

PRELIMINARY PLAT FOR



EASTMARK™

DU 3/4 EAST

PARCELS 3/4-6 THROUGH 3/4-8

LOCATED IN A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN
BEARING SOUTH 89°30'44" EAST.

BENCHMARK

CITY OF MESA 2006 BENCHMARK BRASS TAG IN TOP OF CURB LOCATED
AT THE NORTHWEST CORNER OF MERRIMAN AND BARKER ROAD
ELEVATION = 1015.5 CITY OF MESA DATUM
BENCHMARKS OBSERVED ON APRIL 30, 2002

PUBLIC UTILITIES

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

ZONING

PLANNED COMMUNITY DISTRICT WITH APPROVED COMMUNITY
PLAN AND DEVELOPMENT DU 3 / 4 DEVELOPMENT
UNIT PLAN GROUP

LAND USE GROUPS

PARCEL 3 / 4 - 6 PHASE 2 VILLAGE LLC / OS
PARCEL 3 / 4 - 7 PHASE 2 VILLAGE LLC / OS
PARCEL 3 / 4 - 8 PHASE 2 VILLAGE LLC / OS

WATER AND SEWER

TO BE PROVIDED IN ACCORDANCE WITH WATER AND SEWER
MASTER REPORTS.

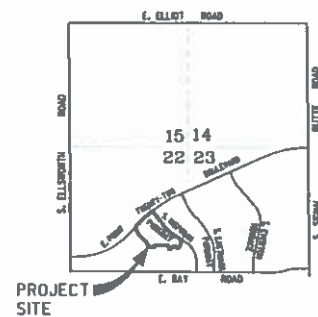
NOTES

- LOT NUMBERS, SIZES AND CONFIGURATIONS ARE CONCEPTUAL AND
MAY CHANGE AS A RESULT OF SUBDIVISION TECHNICAL REVIEW AND
FINAL PLAT COMMENTS.
- DU 3 / 4 IS LOCATED IN CLOSE PROXIMITY TO THE PHOENIX-MESA
GATEWAY AIRPORT AND IS SUBJECT TO AIRCRAFT OVERFLIGHTS.
- A MINIMUM OF TWO OFF SITE PARKING SPACES IS PROVIDED FOR THE
AUTO COURT & GREEN COURT LOTS WITHIN THE AREA OF THIS PREPLAT
AND ALONG MERRIMAN PARKWAY.
- THE SINGLE FAMILY LOTS WILL HAVE A BURNETWAY PRESENT AND
ADDITIONAL OFF SITE PARKING IS NOT REQUIRED.



DEVELOPMENT UNIT 3 SOUTH
PARCELS 3-1 THROUGH 3-3

VICINITY MAP



LOCATION MAP

DEVELOPER

DUO MESA PROVOING COUNCILS LLC
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SUITE 300
SCOTTSDALE, AZ 85256
TEL (480) 367-1000
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CIVIL ENGINEER

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SHEET INDEX

DESCRIPTION
COVER
LEGAL DESCRIPTION AND DETAILS
STREET SECTIONS
KEY MAP AND SITE DATA
PARCEL PLANS
SITE DRIVE & AUTO COURT DETAILS

SHEET NUMBER
1
2
3
4
5-1
6

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creative engineering solutions

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PRELIMINARY PLAT FOR EASTMARK

DU 3/4 EAST

PARCELS 3/4-6 THROUGH 3/4-8

PRELIMINARY PLAT

COVER

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Project Number]

DATE: [Date]

REVIEWED BY: [Name]
DATE: [Date]
DESIGNED BY: [Name]
DATE: [Date]

LEGAL DESCRIPTION

A PORTION OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE OLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, PLS #3563, FOUND AT THE SOUTH CORNER OF SAID SECTION 22 FROM WHENCE A BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 22 BEARS SOUTH 89°36'12" EAST, 2568.22 FEET;

THENCE NORTHERLY, DEPARTING FROM THE SOUTH LINE OF SAID SECTION 22, NORTH 0°22'14" EAST, 172.00 FEET, TO THE CENTERLINE OF EAST BAY ROAD, RECORDED UNDER MAP OF DEDICATION EASTMARK PHASE 4, BOOK 87, PAGE 47, U.C.C.;

