

PLOTTED: Jul 31, 2023 8:18am

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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 ... AT TIMBERSKY - BLOCK 6, 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 ... AT TIMBERSKY - BLOCK 6 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 ADJUTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ADJUTING 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.

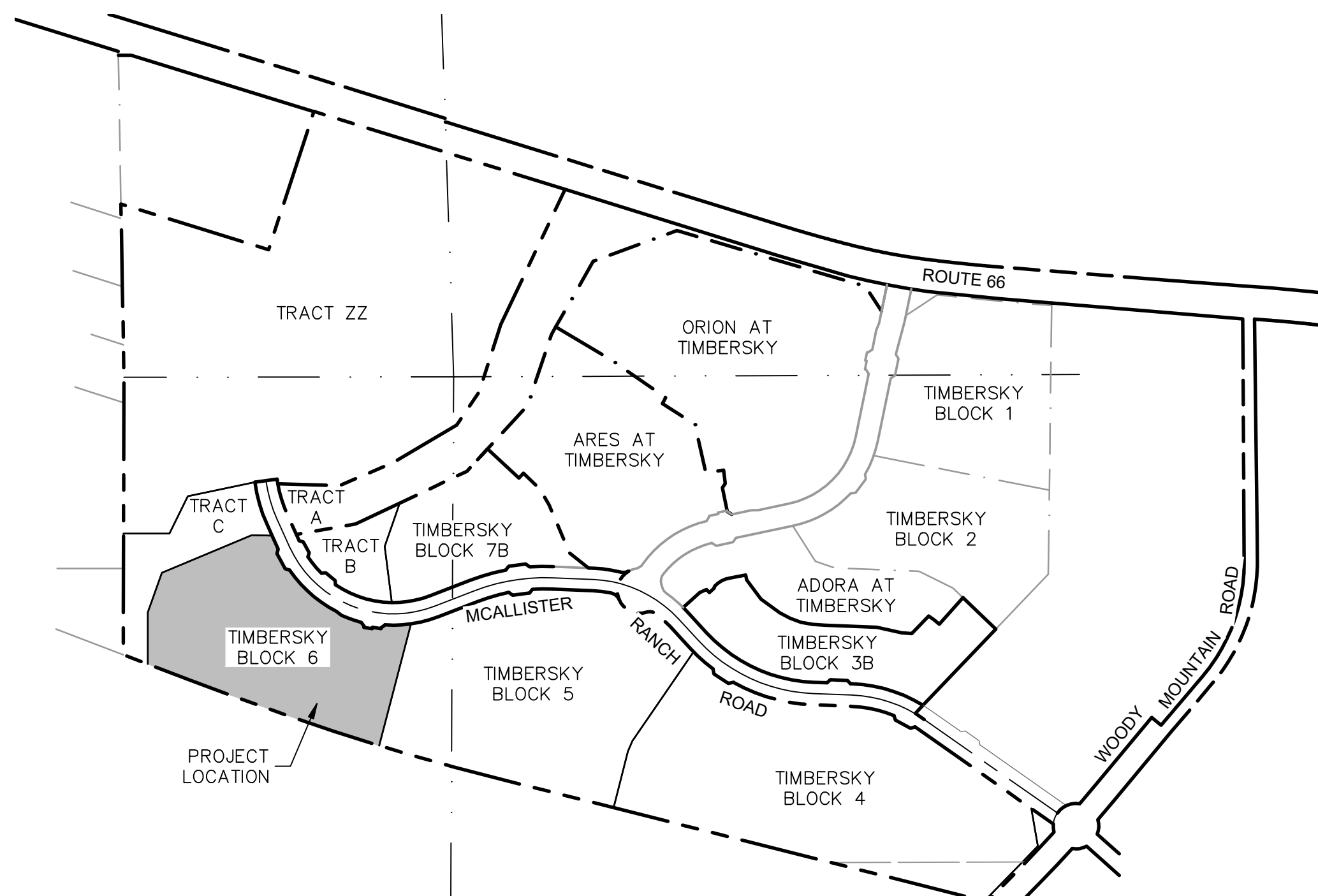
IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRELIMINARY PLAT
FOR
TIMBER SKY - BLOCK 6
FLAGSTAFF, ARIZONA

LOTS 1 THROUGH 51 OF TIMBER SKY BLOCK 6 AND TRACTS 'A' THROUGH 'K'

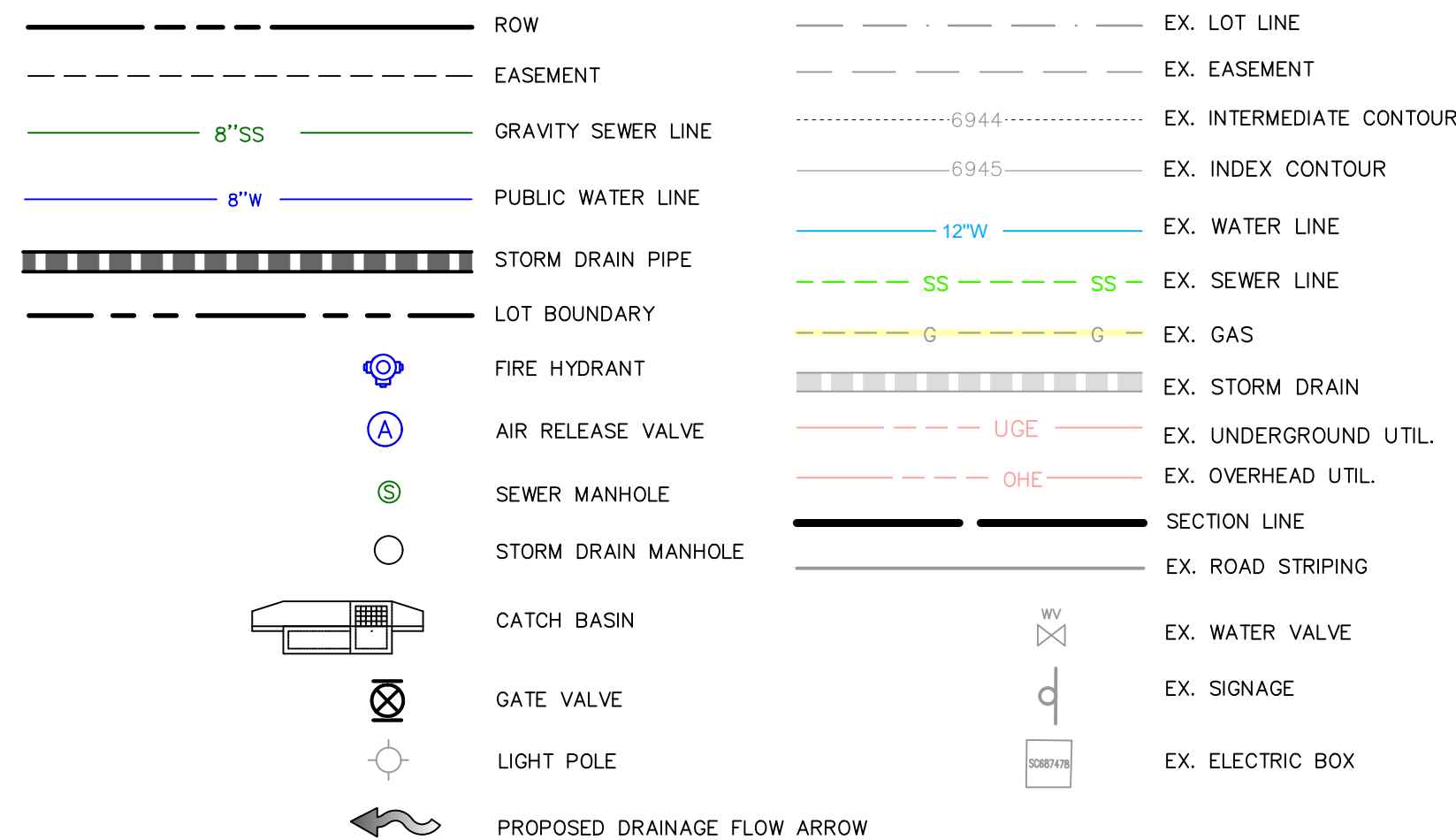
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 6 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

