APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: June 20, 2018
WITH STIPS: YES ☒ NO ☐

EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/SITE PLAN

A PROPOSED SUBDIVISION OF A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

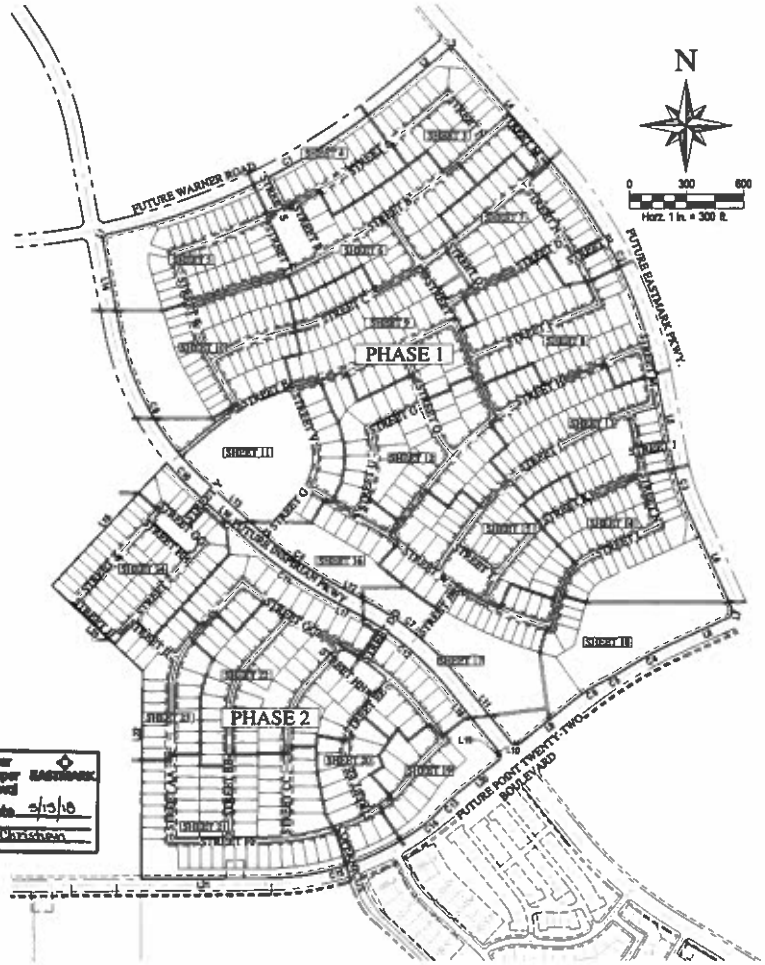
1. ALL ROADWAYS TO BE PUBLIC STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
4. PROPOSED WATER ON DESERT WELLS PRESSURE ZONE.
5. RETENTION WILL BE PROVIDED BY GREAT PARK AND PROPOSED BASINS.
6. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

DU 3/4 NORTH PHASE 1 LAND USE SUMMARY TABLE				
EXISTING ZONING	PAD			
PROPOSED ZONING	PC			
TOTAL NUMBER OF LOTS	497			
TOTAL NET AREA	6,769,229	SQ.FT.	153.95	AC
DENSITY	4.02	DU/NET AC		
SUBDIVISION OPEN SPACE	423,382	SQ.FT.	9.72	AC
GREAT PARK	1,057,534	SQ.FT.	24.28	AC
AVERAGE LOT SIZE	7,305	SQ.FT.	0.17	AC
MIN. LOT SIZE	6,280	SQ.FT.	0.14	AC
MULTI-FAMILY	378,730	SQ.FT.	8.72	AC

DU 3/4 NORTH PHASE 2 LAND USE SUMMARY TABLE				
EXISTING ZONING	PAD			
PROPOSED ZONING	PC			
TOTAL NUMBER OF LOTS	217			
TOTAL NET AREA	2,765,827	SQ.FT.	64.14	AC
DENSITY	3.38	DU/NET AC		
OPEN SPACE	425,573	SQ.FT.	9.77	AC
AVERAGE LOT SIZE	6,193	SQ.FT.	0.19	AC
MIN. LOT SIZE	6,250	SQ.FT.	0.14	AC

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	28°32'33"	3632.00'	1,809.17'	N63°41'02.43"E	1791.34
C2	29°58'37"	2468.00'	1,288.80'	N25°45'57.89"W	1272.17
C3	13°24'22"	1349.00'	315.22'	S17°28'50.75"E	314.56
C4	6°14'43"	2532.00'	384.37'	S61°41'33.73"W	384.06
C5	6°58'40"	734.00'	89.43'	N61°03'32.88"E	89.49
C6	13°21'31"	768.00'	184.07'	S57°52'07.27"W	183.68
C7	22°56'06"	1549.00'	618.22'	N80°16'11.21"W	612.10
C8	14°19'26"	1968.00'	488.86'	S54°34'01.87"E	488.00
C9	38°40'09"	1468.00'	934.08'	S29°04'13.23"E	916.22
C10	7°48'21"	1549.00'	208.28'	S43°34'07.33"E	208.14
C11	14°19'26"	2040.00'	510.12'	S54°34'01.87"E	508.80
C12	22°56'06"	1468.00'	583.88'	N80°16'11.21"W	579.82
C13	6°54'33"	769.00'	122.78'	S46°44'06.23"W	122.64
C14	13°35'15"	734.00'	178.46'	N46°14'28.18"E	178.02
C15	30°32'09"	1418.00'	828.88'	N72°58'07.04"E	818.16

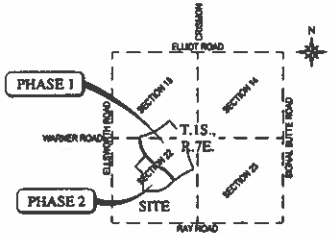
SEE SHEET 2 FOR PARCEL AND TRACT TABLES.



DU 3/4 NORTH PHASE 1 & 2 BOUNDARY MAP

Brookfield Residential Master Developer Approval EASTMARK
CEC Date 3/13/18
Christine Christian

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°46'28"W	28.53'
L2	S46°14'44"W	283.67'
L3	S66°46'16"E	38.28'
L4	S46°46'16"E	785.25'
L5	S16°46'40"E	418.43'
L6	S24°11'02"E	583.11'
L7	S13°33'47"W	38.21'
L8	S65°46'58"W	291.30'
L9	S51°11'22"W	361.46'
L10	N53°46'36"W	28.28'
L11	N36°46'38"W	425.00'
L12	S51°43'44"E	200.00'
L13	S47°36'16"E	400.00'
L14	S16°44'06"E	473.10'
L15	N42°56'34"E	665.00'
L16	N47°24'18"W	400.00'
L17	N51°43'44"W	200.00'
L18	N36°46'38"W	450.00'
L19	N06°11'21"E	28.28'
L20	N51°11'22"E	282.74'
L21	S66°44'16"W	651.91'
L22	S00°21'38"W	1,088.11'
L23	N47°53'06"W	654.04'



VICINITY MAP
N.T.S.

OWNER / DEVELOPER
DMB MESA PROVING GROUNDS, LLC
14646 N. KIERLAND BLVD.
SUITE 270
SCOTTSDALE, AZ 85254
PHONE: (602) 803-7306
FAX: (602) 803-7549
CONTACT: ERIC TUNE, P.E., LEED AP

ENGINEER & SURVEYOR
WOOD, PATEL & ASSOCIATES, INC.
1640 SOUTH STAPLEY DRIVE SUITE 243
MESA, ARIZONA 85204
PHONE: (480)834-3300
FAX: (480)834-3320
CONTACT: DAN MATTHEWS, P.E.

BENCHMARK
CITY OF MESA 2000 BENCHMARK: BRASS TAG IN TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF MERIDIAN AND WARNER ROAD ELEVATION = 1461.15.

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

CIVIL SHEET INDEX
1 - COVER SHEET
2 -INDEX SHEET
3-24 -SITE PLAN
25-26 -DETAILS
TOTAL SHEETS - 26

LEGEND & ABBREVIATIONS

	BNDRY	PROJECT BOUNDARY
		PARCEL BOUNDARY
		SHEET MATCH LINE
1680		EXISTING MAJOR CONTOUR ELEVATION
1681		EXISTING MINOR CONTOUR ELEVATION
	CL	CENTER LINE
	EG	EXISTING GROUND
	T.L.	TRACT LINE
	P.U.E.	PUBLIC UTILITY EASEMENT
	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
	MIL	MONUMENT / SECTION LINE
	R/W	RIGHT OF WAY
	P/L	PROPERTY LINE

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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/SITE PLAN
COVER SHEET

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 300'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 164769
SHEET 1 OF 26

PMT #XX-XXXX

SEE SHEET 1 FOR SITE BOUNDARY LINE AND CURVE TABLES

DU 3/4 NORTH PHASE 2			
TRACT TABLE			
TRACT NAME	SQ. FT.	ACRES	USE
A	126,885	2.91	RETENTION, PUFE, NEIGHBORHOOD PARK
B	87,277	2.00	RETENTION, PUFE, NEIGHBORHOOD PARK
C	33,905	0.78	RETENTION, PUFE, NEIGHBORHOOD PARK
D	25,435	0.58	RETENTION, PUFE, NEIGHBORHOOD PARK
E	28,671	0.66	RETENTION, PUFE, NEIGHBORHOOD PARK
F	30,309	0.70	RETENTION, PUFE, NEIGHBORHOOD PARK
G	49,836	1.14	RETENTION, PUFE, NEIGHBORHOOD PARK
H	11,210	0.26	OPEN SPACE, PUFE
I	20,094	0.46	RETENTION, PUFE, NEIGHBORHOOD PARK
J	8,795	0.20	RETENTION, PUFE, NEIGHBORHOOD PARK
K	2,656	0.06	OPEN SPACE, PUFE

