

DEVELOPER

DMB MESA PROVING GROUNDS, LLC
14646 N. KIERLAND BLVD, SUITE 165
SCOTTSDALE, AZ 85254
CONTACT: CHRISTINA CHRISTIAN, P.E.
PHONE: (602) 903-7489

ENGINEER

SUNRISE ENGINEERING, INC.
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600

UTILITIES/SERVICES	
SERVICE	UTILITY COMPANY
CATV	COX COMMUNICATIONS
ELECTRIC	SALT RIVER PROJECT
FIBER	CENTURYLINK
GAS	SOUTHWEST GAS
IRRIGATION	SALT RIVER PROJECT
WATER/SEWER	CITY OF MESA
STORM DRAIN	CITY OF MESA
FIRE	CITY OF MESA
REFUSE	CITY OF MESA

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

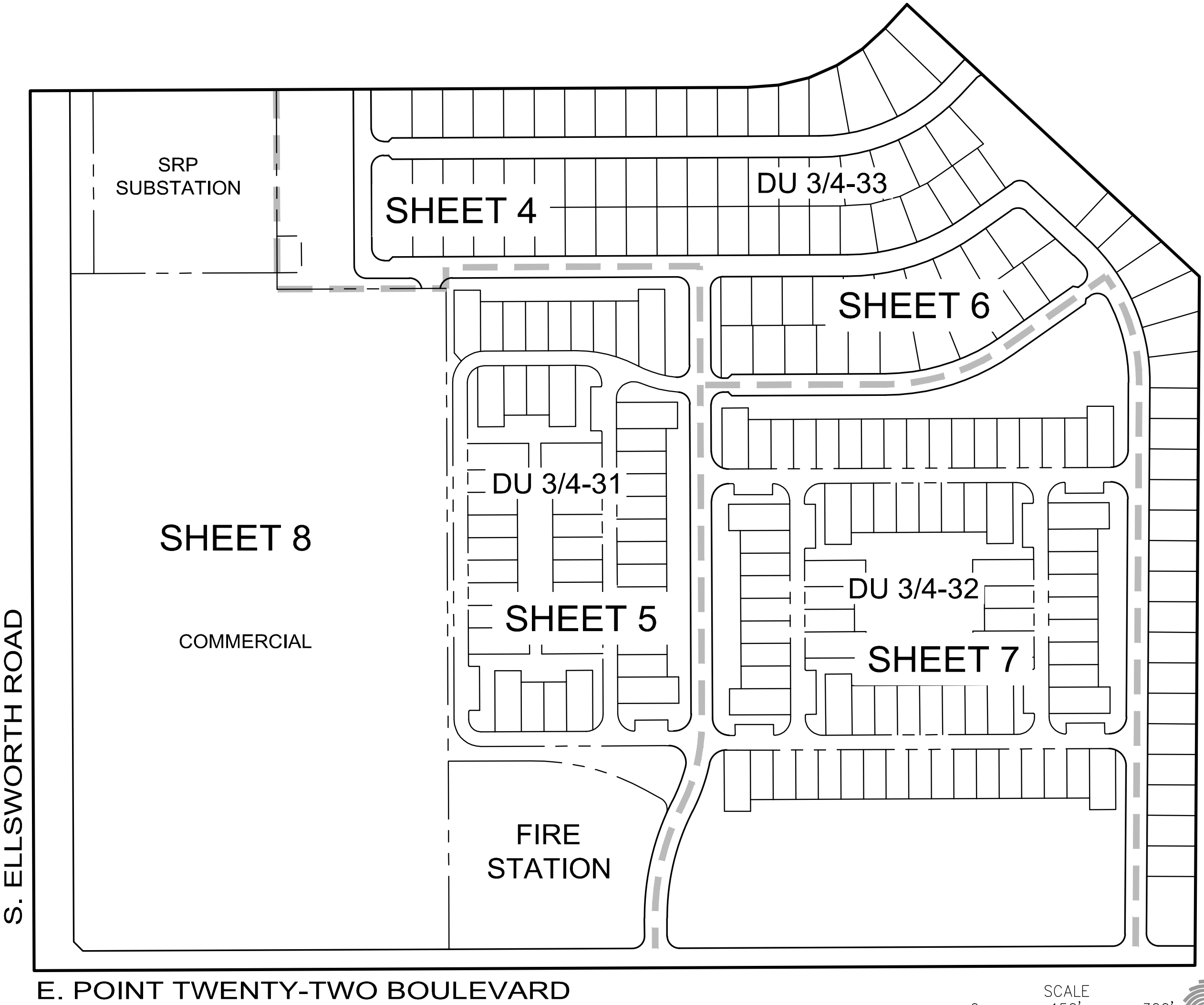
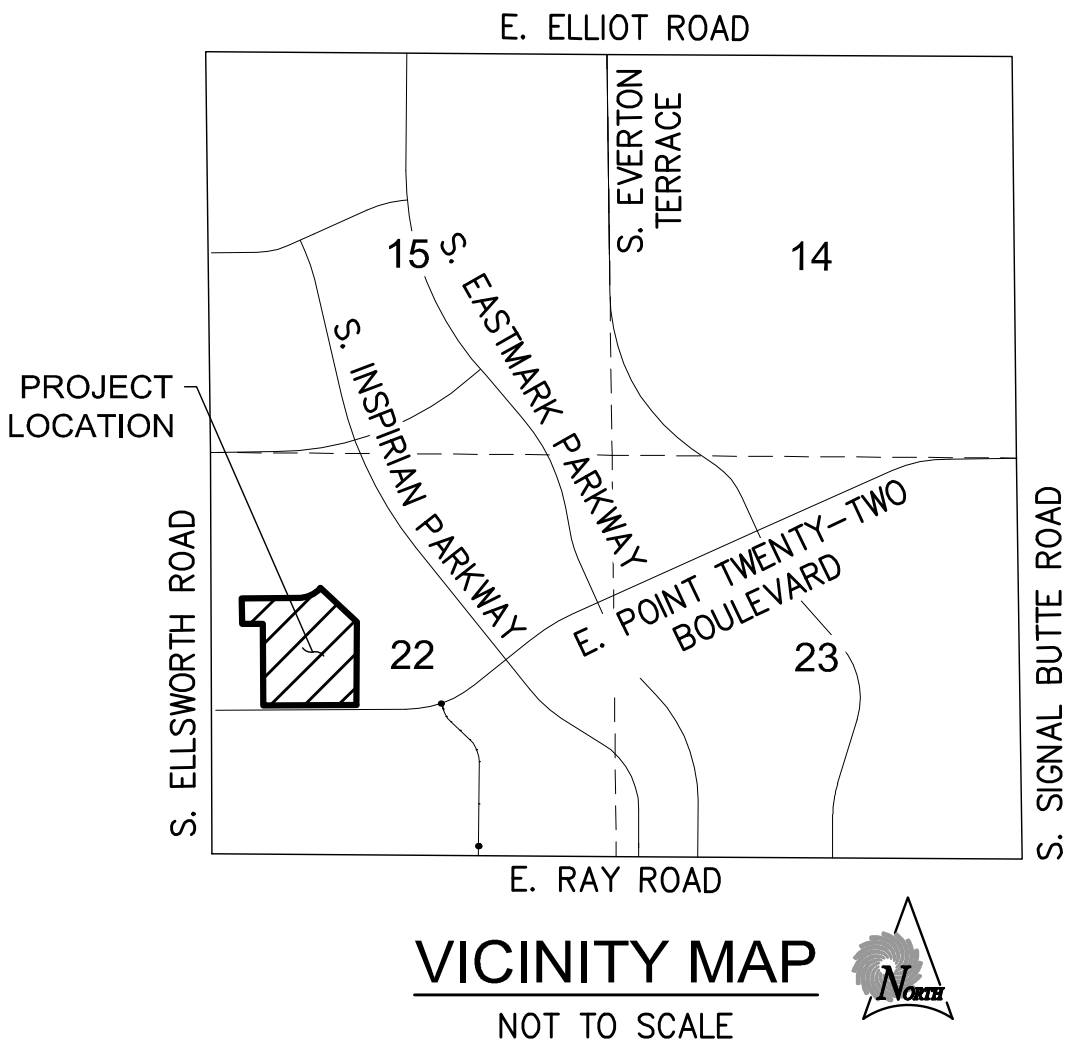
TRACT TABLE			
NAME	SQ FT	ACRES	USE
A	44,765	1.03	OPEN SPACE, PUF
B	49,845	1.14	PRIVATE STREET
C	40,468	0.93	OPEN SPACE, PUF
D	24,509	0.56	OPEN SPACE, PUF
E	42,778	0.98	OPEN SPACE, PUF
F	180,709	4.15	OPEN SPACE, PUF
G	60,884	1.40	PRIVATE STREET
H	20,273	0.47	OPEN SPACE, PUF
I	66,556	1.53	OPEN SPACE, PUF
J	20,496	0.47	OPEN SPACE, PUF
K	54,847	1.26	OPEN SPACE, PUF
L	2,651	0.06	OPEN SPACE, PUF
M	7,103	0.16	OPEN SPACE, PUF
N	24,520	0.56	OPEN SPACE, PUF
O	9,014	0.21	OPEN SPACE, PUF

