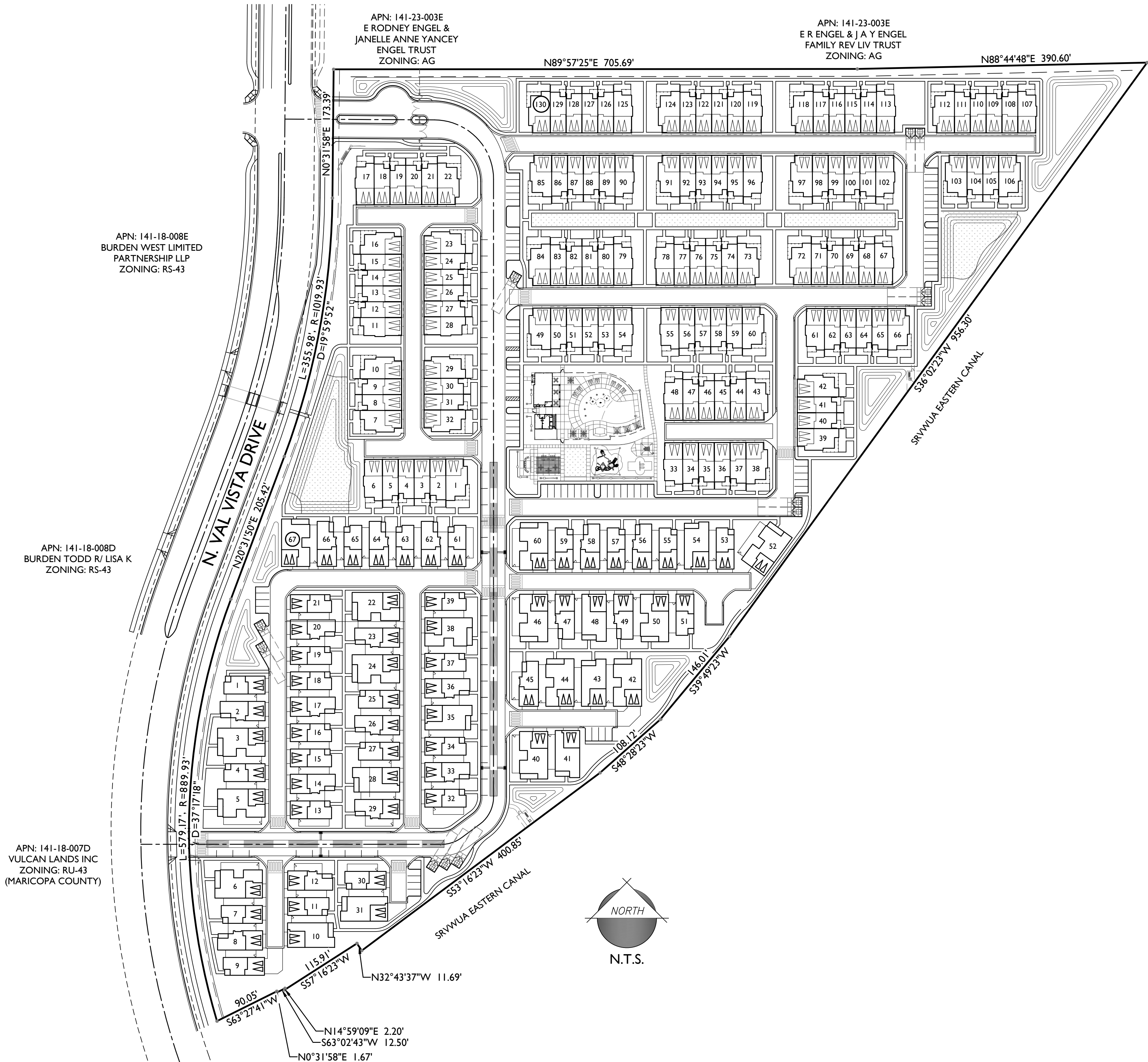


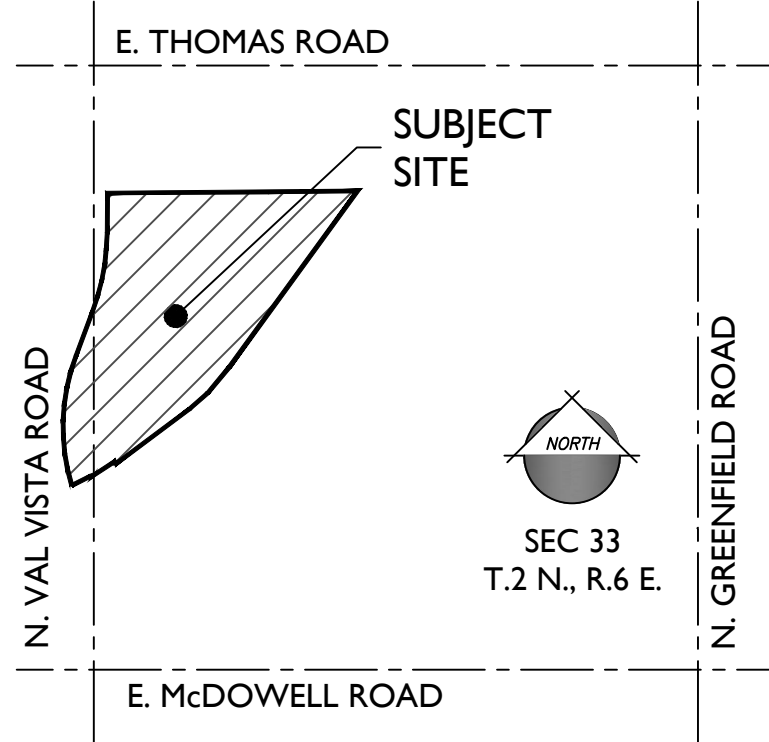
SITE PLAN FOR BURDEN ORCHARD AT PIONEER CROSSING

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32 & THE WEST HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER BB LIVING RESIDENTIAL 4900 N. SCOTTSDALE RD SUITE 4900 SCOTTSDALE, ARIZONA 85251 TEL: (480) 745-2443 CONTACT: JASON JARVIS jason@bblivingresidential.com	APPLICANT / CONSULTANT: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD SUITE 120 MESA, ARIZONA 85201 TEL: (480) 503-2250 CONTACT: JOSH HANNON josh.hannon@epsgruoinc.com
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PROJECT DATA

APN:	141-23-005D, 141-23-005E, 141-18-008B, 141-23-006 141-23-004A, 141-23-004B & 141-18-007F
LOCATION:	SEC THOMAS ROAD AND VAL VISTA DRIVE
