

SITE PLAN AREA MAP FOR WINSLOW READY MIX WILDCAT INDUSTRIAL PARK YARDS 14 & 15

LOCATED IN THE N 1/2 OF SECTION 9,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

SOIL PROPERTIES

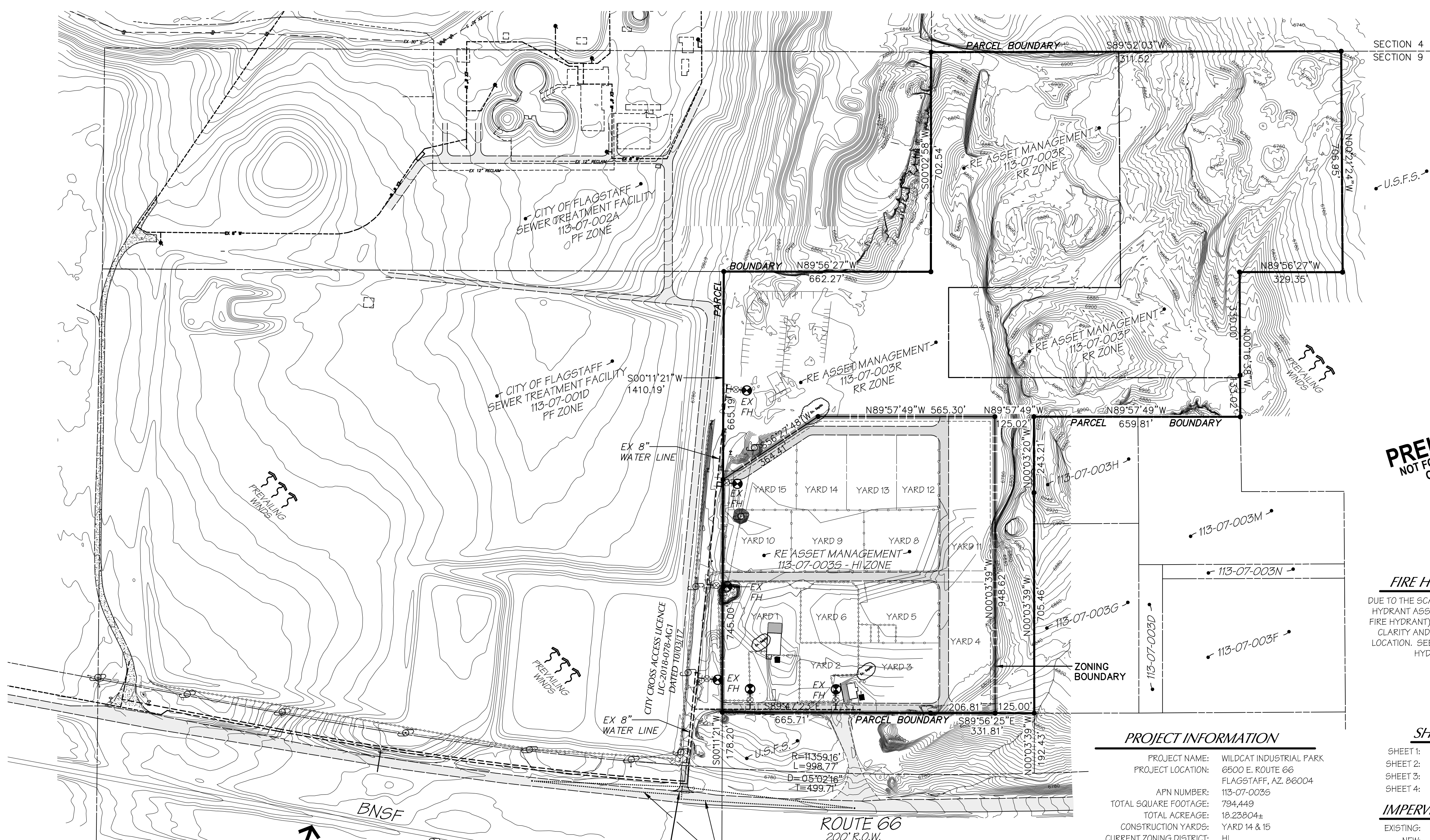
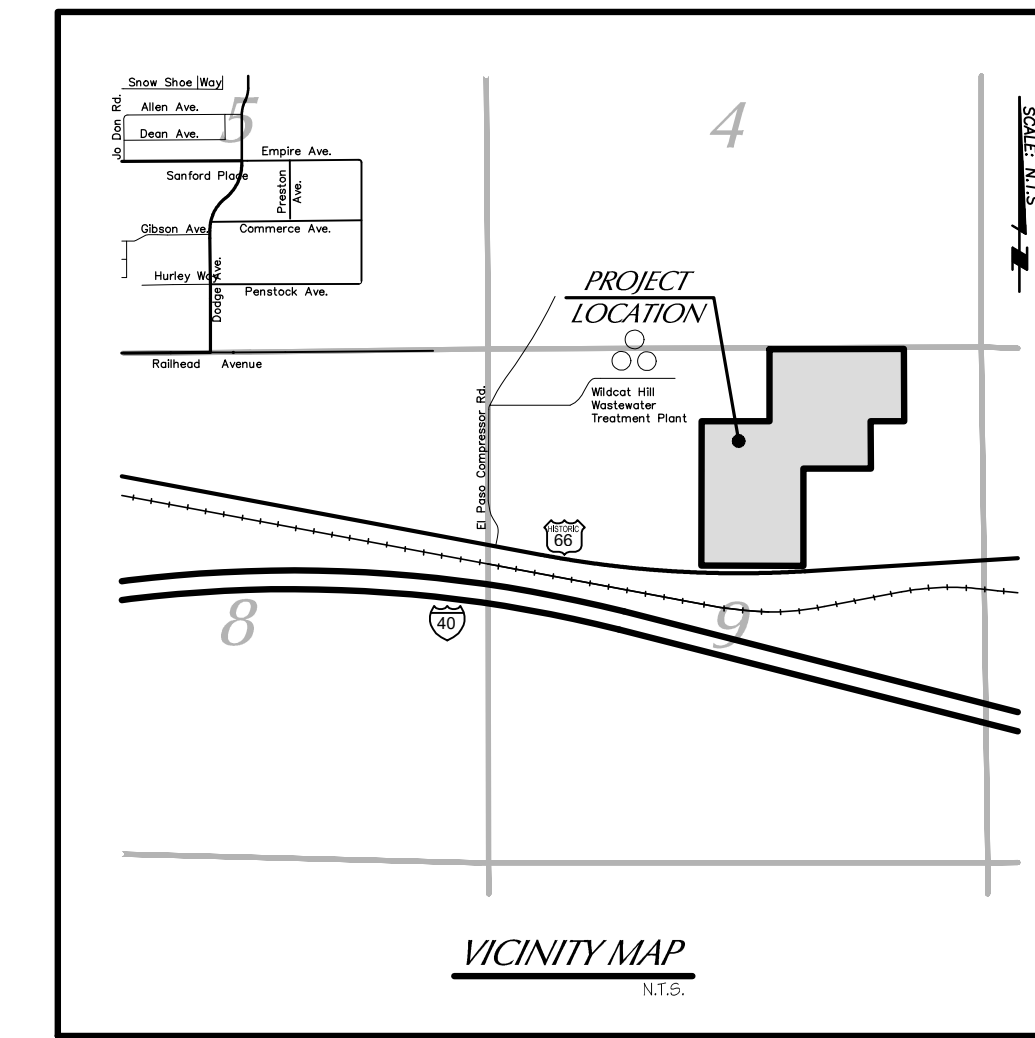
