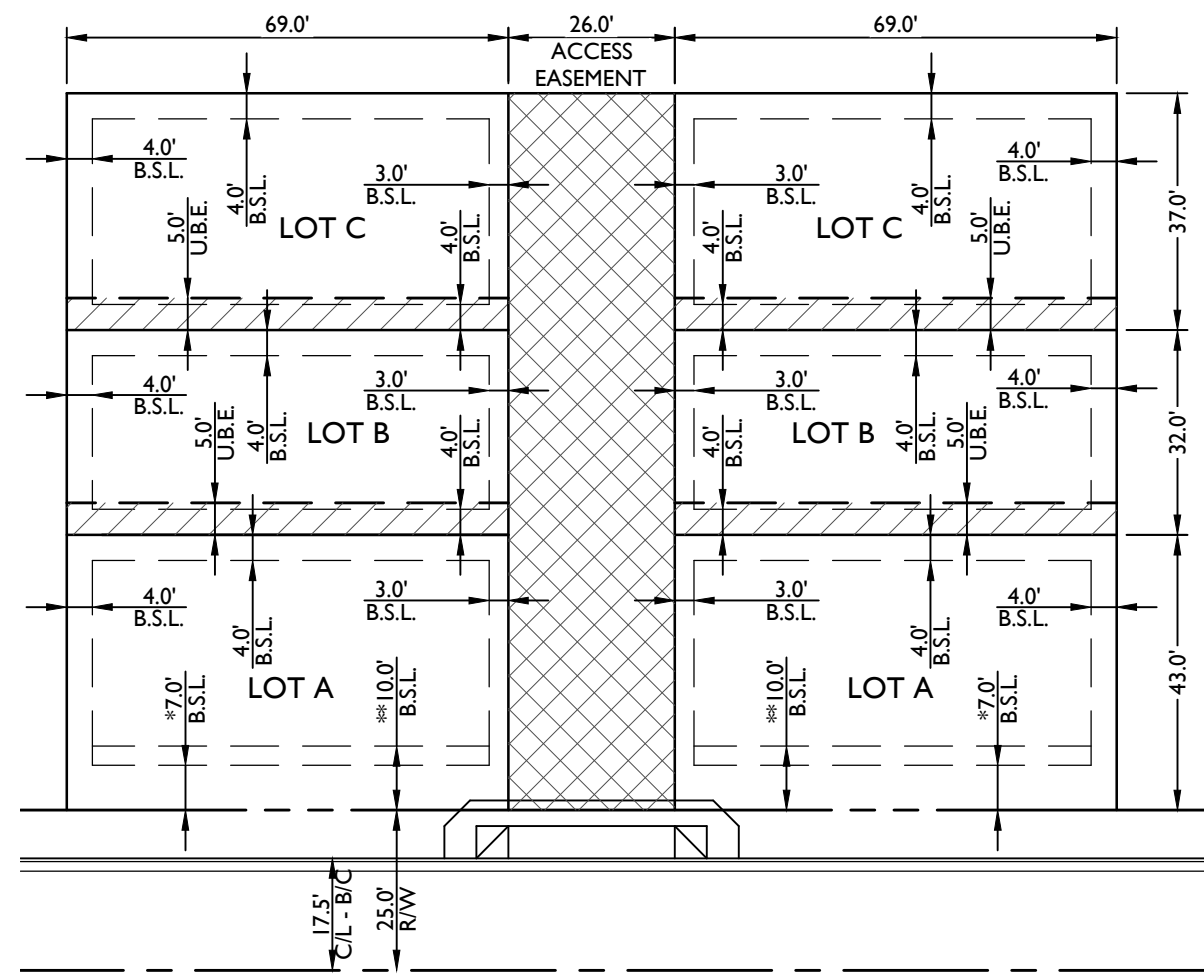


SITE PLAN FOR HERITAGE CROSSING III (aka PARCEL 3)

