

City of Prescott

Planning & Zoning Commission



April 25, 2024 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Planning & Zoning Commission** at their meeting to be held **April 25, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
 - A. **REZ24-001:** A Request for a Rezoning from SF-18 (Single Family) to BG (Business General) Allowing for a Thirty-six (36) Unit RV Park on a 2.14 Acre Parcel. Location: APN 115-06-112E, 1646 Iron Springs Road. Property Owner: KL HB LLC. Applicant: Leah Beck.
Recommended Action: MOVE to recommend approval of REZ24-001
 - B. **PLN23-004:** A Preliminary Plat of Senator Cottages, a 37-Unit Subdivision on an Approximate 11 Acre Parcel. Location: Generally Located Off of Senator Highway on the Old Drive-in Property. Zoning: SF-9 (Single Family). Property Owner: RCJ Irrevocable Trust. Applicant: Lyon Engineering.
Recommended Action: MOVE to recommend approval of PLN23-004
4. **UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations

(A.R.S. §38-431.03(A)(5));

(6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));

(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on DATE at TIME in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: April 25 Planning and Zoning Commission Meeting
DATE: April 25, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: **REZ24-001:** A Request for a Rezoning from SF-18 (Single Family) to BG (Business General) Allowing for a Thirty-six (36) Unit RV Park on a 2.14 Acre Parcel. Location: APN 115-06-112E, 1646 Iron Springs Road. Property Owner: KL HB LLC. Applicant: Leah Beck.

ITEM SUMMARY

The subject property is currently zoned residential Single-family 18 (SF-18) located off of Iron Springs Road. The properties around the subject site is BG to the east, MF-M to the west and north, BR and County to the South. It is the request of the property owner to rezone the 2.14 acre parcel to Business General (BG) for the purpose of constructing infrastructure and creating 36 RV sites. Amenities for the RV Park will consist of an office, 2 full bathrooms and laundry.

BACKGROUND

The property is currently vacant and the property owner purchased the property in July of 2023.

Proposed Project

The proposed project includes the creation of 36 RV sites with amenities consisting of full bathrooms and laundry facilities. This would be considered an infill development due to sewer and water are in the area to provide the required infrastructure for this project.

Code Compliance

City staff from various departments have reviewed the conceptual project and found that it appears to meet City Code requirements. These are preliminary determinations based upon the limited information available at this time. If the rezoning is approved, much more detailed plans will be required and a more detailed examination by staff will occur.

Compatibility

This property is bounded by apartments on the west and commercial office to the east. The area has an eclectic mix of commercial uses. Compatibility is achieved because of the nature of this project and there are pre-existing mobile home and RV parks on the south side of Iron Springs Road.

The 2015 General Plan designated this area for Commercial for typical or regional commercial uses. The proposed rezoning meets the General Plan designation for this project.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to recommend approval of REZ24-001

ATTACHMENTS

1. Narrative
2. Pictures and Maps
3. Photos from Applicant

Rezone Application

January 8, 2024

Site Address: 1646 Iron Springs Road

City, State, Zip Code: Prescott, AZ 86305

Applicant: Leah Beck

Owner: KL HB LLC, Leah Beck Single Member LLC.

Project Number: PAC 23-076

Description: 36 Site RV Park

City of Prescott Project reviewers,

I would like to apply for rezoning of the parcel at 1646 Iron Springs Road for a 36 site RV Park. The parcel is currently zoned SF-18. Per the PAC meeting notes it needs to be rezoned to Business General. I believe the RV Park will fit into the current area and it will benefit the city by providing more short term and long-term rentals for residents and visitors. The current zoning does not fit in that area as it is surrounded by commercial/mixed business use and would be an odd place to have a single-family home.

BIO

I was born in Phoenix, Arizona in 1978. My family moved us back to Maryland where my grandfather lived and mother grew up, shortly after my birth. My grandfather retired from the Air National Guard and from the government where he fought for equal wages and safe work environments. We moved back to Arizona in 1984 to Chino Valley. My father's family is in Arizona. My father self-built our childhood home and started his businesses. My dad stayed self-employed and was very successful. My mother helped operate the businesses and managed the finances. I learned so much from them and was always interested in what they were doing. I remember my dad always reading blue prints and showing us what he was working on. My brothers became successful contractors and make and build beautiful HGTV type renovations. We all loved working together and learning how to build growing up. My father helped build Chino Valley High school where I graduated from. Originally planning to go to MIT, I stayed close to home and I studied computer engineering at NAU and changed majors and became an RN after volunteering in the ER during a summer at YRMC. I have been an RN for almost 24 years. I also worked as an EMT for Lifeline Ambulance here in Prescott in the late 1990's while I finished school. I always wanted to be an engineer, an architect, or an accountant like my mom.

But something called me to take care of people. I never stopped engineering or dreaming about projects. I moved to Phoenix in 2000 and worked and excelled in Intensive Care, Cardiac Intensive Care, Trauma, Neurological Intensive care, and many other areas. I earned a Daisy Award for excellent patient care. I enjoyed teaching and precepting many students and coworkers over the years. And have been told I am an excellent leader and educator. I am currently an RN at Dignity YRMC. Finally, back home where I started and so thankful to be in Prescott again. I am also an active AZ Realtor and have been since 2005. Arizona is my home. I graduated from Yavapai College and NAU. I have a BSN in Nursing. I have owned other small business throughout the years. I have self-renovated and bought and sold homes in Arizona. I love building and developing and looking forward to a lifelong dream of developing, building, and running my own RV park. I also have been involved and interested in government, as my grandfather always encouraged me. I was a precinct committeeman in Peoria for some time and I study local issues and solutions. I have raised my children here; my extended family is all throughout the state. My daughter is a newly promoted Petty Officer in the US Navy and Hospitalman Level 3, studying to be a physician. We even have street names with our family name on them.

