

DATE: June 20, 2018
WITH STIPS: YES ☒ NO ☐

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**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 LANCES 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		P40	
PROPOSED ZONING		PC	
TOTAL NUMBER OF LOTS		487	
TOTAL NET AREA	0,706,229	sq ft	153.85 AC
DENSITY	4.02		DUMMET AC
RECREATION OPEN SPACE	423,382	sq ft	8.72 AC
GREAT PARK	1,057,534	sq ft	24.26 AC
AVERAGE LOT SIZE	7,305	sq ft	0.17 AC
MIN. LOT SIZE	6,260	sq ft	0.14 AC
MULTI-FAMILY	371,730	sq ft	8.72 AC

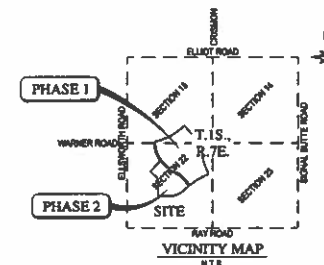
DU 3/4 NORTH PHASE 2				
LAND USE SUMMARY TABLE				
EXISTING ZONING				PND
PROPOSED ZONING				PC
TOTAL NUMBER OF LOTS				217
TOTAL NET AREA	2,765,827	SQ.FT.		64.14 AC
DENSITY	3.38			DU/NET AC
OPEN SPACE	425,073	SQ.FT.		9.77 AC
AVERAGE LOT SIZE	6,193	SQ.FT.		0.19 AC
MIN. LOT SIZE	6,230	SQ.FT.		0.14 AC

CURVE TABLE					
CURVE	DELTA	RADIUS	APIC	CHORD BEARING	CHORD
C1	28°13'32"	3032.09	1,788.12	N63°41'02.43"E	1781.34
C2	28°58'32"	3498.59	1,208.85	N25°45'37.89"W	1272.17
C3	13°37'22"	2548.30	720.29	S17°28'16.78"E	288.38
C4	6°14'43"	1542.60	384.37	S81°43'52.73"E	384.86
C5	6°57'49"	724.39	88.49	N61°52'52.85"E	88.49
C6	13°21'31"	788.38	144.28	S57°52'07.27"W	153.88
C7	22°58'04"	1648.58	648.28	N60°14'11.27"E	612.10
C8	14°58'28"	1668.58	488.88	S64°43'01.86"E	488.88
C9	38°49'58"	1468.58	934.58	S29°04'13.32"E	916.22
C10	7°48'21"	1668.58	268.28	S43°34'37.53"E	268.14
C11	14°58'28"	2048.58	510.12	S54°24'01.86"E	508.80
C12	22°58'04"	1468.58	563.88	N69°14'11.27"E	578.32
C13	6°47'43"	768.38	122.78	S46°43'08.33"W	122.84
C14	12°35'18"	748.38	178.88	N48°28'18.28"E	178.82
C15	28°28'14"	1312.00	828.88	N72°00'00.00"E	816.16

Brookfield Master Developer Approved EASTMARK
CRC Date 5/13/10
Christina Christensen



DU 3/4 NORTH PHASE 1 & 2 BOUNDARY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
1	S31°43'W	25.57
2	S49°34'W	283.67
3	S88°47'W	38.26
4	S47°45'W	706.53
5	S19°45'W	418.43
6	S21°11'W	503.11
7	S23°29'W	38.71
8	S85°57'W	291.20
9	S61°12'W	351.46
10	N67°43'W	38.28
11	N43°48'W	420.33
12	N11°43'W	200.00
13	S47°30'W	400.00
14	S19°40'W	472.19
15	N22°30'W	685.00
16	N27°10'W	600.00
17	N11°25'W	282.74
18	S20°42'W	456.00
19	N01°17'W	26.39
20	N01°12'W	282.74
21	S88°46'W	651.87
22	S20°13'W	1,098.11
23	N47°30'W	654.96

DMS MEDIA PROVING GROUND, LLC
14646 N. KIERLAND BLVD.
SUITE 270
SCOTTSDALE, AZ 85254
PHONE: (802) 803-7306
FAX: (802) 803-7540
CONTACT: ERIC TUNE, P.E., LEED AP

WOOD, PATEL & ASSOCIATES, INC.
1640 SOUTH STAPLEY DRIVE SUITE 343
MESA, ARIZONA 85204
PHONE: (480)634-3300
FAX: (480)634-3320
CONTACT: DAN MATTHEWS, P.E.

