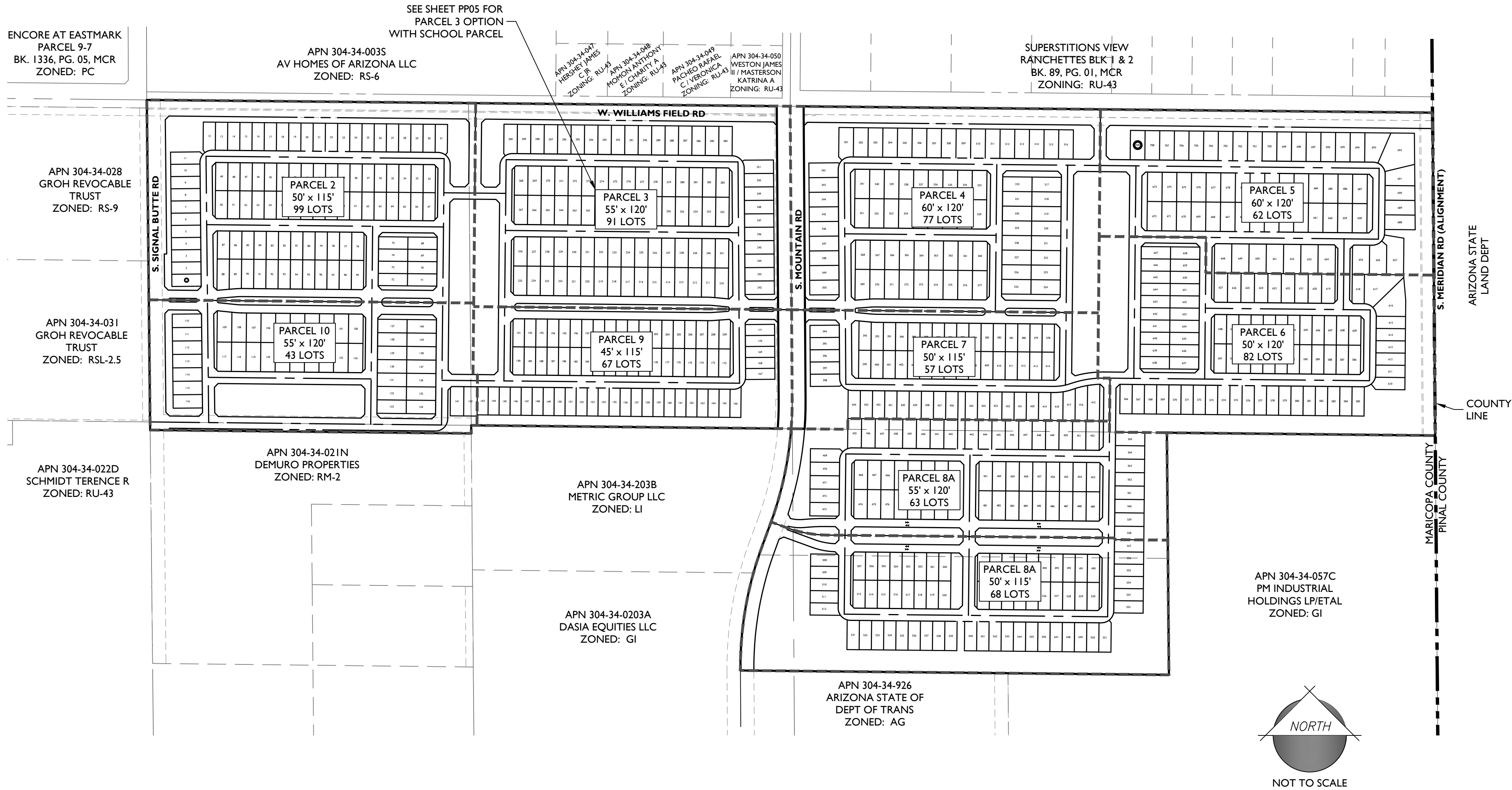


SITE PLAN FOR DESTINATION AT GATEWAY

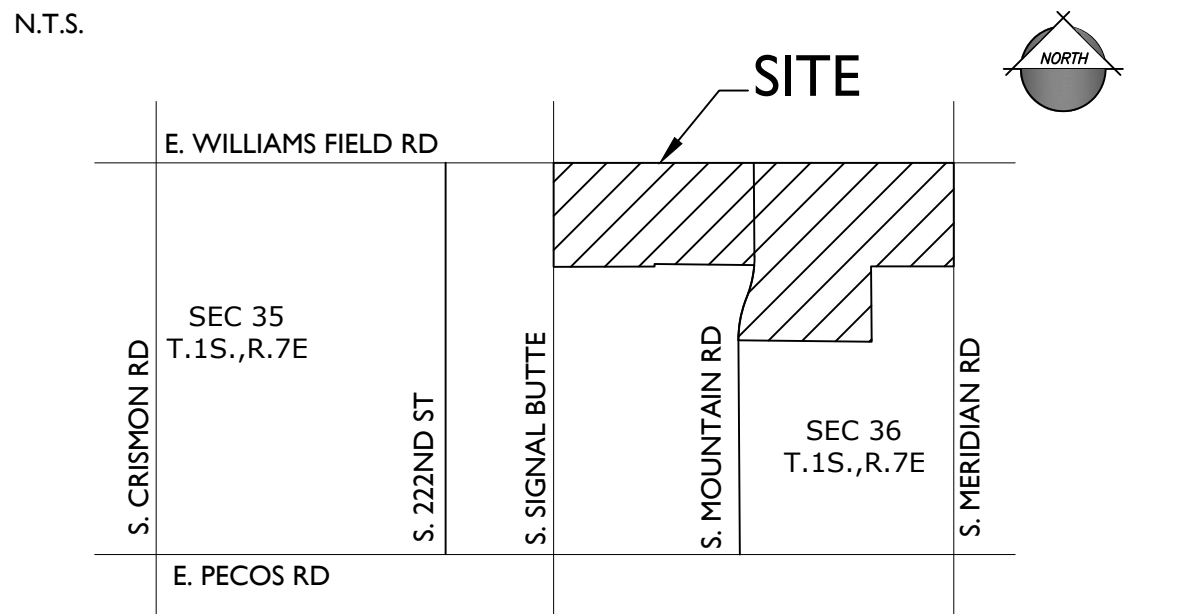
A PORTION OF THE NORTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



