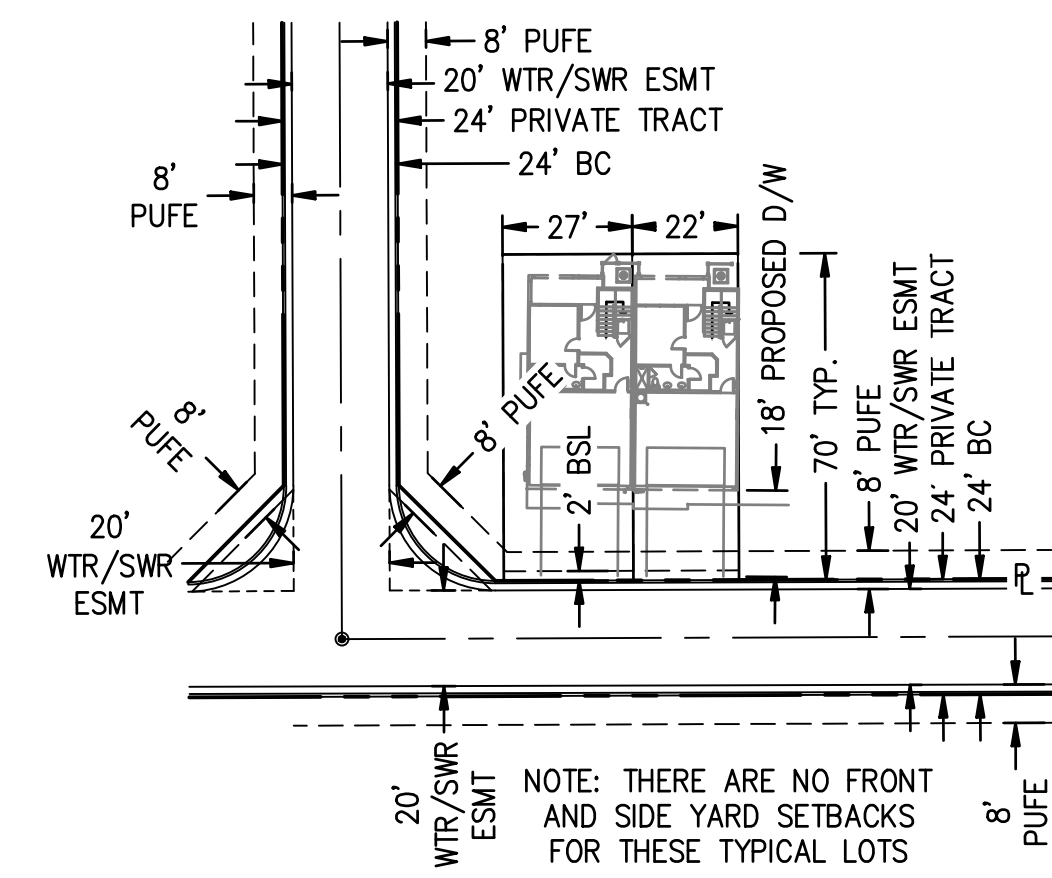


# SPECIFIC PLAN FOR A SUBDIVISION HAWES CROSSING - VILLAGE 1 AMENDMENT MESA, ARIZONA

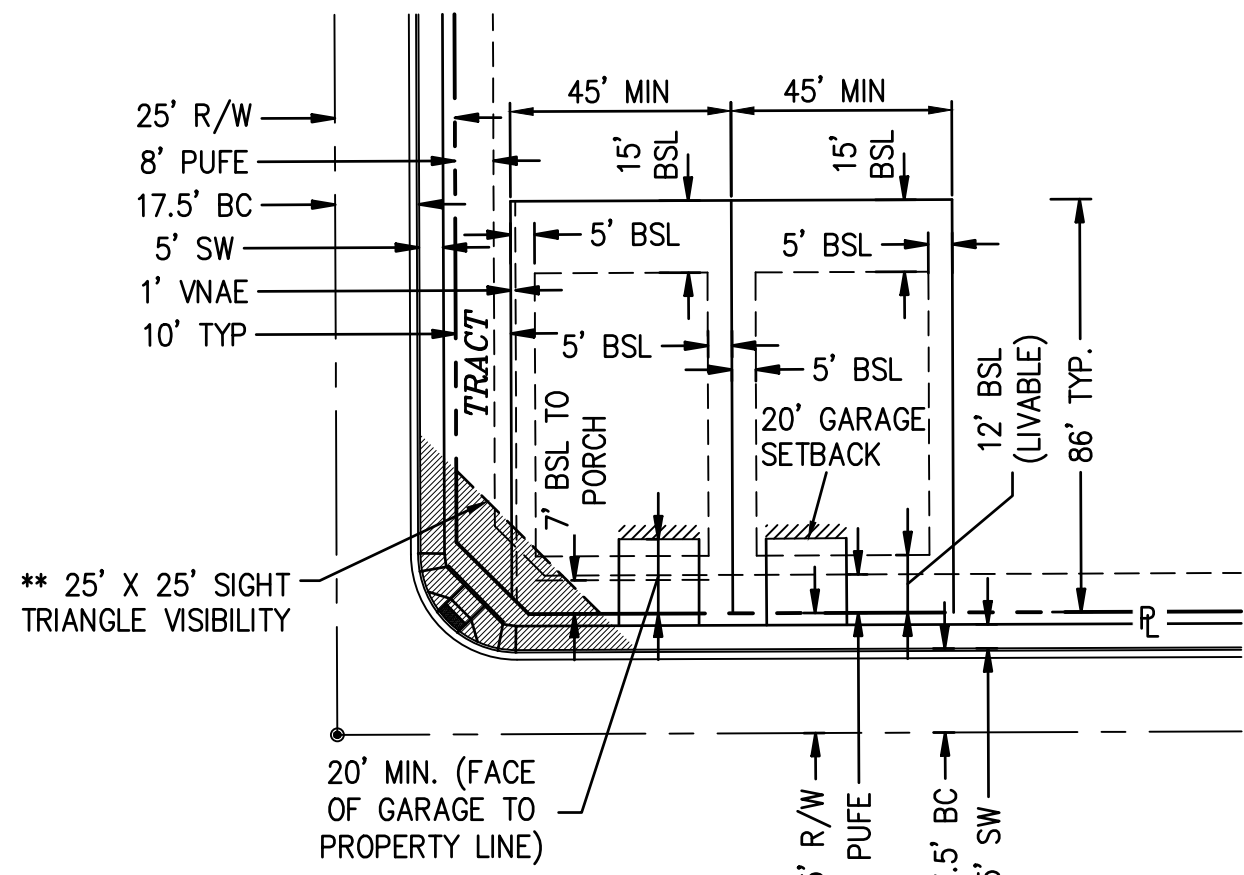
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGEND

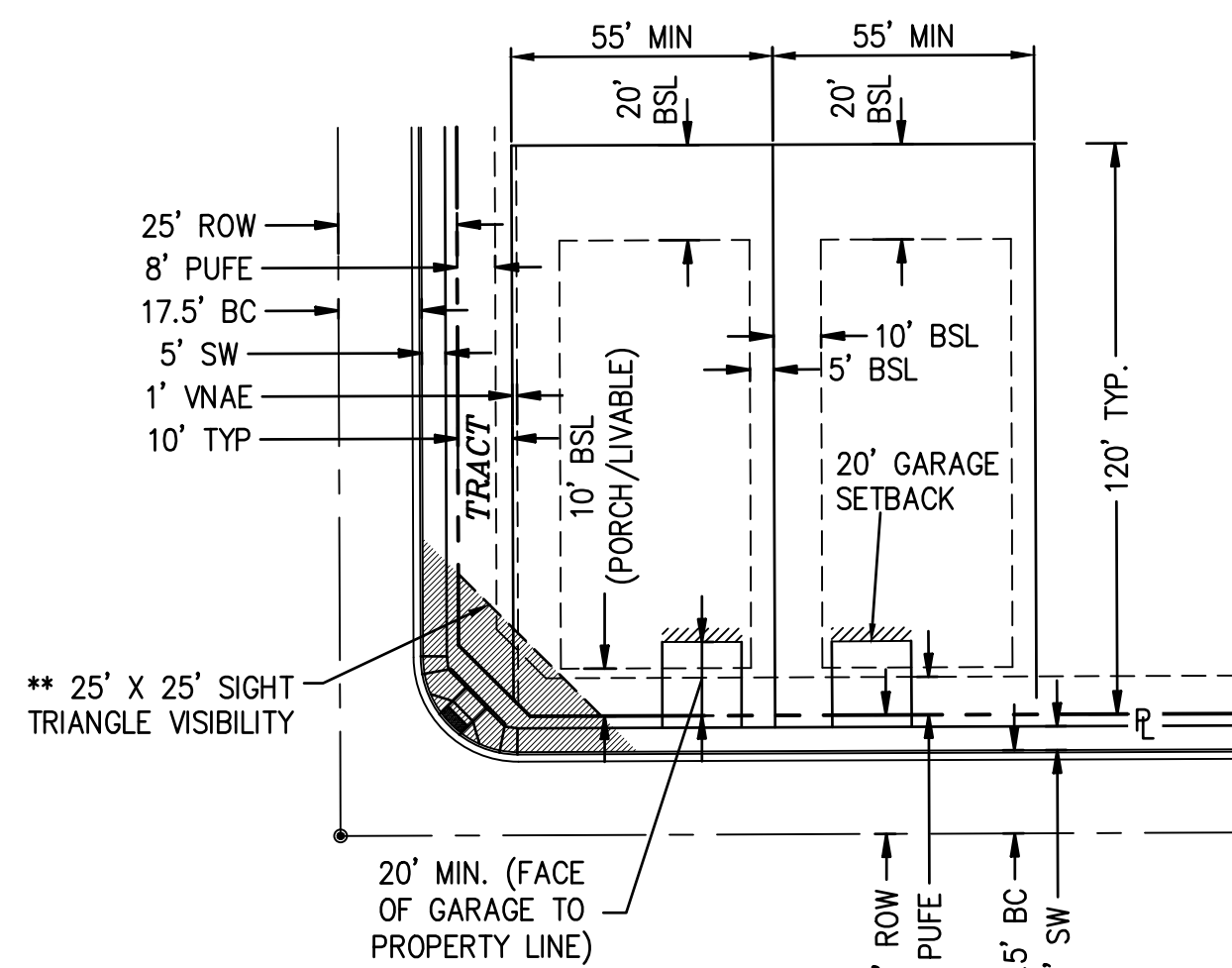
- PARCEL BOUNDARY
- LOT LINE
- RIGHT OF WAY (TRACT)
- CENTER LINE
- PUBLIC UTILITY EASEMENT (WIDTH PER PLANS)
- SEWER EASEMENT (WIDTH PER PLANS)
- WATER EASEMENT (WIDTH PER PLANS)
- SIGHT VISIBILITY TRIANGLE (33'X33' SVT)
- 
- 
- PROPOSED FIRE HYDRANT WITH WATER VALVE AND TEE
- GRADING RETAINING WALLS
- FENCE LINE
- ADA ACCESSIBLE RAMP
- ADA ACCESSIBLE MID-BLOCK RAMP
- RETENTION BASIN
- STORM DRAIN
- CATCH BASIN
- UNDERGROUND STORAGE TANK
- DRAINAGE CHANNEL



