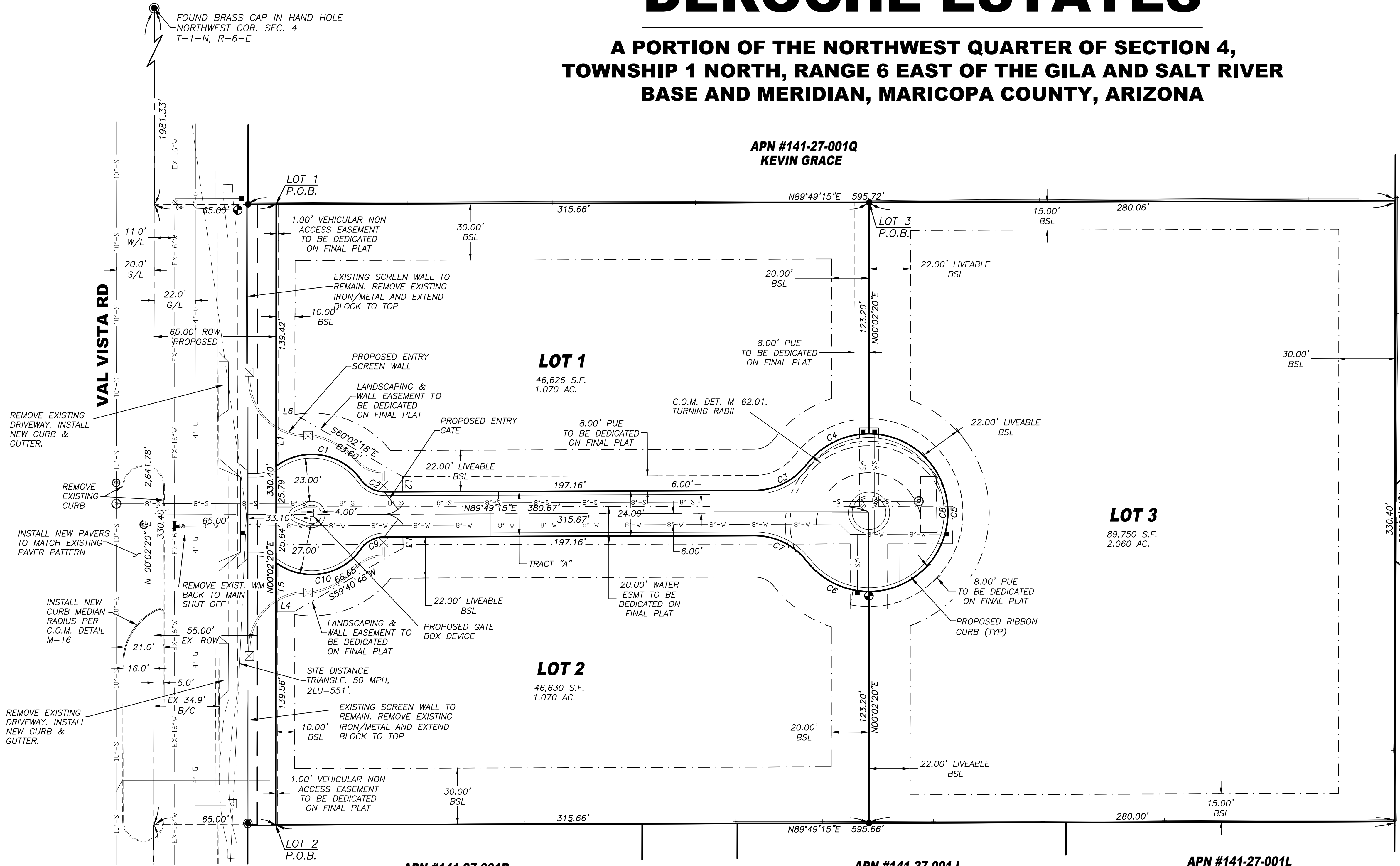
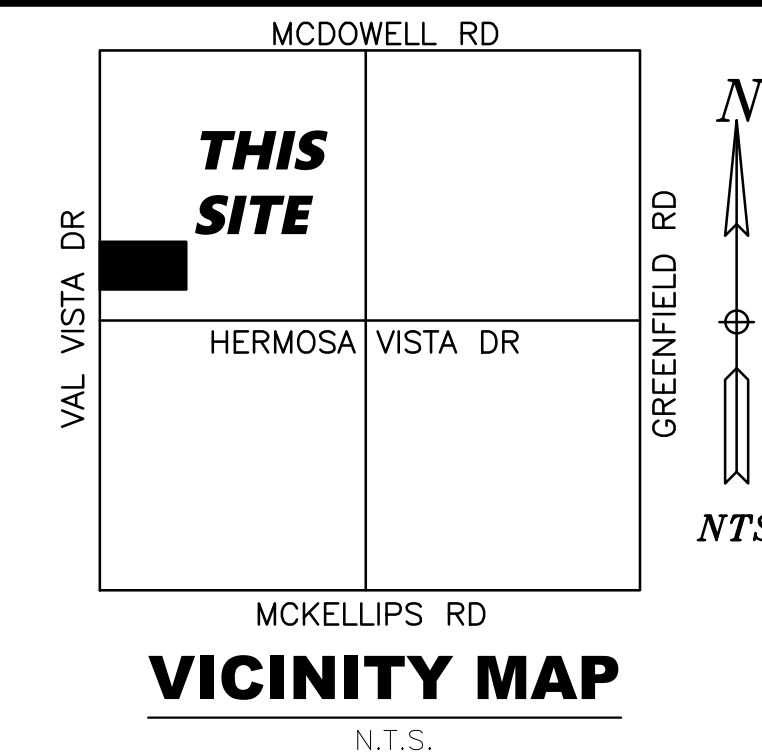


