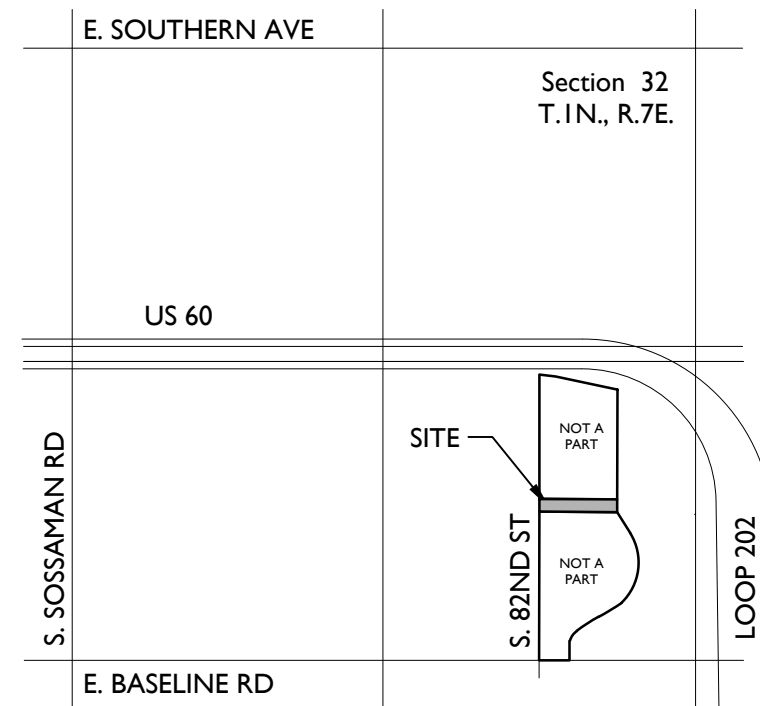


SITE PLAN FOR HERITAGE CROSSING II

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.: A PORTION OF 218-57-006U
EXISTING GENERAL PLAN: NEIGHBORHOOD SUBURBAN
EXISTING ZONING: AG - AGRICULTURE
PROPOSED ZONING: RSL-2.5
CURRENT LAND USE: VACANT LAND
GROSS ACRES: +/- 1.51 ACRES
NO. OF LOTS: 18 UNITS
GROSS DENSITY: 11.92 DU/AC
OPEN SPACE: +/- 0.303 ACRES (20% 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

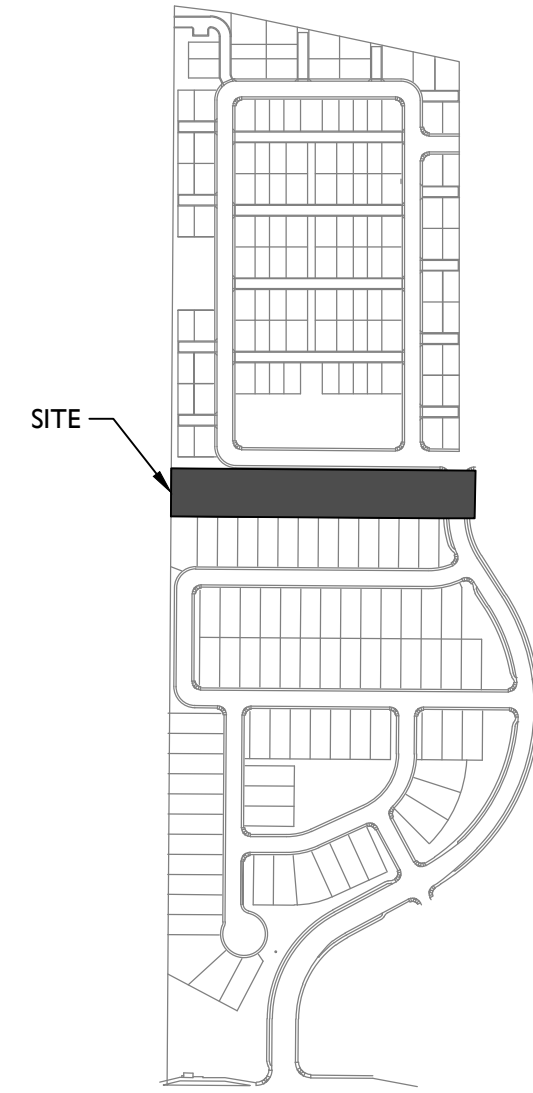
WATER
SEWER
GAS
ELECTRIC
TELEPHONE
REFUSE
CABLE TV

