

# 20-1240.2 - Tyler Ranch at Pioneer Crossing

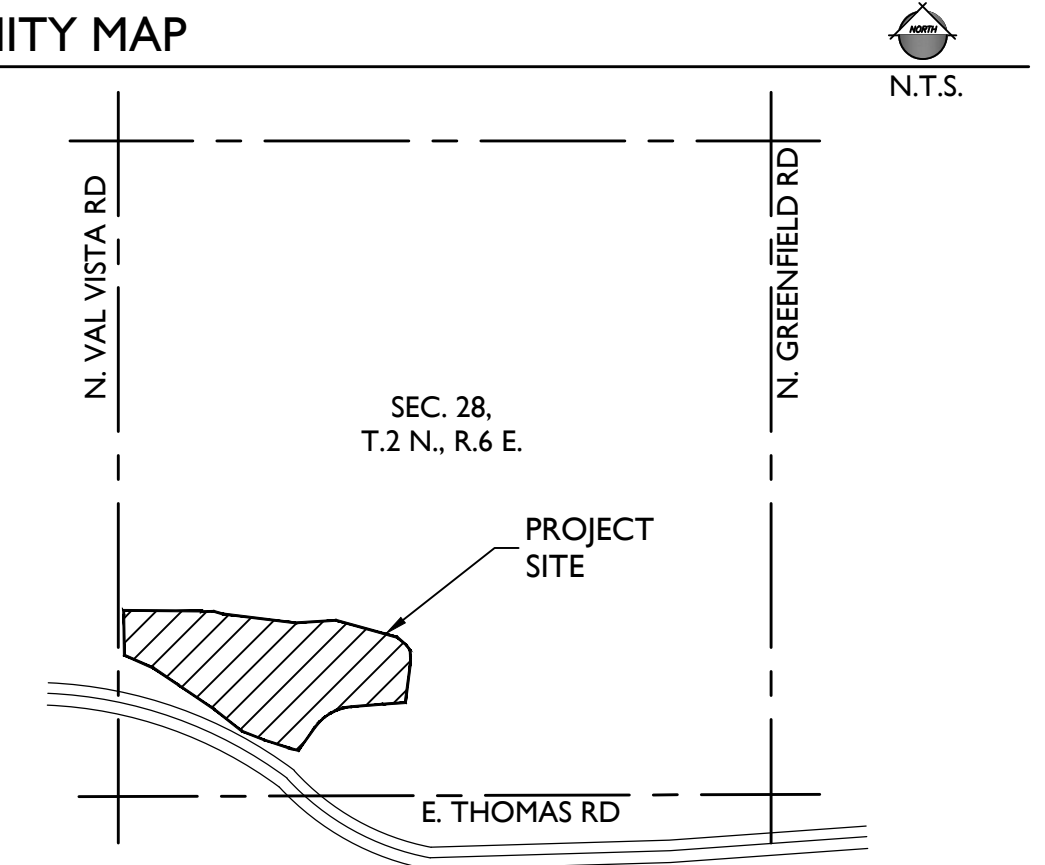
Mar 14, 2022 9:18am SA:\Projects\2020\20-1240\Drawings\Preliminary\20-1240 - PPO1.dwg cmateosky

