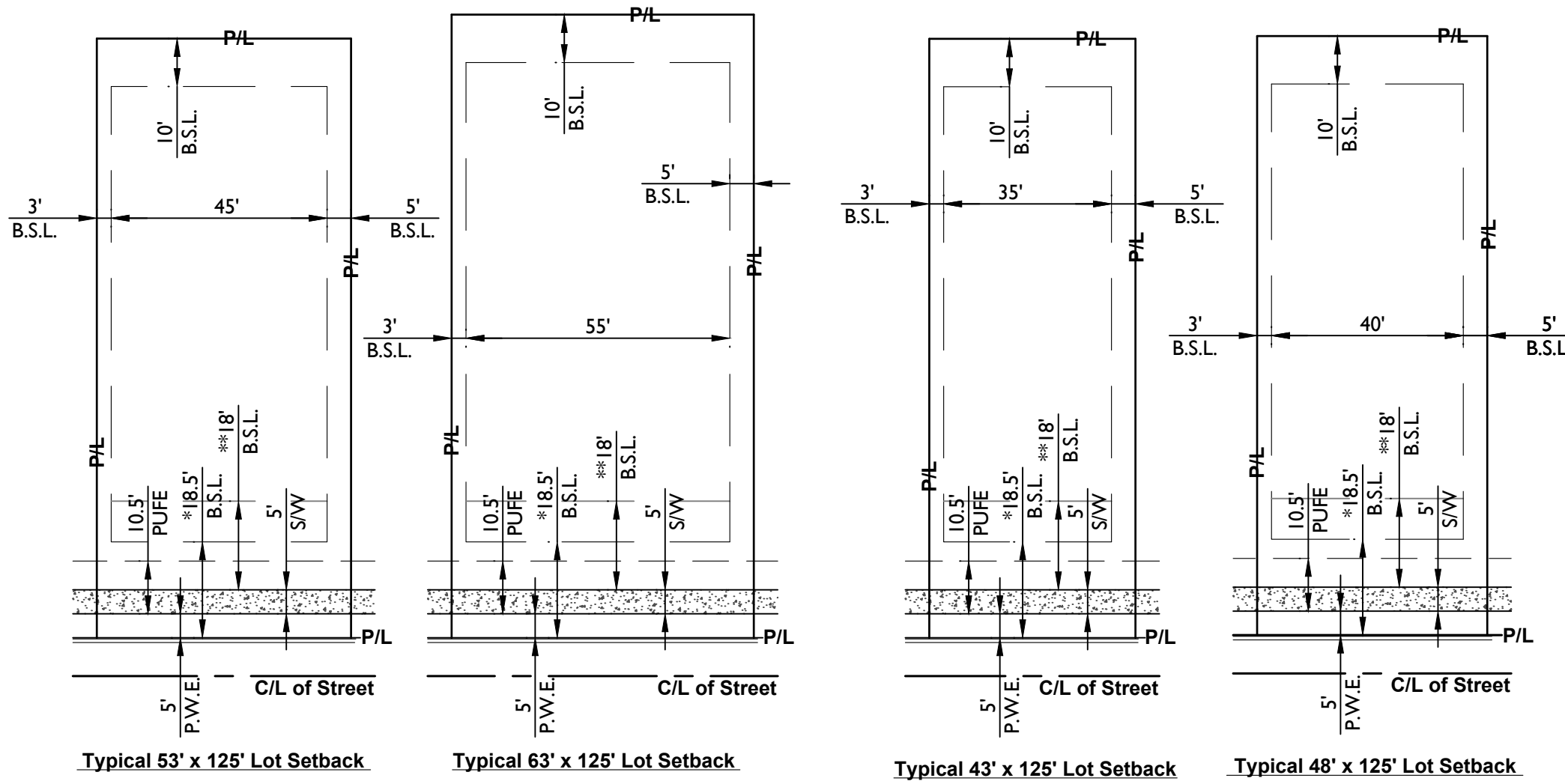
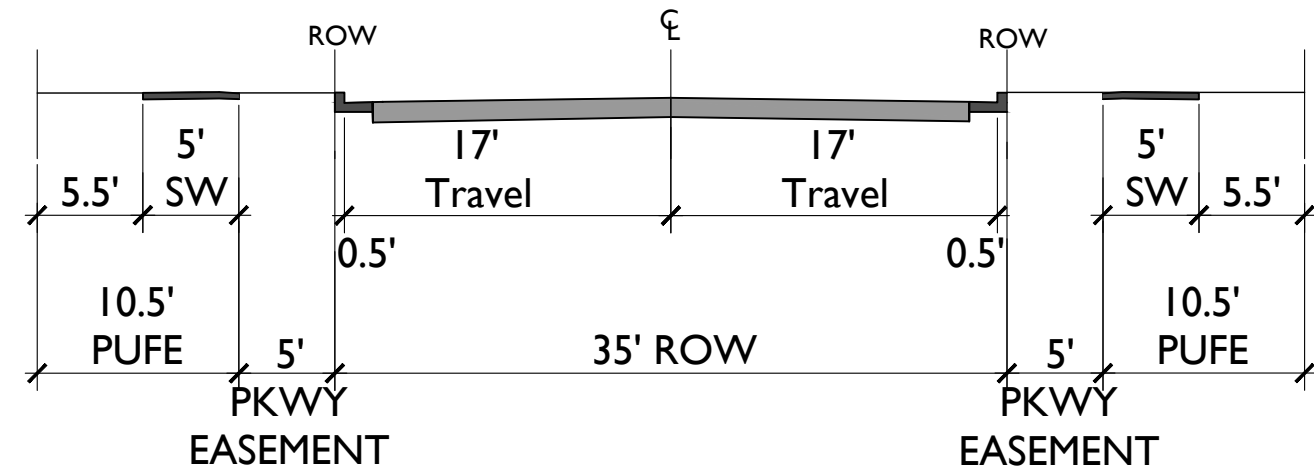