PARCEL TABLE			
NAME	SQ FT	ACRES	NO. OF LOTS
DU 3/4-31	162,135	3.73	48
DU 3/4-32	248,637	5.72	76
DU 3/4-33	432,979	9.94	99
FIRE STATION	98,780	2.27	
COMMERCIAL	685,489	15.74	
SRP SUBSTATION	90,007	2.07	
TOTAL	1,718,027	39.47	223

PRELIMINARY PLAT
EASTMARK - DU 3/4 NORTH (PHASE 4) MDR

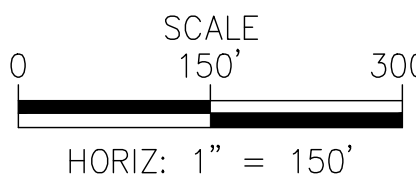
A PROPOSED SUBDIVISION LOCATED IN
A PORTION OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

SHEET INDEX	
SHEET #	DESCRIPTION
1	COVER SHEET
2	SECTION & TYPICAL LOT DETAILS
3-8	PREPLAT
9	UTILITY PLAN
10	PARKING PLAN/SOLID WASTE



SHEET INDEX

SITE DATA		
GROSS AREA	42.08	ACRES
OPEN SPACE	12.32	ACRES
LOCAL STREETS	4.52	ACRES
PRIVATE STREETS	2.54	ACRES
NET RESIDENTIAL	38.77	ACRES
TOTAL YIELD	223	LOTS
GROSS RESIDENTIAL DENSITY	5.30	DU/AC
NET RESIDENTIAL DENSITY	5.74	DU/AC



- BC BACK OF CURB
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- LS LANDSCAPE
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- MIN MINIMUM
- N NORTH
- PAE PRIVATE ACCESS EASEMENT
- PDE POWER DISTRIBUTION EASEMENT
- PUFE PUBLIC UTILITY & FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- S SOUTH
- STD STANDARD
- SWK SIDEWALK
- UBE USE & BENEFIT EASEMENT
- W WEST

- SUBJECT BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- TRACT LINE
- RIGHT OF WAY LINE
- SETBACK LINE

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Call before you dig.
1-800-782-5348