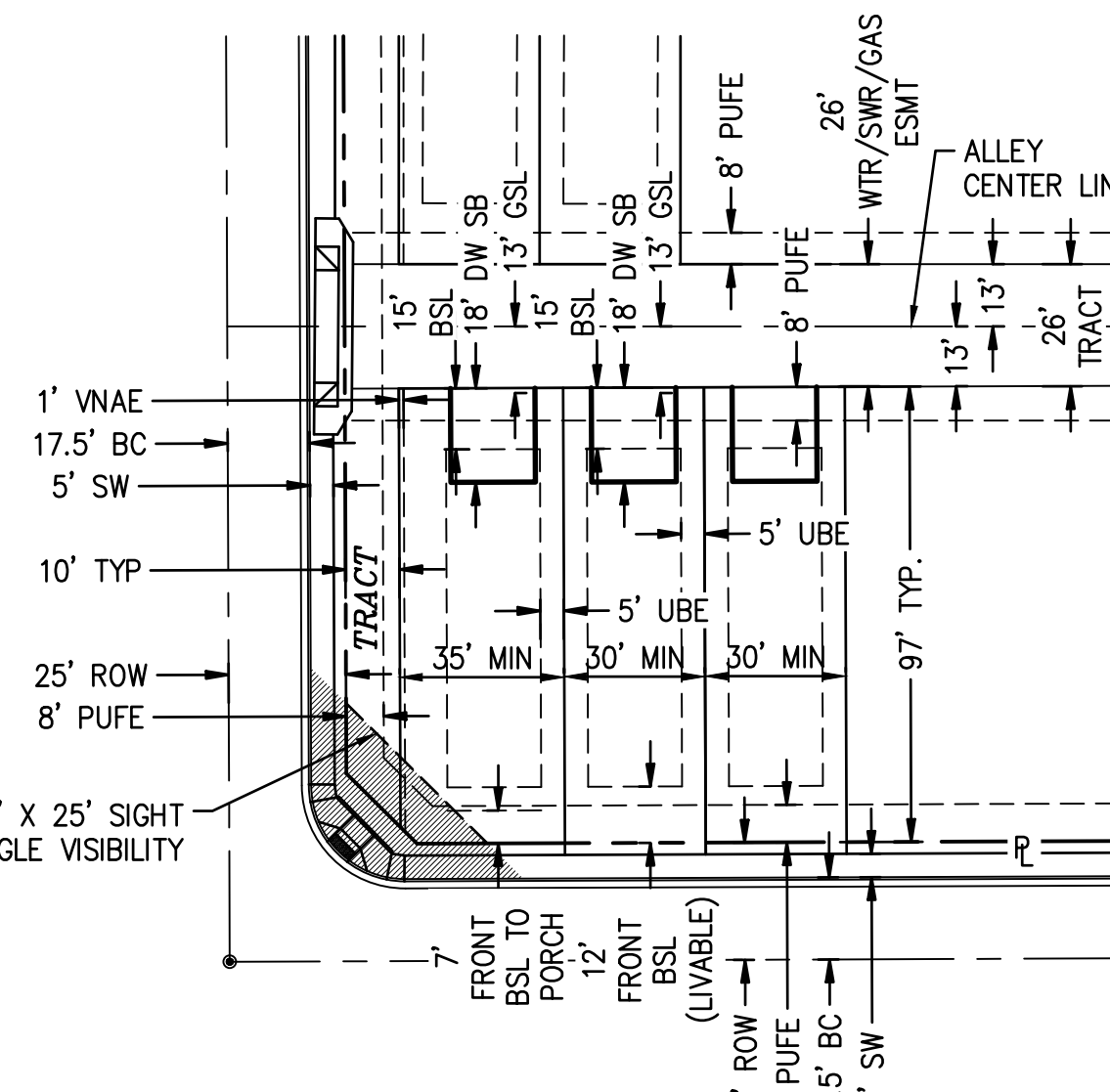
**22', 27' x 70' TYPICAL TOWNHOME LOT DETAIL**  
N.T.S.



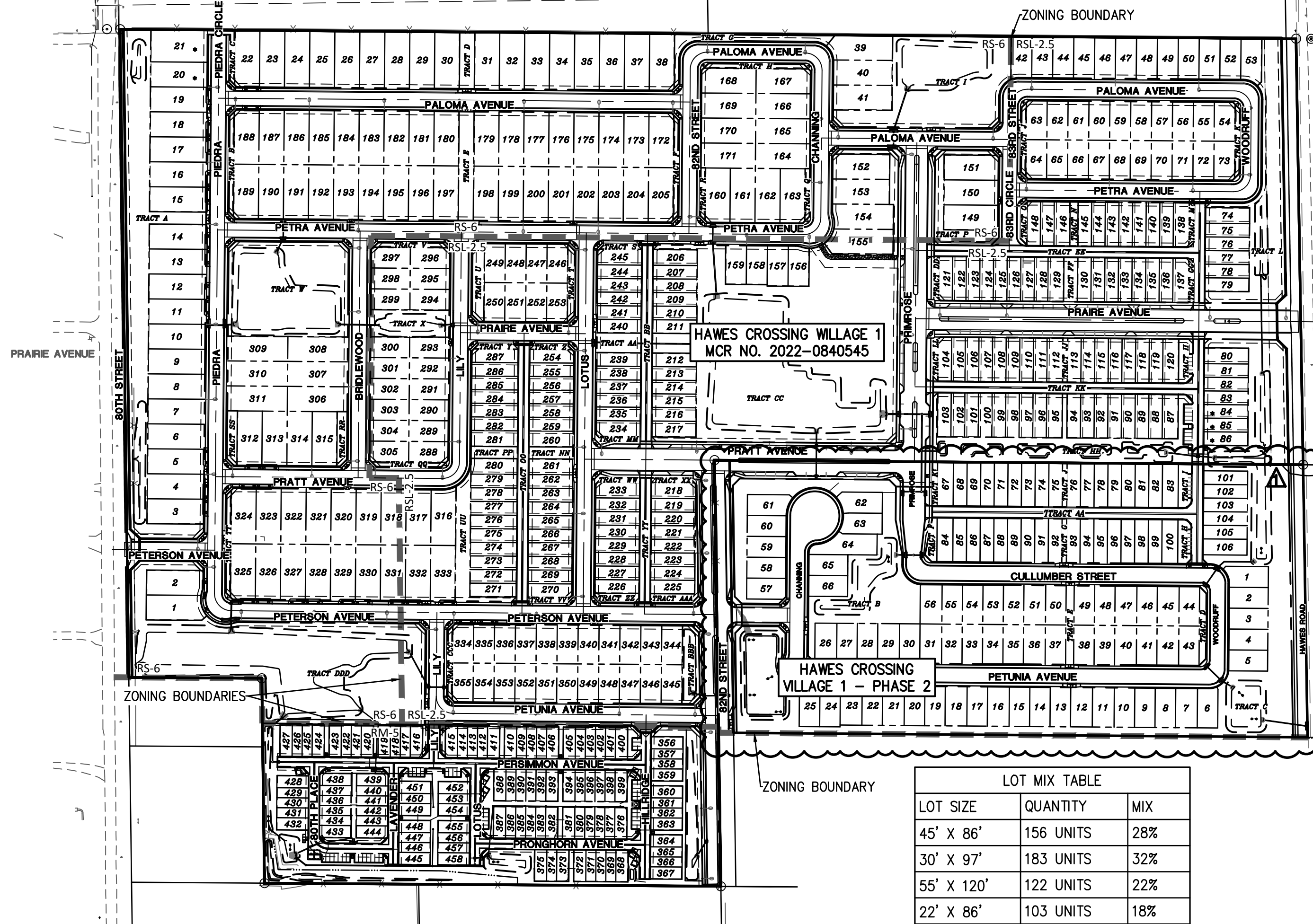
**45' x 86' TYPICAL LOT DETAIL**  
N.T.S.



**55' x 120' TYPICAL LOT DETAIL**



**30', 35' x 97' TYPICAL ALLEY LOT DETAIL**



LOT MIX TABLE		
LOT SIZE	QUANTITY	MIX
45' X 86'	156 UNITS	28%
30' X 97'	183 UNITS	32%
55' X 120'	122 UNITS	22%
22' X 86'	103 UNITS	18%
TOTAL	564 UNITS	100%

\* LOTS SHOWN WITH AN ASTERISK HAVE RESERVED GARBAGE AND RECYCLING RECEPTACLES LOCATED ON OPPOSITE STREET. SEE HOA CC&RS.

