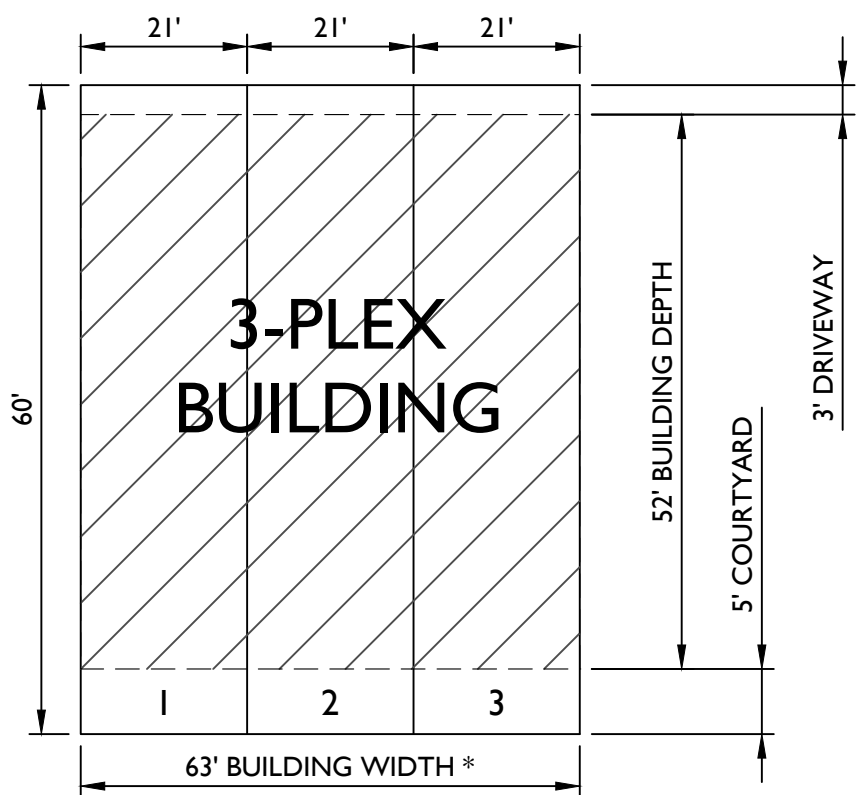


Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	1260.00	21	1260.00	41	1260.39	61	1260.90	81	1260.00	101	1260.00	121	1260.00
2	1260.00	22	1260.00	42	1260.00	62	1260.00	82	1260.00	102	1260.00	122	1262.19
3	1260.00	23	1260.00	43	1260.00	63	1260.00	83	1260.00	103	1260.00	123	1262.19
4	1260.00	24	1260.00	44	1260.00	64	1260.00	84	1260.00	104	1260.00	124	1260.00
5	1260.00	25	1260.00	45	1260.00	65	1260.00	85	1260.00	105	1260.00	125	1260.00
6	1260.00	26	1260.00	46	1260.00	66	1260.00	86	1260.00	106	1260.00	126	1260.00
7	1260.00	27	1260.00	47	1260.00	67	1260.00	87	1260.00	107	1260.00	127	1260.00
8	1260.00	28	1260.00	48	1260.00	68	1260.00	88	1260.00	108	1260.00	128	1260.00
9	1260.00	29	1260.00	49	1260.00	69	1260.00	89	1260.00	109	1260.00	129	1260.00
10	1260.00	30	1260.00	50	1260.00	70	1262.19	90	1260.00	110	1260.00	130	1260.00
11	1260.00	31	1260.00	51	1260.00	71	1262.19	91	1260.00	111	1260.00	131	1262.19
12	1260.00	32	1260.00	52	1260.00	72	1260.00	92	1260.00	112	1262.19	132	1262.19
13	1260.00	33	1260.00	53	1260.00	73	1260.00	93	1260.00	113	1262.19	133	1260.00
14	1260.00	34	1260.00	54	1260.00	74	1260.00	94	1260.00	114	1260.00	134	1260.00
15	1260.00	35	1260.00	55	1260.00	75	1259.96	95	1260.00	115	1260.00	135	1260.43
16	1260.00	36	1260.00	56	1259.33	76	1260.00	96	1260.00	116	1260.00	TOTAL 170,119.43 SQ. FT.	
17	1260.00	37	1260.00	57	1260.00	77	1260.00	97	1260.00	117	1260.00		
18	1260.00	38	1260.00	58	1260.00	78	1260.00	98	1260.00	118	1260.00		
19	1260.00	39	1260.00	59	1260.00	79	1260.00	99	1260.00	119	1260.00		
20	1260.00	40	1260.00	60	1260.90	80	1260.00	100	1260.00	120	1260.00		

