

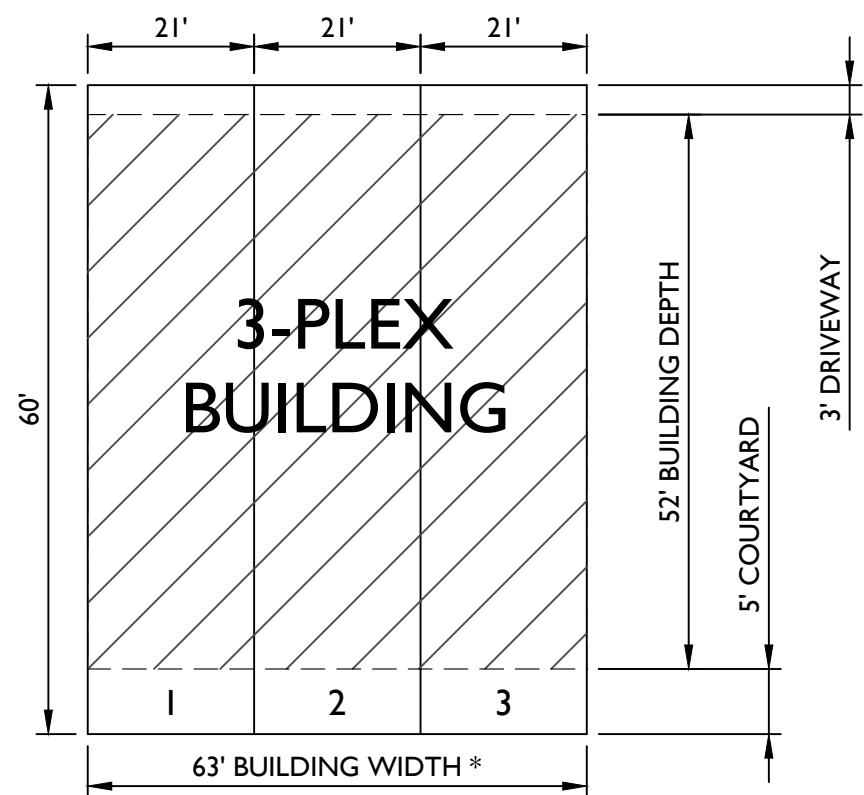
PRELIMINARY PLAT
FOR
CADENCE DUI PHASE I WEST

