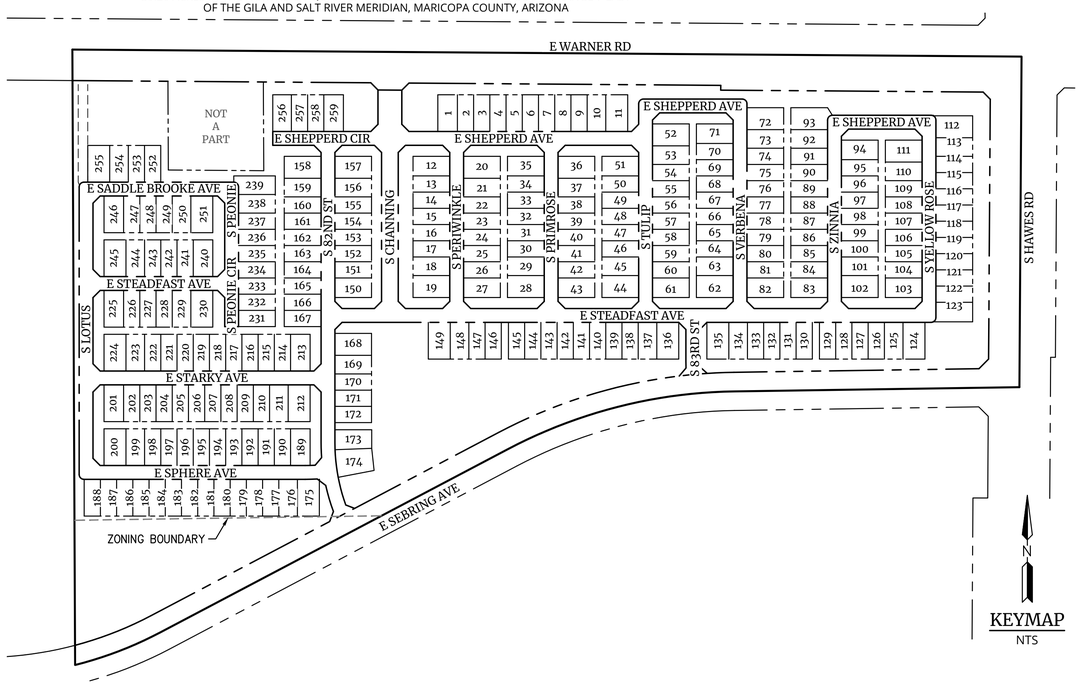
PRELIMINARY PLAT FOR A SUBDIVISION

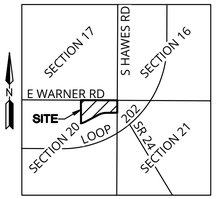
HAWES CROSSING – VILLAGE 4

8235 E. WARNER ROAD
MESA, ARIZONA

39.20 ACRES IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEYMAP
NTS



VICINITY MAP
NOT TO SCALE

Planning and Zoning Board Approved:
February 12, 2025
ZON24-00885

BASIS OF BEARING

BASIS OF BEARING IS N89°34'33"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK

2012 CITY OF MESA BENCHMARKS
BRASS TAG NORTHWEST CORNER OF INTERSECTION OF HAWES ROAD & ELLIOT ROAD IN HEADWALL
ELEVATION: 1377.52
DATUM: NAVD88

ENGINEER

COLLIERS ENGINEERING & DESIGN
2141 EAST HIGHLAND AVENUE SUITE #250
PHOENIX, AZ 85016
PH: 602.490.0535
CONTACT: BROOKE RIDLEY, PE

OWNER/CLIENT

LANDSEA HOMES
7600 E. DOUBLETREE RANCH ROAD SUITE 240
SCOTTSDALE, AZ 85258
PH: 480.221.0388
CONTACT: DREW HUSETH

LANDSCAPE ARCHITECT

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PH: 480.503.2250
CONTACT: ALIZA SABIN

SHEET INDEX

SITE DATA

TOTAL LOTS:	259
TYPICAL LOT SIZE:	34' X 77', 39' X 77', 41' X 77', 46' X 77'
MINIMUM LOT SIZE:	2,608 SQ. FT.
MAXIMUM LOT SIZE:	4,049 SQ. FT.
AVERAGE LOT SIZE:	2,816 SQ. FT.
GROSS AREA:	39.20 AC
NET AREA:	33.33 AC
GROSS PARCEL DENSITY:	6.61 DU/AC
ZONING:	RSL-2.5-PAD & GC-PAD
COMMON AREAS / OPEN SPACE:	9.82 AC (29.4%)
PARKING STALL AREA:	0.99 AC
PARK AREA:	2.07 AC

UTILITY PROVIDERS	
SEWER	CITY OF MESA
WATER	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SRP
NATURAL GAS	CITY OF MESA
COMMUNICATIONS	COX/LUMEN

LOT MIX TABLE		
LOT SIZE	QUANTITY	MIX
34' X 77'	177 UNITS	68%
39' X 77'	32 UNITS	12%
41' X 77'	21 UNITS	9%
46' X 77'	29 UNITS	11%
TOTAL	259 UNITS	100%

COLLIERS ENGINEERING & DESIGN STANDARD (ARIZONA) ENGINEERING NOTES

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES IT UPON THEMSELVES THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.

2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.

3. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL ADDENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE SOIL INVESTIGATION REPORT AND LETTER, AS PREPARED BY (COMPANY), PHONE NO. ( ) , PROJECT NO. , DATED .

4. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

7. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OF IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

8. THE SURVEYOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE CLIENT OR HIS REPRESENTATIVE THAT THE WORK IS COMPLETE AND READY FOR AS-BUILT SURVEY. FOR PIPE WORK, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING TRENCHES OPEN SO THAT AS-BUILTS CAN BE PERFORMED TO COMPLY WITH THE AGENCY'S REQUIREMENTS. (IF THE TRENCHES ARE BACKFILLED AND OBSCURED TO THE POINT THAT AS-BUILT MEASUREMENTS CANNOT BE PERFORMED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE UTILITY TRENCHES AS NECESSARY TO COMPLETE AN AS-BUILT SURVEY.)

9. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITIONS, OR PAVEMENT CROSS-SLOPES DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT BEING ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

10. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN LIKE KIND.

11. PRIOR TO CONSTRUCTION, THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.

12. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.

13. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE PIPES.

14. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

15. IF PAD CERTIFICATIONS ARE PERFORMED, IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDINGS OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUB-GRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL, THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.

16. FINISH GRADES SHOWN ON THESE PLANS ARE THE FINAL FINISH GRADES. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT (DECOMPOSED GRANITE, LAWN, ETC.).

17. UNDERGROUND UTILITIES SHALL BE MARKED IN ACCORDANCE WITH SECTION 40-360 OF THE ARIZONA REVISED STATUTES AND LOCAL MUNICIPALITY REQUIREMENTS.

18. SEWER SERVICES SHALL BE INSTALLED TO 5 FEET OF COVER AT 2 FEET BEHIND THE PUE, WHERE POSSIBLE.

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, AND

EXCEPT FOR THE DESCRIPTION BELOW

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, BEING MARKED BY A MARICOPA COUNTY 2 INCH ALUMINUM CAP

THENCE SOUTH 89 DEGREES 06 MINUTES 15 SECONDS EAST (BASIS OF BEARINGS), ALONG THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 663.27 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, BEING MARKED BY A NAIL AND TAG LS 32778;

THENCE CONTINUING SOUTH 89 DEGREES 06 MINUTES 15 SECONDS EAST, 200.00 FEET TO A POINT BEING MARKED BY A NAIL AND TAG LS 32778 AND FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 20, BEING MARKED BY A MARICOPA COUNTY BRASS CAP, BEARS SOUTH 89 DEGREES 06 MINUTES 15 SECONDS EAST, 1789.80 FEET DISTANT THEREFROM;

THENCE SOUTH 0 DEGREES 12 MINUTES 22 SECONDS WEST, BEING PARALLEL WITH THE WESTERLY LINE OF THE SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING, BEING MARKED BY A 1/2 INCH BAR LS 32778;

