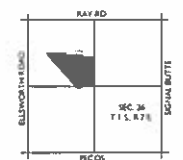


PRELIMINARY PLAT
FOR
CADENCE AT GATEWAY PHASE 2&3 -DU-2
MESA, AZ

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

VICINITY MAP



PROJECT TEAM

MASTER DEVELOPER
PPC-A-CORELLP
17780 N PACESETTER WAY SUITE 100
SCOTTSDALE, AZ 85255
PHONE (602) 515-7255
CONTACT TIM BRISLIN

ENGINEER
EPI GROUP INC.
3045 S. VINEYARD AVE., STE 101
MESA, AZ 85210
PHONE (480) 503-2250
FAX (480) 503-2250
CONTACT: KENNETH GIBBS, P.E.

URBAN PLANNING
LANDSCAPE DESIGN
GREET I PICKETT
7951 E. 5th AVENUE, SUITE 200
SCOTTSDALE, AZ 85251
PHONE: (480) 489-0089
CONTACT: WENDALL PICKETT

LAND USE ATTORNEY
CAMMAGE & BURHAM
3 NORTH CENTRAL AVE.
15TH FLOOR
PHOENIX, AZ 85004
PHONE: (602) 254-8566
CONTACT: SUSAN DEMITT

PROJECT DATA

APN	304-35-002L, 304-35-002E, A PORTION OF 304-85-177
GENERAL PLAN (EXISTING ZONING LAND USE GROUPS)	MIXED USE COMMUNITY (MC) PLANNED COMMUNITY (PC) COMMUNITY RESIDENTIAL, (C) AND COMMUNITY RESIDENTIAL SMALL LOT (C/SL)
CURRENT LAND USE	UNDEVELOPED
GROSS AREA NET AREA	115.90 ACRES (INCLUDING SCHOOL SITE) 118.30 ACRES
SCHOOL SITE	15.80 ACRES
NO. OF LOTS	491 LOTS
GROSS DENSITY	3.63 DU/AC
NET DENSITY	3.78 DU/AC
TRACT OPEN SPACE	46.63 ACRES (40% OF NET)

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT
3. A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS
4. 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 37, AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, ELEVATION = 1452.76 (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
REUSE/RECYCLE	RECYCLE FOR MESA

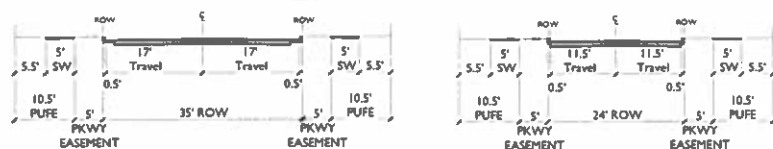
SHEET INDEX

PRELIMINARY SITE PLAN	
SHEET 1	C501 COVER SHEET
SHEET 2	PP01 PRELIMINARY SITE PLAN
SHEET 3	PP02 PRELIMINARY SITE PLAN
SHEET 4	PP03 PRELIMINARY SITE PLAN
SHEET 5	PP04 DATA TABLES
SHEET 6	PP05 PARCEL EXHIBIT

NOTES

- (1) 5' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA
- (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB
- (3) IF A DRIVEWAY IS PROVIDED THE SETBACK TO FACE OF GARAGE DOOR SHALL BE 10'

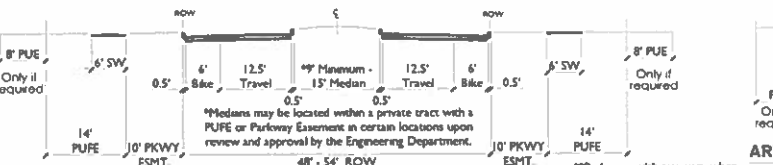
TYPICAL LOT AUTOCOURT 55' X 60' DETAIL



LOCAL STREET

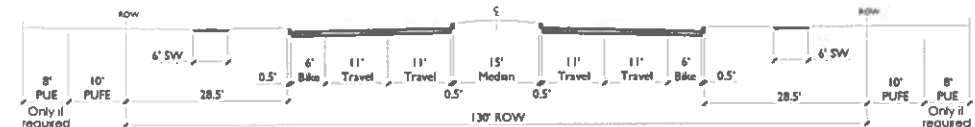
NOTES:

- ON STREET PARKING NOT ALLOWED
- PARKWAY WIDTH MAY VARY WHEN SIDEWALK IS DETACHED



COMMUNITY COLLECTOR & NEIGHBORHOOD ENTRY (2 LANE)

1115



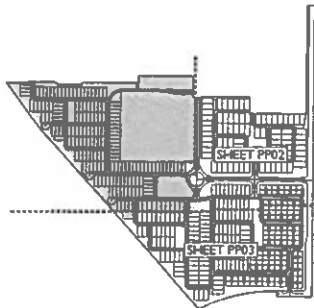
ARTERIAL ROADWAY (CRISMON ROAD)

MTB

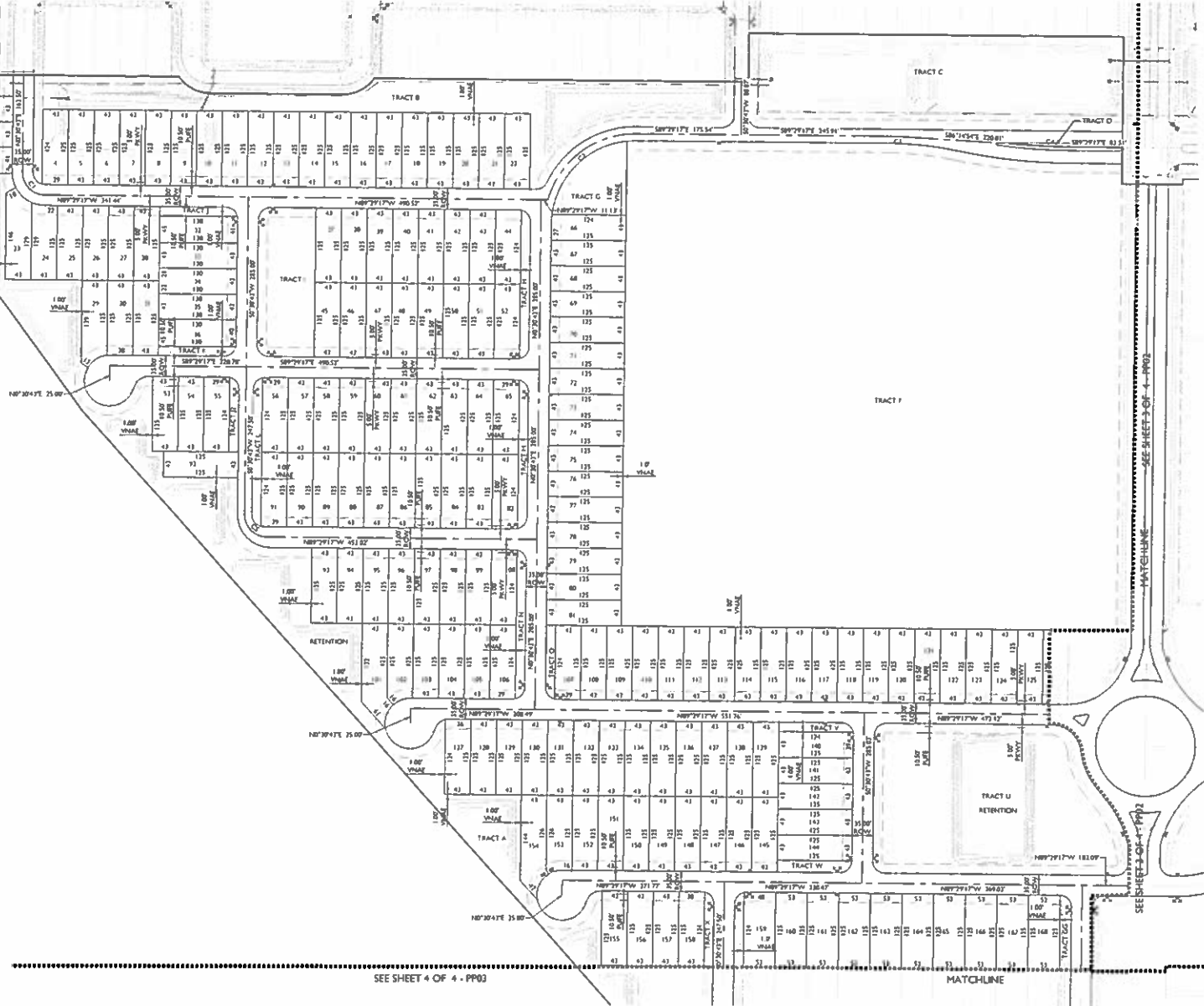
APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 6.20.18
WITH STIPS: YES ☒ NO ☐

