

#### LEGEND EXISTING SIDEWALK CENTERLINE PROPERTY LINE MESQUITE TREE CABLE TV JUNCTION BOX PALM TREE **ELECTRIC JUNCTION BOX** PALO VERDE TREE ELECTRIC CABINET TELEPHONE RISER **ELECTRIC TRANSFORMER ELECTRIC METER** FIRE HYDRANT SEWER MANHOLE

### SITE DATA TABLE LAND USE GROUP (LUG) - COMMUNITY MULTI-RESIDENCE (CMR) APN 313-25-005B ZONE: PC GROSS / NET PARCEL AREA N/A / 16.32 ACRES PARKING REQUIRED: 195 UNITS AT 2.1 SPACES/UNIT = 410 SPACES 411 SPACES INCLUDING 10 ADA SPACES AND 48 GARAGE SPACES **BUILDING COVERAGE** ONE BEDROOM BUILDING - 28 @ 1335 SF = 37,380 SF TWO BEDROOM BUILDING - 114 @ 981 SF = 111,834 SF THREE BEDROOM BUILDING - 25 @ 1295 SF = 32,375 SF GARAGE BUILDING - 12@ 1067 SF = 12,804 SF LEASING OFFICE - 2284 SF TOTAL BUILDING SF = 196,677 SF NET AREA = 710, 899 SF BUILDING COVERAGE IS 27.7%