REV. NO.	COMMENT	DATE

DMB **Brookfield Residential**

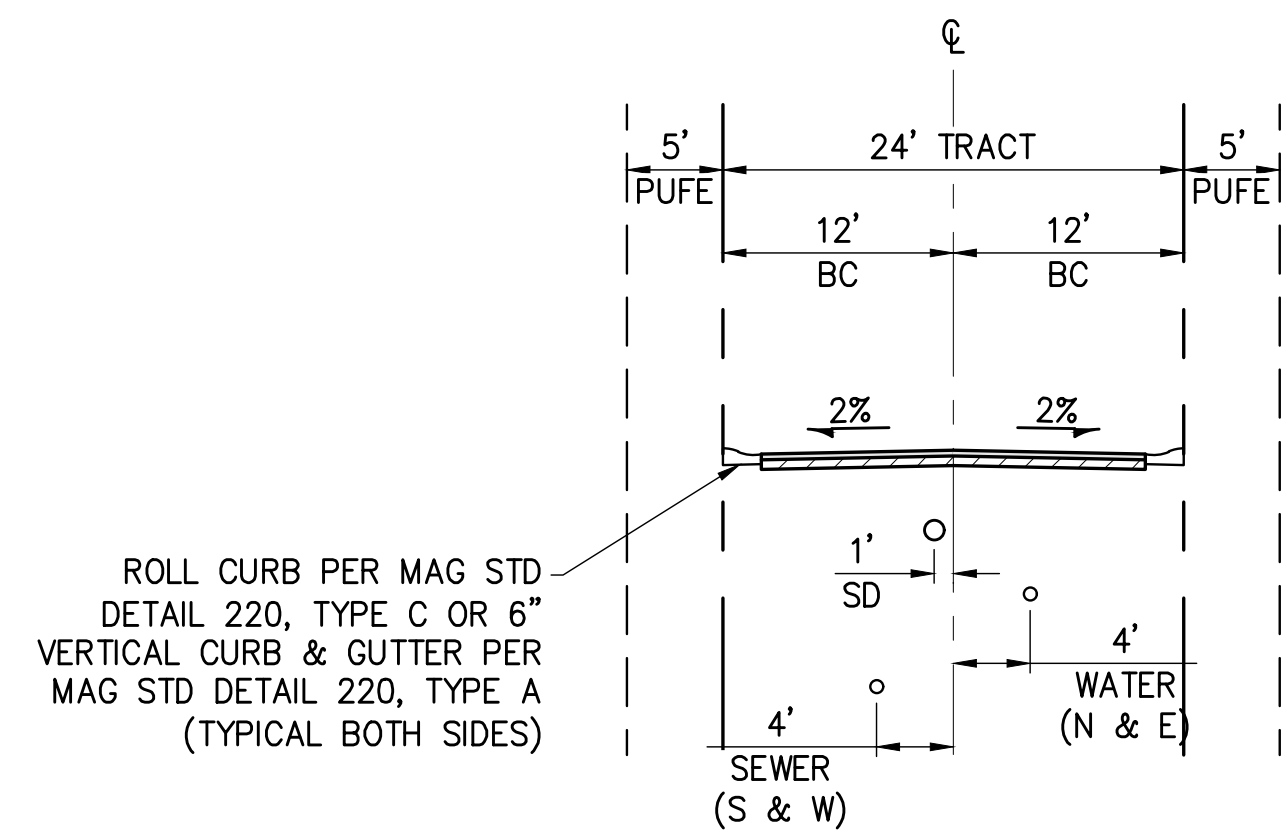
EASTMARK

SUNRISE ENGINEERING

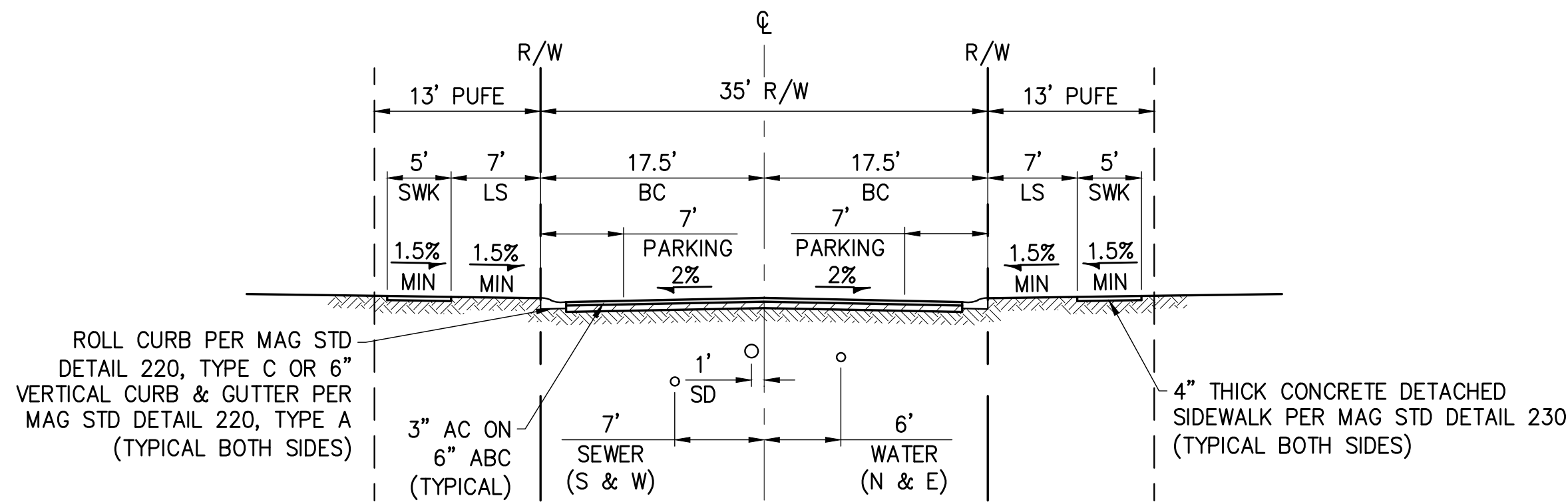
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MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
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EASTMARK - DU 3/4 NORTH (PHASE 4) MDR
PRELIMINARY PLAT
COVER SHEET

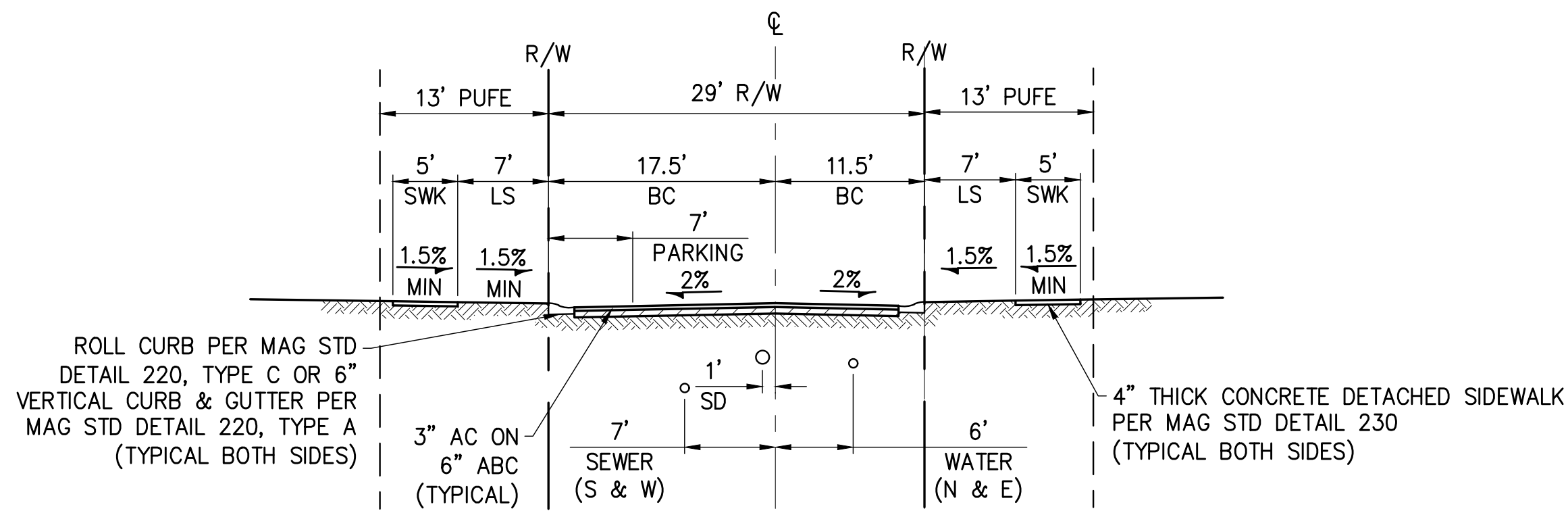
SET NO. 06536	DESIGNED CFM	DRAWN SLF	CHECKED RMH	1 of 10
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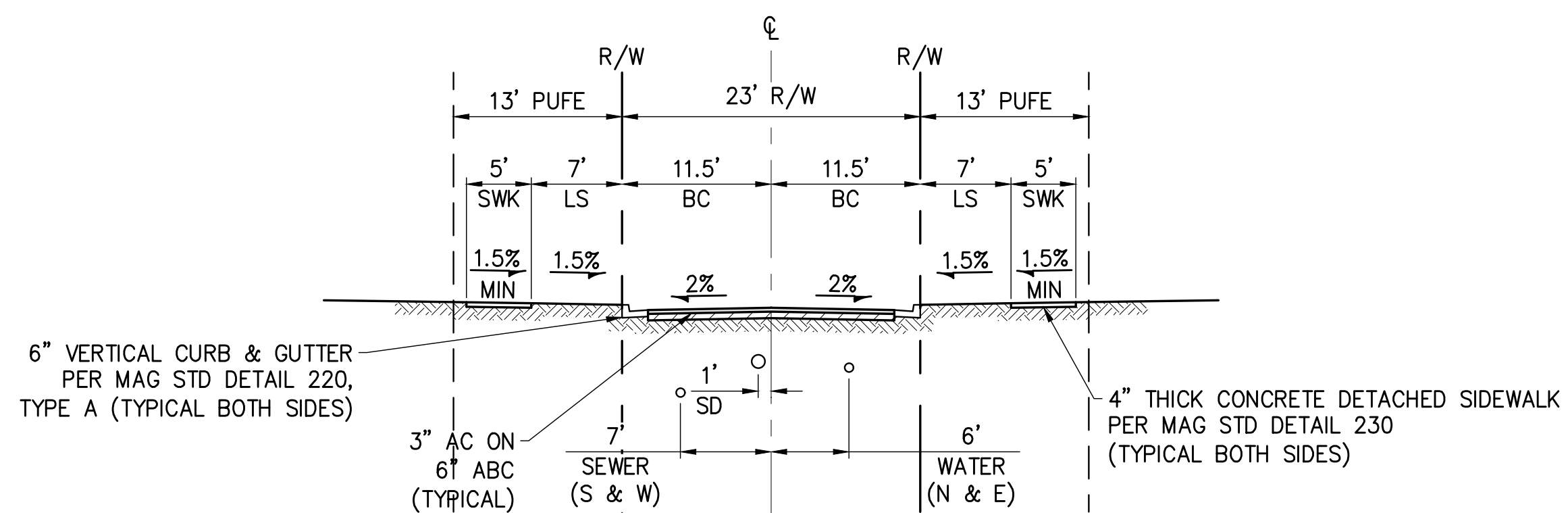
A SECTION - TYPICAL PRIVATE STREET (NO ON-STREET PARKING)
~ NOT TO SCALE GREEN COURT LOTS