CITY OF MESA
CITY OF MESA
SOUTHWEST GAS
SALT RIVER PROJECT
CENTURYLINK / COX
CITY OF MESA
CENTURYLINK / COX

PARKING SUMMARY

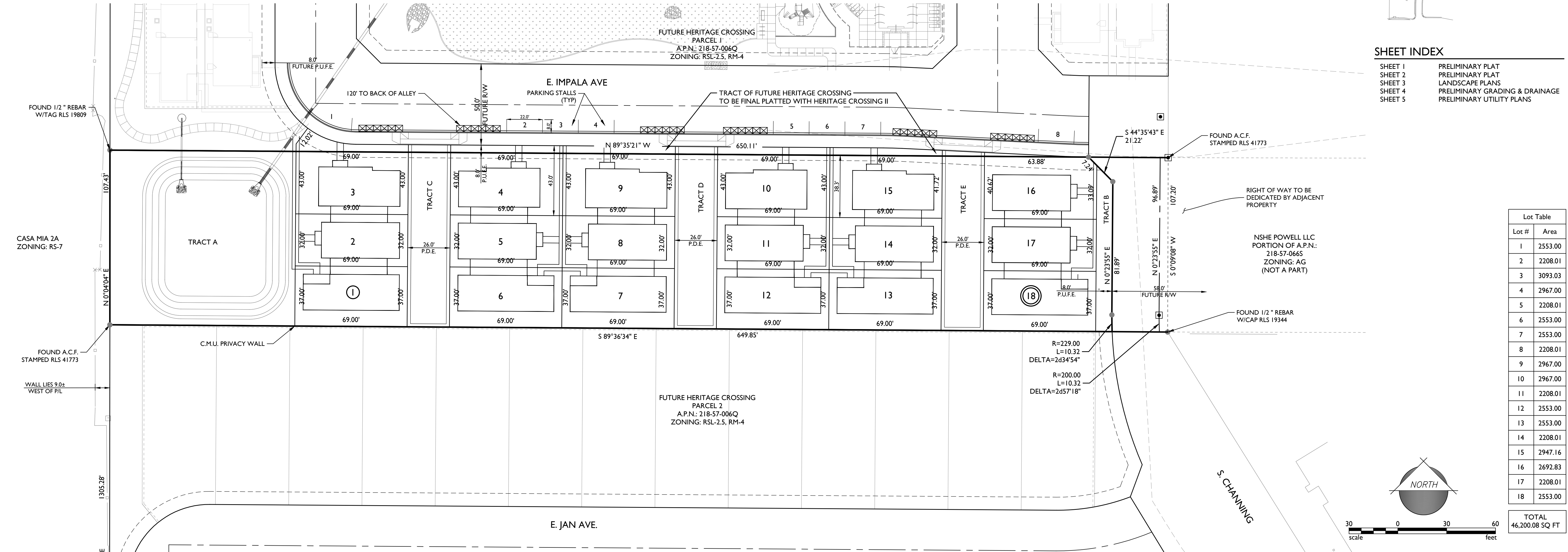
NUMBER OF LOTS: 18
PARKING PROVIDED:
GARAGE PARKING (2 PER UNIT): 36 SPACES
GUEST PARKING: 8 SPACES
TOTAL PARKING PROVIDED: 44 SPACES
PARKING RATIO: 2.4 SPACES PER LOT