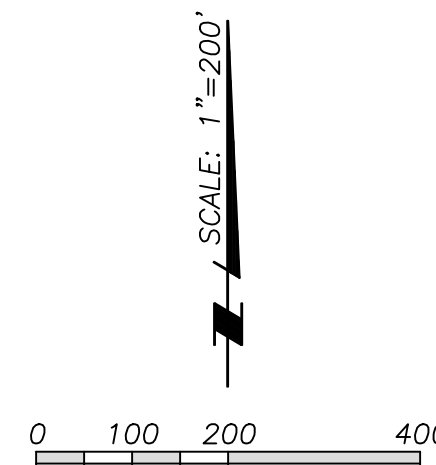
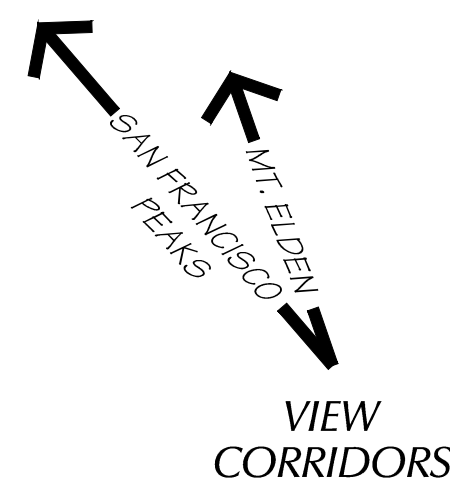
SOILS ARE BOLLIER STONY CLAY LOAM WITH 0-2% SLOPES
BASED ON INFORMATION PROVIDED BY THE U.S. DEPT. OF
AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE
- CUSTOM SOIL RESOURCE REPORT (DATED JUNE 26, 2018)