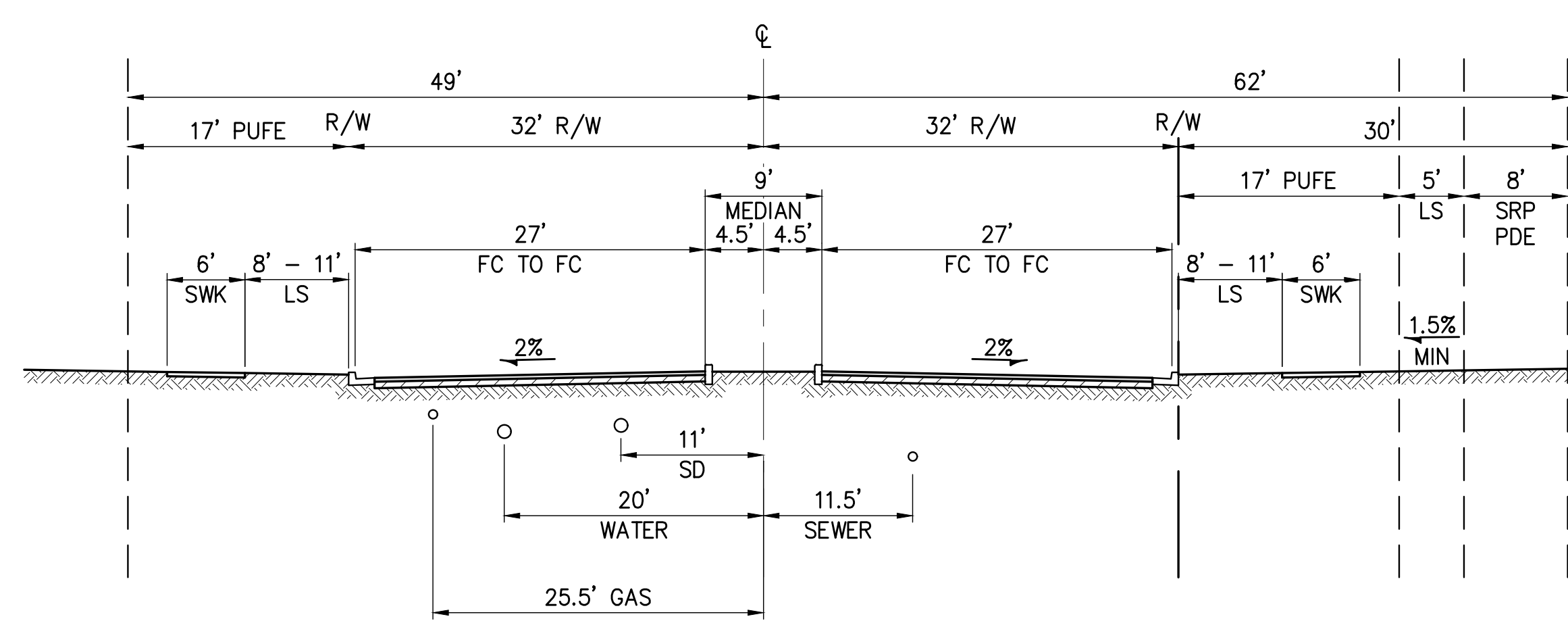
B SECTION - LOCAL STREET - 35' R/W (PARKING BOTH SIDES)
~ NOT TO SCALE



