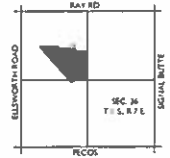


# PRELIMINARY PLAT FOR CADENCE AT GATEWAY PHASE 2&3 -DU-2 MESA, AZ

A PORTION OF SECTION 28 & 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 PACIFIC PROVIDING LLC 17780 PACIFLETTER WAY SUITE 100 SCOTTSDALE, AZ 85255 PHONE: 480-351-2255 CONTACT: TRACY BRULIN	ENGINEER EPS GROUP INC. 2045 S. VINEYARD AVE, STE 101 MESA, AZ 85210 PHONE: 480-529-2250 FAX: 480-521-2250 CONTACT: JOHN HOGUE, PE
--	--

### URBAN PLANNING

LANDSCAPE DESIGN GRIEY PROJECT 201 E. 15th AVENUE, SUITE 208 SCOTTSDALE, AZ 85211 PHONE: 480-498-8887 CONTACT: WENDALL PICKETT	LAND USE ATTORNEY GARRAPAGE & BURRUPHAM 2 NORTH CENTRAL AVE 15TH FLOOR PHOENIX, AZ 85004 PHONE: 602-765-8866 CONTACT: SUSAN DEBERT
---	--

### PROJECT DATA

APN	804-35-8040, 304-35-0842
GENERAL PLAN	A PORTION OF 804-35-377
LAND USE GROUPS	MIXED USE COMMUNITY (MUC)
CURRENT LAND USE	PLANNED COMMUNITY (PC)
GROSS AREA	COMBUNITY RESIDENTIAL (CR) AND COMBUNITY RESIDENTIAL SMALL LOT (CRSL) UNDEVELOPED
NET AREA	1175.96 ACRES (INCLUDING SCHOOL SITE)
SCHOOL SITE	1175.96 ACRES
NO. OF LOTS	493 LOTS
GROSS DENSITY	3.43 DU/AC
NET DENSITY	3.39 DU/AC
TRACT OPEN SPACE	45.625 ACRES (3% OF NET)

### GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT
- A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS
- 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 SECTION 28 AND THE SOUTH QUARTER CORNER OF SECTION 27. ELEVATION = 1481.15 (CITY OF MESA DATUM). ELEVATION OBTAINED FROM 2012 CITY OF MESA BENCHMARKS LIST IN APRIL 2012

