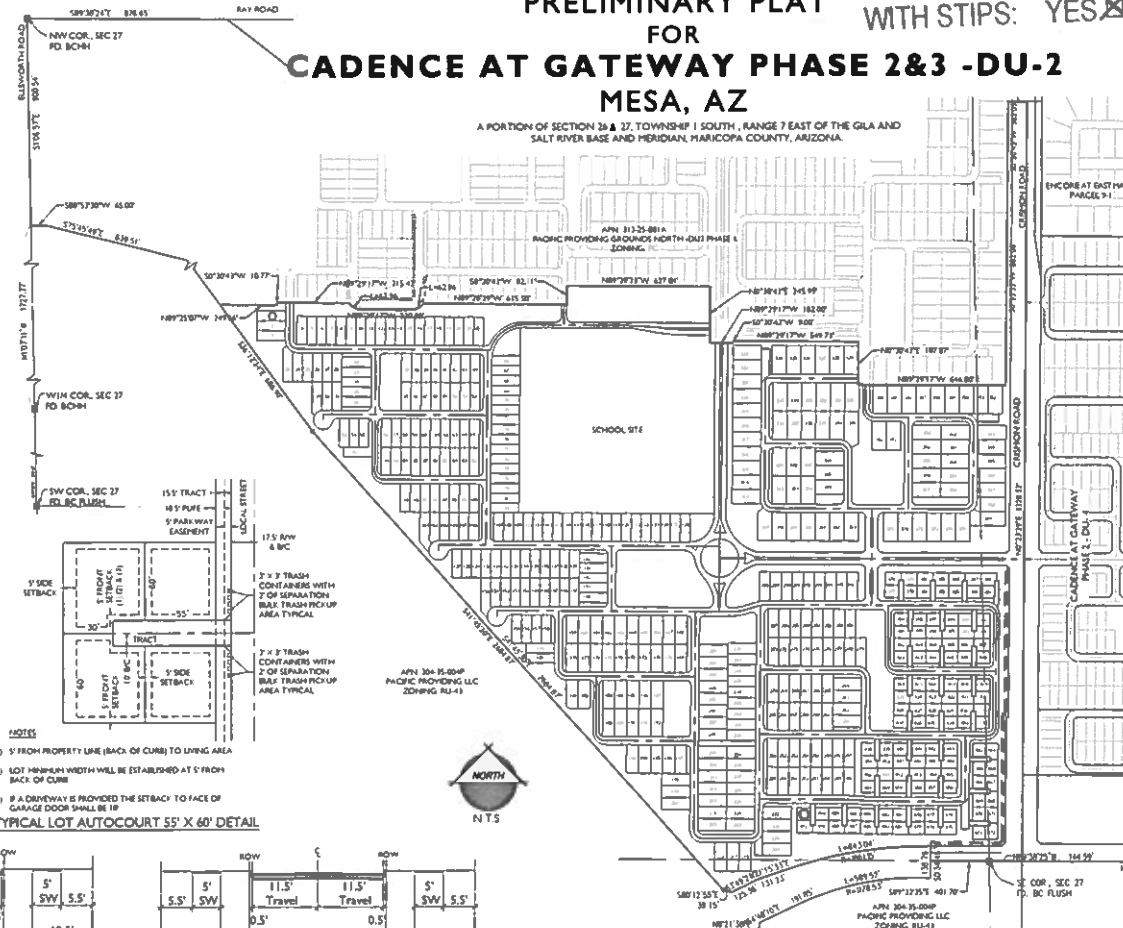
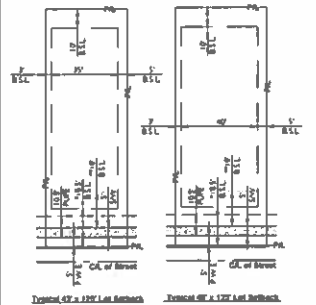
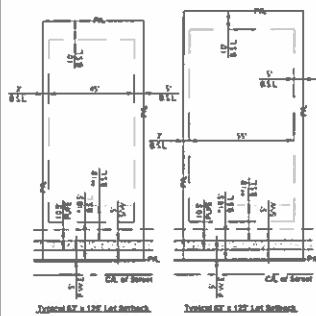


