

ACKNOWLEDGMENT

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVED BY: _____ ATTEST _____
MAYOR CITY CLERK

C:\Projects\15\15-086 Eastmark DU6\04 - DU 6 Parcels 1,2,3 Residential\1508604S-FPA01.dwg

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

NOTES

- THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT ARE GOVERNED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122018, AND RE-RECORDED AS DOCUMENT NO. 2013 0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND THE "SUPPLEMENTAL DECLARATION" RECORDED AGAINST THE PROPERTY CONCURRENTLY HERewith), THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122019, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND THE "SUPPLEMENTAL DECLARATION" RECORDED AGAINST THE PROPERTY CONCURRENTLY HERewith), AND THE AMENDED AND RESTATED COMMUNITY CREATION COVENANT FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122020, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND THE "SUPPLEMENTAL DECLARATION" RECORDED AGAINST THE PROPERTY CONCURRENTLY HERewith).
- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008, AND MAY BE AMENDED FROM TIME TO TIME.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG THE ROADS SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT AS EXPRESSLY SET FORTH IN THE SUPPLEMENTAL DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, AND THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
- ALL TRACTS SHOWN ON THIS PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS THEREON, WILL BE CONVEYED TO EASTMARK COMMUNITY ALLIANCE, INC. AN ARIZONA NON-PROFIT CORPORATION (THE "ALLIANCE") OR EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND THEREAFTER SHALL BE OWNED AND MAINTAINED BY THE ALLIANCE OR THE ASSOCIATION, AS APPLICABLE.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT # 2011-0357115 AND RE-RECORDED IN DOCUMENT # 2011-0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF HOMES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.4o OF THE COMMUNITY PLAN.
- IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION, SUBSTANTIVE POLICY STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND LOT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT. A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.
- PER CITY OF MESA SUBDIVISION DESIGN PRINCIPLES AND STANDARDS, ALL SIDE LOTS LINES ARE RADIAL TO CURVED RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (SECTION 9-6-3-E.3).
- TYPICAL CHICANES AS SHOWN ON THIS PLAT CONTAIN CURVES WITH 20-FOOT RADII BETWEEN TWO 7.38-FOOT TANGENT OR CURVE SECTIONS THAT ARE PARALLEL AND 11.5 FEET DISTANT FROM THE CENTERLINES OF THE ROAD.
- ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
- UNDER THE SUPPLEMENTAL DECLARATION (I) OWNER HAS GRANTED TO THE ASSOCIATION AN EASEMENT COVERING THE AREAS LYING WITHIN THE "PUFE" AREA WITHIN EACH LOT SHOWN ON THIS PLAT, FOR PURPOSES OF MAINTENANCE OF THE LANDSCAPING LOCATED WITHIN SUCH PUFE AREA AND (II) THE ASSOCIATION IS REQUIRED TO MAINTAIN THE TREES AND ASSOCIATED IRRIGATION FACILITIES (BUT NO OTHER LANDSCAPING OR OTHER IRRIGATION FACILITIES) THAT ARE TO BE INSTALLED WITHIN SUCH PUFE AREAS.
- AREAS DESIGNATED AS "NO PARKING" ADJACENT TO TRACTS "A, B, AND C" ARE NOT TO BE USED FOR PARKING PURPOSES. THE CITY OF MESA MAY, AT ITS DISCRETION, ADD SIGNAGE OR PAINTING TO CURBS TO IDENTIFY THESE AREAS. SPECIALTY SIGNAGE MAY BE USED IN ACCORDANCE WITH PROVISIONS OF THE COMMUNITY MAINTENANCE AGREEMENT.
- DMB MESA PROVING GROUNDS LLC ACKNOWLEDGES THAT IT INTENDS TO INSTALL (OR REQUIRE THIRD PARTY HOMEBUILDERS TO INSTALL) SIDEWALKS AND LANDSCAPING IMPROVEMENTS WITHIN AREAS THAT ARE SUBJECT TO PUFE'S SHOWN ON THIS PLAT. MAINTENANCE OF THE LANDSCAPING IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING REAL PROPERTY, AT SUCH OWNER'S EXPENSE. MAINTENANCE OF THE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE CITY, AFTER INSPECTION AND APPROVAL OF SUCH SIDEWALKS BY THE CITY, BUT DMB MESA PROVING GROUNDS LLC (OR ALLIANCE OR THE ASSOCIATION) SHALL REIMBURSE THE CITY FOR THE COSTS OF SUCH MAINTENANCE, AS PROVIDED IN THE COMMUNITY MAINTENANCE AGREEMENT.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
- 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.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED, TO SPECIALTY PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECTS CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE RESIDENTIAL ASSOCIATION.
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFE'S ON THIS PLAT.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

LINE AND CURVE TABLE					
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	CHORD BEARING	CHORD DIST.
C1	28.41'	81°22'41"	20.00'	N49°37'54"W	26.08'
C2	28.40'	81°23'13"	20.00'	N48°59'45"E	26.08'
C3	15.71'	90°00'00"	10.00'	S58°44'24"W	14.14'
C4	31.14'	89°13'20"	20.00'	S58°21'04"W	28.09'
C5	30.42'	87°08'27"	20.00'	N40°12'09"W	27.57'
C6	31.21'	89°24'55"	20.00'	S48°09'46"W	28.14'
C7	27.71'	0°52'25"	1817.50'	S87°33'59"E	27.71'
C8	30.43'	87°09'54"	20.00'	N44°25'14"W	27.58'
C9	31.59'	90°29'43"	20.00'	S44°24'34"W	28.41'
C10	15.71'	0°29'43"	1817.50'	N89°24'34"E	15.71'
C11	80.70'	11°04'30"	417.50'	N83°37'28"E	80.58'
C12	32.25'	92°23'51"	20.00'	N55°42'52"W	28.87'
C13	30.23'	86°36'08"	20.00'	S32°34'23"W	27.43'
C14	61.05'	3°26'16"	1017.50'	S9°34'09"W	61.04'
C15	28.38'	81°18'42"	20.00'	N48°30'22"E	26.06'
C16	33.00'	94°32'40"	20.00'	N43°33'58"W	29.38'
C17	80.23'	4°32'40"	1011.50'	S1°26'02"W	80.20'
C18	34.54'	98°57'12"	20.00'	S41°21'42"E	30.41'
C19	29.73'	85°09'34"	20.00'	S46°34'56"W	27.06'
C20	211.64'	12°07'34"	1000.00'	S51°3'30"W	211.25'
C21	32.58'	93°20'21"	20.00'	S66°14'56"E	29.10'
C22	29.81'	85°23'40"	20.00'	N23°07'05"E	27.12'
C23	32.81'	94°00'00"	20.00'	S67°11'05"E	29.25'
C24	29.84'	85°28'55"	20.00'	N23°04'28"E	27.15'
C25	33.11'	94°51'03"	20.00'	S66°45'34"E	29.46'
C26	16.41'	94°00'00"	10.00'	S67°11'05"E	14.63'
C27	1.18'	44°59'37"	1.50'	S19°02'30"E	1.15'
C28	1.17'	44°48'07"	1.50'	S21°2'59"W	1.14'
C29	7.38'	0°25'05"	1011.50'	S0°57'28"E	7.38'
C30	1.18'	45°07'17"	1.50'	S21°23'37"W	1.15'
C31	7.39'	0°25'06"	1011.50'	N2°54'20"E	7.39'
C32	1.23'	46°50'04"	1.50'	N20°18'09"W	1.19'
C33	71.88'	6°44'07"	611.50'	S80°24'19"E	71.84'
C34	726.32'	23°20'48"	1782.50'	S77°29'19"W	721.31'
C35	83.51'	4°50'26"	988.50'	S1°34'56"W	83.49'
C36	54.74'	31°0'22"	988.50'	S9°42'06"W	54.73'
C37	17.00'	0°50'23"	1160.00'	S1°16'58"E	17.00'
C38	17.00'	0°50'23"	1160.00'	S0°38'38"W	17.00'
C39	113.83'	10°52'10"	600.00'	S81°41'41"E	113.65'
C40	110.51'	10°52'10"	582.50'	S81°41'41"E	110.34'
C41	88.71'	13°17'15"	382.50'	N82°31'05"E	88.51'
C42	92.76'	13°17'15"	400.00'	N82°31'05"E	92.56'
C43	700.42'	22°04'49"	1817.50'	S78°07'18"W	696.09'
C44	30.36'	87°00'06"	20.00'	N46°11'18"E	27.53'
C45	1.96'	5°36'53"	20.00'	N5°29'42"E	1.96'
C46	31.27'	89°34'23"	20.00'	N45°32'03"W	28.18'
C47	2.86'	81°1'42"	20.00'	N4°50'42"W	2.86'
L1	51.95'	S75°52'27"W			
L2	23.27'	N0°50'17"W			
L3	22.93'	S76°15'36"E			
L4	23.27'	N0°50'17"W			
L5	17.00'	N89°09'43"E			
L6	7.38'	S3°27'19"W			
L7	7.87'	S41°32'18"E			
L8	7.41'	S20°11'05"E			
L9	7.90'	S24°37'02"W			
L10	7.81'	S43°57'16"W			
L11	7.55'	N43°43'10"W			

