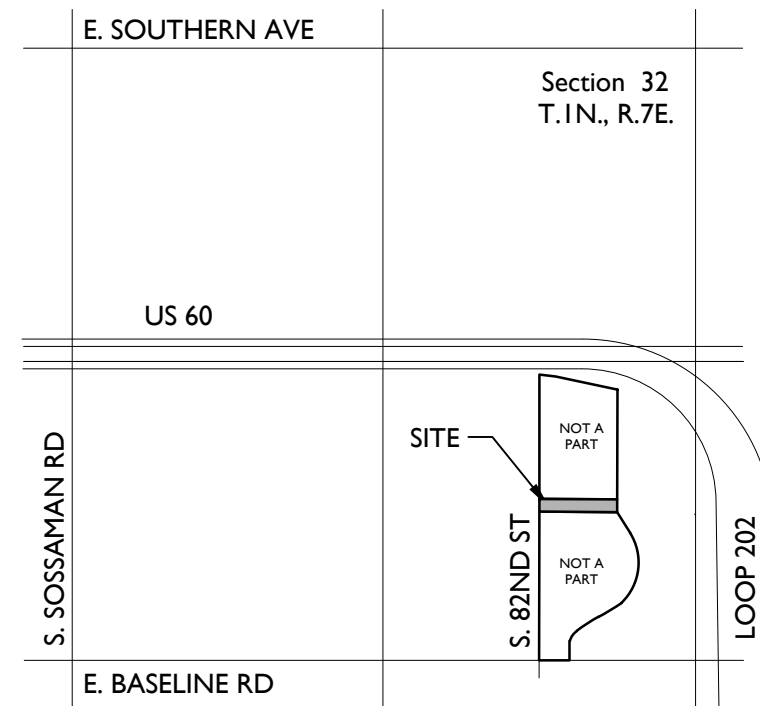


PRELIMINARY PLAT FOR HERITAGE CROSSING II

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
WOODSIDE HOMES
1811 S. ALMA SCHOOL ROAD, SUITE 190
MESA, AZ 85210
TEL: (602)-374-2777
CONTACT: DREW HUSETH

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

DEVELOPMENT DATA

LOCATION: N/WC OF BASELINE ROAD & LOOP 202
A.P.N.: 218-57-006U
EXISTING GENERAL PLAN: NEIGHBORHOODS
EXISTING ZONING: RSL-2.5, RM-4
CURRENT LAND USE: AG / VACANT LAND
GROSS ACRES: +/- 1.51 ACRES
NO. OF LOTS: 18 UNITS
GROSS DENSITY: 11.88 DU/AC
OPEN SPACE: +/- 0.32 ACRES (21.1% OF GROSS)

