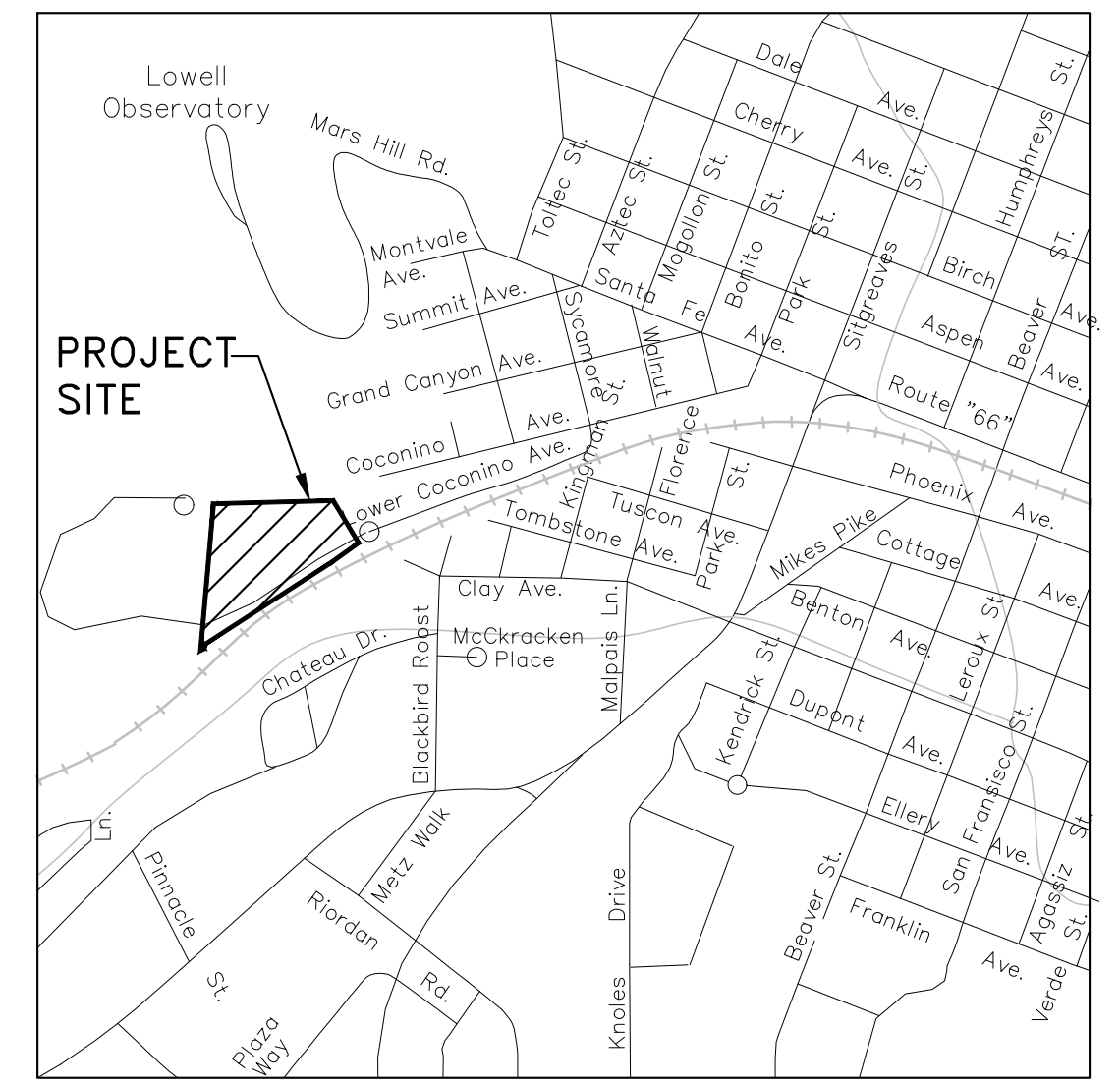


FIMBREZ ESTATES PRELIMINARY PLAT

A PROPOSED IMPROVEMENT IN THE NW QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

NOTES

DEVELOPMENT NAME	FIMBREZ SUBDIVISION
SITE ADDRESS	1300 W LOWER COCONINO AVE
APN#	103-01-006A, 112-04-001D
TOTAL PROPERTY GROSS AREA	10.04 ACRES
TOTAL NUMBER OF LOTS	6
CURRENT LAND USE	VACANT LAND
PROPOSED LAND USE	RESIDENTIAL
FLOOD ZONE	X
MINIMUM LOT SIZE	1 ACRES
GROSS DENSITY	1.67 LOTS PER ACRE
WATER	CITY OF FLAGSTAFF
SEWER	CITY OF FLAGSTAFF
ROADS	PRIVATE PAVED
GARBAGE DISPOSAL	PRIVATE PICKUP
FIRE PROTECTION	CITY OF FLAGSTAFF
EXISTING ZONING	ESTATE RESIDENTIAL

LEGAL DESCRIPTION: THAT PARCEL DESCRIBED IN INSTRUMENT NO. 3268936, RECORDS OF COCONINO COUNTY, ARIZONA.

CONTOURS FROM FIELD TOPOGRAPHY AND ALTA BY RICK ENGINEERING IN 2008. CONTOURS ON THIS SHEET ONLY ARE CITY OF FLAGSTAFF GIS.

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MEASURES NORTH LINE OF THIS PARCEL, BEING A BEARING OF S88°28'08E.

THIS PRELIMINARY PLAT SUBSTANTIALLY CONFORMS TO THE REZONING ORDINANCE 2010-29 FOR THE PROPERTY.

TRACT A-2.30 ACRES

OWNED BY THE HOA AND RESERVED FOR PRIVATE ROADWAY INGRESS/EGRESS TO LOWELL OBSERVATORY, FLAGSTAFF MESA, AND THE GENERAL PUBLIC FOR PUBLIC ACCESS PURPOSES. TRACT A SHALL ALSO INCLUDE TRAIL INGRESS/EGRESS, A PUBLIC UTILITIES EASEMENT AND STORM WATER CONVEYANCE EASEMENT.

IMPERVIOUS AREA CALCULATION

EXISTING IMPERVIOUS AREA IS APPROXIMATELY 25,466 SF (EXISTING ROADWAY).

