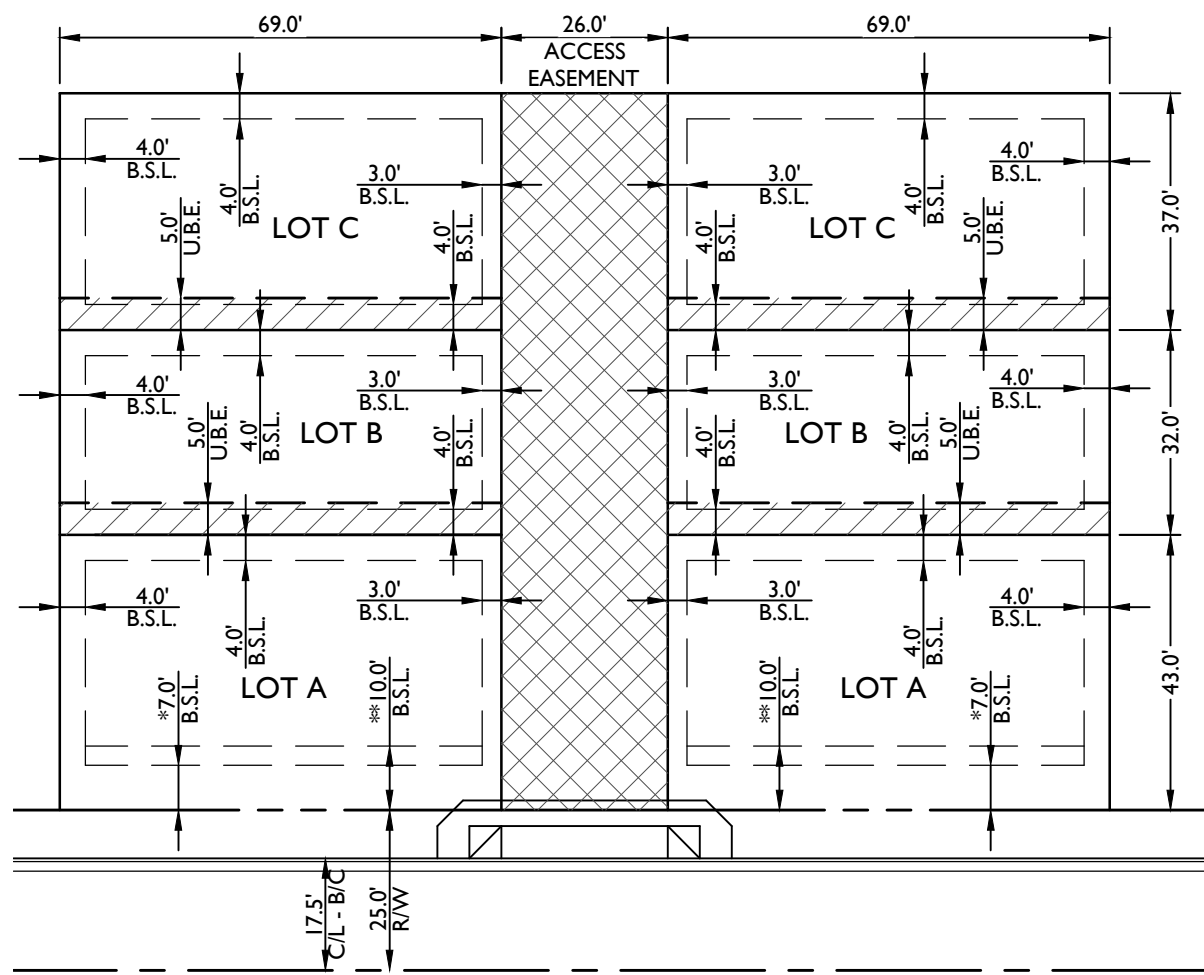


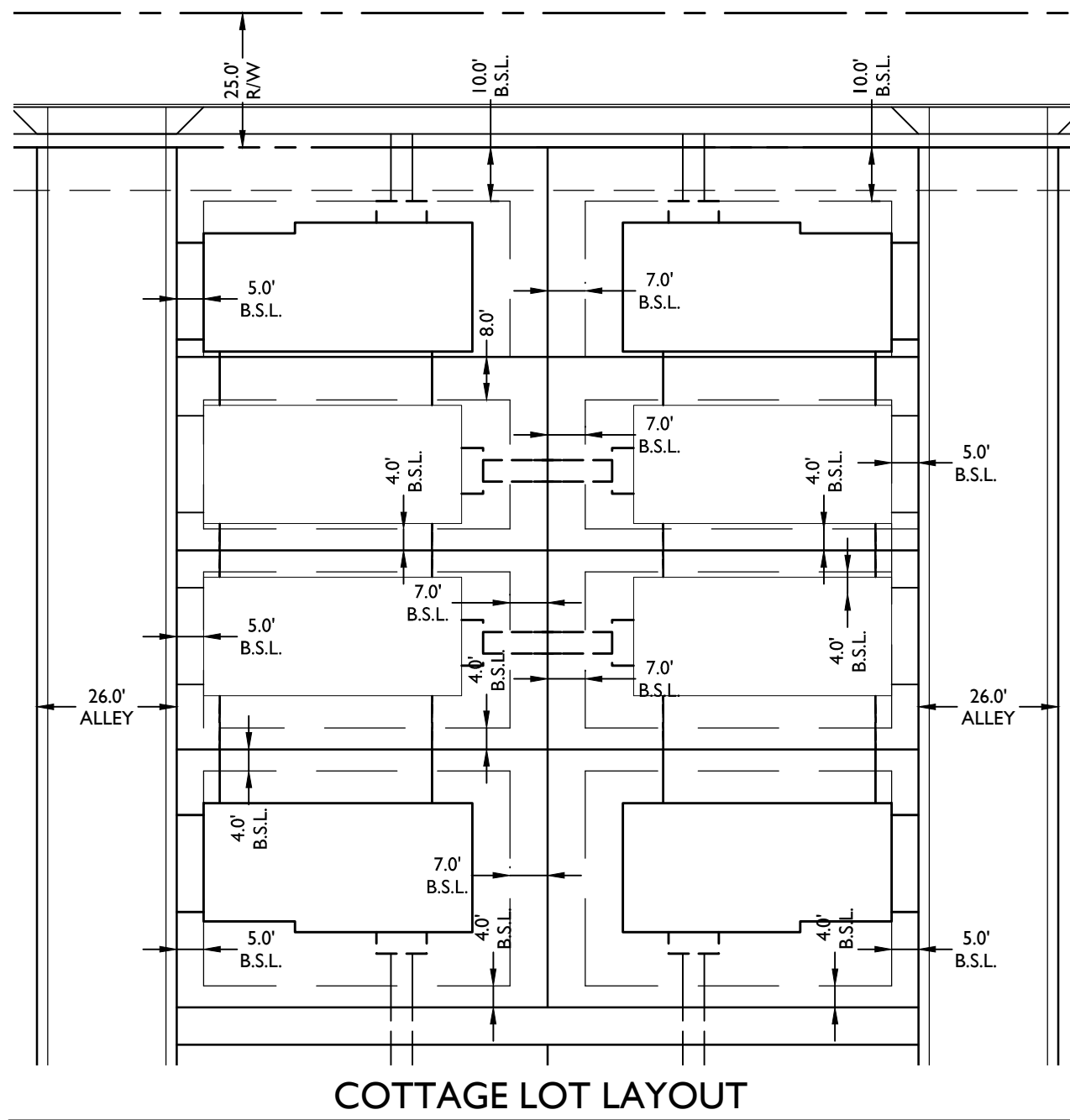
PRELIMINARY PLAT
FOR
HERITAGE CROSSING III
(aka PARCEL 3)
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