Table with 3 columns: SHEET NUMBER, DRAWING NUMBER, SHEET TITLE. Lists sheets 1-7 including Cover Sheet, Existing Boundary, Civil Design, Preliminary Plat, Tables, Preliminary NRPP, and PRD Standards.

LEGEND



PROPERTY INFORMATION:

APN# 112-01-709
BLOCK 6

AREA GROSS = 12.30 AC
ROW AREA = 2.61 AC
AREA NET = 9.69 AC
DENSITY GROSS = 4.07 DU/AC
DENSITY NET = 5.26 DU/AC

ZONING: SINGLE-FAMILY RESIDENTIAL (R1) ZONED WITH PRD DEVELOPMENT OPTION - TRANSECT ZONE T3N.2

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.

STORMWATER AND IMPERVIOUS SUMMARY

IMPERVIOUS AREA REQUIRED:
51,115'x55' LOTS @ 50% MAX COVERAGE = 3,163 SF/LOT = 3.70 AC
ROW @ 79% IMPERVIOUS = 2.61 * 0.79 = 2.06 AC IMPERVIOUS

1/2" LID VOLUME PROVIDED IN TRACT A LID BASIN:
0.24 AF / 10,455 CF

PRELIMINARY EARTHWORK SUMMARY

CUT: 4400 CY*
FILL: 4100 CY*

*ROW ONLY

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 6, LOCATED IN THE SOUTHWEST QUARTER OF 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 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

COF #PZ-23-00089-01

FLAGSTAFF ARIZONA
TIMBER SKY BLOCK 6
COVER SHEET

Table with columns: JOB NO., DATE, SCALE, DRAWN, DESIGN, CHECKED. Values: 21171, JUL 23, AS SHOWN, ELK, SVJ, SWI, SCI.

