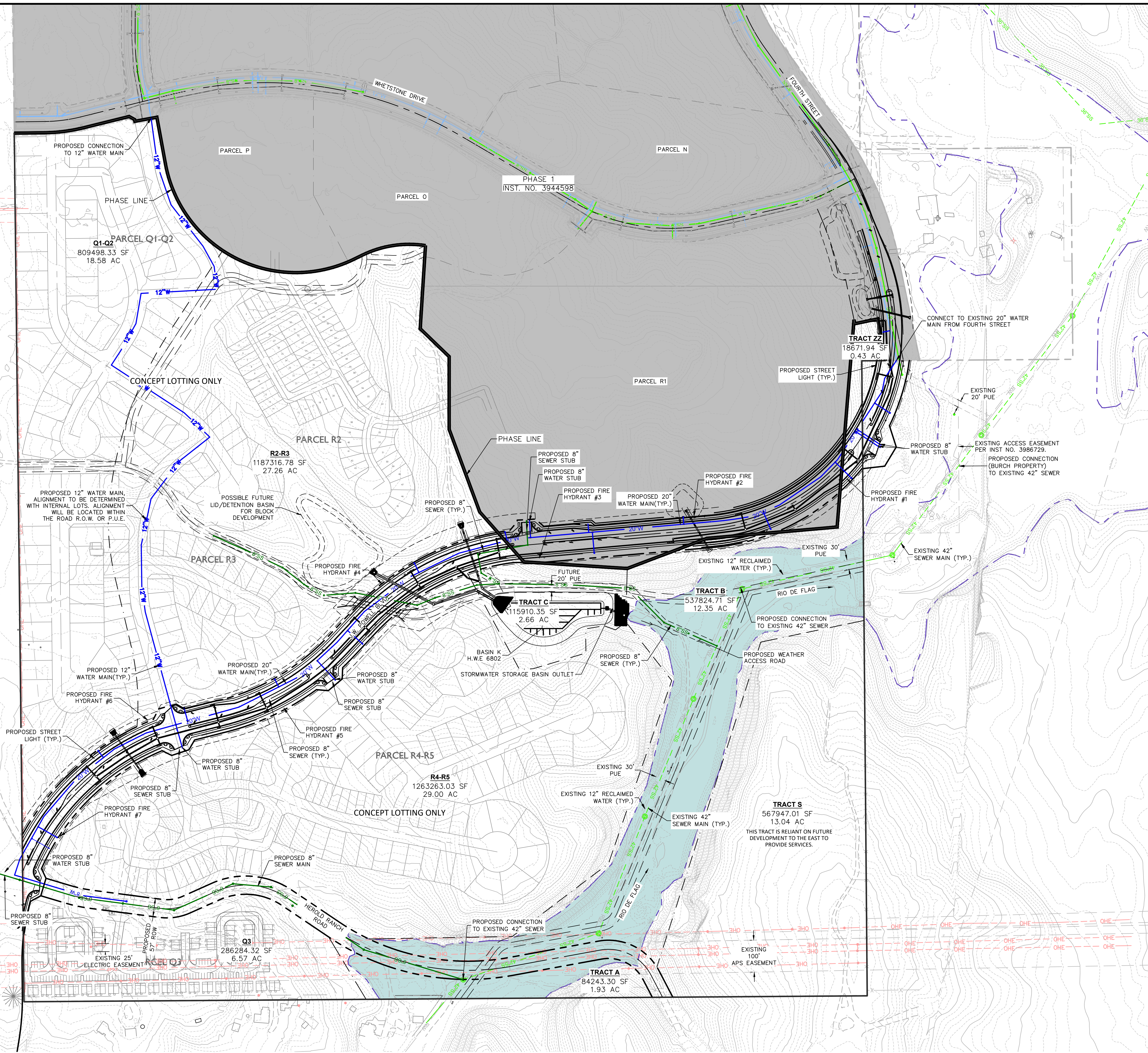
**ARIZONA 811**

Call 811 or click Arizona811.com

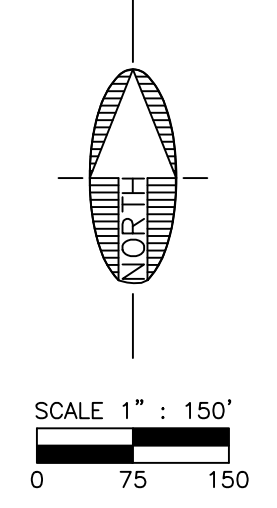


DRAWING NO.  
**GD05**

SHT NO. 11 OF 20

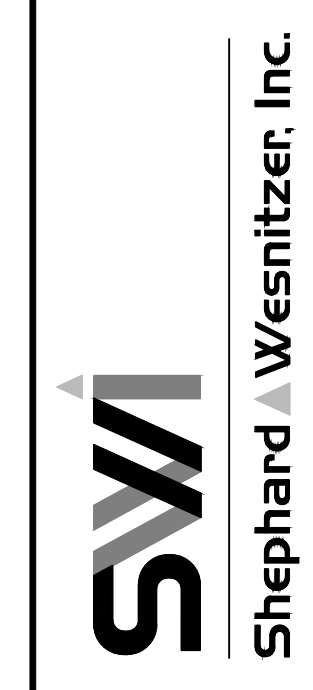


- NOTES:**
- STREET LIGHTS SHALL BE PLACED EVERY 200' DOUBLE SIDED ALONG JWP.
  - FIRE HYDRANT SPACING IS AS FOLLOWS:
    - FROM EXISTING HYDRANT TO HYDRANT #1 IS APPROXIMATELY 500 FT
    - FROM HYDRANT #1 TO HYDRANT #2 IS APPROXIMATELY 500 FT
    - FROM HYDRANT #2 TO HYDRANT #3 IS APPROXIMATELY 500 FT
    - FROM HYDRANT #3 TO HYDRANT #4 IS APPROXIMATELY 500 FT
    - FROM HYDRANT #4 TO HYDRANT #5 IS APPROXIMATELY 500 FT
    - FROM HYDRANT #5 TO HYDRANT #6 IS APPROXIMATELY 500 FT
    - FROM HYDRANT #6 TO HYDRANT #7 IS APPROXIMATELY 500 FT



