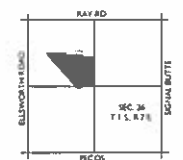


PRELIMINARY PLAT
FOR
CADENCE AT GATEWAY PHASE 2&3 -DU-2
MESA, AZ

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.
2045 S. VINEYARD AVE., STE 101
MESA, AZ 85210
PHONE (480) 501-2250
FAX (480) 501-2250
CONTACT JOHN MCGHEE, 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
GAMBAGE & BURNHAM
3 NORTH CENTRAL AVE.
15TH FLOOR
PHOENIX, AZ 85004
PHONE (602) 254-0566
CONTACT: SUSAN DEHNITT

PROJECT DATA

APN	304-35-0002, 304-35-0004 A PORTION OF 304-35-777
GENERAL PLAN	PLANNED USE COMMUNITY (MUC)
EXISTING ZONING	PLANNED COMMUNITY (PC)
LAND USE GROUPS	COMMUNITY RESIDENTIAL (CR) AND COMMUNITY RESIDENTIAL SMALL LOT (CRSL)
CURRENT LAND USE	UNDVELOPED
NET AREA	11.35 AC ACRES (INCLUDING SCHOOL SITE)
SCHOOL SITE	11.35 AC ACRES
SCHOOL SITE	15.82 ACRES
NO. OF LOTS	4192 LOTS
GROSS DENSITY	7.63 DU/AC
NET DENSITY	3.78 DU/AC
TRACT OPEN SPACE	45.63 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 7812 CITY OF MESA BENCHMARK 5' LIST IN APRIL
2012

SITE BENCHMARK

FOUNDATION 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 = 1402.76 (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

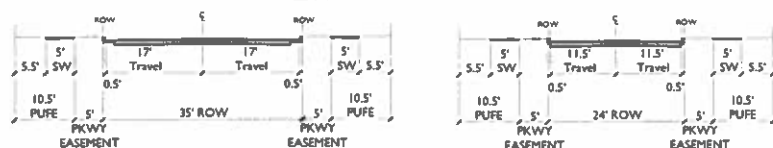
SHEET INDEX

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

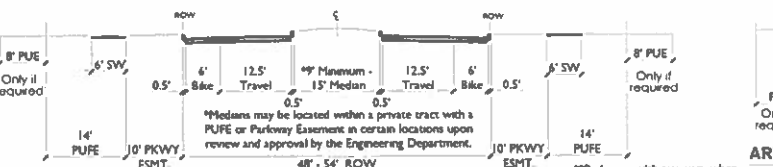
- (1) 5' FROM PROPERTY LINE (BACK) OF CURB TO LIVING AREA
- (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB
- (3) IF A DRIVEWAY IS PROVIDED THE SETBACK TO FACE OF GARAGE DOOR SHALL BE 10'

TYPICAL LOT AUTOCOURT 55' X 60' DETAIL



LOCAL STREET

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

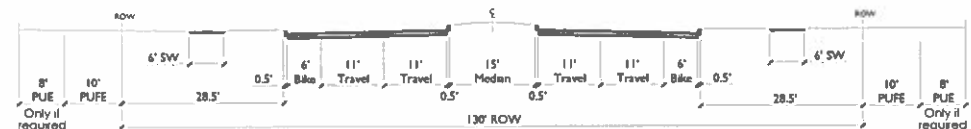


COMMUNITY COLLECTOR & NEIGHBORHOOD ENTRY (2 LANE)

NTB

ARTERIAL ROADWAY (CRISMON ROAD)

