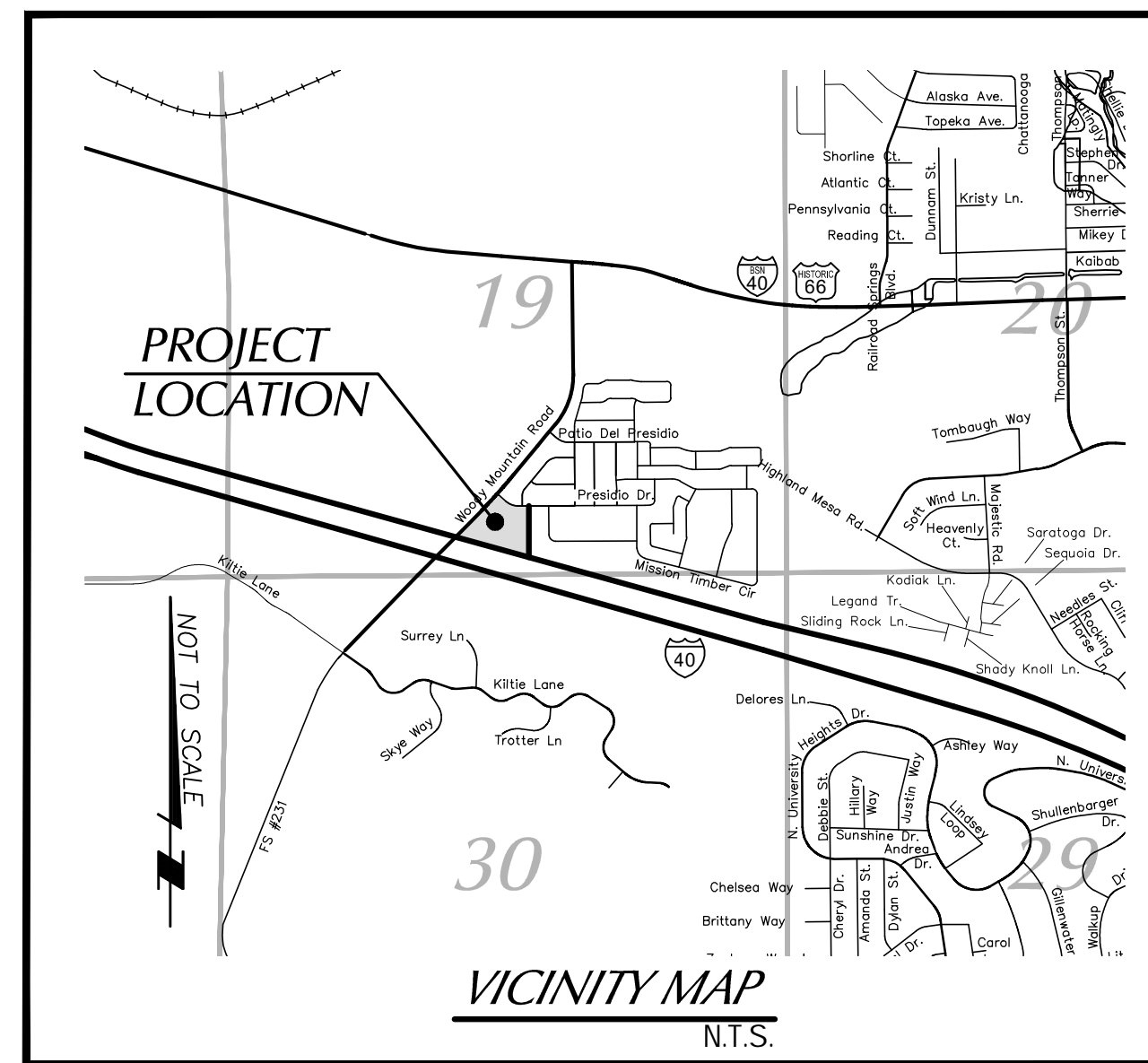


**LEGEND & ABBREVIATIONS**

EX W	CENTERLINE (CL or C)
8"W	RIGHT OF WAY (R.O.W.)
8"S	PROPERTY LINE (PL or P)
FS	EXISTING WATER LINE
WS	NEW WATER LINE (WL)
BSL	NEW SEWER LINE (SL)
SS	NEW FIRE SERVICE (FS)
EX S	NEW WATER SERVICE (WS)
S	NEW BUILDING SUPPLY LINE (BSL)
GL	NEW SEWER SERVICE (SS)
EX OVHD	EXISTING SEWER MANHOLE
	NEW SEWER MANHOLE (MH)
	EXISTING EDGE OF PAVEMENT / CURB
	NEW EDGE OF PAVEMENT / CURB
	PUBLIC UTILITY EASEMENT (PUE)
	GRADING LIMITS (GL)
	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)
	CROSSING
	RADIUS POINT
	RADIUS
	INTERSECTION
	DEPRESSED CURB
	BACK OF CURB (TOP)
	FACE OF CURB (TOP)
	BACK OF SIDEWALK
	FACE OF SIDEWALK
	CURB AND GUTTER
	EDGE OF PAVEMENT
	SIDEWALK
	PARKWAY
	DRIVEWAY
	FLOWLINE
	EXISTING GRADE
	FINISH GRADE
	END OF LINE BLOWOFF
	TAPPING SLEEVE and VALVE
	STORM DRAIN MANHOLE
	DRAIN BASIN
	CATCH BASIN
	TOP OF WALL
	GRADE BREAK
	TYPICAL
	EXISTING
	SHEET
	VALLEY GUTTER
	FINISH FLOOR ELEVATION (PRELIMINARY)
	EACH
	LINEAL FEET
	SQUARE FOOT
	SQUARE YARDS
	CUBIC YARDS
	DRAINAGE EASEMENT
	SLOPE EASEMENT
	GUTTER
	PAVEMENT
	CONCRETE
	LEFT
	RIGHT
	TRANSITION
	BACK FLOW PREVENTION
	HANDICAP
	MOGOLLON ENGINEERING & SURVEYING, INC.
	ELECTRIC VEHICLE
	CITY OF FLAGSTAFF