SLOPES

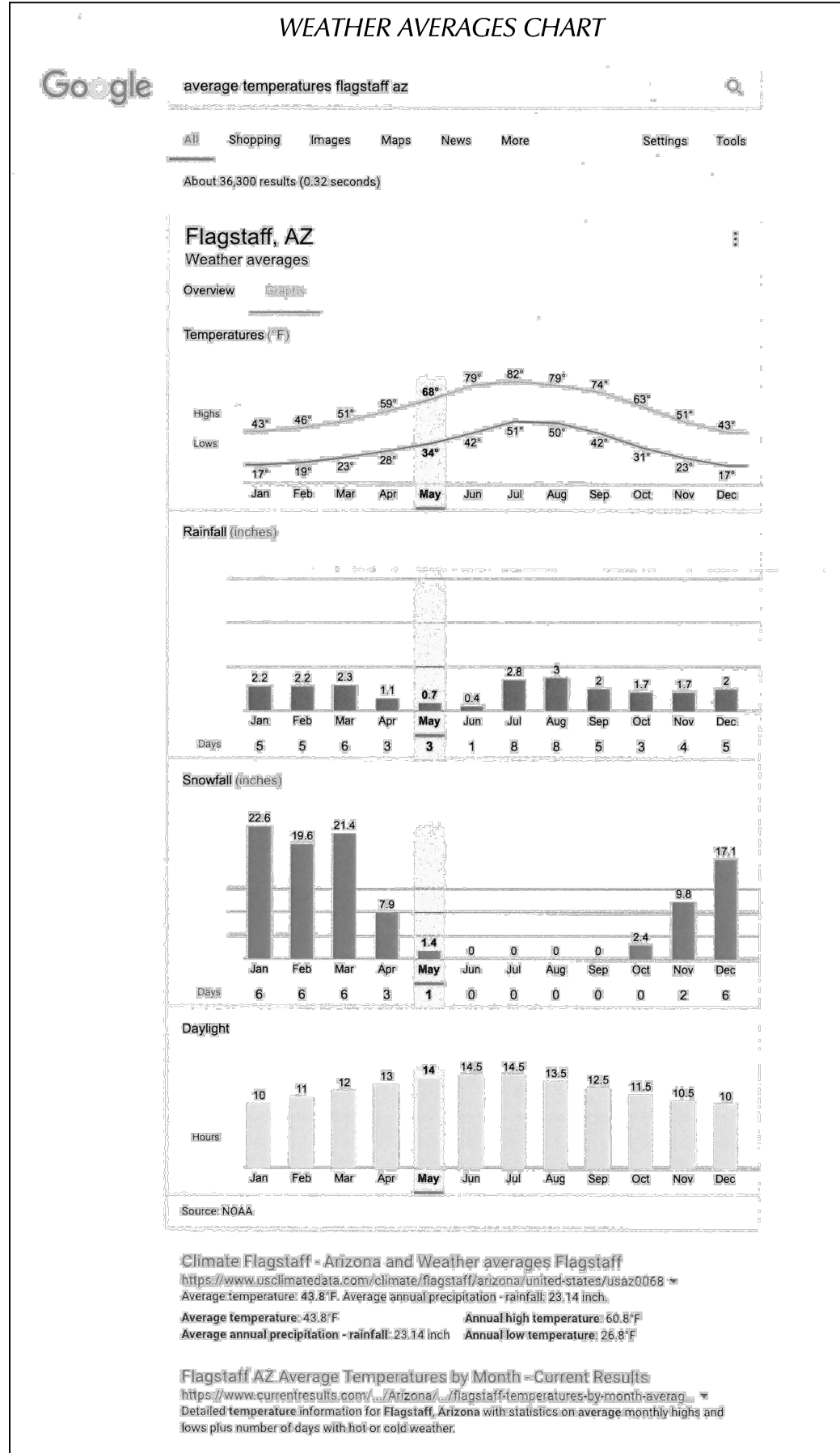
THERE ARE NO SLOPES LOCATED WITHIN THE PROJECT AREA

