

CURVE DATA

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	90°00'00"	10.00	10.00	15.71
C2	20°24'19"	13.86	77.00	27.42
C3	38°05'29"	26.58	77.00	51.19
C4	31°29'51"	21.71	77.00	42.33
C5	89°59'40"	76.99	77.00	120.94
C6	90°01'32"	12.01	12.00	18.85
C7	06°44'55"	82.54	1399.99	164.90
C8	01°46'41"	21.73	1399.99	43.45
C9	01°51'51"	22.78	1399.99	45.55
C10	01°52'05"	22.83	1399.99	45.65
C11	01°14'17"	15.13	1399.99	30.25
C12	07°31'28"	91.40	1389.99	182.54
C13	03°51'58"	46.91	1389.99	93.79
C14	31°51'58"	32.23	112.90	62.79
C15	31°51'58"	10.82	37.90	21.08
C16	00°47'21"	1.37	199.66	2.75
C17	12°04'30"	21.12	199.66	42.08
C18	12°04'59"	21.13	199.66	42.11
C19	06°55'08"	12.07	199.66	24.11
C20	00°47'21"	1.89	274.66	3.78
C21	12°04'30"	29.05	274.66	57.88
C22	12°04'59"	29.07	274.66	57.92
C23	06°55'08"	16.60	274.66	33.17
C24	01°16'30"	0.56	50.00	1.11
C25	44°51'48"	20.64	50.00	39.15
C26	24°52'13"	11.03	50.00	21.70
C27	18°59'30"	8.36	50.00	16.57
C28	90°00'00"	50.00	50.00	78.54
C29	62°11'15"	9.05	15.00	16.28
C30	27°48'46"	3.71	15.00	7.28
C31	90°00'00"	15.00	15.00	23.56
C32	27°49'05"	3.71	15.00	7.28
C33	62°10'55"	9.05	15.00	16.28
C34	90°00'00"	15.00	15.00	23.56
C35	19°03'45"	13.26	78.98	26.28
C36	25°56'05"	15.57	67.63	30.61
C37	89°59'40"	37.50	37.50	58.90
C38	121°52'18"	26.99	15.00	31.91
C39	07°36'57"	20.61	309.66	41.16
C40	08°16'59"	22.42	309.66	44.77
C41	07°57'07"	21.52	309.66	42.98
C42	08°00'55"	21.69	309.66	43.32
C43	31°51'58"	88.40	309.66	172.22
C44	31°51'58"	78.41	274.66	152.76
C45	89°59'40"	15.00	15.00	23.56
C46	31°51'58"	57.00	199.66	111.04
C47	31°51'58"	83.41	292.16	162.49
C48	90°00'00"	32.50	32.50	51.05
C49	89°59'40"	54.99	55.00	86.39
C50	31°51'58"	5.82	20.40	11.35

LOT TABLE

NAME	SQUARE FEET	ACRES
1	3490.60	0.0801
2	3490.60	0.0801
3	3490.62	0.0801
4	3495.17	0.0802
5	6841.40	0.1571
6	6083.69	0.1397
7	3493.03	0.0802
8	3751.12	0.0861
9	3748.56	0.0861
10	3188.74	0.0732
11	3150.00	0.0723
12	3150.00	0.0723
13	3828.20	0.0879
14	3618.37	0.0831
15	3486.54	0.0800
16	3422.26	0.0786
17	3412.50	0.0783
18	4471.34	0.1026
19	4349.41	0.0998
20	3149.94	0.0723
21	3149.94	0.0723
22	3149.74	0.0723
23	3146.05	0.0722
24	3150.00	0.0723
25	3146.06	0.0722
26	3107.24	0.0713
27	3614.68	0.0830
28	4414.57	0.1013
29	4432.48	0.1017
30	3486.00	0.0800
31	3486.00	0.0800

