



Pinnacle Ridge Holdings, LLC

ESTATES AT VALENCIA SOUTH

1033/1053 N GREENFIELD ROAD SOUTH OF THE SEC OF BROWN AND GREENFIELD ROADS PROJECT DESCRIPTION

Case # _____

Pinnacle Ridge Holdings, LLC, managed by Jeff Blandford is proposing a Rezoning, Preliminary Plat and Site Plan Review for the 3.59 acre Estates at Valencia South and is located south of the SEC of Brown and Greenfield Roads. The total net acreage of the parcel is 3.59 acres. Pinnacle Ridge Holdings, LLC is proposing a (10) Lot Residential Subdivision. Upon Approval of the Zoning and Preliminary Plat the Estates at Valencia South would have a density of 2.79 DUA. The Estates at Valencia South currently is Zoned Agricultural (AG) and would become RS-15-PAD.

The proposed residential single-family development of The Estates at Valencia South is compatible with the surrounding Zoning designations and would provide a logical transition development in the area. AG is located to the north, and RS-15-PAD to the south, east and west.

We are proposing an Executive Level, High Quality (10)-lot subdivision. Lots would be a minimum of 10720 square feet with minimum dimensions of 65' in width and 134' in depth. The development concept for the Estates at Valencia South is to create a high quality traditional neighborhood by developing a variety of architectural expressions along an intimate street.

The Estates at Valencia South will be constructed along with the Previously Approved Estates at Valencia and abuts the previously Approved Subdivision at its west end. The proposed E. Fountain Street will be connected at a "T" intersection located in the previously Approved Estates at Valencia. An Amended Final Plat will have to be recorded to create the "T" intersection and adjust Lot # 21 of the Estates at Valencia.

The Estates at Valencia South will be annexed into the previously Approved (43) Lot Subdivision creating one (53) lot Community in the end.



Great care has been taken to create landscape buffers of open space surrounding and inside of the subdivision. Landscape Buffers along Greenfield Road range from approximately 64' - 98' from the curb line of Greenfield Road. Theme walls along Greenfield Road are being designed to include jogs in the walls to enhance the buffer and landscaped areas, and to create an interesting streetscape. Upgraded stucco textures and brick soldier courses and caps are being incorporated into the wall designs. Upgraded wrought iron fencing will be incorporated into the wall designs. All design elements of the proposed Estates at Valencia South are consistent with the previously Approved Estates at Valencia.

The Estates at Valencia South will be a gated community and Homeowners will enter thru the Main Entrance of the previously Approved Estates at Valencia. At the west end of the Proposed Estates at Valencia South there will be an Exit Only gate that all of the residents of the combined Communities can use or if they prefer any Homeowner can exit at the main entry of the previously Approved Estates at Valencia. The Exit Only Gate will be constructed with upgraded iron gates, concrete and paver surface treatments along with landscaping that reflects the character of the overall community. Theme walls and gate designs will be consistent with the previously Approved Estates at Valencia. There will not be any signage at the Exit Only Gate,

The community will have private streets to allow for a less than the typical right of way area, which in turn allows for additional safe and visible open space. In addition to providing greater security and privacy, the private streets also allow for more variation in street scene and configuration.

The proposed development of the Estates at Valencia south will include (10) detached single-family homes. Homes will be built on typical lots that will be a minimum of 65' in width, and 134' feet in depth. The setbacks proposed for the Parcel will be a 18 foot front minimum to a front facing garage door, also allowing a 15 foot minimum to side load garage or livable area of a home that is forward of the front load garage, and 10 foot minimum to a covered front porch. Side yard setbacks will be 5 feet and 10 feet for a total of 15 feet per home site. Rear yards will be a minimum of 20 feet from a livable portion of the home and 10 feet from a covered rear patio. (Lots 1-6 will have 25 foot rear yard setbacks to livable and 15 foot rear yard setbacks to covered patios. Also Lots 1-6 will be restricted to single story homes only.) Lot coverage will be less than 55% on all cases.

