

DRAFT DEDICATION

STATE OF ARIZONA SS. COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT CAPSTONE HOMES, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), AS "OWNER" AND "GRANTOR," HAS SUBDIVIDED UNDER THE NAME ARIES AT TIMBERSKY - BLOCK 7B, A SUBDIVISION LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF ARIES AT TIMBERSKY - BLOCK 7B AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

RIGHT-OF-WAYS DEDICATED

PUBLIC RIGHT-OF-WAY (ROW). GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR AS ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

EASEMENTS DEDICATED

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT AS FOLLOWS:

PUBLIC UTILITY EASEMENT (P.U.E.), FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

DRAINAGE EASEMENT (DE), FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF MAN-MADE AND NATURAL SLOPES, SOIL NAILS, GABIONS, RETAINING WALLS, EROSION CONTROL IMPROVEMENTS, AND VEGETATION. GRANTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SLOPE, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES CERTIFICATE OF OCCUPANCY FOR THE LOT OR PARCEL.

VEHICULAR NON-ACCESS EASEMENT (VNAE) FOR TRAFFIC CONTROL PURPOSES. VEHICLE ACCESS AND DRIVEWAYS ARE PROHIBITED IN THE EASEMENT AREA.

THE OWNER HEREBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS:

ASSIGNS ALL AREAS ON THIS PLAT MARKED P.U.E. OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

EASEMENTS AND GENERAL CONDITIONS

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT, AND SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

- 1. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
2. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED; AND
3. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
4. IN THE EVENT THE CITY OF FLAGSTAFF HAS NOTIFIED GRANTOR AND PROVIDED REASONABLE OPPORTUNITY TO MAINTAIN THE SLOPE, VEGETATION AND/OR REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, CITY OF FLAGSTAFF MAY ISSUE AN ASSESSMENT AGAINST GRANTOR TO RECOVER THE CITY'S ACTUAL, REASONABLE MAINTENANCE COSTS AND RECORD IT AS A LIEN AGAINST GRANTOR'S PROPERTY UNTIL THE ASSESSMENT AND ANY STATUTORY INTEREST IS PAID;
5. GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS.

BINDING EFFECT. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IMPROVEMENTS. GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE").

INTERIM LIABILITY

CAPSTONE HOMES, LLC, ["GRANTOR" OR "OWNER"], DOES HEREBY RELEASE AND DISCHARGE THE CITY OF FLAGSTAFF, AND INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF FLAGSTAFF, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY AS DEPICTED ON THIS PLAT UNTIL THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND FORMALLY ACCEPTED BY THE CITY ENGINEER ("ACCEPTANCE DATE"). GRANTOR SHALL MAINTAIN THE NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY UNTIL THE ACCEPTANCE DATE.

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 202__.

BY: CAPSTONE HOMES, LLC.

BY: CLINTON WHITING PRESIDENT

STATE OF ARIZONA SS. COUNTY OF COCONINO

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO REPRESENT CAPSTONE HOMES, LLC., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

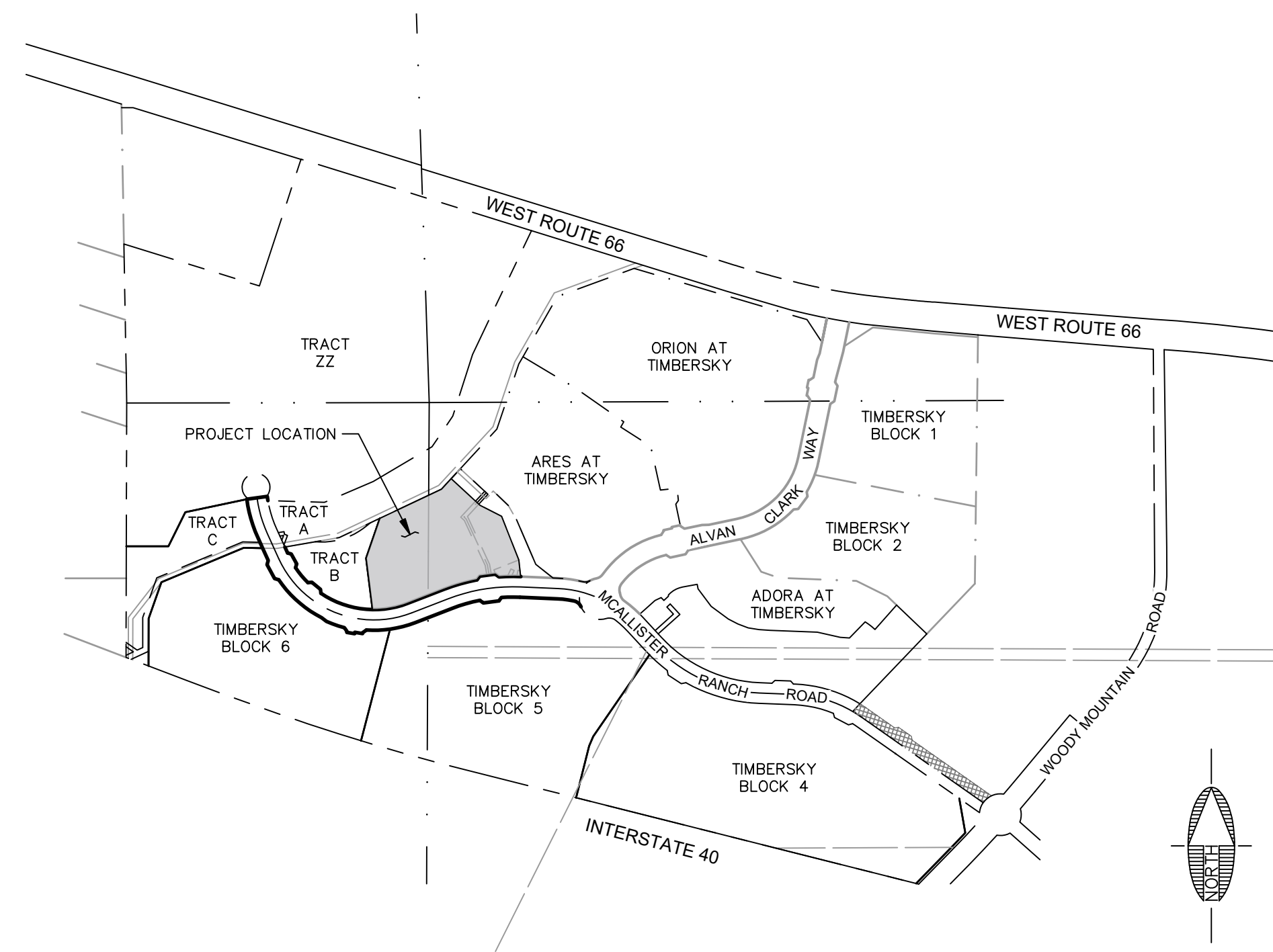
IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRELIMINARY PLAT FOR ARIES AT TIMBER SKY - BLOCK 7B FLAGSTAFF, ARIZONA

LOTS 1 THROUGH 16 OF TIMBER SKY BLOCK 7B AND TRACTS 'A', 'B', AND 'C'

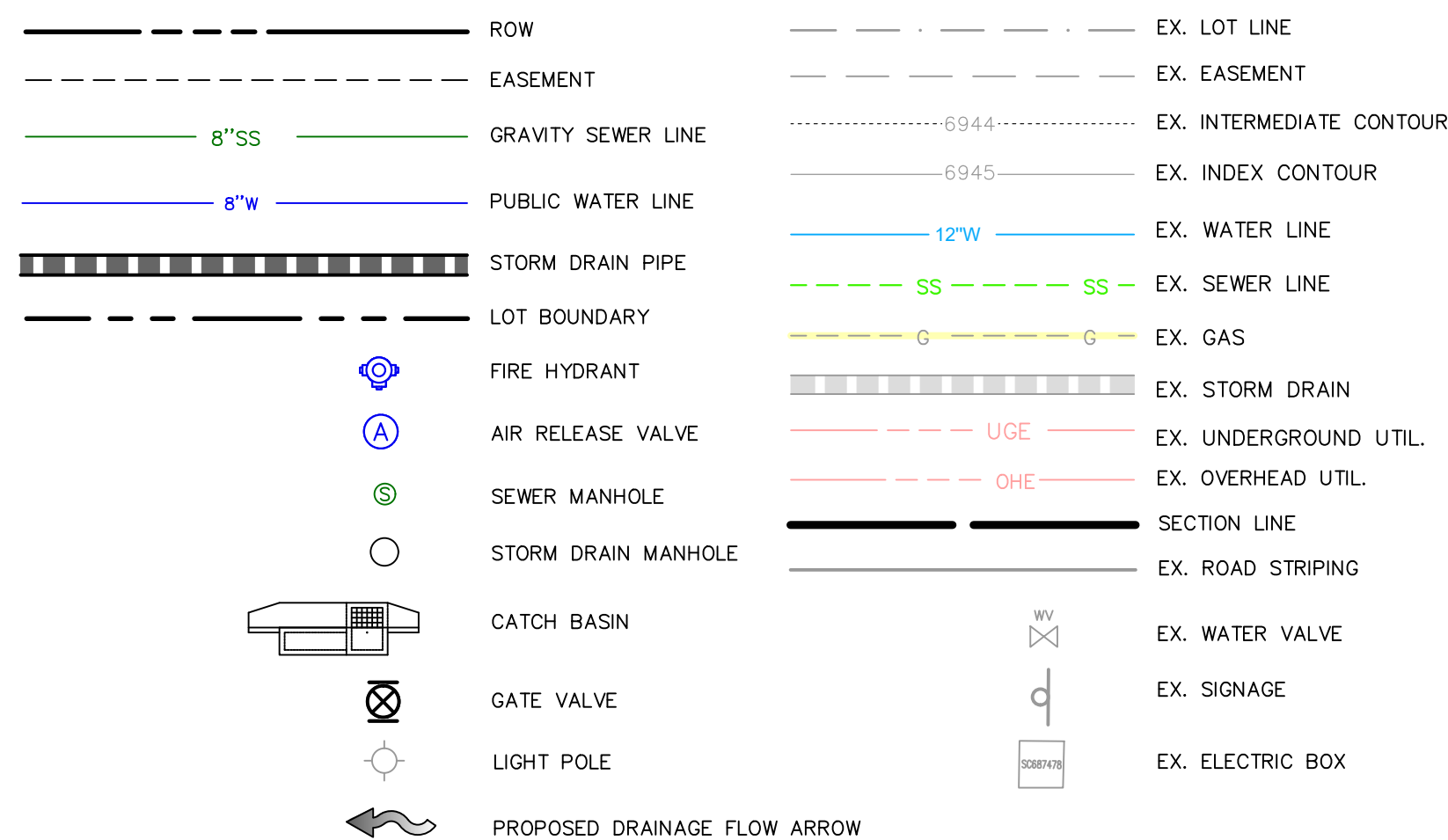
LOCATED IN A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER; SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER; SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP N.T.S.

