

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 3.23.16
WITH STIPS: YES ☒ NO ☐

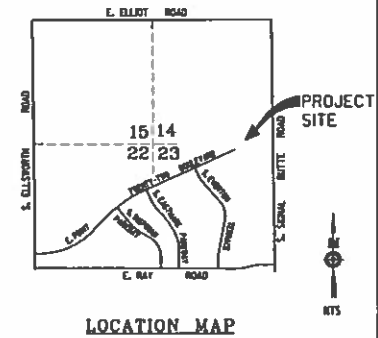
PRELIMINARY PLAT FOR



EASTMARK™

DU 6 SOUTH
PARCELS 1 AND 2

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



BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN
BEARING SOUTH 89°30'34" EAST.

BENCHMARK

CITY OF MESA 2006 BENCHMARK BRASS TAG IN TOP OF CURB LOCATED
AT THE NORTHEAST CORNER OF MERIDIAN AND TURNER ROAD
ELEVATION = 1408.5 CITY OF MESA DATUM
BENCHMARK 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
CABLE	SOUTHWEST GAS CORP.
REFUSE	COX COMMUNICATIONS
	CITY OF MESA

ZONING

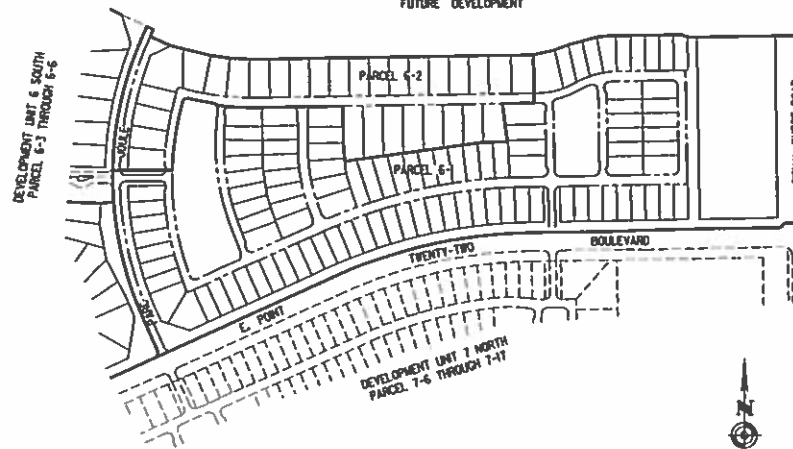
PLANNED COMMUNITY DISTRICT WITH APPROVED COMMUNITY
PLAN AND DEVELOPMENT DU 6 SOUTH DEVELOPMENT
UNIT PLAN 4009

WATER AND SEWER

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

NOTES

1. LOT NUMBERS, SIZES AND CONFIGURATIONS ARE CONCEPTUAL AND
MAY CHANGE AS A RESULT OF SUBSEQUENT TECHNICAL REVIEW AND
FINAL PLAT COMMENTS.
2. BUILDING HEIGHTS FOR AREAS WITHIN THE "NEIGHBORHOOD COMPATIBILITY
AREA" AS DEFINED IN THE DUT CLIP SHALL NOT EXCEED 40'.
3. OUR (SOUTH) IS LOCATED IN CLOSE PROXIMITY TO THE PHOENIX-MESA
GATEWAY AIRPORT AND IS SUBJECT TO AIRCRAFT OVERFLIGHTS.



VICINITY MAP

DEVELOPER

DND MESA PROVOING CHOLANDS LLC
1500 G. DOUBLETREE RANCH ROAD
SUITE 300
SCOTTSDALE, AZ 85258
TEL (602) 367-7000
FAX (602) 367-9780
CONTACT: ERIC TUNG, PE, LEED AP

CIVIL ENGINEER

HESSON RYAN CONSULTANTS, INC.
6245 N. 24TH PARKWAY, SUITE 100
PHOENIX, AZ 85016
TEL (602) 252-6394
FAX (602) 252-6395
CONTACT: DANIEL B. HESSON, PE
EMAIL: DANIEL@HESSEONRYAN.COM