THENCE SOUTH 89 DEGREES 06 MINUTES 15 SECONDS EAST, BEING PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE SAID NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 200.00 FEET TO A POINT BEING MARKED BY A 1/2 INCH BAR LS 32778;

THENCE SOUTH O DEGREES 12 MINUTES 22 SECONDS WEST, BEING PARALLEL WITH THE SAID WESTERLY LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 218.00 FEET TO A POINT BEING MARKED BY A 1/2 INCH BAR LS 32778;

THENCE NORTH 89 DEGREES 06 MINUTES 15 SECONDS WEST, BEING PARALLEL WITH THE SAID NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 200.00 FEET TO A POINT BEING MARKED BY A 1/2 INCH BAR LS 32778;

THENCE NORTH O DEGREES 12 MINUTES 22 SECONDS EAST, BEING PARALLEL WITH THE SAID WESTERLY LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 218.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO EASTGROUP PROPERTIES, LP. A DELAWARE LIMITED PARTNERSHIP. IN THAT SPECIAL WARRANTY DEED AND QUITCLAIM DEED RECORDED FEBRUARY 02, 2015 AS 2022-0136947 OF OFFICIAL RECORDS AND CONVEYED IN WARRANTY DEED RECORDED NOVEMBER 04, 2022 AS 2022-0820131 OF OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 24, 2023 AS 2023-0094485 OF OFFICIAL RECORDS.

AND ALSO EXCEPT ANY PORTION OF LAND LOCATED WITHIN PUBLIC RIGHT OF WAY FOR EAST WARNER ROAD.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. NCS- 1206717-PHX1, HAVING AN EFFECTIVE DATE OF APRIL 11, 2024 AT 8:00 A.M., REVISION NO. 1.

LEGEND

- ZONING BOUNDRY
- PARCEL BOUNDRY
- LOT LINE
- RIGHT OF WAY (TRACT)
- CENTER LINE
- PUBLIC UTILITY AND FACILITY EASEMENT (WIDTH PER PLANS)
- SEWER EASEMENT (WIDTH PER PLANS)
- WATER EASEMENT (WIDTH PER PLANS)
- SIGHT VISIBILITY TRIANGLE (25'X25' SVT)
- 8"W — 8" WATER (UNLESS NOTED OTHERWISE) WITH WATER VALVES AND TEES
- 8"S — 8" SEWER WITH MANHOLES AND FLOW DIRECTION
- PROPOSED FIRE HYDRANT WITH WATER VALVE AND TEE
- GRADING RETAINING WALLS
- FENCE LINE
- ADA ACCESSIBLE RAMP
- ADA ACCESSIBLE MID-BLOCK RAMP
- RETENTION BASIN
- STORM DRAIN
- CATCH BASIN

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT

NOTICE OF EXTENDED PAYMENT PROVISION

THE CONSTRUCTION CONTRACT WILL ALLOW THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS.

REV.:

2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.colliersengineering.com

Formerly HILGARTWILSON

Colliers Engineering & Design

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
12/16/24
Date Signed
ARIZONA U.S.A.

HAWES CROSSING – VILLAGE 4
8235 E. WARNER ROAD
MESA, ARIZONA

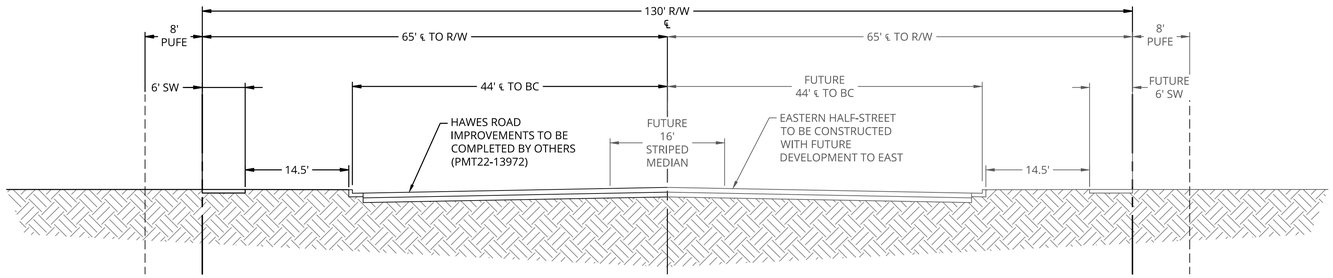
PRELIMINARY PLAT – COVER SHEET

Colliers Engineering & Design

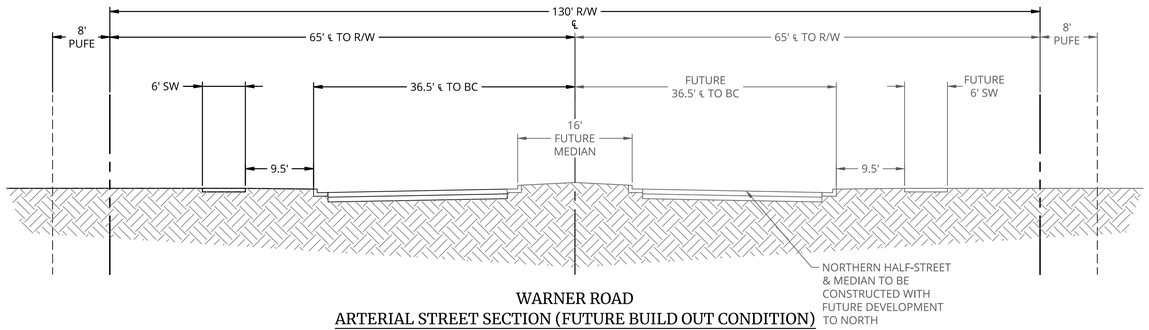
PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	N.T.S.
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PP01
SHT. 1 OF 11

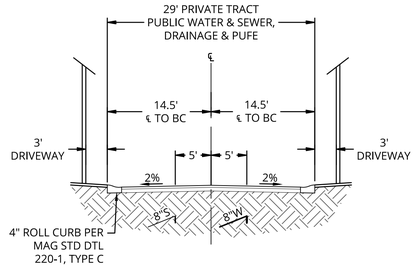
U:\1800\1833\ENGR_Village 4\PLANS\PRE-PLAT\1833-V4-PP01.dwg 12/16/2024 1:34 PM



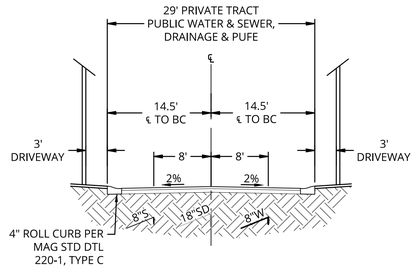
HAWES ROAD
ARTERIAL STREET SECTION (FUTURE BUILD OUT CONDITION)
LOOKING NORTH
N.T.S.



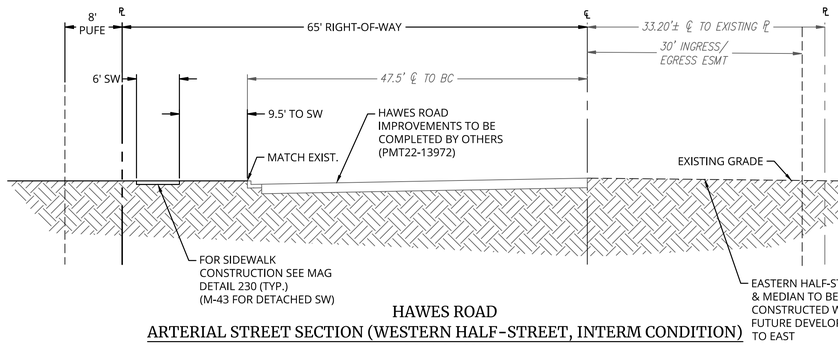
WARNER ROAD
ARTERIAL STREET SECTION (FUTURE BUILD OUT CONDITION)
LOOKING WEST
N.T.S.