APPROVED PLANS
PLANNING AND ZONING BOARDDATE: 6.20.18
WITH STIPS: YES ☒ NO ☐ COMMUNITY MAPPRELIMINARY PLAT
FORCADENCE AT GATEWAY PHASE 2&3 -DU-2
MESA, AZA PORTION OF SECTION 26 & 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT TEAM

WATER DEVELOPER
PACIFIC PROVIDING LLC
1708 N PACIFIC WAY SUITE 100
COTTIDALE, AZ 85205
PHONE (480) 545-2555
CONTACT TIM BOWMAN

ENGINEER
EPS GROUP, INC.
3045 S. VINLAND AVE. STE 101
MESA, AZ 85218
PHONE (480) 545-2555
CONTACT JONAH MCNEEL P.E.

URBAN PLANNING

LANDSCAPE DESIGN
GREEN PRACTICE
701 E. 5th AVENUE SUITE 208
SCOTTSDALE, AZ 85211
PHONE (480) 469-8001
CONTACT WENDALL PICKETT

LAND USE ATTORNEY
CAPRIGLIO & BURNHAM
1200 NORTH CENTRAL AVE
15TH FLOOR
PHOENIX, AZ 85004
PHONE (602) 254-0966
CONTACT SUSAN DEWITT

PROJECT DATA

APN: 304-35-004L, 304-35-004C
GENERAL PLAN: A PORTION OF 304-35-004C
EXISTING ZONING: MESA USE COMMUNITY (MUC)
LAND USE GROUP: PLANNED COMMUNITY (PC)
CURRENT LAND USE: COMMUNITY RESIDENTIAL (CR) AND
GAS: UNDEVELOPED
NET AREA: 1126 W ACRES (INCLUDING SCHOOL SITE)
SCHOOL SITE: 115.82 ACRES
NO. OF LOTS: 493 LOTS
GAS: 3.61 DUALC
NET DENSITY: 1.78 DUALC
1 TRACT OPEN SPACE: 45.63 ACRES (4% 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

BEARS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF
INTERSECTION OF HERNDON & WYANDER ROAD
ELEVATION: 1481.15 (CITY OF MESA DATUM)
ELEVATION OBTAINED FROM 2011 CITY OF MESA BENCHMARK'S LIST IN APRIL 2012

SITE BENCHMARK

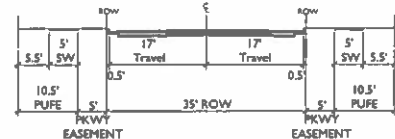
FOUND IN THE TOP OF CURB BEING THE NORTH QUARTER CORNER OF
SECTION 27, AND THE SOUTH QUARTER CORNER OF SECTION 26
TOWNSHIP 1 SOUTH, RANGE 7 EAST
ELEVATION: 1481.74 (CITY OF MESA DATUM)

SHEET INDEX

PRELIMINARY SITE PLAN
SHEET 1: CS01
SHEET 2: PP01
SHEET 3: PP02
SHEET 4: PP03
SHEET 5: PP04
SHEET 6: PP05

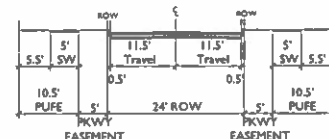
PUBLIC UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
ELECTRIC: CITY OF MESA
TELEPHONE: CENTURY LINK / COX COMMUNICATIONS
GAS: SOUTHWEST GAS
CABLE: CENTURY LINK / COX COMMUNICATIONS
IRRIG: CITY OF MESA



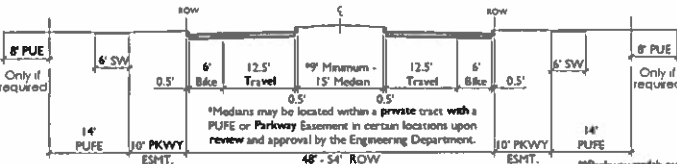
LOCAL STREET

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



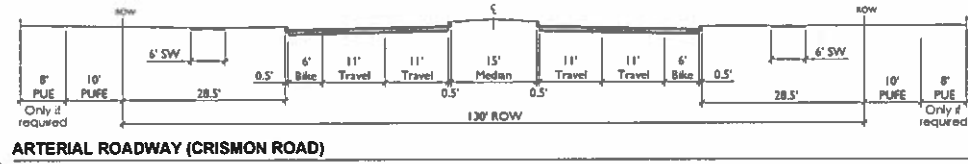
LOCAL STREET

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



COMMUNITY COLLECTOR & NEIGHBORHOOD ENTRY (2 LANE)

