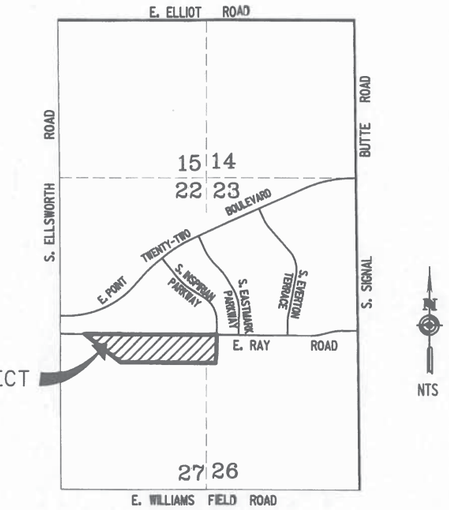
PRELIMINARY PLAT FOR

EASTMARK™

DEVELOPMENT UNIT 3 SOUTH
PARCELS 3-1 THROUGH 3-3

LOCATED IN A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LOCATION MAP

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN BEARING SOUTH 89° 38'34" EAST.

BENCHMARK

CITY OF MESA 2006 BENCHMARK: BRASS TAG IN TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF MERIDIAN AND WARNER ROAD
ELEVATION = 1481.15 CITY OF MESA DATUM
BENCHMARK OBSERVED ON APRIL 30, 2012

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS CORP.
CABLE	COX COMMUNICATIONS
REFUSE	CITY OF MESA

ZONING

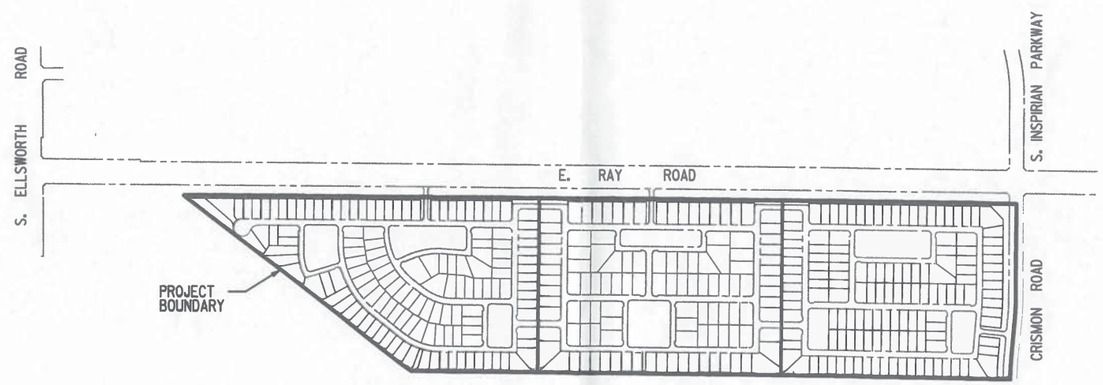
PLANNED COMMUNITY DISTRICT WITH APPROVED COMMUNITY PLAN AND DEVELOPMENT UNIT 3 SOUTH (DU3S) DEVELOPMENT UNIT PLAN (DUP). LAND USE GROUPS TO BE USED IN THIS DEVELOPMENT ARE LUG-V AND LUG-OS.

WATER AND SEWER

TO BE PROVIDED IN ACCORDANCE WITH WATER AND SEWER MASTER REPORTS.

NOTES

1. LOT NUMBERS, SIZES AND CONFIGURATIONS ARE CONCEPTUAL AND MAY CHANGE AS A RESULT OF SUBDIVISION TECHNICAL REVIEW AND FINAL PLAT COMMENTS.
2. DEVELOPMENT UNIT 3 (SOUTH) IS LOCATED IN CLOSE PROXIMITY TO THE PHOENIX-MESA GATEWAY AIRPORT AND IS SUBJECT TO AIRCRAFT OVERFLIGHTS.



VICINITY MAP

N
NTS

DEVELOPER

DMB MESA PROVING GROUNDS LLC
7600 E. DOUBLETREE RANCH ROAD
SUITE 300
SCOTTSDALE, AZ 85258
TEL (480) 367-7000
FAX (480) 367-9788
CONTACT: SHANNON FRANCOEUR

CIVIL ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
6245 N. 24TH PARKWAY, SUITE 100
PHOENIX, AZ. 85016
TEL (602) 252-8384
FAX (602) 252-8385
CONTACT: RYAN H. RAAB, PE
EMAIL: RYANR@HOSKINRYAN.COM

