

# 24-0710 - Haven at Hawes - Preliminary Plat

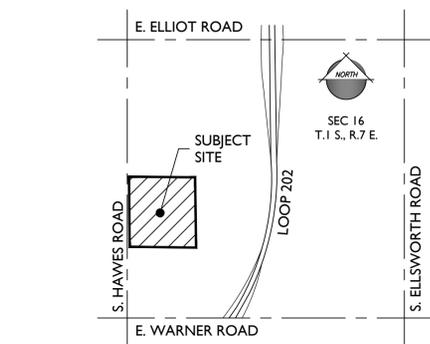
Feb 20, 2026 9:05am SA:\Projects\2024\24-0710\Planning\Drawings\Preliminary Plat\24-0710 - CS01.dwg

jdltgen

# PRELIMINARY PLAT FOR HAVEN AT HAWES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, T.1 S., R.7 E.,  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## PROJECT TEAM

|  |  |
|--|--|
| <b>OWNER</b><br>STEWART DEVELOPMENT II LLC<br>2929 E. MAIN STREET, LOT 150<br>MESA, AZ 85213   | <b>ENGINEER</b><br>EPS GROUP, INC.<br>1130 N. ALMA SCHOOL RD., SUITE 120<br>MESA, AZ 85201<br>TEL: (480) 503-2250<br>CONTACT: JEFFREY DITGEN, P.E.<br>jeff.ditgen@epsgruoinc.com |
| <b>DEVELOPER</b><br>ASHTON WOODS<br>15333 N. PIMA ROAD, SUITE 205<br>SCOTTSDALE, AZ 85260<br>TEL: (480) 305-5186<br>CONTACT: MARI FLYNN<br>mari.flynn@ashtonwoods.com  | <b>PLANNER</b><br>ABLA<br>310 E. RIO SALADO PARKWAY<br>TEMPE, AZ 85281<br>TEL: (480) 530-0077<br>CONTACT: ALEX FISH<br>alex.fish@ablstudio.com                                   |
| <b>ATTORNEY</b><br>PEW & LAKE, PLC<br>1744 S. VAL VISTA DRIVE, SUITE 217<br>MESA, AZ 85204<br>TEL: (480) 461-4670<br>CONTACT: SEAN B. LAKE<br>sean.lake@pewandlake.com | <b>LANDSCAPE ARCHITECT</b><br>ABLA<br>310 E. RIO SALADO PARKWAY<br>TEMPE, AZ 85281<br>TEL: (480) 530-0077<br>CONTACT: MARK PANZA<br>mark.panza@ablstudio.com                     |

## PROJECT DATA

|  |                |
|--|----------------|
| APN: 304-31-014U                               | 304-31-005A    |
| ADDRESS: 4065 S. HAWES ROAD                    | MESA, AZ 85212 |
| LOCATION: SEC MESQUITE STREET & HAWES ROAD     |                |
| EXISTING GENERAL PLAN: LOCAL EMPLOYMENT CENTER |                |
| EXISTING ZONING: IND-2 (MARICOPA COUNTY)       |                |
| EXISTING ZONING OVERLAY: IUPD                  |                |
| PROPOSED GENERAL PLAN: MIXED RESIDENTIAL       |                |
| PROPOSED ZONING: RSL-2.5 PAD                   |                |
| GROSS AREA: ± 38.03 ACRES                      |                |
| NET AREA: ± 37.98 ACRES                        |                |
| NO. OF LOTS: 39' x 80'                         | 149 LOTS (65%) |
| 81 LOTS (35%)                                  |                |
| TOTAL: 230 LOTS (100%)                         |                |
| NET DENSITY: 6.1 DU/AC                         |                |
| OPEN SPACE: 11.91 ACRES (31.4% OF NET AREA)    |                |

## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL STREETS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- A MASTER HOMEOWNERS ASSOCIATION WILL BE FORMED FOR THE PROPOSED SUBDIVISION FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREET TRACTS, OPEN SPACE LANDSCAPE TRACTS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- TRACT O WILL BE DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES, AND DRAINAGE PURPOSES.