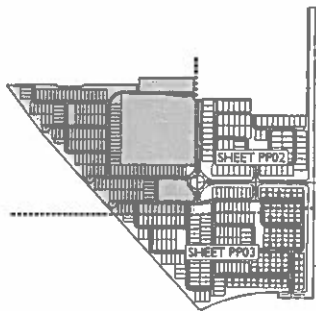
N.T.S.
NOTES:
- Medians may be located within a private tract with a PUE or Parkway Easement in certain locations upon review and approval by the Engineering Department.
- Parkway width may vary when sidewalk is detached.



ARTERIAL ROADWAY (CRISMON ROAD)

N.T.S.

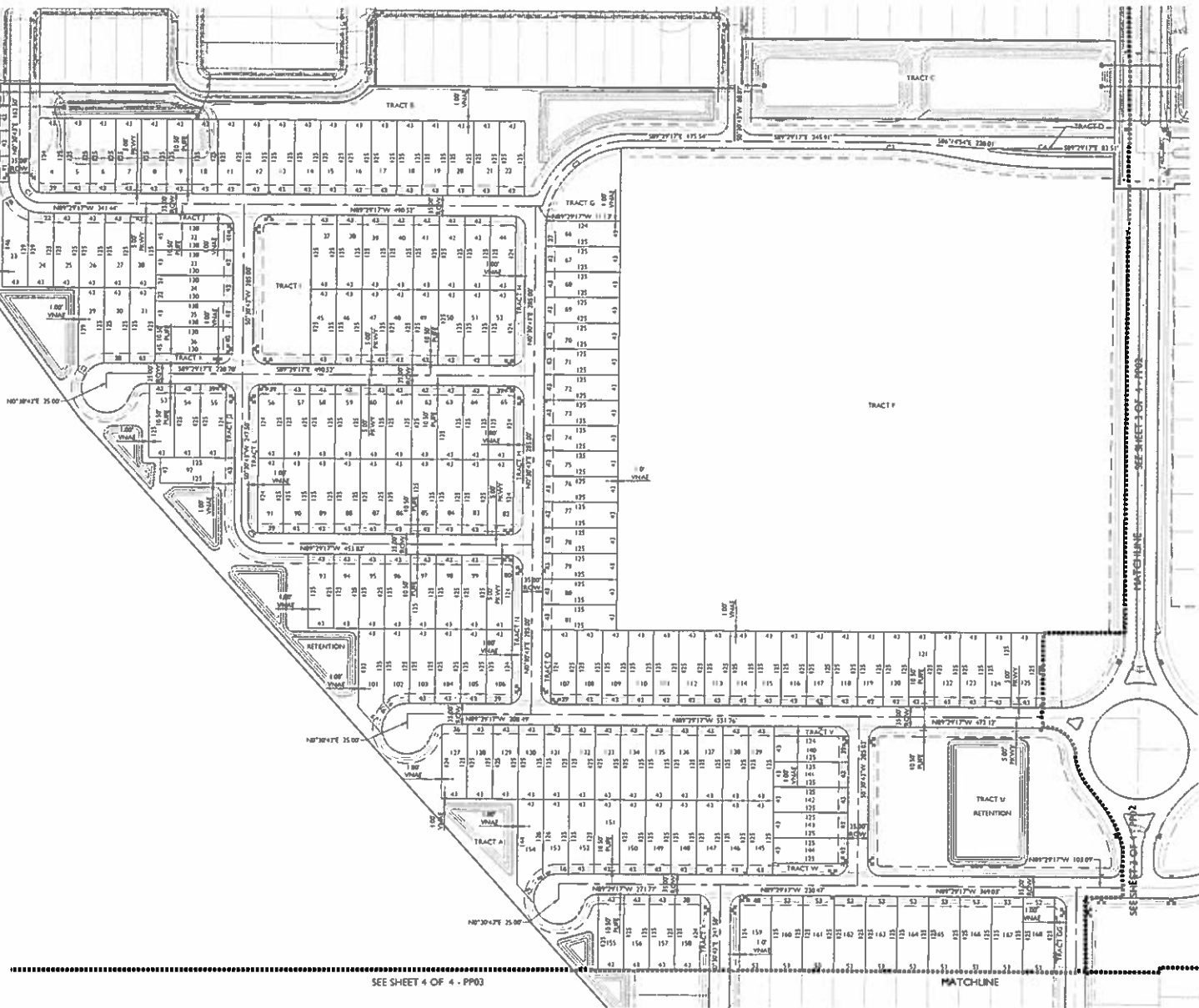
KEY MAP



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.92'	27.50'	53.00'	90°00'00"
C2	157.27'	153.00'	182.71'	84°43'34"
C3	34.68'	412.00'	34.68'	80°14'21"
C4	54.29'	994.00'	54.29'	80°14'21"
C5	58.92'	27.50'	53.00'	90°00'00"
C6	58.92'	27.50'	53.00'	90°00'00"
C7	54.18'	35.00'	49.58'	89°00'00"
C8	58.92'	27.50'	53.00'	90°00'00"
C9	58.92'	27.50'	53.00'	90°00'00"
C10	57.05'	208.00'	54.88'	81°6'39.54"
C11	17.41'	208.00'	17.41'	80°45'59.14"
C12	39.44'	208.00'	39.53'	81°12'14.94"
C13	58.92'	27.50'	53.00'	90°00'00"
C14	36.89'	502.00'	36.89'	80°30'45.12"
C15	36.89'	502.00'	36.89'	80°30'45.12"
C16	39.75'	1400.00'	39.75'	80°11'28.21"
C17	39.75'	1400.00'	39.75'	80°11'28.21"
C18	58.92'	27.50'	53.00'	90°00'00"
C19	58.92'	27.50'	53.00'	90°00'00"
C20	58.92'	27.50'	53.00'	90°00'00"
C21	58.92'	27.50'	53.00'	90°00'00"
C22	58.92'	27.50'	53.00'	90°00'00"
C23	58.92'	27.50'	53.00'	90°00'00"
C24	58.92'	27.50'	53.00'	90°00'00"
C25	58.92'	27.50'	53.00'	90°00'00"



1"=40'



SEE SHEET 4 OF 4 - PP03

MATCHLINE

SEE SHEET 3 OF 4 - PP02

18-106

PP01

Sheet No.