NO IMPERVIOUS AREA WILL BE ADDED FOR INFRASTRUCTURE. ALL IMPERVIOUS AREA WILL BE CONSTRUCTED DURING HOME CONSTRUCTION.

NEW IMPERVIOUS AREA = 21,000 SF

TOTAL IMPERVIOUS AREA = 46,466 SF

REFER TO SHEET 3: PRELIMINARY GRADING PLAN AND NARRATIVE FOR DRAINAGE CONDITIONS AND PROPOSED MANAGEMENT PLAN.

LANDSCAPING

RESIDENTIAL ZONE BUFFER
REQUIRED PER DWELLING UNIT - 1 TREE, 2 SHRUBS, 2 GROUNDCOVER

LANDSCAPING CREDIT FOR EXISTING TREES
EACH LOT HAS EXISTING TREES THAT WILL MEET OR EXCEED THE LANDSCAPING REQUIREMENT. NO ADDITIONAL TREES WILL BE REQUIRED AS PART OF THIS DEVELOPMENT. BASED ON FIELD VISIT AND AERIAL PHOTOGRAPHY EXISTING TREE LOCATIONS ARE INDICATED ON SHEET 3 AND 4 OF THIS PRELIMINARY PLAT.

ALL DISTURBED SLOPES WILL BE SEEDED FOR EROSION CONTROL.

PARKING

RESIDENTIAL PARKING REQUIREMENT
REQUIRED PER DWELLING UNIT 2 SPACES
+1 SPACE IF ABOVE 4 BEDROOMS

EACH LOT WILL HAVE A PRIVATE 2 CAR GARAGE AND PROVIDE ADDITIONAL 2 SPACES OF PARKING ONSITE.

4 SPACES EXCEED THE CITY REQUIREMENTS.

CONCEPT APPROVAL

THE CITY OF FLAGSTAFF APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS OR OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

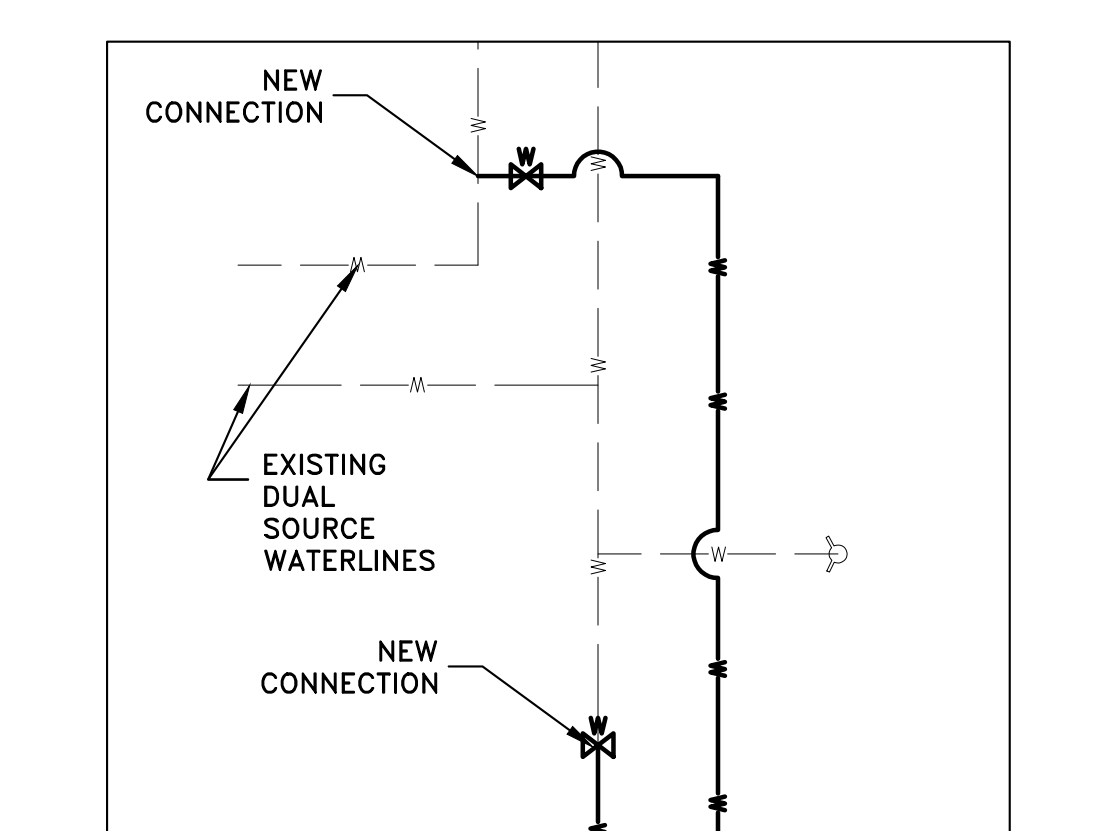
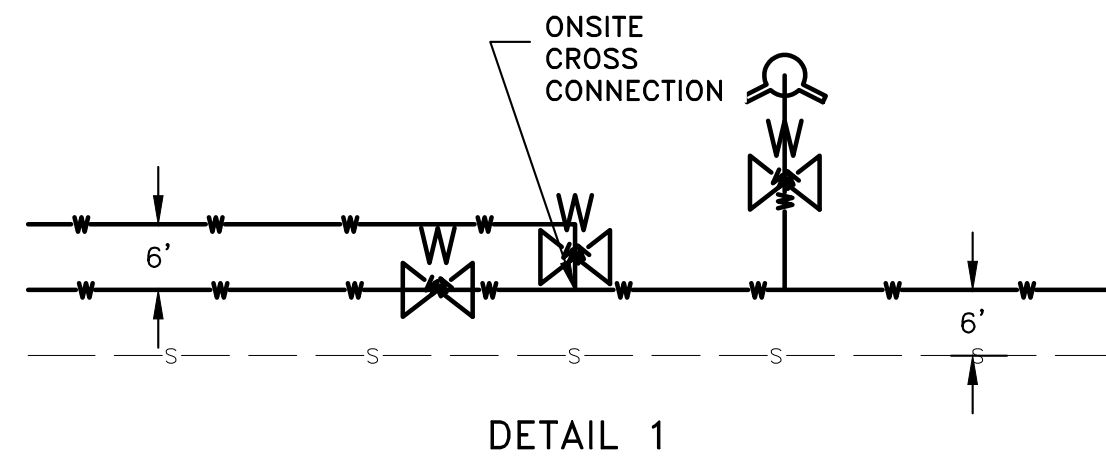
OWNER
BEN FIMBREZ
14638 N 10TH STREET
PHOENIX, AZ 85022
(602) 615-5948