## BASIS OF BEARINGS

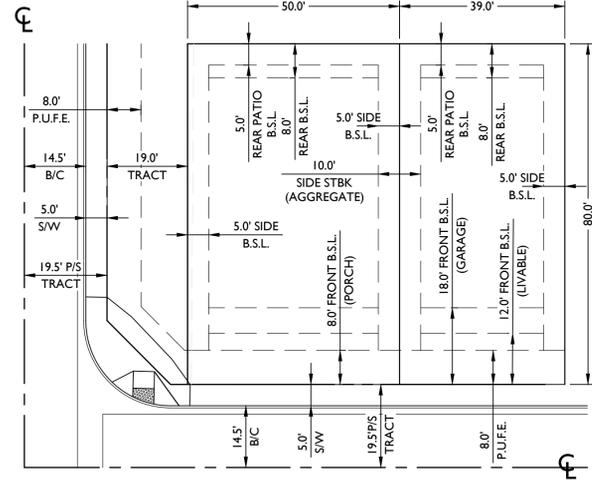
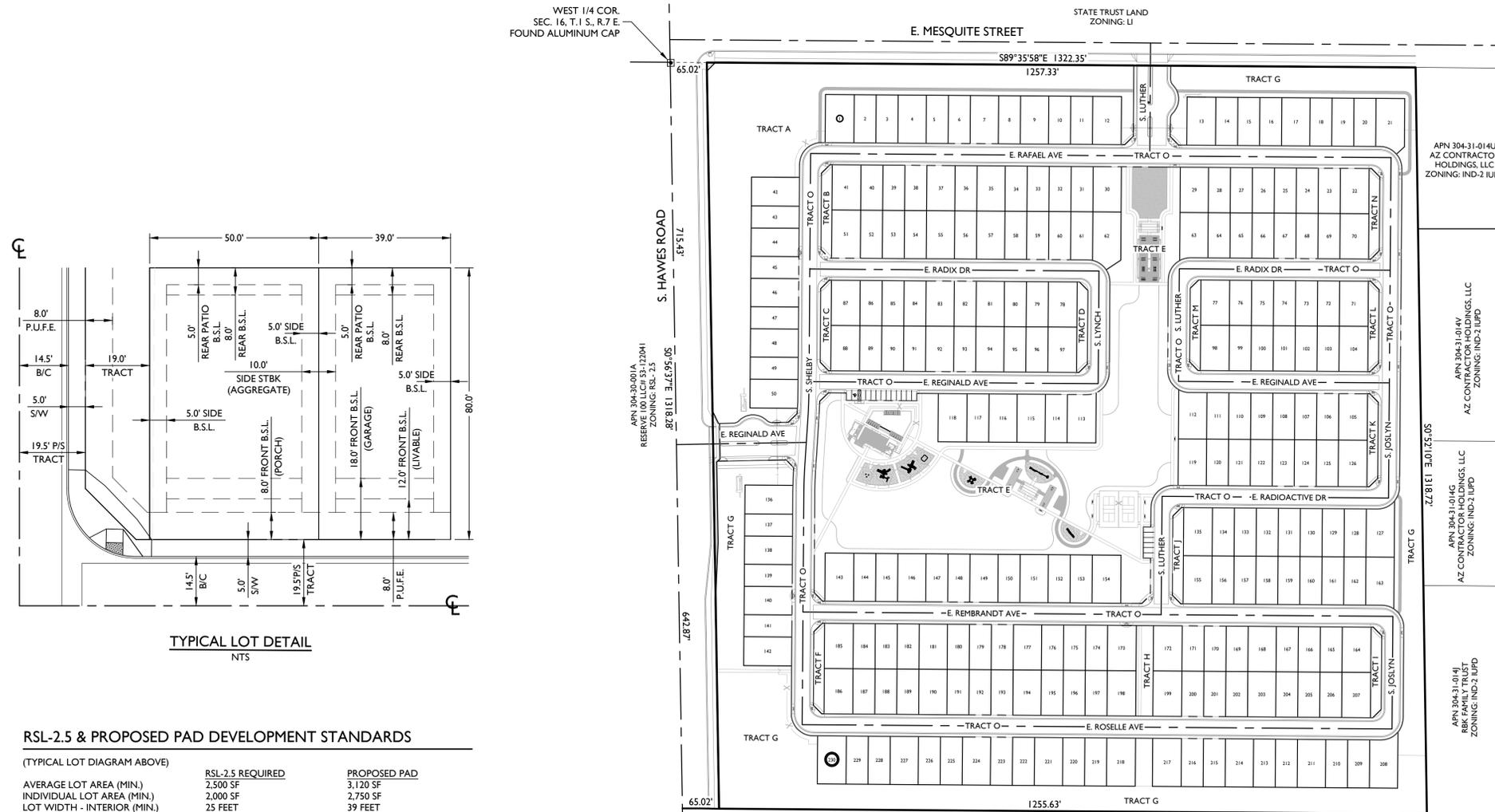
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, WHICH BEARS:  
SOUTH 00 DEGREES 56 MINUTES 37 SECONDS EAST.