KEY MAP

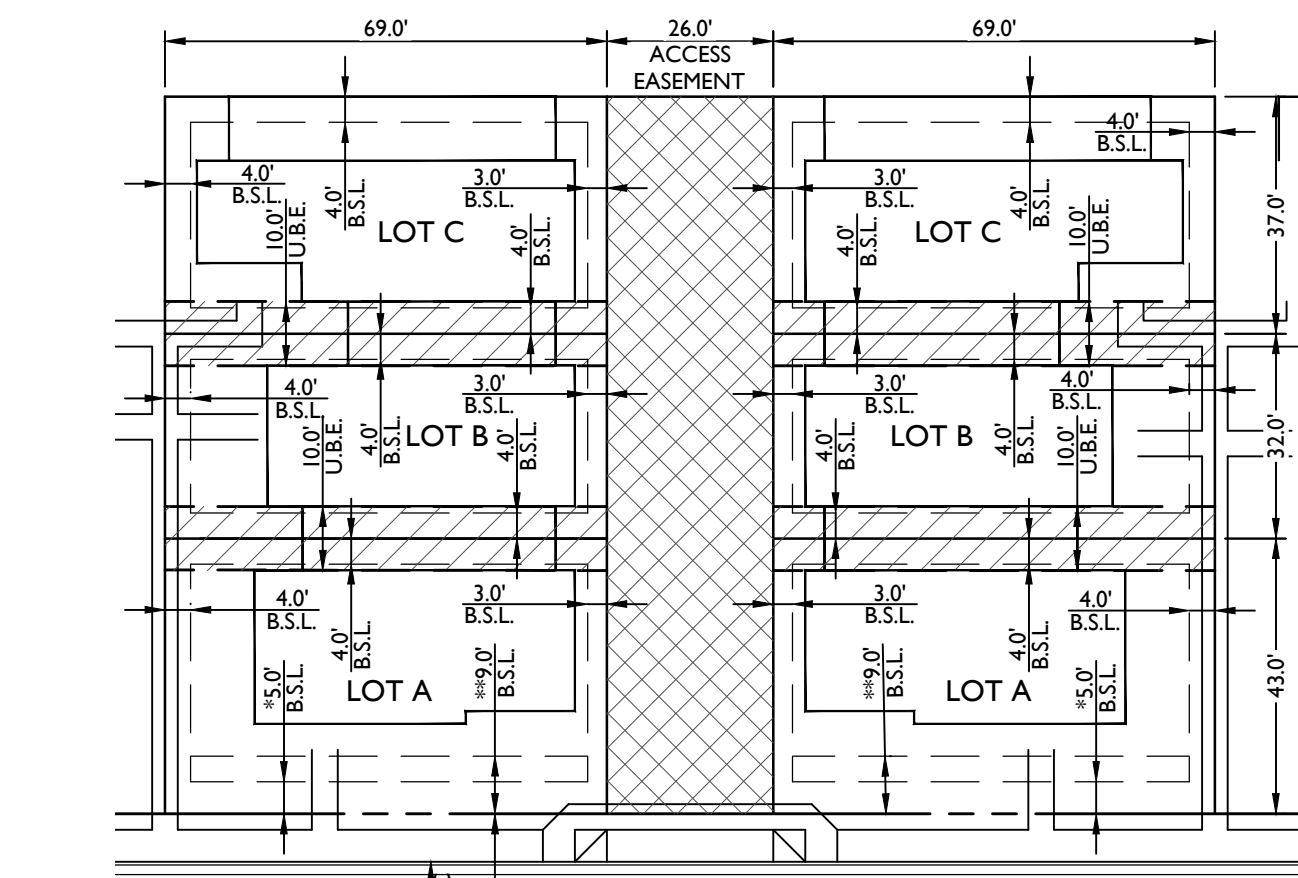


SHEET INDEX

SHEET 1: PRELIMINARY PLAT
SHEET 2: PRELIMINARY PLAT
SHEET 3: LANDSCAPE PLANS
SHEET 4: PRELIMINARY GRADING & DRAINAGE
SHEET 5: PRELIMINARY UTILITY PLANS



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.
 - LOT C - TO BE FIRE SPRINKLE PER FIRE CODE. IFC 503.1.1

*ADJACENT STREET TO FRONT PORCH: 5'
**ADJACENT STREET TO BUILDING: 9'