ENGINEER
WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4636

SHEET 1 OF 4
CITY PROJECT # 20-00216

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOWLINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CABLE TV LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING WALL
	EXISTING CONCRETE
	EXISTING STRUCTURE
	EXISTING PAVEMENT
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FLOWLINE
	PROPOSED WATER LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SIGN POST
	EXISTING BOLLARD
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT



UTILITY SERVICE STATEMENT

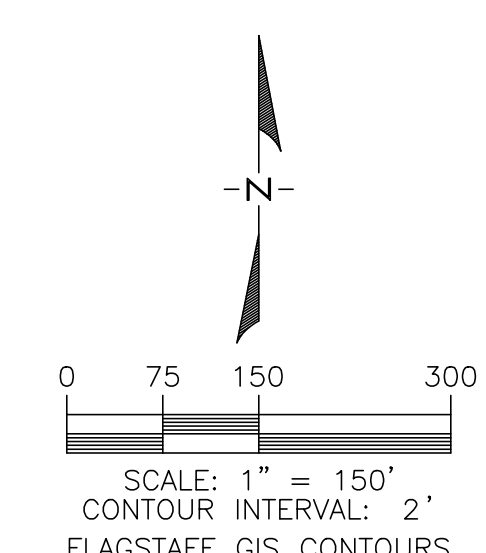
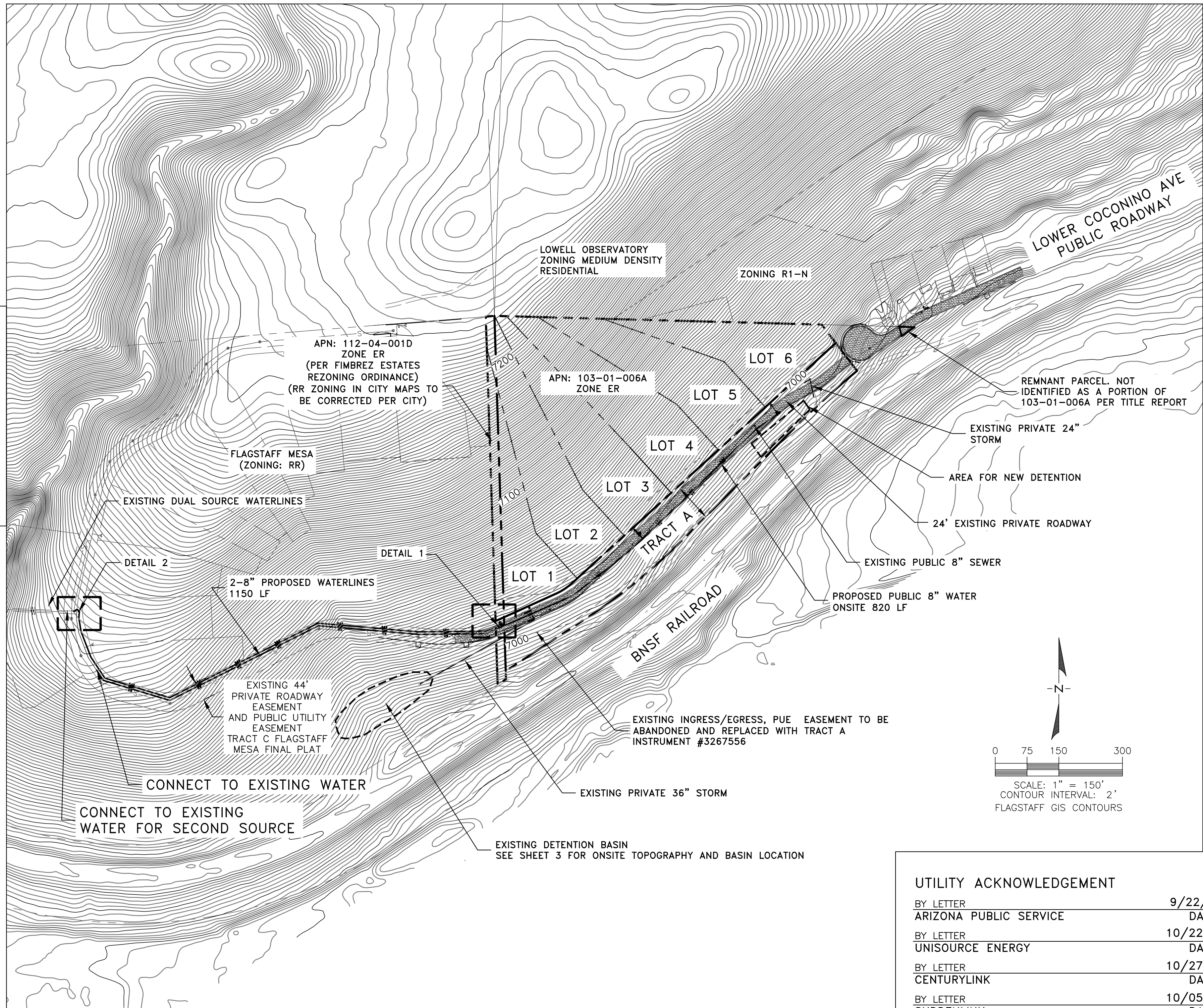
THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002

