

NOTE

1. GRADING AND DRAINAGE PLANS SHALL BE BASED ON APPROVED GRADING AND DRAINAGE PLANS FOR THE SUBDIVISION AND ADJACENT TRACTS. FLOOD ELEVATION SHALL BE AT OR ABOVE THE FLOOD FLOOD ELEVATION SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN.
2. OFF-TRAIL RETENTION SHALL BE OBTAINED IN THE MASTER RETENTION BASIN FOR THIS SUBDIVISION IN TRACT A & TRACT B.
3. 8-INCH DRAINAGE SEWER LINES SHALL BE CONNECTED TO THE EXISTING 18-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

OWNER

PAUL DUCAS
PRIMEAL REDEVELOPMENT, LLC
3321 E. BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE: 480-844-1888
FAX: 480-844-1888
EMAIL: paul@primalredev.com

ENGINEER

CHRISTOPHER L. ALLEN
ALLEN CONSULTING ENGINEERS, INC.
3021 E. BASELINE ROAD
SUITE 115
GILBERT, AZ 85234
PHONE: 480-844-1888
FAX: 480-844-1888

SITE DATA

APR: 140-02-0130
140-02-0084
GROSS AREA (13' ROW) = 130,980 SF
3,264 AC
EXISTING ZONING: RS-15-AND
PROPOSED ZONING: RS-15-AND

LOT STANDARDS

MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 134'
MINIMUM LOT SIZE: 13,200 S.F.
TOTAL MAXIMUM LOT COVERAGE: 55%

BUILDING SETBACK

FRONT: 10' TO A PORCH
15' TO A SIDE LOAD GARAGE OR LAMBLE AREA
15' TO A GARAGE

REAR: 5' AND 15' = 15'

SIDE: 5' AND 15' = 15'