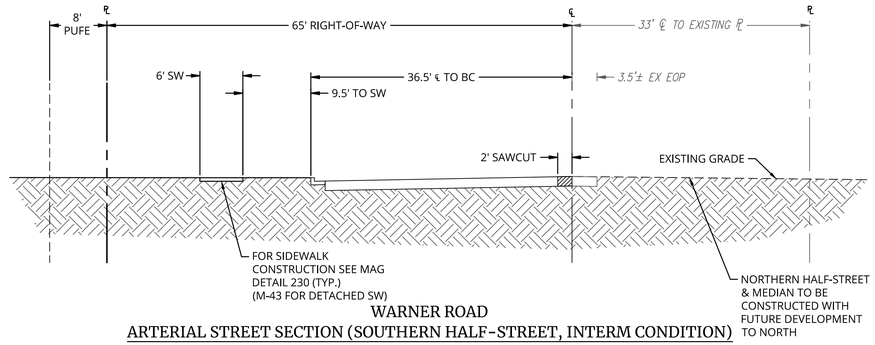
29' TYPICAL PRIVATE STREET SECTION
N.T.S.



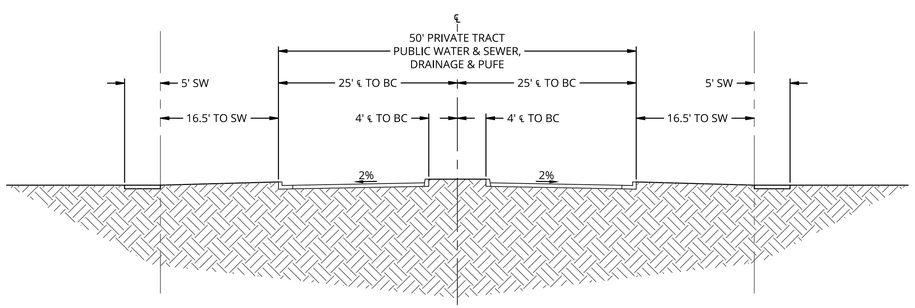
29' TYPICAL PRIVATE STREET SECTION
WITH STORM DRAIN
N.T.S.



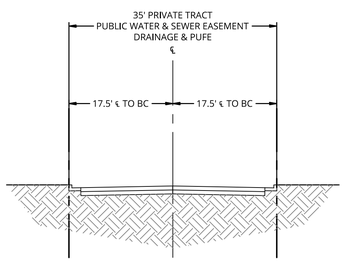
HAWES ROAD
ARTERIAL STREET SECTION (WESTERN HALF-STREET, INTERM CONDITION)
LOOKING NORTH
N.T.S.



WARNER ROAD
ARTERIAL STREET SECTION (SOUTHERN HALF-STREET, INTERM CONDITION)
LOOKING WEST
N.T.S.



TYPICAL ENTRY STREET CROSS SECTION
LOOKING NORTH
N.T.S.



TYPICAL 35' PRIVATE ENTRY CROSS SECTION
N.T.S.

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ASPHALTIC CEMENT OR CONCRETE
ADEQ	ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
AHD	AHEAD SEWER STATION
AP	ANGLE POINT
BC	BACK OF CURB
BK	BACK SEWER STATION
BT	BOTTOM OF PIPE
BOT	BOTTOM OF BASIN
BSW	BOTTOM OF SCOUR WALL
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BRW	BOTTOM OF RETAINING WALL
BW	BOTTOM OF WALL AT FINISH GRADE
C	CONCRETE
COM	CITY OF MESA
C/L or CL	CENTERLINE
CB	CATCH BASIN
CF	CUBIC FEET
CR	CURB RETURN
DE	DRAINAGE EASEMENT
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DTL	DETAIL
E	EAST OR EASTING
EA	EACH
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FF	FINISH FLOOR
FG	FINISH GRADE
FM S	FORCE MAIN SEWER
FP	FINISH PAD
FT	FOOT OR FEET
G	GUTTER
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HP	HIGH POINT
HWE	HIGH WATER ELEVATION
INV	INVERT OR INVERSE
L.F.	LINEAR FEET
L.P.	LOW POINT
LS	LANDSCAPE
LT or L	LEFT
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MH	MANHOLE
ML or M/L	MONUMENT LINE
MIN	MINIMUM
MUTE	MULTI-USE TRAIL EASEMENT
N	NORTH OR NORTHING
NTS	NOT TO SCALE
P	PAVEMENT
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PH	PHASE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVCC	POINT OF VERTICAL COMPOUND CURVE
PVI	POINT OF VERTICAL INTERSECTION
R/W	RIGHT OF WAY
RGRCP	RUBBER GASKET REINFORCED CONCRETE PIPE
RT or R	RIGHT
RW	RECLAIMED WATER
S	SOUTH, SLOPE OR SEWER LINE
SW	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SEC	SECTION
SHT	SHEET
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TRANS	TRANSMISSION OR TRANSITION
TF	TOP OF FOOTING
TG	TOP OF GRATE
TL	TRUE LENGTH
TP	TOP OF PIPE
TRW	TOP OF RETAINING WALL
TS	TRUE SLOPE
TSW	TOP OF SCOUR WALL
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
VERT	VERTICAL
VG	VALLEY GUTTER
VNAE	VEHICULAR NON ACCESS EASEMENT
VP	VOLUME PROVIDED
VR	VOLUME REQUIRED
W	WEST OR WATER LINE
WSE	WATER SURFACE ELEVATION
WL	WATERLINE

REV.:

2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.colliersengineering.com
Formerly HILGARTWILSON
Colliers Engineering & Design

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART 12/16/24 Date Signed ARIZONA U.S.A.

HAWES CROSSING – VILLAGE 4

8235 E. WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT – NOTES & DETAILS

Colliers Engineering & Design

PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	N.T.S.
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PP02
SHT. 2 OF 11

U:\1800\1833\ENGR_Village 4\PLANS\PRE-PLAT\1833-V4-PP02.dwg 12/16/2024 1:34 PM

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	3,157	0.07
LOT : 2	2,618	0.06
LOT : 3	2,618	0.06
LOT : 4	2,618	0.06
LOT : 5	2,618	0.06
LOT : 6	2,618	0.06
LOT : 7	2,618	0.06
LOT : 8	2,618	0.06
LOT : 9	2,618	0.06
LOT : 10	3,003	0.07
LOT : 11	3,542	0.08
LOT : 12	3,157	0.07
LOT : 13	2,618	0.06
LOT : 14	2,618	0.06
LOT : 15	2,618	0.06
LOT : 16	2,618	0.06
LOT : 17	2,618	0.06
LOT : 18	3,003	0.07
LOT : 19	3,542	0.08
LOT : 20	3,542	0.08
LOT : 21	3,003	0.07
LOT : 22	2,618	0.06
LOT : 23	2,618	0.06
LOT : 24	2,618	0.06
LOT : 25	2,618	0.06
LOT : 26	2,618	0.06
LOT : 27	3,157	0.07
LOT : 28	3,542	0.08
LOT : 29	3,003	0.07
LOT : 30	2,618	0.06
LOT : 31	2,618	0.06
LOT : 32	2,618	0.06
LOT : 33	2,618	0.06
LOT : 34	2,618	0.06
LOT : 35	3,157	0.07
LOT : 36	3,542	0.08
LOT : 37	3,003	0.07
LOT : 38	2,618	0.06
LOT : 39	2,618	0.06
LOT : 40	2,618	0.06
LOT : 41	2,618	0.06
LOT : 42	2,618	0.06
LOT : 43	3,157	0.07
LOT : 44	3,542	0.08
LOT : 45	3,003	0.07
LOT : 46	2,618	0.06
LOT : 47	2,618	0.06
LOT : 48	2,618	0.06
LOT : 49	2,618	0.06
LOT : 50	2,618	0.06
LOT : 51	3,157	0.07
LOT : 52	3,542	0.08
LOT : 53	3,003	0.07
LOT : 54	2,618	0.06
LOT : 55	2,618	0.06
LOT : 56	2,618	0.06
LOT : 57	2,618	0.06
LOT : 58	2,618	0.06
LOT : 59	2,618	0.06
LOT : 60	2,618	0.06

