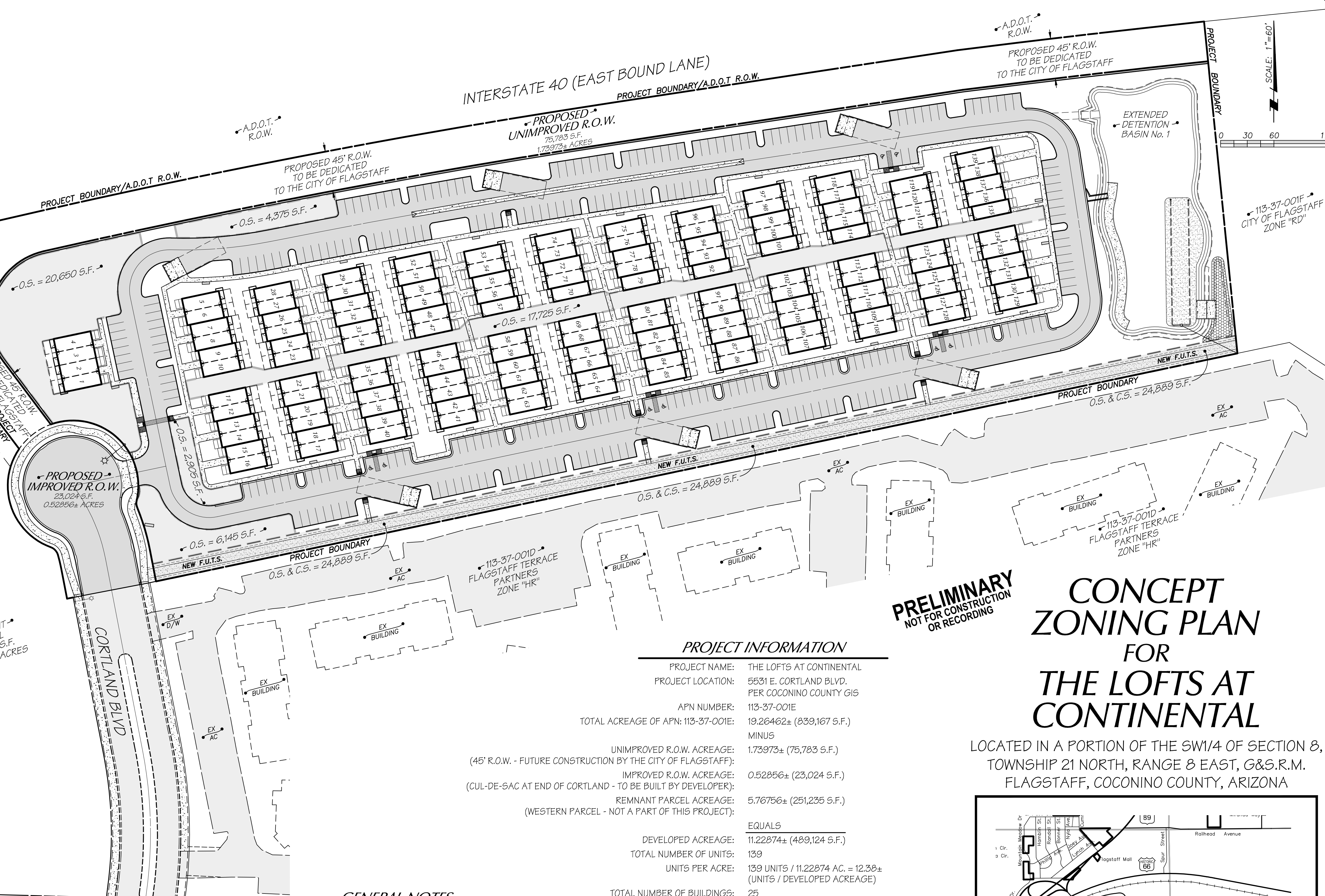


**LEGEND & ABBREVIATIONS**

— CL or C	CENTERLINE (CL or C)
— R.O.W.	RIGHT OF WAY (R.O.W.)
— PL or R	PROPERTY LINE (PL or R)
— EX W	EX WATER LINE
— NEW 8" W	NEW WATER LINE (WL)
— NEW 8" S	NEW SEWER LINE (SL)
— FS	NEW FIRE SERVICE (FS)
— WS	NEW WATER SERVICE (WS)
— BSL	NEW BUILDING SUPPLY LINE (BSL)
— SS	NEW SEWER SERVICE (SS)
— EX S	EX SEWER MANHOLE
— S	NEW SEWER MANHOLE (MH)
—	EX EDGE OF PAVEMENT / CURB
—	NEW EDGE OF PAVEMENT / CURB
—	PUBLIC UTILITY EASEMENT (PUE)
—	EX FIRE HYDRANT (EX FH)
—	NEW FIRE HYDRANT (FH)
—	EX WATER VALVE (EX WV)
—	NEW WATER VALVE (WV)
—	EX WATER METER (EX WM)
—	NEW WATER METER (WM)
—	EX STREET LIGHT (EX SL)
—	NEW STREET LIGHT (SL)
—	MOGOLLON ENGINEERING & SURVEYING, INC.
—	COCONINO COUNTY RECORDERS OFFICE
—	EXISTING
—	SIDEWALK
—	ARIZONA DEPARTMENT OF TRANSPORTATION
—	ARIZONA PUBLIC SERVICE
—	INSTRUMENT
—	ASPHALT CONCRETE
—	TYPICAL
—	BIKE RACK
—	HEIGHT
—	CONCRETE MASONRY UNIT
—	BUILDING
—	DRIVEWAY
—	FLOWLINE
—	EXISTING GRADE
—	FINISH GRADE
—	CATCH BASIN
—	STORM DRAIN
—	FACE OF SIDEWALK
—	CURB AND GUTTER
—	EDGE OF PAVEMENT
—	SIDEWALK
—	PARKWAY
—	DRIVEWAY
—	TYPICAL
