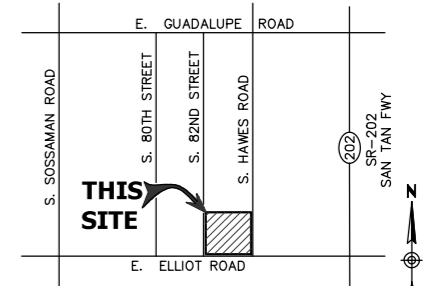


PRELIMINARY PLAT FOR THE CRAFTSMAN ON ELLIOT

8264 E. ELLIOT ROAD
MESA, ARIZONA 85212



VICINITY MAP

NOTES:

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAYS IN ACCORDANCE WITH APPROVED PLANS.
- NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG EAST VIRGINIA STREET.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SITE SUMMARY TABLE				
P/N	GROSS AREA (AC.)	NET AREA (AC.)	# LOTS	ZONING
304-04-031	22.45	19.251	12	MIXED-USE URBAN

LOT / BUILDING SUMMARY			
LOT	S.F.	ACRES	LAND USE
1	18,622	0.428	COMMERCIAL
2	18,561	0.426	COMMERCIAL
3	50,534	1.160	APARTMENTS
4	79,306	1.821	COMMERCIAL/APARTMENTS
5	53,958	1.239	APARTMENTS
6	47,010	1.079	APARTMENTS
7	18,725	0.430	COMMERCIAL
8	28,900	0.663	COMMERCIAL/APARTMENTS
9	18,637	0.428	COMMERCIAL
10	26,870	0.617	APARTMENTS
11	19,204	0.441	APARTMENTS
12	36,453	0.837	APARTMENTS
TOTAL	416,780	9.568	

TRACT SUMMARY		
LOT	S.F.	ACRES
TRACT A	204,813	4.702
TRACT B	120,481	2.766
TRACT C	63,434	1.456
TRACT D	33,048	0.759
TOTAL	421,776	9.683

TRACT USAGE TABLE

TRACTS	USAGE	TRACTS	USAGE
A	URBAN PLAZA INGRESS & EGRESS CROSS PARKING UTILITIES STORM DRAINAGE & RETENTION SYSTEM LANDSCAPE/HARDSCAPE IRRIGATION SYSTEMS SIGNAGE	B	PRIVATE RECREATIONAL FACILITIES INGRESS & EGRESS CROSS PARKING UTILITIES STORM DRAINAGE & RETENTION SYSTEM LANDSCAPE/HARDSCAPE IRRIGATION SYSTEMS SIGNAGE
		C - D	INGRESS & EGRESS CROSS PARKING UTILITIES STORM DRAINAGE & RETENTION SYSTEM LANDSCAPE/HARDSCAPE IRRIGATION SYSTEMS SIGNAGE

SHEET INDEX

	CIVIL SHEET
COVER SHEET & NOTES	PP1
LOT LAYOUT	PP2
PRELIMINARY PLAT PLANS	PP3-PP4

UTILITY REVIEW

- THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	PHONE NUMBER	DATE SENT	DATE SIGNED
CATV, FIBER	COX COMMUNICATIONS	CONSTRUCTION SUPPORT	800-778-9140	10-16-24	11-04-24
COAX, FIBER	CENTURYLINK	CONFLICT LIAISON	relocations@lumen.com	10-16-24	11-27-24
ELECTRIC	SRP	KAYE BOCKMANN	602-236-3129	10-16-24	10-22-24
NATURAL GAS	CITY OF MESA	DAWN FORREST	480-644-3436	10-16-24	12-05-24

DEVELOPER

MARTENS DEVELOPMENT COMPANY
6710 N. SCOTTSDALE RD. SUITE 140
SCOTTSDALE, ARIZONA 85253
CONTACT: JOHN PARNELL
PHONE: (602) 390-5403
EMAIL: JPARNELL@MARTENSDEV.COM

ARCHITECT

WARE MALCOMB
2777 E. GAMBELBACK RD, SUITE #325
PHOENIX, ARIZONA 85016
PHONE: (480) 800-5291
PHONE: (480) 767-1001
CONTACT: BRADEN BLAKE
EMAIL: BBLAKE@WAREMALCOMB.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10446 N. 74TH STREET, SUITE #140
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: JOHN HAKO, PE
EMAIL: JHAKO@HUNTERENGINEERINGPC.COM

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00 DEGREES 57 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE EAST 1,320 FEET OF THE SOUTH 760 FEET OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE EAST 33 FEET THEREOF.

