

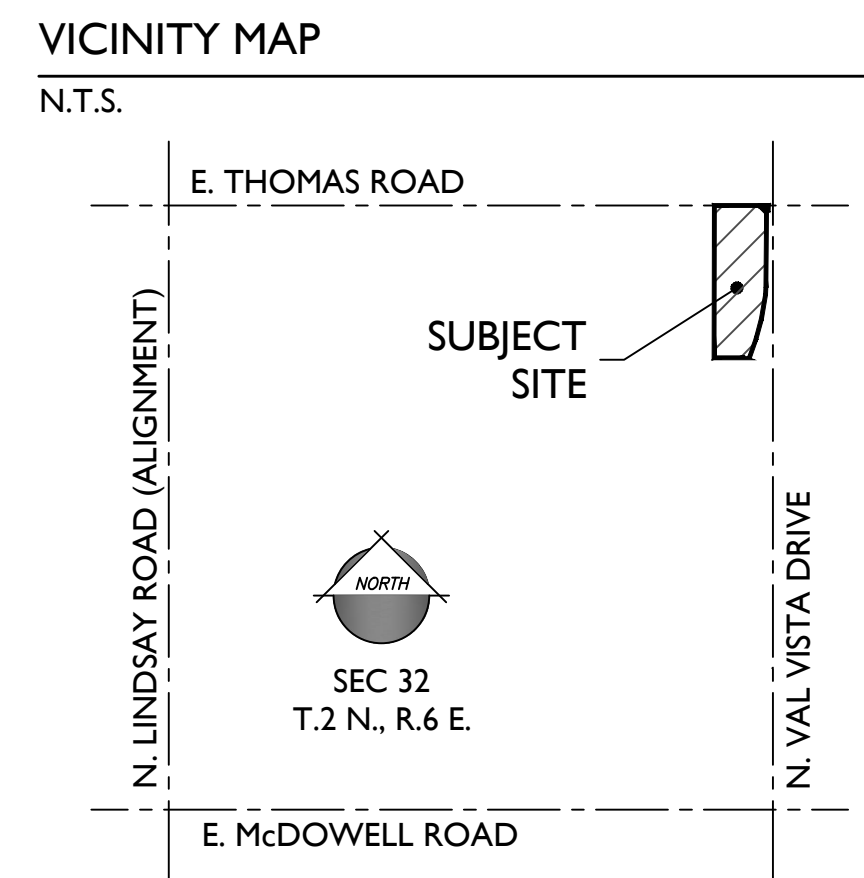
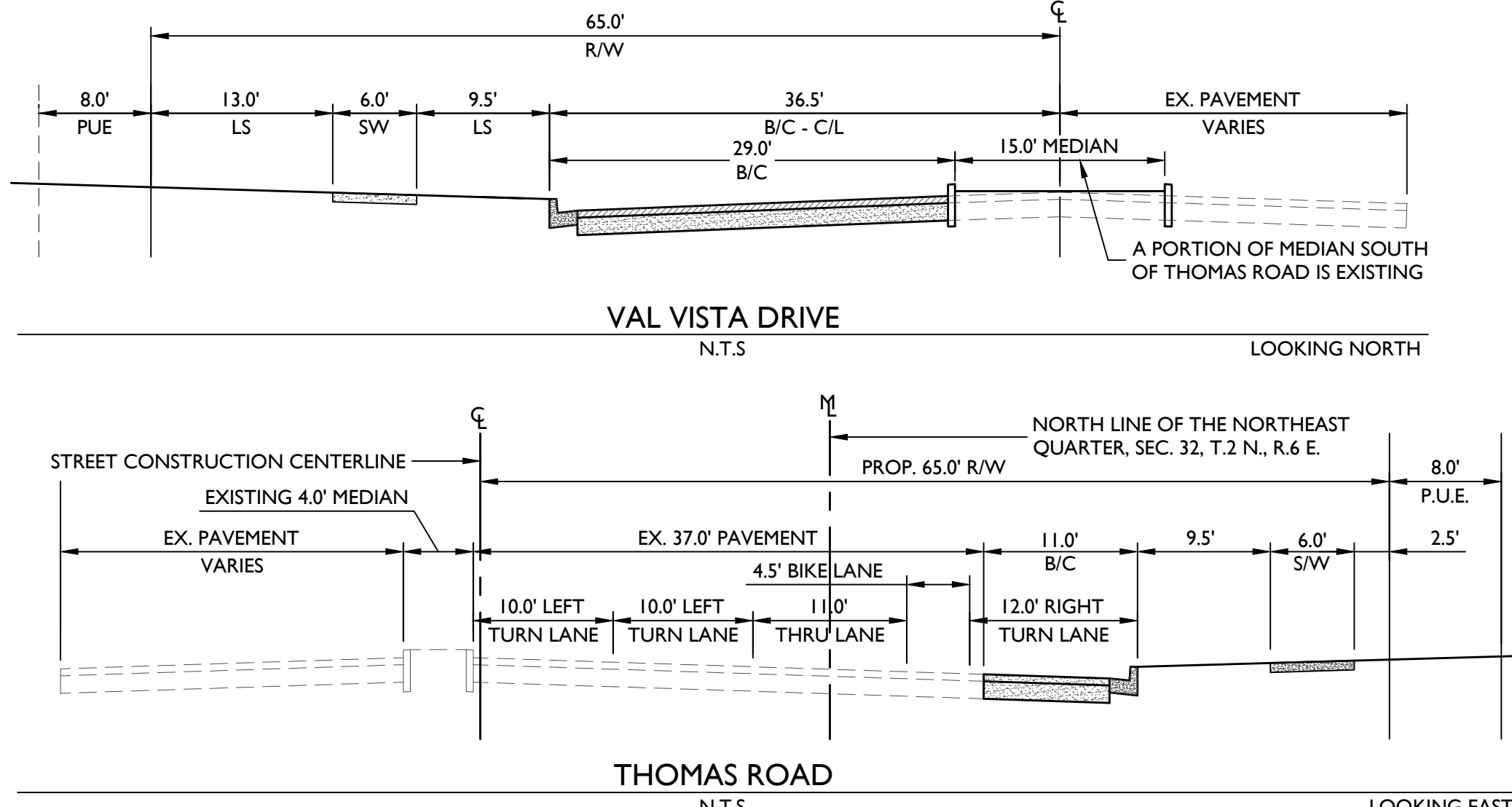
