

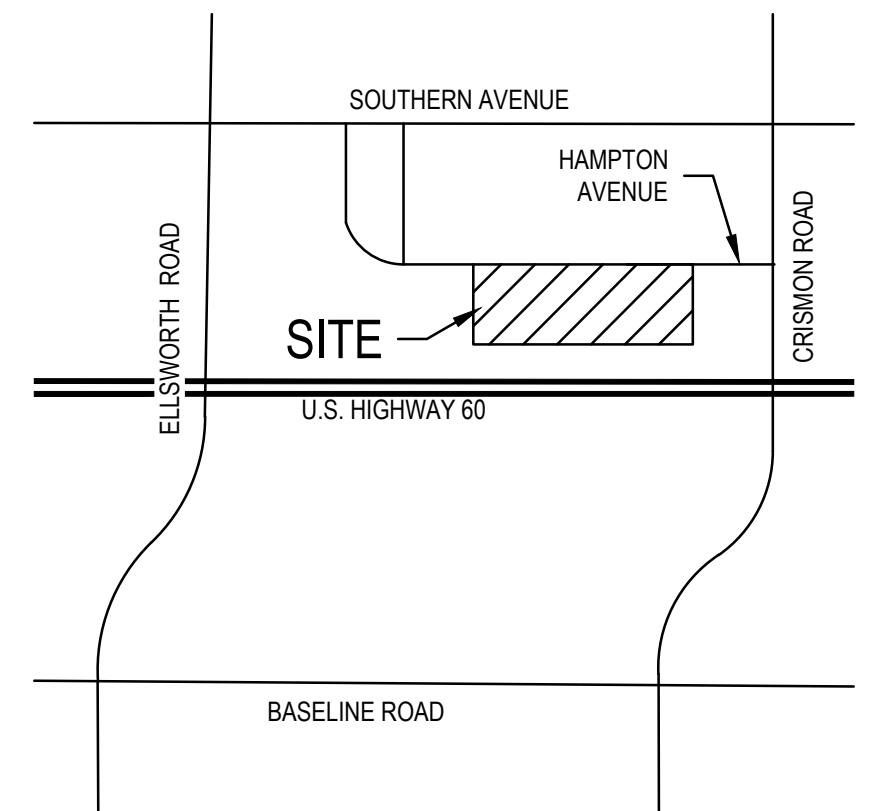
PRELIMINARY GRADING & DRAINAGE PLAN

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.

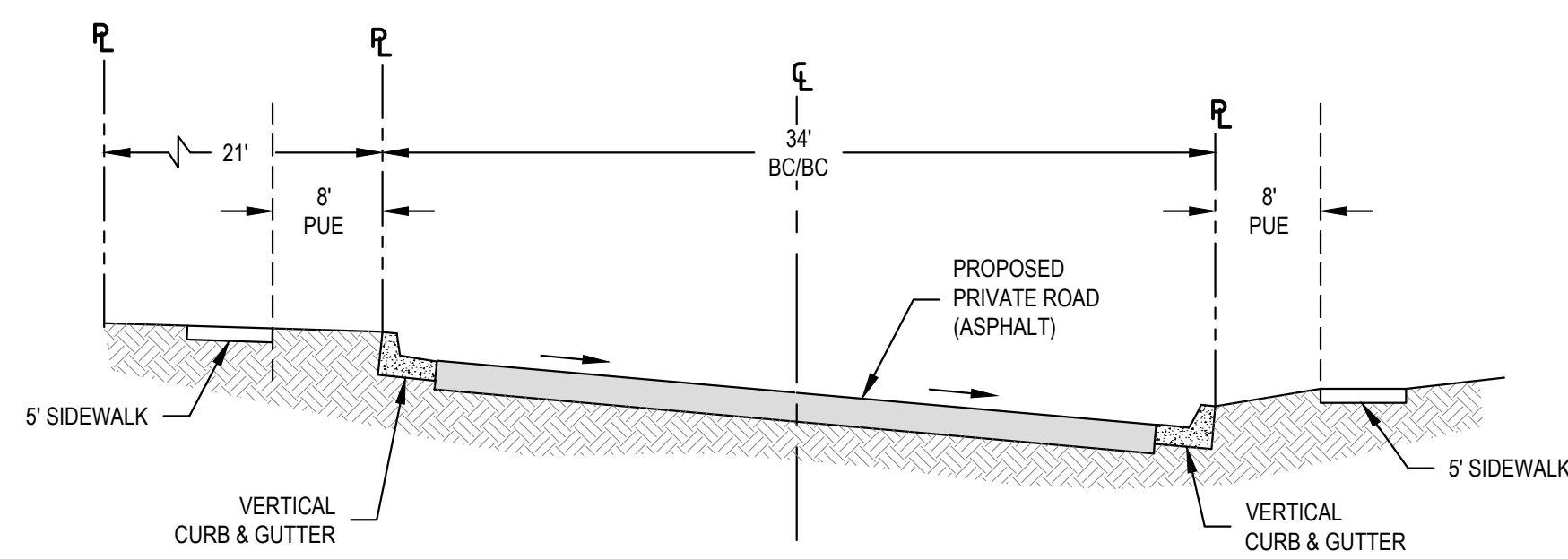
ELEVATION 1481.20 (NAVD88)

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

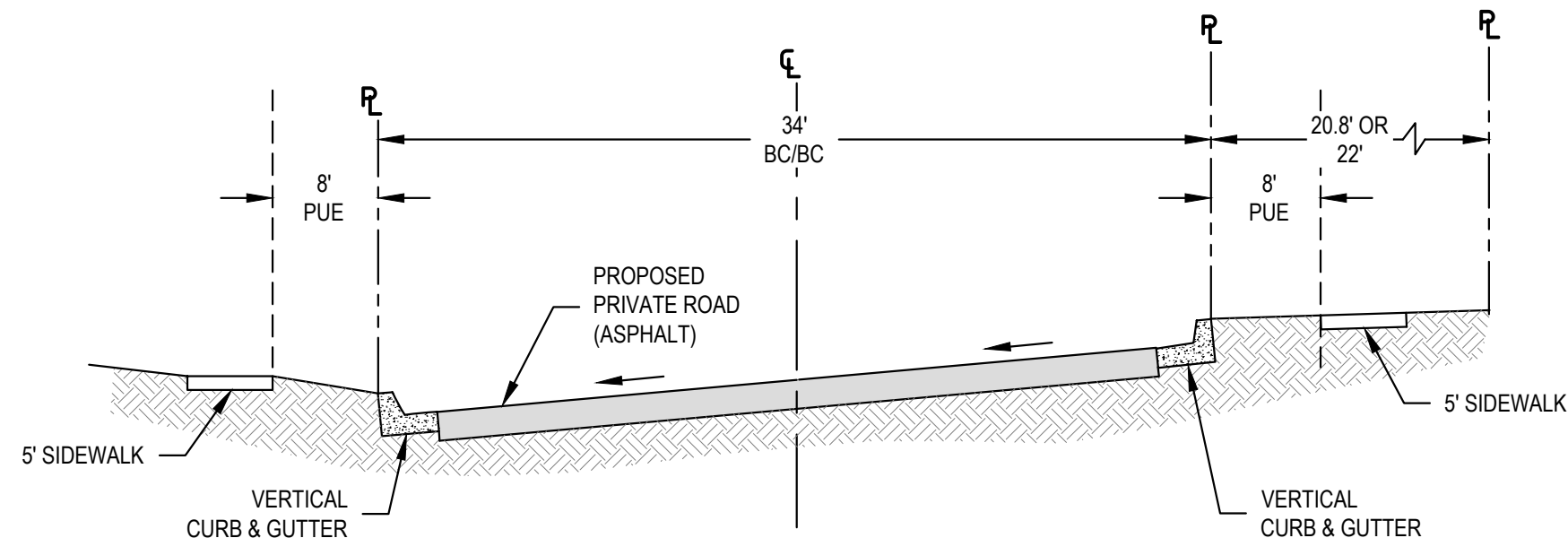
PER F.E.M.A. THIS PROJECT LIES WITHIN PANEL 04013C2315L, DATED OCTOBER 16, 2013. NO PRINTED PANEL PROVIDED IN THIS AREA.



