

PLOTTED: Oct 09, 2025-9:58am

FILE: P:\2023\22374\DRAWINGS\PLATS\PRELIMINARY\22374 - COVER.DWG BHOANIE

PROJECT OWNER/DEVELOPER:

CONTACT: BRIAN BURCH
BURCH 6, LLC.
6245 N. 24TH PARKWAY, SUITE 207,
PHOENIX, AZ 85016

CONTACT: BRIAN RHOTON
CDR LAND INVESTORS II, LLC
3605 S. FLAGSTAFF RANCH ROAD
FLAGSTAFF, AZ 86005

PROPERTY INFORMATION:

APN# 106-08-003F (±57.4 AC) & PORTION OF
106-08-043, KNOWN AS TRACT Z OF THE CDR
FINAL BLOCK PLAT - SEGMENT FOR THIS PROJECT
KNOWN AS PARCEL S OF THE CDR PHASE 2
PRELIMINARY BLOCK PLAT (TRACT Z ±119.6 AC, OF
WHICH 13.04 AC IS USED FOR THIS BLOCK PLAT)

ZONING: RURAL RESIDENTIAL (RR) & SINGLE-FAMILY
RESIDENTIAL (R1)

NUMBER OF LOTS: 113

NUMBER OF TRACTS: 20

GROSS AREA: ±70.44 AC

NET AREA: ±59.13 AC

TOTAL AREA OF ROW: ±11.31 AC

TOTAL AREA OF LOTS: ±27.49 AC

TOTAL AREA OF TRACTS: ±31.64 AC

THE SUBDIVISION WILL BE DEVELOPED AS A PLANNED RESIDENTIAL
DEVELOPMENT USING THE 2024 CITY OF FLAGSTAFF PLANNED RESIDENTIAL
DEVELOPMENT STANDARDS.

- 1. 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 41-90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT
SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF
CODES AND ORDINANCES.
4. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL
COMMON AREAS TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE
FACILITIES).
5. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.
6. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED
PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE
LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING;
CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC
UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

SUMMARY OF TRACTS

HOMEOWNERS ASSOCIATION (HOA)

- 1. TRACT 'A' INTENDED FOR STREET BUFFER/Common SPACE.
2. TRACT 'B' INTENDED FOR STREET BUFFER/Common SPACE.
3. TRACT 'C' INTENDED FOR COMMON SPACE, PUBLIC ACCESS
AND DRAINAGE.
4. TRACT 'D' INTENDED FOR STREET BUFFER/Common SPACE.
5. TRACT 'E' INTENDED FOR STREET BUFFER/Common SPACE.
6. TRACT 'F' INTENDED FOR STREET BUFFER/Common SPACE.
7. TRACT 'G' INTENDED FOR STREET BUFFER/Common SPACE.
8. TRACT 'H' INTENDED FOR STREET BUFFER/Common SPACE.
9. TRACT 'I' INTENDED FOR STREET BUFFER/Common SPACE.
10. TRACT 'J' INTENDED FOR STREET BUFFER/Common SPACE.
11. TRACT 'K' INTENDED FOR STREET BUFFER/Common SPACE.
12. TRACT 'L' INTENDED FOR STREET BUFFER/Common SPACE.
13. TRACT 'M' INTENDED FOR STREET BUFFER/Common SPACE.
14. TRACT 'N' INTENDED FOR STREET BUFFER/Common SPACE.
15. TRACT 'O' INTENDED FOR COMMON SPACE, PUBLIC ACCESS
AND DRAINAGE.

PROJECT ENGINEER:

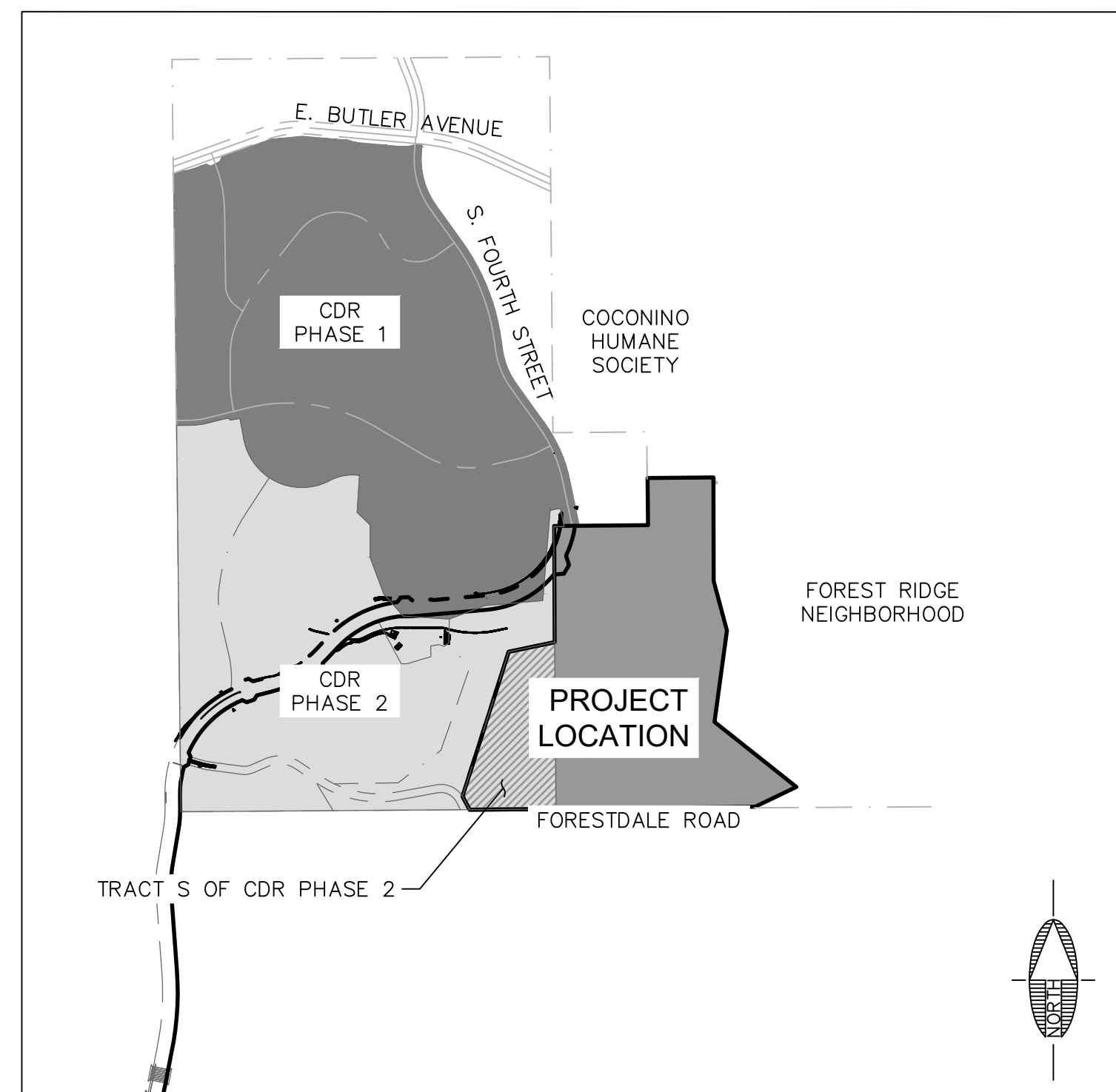
ARDURRA
CONTACT: ALICIA STOFFERS, P.E.
1801 W. ROUTE 66, SUITE 117
FLAGSTAFF, AZ 86001
(928) 774-4636

SURVEYOR:

ARDURRA
AARON BORLING, RLS #48756
1801 W. ROUTE 66, SUITE 117
FLAGSTAFF, AZ 86001
(928) 774-4636

PRELIMINARY PLAT
FOR
FOURTH STREET SOUTH SINGLE FAMILY
FLAGSTAFF, ARIZONA

LOCATED IN SECTION 24, TOWNSHIP 21 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER
MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF,
ARIZONA



VICINITY MAP
N.T.S.

LEGEND

- EXISTING EASEMENT
ROAD CENTERLINE
LOT LINE
RIGHT-OF-WAY
PROPERTY LINE
EXISTING GAS
EXISTING EASEMENT
EXISTING SEWER
EXISTING UNDERGROUND ELECTRIC
EXISTING WATER
EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
PROPOSED EASEMENT
PROPOSED LOT #
PROPOSED WATER
PROPOSED SEWER
PROPOSED INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED TREE
FIRE HYDRANT
WATER METER
SEWER MANHOLE
LID BASIN

SHEET INDEX table with columns: SHT. NO., DWG. NO., SHEET TITLE. Rows 1-15 listing various sheets like COVER SHEET, EXISTING BOUNDARY, PLAT OVERVIEW, etc.

DESIGN ELEMENTS table with columns: CHOSEN DESIGN ELEMENT, POINTS. Rows for accessory dwelling units, resource preservation, enhanced pedestrian environments.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BRADY HORN (BY LETTER) 02/20/2025
DATE: DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 03/06/2025
DATE: DATE:

LUMEN

CHRIS NIELSEN 04/30/2025
DATE: DATE:

ALTICE USA

JASON QUINLAN (BY LETTER) 05/05/2025
DATE: DATE:

UTILITY COMPANY CONTACTS

APS CONTACT: BRADY HORN 2200 E. HUNTINGTON FLAGSTAFF, AZ 86004 BRADY.HORN@APS.COM PHONE: (928) 773-6440
CENTURYLINK CONTACT: KEVIN WAGNER 112 NORTH BEAVER STREET FLAGSTAFF, AZ 86001 KEVIN.WAGNER@CENTURYLINK.COM PHONE: (928) 779-4931
UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM PHONE: (928) 226-2269
ALTICE USA CONTACT: JASON QUINLAN 910 MILTON RD FLAGSTAFF, AZ 86001 JASON.QUINLAN@ALTICEUSA.COM PHONE: (928) 202.6237

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.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and
platted hereon was made under my direction and supervision and is
accurately represented on this plat.
I also certify that the plat is in substantial conformance to the
approved tentative plat and that this plat is correct and accurate as
shown to the best of my knowledge and belief.

Registered Land Surveyor
Date \_\_\_\_\_

CDR PLANNED UNIT TRACKING TABLE with columns: PARCEL, APPROVED PLANNED UNIT COUNT, PLATTED/SITE PLANNED LOT COUNT, AVAILABLE FOR TRANSFER. Rows for parcels G, I, J1, J2, N, O, P, Q1, Q2, Q3, R1-R5, S, and TOTAL.

Impervious Area & LID Analysis table with columns: Outlet, Basin ID, Proposed Basin Area (sf), Existing Impervious Area for LID (sf), Proposed Impervious Area for LID (sf), Net Impervious Area (sf), 1-1/2" LID Volume (cf), 1" LID Volume (cf), 0.5" LID Volume (cf). Rows for Basin A and Basin RD.

\*Note: The proposed impervious areas calculated based on the weighted curve number for each drainage area
To be conservative and for simplicity, the entire subbasins A1 and A2 are assumed to fall within the 1.5"
requirement rather than 1".

FOURTH STREET SOUTH SINGLE FAMILY DENSITY TRACKING TABLE with columns: APN, ACERAGE, ZONE, ALLOWABLE DENSITY, ALLOWABLE# OF LOTS. Rows for APN 106-08-003F, TRACT S, and TOTAL ALLOWABLE RANGE.

DRAINAGE NOTE

LID (VOLUMETRIC REDUCTION) IS REQUIRED FOR THE PROPOSED DEVELOPMENT. THE CITY OF FLAGSTAFF STORMWATER SECTION HAS DETERMINED
THAT FOR ALL SITES FOR WHICH LID IS REQUIRED, THE REQUIREMENT TO RETAIN, INFILTRATE, OR REUSE 1-INCH OF RAINFALL WILL BE FOR
NEW/ADDITIONAL IMPERVIOUS AREA ONLY. SPECIAL CONSIDERATIONS APPLY TO APN 106-08-043 WHICH IS PART OF THE AREA COVERED BY THE
DRAINAGE IMPACT ANALYSIS FOR CANYON DEL RIO. THAT DRAINAGE IMPACT ANALYSIS DETERMINED 1.5-INCHES OF RUNOFF WOULD NEED TO BE
CAPTURED FOR THIS PORTION OF THE OVERALL SITE TO ALLEVIATE DOWNSTREAM VOLUMETRIC CONCERNS.