# CITY OF FLAGSTAFF SITE PLAN FOR MIRAMONTE AT PRESIDIO IN THE PINES VI

TRACT M, PRESIDIO IN THE PINES, CASE 9 MAP 72  
LOCATED IN THE S1/2 OF SECTION 19,  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA



**PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING**

**INDEX TO SHEETS**

- COVER SHEET, PROJECT INFORMATION
- GRADING & DRAINAGE
- UNDERGROUND UTILITIES
- RESOURCE PROTECTION
- AREA MAP

**PRELIMINARY FINISH FLOOR ELEVATIONS**

THE FINISH FLOOR ELEVATIONS SHOWN ON THIS SITE PLAN ARE TO BE CONSIDERED PRELIMINARY, FINISH FLOOR ELEVATIONS MAY CHANGE WITH THE DESIGN OF THE CIVIL CONSTRUCTION DOCUMENTS

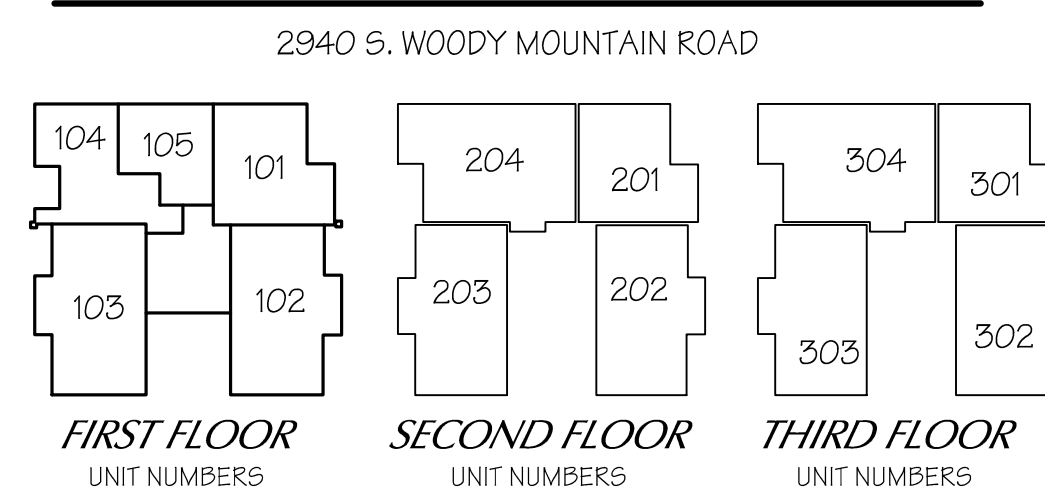
**PROJECT INFORMATION**

SUBDIVISION NAME: MIRAMONTE AT PRESIDIO IN THE PINES VI  
PROJECT LOCATION: 2940 S. WOODY MOUNTAIN ROAD  
LEGAL DESCRIPTION: TRACT "M" PRESIDIO IN THE PINES  
INSTRUMENT No: 3633963  
APN NUMBER: 112-62-483  
TOTAL LOT S.F.: 120,564  
TOTAL LOT ACREAGE: 2.76777±  
NUMBER OF LOTS: 39  
DENSITY: 14.09 UNITS / ACRE (10 min., 22 max.)  
ZONING DISTRICT: HC (P.R.D. UTILIZING THE T4N.2 ZONE)  
REGIONAL PLAN DESIGNATION: SUBURBAN  
BUILDING TYPE: APARTMENT  
FRONTAGE TYPE: FORECOURT  
CURRENT USE: VACANT  
PROPOSED USE: CONDOMINIUMS  
FLOODPLAINS: NONE  
OWNER/DEVELOPER: MIRAMONTE PRESIDIO LLC.  
4578 N 1ST AVE.  
NO. 160  
TUCSON, AZ. 85718

