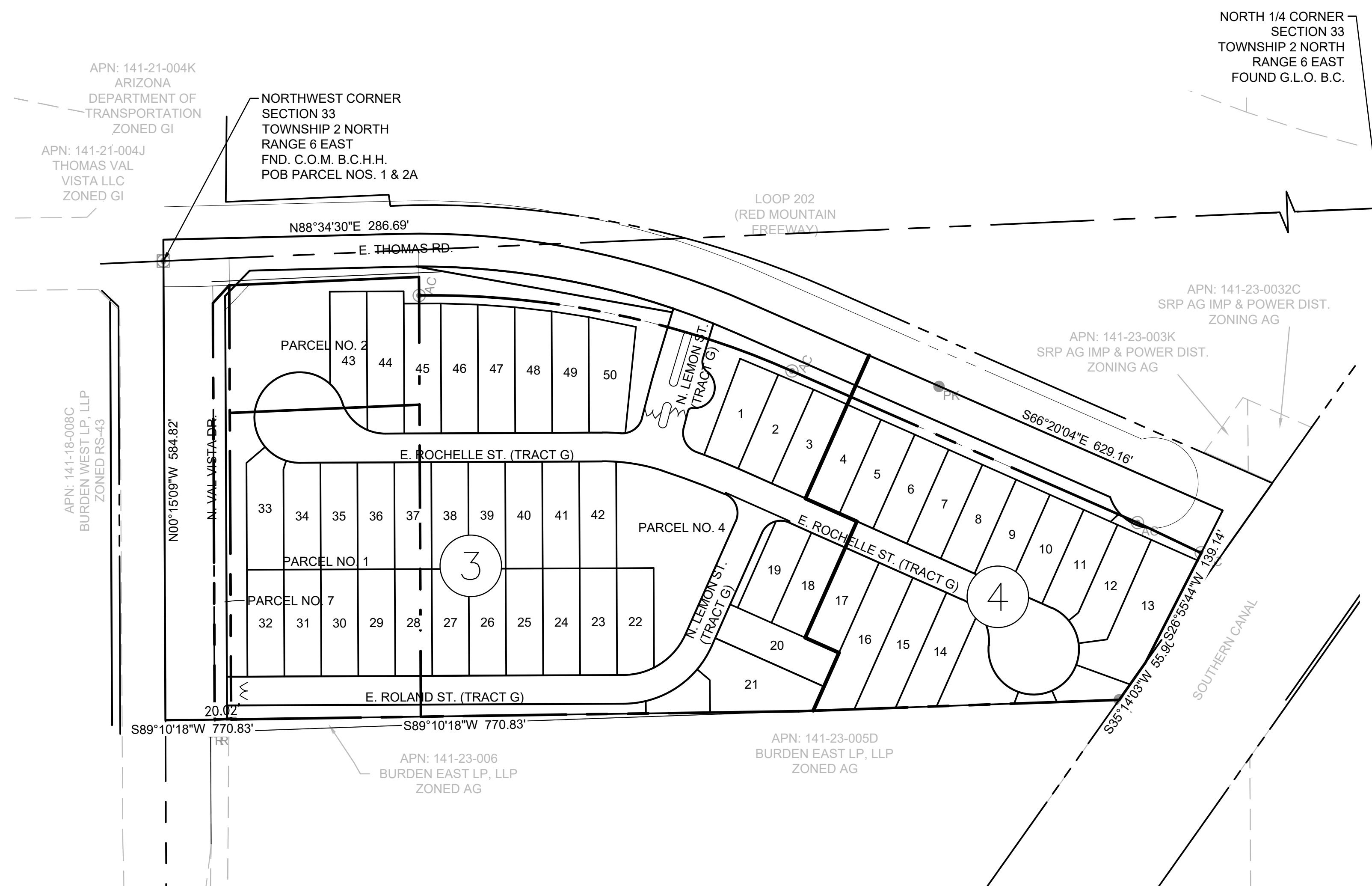


GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT <http://www.mesaaz.gov/devsustain/constructionpermits.aspx>. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PAGE 2 OF 7 PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