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

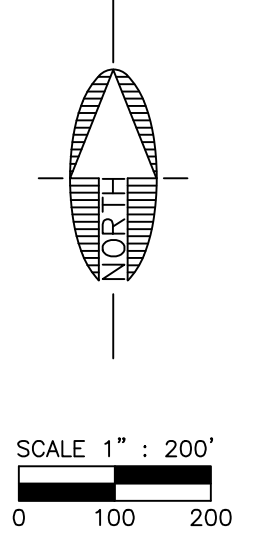
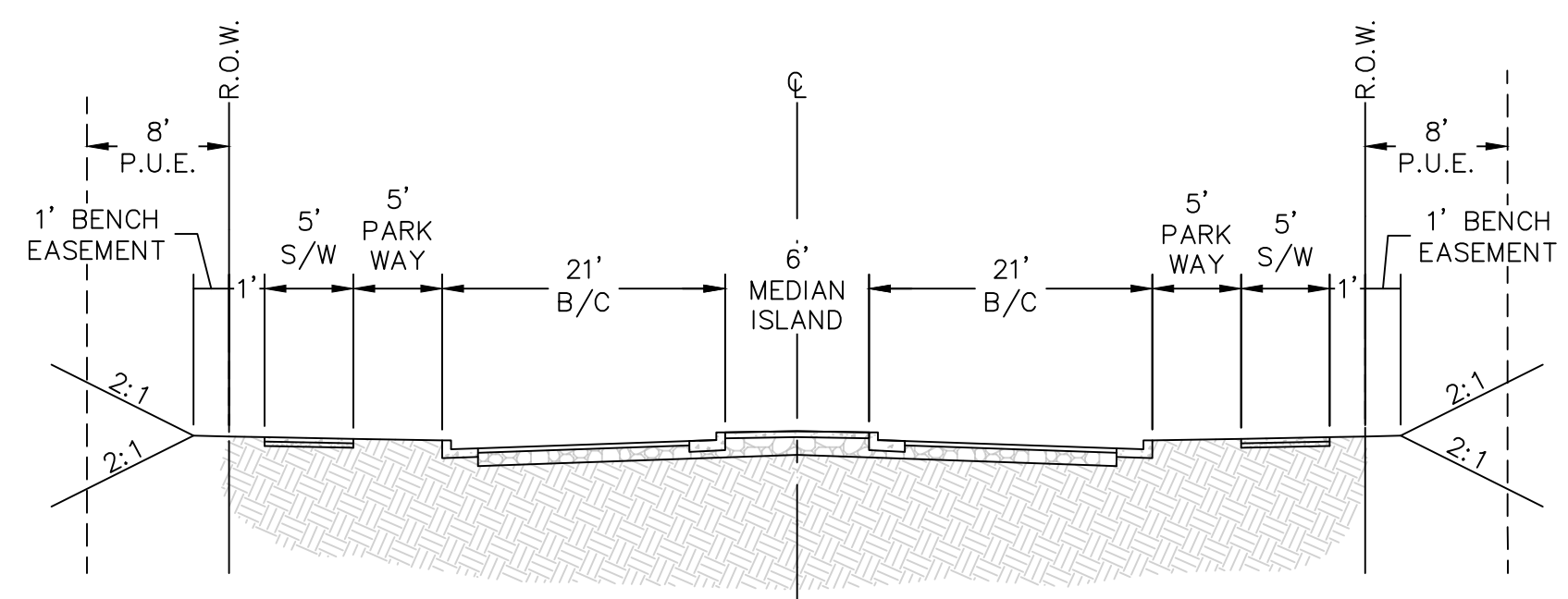
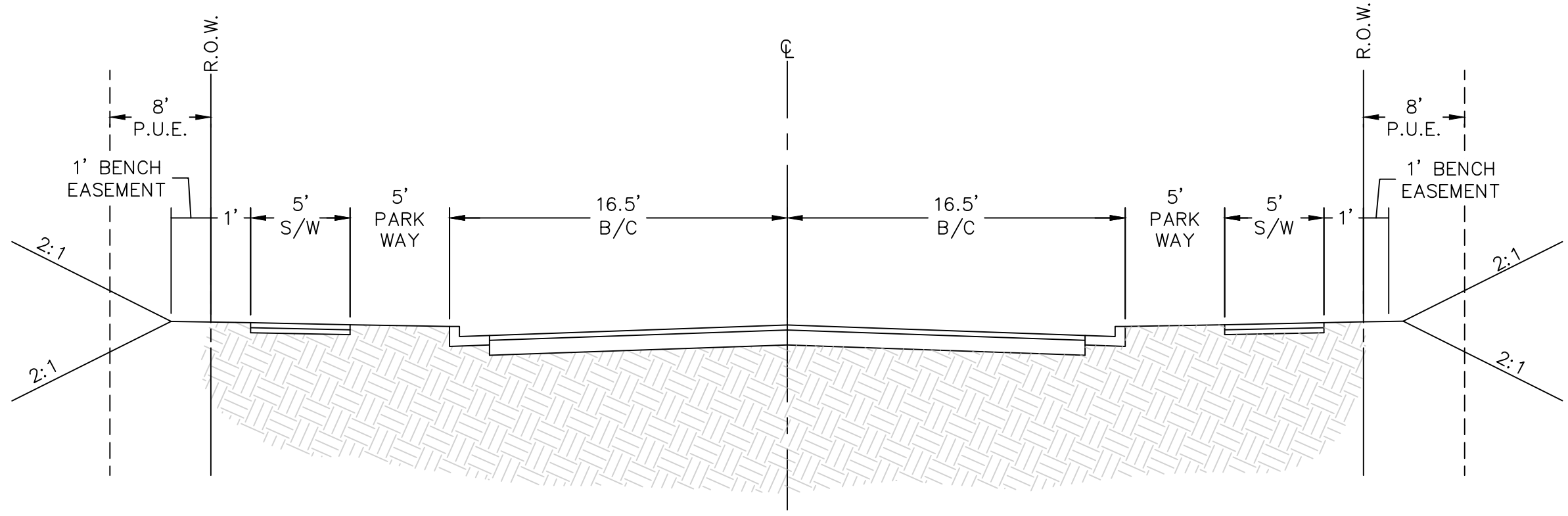
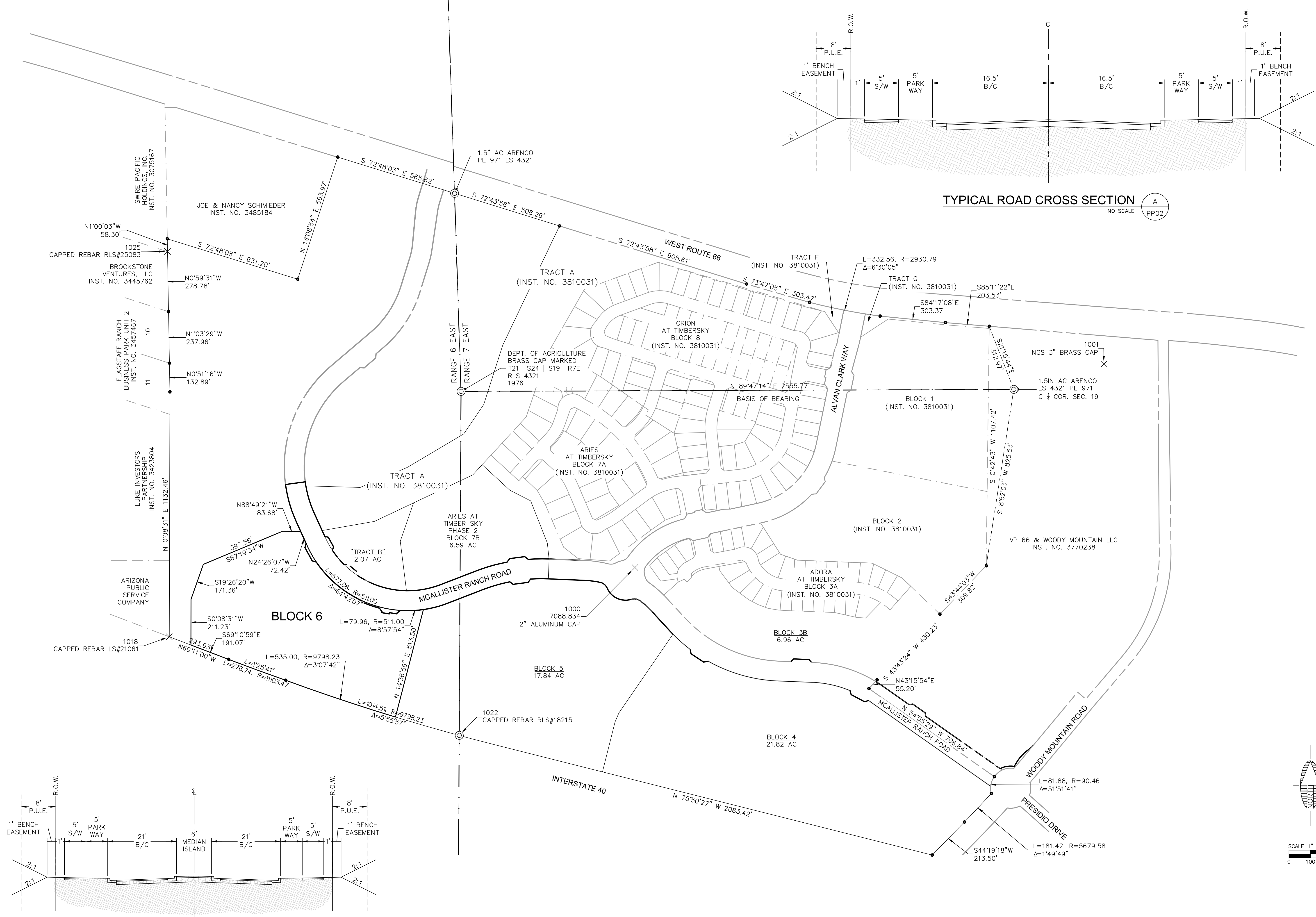


Table with columns: REVISIONS, NO., DESCRIPTION, DATE, BY.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Sticks, Inc.
888 84-1111 or 1-800-574-6111 (AZ 86-5348)

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

Table with columns: DRAWING NO., SHT NO., OF. Values: PP01, 1, 7.