Table with 3 columns: SHEET NO., DRAWING NO., SHEET TITLE. Rows include Cover Sheet, Existing Boundary, Civil Design, Preliminary Plat, Preliminary Plat (NRPP Envelopes), and Preliminary NRPP.

LEGEND



PROPERTY INFORMATION:

APN# 112-01-710 BLOCK 7B

AREA GROSS = 6.59 AC AREA NET = 5.48 AC DENSITY GROSS = 2.43 DU/AC DENSITY NET = 2.92 DU/AC

ZONING: SINGLE-FAMILY DENSITY RESIDENTIAL (R1)

OPEN SPACE SUMMARY

OPEN SPACE FOR ALL DEVELOPMENT IN TIMBER SKY HAS BEEN ACCOUNTED FOR IN THE OVERALL ROCK OUTCROPPING PRESERVATIONS, COMMUNITY CENTER AND OPEN SPACE WITHIN COLLECTOR ROADWAY MEDIANS AND PARKWAYS.

PRELIMINARY EARTHWORK SUMMARY

CUT: 4 CY FILL: 4900 CY

IMPERVIOUS AREA SUMMARY

16 LOTS = 1.88 AC TOTAL IMPERVIOUS ROW AREA = 0.94 AC TOTAL IMPERVIOUS

LEGAL DESCRIPTIONS

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER; SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER; SECTION 24, TOWNSHIP 21 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. FORMERLY A PORTION ASSESSOR'S PARCEL NUMBER 112-01-166 (TRACT 'ZZ') ACCORDING TO INSTRUMENT NUMBER 3810031, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

RESOURCE PRESERVATIONS

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE NATURAL RESOURCE PROTECTION PLAN WITHIN THIS PRELIMINARY PLAT.

FLOOD ZONE CLASSIFICATION

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM'S 04005C-6804G AND 04005C-6812G. THE PROJECT AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THEREFORE, NO BUILDING WILL OCCUR IN A FLOODPLAIN.

STORMWATER SUMMARY

VOLUME (AF) ROW AREA 7B = 0.04 AF (PROVIDED IN 7A BASIN) VOLUME (AF) PROPOSED 7B LOTS = 0.08 AF (PROVIDED IN 218 CF ON-LOT STORAGE)

NOTE: ONE LOT WAS ADDED TO 7B PRIOR TO FINAL DRAINAGE REPORT FOR 7A AND 8

SITE BENCHMARK

2" ALUMINUM CAP IN MEDIUM NORTHEAST CORNER ISLAND OF MCALLISTER RANCH ROAD AND ALVAN CLARK WAY ROUNDABOUT ELEVATION = 7088.834'

PROPERTY OWNER/DEVELOPER:

CAPSTONE HOMES CONTACT: JOHN SUTHERLAND 3605 S. FLAGSTAFF RANCH RD. FLAGSTAFF, AZ 86005 (928) 774-3826

CIVIL ENGINEER:

SHEPARD-WESNITZER, INC. STEPHEN IRWIN, PE #58405 110 W. DALE AVE. FLAGSTAFF, AZ 86001 (928) 774-0354

SURVEYOR:

SHEPARD-WESNITZER, INC. AARON BORLING, RLS #48756 110 W. DALE AVE. FLAGSTAFF, AZ 86001 (928) 774-0354

SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION PER INST. #3810031, AND SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY SHEPARD-WESNITZER, INC. IN NOVEMBER 2020.

BASIS OF BEARING

NORTH 89-47-14 EAST, 2555.77' FROM THE NORTHWEST QUARTER CORNER OF SECTION 19 TO THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO THE INST. NO. 3810031, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

UTILITY COMPANY CONTACTS

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

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

LUMEN CONTACT: MANUEL HERNANDEZ 112 NORTH BEAVER STREET FLAGSTAFF, AZ 86001 MANUEL.HERNANDEZ4@LUMEN.COM PHONE: (928) 779-4935

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

UTILITY CONFLICT

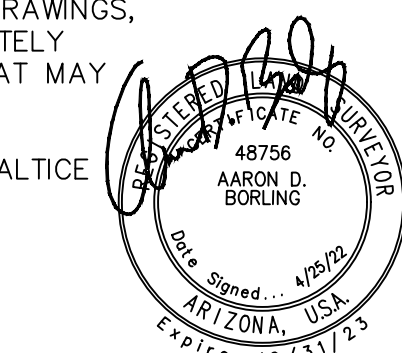
UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.

THERE ARE NO APPARENT UTILITY CONFLICTS WITH APS, UNISOURCE, CENTURYLINK, AND ALTICE USA; HOWEVER, THEY DO HAVE EXISTING FACILITIES IN THE AREA THAT WILL NEED TO BE PROTECTED AND/OR RELOCATED.

