

PRELIMINARY PLAT FOR



EASTMARK™

DU 6 SOUTH

PARCELS 6-7 AND 6-8

LOCATED IN A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 3-23-16
WITH STIPS: YES ☒ NO ☐

BASIS OF BEARING

THE SOUTH LINE OF THE PRESENTLY SHOWN SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, MARICOPA COUNTY,
ARIZONA, BEARING SOUTH 89° 54' EAST.

BENCHMARK

CITY OF MESA 2006 BENCHMARK, BEARS 14.6 IN TOP OF CURB LOCATED
AT THE INTERSECTION OF GILBERT AVENUE AND SHERMAN ROAD
ELEVATION 4,168.01 CITY OF MESA, ARIZONA
BENCHMARK OBSERVED ON APRIL 20, 2002

PUBLIC UTILITIES

WATER CITY OF MESA
SEWER CITY OF MESA
GAS CITY OF MESA
ELECTRIC SALT RIVER PROJECT
TELEPHONE SALT RIVER PROJECT
CABLE SOUTHWEST GAS CORP.
REFUSE COX COMMUNICATIONS
CITY OF MESA

ZONING

PLANNED COMMUNITY DISTRICT WITH APPROVED COMMUNITY
DEVELOPMENT PLAN AND ZONING MAP
PLANNED COMMUNITY DISTRICT WITH APPROVED COMMUNITY
DEVELOPMENT PLAN AND ZONING MAP

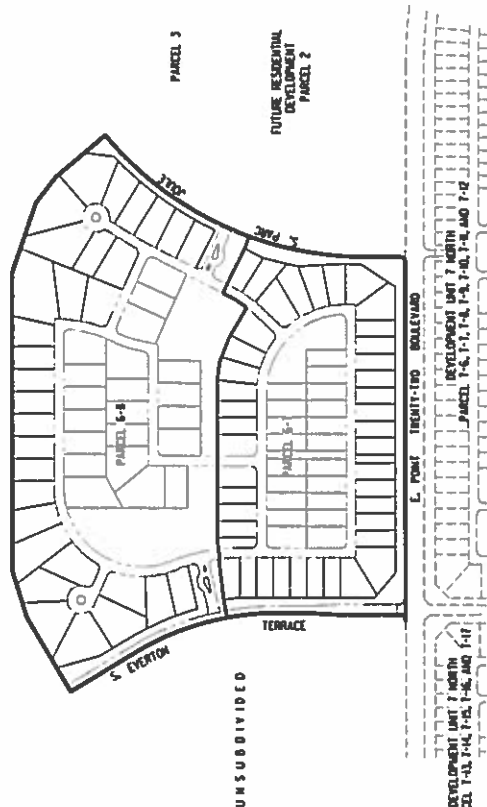
WATER AND SEWER

TO BE PROVIDED IN ACCORDANCE WITH WATER AND SEWER
MASTER PLANS

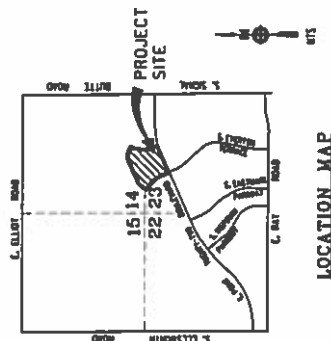
NOTES

1. ALL DIMENSIONS AND CONFIGURATIONS ARE CONCEPTUAL AND
MAY CHANGE AS A RESULT OF SUBSEQUENT TECHNICAL REVIEW AND
FINAL PLAT COMMENTS.
2. THE SECTION IS LOCATED IN CLOSE PROXIMITY TO THE PROPOSED MESA
CATERPILLAR AIRPORT AND IS SUBJECT TO AIRCRAFT INTERFERENCE.