LOT AREA		
LOT NO.	(SQUARE FEET)	(ACRES)
1	8,965	0.206
2	8,630	0.198
3	8,725	0.200
4	8,812	0.202
5	10,783	0.248
6	17,250	0.396
7	11,236	0.258
8	8,508	0.195
9	8,100	0.186
10	8,100	0.186
11	8,342	0.191
12	8,357	0.192
13	8,100	0.186
14	8,100	0.186
15	8,100	0.186
16	8,100	0.186
17	8,100	0.186
18	8,100	0.186
19	8,100	0.186
20	8,100	0.186
21	8,100	0.186
22	8,100	0.186
23	8,100	0.186
24	8,100	0.186
25	8,317	0.191
35	10,006	0.230
36	7,018	0.161
37	7,143	0.164
38	7,049	0.162
39	6,927	0.159
40	6,777	0.156
41	6,597	0.151
42	6,250	0.143
43	8,786	0.202
44	8,584	0.197
45	6,793	0.156
46	6,904	0.158
47	6,823	0.157
48	6,782	0.156
49	6,326	0.145
50	6,250	0.143
51	8,422	0.193
52	8,916	0.205
53	7,168	0.165
54	7,429	0.171
55	7,719	0.177
56	7,714	0.177
57	9,329	0.214
58	8,242	0.189
59	7,963	0.183

LOT AREA		
LOT NO.	(SQUARE FEET)	(ACRES)
60	7,526	0.173
61	7,171	0.165
62	6,897	0.158
63	6,701	0.154
64	6,583	0.151
65	6,542	0.150
66	6,604	0.152
67	7,229	0.166
68	7,770	0.178
69	6,402	0.147
70	10,633	0.244
71	11,322	0.260
72	11,023	0.253
73	10,585	0.243
74	10,146	0.233
75	9,708	0.223
76	9,269	0.213
77	8,831	0.203
78	8,356	0.192
79	8,100	0.186
80	8,100	0.186
81	8,107	0.186
82	11,361	0.261
104	6,265	0.144
105	6,366	0.146
106	6,468	0.148
107	6,499	0.149
108	6,512	0.149
109	6,527	0.150
110	6,538	0.150
111	6,544	0.150
112	6,545	0.150
113	6,542	0.150
114	6,534	0.150
115	6,521	0.150
116	6,504	0.149
117	6,481	0.149
118	6,454	0.148
119	6,270	0.144
120	6,254	0.144
121	6,254	0.144
122	6,254	0.144
123	6,254	0.144
124	6,254	0.144
125	6,254	0.144
126	6,254	0.144
127	6,254	0.144
128	6,254	0.144
129	11,231	0.258
130	10,577	0.243

LOT AREA		
LOT NO.	(SQUARE FEET)	(ACRES)
131	6,622	0.152
132	6,674	0.153
133	6,728	0.154
134	6,784	0.156
135	6,842	0.157
136	6,901	0.158
137	7,075	0.162
153	8,288	0.190

TRACT AREA			
LOT NO.	(SQUARE FEET)	(ACRES)	USE
TRACT "A"	2,312	0.053	OPEN SPACE
TRACT "B"	2,289	0.053	OPEN SPACE
TRACT "C"	97,098	2.229	OPEN SPACE AND RETENTION
TRACT "G"	8,288	0.190	OPEN SPACE AND RETENTION
TRACT "H"	10,143	0.233	OPEN SPACE AND RETENTION
TRACT "I"	2,179	0.050	OPEN SPACE



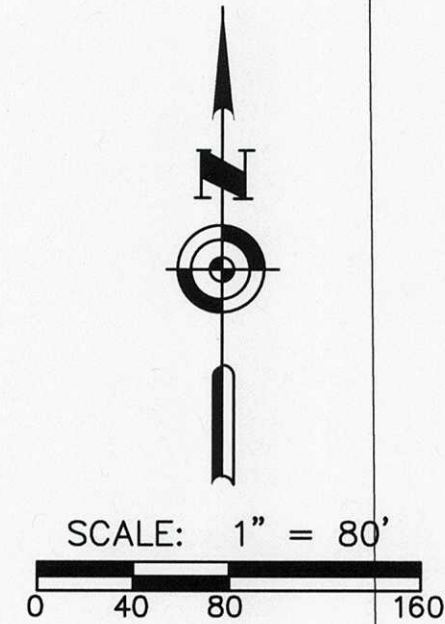


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5050 N. 40th Street, Suite #100
Phoenix, Arizona 85018
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

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LEGEND		
C220	CURVE DATA NUMBER	—●— INDICATES CORNER OF SUBDIVISION SET 1/2" REBAR WITH CAP RLS #38175
VNAE	VEHICULAR NON-ACCESS EASEMENT	—○— INDICATES CENTERLINE MONUMENTATION SET BRASS CAP PER MAG STD DET 120-1, TYPE "B" (UNLESS OTHERWISE SPECIFIED), IN CONJUNCTION WITH THE CONSTRUCTION PER THE APPROVED IMPROVEMENT PLANS
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT	—■— INDICATES EXISTING BRASS CAP FLUSH, UNLESS OTHERWISE NOTED
R/W	RIGHT-OF-WAY	▨ STOP SIGN DISTANCE EASEMENT
CL	CENTERLINE	--- SVE EASEMENT/ VNAE
COR	CORNER	— PUF / UBE EASEMENT
SEC	SECTION	--- RIGHT-OF-WAY
FD	FOUND	--- CENTERLINE
SW	SOUTH WEST	--- INDICATES BOUNDARY LINE
NE	NORTH EAST	--- MATCH LINE PROP LINE
BK	BOOK	--- (XX) TYPE DETAIL NUMBER (SEE SHEETS 6 & 7)
PG	PAGE	
MCR	MARICOPA COUNTY RECORDS	
DKT	DOCKET	
SVE	SIGHT VISIBILITY EASEMENT SEE DETAIL 1	
SSDE	STOP SIGN DISTANCE EASEMENT	
N.R.	NON RADIAL LINE	
PC	POINT OF CURVATURE	
PT	POINT OF TANGENCY	



EASTMARK.