PARCEL	ACRES		ZONING	MIN. LOT WIDTH		MIN. LOT DEPTH		FRONT SETBACK	GARAGE SETBACK	INTERIOR SIDE (MIN.)	INTERIOR SIDE (AGG.)		STREET SIDE SETBACK	REAR SETBACK	MAX. BUILDING COVERAGE		NUMBER OF LOTS	DENSITY (DU/AC)	
	GROSS	NET	EXISTING	EXISTING	PROPOSED	STANDARD	PROPOSED				STANDARD	PROPOSED			STANDARD	PROPOSED		APPROVED MAX.	PROPOSED
2	25.14	21.88	RS-6 PAD	50'	55'	90'	115'	10'	20'	5'	15'	10'	10'	20'	50%	55%	99	7.26	3.94
3	24.76	21.86	RS-6 PAD	50'	55'	90'	120'	10'	20'	5'	15'	10'	10'	20'	50%	55%	91	7.26	3.68
4	24.16	21.30	RS-7 PAD	60'	60'	94'	120'	10'	20'	5'	15'	10'	10'	20'	45%	55%	77	6.22	3.19
5	19.39	17.36	RS-7 PAD	60'	60'	94'	120'	10'	20'	5'	15'	10'	10'	20'	45%	55%	62	6.22	3.20
6	21.96	21.96	RS-6 PAD	50'	50'	90'	120'	10'	20'	5'	15'	10'	10'	20'	50%	55%	82	7.26	3.73
7	13.18	12.56	RS-6 PAD	50'	50'	90'	115'	10'	20'	5'	15'	10'	10'	20'	50%	55%	57	7.26	4.32
8A	16.74	16.23	RS-6 PAD	50'	55'	90'	120'	10'	20'	5'	15'	10'	10'	20'	50%	55%	63	7.26	3.76
8B	22.07	21.29	RS-6 PAD	50'	50'	90'	115'	10'	20'	5'	15'	10'	10'	20'	50%	55%	68	7.26	3.08
9	14.49	13.88	RS-4.5 PAD	40'	45'	90'	115'	15'	20'	4.5'	10'	10'	10'	20'	N/A	N/A	67	10.00	4.62
10	16.31	15.51	RS-6 PAD	50'	55'	90'	120'	10'	20'	5'	15'	10'	10'	20'	50%	55%	43	7.26	2.64
SCHOOL 3A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHURCH 1A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL SINGLE FAMILY	198.20	183.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	709	-	3.58 *

* CALCULATED FROM GROSS ACREAGE OF PARCELS 2-10

VICINITY MAP



PROJECT TEAM

DEVELOPER: FREEDOM COMMUNITIES, LLC 1256 W. CHANDLER BLVD, STE H CHANDLER, AZ 85266 TEL: (480)-474-4385 FAX: (480)-814-0628 CONTACT: GARY LANE / BRENT HICKEY	PLANNER, ENGINEER: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON / JOE PETRUCCI, PE
ATTORNEY: PEW & LAKE, PLC 1744 S. VAL VISTA DRIVE SUITE 217 MESA, AZ 85204 TEL: (480)-461-4670 CONTACT: SEAN B. LAKE	LANDSCAPE ARCHITECT: THOMAS + CROWLEY, LLC 136 E. CONSTITUTION COURT GILBERT, AZ 85296 TEL: (480)-878-4708 CONTACT: CRAIG CROWLEY, RLA

PROJECT INFORMATION

LOCATION:	SWC & SEC SIGNAL BUTTE & WILLIAMS FIELD
APN	304-34-932, 202A, 202B, 021Z, 021U, 021W
EXISTING GENERAL PLAN 2040:	NEIGHBORHOOD SUBURBAN
EXISTING ZONING:	RS-7, RS-6, RSL-4.5
GROSS ACREAGE:	± 198.20 AC
NET ACREAGE:	± 183.83 AC
NO. OF LOTS:	
45' x 115'	67
50' x 115'	224
50' x 120'	82
55' x 120'	197
60' x 120'	139
TOTAL	709
GROSS DENSITY:	3.58 DU/AC
NET DENSITY:	3.86 DU/AC
OPEN SPACE:	± 41.79 ACRES (22.7% OF NET AREA)

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.
- 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 THE PRELIMINARY GRADING PLAN.

UTILITIES

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

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	SP01	SITE PLAN
SHEET 3	SP02	SITE PLAN
SHEET 4	SP03	SITE PLAN
SHEET 5	SP04	SITE PLAN
SHEET 6	SP05	STREET CROSS SECTION / PARCEL 3 OPTION
SHEET 7	SP06	DATA TABLES

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Destination at Gateway

Mesa, Arizona

Cover Sheet

Project:

NOVEMBER 26, 2018 - 1ST PRELIMINARY PLAT SUB.
JANUARY 8, 2019 - 2ND PRELIMINARY PLAT SUB.

Revisions:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Call it first! Get the working days before you begin excavation.

ARIZONA

Professional Engineer

JOSEPH W. PETRUCCI III

014982

State of Arizona, U.S.A.

Designer: JH

Drawn by: DCH

Job No.