FUTURE RESIDENTIAL DEVELOPMENT



VICINITY MAP



LOCATION MAP

DEVELOPER

DAN MESA PROJECTS, LLC
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MESA, AZ 85204
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FAX: 480.251.1000
CONTACT: DUC, A. TAC, P. LEE, AP

CIVIL ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
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MESA, AZ 85204
TEL: 480.251.1000
FAX: 480.251.1000
CONTACT: MESA, R. GILBERT, P. LEE, AP

SHEET INDEX

DESCRIPTION
LEGAL DESCRIPTION AND DETAILS
SET MAP AND SITE DATA
PARCEL PLANS

SHEET NUMBER
1-5

Hoskin • Ryan Consultants, Inc.
creative engineering solutions
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PRELIMINARY PLAT FOR EASTMARK DU 6 SOUTH
PARCELS 6-7 AND 6-8
COVER
PRELIMINARY PLAT



DATE: 3/23/16
SHEET: 1 OF 5
PROJECT: EASTMARK DU 6 SOUTH

DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

THAT PART OF SECTIONS 14, 15, 23 OF TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE C&A AND S&T TRACT NEARBY, WASHINGTON COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTIONS 14, 15, 23 OF TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE C&A AND S&T TRACT NEARBY, WASHINGTON COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MASS CUP ON MAP HOLL, ROAD AT THE SOUTHWEST CORNER OF TAP SECTION 23, TAP
SECTION 23, AND THE EXTENSION OF EAST PORT TRAIL; THE POLYLINE AND SOUTH
LOCAL BATTLE ROAD AS SHOWN ON THE MAP OF RECREATION, EASTMAN - PAULS 2, SECOND OF THESE
ROADS, EAST OF MAP HOLL, ROAD, COUNTY RECORDS BOOK, FROM WHICH A MASS CUP ON MAP HOLL, TOWNSHIP
OF THE EAST 1/4 CORNER OF TAP SECTION 23, BEARS SOUTH 60 DEGREES EAST, 120 FEET, TO THE

THESE DESIGNER, ALONG THE CONTINUED OF SAG EAST POINT THIRTY-TWO BOULEVARD, THE FOLLOWING
3 CHURCH

INDICE SOUTH 09 09 47 WEST, 99.449 FEET, TO A POINT OF CURVATURE HAVING A RADIUS OF 170.000 FEET;
INDICE WEST 09 09 47, 99.449 FEET, ALONG SAID CURVE, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE
OF 274 20' 00".

THESE 12/18 13' 40-200 0051, 699,59 FL216

THEIRCE OPERATING SAG CENTERLINE NORTH 24° WEST WELL 32.00 FEET TO THE NORTH END OF SAG (S1) PORT TOWNSHIP-TWO RAILROAD, AND THE TRAIL POINT OF BEGINNING.

TRAFFIC ALONG SLUG NORTH BOUND OF-BAY LANE, SOUTH 63° 48' 30" WEST, 12772.25 FEET, TO THE BEGINNING OF A NON-FACILE CURVE. BRIDGE GRADING MARKS NORTH 24° 20' 00" WEST, 29.00 FEET.

THREE REPAYING \$40 MONTH RENT-OF-DAY LINE. MONTHLY, 36.42 FEET, ALONG SAG CURVE, CONCAVE

INVESTIGATION, THROUGH A CLERICAL EMPLOYEE OF THE
INVESTIGATION OF THE FBI, THAT THE FBI, THROUGH THE

THEACEAE NORTH 20° 45' 30" WEST, 60.13° ELEV.

THESE RESULTS ARE IN ACCORD WITH A FORM OF CLIPPING, INVOLVING A REDUCTION OF THE INITIAL /t/ TO /t̥/.

7-15-68

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PUBLISHERS OF THE JOURNAL

THESE ARE 34° 22' 00" EAST, 141.00 FEET

THESE DATA ARE NOT CLASSIFIED

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[illegible]

THESE TOWNS 15° 43' N. 255.7, 91.46 E. 111.

INDEX 5400 64 28 2337, 2339 (11)
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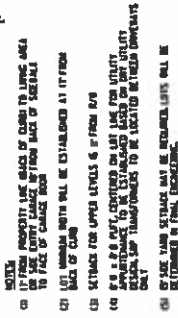
THESE COPIES ARE FOR THE USE OF THE DIRECTOR OF THE FBI AND THE ATTORNEY GENERAL.

