

# PRELIMINARY PLAT FOR THE TERRACE AT 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.

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)	---	WATER LINE
---	WATER LINE	---	SEWER LINE
---	8"SS	---	8"SS
---	SEWER LINE	---	STORM DRAIN PIPE
---	OHE	---	PHASE 2
---	OHE	---	OPEN SPACE
---	RW	---	CLEAR VIEW ZONE FOR RIGHT TURN FROM MINOR ROAD
---	RECLAIM WATER LINE	---	CLEAR VIEW ZONE FOR LEFT TURN FROM MINOR ROAD
---	STORM DRAIN PIPE	---	CLEAR VIEW ZONE FOR LEFT TURN FROM MAJOR ROAD
---	PHASE 1 INST. NO. 3944598	---	
---	DETENTION BASIN	---	

**CITY ENGINEER**  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY PUBLIC WORKS DIRECTOR**  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ALTICE USA**  
EMAIL: \_\_\_\_\_ DATE: 6/19/2025  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ARIZONA PUBLIC SERVICE**  
EMAIL: \_\_\_\_\_ DATE: 5/16/2025  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

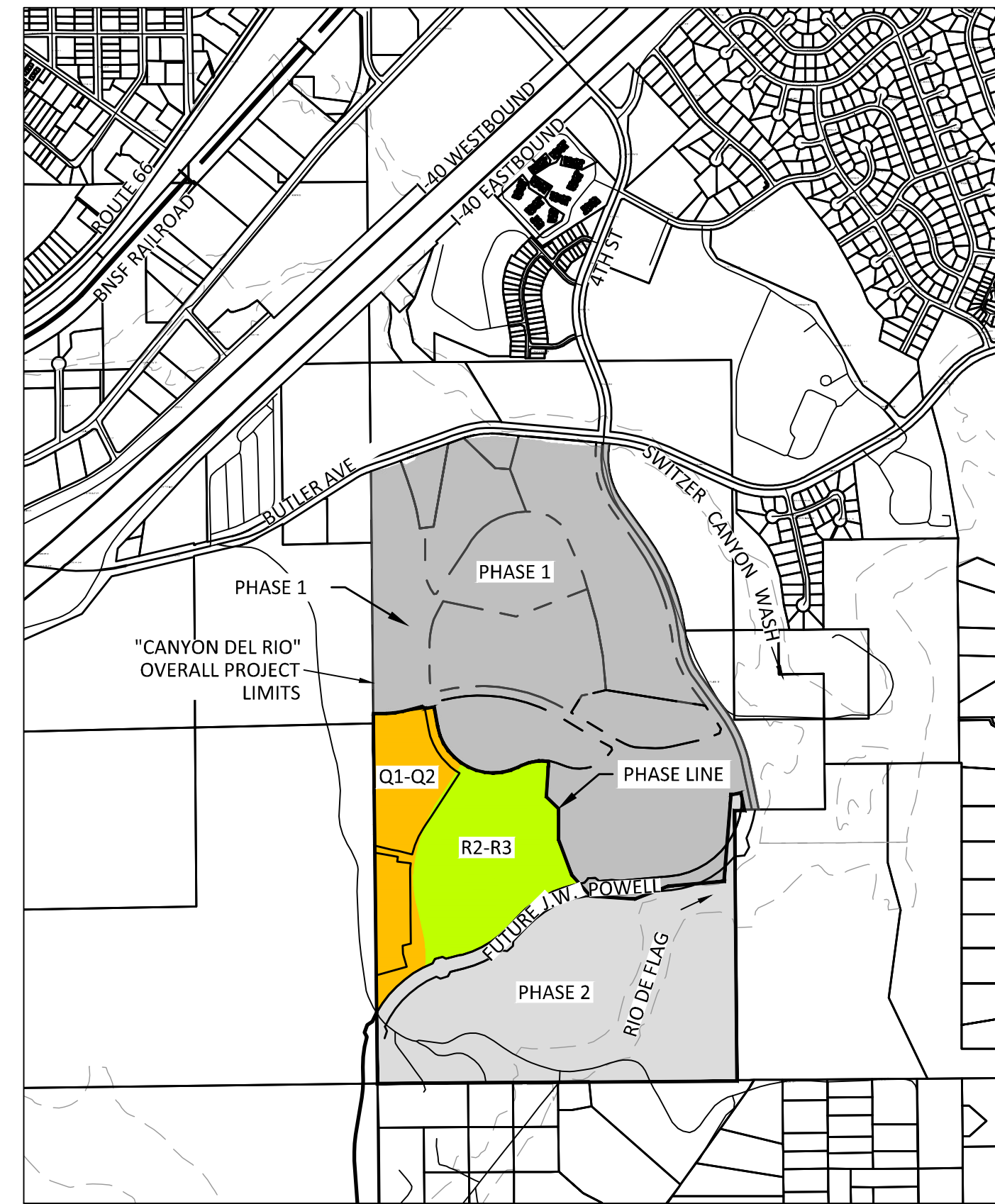
**UNISOURCE ENERGY SERVICES**  
EMAIL: \_\_\_\_\_ DATE: 6/19/2025  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**LUMEN**  
EMAIL: \_\_\_\_\_ DATE: 6/06/2025  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CDR PLANNED UNIT TRACKING TABLE			
PARCEL	APPROVED PLANNED UNIT COUNT	PLATTED/SITE PLANNED LOT COUNT	AVAILABLE FOR TRANSFER
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	44	-3
Q2	21	22	-1
Q3	80	-	-
R1-R5	367	203	-
S*	14	56	-42
TOTAL	1,426 UNITS APPROVED	1,182 PLATTED/PLANNED TO-DATE	244 UNITS AVAILABLE

\*UNIT COUNT IS INCLUSIVE OF J1 & J2 LOT COUNTS  
\*\*UNIT COUNT IS INCLUSIVE OF O & P UNIT COUNTS  
\*\*\*PARCELS IN 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). BREAKDOWN OF R IN TABLE BELOW

R1	141
R2	TBD
R3	62
R4/R5	TBD
CURRENT TOTAL	203
REMAINING R UNITS	164



VICINITY MAP  
1"=1000'

**PROPERTY OWNER:**  
CANYON DEL RIO INVESTORS II, LLC (CDRI)  
3605 S. FLAGSTAFF RANCH RD.  
FLAGSTAFF, AZ 86005  
CONTACT: CLINT WHITING

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

**CIVIL ENGINEER:**  
ARDURRA, INC.  
CONTACT: ALICIA STOFFERS  
1801 W. ROUTE 66,  
SUITE 117  
FLAGSTAFF, ARIZONA 86001  
928-774-4636

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

**PROPERTY INFORMATION:**  
SEGMENTS OF APN# 106-08-043 KNOWN AS BLOCK Q1-Q2(18.58 AC) AND A PORTION OF BLOCK R2-R3(27.26 AC) AS DESCRIBED IN THE CANYON DEL RIO PHASE 2 FINAL BLOCK PLAT.  
ZONING: SINGLE-FAMILY RESIDENTIAL (R1) & MEDIUM DENSITY RESIDENTIAL (MR)  
NUMBER OF LOTS: 129  
NUMBER OF TRACTS: 21  
GROSS AREA: ±45.84 AC  
NET AREA: ±39.14 AC  
TOTAL AREA OF ROW: ± 6.70 AC  
TOTAL AREA OF LOTS: ± 16.67 AC  
TOTAL AREA OF TRACTS: ± 22.47 AC  
THE SUBDIVISION WILL BE DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT USING THE 2024 CITY OF FLAGSTAFF PLANNED RESIDENTIAL DEVELOPMENT STANDARDS.  
PARCELS CONTAINING R1 AND MR ZONING ARE SUBJECT TO THE MORE RESTRICTIVE PLANNED RESIDENTIAL DEVELOPMENT STANDARDS.

LOT AND DENSITY BREAKDOWN BY ZONING			
ZONING	SINGLE FAMILY RESIDENTIAL (R1)	MEDIUM DENSITY RESIDENTIAL (MR)	MEDIUM DENSITY RESIDENTIAL (MR)
TYP LOT DIMENSION	60' X 100'	40' X 80'	TBD
NO. OF LOTS	79	50	TBD
DENSITY (DU/AC)	5.7	3.9	TBD
GROSS AREA BLOCK	Q1-Q2 (18.58 AC)	R3 (14.77 AC)	R2 (12.49 AC)
NET AREA BLOCK	Q1-Q2 (13.89 AC)	R3 (12.76 AC)	

\*DENSITY DOES NOT INCLUDE TRACT R2 FOR FUTURE DEVELOPMENT

## SECONDARY ACCESS

THE EXTENSION OF J.W. POWELL TO THE WEST SIDE OF FLAGSTAFF WILL PROVIDE THE ULTIMATE SECONDARY ACCESS. THE EXISTING HAROLD RANCH ROAD IS ALSO AN ACCEPTABLE SECONDARY ACCESS WHILE J.W. POWELL IS BEING CONSTRUCTED BEYOND THE LIMITS OF CANYON DEL RIO. SECONDARY ACCESS WILL BE PROVIDED WITH PHASE 1 OF THE TERRACE PRIOR TO BUILDING PERMITS.

## 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.

## 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. NATURAL RESOURCE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CANYON DEL RIO DEVELOPMENT AGREEMENTS AND THE OVERALL "RESOURCE BANK" CREDITS IDENTIFIED ON THE NRPP.

## FEMA DESIGNATION

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM'S 04005C-6828G. THE PROJECT AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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.

## PRELIMINARY EARTHWORK SUMMARY

EXCAVATION: 36059 C.Y.  
EMBANKMENT: 13250 C.Y.

## SOURCE OF PROJECT INFORMATION

BOUNDARY BASED ON CDR PHASE 1 FINAL PLAT PER INSTRUMENT NO. 394459. BLOCKS ARE DESCRIBED IN THE CANYON DEL RIO PHASE 2 FINAL BLOCK PLAT THAT IS UNDER REVIEW WITH THE CITY OF FLAGSTAFF.

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 2) 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



SUMMARY OF TRACTS			
TRACT	AREA	USE	DEDICATED TO
A	437.50 SF(0.01 AC)	STREET BUFFER	HOA
B	7366.63 SF(0.17 AC)	PRIVATE DETENTION BASIN, PUBLIC DRAINAGE & DME	HOA
C	489.53 SF(0.01 AC)	STREET BUFFER	HOA
D	594.77 SF(0.01 AC)	STREET BUFFER	HOA
E	602.44 SF(0.01 AC)	STREET BUFFER	HOA
F	394.76 SF(0.01 AC)	STREET BUFFER	HOA
G	414.31 SF(0.01 AC)	STREET BUFFER	HOA
H	734.15 SF(0.02 AC)	STREET BUFFER	HOA
I	452.11 SF(0.01 AC)	STREET BUFFER	HOA
J	423.37 SF(0.01 AC)	STREET BUFFER	HOA
K	820.23 SF(0.02 AC)	STREET BUFFER	HOA
L	357.61 SF(0.01 AC)	STREET BUFFER	HOA
M	871.90 SF(0.02 AC)	STREET BUFFER	HOA
N	387.50 SF(0.01 AC)	STREET BUFFER	HOA
O	392.8 SF(0.01 AC)	STREET BUFFER	HOA
P	1061.79 SF(0.02 AC)	DRAINAGE & STREET BUFFER	HOA
Q	46883.54 SF(1.08 AC)	FILL AREA, DRAINAGE& COMMON SPACE	HOA
R2	543987.43 SF(12.49 AC)	R2 FUTURE DEVELOPEMENT	HOA
S	3351.88 SF(0.08 AC)	DRAINAGE	HOA
T	360846.46 SF(8.28 AC)	COMMON SPACE, PRIVATE DETENTION BASIN, PUBLIC DRAINAGE & DME	HOA
U	5018.92 SF(0.12 AC)	FUTS* AND COMMON SPACE	
V	2819.45 SF(0.06 AC)	FUTS* AND COMMON SPACE	

\*FUTS EASEMENT WILL BE DEDICATED TO CITY OF FLAGSTAFF. THE CITY WILL MAINTAIN THE TRAIL AFTER CONDITIONAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THE GRANTOR WILL MAINTAIN THE INTERIM GRADED TRAIL UNTIL SUCH TIME THE TRAIL IS CONSTRUCTED TO THE FUTS AND ACCEPTED BY THE CITY OF FLAGSTAFF.

