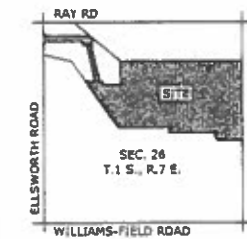


11-007.1 - Pacific Proving Grounds North

VICINITY MAP



MASTER DEVELOPER:
HARVARD INVESTMENTS, INC.
17700 N PACESETTER WAY SUITE 100
SCOTTSDALE, AZ 85255
PHONE (480) 515-3255
CONTACT: TIM BRISLIN

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

URBAN PLANNING
LANDSCAPE DESIGN:
GREEY I PICKETT
7051 E. 5th AVENUE, SUITE 200
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDALL PICKETT

LAND USE ATTORNEY:
WITHEY MORRIS
2525 E. ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016
PHONE: (602) 230-0600
CONTACT: SUSAN DEMMITT

A.P.N.	304-233-004M: A PORTION OF 004K. 004J
GENERAL PLAN:	MIXED USE COMMUNITY (MUC)
EXISTING ZONING:	PLANNED COMMUNITY (PC)
LAND USE GROUPS:	COMMUNITY RESIDENTIAL (CR) AND COMMUNITY RESIDENTIAL SMALL LOT (CRSL)
CURRENT LAND USE:	UNDEVELOPED
GROSS AREA:	158.44 ACRES
NET AREA:	141.87 ACRES
NO. OF LOTS:	652
GROSS DENSITY:	4.11 DU/AC.
NET DENSITY:	4.59 DU/AC.
TRACT OPEN SPACE:	40.89 ACRES (25%)

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT
3. A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS

PARCEL	LOT SIZE	NO. OF LOTS
A	48' x 105'	73
B	53' x 125'	47
C	63' x 125'	50
D	48' x 125'	83
E	58' x 125'	74
F	43' x 125'	58
G	53' x 125'	52
H	48' x 125'	65
I	43' x 125'	68
J	45' x 50'	82

LOT TOTAL	652
-----------	-----

BRASS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF INTERSECTION OF MERIDIAN & WARNER ROAD ELEVATION = 1481.13 (CITY OF MESA DATUM) ELEVATION OBTAINED FROM "2012 CITY OF MESA BENCHMARKS" LIST IN APRIL 2012

FOUND IRON PIPE WITH CAP, BEING THE NORTH QUARTER CORNER OF SECTION 27, AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST
ELEVATION = 1403.76 (CITY OF MESA DATUM)

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

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 2/19/14
WITH STIPS: YES ☒ NO ☐



Pacific Proving Grounds North
Mesa, Arizona

Preliminary Plat Cover Sheet

1000 JOURNAL OF POST KEYNESIAN ECONOMICS



drawn by: MFZ



Job No.