EXISTING GENERAL PLAN:	NEIGHBORHOODS
EXISTING ZONING:	RM-2 PAD
GROSS AREA:	20.12 ACRES (876,631 SF)
NET AREA:	20.12 ACRES (876,631 SF)

RESIDENTIAL PRODUCT MIX

GREENCOURT	67 UNITS
TOWNHOME	130 UNITS
TOTAL	197 UNITS

NET DENSITY 9.8 DU/AC

OPEN SPACE BREAKDOWN

PRIVATE OPEN SPACE	55,996 SF
AMENITY OPEN SPACE	30,770 SF
COMMON OPEN SPACE	320,351 SF
TOTAL	407,117 SF

GROSS BUILDING AREA 283,940 SF
BUILDING COVERAGE 32.4% OF NET AREA

IMPERVIOUS SURFACE AREA 607,782 SF
LOT COVERAGE 69.3% OF NET AREA

PARKING DATA

PARKING REQUIRED: 414 SPACES (2.1 SPACES PER UNIT)

PARKING PROVIDED:	
GARAGE	394 SPACES
OFF-STREET GUEST	75 SPACES (4 ADA)
ON-STREET GUEST	35 SPACES
TOTAL	504 (2.6 SPACES PER UNIT)

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.
- TRASH AND RECYCLE VALET/CONCIERGE SERVICES WILL BE PERMANENT.