THEME STREET

WEST SIDE OF AMENITY AREA (LOOKING NORTH)

N.T.S.



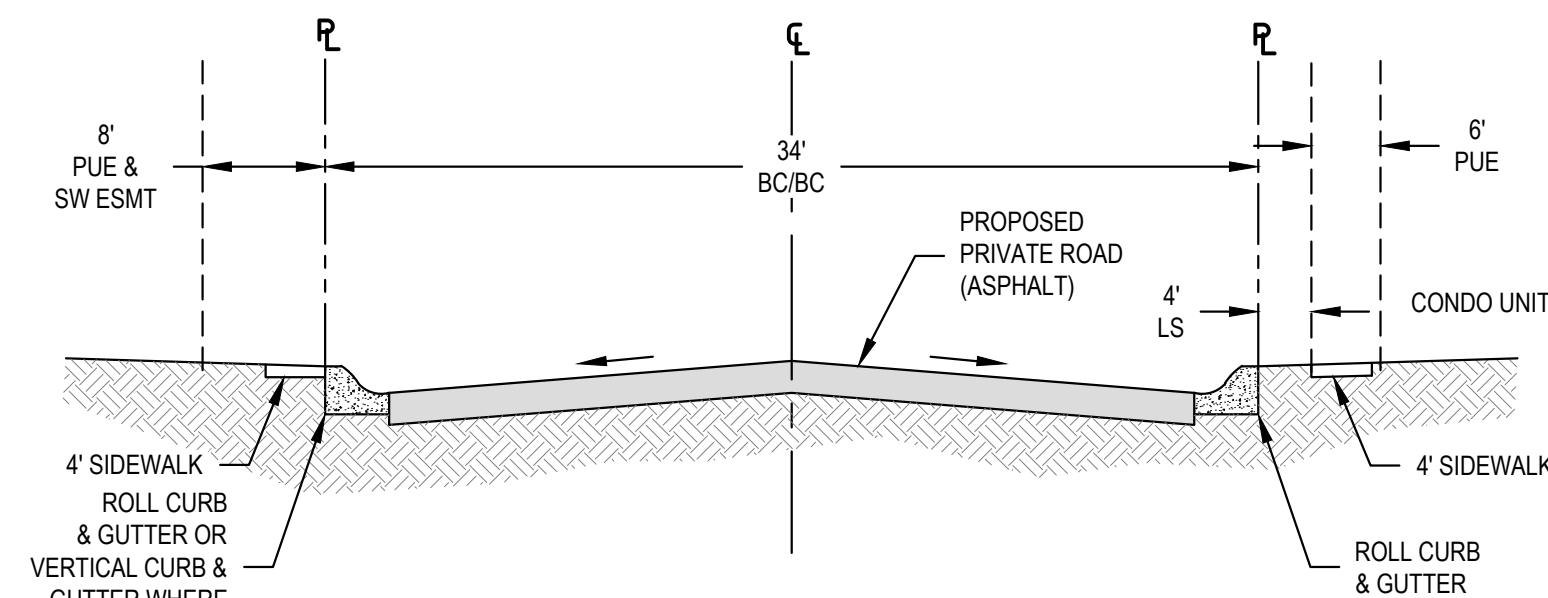
THEME STREET

EAST SIDE OF AMENITY AREA (LOOKING NORTH)

N.T.S.

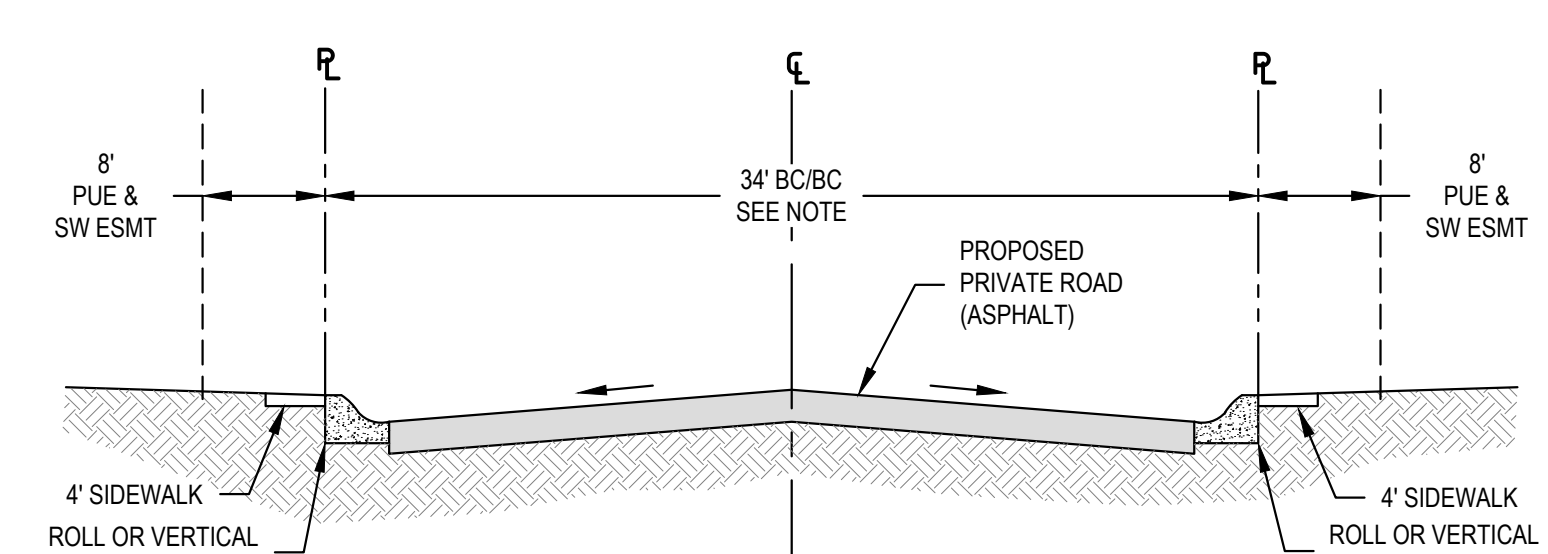
TRACT USE & AREA TABLE

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, DRAINAGE & 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



