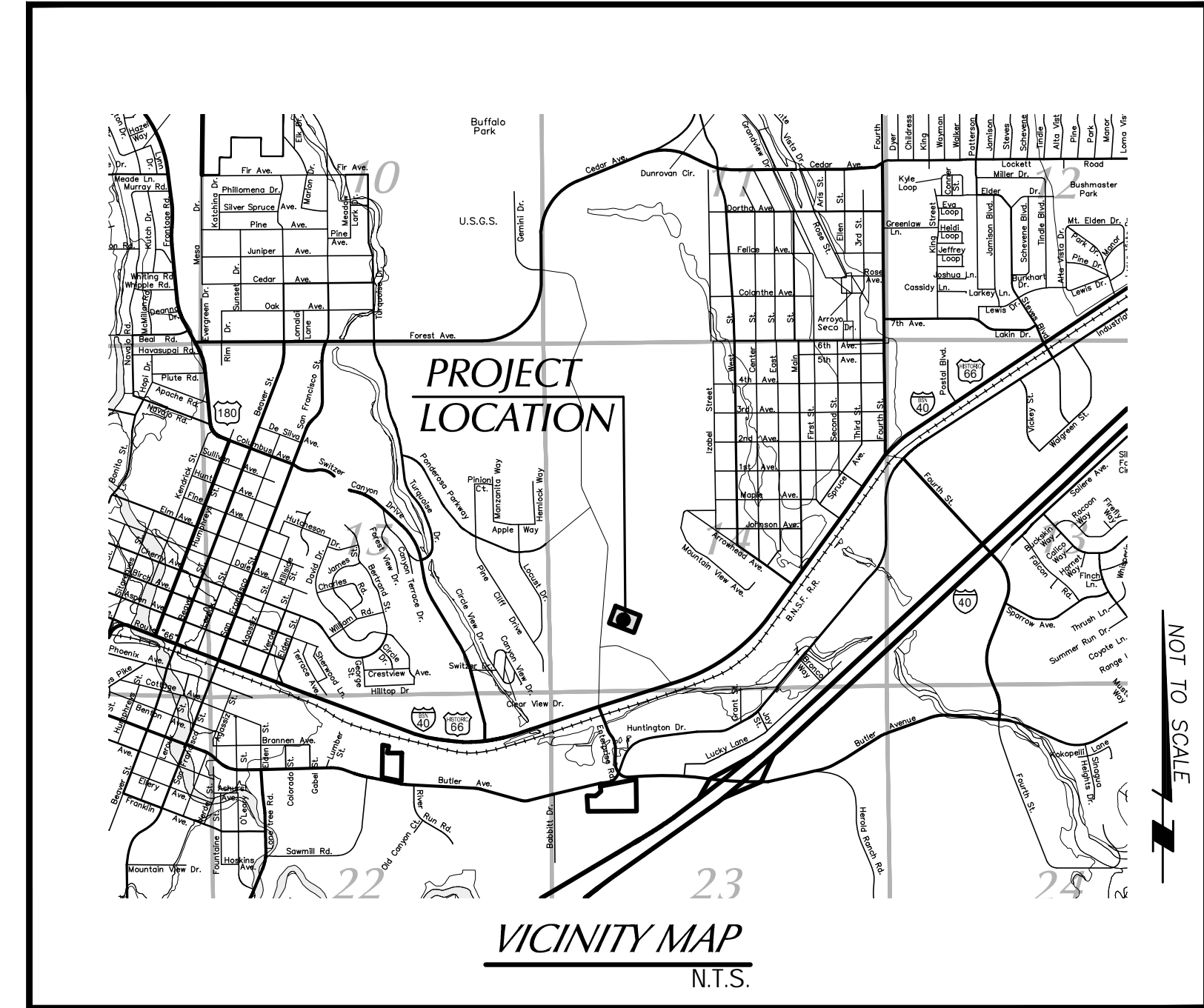


PRELIMINARY PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS

INSTRUMENT 3814115, LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT NAME:	PONDEROSA PARKWAY CONDOMINIUMS
PROJECT LOCATION:	1650 E. PONDEROSA PARKWAY FLAGSTAFF, AZ. 86001
APN NUMBER:	107-07-002E
PARCEL ACREAGE:	11.9363±
PARCEL SQUARE FOOTAGE:	521,174
NUMBER OF UNITS:	169
NUMBER OF FLOORS:	3
UNITS PER ACRE:	14.13
LAND USE DESIGNATION:	SUBURBAN
CURRENT ZONING DISTRICT:	HR
PROPOSED USE:	CONDOMINIUMS
OWNER/DEVELOPER:	PONDEROSA PARKWAY, L.L.C. 4578 N. 1ST AVE., SUITE 160 TUCSON, AZ. 85718 (520) 615-8900

INFRASTRUCTURE NOTES:

ROADWAY CONSTRUCTION PLANS FOR PONDEROSA PARKWAY WERE APPROVED BY THE CITY ON 12/11/19.

ON-SITE CIVIL GRADING AND DRAINAGE PLANS WERE APPROVED ON XX/XX/20.

REZONING AND SITE PLAN APPROVED BY CITY COUNCIL 9/03/19

NO INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THIS PLAT.

PARKING
PROPOSED PARKING IS PER THE SITE PLAN APPROVED BY CITY COUNCIL, 9/1-3/19.

TRASH AS SHOWN ON APPROVED SITE PLAN

UTILITIES & CLEAR VIEW ZONES AS SHOWN ON APPROVED SITE PLAN

LANDSCAPING AS SHOWN ON APPROVED SITE PLAN

LIGHTING AS SHOWN ON APPROVED SITE PLAN

FEMA SITE IS IN FEMA ZONE X.

RESOURCES AS SHOWN ON APPROVED SITE PLAN AND APPROVED CIVIL PLANS

TRAFFIC AS SHOWN ON APPROVED SITE PLAN

WISA APPROVED 11/30/18

STORM WATER / IMPERVIOUS AREA
AS SHOWN ON APPROVED SITE PLAN AND APPROVED CIVIL PLANS

WATER & SEWER SERVICES
AS SHOWN ON APPROVED SITE PLAN AND APPROVED CIVIL PLANS. ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 2". FIRE SPRINKLER LINE SHALL SIZE SHALL BE 4" MINIMUM.

