

PLOTTED: Apr 14, 2022 - 11:12am

DEDICATION

STATE OF ARIZONA SS. COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS: THAT WOODSHIRE ON WEST OAK, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), AS OWNER, HEREBY PUBLISHES THIS PLAT AS AND FOR WOODSHIRE ON OAK CONDOMINIUMS...

EACH UNIT SHOWN HEREON IS A SINGLE FAMILY, DETACHED CONDOMINIUM UNIT, WITH NO SHARED GARAGES, ANY OTHER ATTACHED BUILDINGS, ARCHWAYS OR BREEZEWAYS.

EACH UNIT IS ENCUMBERED BY, AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR THE WOODSHIRE ON OAK CONDOMINIUMS, AN ARIZONA NONPROFIT CORPORATION.

THE CONDOMINIUM UNIT CONSISTS OF THE ENTIRE AREA, INCLUDING SITE AND AIR SPACE, WITHIN THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOT, AND IS NOT CONSIDERED TO BE A COMMON ELEMENT OR LIMITED COMMON ELEMENT.

EACH CONDOMINIUM UNIT OWNER SHALL BE SOLELY RESPONSIBLE FOR INSURANCE, OPERATION, MAINTENANCE AND REPAIR OF EACH UNIT, EXCEPT AS PROVIDED IN THE CONDOMINIUM DECLARATION.

ANY COMMON ASSESSMENTS COLLECTED WILL BE FOR AMENITIES OUTSIDE OF THE FOOTPRINT OF THE INDIVIDUAL SITE.

TRACT 'A' IS HEREBY DEDICATED AS TO THE WOODSHIRE ON OAK CONDOMINIUM ASSOCIATION, AS COMMON AREA/OPEN SPACE.

IN WITNESS WHEREOF: WOODSHIRE ON WEST OAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THIS DECLARATION TO BE DULY EXECUTED THIS DAY OF 2022.

BY: WOODSHIRE ON WEST OAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ITS: SOLE MEMBER

BY: PHILLIP V. PETERSEN ITS: MANAGER

STATE OF ARIZONA SS. COUNTY OF

ON THIS DAY OF 2022, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, MANAGER OF WOODSHIRE ON WEST OAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY...

IN WITNESS WHEREOF I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES:

CITY OF FLAGSTAFF APPROVALS

CITY OF FLAGSTAFF IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE DAY OF 2022.

BY: MAYOR

ATTEST: CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE DAY OF 2022.

BY: PLANNING DIRECTOR

BY: CITY ENGINEER

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET GEODETIC DATUM: NAD 83 (CONUS) VERTICAL DATUM: NAVD 88, REFERENCED FROM NGS CONTROL POINT "AZFL" 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

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

THE BASIS OF BEARINGS IS TRUE GEODEDIC 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 NGS CONTROL POINT "AZFL" USING GPS WITH NGS GEOID MODEL "GEOID18". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

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 #2003 = 2" ALUMINUM CAP IN CENTERLINE OF W OAK AVE NORTHING = 77218.1040 FT EASTING = 61642.5880 FT ELEVATION = 7015.638 FT

POINT #2005 = 1" CAPPED PIPE/REBAR NORTHING = 77368.6040 FT EASTING = 61402.8960 FT ELEVATION = 7034.057 FT

POINT #2004 = 2" ALUMINUM CAP IN CENTERLINE OF W OAK AVE NORTHING = 77214.3620 FT EASTING = 60982.7200 FT ELEVATION = 7040.711 FT

POINT #2006 = 1" CAPPED PIPE/REBAR NORTHING = 77477.0900 FT EASTING = 61431.4750 FT ELEVATION = 7036.132 FT

PRELIMINARY PLAT FOR WOODSHIRE ON OAK CONDOMINIUMS FLAGSTAFF, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP N.T.S.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER) 1/11/2022 DATE: BY:

UTILITY COMPANY CONTACTS

APS CONTACT: CHAD BROOKS 2200 E. HUNTINGTON FLAGSTAFF, AZ 86004 RYAN.WIESNER@APS.COM PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) 1/5/2022 DATE: BY:

UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM PHONE: (928) 226-2269

CENTURYLINK

KEVIN WAGNER FOR MANUEL HERNANDEZ (BY LETTER) 1/11/2022 DATE: BY:

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.

ALTICE U.S.A

SANFORD YAZZIE (BY LETTER) 2/11/2022 DATE: BY:

ALTICE USA CONTACT: SANFORD YAZZIE 1601 SOUTH PLAZA WAY FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672

Table with 3 columns: SHEET NO., DWG NO., SHEET TITLE. Rows include CVR, SM01, SPO1, SPO2, PPO1, GDO1.

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 THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

Aaron D. Borling, RLS 48756

PROJECT DEVELOPMENT INFORMATION

APN#: 110-06-036E (±0.89 AC) ZONING: 0.78 AC MEDIUM DENSITY RESIDENTIAL (MR) 0.11 AC HIGH DENSITY RESIDENTIAL (HD) MAX. ALLOWABLE DENSITY PER ZONE: MR: 14 UNITS/AC = 0.78 AC x 14 UNITS/AC = 11 UNITS HR: 1 UNIT PER 2,500 SF = 4,791 SF x 1 UNIT/2,500 SF = 2 UNITS TOTAL MAX. ALLOWABLE UNIT COUNT = 13 UNITS NUMBER OF UNITS PROVIDED = 13 UNITS FRONT SETBACKS: 10' SIDE SETBACKS: 5' REAR SETBACK: 15'

PROJECT INFORMATION

WOODSHIRE ON OAK CONDOMINIUMS 302 W. OAK FLAGSTAFF, AZ 86001 ASSESSOR'S PARCEL NO. 110-06-036E

GROSS/NET ACREAGE: 0.895 ACRES TRACT 'A' ACREAGE: 0.634 ACRES TOTAL AREA OF UNITS: 0.261 ACRES

- 1. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND. 2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES. 3. THE CONDOMINIUM DECLARATION FOR 'WOODSHIRE ON OAK' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT, RECORDED UNDER INSTRUMENT #. 4. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED 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.

LEGAL DESCRIPTION

LOTS 8-11, INCLUSIVE, BLOCK 13, MOUNT ELDEN ADDITION TO THE CITY OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 43, RECORDS OF COCONINO COUNTY, ARIZONA, EXCEPT THE NORTH 130.00 FEET THEREOF. AND ALL OF LOTS 20 AND 21, AND THE NORTH 60.00 FEET OF LOT 22 AND THE WEST 30.00 FEET OF THE NORTH 60.00 FEET OF LOT 23, BLOCK 13, MOUNT ELDEN ADDITION TO THE CITY OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 43, RECORDS OF COCONINO COUNTY, ARIZONA.

SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION ACCORDING TOPOGRAPHIC SURVEY COMPLETED BY SWI, DATED NOVEMBER 2021.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA: 33,180 SF POST-DEVELOPMENT IMPERVIOUS AREA: 24,824 SF

PRELIMINARY EARTHWORK SUMMARY

CUT: 20 CY FILL: 1,380 CY

RESOURCE PRESERVATION

THE PROJECT DOES NOT FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE, THEREFORE NATURAL RESOURCE PROTECTION PLAN IS NOT PROVIDED.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIRE ACCESS

ALTERNATIVE HAMMERHEAD TURNAROUND PROVIDED PER IFC 2018 SECTION D103.1 WITH MODIFICATION TO CURB RETURN RADIUS.

PROJECT OWNER/DEVELOPER:

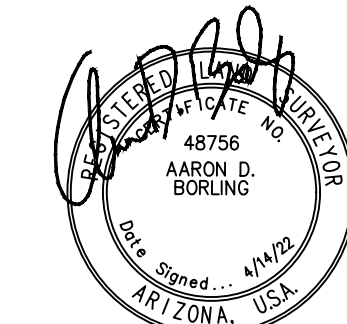
WOODSHIRE ON WEST OAK, LLC CONTACT: PHILIP V. PETERSEN 3550 N. CENTRAL AVENUE #110 PHOENIX, AZ 85012 (602) 265-4400

PROJECT SURVEYOR:

SHEPARD-WESNITZER, INC. AARON BORLING, RLS #48756 110 WEST DALE AVE FLAGSTAFF, AZ 86001 (928) 773-0354

PROJECT ENGINEER:

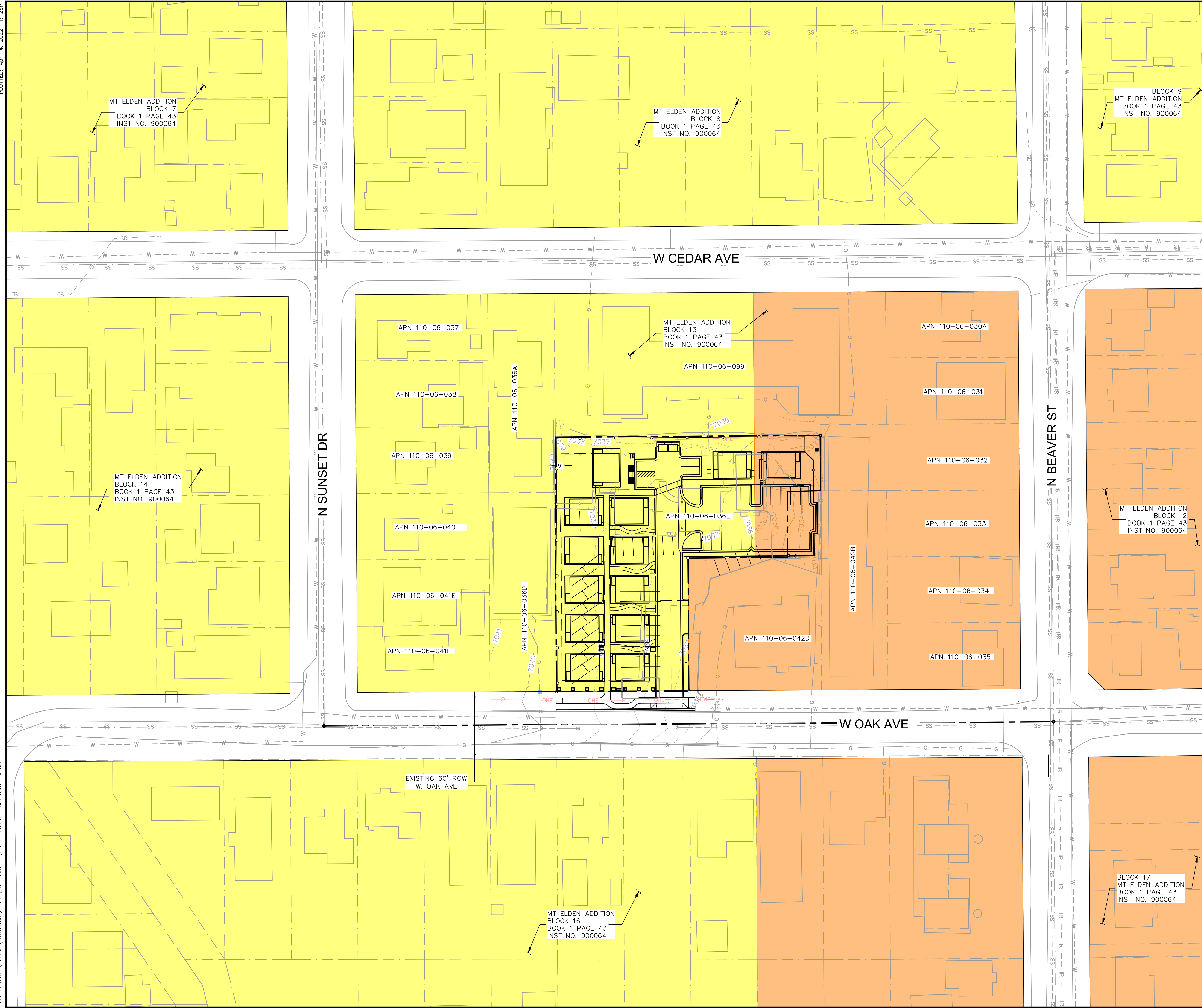
SHEPARD-WESNITZER, INC. GUILLERMO E. CORTES, PE #33983 110 WEST DALE AVE FLAGSTAFF, AZ 86001 (928) 773-0354



Vertical sidebar containing: FLAGSTAFF ARIZONA, WOODSHIRE ON OAK, COVER SHEET, JOB NO. 21140, DATE: APR 22, SCALE: AS SHOWN, DRAWN: ELK, KMF, DESIGN: ELK, KMF, CHECKED: KMF, GEC, 110 W. Dale Avenue Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swi.az.com, SWI logo, Shephard Wesnitzer, Inc., REVISIONS table, DRAWING NO. CVR, SHT NO. 1 OF 6, C.O.F. #PZ-21-00236-02

PLOTTED: Apr 14, 2022--11:12am

FILE: P:\2021\21140P\DRAWINGS\PLATS\PRELIMINARY\21140-OVERALL SITE.DWG EKREISER



LEGEND

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SUBDIVISION BLOCK BOUNDARY
- - - - - LOT LINE

FLAGSTAFF
ARIZONA

WOODSHIRE ON OAK

JOB NO: 21140
DATE: APR 22
SCALE:
DRAWN: ELK, KMF
DESIGN: ELK, KMF
CHECKED: KMF, GEC

75 Killion Place
Suite 207
Flagstaff, AZ 86001
928.282.2058 fax
www.swi.com

SWI
Shephard Wesnitzer, Inc.