JOB NO. 21171		DATE: JUL 23		SCALE: AS SHOWN		DRAWN: BH/ELK		DESIGN: BH/SWJ		CHECKED: SWJ/SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.com											
 Shephard Wesnitzer, Inc.											
NO.	DESCRIPTION	DATE	BY								
Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stakes, Inc. (928-538-8111 or 1-800-538-8111)											
PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING											
DRAWING NO. PP02											
SHT NO. 2 OF 7											
COF #PZ-23-00089-01											

FLAGSTAFF ARIZONA
TIMBER SKY BLOCK 6
EXISTING BOUNDARY



JOB NO:	21171
DATE:	JUL 23
SCALE:	AS SHOWN
DRAWN:	BH/ELK
DESIGN:	BH/SJM/ELK
CHECKED:	SNJ/SCI

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

SWI
Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

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

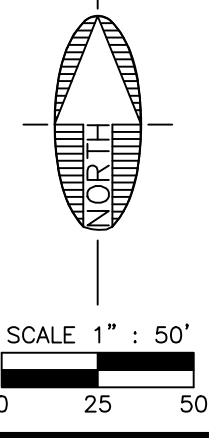
ARIZONA 811
Arizona Blue Stake, Inc. (928-5348)
Dial 8-1-1 or 1-800-514-1111 (928-5348)

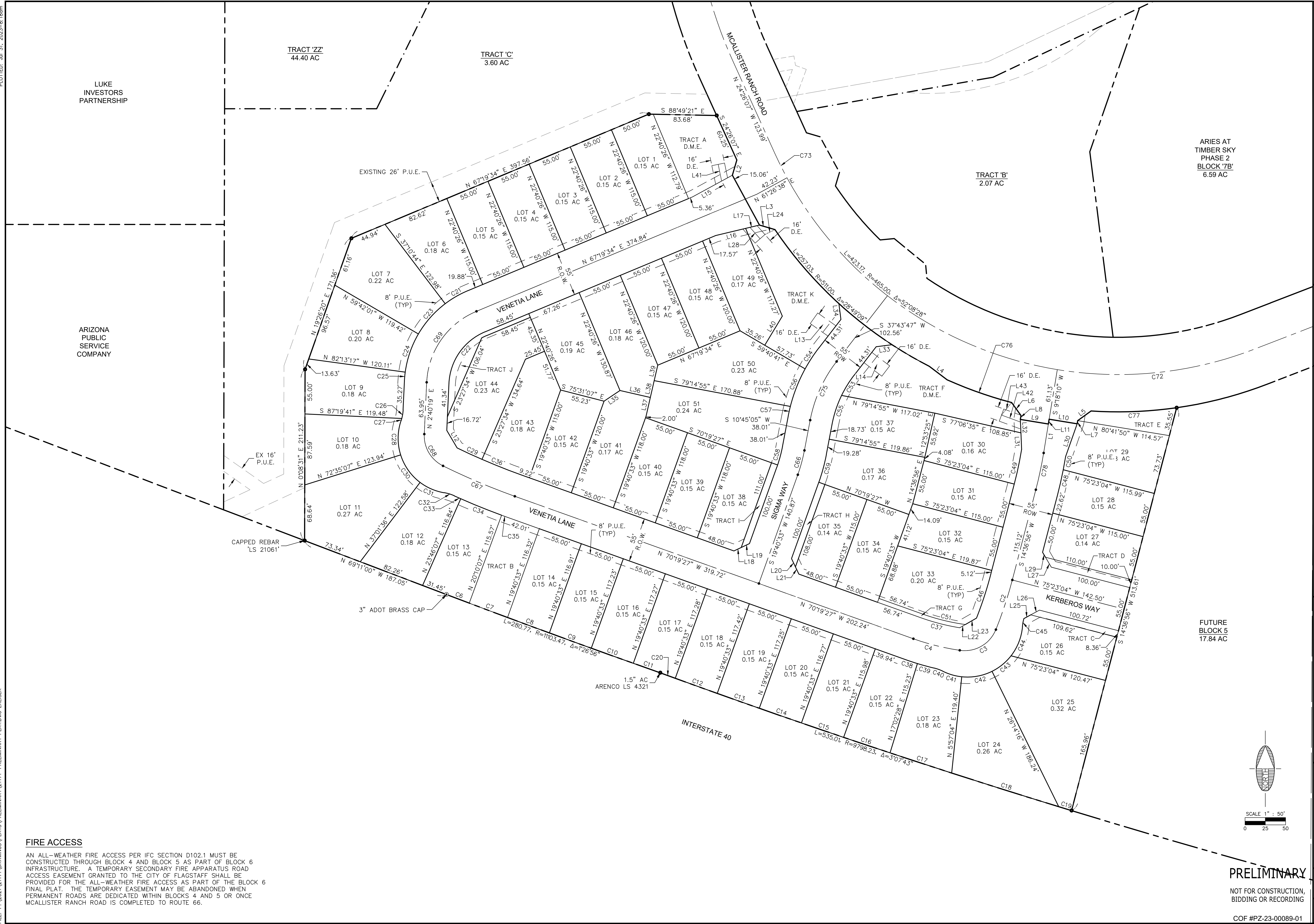
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

DRAWING NO.
PP03

SHT NO. OF
3 OF 7

COF #PZ-23-00089-01






FIRE ACCESS

AN ALL-WEATHER FIRE ACCESS PER IFC SECTION D102.1 MUST BE CONSTRUCTED THROUGH BLOCK 4 AND BLOCK 5 AS PART OF BLOCK 6 INFRASTRUCTURE. A TEMPORARY SECONDARY FIRE APPARATUS ROAD ACCESS EASEMENT GRANTED TO THE CITY OF FLAGSTAFF SHALL BE PROVIDED FOR THE ALL-WEATHER FIRE ACCESS AS PART OF THE BLOCK 6 FINAL PLAT. THE TEMPORARY EASEMENT MAY BE ABANDONED WHEN PERMANENT ROADS ARE DEDICATED WITHIN BLOCKS 4 AND 5 OR ONCE MCALLISTER RANCH ROAD IS COMPLETED TO ROUTE 66.