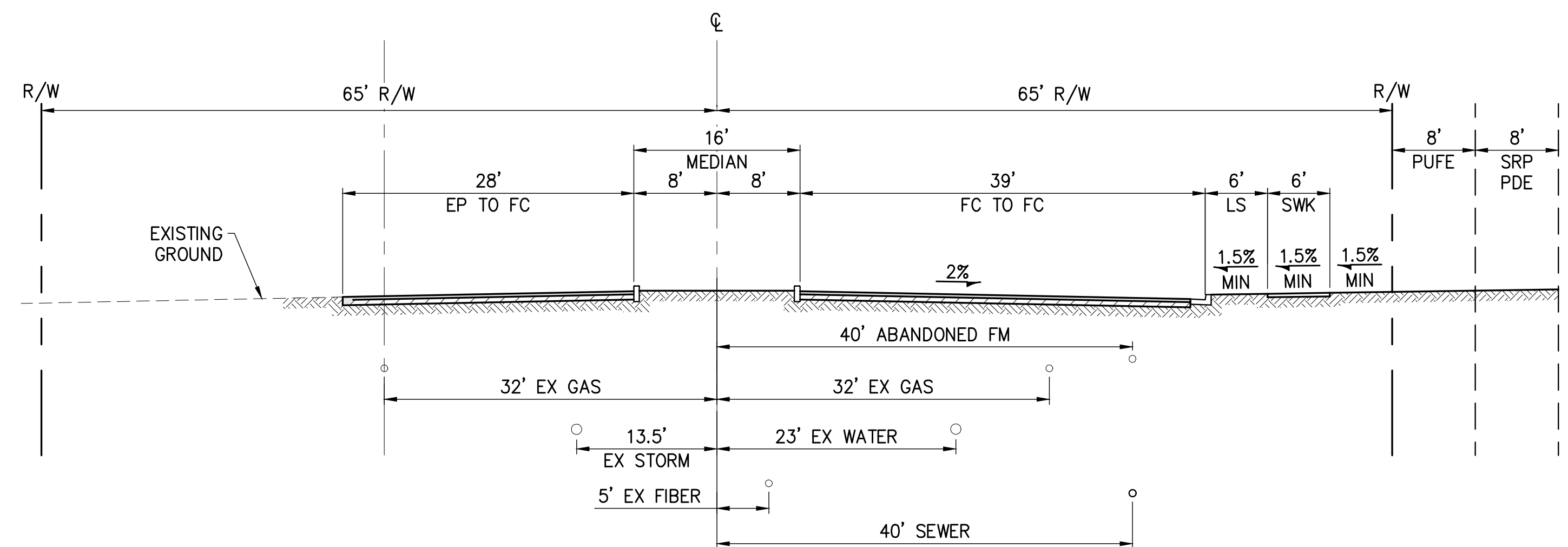
C SECTION - LOCAL STREET - 29' R/W (PARKING ONE SIDE ONLY)
~ NOT TO SCALE



D SECTION - LOCAL STREET - 23' R/W (NO ON-STREET PARKING)
~ NOT TO SCALE



E SECTION - E. POINT TWENTY-TWO BOULEVARD
~ NOT TO SCALE



F SECTION - S. ELLSWORTH ROAD
~ NOT TO SCALE

ABBREVIATIONS

BC	BACK OF CURB
E	EAST
EX	EXISTING
FC	FACE OF CURB
FM	FORCEMAIN
LS	LANDSCAPE
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MIN	MINIMUM
N	NORTH
PAE	PRIVATE ACCESS EASEMENT
PDE	POWER DISTRIBUTION EASEMENT
PUFE	PUBLIC UTILITY & FACILITIES EASEMENT
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LINE LEGEND

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EASTMARK

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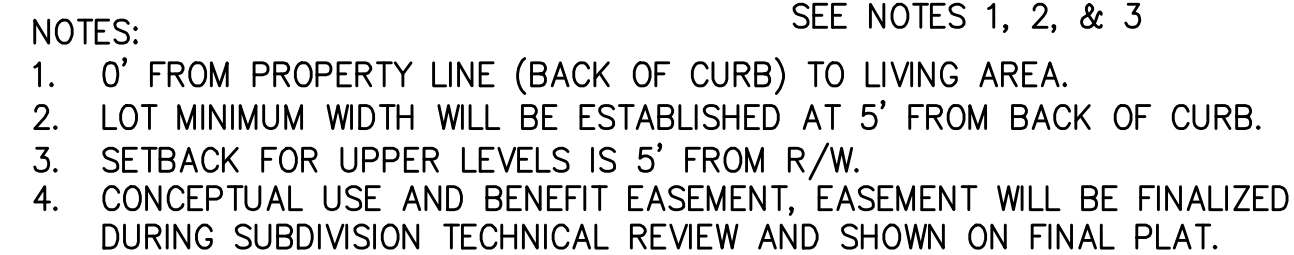
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EASTMARK - DU 3/4 NORTH (PHASE 4) MDR

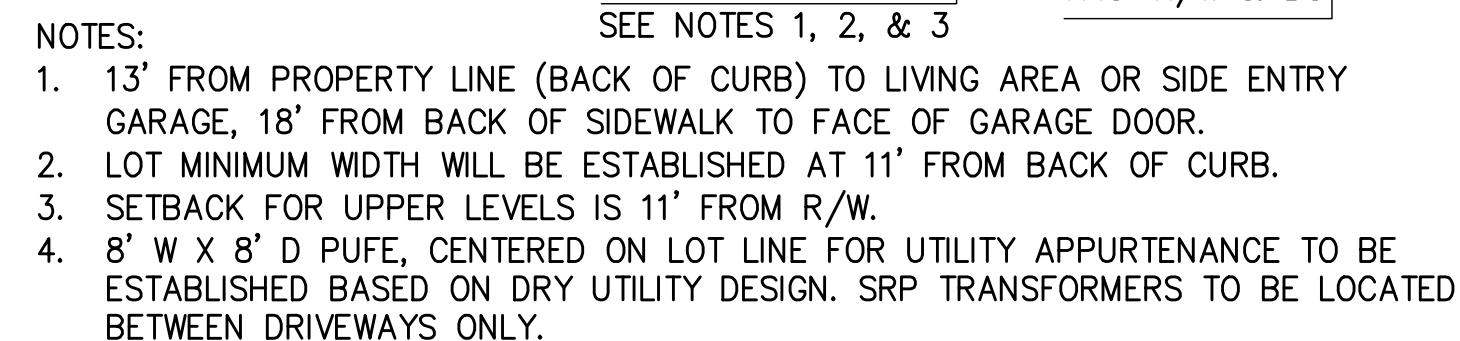
PRELIMINARY PLAT

STREET SECTIONS

SET NO. 06536	DESIGNED CFM	DRAWN SLF	CHECKED RMH	2 of 10
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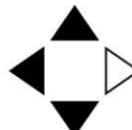
GREEN COURT
LOTS 1 - 124
NOT TO SCALE



SINGLE FAMILY
LOTS 125 - 223
NOT TO SCALE

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_____ SUBJECT BOUNDARY LINE
 _____ LOT LINE
 - - - - - EASEMENT LINE
 - - - - - SECTION LINE
 _____ TRACT LINE
 _____ RIGHT OF WAY LINE
 - - - - - SETBACK LINE

REV NO.		COMMENT		DATE	
					
 EASTMARK®					
		 SUNRISE ENGINEERING 2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com			
EASTMARK – DU 3/4 NORTH (PHASE 4) MDR PRELIMINARY PLAT TYPICAL LOT LAYOUTS					
SET NO. 06536	DESIGNED CFM	DRAWN SLF	CHECKED RMH	3 of 10	

SEE SHEET 8

SRP SUBSTATION

S015°11'E 327.00'

TRACT A

S. FARADAY

S015°53'E 195.00'

S89°44'07"W 276.54'

SEE SHEET 8

SEE SHEET 5

SEE SHEET 7

PHASE V

E. STATIC AVENUE

E. SATURN AVENUE

E. STROBE AVENUE

E. STROBE AVENUE

S. PASTEUR

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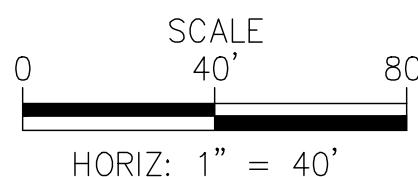
LINE LEGEND