**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.

**ADDRESSING**

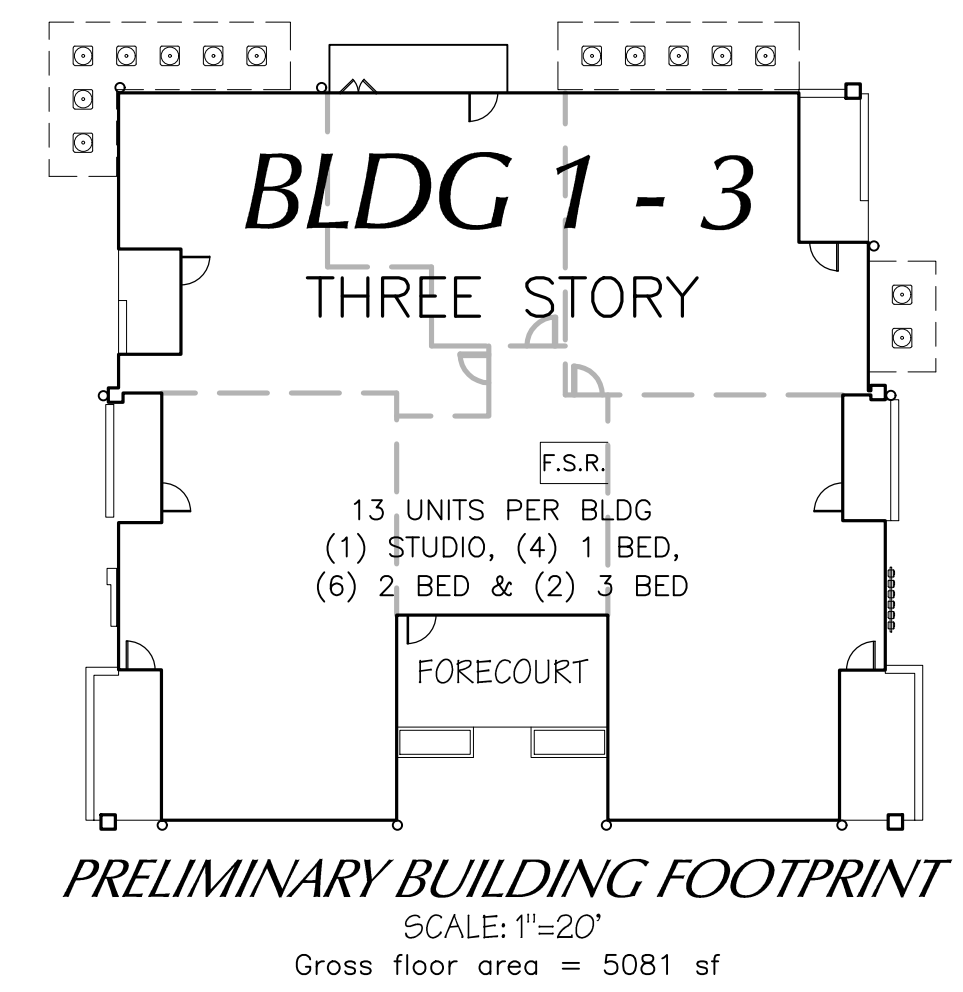
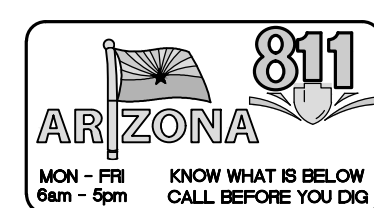


**UNIT COUNT and PARKING INFORMATION**

PARKING CALCULATIONS:		TOTAL PARKING REQUIRED
MARKET RATE UNITS	No. OF UNITS	PER PARKING UNIT SPACES
STUDIO UNITS:	3 x 1.25	3.75 (4)
ONE BEDROOM UNITS:	12 x 1.5	18
TWO BEDROOM UNITS:	18 x 2	36
THREE BEDROOM UNITS:	6 x 2	12
TOTAL MARKET RATE UNITS:	39	70
VISITOR PARKING:	0.25/EACH 2+ BEDROOM = 24*0.25 = 6	
REQUIRED PARKING:	76 SPACES REQUIRED	
PARKING REDUCTIONS:	20% MAXIMUM = 15 SPACE MAX. REDUCTION	
5% MAX. PER 10-50.00.060 F:	3 SPACE REDUCTION	
REQUIRED PARKING (AFTER REDUCTIONS):	76 - 3 = 73 SPACES REQUIRED (AFTER REDUCTION)	
TOTAL PARKING PROVIDED:	74 SPACES	
TOTAL HANDICAP PARKING PROVIDED:	4 SPACES	

**IMPERVIOUS SURFACES**

EXISTING IMPERVIOUS:	0 S.F.
NEW BUILDINGS:	19,650 S.F.
NEW A.C. PAVEMENT, CURB & DUMPSTER:	33,185 S.F.
NEW CONCRETE SIDEWALKS:	7,545 S.F.
NEW BIKE RACKS:	240 S.F.
TOTAL NEW IMPERVIOUS:	60,620 S.F.
ROCV REQUIRED = 60,620 x 1/12 = 5,052	
ROCV PROVIDED = 5,175 C.F. AT 2.15' PONDING	



<b>Building Types</b>	10-50.110.170
Alley	Apartment Building
Typical Alley-loaded Plan Diagram	Typical Front-loaded Plan Diagram
<b>Key</b>	
--- ROW/Property Line	Building Area
B. Lot	Where an alley is present, parking and services shall be accessed from the alley.
Lot Size	Parking spaces may be detached or covered or open.
Width	100' min.; 150' max.
Depth	100' min.; 150' max.
C. Number of Units	G. Private Open Space
Units	Area
8 min. 32 max.	15% of lot area min.
D. Pedestrian Access	Width
Main Entrance Location	Primary Street
Each unit may have an individual entry.	No private open space is required.
E. Allowed Frontages	H. Building Site and Massing
Porch	Main Body
Forecourt	Width
Stoop	200' max.
	Secondary Wing
	Width
	40' max.
	Miscellaneous
	Height
	See transect zones in which the building is proposed.
	End Notes
	* Applies to newly created lots.

(Section 10-50.110.170 amended by Ord. 2016-07, adopted Feb. 16, 2016)  
Flagstaff Zoning Code 50.110-33

**P.U.E.'s FOR WATER & SEWER**

ALL EASEMENTS ARE IN ACCORDANCE WITH C.O.F. ENGINEERING STANDARDS SECTION 13-09-001-0008  
(2) UTILITY LINES = 26" WIDE P.U.E.  
(1) UTILITY LINE = 20" WIDE P.U.E.  
FIRE HYDRANTS = 8" WIDE P.U.E. EXTENDED 4' BEYOND F.H.  
WATER METER = 6" WIDE P.U.E. EXTENDED 3' BEYOND W.M.

**PUBLIC WATER & SEWER MAINS**

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

**WATER & SEWER SERVICES**

ALL NEW SEWER SERVICES SHALL BE 6" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 2".