ROAD @ CONDOMINIUMS (LOOKING NORTH OR EAST)

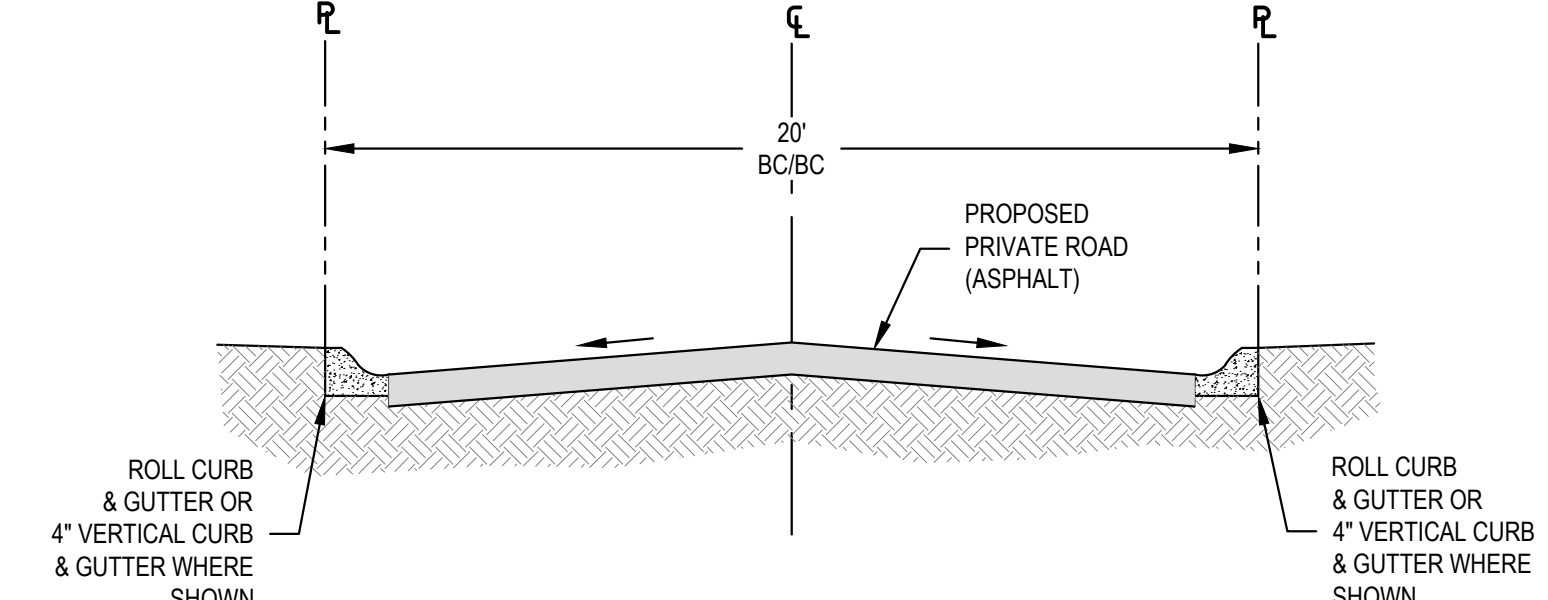
N.T.S.



ALL OTHER ROADS (LOOKING NORTH OR EAST)

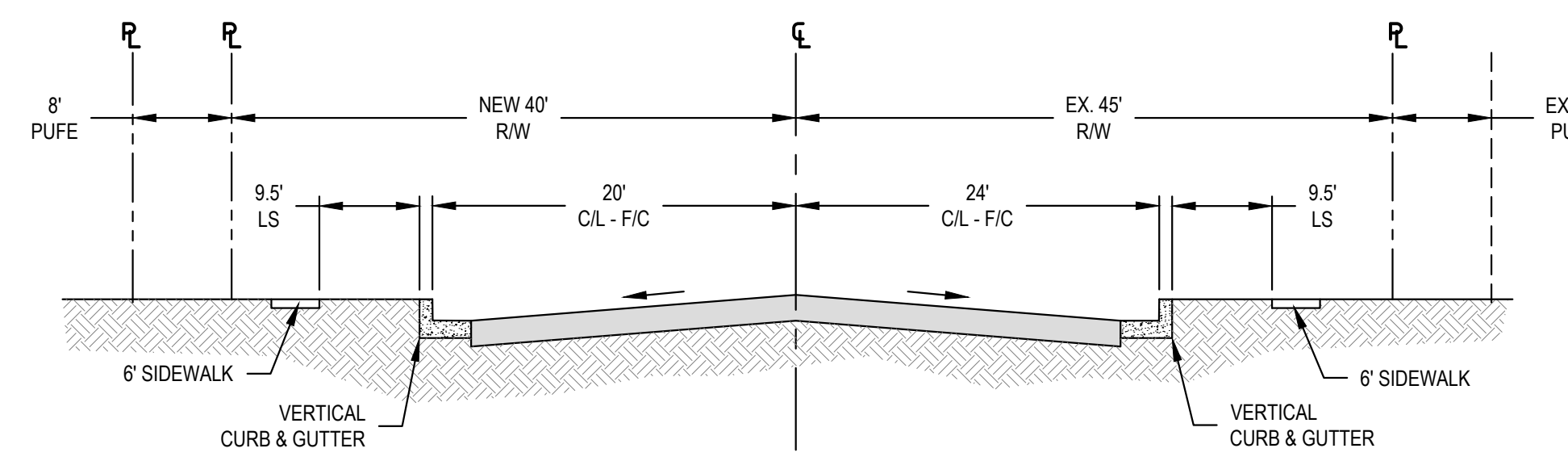
NOTE:
AT LOTS 33 THRU 37, 29.00' BC/BC IS USED WITH NO PUE OR SIDEWALK & VERTICAL CURB & GUTTER ON THE SOUTH SIDE OF THE PROPOSED ROAD.

N.T.S.



DRIVE AISLE @ CONDOMINIUMS (LOOKING NORTH)

N.T.S.



