

ZS COMMONWEALTH, LLC
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BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 39th CIR.
MESA, AZ 85205
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D & M ENGINEERING
ATTN: DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PHONE: (480) 350-9590
EMAIL: ENGINEER@DMENGINEER.COM

D & M ENGINEERING
ATTN: DURAN THOMPSON, R.L.S.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PHONE: (480) 350-9590
EMAIL: ENGINEER@DMENGINEER.CO

GROSS AREA: 3.450 AC(INCLUDES COMMONWEALTH BLVD. R/W)
NET AREA: 3.044 AC(TO EXISTING RIGHT OF WAY)
PROPOSED LOTS: 39
APN: 303-04-085A
DENSITY(GROSS): 11.3 D.U./AC.
DENSITY(NET): 12.8 D.U./AC. (EXCLUDES COMMONWEALTH BLVD.
EXISTING ZONING: AG-1
OPEN SPACE: 1.079 AC.

EACH LOT HAS 2 PRIVATE GARAGE SPACES
SHARED NON-RESERVE GUEST PARKING SPACES: 18*

*RESERVED PARKING SPACES ARE NOT PROVIDED

THAT PORTION OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID
SECTION 34;
THENCE EAST (ASSUMED BEARING) ALONG THE SOUTHERLY
LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 34, A DISTANCE OF 876.54 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST
339.84 FEET TO A POINT ON THE CENTERLINE OF A CANAL;
THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS EAST
(NORTH 89 DEGREES 13 MINUTES EAST-DEED) ALONG THE
CENTERLINE, A DISTANCE OF 442.06 FEET TO A POINT ON THE
EAST LINE OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 34;
THENCE SOUTH 0 DEGREES 42 MINUTES 45 SECONDS WEST
(SOUTH 0 DEGREES 43 MINUTES WEST-DEED) A DISTANCE OF
339.95 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A
DISTANCE OF 442.40 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 40 FEET THEREOF

CITY OF CHANDLER BENCHMARK #31A
SECTION 34, T1S, R5E, NEW 3" CITY OF CHANDLER BRASS CAP IN
CONCRETE, FLUSH, AT THE INTERSECTION OF DELAWARE ST
AND FRYE RD; ONE-HALF MILE SOUTH OF CHANDLER BLVD AND
ONE-QUARTER MILE EAST OF ARIZONA AVE.
ELEVATION: 1213.554 (NGVD29)

33' TRACT (PRIVATE STREET)
N.T.S.

25' TRACT (PRIVATE STREET)
N.T.S.

29' TRACT (PRIVATE STREET)
N.T.S.

HALF STREET
N.T.S.

LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

TRACT TABLE			
TRACT	AREA (SF)	AREA(AC.)	DESCRIPTION
TRACT A	61,057 S.F.	1,402 AC.	PRIVATE STREET, PUBLIC WATER, PUBLIC SEWER, UTILITIES, INGRESS & EGRESS, EMERGENCY VEHICLE ACCESS, DRAINAGE, PEDESTRIAN ACCESS, VEHICULAR ACCESS EASEMENT AND UTILITY EASEMENT
TRACT B	141,647 S.F.	3,252 AC.	RETENTION, LANDSCAPE, PUE, SEWER EASEMENT AND EMERGENCY VEHICULAR ACCESS
TRACT C	27,635 S.F.	0,634 AC.	RETENTION, LANDSCAPE AND PUE

	SUBDIVISION CORNER, MONUMENT AS NOTED
	BOUNDARY LINE
	RIGHT OF WAY
	ADJACENT RIGHT OF WAY LINE
	ADJACENT PROPERTY LINE
	RETENTION BASIN
 8" W	PROPOSED 8" WATER LINE
 8" S	PROPOSED 8" SEWER LINE
R/W	RIGHT OF WAY
D/W	DRIVE WAY
B/C	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
P.S.	GUEST PARKING SPACE

SCALE: 1" = 20'

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FLOOD ZONE	BASE FLOOD ELEV. (IN A0 ZONE, USE DEPTH)
040040	04013C2737	M	11-4-15	X	N/A
	11-4-15				

$$VR = \frac{0.75 \times 2.19 \times 3.04 \times 1.1 \times 43,560 \text{ FT/ACRE}}{12 \text{ IN/FT}}$$

VR=19,938 C.F.
VP=22,701 C.F.

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CHANDLER, ARIZONA

PRELIMINARY PLAT