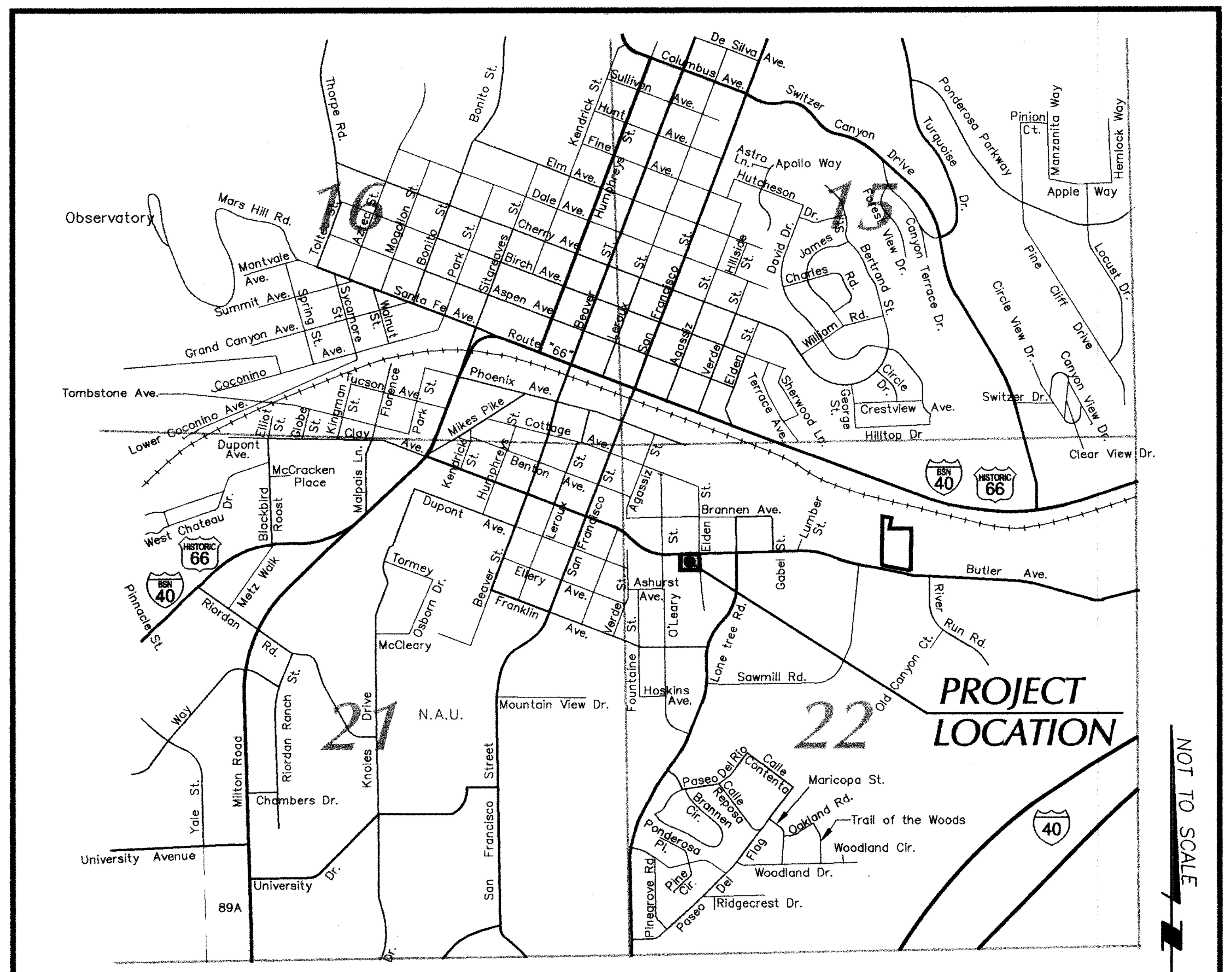
PRELIMINARY PLAT
FOR
ELDEN TOWNHOMES

A SUBDIVISION OF LOTS 1 & 2, BLOCK 17
REVISED PLAT OF BRANNEN ADDITION
BOOK 1, PAGE 42 RECORDS OF COCONINO COUNTY
LOCATED IN THE NW 1/4 OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)
	RIGHT OF WAY (R.O.W.)
	PROPERTY LINE (PL or ℄)
EX W	EXISTING WATER LINE
EX RW	EXISTING RECLAIM WATER LINE
8"W	NEW WATER LINE
8"S	NEW SEWER LINE
FS	NEW FIRE SERVICE (FS)
WS	NEW WATER SERVICE (WS)
SS	NEW SEWER SERVICE (SS)
EX S	EXISTING SEWER MANHOLE
S	NEW SEWER MANHOLE (MH)
	EXISTING EDGE OF PAVEMENT / CURB
	NEW EDGE OF PAVEMENT / CURB
	PUBLIC UTILITY EASEMENT (PUE)
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)
WM	EXISTING WATER METER (EX WM)
WM	NEW WATER METER (WM)
	EXISTING STREET LIGHT (EX SL)
	NEW STREET LIGHT (SL)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
MPOC	MID POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POL	POINT ON LINE
AP	ANGLE POINT
RP	RADIUS POINT
R=	RADIUS
IS	INTERSECTION
TOC	TOP OF CURB (BACK)
FOC	FACE OF CURB (TOP)
BOW	BACK OF SIDEWALK
FOW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
℄	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
EOL	END OF LINE BLOWOFF
TS&V	TAPPING SLEEVE and VALVE
SDMH	STORM DRAIN MANHOLE
(TYP)	TYPICAL
EX	EXISTING
SHT	SHEET
STA	STATION
FF	FINISH FLOOR ELEVATION
EA	EACH
LF	LINEAL FEET
SF	SQUARE FOOT
SY	SQUARE YARDS
HC	HANDICAP
NPI	NON PAY ITEM
NIC	NOT IN CONTRACT
UGE	UNDERGROUND ELECTRIC
UG	UNDERGROUND
FO	FIBER OPTIC
FSW	FUTURE SIDEWALK
ATT	AMERICAN TELEPHONE & TELEGRAPH CO.
TELE	TELEPHONE
HP	HIGH PRESSURE
TH	TOWNHOME
GF	GARAGE FLOOR ELEVATION @ DOOR
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE
C.O.F.	CITY OF FLAGSTAFF

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)



VICINITY MAP
N.T.S.

INDEX TO SHEETS

1 COVER SHEET & PROJECT INFORMATION
2 PRELIMINARY PLAT
3 EXISTING SITE PLAN
4 GRADING, DRAINAGE & UTILITIES

