





NOTES

1. 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 RECREATION 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).
2. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. 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.
5. 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 TRACT "A" 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.
6. 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.
7. 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.
8. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF HOMES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.4c OF THE COMMUNITY PLAN.
9. 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.
10. 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).
11. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
12. 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.
13. AREAS DESIGNATED AS "NO PARKING" ADJACENT TO TRACTS "B, C, D, E, F, G, H, I AND J" 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.
14. 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.
15. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
16. 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.
17. 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.
18. 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.
19. 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	16.66'	42°25'50"	22.50'	N32°17'48"E	16.28'
C2	59.98'	84°51'40"	40.50'	S53°30'43"W	54.65'
C3	16.66'	42°25'50"	22.50'	N74°43'38"E	16.28'
C4	32.52'	93°09'03"	20.00'	N6°56'12"E	29.05'
C5	70.79'	6°57'49"	582.50'	N43°07'14"W	70.75'
C6	29.19'	83°37'14"	20.00'	N47°32'23"W	26.67'
C7	7.75'	22°12'18"	20.00'	S79°32'51"W	7.70'
C8	28.49'	81°37'43"	20.00'	S48°32'08"E	26.14'
C9	29.19'	83°37'14"	20.00'	N48°50'23"E	26.67'
C10	33.44'	95°47'43"	20.00'	N66°17'14"W	29.68'
C11	16.41'	94°00'00"	10.00'	N67°11'05"W	14.63'
C12	127.48'	14°06'52"	517.50'	N13°07'39"W	127.16'
C13	170.74'	20°16'31"	482.50'	N8°15'07"W	169.85'
C14	73.67'	14°04'13"	300.00'	S5°08'58"E	73.49'
C15	77.97'	14°04'13"	317.50'	S5°08'58"E	77.77'
C16	27.23'	78°00'00"	20.00'	N26°48'55"E	25.17'
C17	13.61'	78°00'00"	10.00'	N26°48'55"E	12.59'
C18	68.86'	13°57'57"	282.50'	S5°12'07"E	68.69'
C19	30.82'	88°18'20"	20.00'	S45°56'02"W	27.86'
C20	29.27'	83°50'36"	20.00'	S47°59'31"E	26.72'
C21	29.31'	83°58'18"	20.00'	N48°06'02"E	26.76'
C22	21.14'	1°11'26"	1017.50'	S6°42'36"W	21.14'
C23	20.11'	57°36'27"	20.00'	N21°29'54"W	19.27'
C24	20.11'	57°36'27"	20.00'	S38°06'33"W	19.27'
C25	32.27'	92°27'08"	20.00'	N43°41'14"W	28.88'
C26	32.41'	92°51'30"	20.00'	S43°53'25"E	28.98'
C27	16.66'	42°25'50"	22.50'	S68°27'55"W	16.28'
C28	59.98'	84°51'40"	40.50'	N89°40'50"E	54.65'
C29	16.66'	42°25'50"	22.50'	N69°06'15"W	16.28'
C30	30.42'	87°08'30"	20.00'	S46°06'35"W	27.57'
C31	29.19'	83°37'14"	20.00'	N60°58'18"E	26.67'
C32	29.19'	83°37'14"	20.00'	S22°38'56"E	26.67'
C33	32.83'	94°02'29"	20.00'	N18°47'41"E	29.26'
C34	16.41'	94°00'00"	10.00'	N18°48'55"E	14.63'
C35	15.71'	90°00'00"	10.00'	S69°11'05"E	14.14'
C36	31.42'	90°00'00"	20.00'	S69°11'05"E	28.28'
C37	31.42'	90°00'00"	20.00'	S20°48'55"W	28.28'
C38	31.42'	90°00'00"	20.00'	S69°11'05"E	28.28'
C39	31.42'	90°00'00"	20.00'	S20°48'55"W	28.28'
C40	15.71'	90°00'00"	10.00'	S20°48'55"W	14.14'
C41	31.42'	90°00'00"	20.00'	N20°48'55"E	28.28'
C42	31.42'	90°00'00"	20.00'	S69°11'05"E	28.28'
C43	75.23'	7°23'59"	582.50'	N27°53'04"W	75.18'
C44	33.13'	94°54'13"	20.00'	N79°02'10"W	29.47'
C45	234.76'	22°25'03"	600.00'	N35°23'37"W	233.26'
C46	83.19'	4°46'00"	1000.00'	S4°55'20"W	83.17'
C47	14.33'	0°41'03"	1200.00'	S25°26'52"W	14.33'
L1	27.31'	S0°39'00"W			
L2	6.34'	S20°11'05"E			
L3	25.74'	S20°11'05"E			
L4	27.45'	S20°11'05"E			
L5	16.48'	N89°40'50"E			
L6	28.44'	S22°54'04"E			

LOT AREA		
LOT NO.	AREA (SQUARE FEET)	LOT (ACRES)
1	12,504	0.287
2	14,952	0.343
3	18,828	0.432
4	20,407	0.468
5	24,671	0.566
6	23,007	0.528
7	19,320	0.444
8	18,889	0.434
9	22,971	0.527
10	16,697	0.383
11	13,763	0.316
12	12,160	0.279
13	12,160	0.279
14	12,160	0.279
15	12,160	0.279
16	12,160	0.279
17	12,160	0.279
18	12,613	0.290
19	41,506	0.953
20	15,057	0.346
21	17,463	0.401
22	16,937	0.389
23	13,726	0.315
24	26,485	0.608
25	25,537	0.586
26	24,772	0.569
27	14,966	0.344
28	13,710	0.315
29	13,873	0.318
30	12,552	0.288
31	12,185	0.280
32	20,362	0.467
33	12,160	0.279
34	12,160	0.279
35	12,160	0.279
36	12,160	0.279
37	12,160	0.279
38	17,148	0.394
39	17,359	0.398
40	12,160	0.279
41	12,160	0.279
42	12,160	0.279
43	18,427	0.423
44	20,842	0.478
45	12,160	0.279
46	14,658	0.337
47	12,160	0.279
48	12,160	0.279
49	12,160	0.279
50	16,634	0.382

LOT AREA		
LOT NO.	AREA (SQUARE FEET)	LOT (ACRES)
51	12,214	0.280
52	15,131	0.347
53	8,520	0.196
54	8,520	0.196
55	8,520	0.196
56	10,848	0.249
57	10,848	0.249
58	8,520	0.196
59	8,520	0.196
60	9,462	0.217
61	10,171	0.233
62	10,145	0.233
63	13,462	0.309
64	8,492	0.195
65	8,520	0.196
66	8,520	0.196
67	8,520	0.196
68	8,520	0.196
69	8,520	0.196
70	8,520	0.196
71	8,520	0.196
72	10,848	0.249
73	10,848	0.249
74	8,520	0.196
75	8,520	0.196
76	8,520	0.196
77	8,520	0.196
78	8,520	0.196
79	8,520	0.196
80	8,520	0.196
81	8,520	0.196
82	8,520	0.196
83	8,520	0.196
84	9,640	0.221
85	11,140	0.256
86	14,010	0.322
87	12,906	0.296
88	10,936	0.251
89	9,480	0.218
90	12,901	0.296
91	14,154	0.325
92	8,520	0.196
93	8,520	0.196
94	8,520	0.196
95	8,520	0.196
96	8,520	0.196
97	8,520	0.196
98	8,520	0.196
99	8,520	0.196
100	8,520	0.196