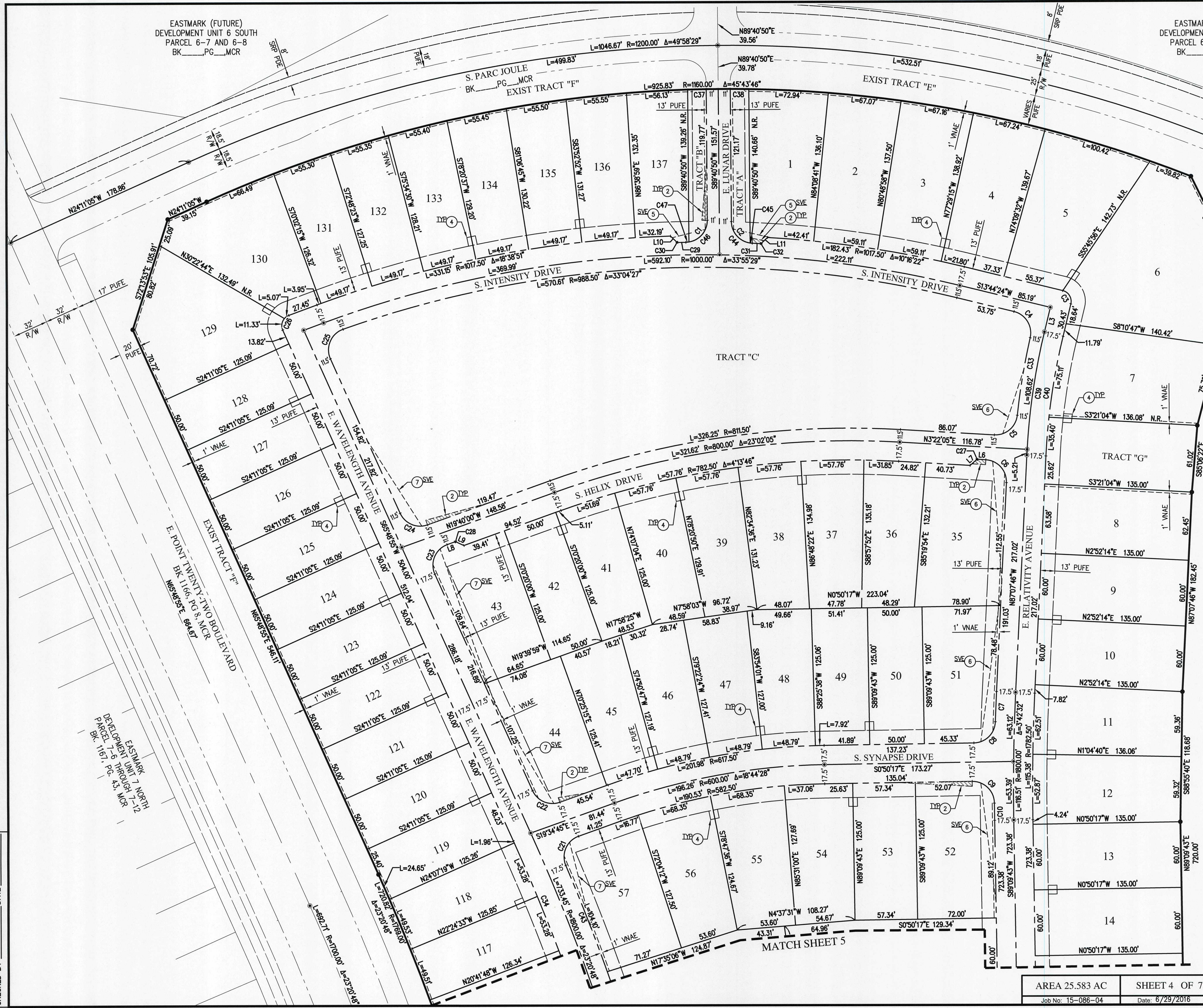
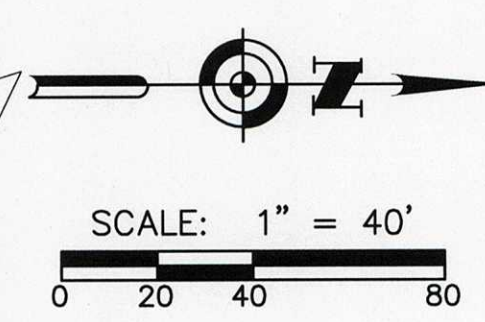
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EASTMARK (FUTURE)
DEVELOPMENT UNIT 6 SOUTH
PARCEL 6-7 AND 6-8
BK _____ PG _____ MCR


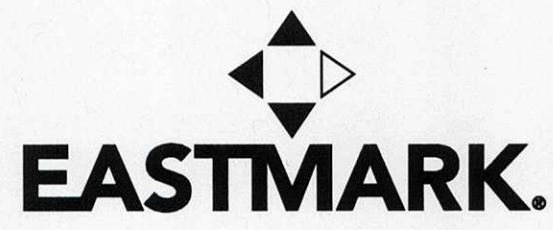
EASTMARK (FUTURE)
DEVELOPMENT UNIT 6 SOUTH
PARCEL 6-7 AND 6-8
BK _____ PG _____ MCR