BENCH MARK

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

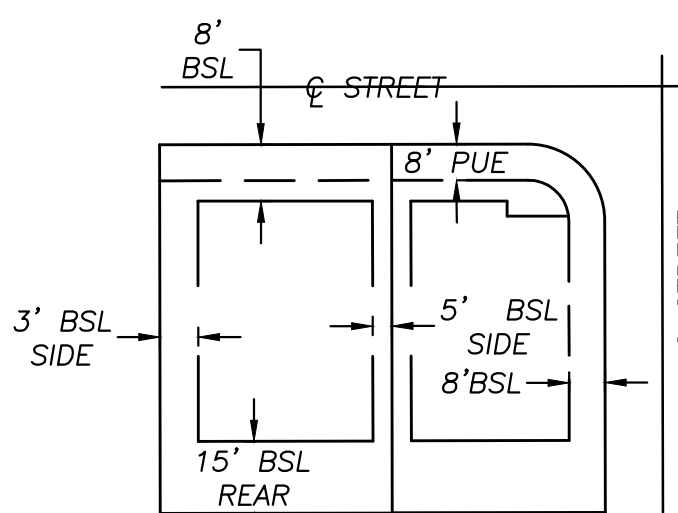
TRACT TABLE

NAME	SQUARE FEET	ACRES
TRACT A	2449	0.0562
TRACT B	4532	0.1040
TRACT C	3247	0.0745
TRACT D	761	0.0175
TRACT E	2659	0.0610
TRACT F	1384	0.0318
TRACT G	490	0.0112
TRACT H	1579	0.0363
TRACT I	556	0.0128
TRACT J	599	0.0138
TRACT K	8049	0.1848
TRACT L	39909	0.9161

LINE DATA

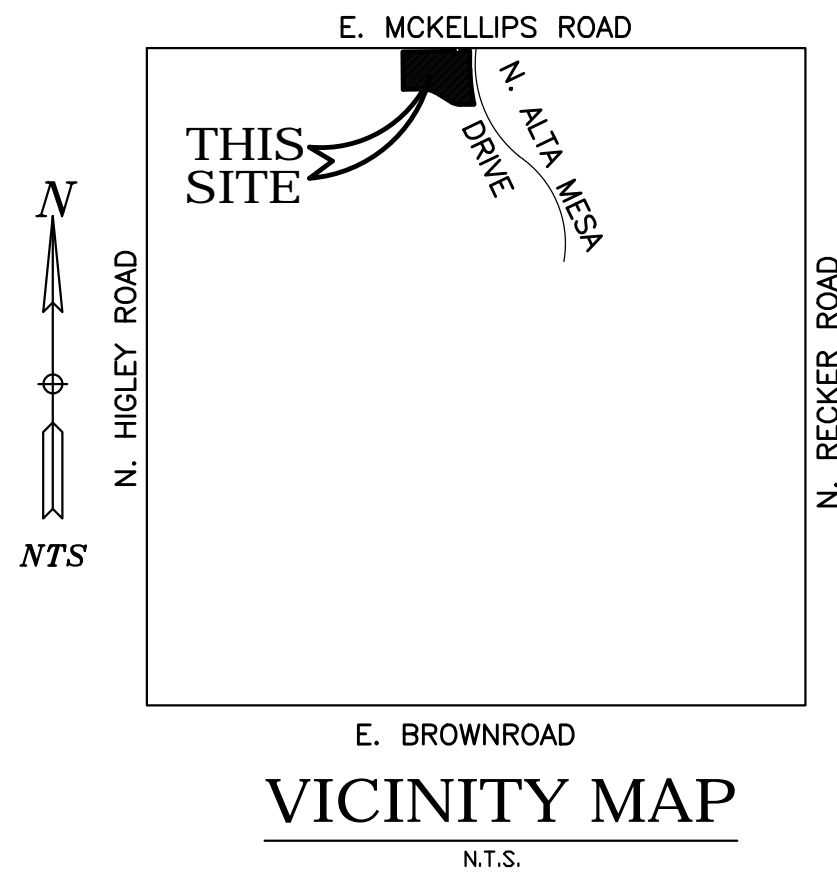
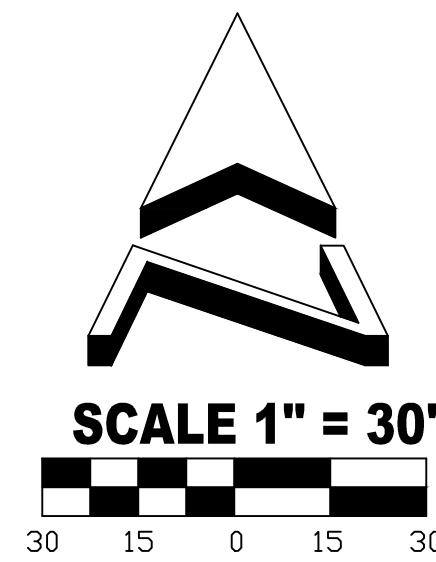
NUMBER	DIRECTION	DISTANCE
L1	N00°42'32"W	2.00'
L2	N89°17'28"E	20.00'
L3	S00°42'32"E	20.00'
L4	N89°17'29"E	26.00'
L5	N00°42'33"W	4.00'
L6	N89°17'28"E	20.15'
L7	N00°42'31"W	24.00'
L8	N45°22'11"W	14.23'
L9	N00°42'32"W	16.83'
L10	N89°17'28"E	10.07'
L11	N89°17'28"E	10.10'
L12	N89°17'28"E	10.20'
L13	S89°17'28"W	17.93'
L14	N89°17'28"E	16.82'
L15	N70°17'58"E	11.46'
L16	N00°42'32"W	11.03'
L17	N00°42'32"W	8.00'
L18	N00°45'40"W	8.00'
L19	N58°50'34"W	24.73'
L20	N89°17'28"E	16.82'
L21	S89°17'28"W	16.82'
L22	N00°42'52"W	4.27'
L23	S00°42'52"E	24.45'
L24	N00°42'52"W	5.45'
L25	N00°42'52"W	2.06'
L26	S58°50'34"E	6.72'
L27	N00°42'52"W	13.05'

