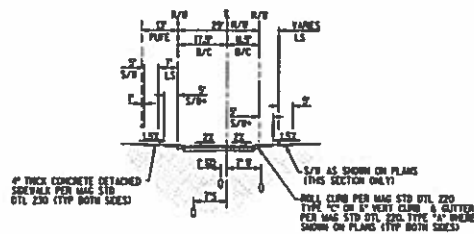
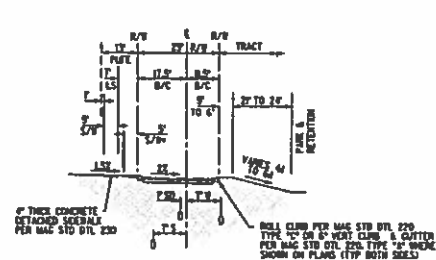


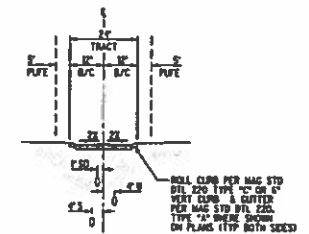
TYPICAL LOCAL STREET
SPAVING ON BOTH SIDES OF STREET
LOOKING NORTH & WEST
• AN ATTACHED SIDEWALK MAY BE UTILIZED



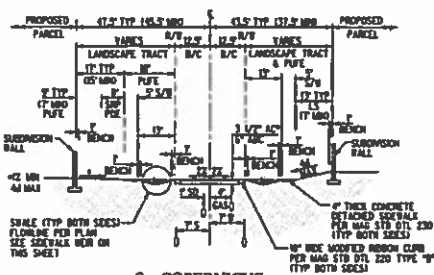
TYPICAL LOCAL STREET
SPAVING ON ONE SIDE OF STREET W/ PARK & SIDEWALK ON OTHER SIDE
LOOKING NORTH & WEST
• AN ATTACHED SIDEWALK MAY BE UTILIZED



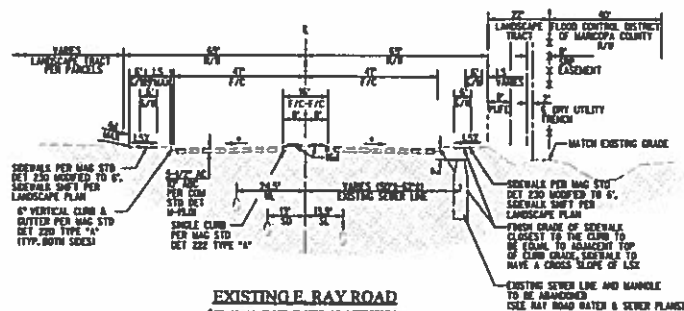
TYPICAL LOCAL STREET
SPAVING ONE SIDE OF STREET W/ PARK AND RETENTION OF OTHER SIDE
LOOKING NORTH
• AN ATTACHED SIDEWALK MAY BE UTILIZED



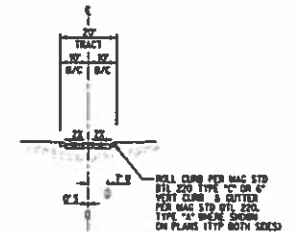
TYPICAL PRIVATE STREET
(DU 3/4 - 3)
LOOKING NORTH & WEST



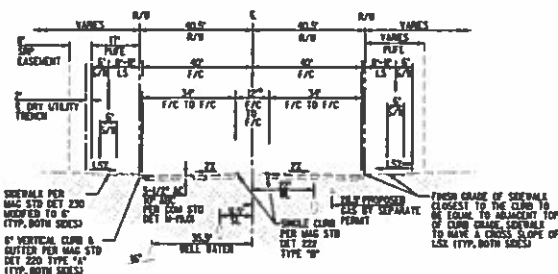
S. COPERNICUS
LOOKING NORTH
• PAVEMENT SECTION PER COM STD DET 14-1000



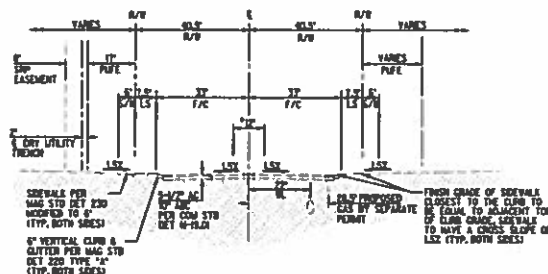
EXISTING E. RAY ROAD
2% CROSS SLOPE EXCEPT AT INTERSECTION
SEE SIGNING AND STRIPING PLANS FOR LANE CONFIGURATION



