

PRELIMINARY GRADING & DRAINAGE PLAN

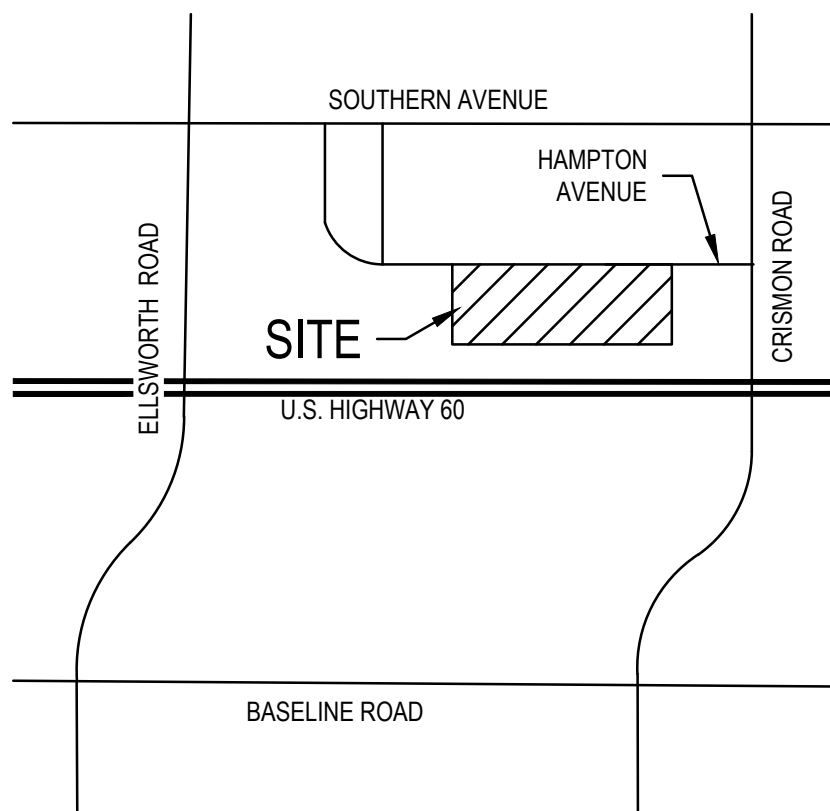
FOR

BELLA ENCANTA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEET 1 COVER SHEET
SHEETS 2-5 PRELIMINARY GRADING & DRAINAGE PLAN



VICINITY MAP

N.T.S.

OWNER/DEVELOPER

CRISMON BFC, LLC
C/O BELLA FLOR COMMUNITIES
1635 N. GREENFIELD RD. #115
MESA, ARIZONA 85205
CONTACT: HUDD HASSELL
PHONE: (602) 525-0000

ENGINEER

MATRIX DESIGN GROUP
2020 NORTH CENTRAL AVENUE, SUITE 1140
PHOENIX, ARIZONA 85004
CONTACT: DANIEL GONZALEZ P.E.
PHONE: (602) 288-8344

BENCHMARK

2012 CITY OF MESA BENCHMARK BRASS TAG TOP OF CURB SOUTHEAST CORNER OF SOUTH ELLSWORTH ROAD AND SOUTHERN AVENUE.

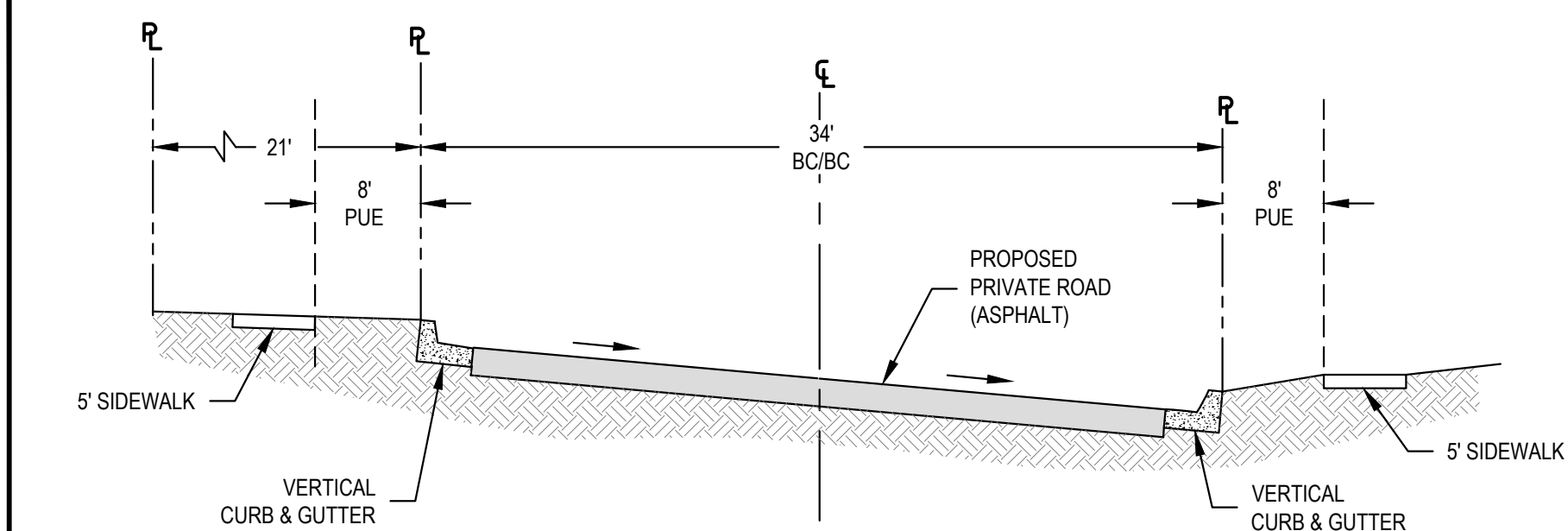
ELEVATION 1481.20 (NAVD88)