BUILDING SETBACK TYPICAL



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



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.

OWNER

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

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

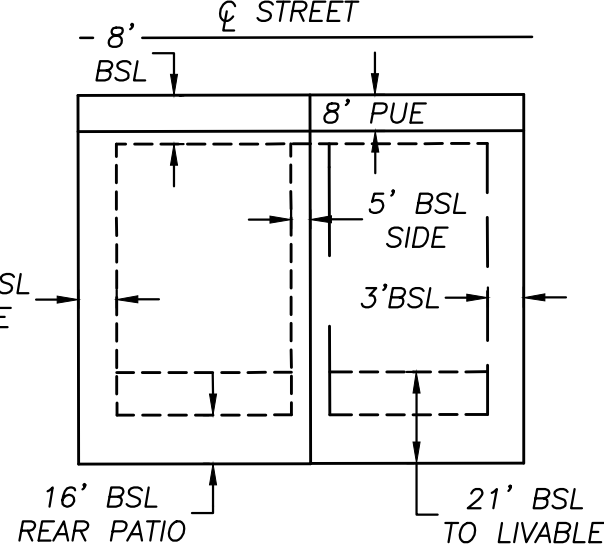
TOTAL NUMBER OF LOTS: 31

DENSITY: 6.46 DU/ACRE

OPEN SPACE CALCULATIONS

GROSS AREA WITH PARK: 182820 S.F. + 341,641 =
524,461 S.F. = 12.04 ACRES

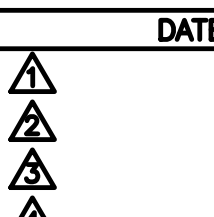
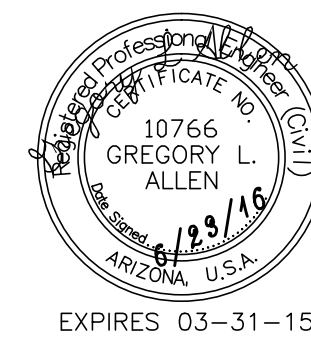
OPEN SPACE AREA: = 0.4786 AC.
CITY OF MESA PARK=341,641 S.F. = 7.8430 ACRE
TOTAL OPEN SPACE = 8.3216/ 12.04 AC=69%



BUILDING SETBACK TYPICAL

LOTS 1-5

N.T.S.