TYPICAL PRIVATE DRIVE
(DU 3/4 - 1)
LOOKING NORTH & WEST



EXISTING S. INSPIRIAN PARKWAY
STA 10+00.00 TO STA 10+00.00
LOOKING NORTH/WEST
*MEDIAN PER PLAN
**LANDSCAPE AREA TO DRAIN AWAY FROM THE STREET STARTING AT STA 10+00.00
SEE SIGNING AND STRIPING PLANS FOR LANE CONFIGURATION



EXISTING S. INSPIRIAN PARKWAY
STA 10+00.00 TO STA 10+00.00
LOOKING NORTH
*MEDIAN PER PLAN
**LANDSCAPE AREA TO DRAIN AWAY FROM THE STREET STARTING AT STA 10+00.00
SEE SIGNING AND STRIPING PLANS FOR LANE CONFIGURATION



EASTMARK.
DU 3/4 EAST
PARCELS 3/4 - 1 THROUGH 3/4 - 4

PRELIMINARY PLAT



Hoskin-Ryan Consultants
INCORPORATED
6345 N. 94th Parkway, Suite 100, Phoenix, Arizona 85018
(Office) (602) 253-4384 Fax (602) 253-4386 www.hoskin-ryan.com

PROJECT NO. 15-041-02 SHEET 3 OF 7

RESIDENTIAL LOT YIELD BY PARCEL				
LOT TYPE	PARCEL 3/4 - 1	PARCEL 3/4 - 2	PARCEL 3/4 - 3	TOTAL
50'x60'	96			96
50'x80'		88		88
50'x120' - 43'x100'			60	60
TOTAL		253	253	100.00

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'48"E	375.50
L2	N00°22'48"E	69.50
L3	N00°22'48"E	293.00
L4	N00°22'48"E	375.50
L5	S00°22'48"E	375.50
L6	N00°22'48"E	375.50
L7	N00°22'48"E	69.50
L8	S00°22'48"E	69.50
L9	N00°22'48"E	293.00
L10	S00°22'48"E	293.00
L11	N00°22'48"E	69.50
L12	S00°22'48"E	69.50
L13	N00°22'48"E	293.00
L14	S00°22'48"E	293.00
L15	N00°22'48"E	69.50
L16	S00°22'48"E	69.50
L17	N00°22'48"E	293.00
L18	S00°22'48"E	293.00
L19	N00°22'48"E	69.50
L20	S00°22'48"E	69.50
L21	N00°22'48"E	293.00
L22	S00°22'48"E	293.00
L23	N00°22'48"E	69.50
L24	S00°22'48"E	69.50
L25	N00°22'48"E	293.00
L26	S00°22'48"E	293.00
L27	N00°22'48"E	69.50
L28	S00°22'48"E	69.50

CURVE DATA TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	400.00	05°59'39"	806.48
C2	400.00	28°42'34"	1006.48
C3	400.00	05°59'39"	806.48
C4	400.00	05°59'39"	806.48
C5	2,000.00	08°56'30"	302.22
C6	400.00	20°39'30"	143.14
C7	115.00	59°09'09"	513.46
C8	115.00	59°09'09"	513.46
C9	400.00	05°59'39"	806.48
C10	400.00	20°39'30"	143.14
C11	400.00	05°59'39"	806.48
C12	400.00	20°39'30"	143.14
C13	400.00	05°59'39"	806.48
C14	400.00	20°39'30"	143.14
C15	400.00	05°59'39"	806.48
C16	400.00	20°39'30"	143.14
C17	400.00	05°59'39"	806.48
C18	400.00	20°39'30"	143.14
C19	400.00	05°59'39"	806.48
C20	400.00	20°39'30"	143.14
C21	400.00	05°59'39"	806.48
C22	400.00	20°39'30"	143.14

ADDITIONAL PARKING	
STREET PARKING	TOTAL PARKING
PARCEL 3/4 - 1	79
PARCEL 3/4 - 2	150
PARCEL 3/4 - 3	24
PARCEL 3/4 - 4	0
DISPERSED PARKING	108
INTERNAL NEIGHBORHOOD PARKING (PARCEL 3/4 - 3)	45
TOTAL	407

• DISPERSED PARKING PROVIDES PARKING SPOTS ON BOTH SIDES OF THE STREET

SITE DATA	
CROSS AREA	52.45 ACRES
FUTURE DEVELOPMENT	10.28 ACRES
OPEN SPACE, PARKS & RETENTION	10.28 ACRES
LOCAL STREETS	5.30 ACRES
PRIVATE STREETS	2.30 ACRES
TOTAL YIELD	253 LOTS
CROSS RESIDENTIAL DENSITY	4.82 DU/AC
NET RESIDENTIAL DENSITY	9.87 DU/AC

