

FOUR HILLS ROAD SE

PROPOSED DEVELOPMENT

MINOR MAJOR
INTERNAL DRAINAGE DIVISIONS

FLOW LINES

EXTENT OF 100-YEAR FLOOD IN
TIGER ARROYO

PRIVATE CONSERVATION AREA
(NO CONSTRUCTION)

• CONTOUR INTERVAL 2' WHERE
STREET CONSTRUCTION OCCURS,
(10' INTERVALS ELSEWHERE)

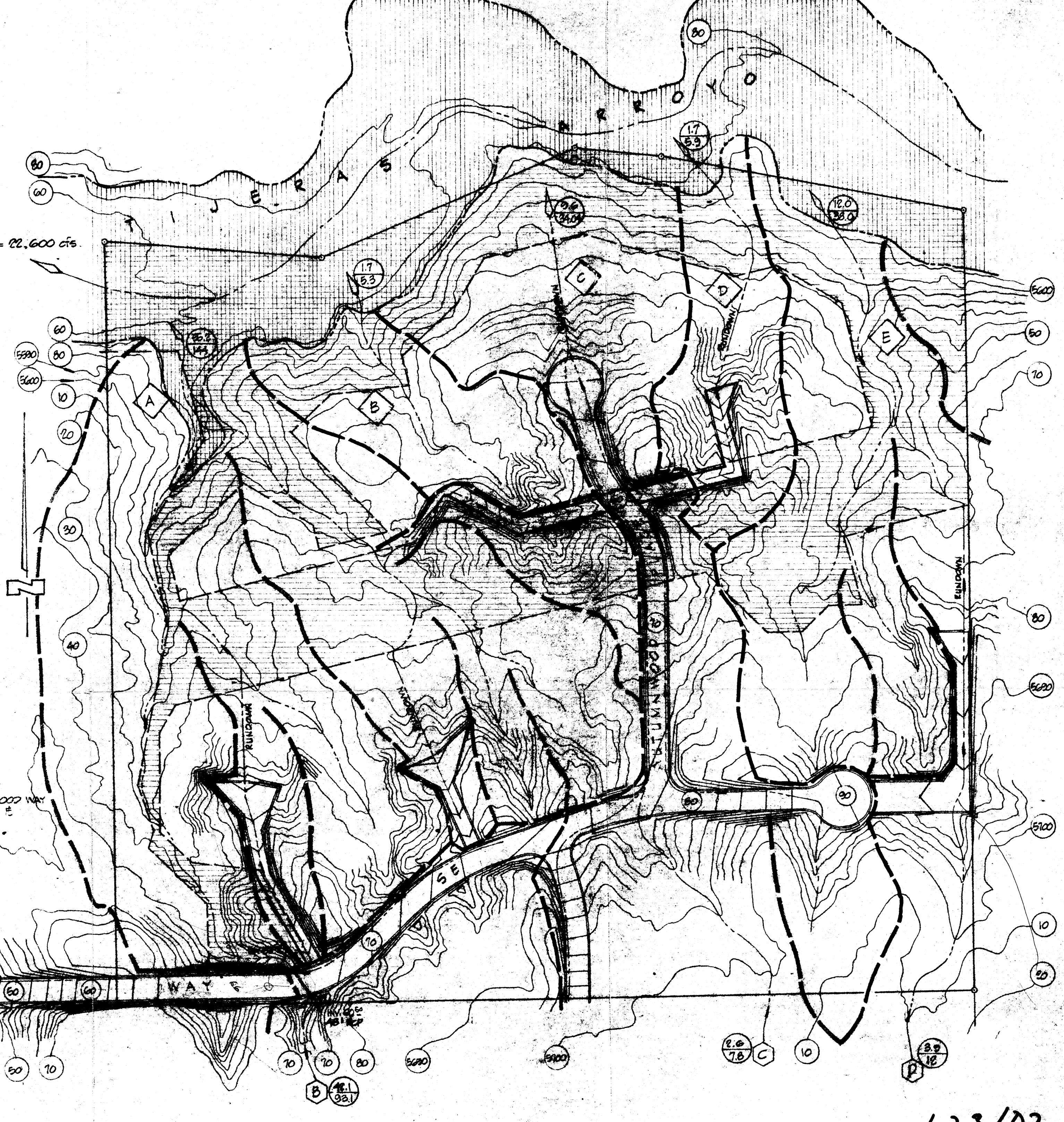
AREA DRAINED (ACRES)
Q (CUBIC FEET / SECOND)

4.0	8.0
-----	-----

$Q_{100} = 22,600 \text{ cfs.}$

THE PAVEMENT OF WINTERWOOD WAY
CONTRIBUTES 4.3 CFS TO #

L23/D2



SCALE 1" = 20'

SITE DEVELOPMENT PLAN

PINON CREEK - PHASE II

LEGAL DESCRIPTION - LOT 75, PINON CREEK

ZONE FILING - 1983-7

OWNER/DEVELOPER - PINON VALLEY LTD.

