

DEDICATION

STATE OF ARIZONA
SS.
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT ABBOTT RHOTON INVESTMENTS, LLC, AS "OWNER" AND "GRANTOR," HAS SUBDIVIDED UNDER THE NAME TIMBERSKY - BLOCK 2B, A SUBDIVISION LOCATED IN A PORTION OF THE SW QUARTER OF SECTION 19, 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 TIMBERSKY - BLOCK 2B 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.

ABBOTT-RHOTON INVESTMENTS, 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.

IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS HIS/HER/THEIR NAMES(S) TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

OWNER: ABBOTT-RHOTON INVESTMENTS LLC

BY: CLINTON WHITING
ITS: MANAGER
BY:
ITS:

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 ABBOTT-RHOTON INVESTMENTS, 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

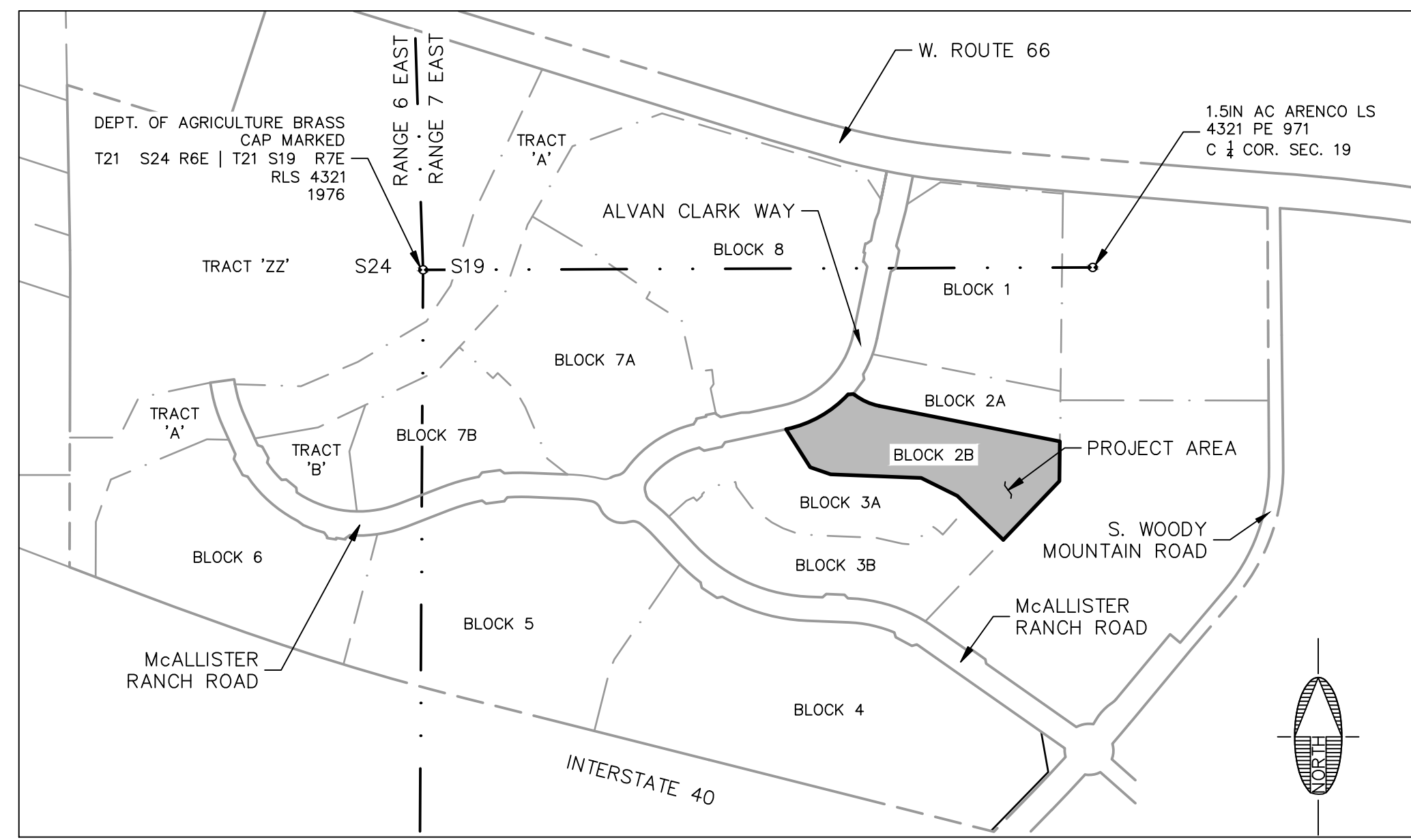
CERTIFICATE OF LAND SURVEYOR

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

PRELIMINARY PLAT
FOR
ATLAS AT TIMBER SKY
FLAGSTAFF, ARIZONA

LOCATED IN SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA



COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (CONUS)
VERTICAL DATUM: WGS - 1984
SYSTEM: UNITED STATES/STATE PLANE (1983)

PROJECTION:

TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: N31.00000
LONGITUDE OF CENTRAL MERIDIAN: W111.9166667
NORTHING AT GRID ORIGIN: 0 FT
EASTING AT CENTRAL MERIDIAN: 70,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 0.9999000

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

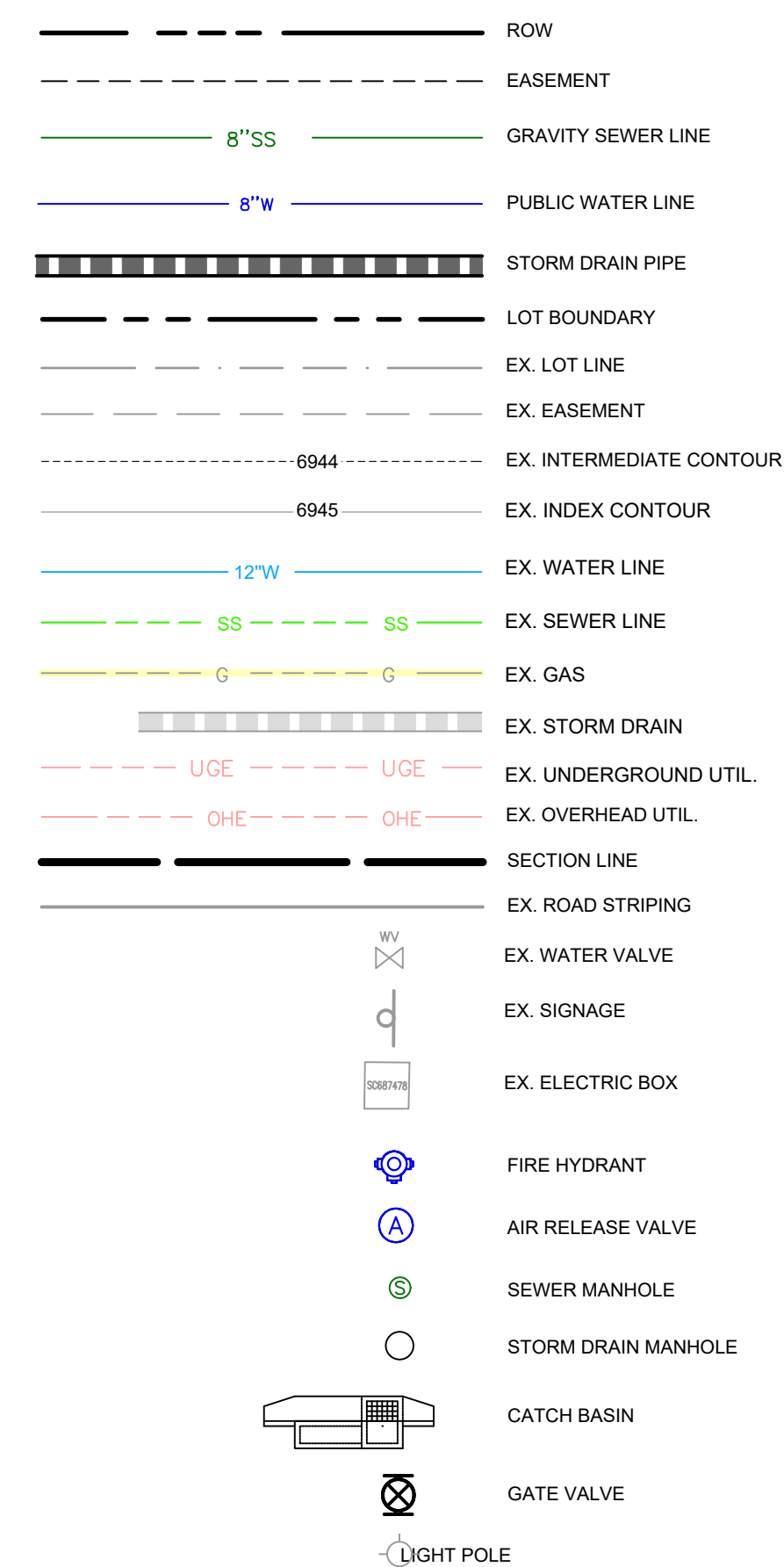
THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" USING GPS WITH NGS GEIOD MODEL "GEIOD18". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON A LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #1000 = 3/4" REBAR W/SW 2" ALUMINUM CAP (GPS CONTROL POINT OFF MAP)
LATITUDE = N35.187286571
LONGITUDE = W111.697672592
ELLIPSOID HEIGHT = 7017.970 FT
POINT #2404 = 1/2" REBAR W/WOODSON 3" ORANGE PLASTIC CAP
LATITUDE = N35.188210289
LONGITUDE = W111.694934170
ELLIPSOID HEIGHT = 7021.753 FT

LEGEND



PROPERTY INFORMATION:

ATLAS AT TIMBER SKY (TIMBER SKY BLOCK 2B)
ADDRESS - TBD
FLAGSTAFF, AZ 86001

APN#: 112-01-157B
ZONING: HR - HIGH DENSITY RESIDENTIAL

NUMBER OF LOTS: 60
GROSS ACREAGE: ±6.36 ACRES
ROW ACREAGE: ±1.47 ACRES
NET ACREAGE (EXCLUDING ROW): ±4.89 ACRES
REQUIRED DENSITY (HR): 10.00 DU/ACRE
DENSITY GROSS: 9.43 DU/ACRE
DENSITY NET: 12.27 DU/ACRE

PLANNED RESIDENTIAL DEVELOPMENT DESIGN ELEMENT

- d. AVERAGE DWELLING UNITS NO LARGER THAN 1,800 SQUARE FEET NOT INCLUDING GARAGE. 3 POINTS
q. SUBDIVISION INCLUDES ENHANCED PEDESTRIAN ENVIRONMENTS INCLUDING OUTDOOR SEATING AREAS OR LARGER LANDSCAPING AREAS (ONE POINT FOR EACH). 2 POINTS
TOTAL POINTS: 5 POINTS

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 WITH IN THIS SITE.