TRACT TABLE			
TRACT	AREA (AC)	USAGE	110
A	0.01	OPEN SPACE	05
B	0.07	ACCESS DRIVE	
C	0.07	ACCESS DRIVE	
D	0.07	ACCESS DRIVE	
E	0.07	ACCESS DRIVE	
F	0.07	ACCESS DRIVE	
G	0.07	ACCESS DRIVE	
H	0.07	ACCESS DRIVE	
I	0.07	ACCESS DRIVE	
J	0.07	ACCESS DRIVE	
K	0.07	ACCESS DRIVE	
L	0.07	ACCESS DRIVE	
M	0.07	ACCESS DRIVE	
N	0.07	ACCESS DRIVE	
O	0.07	ACCESS DRIVE	
P	0.07	ACCESS DRIVE	
Q	0.09	OPEN SPACE	05
R	0.03	OPEN SPACE	05
S	0.03	OPEN SPACE	05
T	0.03	OPEN SPACE	05
U	0.04	OPEN SPACE	05
V	0.03	OPEN SPACE	05
W	0.03	OPEN SPACE	05
X	0.07	OPEN SPACE	05
Y	0.04	OPEN SPACE	05
Z	1.25	OPEN SPACE & RETENTION	05
AA	0.03	OPEN SPACE	05
BB	0.03	OPEN SPACE	05
CC	0.04	OPEN SPACE	05
DD	0.06	OPEN SPACE	05
EE	0.03	OPEN SPACE	05
FF	0.03	OPEN SPACE	05
GG	0.09	OPEN SPACE	05
HH	2.43	PARK & RETENTION	05
I	0.02	OPEN SPACE	05
JJ	0.01	PARK & RETENTION	05
KK	0.26	OPEN SPACE	05
LL	0.07	PARK & RETENTION	05
MM	0.06	OPEN SPACE	05
NN	1.56	OPEN SPACE	05
OO	0.71	OPEN SPACE & RETENTION	05
PP	1.63	OPEN SPACE	05
QQ	0.59	OPEN SPACE & RETENTION	05
RR	0.00	OPEN SPACE & RETENTION	05
SS	0.09	PRIVATE DRIVE	
TT	0.00	PRIVATE DRIVE	
TOTAL	12.36		

PARCEL 3/4 - 1 LAND USE DATA	
USE AND DESCRIPTION	UNITS
GROSS AREA	14.36 AC
STREETS	0.73 AC
PRIVATE STREETS	0.33 AC
PARKS, OPEN SPACE AND RETENTION	4.29 AC
NET RESIDENTIAL AREA	7.80 AC
GROSS DENSITY	0.60 DU/AC
NET DENSITY EXCLUDING STREETS AND TRACTS	0.50 DU/AC
NUMBER OF LOTS	96
FT/LP LOT SIZES	55'x120'



LEGEND

- PUBLIC UTILITIES AND FACILITIES EASEMENT (UPD)
- ① TYPICAL CHANGING AT RETURN (FOR R/W DATA SEE DETAIL ON SHEET 15)
- SURVEY MONUMENT
- PARCEL BOUNDARY
- RIGHT OF WAY LINE (R/W)
- CENTER LINE (CL)
- SETBACK LINE

DEVELOPER

ARCHITECT

SCALE:
1" = 80'

EASTMARK.
DU 3/4 EAST
PARCELS 3/4 - 1 THROUGH 3/4 - 4

PRELIMINARY PLAT

DMB

Hoskin-Ryan Consultants

6345 N. 24th Parkway, Suite 102, Phoenix, Arizona 85018
Office: (602) 252-8264 Fax: (602) 252-8266 www.hoskinryan.com

PROJECT NO.
15-001-02

SHEET
SHEET 6 OF 7

The site plan illustrates the layout of Development Unit 3 South, encompassing parcels 3-1 through 3-3. Key features include:

- Streets:** E. Palladium Drive, E. Acceleration Drive, E. Krypton Lane, E. Kinetic Drive, E. Ray Road, and E. Bellance Way.
- Tracts and Lots:** Numerous numbered lots are distributed across several tracts, including Tract 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 9AA, 9AB, 9AC, 9AD, 9AE, 9AF, 9AG, 9AH, 9AI, 9AJ, 9AK, 9AL, 9AM, 9AN, 9AO, 9AP, 9AQ, 9AR, 9AS, 9AT, 9AU, 9AV, 9AW, 9AX, 9AY, 9AZ, 9BA, 9BB, 9BC, 9BD, 9BE, 9BF, 9BG, 9BH, 9BI, 9BJ, 9BK, 9BL, 9BM, 9BN, 9BO, 9BP, 9BQ, 9BR, 9BS, 9BT, 9BU, 9BV, 9BW, 9BX, 9BY, 9BZ, 9CA, 9CB, 9CC, 9CD, 9CE, 9CF, 9CG, 9CH, 9CI, 9CJ, 9CK, 9CL, 9CM, 9CN, 9CO, 9CP, 9CQ, 9CR, 9CS, 9CT, 9CU, 9CV, 9CW, 9CX, 9CY, 9CZ, 9DA, 9DB, 9DC, 9DD, 9DE, 9DF, 9DG, 9DH, 9DI, 9DJ, 9DK, 9DL, 9DM, 9DN, 9DO, 9DP, 9DQ, 9DR, 9DS, 9DT, 9DU, 9DV, 9DW, 9DX, 9DY, 9DZ, 9EA, 9EB, 9EC, 9ED, 9EE, 9EF, 9EG, 9EH, 9EI, 9EJ, 9EK, 9EL, 9EM, 9EN, 9EO, 9EP, 9EQ, 9ER, 9ES, 9ET, 9EU, 9EV, 9EW, 9EX, 9EY, 9EZ, 9FA, 9FB, 9FC, 9FD, 9FE, 9FF, 9FG, 9FH, 9FI, 9FJ, 9FK, 9FL, 9FM, 9FN, 9FO, 9FP, 9FQ, 9FR, 9FS, 9FT, 9FU, 9FV, 9FW, 9FX, 9FY, 9FZ, 9GA, 9GB, 9GC, 9GD, 9GE, 9GF, 9GG, 9GH, 9GI, 9GJ, 9GK, 9GL, 9GM, 9GN, 9GO, 9GP, 9GQ, 9GR, 9GS, 9GT, 9GU, 9GV, 9GW, 9GX, 9GY, 9GZ, 9HA, 9HB, 9HC, 9HD, 9HE, 9HF, 9HG, 9HH, 9HI, 9HJ, 9HK, 9HL, 9HM, 9HN, 9HO, 9HP, 9HQ, 9HR, 9HS, 9HT, 9HU, 9HV, 9HW, 9HX, 9HY, 9HZ, 9IA, 9IB, 9IC, 9ID, 9IE, 9IF, 9IG, 9IH, 9II, 9IJ, 9IK, 9IL, 9IM, 9IN, 9IO, 9IP, 9IQ, 9IR, 9IS, 9IT, 9IU, 9IV, 9IW, 9IX, 9IY, 9IZ, 9JA, 9JB, 9JC, 9JD, 9JE, 9JF, 9JG, 9JH, 9JI, 9JJ, 9JK, 9JL, 9JM, 9JN, 9JO, 9JP, 9JQ, 9JR, 9JS, 9JT, 9JU, 9JV, 9JW, 9JX, 9JY, 9JZ, 9KA, 9KB, 9KC, 9KD, 9KE, 9KF, 9KG, 9KH, 9KI, 9KJ, 9KK, 9KL, 9KM, 9KN, 9KO, 9KP, 9KQ, 9KR, 9KS, 9KT, 9KU, 9KV, 9KW, 9KX, 9KY, 9KZ, 9LA, 9LB, 9LC, 9LD, 9LE, 9LF, 9LG, 9LH, 9LI, 9LJ, 9LK, 9LL, 9LM, 9LN, 9LO, 9LP, 9LQ, 9LR, 9LS, 9LT, 9LU, 9LV, 9LW, 9LX, 9LY, 9LZ, 9MA, 9MB, 9MC, 9MD, 9ME, 9MF, 9MG, 9MH, 9MI, 9MJ, 9MK, 9ML, 9MM, 9MN, 9MO, 9MP, 9MQ, 9MR, 9MS, 9MT, 9MU, 9MV, 9MW, 9MX, 9MY, 9MZ, 9NA, 9NB, 9NC, 9ND, 9NE, 9NF, 9NG, 