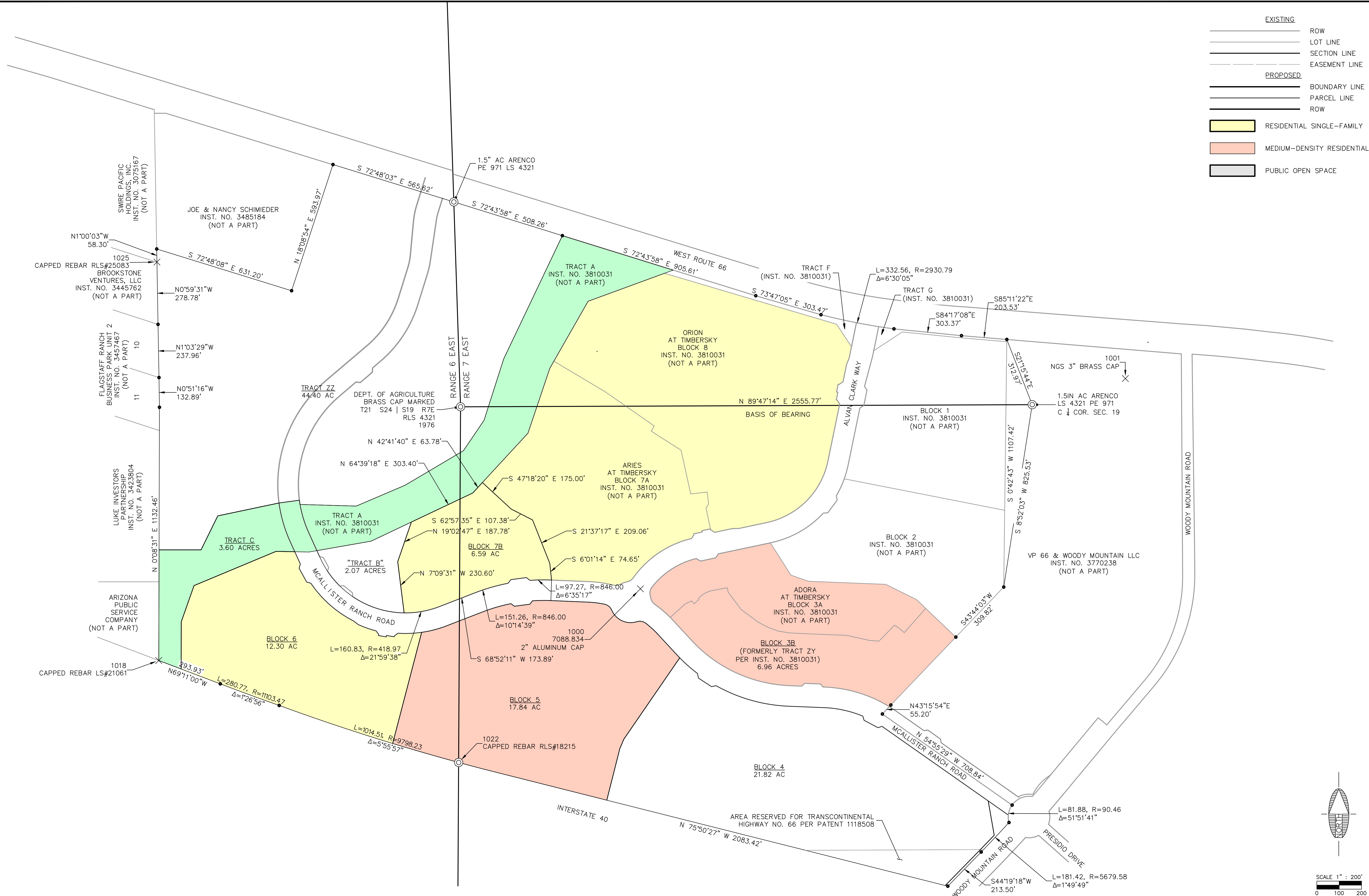
CERTIFICATE OF LAND SURVEYOR

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



Vertical sidebar containing: FLAGSTAFF ARIZONA, ARIES AT TIMBER SKY - PHASE 2, COVER SHEET, JOB NO., DATE, SCALE, DRAWN, DESIGN, CHECKED, 110 W. Dale Avenue, Shephard Wesnitzer, Inc., SWI logo, REVISIONS table, DRAWING NO. PP01, SHT NO. 1 OF 6, COF PROJECT # PZ-15-00115-22.



EXISTING

- ROW
- LOT LINE
- SECTION LINE
- EASEMENT LINE

PROPOSED

- BOUNDARY LINE
- PARCEL LINE
- ROW

RESIDENTIAL SINGLE-FAMILY

MEDIUM-DENSITY RESIDENTIAL

PUBLIC OPEN SPACE

FLAGSTAFF ARIZONA

ARIES AT TIMBER SKY - PHASE 2

JOB NO.	21169
DATE	APR 22
SCALE	AS SHOWN
DRAWN	BH, ELK
DESIGN	BH, SVJ
CHECKED	SCI

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

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

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

ARIZONA 811
Arizona Blue Stakes, Inc.
DOB 8-1-1 or 1-800-514-1111 (782-6538)

REGISTERED PROFESSIONAL ENGINEER

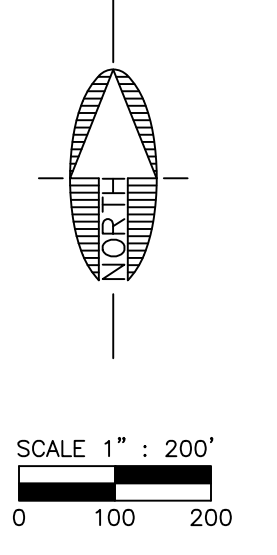
58405

STEPHEN C. IRWIN

4/25/22

Arizona, USA

Stephen C. Irwin



COF PROJECT #
PZ-15-00115-22

DRAWING NO.