**EXISTING CONTOURS**

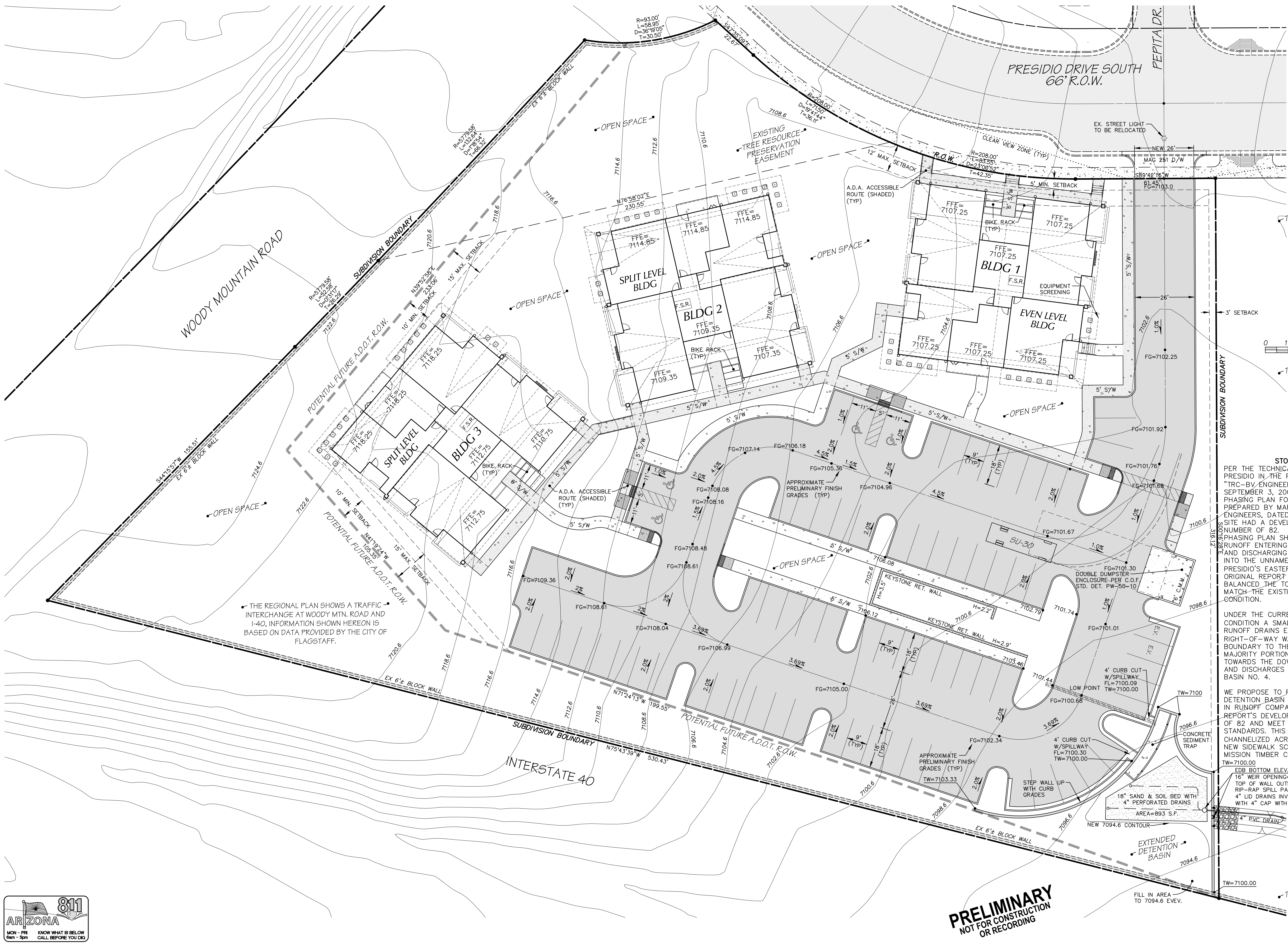
THE EXISTING CONTOURS SHOWN HEREON ARE BASED ON CITY OF FLAGSTAFF G.I.S. DATA WHICH IS BASED ON THE NAVD 88 DATUM. THE PRESIDIO IN THE PINES APPROVED CONSTRUCTION DOCUMENTS ARE BASED ON THE NGVD 29 DATUM. THE CONTOURS SHOWN HAVE BEEN LABELED TO REFLECT THE 3.412' DIFFERENCE (BASED ON VERTICAL DATUM CONVERSION FACTORS FOR THE CLAY AVENUE WASH - FEMA FLOOD INSURANCE STUDY (DATED SEPTEMBER 3, 2010))

**OPEN SPACE**

TOTAL LOT AREA:	120,564 S.F.
LESS IMPERVIOUS AREAS:	60,620 S.F.
OPEN SPACE AREA:	59,944 S.F.
OPEN SPACE PERCENTAGE:	49.7 %

<b>Specific to Private Frontages</b>	10-50.120.080
BTL ROW Walk	Street
Key	
--- ROW/Property Line	
--- Setback Line	
<b>10-50.120.080 Forecourt</b>	
A. Description	
A portion of the main facade of the building is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings or as an additional shopping or restaurant seating area within commercial areas when it is designed with a hard surface and landscaping as an edge treatment. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.	
B. Size	
Width, Clear	12' min.
Depth, Clear	12' min.
C. Miscellaneous	
In commercial areas this Forecourt Type should be used sparingly and should not be repeated along a block frontage.	
A short wall or fence shall be placed along the BTL where it is not defined by a building.	
Flagstaff Zoning Code	50.120-9