SHEET INDEX

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Hoskin • Ryan Consultants, Inc.
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PRELIMINARY PLAT FOR EASTMARK DU 6 SOUTH
PARCELS 1 AND 2
PRELIMINARY PLAT
COVER



CIVIL ENGINEER

DESIGNED BY
DRAWN BY
CHECKED BY
SHEET 1 OF 5
PROJECT NO. 15-000-04

LEGAL DESCRIPTION

THAT PART OF SECTION 14, OF TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE OLD AND SALLY RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN IRONED WELD, FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 14, FROM THENCE, A BRASS CAP IN IRONED WELD, FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 14, SAID POINT ALSO BEING THE CORNER LINE INTERSECTION OF EAST FORTY-TWO BOLLARD AND SOUTH 66.00, SOUTH 66.00, AS SHOWN ON THE MAP OF DEDICATION, EASTMARK, PHASE 2, RECORDED UNDER BOOK 1106, PAGE 6, MARICOPA COUNTY RECORDS (ACR), FROM, 66.00 SOUTH 67°57'37"EAST, 66.00 FEET,

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 14, SOUTH 67°57'37"EAST, 1009.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 67°57'37"EAST, 888.37 FEET;

THENCE DEPARTING SAID EAST LINE SOUTH 67°21'30" WEST, 75.00 FEET;

THENCE SOUTH 64°13'31" WEST, 21.05 FEET;

THENCE SOUTH 67°00' 42" WEST, 477.13 FEET;

THENCE SOUTH 67°00' 42" WEST, 71.84 FEET;

THENCE SOUTH 67°00' 42" WEST, 588.00 FEET, TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1738.00 FEET;

THENCE SOUTHWESTERLY, 705.75 FEET, ALONG SAID CURVE, CONCISE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 27°07' 40";

THENCE SOUTH 67°00' 30" WEST, 887.17 FEET, TO THE BEGINNING OF A HIGH-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 34°11'00" WEST, 28.00 FEET;

THENCE SOUTHWESTERLY, 51.62 FEET, ALONG SAID CURVE, CONCISE WESTERLY, THROUGH A CENTRAL ANGLE OF 69°04' 00";

THENCE WESTERLY 347.17 FEET, 138.00 FEET, TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1738.00 FEET;

THENCE SOUTHWESTERLY, 1067.37 FEET, ALONG SAID CURVE, CONCISE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 69°04' 00";

THENCE SOUTH 67°12' 30" EAST, 83.89 FEET;

THENCE SOUTH 29°40' 12" WEST, 58.00 FEET;

THENCE SOUTH 67°30' 00" EAST, 78.31 FEET;

THENCE SOUTH 77°00' 11" EAST, 144.13 FEET;

THENCE SOUTH 67°32' 04" EAST, 88.02 FEET;

THENCE SOUTH 67°30' 00" EAST, 88.02 FEET;

THENCE NORTH 67°32' 04" EAST, 88.00 FEET;

THENCE NORTH 67°30' 00" EAST, 88.02 FEET;

THENCE NORTH 77°00' 11" EAST, 78.31 FEET;

THENCE NORTH 67°30' 00" EAST, 88.00 FEET;

THENCE NORTH 77°10' 14" EAST, 187.17 FEET;

THENCE NORTH 67°30' 00" EAST, 47.30 FEET;

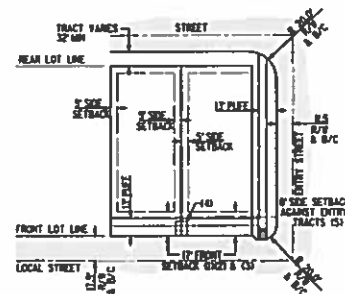
THENCE NORTH 67°32' 04" EAST, 238.00 FEET;

THENCE SOUTH 67°30' 00" EAST, 21.27 FEET;

THENCE SOUTH 67°30' 00" EAST, 88.02 FEET;

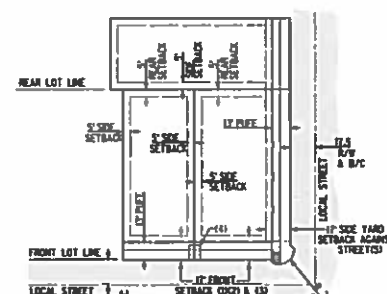
THENCE NORTH 67°30' 00" EAST, 577.13 FEET, TO SAID EAST LINE OF SECTION 14, AND THE TRUE POINT OF BEGINNING;

CONTAINING 1,811.042 SQUARE FEET OR 41.88 ACRES MORE OR LESS.