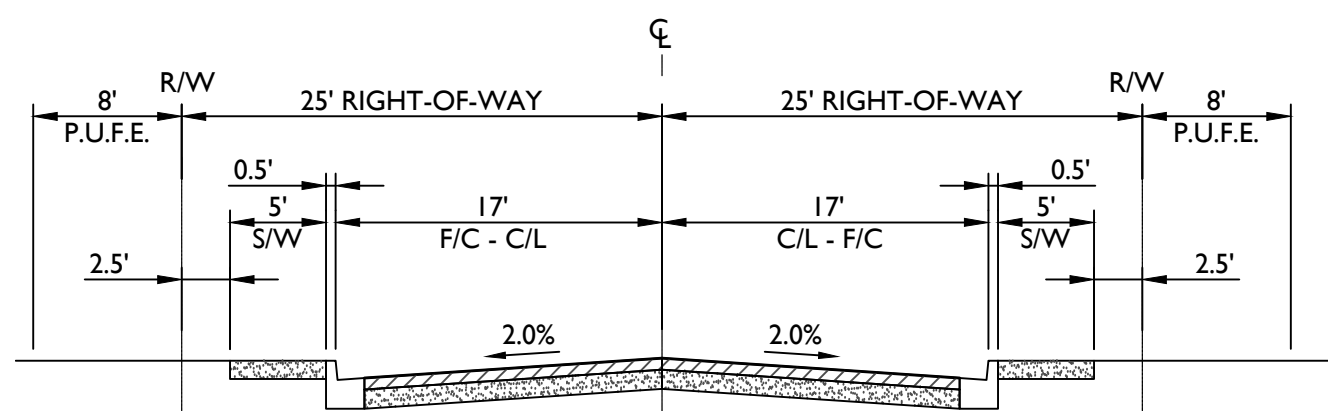
COURTYARD LOT LAYOUT/ACCESS EXHIBIT (ALLEY LOADED PRODUCT)

SCALE: 1" = 30'

- NOTES:
1. 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.
 2. A VARIATION OF LOTS ARE JOINED TOGETHER IN 4-PACKS, 6-PACKS BLOCKS
 3. LOT A MINIMUM DIMENSION: 43' X 69'
 4. LOT B MINIMUM DIMENSION: 32' X 69'
 5. LOT C MINIMUM DIMENSION: 37' X 69'



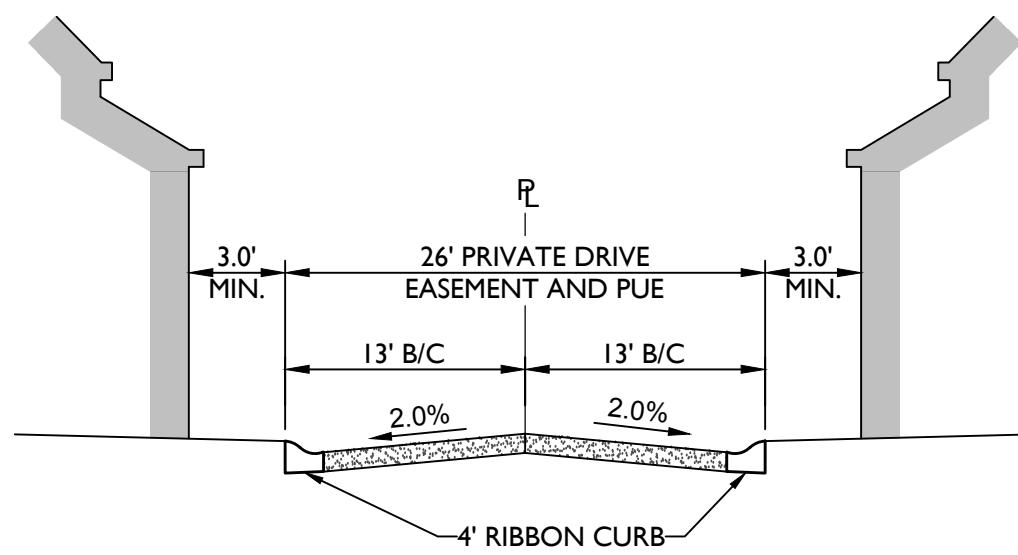
COTTAGE LOT LAYOUT



LOCAL STREET

N.T.S.