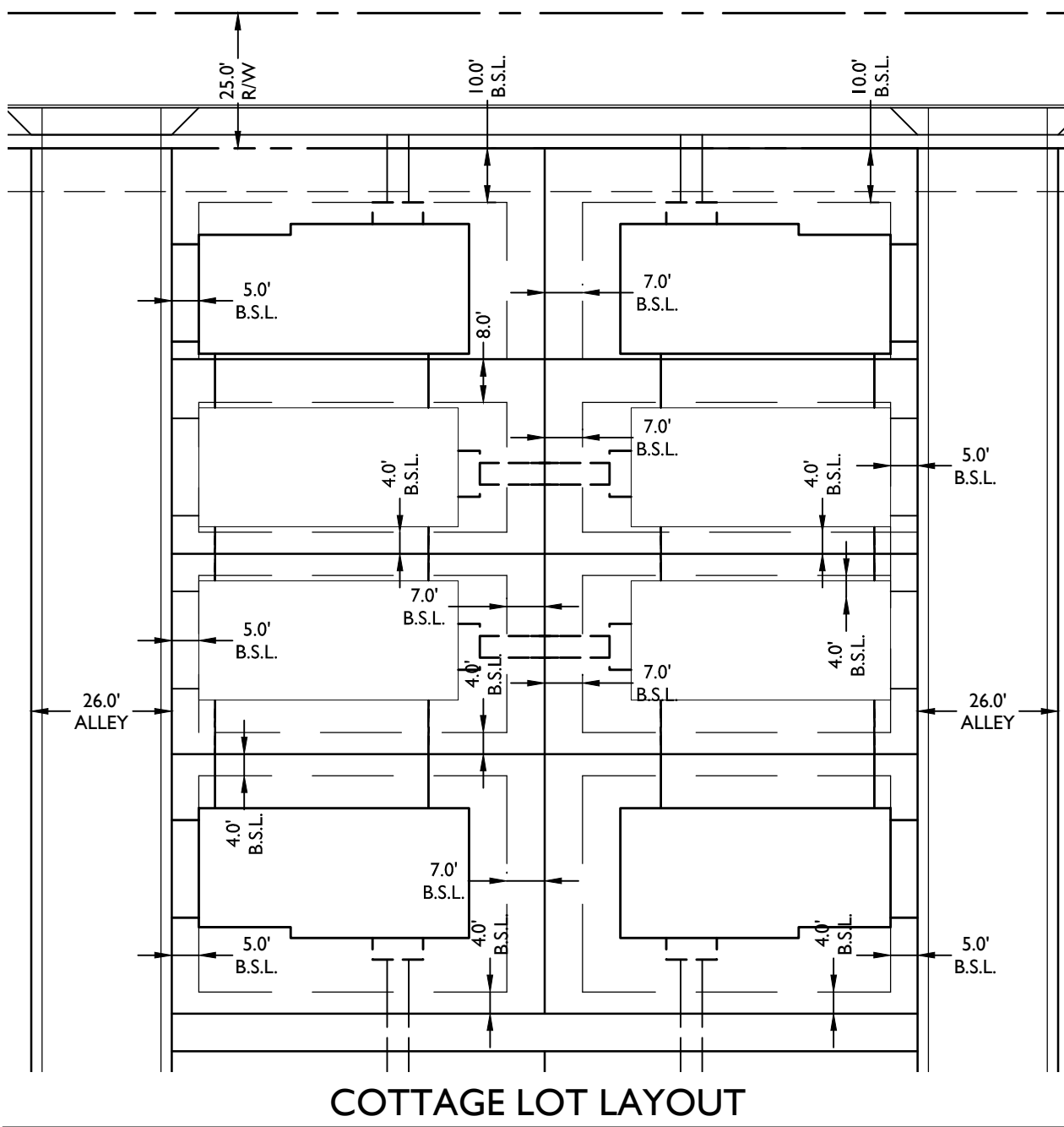
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