DU 3/4 NORTH PHASE 1			
PARCEL AND TRACT TABLE			
TRACT NAME	SQ. FT.	ACRES	USE
A	27,009	0.62	OPEN SPACE, PUFE
B	79,942	1.84	OPEN SPACE, PUFE
C	40,415	0.93	RETENTION, PUFE, NEIGHBORHOOD PARK
D	39,225	0.90	RETENTION, PUFE, NEIGHBORHOOD PARK
E	35,589	0.82	RETENTION, PUFE, NEIGHBORHOOD PARK
F	46,349	1.06	RETENTION, PUFE
G	40,404	0.93	RETENTION, PUFE, NEIGHBORHOOD PARK
H	37,528	0.86	RETENTION, PUFE, NEIGHBORHOOD PARK
I	20,345	0.47	OPEN SPACE, PUFE
J	6,250	0.14	RETENTION, PUFE, NEIGHBORHOOD PARK
K	38,931	0.89	RETENTION, PUFE, NEIGHBORHOOD PARK
L	2,755	0.06	OPEN SPACE, PUFE
M	2,848	0.07	OPEN SPACE, PUFE
N	6,141	0.14	OPEN SPACE ,PUFE
O	2,508	0.06	OPEN SPACE ,PUFE
PARCEL NAME	SQ. FT.	ACRES	USE
DU 3/4-18	379,730	8.72	MULTI-FAMILY
DU 3/4-19	274,682	6.31	GREAT PARK, RETENTION, PUFE
DU 3/4-20	184,491	4.24	GREAT PARK, RETENTION, PUFE
DU 3/4-21	293,143	6.87	GREAT PARK, PUFE
DU 3/4-22	295,365	6.78	GREAT PARK, RETENTION, PUFE

DU 3/4 NORTH PHASE 2

DU 3/4 NORTH PHASE 1

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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
INDEX SHEET

DATE	DESCRIPTION

SCALE (HORZ.) 1" = 200'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 14-0700
SHEET 2 OF 26

PMT #XX-XXXX

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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ) 1" = 40'
SCALE (VERT) N/A
DATE 05/14/2018
JOB NUMBER 164700
SHEET 3 OF 26

PMT #XX-XXXX

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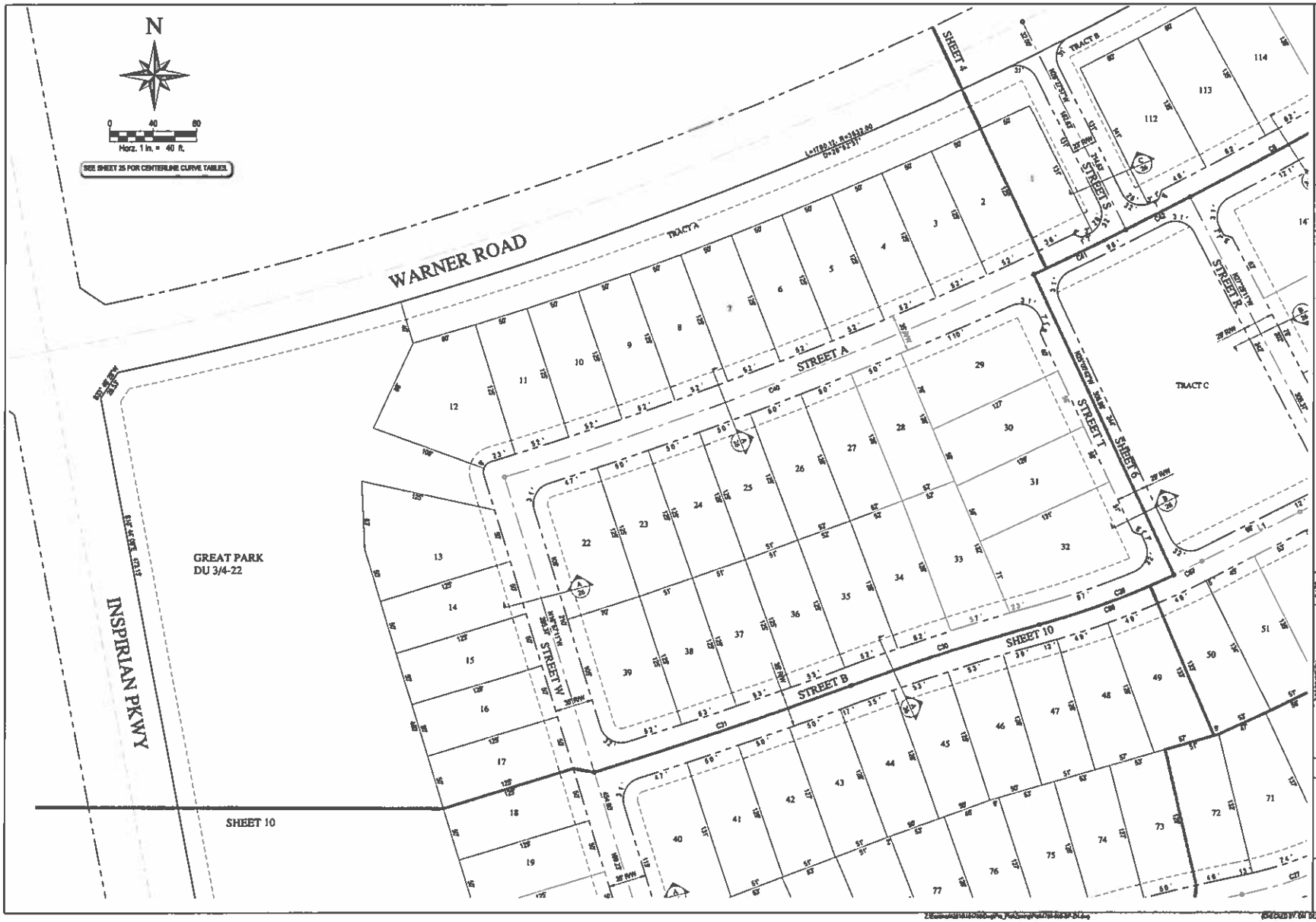
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ) 1" = 40'
SCALE (VERT) N/A
DATE 05/14/2018
JOB NUMBER 140700
SHEET 4 OF 26

PMT #XX-XXXX



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EASTMARK

DU 3/4 NORTH PHASE 1 & 2

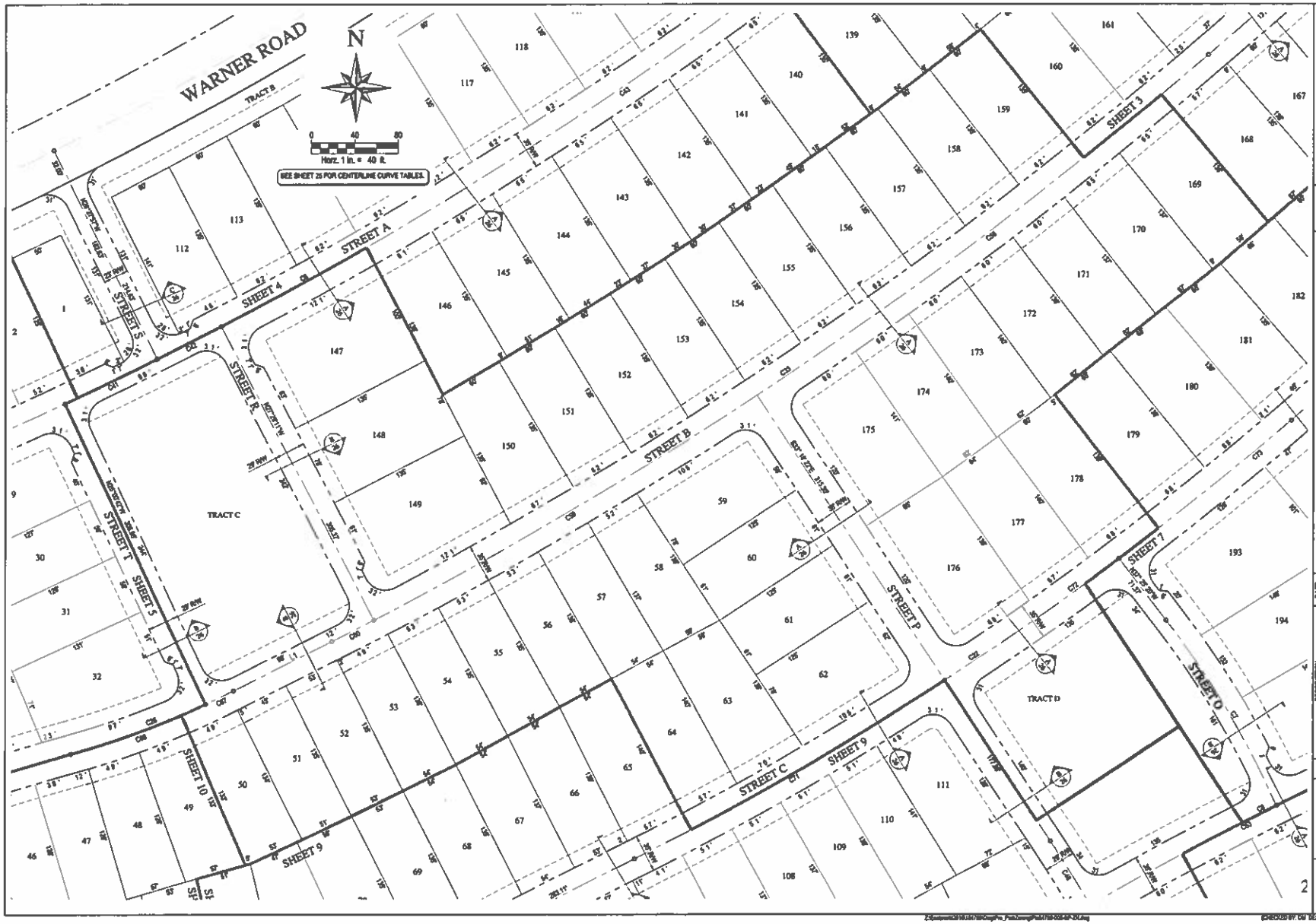
PRELIMINARY PLAT/ SITE PLAN

SITE PLAN

DATE	DESCRIPTION

SCALE (HORZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2019
JOB NUMBER 160700
SHEET 5 OF 26