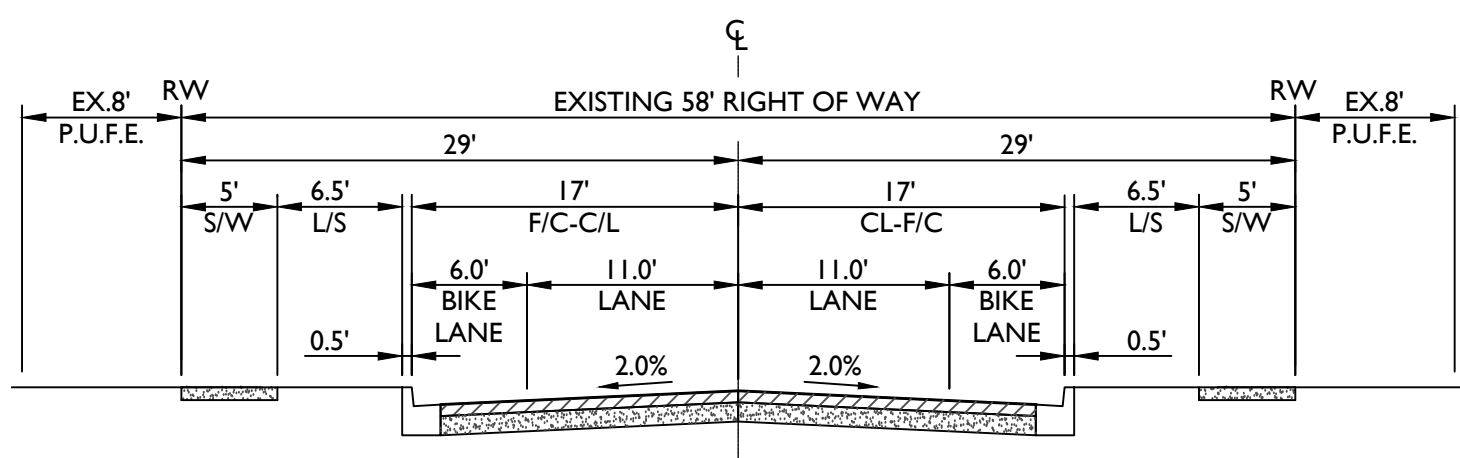
SECTION A-A



STREET ALLEY

N.T.S.