SHEET INDEX

DESCRIPTION	SHEET NUMBER
COVER	1
LEGAL DESCRIPTIONS, KEY MAP AND SITE DATA	2
TYPICAL SECTIONS AND DETAILS	3-4
PARCEL PLANS	5-6

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

REVISIONS:

DRAFT PRELIMINARY PLAT FOR EASTMARK

TWO WORKING DAYS BEFORE YOU DIG CALL FOR THE BLUE STAKES
1-800-STAKE-IT
Blue Stake Center

RESIDENTIAL LOT YIELD BY PARCEL

LOT TYPE	PARCEL 3-1	PARCEL 3-2	PARCEL 3-3	TOTAL	%
50'X115'	137	-	139	276	70.59
60'X125'	-	115	-	115	29.41
TOTAL	137	115	139	391	100.00

SITE DATA

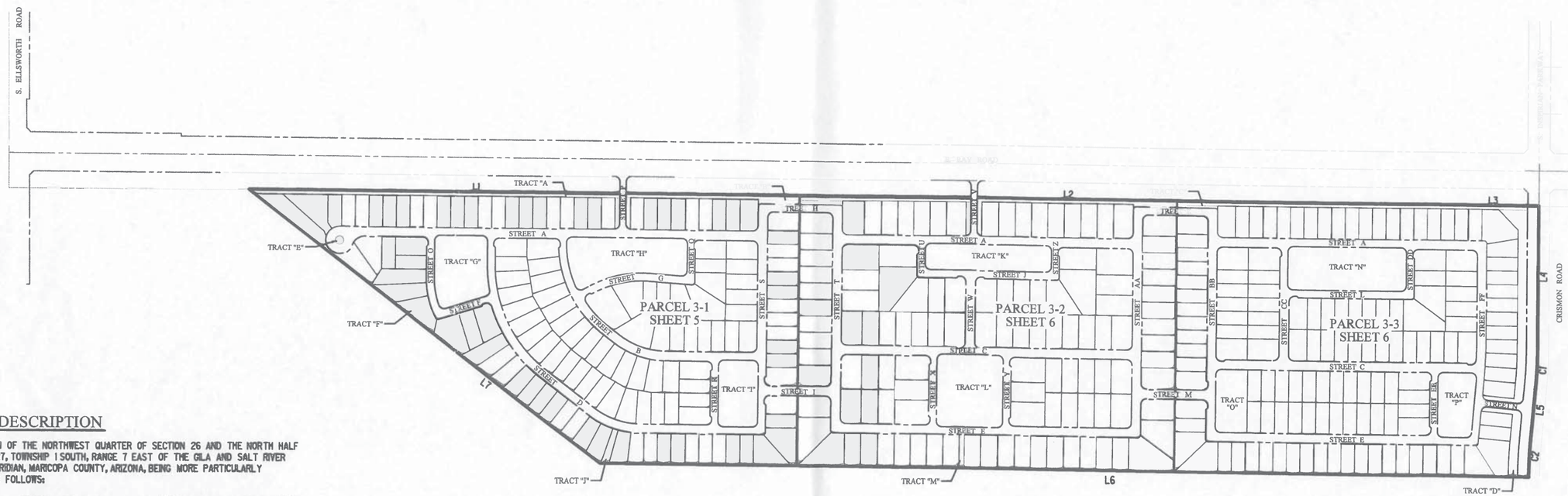
GROSS AREA	92.33 ACRES	100.00%
OPEN SPACE, PARKS & RETENTION	11.90 ACRES	12.89%
LOCAL STREETS	15.65 ACRES	16.95%
NET RESIDENTIAL AREA	64.78 ACRES	70.16%
TOTAL YIELD	391 LOTS	
GROSS RESIDENTIAL DENSITY	4.23 DU/AC	
NET RESIDENTIAL DENSITY	6.03 DU/AC	

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	129.19'	1500.00'	64.64'	04° 56'05"
C2	132.70'	1500.00'	66.39'	05° 04'08"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S89° 38'34"E	1770.23'
L2	S89° 36'12"E	2658.22'
L3	S89° 38'44"E	292.19'
L4	S00° 21'16"W	528.89'
L5	S05° 17'22"W	203.09'
L6	N89° 29'23"W	3399.99'
L7	N52° 18'34"W	1625.08'



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MARICOPA COUNTY BRASS CAP STAMPED RLS36563 2002 AT THE NORTHWEST CORNER OF SAID SECTION 26, FROM WHICH A MARICOPA COUNTY ALUMINUM CAP STAMPED RLS36563 2002 AT THE NORTH QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 89° 38'44" EAST, A DISTANCE OF 2664.75 FEET;