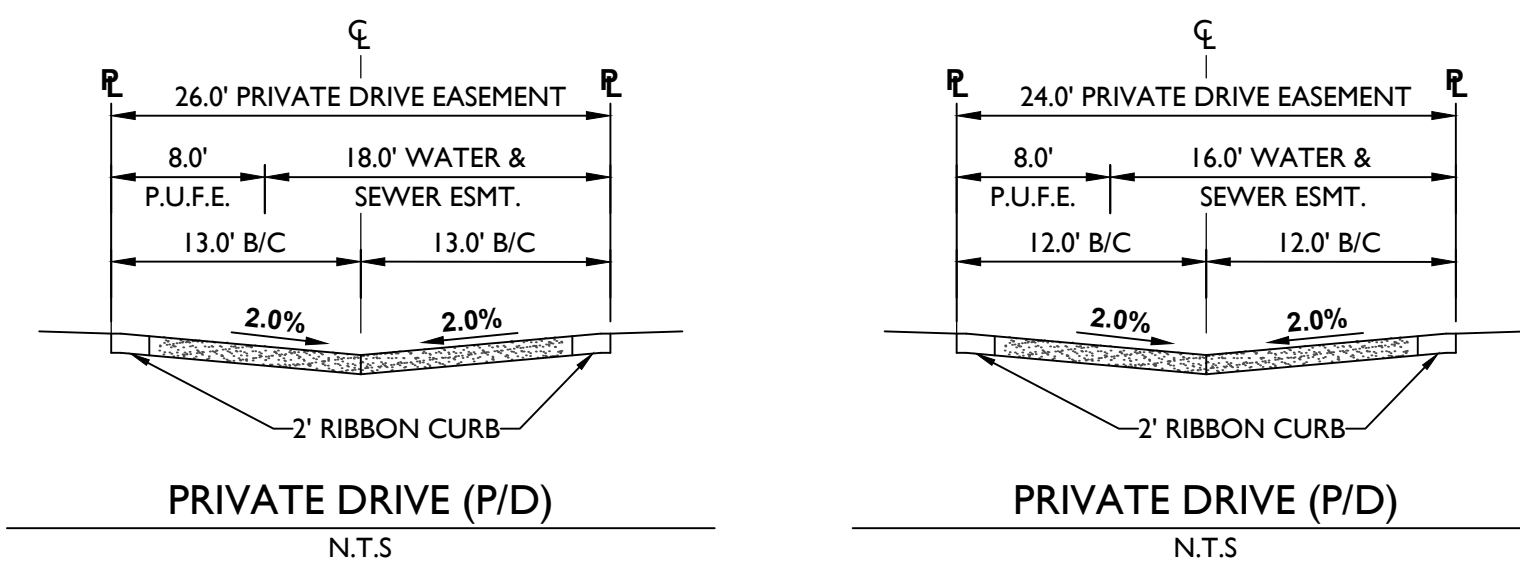
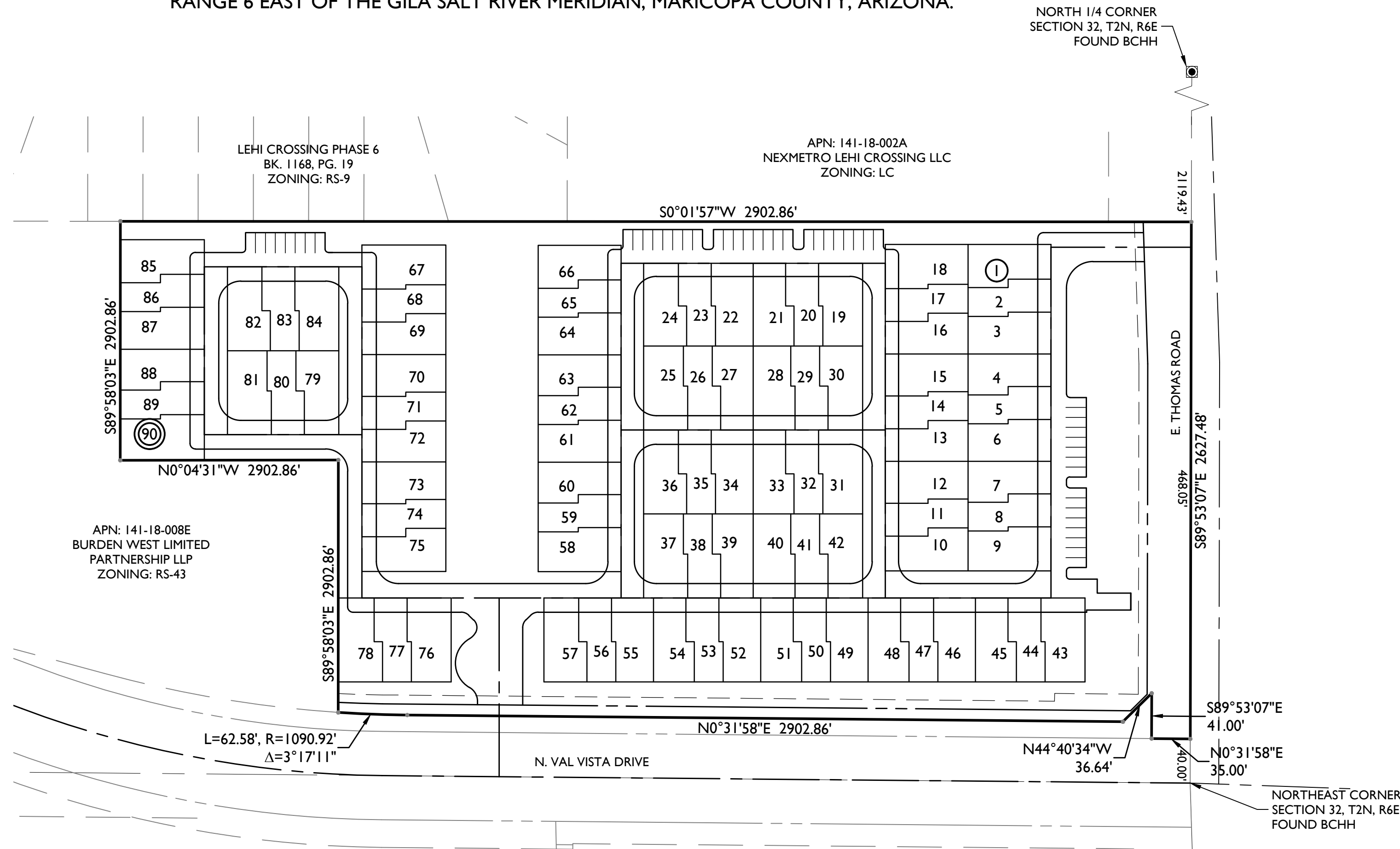
