

NOTES

- ROADWAYS TO BE PUBLIC OR PRIVATE AS SPECIFIED WITHIN THE PRELIMINARY PLAT.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
- PROPOSED WATER ON DESERT WELLS PRESSURE ZONE.
- RETENTION WILL BE PROVIDED BY GREAT PARK AND PROPOSED BASINS.
- THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

EASTMARK

DU 2 PHASES 1 & 2

4201 S ELLSWORTH ROAD

PRELIMINARY PLAT/SITE PLAN

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

DU 2 PHASE 1			
LAND USE SUMMARY TABLE			
EXISTING ZONING		PC	
PROPOSED ZONING		PC	
PROPOSED LAND USE GROUP	OPEN SPACE (OS), CIVIC SPACE (CS), VILLAGE (V), DISTRICT (D), REGIONAL CENTER/CAMPUS (C), GENERAL URBAN (GU), URBAN CORE (UC)		
OVERALL GROSS AREA	4,709,626	SQ.FT.	108.12 AC
OVERALL NET AREA	4,265,469	SQ.FT.	97.92 AC
GREAT PARK NET AREA	437,349	SQ.FT.	10.04 AC
NEIGHBORHOOD OPEN SPACE AREA	550,165	SQ.FT.	12.63 AC
NEIGHBORHOOD LOCAL STREET	394,542	SQ.FT.	9.06 AC
NEIGHBORHOOD PRIVATE STREET	101,030	SQ.FT.	2.32 AC
GROSS SINGLE FAMILY DETACHED RESIDENTIAL AREA	2,485,571	SQ.FT.	57.06 AC
NET SINGLE FAMILY DETACHED RESIDENTIAL AREA	2,326,667	SQ.FT.	53.41 AC
NUMBER OF SINGLE FAMILY LOTS	254		
GROSS SINGLE FAMILY DETACHED RESIDENTIAL DENSITY	4.45		DU/GROSS AC
NET SINGLE FAMILY DETACHED RESIDENTIAL DENSITY	4.76		DU/NET AC
GROSS MEDIUM DENSITY RESIDENTIAL AREA	745,488	SQ.FT.	17.11 AC
NET MEDIUM DENSITY RESIDENTIAL AREA	726,837	SQ.FT.	16.69 AC
NUMBER OF MEDIUM DENSITY LOTS	105		
GROSS MEDIUM DENSITY RESIDENTIAL DENSITY	6.14		DU/GROSS AC
NET MEDIUM DENSITY RESIDENTIAL DENSITY	6.29		DU/NET AC
MULTI-FAMILY GROSS AREA	833,751	SQ.FT.	19.14 AC
MULTI-FAMILY NET AREA	719,988	SQ.FT.	16.53 AC
TOTAL PHASE 1 LOTS	359		

DU 2 PHASE 1			
LAND USE SUMMARY TABLE			
EXISTING ZONING		PC	
PROPOSED ZONING		PC	
PROPOSED LAND USE GROUP	OPEN SPACE (OS), CIVIC SPACE (CS), VILLAGE (V), DISTRICT (D), REGIONAL CENTER/CAMPUS (C), GENERAL URBAN (GU), URBAN CORE (UC)		
OVERALL GROSS AREA	3,323,774	SQ.FT.	76.30 AC
OVERALL NET AREA	2,783,874	SQ.FT.	63.91 AC
NEIGHBORHOOD OPEN SPACE AREA	414,039	SQ.FT.	9.51 AC
NEIGHBORHOOD LOCAL STREET	157,278	SQ.FT.	3.61 AC
NEIGHBORHOOD PRIVATE STREET	183,413	SQ.FT.	4.21 AC
GROSS SINGLE FAMILY DETACHED RESIDENTIAL AREA	1,068,421	SQ.FT.	24.53 AC
NET SINGLE FAMILY DETACHED RESIDENTIAL AREA	914,903	SQ.FT.	21.00 AC
NUMBER OF LOTS	79		
GROSS SINGLE FAMILY DETACHED RESIDENTIAL DENSITY	3.22		DU/GROSS AC
NET SINGLE FAMILY DETACHED RESIDENTIAL DENSITY	3.76		DU/NET AC
GROSS MEDIUM DENSITY RESIDENTIAL AREA	1,260,247	SQ.FT.	28.93 AC
NET MEDIUM DENSITY RESIDENTIAL AREA	1,068,076	SQ.FT.	24.52 AC
NUMBER OF LOTS	164		
GROSS MEDIUM DENSITY RESIDENTIAL DENSITY	5.67		DU/GROSS AC
NET MEDIUM DENSITY RESIDENTIAL DENSITY	6.69		DU/NET AC
NON-RESIDENTIAL GROSS AREA	1,001,518	SQ.FT.	22.99 AC
NON-RESIDENTIAL NET AREA	775,886	SQ.FT.	17.81 AC
TOTAL PHASE 2 LOTS	243		
TOTAL LOTS	602		

PARCEL DESCRIPTION - PHASE 1

TRACTS K AND M, EASTMARK DEVELOPMENT UNITS 3/4 INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED IN BOOK 1462, PAGE 27, MARICOPA COUNTY RECORDS (MCR), AND A PARCEL OF LAND LYING WITHIN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, A 3-INCH BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A BRASS CAP IN HANDHOLE, BEARS NORTH 00°42'08" WEST (BASIS OF BEARING), A DISTANCE OF 2638.00 FEET;
THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89°36'29" EAST, A DISTANCE OF 1712.96 FEET;
THENCE LEAVING SAID SOUTH LINE, NORTH 00°23'31" EAST, A DISTANCE OF 122.68 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT K AND THE **POINT OF BEGINNING**;
THENCE ALONG THE WESTERLY LINE OF SAID TRACT K, NORTH 56°14'04" WEST, A DISTANCE OF 28.04 FEET;
THENCE NORTH 10°44'08" WEST, A DISTANCE OF 12.13 FEET, TO THE NORTHWEST CORNER OF SAID TRACT K;
THENCE LEAVING SAID WESTERLY LINE, ALONG THE NORTHERLY LINE OF SAID TRACT K, NORTH 79°15'52" EAST, A DISTANCE OF 11.92 FEET;
THENCE SOUTH 56°14'04" EAST, A DISTANCE OF 7.13 FEET;
THENCE LEAVING SAID NORTHERLY LINE, NORTH 10°44'08" WEST, A DISTANCE OF 447.52 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1557.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°54'59", A DISTANCE OF 514.21 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE NORTH 59°26'48" EAST, A DISTANCE OF 8.87 FEET;
THENCE NORTH 30°33'12" WEST, A DISTANCE OF 49.00 FEET;
THENCE SOUTH 59°26'48" WEST, A DISTANCE OF 8.87 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1557.50 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 58°32'43" WEST, THROUGH A CENTRAL ANGLE OF 02°11'58", A DISTANCE OF 59.79 FEET, TO THE CURVES END;
THENCE NORTH 33°39'14" WEST, A DISTANCE OF 260.00 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1442.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 24°27'01", A DISTANCE OF 615.57 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE EASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 00°09'30" WEST, THROUGH A CENTRAL ANGLE OF 02°05'46", A DISTANCE OF 10.06 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE NORTH 02°15'15" EAST, A DISTANCE OF 25.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 02°15'15" WEST, THROUGH A CENTRAL ANGLE OF 01°53'32", A DISTANCE OF 9.91 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE NORTH 00°21'43" EAST, A DISTANCE OF 25.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 00°21'43" WEST, THROUGH A CENTRAL ANGLE OF 01°29'49", A DISTANCE OF 8.49 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1442.50 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 82°48'01" EAST, THROUGH A CENTRAL ANGLE OF 03°24'45", A DISTANCE OF 85.92 FEET, TO THE CURVES END;
THENCE NORTH 03°47'14" WEST, A DISTANCE OF 527.06 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE EASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3962.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 04°37'07" WEST, THROUGH A CENTRAL ANGLE OF 06°03'26", A DISTANCE OF 418.85 FEET, TO THE CURVES END;
THENCE NORTH 79°19'27" EAST, A DISTANCE OF 1227.58 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3957.50 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 78°25'36" EAST, THROUGH A CENTRAL ANGLE OF 04°40'41", A DISTANCE OF 323.12 FEET, TO THE NORTHERLY LINE OF SAID TRACT M;
THENCE ALONG THE NORTHERLY LINE OF SAID TRACT M, NORTH 73°44'54" EAST, A DISTANCE OF 17.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT M AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE LEAVING SAID NORTHERLY LINE, ALONG THE EASTERLY LINE OF SAID TRACT M AND SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3940.50 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 73°44'54" EAST, THROUGH A CENTRAL ANGLE OF 01°55'53", A DISTANCE OF 132.82 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE LEAVING SAID EASTERLY LINE, SOUTH 71°49'01" WEST, A DISTANCE OF 169.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4109.50 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 71°49'02" EAST, THROUGH A CENTRAL ANGLE OF 02°10'52", A DISTANCE OF 156.44 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE NORTH 69°38'10" EAST, A DISTANCE OF 169.00 FEET, TO SAID EASTERLY LINE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE ALONG SAID EASTERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3940.50 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 69°38'10" EAST, THROUGH A CENTRAL ANGLE OF 20°23'26", A DISTANCE OF 1402.35 FEET, TO THE CURVES END;
THENCE SOUTH 40°45'16" EAST, A DISTANCE OF 4.24 FEET;
THENCE SOUTH 04°14'44" WEST, A DISTANCE OF 26.87 FEET, TO THE MOST SOUTHERLY CORNER OF SAID TRACT M AND THE SOUTHERLY LINE OF SAID TRACT K;
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID SOUTHERLY LINE, SOUTH 04°14'44" WEST, A DISTANCE OF 1.41 FEET;
THENCE SOUTH 49°14'44" WEST, A DISTANCE OF 293.75 FEET, TO THE BEGINNING OF A CURVE;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3468.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 28°51'21", A DISTANCE OF 1746.59 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 4,265,469 SQUARE FEET OR 97.9217 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.

THIS PARCEL DESCRIPTION IS BASED ON THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNITS 3/4 INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED IN BOOK 1462, PAGE 27, MCR AND OTHER CLIENT PROVIDED INFORMATION. ANY MONUMENTATION NOTED IN THIS PARCEL DESCRIPTION IS WITHIN ACCEPTABLE TOLERANCE (AS DEFINED IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS DATED 02/14/2002) OF SAID POSITIONS BASED ON SAID SURVEY.

PARCEL DESCRIPTION - PHASE 2

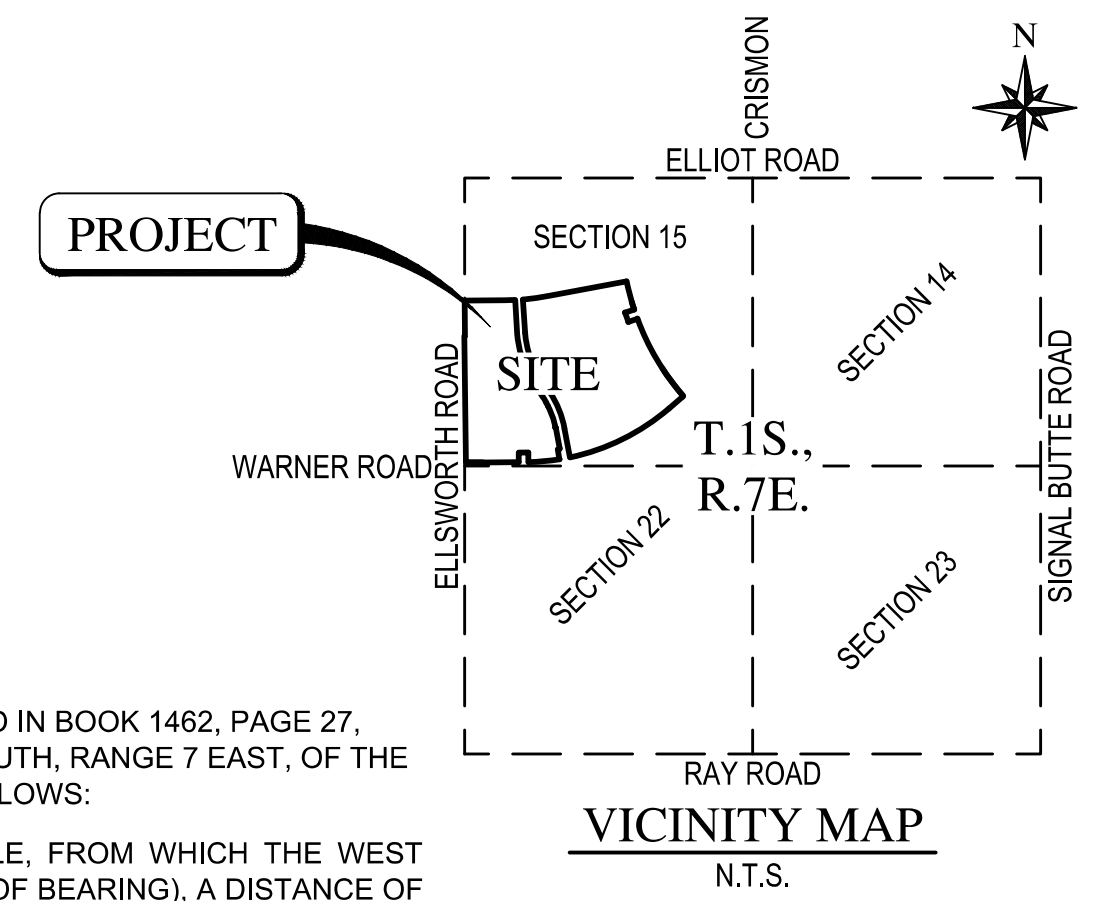
TRACT J, EASTMARK DEVELOPMENT UNITS 3/4 INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED IN BOOK 1462, PAGE 27, MARICOPA COUNTY RECORDS (MCR), AND A PARCEL OF LAND LYING WITHIN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, A 3-INCH BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A BRASS CAP IN HANDHOLE, BEARS NORTH 00°42'08" WEST (BASIS OF BEARING), A DISTANCE OF 2638.00 FEET;
THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89°36'29" EAST, A DISTANCE OF 76.84 FEET;
THENCE LEAVING SAID SOUTH LINE, NORTH 00°23'31" EAST, A DISTANCE OF 35.37 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT J AND THE **POINT OF BEGINNING**;
THENCE ALONG THE WESTERLY LINE OF SAID TRACT J, NORTH 45°28'40" WEST, A DISTANCE OF 17.75 FEET;
THENCE NORTH 00°42'08" WEST, A DISTANCE OF 4.50 FEET, TO THE NORTHWEST CORNER OF SAID TRACT J;
THENCE LEAVING SAID WESTERLY LINE, ALONG THE NORTH LINE OF SAID TRACT J, NORTH 89°44'47" EAST, A DISTANCE OF 16.00 FEET;
THENCE LEAVING SAID NORTH LINE, NORTH 00°42'08" WEST, A DISTANCE OF 1963.96 FEET;
THENCE NORTH 89°17'52" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°42'08" WEST, A DISTANCE OF 560.99 FEET;
THENCE NORTH 89°24'53" EAST, A DISTANCE OF 633.20 FEET, TO THE BEGINNING OF A CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3962.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 02°15'17", A DISTANCE OF 155.91 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 03°47'14" EAST, A DISTANCE OF 527.19 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1565.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 02°16'15", A DISTANCE OF 62.05 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 00°35'07" EAST, A DISTANCE OF 41.84 FEET;
THENCE NORTH 89°24'53" EAST, A DISTANCE OF 7.90 FEET;
THENCE SOUTH 00°35'07" EAST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 89°24'53" WEST, A DISTANCE OF 1.80 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1565.50 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 81°57'32" EAST, THROUGH A CENTRAL ANGLE OF 19°23'20", A DISTANCE OF 529.76 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 21°49'53" EAST, A DISTANCE OF 40.47 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE EASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 21°49'53" WEST, THROUGH A CENTRAL ANGLE OF 00°25'46", A DISTANCE OF 7.50 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 22°15'39" EAST, A DISTANCE OF 12.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1012.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 22°15'39" WEST, THROUGH A CENTRAL ANGLE OF 00°05'16", A DISTANCE OF 1.55 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1565.50 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 60°38'15" EAST, THROUGH A CENTRAL ANGLE OF 03°31'35", A DISTANCE OF 96.36 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 57°06'40" WEST, A DISTANCE OF 10.14 FEET;
THENCE SOUTH 33°39'14" EAST, A DISTANCE OF 273.11 FEET;
THENCE SOUTH 36°23'47" EAST, A DISTANCE OF 56.77 FEET;
THENCE NORTH 59°26'48" EAST, A DISTANCE OF 5.40 FEET;
THENCE SOUTH 30°33'12" EAST, A DISTANCE OF 57.00 FEET;
THENCE SOUTH 59°26'48" WEST, A DISTANCE OF 8.58 FEET;
THENCE SOUTH 28°09'09" EAST, A DISTANCE OF 57.57 FEET;
THENCE SOUTH 25°59'24" EAST, A DISTANCE OF 54.82 FEET;
THENCE SOUTH 23°47'08" EAST, A DISTANCE OF 54.82 FEET;
THENCE SOUTH 21°34'51" EAST, A DISTANCE OF 54.82 FEET;
THENCE SOUTH 19°22'54" EAST, A DISTANCE OF 54.82 FEET;
THENCE SOUTH 17°09'40" EAST, A DISTANCE OF 59.66 FEET;
THENCE SOUTH 14°13'34" EAST, A DISTANCE OF 78.41 FEET;
THENCE SOUTH 80°44'31" WEST, A DISTANCE OF 9.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 09°15'29" EAST, THROUGH A CENTRAL ANGLE OF 88°31'21", A DISTANCE OF 15.45 FEET, TO THE CURVES END;
THENCE SOUTH 10°44'08" EAST, A DISTANCE OF 328.76 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°19'21", A DISTANCE OF 15.94 FEET, TO THE BEGINNING OF A REVERSE CURVE;
THENCE WESTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 3293.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 00°20'15", A DISTANCE OF 19.40 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 09°04'33" EAST, A DISTANCE OF 157.99 FEET, TO THE NORTHERLY LINE OF SAID TRACT J;
THENCE ALONG SAID NORTHERLY LINE, NORTH 80°34'13" EAST, A DISTANCE OF 42.34 FEET;
THENCE NORTH 34°35'59" EAST, A DISTANCE OF 21.36 FEET;
THENCE NORTH 79°15'52" EAST, A DISTANCE OF 11.68 FEET, TO THE NORTHEAST CORNER OF SAID TRACT J;
THENCE LEAVING SAID NORTHERLY LINE, ALONG THE EASTERLY LINE OF SAID TRACT J, SOUTH 10°44'08" EAST, A DISTANCE OF 12.36 FEET;
THENCE SOUTH 34°35'59" WEST, A DISTANCE OF 28.12 FEET, TO THE SOUTHERLY LINE OF SAID TRACT J AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID SOUTHERLY LINE AND WESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3468.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 09°53'58" WEST, THROUGH A CENTRAL ANGLE OF 08°56'40", A DISTANCE OF 541.40 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°57'17" WEST, A DISTANCE OF 167.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3301.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 00°57'18" WEST, THROUGH A CENTRAL ANGLE OF 00°42'05", A DISTANCE OF 40.41 FEET, TO THE CURVES END;
THENCE SOUTH 89°44'47" WEST, A DISTANCE OF 109.60 FEET;
THENCE SOUTH 00°15'13" EAST, A DISTANCE OF 167.00 FEET, TO SAID SOUTHERLY LINE;
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°44'47" WEST, A DISTANCE OF 523.87 FEET;
THENCE NORTH 87°26'50" WEST, A DISTANCE OF 51.06 FEET;
THENCE SOUTH 89°44'47" WEST, A DISTANCE OF 252.52 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 2,783,874 SQUARE FEET OR 63.9090 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.

THIS PARCEL DESCRIPTION IS BASED ON THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNITS 3/4 INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED IN BOOK 1462, PAGE 27, MCR AND OTHER CLIENT PROVIDED INFORMATION. ANY MONUMENTATION NOTED IN THIS PARCEL DESCRIPTION IS WITHIN ACCEPTABLE TOLERANCE (AS DEFINED IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS DATED 02/14/2002) OF SAID POSITIONS BASED ON SAID SURVEY.



WOOD PATEL
 Wood, Patel & Associates, Inc.
 Civil Engineering
 Water Resources
 Land Survey
 Construction Management
 602.335.8500
 www.woodpatel.com

Call at least two full working days before you begin excavation.
ARIZONA
 Arizona Blue State, Inc.
 Dial 9-1-1 or 1-800-STATE-IT (782-5246)
 In Maricopa County: (602) 363-1100

OWNER / DEVELOPER

DMB MESA PROVING GROUNDS, LLC
 14646 NORTH KIERNAND BLVD, SUITE 165
 SCOTTSDALE, ARIZONA 85254
 PHONE: (602) 903-7489
 FAX: (602) 903-7540
 CONTACT: CHRISTINA CHRISTIAN, P.E.