## UTILITIES

|           |                          |
|-----------|--------------------------|
| WATER     | CITY OF MESA             |
| SEWER     | CITY OF MESA             |
| GAS       | CITY OF MESA GAS         |
| ELECTRIC  | SALT RIVER PROJECT (SRP) |
| TELEPHONE | CENTURYLINK / COX        |
| CABLE TV  | CENTURYLINK / COX        |
| FIRE      | CITY OF MESA             |
| POLICE    | CITY OF MESA             |

## SHEET INDEX

|         |      |                  |
|---------|------|------------------|
| SHEET 1 | CS01 | COVER SHEET      |
| SHEET 2 | CS02 | DATA TABLES      |
| SHEET 3 | PP01 | PRELIMINARY PLAT |
| SHEET 4 | PP02 | PRELIMINARY PLAT |
| SHEET 5 | PP03 | PRELIMINARY PLAT |
| SHEET 6 | PP04 | PRELIMINARY PLAT |



TYPICAL LOT DETAIL  
NTS

## RSL-2.5 & PROPOSED PAD DEVELOPMENT STANDARDS

| (TYPICAL LOT DIAGRAM ABOVE)             | RSL-2.5 REQUIRED | PROPOSED PAD |
|---|------------------|--------------|
| AVERAGE LOT AREA (MIN.)                 | 2,500 SF         | 3,120 SF     |
| INDIVIDUAL LOT AREA (MIN.)              | 2,000 SF         | 2,750 SF     |
| LOT WIDTH - INTERIOR (MIN.)             | 25 FEET          | 39 FEET      |
| LOT WIDTH - CORNER (MIN.)               | 30 FEET          | 39 FEET      |
| LOT DEPTH (MIN.)                        | 75 FEET          | 80 FEET      |
| <b>BUILDING SETBACKS</b>                |                  |              |
| FRONT (BUILDING WALL)                   | 12 FEET          | 12 FEET      |
| FRONT (GARAGE)                          | 20 FEET          | 18 FEET      |
| FRONT (PORCH)                           | 7 FEET           | 8 FEET       |
| SIDE (STREET)                           | 10 FEET          | *10 FEET     |
| SIDE (INTERIOR)                         | 3 FEET           | *5 FEET      |
| SIDE (INTERIOR AGGREGATE)               | 8 FEET           | *10 FEET     |
| REAR                                    | 15 FEET          | 8 FEET       |
| REAR - PATIO                            | N/A              | 5 FEET       |
| REAR OR SIDE GARAGE                     | 13 FEET          | 13 FEET      |
| <b>MAX. LOT COVERAGE</b>                | 80%              | 80%          |
| <b>MAX. HEIGHT</b>                      | 30 FEET          | 30 FEET      |
| <b>MAX. NO. OF STORIES</b>              | 2                | 2            |
| <b>MIN. PRIVATE OPEN SPACE PER UNIT</b> | 280 SF           | 280 SF       |
| <b>MIN. COMMON OPEN SPACE PER UNIT</b>  | 120 SF           | 120 SF       |

\*COURTYARD WALLS ARE ALLOWED TO ENCR OACH INTO THE SIDE YARD SETBACK A MAXIMUM OF 2'.