REVISIONS	DATE	BY

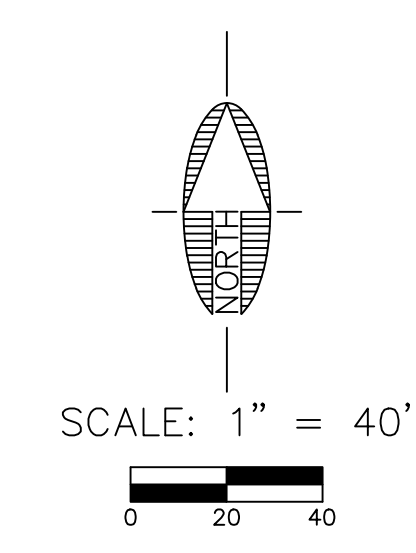
NO.	DESCRIPTION

ARIZONA 811
Call 811 or click: Arizona811.com

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

DRAWING NO.
SM01

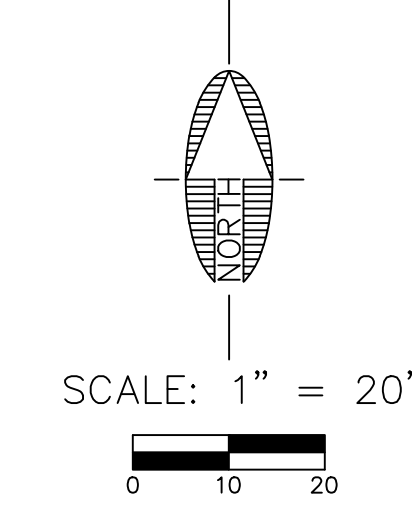
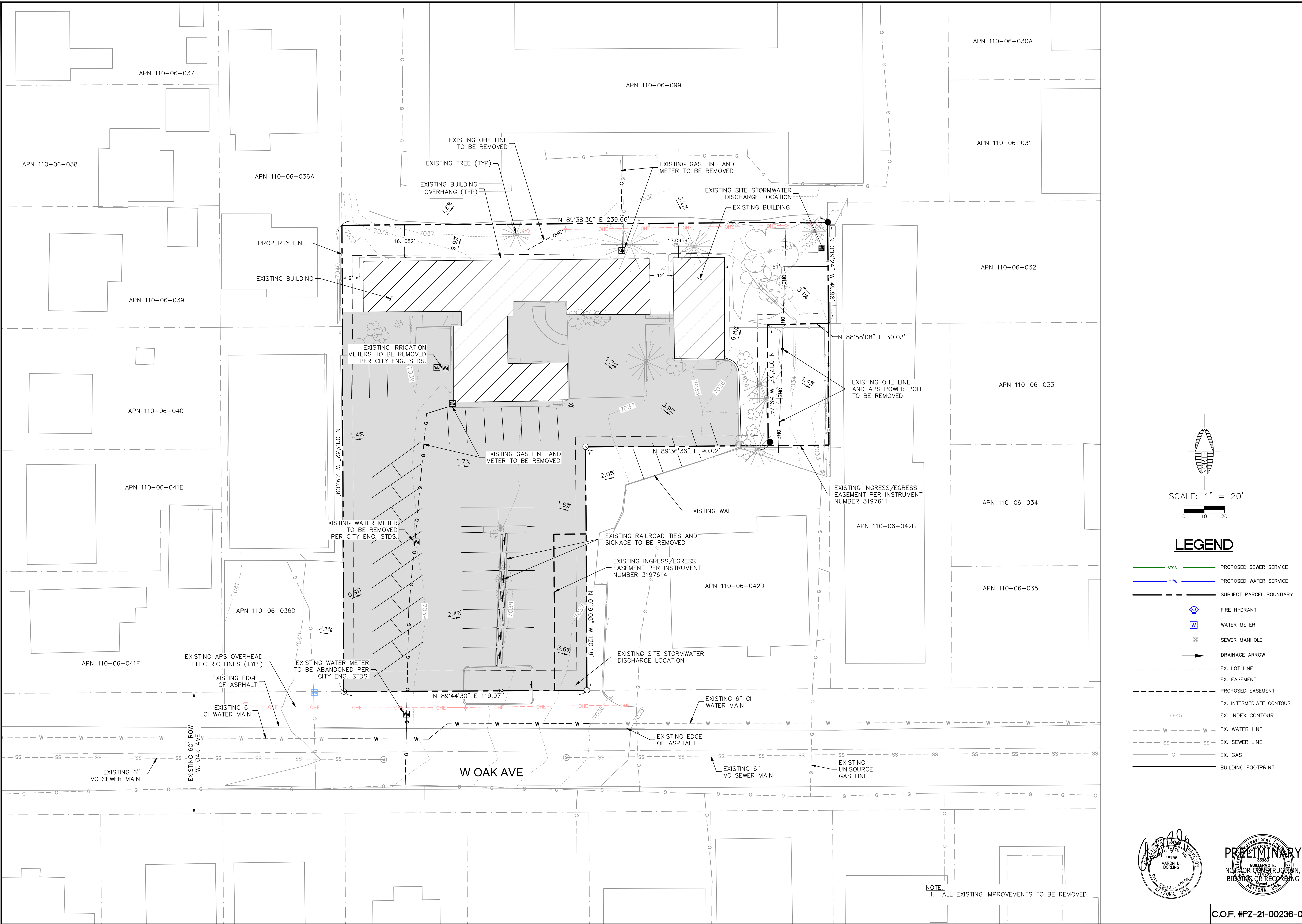
SHT NO. OF
2 6



(Signature)
48756
AARON D. BORLING
Professional Engineer
Arizona, USA

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING
ARIZONA, USA

C.O.F. #PZ-21-00236-02



LEGEND

- 6"SS PROPOSED SEWER SERVICE
- 2"W PROPOSED WATER SERVICE
- SUBJECT PARCEL BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- DRAINAGE ARROW
- - - EX. LOT LINE
- - - EX. EASEMENT
- - - PROPOSED EASEMENT
- - - EX. INTERMEDIATE CONTOUR
- - - 6945 EX. INDEX CONTOUR
- - - W - - - EX. WATER LINE
- - - SS - - - EX. SEWER LINE
- - - G - - - EX. GAS
- ▭ BUILDING FOOTPRINT

NOTE:
1. ALL EXISTING IMPROVEMENTS TO BE REMOVED.