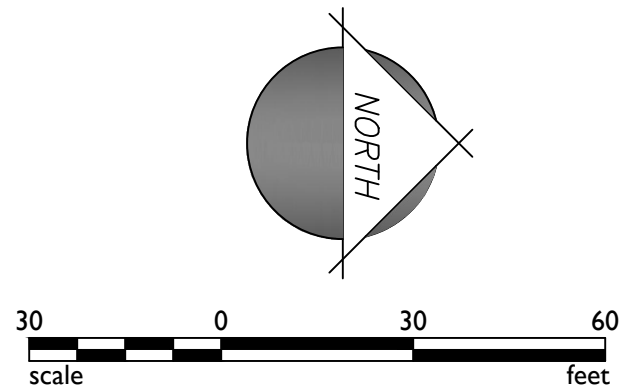
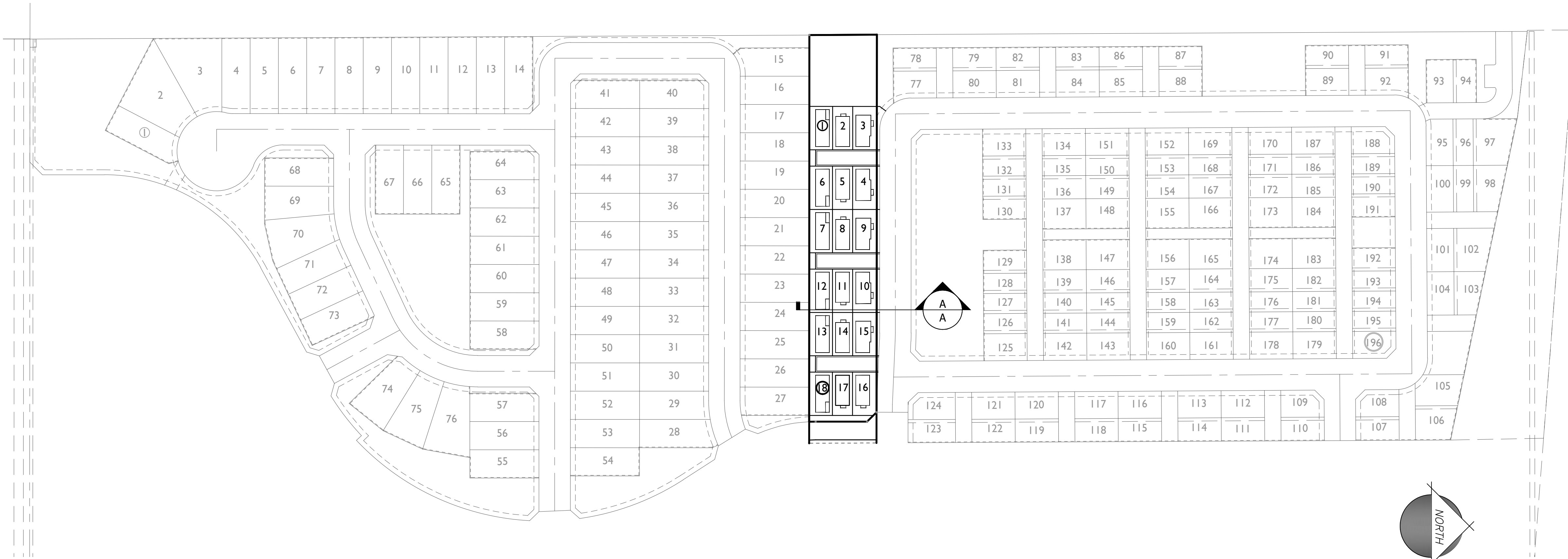
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE	12241	0.281
B	LANDSCAPE / OPEN SPACE	960	0.022
TOTAL OPEN SPACE		13201	0.303
C	PRIVATE DRIVE EASEMENT / WATER & SEWER EASEMENT	2791	0.064
D	PRIVATE DRIVE EASEMENT / WATER & SEWER EASEMENT	2789	0.064
E	PRIVATE DRIVE EASEMENT / WATER & SEWER EASEMENT	2788	0.064
TOTAL PRIVATE DRIVE TRACTS		8368	0.192
TOTAL TRACT AREA		21569	0.495

COURTYARD LOT LAYOUT/ACCESS EXHIBIT (ALLEY LOADED PRODUCT)

