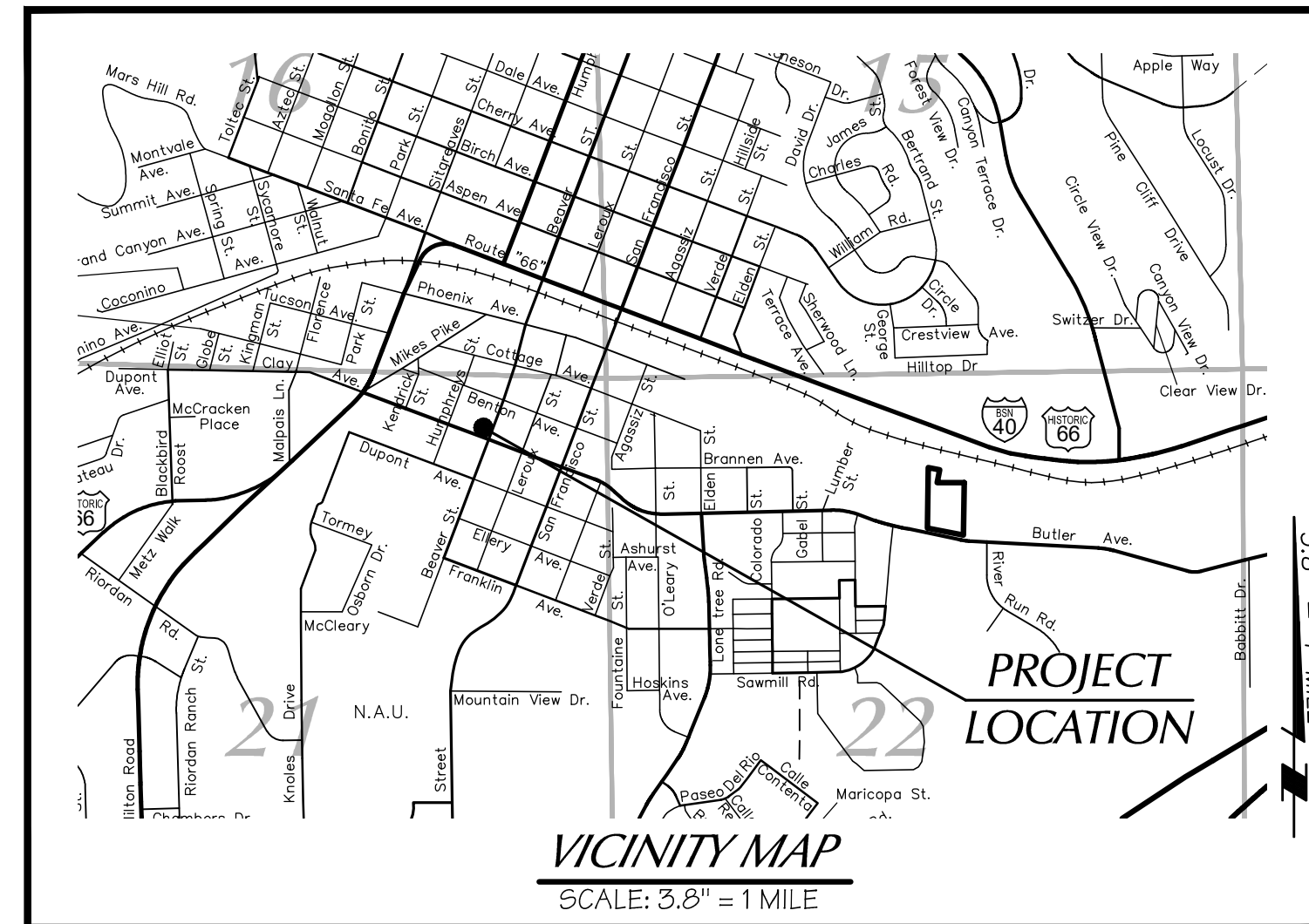


PRELIMINARY PLAT FOR MIRAMONTE AT BUTLER AVE.

THE SOUTHERLY 21 FEET OF LOT 5, ALL OF LOTS 6 & 7, AND THE REMAINDER OF LOTS 8-12 IN BLOCK 118 OF THE NORMAL SCHOOL ADDITION TO THE CITY OF FLAGSTAFF AND LOCATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



INDEX TO SHEETS

- | | |
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| 2 | SITE PLAT |
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| 4 | SECOND FLOOR PLAT |
| 5 | THIRD FLOOR PLAT |
| 6 | FOURTH FLOOR PLAT |
| 7 | FIFTH FLOOR PLAT |
| 8 | AREA MAP |

APPROXIMATE CUT & FILL

CUT = 223 C.Y.
FILL = 8 C.Y.

RESOURCE PROTECTION PLAN

THERE ARE NO RESOURCES PRESENT ON THE SITE.

ADEQUATE WATER SUPPLY

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.

CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY CIVIL DESIGN & ENGINEERING, INC., 618 E. ROUTE 66, FLAGSTAFF, AZ. 86001. CHRISTINE A. LAGUNA (CERTIFICATE NO. 29327)

OFF-SITE IMPROVEMENTS

ALL OFF-SITE FRONTAGE SUBDIVISION IMPROVEMENTS SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER IN ACCORDANCE WITH THE APPROVED CITY OF FLAGSTAFF PUBLIC AND PRIVATE IMPROVEMENT PLANS FOR MIRAMONTE AT BUTLER AVE., PREPARED BY CIVIL DESIGN AND ENGINEERING, INC., SEALED BY CHRISTINE A. LAGUNA, SEAL DATE 4/13/20

FEMA FLOOD ZONE "AE" - BFE=6897.00

COMMERCIAL NON-ELEVATED SPACE WILL MEET THE PASSIVE DRY FLOOD PROOFING REQUIREMENTS TO (ONE) 1 FOOT ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH N.F.I.P. STANDARDS.

ALL RESIDENTIAL UNITS SHALL BE ELEVATED (ONE) 1 FOOT ABOVE THE BASE FLOOD ELEVATION.

RESIDENTIAL AND COMMERCIAL PARKING AREAS THAT ARE LESS THAN (ONE) 1 FOOT BELOW THE BASE FLOOD ELEVATION SHALL BE SECURED PER N.F.I.P. STANDARDS

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":

7,353 S.F., SHALL CONTAIN ALL AREA OUTSIDE OF THE UNITS AND THEIR ASSOCIATED LIMITED COMMON ELEMENTS.

TRACT A IS HEREBY RESERVED BY MIRAMONTE BEAVER, L.L.C. AS A PRIVATE UTILITY EASEMENT FOR UTILITY SERVICES TO THE UNITS, LANDSCAPE AND IRRIGATION INSTALLATION, AND PRIVATE DRAINAGE EASEMENT.

TRACT A IS DEDICATED HEREON TO THE OWNERS ASSOCIATION.

