

FILE: P:\2021\21170\DRAWINGS\PLATS\FINAL\21170-PLAT COVER.DWG HSCHOEBLEN

PLOTTED: Jul 26, 2024 - 1:45pm

FLAGSTAFF ARIZONA
TIMBER SKY BLOCK 5
JOB NO: 21170
DATE: JUL 24
SCALE: AS SHOWN
DRAWN: GL/ELK
DESIGN: GL/ELK
CHECKED: SCJ
110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8354
928.774.8934 fax
www.swi.az.com
SWI
Shephard Westnizer, Inc.

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 _____ AT TIMBERSKY - BLOCK 5, 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 5 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.

PUBLIC ACCESS EASEMENT (PAE) FOR PUBLIC ACCESS PURPOSES FOR PEDESTRIANS, BICYCLES, MOTORIZED AND NON-MOTORIZED VEHICLES. GRANTOR IS RESPONSIBLE FOR SNOW REMOVAL IN THE EASEMENT AREA, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

BENCH EASEMENT (BE) FOR A 1' LEVEL BENCH BEYOND THE RIGHT-OF-WAY LIMITS.

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

ABBOT RHOTON INVESTMENTS, L.L.C., ["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: ABBOT RHOTON INVESTMENTS, L.L.C.

BY: _____
CLINTON WHITING
MEMBER

STATE OF ARIZONA
SS.
COUNTY OF COCONINO

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT ABBOT RHOTON INVESTMENTS, L.L.C., 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 _____

CITY OF FLAGSTAFF CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE _____ DAY OF _____, 20__.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE INTERNAL DEVELOPMENT STAFF BOARD OF THE CITY OF FLAGSTAFF, ARIZONA ON THE _____ DAY OF _____, 20__.