CITY OF MESA 2008 BENCHMARK: BRASS
TAG IN TOP OF CURB LOCATED AT THE
NORTHWEST CORNER OF MERIDIAN AND
WARNER ROAD ELEVATION = 1481.15.

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

1	• COVER SHEET
2	• INDEX SHEET
3-24	• SITE PLAN
25-29	• DETAILS
TOTAL SHEETS - 26	

	BNRY	PROJECT BOUNDARY
		PARCEL BOUNDARY
		SHEET MATCH LINE
1080		EXISTING MAJOR CONTOUR ELEVATION
1091		EXISTING MINOR CONTOUR ELEVATION
	CL	CENTER LINE
	EG	EXISTING GROUND
		TRACT LINE
	P.U.E.	PUBLIC UTILITY EASEMENT
	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
		MINOR SHEET / SECTION LINE
	RHW	RIGHT OF WAY
	PR	PROPERTY LINE

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ARIZONA
 1-800-4-A-RIZONA
 1-800-427-7462

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

[illegible]

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, P.U.FE, NEIGHBORHOOD PARK
B	67,277	2.60	RETENTION, P.U.FE, NEIGHBORHOOD PARK
C	19,805	0.78	RETENTION, P.U.FE, NEIGHBORHOOD PARK
D	25,435	0.58	RETENTION, P.U.FE, NEIGHBORHOOD PARK
E	18,671	0.66	RETENTION, P.U.FE, NEIGHBORHOOD PARK
F	30,309	0.70	RETENTION, P.U.FE, NEIGHBORHOOD PARK
G	49,836	1.14	RETENTION, P.U.FE, NEIGHBORHOOD PARK
H	11,230	0.26	OPEN SPACE, P.U.FE
I	20,894	0.48	RETENTION, P.U.FE, NEIGHBORHOOD PARK
J	8,795	0.20	RETENTION, P.U.FE, NEIGHBORHOOD PARK
K	2,854	0.06	OPEN SPACE, P.U.FE

DU 3/4 NORTH PHASE 1			
PARCEL AND TRACT TABLE			
TRACT NAME	SQ. FT.	ACRES	USE
A	27,009	0.62	OPEN SPACE, P.U.FE
B	79,942	3.84	OPEN SPACE, P.U.FE
C	40,415	0.93	RETENTION, P.U.FE, NEIGHBORHOOD PARK
D	38,225	0.90	RETENTION, P.U.FE, NEIGHBORHOOD PARK
E	15,589	0.35	RETENTION, P.U.FE, NEIGHBORHOOD PARK
F	46,349	1.06	RETENTION, P.U.FE, NEIGHBORHOOD PARK
G	40,404	0.93	RETENTION, P.U.FE, NEIGHBORHOOD PARK
H	17,526	0.40	RETENTION, P.U.FE, NEIGHBORHOOD PARK
I	20,345	0.47	OPEN SPACE, P.U.FE
J	6,250	0.14	RETENTION, P.U.FE, NEIGHBORHOOD PARK
K	38,931	0.89	RETENTION, P.U.FE, NEIGHBORHOOD PARK
L	7,755	0.18	OPEN SPACE, P.U.FE
M	2,846	0.07	OPEN SPACE, P.U.FE
N	6,141	0.14	OPEN SPACE, P.U.FE
O	2,506	0.06	OPEN SPACE, P.U.FE

PARCEL NAME	SQ. FT.	ACRES	USE
DU 3/4-18	179,730	8.72	MULTI-FAMILY
DU 3/4-19	274,862	6.31	GREAT PARK, RETENTION, P.U.FE
DU 3/4-20	184,491	4.24	GREAT PARK, RETENTION, P.U.FE
DU 3/4-21	299,143	6.87	GREAT PARK, P.U.FE
DU 3/4-22	299,365	6.78	GREAT PARK, RETENTION, P.U.FE



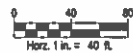
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EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
INDEX SHEET

DATE	DESCRIPTION

SCALE: HORIZONTAL 1" = 200'	DATE: 09/20/2018
VERTICAL 1" = 200'	BY: [Signature]
CHECKED: [Signature]	DATE: 09/20/2018
PROJECT: [Signature]	DATE: 09/20/2018
SHEET: 2 OF 26	PART XXX-XXXX



SEE SHEET 25 FOR CENTERLINE CURVE TABLES.



