

NOTICE AND AGENDA

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS
HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

To participate in the meeting virtually click the following link:
[Click here to join the meeting](#)

Planning & Zoning Commission meetings will be live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov.

**PLANNING & ZONING COMMISSION
WEDNESDAY
FEBRUARY 8, 2023**

**STAFF CONFERENCE ROOM
211 WEST ASPEN AVENUE
4:00 P.M.**

1. **Call to Order**

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. **Roll Call**

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

MARIE JONES, CHAIR
CAROLE MANDINO, VICE CHAIR
DR. RICARDO GUTHRIE
BOB HARRIS, III

MARY NORTON
IAN SHARP
MARCHELL CAMP

3. **Public Comment**

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. **APPROVAL OF MINUTES**

Approval of the minutes from the meeting on Wednesday, January 25, 2023.

5. **GENERAL BUSINESS**

A. PZ-19-00204-05 for Miramonte at Presidio in the Pines VI Condominiums

A request by Presidio Tract M, LLC for approval of the Preliminary Plat for Miramonte at Presidio in the Pines VI Condominiums (City of Flagstaff project number PZ-19-00204-05), a 39-unit multi-family residential condominium subdivision. The 2.76-acre site is located at 2950 W. Presidio Drive in the Highway Commercial (HC) zone, and has a Resource Protection Overlay (RPO) zone. The site will develop as a Planned Residential Development (PRD) under the T4N.2 (Transect) Zone standards.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in the staff report, staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

7. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 2/2/23, at 2:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 2nd day of FEBRUARY, 2023.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 02/08/2023

From: Genevieve Pearthree, Senior Planner

Information

TITLE:

PZ-19-00204-05 for Miramonte at Presidio in the Pines VI Condominiums

A request by Presidio Tract M, LLC for approval of the Preliminary Plat for Miramonte at Presidio in the Pines VI Condominiums (City of Flagstaff project number PZ-19-00204-05), a 39-unit multi-family residential condominium subdivision. The 2.76-acre site is located at 2950 W. Presidio Drive in the Highway Commercial (HC) zone, and has a Resource Protection Overlay (RPO) zone. The site will develop as a Planned Residential Development (PRD) under the T4N.2 (Transect) Zone standards.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in the staff report, staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

Executive Summary:

The Preliminary Plat for Miramonte at Presidio in the Pines VI Condominiums consists of 39 residential units across three buildings on 2.76 acres in the HC zone.

Attachments

Staff Report

Application

Preliminary Plat

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

PRELIMINARY PLAT

PZ-19-00204-05

DATE: January 19, 2023
MEETING DATE: February 8, 2023
REPORT BY: Genevieve Pearthree

REQUEST:

Presidio Tract M, LLC requests Preliminary Plat approval for Miramonte at Presidio in the Pines VI Condominiums (case number: PZ-19-0204-05). The subdivision consists of 39 residential condominium units located at 2950 West Presidio Drive. The condominium plat is on 2.77 acres and will develop as a Planned Residential Development (PRD) under the T4N.2 (Transect) Zone standards. The site has a Resource Protection Overlay (RPO).

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

The site is currently vacant.

PROPOSED LAND USE:

Miramonte at Presidio in the Pines VI Condominiums is a residential condominium subdivision development that consists of 39 dwelling units across three buildings located on 2.77 acres. The site also contains the required surface parking, landscaping, lighting, and infrastructure (stormwater, water, sewer, etc.).

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map.

North: Single family development (High Density Residential [HR] zone), Woody Mountain Road
East: Single family development (High Density Residential [HR] zone) and attached duplex development (Highway Commercial [HC] zone)
South: I-40
West: Woody Mountain Road, Vacant Land (Single Family Residential [R1] Zone)

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

The project is located on Tract M of the Presidio in the Pines subdivision plat. The 2.77-acre site has HC zoning and an RPO. This development proposes 39 multifamily residential units distributed among three 3-story buildings (13 units per building). The site also contains the required surface parking, landscaping, lighting, and infrastructure (stormwater, water, sewer, etc.). City Staff approved the Site Plan for this development on September 25, 2020. Civil Engineering Plans were approved on March 27, 2021, and Building Plans are currently under review.

Multifamily residential development is an allowed use in the HC zone as a PRD, subject to the issuance of a Conditional Use Permit (CUP). The Flagstaff City Council granted the CUP on September 28, 2021. PRDs require developments to be constructed under transect zone stands, in addition to picking a specific building type and private frontage type. This project will develop under the T4N.2 standards and is using an Apartment Building Type and Forecourt Private Frontage Type. The three buildings total 19,650 square feet and residential units will range from 514 – 1,064 square feet. The permitted range of density per acre is 10-22 units per acre for properties in the HC Zone within the Resource Protection Overlay. That allows for between 28 and 61 units; the development has 39 units. The lot coverage is 12.6% (the maximum is 80% per the T4N.2 standards).

On December 1, 2020, City Council approved a fourth amendment to Presidio in the Pines Development Agreement to allow Tract M to be developed as a multifamily residential development (the Development Agreement had previously required Tract M to be a church site or other indoor neighborhood use). The Amendment also requires the formation of a homeowners' association and condo declarations stipulating a minimum lease length of thirty (30) days, and that the developer provide "Attainable Housing" (at least 10% of the units must be sold at or below 100% of the Area Median Income ["AMI"]).

B. Type of Plat

The purpose of this preliminary condominium plat application is to allow multifamily residential units to be sold individually. The plat delineates all the elements affiliated with the individual units. In this case, the units are defined as the airspace within each unit. The vertical boundaries start at the finish floor elevation (FFE) of each unit and extend to the ceiling of that unit. The horizontal boundaries start at the inside of the walls enclosing each unit. Most of the units have one or two porches or decks; these elements are being platted as limited common elements.

All common areas in the building, including the breezeway/entryway, the spaces between walls and floor plates, the mechanical elements, and the fire riser rooms, etc. are common elements. Tract A, which includes all areas outside of the buildings and the limited common elements, will be dedicated to the homeowner's association as a common element.

II. Required Findings: Conformance with City Development Standards

Staff reviewed and approved the Site Plan, Civil Plans, and Preliminary Plat for this project based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

i. T4N.2 Zone, Apartment Building Type, Forecourt Private Frontage Type

The buildings meet the T4N.2 standards for building form and placement, including minimum setbacks and lot coverage. The applicant elected to use the Apartment Building Type, which is permitted in the HC Zone. The Apartment Building Type is a medium-to-large-sized structure that consists of up to 32 side-by-side and/or stacked dwelling units accessed from the exterior of the building through one or more common entries. The Forecourt Private Frontage Type requires a portion of the main facade of the building to be at or near the frontage line and a small percentage to be set back, creating a small court space.

ii. Pedestrian and Vehicle Circulation Systems

Pedestrian and vehicle access to the site is from Presidio Drive, which takes access off Woody Mountain Road. A sidewalk along the south side of Presidio Drive provides pedestrian access, while a new driveway from Presidio Drive onto the site provides vehicle access.

iii. Parking and Automobile Access

This project is providing 74 parking spaces. Seventy-three spaces are required. This number includes a 5% parking reduction that the project is eligible for because it is providing 12 bicycle parking spaces (only 4 are required). Surface parking spaces are located in a parking lot on-site.

iv. Landscaping

A landscape plan was approved with civil engineering plans. The development is meeting the required landscaping (street buffer, parking lot, building foundation, and peripheral buffer) through existing and new landscaping.

v. Resource Protection and Open Space

Development in commercial zones is required to protect at least 30% of the existing tree resources and 60% of steep slopes. This development will save 36% of tree resources. The property also has an existing Tree Resource Preservation Easement from the original Presidio in the Pines subdivision plat that will not be disturbed as part of the construction of this project. There are no slopes with a 17% or greater grade on the property. Further, the Regional Plan shows a traffic interchange at Woody Mountain Rd. and I-40. Thus, the applicant is showing potential future ADOT right of way and has located all development outside that area. The development is also meeting the requirement to set aside at least 15% of the lot area as open space (59,944 square feet are provided—49.7% of the lot area).

B. Title 13: City of Flagstaff Engineering Standards

Staff conducted a public systems analysis as part of Site Plan approval to verify conformance with City Engineering Standards.

i. Traffic/Right-of-Way Impact

This development is within the parameters of the original Traffic Impact Analysis (TIA) conducted for the larger Presidio in the Pines neighborhood. Thus, a new TIA was not required for this development. No new edge improvements (sidewalk, curb/gutter, parkway, etc.) are required for this development because they are already installed on both Woody Mountain Road and Presidio Drive. However, an existing streetlight on Presidio Drive will have to be relocated to accommodate the new driveway into this development.

ii. Water and Wastewater Impact

This development is within the parameters of the original Water Sewer Impact Analysis (WSIA) conducted for the larger Presidio in the Pines neighborhood. Thus, no off-site water or sewer improvements will be required other than those necessary to serve the development. However, there is currently no infrastructure in the ground on the site to support this development, so all on-site sewer and water systems will have to be designed and built.

iii. Water

The developer will need to tie into the existing 8" water line in Presidio Drive. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

iv. Wastewater

The developer will need to tie into the existing 8" sewer in Presidio Drive. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

v. Stormwater Analysis

A Preliminary Drainage Report was required as part of the Site Plan review. The development is required to provide a detention basin on the southeast corner of the project site to meet low impact development (LID)

standards. A Drainage Maintenance Easement (DME) across the entire detention basin will be dedicated to the City of Flagstaff with final plat.

C. Title 11: General Plans and Subdivisions, Chapter 11-20: Subdivision and Land Split Regulations

i. Preliminary Plat

City staff approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

These standards are not applicable to this plat because it is a condominium plat (it is not creating any new lots, streets, alleys, or city blocks).

iii. Minimum Required Subdivision Improvements

Staff review of the Site Plan and Preliminary Plat identified no required improvements to adjacent streets or pedestrian ways, in conformance with Section 11-20.130: Minimum Required Subdivision Improvements.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

Attachments:

- Application
- Preliminary Plat (14 sheets)



City of Flagstaff

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

www.flagstaff.az.gov

Community Development Division

Date Received	Application for Subdivision Review		File Number
Property Owner(s)	Presidio Tract M, LLC		Phone 520-615-8900
Mailing Address	2502 E. River Road	City, State, Zip Tucson, AZ. 85718	Email chris@kemmerly.com
Applicant(s)	Presidio Tract M LLC		Phone 520-615-8900
Mailing Address	2502 E. River Road	City, State, Zip Tucson, AZ. 85718	Email chris@kemmerly.com
Project Representative	Charity Lee- Project Manager		Phone 928-600-3594
Mailing Address	102 S. Mikes Pike	City, State, Zip Flagstaff, AZ. 86001	Email clee@miramontehomes.com
Requested Review:	<input type="checkbox"/> Development Master Plan <input type="checkbox"/> Conceptual Plat <input checked="" type="checkbox"/> Preliminary Plat P&Z and Council <input type="checkbox"/> Modified Subdivision <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat- Council		

Project Name:	Presidio Tract M	Site Address	2950 W. Presidio Drive	Parcel Number	112-62-483
Proposed Use	Condominiums	Existing Use	Vacant Land	Subdivision, Tract & Lot Number Presidio Tract M Presidio in the Pines	
Zoning District	HC (P.R.D utilizing the T4N.2 zone)	Regional Plan Category	Suburban	Flood Zone	None
				Size of Site (Sq. ft. or Acres)	2.76
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject property is undeveloped land?				
Surrounding Uses	North	South	East	West	
(Res, Com, Ind)	MR, HR	HWY	HR	RES	

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Condominiums	39	39	14.09 units/acre	19,650

Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary, or Final Plat. **Incomplete submittals will not be scheduled.**

Property Owner Signature: (required) _____ Date: 10/31/2022 Applicant Signature: _____ Date: 10/31/2022

For City Use

Date Filed:	Case Number (s)				
P & Z Hearing Date:			Publication and Posting Date:		
Council Hearing Date:			Publication and Posting Date:		
Fee Receipt Number:	Amount:		Date:		
Action by Planning and Zoning Commission:			Action By City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

CITY OF FLAGSTAFF	Concept Plat Development Application Checklist
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Minimal Submittal Requirements:

Following is a list of items that will be required for concept plat submittal. An application that does not include all required items will not be accepted. By signing the application, the Applicant acknowledges that all required documents/information are included within the submittal. **If, in the Applicant's opinion, any of the listed required items are not applicable to the proposed development, please identify them as "Not Applicable" on the concept plat checklist or within the project narrative.**

If you have any questions regarding the information above, please contact the Planning and Development Services front counter at the information listed in the footer of this checklist.

PART I – GENERAL REQUIREMENTS

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. One complete set of all submitted documents will be required in hard copy form folded, in addition to an electronic copy.
Req'd	Sub'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I.1 Concept Plat Development Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I.2 Application Fee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I.3 Completed Application for Concept Plat Review The application must be signed by the Applicant and the current property owner of record. If the property owner is unavailable to sign the application, a Letter of Authorization must be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I.4 – Electronic Submittal An electronic copy of all submitted information (.pdf or .tif format)

PART II – REQUIRED PLANS & RELATED DATA

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. One complete set of all submitted documents will be required in hard copy form folded, in addition to an electronic copy.
Req'd	Sub'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	II.1 Descriptive (Project) Narrative Submit a brief narrative describing the proposed project on an 8.5" x 11" sheet. This information will aid staff if providing comments and answering questions about the project. The narrative should include the following <ul style="list-style-type: none"> • Project title and date • Describe project/development request • Legal description of the parcel • Site acreage (gross and net) • Proposed building square footage, lot coverage, and FAR (non-residential projects) • Number of dwelling units, types (e.g. single-family, duplex, condo, townhome, apartment, etc.) • Describe known heritage resources (if any) • Any additional information or details pertinent to the case i.e. land uses in addition to residential • Tentative proposals regarding traffic impacts • Primary access and interior circulation including vehicular, bicycle and pedestrian ways • Preservation of special scenic locations and view corridors • Flood Hazards • Tentative proposals regarding solid and liquid waste disposal, storm sewer, electric and gas utility services