304-33-005Q
DMB MESA PROVING GROUNDS LLC



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AREA 25.583 AC

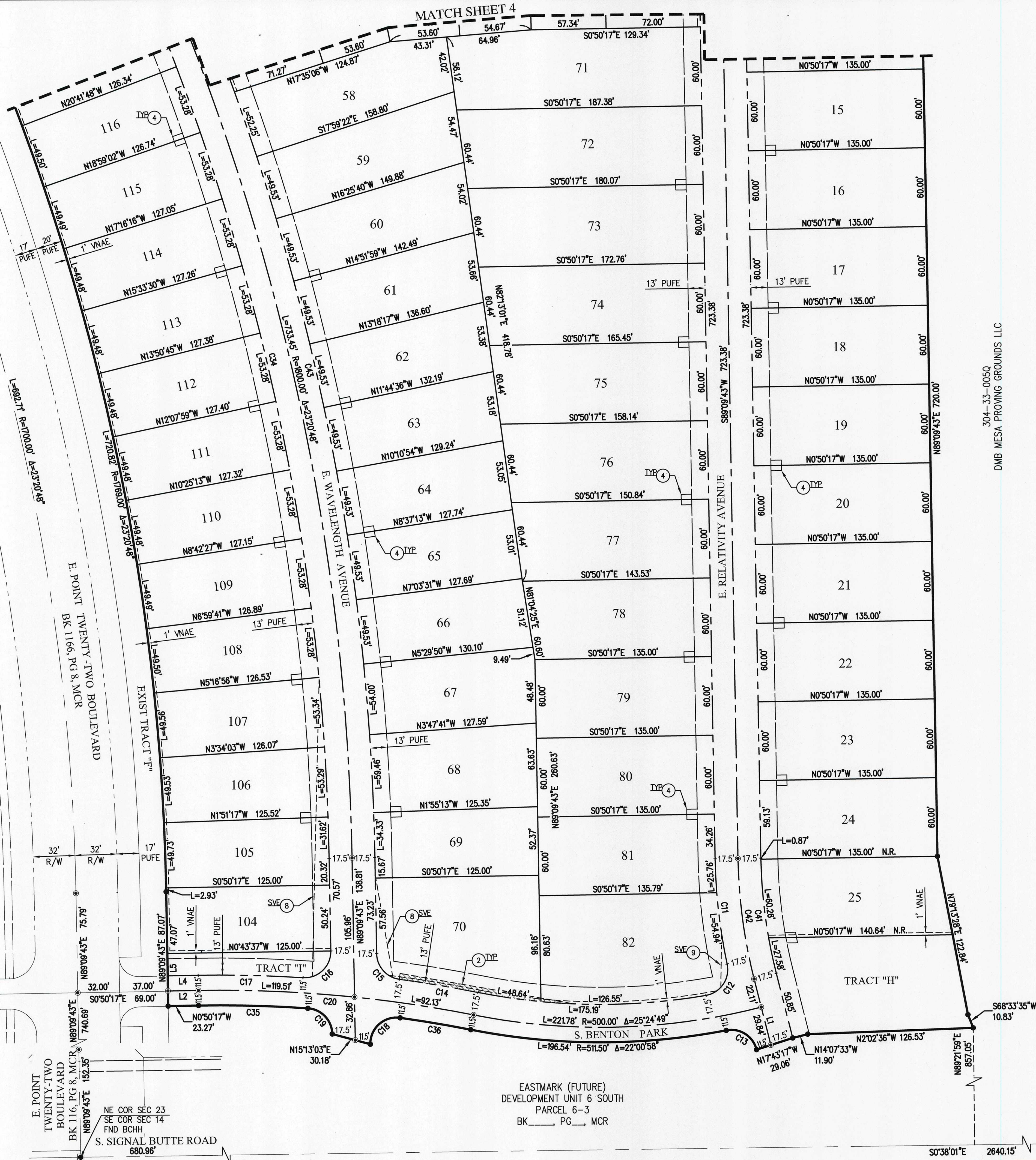
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SHEET 4 OF 7

Date: 6/29/2016

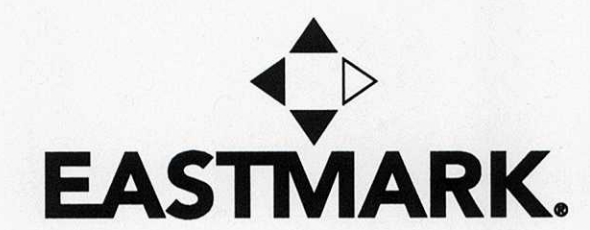
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EASTMARK
DEVELOPMENT UNIT 7 NORTH
PARCEL 7-6 THROUGH 7-12
BK. 116, PG. 43, MCR



NOTE:

SEE SHEET 2 FOR PARCEL LINE AND CURVE TABLE



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5050 N. 40th Street, Suite #100
Phoenix, Arizona 85018
Office: (602) 252-0384 Fax: (602) 252-8385 www.hoskinryan.com

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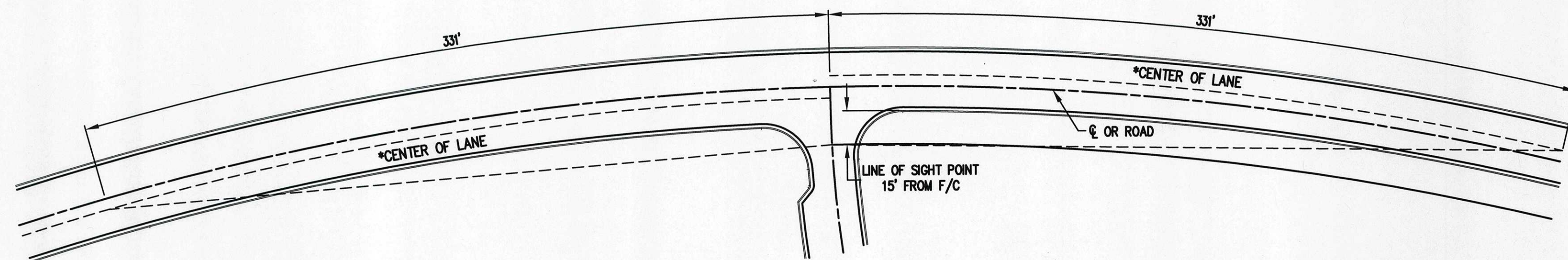
AREA 25.583 AC

SHEET 5 OF 7

Job No: 15-086-04

Date: 6/29/2016

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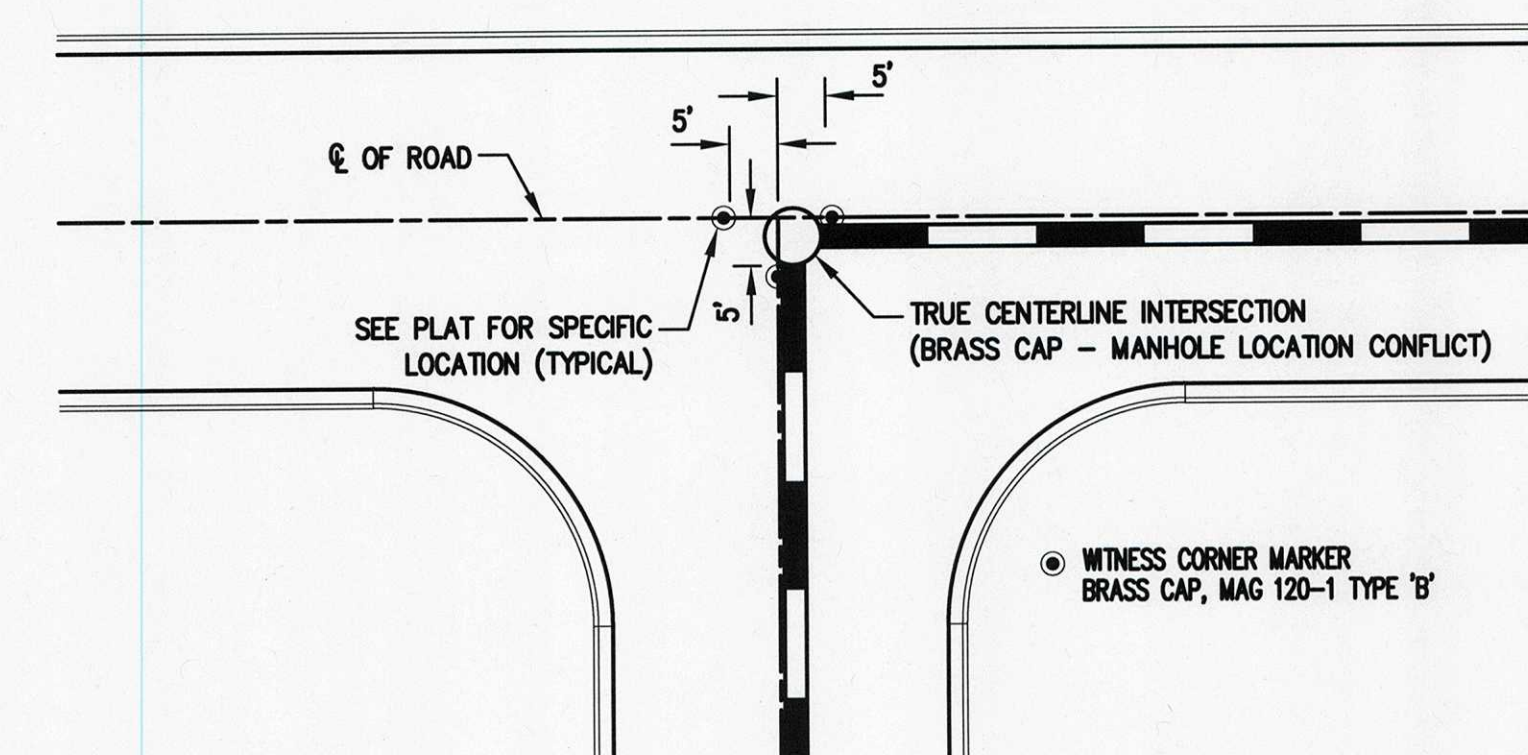