UTILITY COMPANY ACKNOWLEDGMENT

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

PROJECT INFORMATION

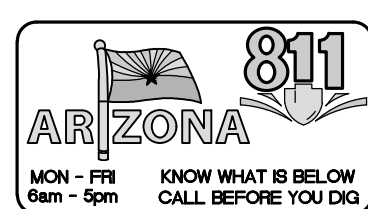
PROJECT NAME:	MIRAMONTE AT BUTLER AVE.
PROJECT LOCATION:	207 S. BEAVER ST.
ASSESSORS PARCEL NUMBER:	103-07-011A
TITLE CONVEYED BY INSTRUMENT No:	3837444 (COCONINO COUNTY RECORDER)
TOTAL SQUARE FOOTAGE:	23,668 (PRE R.O.W. DEDICATION)
TOTAL ACREAGE:	0.54334± (PRE R.O.W. DEDICATION)
TOTAL SQUARE FOOTAGE:	20,216 (POST R.O.W. DEDICATION)
TOTAL ACREAGE:	0.46410± (POST R.O.W. DEDICATION)
FLOOR AREA RATIO:	1.91 (PRE R.O.W. DEDICATION)
FLOOR AREA RATIO:	2.25 (POST R.O.W. DEDICATION)
MAXIMUM LOT COVERAGE:	80%
PROPOSED ZONING DISTRICT:	T5 MAIN STREET
BUILDING TYPE:	COMMERCIAL BLOCK
SPECIFIC TO PRIVATE FRONTAGES:	SHOPFRONT
REGIONAL PLAN DESIGNATION:	URBAN ACTIVITY CENTER
ALLOWED DENSITY PER THE REGIONAL PLAN:	13 PER ACRE MINIMUM
TOTAL NUMBER OF UNITS:	32
DENSITY (UNITS PER ACRE):	58.9
GROSS FLOOR AREA:	45,270 S.F.
NUMBER OF FLOORS:	5
PROPOSED MAX. HEIGHT (PRIMARY):	64'
PROPOSED MAX. HEIGHT (ACCENT):	69'
MAX. HEIGHT (T5 MAIN STREET):	5 STORIES
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL, COMMERCIAL & RESTAURANT
FEMA FLOOD ZONE:	ZONE "AE" (BASE FLOOD ELEVATION = 6897.00)
LOCATED WITHIN THE R.P.O. ZONE:	NO
OWNER/DEVELOPER:	MIRAMONTE HOMES MR. JACK KEMMERLY 4578 N. 1ST AVE., No 160 TUCSON, AZ. 85718 (928) 774-0028

**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**



SURVEY WAS PERFORMED BY APEX LAND SURVEYS, JOB No. 10-05-18RR, DATED 10/19 & 10/24, 2018 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

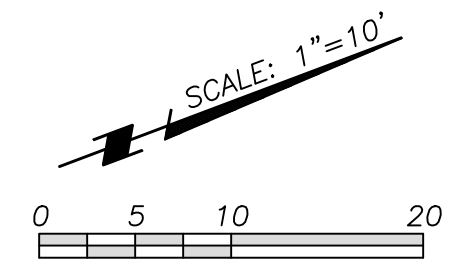
SHEET NO. 1 OF 8



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

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 Flagstaff, Arizona 86001
 Phone: 928-214-0214

Mogollon
 ENGINEERING & SURVEYING
 PROJECT NO. 18294
 REVISIONS PER C.O.F. COMMENT DATED 8/14/20
 DATE: 9/3/20
 DESIGNED BY: MHE
 DRAWN BY: MHE
 CHECKED BY: KVH
 VERT SCALE: N/A
 HOR SCALE: N/A



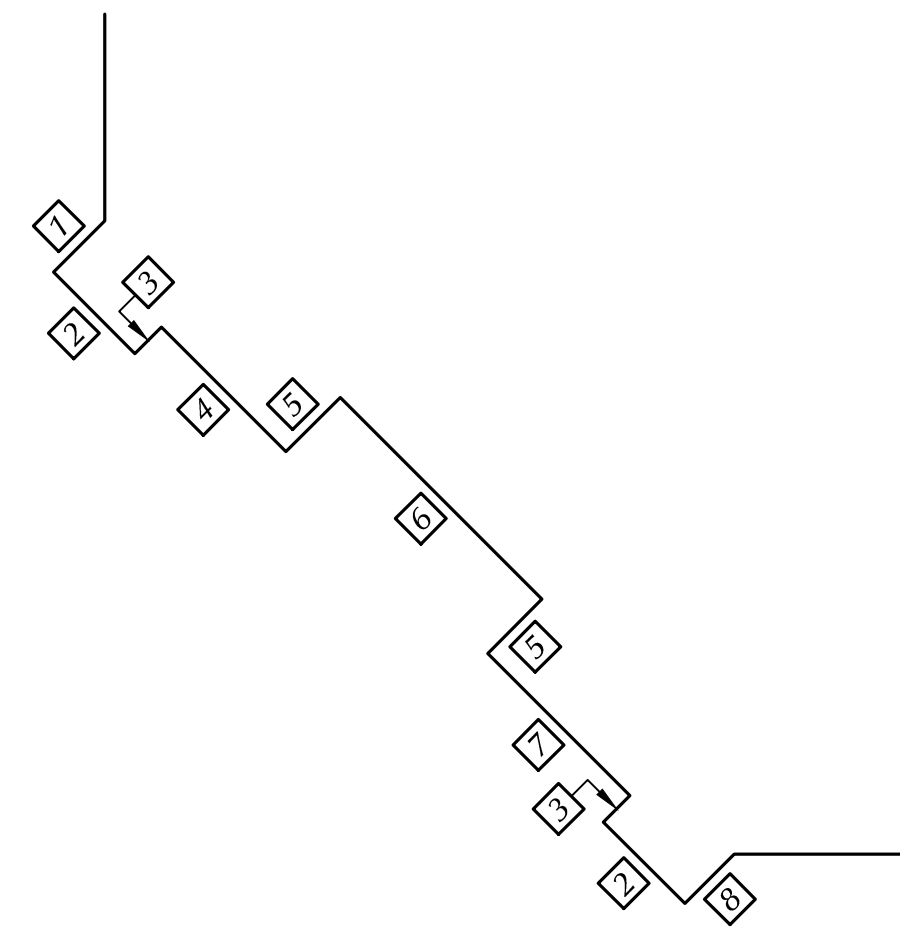
FOUND 2" ALUMINUM CAP IN HAND HOLE AT THE INTERSECTION OF BUTLER AVE. AND HUMPHREYS ST.