KEY MAP



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90	27.50	53.02	090°00'00"
C2	197.27	153.00	189.71	90°47'19"
C3	34.68	412.00	34.40	90°14'23"
C4	54.28	994.00	54.30	90°14'23"
C5	58.90	27.50	53.02	090°00'00"
C6	58.90	27.50	53.02	090°00'00"
C7	54.90	75.00	49.58	090°00'00"
C8	54.90	27.50	53.02	090°00'00"
C9	54.90	27.50	53.02	090°00'00"
C10	57.02	200.00	54.88	016°20'54"
C11	17.41	200.00	17.41	084°51'16"
C12	39.66	200.00	39.59	011°31'00"
C13	58.90	27.50	53.02	090°00'00"
C14	26.89	540.00	36.80	093°04'13"
C15	26.89	540.00	36.80	093°04'13"
C16	29.75	1400.00	29.75	001°17'03"
C17	29.75	1400.00	29.75	001°17'03"
C18	58.90	27.50	53.02	090°00'00"
C19	58.90	27.50	53.02	090°00'00"
C20	58.90	27.50	53.02	090°00'00"
C21	58.90	27.50	53.02	090°00'00"
C22	58.90	27.50	53.02	090°00'00"
C23	58.90	27.50	53.02	090°00'00"
C24	58.90	27.50	53.02	090°00'00"
C25	58.90	27.50	53.02	090°00'00"