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	3,157	0.07
LOT : 62	3,542	0.08
LOT : 63	3,003	0.07
LOT : 64	2,618	0.06
LOT : 65	2,618	0.06
LOT : 66	2,618	0.06
LOT : 67	2,618	0.06
LOT : 68	2,618	0.06
LOT : 69	2,618	0.06
LOT : 70	2,618	0.06
LOT : 71	3,157	0.07
LOT : 72	3,542	0.08
LOT : 73	3,003	0.07
LOT : 74	2,618	0.06
LOT : 75	2,618	0.06
LOT : 76	2,618	0.06
LOT : 77	2,618	0.06
LOT : 78	2,618	0.06
LOT : 79	2,618	0.06
LOT : 80	2,618	0.06
LOT : 81	2,618	0.06
LOT : 82	3,157	0.07
LOT : 83	3,157	0.07
LOT : 84	2,618	0.06
LOT : 85	2,618	0.06
LOT : 86	2,618	0.06
LOT : 87	2,618	0.06
LOT : 88	2,618	0.06
LOT : 89	2,618	0.06
LOT : 90	2,618	0.06
LOT : 91	2,618	0.06
LOT : 92	3,003	0.07
LOT : 93	3,643	0.08
LOT : 94	3,157	0.07
LOT : 95	2,618	0.06
LOT : 96	2,618	0.06
LOT : 97	2,618	0.06
LOT : 98	2,618	0.06
LOT : 99	2,618	0.06
LOT : 100	2,618	0.06
LOT : 101	3,003	0.07
LOT : 102	3,542	0.08
LOT : 103	3,157	0.07
LOT : 104	2,618	0.06
LOT : 105	2,618	0.06
LOT : 106	2,618	0.06
LOT : 107	2,618	0.06
LOT : 108	2,618	0.06
LOT : 109	2,618	0.06
LOT : 110	3,003	0.07
LOT : 111	3,542	0.08
LOT : 112	3,556	0.08
LOT : 113	3,003	0.07
LOT : 114	2,618	0.06
LOT : 115	2,618	0.06
LOT : 116	2,618	0.06
LOT : 117	2,618	0.06
LOT : 118	2,618	0.06
LOT : 119	2,618	0.06
LOT : 120	2,618	0.06

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 121	2,618	0.06
LOT : 122	2,618	0.06
LOT : 123	3,171	0.07
LOT : 124	3,542	0.08
LOT : 125	3,003	0.07
LOT : 126	2,618	0.06
LOT : 127	2,618	0.06
LOT : 128	2,618	0.06
LOT : 129	2,618	0.06
LOT : 130	2,618	0.06
LOT : 131	2,618	0.06
LOT : 132	2,618	0.06
LOT : 133	2,618	0.06
LOT : 134	3,003	0.07
LOT : 135	3,542	0.08
LOT : 136	3,542	0.08
LOT : 137	3,003	0.07
LOT : 138	2,618	0.06
LOT : 139	2,618	0.06
LOT : 140	2,618	0.06
LOT : 141	2,618	0.06
LOT : 142	2,618	0.06
LOT : 143	2,618	0.06
LOT : 144	2,618	0.06
LOT : 145	2,618	0.06
LOT : 146	2,618	0.06
LOT : 147	2,618	0.06
LOT : 148	3,003	0.07
LOT : 149	3,542	0.08
LOT : 150	3,145	0.07
LOT : 151	2,608	0.06
LOT : 152	2,608	0.06
LOT : 153	2,608	0.06
LOT : 154	2,608	0.06
LOT : 155	2,608	0.06
LOT : 156	2,992	0.07
LOT : 157	3,529	0.08
LOT : 158	3,555	0.08
LOT : 159	3,014	0.07
LOT : 160	2,628	0.06
LOT : 161	2,628	0.06
LOT : 162	2,628	0.06
LOT : 163	2,628	0.06
LOT : 164	2,628	0.06
LOT : 165	2,628	0.06
LOT : 166	2,628	0.06
LOT : 167	2,628	0.06
LOT : 168	3,529	0.08
LOT : 169	2,992	0.07
LOT : 170	2,608	0.06
LOT : 171	2,608	0.06
LOT : 172	2,608	0.06
LOT : 173	3,116	0.07
LOT : 174	4,059	0.09
LOT : 175	3,544	0.08
LOT : 176	3,003	0.07
LOT : 177	2,618	0.06
LOT : 178	2,618	0.06
LOT : 179	2,618	0.06
LOT : 180	2,618	0.06

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 181	2,618	0.06
LOT : 182	2,618	0.06
LOT : 183	2,618	0.06
LOT : 184	2,618	0.06
LOT : 185	2,618	0.06
LOT : 186	2,618	0.06
LOT : 187	2,618	0.06
LOT : 188	2,618	0.06
LOT : 189	3,157	0.07
LOT : 190	2,618	0.06
LOT : 191	2,618	0.06
LOT : 192	2,618	0.06
LOT : 193	2,618	0.06
LOT : 194	2,618	0.06
LOT : 195	2,618	0.06
LOT : 196	2,618	0.06
LOT : 197	2,618	0.06
LOT : 198	2,618	0.06
LOT : 199	3,003	0.07
LOT : 200	3,542	0.08
LOT : 201	3,157	0.07
LOT : 202	2,618	0.06
LOT : 203	2,618	0.06
LOT : 204	2,618	0.06
LOT : 205	2,618	0.06
LOT : 206	2,618	0.06
LOT : 207	2,618	0.06
LOT : 208	2,618	0.06
LOT : 209	2,618	0.06
LOT : 210	2,618	0.06
LOT : 211	3,003	0.07
LOT : 212	3,542	0.08
LOT : 213	3,157	0.07
LOT : 214	2,618	0.06
LOT : 215	2,618	0.06
LOT : 216	2,618	0.06
LOT : 217	2,618	0.06
LOT : 218	2,618	0.06
LOT : 219	2,618	0.06
LOT : 220	2,618	0.06
LOT : 221	2,618	0.06
LOT : 222	2,618	0.06
LOT : 223	3,003	0.07
LOT : 224	3,542	0.08
LOT : 225	3,157	0.07
LOT : 226	2,618	0.06
LOT : 227	2,618	0.06
LOT : 228	2,618	0.06
LOT : 229	3,003	0.07
LOT : 230	3,542	0.08
LOT : 231	2,618	0.06
LOT : 232	2,618	0.06
LOT : 233	2,618	0.06
LOT : 234	2,618	0.06
LOT : 235	2,618	0.06
LOT : 236	2,618	0.06
LOT : 237	2,618	0.06
LOT : 238	3,003	0.07
LOT : 239	3,156	0.07
LOT : 240	3,157	0.07

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 241	2,618	0.06
LOT : 242	2,618	0.06
LOT : 243	2,618	0.06
LOT : 244	3,003	0.07
LOT : 245	3,542	0.08
LOT : 246	3,157	0.07
LOT : 247	2,618	0.06
LOT : 248	2,618	0.06
LOT : 249	2,618	0.06
LOT : 250	3,003	0.07
LOT : 251	3,542	0.08
LOT : 252	2,618	0.06
LOT : 253	2,618	0.06
LOT : 254	3,003	0.07
LOT : 255	3,542	0.08
LOT : 256	3,003	0.07
LOT : 257	2,618	0.06
LOT : 258	2,618	0.06
LOT : 259	3,157	0.07

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	5.87	PUBLIC UTILITIES AND FACILITIES EASEMENT, WATER/SEWER EASEMENT, DRAINAGE AND PRIVATE STREET
TRACT B	0.25	OPEN SPACE, DRAINAGE AND PRIVATE STREET
TRACT C	0.32	OPEN SPACE, DRAINAGE AND PRIVATE STREET
TRACT D	3.75	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT AND PRIVATE STREET
TRACT E	2.51	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT AND PRIVATE STREET
TRACT F	0.24	OPEN SPACE, DRAINAGE AND PRIVATE STREET
TRACT G	0.31	OPEN SPACE, DRAINAGE AND PRIVATE STREET
TRACT H	0.27	OPEN SPACE, DRAINAGE AND PRIVATE STREET
TRACT I	0.27	OPEN SPACE, DRAINAGE AND PRIVATE STREET
TRACT J	0.29	OPEN SPACE, DRAINAGE AND PRIVATE STREET
TRACT K	2.29	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT AND PRIVATE STREET
TRACT L	0.28	OPEN SPACE, DRAINAGE AND PRIVATE STREET

PARCEL TABLE		
PARCEL NO.	AREA (SQ.FT)	AREA (ACRES)
NOT A PART	37,203	0.85
OFFSITE R/W	258,813	5.94
PROPERTY : 1	1,750,919	40.20

REV.:

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
12/16/24
Date Signed
ARIZONA U.S.A.

