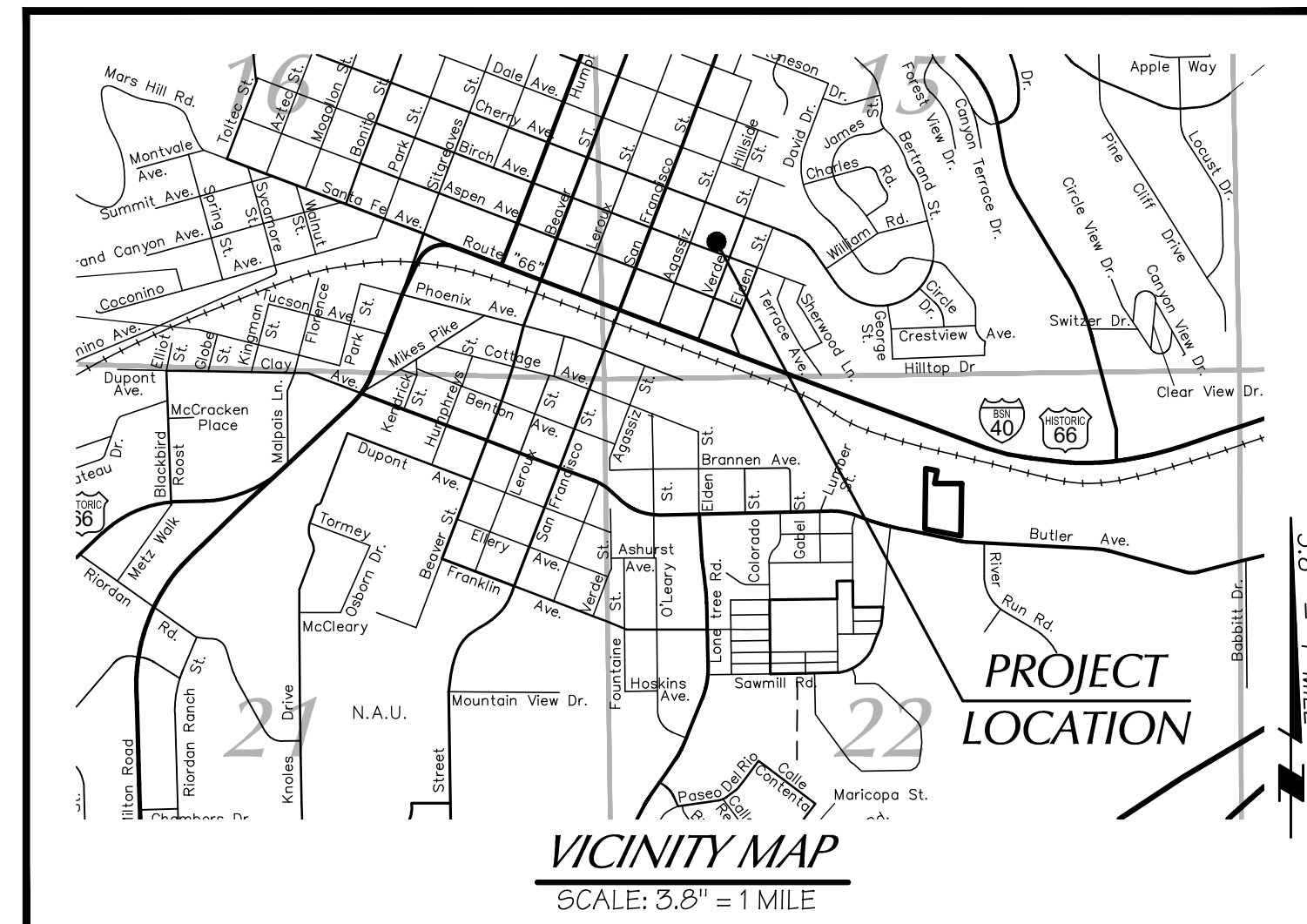


PRELIMINARY PLAT FOR BIRCH AVENUE CONDOMINIUMS

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



INDEX TO SHEETS

1	COVER SHEET and PROJECT INFORMATION
2	SITE PLAT
3	FIRST FLOOR PLAT - WEST
4	FIRST FLOOR PLAT - EAST
5	SECOND FLOOR PLAT - WEST
6	SECOND FLOOR PLAT - EAST
7	THIRD FLOOR PLAT - WEST
8	THIRD FLOOR PLAT - EAST
9	FOURTH FLOOR PLAT - WEST
10	FOURTH FLOOR PLAT - EAST
11	AREA MAP

APPROXIMATE CUT & FILL

CUT = 234 C.Y.
FILL = 30 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 BIRCH AVE., PREPARED BY CIVIL DESIGN AND ENGINEERING, INC., SEALED BY CHRISTINE A. LAGUNA, SEAL DATE 4/22/20

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":

8,363 S.F., SHALL CONTAIN ALL AREA OUTSIDE OF THE UNITS.

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

UTILITY COMPANY ACKNOWLEDGMENT

MARTIN CONBOY	6/28/21
UNISOURCE ENERGY	DATE
DONALD EYMANN	
CENTURYLINK	DATE
CHAD BROOKS	
ARIZONA PUBLIC SERVICE	DATE
SANFORD YAZZIE	
SUDDENLINK	DATE

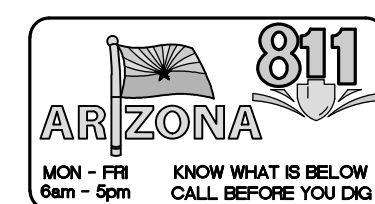
PROJECT INFORMATION

PROJECT NAME:	BIRCH AVENUE CONDOMINIUMS
PROJECT LOCATION:	304 - 316 BIRCH AVE. FLAGSTAFF, AZ. 86001
APN NUMBER:	101-16-009, 010 & 011
TITLE CONVEYED BY INSTRUMENT No:	3881539 (COCONINO COUNTY RECORDER)
TOTAL SQUARE FOOTAGE:	26,916 (PRE R.O.W. DEDICATION)
TOTAL ACREAGE:	0.61791± (PRE R.O.W. DEDICATION)
TOTAL SQUARE FOOTAGE:	22,964 (POST R.O.W. DEDICATION)
TOTAL ACREAGE:	0.52718± (POST R.O.W. DEDICATION)
TOTAL NUMBER OF UNITS:	24
UNITS PER ACRE:	38.8
BUILDING FOOTPRINT:	14,601 S.F.
LOT COVERAGE:	14,601 / 26,916 = 54.2%
REGIONAL PLAN DESIGNATION:	URBAN EXISTING
CURRENT ZONING DISTRICT:	(CB) CENTRAL BUSINESS
PROPOSED ZONING DISTRICT:	T4N.1
BUILDING TYPE:	APARTMENT
SPECIFIC TO PRIVATE FRONTAGES:	FORECOURT
MAXIMUM LOT COVERAGE:	60%
MAX BUILDING HEIGHT:	45'
CURRENT USE:	VACANT, OFFICE & RESIDENTIAL
PROPOSED USE:	CONDOMINIUMS
LOCATED WITHIN R.P.O. ZONE:	NO
F.E.M.A. ZONE:	ZONE X (NO SHADING)
OWNER/DEVELOPER:	MIRAMONTE BIRCH & VERDE, LLC 2502 E. RIVER ROAD TUCSON, AZ. 85718 MR. JACK KEMMERLY (520) 237-6116

LEGAL DESCRIPTION: Lots 1 through 8 inclusive, Block 30, Railroad Addition to the Town of Flagstaff, as shown on the plat thereof, recorded in Book 1 Maps Page 7-7A, records of Coconino County, Arizona.

OWNER/DEVELOPER: MIRAMONTE BIRCH & VERDE, LLC
2502 E. RIVER ROAD
TUCSON, AZ. 85718
MR. JACK KEMMERLY
(520) 237-6116

PLAT PREPARED BY: MOGOLLON ENGINEERING AND SURVEYING
411 W. SANTA FE
FLAGSTAFF, AZ. 86001
(928) 214-0214



**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**



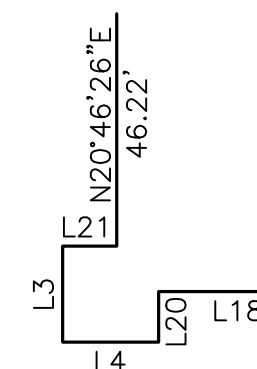
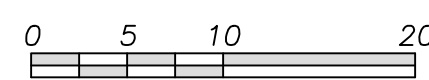
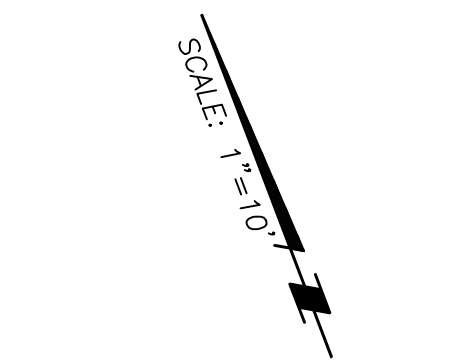
SURVEY WAS PERFORMED BY APEX LAND SURVEYS, JOB No. 2020 MIRAMONTE BIRCH-VERDE, DATED 6/24/20 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Mogollon ENGINEERING & SURVEYING
 PRELIMINARY PLAT
 BIRCH AVENUE CONDOMINIUMS
 COVER SHEET # PROJECT INFORMATION
 7/22/21
 MES# 18296