## PLANNED RESIDENTIAL DEVELOPMENT DESIGN ELEMENT

- f. SIGNIFICANT TRAFFIC CALMING DESIGN FEATURES SELECTED FROM THE ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS FOR NEW INFRASTRUCTURE (TABLE 13-10-002-02) - NEW DESIGN AND RETROFIT OF EXISTING STREETS) AS APPROVED BY THE CITY ENGINEER. 2 POINTS
  - n. SUBDIVISION C&RS AND SETBACK STANDARDS DO NOT PROHIBIT THE DEVELOPMENT OF ACCESSORY DWELLING UNITS. 1 POINT
  - q. SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS OR LARGER LANDSCAPING AREAS. 2 POINT
- 5 TOTAL POINTS

Sheet List Table		
Sheet No.	Sheet Number	Sheet Title
1	CV.01	COVER
2	EX.01	RECORD OF EXISTING BOUNDARY SURVEY
3	DT.01	TYPICAL SECTIONS AND SETBACKS
4	OS.01	OVERALL SITE PLAN
5	PP.01	CIVIL DESIGN (1)
6	PP.02	CIVIL DESIGN (2)
7	PP.03	PRELIMINARY PLAT (1)
8	PP.04	PRELIMINARY PLAT (2)
9	PP.05	PRELIMINARY PLAT (3)
10	PP.06	LOT, LINE AND CURVE TABLES
11	NR.01	PRELIMINARY RESOURCE PROTECTION PLAN(1)
12	NR.02	PRELIMINARY RESOURCE PROTECTION PLAN(2)
13	LA.01	LANDSCAPE PLAN(1)
14	LA.02	LANDSCAPE PLAN(2)
15	LA.03	LANDSCAPE PLAN(3)

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FLAGSTAFF, AZ 86001  
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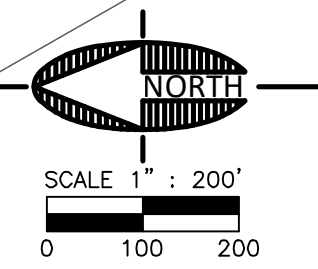


PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

THE TERRACE AT CANYON DEL RIO  
PRELIMINARY PLAT  
COVER

FLAGSTAFF, AZ  
COCONINO COUNTY

JOB NO.: 225048  
DESIGN BY: ELK  
DRAWN BY: CTO  
CHECKED: ELK/AS  
DATE: OCTOBER 2025  
DWG: CV.01  
SHEET 1 OF 15



106-08-002T  
FLAGSTAFF UNIFIED SCHOOL DISTRICT #1  
(NOT A PART)

2 1/2" ALUMINUM CAP STAMPED  
"CITY OF FLAGSTAFF LS 16630" #1100  
NORTHING= 52318.51  
EASTING= 44745.93  
ELEV= 6880.14

1/4 513  
S24

106-08-005J  
FLAGSTAFF ELKWOOD PARTNERS LP  
(NOT A PART)

106-08-000  
STATE LAND  
(NOT A PART)

106-08-041  
CDR DEVCORP LTD  
0.94 ACRES

BLOCK K2  
8.80 ACRES

BLOCK N  
7.11 ACRES

BLOCK R1  
27.07 ACRES

BLOCK E2  
2.64 ACRES

BLOCK K1  
3.40 ACRES

BLOCK E1  
6.35 ACRES

BLOCK J1  
9.85 ACRES

BLOCK J2  
20.2 ACRES

BLOCK O  
6.49 ACRES

CANYON DEL RIO PHASE II

106-08-043  
119.60 ACRES

BLOCK R4-R5

BUTLER AVENUE

FOURTH STREET

CREST STONE ROAD

WHEATSTONE DRIVE

J.W. POWELL BLVD

PEAK POINT ROAD

N VALERIAN LN

BLOCK I  
PER INST. 3957200  
13.31 ACRES

BLOCK P  
5.40 ACRES

BLOCK R2-R3

SUBJECT PARCEL

BLOCK Q1-Q2

BLOCK Q3

106-08-005H  
CSL FLAGSTAFF 2019 LLC  
(NOT A PART)

2x2 SQUARE ROD W/ PUNCH MARK  
COF CP#1922200

106-04-070  
CITY OF FLAGSTAFF  
(NOT A PART)

106-04-069  
WOODSHIRE ON BUTLER LLC  
(NOT A PART)

106-04-006B  
HORSESHOE REALTY FLAGSTAFF LLC  
(NOT A PART)

106-04-005B  
LITTLE AMERICA HOTEL & RESORTS INC  
(NOT A PART)

106-04-007E  
CITY OF FLAGSTAFF  
(NOT A PART)

106-09-002  
LITTLE AMERICA HOTELS & RESORTS INC  
(NOT A PART)

106-10-002  
LITTLE AMERICA HOTELS  
& RESORTS INC  
(NOT A PART)

106-07-011B  
SCHMITT FAMILY TRUST DTD  
(NOT A PART)

106-07-010  
O'NEILL COLLEEN  
(NOT A PART)

106-07-001C  
RINALDI JAMES  
(NOT A PART)

106-07-012A  
KIMBRELL PAUL F  
& TERRY M JT  
(NOT A PART)

106-07-033C  
PEACE MATTHEW  
(NOT A PART)

BLM BRASS CAP  
1965

BLM BRASS CAP  
1965

BLM BRASS CAP  
1965

NO.	DATE	BY	REVISION
1.	6/24/25		CITY SUBMITTAL
2.	8/28/25		CITY SUBMITTAL
3.	10/9/25		CITY SUBMITTAL

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PRELIMINARY

NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

THE TERRACE AT CANYON DEL RIO  
PRELIMINARY PLAT  
RECORD OF EXISTING BOUNDARY SURVEY  
COCONINO COUNTY  
FLAGSTAFF, AZ

JOB NO.:	225048
DESIGN BY:	ELK
DRAWN BY:	CTO
CHECKED:	ELK/KAS
DATE:	OCTOBER 2025

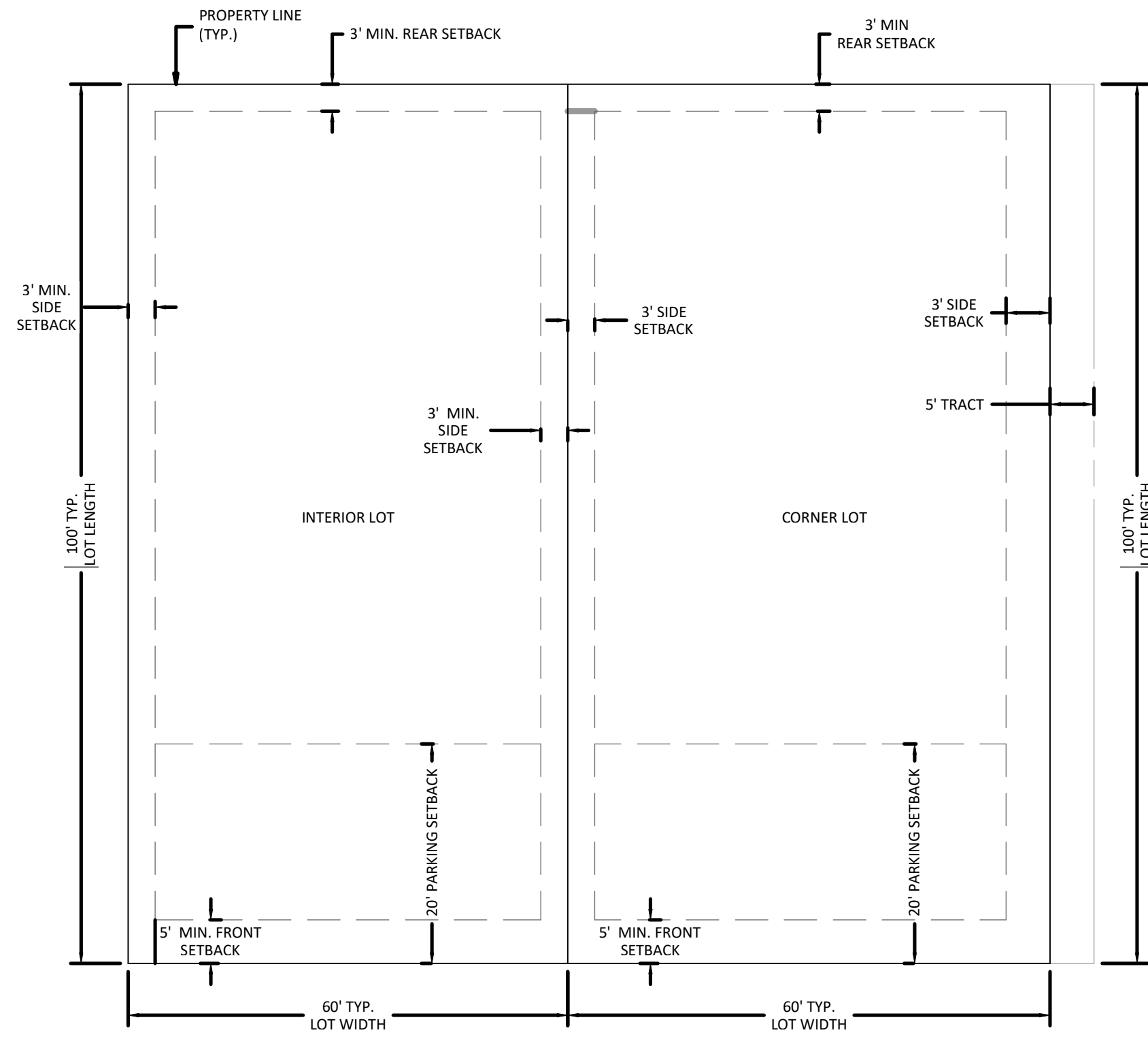
DWG. EX-01  
SHEET 2  
OF 15

**BASIS OF BEARING**

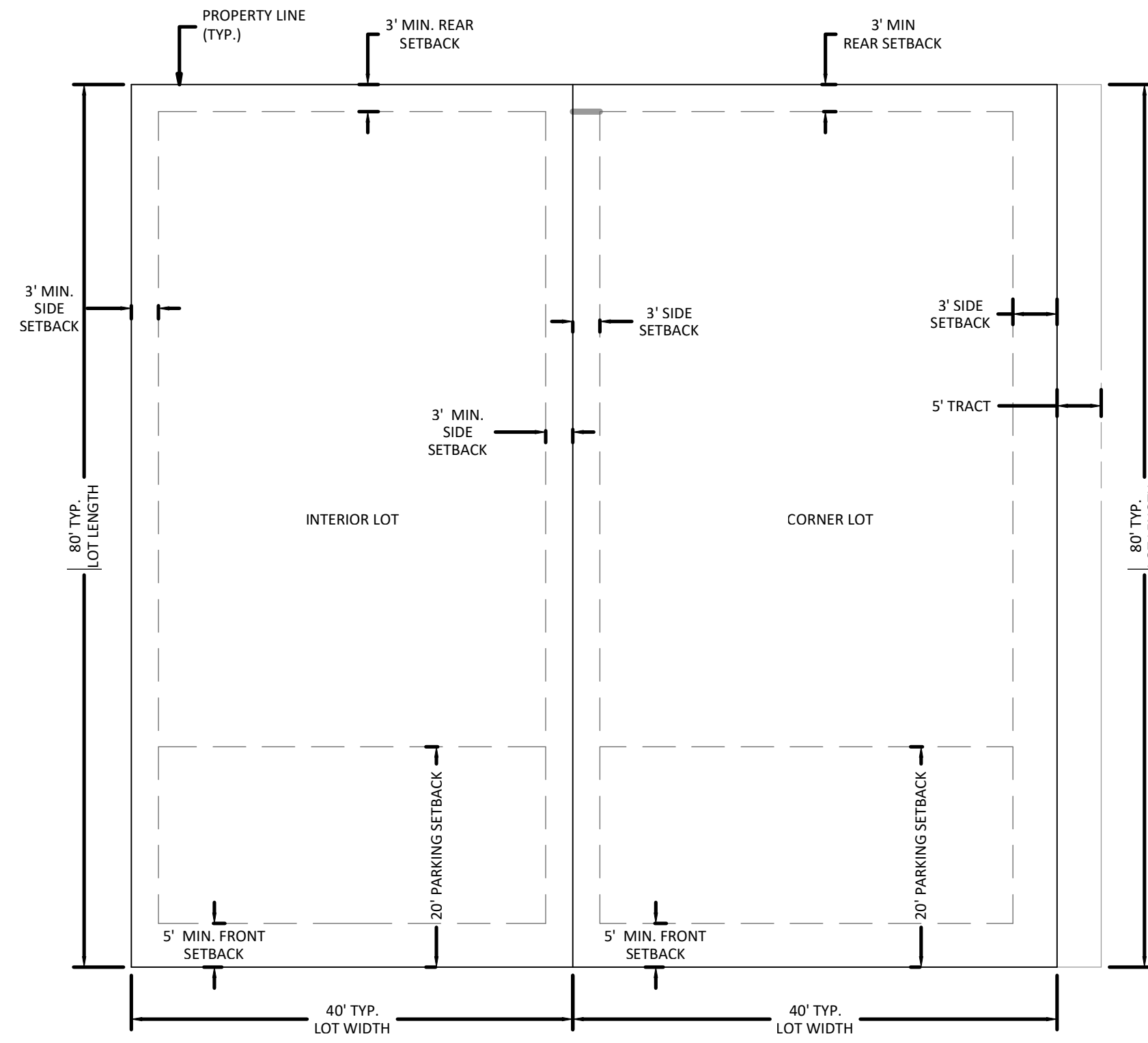
NORTH 89°34'20" EAST, 2655.62' FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER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