BASIS OF BEARING

MONUMENT LINE OF CRISMON ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, USING A BEARING OF NORTH 00 DEGREES 03 MINUTES 32 SECONDS WEST, AS PER THE RECORD OF SURVEY, BOOK 946 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOODZONE INFORMATION

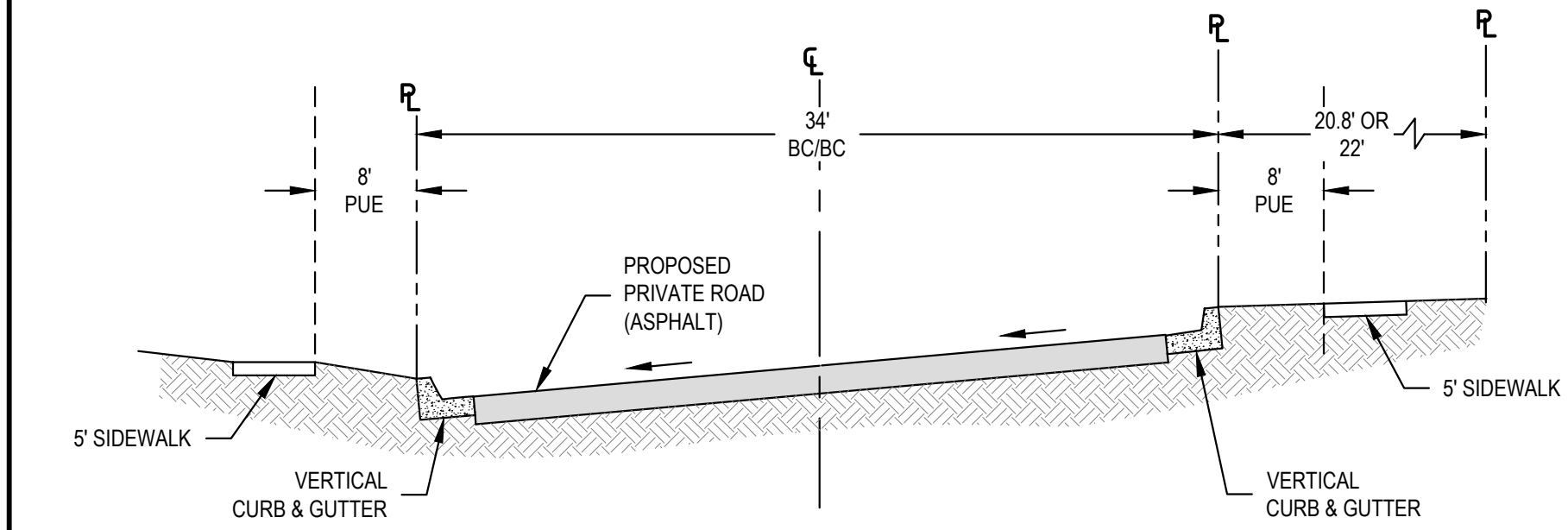
PER F.E.M.A. THIS PROJECT LIES WITHIN PANEL 04013C2315L, DATED OCTOBER 16, 2013. NO PRINTED PANEL PROVIDED IN THIS AREA.



THEME STREET

WEST SIDE OF AMENITY AREA (LOOKING NORTH)

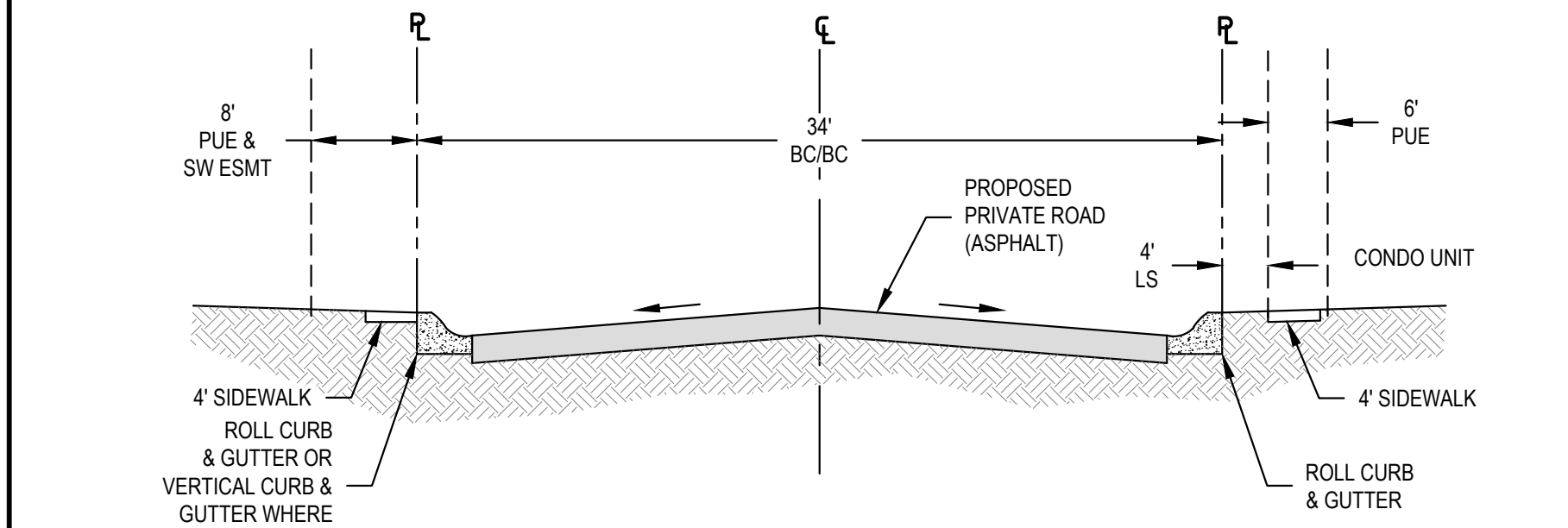
N.T.S.