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

[illegible]

SCALE (HORIZ.) Feet
SCALE (VERT.) Feet
DATE 05/14/2006
JOB NUMBER 1047
SHEET 4 OF 24

10/10/1997



0 40 80
HORIZ. 1 in. = 40 ft.

SEE SHEET 25 FOR CENTERLINE CURVE TABLES

WARNER ROAD

INSPIRIAN PKWY

GREAT PARK
DU 3/4-22

SHEET 10

1-1782 U.L. 8-1/2x12.50
0-10-1231

TRACT A

TRACT B

TRACT C

STREET A

STREET B

STREET C

STREET D

SHEET 10

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EASTMARK

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

DATE	DESCRIPTION



SCALE: HORIZONTAL 1" = 40'
SCALE: VERTICAL 1" = 20'
DATE: 08/14/2014
SHEET NUMBER: 10 OF 26
SHEET

5 OF 26

PMT 8111-0000



0 40 80
 Horiz. 1 in. = 40 ft.
 SEE SHEET 28 FOR CENTERLINE CURVE TABLES

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 4603 183-5500
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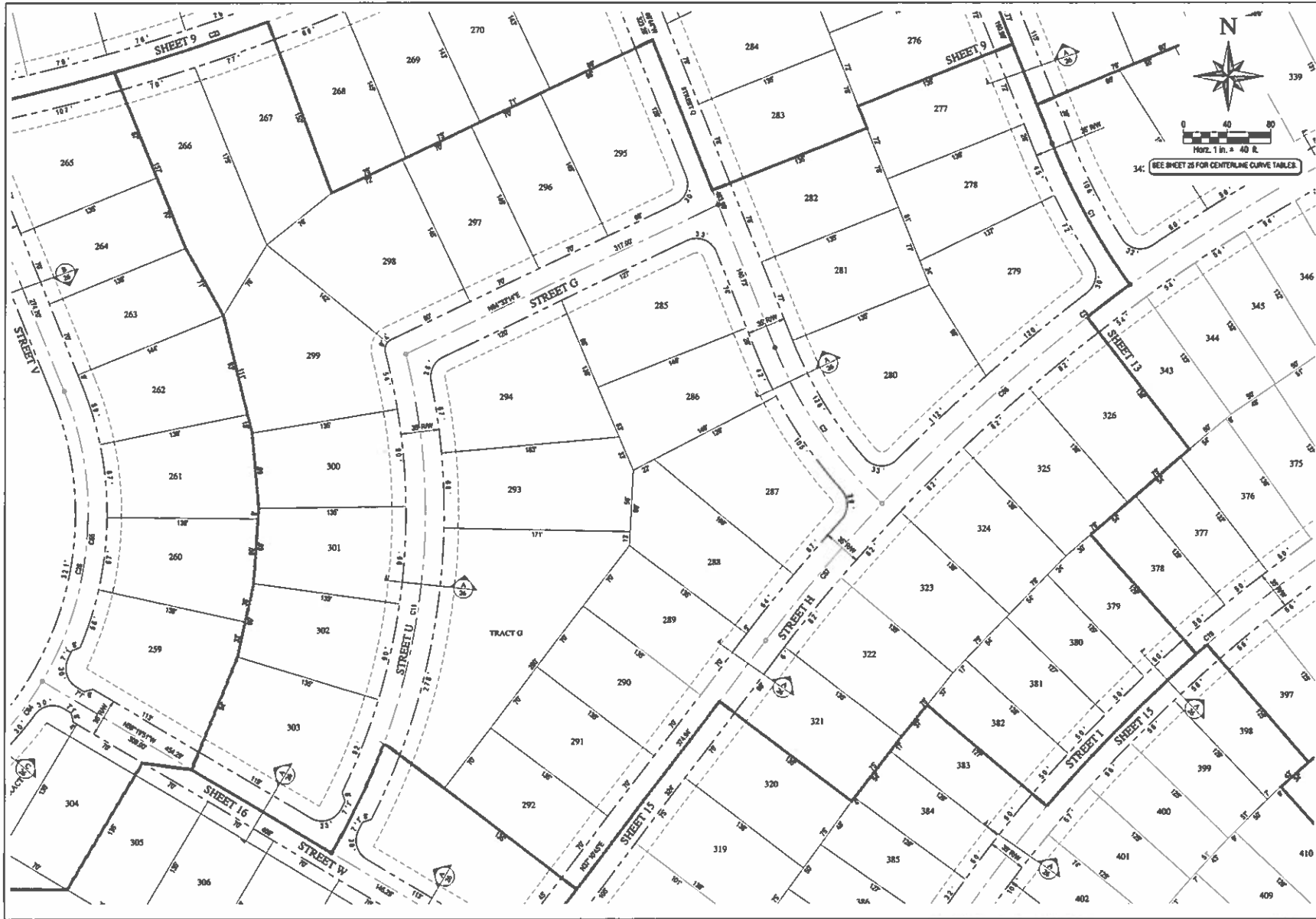
EASTMARK
DU 3/4 NORTH PHASE 1 & 2
 PRELIMINARY PLAT/SITE PLAN
 SITE PLAN