LOT AREA		
LOT NO.	AREA (SQUARE FEET)	LOT (ACRES)
101	8,520	0.196
102	8,520	0.196
103	8,520	0.196
104	8,520	0.196
105	14,267	0.328
106	15,069	0.346
107	8,520	0.196
108	8,520	0.196
109	8,520	0.196
110	8,520	0.196
111	8,558	0.196
112	8,612	0.198
113	9,356	0.215

TRACT AREA			
LOT NO.	AREA (SQUARE FEET)	LOT (ACRES)	USE
TRACT "H"	4,260	0.098	OPEN SPACE AND RETENTION
TRACT "A"	240,003	5.510	PRIVATE STREET
TRACT "B"	5,791	0.133	OPEN SPACE
TRACT "C"	111,441	2.558	OPEN SPACE AND RETENTION
TRACT "D"	85,521	1.963	OPEN SPACE AND RETENTION
TRACT "E"	3,463	0.079	OPEN SPACE
TRACT "F"	8,520	0.196	OPEN SPACE AND RETENTION
TRACT "G"	35,735	0.820	OPEN SPACE AND RETENTION
TRACT "I"	5,967	0.137	OPEN SPACE
TRACT "J"	7,925	0.182	OPEN SPACE

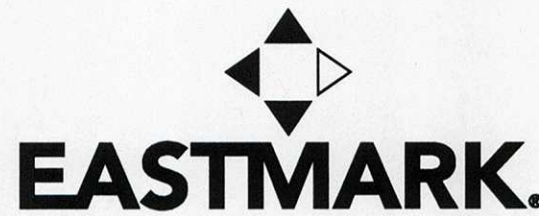
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AREA 44.217 AC

SHEET 2 OF 9

Job No: 15-086-02

Date: 6/29/2016



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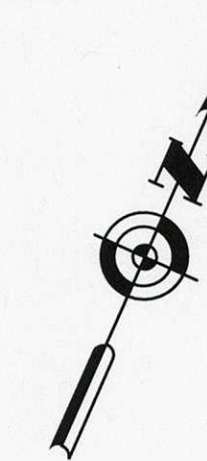
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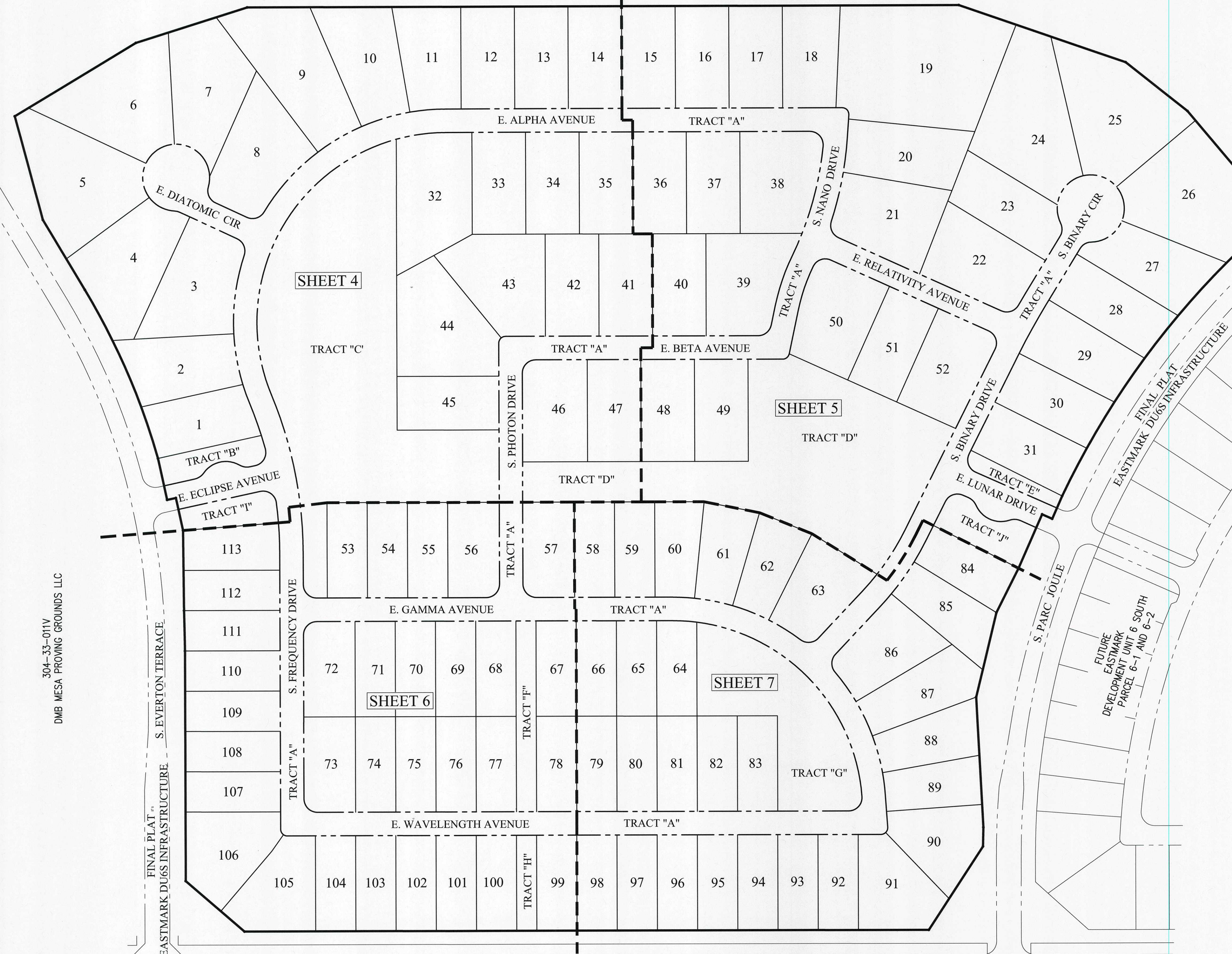


EXPIRES 9/30/2017





SCALE: 1" = 80'  
0 40 80 160



304-33-011V  
DMB MESA PROVING GROUNDS LLC

FINAL PLAT #1  
EASTMARK DUGS INFRASTRUCTURE  
S. EVERTON TERRACE

S. FREQUENCY DRIVE  
TRACT "A"

TRACT "A"  
TRACT "F"

E. POINT TWENTY-TWO BOULEVARD  
BOOK 1166, PAGE 8, MCR

EASTMARK  
DEVELOPMENT UNIT 7 NORTH  
PARCEL 7-6 THROUGH 7-12  
BK. 1167, PG. 43, MCR

FUTURE  
EASTMARK  
DEVELOPMENT UNIT 6 SOUTH  
PARCEL 6-1 AND 6-2

S. PARC JOULE

EASTMARK DUGS INFRASTRUCTURE  
TRACT "E"

E. LUNAR DRIVE

TRACT "J"

S. BINARY DRIVE

E. RELATIVITY AVENUE

TRACT "A"

S. NANO DRIVE

TRACT "A"

E. ALPHA AVENUE

TRACT "C"

TRACT "B"