A.R.S. 33-1212. UNIT BOUNDARIES EXCEPT AS PROVIDED BY THE DECLARANT.

- IF WALLS, FLOORS OR CEILINGS ARE DESIGNATED AS BOUNDARIES OF A UNIT, ALL LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS, FLOORS OR CEILINGS ARE A PART OF THE COMMON ELEMENT.
- IF ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITHIN AND PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING ONLY THAT UNIT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT AND ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS.
- SUBJECT TO THE PROVISIONS OF PARAGRAPH 2, ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE A PART OF THE UNIT.
- ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

TRACT "A":

10.387 acres, SHALL CONTAIN ALL AREA OUTSIDE OF THE UNITS AND THEIR ASSOCIATED LIMITED COMMON ELEMENTS AND IS DEDICATED HEREON TO THE OWNER ASSOCIATION AS COMMON ELEMENT. TRACT A IS DEDICATED HEREON AS A PUBLIC UTILITY EASEMENT FOR SERVICE TO THE CONDOMINIUMS AND PRIVATE DRAINAGE EASEMENT.

UTILITY COMPANY ACKNOWLEDGMENT

MARTIN CONBOY	UNISOURCE ENERGY	DATE
MANUEL HERNANDEZ	CENTURYLINK	DATE
CHAD BROOKS	ARIZONA PUBLIC SERVICE	DATE
SANFORD YAZZIE	SUDDENLINK	DATE

ADEQUATE WATER SUPPLY NOTE

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. 41-900002.0002

INDEX TO SHEETS

1	COVER SHEET & PROJECT INFORMATION
2	OVERALL SITE DIMENSIONS
3	PRELIMINARY PLAT
4	UNITS
5	ROW and EASEMENT DEDICATION EXHIBIT



SURVEY WAS PERFORMED BY SHEPARD-WESNITZER JOB 18221 IN OCTOBER OF 2018. INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CIVIL ENGINEER OF SUBDIVISION
THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC., 411 W. SANTA FE AVE., FLAGSTAFF, AZ. 86001
MR. ROBERT C. IMPELLITTIER (CERTIFICATE NO. 22196)

PROJECT BENCHMARK: IS A FOUND 3" USDI-BLM BRASS CAP (C.O.F. 1920110) AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M., COCONINO COUNTY, ARIZONA, ELEVATION = 6948.11 (NAVDB)

BASIS OF BEARING: IS FROM THE SOUTHWEST CORNER OF PARCEL 107-07-002E, A FOUND 2" ALUMINUM CAP "ARIZONA SURVEYING INC. IS 18297" TO THE SOUTHEAST CORNER OF PARCEL 107-07-002E, A FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP. BEARING OF 57°43'08"W - 566.06'

LEGEND & ABBREVIATIONS	
—CL—	CENTERLINE (CL or CL)
—R.O.W.—	RIGHT OF WAY (R.O.W.)
—PL or R—	PROPERTY LINE (PL or R)
—EX W—	EXISTING WATER LINE
—B'W—	NEW WATER LINE (WL)
—B'S—	NEW SEWER LINE (SL)
—FS—	NEW FIRE SERVICE (FS)
—WS—	NEW WATER SERVICE (WS)
—BSL—	NEW BUILDING SUPPLY LINE (BSL)
—SS—	NEW SEWER SERVICE (SS)
—EX S—	EXISTING SEWER MANHOLE
—S—	NEW SEWER MANHOLE (MH)
—E.P.—	EXISTING EDGE OF PAVEMENT / CURB
—N.E.P.—	NEW EDGE OF PAVEMENT / CURB
—P.U.E.—	PUBLIC UTILITY EASEMENT (PUE)
—GL—	GRADING LIMITS (GL)
—EX OVHD—	EXISTING OVERHEAD UTILITY LINE (EX OVHD)
⊙	EXISTING FIRE HYDRANT (EX FH)
⊙	NEW FIRE HYDRANT (FH)
⊙	EXISTING WATER VALVE (EX WV)
⊙	NEW WATER VALVE (WV)
⊙	EXISTING WATER METER (EX WM)
⊙	NEW WATER METER (WM)
⊙	EXISTING STREET LIGHT (EX SL)
⊙	NEW STREET LIGHT (SL)
X-ING	CROSSING
RP	RADIUS POINT
R	RADIUS
IS	INTERSECTION
DC	DEPRESSED CURB
BC	BACK OF CURB (TOP)
FC	FACE OF CURB (TOP)
BSW	BACK OF SIDEWALK
FSW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
FL or FL	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
EOL	END OF LINE BLOWOFF
TS&V	TAPPING SLEEVE and VALVE
SDMH	STORM DRAIN MANHOLE
DB	DRAIN BASIN
CB	CATCH BASIN
TW	TOP OF WALL
GB	GRADE BREAK
(TYP)	TYPICAL
EX	EXISTING
SHT	SHEET
VG	VALLEY GUTTER
FF	FINISH FLOOR ELEVATION
EA	EACH
LF	LINEAL FEET
SF	SQUARE FOOT
SY	SQUARE YARDS
CY	CUBIC YARDS
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
G	GUTTER
P	PAVEMENT
C	CONCRETE
LT	LEFT
RT	RIGHT
TRANS	TRANSITION
B.F.P.	BACK FLOW PREVENTION
HC	HANDICAP
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
C.O.F.	CITY OF FLAGSTAFF