## FLOOD ZONE

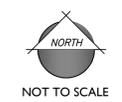
THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2760L, DATED OCTOBER 16, 2013.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

LOTS 2-11, 14-20, 29,30,43-49, 62, 63, 112-117, 119, 127, 137-141, 144-153, 163, 208-216, 219-229 WILL HAVE ENHANCED REAR ELEVATIONS

LOTS 22, 41, 51, 70, 71, 77, 78, 87, 88, 97, 98, 104, 105, 126, 135, 155, 164, 185, 186, 207, 230 WILL HAVE ENHANCED CORNER ARCHITECTURE

LOTS 1, 12, 13, 21, 42, 50, 113, 118, 136, 142, 143, 154, 172, 173, 198, 199, 217, 218 WILL HAVE ENHANCED REAR AND CORNER ARCHITECTURE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

EPS GROUP

Project: Haven at Hawes  
Mesa, Arizona

Revisions:

APRIL 2, 2025 - 1ST SUBMITTAL  
JUNE 17, 2025 - 2ND SUBMITTAL  
OCTOBER 7TH, 2025 - 3RD SUBMITTAL  
FEBRUARY 5TH, 2026 - 4RD SUBMITTAL

Call at least two full working days before you begin construction.

ARIZONA  
STATE BOARD OF PROFESSIONAL ENGINEERS  
1900 N. GILBERT ROAD, SUITE 1000  
MESA, ARIZONA 85204-4500

Designer: STAFF  
Drawn by: LFT

Job No.  
**24-0710**

CS01

Sheet No.  
**1**

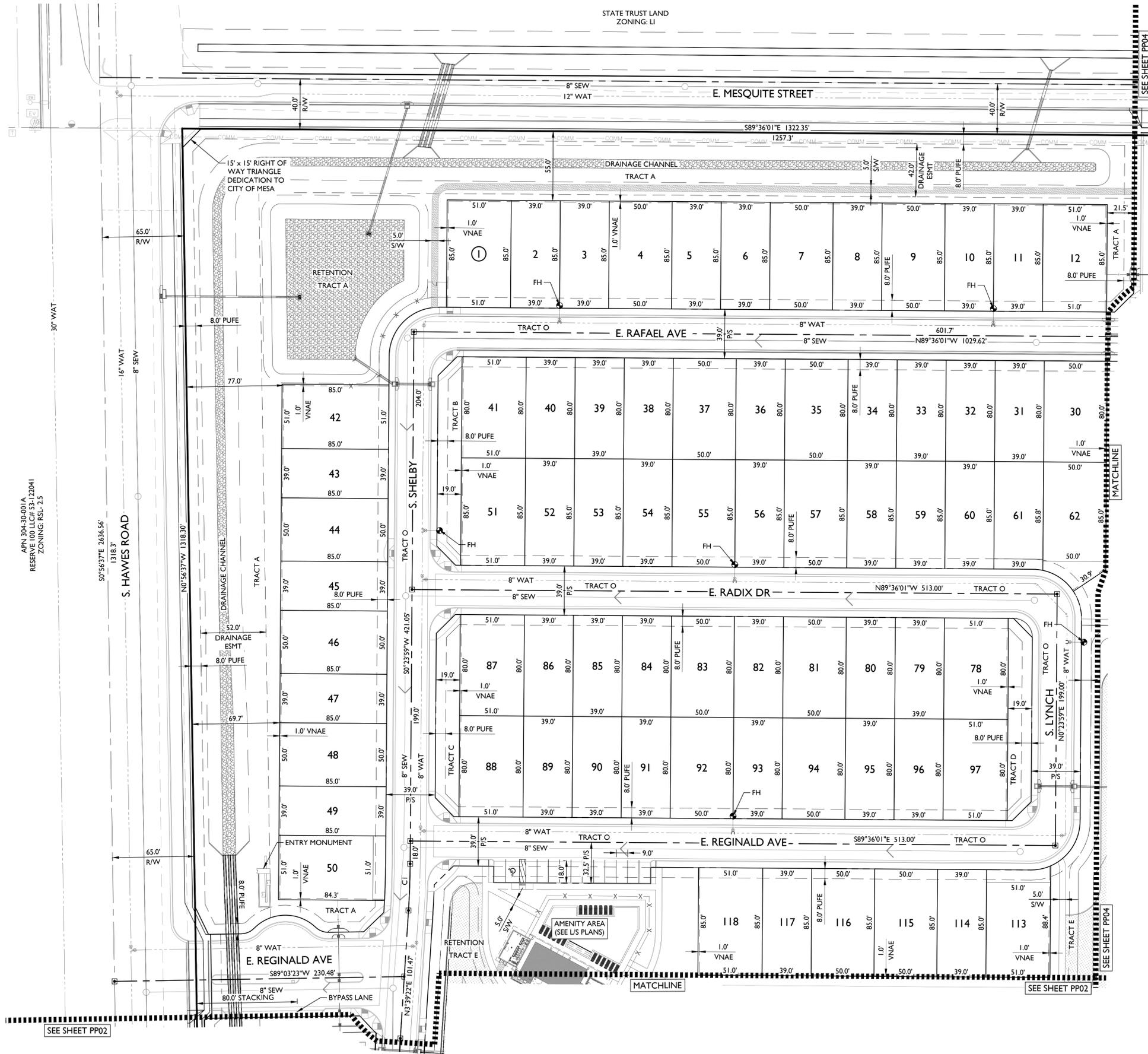
of 6