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

COF #PZ-23-00089-01

JOB NO: 21171		DATE: JUL 23		SCALE: AS SHOWN		DRAWN: BH/ELK		DESIGN: BH/SM/ELK		CHECKED: SWJ/SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax		www.swi.com		www.shephardwesnetzer.com		www.shephardwesnetzer.com		www.shephardwesnetzer.com		www.shephardwesnetzer.com	
 Shephard Wesnetzer, Inc.		REVISIONS NO. DESCRIPTION BY DATE		FLAGSTAFF ARIZONA		TIMBER SKY BLOCK 6		PRELIMINARY PLAT		ARIES AT TIMBER SKY PHASE 2 BLOCK 7B 6.59 AC	
DRAWING NO. PP04		SHT NO. 4		OF 7		INTERSTATE 40		TRACT 'ZZ' 44.40 AC		TRACT 'C' 3.60 AC	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.04	S 9°18'10" W
L2	19.60	S 16°26'38" W
L3	19.82	S 73°33'22" E
L4	27.56	S 52°52'48" E
L5	20.35	N 54°18'10" E
L6	19.76	S 35°41'50" E
L7	4.00	N 9°18'10" E
L8	4.86	S 9°18'10" W
L9	35.00	S 80°41'50" E
L10	35.00	S 80°41'50" E
L11	6.00	N 9°18'10" E
L12	25.12	S 30°29'07" E
L13	27.19	S 54°50'40" E
L14	27.91	N 52°48'36" W
L15	55.95	S 61°26'38" W
L16	37.92	N 76°32'56" E
L17	17.59	N 76°32'56" E
L18	9.90	N 64°40'33" E
L19	11.31	N 64°40'33" E
L20	11.31	N 25°19'27" W
L21	9.90	N 25°19'27" W
L22	8.02	S 60°02'29" W
L23	15.74	S 60°02'29" W
L24	13.73	N 63°49'35" E
L25	9.65	N 61°23'33" E
L26	12.21	N 61°23'33" E
L27	14.14	N 30°23'04" W
L28	18.82	N 41°18'08" W
L29	7.07	N 30°23'04" W
L30	42.83	N 19°23'13" E
L31	20.39	N 2°24'40" W
L32	16.55	N 2°24'40" W
L33	19.70	N 82°43'47" E
L34	19.70	S 7°16'13" E
L35	23.69	N 56°08'39" E
L36	38.39	S 77°04'33" E
L37	23.73	S 12°55'27" W
L38	21.28	N 12°55'27" E
L39	19.57	N 12°55'27" E
L40	41.91	N 31°01'50" E
L41	21.06	S 11°41'52" E
L42	24.89	S 69°51'46" E
L43	19.89	N 38°54'25" E


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	64.54	500.00	7°23'43"
C3	55.32	41.50	76°22'57"
C4	59.08	300.00	11°16'57"
C6	30.11	11103.47	0°09'19"
C7	50.44	11103.47	0°15'37"
C8	280.77	11103.47	1°26'56"
C9	55.00	11103.47	0°17'02"
C10	55.00	11103.47	0°17'02"
C11	35.22	11103.47	0°10'54"
C12	535.00	9798.23	3°07'42"
C13	55.00	9798.23	0°19'18"
C14	535.00	9798.23	3°07'42"
C15	55.01	9798.23	0°19'18"
C16	60.31	9798.23	0°21'10"
C17	80.02	9798.23	0°28'04"
C18	138.42	9798.23	0°48'34"
C19	16.47	9798.23	0°05'47"
C20	19.78	9798.23	0°06'56"
C21	32.28	127.50	14°30'18"
C22	81.81	72.50	64°39'15"
C23	50.12	127.50	22°31'16"
C24	50.12	127.50	22°31'16"
C25	11.36	127.50	5°06'24"
C26	13.85	50.00	15°52'27"
C27	3.08	50.00	3°31'26"
C28	42.68	68.00	35°57'40"
C29	33.77	808.50	2°23'35"
C30	42.20	68.00	35°33'31"
C31	32.63	68.00	27°29'44"
C32	12.94	50.00	14°49'42"
C33	8.91	863.50	0°35'28"
C34	54.26	863.50	3°36'00"
C35	7.43	863.50	0°29'34"
C36	53.39	808.50	3°47'01"
C37	49.60	272.50	10°25'44"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C38	15.06	327.50	2°38'05"
C39	21.29	327.50	3°43'26"
C40	11.52	50.00	13°12'19"
C41	24.41	68.00	20°34'17"
C42	38.44	68.00	32°23'06"
C43	30.46	68.00	25°39'46"
C44	39.31	68.00	33°07'14"
C45	9.94	50.00	11°23'23"
C46	56.80	472.50	6°53'18"
C48	32.40	527.50	3°31'10"
C49	43.81	486.05	5°09'52"
C50	16.51	527.50	1°47'35"
C51	54.91	267.50	11°45'39"
C53	29.51	142.50	11°51'57"
C54	30.98	197.50	8°59'18"
C55	37.59	142.50	15°06'45"
C56	50.01	197.50	14°30'30"
C57	12.00	197.50	3°28'54"
C58	23.87	172.50	7°55'40"
C59	35.43	227.50	8°55'27"
C66	32.78	200.95	9°20'49"
C67	96.14	836.00	6°35'21"
C68	48.10	41.50	66°24'25"
C69	112.84	100.00	64°39'15"
C70	391.45	500.00	44°51'25"
C71	328.59	800.00	23°32'00"
C72	246.99	465.00	30°25'59"
C73	33.44	465.00	4°07'15"
C74	690.78	565.00	70°03'02"
C75	80.05	170.00	26°58'42"
C76	84.41	516.50	9°21'51"
C77	105.76	511.00	11°51'31"
C78	46.36	500.00	5°18'45"

PARCEL AREA TABLE		
LOT #	AREA, SF	AREA, AC
1	6319.47	0.15
2	6325.00	0.15
3	6325.00	0.15
4	6325.00	0.15
5	6325.00	0.15
6	7835.41	0.18
7	9669.68	0.22
8	8514.28	0.20
9	7639.51	0.18
10	7747.99	0.18
11	11556.08	0.27
12	7945.51	0.18
13	6709.69	0.15
14	6414.98	0.15
15	6439.94	0.15
16	6449.92	0.15
17	6447.27	0.15
18	6455.72	0.15
19	6454.80	0.15
20	6436.91	0.15
21	6402.03	0.15
22	6656.82	0.15
23	7948.74	0.18
24	11446.55	0.26
25	14026.20	0.32
26	6377.12	0.15

PARCEL AREA TABLE		
LOT #	AREA, SF	AREA, AC
27	6312.50	0.14
28	6335.73	0.15
29	7907.04	0.18
31	6325.00	0.15
32	6458.93	0.15
33	8776.14	0.20
34	6325.04	0.15
35	6300.54	0.14
36	7571.11	0.17
37	6695.93	0.15
38	6465.50	0.15
39	6490.00	0.15
40	6490.00	0.15
41	7579.58	0.17
42	6462.50	0.15
43	7980.15	0.18
44	9905.22	0.23
45	8324.05	0.19
46	7683.27	0.18
47	6600.00	0.15
48	6600.00	0.15
50	9962.38	0.23
51	10374.37	0.24