15% OPEN SPACE: 0.95 ACRES
OPEN SPACE PROVIDED WITHIN PARCEL 2B: 1.03 ACRES

STORMWATER AND IMPERVIOUS SUMMARY

LD AND DETENTION ARE REQUIRED AND WILL BE PROVIDED.

NEW IMPERVIOUS AREA = 109,981 SF
1" LID VOLUME = 9,304 CF

PRELIMINARY EARTHWORK SUMMARY

CUT: 6,000 CY
FILL: 5,000 CY

DEVELOPER:

ABBOTT-RHOTON INVESTMENTS LLC
3605 S. FLAGSTAFF RANCH ROAD
FLAGSTAFF, AZ. 86005

CIVIL ENGINEER:

ARDURRA GROUP
DANIEL NYX, PE
1801 W ROUTE 66 STES 117, 135, 201
FLAGSTAFF, AZ 86001
(928) 774-0354

SURVEYOR:

ARDURRA GROUP.
AARON BORLING, RLS #48756
1801 W ROUTE 66 STES 117, 135, 201
FLAGSTAFF, AZ 86001
(928) 774-0354

PARCEL OWNER

ABBOTT-RHOTON INVESTMENTS LLC
3605 S. FLAGSTAFF RANCH ROAD
FLAGSTAFF, AZ. 86005

SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION PER INST. #3988091
OFFICIAL RECORDS OF COCONINO COUNTY, AND
SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY ARDURRA GROUP. IN JANUARY 2024.

LEGAL DESCRIPTION

LOT 2 ACCORDING TO THE FINAL PLAT FOR TIMBER SKY BLOCK 2, INSTRUMENT NUMBER 4010656, OFFICIAL RECORDS OF COCONINO COUNTY.

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.

UTILITY COMPANY CONTACTS

APS
CONTACT: BRADY HORN
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, CENTURYLINK, UNISOURCE OR ALTICE USA; HOWEVER, THEY DO HAVE EXISTING FACILITIES IN THE AREA THAT WILL NEED TO BE PROTECTED AND/OR RELOCATED.

- 1. TRACTS A, B, AND C ARE DEDICATED HEREON TO THE TIMBER SKY COMMUNITY ASSOCIATION FOR THE PURPOSES OF OPEN SPACE, MAINTENANCE, DRAINAGE, AND RESOURCE PROTECTION.
2. 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.
3. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

SHEET INDEX

Table with 3 columns: SHT #, DWG #, TITLE. Rows include COVER SHEET, EXISTING SITE, CIVIL DESIGN, PRELIMINARY PLAT, PRELIMINARY PLAT (NRPP ENVELOPES), NATURAL RESOURCE PROTECTION, LANDSCAPE PLAN.

Summary table with columns: Block, Zoning, Area (acres), Net Area (acres), DA Proposed Yield (MIN, MAX), Planned Dwelling Units, Available for Transfer. Includes a total row and a Max row.

Remaining Allowable Units

- 1) The DA approved dwelling units are provided from the DA and the 2016 Concept Zoning Plan for Timber Sky. Based on Maximum and Minimum Gross Density per zoning
2) Proposed Overall Yield is capped at a total of 1300 Dwelling Units
3) The actual Dwelling units include the dwelling units that have been constructed, are under construction or have been submitted to the City of Flagstaff for Design review

BASIS OF BEARING

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

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

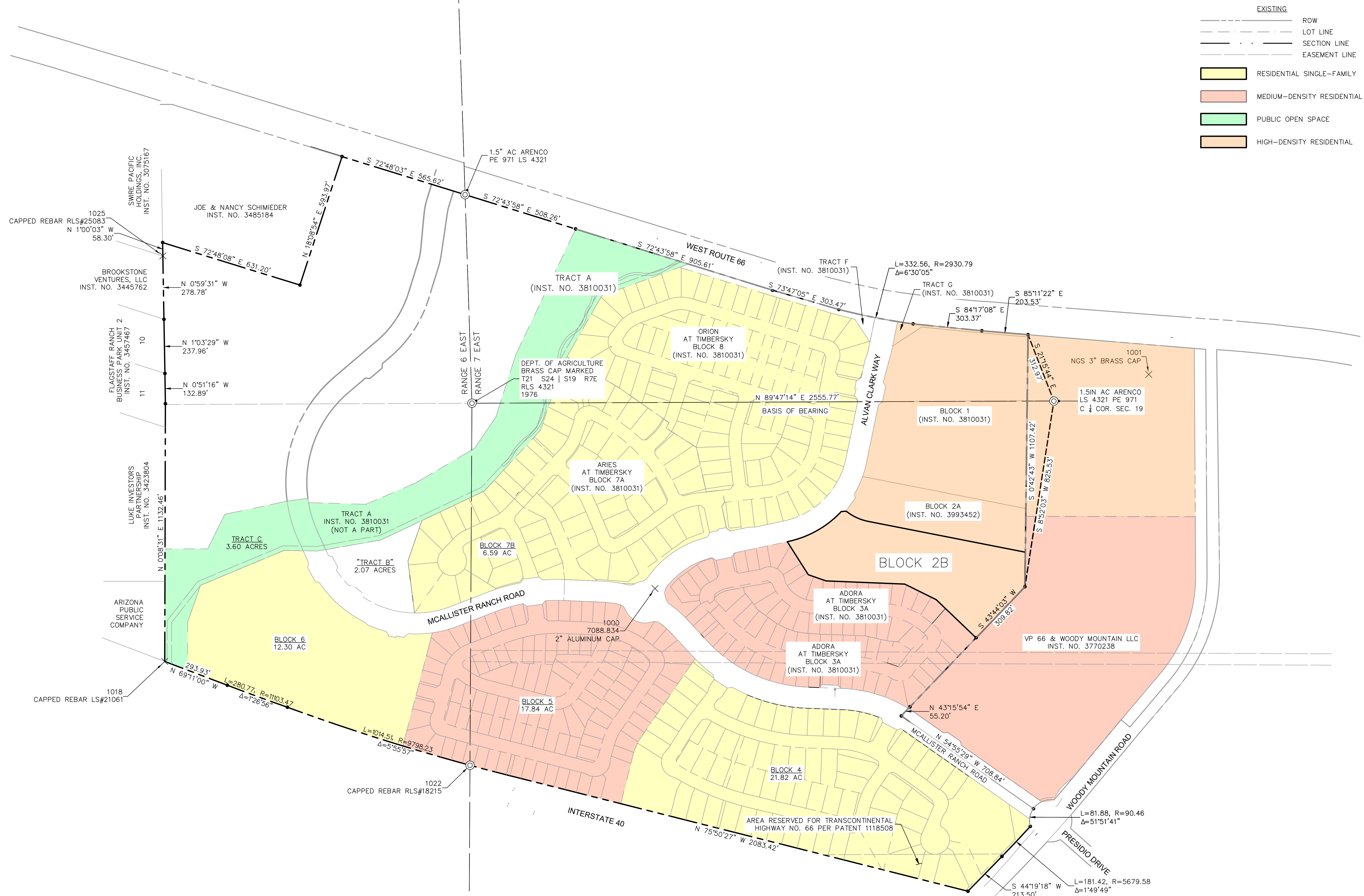
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Vertical sidebar containing revision table, project name (TIMBER SKY BLOCK 2B), sheet title (COVER SHEET), and DWG/SHEET information (PP01, 1 OF 7).