I love traveling, any athletic sport, and the outdoors. I believe I was the first girl to make the Little League All Star Team in AZ in 1990. I love skiing, hunting, hiking, cycling, triathlon's, bowling, golfing, pickleball, really anything that is active. I am a member of USPSA, a shooting association. I love nature and preservation. I am a recent breast cancer survivor and 100% cured because of the amazing Dignity Health surgeons. Prescott and the surrounding area are so beautiful and have so much to offer. I remember when Chino did not have stop lights or even a grocery store. I am glad that our cities have grown, but I am also glad that the Prescott area I

grew up with is still here. Business, leadership and caring for people is in everything. I support keeping our traditions and keeping our town special. I look forward to supporting local business, residents, and tourists in our beautiful city.

About Our Parcel

The current parcel is undeveloped vacant land with several mature trees and grass, etc. The parcel is relatively flat with good drainage. Utilities are near the property. With the RV Park development, the land will be graded and leveled and as many plants and trees will be kept as possible to provide shade and landscaping to sites. Utilities will be run to each site with individual pedestals. Gravel roads and pads will be made in accordance with local zoning laws.

Water

Engineers have shown us that there is a water main in the middle of Iron Springs Road that we can access for our project. The City of Prescott says it is also possible that we may be able to use the existing water supply that is at the south west corner of the property. Per our research with the city, and comparison studies with other local RV parks, the projects estimated water use is +/-0.10 Acre Feet of Water per Year, per Unit. Estimates show 1.5 times multiplier for landscaping to be used, but we believe it will be much less for the landscaping. We have consulted a Sustainable Landscape Designer, per the designer, there are several mature trees and plants that will not require watering as they are well established and healthy per our consult. Most of the property will be used for roadways and RV/Parking. These spaces and areas will not allow additional landscaping due to the traffic from vehicles and people.

Regarding comments on page 5 of the PAC follow up comment letter, the old water agreement (when the land was county) is no longer in effect.

Sewer System

City sewer is at the property per the local Civil engineer. The Park will have hookups at each site and at the office/laundry/bathroom that will connect per city code to the city sewer system.

Landscaping

The property has many mature, healthy trees and grasses, wild flowers, etc. Many of these can be preserved for the park. There are several large boulders and rocks on the site that will be used for additional natural landscaping and retention as needed. The parcel is surrounded by mountains and natural rock and trees. There is a large area of rock on the west side of the parcel, several mature trees and a man-made retention wall that was built for the adjoining property out of native rocks. Our plan is to maintain this look throughout the property to keep a natural Prescott area feel, as this is what drew us to this property for our project. We want to maintain the natural landscape.

RV Sites

Total number of sites proposed is 36. They will range from 2700 sq feet to 1200 square feet. The average square foot of a 5th wheel trailer is 350 sq ft to 400 sq ft. The average square feet of a 40-foot RV are 320 sq ft. The average square feet of a full-size truck are between 108 and 160 sq ft. There will be ample space for 2 vehicles at each site, the trailer or RV, as well as a picnic table area.

Site Built Buildings

There will be no proposed site-built buildings. The office will be a 10 ft x 40 ft trailer with ADA ramp/deck to house the office, 2 full bathrooms and laundry facility for the park. It will be approximately 13 ft 6 in tall. There will be a proposed common area on the west side of the park that will have a 20 ft wide x 20 ft wide x 13 ft 6 in high at the apex.

Parking and Business Hours

There will be space for 2 vehicles per camp site including trailer. We will also have easy pull in temporary parking by the office either for RV's or vehicles for check in. There will also be handicap parking located at the front office. There will be parking at the rear of the RV park for employees. There will be one entrance/exit for the property which will minimize traffic flow off and on Iron Springs Road. This also creates a safe loop for visitors and residents to turn around without having to go back out onto Iron Springs Road.

There will be 1 employee that runs the park from 7 am to 8 pm, winter hours vary. We will have a camp host who lives on the premise that will help with 24-hour support or an employee will be on call. There will be a website that assists with check in and out, takes payment, answers park questions, helpful tips, etc.

Sample RV Park Rules/Check In & Out Times

RV check in and Park Office address is:

1646 Iron Springs Road

Prescott Arizona, 86305

- Check-in and check-out times:

- the check-in time is any time after 1:00 p.m. Mountain Standard Time
 - the check-out time is by 11:00 a.m. Mountain Standard Time
- Our hours of operation are:
 - 7:00 a.m. – 8:00 p.m. during the summer
 - 8:00 a.m. – 7:00 p.m. during the winter (beginning November 4)
- Short term and long-term Rentals available
- Pads are required under all jacks or stabilizers
- Sewer hoses need to be supported on a ramp
- An air-tight sewer connector is required

RV Park Highlights

- Ultra-clean and maintained with pride
- Beautiful Mature Trees, rocks, clear view of Thumb Butte
- 36 extra-wide 30' spaces, 30 and 50 amp
- 5-65'+ long sites
- 18-50'+ long sites
- 13-40'+ long sites
- Back in only, no pull-thru
- Water and sewer hook ups

- HDTV from DirecTV*
- Free wireless Internet access
- Laundry facilities
- Showers
- Only 2.9 miles (8 min drive) from Prescott Courthouse Square and Whiskey Row.
- Only 1.5 miles from the Prescott Rodeo Grounds and World's Oldest Rodeo.
- Only 4.1 Miles (10 min drive) to Thumb Butte Hiking Trail and Recreational area.
- Only 6.6 Miles (14 min drive) Watson Lake with Kayaking, Hiking and Fishing.
- Within 15 min or less of shopping, hiking, boating, fishing, cycling trails, entertainment, food, and yearly activities.
- Open all year