LID (WATER QUALITY TREATMENT) WILL BE PROVIDED OUTSIDE OF THE REGIONAL DETENTION AREAS THAT ARE PROPOSED ON THE PRELIMINARY
PLAT. LID FACILITY LOCATIONS ARE DETERMINED WITH THE PRELIMINARY PLAT, AND LID TYPES WILL BE DETERMINED DURING THE FINAL PLAT. THE
WATER QUALITY COMPONENTS OF LID ARE PERMITTED IN THE WASH OR FEMA FLOODPLAIN ON PRIVATE LAND. RETENTION IS PERMITTED IN THESE
AREAS WITH PROPER DESIGN. TWO RETENTION/DETENTION BASINS ARE PROPOSED WITHIN THE RIO DE FLAG FLOODPLAIN, AND HAS BEEN DESIGNED
TO A PRELIMINARY LEVEL TO RELEASE STORMWATER LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT FLOW RATE FOR THE EXISTING CONDITIONS
FOR THE 10 YEAR STORM EVENT. VERIFICATION OF FLOWS WILL OCCUR DURING FINAL PLAT PREPARATION. THE PROPOSED DEVELOPMENT WILL
FOLLOW THE EXISTING DRAINAGE PATTERNS. A PRELIMINARY DRAINAGE REPORT IS PROVIDED WITH THE PRELIMINARY PLAT.

RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. A PRELIMINARY NATURAL RESOURCE
PROTECTION PLAN HAS BEEN PROVIDED.

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION FOR 106-08-043 ACCORDING TO ALTA SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. IN MAY
2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY. BOUNDARY AND TOPOGRAPHIC INFORMATION FOR 106-08-003F
ACCORDING TO BOUNDARY SURVEY PREPARED BY AND SHEPHARD-WESNITZER, INC. IN MAY 2023 AND TOPOGRAPHIC SURVEY PREPARED BY
LIGHTFORCE MEDIA, LLC IN SEPTEMBER 2023.

LEGAL DESCRIPTION:

APN 106-08-003F & 106-08-043

ASSESSOR'S PARCEL NUMBER 106-08-43 ACCORDING TO INSTRUMENT NUMBER 37176454, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.
ASSESSOR'S PARCEL NUMBER 106-08-003F ACCORDING TO INSTRUMENT NUMBER 3979839, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

FEMA DESIGNATION

THIS PROJECT IS LOCATED WITHIN ZONES X AND AE OF FEMA FIRM MAP #04005C6817, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS
AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

BASIS OF BEARING

S 0°29'38" E 1986.10' FROM THE NORTHWEST CORNER OF THE SUBJECT PARCEL, CAP NA PK LS 10684 TAH, TO THE SOUTH QUARTER CORNER
OF SECTION S24/25, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA.

EARTHWORK SUMMARY

EXCAVATION: 22,404 C.Y. THESE PRELIMINARY EARTHWORK VALUES ARE FOR THE CONSTRUCTION
EMBANKMENT: 87,643 C.Y. OF ROADWAYS AND 10-YR DETENTION BASINS.

FIRE PREVENTION

HOMES ON LOTS 7-49 WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER THE INTERNATIONAL FIRE CODE (IFC) AND CITY OF
FLAGSTAFF AMENDMENTS TO IFC.

Vertical sidebar containing: FLAGSTAFF ARIZONA, FOURTH STREET SOUTH SINGLE FAMILY COVER SHEET, JOB NO: 22374, DATE: OCT 25, SCALE: AS SHOWN, DRAWN: JEF/JH, DESIGN: JEF/JH, CHECKED: GEC, 110 W. Dole Avenue Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swioz.com, SWI Shephard Wesnitzer Inc An ARDURRA Company, REVISIONS table, DATE, NO., DESCRIPTION, DRAWING NO. CVR, SHT NO. OF 1 15.

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

A.P.N. 106-08-020

SUBJECT PARCEL  
A.P.N. 106-08-003F  
±57.4 AC

TRACT 'S'  
CDR PHASE 2  
A.P.N. 106-08-043  
±13.04 AC

CDR PHASE 1  
A.P.N. 106-08-039

CDR PHASE 2  
A.P.N. 106-08-043

### COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET  
 GEODETIC DATUM: NAD 83 (CONUS)  
 VERTICAL DATUM: NGVD 29  
 SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (2015)

PROJECTION:  
 TRANSVERSE MERCATOR  
 LATITUDE OF GRID ORIGIN: 35° 00' 00" N  
 LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W  
 NORTHING AT GRID ORIGIN: 0 FT  
 EASTING AT CENTRAL MERIDIAN: 70,000 FT  
 CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. A PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

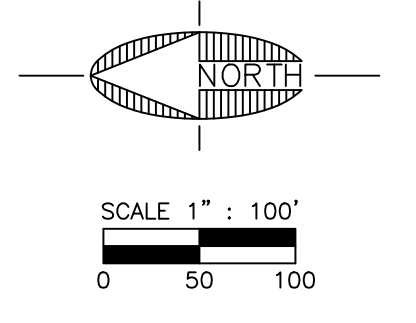
ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM SWI CONTROL POINT '1000' USING GPS WITH NGS GEIOD12A". ELEVATIONS SHOWN HEREON ARE REFERENCED FROM PANEL POINT 'HV 9007' PER AERIAL SURVEY DATA OBTAINED FROM NORTHLAND EXPLORATION SURVEYS.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON A LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #1000 = NA PK LS 10684 TAH  
 NORTHING = 49011.60 FT  
 EASTING = 44774.59 FT

POINT #1001 = GVT BLM 3.5 INCH S ¼ S24/25  
 NORTHING = 47025.58 FT  
 EASTING = 44791.71 FT

BASIS OF BEARING BETWEEN POINTS IS S 0°29'17" E 1986.04'



FLAGSTAFF  
ARIZONA

SOUTH SINGLE FAMILY

EXISTING BOUNDARY

JOB NO:	223274
DATE:	OCT 25
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	JEE/KMF
CHECKED:	GEC

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



NO.	DESCRIPTION	DATE	BY

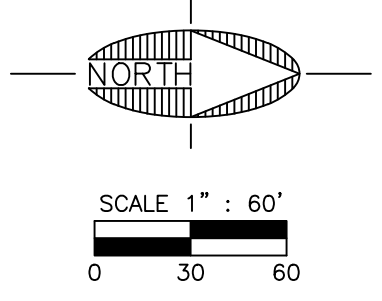
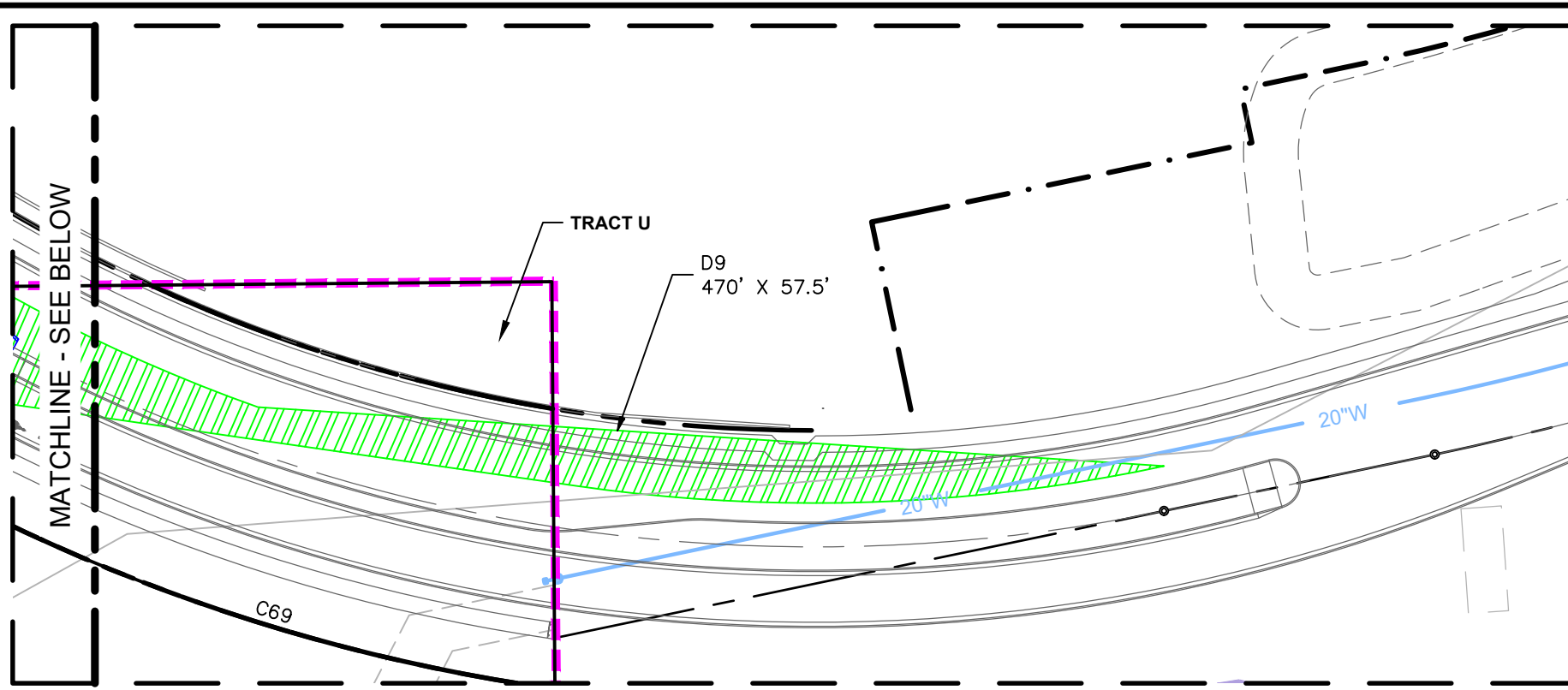
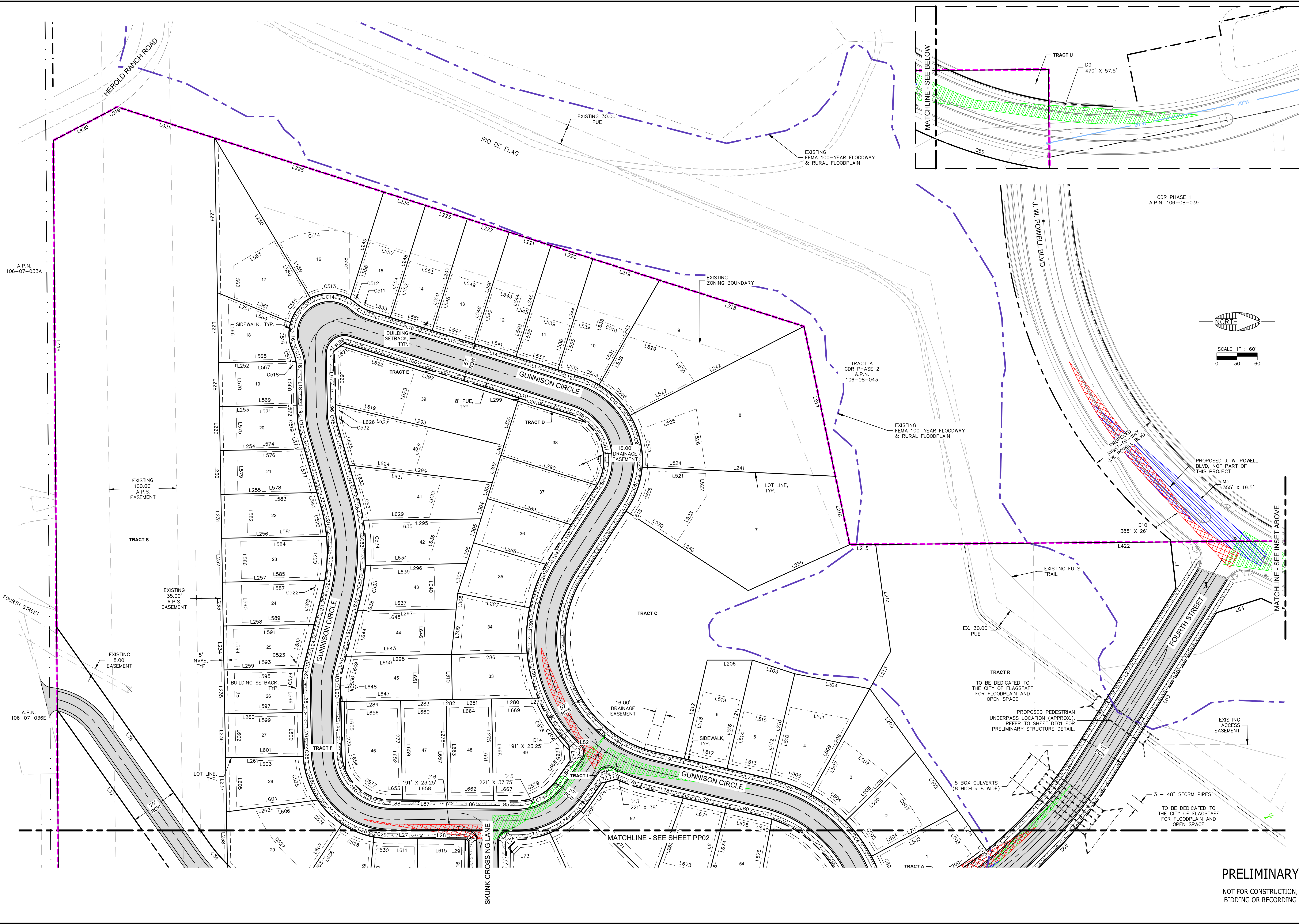
Call at least two full working days before you begin excavation.