E. ECLIPSE AVENUE  
TRACT "I"

SHEET 4

SHEET 5

SHEET 7

SHEET 6

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AREA 44.217 AC

SHEET 3 OF 9

Job No: 15-086-02

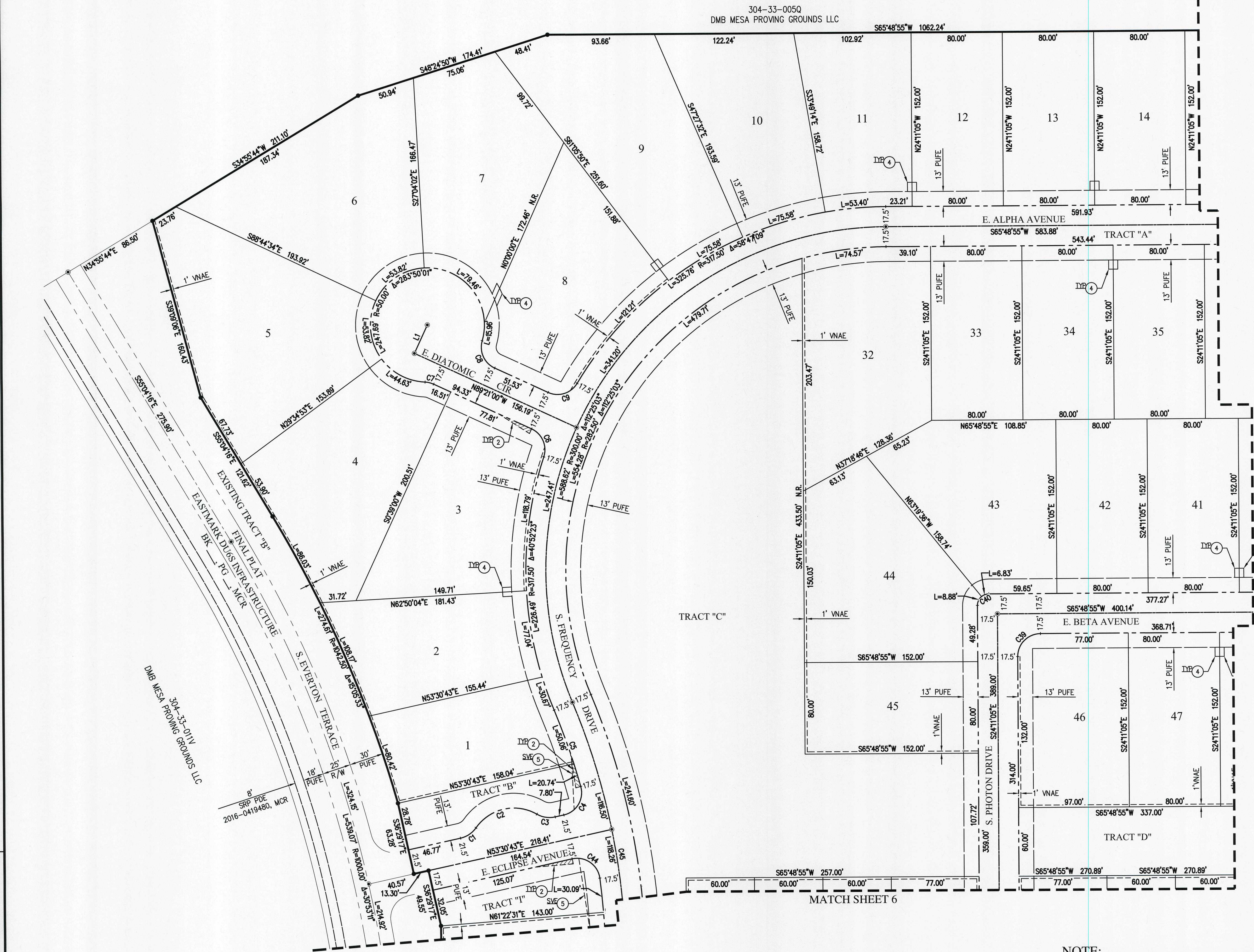
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G:\Projects\15\15-086 Eastmark DUG V02 - DU 6 Parcels 7 & 8\1508602S-FP03.dwg



REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DRAFTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

- INDICATES CORNER OF SUBDIVISION SET 1/2" REBAR WITH CAP RLS #38175
- 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
- INDICATES EXISTING BRASS CAP FLUSH, UNLESS OTHERWISE NOTED
- C220 CURVE DATA NUMBER
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- COR CORNER
- SEC SECTION
- FD FOUND
- SW SOUTH WEST
- NE NORTH EAST
- BK BOOK
- 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
- STOP SIGN DISTANCE EASEMENT
- SVE EASEMENT/ VNAE
- PUFE
- RIGHT-OF-WAY
- CENTERLINE
- INDICATES BOUNDARY LINE
- MATCH LINE
- PROP LINE
- DETAIL NUMBER (SEE SHEETS 8 & 9)



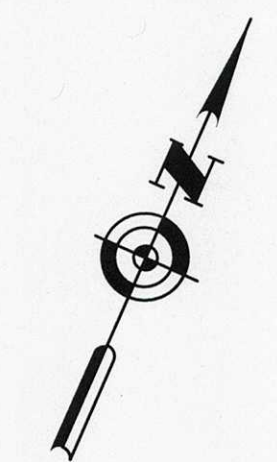
**NOTE:**  
- SEE SHEET 2 FOR PARCEL LINE AND CURVE TABLE

**EASTMARK.**

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Phoenix, Arizona 85018  
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SCALE: 1" = 40'

304-33-005Q  
DMB MESA PROVING GROUNDS LLC



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**NOTE:**  
- SEE SHEET 2 FOR PARCEL LINE AND CURVE TABLE

AREA 44.217 AC	SHEET 5 OF 9
Job No: 15-086-02	Date: 6/29/2016

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304-33-011V  
DMB EASA PROVING GROUNDS LLC



EASTMARK  
DEVELOPMENT UNIT 7 NORTH  
PARCEL 7-6 THROUGH 7-12  
BK 1167, PG 43, MCR

NOTE:

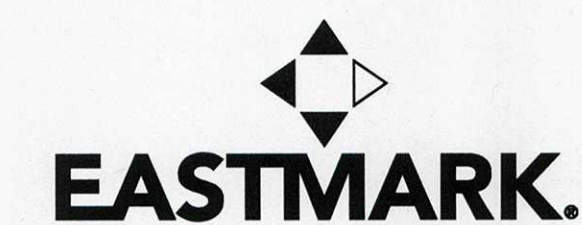
- SEE SHEET 2 FOR PARCEL LINE AND CURVE TABLE