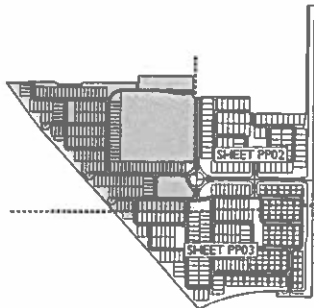
MPB



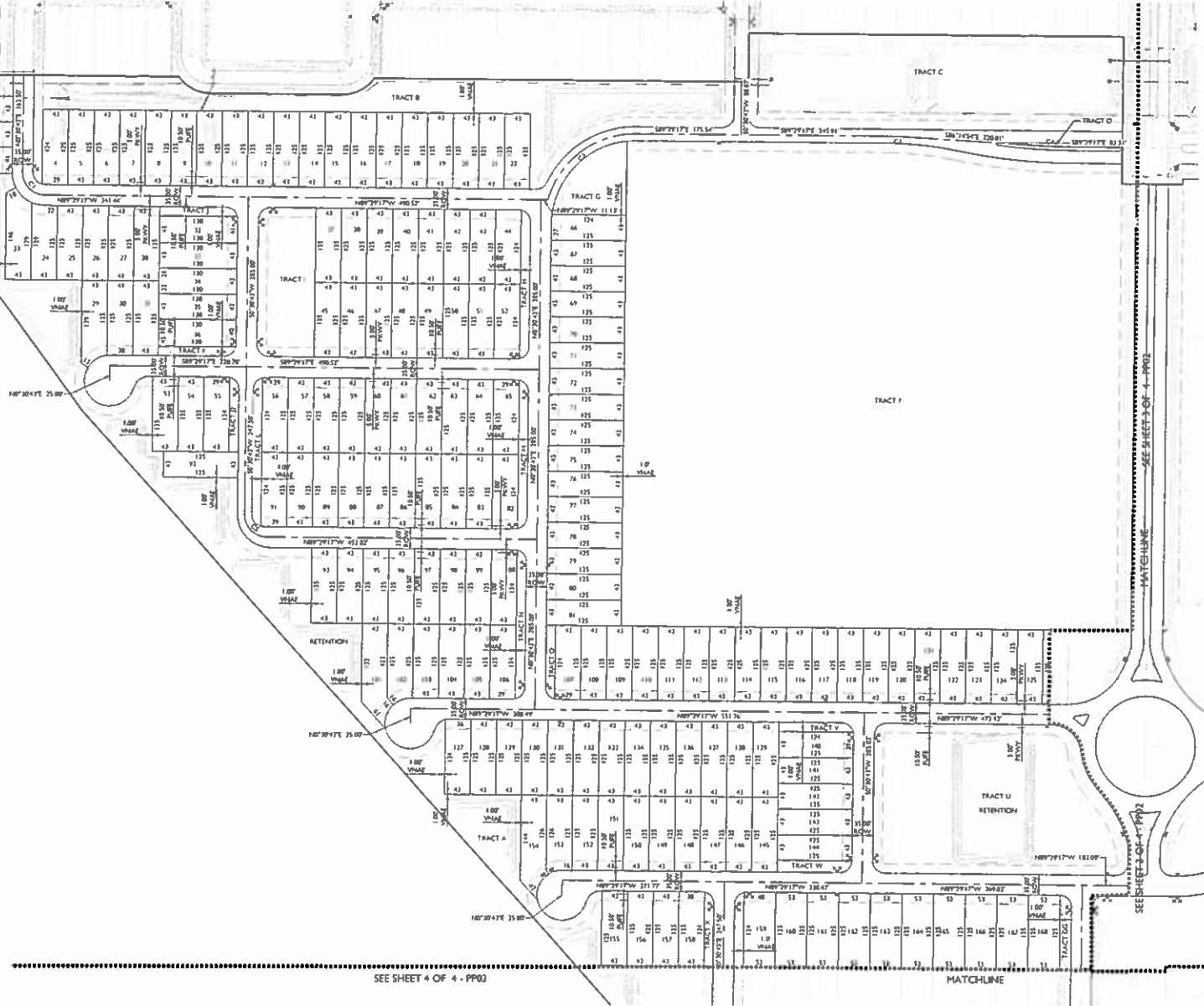
APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 6.20.18
WITH STIPS: YES ☒ NO ☐