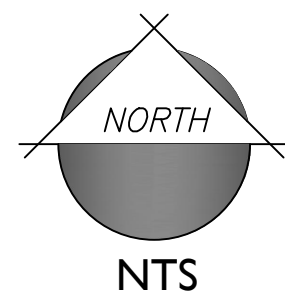
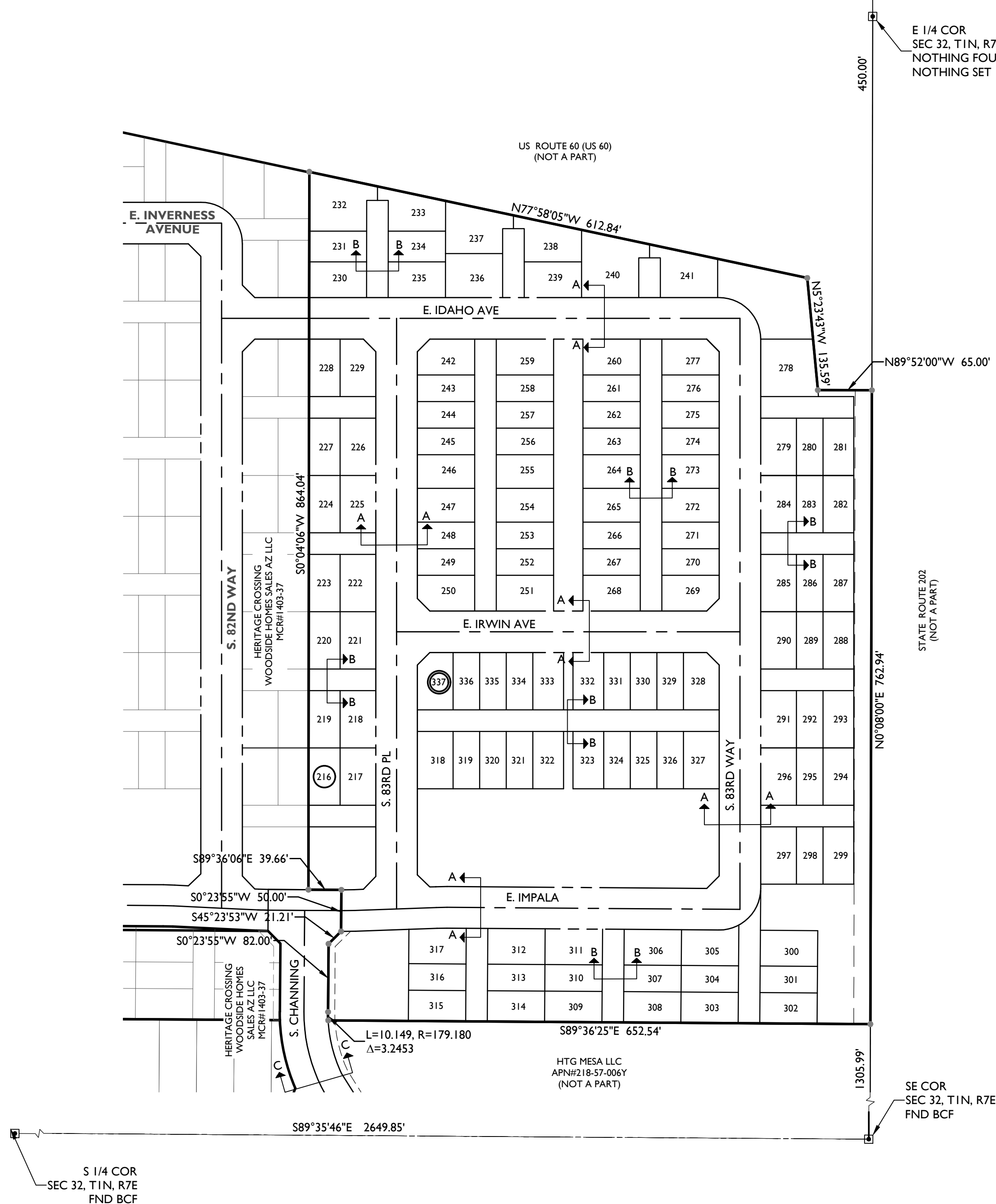
SECTION B-B



EXISTING CHANNING ROAD (BK. 1403, PG. 38, ,MCR)

N.T.S.