AREA 44.217 AC

SHEET 6 OF 9

Job No: 15-086-02

Date: 6/29/2016



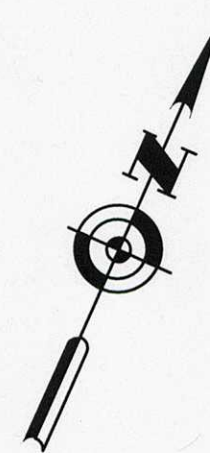
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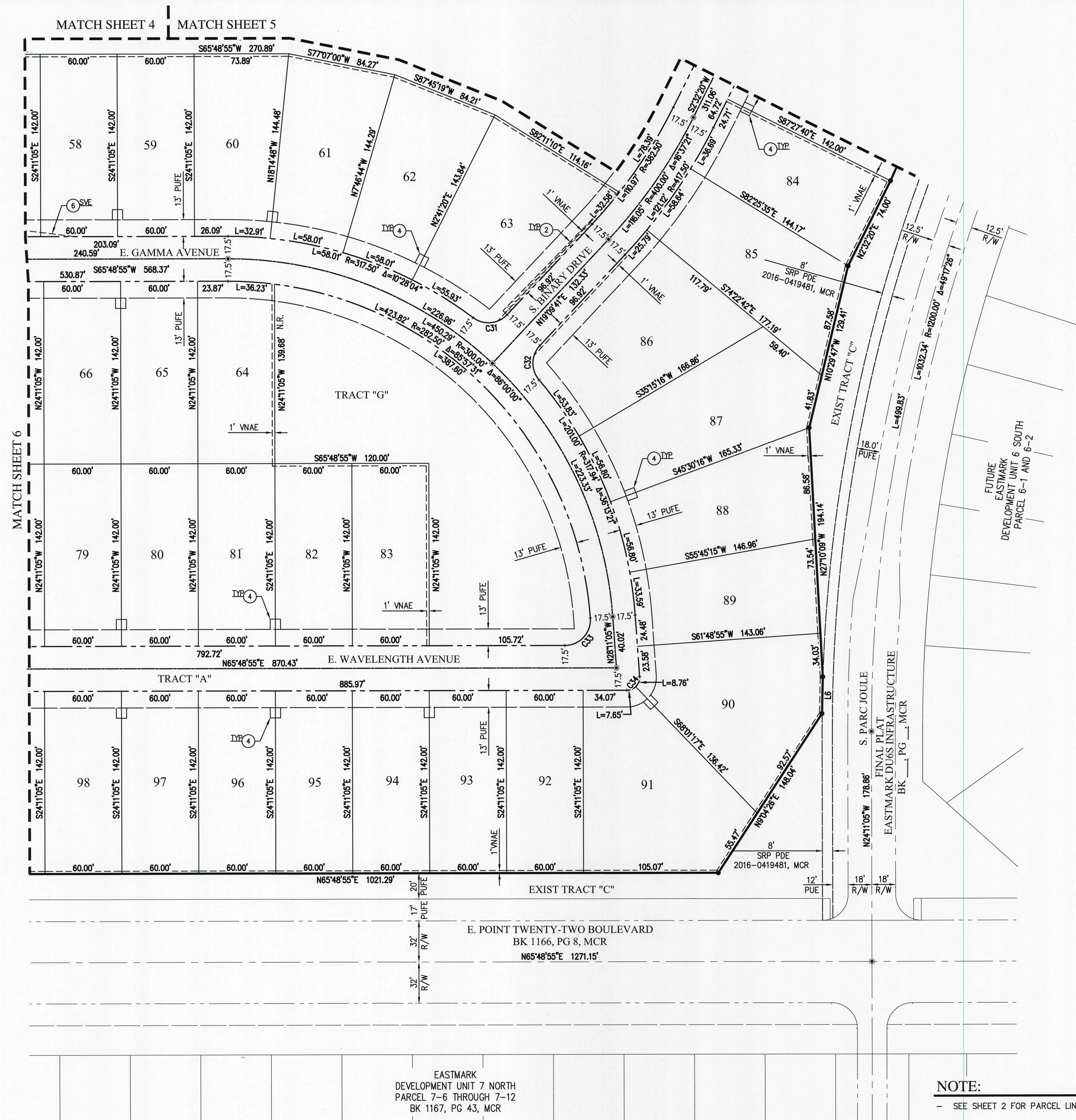
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SCALE: 1" = 40'



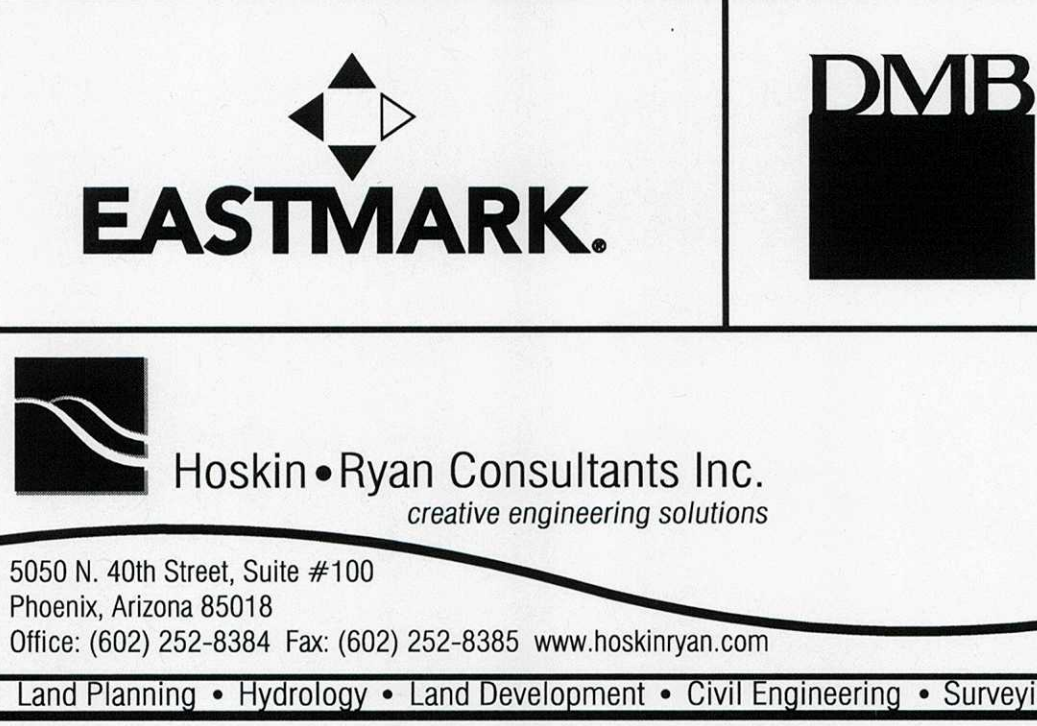
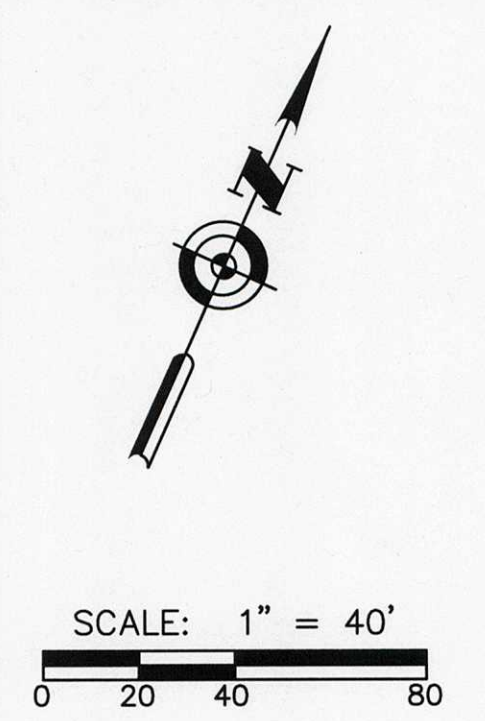




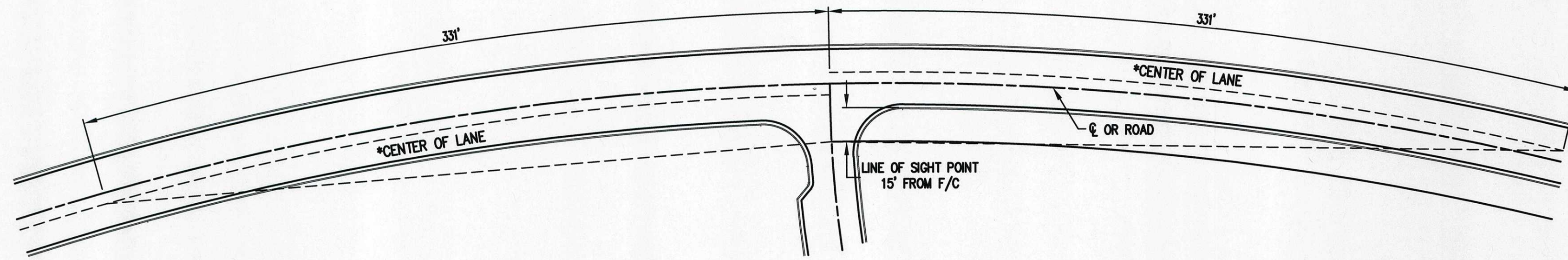
**NOTE:**

— SEE SHEET 2 FOR PARCEL LINE AND CURVE TABLE

AREA 44.217 AC	SHEET 7 OF 9	Phoenix, Arizona 85018 Office: (602) 252-8384 Fax: (602) 252-8385 <a href="http://www.hoskinyrjan.com">www.hoskinyrjan.com</a>
Job No: 15-086-02	Date: 6/29/2016	Land Planning • Hydrology • Land Development • Civil Engineering • Surveying