NOTES

1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DEVELOPMENT OF DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD, BASED ON 2001 AASHTO INTERSECTION SIGHT DISTANCE GUIDELINES FOR CASE B1-LEFT TURN MANEUVER FROM STOP, LEVEL GRADE, PASSENGER CAR. REVISED 10/20/2004. DESIGN SPEED = 30 MPH
2. THIS TYPICAL DETAIL SHOWS THE WORST CASE SCENARIO OF AN INTERSECTION WITH A CONTINUOUS CURVED STREET WITH A CENTERLINE RADIUS EQUAL TO THE CITY OF MESA MINIMUM OF 300'
3. THERE SHALL BE NO FENCE, WALL, SHRUBBERY, SIGN OR ANY OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS OR WITHIN THE SIGHT TRIANGLE. THERE SHOULD NOT BE INTERFERENCE WITH THE LINE OF SIGHT OF A DRIVER TO AN OBJECT, SUCH AS THE OVERGROWTH OF A PLANT THAT IS PLACED ON THE EDGE OF THE SIGHT TRIANGLE

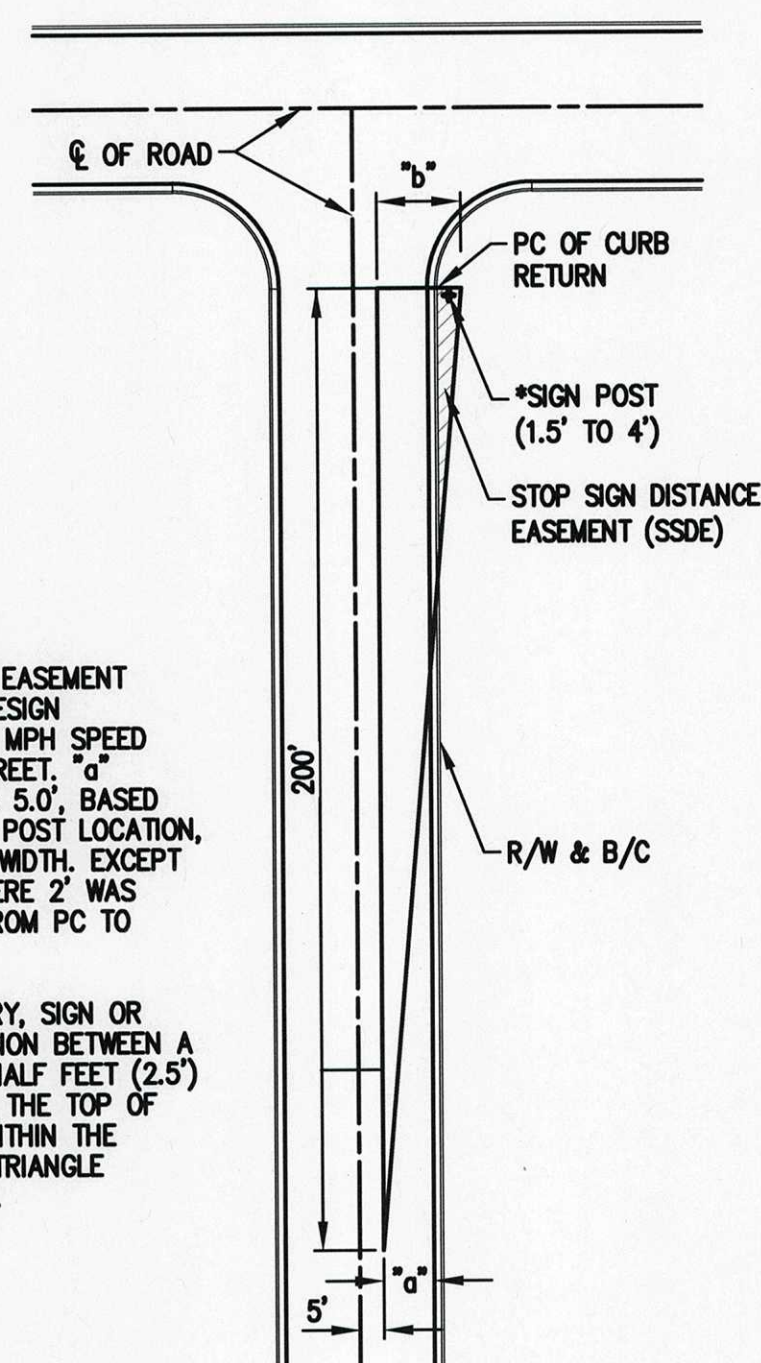
DETAIL 1 TYPICAL SIGHT VISIBILITY EASEMENT NTS

* FOR 17.5' WIDE STREETS CENTER OF LANE = 5.0'
FOR 11.5' WIDE STREETS CENTER OF LANE = 5.5'



DETAIL 3 WITNESS CORNER 1"=20'