THE NORMAL SCHOOL ADDITION BOOK 1, PAGE 28

THE NORMAL SCHOOL ADDITION BOOK 1, PAGE 28

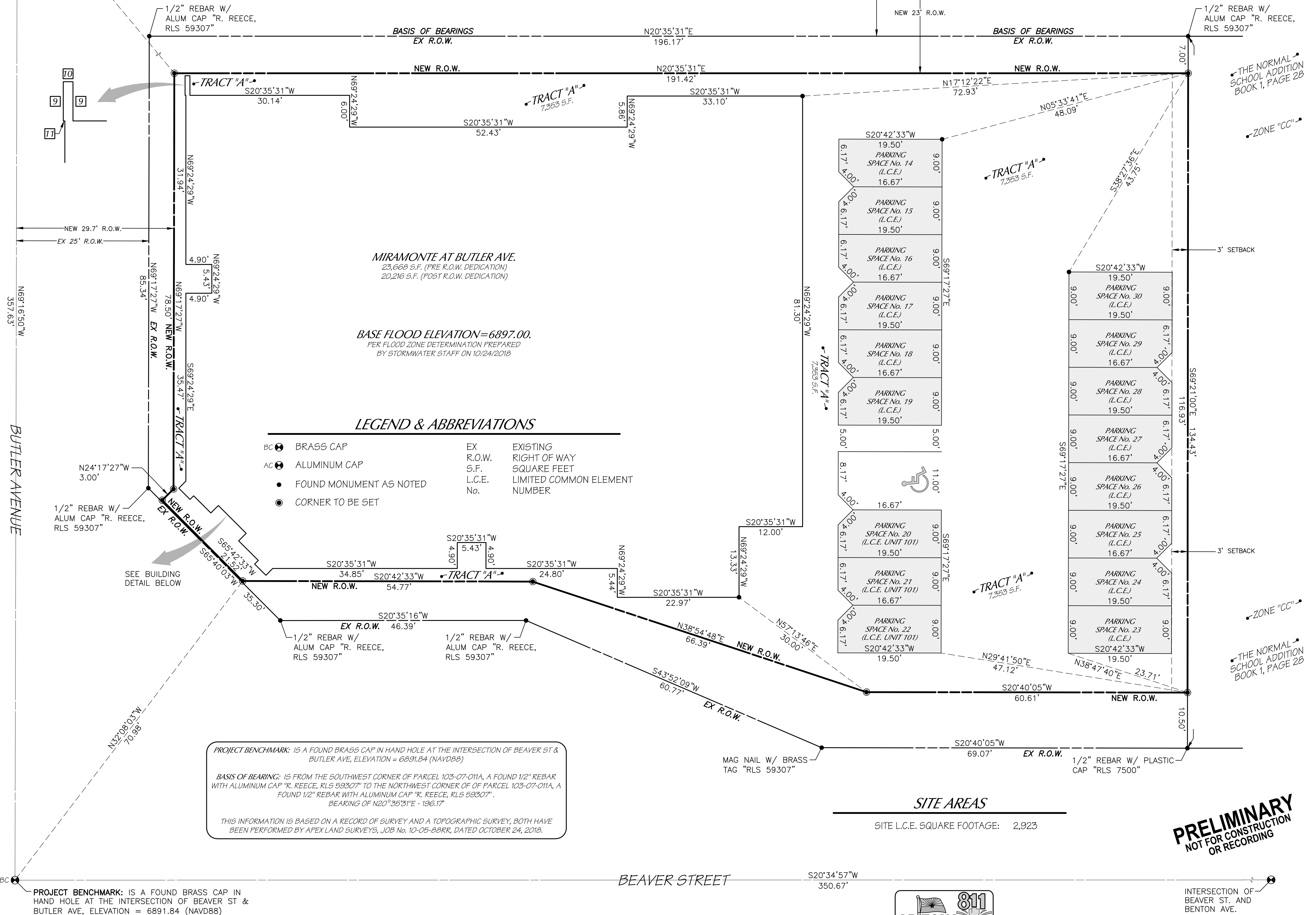
LINE DATA (CL)

#	BEARING	DISTANCE
1	S24°24'29"E	1.89'
2	N65°35'31"E	3.00'
3	N24°24'29"W	0.97'
4	N65°35'31"E	4.59'
5	N24°24'29"W	2.00'
6	N65°35'31"E	7.43'
7	N65°35'31"E	5.24'
8	N24°24'29"W	1.82'
9	N69°24'29"W	3.70'
10	S20°35'31"W	0.92'
11	N20°35'31"E	0.15'



BUTLER AVENUE

BEAVER STREET



MIRAMONTE AT BUTLER AVE.
 23,669 S.F. (PRE R.O.W. DEDICATION)
 20,216 S.F. (POST R.O.W. DEDICATION)

BASE FLOOD ELEVATION = 6897.00.
 PER FLOOD ZONE DETERMINATION PREPARED BY STORMWATER STAFF ON 10/24/2018

LEGEND & ABBREVIATIONS

- BC BRASS CAP
- AC ALUMINUM CAP