JOB NO:	223357
DATE:	JUL 25
SCALE:	AS SHOWN
DRAWN:	KMF
DESIGN:	KMF
CHECKED:	SCI/SEC

75 Kallio St  
Scottsdale, AZ 85266  
928.282.2058 fax  
www.swi.az.com



NO.	DESCRIPTION	DATE	BY

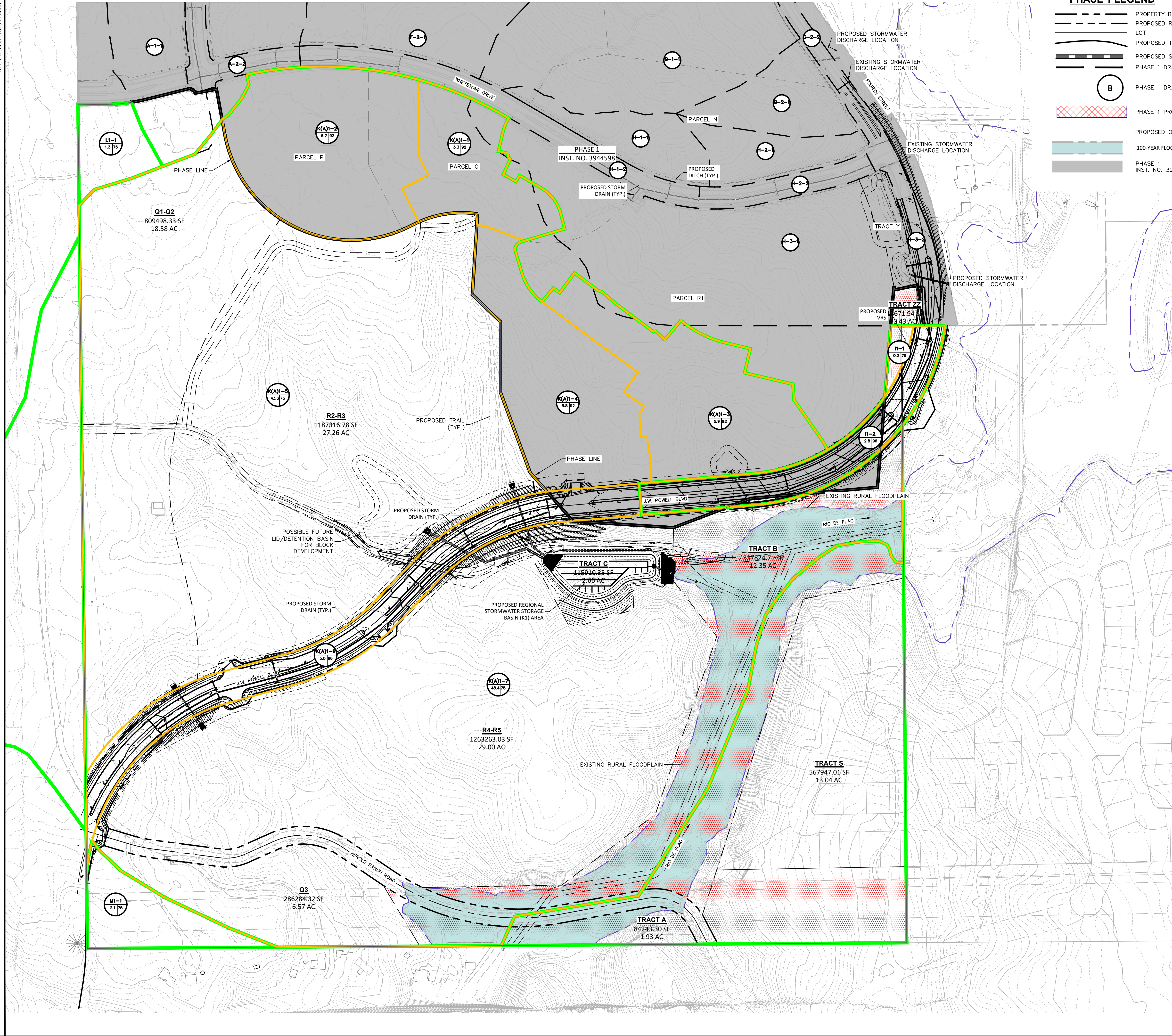
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**ARIZONA811**  
ArizonaBlueStake.com  
800-841-1111 or 1-800-541-1111 (82-5348)



PLOTTED: JUL 07, 2025 2:54pm

FILE: P:\2023\223357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\223357 - DRAINAGE AND OPEN SPACE PLANNING BHOONANIE

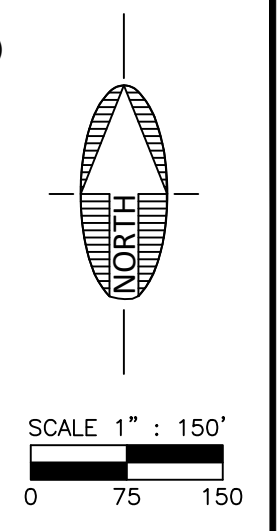


### PHASE 1 LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- LOT
- PROPOSED TRAIL
- PROPOSED STORM DRAIN
- PHASE 1 DRAINAGE BASIN BOUNDARY
- PHASE 1 DRAINAGE BASIN IDENTIFIER
- PHASE 1 PROPOSED DETENTION BASIN
- PROPOSED OPEN SPACE
- 100-YEAR FLOODPLAIN
- PHASE 1 INST. NO. 3944598