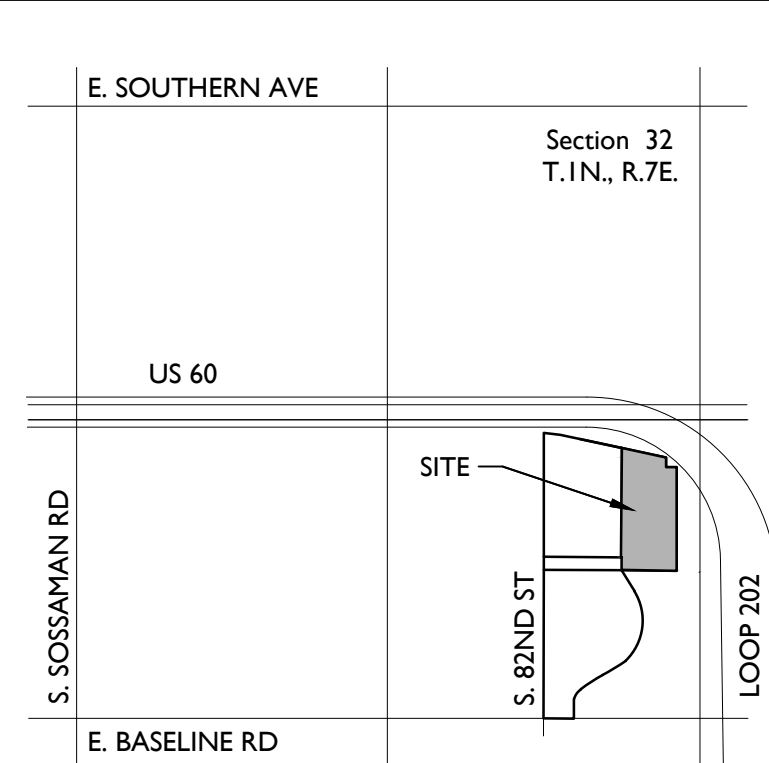
SECTION C-C



NTS

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 drew.huseth@woodsidehomes.com	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON josh.hannon@epsgruoinc.com
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DEVELOPMENT DATA

LOCATION:	N/NWC OF BASELINE ROAD & LOOP 202
A.P.N.:	218-57-006W
EXISTING GENERAL PLAN	SUBURBAN NEIGHBORHOODS
EXISTING ZONING	AG
PROPOSED ZONING	RS-L-2.5 PAD, RS-L-4.5 PAD
CURRENT LAND USE	VACANT / UNDEVELOPED
GROSS AREA	±14.47 GROSS AC
NO. OF LOTS	
LOT A	39 UNITS
LOT B	61 UNITS
LOT C	22 UNITS
TOTAL	122 UNITS
DENSITY	8.43 DU/AC
OPEN SPACE	± 2.46 ACRES