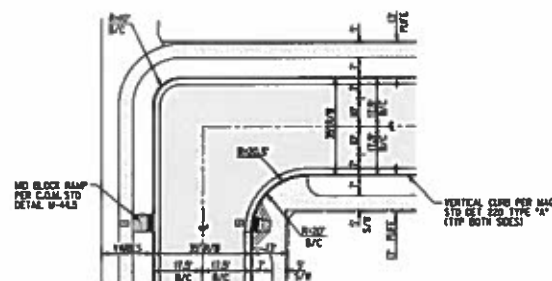
- NOTES:**
- (1) 12' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 16' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR
 - (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 12' FROM BACK OF CURB
 - (3) SETBACK FOR UPPER LEVELS IS 12' FROM R/W
 - (4) 8' 0" ± 8' 0" P.U.F.T. CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON GUY UTILITY DESIGN. SMP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY
 - (5) NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SETBACKS DETAIL AT ENTRY STREET
NTS



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 - (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 12' FROM BACK OF CURB
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 - (5) 12' SIDE YARD SETBACK MAY BE REQUIRED. LOTS WILL BE DETERMINED BY FINAL ENGINEERING.

TYPICAL LOT SETBACKS DETAIL
NTS



TYPICAL KNUCKLE
NTS
FOR USE WHERE SHOWN ON PLANS

EASTMARK. DU 6 SOUTH PARCELS 1 AND 2			
PRELIMINARY PLAT			
82943 N. 24th Parkway, Suite 120, Phoenix, Arizona 85019 Office: (602) 252-0264 Fax: (602) 252-0265 www.hoskin-ryan.com			
PROJECT NO. 15-046-04		SHEET SHEET 2 OF 5	



LEGEND	
LS	LANDSCAPE BUFFER
S/W	SIDEWALK
P/UF	PUBLIC UTILITIES & FACILITIES EASEMENT
B/C	BACK OF CURB
F/C	FACE OF CURB
W/B	WIDYTH OF BAY
W	WATER LINE
S	SEWER LINE
SD	STORM DRAIN
W/P	NON POTABLE WATER LINE

 STATE OF FLORIDA	EASTMARK. DU & SOUTH PARCELS 1 AND 2 PRELIMINARY PLAT
	 Hoskin & Ryan Consultants civil • engineering • land 6545 N. 24th Parkway, Suite 1021, Phoenix, Arizona 85018 (Office) (602) 252-0004 Fax (602) 252-0040 email hrc@hrcpa.com
PROJECT NO. PL-004-04	SHEET SHEET 3 OF 5

