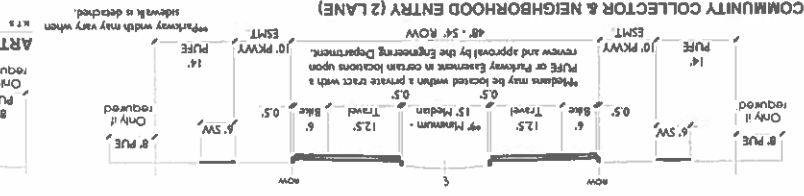
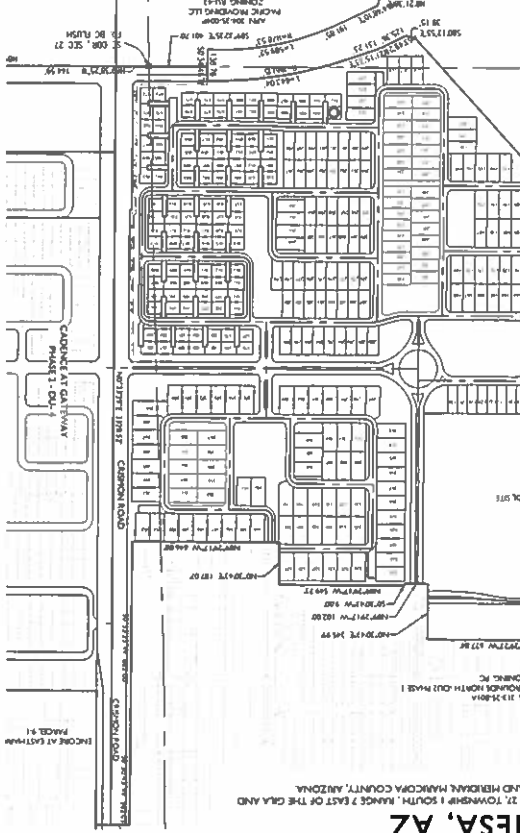


APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 6.20.18
WITH STIPS: YES ☒ NO ☐



SHEET 4	PROS	DATA TABLES	PARCEL EXHIBIT	GAS	CASE	INTENT	CENTURY LINK / COX COMMUNICATIONS
SHEET 3	PROS	DATA TABLES	PARCEL EXHIBIT	GAS	CASE	INTENT	CENTURY LINK / COX COMMUNICATIONS

SHEET INDEX



SITE BENCHMARK
FOUND MONOPY WITH C&P THE NORTH QUARTER CORNER OF
SECTION 27, AND THE SOUTH QUARTER CORNER OF SECTION 28
(CONSIDER 1/4 SOUTH RANGL 7 EAST)
ELEVATION = 1402.76 (C&P OF M&A DATUM)

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
2. LOT DEVELOPER AND APPROVING AGENCY SHALL BE THE FINAL AUTHORITY
3. A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF SEWERAGE STREET LIGHTS

[illegible]

URBAN RUNNERS
LANDSCAPE DESIGN
1501 E. 15th ST.
SUITE 100
DENVER, CO 80202
PHONE (303) 733-0099
FAX (303) 733-0099

CONTRACT: TBA-BRISTOL
PHONE (800) 515-2258
FAX (800) 503-2258

CONTRACT: JOHN HENCOCK
PHONE (408) 543-2158
FAX (408) 543-2158

LAND USE & ATTORNEY
COUNSEL & BUSINESS
1100 CENTRAL AVE.
SUITE 100
DENVER, CO 80202
PHONE (303) 733-0099
FAX (303) 733-0099

CONTRACT: SUSAN DEPH-
PHONE (303) 733-0099
FAX (303) 733-0099



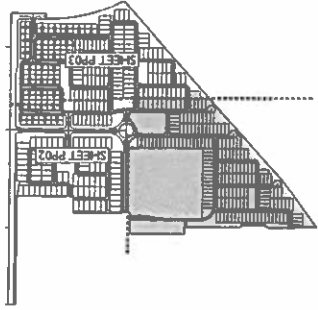
A PORTION OF SECTION 26 & 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER BASE AND MIDDLE MARIKOPA COUNTY, ARIZONA