PRELIMINARY PLAT FOR CADENCE AT GATEWAY - DU-4 MESA, AZ

A PORTION OF SECTION 26 & 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

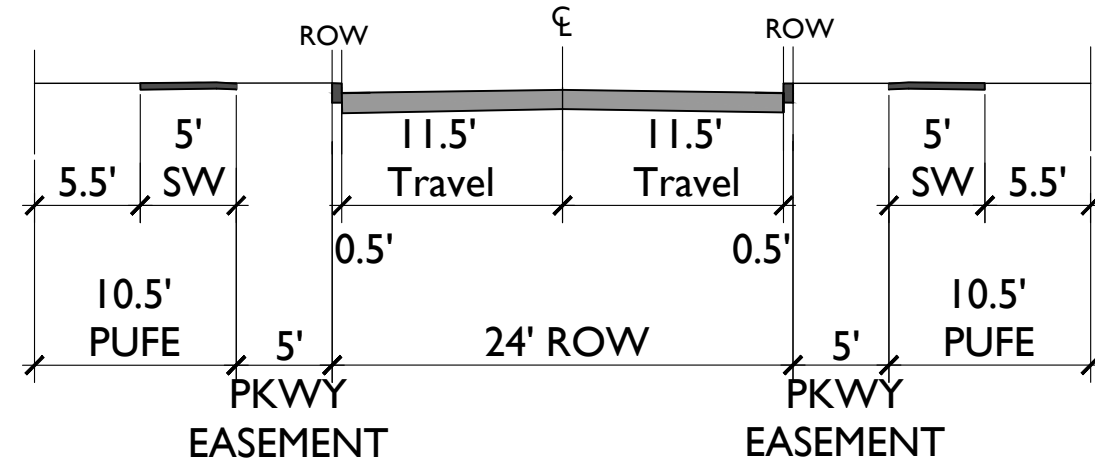


- NOTES:
- * BUILDING SETBACK FROM BACK OF CURB TO SIDE TURN GARAGE, PORCH, OR LIVABLE AREA
 - ** BUILDING SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE
- LEGEND:
- SWW SIDEWALK
 - B.S.L. BUILDING SETBACK
 - ESMT. EASEMENT
 - PUFE PUBLIC UTILITIES AND FACILITIES ESMT.
 - PE PARKWAY ESMT.
 - P/L PROPERTY LINE
 - R/W RIGHT-OF-WAY



