

# PRELIMINARY SITE PLAN FOR SUNVALLEY VILLAGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

## TYPICAL LOT DETAIL

SCALE: 1"=20'

"LAS PALMAS MOBILE HOME PARK"  
APN-218-13-006N  
MOBILE HOME PARK  
ZONING: RM-4

## ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.  
D & M ENGINEERING  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, ARIZONA 85281  
PHONE: (480) 350-9590  
FAX: (480) 350-9486

## APPLICANT

BOTTOM LINE INVESTMENTS, LTD.  
PINNACLE INCOME INVESTORS, LLC.

## BENCHMARK

BRASS TAG AT THE TOP OF CURB AT THE  
SOUTHWEST CORNER OF POWER ROAD AND MAIN  
STREET.

## SITE DATA

NET AREA: 6.88 AC (TO PROPOSED RIGHT OF WAY)  
PROPOSED LOTS: 96  
EXISTING ZONING: LC  
PROPOSED ZONING: RM-4 PAD  
APN: 218-13-005C & 005F  
DENSITY (NET): 13.95 DU./AC.  
OPEN SPACE: 2.442 AC

## RETENTION CALCS

RET. REQ'D = 299,658x2.15x0.85/12 = 45,635 C.F.

RET. PROV. = 48,149 C.F.

## LEGAL DESCRIPTION

PARCEL NO. 1:  
THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST ALONG THE MID-SECTION OF SAID SECTION 19, A DISTANCE OF 153.73 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 57.09 FEET, TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD WITH THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 24 MINUTES 10 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, A DISTANCE OF 556.54 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 14.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 21 MINUTES 45 SECONDS AND AN ARC LENGTH OF 82.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19 DEGREES 43 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 45 SECONDS, AND AN ARC LENGTH OF 255.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 26.64 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 29 MINUTES 02 SECONDS AND AN ARC LENGTH OF 92.90 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.22 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD; THENCE SOUTH 00 DEGREES 20 MINUTES, 30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 560.00, TO THE POINT OF BEGINNING.

PARCEL NO. 2:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
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EXCEPT THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF.

## ZONING TABLE

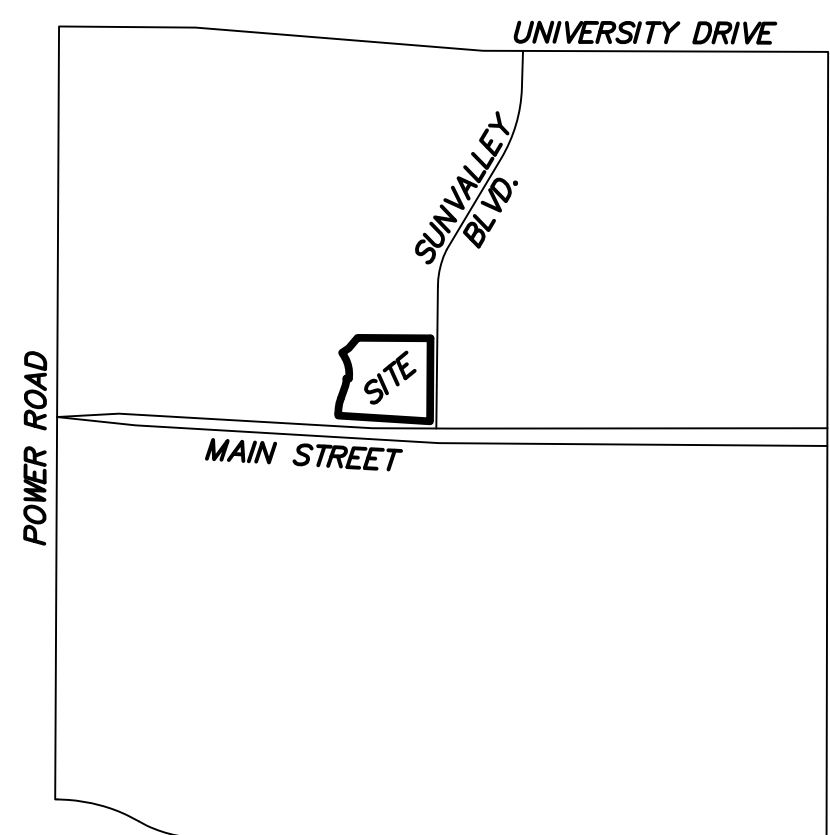
Proposed RM-4 PAD Development Standards (variations from the "base" RM-4 zoning district standard are in bold):

