

PRELIMINARY PLAT FOR

EASTMARK®
ROW TOWNS

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

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER
MERIDIAN, HELD SOUTH 00°42'08" EAST.

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
NAVD88 EL: 1481.30

PUBLIC UTILITIES

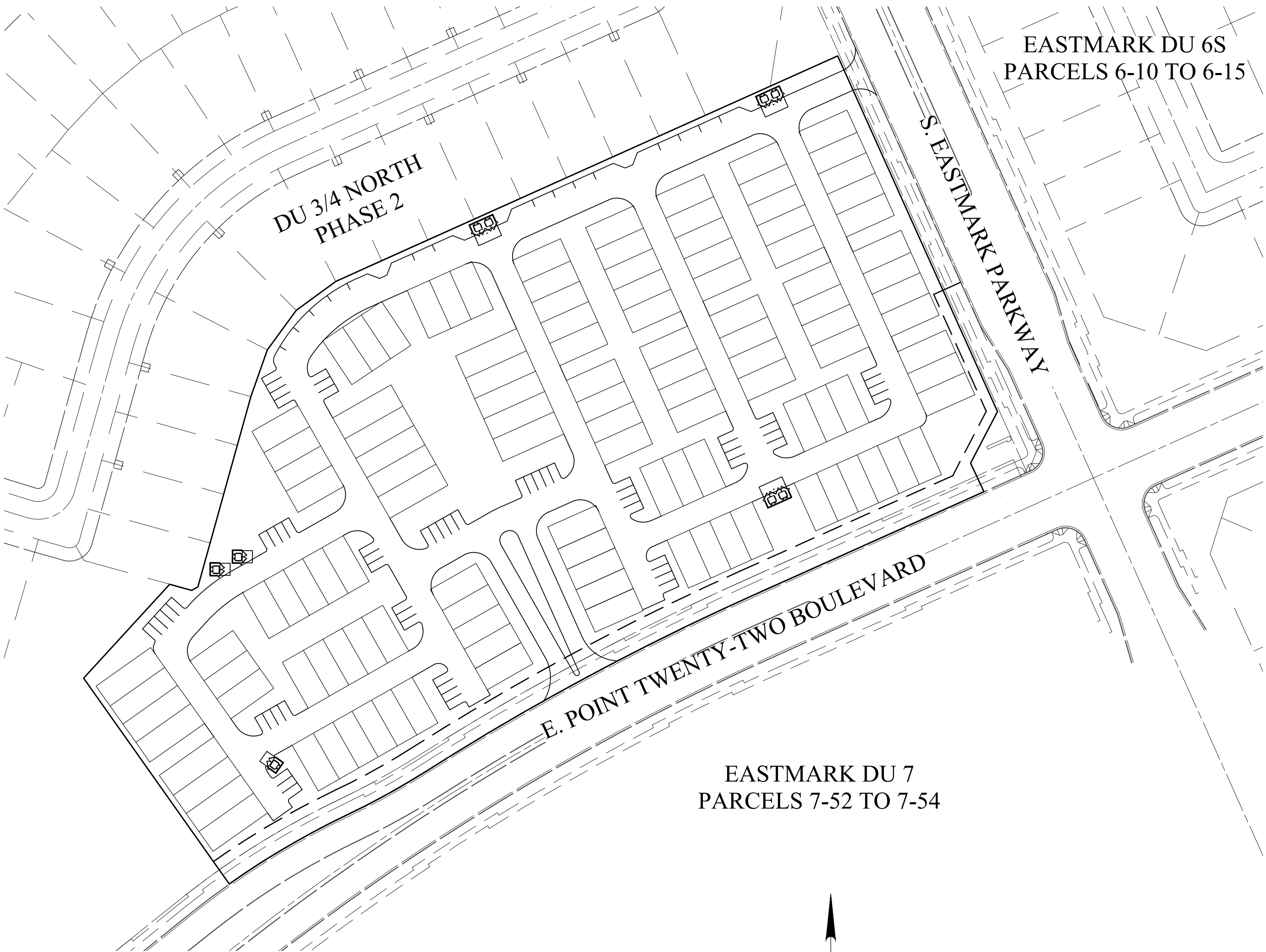
- | | |
|-----------|----------------------|
| WATER | — CITY OF MESA |
| SEWER | — CITY OF MESA |
| FIRE | — CITY OF MESA |
| ELECTRIC | — SALT RIVER PROJECT |
| TELEPHONE | — CENTURYLINK |
| GAS | — SOUTHWEST GAS CORP |
| CABLE | — COX COMMUNICATIONS |
| REFUSE | — CITY OF MESA |