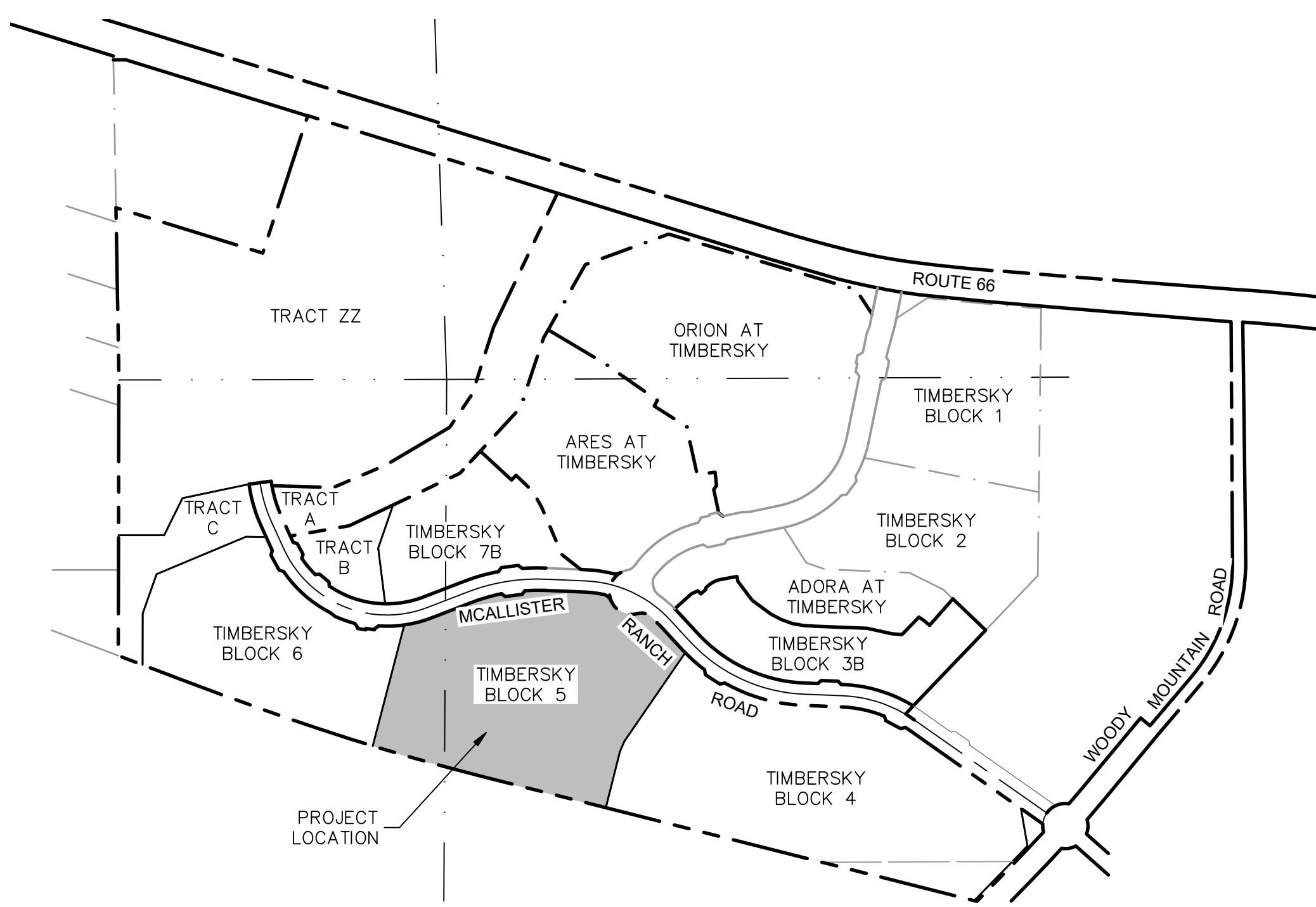
BY: _____
CITY ENGINEER

BY: _____
CITY PLANNING DIRECTOR

FINAL PLAT FOR CORVUS AT TIMBER SKY - BLOCK 5 FLAGSTAFF, ARIZONA

A SUBDIVISION OF BLOCK 5 ACCORDING TO THE TIMBER SKY FINAL BLOCK PLAT, PHASE 2, INSTRUMENT NUMBER 3937728, OFFICIAL RECORDS OF COCONINO COUNTY, LOTS 1 THROUGH 101 AND TRACTS 'A' THROUGH 'N'

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA,

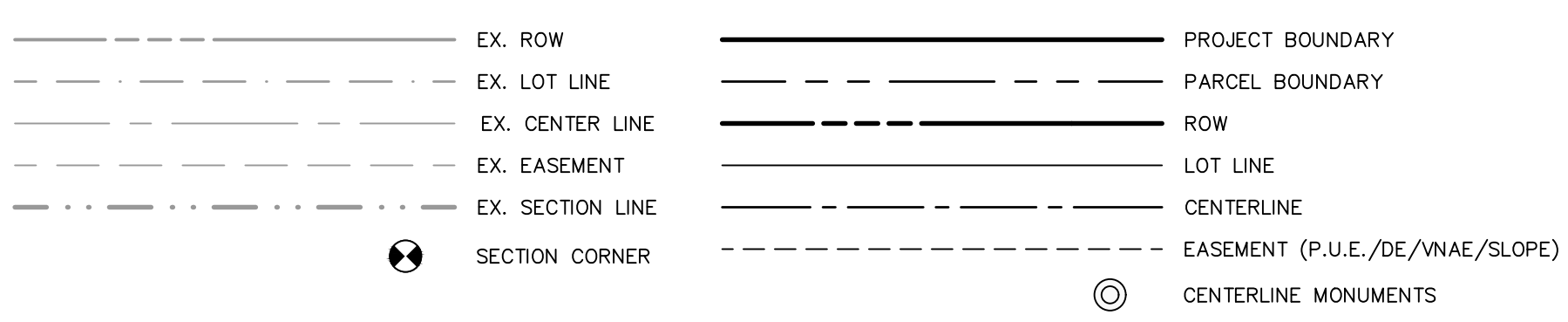


VICINITY MAP
N.T.S.

SHEET LIST

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	CVR	COVER SHEET
2	FP01	EXISTING BOUNDARY
3	FP02	FINAL PLAT
4	FP03	NRPP ENVELOPES
5	FP04	TABLES

LEGEND



PROPERTY INFORMATION:

APN# 112-01-708
BLOCK 5

AREA GROSS = 17.84 AC
AREA NET = 13.27 AC
DENSITY GROSS = 5.66 DU/AC
DENSITY NET = 7.61 DU/AC

ZONING: MEDIUM-DENSITY RESIDENTIAL (MR)
BUILDING TYPE: TIMBER SKY BLOCK 5 GARDEN HOME
FRONTAGE TYPE: PORCH

- TRACT A: OPEN SPACE
- TRACT B: OPEN SPACE
- TRACT C: OPEN SPACE
- TRACT D: OPEN SPACE
- TRACT E: OPEN SPACE
- TRACT F: DRAINAGE MAINTENANCE EASEMENT
- TRACT G: OPEN SPACE
- TRACT H: OPEN SPACE
- TRACT I: OPEN SPACE
- TRACT J: OPEN SPACE
- TRACT K: DRAINAGE MAINTENANCE EASEMENT
- TRACT L: OPEN SPACE
- TRACT M: OPEN SPACE
- TRACT N: OPEN SPACE

NOTES:

- 1. 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 41-90000.0002.
- 2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- 3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- 4. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES).
- 5. OWNERS CANNOT INSTALL SOD ON THE PROPERTY AS A STIPULATION OF THE 25% DENSITY BONUS FOR SUSTAINABLE BUILDING INCENTIVES.
- 6. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED 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.
- 7. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.
- 8. ALL INDIVIDUAL LOT AREAS OUTSIDE THE MAXIMUM BUILDING COVERAGE, DRIVEWAYS, AND UTILITIES ARE DEEMED AS PRIVATE OPEN SPACE AND PROTECTED FOREST RESOURCE AREAS.
- 9. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR THE BLOCK 5 AT TIMBER SKY SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
- 10. RESOURCE PROTECTION. A BUILDING ENVELOPE FOR EACH LOT IS SHOWN AND PLATTED HEREON FOR THE PURPOSE OF MAINTAINING RESOURCES IN ACCORDANCE WITH THE ZONING CODE'S RESOURCE PROTECTION OVERLAY DESIGNATION. ALL DEVELOPMENT ON A LOT SHALL OCCUR WITHIN THE BUILDING ENVELOPE, EXCEPT THAT ACCESSORY STRUCTURES THAT COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE MAY BE DEVELOPED OUTSIDE OF THE BUILDING ENVELOPE, PROVIDED THAT NO RESOURCES ARE REMOVED OR ENCRONOACHED UPON. A MODIFICATION TO A LOT'S BUILDING ENVELOPE THAT COMPLIES WITH THE ZONING CODE MAY BE APPROVED BY THE CITY OF FLAGSTAFF'S PLANNING DIRECTOR AND RECORDED IN COCONINO COUNTY, ARIZONA. ALL APPLICABLE PROVISIONS OF THE ZONING CODE, AS AMENDED, SHALL APPLY.
- 11. THE SUBDIVISION WILL BE DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT USING THE T4N.2 STANDARDS.

