

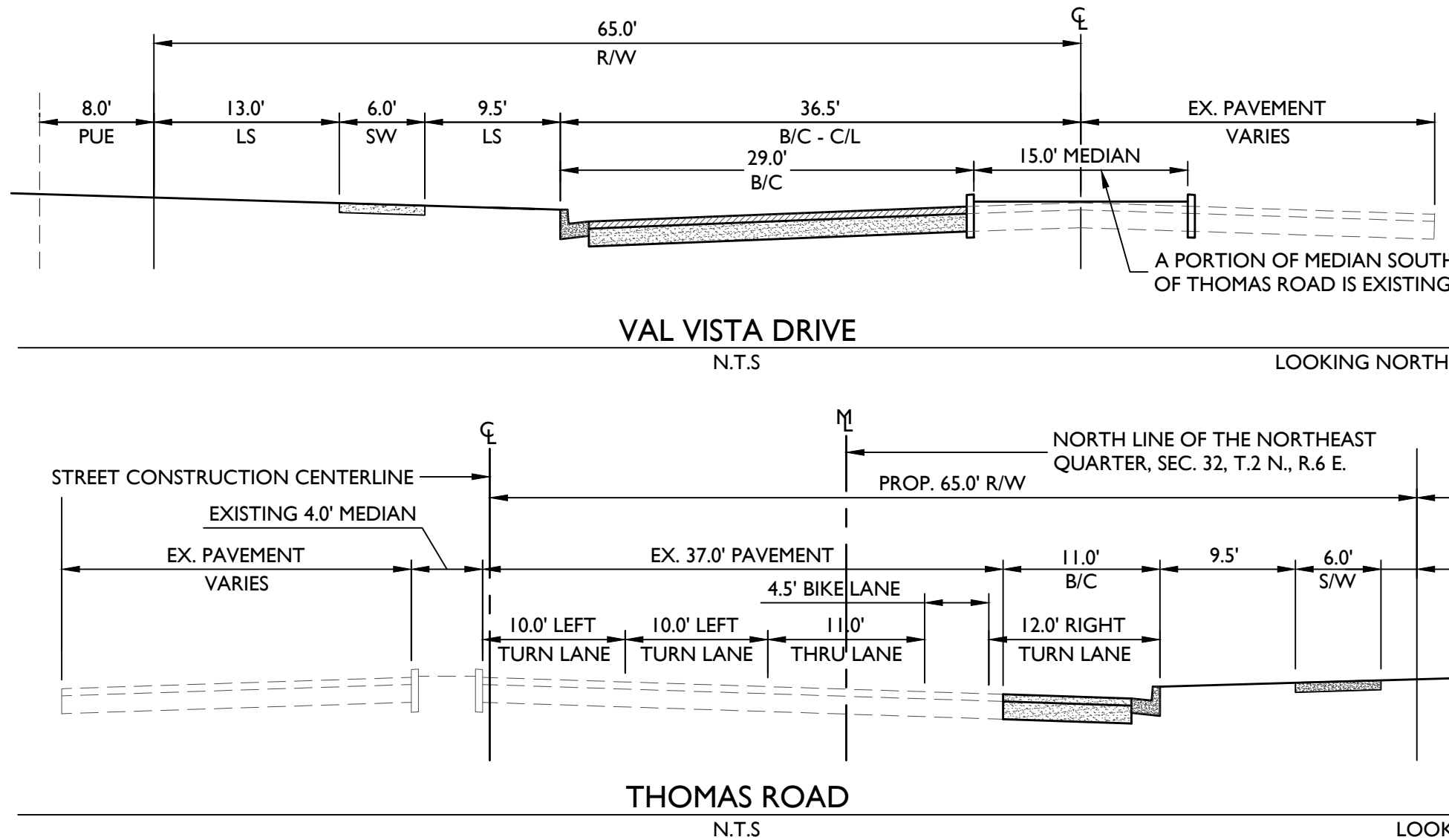
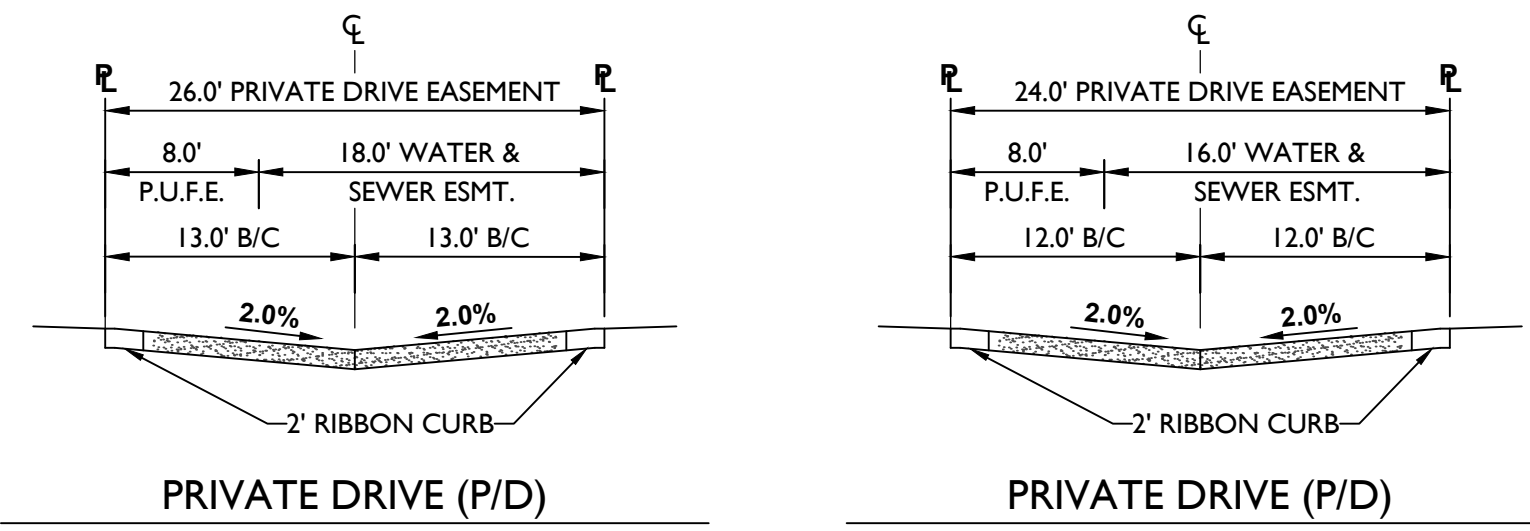
