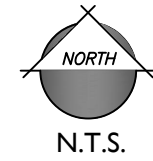


A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP
1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

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



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



N.T.S



N.T.S



N.T.S

N.T.S.



**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON
josh.hannon@epsgroupinc.com

5-004; 006B (PORTION OF)
 O USE COMMUNITY
 NED COMMUNITY (PC)
 MUNITY MULTI-RESIDENCE (CMR)

REQUIRED OPEN SPACE: 14,700 SQ.FT. (100 SQ. FT. PER UNIT)
 PROVIDED OPEN SPACE: 179,972 SQ. FT. (4.13 AC.)

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAN.
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.

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

MAXIMUM LOT COVERAGE: 55% (PER SECTION 7.8 OF CADENCE CP)

TOTAL BUILDING AREA:	
3-PLEX (7)	21,630 SQ. FT.
4-PLEX (11)	44,759 SQ. FT.
5-PLEX (14)	71,750 SQ. FT.
<u>TOTAL</u>	<u>138,139 SQ. FT.</u>

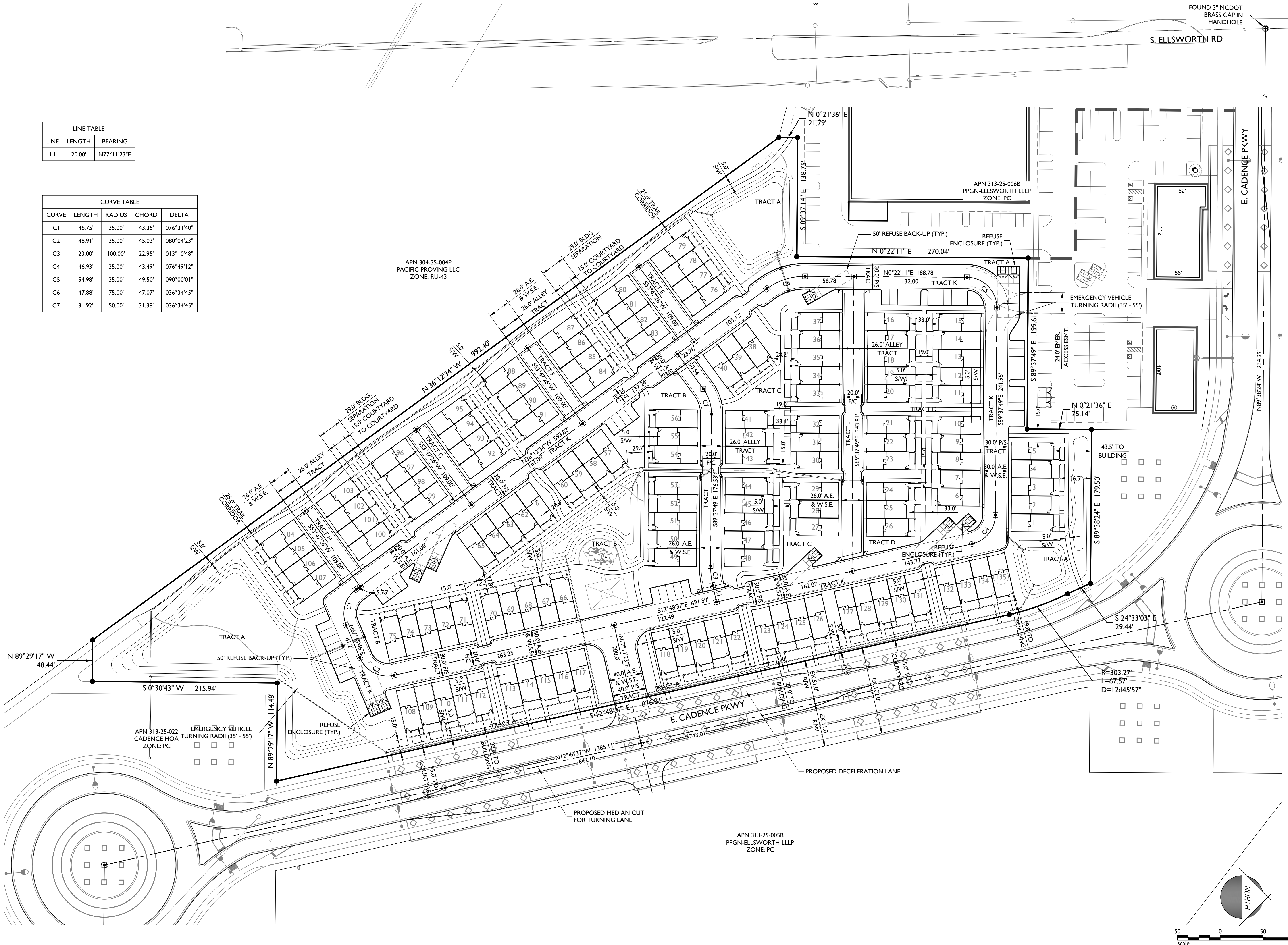
NET AREA: 449,104 SQ. FT. (10.31 AC.)

PROPOSED LOT COVERAGE: 30.7%

SIGNATURE _____ DATE _____

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"



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www.epsgroupinc.com

EPS
GROUP

Cadence DUI Phase I West
Mesa, Arizona

Site Plan

Project:

Revisions:

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

Call all clients for the following days
before any work begins on-site.
ARIZONA
State of Arizona
Professional Engineer
No. 50291
DANIEL B. AUXIER
Exp. 04-27-26
APC 2020-04-27-26

Designer: JH
Drawn by: JAJ

Job No.
19-1165

SP02

Sheet No.
2
of 2