LOT 1 - 8

LOT 2 - 8

LOT 3 - 8

LOT 4 - 8

LOT 5 - 8

LOT 6 - 8

LOT 7 - 8

LOT 8 - 8

LOT 9 - 8

LOT 10 - 8

LOT 11 - 8

LOT 12 - 8

LOT 13 - 8

LOT 14 - 8

LOT 15 - 8

LOT 16 - 8

LOT 17 - 8

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LOT 47 - 8

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LOT 49 - 8

LOT 50 - 8

LOT 51 - 8

LOT 52 - 8

LOT 53 - 8

LOT 54 - 8

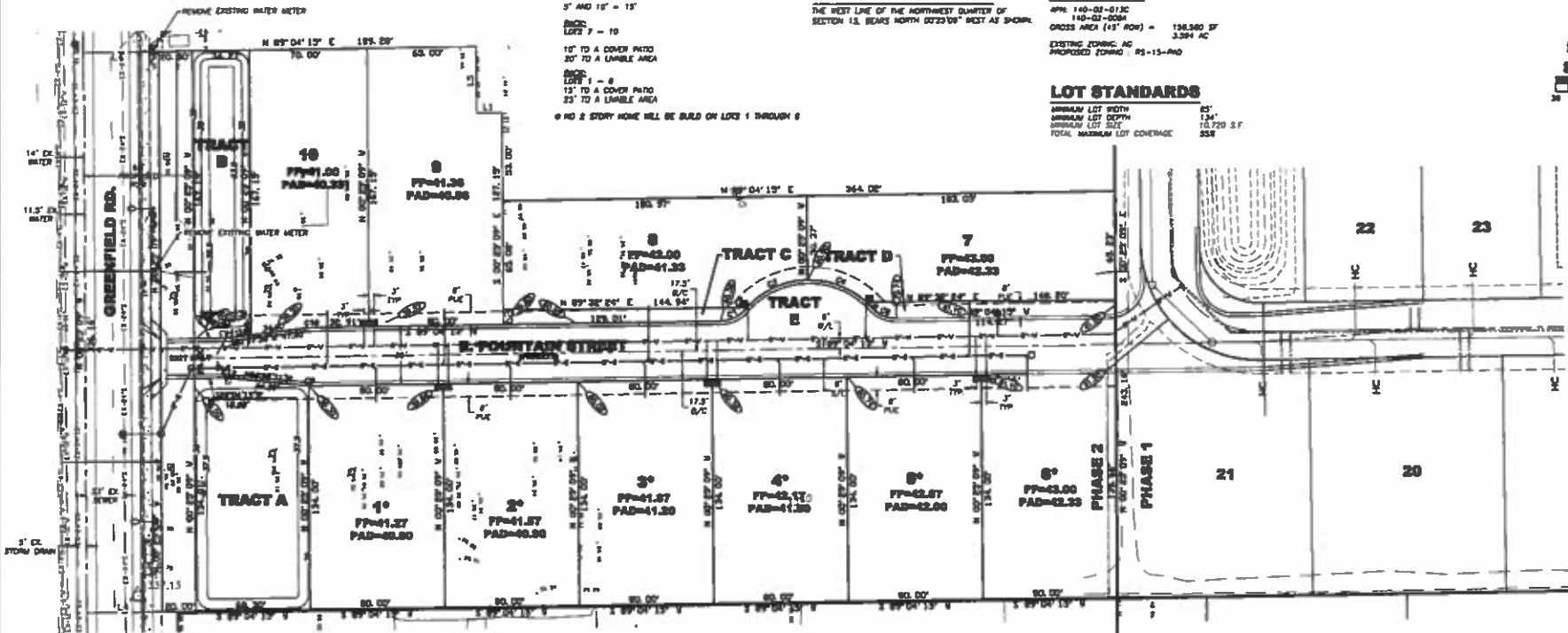
LOT 55 - 8

BENCH MARK

TRAIL 3" MESH BRASS CHIP IN MIDDLE 8.5"
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 07°25' WEST AS SHOWN.



RETENTION CALCULATIONS

WEIGHTED "C" FOR AVERAGE LOT OF 11000 S.F. + 1400 STREET = 12400 S.F.
C = .35 ROAD & CONC. FOR 3000 S.F.
C = .70 DENSITY 3000 S.F.
C = .15 CHASSIS 1100 S.F.
C = .85 STREET FOR 1400 S.F.

WEIGHTED "C" = .35(3000) + .70(3000) + .15(1100) + .85(1400)/12400 S.F.

BASED ON

RUNOFF VOLUME = 64135 S.F.(2.7X.67)

= 15337 C.F.

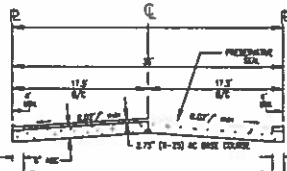
RETENTION AVAILABLE = (7000 + 9513) 1.3 = 11400 C.F.

BASED ON

RUNOFF VOLUME = 65707 S.F.(2.7X.67)

= 8071 C.F.

RETENTION AVAILABLE = (7211 + 7251) 1.2 = 8770 C.F.



TYPICAL SECTION OF EXTERIOR STREETS

36" PRIVATE ACCESSWAY

30" PRIVATE ACCESSWAY WITH EMERGENCY &

SERVICE TYPE VEHICLE, REFUSE COLLECTION,

PUBLIC UTILITY & FACILITIES & DRAINAGE

EXISTENCES

CURVE TABLE

STATION	DELTA ANGLE	TANGENT	ARC LENGTH	ARC LENGTH
C1	48°00'41"	8.05	20.00	16.99
C2	57°00'32"	8.72	20.00	17.47
C3	44°32'59"	7.80	18.00	16.82
C4	43°00'13"	20.10	30.00	26.83
C5	59°18'47"	2.33	18.00	15.80
C6	48°00'41"	8.05	20.00	16.99
C7	57°00'32"	8.72	20.00	17.47
C8	44°32'59"	7.80	18.00	16.82
C9	43°00'13"	20.10	30.00	26.83
C10	59°18'47"	2.33	18.00	15.80
C11	48°00'41"	8.05	20.00	16.99
C12	57°00'32"	8.72	20.00	17.47