PROJECT INFORMATION

GROSS AREA OF SITE	4.8541 Acres	211445 Sq. Ft.
NUMBER OF DWELLING UNITS (APARTMENTS)		140
DENSITY IN DWELLING UNITS PER ACRE		28.84
AVERAGE SIZE OF APARTMENTS		842 Sq. Ft. ±
TOTAL APARTMENT FLOOR AREA		117880 Sq. Ft.
FLOOR AREA RATIO		0.5575
PARKING SPACES: REQUIRED - 210 ----- PROVIDED - 228		
PAVED AREA		77280 Sq. Ft.
APARTMENT BUILDING AREA		33600 Sq. Ft.
CLUB HOUSE AREA		1800 Sq. Ft.
POOL AREA		2300 Sq. Ft.
OPEN SPACE AREA		96465 Sq. Ft.
PERCENTAGE OF OPEN SPACE		46 %
OPEN SPACE PER DWELLING UNIT		689 Sq. Ft.

Z -

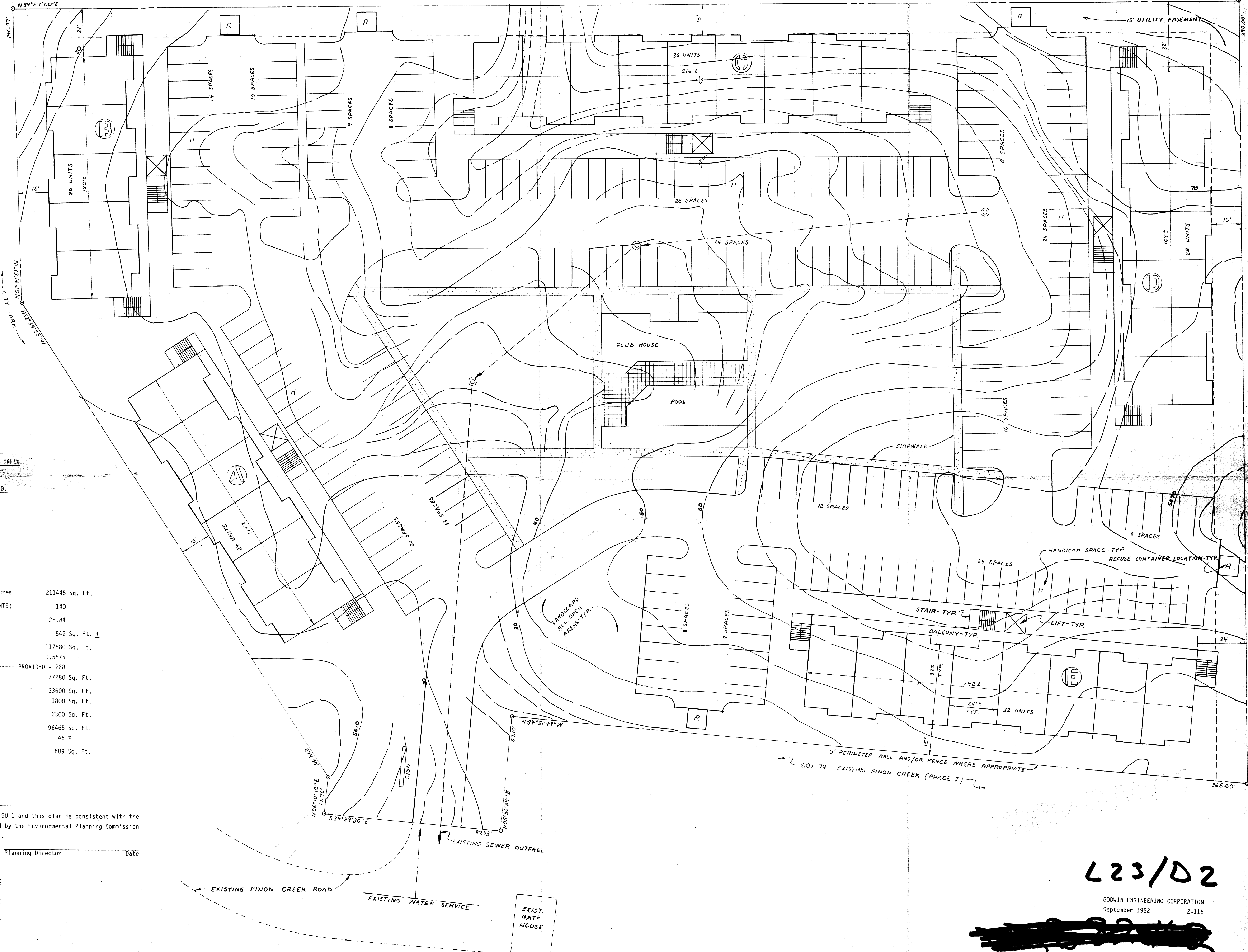
I certify that this area is zoned SU-1 and this plan is consistent with the specific development plan approved by the Environmental Planning Commission on _____, 19____.