Development Standard	RM-4 Zoning District	Proposed RM-4 PAD
Minimum Lot Area (sq ft)	6,000	1,130 s.f.
Minimum Lot Width - Attached Single-Family	25'	20'
Minimum Lot Depth - Attached Single-Family	75'	56.5'
Maximum Density	30 d.u./acre	12.6 (g) / 13.9 (n)
Minimum Lot Area / D.U.	1,452 s.f.	3,449 s.f.
Maximum Height	40'	30' (3 stories)
Minimum Yard - Front & Street-Facing Yards for local street	20'	0'
Minimum Yard - Interior Side (attached single-family)	0''	0''
Minimum Yard - Rear	15'	0'
Maximum Building Coverage (% of lot)	55%	100%
Minimum Open Space (s.f./unit)	150 s.f.	1,108 s.f.

\* A minimum 10' interior side yard is required on the end units. For this project, landscape tracts and other open space may be included to meet this requirement.

LINE TABLE		
Line #	Length	Direction
L1	31.77'	S71°03'24"E
L2	20.00'	N19°31'57"E
L3	24.00'	N70°34'01"W

TRACT TABLE			
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A	82,825 S.F.	1.901 AC.	PRIVATE STREETS, PUBLIC UTILITY EASEMENTS AND UNDERGROUND STORM DRAIN PIPES
TRACT B	31,383 S.F.	0.720 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT C	30,226 S.F.	0.694 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT D	7,709 S.F.	0.177 AC.	OPEN SPACE / LANDSCAPING
TRACT E	15,329 S.F.	0.352 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT F	6,876 S.F.	0.158 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT G	7,469 S.F.	0.171 AC.	OPEN SPACE / LANDSCAPING
TRACT H	7,387 S.F.	0.170 AC.	OPEN SPACE / LANDSCAPING



## VICINITY MAP

N.T.S.

## LEGEND

- BOUNDARY LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT AS NOTED
- SETBACK LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- RIGHT OF WAY
- PUBLIC UTILITY AND FACILITIES EASEMENT
- ASSESSOR'S PARCEL NUMBER
- MARICOPA COUNTY RECORDER

APN-218-13-004  
UNSUBDIVIDED  
ZONING: LC

APN-218-13-005B  
UNSUBDIVIDED  
ZONING: LC

APN-218-13-005C  
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ZONING: LC

APN-218-13-005F  
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APN-218-13-006N  
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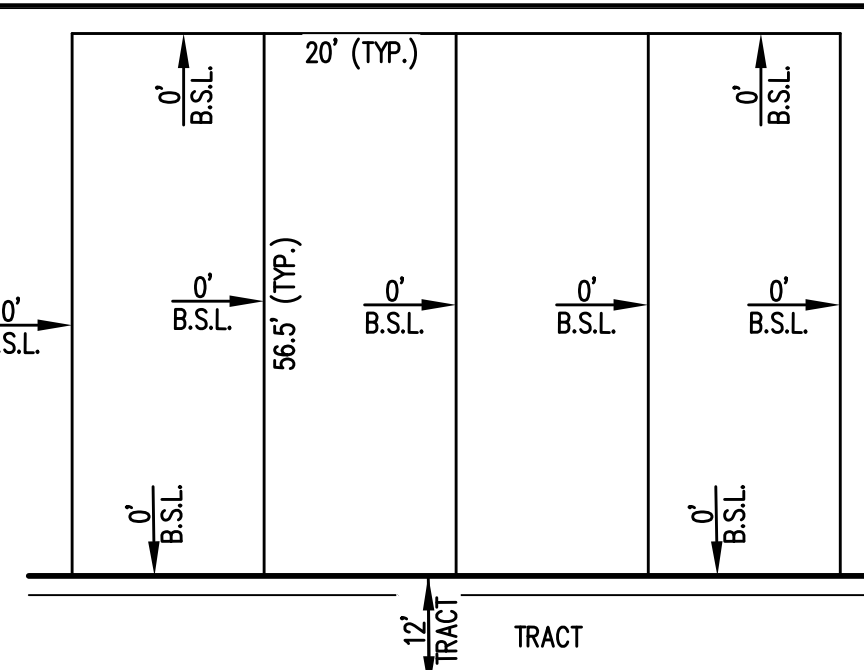
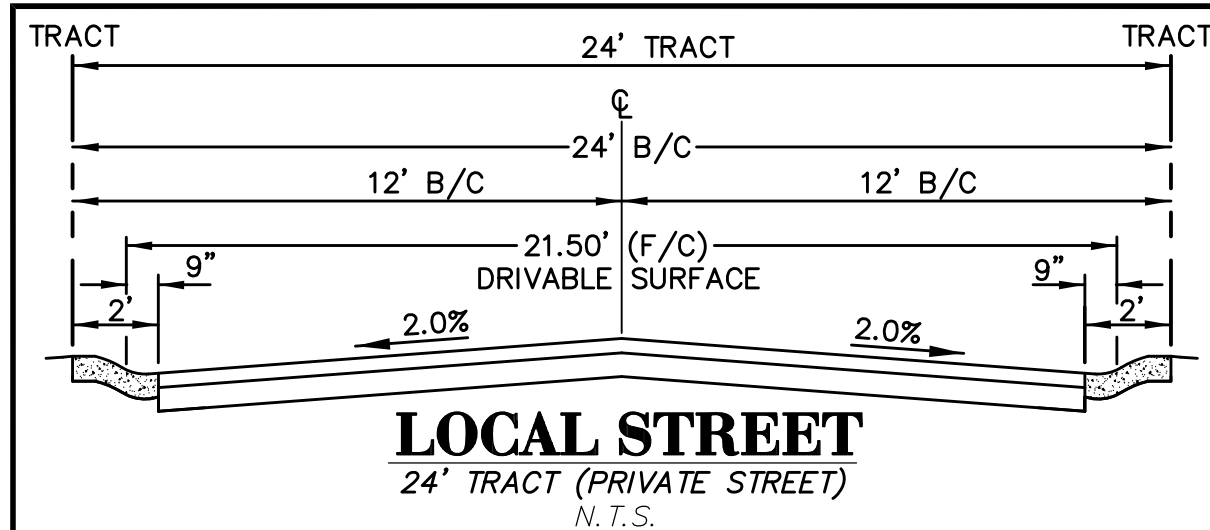
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APN-218-13-006EF  
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APN-218-1