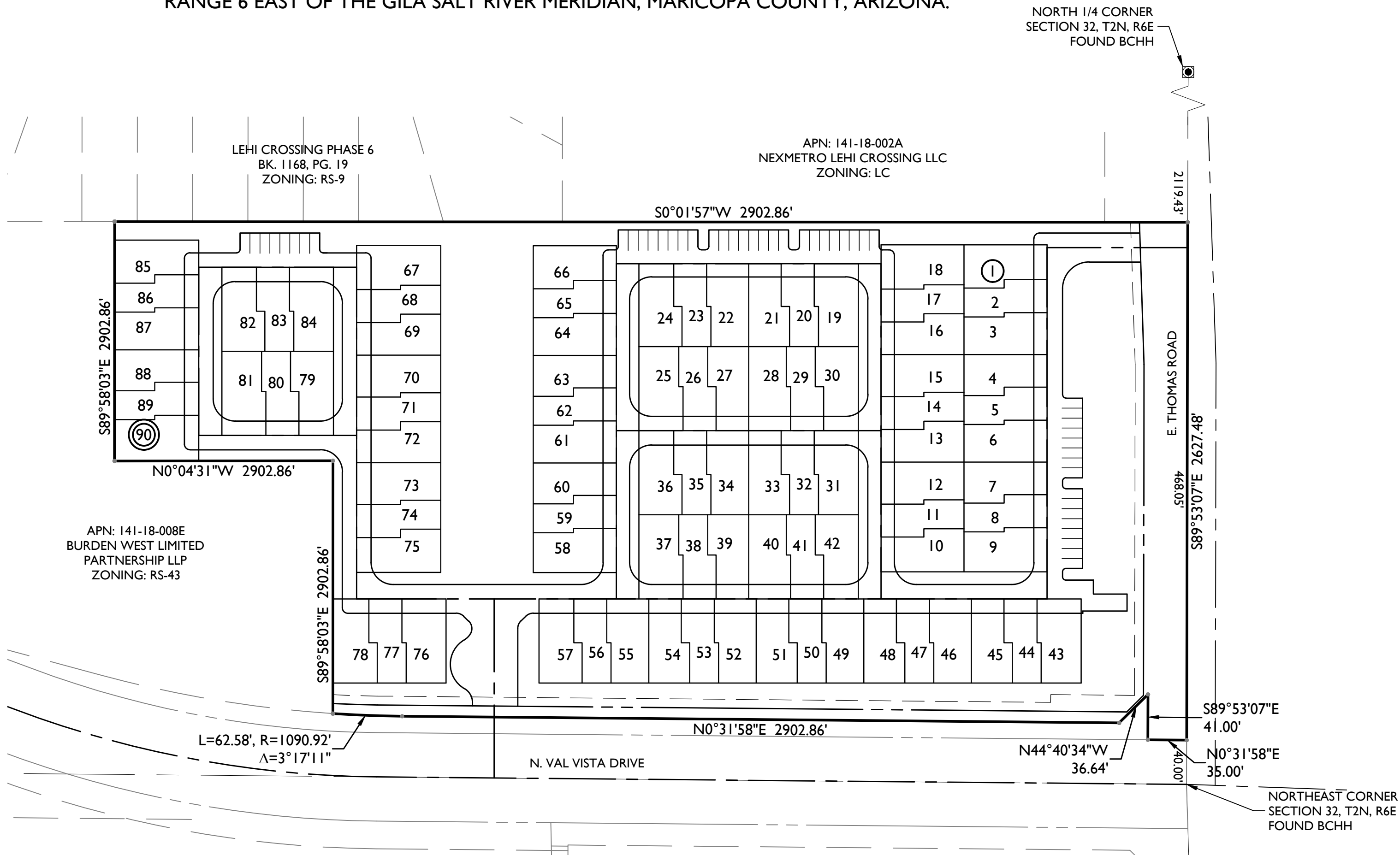