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

SANCTUARY AT ALTA MESA PRELIMINARY PLAT

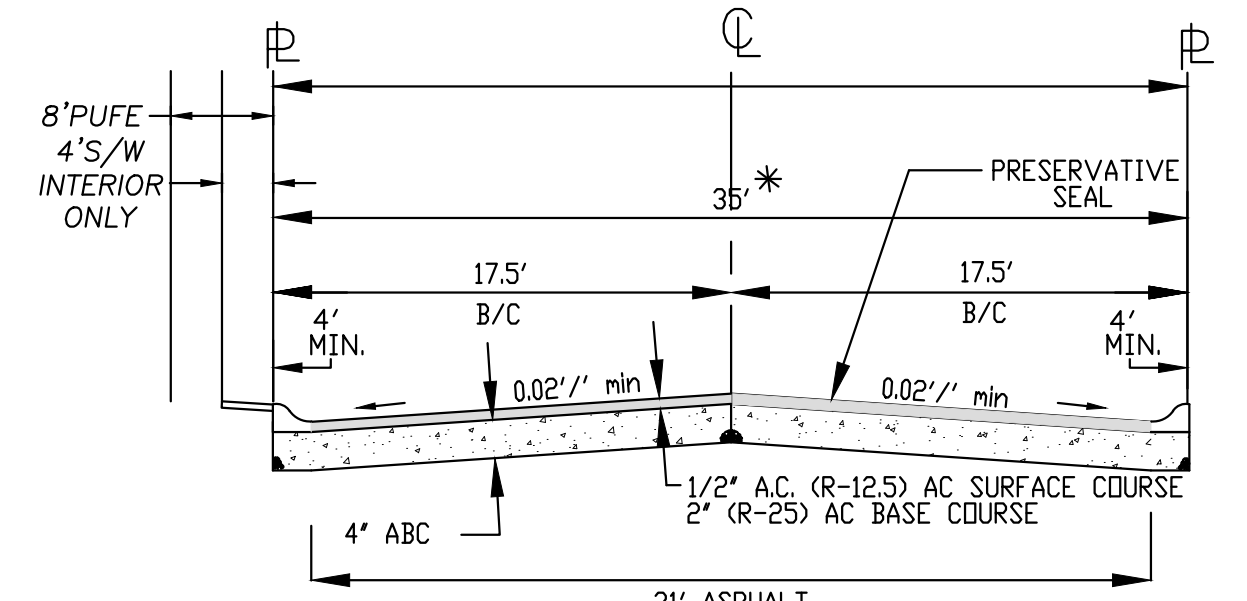
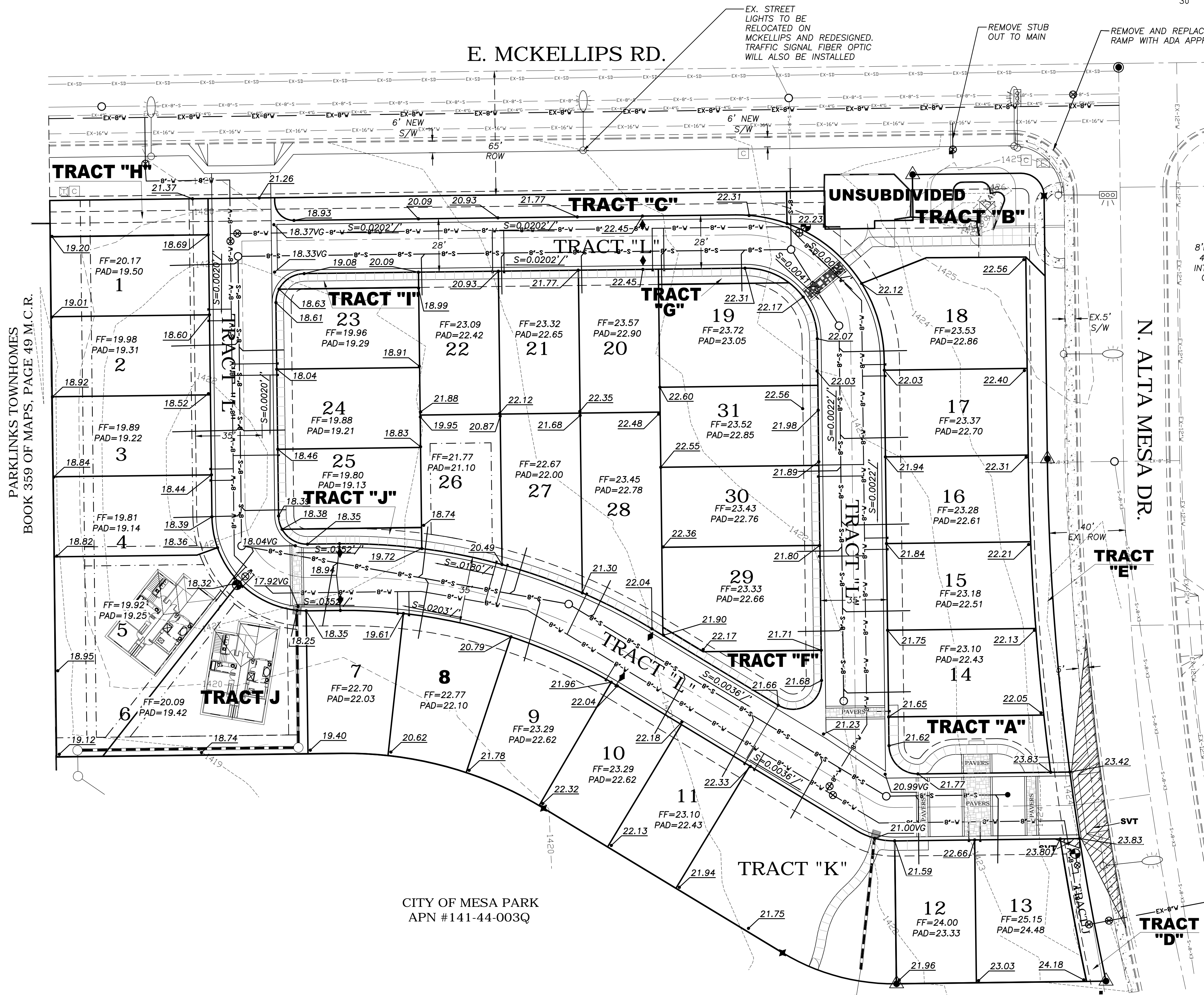
