

DEDICATION

STATE OF ARIZONA
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 SIRIUS AT TIMBERSKY - BLOCK 4, 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 SIRIUS AT TIMBERSKY - BLOCK 4 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 NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES. CITY OF FLAGSTAFF IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

DRAINAGE MAINTENANCE EASEMENT (DME), FOR CITY ACCESS TO MAINTAIN PRIVATE DRAINAGE WAYS AND DRAINAGE FEATURES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES, IN THE EVENT GRANTOR HAS FAILED TO PROPERLY MAINTAIN PRIVATE DRAINAGE WAYS IN ACCORDANCE WITH THE FLAGSTAFF CITY CODE.

SLOPE EASEMENT (SE) FOR SLOPE AND NATURAL DRAINAGE OF WATER PURPOSES ADJACENT TO ROADS, SIDEWALKS, TRAILS, AND OTHER SURFACE IMPROVEMENTS, 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
COUNTY OF COCONINO

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

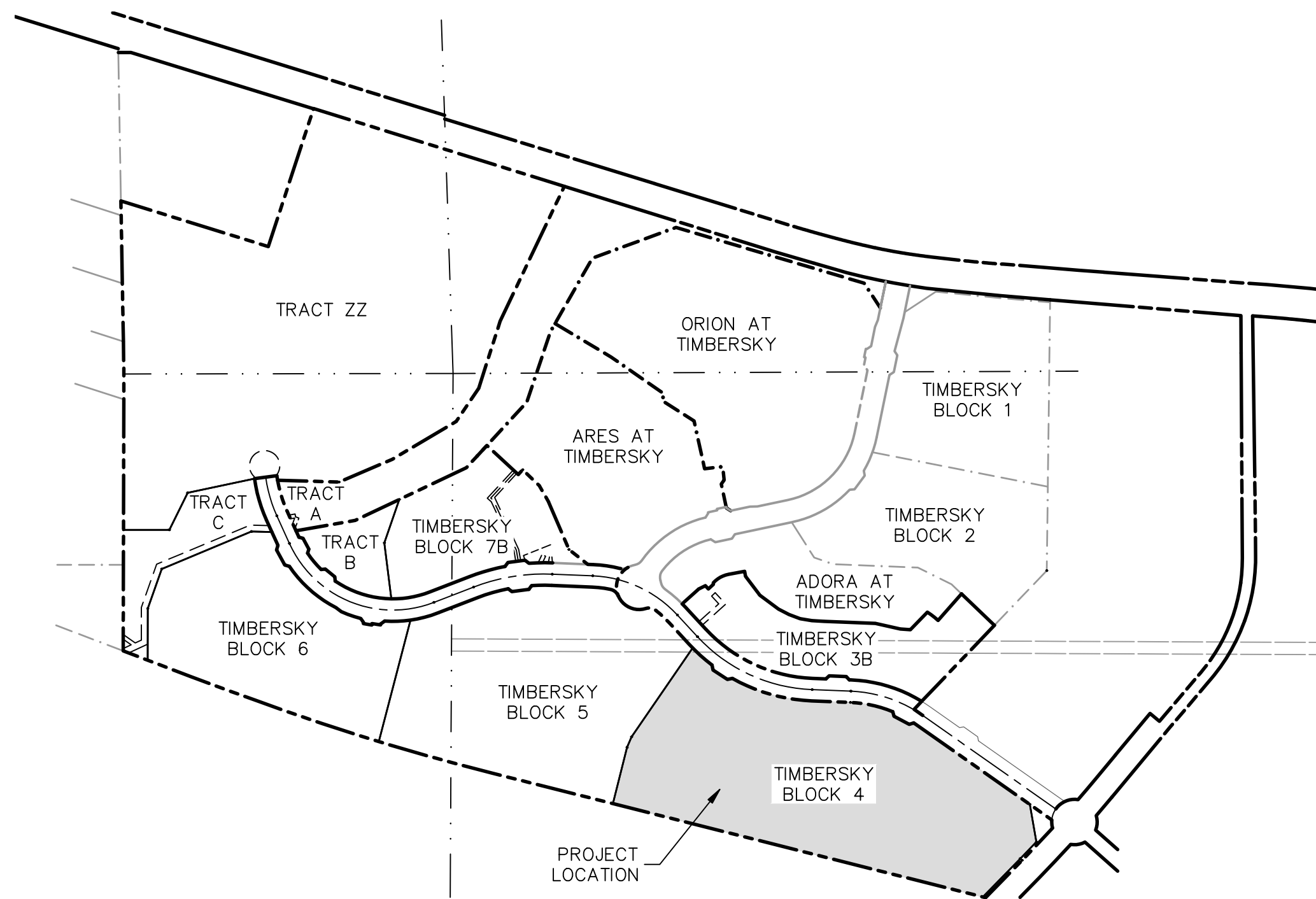
IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRELIMINARY PLAT
FOR
SIRIUS AT TIMBER SKY - BLOCK 4
FLAGSTAFF, ARIZONA

LOTS 1 THROUGH 63 OF TIMBER SKY BLOCK 4 AND TRACTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', AND 'L'

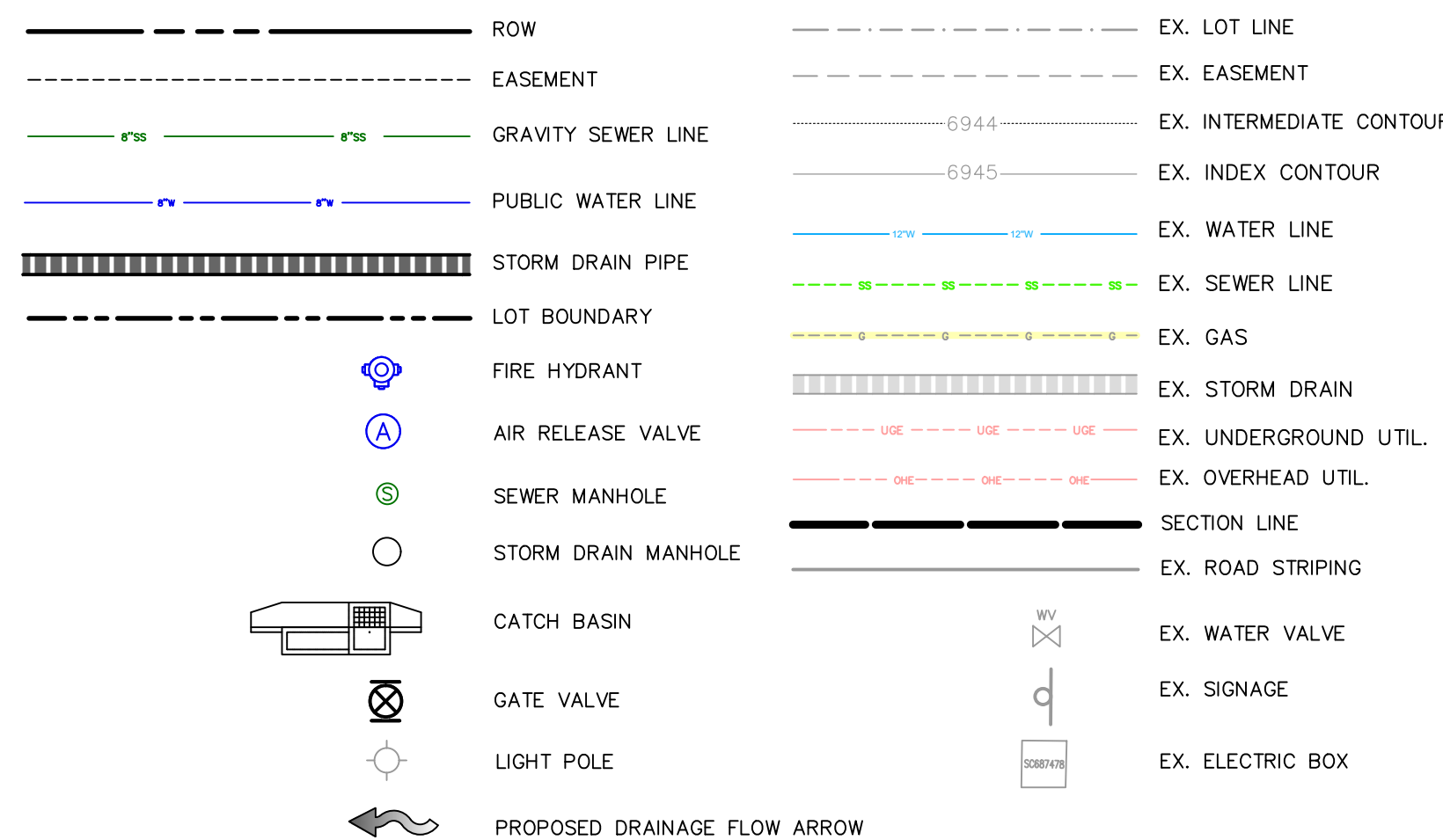
LOCATED IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