PMT #XX-XXXX



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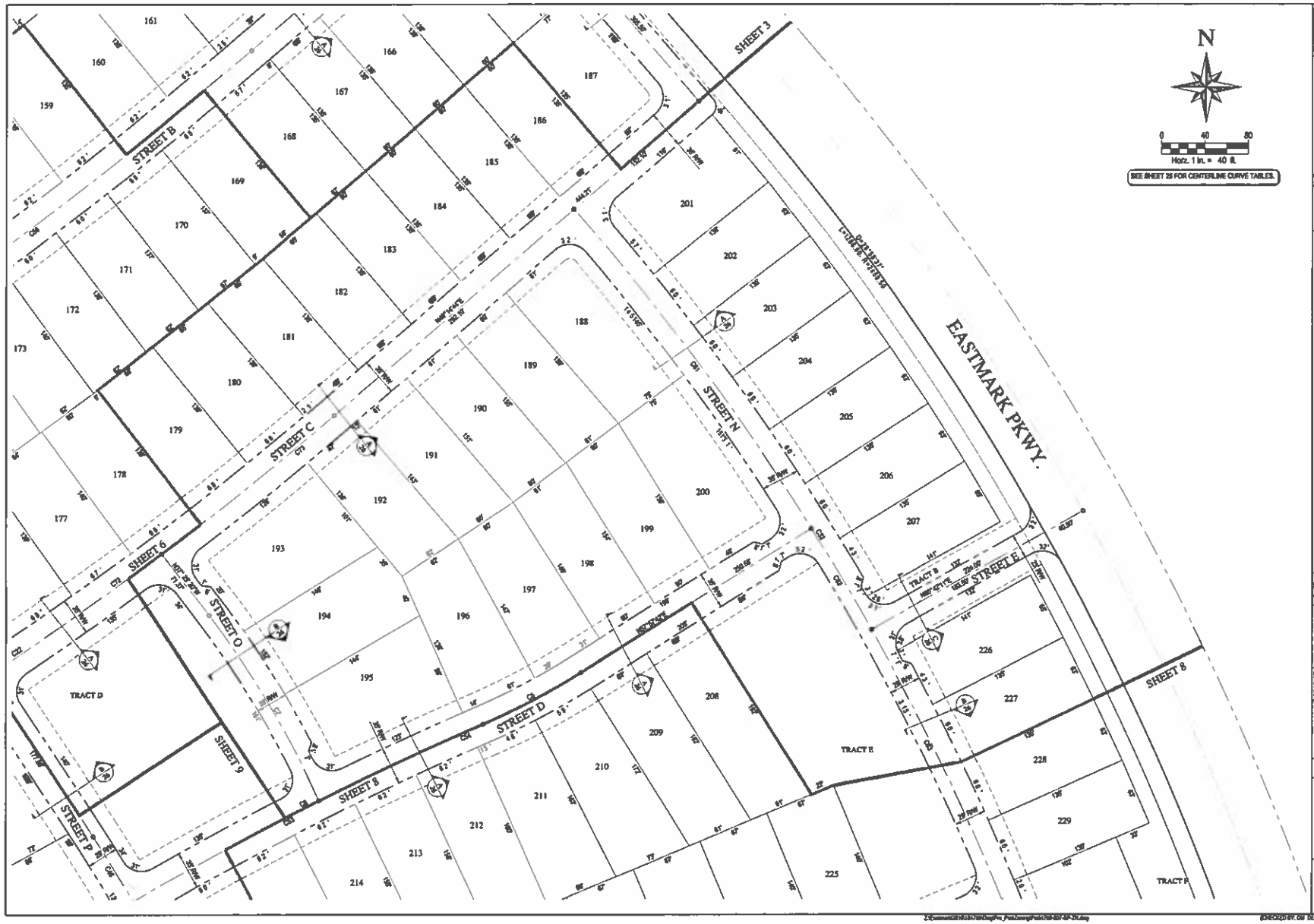
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 164769
SHEET 6 OF 26

PMT #XX-XXXX



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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 18-1709
SHEET 7 OF 26

PMT #XX-XXXX

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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 1417.00
SHEET 8 OF 26

PMT #XX-XXXX

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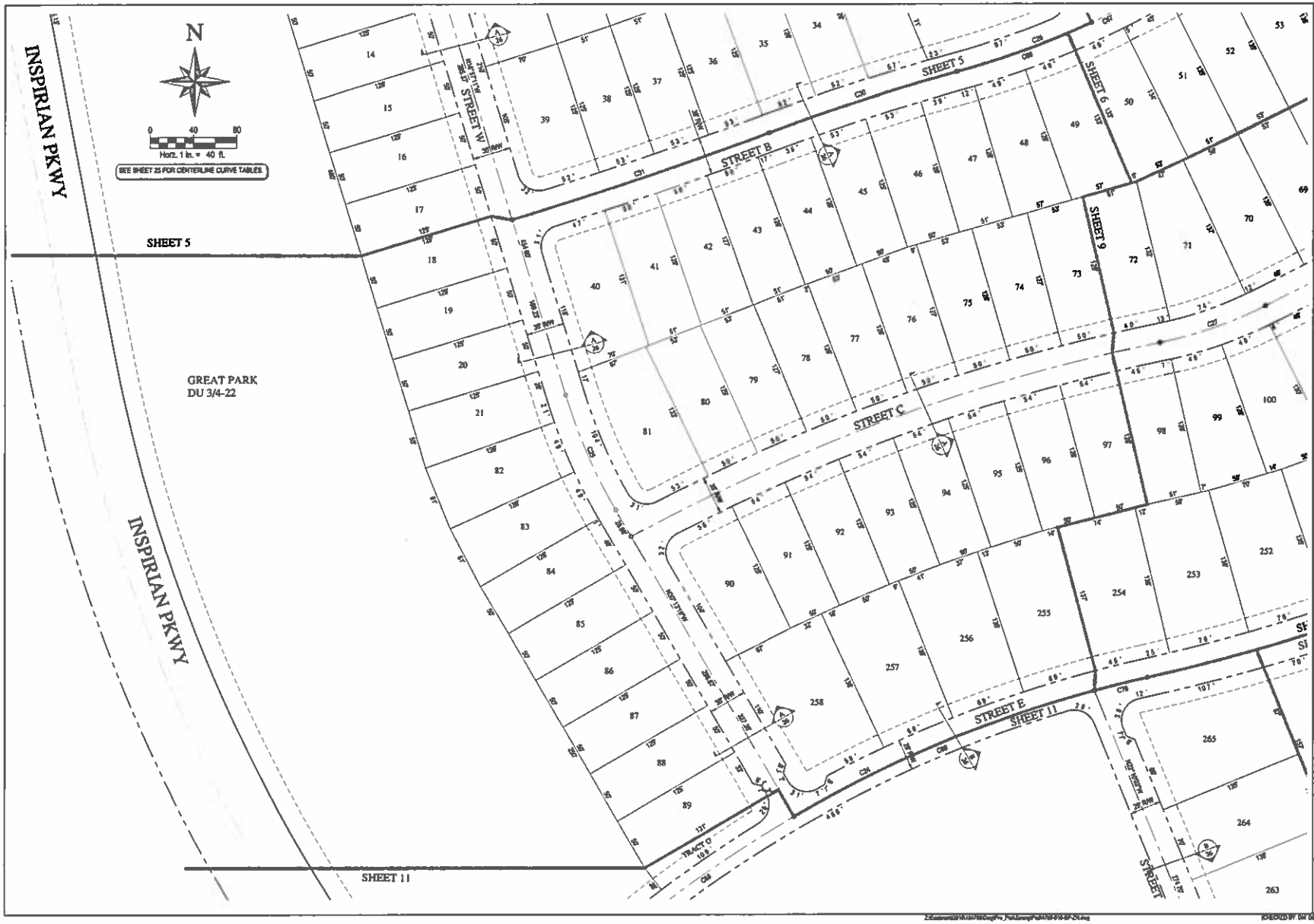
EASTMARK

DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 142.00
SHEET 9 OF 26

PMT #XX-XXXX



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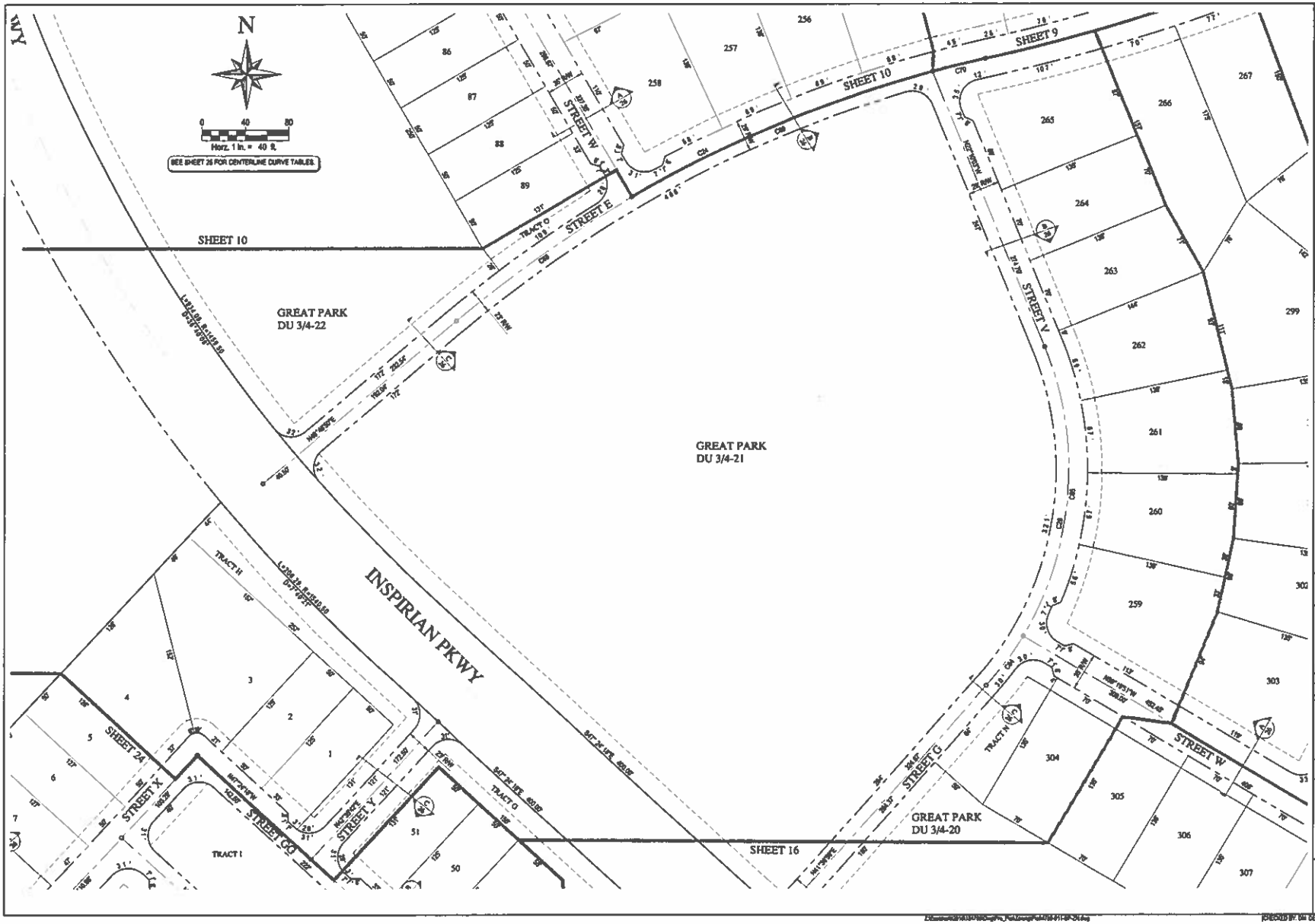
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 80'
SCALE (VERT.) N/A
DATE 02/12/2019
JOB NUMBER 184700
SHEET 10 OF 26