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

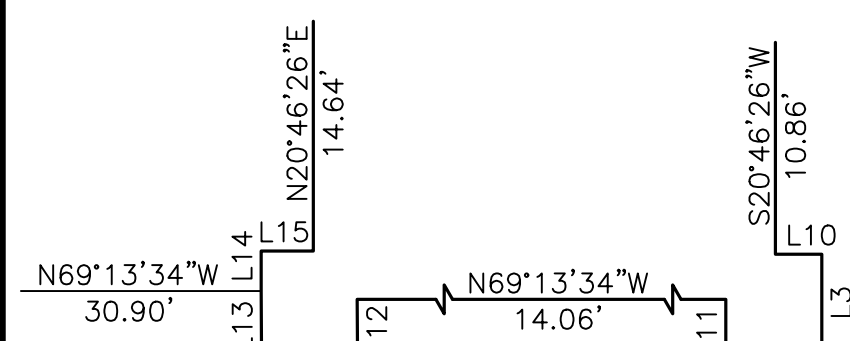
**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**

Mogollon ENGINEERING & SURVEYING
 PROJECT NO. 18296
 REVISIONS: CDF comments 6/18
 CDF comments 7/12
 FN: SHEET-01
 VERT SCALE: N/A
 HOR SCALE: N/A
 CHECKED BY: KVH/RC
 DESIGNED BY:
 DRAWN BY:



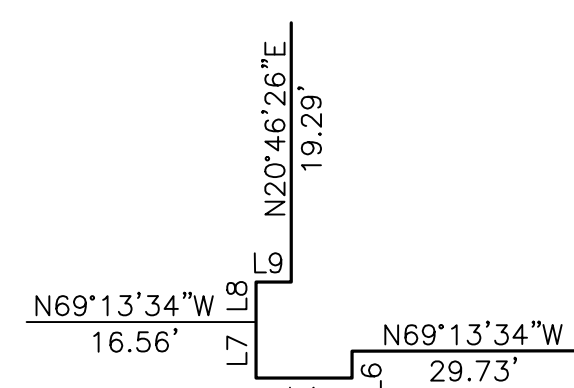
BUILDING DETAIL "A"

SCALE: N.T.S.



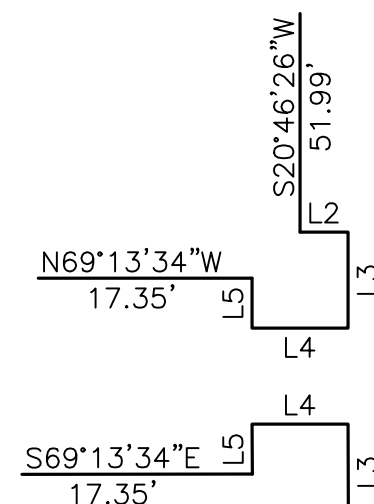
BUILDING DETAIL "B"

SCALE: N.T.S.



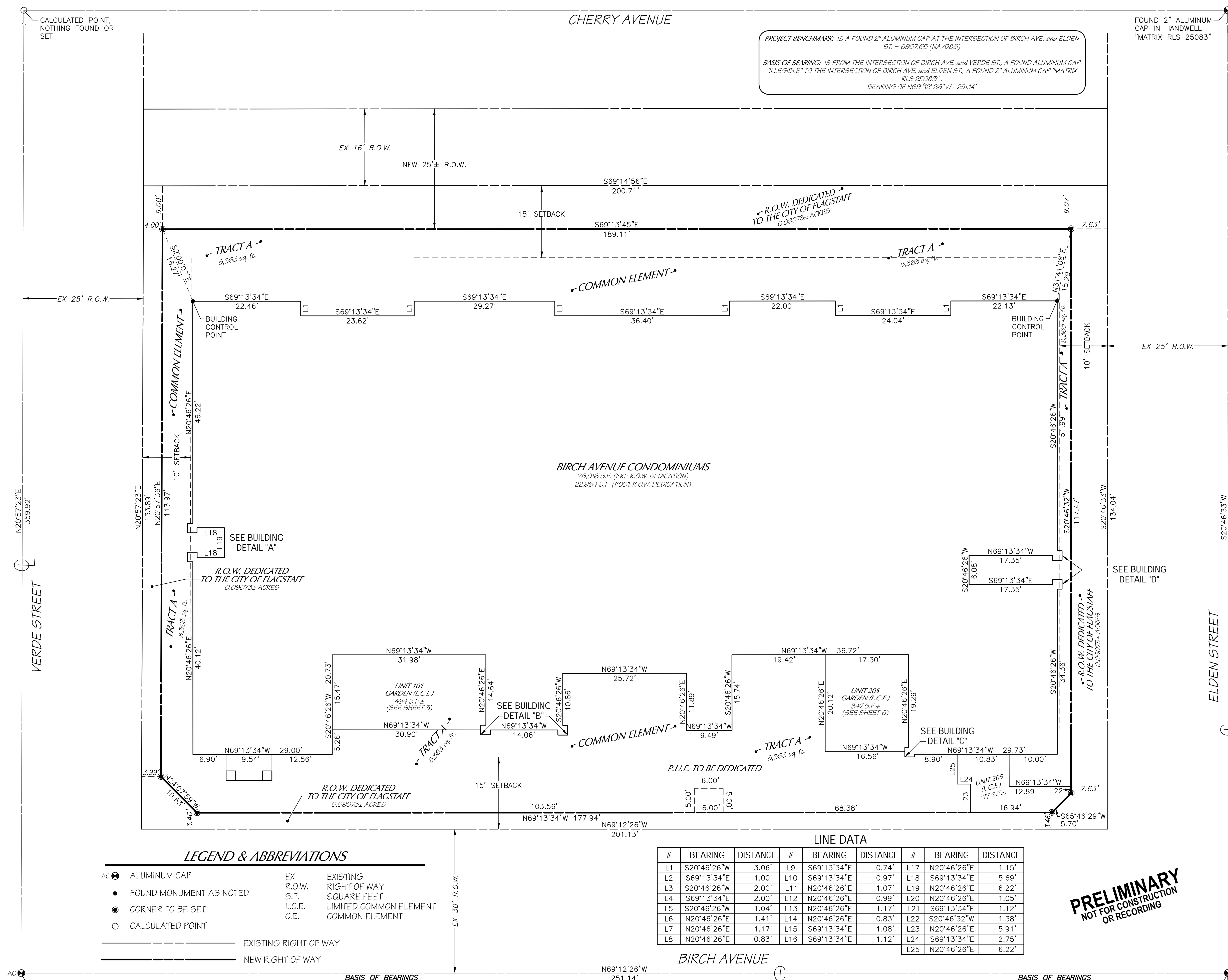
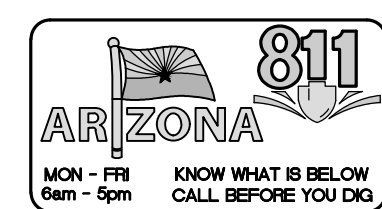
BUILDING DETAIL "C"

SCALE: N.T.S.



BUILDING DETAIL "D"

SCALE: N.T.S.



LEGEND & ABBREVIATIONS

AC	ALUMINUM CAP	EX	EXISTING
●	FOUND MONUMENT AS NOTED	R.O.W.	RIGHT OF WAY
○	CORNER TO BE SET	S.F.	SQUARE FEET
○	CALCULATED POINT	L.C.E.	LIMITED COMMON ELEMENT
		C.E.	COMMON ELEMENT
—			EXISTING RIGHT OF WAY
- - -			NEW RIGHT OF WAY

LINE DATA

#	BEARING	DISTANCE	#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S20°46'26"W	3.06'	L9	S69°13'34"E	0.74'	L17	N20°46'26"E	1.15'
L2	S69°13'34"E	1.00'	L10	S69°13'34"E	0.97'	L18	S69°13'34"E	5.69'
L3	S20°46'26"W	2.00'	L11	N20°46'26"E	1.07'	L19	N20°46'26"E	6.22'
L4	S69°13'34"E	2.00'	L12	N20°46'26"E	0.99'	L20	N20°46'26"E	1.05'
L5	S20°46'26"W	1.04'	L13	N20°46'26"E	1.17'	L21	S69°13'34"E	1.12'
L6	N20°46'26"E	1.41'	L14	N20°46'26"E	0.83'	L22	S20°46'32"W	1.38'
L7	N20°46'26"E	1.17'	L15	S69°13'34"E	1.08'	L23	N20°46'26"E	5.91'
L8	N20°46'26"E	0.83'	L16	S69°13'34"E	1.12'	L24	S69°13'34"E	2.75'
						L25	N20°46'26"E	6.22'

