

PRELIMINARY PLAT TODAY PROPERTIES SUBDIVISION PHASES 1-3

LOCATED IN:
SECTION 36, TOWNSHIP 42 NORTH, RANGE 7 WEST,
SECTION 31, TOWNSHIP 42 NORTH, RANGE 6 WEST,
SECTION 6, TOWNSHIP 41 NORTH, RANGE 6 WEST,
& SECTION 1, TOWNSHIP 41 NORTH, RANGE 7 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
IN THE CITY OF COLORADO CITY, MOHAVE COUNTY, ARIZONA.
DEVELOPED BY: TODAY PROPERTIES, LLC
PARCEL NUMBER: 404-45-005
404-45-007

PROJECT ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACTS: RAYMOND M. ALLTON, P.E.
DEL S. WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

OWNER/DEVELOPER
THE DEVELOPER FOR THIS PROJECT IS
TODAY PROPERTIES, LLC
CONTACT: ARTHUR JEFFS
65 SOUTH REDWOOD STREET, UNIT B43
COLORADO CITY, ARIZONA 86021
(435) 467-5378

SITE INFORMATION:

CURRENT ZONE: R1-12, C-3 & IP
TOTAL AREA: 86.55 AC (3,710,062 SQ.FT.)
TOTAL LOTS: 57
TOTAL LOT (57) AREA: 15.48 AC (3,309,662 SQ.FT.) = 81.74%
TOTAL PUBLIC STREET (R.O.W.) AREA: 10.57 AC (460,422 SQ.FT.) = 12.21%
COMMERCIAL LOT (32) AREA: 61.31 AC (2,694,435 SQ.FT.) = 88.67%
DENSITY: .14 LOTS/ACRES = 0.47 LOT UNITS PER ACRE
AVERAGE COMMERCIAL LOT SIZE: SQ.FT./LOTS = 84,170 SQ.FT.
AVERAGE RESIDENTIAL LOT SIZE: SQ.FT./LOTS = 15,001 SQ.FT.
DENSITY: .07 LOTS/ACRES = 2.80 LOT UNITS PER ACRE

ZONE R1-12

MIN. LOT AREA: 12,000 SQ.FT.
MIN. FRONTAGE: 75'
SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 10'
GARAGE: 15'
* FRONT SETBACK SHALL BE 15' FOR
SIDE ENTRY GARAGES AND/OR
COVERED FRONT PORCH, TYP.

ZONE C-3

MIN. LOT AREA: NONE
MIN. FRONTAGE: NONE
SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 15'
COMMERCIAL LOT ADJACENT TO
RESIDENTIAL LOT SHALL HAVE A
30' MIN. BUILDING SETBACK, TYP.

ZONE IP

MIN. LOT AREA: NONE
MIN. FRONTAGE: 75'
SETBACKS:
FRONT: 30'
REAR: 20'
SIDE: 20'
INDUSTRIAL LOT ADJACENT TO
RESIDENTIAL LOT SHALL HAVE A
75' MIN. BUILDING SETBACK, TYP.

NOTE:
SEE SHEET 2 FOR STREET
TYPICAL CROSS SECTIONS

**STORM WATER
DETENTION BASIN-1 DATA:**
SURFACE AREA: 23,706 SQ.FT.
PERIMETER: 664 LN.FT.
VOLUME: 62,910 CU.FT.
TOP (WATER LINE) ELEVATION: 5023.10*
BOTTOM ELEVATION: 5020.10
* (ACCOUNTS FOR 1' FREEBOARD - MAX. SLOPE = 3:1)

**STORM WATER
DETENTION BASIN-2 DATA:**
SURFACE AREA: 20,460 SQ.FT.
PERIMETER: 734 LN.FT.
VOLUME: 51,678 CU.FT.
TOP (WATER LINE) ELEVATION: 5005.00*
BOTTOM ELEVATION: 5002.00
* (ACCOUNTS FOR 1' FREEBOARD - MAX. SLOPE = 3:1)

EXISTING	DESCRIPTION	PROPOSED
--- 4275 ---	2' CONTOUR	--- 4275 ---
--- 4210 ---	10' CONTOUR	--- 4210 ---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	DITCH FLOWLINE/DRAINAGE SHALE	---
○-○-○	FENCE LINE (CHAIN LINK)	○-○-○
○-○-○	FENCE LINE (BARB WIRE)	○-○-○
○-○-○	FENCE LINE (WOOD/OTHER)	○-○-○
---	PROPERTY LINE	---
---	RETAINING WALL	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---

Water will be provided by:
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UTILITY DEPARTMENT
320 EAST NEVEL AVENUE
HILDALE, UTAH 84784
(435) 814-1160

Sewer will be provided by:
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Natural Gas will be provided by:
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Power will be provided by:
GASKINE ENERGY
1802 SOUTH HIGHWAY 89A
KANAB, UTAH 84741
(435) 644-5026

CATV service will be provided by:
SOUTH CENTRAL BROADBAND
318 NORTH 100 EAST
KANAB, UTAH 84741
(888) 826-4211

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