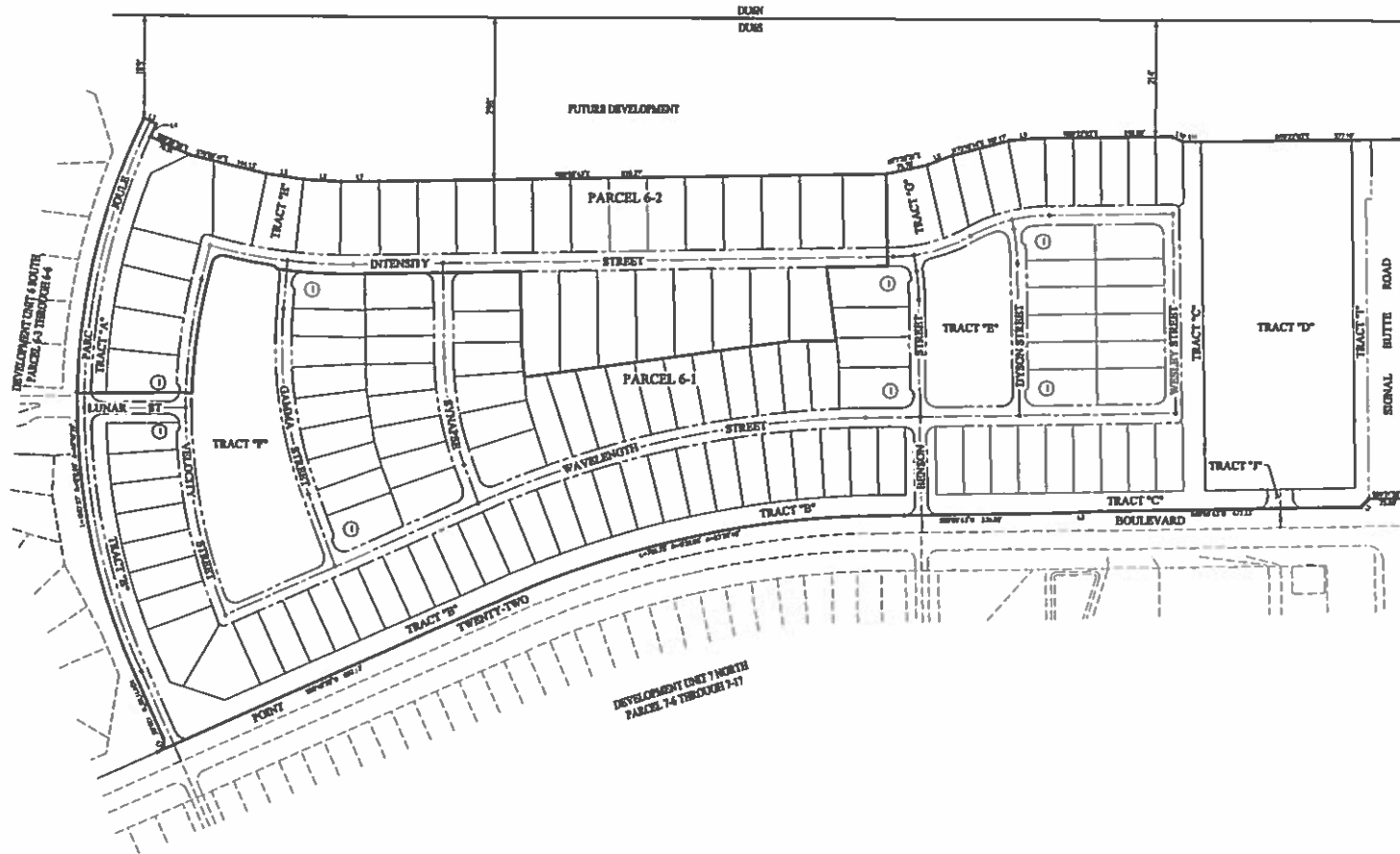
SITE DATA		
CROSS AREA	65.56 ACRES	100.00%
OPEN SPACE, PARKS & RETENTION	6.11 ACRES	28.83%
LOCAL STREETS & PRIVATE DRIVES	5.52 ACRES	13.92%
NET RESIDENTIAL AREA	53.93 ACRES	81.25%
TOTAL YIELD	101 LOTS	
GROSS RESIDENTIAL DENSITY	3.53 DU/AC	
NET RESIDENTIAL DENSITY	5.38 DU/AC	

TRACT TABLE			
TRACT	AREA (AC)	USAGE	YLD
A	0.42	OPEN SPACE	05
B	1.74	OPEN SPACE	05
C	1.43	OPEN SPACE	05
D	4.04	FUTURE DEVELOPMENT	05
E	1.01	OPEN SPACE & RETENTION	05
F	2.23	OPEN SPACE & RETENTION	05
G	0.29	OPEN SPACE & RETENTION	05
H	0.23	OPEN SPACE & RETENTION	05
I	0.50	OPEN SPACE & RETENTION	05
J	0.04	PRIVATE DRIVE	
TOTAL	16.75		