WASTEWATER WILL BE CONVEYED WITH NEW SERVICES TO THE EXISTING PUBLIC SEWER IN THE PRIVATE ROADWAY

WATER WILL BE PROVIDED TO THE SITE WITH THE OFFSITE CONNECTION SHOWN ABOVE TO THE PUBLIC CITY OF FLAGSTAFF WATER SYSTEM

SHEET INDEX

1	COVER SHEET
2	PRELIMINARY PLAT
3	GRADING AND UTILITY PLAN
4	NATURAL RESOURCE PROTECTION PLAN AND SITE ANALYSIS

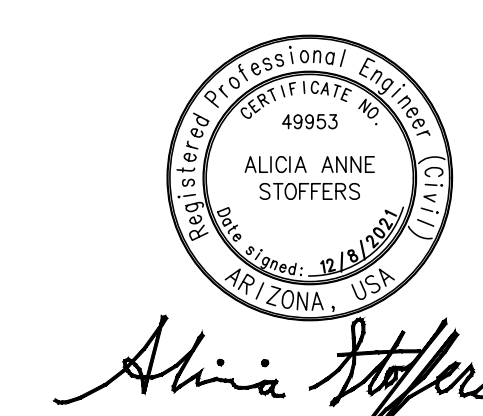


UTILITY ACKNOWLEDGEMENT

BY LETTER	9/22/21
ARIZONA PUBLIC SERVICE	DATE
BY LETTER	10/22/21
UNISOURCE ENERGY	DATE
BY LETTER	10/27/21
CENTURYLINK	DATE
BY LETTER	10/05/21
SUDDENLINK	DATE

WOODSON

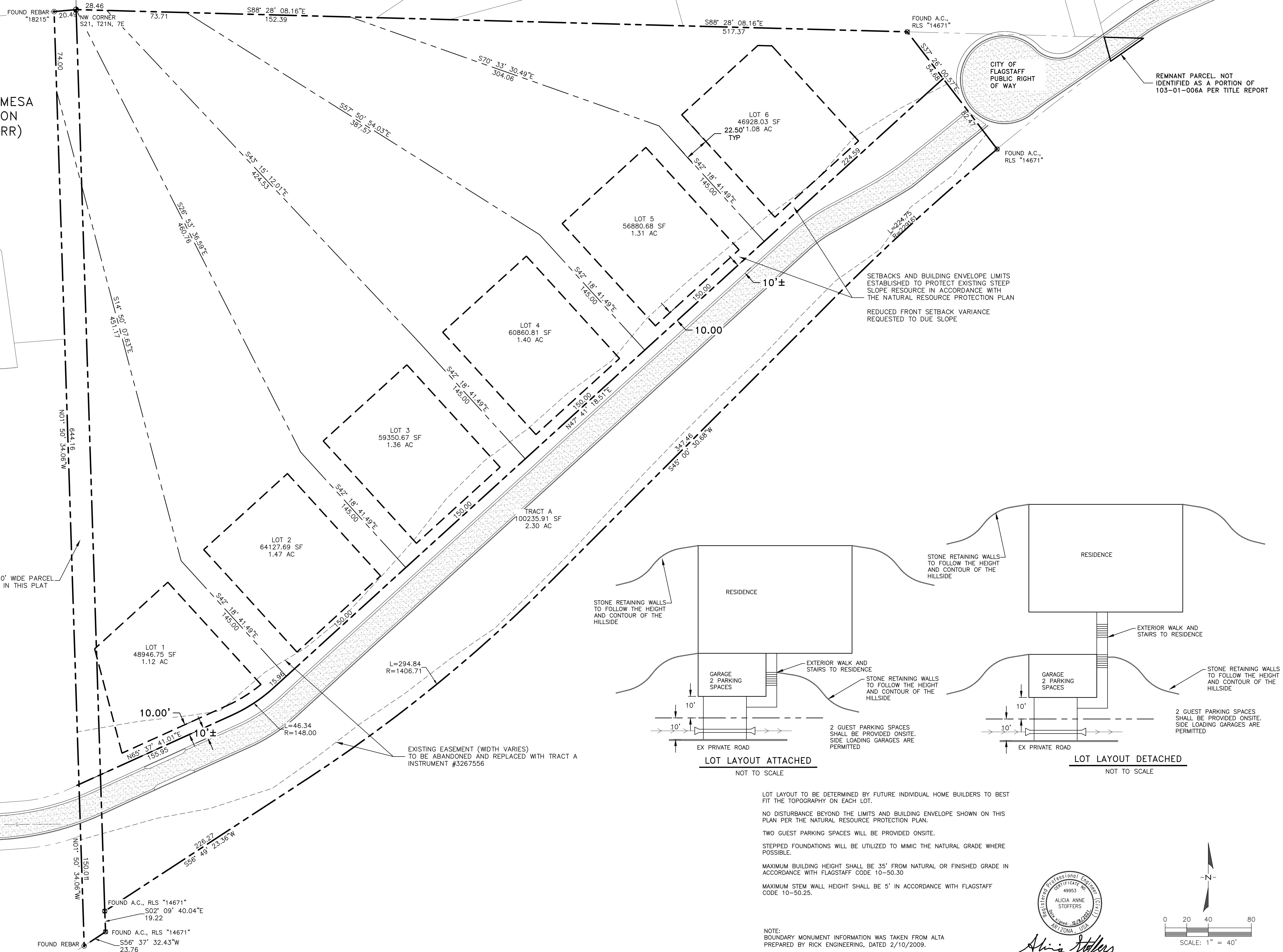
ENGINEERING & SURVEYING
124 N. ELDEN ST. FLAGSTAFF, AZ 86001
(928) 774-4636 WWW.WOODSONENG.COM



120053
 WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM
 12/8/2021
 FIMBREZ ESTATES
 BEN FIMBREZ
 PRELIMINARY PLAT
 DRAFTED BY: AS
 DATE: 12/8/2021
 PROJ. NO.: 120053
 FN: PRELIMINARY PLAT

FLAGSTAFF MESA
SUBDIVISION
(ZONING: RR)