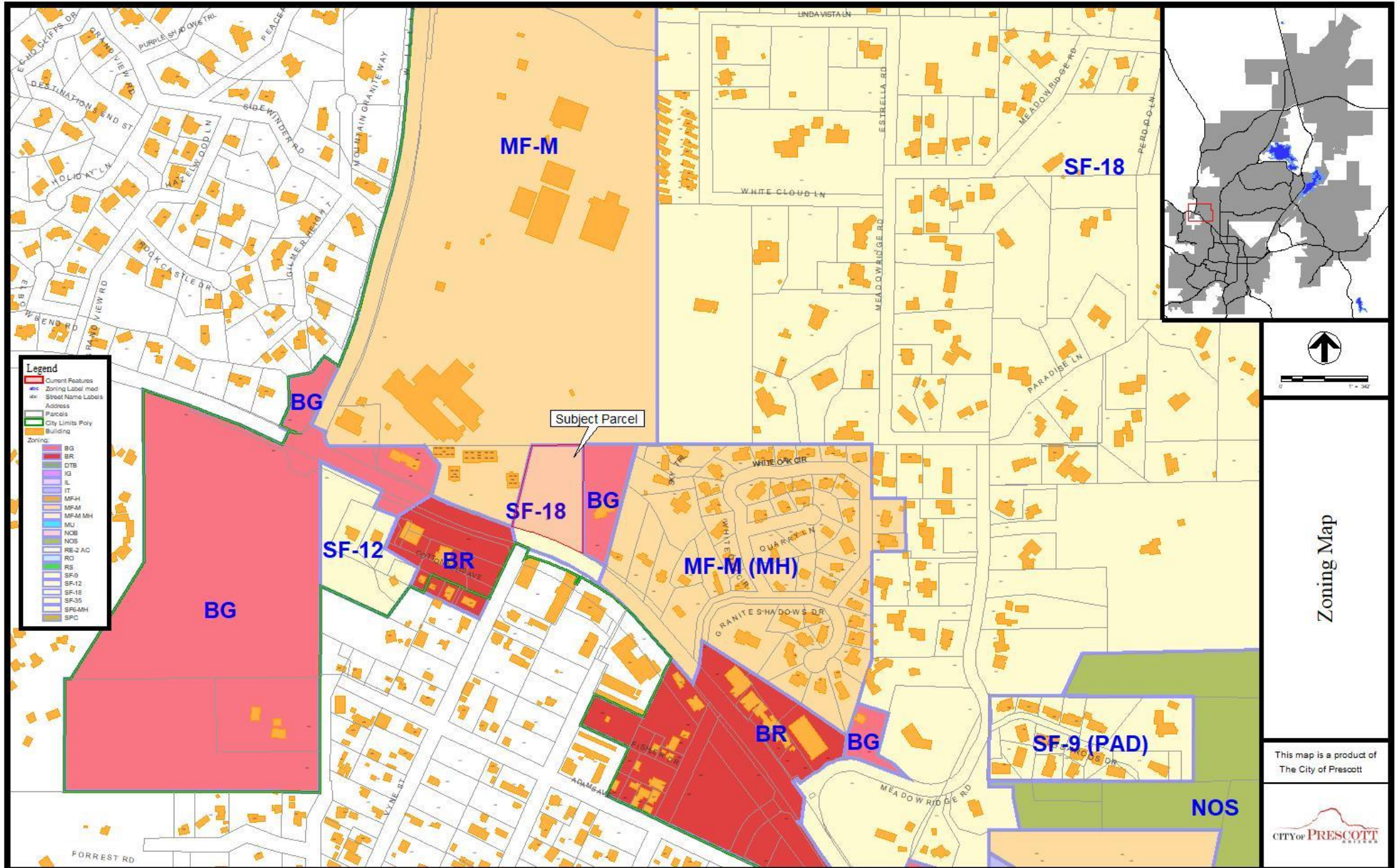
We are very excited to continue to work on this project with you. Please contact me with any questions.

Thank you,

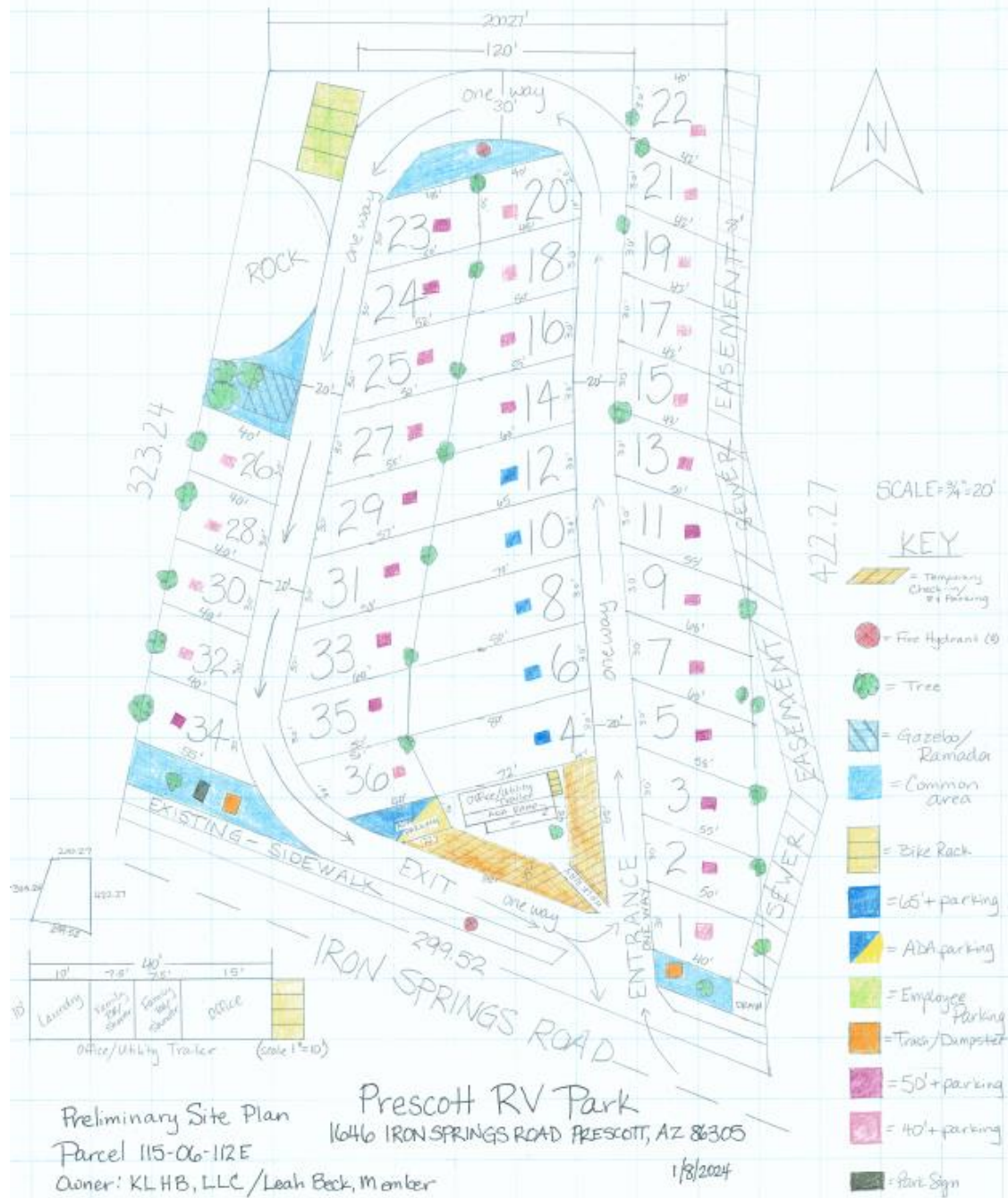
Leah Beck, Owner KL HB LLC, and Owner of Proposed Prescott RV Park, LLC.