**CADENCE AT GATEWAY
PHASE 2 & 3 - DU2**
PEBA AZ

Cover Sheet



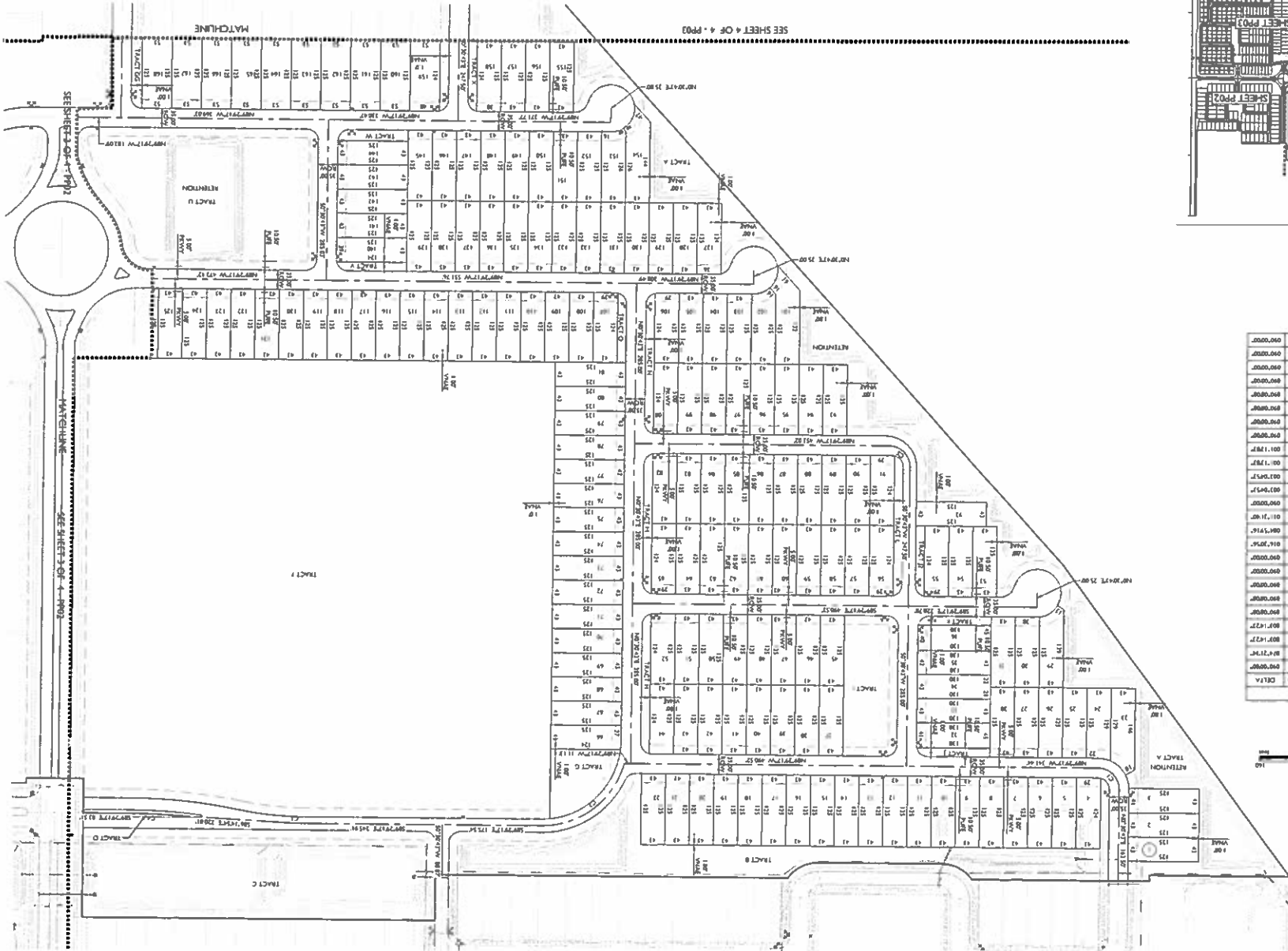
22045 E. Vandyard Ave., Suite 101
Peoria, AZ 85210
T: 480.503.2150 | F: 480.503.2256
www.ebsb.com | P: H. C. Co. Inc.