GENERAL NOTES

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

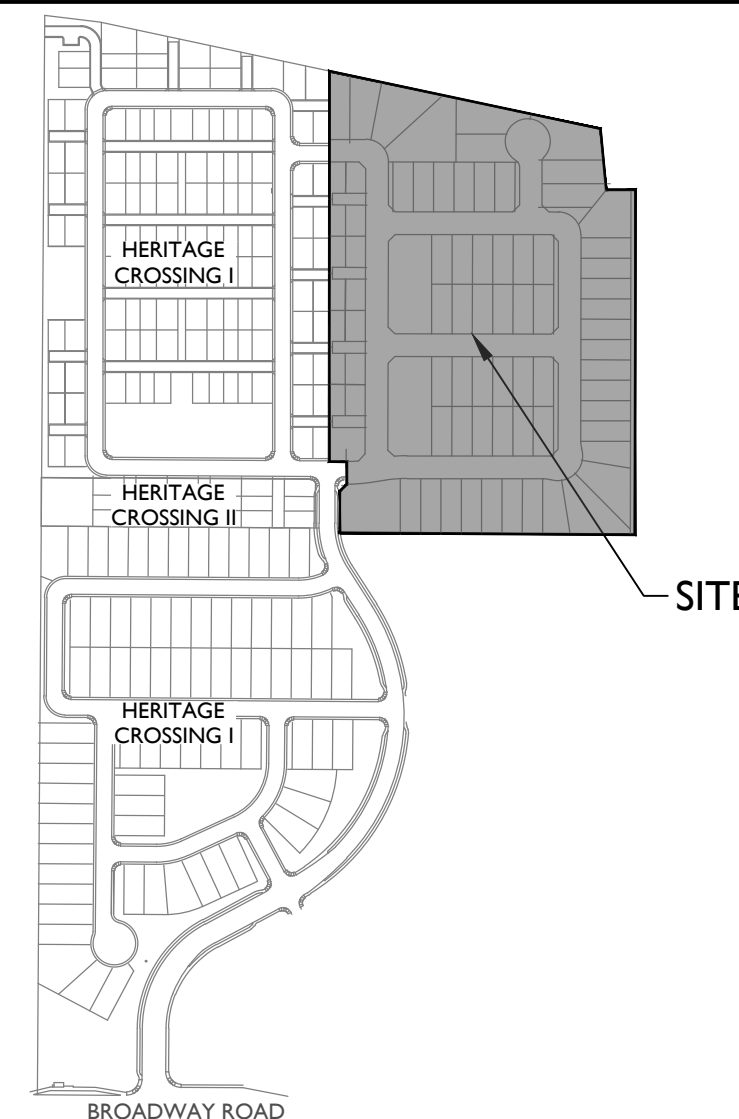
UTILITIES

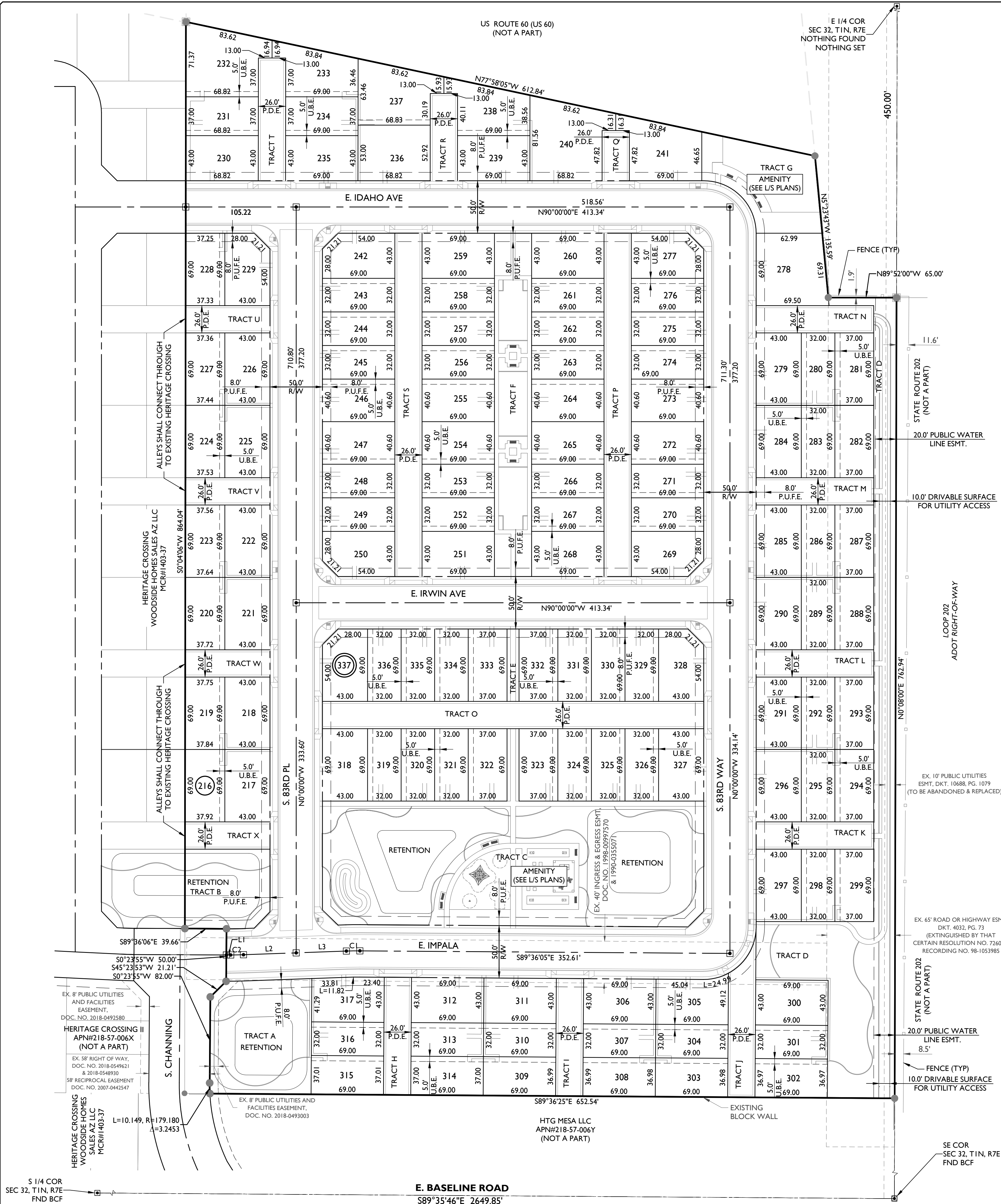
WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	COX
REFUSE	CITY OF MESA
CABLE TV	COX