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): 8.18 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)		WESTERN LOTS (* DENOTES 60' WIDE LOT)	
1 THRU 37 (37 TOTAL)	AREA (S.F.)	38 THRU 123 (86 TOTAL)	AREA (S.F.)
1	3,619	* 97	4,330
* 2	4,337	LOTS 98-100 (3 X 3607)	10,821
* LOTS 3-4 (2 X 4336)	8,672	* 101	4,327
5	3,613	* 103	4,325
6	3,708	LOTS 104-105 (2 X 3603)	7,206
7	4,163	* 106	4,323
8	3,602	107	3,602
* LOTS 9,14,16,19,21,24,26,29,31 (9 X 4740)	42,660	* 116	4,770
LOTS 10,12,33,35,37 (5 X 3600)	18,000	* 117	4,751
* LOTS 11,34,36 (3 X 4320)	12,960	* 118	4,757
LOTS 13,15,17,18,20,22,23,25,27,28,30,32 (12 X 3950)	47,400	* 119	4,763
TOTAL AREA (S.F.)	152,734	* 120	4,329
AVERAGE AREA OF EASTERN LOTS (S.F.)	4,128	* 121	4,781
WESTERN LOTS (* DENOTES 60' WIDE LOT)		122	3,989
38 THRU 123 (86 TOTAL)	AREA (S.F.)	TOTAL AREA (S.F.)	344,161
LOTS 38,40,43,44,46,49 - 55 62,63,65,80,82 - 85, 87-91 (25 X 3600)	90,000	AVERAGE AREA OF WESTERN LOTS (S.F.)	4,002
* LOTS 39,45,64,81,86,92,108 (7 X 4320)	30,240		
LOTS 41 & 102 (2 X 3605)	7,210		
* 47	4,318		
48	3,685		
* 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		
BELLA ENCANTA TOTALS	AREA (S.F.)		
TRACTS E THRU V PLUS	42	3,526	
PORTION OF TRACT B: 62,477.07 SF - 1.43 AC	93	3,561	
PORTION OF TRACT C: 7,460.98 SF - 0.17 AC	94	4,196	
PORTION OF TRACT D: 7,880.36 SF - 0.18 AC	95	3,717	
RSL 2.5 OPEN SPACE = (TOTAL OPEN SPACE) - (RM-3 OPEN SPACE)	96	3,609	
RSL 2.5 OPEN SPACE: 214,614.85 SF - 4.93 AC			
% RSL 2.5 OPEN SPACE: 21.4%			

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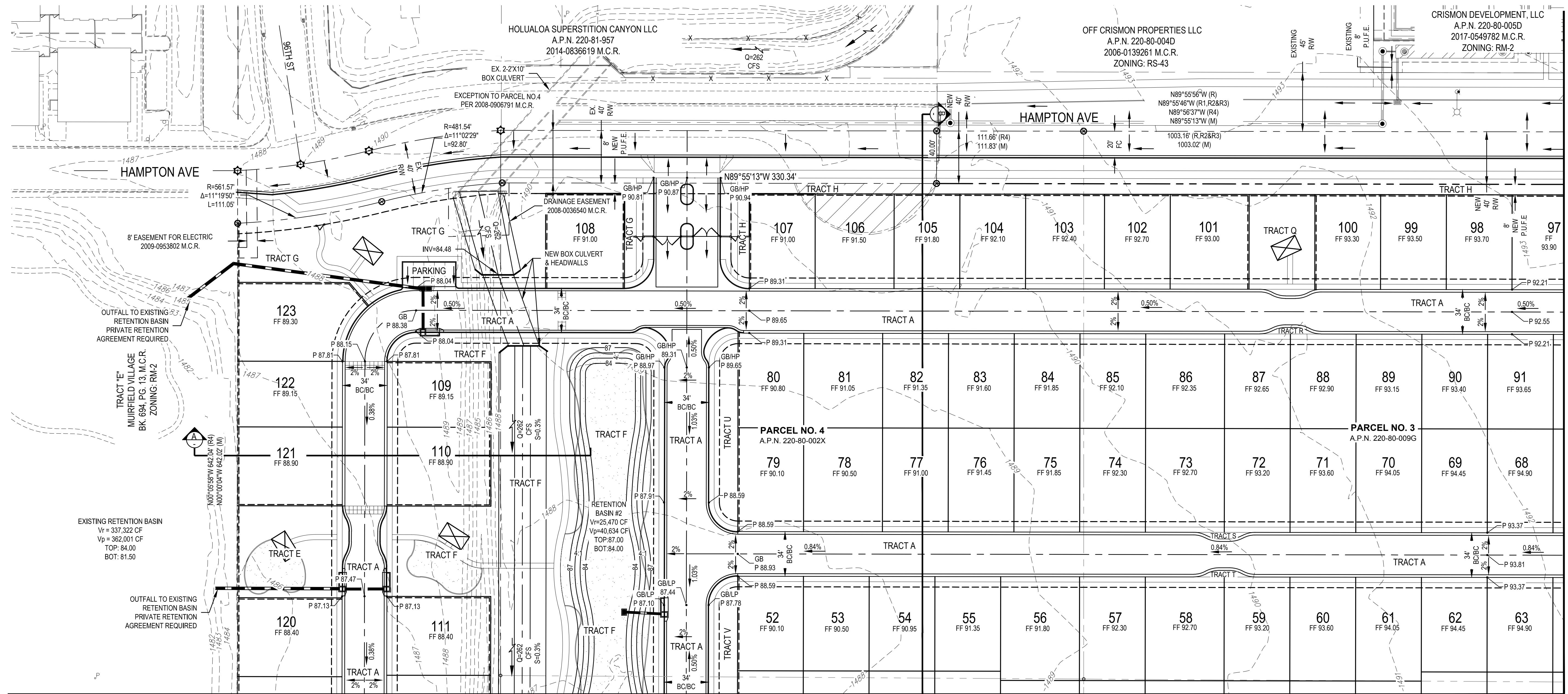
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