# PRELIMINARY SITE PLAN FOR SUNVALLEY VILLAGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

- Denotes the Lots for a 3-unit Building
- Denotes the Lots for a 4-unit Building

## ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.  
D & M ENGINEERING  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, ARIZONA 85281  
PHONE: (480) 350-9590  
FAX: (480) 350-9486

## APPLICANT

BOTTOM LINE INVESTMENTS, LTD.  
PINNACLE INCOME INVESTORS, LLC.

## BENCHMARK

BRASS TAG AT THE TOP OF CURB AT THE  
SOUTHWEST CORNER OF POWER ROAD AND MAIN  
STREET.

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PROPOSED ZONING: RM-4 PAD  
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RET. PROV.=48,149 C.F.

## LEGAL DESCRIPTION

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STREET, A DISTANCE OF 556.54 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 14.81 FEET TO  
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A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 45 SECONDS, AND AN ARC LENGTH OF 255.26 FEET TO  
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ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 560.00, TO THE POINT OF BEGINNING.  
PARCEL NO. 2:  
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST ALONG THE  
MID-SECTION OF SAID SECTION 19, A DISTANCE OF 153.73 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST,  
A DISTANCE OF 57.09 FEET, TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD  
WITH THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 86 DEGREES 24 MINUTES 10 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST  
MAIN STREET, A DISTANCE OF 556.54 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF  
14.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO  
THE RIGHT, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 21 MINUTES 45 SECONDS AND AN ARC LENGTH  
OF 82.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19 DEGREES 43 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.00  
FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE  
LEFT, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 45 SECONDS, AND AN ARC LENGTH OF  
255.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 26.64  
FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE  
LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 29 MINUTES 02 SECONDS AND AN ARC LENGTH OF  
92.90 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.22  
FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD; THENCE SOUTH 00 DEGREES 20 MINUTES,  
30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 560.00, TO THE  
POINT OF BEGINNING.  
EXCEPT THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF.