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CURVE TABLE

THIS TABLE IS FOR
SHEETS 4 TO 8 ONLY

NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	300.00'	244.98'	46°47'13"	N66°20'31"E	238.23'
C2	350.00'	212.80'	34°50'08"	N72°19'03"E	209.54'
C3	40.00'	62.83'	90°00'00"	S44°44'10"W	56.57'
C4	200.00'	53.93'	15°27'03"	N82°32'18"W	53.77'
C5	200.00'	42.39'	12°08'34"	N68°44'30"W	42.31'
C6	200.00'	96.32'	27°35'41"	S76°28'03"E	95.40'
C7	350.00'	212.80'	34°50'08"	N72°19'03"E	209.54'
C8	300.00'	62.58'	11°57'05"	N41°04'33"W	62.46'
C9	300.00'	185.65'	35°27'27"	N17°22'18"W	182.71'
C10	32.00'	50.27'	90°00'00"	S45°15'50"E	45.25'
C11	400.00'	41.82'	5°59'22"	N87°16'08"W	41.80'
C12	400.00'	41.82'	5°59'22"	S87°16'08"E	41.80'
C13	400.00'	190.64'	27°18'25"	S13°23'23"W	188.84'
C14	300.00'	112.02'	21°23'37"	N16°20'47"E	111.37'
C15	300.00'	30.96'	5°54'48"	N2°41'35"E	30.95'



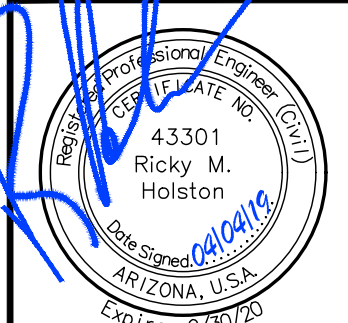
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REV. NO. COMMENT DATE



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Residential

EASTMARK



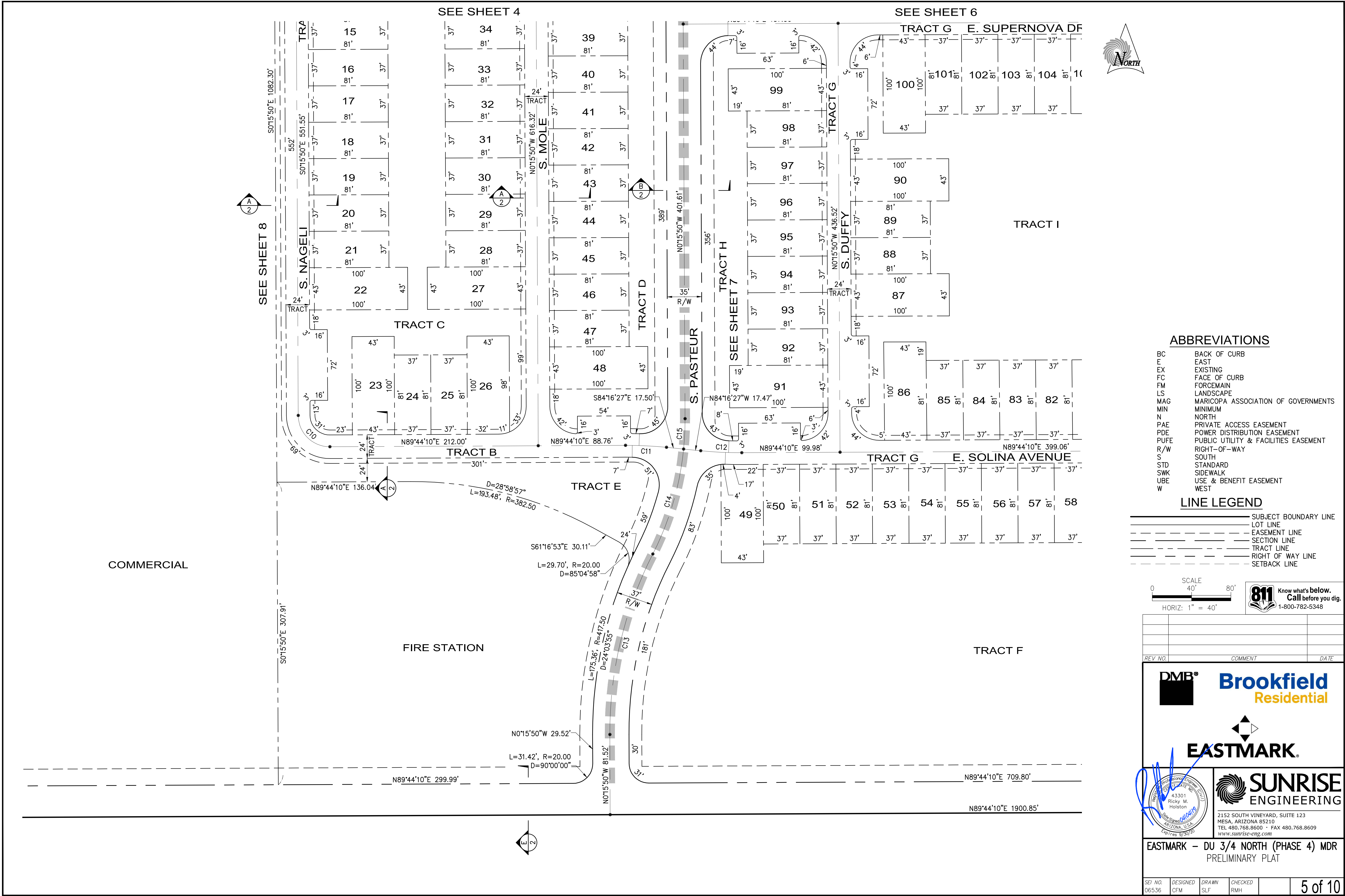
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EASTMARK - DU 3/4 NORTH (PHASE 4) MDR
PRELIMINARY PLAT

SET NO. DESIGNED DRAWN CHECKED
06536 CFM SLF RMH

4 of 10

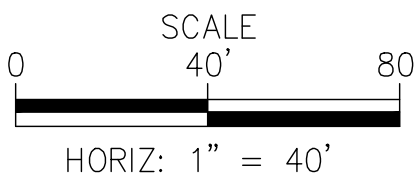


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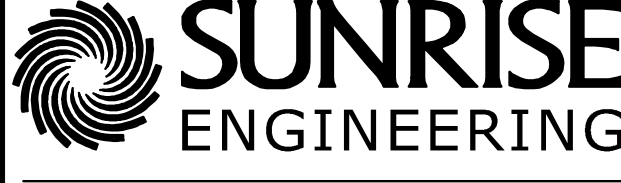
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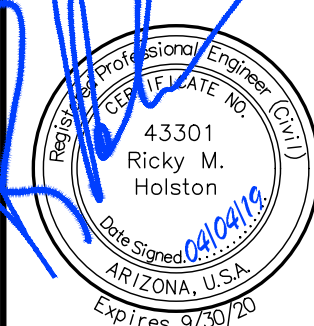
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EASTMARK.



