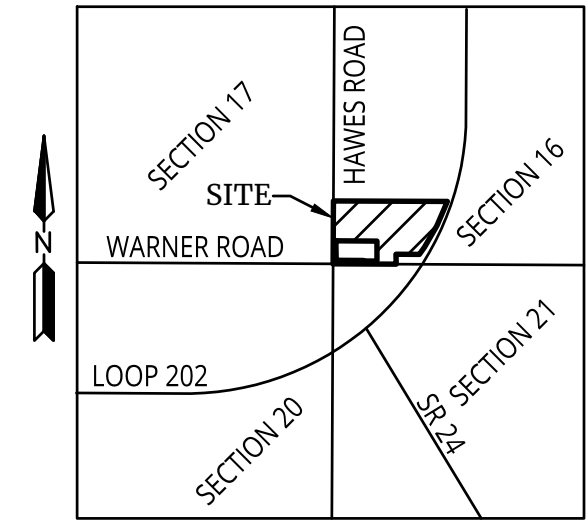


SPECIFIC PLAN FOR A SUBDIVISION

HAWES CROSSING – VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

A PORTION OF THE SOUTH WEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

ENGINEER

COLLIERS ENGINEERING & DESIGN
4742 N 24th STREET, SUITE #270
PHOENIX, AZ 85016
PH: (602) 490-0535
CONTACT: NGUYEN LAM, PE

OWNER/CLIENT

LENNAR ARIZONA, INC.
1665 W. ALAMEDA DR SUITE 130
TEMPE, AZ 85282
PH: 480.476.8441
CONTACT: HEATHER CHADWICK

LANDSCAPE ARCHITECT

RVI
4900 N. SCOTTSDALE ROAD SUITE 1200
SCOTTSDALE, ARIZONA 85251
PH: 480.994.0994
CONTACT: MIKE DEW

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

SHEET INDEX

SP01	SPECIFIC PLAN - COVER SHEET
SP02 - SP05	SPECIFIC PLAN - PLAN SHEET

SITE DATA - ZONING

TOTAL LOTS:	343
GROSS AREA:	60.9 AC
NET AREA:	48.7 AC
ZONING:	RSL-2.5 PAD PAD & GC PAD PAD (%)
SINGLE FAMILY RESIDENTIAL AREA:	42.9 AC
COMMERCIAL AREA:	10.8 AC (60%)
TOWNHOME RESIDENTIAL AREA:	7.2 AC (40%)

SITE DATA - SINGLE FAMILY

TOTAL LOTS:	271
TYPICAL LOT SIZE:	30' X 97', 45' X 86'
MINIMUM LOT SIZE:	2,910 SQ. FT
MAXIMUM LOT SIZE:	4,188 SQ. FT
AVERAGE LOT SIZE:	3,449 SQ. FT
GROSS SINGLE FAMILY AREA:	42.9 AC
NET SINGLE FAMILY AREA:	30.9 AC
GROSS PARCEL DENSITY:	6.1 DU/AC
ZONING:	RSL-2.5 PAD PAD
COMMON AREAS / OPEN SPACE:	7.95 AC

SITE DATA - TOWNHOMES

TOTAL LOTS:	72
TYPICAL LOT SIZE:	22' X 68'
MINIMUM LOT SIZE:	1,496 SQ. FT
MAXIMUM LOT SIZE:	1,912 SQ. FT
AVERAGE LOT SIZE:	1,640 SQ. FT
GROSS TOWNHOME AREA:	7.2 AC
NET TOWNHOME AREA:	4.5 AC
GROSS PARCEL DENSITY:	11.7 DU/AC
ZONING:	GC PAD PAD
COMMON AREAS / OPEN SPACE:	1.7 AC



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.