### SITE BENCHMARK

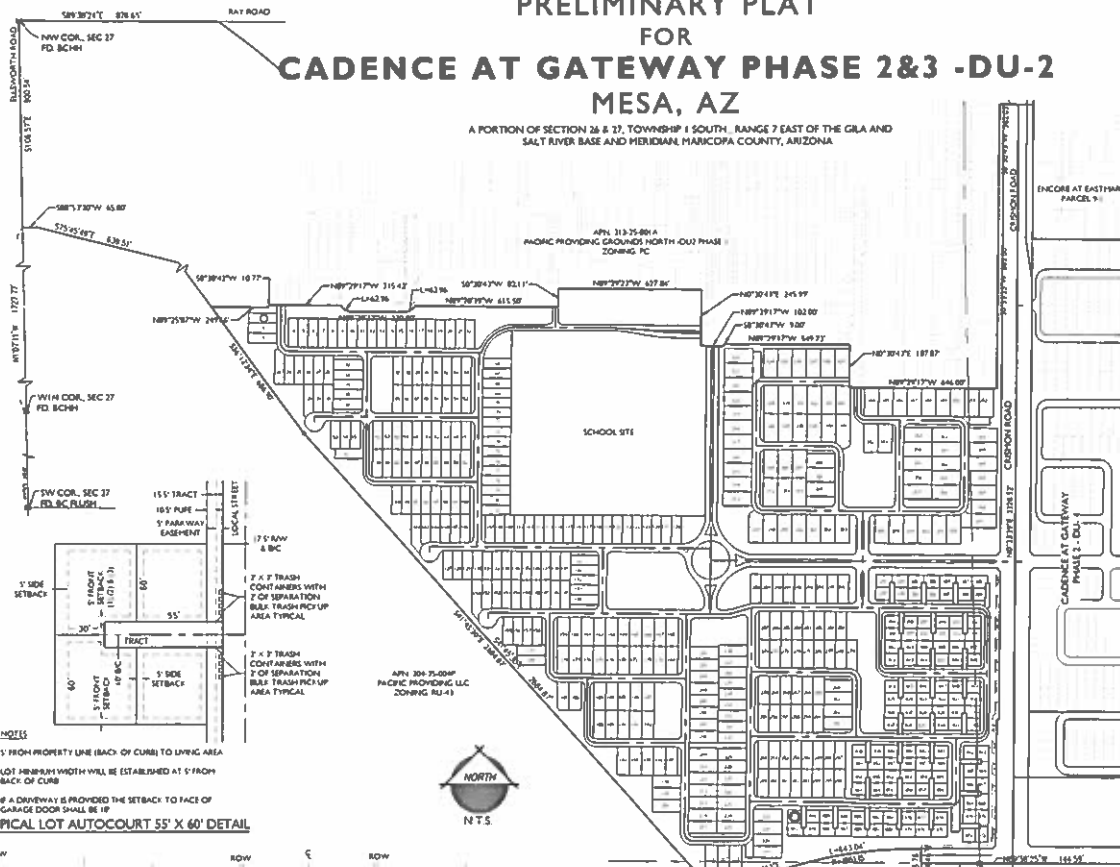
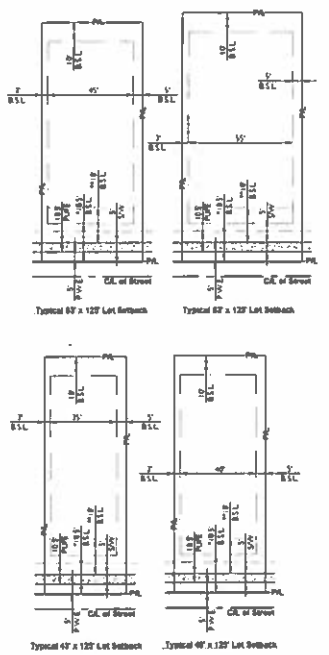
FOUND IRON PIPE WITH CAP BEING THE NORTH QUARTER CORNER OF SECTION 28 AND THE SOUTH QUARTER CORNER OF SECTION 27. TOWNSHIP 1 SOUTH RANGE 7 EAST. ELEVATION = 1482.74 (CITY OF MESA DATUM)

### PUBLIC UTILITIES

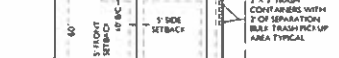
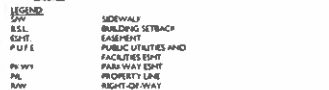
WATER	CITY OF MESA
SEWER	CITY OF MESA
PHONE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX COMMUNICATIONS
GAS	SOUTHWEST GAS
CABLE	CENTURY LINK / COX COMMUNICATIONS
FEEDER	CITY OF MESA

### SHEET INDEX

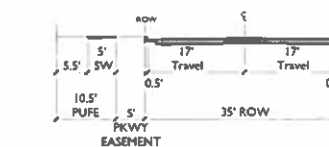
PRELIMINARY SITE PLAN	COVER SHEET
SHEET 1	CORNER SHEET
SHEET 2	PRELIMINARY SITE PLAN
SHEET 3	PRELIMINARY SITE PLAN
SHEET 4	DATA TABLES
SHEET 5	PARCEL EXHIBIT
SHEET 6	



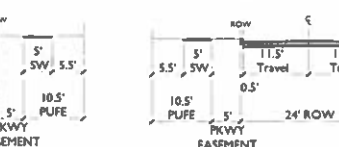
- NOTES
- BUILDING SETBACK FROM BACK OF CURB TO SIDE CURB GARAGE PORCH OR LIVABLE AREA
  - BUILDING SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE



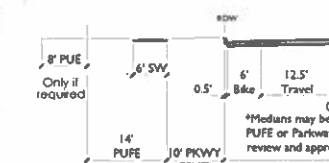
- NOTES
- 5' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA
  - LOT WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB
  - IF A DRIVEWAY IS PROVIDED THE SETBACK TO FACE OF GARAGE DOOR SHALL BE 10'