# PRELIMINARY PLAT FOR TYLER RANCH AT PIONEER CROSSING

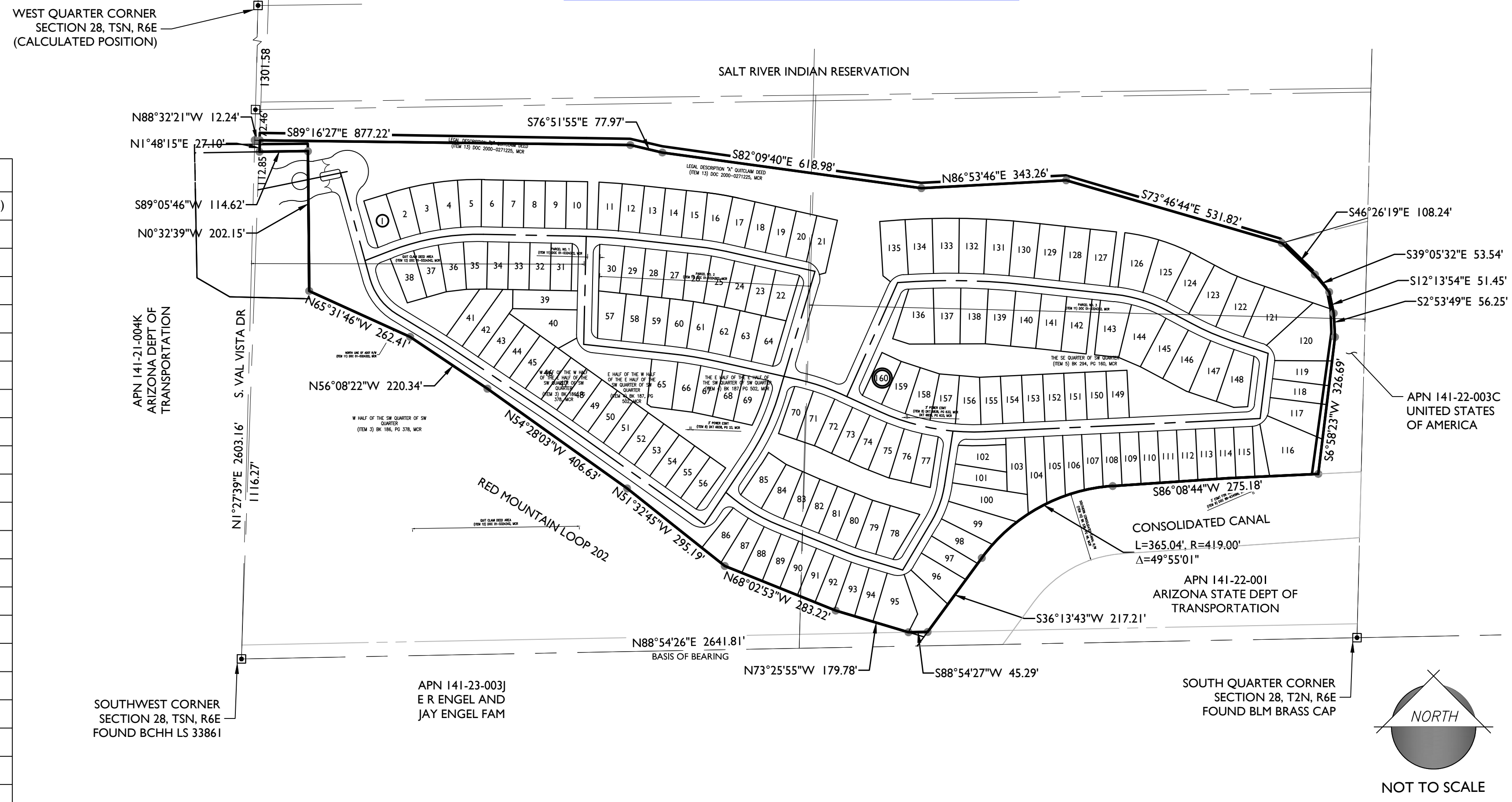
A PORTION OF THE SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA.