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>II.2 Concept Plan</p> <p>Plan must be drawn to a standard engineering scale (e.g. 1:10, 1:20, but no larger than 1:60). The site plan shall include the following information:</p> <p>Project Information</p> <ul style="list-style-type: none"> • Development Name • Site Address • Assessor's Parcel Number (APN) • Scale and North arrow • Size in Acres • Number of residential units and/or lots • Area of Non-residential buildings (sq. ft.) • Existing and proposed zoning • Property owner's name and contact information • Developer's name and contact information • Preparer's name and contact information • Date Prepared • Legend • Record parcel boundaries and dimensions • Vicinity Map <ul style="list-style-type: none"> ○ Project Area indicated <p>Within the Subject Site and Extending 200-feet Beyond the Site's Boundary (City GIS Data Acceptable)</p> <ul style="list-style-type: none"> • Contour lines at two-foot intervals (existing and approximate finished grade) • Identify offsite drainage flows, stormwater discharge points and floodplains • Proposed and existing building footprints. • Location of public rights-of-way with street names (existing and proposed with approx. grade calculation) • Points of access and driveways (existing and proposed) • General location of pedestrian facilities/sidewalks (existing and proposed) • Location of any existing improvements on the property • Location, size, and type of existing and proposed utilities (water, sewer, reclaim lines, fire hydrants/lines and services). • Easements • Clearview zones <p>Within the Subject Site</p> <ul style="list-style-type: none"> • Preliminary connection locations to public utilities • General location of proposed building footprints and parking areas with required calculations. • Existing walls and fences • Preliminary detention and Low Impact Development (LID) stormwater management systems and their locations on the site. • Natural Features, slopes, and drainage courses • Existing drainage easements. • FEMA 100-year floodplain elevation, floodplain limits, and floodway limits • Total existing and proposed impervious surface calculations (roof area, pavement, sidewalks, etc.) • Existing and Proposed solid waste locations. • Commercial building footprints that are over 50-years old at the time of application • Residential building footprints built before 1946 • Open space or parks (existing and proposed) <p>Concept (Preliminary) Landscape Plan</p> <p>Landscape plans shall be drawn to the same engineering scale as the concept plan. All preliminary landscape plans must include or show the following information, in accordance with Section 10-50.60.030 of the Zoning Code:</p> <ul style="list-style-type: none"> • Landscaping calculations and proposed planting areas • General location of trees that may be credited for landscaping
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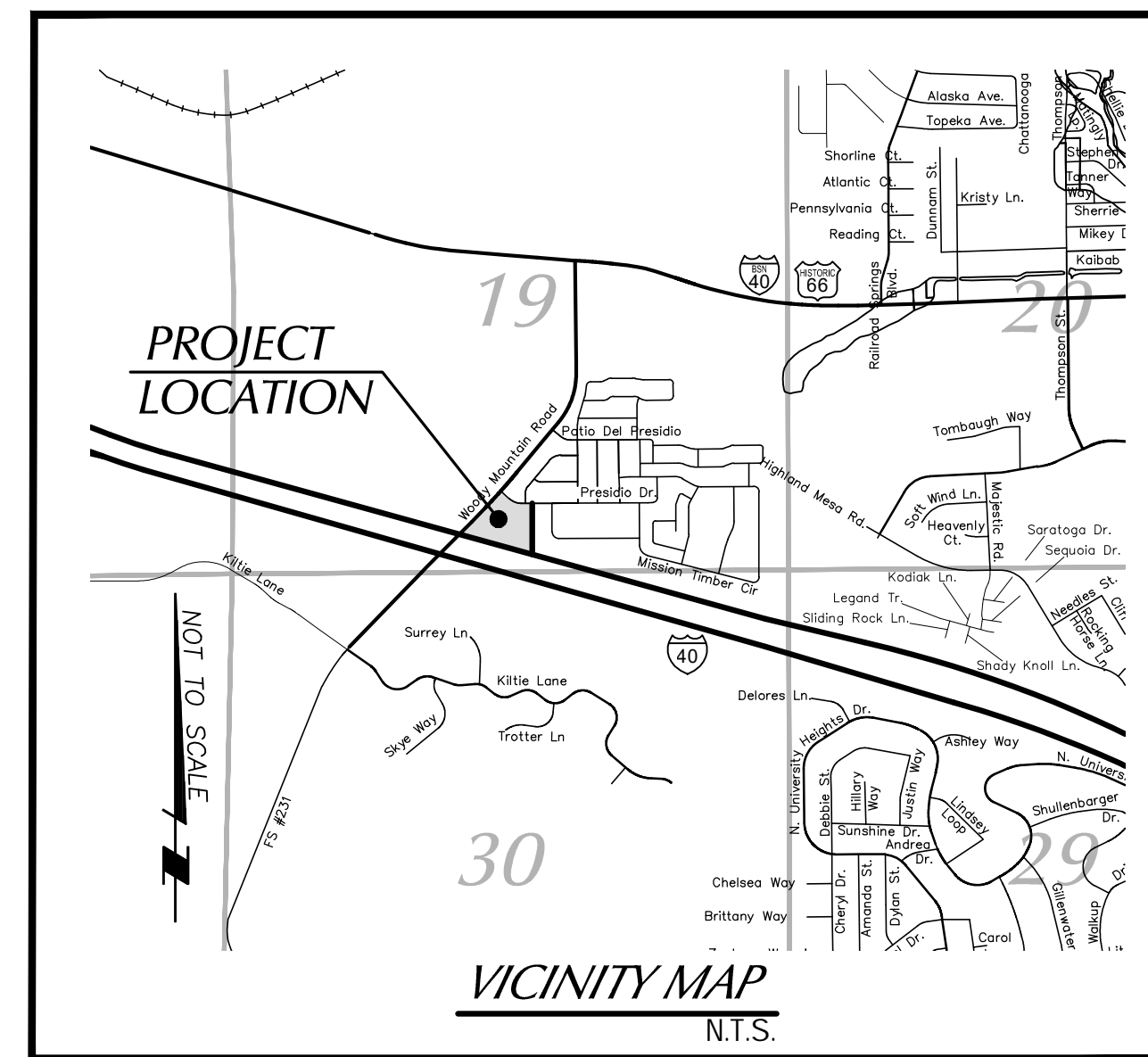
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>II.3 Preliminary Natural Resource Protection Plan</p> <p>A preliminary natural resource protection plan shows the general location of natural resources on the site before and after the proposed development (refer to Section 10-50.90.080 of the Zoning Code for applicability). This section is applicable to properties located in the Resource Protection Overlay (RPO) zone.</p> <p>The intent of this section is to identify resources early in the process so they can be taken into account during the site planning. All proposed improvements, such as buildings, paved areas, roads, etc., must be shown on the plan in relation to all on-site resources. For the purpose of the preliminary resource protection plan, forest and slope resources may be estimated. Please visit the Planning and Development Services front counter to obtain the site's aerial photography and topography through the City's website. Resources that must be estimated are listed below:</p> <ul style="list-style-type: none"> • General forested areas • Moderate slopes (17 to 24 percent) • Steep slopes (25 to 35 percent) • Slopes greater than 35 percent • Rural and Urban Floodplain • Wetlands • Architectural/historical preservation site • Other site features
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>II.4 Site Analysis</p> <p>A complete site analysis plan that depicts the terrain, scenic views, natural watercourses, preservation of vegetation, and relationships to existing development (refer to Section 10-30.60.030 of the Zoning Code). The following items are essential components of an analysis of undeveloped property or building expansions greater than 25% : (Not applicable to change of use or duplex applications)</p> <ul style="list-style-type: none"> • Topography of the site • Solar orientation or aspect • Existing or native vegetation types and relative quality • View corridors • Climatic considerations • Subsurface conditions • Drainage swales and stream corridors • Built environment and land use context

LEGEND & ABBREVIATIONS

EX W	CENTERLINE (CL or C)
B'W	RIGHT OF WAY (R.O.W.)
B'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)
	NEW SEWER SERVICE (SS)
	EXISTING SEWER MANHOLE
	NEW SEWER MANHOLE (MH)
	EXISTING EDGE OF PAVEMENT / CURB
	NEW EDGE OF PAVEMENT / CURB
	PUBLIC UTILITY EASEMENT (PUE)
GL	GRADING LIMITS (GL)
EX OVHD	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
RP	RADIUS POINT
R	RADIUS
IS	INTERSECTION
DC	DEPRESSED CURB
BC	BACK OF CURB (TOP)
FC	FACE OF CURB (TOP)
BSW	BACK OF SIDEWALK
FSW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
F or FL	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
EOL	END OF LINE BLOWOFF
TS&V	TAPPING SLEEVE and VALVE
SDMH	STORM DRAIN MANHOLE
DB	DRAIN BASIN
CB	CATCH BASIN
TW	TOP OF WALL
GB	GRADE BREAK
(TYP)	TYPICAL
EX	EXISTING
SHT	SHEET
VG	VALLEY GUTTER
FFE	FINISH FLOOR ELEVATION (PRELIMINARY)
EA	EACH
LF	LINEAL FEET
SF	SQUARE FOOT
SY	SQUARE YARDS
CY	CUBIC YARDS
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
G	GUTTER
P	PAVEMENT
C	CONCRETE
LT	LEFT
RT	RIGHT
TRANS	TRANSITION
B.F.P.	BACK FLOW PREVENTION
HC	HANDICAP
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
E.V.	ELECTRIC VEHICLE
C.O.F.	CITY OF FLAGSTAFF

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



INDEX TO SHEETS

1	COVER SHEET, PROJECT INFORMATION
2	UNDERGROUND UTILITIES
3	RESOURCE PROTECTION
4	PRELIMINARY PLAT
5-13	PRELIMINARY PLAT (UNITS)
14	AREA MAP

OPEN SPACE

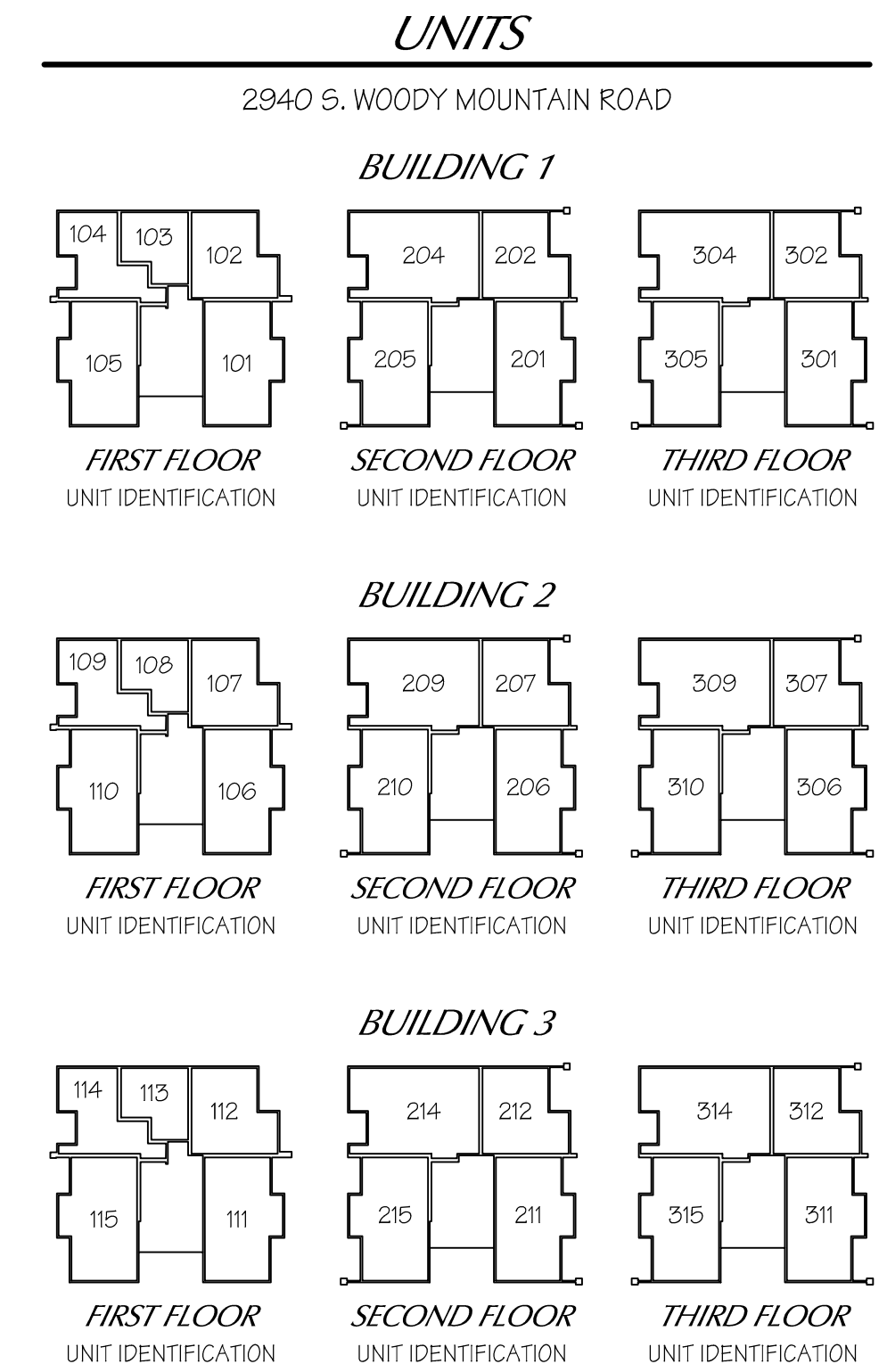
TOTAL LOT AREA:	120,564 S.F.
LESS IMPERVIOUS AREAS:	60,620 S.F.
OPEN SPACE AREA:	59,944 S.F.
OPEN SPACE PERCENTAGE:	49.7 %

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	

UNIT COUNT and PARKING INFORMATION

PARKING CALCULATIONS:	TOTAL PARKING REQUIRED
	No. OF PER PARKING
	UNITS UNIT SPACES
MARKET RATE UNITS	
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, 80, 0.60 F:	3 SPACE REDUCTION
	(12 BIKE RACKS / 4 = 3)
REQUIRED PARKING (AFTER REDUCTIONS):	76 - 3 = 73 SPACES REQUIRED (AFTER REDUCTION)
TOTAL PARKING PROVIDED:	74 SPACES
TOTAL HANDICAP PARKING PROVIDED:	4 SPACES



FEMA DESIGNATION

THIS PROJECT IS LOCATED IN FEMA ZONE X (UNSHADED) AREA OF MINIMAL FLOODING

PRELIMINARY CUT FILL QUANTITIES

EARTHWORK (FOR DRIVE AISLES AND PARKING LOT ONLY)
CUT = 1,350 C.Y.
FILL = 500 C.Y.

PRELIMINARY FINISH FLOOR ELEVATIONS

THE FINISH FLOOR ELEVATIONS SHOWN ON THIS SITE PLAN ARE PRELIMINARY AND MAY CHANGE DURING DESIGN.

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

PUBLIC UTILITY EASEMENT RECORDED INSTRUMENT 3933751

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".

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.

UTILITY COMPANY ACKNOWLEDGMENT

MARTIN CONBOY	DATE
UNISOURCE ENERGY (NATURAL GAS)	DATE
KEVIN WAGER	DATE
LUMEN (TELEPHONE and INTERNET)	DATE
CHAD BROOKS	DATE
ARIZONA PUBLIC SERVICE (ELECTRICITY)	DATE
SANFORD YAZZIE	DATE
OPTIMUM (CABLE TELEPHONE, T.V. and INTERNET)	DATE

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
FLOODPLAIN:	NONE
OWNER/DEVELOPER:	PRESIDIO TRACT M, LLC 2502 E. RIVER ROAD TUCSON, AZ. 85718

PROJECT BENCHMARK: IS A FOUND ALUMINUM CAP (C.O.F. RLS 40321) AT THE INTERSECTION OF PRESIDIO DRIVE SOUTH and JOSSSELYN DRIVE ELEVATION = 7090.64

BASIS OF BEARING: IS FROM A FOUND ALUMINUM CAP (C.O.F. RLS 40321) AT THE INTERSECTION OF PRESIDIO DRIVE SOUTH and JOSSSELYN DRIVE TO A FOUND ALUMINUM CAP (C.O.F. RLS 40321) AT THE INTERSECTION OF PRESIDIO DRIVE SOUTH and PEPIA DRIVE BEARING OF S 89°42'15" W - 254.62'