**ARIZONA811**  
ArizonaBlueStake, Inc.  
808 841-1111 or 1-800-514-1111 (825-5348)

DRAWING NO.	<b>EB01</b>
SHT NO.	2
OF	15

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING





JOB NO:	223274
DATE:	OCT 25
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	JEE/KHF
CHECKED:	GEC

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



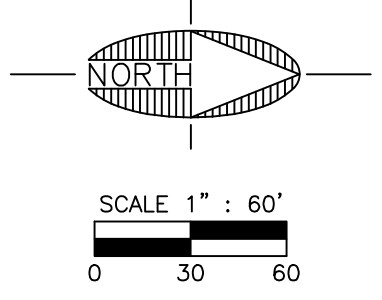
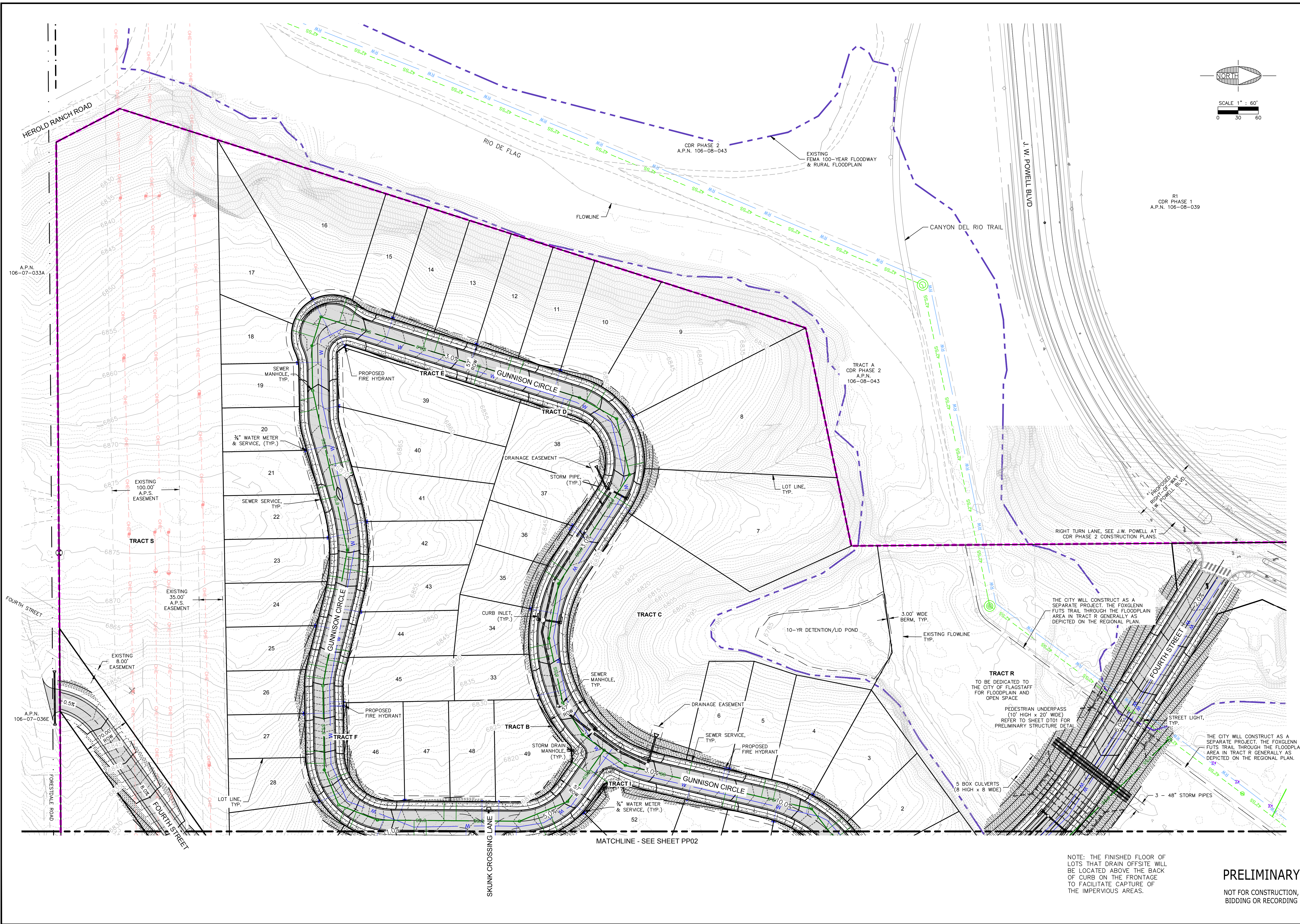
NO.	DESCRIPTION	DATE	BY

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

**ARIZONA811**  
ArizonaOneStop.com  
800-841-1111 or 1-800-541-1111 (828-5348)

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING






R1  
CDR PHASE 1  
A.P.N. 106-08-039

CDR PHASE 2  
A.P.N. 106-08-043

TRACT A  
CDR PHASE 2  
A.P.N. 106-08-043

A.P.N.  
106-07-033A

A.P.N.  
106-07-036E

JOB NO: 223274		DATE: OCT 25		SCALE: AS SHOWN		DRAWN: BH		DESIGN: JEE/KHF		CHECKED: GEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi2.com											
 <b>Shepard Wesnitzen, Inc.</b> An ARDURRA Company											
NO.	DESCRIPTION	DATE	BY								
Call at least two full working days before you begin excavation. ARIZONA811 ArizonaOneStop.com 800-84-1-1 or 1-800-514-1111 (AZ-5148)											
<b>PRELIMINARY</b> NOT FOR CONSTRUCTION, BIDDING OR RECORDING											
DRAWING NO. <b>PP03</b>										SHT NO. 6 OF 15	

FLAGSTAFF  
ARIZONA

FOURTH STREET SOUTH SINGLE FAMILY

**GRADING & DRAINAGE**

NOTE: THE FINISHED FLOOR OF LOTS THAT DRAIN OFFSITE WILL BE LOCATED ABOVE THE BACK OF CURB ON THE FRONTAGE TO FACILITATE CAPTURE OF THE IMPERVIOUS AREAS.

**TRACT R**  
TO BE DEDICATED TO THE CITY OF FLAGSTAFF FOR FLOODPLAIN AND OPEN SPACE

THE CITY WILL CONSTRUCT AS A SEPARATE PROJECT, THE FOXLENN FUTS TRAIL THROUGH THE FLOODPLAIN AREA IN TRACT R GENERALLY AS DEPICTED ON THE REGIONAL PLAN.

THE CITY WILL CONSTRUCT AS A SEPARATE PROJECT, THE FOXLENN FUTS TRAIL THROUGH THE FLOODPLAIN AREA IN TRACT R GENERALLY AS DEPICTED ON THE REGIONAL PLAN.

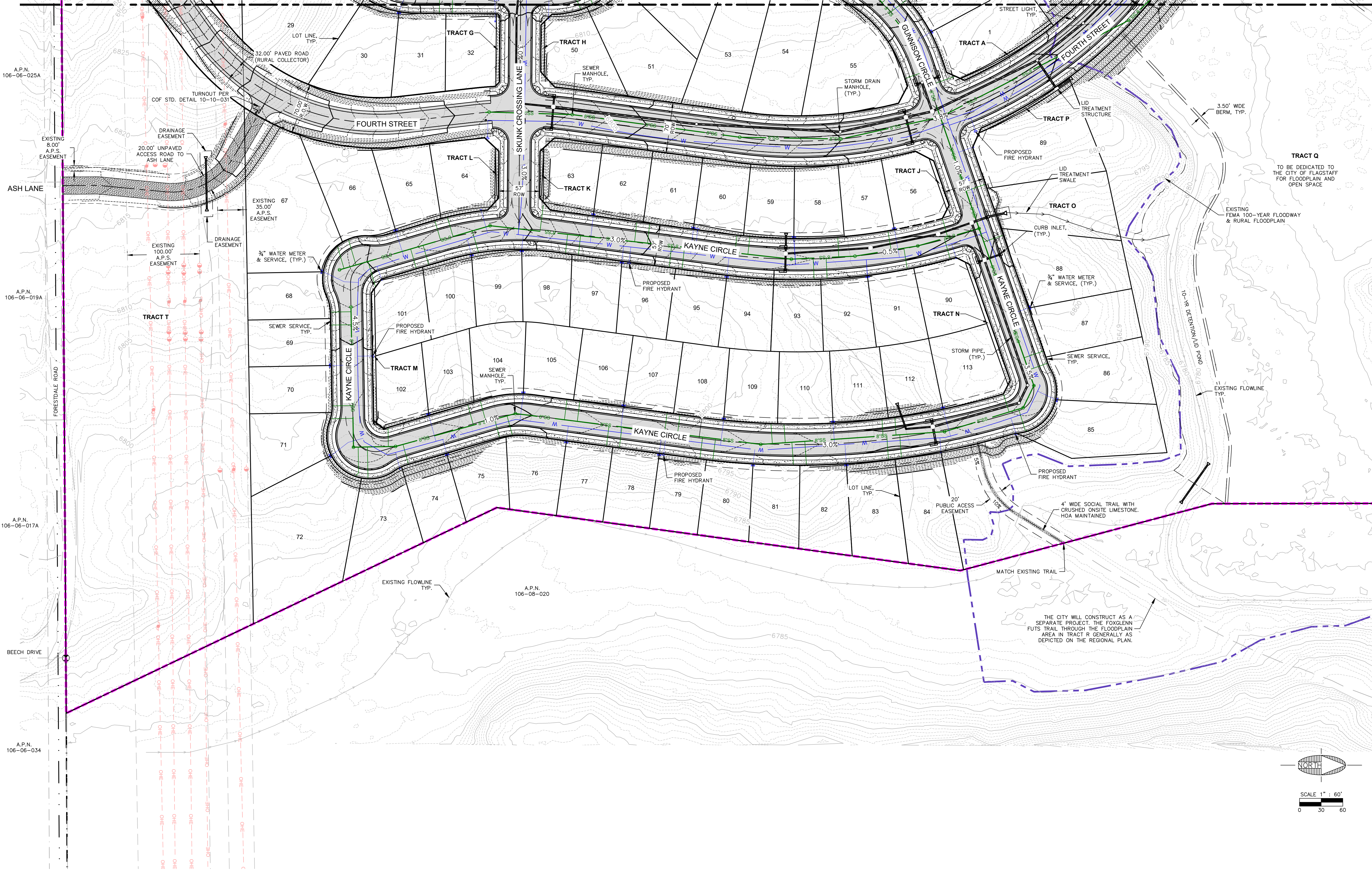
3 BOX CULVERTS (8 HIGH x 8 WIDE)

3 - 48" STORM PIPES

MATCHLINE - SEE SHEET PP02

FILE: P:\2023\223274\DRAWINGS\PLATS\PRELIMINARY\223274 - GRADING\DRAINAGE.DWG BHOANIE  
 PLOTTED: Oct 09, 2025 - 9:53am

MATCHLINE - SEE SHEET PP01



NOTE: THE FINISHED FLOOR OF LOTS THAT DRAIN OFFSITE WILL BE LOCATED ABOVE THE BACK OF CURB ON THE FRONTAGE TO FACILITATE CAPTURE OF THE IMPERVIOUS AREAS.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

DRAWING NO. <b>PP04</b>		SHT NO. OF 7 OF 15									
ARIZONA 811 ArizonaBlueStake, Inc. Call at least two full working days before you begin excavation. 800 84-1111 or 1-800-514-1111 (782-5348)											
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DESCRIPTION	DATE	BY				
NO.	DESCRIPTION	DATE	BY								
SHEPARD WESITZEN INC. An ARDURRA Company		FLAGSTAFF ARIZONA FOURTH STREET SOUTH SINGLE FAMILY GRADING & DRAINAGE									
JOB NO: 223274 DATE: OCT 25 SCALE: AS SHOWN DRAWN: BH DESIGN: JEE/KHF CHECKED: GEC		110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiqz.com									

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 1-75.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 76-150.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 151-225.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 226-300.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 301-375.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 376-450.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 451-525.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 526-600.

