

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.

"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.

C.O.M. DATUM=1414.41

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 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 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:
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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):

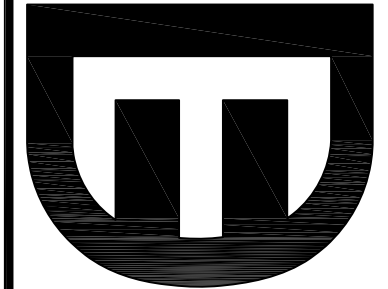
Development Standard	RM-4 Zoning District	Proposed RM-4 PAD
Minimum Lot Area (sq ft)	6,000	1,130 s.f.
Minimum Lot Width - Attached Single-Family	25'	20'
Minimum Lot Depth - Attached Single-Family	75'	56.5'
Maximum Density	30 d.u./acre	12.6 (g) / 13.9 (n)
Minimum Lot Area / D.U.	1,452 s.f.	3,449 s.f.
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
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SUNVALLEY VILLAGE
N. W. C. MAIN STREET AND SUNVALLEY BOULEVARD
MESA, ARIZONA

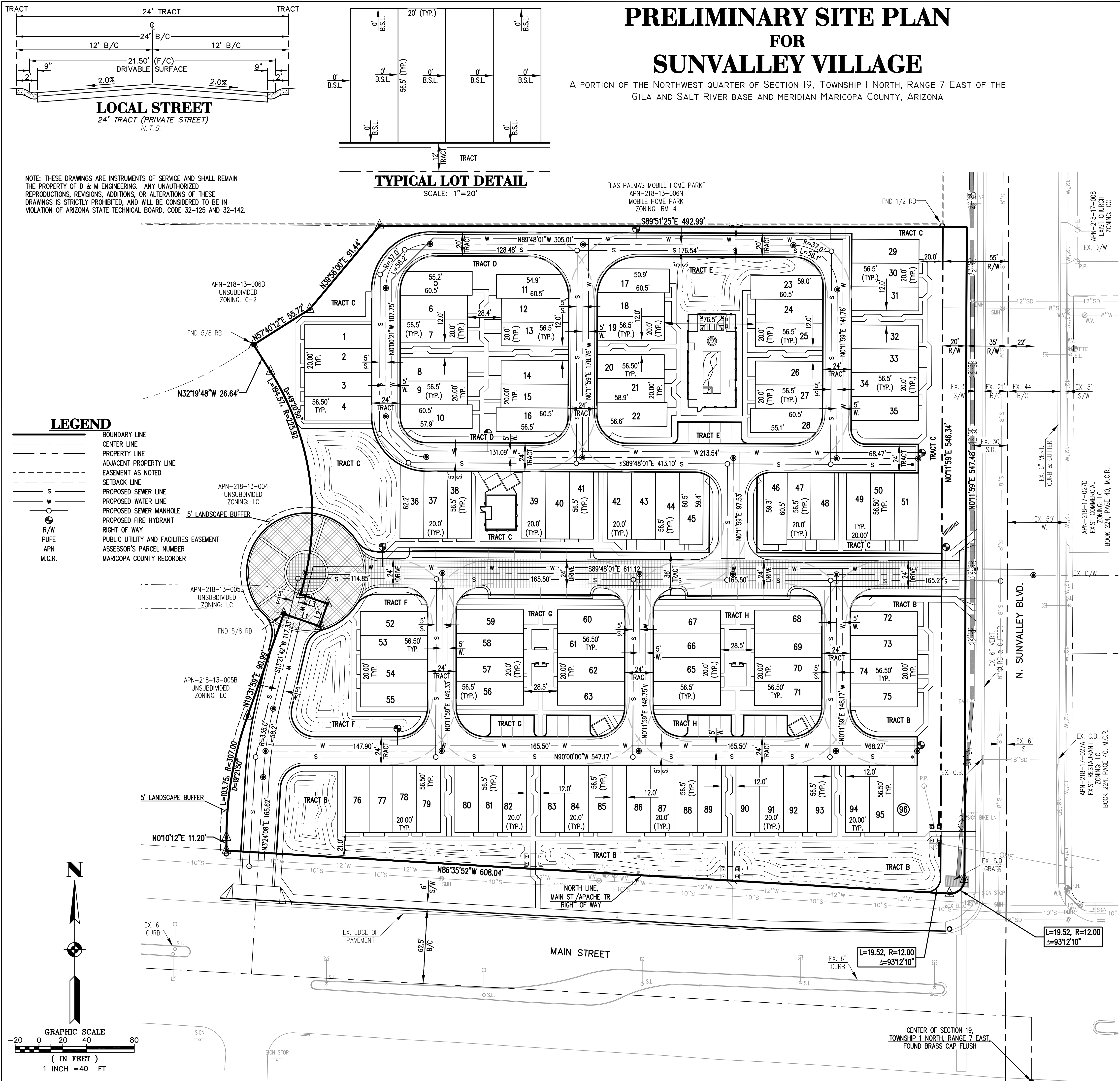
PRELIMINARY SITE PLAN

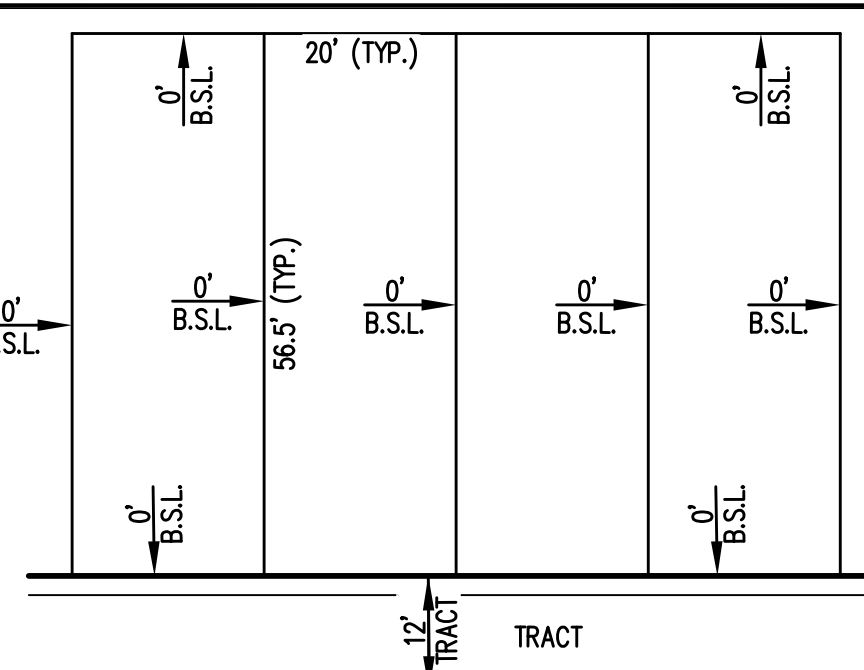
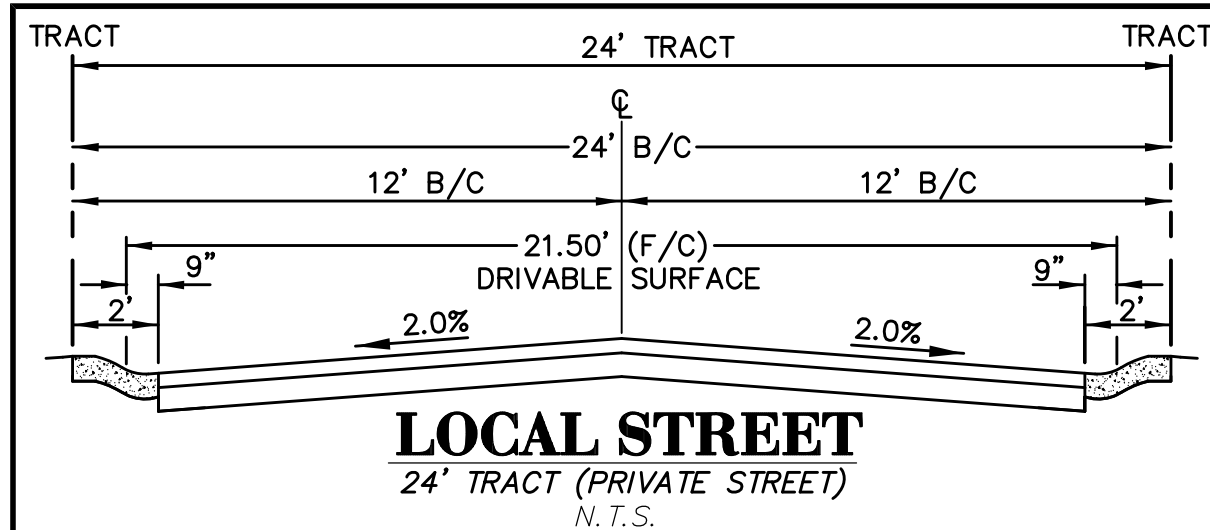
CLIENT/PROJECT		REVISIONS	
No.	DATE	APP.	DESCRIPTION