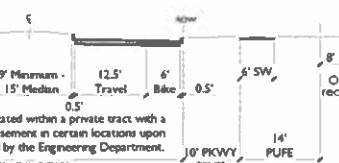
- LOCAL STREET
- NOTES
- ON STREET PARKING ALLOWED
  - PARKWAY WIDTH MAY VARY WHEN SIDEWALK IS DETACHED



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



- COMMUNITY COLLECTOR & NEIGHBORHOOD ENTRY (2 LANE)
- NOTES
- Medians may be located within a private tract with a P.U.F.E. 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)
- NOTES

### ARTERIAL ROADWAY (CRISMON ROAD)



## APPROVED PLANS

### PLANNING AND ZONING BOARD

DATE: 6.20.18  
WITH STIPS: YES  NO



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

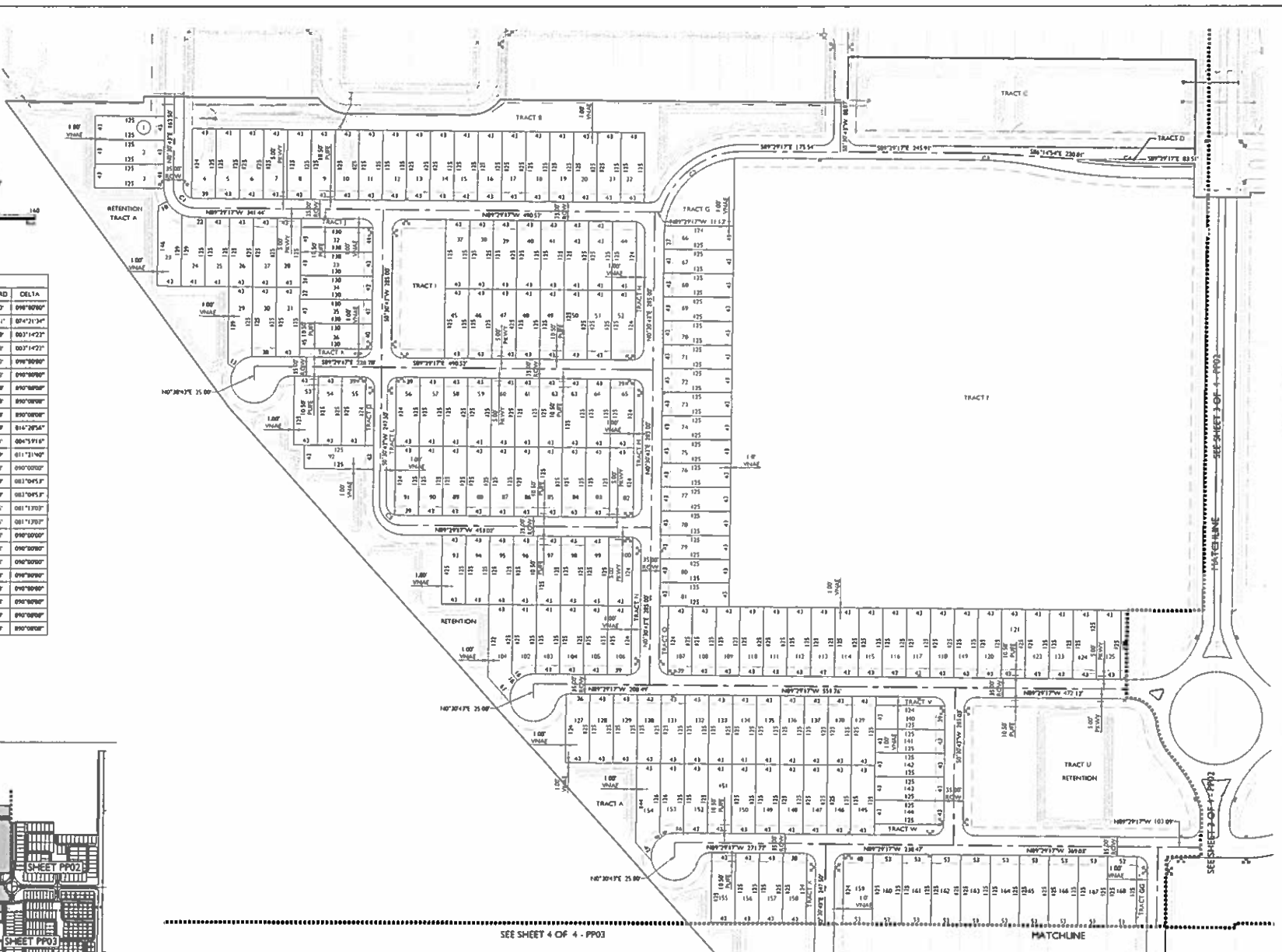
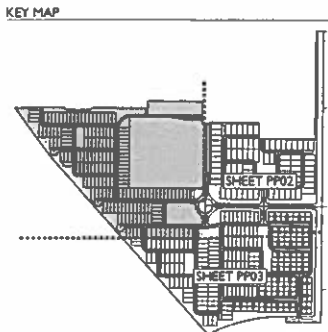
Cover Sheet