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PLOTTED: Apr 23, 2025 - 4:08pm



**EXISTING**

- ROW
- LOT LINE
- SECTION LINE
- EASEMENT LINE

- RESIDENTIAL SINGLE-FAMILY
- MEDIUM-DENSITY RESIDENTIAL
- PUBLIC OPEN SPACE
- HIGH-DENSITY RESIDENTIAL

NO.	DATE	BY	REVISION

01-998-773-0954  
1604 WEST ROUTE 66,  
STES 117, 135, 201  
FLAGSTAFF, AZ 86801  
[www.ardurra.com](http://www.ardurra.com)

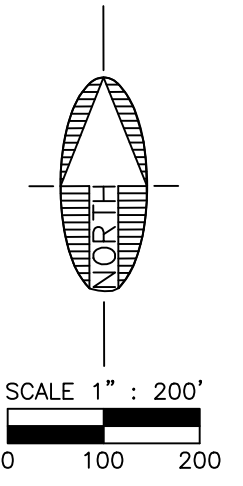


**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

**TIMBER SKY BLOCK 2B**  
**EXISTING SITE**

FLAGSTAFF  
COCONINO

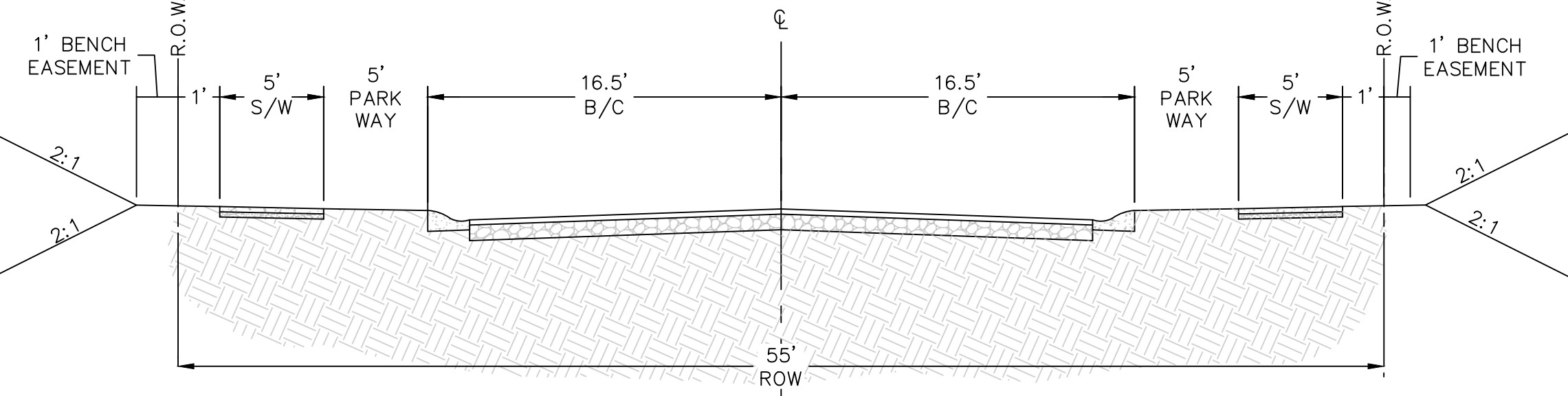
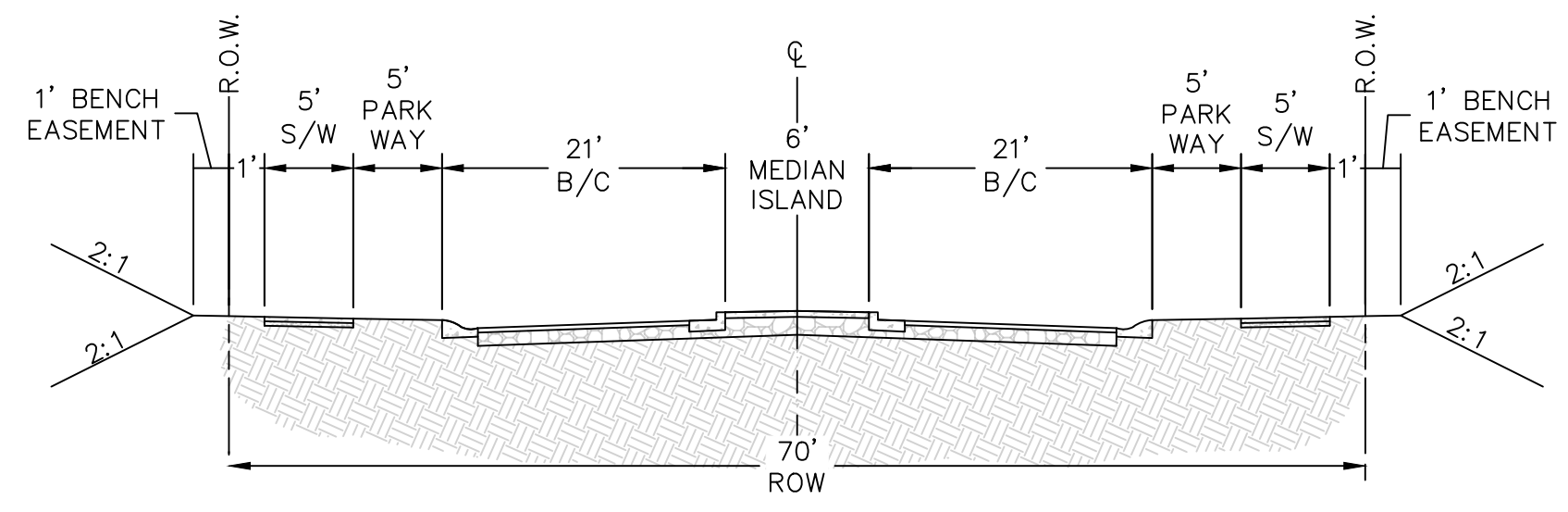
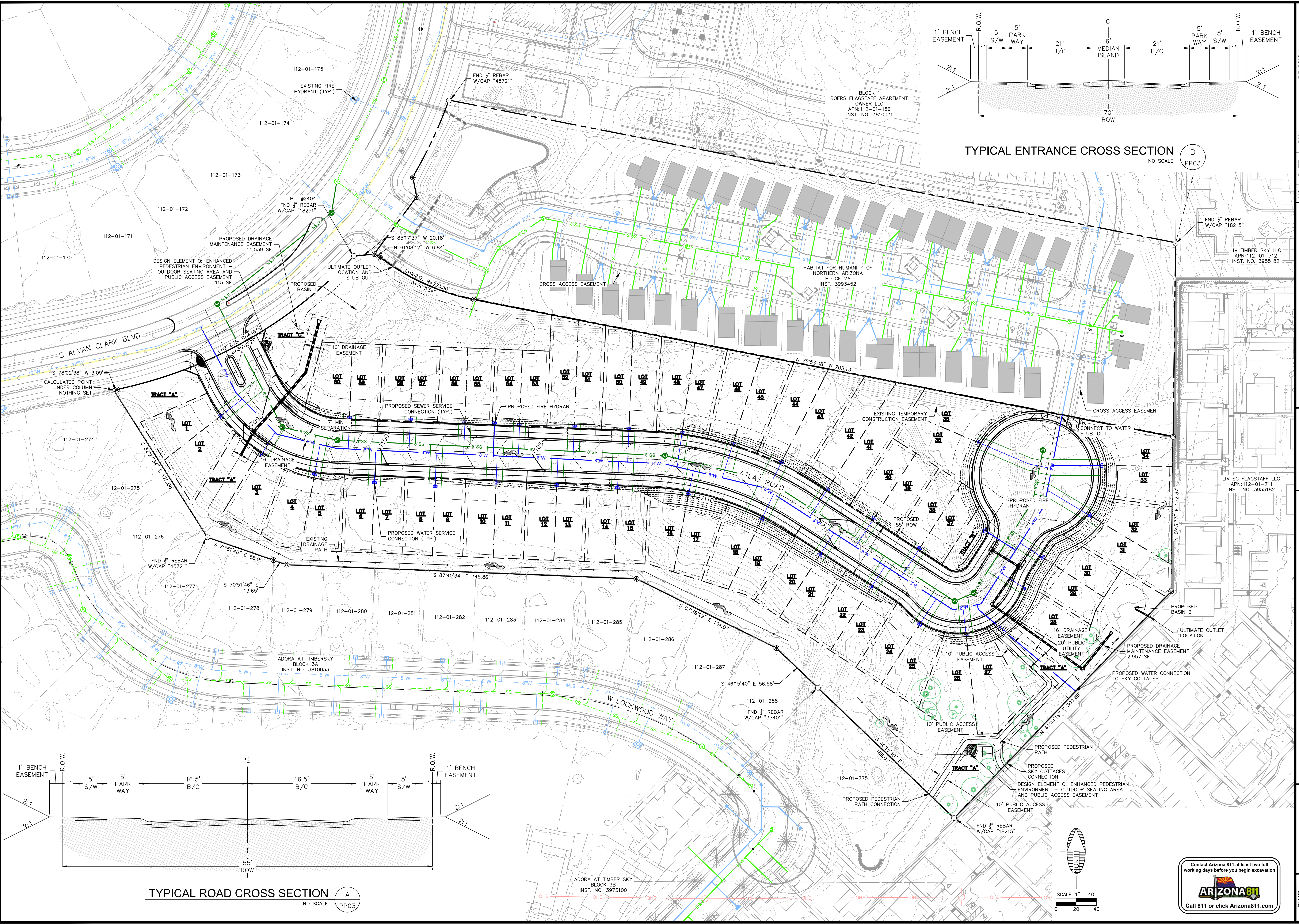
DWG:	PP02	JOB NO.:	225019
SHEET:	2	DESIGN BY:	SPS
OF:	7	DRAWN BY:	HAS
		CHECKED:	ADB/DN
		DATE:	APRIL 2025



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

Call 811 or click Arizona811.com

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 PLOTTED: Apr 23, 2025 4:10pm



NO.	DATE	BY	REVISION

O: 928-773-0554  
 1801 WEST ROUTE 66,  
 SUITES 117, 195, 201  
 FLAGSTAFF, AZ 86001  
[www.ardurra.com](http://www.ardurra.com)

