

DEDICATION

STATE OF ARIZONA
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT HUNT BEAVER LLC (AN ARIZONA LIMITED LIABILITY COMPANY), OWNER, HAS SUBDIVIDED UNDER THE NAME BEAVER STREET CONDOS, A SUBDIVISION OF INSTRUMENT 3776077 LOCATED IN A PORTION OF SECTION 15, 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 BEAVER STREET CONDOS 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.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF WATERLINE EASEMENTS (WE) AS SHOWN HEREON, FOR PUBLIC WATER SYSTEMS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF WATER PIPELINES, MONITORING DEVICES, MANHOLES, VALVES, ACCESS VAULTS, AND SIMILAR FACILITIES.

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF PUBLIC NON-MOTORIZED AND GOVERNMENT ACCESS EASEMENT (PNMGAE) AS SHOWN HEREON, FOR PUBLIC ACCESS PURPOSES FOR PEDESTRIANS AND BICYCLES; AND FOR EMERGENCY, POLICE, FIRE, PUBLIC SAFETY, AND GOVERNMENTAL SERVICE ACCESS PURPOSES. GRANTOR SHALL MAINTAIN ALL IMPROVEMENTS, INCLUDING LANDSCAPING, SIDEWALK, AND TRAIL IMPROVEMENTS. GRANTOR IS RESPONSIBLE FOR SNOW REMOVAL IN THE EASEMENT AREA, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. MOTORIZED USES AND PRIVATE IMPROVEMENTS ARE PROHIBITED IN THE EASEMENT AREA, UNLESS PERMITTED BY THE FLAGSTAFF CITY CODE OR FOR CITY OPERATIONAL PURPOSES.

GRANTOR HEREBY DEDICATES TO THE BEAVER STREET CONDOS HOME OWNERS ASSOCIATION (HOA) TRACT 'A' AS SHOWN HEREON FOR THE PURPOSES AS DESCRIBED IN THE CO&RS.

EASEMENTS 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:

- A. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
B. 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
C. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
D. 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;
E. 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

HUNT BEAVER LLC, 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(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED THIS DAY OF 20__.

BY: HUNT BEAVER LLC

PETE MUSCARELLA
ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF

ON THIS DAY OF 20__, BEFORE ME PERSONALLY APPEARED THE AN FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTION EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

IN WITNESS WHEREOF I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CITY OF FLAGSTAFF CERTIFICATION

CITY OF FLAGSTAFF
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE DAY OF 2021.

BY: MAYOR

ATTEST: CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE DAY OF 2021.

BY: PLANNING DIRECTOR

BY: CITY ENGINEER

PRELIMINARY PLAT FOR BEAVER STREET CONDOS FLAGSTAFF, ARIZONA

LOTS 6, 7, 8, AND 9 OF BLOCK 75 ACCORDING TO THE PLAT OF THE NORTHEAST ADDITION TO THE TOWNSITE OF FLAGSTAFF, BOOK 1 OF MAPS, PAGE 33, OFFICIAL RECORDS OF COCONINO COUNTY, LOCATED IN SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.



VICINITY MAP

N.T.S.

UTILITY APPROVALS

ALTICE USA

RYAN WIESNER (BY LETTER) 02/21/2021

ARIZONA PUBLIC SERVICE

MARTIN CONBOY (BY LETTER) 01/25/2021

UNISOURCE ENERGY SERVICES

MANUEL HERNANDEZ (BY LETTER) 02/01/2021

CENTURYLINK

SANFORD YAZZIE (BY LETTER) 03/08/2021

UTILITY COMPANY CONTACTS

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

APS
CONTACT: RYAN WEISNER
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
RYAN.WEISNER@APS.COM
PHONE: (928) 773-6447

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ@CENTURYLINK.COM
PHONE: (928) 779-4935

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

- 1. IF WALLS ARE DESIGNATED AS BOUNDARIES OF A UNIT, ALL LATH FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALL PAPER, PAINT, AND ANY OTHER MATERIALS CONSTITUTING AS PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS ARE PART OF THE COMMON ELEMENT.
2. IF ANY DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITH IN THE AND PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS.
3. ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENT WITHIN THE BOUNDARIES OF A UNIT ARE PART OF THE UNIT.
4. 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 UNITS BOUNDARIES ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

PROJECT OWNER/DEVELOPER:

HUNT BEAVER LLC
PETE STRAIGHTLINE
352 BALBOA CIR
CAMARILLO, CA 93012

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN, PE #58405
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT SURVEYOR:

SHEPHARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT DEVELOPMENT INFORMATION:

T4 NEIGHBORHOOD 1 (T4N.1)

PERMITTED MAX. HEIGHT = 45' (OVERALL)
PROPOSED MAX. HEIGHT = 45' (OVERALL)