APPROVED FOR CONSTRUCTION

18-106

CSO  
Sheet No. 1 of 6

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90'	37.50'	53.07'	99°00'00"
C2	197.27'	153.00'	183.71'	90°12'34"
C3	34.60'	612.00'	34.60'	90°14'22"
C4	56.20'	994.00'	56.20'	90°14'22"
C5	58.90'	37.50'	53.07'	99°00'00"
C6	58.90'	37.50'	53.07'	99°00'00"
C7	54.90'	35.00'	49.58'	99°00'00"
C8	58.90'	37.50'	53.07'	99°00'00"
C9	58.90'	37.50'	53.07'	99°00'00"
C10	57.02'	208.00'	56.88'	91°14'25.6"
C11	17.41'	308.00'	17.41'	90°15'16.4"
C12	39.66'	2000.00'	39.59'	91°13'14.0"
C13	58.90'	37.50'	53.07'	99°00'00"
C14	26.89'	580.00'	26.89'	90°10'45.1"
C15	26.89'	580.00'	26.89'	90°10'45.1"
C16	29.75'	1008.00'	29.75'	90°11'37.0"
C17	29.75'	1008.00'	29.75'	90°11'37.0"
C18	58.90'	37.50'	53.07'	99°00'00"
C19	58.90'	37.50'	53.07'	99°00'00"
C20	58.90'	37.50'	53.07'	99°00'00"
C21	58.90'	37.50'	53.07'	99°00'00"
C22	58.90'	37.50'	53.07'	99°00'00"
C23	58.90'	37.50'	53.07'	99°00'00"
C24	58.90'	37.50'	53.07'	99°00'00"
C25	58.90'	37.50'	53.07'	99°00'00"