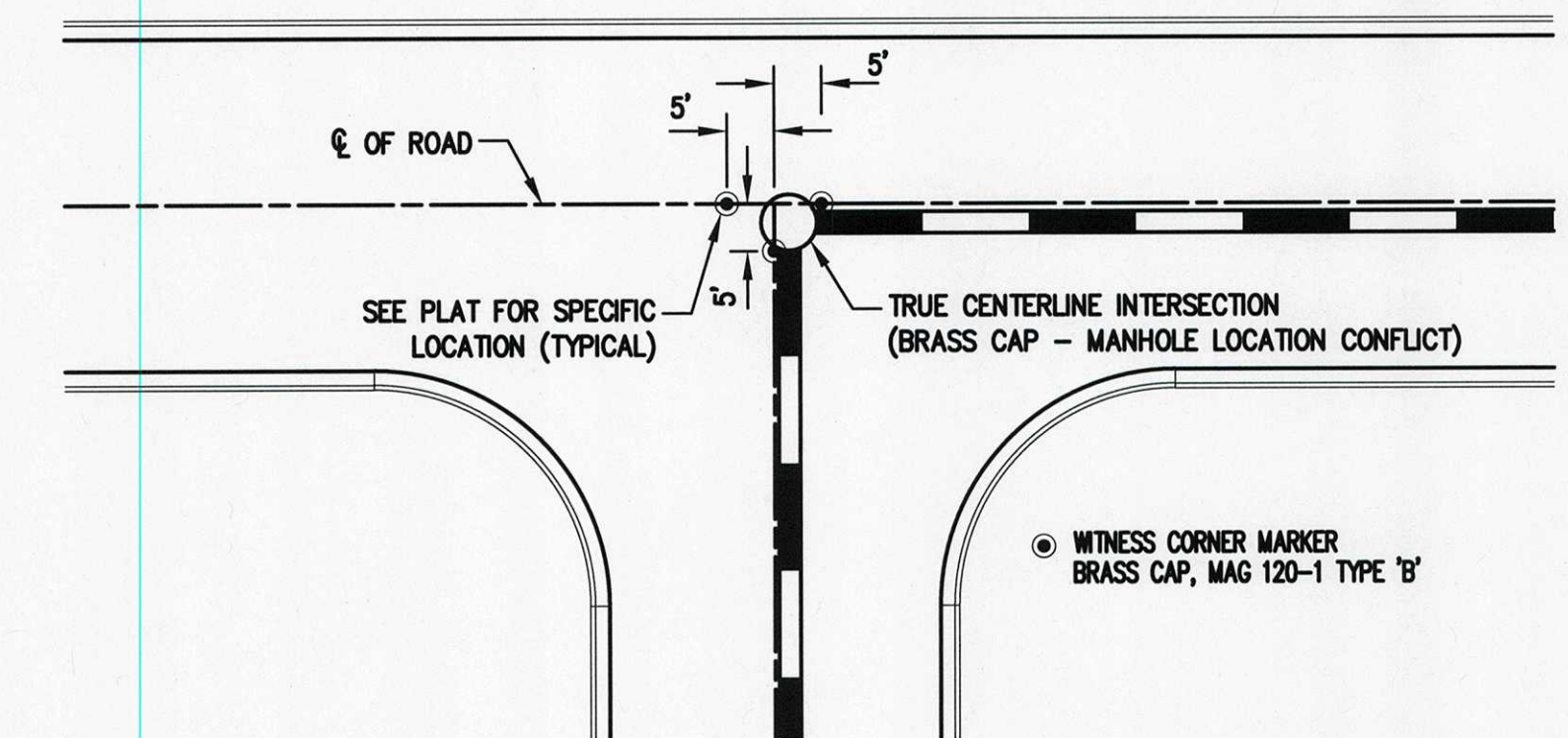




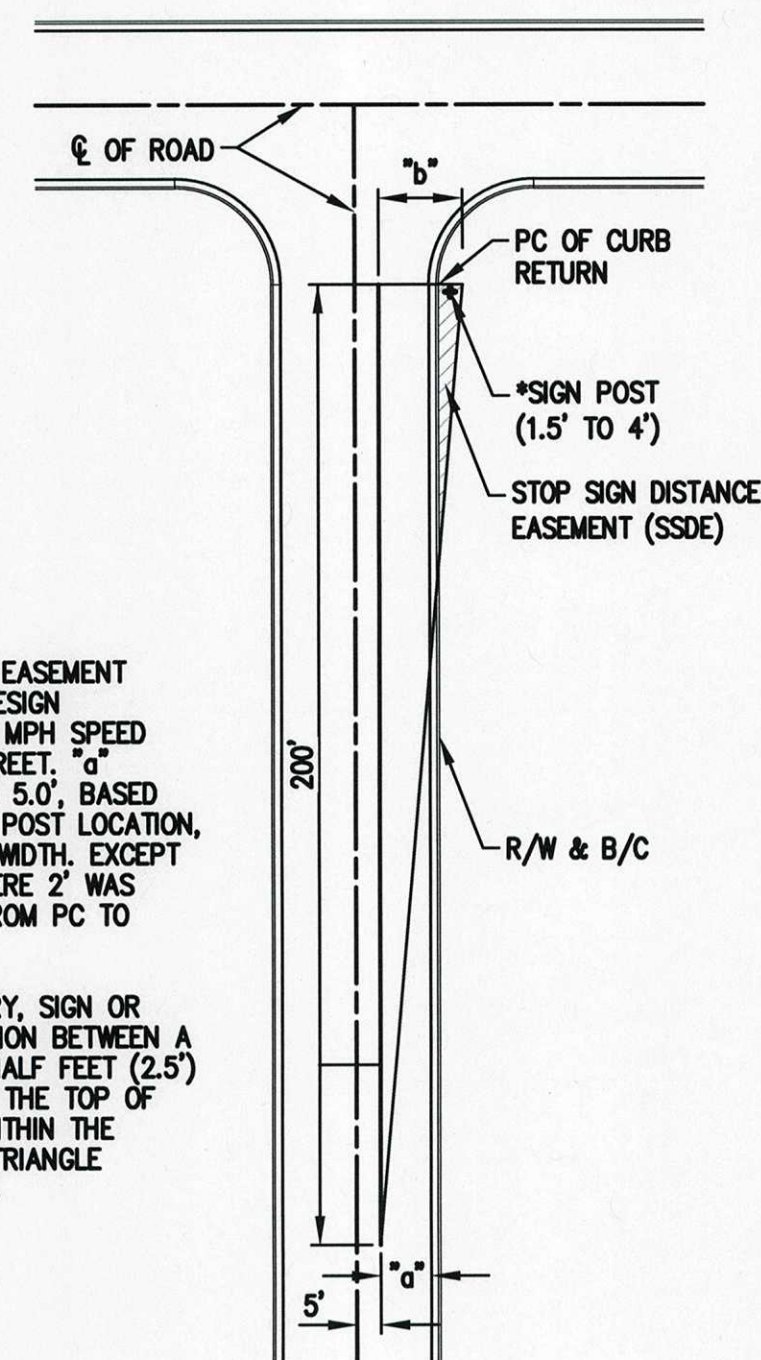
#### NOTES

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 MANUEVER FORM 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'