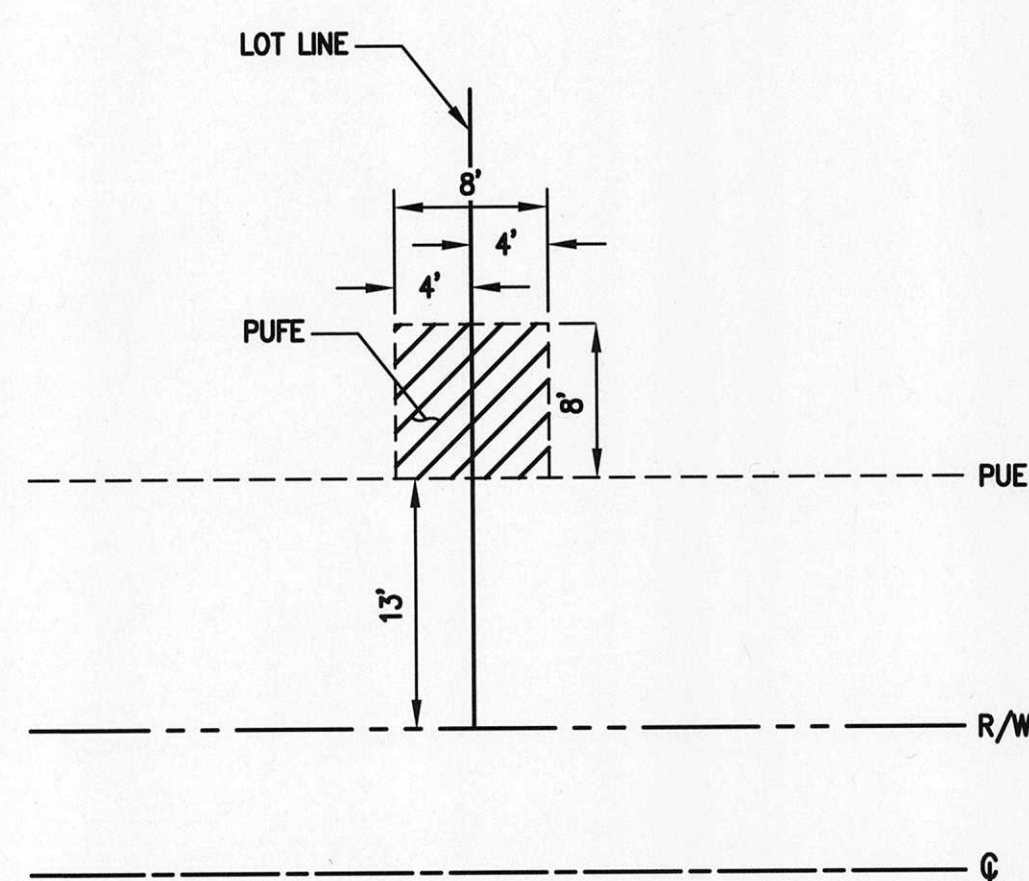
WITNESS CORNER TYPICALLY TO BE SET 5' FEET FROM TRUE CENTERLINE INTERSECTION UNLESS PC OR PT OF CENTERLINE CURVE FALLS WITHIN 5 FEET OF INTERSECTION.



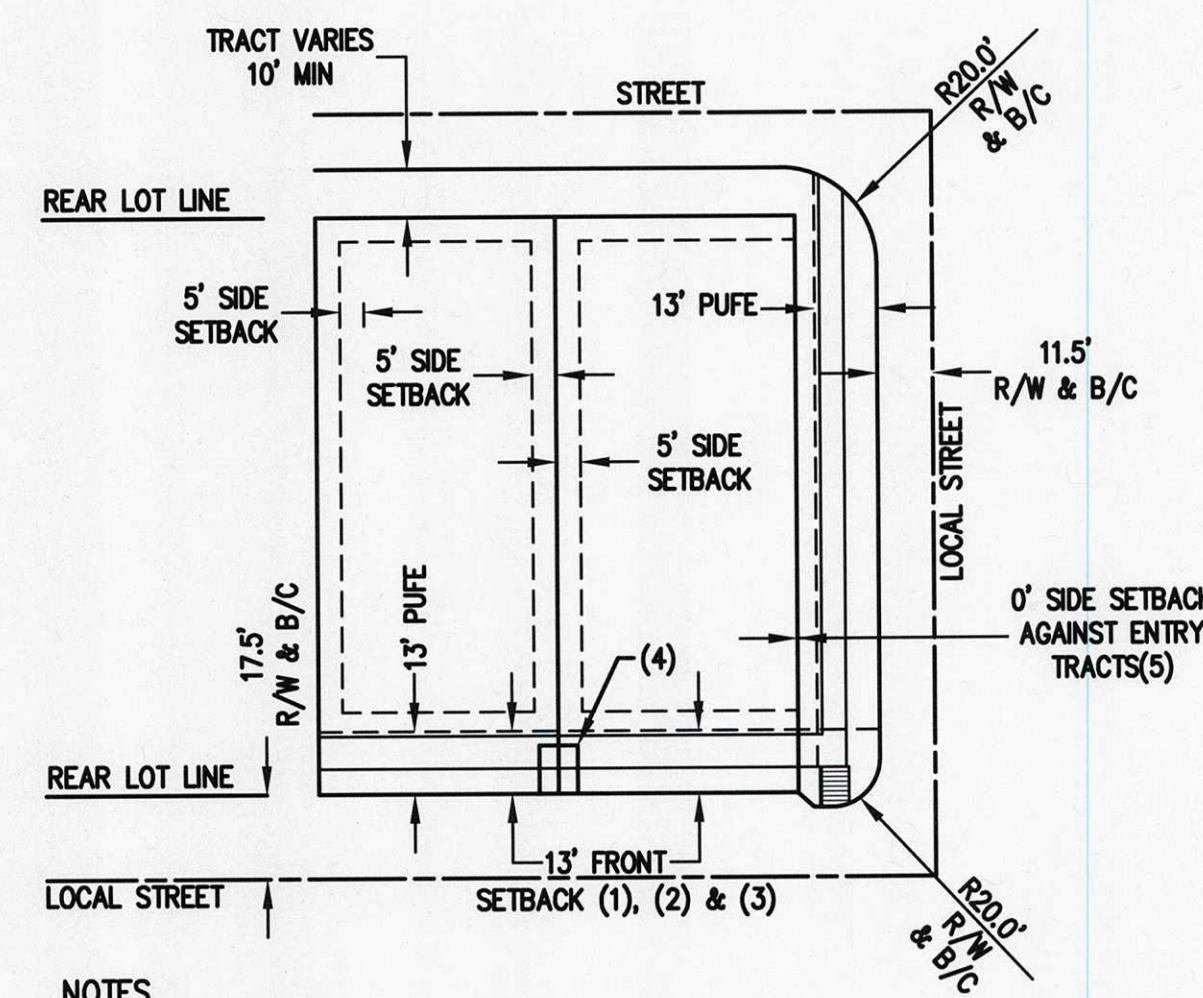
NOTES

1. STOP SIGN SIGHT DISTANCE EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES, FIGURE 2.4. 25 MPH SPEED LIMIT FOR APPROACHING STREET. "a" BASED ON 2LU (34'). "b" = 5.0', BASED ON 1.5' TO 4' FROM PC TO POST LOCATION, PLUS 1.25' FOR HALF SIGN WIDTH, EXCEPT AT CHICANE LOCATIONS WHERE "2" WAS ADDED TO THE DISTANCE FROM PC TO POST LOCATION
2. NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET (2.5') AND TEN FEET (10') ABOVE THE TOP OF CURB GRADE IS ALLOWED WITHIN THE STOPPING SIGHT DISTANCE TRIANGLE APPROACHING A STOP SIGN.