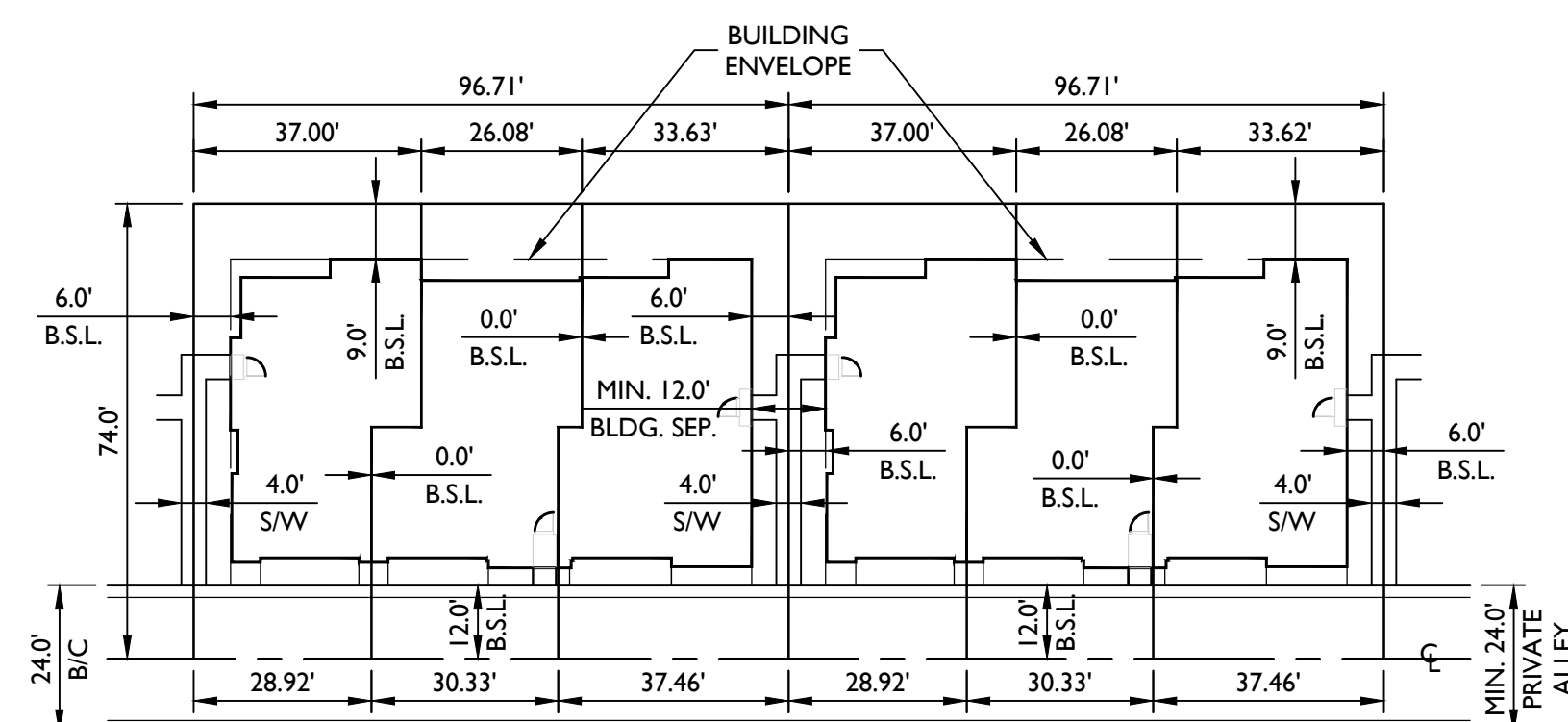
PRELIMINARY PLAT FOR BURDEN WEST AT PIONEER CROSSING