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PROJECT BENCHMARK: IS A FOUND 2" ALUMINUM CAP AT THE INTERSECTION OF BIRCH AVE. and ELDEN ST. = 6907.65 (NAVD83)

BASIS OF BEARING: IS FROM THE INTERSECTION OF BIRCH AVE. and VERDE ST., A FOUND ALUMINUM CAP "ILLEGIBLE" TO THE INTERSECTION OF BIRCH AVE. and ELDEN ST., A FOUND 2" ALUMINUM CAP "MATRIX RLS 25083", BEARING OF N69°12'26"W - 251.14'

FOUND 2" ALUMINUM CAP IN HANDWELL "MATRIX RLS 25083"

PROJECT BENCHMARK: FOUND 2" ALUMINUM CAP IN HANDWELL "MATRIX RLS 25083"

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

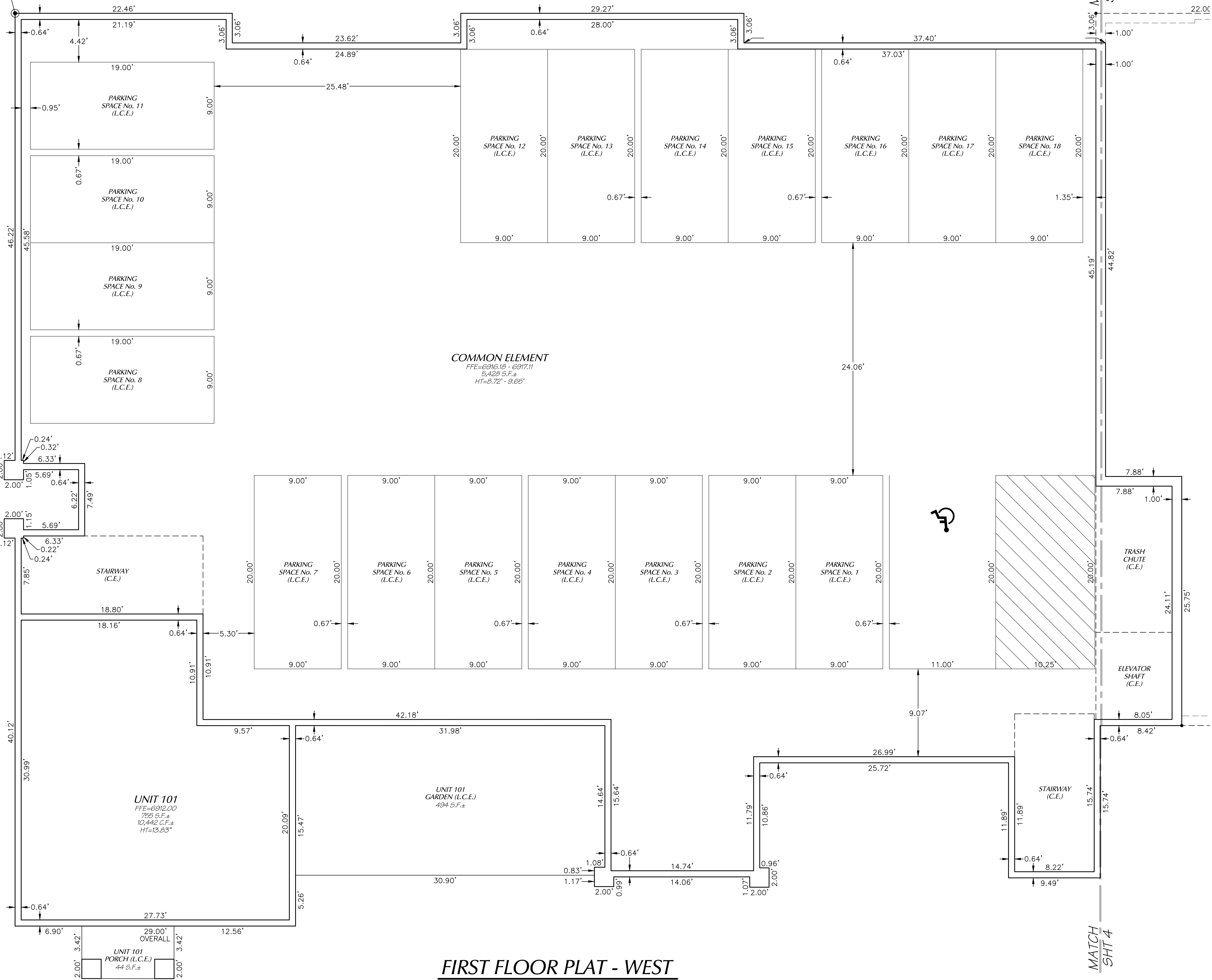
PRELIMINARY PLAT
 BIRCH AVENUE CONDOMINIUMS
 SITE PLAT

DATE: 7/22/21
 DESIGNED BY: PNH/RCI
 DRAWN BY: PNH/RCI
 CHECKED BY: KVH/RC

PROJECT NO. 18296
 REVISIONS: COF 7/12/21
 PVI SHEET -02
 VERT SCALE: 1"=10'
 HOR SCALE: 1"=10'

7/22/21
 MES# 18296

BUILDING CONTROL POINT



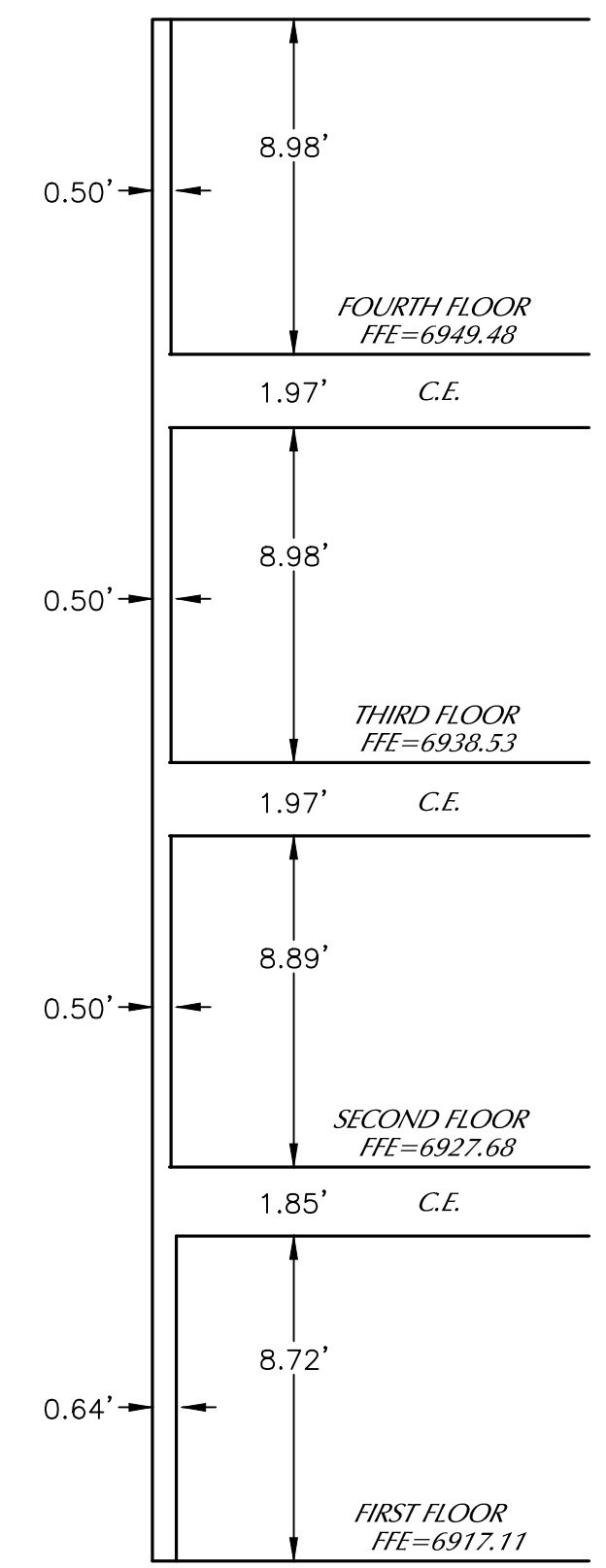
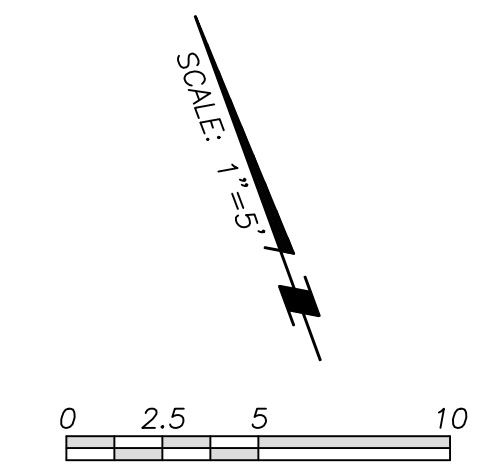
COMMON ELEMENT
 FFE=6916.18 - 6917.11
 5,428 S.F.±
 HT=8.72' - 9.65'

