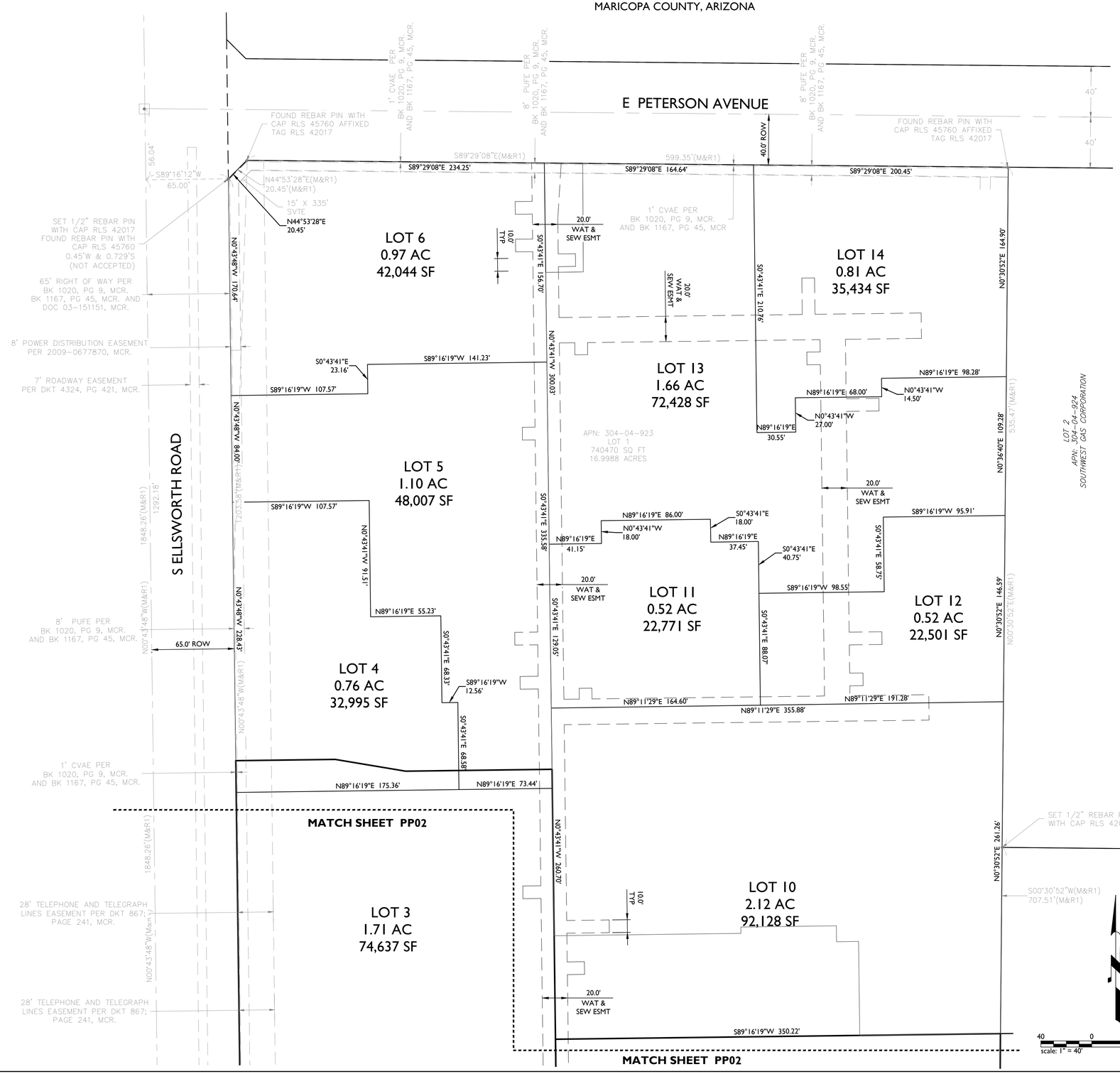
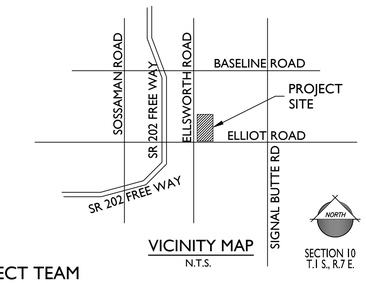
PRELIMINARY PLAT
FOR
ELLIOT RETAIL

A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA





VICINITY MAP
N.T.S.