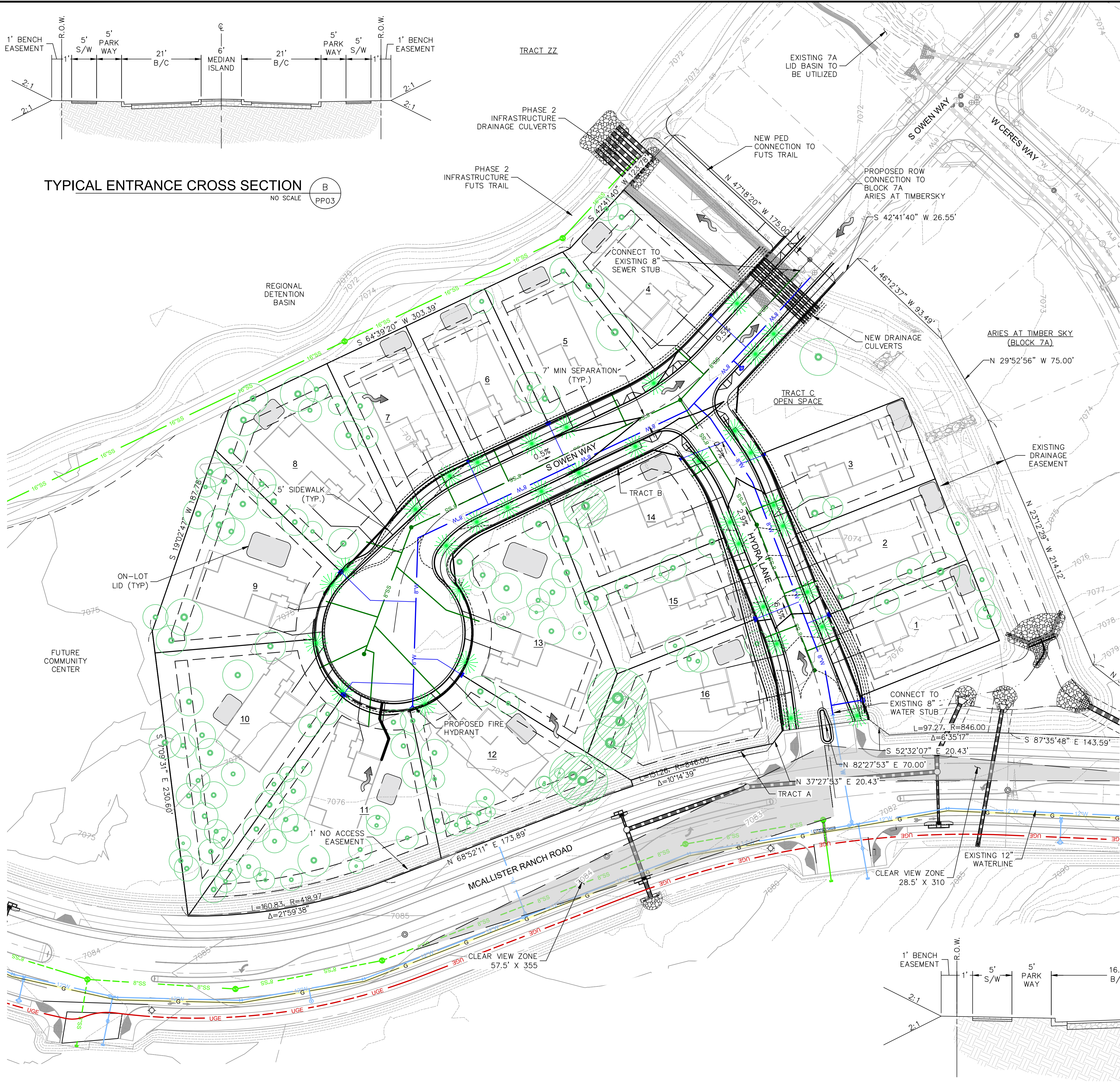
PP02

SHT NO. OF

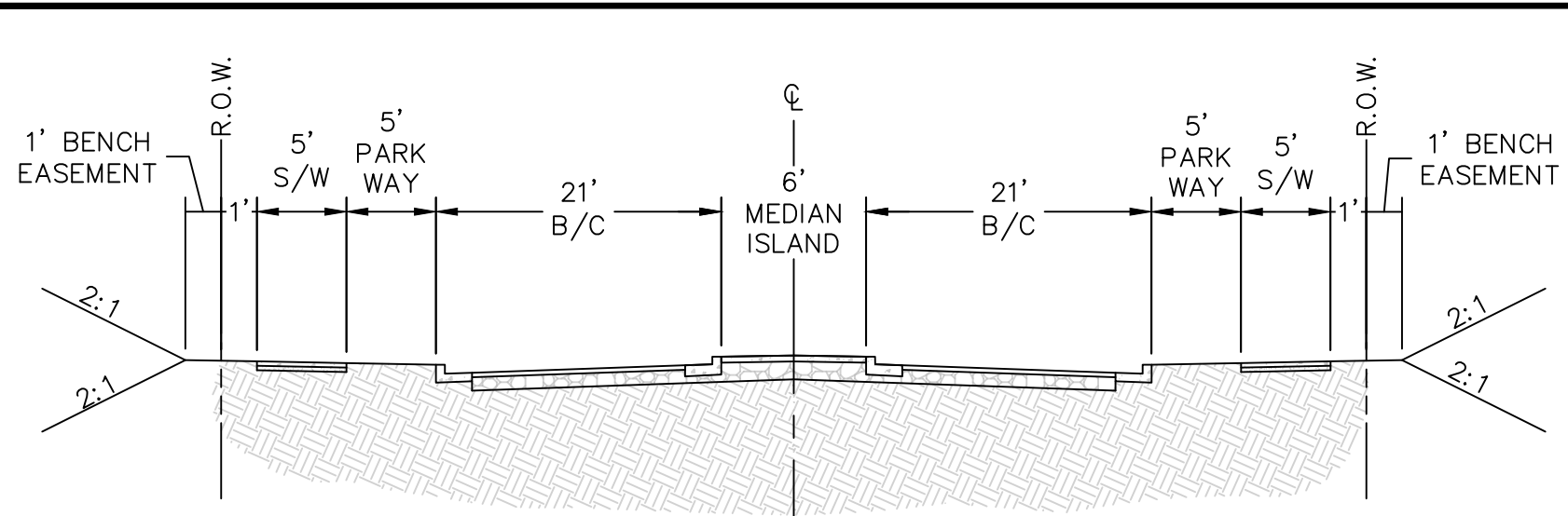
2 6

PLOTTED: Apr 21, 2022 - 4:41pm

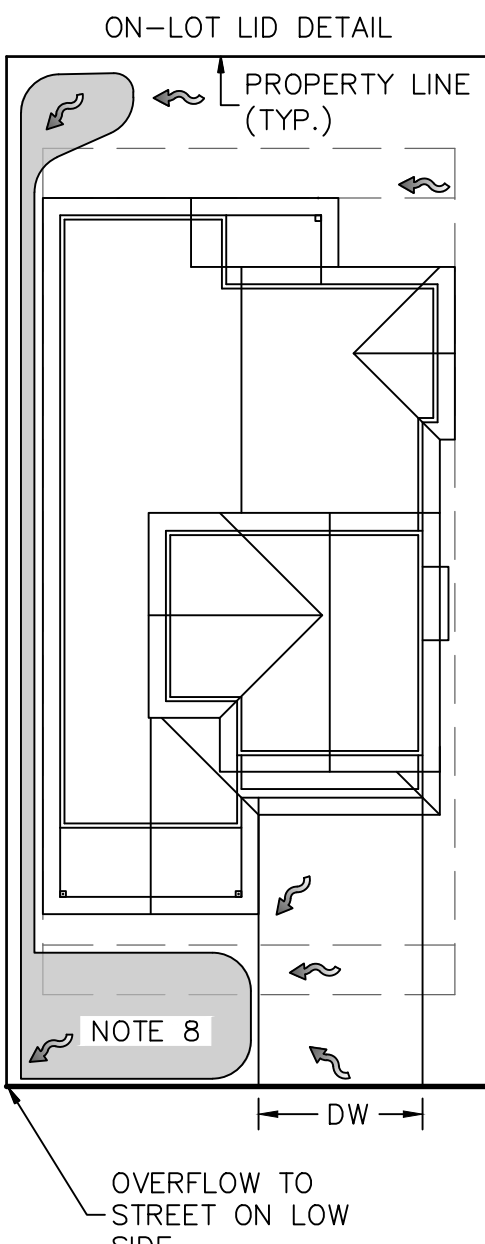
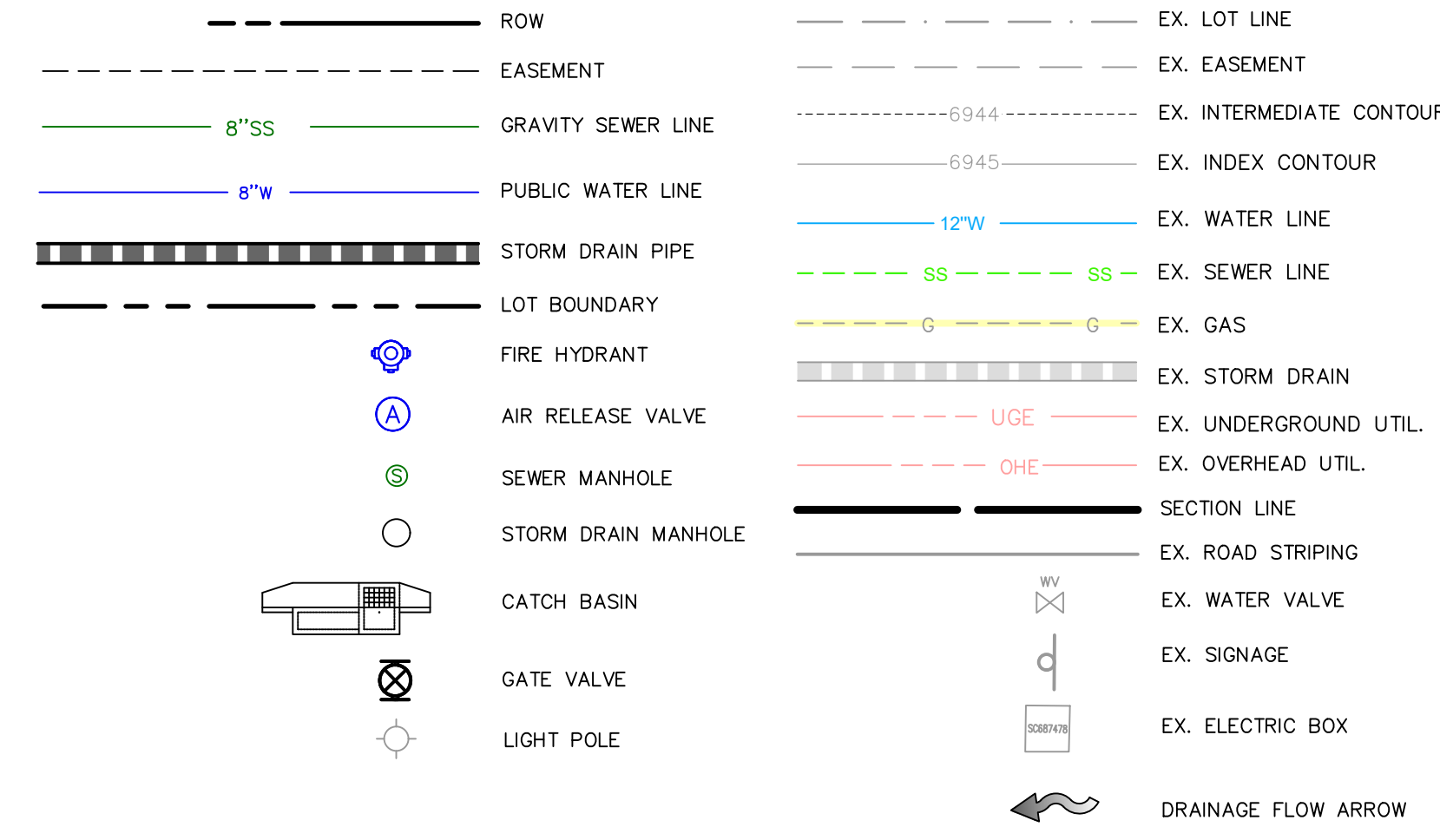
FILE: P:\2021\21265\DRAWINGS\PLATS\PRELIMINARY\CIVIL DESIGN.DWG EKEISER



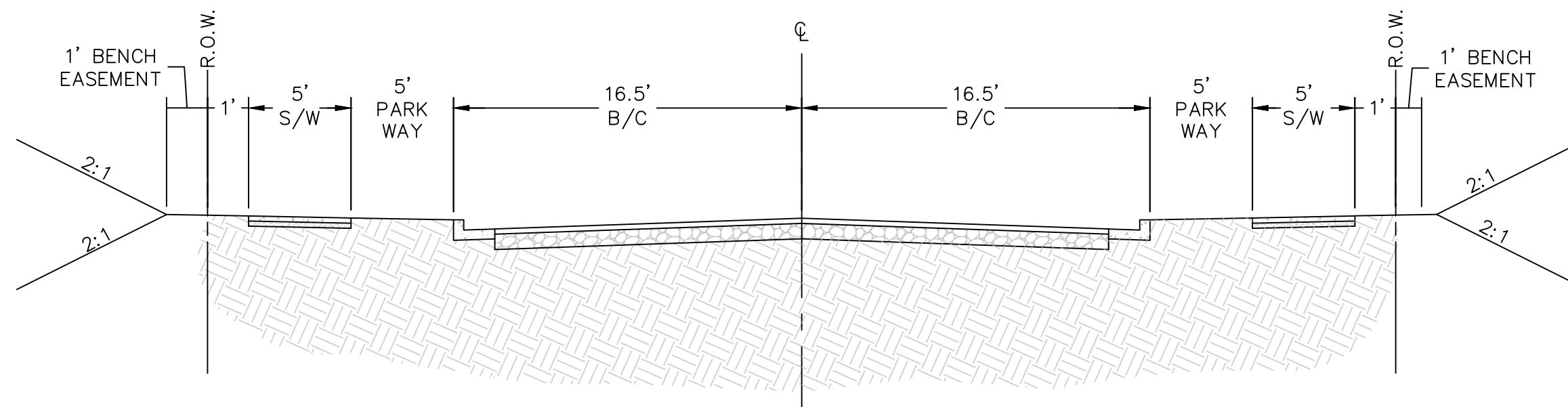
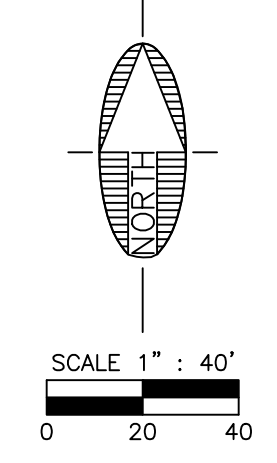
TYPICAL ENTRANCE CROSS SECTION B
NO SCALE
PP03



