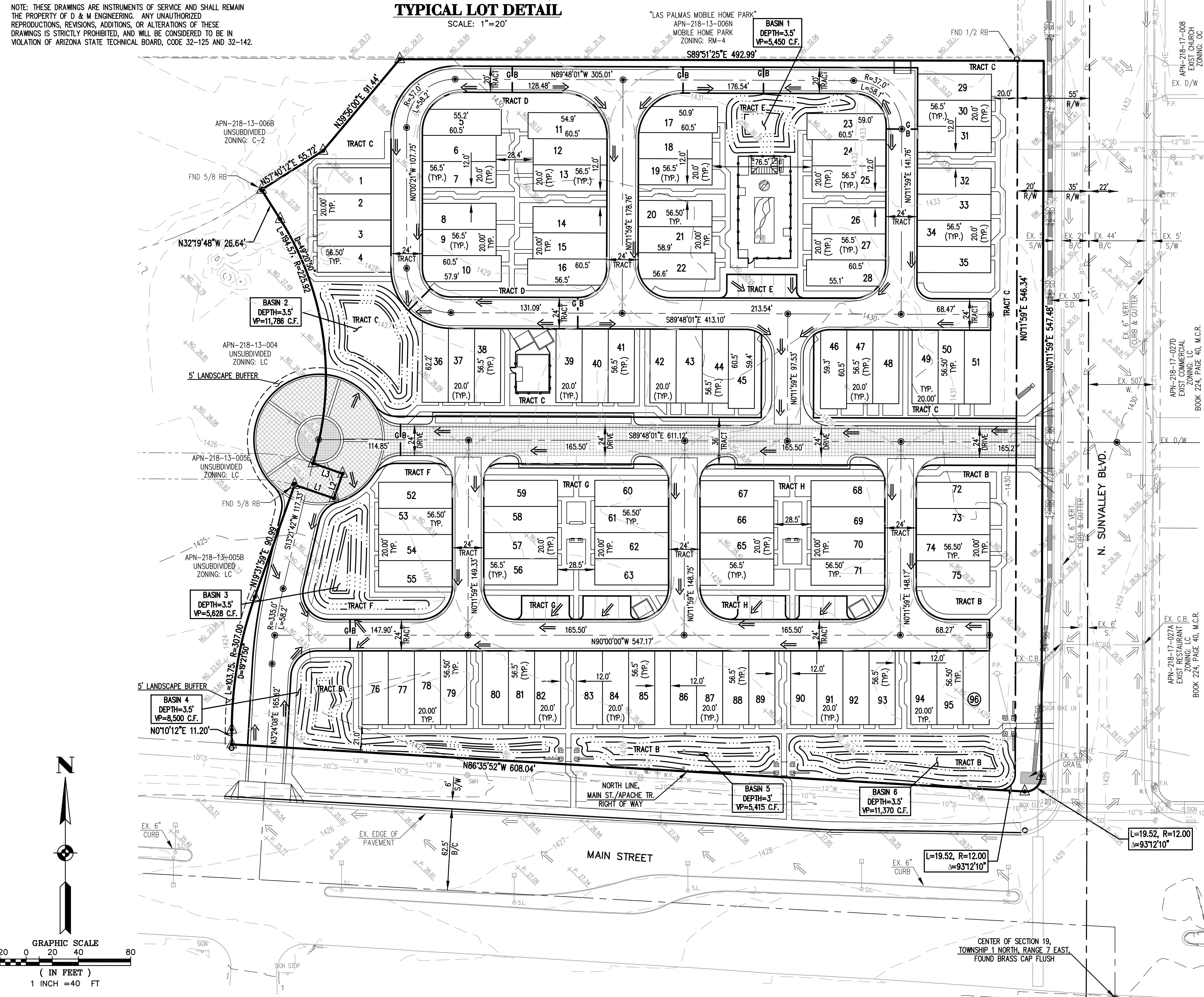


PRELIMINARY GRADING PLAN FOR SUNVALLEY VILLAGE

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.



ENGINEER

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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 D.U./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 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 CURVATURE OF A 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 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,
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POINT OF BEGINNING.

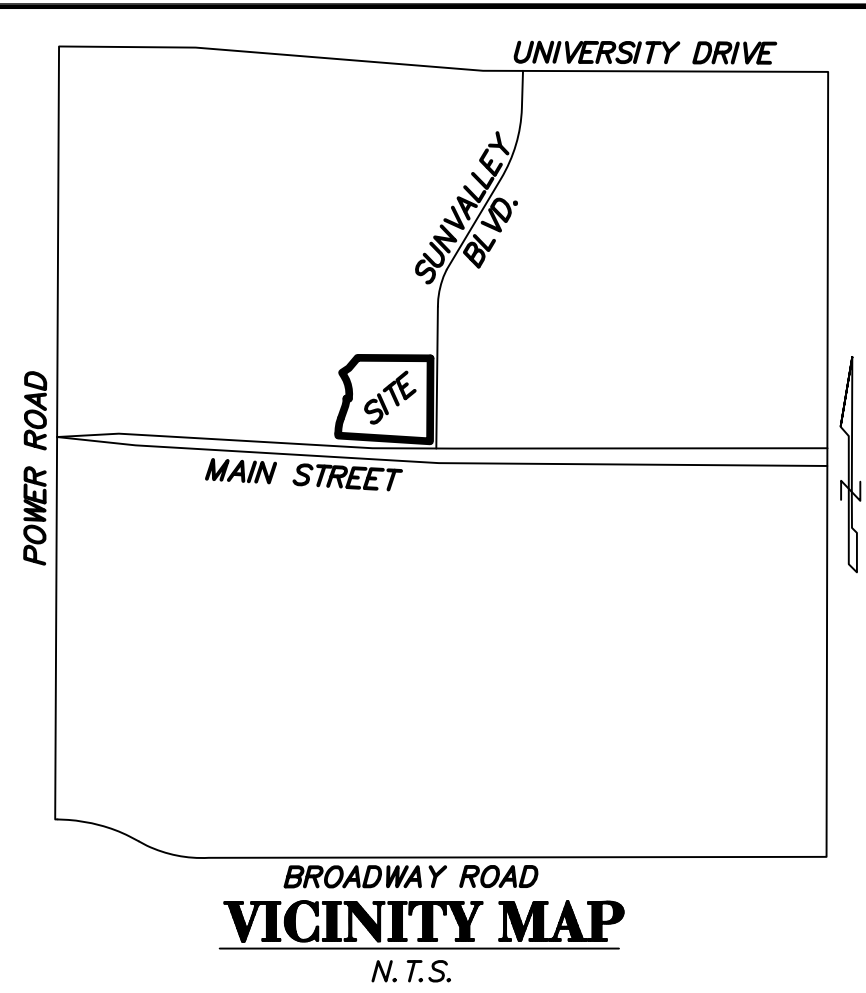
EXCEPT THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF.

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
- P.U.F.E.
- APN
- M.C.R.

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



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

PRELIMINARY GRADING PLAN

NO.	DATE	APP.	DESCRIPTION

REVISIONS

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

SHEET
1 OF 1

PRELIMINARY