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

MESA, AZ
CRISMON BFC LLC
PRELIMINARY GRADING & DRAINAGE PLAN

BELLA ENCANTA

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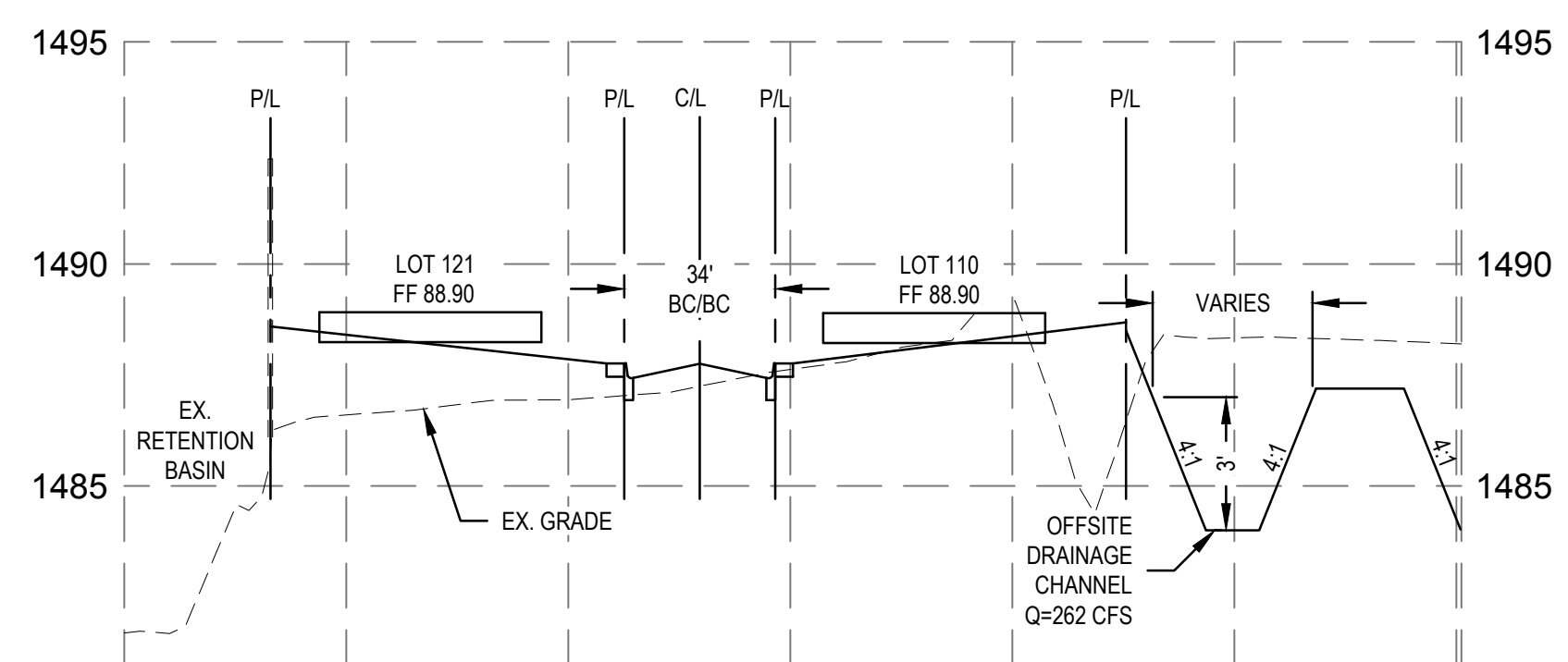


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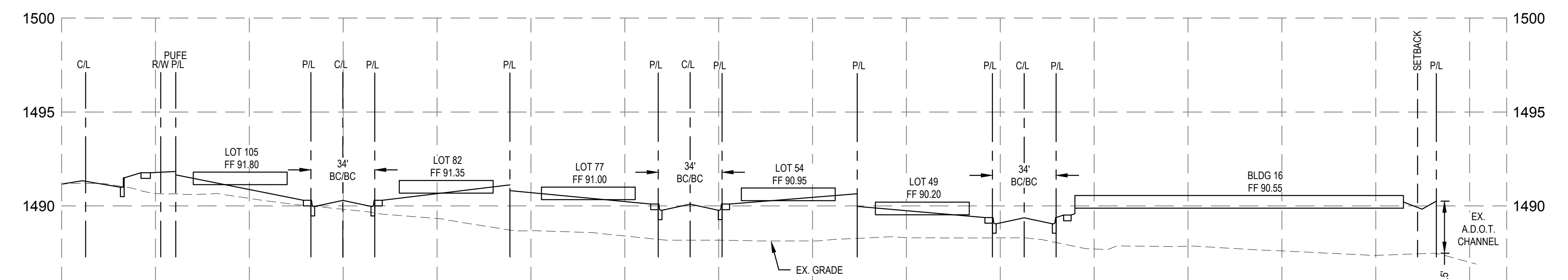
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SEE SHEET 3

SEE SHEET 3



SECTION A - A



SECTION B - B

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X-880-EX-TOPO			
0579-C-Site-Model MATRIX MOD			
X-803-EX-ALTA			
X-MID24x36			
SEAL, DSG W/ SIG PRE GD			
X-880-PR-SECT			
8-30-2018 bella encanta - CLS			
X-880-EX-TOPO-SEWER			
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*hardscape_BE			
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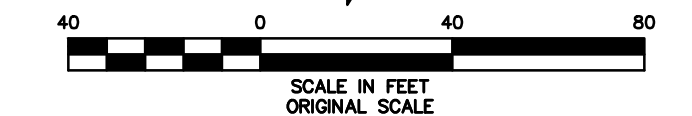
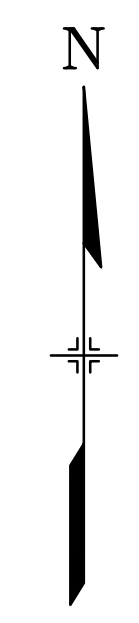


 FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 18.980.001

MESA, AZ
 CRISMON BFC LLC
 PRELIMINARY GRADING & DRAINAGE PLAN

BELLA ENCANTA

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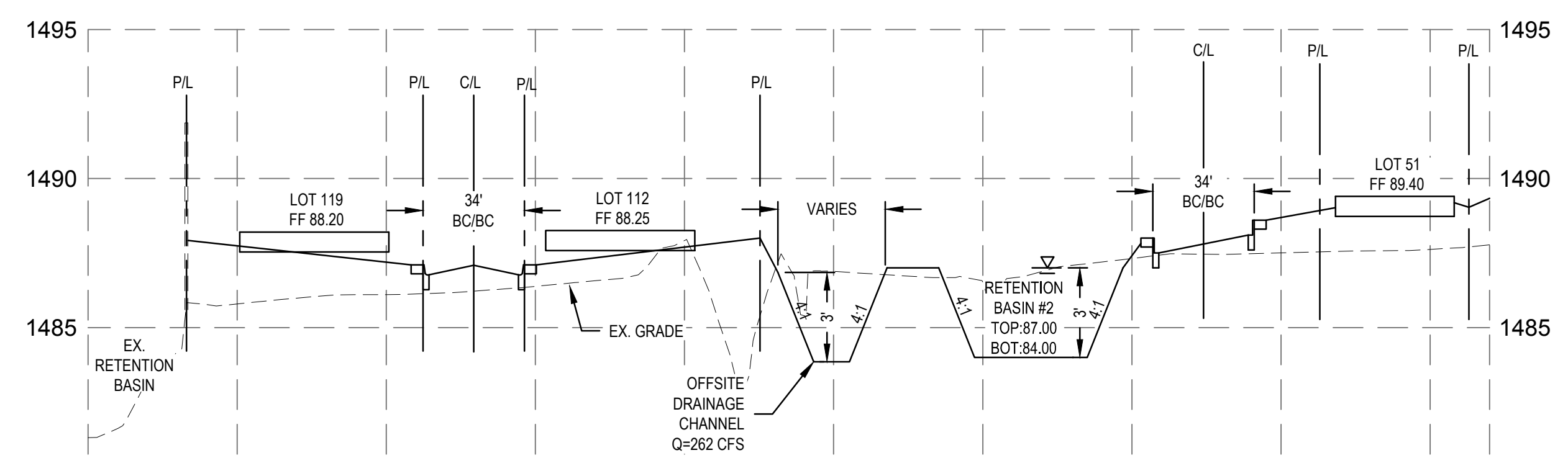
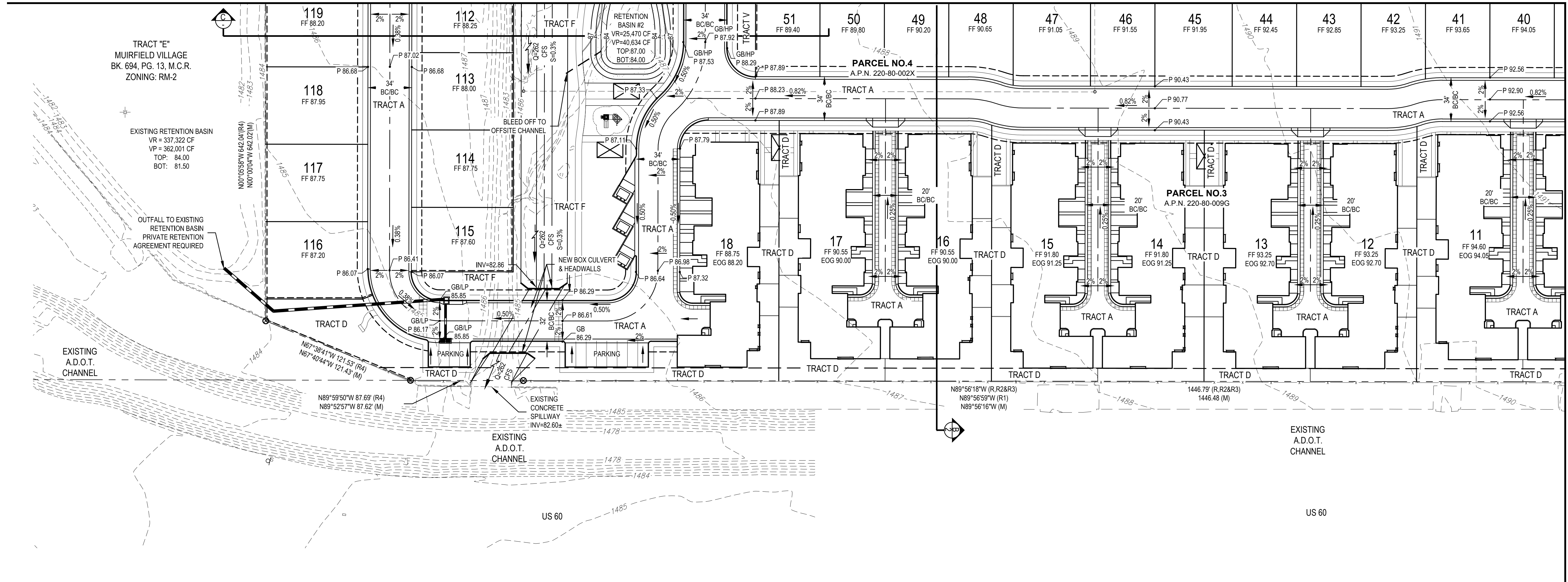


SEE SHEET 2

SEE SHEET 2

SEE SHEET 5

SEE SHEET 5



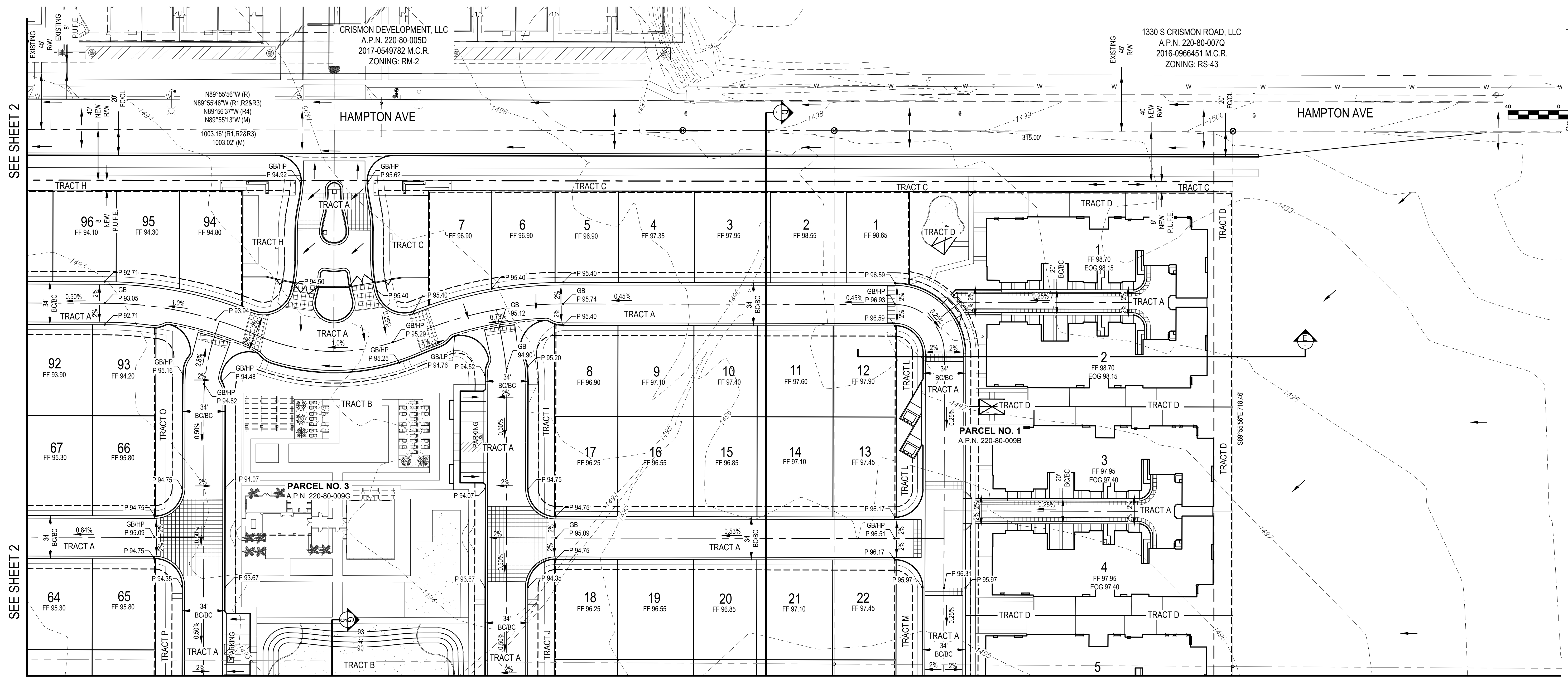
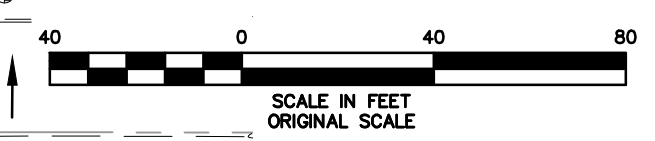
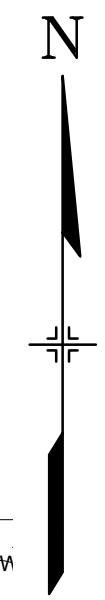
SECTION C - C

