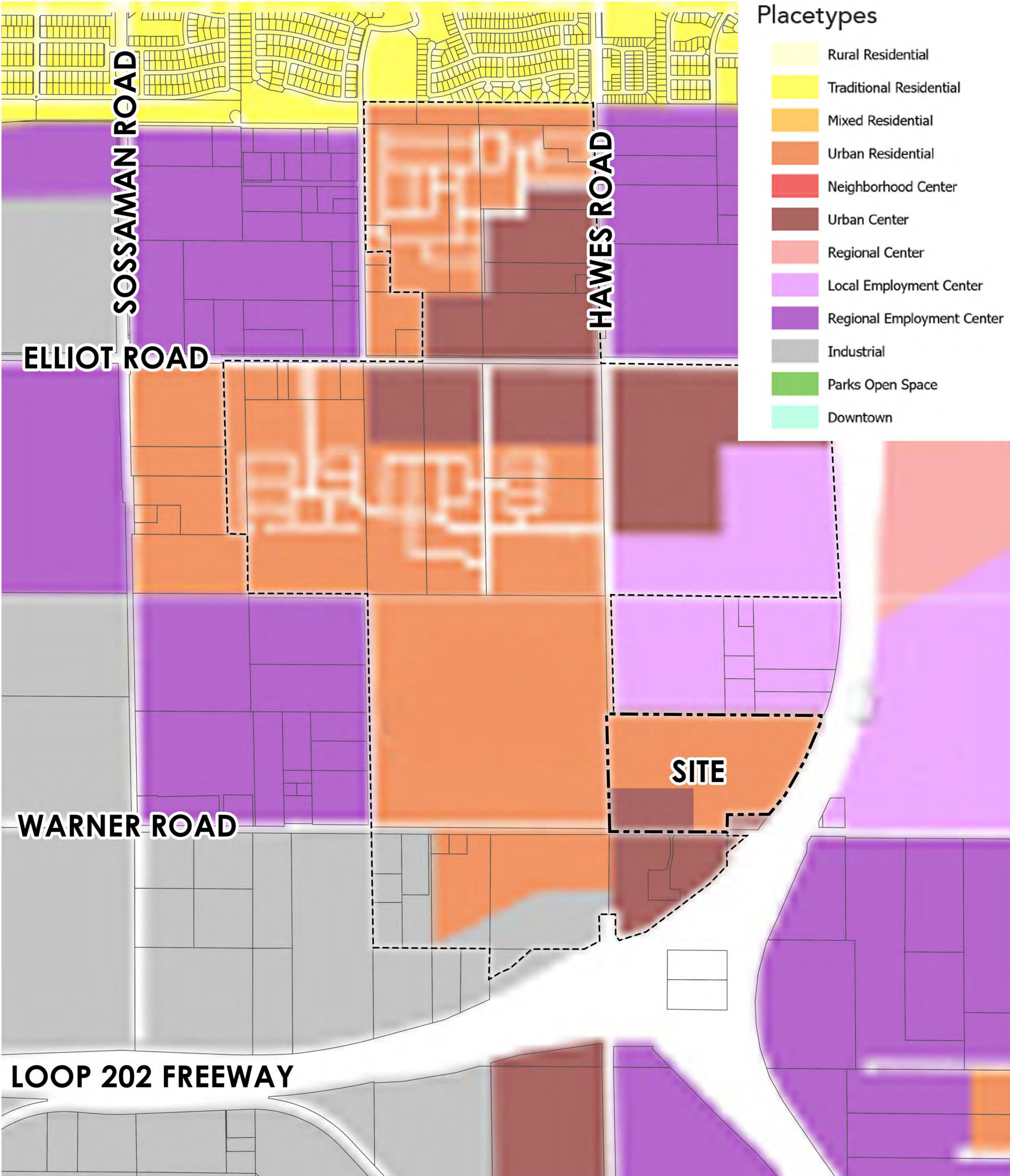
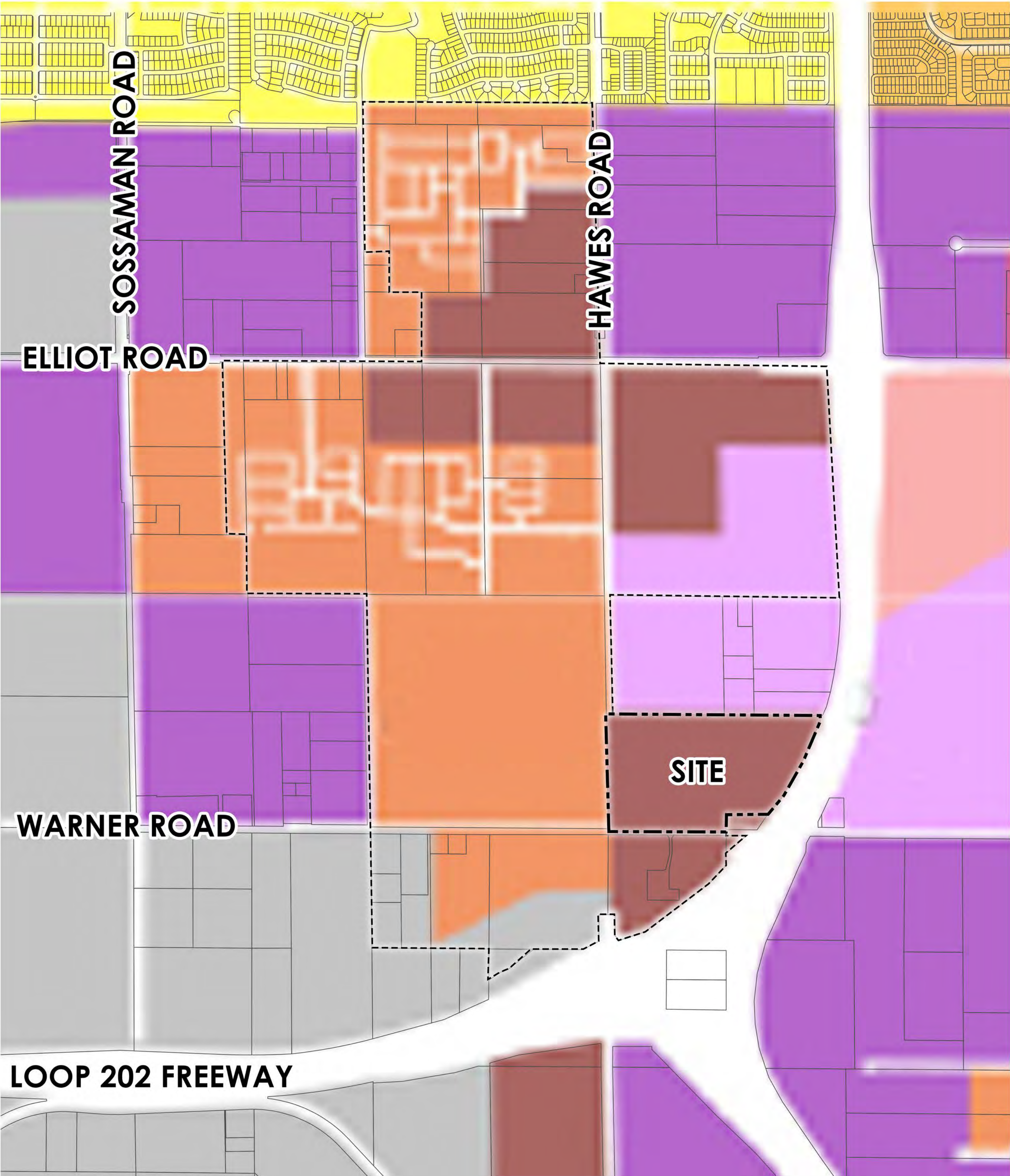




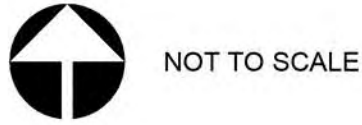
- Placetypes**
- Rural Residential
 - Traditional Residential
 - Mixed Residential
 - Urban Residential
 - Neighborhood Center
 - Urban Center
 - Regional Center
 - Local Employment Center
 - Regional Employment Center
 - Industrial
 - Parks Open Space
 - Downtown

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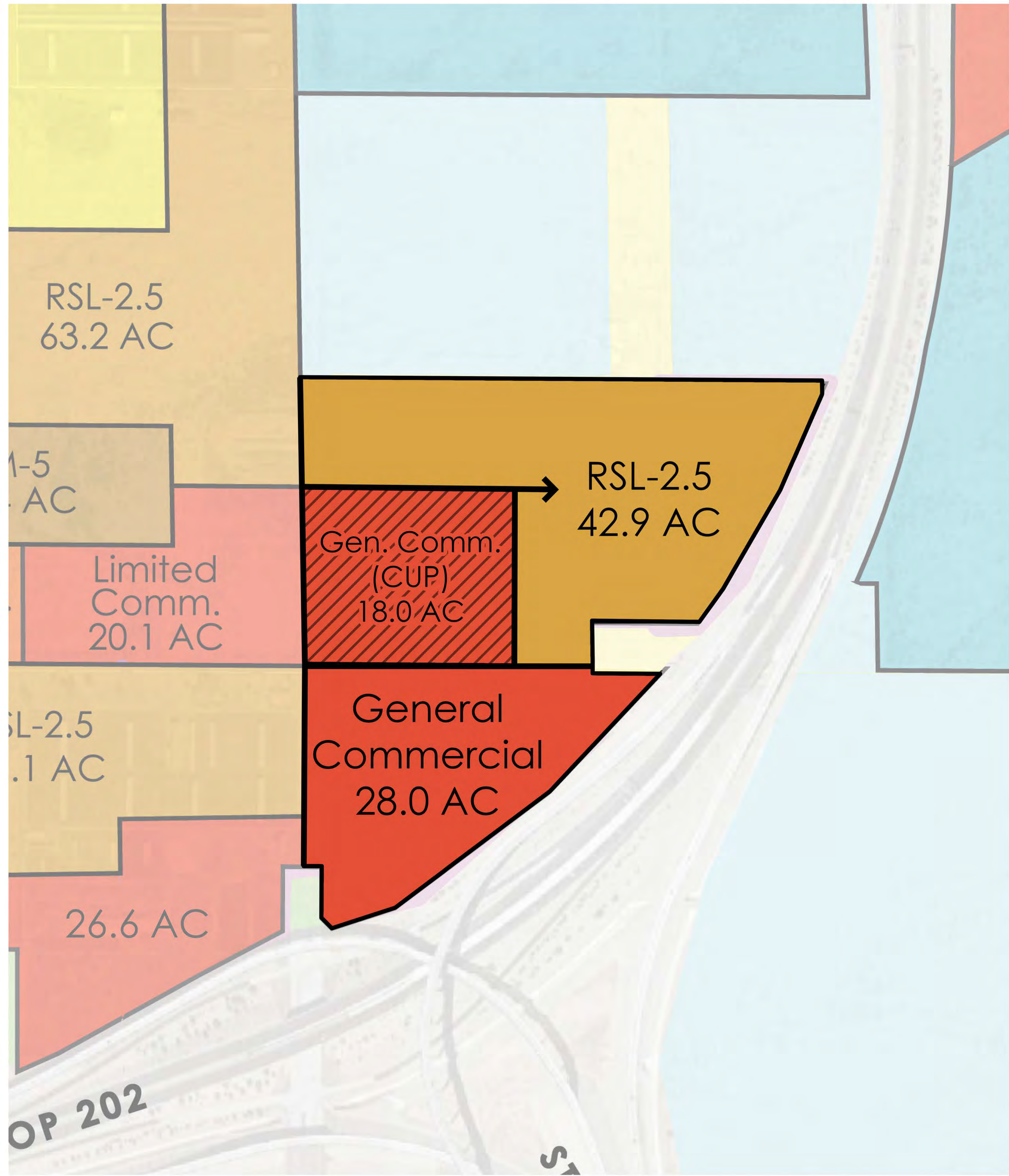
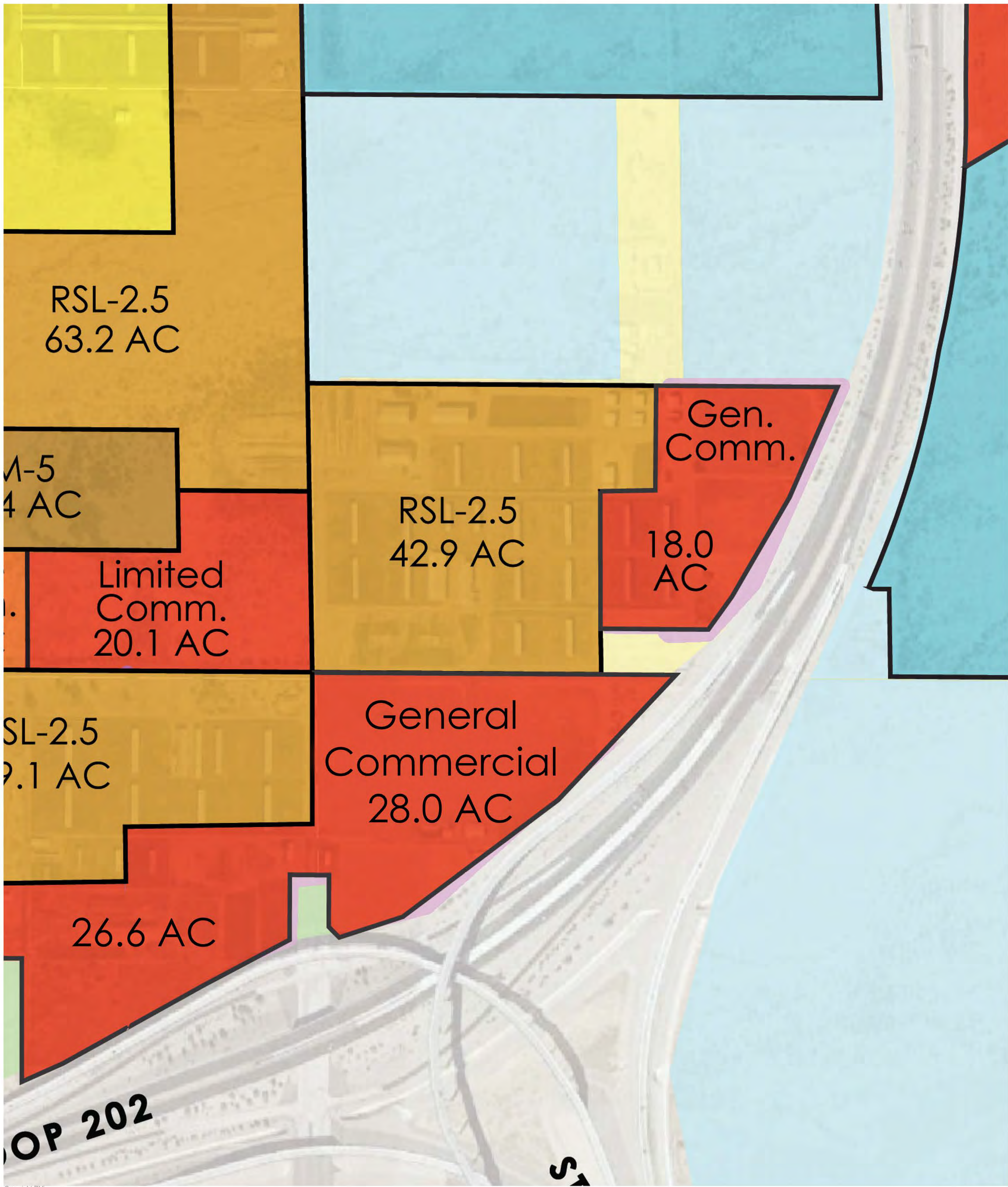


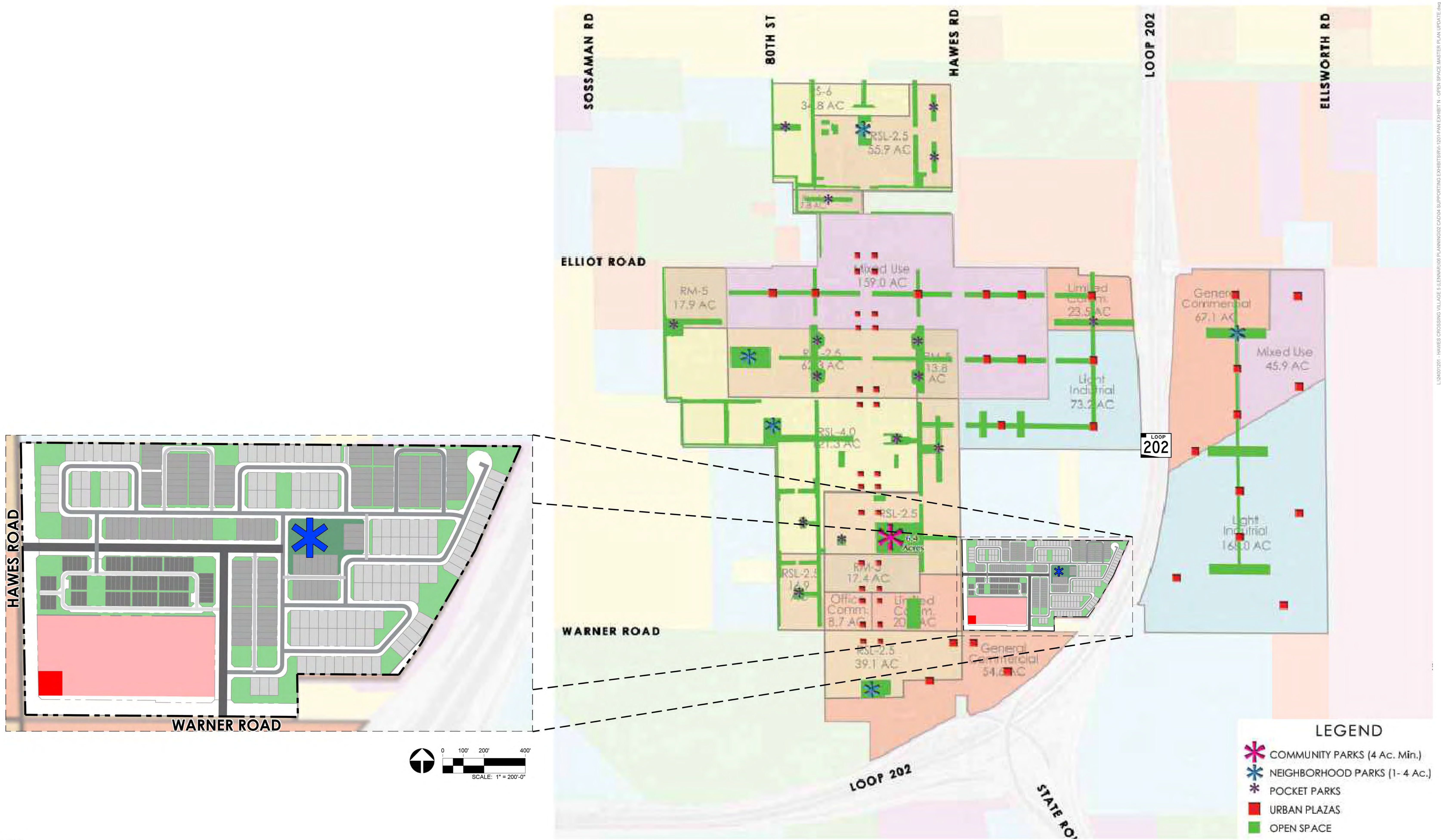
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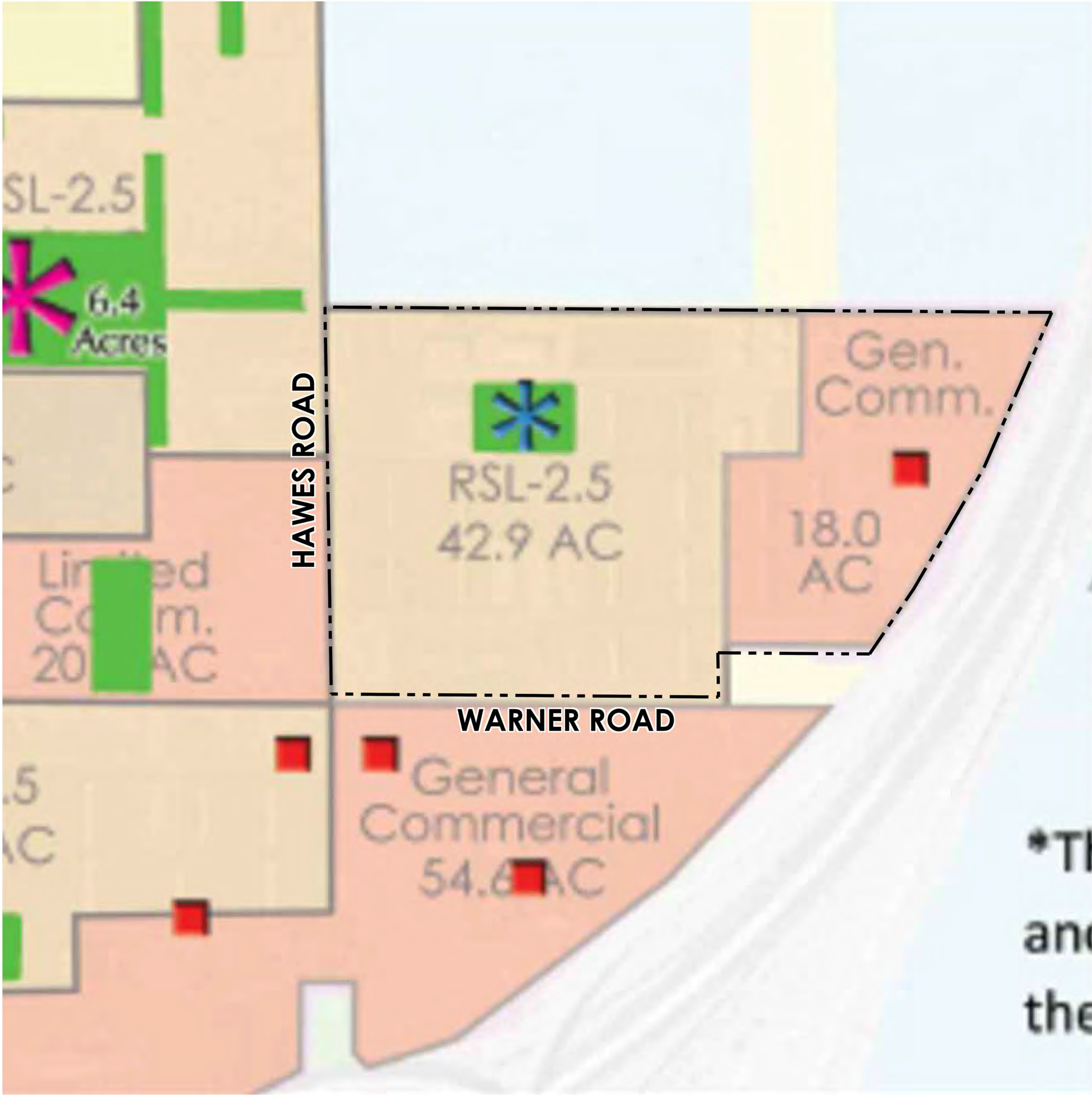


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EXISTING PAD EXHIBIT N



PROPOSED PAD EXHIBIT N

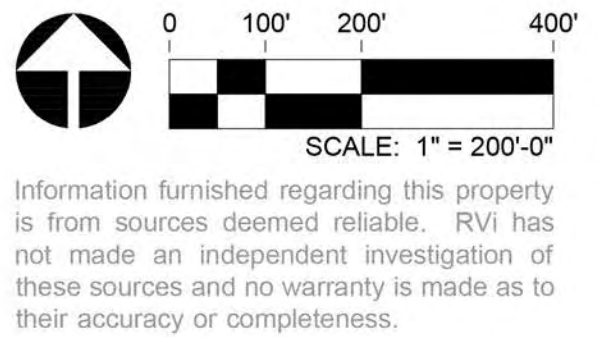


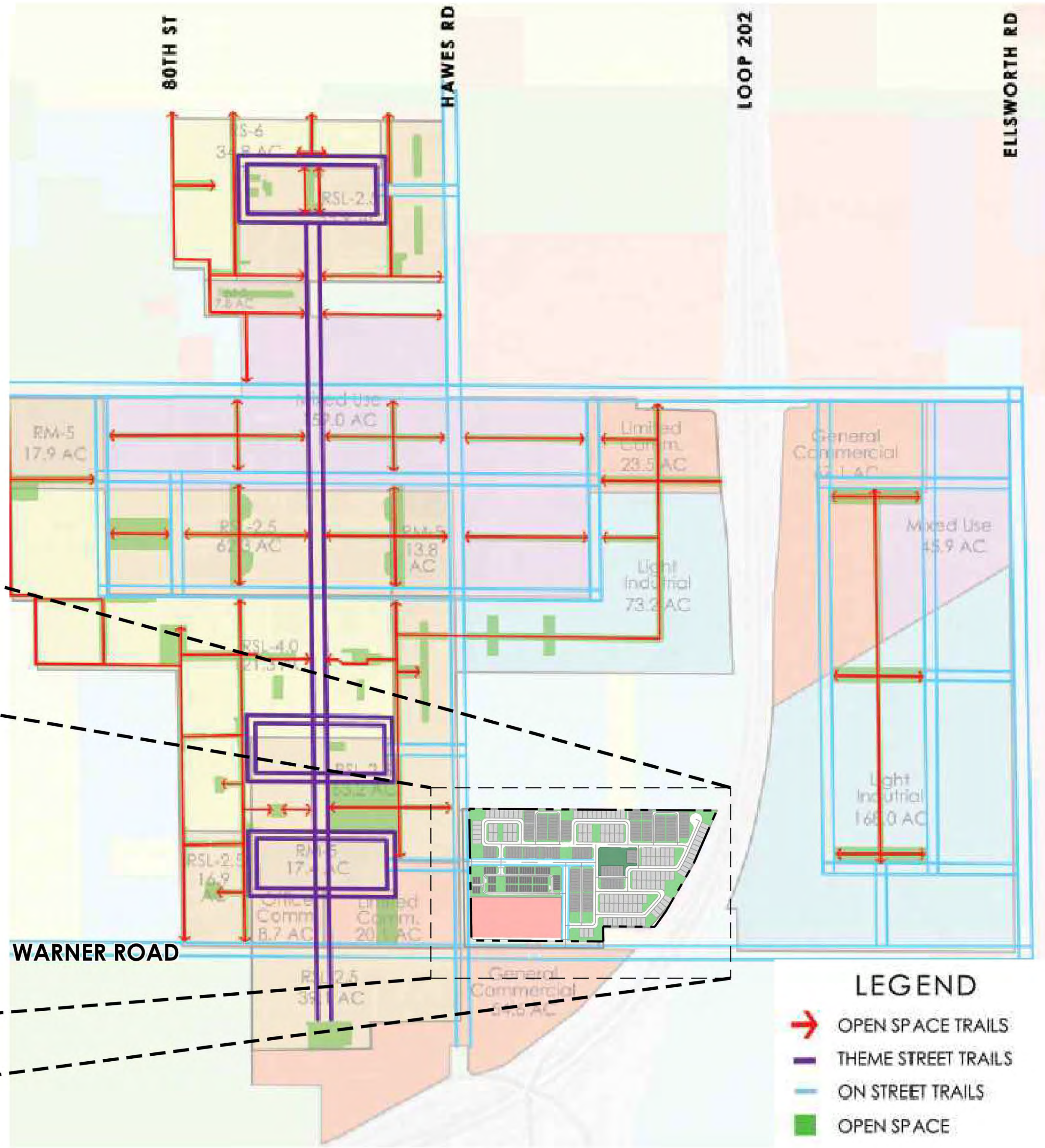
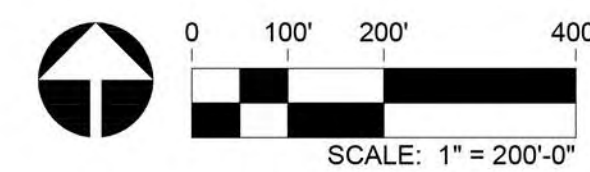
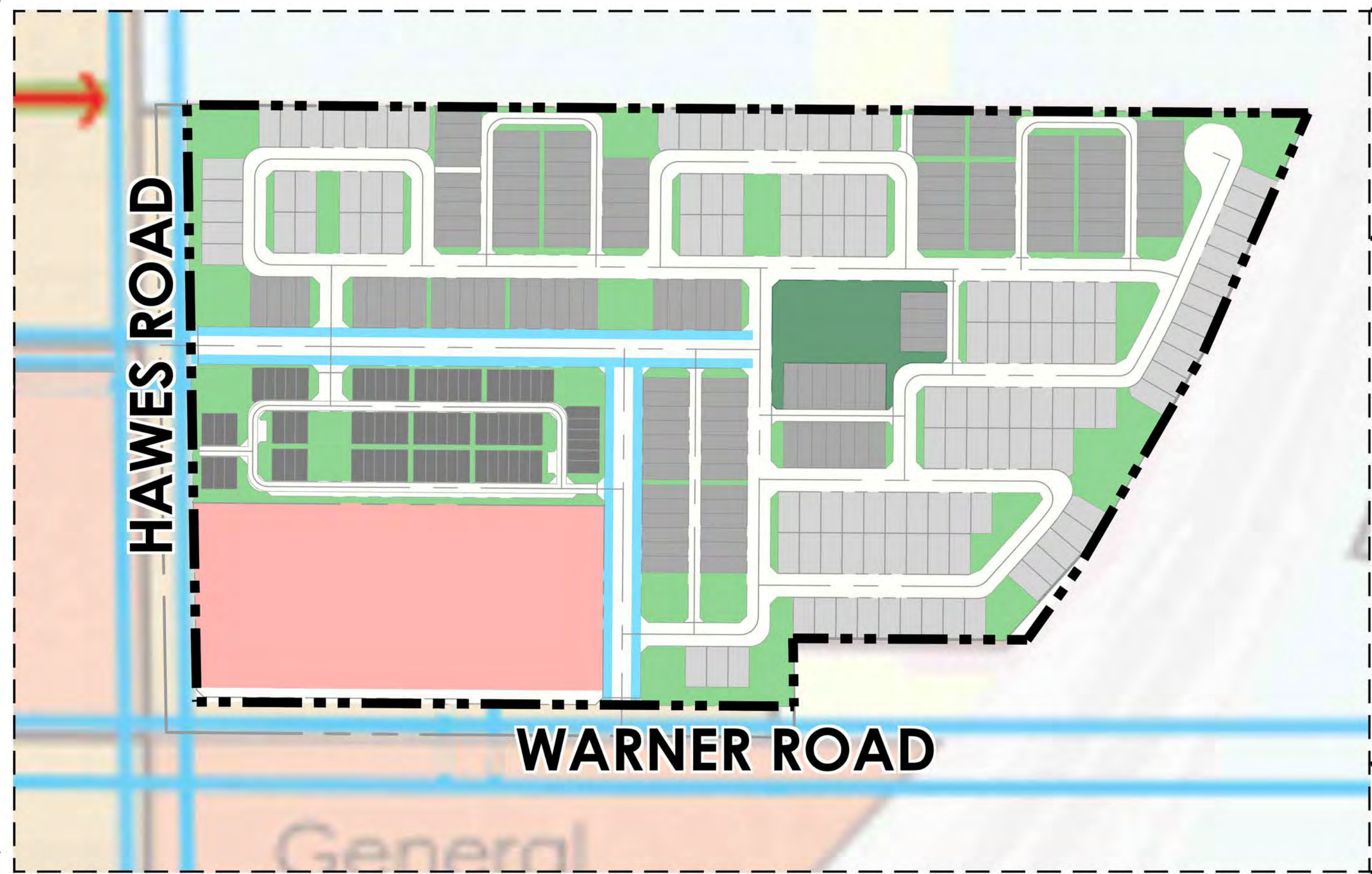
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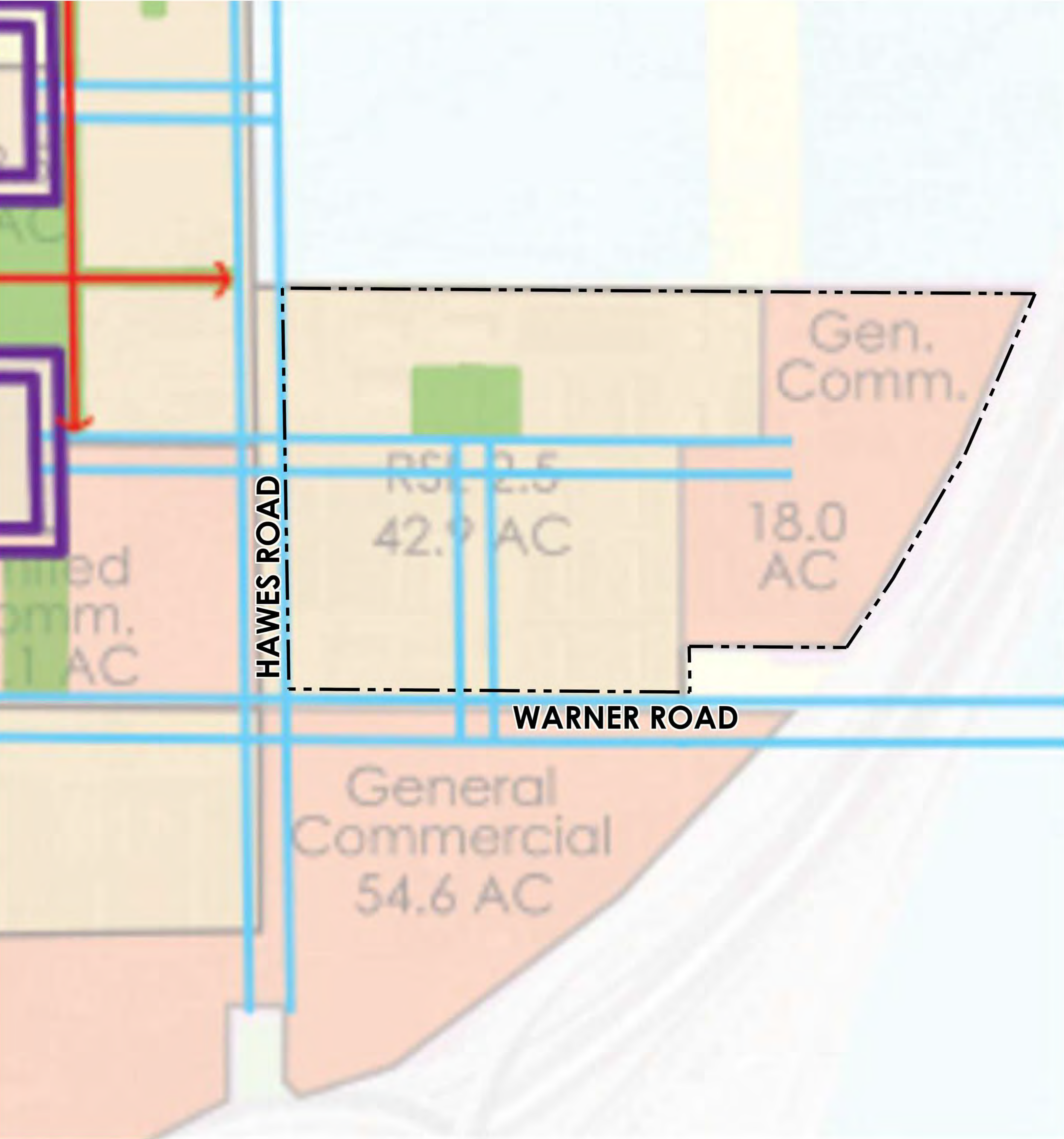


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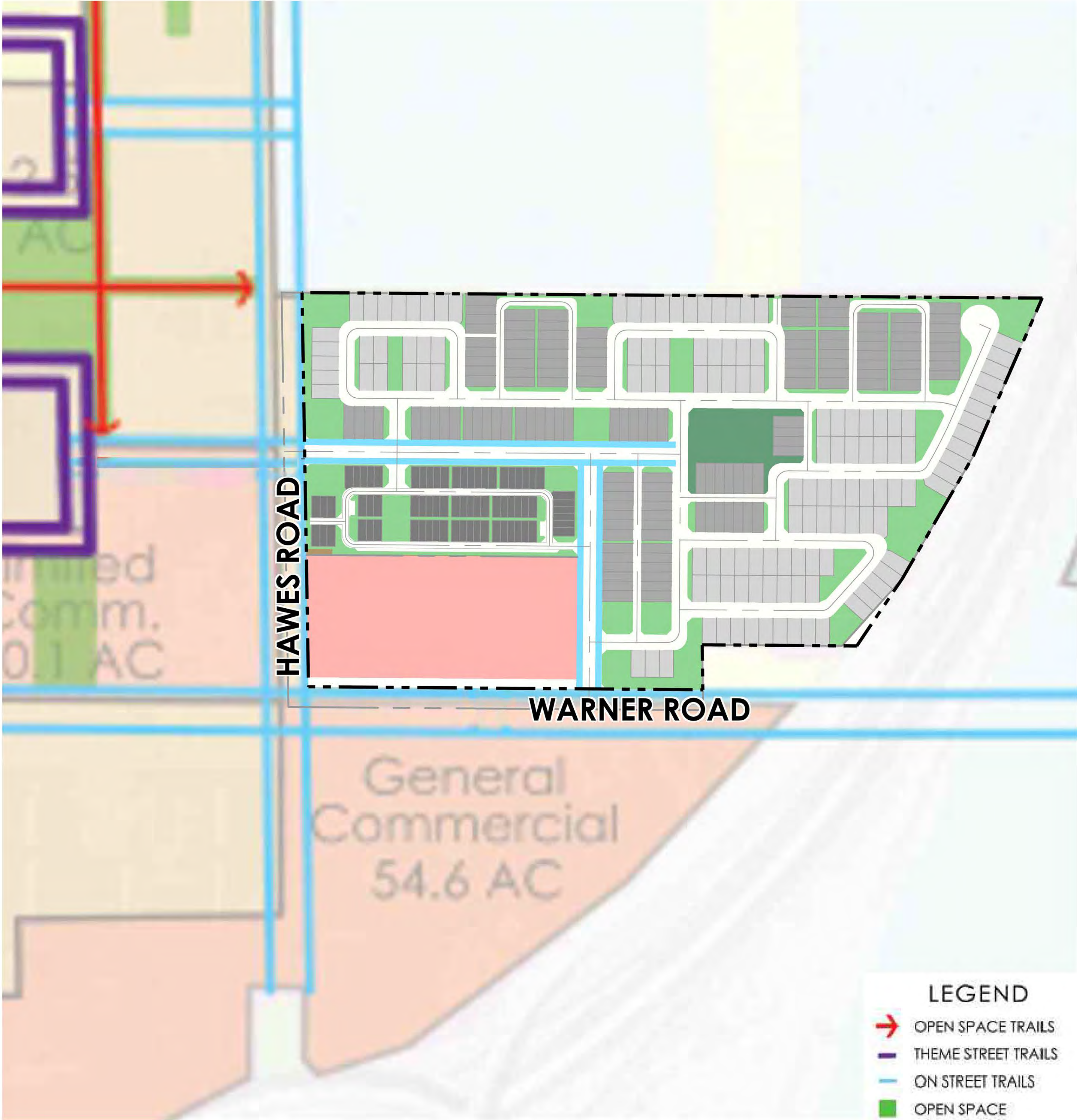
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 📅 2025-05-14
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PROPOSED PAD EXHIBIT O



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Exhibit Q – Approved Plant Palette

Plant Materials List

The following plants are approved for use in all zoning categories within the Inner Loop and are subject to specific characteristics due to cold tolerance, soil conditions, or other special microclimatic needs. Others may sunburn in certain exposures. Parcel developers should review the use of all plants with a knowledgeable professional or consult appropriate reference material. Some plants are inappropriate to the environment because they are potentially destructive to the native species.

The following plants are approved for use in all areas throughout the Inner Loop.

TREES

BOTANICAL NAME	COMMON NAME
Acacia aneura 'Mulga'	Acacia Aneura
Acacia greggii	Catclaw
Acacia rigidula	Blackbrush Acacia
Bachharis salicifolia	Seep Willow
Callistemon viminalis	Bottle Brush Tree
Carya sp.	Pecan
Celtis reticulata	Canyon Hackberry
Cercidium (see Parkinsonia)	Palo Verde
Chilopsis linearis	Desert Willow
Chilopsis linearis 'Bubba'	Desert Willow
Chilopsis linearis 'Lucretia Hamilton'	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressus arizonica	Arizona Cypress
Dalbergia sissoo	Indian Rosewood
Franxinus uhdei (Wenzig) Lingelsh	Shamel Ash, Tropical Ash
Franxinus velutina	Arizona Ash
Fraxinus velutina 'Bonita'	Bonita Ash
Fraxinus velutina 'Fan-tex'	Fan-tex Ash
Gleditsia tricanthos inermis	Honeylocust
Jacaranda mimosifolia	Jacaranda
Juglans major	Arizona Walnut
Juniperus monosperma	One Seed Juniper
Olea europaea 'wilsonii'	Fruitless Olive
Olneya tesota	Ironwood
Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde
Parkinsonia microphyllum	Foothills Palo Verde
Pinus eldarica	Afgan Pine, Eldarica Pine
Pinus halepensis	Aleppo Pine
Pistacia atlantica x Intergerrima	Red Push Pistache
Pistacia vera L.	Pistachio
Populus fremontii	Cottonwood
Prosopis glandulosa	Honey Mesquite, Phoenix Mesquite, Argentine Mesquite
Prosopis hybrid 'Phoenix'	Thornless South American Mesquite, Chilean Mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite

<i>Quercus emoryi</i>	Emory Oak
<i>Quercus virginiana</i>	Live Oak
<i>Salix exigua</i>	Coyote Willow
<i>Salix gooddingii</i>	Goodding's Willow
<i>Tipuana Tipu</i>	Tipu
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Ulmus parvifolia</i> Allee	Chinese Elm Allee, Chinese Elm Bosque
<i>Vitex agnus-castus</i>	Chaste Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia filifera</i>	California Fan Palm, Hybrid Fan Palm
<i>Acacia willardiana</i>	Palo Blanco
<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree
<i>Bauhinia lunaroides</i>	Anacacho Orchid
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Cercis canadensis</i> v. 'Mexicana'	Mexican Redbud
<i>Chorisia speciosa</i>	Silk Floss Tree
<i>Citrus</i> sp.	Citrus Tree
<i>Cordia boissieri</i>	Texas Olive
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Diospyros texana</i>	Texas persimmon
<i>Fraxinus greggii</i>	Littleleaf Ash
<i>Nerium oleander</i> 'Sister Agnes'	Giant White Oleander
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Laurus nobilis</i>	Bay Laurel
<i>Olea europaea</i> 'swan hill'	Swan Hill Olive
<i>Pithecellobium flexicaule</i>	Texas Ebony
<i>Pithecellobium mexicanum</i>	Mexican Ebony
<i>Pithecellobium pallens</i>	Tenaza
<i>Plantanus wrightii</i>	Arizona Sycamore
<i>Prunus armeniaca</i>	Apricot
<i>Prunus cerasifera</i>	Purple Leaf Plum
<i>Prunus persica</i>	Peach
<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus suber</i>	Cork Oak
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Thevetia peruviana</i>	Mexican Oleander

SHRUBS

BOTANICAL NAME	COMMON NAME
<i>Abutilon palmeri</i>	Indian Mallow
<i>Acacia craspedocarpa</i>	Leather Leaf Acacia

Alyogyne huegelii
Ambrosia abrosoides
Ambrosia deltoidea
Anisicathus quadrifidus
Atriplex canescens
Atriplex lentiformis
Buddleia marrubifolia
Buxus m. japonica
Caesalpinia gilliesii
Caesalpinia mexicana
Caesalpinia pulcherrima
Calliandra californica
Calliandra eriophylla
Callistemon citrinus 'Little John'
Carissa grandifolora 'Compacta'
Cassia artemisoides
Celtis pallida
Cordia parvifolia
Dalea frutescens
Dalea pulchra
Dodonaea viscosa
Dodonaea viscosa 'Purpurea'
Encelia farinosa
Ephedra viridis
Justicia californica
Justicia spicigera
Larrea tridentata
Leucophyllum sp.
Leucophyllum sp.
Leucophyllum frutescens
Leucophyllum frutescens 'Compacta'
Leucophyllum laevigatum
Leucophyllum laevigatum 'Rio Bravo'
Leucophyllum zygophyllum 'Cimarron'
Lycium andersonii
Lycium fremontii
Myrtus boetica
Myrtus communis
Nerium oleander Dwarf
Nerium oleander
Perovskia atriplicifolia
Psilostrophe cooperi
Rhus ovata
Rhus virens
Rosmarinus officinalis 'Huntington Carpet'

Blue Hibiscus
Giant Bursage
Bursage
Mountain Flame
Fourwing Saltbrush
Quail Bush
Woolly Butterfly Bush
Japanese Boxwood
Mexican Bird of Paradise
Yellow Bird of Paradise
Desert Bird of Paradise
Red Fairy Duster
Native Fairy Duster
Little John
Natal Plum
Silver Cassia
Desert Hackberry
Littleleaf Olive
Black Dalea
Indigo Bush
Hopbush
Purple-leafed Hopbush
Brittlebush
Mormon Tea
Chuparosa
Mexican Honeysuckle
Creosote
Sage (small)
Sage (large)
Texas Ranger
Texas Ranger
Chihuahuan Sage
Chihuahuan Sage
Cimarron Texas Ranger
Wolfberry
Wolfberry
Twisted Myrtle
Myrtle
Dwarf Oleander
Common Oleander
Russian Sage
Paperflower
Sugarbush
Evergreen Sumac
Upright Rosemary

Ruellia brittoniana	Ruellia
Ruellia peninsularis	Baja Ruellia
Russellia equisetiformis	Coral Fountain
Salvia coccinea	Scarlet Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Sambucus mexicana	Mexican Elderberry
Senna covesii	Desert Senna
Simmondsia chinensis	Jojoba
Tecomaria capensis	Cape Honeysuckle
Tecoma stans	Yellow Tecoma Stans
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans
Vauquelinia californica	Arizona Rosewood
Vigueria deltoidea	Goldeneye
Xylosma congesta 'Compacta'	Compact Xylosma
Ziziphus obtusifolia	Grey Thorn

ACCENTS

BOTANICAL NAME	COMMON NAME
Agave americana 'Marginata'	Century Plant
Agave bovicornuta	Cowhorn Agave
Agave desmentiana	Agave
Agave geminiflora	Twin Flowered Agave
Agave parryi 'Truncata'	Parry's Agave
Agave schidigera 'Durango Delight'	Durango Delight Agave
Agave vilimoriana	Octopus Agave
Agave sp.	Agave
Aloe barbadensis	Yellow Aloe
Aloe x 'Blue Elf'	Blue Elf Aloe
Aloe sp.	Aloe
Asclepias subulata	Desert Milkweed
Asparagus densiflorus 'foxtail'	Asparagus Fern

PERENNIALS and GROUNDCOVERS

BOTANICAL NAME	COMMON NAME
Acacia redolens	Prostrate Acacia
Baileya multiradiata	Desert Marigold
Bulbine frutescens	Bulbine
Convolvulus cneorum	Bush Morning Glory
Dalea captata 'Sierra Gold'	Dalea
Dyssodia acerosa	Shrubby Dogweed
Dyssodia pentachaeta	Dogweed
Echinacea purpurea	Coneflower
Eschscholzia californica sp. Mexicana	Mexican Gold Poppy
Gazania rigens 'Sun Gold'	Gazania sp.

Lantana camara 'New Gold'	Lantana
Lantana montevidensis	Lantana
Lantana camara 'Radiation'	Lantana
Lavender sp.	Lavender
Lippa nodiflora	Frogfruit
Liriope muscari	Lilyturf
Lupinus sparsiflorus	Desert Lupine
Melampodium leucanthum	Blackfoot Daisy
Penstemon parryii	Parry Penstemon
Penstemon sp.	Penstemon
Portulacaria afra	Elephant Food
Ratibida columnifera	Mexican Hat
Rosmarinus officinalis Prostrata	Prostrate Rosemary
Sphaeralcea ambigua	Desert Globemallow
Sphagneticola trilobata	Yellow Dot
Setcreasea pallida	Purple Heart
Tetranauris acaulis	Angelita Daisy
Verbena gooddingii	Native Verbena
Verbena pulchella	Verbena
Zephryanthes candida	White Rain Lily
Common Annuals (to season)	Colorful Annuals (in pots or defined beds)

GRASSES

BOTANICAL NAME	COMMON NAME
Aristida purpurea	Purple Three Awn
Bouteloua curtipendula	Sideouts Grama
Bouteloua gracilis	Blue Grama
Bouteloua gracilis 'Blond Ambition'	Blond Ambition Blue Grama
Cynodon dactylon Hybrid	Hybrid Bermunda
Distichlis spicata	Saltgrass
Lolium sp.	Rye Grass (seasonal only)
Muhlenbergia capillaris	Regal Mist
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deergrass
Muhlenbergia rigens 'Nashville'	Nashville Deergrass
Nolina sp.	Beargrass
Paspalum Vaginaturn	Seashore Paspalum
Sporobolus airoides	Alkali Sacaton
Sporobolus cryptandrus	Sand Dropseed

VINES

BOTANICAL NAME	COMMON NAME
Antigonon leptopus	Queen's Wreath Vine
Bougainvillea spp.	Bougainvillea
Campsis radicans	Trumpet Vine
Ficus pumila	Creeping Fig Vine
Gelsemium sempervirens	Caroline Jasmine

Hardendergia violacea	Lilac Vine
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Macfadyena unguis-cati	Cat's Claw
Mascagnia macroptera	Yellow Orchid Vine
Parthenocissus sp. Hacienda	Hacienda Creeper
Passiflora caerulea	Passion Vine
Podranea ricasoliana	Pink Trumpet Vine
Rosa banksiae	Lady Banks Rose
Solanum jasminoides	White Potato Vine
Trachelospermum jasminoides	Star Jasmine
Vigna caracalla	Snail Vine
Vitis sp. 'Roger's Red'	Roger's Red Vine (grape)

PROHIBITED PLANT LIST

BOTANICAL NAME	COMMON NAME
Baccharis sarathroides	Desert Broom
Brassica tournefortii	Saharan Mustard
Bromus rubens	Red Brome grass
Casuarina species	Beefwood
Centaurea melitensis	Malta Starthistle
Chamaecyparis species	False Cypress
Cynodon dactylon	Common Bermuda Grass
Grevillea robusta	Silk Oak
Pennisetum ciliare	Buffel Grass
Tamarix aphylla	Tamarisk or Salt Cedar
Morus Alba	White Mulberry

Additions to Approved Plant Palette

Plant Materials List

The following plants are proposed for use in all zoning categories within the Inner Loop and have similar plant characteristics to the existing plants on the approved plant list. Parcel developers should review the use of all plants with a knowledgeable professional or consult appropriate reference material.

The following plants are approved for use in all areas throughout the Inner Loop.

TREES

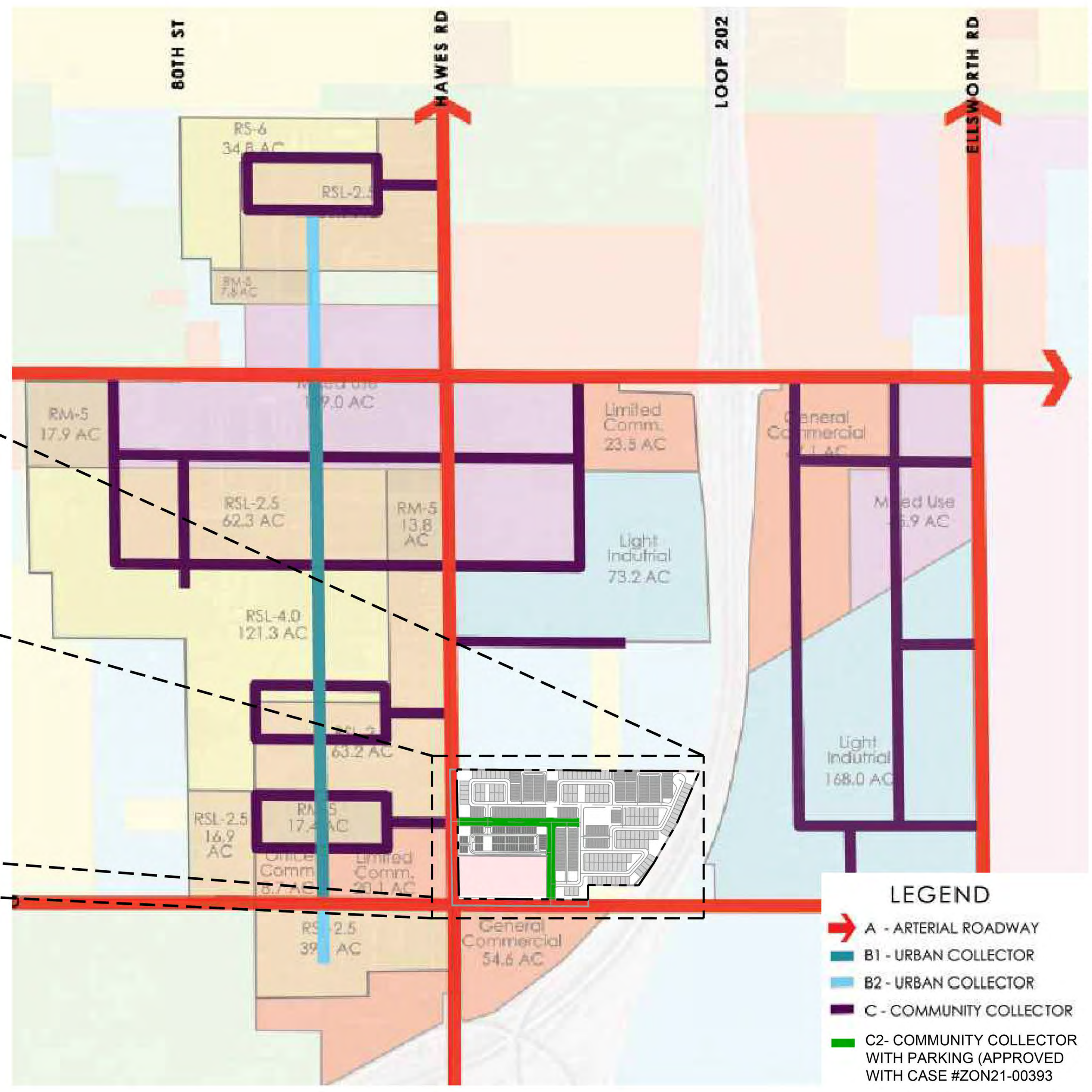
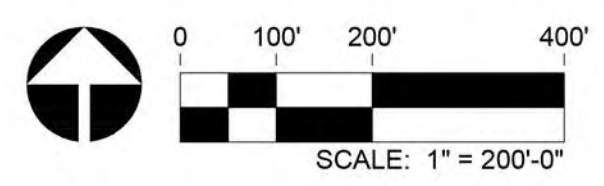
BOTANICAL NAME	COMMON NAME	PROPOSAL
Prosopis x 'Leslie Roy'	Leslie Roy Mesquite	Phoenix' hybrid is no longer available. 'Leslie Roy' is an equivalent substitution

SHRUBS

BOTANICAL NAME	COMMON NAME	PROPOSAL
Myrtus communis 'Compacta'	Dwarf Myrtle	This is a dwarf variety of Myrtus
Nerium oleander 'Petite Pink'	Petite Pink Oleander	This is a dwarf variety of Oleander
Tecoma stans 'Gold Star'	Gold Star Yellow Bells	This is a different variety of Tecoma
Tecoma x 'Sparky'	Yellow Tecoma Stans	This is a dwarf variety of Tecoma

PERENNIALS and GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	PROPOSAL
Ruellia brittoniana 'Blanca'	White Dwarf Ruellia	This is a dwarf variety of Ruellia with white flowers
Ruellia brittoniana 'Katie'	Blue Dwarf Ruellia	This is a dwarf variety of Ruellia with blue flowers
Ruellia brittoniana 'Katie Pink'	Katie Pink Ruellia	This is a dwarf variety of Ruellia with pink flowers

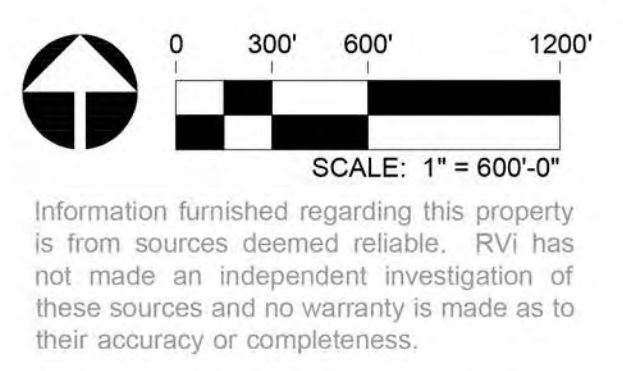


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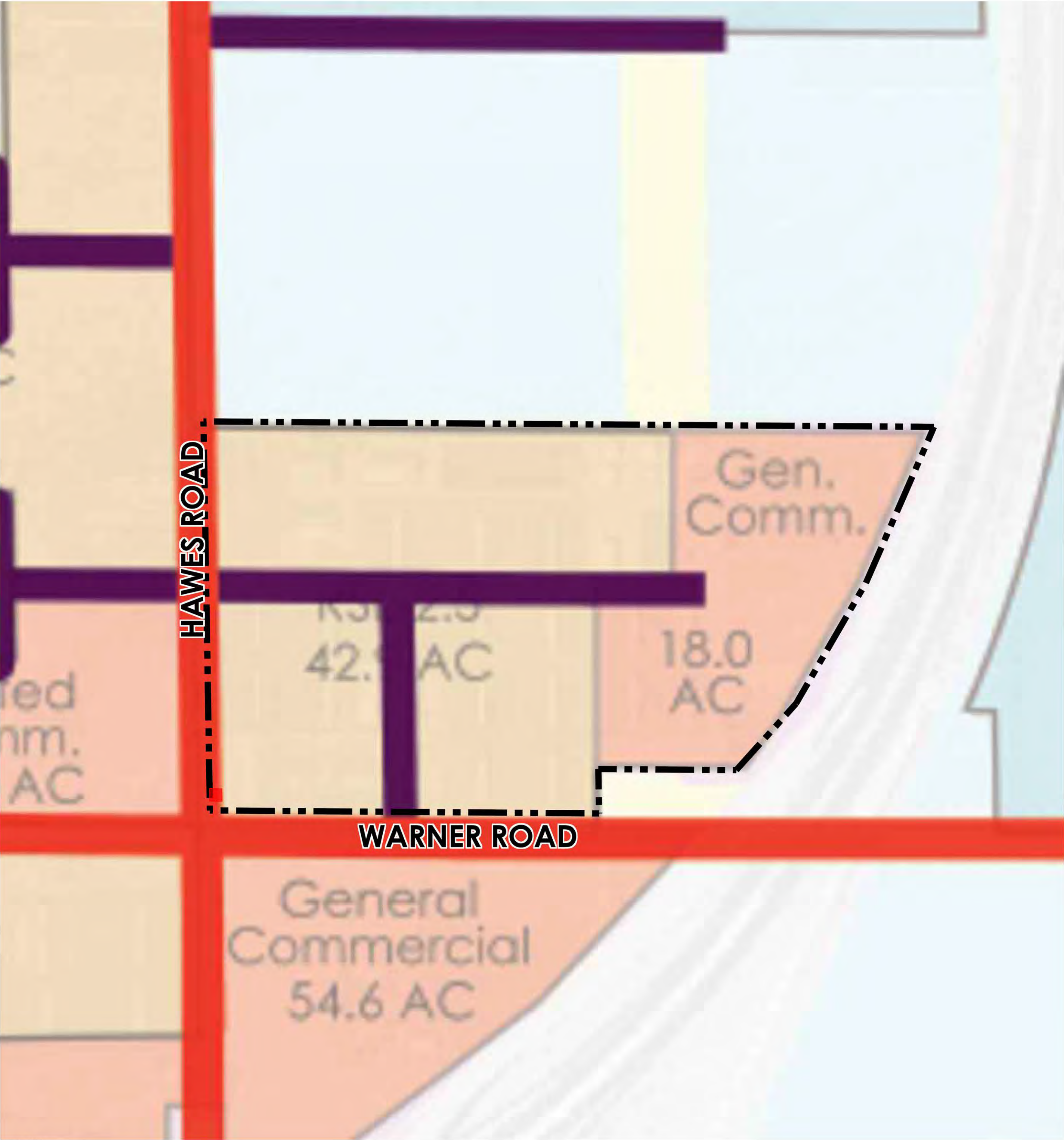
HAWES CROSSING VILLAGE 5 • PAD EXHIBIT R MASTER STREET PLAN UPDATE

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📅 2025-05-14
24001201
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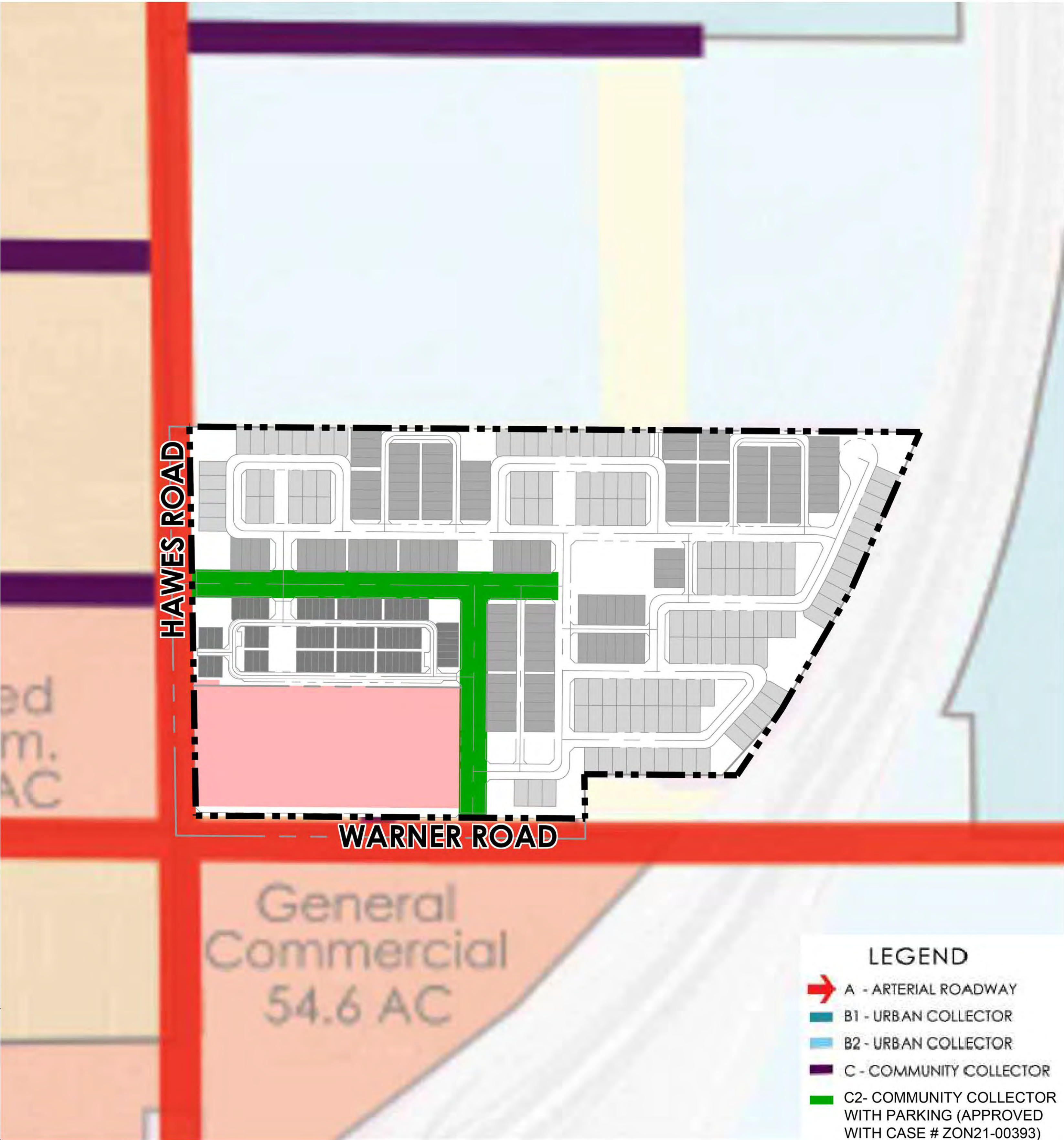


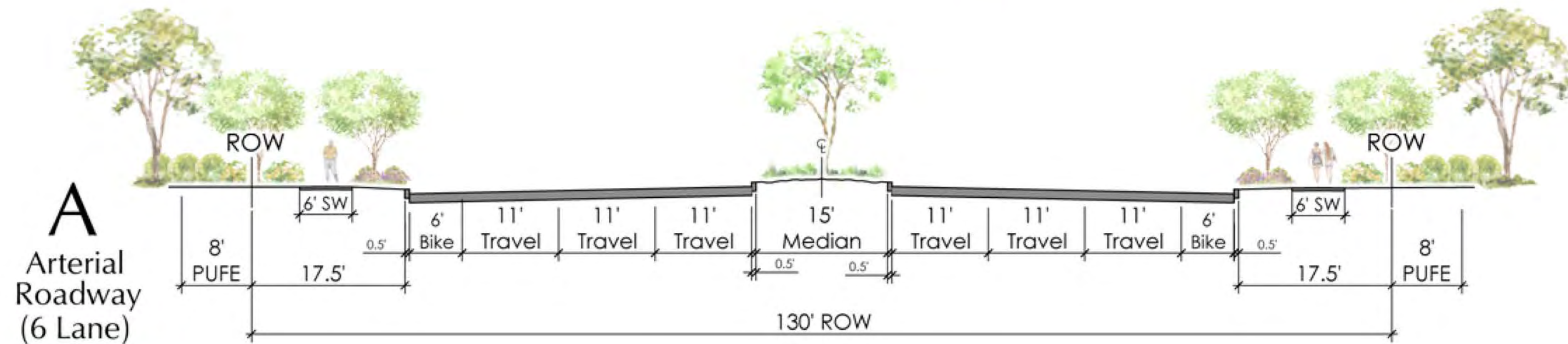
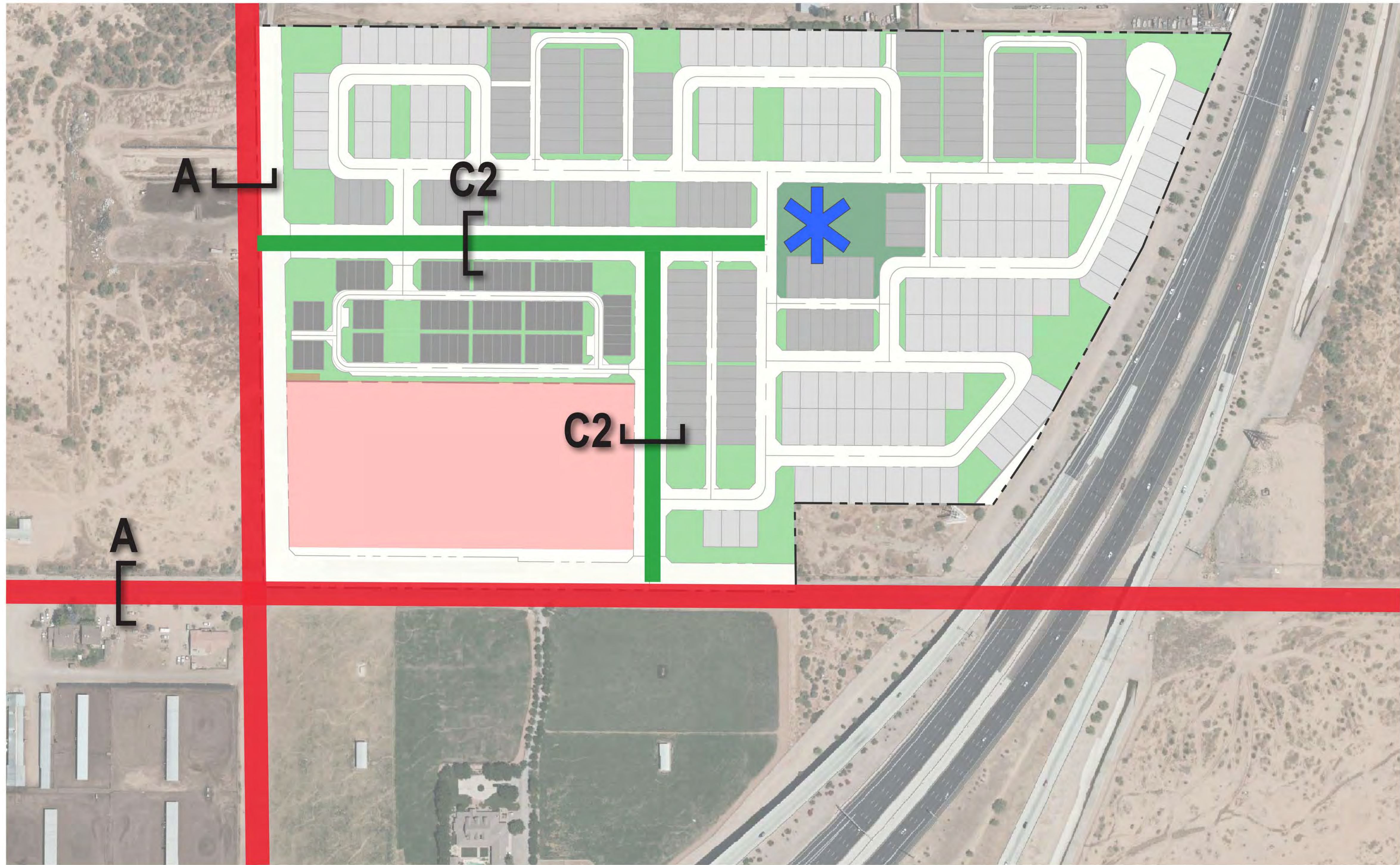
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EXISTING PAD EXHIBIT R

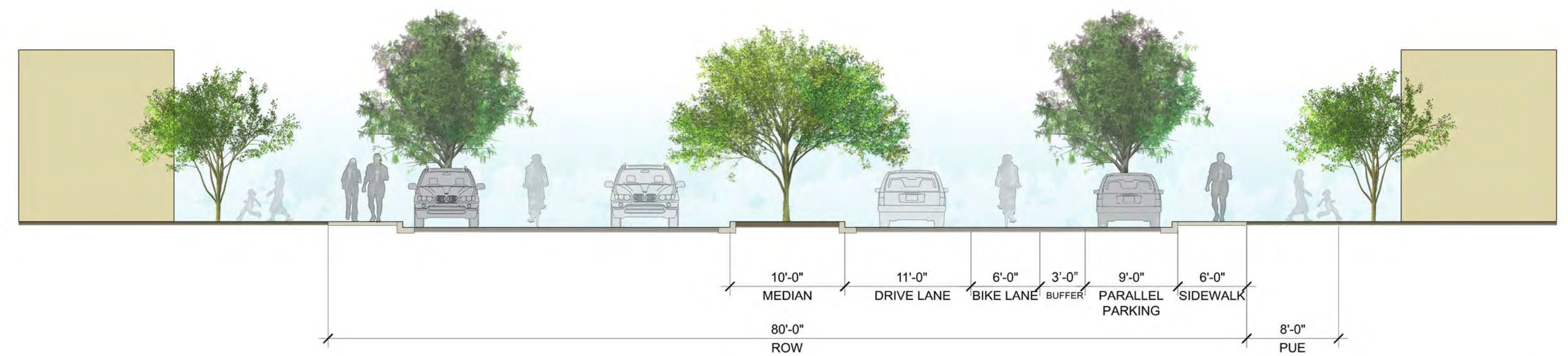


PROPOSED PAD EXHIBIT R





C2
Community Collector
(With Parking)
(Approved With Case #
ZON21-00393)
Revised per Staff
Comments

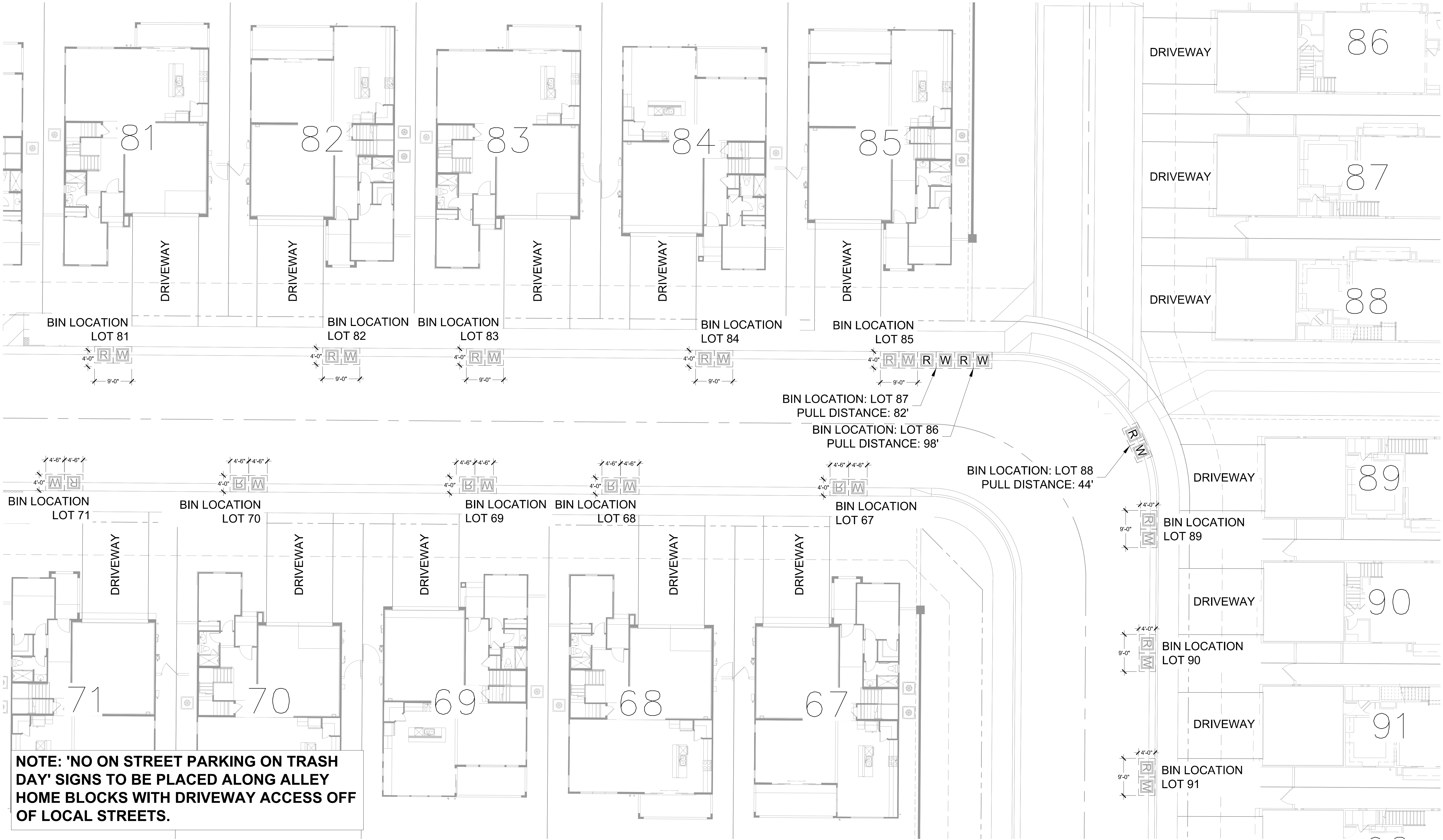


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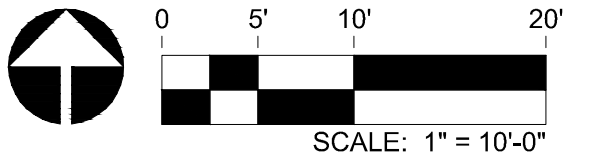


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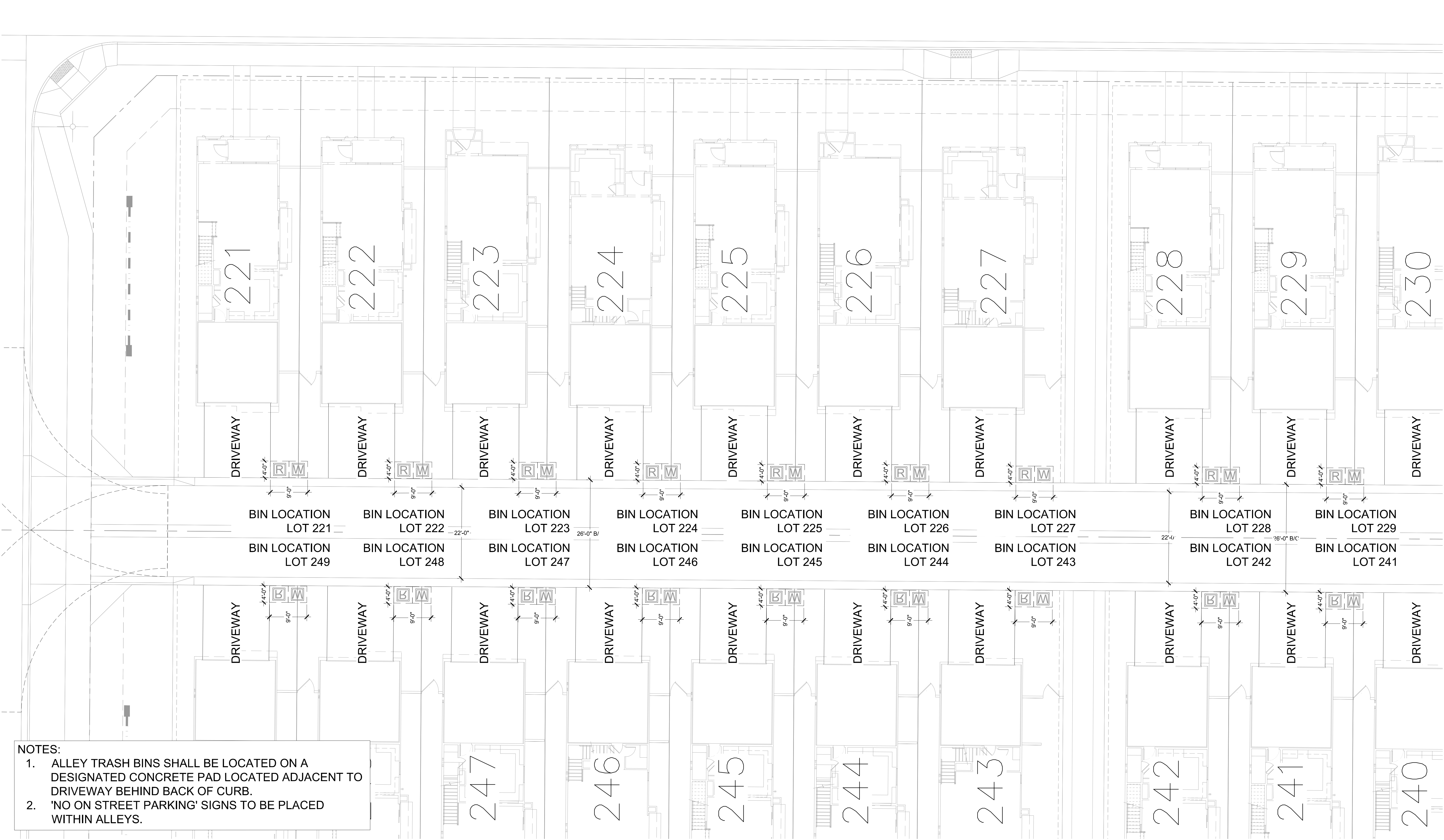
HAWES CROSSING VILLAGE 5 • FRONT LOADED TRASH EXHIBIT

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L:\24001201 - HAWES CROSSING VILLAGE 5 (LENNAR)\06 PLANNING\02 CAD\4 SUPPORTING EXHIBITS\RVI-1201-TRASH EXHIBIT.dwg



- NOTES:
- ALLEY TRASH BINS SHALL BE LOCATED ON A DESIGNATED CONCRETE PAD LOCATED ADJACENT TO DRIVEWAY BEHIND BACK OF CURB.
 - 'NO ON STREET PARKING' SIGNS TO BE PLACED WITHIN ALLEYS.

HAWES CROSSING VILLAGE 5 • ALLEY LOADED TRASH EXHIBIT

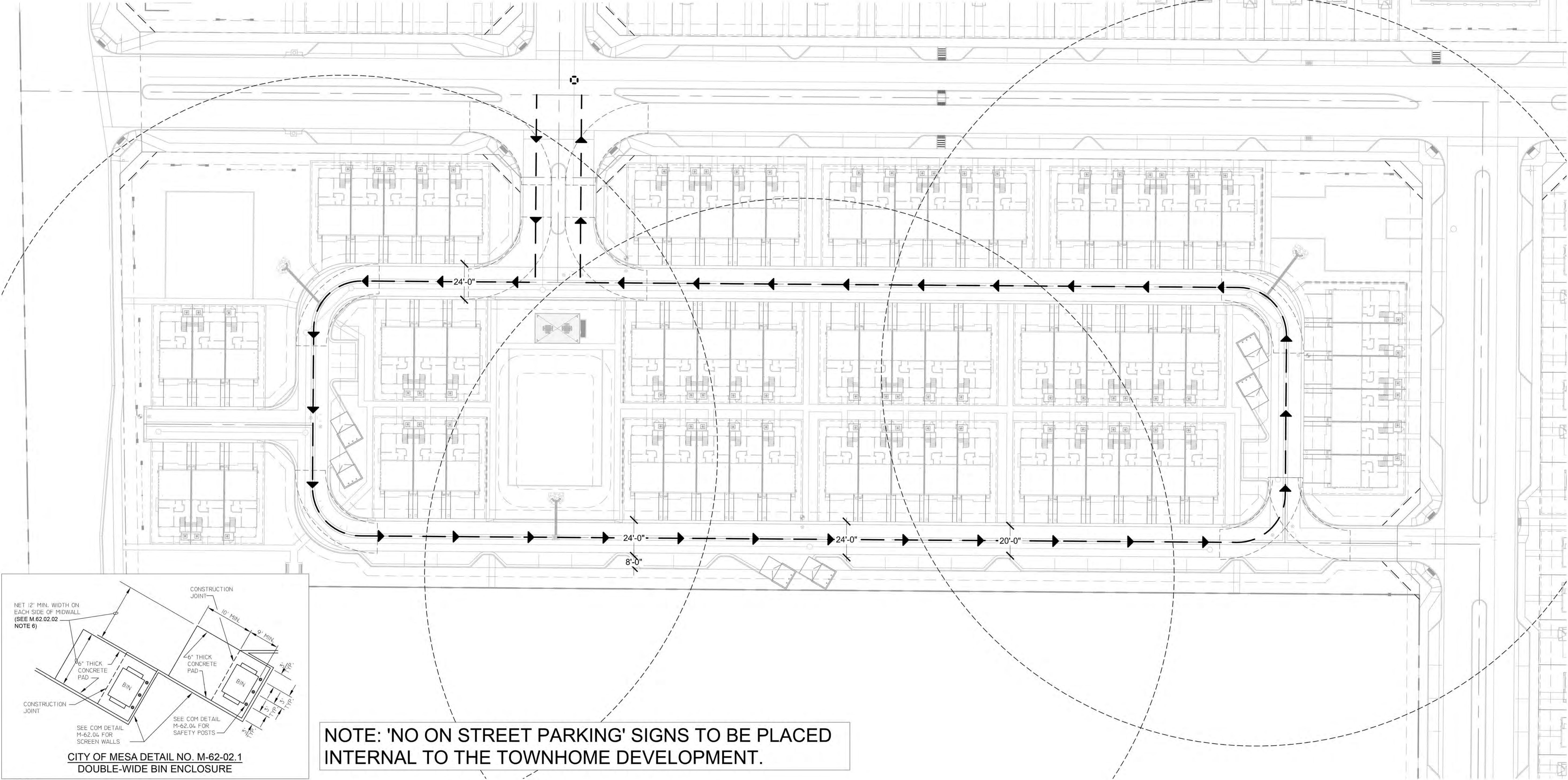
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- 📅 2025-05-19
- 🏠 # 24001201
- 👤 LENNAR

CALCULATIONS

	UNITS	CAPACITY/UNIT	PICK UP/WEEK	BIN SIZE	BINS REQ.	BINS PROV.
TRASH	72	.50 CY	2	6.00 CY	3	3
RECYCLE	72		2	6.00 CY	0	3

LEGEND

- TRASH ROUTE
- 250' RADIUS FROM BIN





Engineering
& Design

HAWES CROSSING VILLAGE 5 PRELIMINARY DRAINAGE REPORT

MESA, AZ

Prepared For:

Lennar
1665 W. Alameda Drive #130
Tempe, AZ 85282
Contact: Heather Chadwick
Phone: (602) 316-7402

LENNAR®

May 2025
Project No. 1833.09

Prepared By:

Colliers Engineering & Design
4742 N. 24th Street, Suite 270
Phoenix, AZ 85016
Phone: (602) 490-0535
Contact: Nguyen Lam, PE





PRELIMINARY DRAINAGE REPORT HAWES CROSSING VILLAGE 5

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PRELIMINARY DRAINAGE REPORT HAWES CROSSING VILLAGE 5

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- A. Figures
- B. Retention and Dewatering Calculations

FIGURES

- 1. Vicinity MapAppendix A
- 2. FEMA Flood MapAppendix A
- 3. Preliminary Drainage ExhibitAppendix A



1.0 INTRODUCTION

1.1 Project Location

Hawes Crossing Village 5 (the Project) is a proposed 57-acre residential development located at the northeast corner of Hawes Road and Warner Road in the City of Mesa, Arizona (City). The Project is located within the Hawes Crossing Planned Area Development (PAD) in the southwest portion of Section 16, Township 1 South, Range 7 East of the Gila and Salt River Baseline and Meridian. The site is bounded by Warner Road to the south, the Hawes Road alignment to the west, the Loop 202 freeway to the east, and unincorporated Maricopa County parcels to the north.

Figure 1 in Appendix A provides a vicinity map for the Project.

1.2 General Description

The Project is proposed to consist of 271 single-family lots, 72 townhomes, and an amenity area. The 271 single-family lots are a mix of casitas and alley-loaded lots. There is a 9.0-acre commercial parcel planned at the hard corner of Hawes Road and Warner Road that is not a part of this Project. The site generally slopes to the west and southwest at approximately 0.5 percent. The site was historically used for dairy farming. Project improvements will include offsite half-street frontage improvements to Warner Road and Hawes Road.

1.3 Purpose of Report

The purpose of this Preliminary Drainage Report is to describe the drainage design methodology and provide preliminary 100-year hydrologic and hydraulic calculations for the drainage-related infrastructure for the Project. This report identifies stormwater retention facilities intended to store the 100-year, 2-hour storm event and outlines drainage guidelines and design parameters that will be used as the Project proceeds to final design. This report is being submitted in support of the preplat and preliminary grading and drainage plan. The report has been prepared in conformance with Chapter 8 of the City of Mesa *Engineering and Design Standards* (EDS, 2022) as well as the Flood Control District of Maricopa County (FCDMC) current versions of the *Drainage Policies and Standards Manual* (DPSM) (FCDMC, 2018a), *Drainage Design Manuals for Maricopa County* (DDM) – *Hydrology* (FCDMC, 2018b) and – *Hydraulics* (FCDMC, 2018c).

1.4 FEMA Floodplain Designation

The property is located entirely within the Federal Emergency Management Agency's (FEMA) Zone X (Shaded) as delineated on the FEMA Flood Insurance Rate Map (FIRM) panel numbers 04013C2760L, dated October 16, 2013. The portion of the FIRM

panels corresponding to the Project location is presented on Figure 2 of Appendix A (FEMA Flood Map). Zone X (Shaded) is defined below.

Zone X (Shaded):

The flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No base flood elevations or depths are shown within this zone.

2.0 PREVIOUS STUDIES

In October 2019, HILGARTWILSON prepared the *Master Drainage Report for Hawes Crossing* (HILGARTWILSON, 2019). The purpose of the report was to provide conceptual hydrologic and hydraulic analyses of the Hawes Crossing property and to identify overall drainage management concepts as individual Villages with the Hawes Crossing PAD were developed and establish design guidelines for future improvements.

3.0 EXISTING DRAINAGE CONDITIONS

In existing conditions, the Project site and surrounding area is generally flat at a slope of 0.5% and drains to the west and southwest via sheet flow. Because the site was historically used for dairy farming, the site has existing dairy infrastructure that will be removed prior to Project development. There are large stock ponds located along the eastern boundary of the site. There is an existing roadside ditch along the north side of Warner Road and an existing culvert under the Hawes Road alignment that allows runoff to continue west away from the site.

Offsite runoff from undeveloped land along the northern boundary of the Project generally drains west and outfalls just north of the northwestern corner of the site at the Hawes Road alignment. Offsite runoff ponds along the east side of Hawes Road until breaking over Hawes Road and continuing southwest away from the Project. Runoff from the developed parcels along the eastern half of the northern boundary are retained within the parcel limits and does not impact the Project. Considering these conditions, offsite runoff does not impact the Project from the north.

Runoff generated east of the Project within the Loop 202 freeway frontage is managed within the ADOT property limits and does not drain into the Project. There is an unincorporated Maricopa County parcel located at the southeastern corner of the

Project between the proposed collector road and Loop 202 that appears to be utilized for vehicle parking and storage. Berming surrounds the northern and western boundaries of this parcel, so runoff from this site ultimately outfalls to the fronting Warner Road right-of-way. It is assumed that this condition will be maintained as part of Project conditions.

4.0 PROPOSED DRAINAGE CONDITIONS

Onsite rainfall runoff from the Project has been designed to be routed via street flow to concentration points throughout the Project where inlets and storm drain will be designed to capture and discharge runoff to onsite surface retention basins. The preliminary drainage areas, flow patterns, and retention areas for the Project are included on Figure 3 of Appendix A.

4.1 Retention Requirements

Retention basins will be designed to retain the tributary runoff generated from the 100-year, 2-hour storm event (2.20 inches). This includes adjacent half-streets of Warner Road and Hawes Road. The retention volumes have been calculated as explained in the following equation:

$$V_R = C * (P/12) * A$$

where:

V_R = Required Retention Volume (ac-ft)

C = Area-Weighted Runoff Coefficient

P = 100-year, 2-hour Precipitation Depth (in) = 2.20 inches

A = Drainage Area (ac)

Runoff coefficients for drainage areas were referenced from Table 6.3 of the DPSM and Table 8.1 of the EDS. For the alley-loaded product, a plot plan was used to calculate the weighted runoff coefficient since the runoff coefficient per Table 6.3 overestimated the impermeable area based on the unit density. The plot plan area calculations and C-coefficient calculations are provided in Appendix B.

Retention basin volumes and locations are shown on Figure 3 (Preliminary Drainage Exhibit) of Appendix A with supporting calculations included in Appendix B.

4.2 Dissipation of Stored Runoff

Stormwater retention basins will be designed such that retained water is discharged within 36 hours of the storm event in accordance with the City of Mesa standards and

FCDMC DDM. Outlet facilities consist of natural infiltration through the basin bottom and drywells. The Project is not located adjacent to a regional storm drain system so drywells will be utilized for dewatering as opposed to bleed-off. In accordance with FCDMC standards, the design disposal rate utilized for drywells is 0.1 cfs. The preliminary number of drywells needed to dewater each basin within 36 hours is based on drywell discharge rate only. Preliminary dewatering calculations have been included in Appendix B.

4.3 Lot Drainage

The home product used for this Project has a garage that will front the street and a front porch on the opposite side of the lot that fronts open space (paseo) where there will be connecting sidewalk. The Project proposed three different home product types – casitas, alley-loaded, and townhomes. The casitas will drain from the rear yard to the fronting street. The alley-loaded and townhomes will generally be graded to drain approximately half of the lot to the fronting street that will be used for vehicle access and half the lot to the open space/street at the front of the home. Runoff in the streets will drain to a series of concentration points where inlets and storm drain will be designed to remove runoff and discharge to the corresponding retention basins.

4.4 Street Conveyance

Street flows will be designed to be directed to concentration points throughout the Project where inlets will be placed to remove flow from the street and discharge to surface retention basins. The Rational Method will be used to calculate the 10-year and 100-year flows for pavement drainage design. The onsite system will be designed to convey the peak 10-year flow between curbs without overtopping and to contain the 100-year flow within the street right-of-way. Where possible, this will be accomplished with the use of 4-inch roll curb. 6-inch vertical curb will be constructed where 4-inch curb cannot meet the above requirements.

4.5 Inlet Sizing

Inlets will be designed in accordance with the City of Mesa guidelines. Inlets will be designed to capture the 10-year storm event without exceeding a depth of 6 inches. The inlets will provide adequate capacity to capture the 100-year storm event without exceeding a depth of 12 inches and allow flows to overtop the curb and surface flow to retention basins when possible.

4.6 Storm Drain Conveyance

An underground storm drain network will be incorporated where the 10-year and 100-year flows cannot be contained using 6-inch vertical curb and/or where runoff is to be

removed from the street and discharged to retention basins. The storm drain pipes will be sized to accept and convey the 10-year peak design discharges at each inlet while maintaining a freeboard of 12 inches.

4.7 Erosion Protection

Erosion protection will be designed at all concentrated points of discharge. Riprap aprons will be designed downstream of all storm drain pipe outlets to protect against scour, provide uniform spreading of flows, and decrease flow velocities.

5.0 ULTIMATE OUTFALL

The ultimate outfalls for the Project will be at Equalized Basin System RB-4 to the Warner Road right-of-way or Equalized Basin System RB-11 & 12 to the Hawes Road right-of-way. This is consistent with historic flow patterns for the site. No adverse impacts are anticipated to downstream drainage facilities as a result of the proposed development.

6.0 FINISHED FLOORS

Finished floor elevations within the Project will be set a minimum of 14 inches above the lowest outfall elevation and a minimum of 12 inches above the high adjacent 100-year water surface elevation in retention basins.

7.0 SUMMARY & CONCLUSIONS

The drainage infrastructure will be designed in compliance with City of Mesa and Maricopa County design criteria and other required drainage laws. No adverse drainage impacts are expected to either downstream existing properties or drainage ways from the site. The study has determined that:

- Streets will be designed to adequately convey the onsite 10-year peak flow between curbs without overtopping and the 100-year peak flow within the right-of-way.
- Lots will be graded to ultimately drain into the street.
- Onsite flows will be conveyed to retention basins near low points in the site via surface flow and when necessary, storm drain pipes.

- Riprap aprons will be placed downstream of all points of concentrated discharge including storm drain, overflow weirs, and emergency spillways to protect against scour.
- Onsite retention basins will provide a storage volume equivalent to the 100-year, 2-hour runoff.
- Retention basins will be drained within 36 hours. The dewatering of the retention volume will be accomplished by a combination of drywells and natural infiltration.

8.0 REFERENCES

Flood Control District of Maricopa County (2018a). *Drainage Policies and Standards for Maricopa County, Arizona*. August 2018. Phoenix, Arizona.

Flood Control District of Maricopa County (2018b). *Drainage Design Manual for Maricopa County, Arizona, - Hydrology*. December 2018. Phoenix, Arizona.

Flood Control District of Maricopa County (2018c). *Drainage Design Manual for Maricopa County, Arizona, - Hydraulics*. December 2018. Phoenix, Arizona.

City of Mesa (2022). *Engineering & Design Standards – Chapter 8 – Stormwater Drainage and Retention*. 2022. Mesa, Arizona.

HILGARTWILSON (2019). *Master Drainage Report for Hawes Crossing*. October 2019. Phoenix, Arizona.

NOAA 14. Hydrometeorological Design Studies Center Precipitation Frequency Data Server. (<http://hdsc.nws.noaa.gov/hdsc/pfds/>)

Appendix A

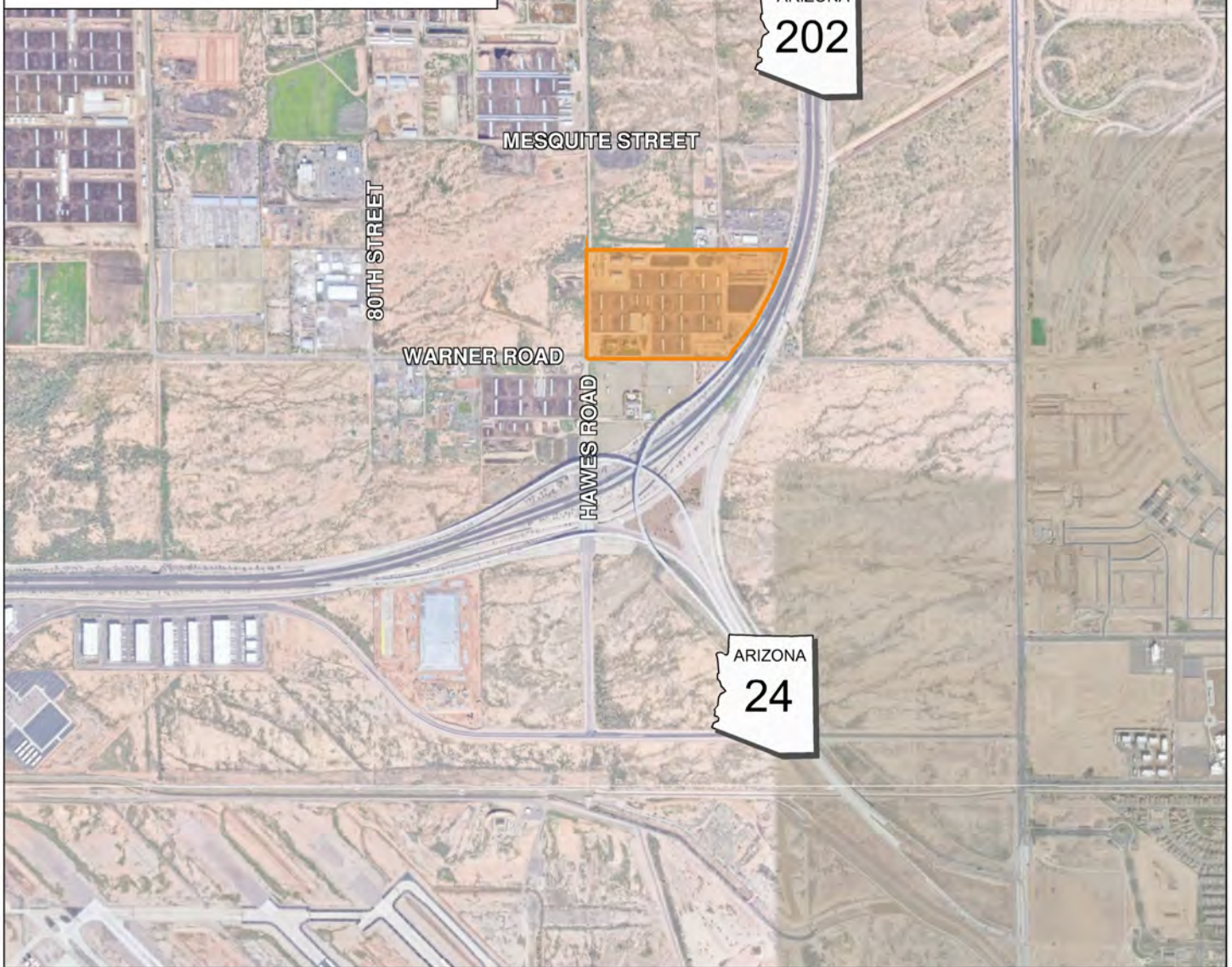
Figures

LEGEND

PROJECT LOCATION



0 2000 4000 Feet



PROJ.NO.: 1833

DATE: SEPT 2024

SCALE: 1" = 2,000'

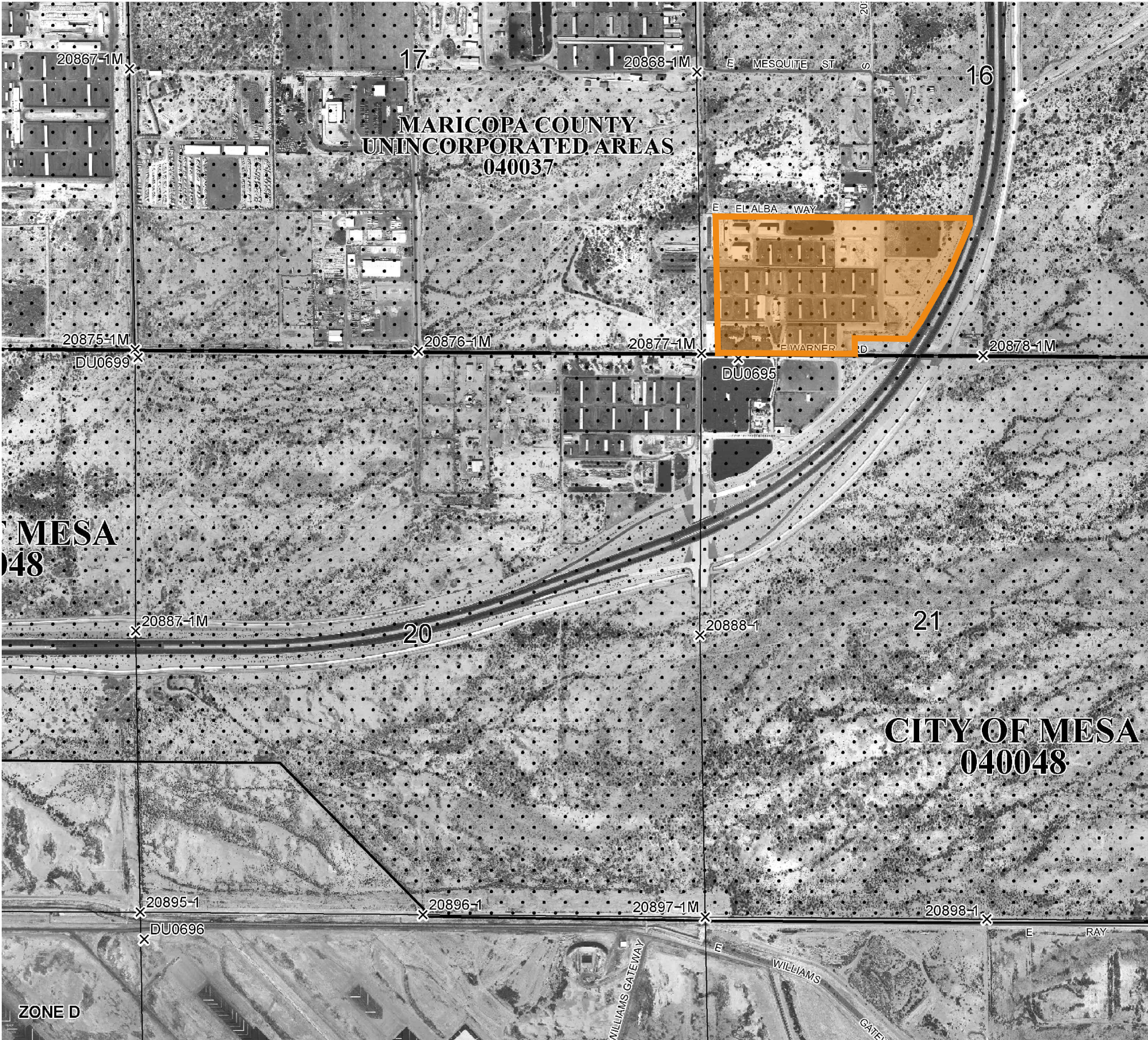
DRAWN BY: DRF

CHECKED BY: BR

HAWES CROSSING VILLAGE 5
HAWES ROAD AND WARNER ROAD
CITY OF MESA, ARIZONA

FIG 1: VICINITY MAP


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



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2760L

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 2760 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	2760	L
GILBERT TOWN OF	040044	2760	L
MESA, CITY OF	040048	2760	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER

04013C2760L

MAP REVISED

OCTOBER 16, 2013

Federal Emergency Management Agency

LEGEND

PROJECT LOCATION

1000 500 0 1000

SCALE FEET

HILGARTWILSON

2141 E. HIGHLAND AVE., STE. 250

PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

HAWES CROSSING – VILLAGE 5

NEC OF HAWES ROAD & WARNER ROAD

CITY OF MESA, ARIZONA

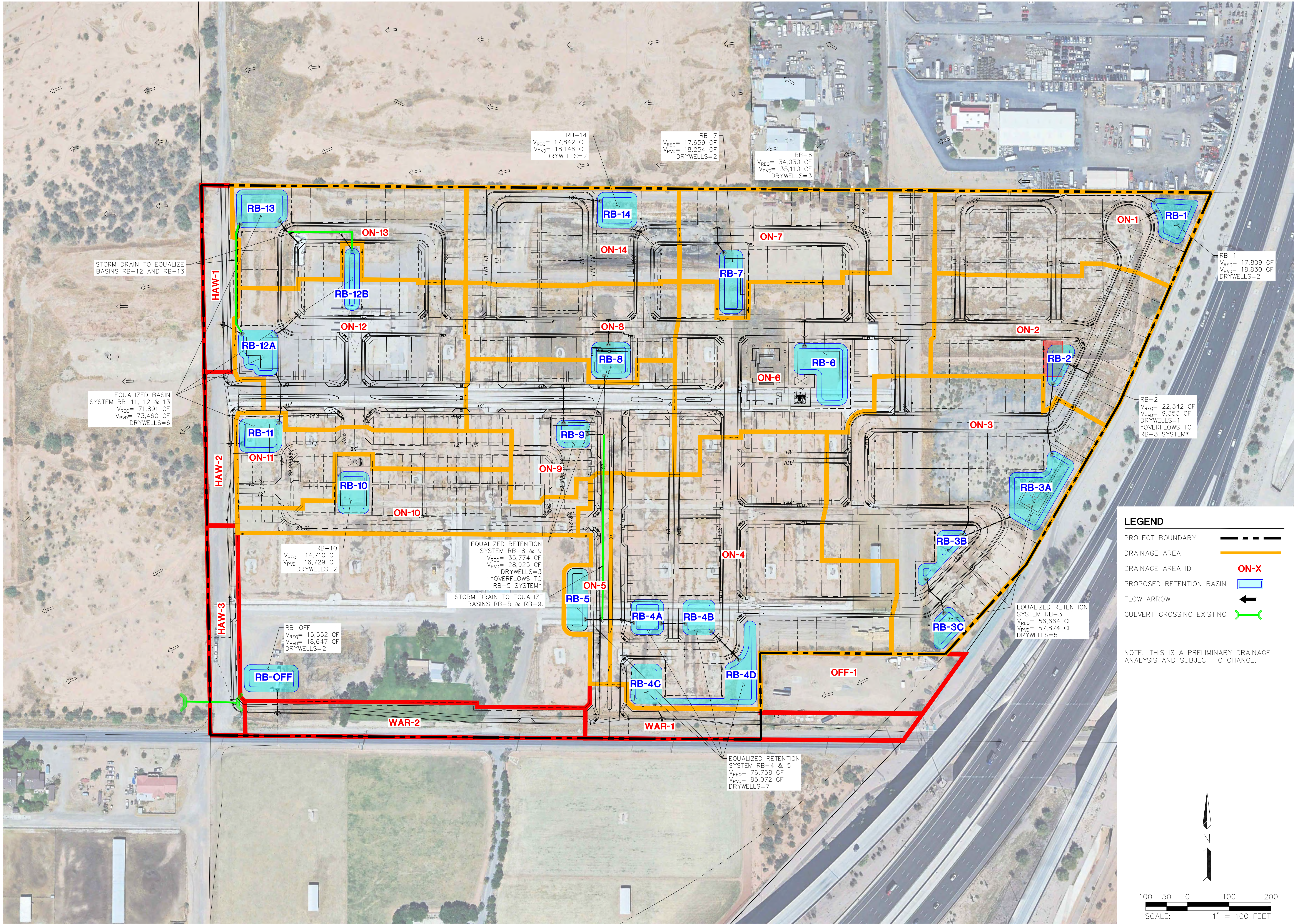
FIG 2: FEMA FLOOD MAP

PROJ. NO.:	1833.09
DATE:	SEP 2024
SCALE:	1" = 1,000'
DRAWN BY:	LG
CHECKED BY:	BR

© 2024, HILGARTWILSON, LLC

U: \\1800\\1833\\1833.09 Lennar\\REPORTS\\DRAINAGE\\Village 5 Preliminary\\Exhibits\\1833.09 FIG 2 – FEMA Flood Map.dwg 9/25/2024 3:04 PM

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www.colliersengineering.com

Formerly
HILGART WILSON

HAWES CROSSING - VILLAGE 5

HAWES ROAD & WARNER ROAD
CITY OF MESA, ARIZONA

FIG 3: PRELIMINARY DRAINAGE EXHIBIT

Engineering & Design	PROJ NO.: 1833.09	DATE: MAY 2025	SCALE: 1" = 100'	DRAWN: LG	DESIGNED: LG	APPROVED: NL
DWG. NO.	EX					
SHT.	1 OF 1					

Appendix B

Retention and Dewatering Calculations

DRAINAGE SUBAREA SUMMARY TABLE

Project: 1833 - Hawes Crossing Village 5
 Prepared by: LG
 Date: May, 2025



Drainage Area ID	Concentration Point	Land Use Category ⁽¹⁾						Total Area [ft ²]
		Desert Landscaping/ Undeveloped Desert [ft ²]	Turf [ft ²]	Small Lot Residential - Single Family [ft ²]	Very Small Lot Residential - Townhomes [ft ²]	Alley-Loaded Residential [ft ²]	Pavement & Rooftops [ft ²]	
ON-1	-	24,706	0	7,769	0	54,620	35,232	122,328
ON-2	-	15,352	0	54,594	0	30,291	45,780	146,016
ON-3	-	47,277	0	152,302	0	8,003	84,308	291,890
ON-4	-	51,894	0	85,206	0	84,978	109,047	331,126
ON-5	-	14,300	0	0	0	0	22,338	36,638
ON-6	-	36,832	0	31,058	0	72,980	85,548	226,419
ON-7	-	13,035	0	62,082	0	10,192	30,836	116,147
ON-8	-	12,333	0	3,870	0	41,795	39,840	97,839
ON-9	-	10,427	0	0	23,303	31,806	63,574	129,109
ON-10	-	32,151	0	0	42,636	0	25,352	100,139
ON-11	-	13,900	0	0	40,797	0	29,139	83,836
ON-12	-	25,653	0	27,119	11,584	39,139	86,427	189,922
ON-13	-	15,296	0	62,547	0	11,147	33,243	122,234
ON-14	-	11,869	0	11,678	0	60,972	33,241	117,760
HAW-1	-	10,950	0	0	0	0	23,925	34,875
HAW-2	-	3,201	0	0	0	0	29,200	32,401
HAW-3	-	6,338	0	0	0	0	31,289	37,627
WAR-1	-	13,040	0	0	0	0	46,536	59,576
WAR-2	-	22,623	0	0	0	0	42,762	65,385
OFF-1	-	62,844	0	0	0	0		62,844
TOTAL		444,021	0	498,227	118,320	445,925	897,617	2,404,110

NOTES:

(1) From Table 3.2 of the Maricopa County Drainage Design Manual Volume I, Hydrology (2018), and from Table 8.1 of the City of Mesa Engineering & Design Standards (2022).

WEIGHTED RUNOFF COEFFICIENT CALCULATIONS

Project: 1833 - Hawes Crossing Village 5
Prepared by: LG
Date: May, 2025



Land Use ⁽¹⁾	10-Year C Coefficient	100-Year C Coefficient
Desert Landscaping	0.40	0.50
Undeveloped Desert Rangeland	0.40	0.50
Turf	0.25	0.31
Small Lot Residential - Single Family	0.68	0.84
Very Small Lot Residential - Townhomes	0.75	0.94
Alley-Loaded Residential	0.80	0.82
Pavement & Rooftops	0.95	0.95

(1) From Table 3.2 of the Maricopa County Drainage Design Manual Volume I, Hydrology (2018), and from Table 8.1 of the City of Mesa Engineering & Design Standards (2022).

(2) The weight C coefficient for the Alley-Loaded residential product was calculated based on the alley plot plan. It was assumed that half of the private open space was desert landscaping and half was pavement. The plot plan with a breakdown of the areas is provided in Appendix B

Drainage Area ID(s)	Concentration Point	Subarea Surface Types & Areas							Weighted C Coefficient	
		Desert Landscaping/ Undeveloped Desert	Turf	Small Lot Residential - Single Family	Very Small Lot Residential - Townhomes	Alley-Loaded Residential	Pavement & Rooftops	Total	C _w - 10-Year	C _w - 100-Year
		(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)		
ON-1	-	24,706	0	7,769	0	54,620	35,232	122,328	0.75	0.79
ON-2	-	15,352	0	54,594	0	30,291	45,780	146,016	0.76	0.83
ON-3	-	47,277	0	152,302	0	8,003	84,308	291,890	0.72	0.82
ON-4	-	51,894	0	85,206	0	84,978	109,047	331,126	0.76	0.82
ON-5	-	14,300	0	0	0	0	22,338	36,638	0.74	0.77
ON-6	-	36,832	0	31,058	0	72,980	85,548	226,419	0.78	0.82
ON-7	-	13,035	0	62,082	0	10,192	30,836	116,147	0.73	0.83
ON-8	-	12,333	0	3,870	0	41,795	39,840	97,839	0.81	0.83
ON-9	-	10,427	0	0	23,303	31,806	63,574	129,109	0.83	0.88
ON-10	-	32,151	0	0	42,636	0	25,352	100,139	0.69	0.80
ON-11	-	13,900	0	0	40,797	0	29,139	83,836	0.76	0.87
ON-12	-	25,653	0	27,119	11,584	39,139	86,427	189,922	0.79	0.85
ON-13	-	15,296	0	62,547	0	11,147	33,243	122,234	0.73	0.83
ON-14	-	11,869	0	11,678	0	60,972	33,241	117,760	0.79	0.83
HAW-1	-	10,950	0	0	0	0	23,925	34,875	0.78	0.81
HAW-2	-	3,201	0	0	0	0	29,200	32,401	0.90	0.91
HAW-3	-	6,338	0	0	0	0	31,289	37,627	0.86	0.87
WAR-1	-	13,040	0	0	0	0	46,536	59,576	0.83	0.85
WAR-2	-	22,623	0	0	0	0	42,762	65,385	0.76	0.79
OFF-1	-	62,844	0	0	0	0	0	62,844	0.40	0.50
TOTAL		444,021	0	498,227	118,320	445,925	897,617	2,404,110	0.75	0.82

RETENTION CALCULATIONS TABLE (ULTIMATE CONDITIONS)

Project: 1833 - Hawes Crossing Village 5

Prepared by: LG

Date: May, 2025



100-YEAR, 2-HOUR CALCULATIONS

Retention Volume Required (100-Year, 2-Hour) =

$C_{POST} = C_W$ - Post Developed Condition Runoff "C" Coefficient (See Weighted Runoff Coefficient C_W Calculations Table)

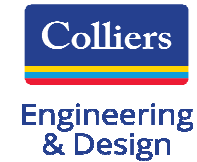
P = 2.20 in - Precipitation depth of 2.20 inches was used according to Section 806.4 of the EDS.

A = Plan-view area of an individual drainage area

Retention Basin ID	Drainage Area (ft ²)	Area (ft ²)	Weighted Runoff Coefficient (100-YR)	Runoff Volume Required for 100-Year, 2-Hour (ft ³)	Retention Volume Required (ft ³)	Overflow From Upstream (ft ³)	TOTAL Retention Volume Required (ft ³)	TOTAL Retention Volume Provided (ft ³)	Overflow Volume (ft ³)	Overflows To (ft ³)
RB-1	ON-1	122,328	0.79	17,809	17,809	-	17,809	18,830	-	
RB-2	ON-2	146,016	0.83	22,342	22,342	-	22,342	9,353	12,989	RB-3A, 3B & 3C
RB-3A, 3B & 3C	ON-3	291,890	0.82	43,675	43,675	12,989	56,664	57,874	-	
RB-4A, 4B, 4C, 4D & 5	ON-4	331,126	0.82	49,646	69,909	6,849	76,758	85,072	-	
	WAR-1	59,576	0.85	9,300						
	ON-5	36,638	0.77	5,201						
	OFF-1	62,844	0.50	5,761						
RB-6	ON-6	226,419	0.82	34,030	34,030	-	34,030	35,110	-	
RB-7	ON-7	116,147	0.83	17,659	17,659	-	17,659	18,254	-	
RB-8, RB-9	ON-8	97,839	0.83	14,949	35,774	-	35,774	28,925	6,849	RB-4A, 4B, 4C, 4D & 5
	ON-9	129,109	0.88	20,826						
RB-10	ON-10	100,139	0.80	14,710	14,710	-	14,710	16,729	-	
RB-11, RB-12A, 12B & RB-13	ON-11	83,836	0.87	13,380	71,891	-	71,891	73,460	-	
	HAW-2	32,401	0.91	5,379						
	ON-12	189,922	0.85	29,461						
	HAW-1	34,875	0.81	5,171						
	ON-13	122,234	0.83	18,500						
RB-14	ON-14	117,760	0.83	17,842	17,842	-	17,842	18,146	-	
RB-OFF	WAR-2	65,385	0.79	9,521	15,552	-	15,552	18,647	-	
	HAW-3	37,627	0.87	6,030						
TOTAL					361,192			380,400		

36-HOUR DEWATERING OF RETENTION BASINS (ULTIMATE CONDITIONS)

Project: 1833 - Hawes Crossing Village 5
 Prepared by: LG
 Date: May, 2025



DEWATERING TYPE	EQUATION	VARIABLES	UNITS
Drywells	Time to Drain ⁽³⁾ $T = V_P / 3600 R_T$	V_P = Volume Provided R_T = TOTAL Drain Rate	Hours

Retention Basin ID	Retention Volume Required [ft ³]	Drywell Disposal Rate ⁽¹⁾ (cfs)	Number of Drywells ⁽²⁾ [ea.]	TOTAL Drain Rate (cfs)	Time to Drain ⁽³⁾ $T = V_P / 3600 R_T$ [hr]
RB-1	17,809	0.10	2	0.2	24.7
RB-2	9,353		1	0.1	26.0
RB-3A, 3B & 3C	56,664		5	0.5	31.5
RB-4A, 4B, 4C, 4D & 5	76,758		7	0.7	30.5
RB-6	34,030		3	0.3	31.5
RB-7	17,659		2	0.2	24.5
RB-8, RB-9	28,925		3	0.3	26.8
RB-10	14,710		2	0.2	20.4
RB-11, RB-12A, 12B & RB-13	71,891		6	0.6	33.3
RB-14	17,842		2	0.2	24.8
RB-OFF	15,552		2	0.2	21.6
TOTAL			35		

NOTE:

- (1) Percolation rate of 0.1 is based on Standard 6.10.13 of the FCDMC Drainage Policies and Standards.
- (2) The required number of drywells can be adjusted based on as-built test data of the basin bottom surface area and one as-built drywell percolation test per retention basin.
- (3) Design of all stormwater storage facilities is such that the stored runoff is completely discharged from the facility within 36 hours after the runoff event has ended.

TYPICAL PLOT PLAN

LOT INFORMATION

ZONING: RSL 2.5 PAD
 TYP. LOT SIZE: 35' x 85' MIN.
 TYP. LOT AREA: 2,975 S.F.

BLDG. SETBACKS

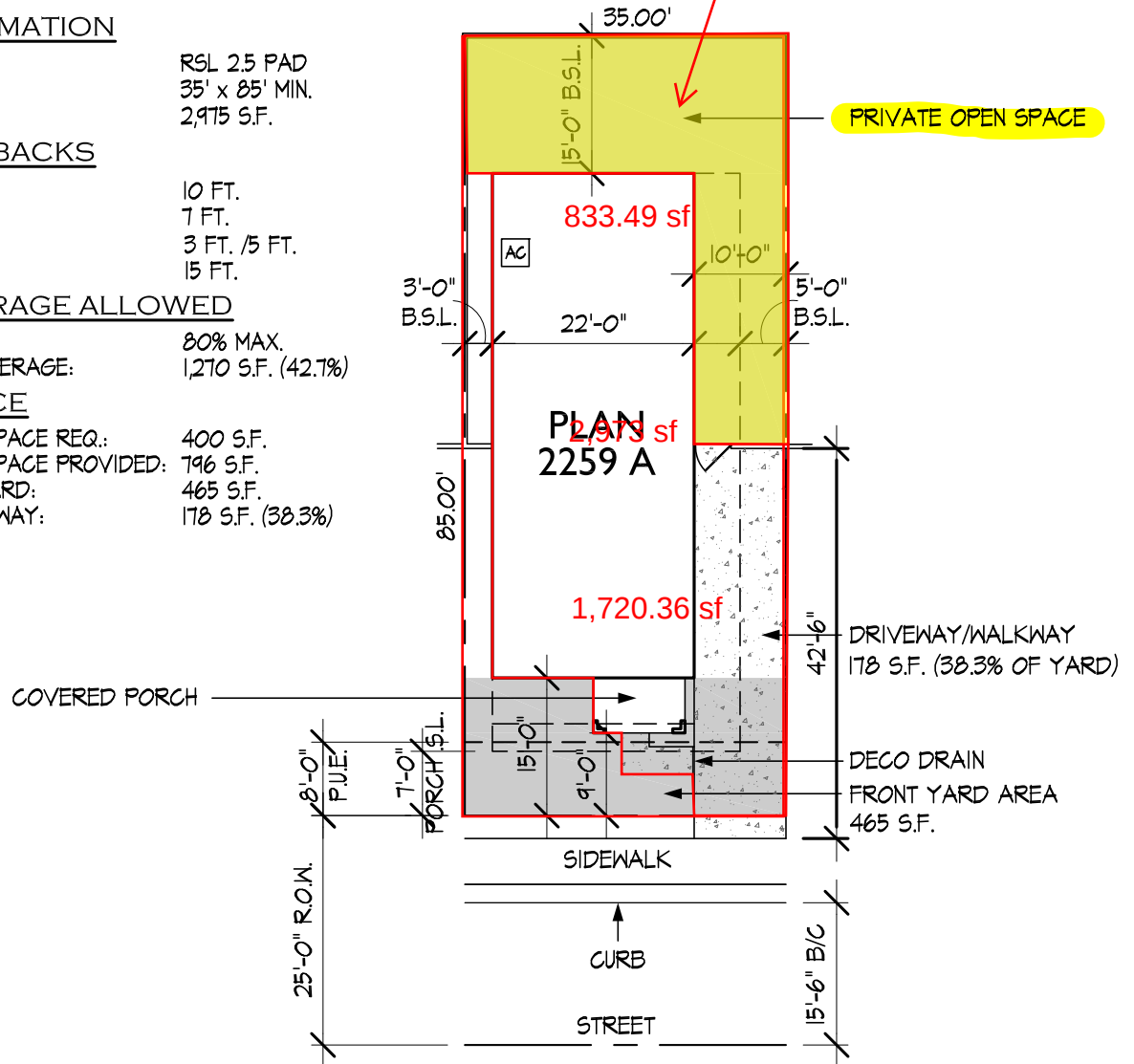
FRONT LIVABLE: 10 FT.
 FRONT PORCH: 7 FT.
 SIDES: 3 FT. / 5 FT.
 REAR: 15 FT.

LOT COVERAGE ALLOWED

LOT COVERAGE: 80% MAX.
 2259 A LOT COVERAGE: 1,270 S.F. (42.7%)

OPEN SPACE

PRIVATE OPEN SPACE REQ.: 400 S.F.
 PRIVATE OPEN SPACE PROVIDED: 196 S.F.
 TOTAL FRONT YARD: 465 S.F.
 DRIVEWAY/WALKWAY: 178 S.F. (38.3%)



2259 MAX FOOTPRINT - A

LIVABLE - TOTAL: 1,210 S.F.
 COVERED PORCH: 60 S.F.
 TOTAL FOOTPRINT: 1,270 S.F.

FRONT DRIVEWAY

HAWES CROSSING DREAM HOMES

LENNAR

1665 W. Alameda Drive, Suite 130, Tempe, AZ 85282

MESA, AZ

SCALE: 1"=20'-0"

DATE: 9.27.24

PLAN 2259 A

Hawes Village Five

Good Neighbor Policy

Purpose

The purpose of this Good Neighbor Policy for Hawes Village Five is to implement best practices for the development and site management of the project.

General Information

Hawes Village Five is a proposed single-family development project with residential uses. The commercial portion of the site is not part of the Hawes Village Five application. However, in the future, it is anticipated that approximately 10.8 acres of commercial space will be developed.

Contact

Lennar is the residential developer. At this time, no commercial developers are in place. The contact information for the Lennar management team is listed below. Hawes Village Five will abide by the conditions of the zoning approval as well as all applicable City ordinances and resolutions.

Lennar

1665 W. Alameda Drive #125, #130 & #130A

Tempe, AZ 85282

Complaint Response Policy

Any concerning situations, conditions, and/or circumstances may be reported to the applicable Site Managers noted above and will be resolved accordingly. In the event of an issue that needs the Site Manager's attention, the Site Manager's listed above will address the concern to the best of their ability. If unresolved, it will be escalated to upper management. Each complaint will be followed-up by a personal response to the individual filing the complaint from the appropriate Site Manager.

Hawes Village Five

Plan of Operation

Purpose

The purpose of this Plan of Operation is to implement best practices for the development and site management of the Hawes Village Five development.

General Information

Hawes Village Five is a proposed single-family residential development. Along the northeast corner of Hawes Road and Warner Road, there are 10.8 acres of commercial development that is not a part of this application. At this time, there are no commercial developers for this site.

Contact

Lennar, the residential developer, is the future manager of residential properties. When a commercial developer and manager becomes involved, they will need to provide a Plan of Operation with their contact information. The contact information for the Lennar management team is listed below. Hawes Village Five will abide by the conditions of the zoning approval as well as all applicable city ordinances and resolutions.

Lennar

1665 W. Alameda Drive #125, #130 & #130A

Tempe, AZ 85282

Complaint Response Policy

Any concerning situations, conditions, and/or circumstances may be reported to the applicable Site Managers noted above and will be resolved accordingly. In the event of an issue that needs the Site Manager's attention, the Site Manager's listed above will address the concern to the best of their ability. If unresolved, it will be escalated to upper management. Each complaint will be followed-up by a personal response to the individual filing the complaint from the appropriate Site Manager.

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 THEMSELF 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. 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.
3. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
4. 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.
5. 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 ALPHA GEOTECHNICAL & MATERIALS, INC., PHONE NO.602-453-3265, PROJECT NO. 24-G-14482 , DATED AUGUST 8, 2024.
6. 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.
7. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY THEMSELF 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.
8. 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 811 OR CLICK ARIZONA811.COM. 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 KIND.
9. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
10. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL BEEN SATISFIED.
11. 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 SURVEYOR 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.
12. 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 CITY, COUNTY, OR OTHER JURISDICTIONAL AGENCY 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 POT HOLE UTILITY TRENCHES AS NECESSARY TO COMPLETE AN AS-BUILT SURVEY.

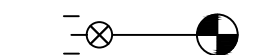
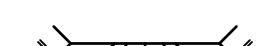
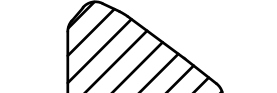
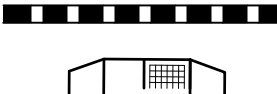
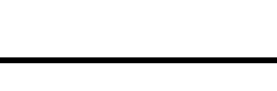
PAVING & GRADING

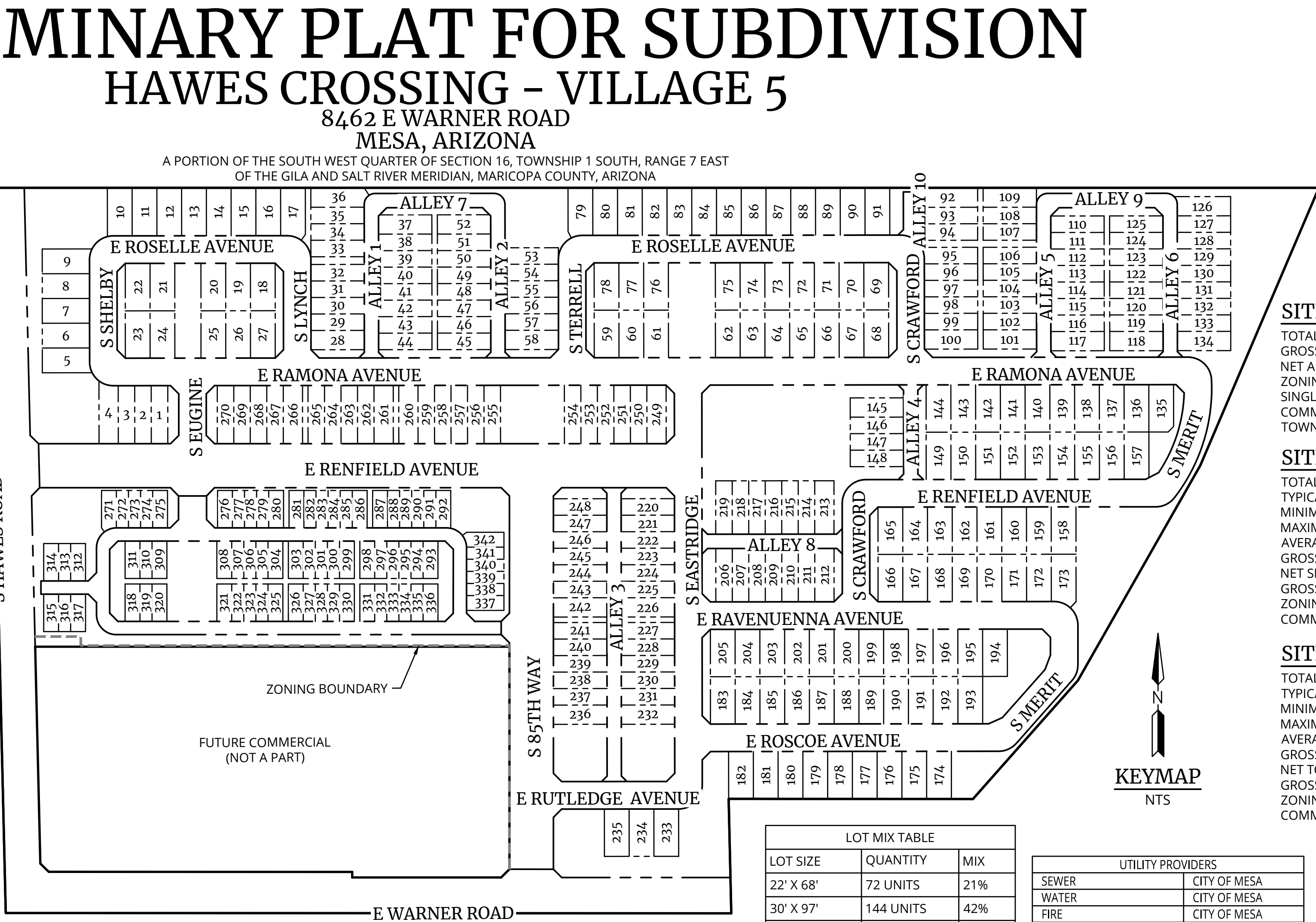
14. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT 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.
15. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES, DRAINAGE FACILITIES AND OTHER UTILITIES 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.
16. 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.
17. 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.).
18. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS HAVE BEEN DESIGNED TO APPLICABLE STANDARDS AND CRITERIA. THE END USER IS ADVISED THAT THE IMPROVEMENTS WILL REQUIRE ONGOING MAINTENANCE IN THE FORM OF PERIODIC INSPECTION, CLEAN UP, AND/OR REPAIRS TO MAINTAIN PERFORMANCE OF THE IMPROVEMENTS AS ORIGINALLY DESIGNED.
19. COLLIER ENGINEERING & DESIGN RECOMMENDS THAT DOUBLE RING INFILTROMETER TESTING BE CONDUCTED ON ALL CONSTRUCTED BASIN BOTTOMS ALONGSIDE CONSTANT HEAD PERCOLATION TEST ON INSTALLED DRYWELLS. TESTING DATA TO BE PROVIDED TO COLLIER ENGINEERING & DESIGN FOR ANALYSIS. THE REQUIRED NUMBER OF DRYWELLS MAY BE ALTERED BASED UPON THE MEASURED DRYWELL PERCOLATION RATES AND NATURAL INFILTRATION RATES SUCH THAT THE COMBINED DEWATERING RATES WILL DEWATER THE BASIN WITHIN THE ALLOTTED 36-HOUR DRY-OUT PERIOD. THIS MAY RESULT IN AN INCREASE OR DECREASE OF REQUIRED DRYWELLS.

WATER & SEWER

20. UNDERGROUND UTILITIES SHALL BE MARKED IN ACCORDANCE WITH SECTION 40-360 OF THE ARIZONA REVISED STATUTES AND LOCAL MUNICIPALITY REQUIREMENTS.
21. SEWER SERVICES SHALL BE INSTALLED TO 5 FEET MINIMUM OF COVER AT 2 FEET BEHIND THE PUE, UNLESS OTHERWISE SHOWN ON PLAN.
22. BUILDINGS WITH FINISH FLOOR ELEVATIONS LOWER THAN THE REQUIRED CLEARANCE FROM THE UPSTREAM SEWER MANHOLE RIM ELEVATION MUST HAVE A BACKFLOW PREVENTER INSTALLED OUTSIDE THE RIGHT-OF-WAY AT THE TIME OF BUILDING CONSTRUCTION. COORDINATE WITH BUILDING DEPARTMENT FOR REQUIREMENTS.
23. ANY BUILDING EXPERIENCING WATER PRESSURES GREATER THAN 80 PSI WILL REQUIRE INSTALLATION OF AN INDIVIDUAL PRESSURE REDUCING VALVE OUTSIDE THE RIGHT-OF-WAY AT THE TIME OF BUILDING CONSTRUCTION. COORDINATE WITH BUILDING DEPARTMENT FOR REQUIREMENTS.

LEGEND

---	ZONING BOUNDARY		PROPOSED FIRE HYDRANT WITH WATER VALVE AND TEE
----	PARCEL BOUNDARY		GRADING RETAINING WALLS
- - - - -	LOT LINE		FENCE LINE
----	RIGHT OF WAY (TRACT)		ADA ACCESSIBLE RAMP
----	CENTER LINE		ADA ACCESSIBLE MID-BLOCK RAMP
----	PUBLIC UTILITY AND FACILITY EASEMENT (WIDTH PER PLANS)		RETENTION BASIN
----	SEWER EASEMENT (WIDTH PER PLANS)		STORM DRAIN
----	WATER EASEMENT (WIDTH PER PLANS)		CATCH BASIN
	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		



LEGAL DESCRIPTION PER TITLE REPORT

PARCEL NO. 1.
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" MARICOPA COUNTY BRASS CAP IN POTHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 16, FROM WHICH A 3" MCDOT BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, WHICH BEARS SOUTH 89 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 2638.44 FEET THEREFROM;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 1319.22 FEET TO A POINT ON SAID SOUTH LINE;

THENCE, DEPARTING SAD SOUTH LINE NORTH 00 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 835.24 FEET;

THENCE, DEPARTING SAID LINE NORTH 88 DEGREES 58 MINUTES 25 SECONDS EAST, A DISTANCE OF 251.03 FEET;

THENCE, DEPARTING SAID LINE NORTH 00 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 477.05 FEET;

THENCE, DEPARTING SAID LINE NORTH 89 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 1591.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16;

THENCE, DEPARTING SAID LINE ALONG THE WEST LINE SOUTH 00 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 1318.51 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16 AND THE POINT OF BEGINNING;

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN DOCKET 14938, PAGE 827, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PORTION OF THE NORTH 72.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND OF THE WEST 666.00 FEET OF THE EAST 916.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 16, WHICH LES NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1 INCH PIPE MARKING THE CENTER OF SAID SECTION 16, BEING SOUTH 89°35'55" EAST 2644.89 FEET FROM A 1 INCH PIPE MARKING THE WEST QUARTER CORNER OF SAID SECTION 16;

THENCE ALONG THE EAST - WEST MID SECTION LINE OF SAID SECTION 16, NORTH 89°35'55" WEST 8.46 FEET TO THE POINT OF BEGINNING ON THE NEW 2004 NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (SANTAN FREEWAY);

THENCE ALONG SAID NEW 2004 NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 0°46'24" EAST 7.80 FEET;

THENCE CONTINUING ALONG SAID NEW 2004 NORTHWESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 4413.66 FEET, A LENGTH OF 1161.21 FEET;

THENCE CONTINUING ALONG SAID NEW 2004 NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 14°18'03" WEST 60.00 FEET;

THENCE CONTINUING ALONG SAID NEW 2004 NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 23°34'25" WEST 659.77 FEET;

THENCE CONTINUING ALONG SAID NEW 2004 NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 30°04'11" WEST 449.39 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PROPOSED WILLIAMS - GATEWAY T.L.;

THENCE ALONG SAD PROPOSED NEW NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 41°58'37" WEST 434.46 FEET;

THENCE CONTINUING ALONG SAID PROPOSED NEW NORTHWESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2250.53 FEET, A LENGTH OF 83.00 FEET TO THE POINT OF ENDING ON THE SOUTH LINE OF SAID SECTION 16, BEING SOUTH 89°33'29" EAST 1572.22 FEET FROM A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF SAID SECTION 16;

EXCEPT THE SOUTH 208.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 16.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH COMMITMENT NUMBER NCS- 1209795-PHX1, REVISION NUMBER: 2, HAVING AN EFFECTIVE DATE OF JULY 23, 2024 AT 8:00 A.M.

SITE DATA - ZONING

TOTAL LOTS:	342
GROSS AREA:	60.9 AC
NET AREA:	48.7 AC
ZONING:	RS1-2.5 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:	270
TYPICAL LOT SIZE:	30' X 97', 45' X 86'
MINIMUM LOT SIZE:	2,910 SQ. FT
MAXIMUM LOT SIZE:	4,034 SQ. FT
AVERAGE LOT SIZE:	3,440 SQ. FT
GROSS SINGLE FAMILY AREA:	42.9 AC
NET SINGLE FAMILY AREA:	41.5 AC
GROSS PARCEL DENSITY:	6.5 DU/AC
ZONING:	RS1-2.5 PAD PAD
COMMON AREAS / OPEN SPACE:	8.2 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:	6.8 AC
GROSS PARCEL DENSITY:	10.6 DU/AC
ZONING:	GC PAD PAD
COMMON AREAS / OPEN SPACE:	1.8 AC

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

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

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

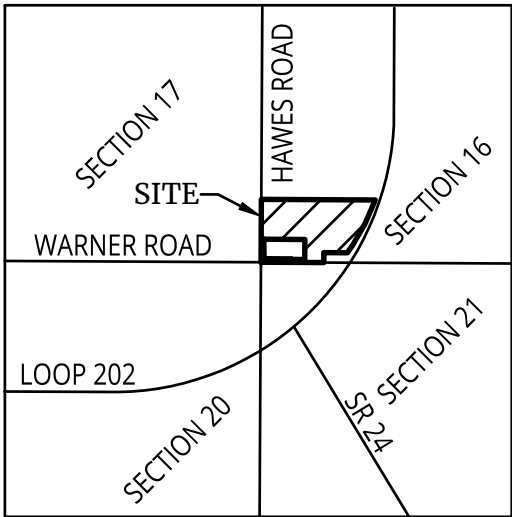
SHEET INDEX

PP01	COVER SHEET
PP02	NOTES & DETAILS
PP03	LOT & TRACT TABLES
PP05-PP09	PRELIMINARY PLAT
PGD01-PGD06	PRELIMINARY GRADING

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.



VICINITY MAP
NOT TO SCALE

REV: _____

4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.colliersengineering.com

Formerly
HILBART WILSON

Colliers
Engineering
& Design



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

PRELIMINARY PLAT – COVER SHEET

Engineering
& Design

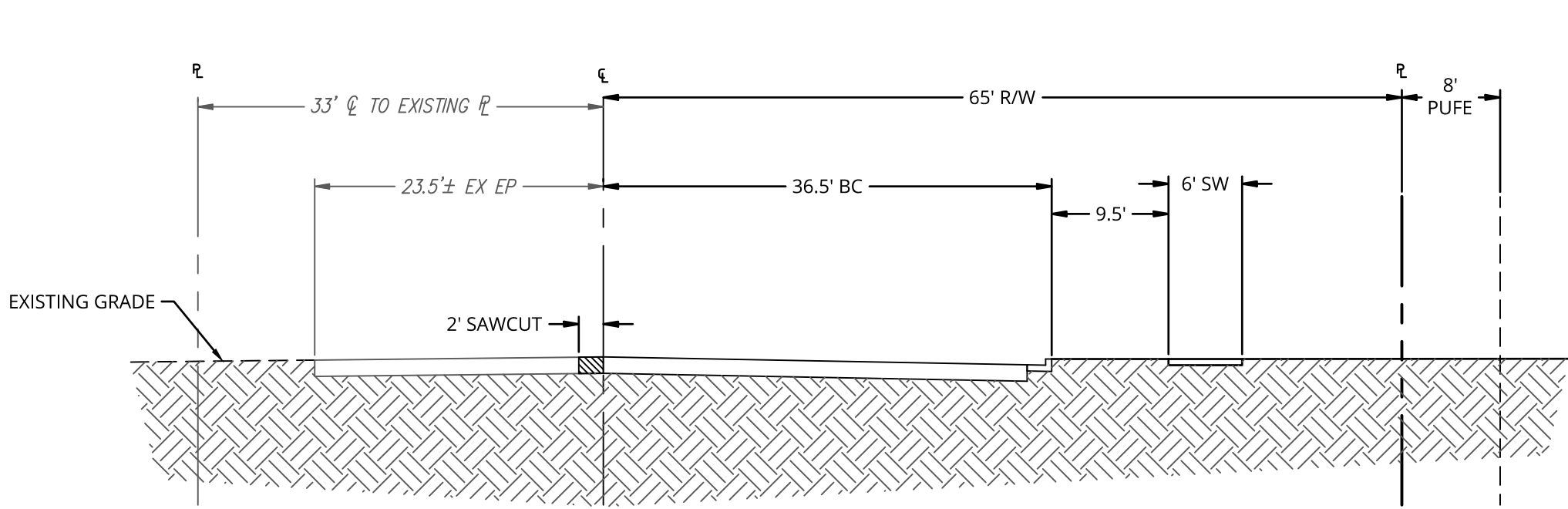
PROJ NO.: 1833
DATE: OCT 2025
SCALE: N.T.S.
DRAWN: MC
DESIGNED: NS
APPROVED: NL

DWG. NO.
PP01

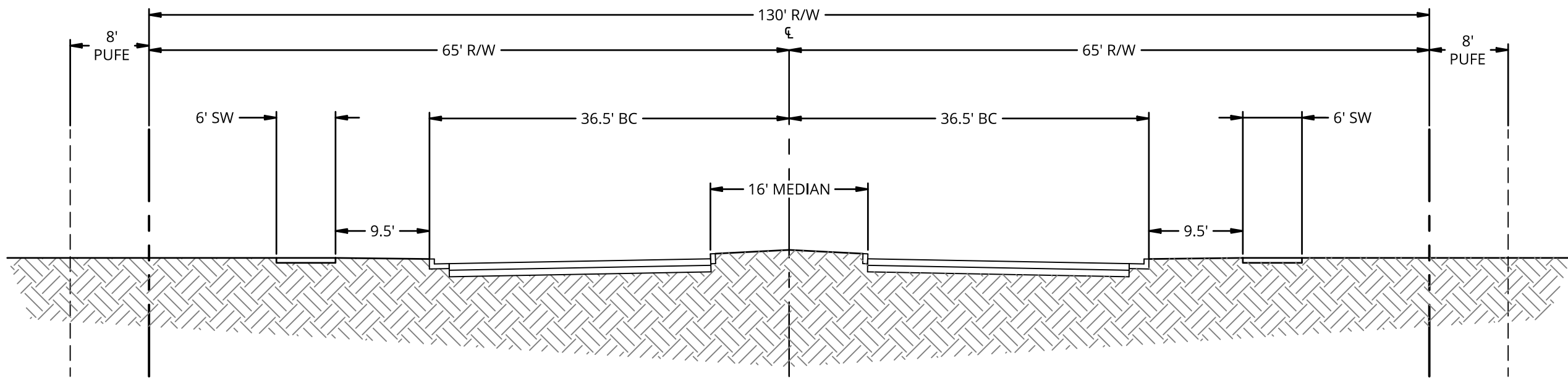
SHT. 1 OF 15



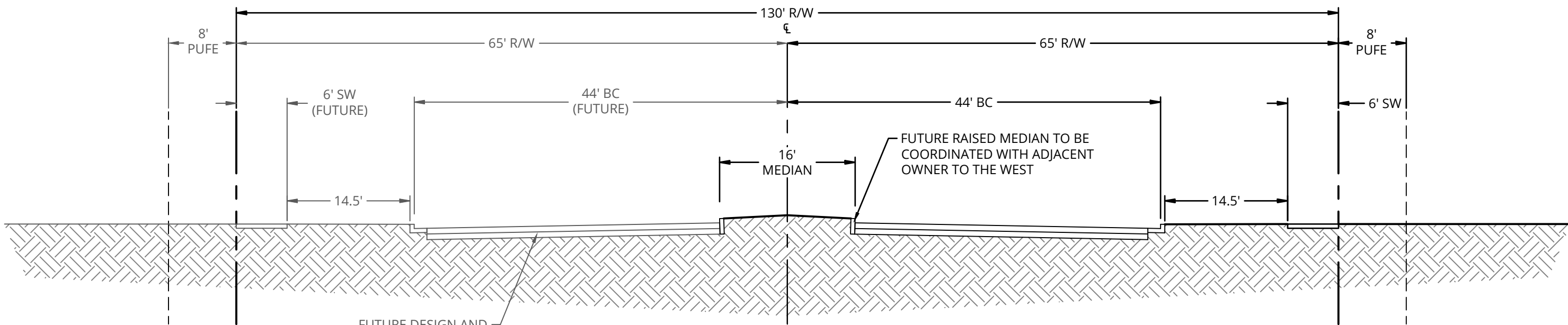
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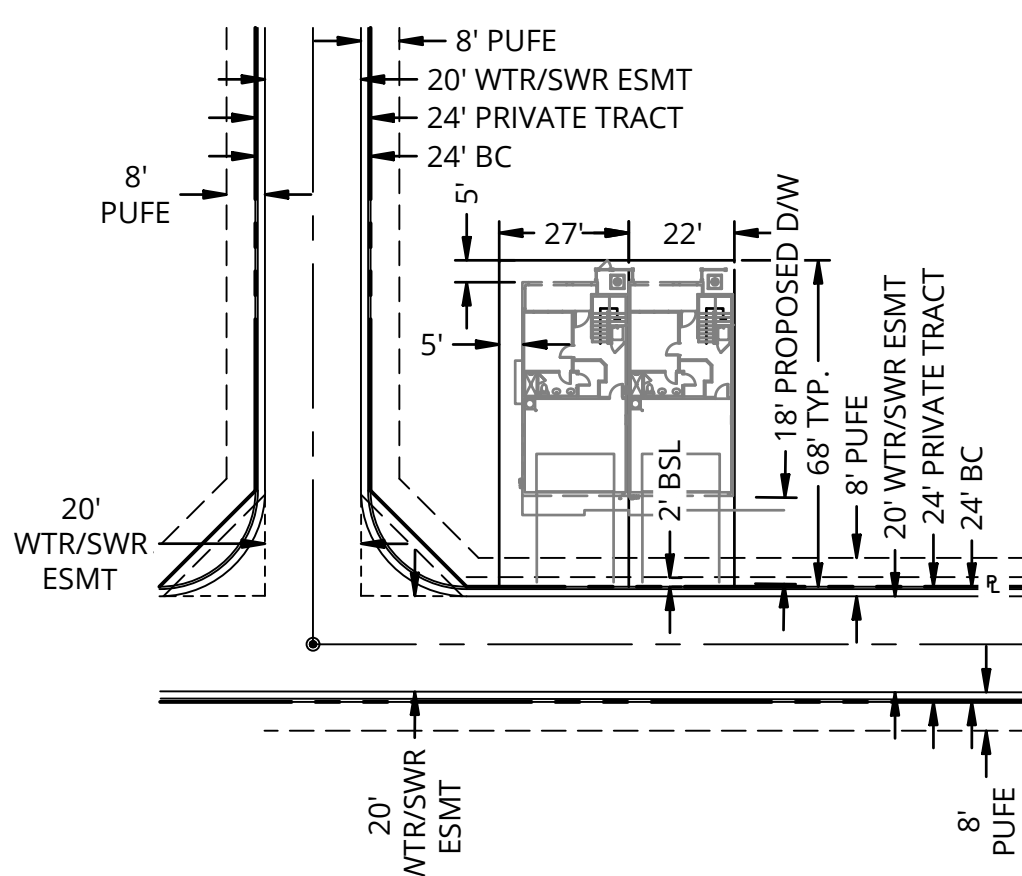
WARNER ROAD
ARTERIAL STREET SECTION (NORTHERN HALF-STREET)
LOOKING WEST
N.T.S.



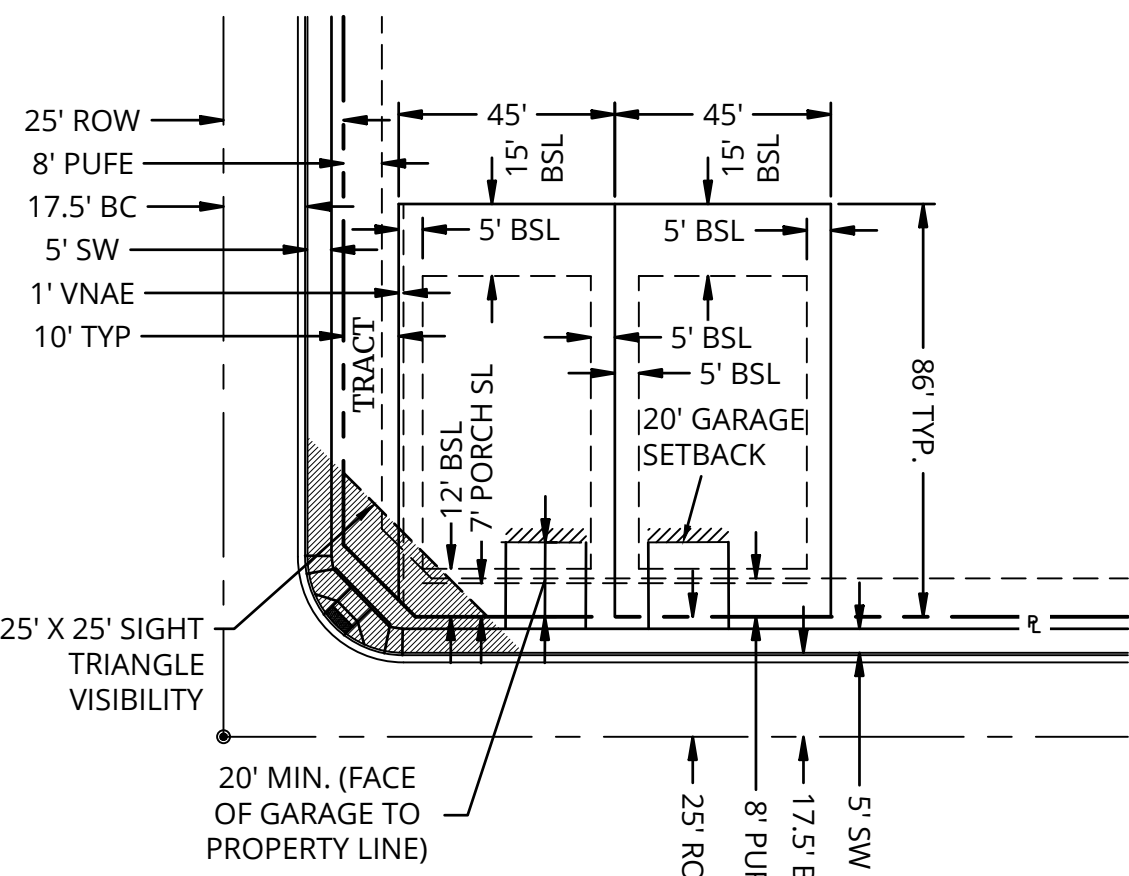
WARNER ROAD
ARTERIAL STREET SECTION
LOOKING WEST
N.T.S.



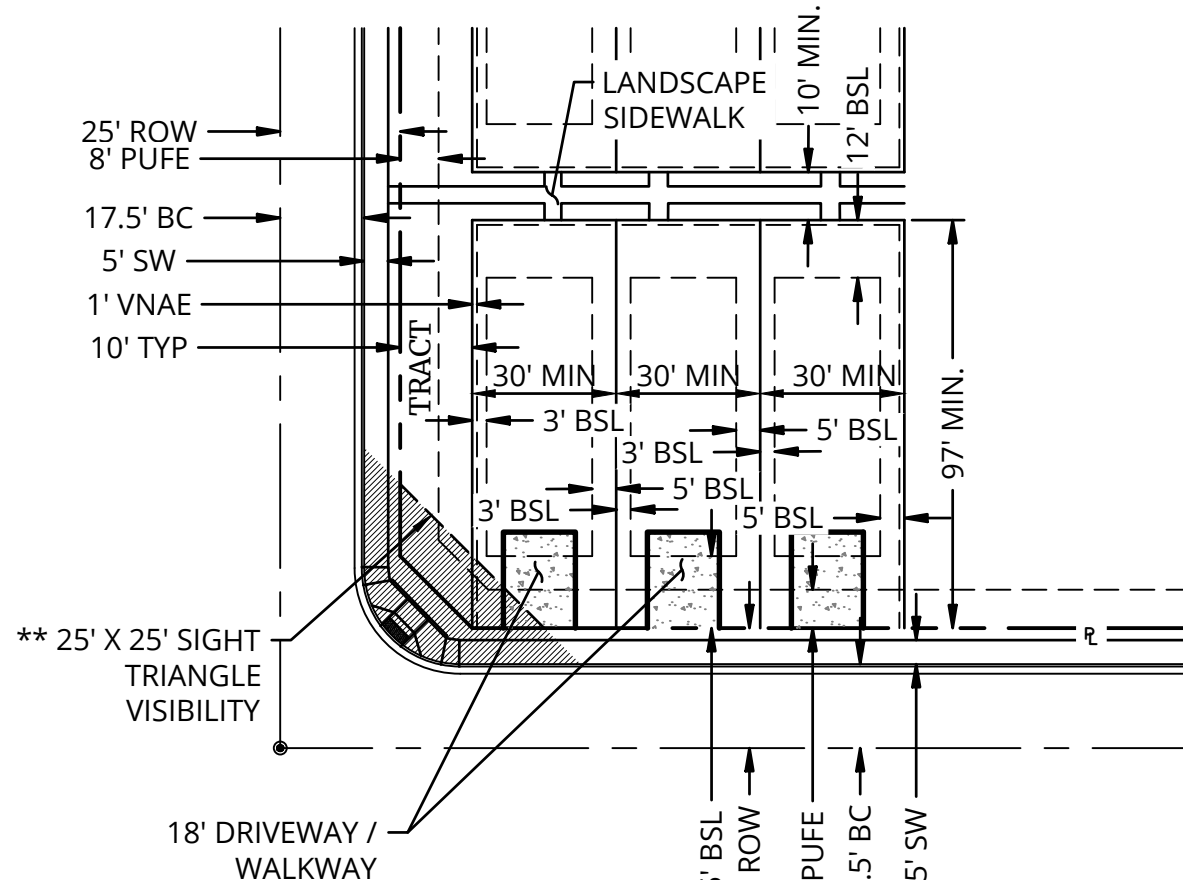
HAWES ROAD
ARTERIAL STREET SECTION (FULL STREET)
LOOKING NORTH
N.T.S.



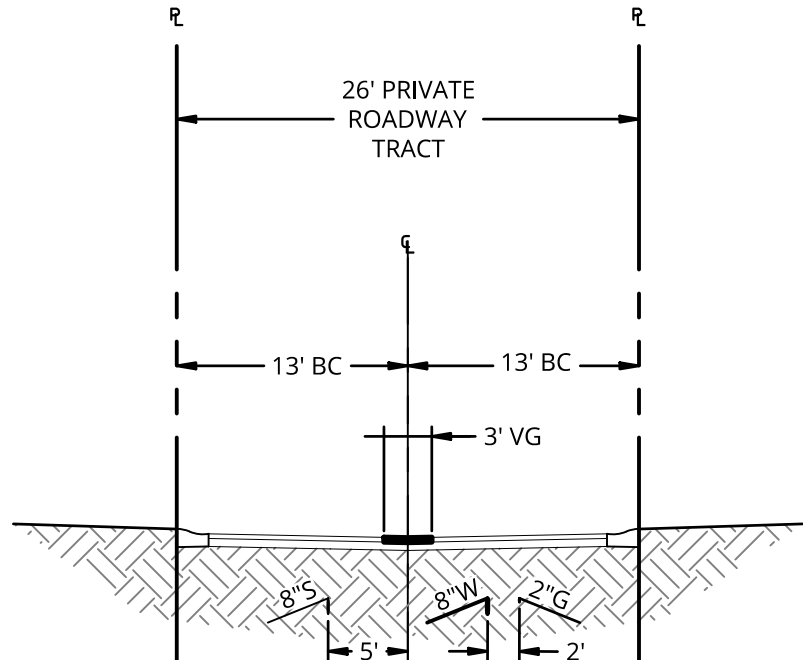
22' x 68' TYPICAL TOWNHOME LOT DETAIL
N.T.S.



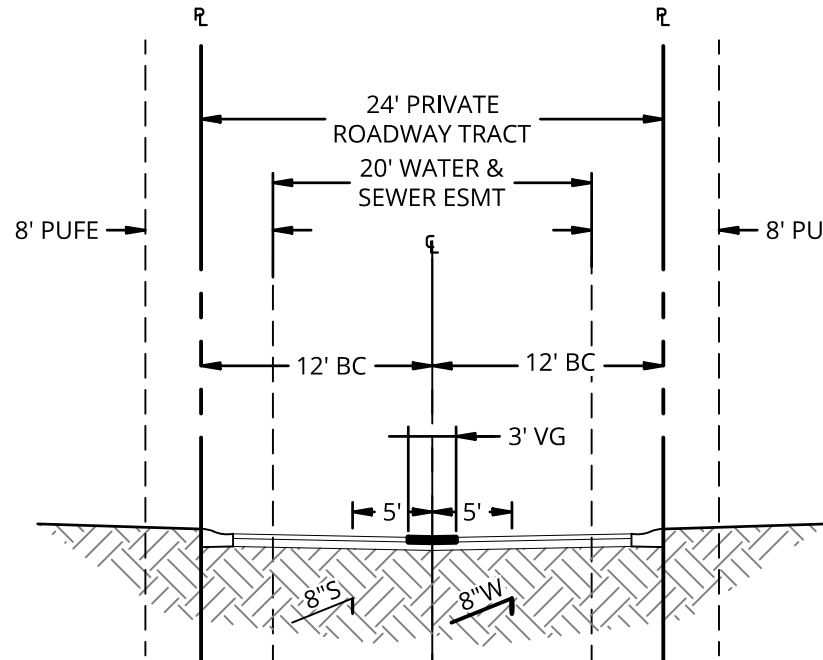
45' x 86' TYPICAL LOT DETAIL
N.T.S.



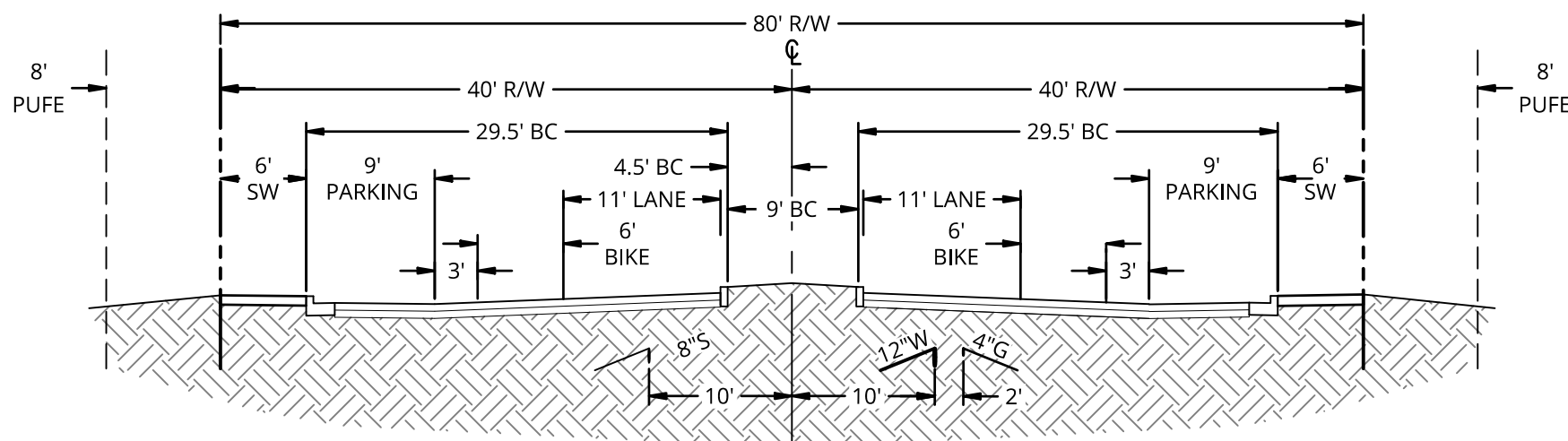
30' x 97' TYPICAL LOT DETAIL ALLEY
LOADED 2-STORY FRONT INTERNAL
PER HAWES CROSSING ORDINANCE 5566
N.T.S.



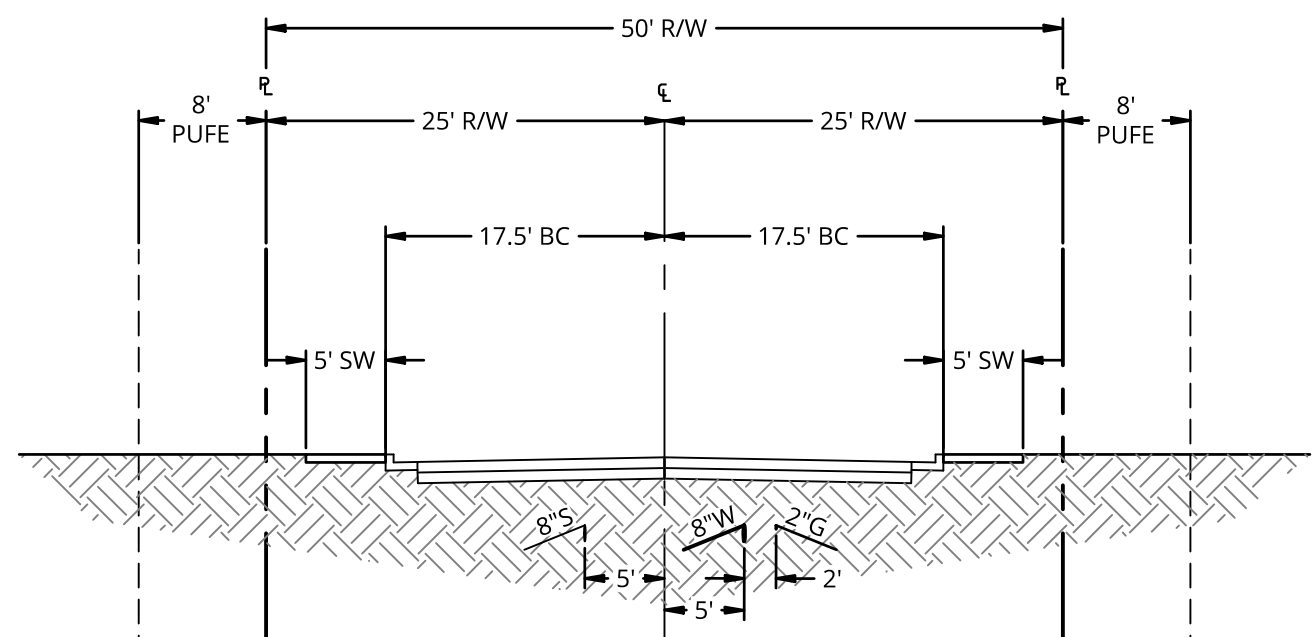
26' PRIVATE ALLEY STREET SECTION
LOOKING NORTH AND WEST
N.T.S.



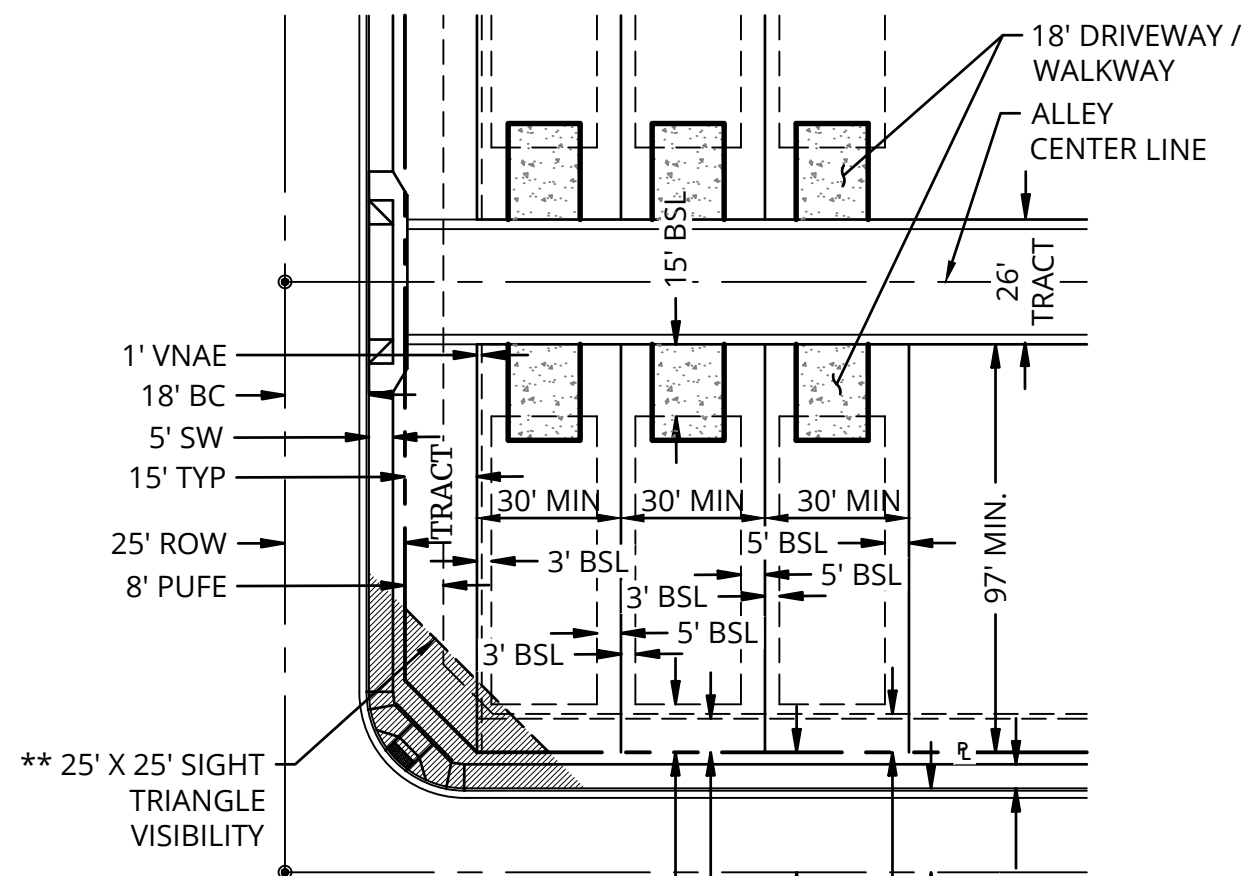
24' PRIVATE TOWNHOMES STREET SECTION
N.T.S.



80' LOCAL COLLECTOR STREET SECTION (WITH PARKING)
LOOKING NORTH AND WEST
N.T.S.



50' LOCAL STREET SECTION
LOOKING NORTH AND WEST
N.T.S.



30' x 97' TYPICAL LOT DETAIL ALLEY
LOADED 2-STORY FRONT EXTERNAL
PER HAWES CROSSING ORDINANCE 5566
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.:

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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT - NOTES & DETAILS

Engineering
& Design

PROJ NO.: 1833

DATE: OCT 2025

SCALE: N.T.S.

DRAWN: MC

DESIGNED: NS

APPROVED: NL

DWG. NO.

PP02

SHT. 2 OF 15

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	3168	0.07
LOT : 2	3164	0.07
LOT : 3	3163	0.07
LOT : 4	3762	0.09
LOT : 5	3899	0.09
LOT : 6	3870	0.09
LOT : 7	3870	0.09
LOT : 8	3870	0.09
LOT : 9	3899	0.09
LOT : 10	3936	0.09
LOT : 11	3929	0.09
LOT : 12	3927	0.09
LOT : 13	3925	0.09
LOT : 14	3923	0.09
LOT : 15	3921	0.09
LOT : 16	3919	0.09
LOT : 17	4007	0.09
LOT : 18	3884	0.09
LOT : 19	3884	0.09
LOT : 20	3884	0.09
LOT : 21	3884	0.09
LOT : 22	3884	0.09
LOT : 23	3870	0.09
LOT : 24	3870	0.09
LOT : 25	3870	0.09
LOT : 26	3870	0.09
LOT : 27	3870	0.09
LOT : 28	3395	0.08
LOT : 29	2910	0.07
LOT : 30	2910	0.07
LOT : 31	2910	0.07
LOT : 32	2910	0.07
LOT : 33	2910	0.07
LOT : 34	2910	0.07
LOT : 35	2910	0.07
LOT : 36	3528	0.08
LOT : 37	3393	0.08
LOT : 38	2910	0.07
LOT : 39	2910	0.07
LOT : 40	2910	0.07
LOT : 41	2910	0.07
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LOT : 46	2910	0.07
LOT : 47	2910	0.07
LOT : 48	2910	0.07
LOT : 49	2910	0.07
LOT : 50	2910	0.07
LOT : 51	2910	0.07
LOT : 52	3393	0.08
LOT : 53	2910	0.07
LOT : 54	2910	0.07
LOT : 55	2910	0.07
LOT : 56	2910	0.07
LOT : 57	2910	0.07
LOT : 58	3395	0.08
LOT : 59	3884	0.09
LOT : 60	3884	0.09

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	3884	0.09
LOT : 62	3884	0.09
LOT : 63	3884	0.09
LOT : 64	3884	0.09
LOT : 65	3884	0.09
LOT : 66	3884	0.09
LOT : 67	3884	0.09
LOT : 68	3884	0.09
LOT : 69	3870	0.09
LOT : 70	3870	0.09
LOT : 71	3870	0.09
LOT : 72	3870	0.09
LOT : 73	3870	0.09
LOT : 74	3870	0.09
LOT : 75	3870	0.09
LOT : 76	3870	0.09
LOT : 77	3870	0.09
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LOT : 79	3916	0.09
LOT : 80	3892	0.09
LOT : 81	3890	0.09
LOT : 82	3888	0.09
LOT : 83	3886	0.09
LOT : 84	3884	0.09
LOT : 85	3881	0.09
LOT : 86	3879	0.09
LOT : 87	3877	0.09
LOT : 88	3875	0.09
LOT : 89	3873	0.09
LOT : 90	3871	0.09
LOT : 91	3869	0.09
LOT : 92	3860	0.09
LOT : 93	3270	0.08
LOT : 94	3263	0.07
LOT : 95	2946	0.07
LOT : 96	2910	0.07
LOT : 97	2910	0.07
LOT : 98	2910	0.07
LOT : 99	2910	0.07
LOT : 100	3395	0.08
LOT : 101	3395	0.08
LOT : 102	2910	0.07
LOT : 103	2910	0.07
LOT : 104	2910	0.07
LOT : 105	2910	0.07
LOT : 106	2910	0.07
LOT : 107	2910	0.07
LOT : 108	2910	0.07
LOT : 109	3424	0.08
LOT : 110	2910	0.07
LOT : 111	2910	0.07
LOT : 112	2910	0.07
LOT : 113	2910	0.07
LOT : 114	2910	0.07
LOT : 115	2910	0.07
LOT : 116	2910	0.07
LOT : 117	3395	0.08
LOT : 118	3395	0.08
LOT : 119	2910	0.07
LOT : 120	2910	0.07

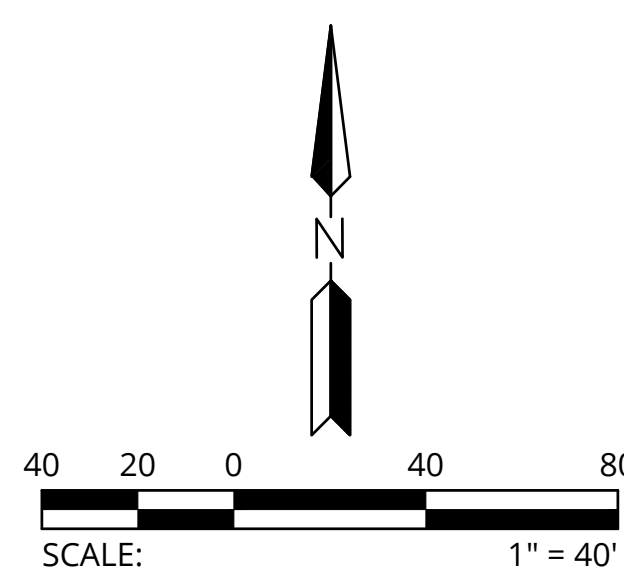
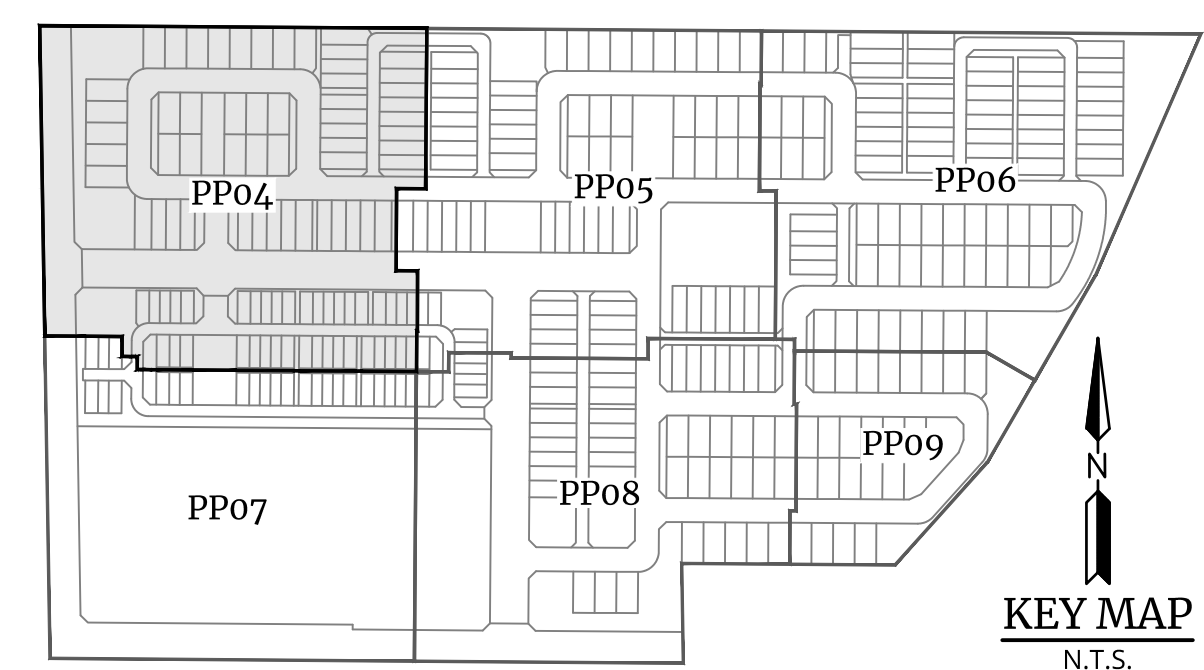
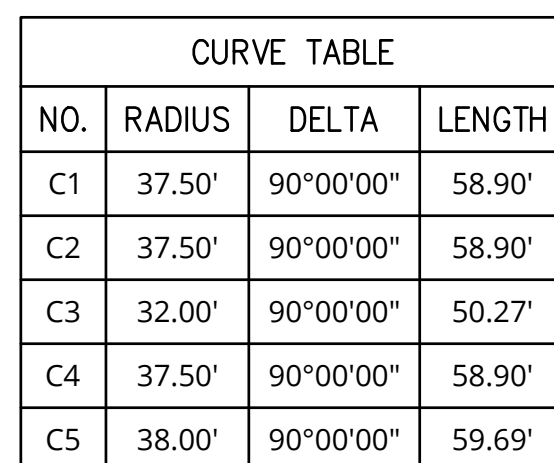
LOT TABLE		
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LOT : 121	2910	0.07
LOT : 122	2910	0.07
LOT : 123	2910	0.07
LOT : 124	2910	0.07
LOT : 125	2910	0.07
LOT : 126	3420	0.08
LOT : 127	2910	0.07
LOT : 128	2910	0.07
LOT : 129	2910	0.07
LOT : 130	2910	0.07
LOT : 131	2910	0.07
LOT : 132	2910	0.07
LOT : 133	2910	0.07
LOT : 134	3395	0.08
LOT : 135	3820	0.09
LOT : 136	3870	0.09
LOT : 137	3870	0.09
LOT : 138	3870	0.09
LOT : 139	3870	0.09
LOT : 140	3870	0.09
LOT : 141	3870	0.09
LOT : 142	3870	0.09
LOT : 143	3870	0.09
LOT : 144	3870	0.09
LOT : 145	3395	0.08
LOT : 146	2910	0.07
LOT : 147	2910	0.07
LOT : 148	2910	0.07
LOT : 149	3870	0.09
LOT : 150	3870	0.09
LOT : 151	3870	0.09
LOT : 152	3870	0.09
LOT : 153	3870	0.09
LOT : 154	3870	0.09
LOT : 155	3870	0.09
LOT : 156	3870	0.09
LOT : 157	3861	0.09
LOT : 158	3870	0.09
LOT : 159	3870	0.09
LOT : 160	3870	0.09
LOT : 161	3870	0.09
LOT : 162	3870	0.09
LOT : 163	3870	0.09
LOT : 164	3870	0.09
LOT : 165	3870	0.09
LOT : 166	3870	0.09
LOT : 167	3870	0.09
LOT : 168	3870	0.09
LOT : 169	3870	0.09
LOT : 170	3870	0.09
LOT : 171	3870	0.09
LOT : 172	3870	0.09
LOT : 172	3870	0.09
LOT : 173	4034	0.09
LOT : 174	3893	0.09
LOT : 175	3890	0.09
LOT : 176	3888	0.09
LOT : 177	3885	0.09
LOT : 178	3882	0.09
LOT : 179	3879	0.09

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 180	3877	0.09
LOT : 181	3874	0.09
LOT : 182	3871	0.09
LOT : 183	3870	0.09
LOT : 184	3870	0.09
LOT : 185	3870	0.09
LOT : 186	3870	0.09
LOT : 187	3870	0.09
LOT : 188	3870	0.09
LOT : 189	3870	0.09
LOT : 190	3870	0.09
LOT : 191	3870	0.09
LOT : 192	3870	0.09
LOT : 193	3870	0.09
LOT : 194	3870	0.09
LOT : 195	3870	0.09
LOT : 196	3870	0.09
LOT : 197	3870	0.09
LOT : 198	3870	0.09
LOT : 199	3870	0.09
LOT : 200	3870	0.09
LOT : 201	3870	0.09
LOT : 202	3870	0.09
LOT : 203	3870	0.09
LOT : 204	3870	0.09
LOT : 205	3870	0.09
LOT : 206	2910	0.07
LOT : 207	2910	0.07
LOT : 208	2910	0.07
LOT : 209	2910	0.07
LOT : 210	2910	0.07
LOT : 211	2910	0.07
LOT : 212	3395	0.08
LOT : 213	3395	0.08
LOT : 214	2910	0.07
LOT : 215	2910	0.07
LOT : 216	2910	0.07
LOT : 217	2910	0.07
LOT : 218	2910	0.07
LOT : 219	2910	0.07
LOT : 220	2910	0.07
LOT : 221	2910	0.07
LOT : 222	2910	0.07
LOT : 223	2910	0.07
LOT : 224	2910	0.07
LOT : 225	2910	0.07
LOT : 226	3395	0.08
LOT : 227	2910	0.07
LOT : 228	2910	0.07
LOT : 229	2910	0.07
LOT : 230	2910	0.07
LOT : 231	2910	0.07
LOT : 232	3395	0.08
LOT : 233	3870	0.09
LOT : 234	3870	0.09
LOT : 235	3870	0.09
LOT : 236	3412	0.08
LOT : 237	2924	0.07
LOT : 238	2923	0.07
LOT : 239	2922	0.07

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 240	2921	0.07
LOT : 241	2920	0.07
LOT : 242	3405	0.08
LOT : 243	2918	0.07
LOT : 244	2917	0.07
LOT : 245	2916	0.07
LOT : 246	2915	0.07
LOT : 247	2914	0.07
LOT : 248	2913	0.07
LOT : 249	3724	0.09
LOT : 250	3191	0.07
LOT : 251	3190	0.07
LOT : 252	3189	0.07
LOT : 253	3188	0.07
LOT : 254	3187	0.07
LOT : 255	3183	0.07
LOT : 256	3182	0.07
LOT : 257	3181	0.07
LOT : 258	3180	0.07
LOT : 259	3179	0.07
LOT : 260	3708	0.09
LOT : 261	3706	0.09
LOT : 262	3176	0.07
LOT : 263	3175	0.07
LOT : 264	3174	0.07
LOT : 265	3173	0.07
LOT : 266	3701	0.08
LOT : 267	3171	0.07
LOT : 268	3170	0.07
LOT : 269	3169	0.07
LOT : 270	3173	0.07
LOT : 271	1905	0.04
LOT : 272	1496	0.03
LOT : 273	1496	0.03
LOT : 274	1496	0.03
LOT : 275	1836	0.04
LOT : 276	1836	0.04
LOT : 277	1496	0.03
LOT : 278	1496	0.03
LOT : 279	1496	0.03
LOT : 280	1836	0.04
LOT : 281	1836	0.04
LOT : 282	1496	0.03
LOT : 283	1496	0.03
LOT : 284	1496	0.03
LOT : 285	1496	0.03
LOT : 286	1836	0.04
LOT : 287	1836	0.04
LOT : 288	1496	0.03
LOT : 289	1496	0.03
LOT : 290	1496	0.03
LOT : 291	1496	0.03
LOT : 292	1838	0.04
LOT : 293	1836	0.04
LOT : 294	1496	0.03
LOT : 295	1496	0.03
LOT : 296	1496	0.03
LOT : 297	1496	0.03
LOT : 298	1836	0.04
LOT : 299	1836	0.04

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 300	1496	0.03
LOT : 301	1496	0.03
LOT : 302	1496	0.03
LOT : 303	1836	0.04
LOT : 304	1836	0.04
LOT : 305	1496	0.03
LOT : 306	1496	0.03
LOT : 307	1496	0.03
LOT : 308	1836	0.04
LOT : 309	1836	0.04
LOT : 310	1496	0.03
LOT : 311	1836	0.04
LOT : 312	1836	0.04
LOT : 313	1496	0.03
LOT : 314	1836	0.04
LOT : 315	1836	0.04
LOT : 316	1496	0.03
LOT : 317	1836	0.04
LOT : 318	1836	0.04
LOT : 319	1496	0.03
LOT : 320	1836	0.04
LOT : 321	1836	0.04
LOT : 322	1496	0.03
LOT : 323	1496	0.03
LOT : 324	1496	0.03
LOT : 325	1836	0.04
LOT : 326	1836	0.04
LOT : 327	1496	0.03
LOT : 328	1496	0.03
LOT : 329	1496	0.03
LOT : 330	1836	0.04
LOT : 331	1836	0.04
LOT : 332	1496	0.03
LOT : 333	1496	0.03
LOT : 334	1496	0.03
LOT : 335	1496	0.03
LOT : 336	1836	0.04
LOT : 337	1836	0.04
LOT : 338	1496	0.03
LOT : 339	1496	0.03
LOT : 340	1496	0.03
LOT : 341	1496	0.03
LOT : 342	1912	0.04

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.88	OPEN SPACE, LANDSCAPE, RETENTION
TRACT AA	0.05	OPEN SPACE, LANDSCAPE
TRACT B	0.05	OPEN SPACE, LANDSCAPE
TRACT BB	0.27	OPEN SPACE, LANDSCAPE, RETENTION
TRACT C	0.19	OPEN SPACE, LANDSCAPE, RETENTION
TRACT CC	0.05	OPEN SPACE, LANDSCAPE
TRACT D	0.05	OPEN SPACE, LANDSCAPE
TRACT DD	0.77	OPEN SPACE, LANDSCAPE, RETENTION
TRACT E	0.06	OPEN SPACE, LANDSCAPE
TRACT EE	0.23	OPEN SPACE, LANDSCAPE, RETENTION
TRACT F	0.48	VEHICULAR ACCESS, UTILITIES
TRACT FF	0.23	OPEN SPACE,



	Engineering & Design	
	PROJ NO.: 1833	
	DATE: OCT 2025	
	DWG. NO.	
	SCALE: 1"=40'	
	DRAWN: MC	
DESIGNED: NS		
APPROVED: NL		

HAWES CROSSING – VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

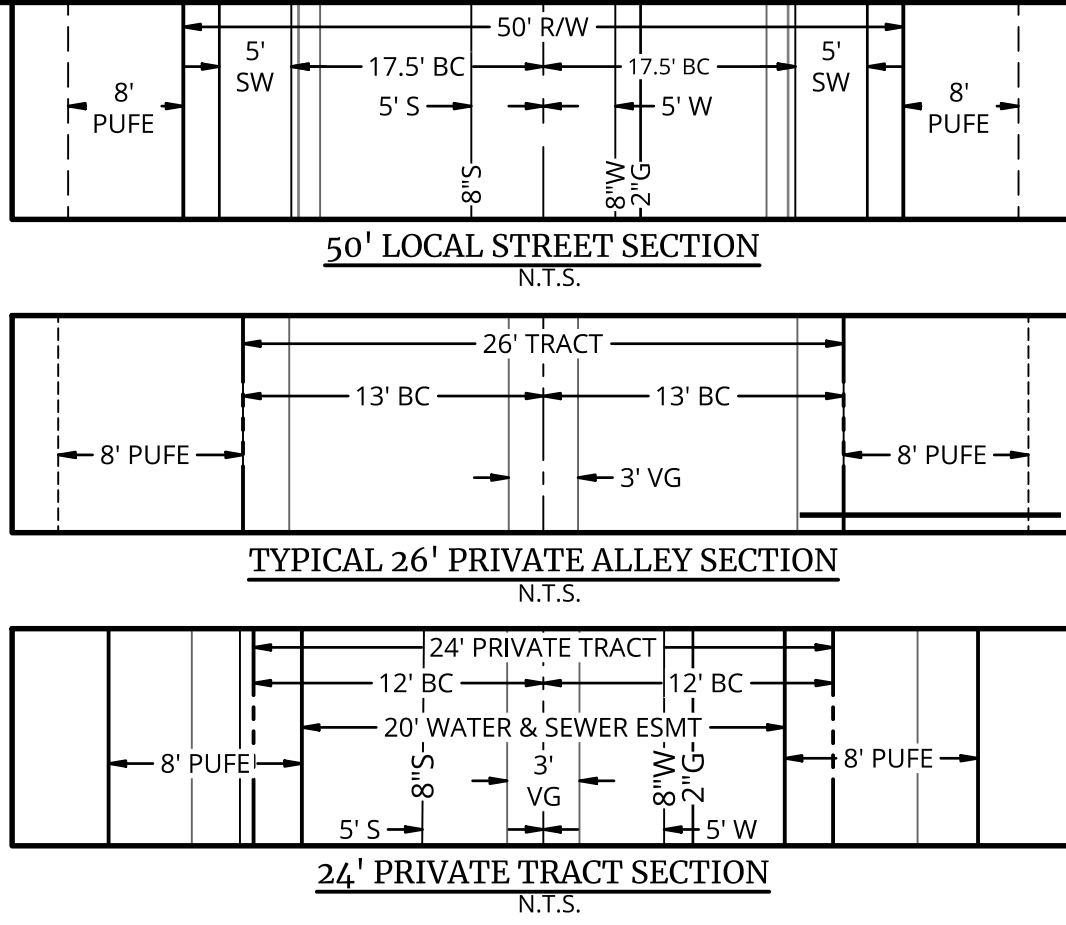
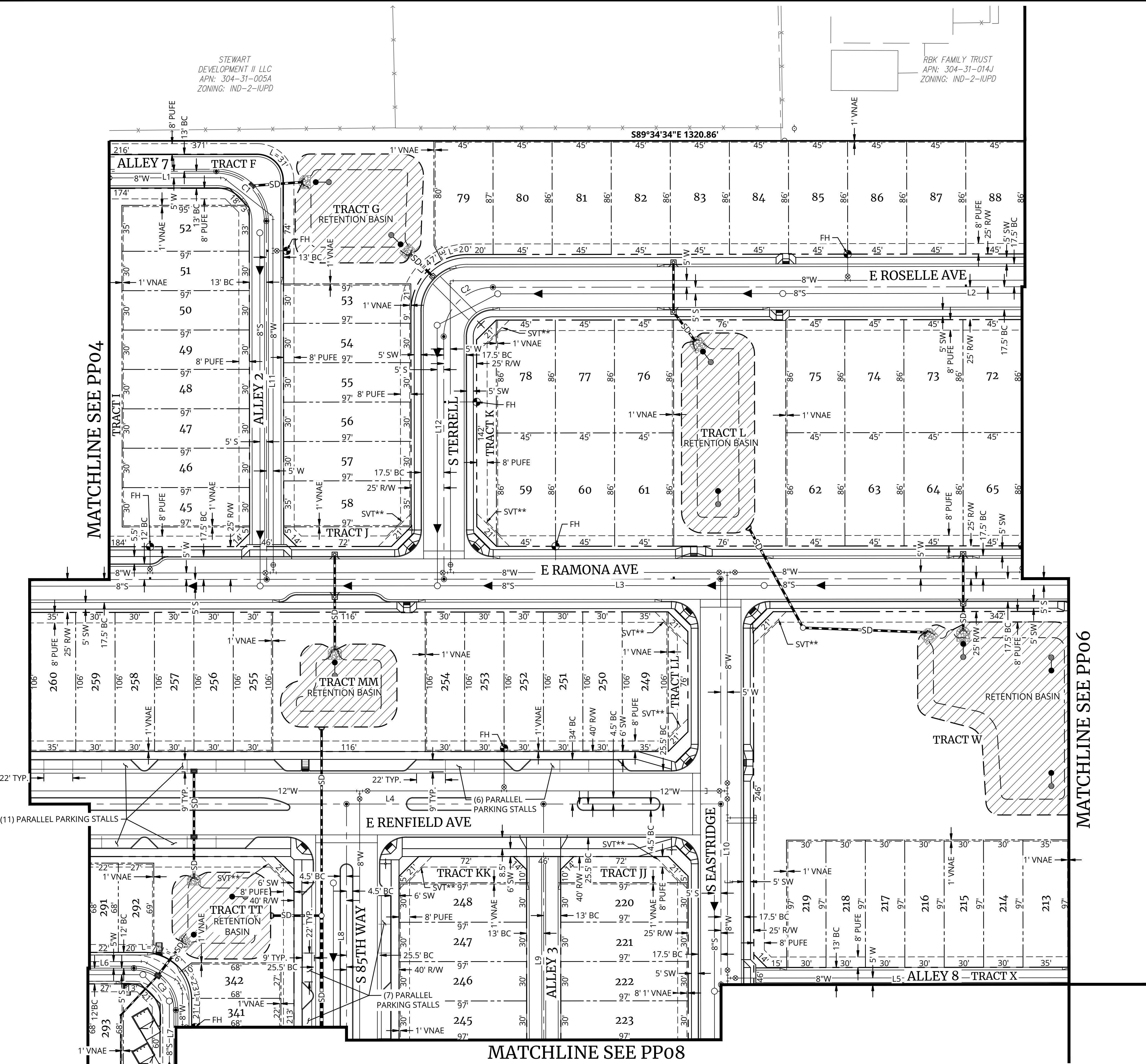
PRELIMINARY PLAT – PLAN SHEET

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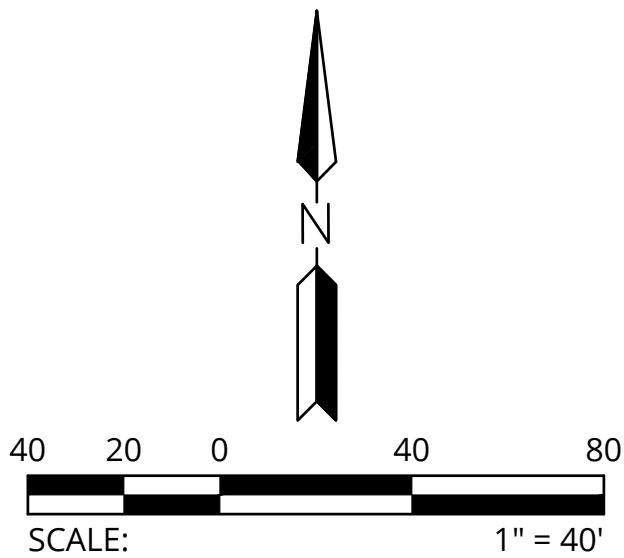
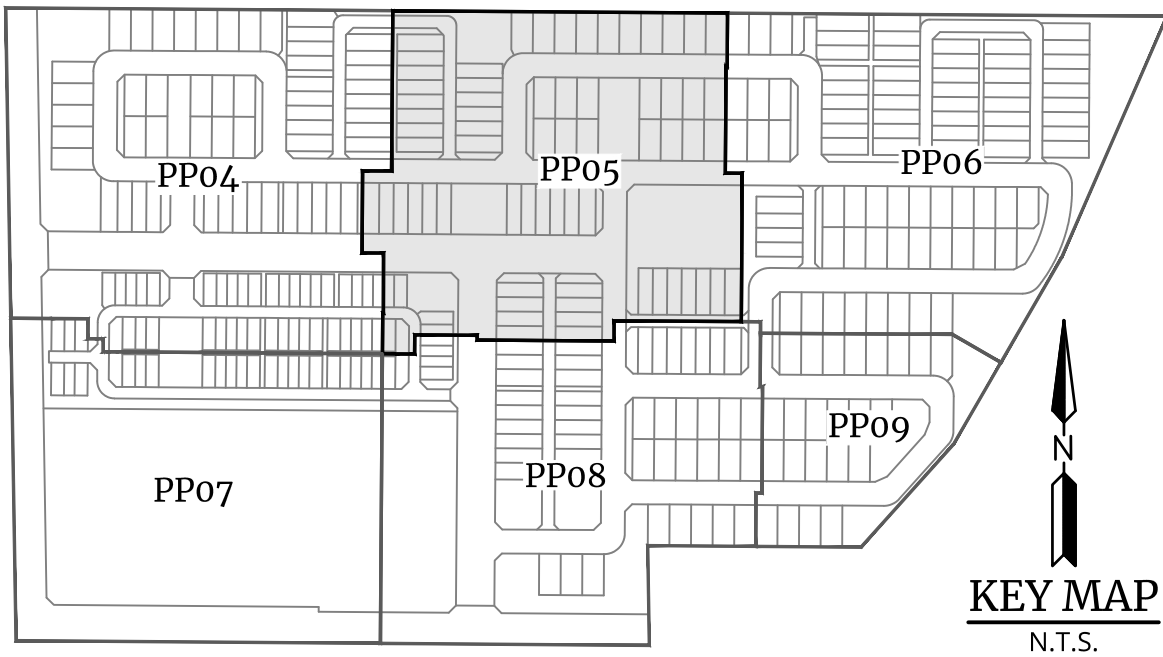
Formerly
HILGARTWILSON

REV.:



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°38'01"E	154.00'
L2	S89°38'01"E	540.39'
L3	S89°38'01"E	1915.25'
L4	N89°34'34"W	1260.27'
L5	S89°38'01"E	305.00'
L6	S89°34'34"E	584.87'
L7	S00°25'26"W	138.00'
L8	S00°25'26"W	813.36'
L9	S00°21'59"W	599.01'
L10	S00°21'59"W	732.82'
L11	S00°21'59"W	272.92'
L12	S00°21'59"W	184.81'

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



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3/10/2025

HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

Engineering & Design

PROJ NO.: 1833
DATE: OCT 2025
SCALE: 1"=40'
DRAWN: MC
DESIGNED: NS
APPROVED: NL

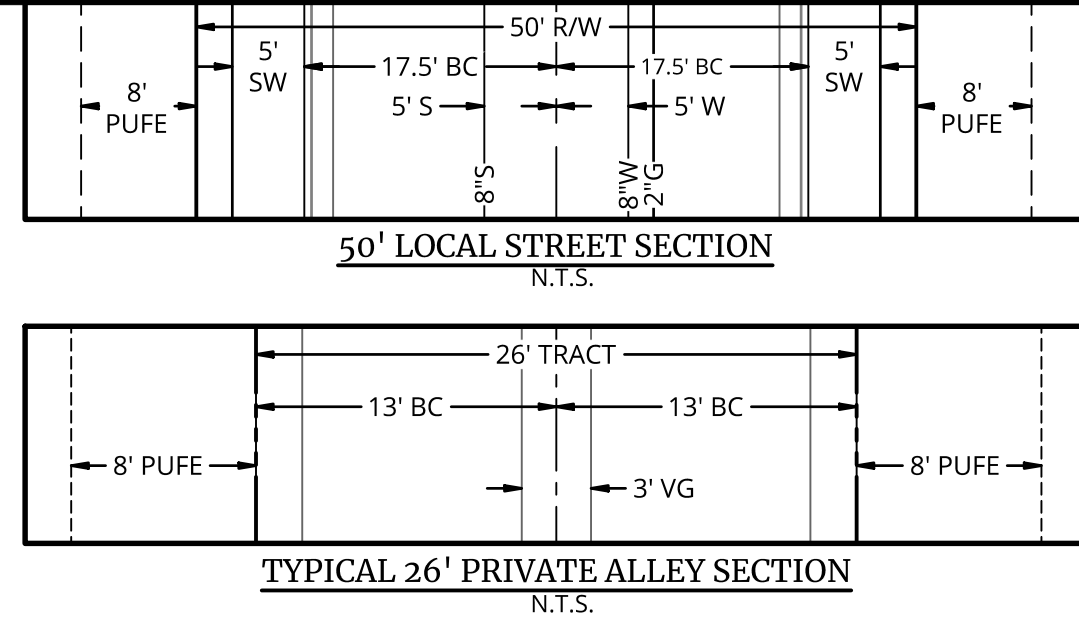
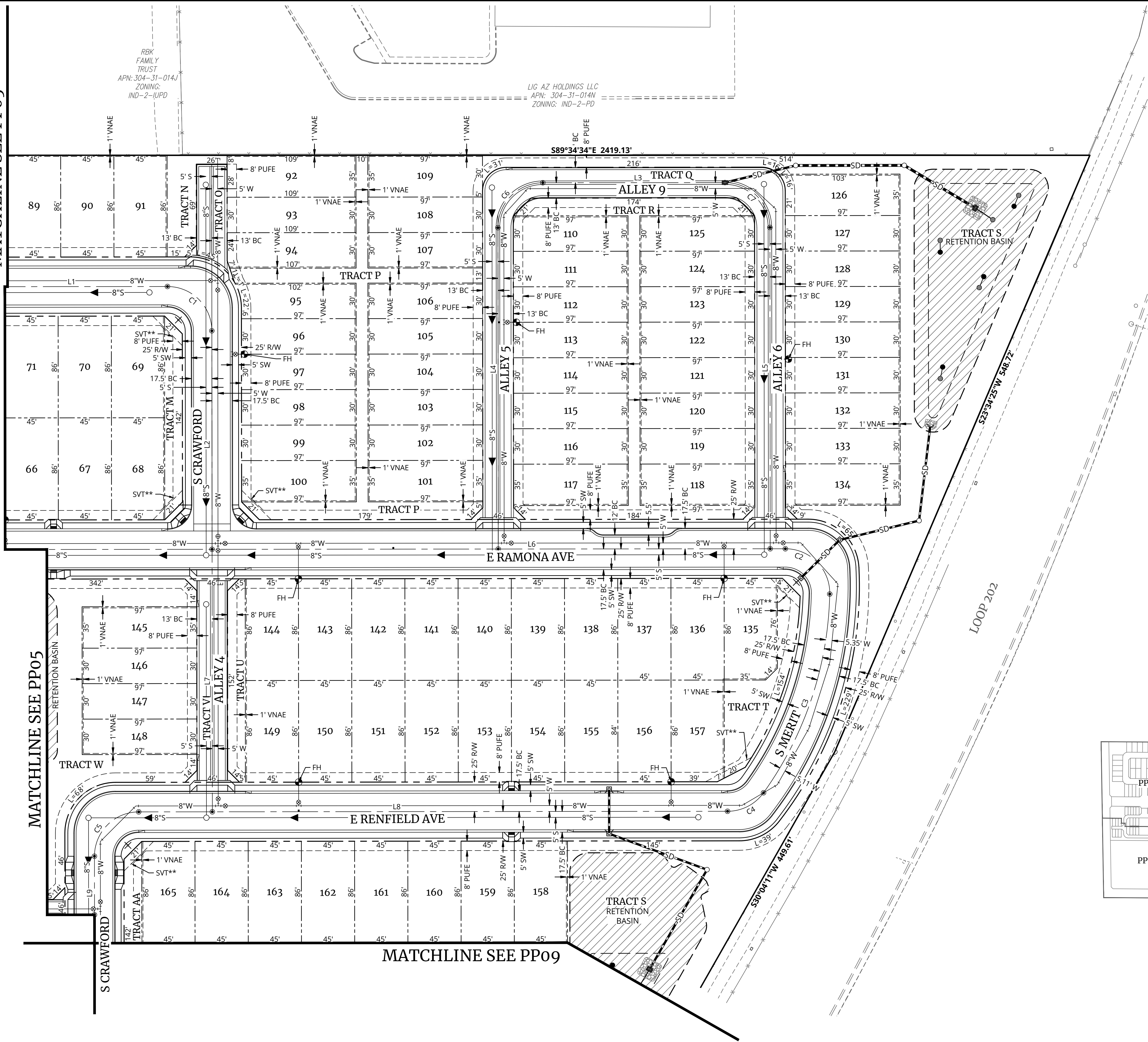
DWG. NO.
PP05
SHT. 5 OF 15

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MATCHLINE SEE PP05

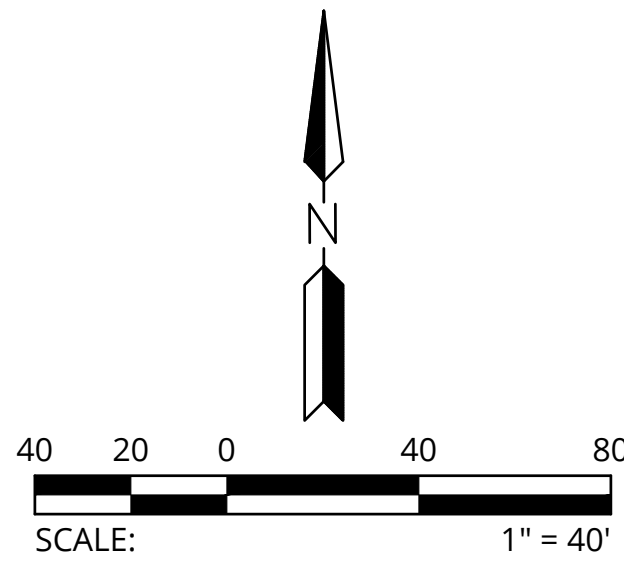
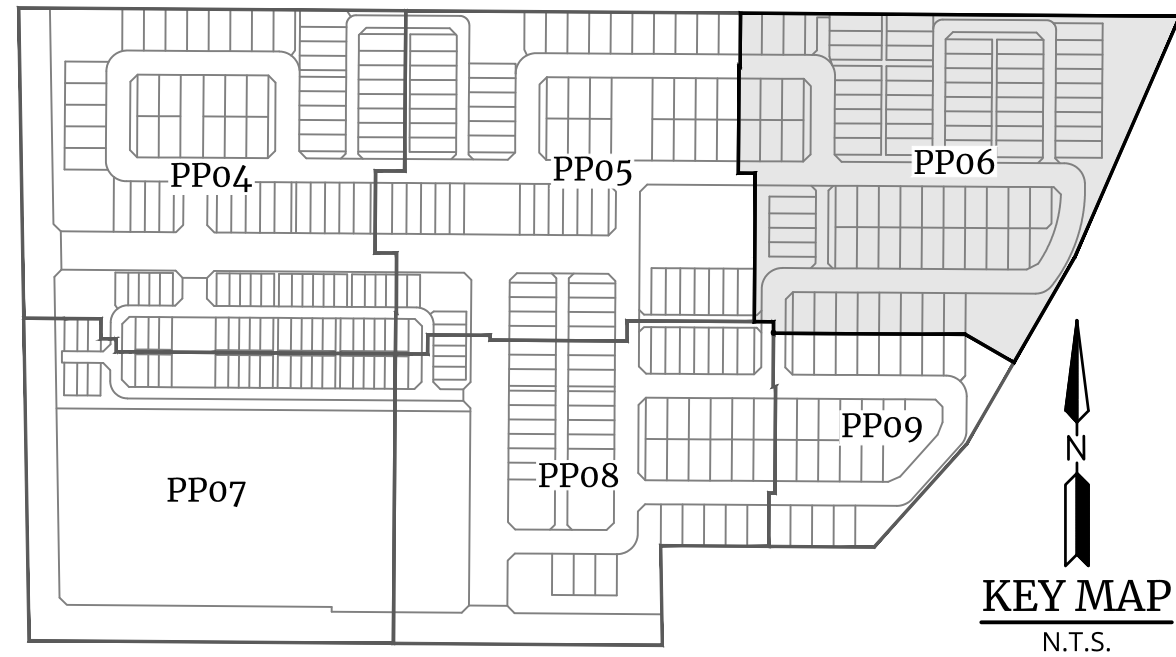
MATCHLINE SEE PP05

MATCHLINE SEE PP09



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°38'01"W	540.39'
L2	N00°21'59"E	325.76'
L3	S89°38'01"E	154.00'
L4	N00°21'59"E	271.76'
L5	S00°21'59"W	271.76'
L6	N89°38'01"W	1915.25'
L7	N00°21'59"E	222.00'
L8	N89°38'01"W	497.92'
L9	S00°21'59"W	184.50'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	89°59'56"	58.90'
C2	37.50'	91°18'20"	59.76'
C3	300.00'	34°20'28"	179.81'
C4	37.50'	54°21'13"	35.57'
C5	37.50'	90°00'00"	58.90'
C6	38.00'	90°00'00"	59.69'
C7	38.00'	90°00'00"	59.69'



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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

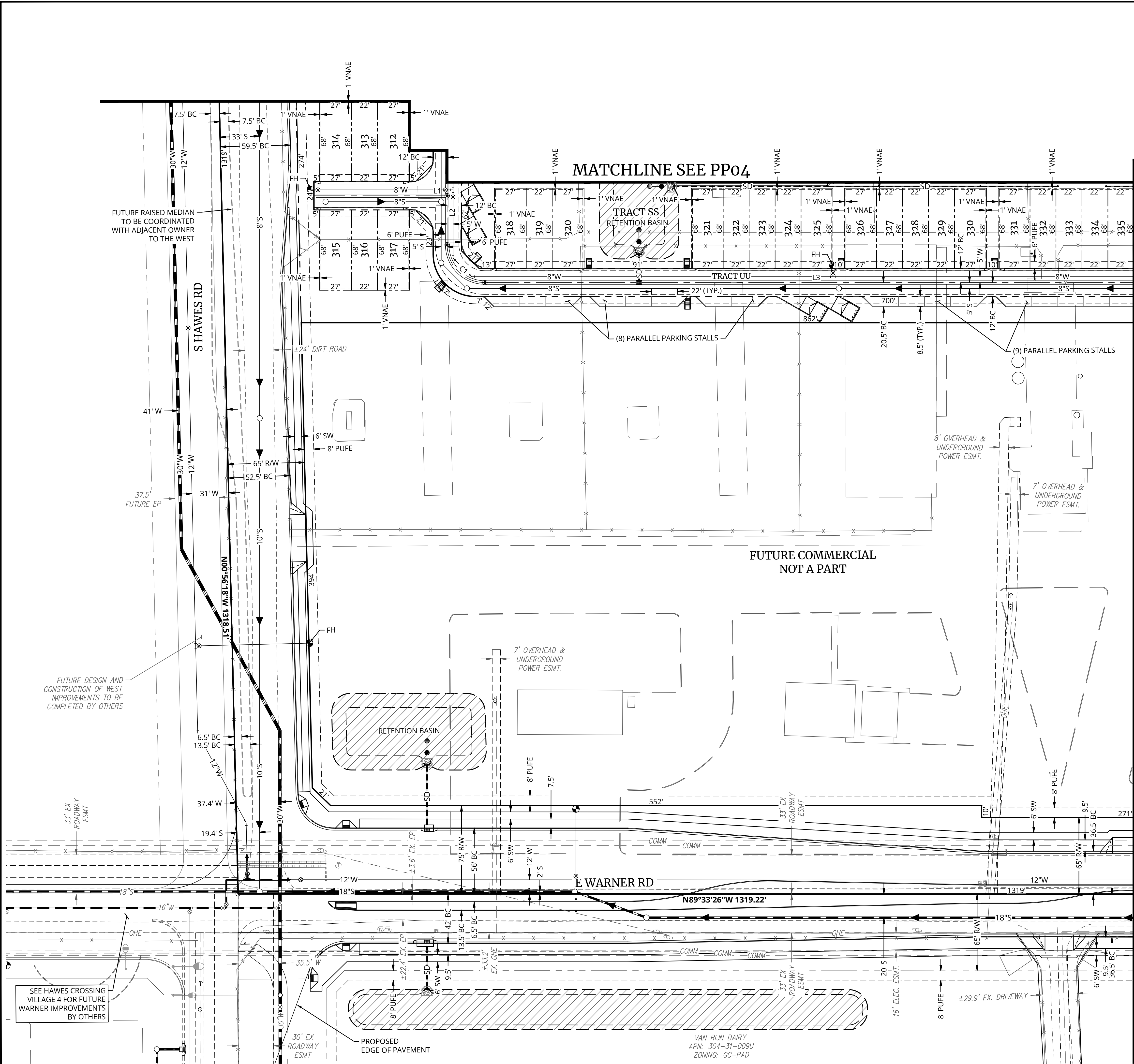
Engineering
& Design

PROJ NO.: 1833
DATE: OCT 2025
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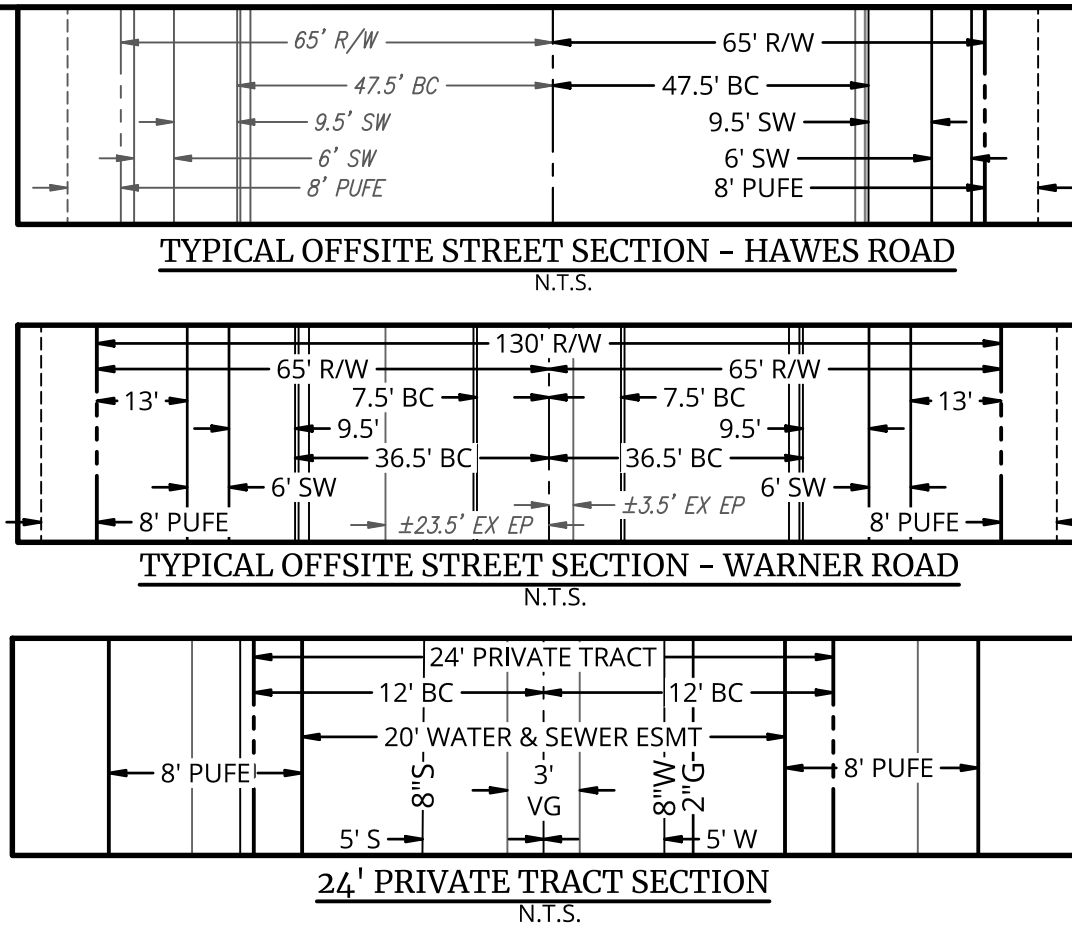
DWG. NO.
PP06
SHT. 6 OF 15

PRELIMINARY PLAT - PLAN SHEET

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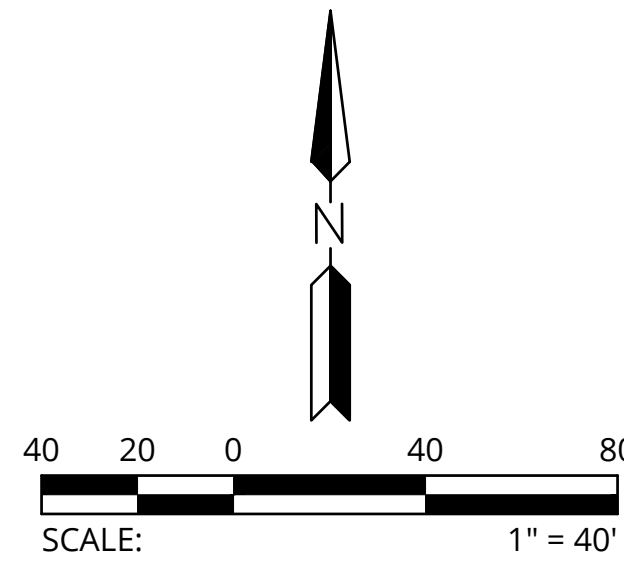
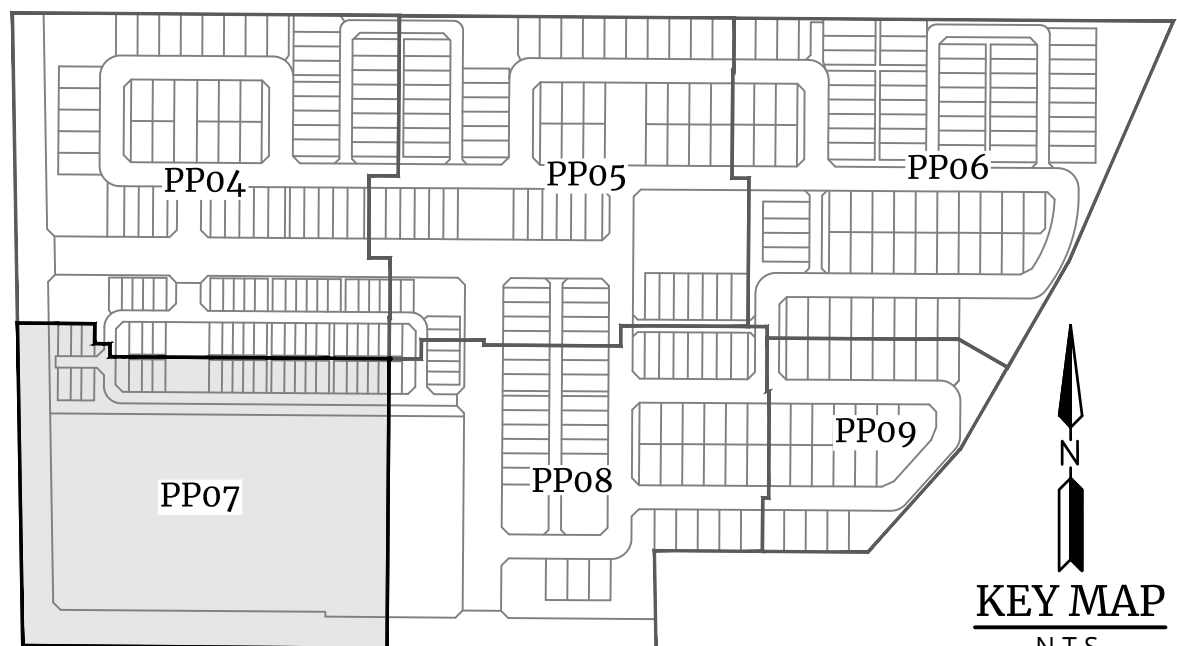


MATCHLINE SEE PP08



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°34'34\"E	113.00'
L2	S00°25'26\"W	106.00'
L3	S89°34'34\"E	746.81'

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



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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

PP07

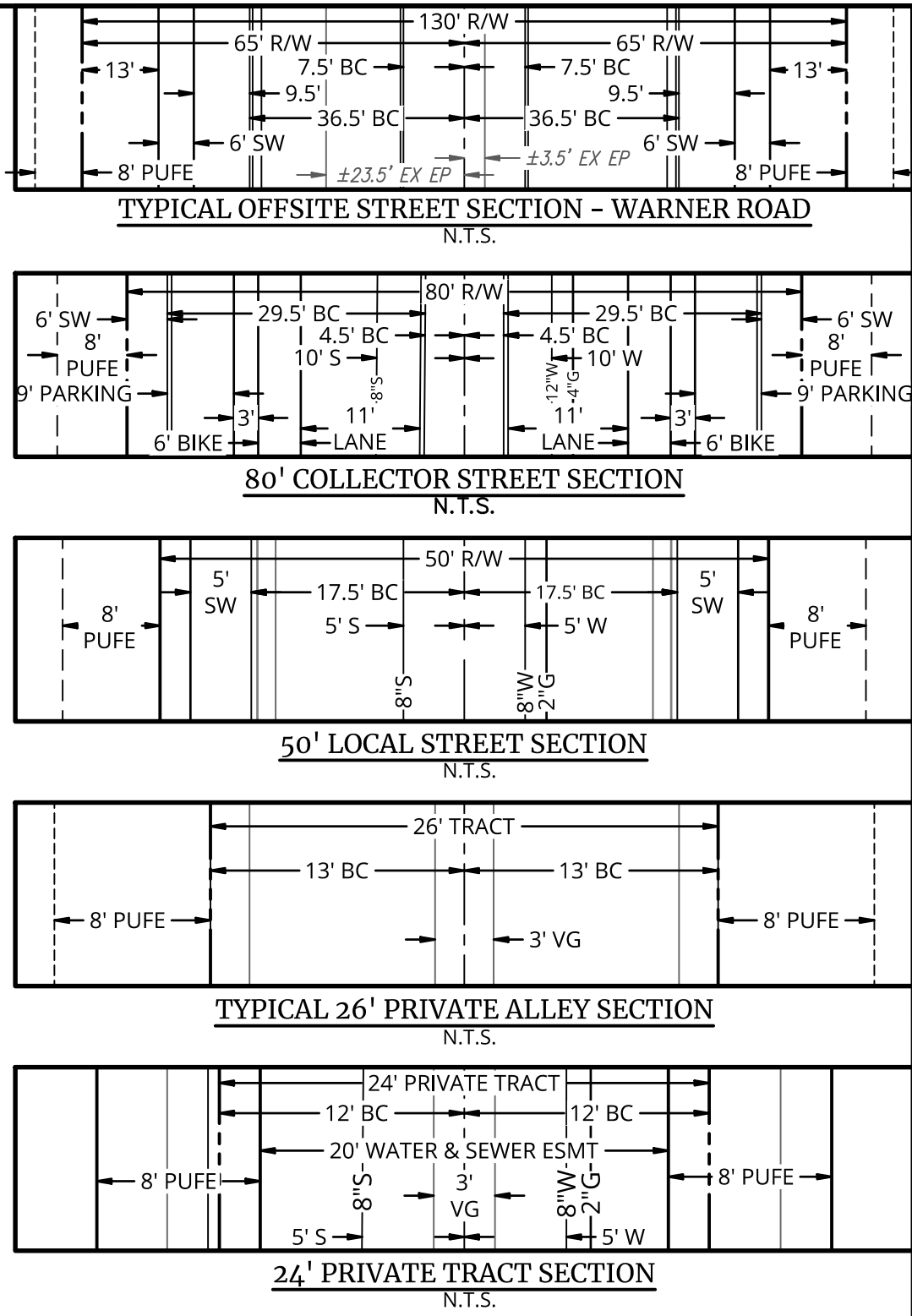
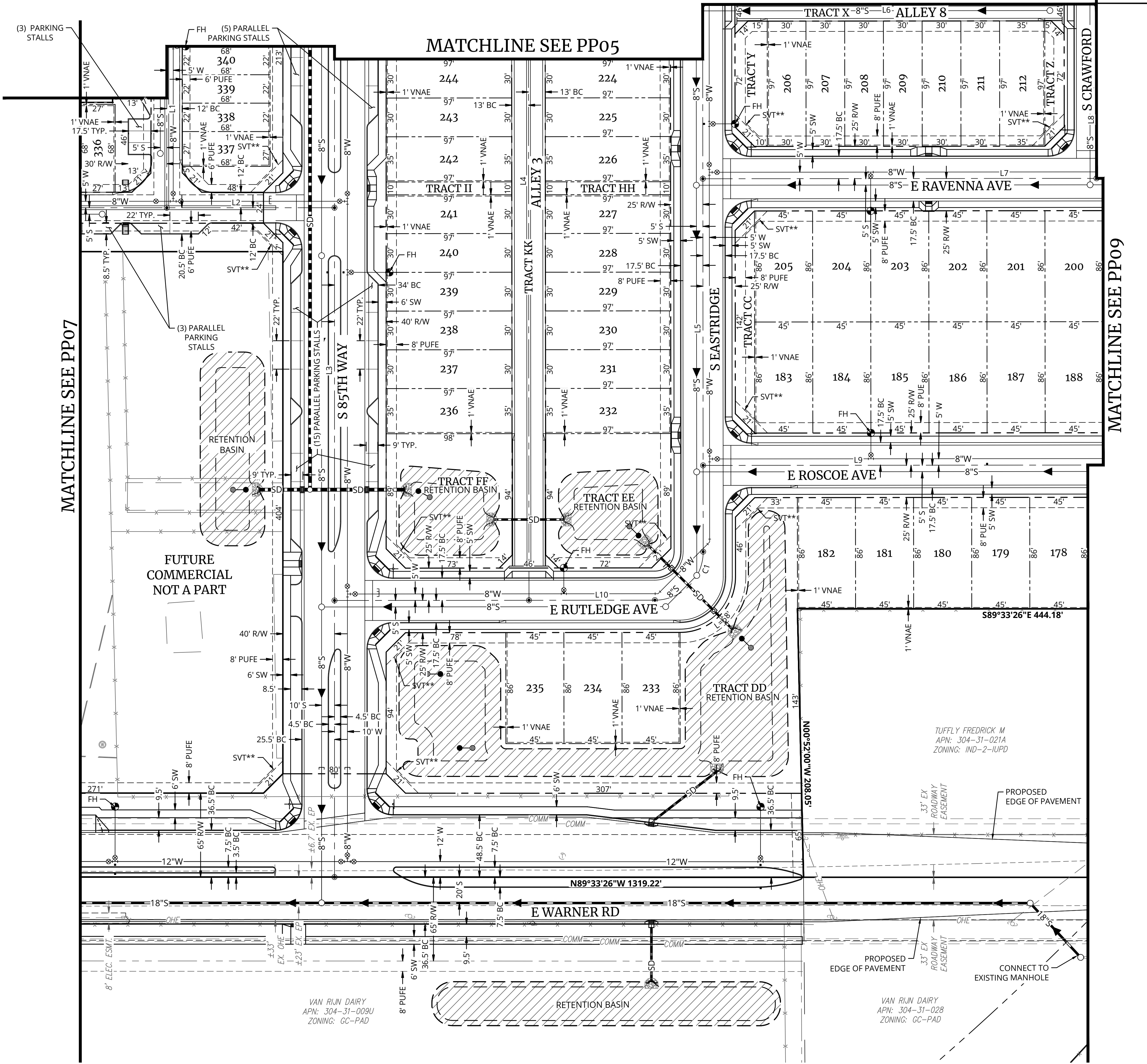
7 OF 15

PROJECT NO.: 1833
DATE: OCT 2025
SCALE: 1\" = 40\"
DRAWN: MC
DESIGNED: NS
APPROVED: NL

DWG. NO.
PP07

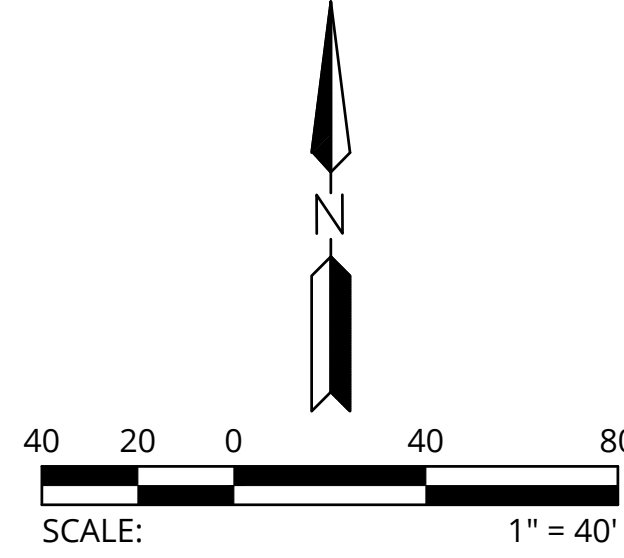
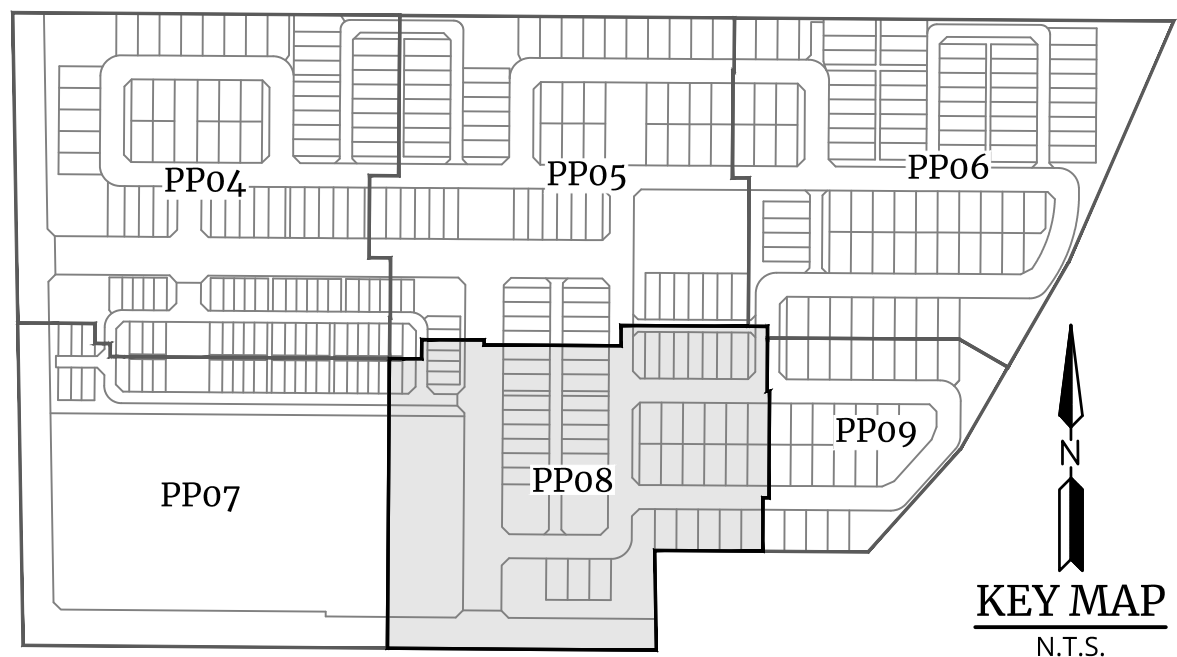
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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°25'26"W	138.00'
L2	S89°34'34"E	746.81'
L3	S00°25'26"W	813.36'
L4	N00°21'59"E	599.01'
L5	S00°21'59"W	732.82'
L6	S89°38'01"E	305.00'
L7	S89°38'01"E	645.84'
L8	S00°21'59"W	184.50'
L9	S89°38'01"E	555.52'
L10	S89°38'01"E	248.14'

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



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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

Engineering
& Design

PROJ NO.: 1833
DATE: OCT 2025
SCALE: 1"=40'
DRAWN: MC
DESIGNED: NS
APPROVED: NL

PP08
SHT. 8 OF 15

PRELIMINARY PLAT - PLAN SHEET

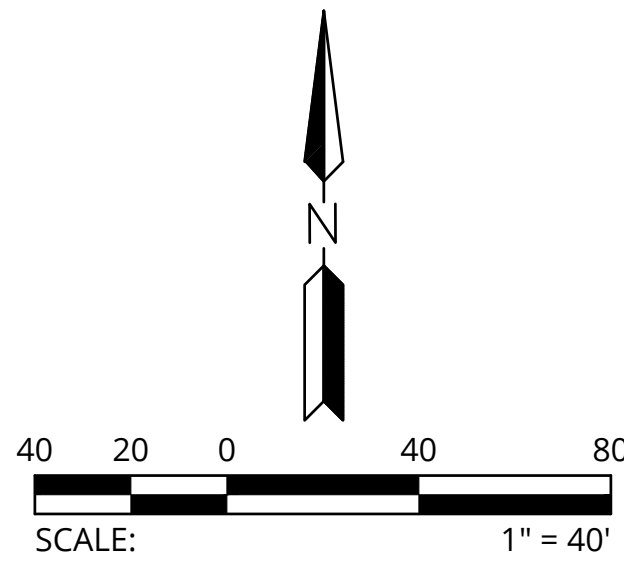
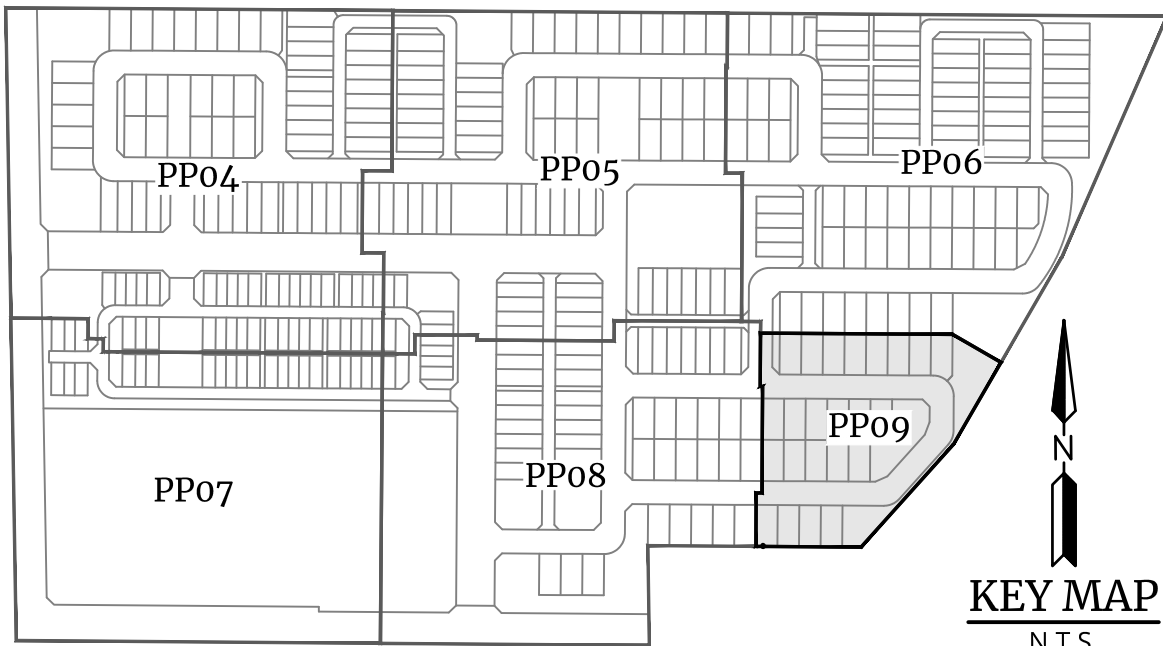
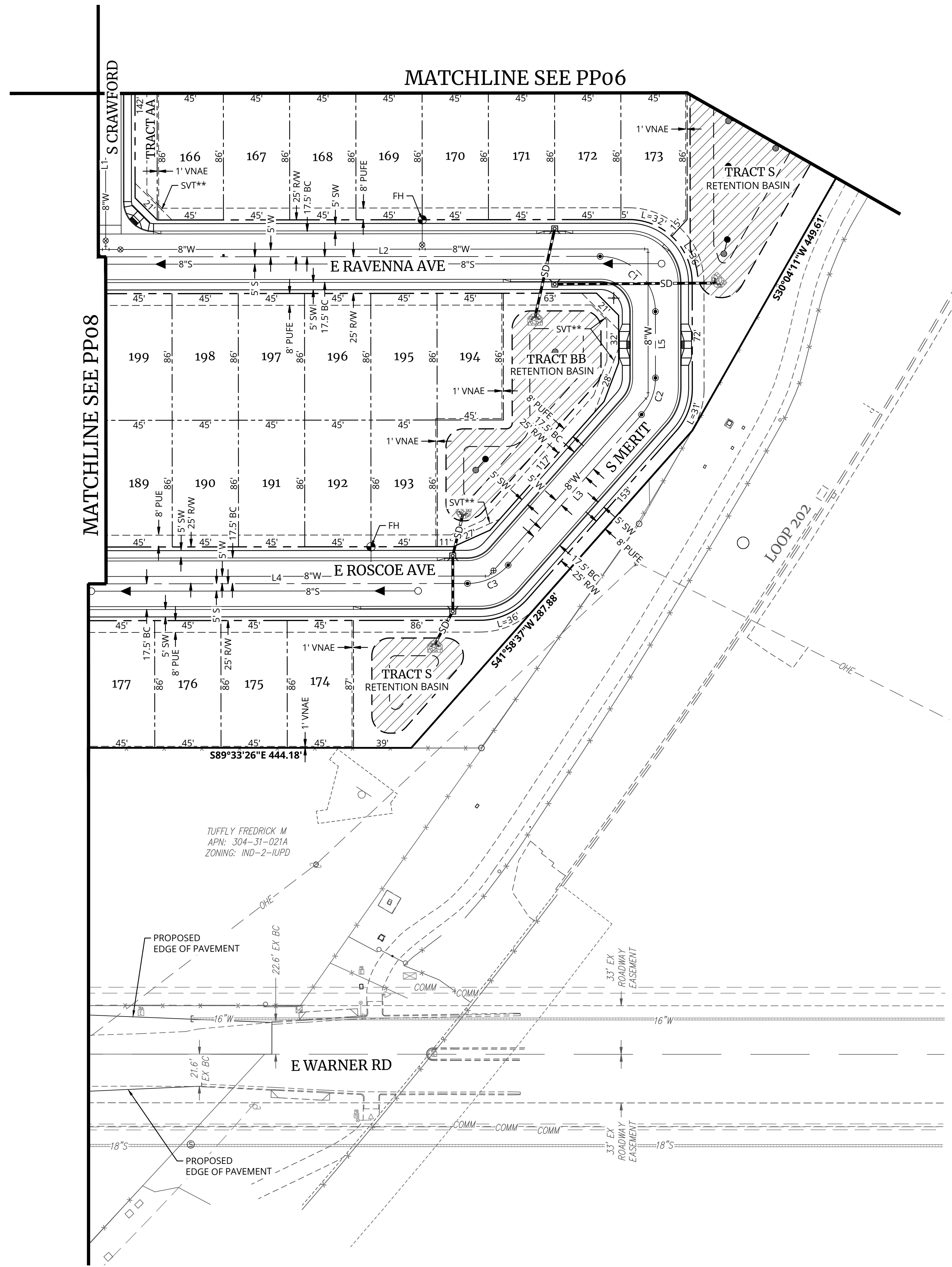


Diagram illustrating the cross-section of a bridge deck with a 12' width. The deck is divided into sections: 8' PUFE, 5' SW, 17.5' BC, 5' S, 50' R/W, 17.5' BC, 5' W, 5' SW, and 8' PUFE. The 50' R/W section is further divided into 8' W, 2' G, and 5' S. The 17.5' BC sections are also labeled with 5' S and 5' W.

50' LOCAL STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°21'59"E	184.50'
L2	N89°38'01"W	645.84'
L3	N41°58'37"E	136.57'
L4	S89°38'01"E	555.52'
L5	S00°21'59"W	45.06'

NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'
C2	37.50'	41°36'38"	27.23'
C3	37.00'	48°23'22"	31.25'

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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAN - PLAN SHEET

Colliers

PROJ NO.:	1833
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DATE: OCT 2025

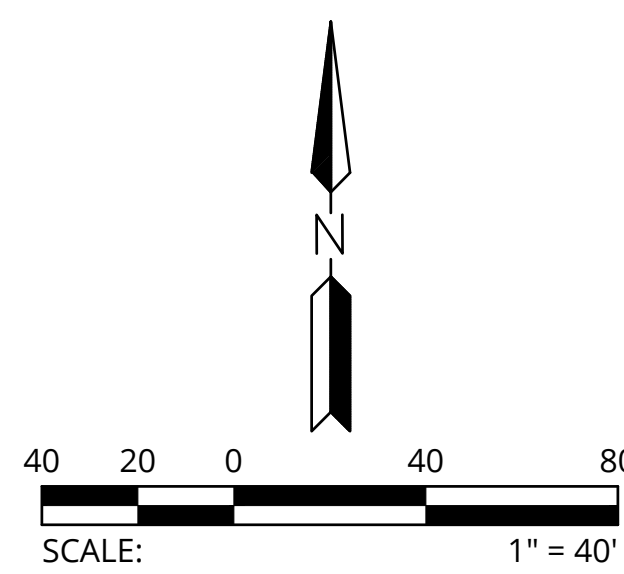
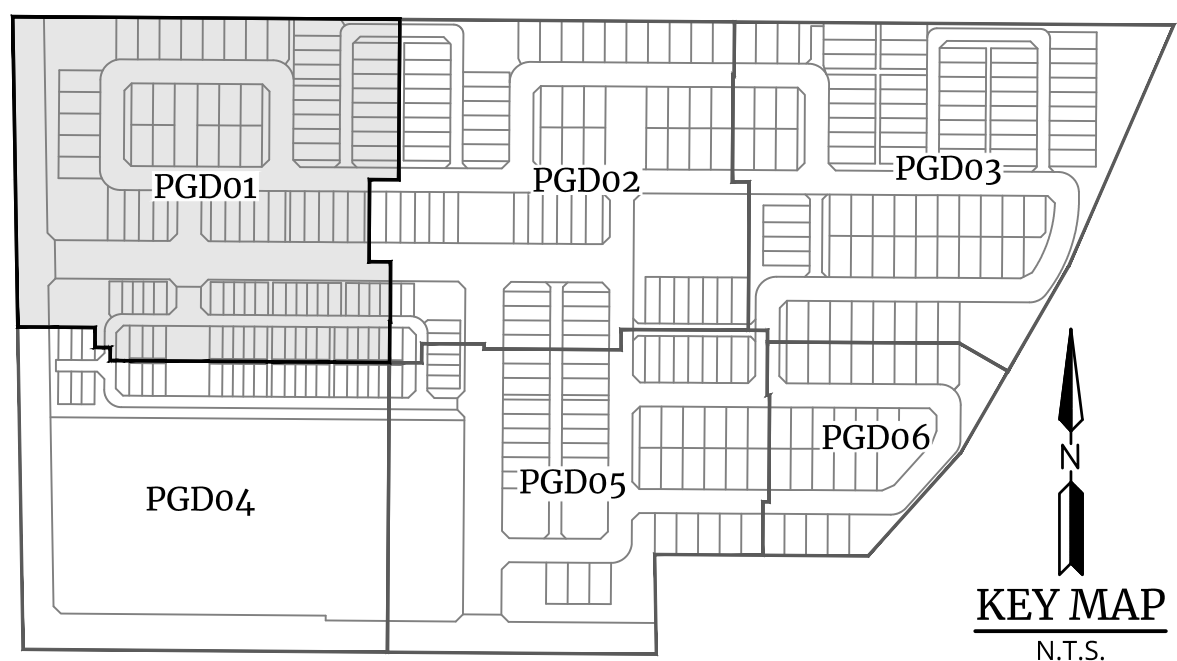
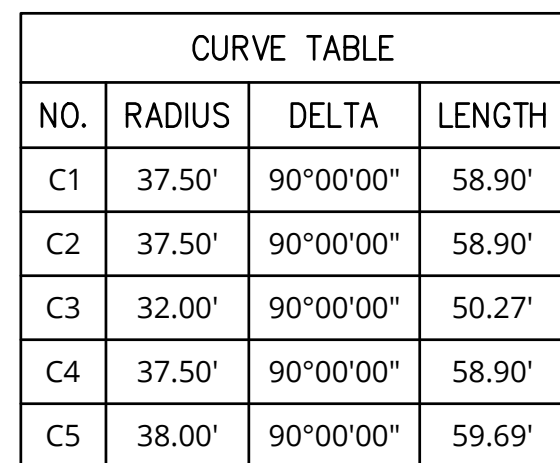
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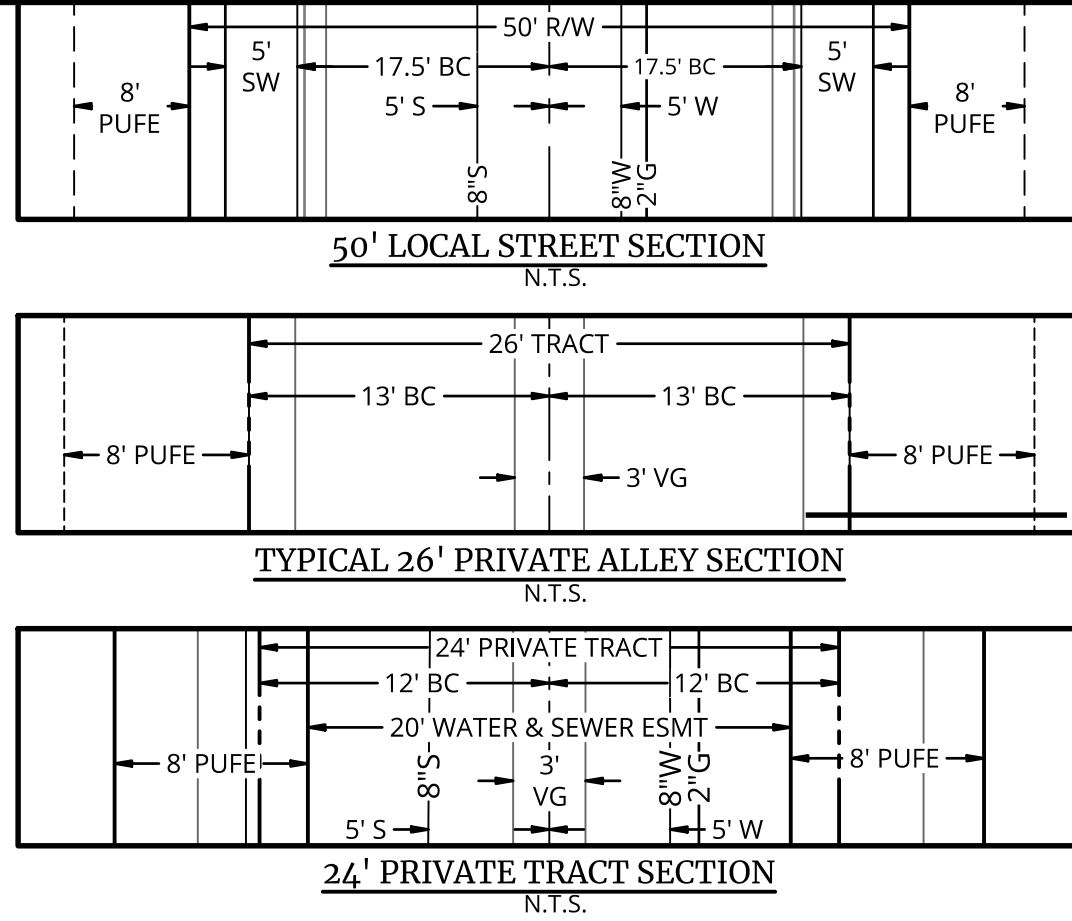
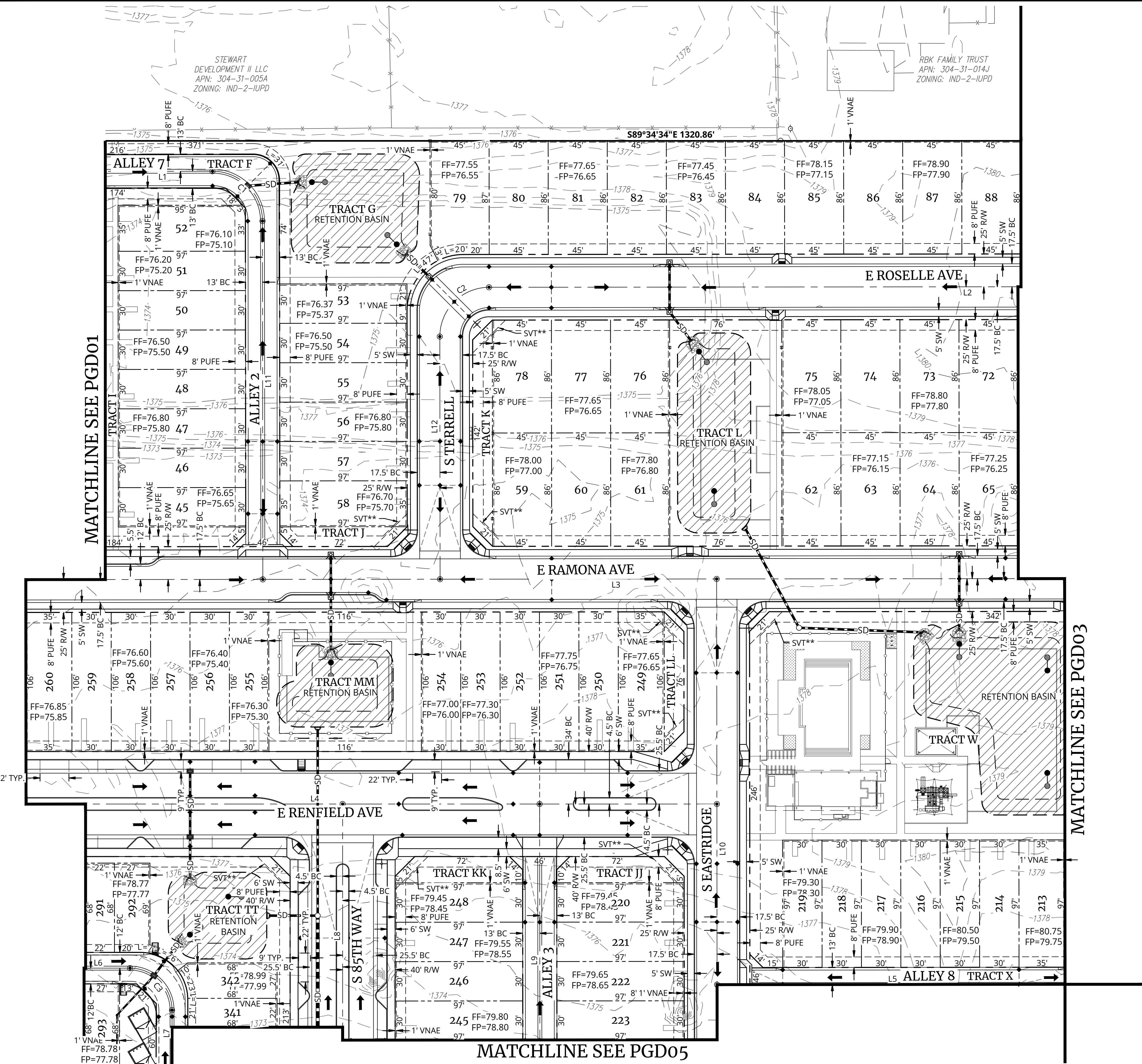
DWG. NO.

PP09

SHT. 9 OF 15

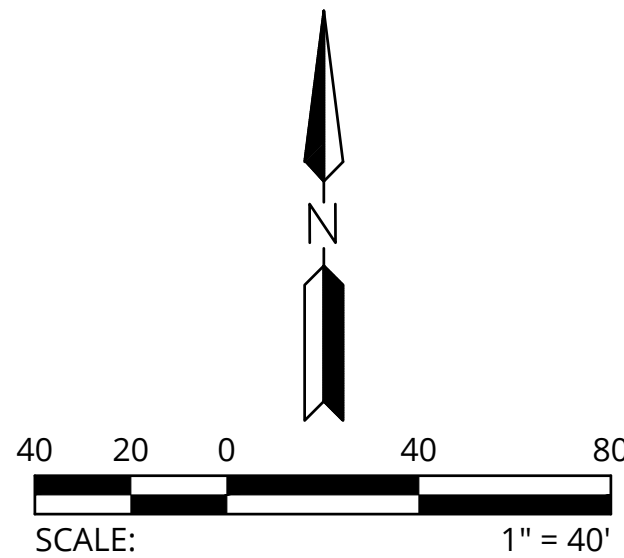
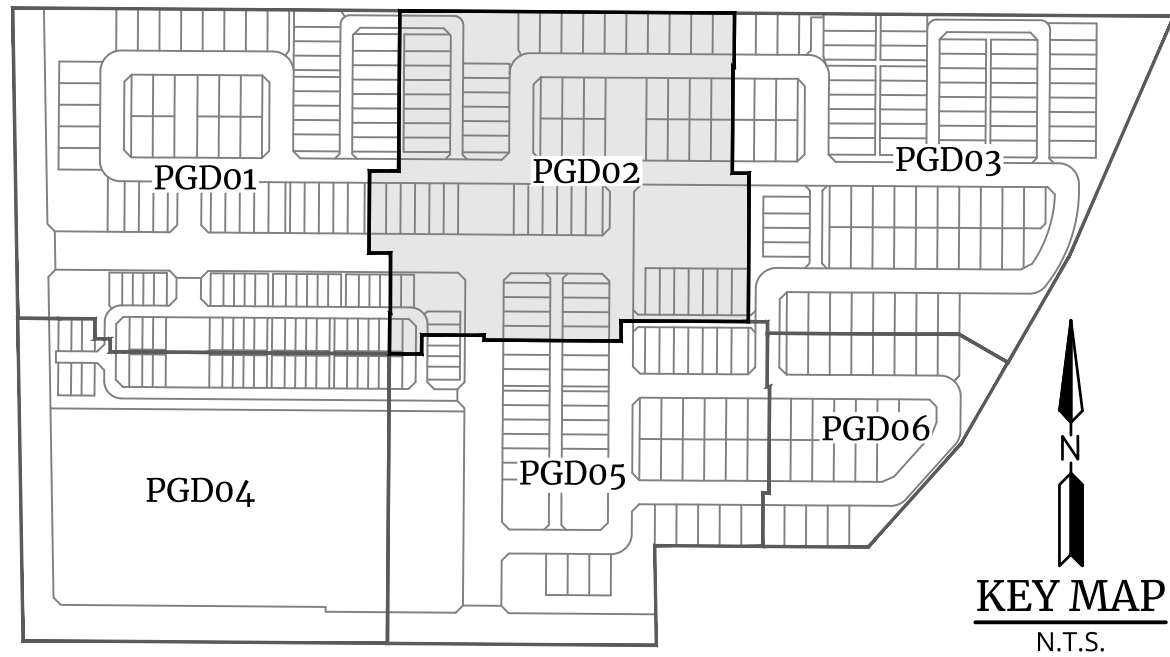


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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°38'01"E	154.00'
L2	S89°38'01"E	540.39'
L3	S89°38'01"E	1915.25'
L4	N89°34'34"W	1260.27'
L5	S89°38'01"E	305.00'
L6	S89°34'34"E	584.87'
L7	S00°25'26"W	138.00'
L8	S00°25'26"W	813.36'
L9	S00°21'59"W	599.01'
L10	S00°21'59"W	732.82'
L11	S00°21'59"W	272.92'
L12	S00°21'59"W	184.81'

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



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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

PRELIMINARY PLAT - GRADING SHEET

Engineering
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PROJ NO.: 1833
DATE: OCT 2025
SCALE: 1"=40'
DRAWN: MC
DESIGNED: NS
APPROVED: NL

DWG. NO.

PGD02

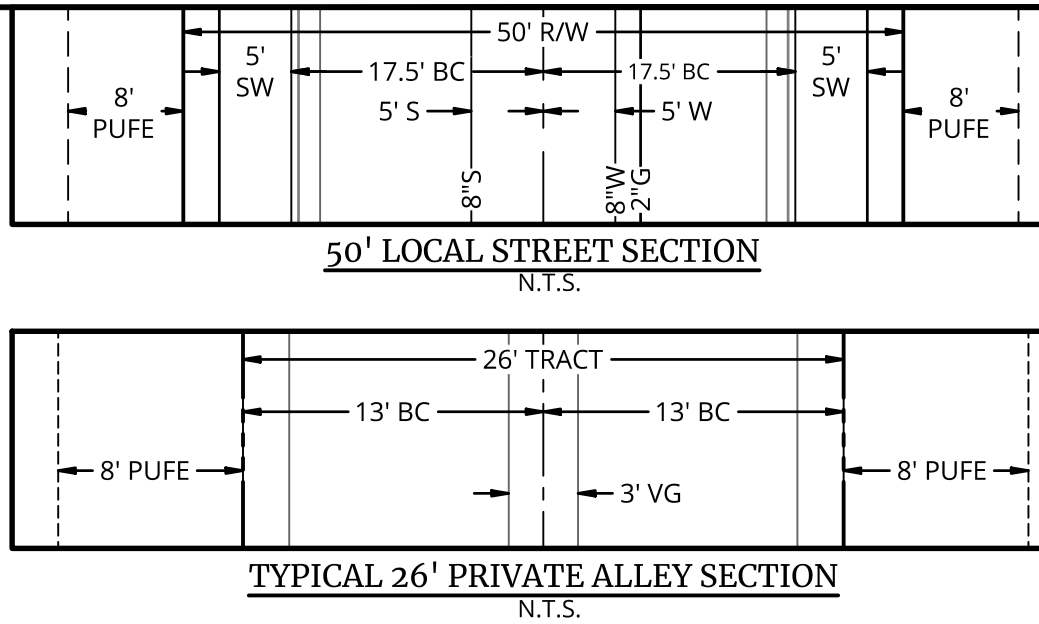
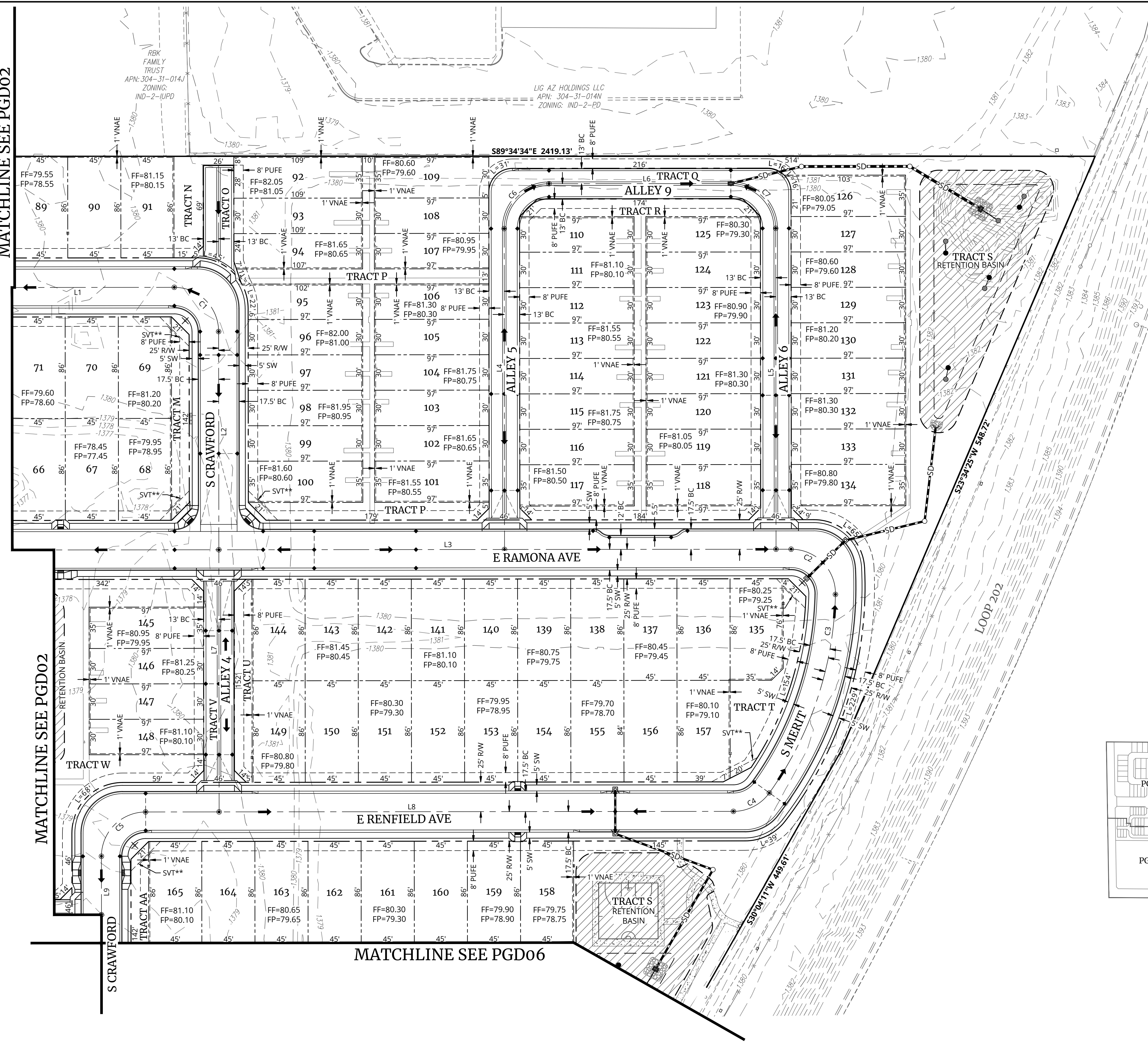
SHT. 11 OF 15

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MATCHLINE SEE PGD02

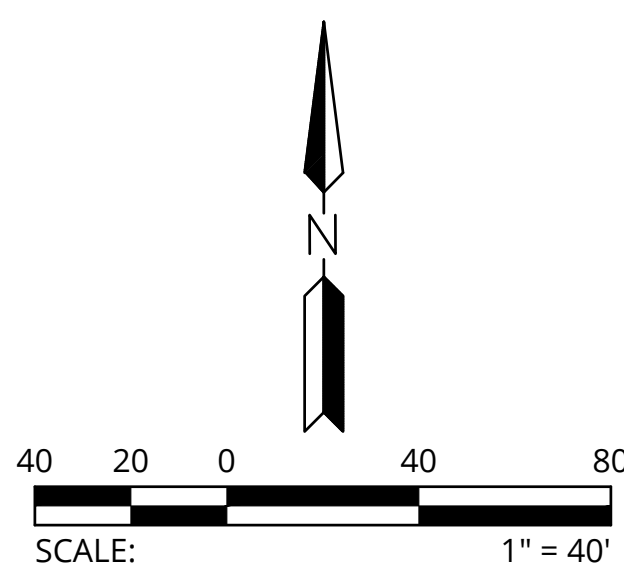
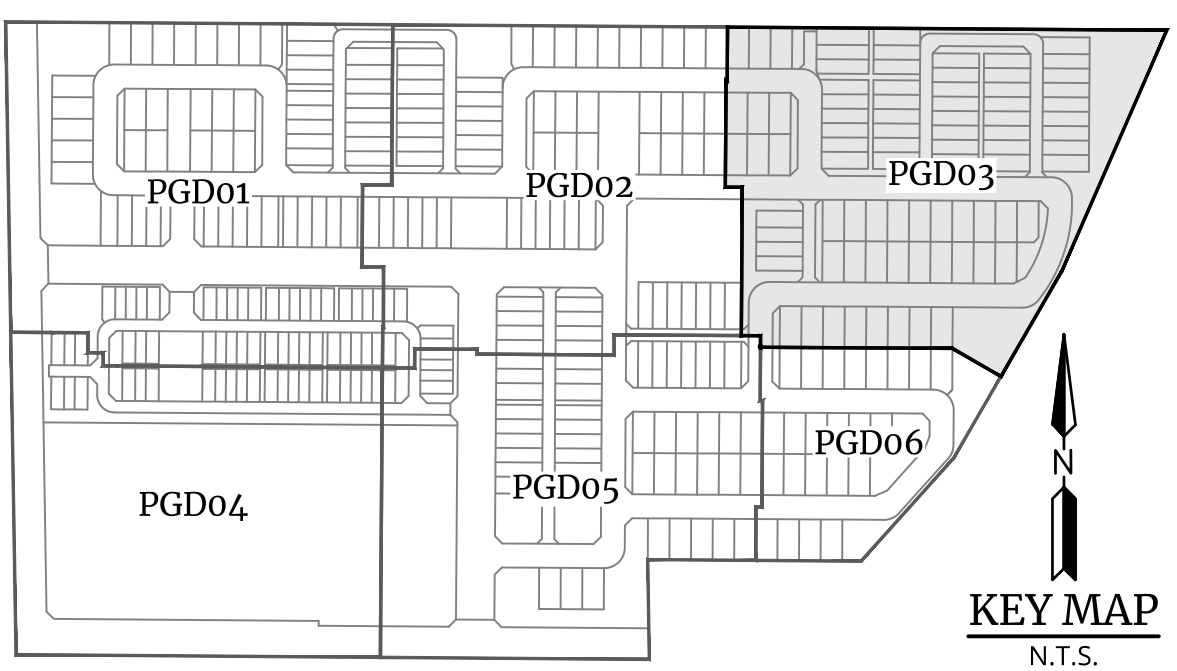
MATCHLINE SEE PGD02

MATCHLINE SEE PGD06



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°38'01\"W	540.39'
L2	N00°21'59\"E	325.76'
L3	N89°38'01\"W	1915.25'
L4	N00°21'59\"E	271.76'
L5	S00°21'59\"W	271.76'
L6	S89°38'01\"E	154.00'
L7	N00°21'59\"E	222.00'
L8	N89°38'01\"W	497.92'
L9	S00°21'59\"W	184.50'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	89°59'56\"	58.90'
C2	37.50'	91°18'20\"	59.76'
C3	300.00'	34°20'28\"	179.81'
C4	37.50'	54°21'13\"	35.57'
C5	37.50'	90°00'00\"	58.90'
C6	38.00'	90°00'00\"	59.69'
C7	38.00'	90°00'00\"	59.69'



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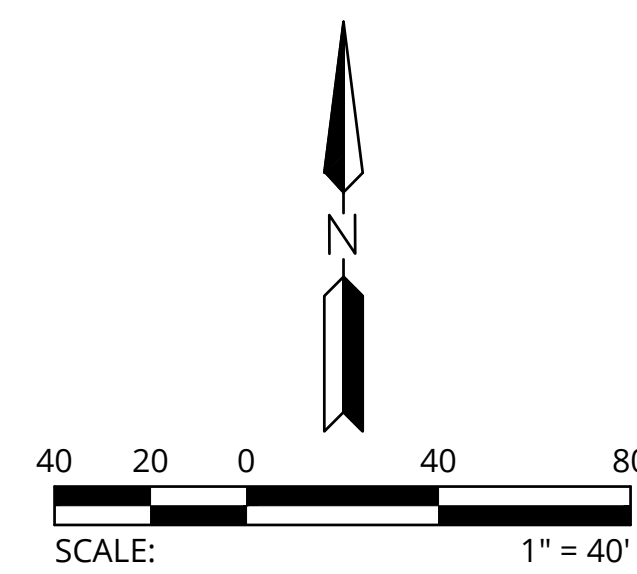
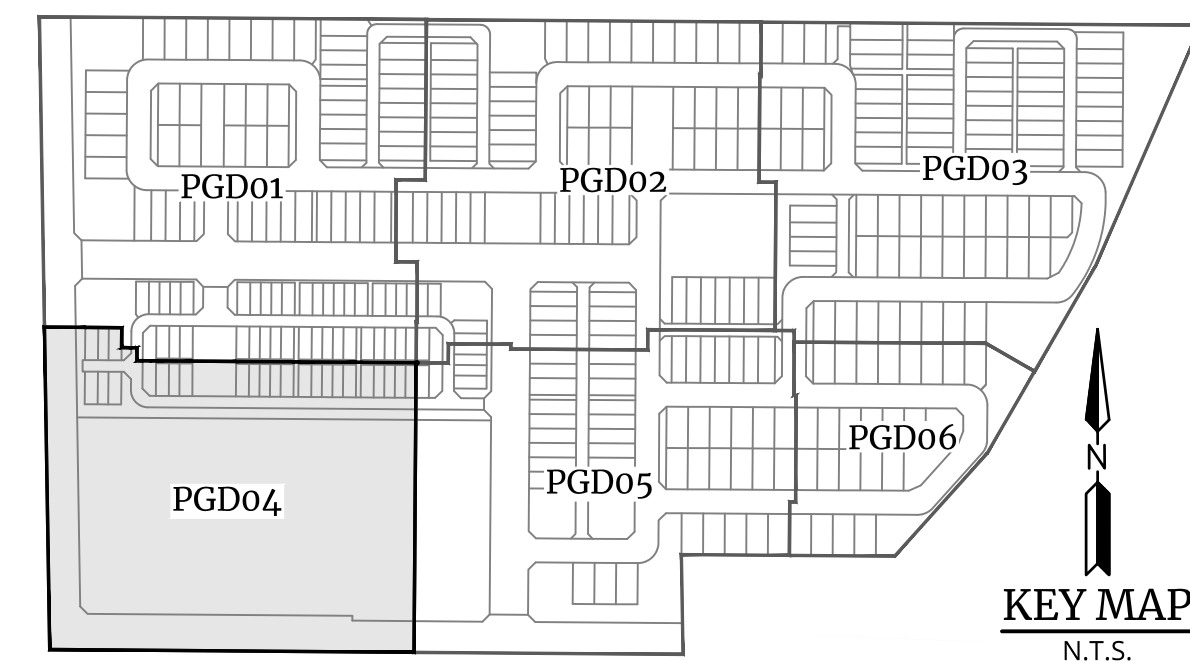
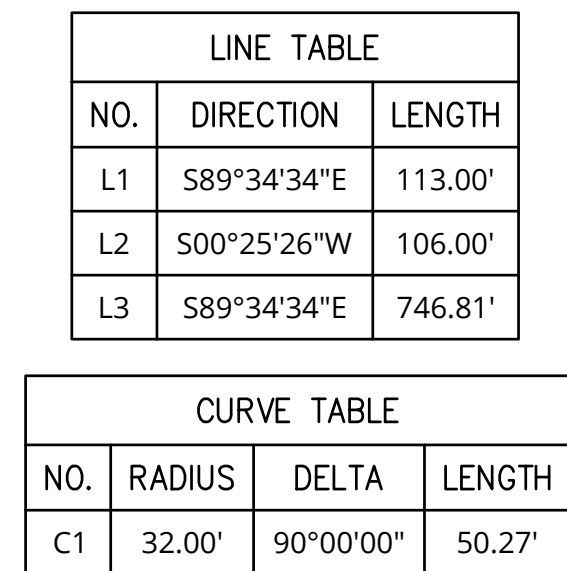
HAWES CROSSING - VILLAGE 5
8462 E WARNER ROAD
MESA, ARIZONA

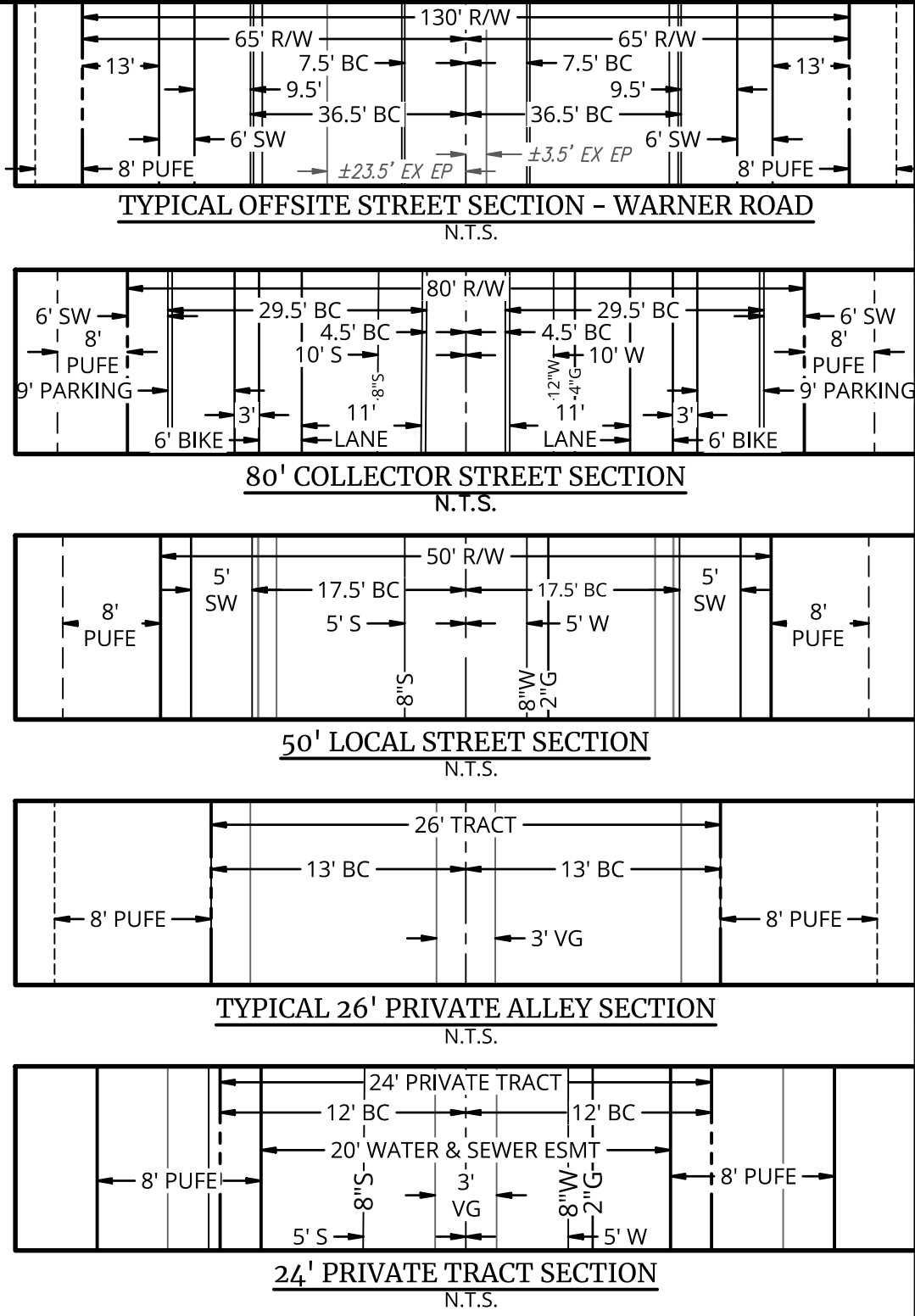
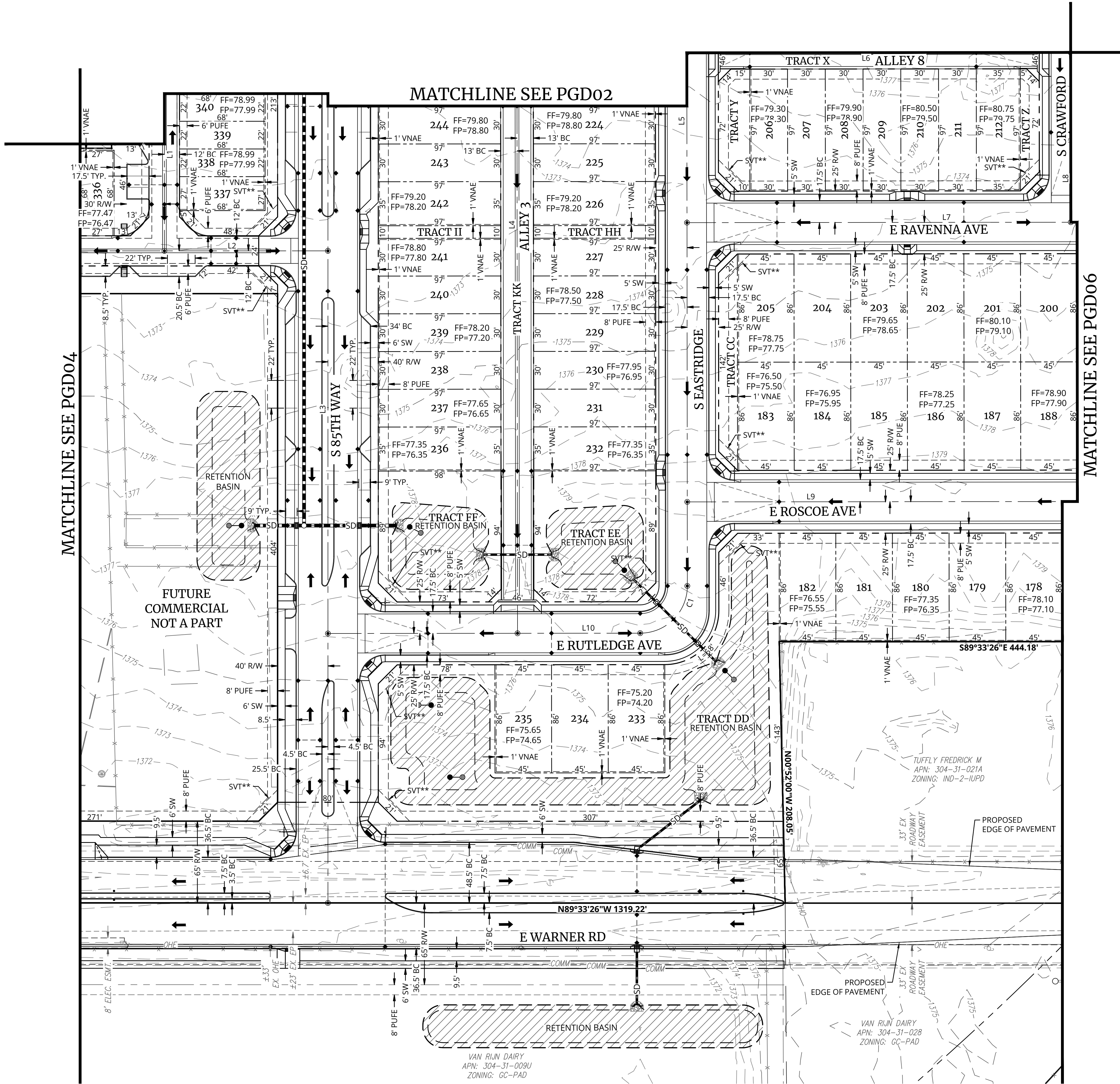
PRELIMINARY PLAT - GRADING SHEET

Engineering
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PROJ NO.: 1833
DATE: OCT 2025
SCALE: 1\" = 40\"
DRAWN: MC
DESIGNED: NS
APPROVED: NL

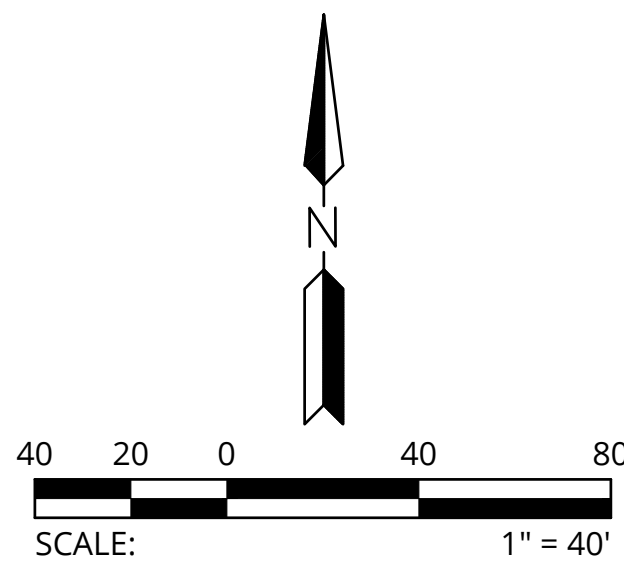
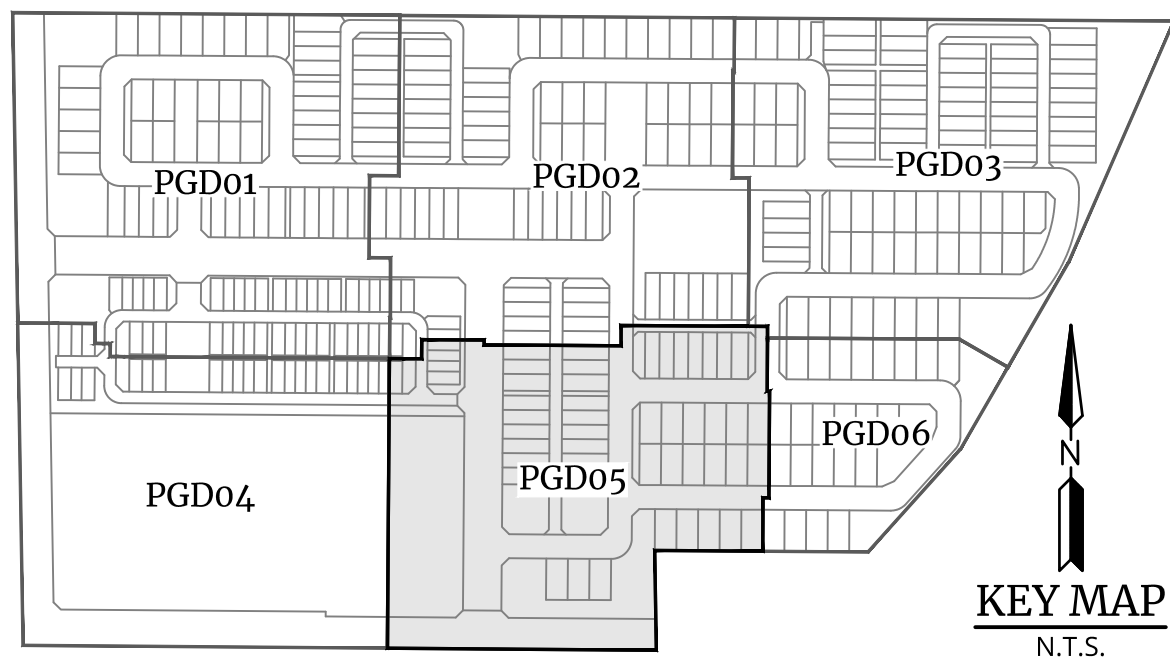
DWG. NO.
PGD03
SHT. 12 OF 15

[illegible]



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°25'26"W	138.00'
L2	S89°34'34"E	746.81'
L3	S00°25'26"W	813.36'
L4	N00°21'59"E	599.01'
L5	S00°21'59"W	732.82'
L6	S89°38'01"E	305.00'
L7	S89°38'01"E	645.84'
L8	S00°21'59"W	184.50'
L9	S89°38'01"E	555.52'
L10	S89°38'01"E	248.14'

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



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HAWES CROSSING - VILLAGE 5

8462 E WARNER ROAD
MESA, ARIZONA

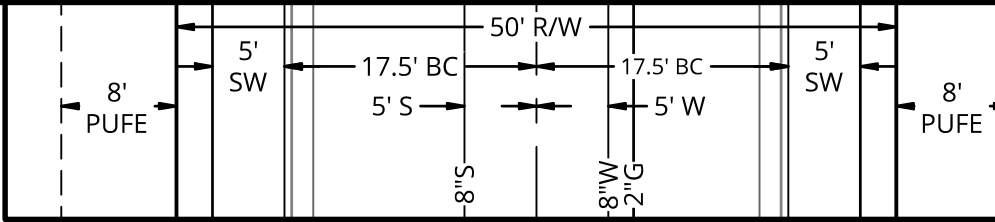
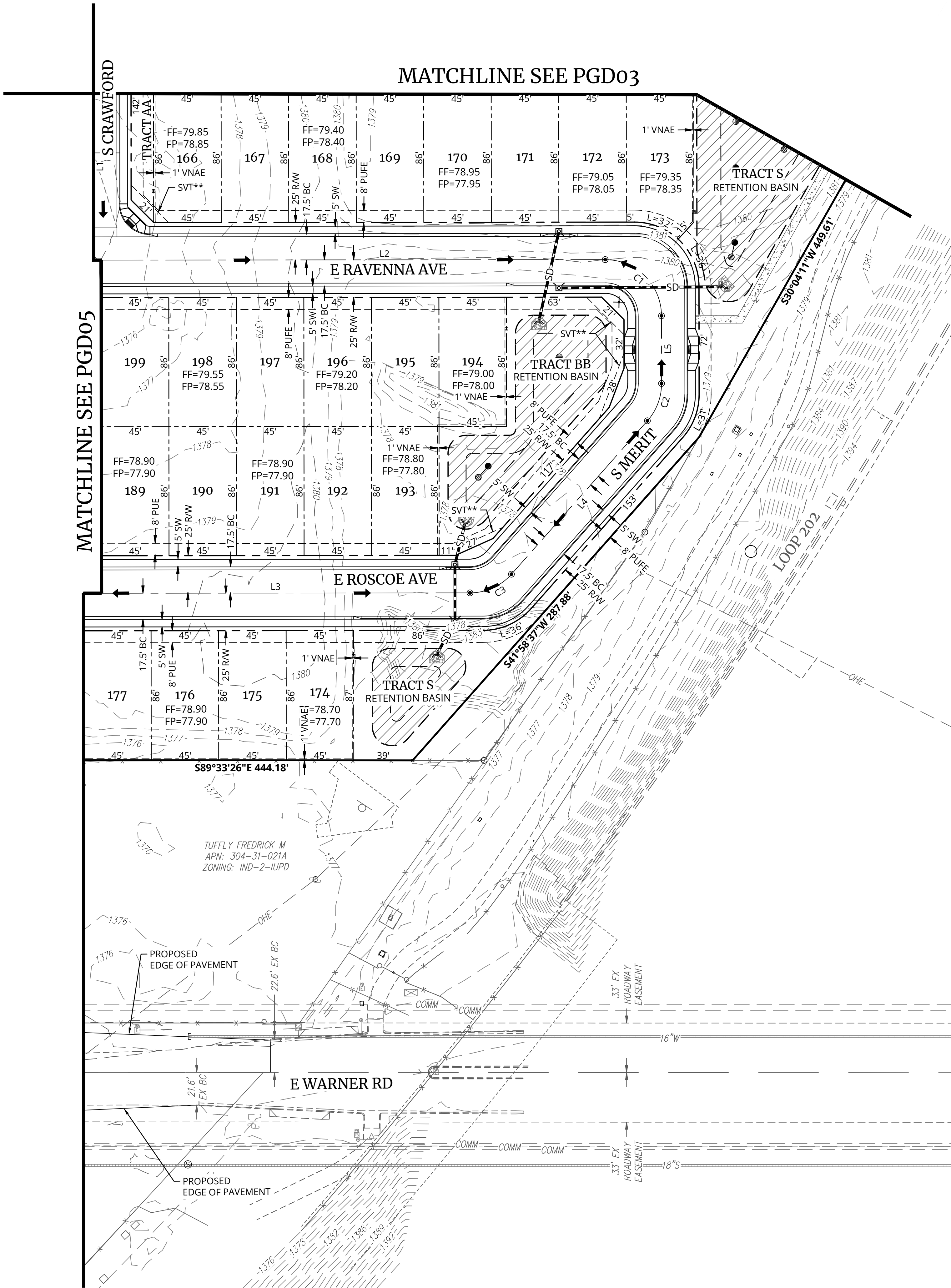
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PROJ NO.: 1833
DATE: OCT 2025
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DESIGNED: NS
APPROVED: NL

PGD05

SHT. 14 OF 15

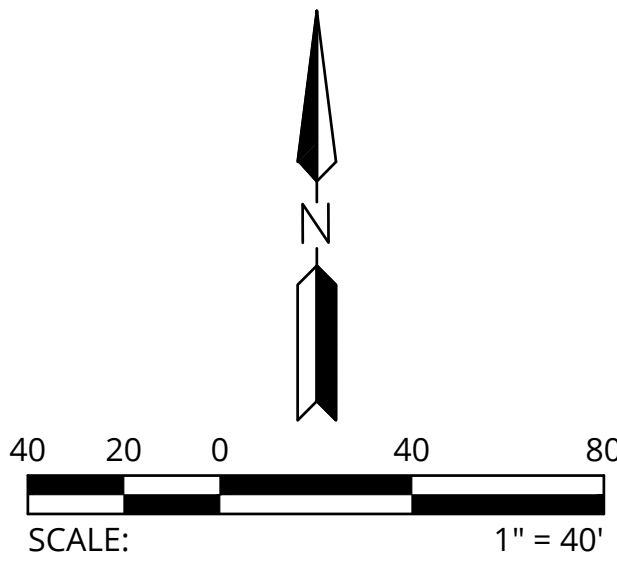
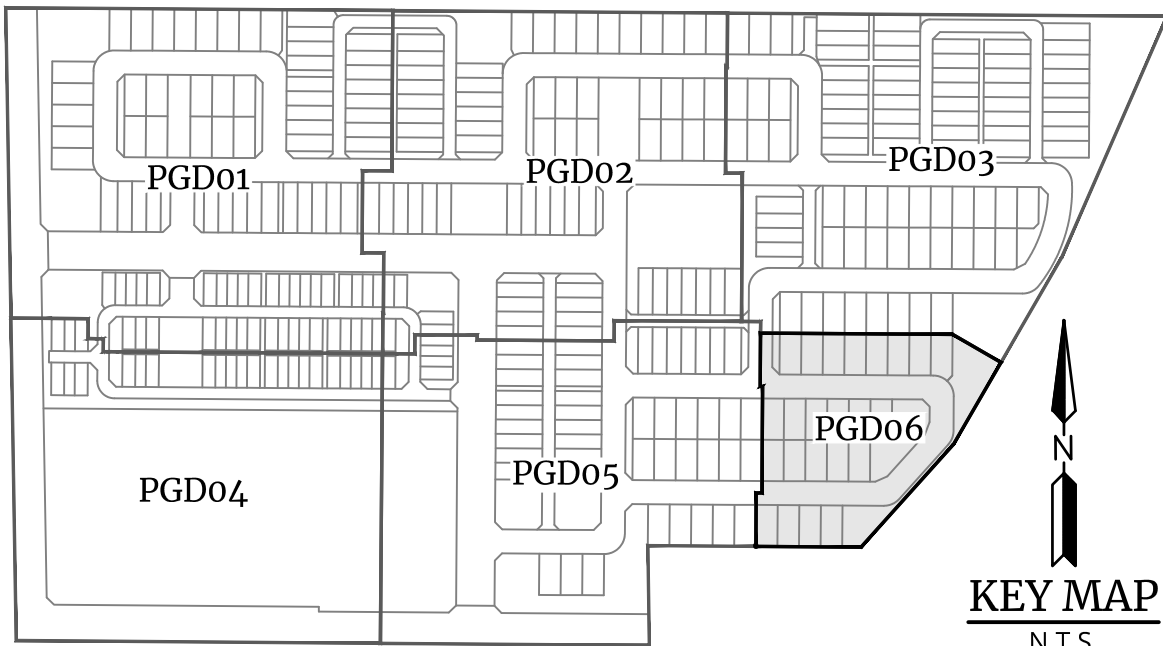
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50' LOCAL STREET SECTION
N.T.S.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°21'59"E	184.50'
L2	N89°38'01"W	645.84'
L3	S89°38'01"E	555.52'
L4	N41°58'37"E	136.57'
L5	S00°21'59"W	45.06'

CURVE TABLE		
NO.	RADIUS	DELTA
C1	37.50'	90°00'00"
C2	37.50'	41°36'38"
C3	37.00'	48°23'22"



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MESA, ARIZONA

Engineering
& Design

PGD06

PROJ NO.: 1833

DATE: OCT 2025

SCALE: 1"=40'

DRAWN: MC

DESIGNED: NS

APPROVED: NL

DWG. NO.

SHT. 15 OF 15

PRELIMINARY PLAT - GRADING SHEET

8462 E WARNER ROAD
MESA, ARIZONA

PGD06

15 OF 15

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CITIZEN PARTICIPATION PLAN

HAWES CROSSING VILLAGE 5

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning, Specific Site Plan, Council Use Permit, Minor General Plan Amendment, and Preliminary Plat to allow for a residential community within Hawes Crossing. The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 304-31-015, 304-31-006L, 304-31-022C, 304-31-025, 304-31-006W, 304-31-018D, 304-31-016B, 304-31-024, 304-31-006V, 304-31-026, 30431-006P

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
reese.anderson@pewandlake.com

Sarah Prince

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.prince@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. All property owners within 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting will be held by the applicant on September 12, 2024 to provide the opportunity for members of the public to discuss the proposed project. An attendance/participation list and a summary of the meeting will be included with this application and submitted to the City.

3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list will be submitted to the City.
4. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
5. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Formal Submittal	October 14, 2024
Neighborhood Meeting Notice Mailed	October 11, 2024
Neighborhood Meeting	October 29, 2024
Public Hearing Notice Letter & Site Posting	TBD
Planning and Zoning Hearing	TBD
City Council Study Session	TBD
City Council Introduction	TBD
City Council Final Action	TBD

CITIZEN PARTICIPATION REPORT

HAWES CROSSING VILLAGE 5

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning, Specific Site Plan, Council Use Permit, Major General Plan Amendment, and Preliminary Plat to allow for a residential community within Hawes Crossing. The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 304-31-015, 304-31-006L, 304-31-022C, 304-31-025, 304-31-006W, 304-31-018D, 304-31-016B, 304-31-024, 304-31-006V, 304-31-026, 30431-006P

By providing opportunities for citizen participation, the applicant ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The applicant provided neighborhood notice for a neighborhood meeting and will provide notice of future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
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Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.prince@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. All property owners within 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting was held by the applicant on October 29, 2024 to provide the opportunity for members of the public to discuss the proposed project. No neighbors attended the virtual meeting. However, a copy of the notice letter and the presentation has been included with this Report.

3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list will be submitted to the City.
4. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Formal Submittal	October 14, 2024
Neighborhood Meeting Notice Mailed	October 11, 2024
Neighborhood Meeting	October 29, 2024
Public Hearing Notice Letter & Site Posting	TBD
Planning and Zoning Hearing	TBD
City Council Study Session	TBD
City Council Introduction	TBD
City Council Final Action	TBD

11623 S 202 LLC
1776 PEACHTREE ST NW STE 605S
ATLANTA, GA 30309

ARIZONA STATE OF
1616 W ADAMS ST
PHOENIX, AZ 85007

AZ CONTRACTOR HOLDINGS LLC
21309 E PUMMELOS RD
QUEEN CREEK, AZ 85142

BILLY W AND NORA D MAYNARD
LIVING TRUST
PO BOX 400
HIGLEY, AZ 85236

DAIRY VAN RIJN
20102 E WARNER RD
MESA, AZ 85212

EASTGROUP PROPERTIES LP
2141 E CAMELBACK RD 250
PHOENIX, AZ 85016

KBCUSTOMS LLC
19838 E SONOQUI BLVD
QUEEN CREEK, AZ 85142

LIG AZ HOLDINGS LLC
21480 E PUMMELOS RD
QUEEN CREEK, AZ 85142

NOVVA PHOENIX LLC
6477 W WELLS PARK RD
WEST JORDAN, UT 84081

RBK FAMILY TRUST
3914 E FARMDALE AVE
MESA, AZ 85206

RESERVE 100 LLC CP# 53-122041
3321 E BASELINE RD
GILBERT, AZ 85234

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT A
PO BOX 52025
PHOENIX, AZ 850722025

STEWART DEVELOPMENT II LLC
2929 E MAIN ST LOT 150
MESA, AZ 852139327

TUFFLY FREDERICK M
7606 E AKRON ST
MESA, AZ 85207

VAN RIJN DAIRY
20102 E WARNER RD
MESA, AZ 85212

VAN RIJN JODY/PIETER
20102 E WARNER RD
MESA, AZ 85212

Eastmark Community Alliance, Inc.
Trish Robinson
10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Payton Cadien
10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Matt Fisher
10100 East Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
6263 N. Scottsdale Road, Suite 330
SCOTTSDALE, AZ 85250



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

October 11, 2024

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Lennar Homes, we are pleased to invite you to participate in a neighborhood meeting for the property located at the northeast corner of the intersection of Hawes Road and Warner Road and is approximately 42.8 acres in area. The proposed development is Hawes Village Five, which is a residential community that is a part of the Hawes Crossing Planned Area Development.

Our project team has set up a virtual Zoom meeting where we will present the project and provide more information.

Date: October 29, 2024
Time: 6:00 p.m.
Meeting Link: [www.Zoom.us](https://www.zoom.us)
Meeting ID: 306 914 4846
Meeting Passcode: 100

Should you have any questions, please contact me or Sarah Prince in my office by email at sean.lake@pewandlake.com or sarah.prince@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Hawes Crossing Village Five

Neighborhood Meeting

October 29, 2024

SITE PLAN DATA

OVERALL SITE

GROSS AREA: 60.9 AC.
 NET AREA: 57.0 AC.
 APN#: 304-31-006L, 304-31-006P,
 304-31-015, 304-31-022C,
 304-31-024, 304-31-025

EXISTING ZONING: GC & RSL-2.5 PAD

PROPOSED ZONING:

PROPOSED USE: **RSL 2.5**
 SINGLE FAMILY RESIDENTIAL
 GROSS AREA: 42.9 AC
 NET AREA: 41.5 AC
 LOT COUNT:

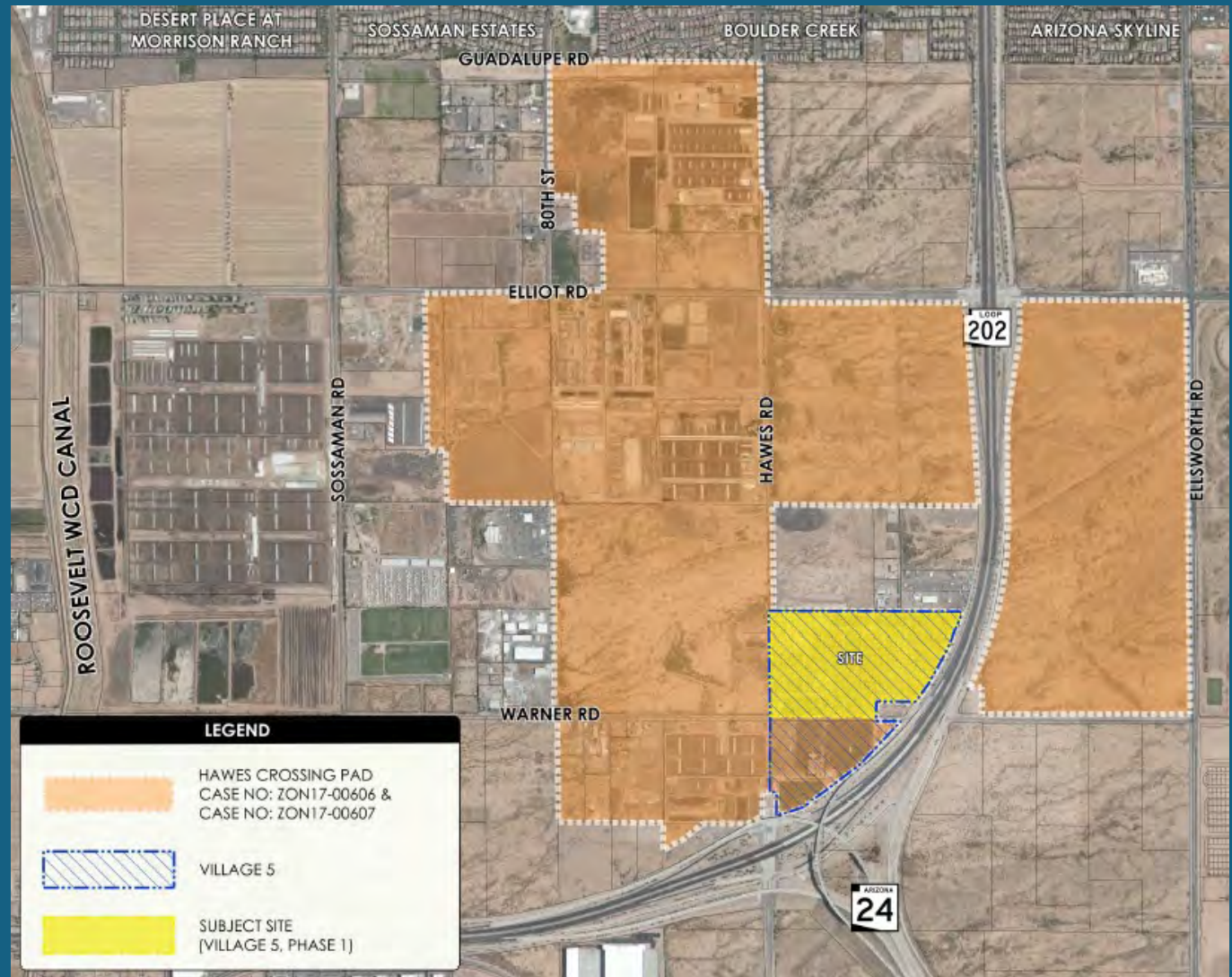
DREAM (REAR-LOADED)	71
DREAM (FRONT-LOADED)	115
CASITAS	96
TOTAL	282

NET DENSITY: 6.8 DU/AC
 OS PROVIDED: 7.4 AC (18%)
 GUEST PRKG PROVIDED: 69 SPACES

PROPOSED ZONING:

PROPOSED USE: **GC (CUP)**
 TOWNHOMES (40%)
 GROSS AREA: 7.2 AC
 NET AREA: 6.8 AC
 UNIT COUNT: 72 UNITS
 NET DENSITY: 10.6 DU/AC
 OS PROVIDED: 1.7 AC (24%)
 GUEST PRKG PROVIDED: 59 SPACES

PROPOSED USE: **COMMERCIAL (60%)**
 GROSS AREA: 10.8 AC
 NET AREA: 9.0 AC



Proposed Site Plan

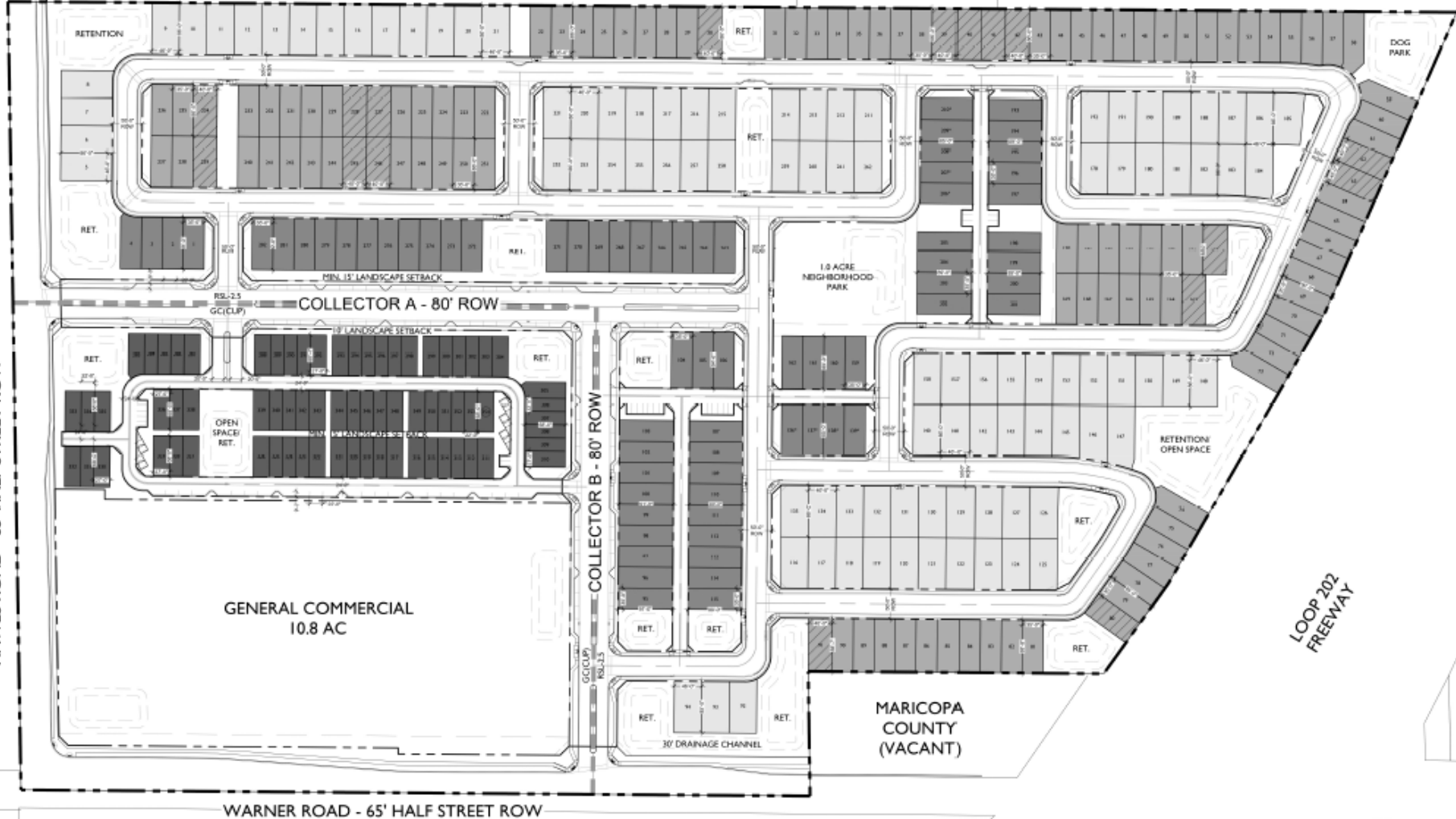
HAWES CROSSING VILLAGE 6 (RSL 2.5)

HAWES CROSSING VILLAGE 6 (LC)

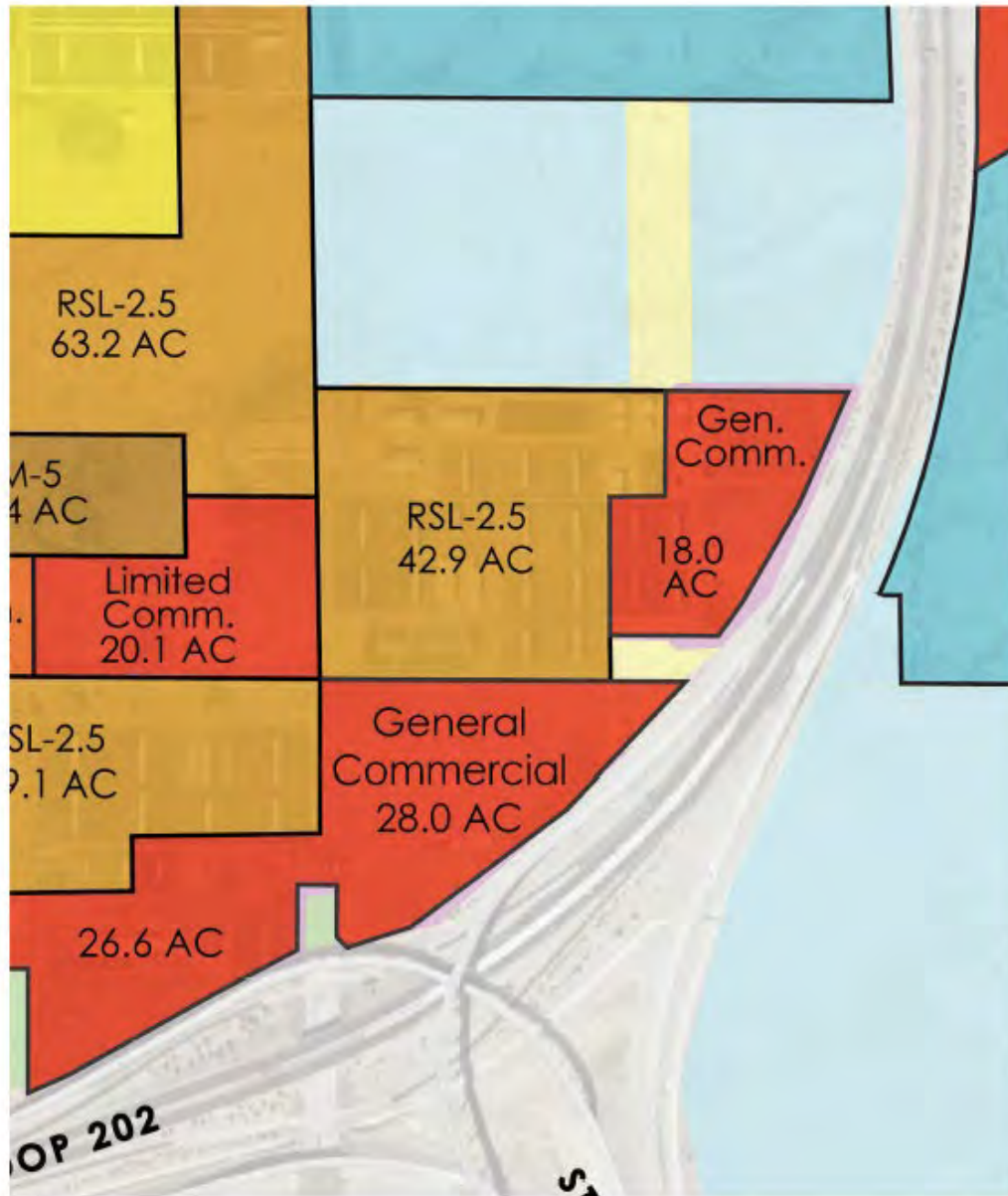
HAWES ROAD - 65' HALF STREET ROW

MARICOPA COUNTY (VACANT)

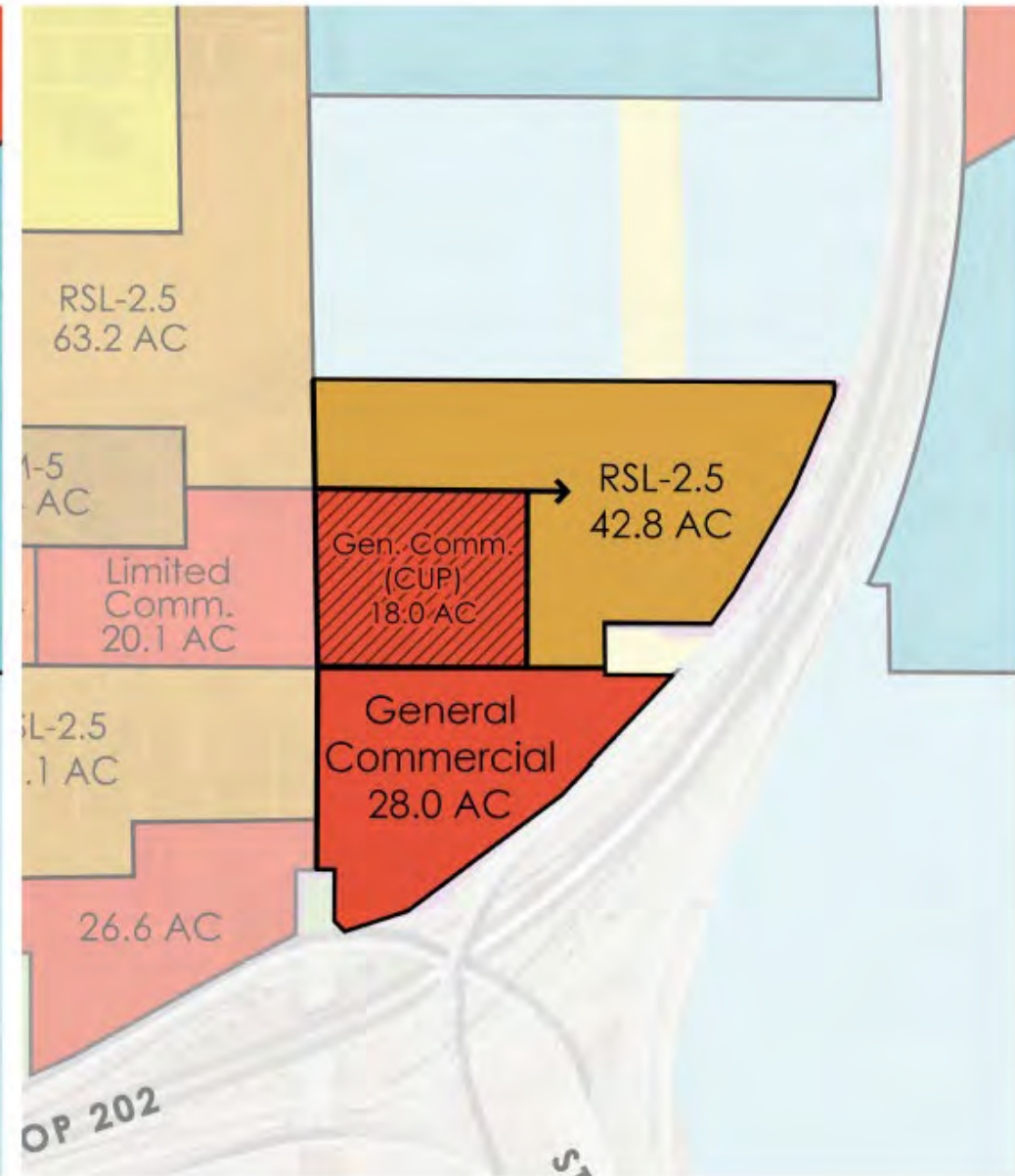
MARICOPA COUNTY (INDUSTRIAL)



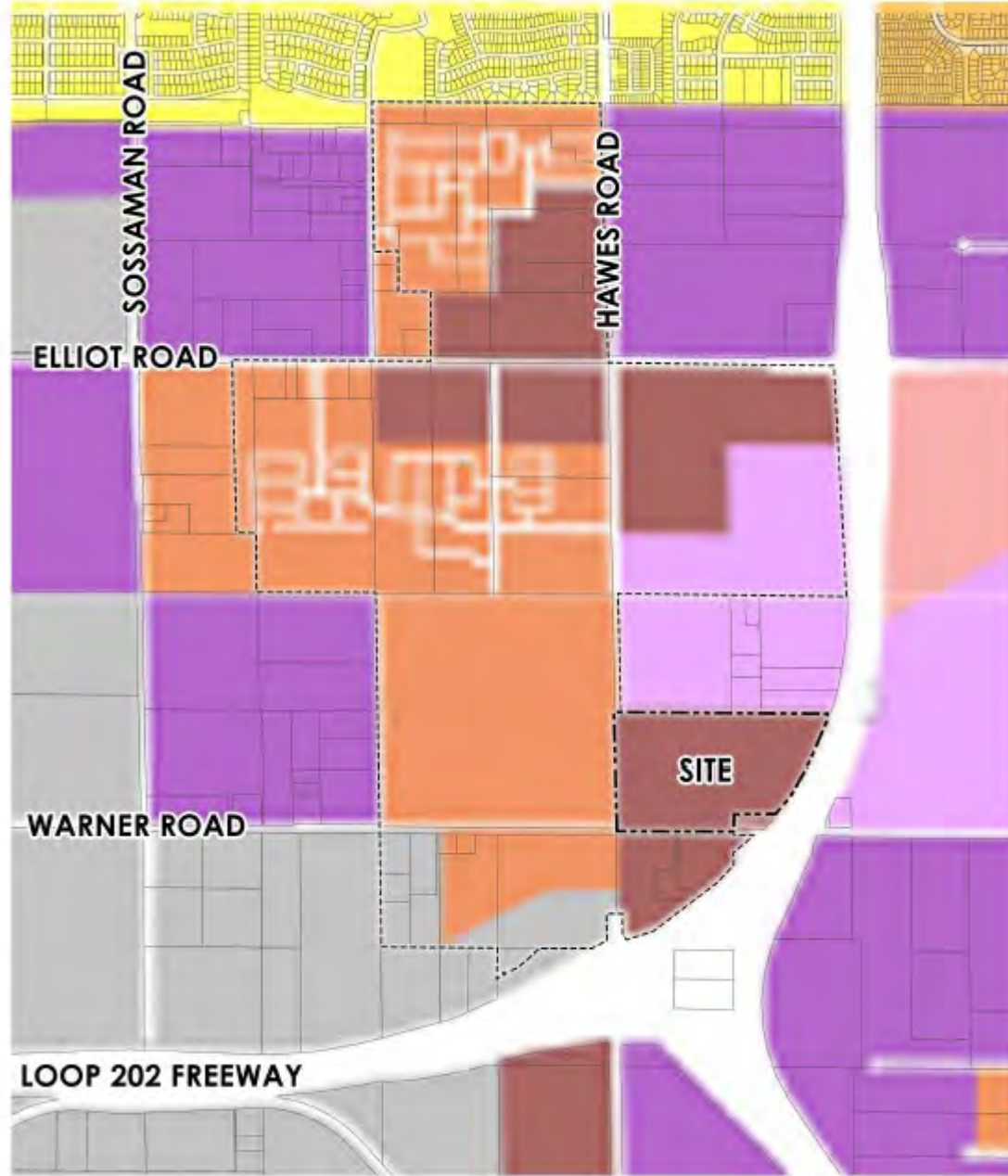
Existing Zoning



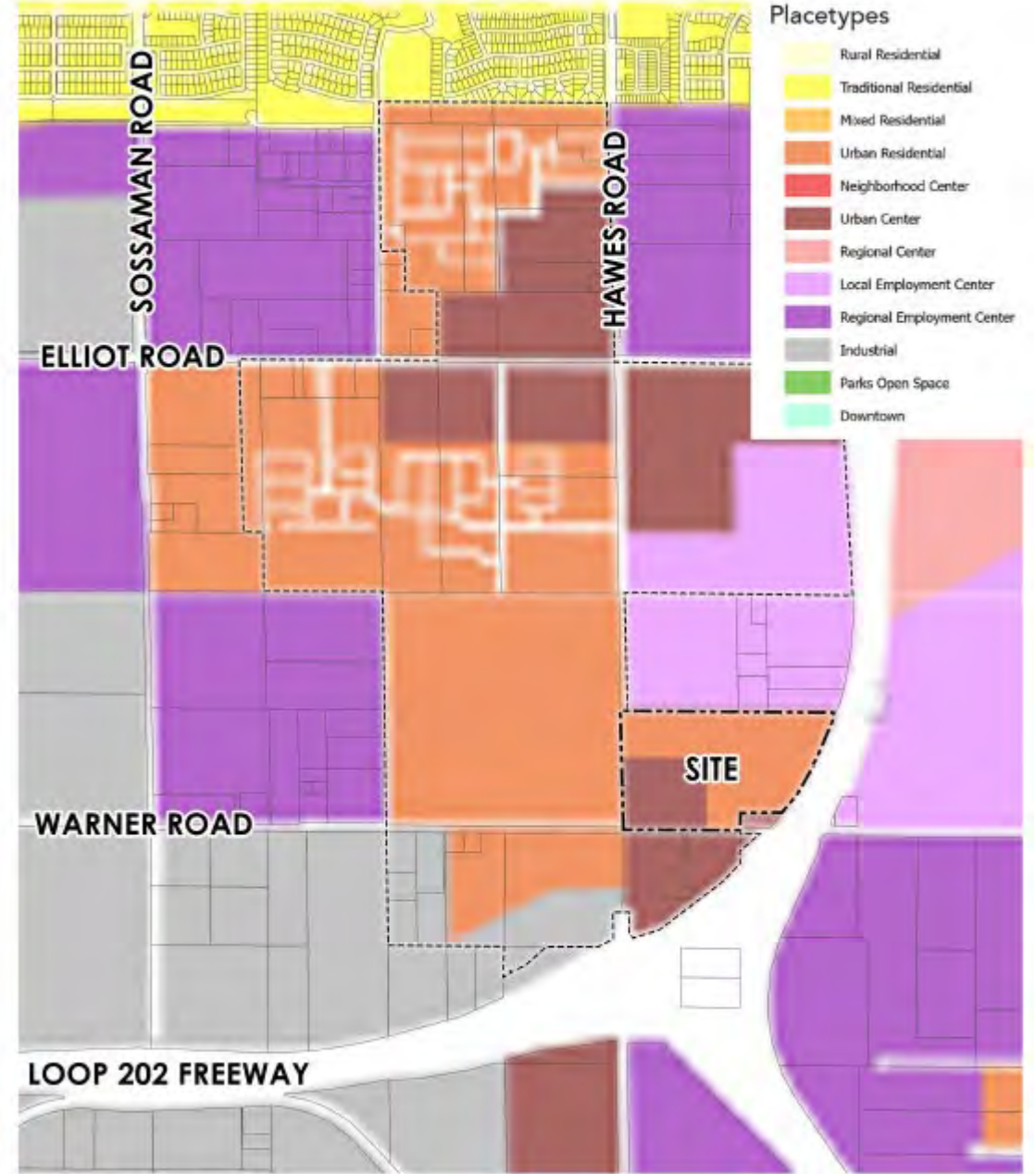
Proposed Zoning



Existing General Plan



Proposed General Plan



Dream Series – Elevations



Casita – Elevations



Casita – Elevations



Townhome – Elevations



Hawes Crossing Village Five

Neighborhood Meeting

Zoom.com at 6:00 pm

Hosted By: Pew & Lake PLC, Sean B. Lake & Sarah Prince. Lennar Homes – Heather Chadwick

Summary: Pew & Lake logged into the Zoom meeting at 5:34 pm. The team kept the meeting open until 6:17 pm. No neighbors joined the meeting.

Throughout this application and review process, the applicant has not received any phone calls or emails from neighbors.