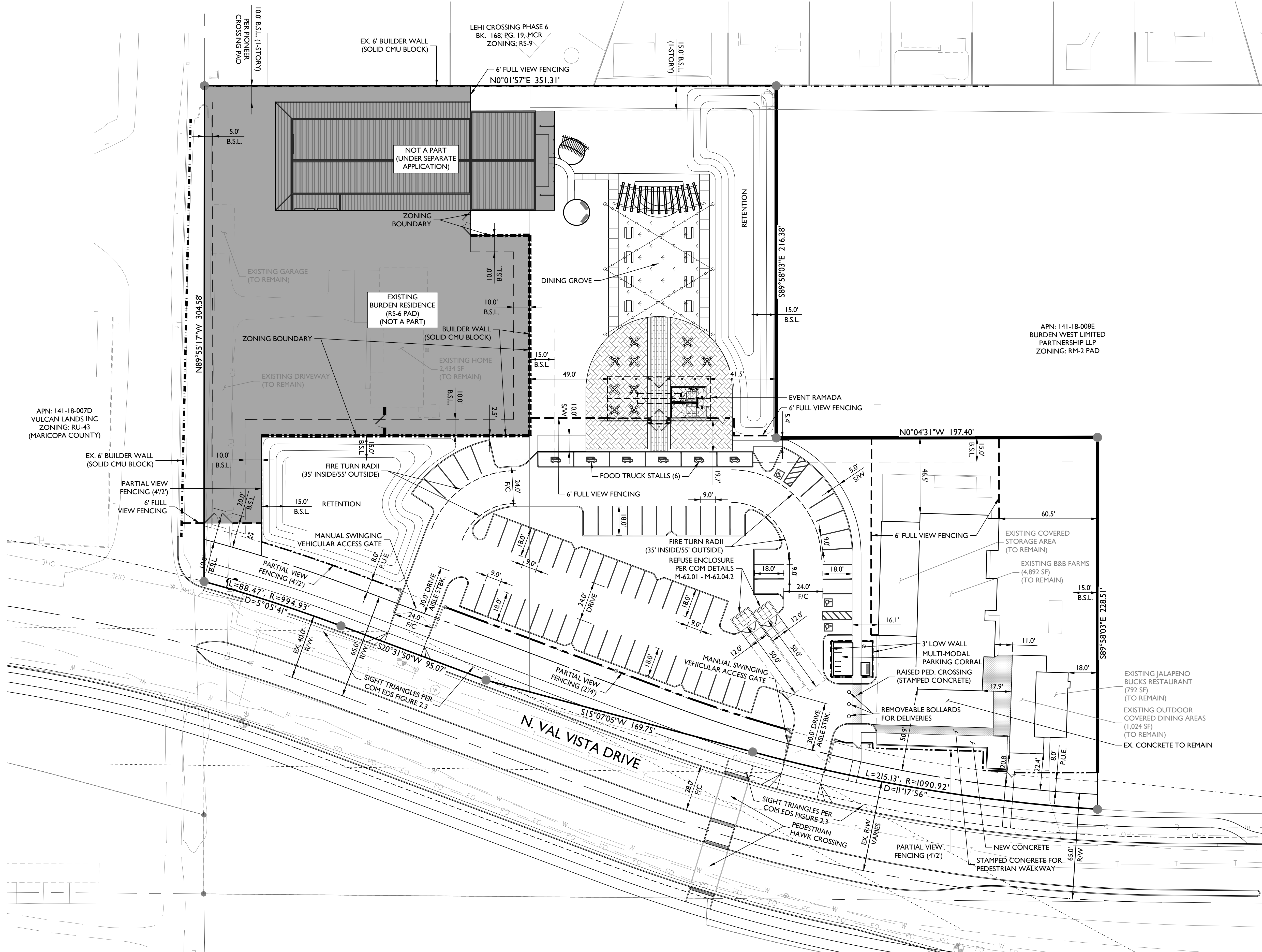
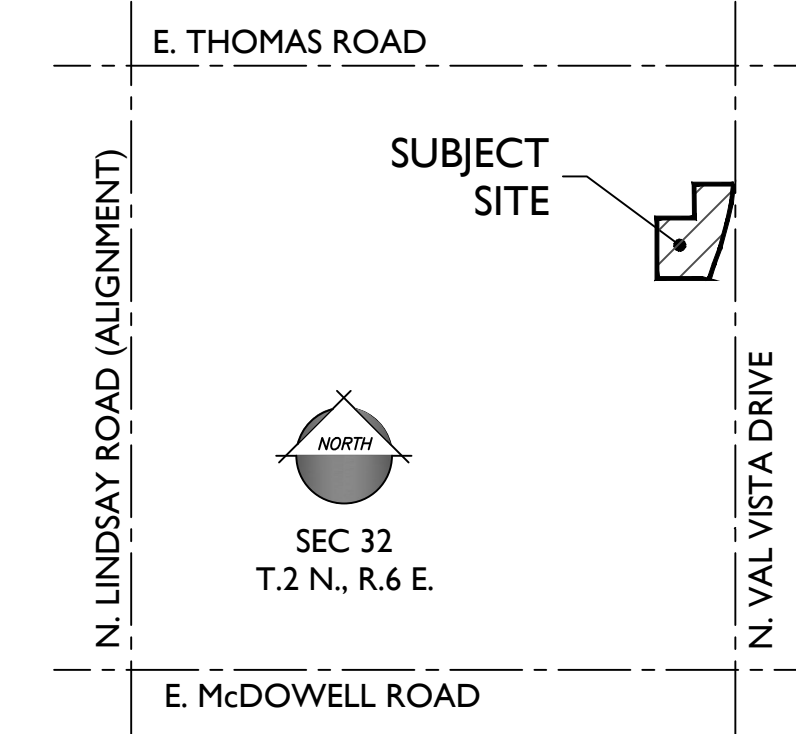


