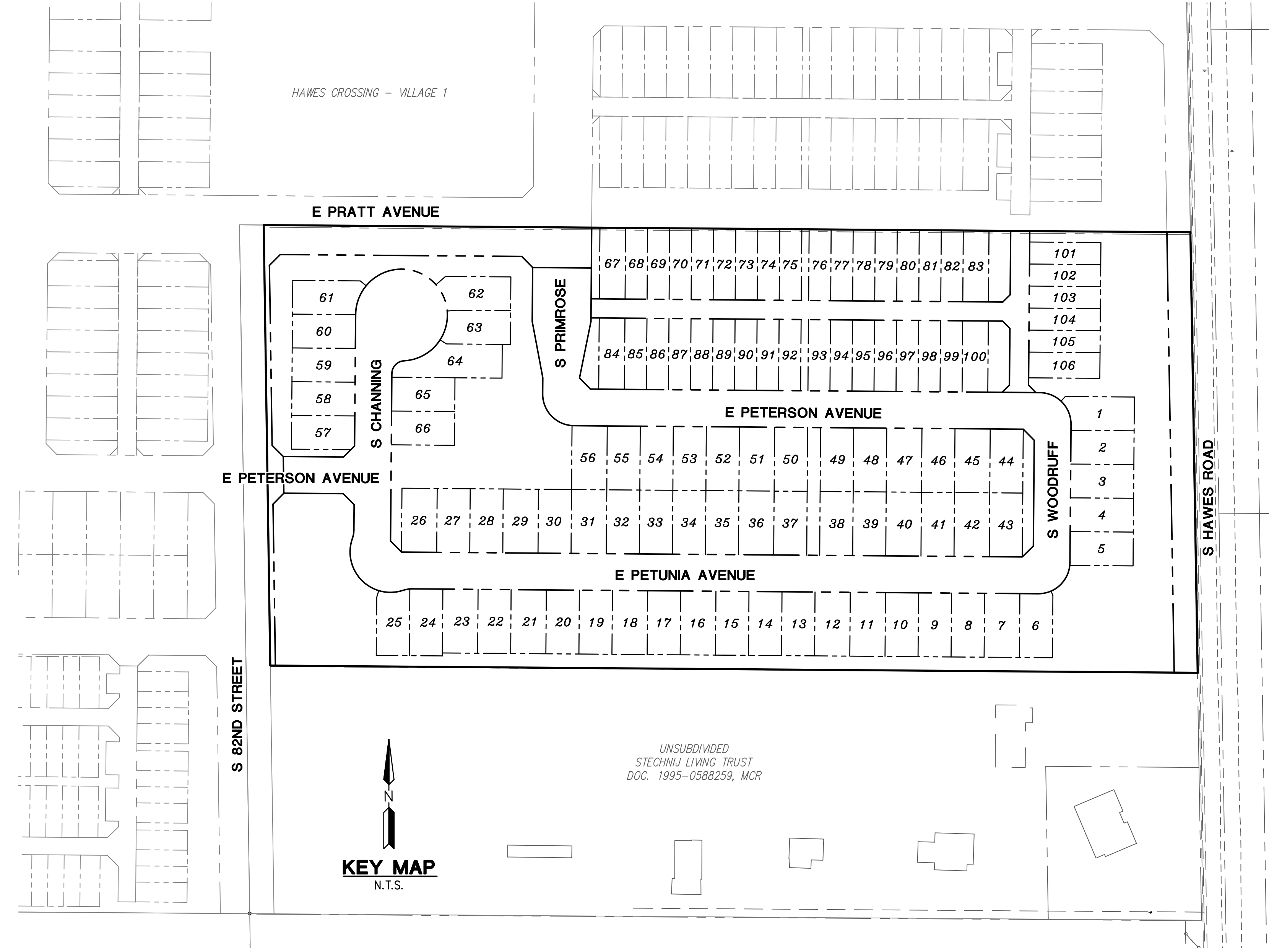
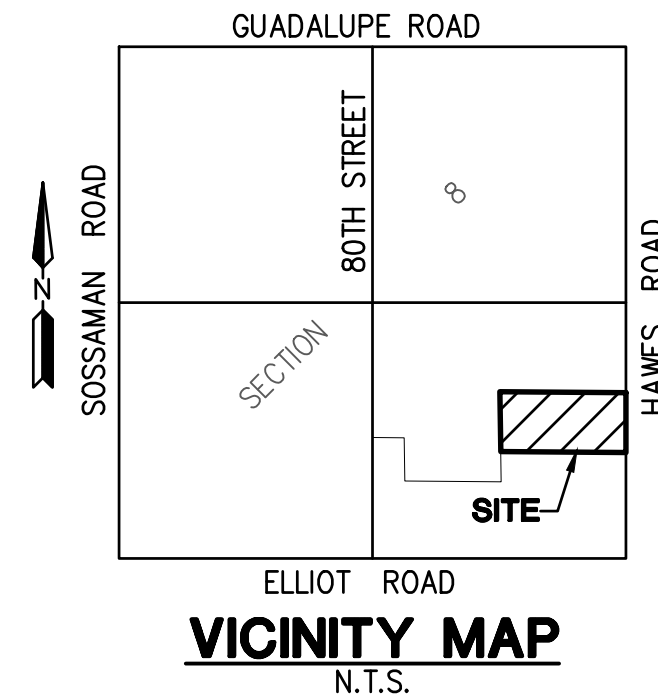


PRELIMINARY PLAT FOR A SUBDIVISION HAWES CROSSING VILLAGE 1 - PHASE 2

MESA, ARIZONA

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



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A" OF THAT CERTAIN RECORD OF SURVEY RECORDED ON JULY 23, 2014, ACCORDING TO BOOK 1194, PAGE 44, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SECTION 8 FROM WHICH A BRASS CAP SET FLUSH AND STAMPED "35563" MARKING THE EAST QUARTER CORNER OF SECTION 8 BEARS NORTH 00° 48' 45" WEST A DISTANCE OF 2,635.48 FEET AND FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SECTION 8 BEARS NORTH 89° 28' 05" WEST A DISTANCE OF 2,662.03 FEET.

THENCE NORTH 00° 48' 45" WEST ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 760.21 FEET TO A POINT.

THENCE NORTH 89° 28' 05" WEST PARALLEL TO AND 760 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 33.00 FEET TO A FOUND "Z" REBAR.

THENCE NORTH 00° 48' 45" WEST PARALLEL TO AND 33 FEET WEST OF THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 337.48 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS #54335, MARKING THE SOUTHEAST CORNER "Z" R "A" AND THE POINT OF BEGINNING;

THENCE NORTH 89° 26' 12" WEST A DISTANCE OF 1,263.25 FEET TO A POINT (MONUMENTED 18.00 FEET NORTH 89° 26' 12" WEST BY A 5/8" REBAR WITH AN ALUMINUM CAP RLS # 54335 STAMPED RM 18' E.), MARKING THE SOUTHWEST CORNER OF PARCEL "A";

THENCE NORTH 00° 43' 13" WEST PARALLEL TO AND 33 FEET EAST OF THE WEST BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 600.15 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS #54335 MARKING THE NORTHWEST CORNER OF PARCEL "A";

THENCE SOUTH 89° 26' 12" EAST A DISTANCE OF 1,262.28 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS #54335 MARKING THE NORTHEAST CORNER OF PARCEL "A";

THENCE SOUTH 00° 48' 45" EAST PARALLEL TO AND 33 FEET WEST OF THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 600.17 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS #54335 MARKING THE SOUTHEAST CORNER OF PARCEL "A"; AND THE POINT OF BEGINNING.

ENGINEER

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

OWNER/CLIENT

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CONTACT: HEATHER CHADWICK

LANDSCAPE ARCHITECT

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

BASIS OF BEARING

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

PRIMARY BENCHMARK

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

ELEVATION DATUM: 2012 COM NAVD88
ELEV=1377.52

PROJECT BENCHMARK

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

ELEVATION DATUM: 2012 COM NAVD88
ELEV=1358.99

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

SITE DATA

TOTAL LOTS: 106
TYPICAL LOT SIZE: 30' X 97', 45' X 86'
GROSS AREA: 17.39 AC
NET AREA: 16.95 AC
GROSS PARCEL DENSITY: 6.1 DU/AC
ZONING: RSL-2.5
COMMON AREAS / OPEN SPACE: 4.01 AC (23.1%)
TOTAL PARK AREA: 0.59 AC (14.6% OF OPEN SPACE)

LOT MIX TABLE		
LOT SIZE	QUANTITY	MIX %
30' X 96'	40 UNITS	38%
45' X 86'	66 UNITS	62%
TOTAL	106 UNITS	100%

SHEET INDEX

C01 PRELIMINARY PLAT - COVER SHEET
D101 PRELIMINARY PLAT - NOTES AND DETAILS
P101-PP02 PRELIMINARY PLAT
PG01-PG02 PRELIMINARY GRADING PLAN

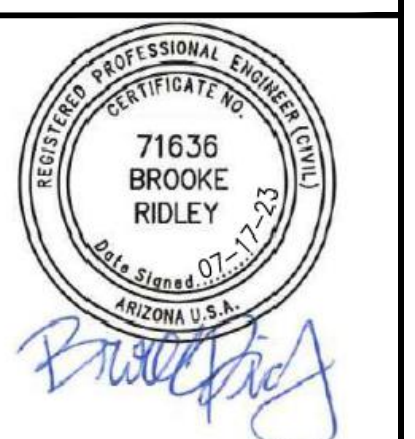
LEGEND

	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 EASEMENT (WIDTH PER PLANS)		RETENTION BASIN
	SEWER EASEMENT (WIDTH PER PLANS)		STORM DRAIN
	WATER EASEMENT (WIDTH PER PLANS)		CATCH BASIN
	SIGHT VISIBILITY TRIANGLE (33'X33' SVT)		DRAINAGE CHANNEL
	8" WATER (UNLESS NOTED OTHERWISE) WITH WATER VALVES AND TEES		
	8" SEWER WITH MANHOLES AND FLOW DIRECTION		
	PROPOSED FIRE HYDRANT WITH WATER VALVE AND TEE		

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

REV.:

HILGARTWILSON
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www.hilgartwilson.com



HAWES CROSSING VILLAGE 1 - PHASE 2
HAWES ROAD AND ELLIOT ROAD
MESA, ARIZONA
PRELIMINARY PLAT - COVER SHEET

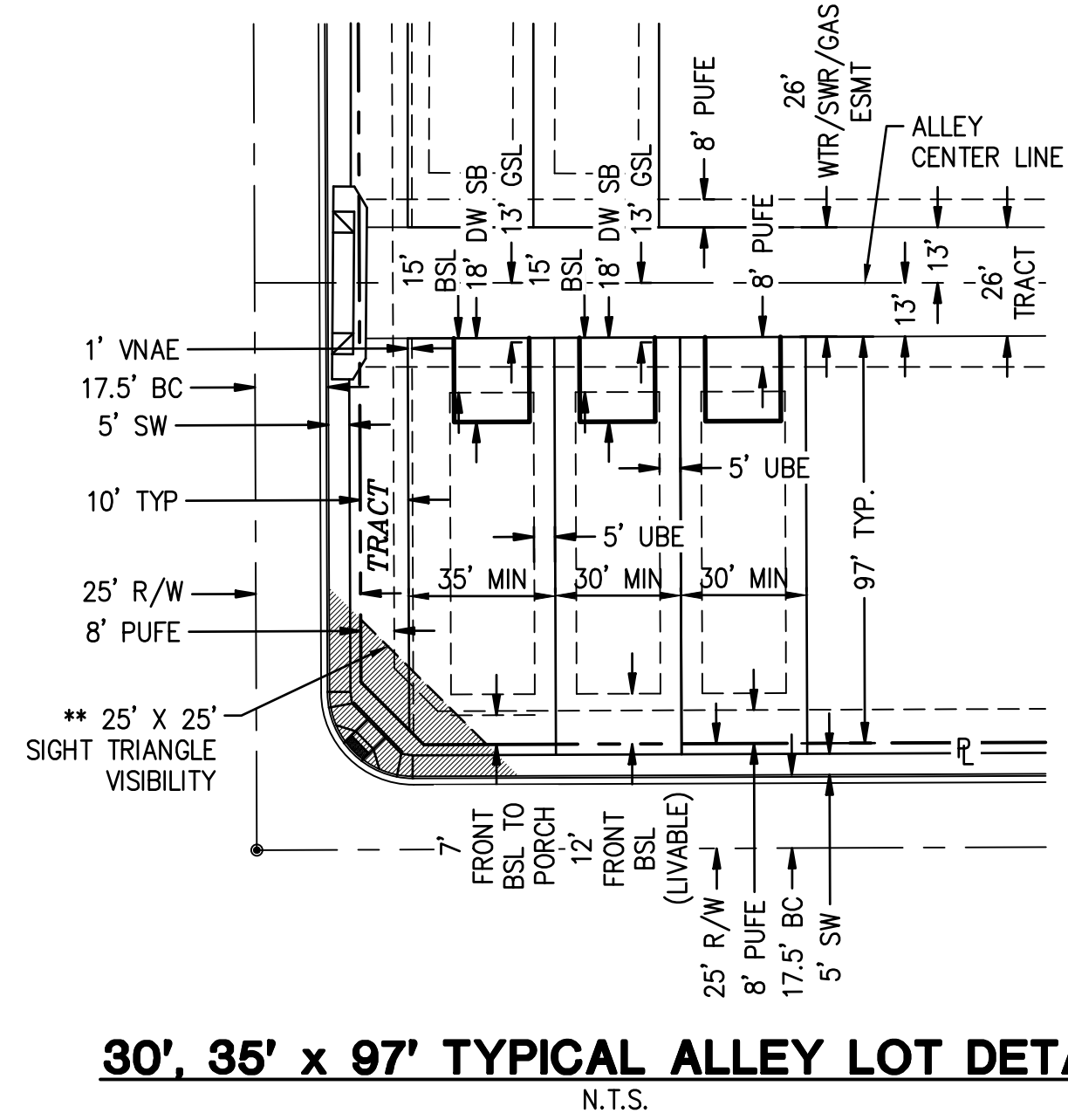
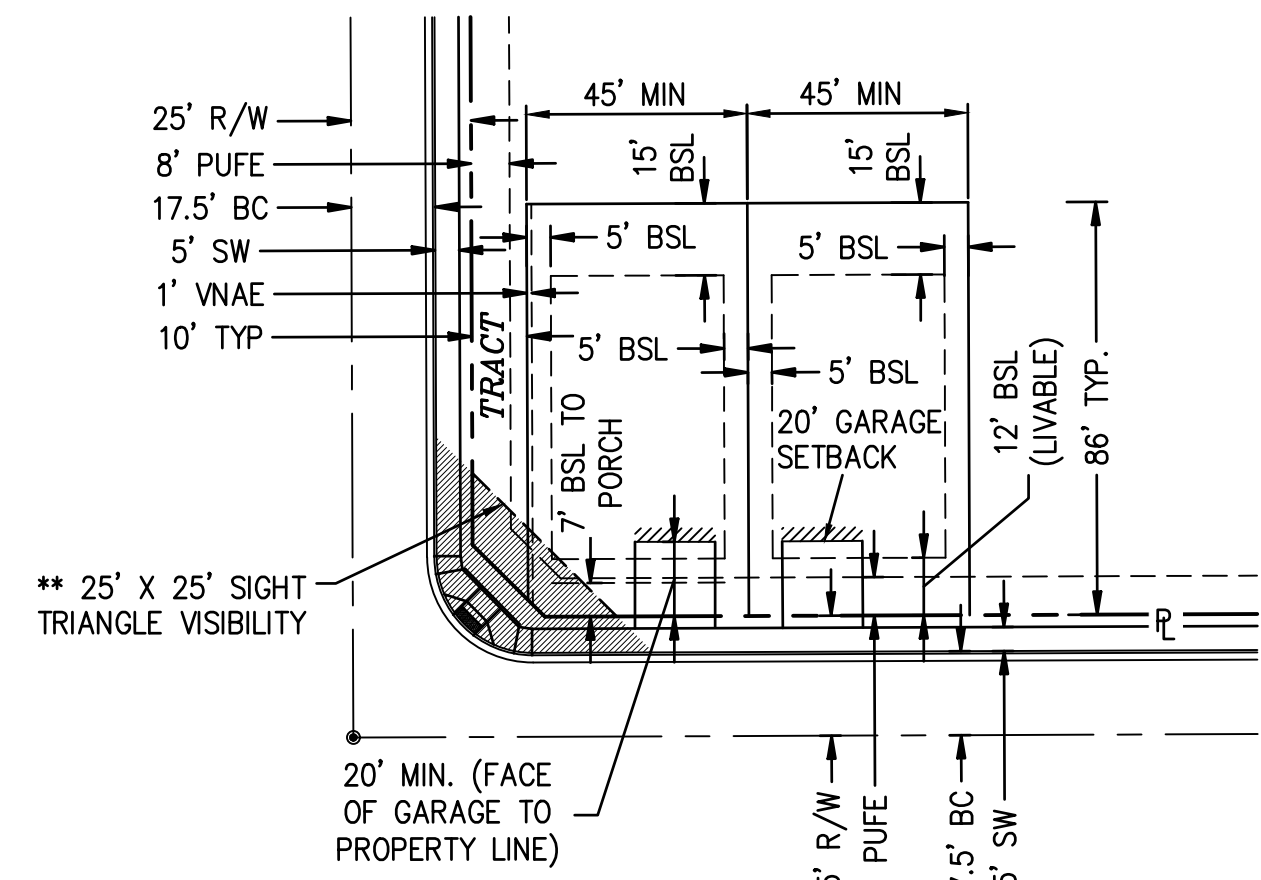
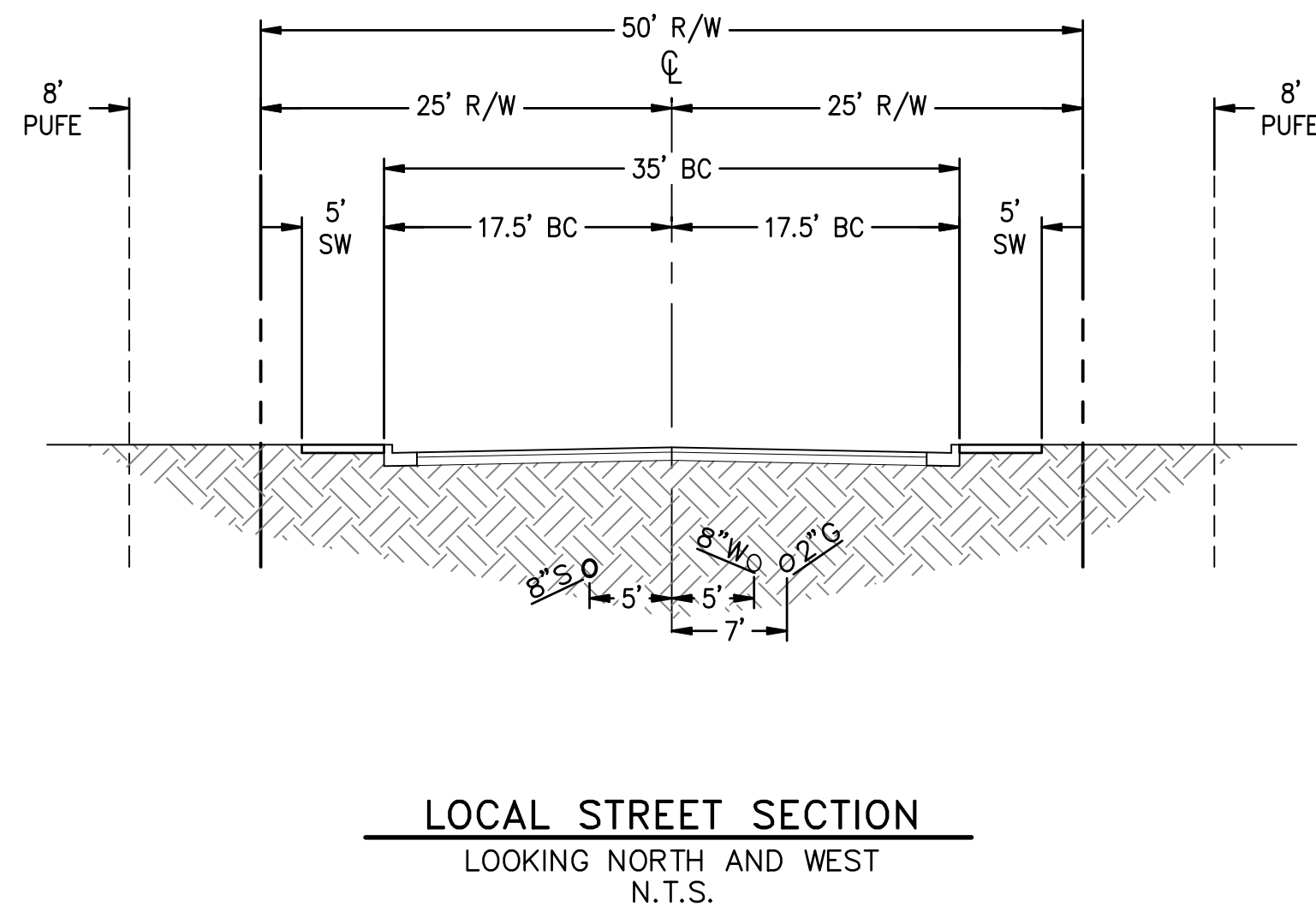
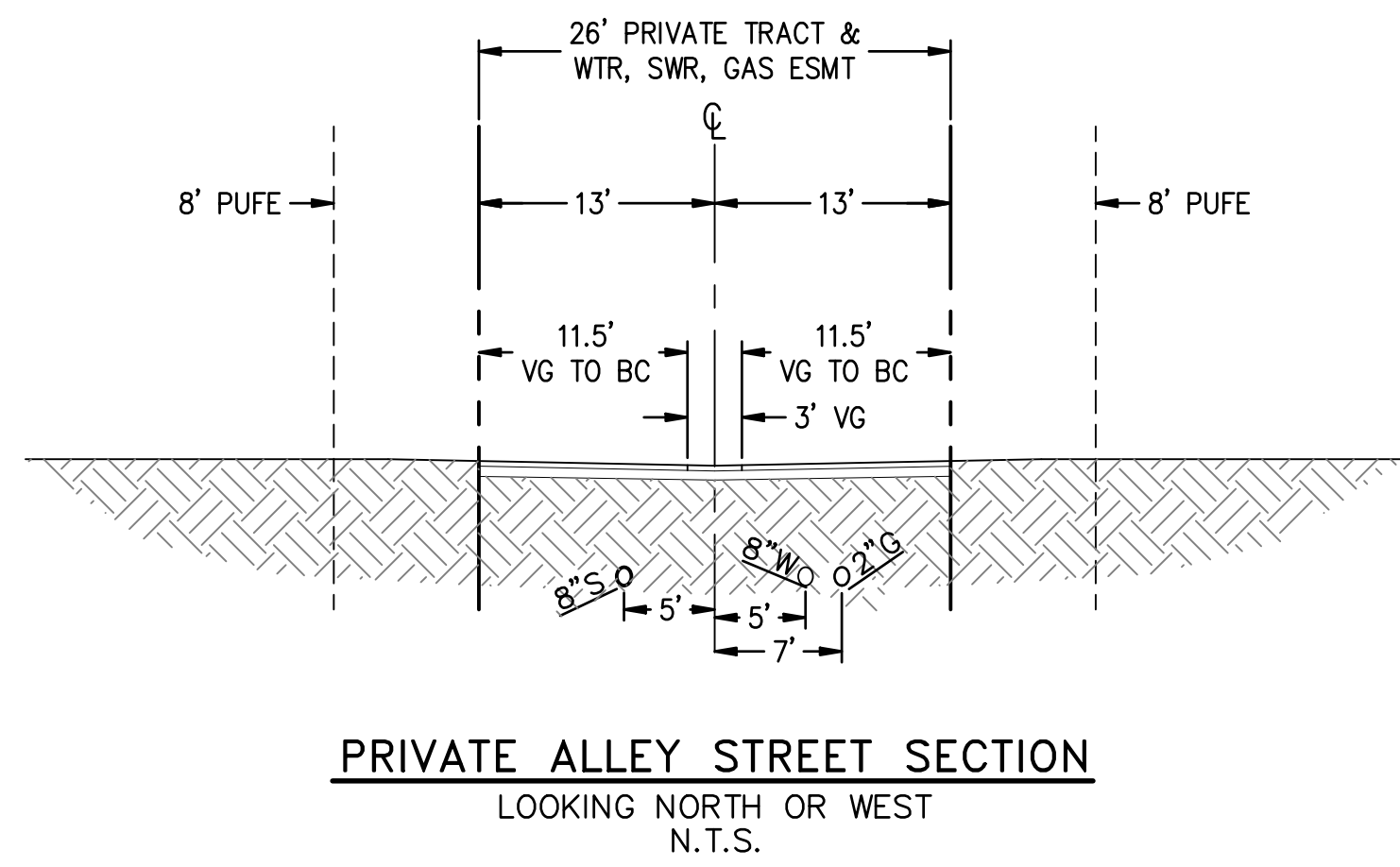
HILGARTWILSON
PROJ NO.: 1833
DATE: JUL 2023
SCALE: N.T.S.
DRAWN: JO
DESIGNED: NS
APPROVED: BR
DWG. NO. **C01**
SHT. 1 OF 6



THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT
NOTICE OF EXTENDED PAYMENT PROVISION
THE CONSTRUCTION CONTRACT WILL ALLOW THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS.

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LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	4161	0.096
LOT : 2	3956	0.091
LOT : 3	3956	0.091
LOT : 4	3956	0.091
LOT : 5	3956	0.091
LOT : 6	3939	0.090
LOT : 7	4176	0.096
LOT : 8	3915	0.090
LOT : 9	3915	0.090
LOT : 10	3915	0.090
LOT : 11	4176	0.096
LOT : 12	4176	0.096
LOT : 13	3915	0.090
LOT : 14	3915	0.090
LOT : 15	3915	0.090
LOT : 16	4176	0.096
LOT : 17	3915	0.090
LOT : 18	4176	0.096
LOT : 19	3915	0.090
LOT : 20	3915	0.090
LOT : 21	4176	0.096
LOT : 22	3915	0.090
LOT : 23	4176	0.096
LOT : 24	4095	0.094
LOT : 25	3930	0.090
LOT : 26	4176	0.096
LOT : 27	3915	0.090
LOT : 28	3915	0.090
LOT : 29	4176	0.096
LOT : 30	3915	0.090
LOT : 31	4176	0.096
LOT : 32	3915	0.090
LOT : 33	3915	0.090
LOT : 34	3915	0.090
LOT : 35	3915	0.090
LOT : 36	4176	0.096
LOT : 37	3915	0.090
LOT : 38	3915	0.090
LOT : 39	3915	0.090
LOT : 40	4176	0.096

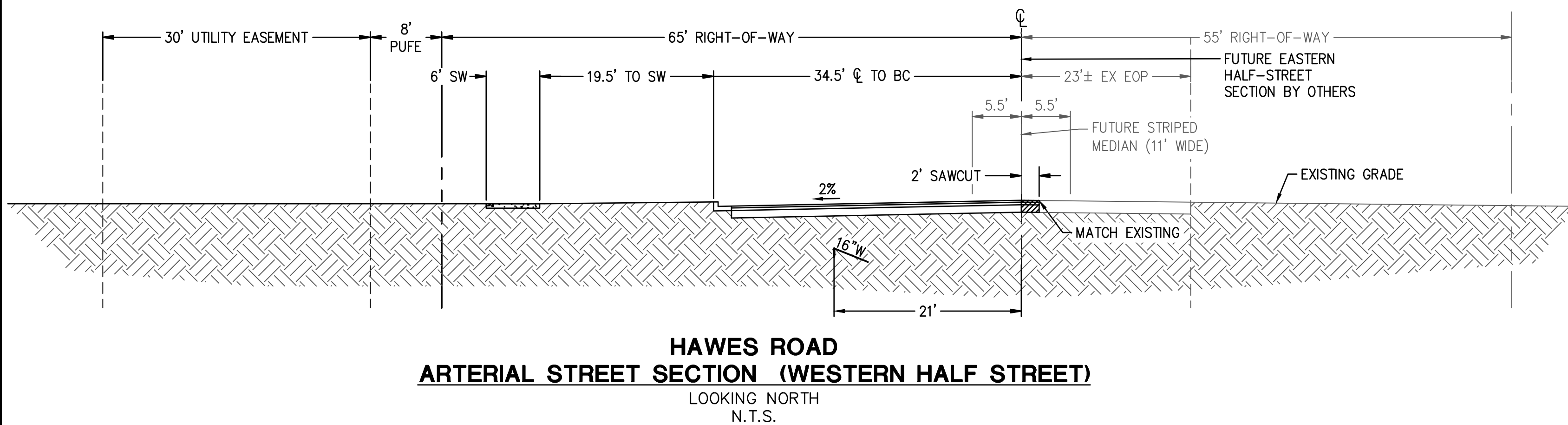
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	3915	0.090
LOT : 42	4176	0.096
LOT : 43	3915	0.090
LOT : 44	3915	0.090
LOT : 45	4176	0.096
LOT : 46	3915	0.090
LOT : 47	4176	0.096
LOT : 48	3915	0.090
LOT : 49	3915	0.090
LOT : 50	3915	0.090
LOT : 51	4176	0.096
LOT : 52	3915	0.090
LOT : 53	3915	0.090
LOT : 54	3915	0.090
LOT : 55	3915	0.090
LOT : 56	4176	0.096
LOT : 57	3944	0.091
LOT : 58	3956	0.091
LOT : 59	3956	0.091
LOT : 60	3956	0.091
LOT : 61	4197	0.096
LOT : 62	4278	0.098
LOT : 63	4083	0.094
LOT : 64	5773	0.133
LOT : 65	3956	0.091
LOT : 66	3956	0.091
LOT : 67	3395	0.078
LOT : 68	2910	0.067
LOT : 69	2910	0.067
LOT : 70	2910	0.067
LOT : 71	2910	0.067
LOT : 72	2910	0.067
LOT : 73	2910	0.067
LOT : 74	2910	0.067
LOT : 75	2910	0.067
LOT : 76	2910	0.067
LOT : 77	2910	0.067
LOT : 78	2910	0.067
LOT : 79	2910	0.067
LOT : 80	2910	0.067

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	2910	0.067
LOT : 82	2910	0.067
LOT : 83	3396	0.078
LOT : 84	3395	0.078
LOT : 85	2910	0.067
LOT : 86	2910	0.067
LOT : 87	2910	0.067
LOT : 88	2910	0.067
LOT : 89	2910	0.067
LOT : 90	2910	0.067
LOT : 91	2910	0.067
LOT : 92	2910	0.067
LOT : 93	2910	0.067
LOT : 94	2910	0.067
LOT : 95	2910	0.067
LOT : 96	2910	0.067
LOT : 97	2910	0.067
LOT : 98	2910	0.067
LOT : 99	2910	0.067
LOT : 100	3396	0.078
LOT : 101	2910	0.067
LOT : 102	2910	0.067
LOT : 103	2910	0.067
LOT : 104	2910	0.067
LOT : 105	2910	0.067
LOT : 106	3395	0.078

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.48	
TRACT B	1.18	
TRACT C	2.42	
TRACT D	0.05	
TRACT E	0.07	
TRACT F	0.04	
TRACT G	0.02	
TRACT H	0.06	
TRACT I	0.06	
TRACT J	0.02	
TRACT K	0.03	

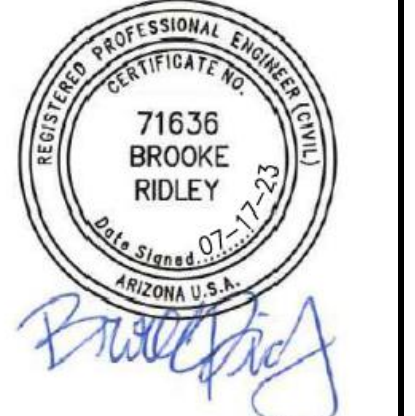
ABBREVIATIONS

- ABC AGGREGATE BASE COURSE
- AC ASPHALTIC CEMENT OR CONCRETE
- ADEQ ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
- AHD AHEAD SEWER STATION
- 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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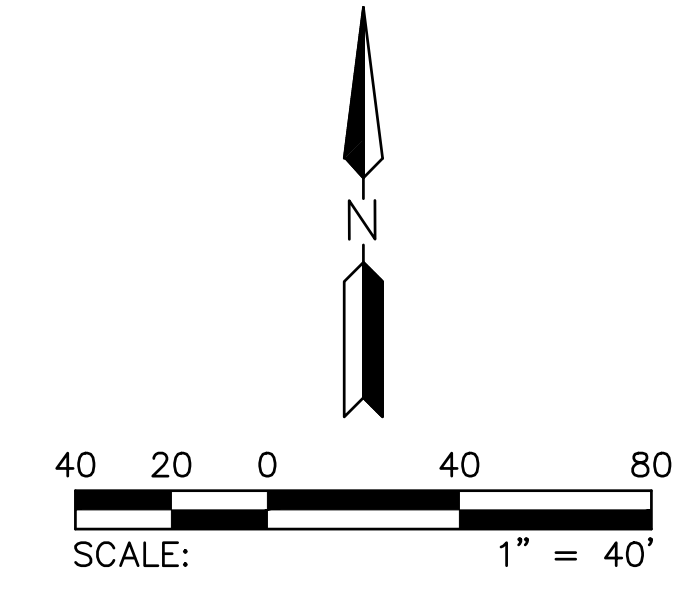
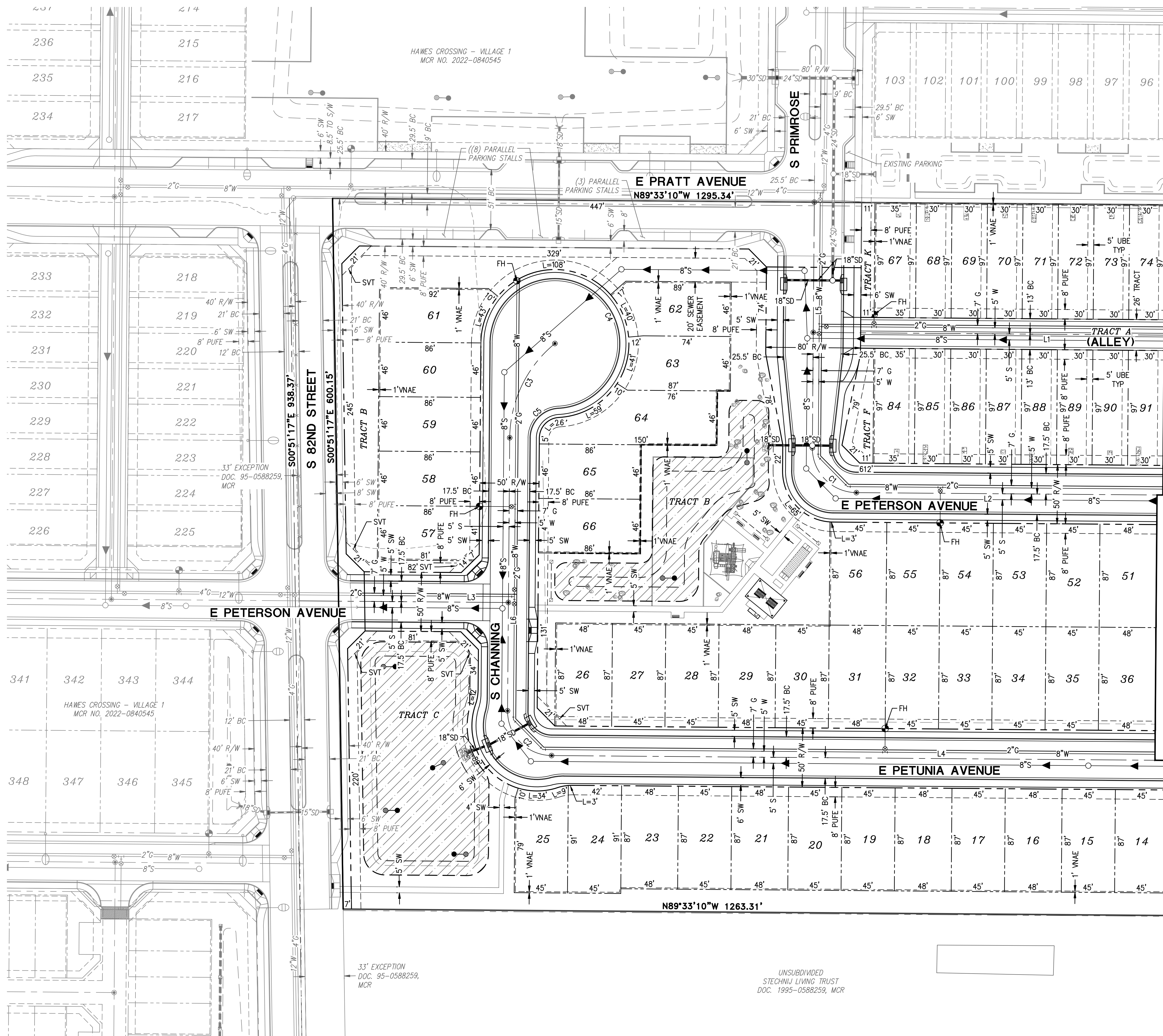


HAWES CROSSING VILLAGE 1 - PHASE 2
HAWES ROAD AND ELLIOT ROAD
MESA, ARIZONA
PRELIMINARY PLAT - NOTES AND DETAILS

HILGARTWILSON
PROJ NO.: 1833
DATE: JUL 2023
SCALE: N.T.S.
DRAWN: JO
DESIGNED: NS
APPROVED: BR

DWG. NO.
DT01
SHT. 2 OF 6

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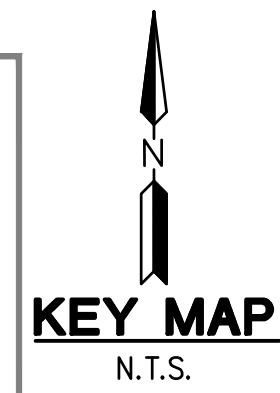
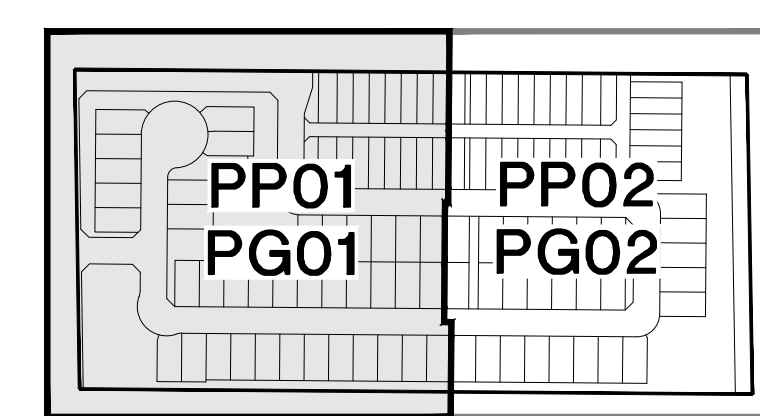


LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°33'10"W	623.74'
L2	N89°33'10"W	595.03'
L3	S89°32'27"E	176.42'
L4	N89°33'10"W	850.66'
L5	S00°27'33"W	207.49'
L6	S00°27'33"W	230.57'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'43"	58.91'
C2	37.50'	90°00'43"	58.91'
C3	103.75'	50°18'57"	91.11'
C4	55.00'	266°25'00"	255.74'
C5	25.00'	86°25'00"	37.71'

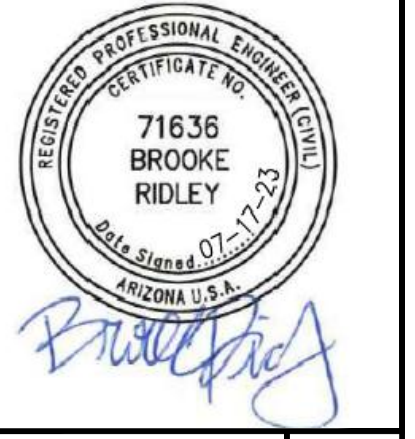
SEE PPO2

SEE PPO2



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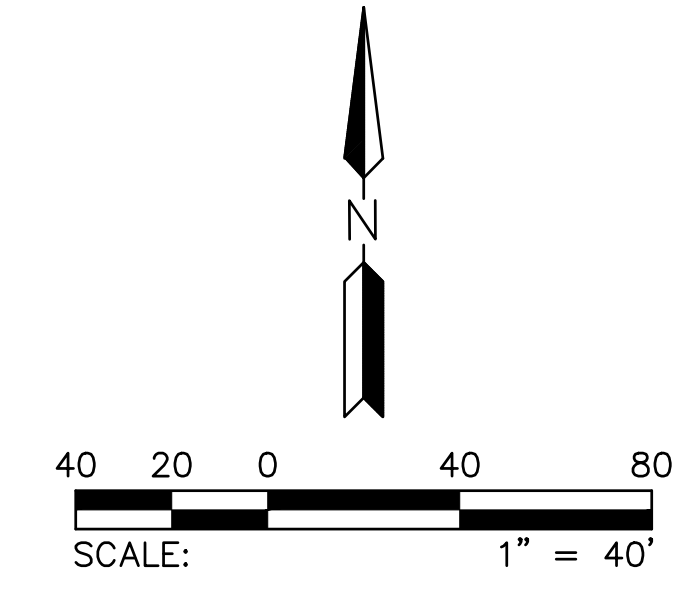
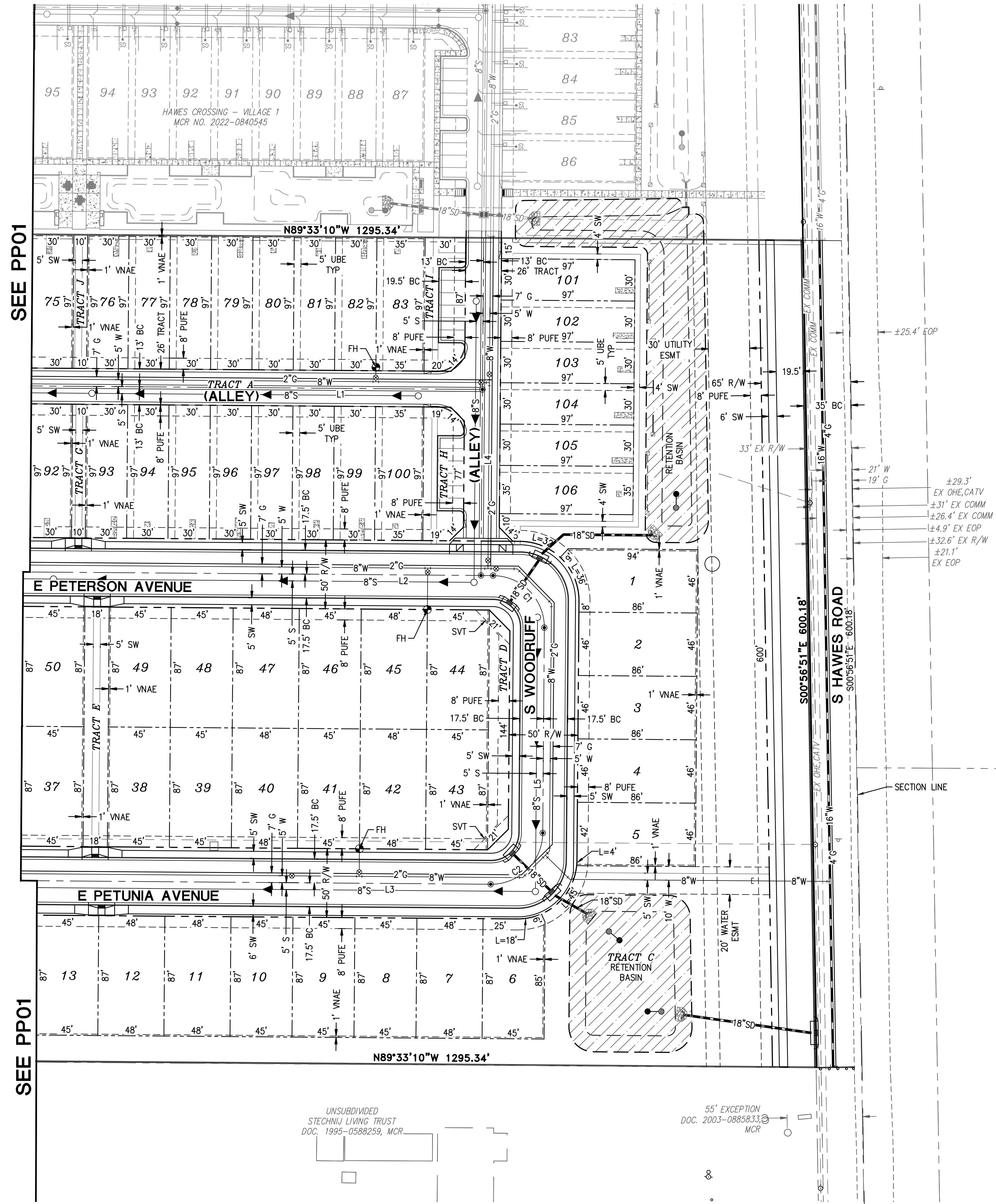
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HAWES CROSSING VILLAGE 1 - PHASE 2
 HAWES ROAD AND ELLIOT ROAD
 MESA, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON	PROJ. NO.: 1833
	DATE: JUL 2023
	SCALE: 1" = 40'
	DRAWN: JO
	DESIGNED: NS
	APPROVED: BR
DWG. NO.	
PP01	
SHT. 3 OF 6	

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°33'10"W	623.74'
L2	N89°33'10"W	595.03'
L3	N89°33'10"W	850.66'
L4	S00°27'33"W	245.00'
L5	N00°26'50"E	149.00'

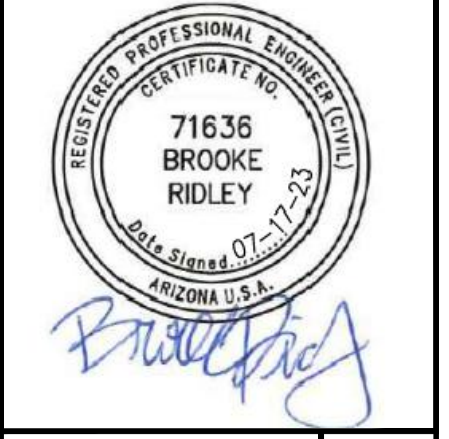
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'
C2	37.50'	90°00'00"	58.90'

SEE PP01

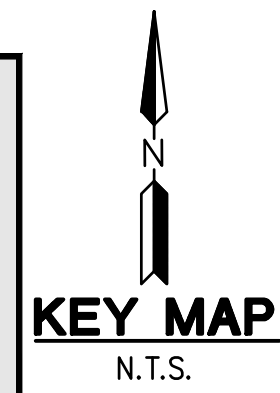
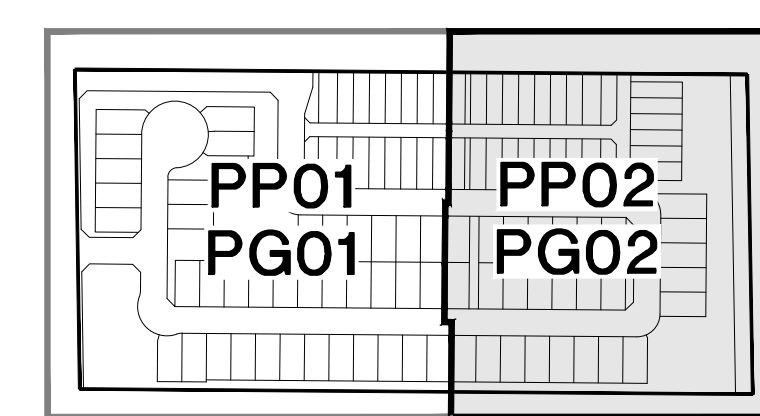
SEE PP01

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 PHOENIX, AZ 85016
 www.hilgartwilson.com

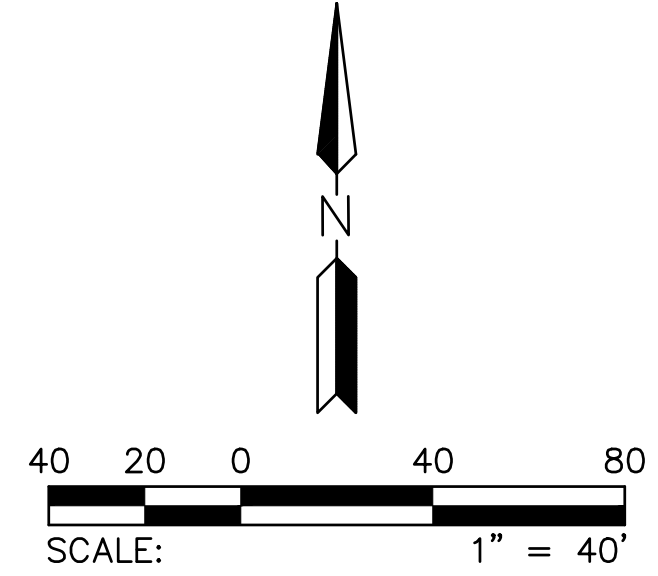
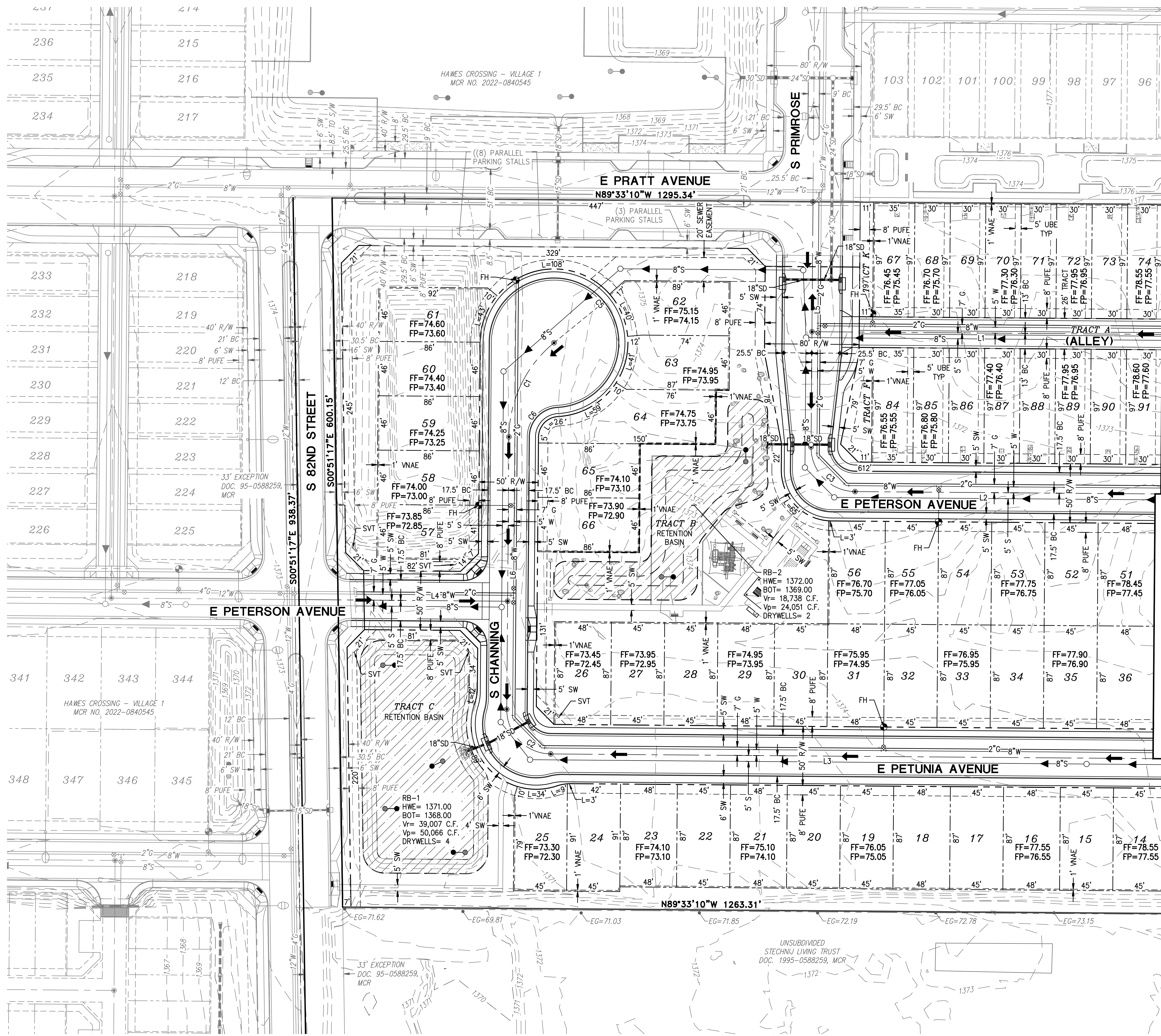


HAWES CROSSING VILLAGE 1 - PHASE 2
 HAWES ROAD AND ELLIOT ROAD
 MESA, ARIZONA
PRELIMINARY PLAT



HILGARTWILSON	PROJ. NO.: 1833
	DATE: JUL 2023
	SCALE: 1" = 40'
	DRAWN: JO
	DESIGNED: NS
	APPROVED: BR
DWG. NO.	
PP02	
SHT. 4 OF 6	

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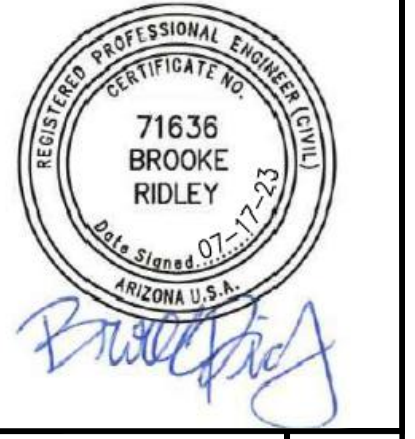
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°33'10"W	623.74'
L2	N89°33'10"W	595.03'
L3	N89°33'10"W	850.66'
L4	S89°32'27"E	176.42'
L5	S00°27'33"W	207.49'
L6	S00°27'33"W	230.57'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	103.75'	50°18'57"	91.11'
C2	37.50'	90°00'43"	58.91'
C3	37.50'	90°00'43"	58.91'
C5	55.00'	266°25'00"	255.74'
C6	25.00'	86°25'00"	37.71'

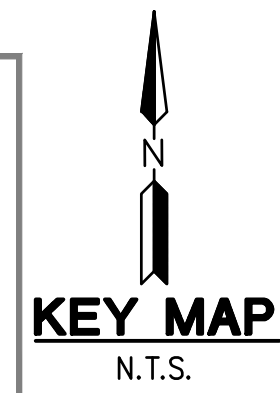
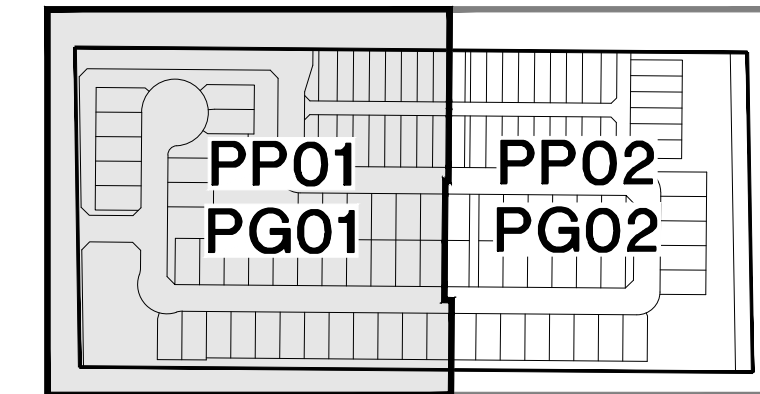
SEE PG02

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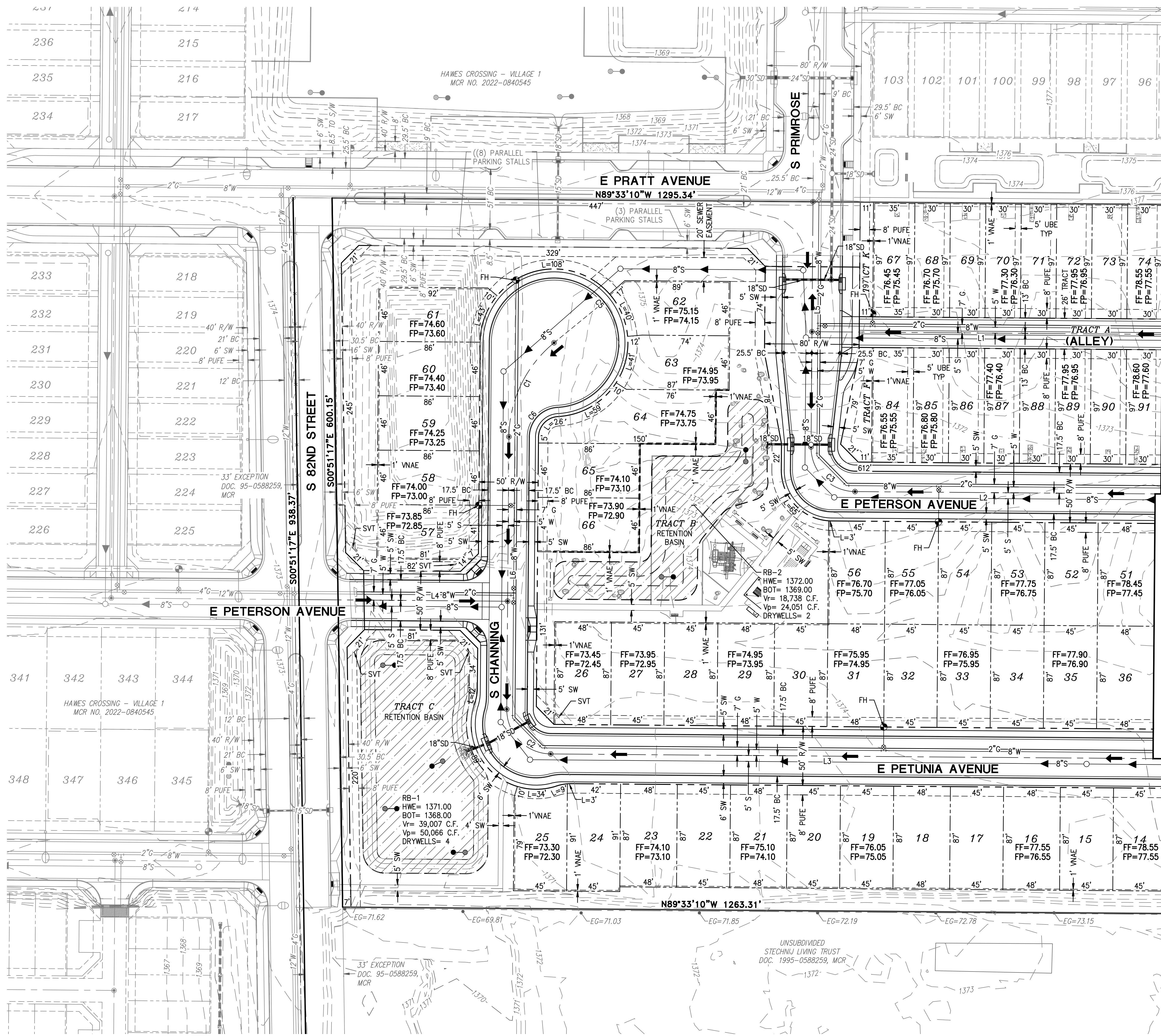


HAWES CROSSING VILLAGE 1 - PHASE 2
HAWES ROAD AND ELLIOT ROAD
MESA, ARIZONA
PRELIMINARY GRADING PLAN



HILGARTWILSON	PROJ. NO.: 1833
	DATE: JUL 2023
	SCALE: 1" = 40'
	DRAWN: JO
	DESIGNED: NS
	APPROVED: BR
	DWG. NO.
	PG01
	SHT. 5 OF 6

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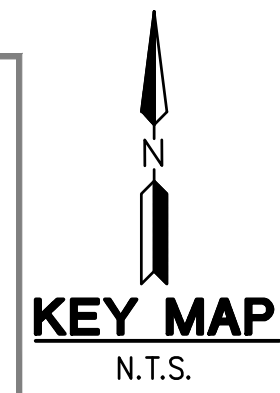
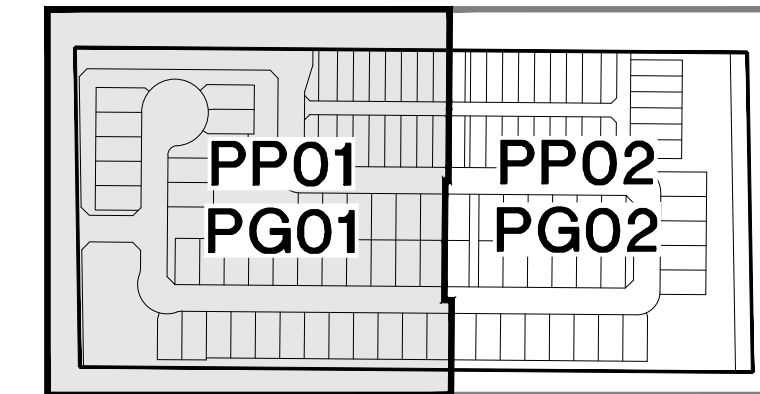


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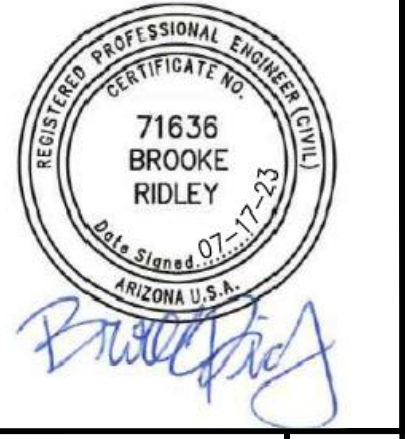
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SHT. 5 OF 6