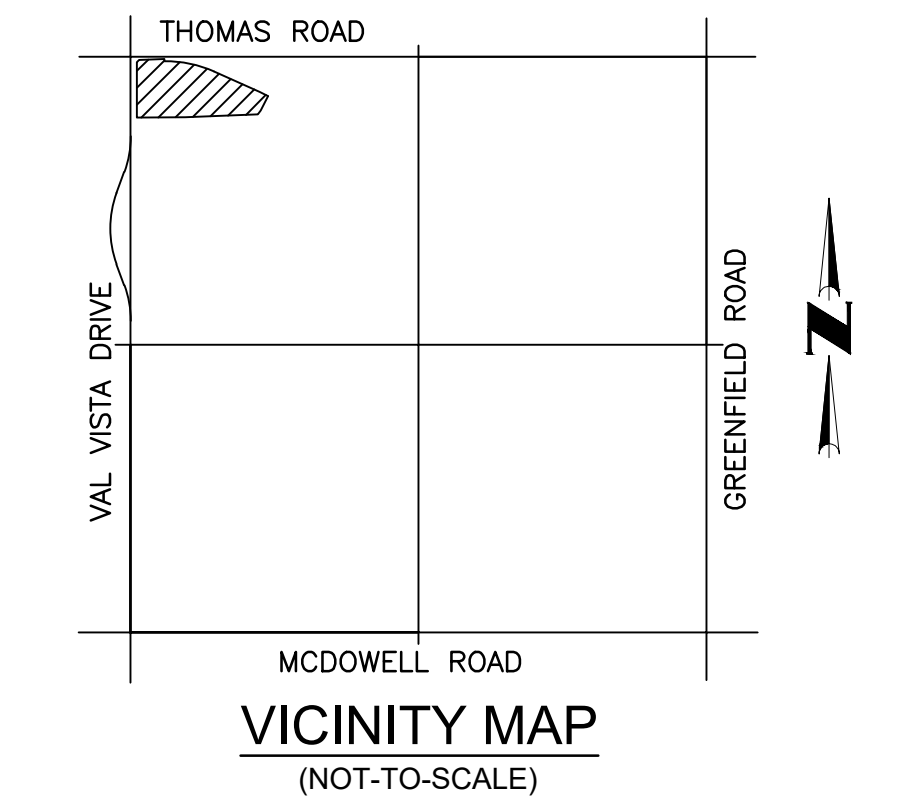


PRELIMINARY PLAT FOR ESTATES AT PIONEER CROSSING

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

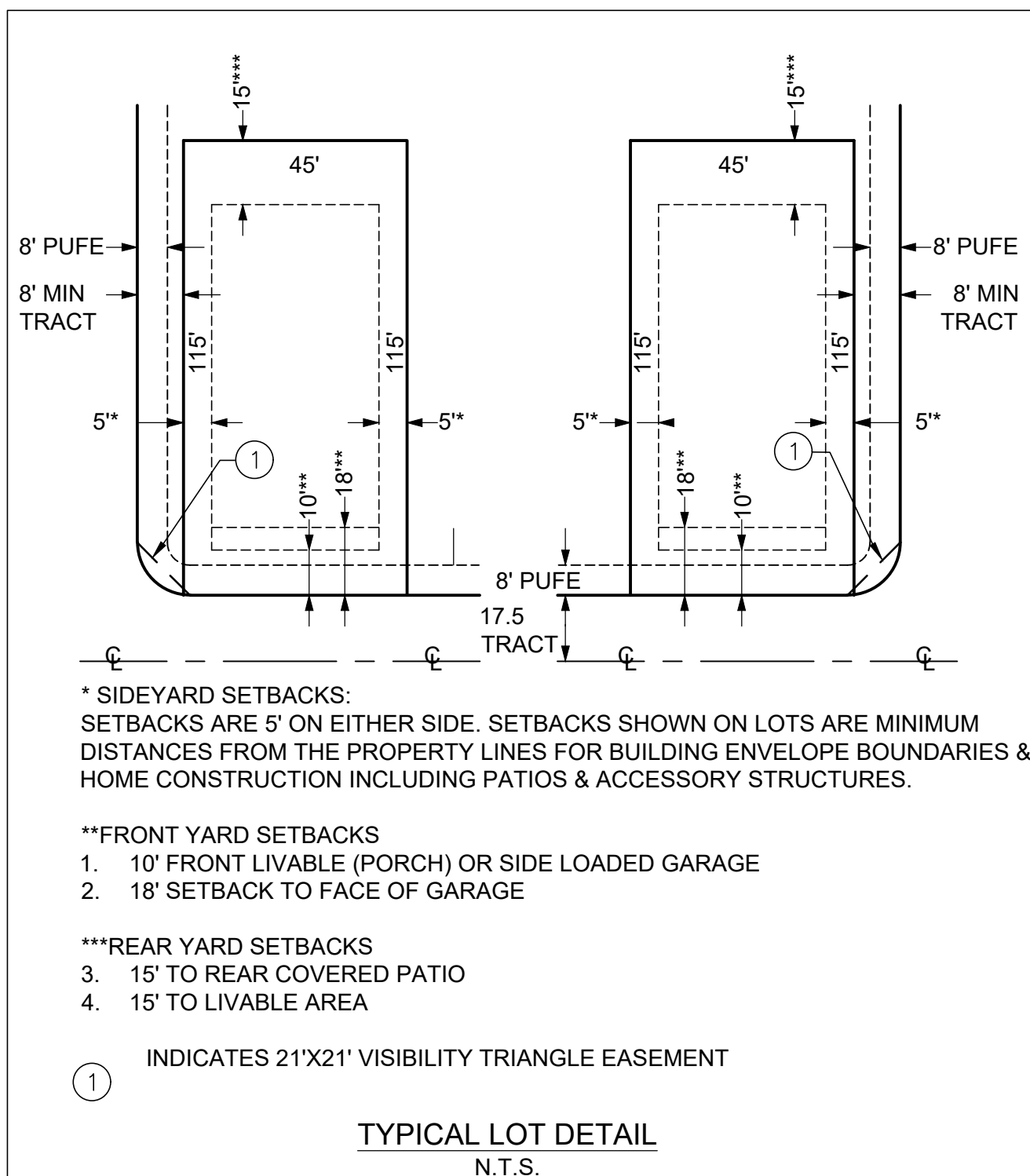
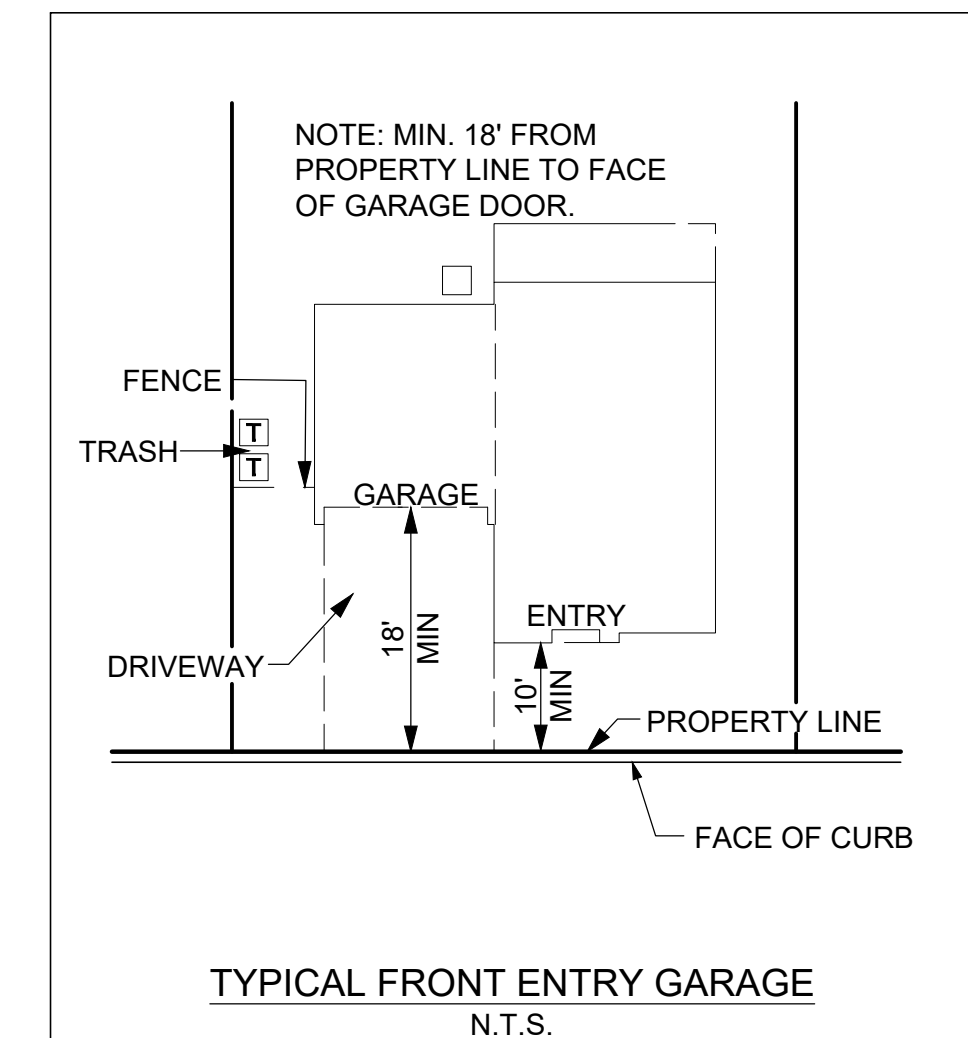
OWNER / DEVELOPER
RESERVE 100, LLC
3321 E. BASELINE ROAD
GILBERT AZ, 85234
PHONE: (480) 892-4492
EMAIL: TLEMON@BLANDFORDHOMES.COM
CONTACT: TOM LEMON