HAWES CROSSING - VILLAGE 5

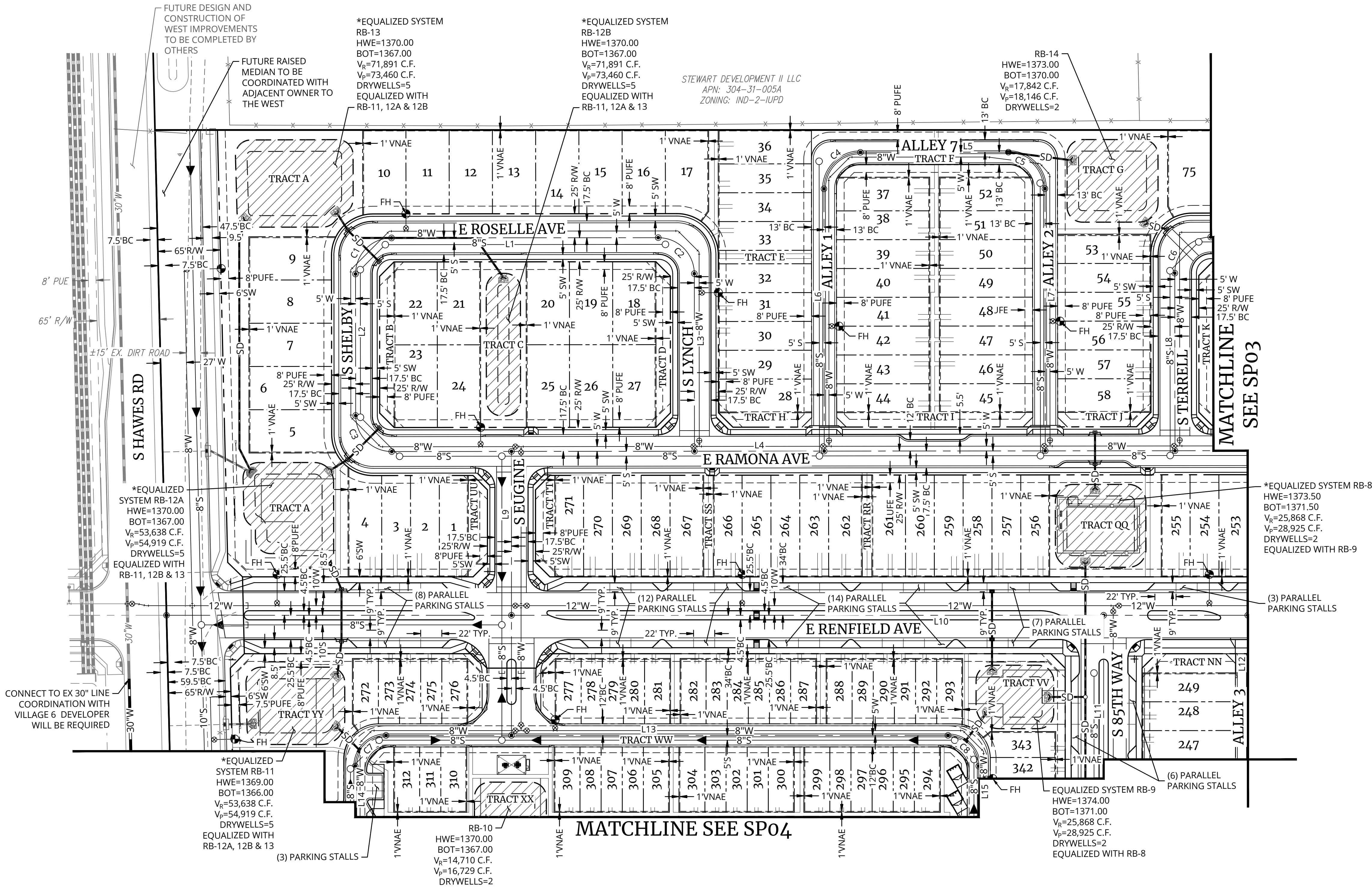
52 E WARNER ROAD
MESA, ARIZONA

SPECIFIC PLAN - COVER SHEET

	PROJ NO.:	1833
	DATE:	JUN 2025
	SCALE:	N.T.S.
	DRAWN:	MC
	DESIGNED:	NS
	APPROVED:	NL

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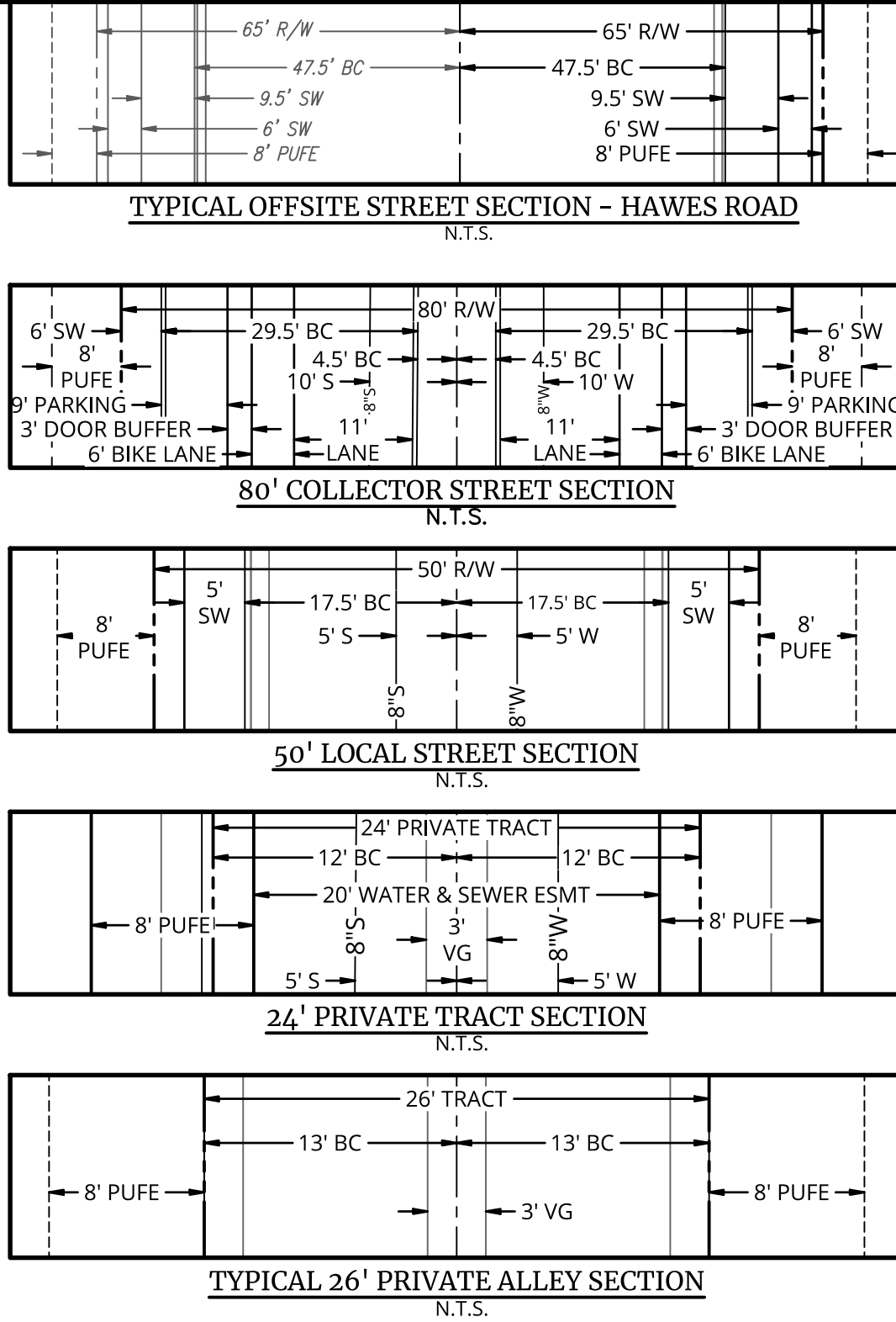
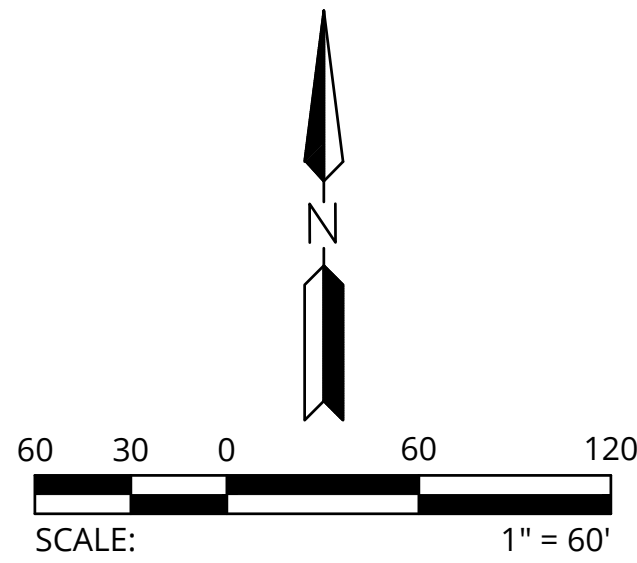
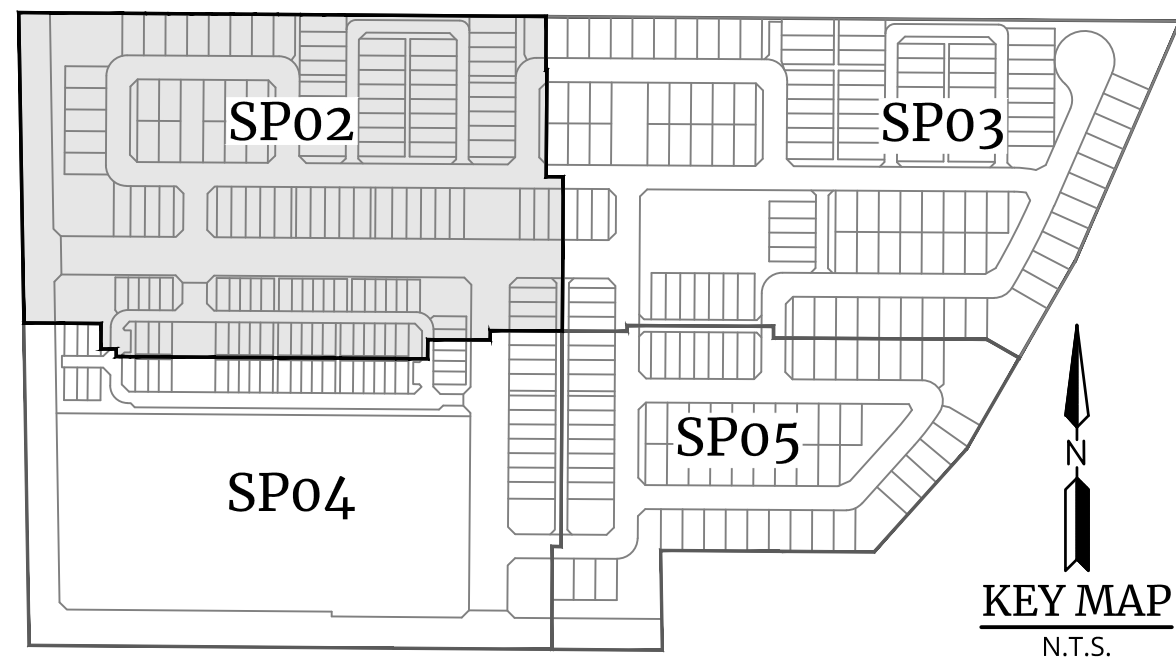
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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°38'01"E	277.56'
L2	S00°21'59"W	147.31'
L3	S00°21'59"W	184.81'
L4	N89°38'01"W	1830.17'
L5	S89°38'01"E	154.00'
L6	N00°21'59"E	272.92'
L7	S00°21'59"W	272.92'
L8	N00°21'59"E	184.81'

