

# HARRIS CROSSING II

## PRELIMINARY SITE PLAN

A PROPOSED SUBDIVISION OF A PORTION OF SECTION 11, TOWNSHIP 1 NORTH RANGE 5 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

### PROJECT INFORMATION

CURER: ROBERT HOLYOAK  
1111 E. HERCOSA AVE  
MESA, ARIZONA  
DEVELOPER: GREG HAMBLEN  
1891 E. LOCKWOOD STREET  
MESA, ARIZONA  
APPL. CANT: JEFF WELKER  
WELKER DEVELOPMENT  
RESOURCES LLC  
315 E. DOVER  
MESA, ARIZONA 85213  
480.362.7672  
ARCHITECT: FRED WOODS  
WOODS ASSOCIATES  
ARCHITECTS, LLC  
339 E. MCCOY LANE, ROAD  
MESA, ARIZONA 85213  
480.362.7672

PROJECT LOCATION:  
2305 N. HARRIS DRIVE  
MESA, ARIZONA

PROJECT DESCRIPTION:  
APN: 136-06-005-L  
PROPOSED RS-35 PAD SUBDIVISION

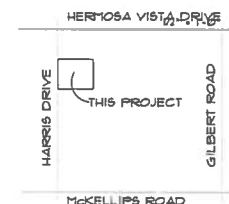
SITE AREA:  
GROSS: 217,470 SF - 4.99 ACRES  
NET: 206,580 SF - 4.74 ACRES  
ZONING: RS-43  
PROPOSED ZONING: RS-35-PAD  
MINIMUM LOT SIZE: 33,041 SF  
PROPOSED NUMBER OF LOTS: 6  
NET DENSITY: 6 LOTS/4.74 = 12.7 U/AC

UTILITIES:  
WATER: CITY OF MESA  
SEWER: CITY OF MESA  
GAS: CITY OF MESA  
TELEPHONE: CENTURY LINK  
ELECTRIC: SRP  
CATV/INTERNET/PHONE: COMCAST

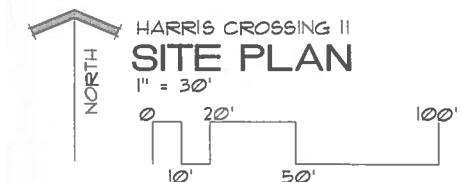
BUILDING SETBACKS:  
FRONT: 30' GARAGE: 22' LIVABLE/PORCH:  
SIDE: 10' MIN. 30' TOTAL  
REAR: 30'

### TRACT TABLE

| TRACT | AREA  | USE                                                              |
|-------|-------|------------------------------------------------------------------|
| A     | 0.56  | INGRESS/EGRESS, REFUSE<br>EASEMENT, EMERGENCY ACCESS<br>EASEMENT |
| B     | 0.094 | OPEN SPACE, LANDSCAPE<br>DRAINAGE EASEMENT                       |
| C     | 0.094 | OPEN SPACE, LANDSCAPE<br>DRAINAGE EASEMENT                       |



VICINITY MAP  
NO SCALE



HARRIS CROSSING II  
SITE PLAN  
1" = 30'

PROJ. NO. 136-06-005-L

DATE: 2/6/15

DRAWN BY: FFW

REVISIONS:

2/25/15

4/15/15

# HARRIS CROSSING II

## PRELIMINARY GRADING AND DRAINAGE PLAN

A PROPOSED SUBDIVISION OF A PORTION OF SECTION 11, TOWNSHIP 1 NORTH RANGE 5 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

### PROJECT INFORMATION

OWNER: ROBERT HOLYOAK  
11 E HERIOSA VISTA  
MESA, ARIZONA

DEVELOPER: GREG HAMBLEN  
1891 E LOCKWOOD STREET  
MESA, ARIZONA

APPLICANT: JEFF WELKER  
WELKER DEVELOPMENT  
RESOURCES LLC  
3125 E DOVER  
MESA, ARIZONA 85215  
480 362-7167

ARCHITECT: FRED WOODS  
WOODS ASSOCIATES  
ARCHITECTS LLC  
3318 S. MCCOY ROAD  
MESA, ARIZONA 85215  
480 362-7167

PROJECT LOCATION:  
2305 N. HARRIS DRIVE  
MESA, ARIZONA

PROJECT DESCRIPTION:  
APN: 136-06-005 L  
PROPOSED RS-35 PAD SUBDIVISION

SITE AREA:  
GROSS: 106,474 SF - 4.8 ACRES  
ZONING: RS-43  
PROPOSED ZONING: RS-35-PAD  
MINIMUM LOT SIZE: 33,041 SF  
PROPOSED NUMBER OF LOTS: 6  
GROSS DENSITY: 0.83 DU/ACRE

UTILITIES:  
WATER: CITY OF MESA  
SEWER: CITY OF MESA  
GAS: CITY OF MESA  
TELEPHONE: CENTURY LINK  
ELECTRIC: SRP  
CATV/INTERNET/PHONE COX

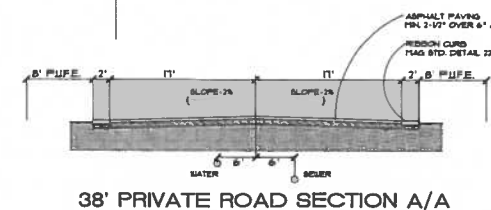
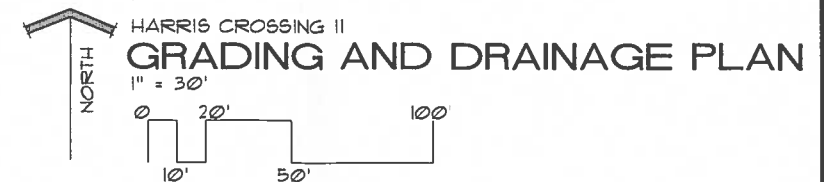
STORM WATER RETENTION CALCULATIONS:  
RETENTION VOLUME REQUIRED:  
 $V = D/12 \times C$   
D: 2.8" OF RAINFALL  
A: AREA IN SF  
C: RUNOFF COEFFICIENT - 0.5

DRAINAGE AREA: 106,474 SF  
 $V = 12.8/12 \times 106,474 \times 0.55 = 16,491$  CF  
16,491 CF/6 LOTS = 4,416 CF/LOT

NOTE:  
CUSTOM LOTS PAD ELEVATION AND  
LOWEST FINISH FLOOR TO BE DETERMINED  
BY INDIVIDUAL LOT ENGINEER  
EACH LOT MUST RETAIN THE RINOF FROM  
1/2 THE STREET.

### TRACT TABLE

| TRACT | AREA  | USE                                                              |
|-------|-------|------------------------------------------------------------------|
| A     | 0.56  | INGRESS/EGRESS, REFUSE<br>EASEMENT, EMERGENCY ACCESS<br>EASEMENT |
| B     | 0.034 | OPEN SPACE, LANDSCAPE<br>DRAINAGE EASEMENT                       |
| C     | 0.034 | OPEN SPACE, LANDSCAPE<br>DRAINAGE EASEMENT                       |



PROJ NO: 136-06-005 L  
DATE: 2/16/15  
DRAWN BY: FEW  
REVISIONS:  
2/25/15

GREG HAMBLEN AND BOB HOLYOAK  
HARRIS CROSSING II  
2305 NORTH HARRIS DRIVE MESA, ARIZONA

WOODS ASSOCIATES  
ARCHITECTS, LLC  
3318 S. MCCOY ROAD  
MESA, ARIZONA 85215  
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