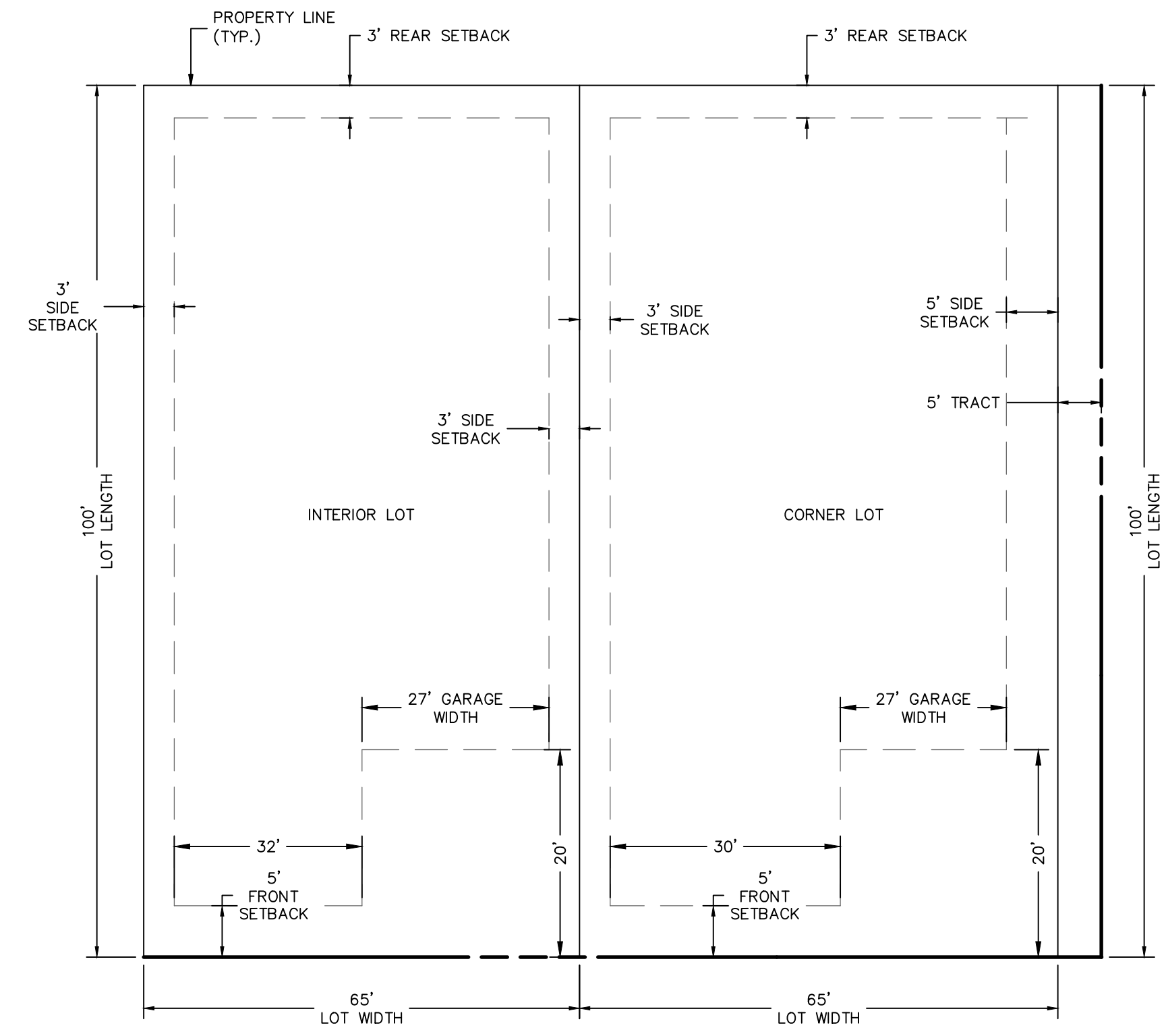
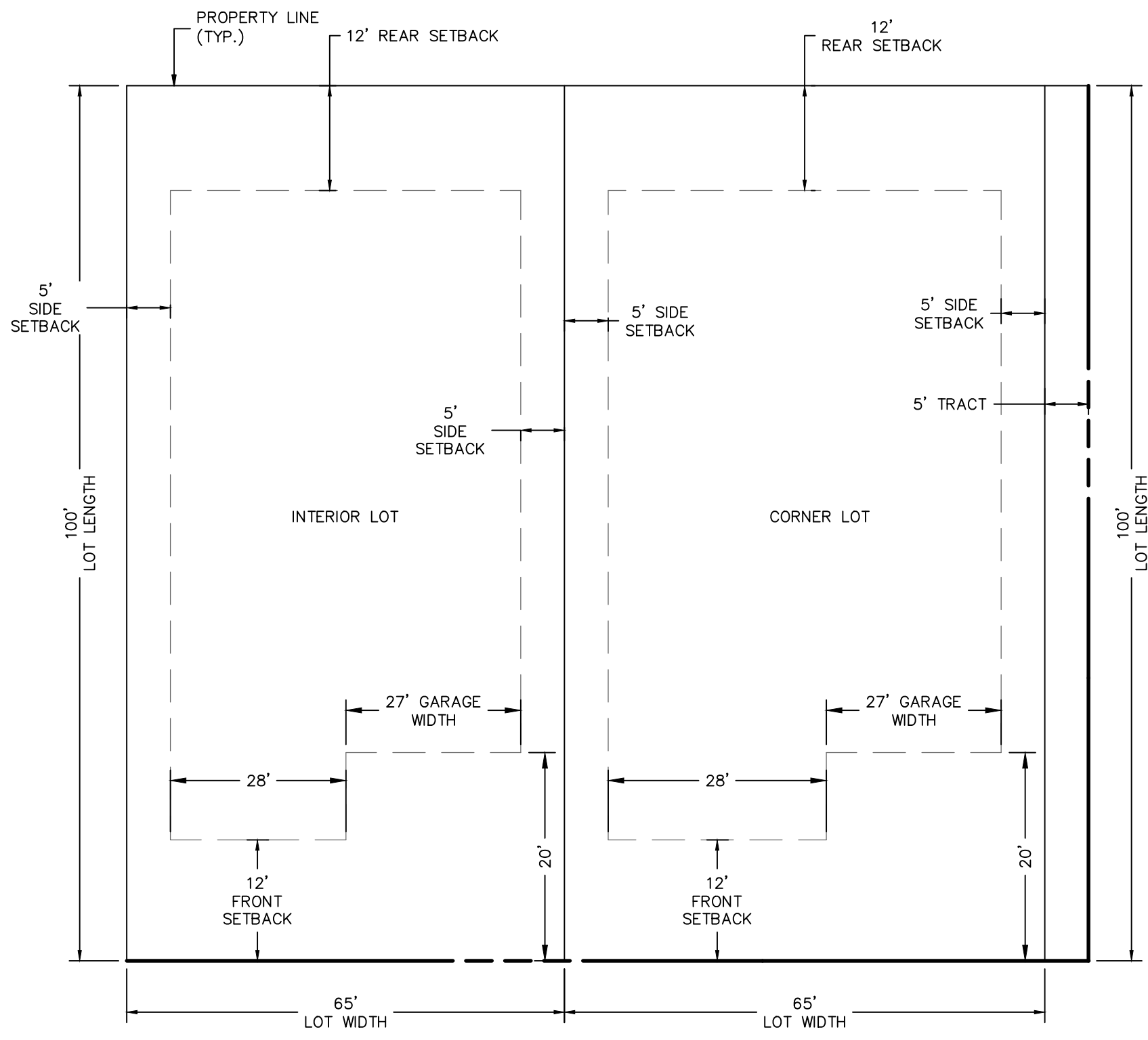
CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA. Rows C1-C75.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA. Rows C76-C150.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA. Rows C151-C225.

Project information including JOB NO. 223274, DATE OCT 25, 2025, and logos for SWI and Shephard Wesnitzen Inc. Includes a title block with 'LINE & CURVE TABLES' and 'PP05'.

PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING



LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	11,347	0.26
2	12,191	0.28
3	13,972	0.32
4	14,682	0.34
5	10,614	0.24
6	10,241	0.24
7	40,472	0.93
8	42,149	0.97
9	28,275	0.65
10	14,572	0.33
11	11,205	0.26
12	11,232	0.26
13	11,259	0.26
14	11,287	0.26
15	11,201	0.26
16	28,299	0.65
17	18,228	0.42
18	8,667	0.20
19	7,477	0.17
20	7,656	0.18
21	8,666	0.20
22	9,737	0.22
23	10,062	0.23
24	9,323	0.21
25	8,192	0.19
26	7,499	0.17
27	7,479	0.17
28	8,959	0.21
29	17,522	0.40
30	10,897	0.25
31	7,881	0.18
32	7,274	0.17
33	7,890	0.18
34	8,560	0.20
35	7,926	0.18
36	8,168	0.19
37	9,331	0.21
38	11,829	0.27
39	20,890	0.48
40	16,772	0.39
41	12,959	0.30
42	10,705	0.25
43	9,753	0.22
44	10,127	0.23
45	10,892	0.25
46	11,461	0.26
47	9,977	0.23
48	10,092	0.23
49	13,599	0.31
50	9,385	0.22
51	13,737	0.32
52	11,925	0.27
53	14,254	0.33
54	13,849	0.32
55	16,384	0.38
56	6,918	0.16
57	6,522	0.15

LOT TABLE		
LOT #	SQUARE FEET	ACRES
58	6,514	0.15
59	6,536	0.15
60	6,848	0.16
61	7,006	0.16
62	7,011	0.16
63	7,470	0.17
64	8,330	0.19
65	8,036	0.18
66	11,058	0.25
67	21,649	0.50
68	7,111	0.16
69	7,443	0.17
70	7,441	0.17
71	9,595	0.22
72	24,307	0.56
73	10,235	0.23
74	6,802	0.16
75	7,149	0.16
76	7,793	0.18
77	6,803	0.16
78	6,829	0.16
79	6,941	0.16
80	7,261	0.17
81	7,524	0.17
82	8,385	0.19
83	9,855	0.23
84	10,872	0.25
85	12,227	0.28
86	10,444	0.24
87	9,835	0.23
88	13,829	0.32
89	16,202	0.37
90	7,625	0.18
91	6,911	0.16
92	6,930	0.16
93	6,910	0.16
94	6,910	0.16
95	7,233	0.17
96	7,238	0.17
97	6,750	0.15
98	6,750	0.15
99	6,749	0.15
100	6,751	0.15
101	7,463	0.17
102	6,994	0.16
103	6,706	0.15
104	7,476	0.17
105	7,483	0.17
106	7,000	0.16
107	6,994	0.16
108	6,750	0.15
109	7,201	0.17
110	7,325	0.17
111	7,304	0.17
112	7,315	0.17
113	8,913	0.20

LINE TABLE			
LINE #	LENGTH	DIRECTION	CURVE #
L900	367.08	S 57°51'15" E	C900
L901	234.28	S 7°42'33" W	C901
L902	100.14	S 6°25'47" W	C902
L903	233.87	S 54°44'52" W	C903
L904	99.48	S 59°58'37" E	C904
L905	87.63	S 5°28'39" W	C905
L906	44.02	S 0°24'02" E	C906
L907	79.93	S 70°47'44" W	C907
L908	175.77	S 13°06'22" W	C908
L909	120.87	N 56°56'48" W	C909
L910	363.16	S 17°21'33" W	C910
L911	105.19	N 88°59'00" E	C911
L912	107.67	N 73°54'50" E	C912
L913	107.67	S 75°56'50" E	C913
L914	100.00	N 88°59'00" E	C914
L915	145.57	N 0°27'55" E	C915
L917	41.89	N 0°27'55" E	C916
L918	77.80	N 54°39'12" W	C917
L919	162.84	S 89°32'05" E	C919
L920	163.50	S 89°32'05" E	C920
L921	163.50	N 70°47'44" E	C921
L922	225.51	N 70°47'44" E	C922
L923	234.28	S 7°42'33" W	C923
L924	160.14	S 16°20'34" E	C924
L925	202.19	S 88°59'00" W	C925
L926	106.69	N 16°20'34" W	C926
L927	234.28	N 7°42'33" E	C927