17-199

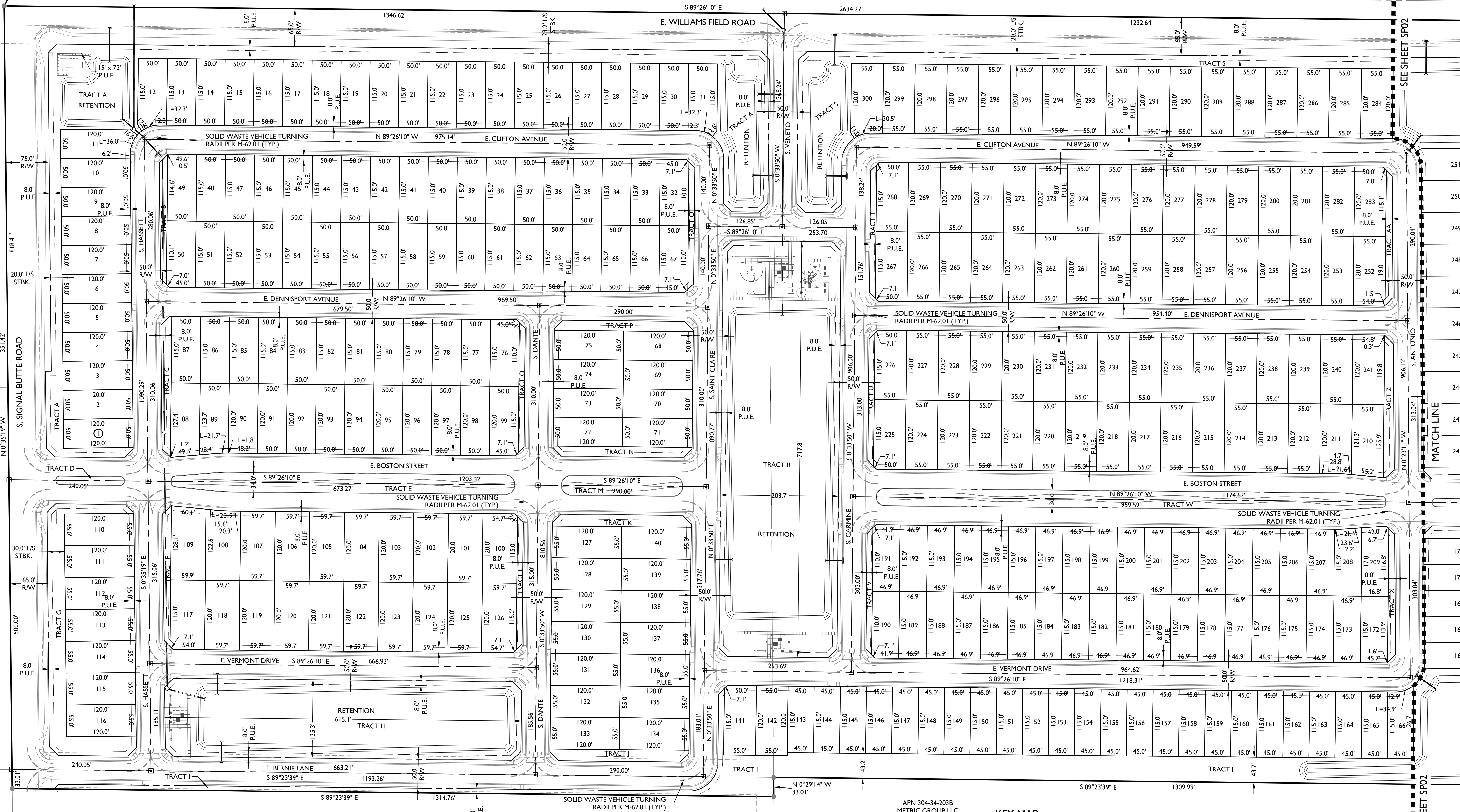
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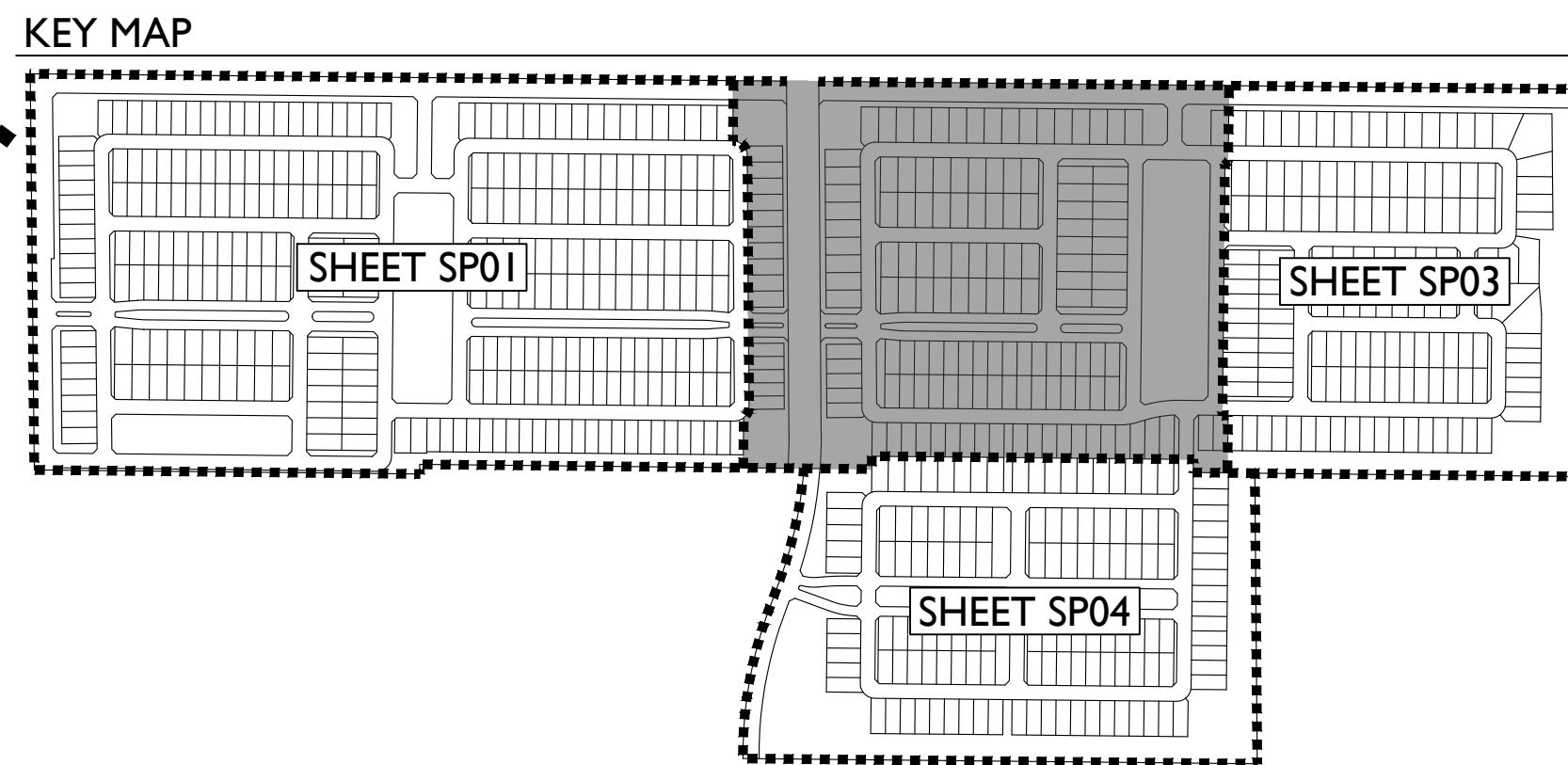