PMT #XX-XXXX



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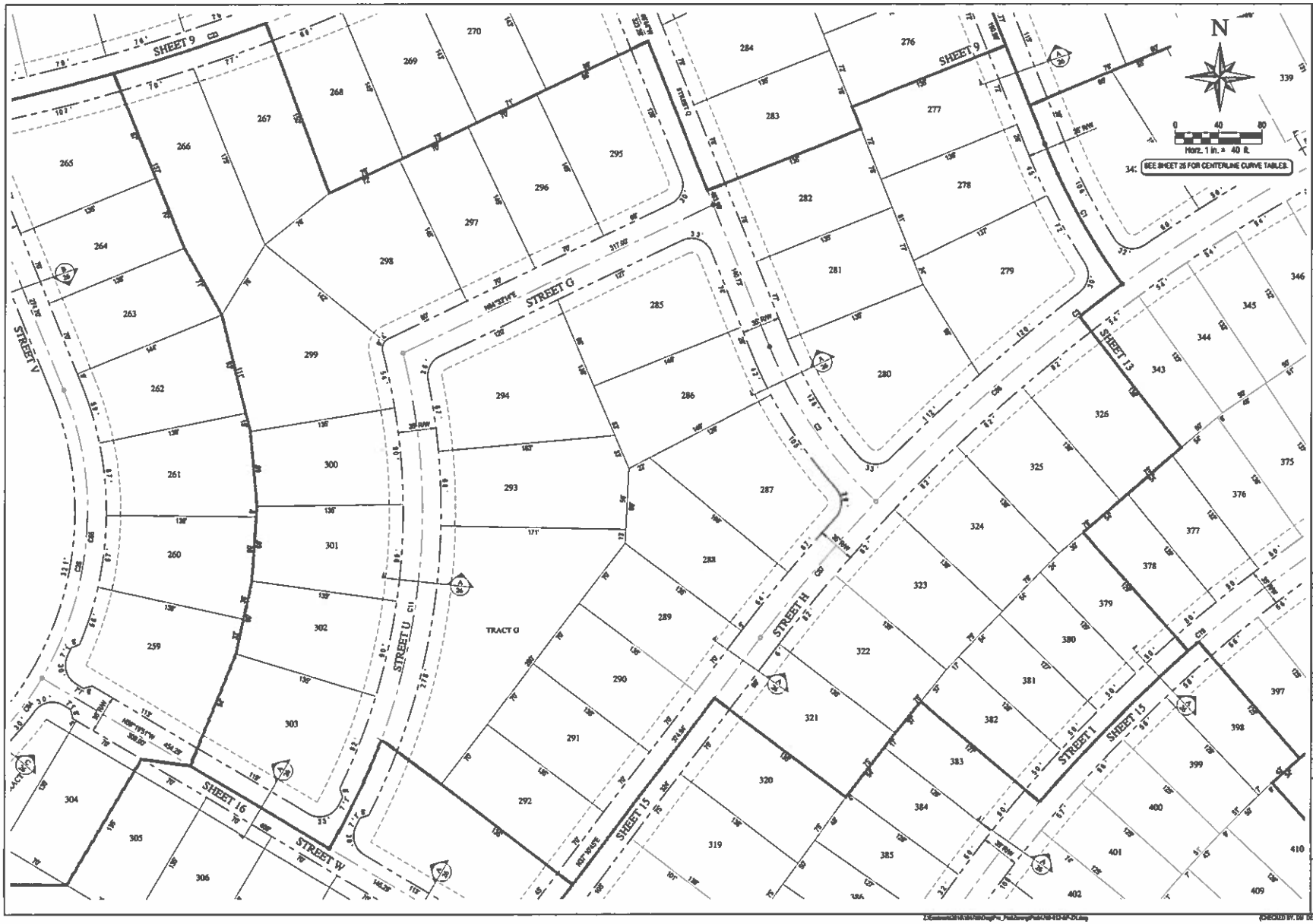
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 1847.100
SHEET 11 OF 26

PMT #XX-XXXX



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EASTMARK

DU 3/4 NORTH PHASE 1 & 2

PRELIMINARY PLAT/ SITE PLAN

SITE PLAN

DATE	DESCRIPTION

SCALE (HORZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2019
JOB NUMBER 154700
SHEET 12 OF 26

PMT #XX-XXXX

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EASTMARK

DU 3/4 NORTH PHASE 1 & 2

PRELIMINARY PLAT/ SITE PLAN

SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ) 1" = 40'
SCALE (VERT) N/A
DATE 05/14/2018
JOB NUMBER 164769
SHEET 13 OF 26

PMT #XX-XXXX

Z:\Eastmark\2016\164769\Dwg\Plat\Dwg\164769-01-SP-04.dwg

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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 09/14/2018
JOB NUMBER 1847.00
SHEET 14 OF 26