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
EMAIL: ACARAVEO@CVLCCI.COM
CONTACT: ALEX CARAVEO



SITE DATA		
GROSS AREA	13.80 AC	601,273 SF
NET AREA*	11.57 AC	504,095 SF
EXISTING ZONING	GV/AG	
PROPOSED ZONING	RM-2 PAD	
APN#	141-23-003E, 141-23-003G, 141-23-003J, 141-23-003L	
	LOT SIZE	YIELD MIX
	45' x 115'	50 100%
GROSS DENSITY	3.62 DU/AC	
USEABLE OPEN SPACE	2.18 AC	94976.84 16%
LANDSCAPE TRACT TOTAL	2.42 AC	105211.08 17%
PRIVATE STREETS (TRACT G)	2.01 AC	87,344 SF 15%
ARTERIAL STREETS	2.23 AC	97,179 SF 0.162
MINIMUM LOT AREA PROVIDED	5,175 SF	
MAXIMUM LOT AREA PROVIDED	10,648 SF	
AVERAGE LOT AREA PROVIDED	6,231 SF	
* NET AREA = GROSS AREA - ARTERIAL ROW		

DEVELOPMENT STANDARDS	PROPOSED	
	RM-2	Parcel B (Engle) "Pioneer Crossing" PAD
Minimum Lot Area (Sq.Ft.)	7,200	45' x 115'
Minimum Lot Width	36 feet	45 feet
Minimum Lot Depth	94 feet	115 feet
Maximum Density	15 DU/AC	5.0 DU/AC
Minimum Lot Area Per Dwelling Unit	2,904	5,175
Maximum Height	30 feet	30 feet
Maximum Lot Coverage	70%	70%
Minimum Yards:		
Minimum Front to Livable, Porch and Side Facing Garage	20'	10'
Minimum Front to Front Facing Garage	20'	18'
Minimum Interior Side	5'	5'
Minimum Interior Side - Aggregate of Two Sides		10'
Minimum Street Side		5'
Minimum Rear Yard to Livable	15'	15'
Minimum Open Space Per Unit	200 sf	1125 sf - On Lot 1690 sf - Community 2815 sf - Per Unit
Maximum Building Coverage (% of Lot)	45%	55%



Planning and Zoning Board Approved:
July 27, 2022
ZON21-01156

PROJECT SUMMARY
A SINGLE FAMILY DEVELOPMENT WITH A RESIDENTIAL LOT SIZE OF 45' X 115' LOTS, WITH PRIVATE STREETS AND PUBLIC UTILITIES.

SHEET INDEX
SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL
SHEET 02 - LOT AREA TABLE / TRACT TABLE / CENTERLINE TABLE / CENTERLINE CURVE TABLE / CROSS SECTION DETAILS
SHEET 03-04 - PRELIMINARY PLAT

CVL CONSULTANTS
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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



SHEET 01 OF 04

DATE: 6/6/2022

LEGAL DESCRIPTION

PARCEL NO. 1: APN: 141-23-003E

THAT PART OF FARM UNIT "C", SOMETIMES DESCRIBED AS PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE NORTH 87 DEGREES 30 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS EAST, A DISTANCE OF 188.42 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 26 SECONDS EAST, A DISTANCE OF 373.35 FEET;

THENCE NORTH 89 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 231.00 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS WEST, A DISTANCE OF 380.85 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 15 SECONDS WEST, A DISTANCE OF 231.18 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT A POINT 61 FEET EAST AND 745 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST;

THENCE EAST A DISTANCE OF 710 FEET TO A POINT IN A FENCE LINE;

THENCE NORTH 88 DEGREES 47 MINUTES 20 SECONDS WEST TO A POINT 15 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 15 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 118 OF DEEDS, PAGE 207; AND

EXCEPT THE WEST 231 FEET THEREOF.

PARCEL NO. 1A:

EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY

PART OF FARM UNIT "C" (SOMETIMES DESCRIBED AS PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE NORTH 87 DEGREES 30 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 87 DEGREES 30 MINUTES 15 SECONDS EAST, A DISTANCE OF 231.18 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS EAST, A DISTANCE OF 188.42 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 15 SECONDS WEST, A DISTANCE OF 231.18 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS WEST, A DISTANCE OF 188.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 1B:

EASEMENT FOR IRRIGATION PURPOSES OVER THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF FARM UNIT "C" (SOMETIMES DESCRIBED AS PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS TO-WIT;

BEGINNING AT A POINT 80 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE SOUTH 575 FEET TO A POINT 745 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE IN AN EASTERLY DIRECTION A DISTANCE OF 1063 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF THE NEW EASTERN CANAL;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF SAID NEW EASTERN CANAL TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33;

THENCE NORTH TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE WEST 1240 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT A POINT 61 FEET EAST AND 745 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST;

THENCE EAST A DISTANCE OF 710 FEET TO A POINT IN A FENCE LINE;

THENCE NORTH 88 DEGREES 47 MINUTES 20 SECONDS WEST TO A POINT 15 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 15 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF PARCEL NO. 1 IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 09, 1983 IN RECORDING NO. 83-364949; AND

EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF PARCEL NO. 1 DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 29, 1988 IN RECORDING NO. 88-579693; AND

EXCEPT ANY PORTION AS DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 15, 2000 IN RECORDING NO. 2000-0958813.

PARCELS ARE CONTIGUOUS AND HAVE NO GAPS OR OVERLAPS

PARCEL NO. 1 1.995 ACRES
 PARCEL NO. 2 0.824 ACRES
 PARCEL NO. 3 0.064 ACRES
 PARCEL NO. 4 8.188 ACRES
 PARCELS 1A AND 1B ARE EASEMENTS AND THEREFORE NO ACREAGE IS PROVIDED.

BEGINNING AT A POINT 61 FEET EAST AND 745 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH,

RANGE 6 EAST;

THENCE RUNNING DUE EAST A DISTANCE OF 710 FEET TO A POINT IN A FENCE LINE;

THENCE NORTH 88 DEGREES 47 MINUTES 20 SECONDS WEST TO A POINT 15 FEET NORTH OF THE POINT OF BEGINNING;

THENCE DUE SOUTH 15 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: APN: 141-23-003G

PART OF FARM UNIT "C" (SOMETIMES DESCRIBED AS PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE NORTH 87 DEGREES 30 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 87 DEGREES 30 MINUTES 15 SECONDS EAST, A DISTANCE OF 231.18 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS WEST, A DISTANCE OF 188.42 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 15 SECONDS WEST, A DISTANCE OF 231.18 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS WEST; A DISTANCE OF 188.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2B: INTENTIONALLY OMITTED

PARCEL NO. 3: APN: 141-23-003L

THE EAST 20 FEET OF THE WEST 80 FEET OF THE NORTH 183.42 FEET OF FARM UNIT "C", SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET FOR ROADWAY. AND

EXCEPT THAT PORTION CONVEYED TO CITY OF MESA IN DEED RECORDED IN RECORDING NO. 2003-764920.