FILE: R:\2025\225048\DRAWINGS\PLATS\PRELIMINARY\EX-DWG COCONNELL  
PLOTTED: Oct 09, 2025-6:55 am



**TYPICAL LOT LAYOUT-Q1-Q2**



**TYPICAL LOT LAYOUT - R3**

C.O.F. TABLE 10-40.60.280.A.: PLANNED RESIDENTIAL DEVELOPMENT – BUILDING FORM AND PROPERTY DEVELOPMENT STANDARDS		
DEVELOPMENT STANDARD	RESIDENTIAL ZONES	
	R1	MR
MINIMUM LOT AREA	2000 SF	2000 SF
MAXIMUM LOT COVERAGE	70%	80%
MINIMUM LOT WIDTH	20'	20'
MINIMUM LOT DEPTH	50'	50'
MINIMUM SETBACKS		
FRONT	5'	5'
FRONT – FOR PARKING	20'	20'
SIDE	3'	3'
STREET SIDE	10'	10'
REAR	3'	3'
END NOTES		
1. SIDE SETBACK MAY BE REDUCED TO ZERO FOR ATTACHED SINGLE-FAMILY DWELLINGS.		
2. WHEN PARCEL CONTAINS R1 AND MR ZONING THE MORE RESTRICTIVE WILL APPLY. SEE TABLES ON SHEETS PP.03 AND PP.04 FOR LOTS WHERE THIS APPLIES.		

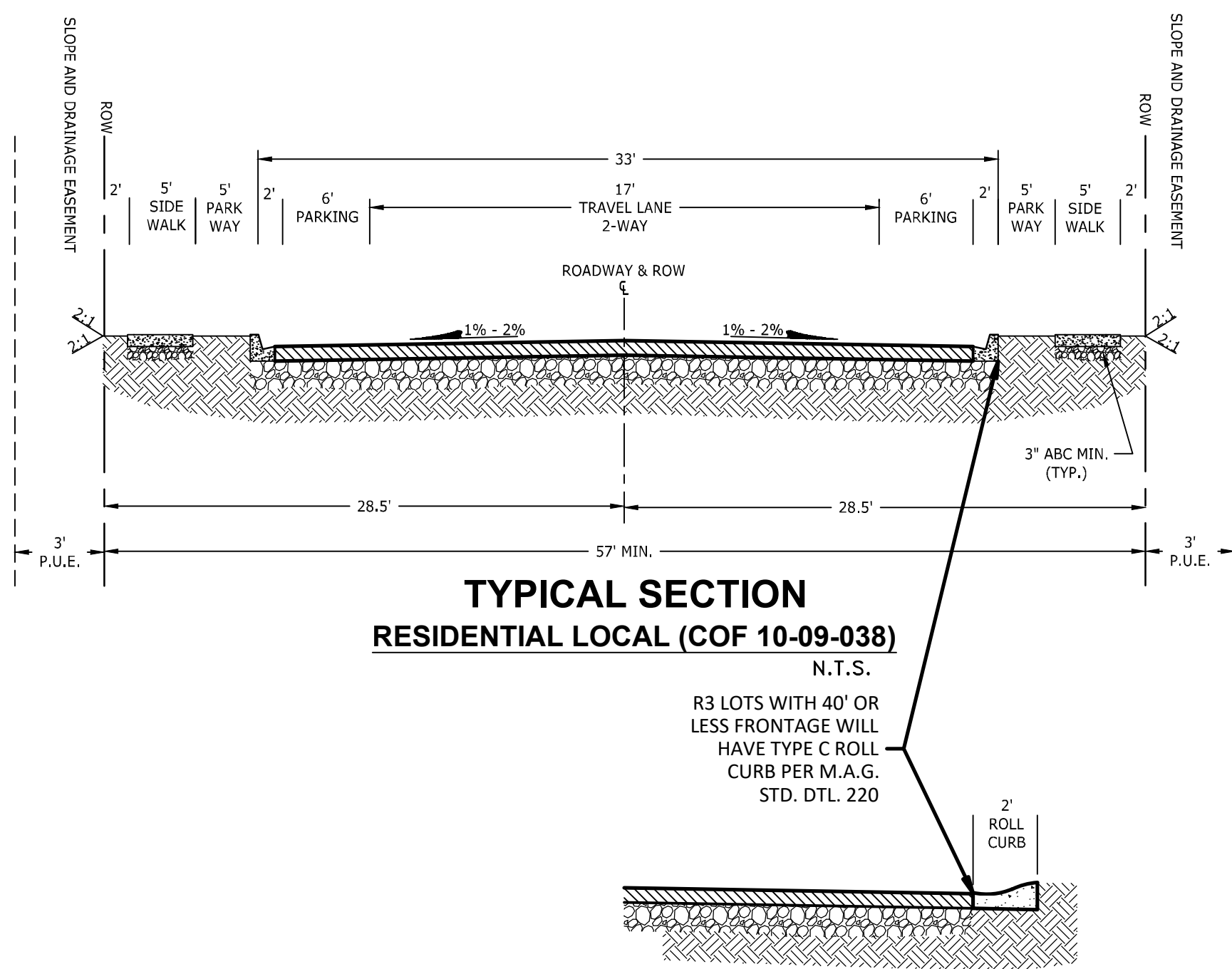
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THE TERRACE AT CANYON DEL RIO  
PRELIMINARY PLAT  
TYPICAL SECTIONS AND SETBACKS

JOB NO.: 225048  
DESIGN BY: ELK  
DRAWN BY: CTO  
CHECKED: ELK/KAS  
DATE: OCTOBER 2025  
DWG: DT.01  
SHEET 3  
OF 15



**TYPICAL SECTION  
RESIDENTIAL LOCAL (COF 10-09-038)**

N.T.S.  
R3 LOTS WITH 40' OR  
LESS FRONTAGE WILL  
HAVE TYPE C ROLL  
CURB PER M.A.G.  
STD. DTL. 220

CLEAR VIEW ZONE CALCULATIONS											
ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)(1)	TIME GAP tg (unadjusted)(2)	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES(4)	TIME GAP tg(adjusted)(2)	INTERSECTION SIGHT DISTANCE (ISD(3))	STOPPING SIGHT DISTANCE (SSD)
D1	S Valerian Ln	Whetstone Drive	Left	30	7.5	Yes	Yes	2	8.0	353	200
D2	S Valerian Ln	Whetstone Drive	Right	30	6.5	Yes	No	1	6.5	287	200
D3	Penstemon Pl	S Valerian Ln	Left	25	7.5	Yes	No	1	7.5	276	155
D4	Penstemon Pl	S Valerian Ln	Right	25	6.5	Yes	No	1	6.5	239	155
D5	S Valerian Ln	Mallow Way	Left	25	7.5	Yes	No	1	7.5	276	155
D6	S Valerian Ln	Mallow Way	Right	25	6.5	Yes	No	1	6.5	239	155
D7	Rabbit Brush	Mallow Way	Left	25	7.5	Yes	No	1	7.5	276	155
D8	Rabbit Brush	Mallow Way	Right	25	6.5	Yes	No	1	6.5	239	155
D9	Mallow Way	Crest Stone Dr	Right	25	6.5	Yes	No	1	6.5	239	155
D10	S Valerian Ln	Mallow Way	Left	25	7.5	Yes	No	1	7.5	276	155
D11	S Valerian Ln	Mallow Way	Right	25	6.5	Yes	No	1	6.5	239	155
D12	Mallow Way	Mallow Way	Left	25	7.5	Yes	No	1	7.5	276	155
D13	S Valerian Ln	Mallow Way	Right	25	6.5	Yes	No	1	6.5	239	155
D14	Mallow Way	Crest Stone Dr	Left	25	7.5	Yes	No	1	7.5	276	155

Notes:  
(1) The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.  
(2) The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (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 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. 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\*VMAJOR\*tg  
(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.  
(5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

ID #	MAJOR ROAD	MINOR ROAD (STOP CONTROL)	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)(1)	TIME GAP tg (unadjusted)(2)	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES(4)	TIME GAP tg(adjusted)(2)	INTERSECTION SIGHT DISTANCE (ISD(3))	STOPPING SIGHT DISTANCE (SSD)
M1	Whetstone Drive	S Valerian Ln	Left	30	5.5	Yes	No	1	5.5	243	200

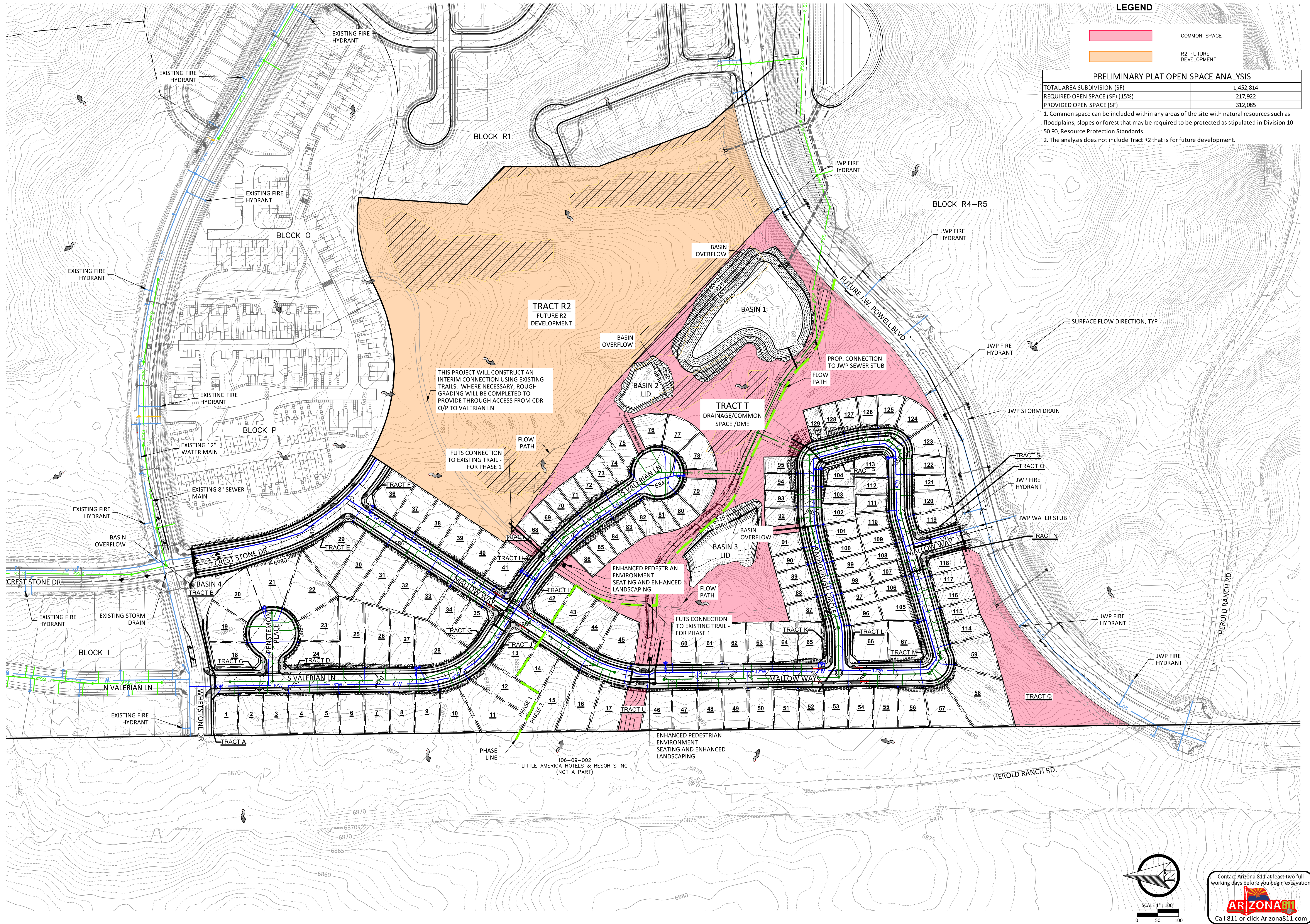
Notes:  
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(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47\*VMAJOR\*tg  
(4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.