# 24-0710 - Haven at Hawes - Preliminary Plat

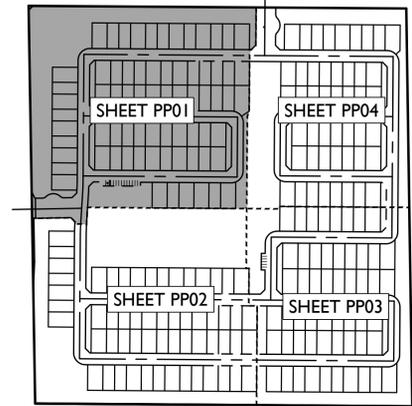
Feb 05, 2026 4:59pm S:\Projects\2024\24-0710\Planning\_Drawings\Preliminary Plat\24-0710 - PP01.dwg

APN 304-30-001A  
RESERVE 00\LLC#5312041  
ZONING: RSL-25



## KEY MAP

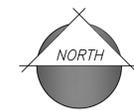
N.T.S.



## LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- PUFES PUBLIC UTILITY & FACILITIES EASEMENT
- P/S PRIVATE STREET TRACT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- ||||| SHEET MATCH LINE

| CURVE TABLE |        |         |        |            |
|-------------|--------|---------|--------|------------|
| CURVE       | LENGTH | RADIUS  | CHORD  | DELTA      |
| C1          | 36.95' | 650.00' | 36.94' | 003°15'24" |
| C2          | 36.95' | 650.00' | 36.94' | 003°15'24" |



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com



Haven at Hawes  
Mesa, Arizona

Preliminary Plat

Project:

Revisions:

| DATE               | DESCRIPTION   |
|--------------------|---------------|
| APRIL 2, 2025      | 1ST SUBMITTAL |
| JUNE 17, 2025      | 2ND SUBMITTAL |
| OCTOBER 7TH, 2025  | 3RD SUBMITTAL |
| FEBRUARY 5TH, 2026 | 4RD SUBMITTAL |