THENCE SOUTH 89° 38'44" EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 292.19 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00° 21'16" WEST, A DISTANCE OF 528.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 1500.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4° 56'05", AN ARC DISTANCE OF 129.19 FEET;

THENCE SOUTH 05° 17'22" WEST, A DISTANCE OF 203.09 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 1500.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5° 04'08", AN ARC DISTANCE OF 132.70 FEET;

THENCE NORTH 89° 29'23" WEST, A DISTANCE OF 3399.99 FEET;

THENCE NORTH 52° 18'34" WEST, A DISTANCE OF 1625.08 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, FROM WHICH A MARICOPA COUNTY BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89° 38'34" WEST, A DISTANCE OF 876.84 FEET;

THENCE SOUTH 89° 38'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1770.23 FEET TO A MARICOPA COUNTY ALUMINUM CAP STAMPED RLS36563 2002 AT THE NORTH QUARTER CORNER OF SAID SECTION 27;

THENCE SOUTH 89° 36'12" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2658.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.33 ACRES, MORE OR LESS

NO.	REVISION	BY	DATE
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REGISTERED PROFESSIONAL ENGINEER (CIVIL) 42768 RYAN H. RAWB EXPIRES 6/30/14

NORTH

EASTMARK

DEVELOPMENT UNIT
PARCELS 3-1 THROU

PRELIMINARY P
LEGAL DESCRIPTION, KEY MAP

DMB

Hoskin • Ryan

6245 N. 24th Parkway, Suite 100, Pho
Office: (602) 252-8384 Fax: (602) 25

PROJECT NO.
13-096-01

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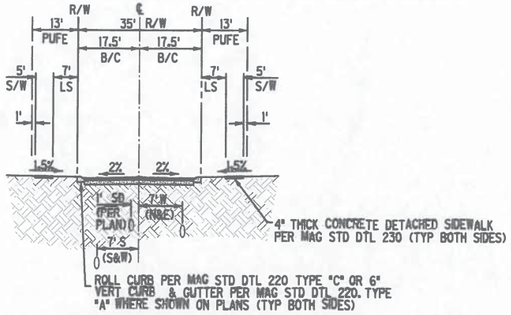
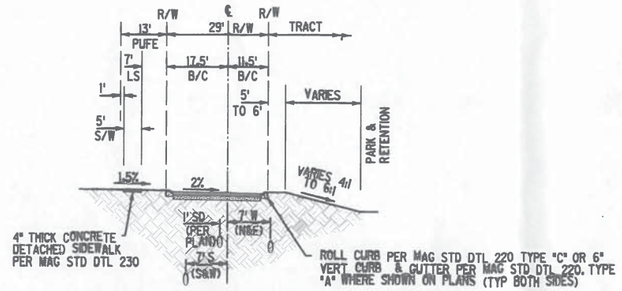


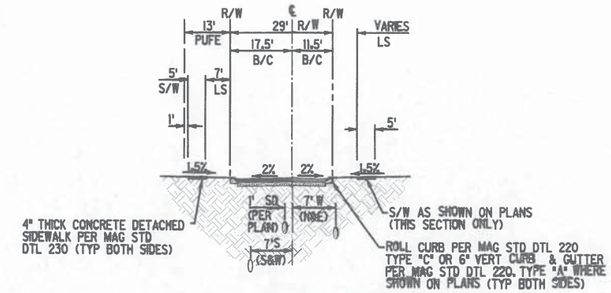
TYPICAL LOCAL STREET

(PARKING ON BOTH SIDES OF STREET)



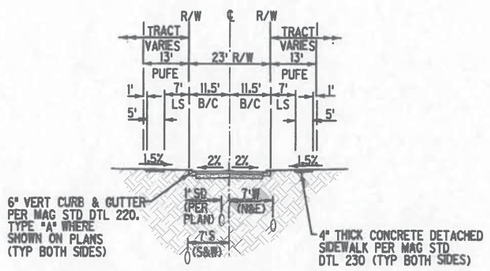
TYPICAL LOCAL STREET

(PARKING ONE SIDE OF STREET WITH PARK AND RETENTION ON OTHER SIDE)