ZONING

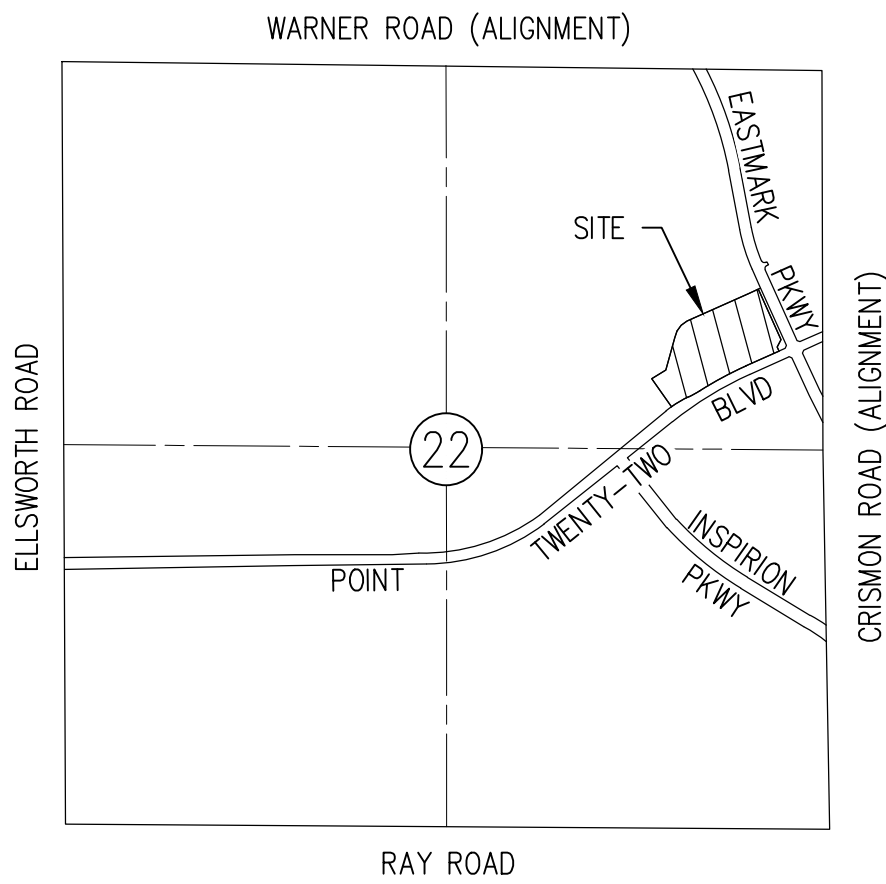
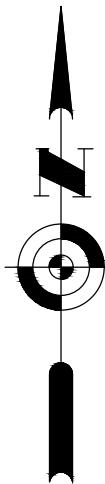
PLANNED COMMUNITY DISTRICT WITH APPROVED COMMUNITY PLAN
AND DEVELOPMENT DU 3/4 DEVELOPMENT UNIT PLAN (DUP).

NOTES

1. LOT NUMBERS, SIZES AND CONFIGURATIONS ARE CONCEPTUAL
AND MAY CHANGE AS A RESULT OF SUBDIVISION TECHNICAL REVIEW
AND FINAL PLAT COMMENTS.
2. ROW TOWNS IS LOCATED IN CLOSE PROXIMITY TO THE
PHOENIX-MESA GATEWAY AIRPORT AND IS SUBJECT TO AIRCRAFT
OVERFLIGHTS.