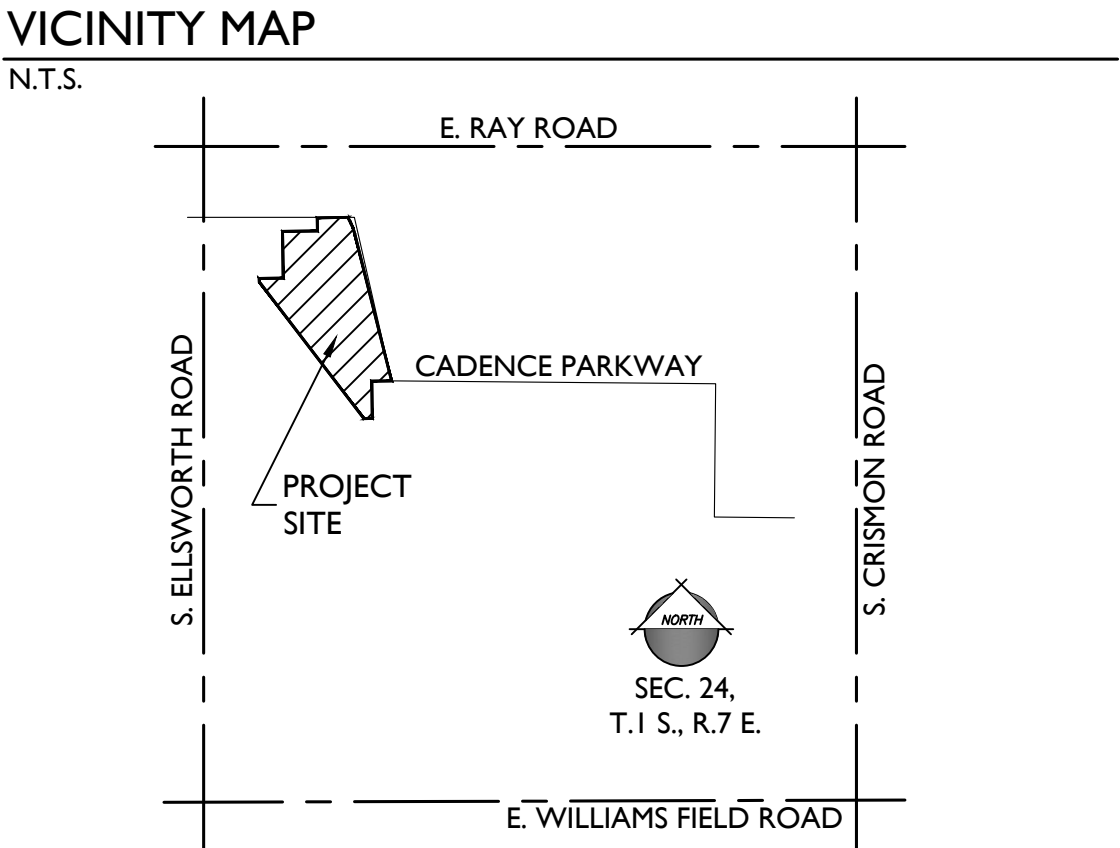
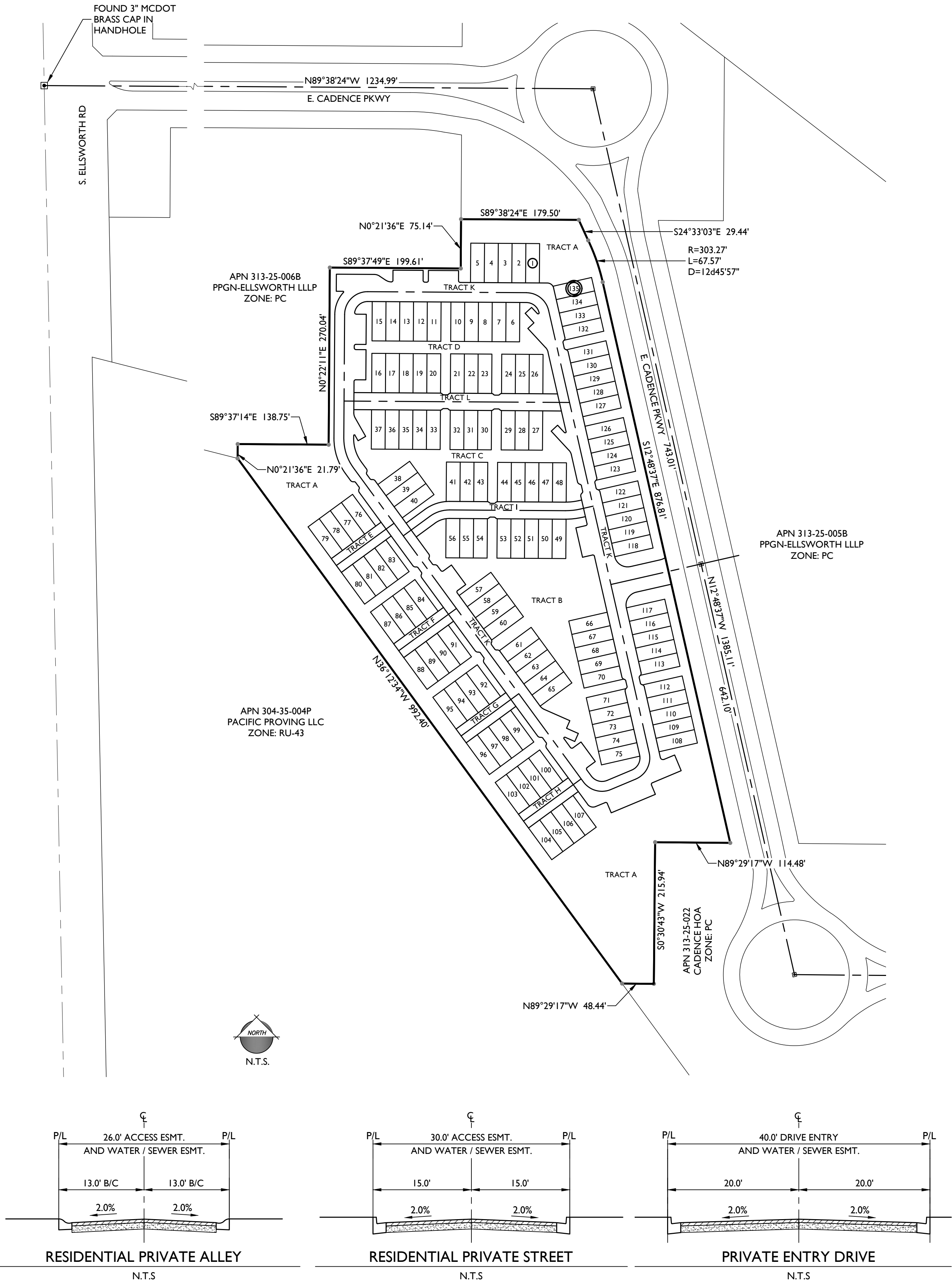
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	118330	2.716
B	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	32741	0.752
C	LANDSCAPE / OPEN SPACE	17054	0.392
D	LANDSCAPE / OPEN SPACE	11847	0.272
TOTAL OPEN SPACE AREA		179972	4.132
E	PRIVATE ALLEY	2444	0.056
F	PRIVATE ALLEY	2444	0.056
G	PRIVATE ALLEY	2444	0.056
H	PRIVATE ALLEY	2444	0.056
I	PRIVATE ALLEY	7021	0.161
J	PRIVATE ALLEY	8047	0.185
K	PRIVATE STREET	74507	1.710
TOTAL TRACT AREA		279323	6.412