PMT #XX-XXXX

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EASTMARK

DU 3/4 NORTH PHASE 1 & 2

PRELIMINARY PLAT/ SITE PLAN

SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 164789
SHEET 15 OF 26

PMT #XX-XXXX

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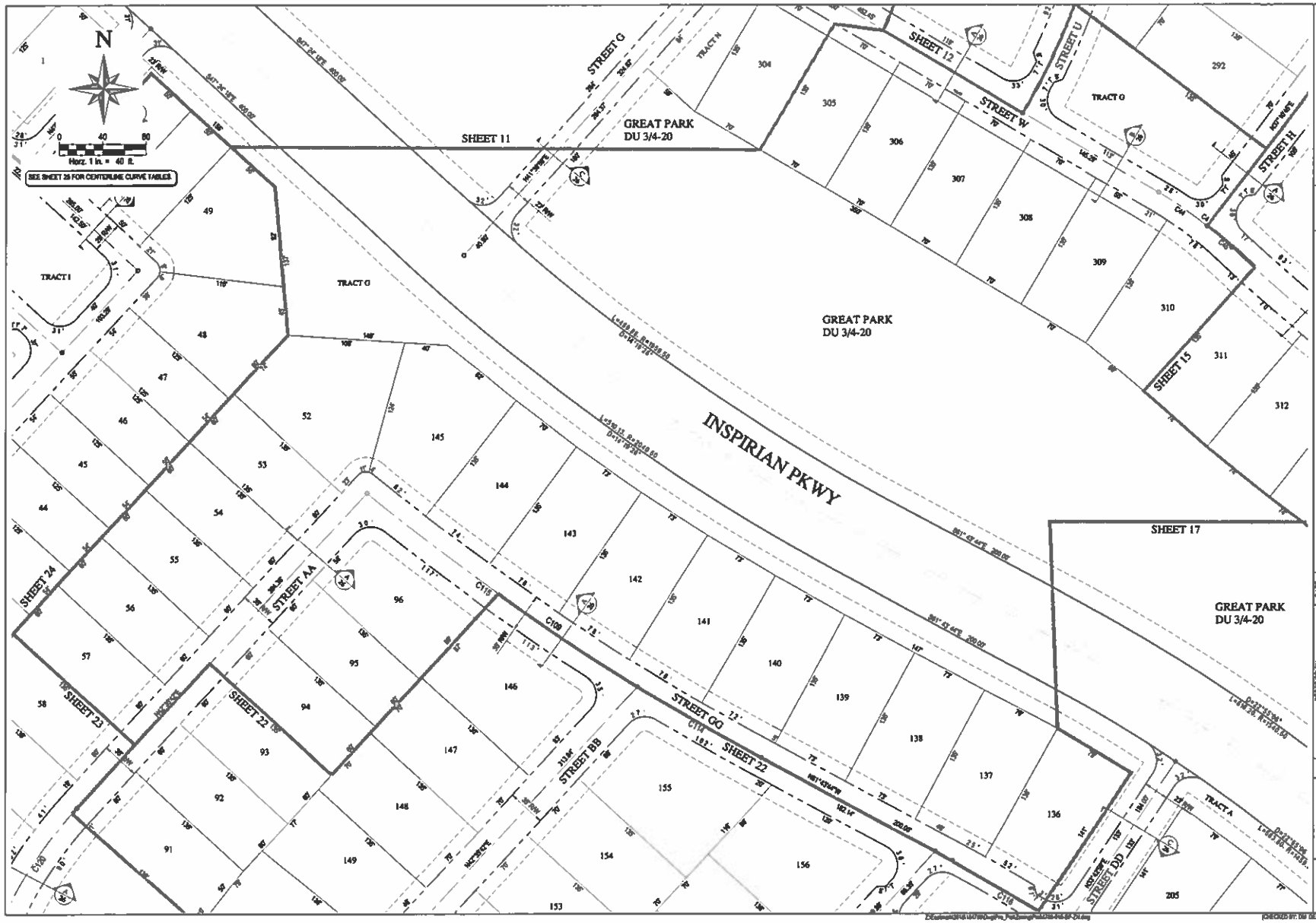
N
0 40 80
Horz. 1 in. = 40 ft.
SEE SHEET 26 FOR CENTERLINE CURVE TABLES
SHEET 11
SHEET 12
SHEET 15
SHEET 17
SHEET 22
SHEET 23
SHEET 24
GREAT PARK
DU 3/4-20
INSPIRIAN PKWY
STREET G
STREET W
STREET U
STREET H
STREET AA
STREET BB
STREET CC
STREET DD
TRACT G
TRACT H
TRACT I
TRACT A
C100
C110
C116
C118
C120
C122
C124
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C128
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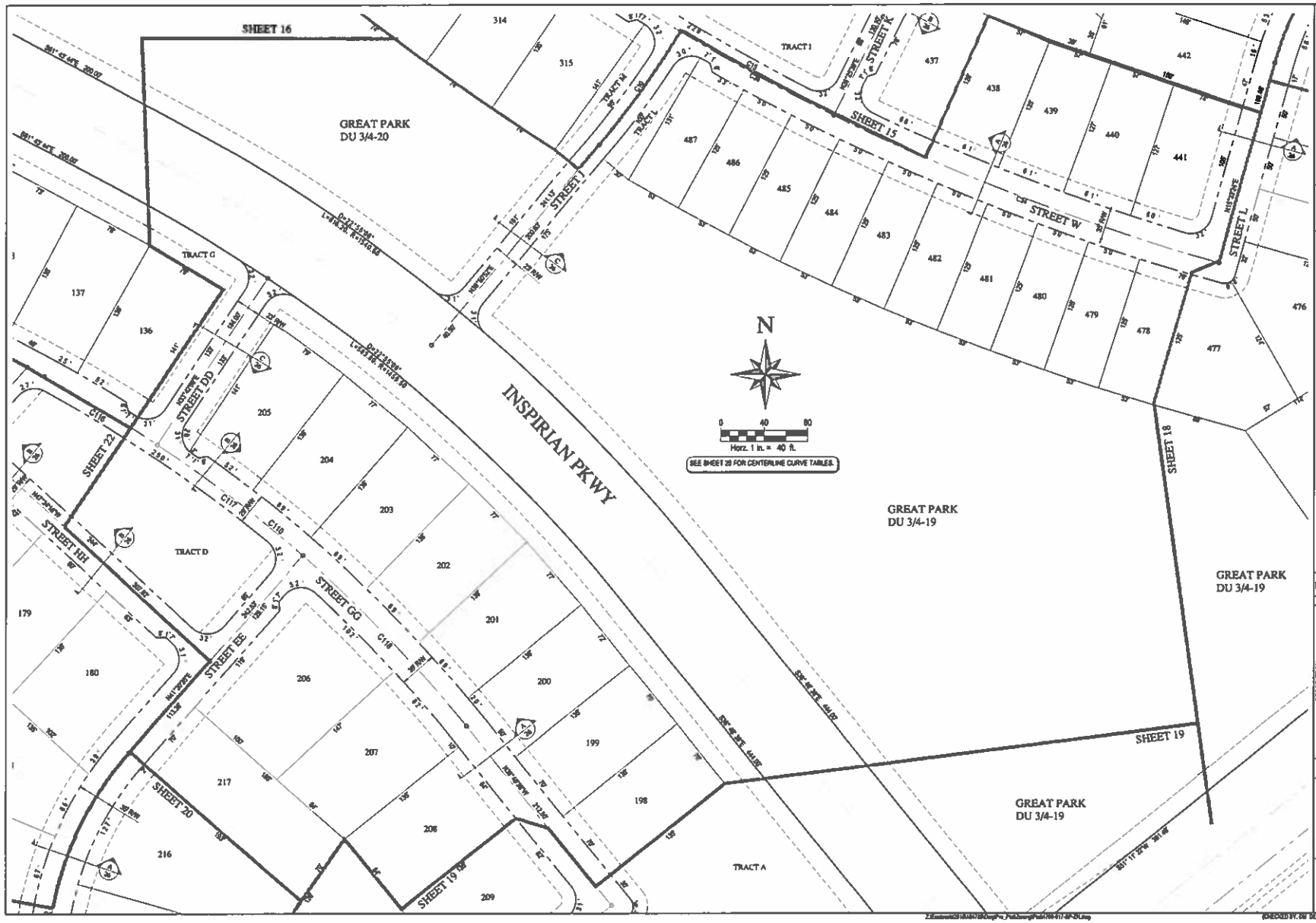

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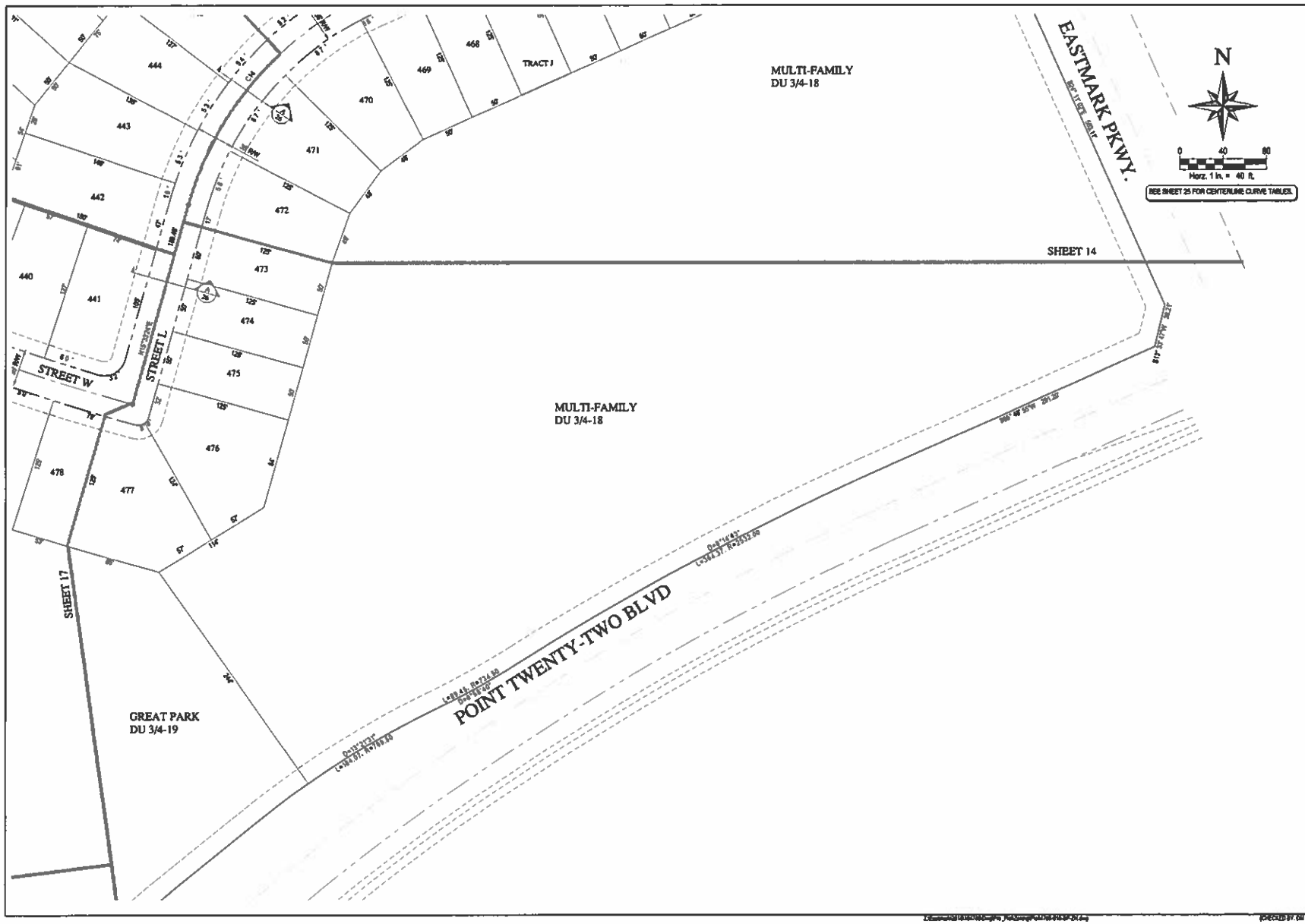
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 1824.02
SHEET 17 OF 26

PMT #XX-XXXX



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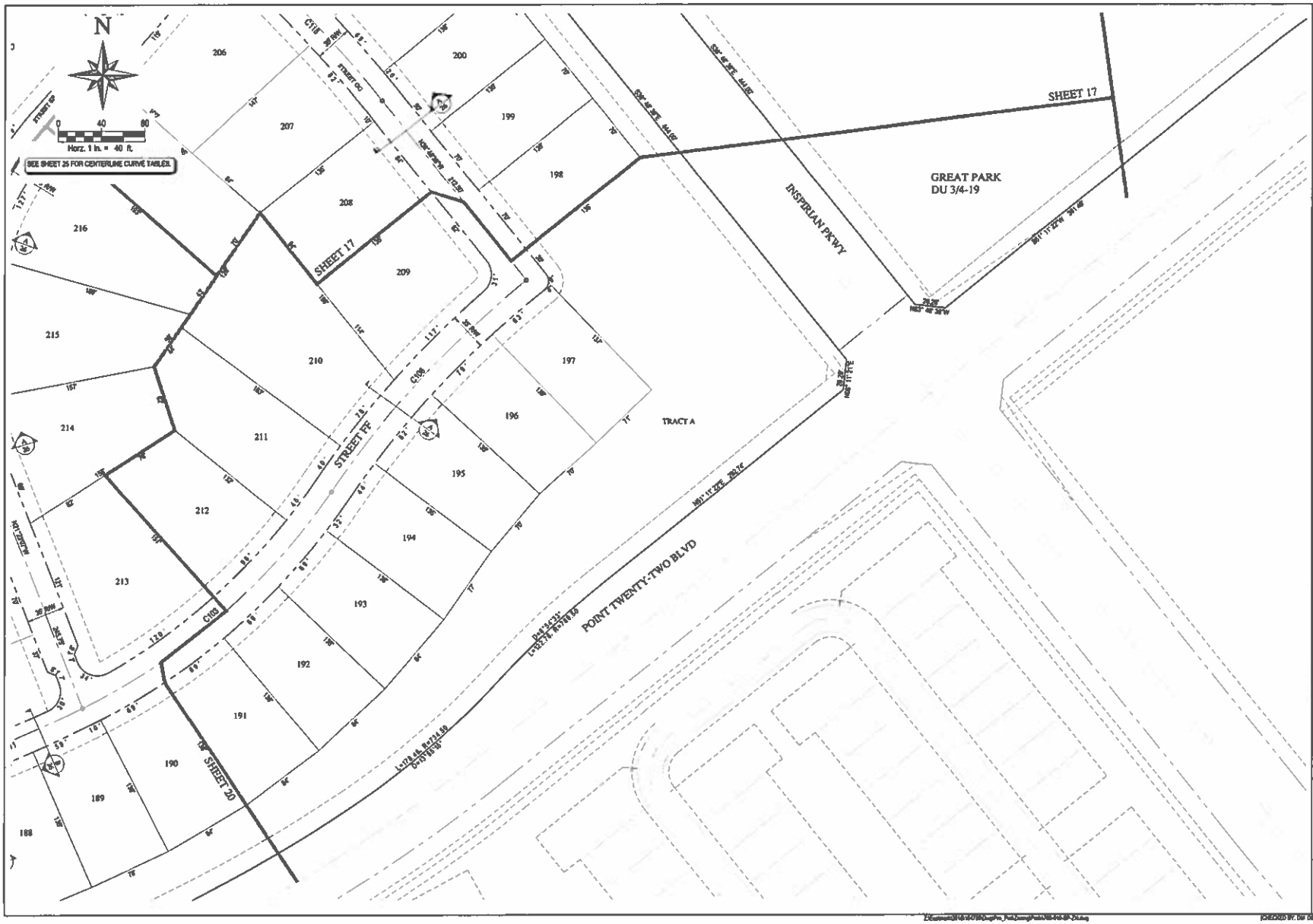
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 184789
SHEET 18 OF 26