PARCEL AREA TABLE		
TRACT	AREA, SF	AREA, AC
TRACT A	6706.90	0.15
TRACT B	5790.24	0.13
TRACT C	879.70	0.02
TRACT D	1049.99	0.02
TRACT E	2428.47	0.06
TRACT F	10392.04	0.24
TRACT G	544.90	0.01
TRACT H	832.01	0.02
TRACT I	855.97	0.02
TRACT J	1711.85	0.04
TRACT K	9652.36	0.22

JOB NO: 21171		DATE: JUL 23		SCALE: AS SHOWN		DRAWN: BH/SJW/ELK		CHECKED: SJW/SJI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.az.com									
 Shephard & Wesnitzer, Inc.									
REVISIONS	NO.	DESCRIPTION	DATE	BY					
Call at least two full working days before you begin excavation.  ARIZONA 811 Arizona Blue Stakes, Inc. (928-5348) 808 8-1-1 or 1-800-514-1111 (928-5348)									
DRAWING NO.				PP05					
SHT NO.				OF					
5				7					
PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING CDF #PZ-23-00089-01									

FLAGSTAFF ARIZONA
 TIMBER SKY BLOCK 6
 TABLES

T3N.2 PRD STANDARDS - COTTAGE HOME

Key
 --- ROW/Property Line
 --- Building Setback Line
 ■ Building Area
 ■ Facade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building	
Front ¹	12' min.; 25' max. A
Front Facade within Facade Zone	50% min.
Side Street/Civic Space	10' min.; 30' max. B
Side ²	5' min.; 12' min. combined C
Rear	12' min. D
Accessory Building or Structure	
Front	20' min.
Side	3' min.; 6' max.
Rear	3' min.

¹ The setback may match an existing adjacent building as follows: the building may be placed to align with the facade of the front most immediately adjacent property, for a width no greater than that of the adjacent property's facade that encroaches into the minimum setback.

² No side setback is required along the shared property line between side-by-side duplexes.

D. Building Form³

Principal Building	
Height	
Stories	3 stories max.
To Eave/Parapet	32' max. E
Overall	44' max. F
Accessory Building, Accessory Structure or Carriage House	
Stories	2 stories max.
To Eave/Parapet	18' max.
Overall	28' max.
Ground Floor Finish Level:	18" min. above sidewalk G
Ground Floor Ceiling	8' min. clear H
Upper Floor(s) Ceiling	8' min. clear I

³ See Division 10-50.30, Building Height, and 10-50.110, Specific to Building Types, for additional building form regulations.

Footprint

Lot Coverage	50% max.
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Miscellaneous

Mansard roof forms are not allowed.

Key
 --- ROW/Property Line
 --- Building Setback Line
 ■ Encroachment Area

E. Encroachments and Frontage Types

Encroachments¹

Front	5' max. J
Side Street/Civic Space	5' max. K
Side	3' max. L
Rear	
Property Line	5' max.
Rear Lane or Alley	5' max.

Encroachments are not allowed within a street ROW.

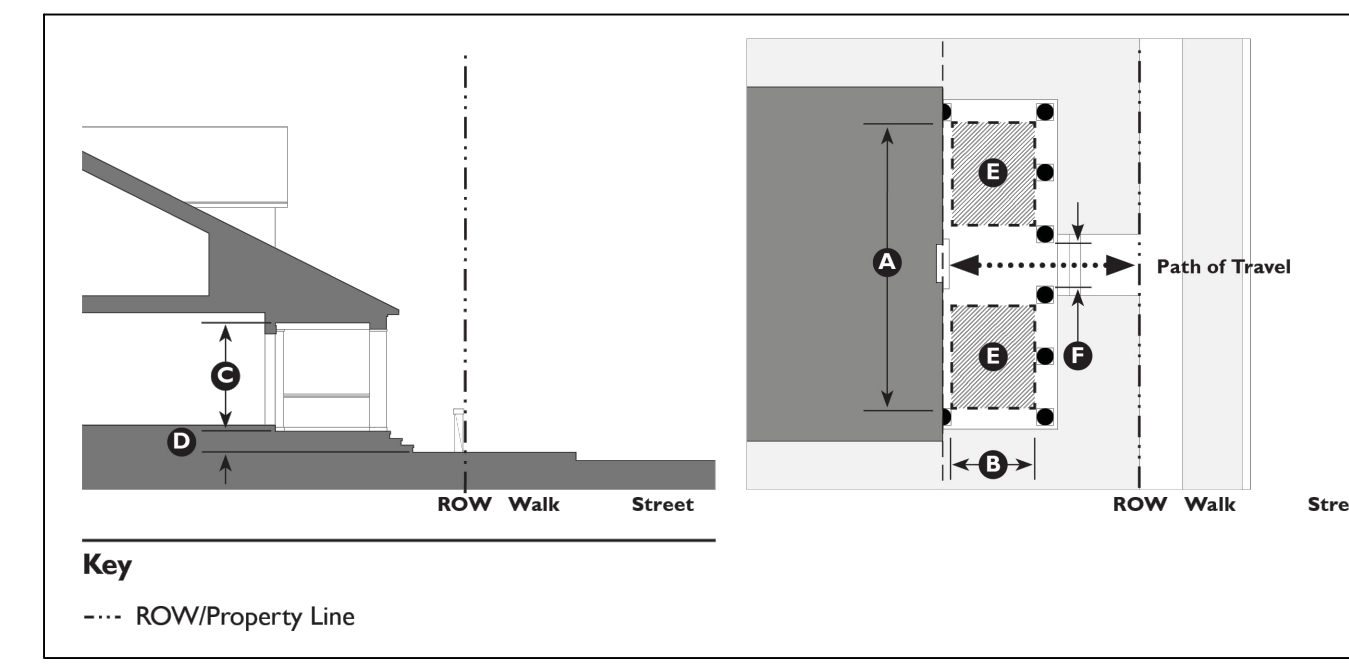
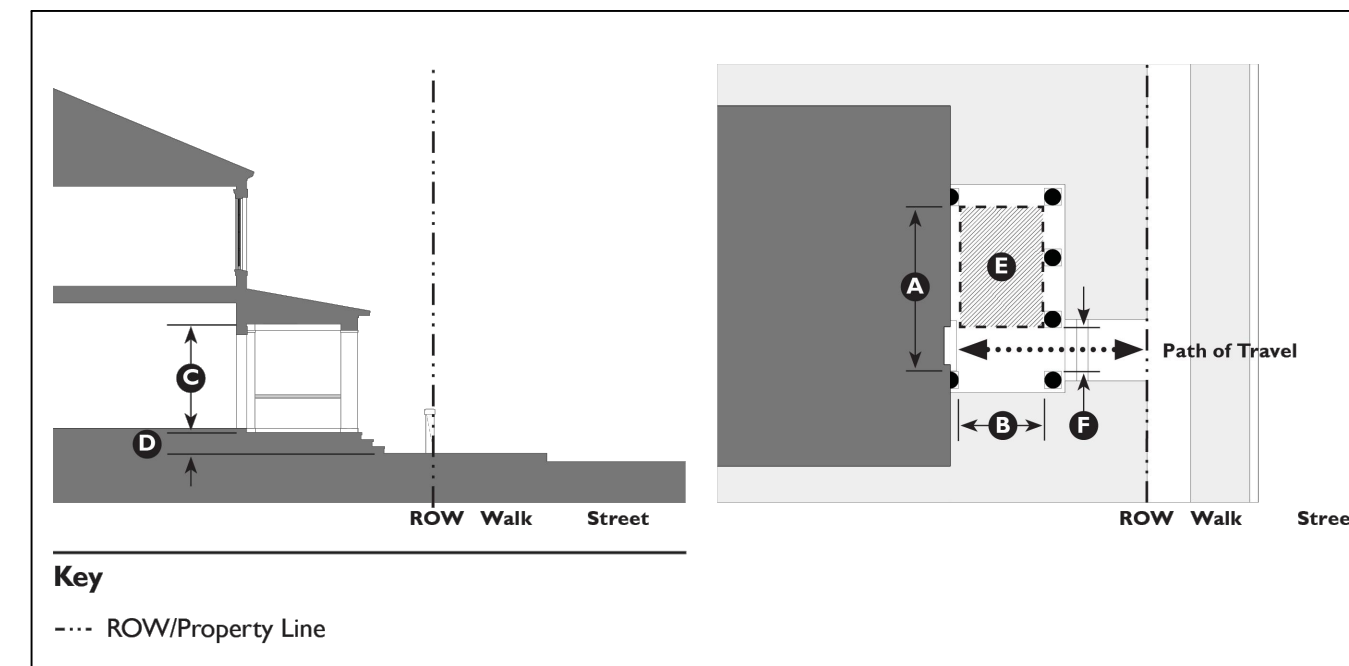
¹ See Division 10-50.40, Encroachments, for allowed encroachment.