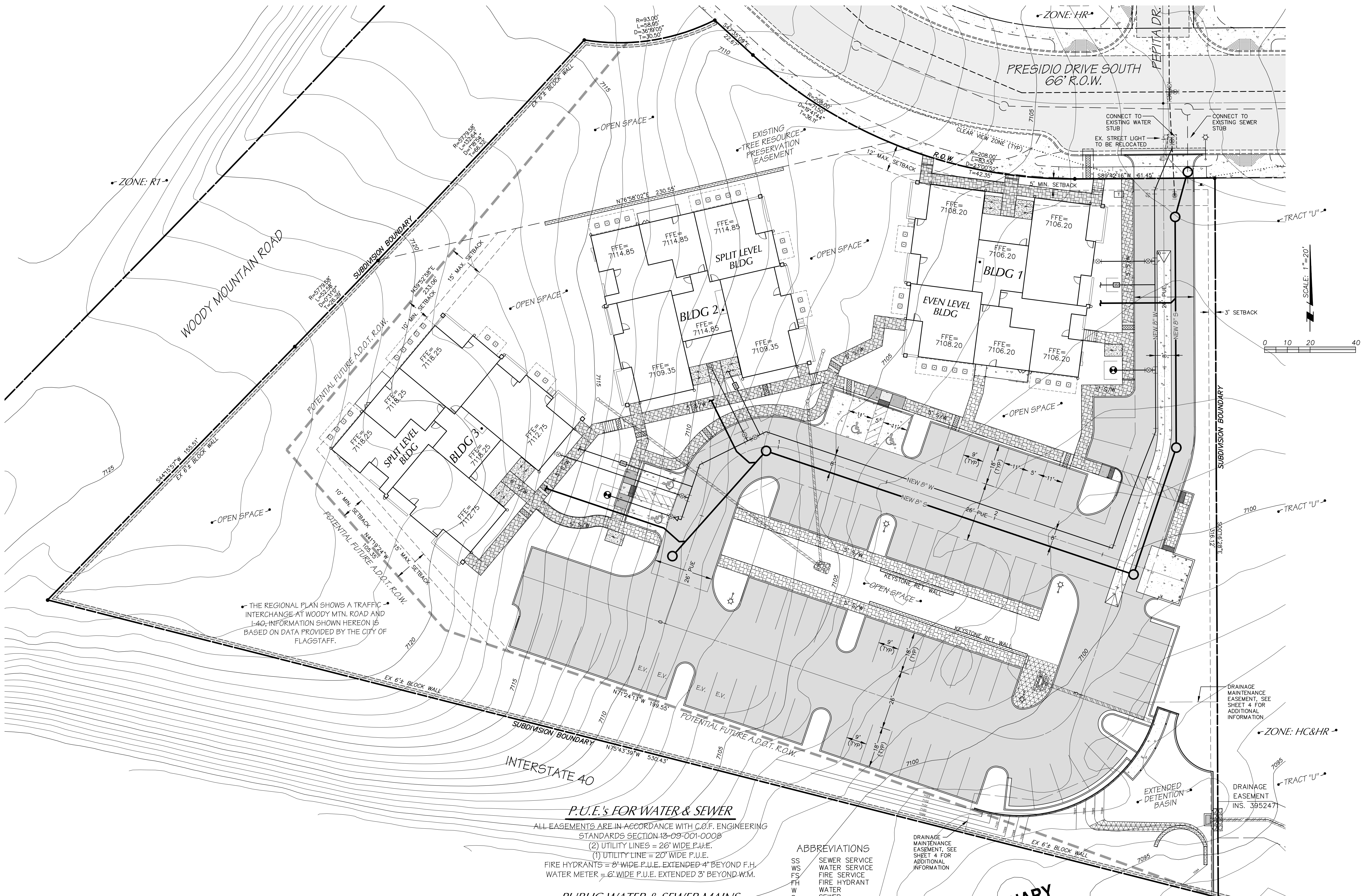


SURVEY WAS PERFORMED BY APEX LAND SURVEYS, JOB 12-03-20RR IN FEBRUARY OF 2021. INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DESIGNED BY: [Signature]
DATE: 12/20/22
DRAWN BY: [Signature]
CHECKED BY: KVH
PROJECT NO: 15159
REVISIONS PER C.O.F. COMMENTS DATED 12/26/22
PVI SHEET - 01.DWG
VERT SCALE: N/A
HOR SCALE: N/A



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 = 26' WIDE P.U.E.
 (1) UTILITY LINE = 20' WIDE P.U.E.
 FIRE HYDRANTS = 6' 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".

ABBREVIATIONS

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

DRAINAGE MAINTENANCE EASEMENT, SEE SHEET 4 FOR ADDITIONAL INFORMATION

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING

CIVIL PLANS AND DRAINAGE REPORT

CIVIL PLANS INCLUDING DRAINAGE REPORT APPROVED
 6/27/22.

Mogollon
 ENGINEERING & SURVEYING

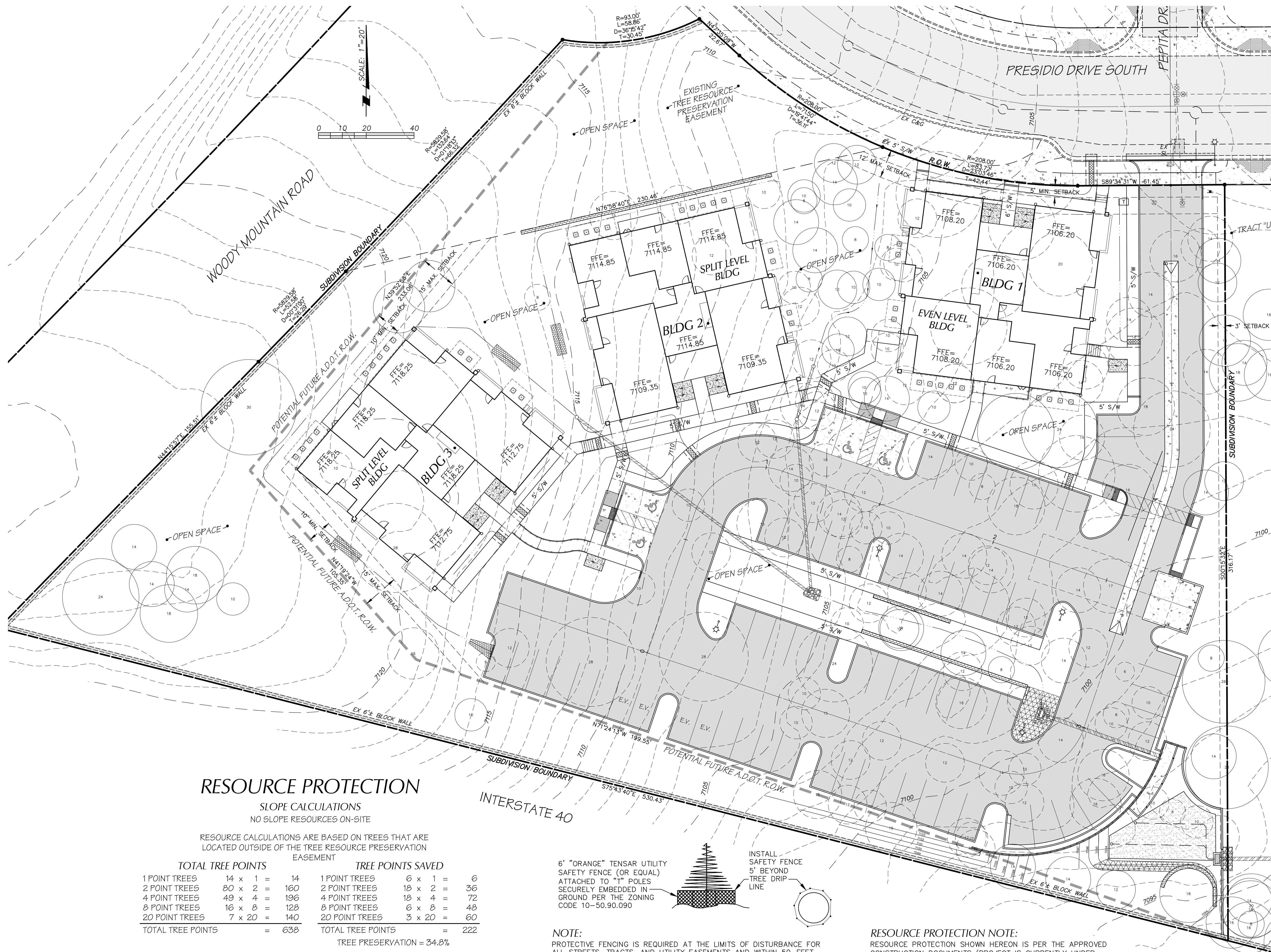
411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING

REVISIONS PER C.O.F. COMMENTS DATED 12/29/22

DATE: 12/20/22 PROJECT NO: 15159
 DESIGNED BY: MK P/I SHEET: 02.DWG
 DRAWN BY: MW VERT SCALE: N/A
 CHECKED BY: KVH HOR SCALE: 1"=20'

12/20/22
 MES#15159



RESOURCE PROTECTION

SLOPE CALCULATIONS
NO SLOPE RESOURCES ON-SITE

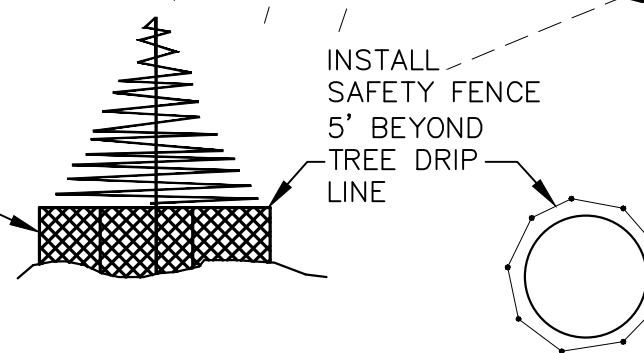
RESOURCE CALCULATIONS ARE BASED ON TREES THAT ARE
LOCATED OUTSIDE OF THE TREE RESOURCE PRESERVATION
EASEMENT

TOTAL TREE POINTS		TREE POINTS SAVED	
1 POINT TREES	14 x 1 = 14	1 POINT TREES	6 x 1 = 6
2 POINT TREES	80 x 2 = 160	2 POINT TREES	18 x 2 = 36
4 POINT TREES	49 x 4 = 196	4 POINT TREES	18 x 4 = 72
8 POINT TREES	16 x 8 = 128	8 POINT TREES	6 x 8 = 48
20 POINT TREES	7 x 20 = 140	20 POINT TREES	3 x 20 = 60
TOTAL TREE POINTS	= 638	TOTAL TREE POINTS	= 222

TREE PRESERVATION = 34.8%

- TREE TO BE SAVED
- TREE TO BE REMOVED

6" "ORANGE" TENSAR UTILITY
SAFETY FENCE (OR EQUAL)
ATTACHED TO 1" POLES
SECURELY EMBEDDED IN
GROUND PER THE ZONING
CODE 10-50.90.090



NOTE:
PROTECTIVE FENCING IS REQUIRED AT THE LIMITS OF DISTURBANCE FOR
ALL STREETS, TRACTS, AND UTILITY EASEMENTS AND WITHIN 50-FEET
OF CONSTRUCTION ACTIVITIES. FENCING MUST BE IN PLACE AND
INSPECTED BY THE CITY OF FLAGSTAFF PLANNING DIVISION PRIOR TO
COMMENCEMENT OF GRADING.

TREE PROTECTION DETAIL
N.T.S.

RESOURCE PROTECTION NOTE:
RESOURCE PROTECTION SHOWN HEREON IS PER THE APPROVED
CONSTRUCTION DOCUMENTS (PROJECT IS CURRENTLY UNDER
CONSTRUCTION).

**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**

Mogollon
ENGINEERING & SURVEYING

PRELIMINARY PLAT
MIRAMONTE AT PRESIDIO IN THE PINES VI
CONDOMINIUMS- RESOURCE PROTECTION

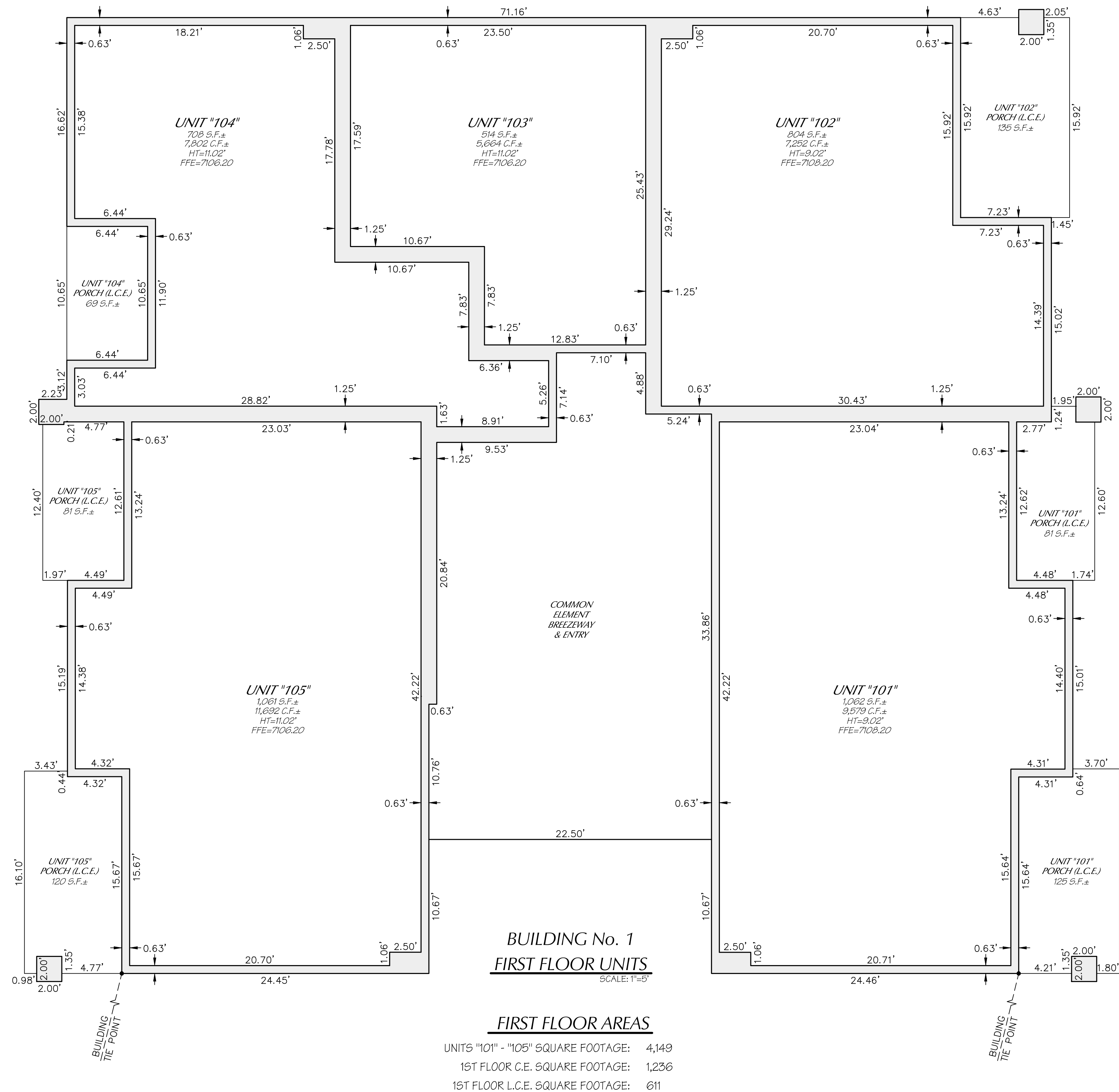
12/20/22
MES#151519

**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**

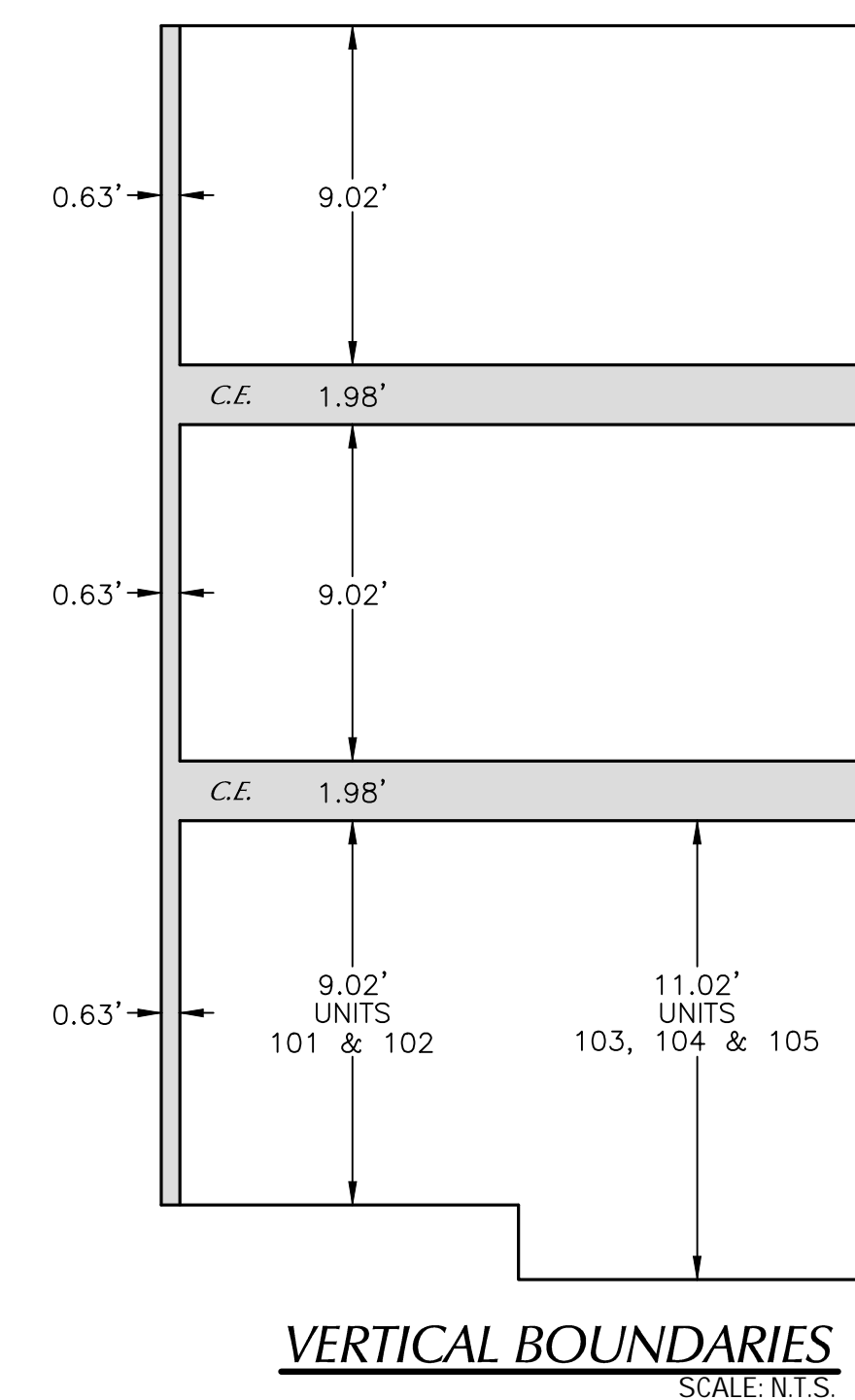
PROJECT NO. 151519
DATE: 12/20/22
DESIGNED BY: MK
DRAWN BY: MK
CHECKED BY:
REVISIONS PER C.O.F. COMMENTS DATED 12/8/22
PNI SHEET-03.DWG
VERT SCALE: N/A
HOR SCALE: 1"=20'