CADENCE AT GATEWAY
PHASE 2 & 3 - DU2

PRELIMINARY PLAT - DU2

EPS GROUP

2045 S. University Ave. Suite 101
Tomball, TX 77375
Tel: 281.350.1100
Fax: 281.350.1101

Project: _____

Drawn by: _____

Checked by: _____

Scale: _____

Notes: _____

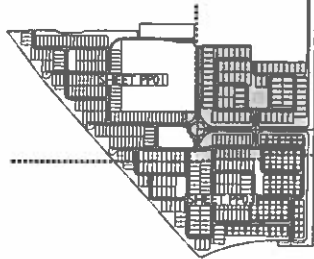
18-106

PP01

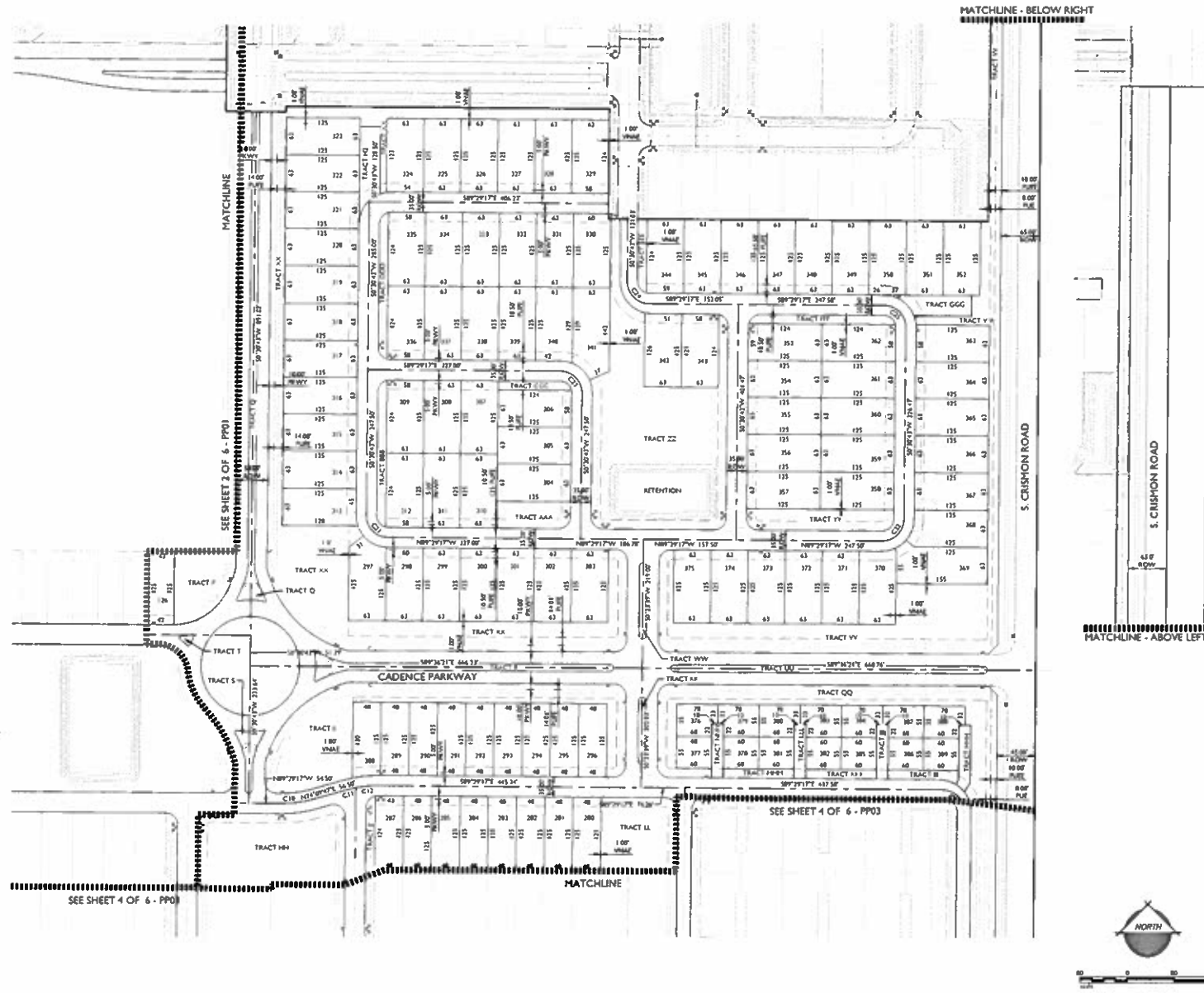
Sheet No. 2

of 6

KEY MAP



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90	37.50	53.07	90°00'00"
C2	197.37	153.00	183.71	60°47'15"
C3	34.80	612.00	34.80	90°11'47"
C4	56.70	394.00	56.70	90°11'47"
C5	58.90	37.50	53.07	90°00'00"
C6	58.90	37.50	53.07	90°00'00"
C7	54.80	35.00	49.50	90°00'00"
C8	58.90	37.50	53.07	90°00'00"
C9	58.90	37.50	53.07	90°00'00"
C10	57.87	200.00	56.88	81°6'28"
C11	17.41	200.00	17.41	90°45'16"
C12	29.46	300.00	30.59	91°13'14"
C13	58.90	37.50	53.07	90°00'00"
C14	26.89	500.00	26.89	90°00'00"
C15	26.89	500.00	26.89	90°00'00"
C16	29.75	1400.00	29.75	90°11'38"
C17	29.75	1400.00	29.75	90°11'38"
C18	58.90	37.50	53.07	90°00'00"
C19	58.90	37.50	53.07	90°00'00"
C20	58.90	37.50	53.07	90°00'00"
C21	58.90	37.50	53.07	90°00'00"
C22	58.90	37.50	53.07	90°00'00"
C23	58.90	37.50	53.07	90°00'00"
C24	58.90	37.50	53.07	90°00'00"
C25	58.90	37.50	53.07	90°00'00"