prescottrvpark@gmail.com

602-326-6184











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TO: MAYOR AND CITY COUNCIL
AGENDA: April 25 Planning and Zoning Commission Meeting
DATE: April 25, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **PLN23-004:** A Preliminary Plat of Senator Cottages, a 37-Unit Subdivision on an Approximate 11 Acre Parcel. Location: Generally Located Off of Senator Highway on the Old Drive-in Property. Zoning: SF-9 (Single Family). Property Owner: RCJ Irrevocable Trust. Applicant: Lyon Engineering.

ITEM SUMMARY

This is a request for Preliminary Plat approval for the Senator Cottages subdivision, creating 37 single family units platted as a PAD on approximately 11 acres with approximately 50% Open Space, located east off of Senator Highway. The property is zoned SF-9 (Single Family). The property is currently vacant.

BACKGROUND

The subject property is approximately 11 acres with about 50% designated for Open Space as part of the PAD plat. This plat will allow for 37 single family residential units platted as single family lots for individual ownership.

Issues for Consideration (LDC Section 9.10.9.A.6)

The City shall consider the following in the review of Preliminary Plats:

1. The purposes for subdivision regulations of Sec. 9.10.1;

The application complies with all Preliminary Plat requirements.

2. The requirements of Sec. 9.10.6, Standards for Subdivision Approval;

The applicant has submitted a complete application that has been reviewed by all our reviewing agencies and no other information is required as part of this Preliminary Plat application.

3. The physical arrangement of the subdivision;

The proposed subdivision has supplied all required information and has made required changes to the layout of the lots and easements for utilities. No other changes have been requested to this project and meets all code requirements.

4. Adequacy of street and thoroughfare rights-of-way and alignment;

The proposed layout meets all code requirements.

5. Compliance of the streets and thoroughfares with the adopted plans and the existing street pattern in the area;

The applicant worked with the Public Works and Fire Departments in regards to the size of the easements for ingress/egress, utilities, trash, and fire turnaround. The proposed Preliminary Plat meets all the City's code requirements.

6. Adequacy of easements for proposed or future utility service and surface drainage; and Meets all code requirements.

7. Suitability of lot size and area with respect to the minimum requirements for the type of sanitary sewage disposal proposed.

The proposed units will meet all code requirements and there are no required changes to the layout as presented.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to recommend approval of PLN23-004

ATTACHMENTS

1. Narrative
2. Maps
3. Preliminary Plat



October 10, 2023

Senator Cottages Subdivision Project Narrative

The Senator Cottages Subdivision (SCS) is proposed to be a mass graded, 37-unit, single-family subdivision located off of Senator Highway at the old Senator Drive-In theater location (APN#110-06-002F). The proposed subdivision will have a circular roadway that is accessed from Senator Highway. It is proposed to rezone the parcel from the current SF-9 zoning designation to a P.A.D. designation. The density for the project will be 3.2 dwelling units/acre, which is less than the SF-9 Maximum Density of 4.4 dwelling units/acre.