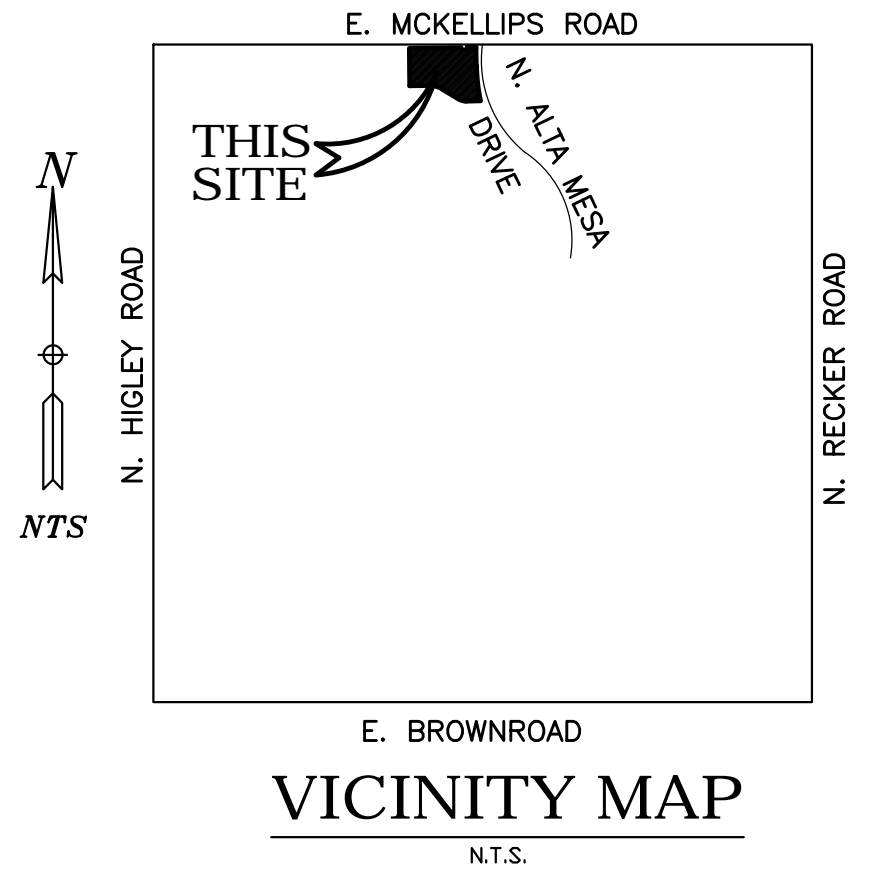
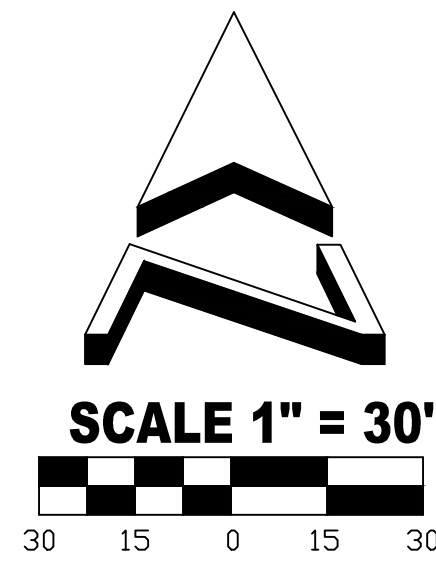
JOB NUMBER	95515	SHEET	1	OF	2
DRAWING	PRELIMINARY PLAT				
DRAFTSMAN	CHECKED BY			DATE	06-23-16