VICINITY MAP
NTS



VICINITY MAP

SECTION 22, T1S, R7E
NOT TO SCALE

DEVELOPER

LENNAR
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282
TEL (480) 476-8443
CONTACT: HEATHER CHADWICK

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ. 85018
TEL (602) 252-8384
FAX (602) 252-8385
CONTACT: RYAN H. RAAB, P.E.
EMAIL: RYANR@HOSKINRYAN.COM

SHEET INDEX

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| 1 | COVER |
| 2 | LEGAL DESCRIPTIONS AND STREET SECTIONS |
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| 4 | SITE PLAN |
| 5 | FIRE PLAN |

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creative engineering solutions

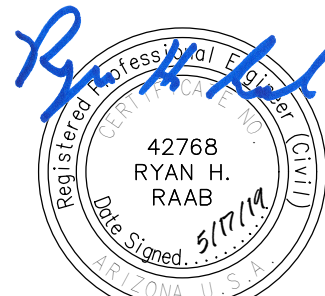
5050 N. 40th Street Suite #100 Phoenix, AZ 85018
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

REVISIONS:

PRELIMINARY PLAT FOR EASTMARK

ROW TOWNS

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



EXPIRES 6/30/2020

DESIGNED:	JG
DRAWN:	STAFF
CHECKED:	RR
PLLOT DATE:	4/18/2019
SHEET	1 OF 5
PROJECT NO.	R310312.01

REVIEWED BY	DATE
DRAFTED BY	DATE
CHECKED BY	DATE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, NORTH 0°59'33", A DISTANCE OF 2,634.67 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, SOUTH 89°51'02" WEST, A DISTANCE OF 446.83 FEET, TO THE WESTERLY LINE OF TRACT A OF THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 6-INFRASTRUCTURE FOR PARCELS 4-6 AND 9-23, RECORDED AS BOOK 1343, PAGE 15, MARICOPA COUNTY RECORDS (MCR), TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF TRACT A, THE FOLLOWING THREE (3) COURSES:

THENCE SOUTH 24°11'02" EAST, A DISTANCE OF 385.03 FEET;

THENCE SOUTH 27°29'12" WEST, A DISTANCE OF 57.37 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF POINT TWENTY-TWO BOULEVARD, THE FOLLOWING FOUR (4) COURSES:

THENCE SOUTHWESTERLY, A DISTANCE OF 364.37 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°14'43", SAID CURVE HAVING A CHORD OF SOUTH 61°41'34" WEST, A DISTANCE OF 364.05 FEET, TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 734.50 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 135.32 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°49'15", SAID CURVE HAVING A CHORD OF SOUTH 59°38'16" WEST, A DISTANCE OF 135.32 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 42°29'55" EAST, A DISTANCE OF 125.69 FEET;

THENCE SOUTH 74°26'36" EAST, A DISTANCE OF 22.52 FEET;

THENCE NORTH 60°33'24" EAST, A DISTANCE OF 7.07 FEET;

THENCE NORTH 15°33'27" EAST, A DISTANCE OF 195.00 FEET;

THENCE NORTH 19°26'45" EAST, A DISTANCE OF 48.93 FEET;