### PHASE 2 LEGEND

- DRAINAGE BASIN IDENTIFIER:  
A= MAJOR BASIN DESIGNATION  
-1 = SUB-BASIN DESIGNATION  
13.8= APPROXIMATE BASIN AREA (ACRES)  
80= SCS CURVE NUMBER
- MAJOR BASIN BOUNDARY
- MINOR BASIN BOUNDARY
- PARCEL BOUNDARY
- PROJECT BOUNDARY
- PHASE BOUNDARY
- OPEN SPACE PROVIDED PER DEVELOPMENT AGREEMENT



NOTES:  
1. REFER TO THE "PRELIMINARY BLOCK PLAT DRAINAGE REPORT FOR CANYON DEL RIO", DATED SEPTEMBER 5, 2024, FOR MORE INFORMATION REGARDING THE PRELIMINARY DRAINAGE DESIGN FOR THIS INTERIM CONDITION.

CDR OPEN SPACE TRACKING				
	OPEN SPACE AREA (AC)	GROSS PARCEL/TRACT AREA (AC)	% OPEN SPACE PROVIDED	VALUES BASED ON
PARCEL G	3.29	9.03	36%	FINAL PLAT
PARCEL I	1.43	13.31	11%	FINAL PLAT
PARCEL J1	3.31	9.85	34%	CIVIL PLANS
PARCEL J2	5.21	20.2	26%	CONCEPT PLAN
TRACT W	0.94	0.94	100%	FINAL BLOCK PLAT
TRACT X	1.78	1.78	100%	FINAL BLOCK PLAT
TRACT Y	0.73	0.73	100%	FINAL BLOCK PLAT
NOT YET CONSTRUCTED				
PARCEL E1	TBD	6.35		
PARCEL E2	TBD	2.64		
PARCEL F	TBD	1.44		
PARCEL K1	TBD	4.34		
PARCEL K2	TBD	8.8		
PARCEL N	3.17	7.11	45%	PRELIMINARY PLAT
PARCEL O	6.86	6.49		SITE PLAN
PARCEL P	--	5.4	58%	SITE PLAN
PARCEL R1	8.67	27.59	31%	PRELIMINARY PLAT
PARCEL Q1-Q2	TBD	18.58		
PARCEL Q3	TBD	6.57		
PARCEL R2-R3	TBD	27.26		
PARCEL R4-R5	TBD	29.00		
TRACT S	3.52	13.04	27%	PRELIMINARY PLAT
TRACT A	1.93	1.93	100%	PRELIM BLOCK PLAT
TRACT B	12.35	12.35	100%	PRELIM BLOCK PLAT
TRACT C	0	2.66	0%	PRELIM BLOCK PLAT
TRACT ZZ	0.43	0.43	100%	PRELIM BLOCK PLAT
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>53.62</b>	<b>237.82</b>	<b>23%</b>	
<b>TOTAL REQUIRED OPEN SPACE PER DA</b>	<b>54.00</b>			

NOTE  
1. THE OPEN SPACE AS TABULATED ABOVE INCLUDES THE REQUIRED OPEN SPACE PER THE CANYON DEL RIO PRELIMINARY BLOCK PLAT AND THE DEVELOPMENT AGREEMENT. THE OPEN SPACE INCLUDES TRACT A AND B WITH THE RURAL FLOODPLAIN TO BE DEDICATED TO THE CITY WITH THE CANYON DEL RIO PHASE 2 FINAL BLOCK PLAT.  
2. OPEN SPACE SHOWN ABOVE THAT IS NOT RECORDED ON FINAL PLAT OR SHOWN ON CONSTRUCTION PLANS IS SUBJECT TO CHANGE.

FLAGSTAFF ARIZONA  
CDR PHASE II - PRELIMINARY BLOCK PLAT  
JOB NO: 223357  
DATE: JUL 25  
SCALE: AS SHOWN  
DRAWN: JEE  
DESIGN: JEE  
CHECKED: JEE

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8354  
928.774.8934 fax  
www.swi.az.com

