APN 405-21-016Q
Yavapai County, Arizona

What the public record says about this land, and what to do about it.

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Data: lidar 2023 · FEMA map 04025C1815G effective 2010-09-03

> **A desk read, not a site visit.** Nobody has walked this land for this read. Flood lines are FEMA's effective map, not a determination; slopes and building spots are modelled from lidar, not surveyed. Part 2 of the Scout's Report is the walk.

The short answer

About **2.64 of 9.62 acres** sit outside FEMA's mapped flood zones. 5.15 acres are floodway, where building or fill is effectively ruled out (ask the District). The best building spot the model found is **P1**: about 3336 sq ft, outside the mapped flood zones; 4.6 % average slope; on Laveen gravelly sandy loam (group B: drains moderately well); a modelled road line of about 166 ft reaches it from the nearest road (steepest 33-ft stretch 11.1 %).

SIZE
9.62 acres

ZONING
RCU-2A

ELEVATION
3227.2–3315.8 ft (88.6 ft of relief)

FLOOD ZONES
floodway 5.15 ac · fringe (Zone AE) 1.84 ac

OUTSIDE THE MAPPED FLOOD ZONES
2.64 acres

NAMED WATER ON OR BY IT
Beaver Creek, Wet Beaver Creek

What to know first

- 5.15 of 9.62 acres are FEMA floodway: building or fill there is effectively ruled out.
- 1.84 acres are flood fringe (Zone AE): building needs a Floodplain Use Permit and an elevation certificate.
- Slow-draining soil groups (C/D) mapped on the parcel: plan septic and drainage early.