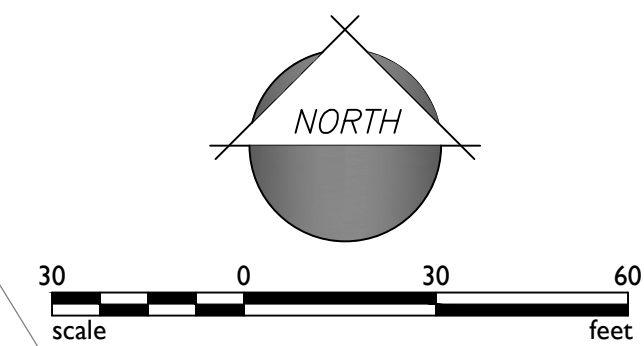
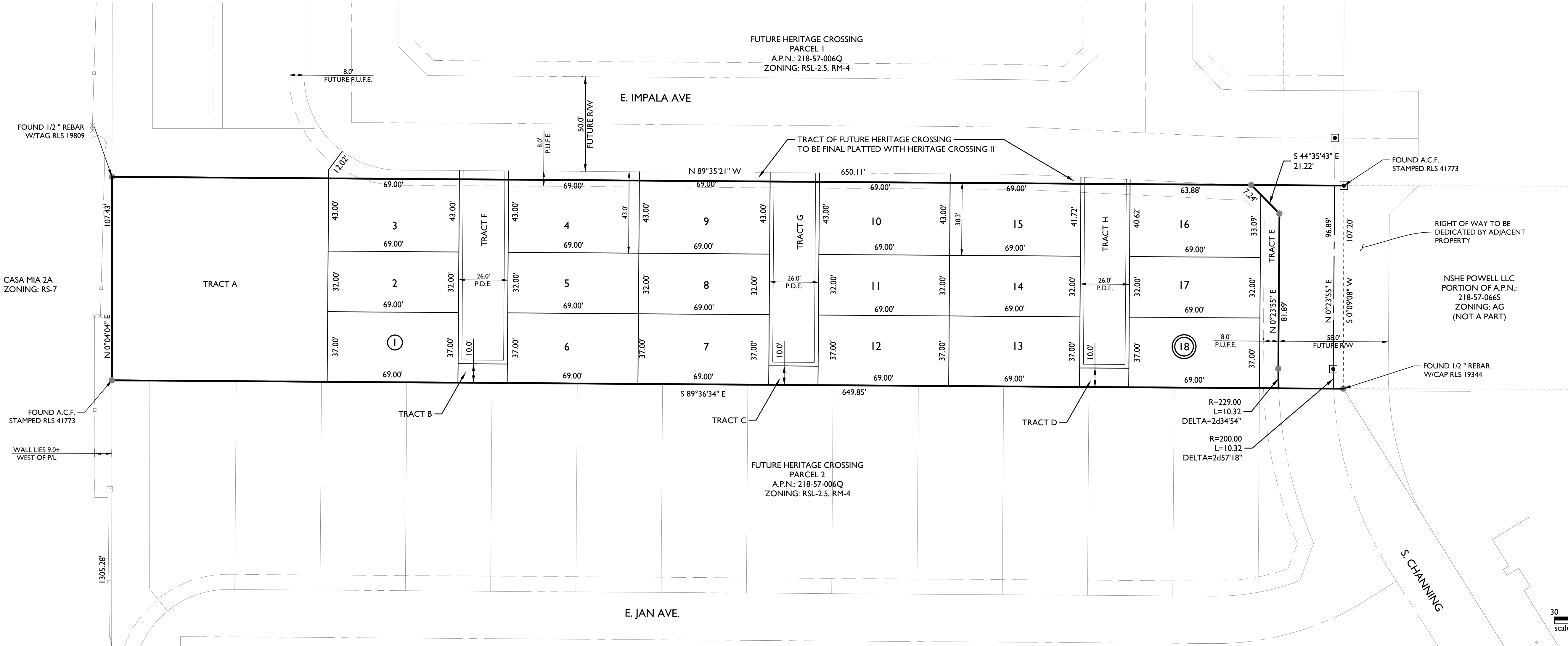
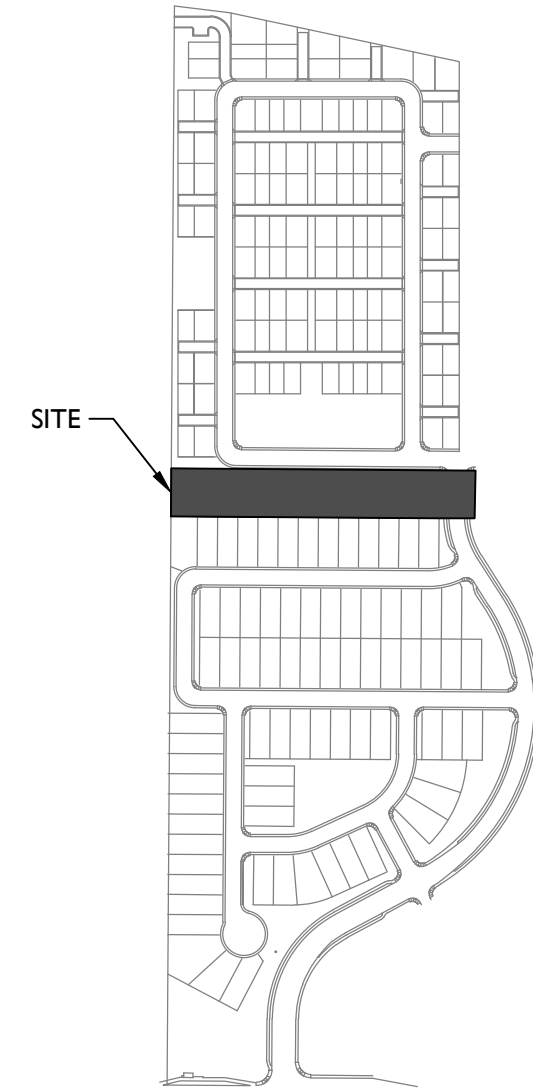
GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