**SWI**  
Shepherd Wesnitzen Inc.  
An ARDURRA Company

NO.	DESCRIPTION	DATE	BY

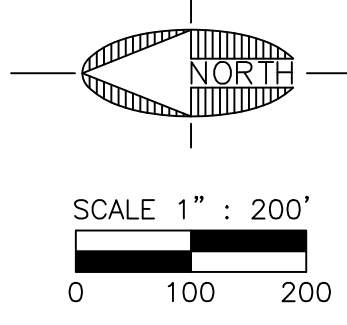
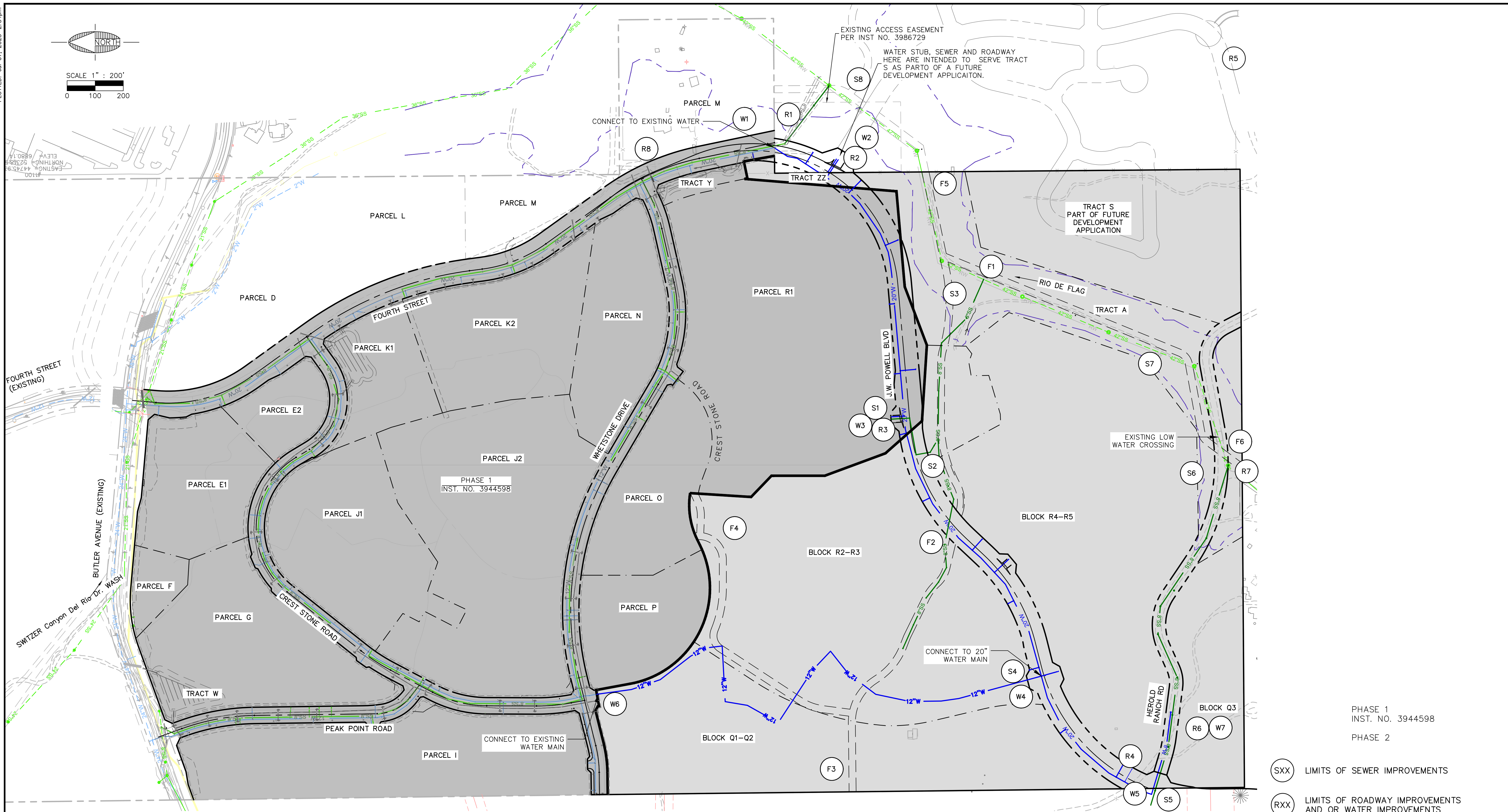
Contact Arizona 811 at least two full working days before you begin excavation  
Call 811 or click: [Arizona811.com](http://Arizona811.com)

REGISTERED PROFESSIONAL ENGINEER  
49953  
ALICIA ANNE STOFFERS  
ARIZONA, USA  
*Alicia Stoffers*

DRAWING NO. **DR01**  
SHT NO. 16 OF 20

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EXISTING ACCESS EASEMENT  
PER INST. NO. 3986729

WATER STUB, SEWER AND ROADWAY  
HERE ARE INTENDED TO SERVE TRACT  
S AS PART OF A FUTURE  
DEVELOPMENT APPLICATION.

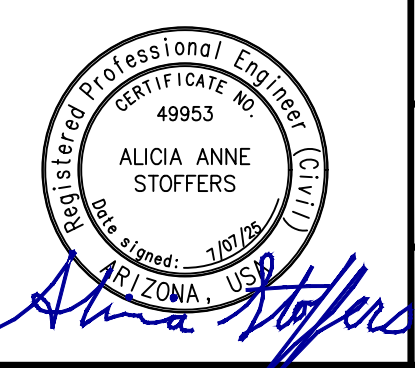
PHASE 1  
INST. NO. 3944598

PHASE 1  
INST. NO. 3944598

PHASE 2

- (SXX) LIMITS OF SEWER IMPROVEMENTS
- (RXX) LIMITS OF ROADWAY IMPROVEMENTS AND OR WATER IMPROVEMENTS
- (WXX) LIMITS OF WATER IMPROVEMENTS
- (FXX) LIMITS OF FUTS IMPROVEMENTS

FOR PHASING MATRIX TABLE REFER TO DWG PHO2



<b>SWI</b> Shephard Wesnitzer, Inc.		110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swiaz.com		JOB NO: 223357 DATE: JUL 25 SCALE: AS SHOWN DRAWN: SCD/KMF DESIGN: SCD CHECKED: GEC	
CDR PHASE II - PRELIMINARY BLOCK PLAT		FLAGSTAFF ARIZONA		PHASING MAP	
REVISIONS	NO.	DESCRIPTION	DATE	BY	
DRAWING NO. <b>PH01</b>					
SHT NO. 17		OF 20			