PMT #XX-XXXX



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EASTMARK

DU 3/4 NORTH PHASE 1 & 2

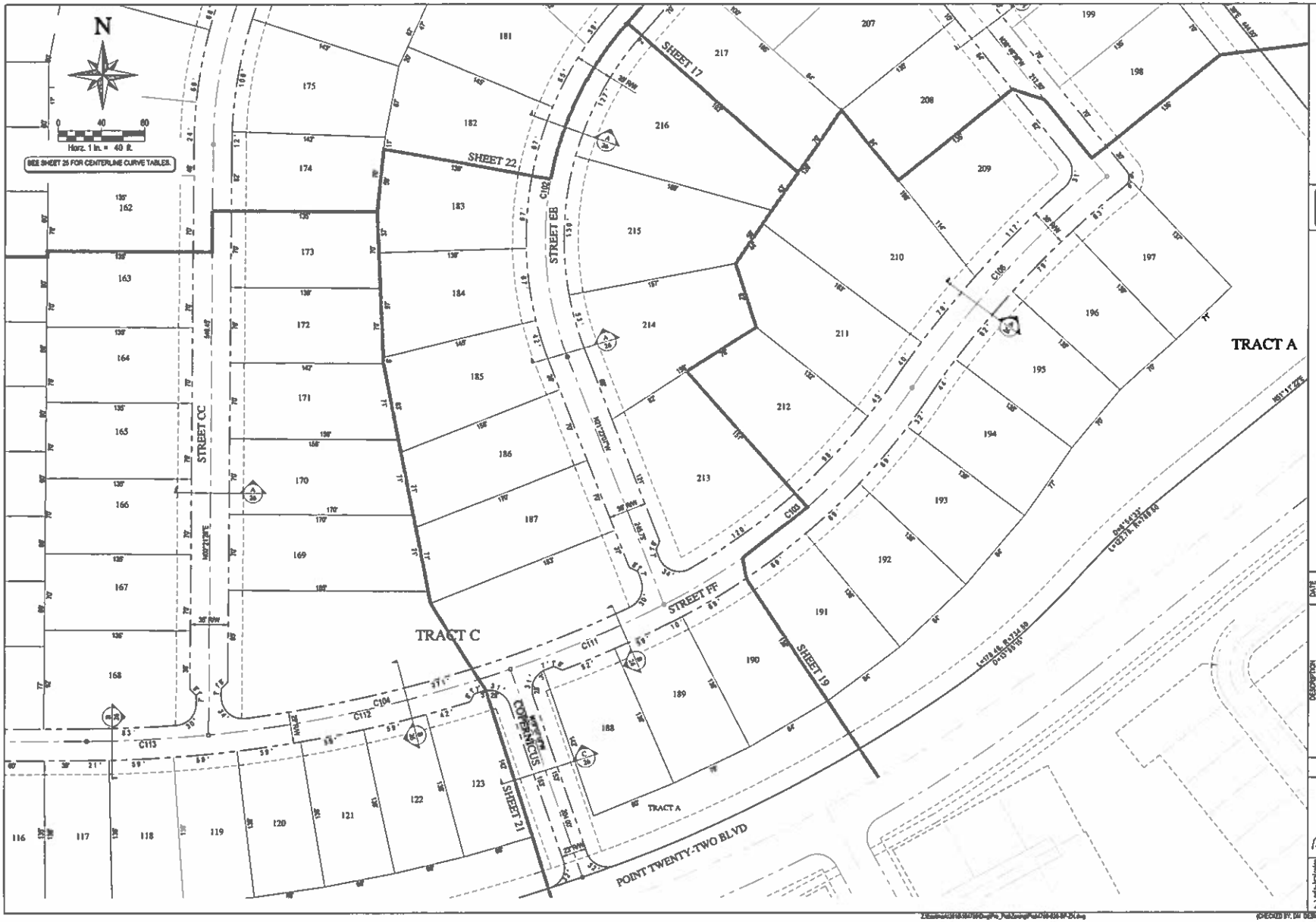
PRELIMINARY PLAT/ SITE PLAN

SITE PLAN

DATE	DESCRIPTION

SCALE (HORZ.): 1" = 40'
SCALE (VERT.): N/A
DATE: 05/14/2014
JOB NUMBER: 164799
SHEET: 19 OF 26

PMT #XX-XXXX



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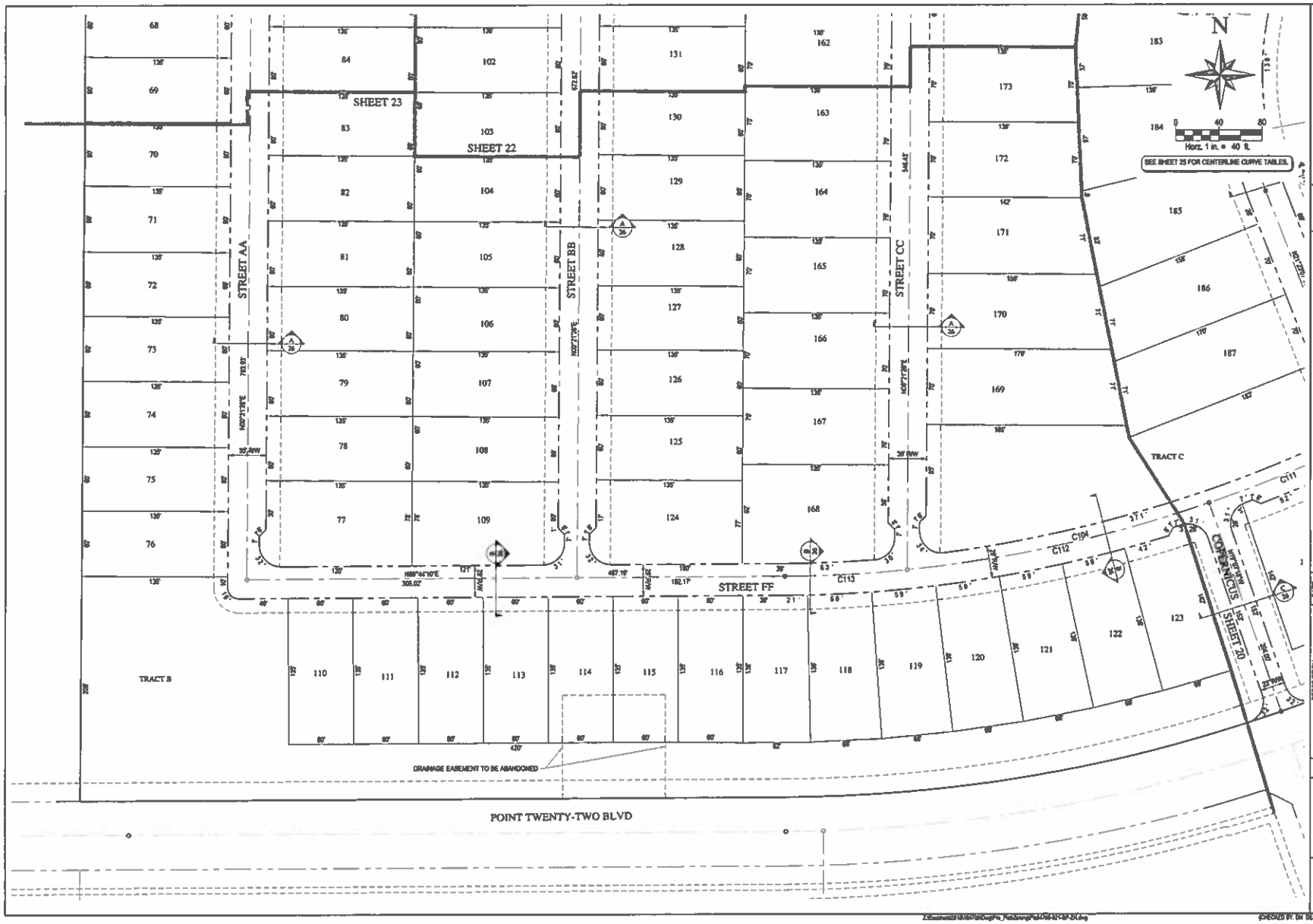
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 160798
SHEET 20 OF 26