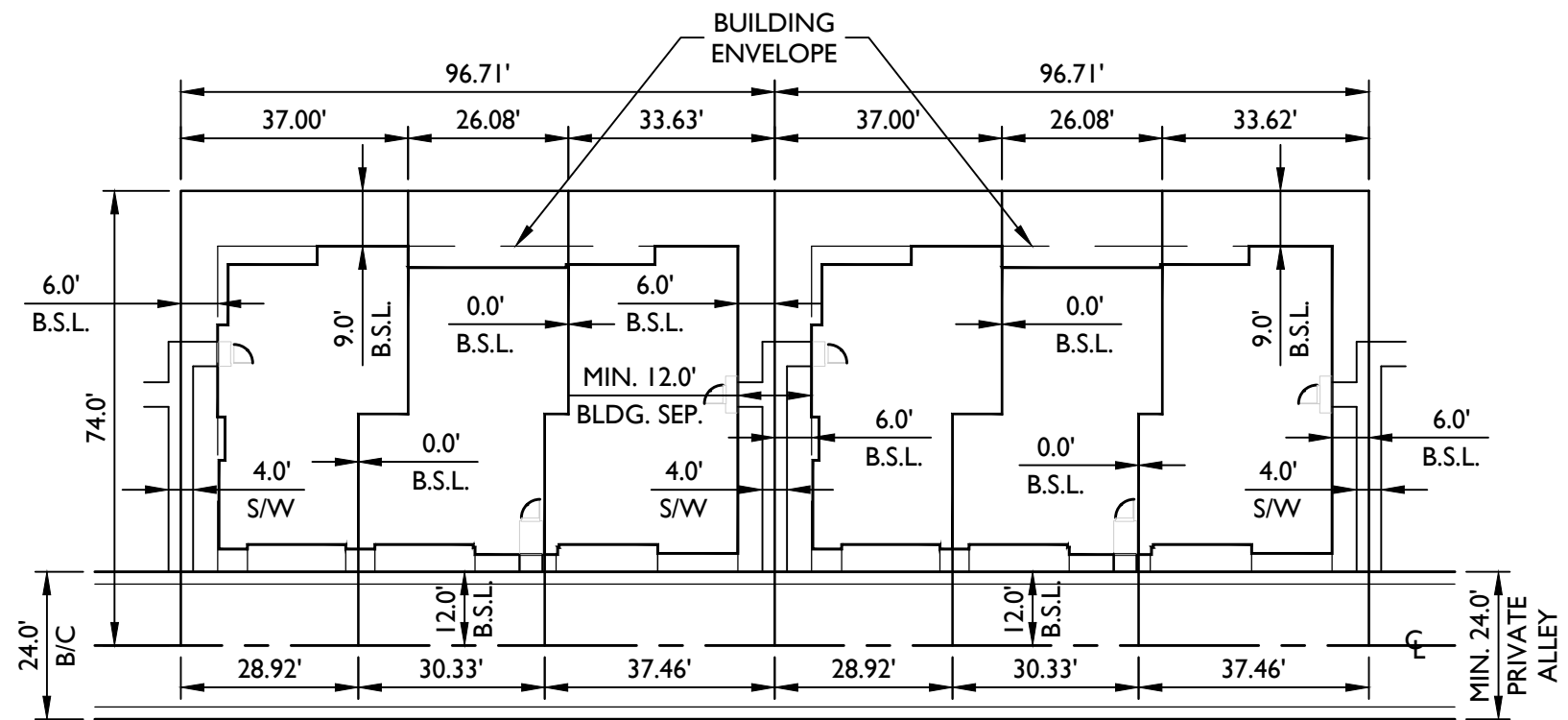
SITE PLAN FOR BURDEN WEST AT PIONEER CROSSING