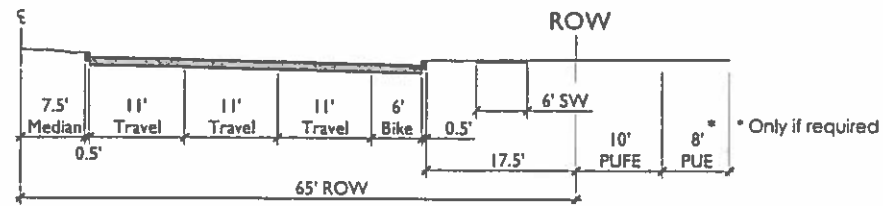
11-007.1

PP01

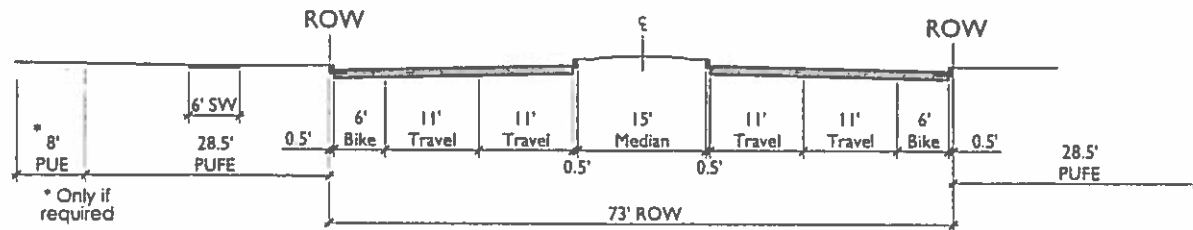
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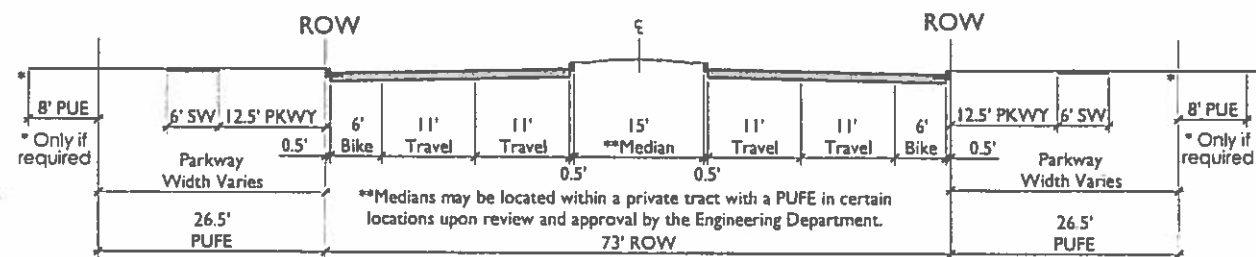
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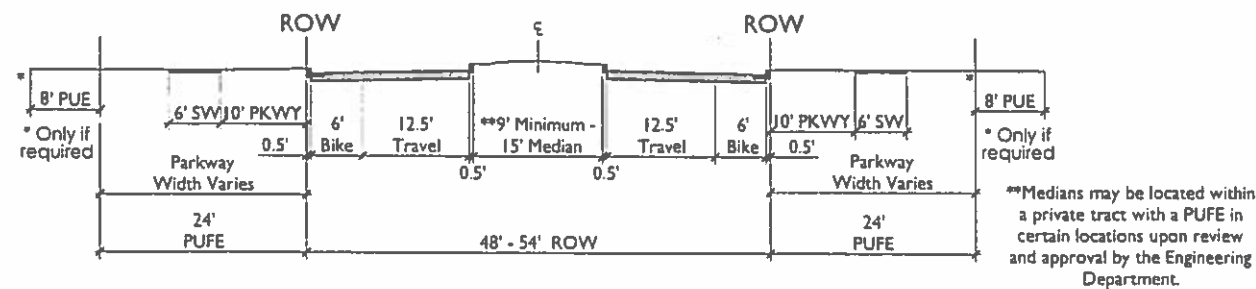
SECTION A-A - ARTERIAL ROADWAY 1/2 STREET (6 LANE) ELLSWORTH ROAD
N.T.S.



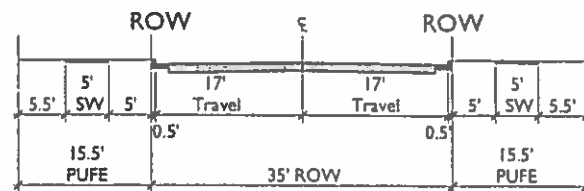
SECTION B-B - ARTERIAL ROADWAY (4 LANE) CRISMON ROAD
N.T.S.



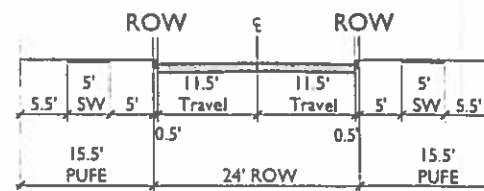
SECTION C-C - COMMUNITY COLLECTOR (4 LANE)
N.T.S.