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

Planning and Zoning Board
Approved with Conditions
5/27/2020

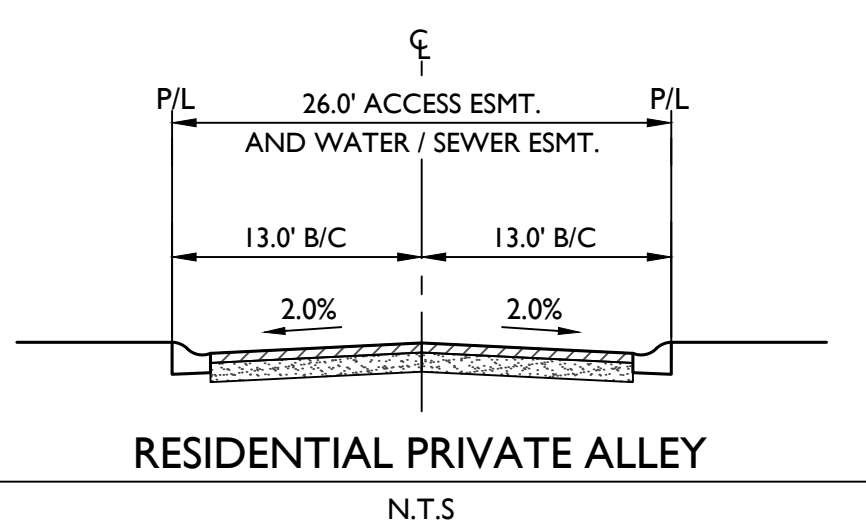
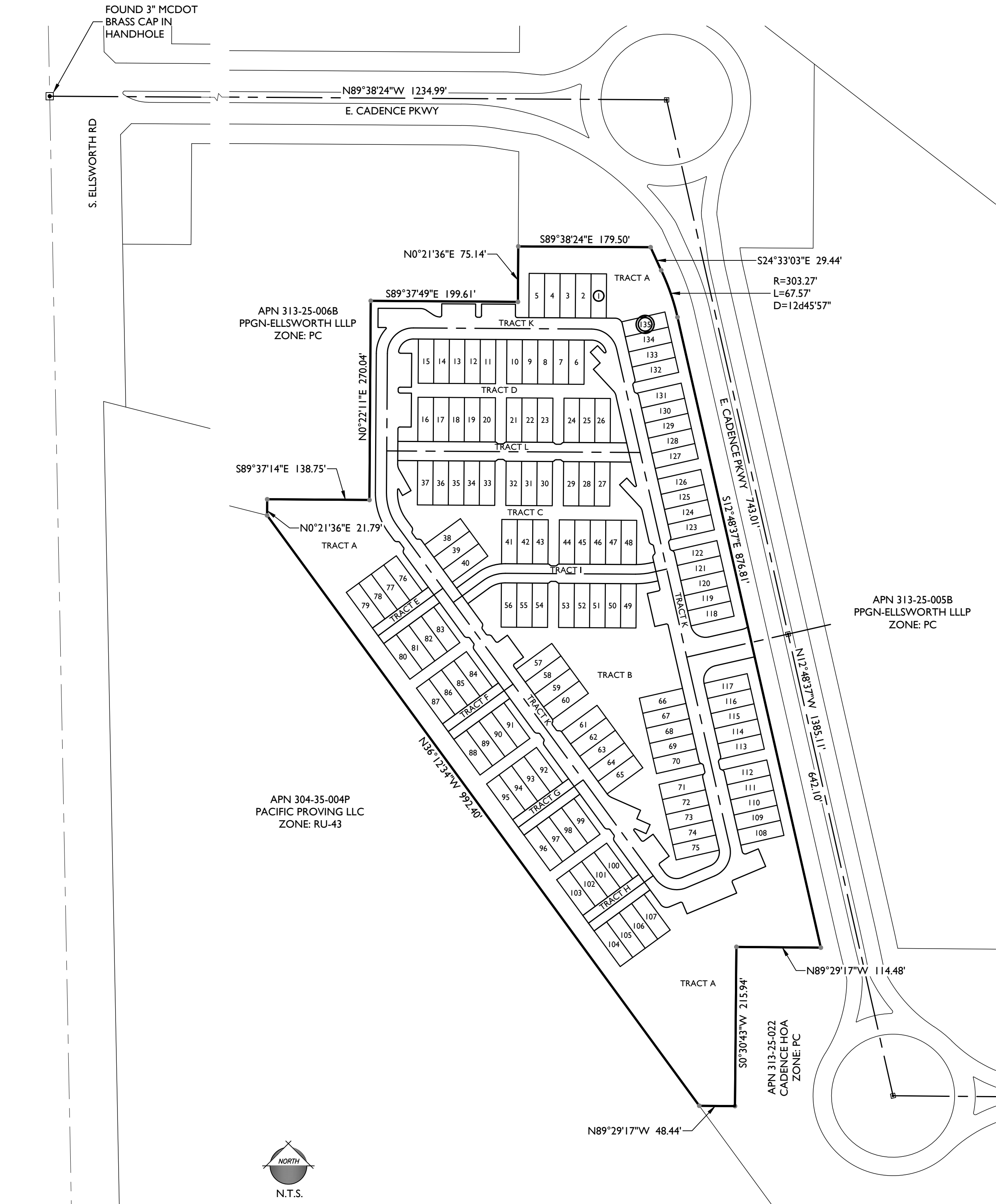
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	1260.00	21	1260.00	41	1260.39	61	1260.90	81	1260.00	101	1260.00	121	1260.00
2	1260.00	22	1260.00	42	1260.00	62	1260.00	82	1260.00	102	1260.00	122	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