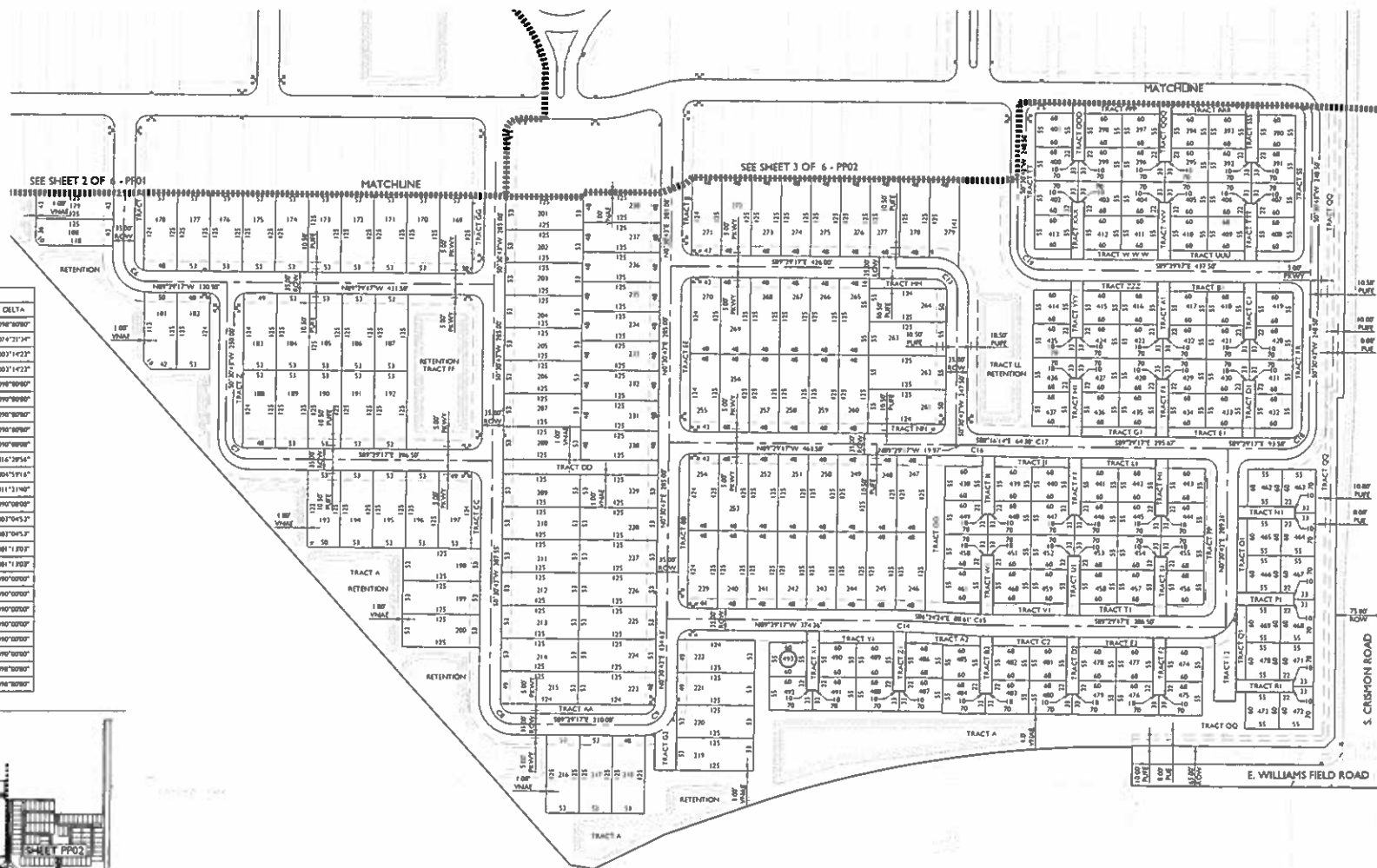
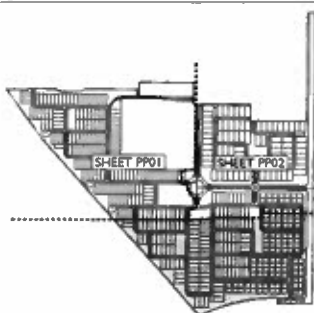


CADENCE AT GATEWAY
PHASE 2 & 3 - DU2
 PRELIMINARY PLAT - DU2

Project: _____
 Drawn by: _____
 Checked by: _____
 Date: _____
 Scale: _____
 Sheet No.: 3 of 6