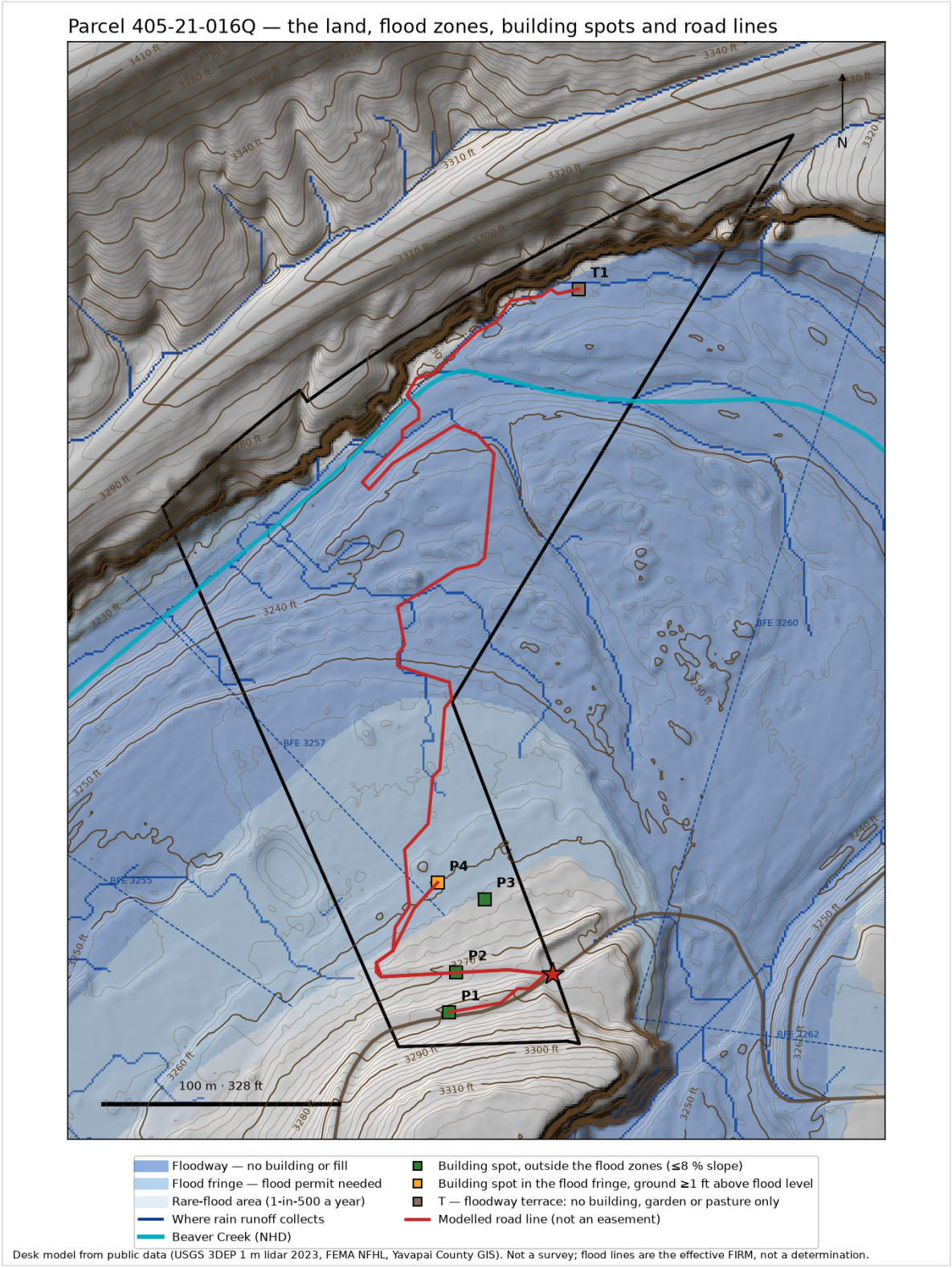
What to do next

1. **Call the Yavapai County Flood Control District** before you design anything near the flood zones (Prescott 928-771-3197 · Cottonwood 928-649-6222 · yavapaiaz.gov/ycflood). Building in the fringe needs a Floodplain Use Permit, and usually an elevation certificate (the county's Elevation of Floodplain Property form, filled in by an Arizona Registered Land Surveyor).
2. **Ask Yavapai County Environmental Services** (enviro.services@yavapaiaz.gov · 928-771-3214; offices in Prescott, 1120 Commerce Dr, and Cottonwood, 10 S 6th St) for any septic or site-investigation (perc) results already on file for this parcel. A new septic system needs a site investigation and a permit; in the flood fringe it must be a sealed system.
3. **Search ADWR's well registry by parcel** (azwater.gov/permitting-wells/well-record-search) for wells on or next to the land. Owner names there can be out of date.
4. **Confirm the zoning** with a Yavapai County zoning verification request. What the county chart says: RCU-2A: minimum lot 87,120 sq ft; setbacks 50 ft front, 50 ft rear, 25 ft side (30 ft on a street side); up to 2 storeys / 30 ft; buildings may cover up to 10 % of the lot (county density chart; platted subdivision lots can differ, so confirm).
5. **Have a title company pull easements and legal access** before you commit. A road on a map is not proof you may use it.