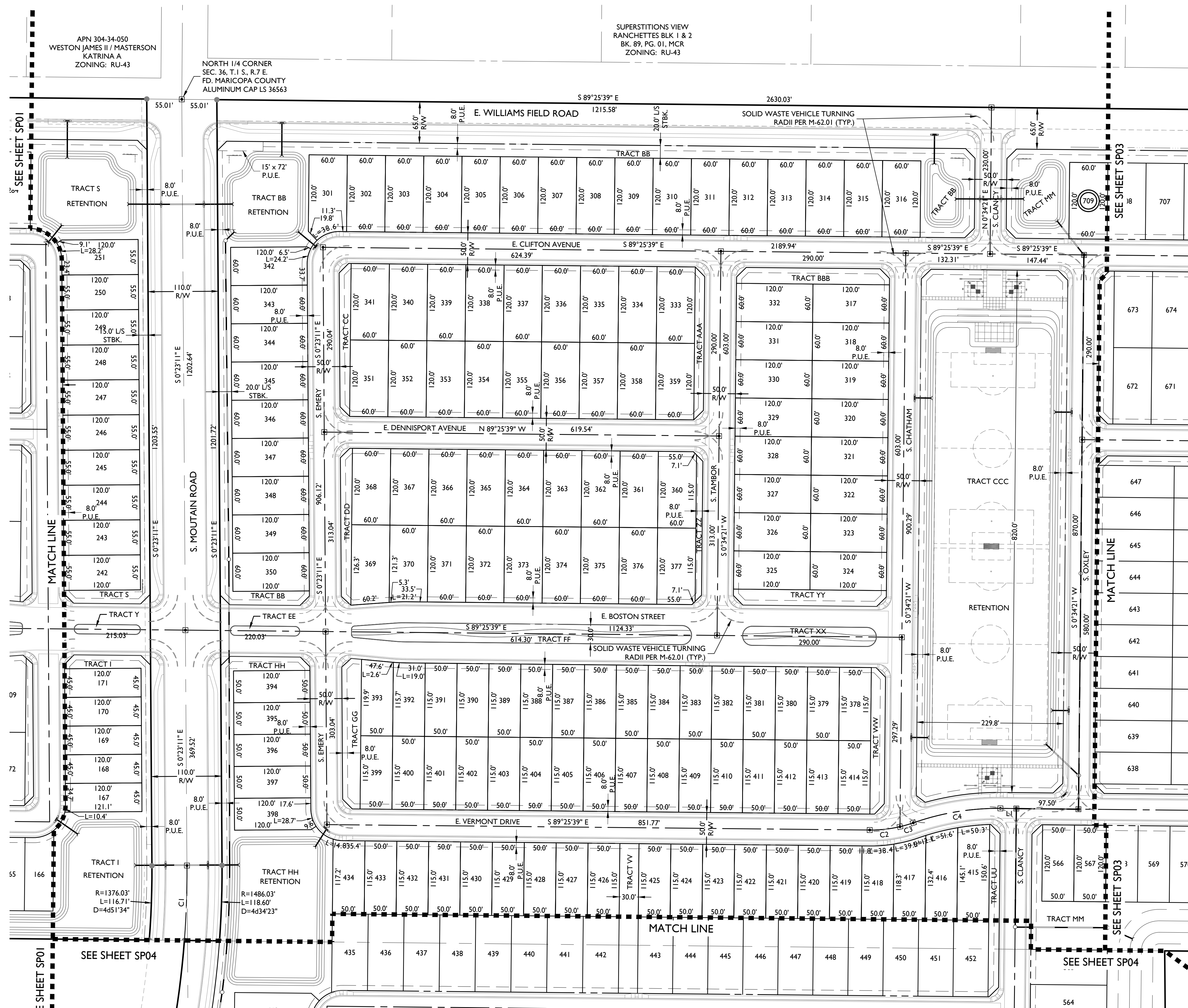
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