**Mogollon ENGINEERING & SURVEYING, INC.**  
 4111 N. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214  
 PROJECT NO. 15159  
 REVISIONS PER C.O.F. COMMENTS DATED 8/6/20  
 DESIGNED BY: PHE  
 DRAWN BY: PHE  
 CHECKED BY: KVH  
 DATE: 9/17/20  
 PZI SHEET-01.DWG  
 VERT SCALE: 1"=40'  
 HOR SCALE: 1"=40'  
 SITE #9  
 9/17/20  
 MIRAMONTE AT PRESIDIO  
 IN THE PINES VI  
 SITE PLAN - COVER SHEET & PROJECT INFO  
 MES#15159

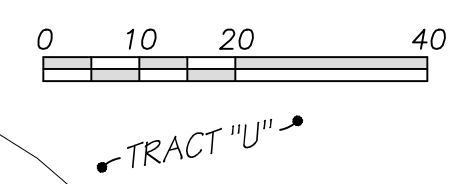


THE REGIONAL PLAN SHOWS A TRAFFIC INTERCHANGE AT WOODY MTN. ROAD AND I-40. INFORMATION SHOWN HEREON IS BASED ON DATA PROVIDED BY THE CITY OF FLAGSTAFF.

**STORMWATER NOTE:**  
 PER THE TECHNICAL DRAINAGE STUDY FOR PRESIDIO IN THE PINES, PREPARED BY "TRC-BV ENGINEERING NEVADA", DATED SEPTEMBER 3, 2004, AND THE CONSTRUCTION PHASING PLAN FOR PRESIDIO IN THE PINES, PREPARED BY MARTIN & MARTIN CIVIL ENGINEERS, DATED JUNE 6, 2006 THE PROJECT SITE HAD A DEVELOPED SCS RUNOFF CURVE NUMBER OF 82. THE ORIGINAL REPORT AND PHASING PLAN SHOWED THIS SITES DEVELOPED RUNOFF ENTERING THE ADOT RIGHT-OF-WAY AND DISCHARGING EASTERLY UN-DETAINED INTO THE UNNAMED EPHEMERAL WASH ALONG PRESIDIO'S EASTERLY BOUNDARY. THE ORIGINAL REPORT AND PHASING PLAN OVERALL BALANCED THE TOTAL DEVELOPED RUNOFF TO MATCH THE EXISTING UN-DEVELOPED CONDITION.

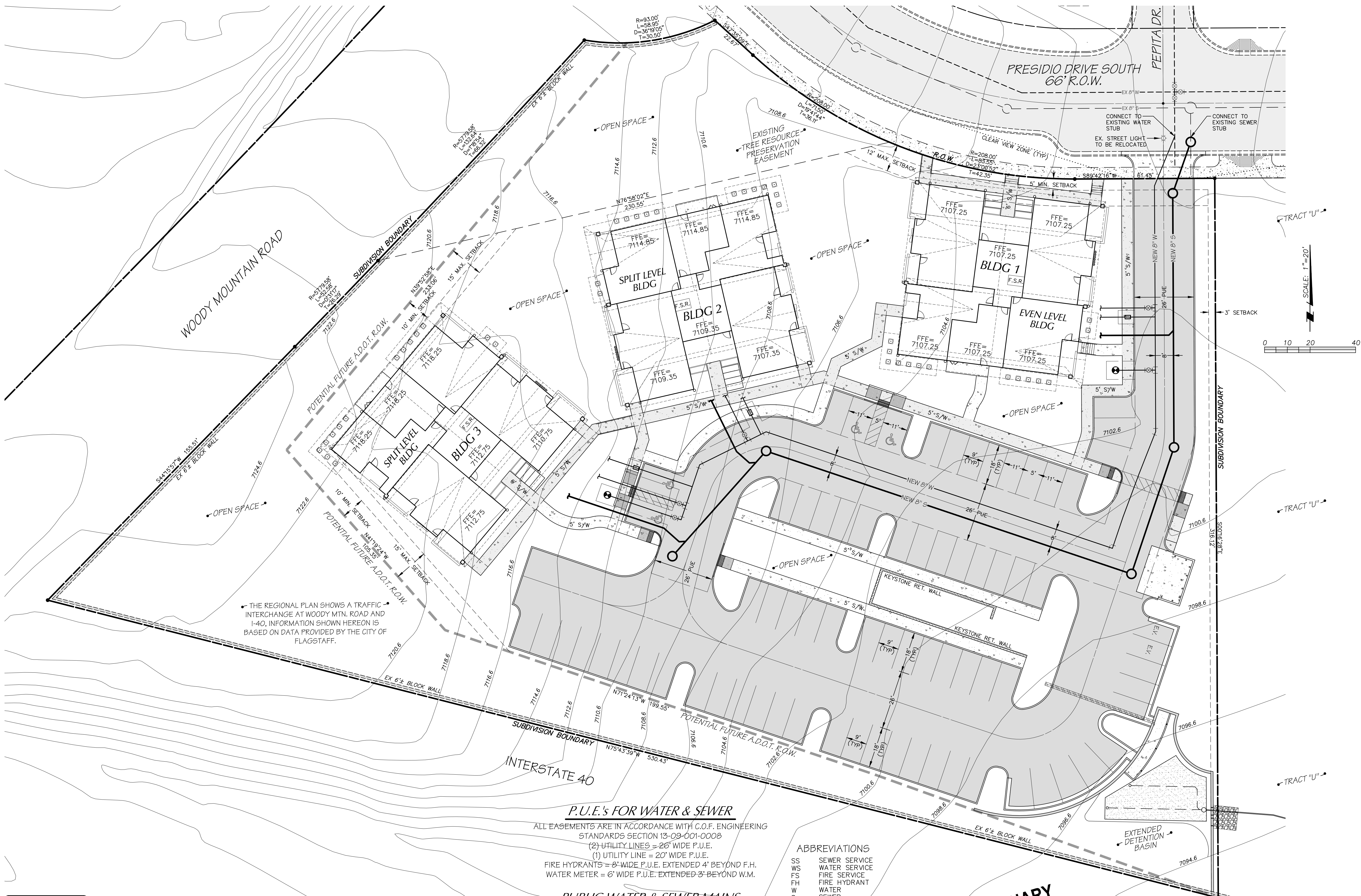
UNDER THE CURRENT UN-DEVELOPED CONDITION A SMALL PORTION OF THE SITE'S RUNOFF DRAINS EASTERLY ALONG THE I-40 RIGHT-OF-WAY WALL, INSIDE THE PRESIDIO'S BOUNDARY TO THE UNNAMED WASH AND A MAJORITY PORTION OF THE RUNOFF DRAINS TOWARDS THE DOWNSTREAM STREET SECTIONS AND DISCHARGES INTO THE EXISTING DETENTION BASIN NO. 4.