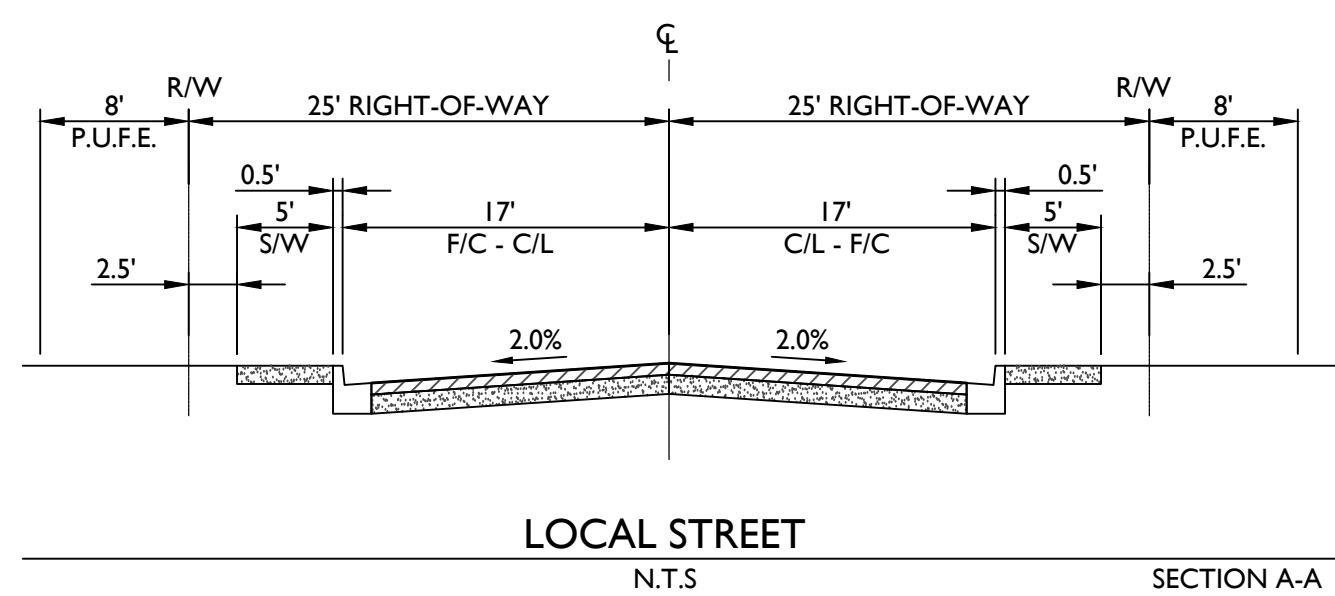
COURTYARD LOT LAYOUT/ACCESS EXHIBIT (ALLEY LOADED PRODUCT)

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'