PMT #XX-XXXX



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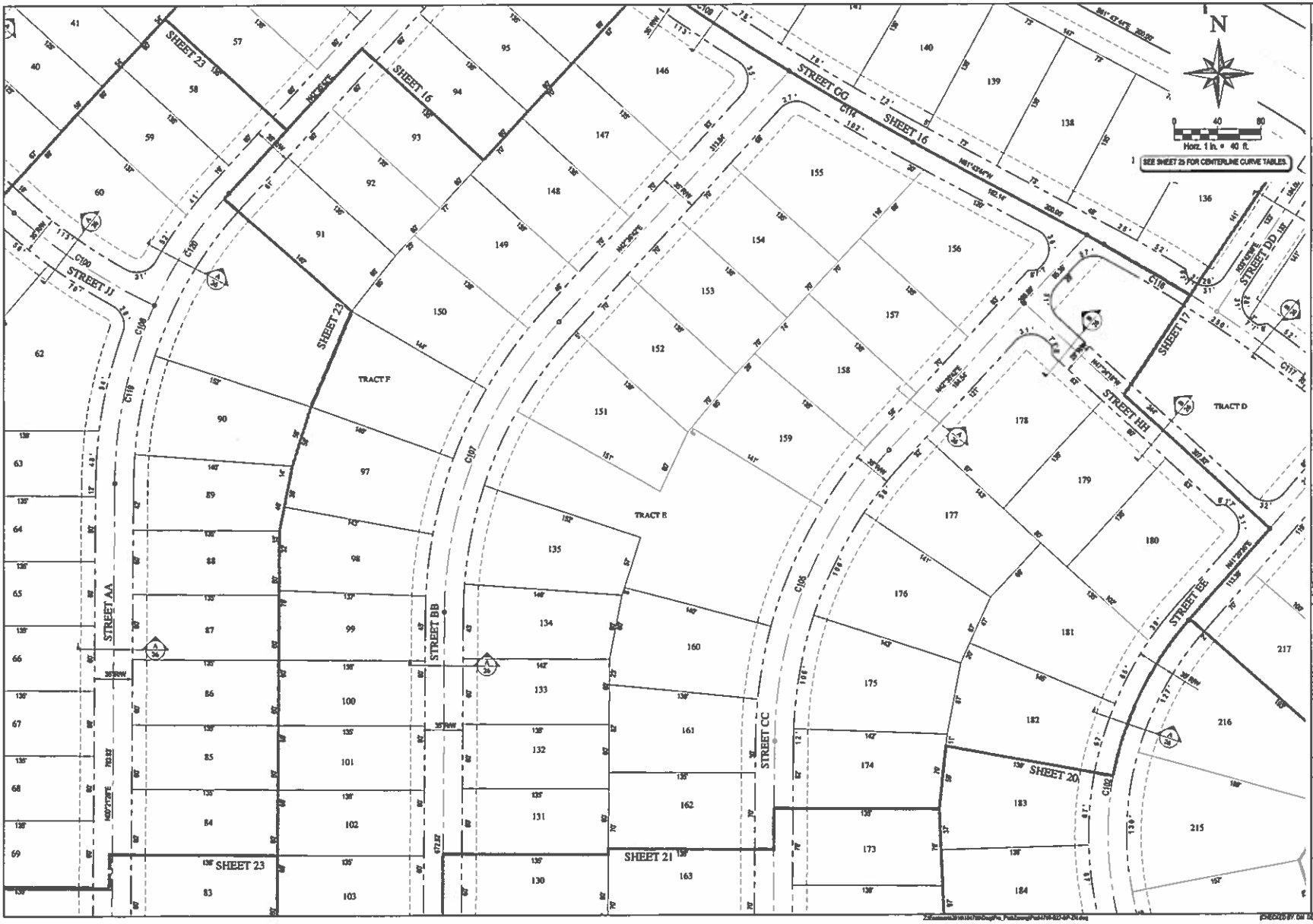
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/17/2018
JOB NUMBER 164790
SHEET 21 OF 26

PMT #XX-XXXX



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EASTMARK

DU 3/4 NORTH PHASE 1 & 2

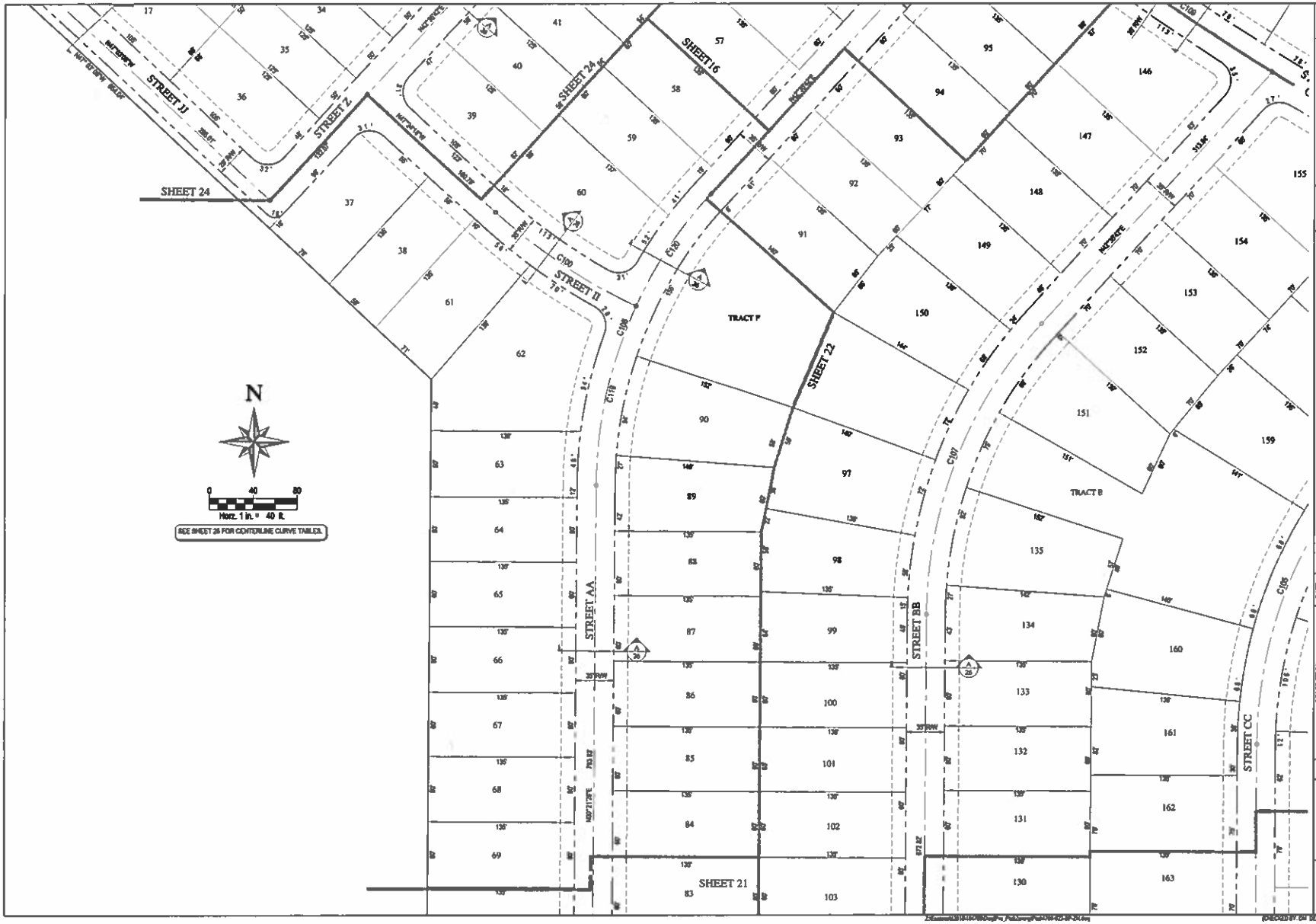
PRELIMINARY PLAT/ SITE PLAN

SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ) 1" = 40'
SCALE (VERT) N/A
DATE 02/14/2018
JOB NUMBER 164799
SHEET 22 OF 26

PMT #XX-XXXX



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EASTMARK

DU 3/4 NORTH PHASE 1 & 2

PRELIMINARY PLAT/ SITE PLAN

SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/14/2019
JOB NUMBER 154769
SHEET 23 OF 26

PMT #XX-XXXX

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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

DATE	DESCRIPTION

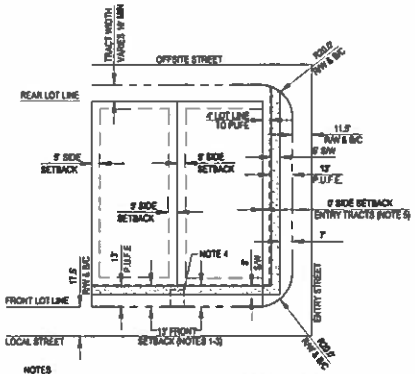
SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/12/2016
JOB NUMBER 164-700
SHEET 24 OF 26