PRECIPITATION PATTERN NOTE

THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN
FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS
FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN
BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM
SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS
CLASSIFIED AS THE SUMMER RAINY SEASON, OR 'SUMMER
MONSOON.' THE MONSOON RAINY PERIOD USUALLY OCCURS
DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS
SUBJECTED TO WIDESPREAD THUNDERSTORM ACTIVITY. THESE
THUNDERSTORMS ARE EXTREMELY VARIABLE IN INTENSITY AND
LOCATION AND OCCUR MAINLY BETWEEN THE HOURS OF 11 a.m.
AND 6 p.m.. SOME OF THESE STORMS CAN REACH SEVERE
LEVELS, WITH LARGE HAIL, DAMAGING WINDS, AND
OCCASIONALLY EVEN A TORNADO. (EXCERPT FROM THE CITY OF
FLAGSTAFF SUSTAINABILITY PROGRAM RECOMMENDATIONS -
CLIMATE SECTION - DATED OCTOBER 17, 2012)



**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**



Mogollon ENGINEERING & SURVEYING
PARTNERSHIP WITH G&E ENGINEERING & SURVEYING
DESIGNED BY: PHE DATE: 3/5/26
DRAWN BY: PHE PER C.O.F. COMMENTS: DATED 12/24/25
CHECKED BY: RYI HOR SCALE: 1"=200'
PROJECT NO. 25-064 REVISIONS PER C.O.F. COMMENTS DATED 03/25
WIN SHEET - 01.dwg PER C.O.F. COMMENTS DATED 12/24/25
WINSLOW READY MIX SITE PLAN - YARD 14 & 15
MIES# 25-064
3/5/26
WINSLOW READY MIX SITE PLAN - YARD 14 & 15
MIES# 25-064
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214
PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

SITE PLAN AREA MAP for WINSLOW READY MIX WILDCAT INDUSTRIAL PARK - YARDS 14 & 15

LOCATED IN THE N 1/2 OF SECTION 9, T21N, R8E, G&SRM
FLAGSTAFF, COCONINO COUNTY, ARIZONA

NOTE:
SEE SHEET 1 FOR PARCEL BOUNDARIES AND ASSESSOR
PARCEL NUMBERS.

TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN
PROVIDED BY COOPER AERIAL SURVEY SURVEY WAS
COMPLETED IN NOVEMBER OF 2008 WITH CONTROL PROVIDED
BY MOGOLLON ENGINEERING. ADDITIONAL TOPOGRAPHIC
INFORMATION HAS BEEN PROVIDED BY ASPEN SURVEYING,
LLC. IN APRIL, 2020. OFFSITE INFORMATION IS FROM THE
CITY OF FLAGSTAFF G.I.S. DEPARTMENT.

STATE MINE INSPECTOR NOTE:
BUILDINGS, SEPTIC SYSTEMS, PARKING, STORMWATER
MITIGATION, AND FENCING ARE UNDER THE JURISDICTION OF
THE STATE MINE INSPECTOR AND CANNOT BE CHANGED
WITHOUT THEIR APPROVAL. THE APPROVED RECLAMATION AND
CLOSURE PLAN, INCLUDING FINANCIAL ASSURANCE, ON FILE
WITH THE STATE MINE INSPECTOR'S OFFICE PER A.R.S. TITLE
27, CHAPTERS 6 & 12/25.