PARCEL NO. 4: APN: 141-23-003J

PART OF FARM UNIT "C" (SOMETIMES DESCRIBED AS PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 80 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 33, AND RUNNING;

THENCE SOUTH 575 FEET TO A POINT 745 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE IN AN EASTERLY DIRECTION A DISTANCE OF 1063 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF THE NEW EASTERN CANAL;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF SAID NEW EASTERN CANAL TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33;

THENCE NORTH TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE WEST 1240 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT A POINT 61 FEET EAST AND 745 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST;

THENCE EAST A DISTANCE OF 710 FEET TO A POINT IN A FENCE LINE;

THENCE NORTH 88 DEGREES 47 MINUTES 20 SECONDS WEST TO A POINT 15 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 15 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF PARCEL NO. 1 IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 09, 1983 IN RECORDING NO. 83-364949; AND

EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF PARCEL NO. 1 DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 29, 1988 IN RECORDING NO. 88-579693; AND

EXCEPT ANY PORTION AS DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 15, 2000 IN RECORDING NO. 2000-0958813.

PARCELS ARE CONTIGUOUS AND HAVE NO GAPS OR OVERLAPS

PARCEL NO. 1 1.995 ACRES
 PARCEL NO. 2 0.824 ACRES
 PARCEL NO. 3 0.064 ACRES
 PARCEL NO. 4 8.188 ACRES
 PARCELS 1A AND 1B ARE EASEMENTS AND THEREFORE NO ACREAGE IS PROVIDED.