UTILITIES

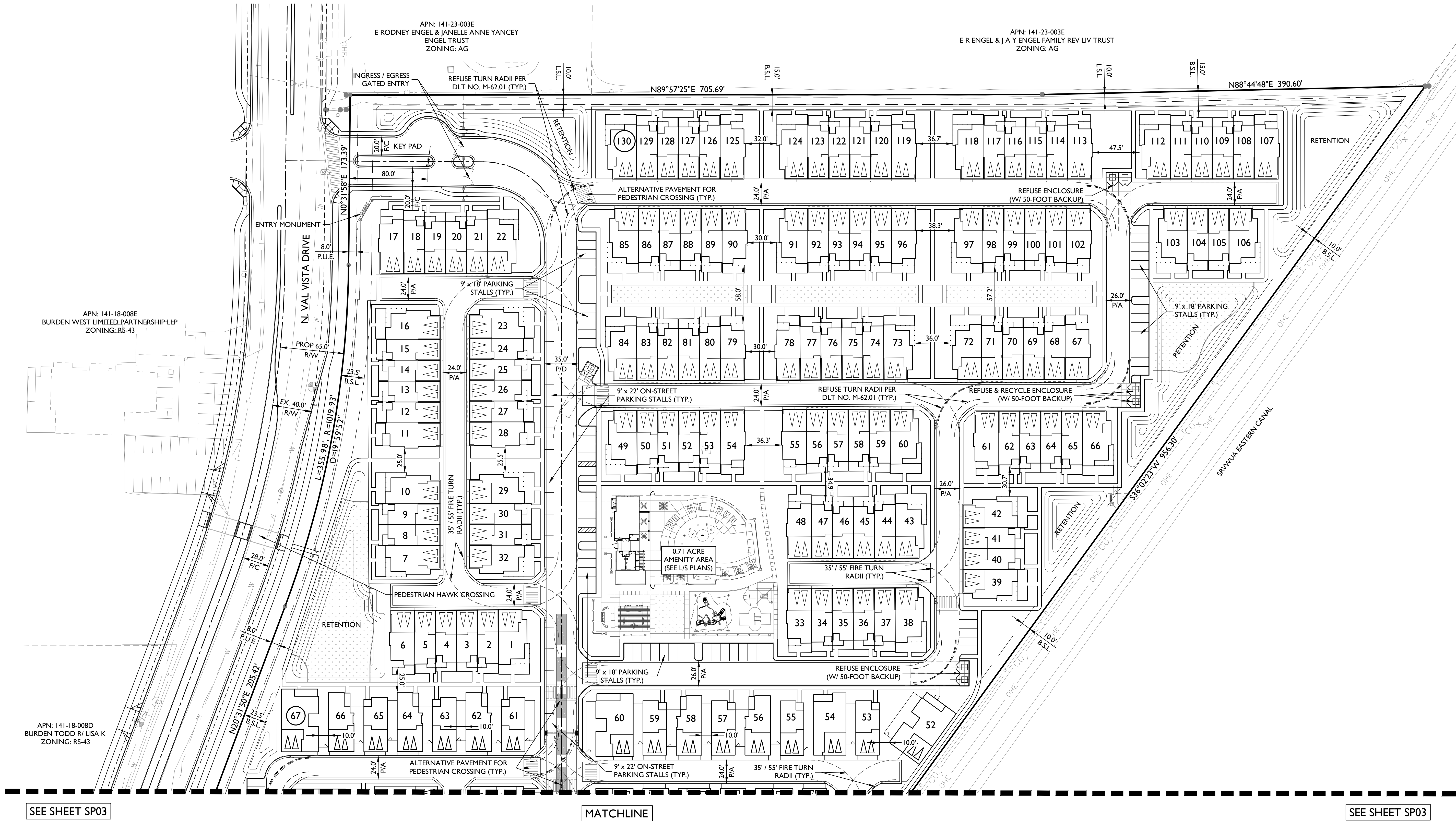
WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	CITY OF MESA GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURY LINK / COX
REFUSE	CITY OF MESA
CABLE TV	CENTURY LINK / COX

LEGEND

● FIRE HYDRANT	SEWER LINE
○ MANHOLE	WATER LINE
R/W 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	P/L PROPERTY LINE
P/D PRIVATE DRIVEWAY EASEMENT	RB REBAR
R.E. ROADWAY EASEMENT	SFNF SEARCHED FOR, NOTHING FOUND
S/W SIDEWALK	ONE 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
L.S.L. LANDSCAPE SETBACK LINE	LOT LINE

19-0079.1 - Burden Orchard at Pioneer Crossing

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LEGEND

- | | | | |
|--------|------------------------------------|------|-----------------------------|
| ● | FIRE HYDRANT | — | SEWER LINE |
| ○ | MANHOLE | — | WATER LINE |
| R/W | 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 | P/L | PROPERTY LINE |
| P/D | PRIVATE DRIVEWAY EASEMENT | RB | 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 |
| L.S.L. | LANDSCAPE SETBACK LINE | — | LOT LINE |