PRELIMINARY

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

SHEET
1 OF 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

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BRASS TAG AT THE TOP OF CURB AT THE
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ZONING TABLE

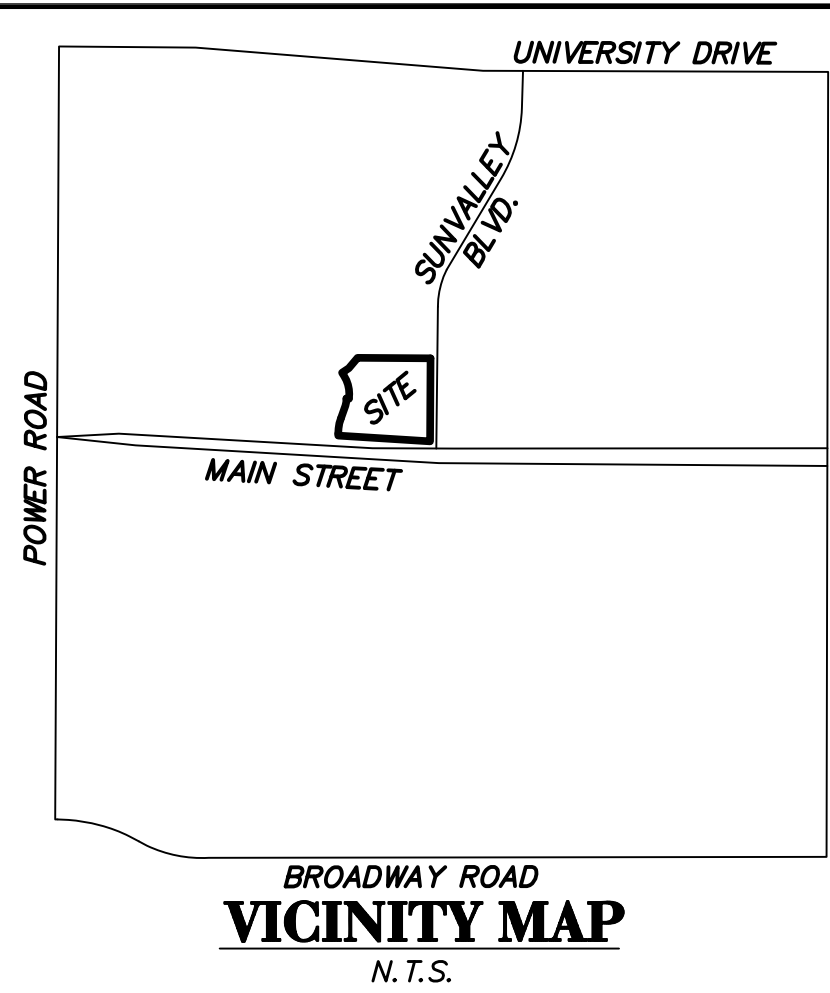