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
 1630 SOUTH STAPLEY DR, SUITE 219
 MESA, ARIZONA 85204
 PHONE: (480) 834-3300
 FAX: (480) 834-3320
 CONTACT: DAN MATTHEWS, P.E.

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

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
 - 2 - INDEX SHEET
 - 3-16 - SITE PLAN
 - 17-18 - DETAILS
 - 19 - PARKING AREA PLAN
- TOTAL SHEETS - 19

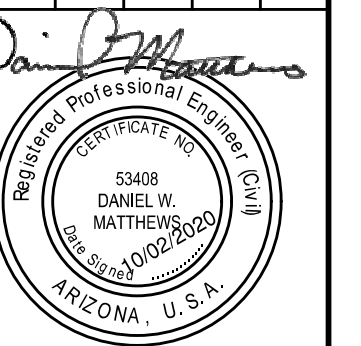
DATE	DESCRIPTION	REV

Daniel W. Matthews
 Registered Professional Engineer
 No. 2349
 Daniel W. Matthews
 License No. 00022220
 ARIZONA, U.S.A.
 EXPIRES 06-30-21
 SCALE (HORIZ.) N/A
 SCALE (VERT.) N/A
 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 1 OF 19

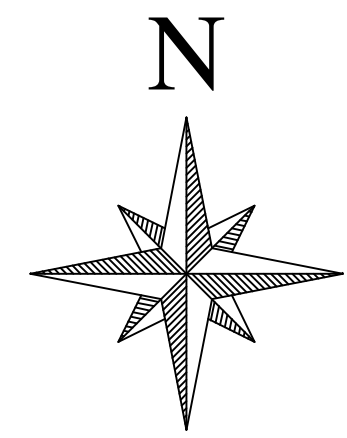
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**EASTMARK
DU2 PHASE 1 & 2
4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN
COVER SHEET**

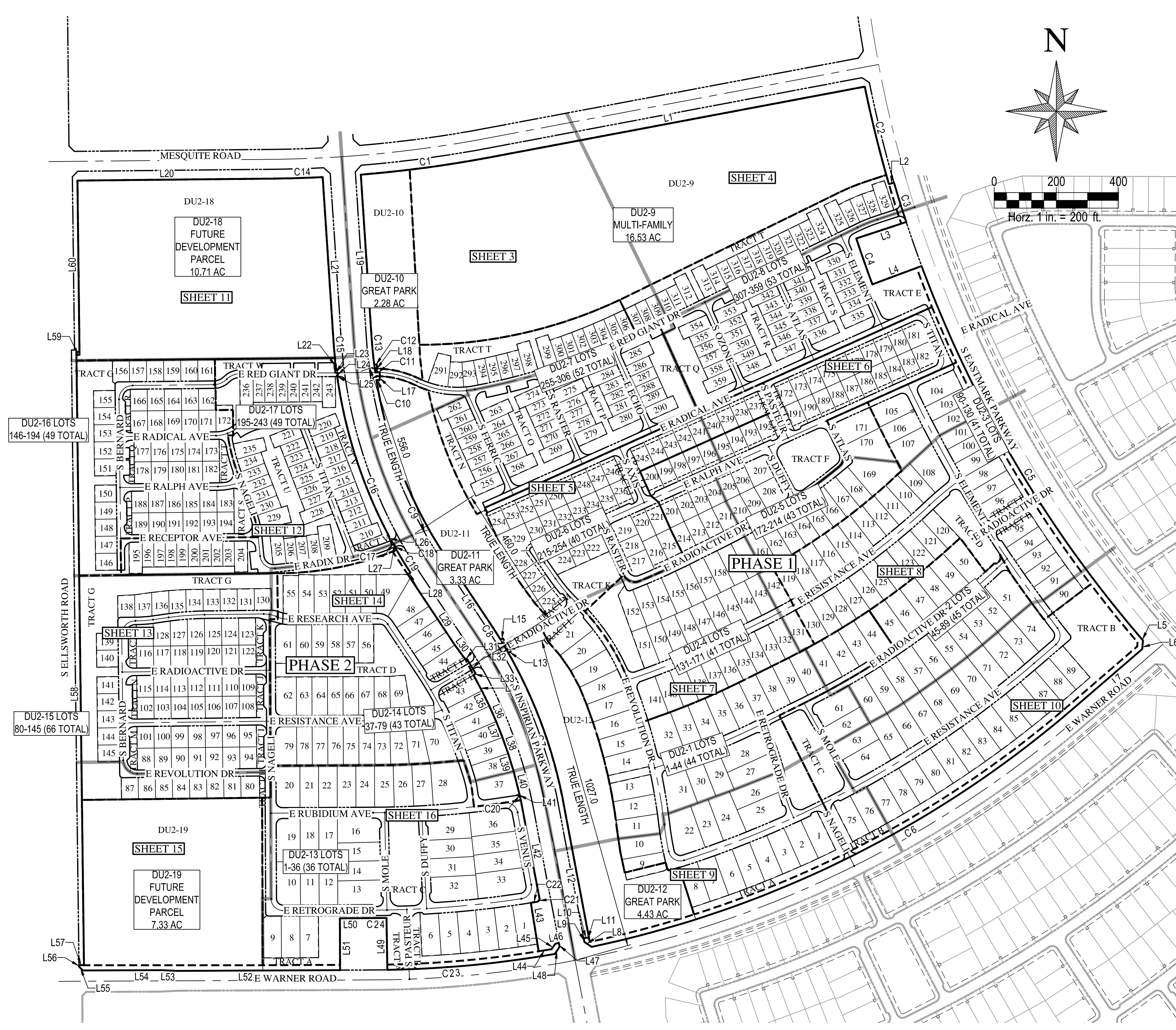
REV	DATE	DESCRIPTION



EXPIRES 06/30/21
SCALE (HORIZ.) 1" = 200'
SCALE (VERT.) N/A
DATE 10/2/2020
JOB NUMBER 205121
SHEET 2 OF 19



Horz. 1 in. = 200 ft.



DU 2 PHASES 1 & 2 - BOUNDARY & INDEX MAP

LEGEND & ABBREVIATIONS

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

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C16	19°23'20"	1565.50'	529.76'	S17°44'07.94"E	527.24
C17	0°25'46"	1000.00'	7.50'	N67°57'14.23"E	7.50
C18	0°05'16"	1012.00'	1.55'	N67°46'59.07"E	1.55
C19	3°31'35"	1565.50'	96.36'	S31°07'32.28"E	96.34
C20	88°31'21"	10.00'	15.45'	N54°59'48.80"W	13.96
C21	91°19'21"	10.00'	15.94'	N34°58'31.91"E	14.30
C22	0°20'15"	3293.00'	19.40'	N80°45'19.85"E	19.40
C23	8°56'40"	3468.00'	541.40'	N84°34'22.15"E	540.85
C24	0°42'05"	3301.00'	40.41'	N89°23'45.00"E	40.41

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	6°03'26"	3962.00'	418.85'	N82°21'09.73"E	418.66
C2	4°40'41"	3957.50'	323.12'	S13°54'45.02"E	323.03
C3	1°55'53"	3940.50'	132.82'	S17°13'01.84"E	132.82
C4	2°10'52"	4109.50'	156.44'	S19°16'23.91"E	156.43
C5	20°23'26"	3940.50'	1,402.35'	S30°33'33.15"E	1394.97
C6	28°51'21"	3468.00'	1,746.59'	N63°40'24.50"E	1728.19
C7	18°54'59"	1557.50'	514.21'	N20°11'37.87"W	511.88
C8	2°11'58"	1557.50'	59.79'	N32°33'15.58"W	59.78
C9	24°27'01"	1442.50'	615.57'	S21°25'44.11"E	610.91
C10	2°05'46"	275.00'	10.06'	N88°47'37.35"W	10.06
C11	1°53'32"	300.00'	9.91'	N88°41'30.75"W	9.91
C12	1°29'49"	325.00'	8.49'	S89°36'48.43"W	8.49
C13	3°24'45"	1442.50'	85.92'	S5°29'36.43"E	85.90
C14	2°15'17"	3962.00'	155.91'	N88°17'14.73"E	155.90
C15	2°16'15"	1565.50'	62.05'	S4°55'21.40"E	62.04

DU 2 PHASE 1 PARCEL AND TRACT TABLE			
PARCEL NAME	SQUARE FEET	ACRES	USE
DU2-9	719,968	16.53	MULTI-FAMILY
DU2-10	99,441	2.28	GREAT PARK, RETENTION, P.U.FE
DU2-11	144,888	3.33	GREAT PARK, RETENTION, P.U.FE
DU2-12	193,020	4.43	GREAT PARK, RETENTION, P.U.FE

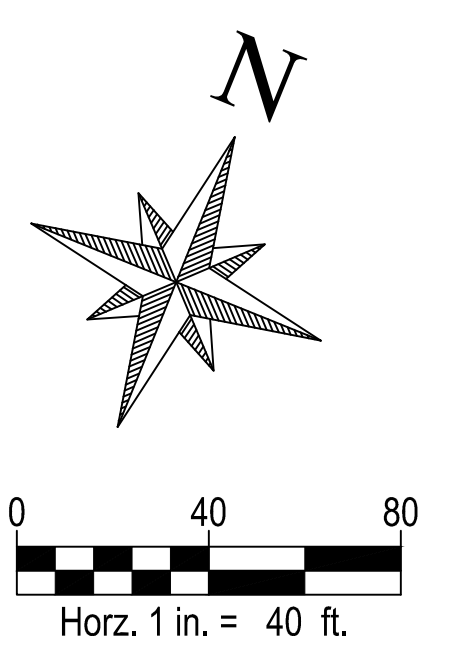
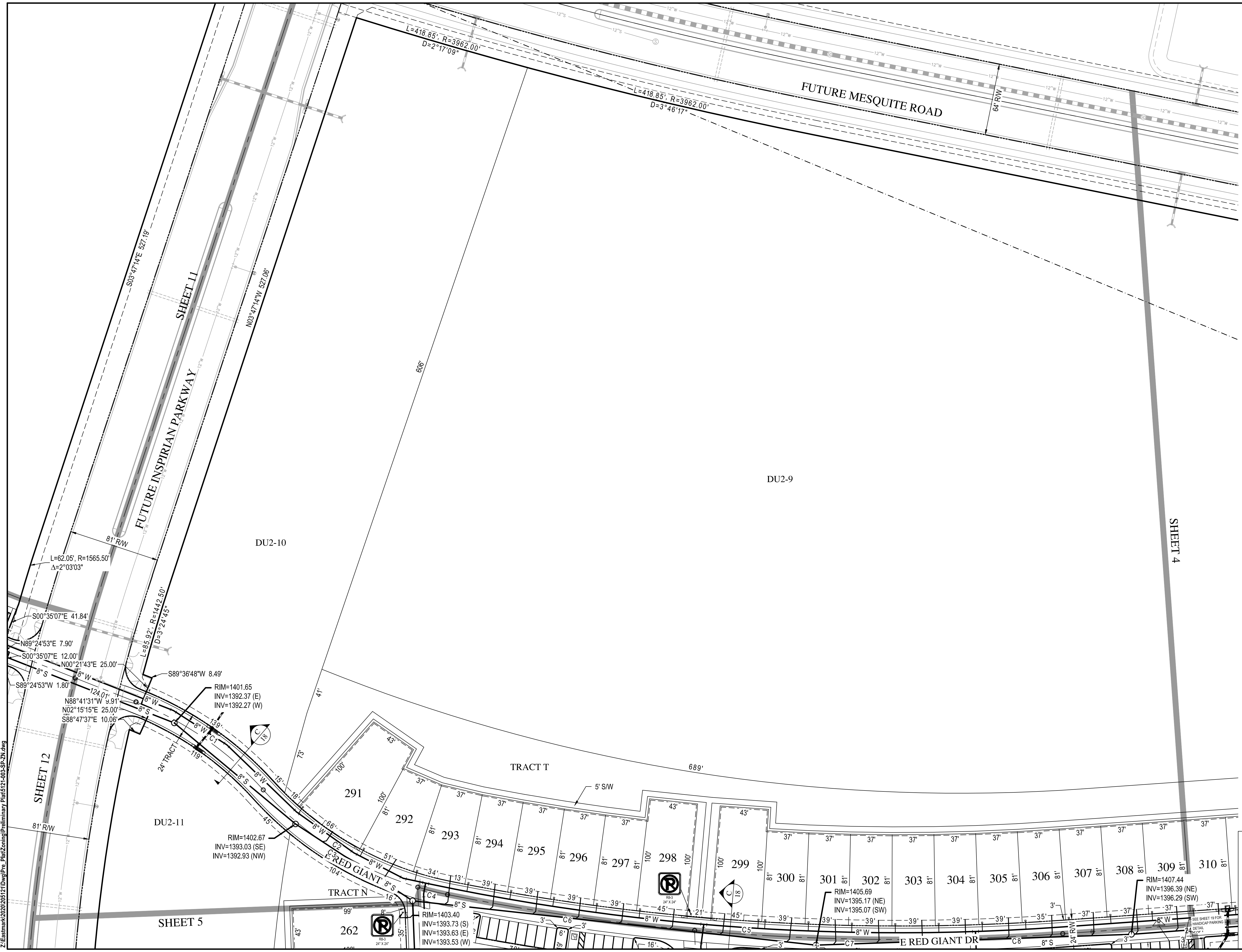
TRACT NAME	SQUARE FEET	ACRES	USE
TRACT A	23,040	0.53	OPEN SPACE, P.U.FE
TRACT B	108,942	2.50	OPEN SPACE, P.U.FE
TRACT C	44,719	1.03	RETENTION, P.U.FE, NEIGHBORHOOD PARK
TRACT D	22,019	0.51	RETENTION, P.U.FE, NEIGHBORHOOD PARK
TRACT E	55,413	1.27	RETENTION, OPEN SPACE
TRACT F	25,541	0.59	RETENTION, P.U.FE, NEIGHBORHOOD PARK
TRACT G	2,571	0.06	OPEN SPACE, P.U.FE
TRACT H	2,571	0.06	OPEN SPACE, P.U.FE
TRACT I	2,651	0.06	OPEN SPACE, P.U.FE
TRACT J	2,651	0.06	OPEN SPACE, P.U.FE
TRACT K	40,504	0.93	RETENTION, P.U.FE, NEIGHBORHOOD PARK
TRACT L	3,113	0.07	OPEN SPACE, P.U.FE
TRACT M	1,509	0.03	OPEN SPACE, P.U.FE
TRACT N	19,664	0.45	OPEN SPACE, P.U.FE
TRACT O	24,194	0.56	RETENTION, OPEN SPACE, P.U.FE
TRACT P	23,369	0.54	RETENTION, OPEN SPACE, P.U.FE
TRACT Q	41,412	0.95	RETENTION, OPEN SPACE, P.U.FE
TRACT R	19,136	0.44	RETENTION, OPEN SPACE, P.U.FE
TRACT S	20,934	0.48	RETENTION, OPEN SPACE, P.U.FE
TRACT T	66,212	1.52	RETENTION, OPEN SPACE, P.U.FE

DU 2 PHASE 2 PARCEL AND TRACT TABLE			
PARCEL NAME	SQUARE FEET	ACRES	USE
DU2-18	466,512	10.71	NON-RESIDENTIAL
DU2-19	319,251	7.33	COMMERCIAL

TRACT NAME	SQUARE FEET	ACRES	USE
TRACT A	30,263	0.69	RETENTION, OPEN SPACE
TRACT B	21,604	0.50	OPEN SPACE, P.U.FE
TRACT C	28,691	0.66	RETENTION, P.U.FE, NEIGHBORHOOD PARK
TRACT D	35,226	0.81	RETENTION, P.U.FE, NEIGHBORHOOD PARK
TRACT E	2,219	0.05	OPEN SPACE, P.U.FE
TRACT F	2,219	0.05	OPEN SPACE, P.U.FE
TRACT G	166,579	3.82	RETENTION, P.U.FE, NEIGHBORHOOD PARK
TRACT H	4,992	0.11	OPEN SPACE, P.U.FE
TRACT I	3,665	0.08	OPEN SPACE, P.U.FE
TRACT J	3,718	0.09	OPEN SPACE, P.U.FE
TRACT K	4,309	0.10	OPEN SPACE, P.U.FE
TRACT M	3,642	0.08	OPEN SPACE, P.U.FE
TRACT N	3,291	0.08	OPEN SPACE, P.U.FE
TRACT O	3,860	0.09	OPEN SPACE, P.U.FE
TRACT P	2,503	0.06	OPEN SPACE, P.U.FE
TRACT Q	2,664	0.06	OPEN SPACE, P.U.FE
TRACT R	2,470	0.06	OPEN SPACE, P.U.FE
TRACT S	6,010	0.14	RETENTION, OPEN SPACE, P.U.FE
TRACT T	4,269	0.10	RETENTION, OPEN SPACE, P.U.FE
TRACT U	34,960	0.80	RETENTION, OPEN SPACE, P.U.FE
TRACT V	35,197	0.81	RETENTION, OPEN SPACE, P.U.FE
TRACT W	11,715	0.27	RETENTION, OPEN SPACE

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N79°19'27"E	1227.58'	L31	S59°26'48"W	5.40'
L2	N73°44'54"E	17.00'	L32	N30°33'12"W	57.00'
L3	N71°49'01"E	169.00'	L33	S59°26'48"W	8.58'
L4	S69°38'10"W	169.00'	L34	N28°09'09"W	57.57'
L5	N40°45'16"W	4.24'	L35	N25°59'24"W	54.82'
L6	S4°14'44"W	28.28'	L36	N23°47'08"W	54.82'
L7	S49°14'44"W	293.67'	L37	N21°34'51"W	54.82'
L8	S56°14'04"E	28.04'	L38	N19°22'54"W	54.82'
L9	S10°44'08"E	12.13'	L39	S17°09'40"E	59.66'
L10	N79°15'52"E	11.92'	L40	S14°13'34"E	78.41'
L11	S56°14'04"E	7.13'	L41	S80°44'31"W	9.15'
L12	S10°44'08"E	447.52'	L42	S10°44'08"E	328.76'
L13	S59°26'48"W	8.87'	L43	S9°04'33"E	157.99'
L14	S30°33'12"E	49.00'	L44	N80°34'13"E	42.34'
L15	N59°26'48"E	8.87'	L45	N34°35'59"E	21.36'
L16	S33°39'14"E	260.00'	L46	N79°15'52"E	11.68'
L17	S2°15'15"W	25.00'	L47	S10°44'08"E	12.36'
L18	S0°21'43"W	25.00'	L48	N34°35'59"E	28.12'
L19	N3°47'14"W	527.06'	L49	S0°57'17"E	167.00'
L20	N89°24'53"E	633.20'	L50	N89°44'47"E	109.60'
L21	S3°47'14"E	527.19'	L51	N0°15'13"W	167.00'
L22	N0°35'07"W	41.84'	L52	N89°44'47"E	523.87'
L23	N89°24'53"E	7.90'	L53	S87°26'50"E	51.06'
L24	N0°35'07"W	12.00'	L54	N89°44'47"E	252.52'
L25	N89°24'53"E	1.80'	L55	S45°28'40"E	17.75'
L26	N21°49'53"W	40.47'	L56	N0°42'08"W	4.50'
L27	N22°15'39"W	12.00'	L57	N89°44'47"E	16.00'
L28	N57°06'40"E	10.14'	L58	N0°42'08"W	1963.96'
L29	S33°39'14"E	273.11'	L59	S89°17'52"W	10.00'
L30	S36°23'47"E	56.77'	L60	N0°42'08"W	560.99'

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SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

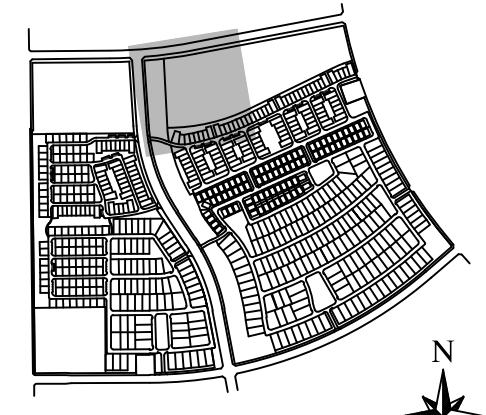
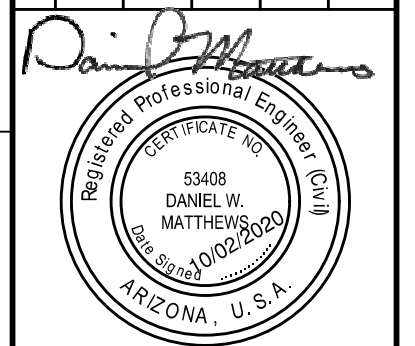


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4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN
 SITE PLAN