THENCE EASTERLY, ALONG THE AFOREMENTIONED CENTERLINE, NORTH 89°36'12" WEST, 863.82 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH COPERNICUS DRIVE, RECORDED AS FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 3/4, PARCELS 3/4-1 THROUGH 3/4-3, UNDER RECORDING NUMBER 2016-033250A;

THENCE ALONG FROM SAID CENTERLINE OF SOUTH COPERNICUS DRIVE, NORTH 0°23'40" EAST, 1053.00 FEET, TO A POINT OF CURVATURE, HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY, 14.30 FEET, ALONG SAID CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°30'23", TO THE BEGINNING OF A BROKEN-BACK CURVE, HAVING A RADIUS OF 367.50 FEET, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 79°45'29" WEST, 12.50 FEET, TO THE BEGINNING OF A RADIAL CURVE, HAVING A RADIUS OF 367.50 FEET, AND THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY, ALONG THE CURVE, 417.26 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 36°33'30";

THENCE NORTH 46°40'14" WEST, 328.35 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 36°09'04" EAST, 286.06 FEET;

THENCE NORTHERLY, ALONG THE CURVE, 104.22 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 30°52'13", TO THE BEGINNING OF A BROKEN-BACK CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 57°09'40" EAST, 46.30 FEET;

THENCE NORTHERLY, ALONG THE CURVE, 104.22 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 30°52'13";

THENCE NORTH 10°07'08" WEST, 105.02 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 10°23'24" WEST, 105.00 FEET;

THENCE NORTHEASTERLY, ALONG THE CURVE, 546.70 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 30°25'10";

THENCE NORTH 54°07'22" EAST, 529.55 FEET;

THENCE SOUTH 30°48'30" EAST, 500.16 FEET, TO A POINT OF CURVATURE, HAVING A RADIUS OF 2,000.00 FEET;

THENCE SOUTHERLY, ALONG THE CURVE, 685.60 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 19°58'39";

THENCE NORTH 50°44'17" EAST, 344.07 FEET, TO THE NORTH 1E-LINE OF SOUTH HOSPIRAN PARKWAY, RECORDED AS FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 3/4, PARCELS 3/4-1 THROUGH 3/4-3, UNDER RECORDING NUMBER 2016-033250A;

THENCE SOUTH 31°15'43" WEST, 68.30 FEET, ALONG THE AFOREMENTIONED 1E-LINE AND NORTH BOUNDARY LINE OF THE FINAL PLAT FOR EASTMARK 3/4-4;

CONTINUING ALONG THE NORTH BOUNDARY LINE THE FOLLOWING 20 COURSES:

THENCE SOUTH 03°05'10" EAST, 64.50 FEET;

THENCE SOUTH 31°10'10" WEST, 294.69 FEET;

THENCE NORTH 54°30'16" WEST, 17.34 FEET, TO THE BEGINNING OF A RADIAL CURVE, HAVING A RADIUS OF 551.50;

THENCE WESTERLY, ALONG THE CURVE, 27.35 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 2°40'30";

THENCE NORTH 54°49'30" WEST, 86.30 FEET;

THENCE SOUTH 44°40'44" WEST, 97.43 FEET;

THENCE SOUTH 57°27'33" WEST, 91.25 FEET;

THENCE SOUTH 63°46'10" WEST, 62.25 FEET;

THENCE NORTH 22°37'22" WEST, 86.30 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 21°40'04" WEST, 467.50 FEET;

THENCE EASTERLY, ALONG THE CURVE, 194.3 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 2°25'50";

THENCE NORTH 38°58'27" WEST, 35.36 FEET;

THENCE NORTH 23°29'29" WEST, 80.00 FEET;

THENCE SOUTH 74°26'04" WEST, 97.01 FEET;

THENCE SOUTH 86°17'40" WEST, 104.2 FEET;

THENCE NORTH 89°36'12" WEST, 478.50 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS SOUTH 82°09'16" WEST, 432.50 FEET;

THENCE SOUTHERLY, ALONG THE CURVE, 84.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE 1°57'33", TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS SOUTH 89°56'49" WEST, 20.00 FEET;