LEGEND



- NOTES:
1. TO PROVIDE ON-LOT LID STORAGE FRONT, REAR AND SIDE YARDS WILL BE FINE GRADED TO PUSH RUNOFF TO LANDSCAPE AREAS PER RAIN HARVESTING PRACTICES. LID WILL GENERALLY HAVE A MAX DEPTH OF 4" BUT MAY GO UP TO 8". BLOCK 7B IS UNIQUELY SITUATED WITH MOST OF THE LOTS BEING ESSENTIALLY FLAT TO MAKE THIS APPROACH FEASIBLE. LOTS WILL GENERALLY PROVIDE 214 CF OF STORAGE, EQUIVALENT TO 642 SF OF RECESSED LANDSCAPE AREAS.
 2. LOCATIONS OF ON-LOT LID STORAGE ARE CONCEPTUAL AND MAY CHANGE PER APPROVED BUILDING PERMITS FOR EACH LOT.
 3. A WATER LINE CONNECTION THROUGH BLOCK 7B OR THROUGH PHASE 2 MCALLISTER RANCH ROAD INFRASTRUCTURE MUST BE PROVIDED BEFORE BLOCKS 5 OR 6 CAN BE SUB-DIVIDED.
 4. BUILDING LOCATIONS SHOWN ON THIS PLAT ARE CONCEPTUAL ONLY AND MAY BE MODIFIED FOR INDIVIDUAL LOT BUILDING PERMIT SUBMITTALS.



TYPICAL ROAD CROSS SECTION A
NO SCALE
PP03

FLAGSTAFF ARIZONA

ARIES AT TIMBER SKY - PHASE 2

CIVIL DESIGN - ARIES AT TIMBERSKY BLOCK 7B PRELIMINARY PLAT

JOB NO: 21265
DATE: APR 22
SCALE: AS SHOWN
DRAWN: ELK, SJV
DESIGN: BH, SJV
CHECKED: SCI

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

SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stakes, Inc.
DOB 84-11 or 1-800-514-1111 (828-5348)

PROFESSIONAL ENGINEER
STEPHEN C. IRWIN
4/25/22
Arizona, USA

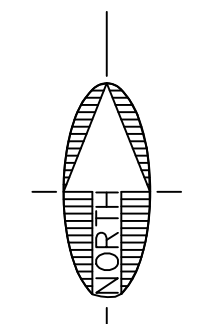
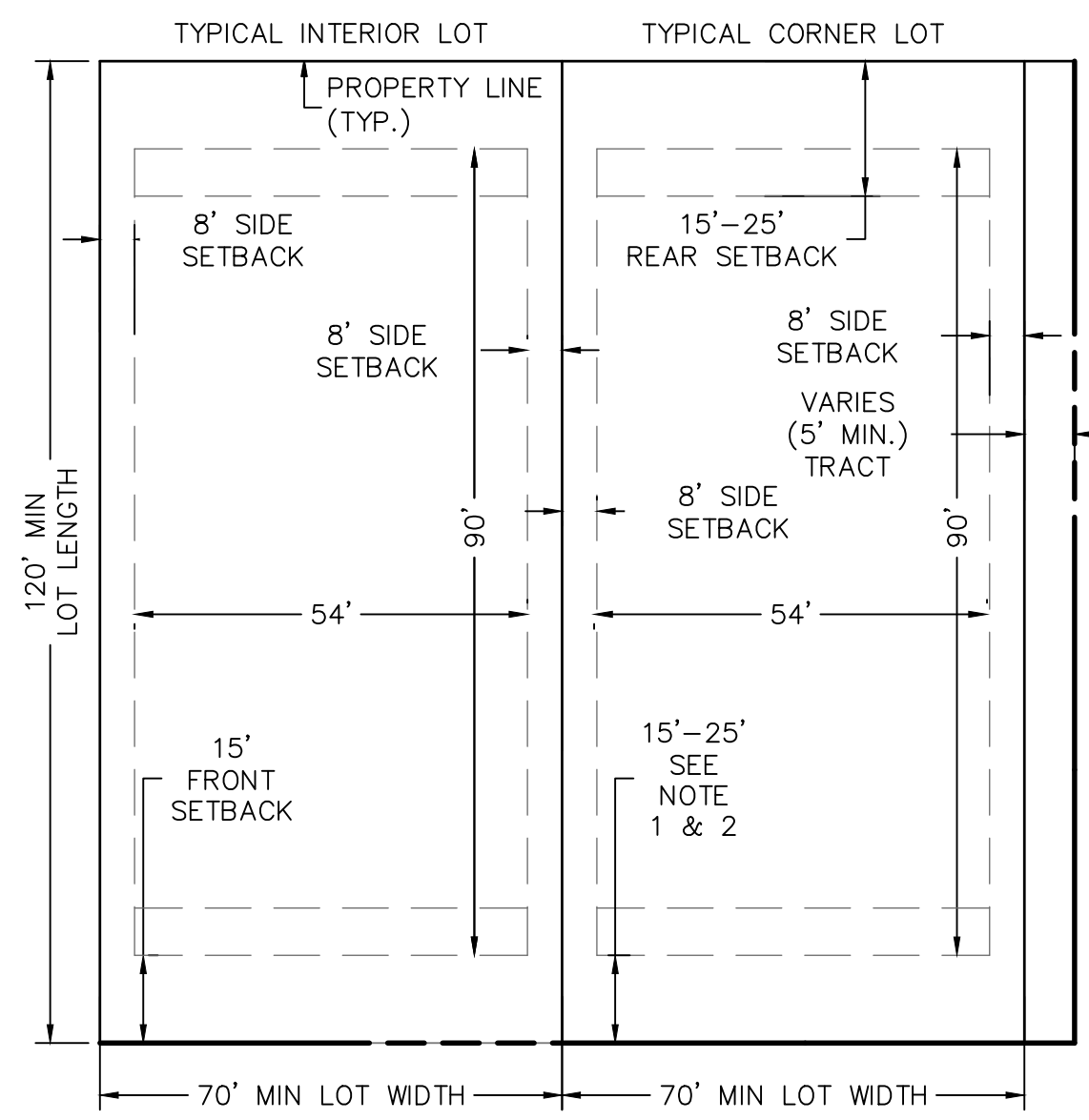
DRAWING NO. PP03

SHT NO. 3 OF 6

COF PROJECT # PZ-15-00115-22

PLOTTED: Apr 21, 2022 - 4:41pm

FILE: P:\2021\21265 DRAWINGS\PLATS\PRELIMINARY\PRELIMINARY PLATTING EKEISER



SCALE 1" = 40'
 0 20 40

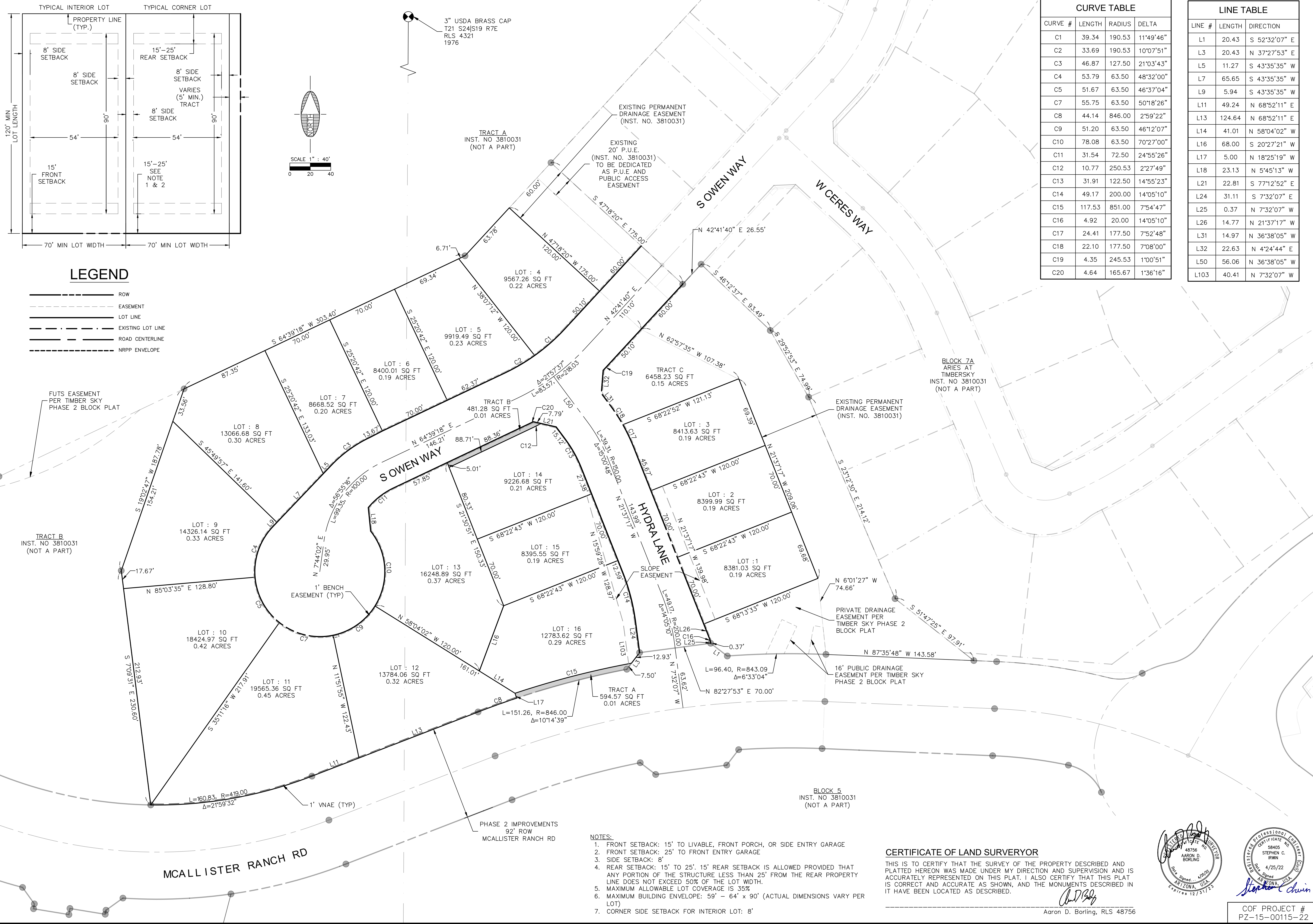
3" USDA BRASS CAP
 T21 S24|S19 R7E
 RLS 4321
 1976

