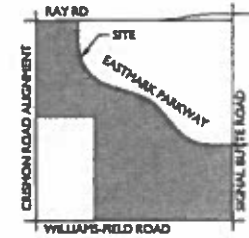


PRELIMINARY PLAT COVER SHEET FOR VITALIA AT EASTMARK - DU 8 & 9 MESA, ARIZONA

A PORTION OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP

SEC. 26
T.1S. R.7E



PROJECT TEAM

DEVELOPER:
EM 446, LLC /
TERRAWEST COMMUNITIES
2222 W. PINNACLE PEAK RD. STE 160
PHOENIX, AZ 85027
CONTACT: MICHAEL CRONIN

ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD AVE., STE 101
MESA, AZ 85210
PHONE (480) 503-2250
FAX (480) 503-2258
CONTACT: BRYAN KITCHEN, PE

MASTER DEVELOPER

DHB MESA PROVING GROUNDS, LLC
7600 E. DOUBLETREE RANCH RD. STE 300
SCOTTSDALE, AZ 85258
CONTACT: JILL HEGARDT

PROJECT DATA

A.P.N. 304-34-0050 (PORTION OF)
GENERAL PLAN: MUC
EXISTING ZONING: EASTMARK COMMUNITY PLAN
CURRENT LAND USE: UNDEVELOPED
GROSS AREA: +/- 307 ACRES
NET AREA: +/- 294 ACRES
GROSS DENSITY: 2.97 DU/AC
NET DENSITY: 3.11 DU/AC
TRACT OPEN SPACE: +/- 77 ACRES (25%)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT
- A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS
- ALL PUBLIC ROADS WILL BE CONSTRUCTED CONSISTENT WITH THE EASTMARK COMMUNITY PLAN MINIMUM STANDARDS AS MODIFIED HEREIN
- THE PROPERTY WILL BE DEVELOPED IN CONFORMANCE WITH THE APPROVAL COMMUNITY PLAN AND DEVELOPMENT UNIT PLAN FOR DEVELOPMENT UNITS 8 & 9

SITE DATA

LOT SIZE:	PHASE 1	PHASE 2	PHASE 3	TOTAL
45' x 115'	64	63	94	221
60' x 115'	101	110	98	309
70' x 115'	96	105	96	297
80' x 115'	29	33	28	90
LOT TOTAL	290	311	316	917