BASIS OF BEARING

NORTH 89-47-14 EAST, 2555.77' FROM THE WEST QUARTER CORNER OF SECTION 19 TO THE CENTER 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
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

PROPERTY OWNER/DEVELOPER:

ABBOT RHOTON INVESTMENTS, L.L.C.
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

SOURCE OF PROJECT INFORMATION

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

SITE BENCHMARK

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

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

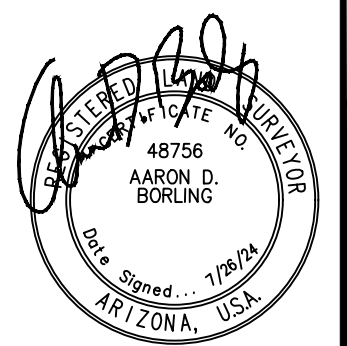
BY: _____ DATE: _____

LUMEN

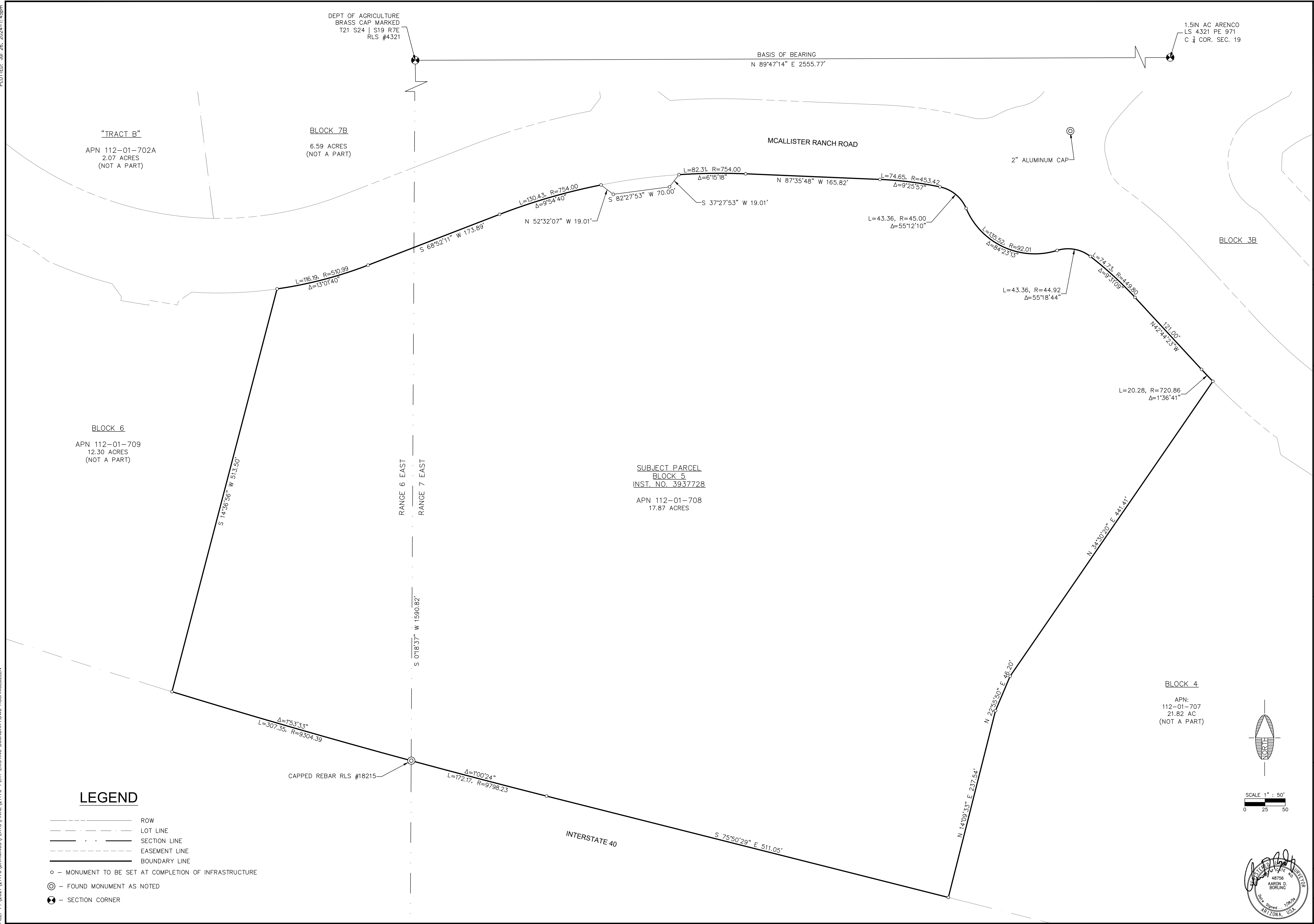
BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____