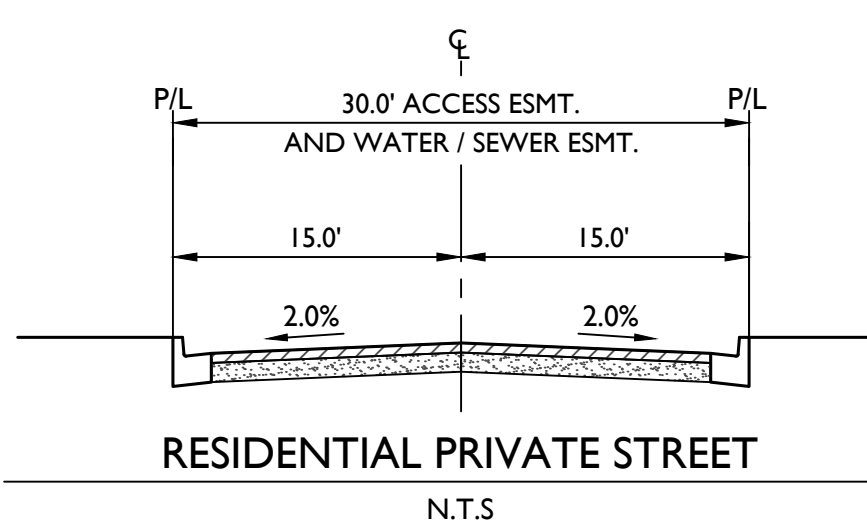
MINIMUM LOT DIMENSIONS

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



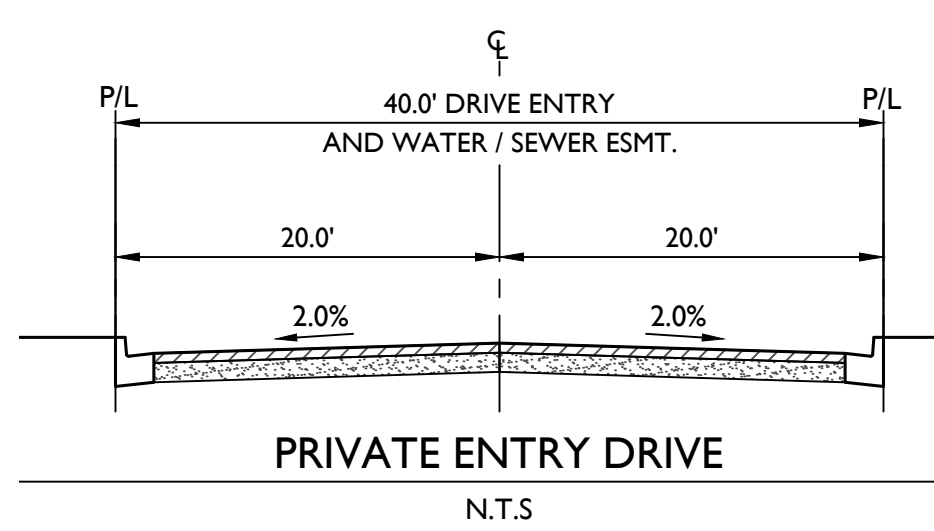
RESIDENTIAL PRIVATE ALLEY

N.T.S.



RESIDENTIAL PRIVATE STREET

N.T.S.