DATE	DESCRIPTION

7 OF 26

7 OF 26

PAT 0000-XXXX



0 40 80
HORIZ. 1 in. = 40 ft.

34: SEE SHEET 25 FOR CENTERLINE CURVE TABLES

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

DATE	DESCRIPTION



SCALE: HORIZONTAL 1" = 40'
SCALE: VERTICAL 1" = 20'
DATE: 06/14/2018
JOB NUMBER: 14009
SHEET: 12 OF 26

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CHECKED BY: [Signature] DESIGNED BY: [Signature] DRAWN BY: [Signature]

PART XXX-XXXX



SEE SHEET 25 FOR CENTERLINE CURVE TABLES

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EASTMARK

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

DATE	DESCRIPTION



14 OF 26
PMT 000-XXXX

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DESIGNED BY: 164789 DATE: 06/12/2016
CHECKED BY: 164789 DATE: 06/12/2016



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602.313.5500
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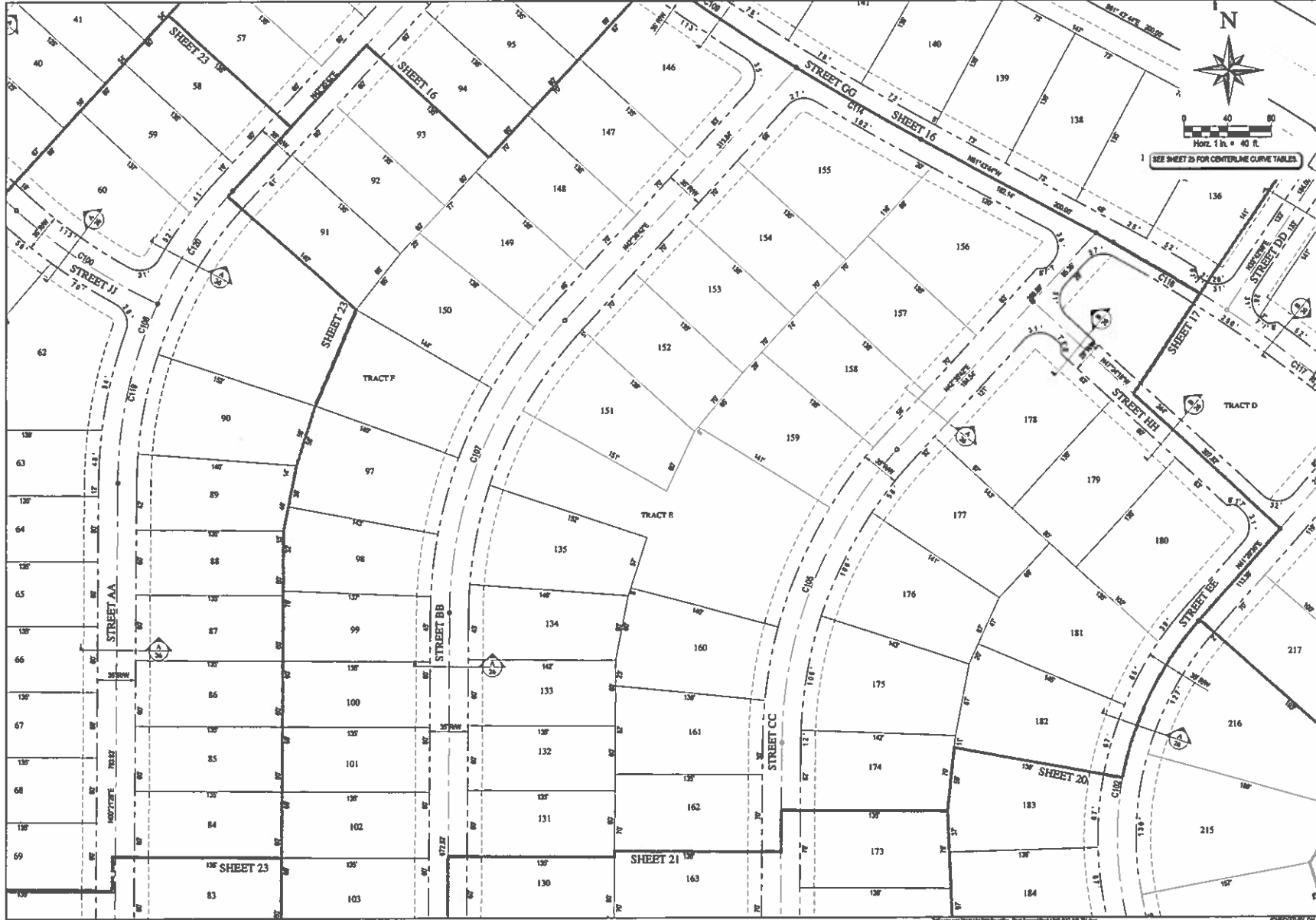


EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/SITE PLAN
SITE PLAN

DATE	DESCRIPTION

SCALE: HORIZONTAL - 1" = 40'
 SCALE: VERTICAL - 1" = 40'
 DATE: 10/15/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET 15 OF 26

PAT 455-XXXX



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ARIZONA

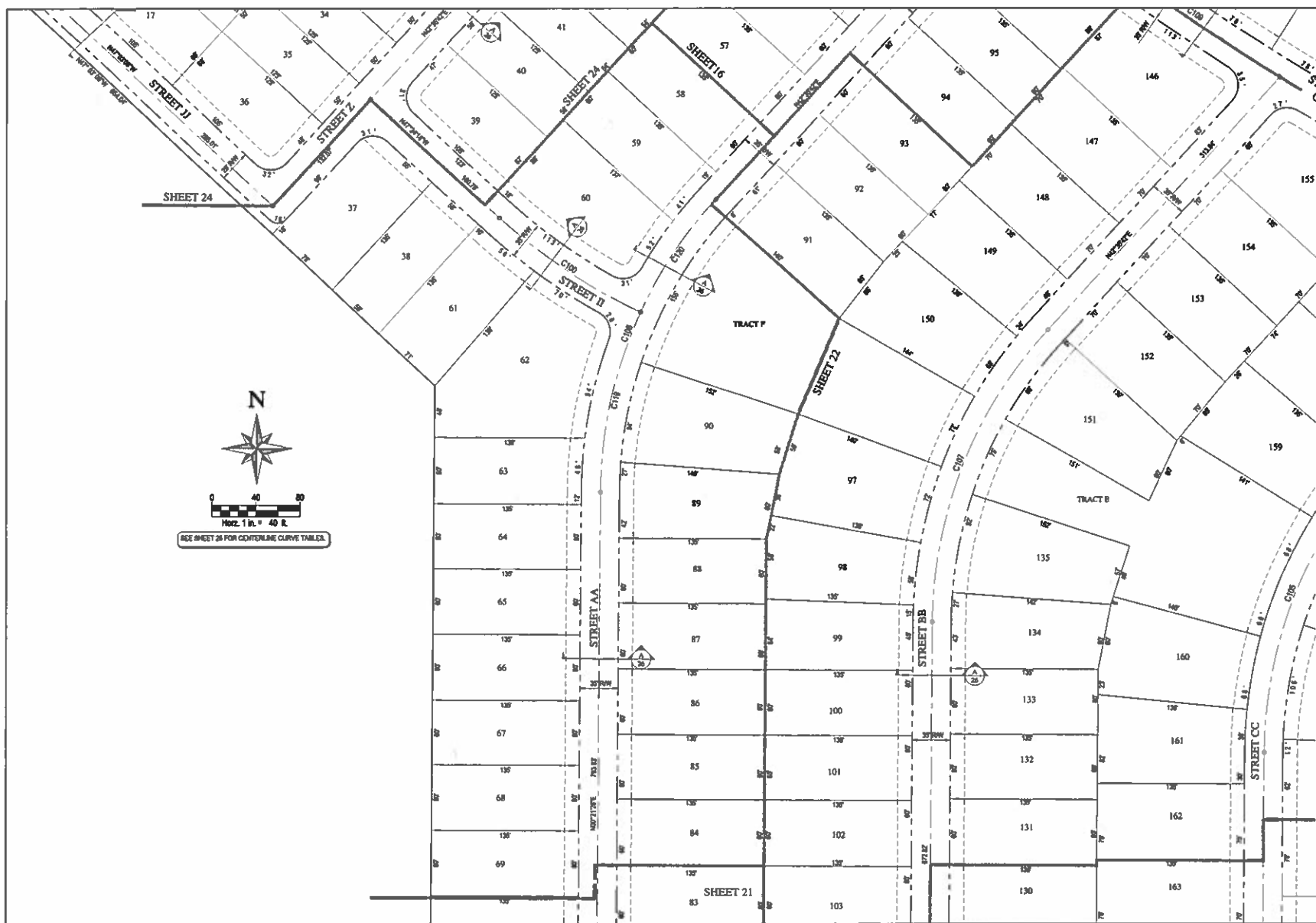
EASTMARK

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

DATE	DESCRIPTION

72 OF 26

PRINT #XX-XXXX



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

[illegible]



SEE SHEET 25 FOR CENTERLINE CURVE TABLES.