9NH, 9NI, 9NJ, 9NK, 9NL, 9NM, 9NN, 9NO, 9NP, 9NQ, 9NR, 9NS, 9NT, 9NU, 9NV, 9NW, 9NX, 9NY, 9NZ, 9OA, 9OB, 9OC, 9OD, 9OE, 9OF, 9OG, 9OH, 9OI, 9OJ, 9OK, 9OL, 9OM, 9ON, 9OO, 9OP, 9OQ, 9OR, 9OS, 9OT, 9OU, 9OV, 9OW, 9OX, 9OY, 9OZ, 9PA, 9PB, 9PC, 9PD, 9PE, 9PF, 9PG, 9PH, 9PI, 9PJ, 9PK, 9PL, 9PM, 9PN, 9PO, 9PP, 9PQ, 9PR, 9PS, 9PT, 9PU, 9PV, 9PW, 9PX, 9PY, 9PZ, 9QA, 9QB, 9QC, 9QD, 9QE, 9QF, 9QG, 9QH, 9QI, 9QJ, 9QK, 9QL, 9QM, 9QN, 9QO, 9QP, 9QQ, 9QR, 9QS, 9QT, 9QU, 9QV, 9QW, 9QX, 9QY, 9QZ, 9RA, 9RB, 9RC, 9RD, 9RE, 9RF, 9RG, 9RH, 9RI, 9RJ, 9RK, 9RL, 9RM, 9RN, 9RO, 9RP, 9RQ, 9RR, 9RS, 9RT, 9RU, 9RV, 9RW, 9RX, 9RY, 9RZ, 9SA, 9SB, 9SC, 9SD, 9SE, 9SF, 9SG, 9SH, 9SI, 9SJ, 9SK, 9SL, 9SM, 9SN, 9SO, 9SP, 9SQ, 9SR, 9SS, 9ST, 9SU, 9SV, 9SW, 9SX, 9SY, 9SZ, 9TA, 9TB, 9TC, 9TD, 9TE, 9TF, 9TG, 9TH, 9TI, 9TJ, 9TK, 9TL, 9TM, 9TN, 9TO, 9TP, 9TQ, 9TR, 9TS, 9TT, 9TU, 9TV, 9TW, 9TX, 9TY, 9TZ, 9UA, 9UB, 9UC, 9UD, 9UE, 9UF, 9UG, 9UH, 9UI, 9UJ, 9UK, 9UL, 9UM, 9UN, 9UO, 9UP, 9UQ, 9UR, 9US, 9UT, 9UU, 9UV, 9UW, 9UX, 9UY, 9UZ, 9VA, 9VB, 9VC, 9VD, 9VE, 9VF, 9VG, 9VH, 9VI, 9VJ, 9VK, 9VL, 9VM, 9VN, 9VO, 9VP, 9VQ, 9VR, 9VS, 9VT, 9VU, 9VV, 9VW, 9VX, 9VY, 9VZ, 9WA, 9WB, 9WC, 9WD, 9WE, 9WF, 9WG, 9WH, 9WI, 9WJ, 9WK, 9WL, 9WM, 9WN, 9WO, 9WP, 9WQ, 9WR, 9WS, 9WT, 9WU, 9WV, 9WW, 9WX, 9WY, 9WZ, 9XA, 9XB, 9XC, 9XD, 9XE, 9XF, 9XG, 9XH, 9XI, 9XJ, 9XK, 9XL, 9XM, 9XN, 9XO, 9XP, 9XQ, 9XR, 9XS, 9XT, 9XU, 9XV, 9XW, 9XX, 9XY, 9XZ, 9YA, 9YB, 9YC, 9YD, 9YE, 9YF, 9YG, 9YH, 9YI, 9YJ, 9YK, 9YL, 9YM, 9YN, 9YO, 9YP, 9YQ, 9YR, 9YS, 9YT, 9YU, 9YV, 9YW, 9YX, 9YY, 9YZ, 9ZA, 9ZB, 9ZC, 9ZD, 9ZE, 9ZF, 9ZG, 9ZH, 9ZI, 9ZJ, 9ZK, 9ZL, 9ZM, 9ZN, 9ZO, 9ZP, 9ZQ, 9ZR, 9ZS, 9ZT, 9ZU, 9ZV, 9ZW, 9ZX, 9ZY, 9ZZ.

----- PUBLIC UTILITIES AND FACILITIES EASEMENT (PUFE)
 ① TYPICAL CHANGE AT RETURN (FOR R/W DATA
 SEE DETAIL ON SHEET 2)
 • SURVEY MONUMENT
 PARCEL BOUNDARY
 _____ RIGHT OF WAY LINE (R/W)
 _____ CENTER LINE (CL)
 _____ SETBACK LINE



1-800-SLAVE-IT
The Slave Trade
1-800-333-3333

PRELIMINARY PLAT



PROJECT NO.	SHEET
15-041-02	SHEET 8 OF 7