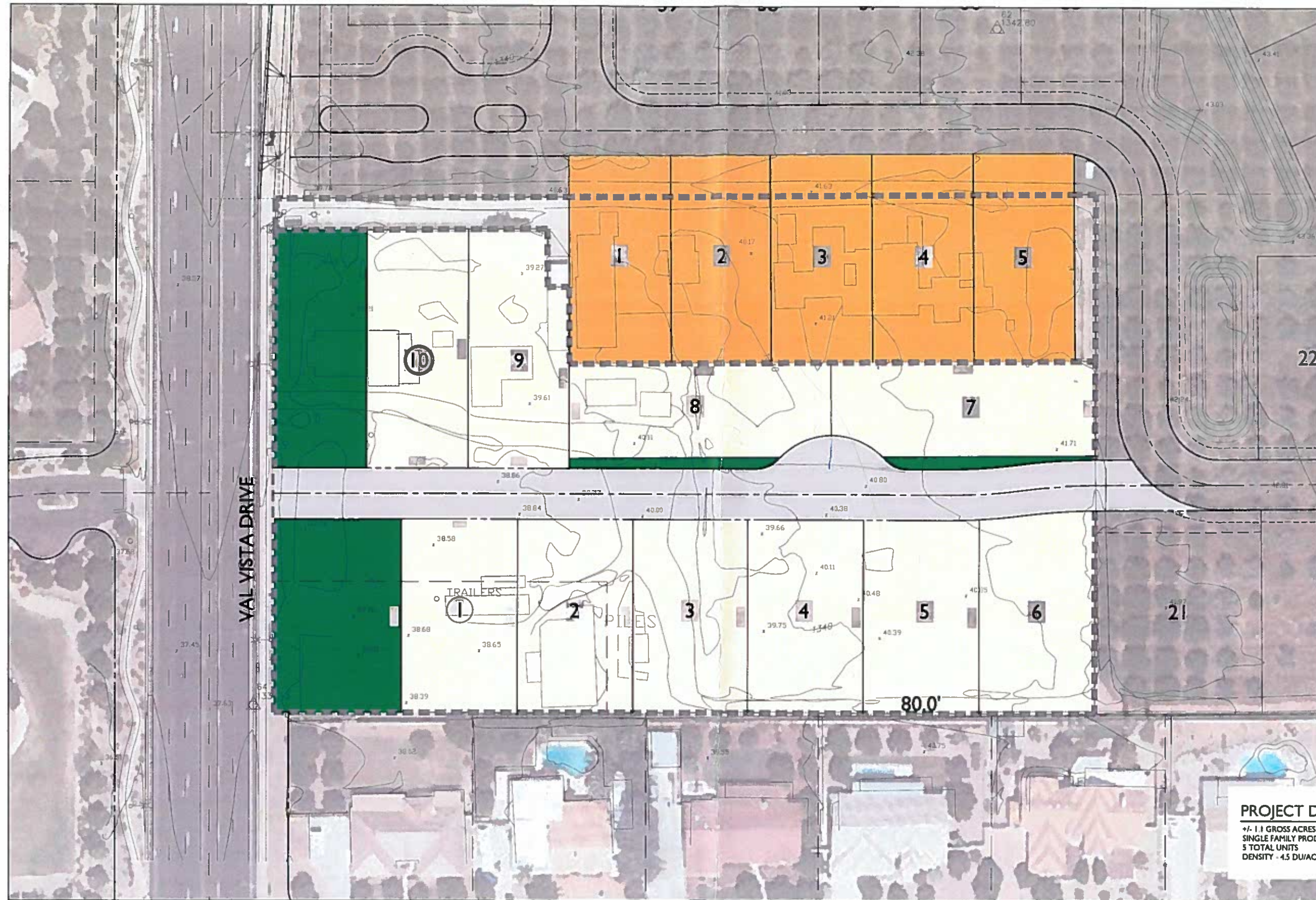
Pinnacle Ridge Holdings, LLC is committed to building a quality Community in relationship with the existing citrus area, maintaining the prestige and natural beauty of the area along with preserving its heritage. Our vision is that the Estates at Valencia South will be recognized as one of the premier communities in the Valley and with the development of this community, Pinnacle Ridge Holdings, LLC will continuing to take Northeast Mesa to yet a higher stature.