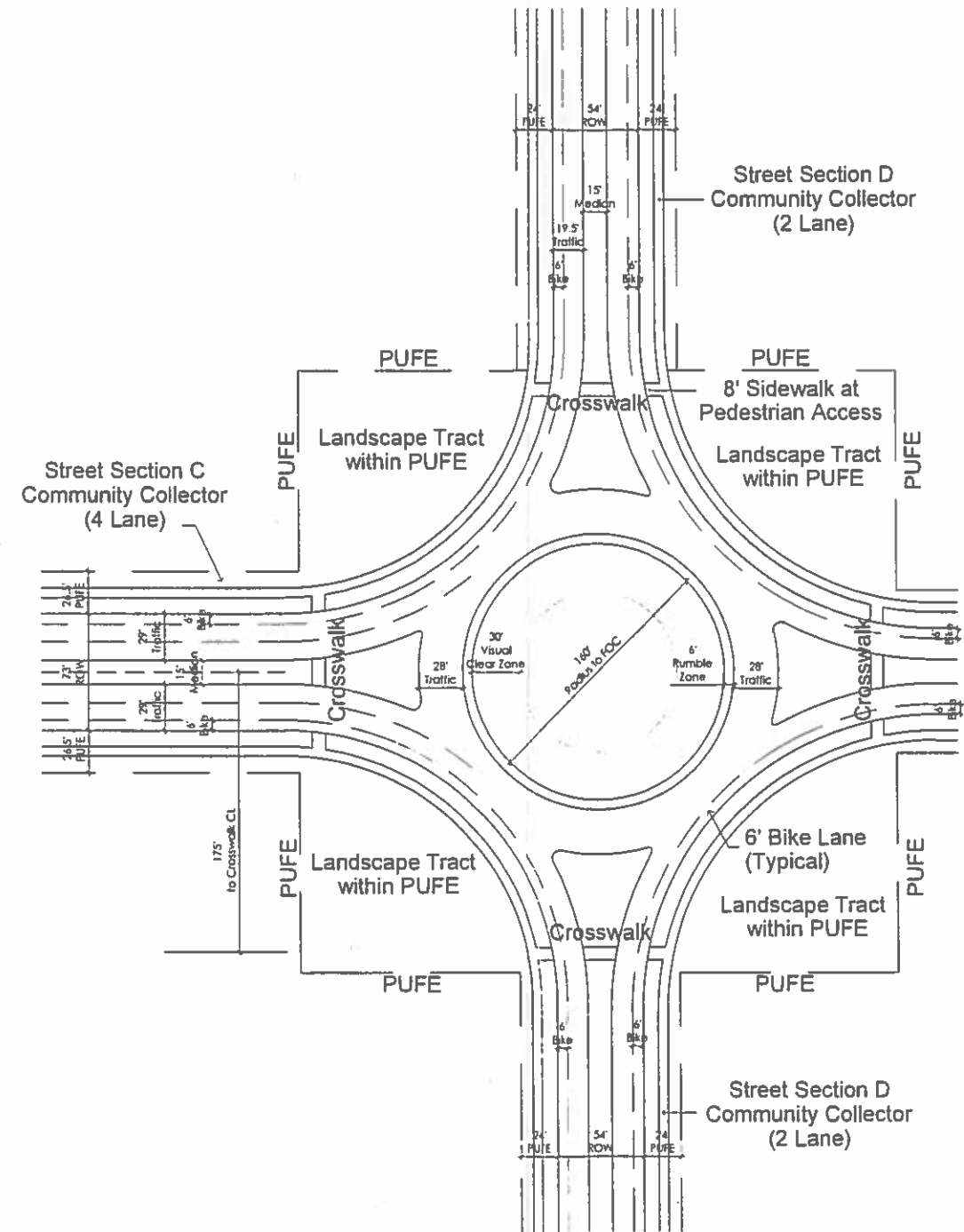
SECTION D-D - COMMUNITY COLLECTOR & NEIGHBORHOOD ENTRY (2 LANE)
N.T.S.