WE PROPOSE TO PROVIDE AN EXTENDED DETENTION BASIN TO ADDRESS ANY INCREASE IN RUNOFF COMPARED TO THE ORIGINAL REPORT'S DEVELOPED RUNOFF CURVE NUMBER OF 82 AND MEET CURRENT C.O.F. LID STANDARDS. THIS RUNOFF DISCHARGE WILL BE CHANNELIZED ACROSS TRACT "U" TO A SET OF NEW SIDEWALK SCUPPERS AT THE CURVE ON MISSION TIMBER CIRCLE.  
 TW=7100.00  
 EDB BOTTOM ELEV.=7094.60  
 16" WEIR OPENING=7096.75, 8' LONG WEIR AT 7098.75  
 TOP OF WALL OUTSIDE OF WEIR=7099.42(MIN.) WITH RIP-RAP SPILL PAD  
 4" LD DRAINS INV.=7092.60 WITH 12" CLEAN-OUT WITH 4" CAP WITH 1.25" CONTROL ORIFICE DRILL HOLE.  
 NEW OUTFLOW CHANNEL  
 BOTTOM=4'-FT, 3.1 SIDES  
 DEPTH=1'-FT MIN.  
 MIN. SLOPE=1%  
 AVG. SLOPE=2%  
 SEE FIG. NO. 2



**PRELIMINARY**  
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Mogollon ENGINEERING & SURVEYING  
 411 W. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214  
 9/17/20 MES#1519  
 MIRAMONTE AT PRESIDIO IN THE PINES VI  
 SITE PLAN - GRADING & DRAINAGE  
 PROJECT NO. 1519  
 DATE: 9/17/20  
 DESIGNED BY: MHE  
 DRAWN BY: MHE  
 CHECKED BY: KVH  
 REVISIONS PER C.O.F. COMMENTS DATED 9/6/20  
 PVI SHEET-02.DWG  
 VERT SCALE: N/A  
 HOR SCALE: 1"=20'  
 SITE #9  
 COF PROJECT # PZ-19-00204



THE REGIONAL PLAN SHOWS A TRAFFIC INTERCHANGE AT WOODY MTN. ROAD AND I-40. INFORMATION SHOWN HEREON IS BASED ON DATA PROVIDED BY THE CITY OF FLAGSTAFF.

**P.U.E.'s FOR WATER & SEWER**

ALL EASEMENTS ARE IN ACCORDANCE WITH C.O.F. ENGINEERING STANDARDS SECTION 13-09-001-0008  
 (2) UTILITY LINES = 20' WIDE P.U.E.  
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 WATER METER = 6' WIDE P.U.E. EXTENDED 3' BEYOND W.M.

**PUBLIC WATER & SEWER MAINS**

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

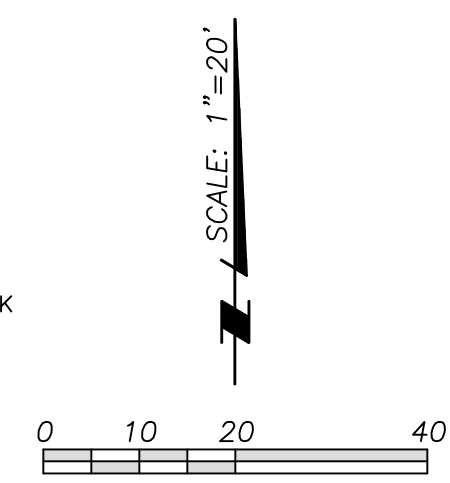
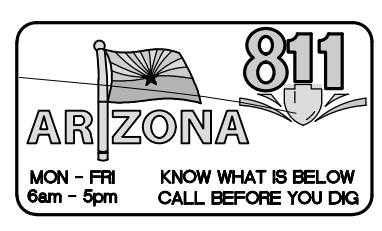
**WATER & SEWER SERVICES**

ALL NEW SEWER SERVICES SHALL BE 6" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 2".

**ABBREVIATIONS**

- SS SEWER SERVICE
- WS WATER SERVICE
- FS FIRE SERVICE
- FH FIRE HYDRANT
- W WATER
- S SEWER

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**Mogollon**  
 ENGINEERING & SURVEYING  
 4111 N. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214

DATE: 9/17/20  
 DESIGNED BY: MHE  
 DRAWN BY: MHE  
 CHECKED BY: KVH  
 PROJECT NO: 15159  
 PVI SHEET-03.DWG  
 REVISIONS: PER C.O.F. COMMENTS DATED 5/6/20  
 VERT SCALE: N/A  
 HOR SCALE: 1"=20'  
 SITE #9  
 COF PROJECT # PZ-19-00204

**Mogollon**  
 ENGINEERING & SURVEYING  
 9/17/20  
 MIRAMONTE AT PRESIDIO  
 IN THE PINES VI  
 SITE PLAN - UNDERGROUND UTILITIES  
 MES# 15159