Table with 3 columns: NAME, NUMBER, TITLE. Lists sheets PP01 through L-101 including Cover Sheet, Existing Boundary, Civil Design, Preliminary Plat, and Overlook Park Conceptual Landscape Plan.

LEGEND



PROPERTY INFORMATION:

APN# 112-01-707
BLOCK 4

AREA GROSS = 21.82 AC
AREA NET = 17.7 AC
DENSITY GROSS = 2.89 DU/AC
DENSITY NET = 3.56 DU/AC

ZONING: SINGLE-FAMILY DENSITY RESIDENTIAL (R1)

OPEN SPACE SUMMARY

OPEN SPACE FOR TIMBER SKY HAS BEEN ACCOUNTED FOR IN THE OVERALL ROCK OUTCROPPING PRESERVATIONS, COMMUNITY CENTER AND OPEN SPACE WITHIN COLLECTOR ROADWAY MEDIANS AND PARKWAYS. ADDITIONAL OPEN SPACE IS BEING PROVIDED WITHIN THIS SITE.

GROSS SITE AREA = 21.82 AC
15% OPEN SPACE = 3.27 AC
OPEN SPACE PROVIDED WITHIN PARCEL 4 = 3.84 AC

STORMWATER AND IMPERVIOUS SUMMARY

IMPERVIOUS AREA REQUIRED:
63 LOTS @ 35% COVERAGE = 5.12 AC IMPERVIOUS
ROW 4.20 AC @ 79% IMPERVIOUS = 3.32 AC IMPERVIOUS

PROVIDED VOLUME IN BLOCK 4 LID BASIN:
VOLUME PROVIDED = 0.44 AF / 19,200 CF (PROVIDED IN LID BASIN 4)

PRELIMINARY EARTHWORK SUMMARY

CUT: 6.200 CY
FILL: 4.500 CY

PROPERTY OWNER/DEVELOPER:

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

CIVIL ENGINEER:

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

SURVEYOR:

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

LEGAL DESCRIPTIONS

TIMBER SKY BLOCK 4, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER; SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. FORMERLY A PORTION ASSESSOR'S PARCEL NUMBER 112-01-165 112-01-166 (TRACT 'ZZ') ACCORDING TO INSTRUMENT NUMBER 3810031, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

RESOURCE PRESERVATIONS

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE NATURAL RESOURCE PROTECTION PLAN WITHIN THE CIVIL CONSTRUCTION PLANS BY SWI.

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.

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

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE
CHAD BROOKS BY LETTER DATED 3/16/2022
BY: DATE:

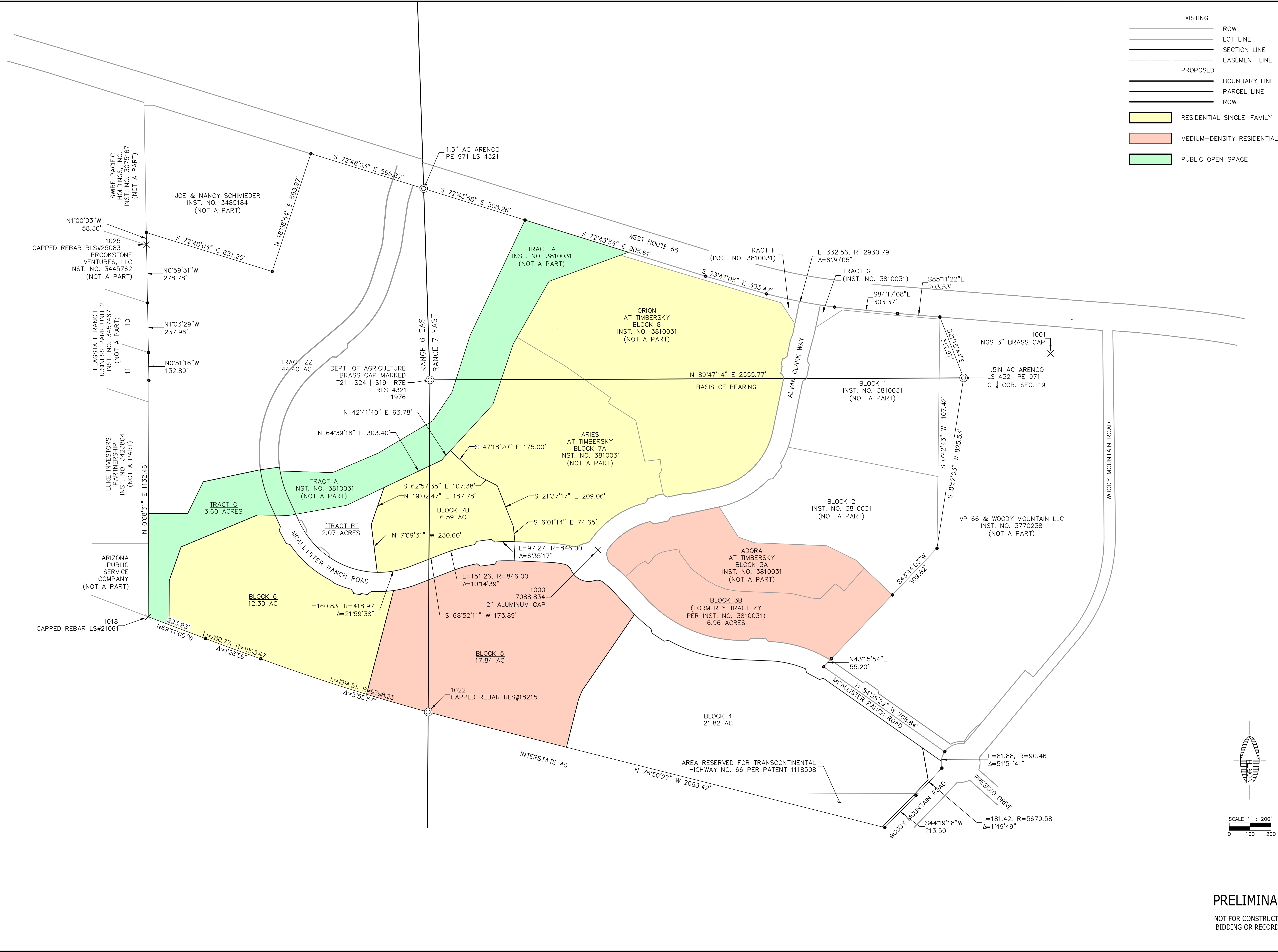
UNISOURCE ENERGY SERVICES
MARTIN CONBOY BY LETTER DATED 3/15/2022
BY: DATE:

LUMEN
KEVIN S. WAGNER ON BEHALF OF MANUEL HERNANDEZ
BY LETTER DATED 4/4/2022
BY: DATE:

ALTICE USA
SANFORD YAZZIE BY LETTER DATED 3/15/2022
BY: DATE:

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

Vertical sidebar containing: FLAGSTAFF ARIZONA, TIMBER SKY BLOCK 4, COVER SHEET, JOB NO. 21264, DATE: MAY 22, SCALE: AS SHOWN, DRAWN: ELK, DESIGN: ELK, SVI, CHECKED: SVI, SCI, 110 W. Dale Avenue, Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swi.coz.com, SWI Shephard Wesnitzer, Inc., REVISIONS table, ARIZONA 811, Call at least two full working days before you begin excavation., ARIZONA 811, 1-800-514-6111 (928-5348), DRAWING NO. PP01, SHT NO. 1 OF 7.



**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  
TIMBER SKY BLOCK 4

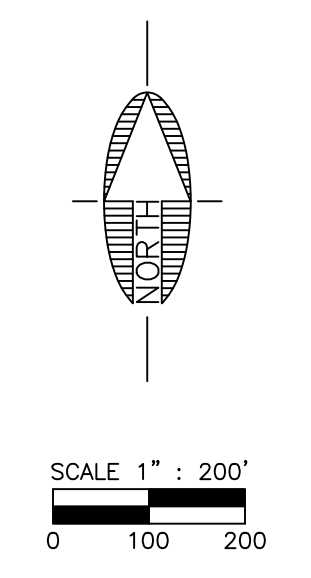
JOB NO.	21264
DATE	MAY 22
SCALE	AS SHOWN
DRAWN	BH, ELK
DESIGN	BH, SVJ
CHECKED	SCI

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.  
808 841-1111 or 1-800-514-1111 (782-5348)

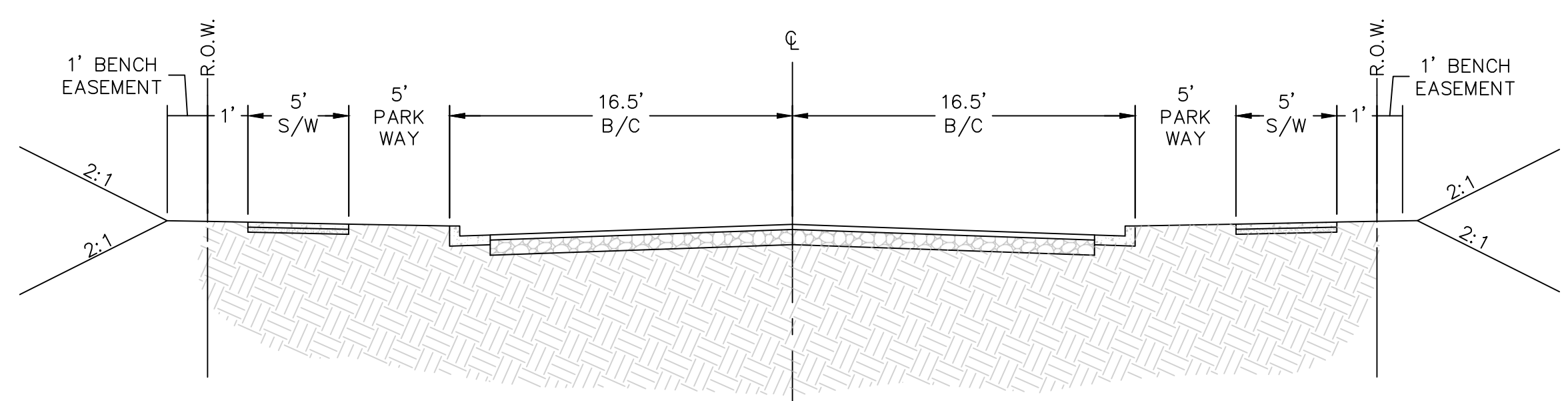


**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

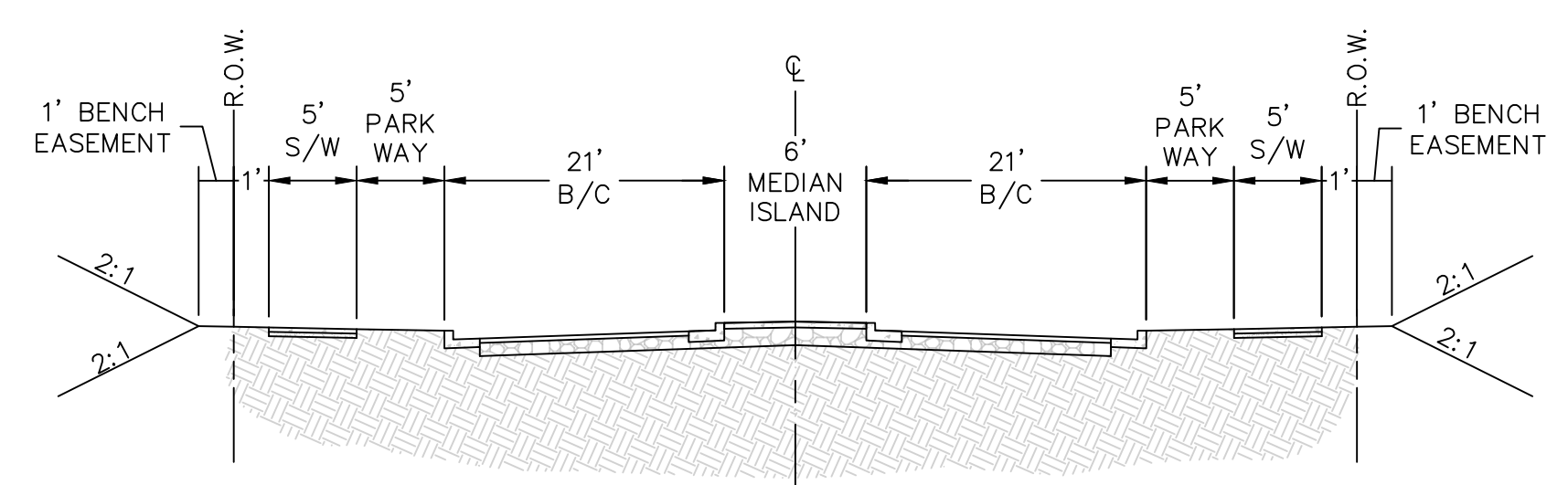
DRAWING NO.  
**PP02**  
SHT NO. OF  
2 7