UNIT 101
 FFE=6912.00
 755 S.F.±
 10,442 C.F.±
 HT=13.83'

UNIT 101 PORCH (L.C.E.)
 44 S.F.±

FIRST FLOOR PLAT - WEST

SCALE: 1"=5'



PRELIMINARY
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 OR RECORDING

SHEET NO. 3 OF 11

COF PROJECT # PZ-17-00175

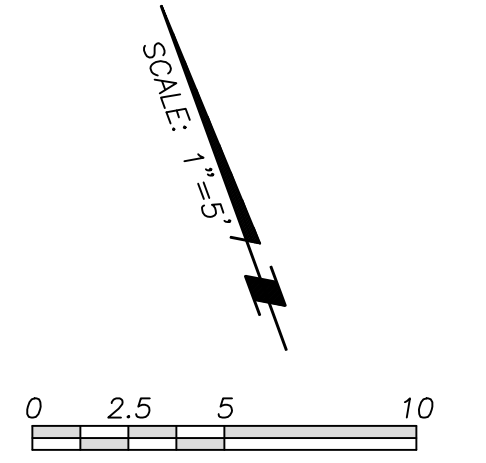
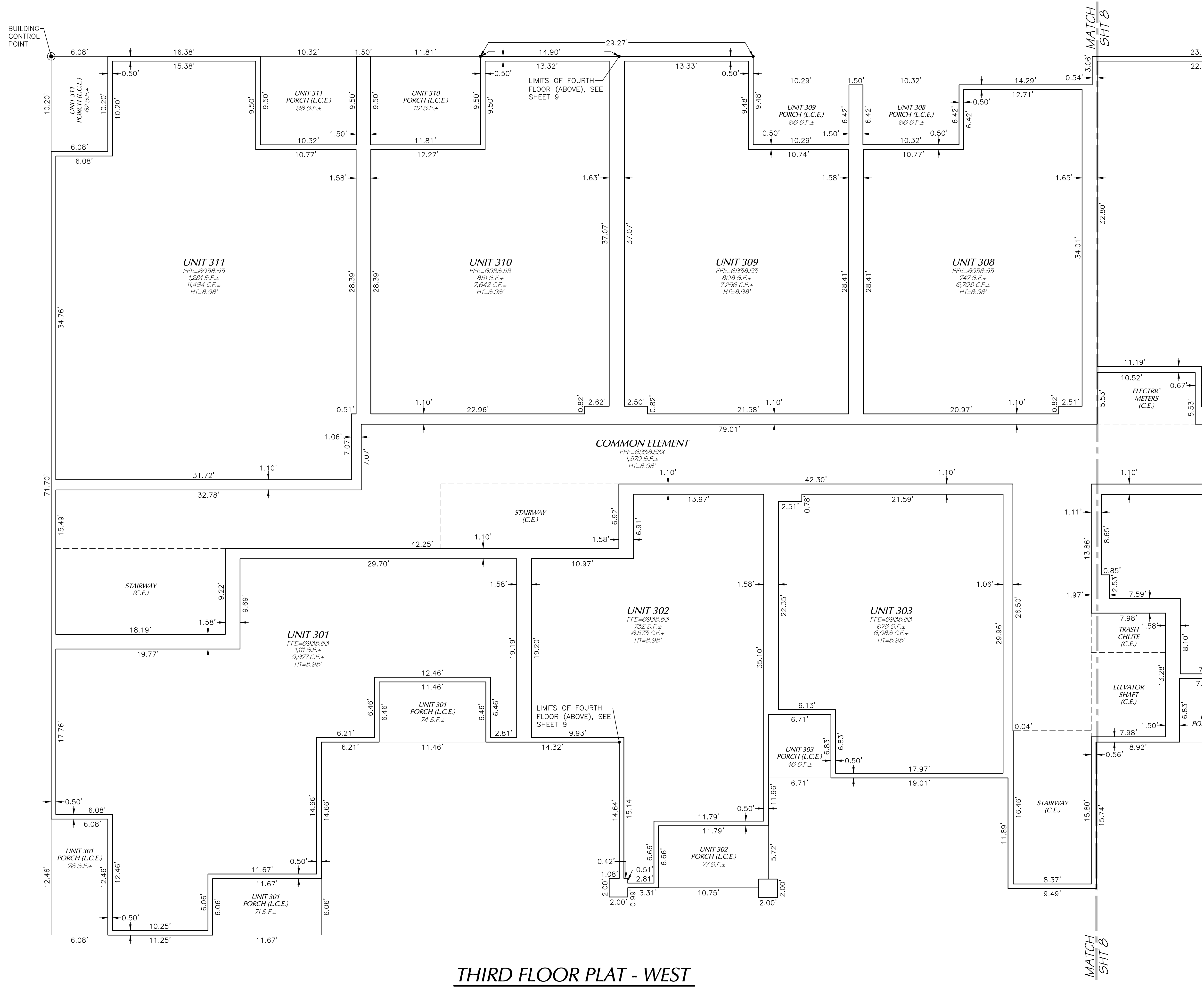
Mogollon
 ENGINEERING & SURVEYING

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 Flagstaff, Arizona 86001
 Phone: 928-214-0214

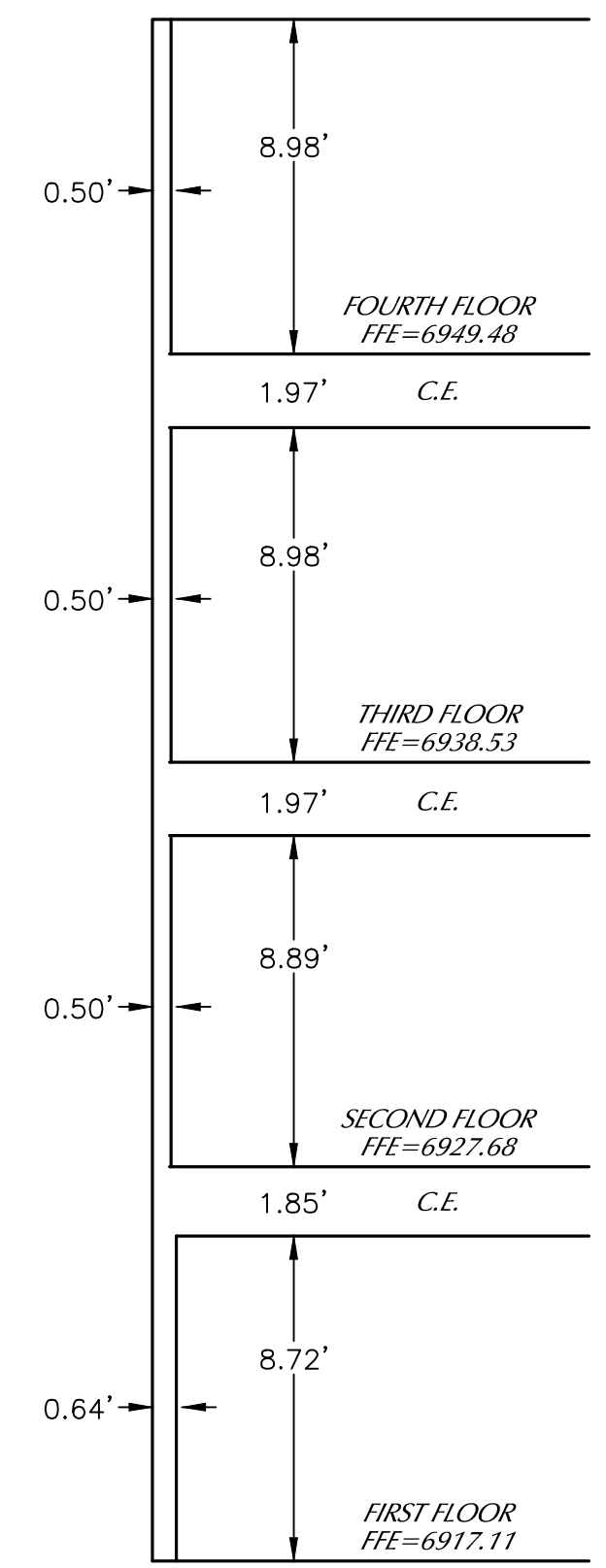
REGISTERED LAND SURVEYOR
 23950
PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING
 ARIZONA U.S.A.

DATE: 7/22/21 PROJECT NO: 18296
 DESIGNED BY: PHE/RCI PVI SHEET-03 REVISIONS:
 DRAWN BY: PHE/RCI VERT SCALE: N/A
 CHECKED BY: KVH/RCI HOR SCALE: 1"=5'

PRELIMINARY PLAT
 BIRCH AVENUE CONDOMINIUMS
 FIRST FLOOR PLAT - WEST
 7/22/21
 MES# 18296



THIRD FLOOR PLAT - WEST
SCALE: 1"=5'



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SHEET NO. 7 OF 11

Mogollon
ENGINEERING & SURVEYING

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

REGISTERED LAND SURVEYOR
23950
KENT
PRELIMINARY
NOT FOR CONSTRUCTION
DRAWN U.S.