NO.	DATE	REVISION	BY

DESIGN BY: RSL
DRAWN BY: RSL
CHECKED BY: JH

HUNTER ENGINEERING
CIVIL AND SURVEY
10446 NORTH 74TH STREET
SCOTTSDALE, AZ 85258
P. 480.991.3985



MA14-PREPLAT - 1
FOR
THE CRAFTSMAN
8264 E. ELLIOT ROAD
MESA, ARIZONA 85212

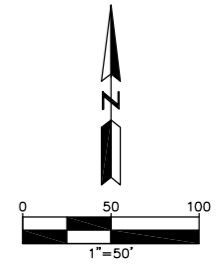
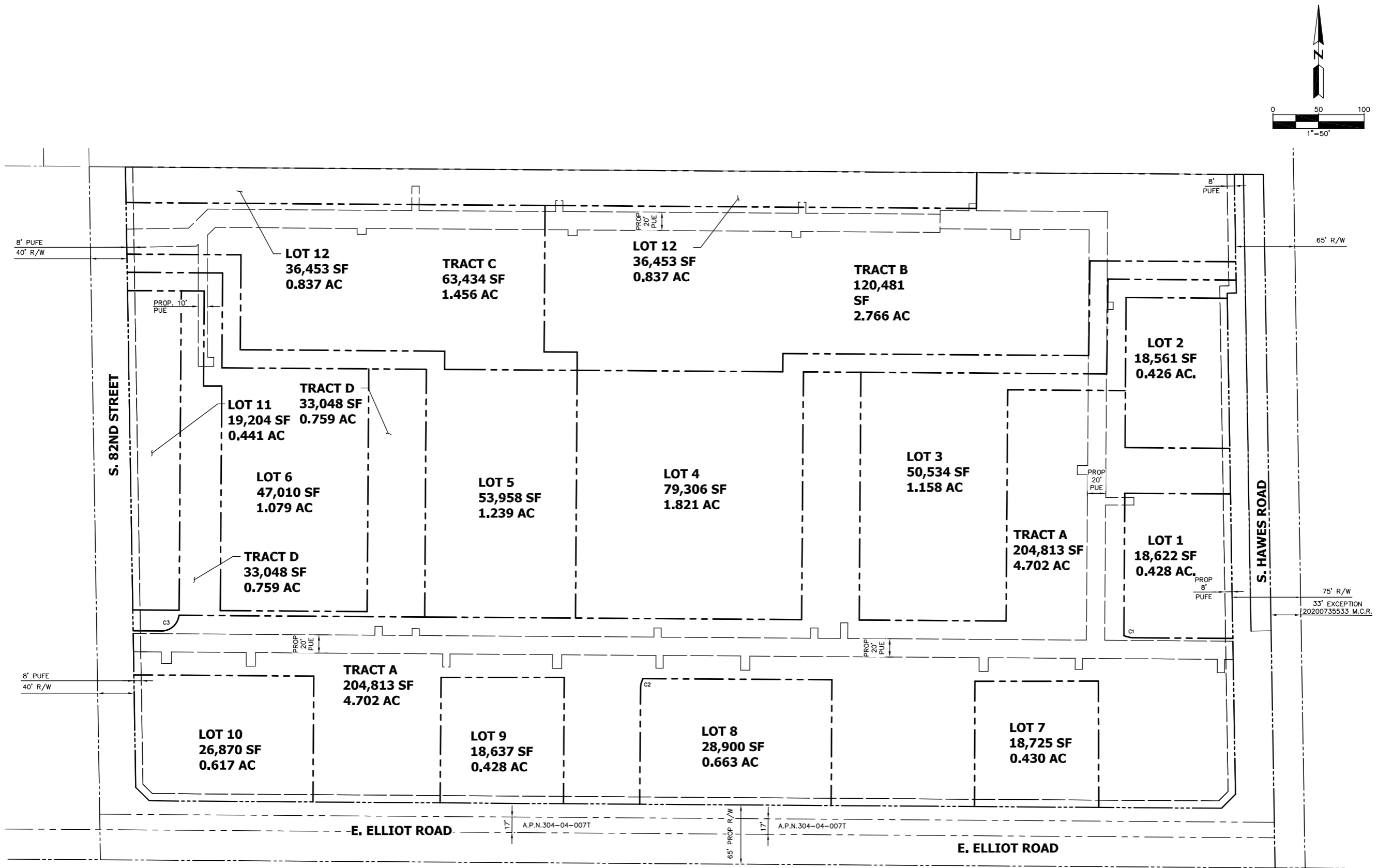