PLOTTED: May 19, 2022 - 9:11am

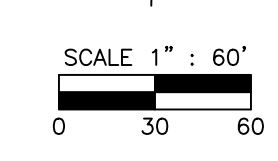
NOTE  
1. BUILDING LOCATIONS SHOWN ON THIS PLAT ARE CONCEPTUAL ONLY, AND MAY BE MODIFIED FOR INDIVIDUAL LOT BUILDING PERMITTING



TYPICAL ROAD CROSS SECTION A  
NO SCALE  
PP03



TYPICAL ENTRANCE CROSS SECTION B  
NO SCALE  
PP03



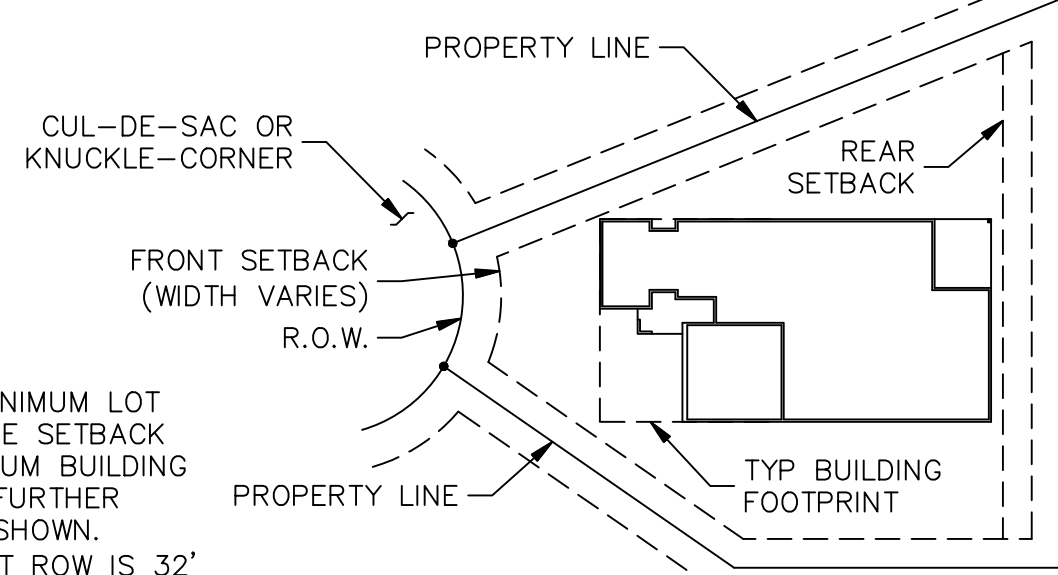
PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

FLAGSTAFF ARIZONA	TIMBER SKY BLOCK 4	JOB NO: 21264	DATE: MAY 22	SCALE: AS SHOWN	DRAWN: ELK	DESIGN: ELK/SJV	CHECKED: SCI								
CIVIL DESIGN		110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiwoz.com													
S 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> </tbody> </table>						NO.	DESCRIPTION	DATE	BY				
NO.	DESCRIPTION	DATE	BY												
<p>Call at least two full working days before you begin excavation.</p> <p><b>ARIZONA811</b> Arizona Blue Stakes, Inc.</p> <p>088 84-1 or 1-800-514-1111 (AZ 8-5348)</p>		<p>DRAWING NO. <b>PP03</b></p> <p>SHT NO. 3 OF 7</p>													

FILE: P:\2021\21264\DRAWINGS\PLATS\PRELIMINARY\CIVIL DESIGN-21264.DWG EKESER

NOTE: IN LOTS WHERE MINIMUM LOT WIDTH IS NOT MET AT THE SETBACK LINE, THE TYPICAL MAXIMUM BUILDING FOOTPRINT IS PROVIDED FURTHER BACK INTO THE LOT AS SHOWN. MINIMUM WIDTH SHOWN AT ROW IS 32'

TYPICAL CUL-DE-SAC & KNUCKLE LOT DETAIL  
NO SCALE  
1  
PP04



EXISTING 50' TELEPHONE LINE EASEMENT PER PATENT 118508 AND MAP PROVIDED BY ARIZONA PUBLIC SERVICE COMPANY

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C200	105.90	721.02	8°24'56"
C201	14.07	200.00	4°01'55"
C202	75.66	721.00	6°00'46"
C203	107.22	841.00	7°18'16"
C204	21.77	250.00	4°59'18"
C205	24.16	277.50	4°59'18"
C206	24.16	277.50	4°59'18"
C207	41.67	68.00	35°06'36"
C208	70.02	896.00	4°28'39"
C209	42.53	1016.00	2°23'55"
C210	79.40	1016.00	4°28'39"
C211	70.02	896.00	4°28'39"
C212	79.40	1016.00	4°28'39"
C213	68.99	1016.00	3°53'27"
C214	70.01	1016.00	3°56'54"