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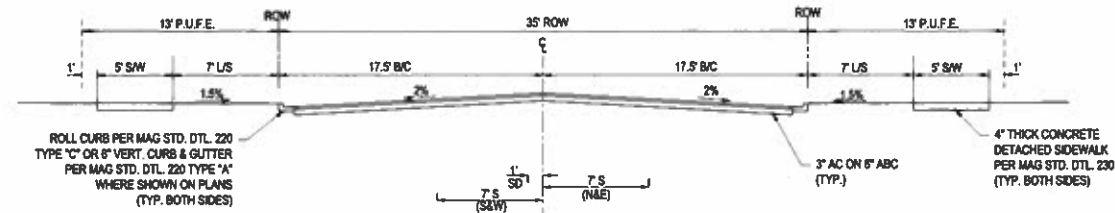


EASTMARK
DU 3/4 NORTH PHASE 1 & 2
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

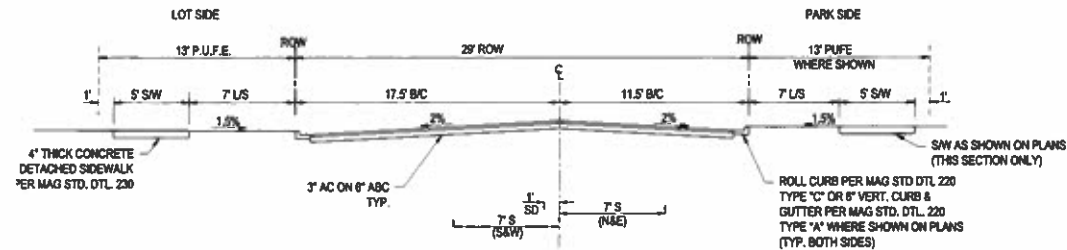
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SCALE (HORIZ.) 1" = 10'
SCALE (VERT.) 1" = 10'
DATE 05/14/2010
JOB NUMBER 1447
SHEET 24 OF 24

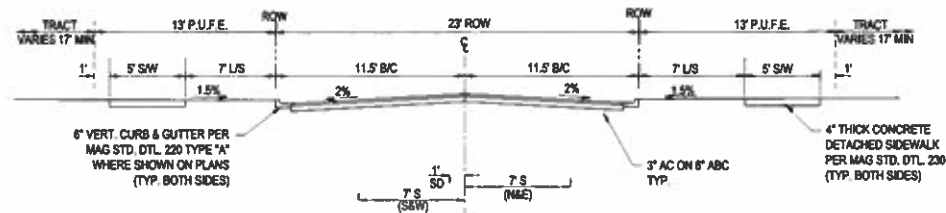
PMT XXX.XXXX



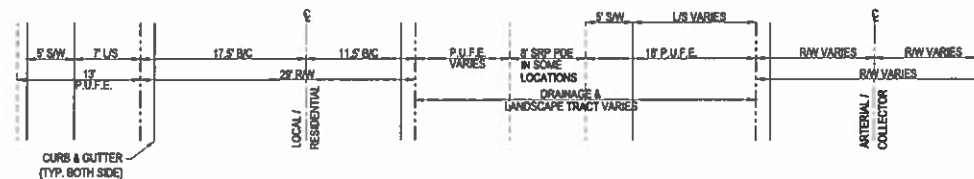
TYPICAL LOCAL STREET SECTION A
(PARKING ON BOTH SIDES)
N.T.S.



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 PLAN / SITE PLAN
DETAIL SHEET

DATE	DESCRIPTION

26 OF 26
PMT 00000000