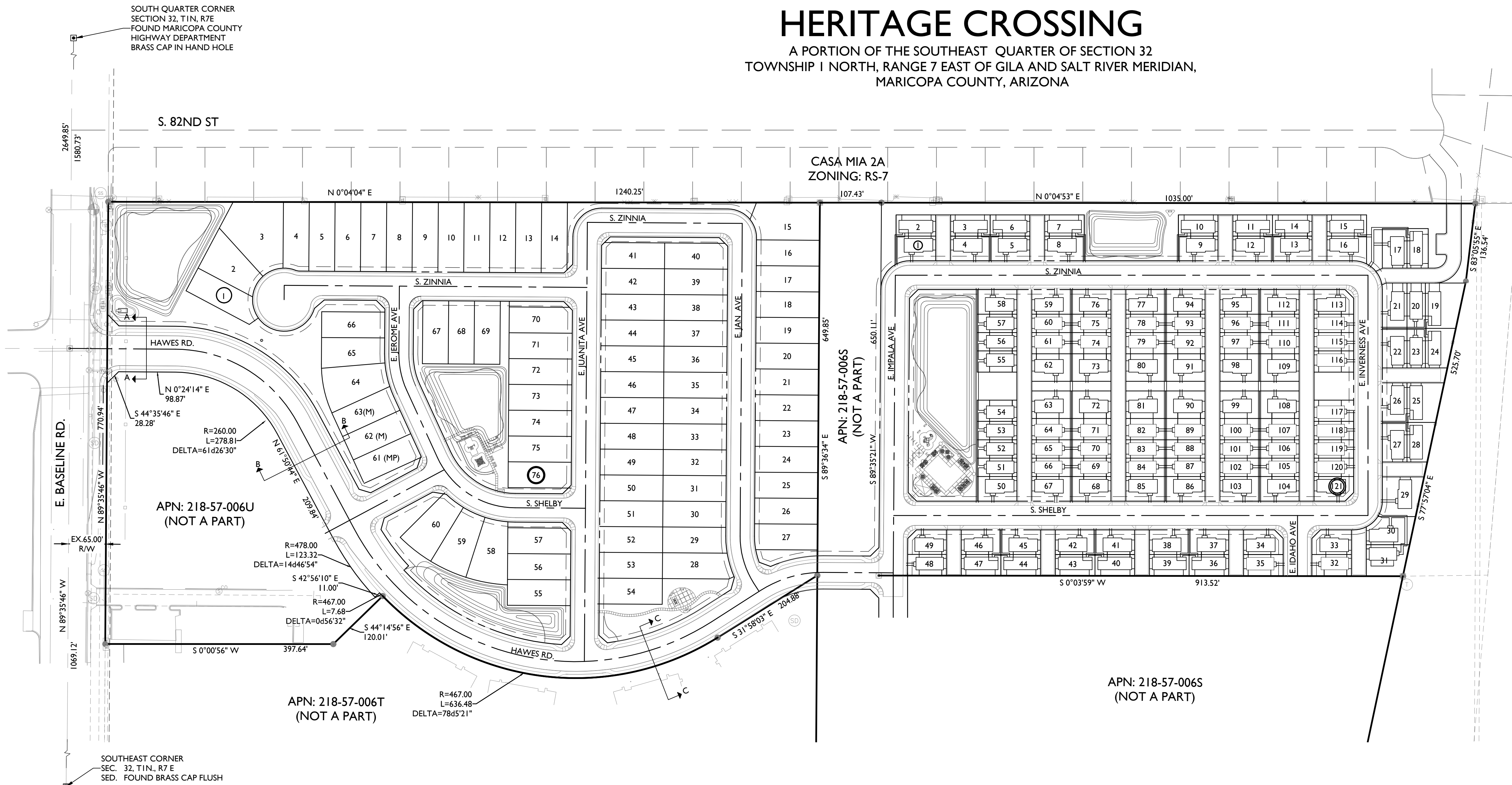
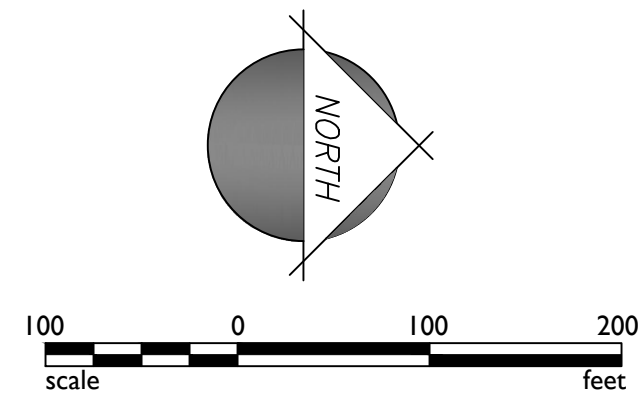
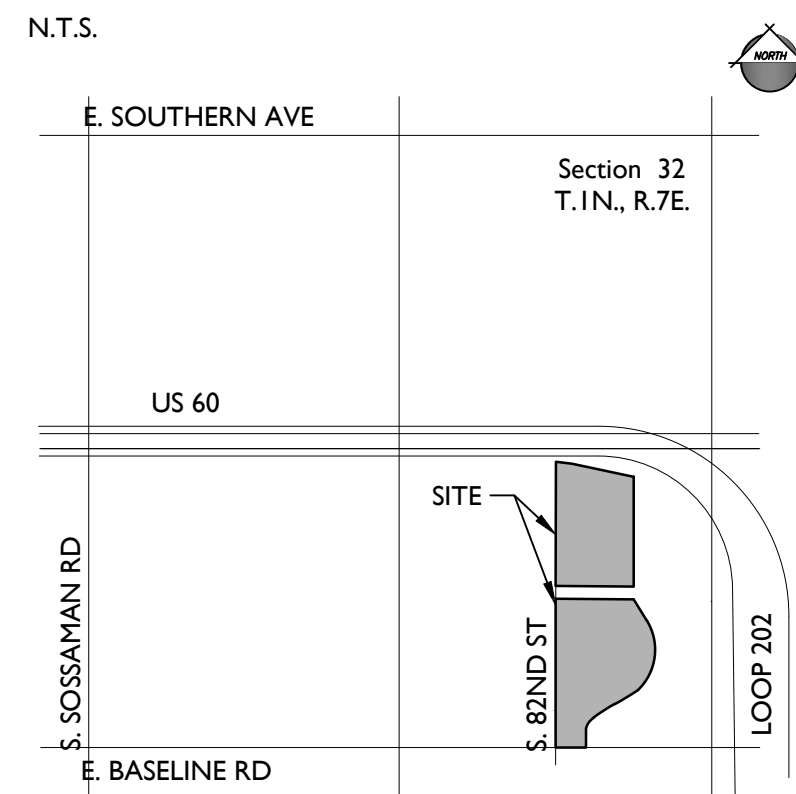


SITE PLAN FOR HERITAGE CROSSING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP



PROJECT TEAM

DEVELOPER:
WOODSIDE HOMES
1811 S. ALMA SCHOOL ROAD, SUITE 190
MESA, AZ 85210
TEL: (602)-374-2777
CONTACT: DREW HUSETH

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

DEVELOPMENT DATA

LOCATION: NWC OF BASELINE ROAD & LOOP 202

A.P.N.: PARCEL 1
PARCEL 2 A PORTION OF 218-57-006U
218-57-006Q

EXISTING GENERAL PLAN
EXISTING ZONING
CURRENT LAND USE NEIGHBORHOODS
RSL-2.5, RM-4
AG / VACANT LAND

PARCEL 1 ACRES: ±18.03 GROSS AC
PARCEL 2 ACRES: ±14.61 GROSS AC
TOTAL ACRES: ±32.64 GROSS AC

OPEN SPACE: 5.57 ACRES

TOTAL LOT COUNT
PARCEL 1 (45x110)
PARCEL 2 76 LOTS
121 LOTS
197 LOTS

GROSS DENSITY: 6.04 (DU/AC)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

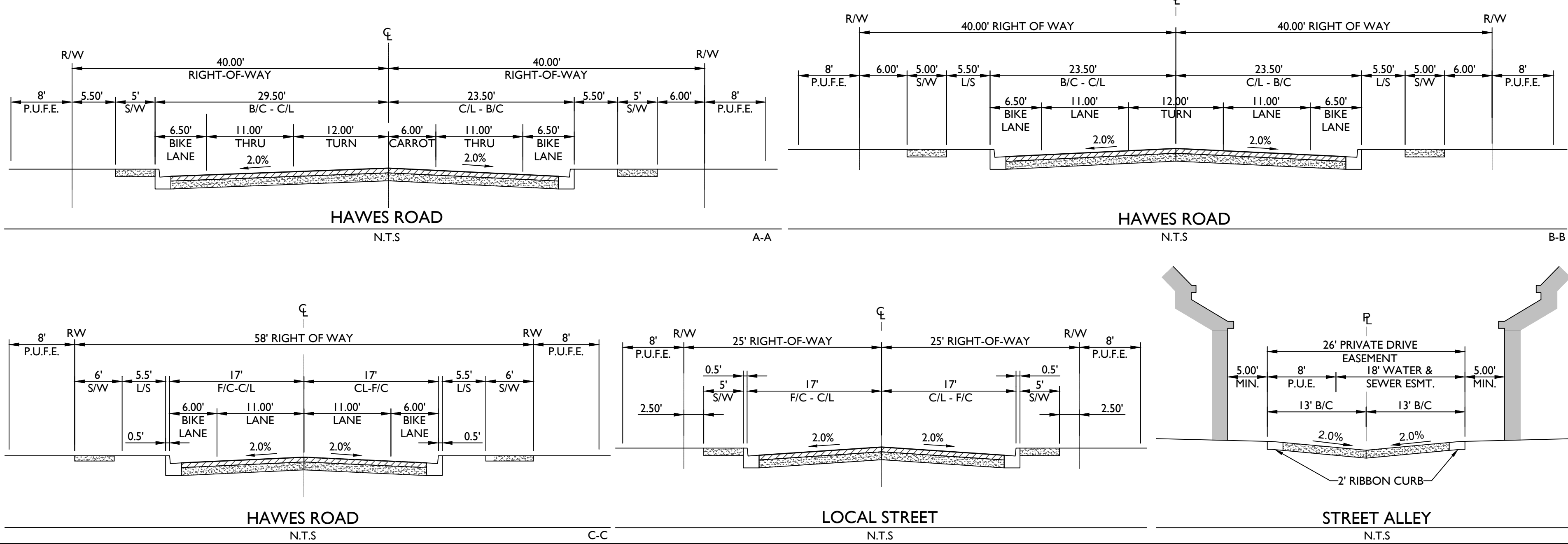
UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
REFUSE
CABLE TV

CITY OF MESA
CITY OF MESA
SOUTHWEST GAS
SALT RIVER PROJECT
CENTURYLINK / COX
CITY OF MESA
CENTURYLINK / COX

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	DATA TABLES AND DETAILS SHEET



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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www.epsgroupinc.com

EPS GROUP

Heritage Crossing
Mesa, Arizona

Site Plan

Project:

Revisions:

SEPTEMBER 21, 2017 - 1ST PRELIM. PLAT SUBMITTAL	
NOVEMBER 7, 2017 - 2ND PRELIM. PLAT SUBMITTAL	
DECEMBER 4, 2017 - 3RD PRELIM. PLAT SUBMITTAL	

Call it in at least two full working days before the sign is erected.

ARIZONA

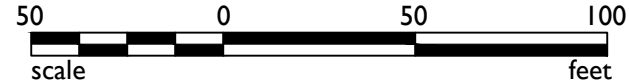
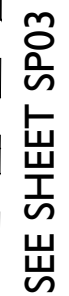
Professional Engineer
BRYAN J. KITCHEN
41373
Exp. Date: 09/30/19

Designer: JH
Drawn by: JA

Job No.
17-293

SP01

Sheet No.
1
of 4



Project:

Revisions:

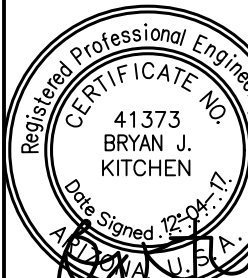
SEPTEMBER 21, 2017 - 1ST PRELIM. PLAT SUBMITTAL
NOVEMBER 7, 2017 - 2ND PRELIM. PLAT SUBMITTAL
DECEMBER 4, 2017 - 3RD PRELIM. PLAT SUBMITTAL

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

ARIZONA 811
Arizona One-Call, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5134)
in Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

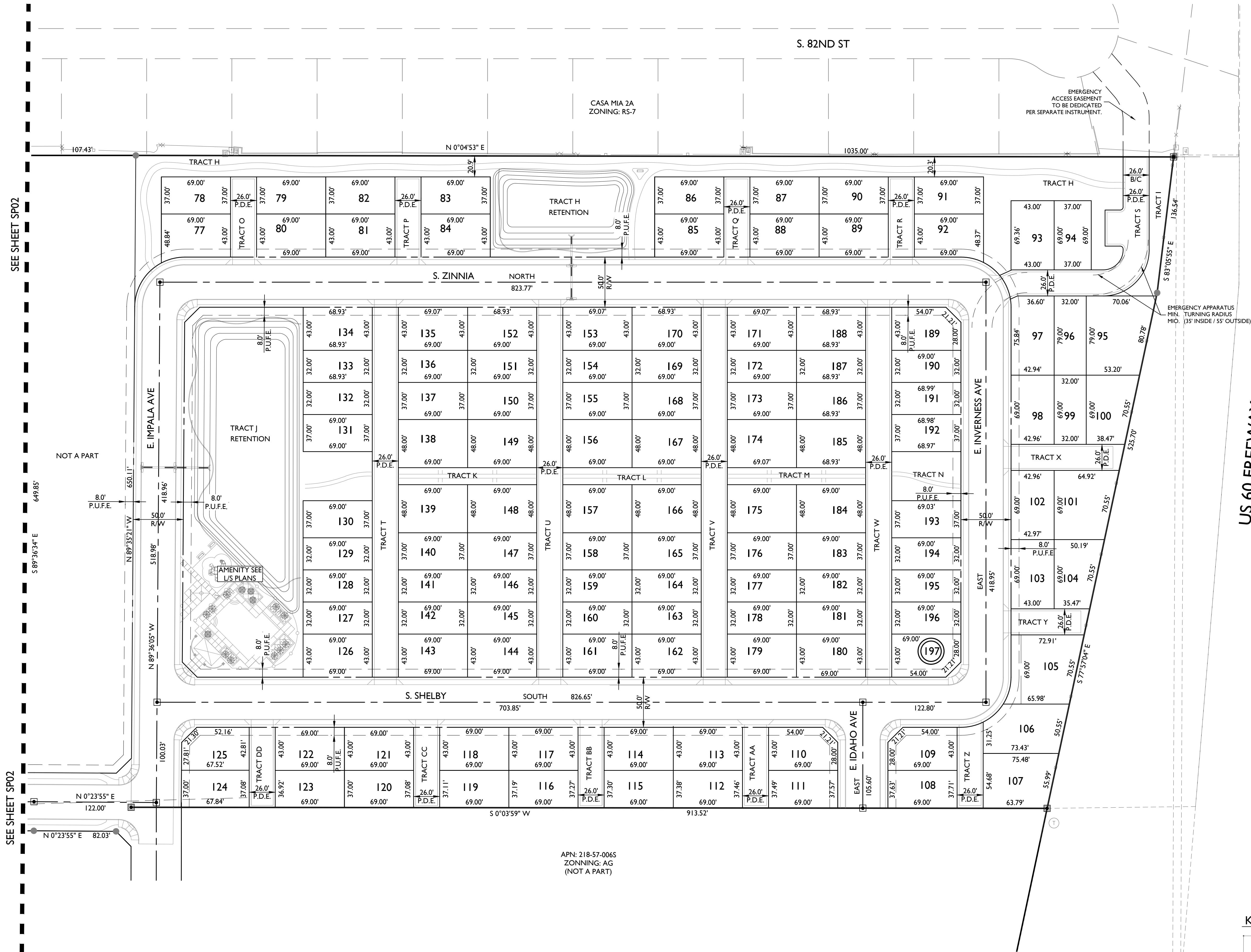


EXPIRES: 09/30/19

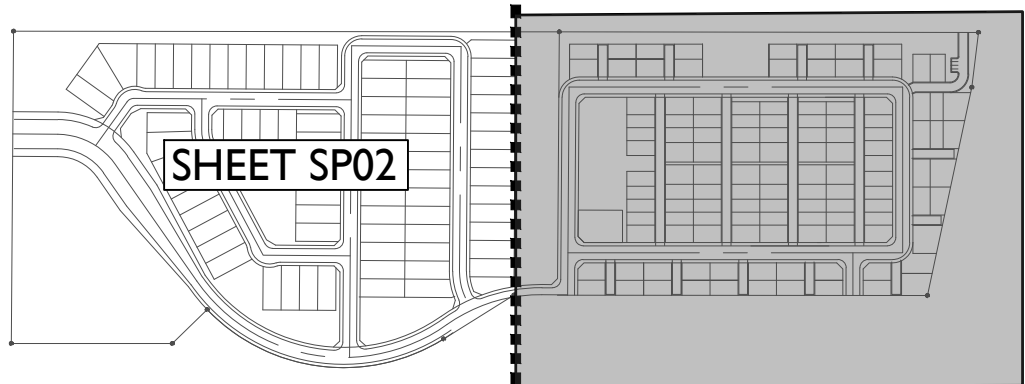
17-293

SP02

Sheet No.
2
of 4



KEY MAP



Project:

Heritage Crossing
Mesa, Arizona

Revisions:

SEPTEMBER 21, 2017 - 1ST PRELIM PLAT SUBMITTAL	
NOVEMBER 7, 2017 - 2ND PRELIM PLAT SUBMITTAL	
DECEMBER 4, 2017 - 3RD PRELIM PLAT SUBMITTAL	

Designer: JH

Drawn by: JAJ

Professional Engineer Seal

41373
BRYAN J. KITCHEN
DESIGNED BY

EXP. 09/30/19

Job No.
17-293

SP03

Sheet No.
3
of 4

EPS GROUP

2045 S. Vineyard Ave, Suite 101
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WWW.EPSGROUPINC.COM

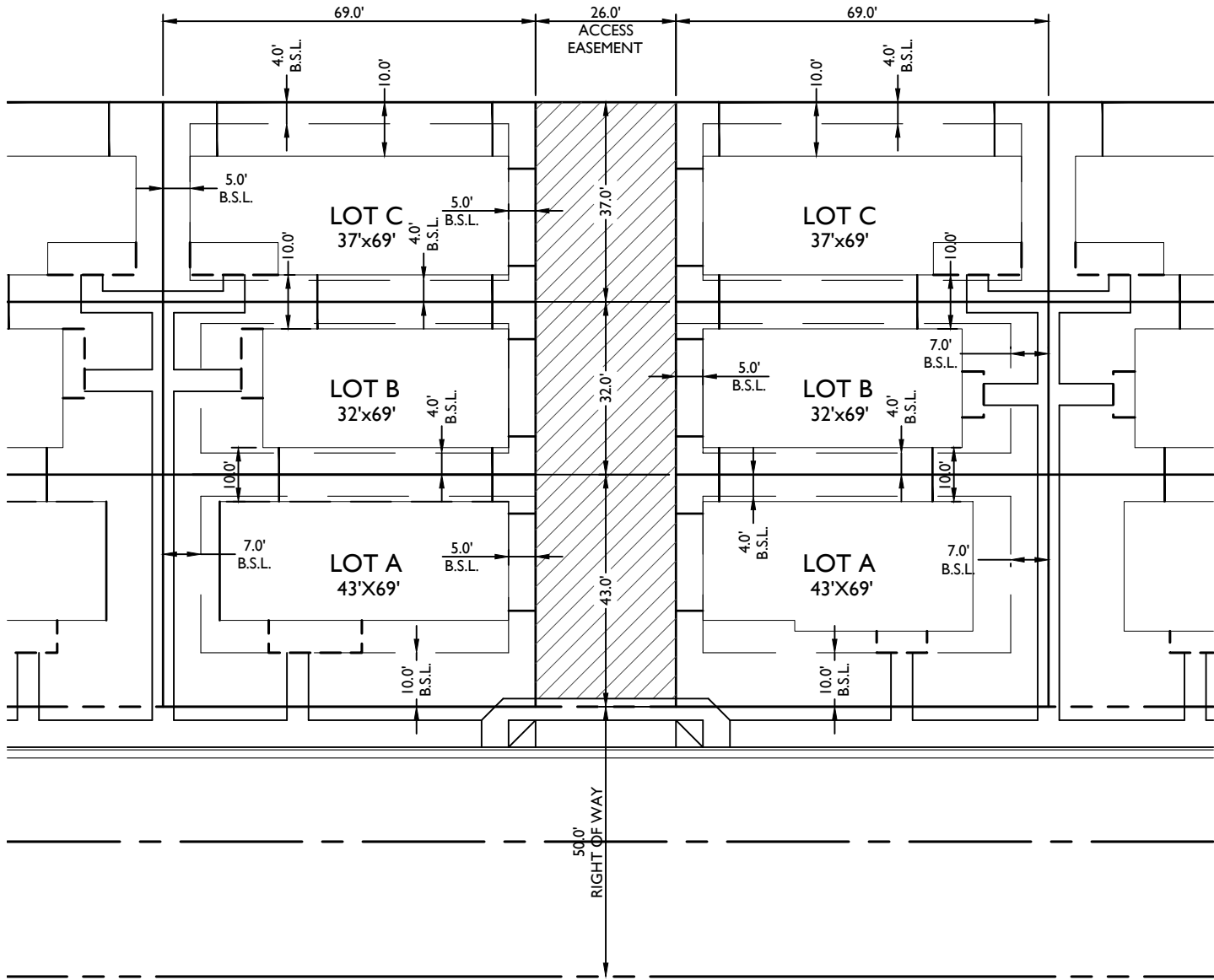
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE OPEN SPACE, RETENTION	63394	1.455
B	LANDSCAPE OPEN SPACE, RETENTION	22867	0.525
C	LANDSCAPE OPEN SPACE, RETENTION, AMENITY	31119	0.714
D	LANDSCAPE OPEN SPACE	5307	0.122
E	LANDSCAPE OPEN SPACE	2000	0.046
F	LANDSCAPE OPEN SPACE, AMENITY	13050	0.300
G	LANDSCAPE OPEN SPACE	1969	0.045
H	LANDSCAPE OPEN SPACE, RETENTION	42698	0.980
I	LANDSCAPE OPEN SPACE	2673	0.061
J	LANDSCAPE OPEN SPACE, RETENTION, AMENITY	47182	1.083
K	LANDSCAPE OPEN SPACE	2339	0.054
L	LANDSCAPE OPEN SPACE	2338	0.054
M	LANDSCAPE OPEN SPACE	2339	0.054
N	LANDSCAPE OPEN SPACE	3379	0.078
TOTAL OPEN SPACE		242654	5.57

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
O	PRIVATE EASEMENT TRACT	2080	0.048
P	PRIVATE EASEMENT TRACT	2080	0.048
Q	PRIVATE EASEMENT TRACT	2080	0.048
R	PRIVATE EASEMENT TRACT	2080	0.048
S	PRIVATE EASEMENT TRACT	6945	0.159
T	PRIVATE EASEMENT TRACT	9593	0.220
U	PRIVATE EASEMENT TRACT	9593	0.220
V	PRIVATE EASEMENT TRACT	9593	0.220
W	PRIVATE EASEMENT TRACT	9593	0.220
X	PRIVATE EASEMENT TRACT	2877	0.066
Y	PRIVATE EASEMENT TRACT	1968	0.045
Z	PRIVATE EASEMENT TRACT	2136	0.049
AA	PRIVATE EASEMENT TRACT	2092	0.048
BB	PRIVATE EASEMENT TRACT	2087	0.048
CC	PRIVATE EASEMENT TRACT	2082	0.048
DD	PRIVATE EASEMENT TRACT	2078	0.048
TOTAL PRIVATE EASEMENT TRACT		68957	1.58

TOTAL OPEN SPACE	242654	5.57
TOTAL PRIVATE EASEMENT TRACT	68957	1.58
TOTAL TRACT AREA	311611	7.15

PARCEL 1							
Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	5492.81	21	4950.00	41	4937.50	61	4948.18
2	6258.43	22	4950.00	42	4950.00	62	4950.00
3	10353.54	23	4950.00	43	4950.00	63	4955.91
4	5327.46	24	4950.00	44	4950.00	64	6832.17
5	5428.52	25	4950.00	45	4950.00	65	5362.80
6	5439.93	26	4950.00	46	4950.00	66	4950.00
7	5451.34	27	4932.80	47	4950.00	67	4950.00
8	5462.74	28	5313.22	48	4950.00	68	4950.00
9	5474.15	29	4975.65	49	4950.00	69	4950.00
10	5485.56	30	4950.00	50	4950.00	70	4950.00
11	5496.97	31	4950.00	51	4950.00	71	4937.50
12	5508.38	32	4950.00	52	4950.00	72	4950.00
13	5519.78	33	4950.00	53	4950.00	73	4950.00
14	5518.41	34	4950.00	54	4950.00	74	4950.00
15	7478.73	35	4950.00	55	4950.00	75	4950.00
16	4950.00	36	4950.00	56	4950.00	76	4937.50
17	4950.00	37	4950.00	57	4937.50	TOTAL	
18	4950.00	38	4950.00	58	6296.13	397,708.46 SQ FT	
19	4950.00	39	4950.00	59	6006.20		
20	4950.00	40	4937.50	60	6001.15		

PARCEL 2															
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	3011.48	21	3384.73	41	2967.00	61	2555.57	81	3312.00	101	2208.00	121	2854.52	TOTAL	
2	2553.00	22	2963.53	42	2967.00	62	3315.34	82	2553.00	102	2208.00	332,938.01 SQ FT			
3	2553.00	23	2208.00	43	2563.35	63	3312.00	83	2208.00	103	2966.94				
4	2967.00	24	3162.67	44	2555.76	64	2552.99	84	2208.00	104	2966.94				
5	2967.00	25	3971.52	45	2967.00	65	2208.00	85	2966.95	105	2208.00				
6	2553.00	26	2964.77	46	2967.00	66	2208.00	86	2966.95	106	2208.00				
7	2553.00	27	2965.66	47	2550.24	67	2966.95	87	2208.00	107	2553.00				
8	2967.00	28	2955.29	48	2507.07	68	2966.95	88	2208.00	108	3312.00				
9	2967.00	29	4590.32	49	2770.34	69	2208.00	89	2553.00	109	3308.66				
10	2553.00	30	3762.42	50	2966.95	70	2208.00	90	3312.00	110	2550.43				
11	2553.00	31	3810.58	51	2208.00	71	2553.00	91	3308.67	111	2205.77				
12	2967.00	32	2599.08	52	2208.00	72	3312.00	92	2550.43	112	2964.06				
13	2967.00	33	2854.50	53	2208.00	73	3308.66	93	2205.77	113	2857.47				
14	2553.00	34	2854.50	54	2552.99	74	2550.43	94	2964.06	114	2209.94				
15	2553.00	35	2589.57	55	2550.43	75	2205.77	95	2970.05	115	2209.73				
16	3006.43	36	2581.98	56	2205.77	76	2964.06	96	2210.23	116	2554.72				
17	2967.14	37	2967.00	57	2205.77	77	2970.04	97	2555.57	117	2554.08				
18	2553.00	38	2967.00	58	2964.06	78	2210.23	98	3315.34	118	2208.71				
19	4868.84	39	2576.46	59	2970.04	79	2555.57	99	3312.00	119	2208.50				
20	2528.00	40	2568.87	60	2210.22	80	3315.34	100	2553.00	120	2208.29				

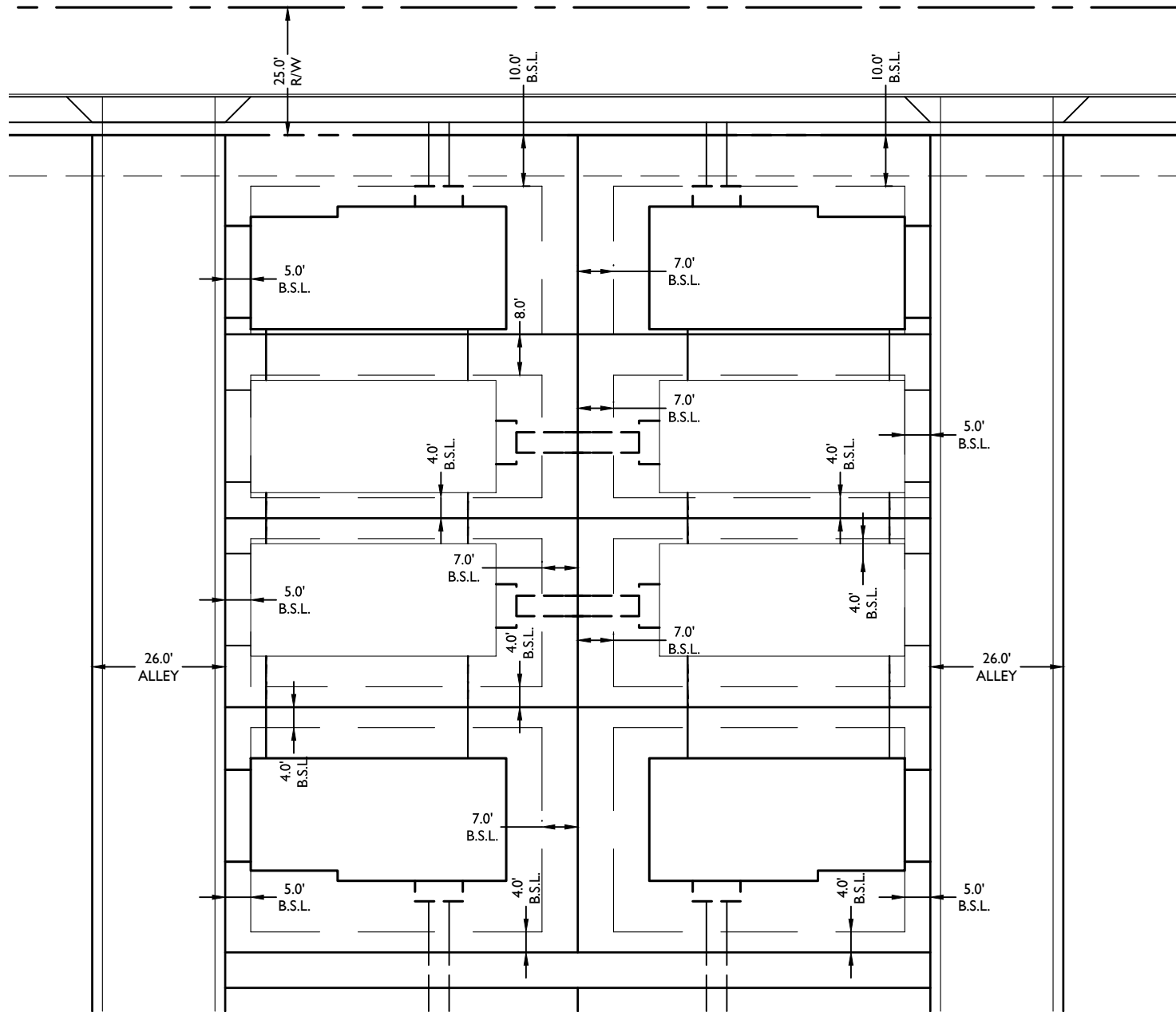


COURTYARD

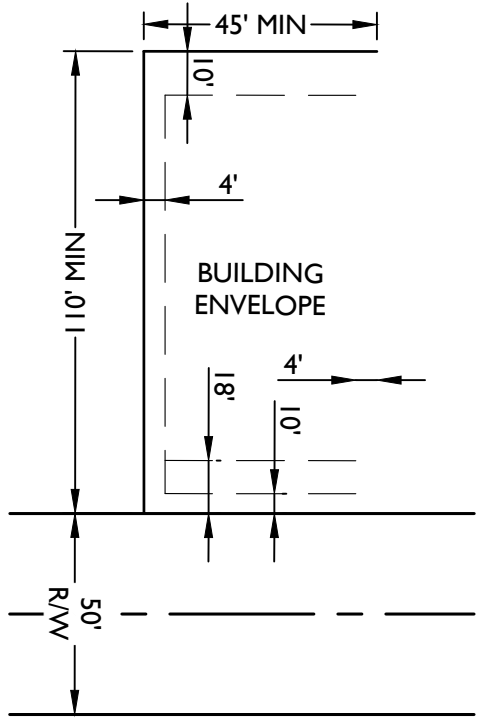
LOT LAYOUT/ACCESS EXHIBIT (ALLEY LOADED PRODUCT)

SCALE: 1" = 20'

- NOTES:
- THE DETAIL SHOWN ABOVE IS AN EXAMPLE OF ONE OF THE LOT VARIATIONS IN PARCEL 2. THE DETAIL DEMONSTRATES THE RELATION BETWEEN LOT SIZES, SIDEWALKS, ACCESS EASEMENT AND RIGHT OF WAY.
 - A VARIATION OF LOTS A, B, C ARE JOINED TOGETHER IN 4-PACKS, 6-PACKS, AND 10-PACKS BLOCKS.
 - LOT A MINIMUM DIMENSION: 43' X 69'
 - LOT B MINIMUM DIMENSION: 32' X 69'
 - LOT C MINIMUM DIMENSION: 37' X 69'



COTTAGE



COMPACT LOTS

Project:

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ARIZONA

State of Arizona
In Maricopa County: (602)263-1100

Designer: JH

Drawn by: JAJ

Professional Engineer
BRYAN J. KITCHEN
No. 41373
Exp. 09/30/19

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