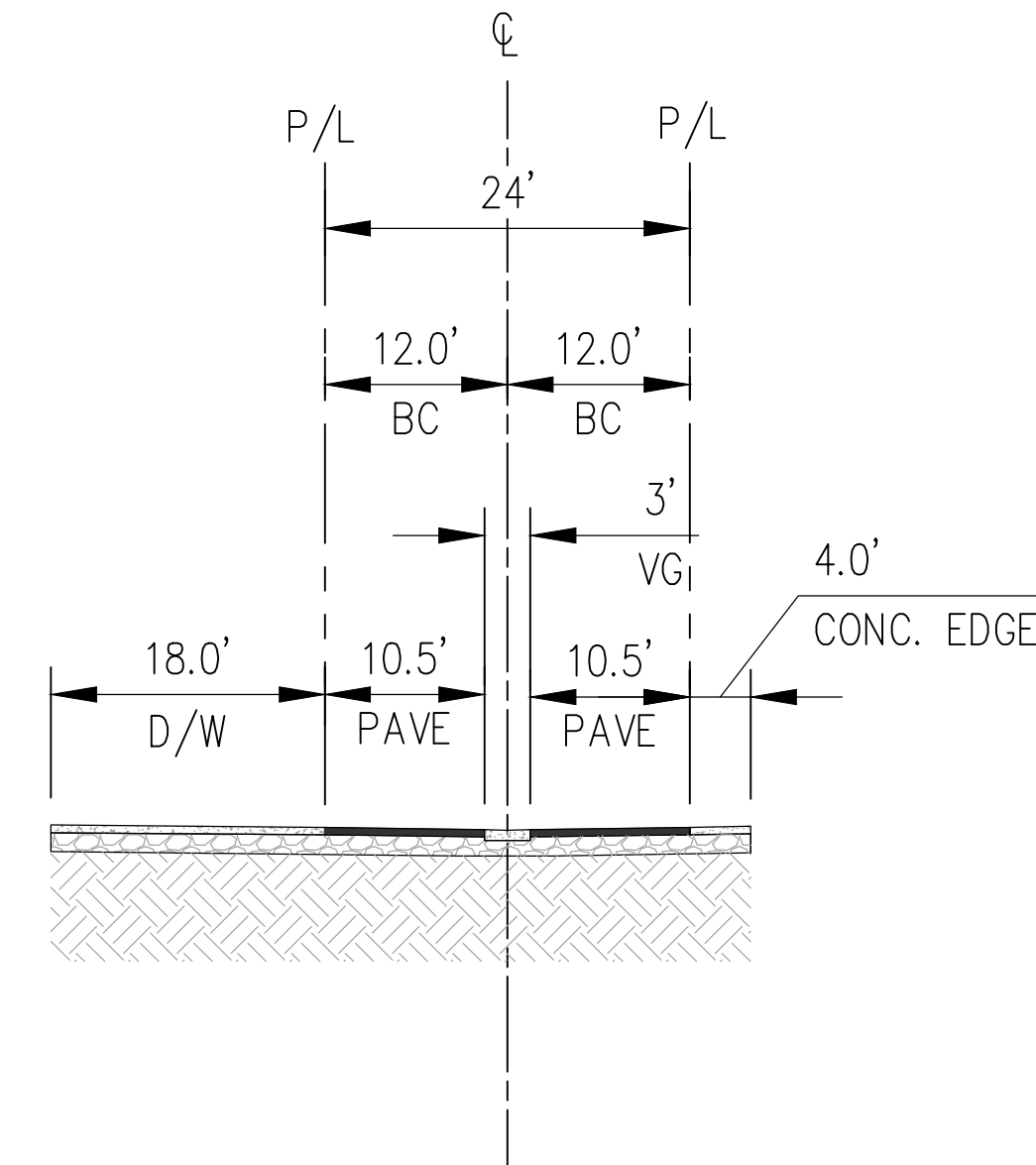
THENCE NORTH 36°10'09" EAST, A DISTANCE OF 48.35 FEET;

THENCE NORTH 53°49'37" EAST, A DISTANCE OF 48.35 FEET,

THENCE NORTH 65°32'25" EAST, A DISTANCE OF 49.73 FEET;

THENCE NORTH 65°48'58" EAST, A DISTANCE OF 493.37 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 372,861 SQUARE FEET, OR 8.560 ACRES MORE OR LESS.