	Project Phasing Matrix - Required Infrastructure for Each Parcel							
	R1 - PHASE 1	R1 - PHASE 2 & 3	Q1/Q2	Q3	R2/R3	R4/R5	S	
<b>Roadways - Internal Looping Required to Parcel</b>								
J.W. Powell - Parcel Bndry (E) to Collector Road (R1, R2)		X	X	X	X	X		X
Collector Road - Parcel Bndry to Tract "S" (R2, R5)								X
J.W. Powell - Parcel Bndry (E) to Parcel Bndry R1 (W) (R2, R3)		X	X	X	X	X		
J. W. Powell Blvd - Parcel Bndry R1 to Parcel Bndry (W) (R3, R4)			X	X	X	X		
Herold Ranch (Local Road) - J.W. Powell to Block Q3 Driveway (R4, R6)				X				
Herold Ranch (20' Chip Seal Fire Access Road) to west side of County Low Water Crossing (R4, R7)				X		X		
J. W. Powell Blvd CDR 4TH ST (1/2) section - Whetstone Drive to Parcel Bndry (R8, R1)		X	X	X	X	X		
<b>Waterline Segments</b>								
20" Waterline in J.W. Powell - Parcel Bndry (E) to Collector Road (W1, W2)		X	X	X	X	X	X	X
20" Waterline in J.W. Powell - Collector Road to Parcel Bndry R1 (W2, W3)		X	X	X	X	X		
20" Waterline in J.W. Powell - Parcel Bndry R1 to Block Bndry R2/R3 (W3, W4)			X	X	X	X		
20" Waterline in J.W. Powell - Block Bndry R2/R3 to Parcel Bndry (W) (W4, W5)			X	X			X	
8" Waterline in Herold Ranch Rd to the Block Q3 Driveway with the development of Block Q3 (W5, W7)				X				
12" Waterline Connecting Whetstone Drive and J.W. Powell - Through Blocks Q1/Q2 and R2/R3 (W4, W6)			X	X	X	X		
<b>Sewerline Segments</b>								
J.W. Powell - Parcel Bndry R1 to ex sewer within Rio De Flag (S1, S2, S3)		X	X		X	X		
J.W. Powell - high pt (S) to low pt (S4, S2)			X		X	X		
J.W. Powell to Herold Ranch - J. W. Powell Blvd to ex sewer within Rio De Flag (S5, S6)				X				
Tract S connection to ex sewer within Rio de Flag (S8)								X
Block R4/R5 connection to ex sewer within Rio de Flag (S7)							X	
<b>FUTS Segments</b>								
FUTS segment 1 - J.W.P. Underpass to Rio De Flag (F1, F2)			X	X	X	X		
FUTS segment 2 - Parcel Bndry P to J.W.P. Underpass (F2, F3)					X			
FUTS segment 3 - Western Parcel Bndry Q1 & Q2 to J.W.P. Underpass (F3, F4)			X		X			
FUTS Segment 4 - Floodplain from East Property Boundary to Herold Ranch Road (F5-F6)						X		

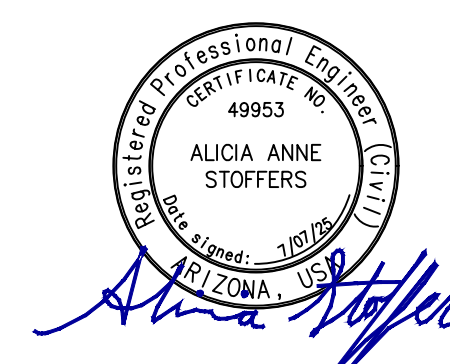
**Notes:**

- Any secondary access road must meet all fire access road requirements including 20' minimum unobstructed width.
- Traffic volume considerations have not been considered as part of this analysis. Right-of-way improvements will be established through the Traffic Statement and/or individual subdivision tract improvements.
- Blocks R1, R2/R3, R4/R5, Q1/Q2 & S will require internal roadway and connectivity to provide two points of access and water service.
- Pursuant to the approved Drainage Impact Analysis (DIA), the developer shall mitigate the identified downstream impacts. The DIA has identified several conceptual mitigation strategies including on-site and off-site mitigations. Prior to approval of the first site plan and/or subdivision plat or any development, specific strategies must be identified and approved by the City and reflected accordingly on any Plats and/or Plans. If on-site strategies are chosen, each phase of development shall mitigate proportional impacts. A master plan for phasing of on-site mitigations may be required to ensure that each phase can mitigate proportional impacts. Each phase of development shall mitigate their fair proportionate share of the impact identified in the DIA. Detention, LID, and retention must stand alone for each phase of the project. Any phase requiring offsite improvements impacting drainage courses, peak flows or total runoff volume, such as the spine road, will mitigate these impacts with the implementation of said phase.
- This table was intended to show just the utilities required to serve each parcel (or block). It is assumed that any roads needed to serve a parcel will also need to have the water and sewer installed at the same time as the road regardless as to whether or not that particular parcel needs the water and sewer infrastructure. Please note all parcels will have to go through the Community Development Site Plan or Platting process and meet the City of Flagstaff Zoning Code including but not limited to access, utilities, resources, and stormwater.
- Any dead end roads in excess of 1200' are required to have a secondary access.
- Tract S is a part of a future development application, which will provide internal roadways and utilities to meet City of Flagstaff Engineering Standards.
- To ensure a "no-rise" condition for Lake Continental, developments will be required to provide 1-1/2" retention volume storage, which will include water quality treatment for the first flush volume of 1/2" over all new impervious area. Retention for the 1" rainfall depth on all impervious surfaces draining to the regional detention basin south of J.W. Powell are included within the provided volume. However, the first flush volume of 1/2" over all new impervious area for the water quality component will be required to be provided with each block and has not been included in the regional detention basin. The required 1" retention volume for parcels O, P, and R1 is included within the regional detention basin south of J.W. Powell as well.
- CDR Phase 1 infrastructure has been completed except segment R6 to R1 that will be constructed with Phase 2.
- The 8" water line in Herold Ranch Road will be required to be looped.
- Parcel R1 noted in this table refers to Phases 2 and 3 of the Parcel R1 Development. Phase 1 of Parcel R1 can be served by the CDR Phase 1 Infrastructure that has already been completed.
- Waterline in J. W. Powell will be phased with ADEQ. W1-W3 will be Phase 1 and W3-W5 will be Phase 2.
- The extension of the 12" waterline may be accomplished with each phase of Q1/Q2 & R2/R3 per COF Engineering Standards. Full buildout of these parcels will construct the required WSIA 12" waterline connection from Whetstone Dr. to J.W. Powell Blvd.
- Blocks R2/R3 and Q1/Q2 could be phased such that they only require access from Whetstone Dr. For example, if Block Q1/Q2 is phased with the first phase only including 50 units, then primary access would only be required off Whetstone.
- FUTS Construction may occur within each phase of Q1/Q2 and R2/R3 interim connection will be provided to existing trails. Easements will be dedicated on the Final Plats.