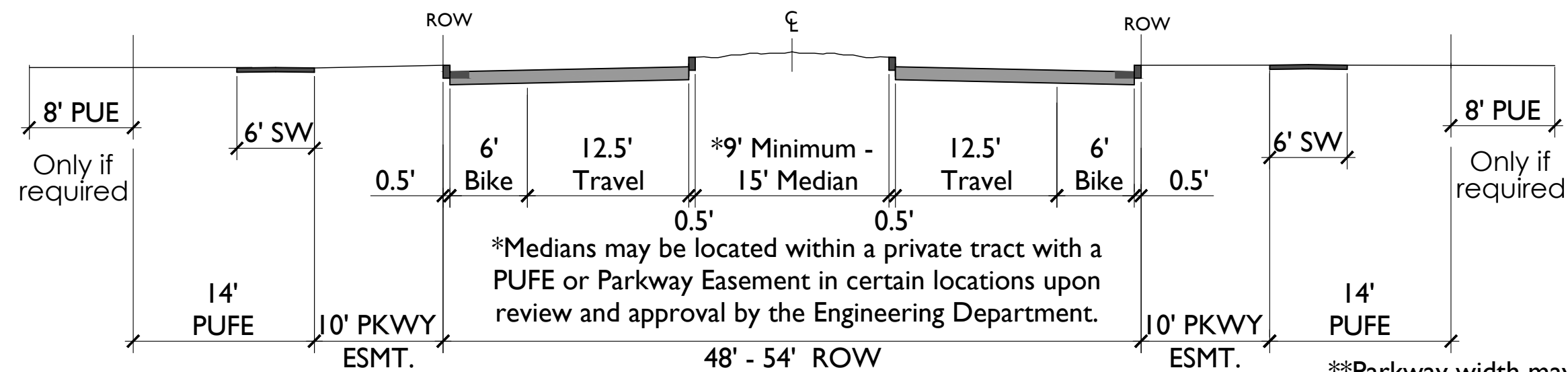
LOCAL STREET

- N.T.S. NOTES:
- ON STREET PARKING ALLOWED.
 - PARKWAY WIDTH MAY VARY WHEN SIDEWALK IS DETACHED



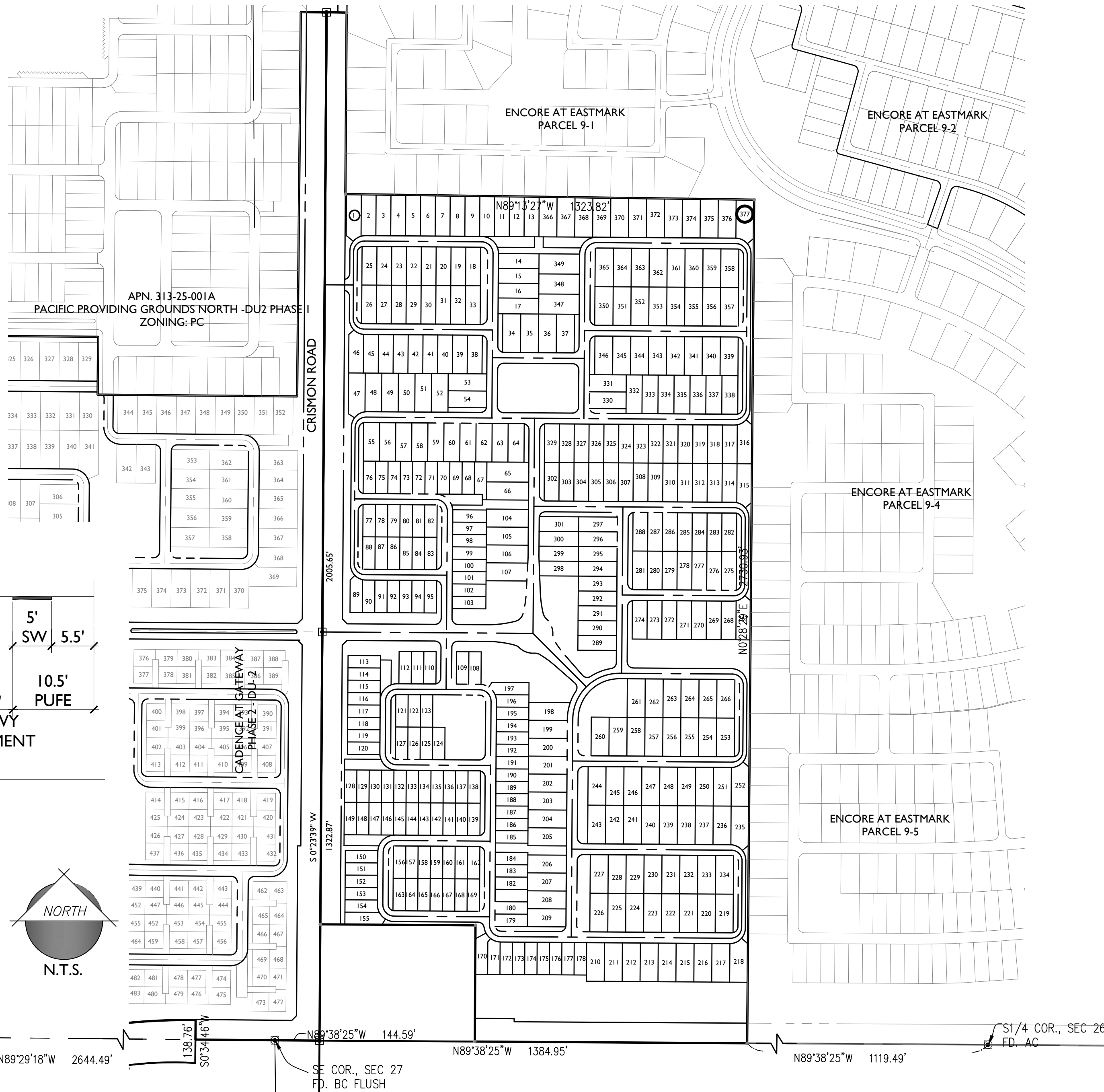
LOCAL STREET

- N.T.S. NOTES:
- ON STREET PARKING NOT ALLOWED.
 - PARKWAY WIDTH MAY VARY WHEN SIDEWALK IS DETACHED



COMMUNITY COLLECTOR & NEIGHBORHOOD ENTRY (2 LANE)

N.T.S.

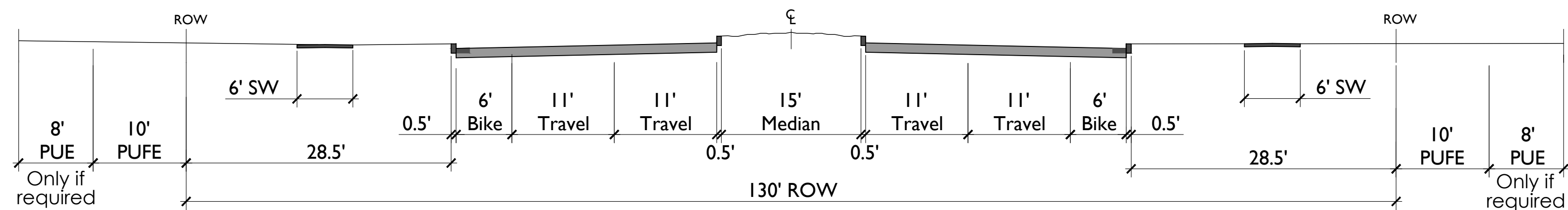


SHEET INDEX

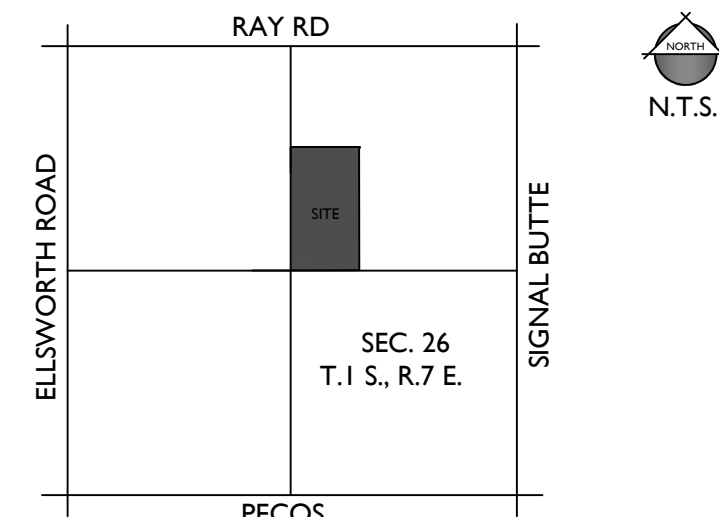
PRELIMINARY SITE PLAN	CS01	COVER SHEET
SHEET 1	PP01	PRELIMINARY SITE PLAN
SHEET 2	PP02	DATA TABLES
SHEET 3	PP03	PARCEL EXHIBIT
SHEET 4	PP04	
SHEET 5		

ARTERIAL ROADWAY (CRISMON ROAD)

N.T.S.



VICINITY MAP



PROJECT TEAM

MASTER DEVELOPER:
HARVARD INVESTMENTS, INC.
17700 N PACESETTER WAY SUITE 100
SCOTTSDALE, AZ 85255
PHONE (480) 515-3255
CONTACT: TIM BRISLIN

ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD AVE., STE 101
MESA, AZ 85210
PHONE (480) 503-2250
FAX (480) 503-2258
CONTACT: JOHN MCGHEE, P.E.