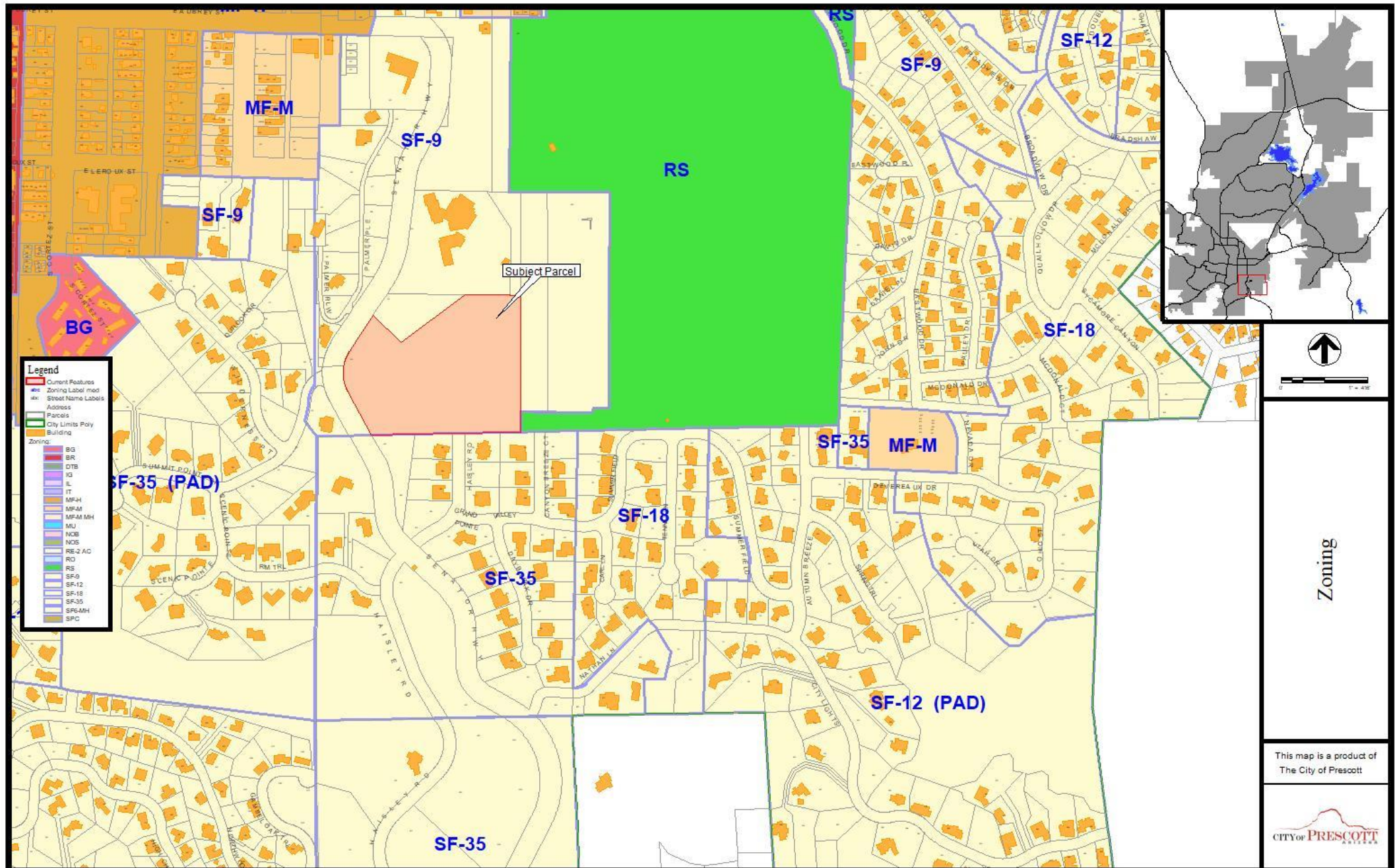
The minimum lot size is proposed to be 3,496 sq. ft. with minimum lot dimensions of 76'x46'. The proposed building setbacks shown on the accompanying preliminary plat are 20-ft to the garage, 17-ft to the front of the house, 5-ft to the side, and 10-ft to the rear. The minimum setbacks per the land development code is 25-ft front, 25-ft rear, and side yard setback of 7-ft.

The SCS development will tie into existing water mains and extend new water mains throughout the development to service the project. The water report shows two connections, one along Senator Highway and one to the south at the end of Haisley Road. Based on a fire flow test the water distribution system can provide fire flow and domestic water service for the SCS.

The SCS development will tie into existing sewer mains and extend new sewer mains throughout the development to service the project. Existing downstream sewer main is located within the existing Quad City Christian Church parking lot. There is an existing easement that traverses the church's property so that it can be extended to boundary of SCS.

Grading and drainage for the proposed SCS development will be completed in a way to ensure there are no negative drainage impacts to upstream or downstream properties of the proposed project. The entry road will have a longitudinal slope of over 10% but under 12% as required by the general engineering standards. The proposed lots will be mass graded with retaining walls to make up the grade on-site. The lots are clustered over the existing disturbed land and not within the existing washes.

Constraining the site is the elevation of the existing Haisley Road. Haisley Road terminates at a cul-da-sac at an elevation of 5610 and the proposed roadway for our site is down at 5584, for a difference of 26-ft. The existing ground at this location in the road is 5585, so our design is only dropping the site at this location by 1-ft. As a result, we are currently showing just the water line connection through the end of Haisley Road. This elevation difference will result in a roadway over 12% which the fire department can not use for a roadway or access. The calculated slope is approximately 14% as a straight grade, not accounting for any vertical curves drive approach.

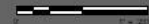
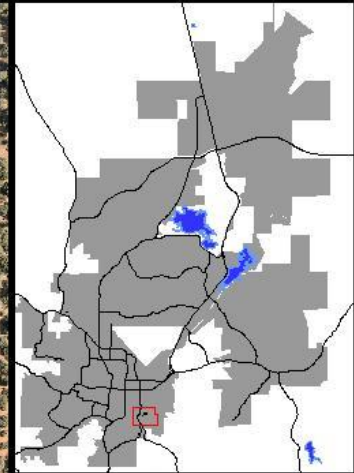




Legend

- Current Features
- Street Name Labels
- Address
- Streets
- Parcels

Subject Parcel



Imagery Map

This map is a product of
The City of Prescott



This document is a graphic representation only of best available information.
The City of Prescott assumes no liability for any errors.

PRELIMINARY PLAT FOR
SENATOR COTTAGES P.A.D. 11.00 ACRE PARCEL

NOTES:
PROJECT IS LOCATED IN FEMA ZONE 'X',
FIRM 04025C2062H & 04025C2064H
DATED MARCH 6, 2018

MASS GRADING IS PROPOSED FOR THIS
PROJECT, EARTHWORK:
CUT: 23,431 CY
FILL: 21,684 CY

SOURCE OF TOPOGRAPHY:
AERIAL DRONE FLIGHT BY LYON
ENGINEERING ON MAY 16, 2023
VERTICAL DATUM: NAVD88

ALTERATION/MODIFICATION REQUEST:
1. SECTION 7.4.2 ENGINEERING AND
CONSTRUCTION STANDARDS:
MINIMUM CURVE RADIUS 60 FT

[illegible]

ROW & TRACT AREAS			
AREA ID	LAND USE	AREA (SF)	AREA (AC)
TRACT A	DRAINAGE, UTILITIES, OPEN SPACE	234,698	5.388
TRACT B	DRAINAGE, UTILITIES, OPEN SPACE	22,444	0.515
TOTAL TRACTS=		257,188	5.904
ROAD 1	RIGHT-OF-WAY	77,032	1.768