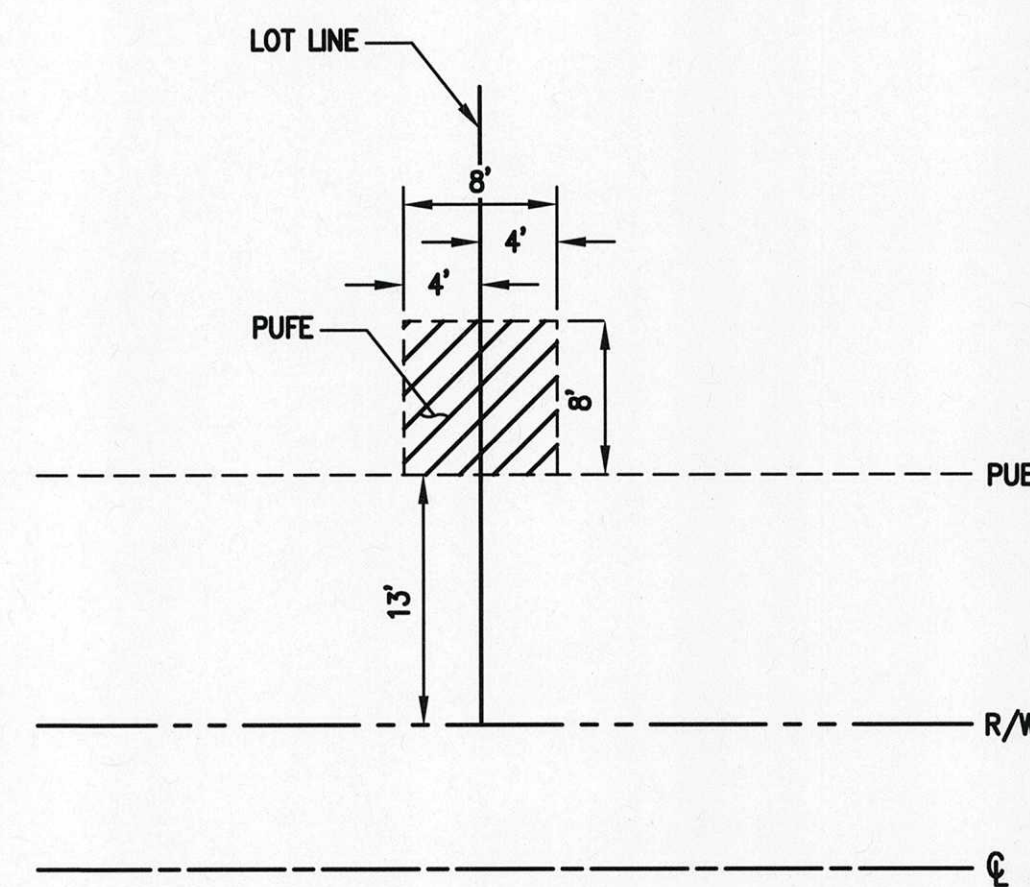
DETAIL 3  
WITNESS CORNER DETAIL NTS  
WITNESS CORNERS TYPICALLY TO BE SET 5' FEET FROM TRUE CENTERLINE INTERSECTION UNLESS PC OR PT OF CENTERLINE CURVE FALLS WITHIN 5 FEET OF INTERSECTION.



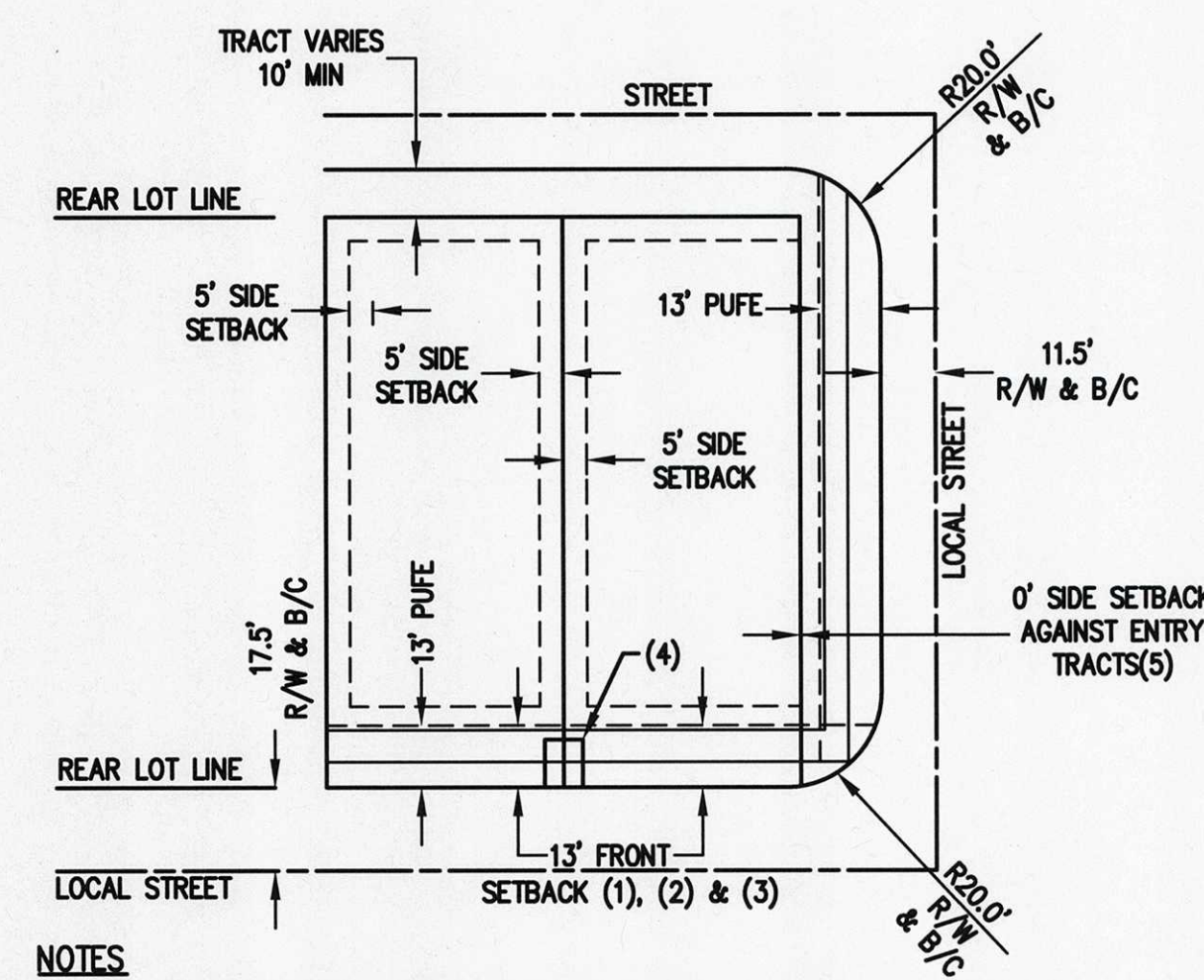
#### NOTES

1. STOP SIGN SIGHT DISTANCE EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES, FIGURE 2.4. 25 MPH SPEED LIMIT FOR APPROACHING STREET. \*4' BASED ON 2LU (34'). \*5' = 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



