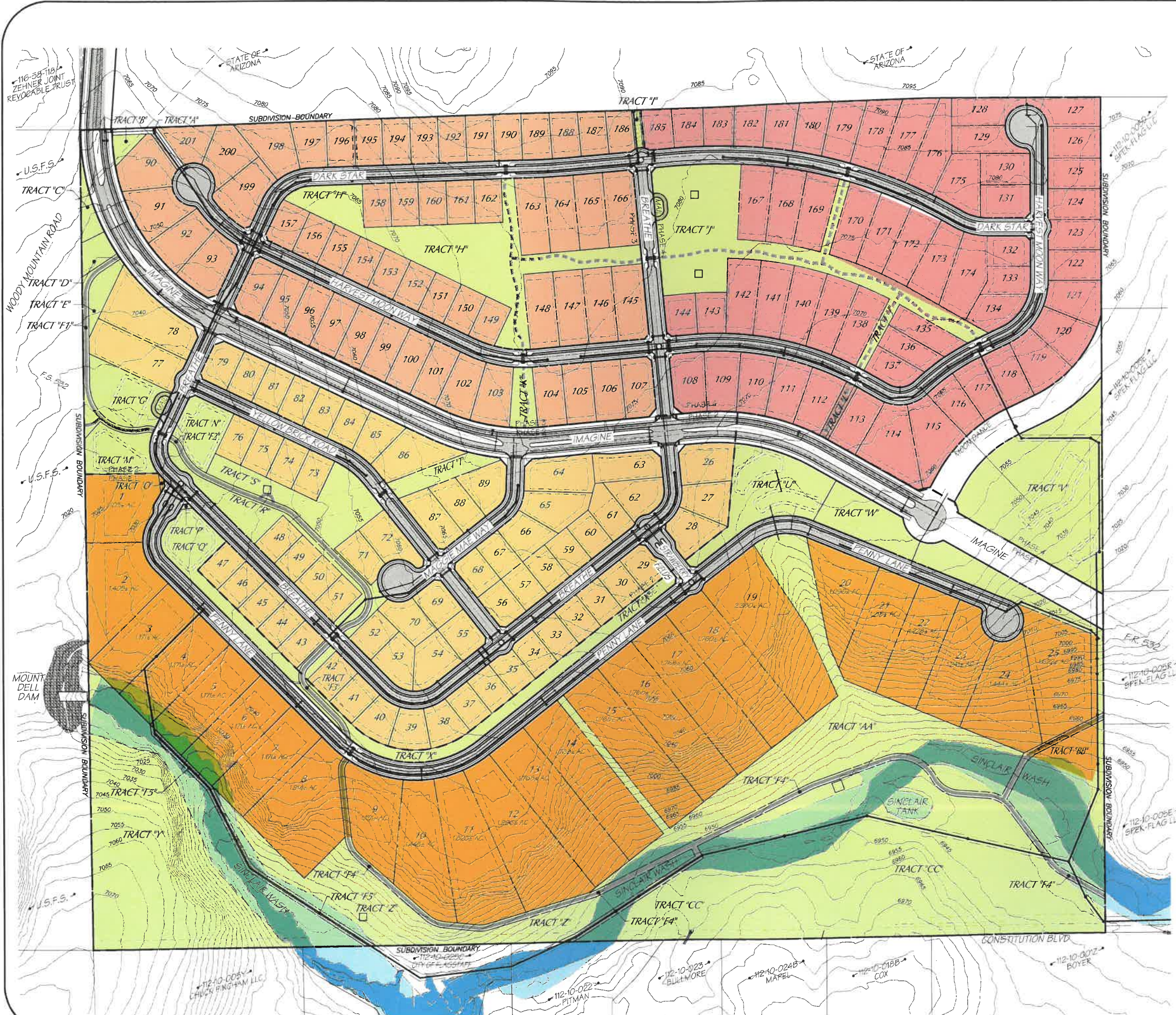




PRELIMINARY
NOT FOR CONSTRUCTION
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COLOR LEGEND

Phase 1 (0.8135 ac.)	Open Space
Phase 2 (41.702 ac.)	Floodway
Phase 3 (21.828 ac.)	Floodplain
Phase 4 (39.69 ac.)	

FIRST PHASE CONSTRUCTION NARRATIVE

THIS FIRST PHASE OF CONSTRUCTION WILL INCLUDE BOTH PHASE 1 AND 2 OF THE AREAS SHOWN HEREON.