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

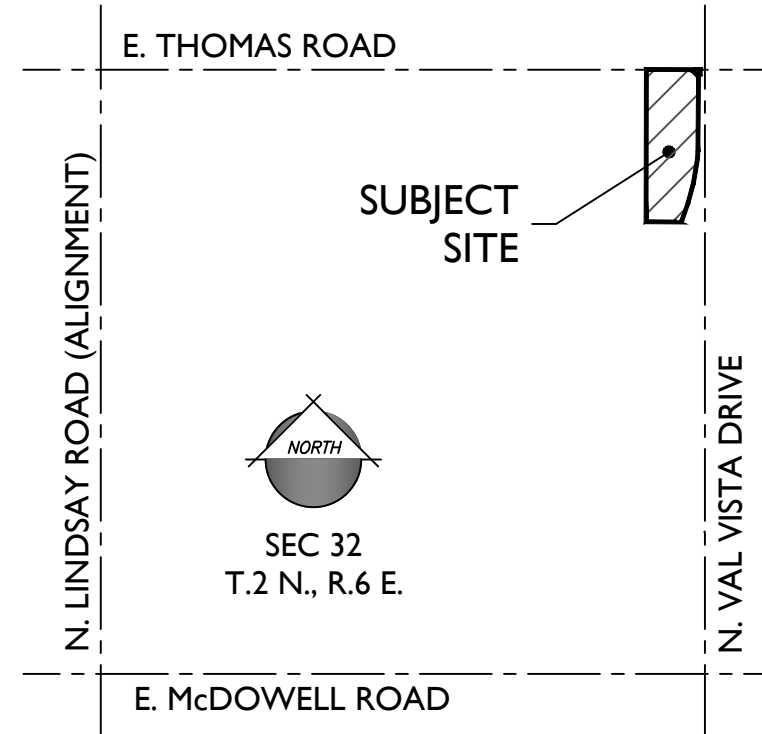
Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	2634.23	24	2632.27	47	2130.41	70	2742.55
2	2102.25	25	2894.55	48	2511.71	71	2130.41
3	2706.44	26	2130.41	49	2742.55	72	2511.71
4	2483.44	27	2511.71	50	2130.41	73	2742.55
5	2101.59	28	2742.55	51	2511.71	74	2130.41
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 SQ. FT.	
23	2100.60	46	2742.55	69	2511.71		

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
TOTAL OPEN SPACE AREA		91036	2.090
L	PRIVATE STREET TRACT	48816	1.121
TOTAL TRACT AREA		139852	3.211

TYPICAL LOT DIAGRAM
SCALE: 1" = 30'



VICINITY MAP
N.T.S.