## ZONING TABLE

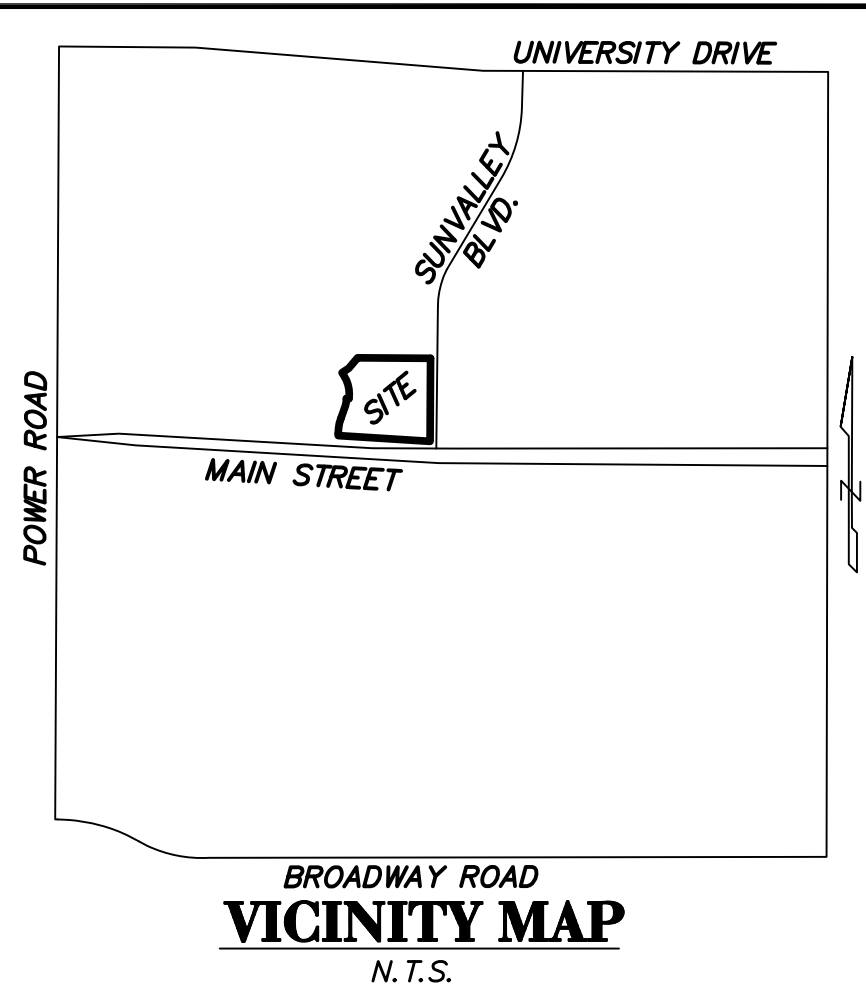
Proposed RM-4 PAD Development Standards (variations from the "base" RM-4 zoning  
district standard are in bold):

Development Standard	RM-4 Zoning District	Proposed RM-4 PAD
Minimum Lot Area (sq ft)	6,000	1,130 s.f.
Minimum Lot Width - Attached Single-Family	25'	20'
Minimum Lot Depth - Attached Single-Family	75'	56.5'
Maximum Density	30 d.u./acre	12.6 (g) / 13.9 (n)
Minimum Lot Area / D.U.	1,452 s.f.	3,449 s.f.
Maximum Height	40'	30' (3 stories)
Minimum Yard - Front & Street-Facing Yards for local street	20'	0'
Minimum Yard - Interior Side (attached single-family)	0'	0'
Minimum Yard - Rear	15'	0'
Maximum Building Coverage (% of lot)	55%	100%
Minimum Open Space (s.f./unit)	150 s.f.	1,108 s.f.

\* A minimum 10' interior side yard is required on the end units. For this project, landscape tracts and other open space may be included to meet this requirement.

LINE TABLE		
Line #	Length	Direction
L1	31.77'	S71°03'24"E
L2	20.00'	N19°31'57"E
L3	24.00'	N70°34'01"W