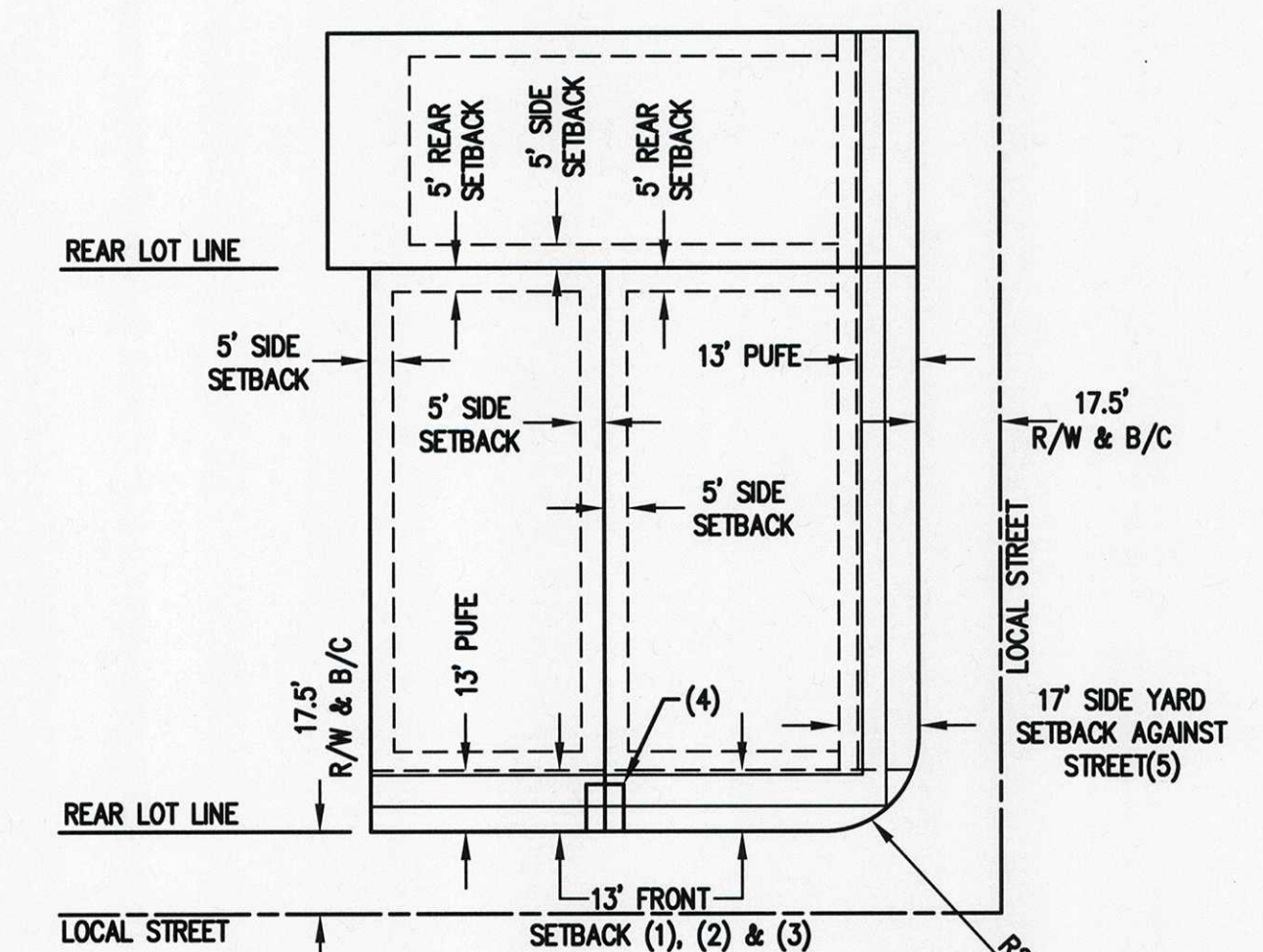
DETAIL 4  
PUE (PUBLIC, UTILITY AND FACILITIES EASEMENT) NTS



#### 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
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

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DRAFTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



**EASTMARK.**

**DMB**

**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

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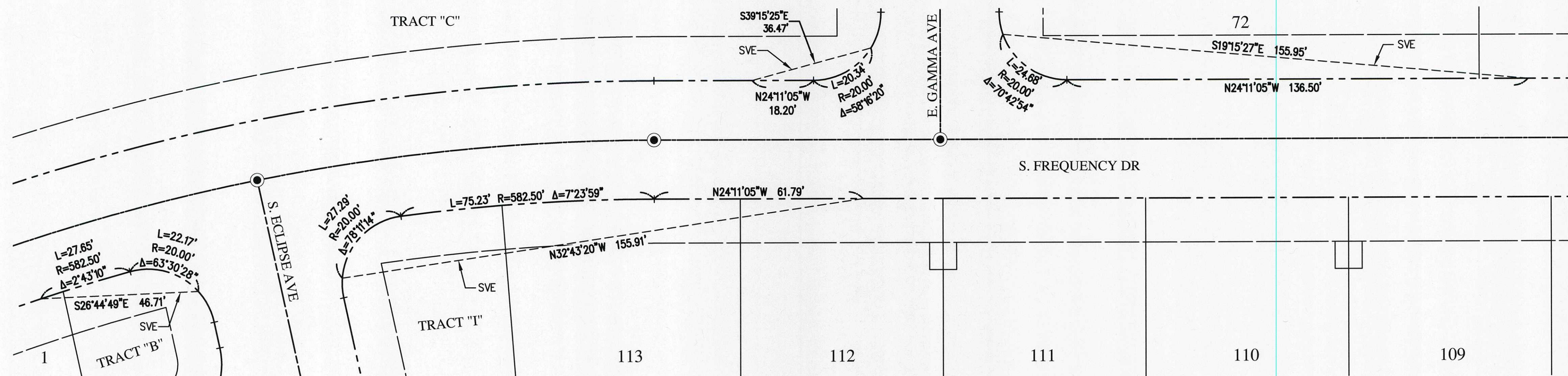
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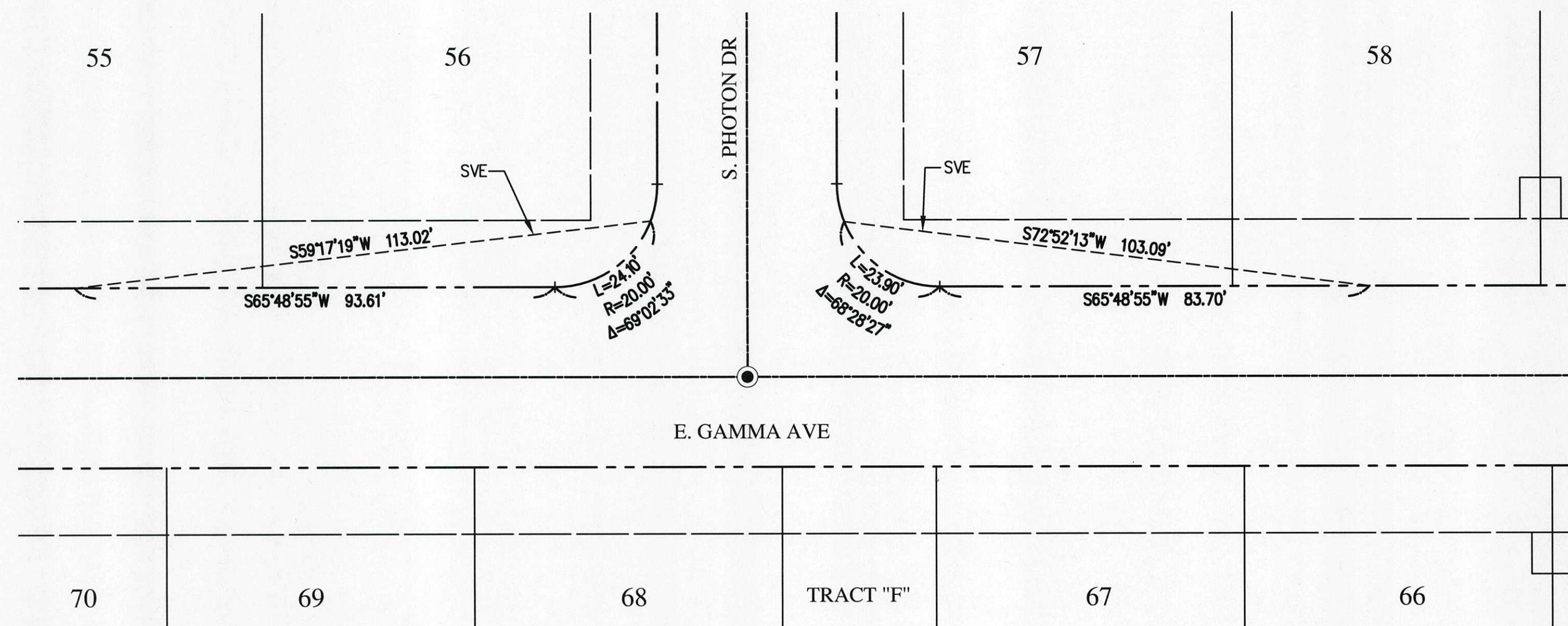
Date: 6/29/2016