Sincerely,

A handwritten signature in black ink that reads "Paul R. Dugas". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

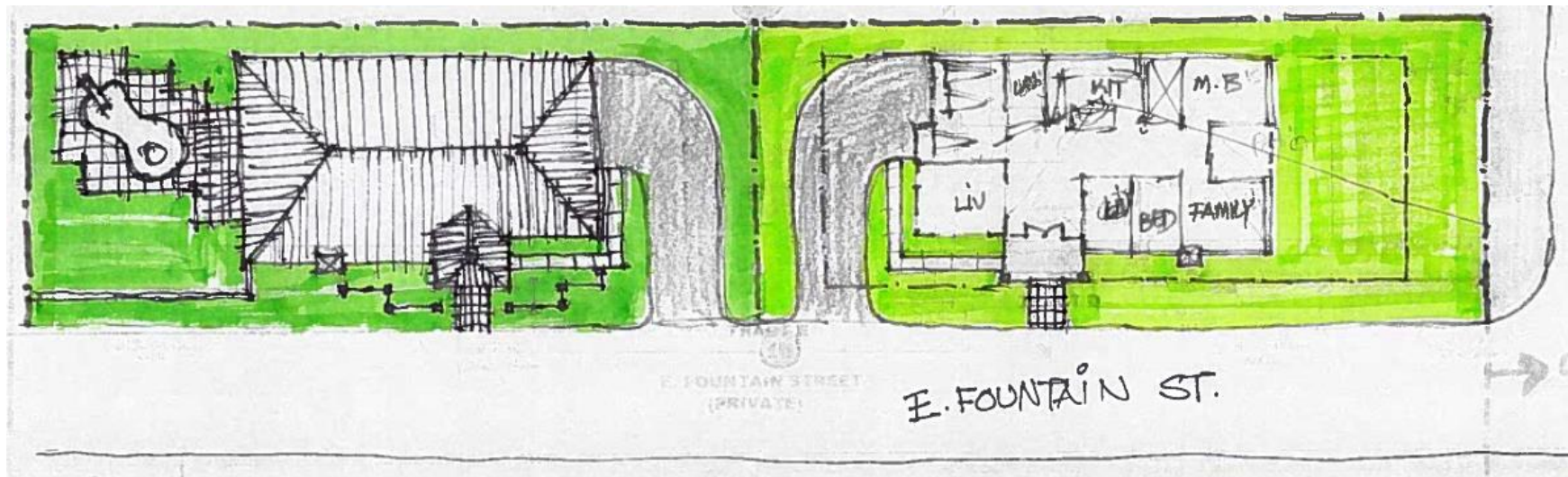
Paul R. Dugas

Director of Land Development
Pinnacle Ridge Holdings., LLC





Applicant Proposed



Staff Proposed

NOTE

1.- GRADING AND DRAINAGE PLANS SHALL BE BASED ON APPROVED GRADING AND DRAINAGE PLANS FOR THE SUBDIVISION. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE AT OR ABOVE THE FINISH FLOOR ELEVATION SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN.

2.- ONSITE RETENTION WIL BE OBTAINED IN THE MASTER RETENTION BASIN FOR THIS SUBDIVISION IN TRACT A & TRACT B.

3.- 8-INCH GRAVITY SEWER LINES WILL BE CONNECTED TO THE EXISTING 24-INCH SEWER IN GREENFIELD ROAD NEAR THE SOUTHWEST CORNER OF THE PROJECT.

4.- THIS SITE IS FREE FROM ANY OFFSITE RUNOFF.

ESTATES OF VALENCIA SOUTH

THAT PORTION OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BUILDING SETBACK

FRONT:

10' TO A PORCH
15' TO A SIDE LOAD GARAGE OR LIVABLE AREA
18' TO A GARAGE

SIDE:

5' AND 10' = 15'

BACK:

LOTS 7 - 10

10' TO A COVER PATIO
20' TO A LIVABLE AREA

BACK:

LOTS 1 - 6

15' TO A COVER PATIO
25' TO A LIVABLE AREA

* NO 2 STORY HOME WILL BE BUILD ON LOTS 1 THROUGH 6

BENCH MARK

FOUND 3" MESA BRASS CAP IN HANDHOLE 0.5' DOWN NO STAMPING NOTE - C/L BROWN ROAD AND GREENFIELD ROAD
ELEVATION = 1341.314

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, BEARS NORTH 00°25'09" WEST AS SHOWN.