MINIMUM LOT DIMENSIONS
* BUILDING WIDTH VARIES BETWEEN THE 3-PLEX, 4-PLEX, 5-PLEX BUILDINGS

PRELIMINARY PLAT FOR CADENCE DUI PHASE I WEST

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP
1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROJECT TEAM	
DEVELOPER: NEWPORT HOMES, LLC 4860 E BASELINE ROAD, SUITE 107 MESA, AZ 85206 TEL: (480)-840-4064 CONTACT: DARRYN LANE darryn@lavidahomes.com	PLANNER, ENGINEER, AND LANDSCAPE ARCHITECT: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON josh.hannon@epsgruoinc.com

PROJECT DATA	
A.P.N.: EXISTING GENERAL PLAN: EXISTING ZONING: LAND USE GROUP:	313-25-004: 006B (PORTION OF) MIXED USE COMMUNITY PLANNED COMMUNITY (PC) COMMUNITY MULTI-RESIDENCE (CMR)
GROSS AREA: NET AREA:	11.50 AC 10.31 AC
LOT TYPE	NO. OF BLDGS.
3-PLEX	7
4-PLEX	11
5-PLEX	14
TOTAL	32
NO. OF LOTS	135
GROSS DENSITY:	11.7 DU/AC
NET DENSITY:	13.1 DU/AC
REQUIRED PARKING:	284 SPACES (2.1 PER UNIT)
PROVIDED PARKING:	
GARAGE SPACES:	270 SPACES (2 PER UNIT)
GUEST SPACES:	41 SPACES
TOTAL SPACES:	311 SPACES
REQUIRED OPEN SPACE:	14,700 SQ. FT. (100 SQ. FT. PER UNIT)
PROVIDED OPEN SPACE:	179,972 SQ. FT. (4.13 AC.)

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.	ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
4.	ALL ROADS SHALL BE PRIVATE STREETS, BUT THE DEVELOPMENT SHALL NOT BE GATED. ANY FUTURE REQUEST TO GATE THE DEVELOPMENT IN THE FUTURE SHALL REQUIRE COMPLIANCE WITH CITY OF MESA STANDARD DETAILS M-42.01 OR M-42.02.
5.	THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
6.	THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
7.	DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
8.	SOLID WASTE OPERATING HOURS ARE DEFINED BY ORDINANCE. TYPICAL HOURS ARE 6AM-4PM. SERVICE TIMES VARY WITHIN THAT TIMEFRAME AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

UTILITIES	
WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK / COX
REFUSE	CITY OF MESA
CABLE TV	CENTURYLINK / COX

LOT COVERAGE	
MAXIMUM LOT COVERAGE:	55% (PER SECTION 7.8 OF CADENCE CP)
INDIVIDUAL BUILDING AREAS:	
3-PLEX	3,090 SQ. FT.
4-PLEX	4,069 SQ. FT.
5-PLEX	5,125 SQ. FT.
TOTAL BUILDING AREA:	
3-PLEX (7)	21,630 SQ. FT.
4-PLEX (11)	44,759 SQ. FT.
5-PLEX (14)	71,750 SQ. FT.
TOTAL	138,139 SQ. FT.
NET AREA:	449,104 SQ. FT. (10.31 AC.)
PROPOSED LOT COVERAGE:	30.7%

CADENCE MASTER DEVELOPER APPROVAL

SIGNATURE DATE

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

EPS GROUP

Cadence DUI Phase I West
Mesa, Arizona

Cover Sheet

Project: 19-1165

Revisions:
DECEMBER 16, 2019 - 1ST SUBMITTAL
FEBRUARY 10, 2020 - 2ND SUBMITTAL
MARCH 23, 2020 - 3RD SUBMITTAL
APRIL 15, 2020 - 4TH SUBMITTAL

Call at least one full working day
before your begin excavation.
ARIZONA 80
State of Arizona
Maricopa County (802063-1100)