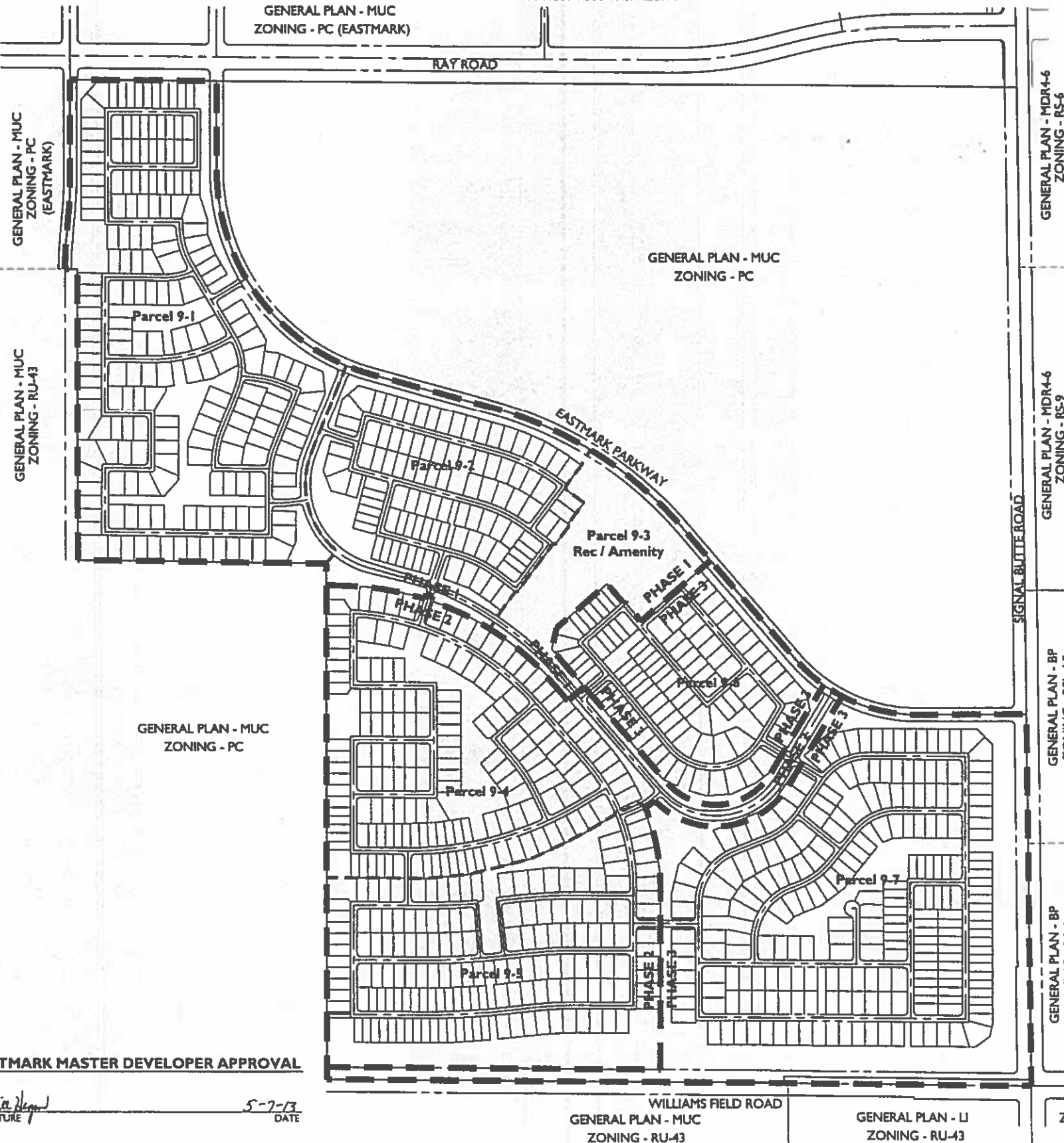
NET ACRES 294.44 ACRES

TRACT TABLE

TRACT A	3.43 AC
TRACT B	1.58 AC
TRACT C	3.87 AC
TRACT D	0.48 AC
TRACT E	1.85 AC
TRACT F	2.41 AC
TRACT G	15.00 AC
TRACT H	2.53 AC
TRACT I	0.50 AC
TRACT J	0.20 AC
TRACT K	4.77 AC
TRACT L	1.01 AC
TRACT M	0.88 AC
TRACT N	2.80 AC
TRACT O	1.96 AC
TRACT P	0.44 AC
TRACT Q	0.67 AC
TRACT R	22.11 AC
TRACT S	3.00 AC
TRACT T	0.49 AC
TRACT U	3.74 AC
TRACT V	0.45 AC
TRACT W	0.25 AC
TRACT X	0.30 AC
TRACT Y	1.39 AC
TRACT Z	0.22 AC
TOTAL	76.71 AC



300 0 200 600
SCALE



APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 6.19.13
WITH STIPS: YES ☒ NO ☐

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX COMMUNICATIONS
GAS	SOUTHWEST GAS
CABLE	CENTURY LINK / COX COMMUNICATIONS
REFUSE	CITY OF MESA

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST, AS SHOWN IN THE LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY IN COMMITMENT NO. NCS-458722-PHX1. THIS BEARING VARIES SLIGHTLY FROM RECORD BEARING SHOWN IN MCR DOC # 2006-1495406.

BEARING = S 0°43'45" E

CITY OF MESA BENCHMARK

BRASS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF INTERSECTION
ELEVATION = 1481.15 (CITY OF MESA DATUM)
ELEVATION OBTAINED FROM "2012 CITY OF MESA BENCHMARKS" LIST IN APRIL 2012

SITE BENCHMARK

FOUND IRON PIPE WITH CAP, BEING THE NORTH QUARTER CORNER OF SECTION 22, AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST
ELEVATION = 1403.76 (CITY OF MESA DATUM)

EASTMARK MASTER DEVELOPER APPROVAL

SIGNATURE: *[Signature]* DATE: 5-7-13