KEY MAP



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	34.46	412.00	34.40	90°14'23"
C4	54.28	994.00	54.30	90°14'23"
C5	58.90	27.50	53.02	90°00'00"
C6	58.90	27.50	53.02	90°00'00"
C7	54.90	75.00	49.58	90°00'00"
C8	54.90	27.50	53.02	90°00'00"
C9	54.90	27.50	53.02	90°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	90°00'00"
C14	26.89	540.00	26.89	093°04'13"
C15	26.89	540.00	26.89	093°04'13"
C16	29.75	1400.00	29.75	001°17'37"
C17	29.75	1400.00	29.75	001°17'37"
C18	58.90	27.50	53.02	90°00'00"
C19	58.90	27.50	53.02	90°00'00"
C20	58.90	27.50	53.02	90°00'00"
C21	58.90	27.50	53.02	90°00'00"
C22	58.90	27.50	53.02	90°00'00"
C23	58.90	27.50	53.02	90°00'00"
C24	58.90	27.50	53.02	90°00'00"
C25	58.90	27.50	53.02	90°00'00"



CADENCE AT GATEWAY
PHASE 2 & 3 - DU2

PRELIMINARY PLAT - DU2

Project: _____

Prepared by: _____

Checked by: _____

Drawn by: _____

Scale: _____

North Arrow: _____

Project No: 18-106

Sheet No: PP01

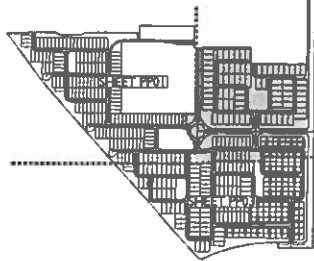
Sheet No: 2

of 6

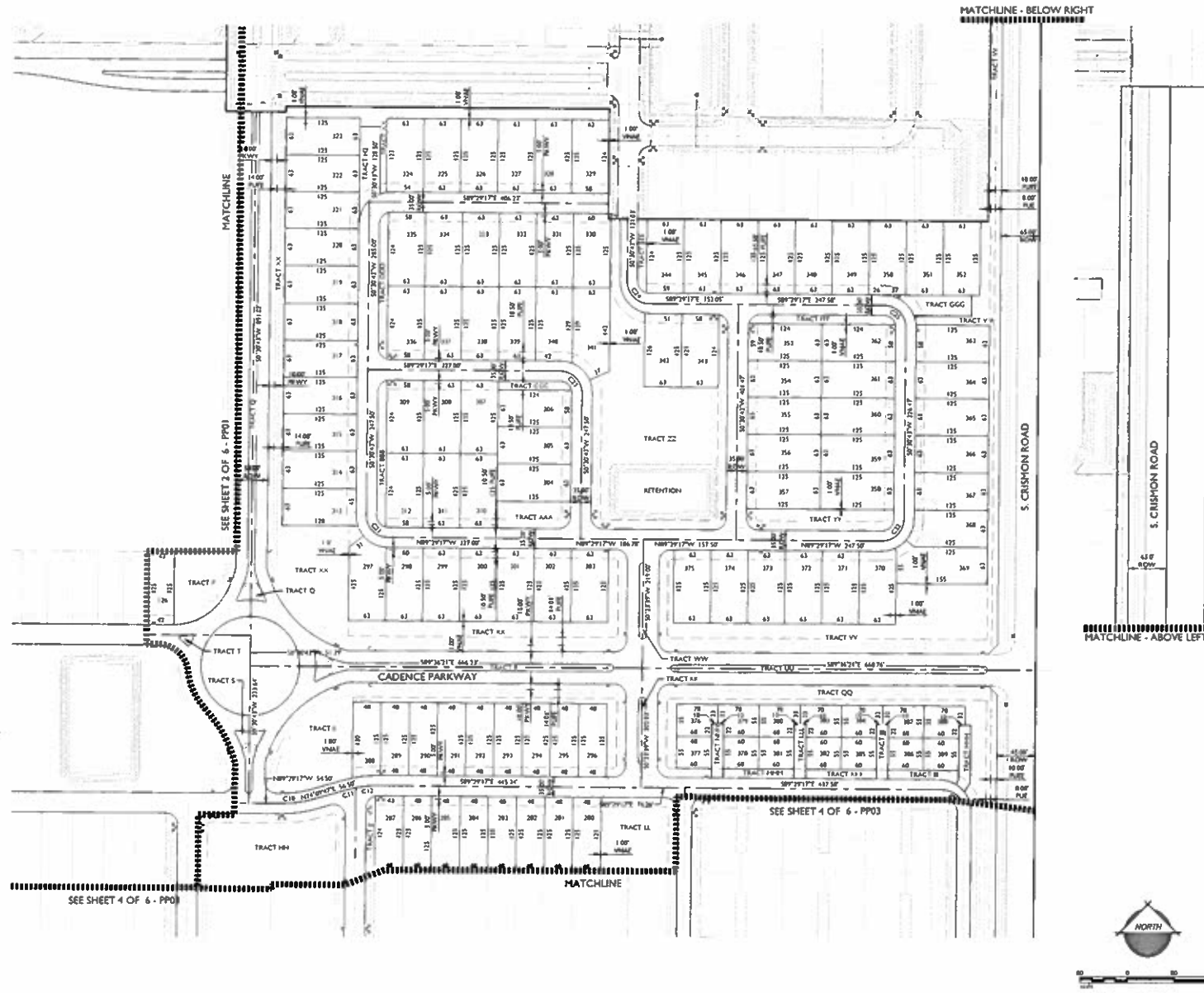
EPS GROUP

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

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°47'13"
C3	34.80	612.00	34.80	90°01'43"
C4	56.70	394.00	56.70	90°01'47"
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°00'00"
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°01'30"
C17	29.75	1400.00	29.75	90°01'30"
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"

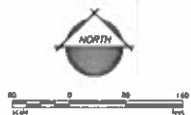
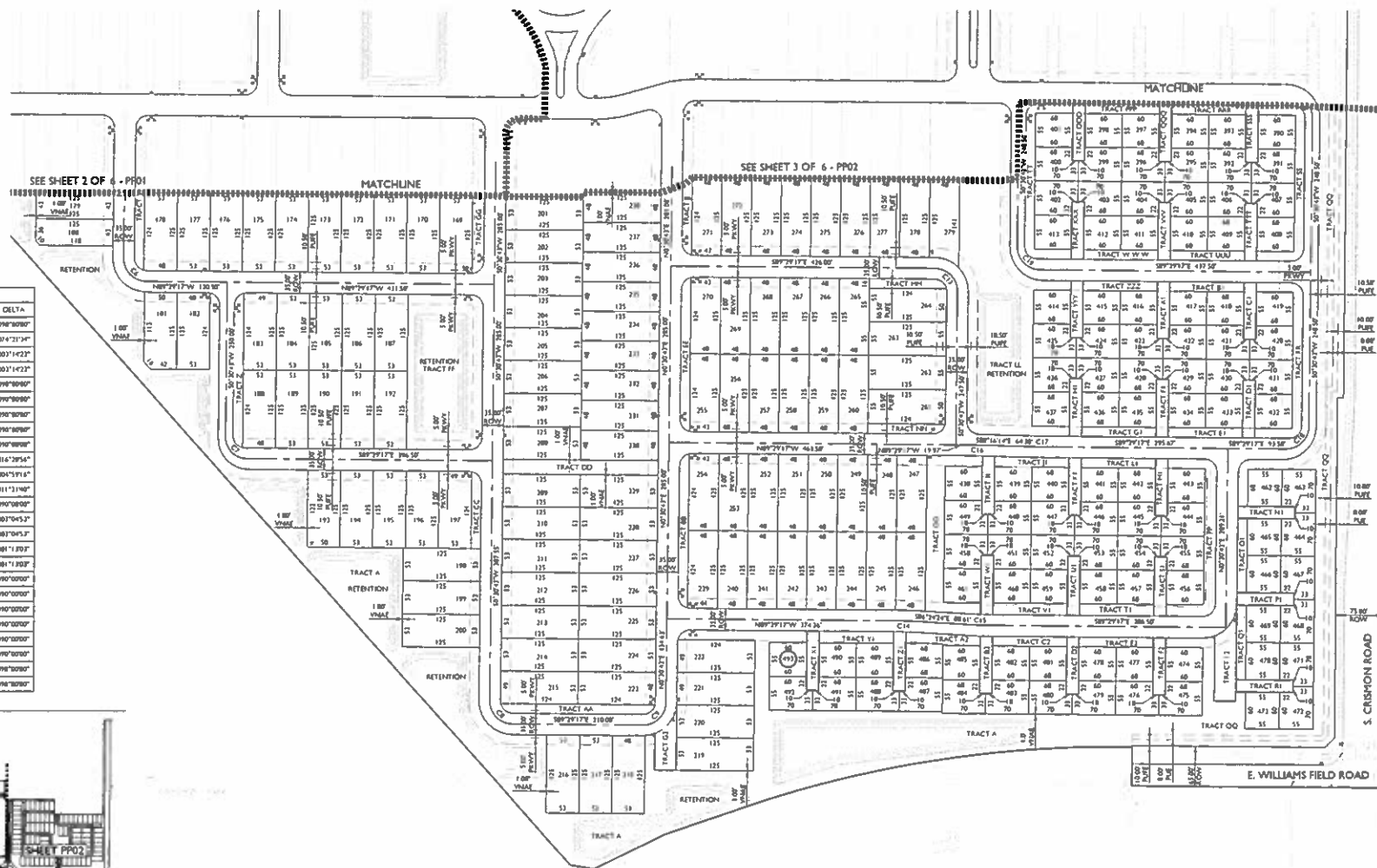
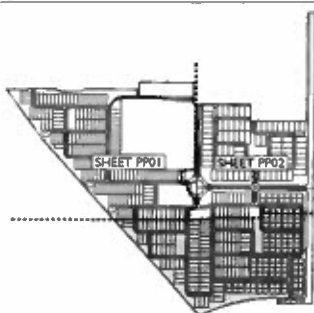