- FOUND MONUMENT AS NOTED
- CORNER TO BE SET
- EX EXISTING
- R.O.W. RIGHT OF WAY
- S.F. SQUARE FEET
- L.C.E. LIMITED COMMON ELEMENT
- No. NUMBER

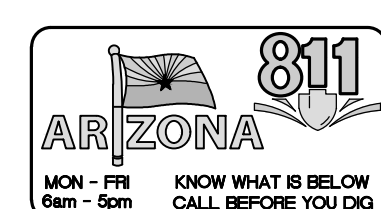
PROJECT BENCHMARK: IS A FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BEAVER ST & BUTLER AVE, ELEVATION = 6891.84 (NAVD88)

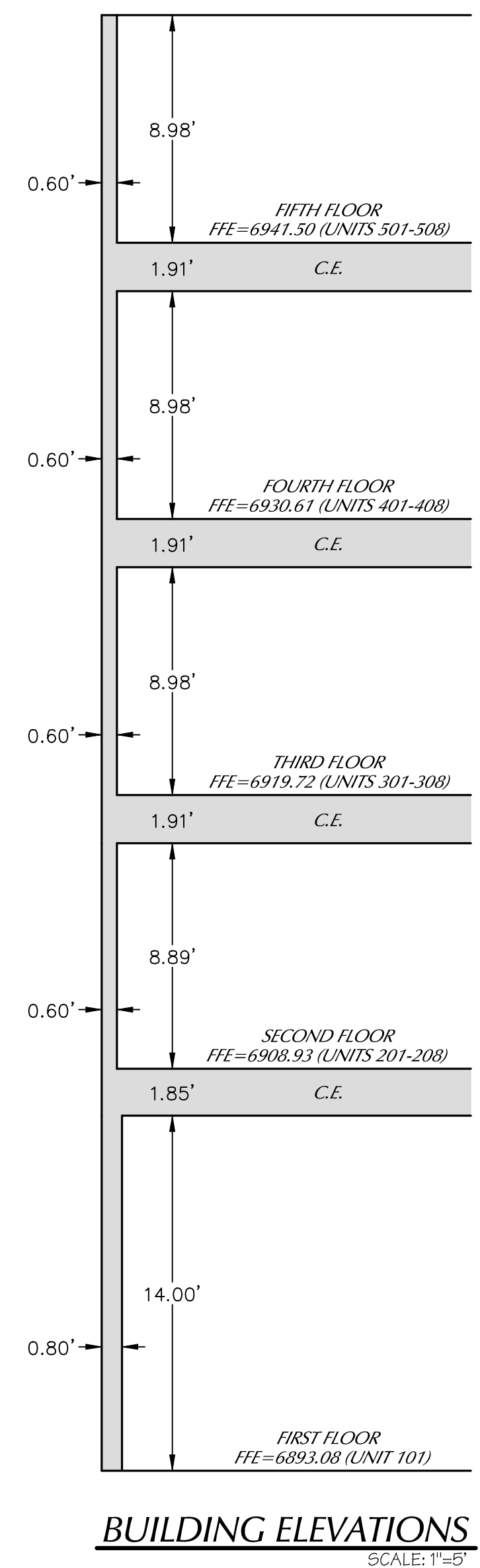
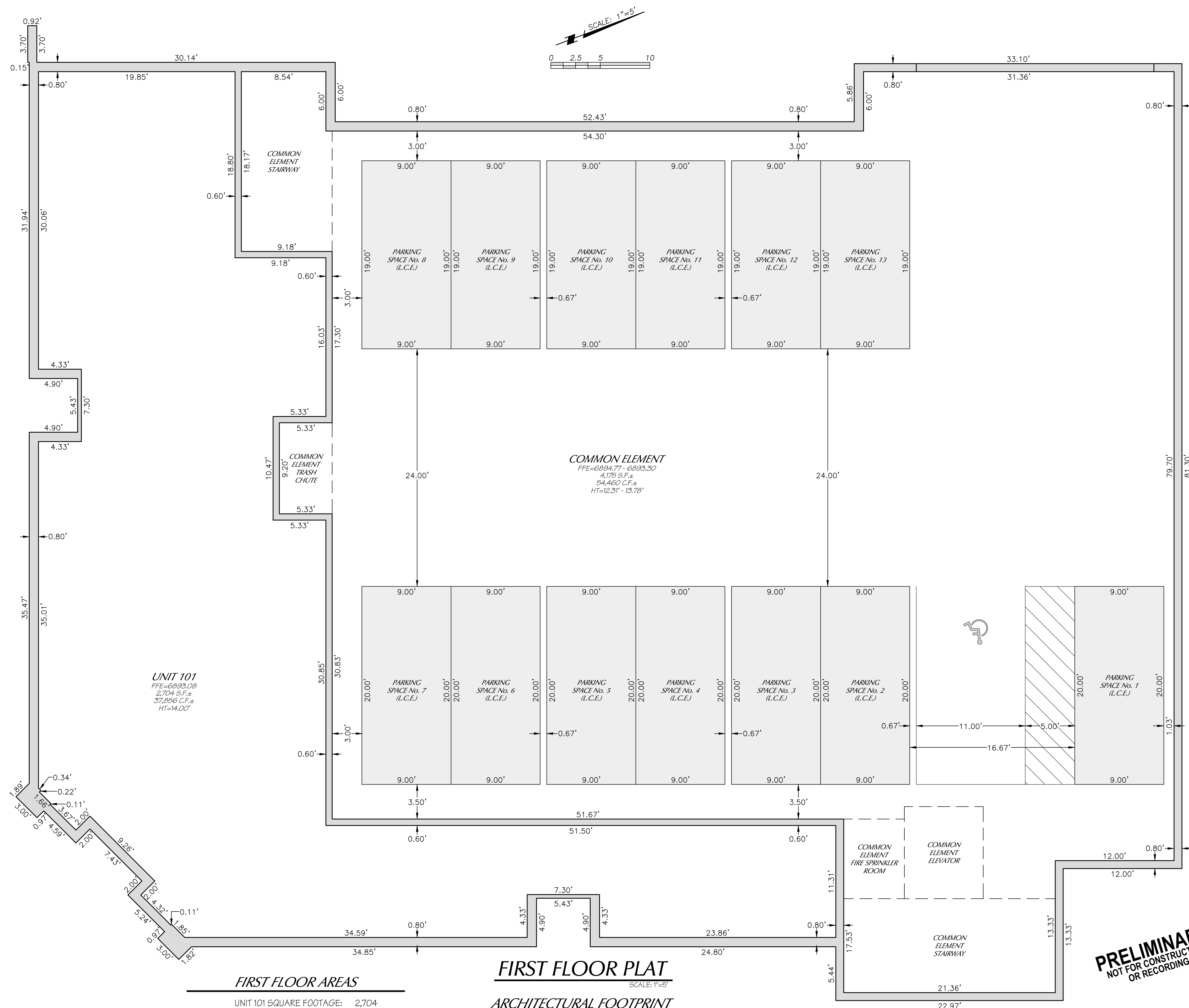
BASIS OF BEARING: IS FROM THE SOUTHWEST CORNER OF PARCEL 103-07-011A, A FOUND 1/2" REBAR WITH ALUMINUM CAP "R. REECE, RLS 59307" TO THE NORTHWEST CORNER OF PARCEL 103-07-011A, A FOUND 1/2" REBAR WITH ALUMINUM CAP "R. REECE, RLS 59307". BEARING OF N20°35'31"E - 196.17'