OWNER

PAUL DUGAS
PINNACLE RIDGE HOLDINGS, LLC.
3321 E. BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE: 480-892-4492
FAX: 480-892-9066
EMAIL: paul@blandfordhomes.com

ENGINEER

GREGORY L. ALLEN
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD
SUITE 112
GILBERT, AZ 85234
PHONE: 480-844-1666
FAX: 480-830-8453

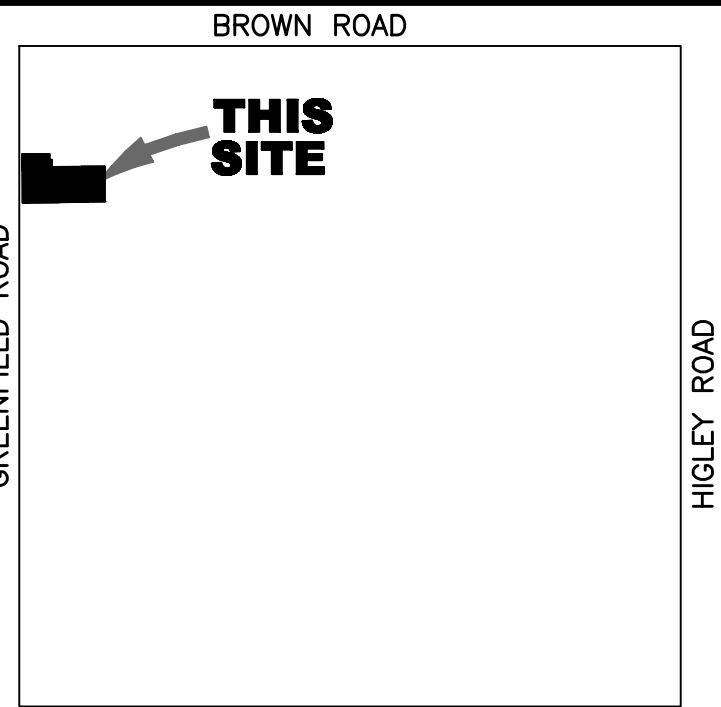
SITE DATA

APN: 140-02-013C
140-02-009A
GROSS AREA (45' ROW) = 156,580 SF
3,594 AC

EXISTING ZONING: AG
PROPOSED ZONING : RS-15-PAD

