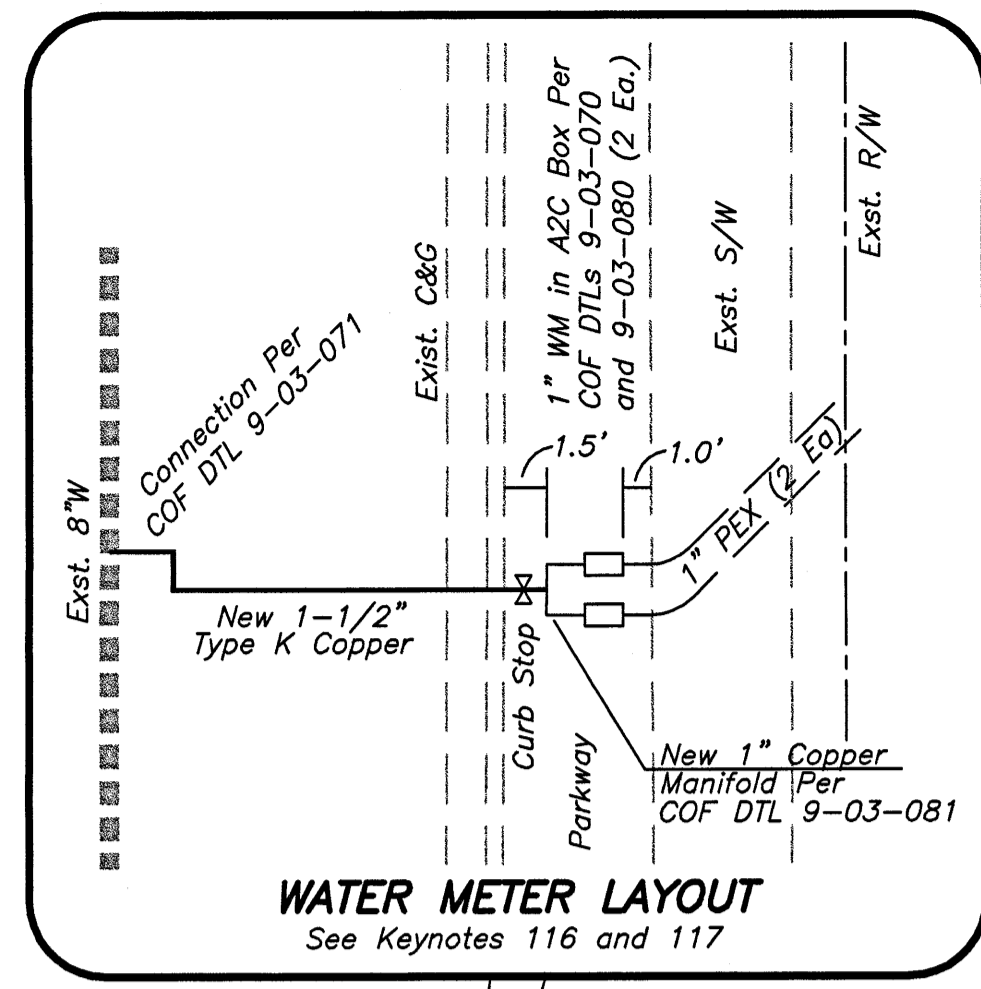


R/W Width Varies

COCONINO AVENUE

R/W Width Varies

R/W Width Varies



SYMBOLS LEGEND:

In general, dashed lines are existing and solid lines are new, proposed improvements.