Allowed Private Frontage Types²

Common Yard	Porch, Projecting
Porch, Engaged	Stoop
Porch, Integral	

² See Division 10-50.120, Specific to Private Frontages, for private frontage type descriptions and regulations.

PLACEMENT DETAILS - COTTAGE HOME



FRONTAGE TYPES - COTTAGE HOME

10-50.120.040 Porch: Projecting

A. Description
 The main facade of the building typically has a small to medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house, making it possible to remove the porch roof without making major changes to the overall roof form.

B. Size

Width, Clear	10' min. A
Depth, Clear	8' min. B
Height, Clear	8' min. C
Height	2 stories max.
Finish Level above Sidewalk ¹	18" min. D
Furniture Area, Clear	4' x 6' min. E
Path of Travel	3' wide min. F

End Note
¹ Not required in non-transect zones.

C. Miscellaneous
 Projecting porches are open on three sides and must have a roof.
 In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Full-length projecting porch with stairs perpendicular to street.

Partial-length projecting porch with stairs parallel to street.

10-50.120.050 Porch: Engaged

A. Description
 The main facade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An engaged porch has a separate roof form from the main body of the house, making it possible to remove the porch roof without making major changes to the overall roof form. The porch is partially or fully enclosed on two sides and has a roof.

B. Size

Width, Clear	10' min. A
Depth, Clear	8' min. B
Height, Clear	8' min. C
Height	2 stories max.
Finish Level above Sidewalk ¹	18" min. D
Furniture Area, Clear	4' x 6' min. E
Path of Travel	3' wide min. F

End Note
¹ Not required in non-transect zones.

C. Miscellaneous
 Engaged porches must be open on at least two sides and have a roof.
 In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Engaged porch as an attached element.

Engaged porch as an attached element.

10-50.120.060 Porch: Integral

A. Description
 The main facade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is open on one, two, or three sides and is part of the overall massing and roof form of the building, making it impossible to remove the porch without major changes to the overall roof form.

B. Size

Width, Clear	10' min. A
Depth, Clear	8' min. B
Height, Clear	8' min. C
Height	2 stories max.
Finish Level above Sidewalk ¹	18" min. D
Furniture Area, Clear	4' x 6' min. E
Path of Travel	3' wide min. F