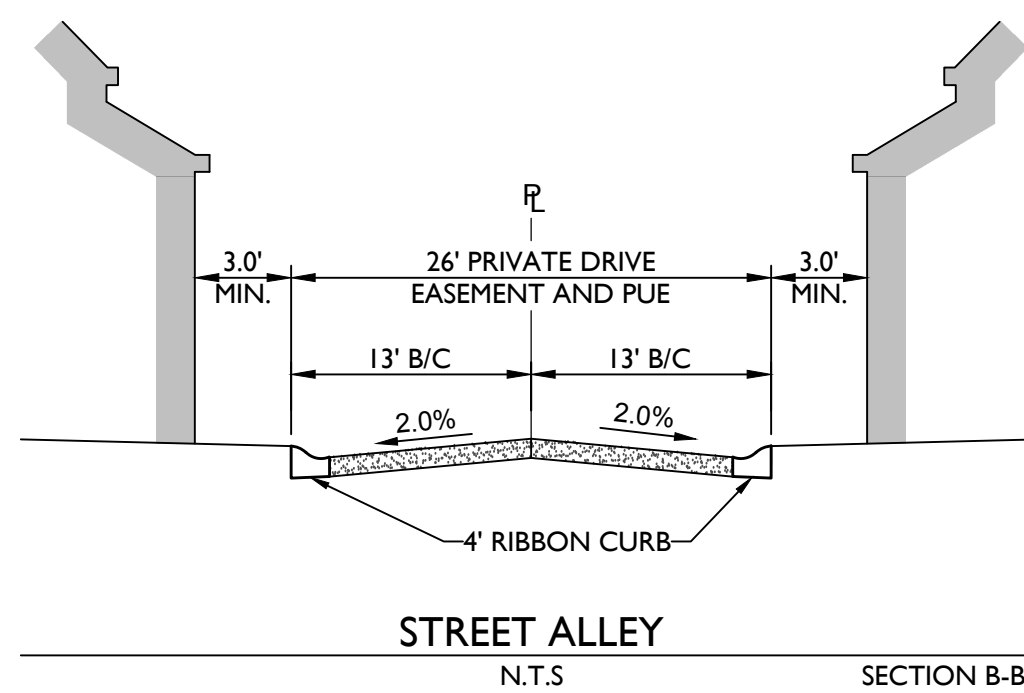


COTTAGE LOT LAYOUT



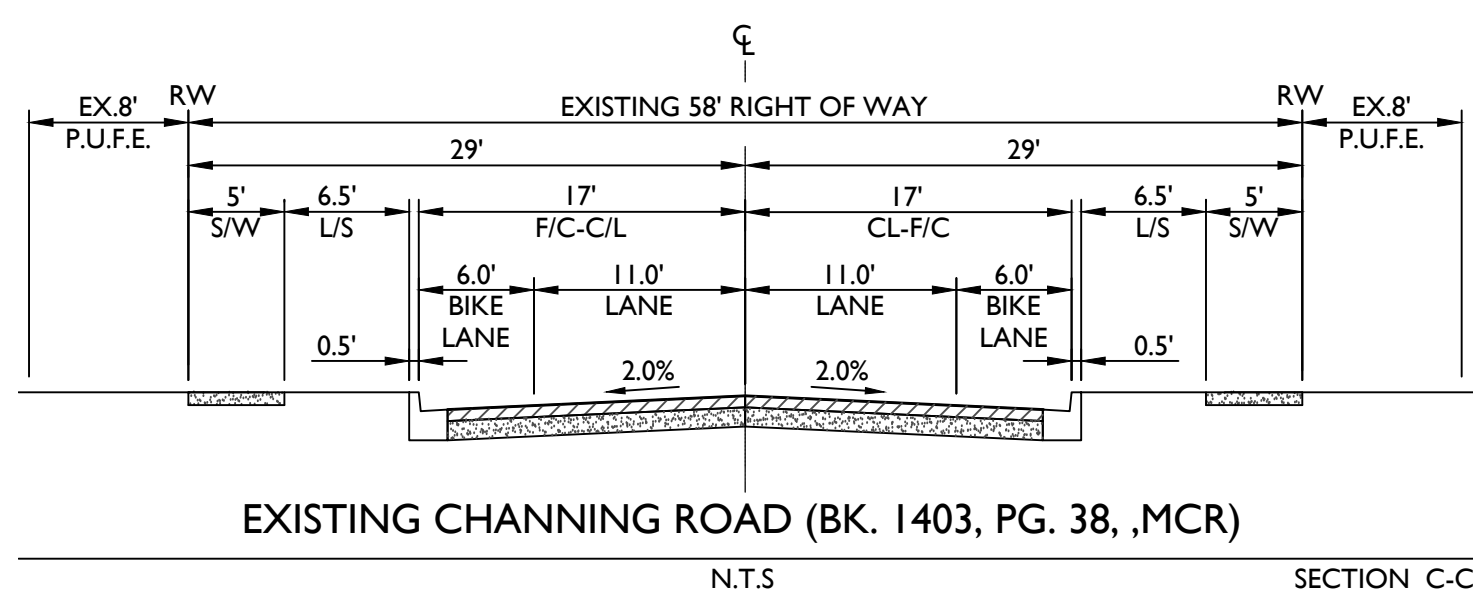
LOCAL STREET
N.T.S.