DETAIL 2 TYPICAL STOP SIGN DISTANCE EASEMENT DETAIL NTS



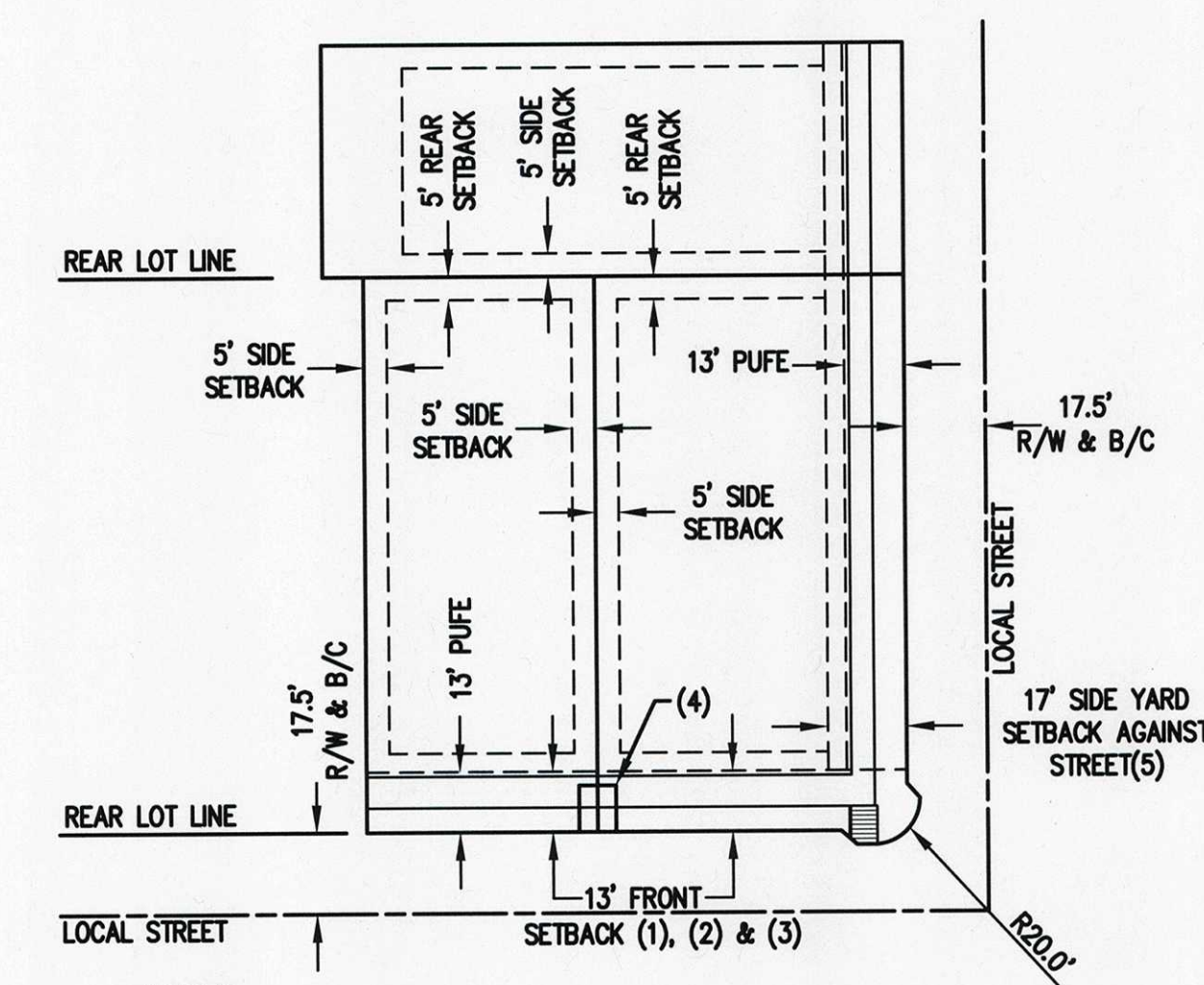
DETAIL 4 PUFE (PUBLIC, UTILITY AND FACILITIES EASEMENT) NTS



NOTES

1. 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR
2. LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 11' FROM BACK OF CURB
3. SETBACK FOR UPPER LEVELS IS 11' FROM R/W
4. 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
5. NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SETBACKS DETAIL AT ENTRY STREET NTS



NOTES

1. 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR
2. LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 11' FROM BACK OF CURB
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5. NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SETBACKS DETAIL AT ENTRY STREET NTS