Mogollon ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214

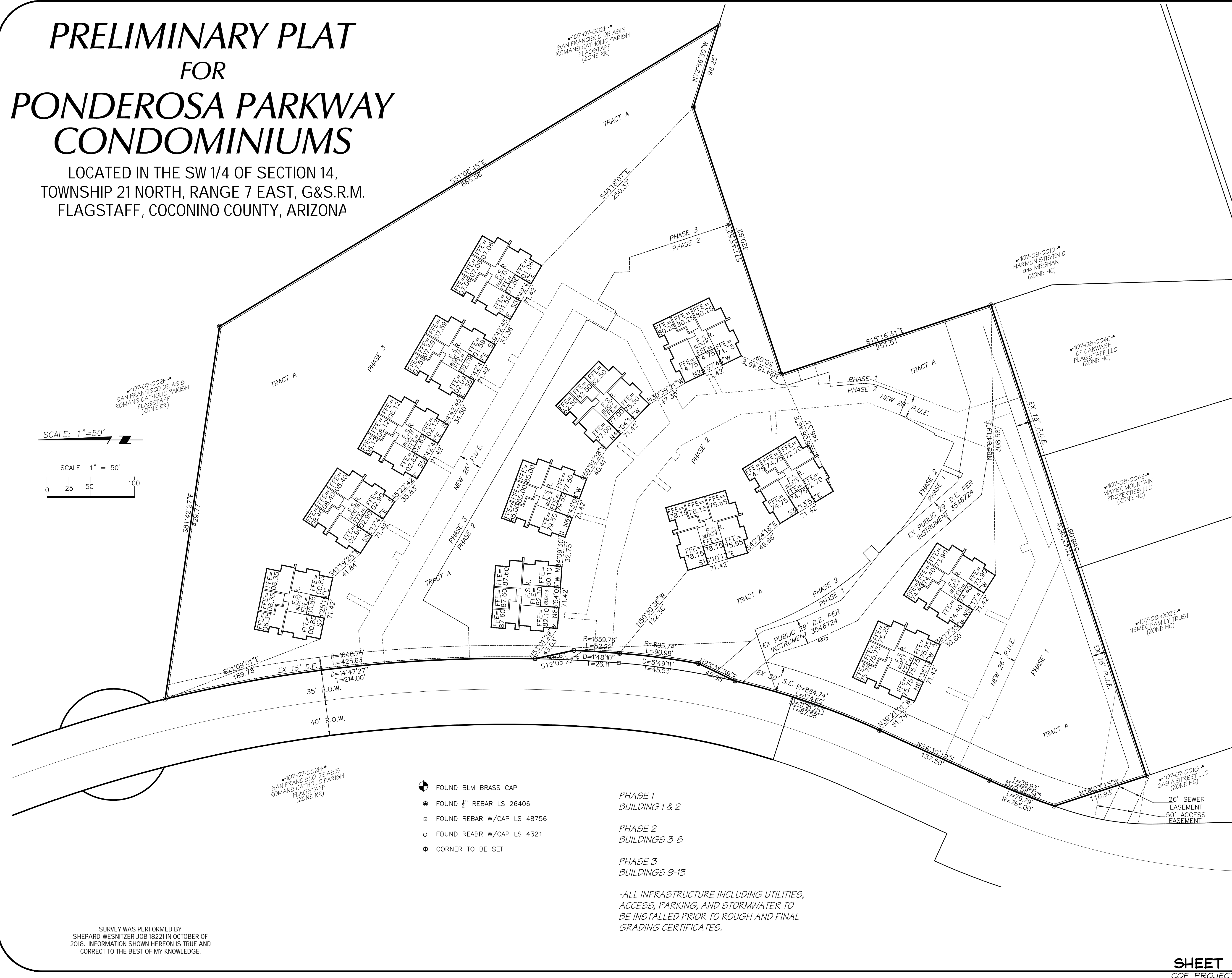
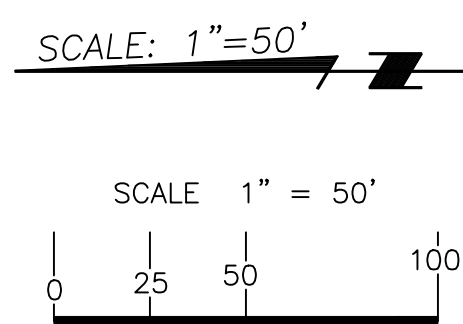
PROJECT NO. 18275
 DATE 4/16/20
 DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]

REVISIONS:
 FN SHEET-01
 VERT SCALE: N/A
 HOR SCALE: N/A

PONDEROSA PARKWAY CONDOMINIUMS 4/16/20
 MES# 18275
 PRELIMINARY PLAT
 COVER SHEET

PRELIMINARY PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS

LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



- FOUND BLM BRASS CAP
- FOUND 1/2" REBAR LS 26406
- FOUND REBAR W/CAP LS 48756
- FOUND REBAR W/CAP LS 4321
- CORNER TO BE SET

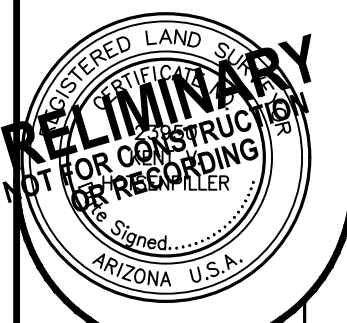
PHASE 1
BUILDING 1 & 2

PHASE 2
BUILDINGS 3-8

PHASE 3
BUILDINGS 9-13

-ALL INFRASTRUCTURE INCLUDING UTILITIES,
ACCESS, PARKING, AND STORMWATER TO
BE INSTALLED PRIOR TO ROUGH AND FINAL
GRADING CERTIFICATES.

SURVEY WAS PERFORMED BY
SHEPARD-WESNITZER JOB 18221 IN OCTOBER OF
2018. INFORMATION SHOWN HEREON IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE.