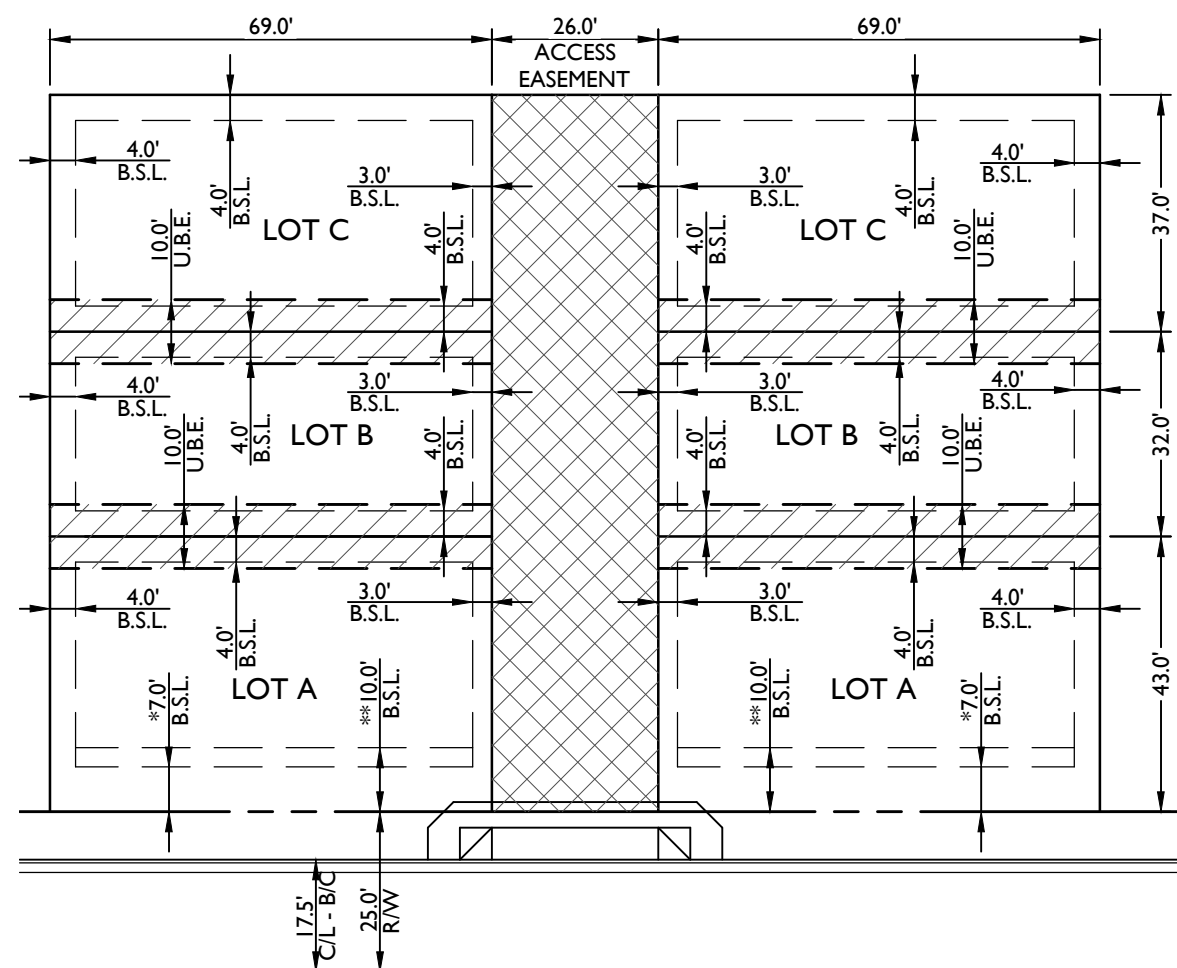
UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
REFUSE
CABLE TV
CITY OF MESA
CITY OF MESA
SOUTHWEST GAS
SALT RIVER PROJECT
CENTURYLINK / COX
CITY OF MESA
CENTURYLINK / COX

KEY MAP



Lot Table	
Lot #	Area
1	2553.00
2	2208.01
3	3093.03
4	2967.00
5	2208.01
6	2553.00
7	2553.00
8	2208.01
9	2967.00
10	2967.00
11	2208.01
12	2553.00
13	2553.00
14	2208.01
15	2947.16
16	2692.83
17	2208.01
18	2553.00
TOTAL 46,200.08 SQ FT	



- NOTES:
- THE DETAIL SHOWN ABOVE IS AN EXAMPLE OF ONE OF THE LOT VARIATIONS IN PARCEL 2. THE DETAIL DEMONSTRATES THE RELATION BETWEEN LOT SIZES, SIDEWALKS, ACCESS EASEMENT AND RIGHT OF WAY.
 - A VARIATION OF LOTS A, B, C ARE JOINED TOGETHER IN 4-PACKS, 6-PACKS, AND 10-PACKS BLOCKS.

*ADJACENT STREET TO FRONT PORCH: 7'
**ADJACENT STREET TO BUILDING: 10'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE	12241	0.281
B	LANDSCAPE / OPEN SPACE	260	0.006
C	LANDSCAPE / OPEN SPACE	260	0.006
D	LANDSCAPE / OPEN SPACE	260	0.006
E	LANDSCAPE / OPEN SPACE	960	0.022
TOTAL OPEN SPACE		13981	0.32
F	PRIVATE DRIVE EASEMENT / WATER & SEWER EASEMENT	2531	0.06
G	PRIVATE DRIVE EASEMENT / WATER & SEWER EASEMENT	2530	0.06
H	PRIVATE DRIVE EASEMENT / WATER & SEWER EASEMENT	2528	0.06
TOTAL PRIVATE DRIVE TRACTS		7589	0.18
TOTAL TRACT AREA		21570	0.50

COURTYARD LOT LAYOUT/ACCESS EXHIBIT (ALLEY LOADED PRODUCT)

SCALE: 1" = 30'