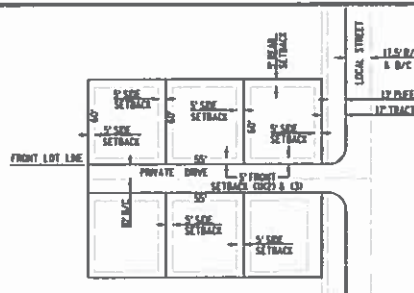
THENCE SOUTHERLY, ALONG THE CURVE, 6.30 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 23°59'40", TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°36'12" WEST, 224.41 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS SOUTH 86°33'08" WEST, 490.00 FEET;

THENCE NORTHERLY, ALONG THE CURVE, 52.9 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 6°47'44";

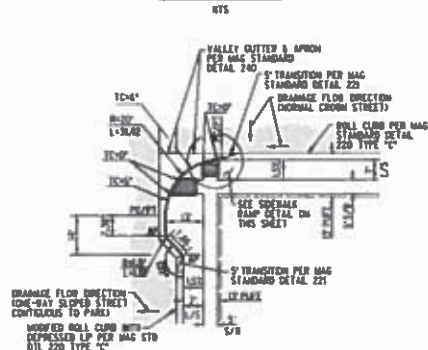
THENCE SOUTH 79°45'29" WEST, 52.50 FEET, TO THE TRUE POINT OF BEGINNING;

CONTAINING 1,434,301 SQUARE FEET OR 32.943 ACRES MORE OR LESS.

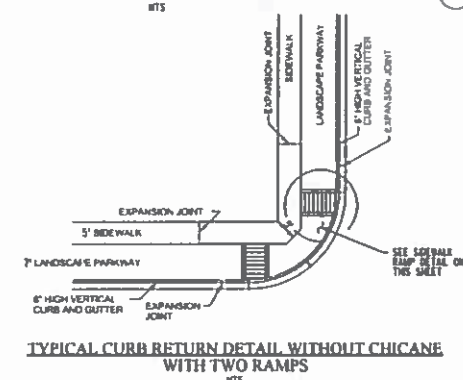


- NOTES:
- (1) 5' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA
 - (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB
 - (3) IF A DRIVEWAY IS PROVIDED THE SETBACK TO FACE OF GARAGE DOOR SHALL BE 10'

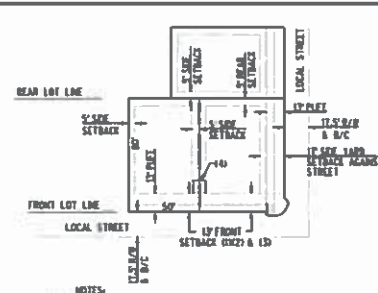
TYPICAL LOT AUTO COURT 55' X 60' DETAIL (PARCEL 3/4 - 6)



1 TYPICAL HALF CHICANE AT RETURN DETAIL

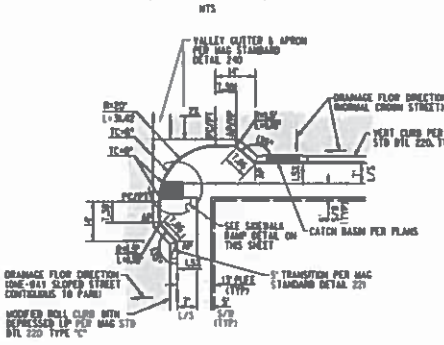


TYPICAL CURB RETURN DETAIL WITHOUT CHICANE WITH TWO RAMPS

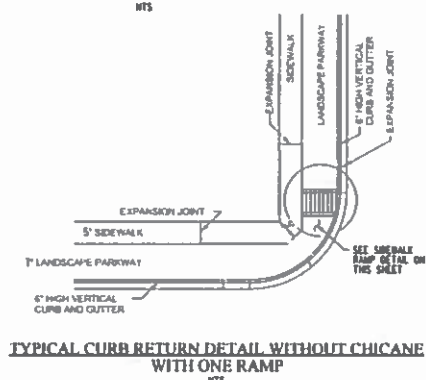


- NOTES:
- (1) 12' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE, 10' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR
 - (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 10' FROM BACK OF CURB
 - (3) SETBACK FOR UPPER LEVELS IS 10' FROM R/R
 - (4) 8' 0" x 8' 0" PLY CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON CITY UTILITY DESIGN SMP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY

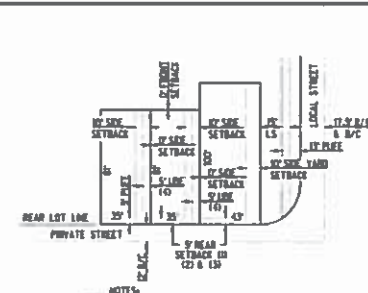
TYPICAL LOT SINGLE FAMILY 50' X 80' DETAIL (PARCEL 3/4 - 8)



2 TYPICAL FULL CHICANE AT RETURN DETAIL

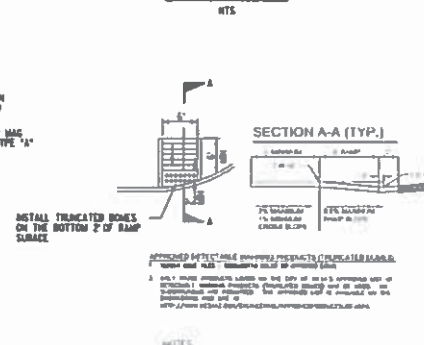


TYPICAL CURB RETURN DETAIL WITHOUT CHICANE WITH ONE RAMP



- NOTES:
- (1) 12' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA
 - (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 10' FROM BACK OF CURB
 - (3) SETBACK FOR UPPER LEVELS IS 10' FROM R/R
 - (4) CONCEPTUAL USE AND BENEFIT EASEMENT SHALL BE FOLLOWS DURING SUBDIVISION TECHNICAL REVIEW AND SHOWN ON FINAL PLAT.

TYPICAL LOT GREEN COURT 35' X 81', 43' X 100' DETAIL (PARCEL 3/4 - 7)



EASTMARK.

DU 3/4 EAST
PARCELS 3/4-6 THROUGH 3/4-8

PRELIMINARY PLAT

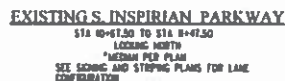
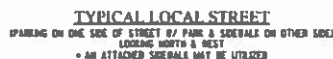


Hoskin • Ryan Consultants
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PROJECT NO.
16-034-03

SHEET
OF 0


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PROJECT NO.	SHEET
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PROJECT NO.	SHEET
16-044-01	SHEET 3 OF 4

SHEET
15 OF 18

RESIDENTIAL LOT YIELD BY PARCEL				
LOT TYPE	PARCEL 3/4 - 6	PARCEL 3/4 - 7	PARCEL 3/4 - 8	TOTAL
56760'	48			48
39780'		70		70
56780'			76	76
TOTAL				194

ADDITIONAL PARKING	
STREET PARKING	TOTAL PARKING
PARCEL 3/4 - 6	28
NEIGHBOR PARKING*	104
INTERNAL NEIGHBORHOOD PARKING (PARCEL 3/4 - 7)	53
TOTAL	185

* NEIGHBOR PARKING INCLUDES PARKING SPOTS ON BOTH SIDES OF THE STREET

SITE DATA	
GROSS AREA	32.94 ACRES
OPEN SPACE, PARKS & RETENTION	6.47 ACRES
LOCAL STREETS	5.06 ACRES
PRIVATE STREETS	1.91 ACRES
NET RESIDENTIAL AREA	16.50 ACRES
TOTAL YIELD	194 UNITS
GROSS RESIDENTIAL DENSITY	5.89 UNITS/AC
NET RESIDENTIAL DENSITY	9.34 UNITS/AC

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S79°07'00"E	104.50'
L2	S45°40'54"E	333.76'
L3	S45°39'02"E	399.07'
L4	S29°24'58"E	177.89'
L5	S45°18'05"E	205.62'
L6	S45°18'05"E	79.50'
L7	S45°18'05"E	79.50'
L8	S45°18'05"E	79.50'
L9	S45°40'54"E	317.89'
L10	S45°18'05"E	79.50'
L11	S45°18'05"E	79.50'
L12	S45°40'54"E	16.39'
L13	S65°43'30"E	176.89'
L14	S09°44'08"E	24.81'
L15	S75°17'07"E	22.89'
L16	S08°40'30"E	434.52'
L17	S65°18'28"E	182.00'
L18	S38°48'30"E	533.97'
L19	S44°18'05"E	14.44'
L20	S05°30'00"E	132.99'
L21	S39°09'17"E	288.42'
L22	S05°34'30"E	306.64'
L23	S05°44'17"E	17.82'
L24	S39°49'49"E	103.96'
L25	S42°30'10"E	250.89'
L26	S75°18'05"E	22.89'
L27	S39°18'05"E	278.54'
L28	S39°44'17"E	79.50'
L29	S39°18'05"E	165.39'