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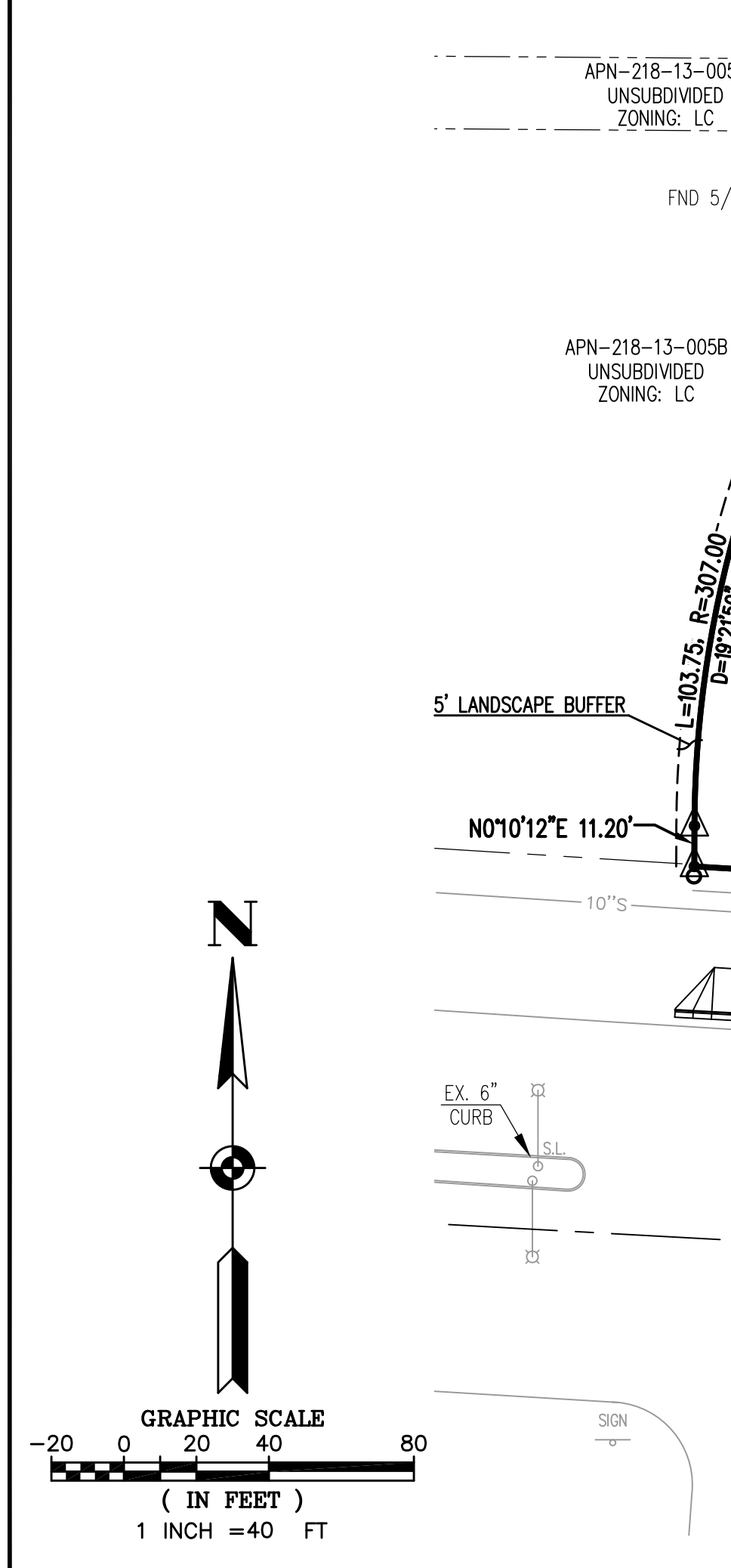
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LEGEND

- 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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1020 EAST GILBERT DRIVE, SUITE D
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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