PROJECT TEAM

DEVELOPER/OWNER:
DIVERSIFIED PARTNERS, LLC
7500 E. MCDONALD DRIVE, STE. 100A
SCOTTSDALE, AZ 85250
TEL: (480) 947-8800
FAX: (480) 947-8830
CONTACT: ROBERT MAYHEW
EMAIL: robert@dpcre.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER
EMAIL: dan.auxier@epsgroupinc.com

ZONING ATTORNEY:
PEW & LAKE, PLC
1744 S. VAL VISTA DR., STE. 217
MESA, AZ 85204
TEL: (480) 461-4760
FAX: (480) 461-4676
CONTACT: SEAN LAKE
EMAIL: sean.lake@pewandlake.com

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
TEL: (602) 955-3900
FAX: (602) 955-0496
EMAIL: nfeaser@rkaa.com

PROJECT INFORMATION

LOCATION:	NEC ELLIOT ROAD & ELLSWORTH ROAD
APN	304-04-923
EXISTING ZONING:	LC (LIMITED COMMERCIAL)
GROSS ACREAGE:	20.58± AC (896,657 SF)
NET ACREAGE:	16.99± AC (740,385 SF)

LOT AREA TABLE

LOT #	AREA (AC)	AREA (SF)
1	1.65	71,964
2	0.85	36,944
3	1.71	74,637
4	0.76	32,995
5	1.10	48,007
6	0.97	42,044
7	0.84	36,725
8	1.48	64,610
9	2.00	87,197
10	2.12	92,128
11	0.52	22,771
12	0.52	22,501
13	1.66	72,428
14	0.81	35,434
TOTAL	16.99	740,385

LEGAL DESCRIPTION

LOT 1, FIRST MESA COMMERCE PARK, PHASE 1 AMENDED, ACCORDING TO BOOK 1167 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N89°28'45"W. (ASSUMED BEARING)

BENCHMARK

BRASS TAG TOP OF CURB SOUTHEAST CORNER FOUND AT THE INTERSECTION OF ELLSWORTH & GUADALUPE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1424.42' (NAVD 88 DATUM)

FLOOD PLAIN STATEMENT

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2760L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK /COX
REFUSE	CITY OF MESA
CABLE TV	CENTURYLINK / COX

SHEET INDEX

SHEET 1	PP01	PRELIMINARY PLAT
SHEET 2	PP02	PRELIMINARY PLAT

EPS GROUP
1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Ellsworth & Elliot MOB
3501 S Ellsworth Rd
Mesa, Arizona 85212

Project: **Preliminary Plat**

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: TB
Drawn by: CC

Registered Professional Engineer (Civil)
CERTIFICATE NO.
59630
JOHN R.
HOLMAN
Date Signed 05-02-23
ARIZONA, U.S.A.

Job No.
20-1443
PP01
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20-1443 - Ellsworth & Elliot MOB - Preliminary Plat

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20-1443 - Ellsworth & Elliot MOB - Preliminary Plat

MATCH SHEET PP01

1' CVAE PER BK 1020, PG 9, MCR. AND BK 1167, PG 45, MCR.

28' TELEPHONE AND TELEGRAPH LINES EASEMENT PER DKT 867; PAGE 241, MCR.

28' TELEPHONE AND TELEGRAPH LINES EASEMENT PER DKT 867; PAGE 241, MCR.

65' RIGHT OF WAY PER BK 1020, PG 9, MCR. BK 1167, PG 45, MCR. AND DOC 03-151151, MCR.