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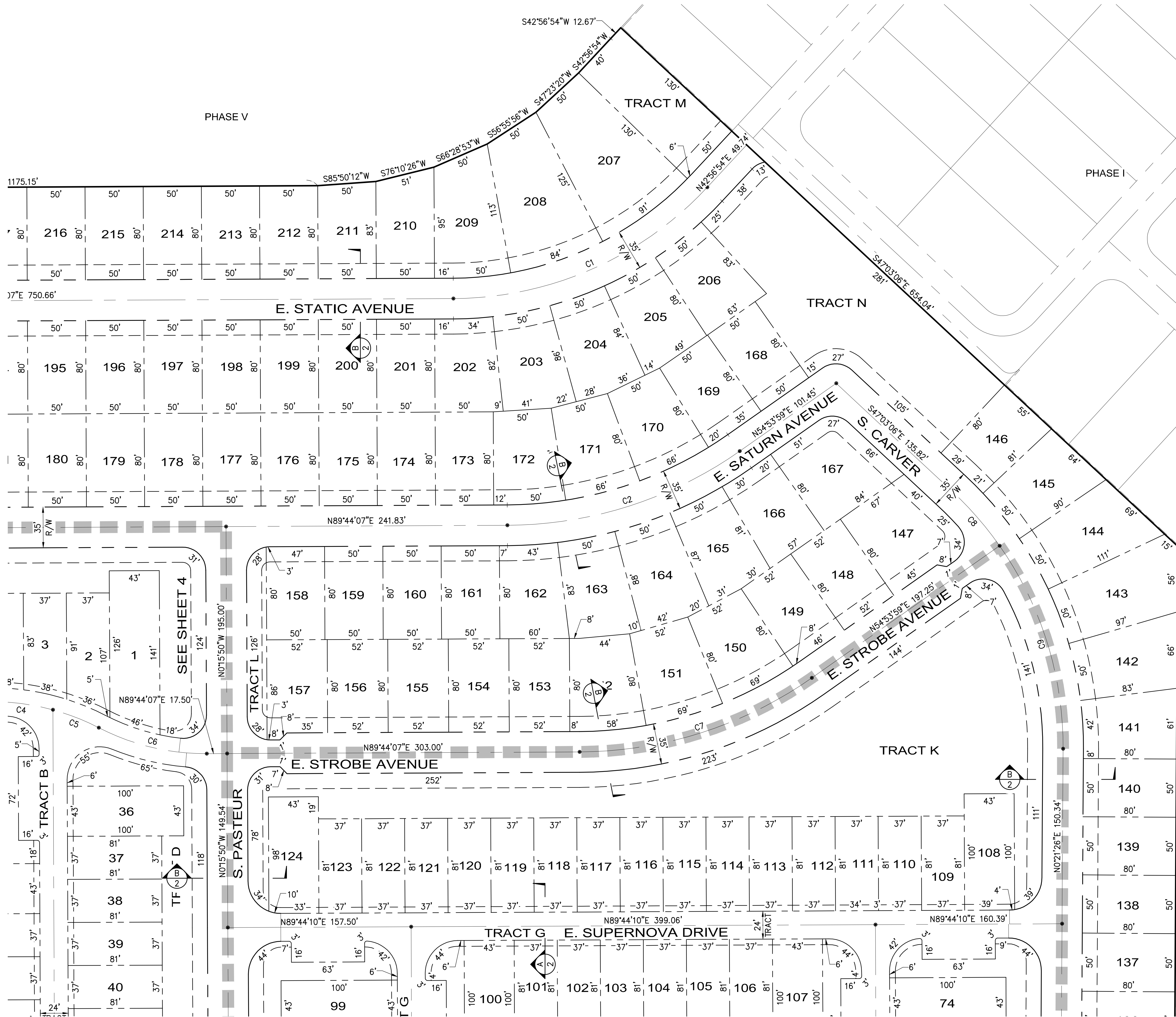


43301
Rocky M.
Holston
Arizona, U.S.A.
Expires 9/30/25

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EASTMARK - DU 3/4 NORTH (PHASE 4) MDR
PRELIMINARY PLAT

SET NO. 06536	DESIGNED CFM	DRAWN SLF	CHECKED RMH	5 of 10
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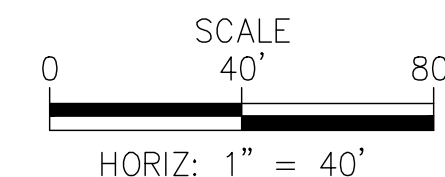


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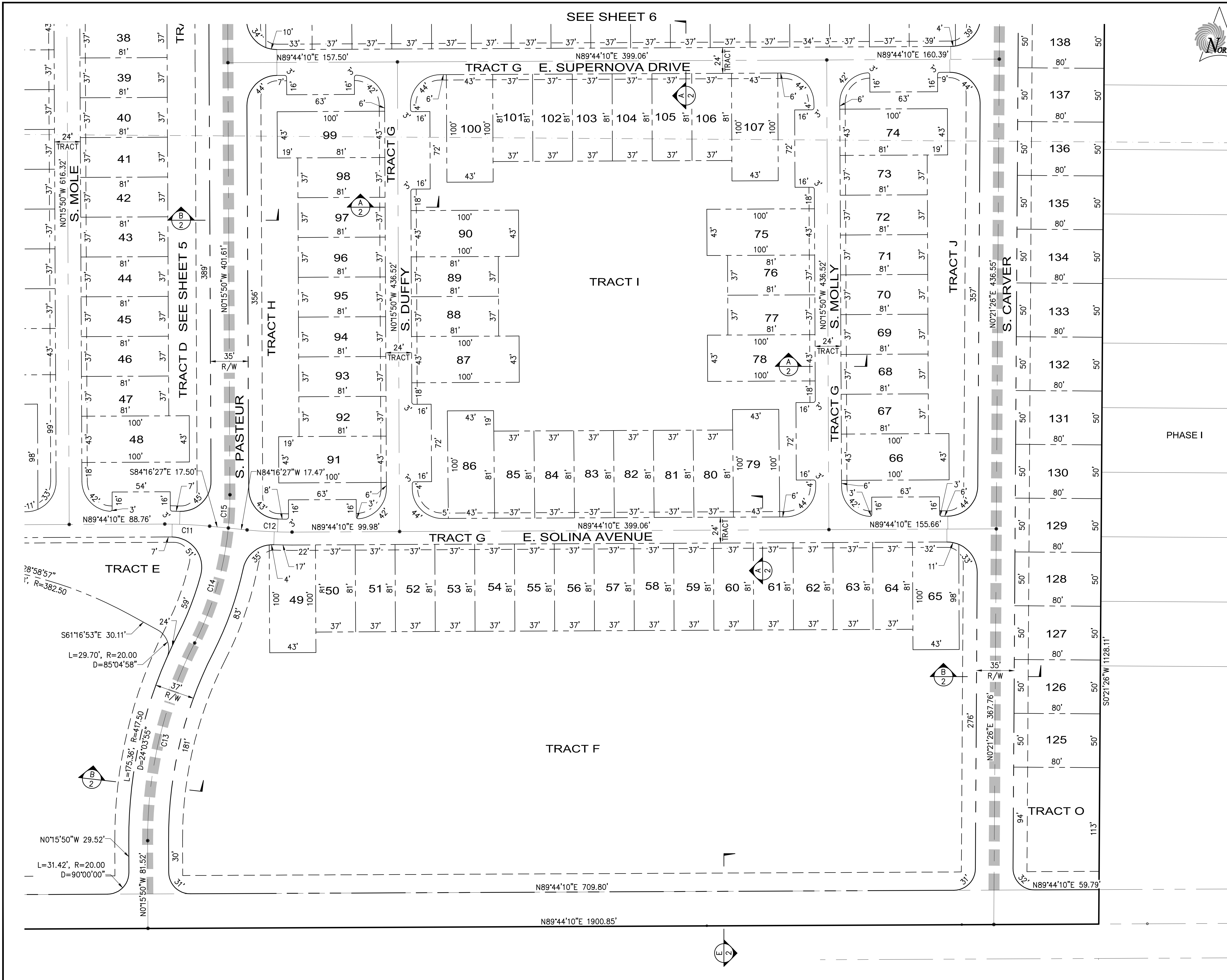
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EASTMARK.