SECTION E-E - LOCAL STREET
N.T.S.
NOTE: ON STREET PARKING ALLOWED.



SECTION F-F - LOCAL STREET
N.T.S.
NOTE: ON STREET PARKING NOT ALLOWED.



PPGN ROUND - A - BOUT
N.T.S.

11-007.1 - Pacific Proving Grounds North

Runoff Dec 03, 2013 2:22pm \\Projects\2011\11-007.1\Planning\Preliminary Plat\Pre-Plat - 1st Submittal\11-007.1 - PrePlat - PP03.dwg

WILLIAMS GATEWAY AIRPORT
ZONING: LIGHT INDUSTRIAL (LI)
GENERAL PLAN: GENERAL (GI)

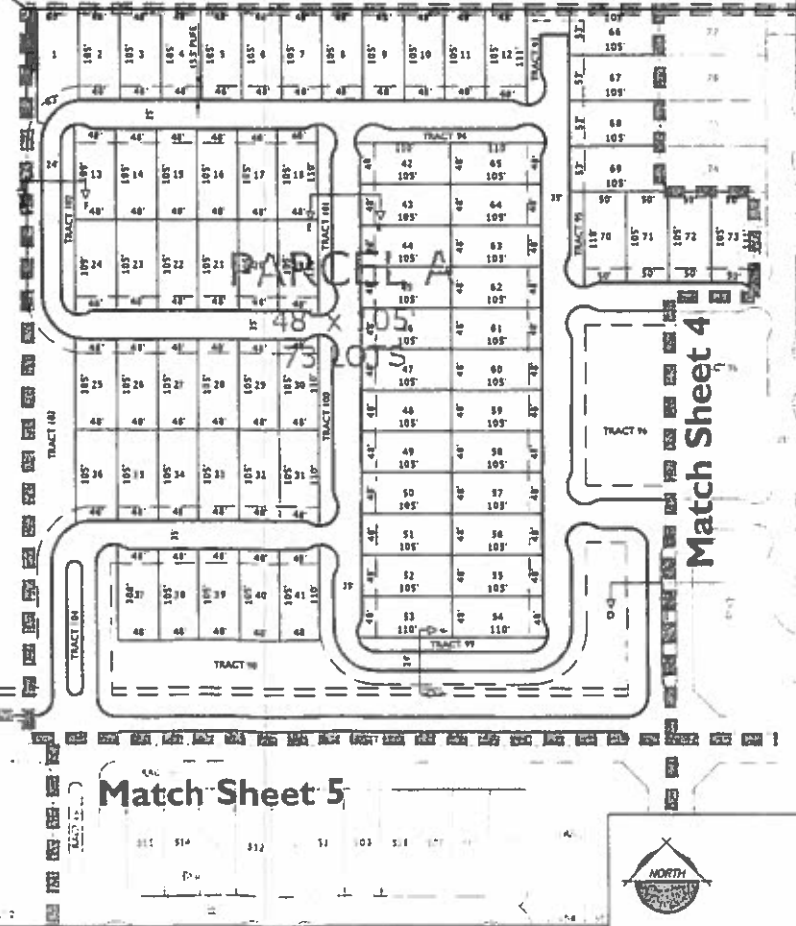
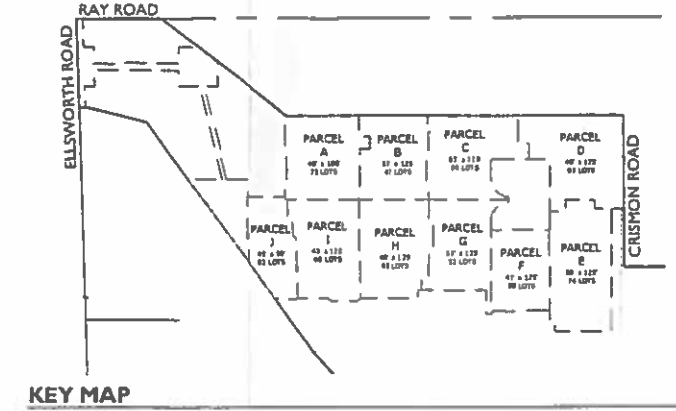
ELLSWORTH ROAD