8' POWER DISTRIBUTION EASEMENT PER 20009-0108384, MCR.

8' PUFE PER BK 1020, PG 9, MCR. AND BK 1167, PG 45, MCR. PUFE

7' ROADWAY EASEMENT PER DKT 4324, PG 421, MCR.

1' CVAE PER BK 1020, PG 9, MCR. AND BK 1167, PG 45, MCR.

SET 1/2" REBAR PIN WITH CAP RLS 42017

SOUTHWEST CORNER SEC 10 T1N R7E FOUND BRASS CAP IN HANDHOLE STAMPED MCDOT 2007 LS 35694 DOWN 0.3'

S ELLSWORTH ROAD

N89°16'19"E 175.36'

N89°16'19"E 73.44'

1848.26'(M&R1)

N00°43'48"W(M&R1)

S0°43'48"E 300.00'

N0°43'41"W 260.70'

LOT 3
1.71 AC
74,637 SF

LOT 10
2.12 AC
92,128 SF

SET 1/2" REBAR PIN WITH CAP RLS 42017

MATCH SHEET PP01

S89°16'19"W 350.22'

N0°43'41"W 103.50'

10.0' TYP

20.0' WAT & SEW ESMT

S89°16'19"W 248.78'

N0°43'48"W 1203.58'

S0°43'41"E 148.50'

LOT 2
0.85 AC
36,944 SF

LOT 9
2.00 AC
87,197 SF

N0°23'31"E 251.06'

LOT 3
APN: 304-04-925
MESA GRIDWITH PROPERTIES LLC

20.0' WAT & SEW ESMT

20.0' WAT & SEW ESMT

65.0' ROW

S89°16'19"W 248.78'

S89°16'19"W 125.00'

N89°16'19"E 219.58'

1848.26'(M&R1)

N00°43'48"W(M&R1)

S0°43'48"E 272.02'

LOT 1
1.65 AC
71,964 SF

LOT 1
NOT A PART

16' PUFE PER BK 1020 PG 9, MCR AND BK 1167 PG 45,MCR.

20.0' WAT & SEW ESMT

N0°43'41"W 292.44'

LOT 7
0.84 AC
36,725 SF

S0°43'41"E 295.17'

LOT 8
1.48 AC
64,610 SF

N0°28'44"E 309.88'

20.0' WAT & SEW ESMT

16' PUFE PER BK 1020 PG 9, MCR AND BK 1167 PG 45,MCR.

8' PUFE PER BK 1020, PG 9, MCR. AND BK 1167, PG 45, MCR.

1' CVAE PER BK 1020, PG 9, MCR. AND BK 1167, PG 45, MCR

FOUND REBAR PIN WITH CAP RLS 45760 AFFIXED TAG RLS 42017

S45°06'16"E 21.44'

8' POWER DISTRIBUTION EASEMENT PER 20009-0108384, MCR.

S89°28'45"E 233.83'

N89°28'45"W 125.03'

S89°28'45"E 191.28'

S0°43'48"E 10.00'

S89°28'45"E 21.82'

SET 1/2" REBAR PIN WITH CAP RLS 42017

75.0' ROW

E ELLIOT ROAD

75' RIGHT OF WAY PER BK 1020, PG 9, MCR. AND BK 1167, PG 45, MCR

S89°28'45"E(M&R1)(BASIS OF BEARING)

1151.17'(M&R1)

650.56'

S89°28'45"E(M&R1) (BASIS OF BEARING)

1151.17'(M&R1)

40 0 40 80
scale: 1" = 40' feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
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www.epsgroupinc.com

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Preliminary Plat

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In Maricopa County: (602)263-1100

Designer: TB
Drawn by: CC

Registered Professional Engineer (Civil)
CERTIFICATE NO.
59630
JOHN R. HOLMAN
Date Signed 02-02-23
ARIZONA, U.S.A.

Job No.
20-1443

PP02

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