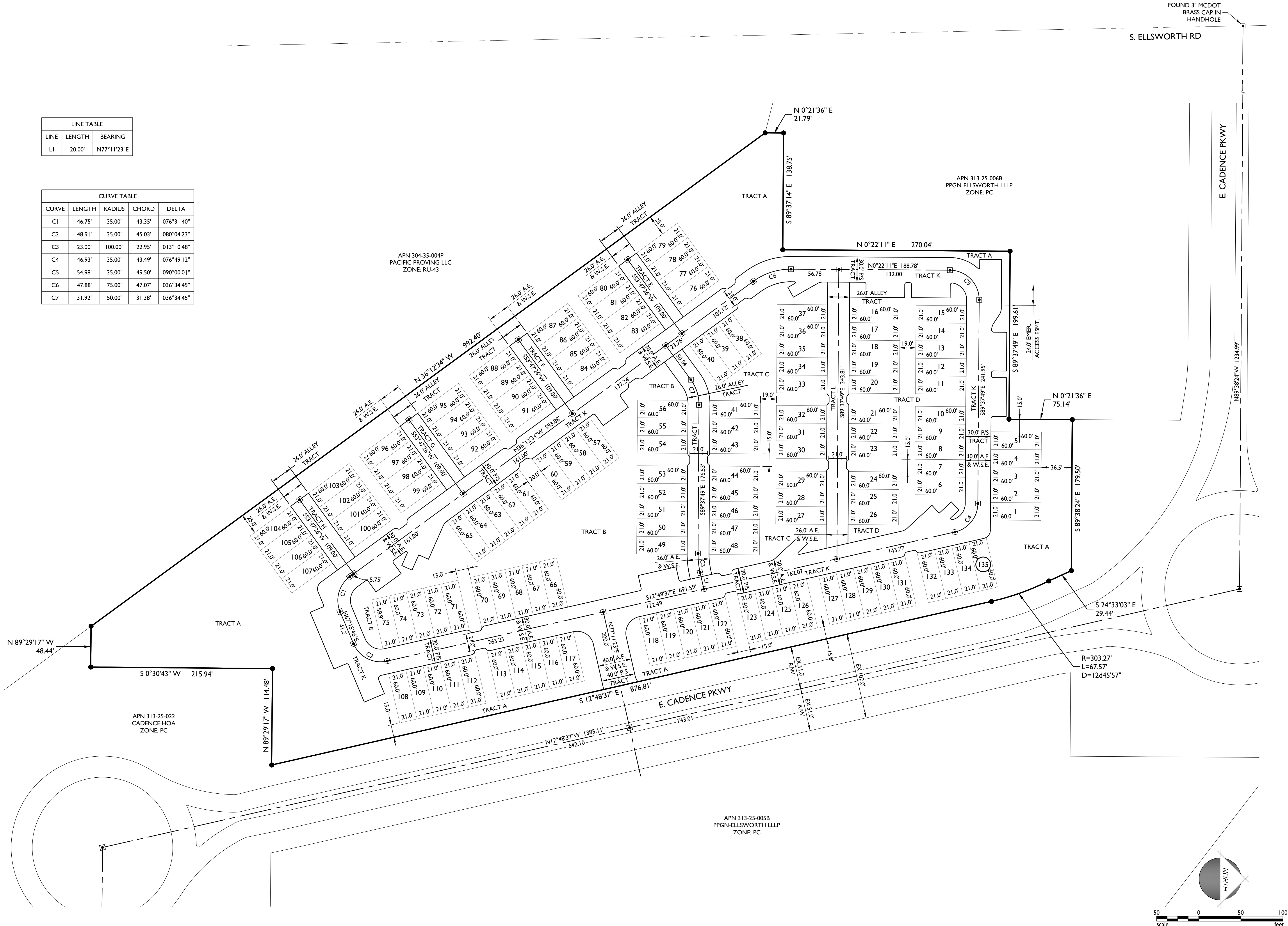
Designer: JH
Drawn by: JAJ

Job No.
19-1165

Sheet No.
1
of 2

LINE TABLE		
LINE	LENGTH	BEARING
LI	20.00'	N77°11'23"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	46.75'	35.00'	43.35'	076°31'40"
C2	48.91'	35.00'	45.03'	080°04'23"
C3	23.00'	100.00'	22.95'	013°10'48"
C4	46.93'	35.00'	43.49'	076°49'12"
C5	54.98'	35.00'	49.50'	090°00'01"
C6	47.88'	75.00'	47.07'	036°34'45"
C7	31.92'	50.00'	31.38'	036°34'45"



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Cadence DUI Phase I West
Mesa, Arizona

Preliminary Plat

Project:

Revisions:

DECEMBER 16, 2019 - 1ST SUBMITTAL
FEBRUARY 10, 2020 - 2ND SUBMITTAL
MARCH 23, 2020 - 3RD SUBMITTAL
APRIL 15, 2020 - 4TH SUBMITTAL

Call at least 72 hours before working days
before any excavation.

ARIZONA
Professional Engineer
Daniel B. Auxier
No. 50291
Exp. 04-27-25
APC 2025-04-27-25

Designer: JH
Drawn by: JAJ

Job No.
19-1165

PP02

Sheet No.
2
of 2