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.34	190.53	11°49'46"
C2	33.69	190.53	10°07'51"
C3	46.87	127.50	21°03'43"
C4	53.79	63.50	48°32'00"
C5	51.67	63.50	46°37'04"
C7	55.75	63.50	50°18'26"
C8	44.14	846.00	2°59'22"
C9	51.20	63.50	46°12'07"
C10	78.08	63.50	70°27'00"
C11	31.54	72.50	24°55'26"
C12	10.77	250.53	2°27'49"
C13	31.91	122.50	14°55'23"
C14	49.17	200.00	14°05'10"
C15	117.53	851.00	7°54'47"
C16	4.92	20.00	14°05'10"
C17	24.41	177.50	7°52'48"
C18	22.10	177.50	7°08'00"
C19	4.35	245.53	1°00'51"
C20	4.64	165.67	1°36'16"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.43	S 52°32'07" E
L3	20.43	N 37°27'53" E
L5	11.27	S 43°35'35" W
L7	65.65	S 43°35'35" W
L9	5.94	S 43°35'35" W
L11	49.24	N 68°52'11" E
L13	124.64	N 68°52'11" E
L14	41.01	N 58°04'02" W
L16	68.00	S 20°27'21" W
L17	5.00	N 18°25'19" W
L18	23.13	N 5°45'13" W
L21	22.81	S 77°12'52" E
L24	31.11	S 7°32'07" E
L25	0.37	N 7°32'07" W
L26	14.77	N 21°37'17" W
L31	14.97	N 36°38'05" W
L32	22.63	N 4°24'44" E
L50	56.06	N 36°38'05" W
L103	40.41	N 7°32'07" W

LEGEND

- ROW
- - - EASEMENT
- LOT LINE
- - - EXISTING LOT LINE
- ROAD CENTERLINE
- - - NRPP ENVELOPE



FLAGSTAFF ARIZONA
 ARIES AT TIMBER SKY — PHASE 2

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

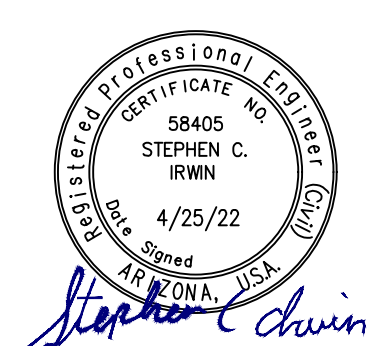
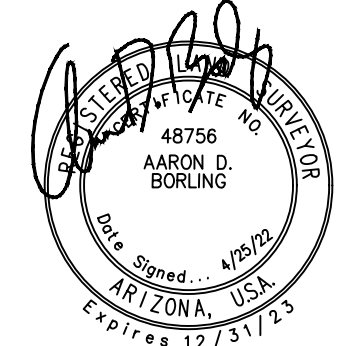
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 808 841-1111 or 1-800-514-1111 (Toll-Free)

- NOTES:**
- FRONT SETBACK: 15' TO LIVABLE, FRONT PORCH, OR SIDE ENTRY GARAGE
 - FRONT SETBACK: 25' TO FRONT ENTRY GARAGE
 - SIDE SETBACK: 8'
 - REAR SETBACK: 15' TO 25'. 15' REAR SETBACK IS ALLOWED PROVIDED THAT ANY PORTION OF THE STRUCTURE LESS THAN 25' FROM THE REAR PROPERTY LINE DOES NOT EXCEED 50% OF THE LOT WIDTH.
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 35%
 - MAXIMUM BUILDING ENVELOPE: 59' - 64' x 90' (ACTUAL DIMENSIONS VARY PER LOT)
 - CORNER SIDE SETBACK FOR INTERIOR LOT: 8'

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
 Aaron D. Borling, RLS 48756



COF PROJECT #
 PZ-15-00115-22

DRAWING NO.
PP04
 SHT NO. OF
 4 OF 6

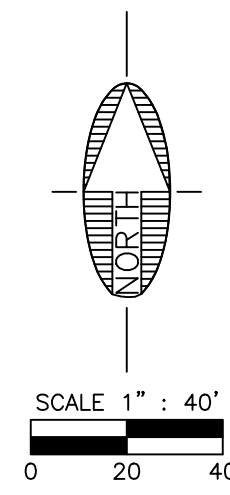
PLOTTED: Apr 21, 2022 - 4:41pm

FILE: P:\2021\21265\DRAWINGS\PLATS\PRELIMINARY\PRELIMINARY PLAT WITH NRPP ENVELOPES (2).DWG EXESER

CURVE #	LENGTH	RADIUS	DELTA
C1	28.93	175.53	9°26'35"
C2	56.57	78.50	41°17'17"
C8	44.14	846.00	2°59'22"
C13	39.72	83.04	27°24'13"
C21	33.46	78.50	24°25'20"
C31	43.51	78.50	31°45'33"
C32	44.30	78.50	32°20'11"
C33	23.75	107.50	12°39'27"
C34	92.05	859.00	6°08'24"

LEGEND

- ROW
- - - EASEMENT
- LOT LINE
- - - EXISTING LOT LINE
- ROAD CENTERLINE
- - - NRPP ENVELOPE



3" USDA BRASS CAP
T21 S24|S19 R7E
RLS 4321
1976

TRACT A
INST. NO 3810031
(NOT A PART)

EXISTING
20' P.U.E.
(INST. NO. 3810031)
TO BE DEDICATED
AS P.U.E. AND
PUBLIC ACCESS
EASEMENT

BLOCK 7A
ARIES AT
TIMBERSKY
INST. NO 3810031
(NOT A PART)

TRACT B
INST. NO 3810031
(NOT A PART)

TRACT C

EXISTING PERMANENT
DRAINAGE EASEMENT
(INST. NO. 3810031)

PRIVATE DRAINAGE
EASEMENT PER
TIMBER SKY PHASE 2
BLOCK PLAT

16" PUBLIC DRAINAGE
EASEMENT PER TIMBER SKY
PHASE 2 BLOCK PLAT

BLOCK 5
INST. NO 3810031
(NOT A PART)

PHASE 2 IMPROVEMENTS
92' ROW
MCALLISTER RANCH RD

MCALLISTER RANCH RD

LINE #	LENGTH	DIRECTION
L1	20.43	S 52°32'07" E
L2	53.96	S 21°46'26" E
L3	20.43	N 37°27'53" E
L4	89.86	N 68°13'33" E
L5	48.63	N 21°37'25" W
L6	17.92	S 68°23'04" W
L7	4.20	N 21°36'56" W
L8	31.69	S 68°23'04" W
L9	6.59	S 21°36'49" E
L10	16.01	S 68°23'04" W
L11	49.24	N 68°52'11" E
L12	7.47	N 21°36'56" W
L14	24.38	S 68°22'43" W
L15	90.00	S 68°22'43" W
L16	54.00	S 21°37'18" E
L17	49.84	N 68°22'43" E
L18	8.99	N 21°36'39" W
L19	18.87	N 68°19'51" E
L20	5.29	S 21°40'09" E
L21	21.28	N 68°22'43" E
L22	50.29	N 21°37'17" W
L23	40.63	S 21°36'28" E
L24	14.65	N 68°22'43" E
L25	5.61	S 21°37'17" E
L26	12.01	N 68°22'42" E
L27	7.63	S 21°43'22" E
L28	63.33	S 68°22'43" W
L29	53.18	N 21°37'17" W