KEY MAP

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90	37.50	51.02	69.000000
C2	11.27	64.00	10.07	10.07134
C3	54.20	994.00	54.20	90.000000
C4	58.90	37.50	51.02	69.000000
C5	58.90	37.50	51.02	69.000000
C6	58.90	37.50	51.02	69.000000
C7	58.90	37.50	51.02	69.000000
C8	58.90	37.50	51.02	69.000000
C9	58.90	37.50	51.02	69.000000
C10	58.90	37.50	51.02	69.000000
C11	58.90	37.50	51.02	69.000000
C12	58.90	37.50	51.02	69.000000
C13	58.90	37.50	51.02	69.000000
C14	58.90	37.50	51.02	69.000000
C15	58.90	37.50	51.02	69.000000
C16	58.90	37.50	51.02	69.000000
C17	58.90	37.50	51.02	69.000000
C18	58.90	37.50	51.02	69.000000
C19	58.90	37.50	51.02	69.000000
C20	58.90	37.50	51.02	69.000000
C21	58.90	37.50	51.02	69.000000
C22	58.90	37.50	51.02	69.000000
C23	58.90	37.50	51.02	69.000000
C24	58.90	37.50	51.02	69.000000
C25	58.90	37.50	51.02	69.000000

Curve Table

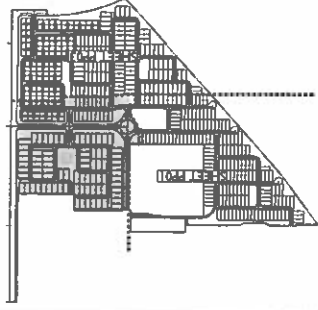


SEE SHEET 4 OF 4, P003

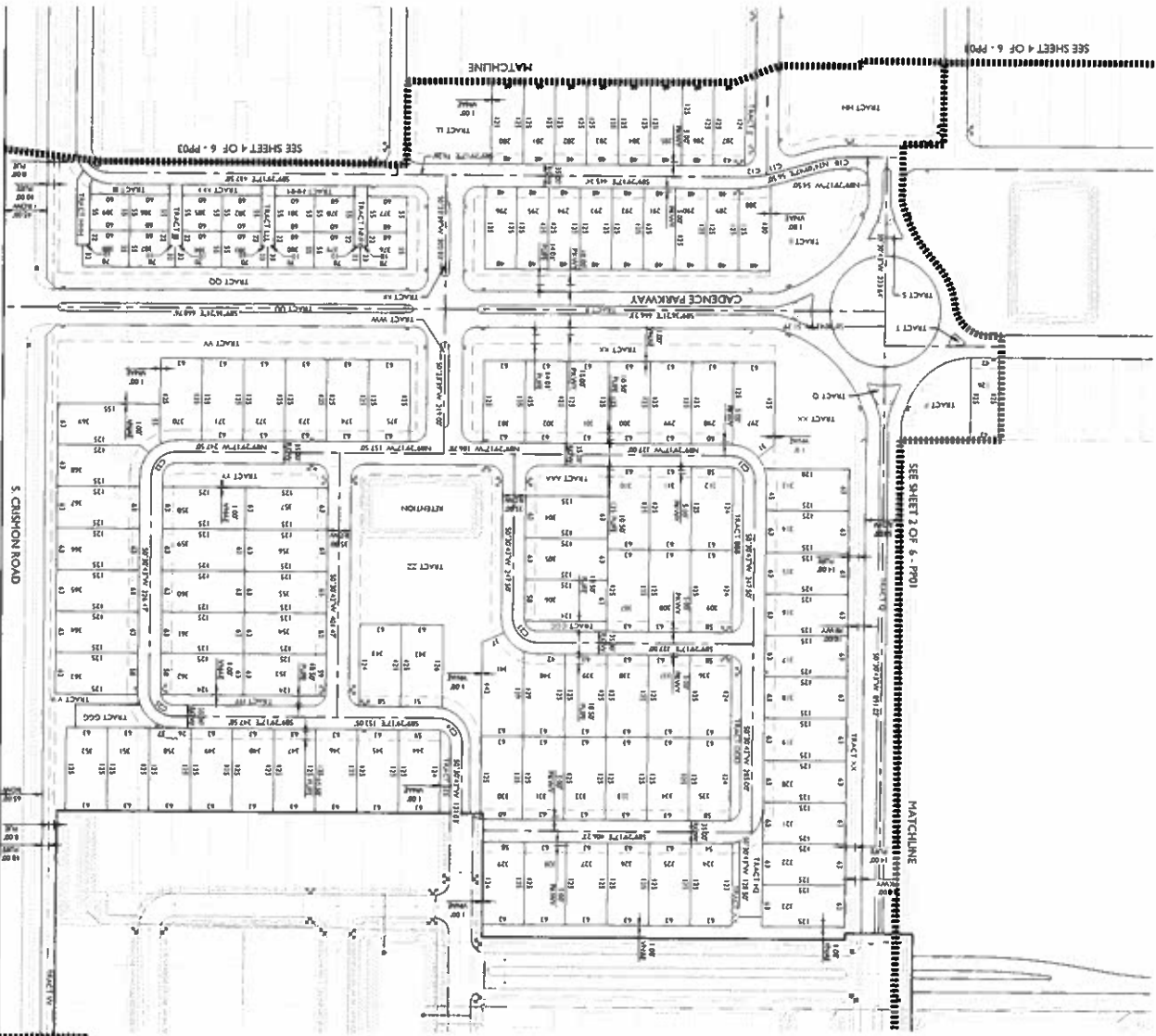