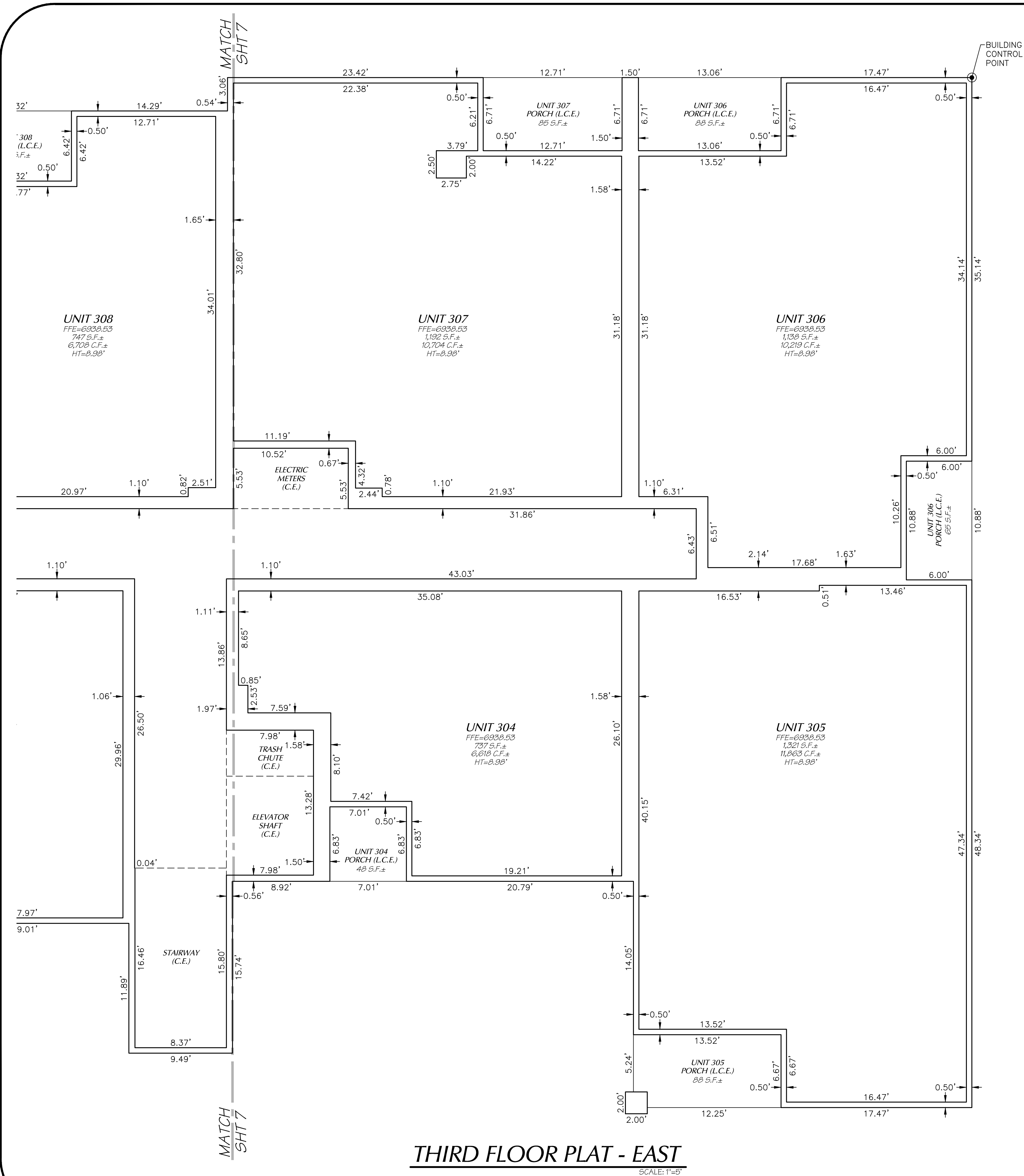
PROJECT NO: 18296
P/N SHEET-07
DESIGNED BY: PHE/RCI
DRAWN BY: PHE/RCI
CHECKED BY: KVH/RCI

REVISIONS:
DATE: 7/22/21
VERT SCALE: N/A
HOR SCALE: 1"=5'

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
THIRD FLOOR PLAT - WEST

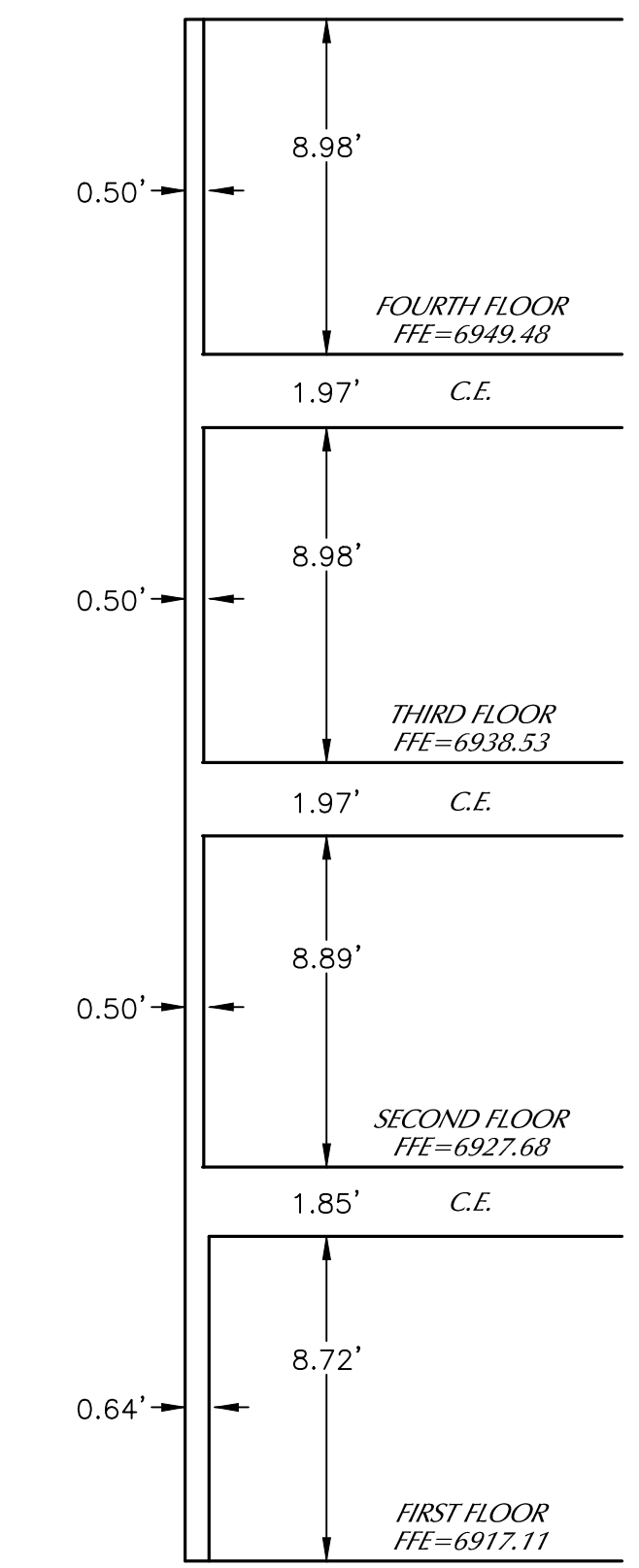
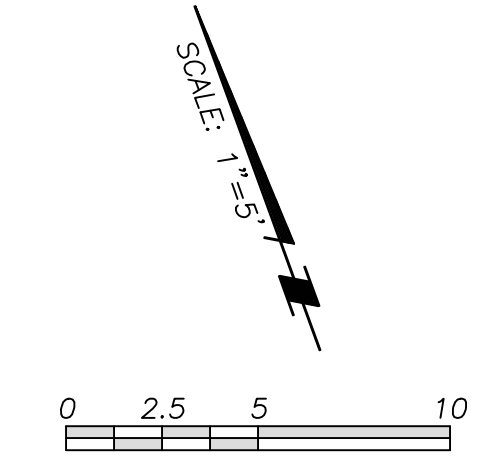
7/22/21
MES# 18296

COF PROJECT # PZ-17-00175



THIRD FLOOR PLAT - EAST

SCALE: 1"=5'



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SHEET NO. 8 OF 11

COF PROJECT # PZ-17-00175

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Flagstaff, Arizona 86001
Phone: 928-214-0214