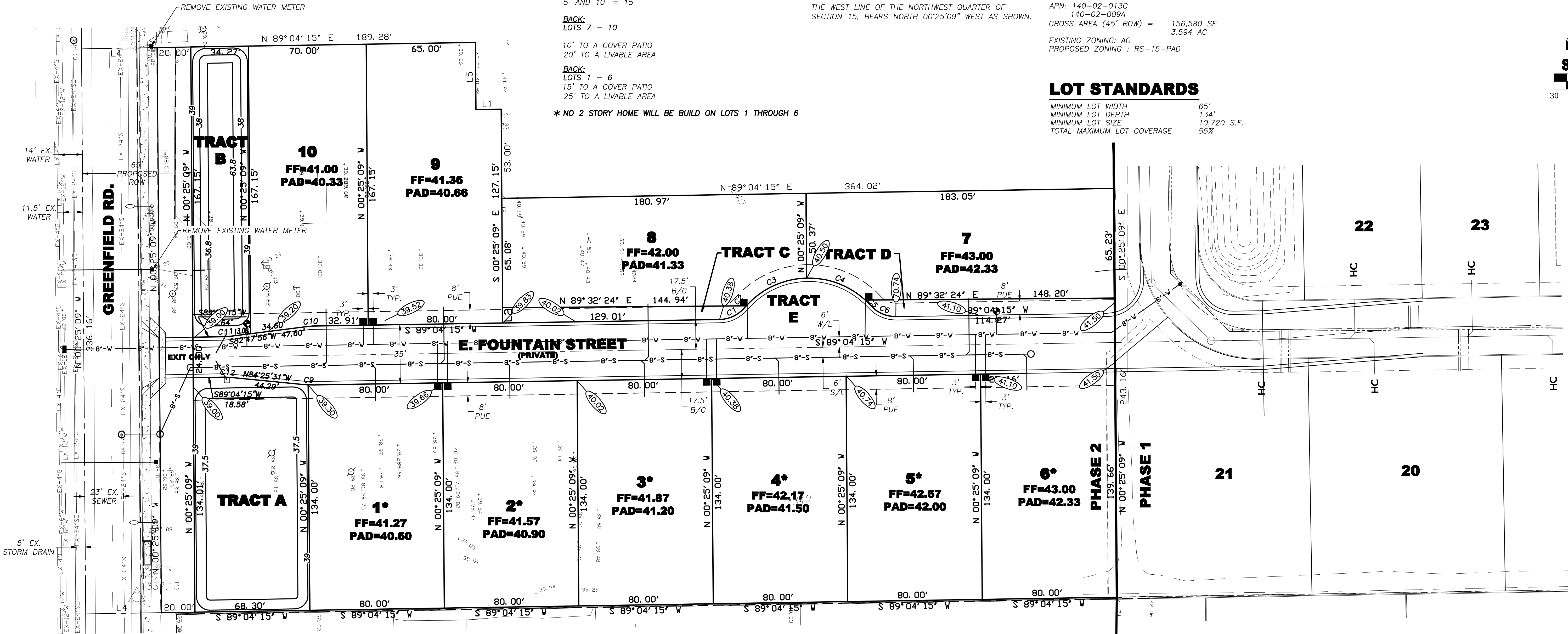
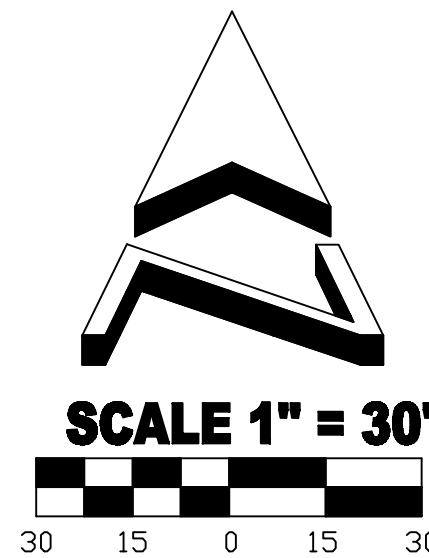
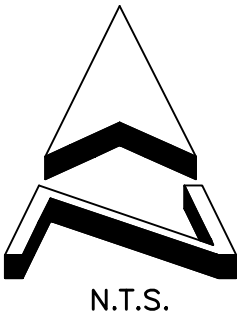
LOT STANDARDS

MINIMUM LOT WIDTH 65'
MINIMUM LOT DEPTH 134'
MINIMUM LOT SIZE 10,720 S.F.
TOTAL MAXIMUM LOT COVERAGE 55%



VICINITY MAP

N.T.S.



RETENTION CALCULATIONS

WEIGHTED "C" FOR AVERAGE LOT OF 11060 S.F. + 1400 STREET = 12460 S.F.
C = .95 ROOF & CONC. FOR 5000 S.F.
C = .70 DESERT 3000 S.F.
C = .15 GRASS 1660 S.F.
C = .85 STREET FOR 1400 S.F.