THIS INFORMATION IS BASED ON A RECORD OF SURVEY AND A TOPOGRAPHIC SURVEY, BOTH HAVE BEEN PERFORMED BY APEX LAND SURVEYS, JOB No. 10-05-88RR, DATED OCTOBER 24, 2018.

SITE AREAS
 SITE L.C.E. SQUARE FOOTAGE: 2,923

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING





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

SHEET NO. 3 OF 8
COF PROJECT #

Mogollon SURVEYING & ENGINEERING

MIRAMONTE AT BUTLER AVENUE
PRELIMINARY PLAT
SECOND FLOOR

9/3/20
MES# 18294

Mogollon SURVEYING & ENGINEERING

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

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

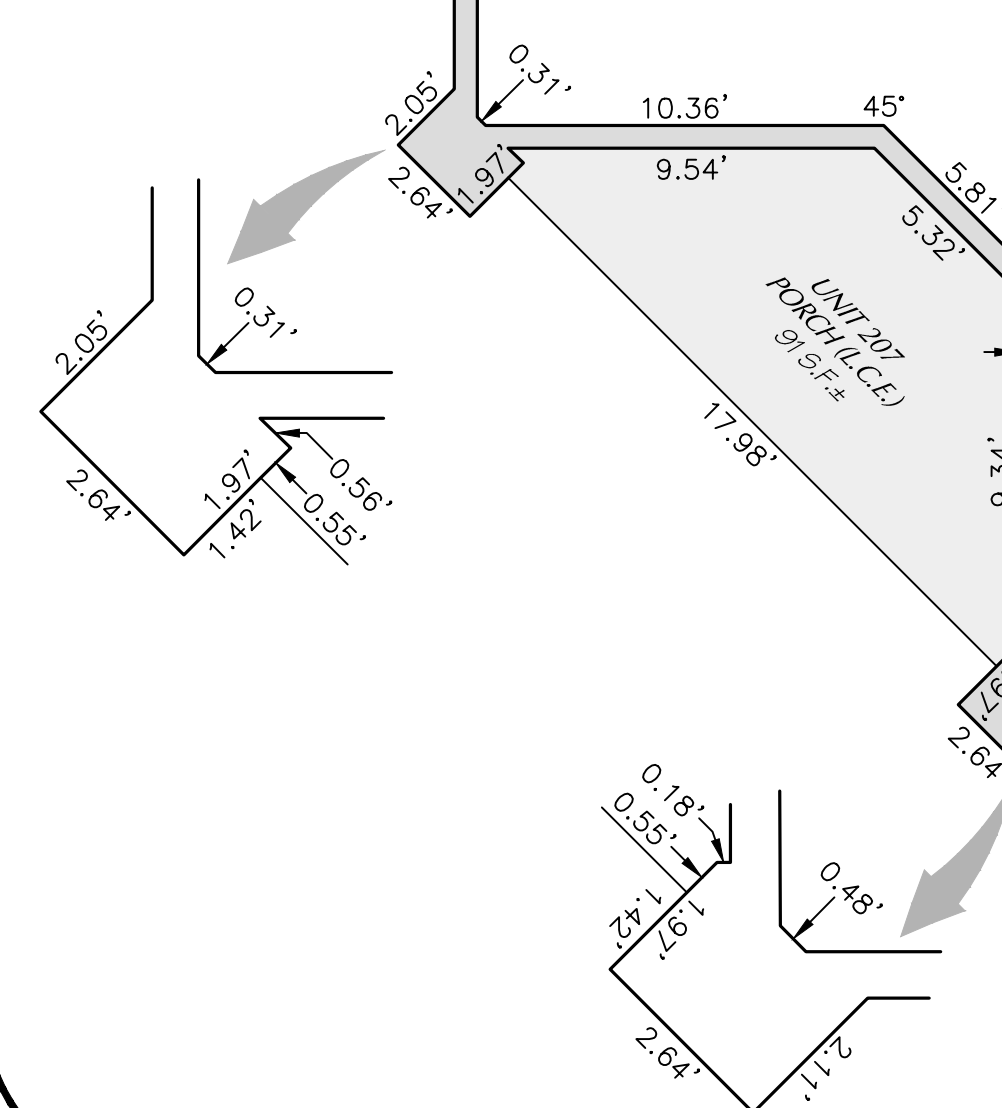
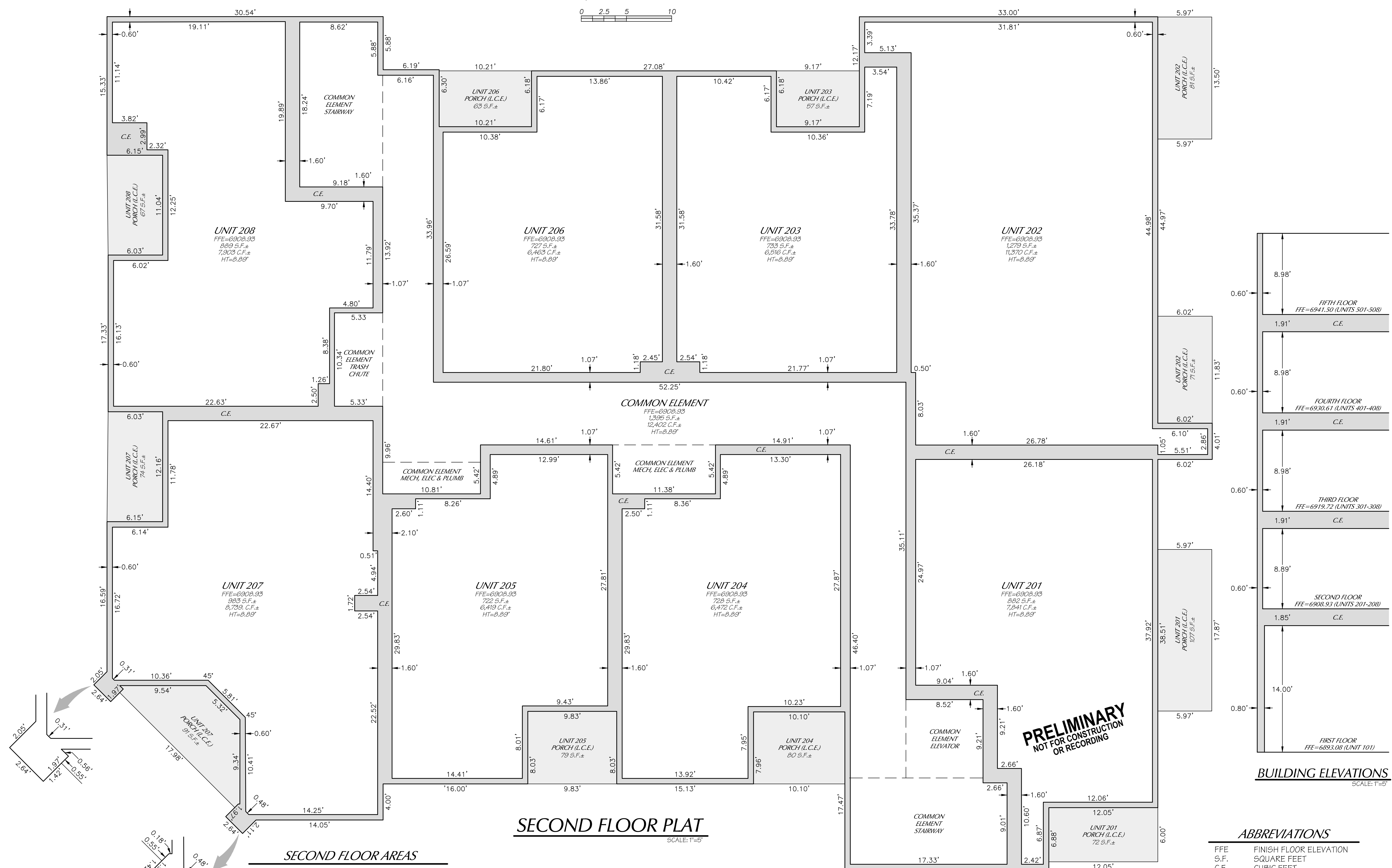
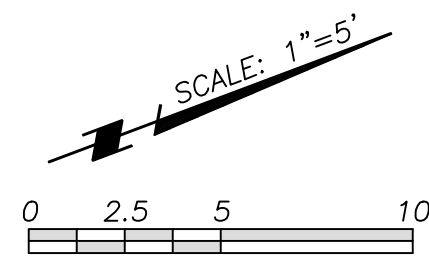
PROJECT NO: 18294
DATE: 9/2/20
DESIGNED BY: PHE
DRAWN BY: PHE
CHECKED BY: KVH

REVISIONS PER C.O.F. COMMENTS DATED 8/14/20
P1: SHEETS.DWG
VERT SCALE: N/A
HOR SCALE: 1"=5'

Mogollon SURVEYING & ENGINEERING

PROJECT NO: 18294
DATE: 9/2/20
DESIGNED BY: PHE
DRAWN BY: PHE
CHECKED BY: KVH

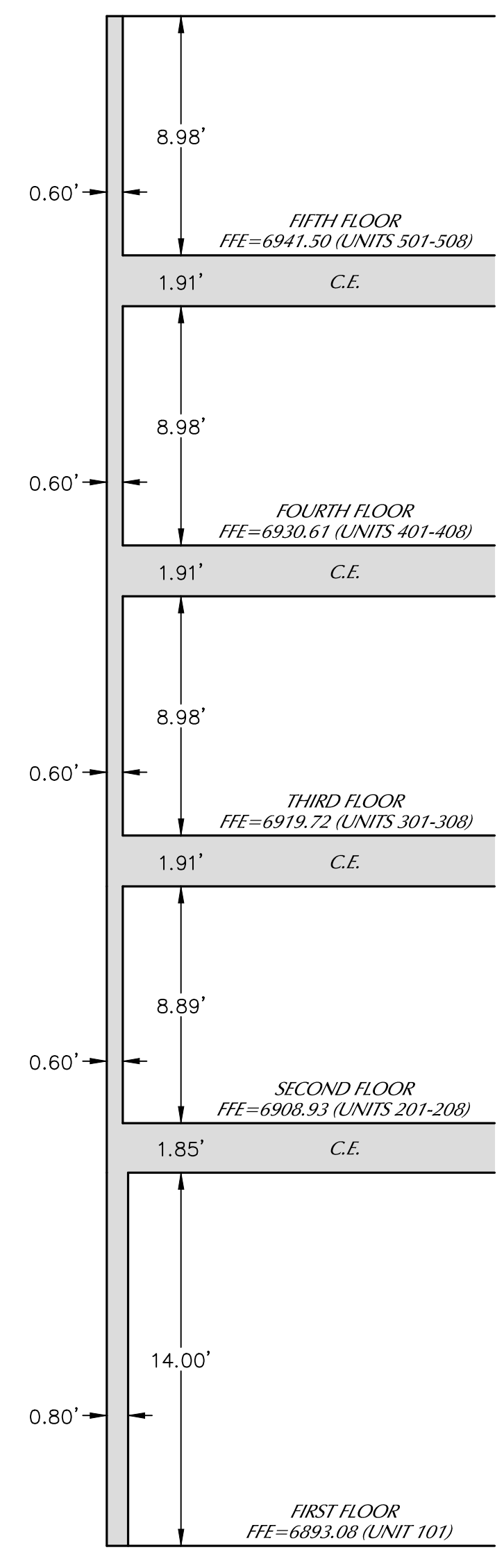
PZ-18-00194



SECOND FLOOR PLAT
SCALE: 1"=5'

ARCHITECTURAL FOOTPRINT

THE BUILDING FOOTPRINT AND THE ASSOCIATED DIMENSIONS SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT AND THEIR ARCHITECT.