Approved by the Planning and Zoning Board on April 13, 2022

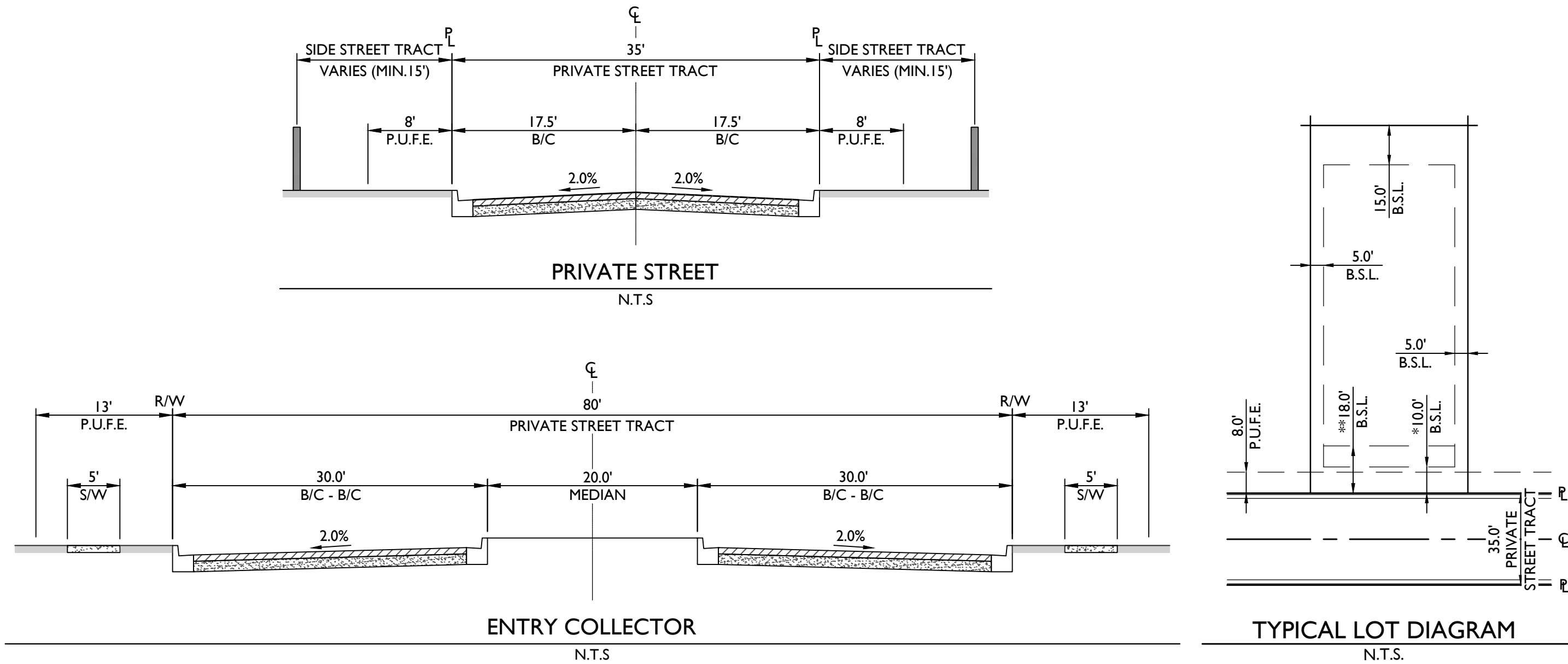
VICINITY MAP



TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT 1	LANDSCAPE / OPEN SPACE	5388	0.124
TRACT 2	LANDSCAPE / OPEN SPACE	9688	0.222
TRACT 3	LANDSCAPE / OPEN SPACE	49025	1.125
TRACT 4	LANDSCAPE / OPEN SPACE	14657	0.336
TRACT 5	LANDSCAPE / OPEN SPACE	1594	0.037
TRACT 6	LANDSCAPE / OPEN SPACE	3902	0.090
TRACT 7	LANDSCAPE / OPEN SPACE	3175	0.073
TRACT 8	LANDSCAPE / OPEN SPACE	36190	0.831
TRACT 9	LANDSCAPE / OPEN SPACE	3197	0.073
TRACT 10	LANDSCAPE / OPEN SPACE / AMENITY AREA	55730	1.279
TRACT 11	LANDSCAPE / OPEN SPACE	33206	0.762
TRACT 12	LANDSCAPE / OPEN SPACE	7618	0.175
TRACT 13	LANDSCAPE / OPEN SPACE	1609	0.037
TRACT 14	LANDSCAPE / OPEN SPACE	59503	1.366
TRACT 15	LANDSCAPE / OPEN SPACE	3243	0.074
TRACT 16	LANDSCAPE / OPEN SPACE	343	0.008
TRACT 17	LANDSCAPE / OPEN SPACE	8289	0.190
TRACT 18	LANDSCAPE / OPEN SPACE	3623	0.083
TRACT 19	LANDSCAPE / OPEN SPACE / EROSION SETBACK	188932	4.337
TOTAL OPEN SPACE		488912	11.222
TRACT 20	PRIVATE STREET TRACT	256160	5.880
TOTAL TRACT AREA		745072	17.102