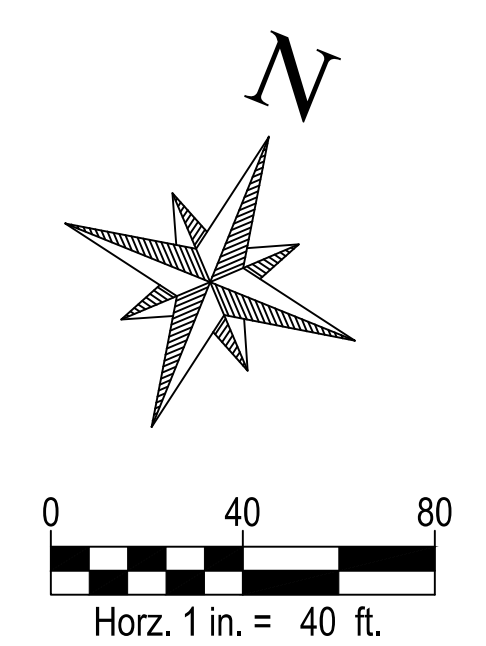
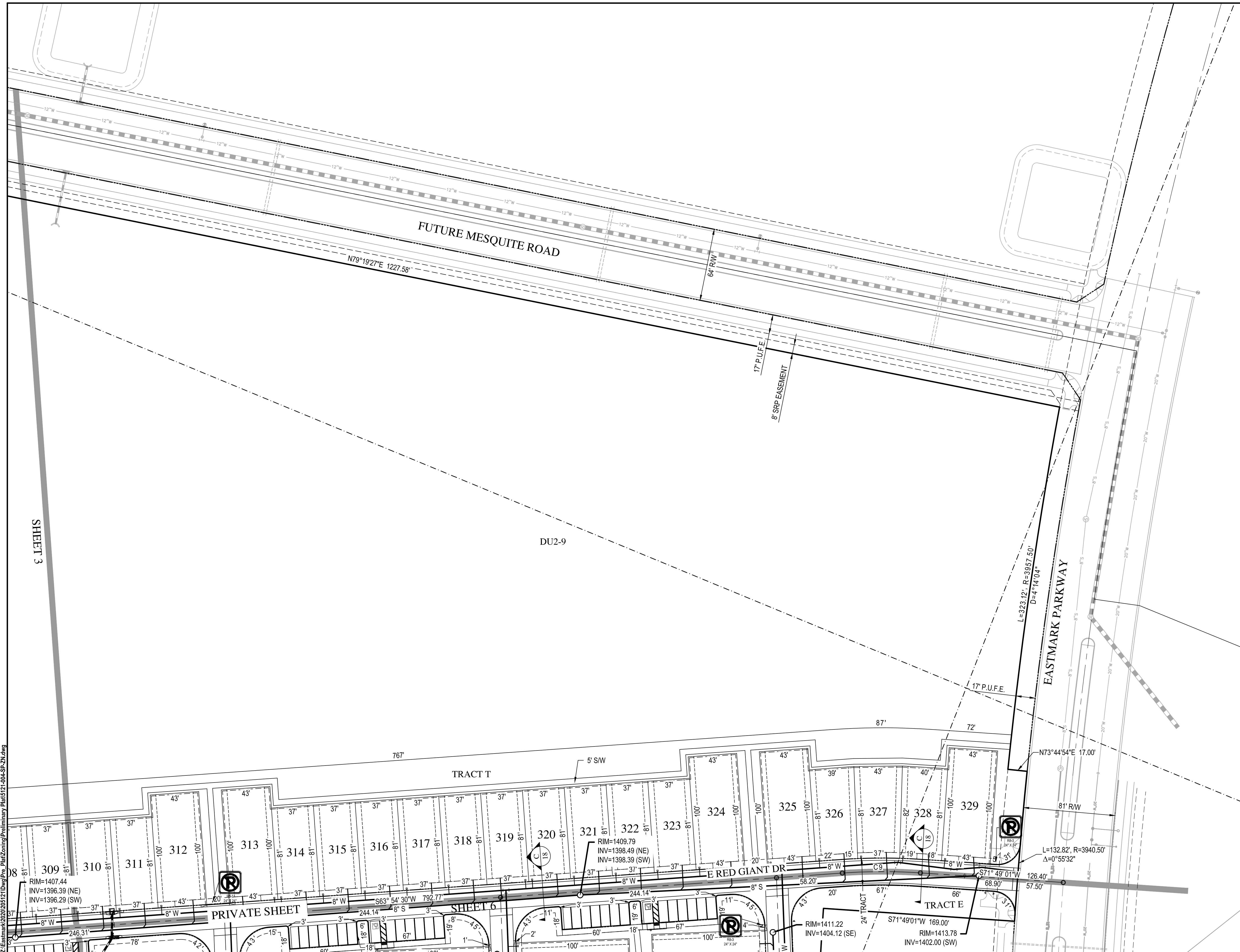
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EXPIRES 06/30/21
 SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 3 OF 19

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SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

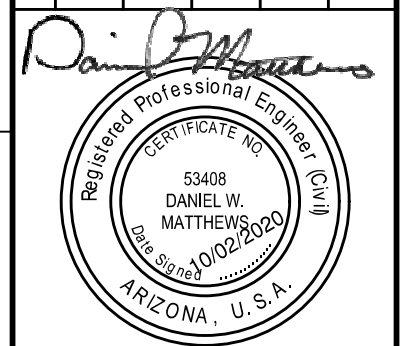


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 PRELIMINARY PLAT/SITE PLAN
 SITE PLAN

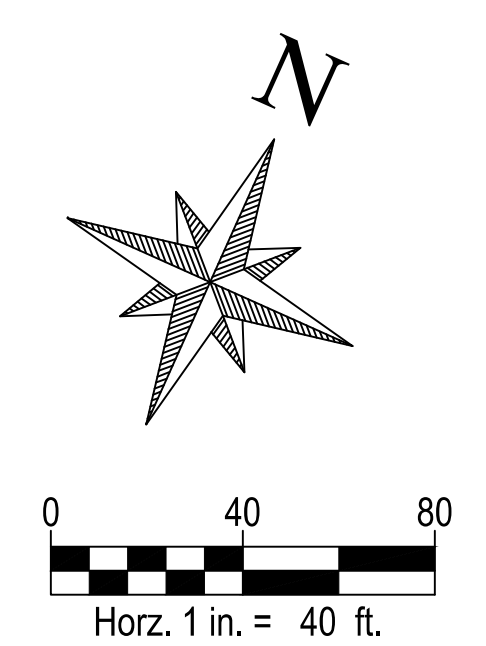
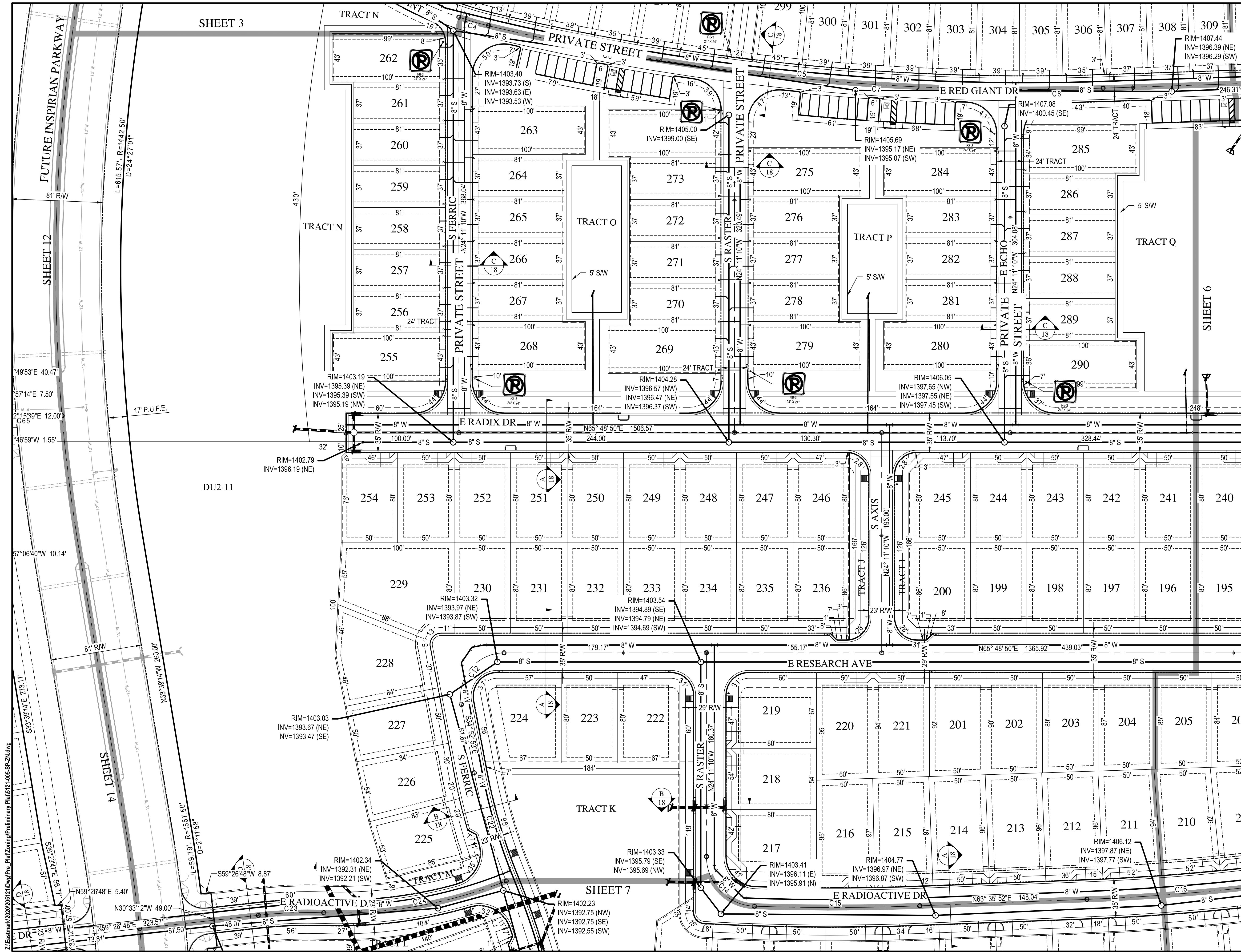
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EXPIRES 06-30-21	SCALE (HORIZ.)	1" = 40'
	SCALE (VERT.)	N/A
DATE	10/2/2020	
JOB NUMBER	205121	
SHEET	4	OF 19

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SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

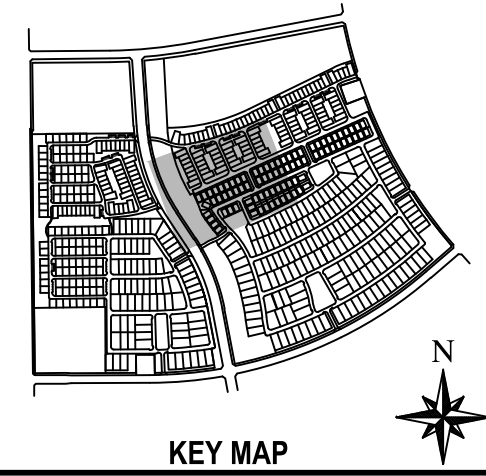
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Call at least two full working days before you begin excavation.
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 Arizona Blue Stakes, Inc.
 Dial 8-1-1 or 1-800-545-4547 (732-5447)
 In Maricopa County: (602) 363-1100

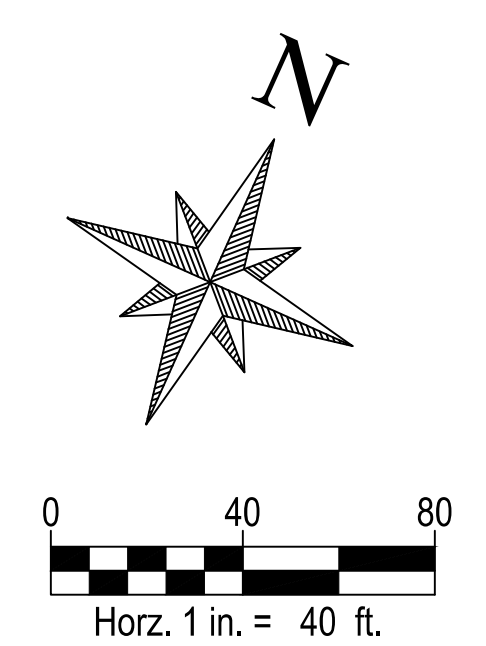
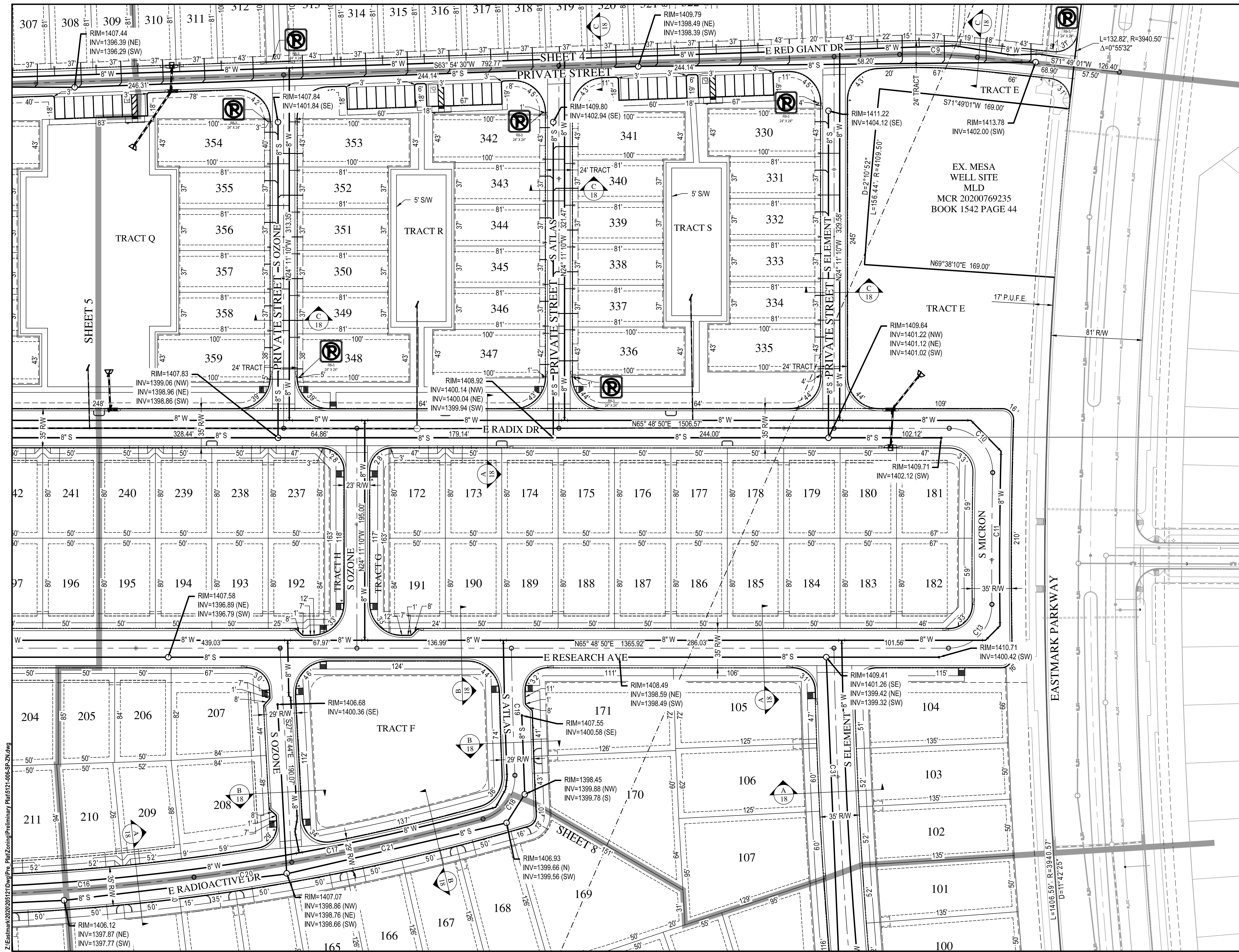
EASTMARK
DU2 PHASE 1 & 2
 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN

REV	DATE	DESCRIPTION

Daniel W. Matthews, P.E.
 Registered Professional Engineer, No. 10022-2020
 ARIZONA, U.S.A.
 EXPIRES 06-30-21
 SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 5 OF 19



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SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

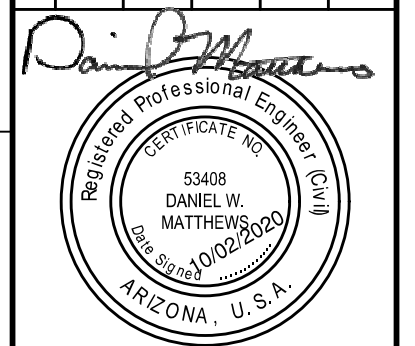
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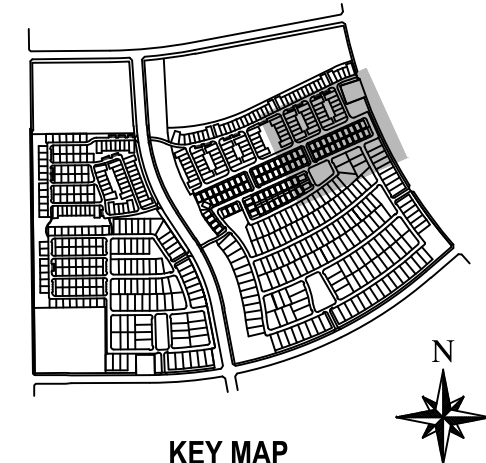
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EASTMARK
DU2 PHASE 1 & 2
4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN

REV	DATE	DESCRIPTION

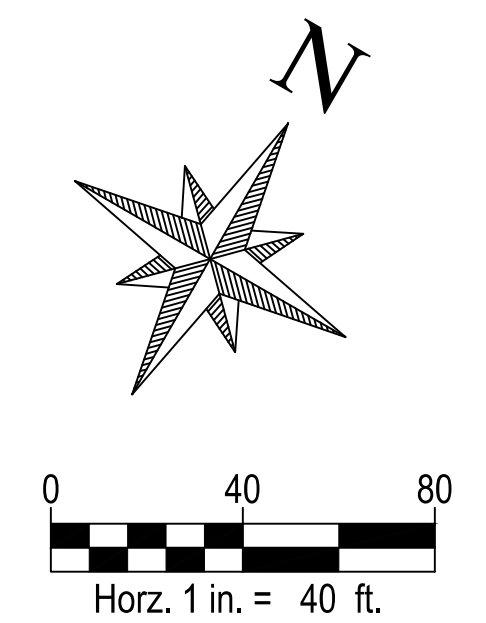
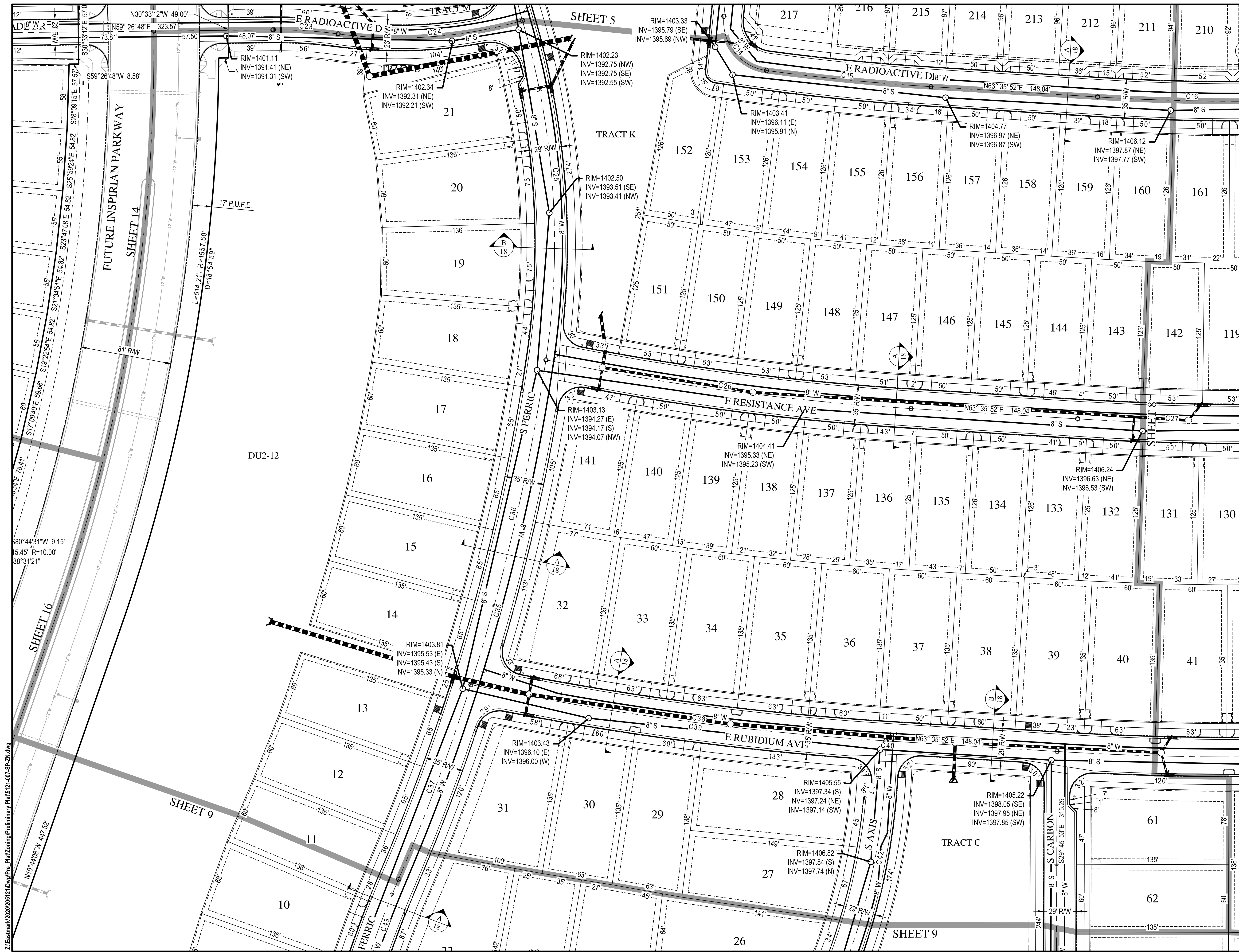