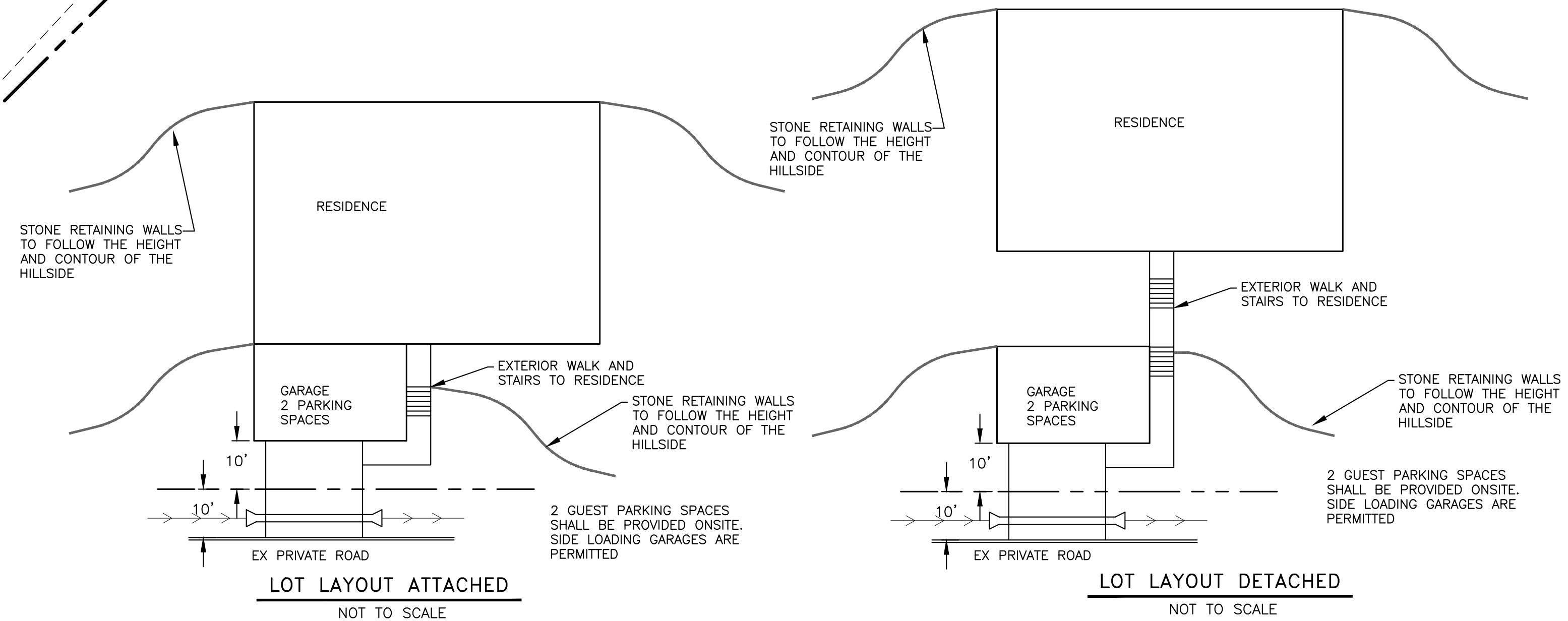
EXISTING 20' WIDE PARCEL
INCLUDED IN THIS PLAT



EXISTING EASEMENT (WIDTH VARIES)
TO BE ABANDONED AND REPLACED WITH TRACT A
INSTRUMENT #3267556

SETBACKS AND BUILDING ENVELOPE LIMITS
ESTABLISHED TO PROTECT EXISTING STEEP
SLOPE RESOURCE IN ACCORDANCE WITH
THE NATURAL RESOURCE PROTECTION PLAN

REDUCED FRONT SETBACK VARIANCE
REQUESTED TO DUE SLOPE



LOT LAYOUT ATTACHED
NOT TO SCALE

LOT LAYOUT DETACHED
NOT TO SCALE

LOT LAYOUT TO BE DETERMINED BY FUTURE INDIVIDUAL HOME BUILDERS TO BEST
FIT THE TOPOGRAPHY ON EACH LOT.

NO DISTURBANCE BEYOND THE LIMITS AND BUILDING ENVELOPE SHOWN ON THIS
PLAN PER THE NATURAL RESOURCE PROTECTION PLAN.

TWO GUEST PARKING SPACES WILL BE PROVIDED ONSITE.

STEPPED FOUNDATIONS WILL BE UTILIZED TO MIMIC THE NATURAL GRADE WHERE
POSSIBLE.

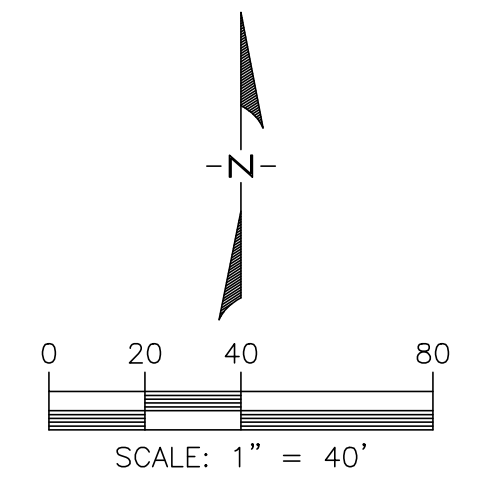
MAXIMUM BUILDING HEIGHT SHALL BE 35' FROM NATURAL OR FINISHED GRADE IN
ACCORDANCE WITH FLAGSTAFF CODE 10-50.30

MAXIMUM STEM WALL HEIGHT SHALL BE 5' IN ACCORDANCE WITH FLAGSTAFF
CODE 10-50.25.

NOTE:
BOUNDARY MONUMENT INFORMATION WAS TAKEN FROM ALTA
PREPARED BY RICK ENGINEERING, DATED 2/10/2009.