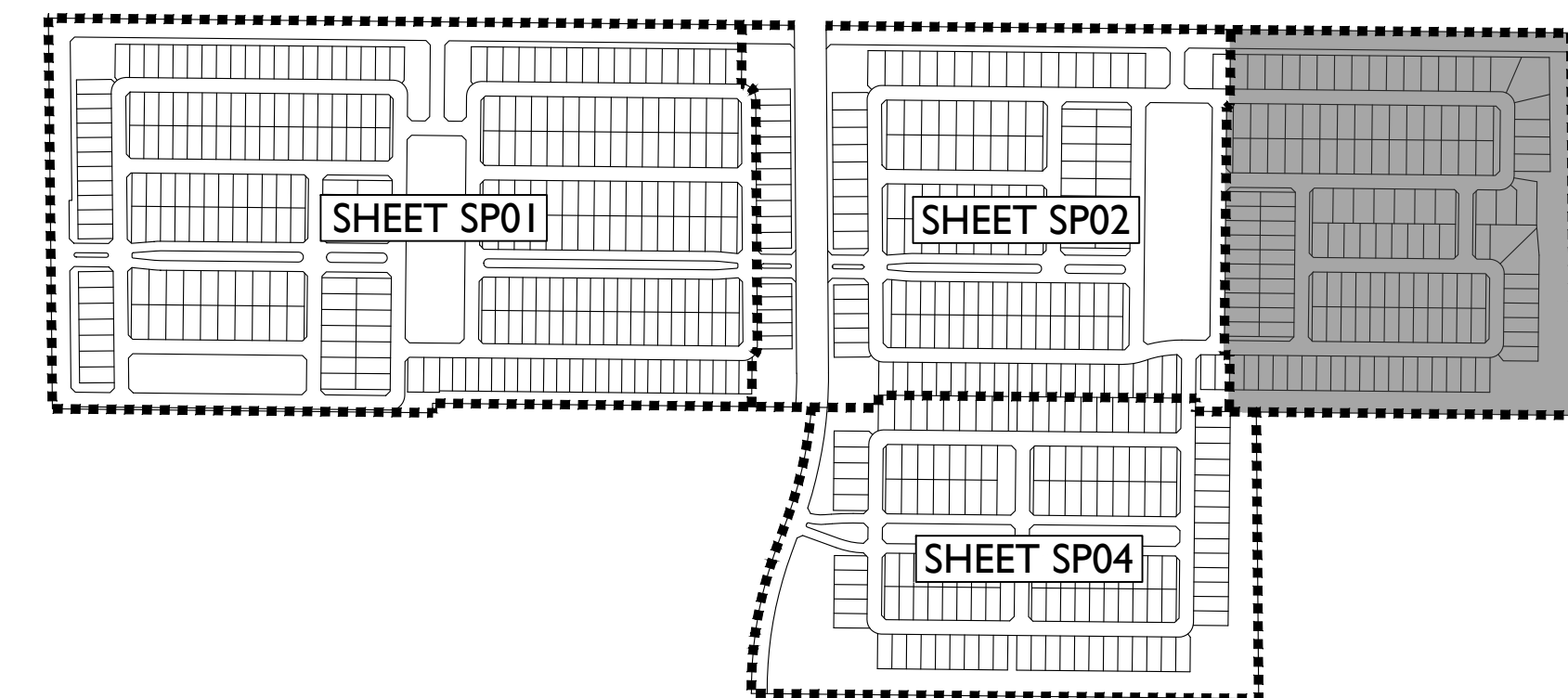
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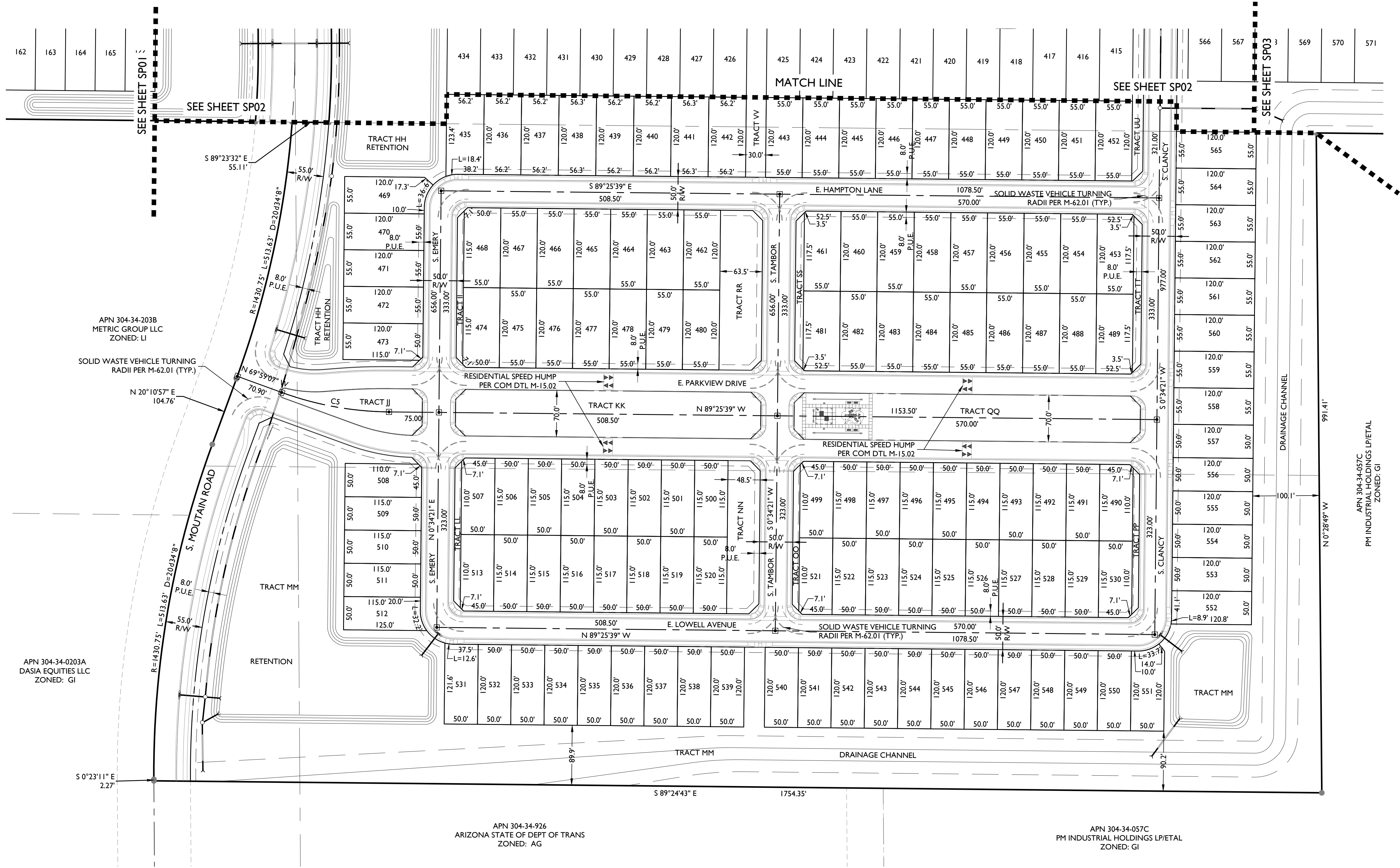
of 7