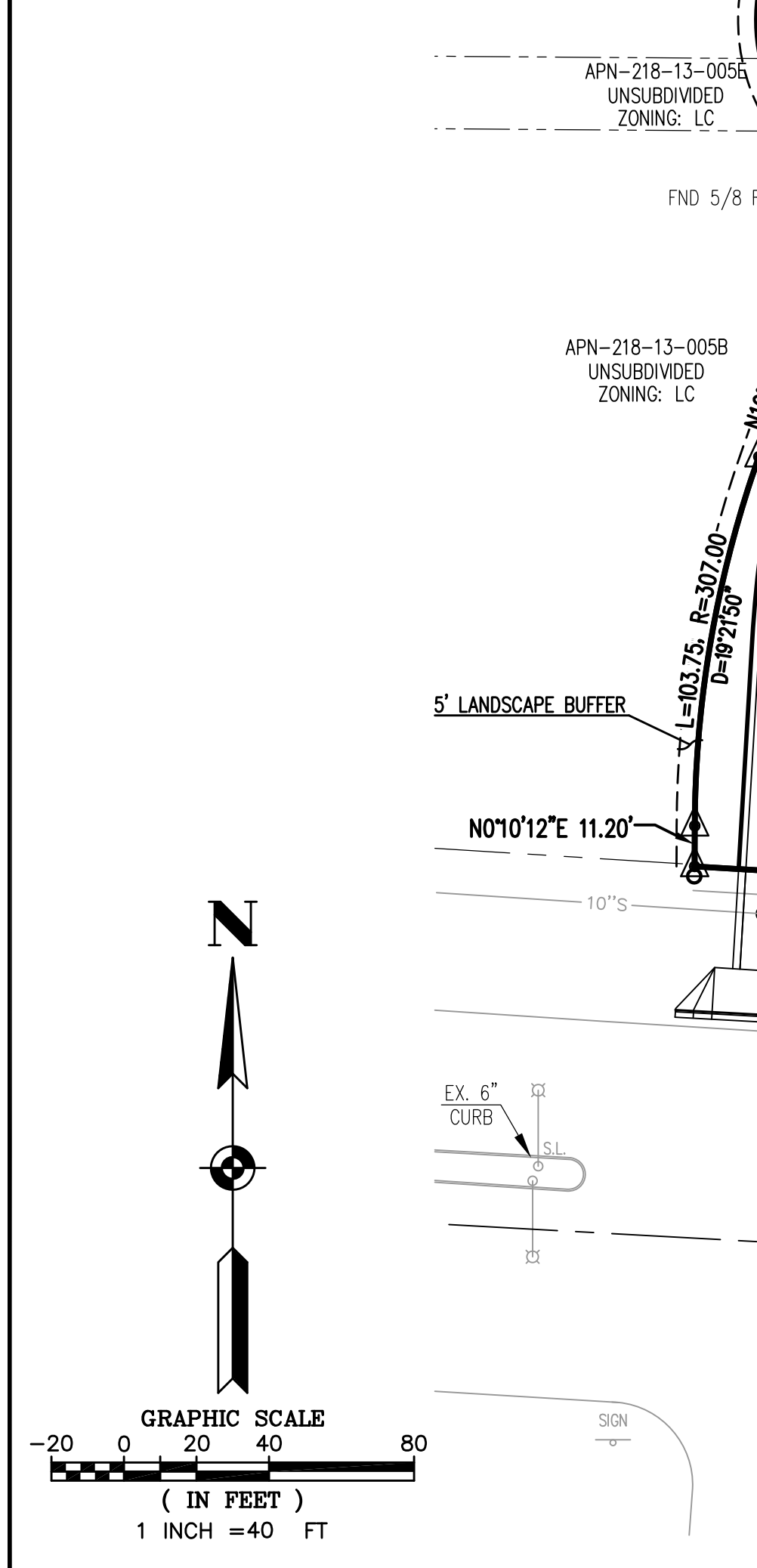
TRACT TABLE			
TRACT	AREA (SF)	AREA(AC)	DESCRIPTION
TRACT A	82,825 S.F.	1.901 AC.	PRIVATE STREETS, PUBLIC UTILITY EASEMENTS AND UNDERGROUND STORM DRAIN PIPES
TRACT B	31,383 S.F.	0.720 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT C	30,226 S.F.	0.694 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT D	7,709 S.F.	0.177 AC.	OPEN SPACE / LANDSCAPING
TRACT E	15,329 S.F.	0.352 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT F	6,876 S.F.	0.158 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT G	7,469 S.F.	0.171 AC.	OPEN SPACE / LANDSCAPING
TRACT H	7,387 S.F.	0.170 AC.	OPEN SPACE / LANDSCAPING



NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

## LEGEND

- BOUNDARY LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT AS NOTED
- SETBACK LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- RIGHT OF WAY
- PUBLIC UTILITY AND FACILITIES EASEMENT
- ASSESSOR'S PARCEL NUMBER
- MARICOPA COUNTY RECORDER



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**SUNVALLEY VILLAGE**  
N. W. C. MAIN STREET AND SUNVALLEY BOULEVARD  
MESA, ARIZONA