MATCHLINE

SEE SHEET 4 OF 4, P003

MATCHLINE SEE SHEET 3 OF 4, P002



CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90	37.50	51.07	68.08°
C2	19.27	153.89	18.71	34.47°
C3	34.66	61.28	34.46	80.71°
C4	56.29	94.00	56.29	90.00°
C5	56.29	94.00	56.29	90.00°
C6	56.29	94.00	56.29	90.00°
C7	54.89	95.87	54.89	89.99°
C8	58.90	37.50	51.07	68.08°
C9	58.90	37.50	51.07	68.08°
C10	57.87	200.00	56.88	64.78°
C11	17.47	200.00	17.47	64.78°
C12	29.64	200.00	29.59	61.71°
C13	58.90	37.50	51.07	68.08°
C14	26.89	500.00	26.89	80.75°
C15	26.89	500.00	26.89	80.75°
C16	29.75	1480.00	29.75	88.71°
C17	29.75	1480.00	29.75	88.71°
C18	58.90	37.50	51.07	68.08°
C19	58.90	37.50	51.07	68.08°
C20	58.90	37.50	51.07	68.08°
C21	58.90	37.50	51.07	68.08°
C22	58.90	37.50	51.07	68.08°
C23	58.90	37.50	51.07	68.08°
C24	58.90	37.50	51.07	68.08°
C25	58.90	37.50	51.07	68.08°



MATCHLINE - ABOVE LEFT

5. CARRISON ROAD

MATCHLINE - BELOW RIGHT

of 6

Sheet No. 3

PP03

18-106

1/4" = 1' = 30'