# SITE PLAN DEROCHE ESTATES

**A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



**OWNER**  
LTXI INC  
2310 BAKER RD  
HOUSTON, TEXAS 77094

**ENGINEER**  
JOSEPH P. BURKE  
ALLEN CONSULTING ENGINEERS, INC.  
4111 E. VALLEY AUTO DRIVE  
MESA, ARIZONA 85206  
PHONE: 480-844-1666  
EMAIL: ace@allenconsultengr.com

**SITE DATA**  
APN: 141-27-001S  
GROSS AREA: 218,236 S.F.  
5.0100 ACRES  
NET AREA: 201,772 S.F.  
4.632 ACRES  
PROPOSED ZONING: RS-35 PAD  
CURRENT ZONING: RS-35  
TOTAL NUMBER OF LOTS: 3  
DENSITY 5.74 DU/ACRE

**BASIS OF BEARINGS**  
THE CENTERLINE OF THOMAS ROAD BEARS  
NORTH 89°53'07" WEST AS SHOWN HEREON.

**BENCHMARK**  
FOUND BRASS CAP TOP OF CURB AT THE  
SOUTHEAST CORNER OF VAL VISTA DRIVE  
AND MCDOWELL ROAD.  
ELEVATION = 1339.33

**FLOOD CERTIFICATION**  
THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA  
MAP NO. 04013C2260L DATED OCTOBER 16, 2013.  
ALL HOMES ARE ABOVE THE 100 YEAR FLOOD ELEVATION  
IF CONSTRUCTED BY THESE PLANS.

**RETENTION NOTE**  
ON LOT RETENTION APPROVED FOR LOTS ON  
OCTOBER 31, 2019 BY ROBERT AFODACA VIA EMAIL.  
EACH LOT WHEN DEVELOPED IS REQUIRED  
TO PROVIDE RETENTION FOR THE HALF STREET  
FRONTAGE FOR THE 100 YEAR, 2 HOUR STORM EVENT.