THIS FIRST PHASE PLAN SET CONSISTS OF THE FOLLOWING:

- CONSTRUCTION OF ALL IMPROVEMENTS ASSOCIATED WITH THE IMAGINE WAY.
- THE FUTURE TRAIL ALONG THE SOUTH BOUNDARY OF THE PARCELS AS WELL AS PRIVATE TRAILS THROUGH PHASE 1 AND 2.
- PUBLIC SUNKEN MAIL FROM THE CONNECTION POINT NEAR THE INTERSECTION OF CONSTITUTION BLVD AND PUNNY LANE ROAD THROUGHOUT THE SUBDIVISION WITH SUB-OL TO THE NORTH-SIDE LINE OF IMAGINE WAY.
- PRIVATE STORM DRAIN SYSTEM IN ITS ENTIRETY THROUGHOUT PHASE 1 AND 2. ALSO REQUIRED IS THE CONSTRUCTION OF THE STORM DRAIN MAIN LINES FROM THE DETENTION BASINS SHOWN WITHIN PHASES 1 AND 2 TO OUTLET IN SINCLAIR WASH.
- THE DETENTION BASIN IS TO BE CONSTRUCTED IN ITS ENTIRETY (BASIN, ID, OUTLET STRUCTURE, ETC) SHOWN WITHIN PHASES 1 AND 2.
- NOTE: IN ADDITION TO THE STORM DRAIN SYSTEM (PIPES & DETENTION BASIN & OUTLET STRUCTURE) MUST BE COMPLETED PRIOR TO ISSUANCE OF A ROUGH GRADING CERTIFICATION. A ROUGH GRADING CERTIFICATION IS REQUIRED PRIOR TO THE C.O.F. ISSUING A BUILDING PERMIT.
- ROUGH AND FINAL GRADING/PAVING OF THE ROADS AND STREETS SHOWN IN PHASE 1 AND 2. THIS WILL INCLUDE IMAGINE WAY, PUNNY LANE, SINCLAIR WASH, YELLOW PINE ROAD, MAGGIE WAY, AND THE SOUTH PORTION OF BREATH.
- THE WATER LINE EXTENSIONS FROM N. 1E LANE AND THE WEDGE SUBDIVISION WILL BE CONSTRUCTED AND EXTENDED THROUGH THE SITE. THE WATER LINES UNDER THE ABOVE ROADS WILL ALSO BE COMPLETED.

SECOND PHASE CONSTRUCTION NARRATIVE

THIS SECOND PHASE OF CONSTRUCTION WILL INCLUDE BOTH PHASE 3 AND 4 OF THE AREAS SHOWN HEREON.

THIS SECOND PHASE PLAN SET CONSISTS OF THE FOLLOWING:

- CONSTRUCTION OF ALL IMPROVEMENTS PHASES 3 AND 4 ABOVE.
- NO F.U.T.S. WILL BE CONSTRUCTED WITH THIS PHASE, BUT PRIVATE TRAILS THROUGH PHASE 3 AND 4 WILL BE CONSTRUCTED.
- PUNNY LANE SUNKEN MAIL WILL BE EXTENDED FROM SUB-OUTS ALONG THE NORTH-EAST EDGE OF MAGGIE WAY THROUGH PHASE 3 AND 4.
- PRIVATE STORM DRAIN SYSTEM IN ITS ENTIRETY THROUGHOUT PHASE 3 AND 4. ALSO REQUIRED IS THE CONSTRUCTION OF THE STORM DRAIN MAIN LINES FROM THE DETENTION BASINS SHOWN WITHIN PHASES 3 AND 4 TO OUTLET IN SINCLAIR WASH.
- THE DETENTION BASIN IS TO BE CONSTRUCTED IN ITS ENTIRETY (BASIN, ID, OUTLET STRUCTURE, ETC) SHOWN WITHIN PHASES 3 AND 4.
- NOTE: IN ADDITION TO THE STORM DRAIN SYSTEM (PIPES & DETENTION BASIN & OUTLET STRUCTURE) MUST BE COMPLETED PRIOR TO ISSUANCE OF A ROUGH GRADING CERTIFICATION. A ROUGH GRADING CERTIFICATION IS REQUIRED PRIOR TO THE C.O.F. ISSUING A BUILDING PERMIT.
- ROUGH AND FINAL GRADING/PAVING OF THE ROADS AND STREETS SHOWN IN PHASE 3 AND 4. THIS WILL INCLUDE HARVEST MOON, DARK STAR, AND THE NORTH PORTION OF BREATH.
- THE WATER LINE EXTENSIONS IN IMAGINE WAY WILL BE EXTENDED THROUGH PHASES 3 AND 4.

Mogollon
ENGINEERING & SURVEYING

618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

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REVISIONS: PER C.O.F. COMMENTS DATED 10/21/25
PER C.O.F. COMMENTS DATED 2/6/26

PROJECT NO. 24-104
SHEET 20.DWG
VERT. SCALE: N/A
HORIZ. SCALE: 1"=150'

CHECKED BY: RYRBD

6/26/26
MES# 24-104

THE SANCTUARY
PRELIMINARY PLAT
PROJECT PHASING