**ARDURRA**  
 COLLABORATE. INNOVATE. CREATE.

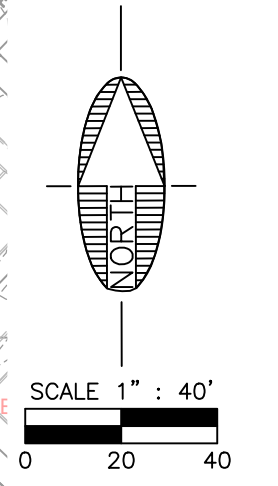
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 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

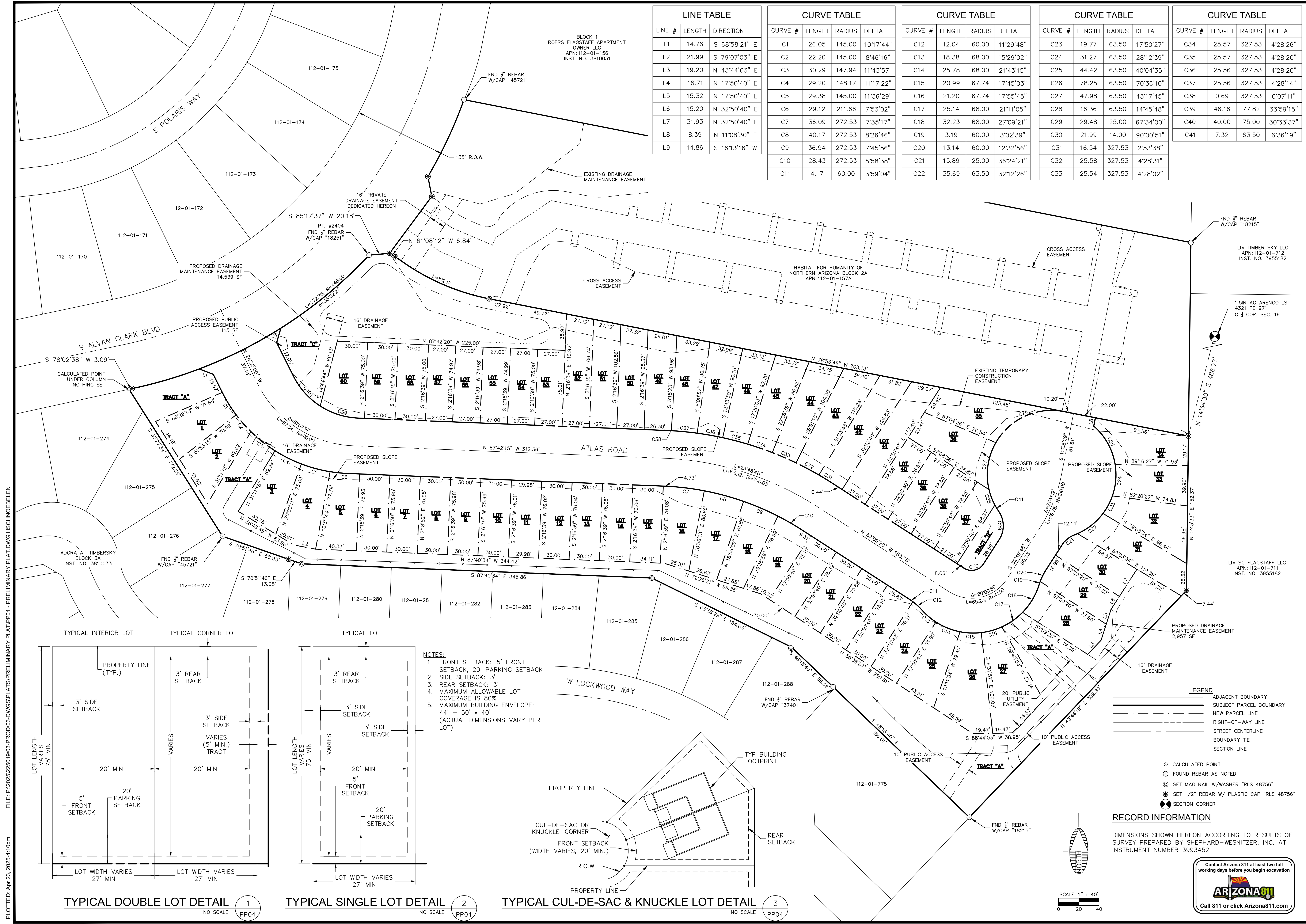
**TIMBER SKY BLOCK 2B**  
**CIVIL DESIGN**  
 FLAGSTAFF

DWG:	PP03	JOB NO.:	225019
SHEET:	3	DESIGN BY:	SPS
OF:	7	DRAWN BY:	HAS
		CHECKED:	ADDON
		DATE:	APRIL 2025

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

Call 811 or click Arizona811.com





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.76	S 68°58'21" E
L2	21.99	S 79°07'03" E
L3	19.20	N 43°44'03" E
L4	16.71	N 17°50'40" E
L5	15.32	N 17°50'40" E
L6	15.20	N 32°50'40" E
L7	31.93	N 32°50'40" E
L8	8.39	N 11°08'30" E
L9	14.86	S 16°13'16" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	26.05	145.00	10°17'44"
C2	22.20	145.00	8°46'16"
C3	30.29	147.94	11°43'57"
C4	29.20	148.17	11°17'22"
C5	29.38	145.00	11°36'29"
C6	29.12	211.66	7°53'02"
C7	36.09	272.53	7°35'17"
C8	40.17	272.53	8°26'46"
C9	36.94	272.53	7°45'56"
C10	28.43	272.53	5°58'38"
C11	4.17	60.00	3°59'04"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C12	12.04	60.00	11°29'48"
C13	18.38	68.00	15°29'02"
C14	25.78	68.00	21°43'15"
C15	20.99	67.74	17°45'03"
C16	21.20	67.74	17°55'45"
C17	25.14	68.00	21°11'05"
C18	32.23	68.00	27°09'21"
C19	3.19	60.00	3°02'39"
C20	13.14	60.00	12°32'56"
C21	15.89	25.00	36°24'21"
C22	35.69	63.50	32°12'26"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C23	19.77	63.50	17°50'27"
C24	31.27	63.50	28°12'39"
C25	44.42	63.50	40°04'35"
C26	78.25	63.50	70°36'10"
C27	47.98	63.50	43°17'45"
C28	16.36	63.50	14°45'48"
C29	29.48	25.00	67°34'00"
C30	21.99	14.00	90°00'51"
C31	16.54	327.53	2°53'38"
C32	25.58	327.53	4°28'31"
C33	25.54	327.53	4°28'02"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C34	25.57	327.53	4°28'26"
C35	25.57	327.53	4°28'20"
C36	25.56	327.53	4°28'20"
C37	25.56	327.53	4°28'14"
C38	0.69	327.53	33°59'15"
C39	46.16	77.82	33°59'15"
C40	40.00	75.00	30°33'37"
C41	7.32	63.50	6°36'19"