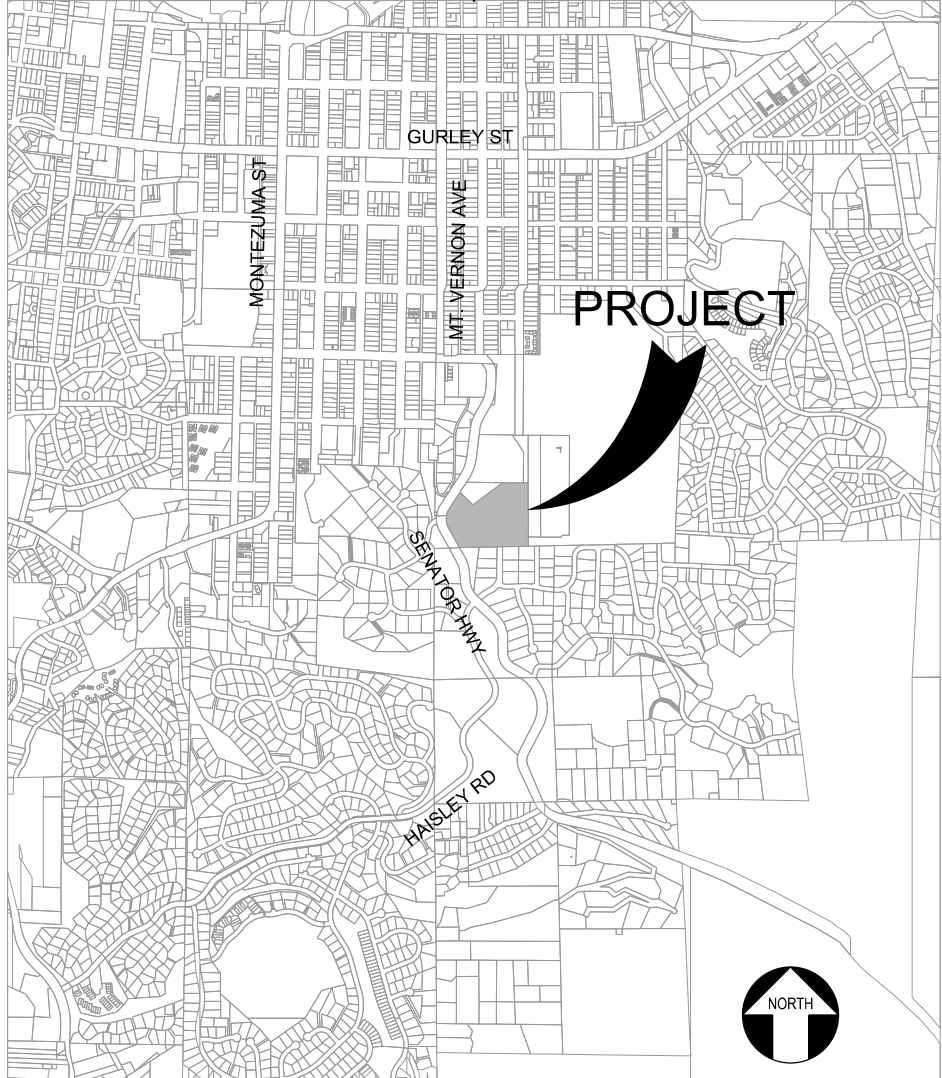
DRAWING SCALE
1" = 50 ft, Horizontal
(This scale is valid for
22"x34" sheets only)

VERIFY SCALE

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

LOCATION MAP

NOT TO SCALE



DESCRIPTION OF PROJECT

PROPOSED SUBDIVISION WITH 37 LOTS ON 11.00 ACRES

SITE DATA

ASSESSOR PARCELS NUMBERS:
110-06-002F

PROPOSED USE:
37 RESIDENTIAL LOTS

ZONING

EXISTING ZONING: SF-9 (SINGLE FAMILY)
PROPOSED ZONING: N/A, NO CHANGE

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: UNISOURCE ENERGY SERVICES
TELEPHONE: CENTURYLINK/SPARKLIGHT
CABLE T.V.: SPARKLIGHT
WATER: CITY OF PRESCOTT
SEWER: CITY OF PRESCOTT
GARBAGE: CITY OF PRESCOTT

LEGAL DESCRIPTION

PORTION OF SECTION 3, TOWNSHIP
13 NORTH, RANGE 02 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

SITEPLAN SYMBOL LEGEND

	EXISTING 5' CONTOUR
	PROPERTY BOUNDARY LINE
	EXISTING LOT/ROW LINE
110-06-002F	YAVAPAI COUNTY PARCEL #
	EASEMENT LINE
	46' x 76' MIN. LOT SIZE
	TRACT

OWNER

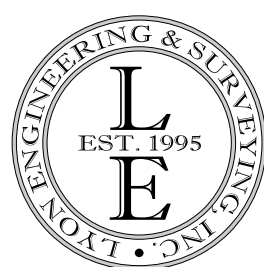
RJC IRREVOCABLE TRUST
957 BLACK DR.
PRESCOTT, ARIZONA 86305

PHONE: (928) 925-1267
PROJECT CONTACT:
TIM EMBERLIN

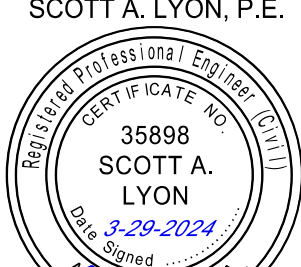
ENGINEERS/SURVEYORS

DRAWN: RGP DESIGN: RGP JOB#: 1186-15

DATE OF PREPARATION: 8-3-2023
DATE OF REVISIONS: 3-8-2024 / 3-29-2024



50 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750
FAX: (928) 776-0605



SCOTT A. LYON, P.E.