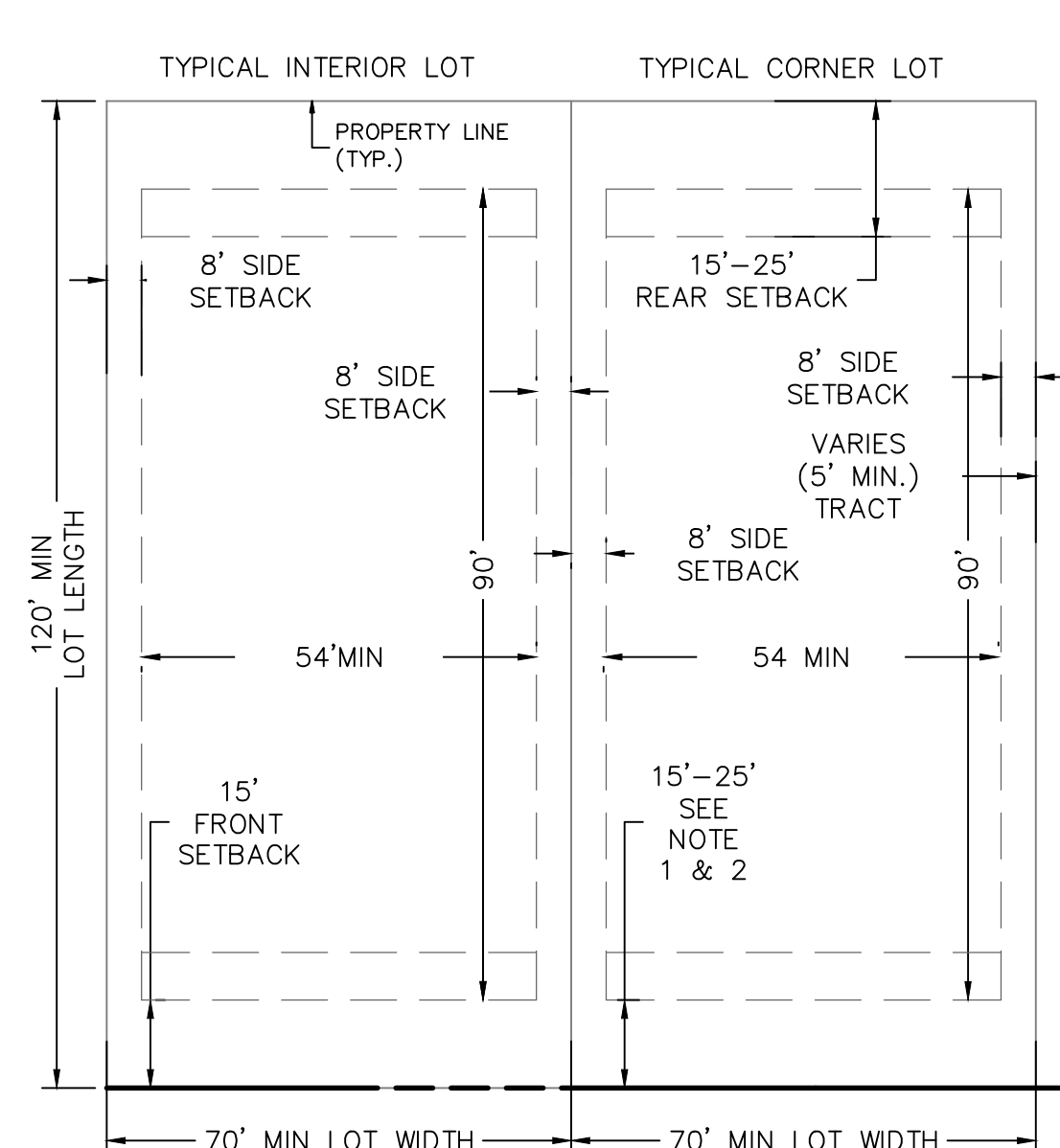
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C215	67.73	1136.00	3°24'59"
C216	13.19	50.00	15°06'41"
C217	29.60	1191.00	1°25'25"
C218	77.14	1136.00	3°53'27"
C219	66.31	1191.00	3°11'24"
C220	67.85	1191.00	3°15'51"
C221	77.14	1136.00	3°53'27"
C222	68.99	1016.00	3°53'27"
C223	17.89	1136.00	0°54'08"
C224	68.53	1191.00	3°17'48"
C225	12.04	1191.00	0°34'45"
C226	72.09	1191.00	3°28'05"
C227	77.14	1136.00	3°53'27"
C228	68.99	1016.00	3°53'27"
C229	78.09	1016.00	4°24'13"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C230	68.86	896.00	4°24'13"
C231	20.00	896.00	1°16'44"
C232	80.02	841.00	5°27'05"
C233	68.60	721.00	5°27'05"
C234	68.60	721.00	5°27'05"
C235	80.02	841.00	5°27'05"
C236	80.02	841.00	5°27'05"
C237	68.60	721.00	5°27'05"
C238	68.86	896.00	4°24'13"
C239	42.69	1136.00	2°09'11"
C240	68.86	896.00	4°24'13"
C241	35.00	1191.00	1°41'02"
C242	38.18	1016.00	2°09'11"
C243	29.09	1016.00	1°38'25"
C244	62.21	896.00	3°58'40"

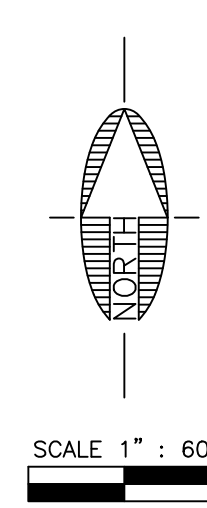
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C245	68.71	841.00	4°40'52"
C246	58.91	721.00	4°40'52"
C247	59.14	384.00	8°49'29"
C248	77.63	504.00	8°49'29"
C249	88.53	504.00	10°03'53"
C250	63.70	384.00	9°30'16"
C251	12.04	504.00	1°22'07"
C252	160.51	356.50	25°47'49"
C253	175.64	329.00	30°35'16"
C254	5.39	327.50	0°56'37"
C255	64.48	327.50	11°16'52"
C256	43.66	356.50	7°00'58"
C257	13.00	504.00	1°28'38"
C258	49.80	327.50	8°42'46"
C259	109.63	300.00	20°56'15"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C260	64.66	41.50	89°16'09"
C261	104.29	68.00	87°52'15"
C262	13.85	50.00	15°52'27"
C263	22.73	68.00	19°08'54"
C264	46.79	68.00	39°25'29"
C265	46.79	68.00	39°25'29"
C266	27.32	68.00	23°01'12"
C267	13.85	50.00	15°52'27"
C268	99.58	272.50	20°56'15"
C269	32.78	1255.00	1°29'48"
C270	53.92	1255.00	2°27'42"
C271	13.22	50.00	15°08'58"
C272	3.03	68.00	2°33'21"
C273	105.20	1200.00	5°01'23"
C274	112.40	1227.50	5°14'48"
C275	52.65	41.50	72°41'42"
C276	58.87	68.00	49°35'56"
C277	62.73	68.00	52°51'08"
C278	95.20	119.33	45°42'26"
C279	13.85	50.00	15°52'27"
C280	26.17	18.00	83°18'22"
C281	44.43	63.50	40°05'22"
C282	70.40	63.50	63°31'14"
C283	32.69	63.50	29°29'56"
C284	43.95	63.50	39°39'27"
C285	63.69	63.50	57°27'54"
C286	36.66	63.50	33°04'29"
C287	20.79	896.00	1°19'46"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L100	17.64	N 34°30'20" E
L101	20.81	N 11°43'14" W
L102	70.00	N 56°43'14" W
L103	20.81	S 78°16'46" W
L104	5.56	S 11°43'14" E
L105	24.80	S 16°42'22" W
L106	4.88	S 37°18'41" W
L107	50.00	S 33°16'46" W
L108	22.67	S 54°06'33" W
L109	25.76	S 37°18'41" W
L110	20.04	S 10°46'49" E
L111	22.26	N 79°24'36" E
L112	21.14	S 12°51'58" E
L113	15.32	S 32°19'23" W
L114	22.36	N 69°54'00" E
L115	19.30	N 16°55'33" W
L116	70.00	N 61°55'33" W
L117	22.35	S 13°46'27" E
L118	19.30	S 73°04'27" W
L119	21.04	N 10°23'00" W
L120	25.10	S 54°54'34" E
L121	21.21	S 80°05'26" W
L122	22.15	S 55°51'11" E
L123	47.53	N 13°25'20" E
L124	70.00	N 35°05'26" E
L125	24.18	N 131°4'54" W
L126	23.20	S 76°03'14" W
L127	32.37	N 22°27'36" E
L128	79.65	S 77°44'19" E
L129	28.93	S 57°15'17" E
L130	11.31	N 17°35'49" W
L131	7.10	S 39°52'04" W
L132	21.35	N 58°47'15" E
L134	12.00	N 75°50'26" W
L135	13.48	S 22°27'00" W
L136	25.55	S 25°42'51" W
L137	41.48	S 28°54'14" W
L138	46.20	S 22°55'50" W



- 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'



FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 4

PRELIMINARY PLAT

JOB NO: 21264 DATE: MAY 22 SCALE: AS SHOWN DRAWN: ELK DESIGN: ELK/SJV CHECKED: SGI

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

SWI Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

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

ARIZONA 811 ARIZONA Blue Stakes, Inc. 888 841-1111 or 1-800-516-2111 (TUE-5:30P)