PERMITTED MAX. STORIES = 3.5 STORIES
PROPOSED NUMBER OF FLOORS = 3 STORIES

MINIMUM REQUIRED SETBACKS:
FRONT=15' MIN
SIDE=5' MIN, 12' MIN (COMBINED)
REAR=15'

PROJECT INFORMATION

BEAVER STREET CONDOS
613 N. BEAVER STREET
FLAGSTAFF, AZ 86001

ASSESSOR'S PARCEL NO. 101-07-003A

GROSS/NET ACREAGE: 0.326 ACRES
TRACT 'A' ACREAGE: 0.138 ACRES

- 1. 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.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS FOR 'BEAVER STREET CONDOS' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT, RECORDED UNDER INSTRUMENT #.
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.
6. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON AN RESULTS OF SURVEY PROVIDED BY SHEPHARD-WESNITZER, INC., JOB NO. 15066, DATED 02-02-2021.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 101-07-003A ACCORDING TO INSTRUMENT NUMBER 3904110, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

FEMA FLOODPLAIN

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RESOURCE PRESERVATION

THE PROJECT DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND DOES NOT REQUIRE A RESOURCE PROTECTION PLAN.

EARTHWORK QUANTITIES:

UNADJUSTED CUT: 3 CY
UNADJUSTED FILL: 490 CY

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 the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor

Date

SHEET INDEX table with columns SHEET NO., DRAWING NO., DESCRIPTION. Rows 1 CVR COVER SHEET, 2 PP01 PRELIMINARY PLAT, 3 PP02 OVERALL SITE MAP.

FLAGSTAFF ARIZONA
BEAVER STREET CONDOS

COVER SHEET

Table with columns JOB NO., DATE, SCALE, DRAWN, DESIGN, CHECKED. Values: 21134, AUG 21, N/A, CNP, CNP, AUB.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.az.com

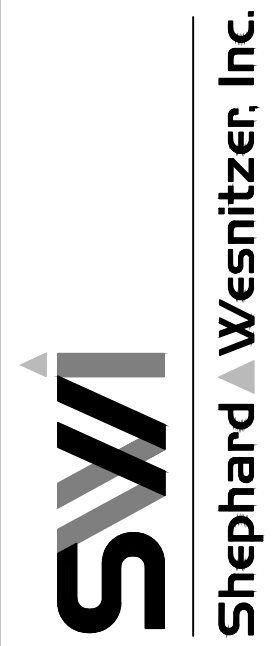
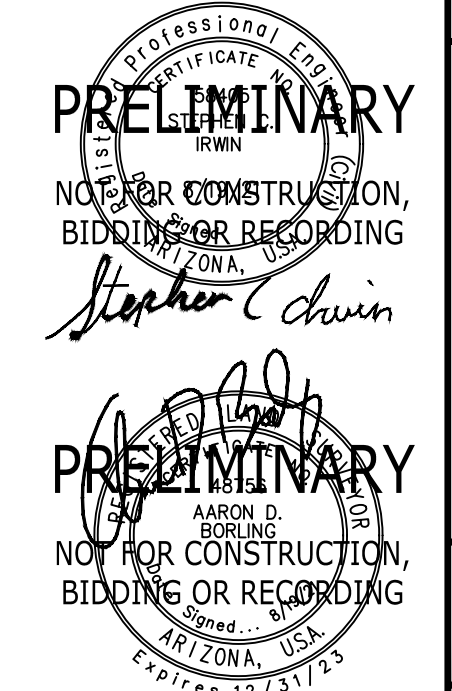


Table with columns NO., DESCRIPTION, DATE, BY. Includes REVISIONS section.