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LEGEND

- COMMON SPACE
- R2 FUTURE DEVELOPMENT

PRELIMINARY PLAT OPEN SPACE ANALYSIS

TOTAL AREA SUBDIVISION (SF)	1,452,814
REQUIRED OPEN SPACE (SF) (15%)	217,922
PROVIDED OPEN SPACE (SF)	312,085

- Common space can be included within any areas of the site with natural resources such as floodplains, slopes or forest that may be required to be protected as stipulated in Division 10-50.90, Resource Protection Standards.
- The analysis does not include Tract R2 that is for future development.

THIS PROJECT WILL CONSTRUCT AN INTERIM CONNECTION USING EXISTING TRAILS. WHERE NECESSARY, ROUGH GRADING WILL BE COMPLETED TO PROVIDE THROUGH ACCESS FROM CDR O/P TO VALERIAN LN

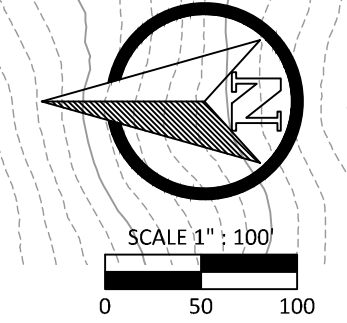
FUTS CONNECTION TO EXISTING TRAIL - FOR PHASE 1

ENHANCED PEDESTRIAN ENVIRONMENT SEATING AND ENHANCED LANDSCAPING

FUTS CONNECTION TO EXISTING TRAIL - FOR PHASE 1

ENHANCED PEDESTRIAN ENVIRONMENT SEATING AND ENHANCED LANDSCAPING

106-09-002  
LITTLE AMERICA HOTELS & RESORTS INC  
(NOT A PART)



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THE TERRACE AT CANYON DEL RIO  
PRELIMINARY PLAT  
OVERALL SITE PLAN

COCONINO COUNTY  
FLAGSTAFF, AZ

DWG.	JOB NO.:	225048
OS.01	DESIGN BY:	ELKINS
SHEET	DRAWN BY:	CTO
4	CHECKED:	ELKINS
OF 15	DATE:	OCTOBER 2025

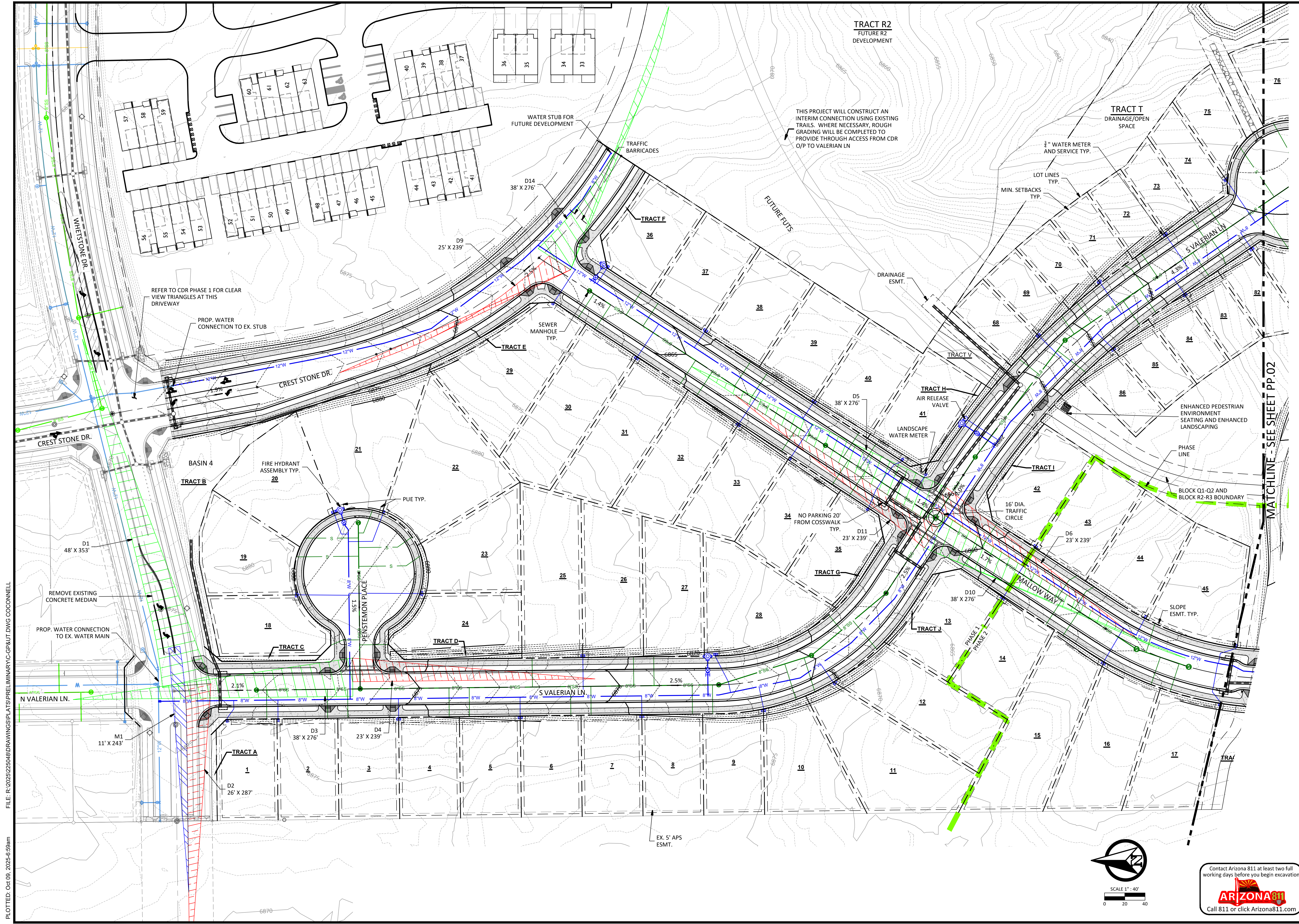
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BIDDING OR RECORDING

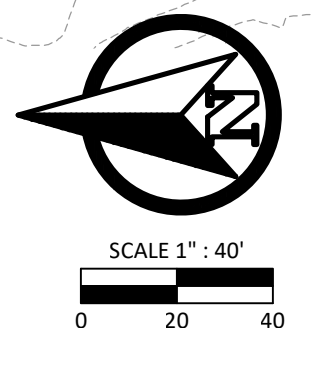
REVISION

NO.	DATE	BY	CITY SUBMITTAL
1.	6/24/25		
2.	8/28/25		
3.	10/9/25		

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1801 W ROUTE 66,  
SUITE 117,  
FLAGSTAFF, AZ 86001  
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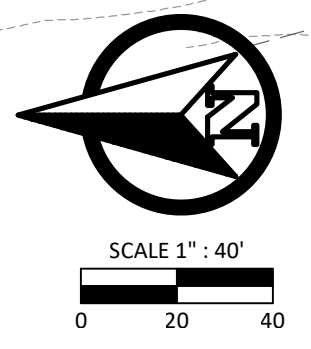
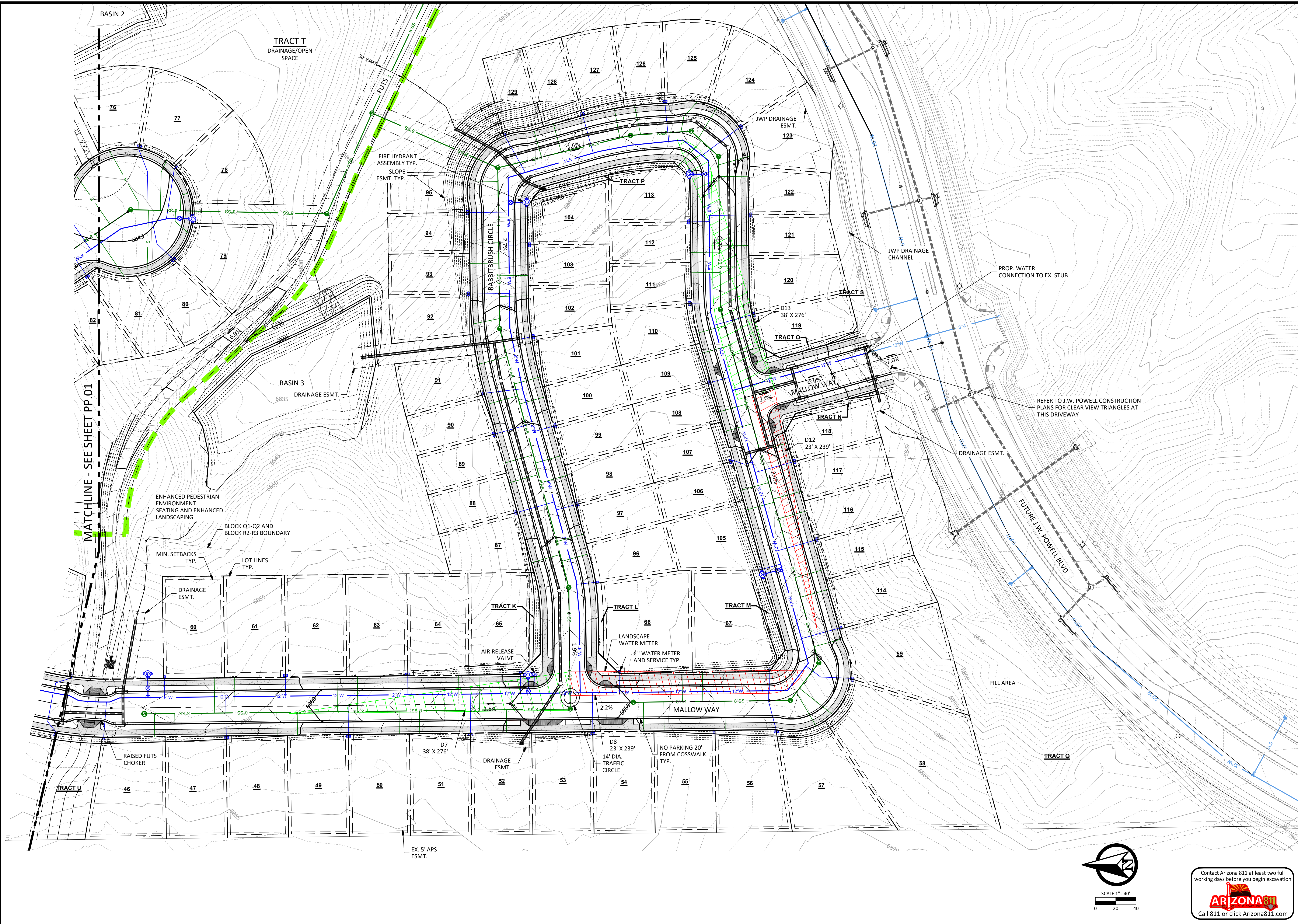
PLOTTED: Oct 09, 2025-6:59am FILE: R:\2025\25048\DRAWINGS\PLATS\PRELIMINARY\CDR\GP\AUT.DWG COCONNELL



DWG. NO. PP.01	JOB NO.: 225048	DESIGN BY: ELKINS	CITY SUBMITTAL: 6/24/25	REVISION:
	DRAWN BY: CTO	CITY SUBMITTAL: 8/28/25	BY:	
	CHECKED: ELKINS	CITY SUBMITTAL: 10/9/25	NO. DATE:	
SHEET 5	DATE: OCTOBER 2025	<p>THE TERRACE AT CANYON DEL RIO PRELIMINARY PLAT CIVIL DESIGN (1)</p>		
OF 15	COCONINO COUNTY	<p>PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING</p>		
	FLAGSTAFF, AZ	<p>ARDURRA COLLABORATE. INNOVATE. CREATE.</p>		
		<p>O: 928.774.4636 1801 W ROUTE 66, SUITE 117, FLAGSTAFF, AZ 86001 www.ardurra.com</p>		

FILE: R:\2025\25048\DRAWINGS\PLATS\PRELIMINARY\GP\AUT.DWG COCONNELL

PLOTTED: Oct 09, 2025-6:59am



DWG. NO.	PP.02	JOB NO.:	225048	DESIGN BY:	ELKINS	DRAWN BY:	CTO	CHECKED:	ELKINS	DATE:	OCTOBER 2025																
	SHEET		6																								
	OF		15																								
<p>THE TERRACE AT CANYON DEL RIO PRELIMINARY PLAT CIVIL DESIGN (2)</p>																											
<p>PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING</p>																											
<p>ARDURRA COLLABORATE. INNOVATE. CREATE.</p>																											
<p>O. 928.774.4636 1801 W ROUTE 66, SUITE 117 FLAGSTAFF, AZ 86001 <a href="http://www.ardurra.com">www.ardurra.com</a></p>																											
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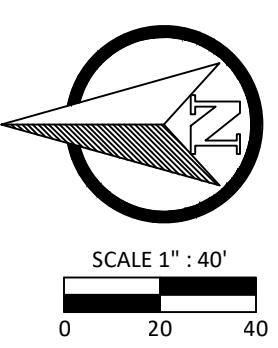
FLAGSTAFF, AZ

COCOININO COUNTY

LOT #	ZONING STANDARDS
36	R1
37	R1
38	R1
39	R1
40	R1
41	R1
42	R1

\* PARCEL CONTAINS R1 AND MR ZONING. R1, THE MORE RESTRICTIVE PLANNED RESIDENTIAL DEVELOPMENT STANDARD, APPLIES.