CURVE DATA TABLE			
CURVE	BEARING	BEHIND ANGLE	ARC LENGTH
C1	S65°00'00"E	102°25'00"	546.72'
C2	S00°00'00"E	97°50'00"	695.60'
C3	S67°54'00"E	69°48'30"	27.30'
C4	S67°54'00"E	69°25'00"	18.83'
C5	S32°50'00"E	07°11'30"	64.00'
C6	S39°00'00"E	77°10'00"	6.30'
C7	S40°00'00"E	06°47'00"	52.92'
C8	S67°54'00"E	36°13'30"	241.35'
C9	S28°48'00"E	30°52'00"	104.22'
C10	S46°50'00"E	19°18'30"	109.82'
C11	S00°00'00"E	77°10'00"	195.52'
C12	S00°00'00"E	36°11'00"	254.30'
C13	S00°00'00"E	06°18'00"	107.63'
C14	S00°00'00"E	39°08'30"	206.49'
C15	S00°00'00"E	39°18'30"	201.30'
C16	S00°00'00"E	46°10'00"	233.54'
C17	S00°00'00"E	02°00'00"	62.83'
C18	S00°00'00"E	50°00'00"	62.83'
C19	S00°00'00"E	02°18'30"	170.42'
C20	S00°00'00"E	77°10'00"	154.37'
C21	S00°00'00"E	77°10'00"	108.00'
C22	S00°00'00"E	50°10'00"	206.64'
C23	S00°00'00"E	07°42'00"	54.61'
C24	S00°00'00"E	54°00'00"	309.63'
C25	S00°00'00"E	46°18'30"	54.86'
C26	S00°00'00"E	34°18'30"	274.54'
C27	S19°00'00"E	04°10'00"	43.72'



TRACT TABLE			
TRACT	AREA (AC)	USE	LU
A	0.57	OPEN SPACE & RETENTION	OS
B	1.77	OPEN SPACE & RETENTION	OS
C	0.02	OPEN SPACE	OS
D	0.00	PRIVATE DRIVE	OS
E	0.00	PRIVATE DRIVE	OS
F	0.00	PRIVATE DRIVE	OS
G	0.00	OPEN SPACE	OS
H	0.00	PRIVATE DRIVE	OS
I	0.00	PRIVATE DRIVE	OS
J	0.00	PRIVATE DRIVE	OS
K	1.61	OPEN SPACE & RETENTION	OS
L	0.00	PRIVATE DRIVE	OS
M	0.07	OPEN SPACE	OS
N	0.00	PRIVATE DRIVE	OS
O	0.02	OPEN SPACE	OS
P	0.00	PRIVATE DRIVE	OS
Q	0.00	OPEN SPACE	OS
R	0.00	PRIVATE DRIVE	OS
S	0.00	OPEN SPACE & RETENTION	OS
T	0.07	OPEN SPACE & RETENTION	OS
U	2.00	OPEN SPACE & RETENTION	OS
V	0.34	OPEN SPACE & RETENTION	OS
W	1.17	OPEN SPACE & RETENTION	OS
X	1.01	PRIVATE DRIVE	OS
Y	0.33	OPEN SPACE	OS
Z	0.05	OPEN SPACE	OS
TOTAL	10.37		



EASTMARK.
DU 3/4 EAST
PARCELS 3/4-6 THROUGH 3/4-8
PRELIMINARY PLAT

SCALE:
1" = 100'



NORTH



1-800-STATE-11
IN THE STATE OF ARIZONA



DMB



Hoskins-Ryan Consultants
civil engineering solutions

PROJECT NO.: 16-004-03

SHEET: 4 OF 8

PARCEL 3/4-6		
USE AND DESCRIPTION		UNITS
GROSS AREA		6.29 AC
STREETS		5.49 AC
PRIVATE STREETS		0.64 AC
PARKS, OPEN SPACE AND RECREATION		2.44 AC
NET RESIDENTIAL AREA		5.46 AC
GROSS DENSITY		5.72 DU/AC
NET DENSITY (REVENUE STREETS AND TRACTS)		0.75 DU/AC
NUMBER OF LOTS		40
TYP LOT SIZES		31x60'