Lot Table	Lot Table	Lot Table	Lot Table	Lot Table	Lot Table	Lot Table	Lot Table
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6376.05	21	6116.81	41	6796.84	61	6133.47
2	5930.18	22	6030.50	42	7433.90	62	5990.33
3	5929.44	23	5600.00	43	5675.64	63	5823.85
4	5929.44	24	5600.44	44	5616.53	64	6243.67
5	5929.44	25	5964.89	45	5557.42	65	6833.09
6	5657.80	26	6005.52	46	5498.32	66	5861.07
7	5597.90	27	5600.74	47	5440.81	67	5759.56
8	5600.00	28	5600.00	48	5405.54	68	5600.00
9	5600.00	29	5599.51	49	5400.00	69	6133.21
10	5600.61	30	6071.32	50	5400.00	70	5408.78
11	5894.29	31	5598.94	51	5400.00	71	5977.04
12	5752.46	32	5600.05	52	5400.00	72	5479.94
13	5600.00	33	5600.05	53	5400.00	73	5400.00
14	5600.00	34	5616.57	54	5400.00	74	5643.36
15	5600.03	35	5960.34	55	5400.00	75	5808.51
16	6196.85	36	6054.05	56	5399.94	76	5805.57
17	5936.09	37	6114.85	57	6840.40	77	5226.23
18	5600.00	38	6051.49	58	5824.00	78	6928.43
19	5600.00	39	6880.90	59	5824.00	79	5696.59
20	5600.00	40	9484.93	60	6056.99	80	5564.54
TOTAL		1,044,094.46 SQ. FT.					



## PROJECT TEAM

**DEVELOPER:**  
BLANDFORD HOMES  
3321 E. BASELINE ROAD  
GILBERT, AZ 85234  
TEL: (480)-892-4492  
CONTACT: TOM LEMON  
Tlemon@blandfordhomes.com

**PLANNER, ENGINEER & LANDSCAPE ARCHITECT:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL ROAD, SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: JOSH HANNON  
josh.hannon@epsgrupec.com

**PROPERTY OWNER:**  
DONALD & WANDA TYLER  
3811 N. VAL VISTA DRIVE  
MESA, AZ 85213

**ZONING ATTORNEY:**  
PEW AND LAKE, PLC  
1744 S VAL VISTA DRIVE, SUITE 217  
MESA, AZ 85204  
TEL: (480)-461-4670  
CONTACT: SEAN LAKE  
Sean.Lake@pewandlake.com

## PROJECT DATA

A.P.N.: 141-22-004E; 002D; 002C; 003E; 003B  
EXISTING GENERAL PLAN: NEIGHBORHOOD VILLAGE, EMPLOYMENT NEIGHBORHOODS / NEIGHBORHOOD VILLAGES  
EXISTING ZONING: GENERAL INDUSTRIAL (GI), AGRICULTURAL (AG)  
PROPOSED ZONING: RS-7 PAD  
EXISTING USE: EQUESTRIAN BOARDING, TRAINING AND LESSON FACILITY  
SINGLE-FAMILY RESIDENTIAL

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

GROSS AREA: 40.99 AC

NO. OF LOTS: 68  
45' x 120' 63  
50' x 112' 29  
60' x 130' 160

DENSITY: 3.9 DU/AC

OPEN SPACE: ±11.22 AC (27.3% OF GROSS AREA)

## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WITHIN THE SUBDIVISION SHALL BE PRIVATE STREETS, AND WILL BE CONSTRUCTED TO THE CITY OF MESA MINIMUM DESIGN 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 ON THE PRELIMINARY GRADING PLAN. SOLID WASTE OPERATING HOURS ARE DEFINED BY ORDINANCE. TYPICAL HOURS ARE 6AM-4PM. SERVICE TIMES VARY WITHIN THAT TIMEFRAME AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## UTILITIES

