

CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	34°59'31"	50.00	30.54
C2	55°00'29"	50.00	48.00
C3	06°55'08"	274.66	33.17
C4	12°04'59"	274.66	57.92
C5	12°04'30"	274.66	57.88
C6	00°47'21"	274.66	3.78
C7	06°55'08"	199.66	24.11
C8	12°04'59"	199.66	42.11
C9	12°04'30"	199.66	42.08
C10	00°47'21"	199.66	2.75
C13	31°51'58"	37.90	21.08
C14	89°59'40"	15.00	23.56
C15	121°52'18"	15.00	31.91
C16	07°36'57"	309.66	41.16
C17	08°16'59"	309.66	44.77
C18	09°27'52"	309.66	51.15
C19	06°30'09"	309.66	35.14
C20	27°48'45"	15.00	7.28
C21	62°11'15"	15.00	16.28
C22	27°49'05"	15.00	7.28
C23	62°10'55"	15.00	16.28
C24	90°00'00"	10.00	15.71
C25	90°00'00"	15.00	23.56
C26	20°24'19"	77.00	27.42
C27	31°29'51"	77.00	42.33
C28	89°59'40"	37.50	58.90
C29	54°09'06"	37.50	55.44
C30	35°50'34"	37.50	23.46
C31	90°01'32"	12.00	18.85
C32	01°46'41"	1399.99	43.45
C33	01°51'51"	1399.99	45.55
C34	01°52'05"	1399.99	45.65
C35	01°14'17"	1399.99	30.25
C36	03°08'17"	1389.99	76.13
C37	31°51'58"	20.40	11.35
C38	90°00'00"	32.50	51.05
C39	01°27'19"	1389.99	35.30
C40	03°06'54"	1399.99	76.11
C41	90°00'00"	15.00	23.56
C42	38°05'29"	77.00	51.19

LOT TABLE

NAME	SQUARE FEET	ACRES
LOT 1	3375.00	0.0775
LOT 2	3375.00	0.0775
LOT 3	3375.00	0.0775
LOT 4	3486.59	0.0800
LOT 5	3375.00	0.0775
LOT 6	3375.00	0.0775
LOT 7	3493.03	0.0802
LOT 8	3751.12	0.0861
LOT 9	3748.56	0.0861
LOT 10	3188.74	0.0732
LOT 11	3150.00	0.0723
LOT 12	3150.00	0.0723
LOT 13	3150.00	0.0723
LOT 14	3828.20	0.0879
LOT 15	3618.37	0.0831
LOT 16	3486.54	0.0800
LOT 17	3422.26	0.0786
LOT 18	3412.50	0.0783
LOT 19	4471.34	0.1026
LOT 20	3008.49	0.0691
LOT 21	3150.04	0.0723
LOT 22	3150.04	0.0723
LOT 23	3150.04	0.0723
LOT 24	3150.04	0.0723
LOT 25	3146.05	0.0722
LOT 26	3150.00	0.0723
LOT 27	3146.06	0.0722
LOT 28	3670.71	0.0843
LOT 29	3614.59	0.0830
LOT 30	4414.47	0.1013
LOT 31	3348.92	0.0769
LOT 32	3486.00	0.0800
LOT 33	3486.00	0.0800

TRACT TABLE

NAME	SQUARE FEET	ACRES
TRACT A	2448.99	0.0562
TRACT B	4532.05	0.1040
TRACT C	3344.64	0.0768
TRACT D	761.18	0.0175
TRACT E	1383.93	0.0318
TRACT F	372.61	0.0086
TRACT G	555.66	0.0128
TRACT H	579.01	0.0133
TRACT I	1650.09	0.0379
TRACT J	4699.72	0.1079
TRACT K	2658.83	0.0610
TRACT L	4898.60	0.1125
TRACT M	40419.00	0.9278

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S54°17'57"W	11.03'
L2	S45°22'11"E	14.23'
L3	S00°42'32"E	20.00'
L4	N89°17'29"E	26.00'
L5	N00°42'33"W	4.00'
L6	N89°17'28"E	20.15'
L7	N00°42'31"W	24.00'
L8	N58°50'34"W	24.73'
L9	S00°42'32"E	2.00'
L10	N89°17'28"E	10.10'
L11	N89°17'28"E	10.20'
L12	N89°17'28"E	10.07'
L13	N00°42'32"W	16.83'

RETENTION CALCULATIONS

THE RETENTION BASINS ARE TO BE SIZED TO RETAIN 100% OF THE 100-YEAR, 2-HOUR STORM EVENT IN ACCORDANCE WITH THE CITY OF MESA REQUIREMENTS.

LOT WEIGHTED 'C' CALCULATIONS:

AVERAGE LOT SIZE = 3,496 S.F.  
ROOF & CONCRETE = 2,447 S.F.  
GRASS LANDSCAPE = 524.5 S.F.  
DESERT LANDSCAPE = 524.5 S.F.

$$\frac{(2447 \times 0.95) + (524.5 \times 0.15) + (524.5 \times 0.5)}{3,496} = 0.76$$

SITE WEIGHTED 'C' CALCULATIONS:

TOTAL AREA = 181,608 S.F.  
STREET AREA = 40,418 S.F.  
LOT AREA = 141,189 S.F.