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
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



SHEET NO. 5 OF 14
COF PROJECT # PZ-19-00204

Mogollon ENGINEERING & SURVEYING
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 15159
REVISIONS PER C.O.F. COMMENTS DATED 12/8/22

Mogollon ENGINEERING & SURVEYING
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 15159

Mogollon ENGINEERING & SURVEYING
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 15159

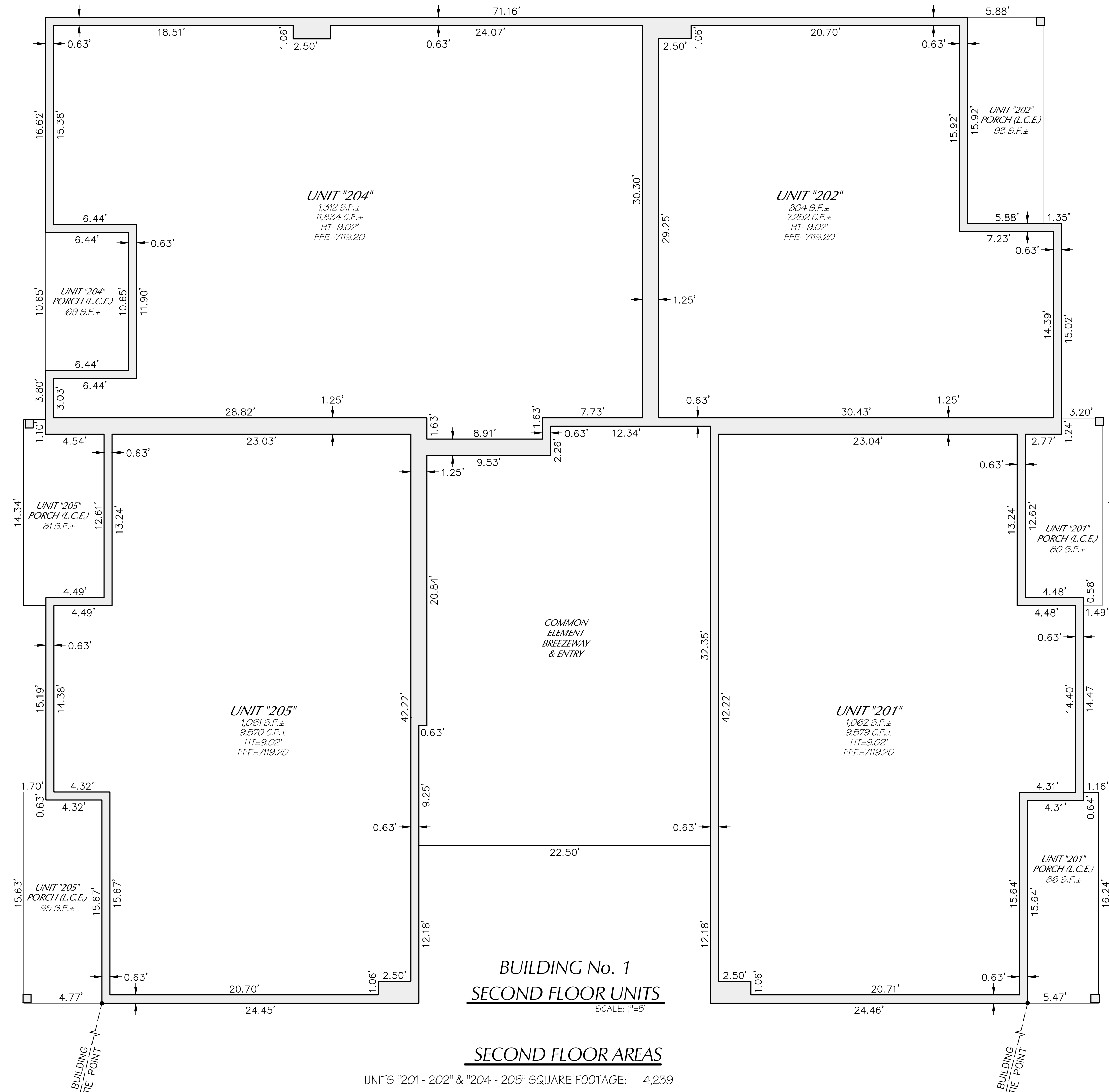
DESIGNED BY: MK
DRAWN BY: MK
CHECKED BY: KVH

PRELIMINARY PLAT
MIRAMONTE AT PRESIDIO IN THE PINE VI
CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES# 15159

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

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



**BUILDING No. 1
SECOND FLOOR UNITS**
SCALE: 1"=5'

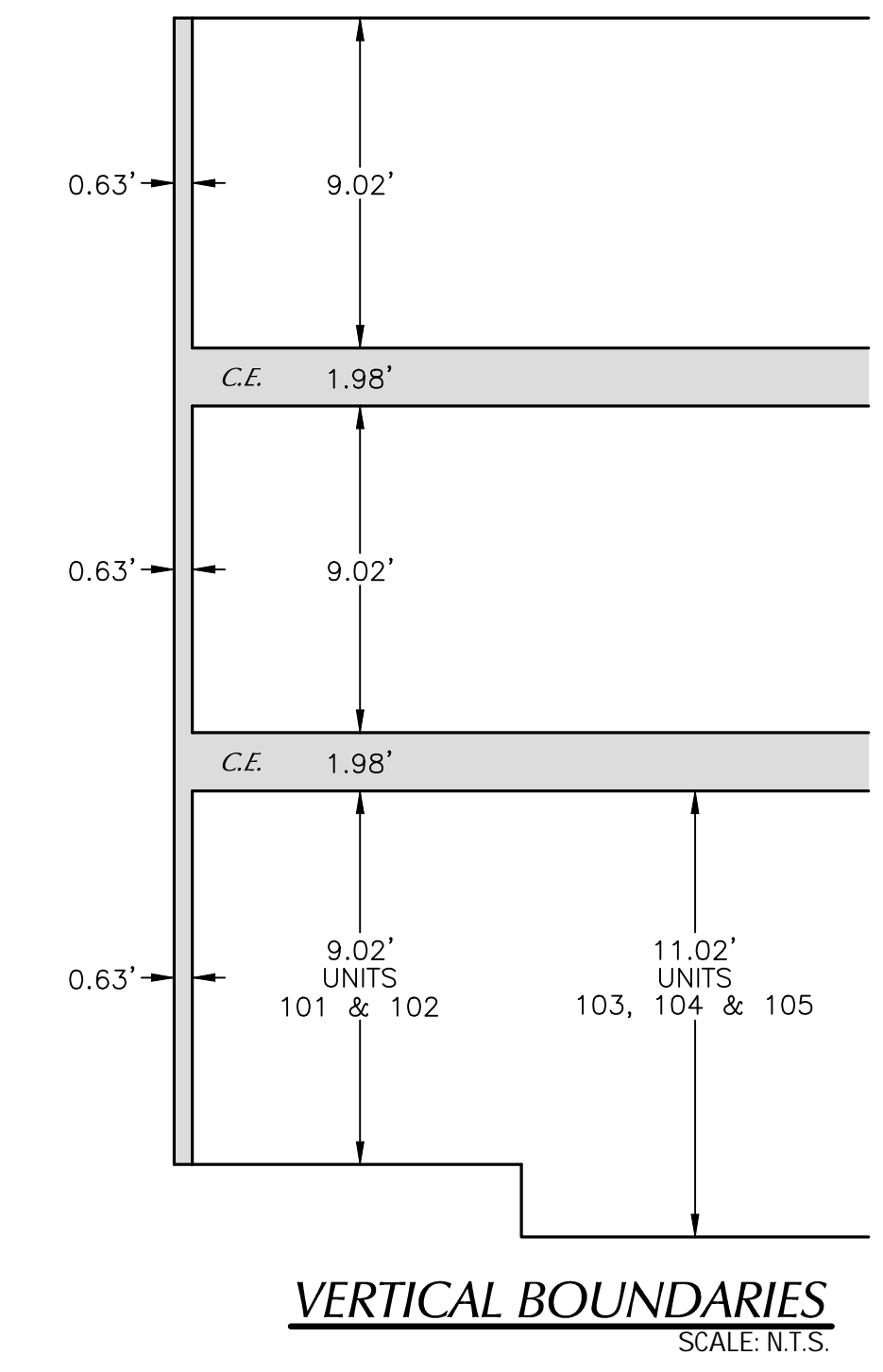
SECOND FLOOR AREAS

UNITS "201 - 202" & "204 - 205" SQUARE FOOTAGE:	4,239
2ND FLOOR C.E. SQUARE FOOTAGE:	1,093
2ND FLOOR L.C.E. SQUARE FOOTAGE:	504

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

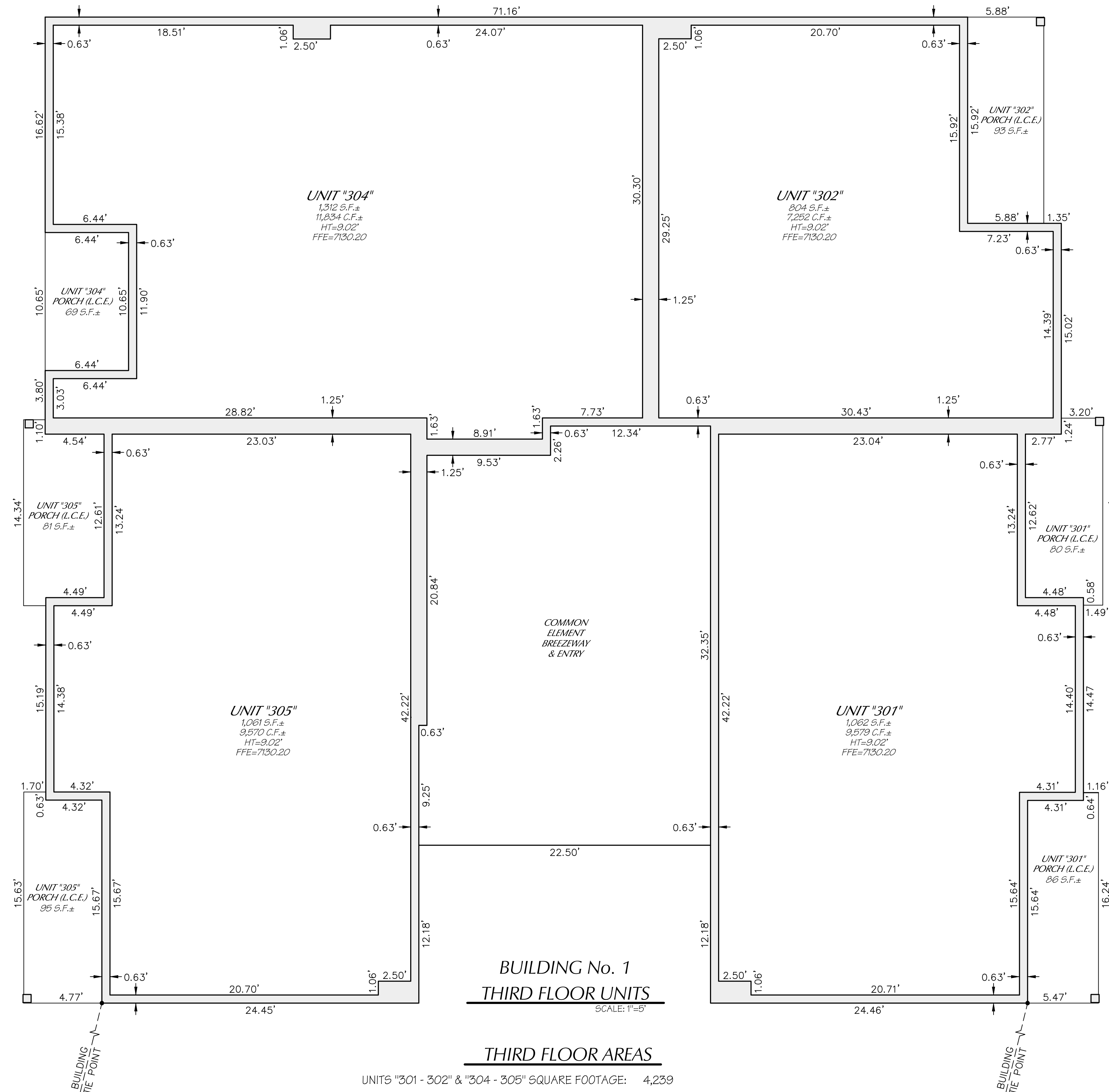
**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**



Mogollon
 ENGINEERING & SURVEYING
 411 N. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PRELIMINARY PLAT
 MIRAMONTE AT PRESIDIO IN THE PINE VI
 CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES#15159
 DATE: 12/20/22
 PROJECT NO: 15159
 REVISIONS PER C.O.F. COMMENTS DATED 12/06/22
 DESIGNED BY: MK
 P/N SHEET: 06.DWG
 DRAWN BY: MK
 VERT SCALE: N/A
 HOR SCALE: 1"=5'
 CHECKED BY: KYH
 REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 12345
 ARIZONA U.S.A.
**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