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

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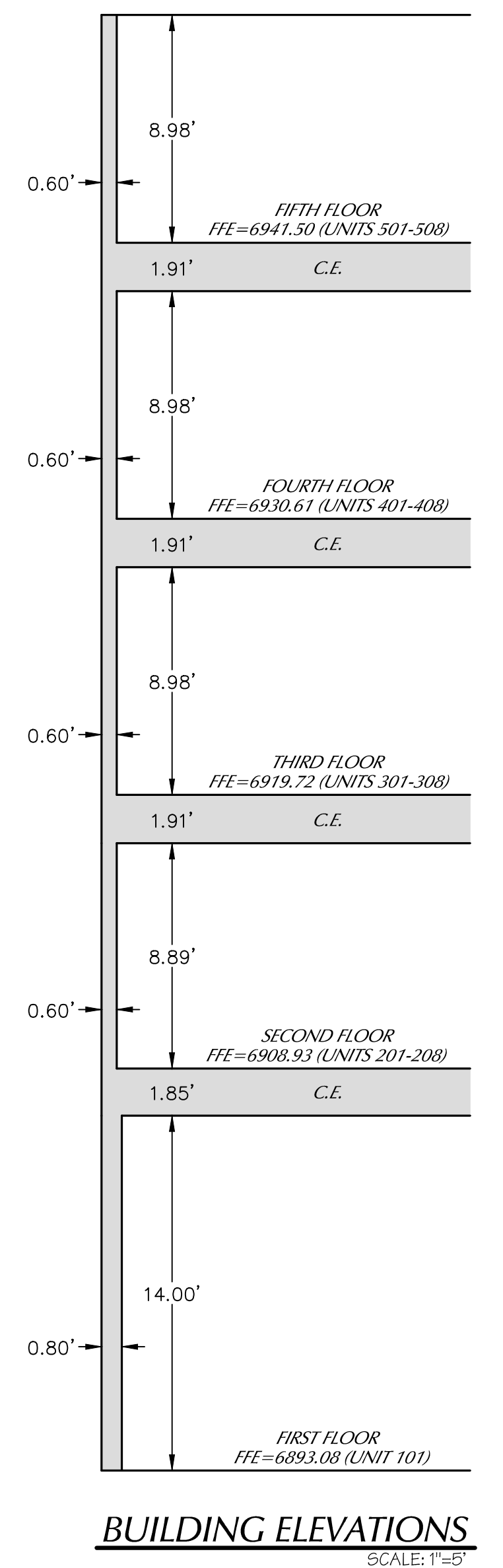
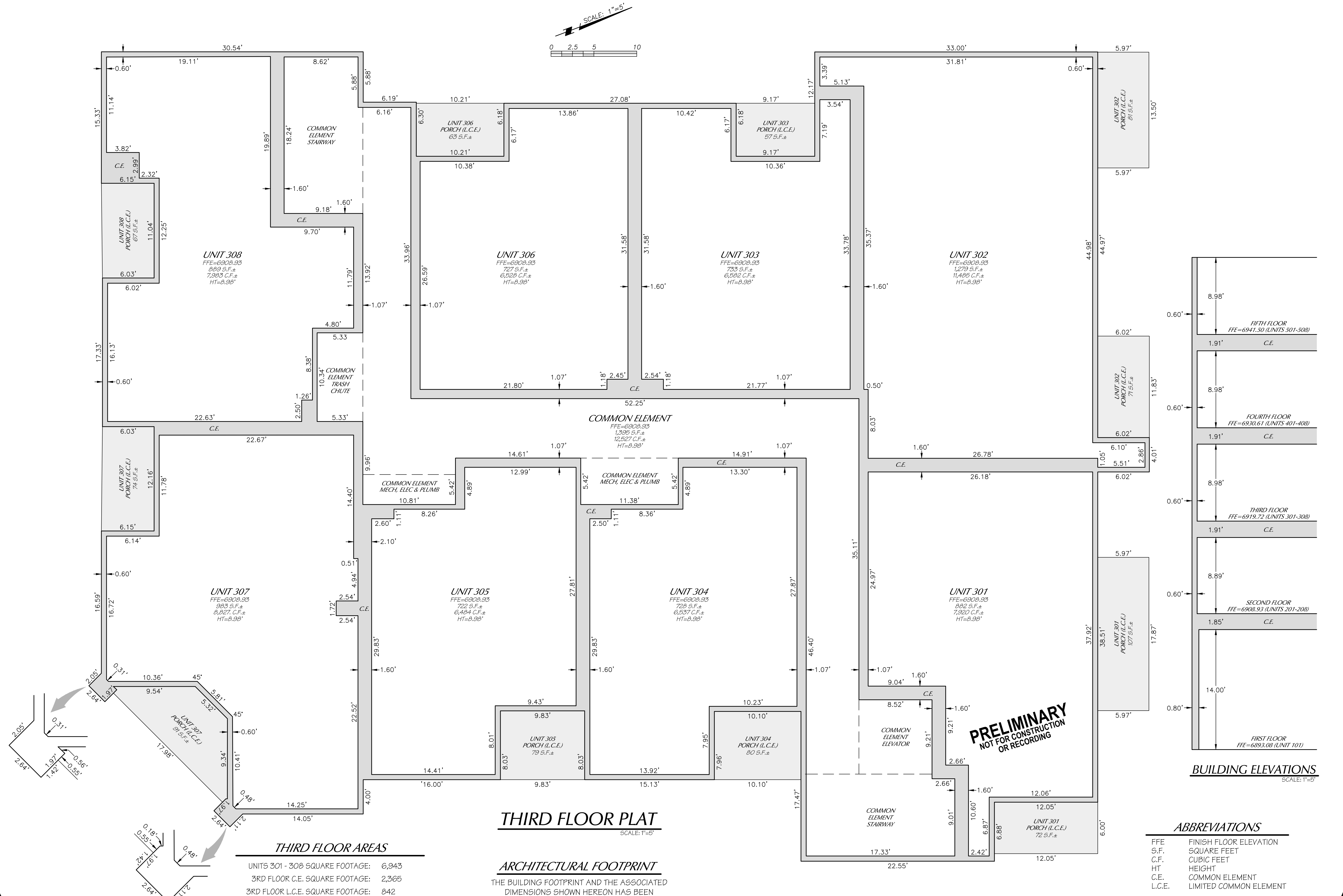
PROJECT NO. 18294
DATE: 9/3/20
DESIGNED BY: PHE
DRAWN BY: PHE
CHECKED BY: KVH
PFI SHEET04.DWG
VERT SCALE: N/A
HOR SCALE: 1"=5'