Mogollon
ENGINEERING & SURVEYING

411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

PROJECT NO. 18275
FN SHEET-02
DATE: 4/16/20

REVISIONS:
DRAWN BY:
CHECKED BY:

Mogollon
ENGINEERING & SURVEYING

PONDEROSA PARKWAY
CONDOMINIUM PRELIMINARY PLAT
OVERALL SITE DIMENSIONS

4/16/20
MES# 18275

OPEN SPACE

TOTAL LOT AREA: 521,174 S.F.
 MINUS CIVIC SPACE: 27,990 S.F.
 MINUS IMPERVIOUS SURFACES: 206,054 S.F.
 EQUALS OPEN SPACE AREA: 287,130 S.F.
 OPEN SPACE PERCENTAGE: 55.09 %

CIVIC SPACE

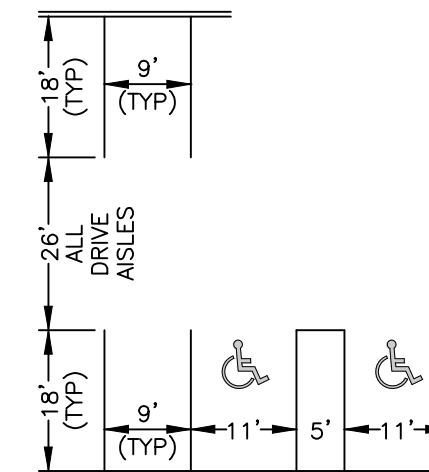
CIVIC SPACE 1: 6,655 S.F.
 CIVIC SPACE 2: 4,160 S.F.
 CIVIC SPACE 3: 17,175 S.F.
 TOTAL CIVIC SPACE: 27,990 S.F.
 CIVIC SPACE PERCENTAGE: 5.4 %

RAINWATER HARVESTING REQUIREMENTS

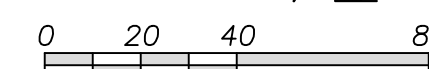
USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

TYPICAL DRIVE AISLE & PARKING SPACES

PRIVATE IMPROVEMENT



SCALE: 1"=40'

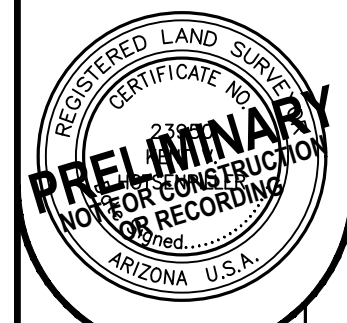


EX. TWIN 48"x42" C.B.C.



PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

Mogollon
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214



Mogollon
ENGINEERING & SURVEYING
PROJECT NO. 18275
FN SHEET-03.DWG
DATE: 4/16/20
DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: KVH
REVISIONS: [blank]
VERT SCALE: N/A
HOR SCALE: 1"=40'

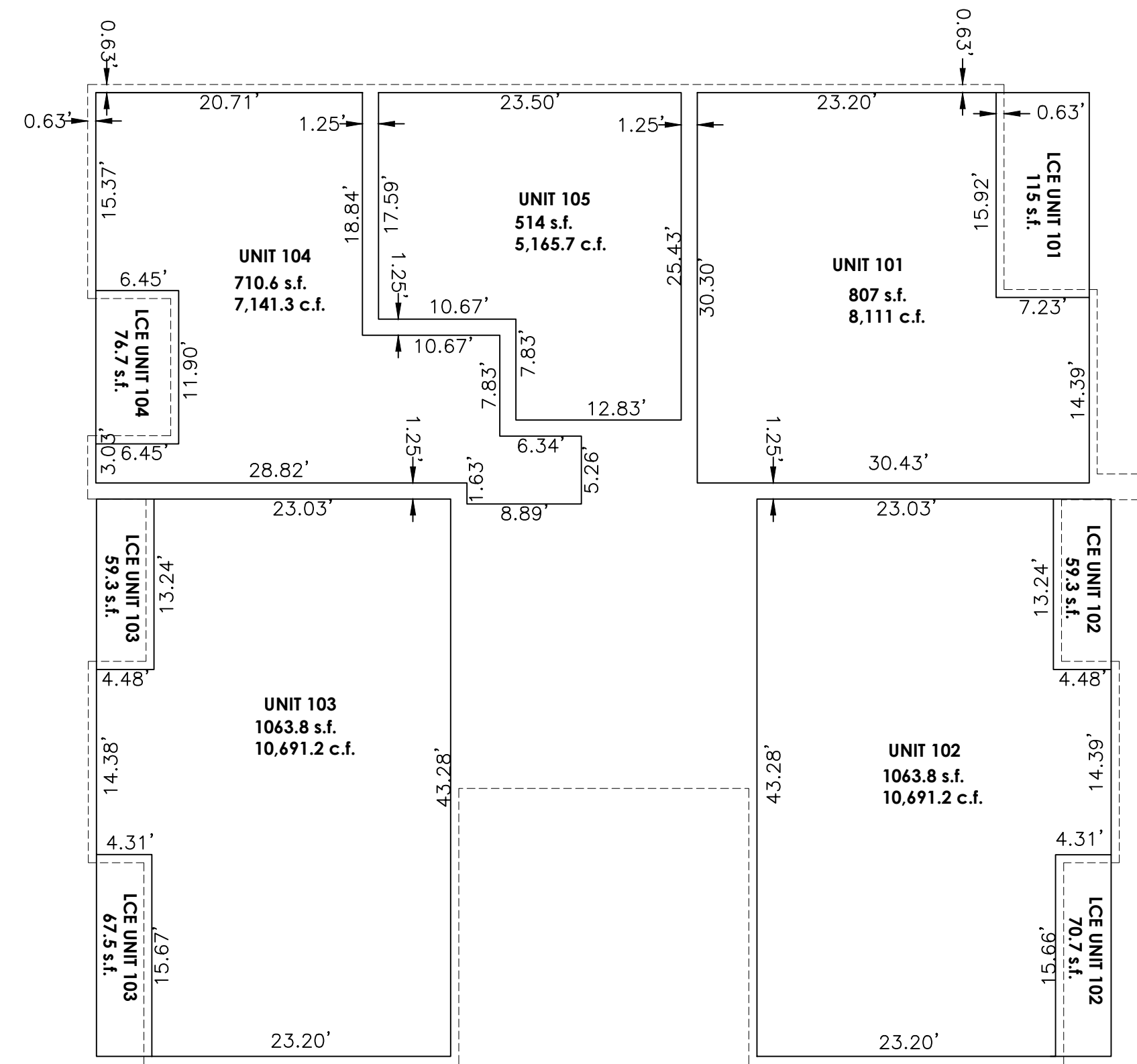
Mogollon
ENGINEERING & SURVEYING
PONDEROSA PARKWAY CONDOMINIUMS 4/16/20
MIRAMONTE HOMES
PRELIMINARY PLAT
MEG# 18275