Survey was performed in April of 2012. Information shown hereon is true and correct to the best of my knowledge.

UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENERGY	DATE
CAROL WILSON (BY LETTER)	5/8/12
CENTURYLINK	DATE
MELISSA NELSON (BY LETTER)	5/31/12
ARIZONA PUBLIC SERVICE	DATE
RICHARD DAVIS (BY LETTER)	5/31/12
SUDDENLINK	DATE

CITY OF FLAGSTAFF APPROVAL

UTILITIES DIRECTOR	DATE
PUBLIC WORKS DIRECTOR	DATE
CITY ENGINEER	DATE

PROJECT INFORMATION

PROJECT NAME:	ELDEN TOWNHOMES
PROJECT LOCATION:	307 S. ELDEN ST. FLAGSTAFF, AZ. 86001
LATITUDE:	35° 11' 32"
LONGITUDE:	111° 38' 46"
APN NUMBER:	104-01-007 & 008
NUMBER OF LOTS:	6
TOTAL SQUARE FOOTAGE:	11,559
TOTAL ACREAGE:	0.2654±
PROJECT DENSITY:	23 UNITS/ACRE
CURRENT ZONING DISTRICT:	HR
PROPOSED DEVELOPMENT STANDARDS:	T4N.1
CURRENT USE:	VACANT & RESIDENTIAL
R.L.U.T.P. DESIGNATION:	HIGH DENSITY RESIDENTIAL
PROPOSED USE:	TOWNHOMES (6 PROPOSED)
OWNER/DEVELOPER:	SOUTHSIDE DEVELOPMENT, L.L.C. 495 S. RIVER RUN ROAD FLAGSTAFF, ARIZONA 86001

ZONING & SETBACK NOTE

THE OWNER PROPOSES TO WORK WITHIN THE GUIDELINES OF THE "T4 NEIGHBORHOOD 1" (T4N.1) STANDARDS FOR THIS PROJECT. SEE THE FLAGSTAFF ZONING CODE DIVISION 10-40.40.070 FOR MINIMUM/MAXIMUM SETBACKS AND LOT COVERAGE.

AFFORDABLE HOUSING COMPONENT

LOT 2 IS TO BE DEDICATED TO THE CITY OF FLAGSTAFF TO BE INCORPORATED INTO THE CITY'S AFFORDABLE HOUSING PROGRAM.

FEMA FLOOD ZONE INFORMATION

PARCEL IS LOCATED IN ZONE "X" (NO SHADING)

COF DRB # N/A

12/11/12
MES# 11913

ELDEN TOWNHOMES
PRELIMINARY PLAT
COVER SHEET

Mogollon Inc ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-913-0015

REGISTERED LAND SURVEYOR CERTIFICATE NO. 23950 KENT V. HOTSENPILLER Date Signed 12/11/12 ARIZONA U.S.A.
EXPIRES: 3/31/15

REVISIONS: PER C.O.F. COMMENTS DATED 11-28-12

DATE: 12/11/12	PROJECT NO. 11913
DESIGNED BY: RCI/MWE	FN: SHEET01.DWG
DRAWN BY: RCI/MWE	VERT SCALE: N/A
CHECKED BY: RCI/MWE	HOR SCALE: N/A