DRAWING NO. PP04

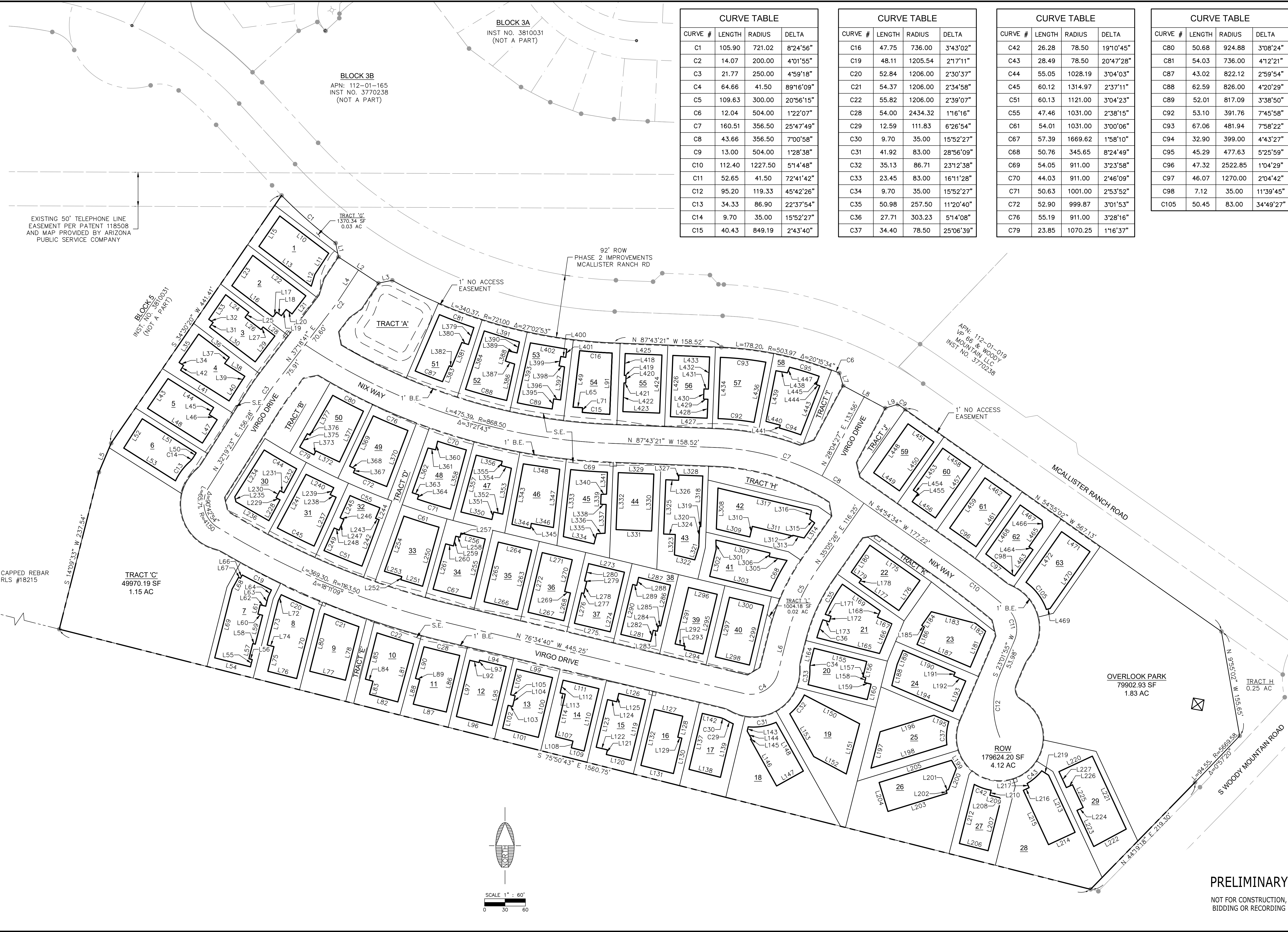
SHT NO. 4 OF 7

PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING

PLOTTED: May 19, 2022--9:11am

RANGE 6 EAST  
RANGE 7 EAST

FILE: P:\2021\21264\DRAWINGS\PLATS\PRELIMINARY\PRELIMINARY PLAT--NRPP ENVELOPES--21264.DWG EXEISER



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	105.90	721.02	8°24'56"
C2	14.07	200.00	4°01'55"
C3	21.77	250.00	4°59'18"
C4	64.66	41.50	89°16'09"
C5	109.63	300.00	20°56'15"
C6	12.04	504.00	1°22'07"
C7	160.51	356.50	25°47'49"
C8	43.66	356.50	7°00'58"
C9	13.00	504.00	1°28'38"
C10	112.40	1227.50	5°14'48"
C11	52.65	41.50	72°41'42"
C12	95.20	119.33	45°42'26"
C13	34.33	86.90	22°37'54"
C14	9.70	35.00	15°52'27"
C15	40.43	849.19	2°43'40"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C16	47.75	736.00	3°43'02"
C19	48.11	1205.54	2°17'11"
C20	52.84	1206.00	2°30'37"
C21	54.37	1206.00	2°34'58"
C22	55.82	1206.00	2°39'07"
C28	54.00	2434.32	1°16'16"
C29	12.59	111.83	6°26'54"
C30	9.70	35.00	15°52'27"
C31	41.92	83.00	28°56'09"
C32	35.13	86.71	23°12'38"
C34	9.70	35.00	15°52'27"
C35	50.98	257.50	11°20'40"
C36	27.71	303.23	5°14'08"
C37	34.40	78.50	25°06'39"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C42	26.28	78.50	19°10'45"
C43	28.49	78.50	20°47'28"
C44	55.05	1028.19	3°04'03"
C45	60.12	1314.97	2°37'11"
C51	60.13	1121.00	3°04'23"
C55	47.46	1031.00	2°38'15"
C61	54.01	1031.00	3°00'06"
C67	57.39	1669.62	1°58'10"
C68	50.76	345.65	8°24'49"
C69	54.05	911.00	3°23'58"
C70	44.03	911.00	2°46'09"
C71	50.63	1001.00	2°53'52"
C72	52.90	999.87	3°01'53"
C76	55.19	911.00	3°28'16"
C79	23.85	1070.25	1°16'37"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C80	50.68	924.88	3°08'24"
C81	54.03	736.00	4°12'21"
C87	43.02	822.12	2°59'54"
C88	62.59	826.00	4°20'29"
C89	52.01	817.09	3°38'50"
C92	53.10	391.76	7°45'58"
C93	67.06	481.94	7°58'22"
C94	32.90	399.00	4°43'27"
C95	45.29	477.63	5°25'59"
C96	47.32	2522.85	1°04'29"
C97	46.07	1270.00	2°04'42"
C98	7.12	35.00	11°39'45"
C105	50.45	83.00	34°49'27"

FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 4

JOB NO: 21264 DATE: MAY 22 SCALE: AS SHOWN DRAWN: ELK DESIGN: ELK/SJV CHECKED: SGI

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

**SWI** Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

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

**ARIZONA 811** Arizona Blue Stakes, Inc. 888-841-1111 or 1-800-514-1111 (888-5348)

DRAWING NO. **PP05**

SHT NO. 5 OF 7

PRELIMINARY  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L1-L51).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L52-L102).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L104-L168).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L169-L222).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L223-L274).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L275-L326).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L326-L382).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L383-L445).

LINE TABLE with columns LINE #, LENGTH, DIRECTION. Contains 51 entries (L456-L512).