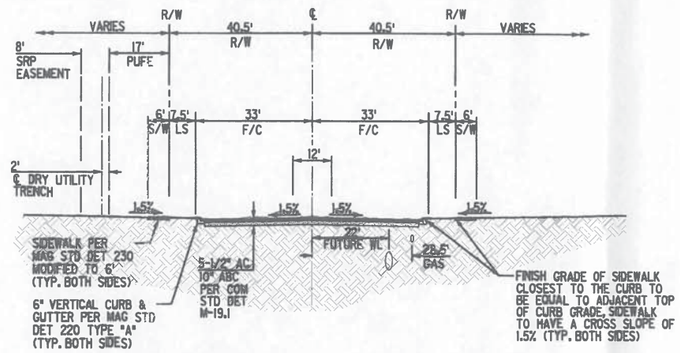


TYPICAL LOCAL STREET

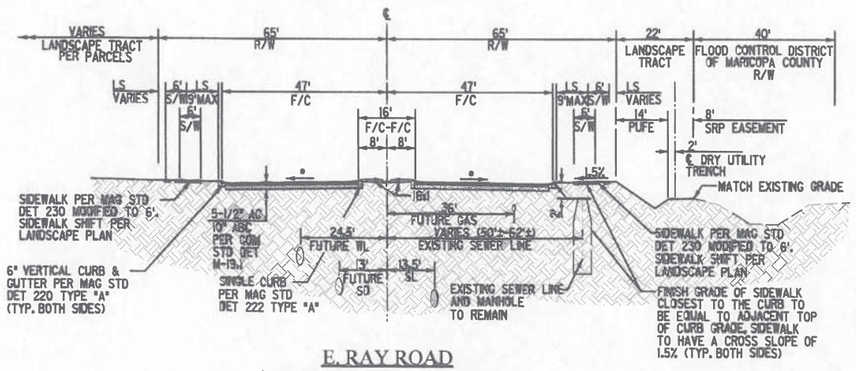
(PARKING ON ONE SIDE OF STREET W/ PARK & SIDEWALK ON OTHER SIDE)



TYPICAL ENTRY STREET

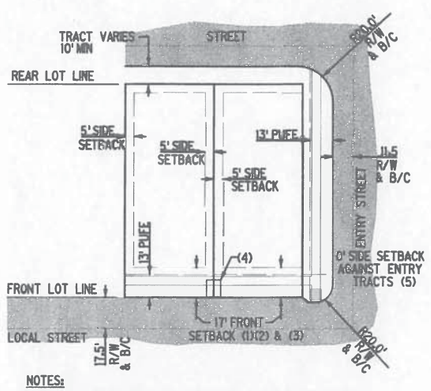


S. INSPIRIAN PARKWAY / CRISMON ROAD



E. RAY ROAD

*2% CROSS SLOPE EXCEPT AT INTERSECTION



NOTES:

(1) 17' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR

(2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 11' FROM BACK OF CURB

(3) SETBACK FOR UPPER LEVELS IS 11' FROM R/W

(4) 8' W x 8' D EASEMENT, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY

(5) NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SETBACKS DETAIL AT ENTRY STREET

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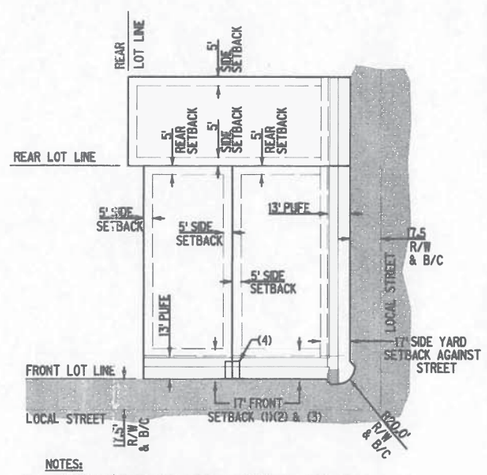

NOTES:

(1) 17' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR

(2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 11' FROM BACK OF CURB

(3) SETBACK FOR UPPER LEVELS IS 11' FROM R/W

(4) 8' W x 8' D EASEMENT, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY

TYPICAL LOT SETBACKS DETAIL

NTS

LEGEND

LS	LANDSCAPE BUFFER
S/W	SIDEWALK
PUFE	PUBLIC UTILITIES & FACILITIES EASEMENT
B/C	BACK OF CURB
F/C	FACE OF CURB
R/W	RIGHT OF WAY
W	WATER LINE
S	SEWER LINE
SD	STORM DRAIN

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RYAN H. RAVB 42768 — EXPIRES 6/30/14

EASTMARK

DEVELOPMENT UNIT

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TYPICAL SECTIONS AND

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Hoskin • Ryan

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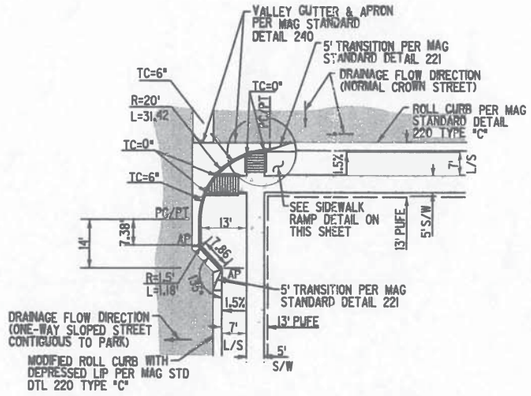