THEME STREET

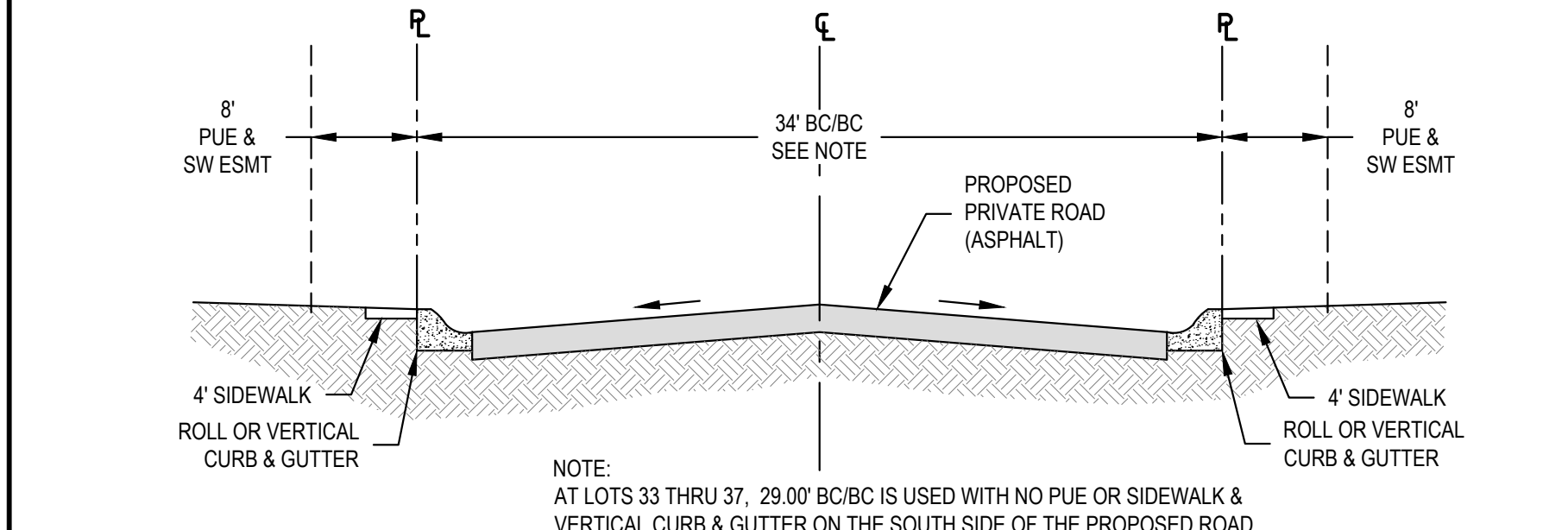
EAST SIDE OF AMENITY AREA (LOOKING NORTH)

N.T.S.



ROAD @ CONDOMINIUMS (LOOKING NORTH OR EAST)

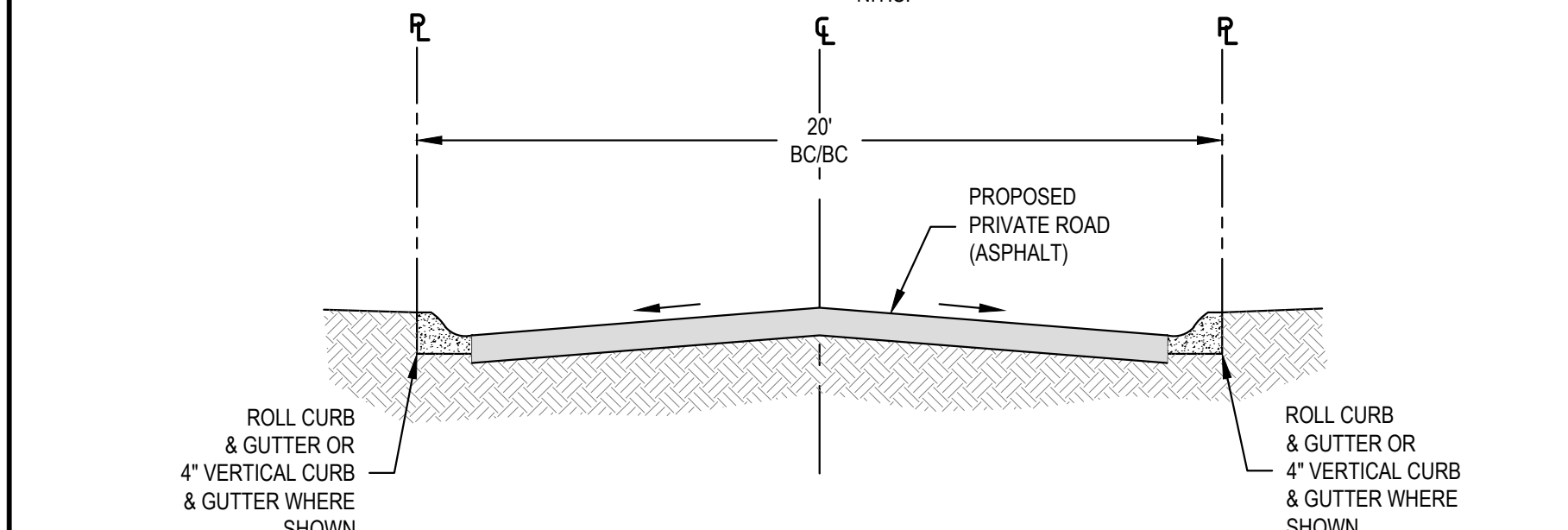
N.T.S.