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

EPS GROUP

Project: Burden Orchard at Pioneer Crossing
Mesa, AZ

Site Plan

Revisions:

JANUARY 18, 2022 - 1ST SUBMITTAL
MARCH 21, 2022 - 2ND SUBMITTAL
APRIL 21, 2022 - 3RD SUBMITTAL
MAY 17, 2022 - 4TH SUBMITTAL

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

ARIZONA

Professional Engineer
Michael E. Lotempio
No. 43727
Exp. 12/31/2024

Designer: STAFF
Drawn by: STAFF

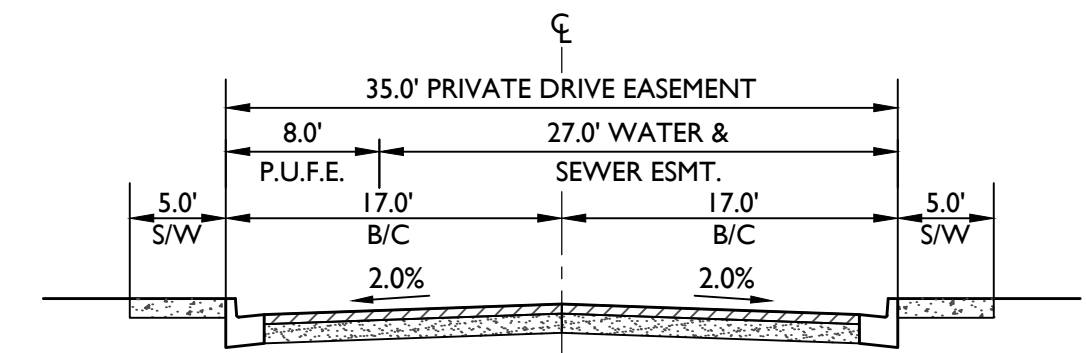
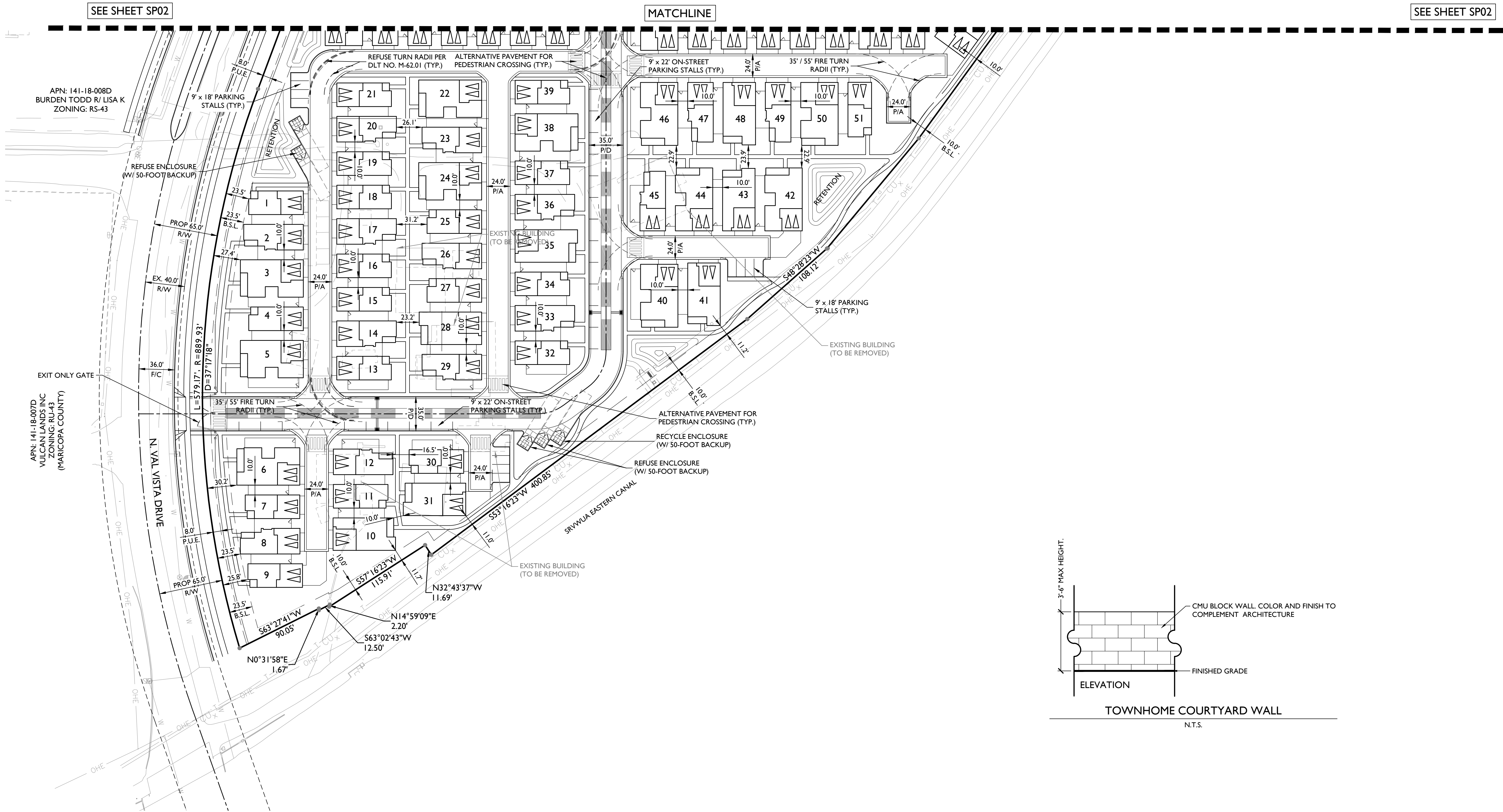
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SP02