1 TYPICAL HALF CHICANE AT RETURN DETAIL

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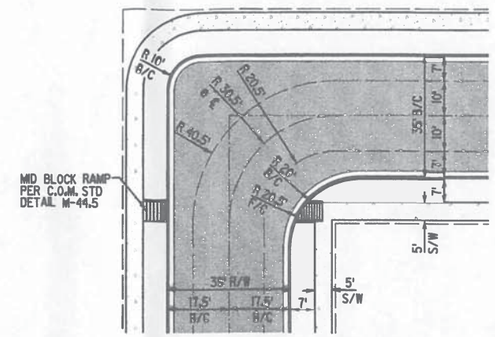

TYPICAL KNUCKLE

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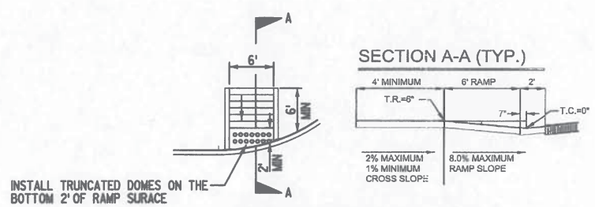

APPROVED DETECTABLE WARNING PRODUCTS (TRUNCATED DOMES)

1. TEXMAY DOME TILES - TERRACOTTA COLOR OR APPROVED EQUAL
2. ONLY THOSE PRODUCTS LISTED ON THE CITY OF MESA'S APPROVED LIST OF DETECTABLE WARNING PRODUCTS (TRUNCATED DOMES) MAY BE USED. NO SUBSTITUTIONS ARE PERMITTED. THE APPROVED LIST IS AVAILABLE ON THE ENGINEERING WEB SITE AT HTTP://WWW.MESAAZ.GOV/ENGINEERING/APPROVEDPRODUCTSLIST.ASPX.

NOTES

1. CONTROL ELEVATIONS SHOWN ARE IN RELATION TO THE GUTTER AND ARE LOCATED RADIALLY. GUTTER EL.=%.
2. CLASS "B" CONC. CONSTRUCTION AS PER SECTION 725.

SIDEWALK RAMP DETAIL

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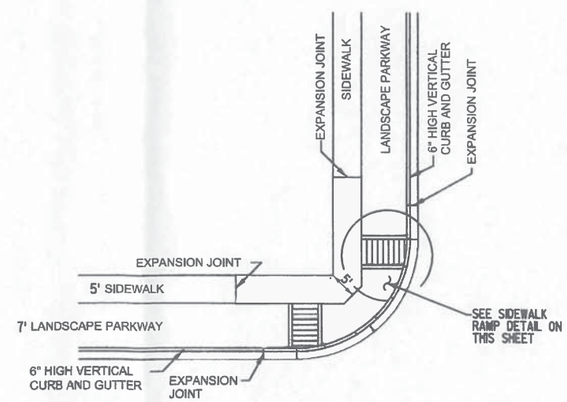

TYPICAL CURB RETURN DETAIL WITHOUT CHICANE

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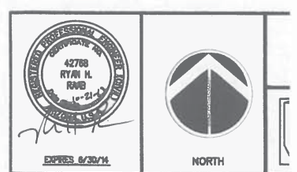

EXPIRES 6/30/14

NORTH

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DEVELOPMENT UNIT

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TYPICAL SECTIONS AND

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PROJECT NO.