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT

KEY MAP





Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	2613.46	21	3644.65	41	2208.00	61	2208.00	81	2967.00	101	2208.00	121	2208.00
2	2967.00	22	4090.61	42	2208.00	62	2854.50	82	2967.00	102	2932.88	122	2854.50
3	2967.00	23	3356.87	43	2208.00	63	4751.00	83	2208.00	103	2967.00	TOTAL 324,458.49 SQ FT	
4	2607.78	24	2967.00	44	2967.00	64	2967.00	84	2553.00	104	2208.00		
5	2599.96	25	5337.86	45	2967.00	65	2208.00	85	2967.00	105	2208.00		
6	2967.00	26	3920.15	46	2208.00	66	2553.00	86	2208.00	106	2208.00		
7	2967.00	27	2854.50	47	2208.00	67	2553.00	87	2550.92	107	2553.00		
8	2594.28	28	2208.00	48	2208.00	68	2208.00	88	2551.54	108	2553.00		
9	2586.47	29	2208.00	49	2801.43	69	2967.00	89	2208.00	109	2208.00		
10	2967.00	30	2208.00	50	2801.43	70	2967.00	90	3014.59	110	2208.00		
11	2967.00	31	2801.43	51	2208.00	71	2208.00	91	2967.00	111	2208.00		
12	2580.79	32	2801.43	52	2208.00	72	2553.00	92	2208.00	112	2967.00		
13	2572.97	33	2208.00	53	2967.00	73	2553.00	93	2551.99	113	2854.50		
14	2854.50	34	2208.00	54	2854.50	74	2208.00	94	2552.61	114	2208.00		
15	2959.21	35	2854.50	55	2208.00	75	2967.00	95	2208.00	115	2208.00		
16	2546.30	36	2967.00	56	2208.00	76	2967.00	96	2967.00	116	2208.00		
17	4645.21	37	2208.00	57	2801.43	77	2208.00	97	2967.00	117	2553.00		
18	3225.69	38	2208.00	58	2801.43	78	2553.00	98	2208.00	118	2553.00		
19	2553.00	39	2801.43	59	2208.00	79	2553.00	99	2553.07	119	2208.00		
20	2967.00	40	2801.43	60	2208.00	80	2208.00	100	2553.69	120	2208.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	10361	0.238
B	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION	6008	0.138
C	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION	43707	1.003
D	LANDSCAPE / OPEN SPACE	27436	0.630
E	LANDSCAPE / OPEN SPACE	783	0.018
F	LANDSCAPE / OPEN SPACE	11564	0.265
G	LANDSCAPE / OPEN SPACE	7386	0.170
TOTAL OPEN SPACE		107245	2.462

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
H	PRIVATE EASEMENT TRACT	2912	0.067
I	PRIVATE EASEMENT TRACT	2912	0.067
J	PRIVATE EASEMENT TRACT	3398	0.078
K	PRIVATE EASEMENT TRACT	2912	0.067
L	PRIVATE EASEMENT TRACT	2912	0.067
M	PRIVATE EASEMENT TRACT	2912	0.067
N	PRIVATE EASEMENT TRACT	2912	0.067
O	PRIVATE EASEMENT TRACT	9447	0.217
P	PRIVATE EASEMENT TRACT	8507	0.195
Q	PRIVATE EASEMENT TRACT	1243	0.029
R	PRIVATE EASEMENT TRACT	2161	0.050
S	PRIVATE EASEMENT TRACT	8507	0.195
T	PRIVATE EASEMENT TRACT	3042	0.070
U	PRIVATE EASEMENT TRACT	2089	0.048
V	PRIVATE EASEMENT TRACT	2094	0.048
W	PRIVATE EASEMENT TRACT	2099	0.048
X	PRIVATE EASEMENT TRACT	2104	0.048
TOTAL PRIVATE EASEMENT TRACT		62163	1.428

TOTAL OPEN SPACE	107245	2.462
TOTAL PRIVATE EASEMENT TRACT	62163	1.428
TOTAL TRACT AREA	169408	3.890

KEY MAP