EXPIRES 06-30-21
SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 10/2/2020
JOB NUMBER 205121
SHEET 6 OF 19



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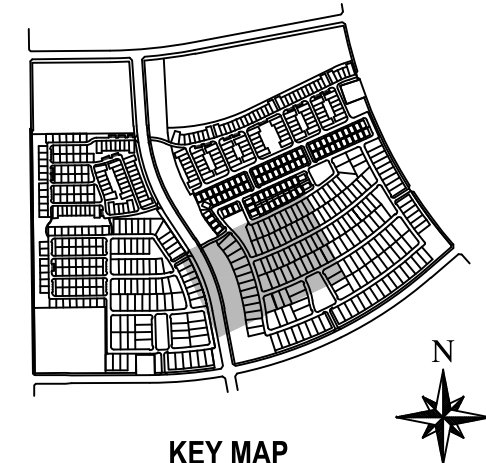
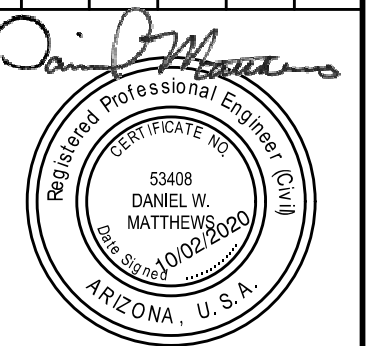


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DU2 PHASE 1 & 2
4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN

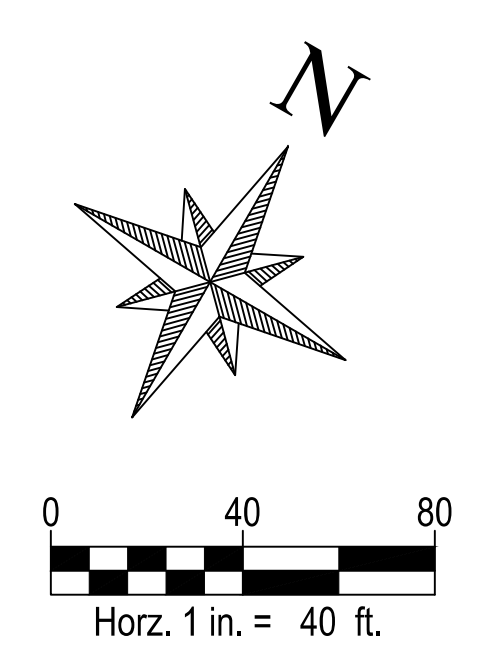
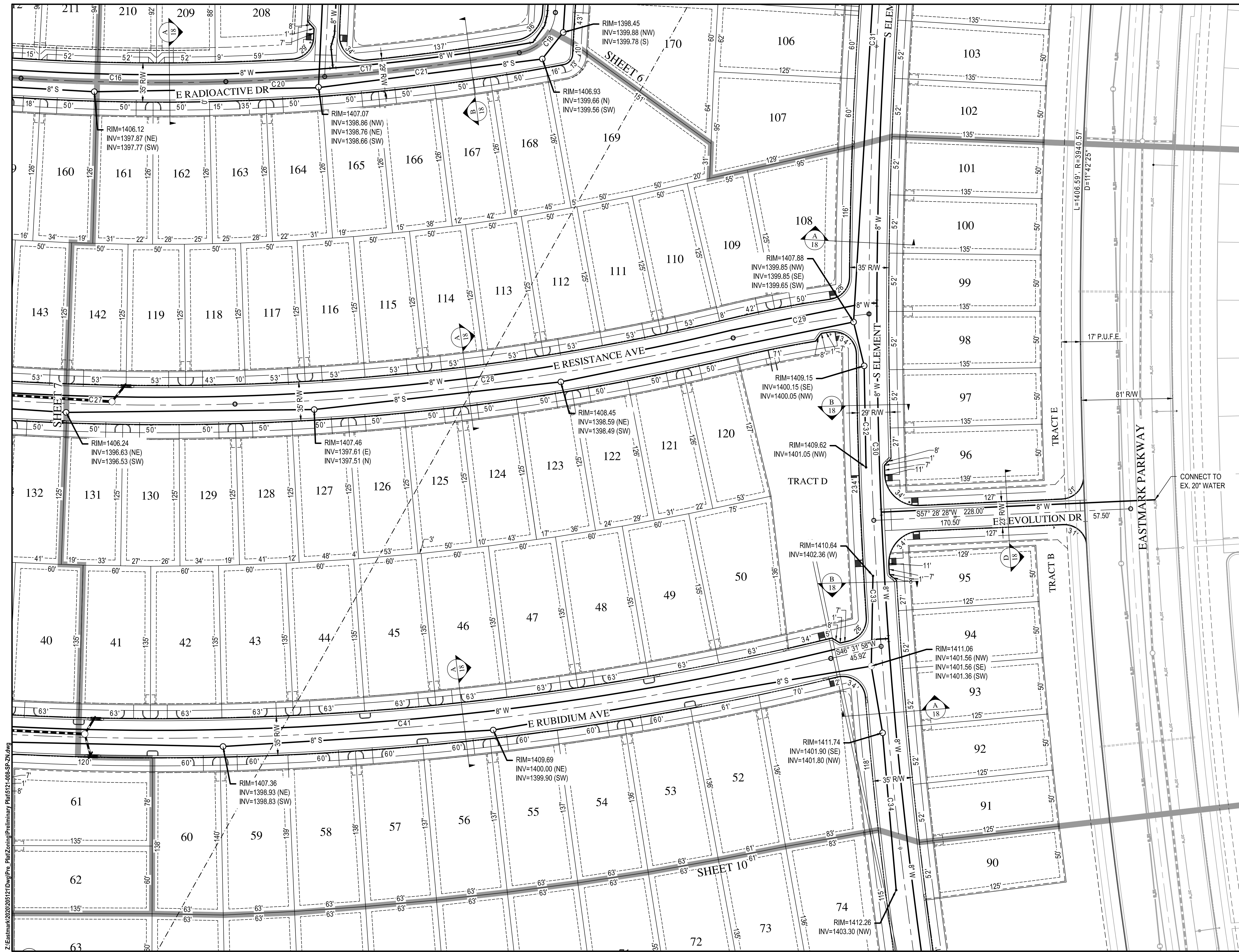
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DATE 10/2/2020
JOB NUMBER 205121
SHEET 7 OF 19

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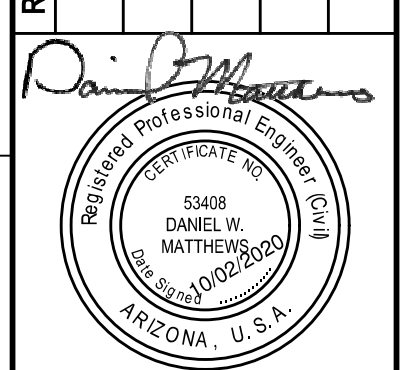


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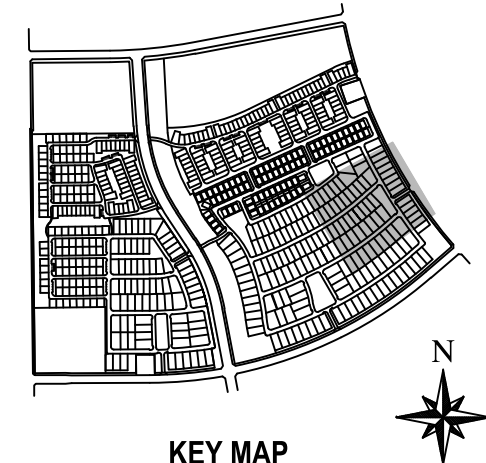


**EASTMARK
 DU2 PHASE 1 & 2
 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN**

REV	DATE	DESCRIPTION

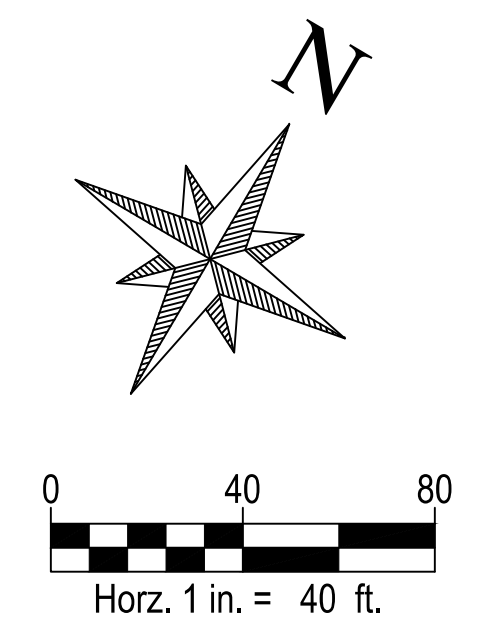
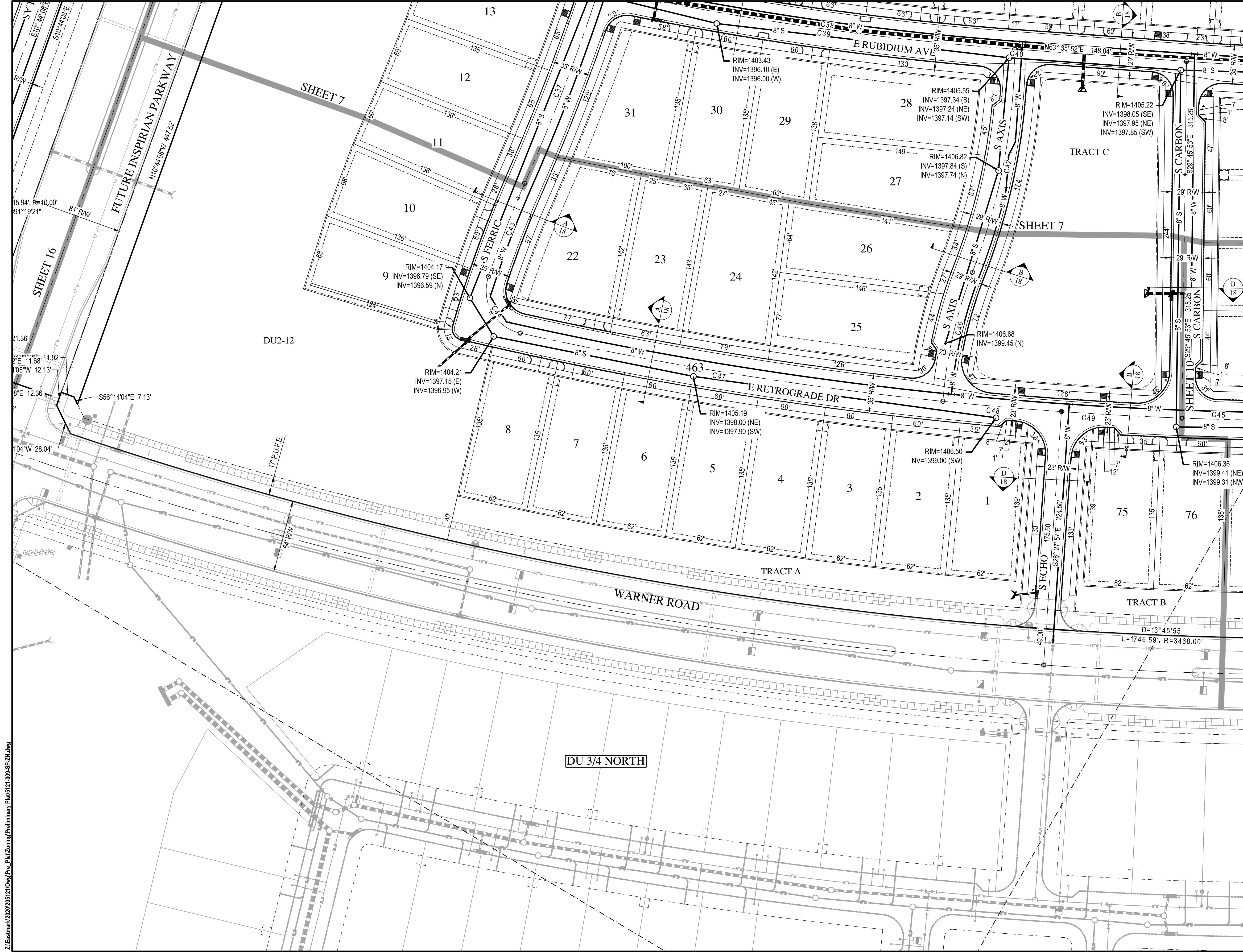


EXPIRES 06/30/21
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 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 8 OF 19



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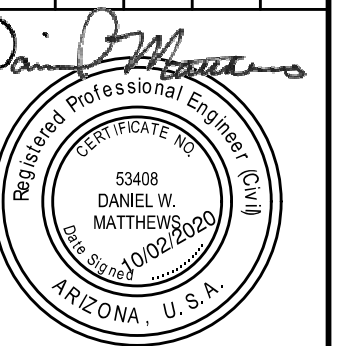


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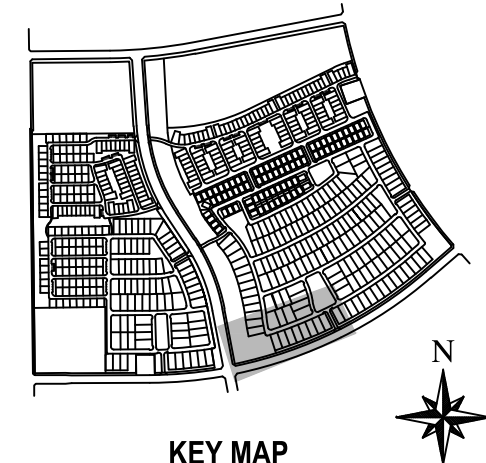


EASTMARK
DU2 PHASE 1 & 2
 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN
 SHEET 9 OF 19

REV	DATE	DESCRIPTION

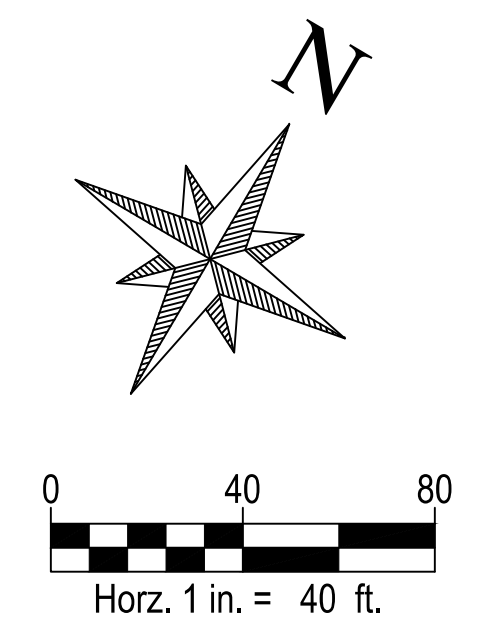
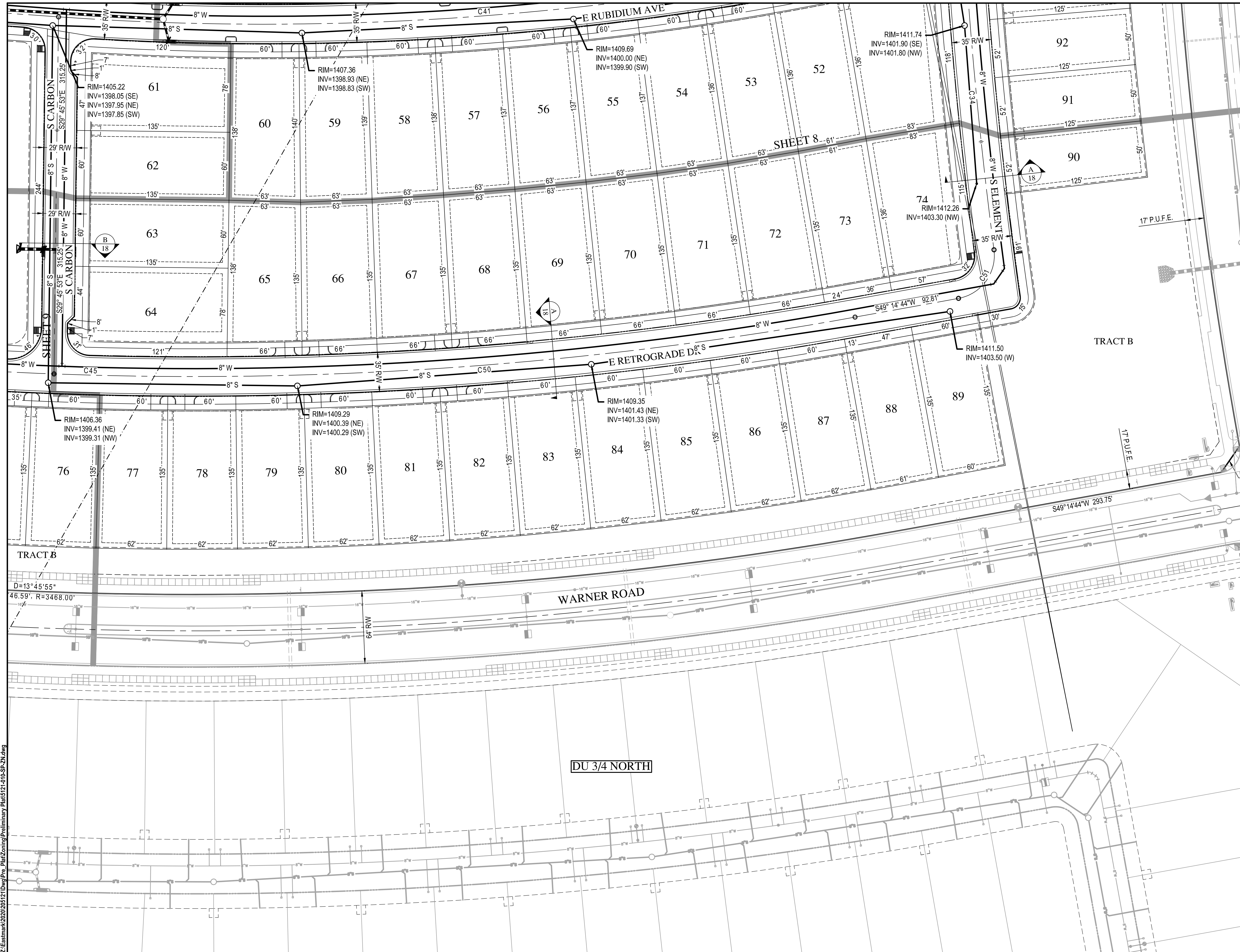


EXPIRES 06/30/21
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 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 9 OF 19



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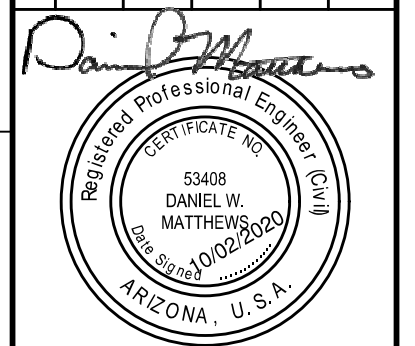


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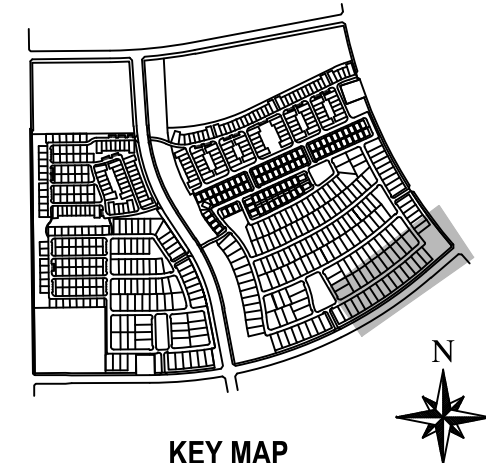