Alicia Stoffers



SHEET 2 OF 4
CITY PROJECT # 20-00216

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120053

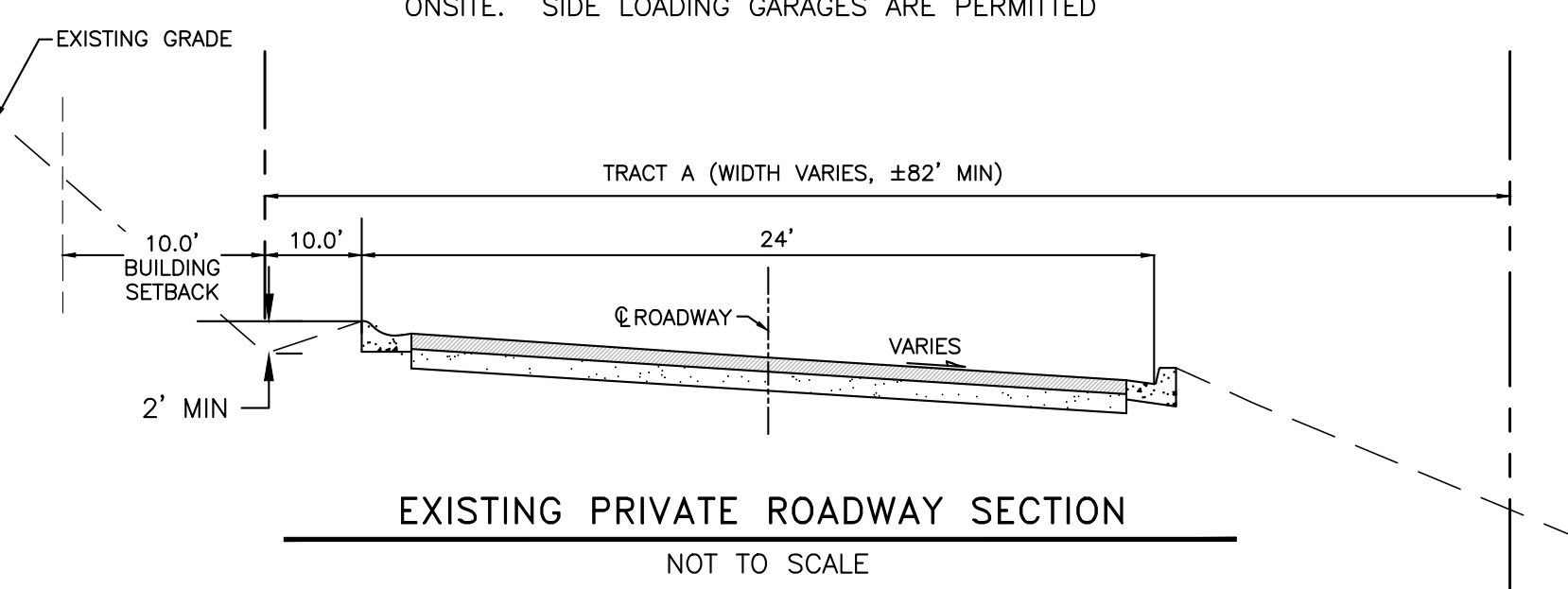
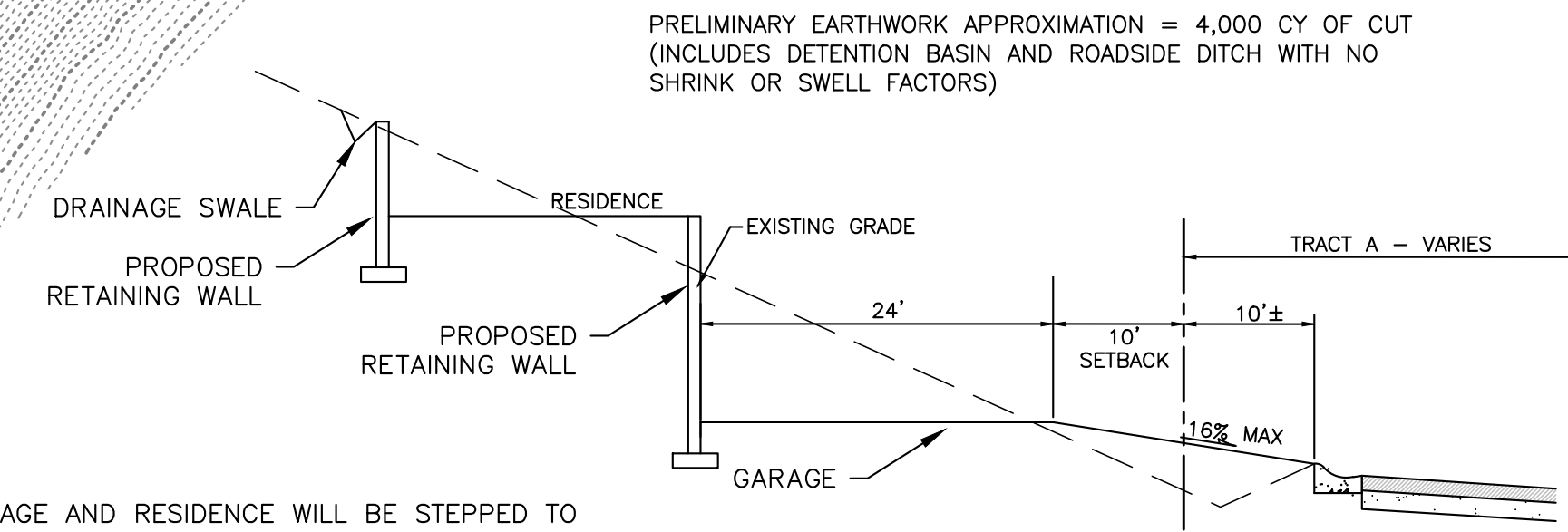
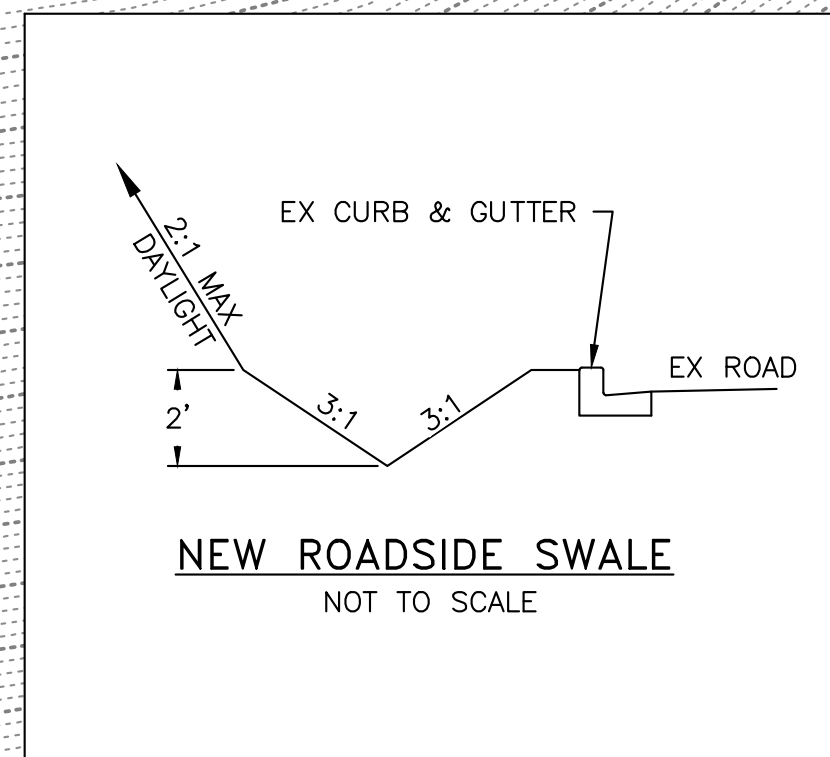
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124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM

12/8/2021

FIMBREZ ESTATES
PRELIMINARY PLAT

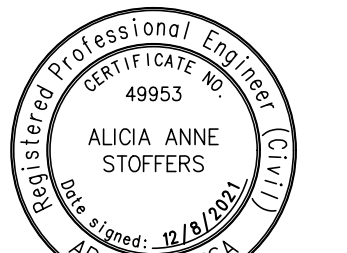
DRAFTED BY: AAS
DATE: 9/21/2021
PROJ. NO.: 120053
FN: PRELIMINARY PLAT

FLAGSTAFF MESA
SUBDIVISION
(ZONING: RR)

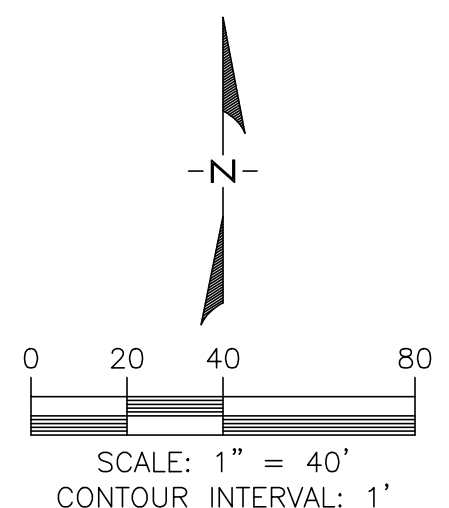


DRAINAGE NOTES:

1. THE DRAINAGE REPORT FOR THE FLAGSTAFF MESA SUBDIVISION (DATED JULY 2005) INCLUDED THIS (UNDEVELOPED) SUBJECT SITE IN THE DRAINAGE ANALYSIS.
2. A PRELIMINARY DRAINAGE REPORT (DATED 9/13/2021) HAS BEEN PREPARED FOR THE SUBJECT SITE UTILIZING BOTH INFORMATION FROM THE ABOVE REFERENCED DRAINAGE REPORT AS WELL AS THE WEB SOIL SURVEY FROM THE USDA. THE PROPOSED FLOW RATES WILL BE MITIGATED USING DETENTION TO LIMIT EACH STORMWATER DISCHARGE POINTS TO LESS THAN 0.5 CFS INCREASE FROM PRE-DEVELOPED CONDITION TO POST-DEVELOPED CONDITION.
3. RUNOFF CONTROL VOLUMES (ROCV) FROM THE SITE WILL BE CAPTURED USING A VEGETATED ROADSIDE SWALE WITH ROCK CHECK DAMS AS WELL AS DEAD STORAGE IN THE DETENTION BASIN TO RETAIN THE FIRST INCH OF RUNOFF FROM THE NEWLY ADDED IMPERVIOUS AREA.
4. A DETENTION BASIN IS PROPOSED IN THE EASTERN PORTION OF THE SITE SOUTH OF THE ROAD, TO PROVIDE FLOW MITIGATION.



Alicia Stoffers



PRELIMINARY EARTHWORK APPROXIMATION = 4,000 CY OF CUT
(INCLUDES DETENTION BASIN AND ROADSIDE DITCH WITH NO SHRINK OR SWELL FACTORS)

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120053

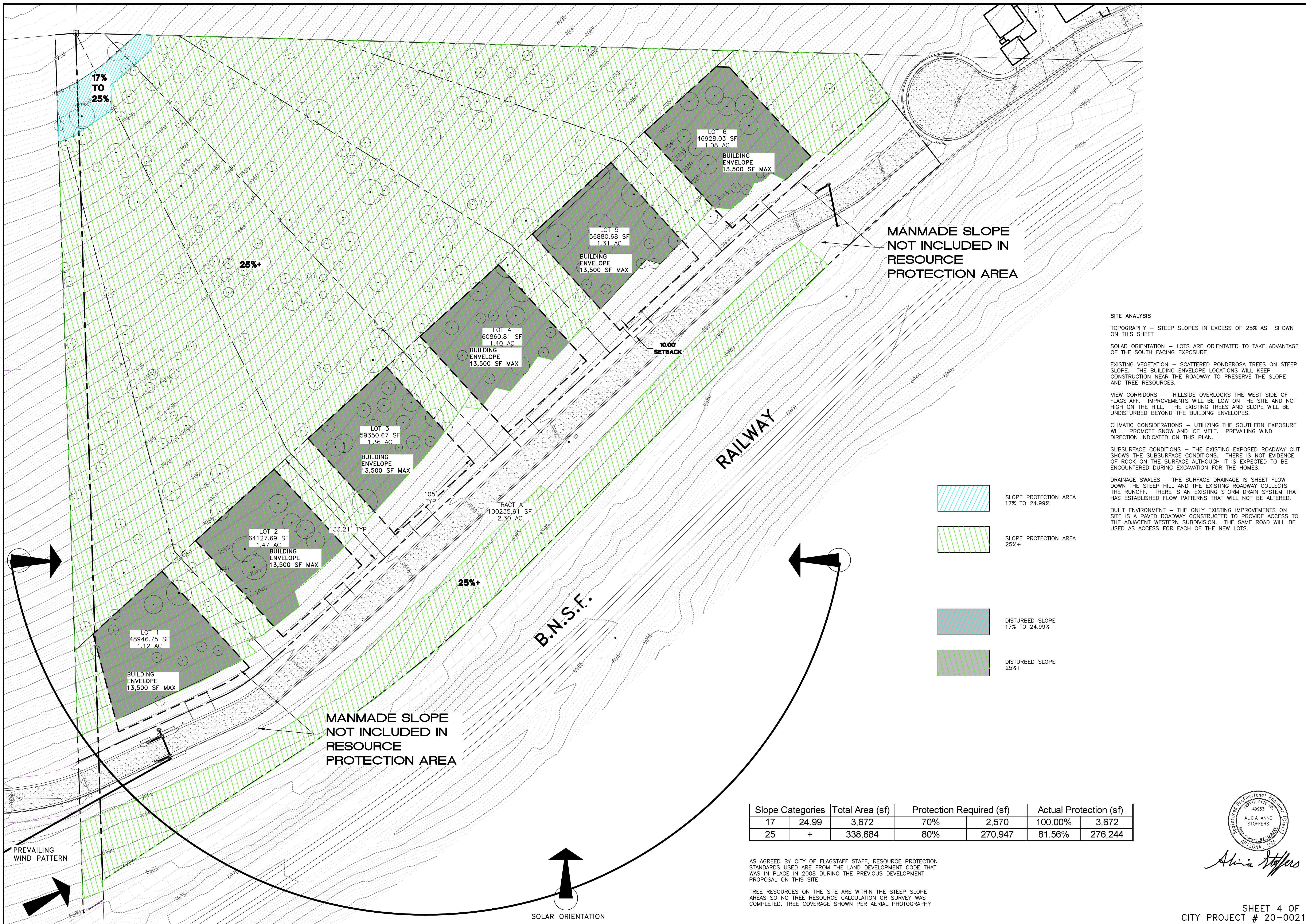
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12/8/2021