LINE #	LENGTH	DIRECTION
L30	90.00	S 68°49'16" W
L31	39.83	N 38°07'12" W
L32	25.20	N 38°07'12" W
L33	2.85	N 42°41'40" E
L34	11.50	N 47°18'20" W
L35	1.00	S 42°41'40" W
L37	12.08	N 38°07'12" W
L39	38.93	N 42°41'39" E
L40	6.94	S 47°18'21" E
L42	17.80	N 42°41'30" E
L43	26.04	S 47°18'20" E
L44	57.03	S 47°18'19" E
L45	42.10	S 42°41'41" W
L47	49.70	S 64°39'18" W
L48	5.12	N 25°20'42" W
L49	20.22	N 50°26'18" W
L52	66.57	N 25°20'42" W
L53	44.15	N 64°39'18" E
L55	20.78	S 68°09'24" E
L56	74.75	S 25°20'42" E
L57	90.00	N 25°20'42" W
L58	54.00	N 64°39'18" E
L59	65.39	S 25°20'42" E
L60	2.80	S 64°39'18" W
L61	13.64	S 25°20'42" E
L62	2.80	N 64°39'18" E
L63	10.98	S 25°20'41" E
L64	50.33	S 64°39'18" W

LINE #	LENGTH	DIRECTION
L65	54.21	N 25°20'42" W
L66	7.07	N 64°39'18" E
L67	15.74	N 25°20'42" W
L68	3.95	S 64°39'18" W
L69	20.05	N 25°20'42" W
L70	47.85	N 64°39'18" E
L71	14.22	S 25°20'42" E
L72	75.78	S 25°20'42" E
L73	50.97	S 64°39'18" W
L75	33.81	S 45°49'57" E
L76	1.03	S 44°53'23" W
L77	66.46	S 45°06'37" E
L78	13.91	N 44°51'42" E
L79	9.37	S 45°26'36" E
L80	35.23	N 43°35'35" E
L81	12.62	N 24°34'55" W
L82	98.78	N 46°01'52" W
L83	13.04	S 64°39'18" W
L84	36.42	S 46°18'08" W
L85	7.57	S 23°57'51" E
L86	81.93	S 85°03'35" W
L87	4.49	N 4°56'25" W
L88	22.89	N 19°02'47" E
L89	17.22	N 70°57'13" W
L90	45.53	N 19°02'47" E
L91	27.72	S 70°57'13" E
L92	35.54	N 19°02'47" E
L93	16.49	N 88°25'35" E

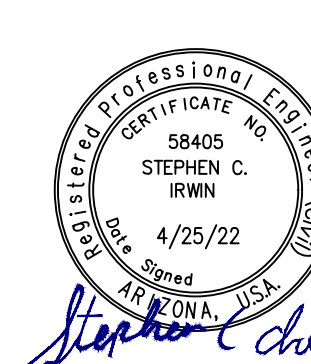
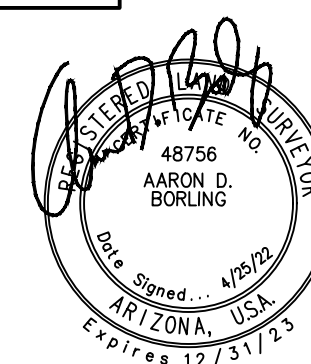
LINE #	LENGTH	DIRECTION
L94	58.87	S 45°32'08" E
L95	83.51	S 35°11'16" W
L96	37.73	N 54°48'44" W
L97	4.87	N 35°11'16" E
L98	12.34	N 54°48'44" W
L99	7.72	N 4°45'23" E
L100	69.85	N 35°11'16" E
L101	28.45	N 78°05'51" E
L102	11.36	S 73°46'03" E
L103	91.01	S 19°18'12" W
L104	2.87	N 71°36'56" W
L105	16.47	S 19°18'12" W
L106	37.41	N 70°41'48" W
L107	18.08	N 19°18'12" E
L108	12.46	N 70°41'48" W
L109	60.33	N 19°18'12" E
L110	29.91	N 35°11'16" E
L111	13.88	S 44°00'31" E
L112	7.30	N 45°29'28" E
L113	73.63	S 58°04'02" E
L114	61.70	S 41°21'03" W
L115	95.44	N 48°39'50" W
L116	3.39	N 11°51'55" W
L118	60.61	S 20°27'21" W
L119	88.48	N 58°02'49" W
L121	94.72	S 69°32'39" E
L122	89.97	S 68°22'03" W
L123	42.66	N 21°25'15" W

LINE #	LENGTH	DIRECTION
L124	25.72	N 64°39'18" E
L125	17.57	N 25°20'42" W
L126	46.67	N 64°39'18" E
L127	15.25	S 77°12'52" E
L128	9.57	S 36°38'05" E
L131	23.59	S 21°50'30" E
L132	90.00	S 68°22'43" W
L134	90.00	N 68°22'43" E
L135	46.06	S 21°37'17" E
L136	11.58	S 37°27'53" W
L138	13.88	N 58°04'02" W
L139	36.14	N 20°27'21" E
L140	5.12	N 69°32'39" W
L141	36.20	N 20°27'21" E
L142	21.29	N 68°22'43" E
L144	21.00	N 68°22'43" E
L145	13.41	N 21°37'17" W
L146	34.13	N 68°22'43" E
L147	13.41	S 21°37'17" E

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



FLAGSTAFF
ARIZONA

ARIES AT TIMBER SKY - PHASE 2

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

NO.	DESCRIPTION	DATE	BY

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

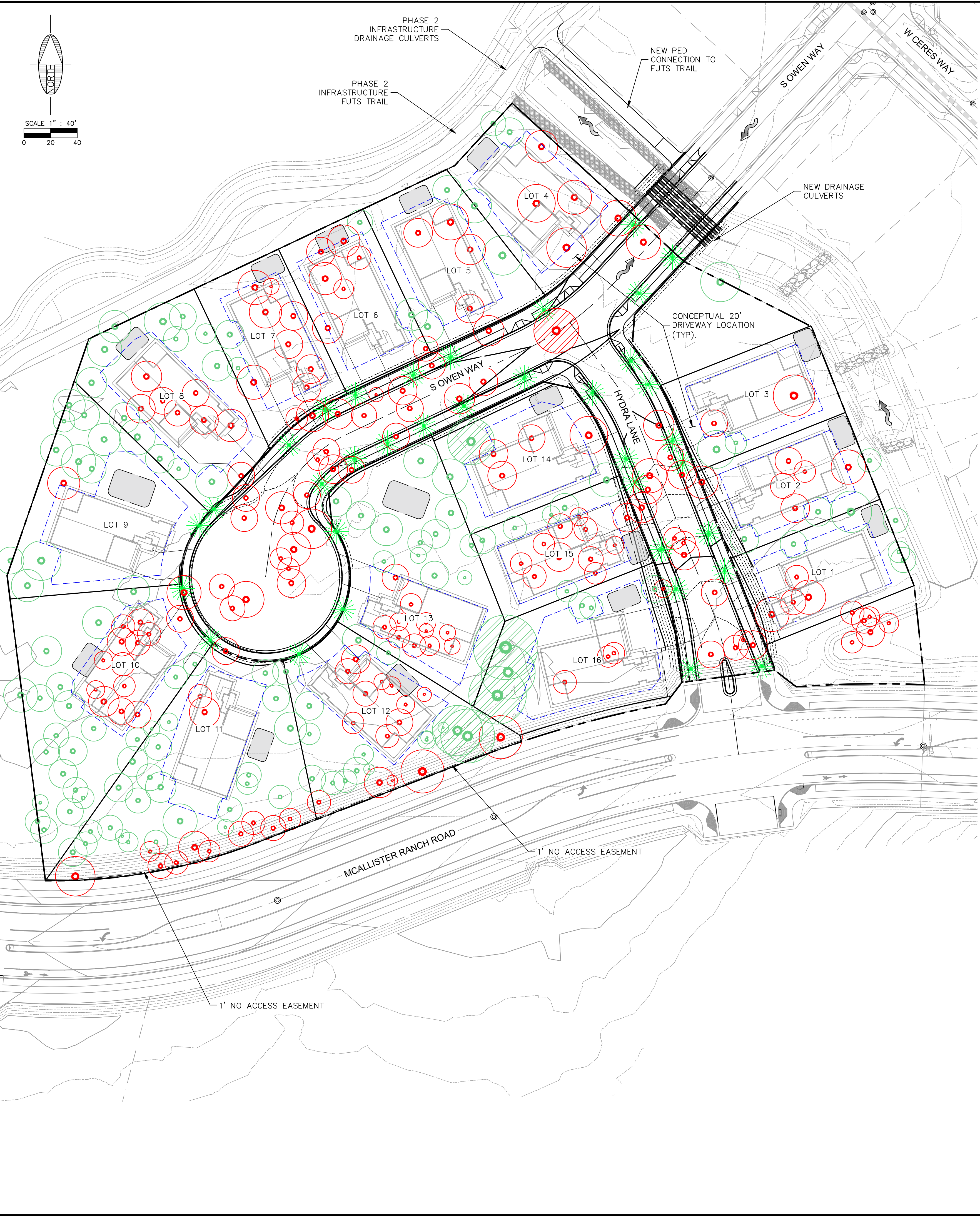
DRAWING NO.