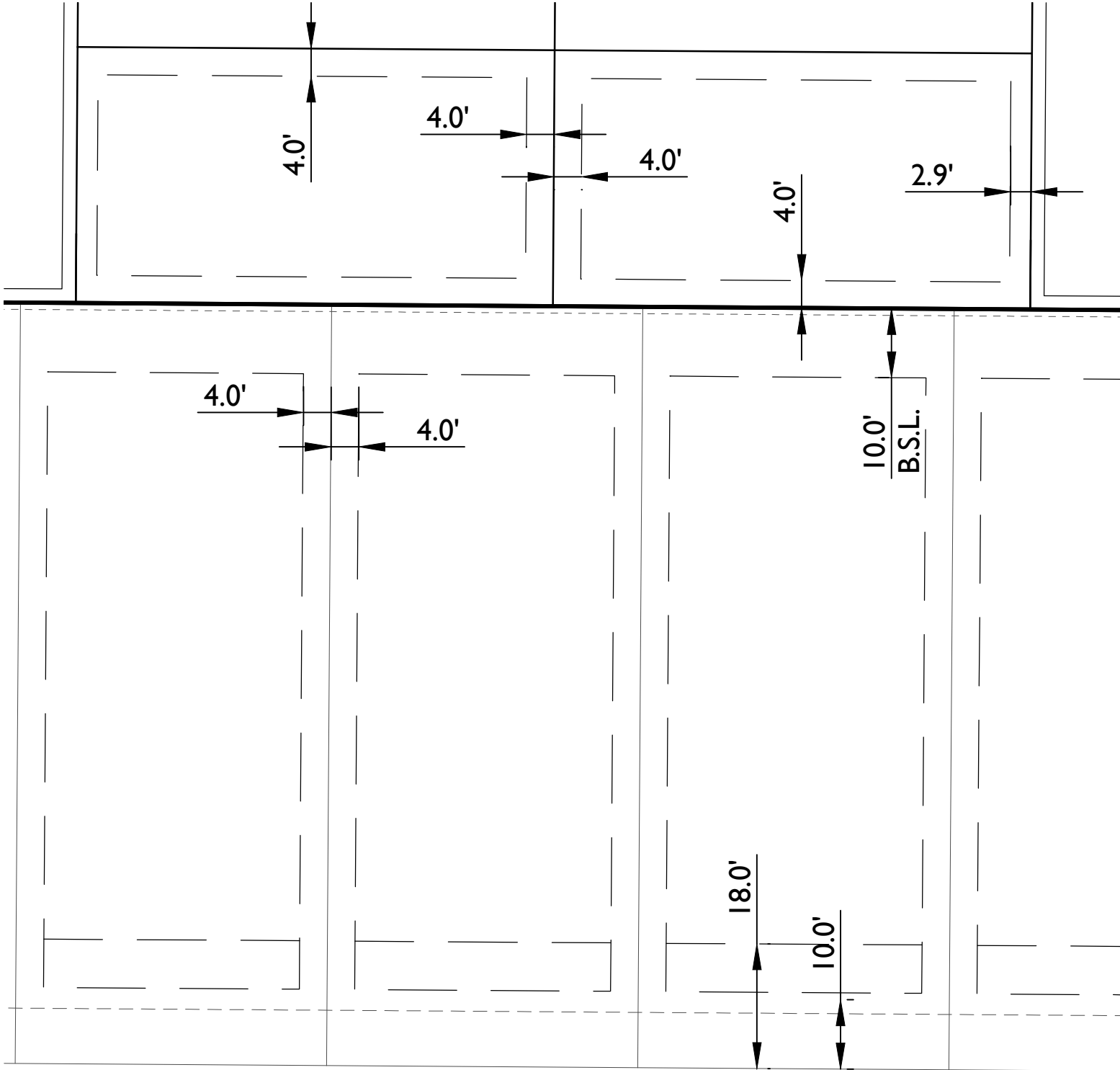
SCALE: 1" = 30'