NOTE:
AT LOTS 33 THRU 37, 29.00' BC/BC IS USED WITH NO PUE OR SIDEWALK & VERTICAL CURB & GUTTER ON THE SOUTH SIDE OF THE PROPOSED ROAD.

ALL OTHER ROADS (LOOKING NORTH OR EAST)

N.T.S.

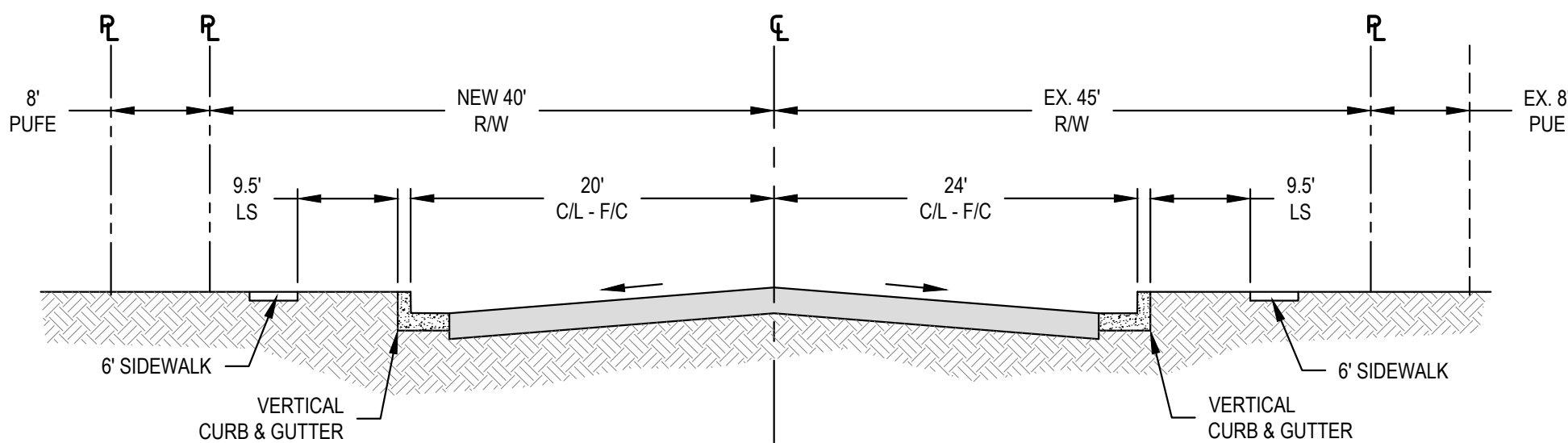


DRIVE AISLE @ CONDOMINIUMS (LOOKING NORTH)

N.T.S.

TRACT USE & AREA TABLE

TRACT	USE	AREA(SF)	AREA(AC)
A	PRIVATE ROADWAY, PARKING & P.U.E.	294,646.52	6.76
B	LANDSCAPE OPEN SPACE, RECREATION & RETENTION	82,290.55	1.89
C	LANDSCAPE OPEN SPACE & DRAINAGE	9,504.43	0.22
D	LANDSCAPE OPEN SPACE, RECREATION, DRAINAGE & CONDOMINIUM L.C.E.	132,837.62	3.05
E	LANDSCAPE OPEN SPACE, RECREATION & DRAINAGE	5,705.15	0.13
F	LANDSCAPE OPEN SPACE, RECREATION & RETENTION	68,270.61	1.57
G	LANDSCAPE OPEN SPACE, RECREATION & DRAINAGE	16,708.70	0.38
H	LANDSCAPE OPEN SPACE & DRAINAGE	12,144.15	0.28
I	LANDSCAPE OPEN SPACE	3,192.47	0.07
J	LANDSCAPE OPEN SPACE	3,084.22	0.07
K	LANDSCAPE OPEN SPACE	3,114.27	0.07
L	LANDSCAPE OPEN SPACE	2,280.26	0.05
M	LANDSCAPE OPEN SPACE	3,084.38	0.07
N	LANDSCAPE OPEN SPACE	2,859.35	0.07
O	LANDSCAPE OPEN SPACE	3,132.39	0.07
P	LANDSCAPE OPEN SPACE	2,816.33	0.06
Q	LANDSCAPE OPEN SPACE & RECREATION	3,740.18	0.09
R	LANDSCAPE OPEN SPACE	135.26	0.003
S	LANDSCAPE OPEN SPACE	135.26	0.003
T	LANDSCAPE OPEN SPACE	135.26	0.003
U	LANDSCAPE OPEN SPACE	3,297.95	0.08
V	LANDSCAPE OPEN SPACE	2,960.27	0.07
R/W	RIGHT OF WAY DEDICATED TO THE CITY OF MESA	78,557.64	1.80



HAMPTON AVE (LOOKING WEST)

N.T.S.