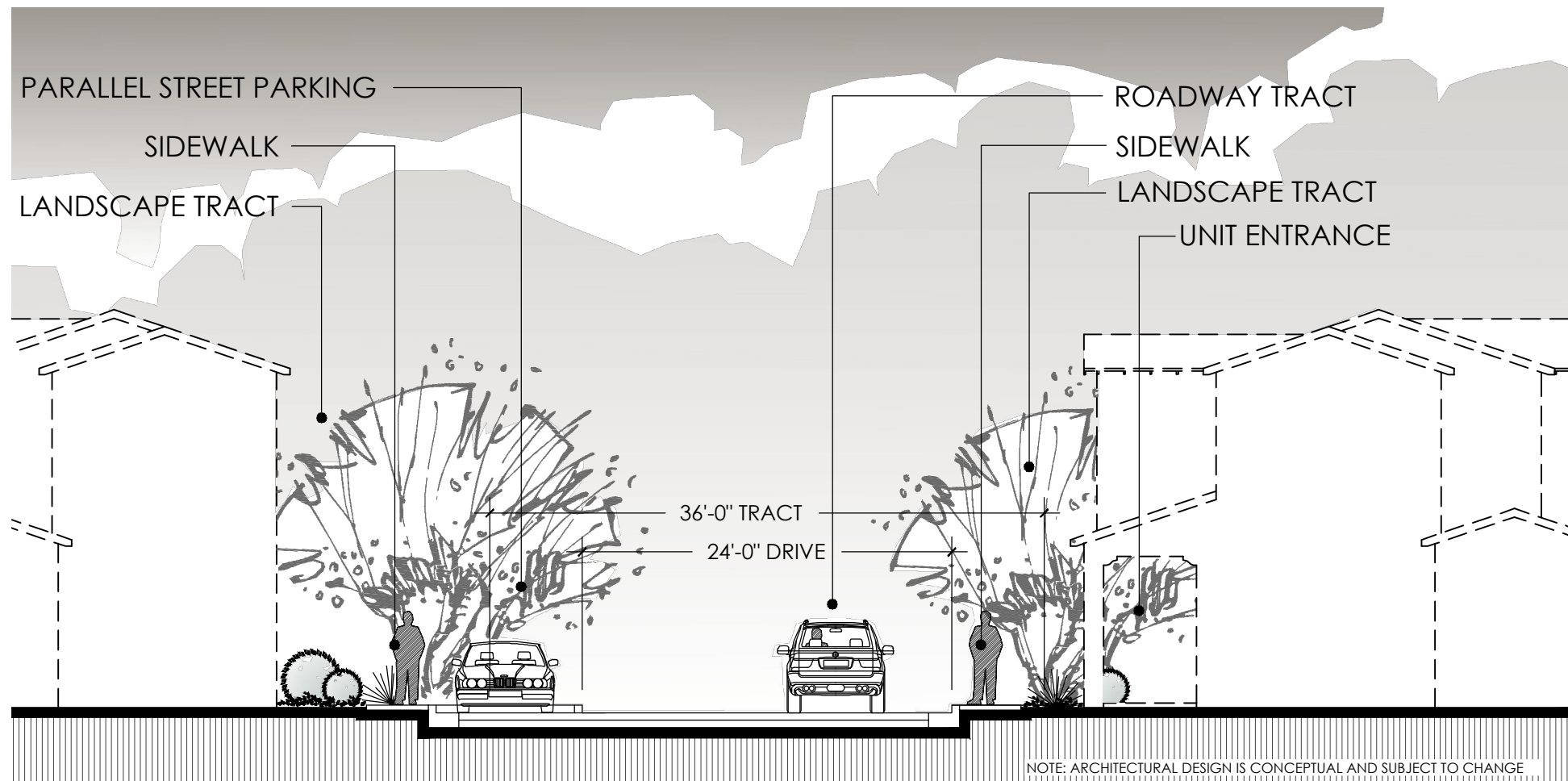
SHEET
1 OF 1



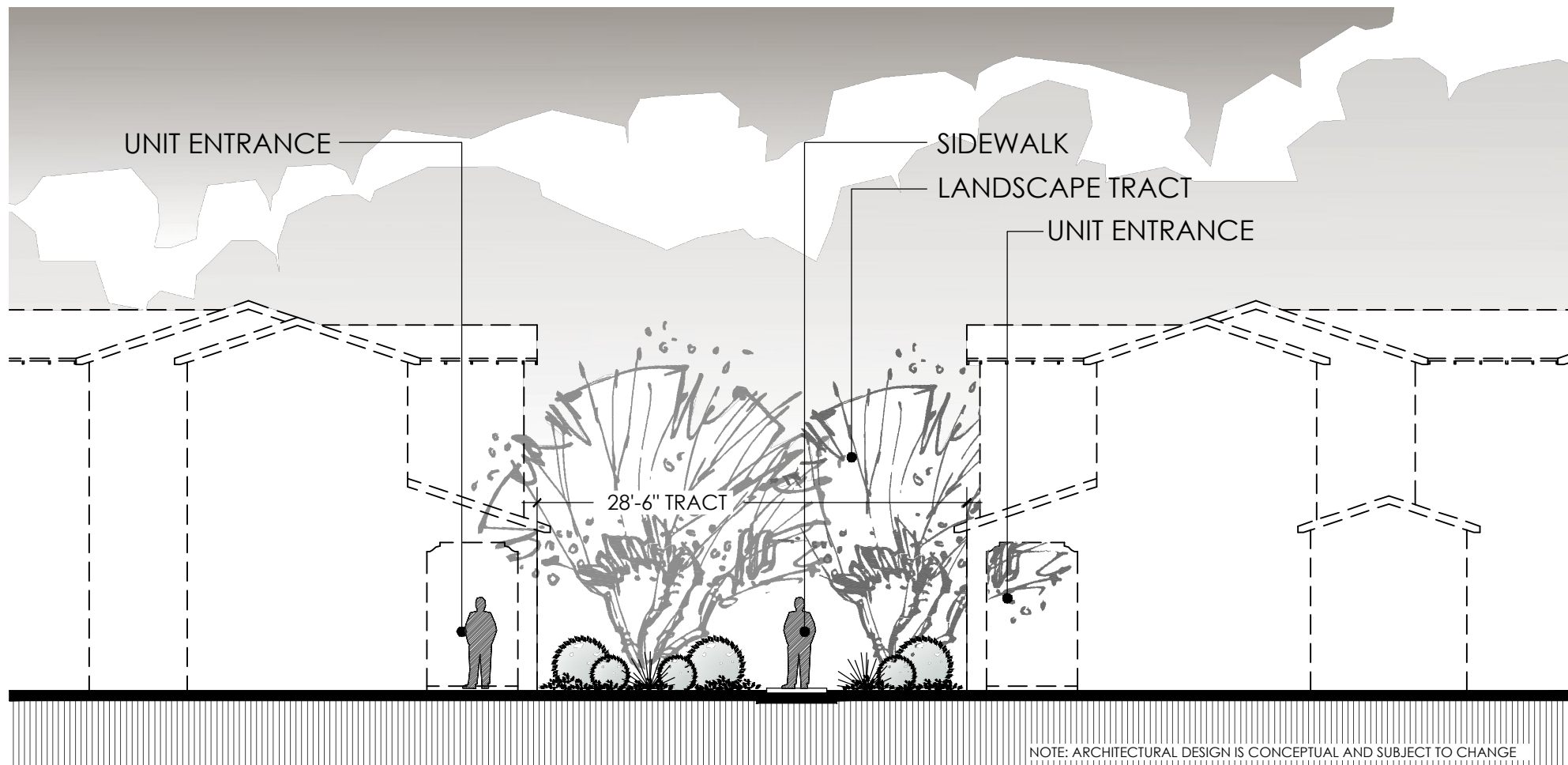
NOTE: THIS PLAN IS CONCEPTUAL AND ONLY REPRESENTS POSSIBLE DEVELOPMENT OPTIONS FOR THE PARCEL AREAS SHOWN. FINAL SITE PLANNING FOR AREAS OUTSIDE LIMIT OF THIS PROJECT WILL BE PROVIDED BY OTHERS.