**EXAMPLE**

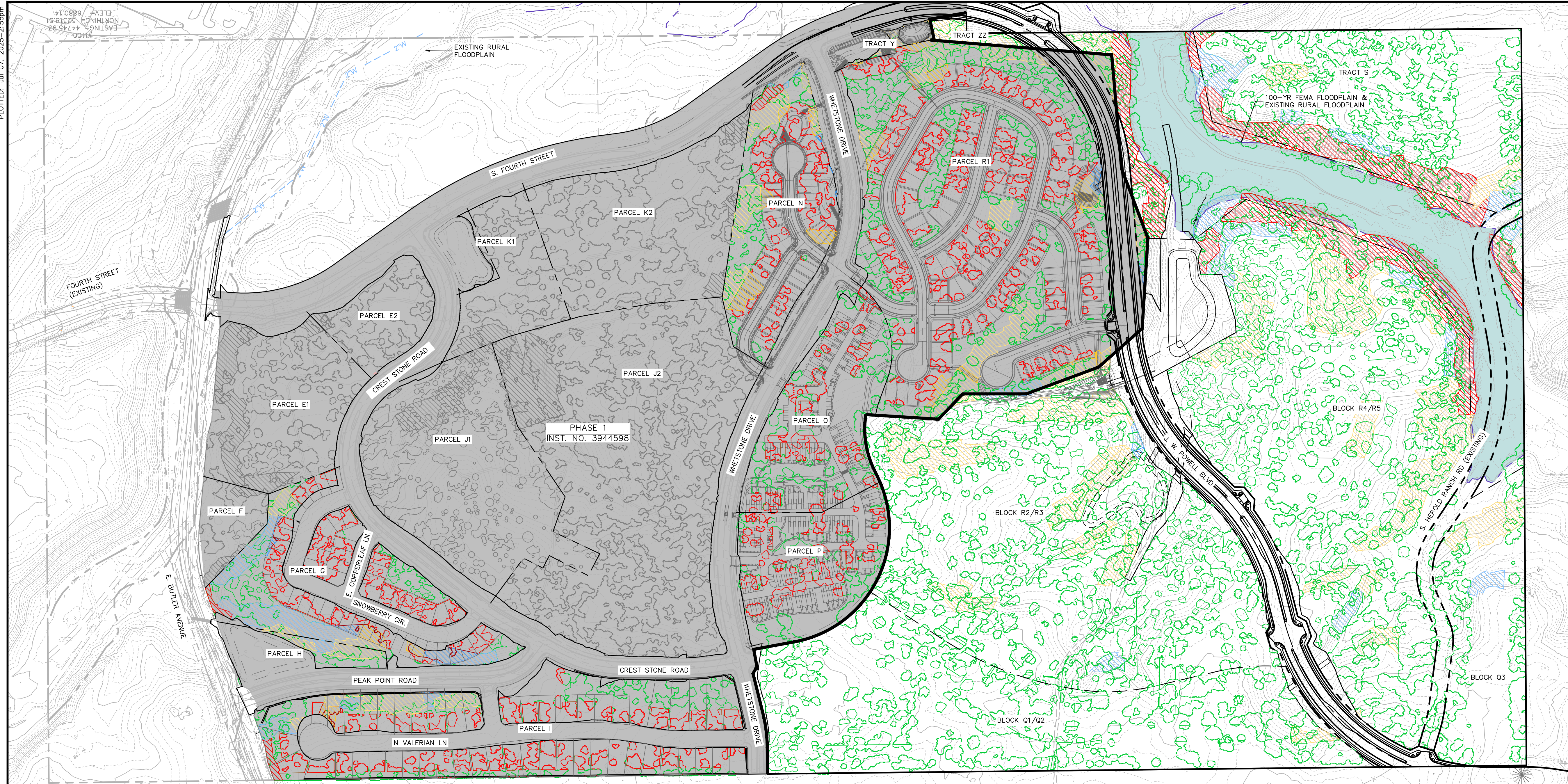
TO DETERMINE THE REQUIRED INFRASTRUCTURE ASSOCIATED WITH ANY OF THE PARCELS, LOCATE THE PARCEL ALONG THE TOP OF THE TABLE AND SCROLL DOWN UNTIL THERE IS AN 'X'. THE 'X' CORRESPONDS TO THE REQUIRED INFRASTRUCTURE - WATER, SEWER, ROADWAY. EACH SEGMENT OF INFRASTRUCTURE INCLUDES ABBREVIATED LETTERS AND NUMBERS THAT CORRESPOND TO THE PHASING PLAN SHOWN ON THE PHASING MAP. THE FOLLOWING IS AN EXAMPLE FOR PARCEL R1:

THE FIRST 'X' CORRESPONDS TO THE REQUIRED ROADWAY SEGMENT FOR J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (R1) TO THE COLLECTOR ROAD (R2). THE SECOND 'X' CORRESPONDS TO THE REQUIRED SEGMENT FOR J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (R2) TO THE WEST PARCEL BOUNDARY OF R1 (R3). THE THIRD 'X' CORRESPONDS TO THE REQUIRED 20" WATERLINE SEGMENT IN J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE EAST PARCEL BOUNDARY (W1) TO THE COLLECTOR ROAD (W2). THE FOURTH 'X' CORRESPONDS TO THE REQUIRED 20" WATERLINE SEGMENT IN J. W. POWELL BLVD THAT WILL NEED TO BE CONSTRUCTED FROM THE THE COLLECTOR ROAD (W2) TO THE WEST PARCEL BOUNDARY OF R1 (W3). THE FIFTH 'X' CORRESPONDS TO THE REQUIRED SEWERLINE THAT WILL NEED TO BE CONSTRUCTED FROM THE PARCEL BOUNDARY OF R1 (S1) TO (S2) IN J. W. POWELL BLVD, TO THE EXISTING SEWERLINE IN RIO DE FLAG (S3).



PLOTTED: Jul 07, 2025 - 2:55pm

FILE: P:\2023\22357\DRAWINGS\PLATS\PRELIMINARY BLOCK PLAT\22357 - NATURAL RESOURCE PROTECTION PLANDWG BIONANIE

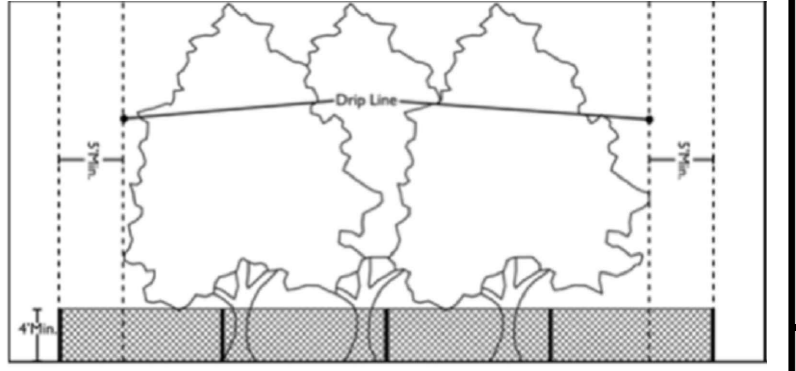


**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- LOT
- 100-YEAR FLOODPLAIN
- SLOPE RESOURCES 17-24.99%
- SLOPE RESOURCES 25-34.99%
- SLOPE RESOURCES >35%
- EXISTING TREE CANOPY
- DISTURBED TREE CANOPY
- PHASE 1 INST. NO. 3944598

**NOTES:**

- ROW INCLUDES FOURTH STREET, CREST STONE ROAD, PEAK POINT ROAD AND WHETSTONE DRIVE.
- RESOURCES WITHIN ALL PUBLIC ROADS AND REGIONAL DETENTION BASINS ARE NOT INCLUDED IN THE NATURAL RESOURCE PROTECTION CALCULATIONS FOR THIS PROJECT.
- RESOURCES IMPACTED BY THE FUTS DEVELOPMENT WILL BE SHOWN AS REMOVED FROM THE TOTAL TREE CALCULATION AT THE TIME OF DEVELOPMENT.



**NOTES:**

- IF A "POTENTIALLY PRESERVED" TREE IS INDEED PRESERVED THROUGH THE CONSTRUCTION PROCESS, THE TREE OR GROUP OF TREES IS TO HAVE TEMPORARY CONSTRUCTION FENCING ACCORDING TO C.O.F. ENGINEERING ZONING CODE SECTION 10-50.90.090.
- TEMPORARY FENCING SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE PRESERVED NATURAL RESOURCE(S) AND COMPLETELY SURROUND THE DRIP LINES PLUS FIVE FEET OF ALL TREES OR CLUMPS OF TREES WITHIN 50 FEET OF PROPOSED LAND DISTURBANCE AREAS. THE FIGURE ABOVE ILLUSTRATES THE TEMPORARY CONSTRUCTION FENCING REQUIREMENTS. SEE C.O.F. ZONING CODE SECTION 10-50.90-090.

SCALE 1" = 200'

0 100 200

*Alicia Anne Stoffers*

FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

JOB NO. 22357 DATE: JUL 25 SCALE: AS SHOWN DRAWN: JEE DESIGN: JEE/KHF CHECKED: SCI

110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 fax 928.774.8934 www.gordurra.com