EASTMARK
DU2 PHASE 1 & 2
 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN

REV	DATE	DESCRIPTION

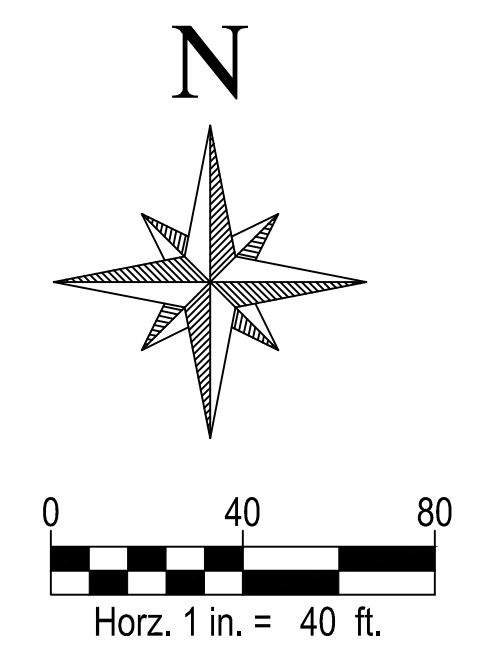
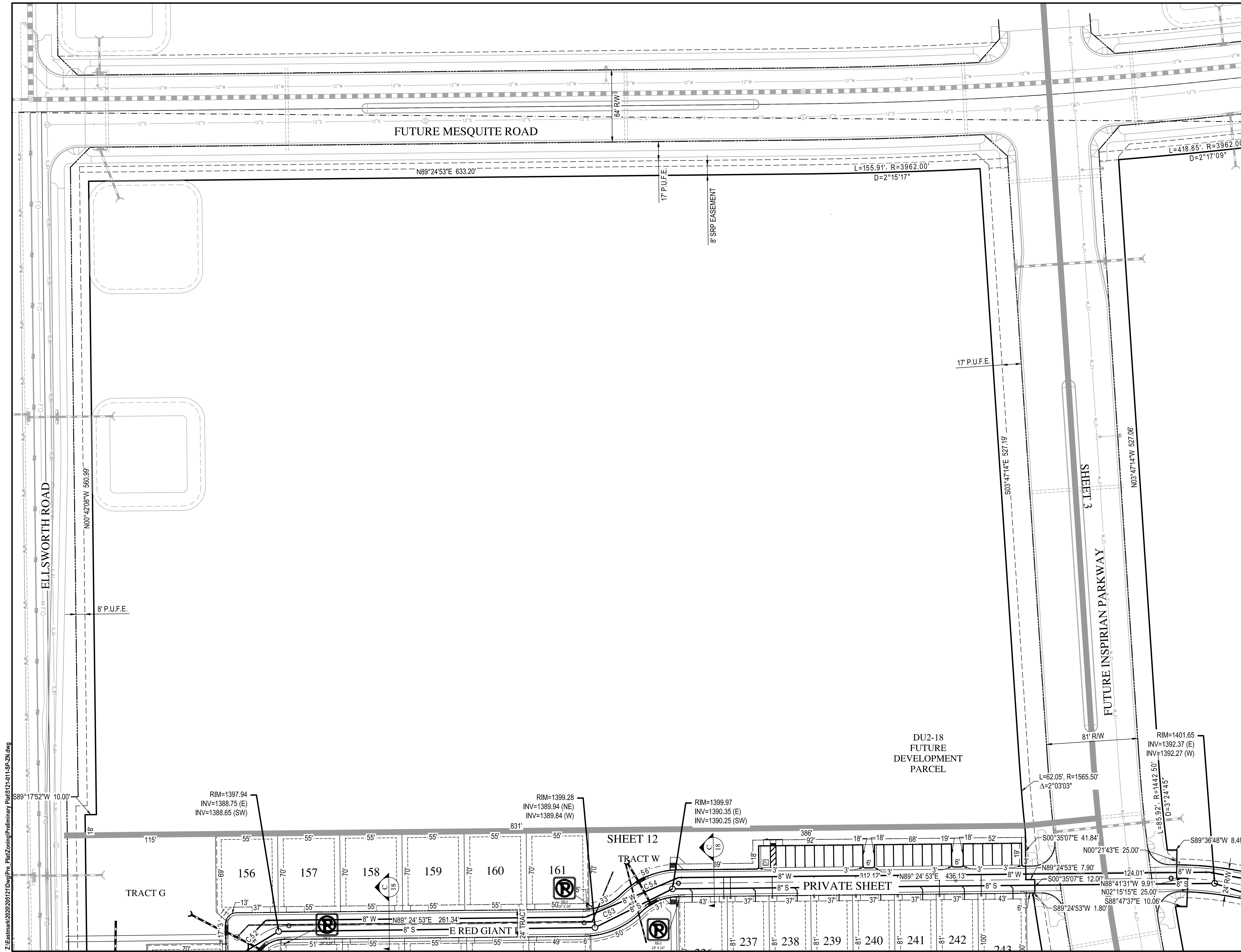


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 SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
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 JOB NUMBER 205121
 SHEET 10 OF 19



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CHECKED BY: DWM DESIGNED BY: DWM DRAFTED BY: CW



SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

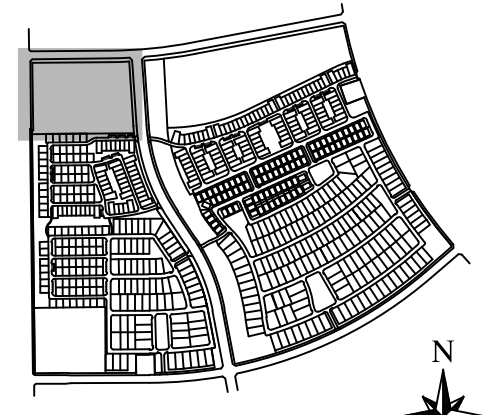
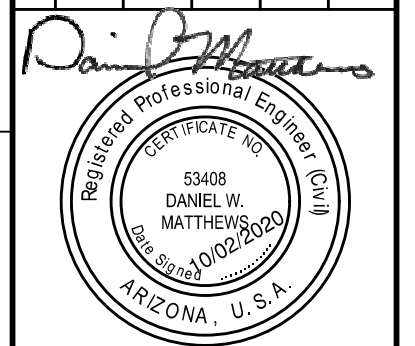


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EASTMARK
DU2 PHASE 1 & 2
 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN
 SITE PLAN

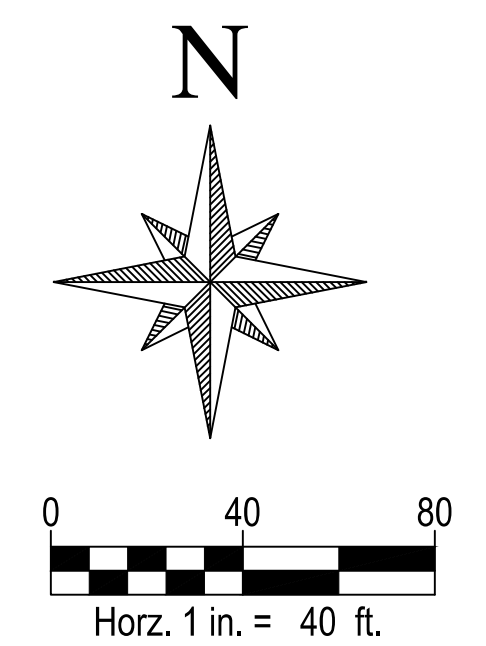
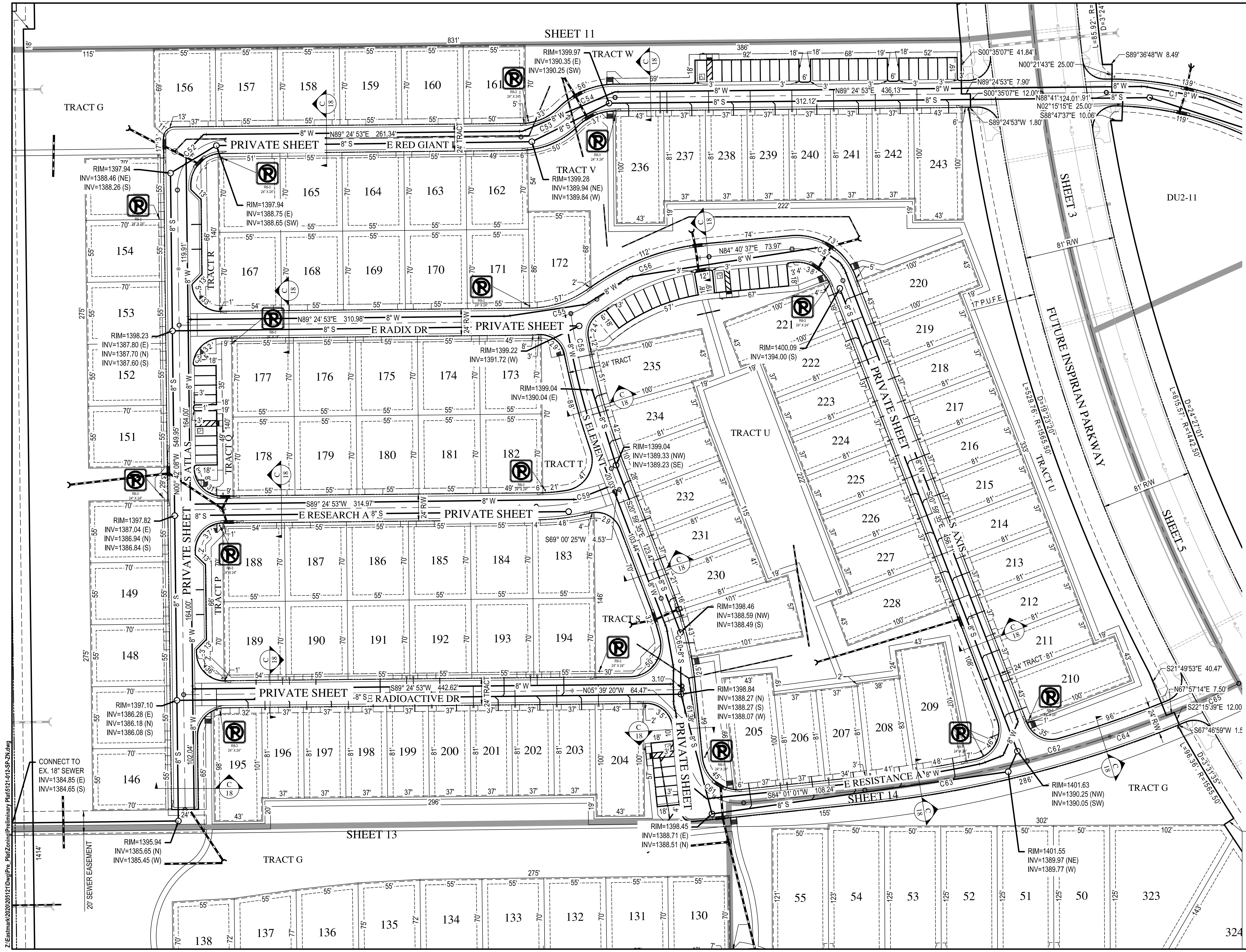
REV	DATE	DESCRIPTION



EXPIRES 06-30-21
 SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 11 OF 19

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SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

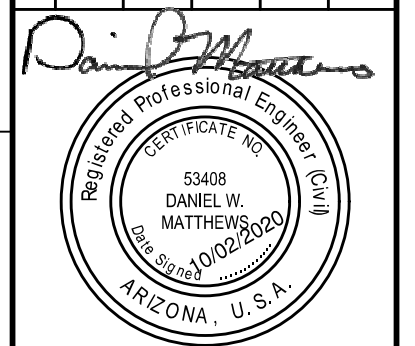


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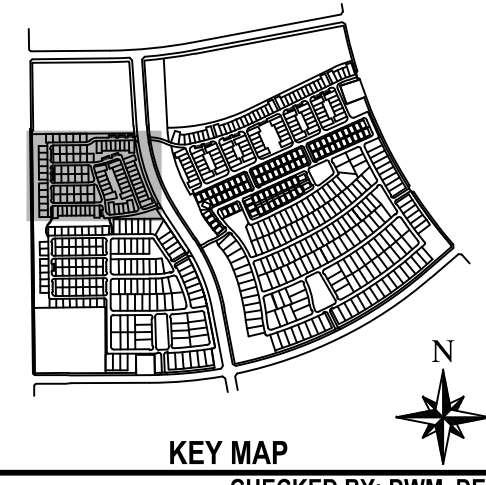


EASTMARK
DU2 PHASE 1 & 2
 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN

DATE	DESCRIPTION



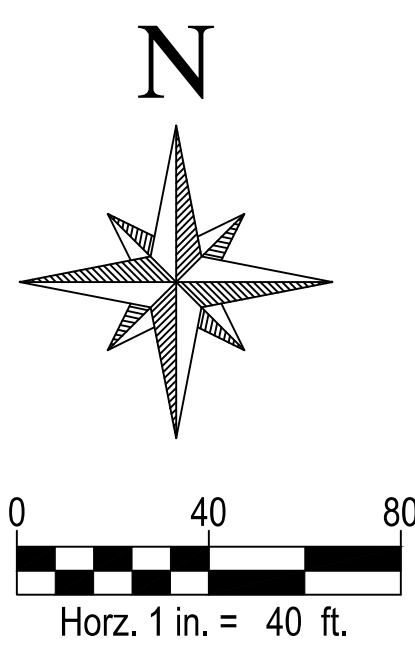
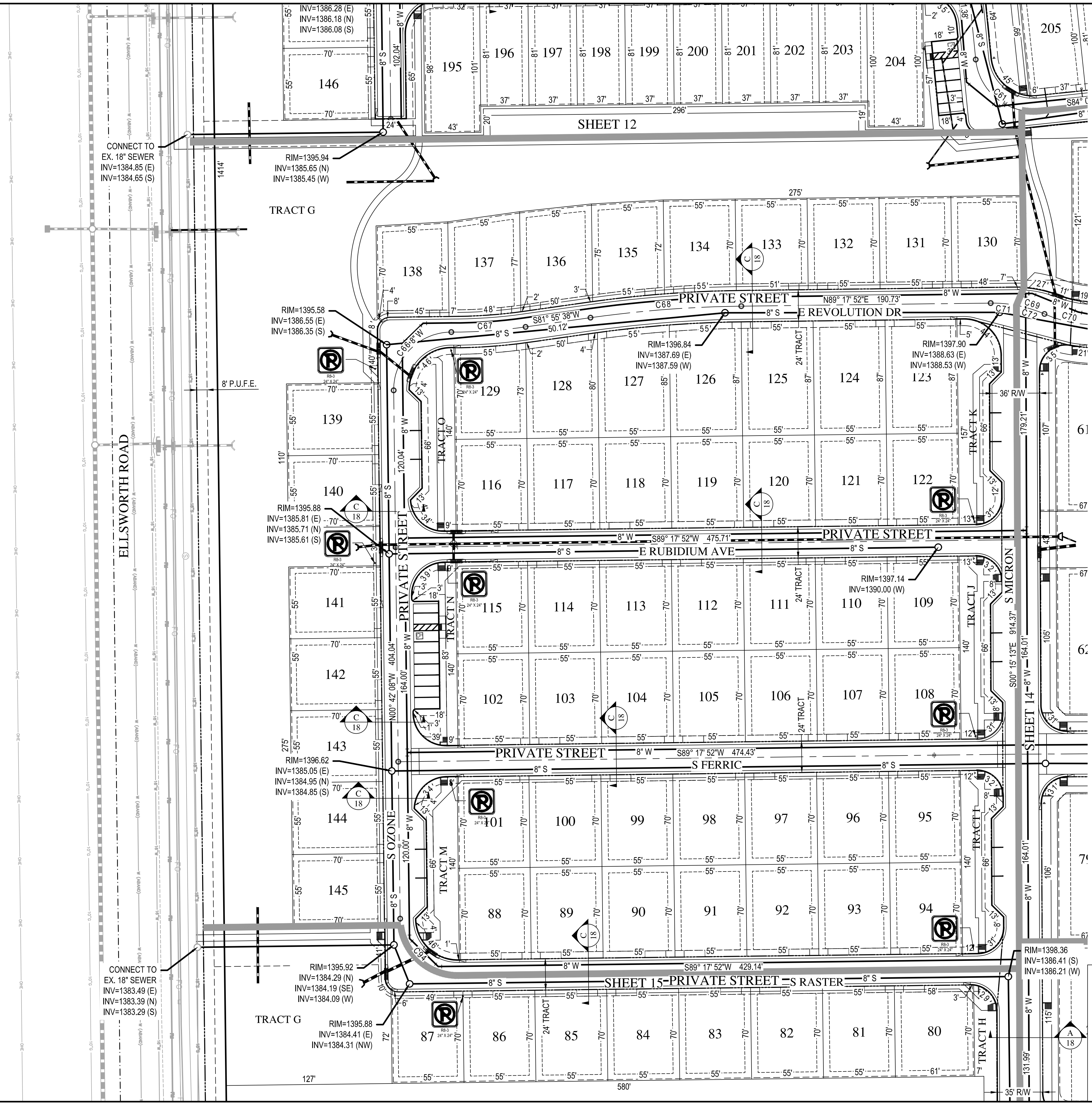
EXP. DATE	06-30-21
SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	10/2/2020
JOB NUMBER	205121
SHEET	12 OF 19



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SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

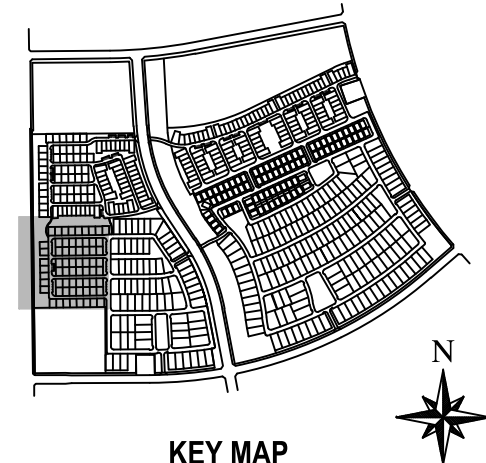
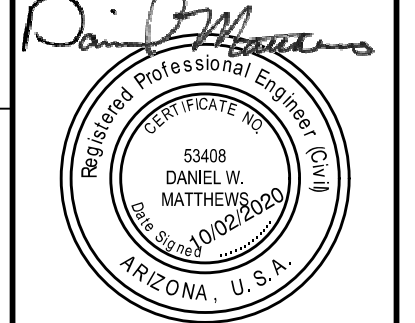


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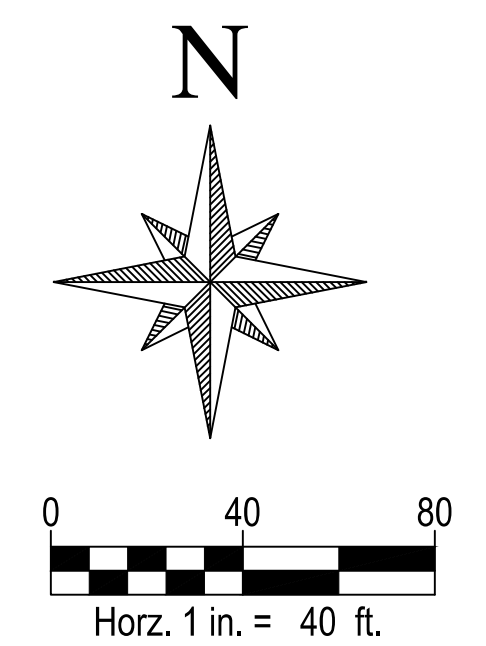
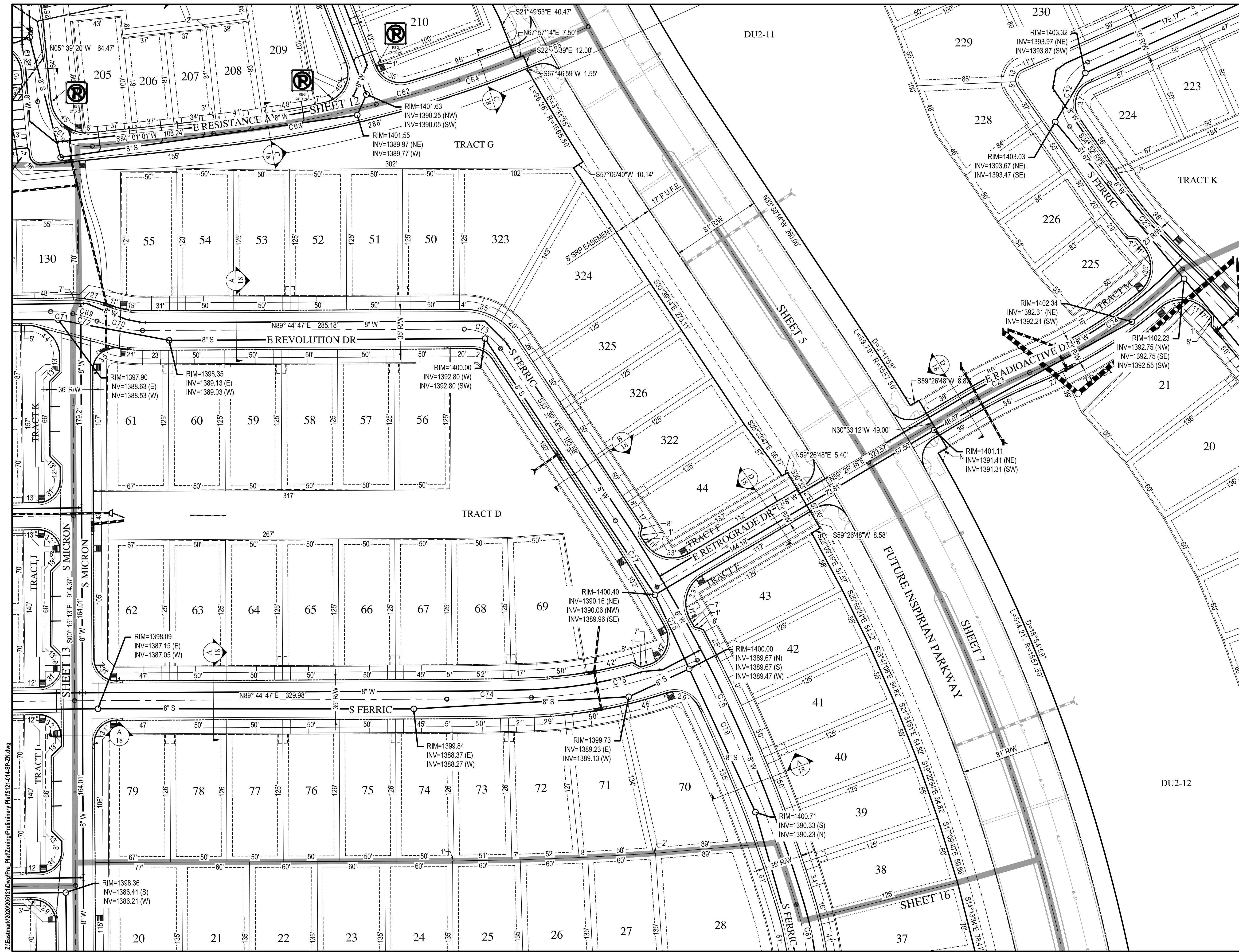
**EASTMARK
DU2 PHASE 1 & 2
4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN**

REV	DATE	DESCRIPTION



EXPIRES 06/30/21
SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 10/2/2020
JOB NUMBER 205121
SHEET 13 OF 19

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SEE SHEET 18 FOR CENTERLINE CURVE TABLES.