CONCEPTUAL MASTER DEVELOPMENT PLAN

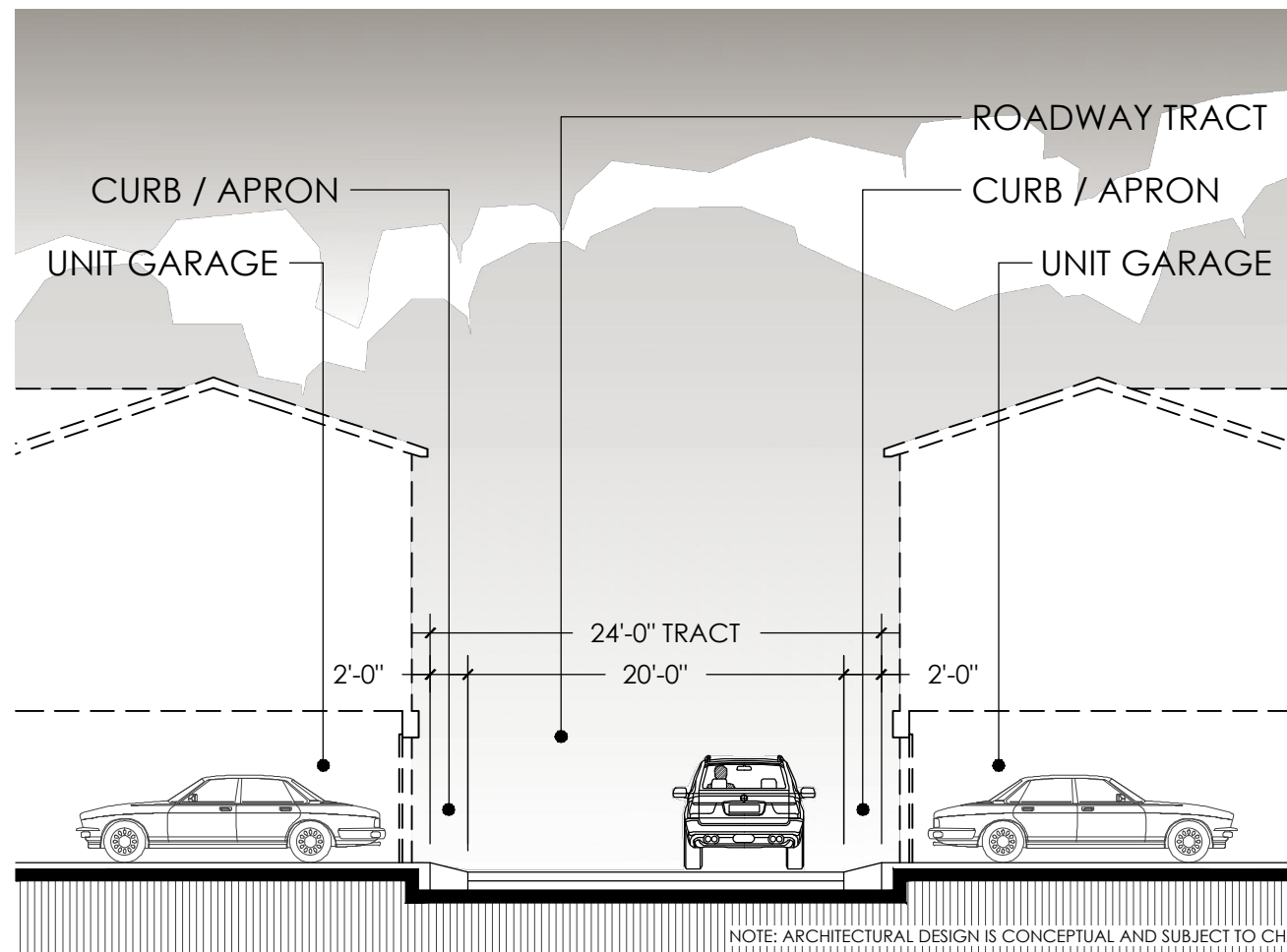
SCALE: N.T.S.



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
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312