RESIDENTIAL LOT YIELD BY PARCEL				
LOT TYPE	PARCEL 1	PARCEL 2	TOTAL	%
50' x 125'	152		152	77.88
70' x 120'		29	29	22.11
TOTAL			181	100.00

CURVE DATA TABLE			
CURVE	RADIUS	DEGREE	ARC LENGTH
1	20.00'	90° 00' 00"	6.28'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
1.1	N44° 15' 50" E	25.25'
1.2	S41° 09' 43" W	11.04'
1.3	S64° 12' 26" E	25.00'
1.4	N23° 30' 10" E	25.00'
1.5	S89° 22' 22" E	68.62'
1.6	S88° 30' 06" E	64.62'
1.7	N09° 22' 22" E	65.57'
1.8	N61° 00' 00" E	20.45'
1.9	N64° 20' 17" E	47.30'
1.10	S65° 20' 06" E	25.17'
1.11	S89° 00' 00" E	32.45'



SCALE:
1" = 100'

EASTMARK.
DU 6 SOUTH
PARCELS 1 AND 2

PRELIMINARY PLAT

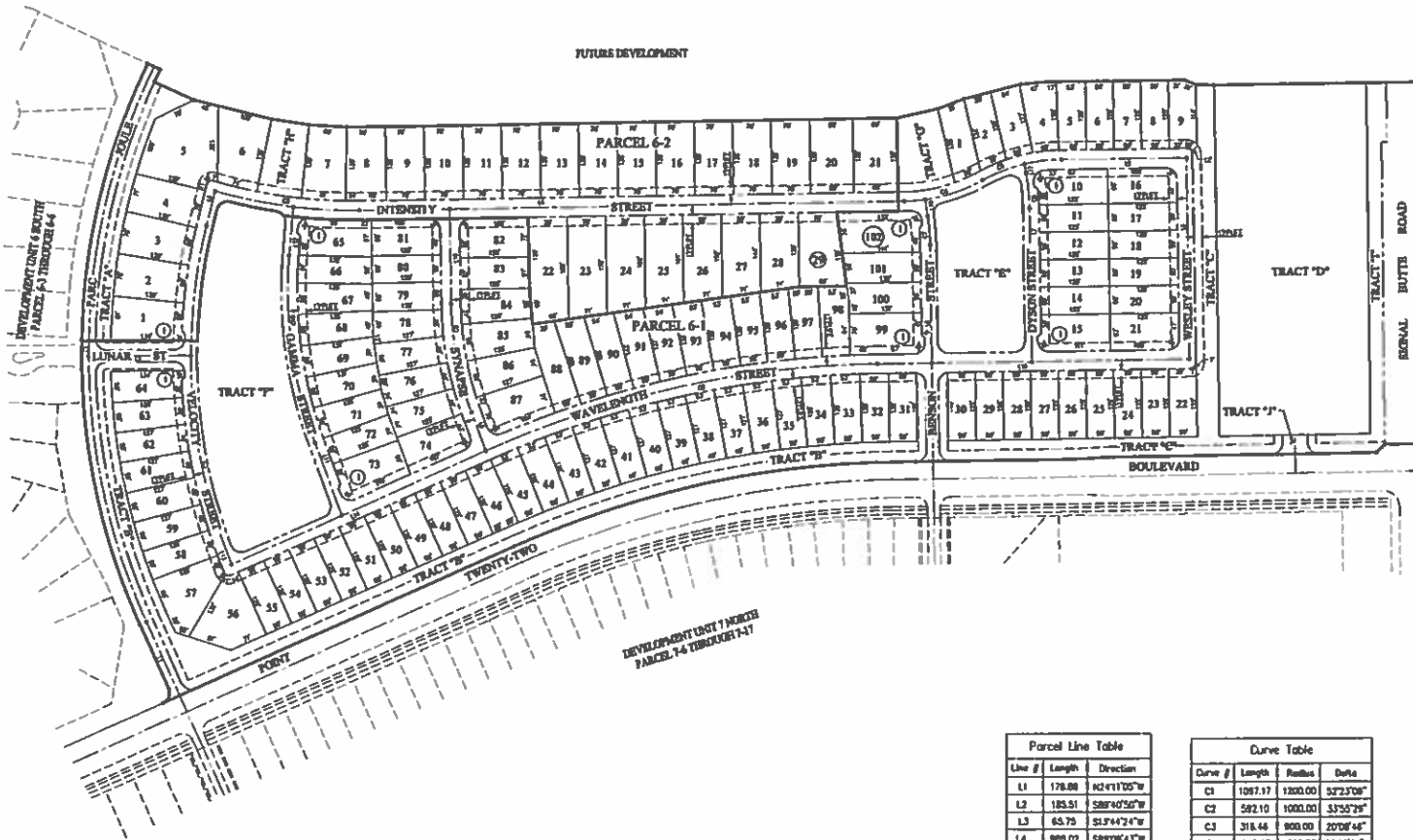
Hoskin-Ryan Consultants
civil engineering solutions

