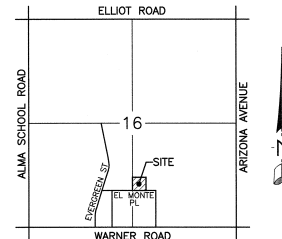


# PRELIMINARY PLAT FOR ARBOR SQUARE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, T. 1 S., R. 5 E.  
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

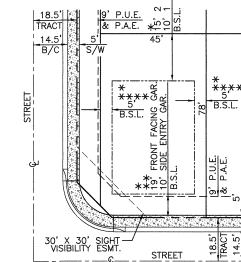
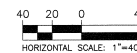
## LEGEND

- CL STREET CENTERLINE
- B.C.H.H. BRASS CAP IN HAND HOLE
- B.S.L. BUILDING SETBACK LINE
- (M) MEASURED
- (C) CALCULATED
- R/W RIGHT OF WAY
- B/C BACK OF CURB
- S/L SEWER LINE
- F.M. SEWER FORCE MAIN
- W/L WATER LINE
- B.L. BRINE LINE
- P.L. PRODUCT LINE
- A.R. AIR RELEASE LINE
- REC.W/L RECLAIMED WATER LINE
- W.V. WATER VALVE
- R.C.W.V. RECLAIMED WATER VALVE
- W.M. WATER METER
- F.H. FIRE HYDRANT
- B.F.P. BACK FLOW PREVENTER
- IRR. IRRIGATION
- S.M.H. SEWER MANHOLE
- I.M.H. IRRIGATION MANHOLE
- T.M.H. TELEPHONE MANHOLE
- C.M.H. CABLE MANHOLE
- B.M.H. BRINE LINE MANHOLE
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- INDICATES A CORNER OF SURVEY, SET A 1/2" BAR & CAP, R.L.S. # 5670
- C CABLE LINE
- E ELECTRIC LINE
- T TELEPHONE LINE
- S.L.P. STREET LIGHT PULL BOX
- T.J.B. TRAFFIC JUNCTION BOX
- T.S. TRAFFIC SIGNAL
- T.S.J.B. TRAFFIC SIGNAL JUNCTION BOX
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ELEC. ELECTRIC BOX
- H.T.P.P. HIGH TENSION POWER POLE
- P.P. POWER POLE
- O.E. OVERHEAD ELECTRIC
- F.H. FIRE HYDRANT
- B.F.P. BACK FLOW PREVENTER
- IRR. IRRIGATION
- S.M.H. SEWER MANHOLE
- I.M.H. IRRIGATION MANHOLE
- T.M.H. TELEPHONE MANHOLE
- C.M.H. CABLE MANHOLE
- B.M.H. BRINE LINE MANHOLE
- S.R.P. IRRIGATION MANHOLE
- NO PARKING SIGN



VICINITY MAP  
SECTION 16, T.1S., R.5E.

DAVE BROWN UNIT 2 LOT 1-253  
BOOK 213 OF MAPS, PAGE 35, M.C.R.  
N89°54'02"E 331.41'



TYPICAL LOT SETBACKS

| DEVELOPMENT STANDARDS       | PROPOSED PAD                         |
|-----------------------------|--------------------------------------|
| MINIMUM LOT AREA            | 3,373 sq.ft.                         |
| MINIMUM LOT DIMENSIONS      |                                      |
| WIDTH                       | 45'                                  |
| DEPTH                       | 75'                                  |
| MAXIMUM HEIGHT              | 30' / 2 STORIES                      |
| MINIMUM BUILDING SETBACKS * |                                      |
| FRONT **                    | 19' / 10'                            |
| REAR ***                    | 15' (two story) & 10' (single story) |
| SIDE ****                   | 5' & 5'                              |
| MAXIMUM LOT COVERAGES       |                                      |
| 1 STORY / 2 STORY           | 60% (1 story); 50% (2 story)         |

- \* ARCHITECTURAL ELEMENTS SUCH AS PROJECTIONS, EAVES, POP-OUTS, DECORATIVE WALL WINGS, CANTILEVERS, CORNICES, OVERHANGS, TRELLIS, AWNINGS, ETC. MAY ENCRoACH UP TO TWELVE INCHES INTO YARD SETBACKS
- \*\* MIN. 10' FOR PORCHES, LIVABLE SPACE / STORAGE, AND 20' FOR FORWARD FACING GARAGES (FROM BACK OF SIDEWALK)
- \*\*\* COVERED PATIOS SHALL NOT BE CLOSER THAN 10' FROM THE REAR PROPERTY LINE
- \*\*\*\* HVAC UNITS AND REFUSE RECEPTACLES PERMITTED WITHIN FROM PROPERTY LINE