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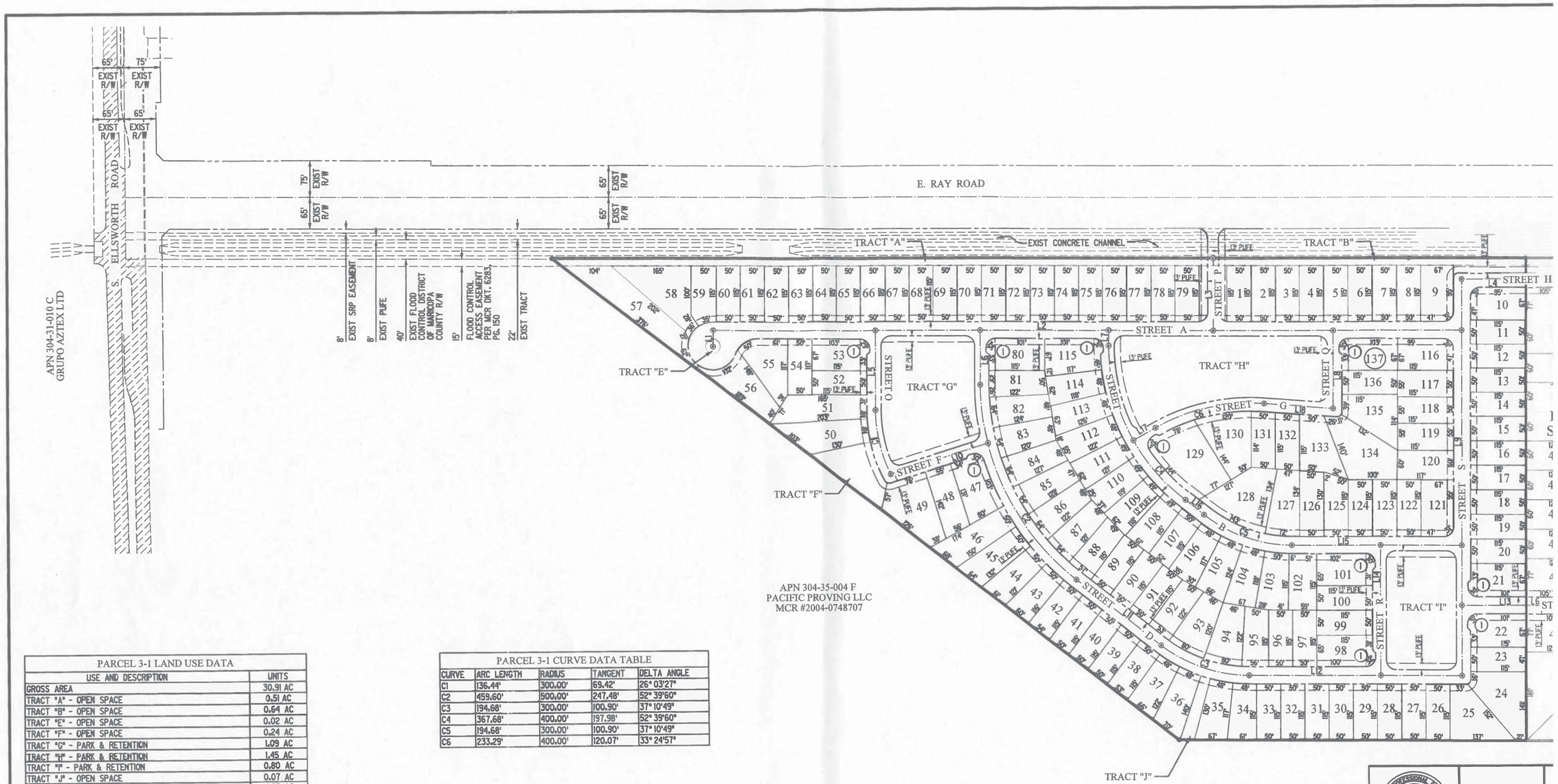

PARCEL 3-1 LAND USE DATA	
USE AND DESCRIPTION	UNITS
GROSS AREA	30.91 AC
TRACT "A" - OPEN SPACE	0.51 AC
TRACT "B" - OPEN SPACE	0.64 AC
TRACT "E" - OPEN SPACE	0.02 AC
TRACT "F" - OPEN SPACE	0.24 AC
TRACT "G" - PARK & RETENTION	1.09 AC
TRACT "H" - PARK & RETENTION	1.45 AC
TRACT "I" - PARK & RETENTION	0.80 AC
TRACT "J" - OPEN SPACE	0.07 AC
STREETS	4.93 AC
NET RESIDENTIAL AREA	21.16 AC
GROSS DENSITY	4.43 DU/AC
NET DENSITY (EXCLUDING STREETS AND TRACTS)	6.47 DU/AC
NUMBER OF LOTS	137
TYP. LOT SIZE	50' X 115'

PARCEL 3-1 CURVE DATA TABLE				
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	136.44'	300.00'	69.42'	26° 03'27"
C2	459.60'	500.00'	247.48'	52° 39'60"
C3	194.68'	300.00'	100.90'	37° 10'49"
C4	367.68'	400.00'	197.98'	52° 39'60"
C5	194.68'	300.00'	100.90'	37° 10'49"
C6	233.29'	400.00'	120.07'	33° 24'57"