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of 3

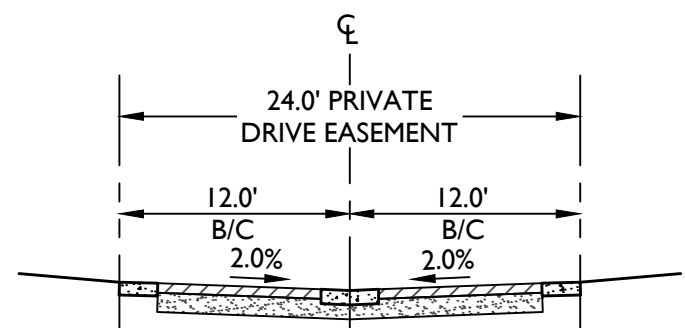
19-0079.1 - Burden Orchard at Pioneer Crossing

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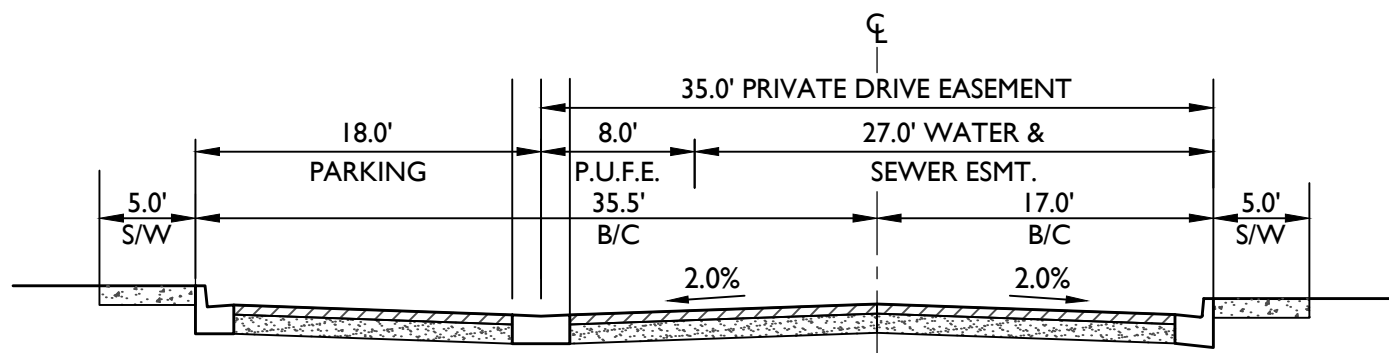
PRIVATE DRIVE (P/D)