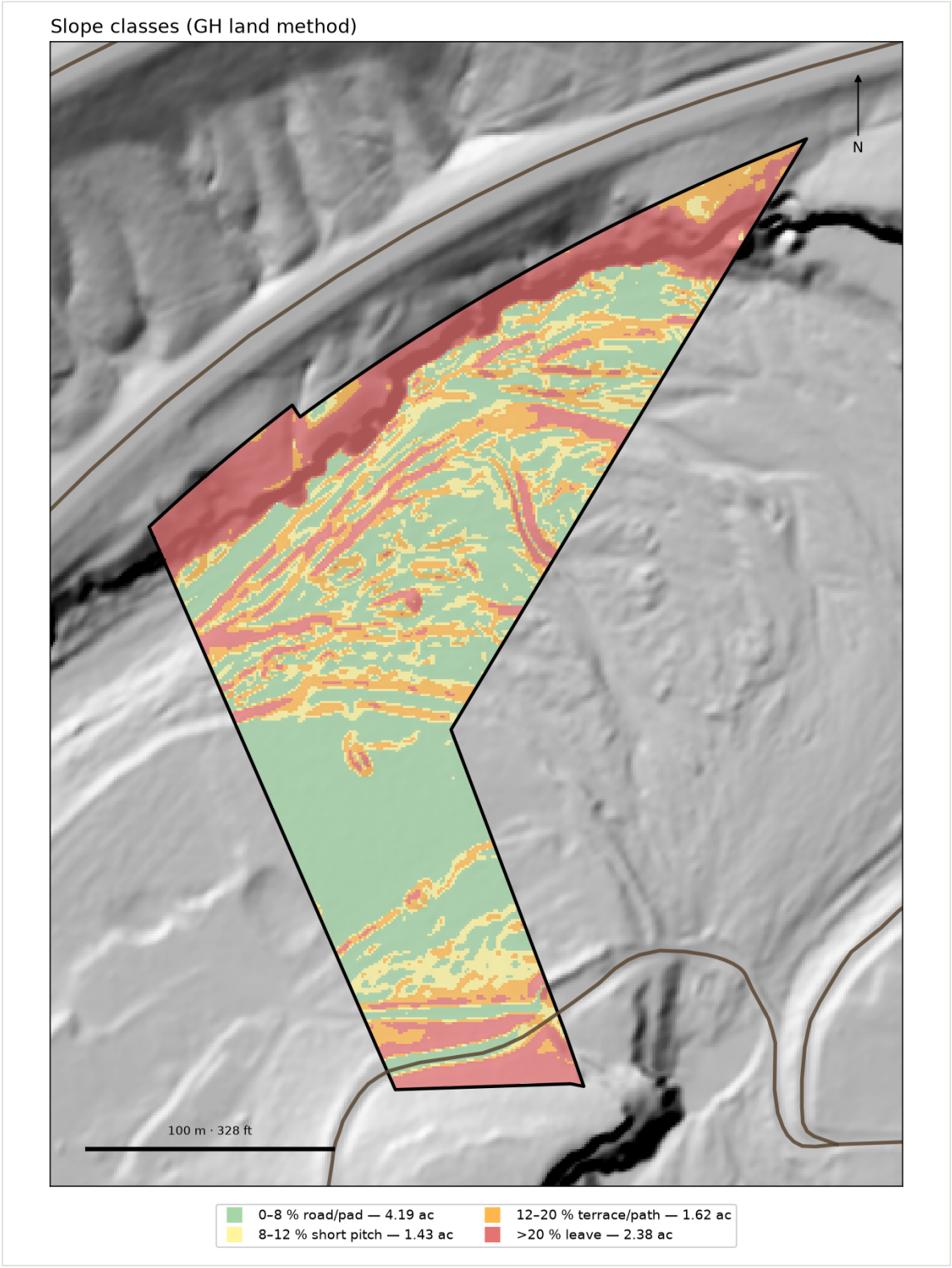
Fees change; ask each office for its current fee. We don't quote them.