NORTHWEST 1/4 CORNER
SEC. 36, T.1 S., R.7 E.
FD. MARICOPA COUNTY
BRASS CAP IN HANDHOLE

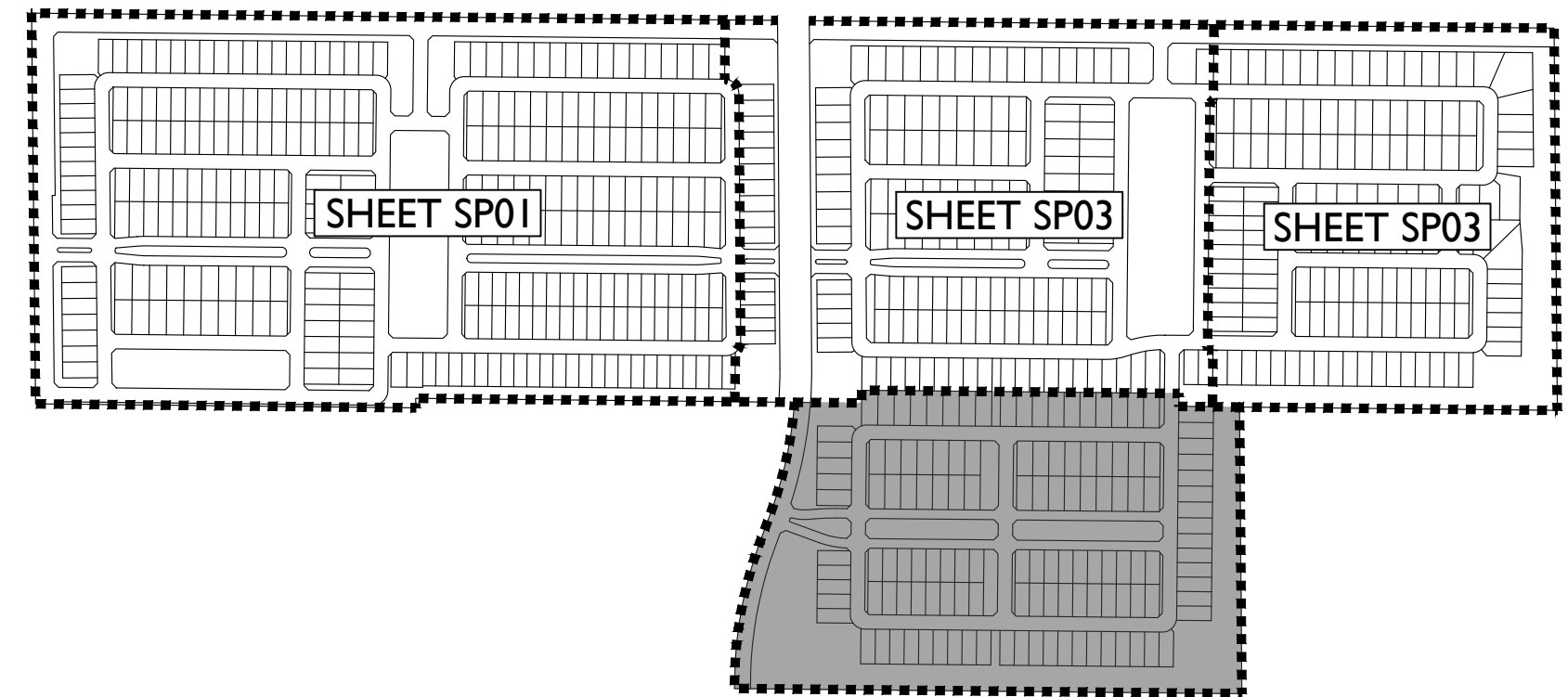








KEY MAP



17-199

SP04

5 of 7

Destination at Gateway

Mesa, Arizona

Site Plan

Project:

Revisions:

NOVEMBER 26, 2018 - 1ST PRELIMINARY PLAT SUB.
JANUARY 8, 2019 - 2ND PRELIMINARY PLAT SUB.

Call it! It's not just for working days before you begin excavation.