NO. DATE BY REVISION

JOB NO.: 225019  
 DESIGN BY: SPS  
 DRAWN BY: HAS  
 CHECKED: ABB/DN  
 DATE: APRIL 2025

DWG: PP04

SHEET 4 OF 7

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

TIMBER SKY BLOCK 2B

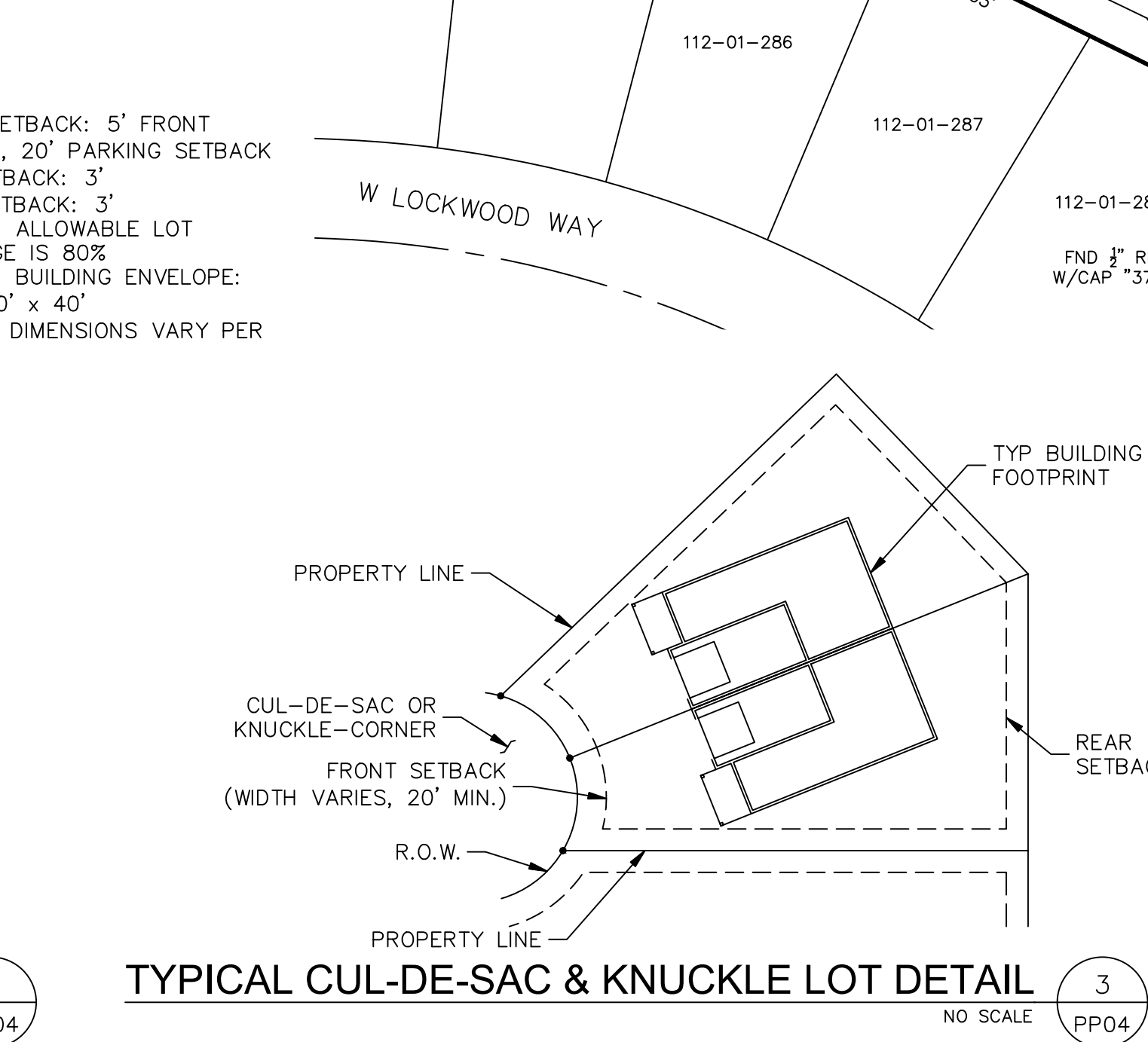
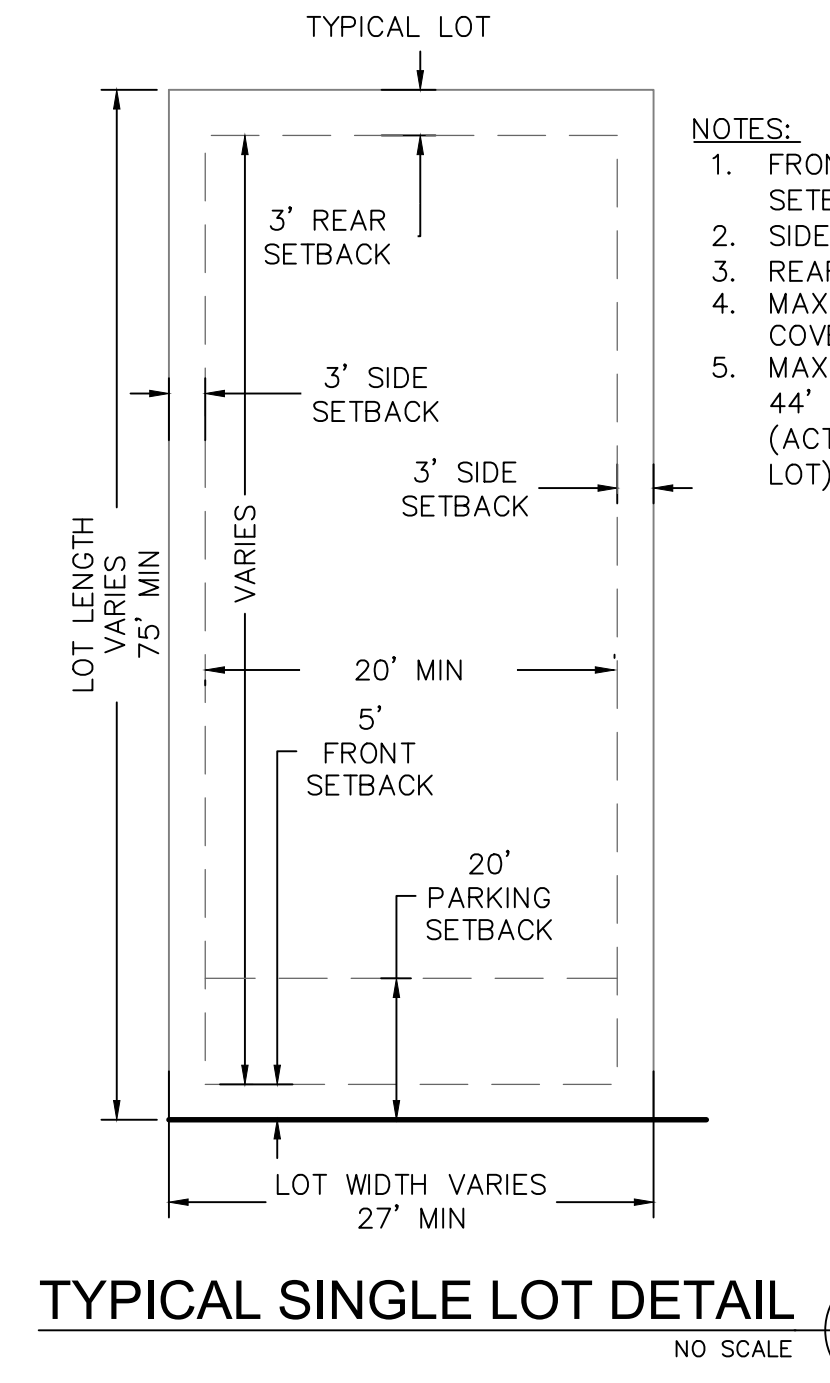
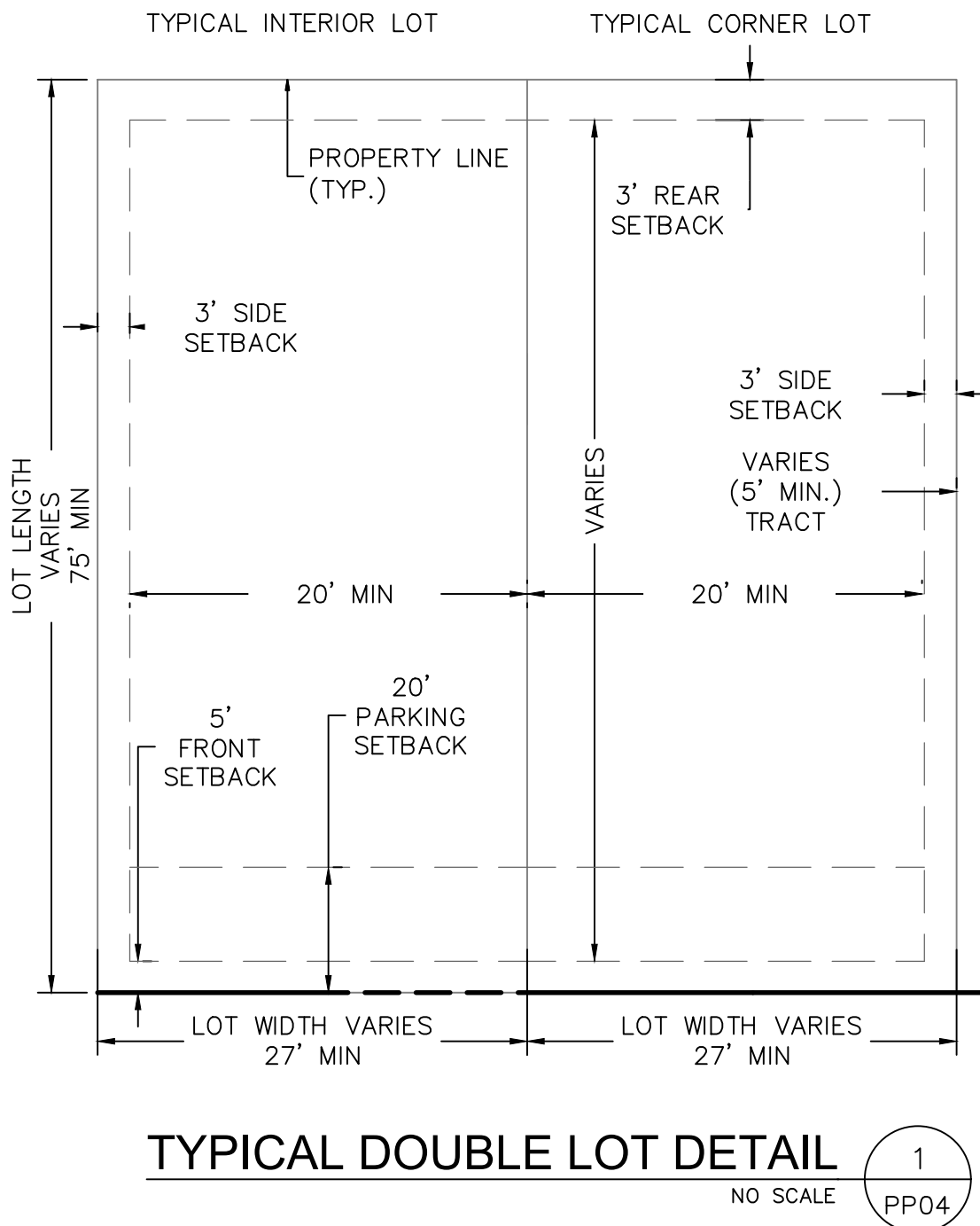
PRELIMINARY PLAT

FLAGSTAFF

COCONINO

O: 928.773.0954  
 1600 WEST ROUTE 66,  
 STEES 117, 135, 201  
 FLAGSTAFF, AZ 86801  
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- NOTES:**
- FRONT SETBACK: 5' FRONT SETBACK, 20' PARKING SETBACK
  - SIDE SETBACK: 3'
  - REAR SETBACK: 3'
  - MAXIMUM ALLOWABLE LOT COVERAGE IS 80%
  - MAXIMUM BUILDING ENVELOPE: 44' - 50' x 40' (ACTUAL DIMENSIONS VARY PER LOT)