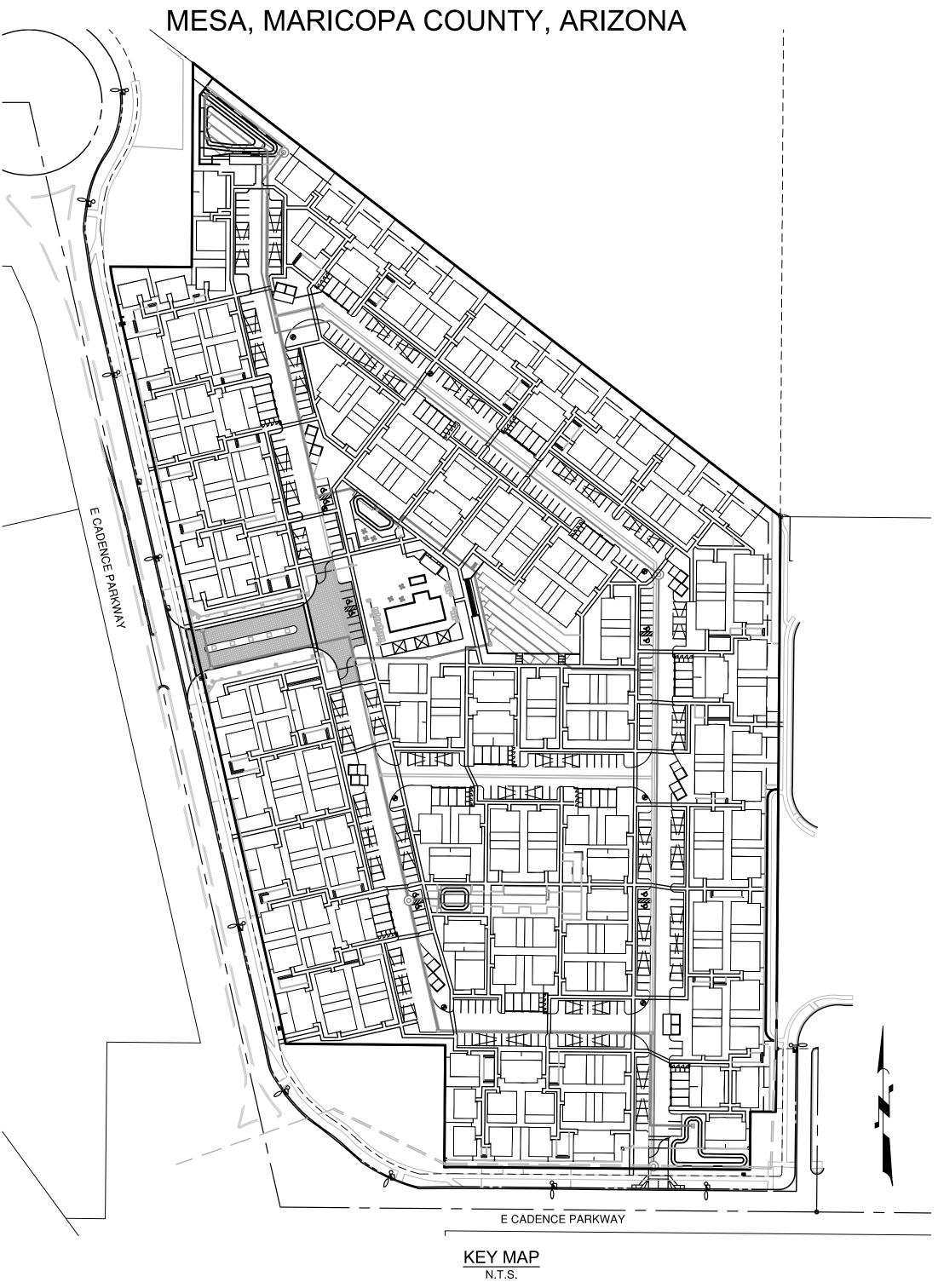
WATER METER

# PRELIMINARY SITE DEVELOPMENT PLANS

## CADENCE GATEWAY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST,

OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF



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### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 38 MINUTES 24 SECONDS 2647.20 FEET;

'PARCEL A AT PPGN' RECORDED IN BOOK 1315, PAGE 30 OF MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING: THENCE ALONG THE WESTERLY LIMITS OF SAID 'PARCEL A AT PPGN', SOUTH 0 DEGREES 25 MINUTES 31 SECONDS WEST, 650.72

THENCE ALONG THE NORTHERLY LIMITS OF THAT PLAT OF 'CADENCE PARKWAY' RECORDED IN BOOK 1315, PAGE 25 OF

MARICOPA COUNTY RECORDS, SOUTH 0 DEGREES 32 MINUTES 59 SECONDS WEST, 77.22 FEET; THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTH 89 DEGREES 29 MINUTES 17

SECONDS WEST, 31.00 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', SOUTH 0 DEGREES 30 MINUTES 43

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 362.15 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', SOUTH 89 DEGREES 17 MINUTES 41 SECONDS WEST, 11.53 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 149.24 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 195.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 78 DEGREES 27 MINUTES 56 SECONDS WEST A DISTANCE OF 1544.50 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTHWESTERLY 34.39 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREES 16 MINUTES 33 SECONDS;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTH 12 DEGREES 48 MINUTES 37 SECONDS WEST, 913.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 245.50 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTHWESTERLY 21.73 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5 DEGREES 04 MINUTES 20 SECONDS;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', ON A NON-TANGENT LINE NORTH 4 DEGREES 47 MINUTES 27 SECONDS WEST, 3.87 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, 99.28 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LIMITS SAID PLAT OF 'CADENCE PARKWAY', NORTH 0 DEGREES 21 MINUTES 36

SECONDS EAST, 249.87 FEET; THENCE ALONG THE SOUTHERLY LIMITS OF THAT PLAT OF 'EASTMARK DU-3 SOUTH PARCEL 3-1' RECORDED IN BOOK 1331, PAGE

31 OF MARICOPA COUNTY RECORDS, SOUTH 52 DEGREES 18 MINUTES 39 SECONDS EAST, 907.47 FEET TO THE POINT OF

SHEET INDEX SHEET No. SHEET TITLE **COVER SHEET** 

> SITE PLAN DRAINAGE & GRADING PLAN

> > UTILITY PLAN

HAVE NOT BEEN INDEPENDENTI EPRESENTATIVE. THE CONTRACT OCATION OF ALL EXISTING UTILITI BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBL FOR ANY AND ALL DAMAGES WHICH CONTRACTOR'S FAILURE TO EXACT

OCATE AND PRESERVE ANY AND A UNDERGROUND UTILITIES.

ONSTRUCTION SITE SAFETY IS TH SOLE RESPONSIBILITY OF THE VORK, OF PERSONS ENGAGED IN TH OR OF ANY OTHER PERSONS.



Know what's below.

Call before you dig. REVISIONS:

DARRELL [ SMITH

PM. D. SMITH M. RUIZ JOB NO. 19002105 FILE NO.

SHEET NO.

**OF** 4