COVER SHEET
DRAWING NO. CVR
SHT NO. 1 OF 5



FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 5

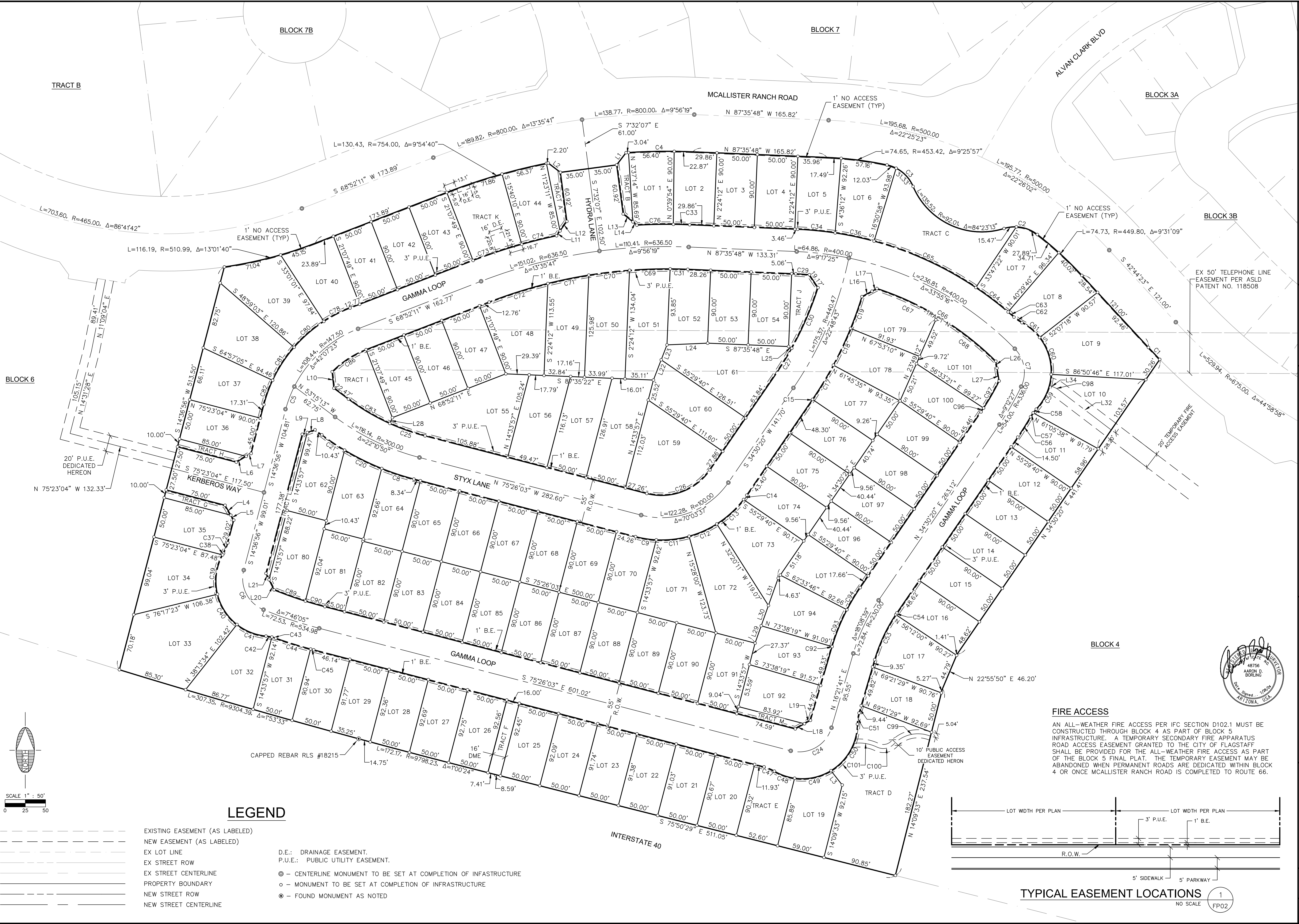
JOB NO: 21170
DATE: JUL 24
SCALE: AS SHOWN
DRAWN: GL/ELK
DESIGN: GL/ELK
CHECKED: SCI

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

SWI
Shephard Wesnitzer, Inc.