URBAN PLANNING
LANDSCAPE DESIGN:
GREY I PICKETT
7051 E. 5th AVENUE, SUITE 200
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDALL PICKETT

LAND USE ATTORNEY:
WITHEY MORRIS
2525 E. ARIZONA BILTMORE CIRCLE
SUITE A-212
PHOENIX, AZ 85016
PHONE: (602) 230-0600
CONTACT: SUSAN DEMMITT

PROJECT DATA

APN: 304-34-973, 304-34-972;
A PORTION OF 304-35-977, 304-35-976

GENERAL PLAN: MIXED USE COMMUNITY (MUC)

EXISTING ZONING: PLANNED COMMUNITY (PC)

LAND USE GROUPS: COMMUNITY RESIDENTIAL (CR) AND
COMMUNITY RESIDENTIAL SMALL LOT (CRSL)

CURRENT LAND USE: UNDEVELOPED

GROSS AREA: ± 80.76 ACRES (EXCLUDING COMMERCIAL SITE)

NET AREA: ± 75.88 ACRES

COMMERCIAL SITE: ± 7.23 GROSS ACRES

NO. OF LOTS: 377 LOTS

GROSS DENSITY: 4.67 DU/AC.

NET DENSITY: 4.97 DU/AC.

TRACT OPEN SPACE: 13.26 ACRES (17% OF NET)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT
- A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS

CITY OF MESA BENCHMARK

BRASS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF
INTERSECTION OF MERIDIAN & WARNER ROAD
ELEVATION = 1481.15 (CITY OF MESA DATUM)
ELEVATION OBTAINED FROM "2012 CITY OF MESA BENCHMARKS" LIST IN APRIL 2012

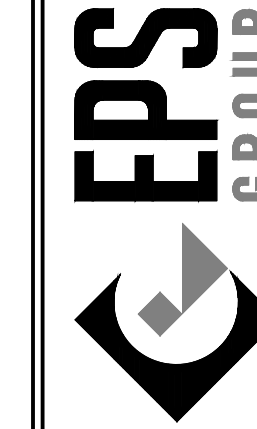
SITE BENCHMARK

FOUND IRON PIPE WITH CAP, BEING THE NORTH QUARTER CORNER OF
SECTION 27, AND THE SOUTH QUARTER CORNER OF SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 7 EAST
ELEVATION = 1403.76 (CITY OF MESA DATUM)

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX COMMUNICATIONS
GAS	SOUTHWEST GAS
CABLE	CENTURY LINK / COX COMMUNICATIONS
REFUSE	CITY OF MESA

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



CADENCE AT GATEWAY
DU4
MESA, AZ

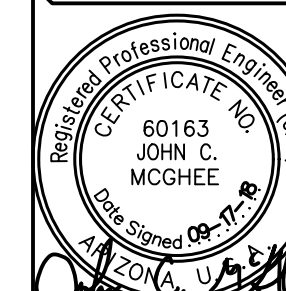
Cover Sheet

Project:

Revisions:

MAY 2, 2018 - 1ST PRELIMINARY PLAT SUBMITTAL	
SEPTEMBER 17, 2018 - 2ND PRE-PLAT SUBMITTAL	

Designer: JV
Drawn by: JV



Job No.

18-106

CS01

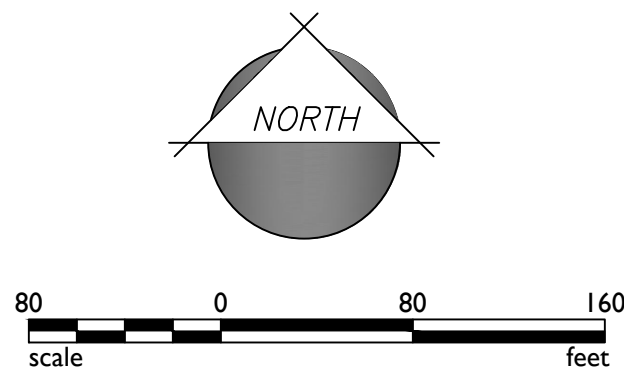
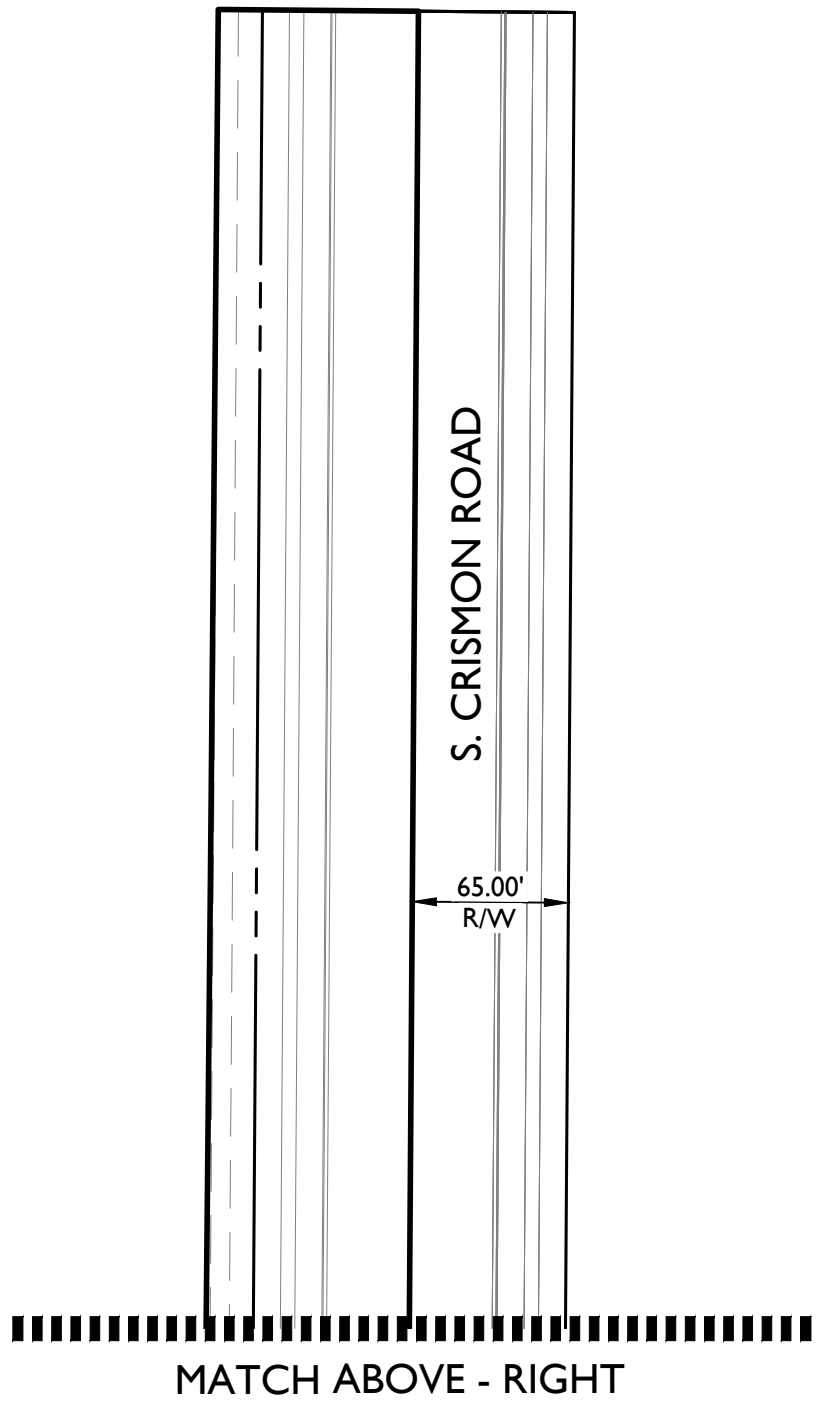
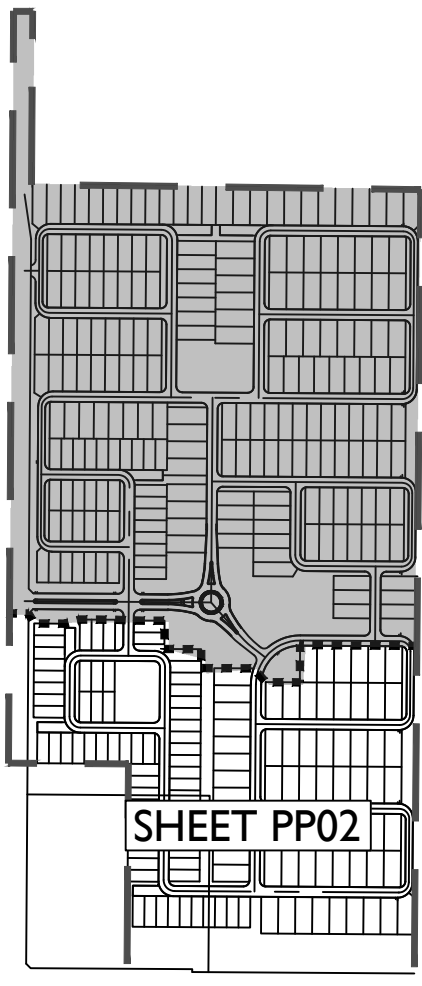
Sheet No.