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
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PROJECT DATA

APN: LOCATION: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING: GROSS AREA: ARTERIAL: NET AREA: NO. OF UNITS: GROSS DENSITY: OPEN SPACE:	141-18-008E; 001A (PORTIONS OF) SWC THOMAS ROAD AND VAL VISTA DRIVE NEIGHBORHOOD VILLAGE/ NEIGHBORHOOD RS-43 RM-2 PAD 8.95 ACRES (389,847 SF) 0.52 ACRES (22,655 SF) 8.43 ACRES (367,192 SF) 90 UNITS 10.1 DU/AC 2.09 ACRES (23.3% OF GROSS)
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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. TOWNHOME 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 O 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 SEWER GAS ELECTRIC TELEPHONE REFUSE CABLE TV	CITY OF MESA CITY OF MESA CITY OF MESA GAS SALT RIVER PROJECT (SRP) CENTURY LINK / COX CITY OF MESA CENTURY LINK / COX
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LEGEND

● FIRE HYDRANT ○ MANHOLE R/W RIGHT-OF-WAY PUE PUBLIC UTILITY EASEMENT SVT SIGHT VISIBILITY TRIANGLE EASEMENT U.B.E. USE AND BENEFIT EASEMENT EMER. EMERGENCY P/D PRIVATE DRIVEWAY EASEMENT R.E. ROADWAY EASEMENT S/W SIDEWALK B/C BACK OF CURB L/S LANDSCAPE B.S.L. BUILDING SETBACK LINE F/C FACE OF CURB	SEWER LINE WATER LINE BCF BRASS CAP FLUSH BCHH BRASS CAP IN HANDHOLE COM CITY OF MESA FD FOUND PIL PROPERTY LINE RE REBAR SFNF SEARCHED FOR, NOTHING FOUND OHC OVERHEAD ELECTRIC LINE PROPERTY BOUNDARY STREET CENTERLINE STREET RIGHT-OF-WAY PUE LOT LINE
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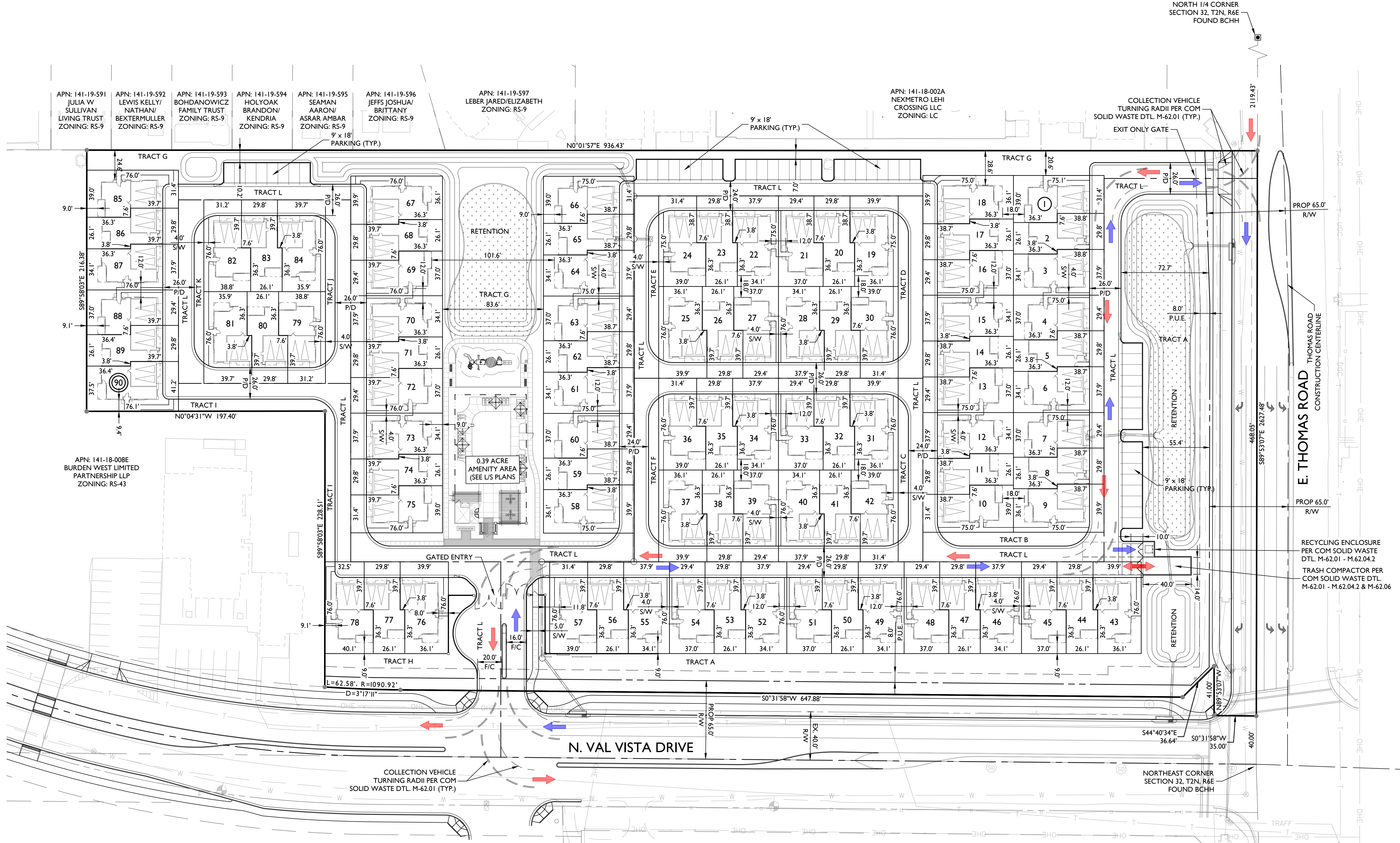
DECEMBER 13, 2021 - 1ST SUBMITTAL	
MARCH 21, 2022 - 2ND SUBMITTAL	
MAY 4, 2022 - 3RD SUBMITTAL	