essional / Eng

STIPULATE

35898
COTT, A.

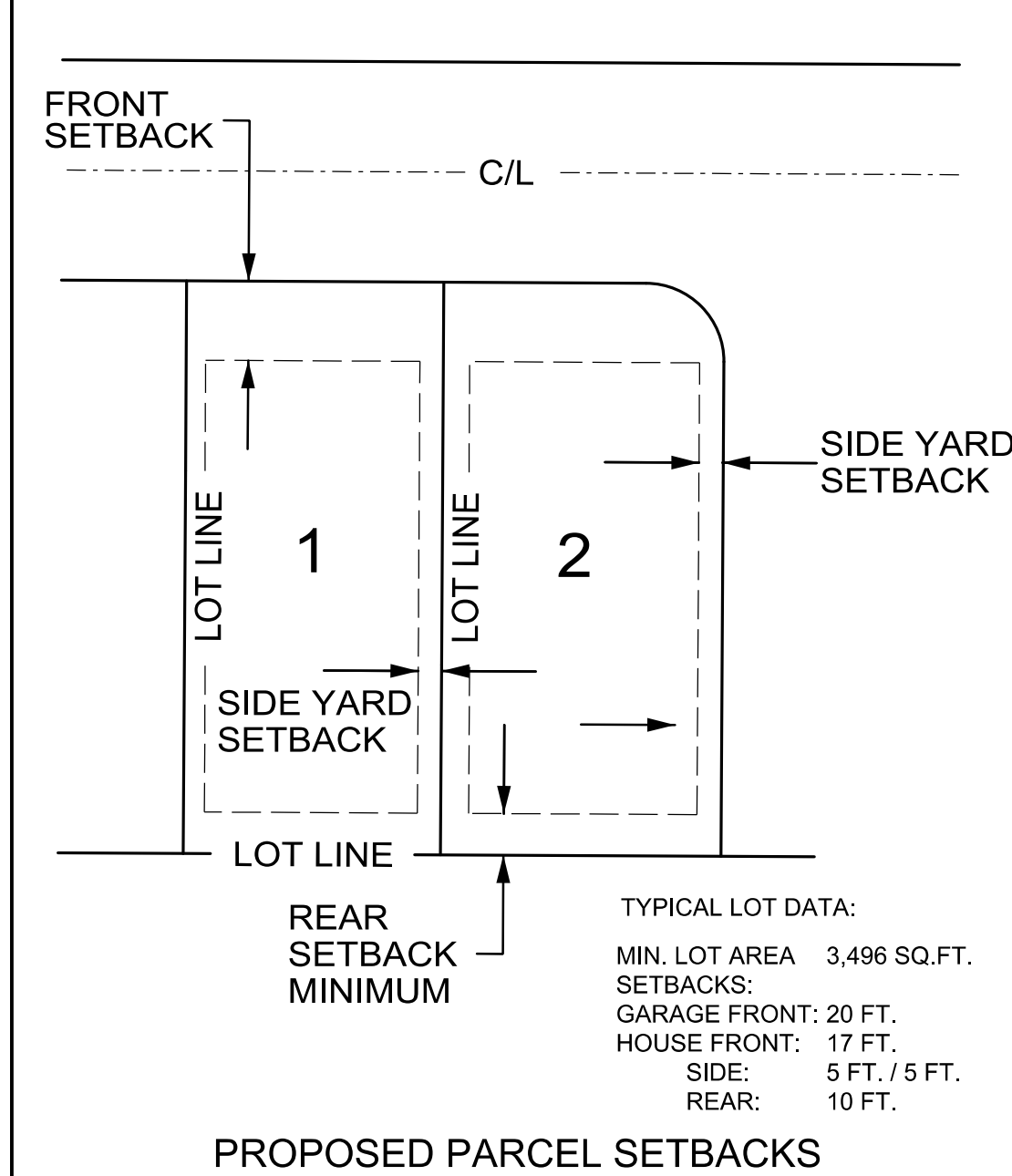
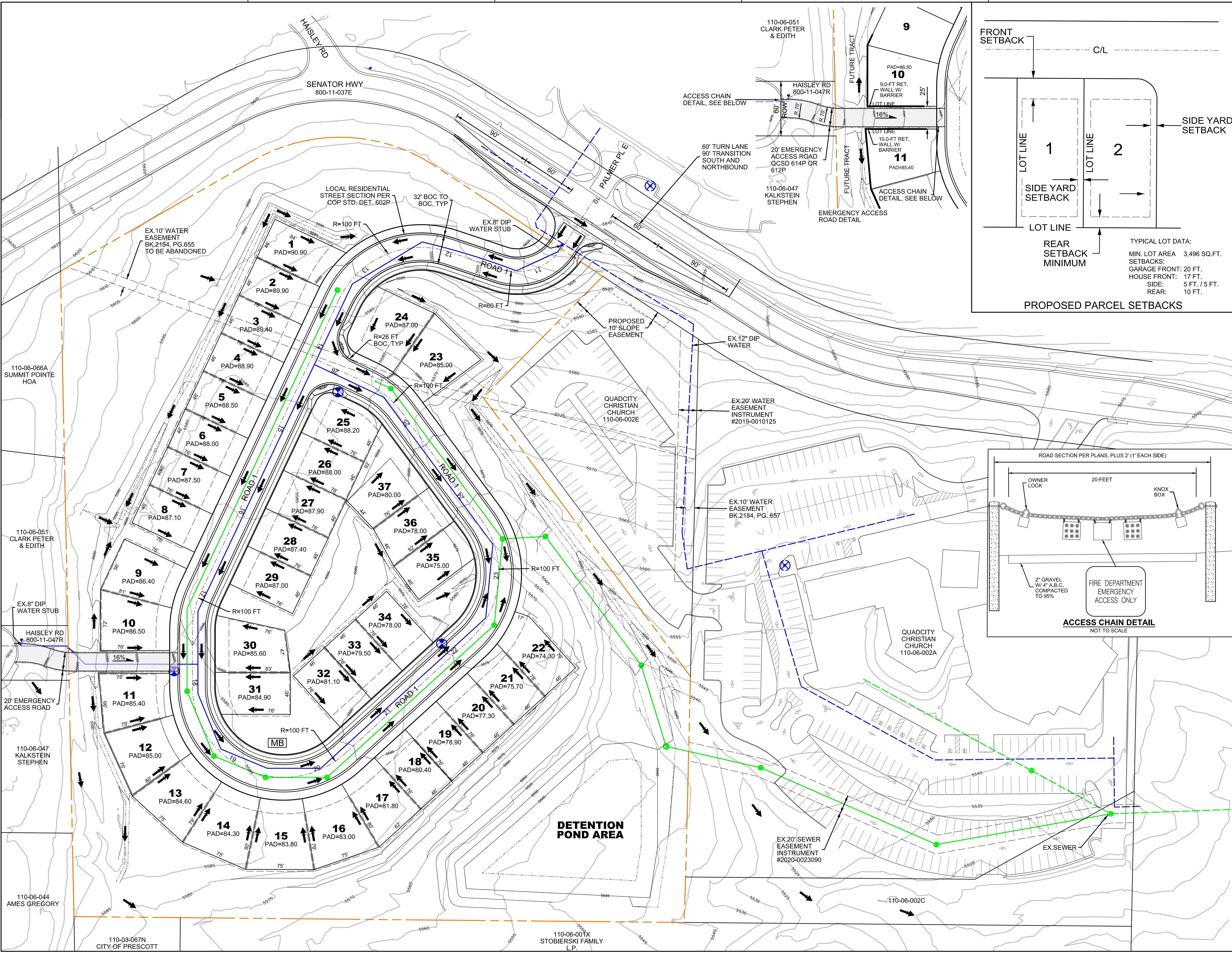
LYON