CONTAINING 11.071 ACRES, MORE OR LESS

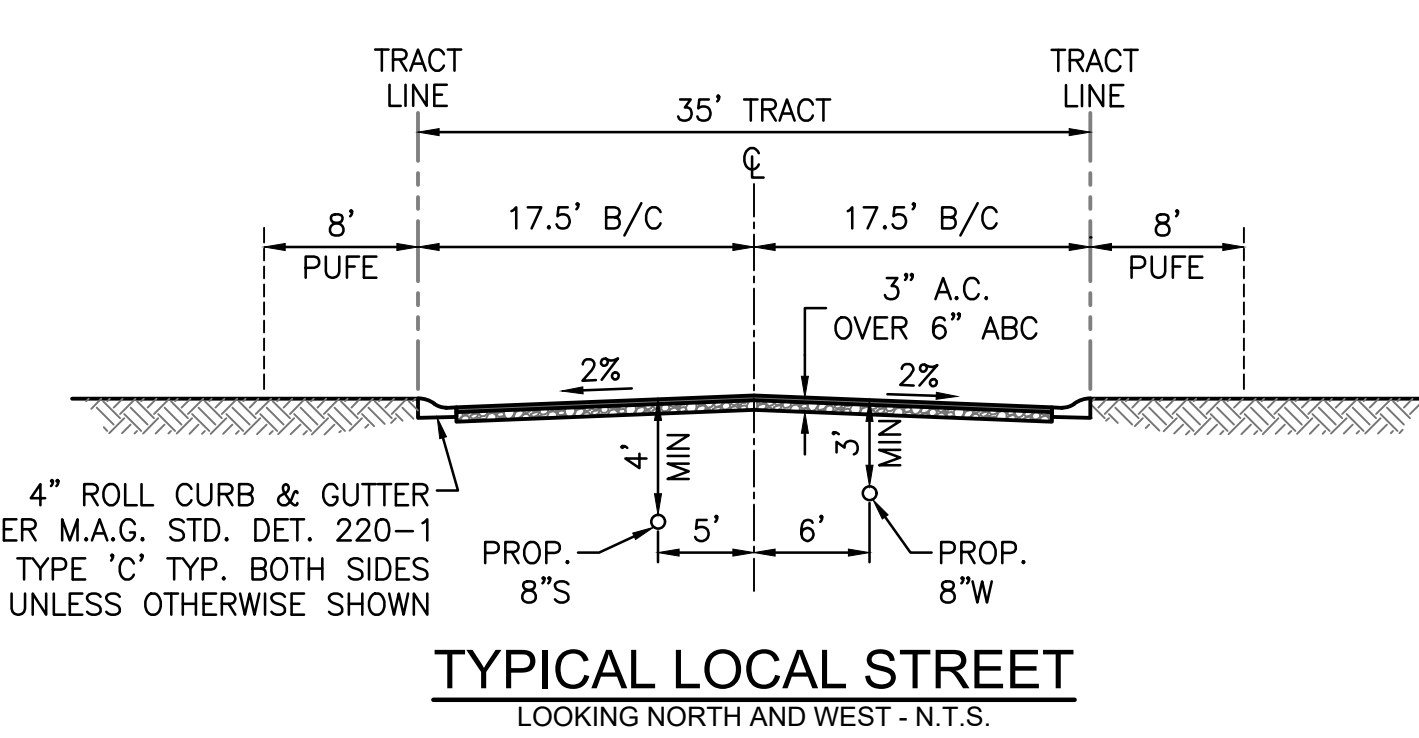
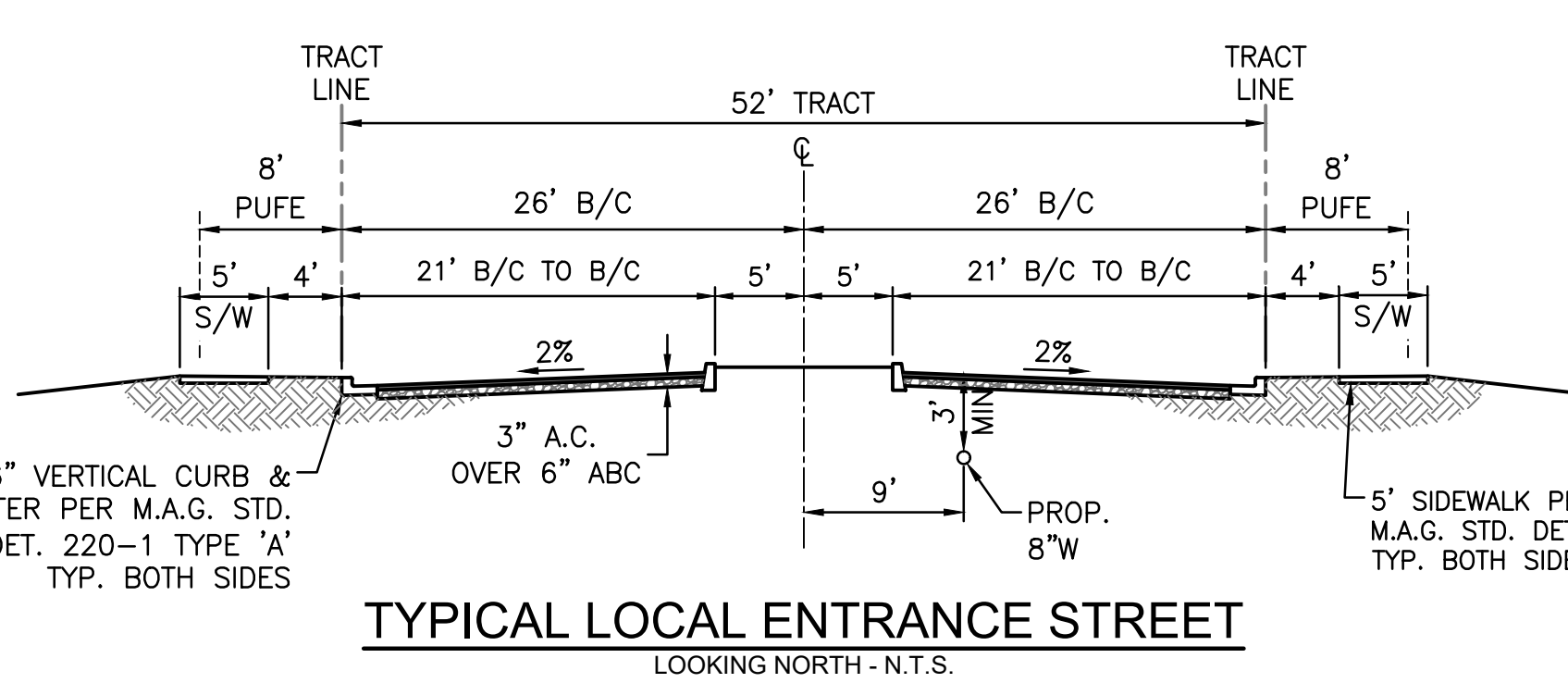
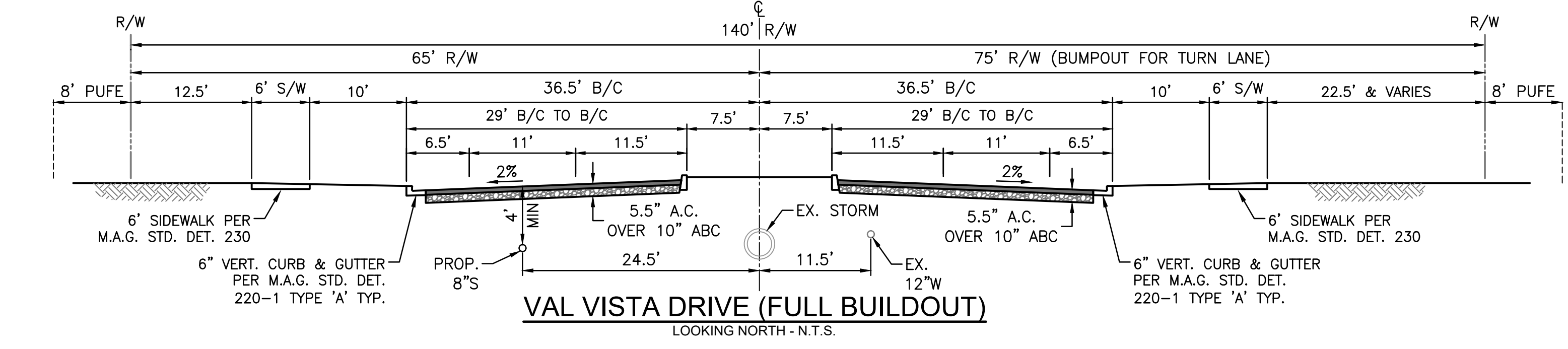
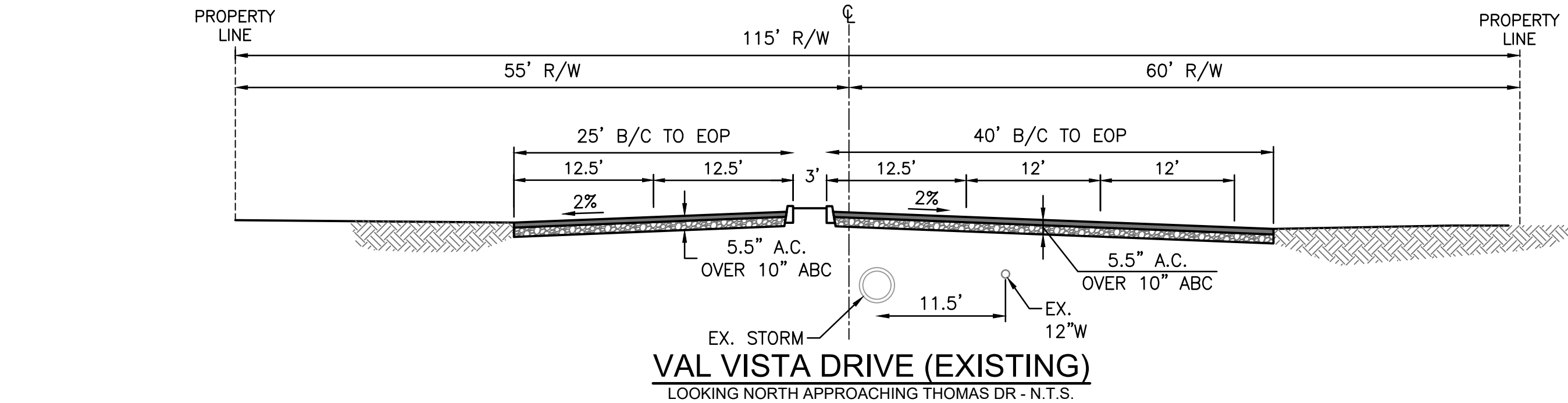
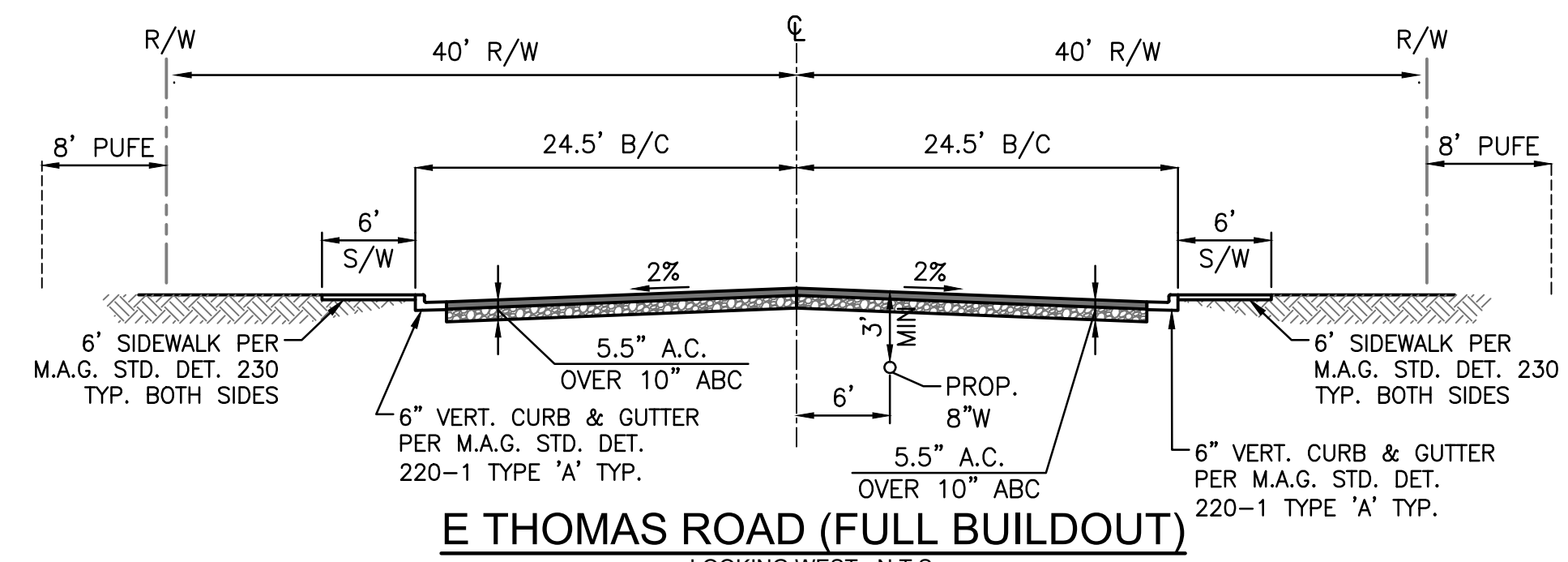
LOT AREA TABLE		
LOT #	AREA (SQUARE FEET)	MINIMUM LOT SIZE
1	5,908	45' X 115'
2	5,686	45' X 115'
3	5,625	45' X 115'
4	5,625	45' X 115'
5	5,625	45' X 115'
6	5,625	45' X 115'
7	5,625	45' X 115'
8	5,625	45' X 115'
9	5,625	45' X 115'
10	5,625	45' X 115'
11	5,665	45' X 115'
12	6,449	45' X 115'
13	10,648	45' X 115'
14	6,357	45' X 115'
15	7,390	45' X 115'
16	8,378	45' X 115'
17	5,400	45' X 115'
18	5,400	45' X 115'
19	5,376	45' X 115'
20	6,525	45' X 115'
21	8,551	45' X 115'
22	5,744	45' X 115'
23	5,850	45' X 115'
24	5,850	45' X 115'
25	5,850	45' X 115'