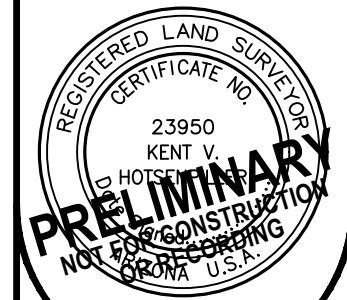
Mogollon ENGINEERING & SURVEYING

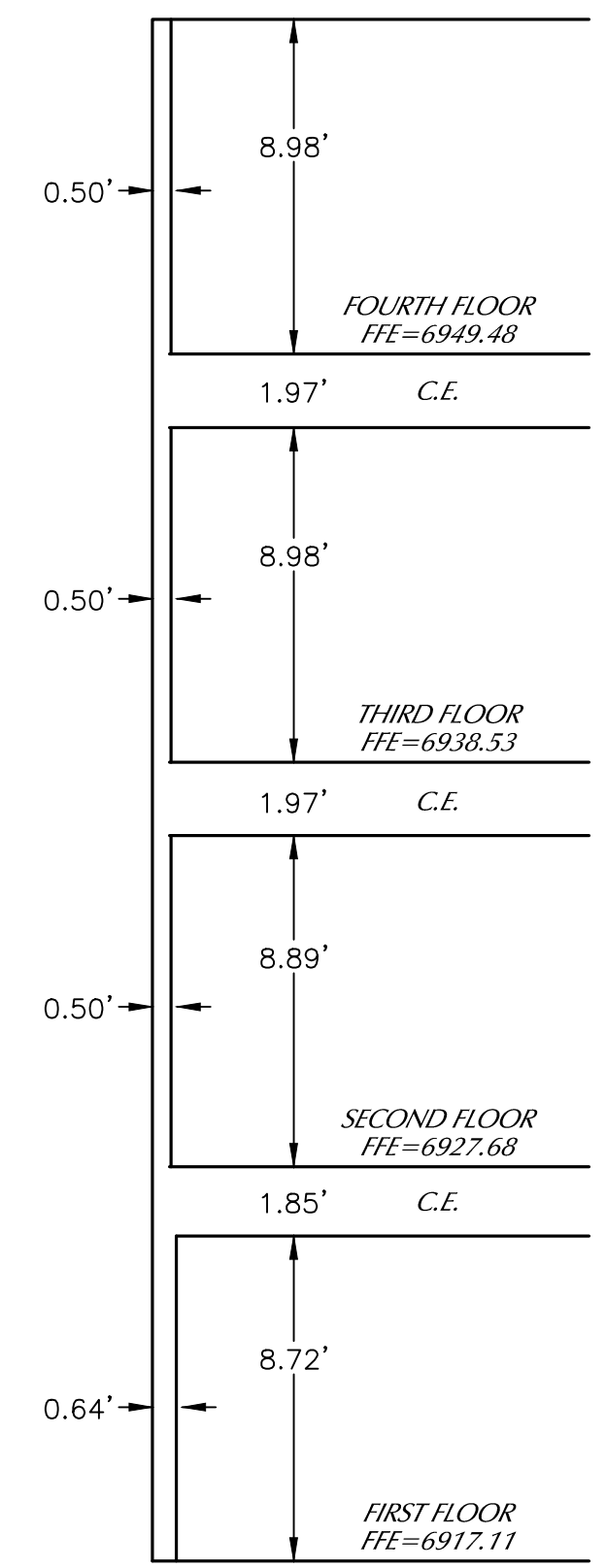
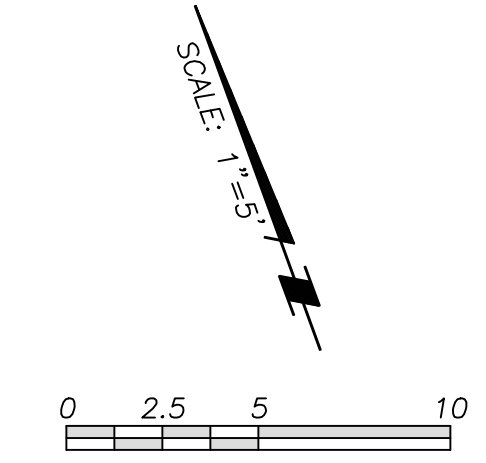
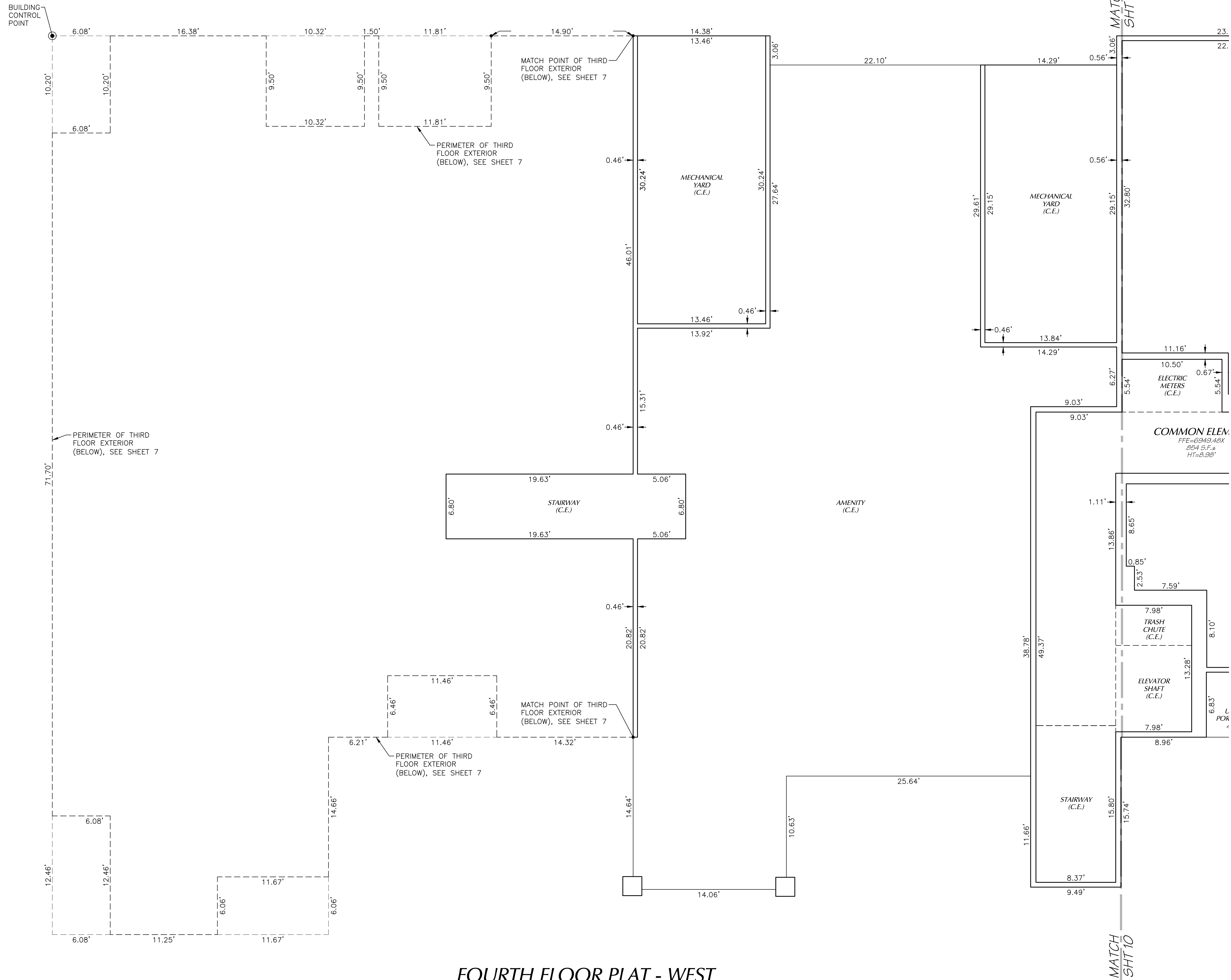
DESIGNED BY: MHE/RCI
DRAWN BY: MHE/RCI
CHECKED BY: KVH/RCI

DATE: 7/22/21
PROJECT NO: 18296
FPI SHEET: 08
VERT SCALE: N/A
HOR SCALE: 1"=5'

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
THIRD FLOOR PLAT - EAST

7/22/21
MES# 18296





FOURTH FLOOR PLAT - WEST

SCALE: 1"=5'