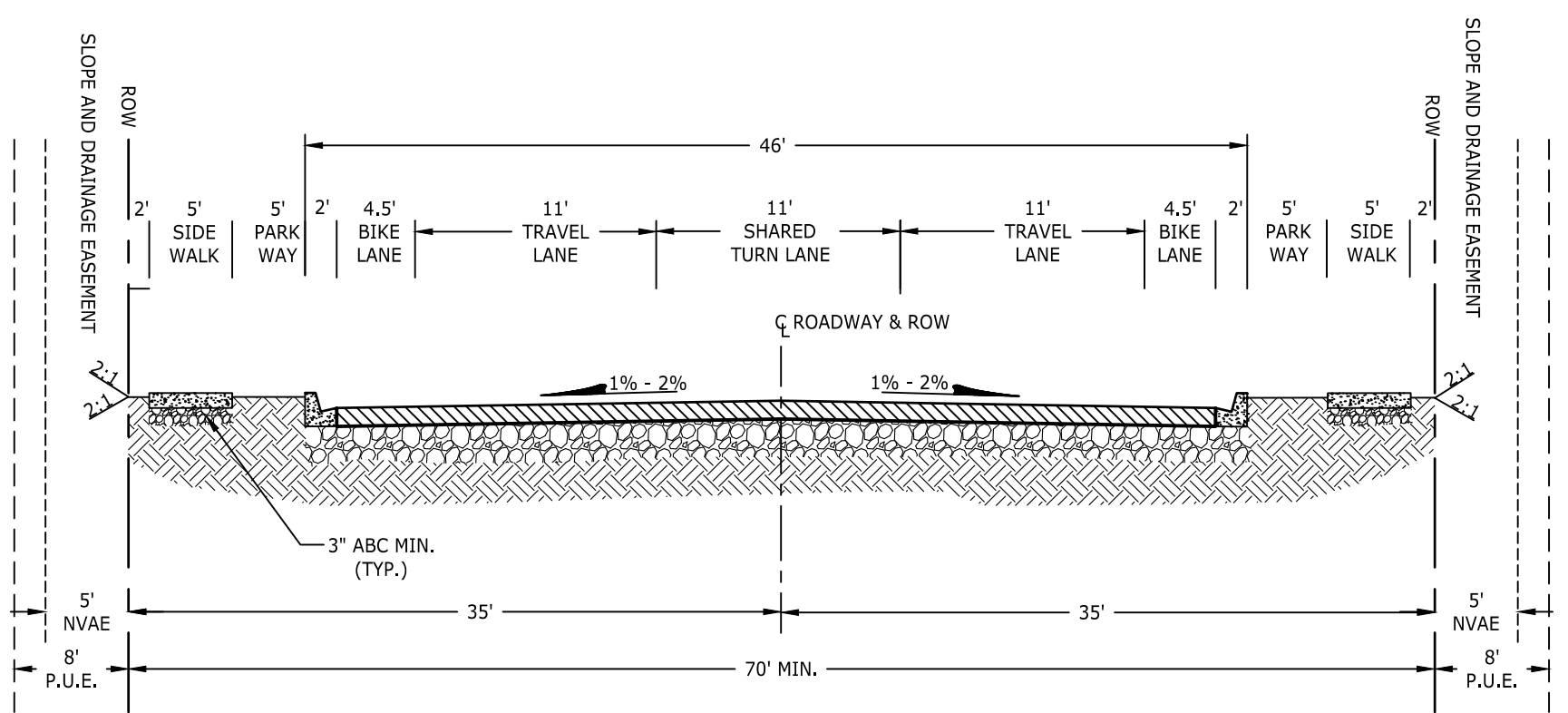
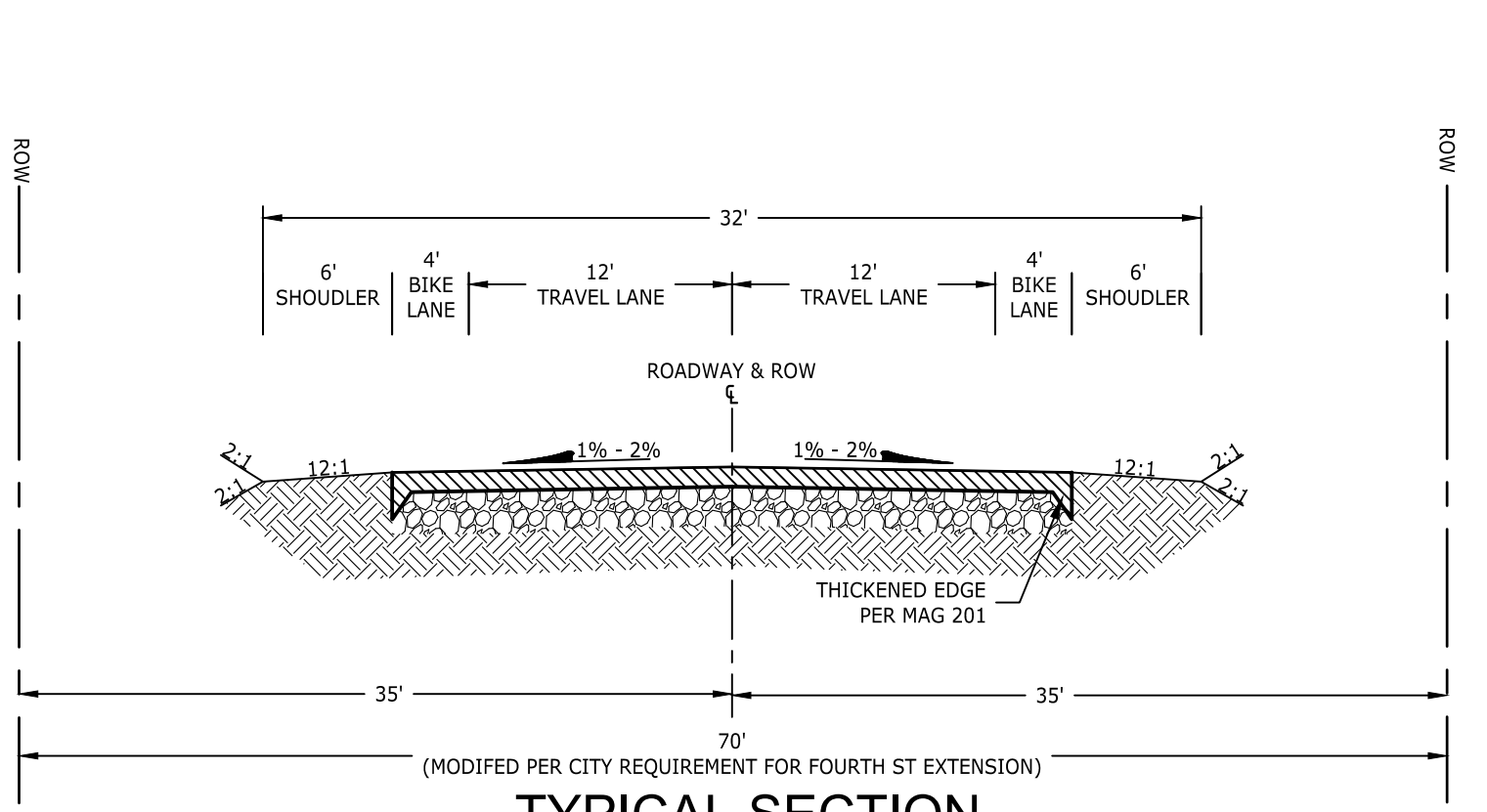
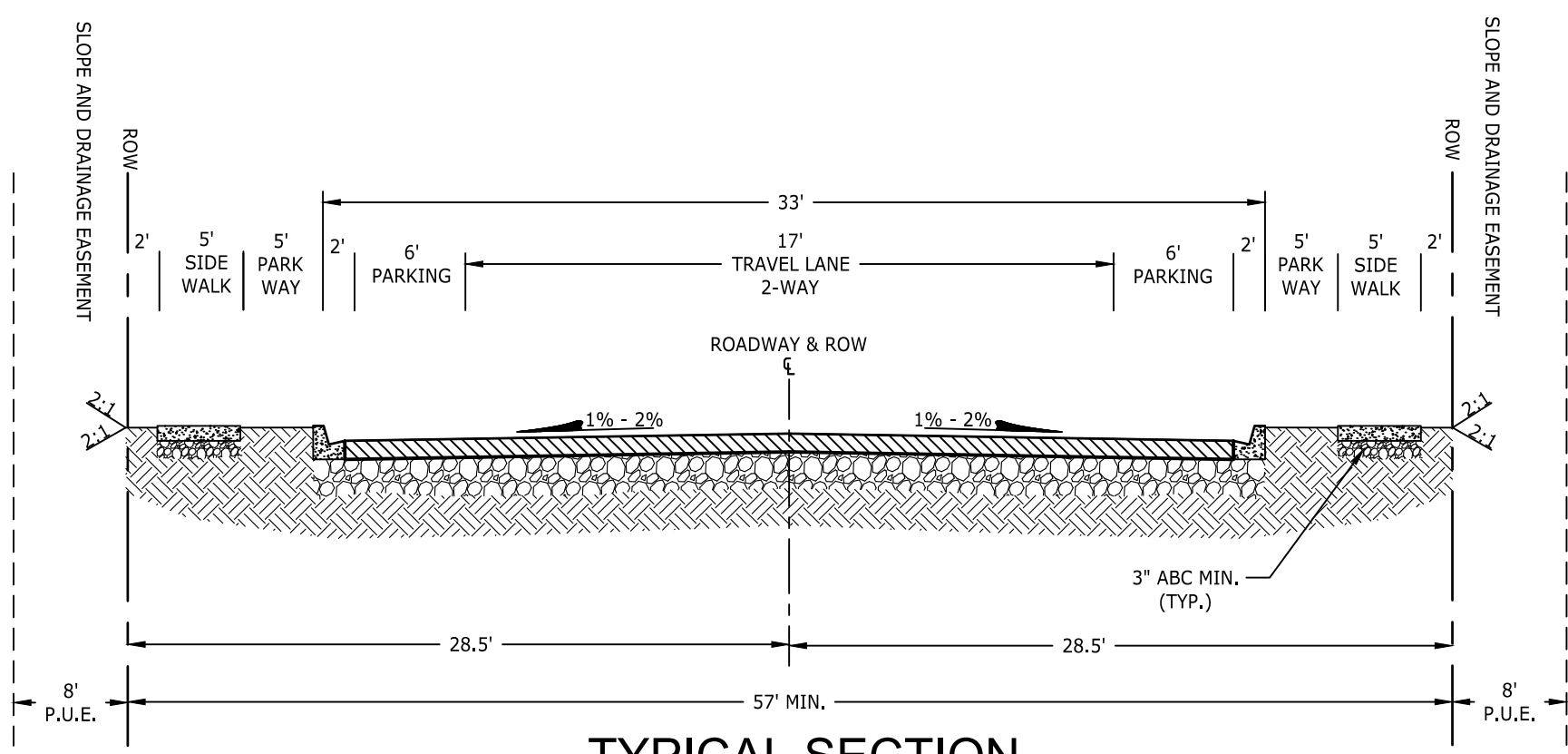
FLAGSTAFF ARIZONA

FOURTH STREET SOUTH SINGLE FAMILY

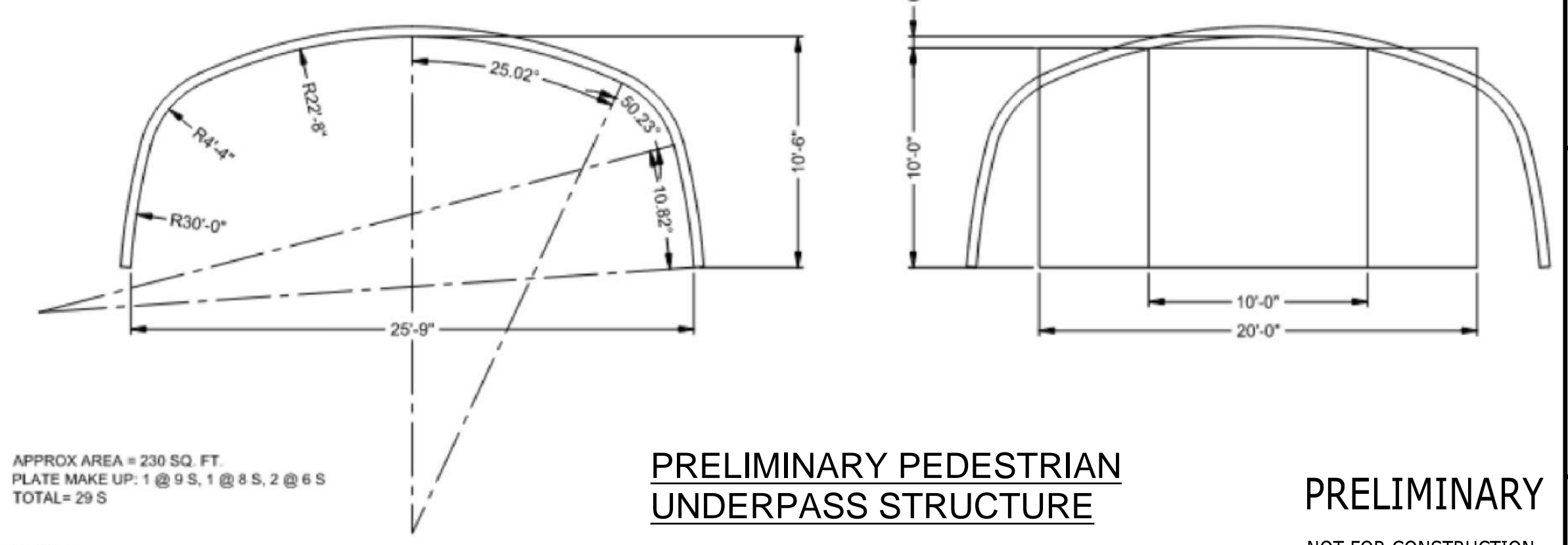
LOT LAYOUT & DETAILS

JOB NO: 223274  
DATE: OCT 25  
SCALE: AS SHOWN  
DRAWN: BH  
DESIGN: JEE/KHF  
CHECKED: GEC

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8354  
928.774.8334 fax  
www.swiwoz.com