LOT AREA TABLE		
LOT #	AREA (SQUARE FEET)	MINIMUM LOT SIZE
26	5,850	45' X 115'
27	5,850	45' X 115'
28	5,850	45' X 115'
29	5,850	45' X 115'
30	5,850	45' X 115'
31	5,850	45' X 115'
32	5,850	45' X 115'
33	6,319	45' X 115'
34	5,855	45' X 115'
35	5,850	45' X 115'
36	5,850	45' X 115'
37	5,850	45' X 115'
38	5,850	45' X 115'
39	5,850	45' X 115'
40	5,850	45' X 115'
41	5,850	45' X 115'
42	5,847	45' X 115'
43	6,535	45' X 115'
44	7,752	45' X 115'
45	7,108	45' X 115'
46	7,075	45' X 115'
47	6,968	45' X 115'
48	6,774	45' X 115'
49	6,492	45' X 115'
50	6,889	45' X 115'

TRACT AREA TABLE				
TRACT	AREA (ACRES)	AREAS (SQ FT)	DESCRIPTION	USEABLE OPEN SPACE (SQ FT)
TRACT A	0.438	19083.40	LANDSCAPE TRACT/PUFE	17864.25
TRACT B	0.191	8303.99	LANDSCAPE TRACT/RETENTION/PUFE	7765.50
TRACT C	0.025	1089.78	LANDSCAPE TRACT/PUFE	
TRACT D	0.228	9926.45	LANDSCAPE TRACT/PUFE	2539.63
TRACT E	0.480	20910.10	OPEN SPACE/ LANDSCAPE TRACT/ RETENTION/ AMENITIES/ PUFE	20910.10
TRACT F	1.054	45897.36	OPEN SPACE/LANDSCAPE TRACT/RETENTION/PUFE	45897.36
TRACT G	2.005	87343.85	PRIVATE STREETS/ WATER/ SEWER	
TOTALS	4.420	192554.93		94976.84

LINE TABLE		
NO.	LENGTH	BEARING
L1	123.59'	S16°45'02"W
L2	82.99'	S14°32'24"W
L3	37.50'	S00°15'09"E
L4	368.38'	S89°44'51"W
L5	406.52'	N66°01'55"W
L6	37.50'	N23°58'05"E
L7	193.54'	S23°58'05"W
L8	557.91'	S89°44'51"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	7.72'	200.00'	002°12'38"	3.86'	7.72'	S15°38'43"W
C2	79.07'	250.00'	018°07'21"	39.87'	78.74'	N81°11'29"W
C3	114.81'	100.00'	065°46'46"	64.67'	108.60'	S56°51'28"W

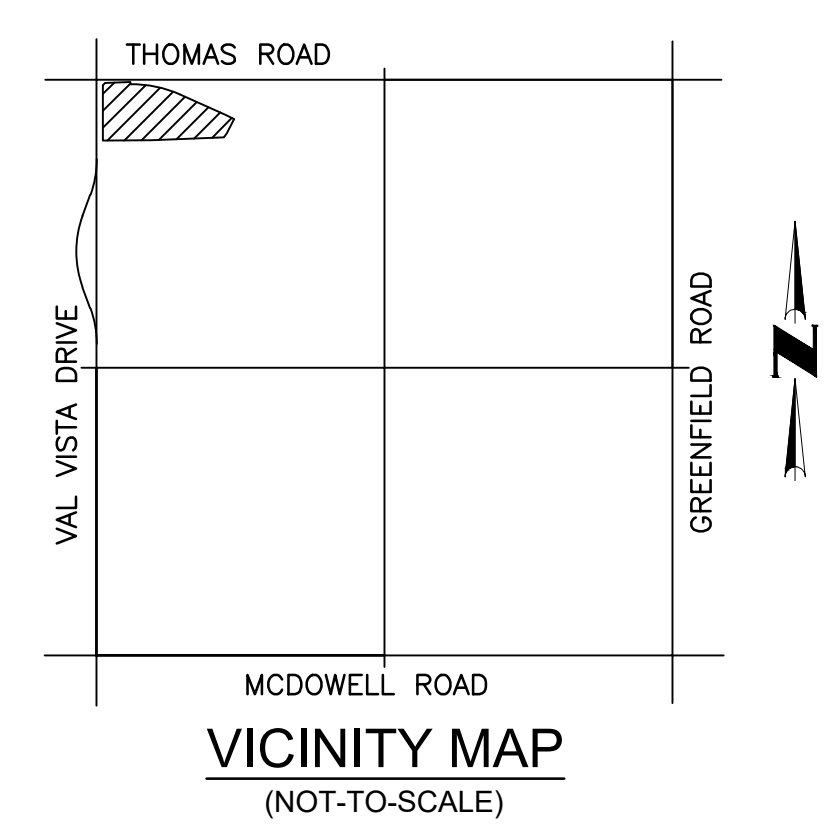


PRELIMINARY PLAT FOR ESTATES AT PIONEER CROSSING

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
RESERVE 100, LLC
3321 E. BASELINE ROAD
GILBERT AZ, 85234
PHONE: (480) 892-4492
EMAIL: TLEMON@BLANDFORDHOMES.COM
CONTACT: TOM LEMON