LINE TABLE		
NO.	DIRECTION	LENGTH
L9	S00°25'26"W	295.55'
L10	N89°34'34"W	1260.27'
L11	S00°25'26"W	813.36'
L12	S00°21'59"W	599.01'
L13	S89°34'34"E	584.87'
L14	N00°25'26"E	106.00'
L15	S00°25'26"W	138.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'
C2	37.50'	90°00'00"	58.90'
C3	37.50'	90°00'00"	58.90'
C4	38.00'	90°00'00"	59.69'
C5	38.00'	90°00'00"	59.69'
C6	37.50'	90°00'00"	58.90'
C7	32.00'	90°00'00"	50.27'
C8	32.00'	90°00'00"	50.27'



Colliers
Engineering & Design

38783
NGUYEN
LAM
ARIZONA 6-11-25

HAWES CROSSING - VILLAGE 5
8462 E WARNER ROAD
MESA, ARIZONA

SPECIFIC PLAN - PLAN SHEET
SP02
SHT. 05 OF 05

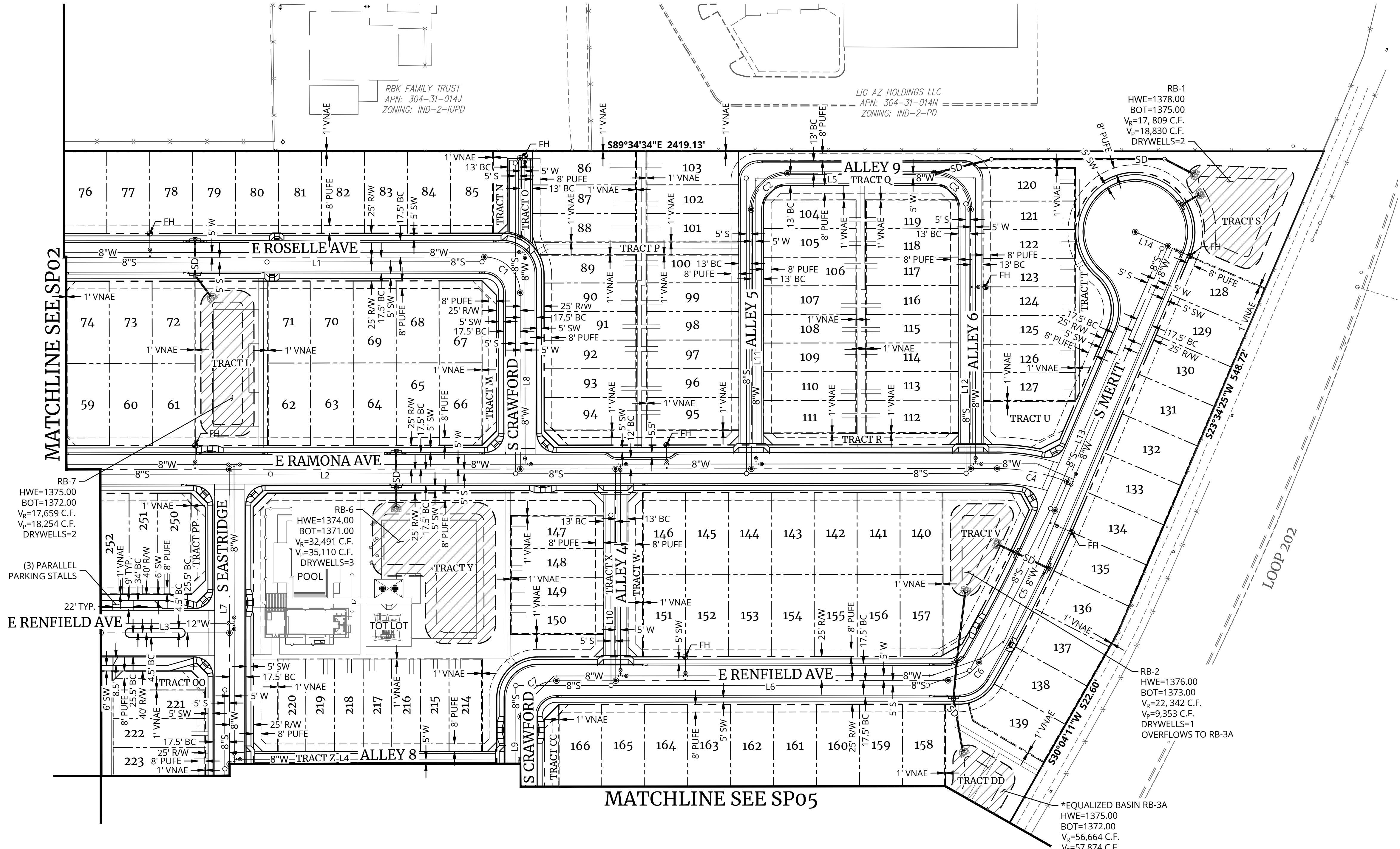
Engineering & Design
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DATE: JUN 2025
SCALE: 1"=60'
DRAWN: MC
DESIGNED: NS
APPROVED: NL