PRELIMINARY
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OR RECORDING

SHEET NO. 9 OF 11

COF PROJECT # PZ-17-00175

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PRELIMINARY
FOR CONSTRUCTION
OR RECORDING

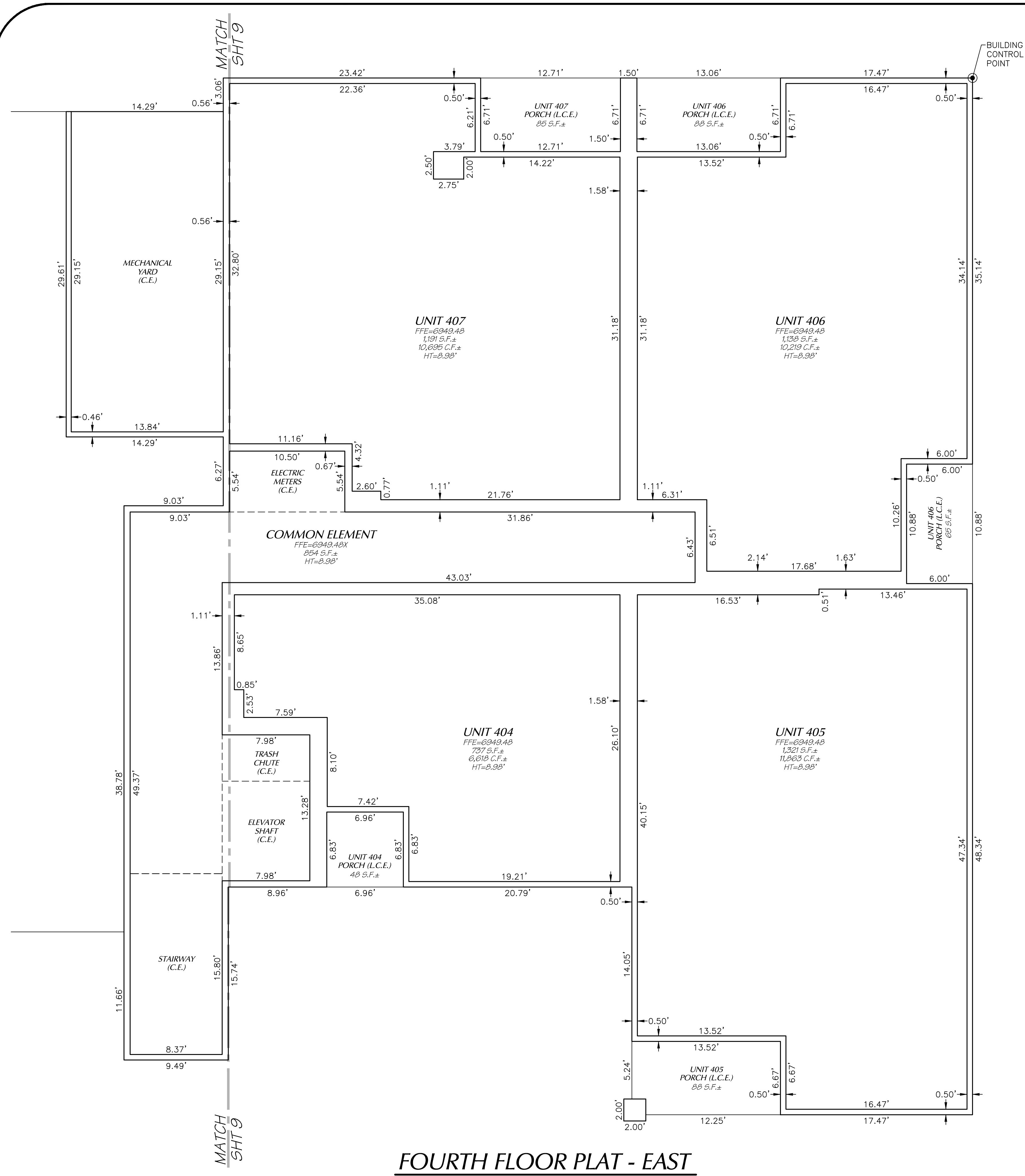
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 23559
STATE OF ARIZONA

Mogollon
ENGINEERING & SURVEYING

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

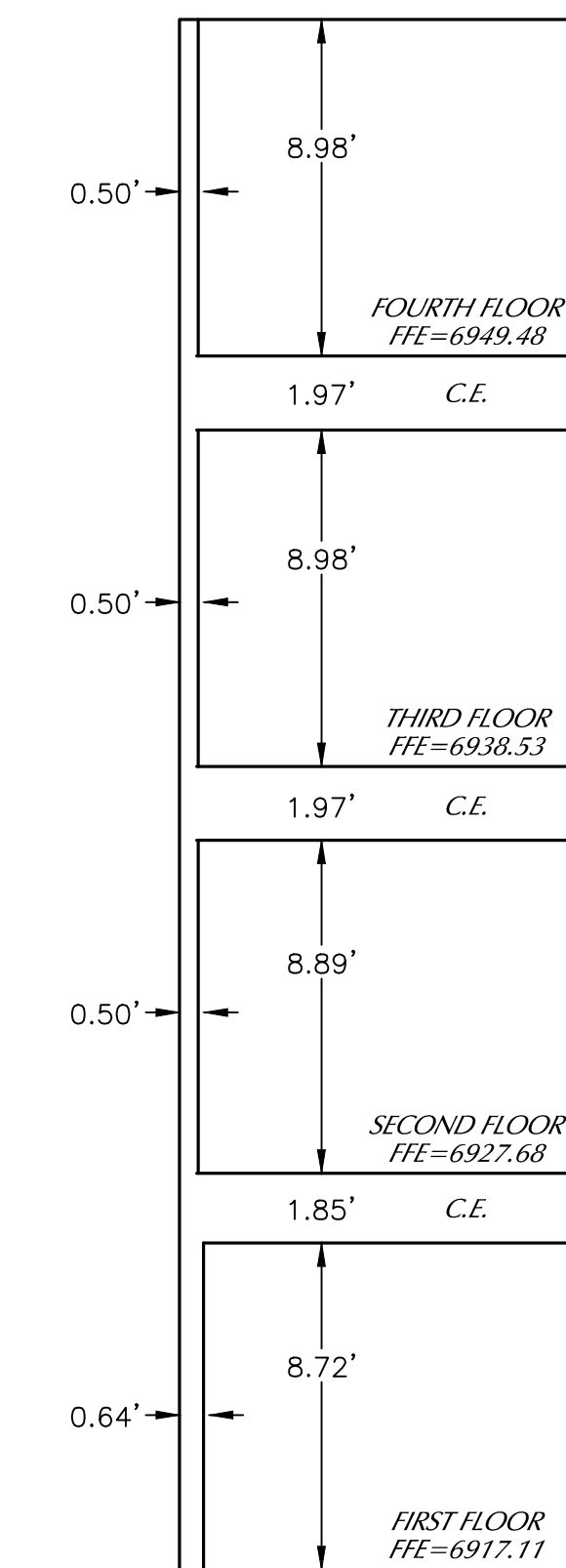
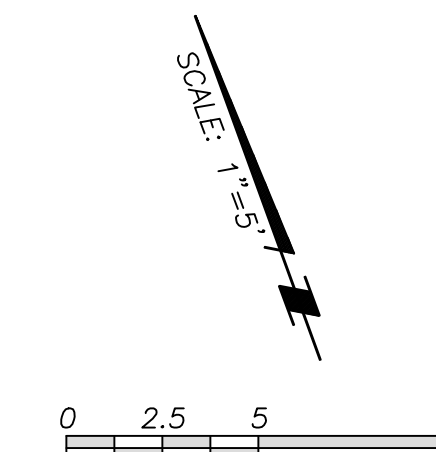
DATE: 7/22/21 PROJECT NO: 18296
DESIGNED BY: PHE/RCI PNI SHEET-09 REVISIONS:
DRAWN BY: PHE/RCI VERT SCALE: N/A
CHECKED BY: KVH/RCI HOR SCALE: 1"=5'

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
FOURTH FLOOR PLAT - WEST
7/22/21
MES# 18296



FOURTH FLOOR PLAT - EAST

SCALE: 1"=5'



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SHEET NO. 10 OF 11

COF PROJECT # PZ-17-00175

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Mogollon ENGINEERING & SURVEYING

DATE: 7/22/21
DESIGNED BY: PHE/RCI
DRAWN BY: PHE/RCI
CHECKED BY: KVH/RC

PROJECT NO: 18296
P/N SHEET-10
VERT SCALE: N/A
HOR SCALE: 1"=5'

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

REVISIONS:

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
FOURTH FLOOR PLAT - EAST

7/22/21
MES# 18296

DEPARTURE SIGHT TRIANGLES
 MINOR APPROACH - CLEAR VIEW ZONES
 POSTED SPEED LIMIT ELDEN ST. & VERDE ST. = 25
 DESIGN SPEED = 25 MPH - ELDEN ST. & VERDE ST.
 14.5' FROM MAJOR ROAD TRAVEL WAY