**Shepard Wesnitzen Inc.**  
An ARDURRA Company

REVISIONS	NO.	DESCRIPTION	DATE	BY

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

DRAWING NO. **NRPP1**

SHT NO. **19** OF **20**

SUMMARY TABLE OF TREE RESOURCES FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING TREE CANOPY (SF) <sub>1</sub>	REQUIRED TREE PRESERVATION RATE	REQUIRED TREE CANOPY AREA TO BE PRESERVED (SF) <sub>2</sub>	TREE CANOPY AREA PRESERVED (SF) <sub>3</sub>	PERCENT TREE CANOPY AREA PRESERVED <sub>4</sub>	NOTES
<b>RESIDENTIAL</b>							
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	149,085	47.5%	70,815	82,728	55.5%	PROPOSED
Q1/Q2	MR	277,762	47.5%	131,937	277,762	100.0%	UNDEVELOPED
Q3	MR	84,436	47.5%	40,107	84,436	100.0%	UNDEVELOPED
R1	MR	274,762	47.5%	130,512	149,699	54.5%	PROPOSED
R2/R3	MR	355,572	47.5%	168,897	355,572	100.0%	UNDEVELOPED
R4/R5	MR	338,753	47.5%	160,907	338,753	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	13,258	47.5%	6,298	13,258	100.0%	PUBLIC LANDS
B	MR	56,051	47.5%	26,624	56,051	100.0%	PUBLIC LANDS
<b>RESIDENTIAL TOTAL:</b>		<b>2,125,057</b>	<b>47.5%</b>	<b>1,009,402</b>	<b>1,786,604</b>	<b>84%</b>	

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.  
 1. EXISTING TREE CANOPY INCLUDES TREES WITHIN THE PARCEL OUTSIDE OF SLOPE RESOURCES.  
 2. THIS IS CALCULATED BASED ON THE EXISTING TREE CANOPY AS DESCRIBED IN NOTE 1.  
 3. 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.  
 4. 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.  
 5. 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 TRANSFERRED AND REALLOCATED TO OTHER COMMERCIAL AREAS. THOSE PARCELS HAVE BEEN REMOVED FROM THE TABLE.  
 6. 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.  
 7. 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.  
 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 25-34.99% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) <sub>1</sub>	REQUIRED SLOPE (25-34.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) <sub>2</sub>	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
<b>RESIDENTIAL</b>							
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	44,031	76%	33,464	44,031	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	15,832	76%	12,033	15,832	100.0%	PUBLIC LANDS
<b>RESIDENTIAL TOTAL:</b>		<b>203,766</b>	<b>76%</b>	<b>154,862</b>	<b>190,395</b>	<b>93%</b>	

NOTES:  
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 1. EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.  
 2. THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.  
 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. THEREFORE HAVE BEEN REMOVED FROM THE TABLE.  
 4. 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.  
 5. 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.  
 6. FOR PROPOSED DEVELOPMENT INDICATED WITH **RED** HIGHLIGHT, SEE INDIVIDUAL BLOCK DEVELOPMENT PLANS FOR DETAILED NRPP CALCULATIONS.

SUMMARY TABLE OF SLOPE RESOURCES 17-24.99% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) <sub>1</sub>	REQUIRED SLOPE (17-24.99%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) <sub>2</sub>	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
<b>RESIDENTIAL</b>							
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	100.0%	PROPOSED
Q1/Q2	MR	6,589	66.5%	4,382	6,589	100.0%	UNDEVELOPED
Q3	MR	25,939	66.5%	17,250	25,939	100.0%	UNDEVELOPED
R1	MR	123,132	66.5%	81,883	96,388	78.3%	PROPOSED
R2/R3	MR	156,297	66.5%	103,937	156,297	100.0%	UNDEVELOPED
R4/R5	MR	227,009	66.5%	150,961	227,009	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	0	66.5%	0	0	100.0%	PUBLIC LANDS
B	MR	12,369	66.5%	8,226	12,369	100.0%	PUBLIC LANDS
<b>RESIDENTIAL TOTAL:</b>		<b>695,985</b>	<b>66.5%</b>	<b>462,830</b>	<b>642,751</b>	<b>92%</b>	

NOTES:  
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 1. EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.  
 2. THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.  
 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. THEREFORE HAVE BEEN REMOVED FROM THE TABLE.  
 4. 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.  
 5. 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.

SUMMARY TABLE OF SLOPE RESOURCES +35% FOR CDR							
BLOCK/TRACT	LAND USE ZONE	EXISTING SLOPE AREA (SF) <sub>1</sub>	REQUIRED SLOPE (+35%) PRESERVATION RATE	REQUIRED SLOPE AREA TO BE PRESERVED (SF) <sub>2</sub>	SLOPE AREA PRESERVED (SF)	PERCENT SLOPE AREA PRESERVED	NOTES
<b>RESIDENTIAL</b>							
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	70,481	100%	70,481	70,481	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	119,348	100%	119,348	119,348	100.0%	PUBLIC LANDS
<b>RESIDENTIAL TOTAL:</b>		<b>290,401</b>	<b>100%</b>	<b>290,401</b>	<b>290,401</b>	<b>100%</b>	

NOTES:  
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 1. EXISTING SLOPE AREA INCLUDES SLOPE WITHIN THE PARCEL WITH THE REGIONAL DETENTION AND PUBLIC ROADS REMOVED.  
 2. THIS IS CALCULATED BASED ON THE EXISTING SLOPE AREA AS DESCRIBED IN NOTE 1.  
 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. THEREFORE HAVE BEEN REMOVED FROM THE TABLE.  
 4. 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.  
 5. 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.

APPROVED DEVELOPMENT

RESIDENTIAL TREE RESOURCE BUDGET

RESIDENTIAL TARGET

PROPOSED DEVELOPMENT

FLAGSTAFF ARIZONA

CDR PHASE II - PRELIMINARY BLOCK PLAT

NATURAL RESOURCE PROTECTION PLAN (2)

JOB NO: 223257  
 DATE: JUL 25  
 SCALE: AS SHOWN  
 DRAWN: JEE/KHF  
 DESIGN: JEE/KHF  
 CHECKED: SCJ

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.774.0354  
 928.774.8934 fax  
 www.ardurra.com

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REVISIONS

NO.	DESCRIPTION	DATE	BY

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DRAWING NO. NRPP2

SHT NO. 20 OF 20