SEE SHEET 4 OF 4 - PP03

MATCHLINE

SEE SHEET 3 OF 4 - PP03



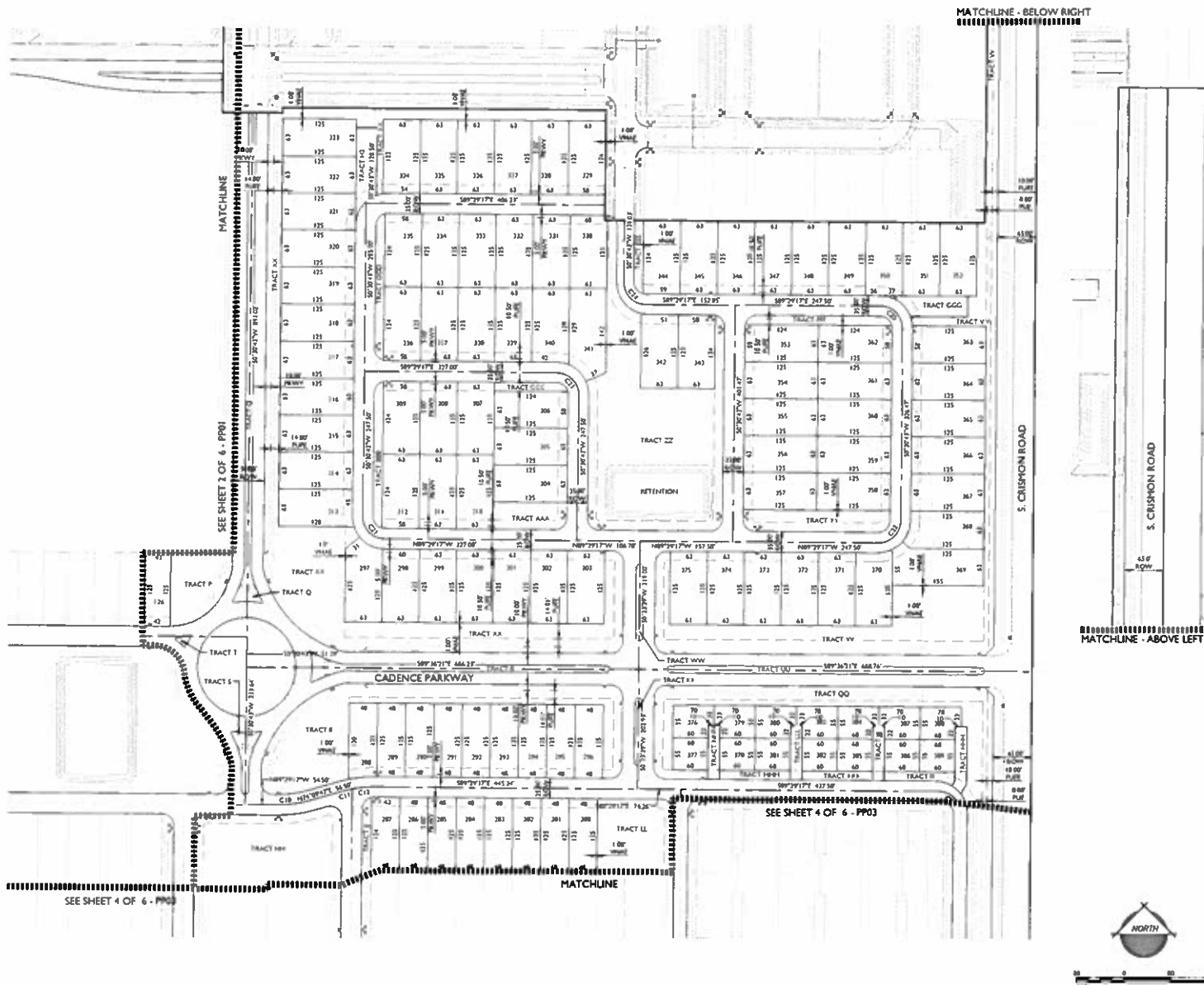
CADENCE AT GATEWAY  
PHASE 2 & 3 - DU2  
PRELIMINARY PLAT - DU2

DATE: 10/13/18	BY: J. B. BENTLEY
SCALE: 1" = 20'	PROJECT: CADENCE AT GATEWAY PHASE 2 & 3 - DU2
DESIGNER: J. B. BENTLEY	REVISIONS:
CHECKER: J. B. BENTLEY	
APPROVER: J. B. BENTLEY	



18-106  
PP01  
Sheet No  
2  
of 6

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DELTA
C1	58.90'	37.50'	53.87' 090°00'00"
C2	197.27'	153.80'	183.74' 024°12'34"
C3	39.60'	413.00'	39.60' 081°14'31"
C4	58.30'	394.00'	58.20' 081°14'31"
C5	58.90'	37.50'	53.87' 090°00'00"
C6	58.90'	37.50'	53.87' 090°00'00"
C7	54.90'	35.80'	49.58' 090°00'00"
C8	58.90'	37.50'	53.87' 090°00'00"
C9	58.90'	37.50'	53.87' 090°00'00"
C10	57.87'	308.00'	56.80' 016°39'54"
C11	17.41'	308.00'	17.41' 004°59'16"
C12	39.60'	308.00'	39.59' 01°13'10"
C13	58.90'	37.50'	53.87' 090°00'00"
C14	36.89'	508.00'	36.89' 003°04'51"
C15	36.89'	508.00'	36.89' 003°04'51"
C16	29.75'	1400.00'	29.75' 001°13'03"
C17	29.75'	1400.00'	29.75' 001°13'03"
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"



2043 S. University Ave., Suite 101  
 Mesa, AZ 85210  
 480.943.2210  
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**EPS GROUP**

**CADENCE AT GATEWAY**  
**PHASE 2 & 3 - DU2**  
 PDA 02

**PRELIMINARY PLAT - DU2**

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Project: \_\_\_\_\_  
 Revision: \_\_\_\_\_