C.O.F. FIRE STATION #2

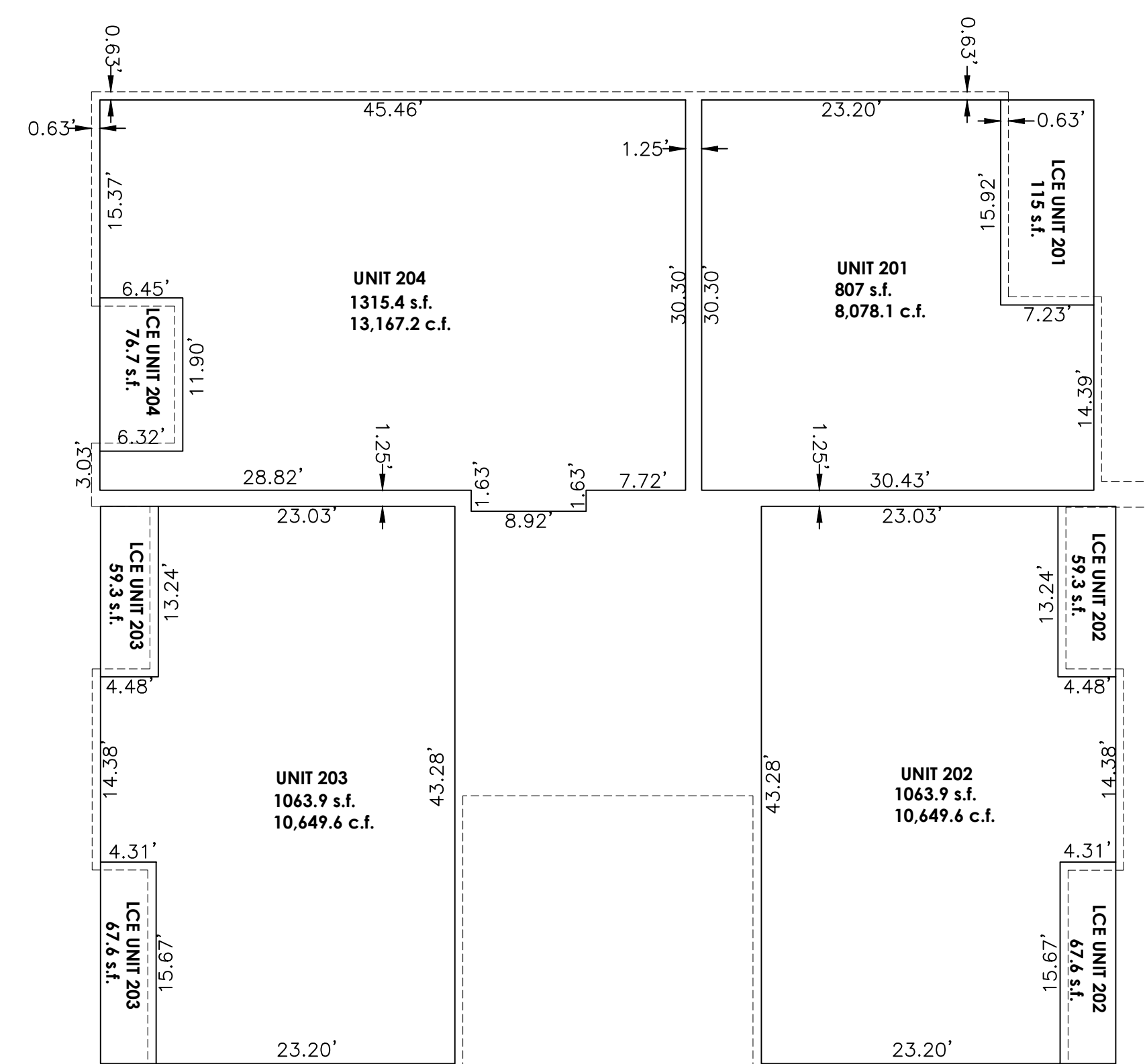
CONCEPT-09

PRELIMINARY PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS

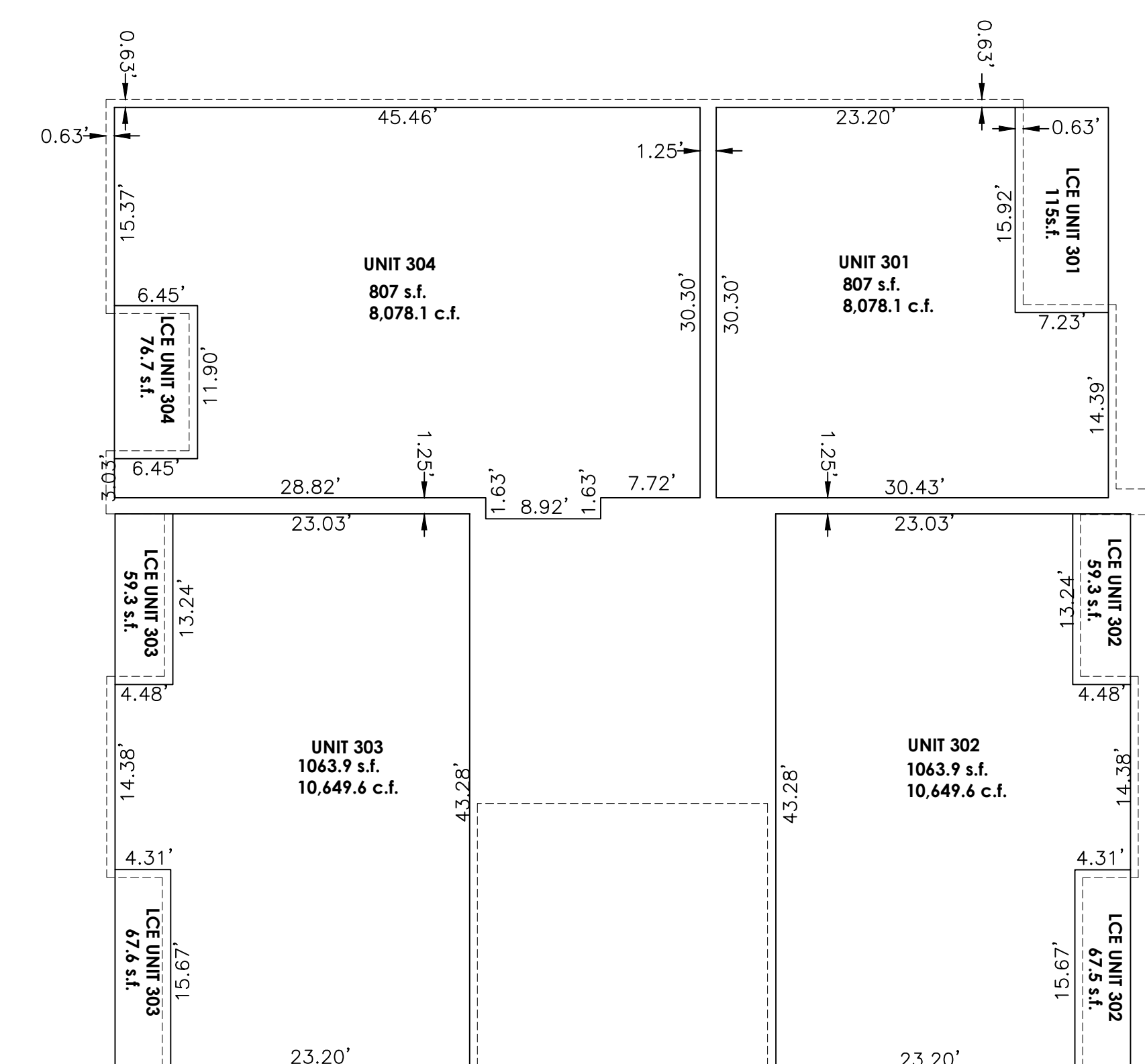
LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