LINE DATA

Line Number	Bearing	Distance
L1	N 89°04'13" E	15.00'
L2	N 89°04'13" E	8.00'
L3	S 89°04'13" E	4.80'
L4	N 89°04'13" E	45.00'
L5	S 89°04'13" E	45.00'

TRACT TABLE

TRACT	AREA	ACRES	LAND USE
TRACT A	0.394	0.319	LANDSCAPE & RETENTION
TRACT B	3908	0.139	LANDSCAPE & RETENTION
TRACT C	1190	0.097	LANDSCAPE ONLY
TRACT D	1208	0.098	LANDSCAPE ONLY
TRACT E	25188	0.461	1.E., 2.E., 3.E., 4.E., 5.E., 6.E., 7.E., 8.E., 9.E., 10.E., 11.E., 12.E., 13.E., 14.E., 15.E., 16.E., 17.E., 18.E., 19.E., 20.E., 21.E., 22.E., 23.E., 24.E., 25.E., 26.E., 27.E., 28.E., 29.E., 30.E., 31.E., 32.E., 33.E., 34.E., 35.E., 36.E., 37.E., 38.E., 39.E., 40.E., 41.E., 42.E., 43.E., 44.E., 45.E., 46.E., 47.E., 48.E., 49.E., 50.E., 51.E., 52.E., 53.E., 54.E., 55.E., 56.E., 57.E., 58.E., 59.E., 60.E., 61.E., 62.E., 63.E., 64.E., 65.E., 66.E., 67.E., 68.E., 69.E., 70.E., 71.E., 72.E., 73.E., 74.E., 75.E., 76.E., 77.E., 78.E., 79.E., 80.E., 81.E., 82.E., 83.E., 84.E., 85.E., 86.E., 87.E., 88.E., 89.E., 90.E., 91.E., 92.E., 93.E., 94.E., 95.E., 96.E., 97.E., 98.E., 99.E., 100.E., 101.E., 102.E., 103.E., 104.E., 105.E., 106.E., 107.E., 108.E., 109.E., 110.E., 111.E., 112.E., 113.E., 114.E., 115.E., 116.E., 117.E., 118.E., 119.E., 120.E., 121.E., 122.E., 123.E., 124.E., 125.E., 126.E., 127.E., 128.E., 129.E., 130.E., 131.E., 132.E., 133.E., 134.E., 135.E., 136.E., 137.E., 138.E., 139.E., 140.E., 141.E., 142.E., 143.E., 144.E., 145.E., 146.E., 147.E., 148.E., 149.E., 150.E., 151.E., 152.E., 153.E., 154.E., 155.E., 156.E., 157.E., 158.E., 159.E., 160.E., 161.E., 162.E., 163.E., 164.E., 165.E., 166.E., 167.E., 168.E., 169.E., 170.E., 171.E., 172.E., 173.E., 174.E., 175.E., 176.E., 177.E., 178.E., 179.E., 180.E., 181.E., 182.E., 183.E., 184.E., 185.E., 186.E., 187.E., 188.E., 189.E., 190.E., 191.E., 192.E., 193.E., 194.E., 195.E., 196.E., 197.E., 198.E., 199.E., 200.E., 201.E., 202.E., 203.E., 204.E., 205.E., 206.E., 207.E., 208.E., 209.E., 210.E., 211.E., 212.E., 213.E., 214.E., 215.E., 216.E., 217.E., 218.E., 219.E., 220.E., 221.E., 222.E., 223.E., 224.E., 225.E., 226.E., 227.E., 228.E., 229.E., 230.E., 231.E., 232.E., 233.E., 234.E., 235.E., 236.E., 237.E., 238.E., 239.E., 240.E., 241.E., 242.E., 243.E., 244.E., 245.E., 246.E., 247.E., 248.E., 249.E., 250.E., 251.E., 252.E., 253.E., 254.E., 255.E., 256.E., 257.E., 258.E., 259.E., 260.E., 261.E., 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