EXISTING DEVELOPMENT
PARCEL 3/4 - 1

LEGEND

- PUBLIC UTILITIES AND FACILITIES (CASHEMOT (UPD))
- TYPICAL CHAINAGE, ALL RETURN (FOR R/B DATA)
- USE RETAIL ON SHEET 2)
- SURVEY MONUMENT
- PARCEL BOUNDARY
- RIGHT OF WAY LINE (R/W)
- CENTER LINE (CL)
- SETBACK LINE



SCALE:
1" = 60'



EASTMARK.
DU 3/4 EAST
PARCELS 3/4-6 THROUGH 3/4-8
PRELIMINARY PLAT



Hoskin • Ryan Consultants
PLANNING ENGINEERING ARCHITECTS

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PROJECT NO. 10-014-01 SHEET 5 OF 8

PARCEL 3/4-7	
USE AND DESCRIPTION	LOTS
GROSS AREA	8.21 AC
STREETS	1.20 AC
PRIVATE STREETS	1.80 AC
PARKS, OPEN SPACE AND RETENTION	3.81 AC
NET RESIDENTIAL AREA	5.04 AC
GROSS DENSITY	6.24 DU/AC
NET DENSITY EXCLUDING STREETS AND TRACTS	13.80 DU/AC
NUMBER OF LOTS	70
TYP. LOT SIZES	35'x60'



LEGEND

- PUBLIC UTILITIES AND FACILITIES EASEMENT (UPED)
- ① TYPICAL CHURCH AT RETURN (FOR R/O DATA SEE DETAIL ON SHEET 2)
- SURVEY MONUMENT
- PARCEL BOUNDARY
- RIGHT OF WAY LINE (R/O)
- CENTER LINE (CL)
- SETBACK LINE



SCALE:
1" = 80'