117-87-56371
 117-87-56371

THESE SCIENTISTS, 3. OF THE, ARE THE SAME, THROUGH A CENTRAL ANGLE

OF THE UNITED STATES OF AMERICA

CONTAINING 2.000.000 VOLUME FEET ON 64.270 ACRES MORE OR LESS.



TYPICAL LOT SETBACKS DETAIL



TYPICAL KNUCKLE

[illegible][illegible]

TYPICAL LOCAL STREET
CRUISING ON BOTH SIDES OF STREET
LOADING, UNLOADING & WAIT

TYPICAL LOCAL STREET
 DURING THE 1950s AND 1960s
 AND 1970s ON CHINA ROAD,
 LOS ANGELES, NORTH

TYPICAL LOCAL STREET
 EXAMINE ON ONE SIDE OF STREET W/ PARK & SIDEWALK ON
 LOOKING NORTH & WEST

S. PARC JOLIE

S. EVERTON TERRACE

E. POINT TWENTY-TWO BOULEVARD

TYPICAL GATED ENTRY STREET



1-800-451-7243



EASTMARK
DU 6 SOUTH
PARCELS 6-7 AND 6-8

PRELIMINARY PLAT



Hoskin • Ryan Consultants

at 34th Pkwy., Suite 100, Pleasant Admin Bldg
800 231-9164 fax 800 232-2346 www.haworth.com

PROJECT NO.	1335
ISSUE NO.	15 OF 15

15. **PROBABILITY**

LEGEND

- | | |
|-----|---|
| 13 | LANDSCAPE BUFFER |
| 3/2 | SEPTALS |
| OUT | PUBLIC UTILITIES & FACILITIES LANDSCAPE |
| B/C | BASE OF CLIMB |
| 7/2 | FACE OF CLIMB |
| 8/2 | RIGHT OF WAY |
| 8 | WATER LINE |
| 5 | SEWER LINE |
| 50 | STORM DRAIN |
| 100 | NON POTABLE WATER LINE |

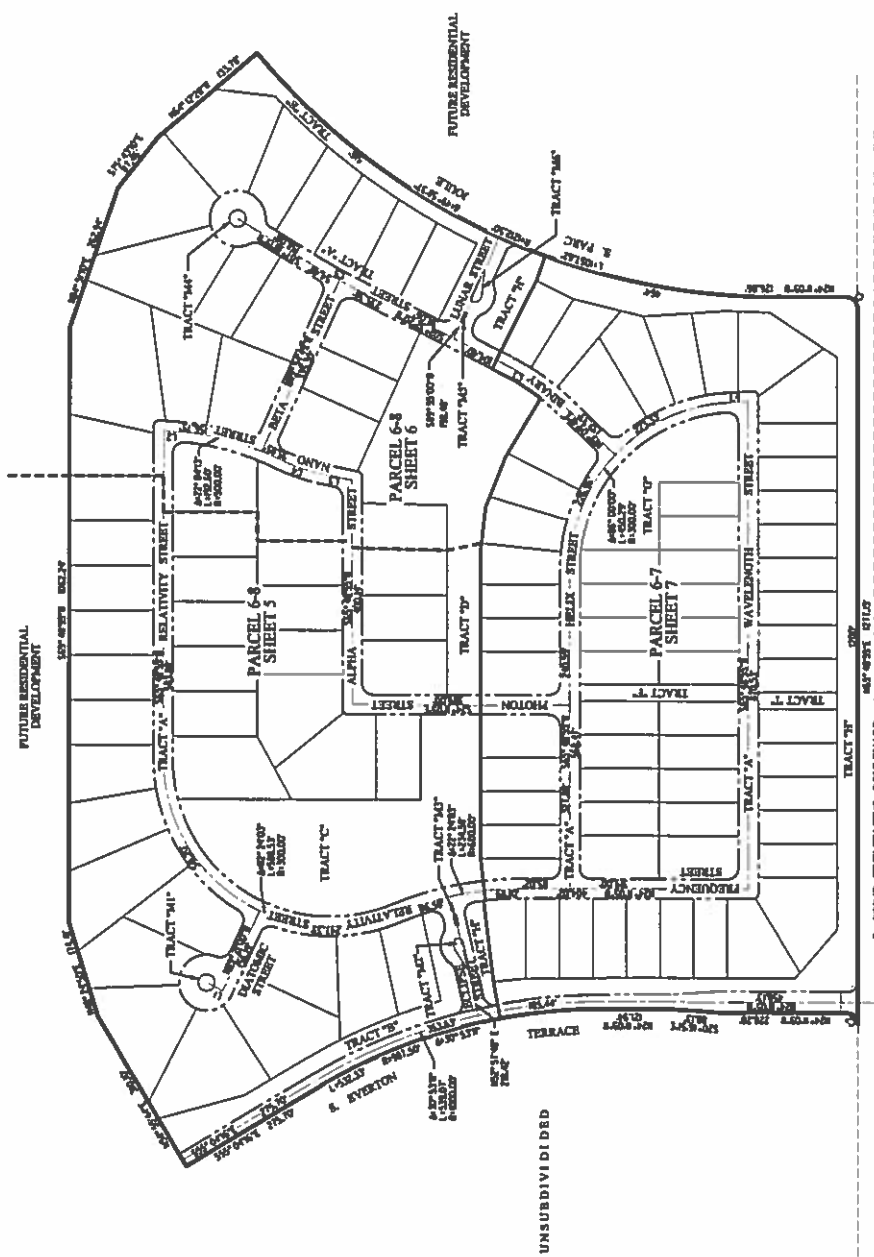
SITE DATA	
CROSS AREA	48.22 ACRES
OPEN SPACE, PARKS & RECREATION	8.97 ACRES
PRIVATE STREETS	8.31 ACRES
PRIVATE DRIVE	0.10 ACRES
TOTAL TRAIL	9.41 ACRES
CROSS CIRCULATION, DEWITT	2.31 ACRES
NET INTERSECTION, DEWITT	3.42 ACRES