Slope

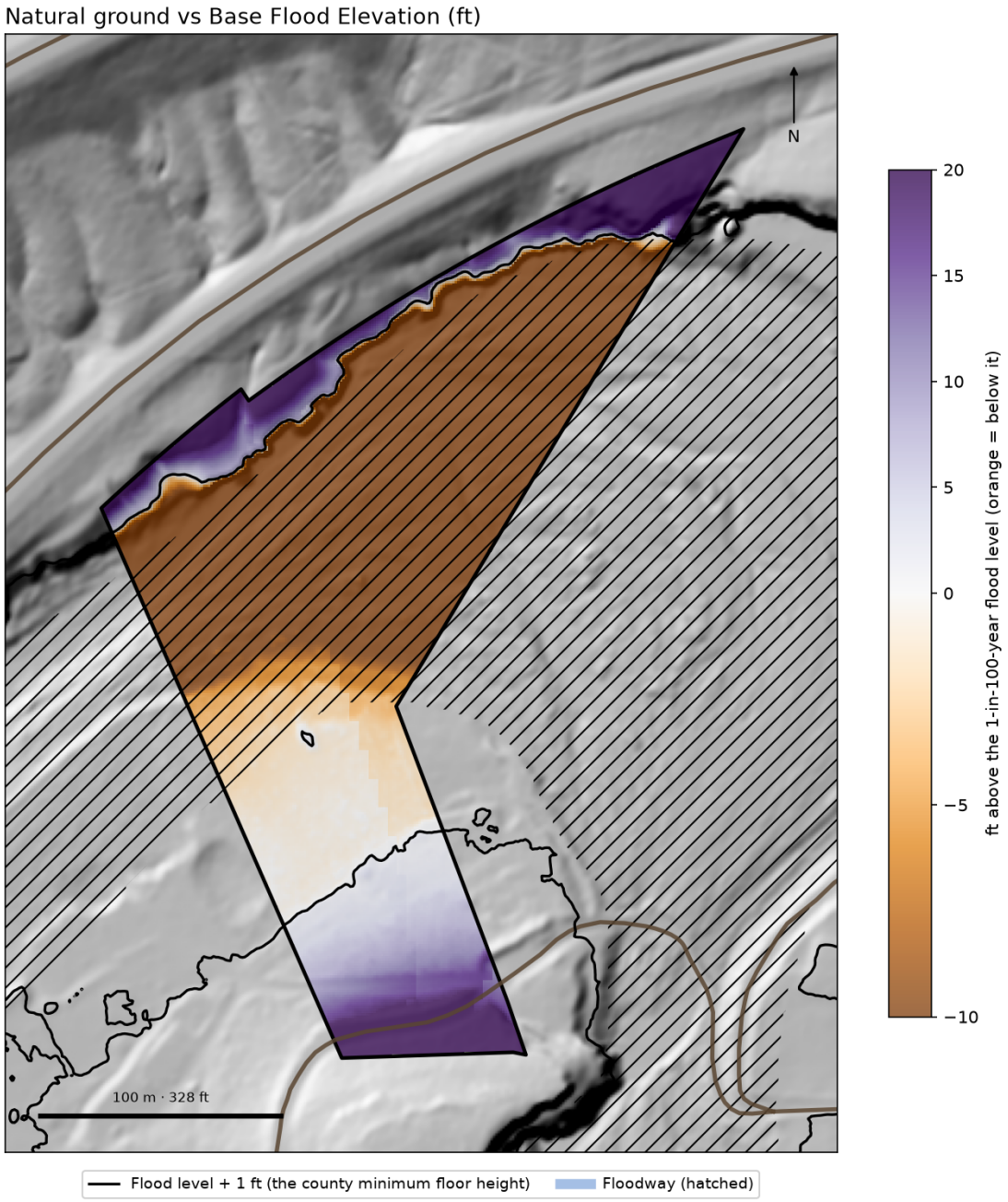
SLOPE CLASS	ACRES
0–8 % road/pad	4.19
8–12 % short pitch	1.43
12–20 % terrace/path	1.62
>20 % leave	2.38



APN 405-21-016Q: terrain, FEMA flood zones, modelled building spots (P) and road lines.



APN 405-21-016Q: slope classes from 1 m lidar.



APN 405-21-016Q: how high the natural ground sits above the Base Flood Elevation (orange is below it, purple above, white right at it).

Building spots, best first (modelled)

RANK	SPOT	SIZE	WHY
1	P1	3336 sq ft	outside the mapped flood zones; 4.6 % average slope; on Laveen gravelly sandy loam (group B: drains moderately well); a modelled road line of about 166 ft reaches it from the nearest road (steepest 33-ft stretch 11.1 %)
2	P2	3003 sq ft	outside the mapped flood zones; 5.2 % average slope; on Karro and laveen fine sandy loams (group C: drains slowly); no road line was modelled to it on its own (check access on the walk)
3	P3	1657 sq ft	outside the mapped flood zones; 6.2 % average slope; on Karro and laveen fine sandy loams (group C: drains slowly); no road line was modelled to it on its own (check access on the walk)
4	P4	13024 sq ft	in the flood fringe, natural ground 2.5 ft above the flood elevation (needs a Floodplain Use Permit); 4.2 % average slope; on Karro and laveen fine sandy loams (group C: drains slowly); a modelled road line of about 419 ft reaches it from the nearest road (steepest 33-ft stretch 9.3 %)

A road line on the map that crosses the floodway (blue) only shows the gentlest route the model found. Building a road there needs the Flood Control District and is not a recommendation.
Also found: T1, a floodway terrace of 8482 sq ft: no building or fill, at-grade use only (garden, pasture).