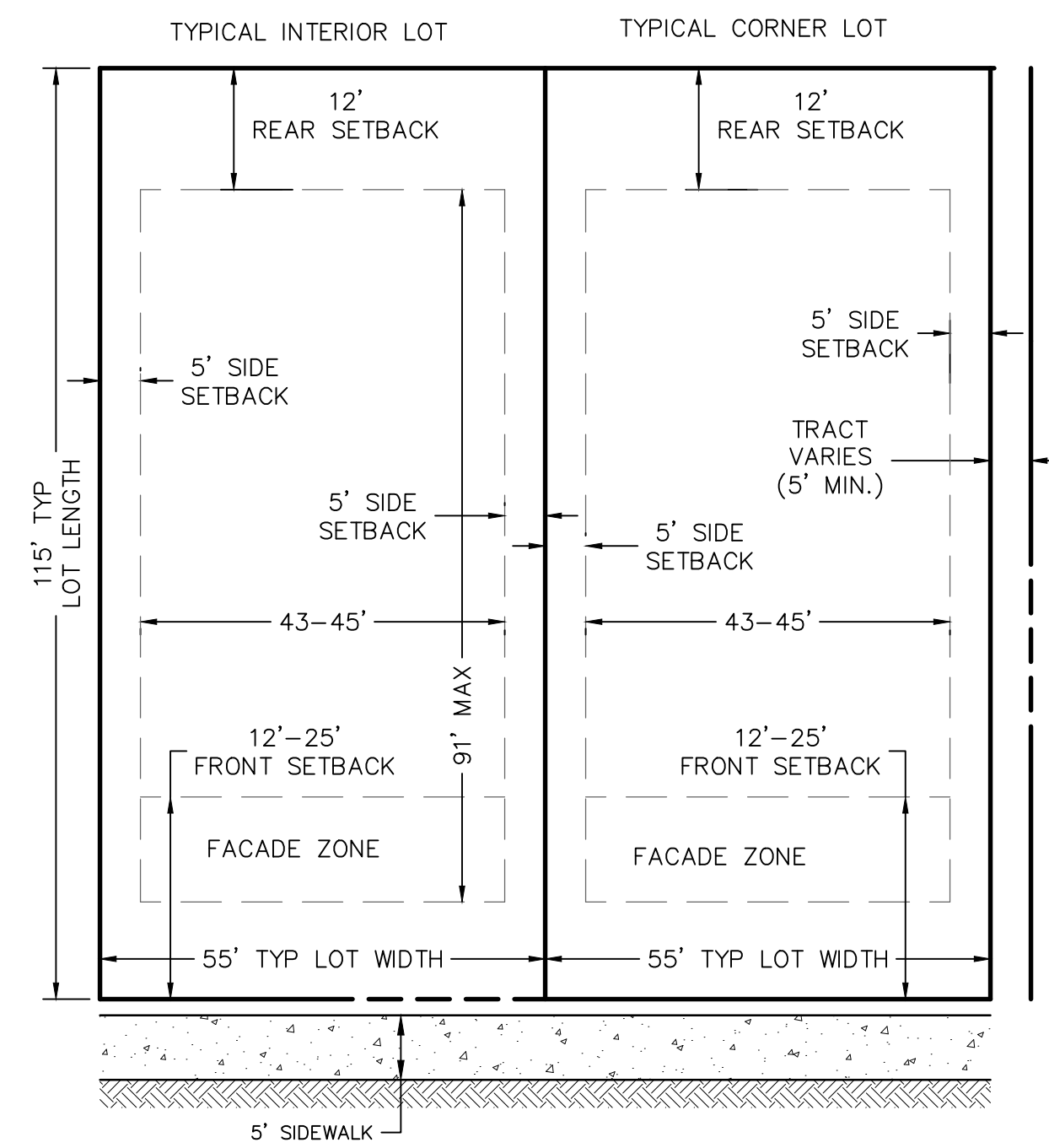
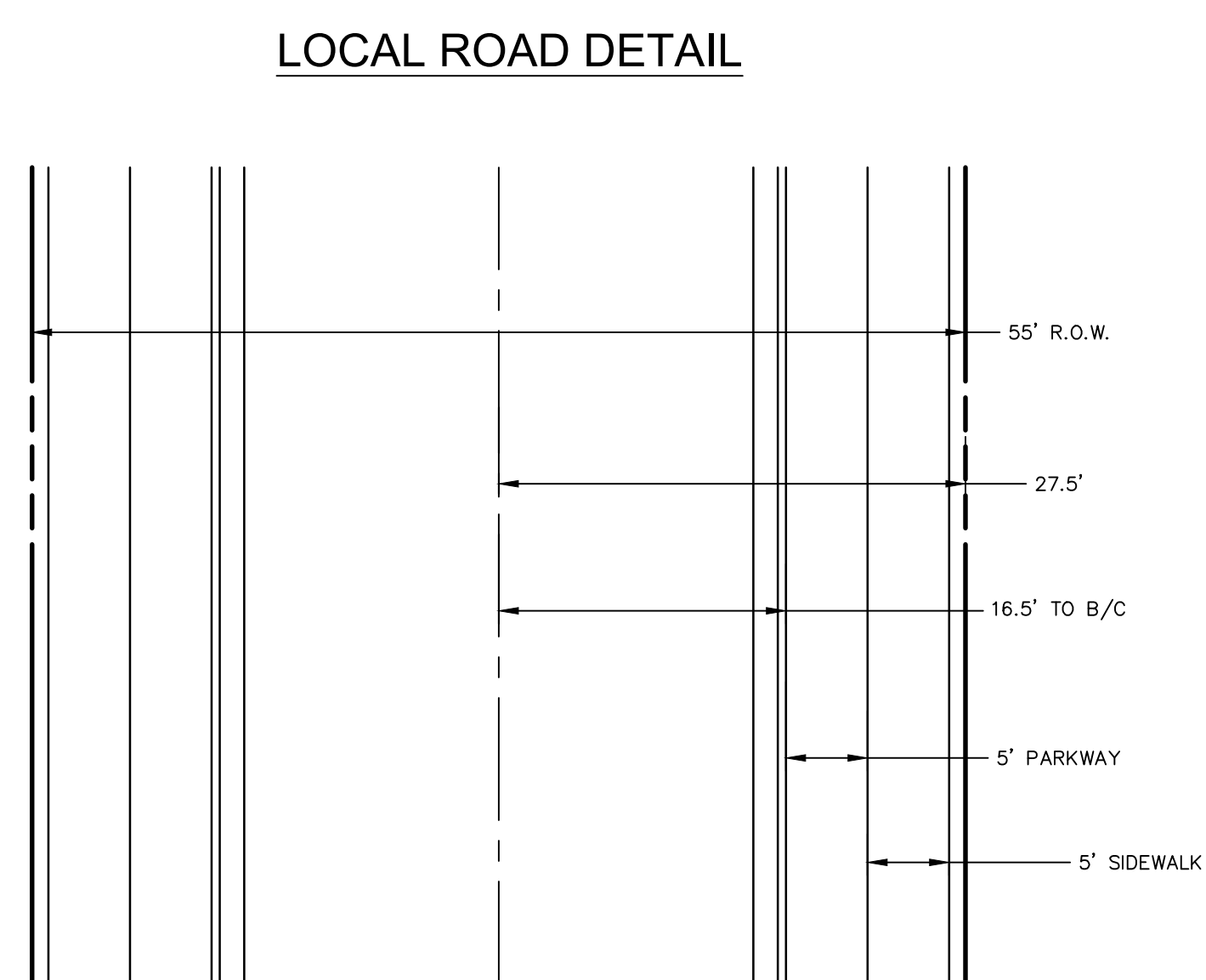
End Note
¹ Not required in non-transect zones.

C. Miscellaneous
 Integral porches must be open on at least two sides and have a roof.
 In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Partial-length integral porch.

Full-length integral porch integrated into the overall massing.

TYPICAL LOT DETAIL



- NOTES:**
- FRONT SETBACK: 12' MIN - 18' MAX TO LIVABLE, FRONT PORCH, OR SIDE ENTRY GARAGE
 - FRONT SETBACK: 18' MIN - 25' TO FRONT ENTRY GARAGE
 - SIDE SETBACK: 5' MIN
 - FRONT FACADE WITHIN FACADE ZONE: 50% MIN
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 50%
 - MAXIMUM BUILDING ENVELOPE: 45' x 91' (ACTUAL DIMENSIONS VARY PER LOT)

FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 6

PRD STANDARDS

JOB NO: 21171
 DATE: JUL 23
 SCALE: AS SHOWN
 DRAWN: ELK
 DESIGN: ELK/SJV
 CHECKED: SCL

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi.az.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.
 888-84-1-1 or 1-800-514-6111 (AZ-5148)

PRELIMINARY
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 BIDDING OR RECORDING

DRAWING NO.
PP07

SHT NO. OF
 7 7

CON #PZ-23-00089-01