C.O.F. #PZ-21-00236-02

75 Killion Place Scottsdale, AZ 85260 928.282.2058 fax www.swi.az.com	FLAGSTAFF ARIZONA WOODSHIRE ON OAK EXISTING SITE OVERVIEW JOB NO.: 21140 DATE: APR 22 SCALE: DRAWN: ELK, KMF DESIGN: ELK, KMF CHECKED: KMF, GEC																
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <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													DRAWING NO. <h2 style="margin: 0;">SP01</h2> SHT NO. OF 3 OF 6
NO.	DESCRIPTION	DATE	BY														

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

PLOTTED: Apr 14, 2022 - 11:12am
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PROJECT DATA:
 PARCEL AREA: 38,993 SF
 TOTAL 2-3 BD UNITS: 13
PARKING:
 TOTAL PARKING REQUIRED 2-3 BD UNITS = 13 UNITS x 2.25 SPACES = 29.25 = 30 SPACES MIN
 TOTAL PARKING PROVIDED = 26 (INCLUDES 2 ADA SPACES)
 TOTAL REQUIRED BIKE PARKING = 2 RACK (4 SPACES)
 TOTAL REQUIRED BIKE PARKING WITH ADJUSTMENTS = 6 RACKS (12 SPACES)
 TOTAL PROVIDED BIKE PARKING = 6 RACKS (12 SPACES)

PARKING ADJUSTMENTS:
 • TRANSIT - 10% REDUCTION (FMC @ BEAVER BUS STOP WITHIN 1/4 MILE)
 • BIKE PARKING - REDUCTION OF 1 SPACE FOR EACH 4 BIKE SPACES PROVIDED (MAX REDUCTION OF 5% OF TOTAL REQUIRED VEHICLE PARKING)

SITE ANALYSIS:
 • EXISTING LAND USE IS MEDIUM DENSITY RESIDENTIAL.
 • EXISTING TOPOGRAPHY AS SHOWN.
 • EXISTING VEGETATION INCLUDES LIMITED TREE COVER.
 • NOTICEABLE SITE VIEWS INCLUDE THE SAN FRANCISCO PEAKS (NORTH) AND RESIDENTIAL NEIGHBORHOOD (SOUTH).
 • THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST. AT 7,000 FEET, FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.
 • FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL. IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGNS WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE SITE IS A PART OF THE BUFFALO PARK WATERSHED.
 • SITE EXPERIENCES A GOOD AMOUNT OF SUN EXPOSURE. PRECIPITATION NATURALLY RUNS EAST AND ULTIMATELY ENTERS THE RIO DE FLAG.
 • SITE ACCESSIBLE FROM W. OAK AVENUE AT THE SOUTH PROPERTY BOUNDARY.

NOTE:
 1. FENCING WILL BE COORDINATED WITH THE LANDSCAPE PLAN DURING FINAL DESIGN.

TABLE 10-50.40.020.A: ALLOWED ENCROACHMENTS INTO SETBACKS

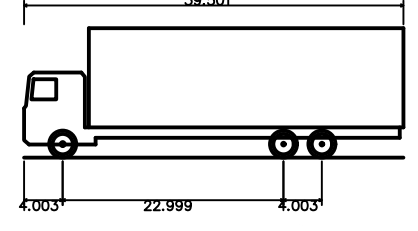
STANDARD	MAXIMUM ENCROACHMENT IN SETBACK
FRONT, REAR, STREET SIDE SETBACK	5 FEET ¹
INTERIOR SIDE SETBACK	3 FEET ¹

(1) ARBORS, AWNINGS, CANOPIES, COURT YARDS, DECKS, PATIOS, PERGOLAS, PORCHES, STOOPS, TRELIS, HOODED ENTRIES, CARPORTS, AND BALCONIES

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR) (1)	GRADE ≤ 3%	TIME GAP tg (unadjusted) (2)	MULTIPLE LANE CROSSINGS	NO. OF LANES (4)	TIME GAP tg (adjusted) (2)	INTERSECTION SIGHT DISTANCE (ISD) (3)
1	W OAK AVE	Right	25	Y	6.5	No	0	6.7	250
2	W OAK AVE	Left	25	N	7.5	No	1	7.5	280

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.