**PRELIMINARY SITE PLAN**

NO.	DATE	APP.	DESCRIPTION

DESIGNED DTT  
DRAWN AGY  
CHECKED DTT  
DATE 1-5-18  
SCALE 1"=40'  
PROJECT 140802  
FILE NAME Pre-Site

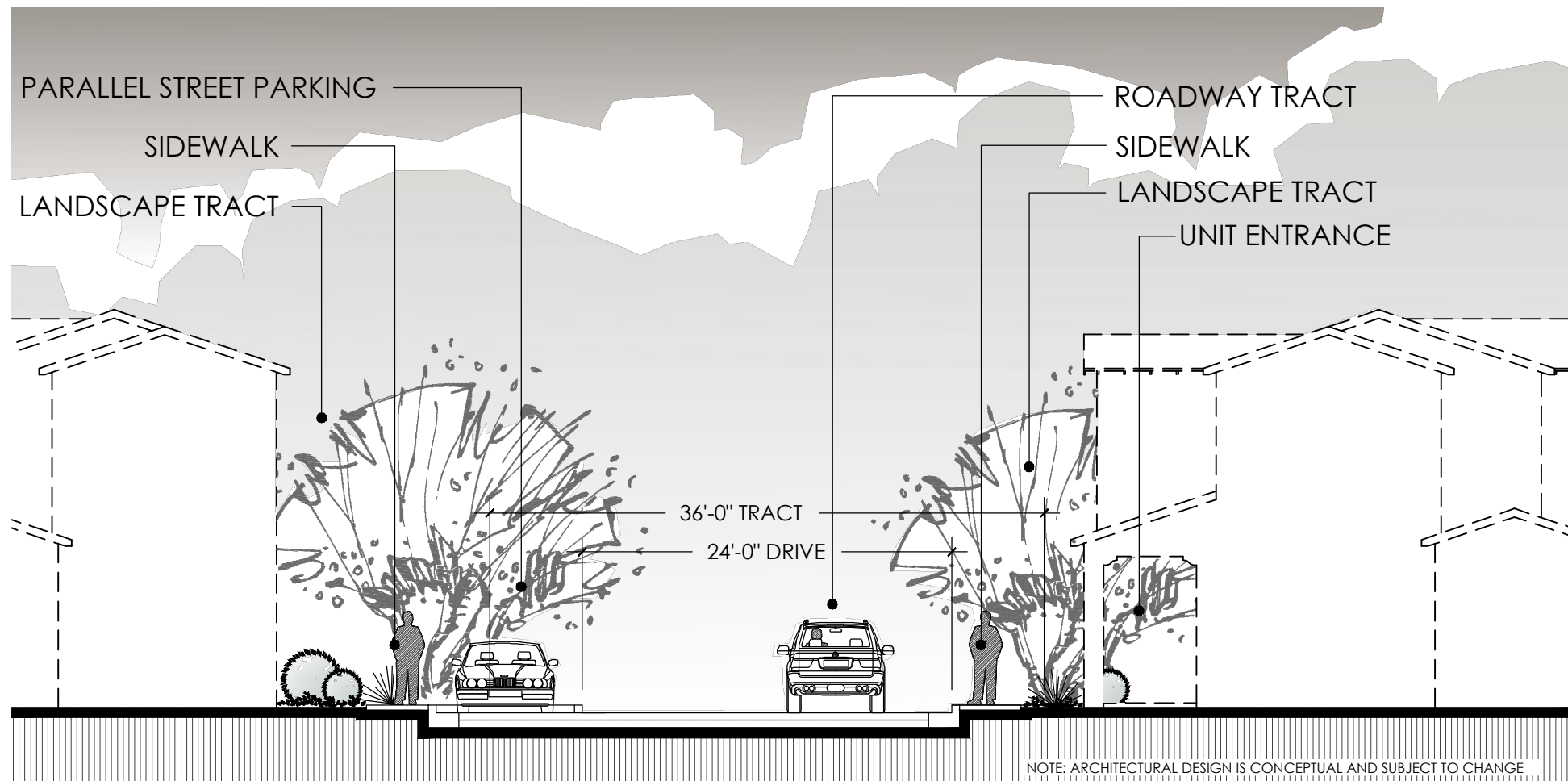