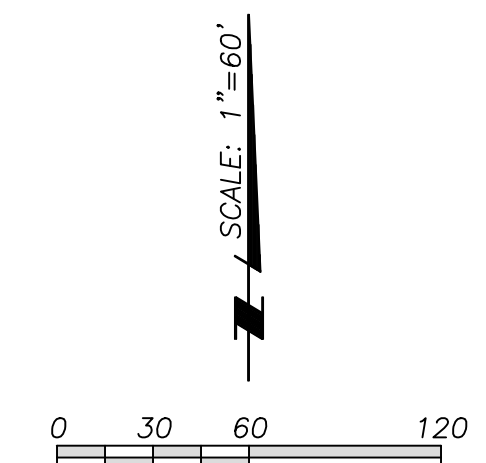
DRAINAGE STATEMENT:
MINING ACTIVITIES HAVE RESULTED IN ALL
STORMWATER BEING CONVEYED TO THE LOW
AREA ALONG THE BOTTOM OF THE EASTERLY
MINING HIGH WALL. THIS 80" HIGH
EXCAVATED WALL CAPTURES ALL EXISTING
STORMWATER GENERATED ON SITE. THE
TRAPPED WATER EVAPORATES AND/OR
PERCOLATES. THIS WATER NEVER
DISCHARGES OFF SITE.

YARD NOTE:
THE LEASED AREA YARDS WILL BE DEFINED BY THE CHAIN
LINK FENCE BOUNDARIES. THESE BOUNDARIES MAY BE
CHANGED DEPENDENT ON MARKET DEMANDS.

EXISTING IMPERVIOUS SURFACES

| | |
|---------------------------------|-------------|
| EXISTING BUILDINGS: | 4,675 S.F. |
| EXISTING CONCRETE: | 1,400 S.F. |
| EXISTING A.D.A. PARKING SPACES: | 576 S.F. |
| EXISTING A.C. PAVEMENT: | 91,150 S.F. |
| TOTAL EXISTING IMPERVIOUS: | 97,601 S.F. |

DRAINAGE NOTE:
STORMWATER COLLECTION AREA
STORMWATER IS CONVEYED TO
THIS AREA AND PERCOLATES. NO
STORMWATER LEAVES THE SITE.
THIS LOW AREA WAS THE RESULT
OF PREVIOUS MINING ACTIVITIES.