WATER: CITY OF MESA  
SEWER: CITY OF MESA  
GAS: CITY OF MESA  
ELECTRIC: SALT RIVER PROJECT  
TELEPHONE: CENTURYLINK / COX  
REFUSE: CITY OF MESA  
CABLE TV: CENTURYLINK / COX

## BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
THE BEARING OF WHICH IS:  
NORTH 88 DEGREES 54 MINUTES 26 SECONDS EAST

## RS-7 PAD DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:  
FRONT (LIVABLE / PORCH / SIDE-ENTRY GARAGE) 10 FEET \*\*  
FRONT (FRONT-FACING GARAGE) 18 FEET \*\*  
INTERIOR SIDES 5 FEET  
INTERIOR SIDES (AGGREGATE) 10 FEET  
REAR 15 FEET

(BOLD STANDARDS ARE PROPOSED PAD DEVIATIONS)

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgrupec.com

**EPS GROUP**

Tyler Ranch at Pioneer Crossing  
Mesa, AZ

Cover Sheet

Project

Revisions:

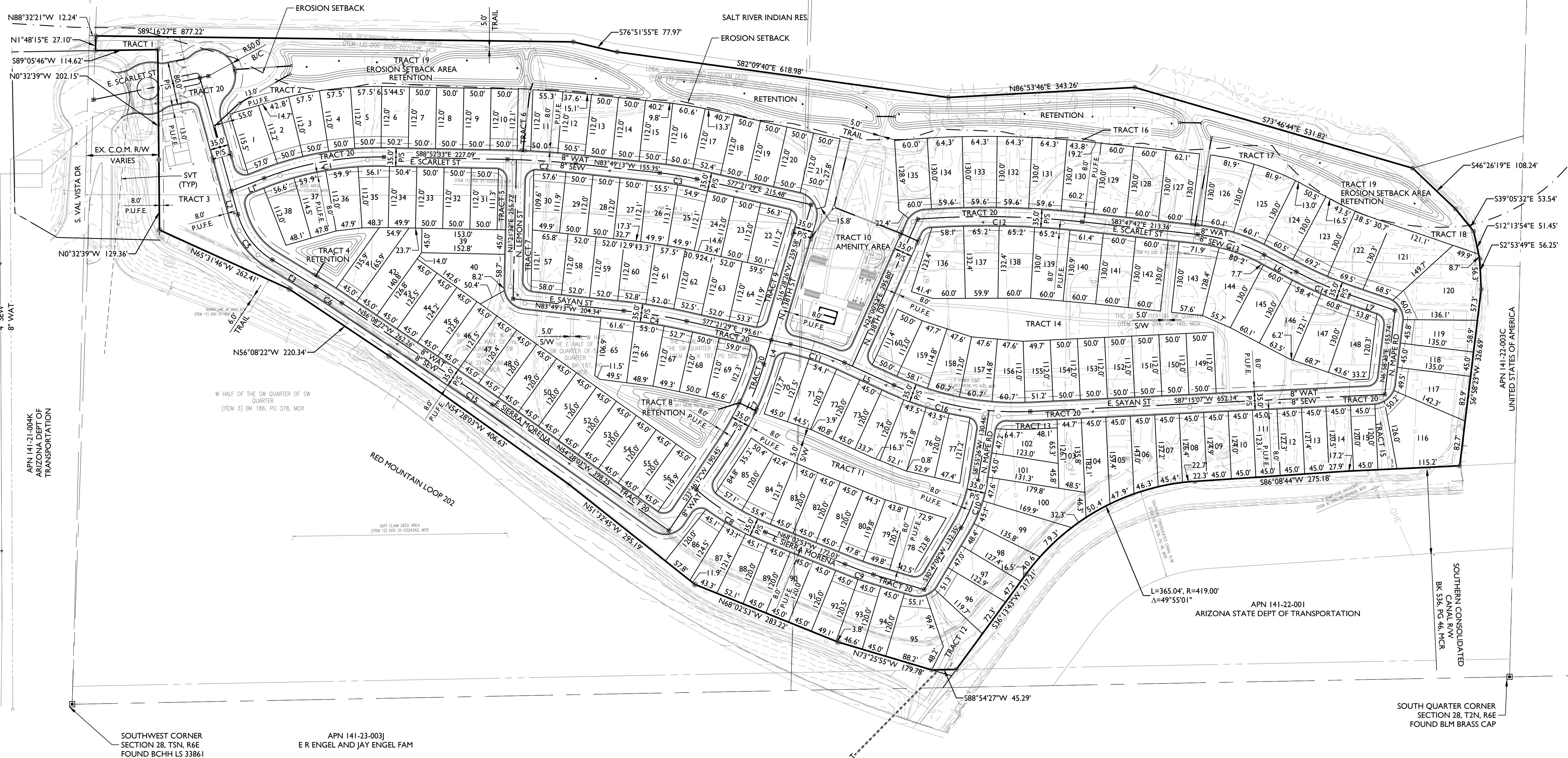
Designer: JH  
Drawn by: JAJ

Professional Engineer Seal: 54540 JOSEPH W. PETRUCCI

Job No. 20-1240.2  
PPO1  
Sheet No. 1 of 2

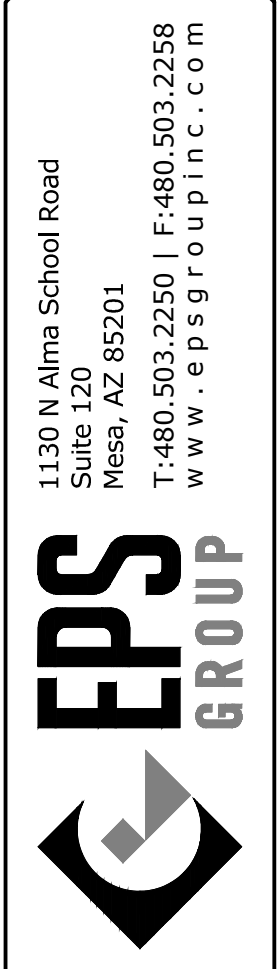
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LINE TABLE		
LINE	LENGTH	BEARING
L1	64.65'	N68°48'57"E
L2	44.89'	S15°31'34"E
L3	93.88'	N58°42'13"W
L4	46.57'	S16°28'26"W