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**EASTMARK - DU 3/4 NORTH (PHASE 4) MDR
PRELIMINARY PLAT**

SET NO. 06536	DESIGNED CFM	DRAWN SLF	CHECKED RMH	6 of 10
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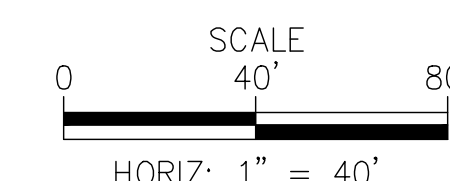


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Brookfield
Residential

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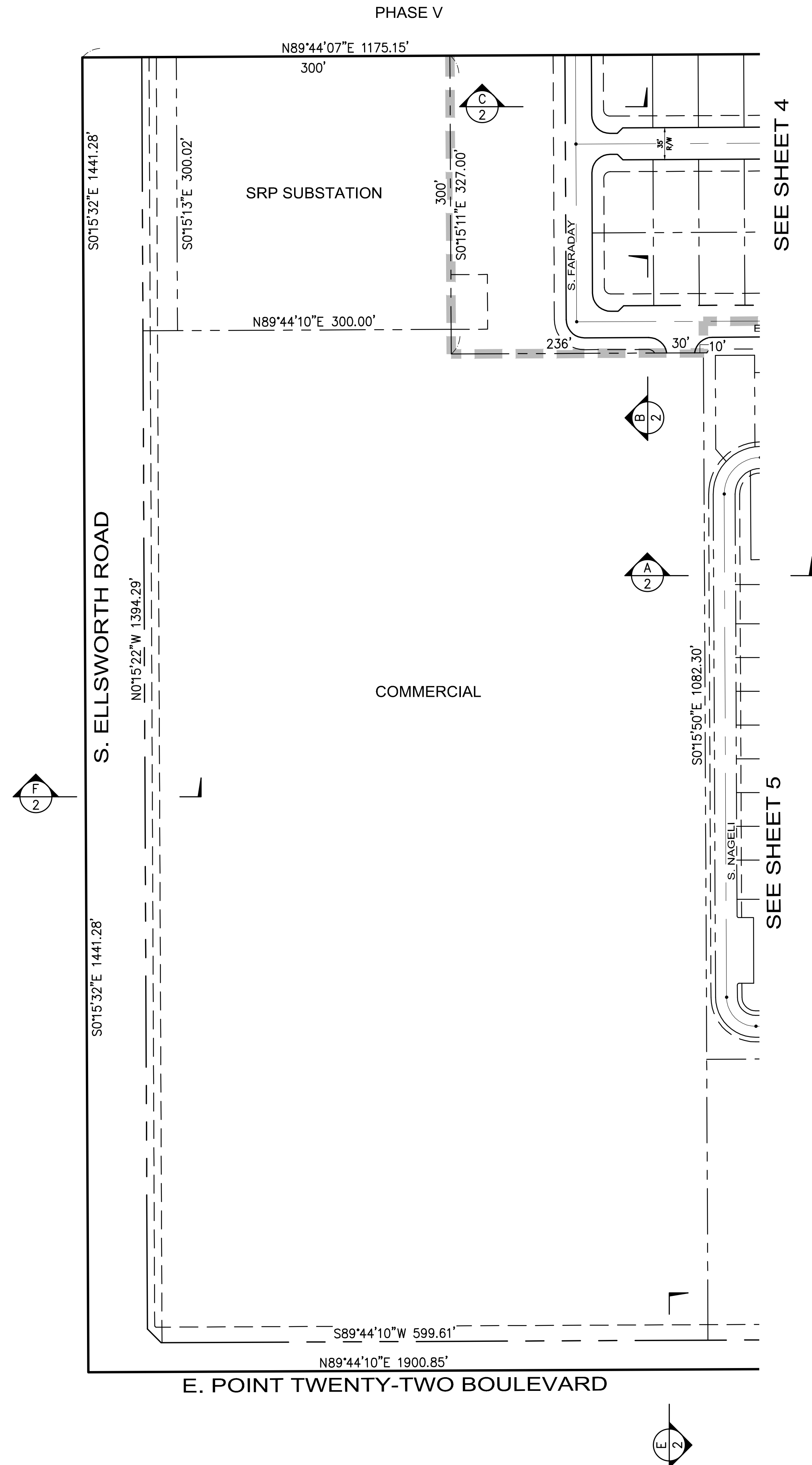


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EASTMARK - DU 3/4 NORTH (PHASE 4) MDR
PRELIMINARY PLAT

SET NO. 06536	DESIGNED CFM	DRAWN SLF	CHECKED RMH	7 of 10
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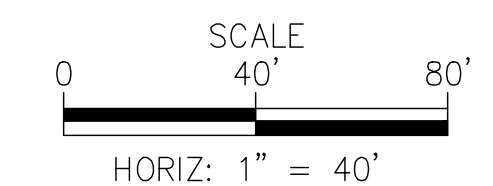


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EASTMARK - DU 3/4 NORTH (PHASE 4) MDR
PRELIMINARY PLAT

SET NO. 06536	DESIGNED CFM	DRAWN SLF	CHECKED RMH		8 of 10
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F:\brookfield_residential\06536 du3-4 north phase 4 mdr\Drawg\Plan Sets\Pre-Plat\PH4-PP5.dwg Apr 04, 2019 3:59pm chendricks