RESIDENTIAL LOT YIELD BY PARCEL			
LOT TYPE	PARCEL 5-1	PARCEL 5-2	TOTAL
LOT 1	5	5	10
LOT 2	5	5	10
LOT 3	5	5	10
LOT 4	5	5	10
LOT 5	5	5	10
LOT 6	5	5	10
LOT 7	5	5	10
LOT 8	5	5	10
LOT 9	5	5	10
LOT 10	5	5	10
LOT 11	5	5	10
LOT 12	5	5	10
LOT 13	5	5	10
LOT 14	5	5	10
LOT 15	5	5	10
LOT 16	5	5	10
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LOT 94	5	5	10
LOT 95	5	5	10
LOT 96	5	5	10
LOT 97	5	5	10
LOT 98	5	5	10
LOT 99	5	5	10
LOT 100	5	5	10

TRACT TABLE	
TRACT	NAME
1	TRACT 1
2	TRACT 2
3	TRACT 3
4	TRACT 4
5	TRACT 5
6	TRACT 6
7	TRACT 7
8	TRACT 8
9	TRACT 9
10	TRACT 10
11	TRACT 11
12	TRACT 12
13	TRACT 13
14	TRACT 14
15	TRACT 15
16	TRACT 16
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91	TRACT 91
92	TRACT 92
93	TRACT 93
94	TRACT 94
95	TRACT 95
96	TRACT 96
97	TRACT 97
98	TRACT 98
99	TRACT 99
100	TRACT 100

LINE DATA TABLE	
LINE	NAME
1	LINE 1
2	LINE 2
3	LINE 3
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CURVE DATA TABLE	
CURVE	NAME
1	CURVE 1
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95	CURVE 95
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97	CURVE 97
98	CURVE 98
99	CURVE 99
100	CURVE 100



SCALE: 1" = 100'

DATE: 10/15/2010

PROJECT: 100-000000-0000

CLIENT: 100-000000-0000

EASTMARK
DU 6 SOUTH
PARCELS 6-7 AND 6-8
PRELIMINARY PLAT

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DEVELOPMENT UNIT NORTH
PARCELS 1-4, 5-8, 9-12, 13-16, 17-20, 21-24, 25-28, 2