**LEGEND**

---	ADJACENT BOUNDARY
---	SUBJECT PARCEL BOUNDARY
---	NEW PARCEL LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE
---	BOUNDARY TIE
---	SECTION LINE

**RECORD INFORMATION**

DIMENSIONS SHOWN HEREON ACCORDING TO RESULTS OF SURVEY PREPARED BY SHEPHARD-WESNITZER, INC. AT INSTRUMENT NUMBER 3993452



FILE: P:\2025025019\03-PROD\03-DWG\PLAT\PP04 - PRELIMINARY PLAT.DWG HSCHNOEBLEN  
 PLOTTED: Apr 23, 2025 4:10pm



LOT	AREA (sf)	AREA (ac)
1	2475.62	0.06
2	2689.74	0.06
3	2568.86	0.06
4	2746.41	0.06
5	2646.74	0.06
6	2278.09	0.05
7	2280.37	0.05
8	2277.09	0.05
9	2279.53	0.05
10	2279.97	0.05
11	2278.65	0.05
12	2280.85	0.05
13	2281.29	0.05
14	2281.73	0.05
15	2282.17	0.05
16	2732.88	0.06
17	2814.44	0.06
18	2611.97	0.06
19	2505.60	0.06
20	2257.33	0.05
21	2266.03	0.05
22	2274.72	0.05
23	2283.17	0.05
24	2211.29	0.05
25	2273.82	0.06
26	3797.36	0.09
27	3831.92	0.09
28	2713.59	0.06
29	2275.16	0.05
30	2265.54	0.05

LOT	AREA (sf)	AREA (ac)
32	3054.82	0.07
33	2552.10	0.06
34	3002.97	0.07
35	3181.60	0.07
36	2988.59	0.07
37	2051.67	0.05
38	2120.98	0.05
39	2120.98	0.05
40	2121.26	0.05
41	3564.47	0.08
42	3422.60	0.08
43	3297.01	0.08
44	2980.16	0.07
45	2777.95	0.06
46	2665.33	0.06
47	2641.48	0.06
48	2703.26	0.06
49	2677.38	0.06
50	2712.57	0.06
51	2825.53	0.06
52	2938.48	0.07
53	2025.06	0.05
54	2024.83	0.05
55	2024.59	0.05
56	2024.36	0.05
57	2024.66	0.05
58	2250.05	0.05
59	2249.95	0.05
60	2732.39	0.06
TRACT 'A'	39568.54	0.91
TRACT 'B'	1318.16	0.03
TRACT 'C'	17470.33	0.40

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	24.17	150.00	91°3'56"
C2	45.49	150.00	17°22'27"
C3	71.86	267.53	15°23'22"
C4	61.15	267.53	13°05'43"
C5	43.67	73.00	34°16'46"
C6	40.40	73.00	31°42'43"
C7	29.24	73.00	22°56'53"
C8	10.09	55.00	10°30'55"
C9	12.71	20.00	36°24'21"
C10	3.40	68.50	2°50'23"
C11	47.28	68.50	39°32'34"
C12	74.64	68.50	62°26'05"
C13	94.45	68.50	78°59'54"
C14	14.14	66.50	12°10'52"
C15	13.66	332.53	2°21'14"
C16	45.94	332.53	7°54'57"
C17	45.96	332.53	7°55'09"
C18	45.94	332.53	7°54'58"
C19	35.82	70.00	29°19'11"
C20	45.26	150.00	17°17'22"
C21	7.67	55.00	7°59'29"
C22	1.17	55.00	11°3'04"

LINE #	LENGTH	DIRECTION
L1	65.12	N 20°00'11" E
L2	36.70	S 58°48'45" E
L3	61.94	S 31°11'15" W
L4	66.22	S 20°00'11" W
L5	8.56	N 87°42'15" W
L6	67.93	N 2°16'39" E
L7	37.11	S 87°40'34" E
L8	21.23	S 79°07'03" E
L9	17.61	S 58°48'45" E
L10	54.00	N 87°42'15" W
L11	67.96	N 2°16'39" E
L12	54.00	S 87°40'34" E
L13	67.93	S 2°16'39" W
L14	54.00	N 87°42'15" W
L15	67.99	N 2°16'39" E
L16	54.00	S 87°40'34" E
L17	67.96	S 2°16'54" W
L18	53.98	N 87°42'15" W
L19	68.02	N 2°16'39" E
L20	53.98	S 87°40'34" E
L21	67.99	S 2°16'39" W

LINE #	LENGTH	DIRECTION
L22	54.00	N 87°42'15" W
L23	68.05	N 2°16'39" E
L24	54.00	S 87°40'34" E
L25	68.02	S 2°16'39" W
L26	54.00	N 87°42'15" W
L27	68.08	N 2°16'39" E
L28	54.00	S 87°40'34" E
L29	68.05	S 2°16'39" W
L30	1.69	N 87°42'15" W
L31	73.96	N 18°56'09" E
L32	51.62	S 72°26'21" E
L33	1.51	S 87°40'34" E
L34	68.08	S 2°16'39" W
L35	6.32	N 57°09'20" W
L36	67.07	N 32°50'40" E
L37	7.69	S 56°35'52" E
L38	43.06	S 72°26'21" E
L39	73.77	S 18°56'09" W
L40	54.00	N 57°09'20" W
L41	67.66	N 32°50'40" E
L42	54.00	S 56°35'52" E

LINE #	LENGTH	DIRECTION
L43	67.13	S 32°50'40" W
L44	52.83	N 57°09'20" W
L45	68.28	N 32°50'42" E
L46	54.00	S 56°32'13" E
L47	67.71	S 32°50'40" W
L48	34.01	N 33°23'37" E
L49	58.48	S 56°36'23" E
L50	67.83	S 32°50'42" W
L51	62.72	N 29°43'04" W
L52	12.95	N 60°16'56" E
L53	62.74	N 83°23'50" E
L54	41.83	S 6°36'10" W
L55	23.29	S 19°11'34" W
L56	62.34	N 57°03'17" W
L57	28.89	N 32°50'40" E
L58	60.77	S 57°09'20" E
L59	29.10	S 32°49'48" W
L60	59.29	N 59°03'34" W
L61	55.76	N 32°50'40" E
L62	64.17	S 57°09'20" E
L63	67.71	N 82°20'22" W

LINE #	LENGTH	DIRECTION
L64	11.10	N 0°43'33" E
L65	62.85	N 30°56'26" E
L66	75.62	S 59°03'34" E
L67	86.06	N 78°53'48" W
L68	63.18	N 0°43'33" E
L69	65.85	S 82°20'22" E
L70	82.36	S 57°09'20" E
L71	53.81	S 32°50'40" W
L72	89.95	N 78°53'48" W
L73	48.00	S 57°09'20" E
L74	70.55	S 32°50'40" W
L75	36.68	N 57°09'20" W
L76	62.13	N 32°50'40" E
L77	48.00	S 57°09'20" E
L78	70.55	S 32°50'40" W
L79	48.00	N 57°09'20" W
L80	70.55	N 32°50'40" E
L81	34.43	S 57°09'20" E
L82	108.10	S 31°33'43" W
L83	54.38	N 78°53'48" W
L84	127.98	N 32°50'40" E

LINE #	LENGTH	DIRECTION
L85	89.42	S 22°08'36" W
L86	64.35	N 78°53'48" W
L87	106.00	N 31°33'43" E
L88	82.24	S 12°43'30" W
L89	60.29	N 78°53'48" W
L90	88.34	N 22°08'36" E
L91	85.53	S 3°18'23" W
L92	59.76	N 78°53'48" W
L93	82.12	N 12°43'30" E
L94	48.07	S 87°42'15" E
L95	94.06	S 2°16'39" W
L96	50.22	N 78°53'48" W
L97	86.38	N 3°18'23" E
L98	48.00	S 87°42'15" E
L99	70.01	S 2°16'39" W
L100	48.58	N 78°53'48" W
L101	94.99	N 2°16'39" E
L102	48.00	S 87°42'15" E
L103	67.00	S 2°16'39" W
L104	48.00	N 87°42'15" W
L105	67.00	N 2°16'39" E

LINE #	LENGTH	DIRECTION
L106	48.00	S 87°42'15" E
L107	67.00	S 2°16'39" W
L108	48.00	N 87°42'15" W
L109	67.00	N 2°16'39" E
L110	51.00	S 87°42'15" E
L111	67.00	S 2°16'39" W
L112	51.00	N 87°42'15" W
L113	67.00	N 2°16'39" E
L114	33.14	S 87°42'15" E
L115	59.43	S 14°44'44" W
L116	54.59	N 87°42'15" W
L117	67.00	N 2°16'39" E
L118	73.37	N 31°11'15" E
L119	87.44	S 32°27'34" E
L120	63.52	S 66°29'13" W
L121	2.57	S 11°08'33" W
L122	35.09	N 19°11'34" E