SECTION A-A



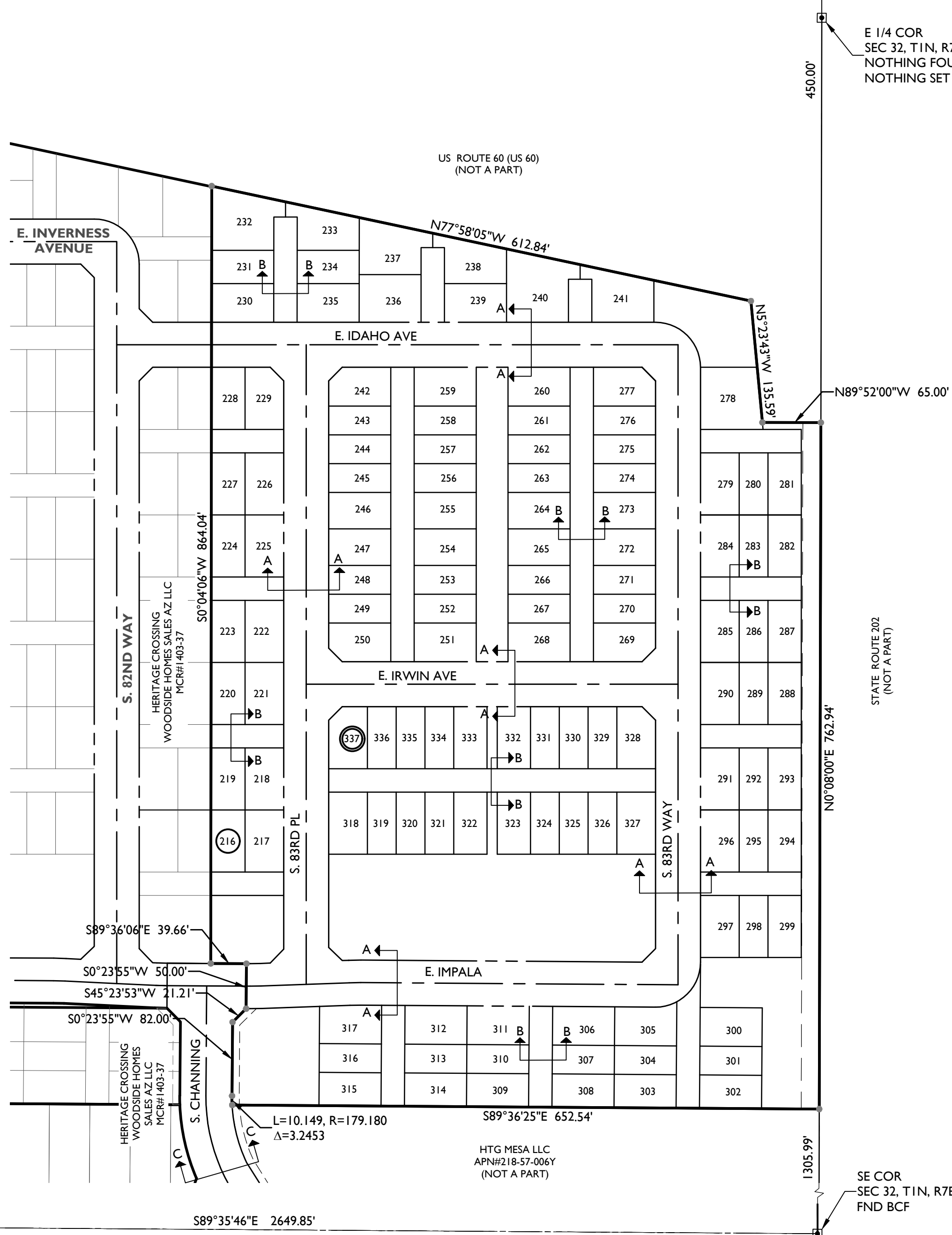
STREET ALLEY
N.T.S.

SECTION B-B



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

SECTION C-C



dhughes Jan 02, 2019 5:31pm Q:\Projects\2017\17-293.2\Planning\Preliminary Plat\17-293.2 - SP02.dwg



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Heritage Crossing III
(aka Parcel 3)
Mesa, Arizona

Site Plan

Project:

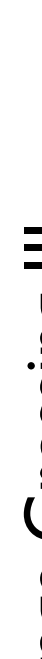
Revisions:

OCTOBER 29, 2018 - 1ST PRELIMINARY PLAT SUB.	
DECEMBER 4, 2018 - 2ND PRELIMINARY PLAT SUB.	
JANUARY 12, 2019 - 3RD PRELIMINARY PLAT SUB.	