Metadata section including SWI logo, Shephard Wesnitzer, Inc., drawing title 'PRELIMINARY PLAT (NRPP ENVELOPE TABLES)', and revision table.

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%	0	0	0	N/A	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	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

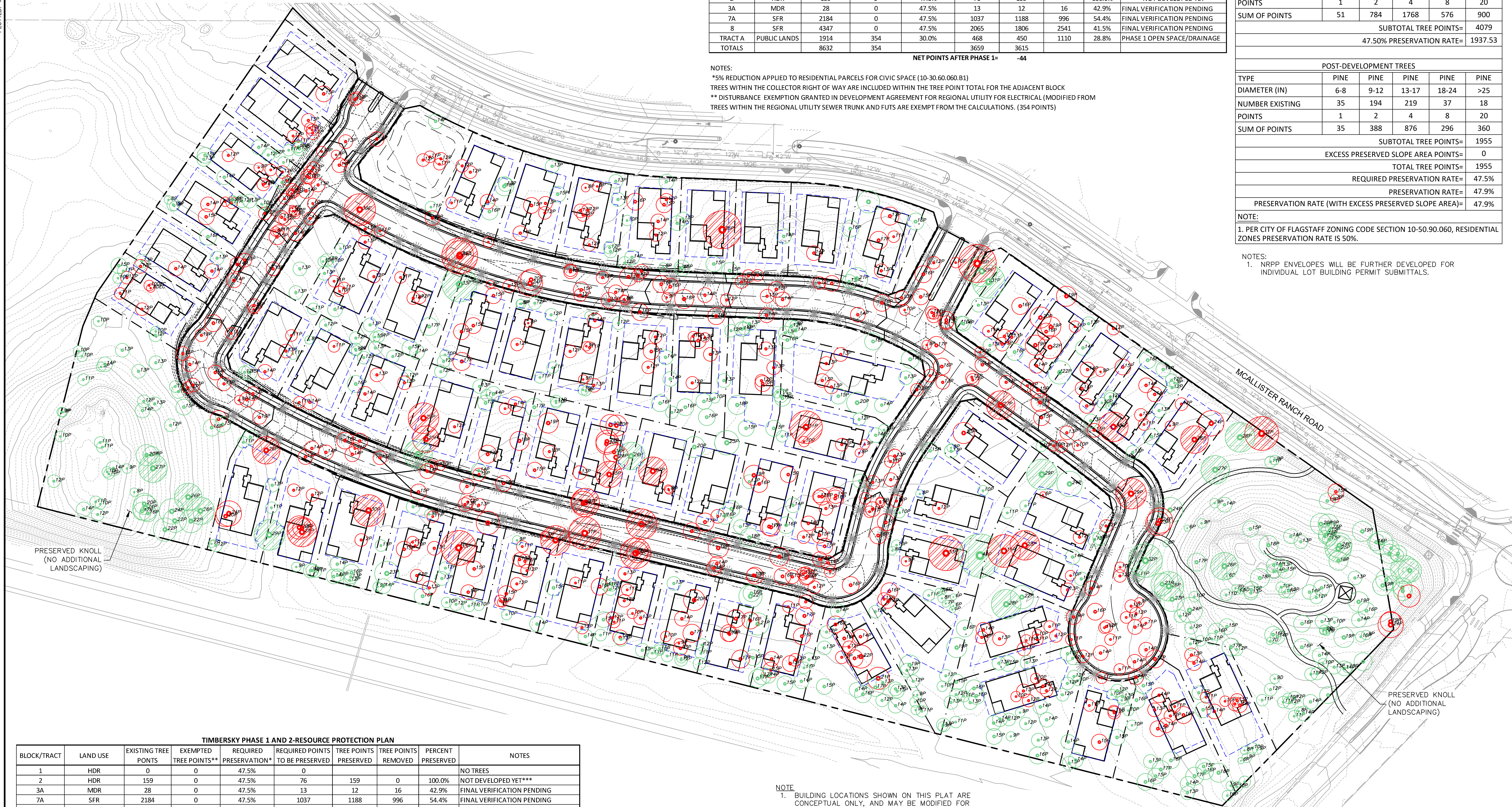
NOTES:  
 \*5% REDUCTION APPLIED TO RESIDENTIAL PARCELS FOR CIVIC SPACE (10-30.60.060.B1)  
 TREES WITHIN THE COLLECTOR RIGHT OF WAY ARE INCLUDED WITHIN THE TREE POINT TOTAL FOR THE ADJACENT BLOCK  
 \*\* DISTURBANCE EXEMPTION GRANTED IN DEVELOPMENT AGREEMENT FOR REGIONAL UTILITY FOR ELECTRICAL (MODIFIED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

TOTAL TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	51	392	442	72	45
POINTS	1	2	4	8	20
SUM OF POINTS	51	784	1768	576	900
SUBTOTAL TREE POINTS=					4079
47.50% PRESERVATION RATE=					1937.53

POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	35	194	219	37	18
POINTS	1	2	4	8	20
SUM OF POINTS	35	388	876	296	360
SUBTOTAL TREE POINTS=					1955
EXCESS PRESERVED SLOPE AREA POINTS=					0
TOTAL TREE POINTS=					1955
REQUIRED PRESERVATION RATE=					47.5%
PRESERVATION RATE=					47.9%
PRESERVATION RATE (WITH EXCESS PRESERVED SLOPE AREA)=					47.9%

NOTE:  
 1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, RESIDENTIAL ZONES PRESERVATION RATE IS 50%.

NOTE:  
 1. NRPP ENVELOPES WILL BE FURTHER DEVELOPED FOR INDIVIDUAL LOT BUILDING PERMIT SUBMITTALS.



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	0	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%	PLAT 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		

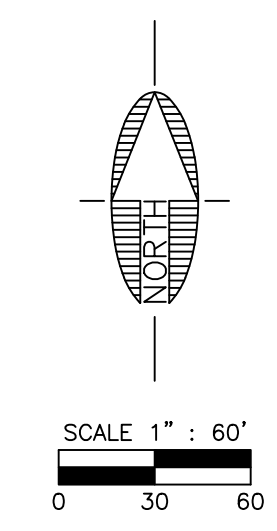
NET POINTS PHASE 1 AND PHASE 2 ONGOING (04/21/2022)= 1

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%.

NOTE:  
 1. BUILDING LOCATIONS SHOWN ON THIS PLAT ARE CONCEPTUAL ONLY, AND MAY BE MODIFIED FOR INDIVIDUAL LOT BUILDING PERMITTING

PRELIMINARY PLAT LANDSCAPE CALCULATIONS		
SECTION	REQUIREMENTS	QUANTITY
<b>STREET TREE REQUIREMENT (6086 LF)</b>		
PROPOSED TREES REQUIRED	45 LF MIN SPACING	135
SHRUBS	NONE	0
GROUND COVER	NONE	0
<b>STREET BUFFER INSTALLED PER PHASE 2 INFRASTRUCTURE PLANS</b>		

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.