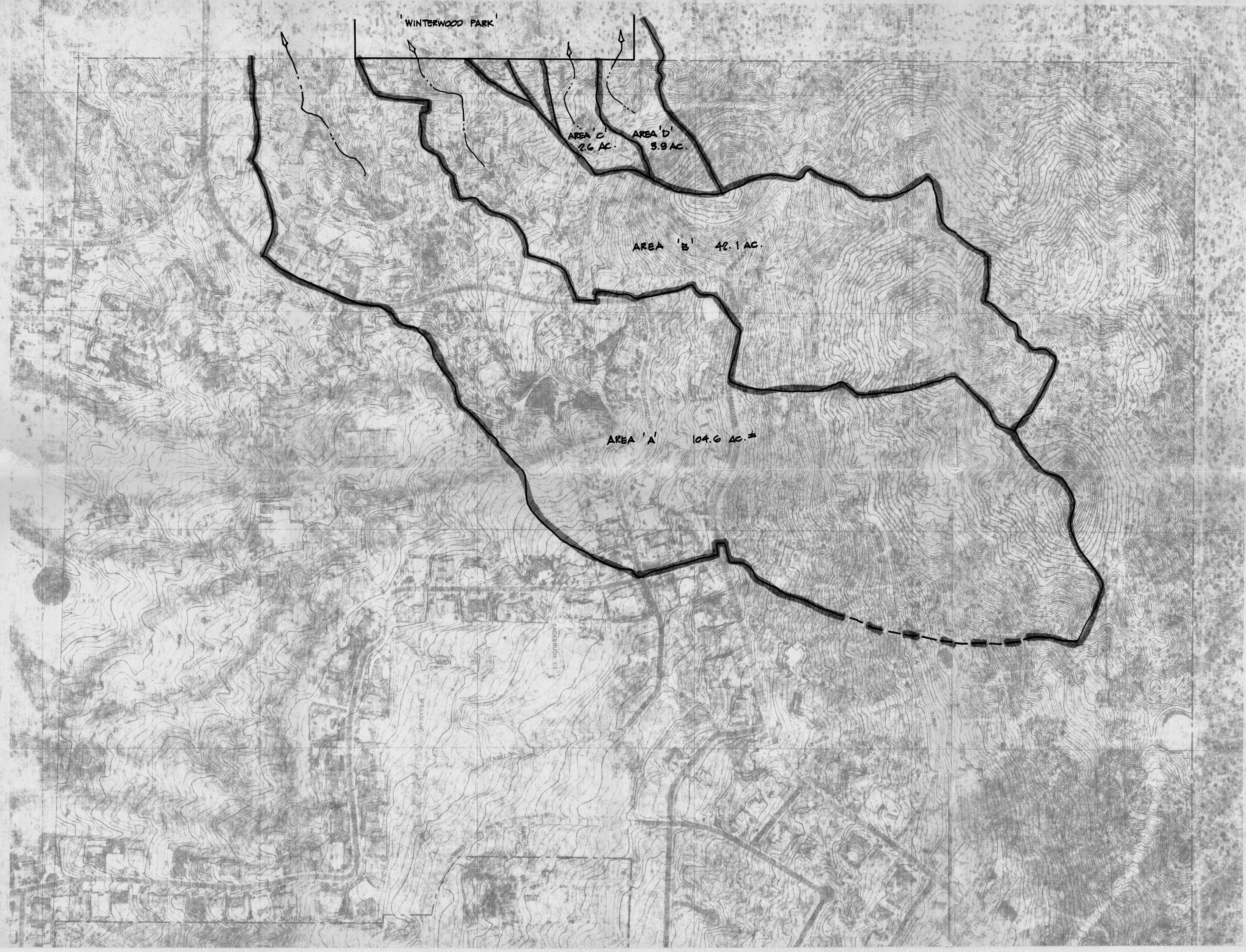
Approved as to requirements: _____ Planning Director _____ Date _____

Traffic Engineer _____ Date _____

City Engineer _____ Date _____

AMAFCA _____ Date _____





- LEGEND
- Horizontal Control Point
 - Horizontal and Vertical Control Points
 - Vertical Control and Bench Marks
 - Analytically Derived Control
 - Section Corner
 - Projected Section Corner
 - Section Line
 - Projected Section Line
 - Township and Range Line
 - Projected Township and Range Line
 - Municipal Boundary Line
 - Gratic Line
 - Index Contour
 - Intermediate Contour
 - Depression Contour
 - Spot Elevation

RELIEF MAP
SHOWING AREAS CONTRIBUTING
FLOWS THROUGH
'WINTERWOOD PARK'