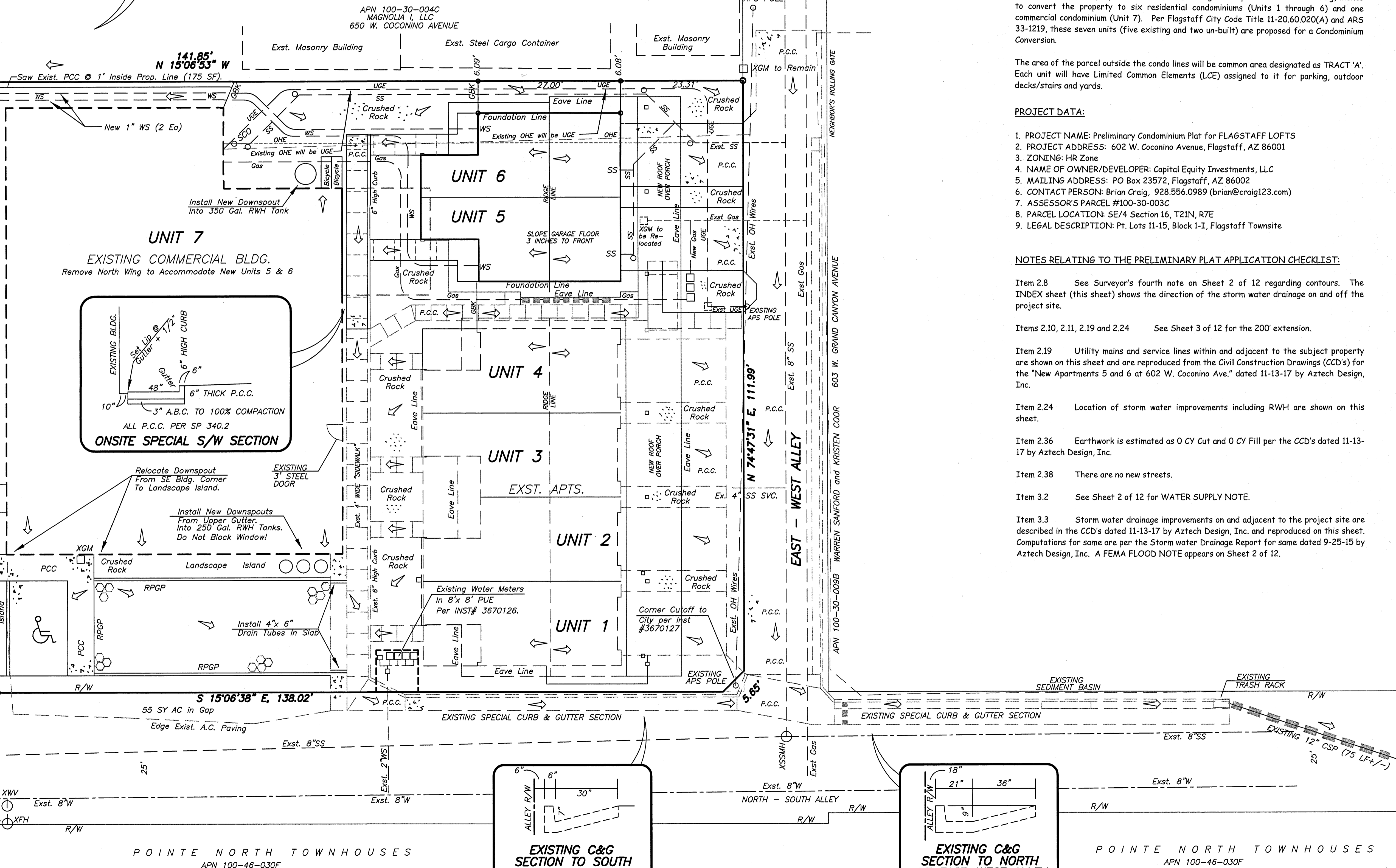
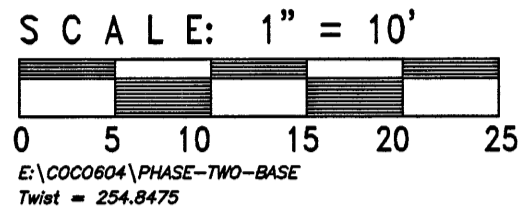
R/W = Right Of Way Line
 Exst. D/W = Exist. Driveway
 Exst. S/W = Exist. Sidewalk

→ = Flow Direction
 G.B.K. = Grade Break

P.C.C. = Portland Cement Concrete Pavement
 A.C. = Asphalt Concrete Pavement
 R.P.G.P. = Reinforced Porous Gravel Pavement

WS = New 3/4-Inch Water Service Line
 SS = New 4-Inch Sewer Service Line
 Gas = New Gas Service Line
 XGM = Exist. Gas Meter
 UGE = New Underground Elec. Service Line
 XS/L = Exist. Street Light
 XWV = Exist. Water Valve
 XFH = Exist. Fire Hydrant
 XSSMH = Exist. San Sewer Manhole

6.01' = Building Layout/Offset



FLAGSTAFF LOFTS PRELIMINARY CONDOMINIUM PLAT

INDEX TO SHEETS:

INDEX/COVER by Aztech Design, Inc. (This sheet: 1 of 12)

PRELIMINARY CONDOMINIUM PLAT by Northland Exploration Surveys, Inc. (9 sheets: 2-10)

ARCHITECTURAL SITE PLANS by Smith Architects, Inc. (2 sheets)
AS1.1 for Units 1-4 dated Dec. 27, 2012 and
AS1.1 for Units 5-6 dated Oct. 10, 2017

Additionally, the following documents are made a part of the Preliminary Condominium Plat by this reference:

- 1 Copy Preliminary CCR's by Steve Mattia, Attorney at Law
- 1 Report of Title by Pioneer Title Agency, Inc.