19-0079.2 - Burden West at Pioneer Crossing

May 04, 2022 11:41am S:\Projects\2019\19-0079\Planning Drawings\Site Plans\19-0079.2 - SP02.dwg dhughes

LEGEND	
	FIRE HYDRANT
	MANHOLE
	R/W
	PUE
	SVT
	U.B.E.
	EMER.
	P/D
	R.E.
	S/W
	B/C
	L/S
	B.S.L.
	F/C
	SEWER LINE
	WATER LINE
	BCF
	BCHH
	COM
	FD
	PIL
	RB
	SFNF
	OHE
	PROPERTY BOUNDARY
	STREET CENTERLINE
	STREET RIGHT-OF-WAY
	PUE
	LOT LINE

SOLID WASTE COLLECTION ROUTES	
	BACK-LOADER COLLECTION VEHICLE (COMPACTOR)
	FRONT-LOADER COLLECTION VEHICLE (RECYCLE)



1130 N. Alma School, Suite 120
Mesa, AZ 85210
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Project: Burden West at Pioneer Crossing
City of Mesa, Arizona

Revisions:

DECEMBER 13, 2021 - 1ST SUBMITTAL	STAFF
MARCH 21, 2022 - 2ND SUBMITTAL	STAFF
MAY 4, 2022 - 3RD SUBMITTAL	STAFF

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

DESIGNED BY: MICHAEL E. LOTEMPIO
43727
MICHAEL E. LOTEMPIO
Professional Engineer No. 43727
Arizona, U.S.A.
Job No. 19-0079.2

Sheet No. 2 of 2