HAWES CROSSING – VILLAGE 4

8235 E. WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT – NOTES, DETAILS, & TABLES

Colliers Engineering & Design

PROJ NO.: 1833
DATE: DEC 2024
SCALE: N.T.S.
DRAWN: DR
DESIGNED: NS
APPROVED: BR

DWG. NO.
PP03

SHT. 3 OF 11

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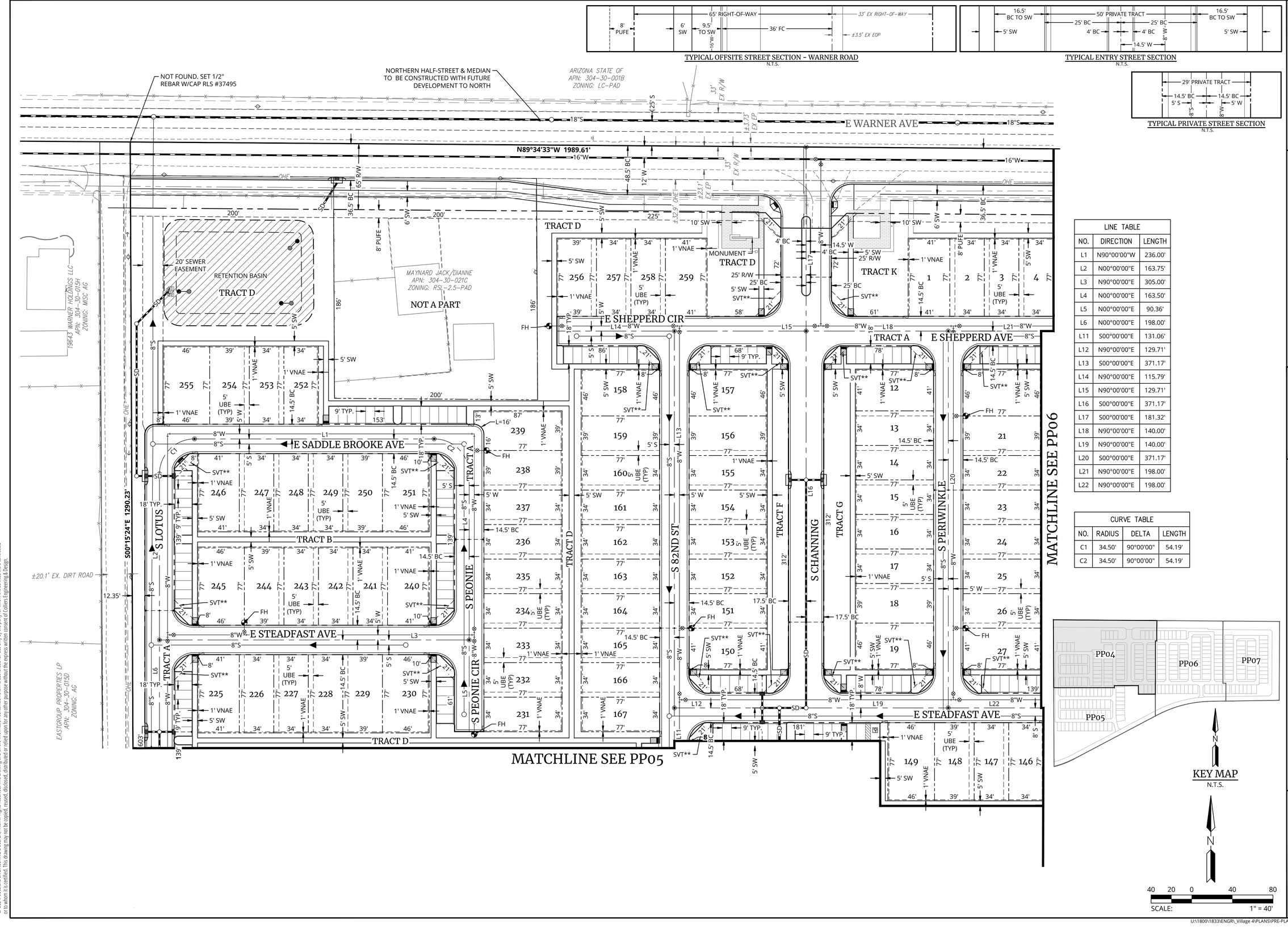

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"W	236.00'
L2	N00°00'00"E	163.75'
L3	N90°00'00"E	305.00'
L4	N00°00'00"E	163.50'
L5	N00°00'00"E	90.36'
L6	N00°00'00"E	198.00'
L11	S00°00'00"E	131.06'
L12	N90°00'00"E	129.71'
L13	S00°00'00"E	371.17'
L14	N90°00'00"E	115.79'
L15	N90°00'00"E	129.71'
L16	S00°00'00"E	371.17'
L17	S00°00'00"E	181.32'
L18	N90°00'00"E	140.00'
L19	N90°00'00"E	140.00'
L20	S00°00'00"E	371.17'
L21	N90°00'00"E	198.00'
L22	N90°00'00"E	198.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	34.50'	90°00'00"	54.19'
C2	34.50'	90°00'00"	54.19'

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HAWES CROSSING – VILLAGE 4

8235 E. WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT – PLAN SHEET

Colliers Engineering & Design

PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	1"=40'
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PP04
SHT. 4 OF 11

MATCHLINE SEE PP04

MATCHLINE SEE PP06

19643 WARNER HOLDINGS LLC
APN: 304-30-015H
ZONING: AG

EAST GROUP PROPERTIES LP
APN: 304-30-015D
ZONING: AG

EAST GROUP
PROPERTIES LP
APN: 304-30-024N
ZONING: LI-PAD

TRACT D
RETENTION BASIN

TRACT E
RETENTION BASIN

TRACT A

TRACT C

E STARKY AVE

E SPHERE AVE

E SEBRING AVE

S LOTUS

S 82ND ST

POOL

RESTROOM

TOT LOT

PICKLE BALL COURT

BASKETBALL COURT

ZONED: RSL-2.5

ZONED: GC

S00°15'24"E 1290.23'

N62°12'15"E 824.31'

R=800.00' D=13°41'08" L=191.09'

SEBRING AVENUE IMPROVEMENTS TO BE COMPLETED BY OTHERS (PMT22-13972)

NOT FOUND. SET 1/2" REBAR W/CAP RLS #37495

NOT FOUND. SET 1/2" REBAR W/CAP RLS #37495

29' PRIVATE TRACT
14.5' BC
5' S
14.5' BC
5' W
8'S
8'W

TYPICAL PRIVATE STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"E	424.65'
L2	S00°00'00"E	163.50'
L3	S00°00'00"E	198.00'
L4	N90°00'00"W	507.08'
L5	S00°00'00"E	131.06'
L6	N00°00'00"E	136.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	19°31'09"	136.27'
C2	400.00'	7°30'15"	52.39'
C3	400.00'	8°25'11"	58.78'
C4	34.50'	90°00'00"	54.19'

PP04 PP06 PP07 PP05

KEY MAP
N.T.S.

40 20 0 40 80
SCALE: 1" = 40'

REV.:

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HAWES CROSSING – VILLAGE 4

8235 E. WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT – PLAN SHEET

Colliers Engineering & Design

PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	1"=40'
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PP05
SHT. 5 OF 11

U:\1800\1833\ENGR_Village 4\PLANS\PRE-PLAT\1833-V4-PP05.dwg 12/16/2024 1:35 PM

TYPICAL OFFSITE STREET SECTION – WARNER ROAD
N.T.S.