DRAWING NO. **FP01**

SHT NO. 2 OF 5

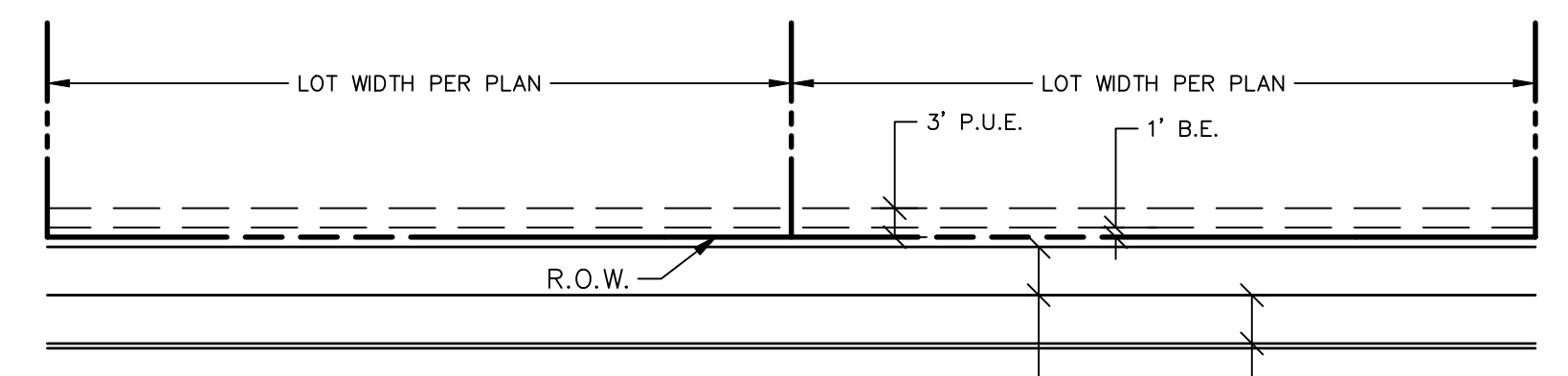


LEGEND

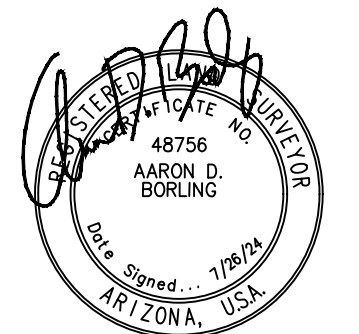
- EXISTING EASEMENT (AS LABELED)
- NEW EASEMENT (AS LABELED)
- EX LOT LINE
- EX STREET ROW
- EX STREET CENTERLINE
- PROPERTY BOUNDARY
- NEW STREET ROW
- NEW STREET CENTERLINE
- D.E.: DRAINAGE EASEMENT.
- P.U.E.: PUBLIC UTILITY EASEMENT.
- ⊙ - CENTERLINE MONUMENT TO BE SET AT COMPLETION OF INFRASTRUCTURE
- - MONUMENT TO BE SET AT COMPLETION OF INFRASTRUCTURE
- ⊙ - FOUND MONUMENT AS NOTED

FIRE ACCESS

AN ALL-WEATHER FIRE ACCESS PER IFC SECTION D102.1 MUST BE CONSTRUCTED THROUGH BLOCK 4 AS PART OF BLOCK 5 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 5 FINAL PLAT. THE TEMPORARY EASEMENT MAY BE ABANDONED WHEN PERMANENT ROADS ARE DEDICATED WITHIN BLOCK 4 OR ONCE MCALLISTER RANCH ROAD IS COMPLETED TO ROUTE 66.



TYPICAL EASEMENT LOCATIONS



FLAGSTAFF
ARIZONA

TIMBER SKY BLOCK 5

FINAL PLAT

JOB NO:	21170
DATE:	JUL 24
SCALE:	AS SHOWN
DRAWN:	GL/ELK
DESIGN:	GL/ELK
CHECKED:	SGI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934
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. (800-538-5348)
DOB 8-1-1 or 1-800-538-5348