FIRST FLOOR LOTS

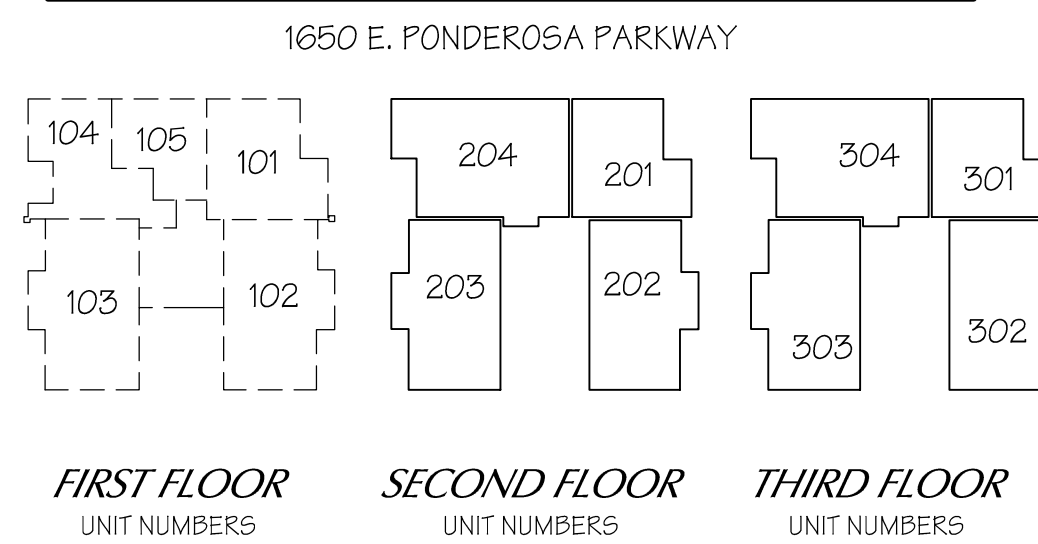


SECOND FLOOR LOTS



THIRD FLOOR LOTS

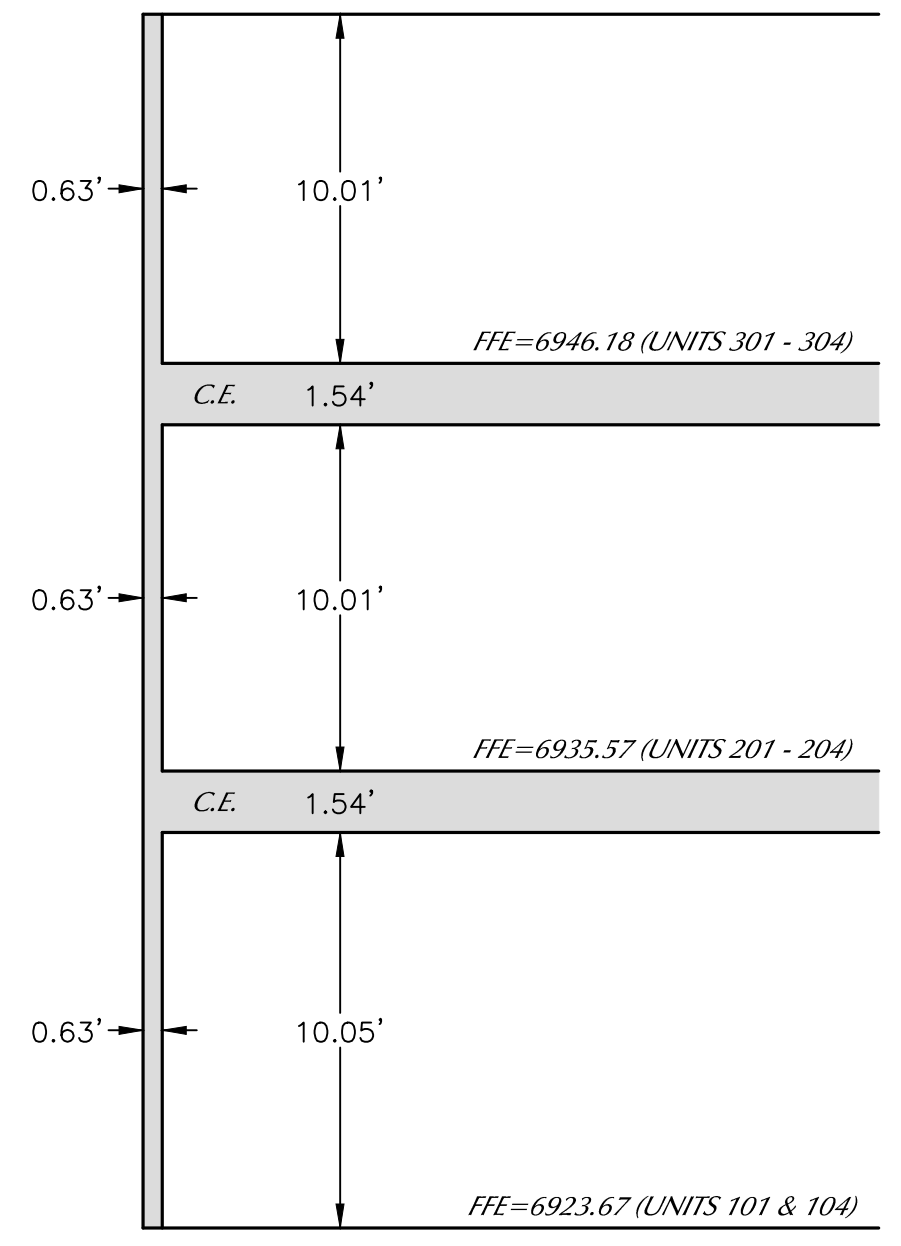
ADDRESSING



FIRST FLOOR UNIT NUMBERS
SECOND FLOOR UNIT NUMBERS
THIRD FLOOR UNIT NUMBERS

FIRST FLOOR AREAS

UNITS 101 - 104 SQUARE FOOTAGE: 2,828
1ST FLOOR C.E. SQUARE FOOTAGE: 486
1ST FLOOR L.C.E. SQUARE FOOTAGE: 481
BREEZWAY C.E. SQUARE FOOTAGE: 197
COURTYARD C.E. SQUARE FOOTAGE: 1,097

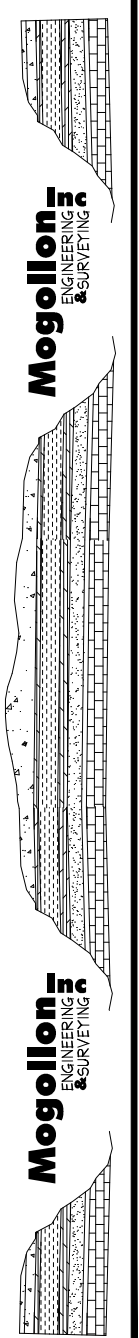


BUILDING ELEVATIONS
SCALE: 1"=5'

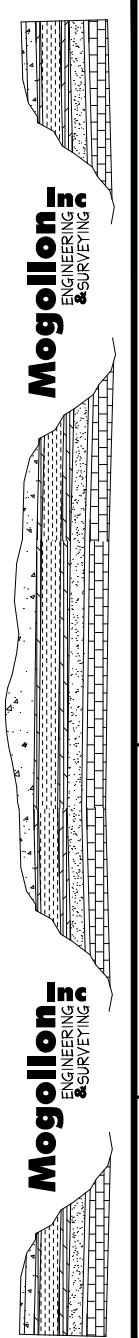
FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION
Building 1 6875.25 Units 101, 102, 103, 104, & 105	Building 8 6874.75 Units 102 & 103 6880.25 Units 101, 104, & 105
Building 2 6874.40 Units 101, 102, 103, 104, & 105	Building 9 6900.85 Units 102 & 103 6906.35 Units 101, 104, & 105
Building 3 6874.75 Units 103, 104, & 105 6872.70 Units 101 &, 102	Building 10 6902.90 Units 102 & 103 6908.40 Units 101, 104, & 105
Building 4 6878.15 Units 103, 104, & 105 6875.65 Units 101 & 102	Building 11 6902.62 Unit 103 6902.12 Unit 102 6908.12 Units 101, 104, & 105
Building 5 6882.10 Units 102 & 103 6887.60 Units 101, 104, & 105	Building 12 6902.09 Unit 103 6901.59 Unit 102 6907.59 Units 101, 104, & 105
Building 6 6879.50 Unit 103 6885.00 Units 101, 104, & 105 6877.50 Unit 102	Building 13 6901.56 Unit 103 6901.06 Unit 102 6907.06 Units 101, 104, & 105
Building 7 6877.00 Unit 103 6875.50 Unit 102 6882.50 Units 101, 104, & 105	

ABBREVIATIONS

FFE FINISH FLOOR ELEVATION
S.F. SQUARE FEET
C.F. CUBIC FEET
HT HEIGHT
C.E. COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT



Mogollon
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

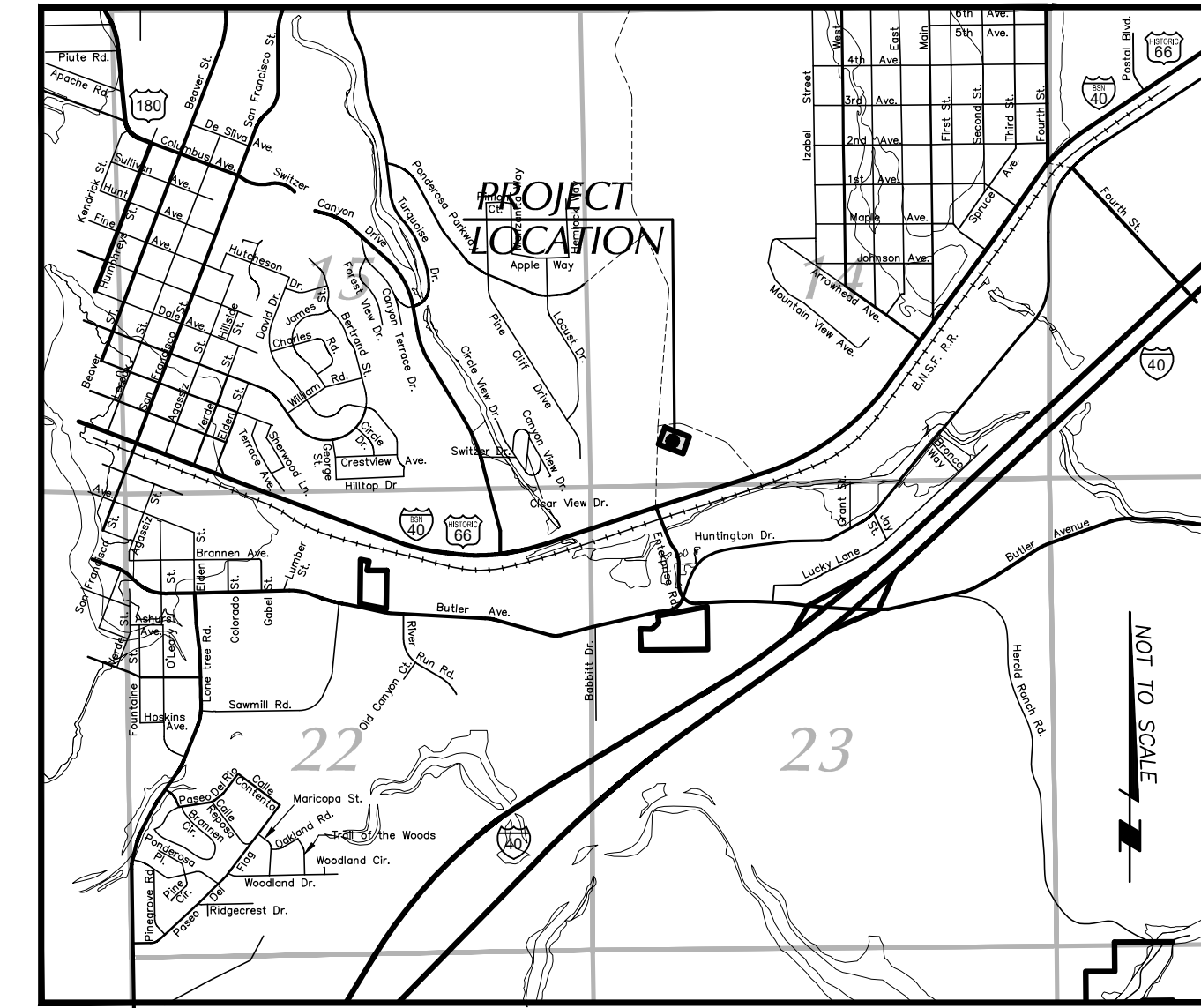


PONDEROSA PARKWAY
CONDOMINIUM PRELIMINARY PLAT
UNIT FLOOR PLANS AND UNIT ELEVATIONS
4/16/20
MES# 18275

DATE: 4/16/20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROJECT NO: 18275
REV: 01
FN: SHEET-04
VERT SCALE: N/A
HOR SCALE: 1"=10'

PRELIMINARY PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS

LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	S28°31'23"W	30.65'
L2	S61°28'37"E	6.00'
L3	S28°31'23"W	30.84'
L4	S29°17'15"W	8.43'
L5	S60°42'45"E	8.00'
L6	S29°17'15"W	8.57'
L7	S30°17'15"W	30.73'
L8	S59°42'45"E	6.00'
L9	S30°17'15"W	25.73'
L10	S04°05'55"W	36.73'
L11	S85°54'05"E	6.00'
L12	S04°05'55"W	25.05'
L13	S15°20'55"W	30.66'
L14	S74°39'05"E	6.00'
L15	S15°20'55"W	30.33'
L16	S38°50'55"W	24.93'
L17	S51°09'05"E	6.00'
L18	S38°50'55"W	25.50'
L19	N38°50'55"E	21.37'
L20	N38°50'55"E	6.26'
L21	N51°09'05"W	8.00'
L22	N45°46'44"W	22.50'
L23	S05°09'47"E	23.19'
L24	S62°20'55"W	18.96'
L25	S27°39'05"E	6.00'
L26	S62°20'55"W	21.45'
L27	N84°50'13"E	25.73'
L28	N05°09'47"W	6.00'
L29	S84°50'13"W	7.81'
L30	N73°18'19"E	12.24'
L31	S84°50'13"W	9.83'
L32	N73°18'19"E	14.81'
L33	S20°35'13"E	10.19'
L34	N69°24'47"E	8.00'
L35	N65°35'13"W	12.22'
L36	S68°24'47"W	14.15'
L37	S24°24'47"W	26.73'
L38	S65°35'13"E	6.00'
L39	S24°24'47"W	30.73'
L40	S65°35'13"E	6.00'
L41	S24°24'47"W	28.73'
L42	S24°24'47"W	8.00'

Right-of-Way Easement Instrument 3613223, Section 5 of Instrument 3613223, Fee Title states: Upon completion by the Grantee, or those acting at the direction or on behalf of Grantee, of the public road and other right-of-way improvements, or any portion thereof, to the City of Flagstaff standards, the fee title to the Easement Area shall vest in the City of Flagstaff, Arizona as to all or part of the right-of-way accepted for maintenance as a public street by the City of Flagstaff, subject to reservations of Grantor, contained herein. 52,933.5 square feet.

- FOUND BLM BRASS CAP
- FOUND 3/4" REBAR LS 26406
- FOUND REBAR W/CAP LS 48756
- FOUND REBAR W/CAP LS 4321
- CORNER TO BE SET

Mogollon ENGINEERING & SURVEYING
 411 W Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214

PROJECT NO. 18275
 DATE: 4/16/20
 DESIGNED BY: FNI
 DRAWN BY: FNI
 CHECKED BY:

REVISIONS:
 VERT SCALE: 1"=60'
 HOR SCALE: 1"=60'

Ponderosa Parkway
 DEDICATION AND
 EASEMENT EXHIBIT
 4/16/20
 MES# 18275