LEGEND & ABBREVIATIONS

	OFFSITE FLOW DIRECTION	A.P.N.	ASSESSOR'S PARCEL NUMBER
	FLOW DIRECTION	BC	BACK OF CURB
	EXISTING SEWER	DU	DWELLING UNITS
	EXISTING SEWER MANHOLE	R/W	RIGHT OF WAY
	EXISTING WATER	S/W	SIDEWALK
	EXISTING FIRE HYDRANT	SF	SQUARE FEET
	EXISTING/PROPOSED WATER VALVE	LS	LANDSCAPE
	EXISTING UNDERGROUND GAS PIPE	AC	ACRES
	EXISTING CONTOURS	W OR WTR	WATER
	CENTERLINE	S OR SEW	SEWER
	PROPOSED SEWER MANHOLE	P.U.E.	PUBLIC UTILITY EASEMENT
	PROPOSED SEWER	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
	PROPOSED SEWER-FORCE MAIN	FF	FINISH FLOOR
	PROPOSED FIRE HYDRANT	GB	GRADE BREAK
	PROPOSED WATER	LP/HP	LOW POINT HIGH POINT
	PROPERTY LINE	VG	VALLEY GUTTER
	MARICOPA COUNTY RECORDER	P	PAVEMENT
		EOG	END OF GARAGE

SITE DATA

TAX ASSESSOR'S PARCEL NUMBER(S)
200-80-002X
220-80-009B
220-80-009G
220-80-009H

EXISTING ZONING: NC & PEP

PROPOSED ZONING: RM-3 PAD (CONDOMINIUMS)
RSL 2.5 PAD (SINGLE FAMILY LOTS)

TYPE OF UNITS:
CONDOMINIUM UNITS: 126 UNITS (18 BLDGS)
SINGLE FAMILY LOTS: 123 LOTS

TOTAL NUMBER OF LOTS/UNITS: 249
PROJECTED POPULATION: (249 X 2.5) = 623 PERSONS

GROSS AREA: 1,404,000.06 SF ~ 32.23 AC
GROSS DENSITY (ALL UNITS/LOTS): 7.72 DU/AC

NET AREA: 1,325,442.93 SF ~ 30.43 AC
NET DENSITY (ALL UNITS/LOTS): 8.16 DU/AC

RM-3 AREA = 399,557.49 SF ~ 9.17 ACRES
RM-3 BUILDING COVERAGE = (8,002 SF X 18 BLDGS) / 399,957.49 SF = 36%
RSL 2.5 AREA = GROSS AREA - RM-3 AREA
RSL 2.5 AREA = 1,004,442.57 SF ~ 23.06 ACRES

RM-3 DENSITY = 126 UNITS / 9.17 AC = 13.74 DU/AC
RSL 2.5 DENSITY = 123 LOTS / 23.06 AC = 5.33 DU/AC

TOTAL OPEN SPACE (RSL 2.5 & RM-3-TRACTS B THRU V): 361,428.91 SF ~ 8.30 AC
% OPEN SPACE (GROSS): 25.8%
% OPEN SPACE (NET): 27.3%

RM-3 OPEN SPACE
PORTION OF TRACT B: 19,813.48 SF ~ 0.45 AC
PORTION OF TRACT C: 2,043.44 SF ~ 0.04 AC
PORTION OF TRACT D: 124,957.26 SF ~ 2.87 AC
RM-3 OPEN SPACE: 146,814.18 SF ~ 3.36 AC
%RM-3 OPEN SPACE: 36.6%

RSL 2.5 OPEN SPACE
TRACTS E THRU V PLUS
PORTION OF TRACT B: 62,477.07 SF ~ 1.43 AC
PORTION OF TRACT C: 7,460.98 SF ~ 0.17 AC
PORTION OF TRACT D: 7,880.36 SF ~ 0.18 AC
RSL 2.5 OPEN SPACE = (TOTAL OPEN SPACE) - (RM-3 OPEN SPACE)
RSL 2.5 OPEN SPACE: 214,614.85 SF ~ 4.93 AC
% RSL 2.5 OPEN SPACE: 21.4%

EASTERN LOTS (* DENOTES 60' WIDE LOT) 1 THRU 37 (37 TOTAL)	AREA (S.F.)
1	3,619
* 2	4,337
* LOTS 3-4 (2 X 4336)	8,672
5	3,613
6	3,708
7	4,163
8	3,602
* LOTS 9,14,16,19,21,24,26,29,31 (9 X 4740)	42,660
LOTS 10,12,33,35,37 (5 X 3600)	18,000
* LOTS 11,34,36 (3 X 4320)	12,960
LOTS 13,15,17,18,20,22,23,25,27,28,30,32 (12 X 3950)	47,400
TOTAL AREA (S.F.)	152,734

AVERAGE AREA OF EASTERN LOTS (S.F.)	AREA (S.F.)
38 THRU 123 (86 TOTAL)	4,128

WESTERN LOTS (* DENOTES 60' WIDE LOT) 38 THRU 123 (86 TOTAL)	AREA (S.F.)
LOTS 38,40,43,44,46,49 - 55 62,63,65,80,82 - 85, 87-91 (25 X 3600)	90,000
* LOTS 39,45,64,81,86,92,108 (7 X 4320)	30,240
LOTS 41 & 102 (2 X 3605)	7,210
* 47	4,318
* LOTS 56,58,67,73,78,110,111,113,114 (9 X 4740)	42,660
LOTS 57,59-61,66,68-72,74-77,79,109,112,115 (18 X 3950)	71,100
42	3,526
93	3,561
94	4,196
95	3,717
96	3,609

WESTERN LOTS (* DENOTES 60' WIDE LOT) 38 THRU 123 (86 TOTAL))	AREA (S.F.)
* 97	4,330
LOTS 98-100 (3 X 3607)	10,821
* 101	4,327
* 103	4,325
LOTS 104-105 (2 X 3603)	7,206
* 106	4,323
107	3,602
* LOTS 9,14,16,19,21,24,26,29,31 (9 X 4740)	42,660
* 117	4,770
* 118	4,757
* 119	4,763
* 120	4,329
* 121	4,781
122	3,989
* 123	5,265