EASTMARK.
DU 3/4 EAST
PARCELS 3/4-6 THROUGH 3/4-8

PRELIMINARY PLAT

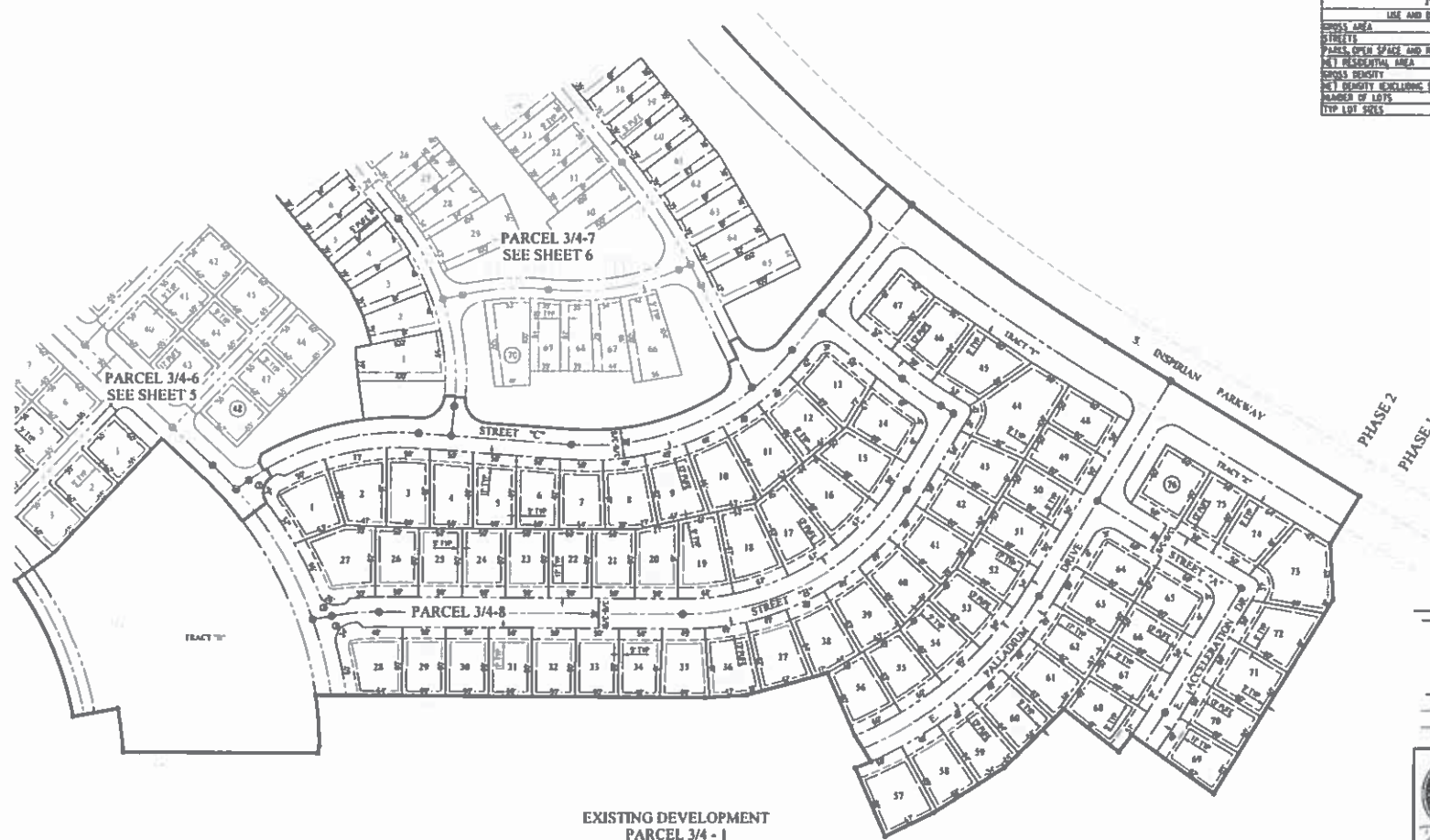


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PROJECT NO.
16-014-01

SHEET
SHEET 6 OF 8

PARCEL 3/4-8		
LINE AND DESCRIPTION		AMT
CROSS AREA		13.34 AC
STREETS		3.17 AC
PARKS, OPEN SPACE AND RETENTION		2.48 AC
NET RESIDENTIAL AREA		6.02 AC
GROSS DENSITY		6.69 DU/AC
NET DENSITY EXCLUDING STREETS AND TRACTS		6.48 DU/AC
NUMBER OF LOTS		75
TYP LOT SIZES		50'x100'



LEGEND

- PUBLIC UTILITIES AND FACILITIES EASEMENT (PUFE)
- ① TYPICAL CHAINAGE AT RETURN OF R/W DATA
SEE DETAIL ON SHEET 5
- SURVEY MONUMENT
- PARCEL BOUNDARY
- RIGHT OF WAY LINE (R/W)
- CENTER LINE (CL)
- SETBACK LINE



SCALE:
1" = 80'