**BUILDING No. 1
THIRD FLOOR UNITS**
SCALE: 1"=5'

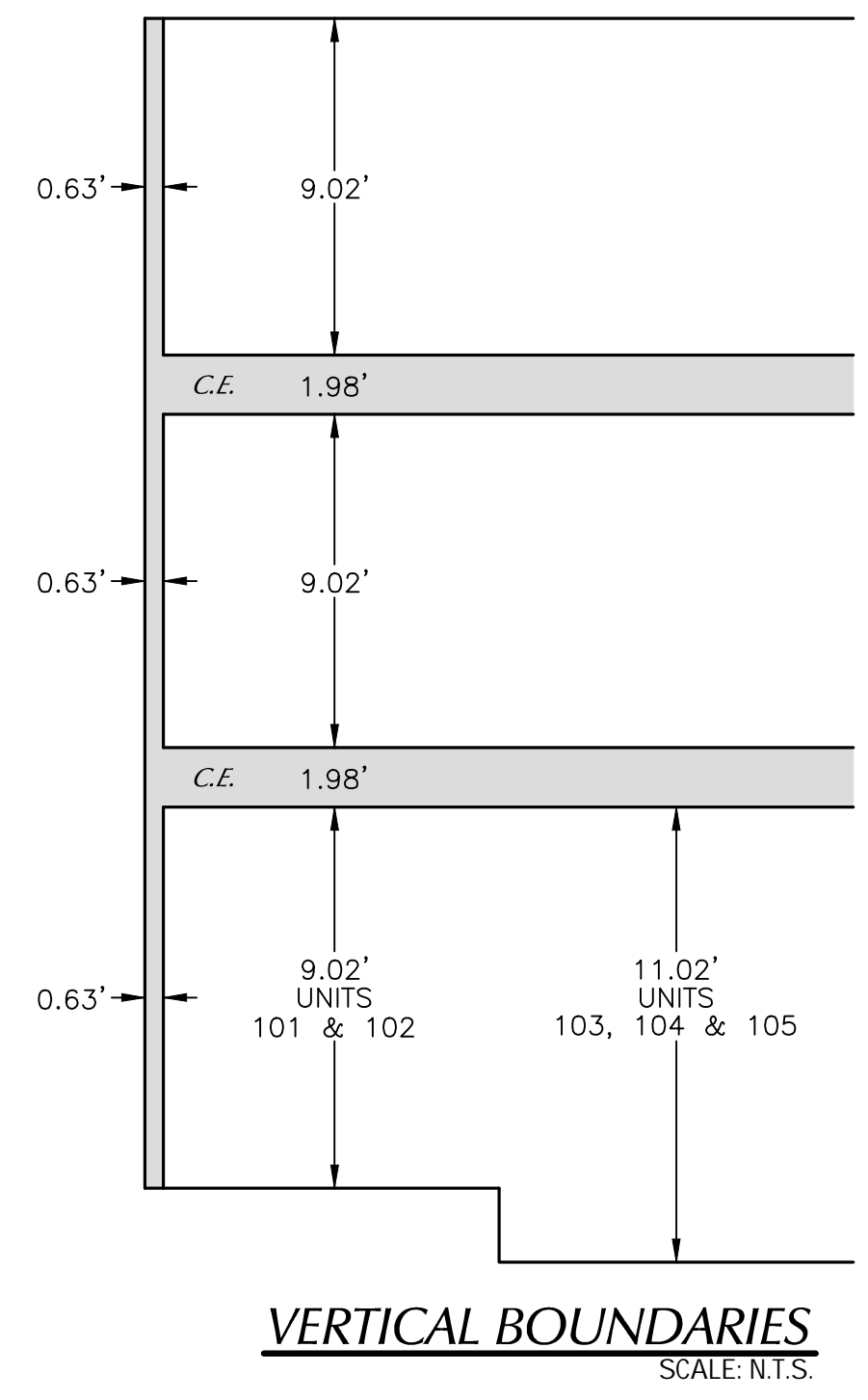
THIRD FLOOR AREAS

UNITS "301 - 302" & "304 - 305" SQUARE FOOTAGE: 4,239
3RD FLOOR C.E. SQUARE FOOTAGE: 1,093
3RD FLOOR L.C.E. SQUARE FOOTAGE: 504

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

**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**

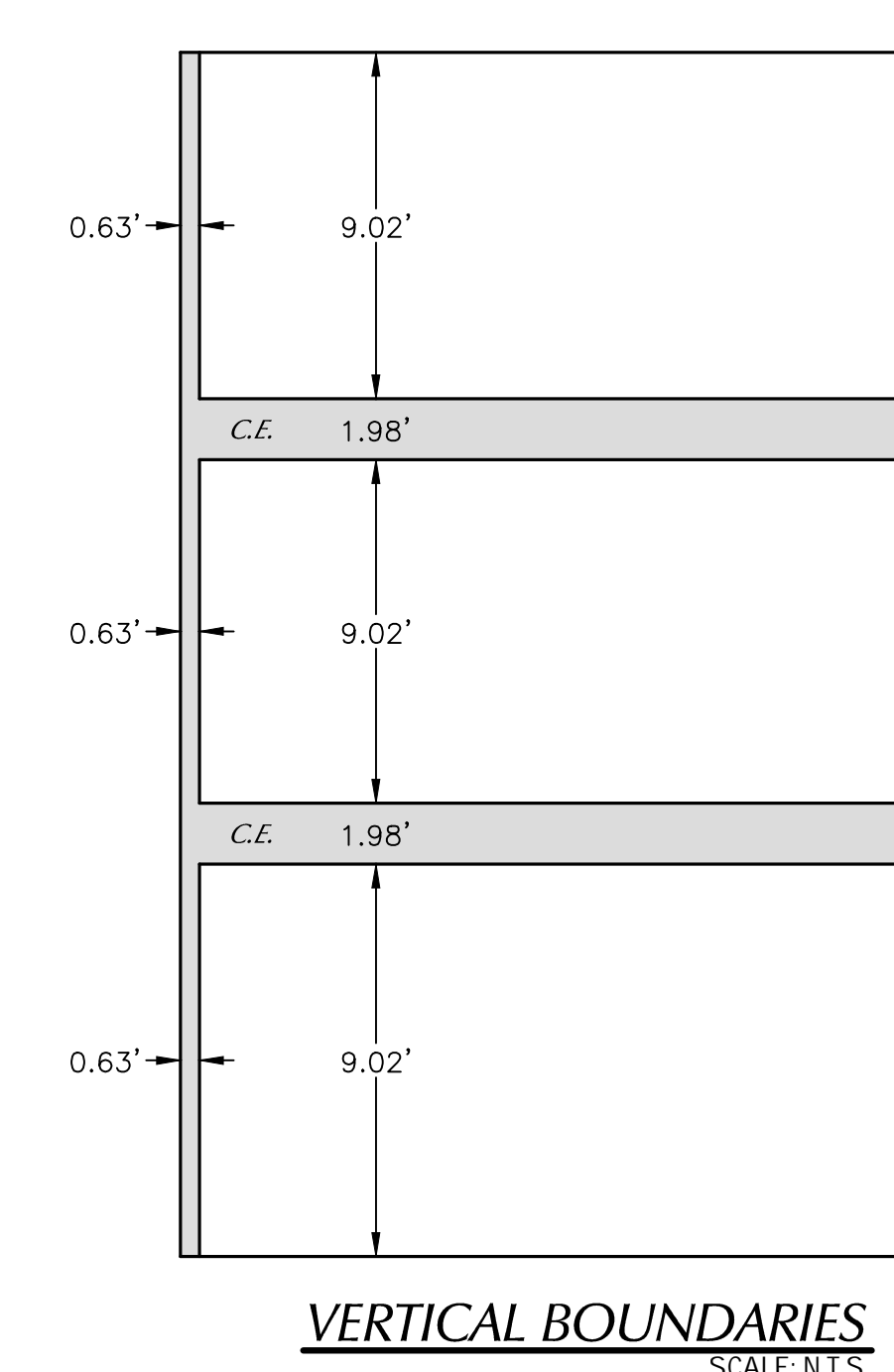
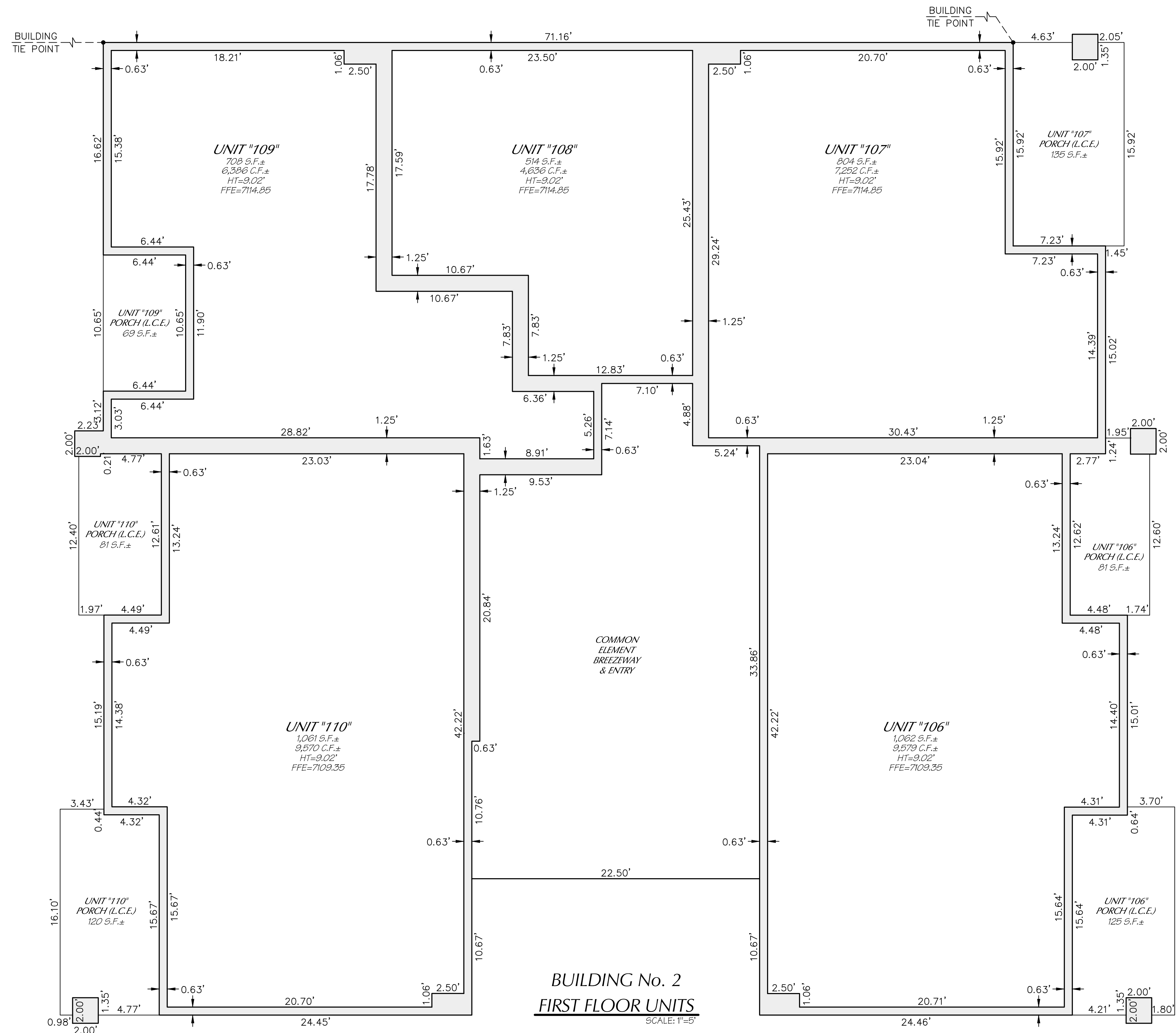


SHEET NO. 7 OF 14
COF PROJECT # PZ-19-00204

Mogollon
 REGISTERED LAND SURVEYOR
 ENGINEERING & SURVEYING
 411 N. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PROJECT NO. 15189
 REVISIONS PER C.O.F. COMMENTS DATED 12/8/22
 P/N SHEET-07.DWG
 VERT SCALE: N/A
 HOR SCALE: 1"=5'
 DESIGNED BY: MK
 DRAWN BY: MK
 CHECKED BY: KYH
 PRELIMINARY PLAT
 MIRAMONTE AT PRESIDIO IN THE PINE VI
 CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES#15189
 DATE: 12/20/22

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
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

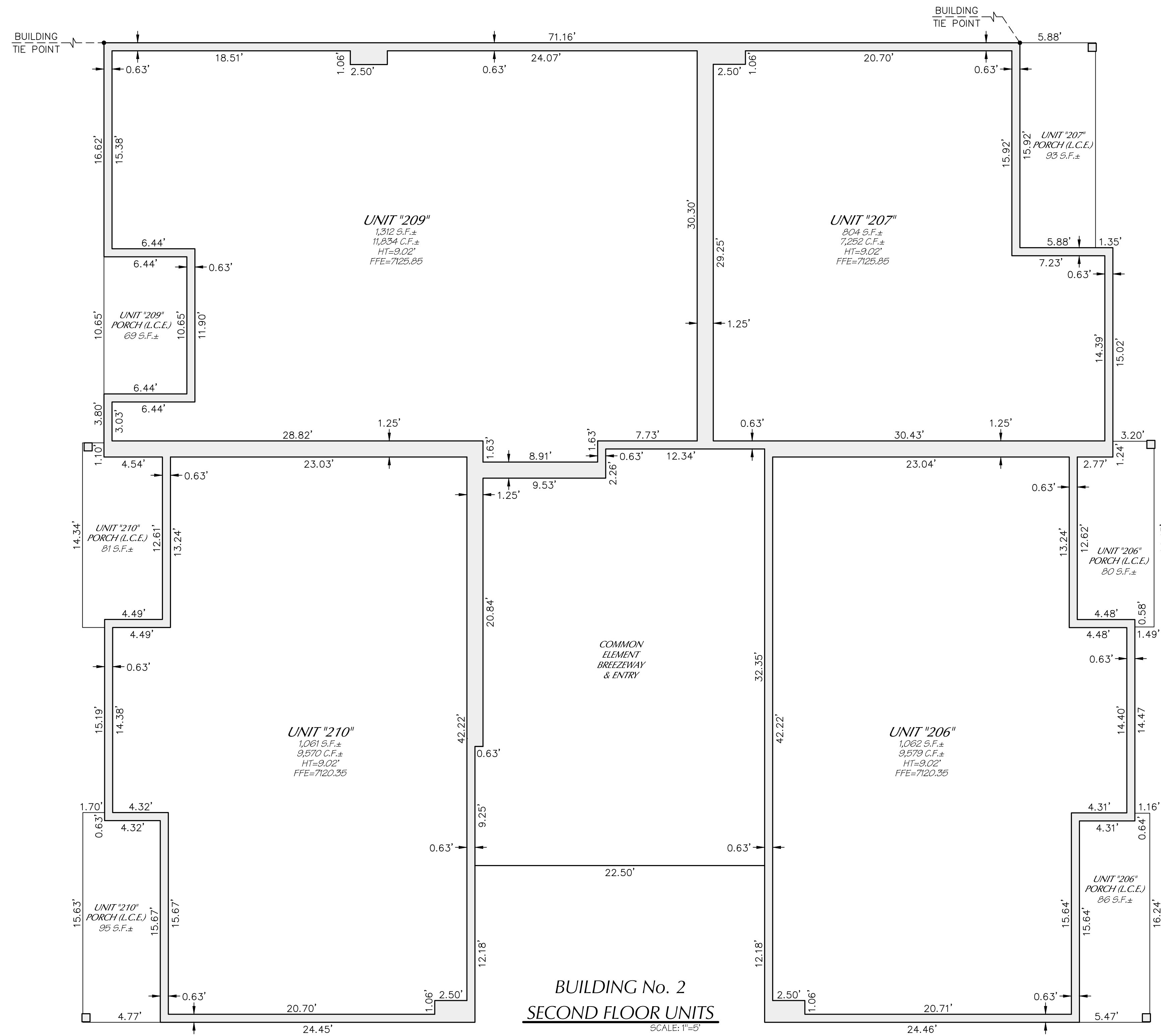
ABBREVIATIONS

FFE	FINISH FLOOR ELEVATION
S.F.	SQUARE FEET
C.F.	CUBIC FEET
HT	HEIGHT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