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ARIZONA
 Arizona State Board of Registration for Professional Engineers and Architects
 Daniel W. Matthews, P.E.
 License No. 10022-2020
 Exp. 12/31/2024

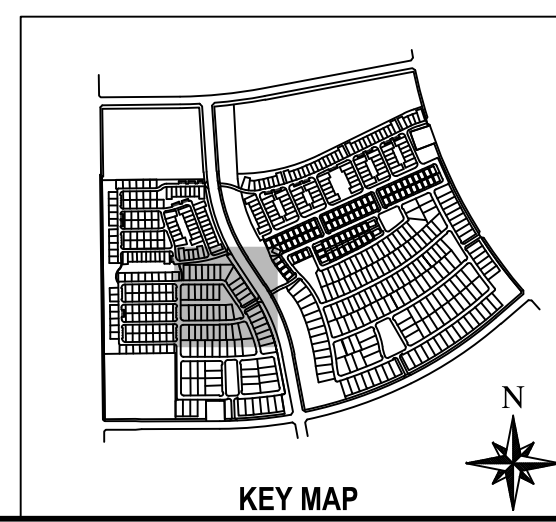
**EASTMARK
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 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN**

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

Daniel W. Matthews
 Registered Professional Engineer, P.E.
 License No. 10022-2020
 Exp. 12/31/2024
 ARIZONA, U.S.A.

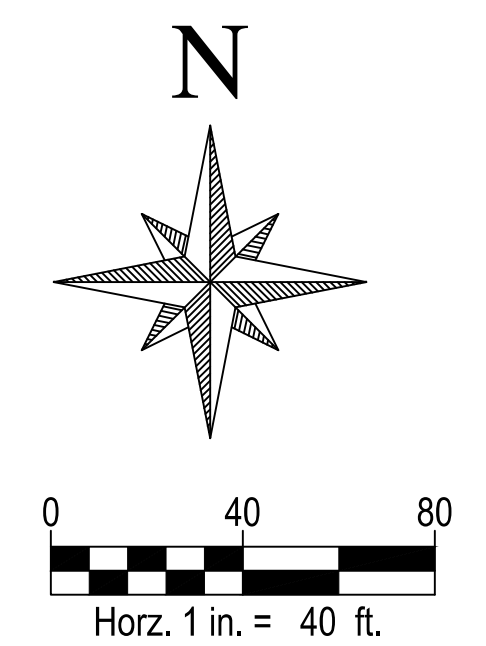
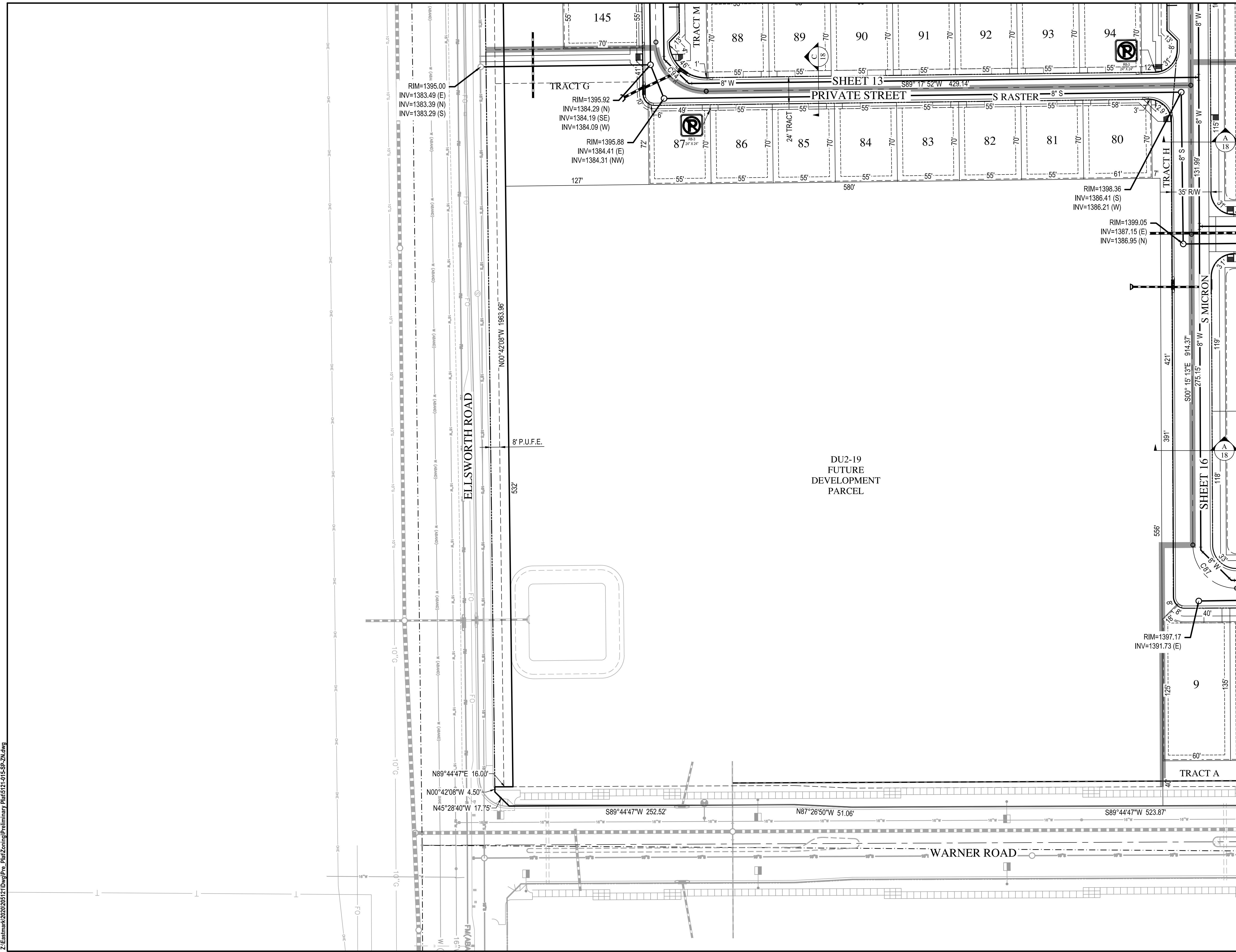
SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 14 OF 19



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Call at least two full working days before you begin excavation.

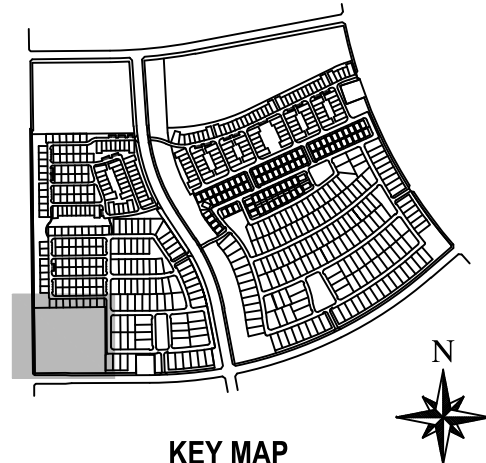
ARIZONA
 Arizona Blue Stakes, Inc.
 Dial 8-1-1 or 1-800-STAKE-IT (782-2345)
 In Maricopa County: (602) 263-1100

EASTMARK
DU2 PHASE 1 & 2
4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN
SITE PLAN

REV	DESCRIPTION	DATE

Daniel W. Matthews

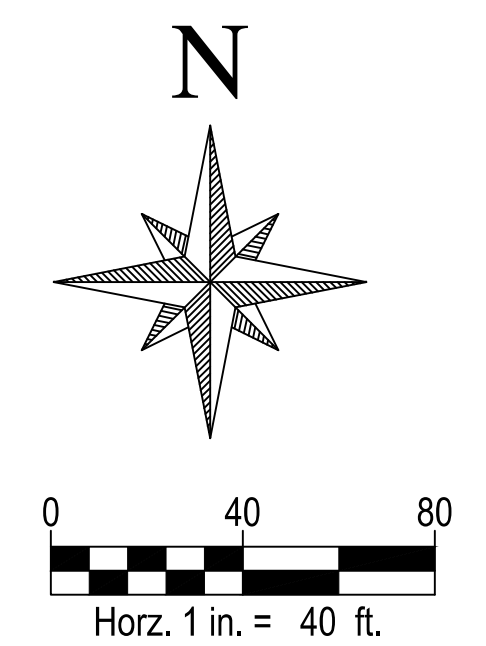
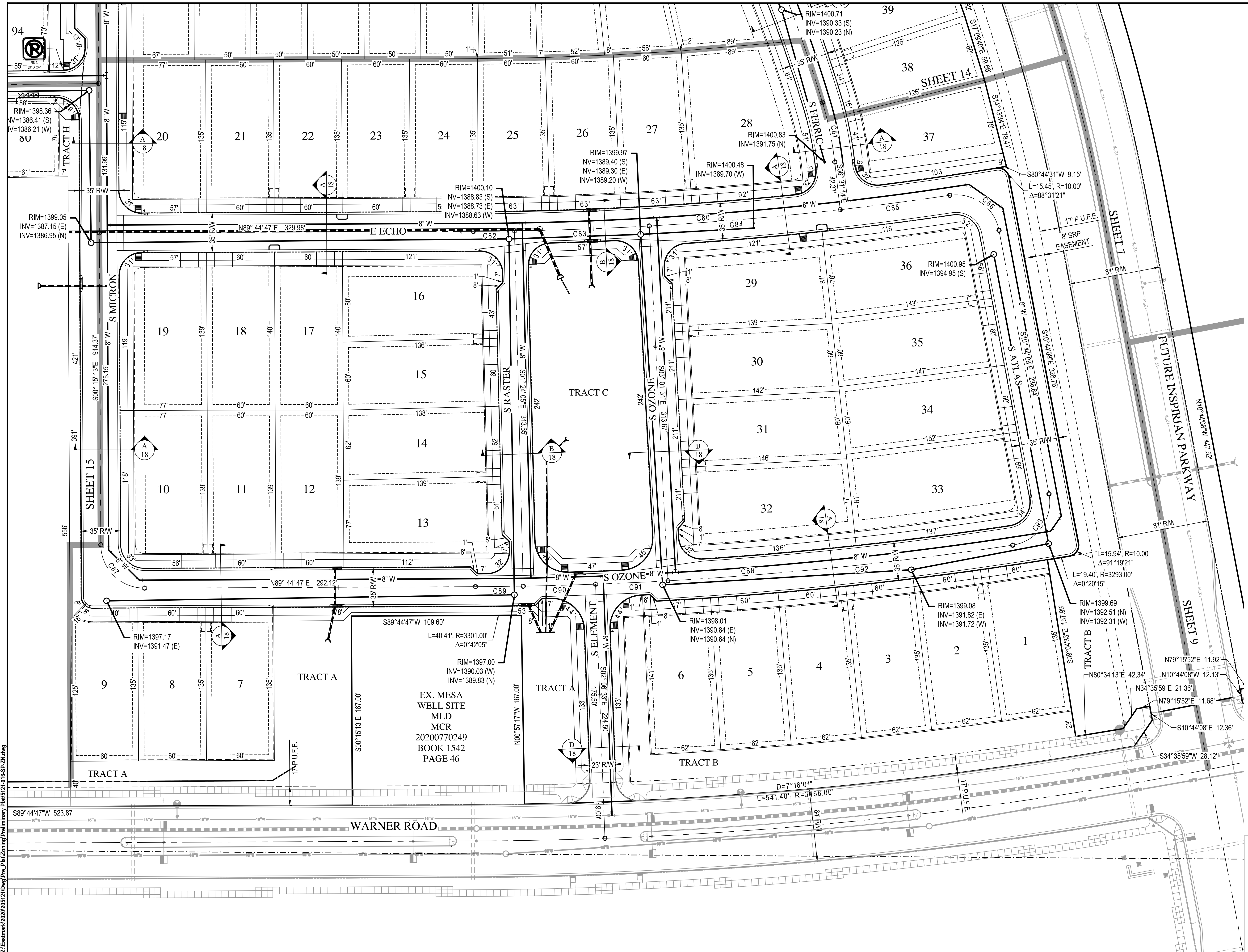
REGISTERED PROFESSIONAL ENGINEER
 53408 DANIEL W. MATTHEWS (00222220)
 ARIZONA, U.S.A.



EXPIRES 06-30-21

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	10/2/2020
JOB NUMBER	205121
SHEET	15 OF 19

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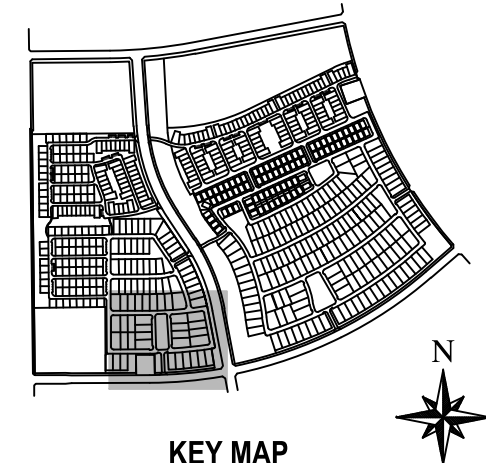
Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue State, Inc.
 Dial 8-1-1 or 1-800-541-5454 (TDD) (7:00 AM - 5:00 PM)
 In Maricopa County: (602) 263-1100

EASTMARK
DU2 PHASE 1 & 2
 4201 S ELLSWORTH ROAD
 PRELIMINARY PLAT/SITE PLAN
 SITE PLAN

DATE	DESCRIPTION

REV

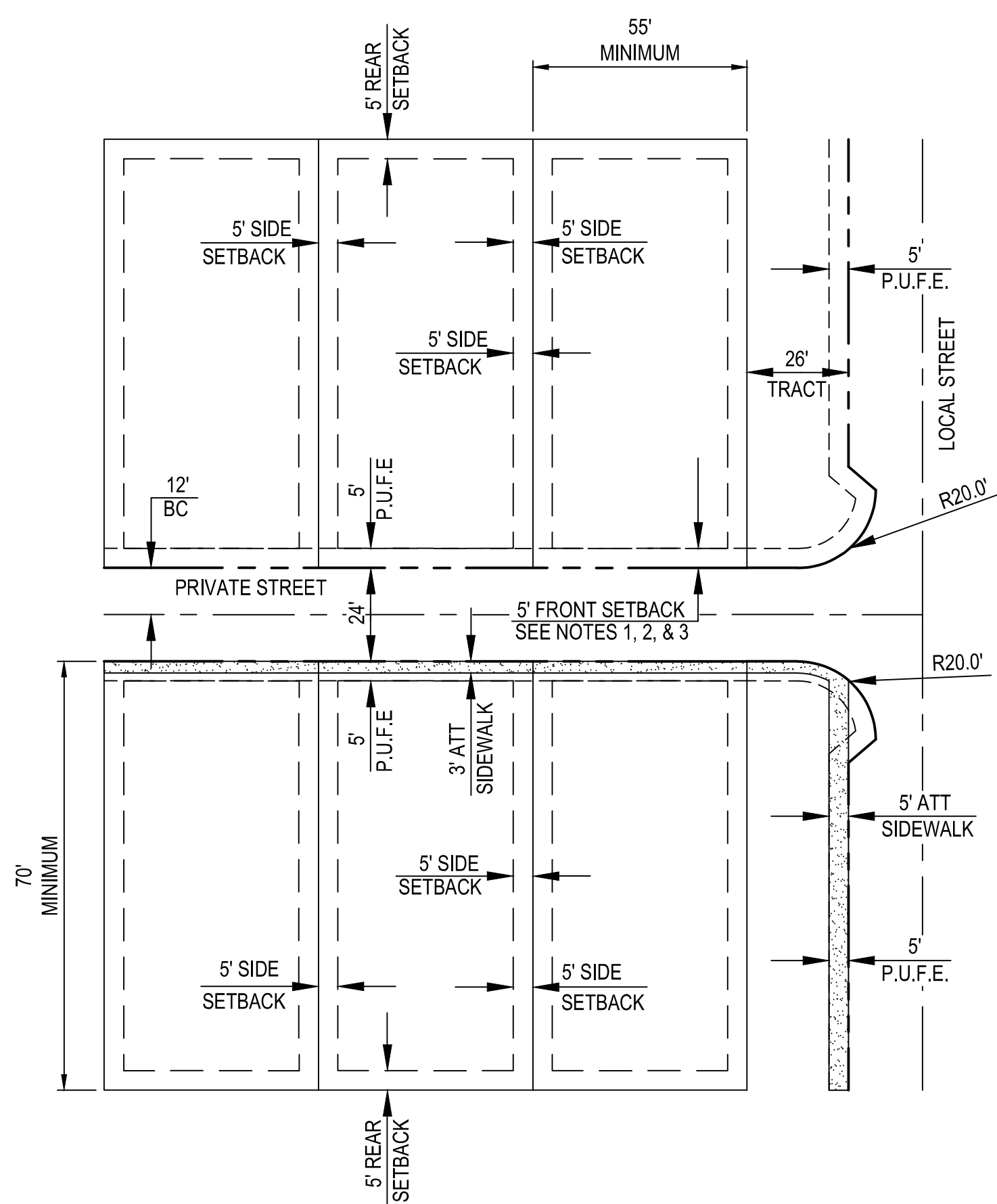
EXPIRES 06-30-21
 SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 16 OF 19