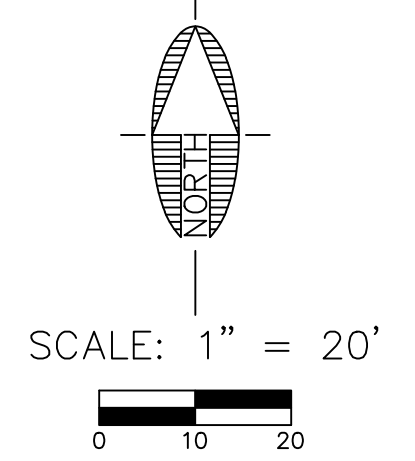
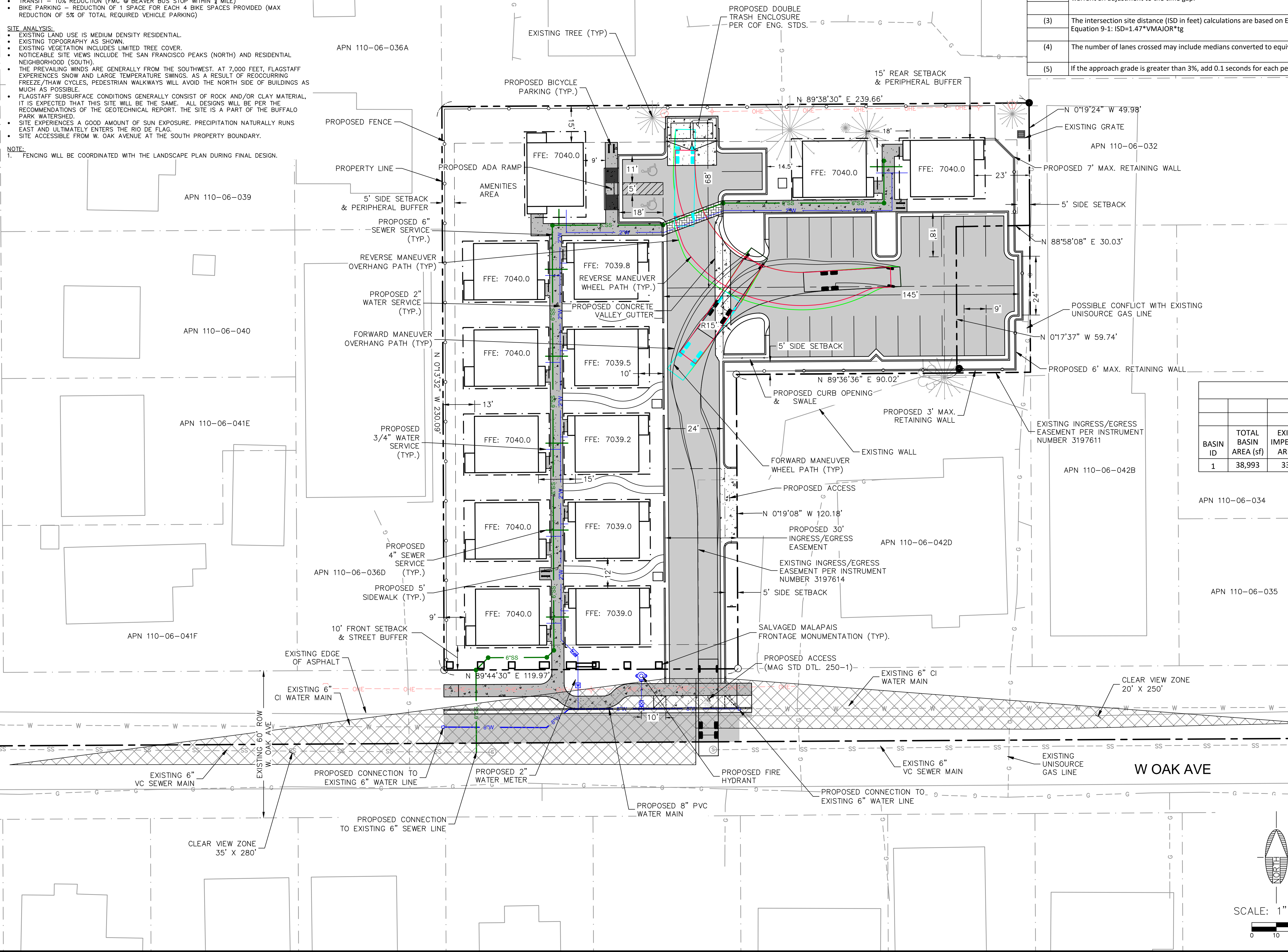
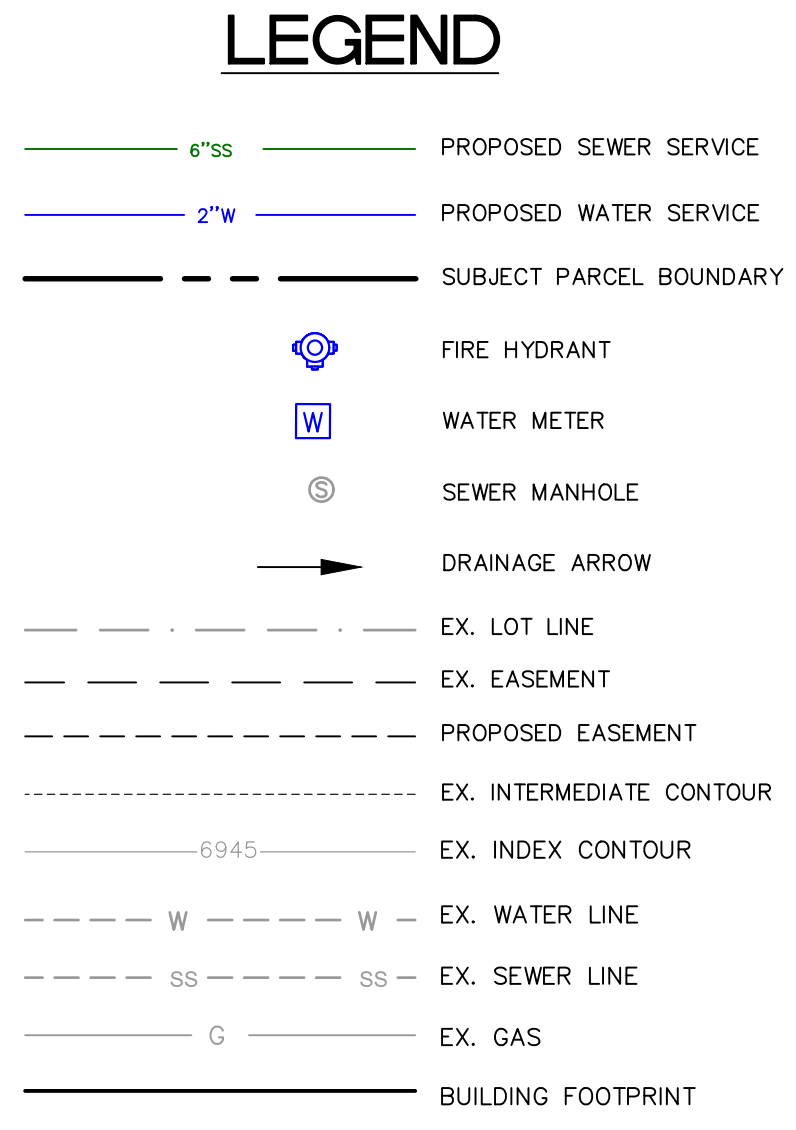
OPEN SPACE ANALYSIS

DESCRIPTION	VALUE
TOTAL PARCEL AREA (SF)	38,993
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	5,849
REQUIRED OPEN SPACE (SF)	5,849
PROVIDED OPEN SPACE (SF)	14,680

1. Open Space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.

IMPERVIOUS AREAS & LID ANALYSIS

BASIN ID	TOTAL BASIN AREA (sf)	EXISTING IMPERVIOUS AREA (sf)	PROPOSED IMPERVIOUS AREA (sf)	NET IMPERVIOUS AREA (sf)	LID REQUIRED DEPTH (ft)	REQUIRED 1" LID VOLUME BASED ON NET IMPERVIOUS AREA
1	38,993	33,180	25,341	-7,839	0.08	0