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.
- 3.- 8-INCH GRAVITY SEWER LINES WILL BE CONNECTED TO THE EXISTING 8-INCH SEWER IN HERMOSA VISTA DRIVE AND 40TH STREET NEAR THE SOUTHWEST CORNER OF THE PROJECT.
- 4.- THIS SITE IS FREE FROM ANY OFFSITE RUNOFF.
- 5.- LOTS 1-5 WILL HAVE 2 TREES INSTALLED 4.00 FEET FROM WEST PROPERTY LINE.

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



NOTE

1. NO GATES ON N. ALTA MESA DR.
2. MCKELLIPS EXIT WILL BE GATED AND PERMANENTLY CLOSED WITH KNOX BOX AND PEDESTRIAN GATE.

RETENTION CALCULATIONS

THE RETENTION BASINS ARE O 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.

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

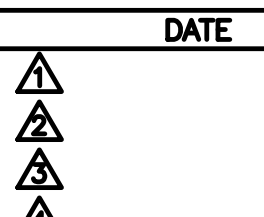
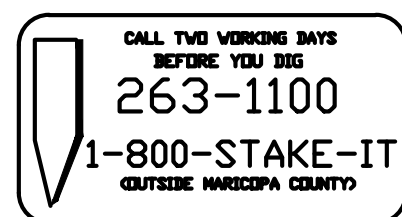
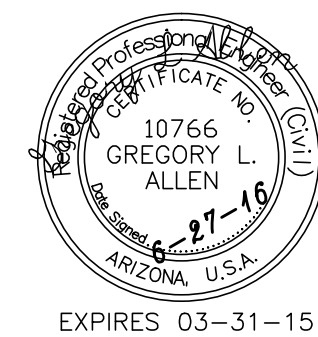
RETENTION REQUIRED:

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

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

***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.

CITY OF MESA PARK
APN #141-44-003Q



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

SANCTUARY AT ALTA MESA
PRELIMINARY GRADING AND DRAINAGE PLAN

JOB NUMBER	95515	SHEET	2	OF	2
DRAWING	PRELIM-G&D				
DRAFTSMAN	CHECKED BY			DATE	06-27-16

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.