## ENGINEER

CLOUSE ENGINEERING INC. 03/05/2020 09:39:29 AM  
5010 E. SHEA BLVD. SUITE 110 (PL720-0005)  
SCOTTSDALE, AZ 85254  
PHONE: (602) 395-9300  
FAX: (602) 395-9310  
CONTACT: JEFF GILES  
EMAIL: JGILES@CLOUSEAZ.COM

## DEVELOPER

RESIDENTIAL PURSUITS INVESTMENTS LLC  
7800 E. DOUBLETREE RANCH ROAD  
SUITE 220  
SCOTTSDALE, ARIZONA 85258  
CONTACT: CHRIS BROWN  
PHONE: (602) 478-0662  
EMAIL: CBROWN@ARCADIA CAPITAL.COM

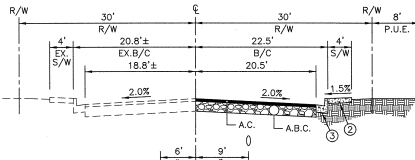
Date  
01-21-20  
As-Built  
Job No.  
190505

1 OF 2

C.O.C. LOG NO. PL720-0005

TYPICAL INTERIOR STREET

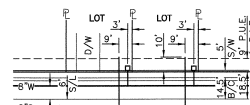
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)  
(LOOKING NORTH & WEST)



EL MONTE PLACE

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)  
(LOOKING WEST)

- 1 INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
- 2 INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
- 3 INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A



TYPICAL TAP LOCATION

4" SEWER TAP  
M.A.G. DET. 440-1 & 440-4  
1" WATER TAP AND 1" METER  
C.O.C. DET. C-301

## FLOOD ZONE

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2730M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA

## BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 EAST, USING A BEARING OF N89°56'40"W. SAID LINE ALSO BEING THE CENTER LINE OF WARNER ROAD PER THE FINAL PLAT FOR "THE ENCLAVE" AS RECORDED IN BOOK 453 OF MAPS, PAGE 31, M.C.R.

## RETENTION VOLUME REQUIRED

SITE: 18,295 C.F.

## LOCATION

LATITUDE: NAD83(1992): 33.3378N  
LONGITUDE: NAD83(1992): 111.8499W

## BENCH MARK (CMCN# 43A)

SECTION 16, T1S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE FLUSH WITH ROAD W/EL. 1207.64. WARNER ROAD, 450' WEST OF ARIZONA AVENUE AT POINT OF TANGENCY OF PALOMINO DRIVE, STRAIGHT NORTH OF BUILDING 8. NOD 29 ELEVATION 1207.64 (EQUATION +1.801 TO NAVD 88 ELEVATION 1209.44)

## NOTES

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED, UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED

THE IMPROVEMENTS SHOWN ON THIS SET IF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED

THE PROPERTY LIES WITHIN FLOOD ZONE. X-SHADED, ACCORDING TO F.I.R.M. NO. 04013C2730M AS PUBLISHED BY FEMA ON NOVEMBER 4, 2015. THIS PROJECT IS NOT IN A FEMA 100 YEAR FLOOD ZONE

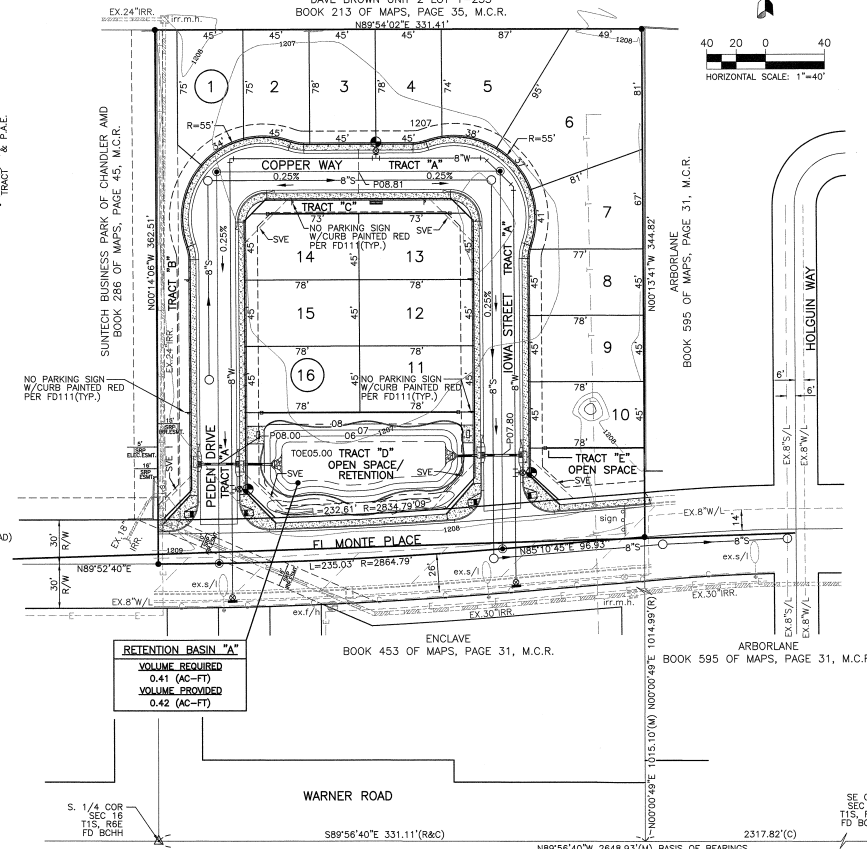
VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (NATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