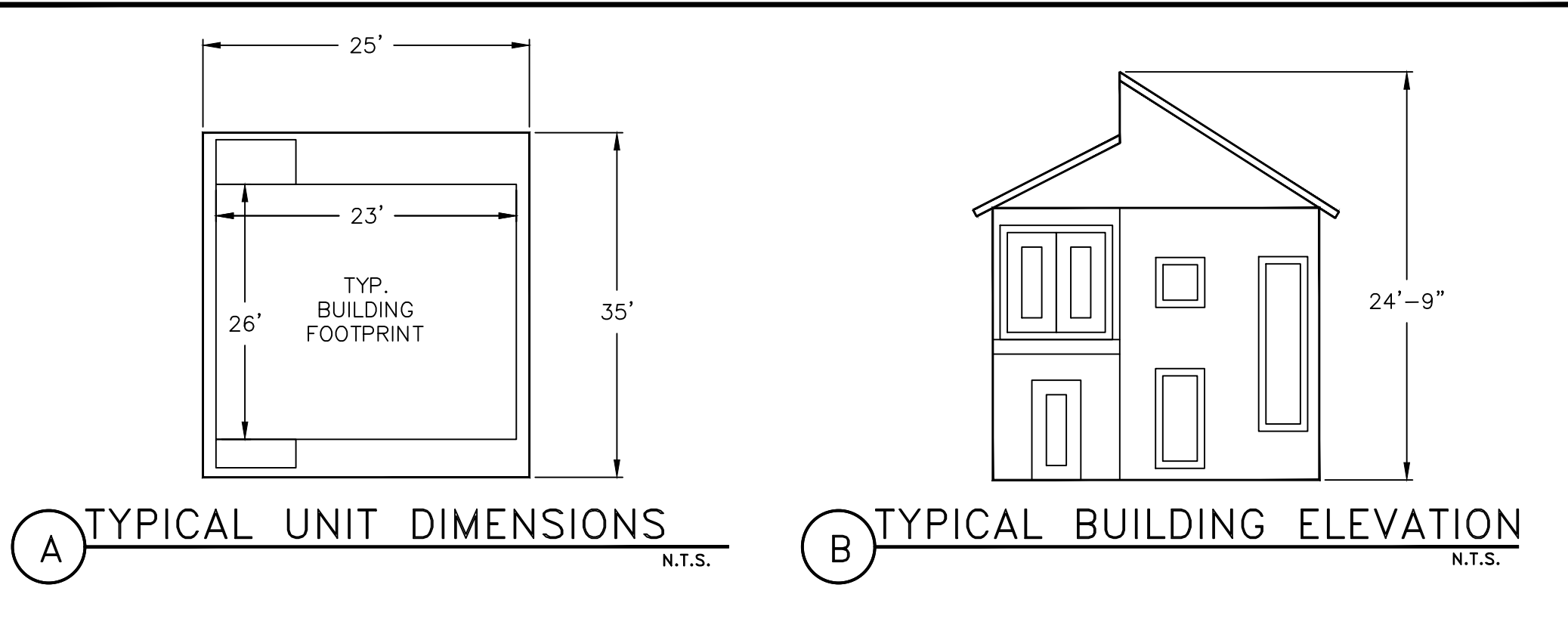


Professional Engineer
 48756
 AARON D. BORLING
 ARIZONA, USA

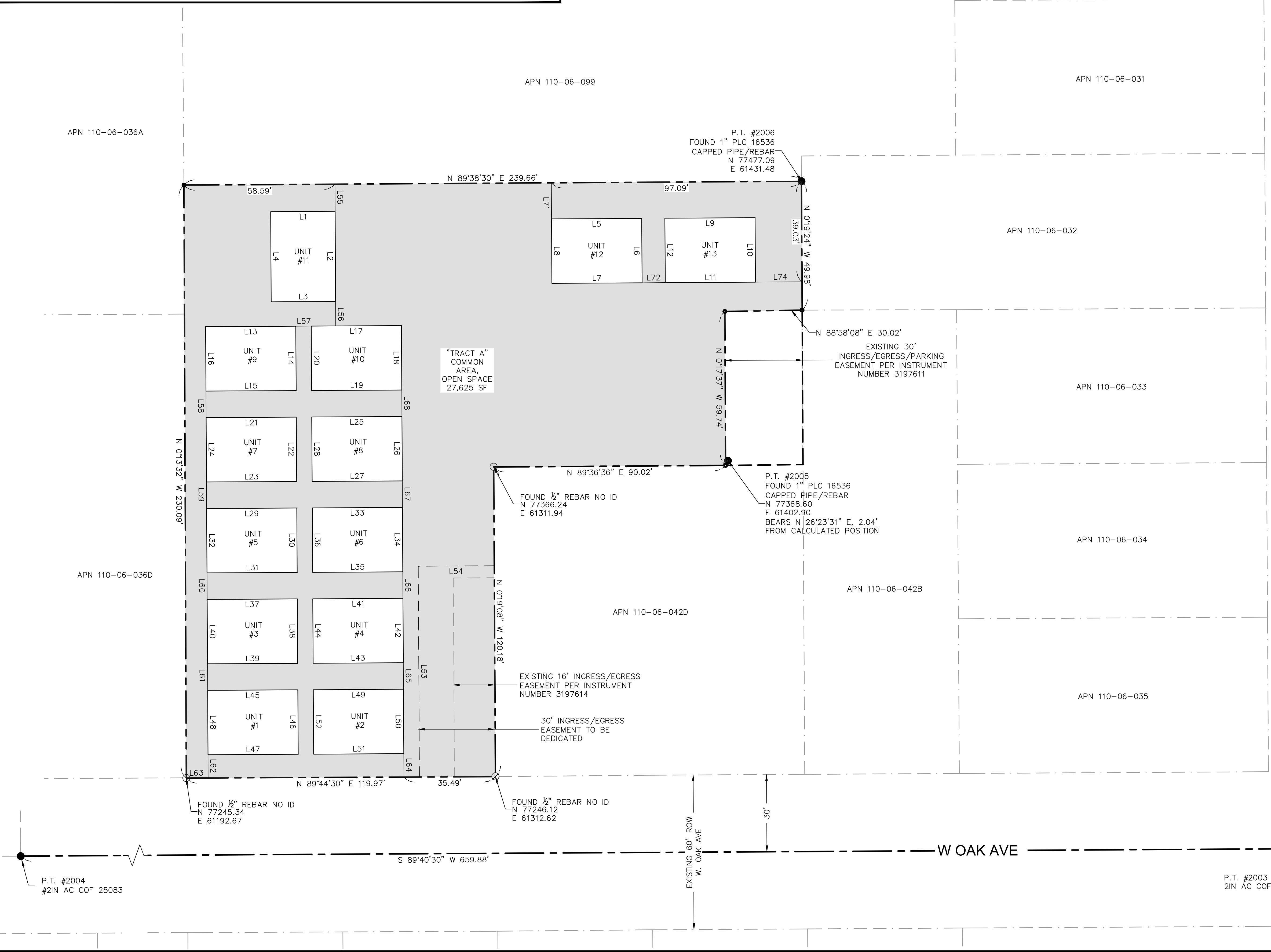
PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING
 ARIZONA, USA