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CRISMON BFC LLC PRELIMINARY GRADING & DRAINAGE PLAN			
BELLA ENCANTA			
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CHECKED BY:	DSG	VERT:	1" = 40'
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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.980.001			

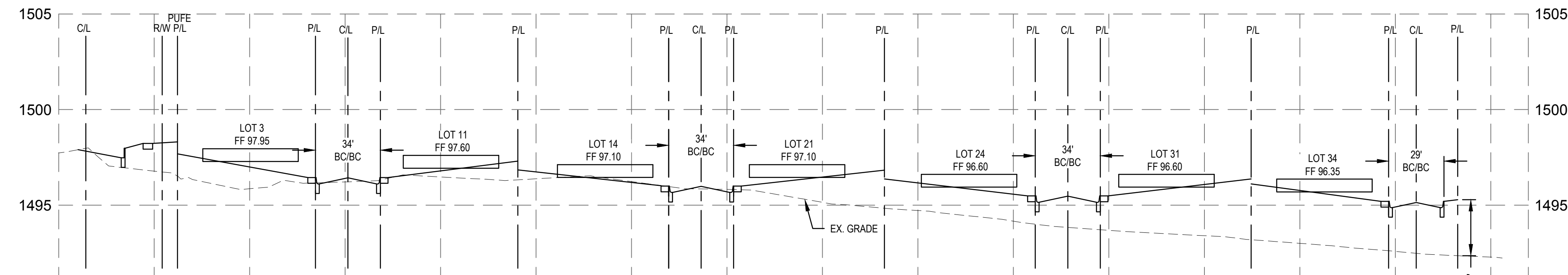


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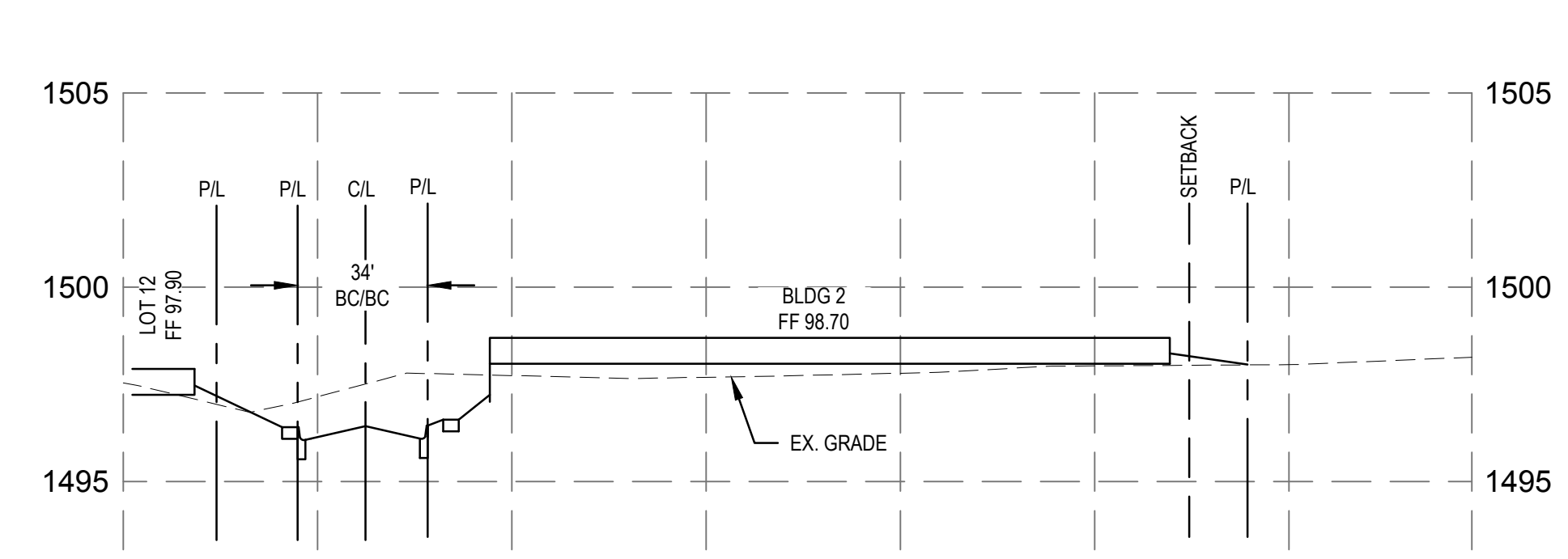
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SECTION D - D