—	HANDICAP
—	STANDARD
—	DETAIL
—	FUTURE
—	SHOULDER
—	CITY OF FLAGSTAFF



**OPEN & CIVIC SPACE CALCULATIONS**

DEVELOPABLE LAND (POST R.O.W. DEDICATION):	489,124 S.F.
15% REQUIRED OPEN SPACE (O.S.):	73,369 S.F.
5% REQUIRED CIVIC SPACE (C.S.):	24,456 S.F.
OPEN SPACE (O.S.) PROVIDED:	76,689 S.F.
CIVIC SPACE (C.S.) PROVIDED:	24,889 S.F.

**UNIT MIX NOTE**

2 BEDROOM / 2 BEDROOM COMBINATION UNITS WITHIN THE BUILDINGS MAY BE REPLACED WITH A 3 BEDROOM / 1 BEDROOM UNIT AND NOT AFFECT MINIMUM PARKING REQUIREMENTS.  
(SEE SHEET 5 FOR ADDITIONAL INFORMATION)

**GENERAL NOTES**

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

**SHEET INDEX**

- SHEET 1: PROJECT OVERVIEW & INFORMATION
- SHEET 2: SITE ANALYSIS MAP (COLOR)
- SHEET 3: AREA MAP
- SHEET 4: ACCESS & VEHICULAR CIRCULATION
- SHEET 5: PRELIMINARY GRADING & DRAINAGE
- SHEET 6: UNDERGROUND UTILITIES (ON-SITE)
- SHEET 7: PROPOSED OFF-SITE SEWER (NORTH: ON C.O.F. PARCEL)
- SHEET 8: PROPOSED OFF-SITE SEWER (SOUTH: ON CORTLAND APT. PARCEL)
- SHEET 9: RESOURCE PROTECTION PLAN and PRELIMINARY LANDSCAPE PLAN
- SHEET 10: PRELIMINARY PHASING PLAN
- SHEET 11: PROPOSED EASEMENTS & ABANDONMENTS