JOB NO.: 225019  
 DESIGN BY: SPS  
 DRAWN BY: HAS  
 CHECKED: ABB/DN  
 DATE: APRIL 2025

DWG: PP05  
 SHEET: 5  
 OF: 7

PRELIMINARY  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

TIMBER SKY BLOCK 2B  
 PRELIMINARY PLAT (NRPP ENVELOPES)  
 COCONINO  
 FLAGSTAFF

O: 908.773.0954  
 1800 WEST ROUTE 66,  
 STEES 117, 135, 201  
 FLAGSTAFF, AZ 86801  
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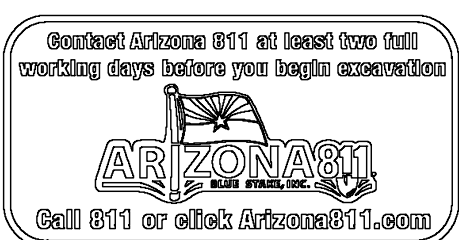
Contact Arizona 811 at least two full working days before you begin excavation  
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**Timber Sky Block 2B**

APN: 11201157B  
 Coconino County, Flagstaff, AZ

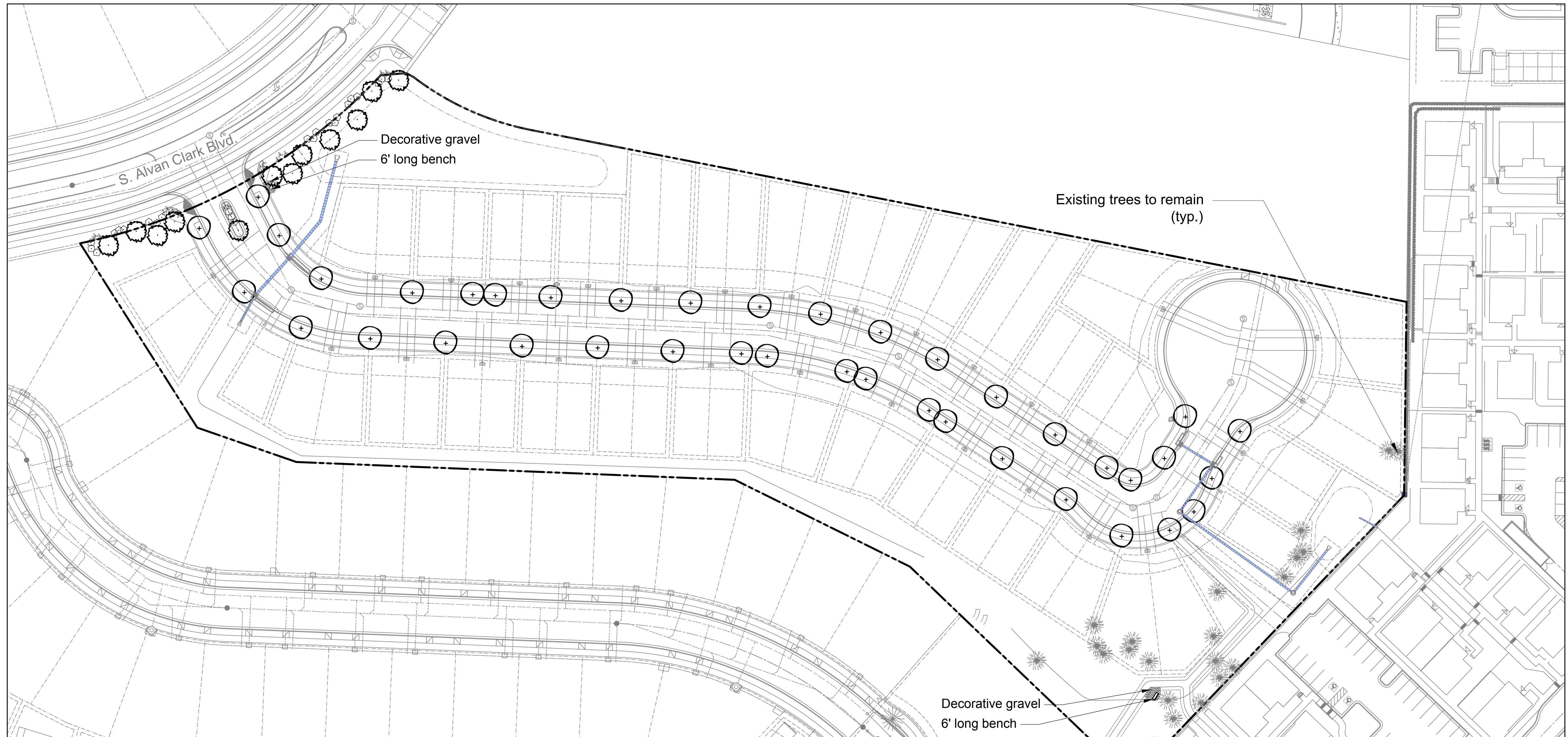


Date Revisions By

Drawn by: DB  
 Checked by: DB  
 Drawing Date: 03-3-2025  
 Submittal Dates: 03-3-2025  
 Phase: Preliminary Plat  
 COF Project #: PZ-24-00004

**Landscape Plan**

**LA-01**



**Zoning Code Landscape Requirements**

AREA	QUANTITY	TREES REQUIRED	SHRUBS REQ'D	GROUNDCOVER REQ'D
Street Buffer (S Alvan Clark Blvd)	296 LF	1 per 25 LF = 12 Trees, 12 Trees Provided, 0 Tree Credits	2 per Tree Provided = 24 Shrubs, 24 Shrubs Provided	2 per Tree Provided = 24 GCs, 24 GCs Provided
Interior Street Parkway Landscaping	1,800 LF	1 per 45 LF = 40 Trees, 40 Trees Provided, 0 Tree Credits	N/A	N/A
<b>Plant Totals Required/Provided</b>		52 Trees Required, 52 Trees Provided	24 Shrubs Required, 24 Shrubs Provided	24 GCs Required, 24 GCs Provided

NOTES: 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 individual lot.

**Landscape Materials, Quantities and Remarks**

QTY	SYMBOL	DESCRIPTION
200 SF		1/2" Decorative Gravel
2		6" In ground mount steel bench or approved equal

**Plant List**

QTY	SYMBOL AND NAME	SPECS	SIZE (HxW), NOTES
12 STREET BUFFER TREES	<i>Acer ginnala</i> / Amur maple	25 caliper	15' x 15', Naturalized
	<i>Pinus edulis</i> / Pinyon Pine	6' tall	30' x 20', Native
	<i>Prunus virginiana</i> / Chokecherry	15 gallons	20' x 15', Native
40 INTERIOR STREET TREES	<i>Acer freemanii</i> / Freeman's maple	2" caliper	50' x 30', Naturalized
	<i>Fraxinus pennsylvanica</i> / Patmore Ash	2" caliper	40' x 25', Naturalized
	<i>Gleditsia triacanthos</i> / Honeylocust	2" caliper	30' x 25', Naturalized
24 SHRUBS	<i>Chamaebatiaria millefolium</i> / Fernbush	5 gallons	4' x 4', Native
	<i>Fallugia paradoxa</i> / Apache plume	5 gallons	4' x 4', Native
	<i>Forestiera neomexicana</i> / New Mexico privet	5 gallons	12' x 10', Native
	<i>Physocarpus</i> spp. / Ninebark	5 gallons	4' x 4', Native
	<i>Prunus besseyi</i> / Western sandcherry	5 gallons	3' x 3', Native
	<i>Rhus trilobata</i> / Three-leaf sumac	5 gallons	4' x 4', Naturalized
	<i>Yucca baccata</i> / Banana Yucca	5 gallons	2' x 5', Native
24 GROUNDCOVER	<i>Achillea lanulosa</i> / Western yarrow	1 gallon	18" x 18", Native
	<i>Aquilegia chrysantha</i> / Golden Columbine	1 gallon	18" x 18", Native
	<i>Mahonia repens</i> / Creeping Holly	1 gallon	24" x 36", Native
	<i>Nepeta faassenii</i> / Catmint	1 gallon	12" x 18", Naturalized

**General Notes**

All newly planted ground covers, shrubs, and trees will receive drip irrigation from an automatic drip irrigation system with backflow prevention and rain sensor. No hydrozones, turf areas, or other oasis areas are proposed.

**GRADING**

The grades and contours shown are to the finish grade of the project. The finish grade is to the top of the final landscaping. For all mulch and soil amendments to be installed, the contractor is required to verify that the top of the ground cover matches grades on the plans.

**LANDSCAPING**

Adjacent site improvements, pavement construction, irrigation installation and finish grading shall be completed prior to planting work. Do not plant when conditions are not suitable for digging, mixing, raking and/or grading. Planting needs to occur during the months that irrigation systems are in operation. Therefore, planting may occur between April 1 and September 30.

**Tree and Shrub Installation**

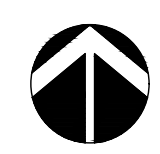
- Soil excavated from the planting pit shall be typically considered acceptable as backfill material for planting.
- All containers shall be removed prior to plant installation in a manner that does not disturb the potted soil or root ball.
- Set the root ball on six (6) inches of firm planting soil, plumb and in the center of the pit with the root ball crown slightly above the same elevation as adjacent finished landscape grades. Remove any wire, twine, burlap, or other material from the upper one third of the root ball of balled and burlapped stock. Wire baskets and synthetic burlap shall be completely removed after the root ball has been placed in its final location.
- Once plant is set, place backfill material around base and sides of root ball and work each layer to settle backfill and eliminate voids. When backfilling is 2/3 complete, water thoroughly. Place the remainder of the backfill and repeat watering until no more is absorbed. Place the final layer of backfill and water.
- All deciduous trees shall be wrapped from the ground line up to and including the first primary crotch formed by the first major branch. Wrapping shall be done after the plant has been installed.
- Two to three inches of specified mulch shall be placed in the area disturbed by excavation of the planting well.