Engineering & Design
DWG. NO.
SP02
SHT. 05 OF 05

REV.

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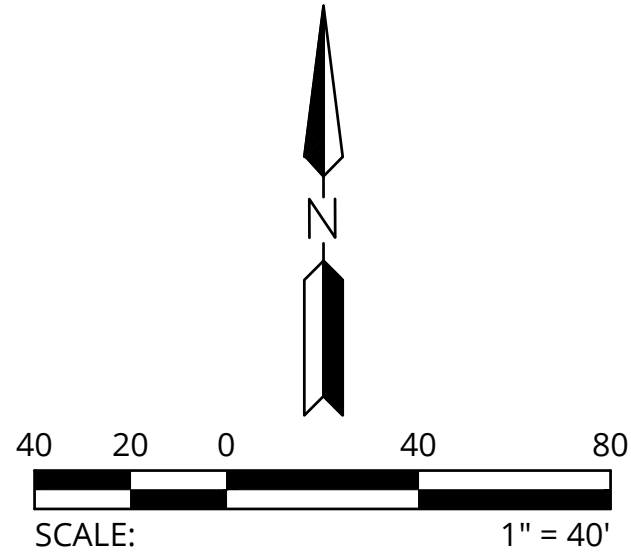
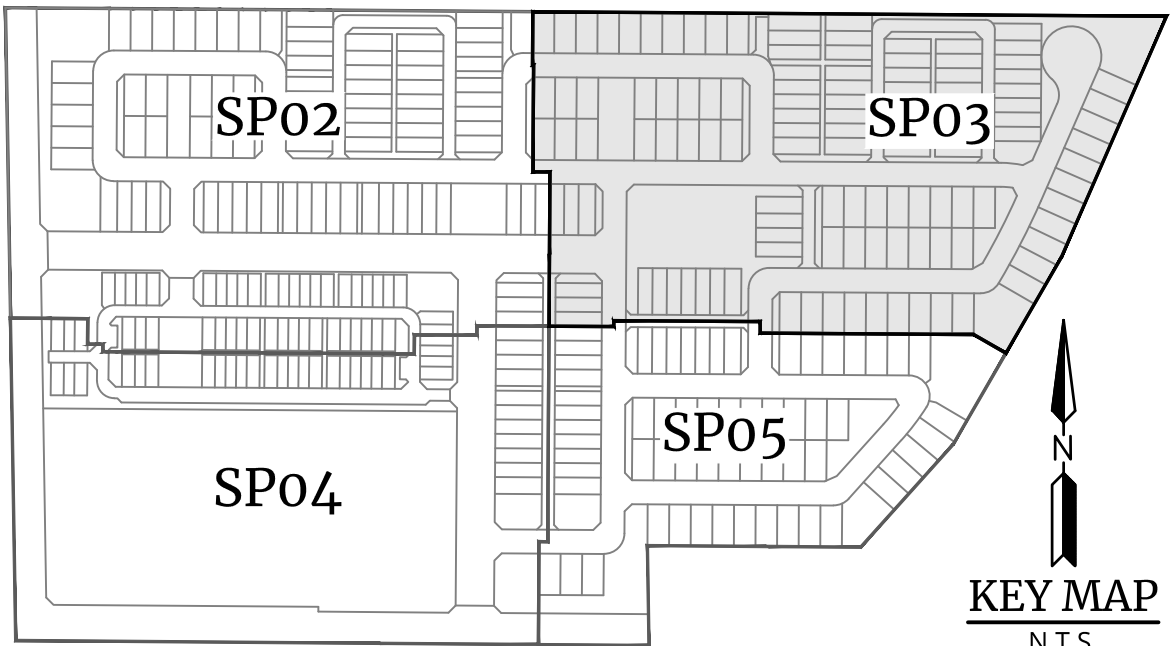
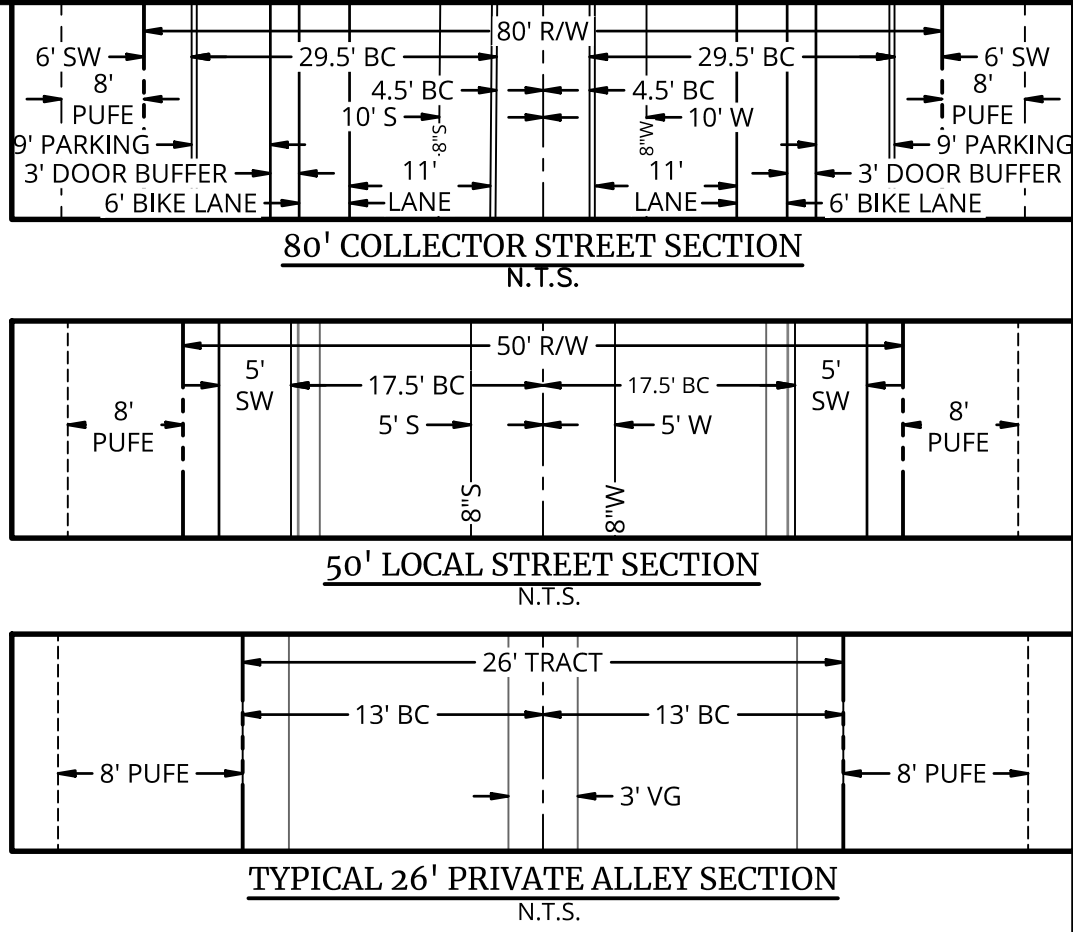
Formerly
HILBART WILSON