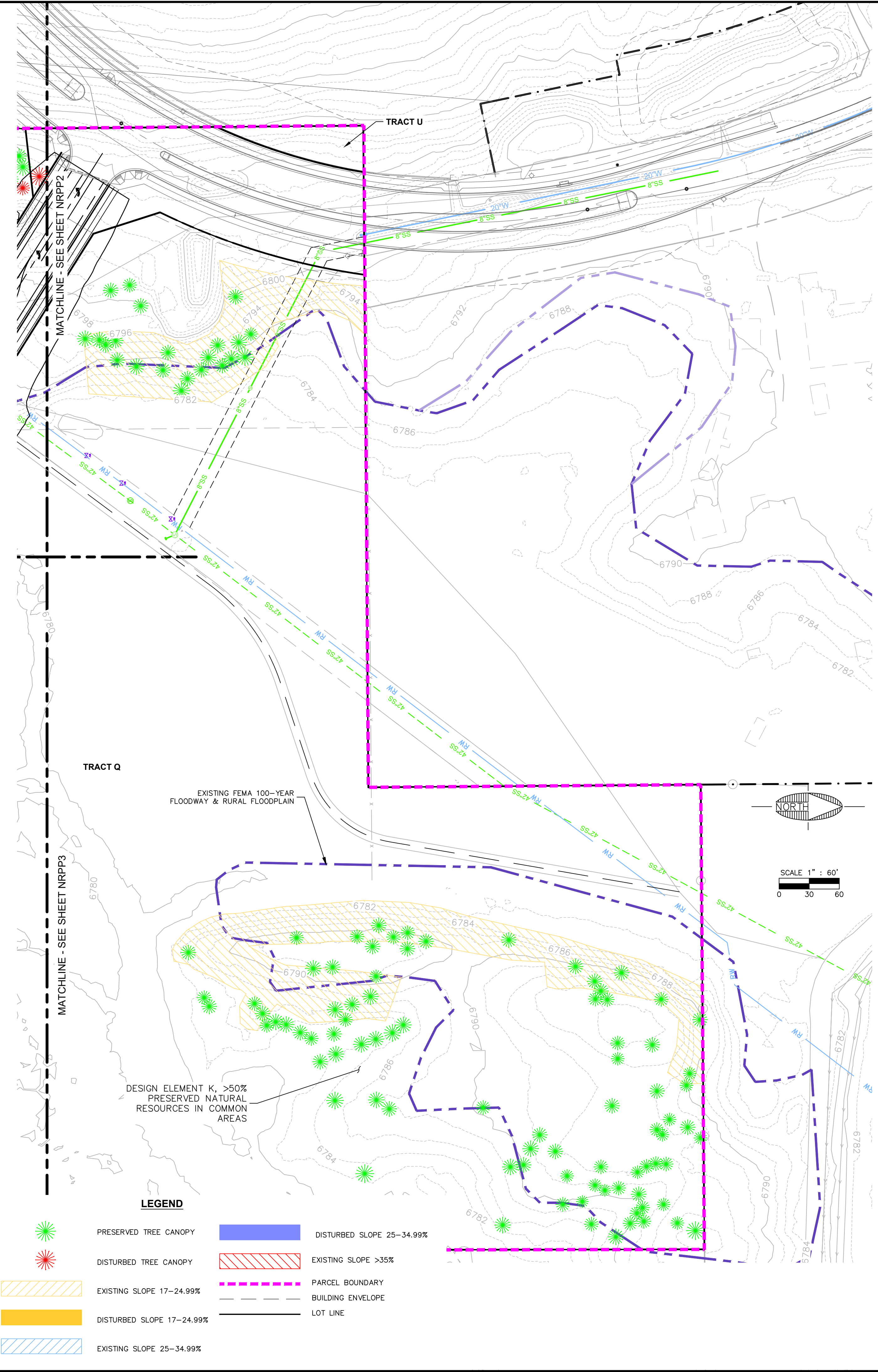


# 29 S 25'-9" x 10'-6" BridgeCor Box Culvert



PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

FILE: P:\2023\223274\DRAWINGS\PLATS\PRELIMINARY\223274 - NRPP-DWG-BHOMANIE  
 PLOTTED: Oct 09, 2025--9:55am



STEEP SLOPE RESOURCES - TRACT S	
STEEP SLOPE RESOURCES 17-24.99%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	66.5% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	43,582
REQUIRED PRESERVATION (SF)	28,982
PRESERVED SLOPE (SF)	29,806
PRESERVATION RATE	68.4%
EXCESS SLOPE FOR 17-24.99% (SF)	824
STEEP SLOPE RESOURCES 25-34.99%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 25-34.99%	76% OF SLOPE AREA
SLOPE AREA (SF) FOR 24.99-34.99%	28,818
REQUIRED PRESERVATION (SF)	21,901
PRESERVED SLOPE (SF)	28,818
PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 25-34.99% (SF)	6,916
STEEP SLOPE RESOURCES >35%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR >35%	100% OF SLOPE AREA
SLOPE AREA (SF) FOR >35%	75,252
REQUIRED PRESERVATION (SF)	75,252
PRESERVED SLOPE (SF)	75,252
PRESERVATION RATE	100.0%
EXCESS SLOPE FOR >35% (SF)	0
<b>TOTAL SLOPE RESOURCES</b>	<b>RESIDENTIAL</b>
<b>TOTAL EXCESS PRESERVED SLOPE AREA (SF)</b>	<b>7,740</b>

Note:  
 1. Per City Zoning Code Section 10-50.90.020, "Resource calculation standards for slope, floodplain, and forest resources do not apply to the area within the public right-of-way"

FOREST RESOURCES - TRACT S	
REQUIRED PRESERVATION RATE	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	47.5% OF TREE POINTS
EXISTING TREE POINTS OUTSIDE OF SLOPE RESOURCES	1,926
REQUIRED PRESERVED TREE POINTS	915
PRESERVED TREE POINTS OUTSIDE OF SLOPE RESOURCES	842
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	43.7%
EXCESS PRESERVED SLOPE CONVERSION TO TREE POINTS	RESIDENTIAL
EXCESS PRESERVED SLOPE AREA (SF) <sub>2</sub>	7,740
CONVERSION OF EXCESS SLOPE TO TREE POINTS <sub>1</sub>	155
TOTAL TREE POINTS PRESERVED	997
PRESERVED TREE POINTS WITHIN SLOPE RESOURCES	RESIDENTIAL
PRESERVED TREE POINTS WITHIN SLOPE RESOURCES (SF)	998
25% OF FOREST RESOURCES WITHIN SLOPE RESOURCES (POINTS) <sub>2</sub>	250
MAXIMUM ALLOWABLE SLOPE TREE POINTS CHECK <sub>2</sub>	2,678
<b>TOTAL FOREST RESOURCES</b>	<b>RESIDENTIAL</b>
TOTAL TREE POINTS PRESERVED	1,246
TOTAL PRESERVATION RATE	64.7%

Note:  
 1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50 sf of additional slope area that is determined to be protected over and above the minimum required in this section.  
 2. Per City Zoning Code Section 10-50.90.060.B.4(b), up to 25% 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 1 tree point to 50 sf of slope area.  
 3. Area of sloped areas preserved for the subject parcel above the required preservation rate for the different categories of slopes. See separate table for this calculation.  
 4. Per City Zoning Code Section 10-50.90.020, "Resource calculation standards for slope, floodplain, and forest resources do not apply to the area within the public right-of-way"  
 5. Natural Resource preservation surplus is being utilized in this development. The development will not contribute (deficit or surplus) to the CDR Resource Bank.

PROJECT TOTAL TREE PRESERVATION					
	EXISTING TREE POINTS OUTSIDE OF SLOPE RESOURCES	REQUIRED PRESERVATION (TREE POINTS)	PRESERVED (TREE POINTS)	SURPLUS/DEFICIT PRESERVED (TREE POINTS)	PRESERVATION RATE (%)
TRACT S	1,926	915	1,246	331	64.7%
PARCEL 106-08-003F	5,210	2,475	2,364	-111	45.4%
<b>TOTAL</b>	<b>7,136</b>	<b>3,390</b>	<b>3,610</b>	<b>221</b>	<b>50.6%</b>

PROJECT TOTAL SLOPE PRESERVATION									
	REQUIRED PRESERVATION 17-24.99% SLOPE (SF)	PRESERVED 17-24.99% SLOPE (SF)	SURPLUS/DEFICIT PRESERVED (SF)	REQUIRED PRESERVATION 25-34.99% SLOPE (SF)	PRESERVED 25-34.99% SLOPE (SF)	SURPLUS/DEFICIT PRESERVED (SF)	REQUIRED PRESERVATION >35% SLOPE (SF)	PRESERVED >35% SLOPE (SF)	SURPLUS/DEFICIT IT PRESERVED (SF)
TRACT S	28,982	29,806	824	21,901	28,818	6,916	75,252	75,252	0
PARCEL 106-08-003F	84,898	91,621	6,723	8,746	11,507	2,762	40,304	40,304	0
<b>TOTAL</b>	<b>113,880</b>	<b>121,427</b>	<b>7,547</b>	<b>30,647</b>	<b>40,325</b>	<b>9,678</b>	<b>115,556</b>	<b>115,556</b>	<b>0</b>

STEEP SLOPE RESOURCES WITHIN COMMON AREA	
STEEP SLOPE RESOURCES 17-24.99%	RESIDENTIAL
REQUIRED PRESERVED SLOPE (WHOLE SITE) (SF)	113,880
PRESERVED SLOPE (IN COMMON AREA) (SF)	92,832
STEEP SLOPE RESOURCES 25-34.99%	RESIDENTIAL
REQUIRED PRESERVED SLOPE (WHOLE SITE) (SF)	30,647
PRESERVED SLOPE (IN COMMON AREA) (SF)	21,195
STEEP SLOPE RESOURCES >35%	RESIDENTIAL
REQUIRED PRESERVED SLOPE (WHOLE SITE) (SF)	115,556
PRESERVED SLOPE (IN COMMON AREA) (SF)	37,194
<b>TOTAL SLOPE RESOURCES</b>	<b>RESIDENTIAL</b>
TOTAL REQUIRED PRESERVED SLOPE (WHOLE SITE) (SF)	260,083
TOTAL PRESERVED SLOPE AREA WITHIN COMMON AREA(SF)	151,221
RATE OF PRESERVED TREES WITHIN COMMON AREA	58%

FOREST RESOURCES - COMMON AREA	
REQUIRED PRESERVED TREE POINTS (WHOLE SITE)	3,390
PRESERVED TREE POINTS WITHIN COMMON AREAS <sub>2</sub>	2,240
RATE OF PRESERVED TREE RESOURCES WITHIN COMMON AREA	66%

Note:  
 1. Per City Zoning Code Section 10-50.90.060.B.4(b), up to 25% 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 1 tree point to 50 sf of slope area.  
 2. Area of sloped areas preserved for the subject parcel above the required preservation rate for the different categories of slopes. See separate table for this calculation.