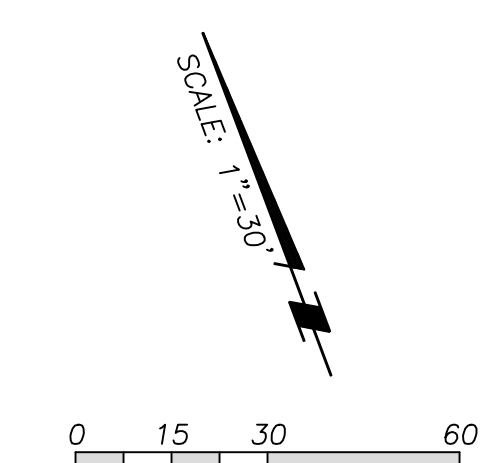
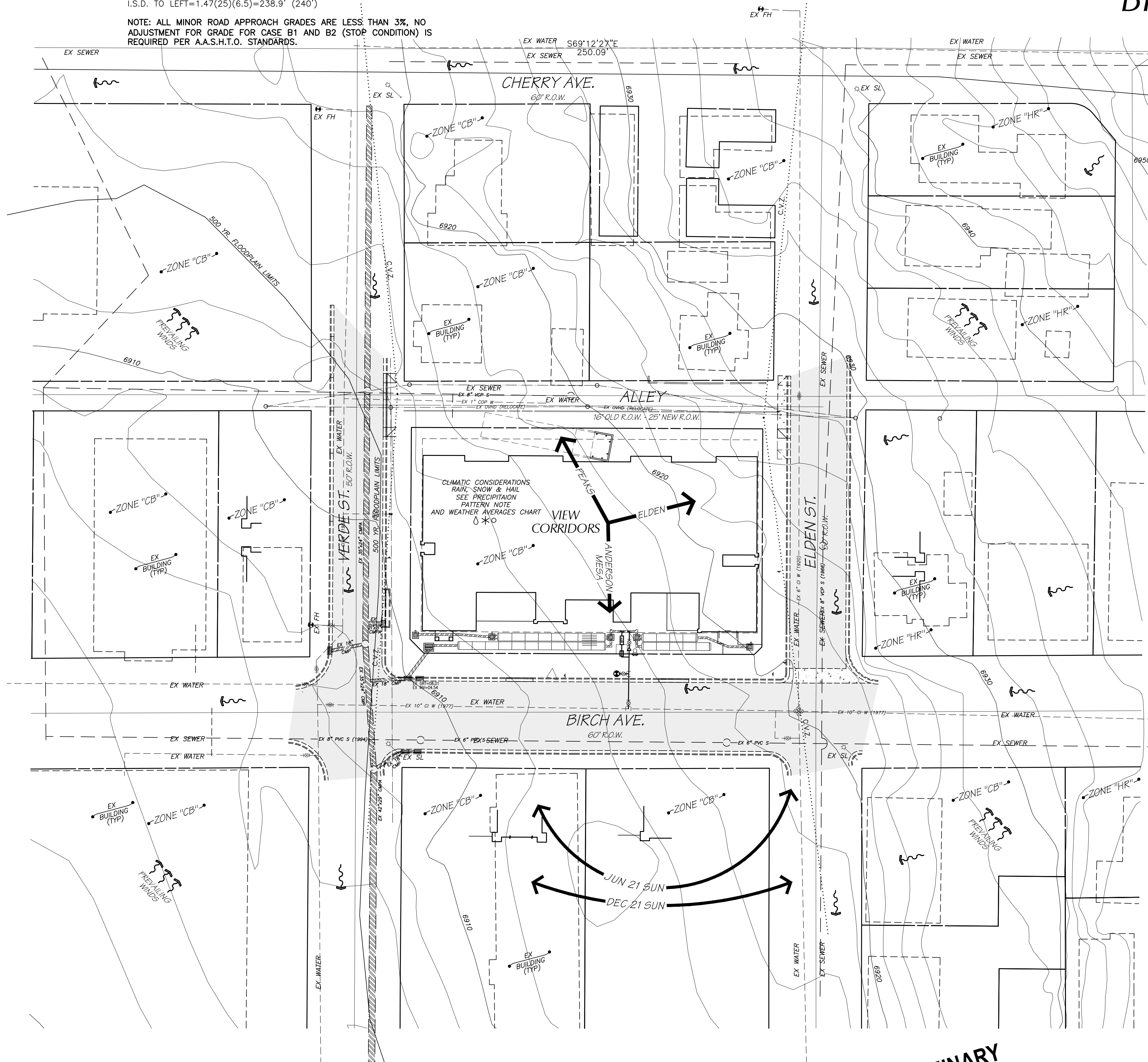
CASE B1 LEFT TURN FROM MINOR (STOP CONTROL)
 I.S.D. TO RIGHT=1.47(25)(7.5)=275.6' (280')

CASE B2 RIGHT TURN FROM MINOR (STOP CONTROL)
 I.S.D. TO LEFT=1.47(25)(6.5)=238.9' (240')

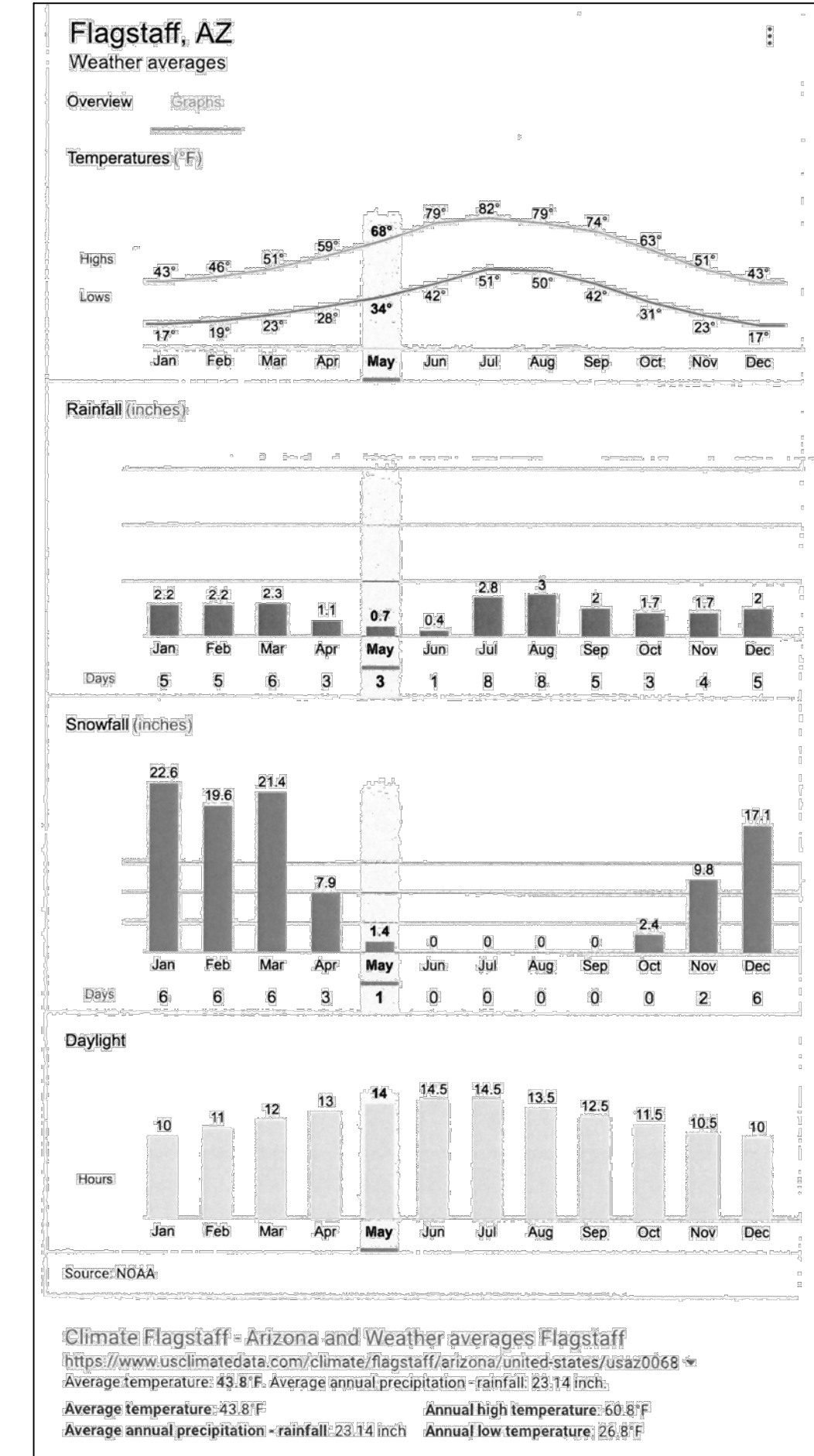
NOTE: ALL MINOR ROAD APPROACH GRADES ARE LESS THAN 3%, NO
 ADJUSTMENT FOR GRADE FOR CASE B1 AND B2 (STOP CONDITION) IS
 REQUIRED PER A.A.S.H.T.O. STANDARDS.

PRELIMINARY PLAT FOR BIRCH AVENUE CONDOMINIUMS

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 15,
 TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
 FLAGSTAFF, COCONINO COUNTY, ARIZONA



WEATHER AVERAGES CHART



SLOPES

THERE ARE NO SLOPE RESOURCES ON THIS SITE

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 BROLLIAR STONY CLAY LOAM BASED ON INFORMATION PROVIDED BY THE U.S DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED OCTOBER 25, 2018)

NOTE

THE INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA & A SURVEY PERFORMED BY MARTIN LAND SURVEYS, INC. IN OCTOBER OF 2018. NO FIELD WORK HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.
 THERE ARE NO PREHISTORIC OR HISTORIC SITES, STRUCTURES OR ROUTES LOCATED ON THE SUBJECT PARCELS.

**PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING**

Mogollon ENGINEERING & SURVEYING
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 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PROJECT NO. 18296
 P/N SHEET-11
 VERT SCALE: N/A
 HOR SCALE: N/A
 DESIGNED BY: PHE
 DRAWN BY: PHE
 CHECKED BY: KVH
 DATE: 7/22/21
 7/22/21
 MES# 18296
 PRELIMINARY PLAT
 BIRCH AVENUE CONDOMINIUMS
 AREA MAP