Mogollon
 ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214
 PRELIMINARY PLAT
 MIRAMONTE AT PRESIDIO IN THE PINE VI
 CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES# 15159
 DATE: 12/20/22
 PROJECT NO: 15159
 P/N: SHEET-08.DWG
 DESIGNED BY: MK
 DRAWN BY: MK
 CHECKED BY: KYH
 REVISIONS: PER C.O.F. COMMENT'S DATED 12/08/22
 VERT SCALE: N/A
 HOR SCALE: 1"=5'
 REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 12345
 ARIZONA U.S.A.
 PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



BUILDING No. 2
SECOND FLOOR UNITS
SCALE: 1"=5'

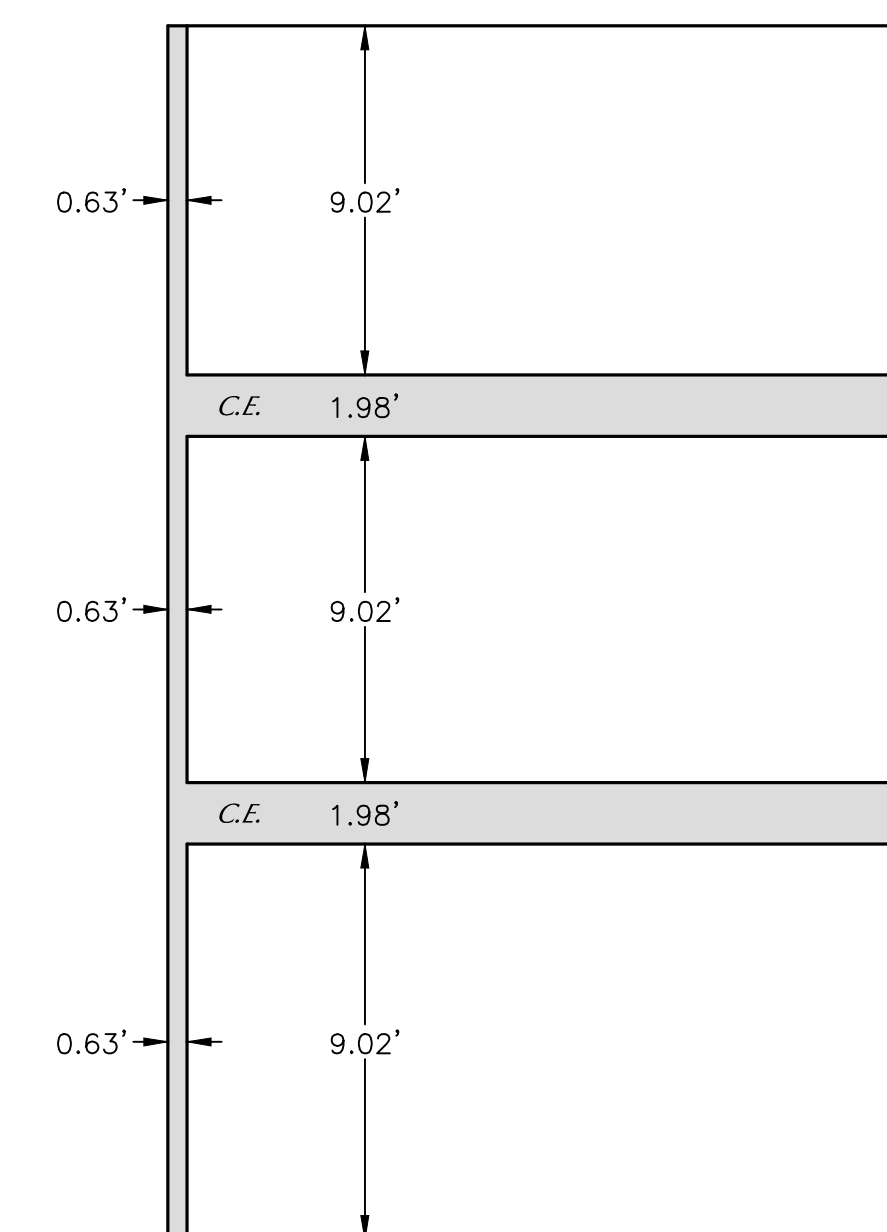
SECOND FLOOR AREAS

UNITS "206 - 207" & "209 - 210" SQUARE FOOTAGE: 4,239
2ND FLOOR C.E. SQUARE FOOTAGE: 1,093
2ND FLOOR L.C.E. SQUARE FOOTAGE: 504

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

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



VERTICAL BOUNDARIES
SCALE: N.T.S.

SHEET NO. 9 OF 14
COF PROJECT # PZ-19-00204

Mogollon
 PRELIMINARY PLAT
 MIRAMONTE AT PRESIDIO IN THE PINE VI
 CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES# 15159
 12/20/22

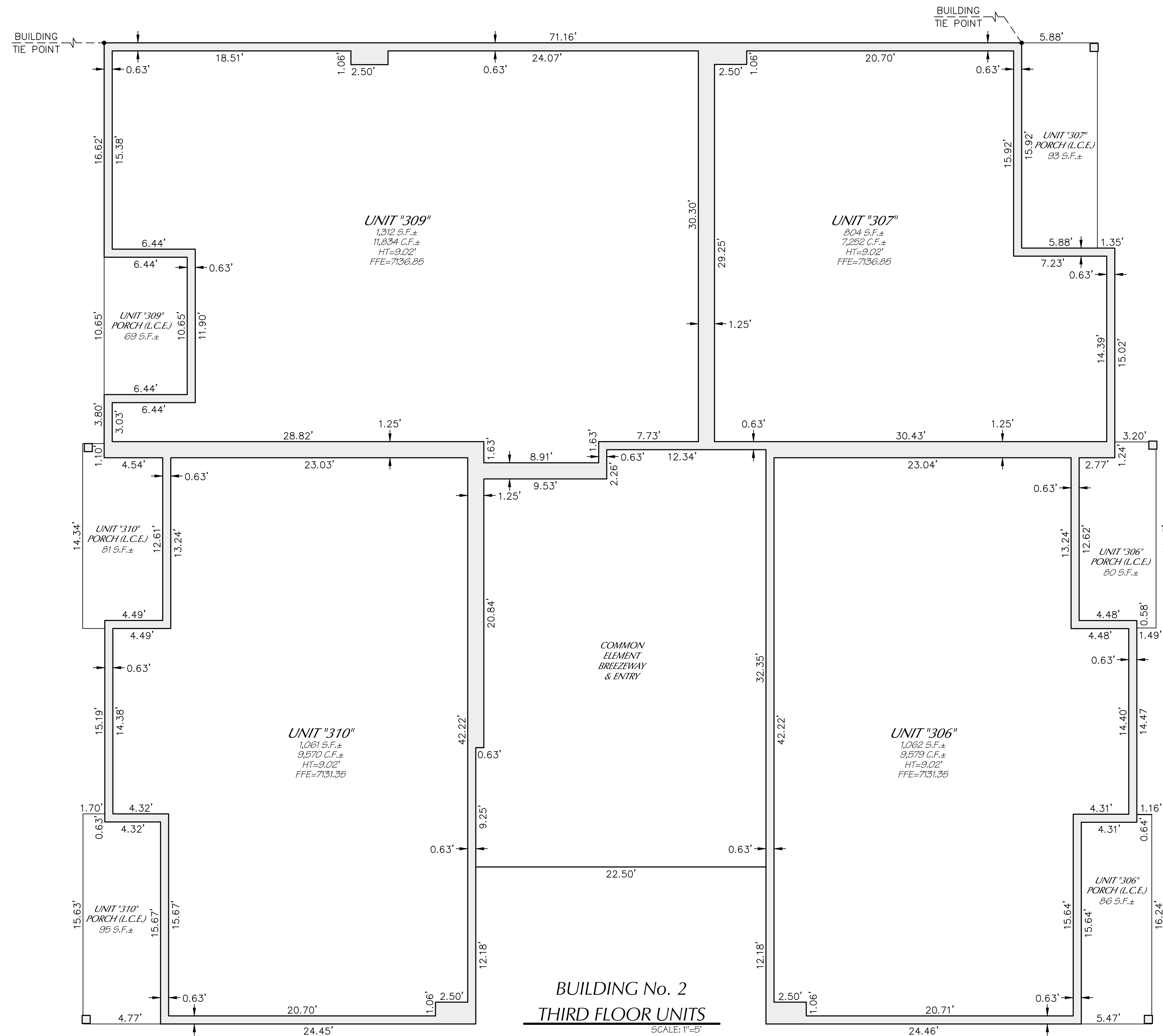
Mogollon
 ENGINEERING
& SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214



Mogollon
 PROJECT NO. 15159
 REVISIONS: PER C.O.F. COMMENT'S DATED 12/08/22
 DATE: 12/20/22
 DESIGNED BY: MK
 DRAWN BY: MK
 CHECKED BY: KYH
 P/N: SHEET-09.DWG
 VERT SCALE: N/A
 HOR SCALE: 1"=5'

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



**BUILDING No. 2
THIRD FLOOR UNITS**
SCALE: 1"=5'

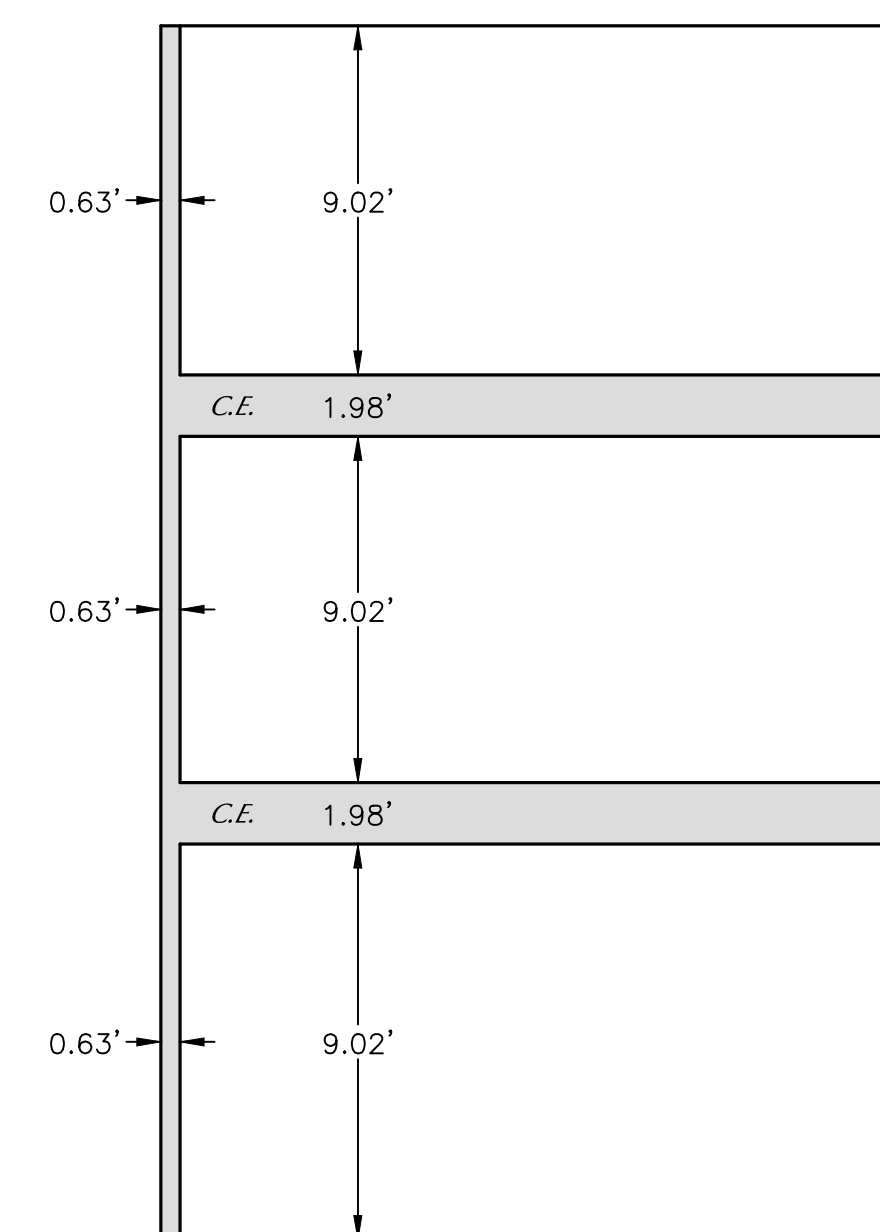
THIRD FLOOR AREAS

UNITS "306 - 307" & "309 - 310" SQUARE FOOTAGE: 4,239
3RD FLOOR C.E. SQUARE FOOTAGE: 1,093
3RD FLOOR L.C.E. SQUARE FOOTAGE: 504

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

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



VERTICAL BOUNDARIES
SCALE: N.T.S.

SHEET NO. 10 OF 14
COF PROJECT # PZ-19-00204

Mogollon
 PRELIMINARY PLAT
 MIRAMONTE AT PRESIDIO IN THE PINE VI
 CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES# 15159
 12/20/22

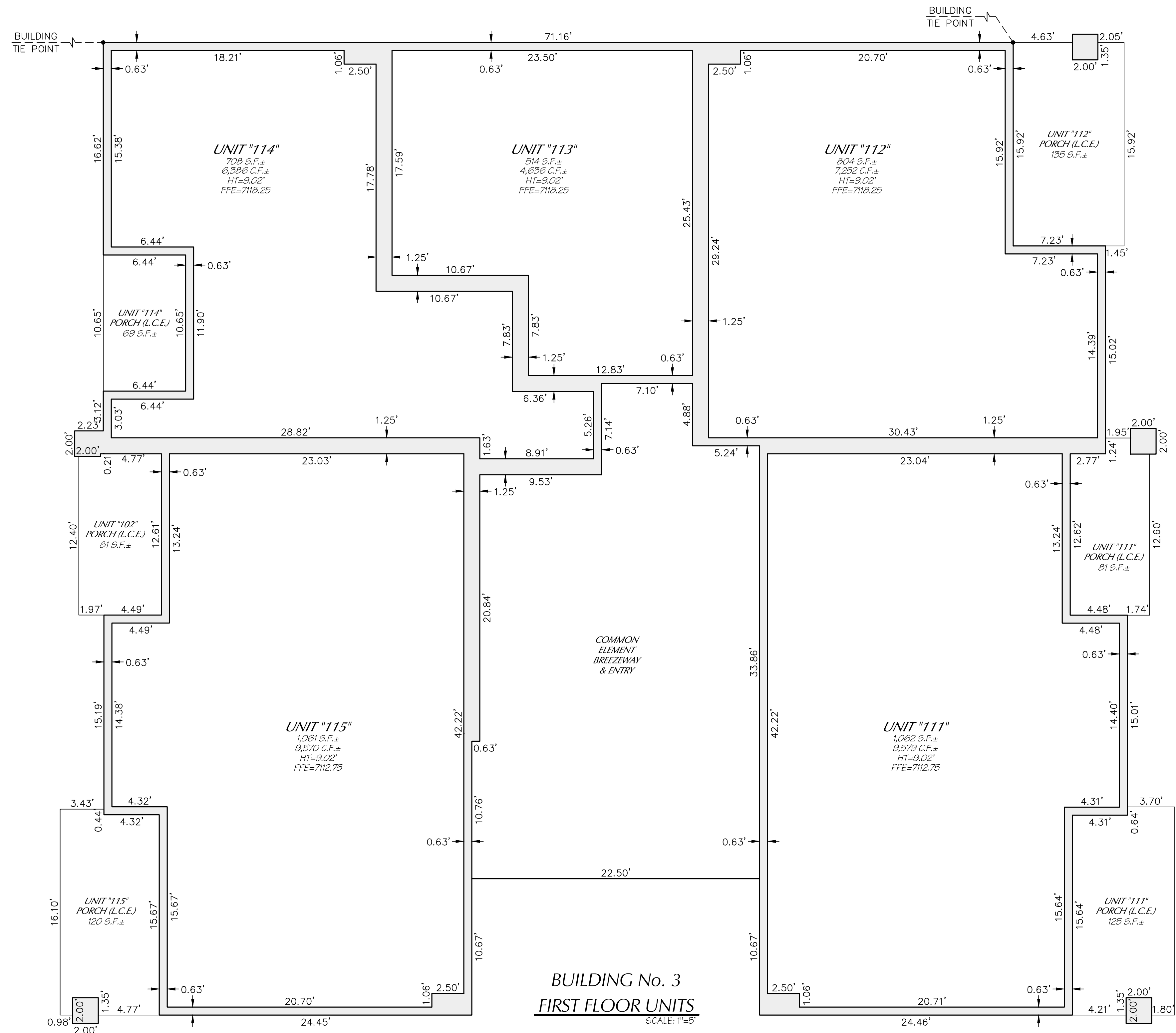
Mogollon
 ENGINEERING
& SURVEYING
 411 W. Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214