DATE: 2018-11-15 PREPARED BY: JACOB BERTAL  
 CHECKED BY: JACOB BERTAL  
 DATE: 2018-11-15 PREPARED BY: JACOB BERTAL  
 CHECKED BY: JACOB BERTAL

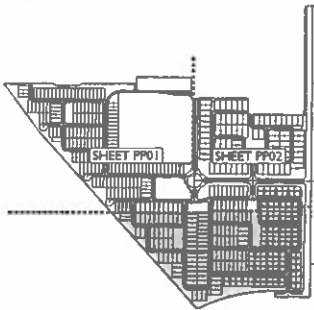
Engineer: \_\_\_\_\_  
 Designer: \_\_\_\_\_

09703  
 STATE OF ARIZONA  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 18-106

**18-106**  
**PP02**  
 Sheet No.  
**3**  
 of **6**

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.90'	37.50'	53.03'	89°00'00"
C2	197.37'	152.00'	181.71'	60°41'13"
C3	34.68'	612.00'	34.60'	80°11'43"
C4	54.38'	994.00'	54.38'	80°11'43"
C5	58.90'	37.50'	53.03'	89°00'00"
C6	58.90'	37.50'	53.03'	89°00'00"
C7	54.90'	75.80'	49.50'	89°00'00"
C8	58.90'	37.50'	53.03'	89°00'00"
C9	58.90'	37.50'	53.03'	89°00'00"
C10	57.00'	200.80'	54.80'	81°30'54"
C11	17.41'	200.80'	17.41'	81°30'54"
C12	39.64'	200.80'	39.58'	81°12'18"
C13	58.90'	37.50'	53.03'	89°00'00"
C14	26.89'	500.00'	26.89'	89°05'45"
C15	26.89'	500.00'	26.89'	89°05'45"
C16	29.75'	1400.00'	29.75'	88°11'20"
C17	29.75'	1400.00'	29.75'	88°11'20"
C18	58.90'	37.50'	53.03'	89°00'00"
C19	58.90'	37.50'	53.03'	89°00'00"
C20	58.90'	37.50'	53.03'	89°00'00"
C21	58.90'	37.50'	53.03'	89°00'00"
C22	58.90'	37.50'	53.03'	89°00'00"
C23	58.90'	37.50'	53.03'	89°00'00"
C24	58.90'	37.50'	53.03'	89°00'00"
C25	58.90'	37.50'	53.03'	89°00'00"

KEY MAP



1008 S. Woodward Ave. Suite 101  
 Mesa, AZ 85209  
 T: 480.933.2246 | F: 480.933.2248  
 www.epsgroup.com

**EPS GROUP**

**CADENCE AT GATEWAY**  
**PHASE 2 & 3 - DUZ**  
 PRELIMINARY PLAT - DUZ

Project: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_

DATE: 2018.05.15  
 DRAWN BY: J. GIBSON  
 CHECKED BY: J. GIBSON

18-106  
 PP03  
 Sheet No.  
 4  
 of 6

Table with 18 columns (Lot #, Area) and 18 rows of lot data, including lot numbers and areas.

TRACT USE TABLE with columns TRACT, USE, AREA (SF), AREA (AC). Rows A through BB listing landscape/open space and retention areas.