PROJECT DESCRIPTION: The parcel known as APN 100-30-003C is located at 602 W. Coconino Avenue and has an area of 0.3777 acres (0.153 hectares). Presently there are four apartments fronting the 16' public alley and one commercial building that fronts Coconino Avenue. Per the Site Plan for PZ-17-00055-02 approved on September 07, 2107 there are two additional residential units planned that will front the alley.

The owner, Capital Equity Investments, LLC, through its representative Brian Craig, wishes to convert the property to six residential condominiums (Units 1 through 6) and one commercial condominium (Unit 7). Per Flagstaff City Code Title 11-20.60.020(A) and ARS 33-1219, these seven units (five existing and two un-built) are proposed for a Condominium Conversion.

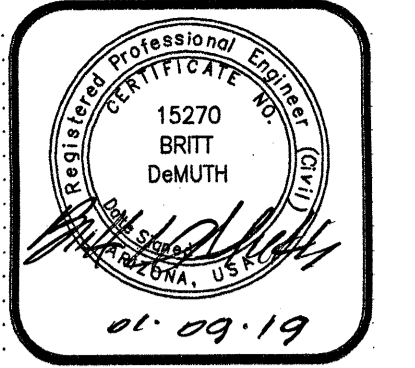
The area of the parcel outside the condo lines will be common area designated as TRACT 'A'. Each unit will have Limited Common Elements (LCE) assigned to it for parking, outdoor decks/stairs and yards.

PROJECT DATA:

- PROJECT NAME: Preliminary Condominium Plat for FLAGSTAFF LOFTS
- PROJECT ADDRESS: 602 W. Coconino Avenue, Flagstaff, AZ 86001
- ZONING: HR Zone
- NAME OF OWNER/DEVELOPER: Capital Equity Investments, LLC
- MAILING ADDRESS: PO Box 23572, Flagstaff, AZ 86002
- CONTACT PERSON: Brian Craig, 928.556.0989 (brian@craig123.com)
- ASSESSOR'S PARCEL #100-30-003C
- PARCEL LOCATION: SE/4 Section 16, T21N, R7E
- LEGAL DESCRIPTION: Pt. Lots 11-15, Block 1-I, Flagstaff Townsite

NOTES RELATING TO THE PRELIMINARY PLAT APPLICATION CHECKLIST:

- Item 2.8 See Surveyor's fourth note on Sheet 2 of 12 regarding contours. The INDEX sheet (this sheet) shows the direction of the storm water drainage on and off the project site.
- Items 2.10, 2.11, 2.19 and 2.24 See Sheet 3 of 12 for the 200' extension.
- Item 2.19 Utility mains and service lines within and adjacent to the subject property are shown on this sheet and are reproduced from the Civil Construction Drawings (CCD's) for the "New Apartments 5 and 6 at 602 W. Coconino Ave." dated 11-13-17 by Aztech Design, Inc.
- Item 2.24 Location of storm water improvements including RWH are shown on this sheet.
- Item 2.36 Earthwork is estimated as 0 CY Cut and 0 CY Fill per the CCD's dated 11-13-17 by Aztech Design, Inc.
- Item 2.38 There are no new streets.
- Item 3.2 See Sheet 2 of 12 for WATER SUPPLY NOTE.
- Item 3.3 Storm water drainage improvements on and adjacent to the project site are described in the CCD's dated 11-13-17 by Aztech Design, Inc. and reproduced on this sheet. Computations for same are per the Storm Water Drainage Report for same dated 9-25-15 by Aztech Design, Inc. A FEMA FLOOD NOTE appears on Sheet 2 of 12.



Britt DeMuth PE 15270, LS 15853
aztechcivil@yahoo.com

aztech design, inc.
 CIVIL ENGINEERING DESIGN, LAND SURVEYING
 P.O. BOX 494 FLAGSTAFF, ARIZ. 86002 (928) 774-4409

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

CALL TWO NUMBERS
 AND ASK FOR THE ONE
 1-800-782-5348
 (1-800-STAKE IT)
 BLUESTAR

PRELIMINARY CONDOMINIUM PLAT For
 FLAGSTAFF LOFTS Located At
 @ 602 W. COCONINO AVE., FLAGSTAFF, AZ.