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°38'01"E	440.65'
L2	S89°38'01"E	1830.17'
L3	N89°34'34"W	1260.27'
L4	N89°38'01"W	305.00'
L5	N89°38'01"W	154.00'
L6	S89°38'01"E	410.40'
L7	N00°21'59"E	732.82'

LINE TABLE		
NO.	DIRECTION	LENGTH
L8	S00°21'59"W	325.76'
L9	S00°21'59"W	184.50'
L10	N00°21'59"E	222.00'
L11	S00°21'59"W	271.76'
L12	N00°21'59"E	271.76'
L13	N23°34'25"E	301.57'
L14	N66°25'35"W	37.50'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'
C2	38.00'	90°00'00"	59.69'
C3	38.00'	90°00'00"	59.69'
C4	200.00'	21°34'33"	75.31'
C5	1500.00'	6°48'20"	178.17'
C6	37.50'	59°59'15"	39.26'
C7	37.50'	90°00'00"	58.90'



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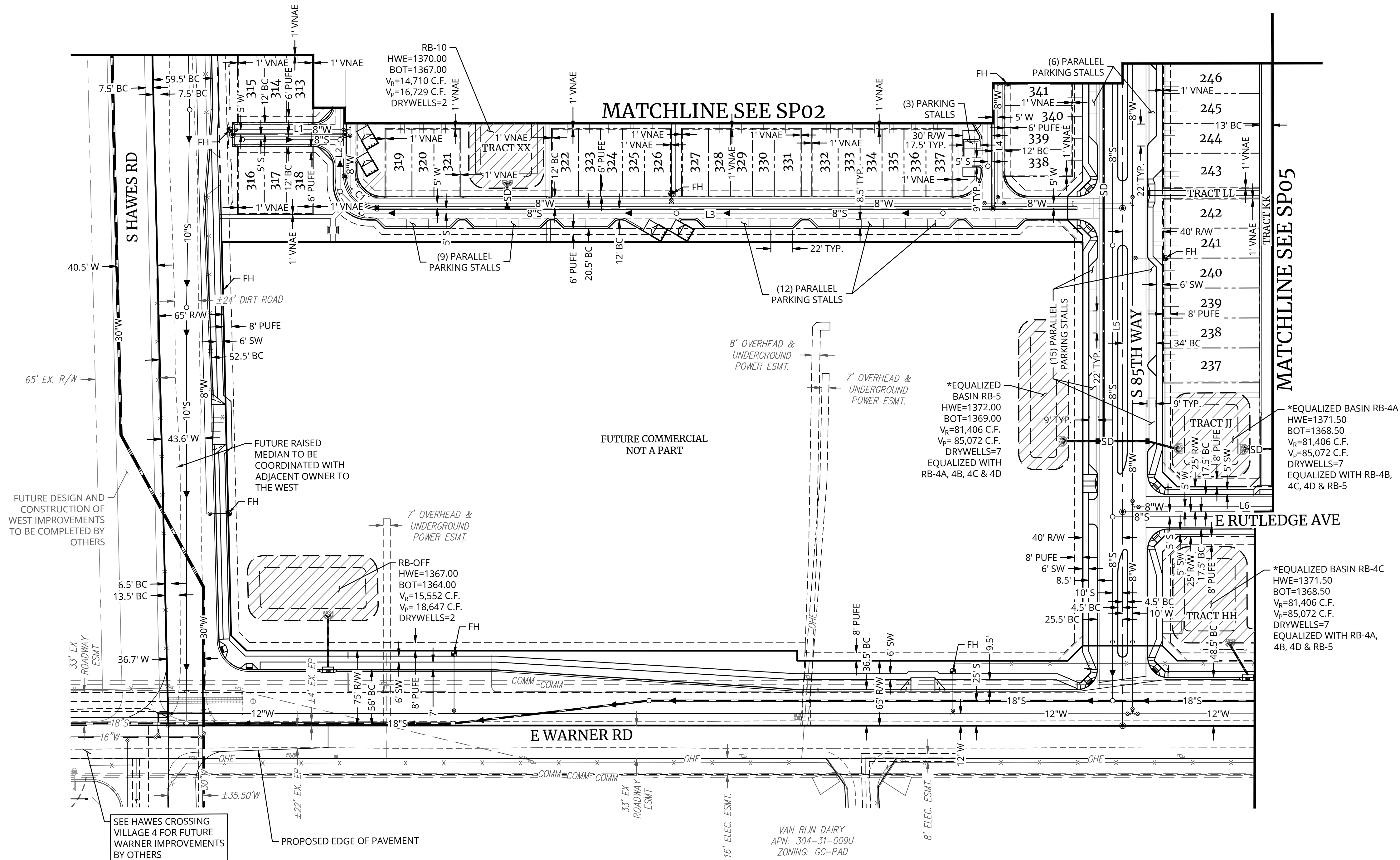
HAWES CROSSING - VILLAGE 5
8462 E WARNER ROAD
MESA, ARIZONA