PP05

SHT NO. OF

5 6

COF PROJECT #
PZ-15-00115-22



TOTAL TREE RESOURCES

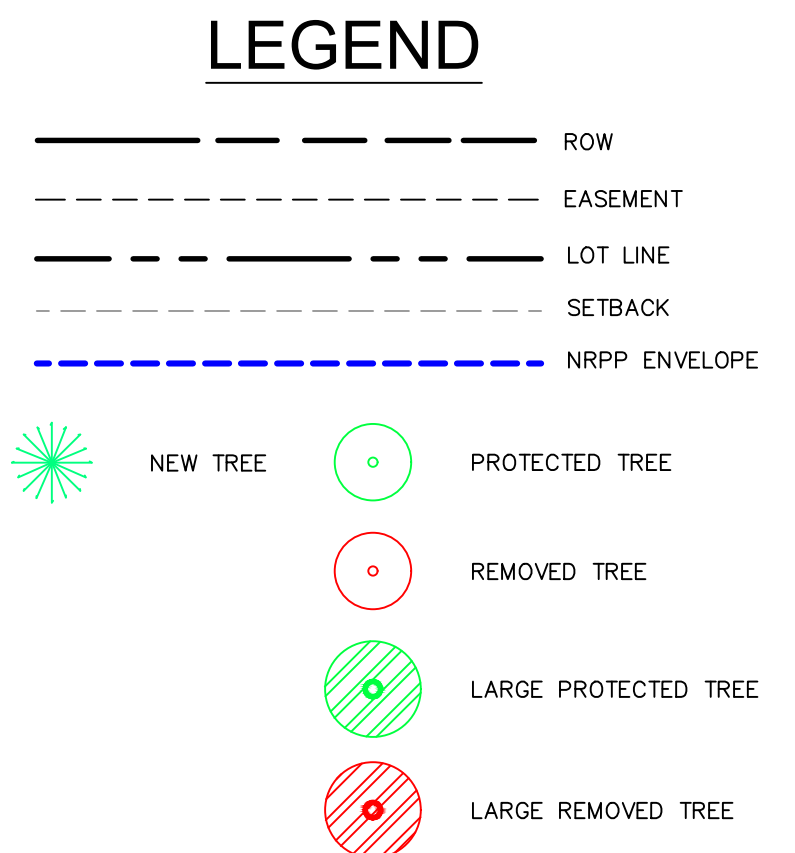
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	9	57	164	59	7
POINTS	1	2	4	8	20
SUM OF POINTS	9	114	656	472	140
SUBTOTAL TREE POINTS=					1391
47.5% PRESERVATION RATE=					661

POST-DEVELOPMENT TREES

TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER SAVED	5	20	69	28	6
POINTS	1	2	4	8	20
SUM OF POINTS	5	40	276	224	120
SUBTOTAL TREE POINTS=					665
REQUIRE PRESERVATION RATE=					47.5%
PRESERVATION RATE=					47.8%

NOTE:
1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, RESIDENTIAL ZONES PRESERVATION RATE IS 50%. THIS HAS BEEN REDUCED TO 47.5% WITH THE 5% OPEN SPACE CREDIT

- NOTES:
1. NRPP ENVELOPES WILL BE FURTHER DEVELOPED FOR INDIVIDUAL LOT BUILDING PERMIT SUBMITTALS.
2. THIS PROJECT IS NOT PROJECTED TO FALL BELOW THE REQUIRED 47.5% TREE PRESERVATION RATE. PER THE ORIGINAL TIMBER SKY PRELIMINARY BLOCK PLAT, TREE RESOURCES MAY BE SHARED AND COORDINATED ACROSS THE TIMBER SKY OVERALL DEVELOPMENT. THIS PROJECT IS MAY UTILIZE SURPLUS TREE POINTS FROM OTHER PROJECTS WITHIN THE OVERALL TIMBER SKY DEVELOPMENT IF THE MINIMUM PRESERVATION RATE IS NOT MET.



PRELIMINARY PLAT LANDSCAPE CALCULATIONS

SECTION	REQUIREMENTS	QUANTITY
STREET TREE REQUIREMENT (1550 L.F.)		
PROPOSED TREES REQUIRED	MIN SPACING OF 45 LF	35
SHRUBS	NONE	0
GROUNDCOVER	NONE	0
STREET BUFFER INSTALLED PER PHASE 2 INFRASTRUCTURE PLANS		

- NOTES:
1. 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 LOT.

TIMBERSKY PHASE 1-RESOURCE PROTECTION PLAN

BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%				N/A	NO TREES
2	HDR	159	0	47.5%	76	159		100.0%	NOT DEVELOPED YET
3A	MDR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	996	54.4%	FINAL VERIFICATION PENDING
8	SFR	4347	0	47.5%	2065	1806	2541	41.5%	FINAL VERIFICATION PENDING
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	450	1110	28.8%	PHASE 1 OPEN SPACE/DRAINAGE
TOTALS		8632	354		3659	3615			

NET POINTS AFTER PHASE 1= -44

- NOTES:
*5% REDUCTION APPLIED TO RESIDENTIAL PARCELS FOR CIVIC SPACE (10-30.60.060.B1)
TREES WITHIN THE COLLECTOR RIGHT OF WAY ARE INCLUDED WITHIN THE TREE POINT TOTAL FOR THE ADJACENT BLOCK
** DISTURBANCE EXEMPTION GRANTED IN DEVELOPMENT AGREEMENT FOR REGIONAL UTILITY FOR ELECTRICAL (MODIFIED FROM TREES WITHIN THE REGIONAL UTILITY SEWER TRUNK AND FUTS ARE EXEMPT FROM THE CALCULATIONS. (354 POINTS))

TIMBERSKY PHASE 1 AND 2-RESOURCE PROTECTION PLAN

BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%	0				NO TREES
2	HDR	159	0	47.5%	76	159	0	100.0%	NOT DEVELOPED YET***
3A	MDR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	996	54.4%	FINAL VERIFICATION PENDING
8	SFR	4347	0	47.5%	2065	1842	2541	42.4%	ADJUSTED FROM 41.5% BASED ON PRELIM AS-BUILTS FINAL VERIFICATION
3B	MDR	506	84	47.5%	200	200	306	47.4%	NOT DEVELOPED YET***
4	SFR	4297	193	47.5%	1949	1949	2348	47.5%	NOT DEVELOPED YET***
5	MDR	650	76	47.5%	273	273	377	47.6%	NOT DEVELOPED YET***
6	SFR	2279	242	47.5%	968	968	1311	47.5%	NOT DEVELOPED YET***
7B	SFR	1619	228	47.5%	661	665	954	47.8%	PPLAT STAGE***
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	357	1557	22.9%	PHASE 1 AND 2 OPEN SPACE DRAINAGE
TRACT B	COM CENTER-SFR	688	138	47.5%	261	413	275	75.1%	COMMUNITY CENTER****
TRACT C	PUBLIC LAND	927	241	30.0%	206	104	823	15.2%	PHASE 2 OPEN SPACE DRAINAGE
TRACT H	SIGN BLOCK 4-SFR	108	3	47.5%	50	98	10	93.3%	ENTRY SIGN BLOCK 4
Totals		19706	1559		8227	8228	11514		

NET POINTS PHASE 1 AND PHASE 2 ONGOING (04/21/2022)= 1

- NOTES:
*5% REDUCTION APPLIED TO RESIDENTIAL PARCELS FOR CIVIC SPACE (10-30.60.060.B1)
** DISTURBANCE EXEMPTION GRANTED BY RECORDED DEVELOPMENT AGREEMENT BETWEEN COF AND VP66 & WOODY MOUNTAIN, LLC.(DATED RECORDED:12/21/2016). EXEMPTED TREES ARE NOT INCLUDED IN CALCULATIONS.
***ASSUMPTION MADE TO ASSUME EXACT PRESERVATION REQ FOR UNDEVELOPED LOTS. DUE TO LOCATION OF TREES ON BLOCK 2, 100% PRESERVATION ASSUMED FOR BLOCK 2.
****ASSUMPTION MADE TO ASSUME THE COMMUNITY CENTER WILL PRESERVE 75%.

FLAGSTAFF ARIZONA

ARIES AT TIMBER SKY - PHASE 2

NRPP

JOB NO: 21265 DATE: APR 22 SCALE: AS SHOWN DESIGN: BH, SJV CHECKED: SCJ

110 W. Dole Avenue Flagstaff AZ 86001 928.773.0354 928.774.8934 fax www.swi.com

SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

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

ARIZONA 811 Arizona Blue Stakes, Inc. 800 84-1111 or 1-800-514-6111 (722-5348)

Professional Engineer
58405
STEPHEN C. IRWIN
4/25/22
Arizona, USA

DRAWING NO. PP06

SHT NO. 6 OF 6

COF PROJECT # PZ-15-00115-22