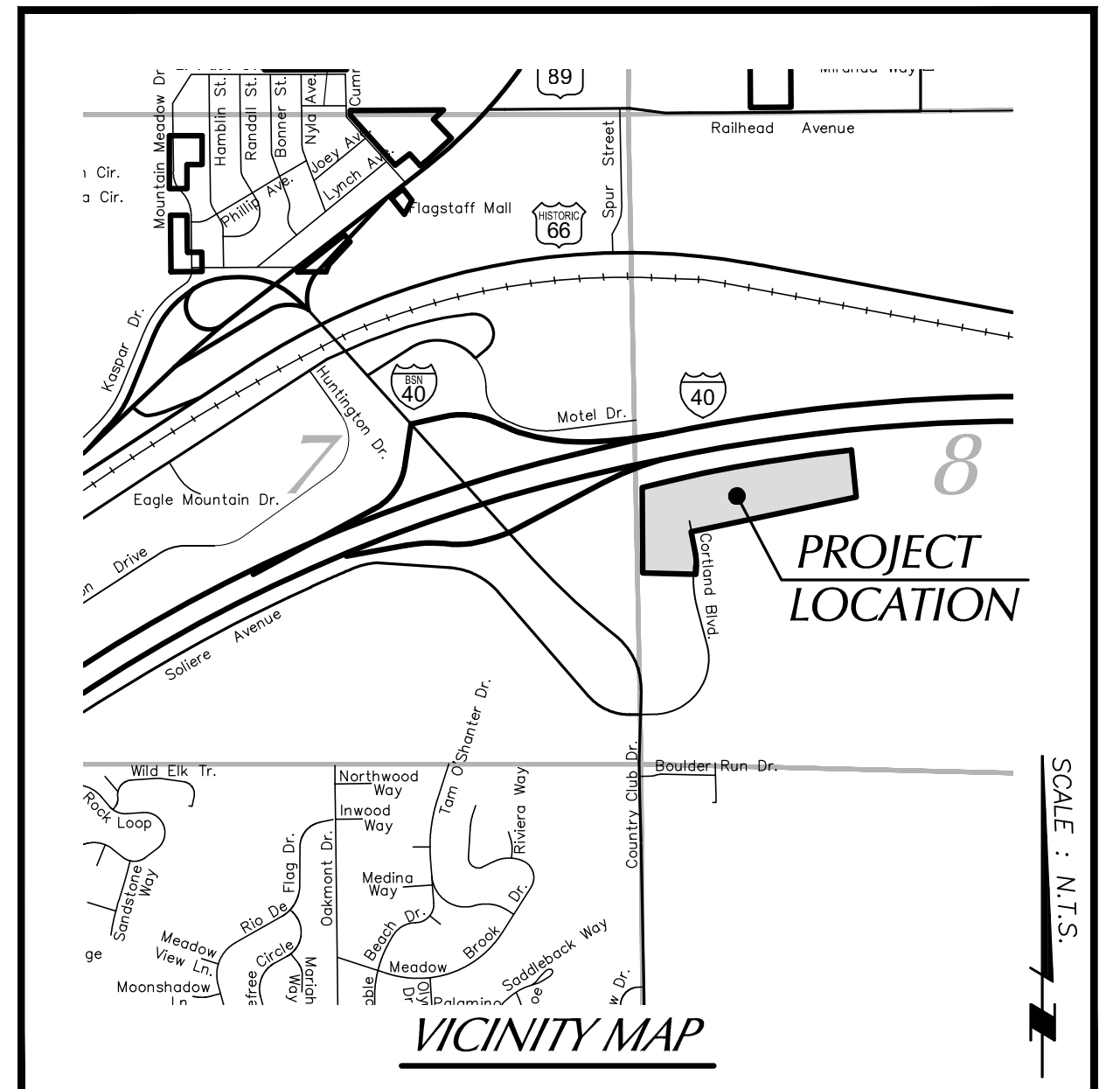
**PROJECT INFORMATION**

PROJECT NAME:	THE LOFTS AT CONTINENTAL
PROJECT LOCATION:	5531 E. CORTLAND BLVD. PER COCONINO COUNTY GIS
APN NUMBER:	113-37-001E
TOTAL ACREAGE OF APN: 113-37-001E:	19,26462± (839,167 S.F.) MINUS
UNIMPROVED R.O.W. ACREAGE:	1,73973± (75,783 S.F.)
(45' R.O.W. - FUTURE CONSTRUCTION BY THE CITY OF FLAGSTAFF):	
IMPROVED R.O.W. ACREAGE:	0,52856± (23,024 S.F.)
(CUL-DE-SAC AT END OF CORTLAND - TO BE BUILT BY DEVELOPER):	
REMNANT PARCEL ACREAGE:	5,76756± (251,235 S.F.)
(WESTERN PARCEL - NOT A PART OF THIS PROJECT):	
<b>EQUALS</b>	
DEVELOPED ACREAGE:	11,22874± (489,124 S.F.)
TOTAL NUMBER OF UNITS:	139
UNITS PER ACRE:	139 UNITS / 11,22874 AC. = 12.38± (UNITS / DEVELOPED ACREAGE)
TOTAL NUMBER OF BUILDINGS:	25
	(2) 4 PLEX'S
	(7) 5 PLEX'S
	(16) 6 PLEX'S
REGIONAL PLAN DESIGNATION:	SUBURBAN EXISTING
CURRENT ZONING DISTRICT:	(HC) HIGHWAY COMMERCIAL (LI-O) LIGHT INDUSTRIAL OPEN (RD) RESEARCH & DEVELOPMENT (HR) HIGH DENSITY RESIDENTIAL
PROPOSED ZONING DISTRICT:	
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
LOCATED WITHIN R.P.O. ZONE:	YES
PROPERTY OWNER:	MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST P.O. BOX 35 JEROME AZ, 86331 (928) 699-4381
DEVELOPER:	MIRAMONTE HOLDINGS, LLC 2502 E. RIVER ROAD TUCSON, AZ. 85718 (928) 774-0028

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

**CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL**

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



**SHEET NO. 1 OF 11**

**Mogollon ENGINEERING & SURVEYING**  
 4111 N. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214  
 7/29/21  
 MES# 20356  
 THE LOFTS AT CONTINENTAL  
 CONCEPT ZONING PLAN  
 PROJECT OVERVIEW & INFORMATION  
 PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING  
 PROJECT NO. 20356  
 DATE: 7/29/21  
 DESIGNED BY: PHE  
 DRAWN BY: PHE  
 CHECKED BY: KVH/RDS  
 PVI SHEET-01.DWG  
 VERT SCALE: N/A  
 HOR SCALE: 1"=60'  
 CONCEPT-4  
 COF PROJECT # PZ-20-00183