Mogollon
 PROJECT NO. 15159
 REVISIONS: PER C.O.F. COMMENT'S DATED 12/08/22
 DATE: 12/20/22
 DESIGNED BY: MK
 DRAWN BY: MK
 VERT. SCALE: N/A
 HOR. SCALE: 1"=5'
 CHECKED BY: KYH

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



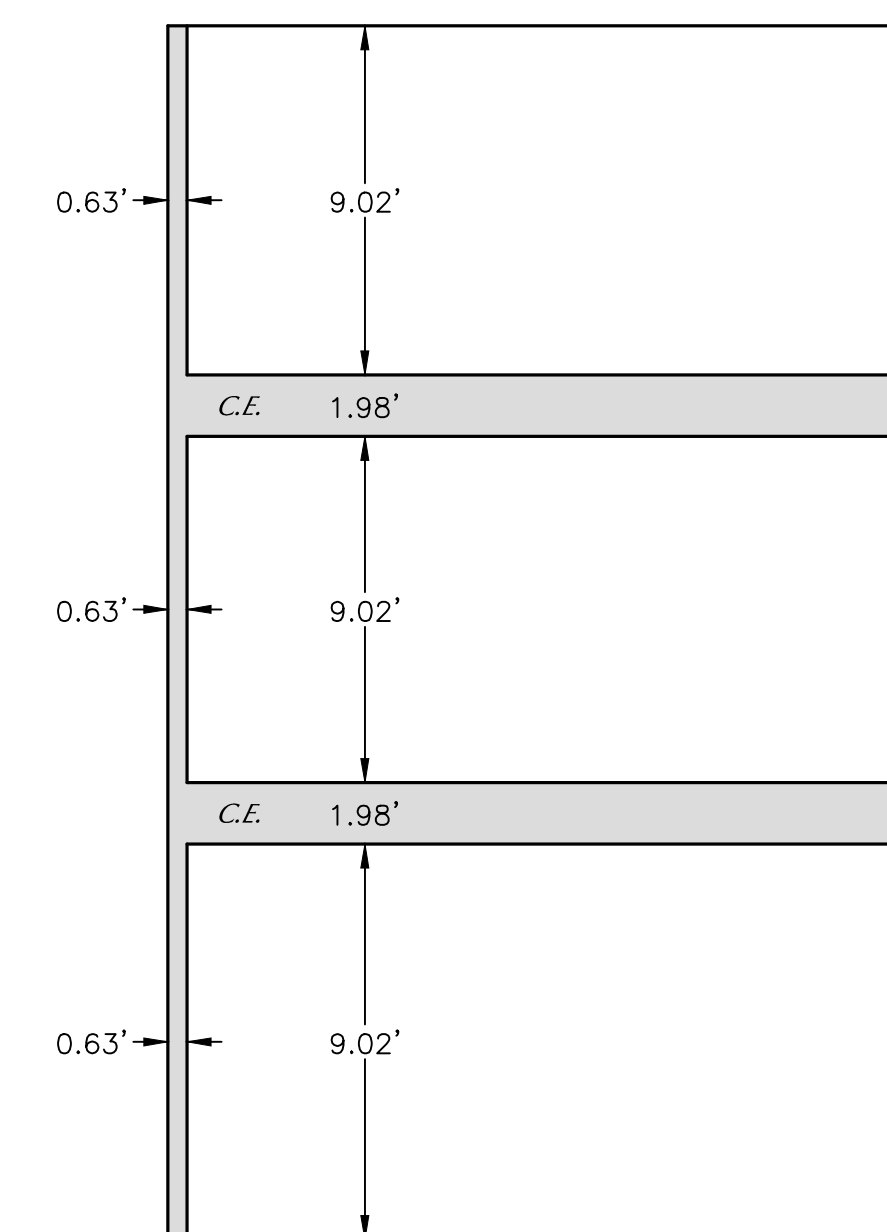
ABBREVIATIONS

FFE	FINISH FLOOR ELEVATION
S.F.	SQUARE FEET
C.F.	CUBIC FEET
HT	HEIGHT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

FIRST FLOOR AREAS

UNITS "111" - "115" SQUARE FOOTAGE:	4,149
1ST FLOOR C.E. SQUARE FOOTAGE:	1,236
1ST FLOOR L.C.E. SQUARE FOOTAGE:	611

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



SHEET NO. 11 OF 14
COF PROJECT # PZ-19-00204

Mogollon
ENGINEERING & SURVEYING
PRELIMINARY PLAT
MIRAMONTE AT PRESIDIO IN THE PINE VI
CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES# 15159
12/20/22

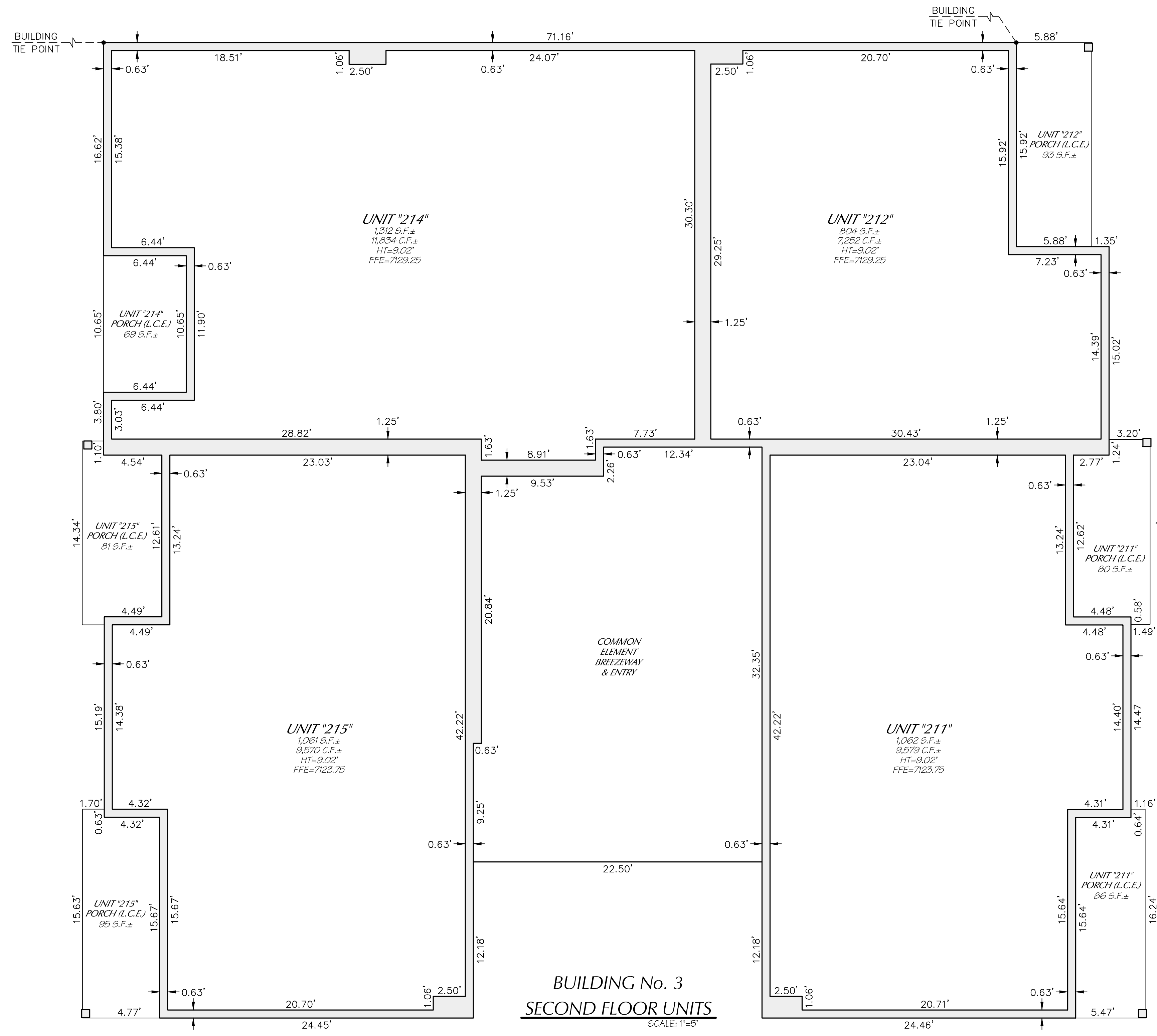
Mogollon
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214



Mogollon
ENGINEERING & SURVEYING
PROJECT NO. 15159
DATE: 12/20/22
DESIGNED BY: MK
DRAWN BY: MK
CHECKED BY: KYH
REVISIONS: PER C.O.F. COMMENT'S DATED 12/28/22
P/N: SHEET-11.DWG
VERT SCALE: N/A
HOR SCALE: 1"=5'

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



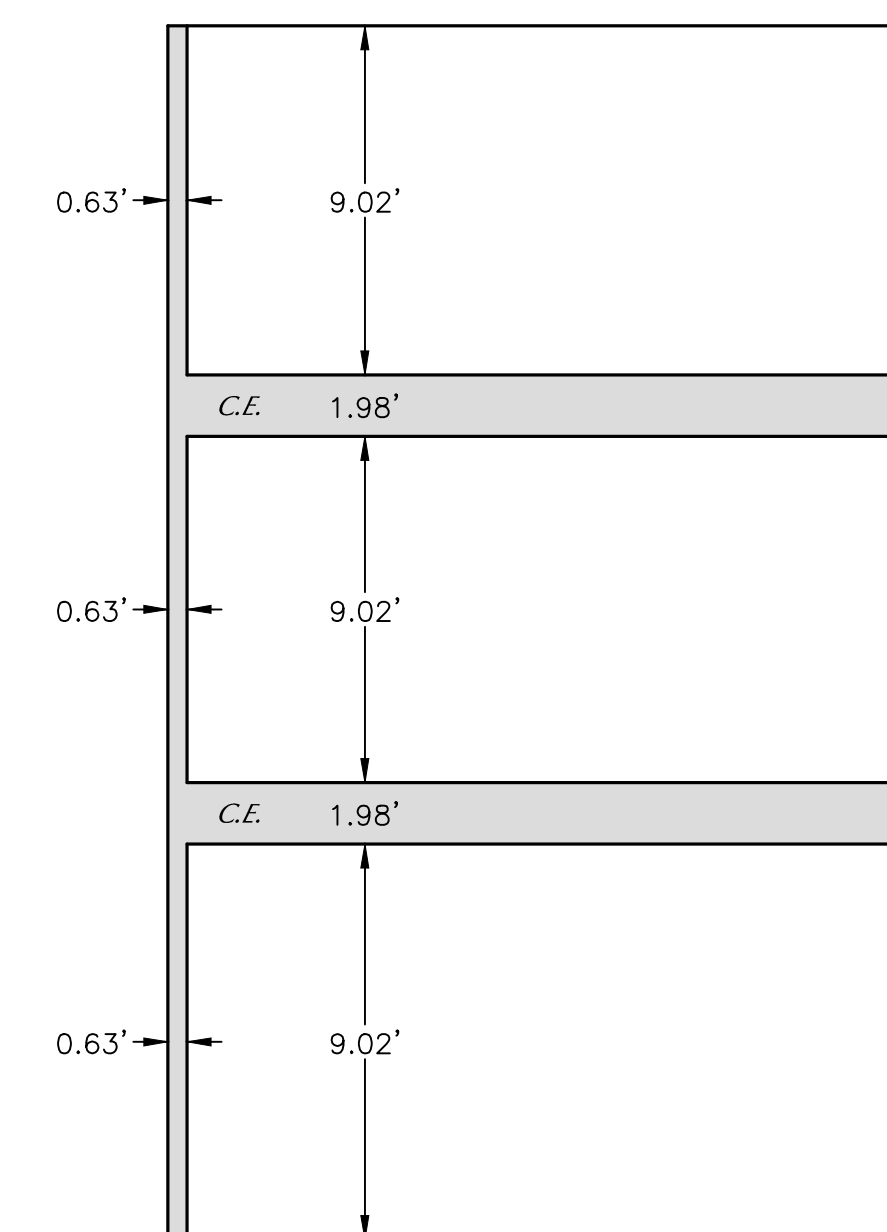
SECOND FLOOR AREAS

UNITS "211 - 212" & "214 - 215" SQUARE FOOTAGE: 4,239
2ND FLOOR C.E. SQUARE FOOTAGE: 1,093
2ND FLOOR L.C.E. SQUARE FOOTAGE: 504

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

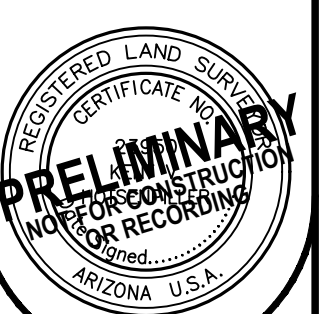
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



SHEET NO. 12 OF 14
COF PROJECT # PZ-19-00204

Mogollon SURVEYING
PRELIMINARY PLAT
MIRAMONTE AT PRESIDIO IN THE PINE VI
CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES# 15159
DATE: 12/20/22
DESIGNED BY: MK
DRAWN BY: MK
CHECKED BY: KYH

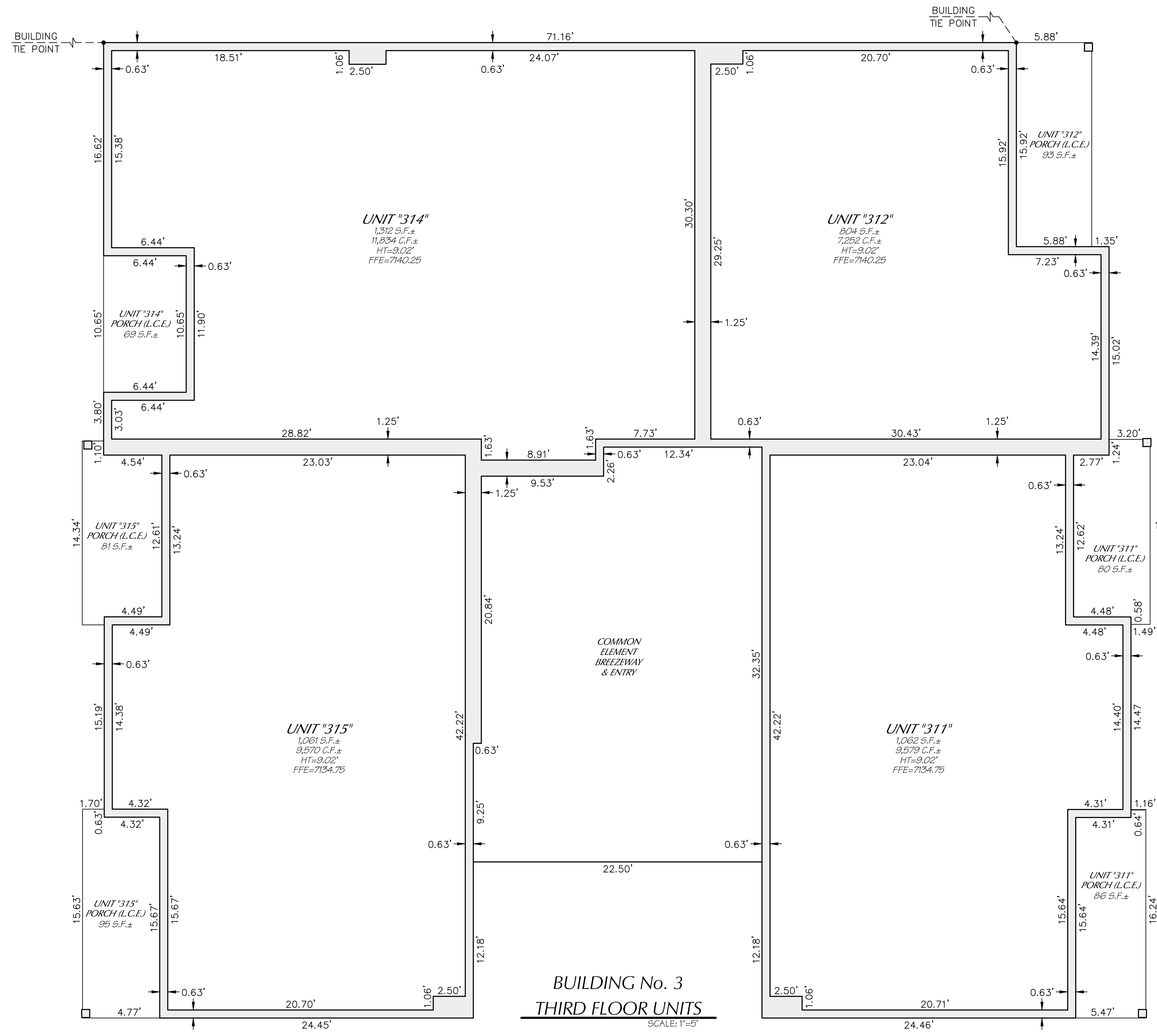
Mogollon
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214