PARCEL 3-1 LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00° 21'26"W	32.50'
L2	S89° 38'34"E	1548.24'
L3	N00° 21'26"E	147.50'
L4	S89° 29'23"E	132.50'
L5	N00° 21'26"E	165.87'
L6	S00° 21'26"W	113.78'
L7	S00° 21'26"W	32.11'
L8	N00° 30'37"E	162.40'
L9	N00° 30'37"E	812.14'
L10	N72° 58'28"E	210.55'
L11	S52° 18'34"E	219.50'
L12	S89° 29'23"E	440.04'
L13	S89° 29'23"E	132.50'
L14	N00° 30'37"E	265.00'
L15	S89° 29'23"E	350.90'
L16	S52° 18'34"E	48.70'
L17	N61° 05'40"E	52.37'
L18	S85° 29'23"E	143.07'

LEGEND

- PUBLIC UTILITIES AND FACILITIES EASEMENT (PUFE)
- TYPICAL CHICANE AT RETURN (FOR R/W DATA SEE DETAIL ON SHEET 4)
- SURVEY MONUMENT
- PARCEL BOUNDARY
- RIGHT OF WAY LINE (R/W)
- CENTER LINE (CL)

NO.	REVISION	BY	DATE
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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 42768 RYAN H. RAAB ARIZONA U.S.A.
EXPIRES 6/30/14

NORTH

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DEVELOPMENT UNI
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PRELIMINARY
PARCEL 3-1

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6245 N. 24th Parkway, Suite 100,
Office: (602) 252-8384 Fax: (602

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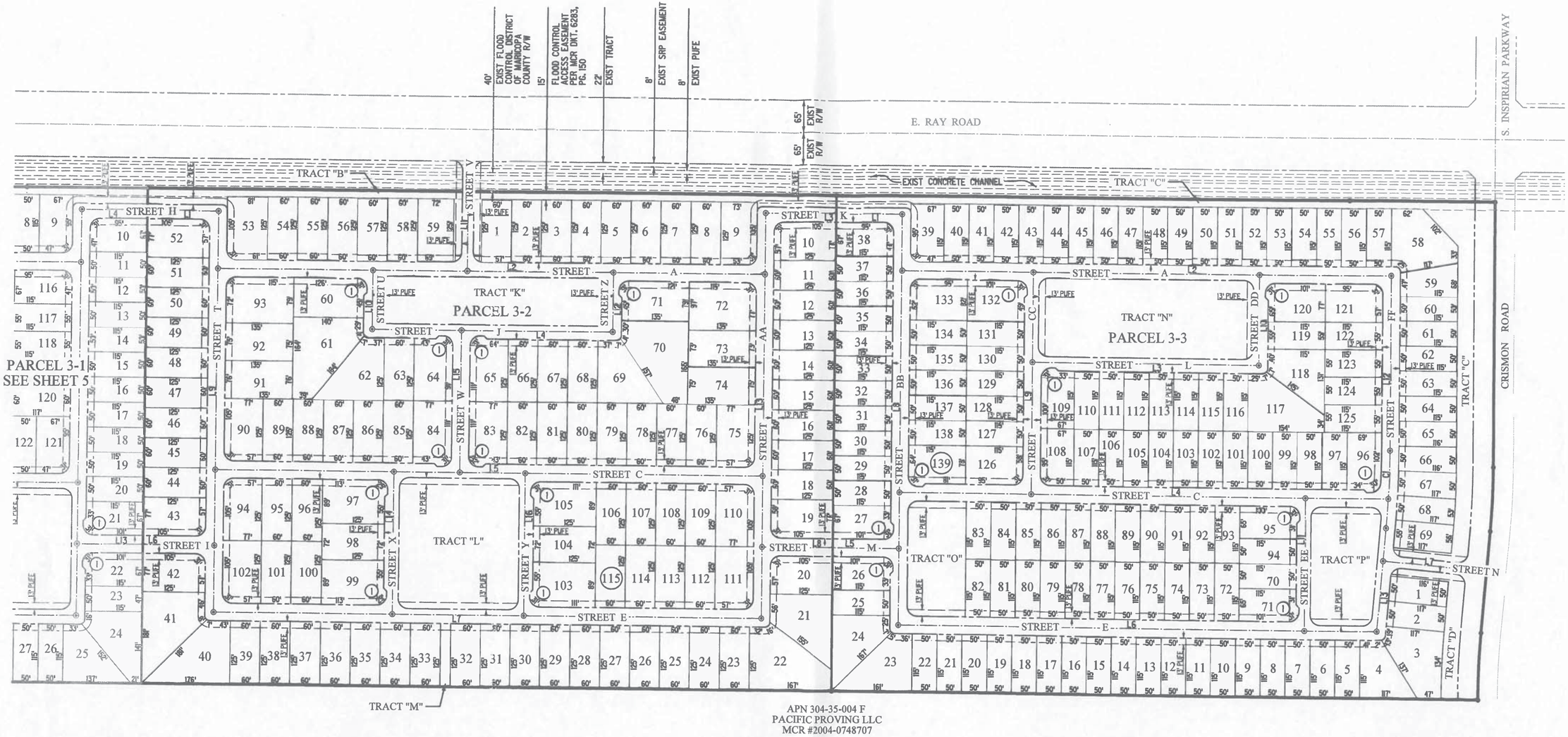