DRAWING NO. **FP02**

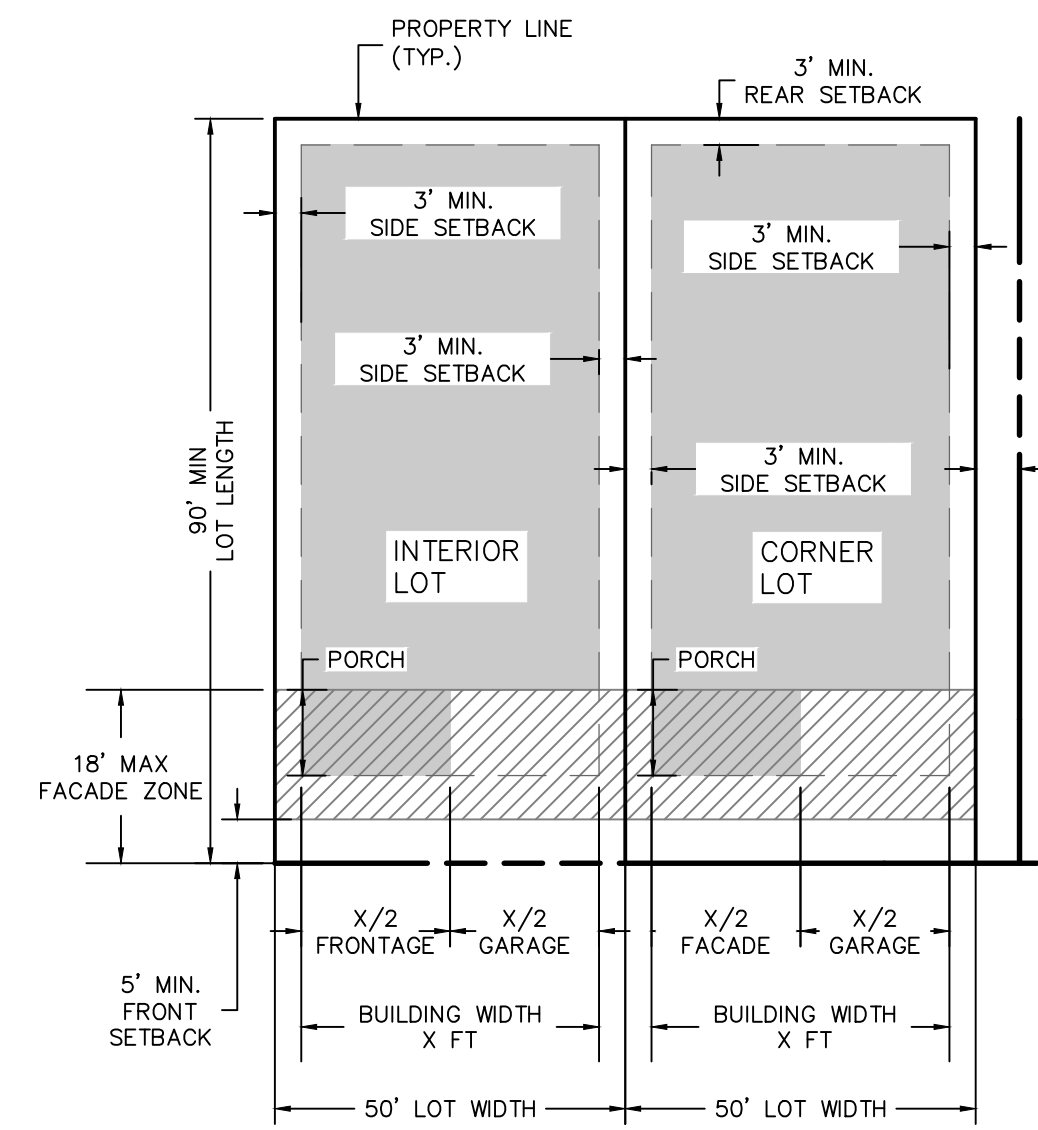
SHT NO. 3 OF 5

PLOTTED: Jul 26, 2024-1:45pm

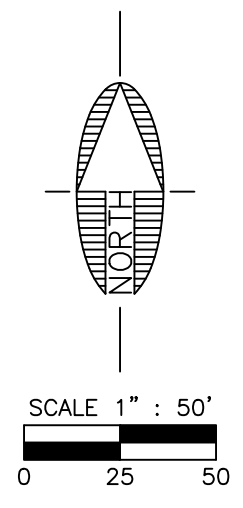
FILE: P:\2021\21170\DRAWINGS\PLATS\FINAL\21170-NRPP ENVELOPES.DWG HSCHOEBEL




TYPICAL LOT DETAIL



- NOTES:**
- FRONT SETBACK: 5' MIN - 12' MAX. TO LIVABLE FRONT PORCH OR SIDE ENTRY GARAGE.
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 80%.
 - MAXIMUM BUILDING ENVELOPE: 47' X 82' (ACTUAL DIMENSIONS VARY PER LOT)
 - FRONT FACADE WITHIN FACADE ZONE: 50% MIN
 - 8' X 10' MIN PORCH FRONT TO BE PROVIDED
 - PORCH FRONTAGE PROVIDED FOR THE UNIT.
 - LID BASINS TO BE CONSTRUCTED BY THE HOMEOWNER WITHIN EACH LOT AT THE TIME OF CONSTRUCTION OF THE HOUSE. LID BASIN REQUIREMENTS FOR EACH LOT WILL BE DEPENDANT ON THE SELECTED BUILDING FOOTPRINT AND SHALL BE SIZED BASED ON 1/2 INCHES OF RAINFALL FOR THE TOTAL AREA OF IMPERVIOUS SURFACES WITHIN THE LOT. THE MAXIMUM DEPTH OF BASINS SHALL BE 8 INCHES. ON-LOT DRAINAGE SHALL BE GRADED WITH THE INTENT OF PRESERVING EXISTING TREES. MAINTENANCE OF ON-LOT BASINS IS THE RESPONSIBILITY OF EACH HOMEOWNER IN ACCORDANCE WITH THE CC&R's.