TYPICAL PRIVATE STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"E	198.00'
L2	N90°00'00"W	198.00'
L3	S00°00'00"E	371.17'
L4	N90°00'00"E	198.00'
L5	N90°00'00"E	198.00'
L6	N90°00'00"E	198.00'
L7	N90°00'00"W	198.00'
L8	N00°00'00"E	404.67'
L9	S00°00'00"E	371.17'
L10	S00°00'00"E	33.50'
L11	N90°00'00"W	129.00'
L12	S00°00'00"E	96.50'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	34.50'	90°00'00"	54.19'
C2	34.50'	90°00'00"	54.19'
C3	500.00'	7°42'56"	67.33'

REV.:

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HAWES CROSSING – VILLAGE 4

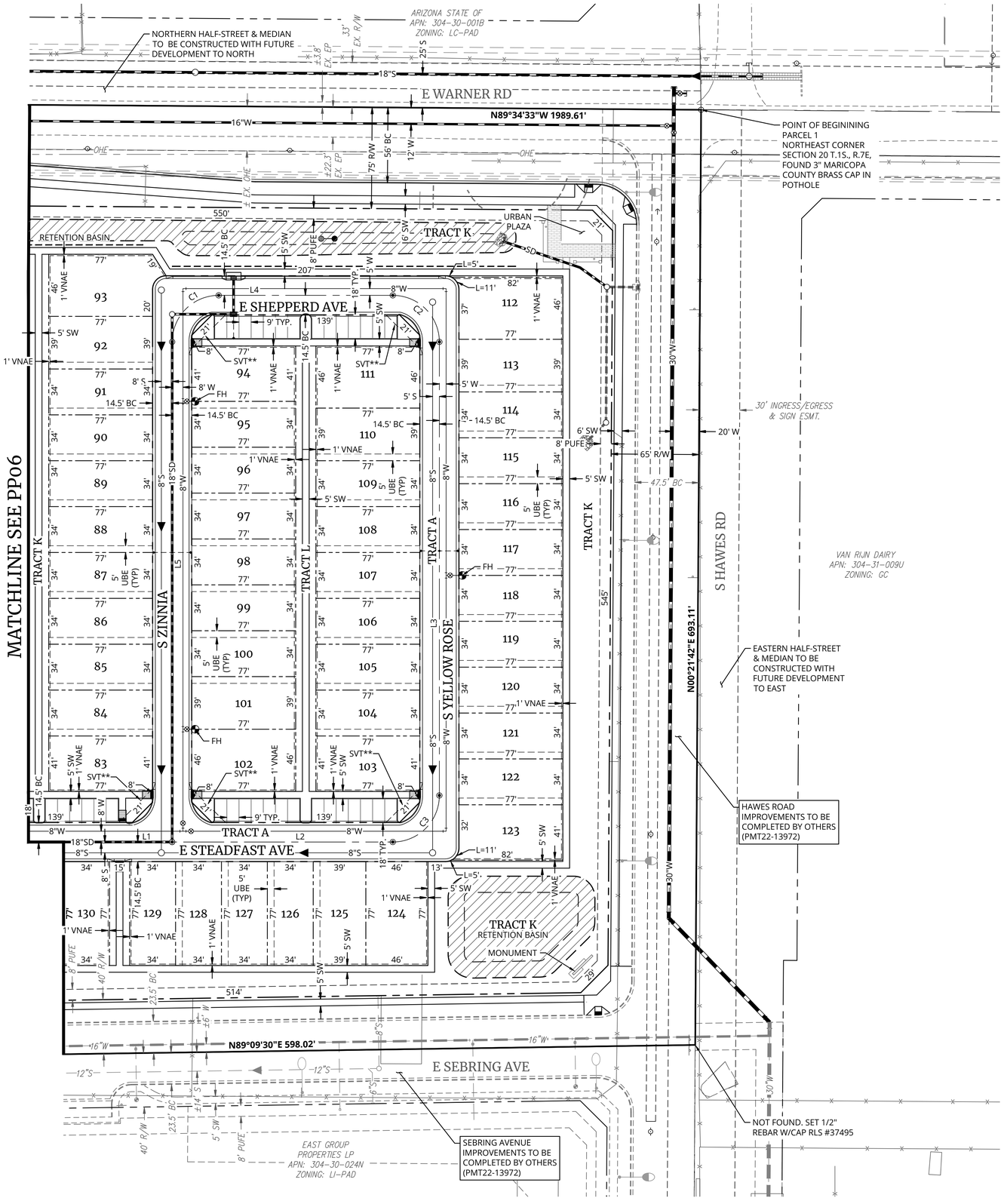
8235 E. WARNER ROAD
MESA, ARIZONA

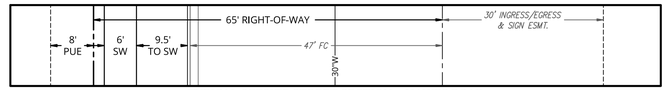
PRELIMINARY PLAT – PLAN SHEET

Colliers Engineering & Design

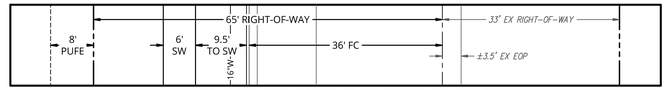
PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	1"=40'
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PP06
SHT. 6 OF 11

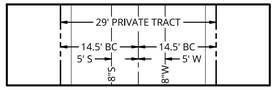




TYPICAL OFFSITE STREET SECTION – HAWES ROAD
N.T.S.



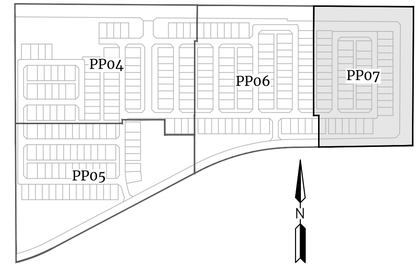
TYPICAL OFFSITE STREET SECTION – WARNER ROAD
N.T.S.



TYPICAL PRIVATE STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"E	198.00'
L2	N90°00'00"E	163.50'
L3	N00°00'00"E	336.17'
L4	N90°00'00"W	129.00'
L5	S00°00'00"E	370.67'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	34.50'	90°00'00"	54.19'
C2	34.50'	90°00'00"	54.19'
C3	34.50'	90°00'00"	54.19'



KEY MAP
N.T.S.

40 20 0 40 80
SCALE: 1" = 40'

REV.:

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HAWES CROSSING – VILLAGE 4

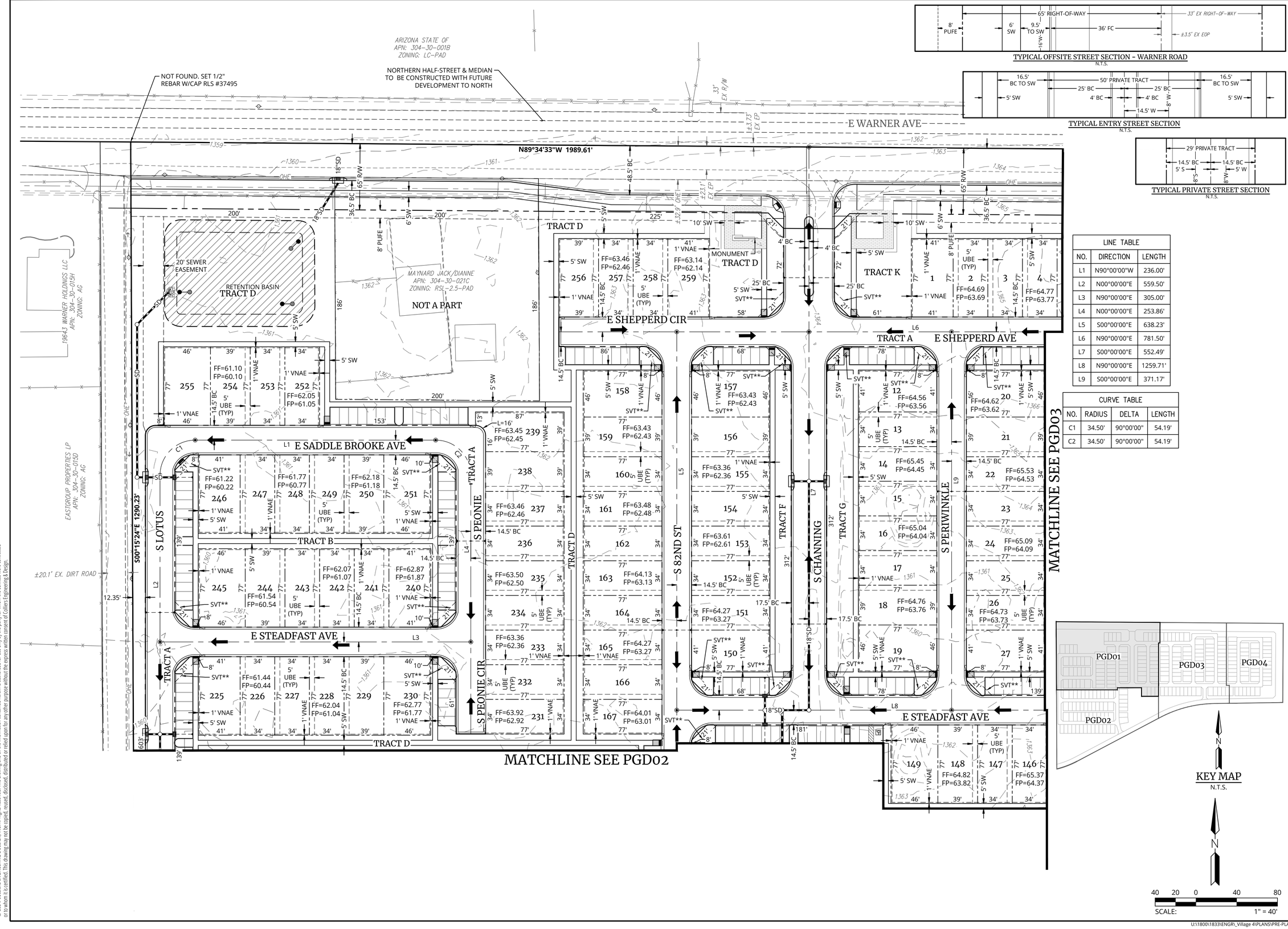
8235 E. WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT – PLAN SHEET