A PORTION OF THE NORTHEAST QUARTER, SECTION 32, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE GILA SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	2634.23	24	2632.27	47	2130.41	70	2742.55
2	2102.25	25	2894.55	48	2511.71	71	2130.41
3	2706.44	26	2130.41	49	2742.55	72	2511.71
4	2483.44	27	2511.71	50	2130.41	73	2742.55
5	2101.59	28	2742.55	51	2511.71	74	2130.41
6	2705.60	29	2130.41	52	2742.55	75	2663.71
7	2482.79	30	2663.71	53	2130.41	76	2894.55
8	2100.93	31	2894.55	54	2511.71	77	2130.41
9	2854.75	32	2130.41	55	2742.55	78	2747.42
10	2632.27	33	2511.71	56	2130.41	79	2647.87
11	2100.60	34	2742.55	57	2663.71	80	2130.41
12	2704.63	35	2130.41	58	2854.63	81	2878.72
13	2482.27	36	2663.71	59	2100.60	82	2647.87
14	2100.60	37	2894.55	60	2482.27	83	2130.41
15	2704.63	38	2130.41	61	2704.63	84	2878.72
16	2482.27	39	2511.71	62	2100.60	85	2663.60
17	2100.60	40	2742.55	63	2482.27	86	2130.82
18	2854.63	41	2130.41	64	2704.63	87	2743.67
19	2854.63	42	2663.71	65	2100.60	88	2513.67
20	2100.60	43	2894.55	66	2632.27	89	2132.26
21	2482.27	44	2130.41	67	2894.55	90	3000.55
22	2704.63	45	2511.71	68	2130.41	TOTAL	224548.35
23	2100.60	46	2742.55	69	2511.71	SQ. FT.	