WEIGHTED "C" = .95(5000) + .70(3000) + .15(1660) + .85(1400)/12460 S.F.
= 4750 + 2100 + 249 + 1190/12460 = .67

BASIN A

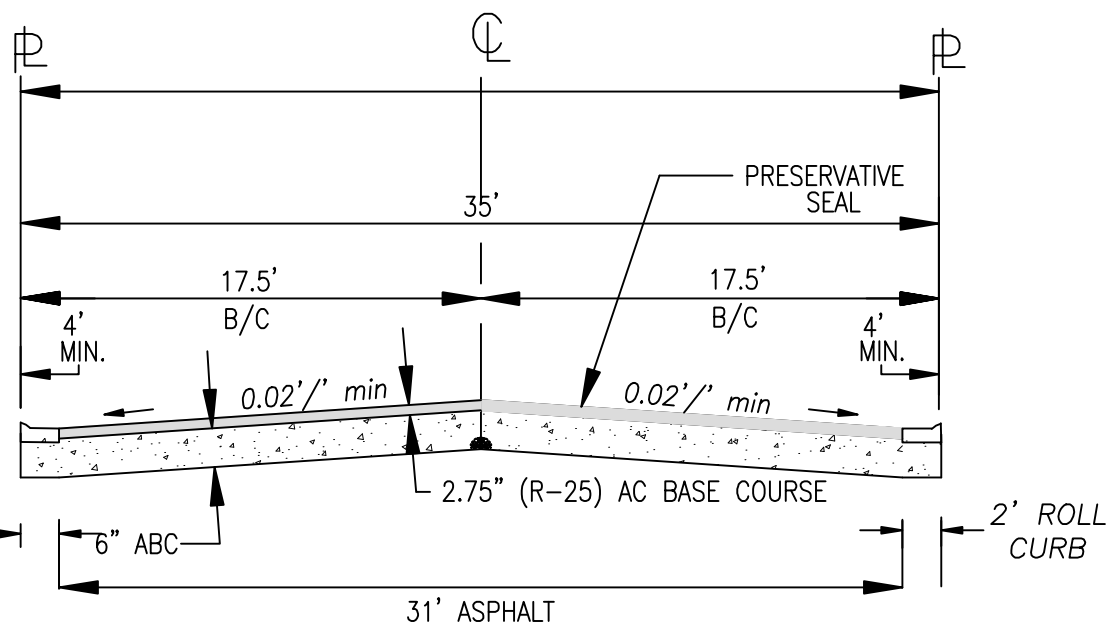
RUNOFF VOLUME = 84155 S.F.(2.2)(.67)
12
= 10337 C.F.

RETENTION AVAILABLE = (8696 + 6512) 1.5 = 11406 C.F.

BASIN B

RUNOFF VOLUME = 65707 S.F.(2.2)(.67)
12
= 8071 C.F.

RETENTION AVAILABLE = (5316 + 2202) 2.2 = 8270 C.F.



TYPICAL SECTION OF INTERIOR STREETS

35' PRIVATE ACCESSWAY

35' PRIVATE ACCESSWAY WITH EMERGENCY & SERVICE TYPE VEHICLE, REFUSE COLLECTION, PUBLIC UTILITY & FACILITIES & DRAINAGE EASEMENTS

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	48°40'41"	9.05	20.00	16.99
C2	01°40'53"	0.73	50.00	1.47
C3	46°32'29"	21.50	50.00	40.62
C4	43°48'13"	20.10	50.00	38.23
C5	05°19'47"	2.33	50.00	4.65
C6	48°40'41"	9.05	20.00	16.99
C7	28°46'00"	8.33	32.50	16.32
C8	13°06'31"	7.76	67.50	15.44
C9	06°30'14"	2.84	50.00	5.68
C10	06°16'19"	1.37	25.00	2.74
C11	06°16'19"	1.37	25.00	2.74
C12	06°30'14"	1.42	25.00	2.84

LINE DATA:

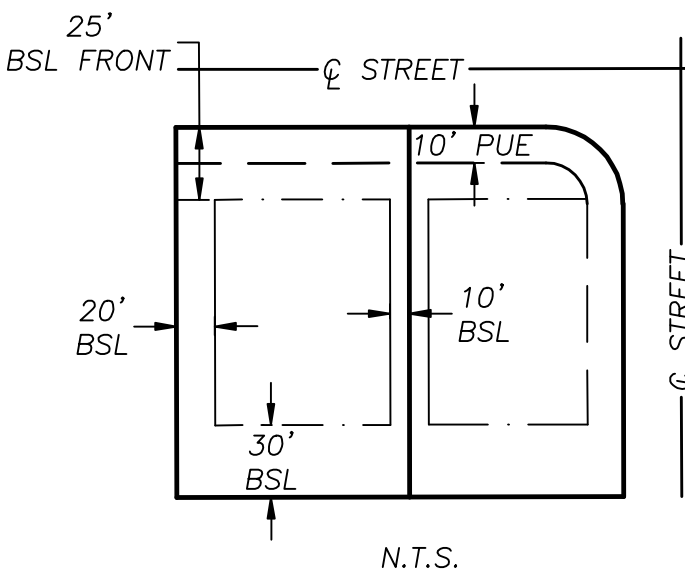
Line Number	Bearing	Distance
L1	N 89°04'15" E	15.00'
L2	N 00°25'09" W	9.07'
L3	S 00°25'09" E	4.92'
L4	N 89°04'15" E	45.00'
L5	S 00°25'09" W	40.00'