4245 N. 24th Parkway, Suite 150, Phoenix, Arizona 85016
Office: (602) 252-0244 Fax: (602) 252-0250 www.hoskinryan.com

PROJECT NO.
15-086-04

SHEET
SHEET 4 OF 5

FUTURE DEVELOPMENT



PARCEL DU6-1 LAND USE DATA		
USE AND DESCRIPTION		UNITS
GROSS AREA		32.56 AC
PARKS, OPEN SPACE AND RETENTION		0.04 AC
LOCAL STREETS & PRIVATE DRIVES		4.20 AC
NET RESIDENTIAL AREA		17.31 AC
GROSS DENSITY		3.13 DU/AC
NET DENSITY (EXCLUDING STREETS AND TRACTS)		5.88 DU/AC
NUMBER OF LOTS		102
TYP LOT SIZES		50' x 120'

PARCEL DU6-2 LAND USE DATA		
USE AND DESCRIPTION		UNITS
GROSS AREA		9.02 AC
LOCAL STREETS		0.47 AC
PARKS, OPEN SPACE AND RETENTION		0.57 AC
NET RESIDENTIAL AREA		6.98 AC
GROSS DENSITY		3.52 DU/AC
NET DENSITY (EXCLUDING STREETS AND TRACTS)		4.35 DU/AC
NUMBER OF LOTS		29
TYP LOT SIZES		TO X 130'

LEGEND

- ① TYPICAL CHICANE AT RETURN FOR R/O DATA SIZE DETAIL ON SHEET 31
- PUBLIC UTILITIES AND FACILITIES EASEMENT (PUFE)
- SURVEY MONUMENT
- PARCEL BOUNDARY
- PORT OF BAY LINE (R/O)
- CENTERLINE (CL)
- SETBACK LINE

Parcel Line Table		
Line #	Length	Direction
L1	178.88	N2°11'05"W
L2	183.51	S88°40'50"W
L3	63.75	S13°44'24"W
L4	908.02	S88°09'43"W
L5	225.71	S89°22'03"W
L6	366.18	N2°50'17"W
L7	278.08	N2°50'17"W
L8	438.80	N2°50'17"W
L9	75.04	N2°07'10"E
L10	172.48	S2°50'17"E
L11	140.54	N2°07'10"E
L12	88.82	S4°40'08"W
L13	36.18	N2°07'10"E
L14	504.00	S85°48'55"W
L15	584.83	N88°08'43"E
L16	31.46	S87°13'17"E
L17	18.83	S10°02'47"E
L18	18.83	S00°37'57"E

Curve Table			
Curve #	Length	Radius	Delta
C1	1097.17	1800.00	53°23'08"
C2	592.10	1000.00	33°50'29"
C3	318.46	800.00	20°08'48"
C4	148.43	300.00	28°20'51"
C5	148.50	300.00	28°33'11"
C6	64.29	400.00	87°2'30"
C7	51.30	400.00	7°20'53"
C8	735.45	1800.00	23°28'48"
C9	202.80	800.00	19°20'48"
C10	347.01	800.00	24°54'11"

SCALE:
1" = 100'

EASTMARK.
DU 6 SOUTH
PARCELS 1 AND 2

PRELIMINARY PLAT

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PROJECT NO. 15-046-04 SHEET 5 OF 5