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	37067	0.851
B	LANDSCAPE / OPEN SPACE	1283	0.029
C	LANDSCAPE / OPEN SPACE	917	0.021
D	LANDSCAPE / OPEN SPACE	917	0.021
E	LANDSCAPE / OPEN SPACE	917	0.021
F	LANDSCAPE / OPEN SPACE	917	0.021
G	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	41714	0.958
H	LANDSCAPE / OPEN SPACE	3174	0.073
I	LANDSCAPE / OPEN SPACE	2408	0.055
J	LANDSCAPE / OPEN SPACE	861	0.020
K	LANDSCAPE / OPEN SPACE	861	0.020
L	PRIVATE STREET TRACT	48816	1.121
	TOTAL OPEN SPACE AREA	91036	2.090
	TOTAL TRACT AREA	139852	3.211

TYPICAL LOT DIAGRAM
SCALE: 1" = 30'



PROJECT TEAM

DEVELOPER: THE NEW HOME COMPANY
6730 N. SCOTTSDALE ROAD SUITE 290
SCOTTSDALE, ARIZONA 85253
TEL: (480)-634-6385
CONTACT: LISA GAGE
lgage@nwhm.com

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

PROJECT DATA

APN: 141-18-008E 001A (PORTIONS OF)
LOCATION: SWC THOMAS ROAD AND VAL VISTA DRIVE
EXISTING GENERAL PLAN: NEIGHBORHOOD VILLAGE/
NEIGHBORHOOD
EXISTING ZONING: RS-43
PROPOSED ZONING: RM-2 PAD

GROSS AREA: 8.95 ACRES (389,847 SF)
ARTERIAL: 0.52 ACRES (22,655 SF)
NET AREA: 8.43 ACRES (367,192 SF)