C.O.F. #PZ-21-00236-02

FLAGSTAFF ARIZONA
 WOODSHIRE ON OAK
 SHEPARD WESNITZER, INC.
 JOB NO: 21140
 DATE: APR 22
 SCALE:
 DRAWN: ELK, KMF
 DESIGN: ELK, KMF
 CHECKED: KMF, GEC
 REVISIONS
 BY
 DATE
 DESCRIPTION
 NO.
 ARIZONA 811
 Contact Arizona 811 at least two full working days before you begin excavation
 Call 811 or click Arizona811.com
 DRAWING NO.
SP02
 SHT NO. OF
 4 OF
 6



- NOTES:**
1. THE TYPICAL SIZE OF EACH INDIVIDUAL UNIT IS 875 SF. SEE DETAILS A AND B ON SHEET PP01. EACH UNIT SHALL INCLUDE THE LAND AND AIR SPACE BETWEEN THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOT.
 2. "TRACT A" TO BE DEDICATED AS COMMON AREA AND OPEN SPACE PER FUTURE CONDOMINIUM DECLARATION.
 3. PARKING SPACES SHOWN ARE TO BE ALLOCATED THROUGH THE SUBDIVISION CC&RS.



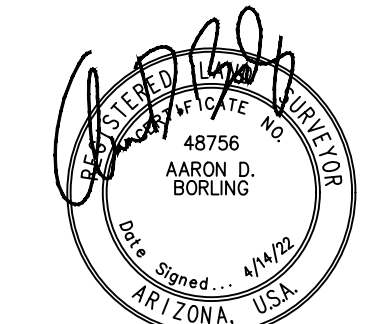
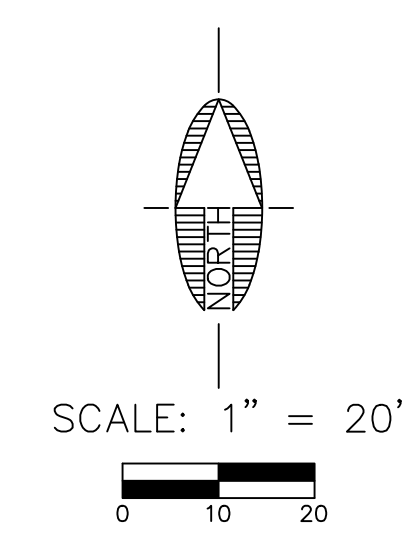
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.00	S 89°40'52" W
L2	35.00	N 0°19'08" W
L3	25.00	N 89°40'52" E
L4	35.00	S 0°19'08" E
L5	35.00	N 89°40'52" E
L6	25.00	S 0°19'08" E
L7	35.00	S 89°40'52" W
L8	25.00	N 0°19'08" W
L9	35.00	N 89°40'31" E
L10	25.00	S 0°19'29" E
L11	35.00	S 89°40'31" W
L12	25.00	N 0°19'29" W
L13	35.00	N 89°40'52" E
L14	25.00	S 0°19'08" E
L15	35.00	S 89°40'52" W
L16	25.00	N 0°19'08" W
L17	35.00	N 89°40'31" E
L18	25.00	S 0°19'29" E
L19	35.00	S 89°40'31" W
L20	25.00	N 0°19'29" W
L21	35.00	N 89°40'52" E
L22	25.00	S 0°19'08" E
L23	35.00	S 89°40'52" W
L24	25.00	N 0°19'08" W
L25	35.00	N 89°40'31" E
L26	25.00	S 0°19'29" E
L27	35.00	S 89°40'31" W
L28	25.00	N 0°19'29" W
L29	35.00	N 89°40'52" E
L30	25.00	S 0°19'08" E
L31	35.00	S 89°40'52" W
L32	25.00	N 0°19'08" W
L33	35.00	N 89°40'32" E
L34	25.00	S 0°19'29" E
L35	35.00	S 89°40'31" W
L36	25.00	N 0°19'29" W
L37	35.00	N 89°40'52" E
L38	25.00	S 0°19'08" E
L39	35.00	S 89°40'52" W
L40	25.00	N 0°19'08" W

LINE TABLE

LINE #	LENGTH	DIRECTION
L41	35.00	N 89°40'31" E
L42	25.00	S 0°19'29" E
L43	35.00	S 89°40'31" W
L44	25.00	N 0°19'29" W
L45	35.00	N 89°40'52" E
L46	25.00	S 0°19'08" E
L47	35.00	S 89°40'52" W
L48	25.00	N 0°19'08" W
L49	35.00	N 89°40'31" E
L50	25.00	S 0°19'29" E
L51	35.00	S 89°40'31" W
L52	25.00	N 0°19'29" W
L53	81.80	S 0°19'08" E
L54	29.50	S 89°41'11" W
L55	10.52	N 0°21'30" W
L56	9.50	S 0°19'29" E
L57	6.00	N 89°41'07" E
L58	10.28	N 0°19'08" W
L59	10.28	N 0°19'08" W
L60	10.28	N 0°19'08" W
L61	10.28	N 0°19'08" W
L62	9.00	N 0°15'30" W
L63	8.42	N 89°44'30" E
L64	9.08	S 0°15'30" E
L65	10.28	S 0°18'19" E
L66	10.28	S 0°18'19" E
L67	10.28	S 0°18'19" E
L68	10.28	S 0°18'19" E
L71	14.00	N 0°21'30" W
L72	9.00	N 89°30'15" E
L74	18.08	N 89°40'36" E

- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING RIGHT-OF-WAY
 - - - PROPOSED UTILITY EASEMENT
 - - - PROPOSED LOT
 - UNIT ID NUMBER
 - P.S.#1
 - MONUMENT TO BE SET
 - "TRACT A" AREA



C.O.F. #PZ-21-00236-02

FLAGSTAFF ARIZONA

WOODSHIRE ON OAK

PRELIMINARY PLAT

JOB NO: 21140
DATE: APR 22
SCALE: AS SHOWN
DRAWN: ELK, KMF
DESIGN: ELK, KMF
CHECKED: KMF, GEC

75 Killo's Place
Scottsdale, AZ 85260
928.282.2058 fax
www.swi/az.com

SWI
Shephard Wesnitzer, Inc.