1

of 4

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	090°00'00"
C2	58.90'	37.50'	53.03'	090°00'00"
C3	54.98'	35.00'	49.50'	090°00'00"
C4	58.90'	37.50'	53.03'	090°00'00"
C5	58.90'	37.50'	53.03'	090°00'00"
C6	54.98'	35.00'	49.50'	090°00'00"
C7	56.08'	35.70'	50.49'	090°00'00"
C8	58.90'	37.50'	53.03'	090°00'00"
C9	54.98'	35.00'	49.50'	090°00'00"
C10	54.98'	35.00'	49.50'	090°00'00"
C12	54.98'	35.00'	49.50'	090°00'00"
C13	116.93'	150.00'	113.99'	044°39'46"
C14	118.69'	150.00'	115.62'	045°20'14"
C15	58.90'	37.50'	53.03'	090°00'00"
C16	58.90'	37.50'	53.03'	090°00'00"
C17	54.98'	35.00'	49.50'	090°00'00"
C18	58.90'	37.50'	53.03'	090°00'00"
C19	54.98'	35.00'	49.50'	090°00'00"
C20	58.90'	37.50'	53.03'	090°00'00"
C21	58.90'	37.50'	53.03'	090°00'00"
C22	58.90'	37.50'	53.03'	090°00'00"
C23	54.98'	35.00'	49.50'	090°00'00"
C24	54.98'	35.00'	49.50'	090°00'00"

KEY MAP



CADENCE AT GATEWAY
DU4
MESA, AZ

Project:

Revisions:

MAY 2, 2018 - 1ST PRELIMINARY PLAT SUBMITTAL

SEPTEMBER 17, 2018 - 2ND PRE-PLAT SUBMITTAL

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

State 8-1-1 or 1-800-STATE-IT (736-8248)
In Maricopa County (602)292-1100

Designer: JV

Drawn by: JV

REQUIRES 06-23-2018

Job No.
18-106

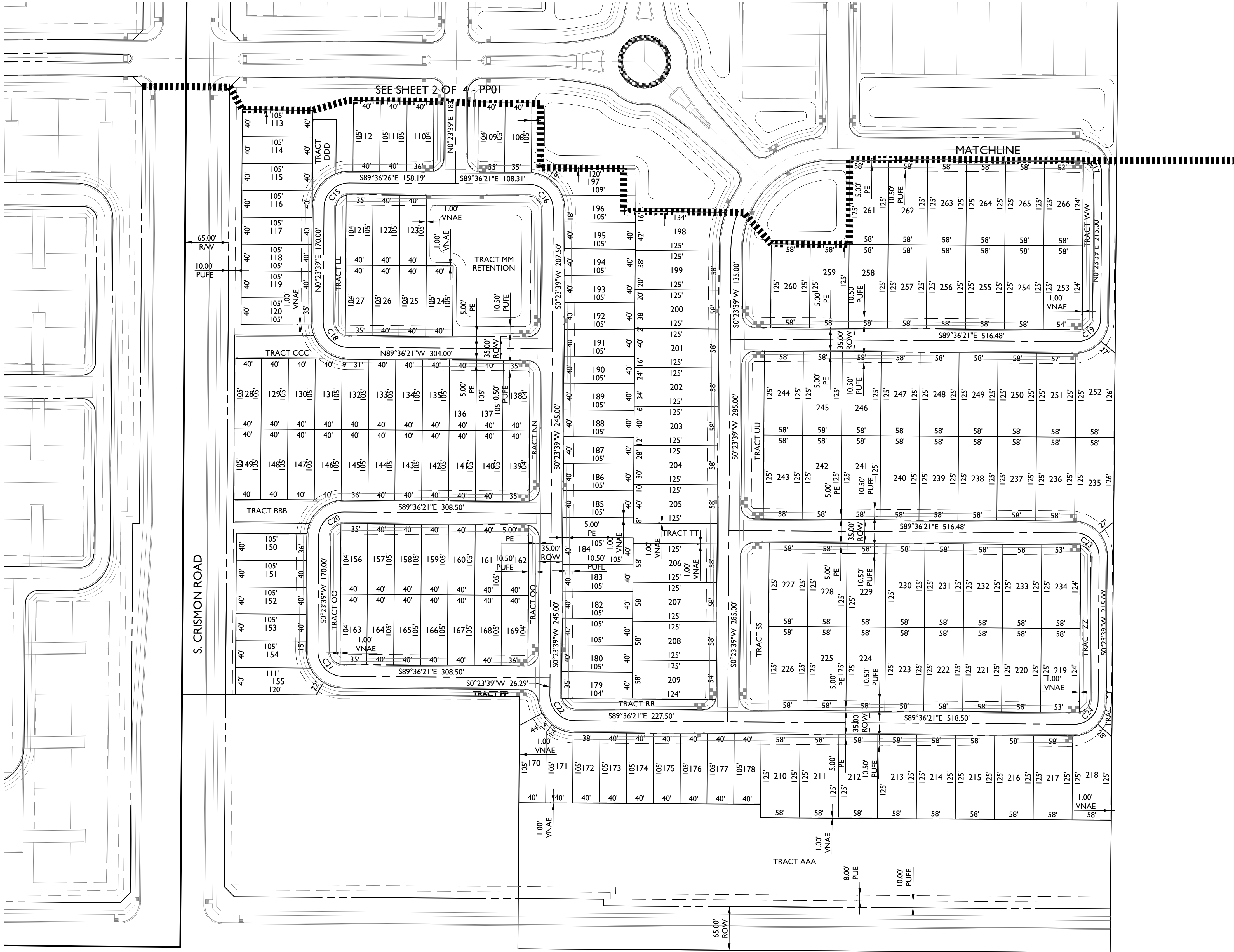
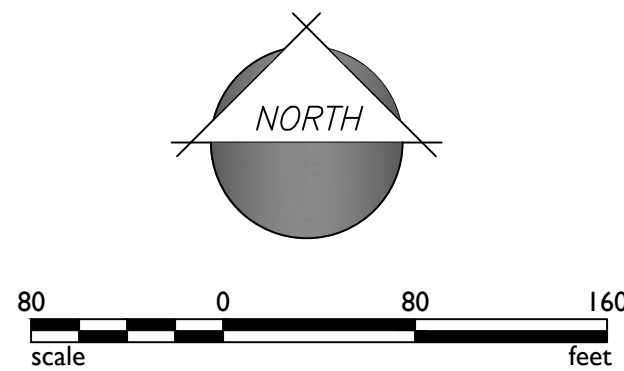
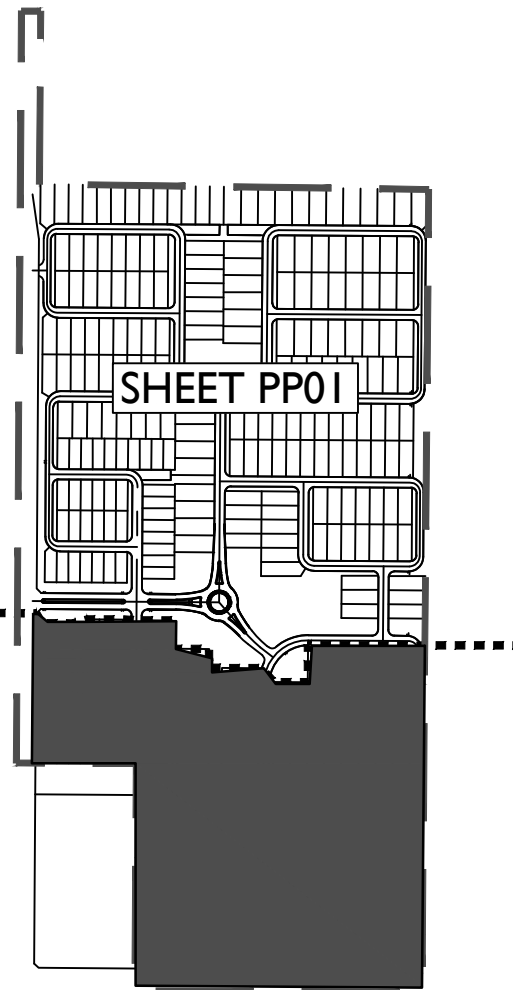
PP01

Sheet No.
2
of **4**

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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www.epsgroupinc.com

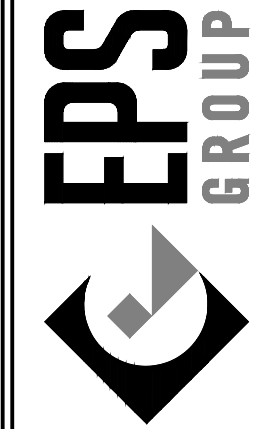
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C24	54.98'	35.00'	49.50'	090°00'00"

KEY MAP



CADENCE AT GATEWAY
DU4
PRELIMINARY PLAT - DU 4

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Revisions:
MAY 2, 2018 - 1ST PRELIMINARY PLAT SUBMITTAL
SEPTEMBER 17, 2018 - 2ND PRE-PLAT SUBMITTAL