FIMBREZ ESTATES
PRELIMINARY PLAT
GRADING AND UTILITY PLAN

DRAWN BY: AAS
DATE: 9/21/2021
PROJ. NO.: 120053
FN: PRELIMINARY PLAT

SHEET 3 OF 4
CITY PROJECT # 20-00216



MANMADE SLOPE NOT INCLUDED IN RESOURCE PROTECTION AREA

MANMADE SLOPE NOT INCLUDED IN RESOURCE PROTECTION AREA

SITE ANALYSIS

TOPOGRAPHY – STEEP SLOPES IN EXCESS OF 25% AS SHOWN ON THIS SHEET

SOLAR ORIENTATION – LOTS ARE ORIENTATED TO TAKE ADVANTAGE OF THE SOUTH FACING EXPOSURE

EXISTING VEGETATION – SCATTERED PONDEROSA TREES ON STEEP SLOPE. THE BUILDING ENVELOPE LOCATIONS WILL KEEP CONSTRUCTION NEAR THE ROADWAY TO PRESERVE THE SLOPE AND TREE RESOURCES.

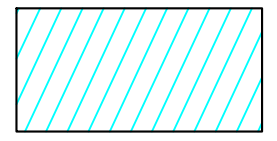
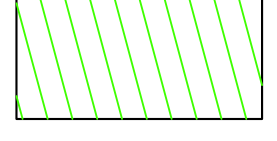
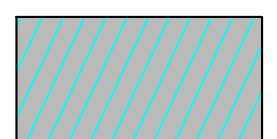
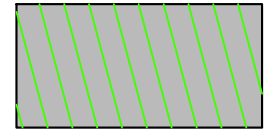
VIEW CORRIDORS – HILLSIDE OVERLOOKS THE WEST SIDE OF FLAGSTAFF. IMPROVEMENTS WILL BE LOW ON THE SITE AND NOT HIGH ON THE HILL. THE EXISTING TREES AND SLOPE WILL BE UNDISTURBED BEYOND THE BUILDING ENVELOPES.

CLIMATIC CONSIDERATIONS – UTILIZING THE SOUTHERN EXPOSURE WILL PROMOTE SNOW AND ICE MELT. PREVAILING WIND DIRECTION INDICATED ON THIS PLAN.

SUBSURFACE CONDITIONS – THE EXISTING EXPOSED ROADWAY CUT SHOWS THE SUBSURFACE CONDITIONS. THERE IS NOT EVIDENCE OF ROCK ON THE SURFACE ALTHOUGH IT IS EXPECTED TO BE ENCOUNTERED DURING EXCAVATION FOR THE HOMES.

DRAINAGE SWALES – THE SURFACE DRAINAGE IS SHEET FLOW DOWN THE STEEP HILL AND THE EXISTING STORM DRAIN COLLECTS THE RUNOFF. THERE IS AN EXISTING STORM DRAIN SYSTEM THAT HAS ESTABLISHED FLOW PATTERNS THAT WILL NOT BE ALTERED.

BUILT ENVIRONMENT – THE ONLY EXISTING IMPROVEMENTS ON SITE IS A PAVED ROADWAY CONSTRUCTED TO PROVIDE ACCESS TO THE ADJACENT WESTERN SUBDIVISION. THE SAME ROAD WILL BE USED AS ACCESS FOR EACH OF THE NEW LOTS.

-  SLOPE PROTECTION AREA 17% TO 24.99%
-  SLOPE PROTECTION AREA 25%+
-  DISTURBED SLOPE 17% TO 24.99%
-  DISTURBED SLOPE 25%+

Slope Categories	Total Area (sf)	Protection Required (sf)	Actual Protection (sf)
17	24.99	3,672	70%
25	+	338,684	80%
			2,570
			270,947
			100.00%
			3,672
			81.56%
			276,244

AS AGREED BY CITY OF FLAGSTAFF STAFF, RESOURCE PROTECTION STANDARDS USED ARE FROM THE LAND DEVELOPMENT CODE THAT WAS IN PLACE IN 2008 DURING THE PREVIOUS DEVELOPMENT PROPOSAL ON THIS SITE.

TREE RESOURCES ON THE SITE ARE WITHIN THE STEEP SLOPE AREAS SO NO TREE RESOURCE CALCULATION OR SURVEY WAS COMPLETED. TREE COVERAGE SHOWN PER AERIAL PHOTOGRAPHY