FLOODPLAIN RESOURCES - COMMON AREA	
REQUIRED PRESERVED FLOODPLAIN AREA (WHOLE SITE)	646,973
PRESERVED FLOODPLAIN AREA (IN COMMON AREA)	625,372
RATE OF PRESERVED FLOODPLAIN WITHIN COMMON AREA	96.7%

OVERALL PRESERVATION RATE WITHIN COMMON AREA	
TYPE OF RESOURCE	PRESERVATION RATE
FLOODPLAIN RESOURCES	97%
STEEP SLOPE RESOURCES	58%
TREE RESOURCES	66.1%
<b>TOTAL COMBINED PRESERVATION RATE</b>	<b>74%</b>

STEEP SLOPE RESOURCES - PARCEL 106-08-003F	
STEEP SLOPE RESOURCES 17-24.99%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	66.5% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	127,667
REQUIRED PRESERVATION (SF)	84,898
PRESERVED SLOPE (SF)	91,621
PRESERVATION RATE	71.8%
EXCESS SLOPE FOR 17-24.99% (SF)	6,723
STEEP SLOPE RESOURCES 25-34.99%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 25-34.99%	76% OF SLOPE AREA
SLOPE AREA (SF) FOR 24.99-34.99%	11,507
REQUIRED PRESERVATION (SF)	8,746
PRESERVED SLOPE (SF)	11,507
PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 25-34.99% (SF)	2,762
STEEP SLOPE RESOURCES >35%	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR >35%	100% OF SLOPE AREA
SLOPE AREA (SF) FOR >35%	40,304
REQUIRED PRESERVATION (SF)	40,304
PRESERVED SLOPE (SF)	40,304
PRESERVATION RATE	100.0%
EXCESS SLOPE FOR >35% (SF)	0
<b>TOTAL SLOPE RESOURCES</b>	<b>RESIDENTIAL</b>
<b>TOTAL EXCESS PRESERVED SLOPE AREA (SF)</b>	<b>9,484</b>

FOREST RESOURCES - PARCEL 106-08-003F	
REQUIRED PRESERVATION RATE	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	47.5% OF TREE POINTS
EXISTING TREE POINTS OUTSIDE OF SLOPE RESOURCES	5,210
REQUIRED PRESERVED TREE POINTS	2,475
PRESERVED TREE POINTS OUTSIDE OF SLOPE RESOURCES	1,954
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	37.5%
EXCESS PRESERVED SLOPE CONVERSION TO TREE POINTS	RESIDENTIAL
EXCESS PRESERVED SLOPE AREA (SF) <sub>2</sub>	9,484
CONVERSION OF EXCESS SLOPE TO TREE POINTS <sub>1</sub>	190
TOTAL TREE POINTS PRESERVED	2,144
PRESERVED TREE POINTS WITHIN SLOPE RESOURCES	RESIDENTIAL
PRESERVED TREE POINTS WITHIN SLOPE RESOURCES (SF)	882
25% OF FOREST RESOURCES WITHIN SLOPE RESOURCES (POINTS) <sub>2</sub>	221
MAXIMUM ALLOWABLE SLOPE TREE POINTS CHECK <sub>2</sub>	2,869
<b>TOTAL FOREST RESOURCES</b>	<b>RESIDENTIAL</b>
TOTAL TREE POINTS PRESERVED	2,364
TOTAL PRESERVATION RATE	45.4%

FLAGSTAFF ARIZONA  
 FOURTH STREET SOUTH SINGLE FAMILY  
 PRELIMINARY RESOURCE PROTECTION PLAN

JOB NO: 223274  
 DATE: OCT 25  
 SCALE: AS SHOWN  
 DRAWN: BH  
 DESIGN: JEE/KHF  
 CHECKED: GEC

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.773.0354  
 928.774.8934 fax  
 www.s.wiz.com

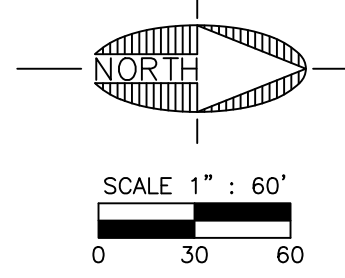
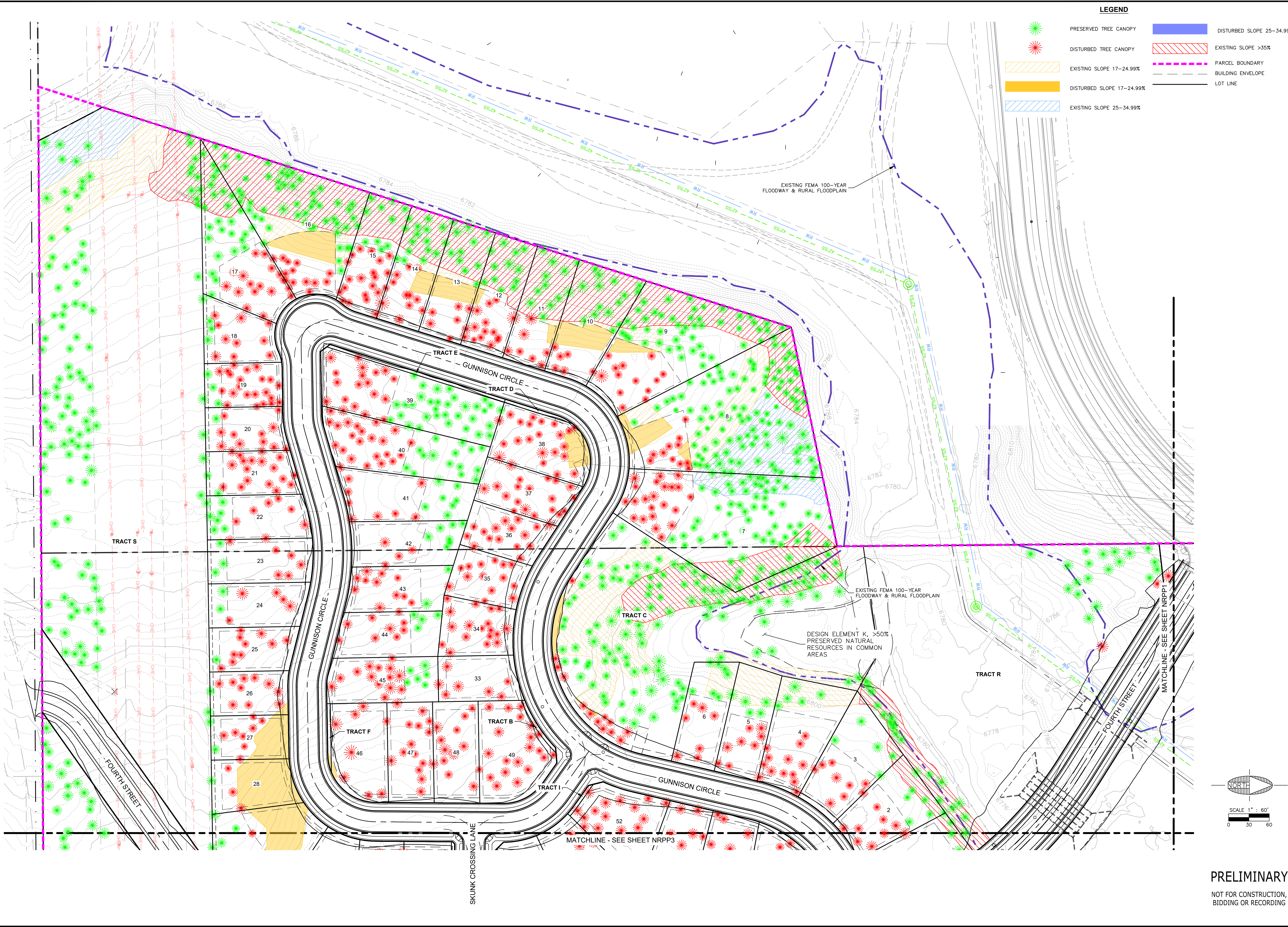
Shepherd Wesnitzen Inc  
 An ARDURRA Company

REVISIONS	NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
 ARIZONA811  
 ArizonaBlueStake, Inc.  
 Dial 811 or 1-800-541-1111 (82-5348)

PRELIMINARY  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

DRAWING NO. NRPP1  
 SHT NO. 10 OF 15



PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

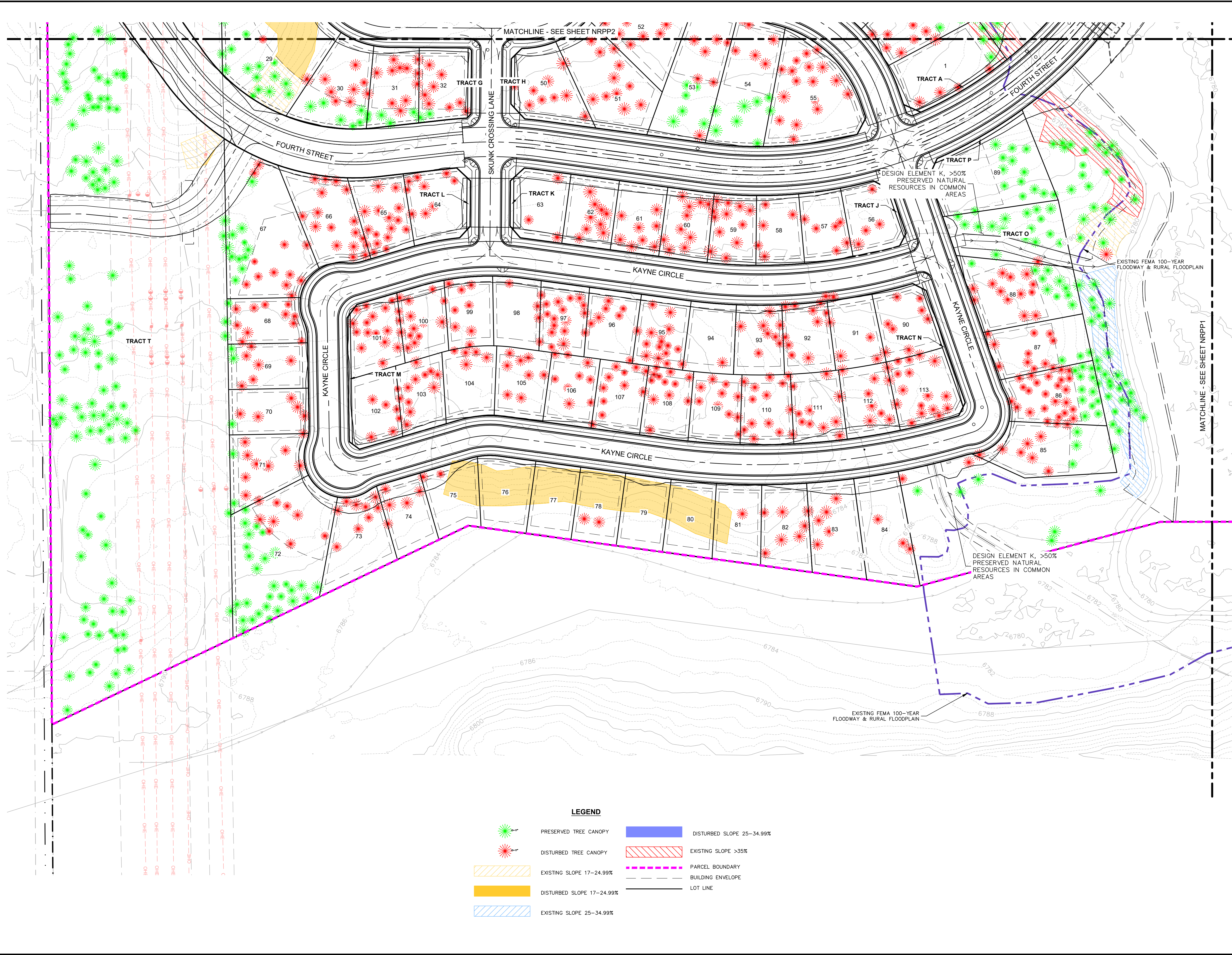
JOB NO.	223274
DATE	OCT 25
SCALE	AS SHOWN
DRAWN	BH
DESIGN	JEE/KHF
CHECKED	GEC

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



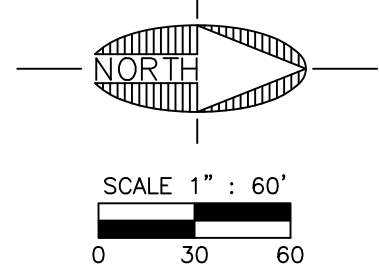
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.  
ARIZONA811  
ArizonaBlueStake, Inc.  
Box 84-11 or 1-800-514-1111 (722-5348)