MATCHLINE - SEE SHEET PP.05



SCALE 1" = 40'

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**ARIZONA 811**  
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NO.	DATE	BY	REVISION
1.	6/24/25		CITY SUBMITTAL
2.	8/28/25		CITY SUBMITTAL
3.	10/9/25		CITY SUBMITTAL

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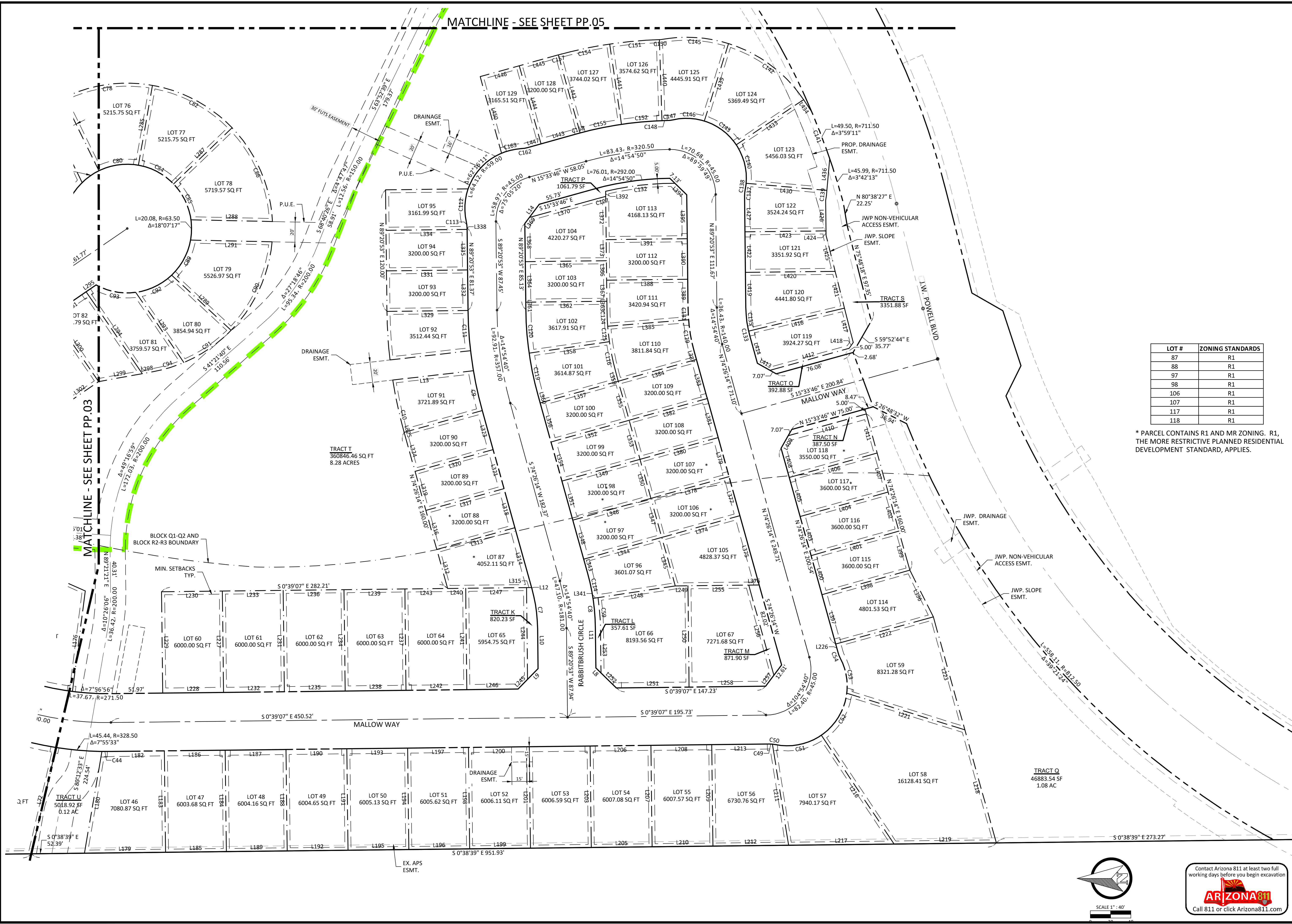
THE TERRACE AT CANYON DEL RIO  
 PRELIMINARY PLAT  
 PRELIMINARY PLAT (1)

COCONINO COUNTY  
 FLAGSTAFF, AZ

JOB NO.:	225048
DESIGN BY:	ELK
DRAWN BY:	CTO
CHECKED:	ELK/KAS
DATE:	OCTOBER 2025
DWG.:	PP.03
SHEET:	7
OF:	15

PLOTTED: Oct 09, 2025 7:56am FILE: R:\2025\225048\DRAWINGS\PLATS\PRELIMINARY\C-PPLAT.DWG COCONNELL

MATCHLINE - SEE SHEET PP.05



LOT #	ZONING STANDARDS
87	R1
88	R1
97	R1
98	R1
106	R1
107	R1
117	R1
118	R1

\* PARCEL CONTAINS R1 AND MR ZONING. R1, THE MORE RESTRICTIVE PLANNED RESIDENTIAL DEVELOPMENT STANDARD, APPLIES.

NO.	DATE	BY	REVISION
1.	6/24/25		CITY SUBMITTAL
2.	8/28/25		CITY SUBMITTAL
3.	10/9/25		CITY SUBMITTAL

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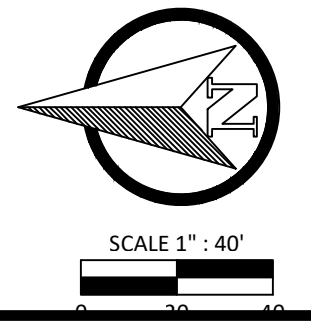
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BIDDING OR RECORDING

THE TERRACE AT CANYON DEL RIO  
PRELIMINARY PLAT  
PRELIMINARY PLAT (2)

JOB NO.:	225048
DESIGN BY:	ELK
DRAWN BY:	CTO
CHECKED:	ELK/KAS
DATE:	OCTOBER 2025
DWG.:	PP.04
SHEET:	8
OF:	15

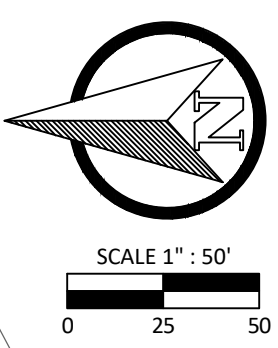
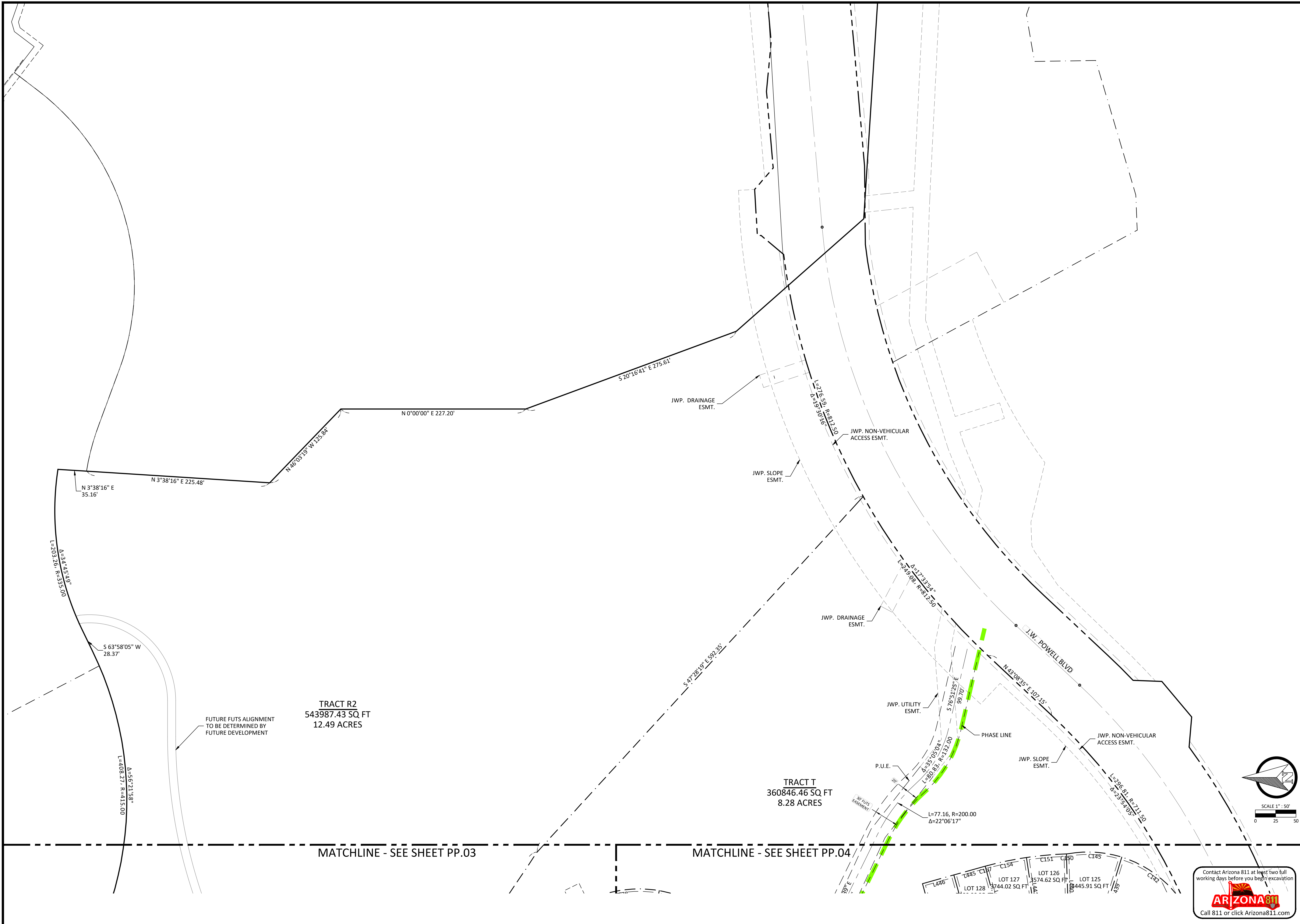
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COCONINO COUNTY FLAGSTAFF, AZ

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PLOTTED: Oct 09, 2025 8:00am



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DWG: <b>PP.05</b>	JOB NO.: 225048	DESIGN BY: ELK	CHECKED: ELK/KAS	DATE: OCTOBER 2025																
	DRAWN BY: CTO	DATE: OCTOBER 2025																		
	SHEET <b>9</b>	OF 15																		
<p>THE TERRACE AT CANYON DEL RIO PRELIMINARY PLAT PRELIMINARY PLAT (3)</p>																				
<p>PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING</p>																				
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<p>COCONINO COUNTY FLAGSTAFF, AZ</p>																				

AREAS table with columns: LOT/TRACT, SQUARE FEET, ACRES. Lists lots 1 through 58 with their respective areas.

AREAS table with columns: LOT/TRACT, SQUARE FEET, ACRES. Lists lots 59 through 129 with their respective areas.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line segments L1 through L82.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line segments L83 through L170.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line segments L171 through L260.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line segments L261 through L369.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line segments L370 through L455.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA. Lists curves C2 through C119.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA. Lists curves C120 through C174.

REVISION table with columns: NO., DATE, BY, CITY SUBMITTAL. Lists revision 1 through 3.