AVERAGE AREA OF WESTERN LOTS (S.F.)	AREA (S.F.)
38 THRU 123 (86 TOTAL)	4,002

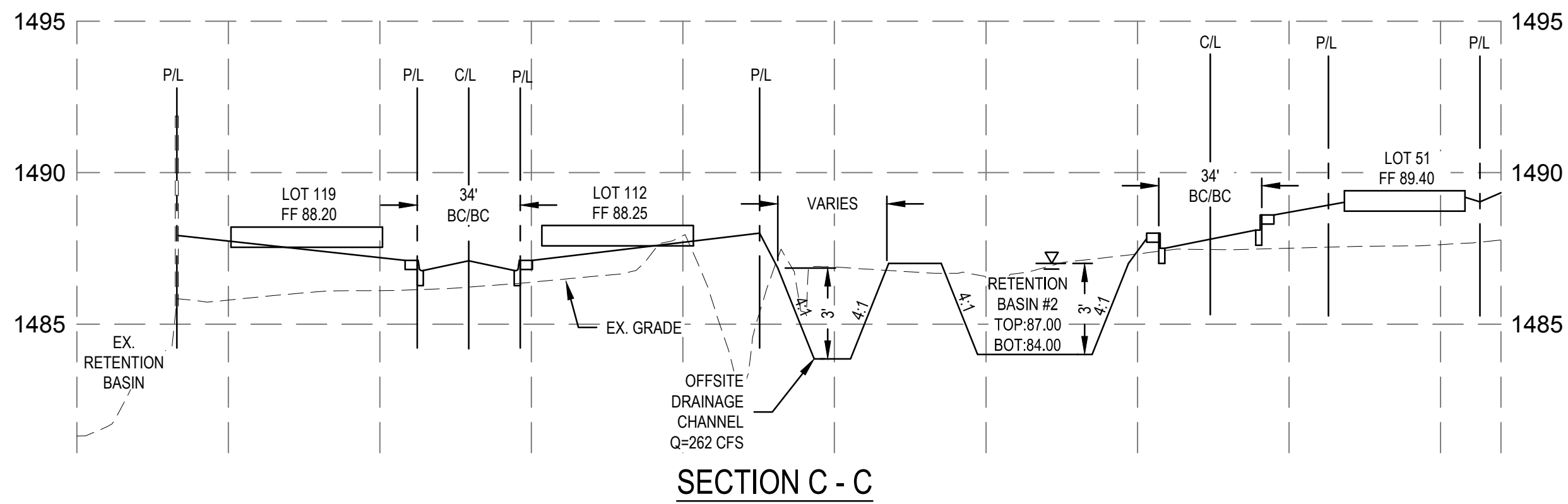
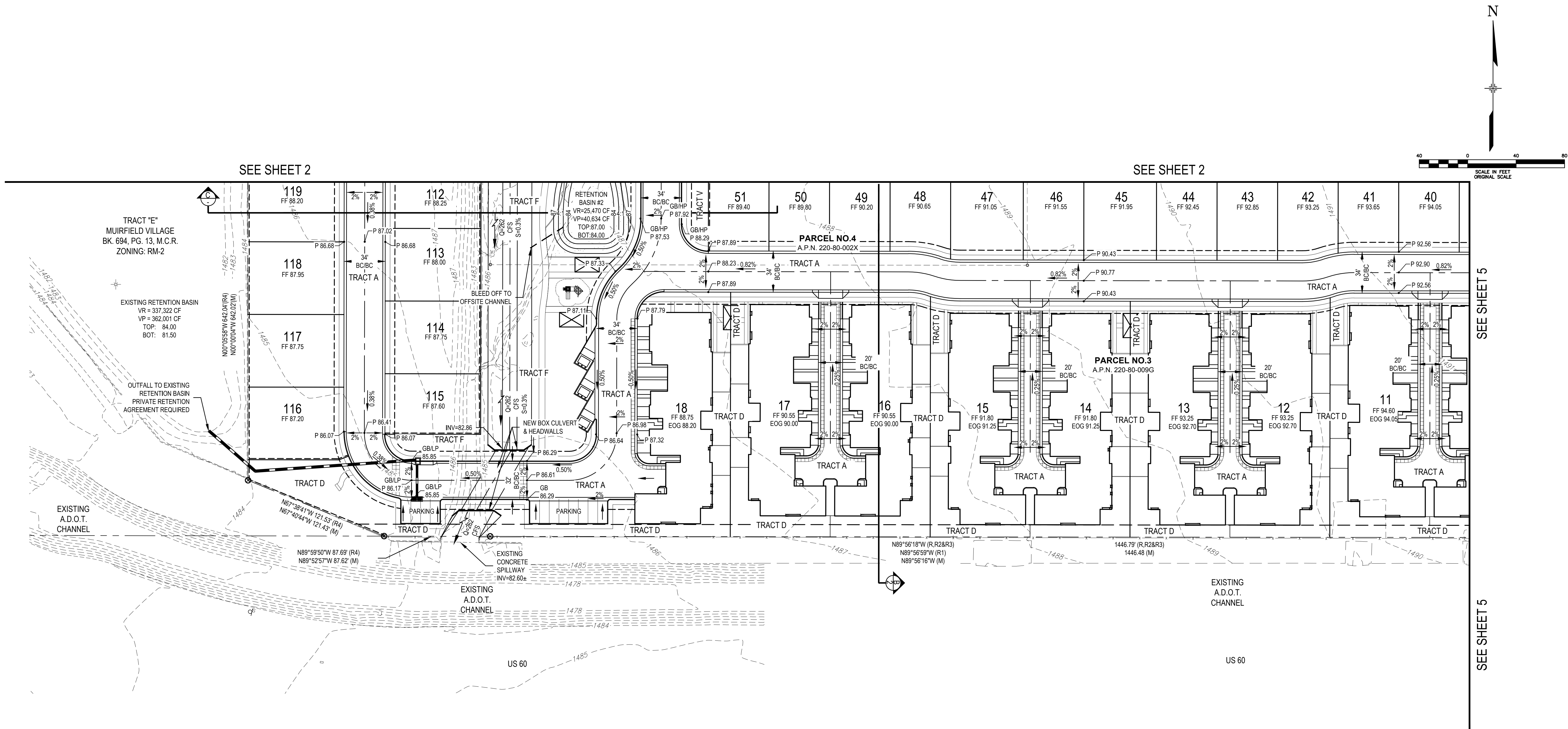
BELLA ENCANTA TOTALS	AREA (S.F.)
EASTERN LOT TOTAL AREA	152,734
WESTERN LOT TOTAL AREA	344,161
TOTAL LOT AREA (S.F.)	496,895
AVERAGE LOT SIZE IN SUBDIVISION (123 LOTS)	4,038