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90	37.50'	53.82	0°00'00"
C2	197.27	152.80	183.71	0°07'31.34"
C3	34.80	613.00	34.68	0°07'42.32"
C4	54.20	994.00	56.30	0°07'42.32"
C5	58.90	37.50	53.82	0°00'00"
C6	58.90	37.50	53.82	0°00'00"
C7	54.90	35.00	49.50	0°00'00"
C8	58.90	37.50	53.82	0°00'00"
C9	58.90	37.50	53.82	0°00'00"
C10	57.00	308.00	56.80	0°16'30.54"
C11	47.41	308.00	47.41	0°04'59.14"
C12	39.66	308.00	39.59	0°11'51.00"
C13	58.90	37.50	53.82	0°00'00"
C14	26.89	508.00	26.89	0°07'04.52"
C15	26.89	508.00	26.89	0°07'04.52"
C16	29.75	1408.00	29.75	0°01'13.03"
C17	29.75	1408.00	29.75	0°01'13.03"
C18	58.90	37.50	53.82	0°00'00"
C19	58.90	37.50	53.82	0°00'00"
C20	58.90	37.50	53.82	0°00'00"
C21	58.90	37.50	53.82	0°00'00"
C22	58.90	37.50	53.82	0°00'00"
C23	58.90	37.50	53.82	0°00'00"
C24	58.90	37.50	53.82	0°00'00"
C25	58.90	37.50	53.82	0°00'00"

KEY MAP



CADENCE AT GATEWAY
PHASE 2 & 3 - D02

PRELIMINARY PLAT - D02

Project
Preparation
Date: 11-20-18
By: [Signature]
Check: [Signature]
Title: [Signature]



18-106
PP03
Sheet No.
4
of 6



[illegible]

TRACT	USE	AREA (S)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	411894	9.458
B	LANDSCAPE / OPEN SPACE / RETENTION	74646	1.709
C	LANDSCAPE / OPEN SPACE	99730	2.299
D	LANDSCAPE / OPEN SPACE	2171	0.050
E	LANDSCAPE / OPEN SPACE	684348	15.709
F	LANDSCAPE / OPEN SPACE	11237	0.258
G	LANDSCAPE / OPEN SPACE	3785	0.008
H	LANDSCAPE / OPEN SPACE	23881	0.547
I	LANDSCAPE / OPEN SPACE	1934	0.044
J	LANDSCAPE / OPEN SPACE	1934	0.044
K	LANDSCAPE / OPEN SPACE	3785	0.008
L	LANDSCAPE / OPEN SPACE	3785	0.008
M	LANDSCAPE / OPEN SPACE	3785	0.008
N	LANDSCAPE / OPEN SPACE	1852	0.042
O	LANDSCAPE / OPEN SPACE	10467	0.240
P	LANDSCAPE / OPEN SPACE	10022	0.240
Q	LANDSCAPE / OPEN SPACE	4704	0.119
R	LANDSCAPE / OPEN SPACE	2161	0.049
S	LANDSCAPE / OPEN SPACE	21904	0.503
T	LANDSCAPE / OPEN SPACE	371	0.006
U	LANDSCAPE / OPEN SPACE / RETENTION	96234	2.209
V	LANDSCAPE / OPEN SPACE	1854	0.043
W	LANDSCAPE / OPEN SPACE	2353	0.054
X	LANDSCAPE / OPEN SPACE	1852	0.042
Y	LANDSCAPE / OPEN SPACE	3785	0.008
Z	LANDSCAPE / OPEN SPACE	3785	0.008
AA	LANDSCAPE / OPEN SPACE	3785	0.008
BB	LANDSCAPE / OPEN SPACE	3785	0.008