JOB NO: 21170		DATE: JUL 24		SCALE: AS SHOWN		DRAWN: GL/ELK		DESIGN: GL/ELK		CHECKED: SCI	
221 N. Marling St. Suite 102 Prescott, AZ 86301 928.541.0443 928.541.1075 fax www.swi.coz.com		TIMBER SKY BLOCK 5		FLAGSTAFF ARIZONA		 Shephard Wesnitzer, Inc.		DRAWING NO. FP03		SHT NO. 4 OF 5	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.01	S 37°27'53" W
L2	19.01	N 52°32'07" W
L3	22.45	N 38°07'19" W
L4	14.14	S 30°23'05" E
L5	7.07	S 30°23'05" E
L6	14.14	N 59°36'53" E
L7	7.07	N 59°36'53" E
L8	10.07	S 70°40'51" W
L9	6.68	S 70°40'51" W
L10	20.37	N 6°00'40" W
L11	7.37	N 35°37'49" E
L12	14.52	N 35°37'49" E
L13	15.54	N 50°42'04" W
L14	6.35	N 50°42'04" W
L15	19.17	S 33°34'17" E
L16	14.13	S 61°31'21" W
L17	6.93	S 61°31'21" W
L18	13.00	N 60°27'49" E
L19	8.55	N 60°27'49" E
L20	13.97	S 26°15'26" E
L21	8.72	S 26°15'26" E
L22	26.74	S 21°05'16" W
L23	19.75	S 21°05'16" W
L24	50.18	S 87°33'21" W
L25	4.45	S 60°55'39" E
L26	8.70	N 9°34'53" W
L27	16.03	N 9°34'53" W
L28	7.84	S 24°17'03" W
L29	22.68	N 19°35'13" E
L30	26.54	N 19°35'13" E
L31	35.76	N 19°35'13" E
L32	81.56	N 52°41'19" W
L34	6.40	N 68°25'00" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	20.28	720.86	1°36'41"
C2	43.36	44.92	55°18'44"
C3	43.36	45.00	55°12'10"
C4	82.31	754.00	6°15'18"
C5	31.23	147.50	12°07'53"
C6	59.60	41.50	82°16'54"
C7	50.47	41.50	69°41'00"
C8	41.77	327.50	7°18'28"
C9	25.92	127.50	11°38'46"
C11	40.91	127.50	18°23'11"
C12	37.54	127.50	16°52'11"
C13	44.93	127.50	20°11'26"
C14	6.60	127.50	2°58'03"
C15	1.68	467.97	0°12'20"
C17	49.49	467.97	6°03'35"
C18	50.04	467.97	6°07'34"
C19	41.64	467.97	5°05'53"
C20	51.13	327.50	8°56'41"
C21	33.88	327.50	5°55'41"
C24	63.89	41.50	88°12'16"
C25	46.22	272.50	9°43'06"
C26	88.65	72.50	70°03'37"
C27	39.16	412.97	5°25'59"
C29	16.88	372.50	2°35'47"
C30	81.65	412.97	11°19'40"
C31	21.75	609.00	2°02'45"
C33	20.14	664.00	1°44'18"
C34	46.54	427.50	6°14'13"
C36	49.09	427.50	6°34'46"
C37	13.85	50.00	15°52'20"
C38	2.38	68.00	2°00'21"
C39	50.07	68.00	42°11'30"
C40	45.17	68.00	38°03'50"
C41	39.13	68.00	32°58'21"
C42	7.38	50.00	8°27'13"
C43	5.09	50.00	5°50'03"
C44	44.98	562.48	4°34'53"
C45	3.86	562.48	0°23'36"
C47	13.85	50.00	15°52'27"
C48	26.64	68.00	22°26'45"
C49	46.75	68.00	39°23'15"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C50	68.98	68.00	58°07'10"
C51	13.85	50.00	15°52'27"
C53	61.63	202.50	17°26'20"
C54	2.49	202.50	0°42'20"
C56	29.72	363.50	4°41'02"
C57	5.83	50.00	6°40'38"
C58	5.92	50.00	6°46'52"
C59	47.62	68.00	40°07'33"
C60	48.70	68.00	41°01'56"
C61	28.66	68.00	24°09'01"
C62	12.05	50.00	13°48'22"
C63	9.57	427.50	1°16'59"
C64	50.03	427.50	6°42'18"
C65	138.55	427.50	18°34'11"
C66	173.50	372.50	26°41'15"
C67	86.54	367.50	13°29'32"
C68	96.47	367.50	15°02'25"
C69	50.16	609.00	4°43'10"
C70	50.66	609.00	4°45'58"
C71	51.54	609.00	4°50'55"
C72	76.03	609.00	7°09'13"
C73	63.28	664.00	5°27'38"
C74	44.25	664.00	3°49'06"
C76	45.02	664.00	3°53'04"
C78	36.31	175.00	11°53'13"
C80	48.77	175.00	15°58'02"
C81	48.77	175.00	15°58'02"
C82	31.87	175.00	10°26'00"
C83	59.27	272.50	12°27'44"
C86	50.38	120.00	24°03'19"
C89	41.05	507.50	4°38'02"
C90	25.01	507.50	2°49'25"
C92	0.67	257.50	0°08'56"
C93	49.11	257.50	10°55'38"
C94	31.77	257.50	7°04'06"
C96	5.72	308.50	1°03'41"
C97	38.53	308.50	7°09'21"
C98	6.31	23.00	15°43'40"
C99	47.38	41.28	65°45'24"
C100	24.32	18.26	76°19'20"
C101	29.43	51.21	32°55'29"

PARCEL AREA TABLE		
PARCEL #	AREA, SF	AREA, AC
1	4762.80	0.11
2	4622.86	0.11
3	4500.00	0.10
4	4500.00	0.10
5	4692.86	0.11
6	5542.90	0.13
7	5341.91	0.12
8	5496.63	0.13
9	9625.60	0.22
10	7403.31	0.17
11	4929.55	0.11
12	4500.00	0.10
13	4500.00	0.10
14	4500.00	0.10
15	4500.00	0.10
16	4550.30	0.10
17	5531.75	0.13
18	4557.04	0.10
19	5590.68	0.13
20	4524.74	0.10
21	4542.48	0.10
22	4560.21	0.10
23	4577.95	0.11
24	4595.68	0.11
25	4613.42	0.11
26	4633.80	0.11
27	4637.00	0.11
28	4627.21	0.11
29	4604.43	0.11
30	4568.67	0.10
31	4565.74	0.10
32	6122.91	0.14
33	10619.33	0.24
34	6611.32	0.15
35	4473.70	0.10
36	4487.49	0.10
37	5235.45	0.12
38	6697.60	0.15
39	7424.51	0.17
40	5393.35	0.12
41	4500.00	0.10
42	4500.00	0.10
43	4500.00	0.10
44	4756.72	0.11
45	4500.00	0.10
46	4500.00	0.10
47	4500.00	0.10
48	6756.37	0.16
49	6007.03	0.14
50	6518.34	0.15