CADENCE AT GATEWAY
PHASE 2 & 3 - DU2
 PRELIMINARY PLAT - DU2

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°07'31.4"
C3	34.80	613.00	34.68	0°01'42.3"
C4	54.20	994.00	56.30	0°01'42.3"
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°06'30.5"
C11	47.41	308.00	47.41	0°04'59.1"
C12	39.66	308.00	39.59	0°01'51.0"
C13	58.90	37.50	53.82	0°00'00"
C14	26.89	508.00	26.89	0°01'04.3"
C15	26.89	508.00	26.89	0°01'04.3"
C16	29.75	1408.00	29.75	0°01'13.0"
C17	29.75	1408.00	29.75	0°01'13.0"
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



[illegible]

TRACT	USE	AREA (SQ.)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	441194	9.458
B	LANDSCAPE / OPEN SPACE / RETENTION	74446	1.709
C	LANDSCAPE / OPEN SPACE	99730	2.200
D	LANDSCAPE / OPEN SPACE	2173	0.050
E	LANDSCAPE / OPEN SPACE	680348	15.700
F	LANDSCAPE / OPEN SPACE	11237	0.258
G	LANDSCAPE / OPEN SPACE	3768	0.085
H	LANDSCAPE / OPEN SPACE	33881	0.547
I	LANDSCAPE / OPEN SPACE	1934	0.044
J	LANDSCAPE / OPEN SPACE	1934	0.044
K	LANDSCAPE / OPEN SPACE	3768	0.085
L	LANDSCAPE / OPEN SPACE	3768	0.085
M	LANDSCAPE / OPEN SPACE	3768	0.085
N	LANDSCAPE / OPEN SPACE	1882	0.043
O	LANDSCAPE / OPEN SPACE	10467	0.240
P	LANDSCAPE / OPEN SPACE	10882	0.248
Q	LANDSCAPE / OPEN SPACE	4366	0.159
R	LANDSCAPE / OPEN SPACE	2141	0.049
S	LANDSCAPE / OPEN SPACE	31994	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	1882	0.043
Y	LANDSCAPE / OPEN SPACE	3768	0.085
Z	LANDSCAPE / OPEN SPACE	3768	0.085
AA	LANDSCAPE / OPEN SPACE	3768	0.085
BB	LANDSCAPE / OPEN SPACE	3768	0.085