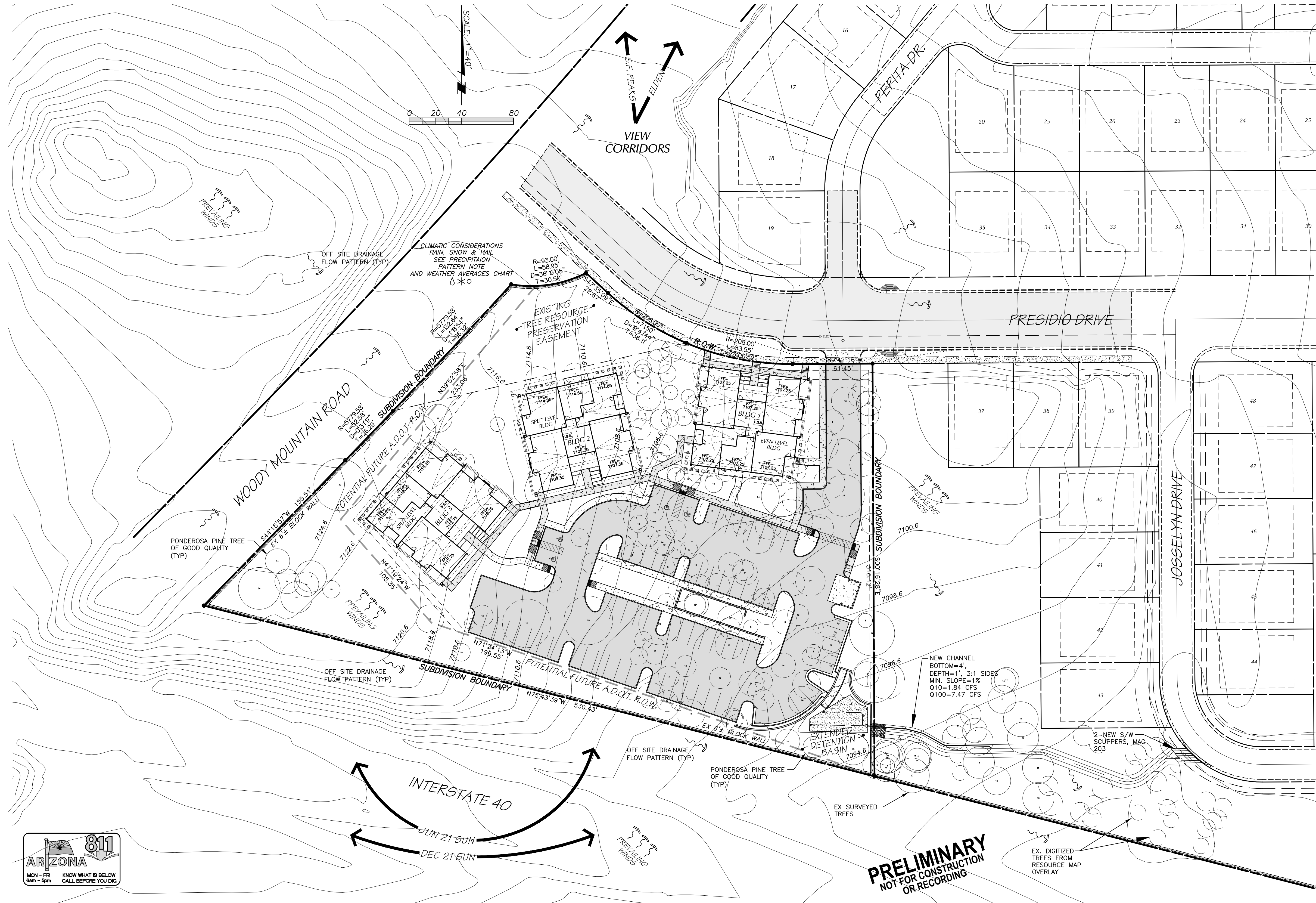
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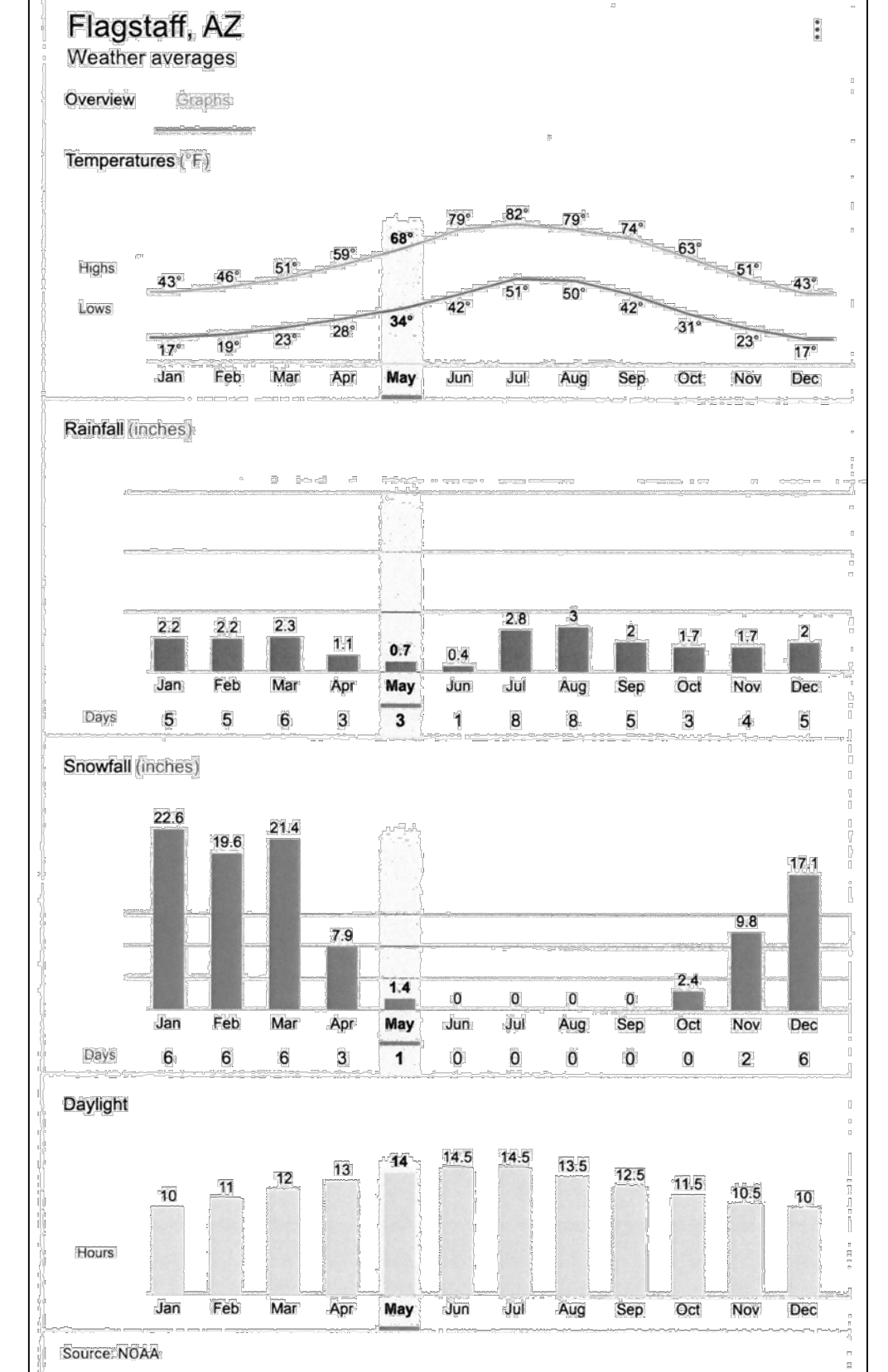
**STORMWATER NOTE:**  
PER THE TECHNICAL DRAINAGE STUDY FOR PRESIDIO IN THE PINES, PREPARED BY "TRC-BV ENGINEERING NEVADA", DATED SEPTEMBER 3, 2004, AND THE CONSTRUCTION PHASING PLAN FOR PRESIDIO IN THE PINES, PREPARED BY MARTIN & MARTIN CIVIL ENGINEERS, DATED JUNE 6, 2006 THE PROJECT SITE HAD A DEVELOPED SCS RUNOFF CURVE NUMBER OF 82. THE ORIGINAL REPORT AND PHASING PLAN SHOWED THIS SITES DEVELOPED RUNOFF ENTERING THE ADOT RIGHT-OF-WAY AND DISCHARGING EASTERLY UN-DETAILED INTO THE UNNAMED EPHEMERAL WASH ALONG PRESIDIO'S EASTERLY BOUNDARY. THE ORIGINAL REPORT AND PHASING PLAN OVERALL BALANCED THE TOTAL DEVELOPED RUNOFF TO MATCH THE EXISTING UN-DEVELOPED CONDITION.