## UTILITIES AND SERVICES

WATER SERVICE BY THE CITY OF CHANDLER  
SEWER SERVICE BY THE CITY OF CHANDLER  
ELECTRIC SERVICE BY SALT RIVER PROJECT  
TELEPHONE SERVICE BY CENTURYLINK  
GAS SERVICE BY SOUTHWEST GAS  
CABLE SERVICE BY COX CABLE  
POLICE BY CITY OF CHANDLER  
FIRE BY CITY OF CHANDLER  
REFUSE SERVICE BY CITY OF CHANDLER

## SITE SUMMARY

GROSS ACRES: 2.7097 AC. 118,035 S.F.  
NET ACRES: 2.4813 AC. 108,085 S.F.  
TOTAL LOTS: 16  
EXISTING ZONING: PAD  
PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAD)



RETENTION BASIN "A"  
VOLUME REQUIRED  
0.41 (AC-FT)  
VOLUME PROVIDED  
0.42 (AC-FT)

S. 1/4 COR  
SEC 16  
T1S, R5E  
FD BOHH

WARNER ROAD

S89°56'40"E 331.11'(R&C)

N89°56'40"W 2648.93'(M) BASIS OF BEARINGS

ARBORLANE  
BOOK 595 OF MAPS, PAGE 31, M.C.R.

ARIZONA AVENUE

SE COR  
SEC 16  
T1S, R5E  
FD BOHH

Clouse Engineering, Inc.  
ENGINEERS • SURVEYORS  
2010 E. Shea Blvd. Suite 110 Scottsdale, AZ 85254  
Tel: 602-395-9300 Fax: 602-395-9310



PRELIMINARY PLAT  
FOR  
ARBOR SQUARE

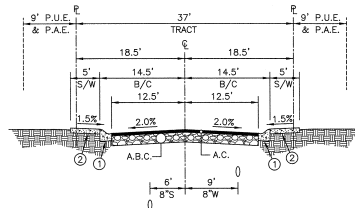
CHANDLER



Revised  
03-10-20  
05-05-20  
06-10-20  
07-29-20

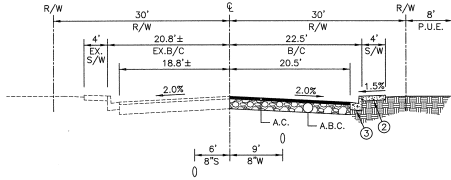
# PRELIMINARY GRADING AND DRAINAGE PLAN FOR ARBOR SQUARE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, T. 1 S., R. 5 E.  
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



TYPICAL INTERIOR STREET

SCALE: 1"=10' (HOR.), 1"=4" (VERT.)  
(LOOKING NORTH & WEST)



EL MONTE PLACE

SCALE: 1"=10' (HOR.), 1"=4" (VERT.)  
(LOOKING WEST)

- ① INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
- ② INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
- ③ INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A

## BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST, USING A BEARING OF N89°56'40"W, SAID LINE ALSO BEING THE CENTER LINE OF WARNER ROAD PER THE FINAL PLAT FOR "THE ENCLAVE" AS RECORDED IN BOOK 453 OF MAPS, PAGE 31, M.C.R.

100-YR, 2-HR CALCULATIONS  
RETENTION VOLUME REQUIRED = 1.1XAXC(2.2/12)

| RETENTION VOLUME REQUIRED |           |               |                         |
|---------------------------|-----------|---------------|-------------------------|
| DRAINAGE AREA             | AREA (AC) | RUNOFF COEFF. | VOLUME REQUIRED (AC-FT) |
| AREA A                    | 2.71      | 0.75          | 0.41                    |