**LEGEND**

- ROW
- - - EASEMENT
- LOT LINE
- - - SETBACK
- NRPP ENVELOPE
- PROTECTED TREE
- REMOVED TREE
- ★ NEW TREE

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

FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 4

JOB NO: 21264 DATE: MAY 22 SCALE: AS SHOWN DRAWN: ELK DESIGN: ELK/SJV CHECKED: SCL

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

**SWI** Shephard Wesnitzer, Inc.

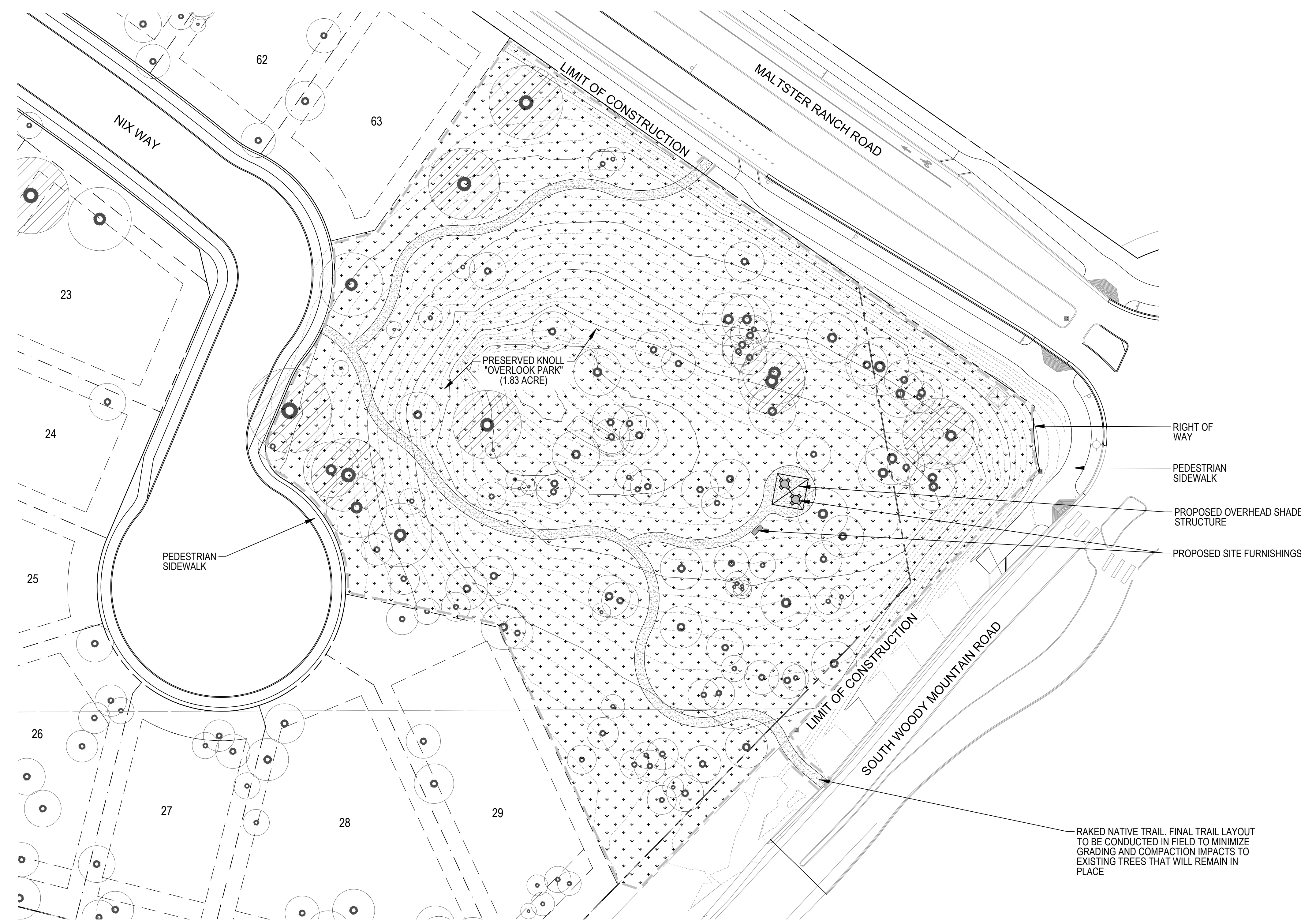
NO.	DESCRIPTION	DATE	BY

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

**ARIZONA811** Arizona One Stop Service (888-558-8888)

DRAWING NO. **PP07**

SHT NO. 7 OF 7



**PLANT SCHEDULE FOR OVERLOOK PARK**

SYMBOL	BOTANICAL / COMMON NAME	NOTE	QTY
<b>TREES</b>			
	PINUS PONDEROSA/ PONDEROSA PINE	EXISTING TO REMAIN IN PLACE	117
<b>GROUND COVERS</b>			
	NATIVE WILD SEED	HYDROMULCH	85,059 SF

**NATIVE MEADOW SEED MIX**

MONTANE MEADOW SEED MIX BY WESTERN NATIVE SEED:  
 www.westernnativeseed.com

SPECIES	COMMON NAME	%
Linum perenne lewisii	Blue Flax	6.0
Penstemon strictus	Rocky Mt Penstemon	6.0
Gaillardia aristata	Perennial Gaillardia	3.6
Dalea purpurea	Purple Prairie Clover	3.0
Ratibida columnifera	Prairie Coneflower	3.0
Oxytropis sericea	Siky Locoweed	3.0
Cleome serrulata	Rocky Mt. Beeplant	1.5
Penstemon eatonii	Firecracker Penstemon	1.5
Rudbeckia hirta	Black-eyed Susan	0.9
Heliomeris multiflora	Showy Goldeneye	0.6
Machaeranthera bigelovii	Purple Aster	0.6
Penstemon virgatus	Wand Beardtongue	0.1
Aquilegia coerulea	Blue Columbine	0.2
Elymus trachycaulus	Slender Wheatgrass	17.5
Elymus lanceolatus	Thickspike Wheatgrass	17.5
Bromus ciliatus	Fringed Brome	14.0
Bouteloua gracilis	Blue Grama	7.0
Festuca arizonica	Arizona Fescue	7.0
Sporobolus cryptandrus	Sand Dropseed	4.2
Koeleria macrantha	Junegrass	1.4
Poa fendleriana	Mutton Grass	1.4

SEEDING RATE AT 43.5 LBS. PER ACRE

RIGHT OF WAY  
 PEDESTRIAN SIDEWALK  
 PROPOSED OVERHEAD SHADE STRUCTURE  
 PROPOSED SITE FURNISHINGS

RAKED NATIVE TRAIL. FINAL TRAIL LAYOUT TO BE CONDUCTED IN FIELD TO MINIMIZE GRADING AND COMPACTION IMPACTS TO EXISTING TREES THAT WILL REMAIN IN PLACE

**TIMBER SKY**  
 PARCEL 4 "OVERLOOK PARK"  
 FLAGSTAFF, AZ

OWNER:  
 CAPSTONE HOMES  
 3605 SOUTH FLAGSTAFF RANCH ROAD  
 FLAGSTAFF, AZ



DATE:  
 05/19/2022 CONCEPT  
 PLAN SUBMITTAL

SHEET TITLE:  
 CONCEPTUAL LANDSCAPE PLAN

L-101

CHECKED BY: CS  
 DRAWN BY: DP, CS

NOTE  
 ALL LANDSCAPING MAINTENANCE INCLUDING PARKWAYS AND MEDIANS ARE THE RESPONSIBILITY OF THE SUBDIVISION OWNER/HOA.