Soils on the parcel (USDA)

MAP UNIT	DRAINAGE GROUP	CLAY	TOPSOIL SOAKS IN AT
Cornville fine sandy loam	B — drains moderately well	15 %	1.28 in/hr
Guest clay	C — drains slowly	45 %	0.13 in/hr
House Mountain stony loam	D — drains very slowly	22 %	1.28 in/hr
Laveen gravelly sandy loam	B — drains moderately well	15 %	3.97 in/hr
Retriever very stony loam, 0 to 20 percent slopes	D — drains very slowly	20 %	1.28 in/hr
Retriever very stony loam, 20 to 40 percent slopes	D — drains very slowly	20 %	1.28 in/hr
Riverwash	—	—	—
Rough broken and stony land, limestone	—	—	—
Karro and laveen fine sandy loams	C — drains slowly	14 %	3.97 in/hr

The drainage group is set by the slowest layer below the surface, so a soil can take water quickly at the top and still be rated C or D: that deeper layer is what a septic field meets. Rows without values (riverwash, rough stony land) have no USDA rating. Only a perc test on the land confirms how a septic field will drain.

What happens in Part 2: the walk

Brady walks the parcel with you (2–4 hours) and checks on the ground what this desk read can't: soil by hand at the best spots, where water actually runs, sun and access, and well/septic feasibility. Within 7 days you get

the written report with photos and recommendations, and an optional 30-minute call to go through it. Book or ask at grovehouseland.com/scout/.

Words used here

Floodway
the channel FEMA keeps clear for floodwater. Building or fill there is effectively ruled out; the District decides any exception.

Flood fringe (Zone AE)
land FEMA expects to flood in a 1-in-100-year flood. Building is allowed with a Floodplain Use Permit and raised floors.

Zone X (0.2 %)
land with about a 1-in-500 chance of flooding in a year. FEMA requires no flood permit there, but the county keeps its own flood-hazard maps, so ask the District.

Base Flood Elevation (BFE)
the height the 1-in-100-year flood is expected to reach. The county wants floors at least 1 ft above it.

Drainage group A–D
the USDA's rating of how fast rain soaks in. A drains fast; D barely drains, which matters for septic.

Slope %
feet of rise per 100 ft. Under 8 % suits roads and pads; over 20 % is best left alone.

Relief
the height difference between the lowest and highest ground on the parcel.

Building spot (P1, P2…)
a patch the computer model found that is big, flat and high enough for a house pad. Modelled, not surveyed.

Modelled road line
the gentlest route the model found from the nearest mapped road to a spot. A line on a map, not an easement.

At-grade use
using the ground as it is (garden, pasture) with no building and no fill.

Sealed septic system
a tank-and-field system built so floodwater can't get in; required in the flood fringe.

Elevation certificate
a surveyor's record of how high a building's floor sits against the flood level.

What this read does not cover

- site visit
- title / easement search
- water-rights determination
- lab soil test
- well records (ADWR well registry)
- septic / percolation test

Sources

- Yavapai County parcels, zoning, roads (ArcGIS)
- FEMA NFHL
- USGS NHD
- USGS 3DEP 1 m lidar
- USDA SSURGO (Soil Data Access)
- Yavapai County Flood Control District — yavapaiaz.gov/ycflood (Prescott 928-771-3197 · Cottonwood 928-649-6222)
- Yavapai County Environmental Services (septic, site investigation) — enviro.services@yavapaiaz.gov · 928-771-3214
- ADWR well record search — azwater.gov/permitting-wells/well-record-search
- Yavapai County zoning verification request — yavapaiaz.gov (Development Services)