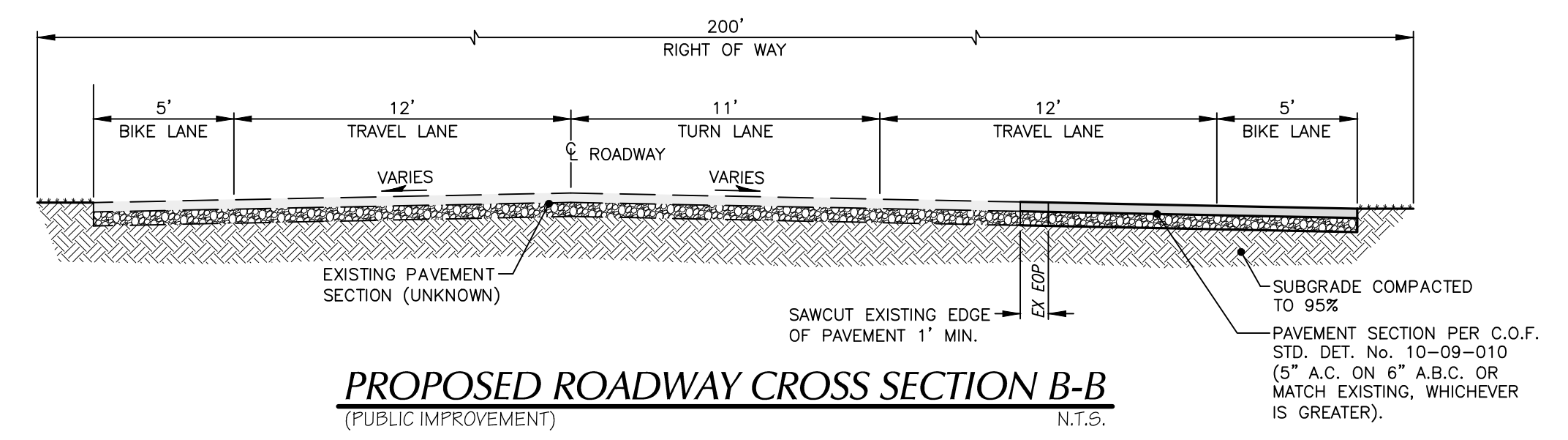
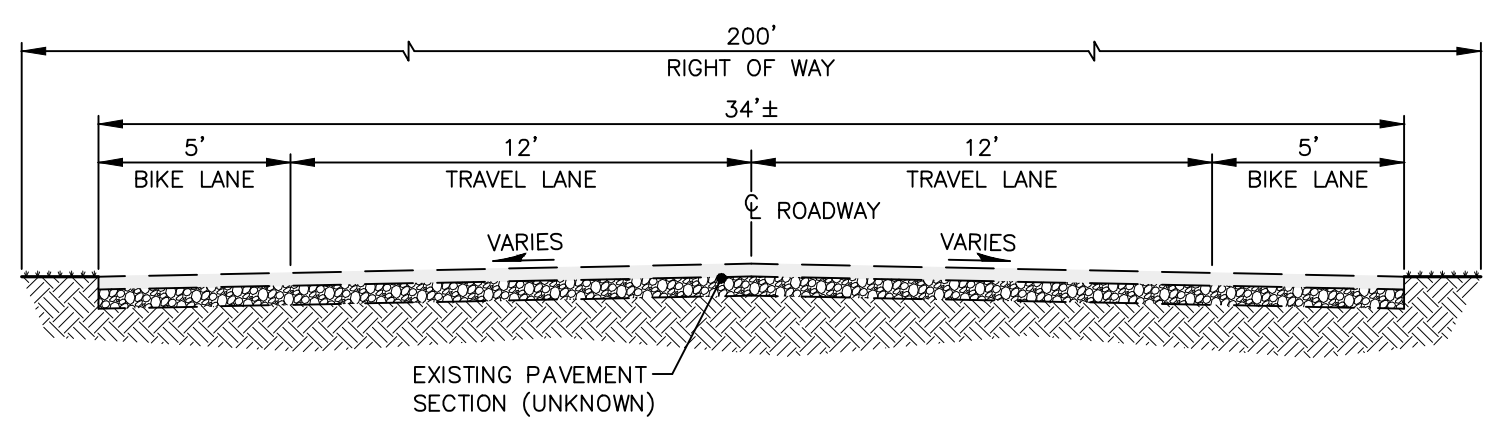