SPECIFIC PLAN - PLAN SHEET

PROJ NO.: 1833
DATE: JUN 2025
SCALE: 1"=60'
DRAWN: MC
DESIGNED: NS
APPROVED: NL

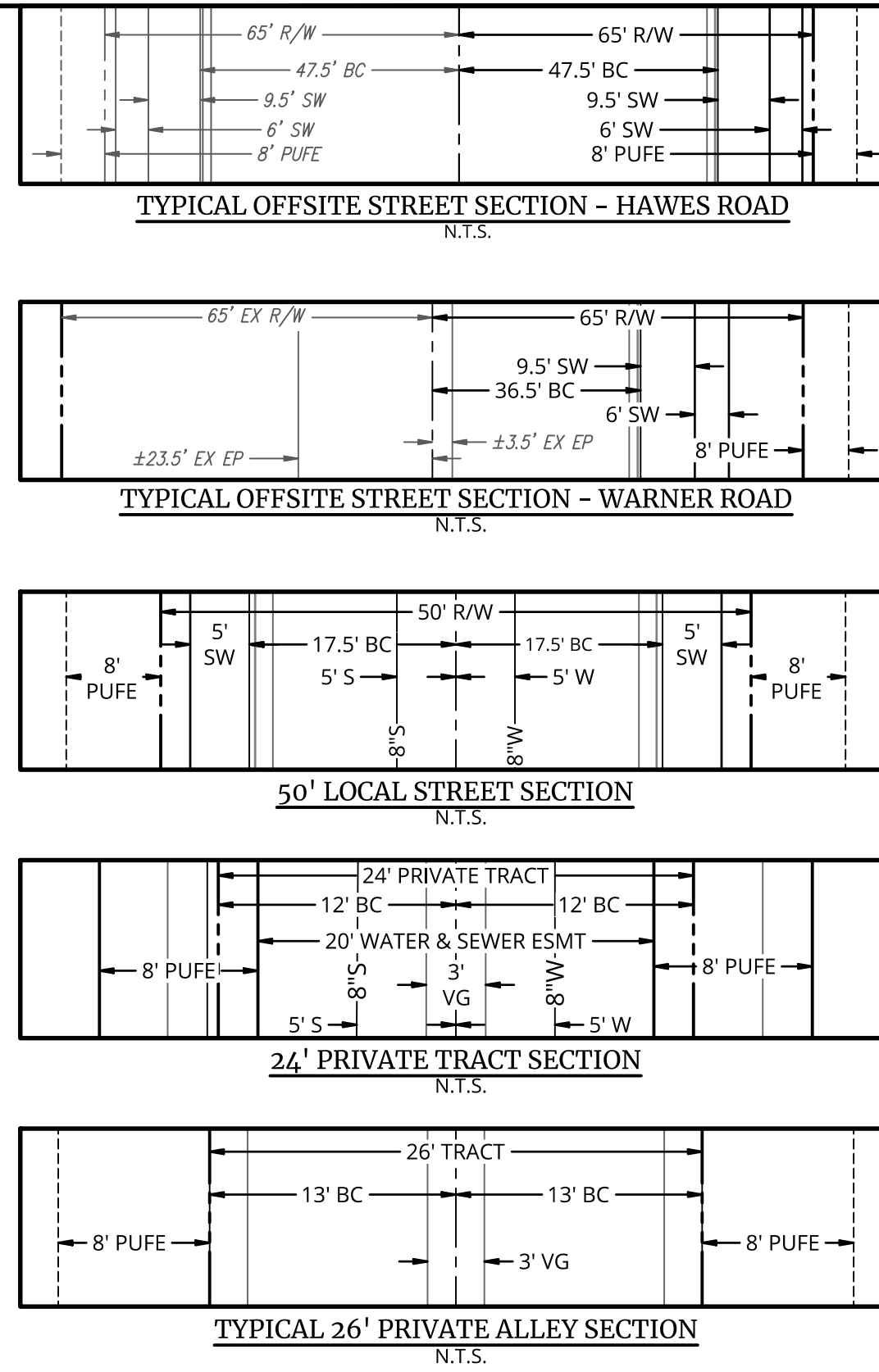
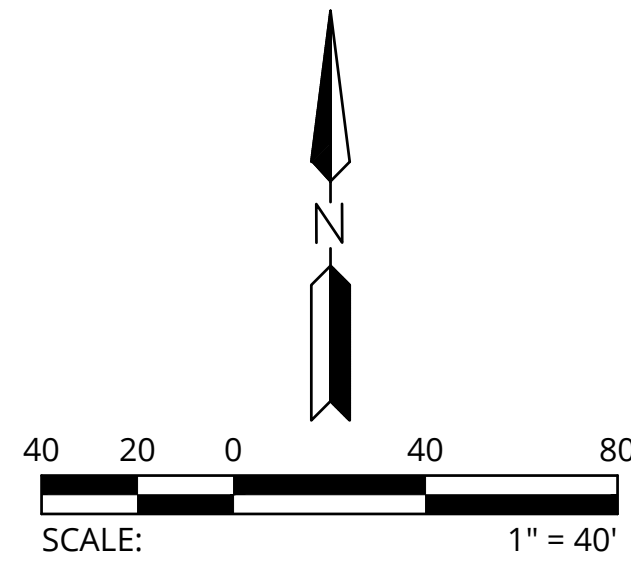
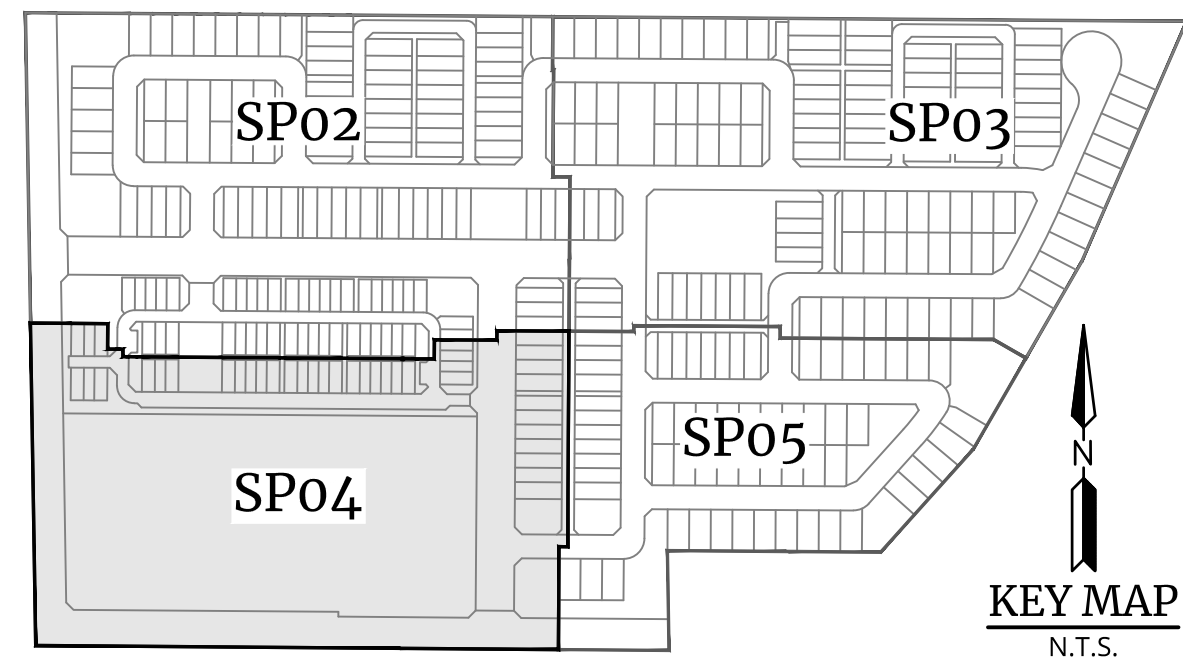
DWG. NO.
SP03
SHT. 05 OF 05