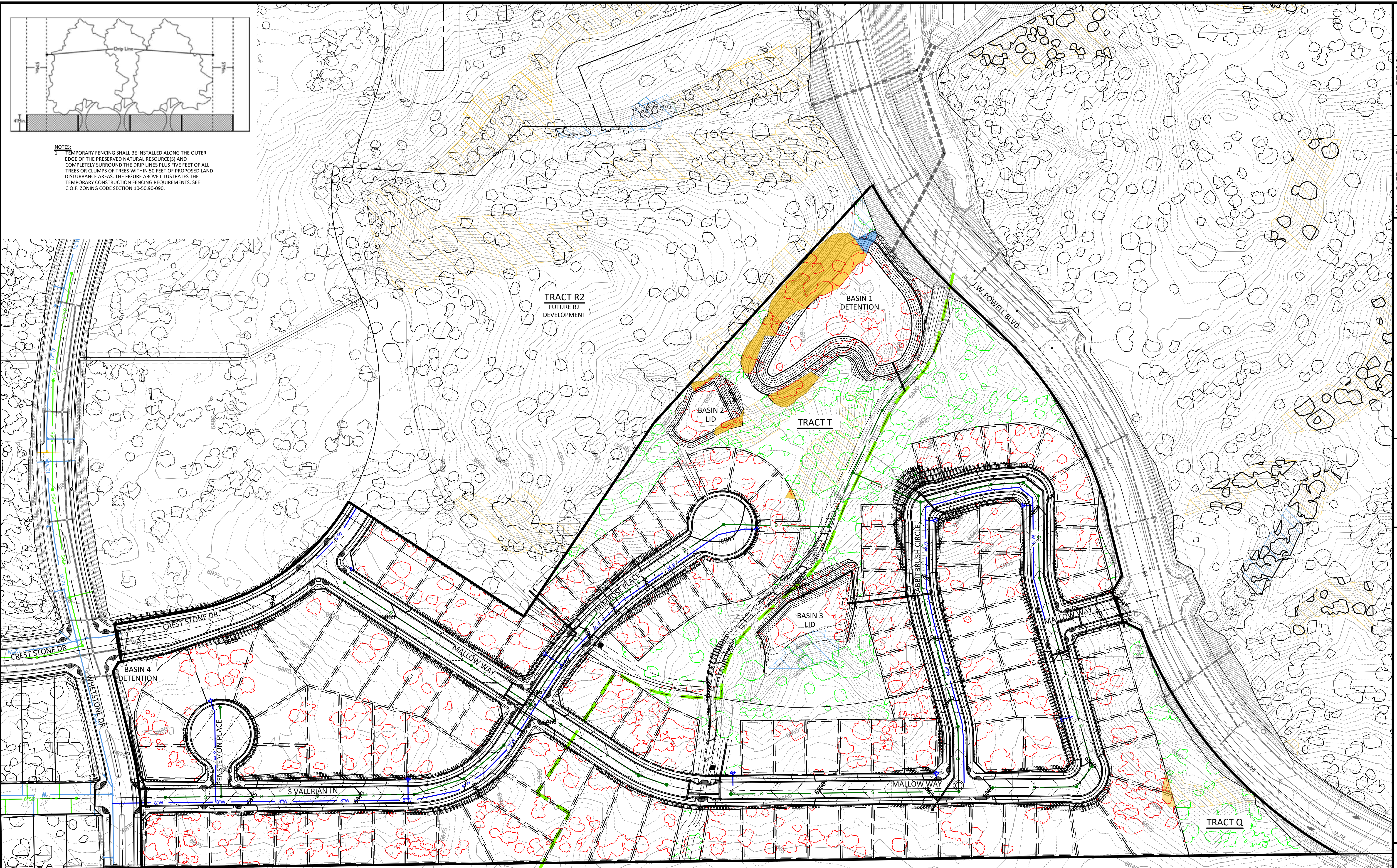
Project information including address (1801 W ROUTE 66, SUITE 117, FLAGSTAFF, AZ 86001) and website (www.ardurra.com).

PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING

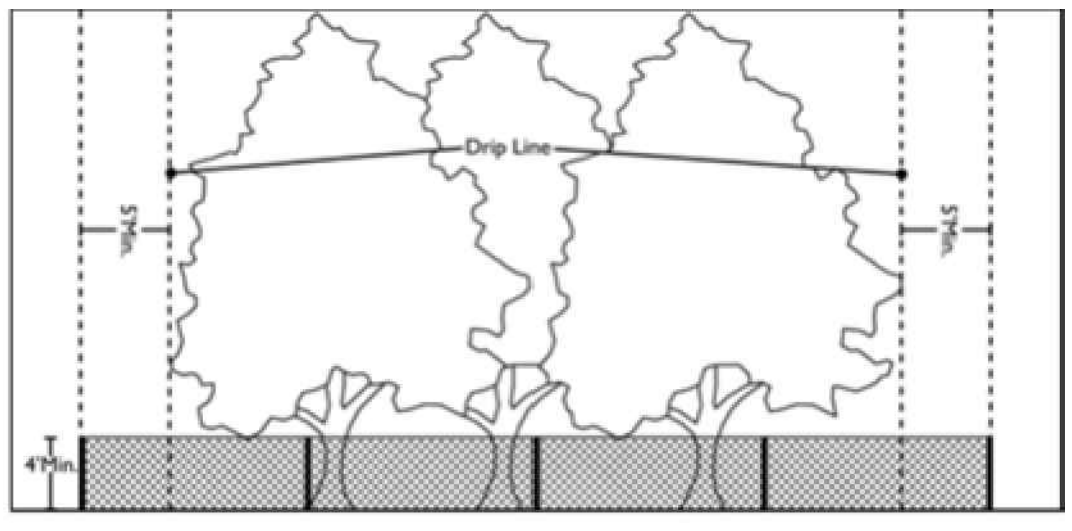
Project title: THE TERRACE AT CANYON DEL RIO, PRELIMINARY PLAT, LOT, LINE AND CURVE TABLES. Includes county (COCONINO COUNTY) and sheet information (SHEET 10 OF 15).



FILE: R:\2025\25048\DRAWINGS\PLATS\PRELIMINARY\NRPP.DWG COCONNELL  
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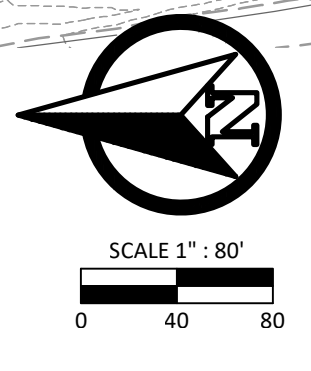


**NOTES**  
 1. TEMPORARY FENCING SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE PRESERVED NATURAL RESOURCE(S) AND COMPLETELY SURROUND THE DRIP LINES PLUS FIVE FEET OF ALL TREES OR CLUMPS OF TREES WITHIN 50 FEET OF PROPOSED LAND DISTURBANCE AREAS. THE FIGURE ABOVE ILLUSTRATES THE TEMPORARY CONSTRUCTION FENCING REQUIREMENTS. SEE C.O.F. ZONING CODE SECTION 10-50.90-090.



**LEGEND**

	PRESERVED TREE CANOPY		EXISTING SLOPE 17-24.99%
	DISTURBED TREE CANOPY		EXISTING SLOPE 25-34.99%
	TREE CANOPY BEYOND PRELIMINARY PLAT BOUNDARY		DISTURBED SLOPE 17-24.99%
	PROJECT BOUNDARY		DISTURBED SLOPE 25-34.99%
	SETBACKS		PHASE LINE
	LOT LINE		



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DWG. NR.01	JOB NO.: 225048	DESIGN BY: ELK	DESIGNED BY: ELK	NO. 1.	DATE 6/24/25	BY	REVISION
	CHECKED: ELK/KAS	DRAWN BY: CTO	DATE: OCTOBER 2025	NO. 2.	DATE 8/28/25	BY	CITY SUBMITTAL
	SHEET 11	OF 15		NO. 3.	DATE 10/9/25	BY	CITY SUBMITTAL
THE TERRACE AT CANYON DEL RIO PRELIMINARY PLAT PRELIMINARY RESOURCE PROTECTION PLAN(1) COCONINO COUNTY FLAGSTAFF, AZ							
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STEEP SLOPE RESOURCES - PARCEL Q1/Q2 & R3	
REQUIRED PRESERVATION RATE FOR 17-24.99%	RESIDENTIAL
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR 17-24.99%	66.5% OF SLOPE AREA
REQUIRED PRESERVATION (SF)	54,684
PRESERVED SLOPE (SF)	38,279
PRESERVATION RATE WITHIN PARCEL Q1/Q2 & R3	20,658
EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)	38%
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	0
-17,621	
STEEP SLOPE RESOURCES 25-34.99%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 25-34.99%	76% OF SLOPE AREA
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR 24.99-34.99%	8,490
REQUIRED PRESERVATION (SF)	6,452
PRESERVED SLOPE (SF)	7,578
PRESERVATION RATE WITHIN PARCEL Q1/Q2 & R3	89%
EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)	0
SLOPE RESOURCES USED FROM SLOPE RESOURCE BUDGET	1,126
STEEP SLOPE RESOURCES >35%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR >35%	100% OF SLOPE AREA
SLOPE AREA WITHIN SUBJECT PARCEL (SF) FOR >35%	0
REQUIRED PRESERVATION (SF)	0
PRESERVED SLOPE (SF)	0
PRESERVATION RATE WITHIN PARCEL Q1/Q2 & R3	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)	-16,496

FOREST RESOURCES - PARCEL Q1/Q2 & R3	
REQUIRED PRESERVATION RATE	RESIDENTIAL
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES	47.5% OF CANOPY AREA
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES WITHIN SUBJECT PARCEL (SF)	240,356
REQUIRED PRESERVED TREE CANOPY AREA (SF)	114,169
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	57,052
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	23.7%
EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA	RESIDENTIAL
EXCESS PRESERVED SLOPE AREA (SF)	0
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	0
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	0
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES	RESIDENTIAL
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	13,230
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF	265
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO AVERAGE TREE CANOPY (SF)	20,782
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	5,196
TOTAL FOREST RESOURCES	RESIDENTIAL
TOTAL TREE CANOPY AREA PRESERVED (SF)	62,248
TOTAL PRESERVATION RATE WITHIN PARCEL Q1/Q2 & R3	25.9%
TREE RESOURCES USED FROM TREE RESOURCE BUDGET	51,921
TOTAL REQUIRED PRESERVATION RATE PARCEL Q1/Q2 & R3	47.5%

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
RESIDENTIAL							
G	MR	19,191	66.5%	12,762	12,199	63.6%	APPROVED
I	R1	30,394	66.5%	20,212	26,351	86.7%	APPROVED
N	MR	49,403	66.5%	32,853	29,256	59.2%	PROPOSED
O-P	MR	0	66.5%	0	0	100.0%	PROPOSED
Q1/Q2 & R3	MR	54,684	66.5%	36,365	20,658	37.8%	PROPOSED
Q3	MR	25,939	66.5%	17,250	25,939	100.0%	UNDEVELOPED
R1*	MR	121,480	66.5%	80,784	94,029	77.4%	PROPOSED
R2	MR	108,802	66.5%	72,354	108,802	100.0%	UNDEVELOPED
R4/R5*	MR	227,171	66.5%	151,069	227,171	100.0%	UNDEVELOPED
S <sub>6</sub>	R1	22,167	66.5%	14,741	14,741	66.5%	PROPOSED
Y*	MR	5,247	66.5%	3,489	5,247	100.0%	DRAINAGE
ZZ*	MR	6,839	66.5%	4,548	6,839	100.0%	DRAINAGE
A	MR	0	66.5%	0	0	100.0%	PUBLIC LANDS
B*	MR	11,947	66.5%	7,944	11,947	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		683,265	66.5%	454,371	583,180	85%	

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
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 & R3	MR	8,490	76%	6,452	7,578	89.3%	PROPOSED
Q3	MR	7,277	76%	5,530	7,277	100.0%	UNDEVELOPED
R1*	MR	7,506	76%	5,705	4,550	60.6%	PROPOSED
R2	MR	2,608	76%	1,982	2,608	100.0%	UNDEVELOPED
R4/R5	MR	44,031	76%	33,464	44,031	100.0%	UNDEVELOPED
S <sub>6</sub>	R1	36,061	76%	27,406	27,406	76.0%	PROPOSED
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
RESIDENTIAL TOTAL:		201,445	76%	153,098	178,314	89%	

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
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 & R3	MR	0	100%	0	0	100.0%	PROPOSED
Q3	MR	0	100%	0	0	100.0%	UNDEVELOPED
R1	MR	0	100%	0	0	100.0%	PROPOSED
R2	MR	0	100%	0	0	100.0%	UNDEVELOPED
R4/R5	MR	70,481	100%	70,481	70,481	100.0%	UNDEVELOPED
S <sub>6</sub>	R1	75,953	100%	75,953	75,953	100.0%	PROPOSED
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	119,822	100%	119,822	119,822	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		290,875	100%	290,875	290,875	100%	