RAY ROAD

FUTURE PPGN DU1
UNSUBDIVIDED
APN: 304-35-0043
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)

FUTURE PPGN DU1
UNSUBDIVIDED
APN: 304-35-0043
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)

FUTURE PPGN DU1
UNSUBDIVIDED
APN: 304-35-0043
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)



2045 S. Vineyard Ave, Suite 101
Petal, CA 92120
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www.epsgroupinc.com



Pacific Proving Grounds North
Preliminary Plat (Parcel A)

Project: 11-007.1 SUBMITTAL

Revisions:

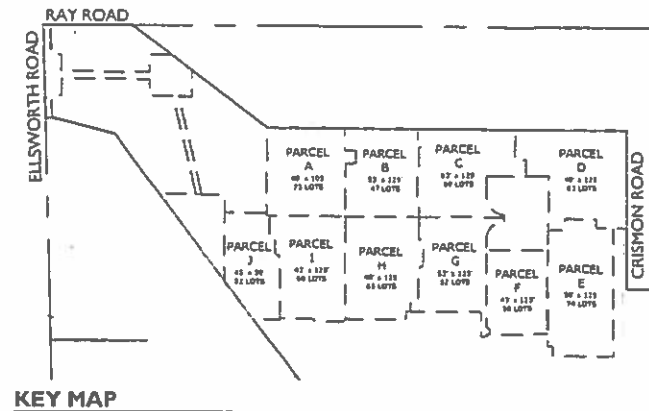
DESIGNER: JH
DRAWN BY: MZ

Professional Engineer Seal
2014
J. R. MORGAN
11-007.1
PP03
3 of 6

11-007.1 - Pacific Proving Grounds North

Dec 03, 2013 2:24pm S:\Projects\2011\11-007.1\Planning\Preliminary Plat\Pre-Reg - 1st Submittal\11-007.1 - PreReg - PP04.dwg

Jhannon

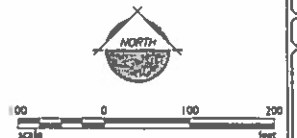


FUTURE DU1
UNSUBDIVIDED
APN: 304-35-004
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)

Match Sheet 3

Match Sheet 5

FUTURE DU2
PHASE 2
FUTURE PHASE
APN: 304-35-004K
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)



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Mesa, AZ 85210
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www.epsgroupinc.com



Pacific Proving Grounds North
Mesa, Arizona

Preliminary Plat (Parcels I & J)

Project:

Revisions:

DECEMBER 3, 2013 PRE-PLAT 1ST SUBMITTAL



Designer: JH
Drawn by: MPZ



Job No.

11-007.1

PP04

Sheet No.