SITE PLAN FOR HERITAGE CROSSING II

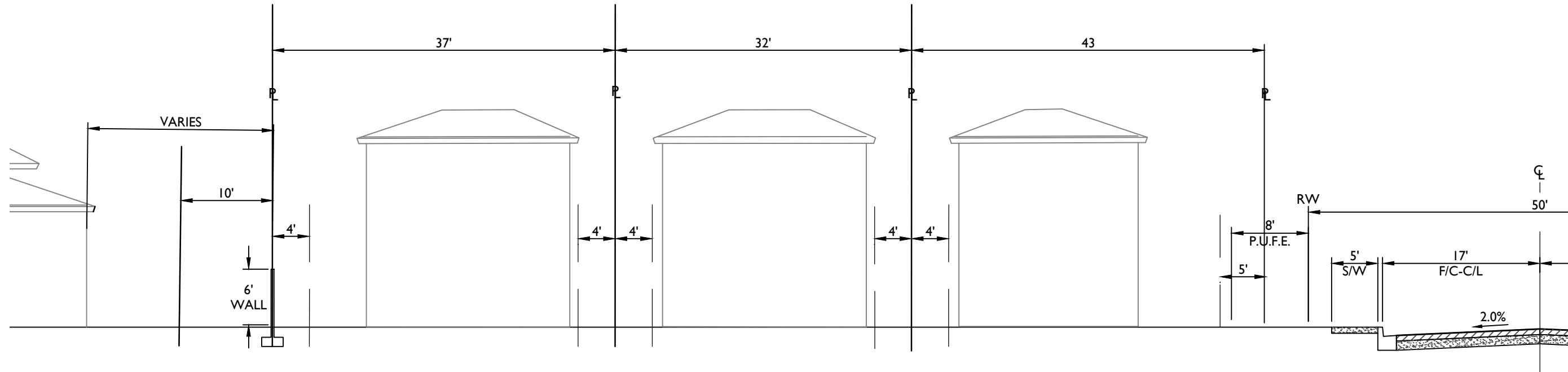
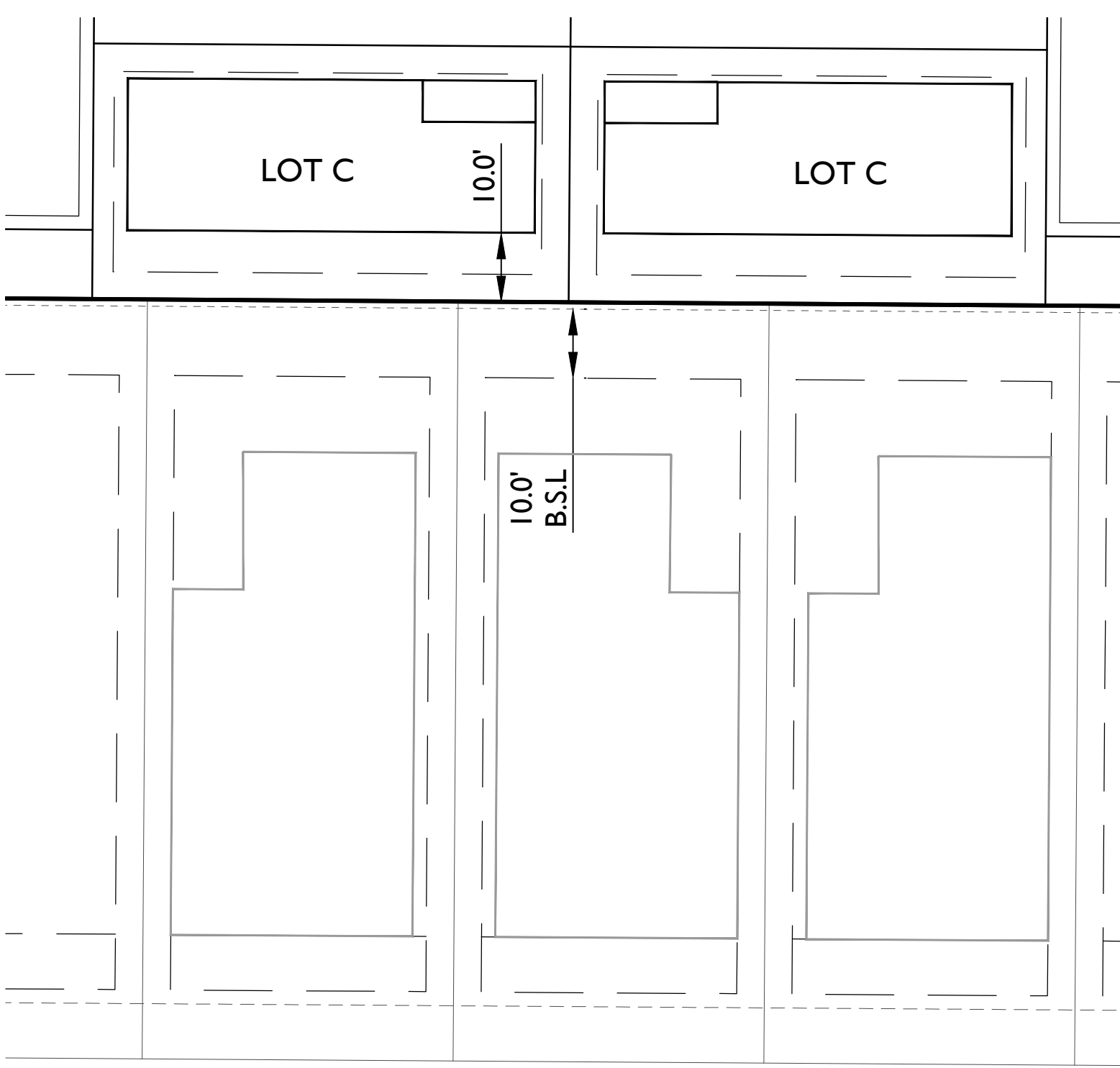
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MARICOPA COUNTY, ARIZONA