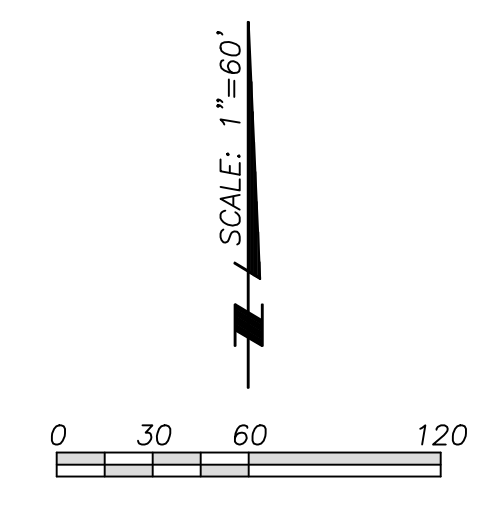
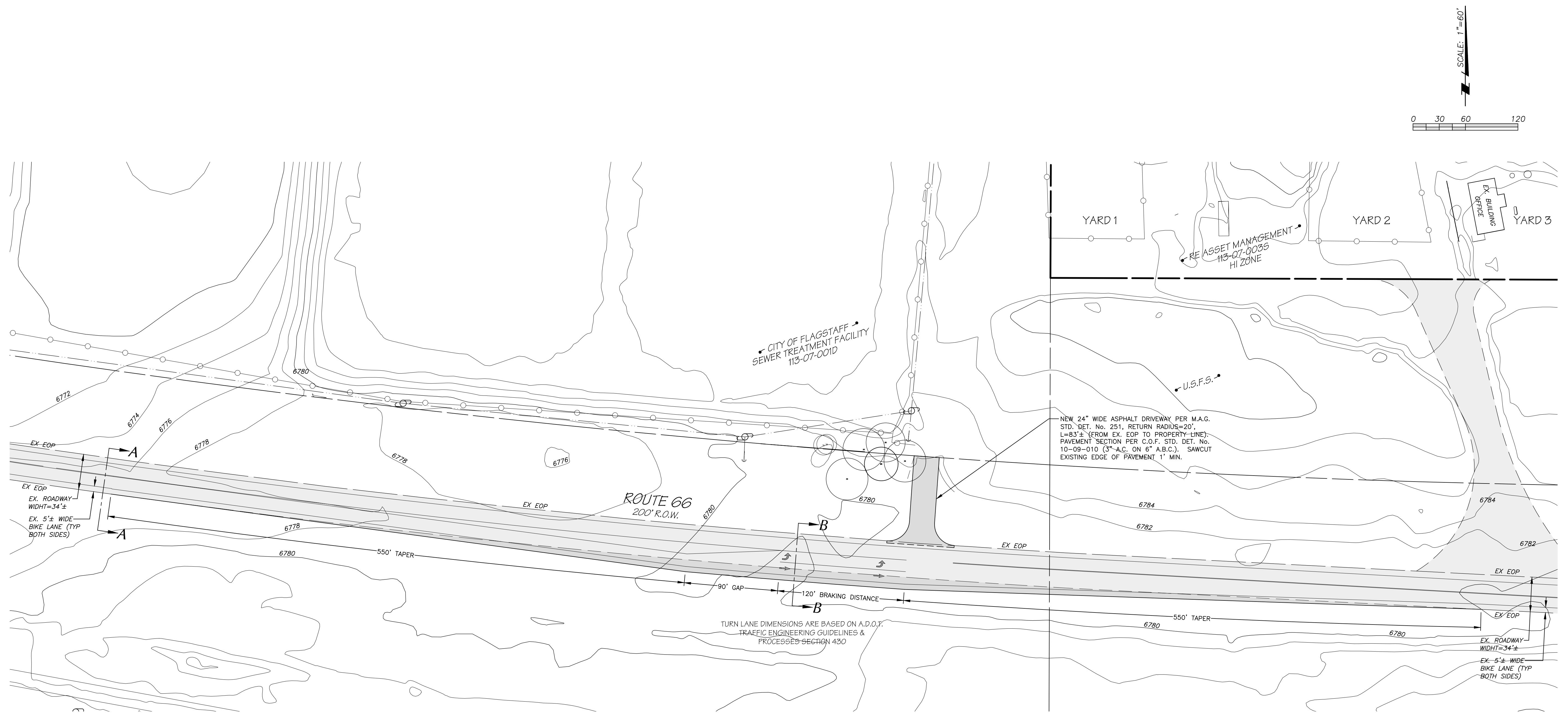