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
EMAIL: ACARAVEO@CVLCCI.COM
CONTACT: ALEX CARAVEO



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - 8' PUFE (PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
 - INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT

- SHEET INDEX**
- SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE/TYPICAL LOT DETAIL
 - SHEET 02 - LOT AREA TABLE/TRACT TABLE/CENTERLINE TABLE/CENTERLINE CURVE TABLE / CROSS SECTION DETAILS
 - SHEET 03-04 - PRELIMINARY PLAT

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SHEET 02 OF 04

DATE: 6/6/2022

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PRELIMINARY PLAT FOR ESTATES AT PIONEER CROSSING

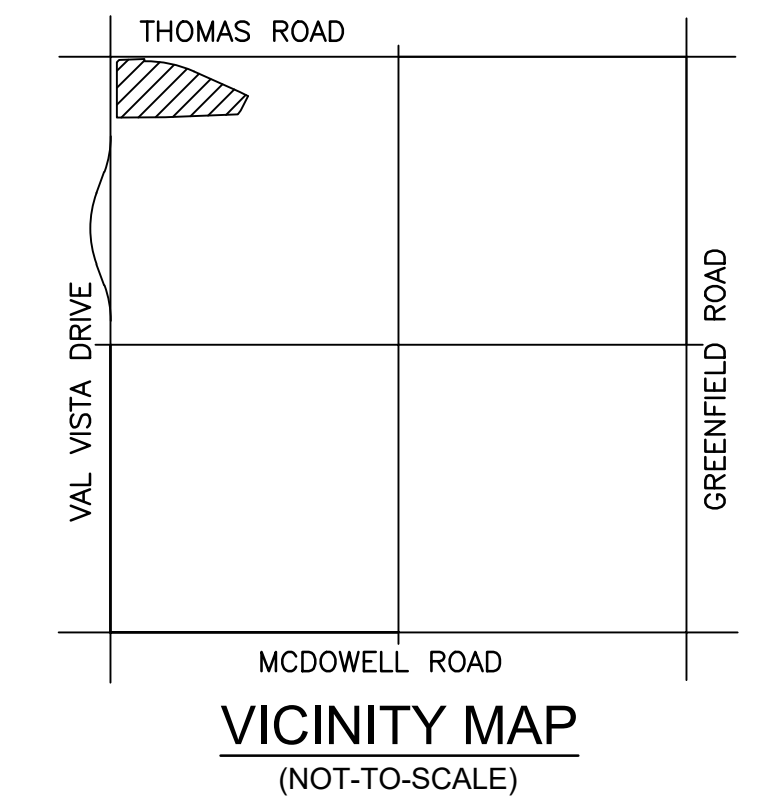
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LEGEND

- PROPOSED LOTS
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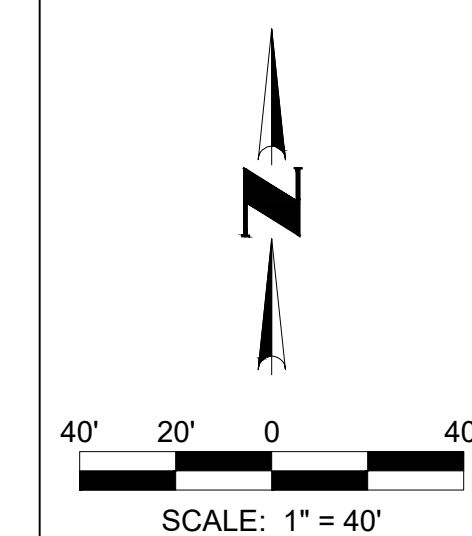
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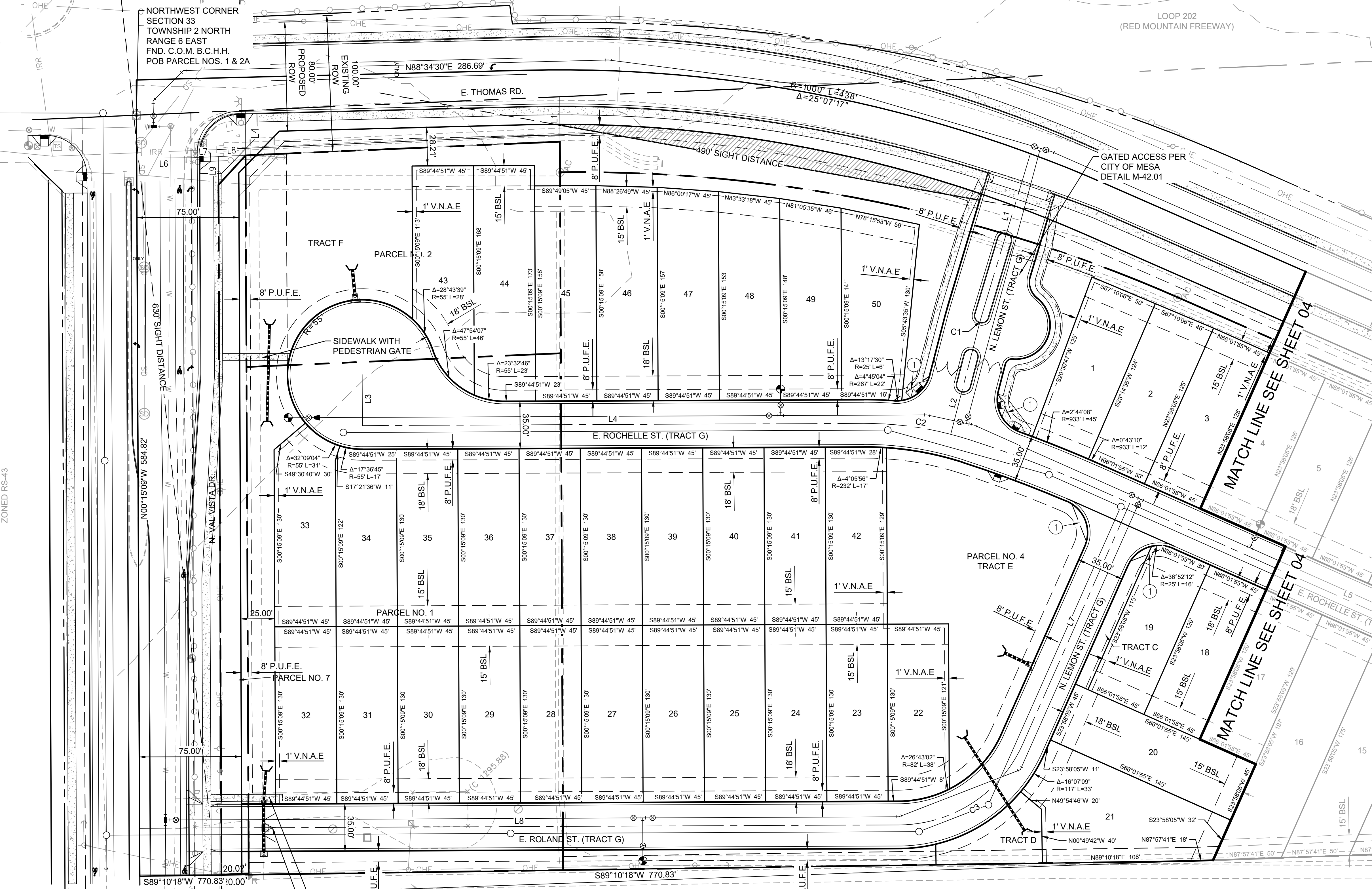
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APN: 141-23-005D
BURDEN EAST LP, LLP
ZONED AG