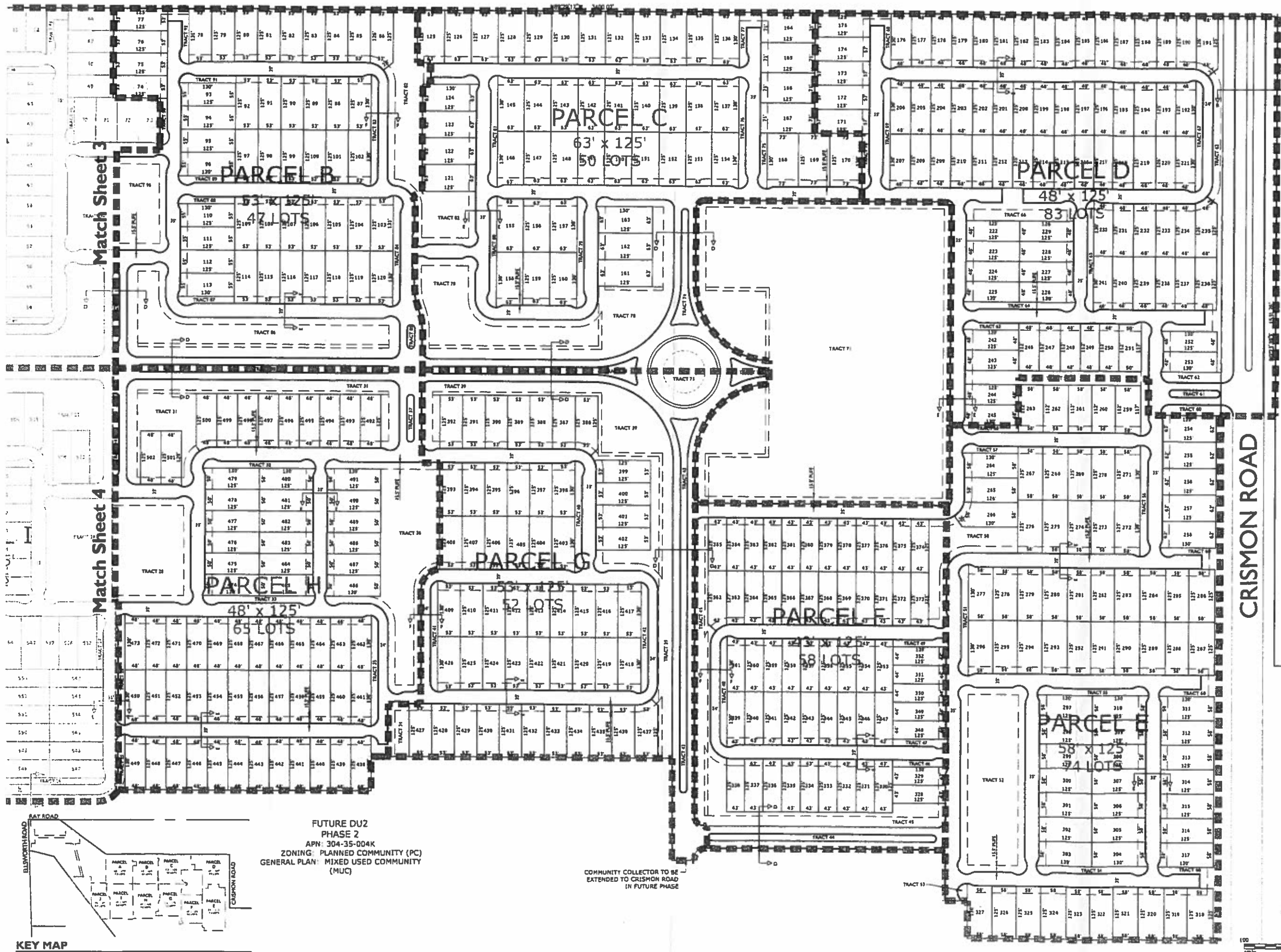
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of 6

11-007.1 - Pacific Proving Grounds North

Dec 03, 2013 2:27pm S:\Projects\2011\11-007.1\Planning\Pre-Submittal\11-007.1 - Pre-Sub - PP05.dwg

Person



FUTURE DU2
PHASE 2
APN: 304-35-004K
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)

COMMUNITY COLLECTOR TO BE
EXTENDED TO CRISMON ROAD
IN FUTURE PHASE

FUTURE DU4
UNSUBDIVIDED
APN: 304-34-005E
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)

EASTMARK DU8
UNSUBDIVIDED
APN: 304-34-005D
ZONING: PLANNED COMMUNITY (PC)
GENERAL PLAN: MIXED USED COMMUNITY (MUC)

11-007.1 - Pacific Proving Grounds North

Dec 03, 2013 2:30pm S:\Projects\2011\11-007.1\Planning\Preliminary Plot\Pre-Plot - 1st Submittal\11-007.1 - PrePlot - PP06.dwg

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Lot #	Area
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Lot #	Area
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Lot #	Area
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Lot #	Area
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