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°34'34"E	113.00'
L2	N00°25'26"E	106.00'
L3	N89°34'34"W	746.81'
L4	S00°25'26"W	138.00'
L5	S00°25'26"W	813.36'
L6	S89°38'01"E	248.14'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	32.00'	90°00'00"	50.27'



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HAWES CROSSING - VILLAGE 5

62 E WARNER ROAD
MESA, ARIZONA

SPECIFIC PLAN – PLAN SHEET

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PROJ NO.:	1833
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DATE: JUN 2025

SCALE: 1"=60'

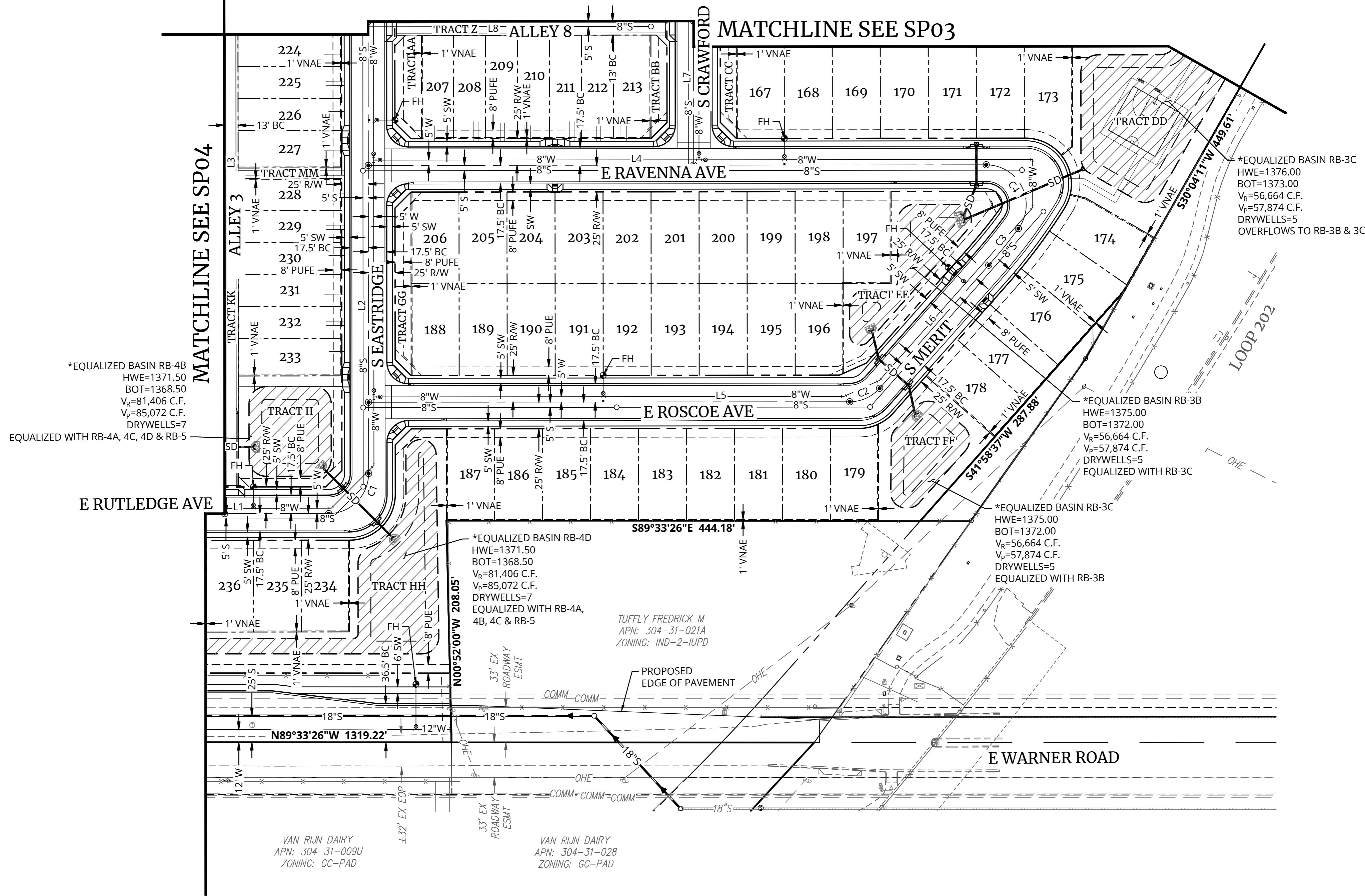
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DESIGNED: NS