NO. OF UNITS: 90 UNITS
GROSS DENSITY: 10.1 DU/AC

OPEN SPACE: 2.09 ACRES (23.3% OF GROSS)

- GENERAL NOTES**
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
 - ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF MESA STANDARDS, AS MODIFIED HEREIN.
 - MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
 - THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
 - DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
 - ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
 - THE IMPROVEMENTS SHOWN ON THIS SITE PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
 - THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
 - THIS SITE IS SUBJECT TO AIRPORT OVERFLIGHTS FROM FALCON FIELD.
 - TOWN/HOME COMMUNITY SHALL BE APPROVED BASED ON HOME OWNERS ASSOCIATION PROVIDING A PERMANENT PRIVATE VALET/CONCIERGE SERVICE FOR SOLID WASTE DELIVERY TO COMPACTOR.
 - THE HOME OWNERS ASSOCIATION IS REQUIRED TO PAY FOR TRASH/RECYCLE SERVICES ON ONE SINGLE BILL. ONE WATER METER WILL BE ASSOCIATED WITH SOLID WASTE SERVICES THAT CAN BE BILLED TO THE HOA FOR SERVICE. (RESIDENTS WILL NOT BE BILLED INDIVIDUALLY.)

PARKING DATA

PARKING REQUIRED: 189 SPACES (2.1 SPACES PER UNIT)

PARKING PROVIDED:

GARAGE	180 SPACES
SURFACE PARKING	48 SPACES
TOTAL	228 (2.5 SPACES PER UNIT)

UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	CITY OF MESA GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURY LINK / COX
REFUSE	CITY OF MESA
CABLE TV	CENTURY LINK / COX

LEGEND

●	FIRE HYDRANT	—	SEWER LINE
○	MANHOLE	—	WATER LINE
○	RIGHT-OF-WAY	BCF	BRASS CAP FLUSH
PUE	PUBLIC UTILITY EASEMENT	BCHH	BRASS CAP IN HANDHOLE
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT	COM	CITY OF MESA
U.B.E.	USE AND BENEFIT EASEMENT	FD	FOUND
EMER.	EMERGENCY	PIL	PROPERTY LINE
P/D	PRIVATE DRIVEWAY EASEMENT	RE	REBAR
R.E.	ROADWAY EASEMENT	SNF	SEARCHED FOR, NOTHING FOUND
S/W	SIDEWALK	—	OVERHEAD ELECTRIC LINE
B/C	BACK OF CURB	—	PROPERTY BOUNDARY
L/S	LANDSCAPE	—	STREET CENTERLINE
B.S.L.	BUILDING SETBACK LINE	—	STREET RIGHT-OF-WAY
F/C	FACE OF CURB	—	PUE
		—	LOT LINE

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EPS GROUP

Burden West at Pioneer Crossing
City of Mesa, Arizona
Preliminary Plat

Project: 19-0079.2

Revisions:

NOVEMBER 1, 2021 - 1ST SUBMITTAL
MARCH 21, 2022 - 2ND SUBMITTAL
MAY 4, 2022 - 3RD SUBMITTAL

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

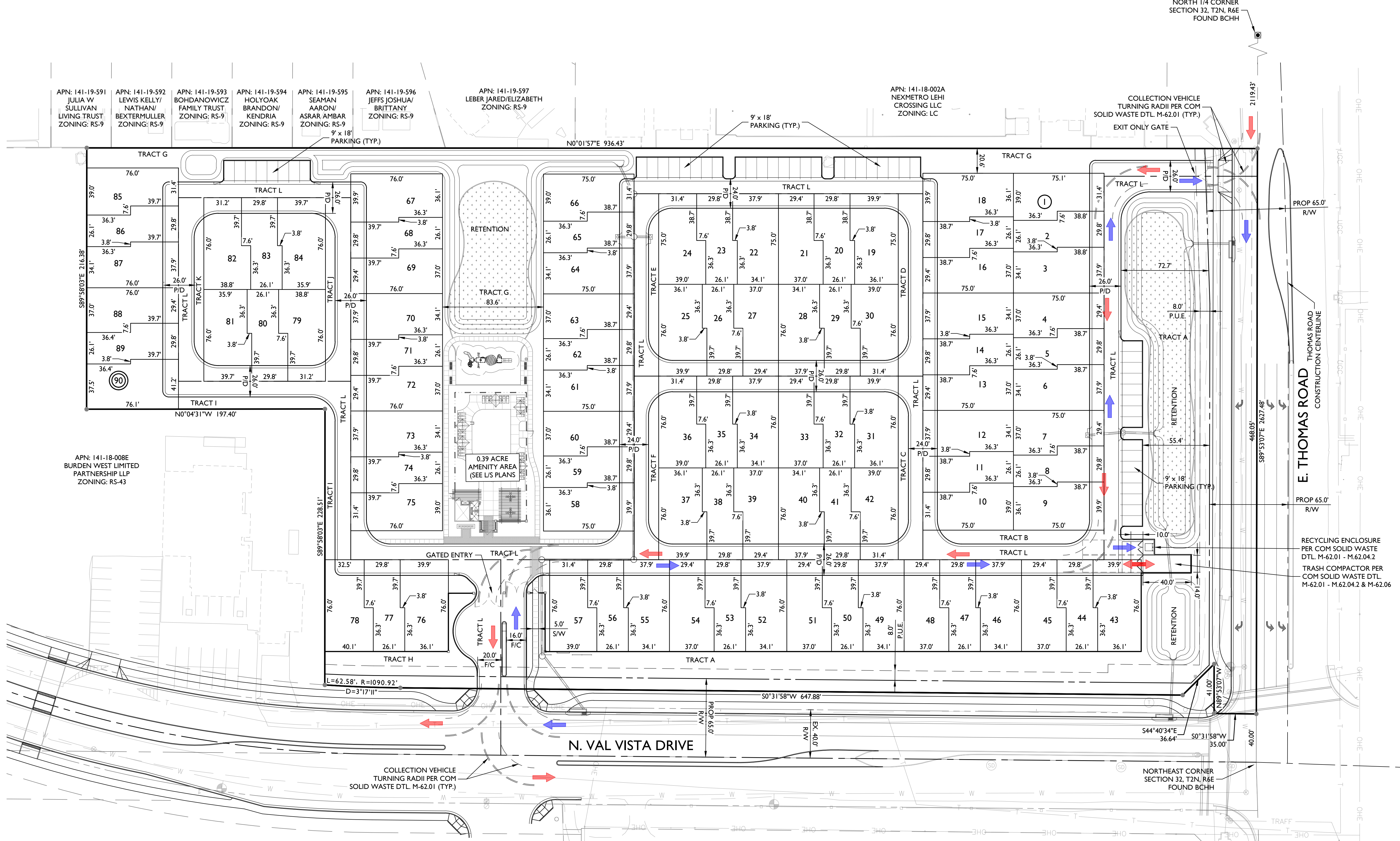
ARIZONA
Professional Engineer
43727 MICHAEL E. LOTEMPIO
DESIGNED BY: MICHAEL E. LOTEMPIO

Designer: STAFF
Drawn by: STAFF

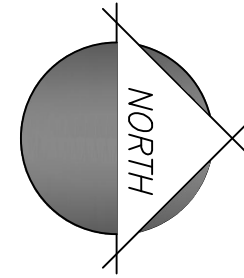
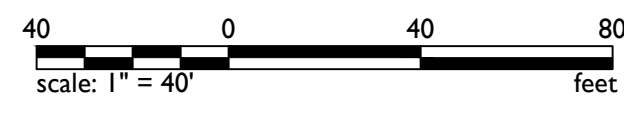
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Sheet No. 1 of 2

19-0079.2 - Burden West at Pioneer Crossing

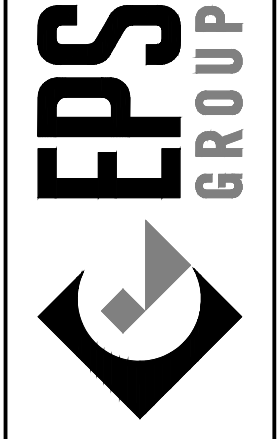
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LEGEND	
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Sheet No. 2 of 2