ARIZONA
Professional Engineer
54540
JOSEPH W. PETRUCCI III
01/08/2019

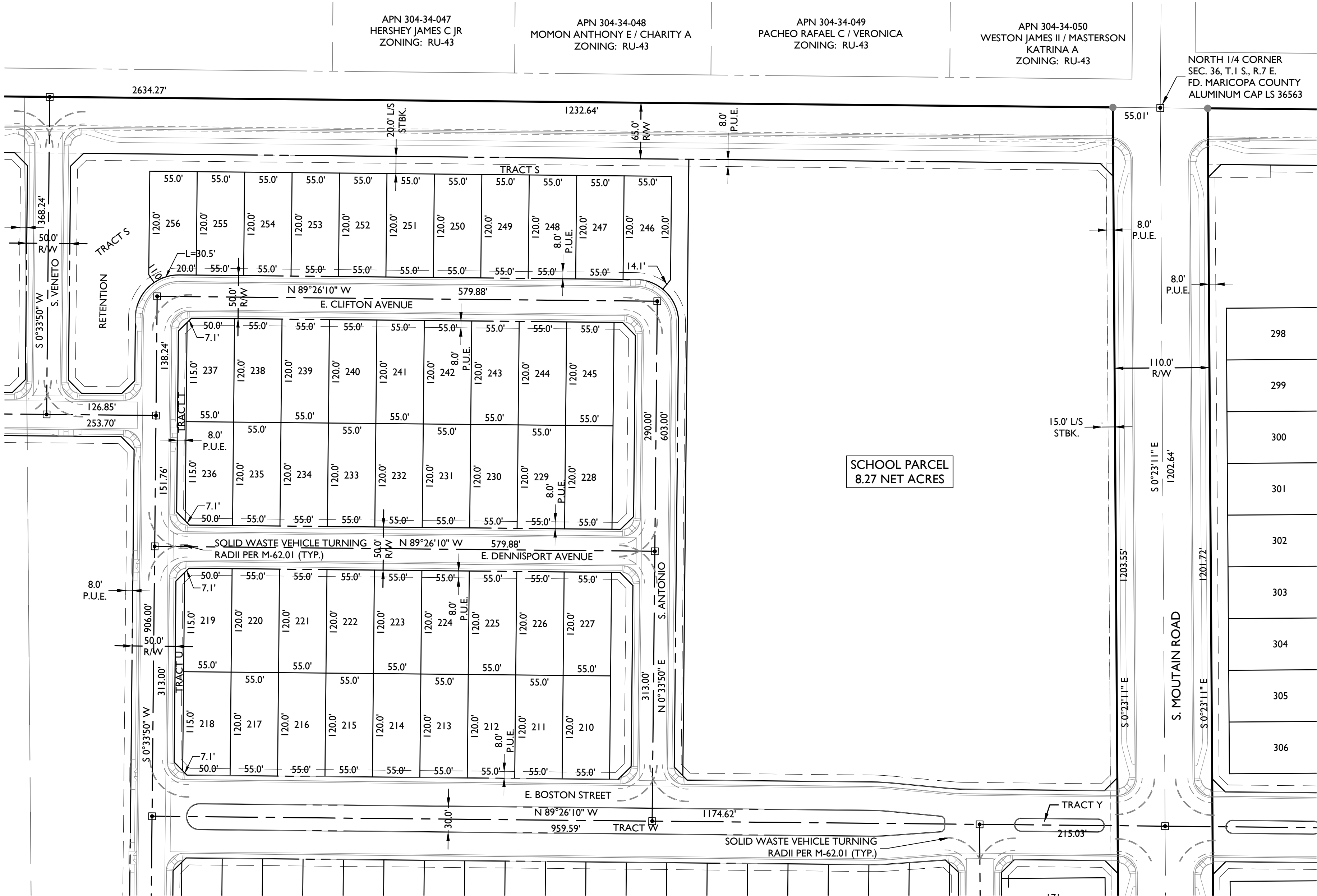
Job No.
17-199

Sheet No.
5 of 7

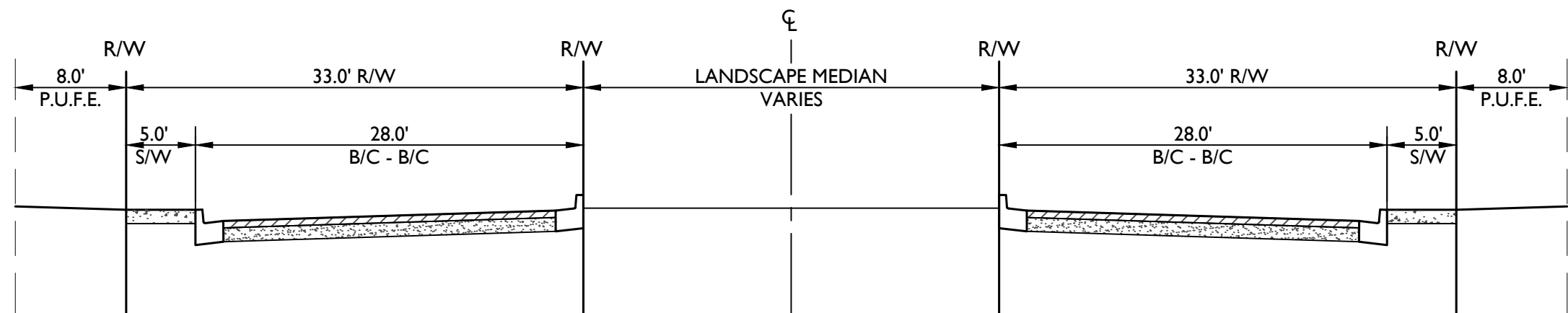
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS

GROUP

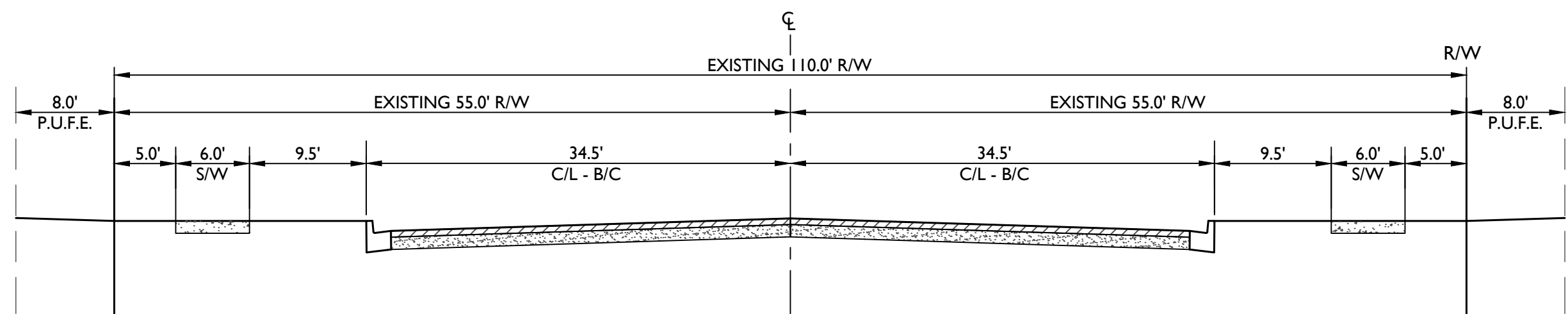


PARCEL 3 OPTION WITH SCHOOL PARCEL



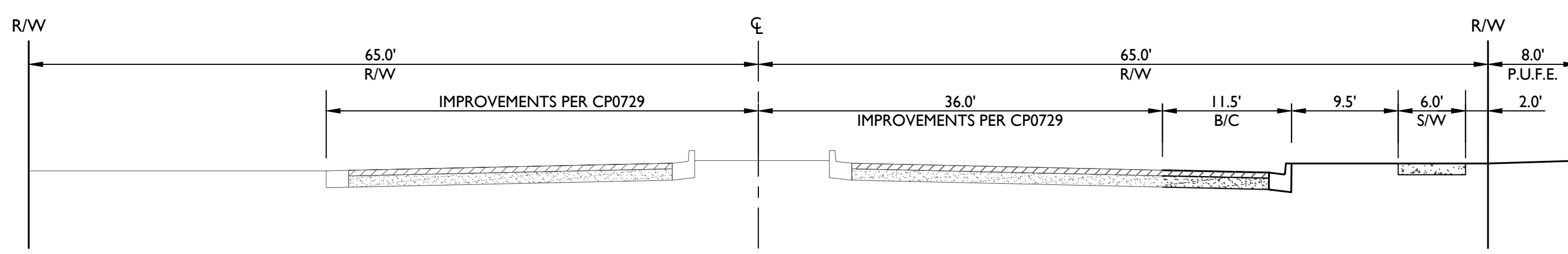
MODIFIED INTERNAL COLLECTOR

N.T.S



MOUNTAIN ROAD (4-LANE MAJOR COLLECTOR)

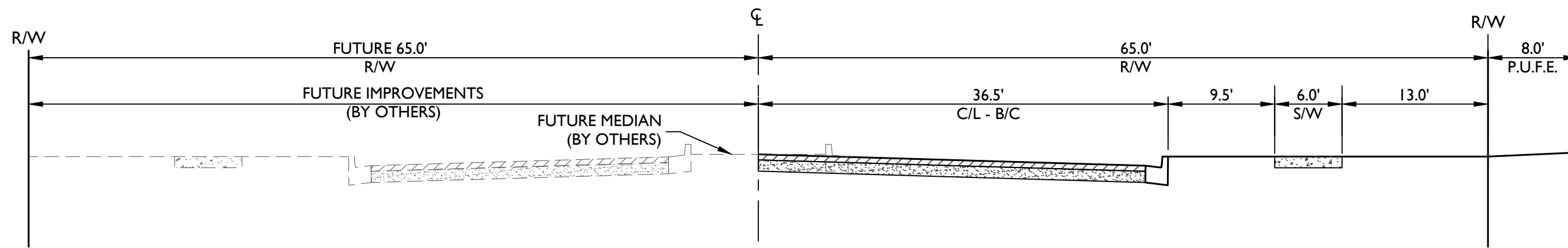
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SIGNAL BUTTE ROAD (PER CP0729)