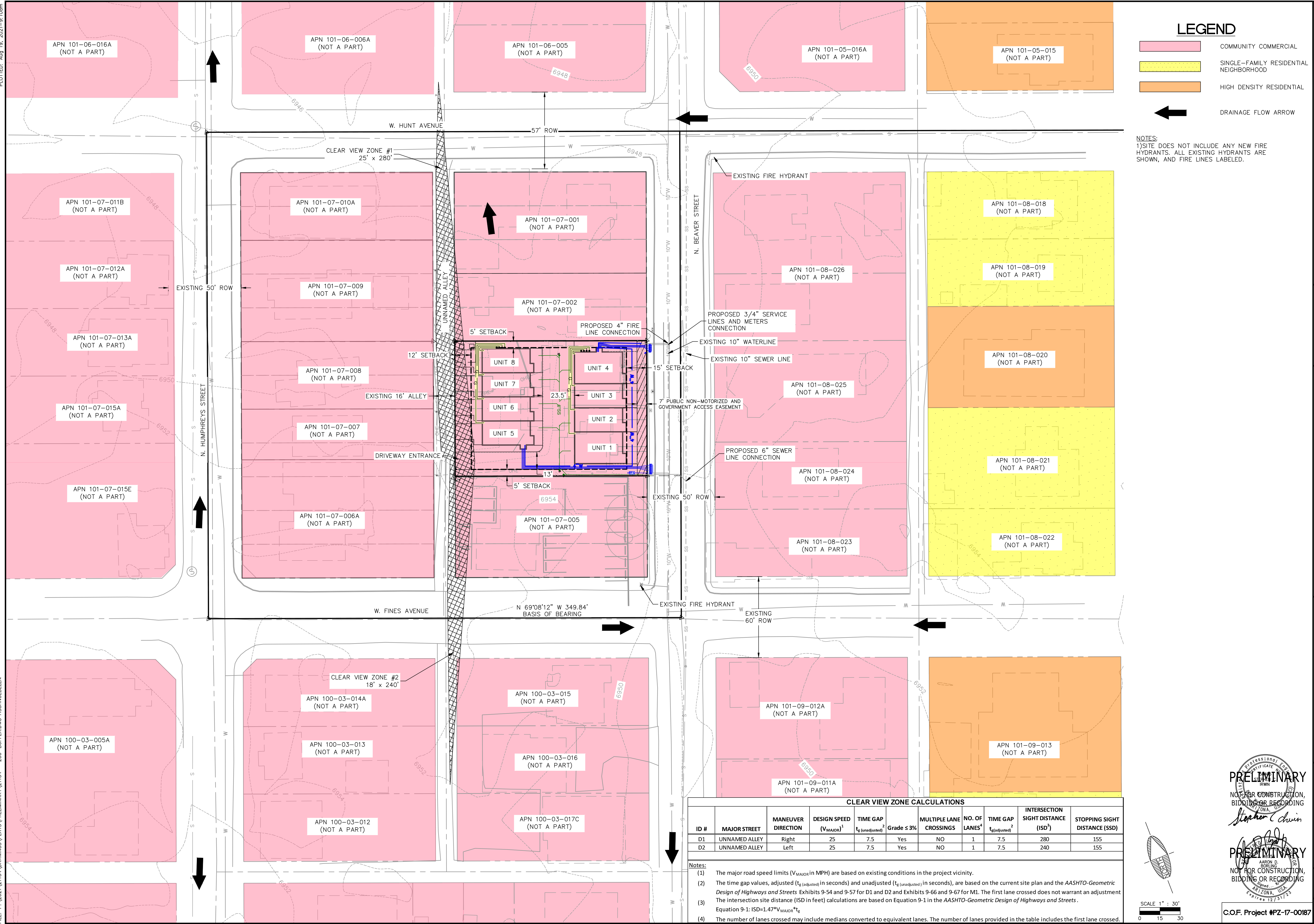


C.O.F. Project #PZ-17-00187

Table with columns SHT NO., OF. Values: 1, 3.

PLOTTED: Aug 19, 2021 - 9:10am

FILE: P:\2021\21134\DRAWINGS\PLATS\PRELIMINARY\21134 - 200' BUFFER.DWG HSCHEIDEL



LEGEND

- COMMUNITY COMMERCIAL
- SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD
- HIGH DENSITY RESIDENTIAL
- DRAINAGE FLOW ARROW

NOTES:
 1) SITE DOES NOT INCLUDE ANY NEW FIRE HYDRANTS. ALL EXISTING HYDRANTS ARE SHOWN, AND FIRE LINES LABELED.

FLAGSTAFF ARIZONA
 BEAVER STREET CONDOS
 OVERALL SITE MAP

JOB NO: 21134
 DATE: AUG 21
 SCALE: AS SHOWN
 DRAWN: HAS
 DESIGN: CNP
 CHECKED: AUB

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8354
 928.774.8334 fax
 www.swi.com

NO.	DESCRIPTION	DATE	BY

REVISIONS

ARIZONA 801
 ARIZONA Blue Sticks, Inc.
 Call or text for full working days before you begin excavation.
 800-841-1111 or 1-800-514-1111 (AZ-5348)

PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING OR RECORDING

PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. **PP02**

SHT NO. 3 OF 3

C.O.F. Project #PZ-17-00187

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (V _{MAJOR}) ¹	TIME GAP (t _g) ² (unadjusted)	Grade ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES ⁴	TIME GAP (t _g) ² (adjusted)	INTERSECTION SIGHT DISTANCE (ISD) ³	STOPPING SIGHT DISTANCE (SSD)
D1	UNNAMED ALLEY	Right	25	7.5	Yes	NO	1	7.5	280	155
D2	UNNAMED ALLEY	Left	25	7.5	Yes	NO	1	7.5	240	155

Notes:

- The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (t_g(adjusted) in seconds) and unadjusted (t_g(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.
- 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_{MAJOR}*t_g
- 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.