SETBACKS PER PAD - ZON-17-00326



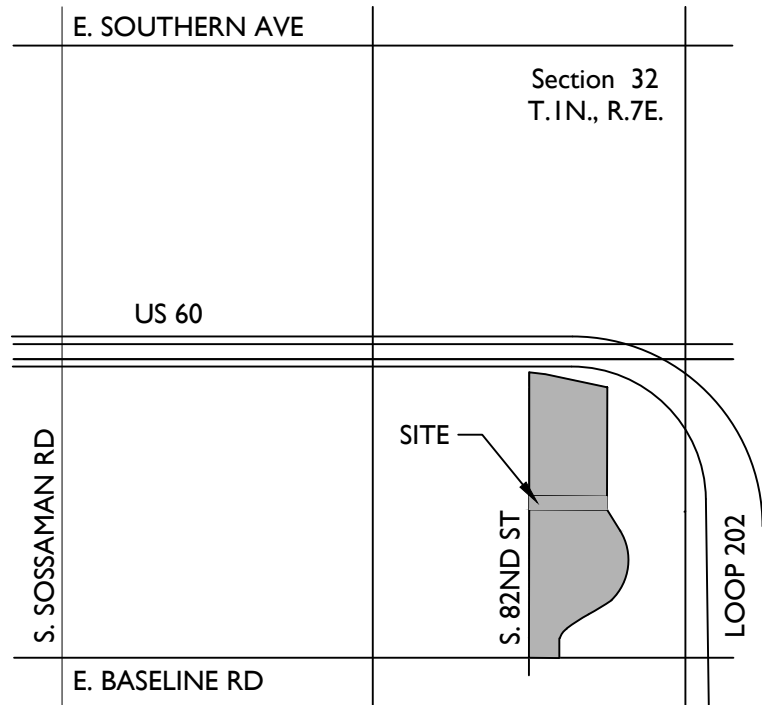
BUILDING SEPARATION DETAIL



SECTION A-A

VICINITY MAP

N.T.S.



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REFUSE
CABLE TV

CITY OF MESA
CITY OF MESA
SOUTHWEST GAS
SALT RIVER PROJECT
CENTURYLINK / COX
CITY OF MESA
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EXISTING ZONING AG - AGRICULTURE
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PROPOSED ZONING RSL-2.5

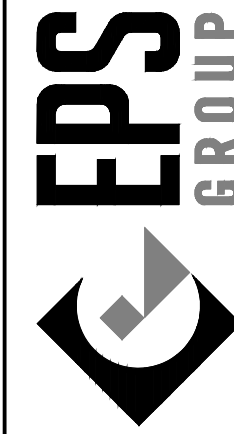
EXIST. PARCEL 1 +/- 18.03 GROSS AC
EXIST. PARCEL 2 +/- 14.61 GROSS AC
(SITE) PARCEL 3 +/- 1.51 ACRES
TOTAL ACRES 34.15 GROSS AC

TOTAL LOT COUNT 76 LOTS
EXIST. PARCEL 1 121 LOTS
EXIST. PARCEL 2 18 LOTS
(SITE) PARCEL 3 215 UNITS
TOTAL LOTS 215 UNITS

GROSS DENSITY 6.30 DU/AC (OVERALL)
11.92 DU/AC (SITE)

OPEN SPACE: +/- 5.89 ACRES (17.25% OF GROSS)
+/- 0.303 ACRES (20% OF GROSS) - (SITE)

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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www.epsgroupinc.com



Heritage Crossing II

Mesa, Arizona

SITE PLAN

Project:

Revisions:

MARCH 6, 2018 - 1ST PRELIM PLAT SUBMITTAL
MAY 8, 2018 - 2ND PRELIM PLAT SUBMITTAL



Designer: JH
Drawn by: JA



Job No.
17-293.1
SP02
Sheet No.
2
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