Designer: STAFF  
Drawn by: LFT



Job No.  
**24-0710**

PP01

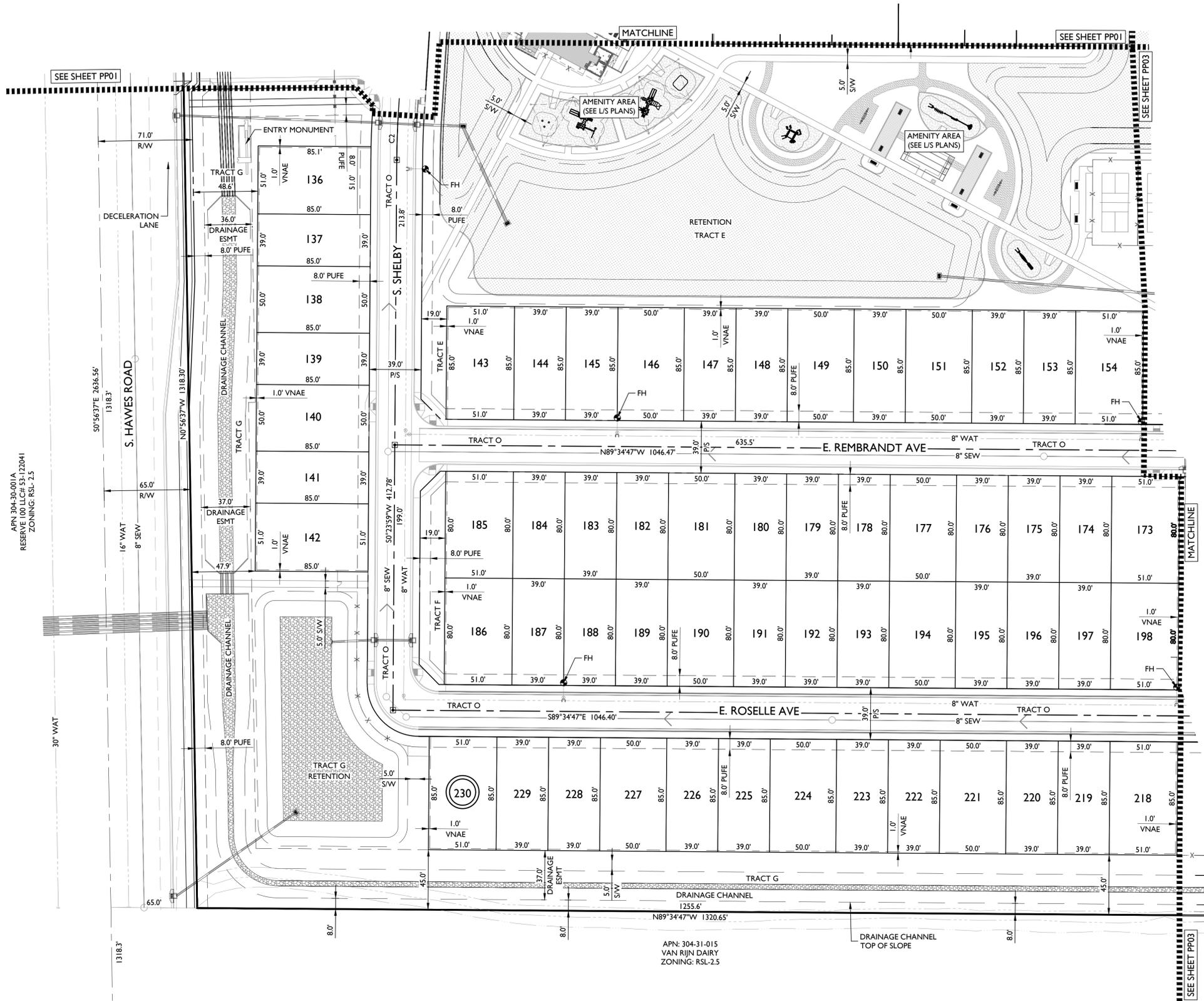
Sheet No.  
**3**  
of 6

# 24-0710 - Haven at Hawes - Preliminary Plat

Feb 05, 2026 5:00pm S:\Projects\2024\24-0710\Planning\Drawings\Preliminary Plat\24-0710 - PP02.dwg