Engineering & Design

PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	1"=40'
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PP07
SHT. 7 OF 11



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"W	236.00'
L2	N00°00'00"E	559.50'
L3	N90°00'00"E	305.00'
L4	N00°00'00"E	253.86'
L5	S00°00'00"E	638.23'
L6	N90°00'00"E	781.50'
L7	S00°00'00"E	552.49'
L8	N90°00'00"E	1259.71'
L9	S00°00'00"E	371.17'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	34.50'	90°00'00"	54.19'
C2	34.50'	90°00'00"	54.19'

REV.:

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HAWES CROSSING – VILLAGE 4

8235 E. WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT – GRADING SHEET

Colliers Engineering & Design

PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	1"=40'
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PGD01
SHT. 8 OF 11

MATCHLINE SEE PGD01

MATCHLINE SEE PGD03

29' PRIVATE TRACT
14.5' BC | 14.5' BC
5' S | 8' S | 8' W | 5' W

TYPICAL PRIVATE STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"E	424.65'
L2	S00°00'00"E	163.50'
L3	S00°00'00"E	198.00'
L4	N90°00'00"W	507.08'
L5	S00°00'00"E	131.06'
L6	N00°00'00"E	136.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	19°31'09"	136.27'
C2	400.00'	7°30'15"	52.39'
C3	400.00'	8°25'11"	58.78'
C4	34.50'	90°00'00"	54.19'

19643 WARNER HOLDINGS LLC
APN: 304-30-015H
ZONING: AG

EAST GROUP PROPERTIES LP
APN: 304-30-015D
ZONING: AG

EAST GROUP
PROPERTIES LP
APN: 304-30-024N
ZONING: LI-PAD

TRACT D
S LOTUS
E STARKY AVE
S 82ND ST
TRACT C
E SPHERE AVE
TRACT A
ZONED: RSL-2.5
ZONED: GC
TRACT D
RETENTION BASIN
POOL
RESTROOM
TOT LOT
TRACT E
RETENTION BASIN
PICKLE BALL COURT
BASKETBALL COURT
E SEBRING AVE
S00°15'24"E 1290.23'
N62°12'15"E 824.31'
R=800.00' D=13°41'08" L=191.09'
423'
40' R/W
23.5' BC
8' EX PUFE
5' EX SW
SEBRING AVENUE IMPROVEMENTS TO BE COMPLETED BY OTHERS (PMT22-13972)
NOT FOUND. SET 1/2" REBAR W/CAP RLS #37495
NOT FOUND. SET 1/2" REBAR W/CAP RLS #37495

PGD01 | PGD02 | PGD03 | PGD04

KEY MAP
N.T.S.

40 20 0 40 80
SCALE: 1" = 40'

REV.:

2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.collinsengineering.com
Formerly HILGARTWILSON
Colliers Engineering & Design

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
12/16/24
Date Signed
ARIZONA U.S.A.

HAWES CROSSING – VILLAGE 4

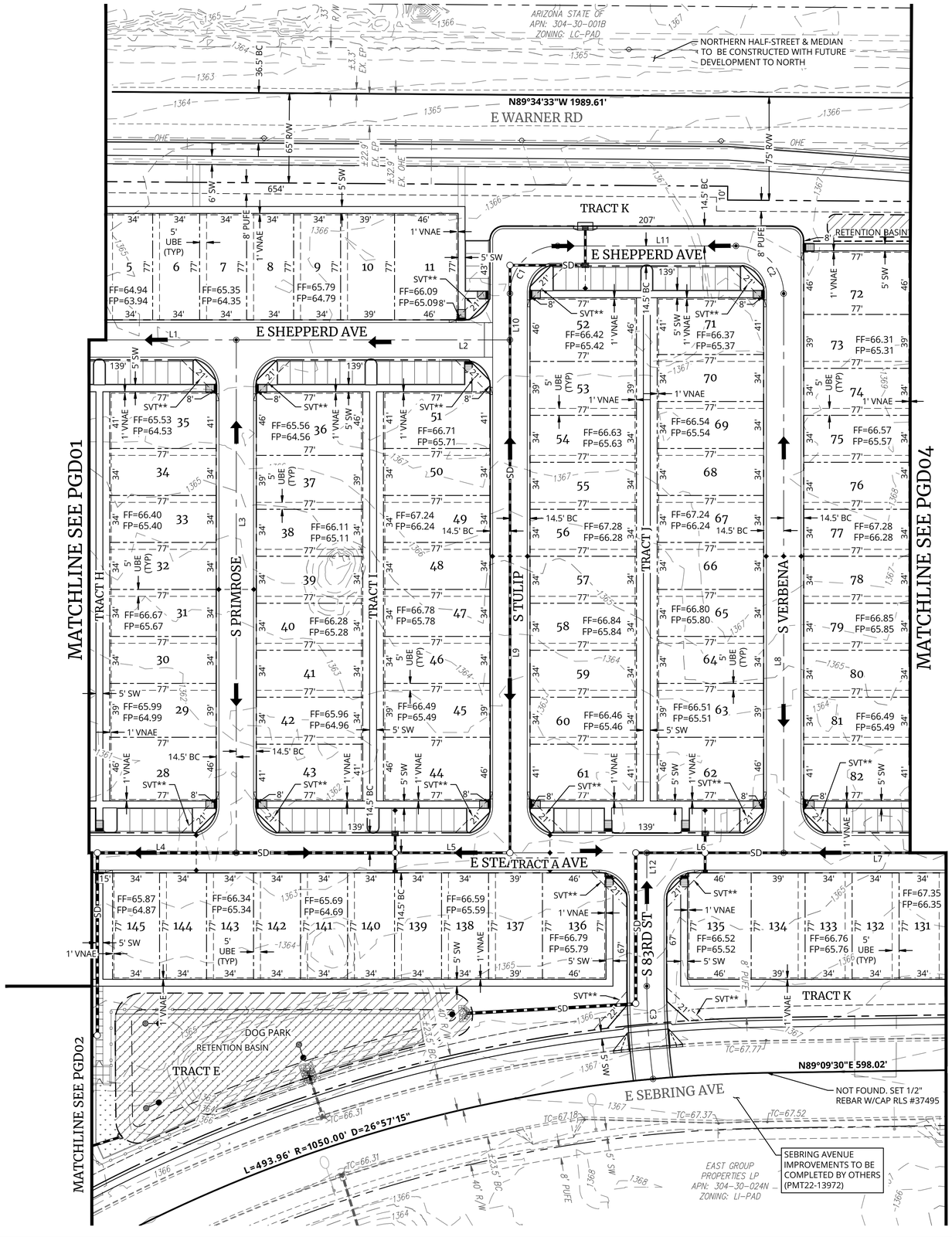
8235 E. WARNER ROAD
MESA, ARIZONA

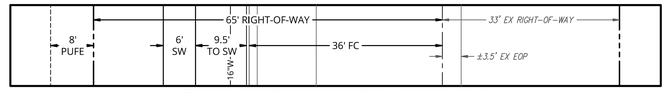
PRELIMINARY PLAT – GRADING SHEET

Colliers Engineering & Design

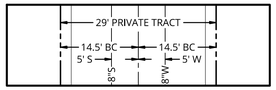
PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	1"=40'
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PGD02
SHT. 9 OF 11





TYPICAL OFFSITE STREET SECTION – WARNER ROAD
N.T.S.