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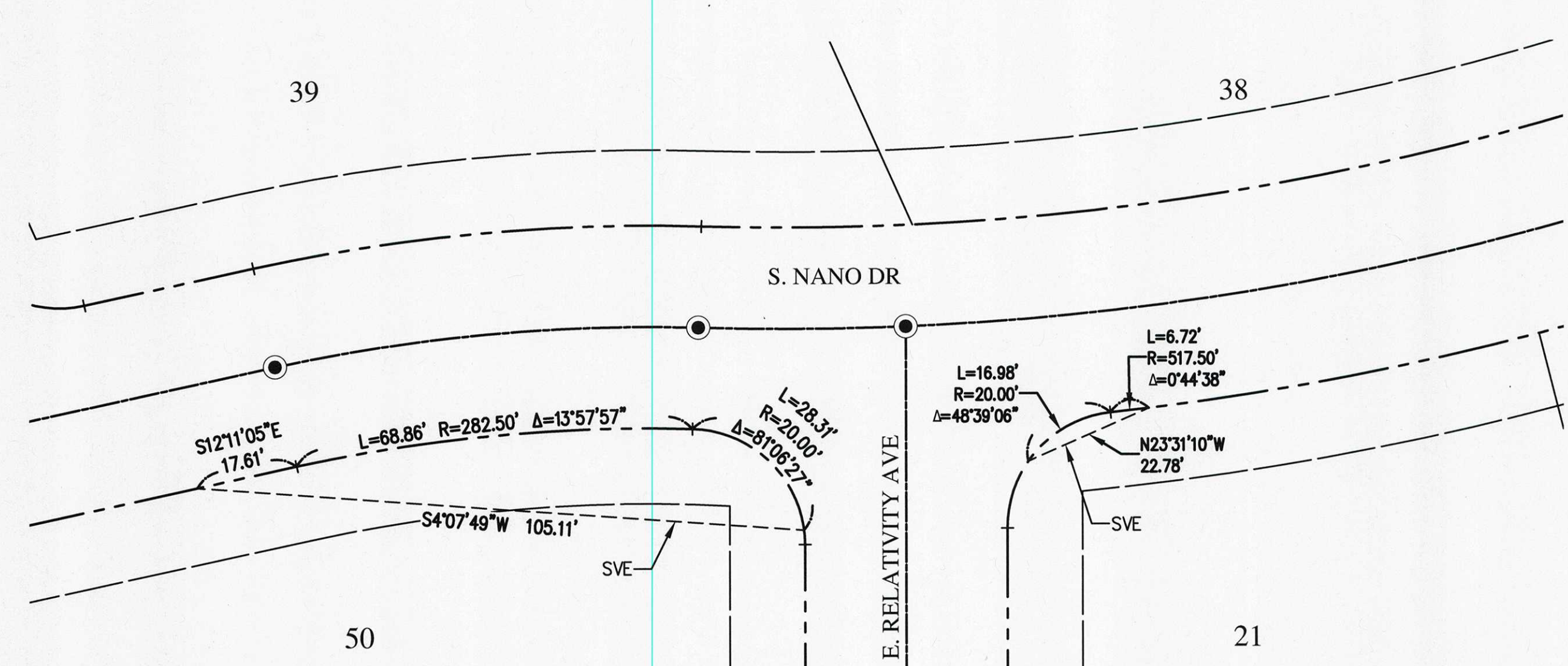




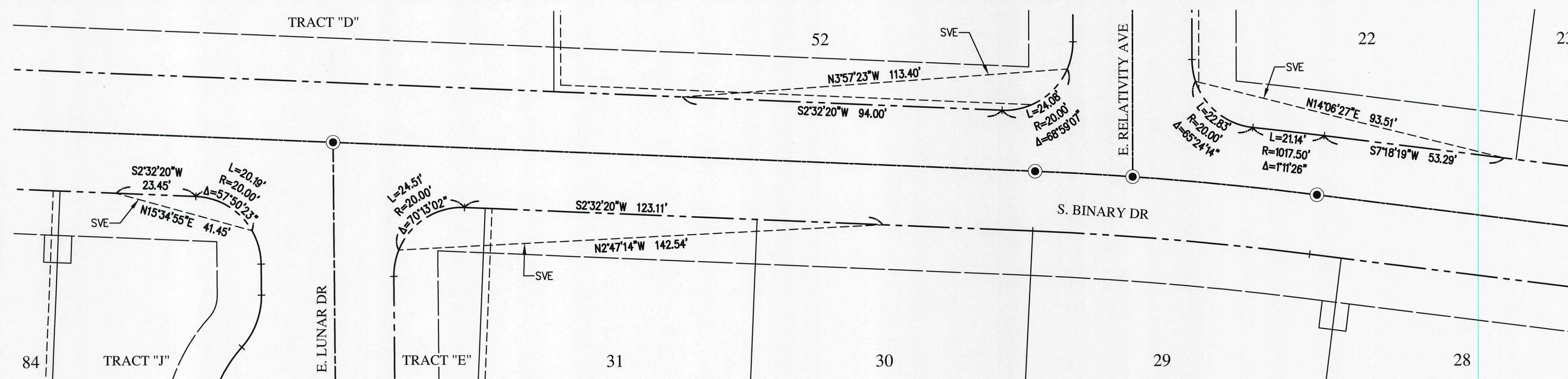
DETAIL 5



DETAIL 6

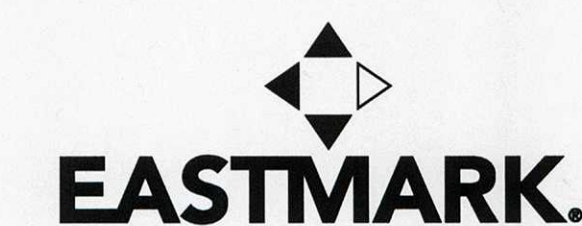


DETAIL 7



DETAIL 8

PLAN  
SCALE: 1" = 20'



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SHEET 9 OF 9

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REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_  
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