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____



Hoskin • Ryan Consultants Inc.
creative engineering solutions

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

AREA 25.583 AC

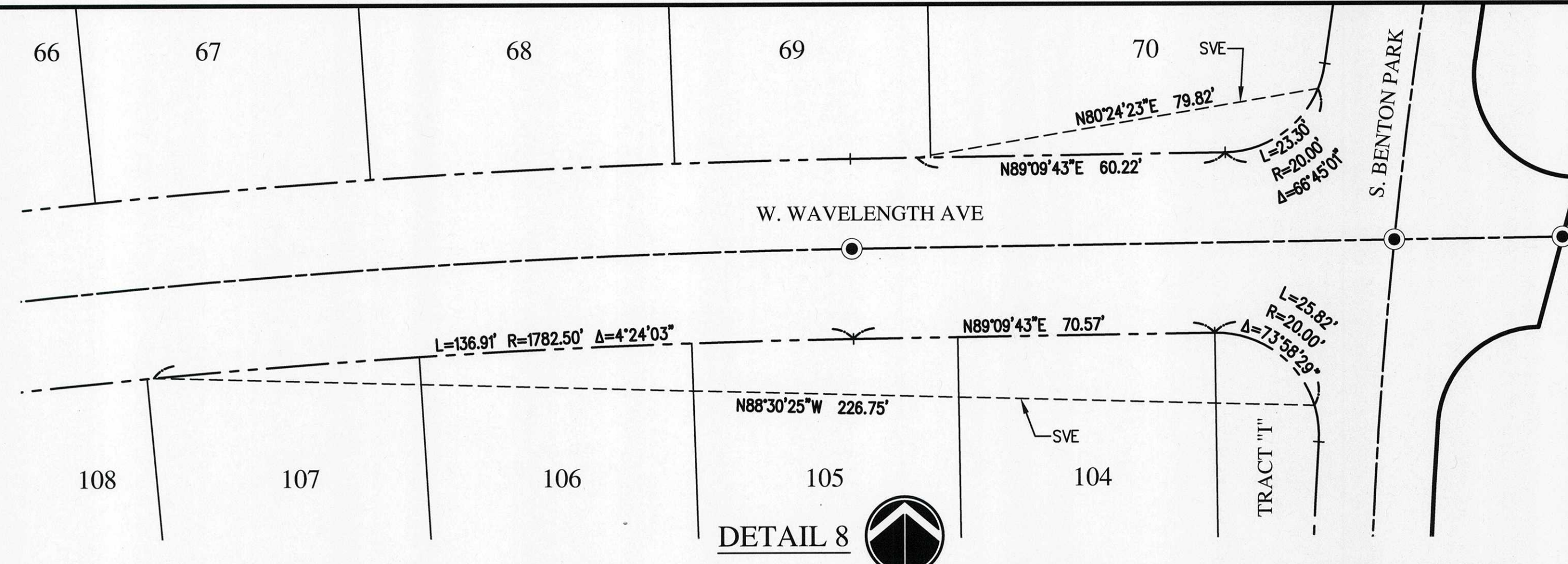
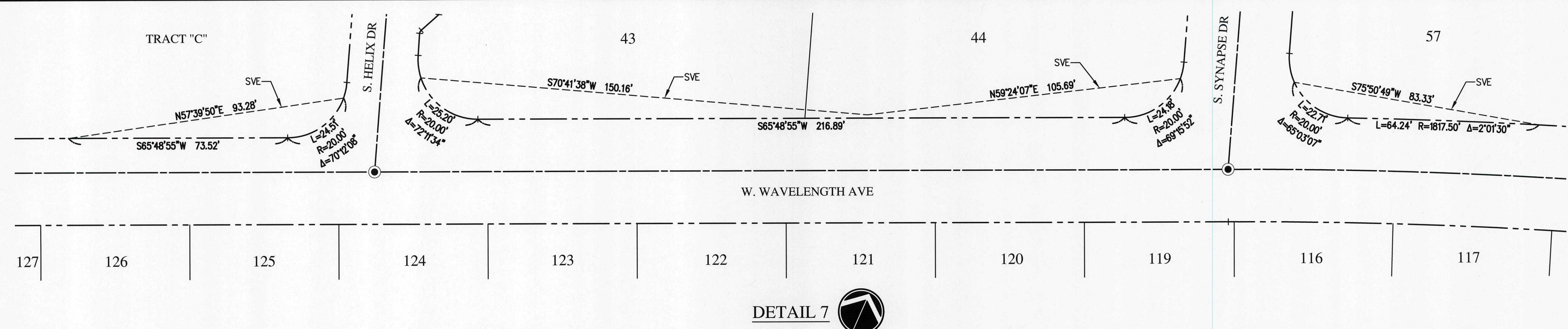
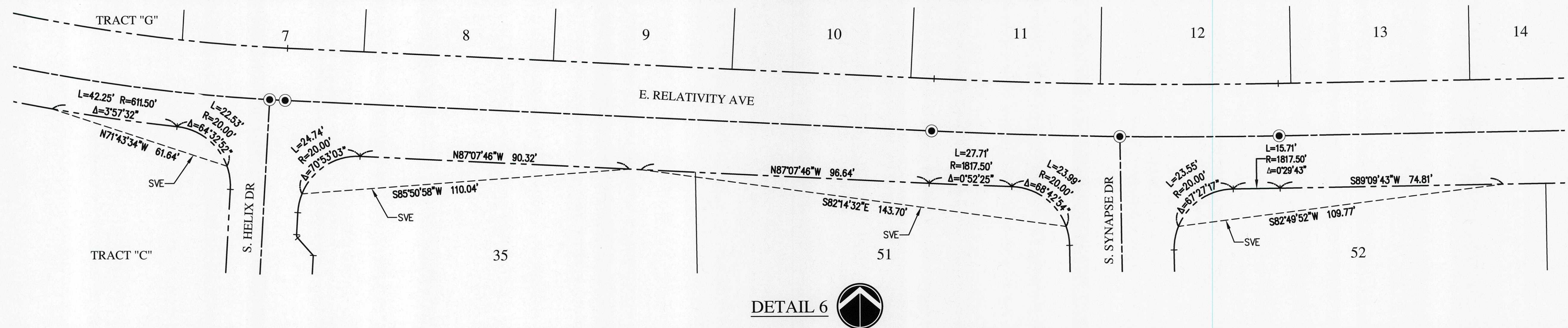
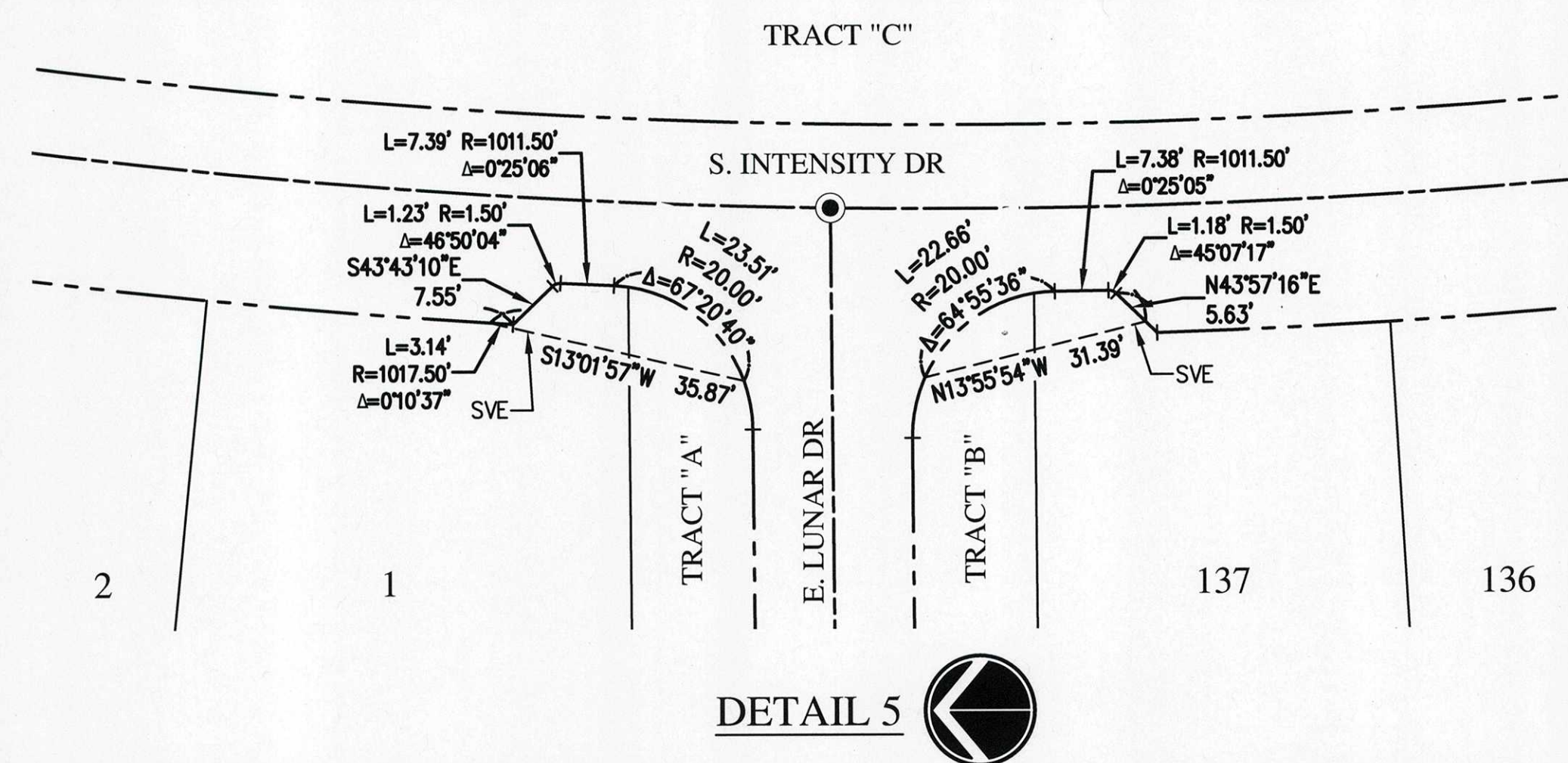
SHEET 6 OF 7

Job No: 15-086-04

Date: 6/29/2016

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REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____

SCALE: 1" = 20'
 0 10 20 40



AREA 25.583 AC Job No: 15-086-04		SHEET 7 OF 7 Date: 6/29/2016
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