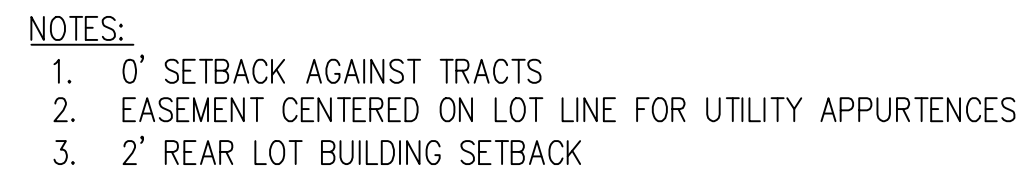


(LOT WITH DRIVEWAY)
LOOKING NORTH

LOOKING NORTH



ROW TOWNS



ROW TOWNS

3			
2			
1			
NO.	REVISIONS:	BY:	DATE

NO.	REVISIONS	BY	DATE
3			
2			
1			
NO.			

FILE: g:\projects\18\phoenix\18-065 eastmark 8.5 acre parcel\02 - preliminary plat\1806501a-preliminary plat.dwg



SITE DATA		
GROSS AREA	8.56 ACRES	100.00%
PRIVATE STREETS	1.89 ACRES	22.13%
PARKS AND OPEN SPACE	3.22 ACRES	37.64%
NET RESIDENTIAL AREA	3.44 ACRES	40.23%
GROSS DENSITY	14.14 DU/AC	
NET DENSITY (EXCLUDING STREETS AND TRACTS)	35.13 DU/AC	
TOTAL YIELD	121 LOTS	

TRACT TABLE			
TRACT	AREA (AC)	USAGE	LUG
A	1.02	OPEN SPACE	OS
B	0.53	OPEN SPACE	OS
C	0.34	OPEN SPACE	OS
D	0.34	OPEN SPACE	OS
E	0.27	OPEN SPACE	OS
F	0.04	OPEN SPACE	OS
G	0.69	OPEN SPACE	OS
H	1.89	PRIVATE STREETS	
TOTAL	5.12		

- LEGEND
- PUBLIC UTILITIES AND FACILITIES EASEMENT
 - DRAINAGE EASEMENT
 - SURVEY MONUMENT
 - PARCEL BOUNDARY
 - RIGHT OF WAY LINE (R/W)
 - CENTER LINE (CL)

0 20 40 80
SCALE: 1"=40'

Call at least two full working days before you begin construction.
ARIZONA 811
Excavate Blue Book, Inc.
Dial 811 or 1-800-87-ARIZONA in Maricopa County (602) 263-1100

EASTMARK.
ROW TOWNS

**PRELIMINARY PLAT
PLAT**

Hoskin•Ryan Consultants, Inc.
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1			



LEGEND	
SANITARY SEWER PIPE	8" S
SANITARY SEWER LATERAL	
SEWER MANHOLE	
WATER VALVE	
FIRE HYDRANT	
WATER PIPE	8" W
WATER SERVICE METER	
CATCH BASIN	
STORM DRAIN	
VALLEY GUTTER	
FLOW LINE	
ROADWAY CENTER LINE	
BRASS CAP	
DUMPSTER - SINGLE	
DUMPSTER - DOUBLE	

EASTMARK.

ROW TOWNS

**PRELIMINARY PLAT
SITE PLAN**

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DATE	PROJECT NO.	SHEET
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3			
2			
1			



LEGEND	
SANITARY SEWER PIPE	8" S
SANITARY SEWER LATERAL	
SEWER MANHOLE	
WATER VALVE	
FIRE HYDRANT	
WATER PIPE	8" W
WATER SERVICE METER	
CATCH BASIN	
STORM DRAIN	
VALLEY GUTTER	
FLOW LINE	
ROADWAY CENTER LINE	
BRASS CAP	
DUMPSTER - SINGLE	
DUMPSTER - DOUBLE	

EASTMARK.