$$\frac{(40,418 \times 0.85) + (141,189 \times 0.76)}{181,608} = 0.78$$

RETENTION REQUIRED:

$$V = C(D/12)A$$

$$(0.78)(2.2/12)(181,608) = 25,969 \text{ C.F.***}$$

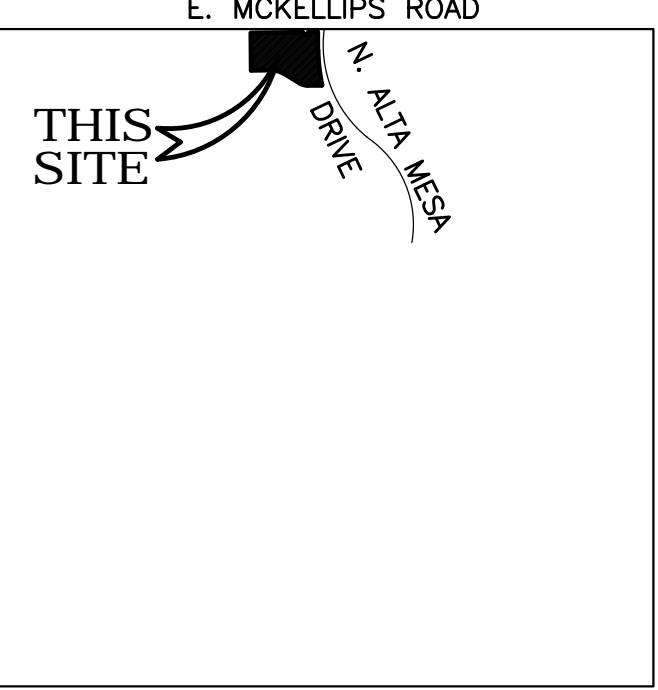
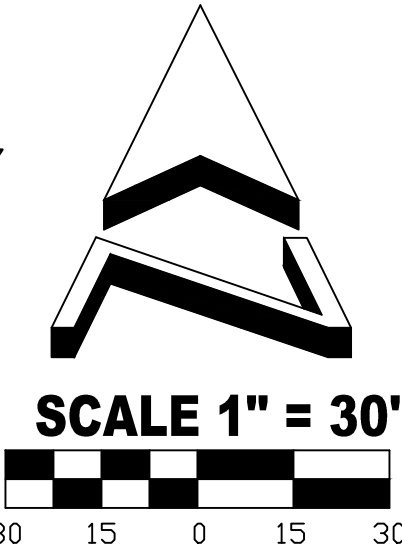
\*\*\*NOTE: THE TOTAL SITE VOLUME OF 25,969 C.F. WILL BE COMPLETELY DISCHARGED INTO THE RETENTION BASIN LOCATED IN THE ALTA MESA PARK TO THE SOUTH OF THE SITE.

SITE PLAN  
SANCTUARY AT ALTA MESA

A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

MINT HOMES, INC.  
CONTACT: DARRYN LANE  
4860 E. BASELINE ROAD SUITE 107  
MESA, ARIZONA 85206  
PHONE: (480) 284-5019  
EMAIL: darryn@mintahomes.net



VICINITY MAP

BENCH MARK

BRASS TAG IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RECKER ROAD AND MCKELLIPS ROAD.  
ELEVATION = 1455.22' (CITY OF MESA)

BASIS OF BEARINGS:

A LINE BEGINNING AT THE NORTHWEST CORNER OF SECTION 11 AND EXTENDING EASTWARD TO THE NORTH QUARTER CORNER OF SAID SECTION 11 HAVING A BEARING OF N00°28'52"E ACCORDING TO "ALTA MESA" RECORDED IN BOOK 262 OF MAPS, PAGE 25 M.C.R.

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

PARCEL NUMBERS: 141-44-003R (ORIGINAL APN)

GROSS AREA: 182820 S.F.  
4.4969 AC.

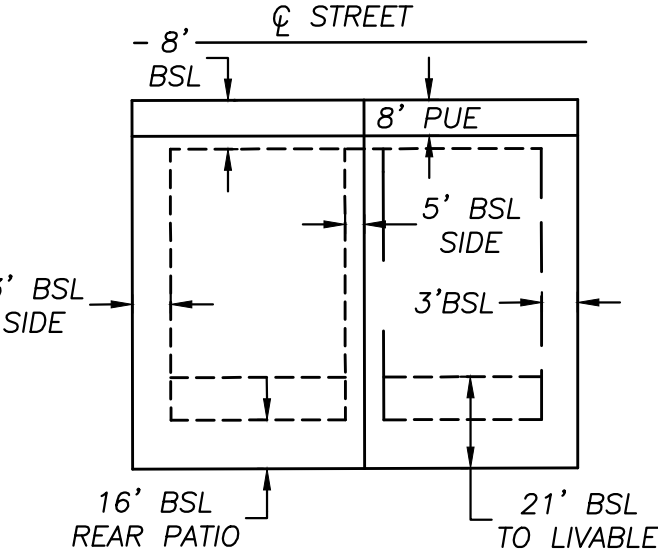
NET AREA: 181608 S.F.  
4.1691 AC.

CURRENT ZONING: RM-2

PROPOSED ZONING: RSL-2.5

TOTAL NUMBER OF LOTS: 31

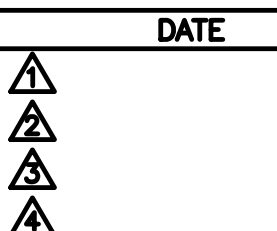
DENSITY: 6.46 DU/ACRE



BUILDING SETBACK TYPICAL

LOTS 1-5

N.T.S.



3921 E. BASELINE ROAD #112  
GILBERT, ARIZONA 85234  
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SANCTUARY AT ALTA MESA  
SITE PLAN

JOB NUMBER	95515	SHEET	1	OF	1
DRAWING	SITE PLAN				
DRAFTSMAN	CHECKED BY			DATE	06-27-16