REFERENCE DRAWINGS					
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REVISIONS					
COMPUTER FILE MANAGEMENT					
FILE NAME: L:\18.980.001 (Bella Encanta)\100 Dwg\104 Plan Sets\PRELIM GRADING\17-803-PGD-001.dwg					
CTB FILE: ----					
PLOT DATE: August 31, 2018 3:06:14 PM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

SHEET KEY	



MESA, AZ			
CRISMON BFC LLC PRELIMINARY GRADING & DRAINAGE PLAN			
BELLA ENCANTA			
DESIGNED BY:	MJL	SCALE:	DATE ISSUED:
DRAWN BY:	MJL	HORIZ: NONE	8-31-18
CHECKED BY:	DSG	VERT: NONE	1 OF 5
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.980.001		DRAWING No. PGD-001	



REFERENCE DRAWINGS			
X-880-PR-BASE X-880-EX-TOPO 0679-C-Site-Model MATRIX MOD X-803-EX-ALTA X-803-EX-ALTA SEAL, DESG W SIG PRE GD X-880-PR-SECT 8-30-2018 bella encanta - CLS X-880-EX-TOPO-SEWER x-parking and trash			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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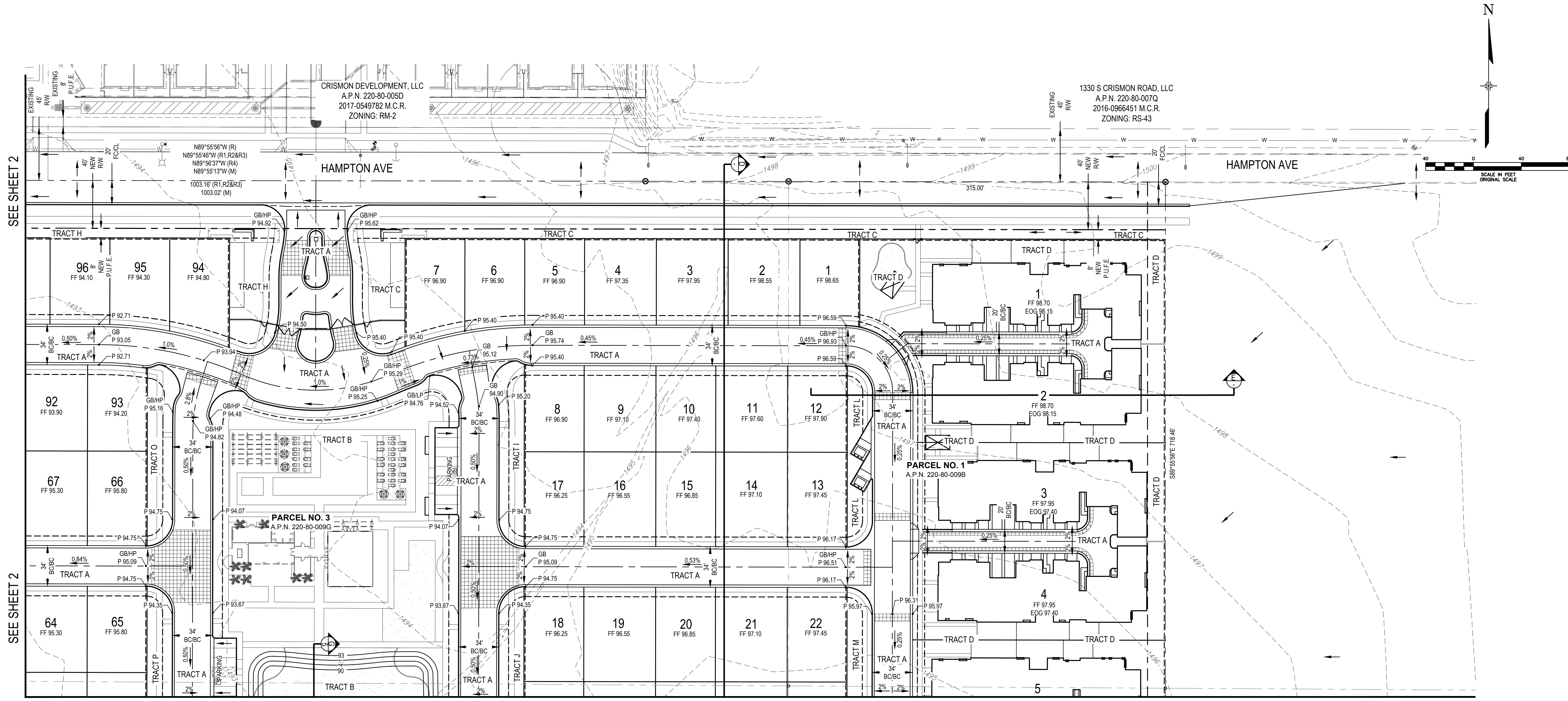
SHEET KEY	
N	