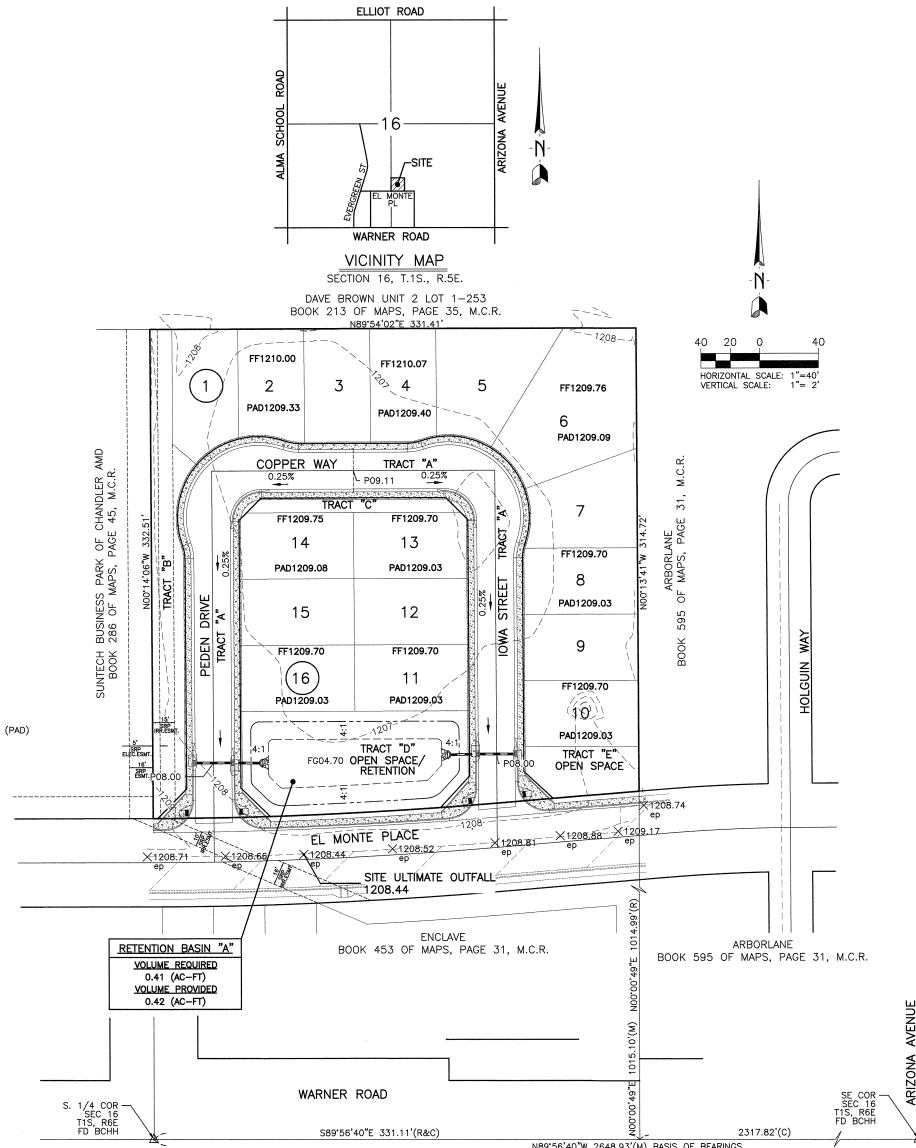
| RETENTION VOLUME PROVIDED |       |                |                   |                         |
|---------------------------|-------|----------------|-------------------|-------------------------|
| DRAINAGE AREA             | BASIN | AVG. AREA (AC) | DEPTH/LENGTH (FT) | VOLUME PROVIDED (AC-FT) |
| AREA A                    | A     | 0.14           | 3.0               | 0.42                    |

## FLOOD ZONE

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2730M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD." THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA.

## SITE SUMMARY

GROSS ACRES: 2.7097 AC. 118,035 S.F.  
NET ACRES: 2.4813 AC. 108,085 S.F.  
TOTAL LOTS: 16  
EXISTING ZONING: PAD  
PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAD)



| RETENTION BASIN "A" |              |  |  |
|---------------------|--------------|--|--|
| VOLUME REQUIRED     | 0.41 (AC-FT) |  |  |
| VOLUME PROVIDED     | 0.42 (AC-FT) |  |  |

## ENGINEER

CLOUSE ENGINEERING INC.  
5010 E. SHEA BLVD. SUITE 110  
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FAX: (602) 395-9310  
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## DEVELOPER

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SUITE 130  
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CONTACT: CHRIS BROWN  
PHONE: (602) 478-0662  
EMAIL: CBROWN@ARCADCAPITAL.COM

PRELIMINARY GRADING AND DRAINAGE PLAN  
FOR  
ARBOR SQUARE

CLOUSE ENGINEERING, INC.  
ENGINEERS & SURVEYORS  
5010 E. SHEA BLVD. SUITE 110 SCOTTSDALE, AZ. 85254  
TEL: 602-395-9300 FAX: 602-395-9310

Date  
10-18-19  
As-Built  
Job No.  
190505

2 OF 2