ROW TOWNS

**PRELIMINARY PLAT
SITE PLAN**

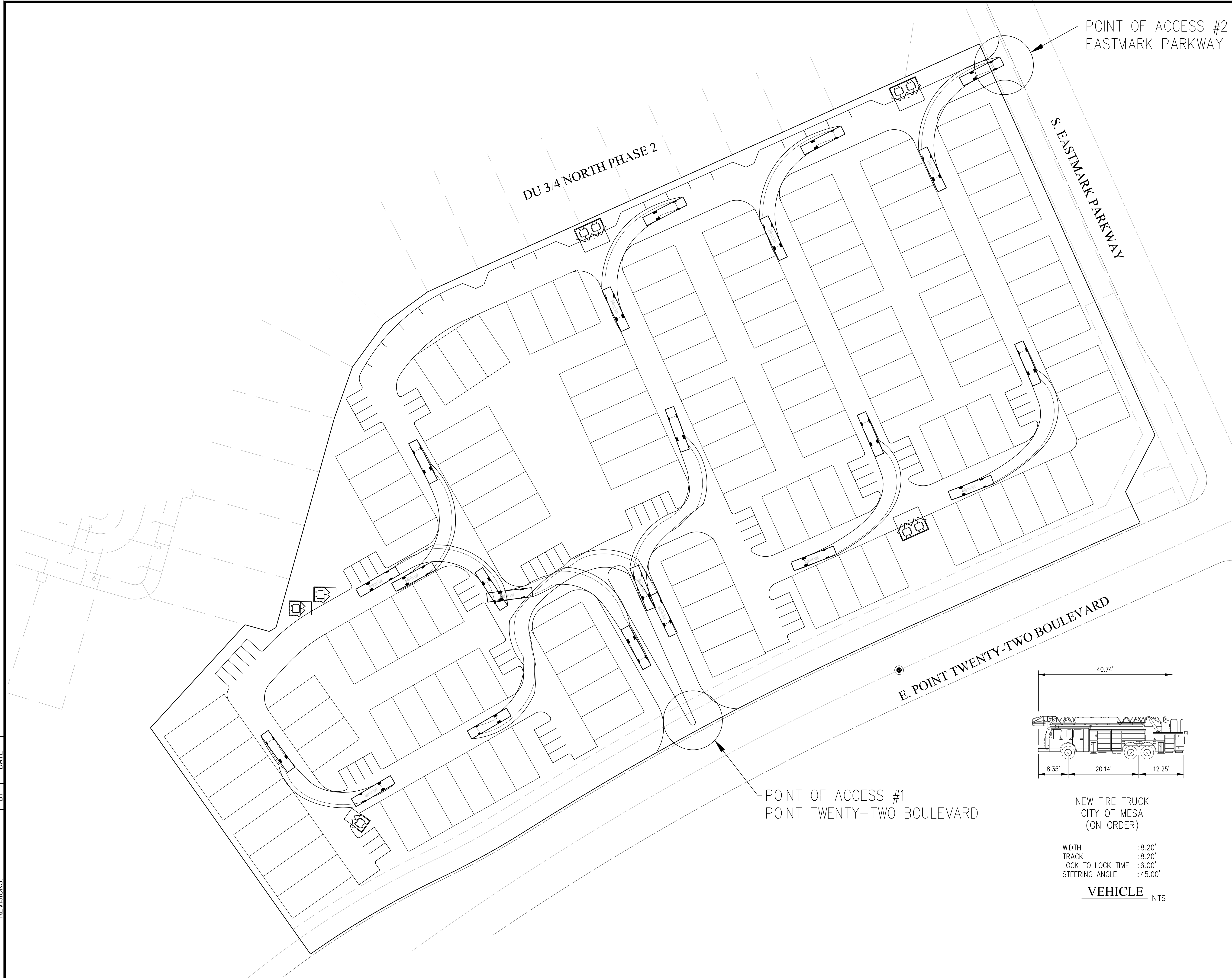
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2			
1			

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 EASTMARK. ROW TOWNS	
PRELIMINARY PLAT FIRE PLAN	
	 Hoskin-Ryan Consultants, Inc. creative engineering solutions 5050 N. 40th Street Suite #100, Phoenix, AZ 85018 Office (602) 252-8384 Fax (602) 252-8385 www.hoskinryan.com
DATE 4/18/2019	PROJECT NO. R310312.01
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