REVISIONS PER C.O.F. COMMENTS DATED 8/14/20

MIRAMONTE AT BUTLER AVENUE
PRELIMINARY PLAT
SECOND FLOOR

9/3/20
MES# 18294

PZ-18-00194



**AASHTO: CASE D - INTERSECTIONS WITH TRAFFIC SIGNAL CONTROL
BEAVER ST. and BUTLER AVE. INTERSECTION**

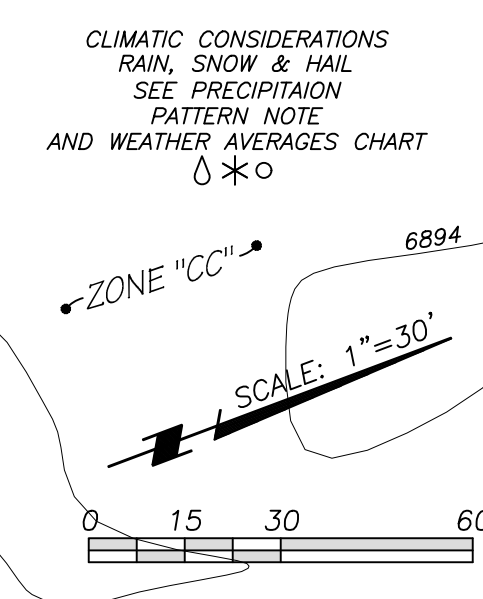
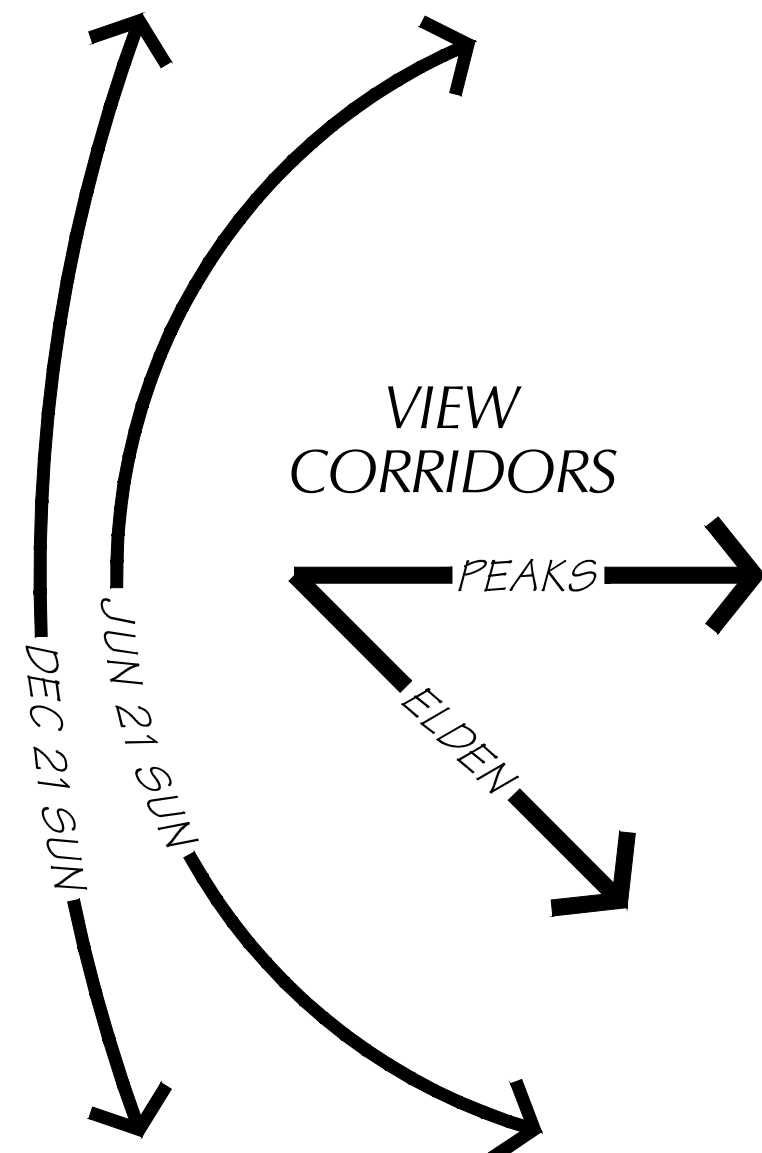
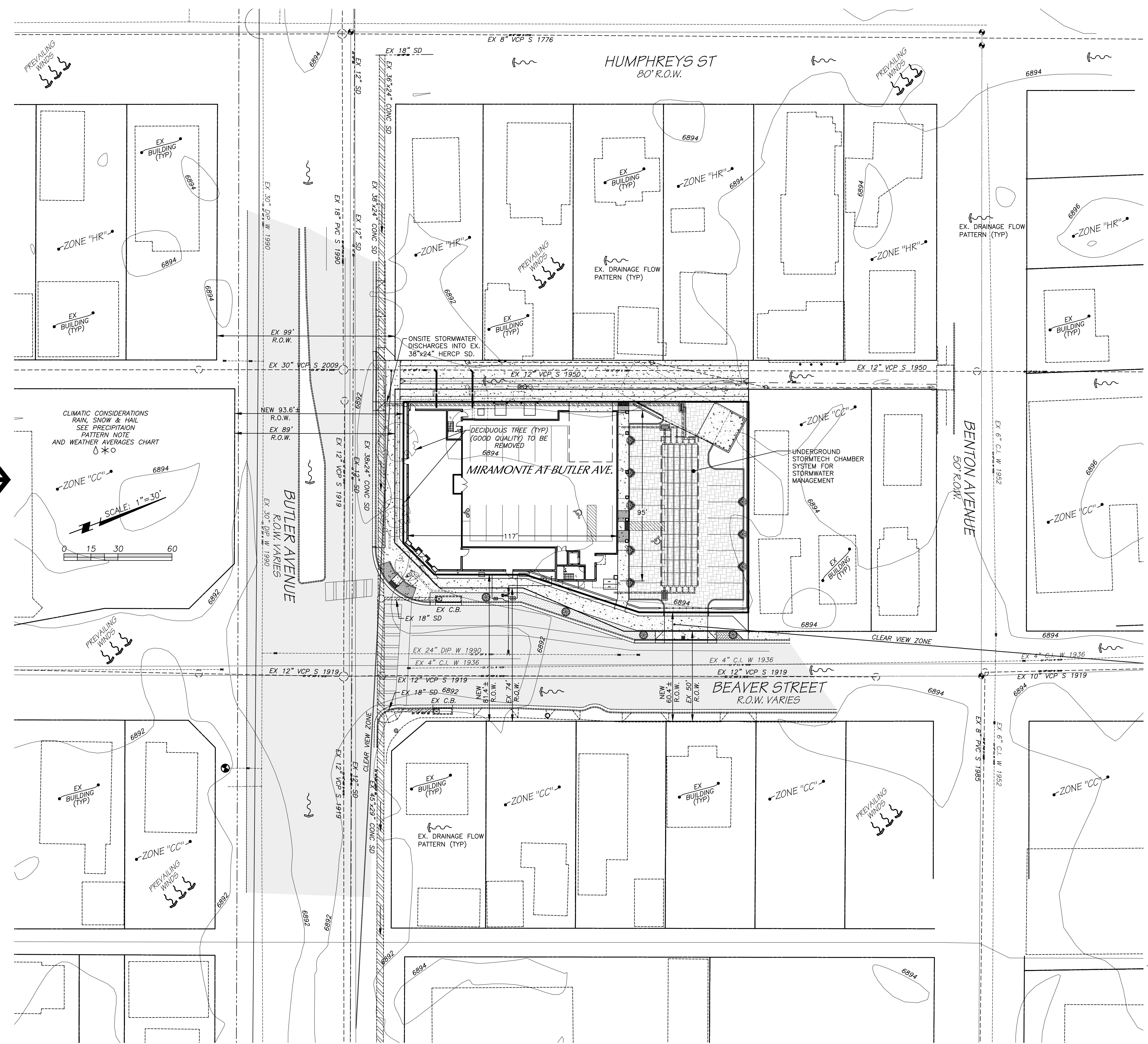
AT SIGNALIZED INTERSECTIONS, THE FIRST VEHICLE STOPPED ON ONE APPROACH SHOULD BE VISIBLE TO THE DRIVER OF THE FIRST VEHICLE STOPPED ON EACH OF THE OTHER APPROACHES. LEFT TURNING VEHICLES SHOULD HAVE SUFFICIENT SIGHT DISTANCE TO SELECT GAPS IN ONCOMING TRAFFIC AND COMPLETE LEFT TURNS. APART FROM THESE SIGHT CONDITIONS, THERE ARE GENERALLY NO OTHER APPROACH OR DEPARTURE SIGHT TRIANGLES NEEDED FOR SIGNALIZED INTERSECTIONS. SIGNALIZATION MAY BE AN APPROPRIATE CRASH COUNTERMEASURE FOR HIGHER VOLUME INTERSECTIONS WITH RESTRICTED SIGHT DISTANCE THAT HAVE EXPERIENCED A PATTERN OF SIGHT-DISTANCE RELATED CRASHES.