L5	99.71'	N65°26'10"W
L6	66.95'	N62°06'48"W
L7	89.64'	N71°06'20"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	224.85'	577.50'	223.43'	022°18'30"
C2	125.70'	1424.50'	125.66'	005°03'21"
C3	69.08'	612.50'	69.04'	006°27'44"
C4	117.13'	1038.50'	117.07'	006°27'44"
C5	107.39'	142.50'	104.86'	043°10'39"
C6	56.37'	1259.50'	56.36'	002°33'51"
C7	163.16'	540.50'	162.54'	017°17'46"
C8	149.65'	441.50'	148.93'	019°25'15"
C9	41.49'	441.50'	41.47'	005°23'02"
C10	92.53'	242.50'	91.97'	021°51'43"
C11	105.18'	505.50'	104.99'	011°55'19"
C12	302.51'	1645.64'	302.08'	010°31'57"
C13	128.85'	340.50'	128.08'	021°40'55"
C14	105.23'	670.50'	105.12'	008°59'33"
C15	71.77'	2459.50'	71.77'	001°40'19"
C16	257.65'	540.50'	255.21'	027°18'43"



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2350 | F: 480.503.2358  
WWW.EPSGROUPINC.COM

Tyler Ranch at Pioneer Crossing  
Mesa, AZ  
Preliminary Plat

Project:

Revisions:


Call at least two full working days before you begin construction.  
**ARIZONA**  
Professional Engineer  
No. 54540  
JOSEPH W. PETRUCCI  
Mesa, AZ  
U.S.A.

Designer: JH  
Drawn by: JAJ

Job No.  
**20-1240.2**  
PPO2  
Sheet No.  
**2**  
of 2