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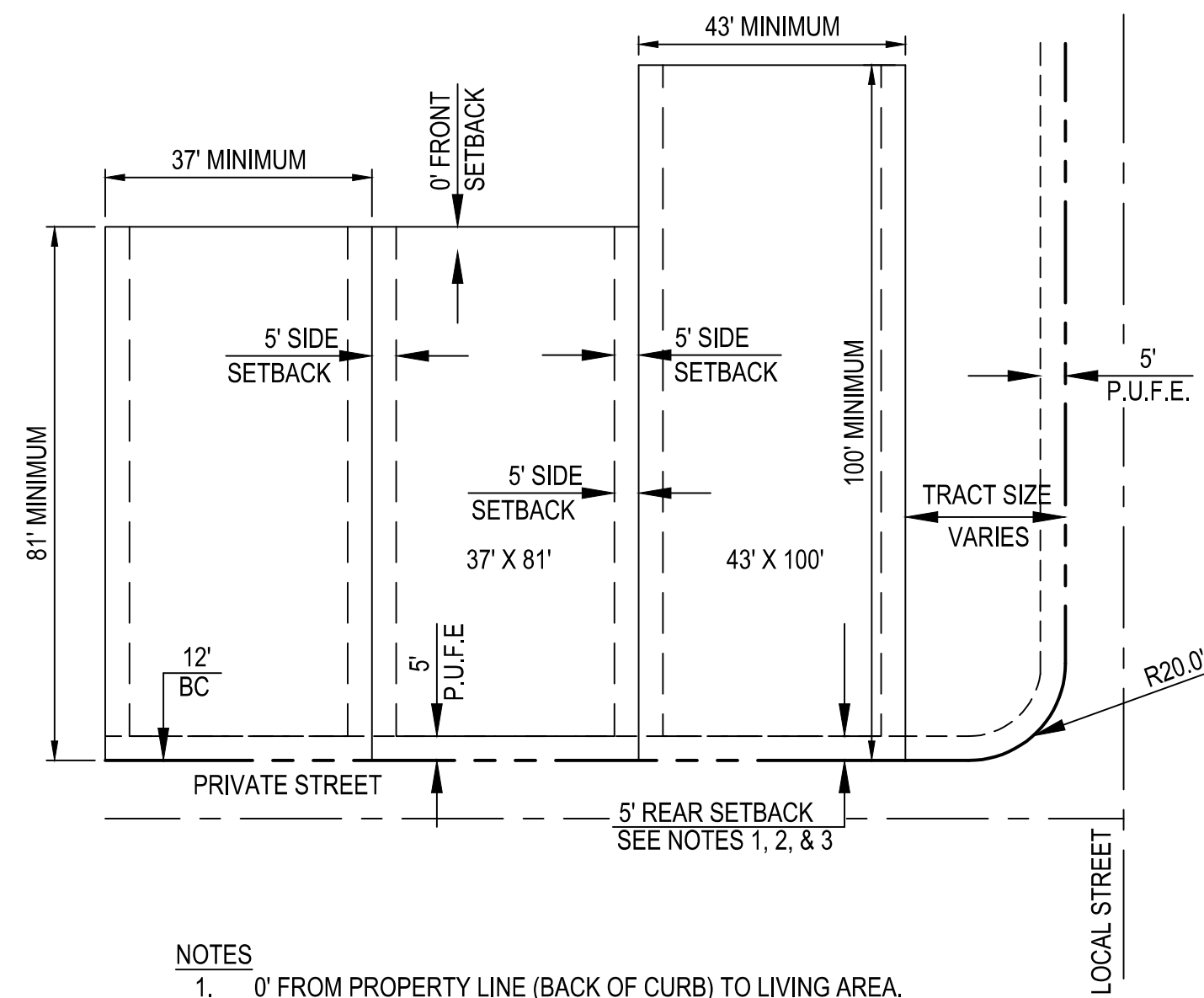
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4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN
DETAIL SHEET**



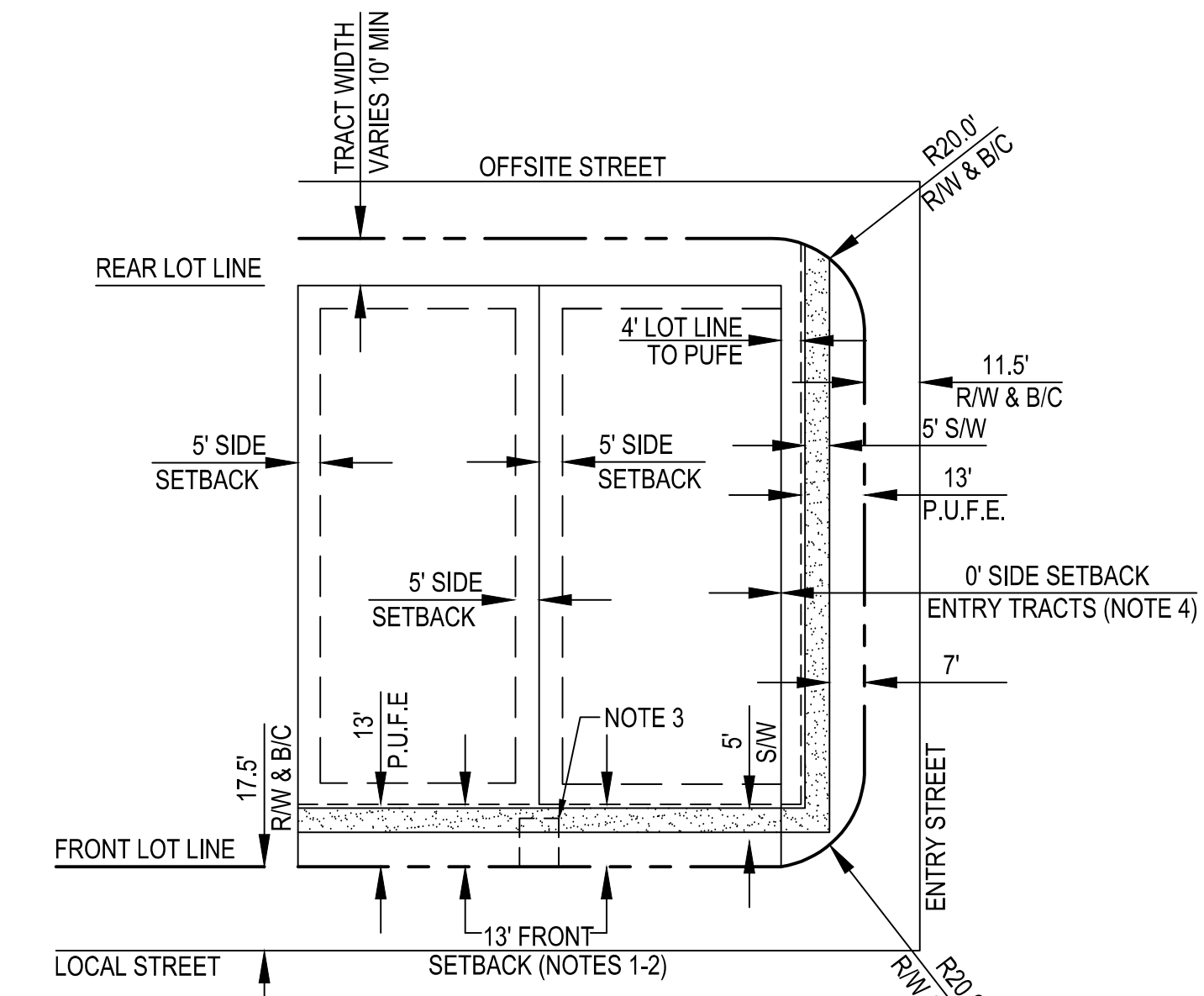
- NOTES**
- 5' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA.
 - LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB.
 - IF A DRIVEWAY IS PROVIDED THE SETBACK TO FACE OF GARAGE DOOR SHALL BE 18' FROM RIGHT-OF-WAY.

TYPICAL LOT LAYOUT 55' X 70'
AUTO COURT
PHASE 2 LOTS 80-194
N.T.S



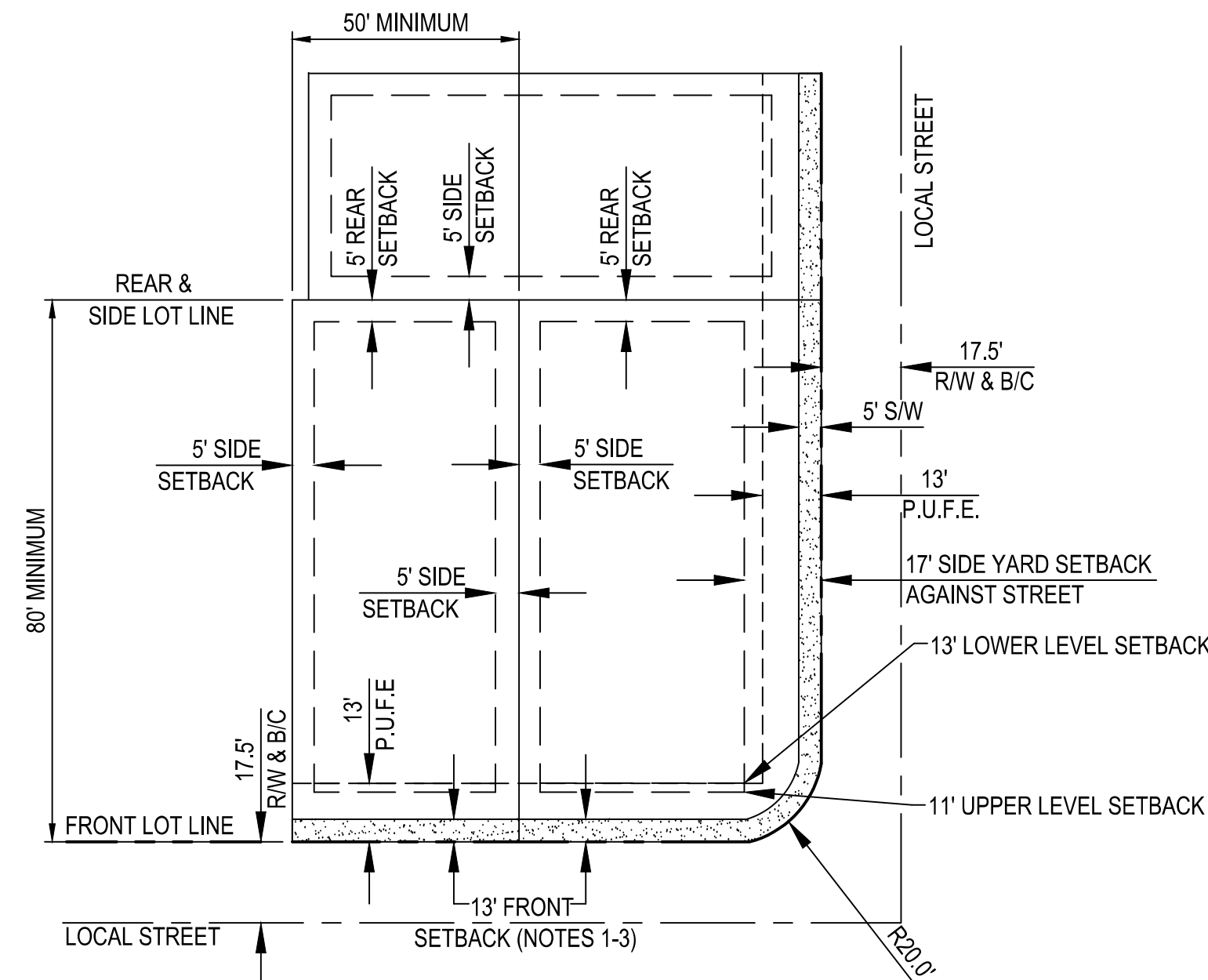
- NOTES**
- 0' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA.
 - LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB.
 - SETBACK FOR UPPER LEVELS IS 5' FROM R/W.
 - SETBACK TO FACE OF GARAGE FOR LOT SIZE 37' X 81' SHALL BE 5' FROM RIGHT-OF-WAY. SETBACK TO FACE OF GARAGE FOR LOT SIZE 43' X 100' TO BE 18' FROM RIGHT-OF-WAY.

TYPICAL LOT LAYOUT 37' X 81', 43' X 100'
GREEN COURT
PHASE 1 LOTS 195 - 243
PHASE 2 LOTS 255 - 359
N.T.S



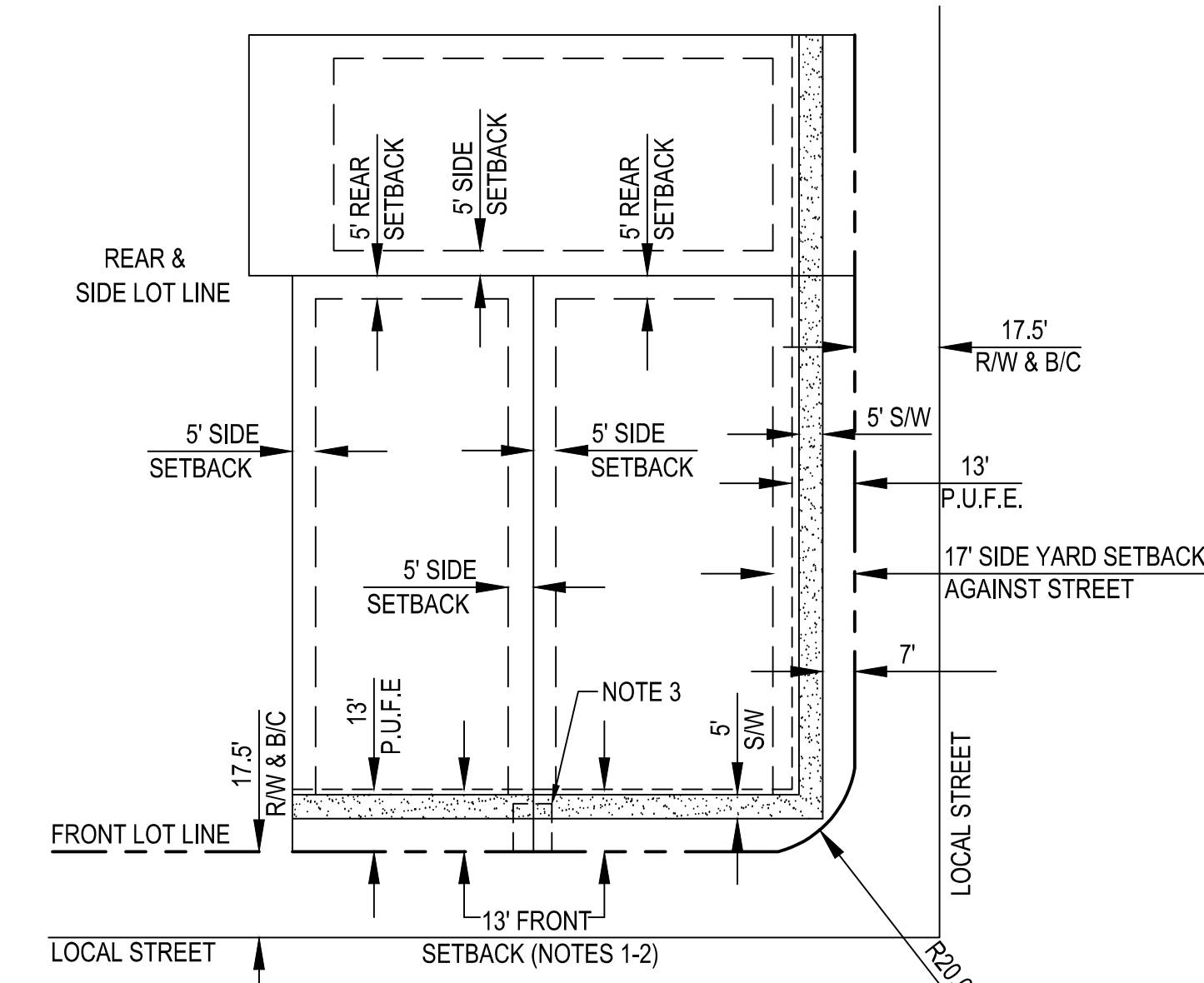
- NOTES**
- 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM RIGHT-OF-WAY TO FACE OF GARAGE DOOR.
 - LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 13' FROM BACK OF CURB.
 - 8' W X 8' D EASEMENT, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY.
 - NO GARAGE ENTRY FROM SIDE STREET.

TYPICAL LOT SETBACK DETAIL AT ENTRY STREET
60' X 135', 50' X 125'
N.T.S



- NOTES**
- 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM RIGHT-OF-WAY TO FACE OF GARAGE DOOR.
 - LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB.
 - SETBACK FOR UPPER LEVELS IS 11' FROM R/W.

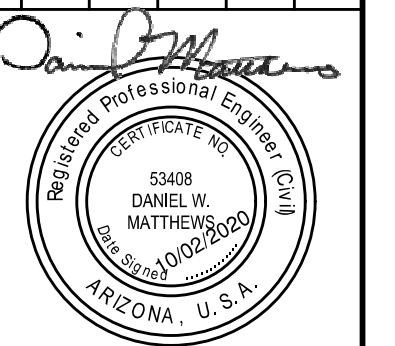
TYPICAL LOT SETBACK DETAIL 50' X 80'
SINGLE FAMILY
PHASE 1 LOTS 172 - 254
N.T.S



- NOTES**
- 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM RIGHT-OF-WAY TO FACE OF GARAGE DOOR.
 - LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 13' FROM BACK OF CURB.
 - 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 60' X 135', 50' X 125'
PHASE 1 LOTS 1 - 171
PHASE 2 LOTS 1 - 79
N.T.S

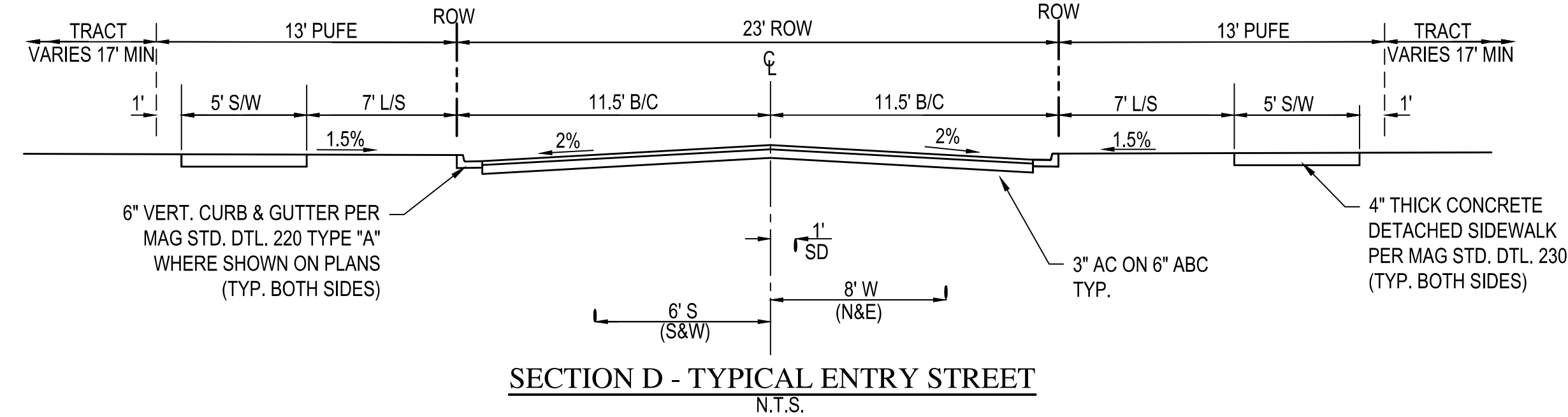
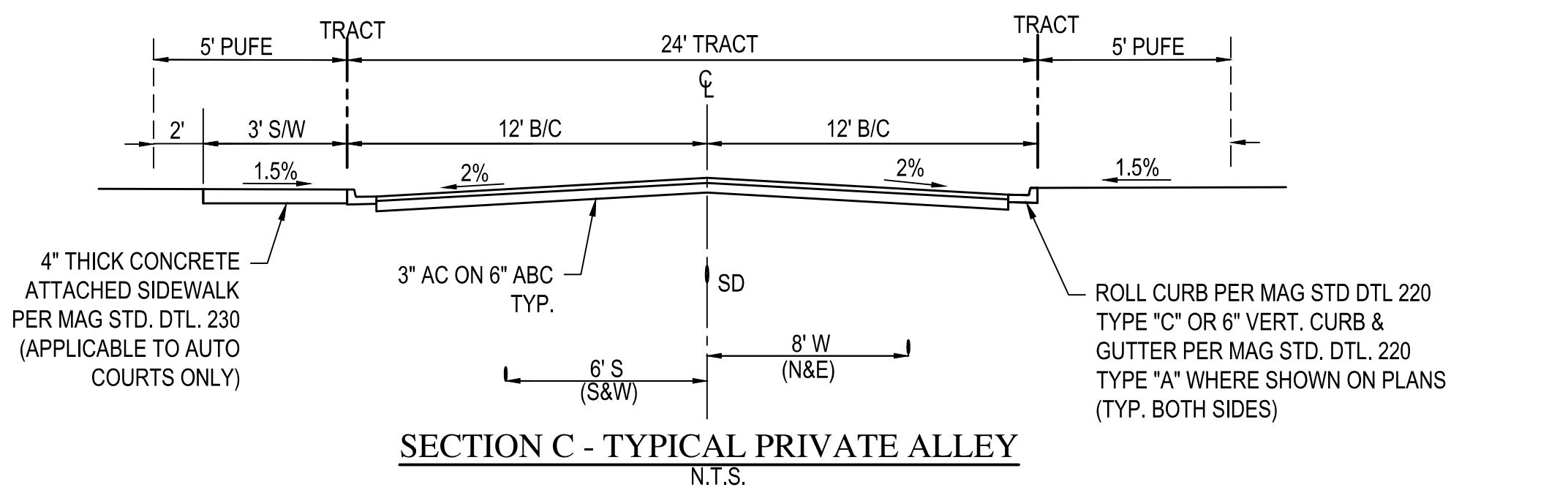
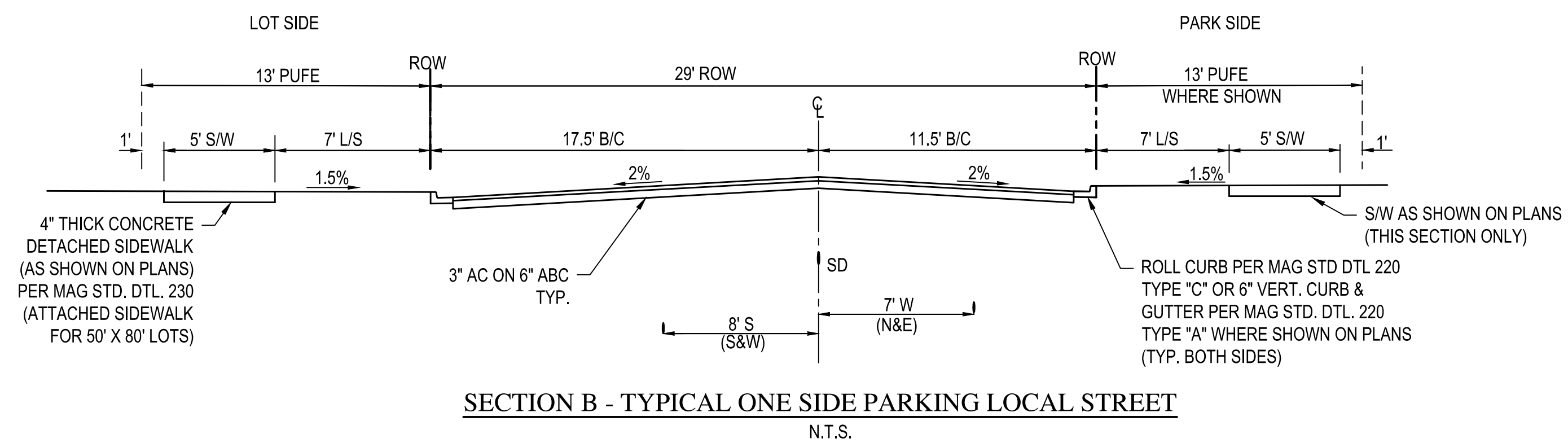
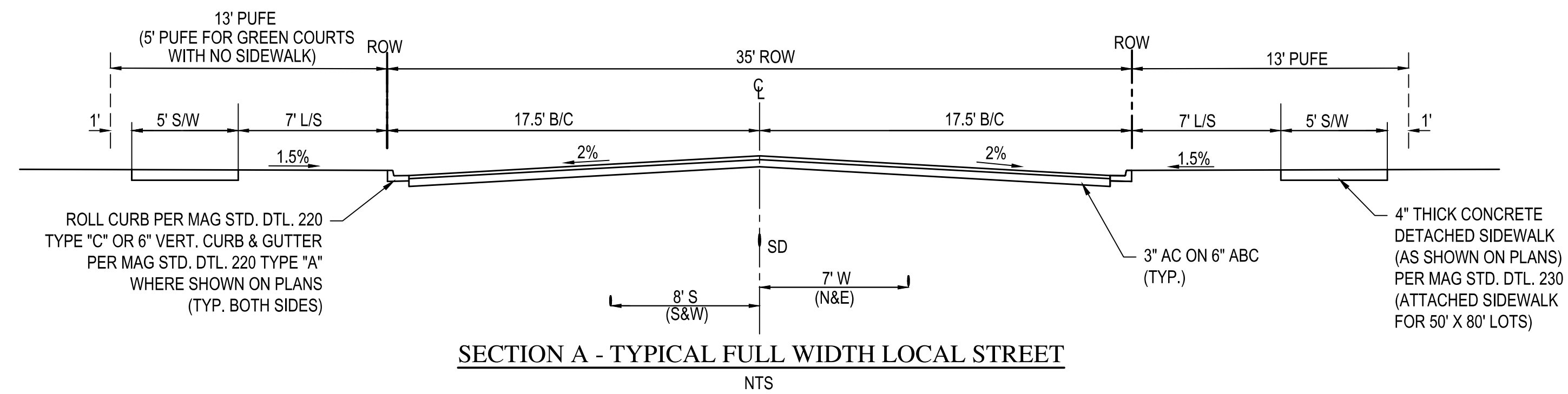
REV	DATE	DESCRIPTION