**CLEAR VIEW ZONES
RIGHT TURN ONTO BUTLER AVE.**
POSTED SPEED LIMIT = 35
DESIGN SPEED = 35 MPH
14.5' FROM MAJOR ROAD TRAVEL WAY

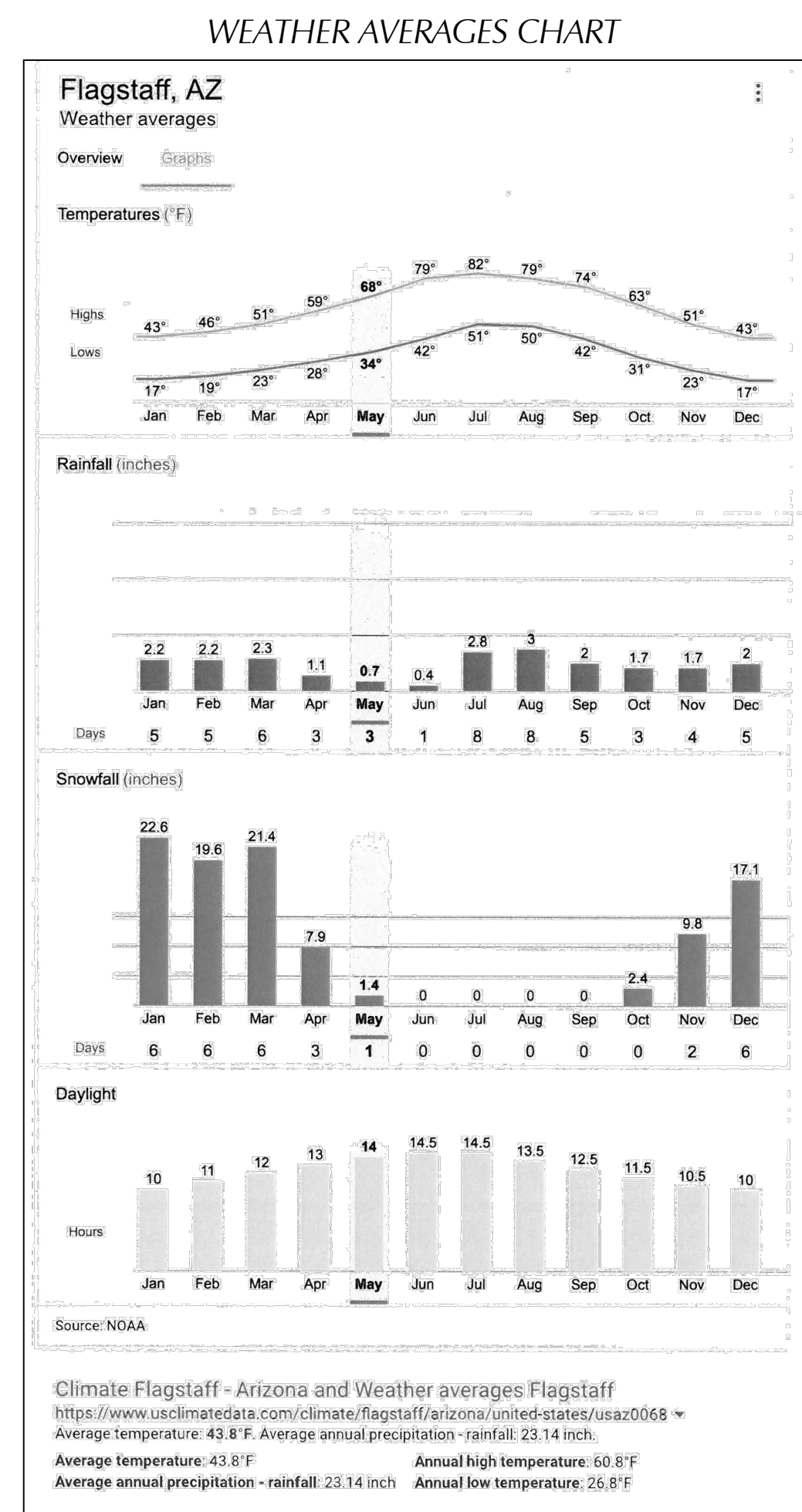
CASE B2 RIGHT TURN FROM MINOR
I.S.D. TO LEFT=1.47(35)(7.0)=360.15 (365')

**CLEAR VIEW ZONES
RIGHT TURN ONTO BEAVER ST.**
POSTED SPEED LIMIT = 25
DESIGN SPEED = 25 MPH
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B2 RIGHT TURN FROM MINOR
I.S.D. TO LEFT=1.47(25)(7.0)=257.25 (260')



**PRELIMINARY
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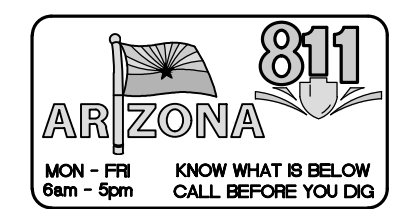


SLOPES
THERE ARE NO SLOPES REQUIRED TO BE PROTECTED WITHIN THE PROJECT AREA

PRECIPITATION PATTERN NOTE
THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS CLASSIFIED AS THE SUMMER RAINY SEASON, OR 'SUMMER MONSOON.' THE MONSOON RAINY PERIOD USUALLY OCCURS DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS SUBJECTED TO WIDESPREAD THUNDERSTORM ACTIVITY. THESE THUNDERSTORMS ARE EXTREMELY VARIABLE IN INTENSITY AND LOCATION AND OCCUR MAINLY BETWEEN THE HOURS OF 11 a.m. AND 6 p.m. SOME OF THESE STORMS CAN REACH SEVERE LEVELS, WITH LARGE HAIL, DAMAGING WINDS, AND OCCASIONALLY EVEN A TORNADO. (EXCERPT FROM THE CITY OF FLAGSTAFF SUSTAINABILITY PROGRAM RECOMMENDATIONS - CLIMATE SECTION - DATED OCTOBER 17, 2012)

SOIL PROPERTIES
SOILS ARE BOLLIER STONY CLAY LOAM, BASED ON INFORMATION PROVIDED BY THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED JAN. 3, 2019)

NOTE
THE INFORMATION SHOWN HEREON IS BASED ON BOUNDARY & TOPOGRAPHIC SURVEYS PERFORMED BY APEX LAND SURVEYS, JOB No. 10-05-18RR, DATED 10/19 & 10/24, 2018 AND CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.



Mogollon ENGINEERING & SURVEYING, INC.
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 REVISIONS PER C.O.F. COMMENTS DATED 8/14/20
 PFI SHEETS.DWG
 VERT SCALE: N/A
 HOR SCALE: 1"=30'
 9/3/20
 MES# 18294
 MIRAMONTE AT BUTLER AVENUE
 PRELIMINARY PLAT
 AREA MAP
 PZ-18-00194