Call at least two full working days before project execution:

ARIZONA 811
1-800-485-8111
On 8-1 or 1-800-485-8111 (TDD/VOIP)
in Maricopa County: (602)255-1188

Designer: JH
Drawn by: JAJ

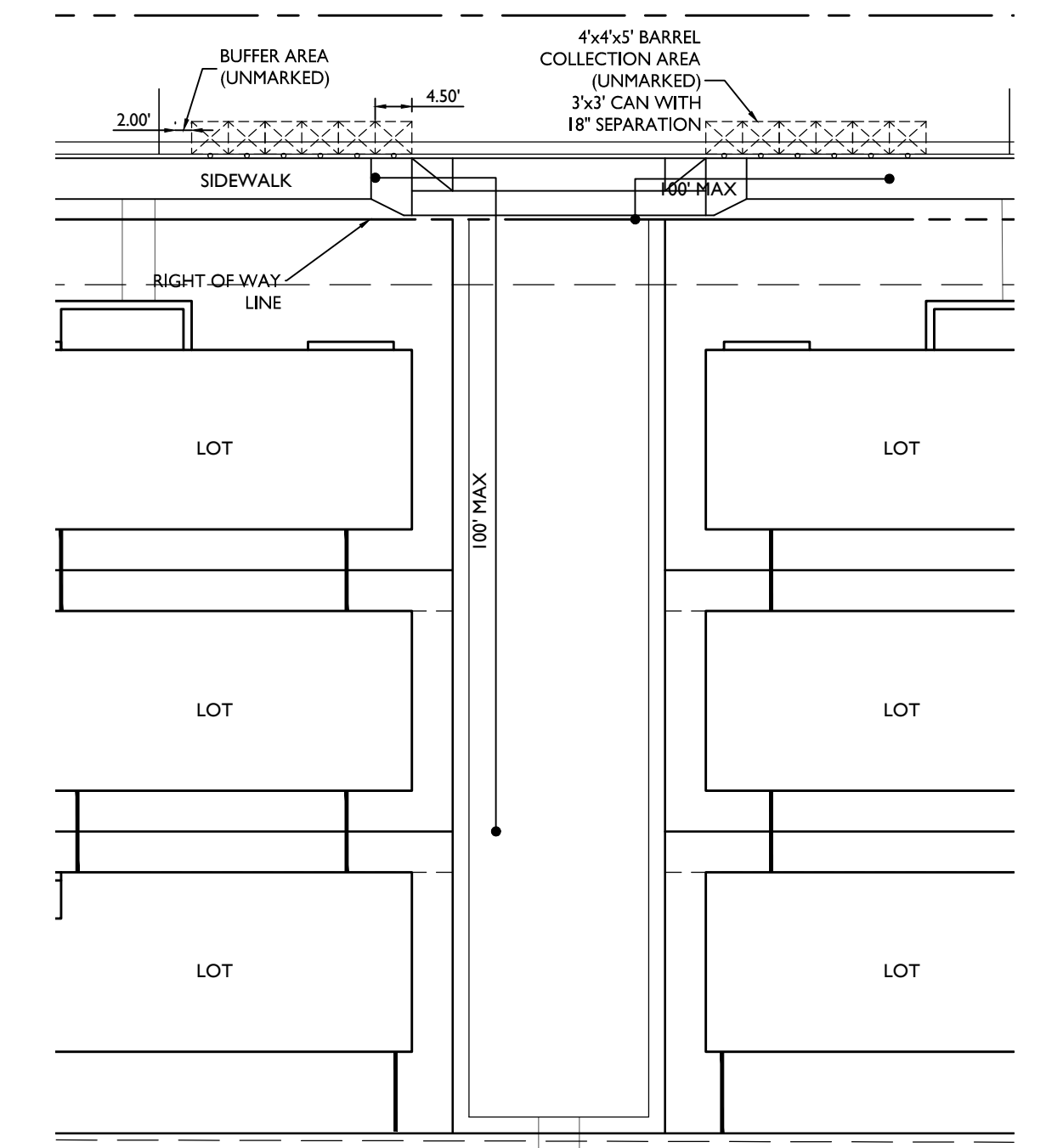


EXPIRES: 09/30/19

Job No.
17-293.2

SP02

Sheet No.
2 of 2



DETAIL PER CITY OF MESA STANDARD DETAIL (M-62.08)
REFUSE COLLECTION PADS
NTS

PARKING SUMMARY

NUMBER OF LOTS	122
PARKING PROVIDED	
GARAGE PARKING (2 PER UNIT)	244 SPACES
GUEST PARKING	125 SPACES
TOTAL PARKING PROVIDED	369 SPACES
PARKING RATIO	3.02 SPACES PER LOT