TYPICAL PRIVATE STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"E	198.00'
L2	N90°00'00"W	198.00'
L3	S00°00'00"E	371.17'
L4	N90°00'00"E	198.00'
L5	N90°00'00"E	198.00'
L6	N90°00'00"E	198.00'
L7	N90°00'00"W	198.00'
L8	N00°00'00"E	404.67'
L9	S00°00'00"E	371.17'
L10	S00°00'00"E	33.50'
L11	N90°00'00"W	129.00'
L12	S00°00'00"E	96.50'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	34.50'	90°00'00"	54.19'
C2	34.50'	90°00'00"	54.19'
C3	500.00'	7°42'56"	67.33'

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HAWES CROSSING – VILLAGE 4

8235 E. WARNER ROAD
MESA, ARIZONA

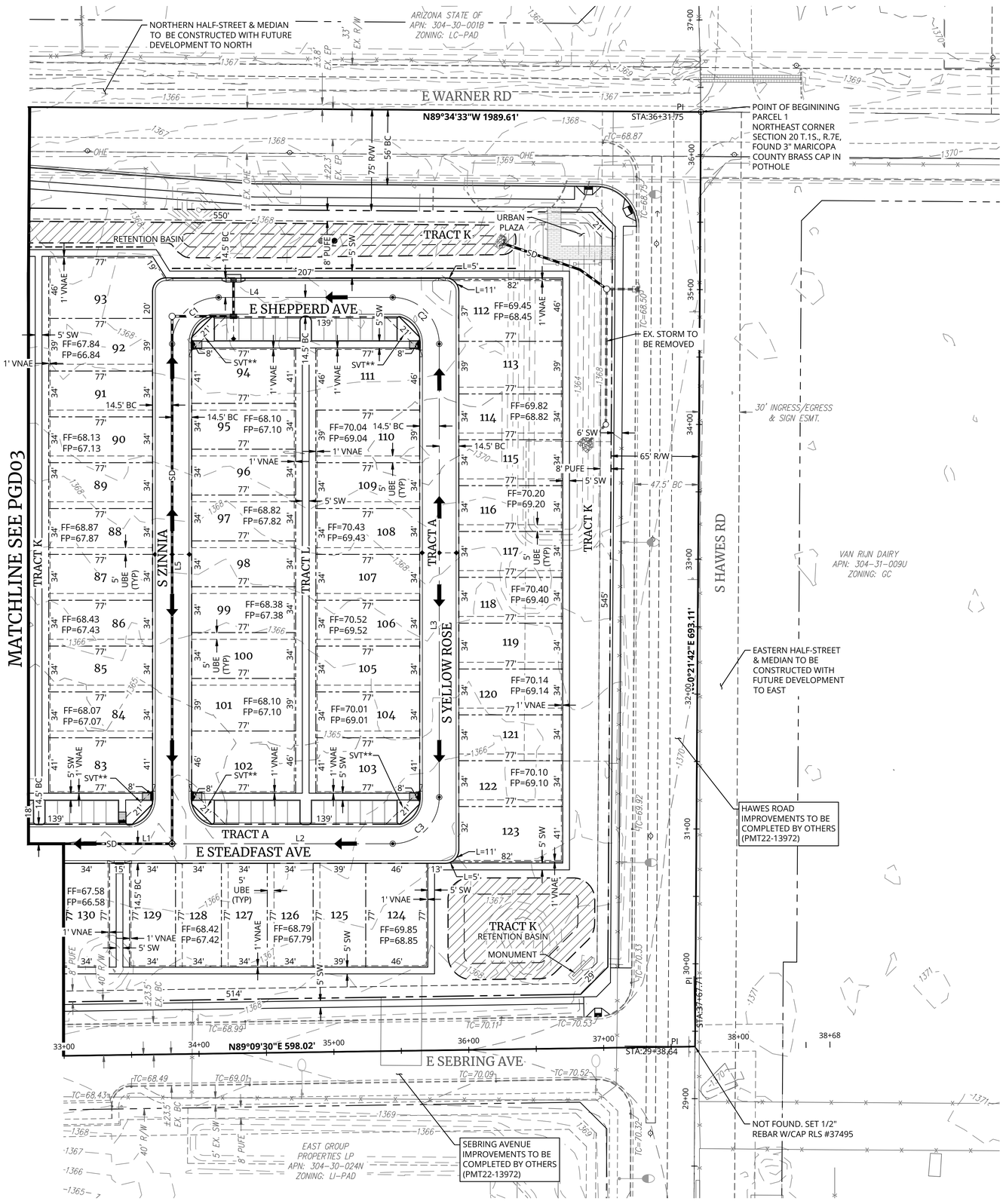
PRELIMINARY PLAT – GRADING SHEET

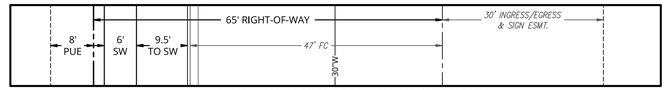
Colliers Engineering & Design

PROJ NO.:	1833
DATE:	DEC 2024
SCALE:	1"=40'
DRAWN:	DR
DESIGNED:	NS
APPROVED:	BR

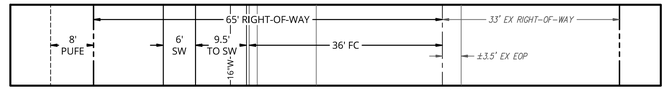
DWG. NO.
PGD03
SHT. 10 OF 11

U:\1800\1833\ENGR_Village 4\PLANS\PRE-PLAT\1833-V4-PGD03.dwg 12/16/2024 1:37 PM

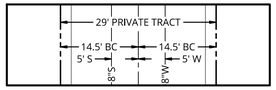




TYPICAL OFFSITE STREET SECTION – HAWES ROAD
N.T.S.



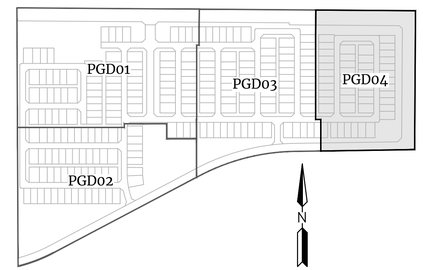
TYPICAL OFFSITE STREET SECTION – WARNER ROAD
N.T.S.



TYPICAL PRIVATE STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N90°00'00"E	198.00'
L2	N90°00'00"E	163.50'
L3	N00°00'00"E	336.17'
L4	N90°00'00"W	129.00'
L5	S00°00'00"E	370.67'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	34.50'	90°00'00"	54.19'
C2	34.50'	90°00'00"	54.19'
C3	34.50'	90°00'00"	54.19'



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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART 12/16/24 Date Signed ARIZONA U.S.A.

HAWES CROSSING – VILLAGE 4
8235 E. WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT – GRADING SHEET – PAGE 4

Colliers Engineering & Design

PROJ NO.:	1833
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DESIGNED:	NS
APPROVED:	BR

DWG. NO.
PGD04
SHT. 11 OF 11