Mogollon SURVEYING
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 15159
REVISIONS: PER C.O.F. COMMENT'S DATED 12/08/22
PROJECT NO. 15159
P/N: SHEET-12.DWG
VERT. SCALE: N/A
HOR. SCALE: 1"=5'

PRELIMINARY PLAT FOR MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS

A SUBDIVISION OF INSTRUMENT #3905535
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



**BUILDING No. 3
THIRD FLOOR UNITS**
SCALE: 1"=5'

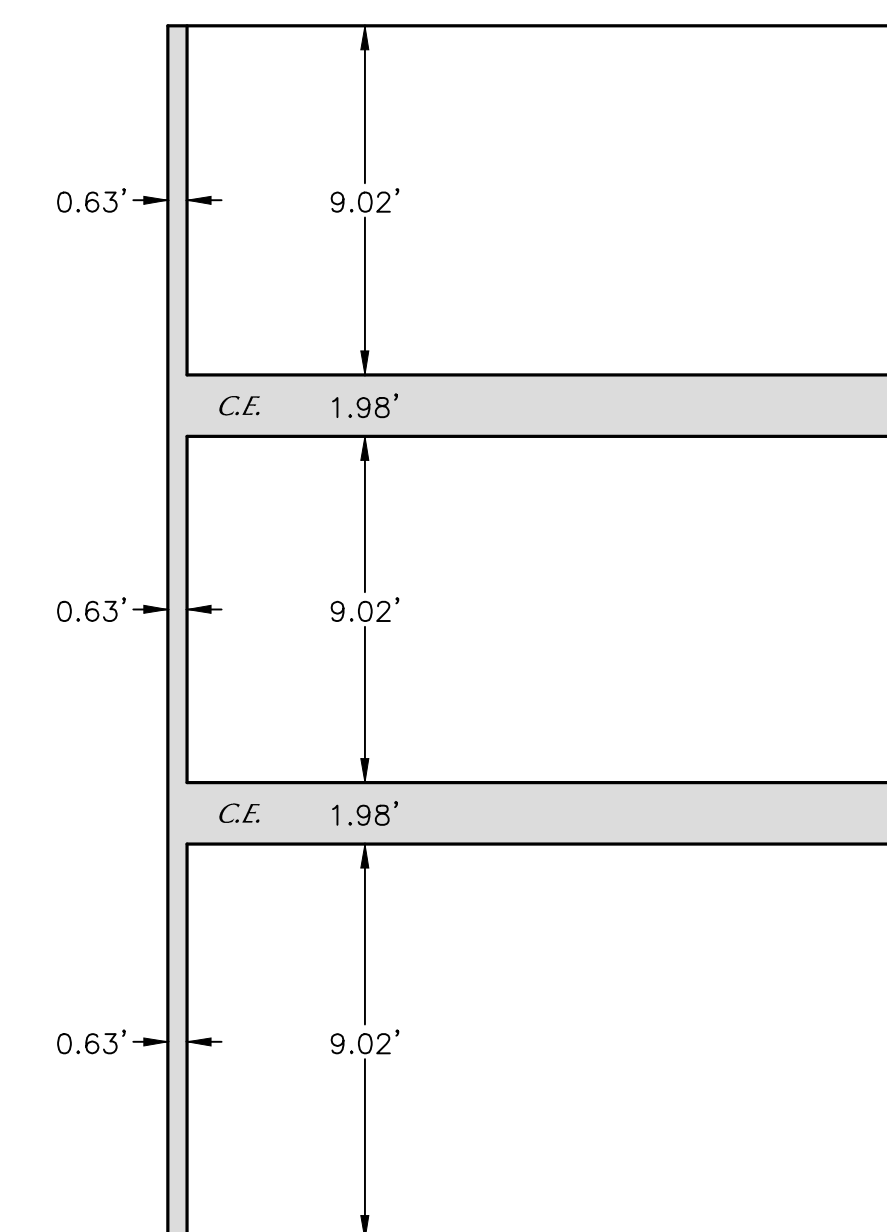
THIRD FLOOR AREAS

UNITS "311 - 312" & "314 - 315" SQUARE FOOTAGE: 4,239
3RD FLOOR C.E. SQUARE FOOTAGE: 1,093
3RD FLOOR L.C.E. SQUARE FOOTAGE: 504

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

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



VERTICAL BOUNDARIES
SCALE: N.T.S.

Mogollon
 PRELIMINARY PLAT
 MIRAMONTE AT PRESIDIO IN THE PINE VI
 CONDOMINIUMS FLOOR PLANS AND ELEVATIONS MES# 15159
 12/20/22

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



Mogollon
 PROJECT NO. 15159
 REVISIONS: PER C.O.F. COMMENT'S DATED 12/08/22
 DATE: 12/20/22
 DESIGNED BY: MK
 P.N. SHEET-13.DWG
 DRAWN BY: MK
 VERT. SCALE: N/A
 HOR. SCALE: 1"=5'
 CHECKED BY: KYH

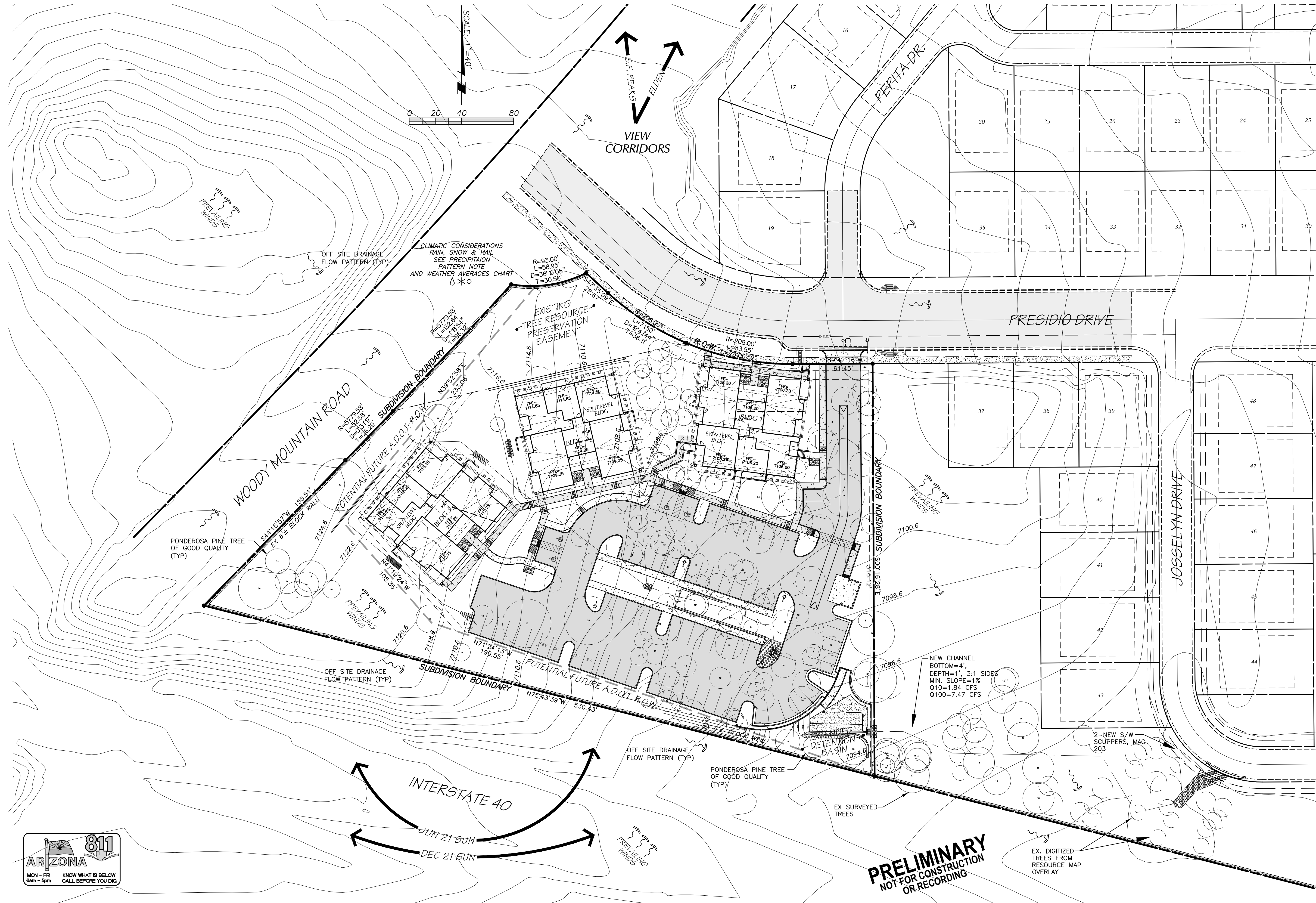
EXISTING CONTOURS

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))

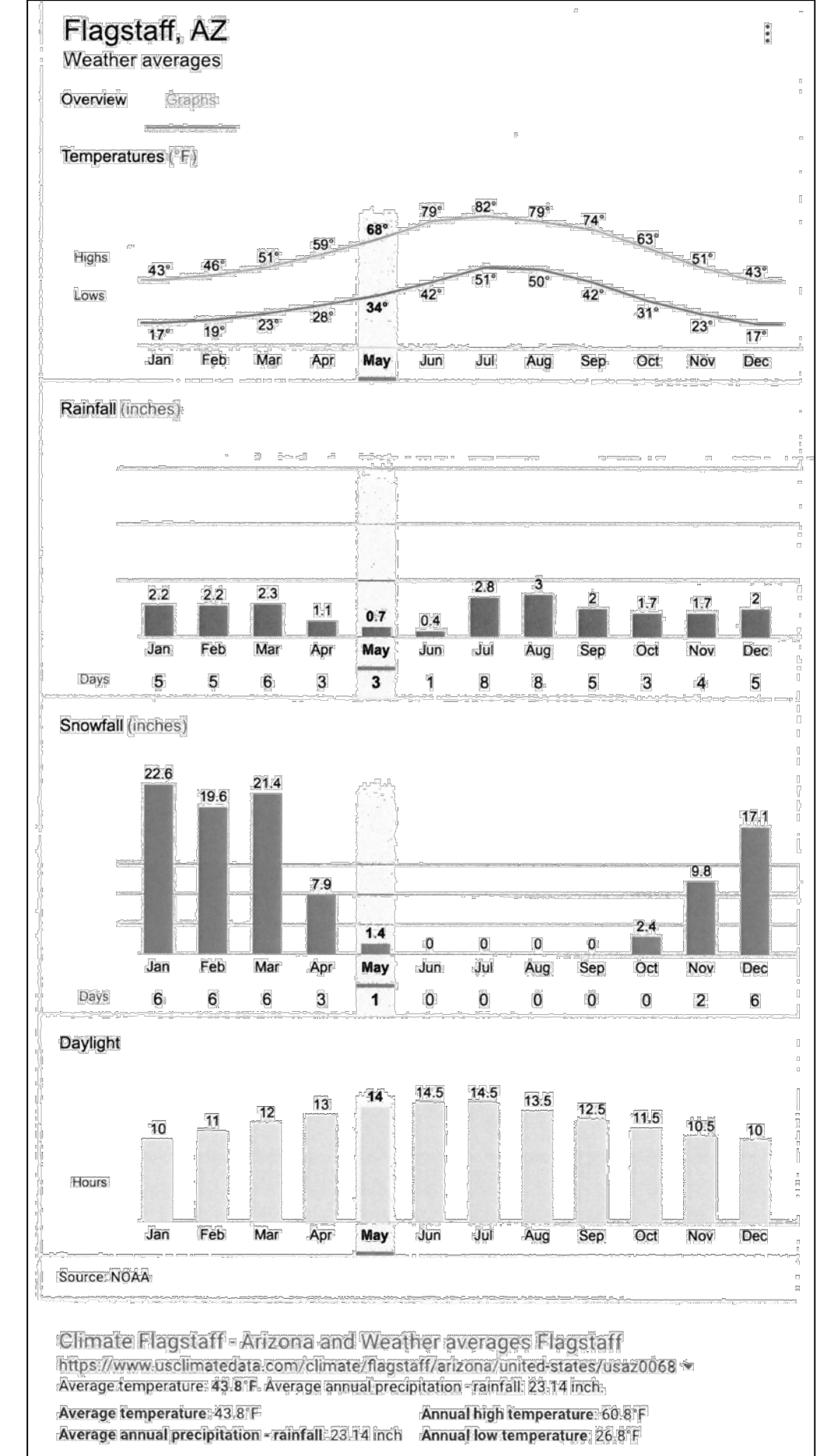
STORMWATER NOTE:
PER THE TECHNICAL DRAINAGE STUDY FOR PRESIDIO IN THE PINES, PREPARED BY "TRC-BV ENGINEERING NEVADA", DATED SEPTEMBER 3, 2004, AND THE CONSTRUCTION PHASING PLAN FOR PRESIDIO IN THE PINES, PREPARED BY MARTIN & MARTIN CIVIL ENGINEERS, DATED JUNE 6, 2006 THE PROJECT SITE HAD A DEVELOPED 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-DETECTED 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 A DETENTION BASIN TO ADDRESS ANY INCREASE IN RUNOFF COMPARED TO THE ORIGINAL REPORT'S DEVELOPED RUNOFF CURVE NUMBER OF 82. THIS RUNOFF DISCHARGE WILL BE CHANNELIZED ACROSS TRACT "U" TO A SET OF NEW SIDEWALK SCUPPERS AT THE CURVE ON MISSION TIMBER CIRCLE.



WEATHER AVERAGES CHART



SLOPES

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

PRECIPITATION PATTERN NOTE

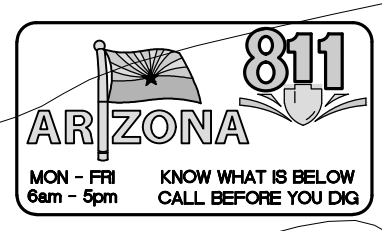
THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS CLASSIFIED AS THE SUMMER RAINY SEASON, OR 'SUMMER MONSOON.' THE MONSOON RAINY PERIOD USUALLY OCCURS DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS SUBJECT 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.



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

Mogollon ENGINEERING & SURVEYING
 PROJECT NO. 15159
 DATE: 12/20/22
 DESIGNED BY: FNI SHEET-14.DWG
 DRAWN BY: VERT SCALE: N/A
 CHECKED BY: KVH HOR SCALE: N/A
 AREA MAP
 MIRAMONTE AT PRESIDIO
 IN THE PINES VI CONDOMINIUMS
 12/20/22
 MES# 15159
 PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING