

## HERITAGE ESTATES | 182 PLANNED LOTS

W/SSWC of Felix and Heritage Roads | Pinal County (Florence), AZ

[www.willislandco.com](http://www.willislandco.com)

Exclusively Presented By

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3850 E. Baseline Road, Ste. 118  
Mesa, Arizona 85206

**WILLIS LAND**  
COMPANY



AERIAL





## PROPERTY DESCRIPTION

**Location:** W/SWC of Felix and Heritage Roads  
in Pinal County (Florence), AZ.

**Acreage:** +/- 48.13 Gross Acres

**APN'S:** 200-31-009H

**Zoning:** CR-3 Zoning  
Final Plat Approval Expected in October 2023

**Utilities:** Electric: APS  
Telephone: Lumen/ Cox Communications  
Water: EPCOR  
Sewer: EPCOR

**Price:** **\$49,445 Per Lot (P&E)**

HERITAGE ESTATES				
Parcel	Area (Ac.)	Lot Size	Lot Count	Open Space %
1	48.13	50' x 120'	182	25.3%
Density	3.8 DU/AC			

All Information contained herein is from sources deemed reliable but not guaranteed. Buyer should be satisfied as to the accuracy of all data. Offer subject to prior sale, price change or withdrawal.

# TENTATIVE PLAT MAP

## TENTATIVE PLAT FOR HERITAGE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER HERITAGE, PINAL COUNTY, ARIZONA

### GENERAL NOTES

- PLANNING DEPARTMENT**
- THE GROSS AREA OF THE SUBDIVISION IS 48.13 ACRES.
  - SUBDIVISION ZONING IS DR-1 AND OLS-1 (ZONING CODE PZ-PD-039-98).
  - THE NUMBER OF LOTS IS 32.
  - THERE ARE APPROXIMATELY 12.17 ACRES OF PARKS, RECREATION AREAS, DRAINAGE SWAYS, OPEN SPACE, PRIVATE STREETS AND ALL OTHER PROPOSED NON-RESIDENTIAL USES, TRACTS, PRIVATE PARKS, AND PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HERITAGE ESTATES HOMEOWNERS ASSOCIATION.
  - THE ASSessor PARCEL NUMBER UNDER THIS PLAT IS 200-31-0094.

- PUBLIC WORKS DEPARTMENT**
- HERITAGE ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THE SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
  - ANY RELOCATION, MODIFICATION, IMPROVEMENTS, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE MADE BY THE SUBDIVIDER.
- BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT**
- PUBLIC SEWERS**
    - FROM TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
    - FROM TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ANICD.

### SPECIAL NOTES

- PLANNING DEPARTMENT**
- FLOOD ZONE 1 AREAS DETERMINED TO BE OUTSIDE THE 525 ANNUAL CHANCE FLOODPLAIN FOR FEMA FEMA MAP NUMBER 0402C115E DATED DECEMBER 4, 2007.
  - MINIMUM LOT SIZE 4,959 SQUARE FEET.

### ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS

- PUBLIC SEWERS**
  - THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADD TO EXISTING.
  - THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER ALIGNMENT WILL BE DESIGNED AND CONSTRUCTED TO ADD TO EXISTING.
  - ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
  - THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADD PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
  - THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
- ALL DRIVEWAYS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE HOMEOWNER WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 24 HOUR PERIOD ANNUAL INSPECTION AND MAINTENANCE OF THE DRY WELL SITING CHAMBER IS REQUIRED.

### BASIS OF BEARINGS

BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA. SAID LINE BEARS N 89°53'31" W

### BENCHMARK

NCS POINT "2114" (PD-02229)  
A STAINLESS STEEL ROD IN SUEDE, APPROXIMATELY 46 FEET EAST OF THE CENTERLINE OF FELIX ROAD, APPROXIMATELY 2,460 FEET SOUTH OF HERITAGE ROAD.

ELEVATION = 1547.17 (NAVD 83)

LAND USE TABLE	
GROSS ACREAGE	48.13 ACRES
AREA OF STREETS	18.80 ACRES
AREA OF OPEN SPACE TRACTS	12.17 ACRES
AREA OF LOTS	25.13 ACRES
TOTAL NUMBER OF LOTS	32 LOTS
OVERALL DENSITY	3.8 D.U./AC
AVERAGE AREA PER LOT	6,815 SQ. FT.
OPEN SPACE PERCENTAGE	23.25

ZONING TABLE (PER PZ-039-98 & PZ-PD-039-98)	
DEVELOPMENT STANDARD	OLS-1 RZD
MINIMUM LOT AREA	4,959 SF
MINIMUM LOT WIDTH	40'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	30'
MAX BUILDING HEIGHT	30' / 3 STORIES
MAX LOT COVERAGE	60%

SERVICE PROVIDERS	
DESCRIPTION	COMPANY
WATER	SPCOR
SEWER	SPCOR
GIS	PS&A HAZEN
ELECTRICAL	ACE
TELEPHONE	LUPREN / CDEI CORP
REPLUM	LUPREN / CDEI CORP
CABLE TV	LUPREN / CDEI CORP
FIRE	RURAL METRO
POLICE / SECURITY	PINAL COUNTY SHERIFF

### PROJECT TEAM

**PROPERTY OWNER:**  
HORNOLD, HARVEY  
1482 19th AVENUE  
ORLANDO, FL 32814  
TEL: (407) 938-1188  
CONTACT: MICHAEL MAF  
Maf@f2i.com

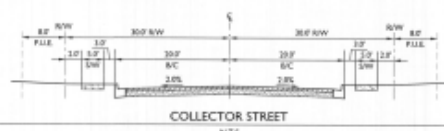
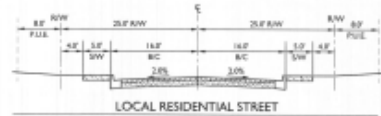
**PLANNER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 563-2200  
FAX: (480) 563-2206  
CONTACT: JAMES AUGER  
james.auger@epsgruip.com

**ENGINEER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 563-2200  
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CONTACT: JAMES AUGER  
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### VICINITY MAP



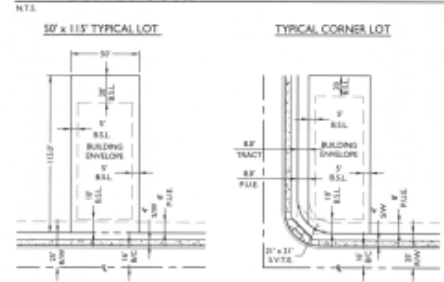
### LOCATION MAP



### PZ-PD-039-98 ZONING STIPULATIONS

- THE APPLICANT, AT TIME OF DEVELOPMENT APPLICATION, SHALL SUBMIT AND SECURE ALL REQUIRED APPLICATIONS, PLANS, SUPPORTING DOCUMENT SUBMITTALS, APPROVALS AND PERMITS FROM THE APPLICABLE AND APPROPRIATE FEDERAL, STATE AND COUNTY REGULATORY AGENCIES.
- THE 2.648 +/- ACRES PARCEL 8 TO BE DEVELOPED WITH AN APPROVED PLANNED AREA DEVELOPMENT (PAD) (PZ-PD-039-98) IN ACCORDANCE WITH THE APPLICABLE CRITERIA SET FORTH IN ARTICLE 33 OF THE PINAL COUNTY ZONING ORDINANCE AND THE ARIZONA FARMS PLANNED AREA DEVELOPMENT DOCUMENT DATED JULY 4, 1998, REVISED SEPTEMBER 4, 1998, AND AS MAY BE MODIFIED AT THE HEARINGS.
- THE COVERS FOR EACH SUBDIVISION WILL INCLUDE THE FOLLOWING:
  - ANY ADJACENT LAND CURRENTLY OWNED BY THE STATE OF ARIZONA IS SUBJECT TO BE DEVELOPED FOR ANY LAND USE AT A FUTURE DATE.
  - SURROUNDING AGRICULTURAL PROPERTY OWNERS.
- RECOMMENDATION OF APPROVAL FOR THIS PLAT IS CONTINGENT ON APPROVAL OF THE PLANNING AND ZONING COMMISSION IS CONTINGENT ON APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
- SUBJECT TO FINAL DEVELOPMENT APPROVAL, THE APPLICANT/OWNER SHALL PROVIDE A TRAFFIC IMPACT ANALYSIS SATISFACTORY TO THE REQUIREMENT OF THE PUBLIC WORKS DEPARTMENT.
- SUBJECT TO FINAL DEVELOPMENT APPROVAL, THE APPLICANT/OWNER SHALL PROVIDE A MASTER DRAINAGE STUDY, COMPLETED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL TO ENSURE COMPLIANCE WITH THE COUNTY DRAINAGE REGULATIONS.
- SUBJECT TO FINAL DEVELOPMENT APPROVAL, THE APPLICANT/OWNER SHALL PROVIDE A MASTER WATER STUDY, COMPLETED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, TO THE ARIZONA DEPARTMENT OF WATER RESOURCES FOR REVIEW AND APPROVAL TO ENSURE COMPLIANCE WITH THE ASSURED WATER SUPPLY REGULATIONS.
- CONSULTANT TO WORK WITH STAFF ON RECOMMENDATIONS FOR CORRECTIONS TO THE ARIZONA FARMS DEVELOPMENT PLAN MADE BY THE PLANNING AND ZONING COMMISSION MEMBERS PRESENT AT THE WORK SESSION HELD ON AUGUST 4, 1998 AND THE PUBLIC HEARING ON SEPTEMBER 11, 1998 PRIOR TO SUBMITTAL TO THE BOARD OF SUPERVISORS.
- THE DEVELOPER WILL CONTRIBUTE TO ROADSIDE-HIGHWAY CONSTRUCTION ACCORDING TO A FORMULA WHICH WILL BE DETERMINED AS THE RESULT OF A REGIONAL TRAFFIC IMPACT ANALYSIS.
- A DEVELOPMENT AGREEMENT WILL BE FINALIZED BETWEEN THE DEVELOPER AND THE COUNTY TO INCLUDE THE ISSUE OF SCHOOLS AND MONETARY CONTRIBUTIONS TO ROADSIDE-HIGHWAYS IN ADDITION TO OTHER ISSUES, PRIOR TO A TENTATIVE PLAT BEING SUBMITTED TO THE PINAL COUNTY PLANNING AND ZONING COMMISSION, AND
- SHOULD THE REQUESTED PLANNED AREA DEVELOPMENT (PAD) RECEIVE NO CONFORMANCE WITHIN 18 MONTHS OF THE PINAL COUNTY BOARD OF SUPERVISORS APPROVAL OF THE ZONE CHANGE, THE BOARD MAY SCHEDULE A PUBLIC HEARING TO GRANT AN EXTENSION, DETERMINE COMPLIANCE WITH THE SCHEDULE OF DEVELOPMENT, OR CAUSE THE PROPERTY TO REVERT TO ITS FORMER ZONING CLASSIFICATION.

### TYPICAL LOT DIAGRAMS



PINAL COUNTY  
Tentative Plat Conditional Approval  
P.C. Chairman K. [Signature]  
Case No. 5-019-22 Date 1/19/2023

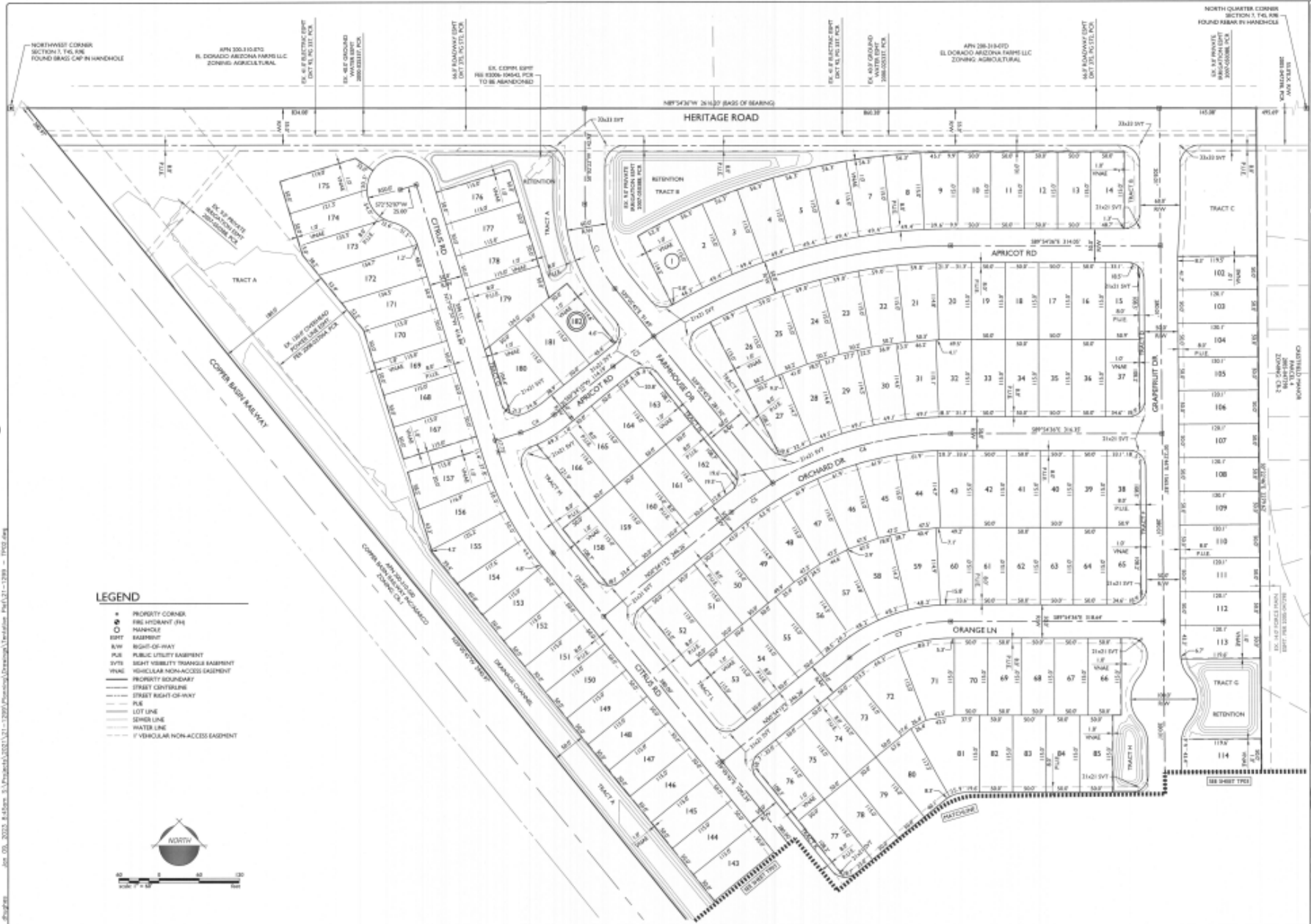
21-1299 - Heritage Estates

1130 N. Alma School Road  
Mesa, AZ 85201  
Tel: 480.563.2200 Fax: 480.563.2206  
www.epsgruip.com  
**EPS GROUP**  
 Heritage Estates  
Pinal County, AZ  
 Cover Sheet  
 Project: 21-1299  
 Drawn by: JH  
 Checked by: EPS  
 Job No: 21-1299  
 Title: TP01  
 Sheet No: 1  
 of 3  
 S-019-22

# TENTATIVE PLAT MAP

## 21-1299 - Heritage Estates

Site Plan, 2023, Address: 34700 N. 21st St., Phoenix, AZ 85018, Project No: 21-1299 - TP02



**EPS GROUP**

**Heritage Estates**  
Red Canyon AZ

**Tentative Plat**

Project No: 21-1299  
Sheet No: 2 of 3

Scale: 1" = 40'

TP02

21-1299

TP02

2 of 3

S-019-22

# TENTATIVE PLAT MAP

## 21-1299 - Heritage Estates

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 5961.14	24 4299.31	47 4214.89	70 3758.00	93 4899.00	116 4003.70	139 3750.00	162 3758.00
2 4678.00	25 4299.31	48 4341.35	71 3471.78	94 5986.04	117 4003.70	140 3750.00	163 3758.00
3 4678.00	26 4298.58	49 3778.30	72 7122.94	95 3750.00	118 4003.70	141 3750.00	164 3758.00
4 4678.00	27 4187.88	50 3750.00	73 3758.00	96 3750.00	119 4003.70	142 3750.00	165 3758.00
5 4678.00	28 4224.73	51 3750.00	74 3758.00	97 3750.00	120 4003.70	143 3750.00	166 3758.00
6 4678.00	29 4223.87	52 3741.99	75 3758.00	98 3750.00	121 4003.70	144 3750.00	167 3758.00
7 4678.00	30 4224.21	53 3750.00	76 3714.48	99 3714.48	122 4003.70	145 3750.00	168 3758.00
8 4678.00	31 4221.88	54 3750.00	77 3714.48	100 3750.00	123 4003.70	146 3750.00	169 3758.00
9 4611.04	32 3956.14	55 3750.00	78 3758.00	101 3750.00	124 4003.70	147 3750.00	170 3758.00
10 3750.00	33 3758.00	56 4168.95	79 3758.00	102 4001.42	125 3753.54	148 3750.00	171 4223.87
11 3750.00	34 3758.00	57 4717.18	80 4477.94	103 4003.70	126 3985.86	149 3750.00	172 3228.83
12 3750.00	35 3758.00	58 4735.40	81 4803.30	104 4003.70	127 3451.94	150 3750.00	173 3903.16
13 3750.00	36 3758.00	59 4735.40	82 3758.00	105 4003.70	128 3749.41	151 3456.91	174 4116.15
14 3749.99	37 3864.40	60 4078.41	83 3758.00	106 4003.70	129 3758.51	152 3750.00	175 4418.58
15 3750.41	38 3740.41	61 3750.00	84 3758.00	107 4003.70	130 3718.86	153 3750.00	176 3758.00
16 3750.00	39 3758.00	62 3750.00	85 3758.00	108 4003.70	131 3786.01	154 4308.55	177 3758.00
17 3750.00	40 3758.00	63 3750.00	86 3758.00	109 4003.70	132 4068.18	155 4819.47	178 3758.00
18 3750.00	41 3758.00	64 3750.00	87 4047.34	110 4003.70	133 3758.00	156 4791.32	179 4044.83
19 3750.00	42 3758.00	65 3864.40	88 4008.00	111 4003.70	134 3758.00	157 4215.75	180 4144.97
20 3847.08	43 3953.24	66 3750.00	89 4008.00	112 4003.70	135 3758.00	158 3716.86	181 3758.00
21 4371.94	44 4309.13	67 3750.00	90 4008.00	113 4003.48	136 3758.00	159 3750.00	182 3749.37
22 4399.21	45 4314.67	68 3750.00	91 4008.00	114 4003.73	137 3758.00	160 3750.00	TOTAL 406,203.53 SQ. FT.
23 4399.21	46 4314.67	69 3750.00	92 4008.00	115 4003.70	138 3758.00	161 3750.00	

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE CHANNEL / SEWER BASINMENT	37995	8.985
TRACT B	LANDSCAPE / OPEN SPACE / RETENTION	9386	2.164
TRACT C	LANDSCAPE / OPEN SPACE	1864	0.427
TRACT D	LANDSCAPE / OPEN SPACE	1443	0.328
TRACT E	LANDSCAPE / OPEN SPACE	3779	0.863
TRACT F	LANDSCAPE / OPEN SPACE	1443	0.328
TRACT G	LANDSCAPE / OPEN SPACE / RETENTION	12637	2.896
TRACT H	LANDSCAPE / OPEN SPACE / RETENTION	8606	2.198
TRACT I	LANDSCAPE / OPEN SPACE / RETENTION	47175	1.093
TRACT J	LANDSCAPE / OPEN SPACE	821	0.187
TRACT K	LANDSCAPE / OPEN SPACE	1443	0.328
TRACT L	LANDSCAPE / OPEN SPACE	7900	1.811
TRACT M	LANDSCAPE / OPEN SPACE	4912	1.129
TRACT N	LANDSCAPE / OPEN SPACE	1443	0.328
TRACT O	LANDSCAPE / OPEN SPACE	777	0.178
<b>TOTAL TRACT AREA</b>		<b>329952</b>	<b>12.148</b>

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	136.47	285.00	133.97	83°08'09"
C2	75.29	890.00	75.29	90°32'13"
C4	53.50	158.80	52.17	82°37'32"
C5	75.44	520.00	75.27	90°18'44"
C6	286.30	528.00	376.82	83°32'32"
C7	134.14	240.00	130.90	82°11'09"
C8	34.30	58.00	33.52	82°11'09"
C9	134.20	138.80	122.82	81°17'01"

### LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (PH)
- MANHOLE
- EASEMENT
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- SITE SIGHT VISIBILITY TRIANGLE EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PLE
- LOT LINE
- SEWER LINE
- WATER LINE
- VEHICULAR NON-ACCESS EASEMENT





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Heritage Estates  
Final County AZ

### Tentative Plat

Designer: JH  
Drawn by: EPS

Job No:  
**21-1299**

**TP03**

Sheet No:  
**3**  
of 3

S-019-22



LOCATION AERIAL