**SHEET**  
**1 OF 1**



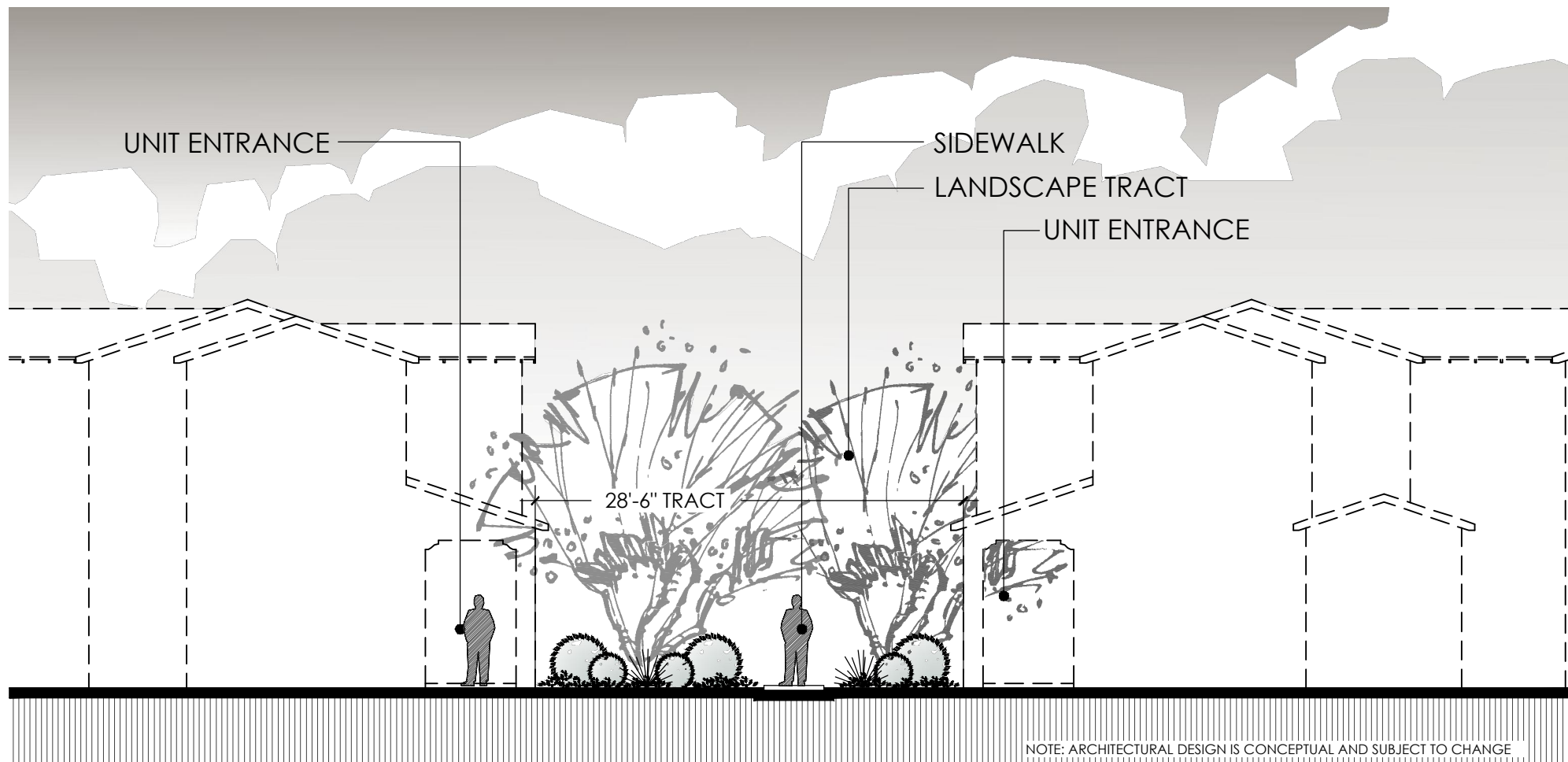
NOTE: THIS PLAN IS CONCEPTUAL AND ONLY REPRESENTS POSSIBLE DEVELOPMENT OPTIONS FOR THE PARCEL AREAS SHOWN. FINAL SITE PLANNING FOR AREAS OUTSIDE LIMIT OF THIS PROJECT WILL BE PROVIDED BY OTHERS.