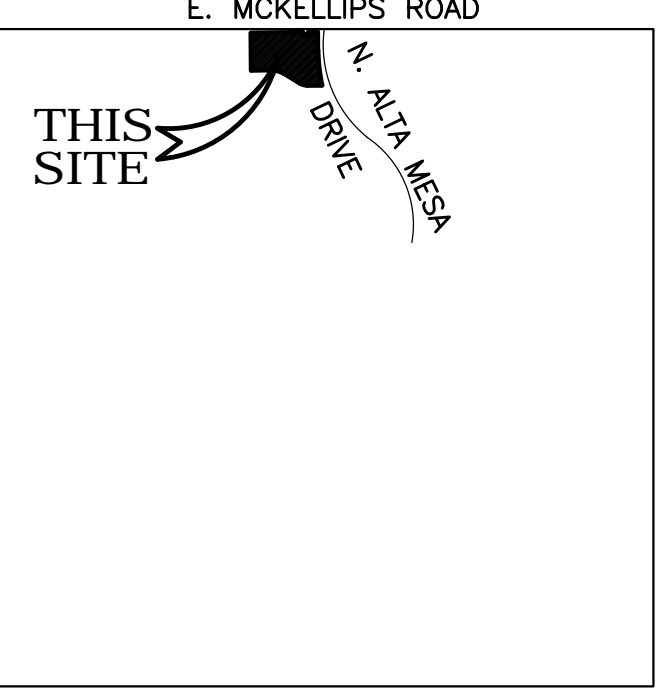
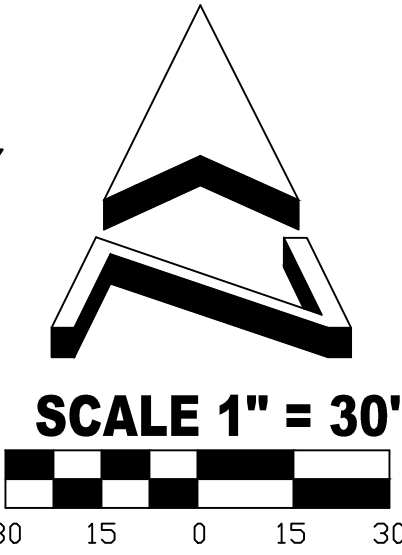
SITE PLAN

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@minthomes.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.

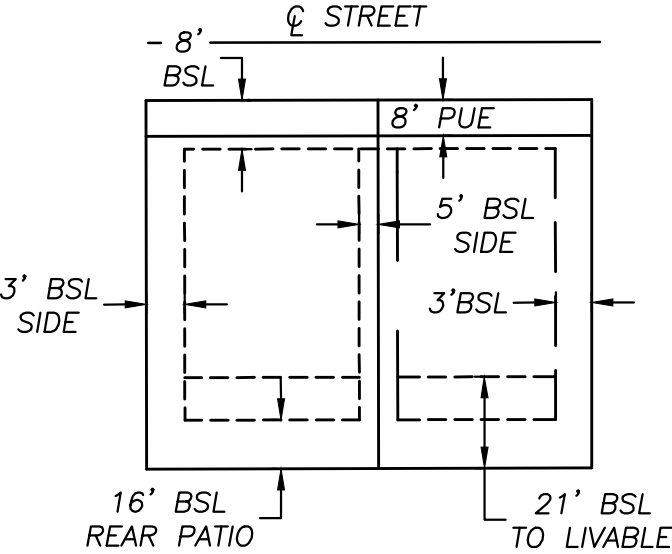
NET AREA: 181608 S.F.
4.1691 AC.

CURRENT ZONING: RM-2

PROPOSED ZONING: RSL-2.5

TOTAL NUMBER OF LOTS: 31

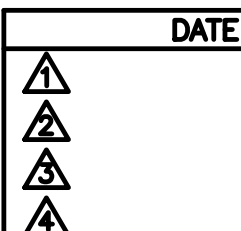
DENSITY: 6.46 DU/ACRE



BUILDING SETBACK TYPICAL

LOTS 1-5

N.T.S.



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

SANCTUARY AT ALTA MESA
SITE PLAN

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