2

of 6

CADENCE AT GATEWAY

PHASE 2 & 3 - DUZ

PRELIMINARY PLAT - DUZ

EPS GROUP

2025 S. VANDERBILT AVE. SUITE 101

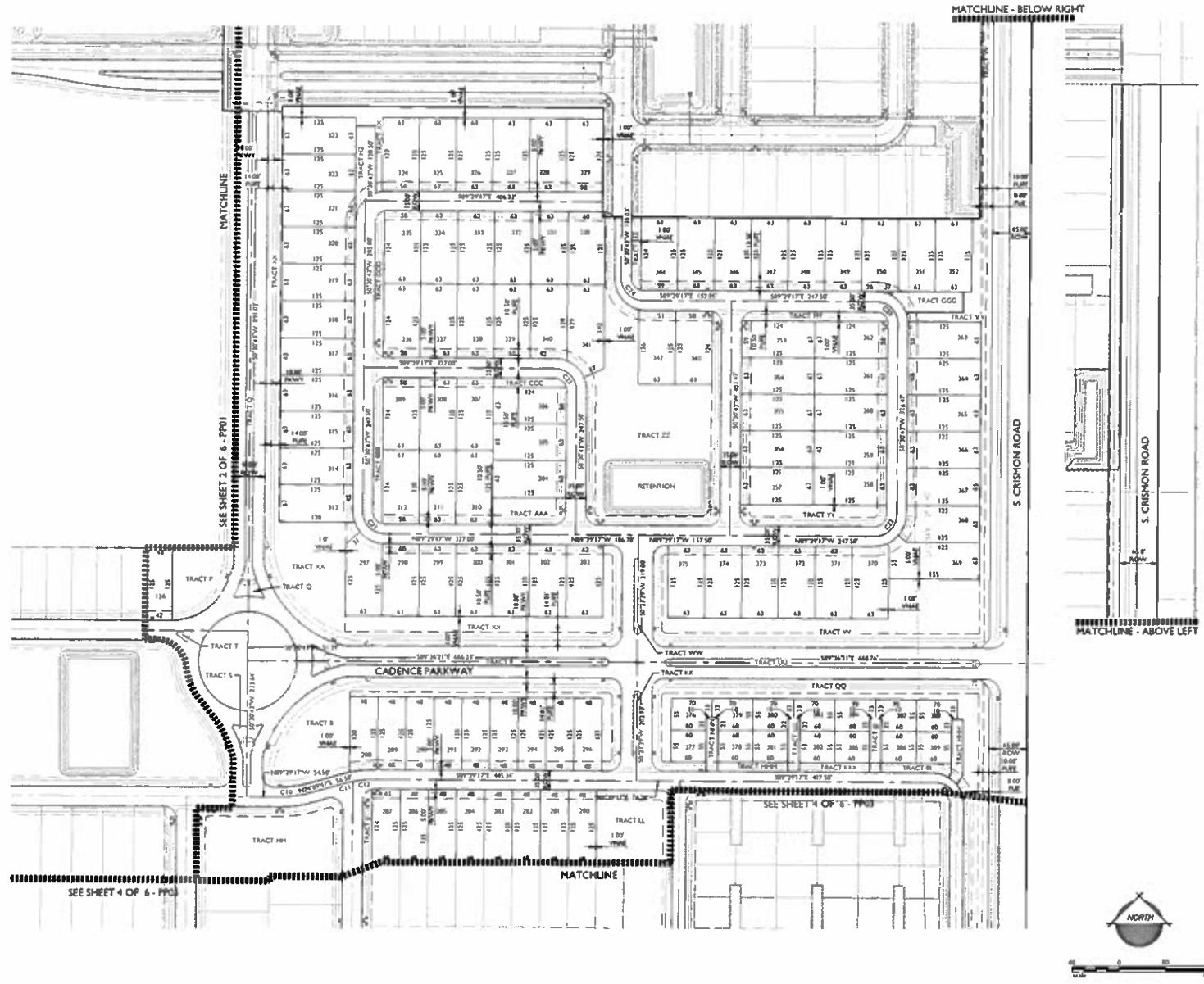
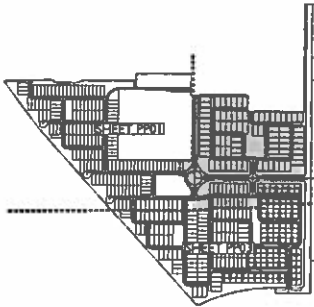
PHOENIX, AZ 85016

T: 480.503.2200 | F: 480.503.2100

WWW.EPSGROUP.COM

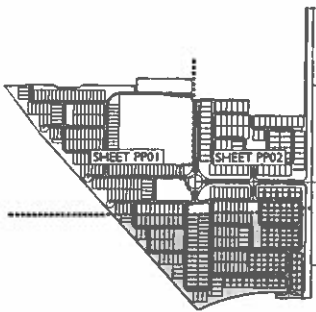
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90	37.50	53.87	090°00'00"
C2	197.27	152.89	183.74	074°21'34"
C3	34.60	613.09	34.60	083°14'33"
C4	54.30	994.09	54.20	083°14'33"
C5	58.90	37.50	53.87	090°00'00"
C6	58.90	37.50	53.87	090°00'00"
C7	54.30	994.09	54.20	090°00'00"
C8	58.90	37.50	53.87	090°00'00"
C9	58.90	37.50	53.87	090°00'00"
C10	17.07	300.00	56.80	016°20'54"
C11	17.41	300.00	17.41	084°59'16"
C12	39.46	200.00	39.59	011°31'40"
C13	58.90	37.50	53.87	090°00'00"
C14	26.89	500.00	26.89	083°04'33"
C15	26.89	500.00	26.89	083°04'33"
C16	29.75	1408.80	29.75	081°17'03"
C17	29.75	1408.80	29.75	081°17'03"
C18	58.90	37.50	53.87	090°00'00"
C19	58.90	37.50	53.87	090°00'00"
C20	58.90	37.50	53.87	090°00'00"
C21	58.90	37.50	53.87	090°00'00"
C22	58.90	37.50	53.87	090°00'00"
C23	58.90	37.50	53.87	090°00'00"
C24	58.90	37.50	53.87	090°00'00"
C25	58.90	37.50	53.87	090°00'00"