PMT #XX-XXXX

EXECUTED BY: DM DESIGNED BY: DM DRAFTED BY: BB

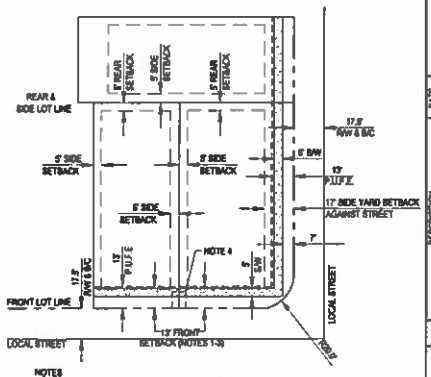
PHASE 1 CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	14°09'11"	600.00'	148.21'	74.48'	147.83'
C2	35°05'27"	400.00'	175.17'	89.01'	173.77'
C3	30°11'25"	1590.00'	837.78'	428.86'	828.12'
C4	11°43'25"	500.00'	102.16'	51.26'	101.99'
C5	8°21'39"	700.00'	102.15'	51.16'	102.06'
C6	23°48'06"	3714.63'	1543.11'	782.45'	1532.04'
C7	13°28'53"	850.00'	200.00'	100.46'	199.54'
C8	6°18'29"	3291.11'	362.34'	181.35'	362.16'
C9	15°54'45"	400.00'	111.09'	55.90'	110.73'
C10	8°48'04"	850.00'	130.57'	65.41'	130.44'
C11	44°40'14"	609.00'	474.87'	250.26'	462.93'
C12	6°25'55"	900.00'	101.03'	50.57'	100.98'
C13	23°28'38"	587.00'	240.52'	121.97'	238.84'
C14	50°15'34"	300.00'	263.16'	140.72'	254.80'
C15	26°49'11"	2005.00'	938.53'	478.02'	929.98'
C16	9°25'53"	650.00'	107.00'	53.62'	106.87'
C17	11°51'13"	500.00'	103.44'	51.91'	103.26'
C18	16°00'33"	850.00'	237.50'	119.53'	236.73'
C19	28°23'32"	1359.50'	673.69'	343.91'	666.81'
C20	13°24'22"	1413.50'	330.72'	166.13'	329.96'
C21	11°53'38"	1200.00'	241.77'	121.30'	241.37'
C22	13°56'20"	3000.00'	729.84'	366.73'	728.04'
C23	12°51'51"	1800.00'	404.14'	202.97'	403.29'
C24	27°38'15"	1140.00'	549.23'	280.06'	543.94'
C25	13°18'09"	500.00'	115.79'	58.16'	115.54'
C26	11°32'13"	800.00'	161.09'	80.82'	160.81'
C27	15°11'46"	390.00'	103.46'	52.02'	103.15'
C28	63°47'01"	300.00'	333.97'	186.67'	316.99'
C29	17°03'36"	1750.00'	521.06'	262.47'	519.14'
C30	5°12'28"	2000.00'	181.78'	90.95'	181.72'
C31	3°33'01"	4000.00'	250.19'	125.14'	250.15'
C32	18°59'33"	2276.00'	754.67'	380.83'	751.22'
C33	13°53'19"	4020.00'	974.45'	489.63'	972.07'
C34	10°52'49"	2005.00'	380.74'	190.95'	380.17'
C35	4°36'35"	2005.00'	161.31'	80.70'	161.27'
C36	3°47'26"	2005.00'	132.65'	66.35'	132.62'
C37	7°32'21"	2005.00'	263.82'	132.10'	263.63'
C38	12°06'46"	400.00'	88.52'	44.44'	88.35'
C39	3°14'01"	400.00'	22.57'	11.29'	22.57'
C40	8°03'31"	3714.63'	522.46'	261.66'	522.03'
C41	1°27'15"	3714.63'	94.28'	47.14'	94.27'
C42	1°01'14"	3714.63'	66.17'	33.09'	66.17'
C43	13°16'05"	3714.63'	860.29'	432.03'	858.28'
C44	6°20'36"	500.00'	56.81'	28.44'	56.78'
C45	5°11'50"	500.00'	45.35'	22.69'	45.34'
C46	4°32'23"	1200.00'	95.09'	47.56'	95.05'
C47	3°40'02"	1200.00'	76.80'	38.43'	76.79'
C48	3°20'14"	1200.00'	69.89'	34.96'	69.88'
C49	11°28'50"	1413.50'	283.23'	142.09'	282.75'
C50	1°52'32"	1413.50'	47.51'	23.76'	47.50'
C51	6°34'40"	850.00'	97.58'	48.85'	97.53'
C52	9°25'53"	850.00'	139.95'	70.12'	139.78'
C53	3°22'30"	3291.11'	194.83'	97.44'	194.80'
C54	2°54'39"	3291.11'	167.52'	83.78'	167.50'
C55	13°18'02"	1590.00'	369.10'	185.38'	368.27'
C56	10°56'16"	1590.00'	303.53'	152.23'	303.07'
C57	5°37'04"	1590.00'	165.15'	82.63'	165.08'
C58	7°25'54"	4020.00'	521.43'	261.08'	521.06'
C59	5°50'11"	4020.00'	409.30'	204.93'	409.32'
C60	0°37'14"	4020.00'	43.57'	21.77'	43.55'
C61	9°15'49"	2276.00'	367.99'	184.39'	367.59'
C62	5°46'29"	2276.00'	108.90'	54.46'	108.89'
C63	6°59'35"	2276.00'	277.78'	139.07'	277.61'
C64	10°56'49"	300.00'	57.32'	28.75'	57.23'
C65	52°30'12"	300.00'	276.63'	149.04'	266.95'
C66	9°28'36"	800.00'	132.40'	66.35'	132.25'
C67	2°50'17"	800.00'	28.69'	14.35'	28.69'
C68	9°37'51"	1140.00'	198.25'	99.38'	198.00'
C69	15°06'59"	1140.00'	300.77'	151.26'	299.89'
C70	2°31'26"	1140.00'	50.22'	25.11'	50.21'
C71	6°18'05"	3000.00'	329.94'	165.14'	329.78'
C72	3°44'51"	3000.00'	196.22'	98.12'	196.19'
C73	3°53'34"	3000.00'	203.67'	101.88'	203.63'

PHASE 2 CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C100	7°53'06"	500.00'	68.81'	34.44'	68.76'
C101	52°27'41"	300.00'	274.74'	147.86'	265.28'
C102	34°49'14"	800.00'	487.56'	252.53'	480.30'
C103	24°07'16"	1914.00'	806.29'	408.87'	800.00'
C104	24°07'16"	2000.00'	842.28'	427.30'	836.32'
C105	18°50'40"	900.00'	296.16'	149.06'	294.79'
C106	24°07'16"	400.00'	168.38'	85.43'	167.14'
C107	24°07'16"	2000.00'	842.28'	427.30'	836.32'
C108	11°18'48"	2224.50'	439.23'	220.34'	438.53'
C109	22°39'28"	1359.50'	537.59'	271.55'	534.31'
C110	7°12'49"	1214.00'	153.00'	77.05'	152.89'
C112	13°31'18"	1214.00'	286.50'	143.93'	285.84'
C113	5°40'11"	1214.00'	119.97'	59.97'	119.93'
C114	3°42'53"	2224.50'	121.73'	60.88'	121.71'
C115	7°55'14"	2224.50'	307.52'	154.00'	307.27'
C116	3°26'43"	1275.50'	76.74'	38.38'	76.73'
C117	7°37'36"	1275.50'	169.78'	85.02'	169.66'
C118	5°30'47"	1275.50'	119.47'	59.77'	119.42'
C119	24°21'11"	400.00'	170.02'	86.11'	168.74'
C120	12°57'05"	400.00'	90.42'	45.54'	90.23'



NOTES
1. 13' 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 13' FROM BACK OF CURB.
3. SET BACK 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 SETBACK DETAIL AT ENTRY STREET
N.T.S.



NOTES
1. 13' 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 13' FROM BACK OF CURB.
3. SET BACK 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 SETBACK DETAIL
N.T.S.

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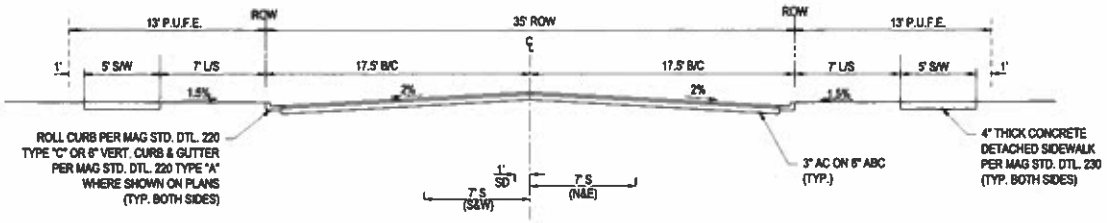
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
DETAIL SHEET

DATE	DESCRIPTION

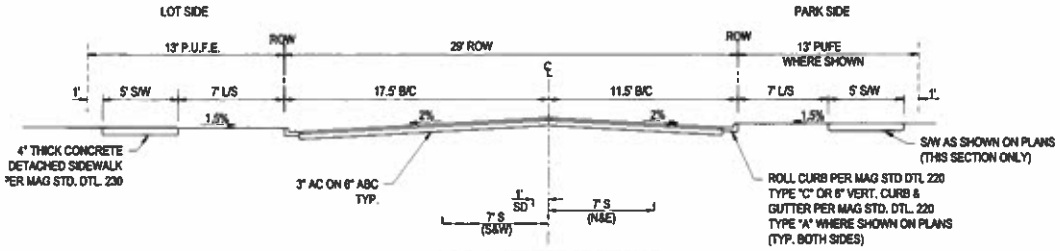
SCALE (HORIZ) N/A
SCALE (VERT) N/A
DATE 05/14/2018
JOB NUMBER 1847[illegible]
SHEET 25 OF 26

PMT #XX-XXXX



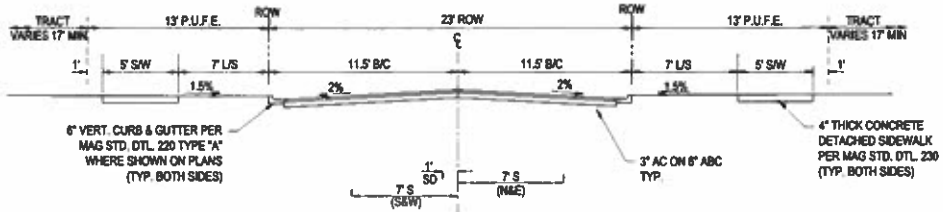
TYPICAL LOCAL STREET SECTION A

(PARKING ON BOTH SIDES)
NTS



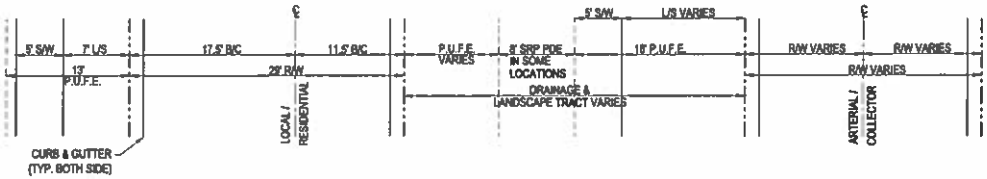
LOCAL STREET SECTION B

(PARKING ONE SIDES OF STREET WITH PARK ON OTHER)
N.T.S.



TYPICAL ENTRY STREET SECTION C

N.T.S.



TYPICAL END BLOCK SECTION D
PLAN VIEW

N.T.S.

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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
DETAIL SHEET

DATE	DESCRIPTION

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 05/14/2018
JOB NUMBER 18-0700
SHEET 26 OF 26

PMT #XX-XXXX