DU 3/4 EAST
PARCELS 3/4-6 THROUGH 3/4-8

PRELIMINARY PLAT

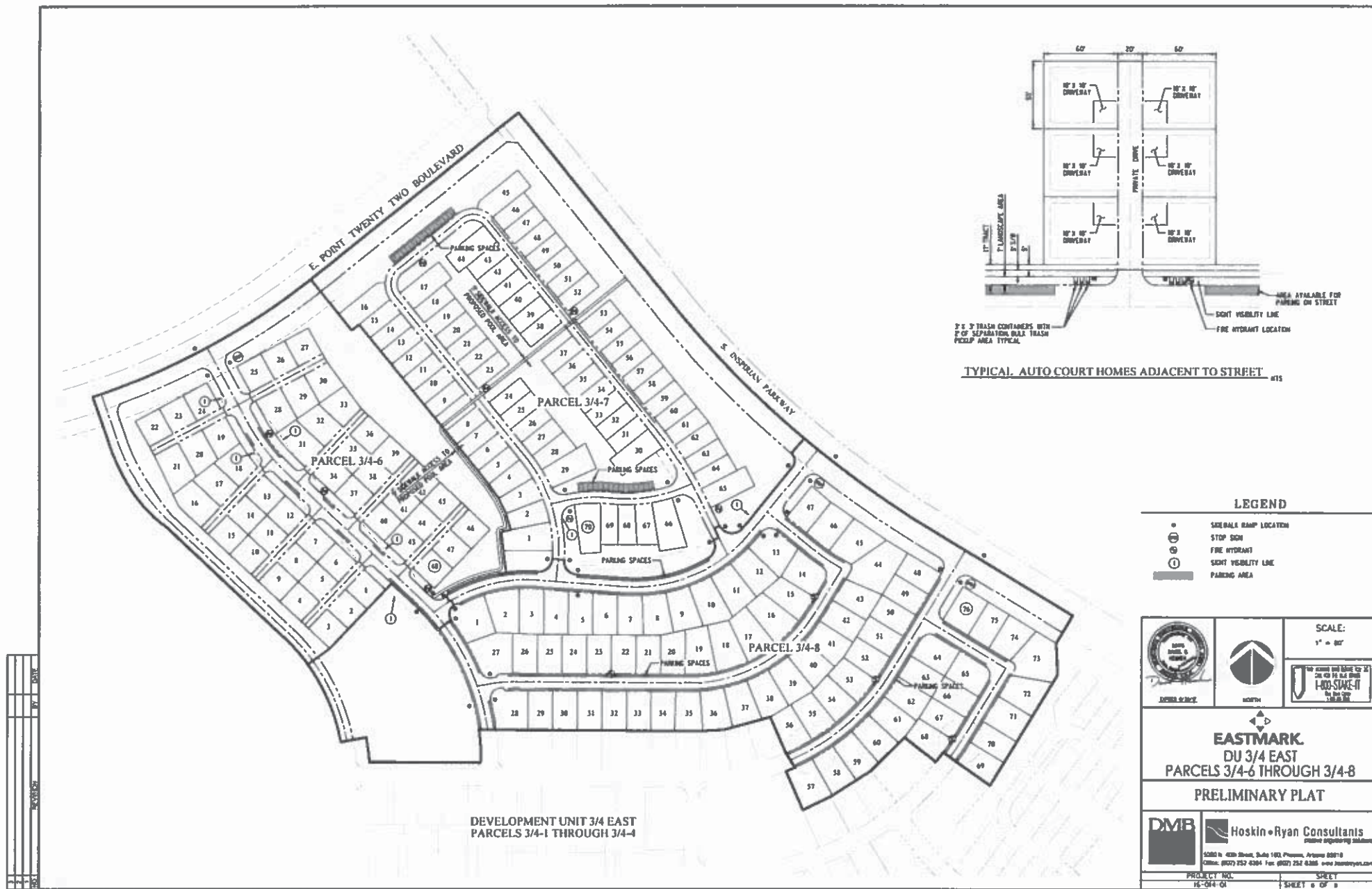


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PROJECT NO.
16-004-01

SHEET
7 OF 8





WALL LEGEND

SYMBOL	DESCRIPTION
	8' MAX PERIMETER WALL
	ACCENT WALL
	HOME SIDEYARD WALL
	PICKET VIEW FENCE
	4' VIEW FENCE
	VINE TRELLIS
	AUTO COURT THEME WALL
	BUILDER WALL
	THICKENED WALL END
	PEDESTRIAN GATE

CMU LEGEND

COLOR

A	SUPERLITE EASTMARK DESERT YELLOW - SANDBLASTED
B	SUPERLITE EASTMARK SIERRA - SANDBLASTED
C	SUPERLITE EASTMARK MONTEREY - SANDBLASTED

PATTERN

1	REGULAR
2	ASHLAR

- CMU NOTES**
1. REFER TO CIVIL DRAWINGS FOR TOP OF WALL CALCULATIONS AND STRUCTURAL ENGINEERING.
 2. WALL PLAN AND DETAILS ARE FOR REFERENCE ONLY. INDIVIDUAL LOT WALLS TO RESPOND TO INDIVIDUAL BUILDING LOCATIONS AND DESIGN.
 3. FOR RETAINING WALL DETAILS, REFER TO CIVIL ENGINEERING PLANS.

- GENERAL WALL NOTES**
1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 50' FROM BACK OF CURB. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY.
 2. CONTRACTOR TO VERIFY.
 3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOME BUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOME BUILDER).
 4. CONTRACTOR TO INSTALL A 4" X 4" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEYARD.
 5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS.
 6. A 10' X 10' SIGHT TRIANGLE IS TO BE MAINTAINED AT ALL KEY LOTS PER FIGURE 11.30.40 OF THE CITY OF MESA ZONING ORDINANCE. GENERAL SITE DEVELOPMENT STANDARDS.



A PARTNER FOR URBAN PLACES

EASTMARK
DU 3/4 - Phase 2

Preliminary Wall Plan

plan scale 1"=80'
date 07.25.16

andersonbaron
plan design archive
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