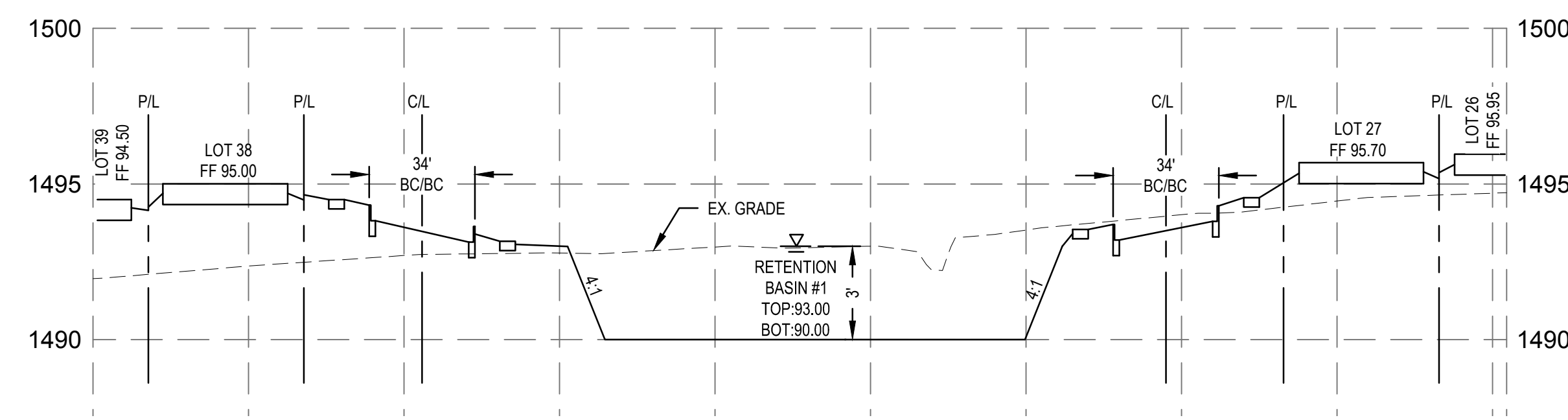
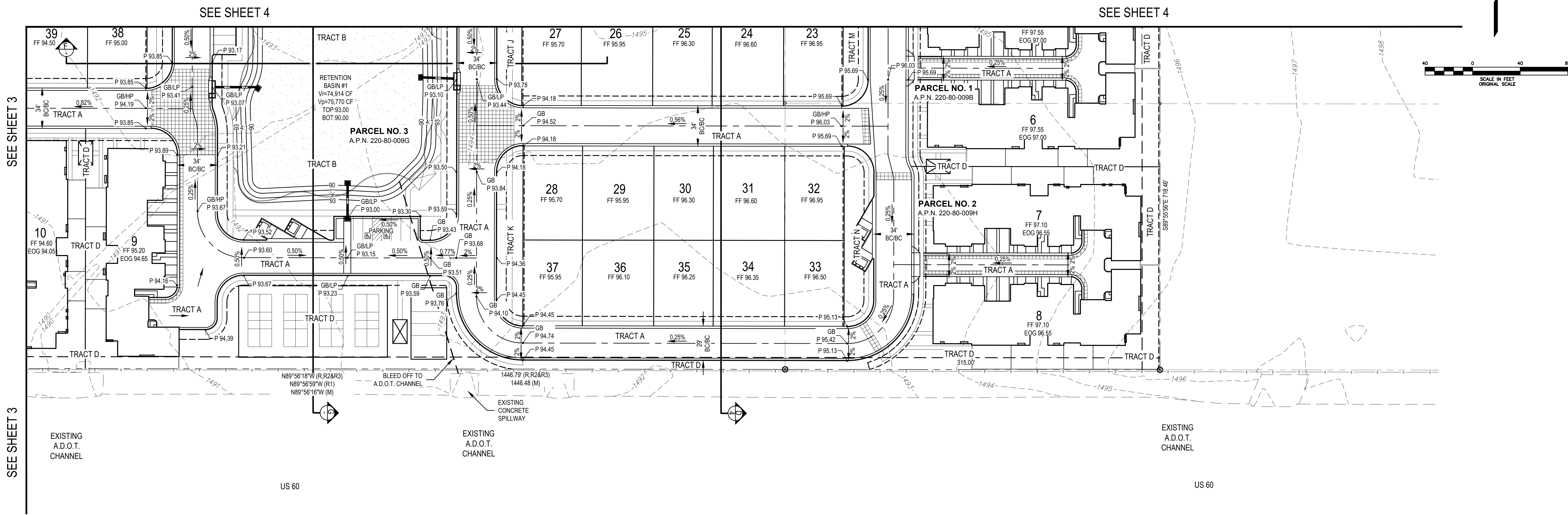
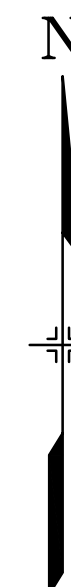
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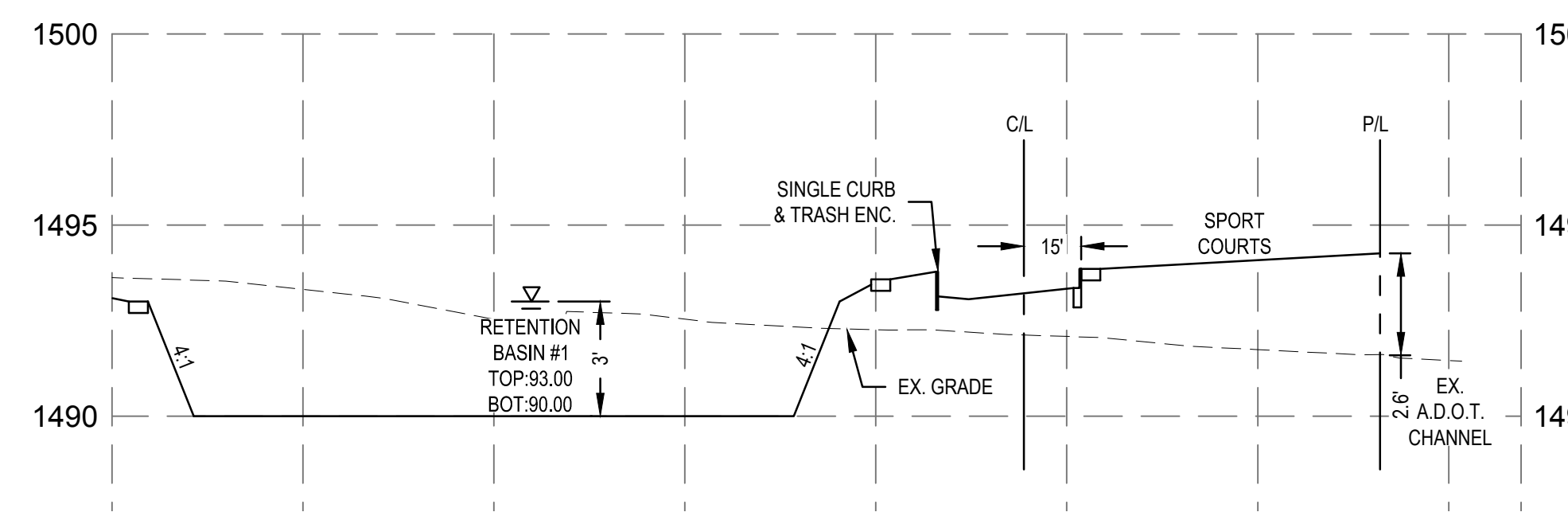
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MESA, AZ			
CRISMON BFC LLC PRELIMINARY GRADING & DRAINAGE PLAN			
BELLA ENCANTA			
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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.980.001			DRAWING No. PGD-004



SECTION F - F



SECTION G - G

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SHEET KEY	
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SEAL

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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:
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