KEY MAP



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.97	37.50	53.07	00°00'00"
C1	19.37	53.00	180.31	80°41'24"
C3	36.60	612.00	36.60	00°14'27"
C4	56.94	594.00	56.90	00°14'27"
C5	56.96	37.50	53.07	00°00'00"
C6	56.96	37.50	53.07	00°00'00"
C7	56.94	35.00	49.50	00°00'00"
C8	56.90	37.50	53.07	00°00'00"
C9	56.90	37.50	53.07	00°00'00"
C10	57.00	200.00	56.98	01°19'56"
C11	17.41	200.00	17.41	00°59'15"
C13	39.66	200.00	39.59	01°13'00"
C13	56.90	37.50	53.07	00°00'00"
C14	36.60	500.00	36.60	00°00'00"
C15	36.60	500.00	36.60	00°00'00"
C16	29.75	1400.00	29.75	00°11'00"
C17	29.75	1400.00	29.75	00°11'00"
C18	56.90	37.50	53.07	00°00'00"
C19	56.90	37.50	53.07	00°00'00"
C20	56.90	37.50	53.07	00°00'00"
C21	56.90	37.50	53.07	00°00'00"
C22	56.90	37.50	53.07	00°00'00"
C23	56.90	37.50	53.07	00°00'00"
C24	56.90	37.50	53.07	00°00'00"
C25	56.90	37.50	53.07	00°00'00"

KEY MAP



[illegible]

TRACT USE TABLE			
TRACT	USE	AREA (SQ)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	4611904	9.458
B	LANDSCAPE / OPEN SPACE / RETENTION	744446	1.709
C	LANDSCAPE / OPEN SPACE	99730	2.189
D	LANDSCAPE / OPEN SPACE	2171	0.050
E	LANDSCAPE / OPEN SPACE	649268	15.709
F	LANDSCAPE / OPEN SPACE	11237	0.258
G	LANDSCAPE / OPEN SPACE	3765	0.085
H	LANDSCAPE / OPEN SPACE	22821	0.547
I	LANDSCAPE / OPEN SPACE	9759	0.094
J	LANDSCAPE / OPEN SPACE	954	0.064
K	LANDSCAPE / OPEN SPACE	3705	0.085
L	LANDSCAPE / OPEN SPACE	3785	0.085
M	LANDSCAPE / OPEN SPACE	3785	0.085
N	LANDSCAPE / OPEN SPACE	1882	0.043
O	LANDSCAPE / OPEN SPACE	10467	0.240
P	LANDSCAPE / OPEN SPACE	10823	0.248
Q	LANDSCAPE / OPEN SPACE	8904	0.159
R	LANDSCAPE / OPEN SPACE	2141	0.069
S	LANDSCAPE / OPEN SPACE	21704	0.500
T	LANDSCAPE / OPEN SPACE	371	0.009
U	LANDSCAPE / OPEN SPACE / RETENTION	96234	2.206
V	LANDSCAPE / OPEN SPACE	1856	0.043
W	LANDSCAPE / OPEN SPACE	2352	0.054
X	LANDSCAPE / OPEN SPACE	1882	0.043
Y	LANDSCAPE / OPEN SPACE	3785	0.085
Z	LANDSCAPE / OPEN SPACE	3785	0.085
AA	LANDSCAPE / OPEN SPACE	3785	0.085
BB	LANDSCAPE / OPEN SPACE	3785	0.085