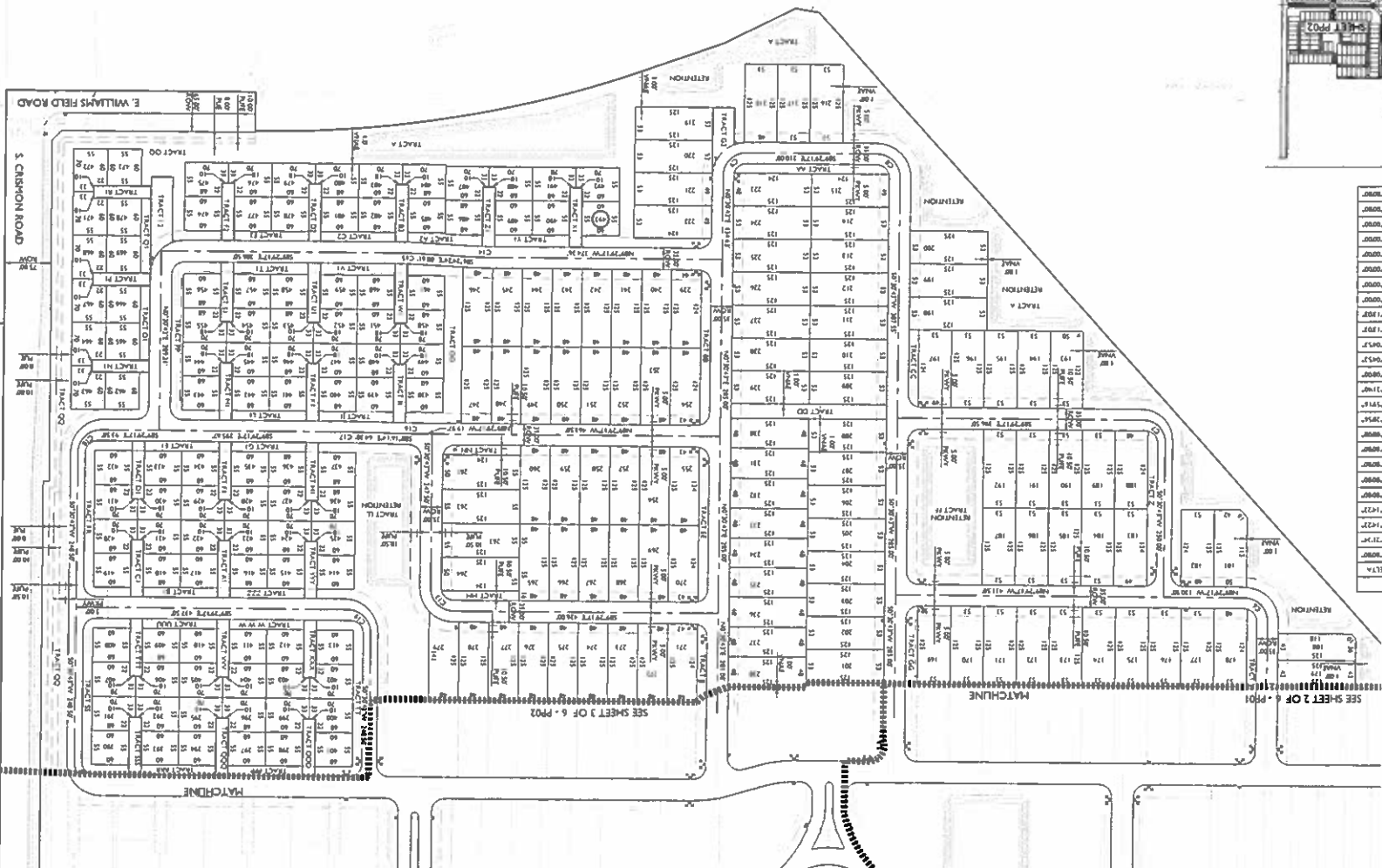
DATE: 12-11-2013

PROJECT: CADENCE AT GATEWAY PHASE 2 & 3 - DU2

PRELIMINARY PLAT - DU2

EPS GROUP

3015 S. University Ave., Suite 101
Mesa, AZ 85210
T: (480) 330-2150 F: (480) 330-2158
www.epsaz.com



[illegible]

CADENCE AT GATEWAY PHASE 2 - DUT

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GROSS AC = 135.98 (OVERALL)			
NET INCLUDING SCHOOL SITE = 130.38 ACRES			
RIGHT OF WAY = 5.60 ACRES			