NOTE: ON-STREET PARKING ALLOWED WITHIN PRIVATE DRIVE



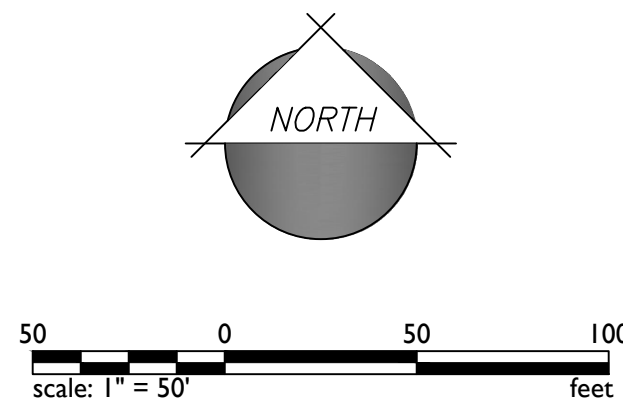
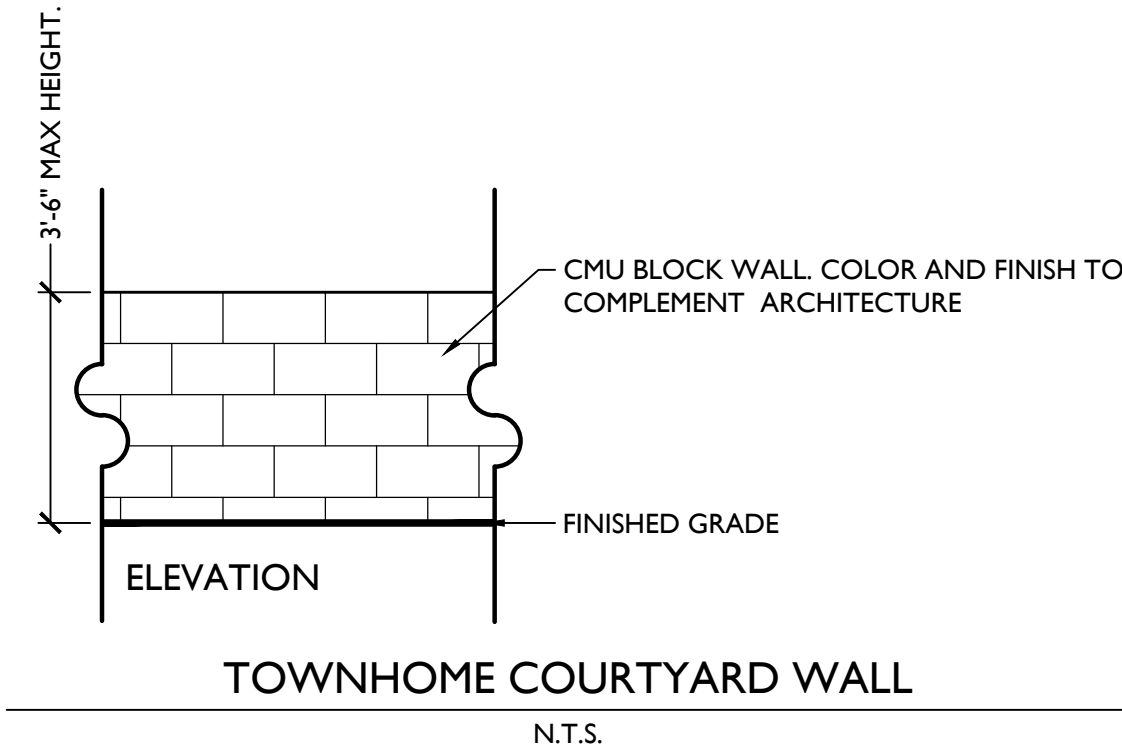
PRIVATE ALLEY (P/A)

NOTE: NO ON-STREET PARKING ALLOWED WITHIN PRIVATE ALLEYS



PRIVATE DRIVE (P/D) WITH OFF-STREET PARKING

NOTE: ON-STREET PARKING ALLOWED WITHIN PRIVATE DRIVE ON THE OPPOSITE SIDE OF OFF-STREET PARKING



LEGEND	
	FIRE HYDRANT
	MANHOLE
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	SIGHT VISIBILITY TRIANGLE EASEMENT
	USE AND BENEFIT EASEMENT
	EMERGENCY
	PRIVATE DRIVEWAY EASEMENT
	ROADWAY EASEMENT
	SIDEWALK
	BACK OF CURB
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	BUILDING SETBACK LINE
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Call at least two full working days before you begin excavation.

Dial 811 or 1-800-878-4111 (TOLL FREE) in Maricopa County: (602)263-1100

Designer: STAFF
Drawn by: STAFF

Job No. 19-0079.1

SP03
Sheet No. 3 of 3