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
THE CRAFTSMAN

THE NO.: **MARW014**
SCALE: NTS

SHEET:
PP1



NO.	DATE	REVISION	BY

PURPOSE: APPROVAL SUBMITTAL

DESIGN BY: RSL
DRAWN BY: RSL
CHECKED BY: JH

HUNTER
ENGINEERING
CIVIL AND SURVEY
10446 NORTH 74TH STREET
SCOTTSDALE, AZ 85258
P. 480.991.3985



LOT LAYOUT FOR THE CRAFTSMAN
8264 E. ELLIOT ROAD
MESA, ARIZONA 85212

CONTRACTORS: PLEASE CALL WORKING DAYS BEFORE YOU BEGIN DRAWING

AR ZONABIT
CALL 811 OR 24/7 AR.ZONABIT.COM

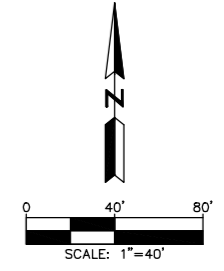
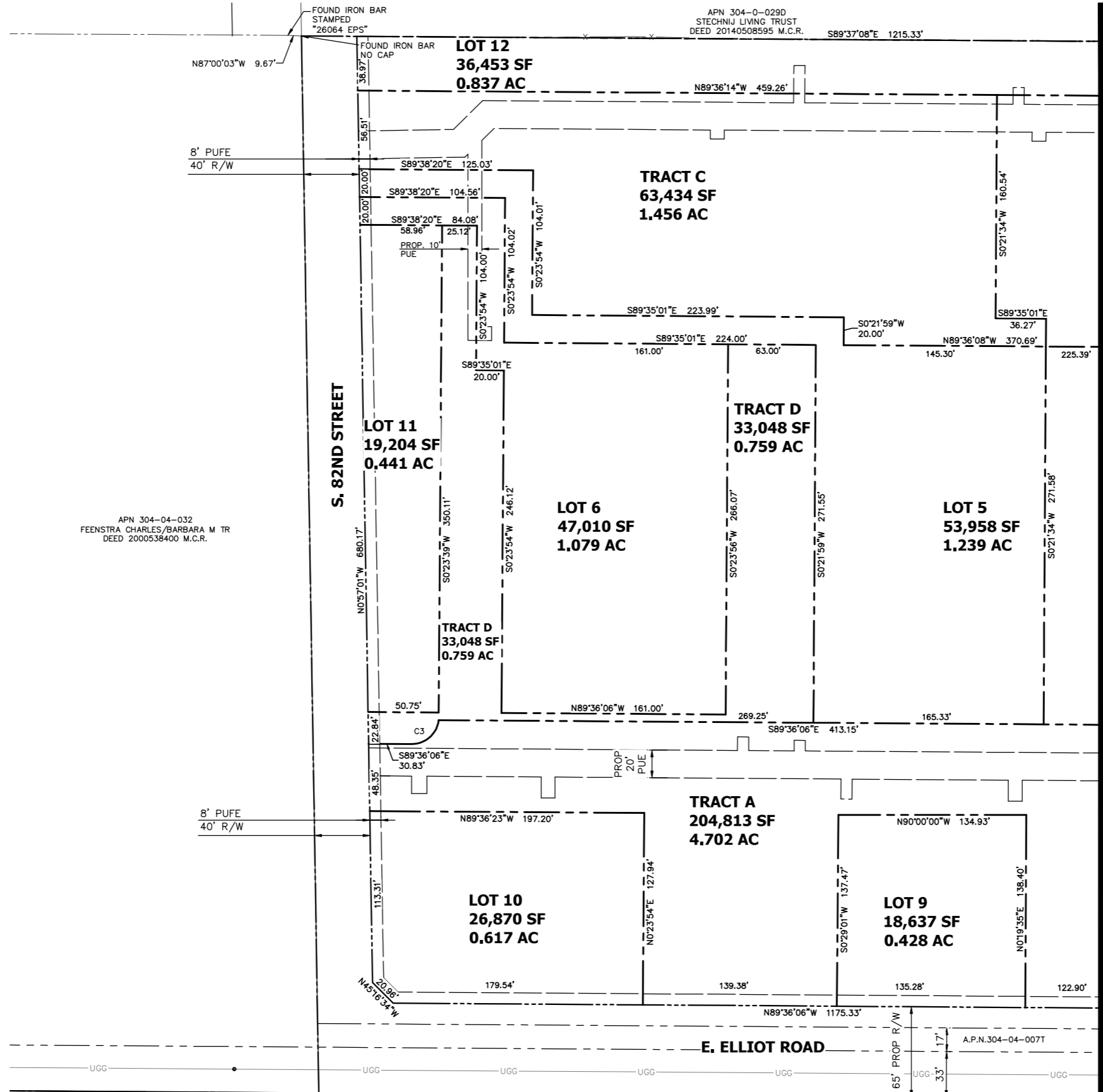
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
THE CRAFTSMAN