REVISIONS	DATE	DESCRIPTION

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

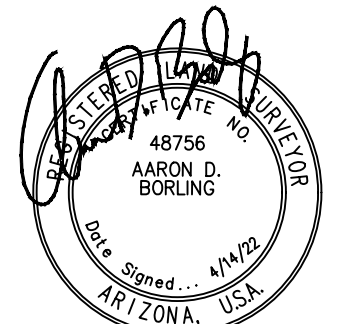
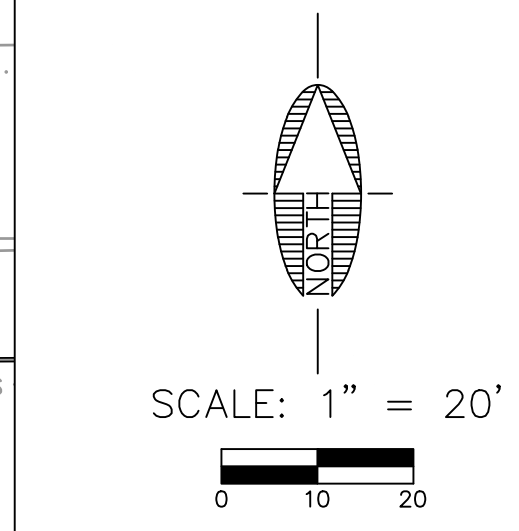
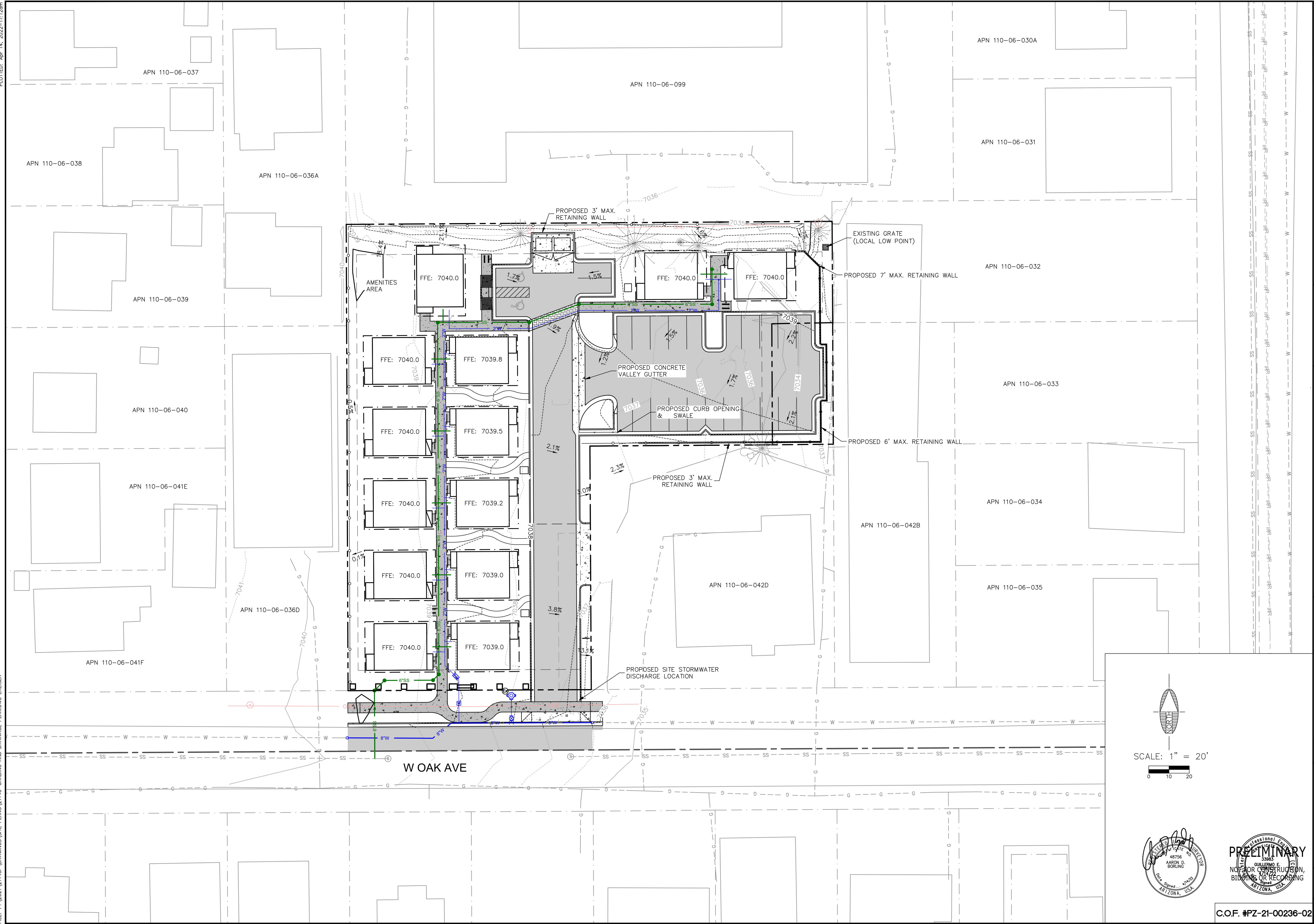
ARIZONA 811
Call 811 or click Arizonda811.com

DRAWING NO. **PP01**

SHT NO. 5 OF 6


PLOTTED: Apr 14, 2022--11:12am

FILE: P:\2021\21140P\DRAWINGS\SITE PLANS\21140-GRADING AND DRAINAGE PLAN.DWG EKEISER



PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

C.O.F. #PZ-21-00236-02

JOB NO: 21140		DATE: APR 22		SCALE: AS SHOWN		DRAWN: ELK, KMF		DESIGN: ELK, KMF		CHECKED: KMF, GEC																	
75 Kallio Place Suite 100, Phoenix, AZ 85034 928.282.2058 fax www.swi-arizona.com																											
 Shephard Wesnitzer, Inc.																											
<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												
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DRAWING NO. GD01										SHT NO. 6 OF 6																	

FLAGSTAFF
 ARIZONA

WOODSHIRE ON OAK

GRADING AND DRAINAGE PLAN