**NOTE**  
SOLID WASTE CONTAINERS WILL BE STORE IN GARAGE  
AND PICK UP BY CITY OF MESA.

APN #141-27-039  
HARVEY LAWRENCE AND  
CATHERINE SHUBERT

APN #141-27-040A  
STEVE STARMAN

APN #141-27-045A  
HASSAN PIRASTEHFAR

APN #141-27-046  
MUSSEMANN LIVING TRUST

APN #141-27-001R  
JAMIE AND MICHAEL ROSENBAUM

APN #141-27-001J  
JOZEF & SUSAN EBERSON

APN #141-27-001L  
HARRY D MCKEE JR  
REVOCABLE LIVING TRUST

**LOT TABLE**

LOT #	SQUARE FEET	ACRES
LOT 1	46,626	1.070
LOT 2	46,630	1.070
LOT 3	89,750	2.060

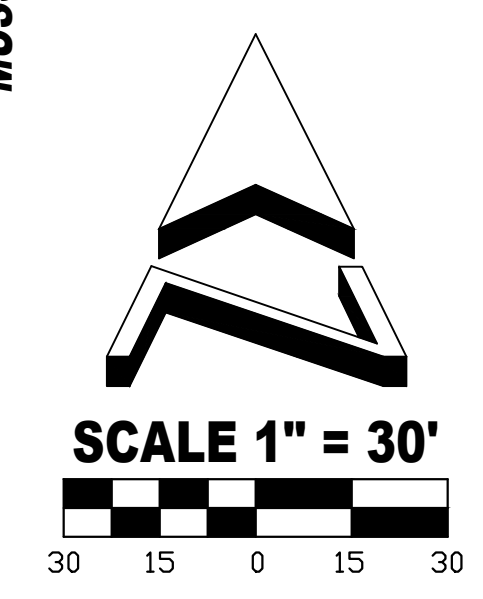
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°02'20"E	26.20'
L2	S00°10'45"E	8.00'
L3	S00°10'45"E	6.00'
L4	N89°57'40"W	10.07'
L5	N00°02'20"E	25.79'
L6	S89°57'40"E	12.32'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT
C1	50.96'	32.00'	91°14'48"	32.70'
C2	14.38'	15.00'	54°56'15"	7.80'
C3	32.00'	35.00'	52°23'00"	17.22'
C4	38.55'	42.00'	52°35'09"	20.75'
C5	131.97'	42.00'	180°01'53"	153283.75'
C6	38.23'	42.00'	52°08'50"	20.55'
C7	32.00'	35.00'	52°22'52"	17.22'
C8	208.74'	42.00'	284°45'53"	32.37'
C9	14.38'	15.00'	54°56'15"	7.80'
C10	51.21'	32.00'	91°40'59"	32.95'

- LEGEND**
- SET 1/2" REBAR LS#41076
  - ⊙ BRASS CAP
  - ▲ SUBDIVISION CORNER
  - PUE PUBLIC UTILITY EASEMENT
  - PUFE PUBLIC UTILITY FACILITY EASEMENT
  - ROW RIGHT OF WAY
  - BSL BUILDING SETBACK LINE
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - ⊗ WATER VALVE
  - ⊕ FIRE HYDRANT
  - WATER SERVICE
  - ⊙ SEWER MANHOLE
  - ⊕ TAPPING TEE AND VALVE



DATE

**ALLEN CONSULTING ENGINEERS, INC.**  
4111 E. VALLEY AUTO DRIVE #103  
MESA, ARIZONA 85206  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com

**DEROCHE ESTATES**  
2451 N. VAL VISTA DRIVE  
MESA, ARIZONA 85213

**SITE PLAN**

JOB NUMBER	96116	SHEET	1	OF	1
DRAWING	SITE PLAN	CHECKED BY		DATE	11-05-19

FOUND BRASS CAP IN HAND HOLE  
NORTHWEST COR. SEC. 4  
T-1-N, R-6-E

FOUND BRASS CAP IN HAND HOLE  
WEST 1/4 COR. SEC. 4  
T-1-N, R-6-E