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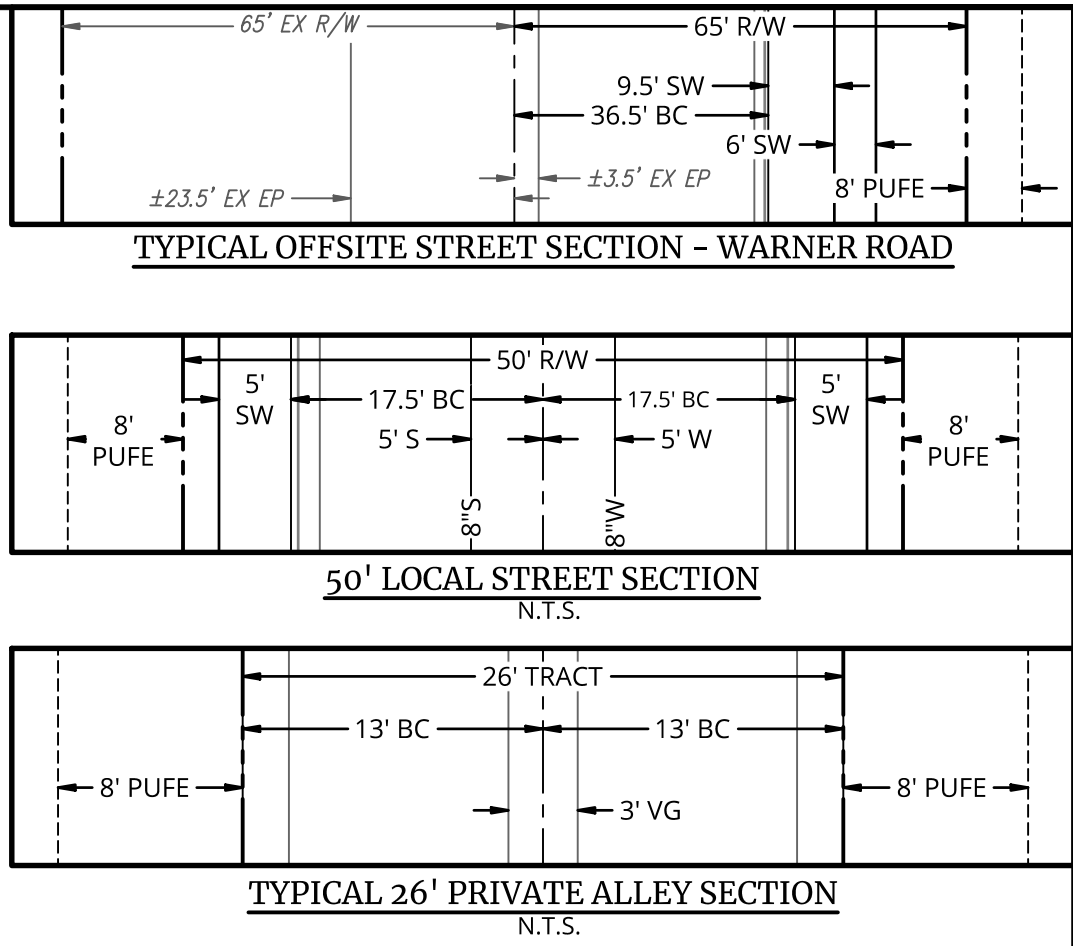
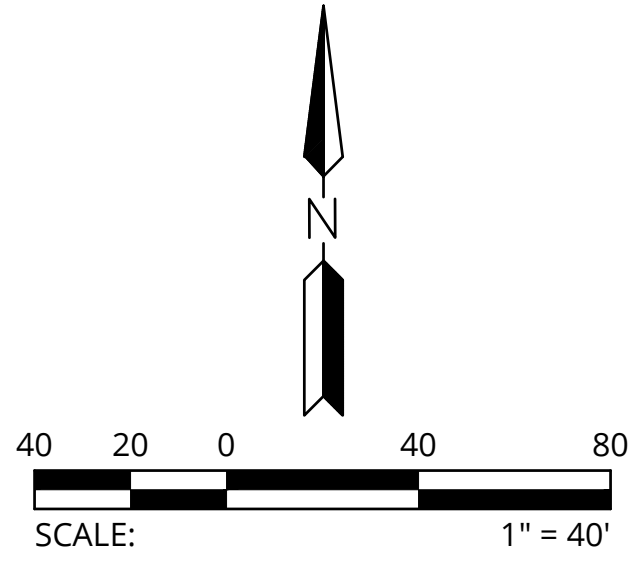
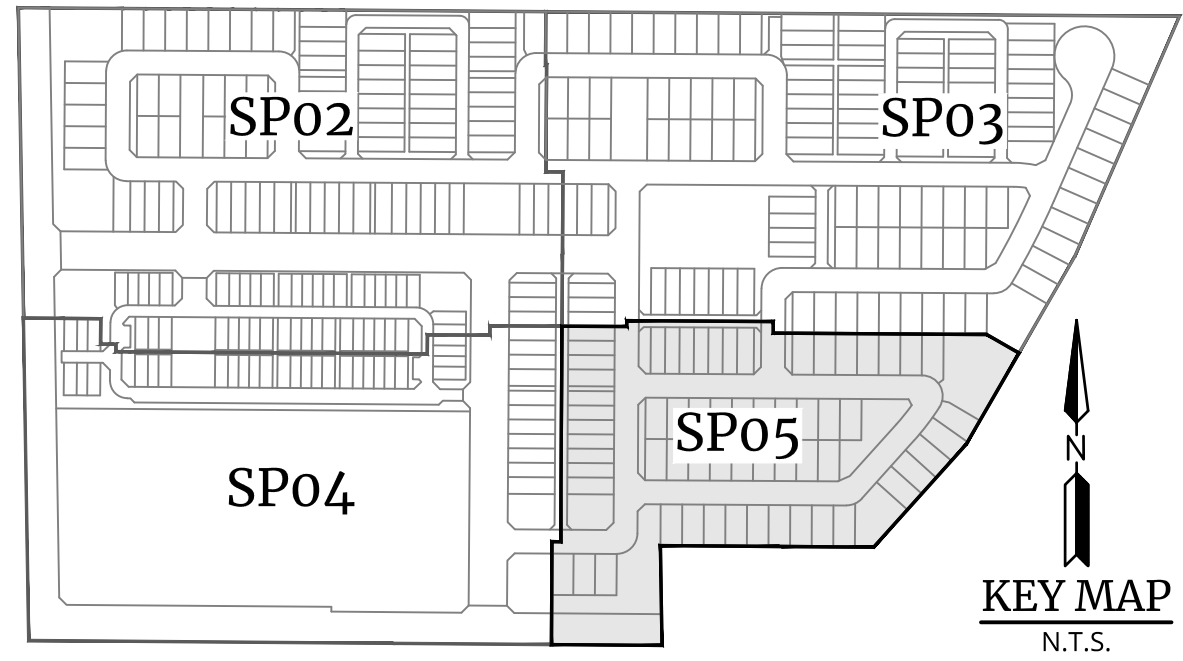
$$\text{SPo}_4$$

SHT. 05 OF 05



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°38'01"E	248.14'
L2	N00°21'59"E	732.82'
L3	S00°21'59"W	599.01'
L4	N89°38'01"W	579.13'
L5	S89°38'01"E	450.97'
L6	N41°58'37"E	154.22'
L7	N00°21'59"E	184.50'
L8	N89°38'01"W	305.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'
C2	37.50'	48°23'22"	31.67'
C3	500.00'	5°03'33"	44.15'
C4	37.50'	126°33'05"	82.83'



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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
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SPECIFIC PLAN - PLAN SHEET

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DATE: JUN 2025

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DRAWN: MC

DWG. NO.

SP05

SHT. 05 OF 05