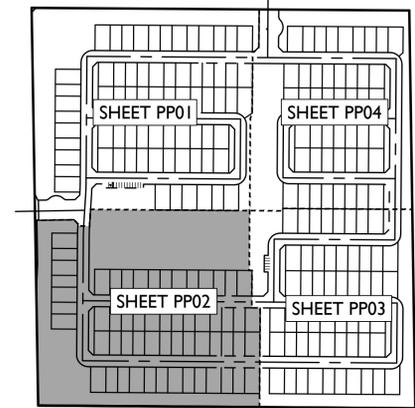
APN 304-30-001A  
RESERVE 100 LLC# 53-122041  
ZONING: RSL-2.5

APN: 304-31-015  
VAN RIJN DAIRY  
ZONING: RSL-2.5



## KEY MAP

N.T.S.



## LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- PUF PUBLIC UTILITY & FACILITIES EASEMENT
- P/S PRIVATE STREET TRACT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- ||||| SHEET MATCH LINE

| CURVE TABLE |        |         |        |            |
|-------------|--------|---------|--------|------------|
| CURVE       | LENGTH | RADIUS  | CHORD  | DELTA      |
| C1          | 36.95' | 650.00' | 36.94' | 003°15'24" |
| C2          | 36.95' | 650.00' | 36.94' | 003°15'24" |

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com



Haven at Hawes  
Mesa, Arizona  
Preliminary Plat

Project:

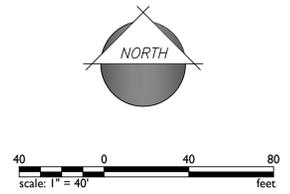
| Revisions:                         |
|------------------------------------|
| APRIL 2, 2025 - 1ST SUBMITTAL      |
| JUNE 17, 2025 - 2ND SUBMITTAL      |
| OCTOBER 7TH, 2025 - 3RD SUBMITTAL  |
| FEBRUARY 5TH, 2026 - 4RD SUBMITTAL |



Designer: STAFF  
Drawn by: LFT



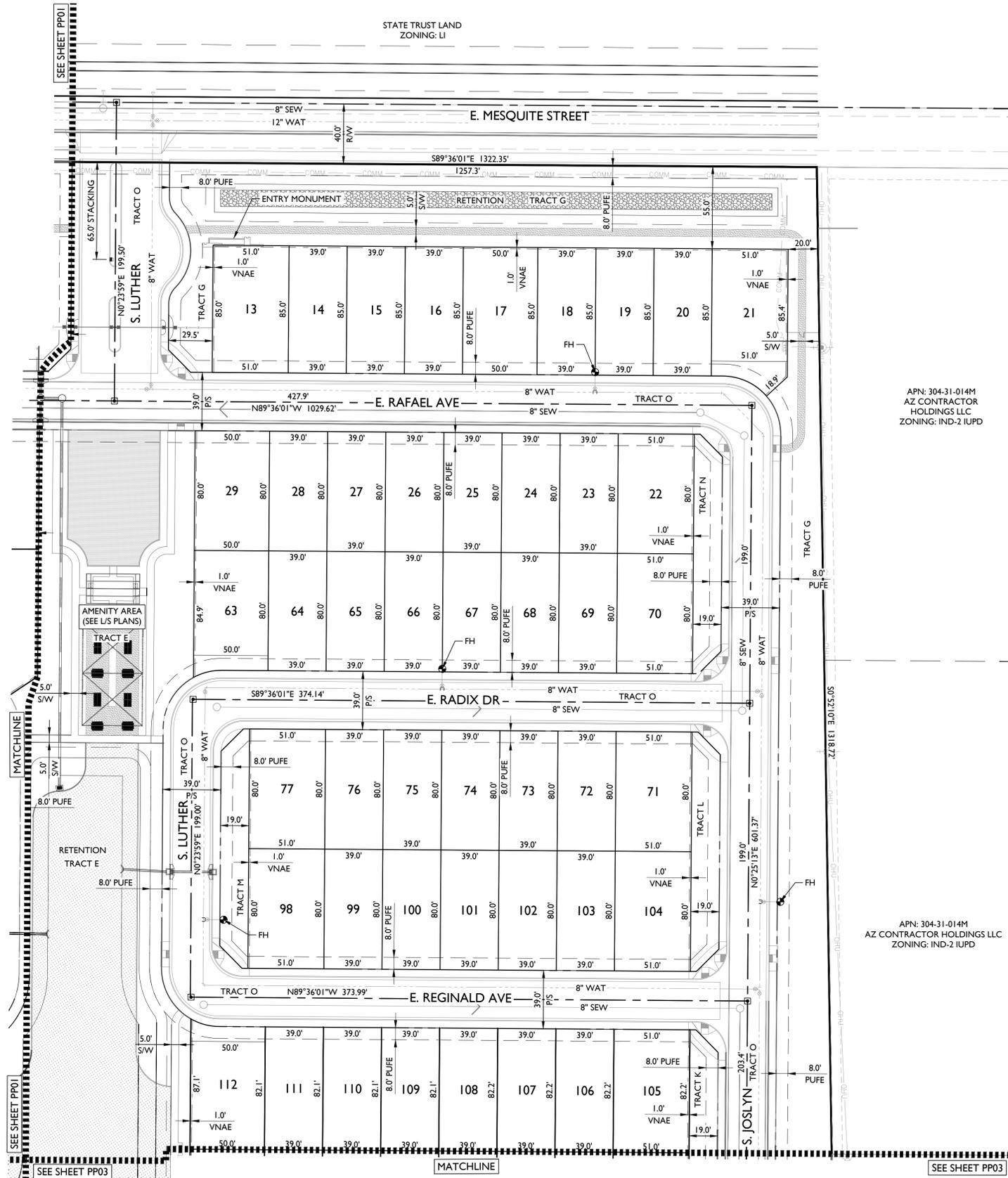
Job No.  
**24-0710**  
PP02  
Sheet No.  
**4**  
of 6



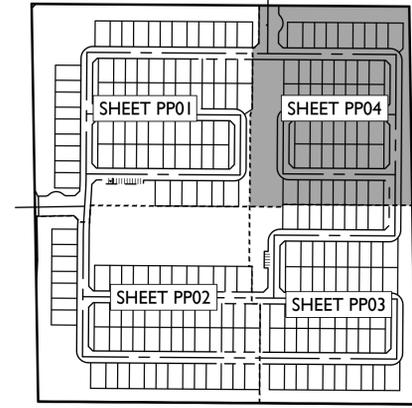


# 24-0710 - Haven at Hawes - Preliminary Plat

Feb 05, 2026 5:00pm S:\Projects\2024\24-0710\Planning\Drawings\Preliminary Plat\24-0710 - PP04.dwg

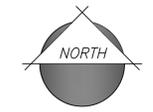


## KEY MAP



## LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT
- EASEMENT
- R/W
- S/W
- P/UF
- P/S
- V/NAE
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- ▤ SHEET MATCH LINE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com



Haven at Hawes  
Mesa, Arizona  
Preliminary Plat

Project:

Revisions:

|                                    |
|------------------------------------|
| APRIL 2, 2025 - 1ST SUBMITTAL      |
| JUNE 17, 2025 - 2ND SUBMITTAL      |
| OCTOBER 7TH, 2025 - 3RD SUBMITTAL  |
| FEBRUARY 5TH, 2026 - 4RD SUBMITTAL |



Designer: STAFF  
Drawn by: LFT



Job No.  
**24-0710**

Sheet No.  
**PP04**

6  
of 6