PARCEL AREA TABLE		
PARCEL #	AREA, SF	AREA, AC
51	6487.70	0.15
52	4603.20	0.11
53	4500.00	0.10
54	4500.00	0.10
55	9637.29	0.22
56	5475.32	0.13
57	6069.47	0.14
58	6607.95	0.15
60	5991.55	0.14
61	8386.54	0.19
62	4897.71	0.11
63	4726.72	0.11
64	4536.88	0.10
65	4500.00	0.10
66	4500.00	0.10
67	4500.00	0.10
68	4500.00	0.10
69	4500.00	0.10
70	4522.43	0.10
71	7074.68	0.16
72	7820.90	0.18
73	6378.47	0.15
74	4500.38	0.10
75	4500.00	0.10
76	4512.92	0.10
77	4951.02	0.11
78	5062.28	0.12
79	4881.30	0.11
80	4977.96	0.11
81	4627.88	0.11
82	4500.00	0.10
83	4500.00	0.10
84	4500.00	0.10
85	4500.00	0.10
86	4500.00	0.10
87	4500.00	0.10
88	4500.00	0.10
89	4500.00	0.10
90	4500.00	0.10
91	4500.00	0.10
92	4711.59	0.11
93	4591.93	0.11
94	5293.60	0.12
95	4985.94	0.11
96	4500.00	0.10
97	4500.00	0.10
98	4500.00	0.10
99	4500.00	0.10
100	4761.22	0.11
101	5661.68	0.13

TRACT TABLE		
LOT	SQUARE FEET	ACRES
TRACT A	943.43	0.02
TRACT B	1011.20	0.02
TRACT C	9887.09	0.23
TRACT D	17372.46	0.40
TRACT E	4602.08	0.11
TRACT F	1480.04	0.03
TRACT G	799.98	0.02
TRACT H	799.97	0.02
TRACT I	3434.34	0.08
TRACT J	1953.68	0.04
TRACT K	6081.51	0.14
TRACT L	1026.28	0.02
TRACT M	716.84	0.02
TRACT N	891.18	0.02

NRPP LINE TABLE		
Line #	Length	Direction
L504	16.17	S75° 26' 03"E
L506	19.06	S75° 26' 03"E
L505	11.86	N14° 33' 57"E
L510	9.94	S75° 26' 03"E
L509	11.11	N14° 33' 57"E
L511	11.18	N14° 33' 57"E
L503	21.31	N14° 33' 57"E
L502	2.89	N75° 26' 03"W
L507	19.00	S14° 33' 57"W
L417	63.48	S14° 09' 33"W
L418	5.23	N75° 50' 27"W
L415	16.24	S14° 09' 33"W
L416	17.08	S75° 50' 27"E
L456	36.72	S14° 33' 57"W
L457	10.10	N75° 26' 03"W
L458	14.02	S14° 33' 57"W
L459	10.10	S75° 26' 03"E
L460	33.59	S14° 33' 57"W
L465	54.95	N14° 33' 57"E
L464	4.12	S75° 26' 03"E
L463	17.25	N14° 33' 57"E
L462	4.12	N75° 26' 03"W
L461	11.61	N14° 33' 57"E
L466	11.61	S14° 33' 57"W
L467	7.13	N75° 26' 03"W
L468	17.25	S14° 33' 57"W
L469	7.13	S75° 26' 03"E
L470	54.86	S14° 33' 57"W
L471	68.27	S14° 35' 26"W
L472	44.01	N75° 26' 03"W
L473	70.47	N14° 41' 47"E
L474	67.52	S14° 22' 58"W
L475	72.98	N75° 26' 03"W
L476	77.66	N38° 13' 34"E
L477	74.07	S38° 19' 03"W
L478	41.96	N73° 19' 50"W
L479	19.86	S16° 40' 10"W
L480	46.26	N73° 08' 51"W
L419	14.28	S14° 09' 31"W
L420	47.77	N75° 50' 29"W
L421	39.86	N14° 09' 33"E
L422	13.96	S75° 50' 27"E
L423	15.10	N14° 09' 33"E
L424	13.96	N75° 50' 27"W
L425	23.27	N14° 09' 33"E
L494	13.97	S73° 38' 19"E
L495	6.18	S16° 21' 41"W
L496	18.33	S73° 38' 19"E
L500	3.56	S16° 21' 41"W
L497	11.94	S73° 38' 19"E
L498	9.73	N16° 21' 41"E
L499	39.00	S73° 38' 19"E
L490	35.87	N75° 26' 03"W
L493	55.51	S14° 33' 57"W
L492	8.13	N75° 26' 03"W
L491	26.49	S14° 33' 57"W

NRPP LINE TABLE		
Line #	Length	Direction
L488	37.35	N14° 33' 57"E
L487	11.89	S75° 26' 03"E
L486	24.80	N14° 33' 57"E
L485	11.89	N75° 26' 03"W
L489	19.85	N14° 33' 57"E
L484	6.91	N75° 26' 03"W
L483	24.80	S14° 33' 57"W
L482	6.91	S75° 26' 03"E
L481	37.35	S14° 33' 57"W
L404	13.63	N55° 29' 40"W
L403	3.04	N34° 30' 20"E
L402	14.02	N55° 29' 40"W
L401	3.04	S34° 30' 20"W
L400	54.35	N55° 29' 40"W
L405	54.35	S55° 29' 40"E