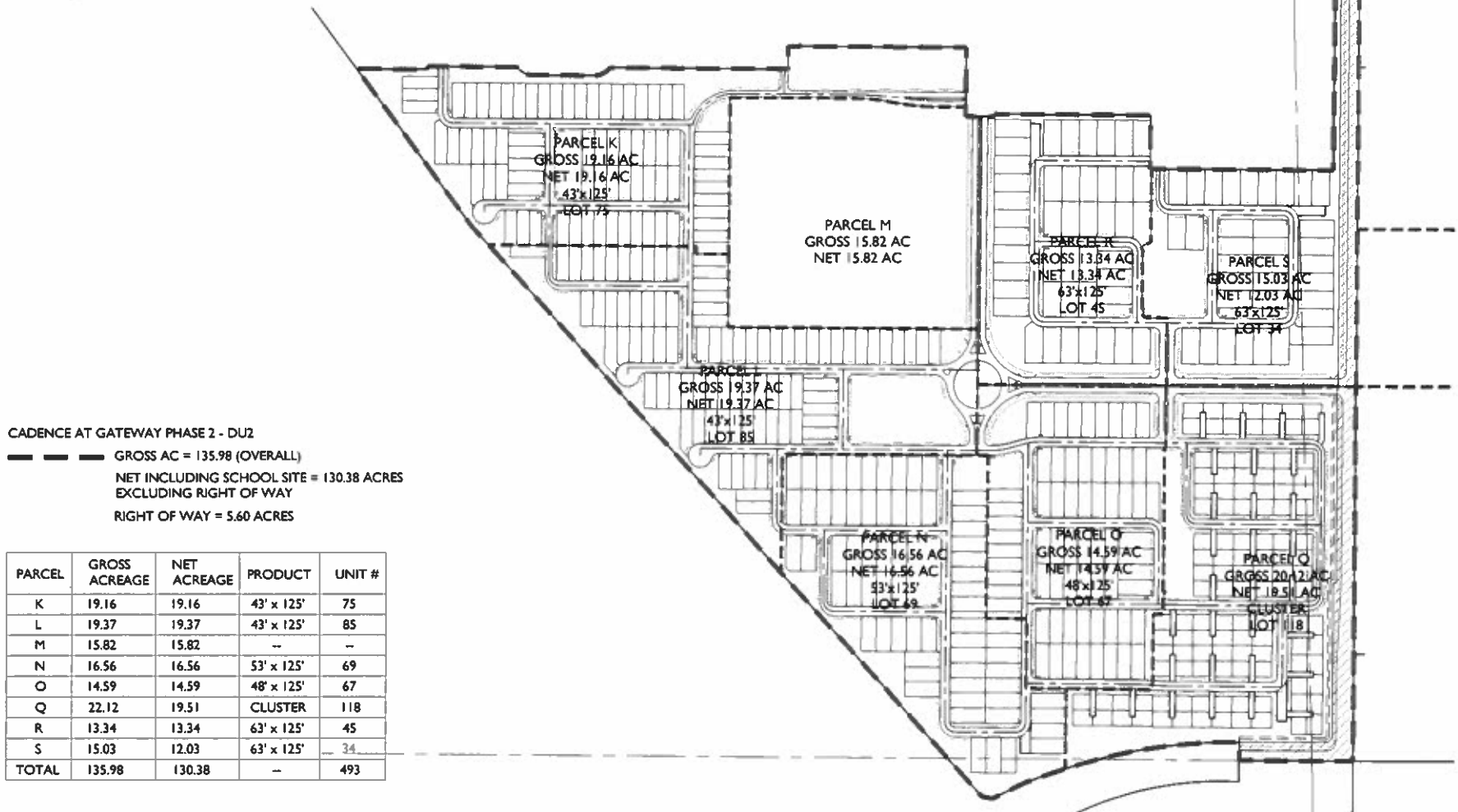
TRACT USE TABLE with columns TRACT, USE, AREA (SF), AREA (AC). Rows CC through DDD listing landscape/open space and retention areas.

TRACT USE TABLE with columns TRACT, USE, AREA (SF), AREA (AC). Rows EEE, FFF, and a total row for TRACT OPEN SPACE.

TRACT USE TABLE with columns TRACT, USE, AREA (SF), AREA (AC). Rows GGG through FFF listing various parking, ingress/egress, and emergency access areas.

TRACT USE TABLE with columns TRACT, USE, AREA (SF), AREA (AC). Rows G1 through F2 listing various parking, ingress/egress, and emergency access areas, plus a total row for AUTOCOURT TRACTS TOTAL.

Vertical sidebar containing logos for EPS GROUP, CADENCE AT GATEWAY PHASE 2 & 3 - D.U.Z., and other project information.



2018 S. Woodland Ave., Suite 100  
 Mesa, AZ 85205  
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**CADENCE AT GATEWAY**  
**PHASE 2 & 3 - DU2**  
FINAL PLAN  
**PRELIMINARY PLAT - PARCEL EXHIBIT**

---

THIS PLAN IS THE PROPERTY OF EPS GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Date: 7/13/18  
 Drawn by: [Signature]

18-106  
 PPOS  
 Sheet No.  
 6  
 of 6