TRACT TABLE

NAME	SQUARE FEET	ACRES	LAND USE
TRACT A	9394	0.215	LANDSCAPE & RETENTION
TRACT B	5906	0.135	LANDSCAPE & RETENTION
TRACT C	1190	0.027	LANDSCAPE ONLY
TRACT D	1208	0.028	LANDSCAPE ONLY
TRACT E	20,168	0.462	I.E., PUE, EMERGENCY I.E.

LOT TABLE

LOT #	SQUARE FEET	ACRES
LOT 1	10720	0.246
LOT 2	10720	0.246
LOT 3	10720	0.246
LOT 4	10720	0.246
LOT 5	10720	0.246
LOT 6	10851	0.249
LOT 7	11479	0.264
LOT 8	11512	0.264
LOT 9	12772	0.295
LOT 10	11770	0.270



CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

DATE
▲
▲
▲
▲

ALLEN
CONSULTING
ENGINEERS, INC.

3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

ESTATES AT VALENCIA SOUTH
1053 N. GREENFIELD ROAD
MESA, ARIZONA 85205
PRELIMINARY PLAT

JOB NUMBER	95460	SHEET	1	OF	1
DRAWING	PRELIMINARY PLAT	CHECKED BY		DATE	01-07-16
DRAFTSMAN					



Pinnacle Ridge Holdings, LLC

1033-1053 N. GREENFIELD ROAD PROPERTY

Neighborhood Meeting Summary

Wednesday, January 27th, 2016: 6:00 PM – 6:30 PM
Entz Elementary School, 4132 East Adobe Street, Mesa, AZ 85205

Pinnacle Ridge Holdings, LLC Representatives:

Meeting Facilitator / Owner Representative: Paul Dugas, Pinnacle Ridge Holdings, Gilbert, AZ

Neighborhood Attendees:

Various Neighbors and Homeowners {See attached sign-in sheet(s)}

City of Mesa Representative:

None

Purpose:

Objective of neighborhood meeting was to inform Neighbors of the 1033-1053 N Greenfield Road Property Re-Zoning from AG to RS-15-PAD. This neighborhood meeting was conducted with the adjacent property owners and Homeowners Associations (HOA), and is in compliance with the public participation provisions for the City of Mesa's Citizen Participation Program.

All question and comments are numbered and in italicized font, while responses to questions and comments of the meeting attendees are identified in a **red color typeface**.

Presentation Summary:

- Mr. Dugas indicated that the requested modifications can be summarized into the following components:

Re-Zoning of the 3.59 acre N Greenfield Road property from AG to RS-15-PAD to create a 10 lot subdivision with a gated entry and private roads.

1) Will the street that is at N Greenfield Road be an exit only?

Response: Yes, that street will be gated at Greenfield Road and it will be an exit only. Home owners will be able to exit and go north or south on Greenfield Road.



2) *Will you clean up the property and demo the buildings once you actually purchase the Parcel?*

Response: We will clean up the property once we close on the Parcel and we anticipate that to be by approximately May of 2016.

3) *Will you have the same setbacks for lots 1-6 as you did in the previously approved Estates at Valencia?*

Response: Yes, rear yard setbacks for lots 1-6 will be 25' to livable and 15' to a covered patio.

4) *Will lots 1-6 be limited to single story homes as you did on the southern lots of the previously approved Estates at Valencia?*

Response: Yes, Lots 1-6 will be limited to single story homes.

5) *Will you be placing a fence along Greenfield Road?*

Response: Yes, we will be placing a fence along Greenfield Road outside of the Right of Way and in front of retention basins.

With no further questions or comments, the meeting concluded at approximately 6:30 p.m.

END

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

Paul R. Dugas
Signature

2/2/16
Date

Paul R Dugas
Pinnacle Ridge Holdings, LLC
Name (printed)

2/2/16
Date