TRACT USE TABLE			
TRACT	USE	AREA (FT)	AREA (AC)
CC	LANDSCAPE / OPEN SPACE	1852	0.043
OD	LANDSCAPE / OPEN SPACE	5880	0.135
EE	LANDSCAPE / OPEN SPACE	3705	0.085
FF	LANDSCAPE / OPEN SPACE	30703	0.693
GG	LANDSCAPE / OPEN SPACE	4379	0.10
HH	LANDSCAPE / OPEN SPACE	31365	0.716
I	LANDSCAPE / OPEN SPACE	39795	0.914
J	LANDSCAPE / OPEN SPACE	3705	0.085
FF	LANDSCAPE / OPEN SPACE	3341	0.081
LL	LANDSCAPE / OPEN SPACE / RETENTION	56849	1.337
MM	LANDSCAPE / OPEN SPACE / RETENTION	1852	0.043
NN	LANDSCAPE / OPEN SPACE	1852	0.043
OD	LANDSCAPE / OPEN SPACE	9537	0.219
PP	LANDSCAPE / OPEN SPACE	4711	0.154
JJ	LANDSCAPE / OPEN SPACE	1852	0.043
RR	LANDSCAPE / OPEN SPACE	3579	0.128
SS	LANDSCAPE / OPEN SPACE	3579	0.128
TT	LANDSCAPE / OPEN SPACE	3579	0.128
UU	LANDSCAPE / OPEN SPACE	6432	0.147
VV	LANDSCAPE / OPEN SPACE	86438	1.938
WW	LANDSCAPE / OPEN SPACE	1335	0.035
XX	LANDSCAPE / OPEN SPACE	81323	1.867
YY	LANDSCAPE / OPEN SPACE	11820	0.262
ZZ	LANDSCAPE / OPEN SPACE / RETENTION	48864	1.549
AAA	LANDSCAPE / OPEN SPACE	5682	0.129
BBB	LANDSCAPE / OPEN SPACE	3705	0.085
CCC	LANDSCAPE / OPEN SPACE	1852	0.043
DDD	LANDSCAPE / OPEN SPACE	3580	0.084

TRACT	USE	AREA (SF)	AREA (AC)
EEF	LANDSCAPE / OPEN SPACE	1852	0.043
FFF	LANDSCAPE / OPEN SPACE	3785	0.085
	TOTAL TRACT OPEN SPACE	5637	0.128

TRACT USE TABLE			
GGG	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	7912	0.090
HHH	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	2166	0.068
II	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1948	0.045
III	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1951	0.040
III	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.041
LLL	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1851	0.040
TTTT	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1880	0.041
TTTT	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1951	0.042
QQQ	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.040
PPP	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.041
QQQ	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.042
RRR	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.041
SSS	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.042
TTT	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.040
UUU	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.041
VVV	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.042
WWW	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.040
XXX	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1956	0.042
YYY	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.042
ZZZ	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.041
AI	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1956	0.040
BI	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.041
CI	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1956	0.042
DI	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.040
EI	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1886	0.041
FI	P.U.F., PARKING, INADEQUACIES AND EMERGENCY ACCESS	1856	0.040

TRACT USE TABLE			
TRACT	USE	AREA (S)	AREA (A)
G1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1860	0.843
H1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1850	0.842
I1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1887	0.843
J1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1987	0.843
K1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.842
L1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1880	0.843
M1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.842
N1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.842
Q1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1880	0.843
P1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.842
R1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1880	0.843
S1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1916	0.844
T1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2245	0.842
U1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1914	0.844
V1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2245	0.852
W1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1914	0.844
X1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1916	0.844
Y1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2244	0.843
Z1	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1913	0.844
A2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	3044	0.847
B2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.842
C2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1880	0.843
D2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.842
E2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1880	0.843
F2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	1950	0.842
G2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	2562	0.859
H2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	4669	0.184
I2	P.U.F.E., PARKING, INGRESS/EGRESS AND EMERGENCY ACCESS	4180	0.846
AUTOCOURT TRACTS TOTAL		211887	258

CADENCE AT GATEWAY PHASE 2 - DU2

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

PARCEL	GROSS ACREAGE	NET ACREAGE	PRODUCT	UNIT #
K	19.16	19.16	43' x 125'	75
L	19.37	19.37	43' x 125'	85
M	15.82	15.82	--	--
N	16.56	16.56	53' x 125'	69
O	14.59	14.59	48' x 125'	67
Q	22.12	19.51	CLUSTER	118
R	13.34	13.34	63' x 125'	45
S	15.03	12.03	63' x 125'	34
TOTAL	135.98	130.38	--	493