**LEGEND**

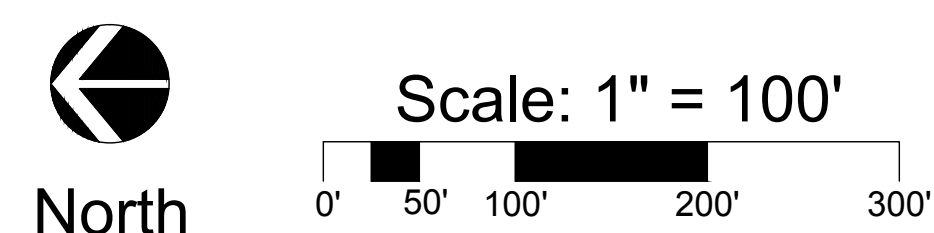
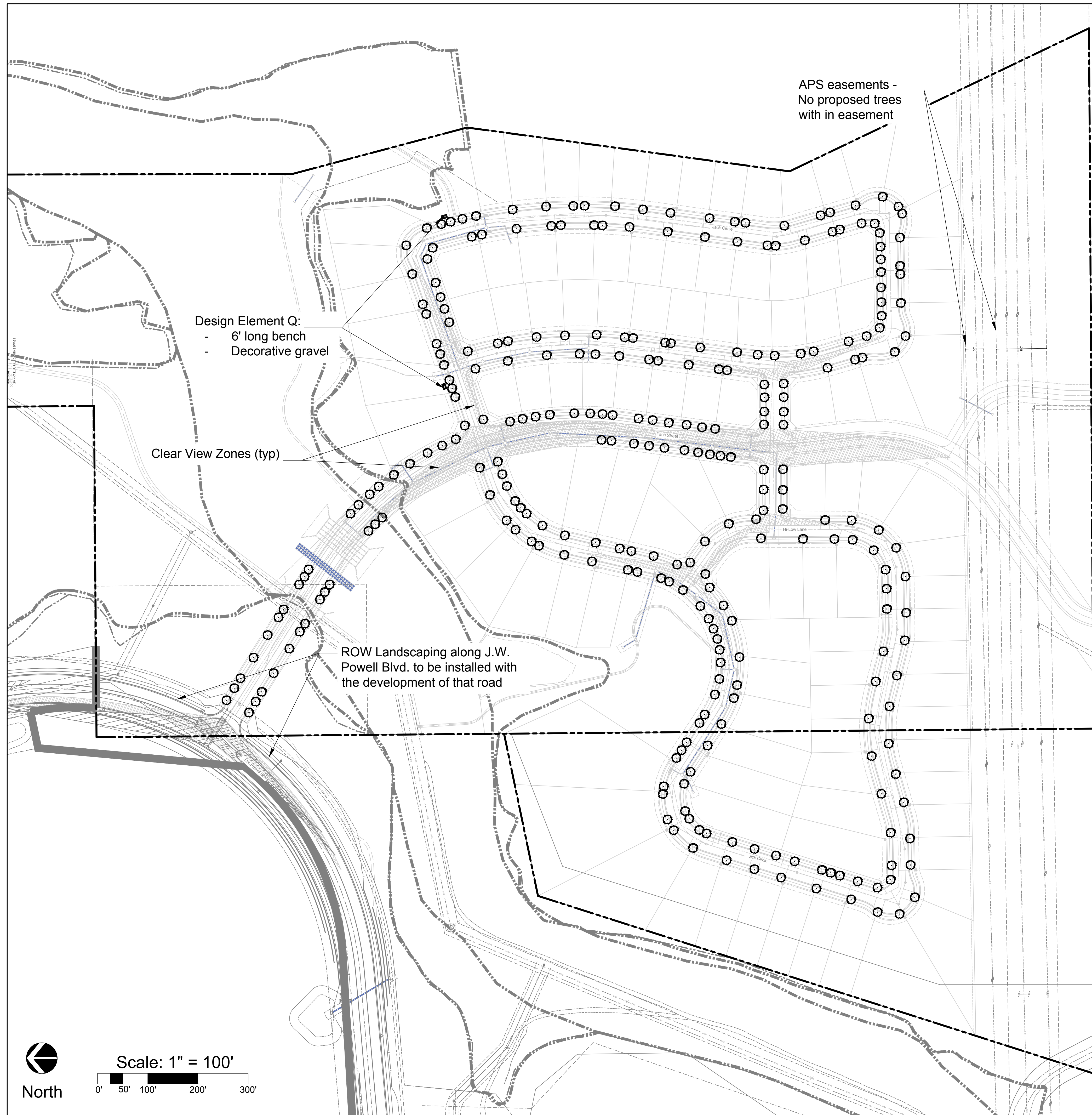
- PRESERVED TREE CANOPY
- DISTURBED TREE CANOPY
- EXISTING SLOPE 17-24.99%
- DISTURBED SLOPE 17-24.99%
- EXISTING SLOPE 25-34.99%
- DISTURBED SLOPE 25-34.99%
- DISTURBED SLOPE 25-34.99%
- DISTURBED SLOPE 25-34.99%
- EXISTING SLOPE >35%
- PARCEL BOUNDARY
- BUILDING ENVELOPE
- LOT LINE



**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

JOB NO: 223274		DATE: OCT 25		SCALE: AS SHOWN		DRAWN: BH		DESIGN: JEE/KHF		CHECKED: GEC																	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swiwoz.com																											
 Shepherd Wesnitzen Inc. An ARDURRA Company																											
<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>												NO.	DESCRIPTION	DATE	BY												
NO.	DESCRIPTION	DATE	BY																								
DRAWING NO. <b>NRPP3</b>										SHT NO. 12 OF 15																	

FLAGSTAFF  
ARIZONA  
FOURTH STREET SOUTH SINGLE FAMILY  
**PRELIMINARY RESOURCE PROTECTION PLAN (3)**



### Zoning Code Landscape Requirements

AREA	QUANTITY	TREES REQUIRED	SHRUBS REQ'D	GROUNDCOVER REQ'D
Interior Street (Parkway)	12,770 LF	1 per 45 LF = 284 284 Trees Provided	N/A	N/A
<b>Plant Totals Required/Provided</b>		284 Trees Required, 284 Trees Provided	0 Shrubs Required, 0 Shrubs Provided	0 GCs Required, 0 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. Parkway trees along Pitch street irrigation will be on it's own drip irrigation system.

### 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

Adjacent site improvements, pavement construction, irrigation installation and finish grading shall be completed prior to planting work. Do not plant when conditions are not suitable for digging, mixing, raking and/or grading. 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.
- All deciduous trees shall be wrapped from the ground line up to and including the first primary crotch formed by the first major branch. Wrapping shall be done after the plant has been installed.
- 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.

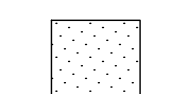
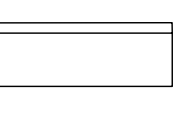
#### Landscape Completion

- 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.

### Plant List

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
284	INTERIOR STREET TREES		
	 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
	 Gleditsia triacanthos / Honeylocust	2" caliper	30' x 25', Naturalized
	 Malus spp. / Flowering Crabapple	2" caliper	15' x 15', Naturalized

### Landscape Materials, Quantities and Remarks

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

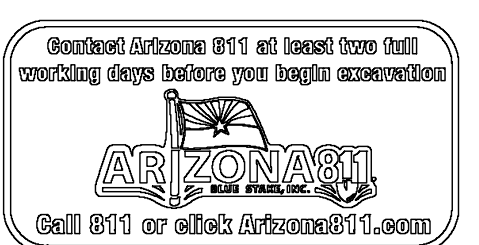


STAMP

Copyright ©. The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

## Fourth Street South Single Family

Flagstaff, AZ

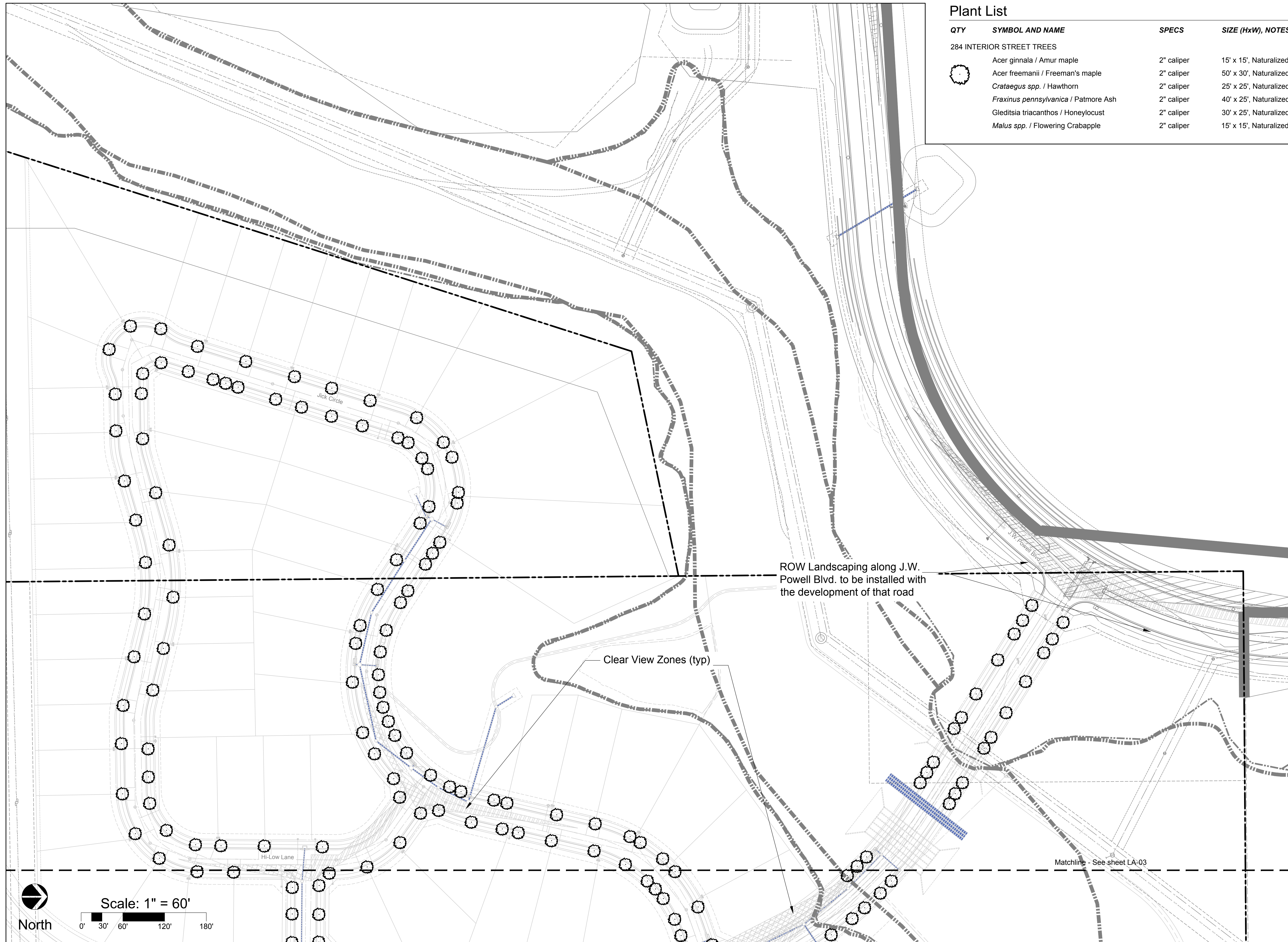


Change Revisions By



Drawn by: DB  
 Checked by: DB, CL  
 Drawing Date: 10-9-2025  
 Phase: Preliminary Plat  
 APN #: 106-08-003F,  
 106-08-043

## Landscape Plan

LA-01



**Plant List**

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
284 INTERIOR STREET TREES			
	 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
	 Gleditsia triacanthos / Honeylocust	2" caliper	30' x 25', Naturalized
	 Malus spp. / Flowering Crabapple	2" caliper	15' x 15', Naturalized

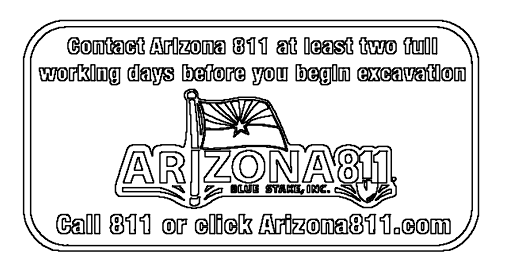


STAMP

Copyright ©. The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

**Fourth Street South Single Family**

Flagstaff, AZ



Change Revisions By

Drawn by: DB  
 Checked by: DB, CL  
 Drawing Date: 10-9-2025  
 Phase: Preliminary Plat  
 APN #: 106-08-003F, 106-08-043

**Landscape Plan**

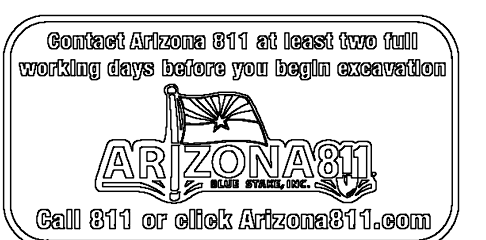
**LA-02**

STAMP

Copyright ©. The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

**Fourth Street  
 South Single  
 Family**

Flagstaff, AZ



Change | Revisions | By

Drawn by: DB  
 Checked by: DB, CL  
 Drawing Date: 10-9-2025  
 Phase: Preliminary Plat  
 APN #: 106-08-003F,  
 106-08-043

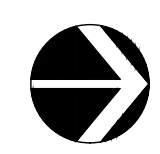
**Landscape  
 Plan**

**LA-03**



**Plant List**

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
284	INTERIOR STREET TREES		
	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
	Gleditsia triacanthos / Honeylocust	2" caliper	30' x 25', Naturalized
	Malus spp. / Flowering Crabapple	2" caliper	15' x 15', Naturalized



North