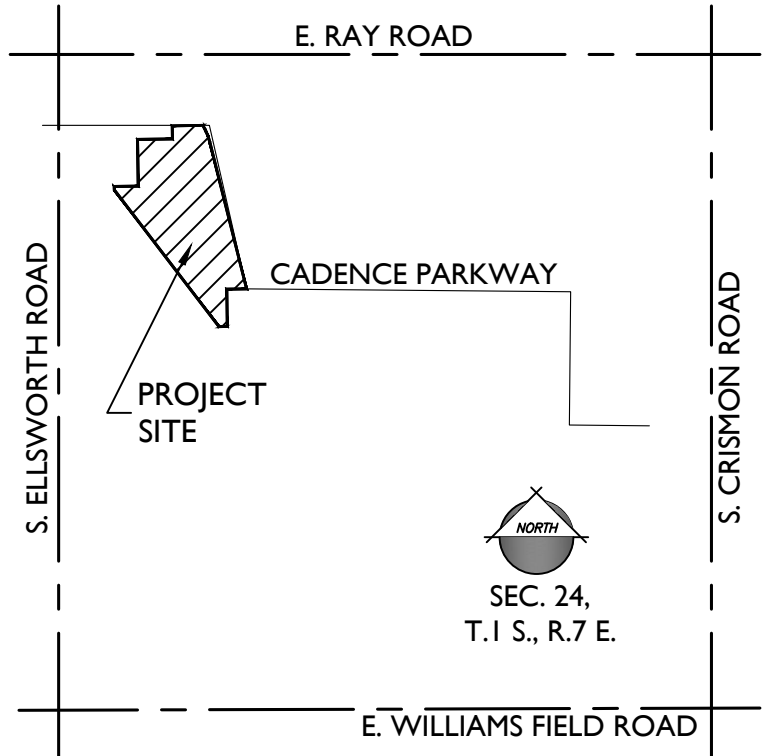


PRIVATE ENTRY DRIVE

N.T.S.

VICINITY MAP

N.T.S.



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.: 313-25-004B (PORTION OF)
EXISTING GENERAL PLAN: MIXED USE COMMUNITY
EXISTING ZONING: PLANNED COMMUNITY (PC)
LAND USE GROUP: COMMUNITY MULTI-RESIDENCE (CMR)

GROSS AREA: 11.50 AC
NET AREA: 10.31 AC

LOT TYPE	NO. OF BLDGS.	NO. OF LOTS
3-PLEX	7	21
4-PLEX	11	44
5-PLEX	14	70
TOTAL	32	135

GROSS DENSITY: 11.7 DU/AC
NET DENSITY: 13.1 DU/AC

REQUIRED PARKING: 284 SPACES (2.1 PER UNIT)
PROVIDED PARKING: 270 SPACES (2 PER UNIT)
GARAGE SPACES: 41 SPACES
GUEST SPACES: 311 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

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- 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.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- 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.)

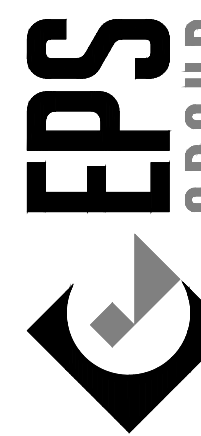
PROPOSED LOT COVERAGE: 30.7%

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



Cadence DUI Phase I West

Cover Sheet

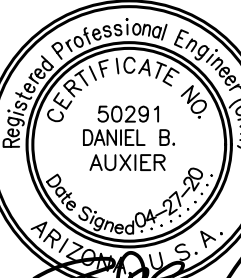
Project:

Revisions:

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



Designer: JH
Drawn by: JAJ



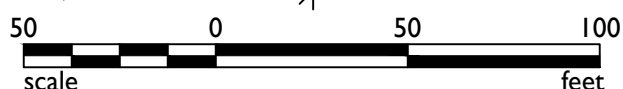
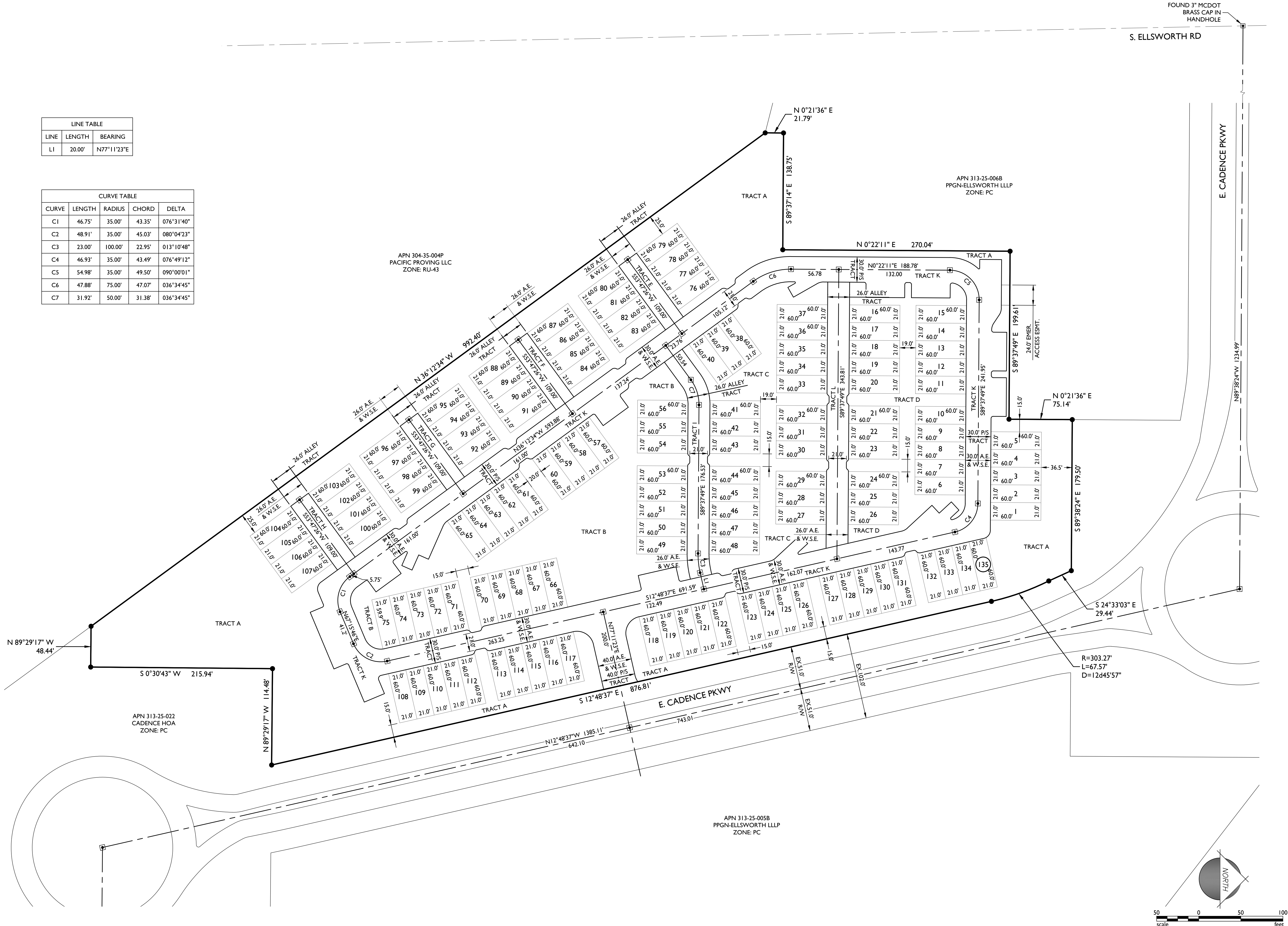
Job No.
19-1165

PP01

Sheet No.
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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"



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EPS
GROUP

Cadence DUI Phase I West
Mesa, Arizona

Preliminary Plat

Project:

Revisions:

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

ARIZONA
REGISTERED PROFESSIONAL ENGINEER
DANIEL B. AUXIER
No. 50291
Exp. 04-27-25
APR 2025

Designer: JH
Drawn by: JAJ

Job No.
19-1165

PP02

Sheet No.
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