UNDER THE CURRENT UN-DEVELOPED CONDITION A SMALL PORTION OF THE SITE'S RUNOFF DRAINS EASTERLY ALONG THE I-40 RIGHT-OF-WAY WALL, INSIDE THE PRESIDIO'S BOUNDARY TO THE UNNAMED WASH AND A MAJORITY PORTION OF THE RUNOFF DRAINS TOWARDS THE DOWNSTREAM STREET SECTIONS AND DISCHARGES INTO THE EXISTING DETENTION BASIN NO. 4.

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**WEATHER AVERAGES CHART**



Climate Flagstaff - Arizona and weather averages Flagstaff  
<https://www.usclimate.com/climate/flagstaff/arizona/united-states/usaz0068>  
 Average temperature: 43.8°F. Average annual precipitation - rainfall: 23.14 inch.  
 Average temperature: 43.8°F. Annual high temperature: 60.8°F  
 Average annual precipitation - rainfall: 23.14 inch. Annual low temperature: 16.8°F

**SLOPES**

THERE ARE NO SLOPES OVER 17% LOCATED WITHIN THE PROJECT AREA.

**PRECIPITATION PATTERN NOTE**

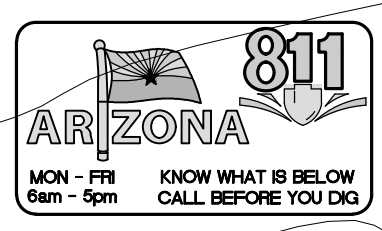
THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS CLASSIFIED AS THE SUMMER RAINY SEASON, OR "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 BOLLARIAR STONY CLAY LOAM BASED ON INFORMATION PROVIDED BY THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED MARCH 26, 2020)

**NOTE**

THERE ARE NO PREHISTORIC OR HISTORIC SITES, STRUCTURES OR ROUTES LOCATED ON THE SUBJECT PARCELS.



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OR RECORDING

**Mogollon**  
 ENGINEERING & SURVEYING  
 411 W. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214  
 9/17/20 MES#15159  
 MIRAMONTE AT PRESIDIO IN THE PINES VI  
 SITE PLAN - AREA MAP  
 REVISIONS PER C.O.F. COMMENTS DATED 9/6/20  
 PROJECT NO. 15159  
 PVI SHEET-05.DWG  
 VERT SCALE: N/A  
 HOR SCALE: 1"=40'  
 DESIGNED BY: PWE  
 DRAWN BY: PWE  
 CHECKED BY: KVH  
 SITE #9