NOTES:  
 1. 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. A REVISED RESOURCE PROTECTION PLAN AND RESOURCE TABLE HAS BEEN SUBMITTED TO THE CITY OF FLAGSTAFF.  
 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  
 4. THE RESIDENTIAL SLOPE RESOURCE TARGET IS INDICATED WITH A GREEN HIGHLIGHT. THE RESIDENTIAL SLOPE RESOURCE BUDGET IS INDICATED WITH AN ORANGE 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. TRACT S IS DEVELOPED AS PART OF FOURTH STREET SOUTH SINGLE-FAMILY (PZ-22-00210). THIS DEVELOPMENT WILL NOT CONTRIBUTE (DEFICIT OR SURPLUS) TO THE CDR RESOURCE BANK.  
 \*BLOCK/TRACT IMPACTED BY J.W. POWELL BLVD CHANGES PER AUGUST 2025 CONSTRUCTION PLANS.  
 NOTE: THIS TABLE HAS BEEN UPDATED WITH THIS PLAT TO SEPARATE R2 FROM R2/R3

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
RESIDENTIAL							
G	MR	78,775	47.5%	37,418	52,427	66.6%	APPROVED
I	R1	122,718	47.5%	58,291	80,180	65.3%	APPROVED
N	MR	55,314	47.5%	26,274	24,774	44.8%	PROPOSED
O-P	MR	92,028	47.5%	43,713	44,579	48.4%	PROPOSED
Q1/Q2 & R3	MR	240,356	47.5%	114,169	62,248	25.9%	PROPOSED
Q3*	MR	52,121	47.5%	24,757	52,121	100.0%	UNDEVELOPED
R1*	MR	129,291	47.5%	61,413	78,079	60.4%	PROPOSED
R2*	MR	92,937	47.5%	44,145	92,937	100.0%	UNDEVELOPED
R4/R5*	MR	196,682	47.5%	93,424	196,682	100.0%	UNDEVELOPED
S <sub>10</sub>	R1	151,290	47.5%	71,863	71,863	47.5%	PROPOSED
Y*	MR	702	47.5%	334	702	100.0%	DRAINAGE
ZZ	MR	0	47.5%	0	0	100.0%	DRAINAGE
A	MR	9,378	47.5%	4,455	9,378	100.0%	PUBLIC LANDS
B*	MR	49,971	47.5%	23,736	49,971	100.0%	PUBLIC LANDS
RESIDENTIAL TOTAL:		1,271,563	47.5%	603,992	815,941	64%	

NOTES:  
 1. 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. A REVISED RESOURCE PROTECTION PLAN AND RESOURCE TABLE HAS BEEN SUBMITTED TO THE CITY OF FLAGSTAFF.  
 2. EXISTING TREE CANOPY INCLUDES TREES WITHIN THE PARCEL OUTSIDE OF SLOPE RESOURCES.  
 3. THIS IS CALCULATED BASED ON THE EXISTING TREE CANOPY AS DESCRIBED IN NOTE 1.  
 4. 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.  
 5. 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  
 6. 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  
 7. 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.  
 8. 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.  
 9. ALL PARCELS, EXCLUDING PHASE 1 ROADWAYS, HAVE BEEN THINNED ACCORDING TO THE FIRE-WISE PROGRAM SINCE THE NRPP WAS APPROVED FOR THE PHASE 1  
 10. J.W. POWELL BLVD ROADWAY RESOURCES HAVE BEEN REMOVED PER THE AUGUST 2025 CONSTRUCTION PLANS.  
 11. TRACT S IS DEVELOPED AS PART OF FOURTH STREET SOUTH SINGLE-FAMILY (PZ-22-00210). THIS DEVELOPMENT WILL NOT CONTRIBUTE (DEFICIT OR SURPLUS) TO THE CDR RESOURCE BANK.  
 \*BLOCK/TRACT IMPACTED BY J.W. POWELL BLVD CHANGES PER AUGUST 2025 CONSTRUCTION PLANS.  
 NOTE: THIS TABLE HAS BEEN UPDATED WITH THIS PLAT TO SEPARATE R2 FROM R2/R3

COMMERCIAL TARGET			
APPROVED DEVELOPMENT			
COMMERCIAL TREE RESOURCE BUDGET			
RESIDENTIAL TREE RESOURCE BUDGET			
RESIDENTIAL TARGET			
PROPOSED DEVELOPMENT			

NO.	DATE	BY	REVISION
1.	6/24/25		CITY SUBMITTAL
2.	8/28/25		CITY SUBMITTAL
3.	10/9/25		CITY SUBMITTAL

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THE TERRACE AT CANYON DEL RIO  
 PRELIMINARY PLAT  
 PRELIMINARY RESOURCE PROTECTION PLAN(2)  
 COCONINO COUNTY  
 FLAGSTAFF, AZ

DWG. NO.	225048	DESIGN BY:	ELK	CHECKED BY:	CTO	DATE:	OCTOBER 2025
SHEET	NR.02	DRAWN BY:	ELK/KAS	CHECKED BY:	ELK/KAS		
OF	12						



## Zoning Code Landscape Requirements

AREA	QUANTITY	TREES REQUIRED	SHRUBS REQ'D	GROUNDCOVER REQ'D
Interior Street (Parkway)	8,166 LF	1 per 45 LF = 182 182 Trees Provided	N/A	N/A
Plant Totals Required/Provided		182 Trees Required, 182 Trees Provided	0 Shrubs Required, 12 Shrubs Provided	0 GCs Required, 20 GCs Provided

**NOTES:** Interior street parkway trees to be installed at the completion of home construction for each individual lot. Irrigation for the trees to be provided by homeowner's irrigation system. Exact tree locations may be adjusted during the design of the site plan or landscape plan for the home of each individual lot. The irrigation for the Parkway trees along Crest Stone will be on it's own drip irrigation system and installed with the development of that road.

## General Notes

All newly planted ground covers, shrubs, and trees will receive drip irrigation from an automatic drip irrigation system with backflow prevention and rain sensor. No hydrozones, turf areas, or other oasis areas are proposed.

### GRADING

The grades and contours shown are to the finish grade of the project. The finish grade is to the top of the final landscaping. For all mulch and soil amendments to be installed, the contractor is required to verify that the top of the ground cover matches grades on the plans.

### CoF 13-06-007-0004 LANDSCAPING NOTES

Planting needs to occur during the months that irrigation systems are in operation. Therefore, planting may occur between April 1 and September 30.

### Tree and Shrub Installation

- Soil excavated from the planting pit shall be typically considered acceptable as backfill material for planting.
- All containers shall be removed prior to plant installation in a manner that does not disturb the potted soil or root ball.
- Set the root ball on six (6) inches of firm planting soil, plumb and in the center of the pit with the root ball crown slightly above the same elevation as adjacent finished landscape grades. Remove any wire, twine, burlap, or other material from the upper one third of the root ball of balled and burlapped stock. Wire baskets and synthetic burlap shall be completely removed after the root ball has been placed in its final location.
- Once plant is set, place backfill material around base and sides of root ball and work each layer to settle backfill and eliminate voids. When backfilling is 2/3 complete, water thoroughly. Place the remainder of the backfill and repeat watering until no more is absorbed. Place the final layer of backfill and water.
- Two to three inches of specified mulch shall be placed in the area disturbed by excavation of the planting well.

### Groundcover Installation

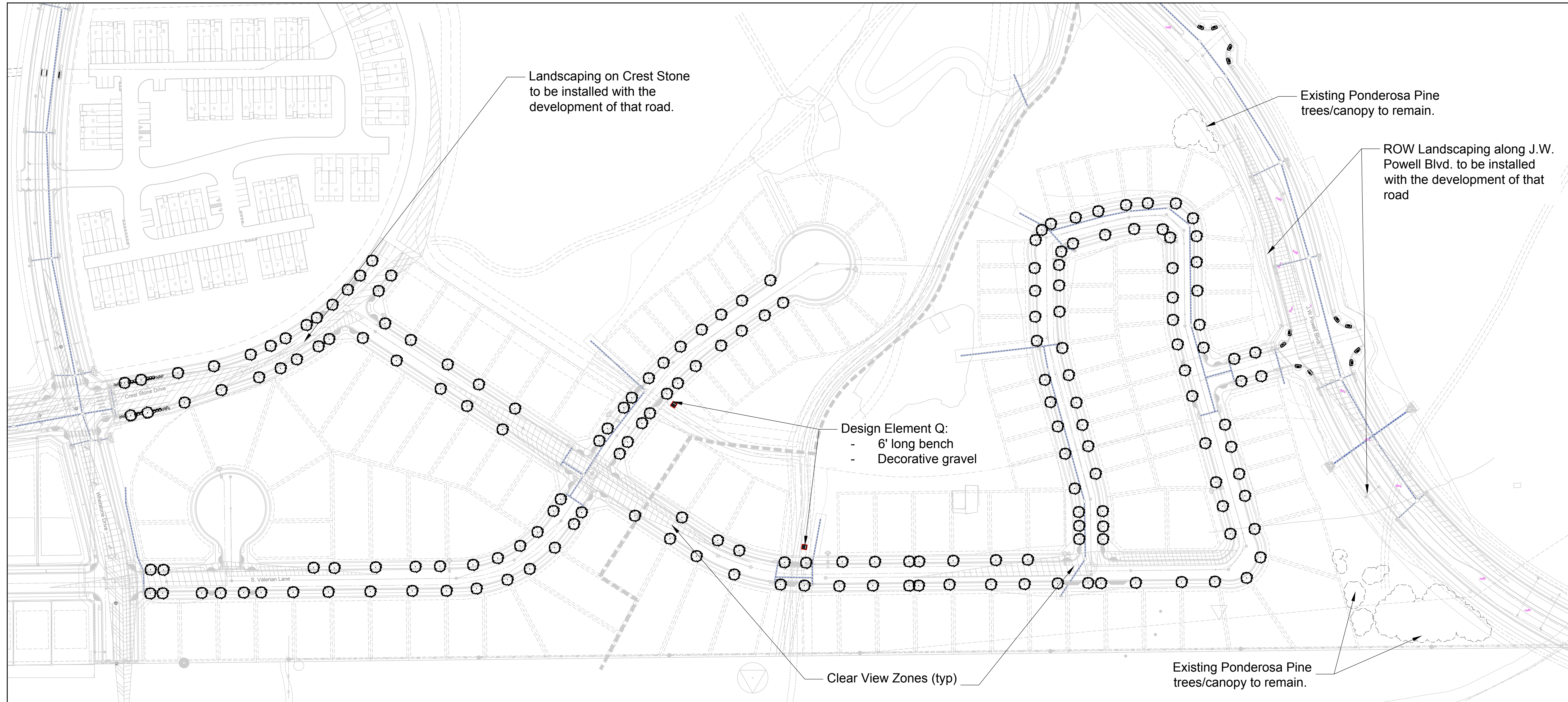
Prior to planting activities, completely remove existing weeds, including roots. Immediately prior to installation, cultivate groundcover areas to a depth of six (6) inches and grade smoothly and uniformly. Plant groundcover so the root crown is at or slightly above the bed's finish grade. After planting of groundcover and prior to mulching, spread pre-emergent weed control over planting bed soil surface per manufacturer's written directions. Install the specified mulch to a depth of two (2) inches over the entire groundcover bed.

### Landscape Completion

- Prune dead or damaged branches, making all cuts at branch collar. Maintain the natural habit, shape and specified size. Remove all tags, labels, and other material.