LEGEND & ABBREVIATIONS

| | |
|-------------|--|
| — CL — | CENTERLINE (CL or C) |
| — R.O.W. — | RIGHT OF WAY (R.O.W.) |
| — PL or P — | PROPERTY LINE (PL or P) |
| — EX W — | EXISTING WATER LINE |
| — 2" W — | NEW WATER LINE (WL) |
| — 8" S — | NEW SEWER LINE (SL) |
| — FS — | NEW FIRE SERVICE (FS) |
| — WS — | NEW WATER SERVICE (WS) |
| — BSL — | NEW BUILDING SUPPLY LINE (BSL) |
| — SS — | NEW SEWER SERVICE (SS) |
| — EX S — | EXISTING SEWER MANHOLE |
| — S — | NEW SEWER MANHOLE (MH) |
| — — | EXISTING EDGE OF PAVEMENT / CURB |
| — — | NEW EDGE OF PAVEMENT / CURB |
| — — | PUBLIC UTILITY EASEMENT (PUE) |
| — — | GRADING LIMITS (GL) |
| — — | EXISTING OVERHEAD UTILITY LINE (EX OVHD) |
| — — | EXISTING UTILITY POLE (EX UP) |
| — — | EXISTING FIRE HYDRANT (EX FH) |
| — — | NEW FIRE HYDRANT (FH) |
| — — | EXISTING WATER VALVE (EX WV) |
| — — | NEW WATER VALVE (WV) |
| — — | EXISTING WATER METER (EX WM) |
| — — | NEW WATER METER (WM) |
| — — | EXISTING STREET LIGHT (EX SL) |
| — — | NEW STREET LIGHT (SL) |
| — — | ADJACENT |
| — — | ANGLE POINT |
| — — | ASPHALT PAVEMENT |
| — — | BACK OF CURB (TOP) |
| — — | BACK OF SIDEWALK |
| — — | BIKE RACK |
| — — | BOTTOM |
| — — | BUILDING |
| — — | CATCH BASIN |
| — — | CITY OF FLAGSTAFF |
| — — | COCONINO COUNTY RECORDERS OFFICE |
| — — | CUBIC YARDS |
| — — | CURB AND GUTTER |
| — — | CURB TERMINATION |
| — — | DEPRESSED CURB |
| — — | DOWN SPOUT |
| — — | DRAIN BASIN |
| — — | DRAINAGE EASEMENT |
| — — | DRIVEWAY |
| — — | EACH |
| — — | EDGE OF PAVEMENT |
| — — | END OF LINE BLOWOFF |
| — — | EXISTING |
| — — | EXISTING GRADE |
| — — | FACE OF CURB (TOP) |
| — — | FACE OF SIDEWALK |
| — — | FINISH FLOOR ELEVATION |
| — — | FINISH GRADE |
| — — | FLOWLINE |
| — — | GRADE BREAK |
| — — | GRADING and DRAINAGE |
| — — | GRATE |
| — — | GUTTER |
| — — | HANDICAP |
| — — | HIGH POINT |
| — — | INTERSECTION |
| — — | LINEAL FEET |
| — — | LOW POINT |
| — — | MATCH EXISTING |
| — — | MID POINT ON CURVE |
| — — | MID POINT ON LINE |
| — — | MOGOLLON ENGINEERING & SURVEYING, INC. |
| — — | NON PAY ITEM |
| — — | NOT IN CONTRACT |
| — — | PARKWAY |
| — — | PHASE |
| — — | POINT OF CURVATURE |
| — — | POINT ON CURVE |
| — — | POINT OF COMPOUND CURVATURE |
| — — | POINT OF TANGENCY |
| — — | POINT ON LINE |
| — — | POINT OF REVERSE CURVATURE |
| — — | RADIUS |
| — — | RADIUS POINT |
| — — | ROOF DRAIN |
| — — | SCUPPER |
| — — | SETBACK |
| — — | SHEET |
| — — | SIDEWALK |
| — — | SLOPE EASEMENT |
| — — | SQUARE FOOT |
| — — | SQUARE YARDS |
| — — | STORM DRAIN |
| — — | STORM DRAIN MANHOLE |
| — — | TAPPING SLEEVE and VALVE |
| — — | TEMPORARY CONSTRUCTION EASEMENT |
| — — | TERMINATION |
| — — | THEORETICAL |
| — — | TOP OF WALL |
| — — | TRANSITION |
| — — | TYPICAL |
| — — | UNDERGROUND |
| — — | UNLESS NOTED OTHERWISE |
| — — | UTILITY POLE |
| — — | VALLEY GUTTER |
| — — | WATER and SEWER |
| — — | CROSSING |



Mogollon ENGINEERING & SURVEYING
 PROJECT NO. 25-044
 DATE 3/5/26
 DESIGNED BY: MHE
 DRAWN BY: MHE
 CHECKED BY: KVH
 REVISIONS PER C.O.F. COMMENTS DATED 03/25
 PER C.O.F. COMMENTS DATED 02/25
 VERT SCALE: N/A
 HOR SCALE: 1"=60'
 PARTNERSHIP WITH **CD&E ENGINEERING & SURVEYING**
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING
 WINSLOW READY MIX
 SITE PLAN - YARDS 14 & 15
 OVERALL YARD LAYOUT
 3/5/26
 MES# 25-064



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

Mogollon SURVEYING & ENGINEERING

4111 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

DATE: 3/5/26
DESIGNED BY: MHE
DRAWN BY: MHE
CHECKED BY: KVH

PROJECT NO. 25-064
P/N SHEET-02.DWG
VERT SCALE: N/A
HOR SCALE: 1"=60'

REVISIONS PER C.O.F. COMMENTS DATED: 03/25
PER C.O.F. COMMENTS DATED: 01/26/25

3/5/26
MES# 25-064

WINSLOW READY MIX PROPOSED
RIGHT HAND TURN LANE

IN PARTNERSHIP WITH
CD&E
SURVEYING & ENGINEERING