APN 304-35-004 F
PACIFIC PROVING LLC
MCR #2004-0748707

PARCEL 3-2 LAND USE DATA	
USE AND DESCRIPTION	UNITS
GROSS AREA	31.39 AC
TRACT "C" - OPEN SPACE	1.45 AC
TRACT "K" - PARK & RETENTION	1.01 AC
TRACT "L" - PARK & RETENTION	1.44 AC
TRACT "M" - OPEN SPACE	0.06 AC
STREETS	5.18 AC
NET RESIDENTIAL AREA	22.25 AC
GROSS DENSITY	3.66 DU/AC
NET DENSITY (EXCLUDING STREETS AND TRACTS)	5.17 DU/AC
NUMBER OF LOTS	115
TYP. LOT SIZE	60' X 125'

PARCEL 3-3 LAND USE DATA	
USE AND DESCRIPTION	UNITS
GROSS AREA	30.03 AC
TRACT "D" - OPEN SPACE	0.24 AC
TRACT "N" - PARK & RETENTION	1.56 AC
TRACT "O" - PARK & RETENTION	0.61 AC
TRACT "P" - PARK & RETENTION	0.71 AC
STREETS	5.54 AC
NET RESIDENTIAL AREA	21.37 AC
GROSS DENSITY	4.63 DU/AC
NET DENSITY (EXCLUDING STREETS AND TRACTS)	6.50 DU/AC
NUMBER OF LOTS	139
TYP. LOT SIZE	50' X 115'

PARCEL 3-2 LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S89° 29'23"E	142.50'
L2	S89° 36'12"E	1098.00'
L3	S89° 29'23"E	142.50'
L4	S89° 29'23"E	483.00'
L5	S89° 29'23"E	1098.00'
L6	S89° 29'23"E	142.50'
L7	S89° 29'23"E	1098.00'
L8	S89° 29'23"E	142.50'
L9	N00° 30'37"E	802.14'
L10	N00° 30'37"E	118.27'
L11	N00° 27'21"E	157.27'
L12	N00° 30'37"E	119.43'
L13	N00° 30'37"E	812.58'
L14	N00° 30'37"E	285.00'
L15	N00° 30'37"E	285.00'
L16	N00° 30'37"E	285.00'

PARCEL 3-3 LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S89° 29'23"E	132.50'
L2	S89° 36'28"E	984.52
L3	S89° 29'23"E	455.88'
L4	S89° 29'23"E	983.42'
L5	S89° 29'23"E	132.50'
L6	S89° 29'23"E	962.30'
L7	S84° 44'36"E	208.75'
L8	N00° 30'37"E	822.58'
L9	N00° 30'37"E	445.77'
L10	N00° 23'39"E	181.58'
L11	N00° 30'37"E	264.87'
L12	N00° 23'39"E	337.26'
L13	N05° 15'24"E	206.03'

PARCEL 3-3 CURVE DATA TABLE				
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	169.73'	2000.00'	84.92'	04° 51'45"

LEGEND

- PUBLIC UTILITIES AND FACILITIES EASEMENT (PUFE)
- (1) TYPICAL CHICANE AT RETURN (FOR R/W DATA SEE DETAIL ON SHEET 4)
- SURVEY MONUMENT
- PARCEL BOUNDARY
- RIGHT OF WAY LINE (R/W)
- CENTER LINE (CL)

NO.	REVISION	BY	DATE
3			
2			
1			

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 42768 RYAN H. RAVB ARIZONA U.S.A.
EXPIRES 6/30/14

NORTH

EASTMARK
DEVELOPMENT UNIT
PARCELS 3-1 THRO

PRELIMINARY F
PARCEL 3-2 AN

DMB

Hoskin • Ryan
6245 N. 24th Parkway, Suite 100, Ph
Office: (602) 252-8384 Fax: (602) 2

PROJECT NO.
13-096-01

SHE

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