DESIGN REVIEW SITE PLAN FOR AGRITAINMENT DISTRICT AT PIONEER CROSSING

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



VICINITY MAP
N.T.S.



PROJECT TEAM

PROPERTY OWNER:
TODD & LISA BURDEN
3403 N. VAL VISTA DRIVE
MESA, ARIZONA 85213

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

PROJECT DATA

APN: 141-18-008E; 001A (POTIONS OF)
141-18-008D

LOCATION: S/SWC THOMAS RD AND VAL VISTA DR
EXISTING GENERAL PLAN: NEIGHBORHOOD VILLAGE/
NEIGHBORHOOD

EXISTING ZONING: MX PAD / RS-6 PAD

GROSS AREA: 3.90 ACRES (169,884 SF)
NET AREA: 3.68 ACRES (160,301 SF)

LOT COVERAGE: 70,834 SF (44.2% OF NET AREA)
BUILDING COVERAGE: 19,639 SF (12.3% OF NET AREA)

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 OWNERS 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.

PARKING DATA

PARKING REQUIRED: 68 SPACES (PER ZON22-00054)
PARKING PROVIDED: 68 SPACES (3 ADA SPACES)

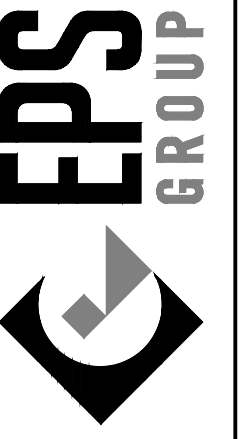
UTILITIES

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

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF THE PIONEER CROSSING PLANNED AREA DEVELOPMENT AMENDMENT PER ZON22-00054.

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



Agritainment District at Pioneer Crossing
Design Review Site Plan
Mesa, AZ

Project:
Revisions:
FEBRUARY 5, 2024 - 2ND SITE PLAN SUBMITTAL
MARCH 25, 2024 - 2ND SITE PLAN SUBMITTAL



Designer: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0079.1

SP01

Sheet No.
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of 1