Call at least two full working days
before the date of the hearing.
ARIZONA
Equal 8-1 for 1-800-STATE-IT (783-0348)
in Maricopa County: (602)263-1100
Designer: JV
Drawn by: JV



Job No.
18-106
PP02
Sheet No.
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of **4**

Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6842.43	31	6000.00	61	6502.50	91	4200.00	121	4199.23	151	4200.00	181	4200.00	211	7248.94	241	7257.13	271	6000.00	301	6149.17
2	6408.56	32	6000.00	62	6502.50	92	4200.00	122	4200.00	152	4200.00	182	4200.00	212	7248.94	242	7257.13	272	6000.00	302	5999.23
3	6383.56	33	6000.00	63	6502.50	93	4200.00	123	4200.00	153	4200.00	183	4200.00	213	7248.94	243	7257.13	273	6000.00	303	6000.00
4	6368.22	34	7249.23	64	6504.33	94	4200.00	124	4200.00	154	4252.01	184	4200.00	214	7248.94	244	7242.87	274	5999.23	304	6000.00
5	6352.87	35	7239.91	65	8752.51	95	4199.23	125	4200.00	155	4891.77	185	4200.00	215	7248.94	245	7242.87	275	5999.23	305	6000.00
6	6337.55	36	7239.91	66	7871.81	96	4380.28	126	4200.00	156	4199.23	186	4200.00	216	7248.94	246	7242.87	276	6000.00	306	6000.00
7	6322.19	37	7249.23	67	4444.85	97	4380.00	127	4199.23	157	4200.00	187	4200.00	217	7248.94	247	7242.87	277	6000.00	307	6000.00
8	6306.85	38	5999.23	68	4200.00	98	4380.00	128	4200.00	158	4200.00	188	4200.00	218	7690.46	248	7242.87	278	6000.00	308	6000.00
9	6291.51	39	6000.00	69	4200.00	99	4380.00	129	4200.00	159	4200.00	189	4200.00	219	7249.32	249	7242.87	279	6000.00	309	6000.00
10	6276.17	40	6000.00	70	4200.00	100	4380.00	130	4200.00	160	4200.00	190	4200.00	220	7250.08	250	7242.87	280	6000.00	310	6000.00
11	6260.83	41	6000.00	71	4200.28	101	4380.00	131	4200.00	161	4200.00	191	4200.00	221	7250.08	251	7242.88	281	5999.23	311	6000.00
12	6245.49	42	6000.00	72	4200.00	102	4380.00	132	4200.00	162	4199.23	192	4200.00	222	7250.08	252	7693.44	282	5999.23	312	6000.00
13	6230.15	43	6000.00	73	4200.00	103	4380.00	133	4200.00	163	4199.23	193	4200.00	223	7250.08	253	7249.23	283	6000.00	313	6000.00
14	6308.13	44	6000.00	74	4200.00	104	7871.81	134	4200.00	164	4200.00	194	4200.00	224	7250.08	254	7250.00	284	6000.00	314	6003.75
15	6308.13	45	6001.12	75	4200.00	105	7871.81	135	4200.00	165	4200.00	195	4200.00	225	7250.08	255	7250.00	285	6000.00	315	6408.41
16	6308.13	46	6269.51	76	4199.23	106	7862.37	136	4200.00	166	4200.00	196	4231.77	226	7250.08	256	7250.00	286	6000.00	316	6392.25
17	6702.38	47	7229.88	77	4199.23	107	7739.79	137	4200.00	167	4200.00	197	4822.06	227	7250.00	257	7250.00	287	6000.00	317	6002.42
18	6000.00	48	6719.41	78	4200.00	108	4200.31	138	4199.23	168	4200.00	198	7409.22	228	7250.00	258	7250.00	288	5999.23	318	5999.48
19	6000.00	49	6718.51	79	4200.00	109	4199.23	139	4199.23	169	4199.23	199	7250.00	229	7250.00	259	7250.00	289	6000.00	319	5999.48
20	6000.00	50	6718.51	80	4200.00	110	4199.23	140	4200.00	170	4804.87	200	7250.00	230	7250.00	260	7250.00	290	6000.00	320	5999.48
21	6000.00	51	6718.51	81	4200.00	111	4200.00	141	4200.00	171	4369.37	201	7250.00	231	7250.00	261	7250.00	291	6000.00	321	5999.48
22	6000.00	52	6718.51	82	4199.23	112	4200.00	142	4200.00	172	4199.89	202	7250.00	232	7250.00	262	7250.00	292	6000.00	322	5999.48
23	6000.00	53	6936.95	83	4199.23	113	4199.54	143	4200.00	173	4199.86	203	7250.00	233	7250.00	263	7250.00	293	6000.55	323	5999.48
24	6000.00	54	6749.23	84	4200.00	114	4200.46	144	4200.00	174	4199.86	204	7250.00	234	7249.23	264	7250.00	294	6000.00	324	5999.48
25	5999.23	55	6501.73	85	4200.00	115	4200.00	145	4200.28	175	4199.86	205	7250.00	235	7681.20	265	7250.00	295	6000.00	325	5999.48
26	5999.23	56	6502.50	86	4200.00	116	4200.00	146	4200.00	176	4199.86	206	7250.00	236	7257.13	266	7249.23	296	6000.00	326	5999.48
27	6000.00	57	6502.50	87	4200.00	117	4200.00	147	4200.00	177	4199.86	207	7250.00	237	7257.13	267	6306.88	297	5999.23	327	5999.48
28	6000.00	58	6502.50	88	4199.23	118	4200.00	148	4200.00	178	4199.86	208	7250.00	238	7257.13	268	6003.88	298	6067.32	328	5999.48
29	6000.00	59	6502.50	89	4476.65	119	4200.00	149	4200.00	179	4199.23	209	7249.23	239	7257.13	269	6000.00	299	6145.90	329	5998.71
30	6000.00	60	6502.50	90	4203.88	120	4200.28	150	4200.28	180	4200.00	210	7248.94	240	7257.13	270	6000.00	300	6149.93	330	6416.49

TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE	2751	0.063
B	LANDSCAPE / OPEN SPACE	3705	0.085
C	LANDSCAPE / OPEN SPACE	35484	0.815
D	LANDSCAPE / OPEN SPACE	3395	0.078
E	LANDSCAPE / OPEN SPACE	3085	0.071
F	LANDSCAPE / OPEN SPACE	5499	0.126
G	LANDSCAPE / OPEN SPACE	1852	0.043
H	LANDSCAPE / OPEN SPACE	1852	0.043
I	LANDSCAPE / OPEN SPACE / RETENTION	41710	0.958
J	LANDSCAPE / OPEN SPACE	1852	0.043
K	LANDSCAPE / OPEN SPACE	3705	0.085
L	LANDSCAPE / OPEN SPACE	1757	0.040
M	LANDSCAPE / OPEN SPACE	1977	0.045
N	LANDSCAPE / OPEN SPACE	1852	0.043
O	LANDSCAPE / OPEN SPACE	1852	0.043
P	LANDSCAPE / OPEN SPACE	3705	0.085
Q	LANDSCAPE / OPEN SPACE	6286	0.144
R	LANDSCAPE / OPEN SPACE	3705	0.085
S	LANDSCAPE / OPEN SPACE	5366	0.123
T	LANDSCAPE / OPEN SPACE	3705	0.085
U	LANDSCAPE / OPEN SPACE	3085	0.071
V	LANDSCAPE / OPEN SPACE	6038	0.139
W	LANDSCAPE / OPEN SPACE	3753	0.086
X	LANDSCAPE / OPEN SPACE	3705	0.085
Y	LANDSCAPE / OPEN SPACE	3705	0.085

TRACT	USE	AREA (SF)	AREA (AC)
Z	LANDSCAPE / OPEN SPACE	2908	0.067
AA	LANDSCAPE / OPEN SPACE / RETENTION	35299	0.810
BB	LANDSCAPE / OPEN SPACE	182	0.004
CC	LANDSCAPE / OPEN SPACE	456	0.010
DD	LANDSCAPE / OPEN SPACE	3101	0.071
EE	LANDSCAPE / OPEN SPACE	456	0.010
FF	LANDSCAPE / OPEN SPACE	182	0.004
GG	LANDSCAPE / OPEN SPACE / RETENTION	22680	0.521
HH	LANDSCAPE / OPEN SPACE	2648	0.061
II	LANDSCAPE / OPEN SPACE / RETENTION	42191	0.969
JJ	LANDSCAPE / OPEN SPACE	3375	0.077
KK	LANDSCAPE / OPEN SPACE	33864	0.777
LL	LANDSCAPE / OPEN SPACE	3085	0.071
MM	LANDSCAPE / OPEN SPACE / RETENTION	31538	0.724
NN	LANDSCAPE / OPEN SPACE	3085	0.071
OO	LANDSCAPE / OPEN SPACE	3085	0.071
PP	LANDSCAPE / OPEN SPACE	4489	0.103
QQ	LANDSCAPE / OPEN SPACE	3085	0.071
RR	LANDSCAPE / OPEN SPACE	3395	0.078
SS	LANDSCAPE / OPEN SPACE	10449	0.240
TT	LANDSCAPE / OPEN SPACE	6900	0.158
UU	LANDSCAPE / OPEN SPACE	8168	0.188
VV	LANDSCAPE / OPEN SPACE	21267	0.488
VVV	LANDSCAPE / OPEN SPACE	3705	0.085
XX	LANDSCAPE / OPEN SPACE / RETENTION	42961	0.986

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
YY	LANDSCAPE / OPEN SPACE	3208	0.074
ZZ	LANDSCAPE / OPEN SPACE	3705	0.085
AAA	LANDSCAPE / OPEN SPACE	122852	2.820
TOTAL TRACT OPEN SPACE		577700	13.263
BBB	AUTOCOURT	4457	0.102
CCC	AUTOCOURT	4614	0.106
DDD	AUTOCOURT	3302	0.076
EEE	AUTOCOURT	3967	0.091
FFF	AUTOCOURT	4706	0.108
GGG	AUTOCOURT	4762	0.109
AUTOCOURT TOTAL		25808	0.592
TOTAL TRACT OPEN SPACE / AUTOCOURT		603508	13.855

		2045 S. Vineyard Ave, Suite 101 Mesa, AZ 85210 T-480.503.2250 F-480.503.2258 www.epsgr ou p i n c . c o m							
CADENCE AT GATEWAY DU4 MESA, AZ		LOT AND TRACT TABLES							
Project: _____									
Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%; height: 20px;"> </td><td style="width: 50%; height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> </table>									
MAY 2, 2018 - 1ST PRELIMINARY PLAT SUBMITTAL SEPTEMBER 17, 2018 - 2ND PRE- PLAT SUBMITTAL									
Call at least two full working days before you begin excavation:  One 8-1-1 or 1-800-STAKE-IT (322-8148) in Maricopa County: (602)263-1100									
Designer: JV		Drawn by: JV							
									
EXPIRES: 06-23-2018									
Job No. 18-106									
PP03									
Sheet No. 4 of 4									

CADENCE AT GATEWAY PHASE 2 - DU4

———— GROSS AC = 83.64 (OVERALL)

NET EXCLUDING COMMERCIAL SITE = 77.88 ACRES

EXCLUDING RIGHT OF WAY

RIGHT OF WAY = 5.76 ACRES

XXXXXX COMMERCIAL NOT A PART

PARCEL	GROSS ACREAGE	NET ACREAGE	PRODUCT	UNIT #
T(2)	15.39	13.23	48' x 125'	64
T(1)	6.77	5.94	40' x 105'	37
W	17.44	15.46	40' x 105'	90
U(1)	11.26	11.26	58' x 125'	47
U(2)	14.42	14.42	48' x 125'	70
V	18.36	17.58	58' x 125'	69
TOTAL	83.64	77.89	--	377
C	4.33	3.03	--	--
TOTAL			--	870