## KEYMAP



**ENGINEER**  
HILGARTWILSON  
2141 EAST HIGHLAND AVENUE SUITE #250  
PHOENIX, AZ 85016  
PH: 602.490.0535  
CONTACT: NGUYEN LAM, PE

**LANDSCAPE ARCHITECT**  
RV PLANNING + LANDSCAPE ARCHITECTURE  
120 SOUTH ASH AVENUE, SUITE 201  
TEMPE, AZ 85281  
PH: 480.586.2359  
CONTACT: SHAWN BYRON

**OWNER/CLIENT**  
LENNAR ARIZONA, LLC  
1665 WEST ALAMEDA DRIVE, SUITE 130  
TEMPE, AZ 85282  
PH: 480.476.8441  
CONTACT: HEATHER CHADWICK

**PRIMARY BENCHMARK**  
(UTILIZED FOR THIS PROJECT, BENCHMARK HAS SINCE BEEN DESTROYED)  
BRASS TAG AND NAIL IN A HEADWALL AT THE NORTHWEST CORNER OF HAWES & ELLIOT ROADS

ELEVATION DATUM: 2012 COM NAVD88  
ELEV=1377.52

**PROJECT BENCHMARK**  
BRASS TAG AND NAIL IN THE TOP OF CURB AT THE NORTHWEST CORNER OF SOSSAMAN & GUADALUPE ROADS

ELEVATION DATUM: 2012 COM NAVD88  
ELEV=1358.99

ADJUSTED ELEVATION DATUM FOR THIS PROJECT: 1359.117  
(ESTABLISHED BASED ON PRIMARY BENCHMARK LISTED HEREON)

## BASIS OF BEARING

BASIS OF BEARING IS S00°56'51"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN IN VICINITY MAP.

## SITE DATA

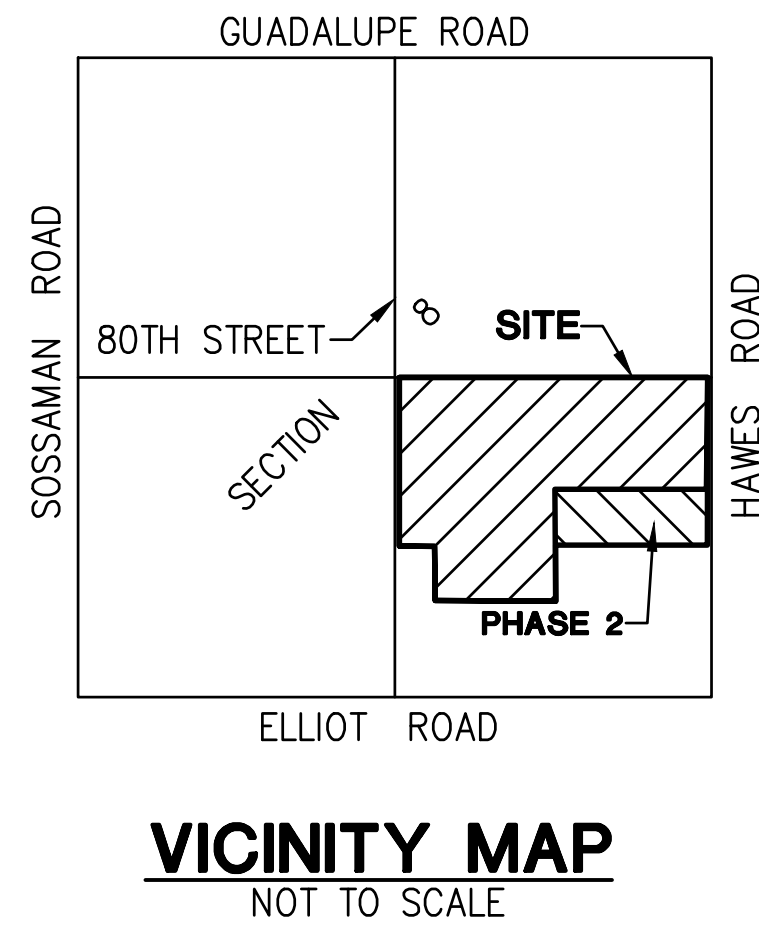
TOTAL LOTS: 564  
TYPICAL LOT SIZE: 30' x 97', 46' x 86', 55' x 120'  
GROSS AREA: 72.88 AC  
NET AREA: 71.64 AC  
GROSS PARCEL DENSITY: 4.9 DU/AC  
ZONING: RS-6, RSL-2.5  
COMMON AREAS / OPEN SPACE: 17.8 AC

## SITE DATA - TOWNHOMES

TOTAL LOTS: 106  
TYPICAL LOT SIZE: 22'/27' X 68'  
MINIMUM LOT SIZE: 1,496 SQ. FT.  
MAXIMUM LOT SIZE: 1,836 SQ. FT.  
AVERAGE LOT SIZE: 1,638 SQ. FT.  
GROSS TOWNHOME AREA: 7.78 AC  
NET TOWNHOME AREA: 7.78 AC  
GROSS PARCEL DENSITY: 13.2 DU/AC  
ZONING: RM-5  
COMMON AREAS / OPEN SPACE: 2.59 AC (33.3%)

## SITE DATA - PHASE 2

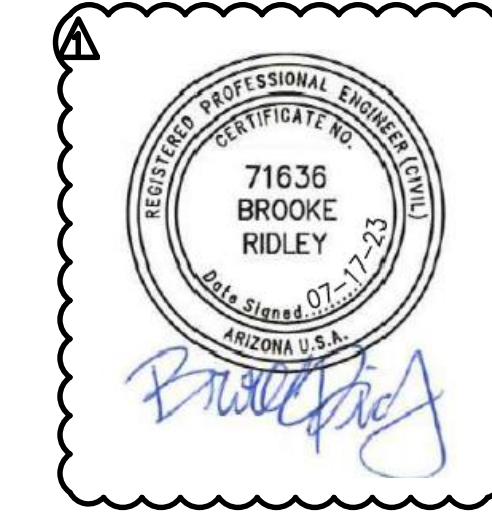
TOTAL LOTS: 106  
TYPICAL LOT SIZE: 30' x 97', 45' x 86'  
GROSS AREA: 17.39 AC  
NET AREA: 16.95 AC  
GROSS PARCEL DENSITY: 6.1 DU/AC  
ZONING: RSL-2.5  
COMMON AREAS / OPEN SPACE: 4.01 AC (23.1%)  
TOTAL PARK AREA: 0.59 AC (14.8% OF OPEN SPACE)



**VICINITY MAP**  
NOT TO SCALE

## SHEET INDEX

SP01 COVER SHEET  
SP02-SP04 SPECIFIC PLANS  
SP05 PHASE 2 SPECIFIC PLAN



REV: 1  
ADDITION OF 17-ACRE PARCEL & 106 UNITS (PHASE 2) TO HAWES CROSSING VILLAGE 1

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

**HAWES CROSSING - VILLAGE 1**  
80TH STREET & ELLIOT ROAD  
MESA, ARIZONA  
SPECIFIC PLAN - PLAN SHEET

**HILGARTWILSON**  
PROJ NO.: 1833  
DATE: JUL 2023  
SCALE: 1" = 60'  
DRAWN: JO  
DESIGNED: NS  
APPROVED: NL  
DWG. NO. **SP01**  
SHT. 1 OF ##

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.



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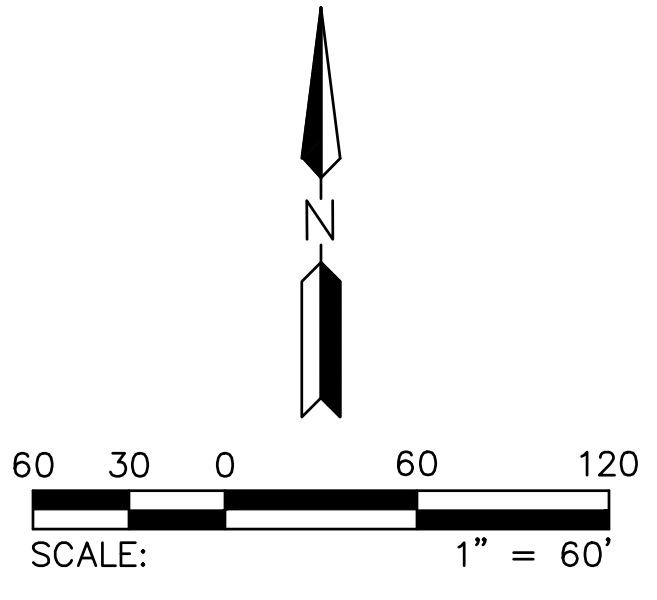
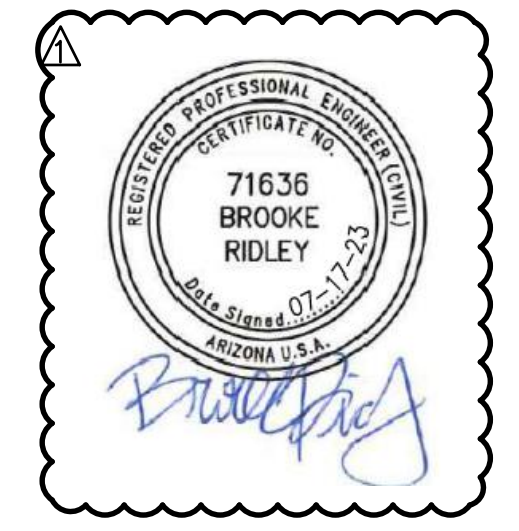
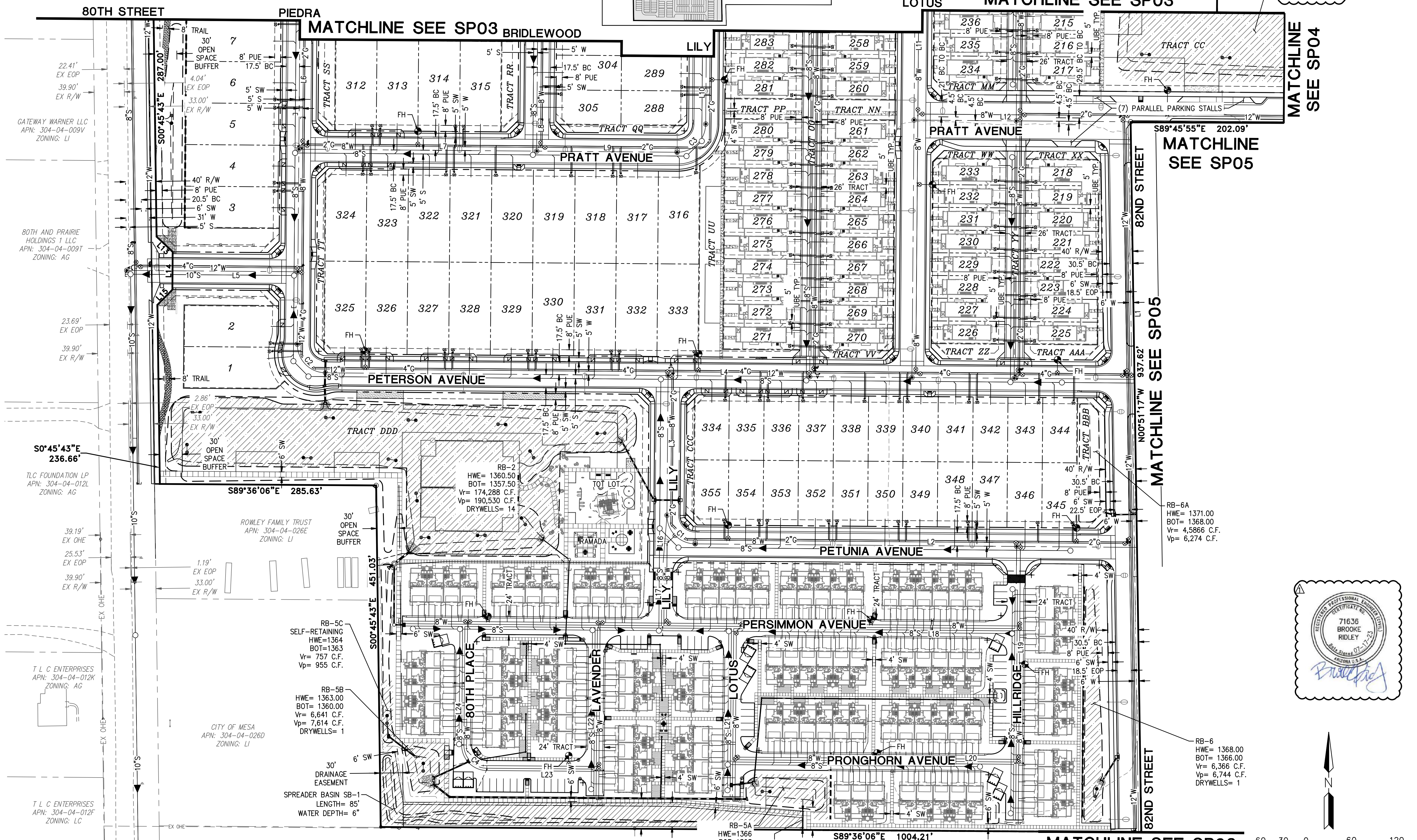
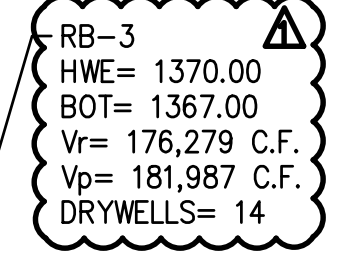
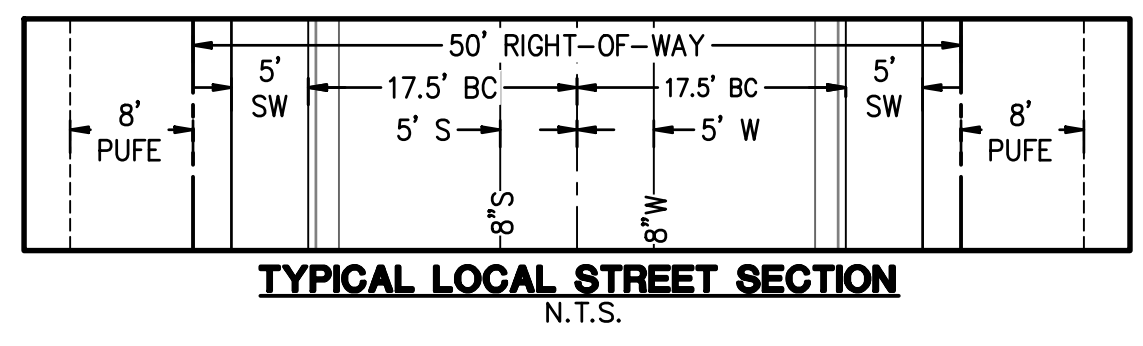
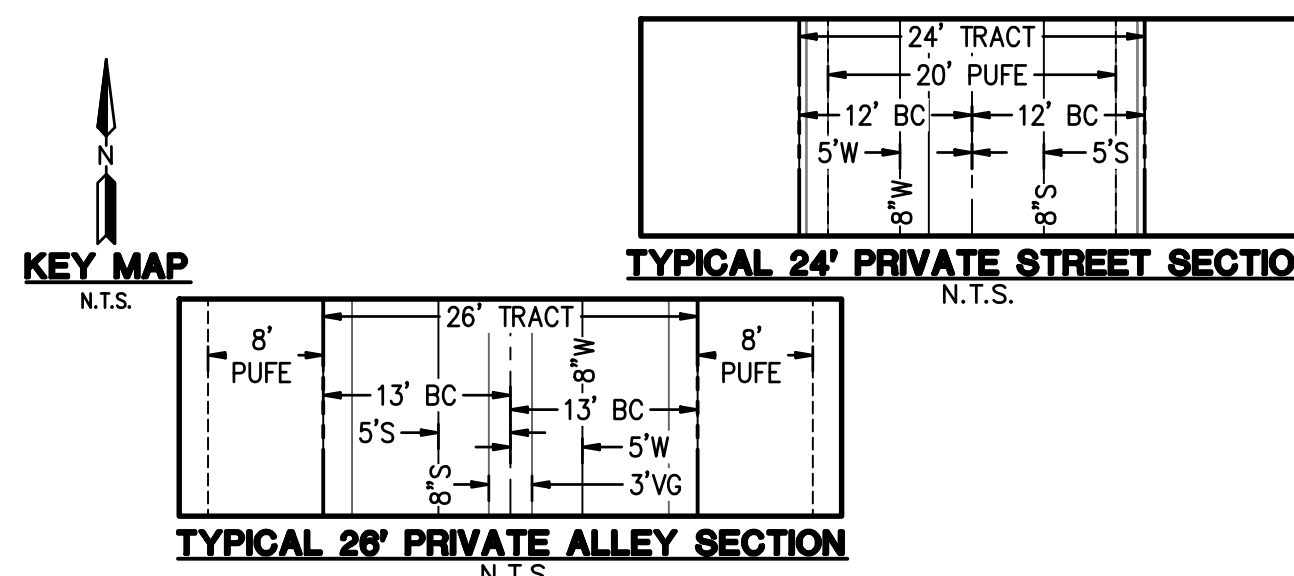
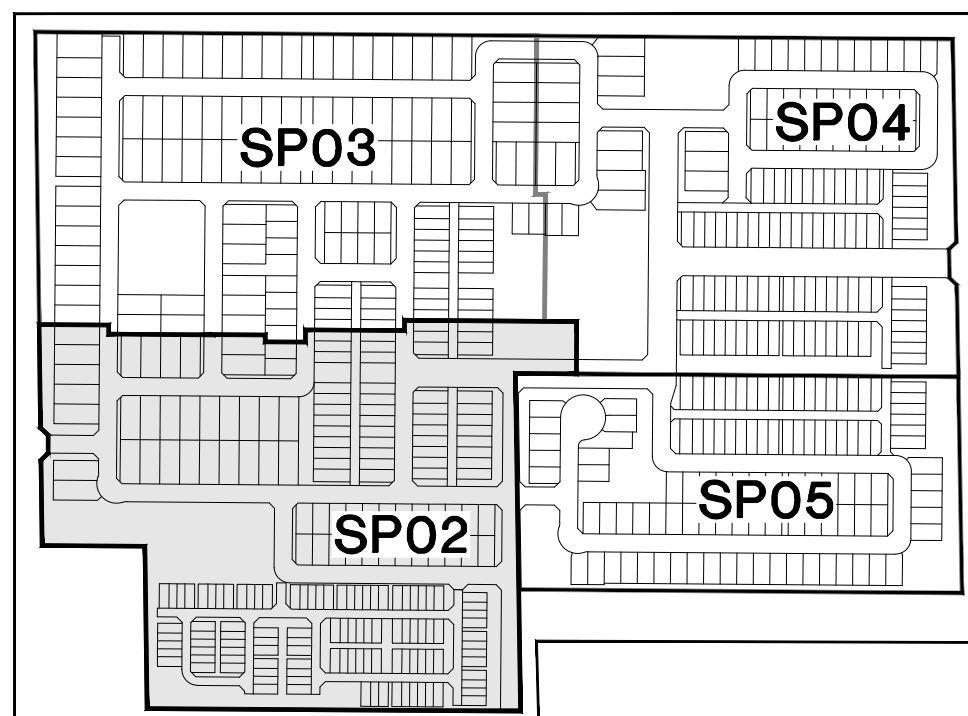
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'
C2	37.50'	90°00'00"	58.90'
C3	37.50'	90°00'00"	58.90'
C4	32.00'	90°00'00"	50.27'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°51'17"W	937.62'
L2	S89°32'27"E	609.50'
L3	S00°27'33"W	184.50'
L4	S89°32'27"E	1099.38'
L5	N89°32'27"W	226.02'
L6	S00°27'33"W	1230.64'

LINE TABLE		
NO.	DIRECTION	LENGTH
L7	S89°32'27"E	499.38'
L8	S00°27'33"W	543.14'
L9	S89°32'27"E	499.38'
L10	N00°27'33"E	505.64'
L11	S00°27'33"W	838.14'
L12	S89°32'27"E	715.87'

LINE TABLE		
NO.	DIRECTION	LENGTH
L13	S46°43'12"E	29.30'
L14	S00°27'33"W	50.01'
L15	S44°44'33"W	28.03'
L16	N04°34'39"E	62.66'
L17	N00°27'33"E	85.00'
L18	N89°32'27"W	810.31'

LINE TABLE		
NO.	DIRECTION	LENGTH
L19	S00°27'33"W	361.50'
L20	S89°32'27"E	369.14'
L21	N00°27'33"E	224.00'
L22	N00°27'33"E	224.00'
L23	N89°32'27"W	143.00'
L24	S00°27'33"W	158.00'



REV: 1  
 ADDITION OF 17-ACRE PARCEL & 106 UNITS (PHASE 2) TO HAWES CROSSING VILLAGE 1

**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGE  
 2444 E. HIGHLAND AVE. STE. 250 | PHOENIX, AZ 85046  
 P: 602.490.0535 / F: 602.266.2436  
 www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER  
 38783  
 NGUYEN  
 LAM  
 LICENSE NO. 10-1-21  
 (AZ 000033)

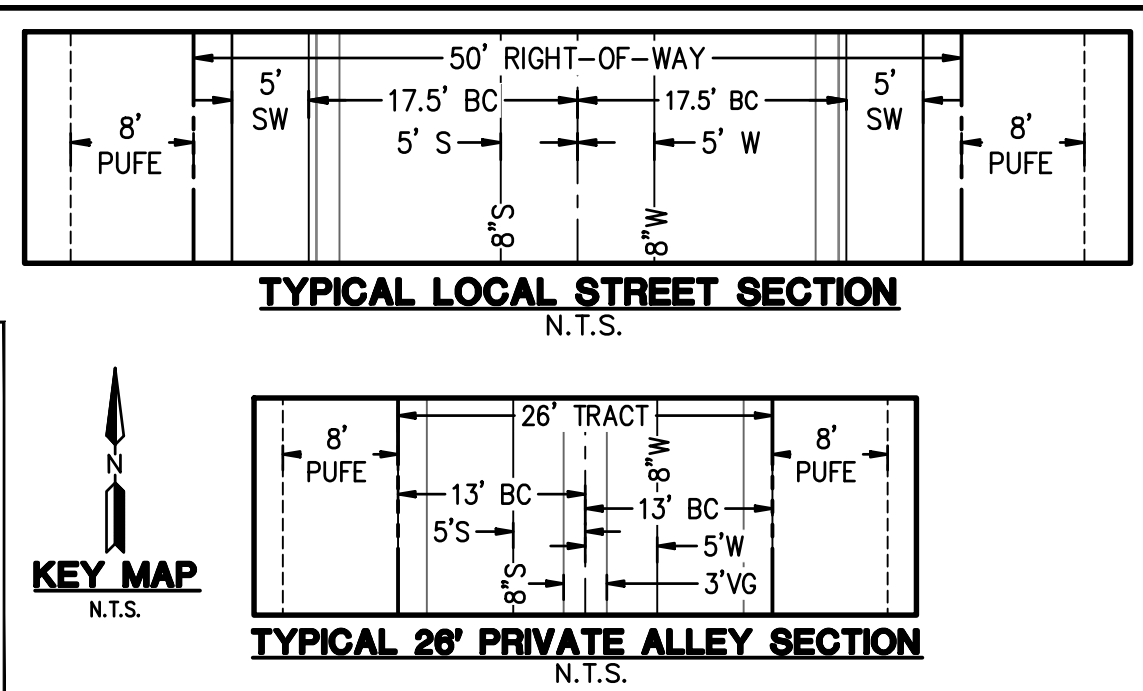
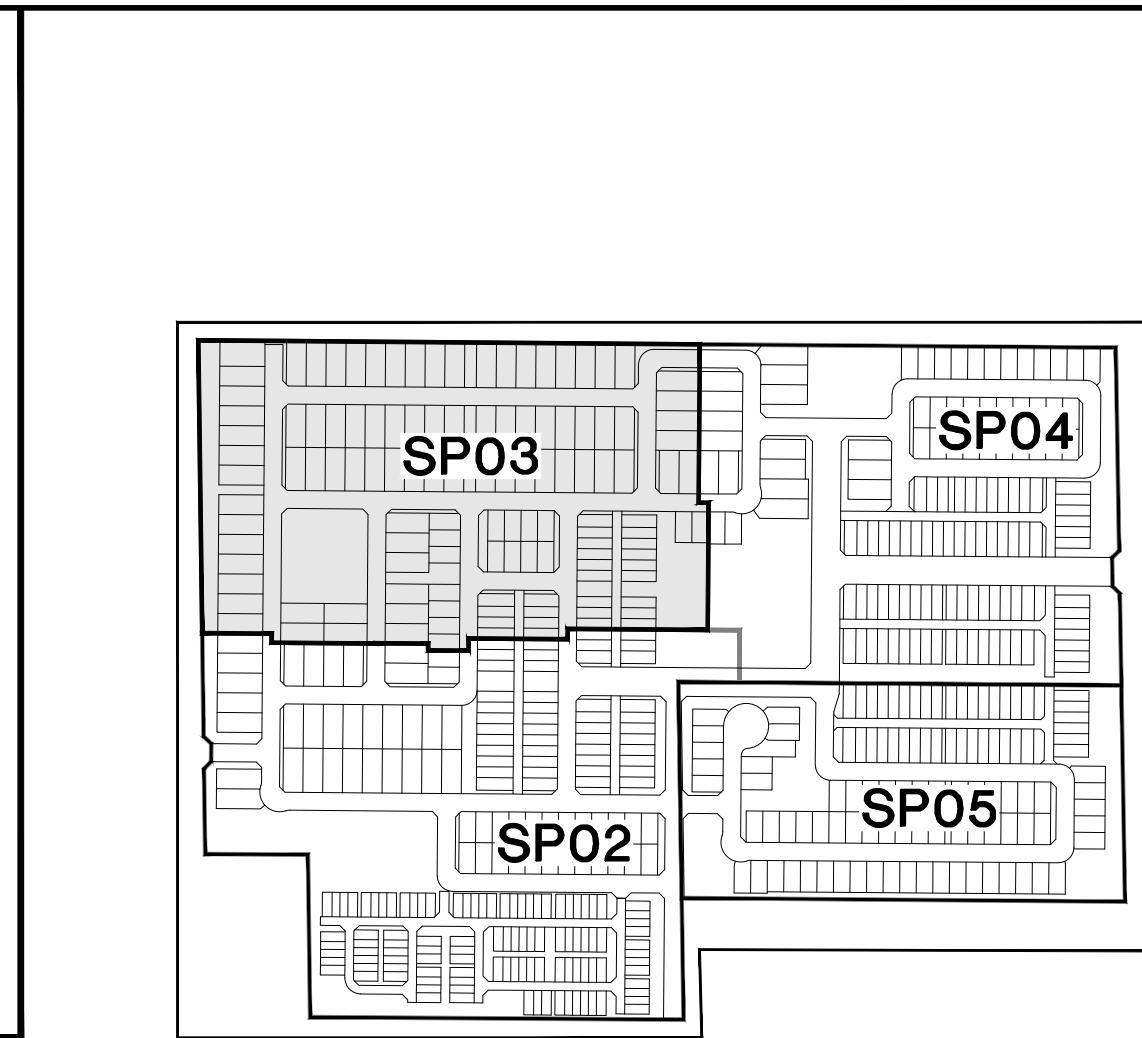
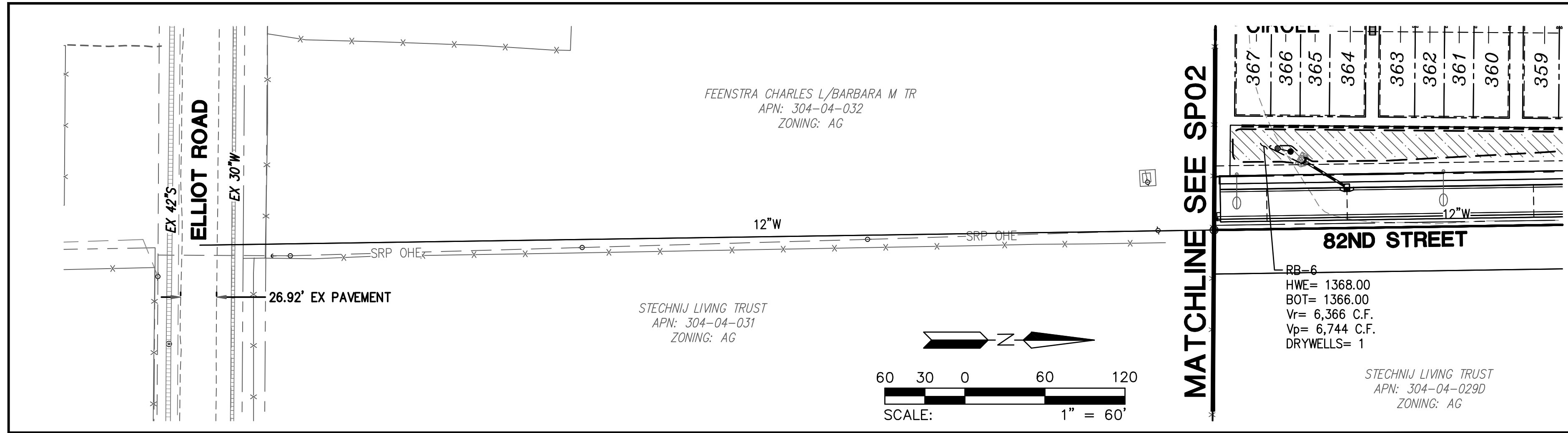
**HAWES CROSSING - VILLAGE 1**  
 80TH STREET & ELLIOT ROAD  
 MESA, ARIZONA

**SPECIFIC PLAN - PLAN SHEET**  
 CITY TRACKING

HILGARTWILSON	PROJ. NO.: 1833
	DATE: JUL 2023
	SCALE: 1" = 60'
	DRAWN: JO
	DESIGNED: NS
	APPROVED: NL
	DWG. NO. <b>SP02</b>
	SHT. 2 OF 5

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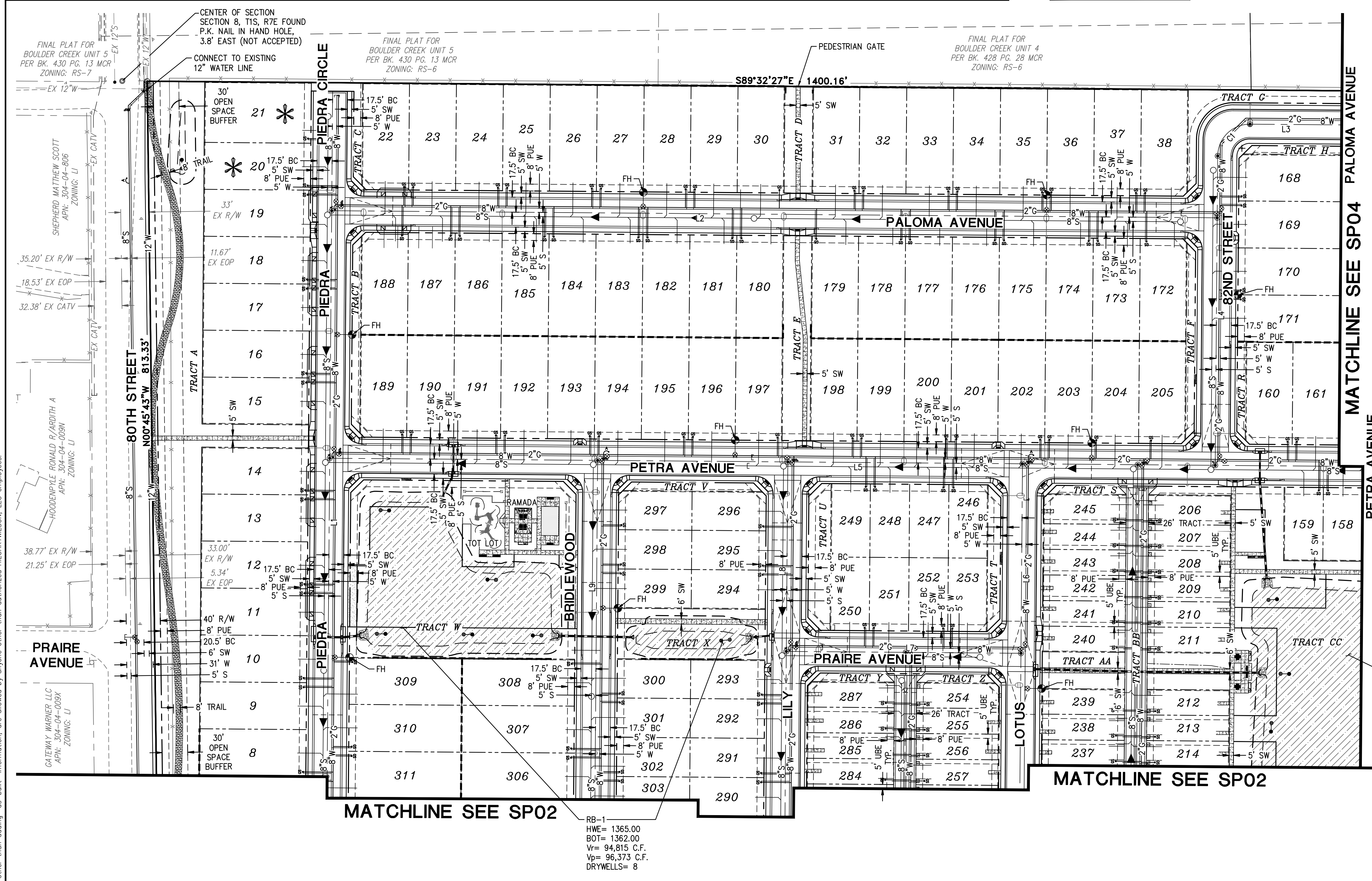


CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'

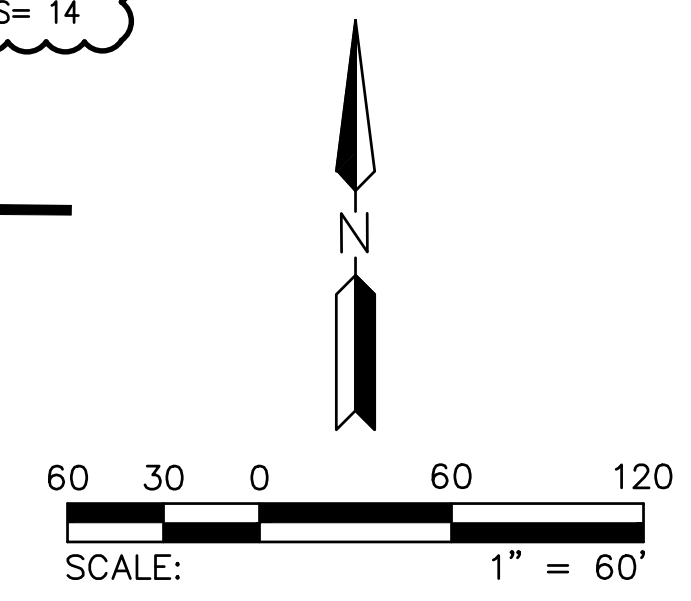
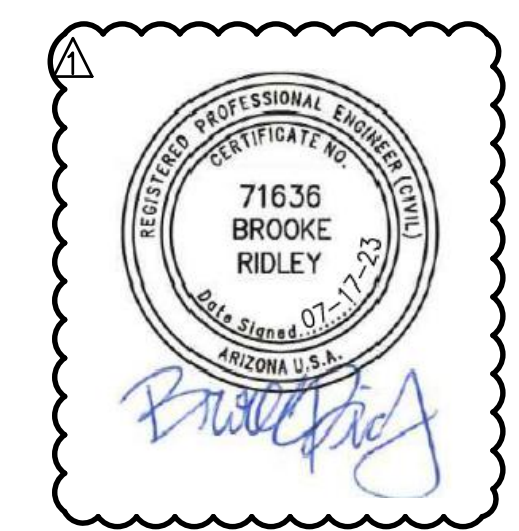
LINE TABLE

NO.	DIRECTION	LENGTH
L1	S00°27'33"W	1230.64'
L2	N89°32'27"W	1037.74'
L3	N89°32'27"W	215.00'
L4	S00°27'33"W	362.50'
L5	N89°32'27"W	1290.24'
L6	S00°27'33"W	838.14'
L7	N89°32'27"W	265.00'
L8	N00°27'33"E	505.64'
L9	S00°27'33"W	543.14'



RB-3  
HWE= 1370.00  
BOT= 1367.00  
Vr= 176,279 C.F.  
Vp= 181,987 C.F.  
DRYWELLS= 14

RB-1  
HWE= 1365.00  
BOT= 1362.00  
Vr= 94,815 C.F.  
Vp= 96,373 C.F.  
DRYWELLS= 8



REV: ADDITION OF 17-ACRE PARCEL & 106 UNITS (PHASE 2) TO HAWES CROSSING VILLAGE 1

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436  
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER  
38783  
NGUYEN  
LAM  
0044-SIG-0017-1-1-21  
ARIZONA U.S.A.

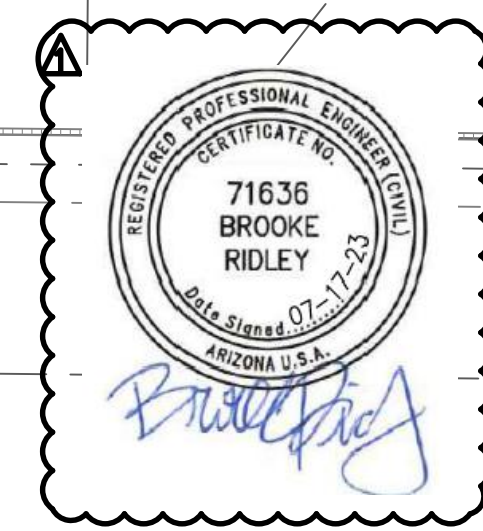
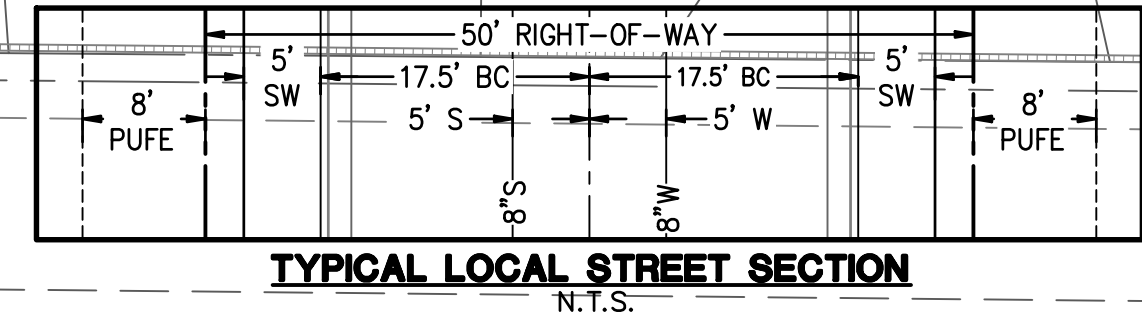
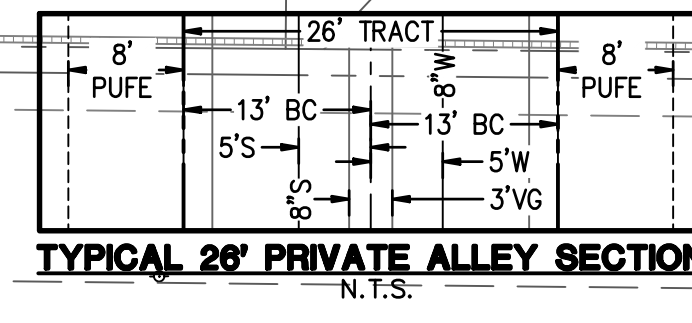
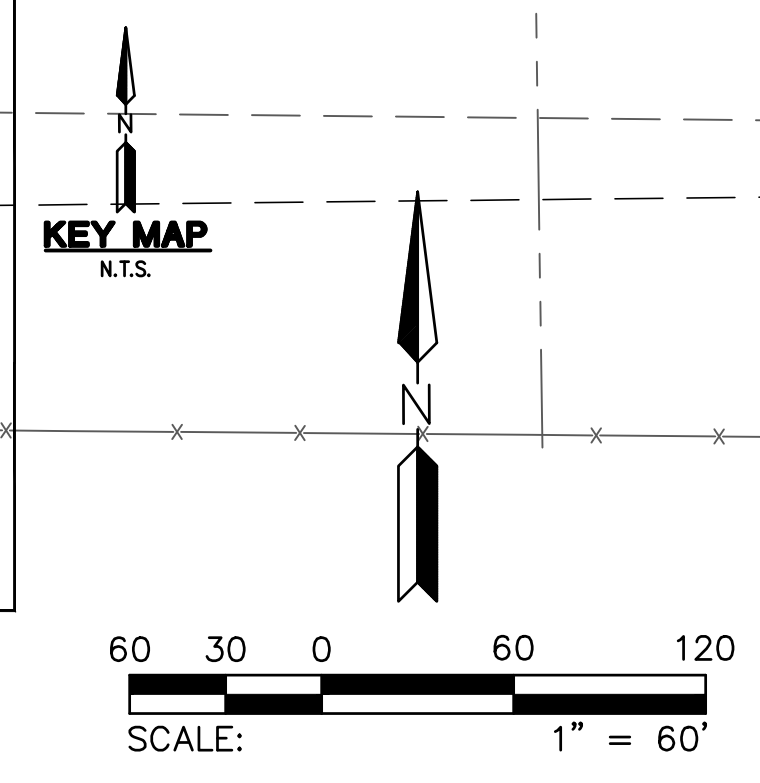
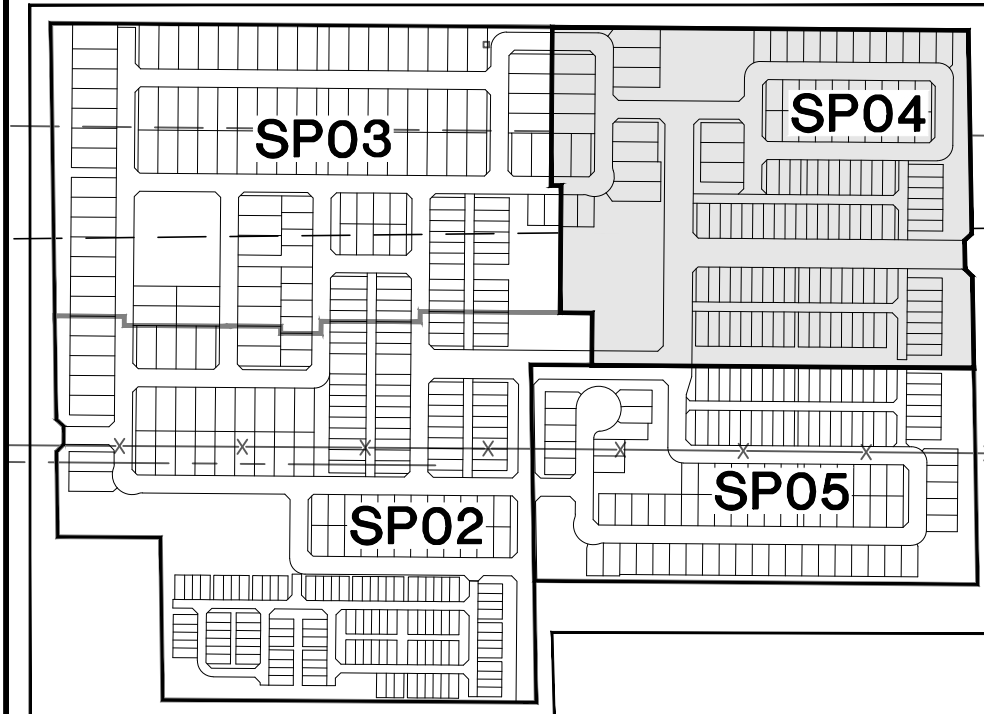
**HAWES CROSSING - VILLAGE 1**  
80TH STREET & ELLIOT ROAD  
MESA, ARIZONA

**SPECIFIC PLAN - PLAN SHEET**

**HILGARTWILSON**  
PROJ NO.: 1833  
DATE: JUL 2023  
SCALE: 1" = 60'  
DRAWN: JO  
DESIGNED: NS  
APPROVED: NL

**SP03**  
SHT. 3 OF 5  
CITY TRACKING

LINE TABLE			LINE TABLE			CURVE TABLE			
NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N89°32'27"W	215.00'	L6	S89°32'27"E	455.00'	C1	37.50'	90°00'00"	58.90'
L2	S00°27'33"W	325.00'	L7	S00°27'33"W	147.00'	C2	37.50'	90°00'00"	58.90'
L3	N89°32'27"W	1290.24'	L8	N89°32'27"W	492.50'	C3	37.50'	90°00'00"	58.90'
L4	N89°32'27"W	415.00'	L9	S00°27'33"W	711.01'	C4	37.50'	90°00'00"	58.90'
L5	N00°27'33"E	319.50'	L10	N89°32'27"W	880.80'	C5	37.50'	90°00'00"	58.90'



CONNECT TO EXISTING 12" WATER LINE  
 EX OHE  
 EX OHE  
 EAST QUARTER CORNER SECTION 8, T1S, R7E FOUND 3" MARICOPA COUNTY BRASS CAP FLUSH, DATED 2002  
 EX OHE

MATCHLINE SEE SP02

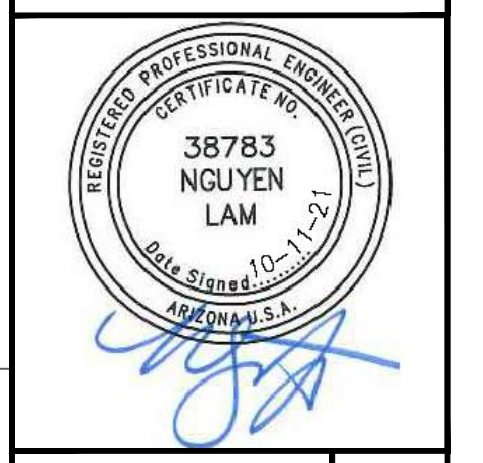
PETRA AVENUE MATCHLINE SEE SP03 PALOMA AVENUE

MATCHLINE SEE SP02

MATCHLINE SEE SP05

REV: 1  
 ADDITION OF 17-ACRE PARCEL & 106 UNITS (PHASE 2) TO HAWES CROSSING VILLAGE 1

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE  
 2141 E. HIGHLAND AVE. STE. 250 PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436  
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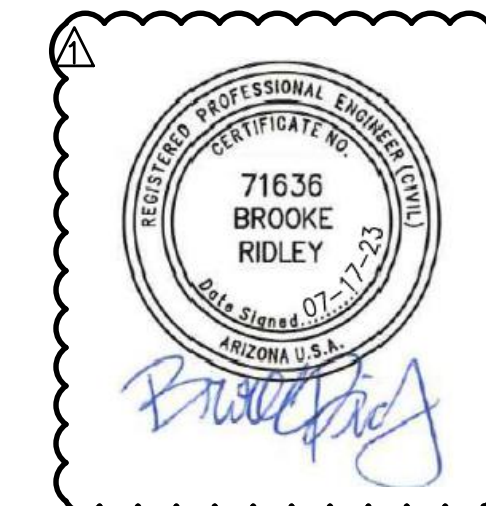
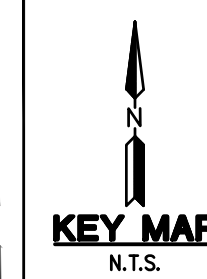
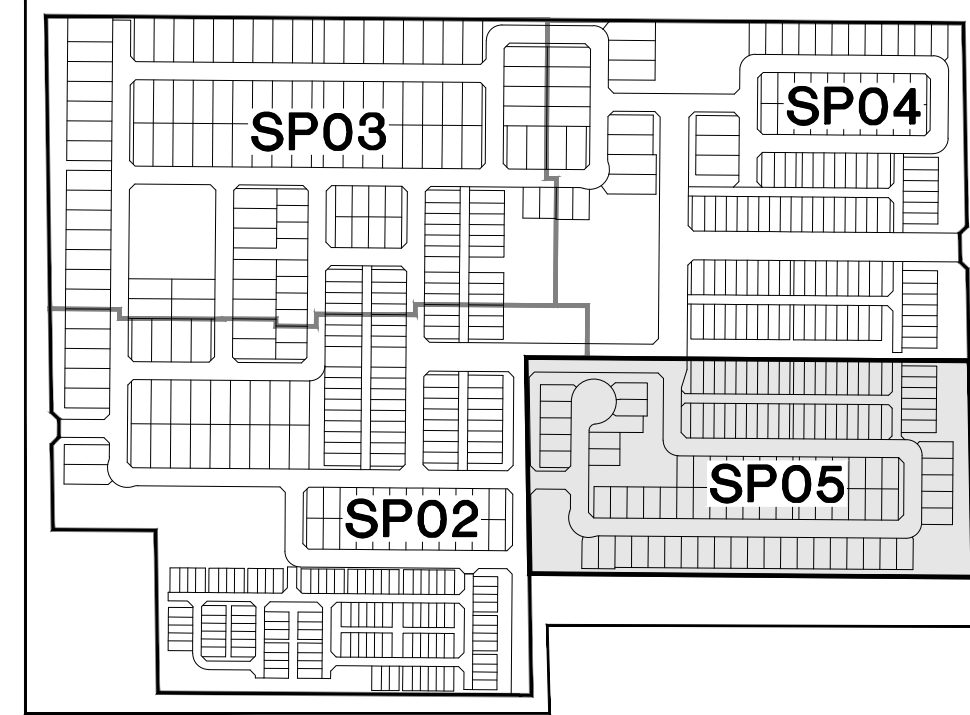
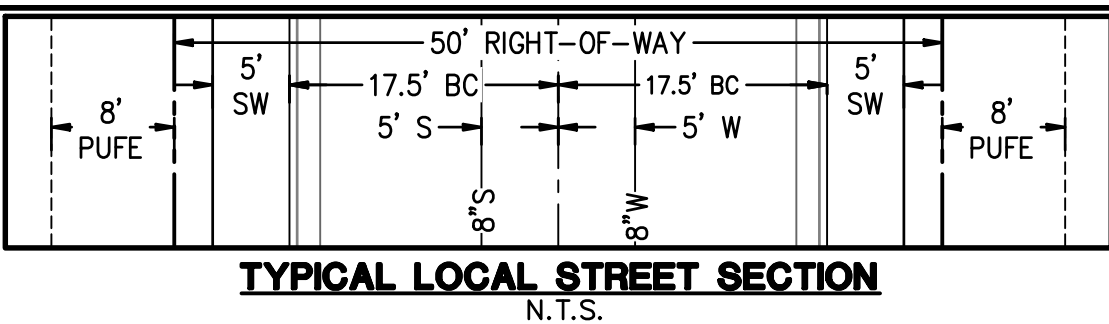
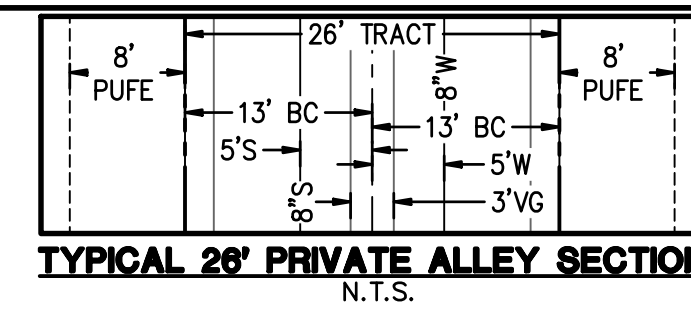


**HAWES CROSSING - VILLAGE 1**  
 80TH STREET & ELLIOT ROAD  
 MESA, ARIZONA  
**SPECIFIC PLAN - PLAN SHEET**

<b>HILGARTWILSON</b>	PROJ NO.: 1833
	DATE: JUL 2023
	SCALE: 1" = 60'
	DRAWN: JO
	DESIGNED: NS
	APPROVED: NL
	DWG. NO. <b>SP04</b>
	SHT. 4 OF 5

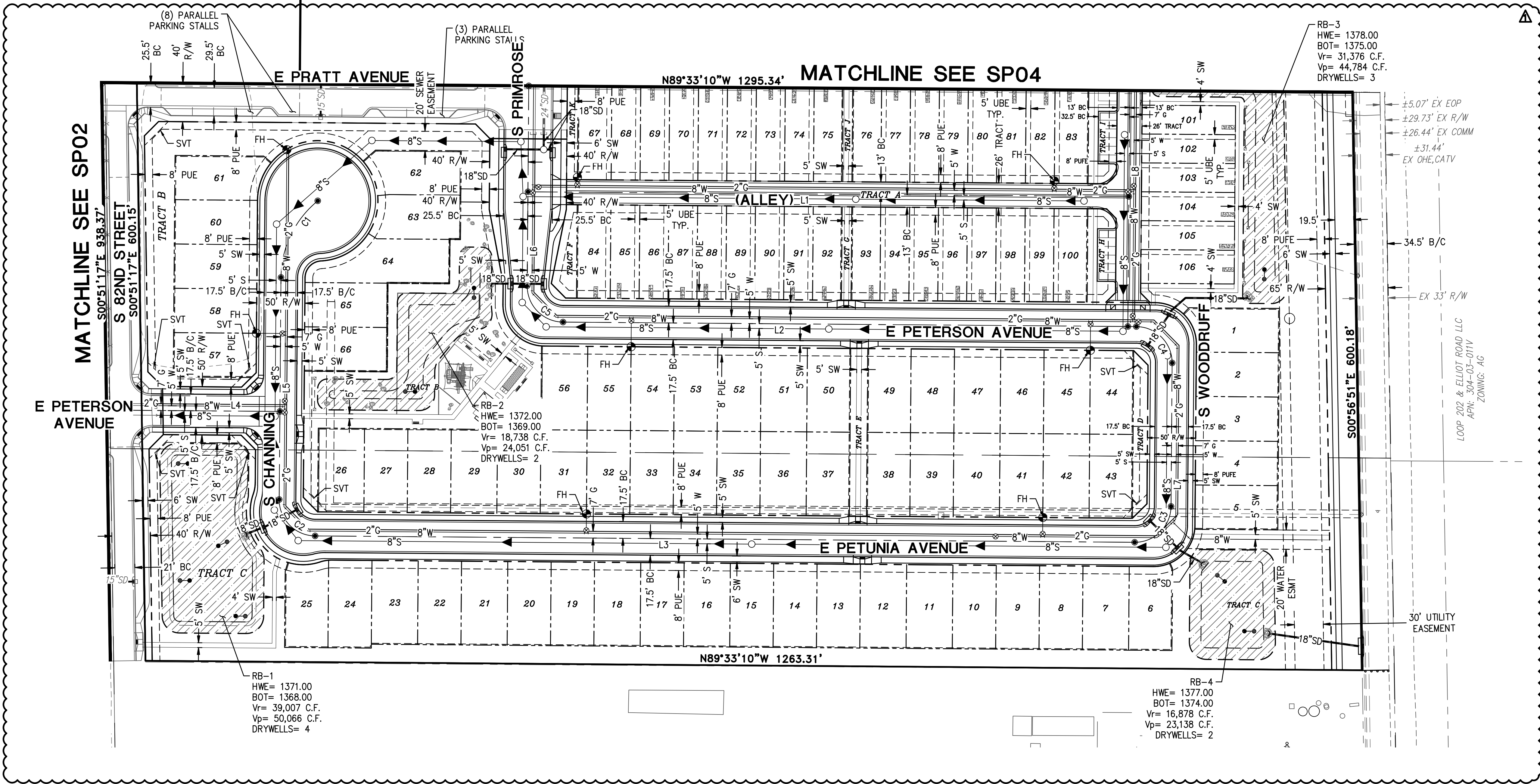
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LINE TABLE			LINE TABLE			CURVE TABLE			
NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N89°33'10"W	623.74'	L5	S00°27'33"W	230.57'	C1	103.75'	50°18'57"	91.11'
L2	N89°33'10"W	595.03'	L6	S00°27'33"W	207.49'	C2	37.50'	90°00'43"	58.91'
L3	N89°33'10"W	850.66'	L7	N00°26'50"E	149.00'	C3	37.50'	90°00'00"	58.90'
L4	S89°32'27"E	176.42'	L8	S00°27'33"W	245.00'	C4	37.50'	90°00'00"	58.90'
						C5	37.50'	90°00'43"	58.91'

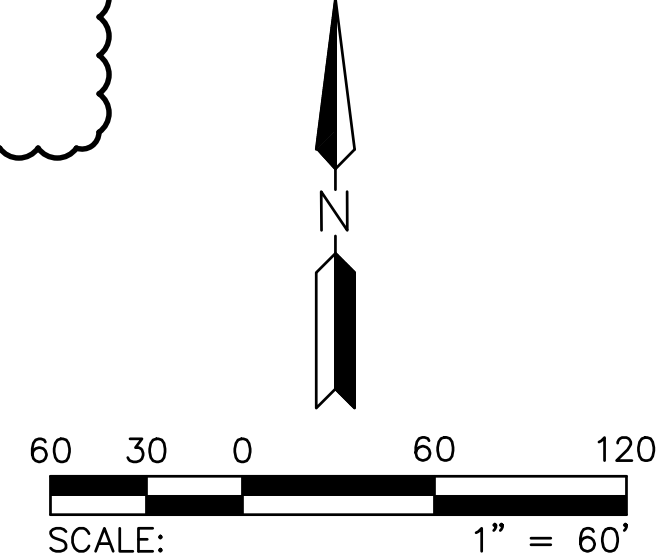


REV: 1  
 ADDITION OF 17-ACRE PARCEL & 106 UNITS  
 (PHASE 2) TO HAWES CROSSING VILLAGE 1

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE  
 2141 E. HIGHLAND AVE., STE. 250  
 PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436  
 www.hilgartwilson.com



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**HAWES CROSSING - VILLAGE 1**  
 80TH STREET & ELLIOT ROAD  
 MESA, ARIZONA  
**SPECIFIC PLAN - PLAN SHEET**

<b>HILGARTWILSON</b>	PROJ NO.: 1833
	DATE: JUL 2023
	SCALE: 1" = 60'
	DRAWN: JO
	DESIGNED: NS
	APPROVED: NL
	DWG. NO. <b>SP05</b>
	SHT. 5 OF 5

CITY TRACKING