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL
41932
DANIEL S. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/31/20

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.980.001

MESA, AZ			
CRISMON BFC LLC PRELIMINARY GRADING & DRAINAGE PLAN			
BELLA ENCANTA			
DESIGNED BY:	MJL	SCALE:	DATE ISSUED:
DRAWN BY:	MJL	HORIZ. 1" = 40'	8-31-18
CHECKED BY:	DSG	VERT. NONE	SHEET 3 OF 5
			DRAWING No. PGD-003

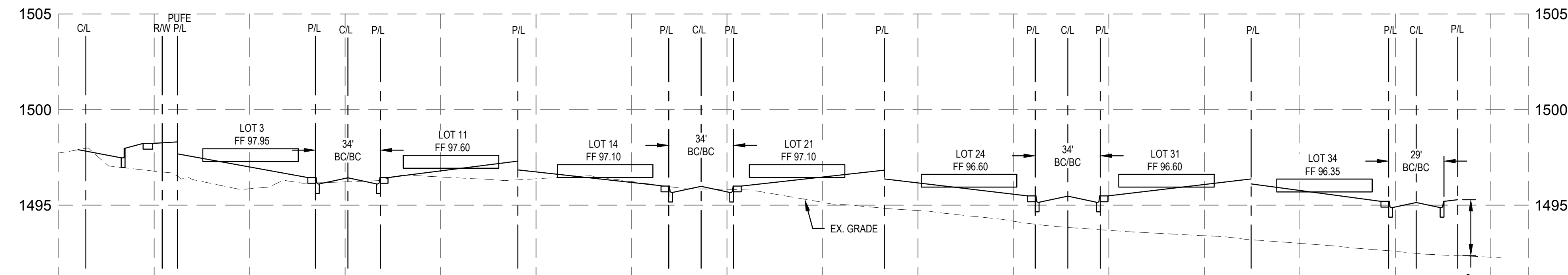


SEE SHEET 2

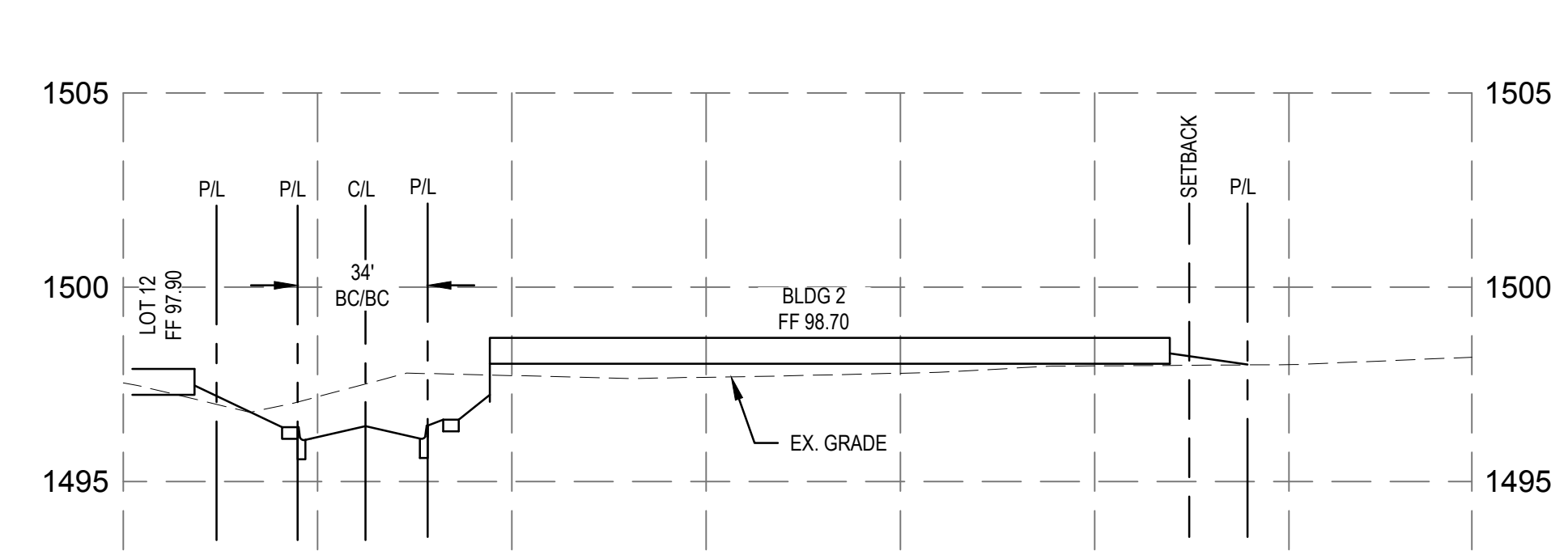
SEE SHEET 2

SEE SHEET 5

SEE SHEET 5



SECTION D - D



SECTION E - E

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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SHEET KEY

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL

MESA, AZ

CRISMON BFC LLC
PRELIMINARY GRADING & DRAINAGE PLAN

BELLA ENCANTA

DESIGNED BY:	MJL	SCALE:	DATE ISSUED:	8-31-18
DRAWN BY:	MJL	HORIZ:	1" = 40'	
CHECKED BY:	DSG	VERT:	NONE	
PROJECT No.	18.980.001	SHEET	4 OF 5	DRAWING No. PGD-004