3-29-2024
Signed

SHEET: 1 OF 2

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FILENAME: G:\PROJECTS\1186_Copper Tree\1186-15 Senator Drive-In\CADD\IGN\Maps&Exhibits\Pre-Plat\Senator Hwy Pre-Plat REVISED.dgn
MODELNAME: 01 - Preliminary Plat Senator Hwy
PDF CREATED ON: 3/29/2024

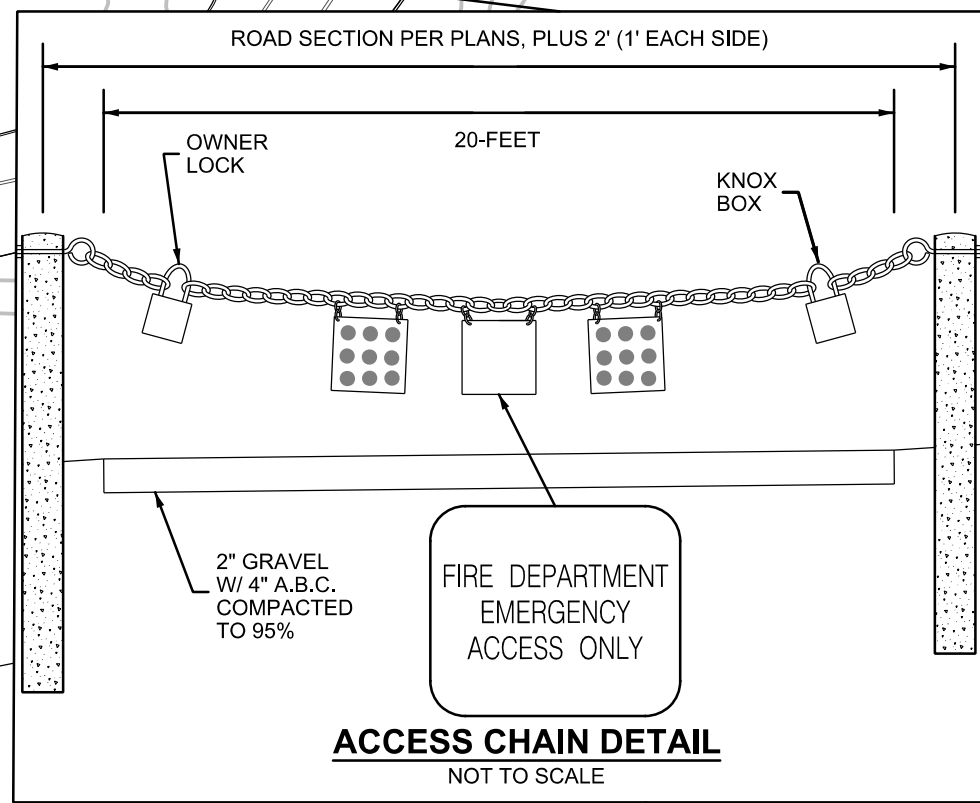


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DRAWING SCALE
1" = 50 ft. Horizontal
(This scale is valid for
22"x34" sheets only)

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
01"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROPOSED RESIDENTIAL LOT DIMENSIONS			
LOT NUMBER	MINIMUM WIDTH (FT)	MINIMUM DEPTH (FT)	AREA (SQ FT)
1	46	76	3665
2	46	76	3496
3	46	76	3496
4	46	76	3496
5	46	76	3496
6	46	76	3496
7	46	76	3496
8	46	76	3496
9	46	76	4129
10	46	76	4363
11	46	76	4307
12	46	76	4674
13	46	76	4674
14	46	76	4674
15	46	76	4674
16	46	76	4674
17	46	76	4147
18	46	76	3496
19	46	76	3496
20	46	76	3496
21	46	76	3508
22	46	76	3822
23	46	76	4576
24	46	76	5174
25	46	76	3976
26	46	76	3496
27	46	76	3496
28	46	76	3496
29	46	76	3496
30	46	76	4300
31	46	76	3733
32	46	76	3496
33	46	76	3496
34	46	76	3496
35	46	76	3728
36	46	76	3644
37	46	76	5158
TOTAL LOT AREA (SQ FT)=			145,034
TOTAL LOT AREA (ACRE)=			3.330



SITEPLAN SYMBOL LEGEND	
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED SEWER MAIN
	EXISTING SEWER MAIN
	EXISTING EASEMENT LINE
	DRAINAGE FLOW PATH
	PROPOSED DRAINAGE CHANNEL
	PROPOSED MAIL BOX LOCATION
	EXISTING 5' CONTOUR
	EXISTING 5' CONTOUR LABEL
	PROPOSED 5' CONTOUR
	PROPOSED 5' CONTOUR LABEL
	PROPERTY BOUNDARY LINE

SENATOR COTTAGES P.A.D.
11.00 ACRE PARCEL
PRELIMINARY PLAT
GRADING, DRAINAGE & UTILITIES

ENGINEERS/SURVEYORS

DRAWN: RGP DESIGN: RGP JOB#: 1186-15

DATE OF PREPARATION: 8-3-2023
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