SHEET
03 OF 04

DATE: 6/6/2022



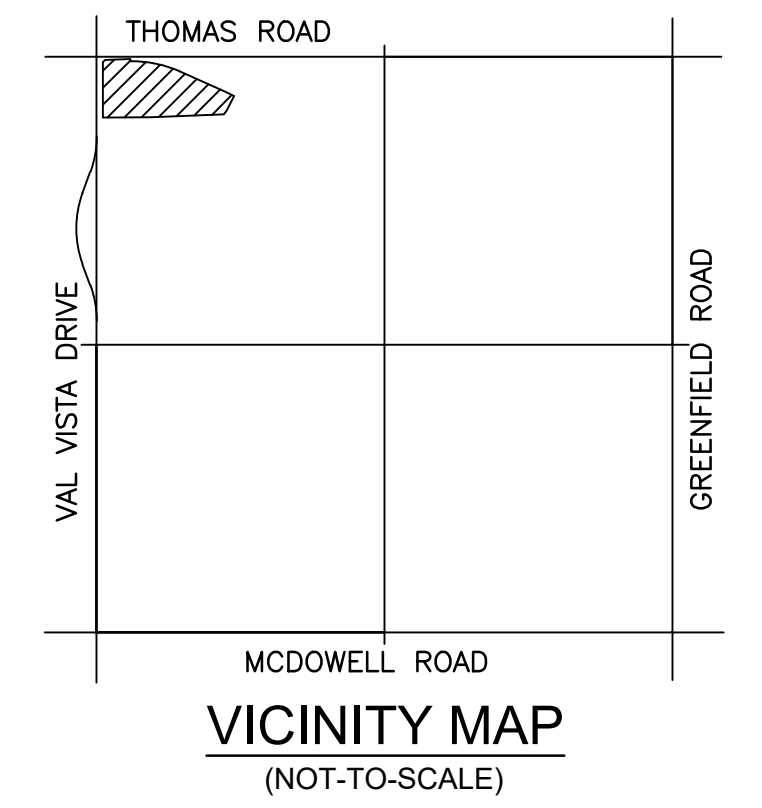
APN: 141-18-008C
BURDEN WEST LP, LLP
ZONED RS-43

APN: 141-23-006
BURDEN EAST LP, LLP
ZONED AG

PRELIMINARY PLAT FOR ESTATES AT PIONEER CROSSING

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER	CVL DESIGN TEAM
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LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E. (V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT)
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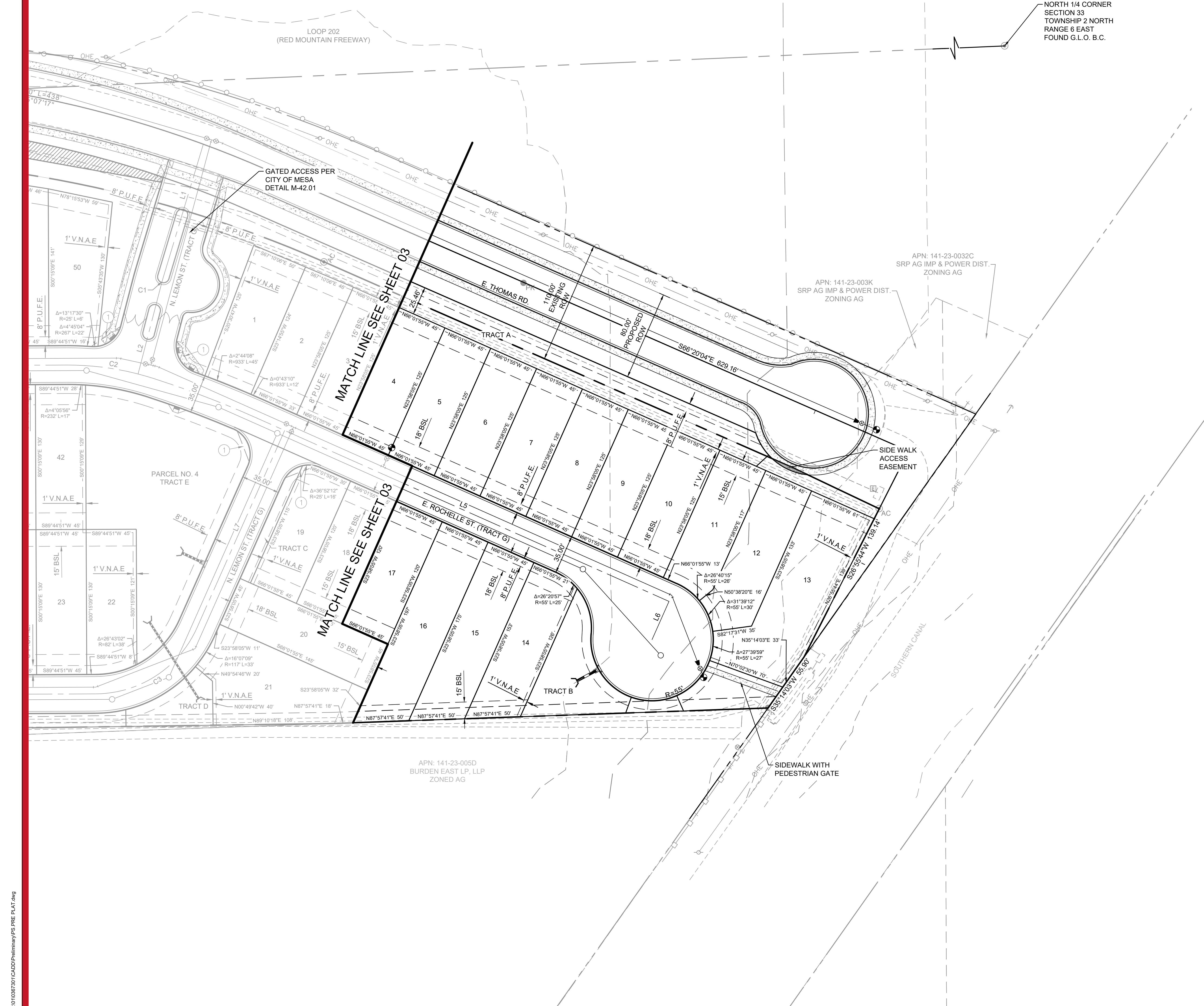
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SCALE: 1" = 40'

SHEET
04 OF 04

DATE: 6/6/2022



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