# CONCEPTUAL MASTER DEVELOPMENT PLAN

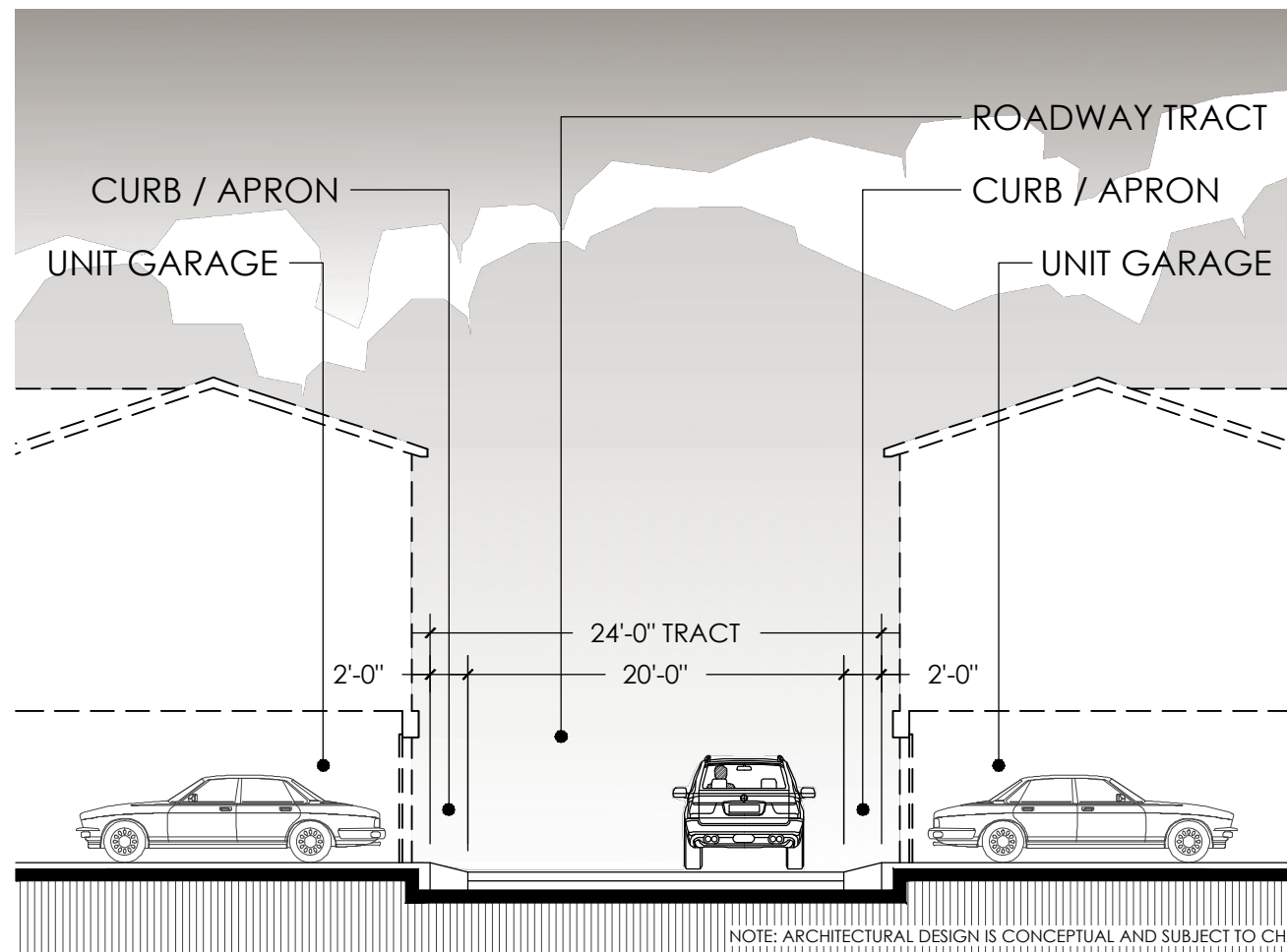
SCALE: N.T.S.



**A-A** INTERNAL ROADWAY CROSS SECTION (WEST VIEW)  
SCALE: N.T.S.



**B-B** OPEN SPACE TRACT CROSS SECTION (NORTH VIEW)  
SCALE: N.T.S.



**C-C** DRIVEWAY CROSS SECTION (NORTH VIEW)  
SCALE: N.T.S.

- KEY**
- ENHANCED PAVEMENT TREATMENT
  - PEDESTRIAN CONNECTION
  - CENTRAL AMENITY SPACE
  - COMMUNITY MONUMENT / SIGNAGE
  - PET PARK
  - PEDESTRIAN TRELLIS FEATURE

MAIN STREET AND SUNVALLEY BOULEVARD  
MESA | ARIZONA

PROJECT NO: 1619  
DATE : 01/08/18  
SHEET NO: SP.1

young | design | group  
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