## Landscape Materials, Quantities and Remarks

QTY	SYMBOL	DESCRIPTION
180 SF		1/2" Decorative Gravel
2		6' In ground mount steel bench or approved equal

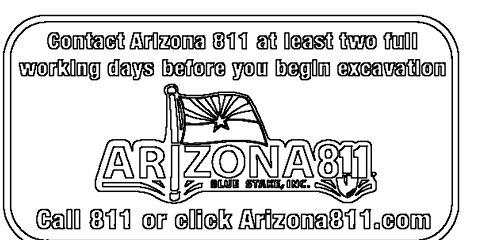


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## The Terrace at Canyon Del Rio

Flagstaff, AZ



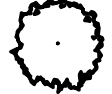














Date Revisions By

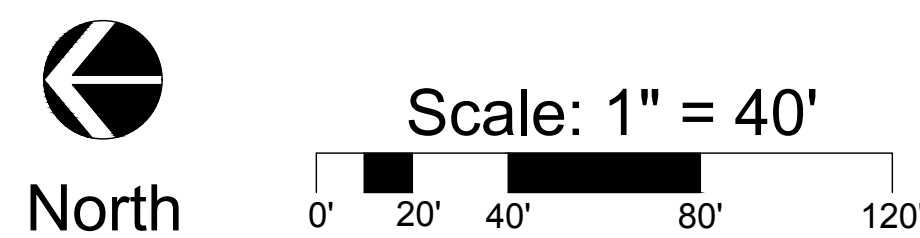
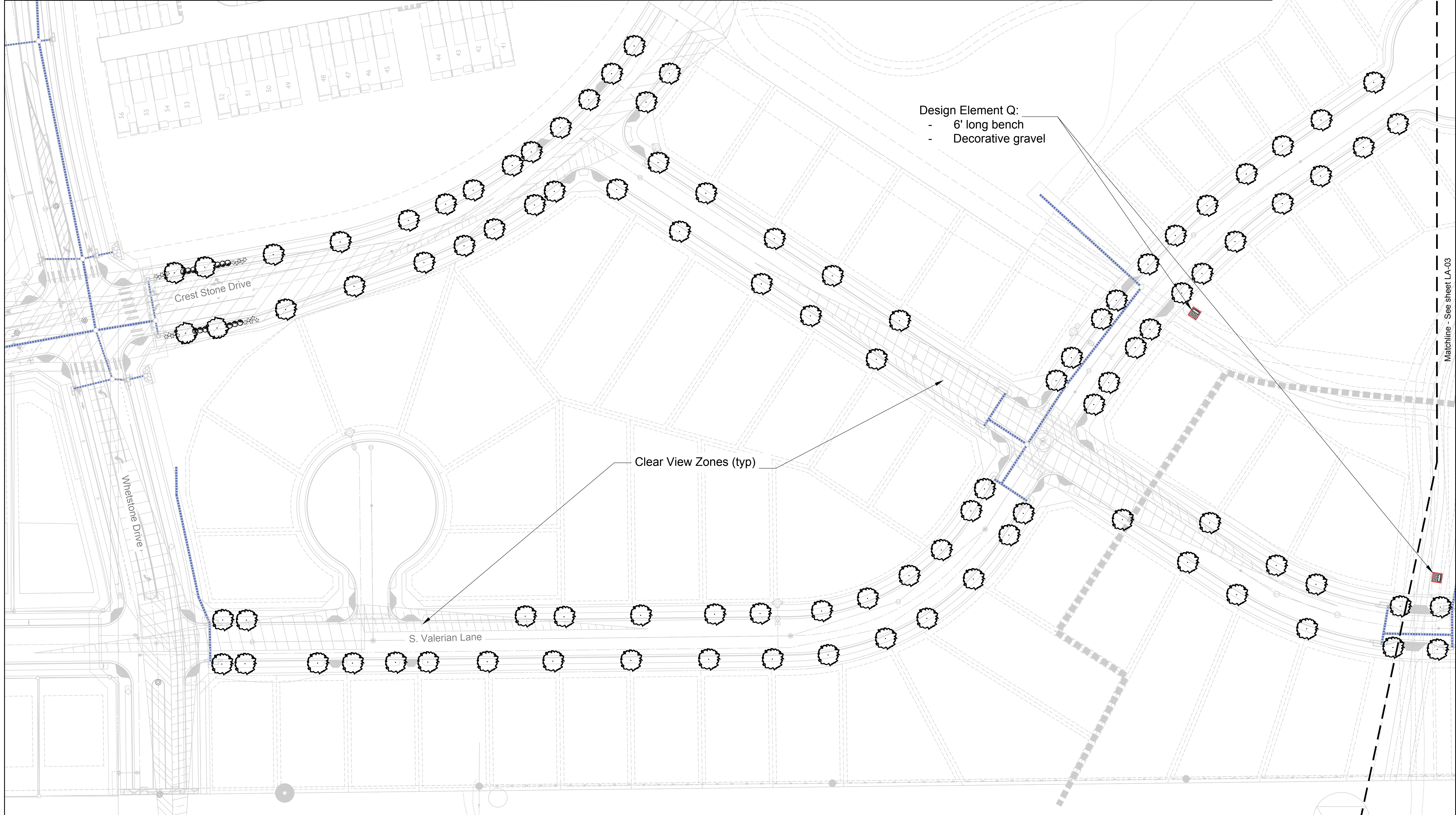
Drawn by: DB  
 Checked by: DB  
 Drawing Date: 10-9-2025  
 Submittal Dates: 10-9-2025  
 Phase: Preliminary Plan  
 COF Project/APN Number: 106-08-043

## Landscape Plan

# LA-01

Plant List

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES	QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES	QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
296 INTERIOR STREET TREES				12 SHRUBS				20 GROUNDCOVER			
1	 Acer ginnala / Amur maple	2" caliper	15' x 15', Naturalized	1	 Chamaebatiaria millefolium / Fernbush	5 gallons	4' x 4', Native	1	 Achillea lanulosa / Western yarrow	1 gallon	18" x 18", Native
1	 Acer freemanii / Freeman's maple	2" caliper	50' x 30', Naturalized	1	 Fallugia paradoxa / Apache plume	5 gallons	4' x 4', Native	1	 Aquilegia chrysantha / Golden Columbine	1 gallon	18" x 18", Native
1	 Crataegus spp. / Hawthorn	2" caliper	25' x 25', Naturalized	1	 Physocarpus spp. / Ninebark	5 gallons	4' x 4', Native	1	 Mahonia repens / Creeping Holly	1 gallon	24" x 36", Native
1	 Fraxinus pennsylvanica / Patmore Ash	2" caliper	40' x 25', Naturalized	1	 Prunus besseyi / Western sandcherry	5 gallons	3' x 3', Native	1	 Nepeta faassenii / Catmint	1 gallon	12" x 18", Naturalized
1	 Malus spp. / Flowering Crabapple	2" caliper	15' x 15', Naturalized	1	 Rhus trilobata / Three-leaf sumac	5 gallons	4' x 4', Naturalized				
1	 Plantus x acerifolia / London Planetree	2" caliper	30' x 25', Naturalized								

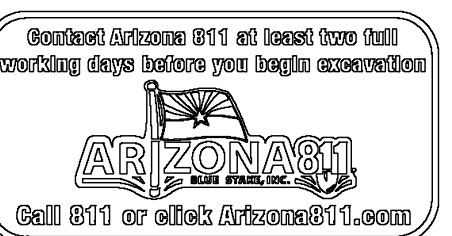


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The Terrace at Canyon Del Rio

Flagstaff, AZ

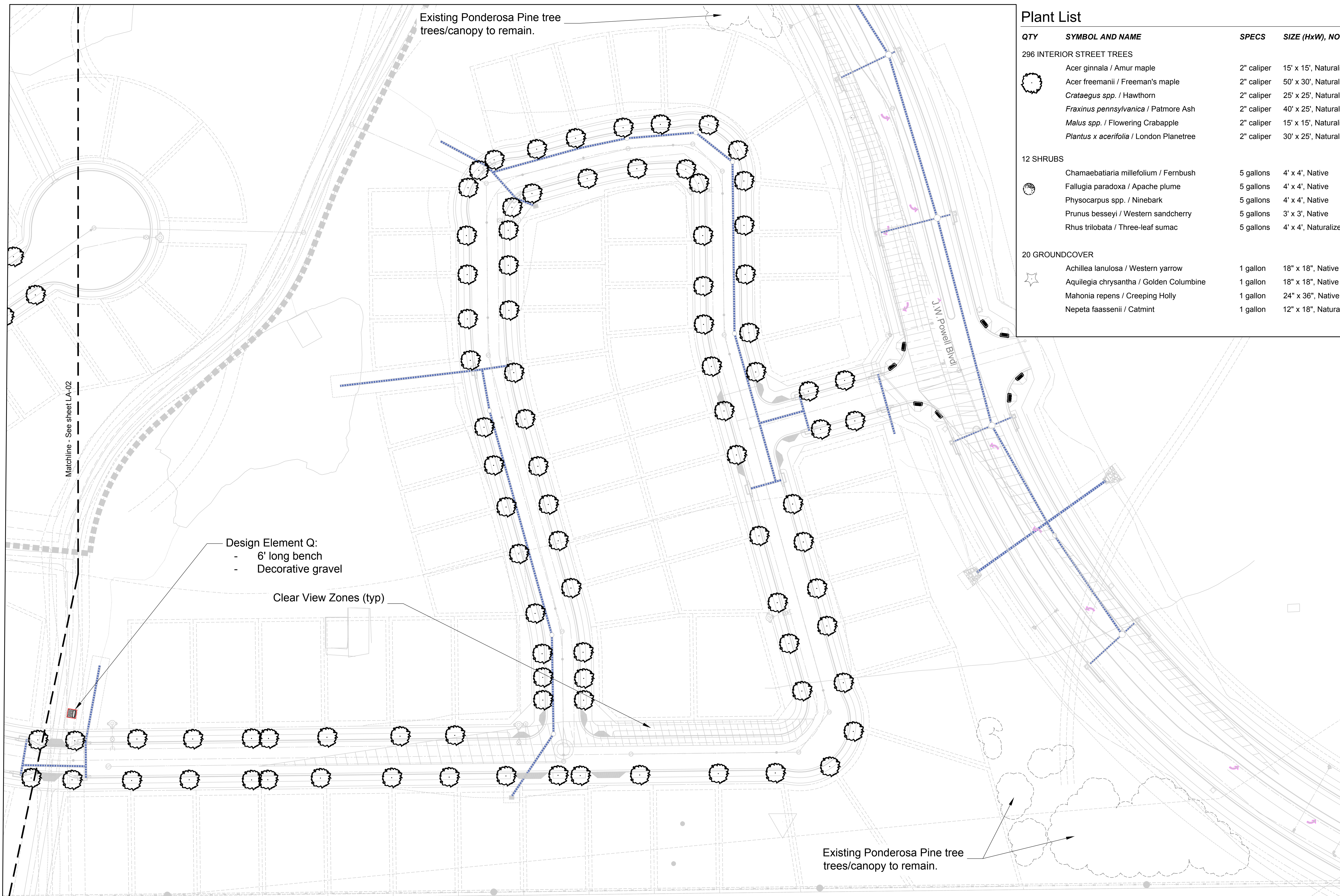


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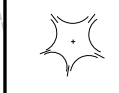
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 Checked by: DB  
 Drawing Date: 10-9-2025  
 Submittal Dates: 10-9-2025  
 Phase: Preliminary Plat  
 COF Project/APN Number: 106-08-043

Landscape Plan

LA-02



### Plant List

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
<b>296 INTERIOR STREET TREES</b>			
	Acer ginnala / Amur maple	2" caliper	15' x 15', Naturalized
	Acer freemanii / Freeman's maple	2" caliper	50' x 30', Naturalized
	Crataegus spp. / Hawthorn	2" caliper	25' x 25', Naturalized
	Fraxinus pennsylvanica / Patmore Ash	2" caliper	40' x 25', Naturalized
	Malus spp. / Flowering Crabapple	2" caliper	15' x 15', Naturalized
	Plantus x acerifolia / London Planetree	2" caliper	30' x 25', Naturalized
<b>12 SHRUBS</b>			
	Chamaebatiaria millefolium / Fernbush	5 gallons	4' x 4', Native
	Fallugia paradoxa / Apache plume	5 gallons	4' x 4', Native
	Physocarpus spp. / Ninebark	5 gallons	4' x 4', Native
	Prunus besseyi / Western sandcherry	5 gallons	3' x 3', Native
	Rhus trilobata / Three-leaf sumac	5 gallons	4' x 4', Naturalized
<b>20 GROUNDCOVER</b>			
	Achillea lanulosa / Western yarrow	1 gallon	18" x 18", Native
	Aquilegia chrysantha / Golden Columbine	1 gallon	18" x 18", Native
	Mahonia repens / Creeping Holly	1 gallon	24" x 36", Native
	Nepeta faassenii / Catmint	1 gallon	12" x 18", Naturalized

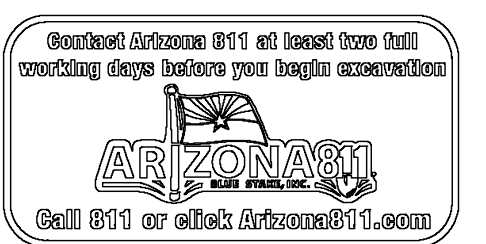


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## The Terrace at Canyon Del Rio

Flagstaff, AZ



Date Revisions By

Drawn by: DB  
 Checked by: DB  
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 Submittal Dates: 10-9-2025  
 Phase: Preliminary Plat  
 COF Project/APN Number: 106-08-043

## Landscape Plan

# LA-03