**Groundcover Installation**

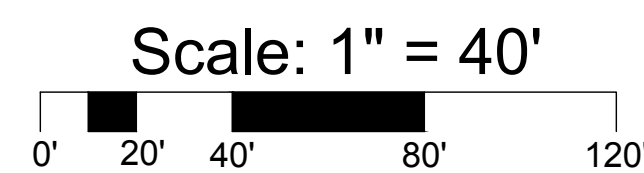
Prior to planting activities, completely remove existing weeds, including roots. Immediately prior to installation, cultivate groundcover areas to a depth of six (6) inches and grade smoothly and uniformly. Plant groundcover so the root crown is at or slightly above the bed's finish grade. After planting of groundcover and prior to mulching, spread pre-emergent weed control over planting bed soil surface per manufacturer's written directions. Install the specified mulch to a depth of two (2) inches over the entire groundcover bed.

**Landscape Completion**

1. Prune dead or damaged branches, making all cuts at branch collar. Maintain the natural habit, shape and specified size. Remove all tags, labels, and other material.



North



### MAJOR AND MINOR CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (V <sub>MAJOR</sub> ) <sup>1</sup>	TIME GAP (t <sub>g</sub> ) <sup>2</sup>	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES <sup>4</sup>	TIME GAP (t <sub>g</sub> ) <sup>2</sup>	INTERSECTION SIGHT DISTANCE (ISD) <sup>3</sup>	STOPPING SIGHT DISTANCE (SSD)
D1	South Alvan Clark Blvd	Right	30	6.5	Yes	No	1	6.5	287	200
D2	South Alvan Clark Blvd	Left	30	7.5	Yes	No	2	8.0	353	200
M1	South Alvan Clark Blvd	Left	30	5.5	Yes	No	1	5.5	243	200

**Notes:**

- The major road speed limits (V<sub>MAJOR</sub> in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (t<sub>g</sub> (adjusted) in seconds) and unadjusted (t<sub>g</sub> (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
- The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets.  
Equation 9-1: ISD=1.47\*V<sub>MAJOR</sub>\*t<sub>g</sub>
- The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
- If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

### 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			N/A	NO TREES
2A	HDR	0	0	47.5%	0			N/A	NO TREES
2B	HDR	159	0	47.5%	76	80	79	50.3%	NOT DEVELOPED YET
3A	MDR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1191	993	54.5%	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
<b>TOTALS</b>		<b>8632</b>	<b>354</b>		<b>3659</b>	<b>3539</b>			

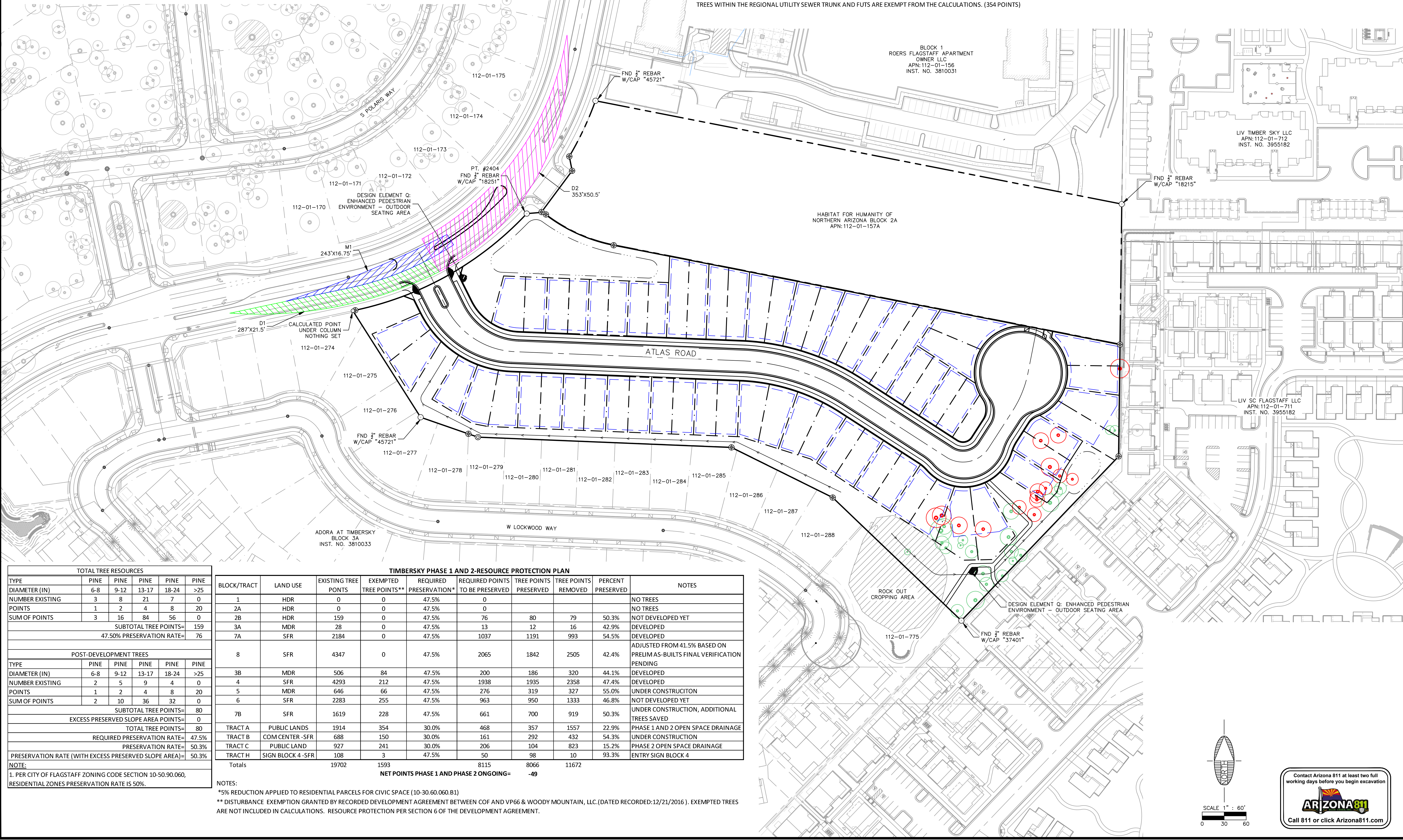
NET POINTS AFTER PHASE 1= -120

### LEGEND

- ROW
- LOT LINE
- NRPP ENVELOPE
- PROTECTED TREE
- REMOVED TREE

**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 APPROVED NRPP DATED 7/13/16)
- 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	3	8	21	7	0
POINTS	1	2	4	8	20
SUM OF POINTS	3	16	84	56	0
SUBTOTAL TREE POINTS= 159					
47.50% PRESERVATION RATE= 76					

### POST-DEVELOPMENT TREES

TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	2	5	9	4	0
POINTS	1	2	4	8	20
SUM OF POINTS	2	10	36	32	0
SUBTOTAL TREE POINTS= 80					
EXCESS PRESERVED SLOPE AREA POINTS= 0					
TOTAL TREE POINTS= 80					
REQUIRED PRESERVATION RATE= 47.5%					
PRESERVATION RATE= 50.3%					
PRESERVATION RATE (WITH EXCESS PRESERVED SLOPE AREA)= 50.3%					

### 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
2A	HDR	0	0	47.5%	0				NO TREES
2B	HDR	159	0	47.5%	76	80	79	50.3%	NOT DEVELOPED YET
3A	MDR	28	0	47.5%	13	12	16	42.9%	DEVELOPED
7A	SFR	2184	0	47.5%	1037	1191	993	54.5%	DEVELOPED
8	SFR	4347	0	47.5%	2065	1842	2505	42.4%	ADJUSTED FROM 41.5% BASED ON PRELIM AS-BUILTS FINAL VERIFICATION PENDING
3B	MDR	506	84	47.5%	200	186	320	44.1%	DEVELOPED
4	SFR	4293	212	47.5%	1938	1935	2358	47.4%	DEVELOPED
5	MDR	646	66	47.5%	276	319	327	55.0%	UNDER CONSTRUCTION
6	SFR	2283	255	47.5%	963	950	1333	46.8%	NOT DEVELOPED YET
7B	SFR	1619	228	47.5%	661	700	919	50.3%	UNDER CONSTRUCTION, ADDITIONAL TREES SAVED
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	150	30.0%	161	292	432	54.3%	UNDER CONSTRUCTION
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
<b>TOTALS</b>		<b>19702</b>	<b>1593</b>		<b>8115</b>	<b>8066</b>	<b>11672</b>		

NET POINTS PHASE 1 AND PHASE 2 ONGOING= -49

**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. RESOURCE PROTECTION PER SECTION 6 OF THE DEVELOPMENT AGREEMENT.

NO.	DATE	BY	REVISION
<b>ARDURRA</b> <small>COLLABORATE. INNOVATE. CREATE.</small>			
<b>PRELIMINARY</b> <small>NOT FOR CONSTRUCTION, BIDDING OR RECORDING</small>			
<b>TIMBER SKY BLOCK 2B</b> <b>NATURAL RESOURCE PROTECTION</b>			
<b>FLAGSTAFF</b>			
JOB NO.:	DESIGN BY:	DRAWN BY:	CHECKED:
225019	SPS	HAS	ADBDN
DWG:	PP06	SHEET	6
		OF	7
DATE: APRIL 2025			

FILE: P:\202502501903-PROD\03-DWG\PLATS\PRELIMINARY PLAT\PP06 - NRPP DWG HSCHOEBELE  
 PLOTTED: Apr 23, 2025 4:11pm

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