TRACT USE TABLE			
TRACT	USE	AREA (SQ.)	AREA (AC)
CC	LANDSCAPE / OPEN SPACE	1852	0.641
DD	LANDSCAPE / OPEN SPACE	5888	0.135
EE	LANDSCAPE / OPEN SPACE	3786	0.085
FF	LANDSCAPE / OPEN SPACE	30793	0.673
GG	LANDSCAPE / OPEN SPACE	4578	0.105
HH	LANDSCAPE / OPEN SPACE	31705	0.716
II	LANDSCAPE / OPEN SPACE	39795	0.914
JJ	LANDSCAPE / OPEN SPACE	3786	0.085
KK	LANDSCAPE / OPEN SPACE	1341	0.031
LL	LANDSCAPE / OPEN SPACE / RETENTION	58019	1.322
MM	LANDSCAPE / OPEN SPACE	1852	0.043
NN	LANDSCAPE / OPEN SPACE	1852	0.043
OO	LANDSCAPE / OPEN SPACE	9537	0.219
PP	LANDSCAPE / OPEN SPACE	4711	0.104
QQ	LANDSCAPE / OPEN SPACE	1852	0.043
RR	LANDSCAPE / OPEN SPACE	5379	0.128
SS	LANDSCAPE / OPEN SPACE	5379	0.128
TT	LANDSCAPE / OPEN SPACE	5379	0.128
UU	LANDSCAPE / OPEN SPACE	6423	0.147
VV	LANDSCAPE / OPEN SPACE	86448	1.938
WW	LANDSCAPE / OPEN SPACE	1535	0.035
XX	LANDSCAPE / OPEN SPACE	81123	1.867
YY	LANDSCAPE / OPEN SPACE	8820	0.202
ZZ	LANDSCAPE / OPEN SPACE / RETENTION	48263	1.069
AAA	LANDSCAPE / OPEN SPACE	5602	0.129
BBB	LANDSCAPE / OPEN SPACE	3795	0.085
CCC	LANDSCAPE / OPEN SPACE	1851	0.041
DDD	LANDSCAPE / OPEN SPACE	1580	0.036

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
EEB	LANDSCAPE / OPEN SPACE	1852	0.042
WFF	LANDSCAPE / OPEN SPACE	3795	0.085
	TOTAL TRACT OPEN SPACE	1907849	45.633

TRACT USE TABLE			
GGG	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1913	0.090
HHH	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	2166	0.080
I	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1948	0.045
J	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	185	0.042
KKK	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1968	0.063
LLL	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1951	0.042
MMM	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1868	0.042
NNN	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1951	0.042
OOO	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1958	0.042
PPP	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1960	0.017
QQQ	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042
RRR	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1960	0.042
SSS	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042
TTT	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042
UUU	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1960	0.042
VVV	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042
WWW	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1960	0.042
XXX	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042
YYY	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042
ZZZ	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1960	0.042
A1	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1970	0.042
B1	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1960	0.042
C1	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1970	0.042
D1	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042
E1	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1960	0.042
F1	P U F E, P A R K I N G, I N G R E S S / E G R E S S A N D E M E R G E N C Y A C C E S S	1950	0.042

TRACT USE TABLE			
TRACT	USE	AREA (P)	AREA (A)
G1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1808	0.041
H1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.043
H	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1882	0.043
J1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1707	0.044
K1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1850	0.042
L1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1884	0.041
H1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
H1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1850	0.041
OH	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1940	0.041
P1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1850	0.042
Q1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1888	0.041
R1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.043
S1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1714	0.044
T1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1245	0.053
U1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1714	0.044
V1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1245	0.052
W1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1714	0.044
X1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1714	0.044
Y1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1244	0.053
Z1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1112	0.046
A2	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	3044	0.047
B3	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.041
C7	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1860	0.043
D1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.042
E2	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1860	0.043
F3	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.042
G1	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2562	0.059
H2	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	609	0.104
I2	P.U.F., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	6186	0.066
D	AUTOCOMB TRACTS TOTAL	31182	2.545

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