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	10/2/2020
JOB NUMBER	205121
SHEET	17 OF 19

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	26°26'44"	300.00'	138.47'	70.49'	137.24'
C2	36°31'48"	300.00'	191.27'	99.01'	188.05'
C3	31°19'25"	300.00'	164.01'	84.11'	161.98'
C4	5°12'23"	300.00'	27.26'	13.64'	27.25'
C5	15°25'18"	2038.00'	548.55'	275.94'	546.90'
C6	6°13'45"	2038.00'	221.57'	110.89'	221.46'
C7	6°52'46"	2038.00'	244.70'	122.50'	244.55'
C8	2°18'48"	2038.00'	82.28'	41.15'	82.28'
C9	7°54'31"	500.00'	69.02'	34.56'	68.96'
C10	91°09'12"	38.50'	61.25'	39.28'	54.99'
C11	1°39'09"	4053.00'	116.90'	58.45'	116.89'
C12	100°41'42"	38.50'	67.66'	46.45'	59.28'
C13	90°29'57"	38.50'	60.81'	38.84'	54.68'
C14	88°03'37"	44.00'	67.63'	42.54'	61.16'
C15	4°09'20"	2018.50'	146.40'	73.23'	146.37'
C16	5°09'24"	2018.50'	181.66'	90.89'	181.60'
C17	8°02'34"	1864.00'	261.65'	131.04'	261.44'
C18	76°54'29"	38.50'	51.68'	30.57'	47.89'
C19	1°27'52"	4414.00'	112.81'	56.41'	112.81'
C20	2°41'45"	1864.00'	87.70'	43.86'	87.69'
C21	5°20'49"	1864.00'	173.95'	87.04'	173.89'
C22	11°27'33"	500.00'	100.00'	50.17'	99.83'
C23	8°18'06"	400.00'	57.96'	29.03'	57.91'
C24	23°38'40"	400.00'	165.07'	83.73'	163.90'
C25	24°52'45"	700.00'	303.96'	154.41'	301.58'
C26	8°07'32"	2304.50'	326.82'	163.68'	326.54'
C27	5°09'24"	2304.50'	207.40'	103.77'	207.33'
C28	11°53'43"	2150.00'	446.37'	223.99'	445.57'
C29	7°00'48"	1000.00'	122.40'	61.28'	122.33'
C30	12°48'19"	4128.00'	922.59'	463.22'	920.67'
C31	4°52'46"	4128.00'	351.55'	175.88'	351.44'
C32	2°32'29"	4128.00'	183.11'	91.57'	183.09'
C33	1°33'13"	4128.00'	111.92'	55.97'	111.92'
C34	3°49'51"	4128.00'	276.00'	138.05'	275.95'
C35	14°43'22"	1868.00'	480.00'	241.33'	478.68'
C36	9°04'31"	1868.00'	295.88'	148.25'	295.57'
C37	5°38'50"	1868.00'	184.12'	92.13'	184.04'
C38	8°16'46"	2600.00'	375.70'	188.18'	375.38'
C39	8°11'18"	2600.00'	371.58'	186.11'	371.26'
C40	0°05'27"	2600.00'	4.12'	2.06'	4.12'
C41	17°03'54"	2550.00'	759.49'	382.58'	756.69'
C42	21°01'12"	550.00'	201.78'	102.04'	200.65'
C43	5°04'27"	1000.00'	88.56'	44.31'	88.53'
C44	96°11'31"	38.50'	64.64'	42.90'	57.31'
C45	22°44'59"	3275.50'	1300.56'	658.96'	1292.03'
C46	16°49'50"	400.00'	117.50'	59.18'	117.08'
C47	6°37'16"	3275.50'	378.52'	189.47'	378.31'
C48	1°50'23"	3275.50'	105.18'	52.59'	105.17'
C49	1°52'01"	3275.50'	106.72'	53.37'	106.72'
C50	12°25'19"	3275.50'	710.14'	356.47'	708.75'
C51	87°09'20"	38.50'	58.56'	36.63'	53.08'

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C52	90°07'01"	44.00'	69.20'	44.09'	62.29'
C53	44°20'24"	60.00'	46.43'	24.45'	45.28'
C54	44°20'24"	60.00'	46.43'	24.45'	45.28'
C55	35°35'52"	103.19'	64.11'	33.13'	63.09'
C56	30°51'36"	200.00'	107.72'	55.20'	106.42'
C57	74°19'48"	44.00'	57.08'	33.36'	53.16'
C58	12°40'16"	644.00'	142.42'	71.50'	142.13'
C59	20°24'28"	200.00'	71.24'	36.00'	70.86'
C60	15°20'15"	300.00'	80.31'	40.39'	80.07'
C61	90°19'39"	44.00'	69.37'	44.25'	62.40'
C62	19°52'27"	1000.00'	346.87'	175.19'	345.13'
C63	8°23'45"	1000.00'	146.53'	73.40'	146.40'
C66	90°47'46"	44.00'	69.73'	44.62'	62.66'
C67	8°10'00"	400.00'	57.01'	28.56'	56.97'
C68	7°22'15"	900.00'	115.78'	57.97'	115.70'
C69	24°15'28"	100.00'	42.34'	21.49'	42.02'
C70	23°48'33"	100.00'	41.55'	21.08'	41.26'
C71	11°22'49"	100.00'	19.86'	9.96'	19.83'
C72	12°52'39"	100.00'	22.48'	11.29'	22.43'
C73	56°35'58"	38.50'	38.03'	20.73'	36.50'
C74	1°36'05"	2683.50'	75.00'	37.50'	75.00'
C75	21°43'53"	400.00'	151.71'	76.78'	150.81'
C76	16°52'14"	1282.00'	377.48'	190.12'	376.12'
C77	3°06'02"	1282.00'	69.38'	34.70'	69.37'
C78	3°18'22"	1282.00'	73.98'	37.00'	73.97'
C79	10°27'49"	1282.00'	234.13'	117.39'	233.80'
C80	8°09'02"	2969.50'	422.42'	211.57'	422.06'
C81	10°15'47"	300.00'	53.74'	26.94'	53.66'
C82	0°12'20"	10180.71'	36.51'	18.26'	36.51'
C83	2°17'51"	2969.50'	119.07'	59.54'	119.06'
C84	3°15'54"	2969.50'	169.22'	84.63'	169.19'
C85	1°53'01"	2969.50'	97.62'	48.81'	97.62'
C86	87°40'06"	38.50'	58.91'	36.96'	53.33'
C87	90°00'00"	38.50'	60.48'	38.50'	54.45'
C88	8°19'45"	3275.50'	476.16'	238.50'	475.74'
C89	0°44'15"	3275.50'	42.16'	21.08'	42.16'
C90	1°07'05"	3275.50'	63.92'	31.96'	63.92'
C91	1°07'13"	3275.50'	64.04'	32.02'	64.04'
C92	5°21'12"	3275.50'	306.04'	153.13'	305.93'
C93	92°09'11"	38.50'	61.92'	39.97'	55.46'
C94	90°00'00"	44.00'	69.12'	44.00'	62.23'



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 In Maricopa County: (602) 963-1100

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DU2 PHASE 1 & 2
4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN
DETAIL SHEET

REV	DATE	DESCRIPTION

Professional Engineer Seal:
 Daniel W. Matthews, P.E.
 License No. 10022-2020
 Exp. 06-30-21
 SCALE (HORIZ.) N/A
 SCALE (VERT.) N/A
 DATE 10/2/2020
 JOB NUMBER 205121
 SHEET 18 OF 19

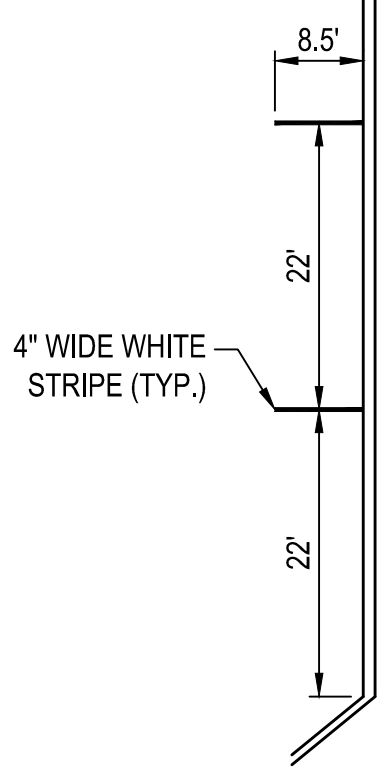
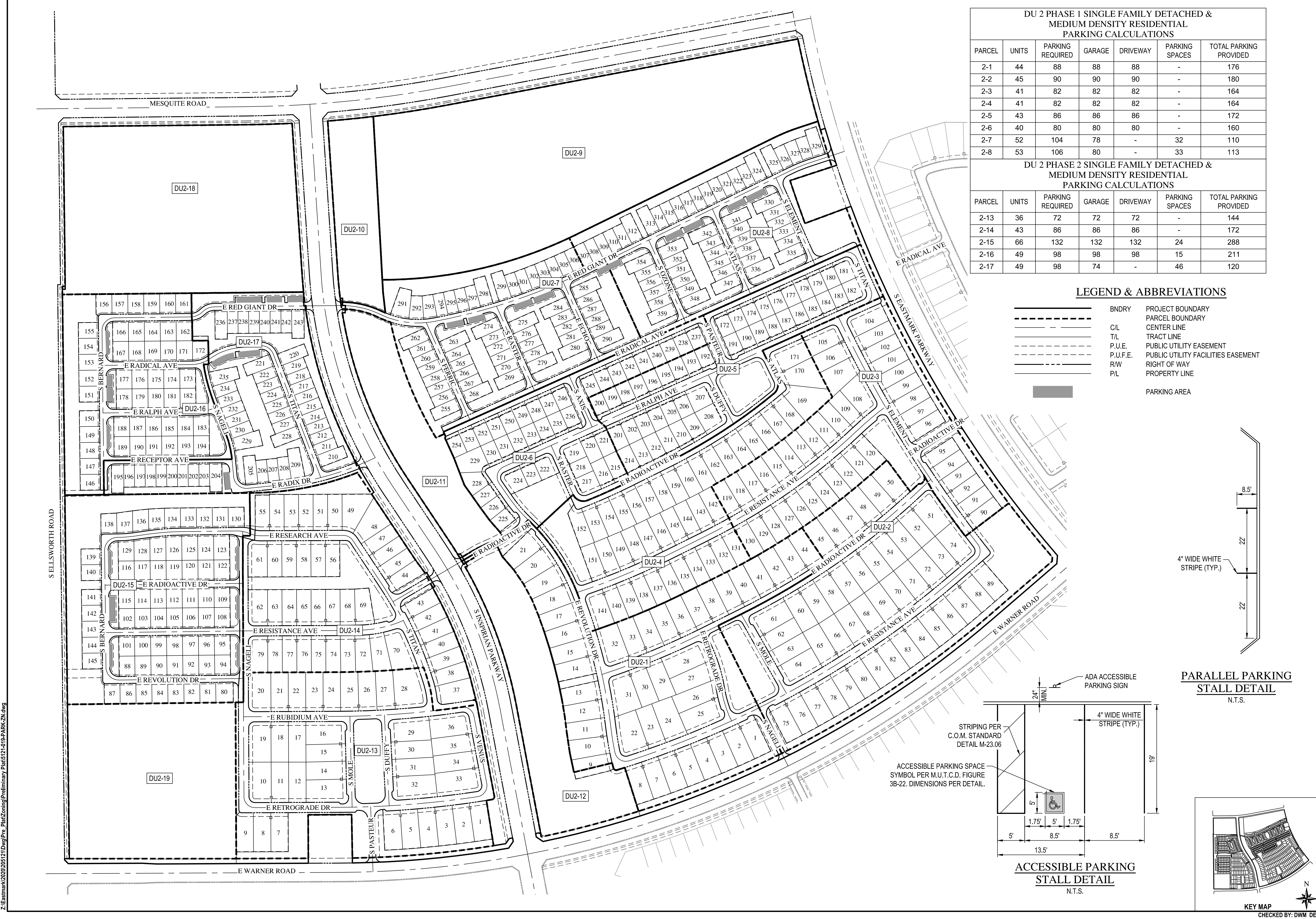
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PARCEL	UNITS	PARKING REQUIRED	GARAGE	DRIVEWAY	PARKING SPACES	TOTAL PARKING PROVIDED
2-1	44	88	88	88	-	176
2-2	45	90	90	90	-	180
2-3	41	82	82	82	-	164
2-4	41	82	82	82	-	164
2-5	43	86	86	86	-	172
2-6	40	80	80	80	-	160
2-7	52	104	78	-	32	110
2-8	53	106	80	-	33	113

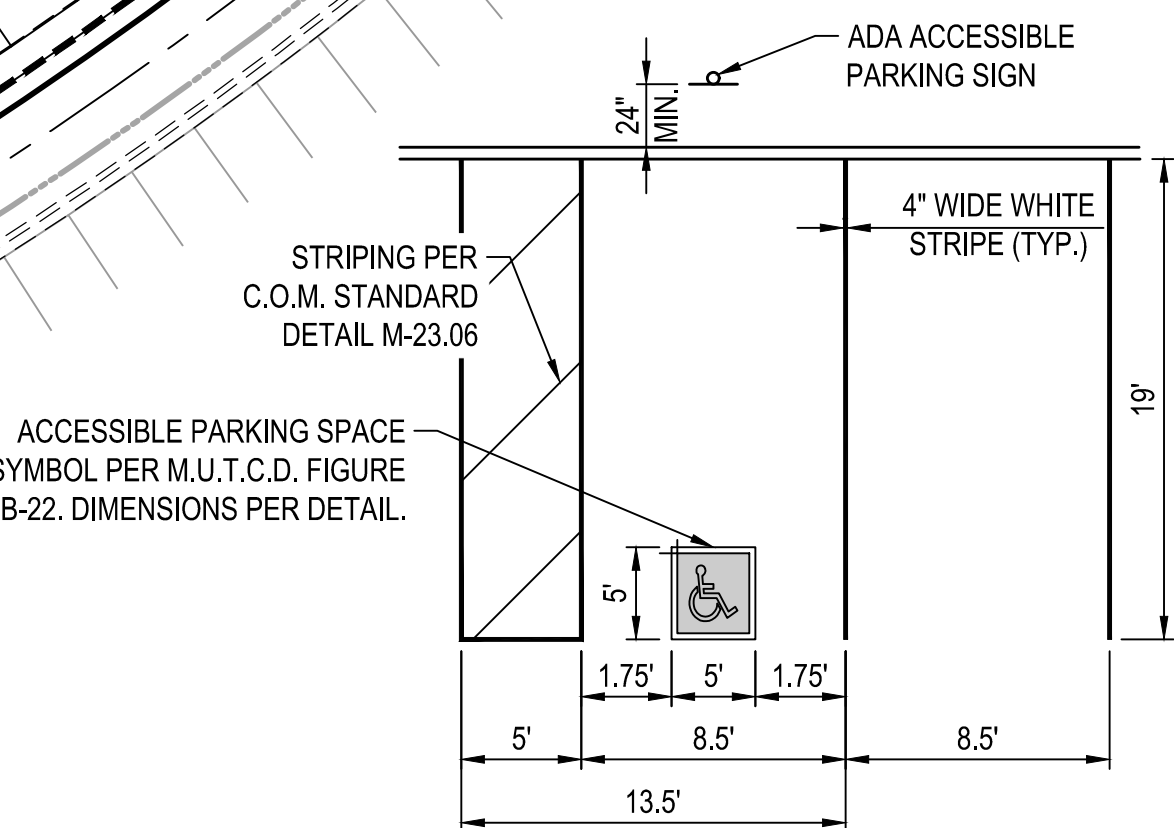
PARCEL	UNITS	PARKING REQUIRED	GARAGE	DRIVEWAY	PARKING SPACES	TOTAL PARKING PROVIDED
2-13	36	72	72	72	-	144
2-14	43	86	86	86	-	172
2-15	66	132	132	132	24	288
2-16	49	98	98	98	15	211
2-17	49	98	74	-	46	120

LEGEND & ABBREVIATIONS

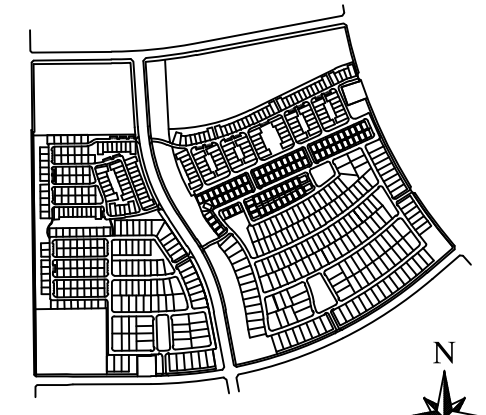
- BNDRY PROJECT BOUNDARY
- PARCEL BOUNDARY
- C/L CENTER LINE
- T/L TRACT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.F.E. PUBLIC UTILITY FACILITIES EASEMENT
- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- PARKING AREA



PARALLEL PARKING STALL DETAIL
N.T.S.



ACCESSIBLE PARKING STALL DETAIL
N.T.S.



EASTMARK
DU2 PHASE 1 & 2
4201 S ELLSWORTH ROAD
PRELIMINARY PLAT/SITE PLAN
PARKING AREA PLAN

DATE	DESCRIPTION	REV

EXPIRES 06-30-21 SCALE (HORIZ.) 1" = 150' SCALE (VERT.) N/A DATE 10/2/2020 JOB NUMBER 205121 SHEET 19 OF 19

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