TRACT	USE	AREA (S)	AREA (AC)
CC	LANDSCAPE / OPEN SPACE	1852	0.041
CO	LANDSCAPE / OPEN SPACE	5088	0.135
EL	LANDSCAPE / OPEN SPACE	1785	0.085
FF	LANDSCAPE / OPEN SPACE	30293	0.675
GG	LANDSCAPE / OPEN SPACE	4578	0.105
HH	LANDSCAPE / OPEN SPACE	31205	0.716
I	LANDSCAPE / OPEN SPACE	39795	0.914
J	LANDSCAPE / OPEN SPACE	3765	0.085
KL	LANDSCAPE / OPEN SPACE	1341	0.031
LL	LANDSCAPE / OPEN SPACE / RETENTION	18819	1.322
MM	LANDSCAPE / OPEN SPACE	1852	0.041
NN	LANDSCAPE / OPEN SPACE	1852	0.041
OO	LANDSCAPE / OPEN SPACE	9527	0.219
PP	LANDSCAPE / OPEN SPACE	4711	0.154
Q	LANDSCAPE / OPEN SPACE	1852	0.041
RR	LANDSCAPE / OPEN SPACE	5579	0.128
SS	LANDSCAPE / OPEN SPACE	5579	0.128
TT	LANDSCAPE / OPEN SPACE	5579	0.128
UU	LANDSCAPE / OPEN SPACE	4432	0.147
VV	LANDSCAPE / OPEN SPACE	86488	1.738
WW	LANDSCAPE / OPEN SPACE	1535	0.055
XX	LANDSCAPE / OPEN SPACE	81123	1.847
YY	LANDSCAPE / OPEN SPACE	8820	0.282
ZZ	LANDSCAPE / OPEN SPACE / RETENTION	48143	1.569
AAA	LANDSCAPE / OPEN SPACE	5492	0.129
BBB	LANDSCAPE / OPEN SPACE	3765	0.085
CCC	LANDSCAPE / OPEN SPACE	1852	0.041
DDD	LANDSCAPE / OPEN SPACE	1580	0.058

TRACT	USE	AREA (SF)	AREA (AC)
EEB	LANDSCAPE / OPEN SPACE	1852	0.043
FFV	LANDSCAPE / OPEN SPACE	3795	0.085
	TOTAL TRACT OPEN SPACE	1987049	45.633

TRACT USE TABLE			
GGG	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.090
10-04	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1944	0.050
II	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1948	0.045
III	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.042
FFF	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.043
LLL	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.042
HHH	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
10-01	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.042
OOO	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
PPP	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
QQQ	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
BBB	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
SSS	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
TTT	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
UUU	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
VVV	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.042
WWW	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
XXX	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
YYY	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
ZZZ	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
AA	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
BB	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
CC	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
DD	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
EE	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1960	0.041
FF	P.U.FE, PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041

TRACT USE TABLE			
TRACT	USE	AREA (SQ.	AREA (AC)
G1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1806	0.041
H1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1856	0.043
I1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1802	0.041
J1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1907	0.044
K1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1856	0.042
L1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1868	0.042
M1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1856	0.041
N1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1858	0.042
O1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1868	0.042
P1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1866	0.041
Q1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1866	0.041
R1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1858	0.041
S1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1914	0.044
T1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2245	0.051
U1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1914	0.044
V1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2245	0.052
W1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1914	0.044
X1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1914	0.044
Y1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2244	0.052
Z1	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1913	0.044
A2	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2004	0.047
B3	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1859	0.042
C2	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1860	0.041
D3	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1856	0.042
E2	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1860	0.041
F2	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1858	0.041
G2	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2562	0.059
H2	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	4509	0.104
I2	F.U.T. PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	4188	0.096
AUTOCOUNT TRACTS TOTAL		11882	2.56

RIGHT OF WAY = 5.60 ACRES

1" = 130.38 ACRES

PARCEL K
GROSS 19.16 AC
NET 19.16 AC
43'x125'
LOT 75

PARCEL M
GROSS 15.82 AC
NET 15.82 AC

PARCEL N
GROSS 13.34 AC
NET 13.34 AC
63'x125'
LOT 45

PARCEL S
GROSS 15.03 AC
NET 12.03 AC
63'x125'
LOT 34

PARCEL I
GROSS 19.37 AC
NET 19.37 AC
43'x125'
LOT 85

PARCEL N
GROSS 16.56 AC
NET 16.56 AC
53'x125'
LOT 69

PARCEL O
GROSS 14.59 AC
NET 14.59 AC
48'x125'
LOT 67

PARCEL O
GROSS 20.12 AC
NET 18.51 AC
CLUSTER
LOT 118

UNIT #
75
85
--
69
67
118
45
34
493