HE NO.: MARW014
SCALE: 1"=50'

SHEET:
PP2

LOT LAYOUT



APN 304-04-032
FEENSTRA CHARLES/BARBARA M TR
DEED 2000538400 M.C.R.

CURVE	RADIUS	LENGTH	DELTA
C1	29.50'	11.54'	22°25'13"
C2	29.48'	12.27'	23°51'10"
C3	19.50'	28.46'	83°37'14"

NO.	DATE	REVISION	BY

DESIGN BY: RSL
DRAWN BY: RSL
CHECKED BY: JH

HUNTER
ENGINEERING
10446 NORTH 74TH STREET
SUITE 140
SCOTTSDALE, AZ 85258
P 480 991 3985

CIVIL AND SURVEY



**PRELIMINARY PLAT
FOR
THE CRAFTSMAN
8264 E. ELLIOT ROAD
MESA, ARIZONA 85212**



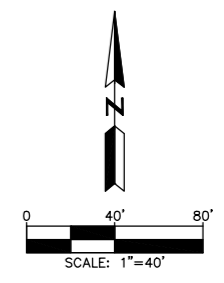
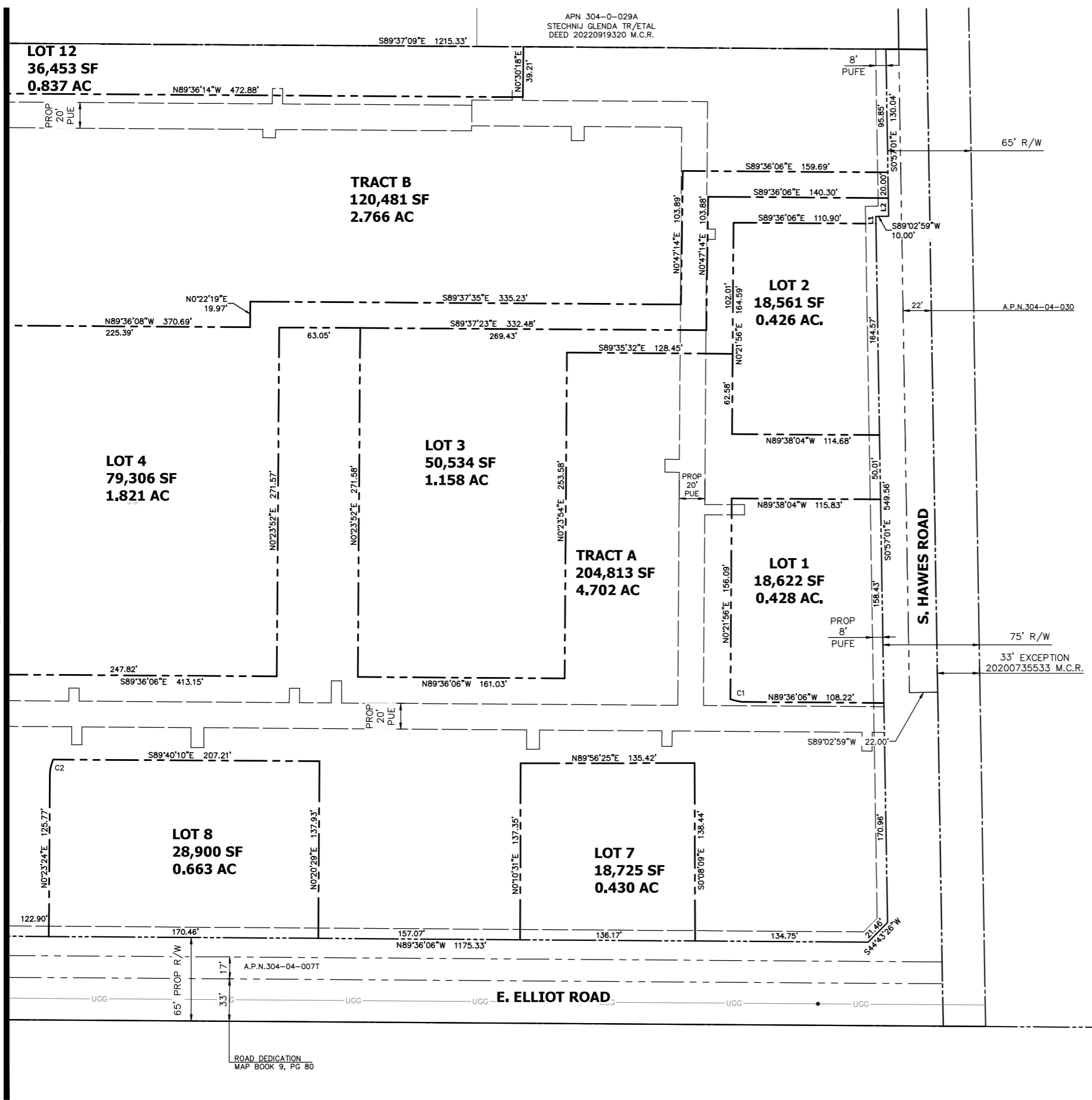
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PROJECT NAME:
THE CRAFTSMAN

HE NO.: MARW014
SCALE: 1"=40'

SHEET:
PP3

MATCH LINE - SEE SHEET PP3



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.59'	N00°57'01"W
L2	14.18'	N00°57'01"W

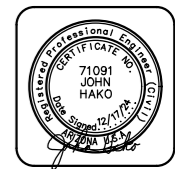
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	29.50'	11.54'	22°25'13"
C2	29.48'	12.27'	23°51'10"
C3	19.50'	28.46'	83°37'14"

NO.	DATE	REVISION	BY

DESIGN BY: RSL
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CIVIL AND SURVEY



**PRELIMINARY PLAT
FOR
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MESA, ARIZONA 85212**



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PROJECT NAME:
THE CRAFTSMAN

HE NO.: MARW014
SCALE: 1"=40'

SHEET:
PP4