N.T.S

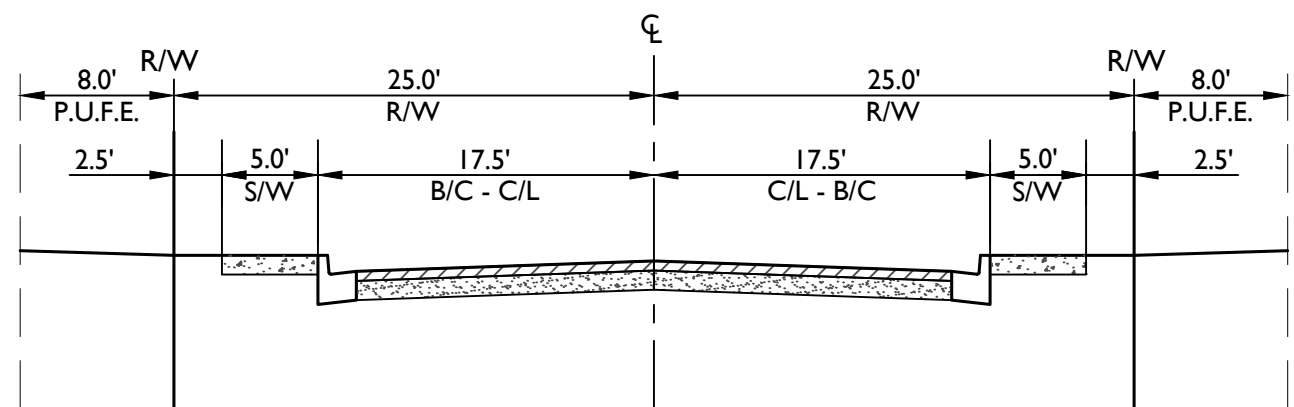
LOOKING NORTH



WILLIAMS FIELD ROAD

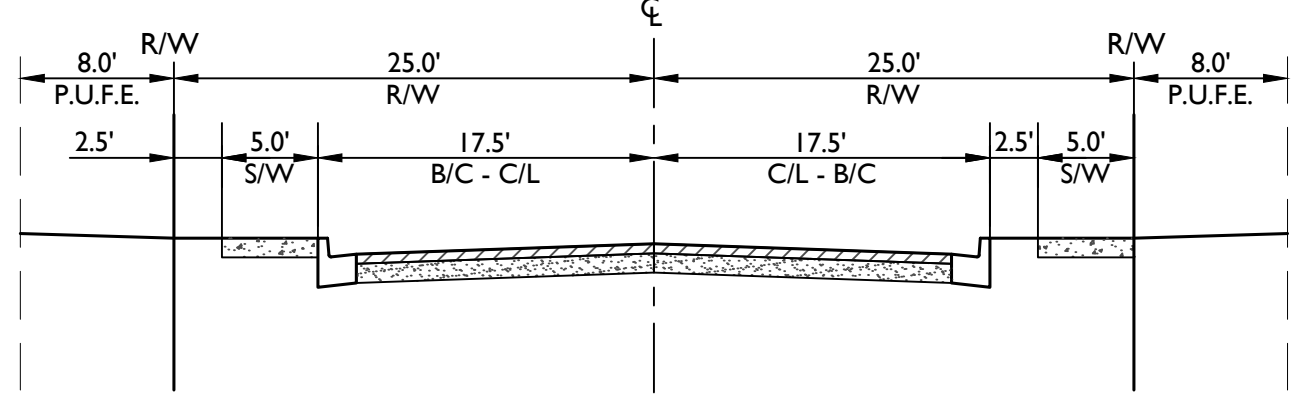
N.T.S

LOOKING EAST



URBAN LOCAL RESIDENTIAL ROAD

N.T.S



URBAN LOCAL RESIDENTIAL ROAD

DETACHED SIDEWALK ONE SIDE

N.T.S

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	83602	1.919
B	LANDSCAPE / OPEN SPACE	2620	0.060
C	LANDSCAPE / OPEN SPACE	3810	0.087
D	LANDSCAPE MEDIAN	1731	0.040
E	LANDSCAPE MEDIAN	19281	0.443
F	LANDSCAPE / OPEN SPACE	2875	0.066
G	LANDSCAPE / OPEN SPACE	18538	0.426
H	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	82778	1.900
I	LANDSCAPE / OPEN SPACE / RETENTION	102015	2.342
J	LANDSCAPE / OPEN SPACE	4644	0.107
K	LANDSCAPE / OPEN SPACE	2200	0.051
L	LANDSCAPE / OPEN SPACE	4665	0.107
M	LANDSCAPE MEDIAN	6892	0.158
N	LANDSCAPE / OPEN SPACE	3975	0.091
O	LANDSCAPE / OPEN SPACE	2150	0.049
P	LANDSCAPE / OPEN SPACE	3975	0.091
Q	LANDSCAPE / OPEN SPACE	2100	0.048
R	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	145751	3.346
S	LANDSCAPE / OPEN SPACE / RETENTION	81313	1.867
T	LANDSCAPE / OPEN SPACE	2200	0.051
U	LANDSCAPE / OPEN SPACE	2200	0.051
V	LANDSCAPE / OPEN SPACE	2100	0.048

TRACT	USE	AREA (SF)	AREA (AC)
W	LANDSCAPE MEDIAN	25782	0.592
X	LANDSCAPE / OPEN SPACE	2619	0.060
Y	LANDSCAPE MEDIAN	1509	0.035
Z	LANDSCAPE / OPEN SPACE	3934	0.090
AA	LANDSCAPE / OPEN SPACE	2666	0.061
BB	LANDSCAPE / OPEN SPACE / RETENTION	68317	1.568
CC	LANDSCAPE / OPEN SPACE	3851	0.088
DD	LANDSCAPE / OPEN SPACE	3984	0.091
EE	LANDSCAPE MEDIAN	1584	0.036
FF	LANDSCAPE MEDIAN	15423	0.354
GG	LANDSCAPE / OPEN SPACE	6664	0.153
HH	LANDSCAPE / OPEN SPACE / RETENTION	70933	1.628
II	LANDSCAPE / OPEN SPACE	2200	0.051
JJ	LANDSCAPE MEDIAN	9694	0.223
KK	LANDSCAPE MEDIAN	31645	0.726
LL	LANDSCAPE / OPEN SPACE	2100	0.048
MM	LANDSCAPE / OPEN SPACE / RETENTION / CHANNEL	656688	15.075
NN	LANDSCAPE / OPEN SPACE	10930	0.251
OO	LANDSCAPE / OPEN SPACE	2100	0.048
PP	LANDSCAPE / OPEN SPACE	2100	0.048
QQ	LANDSCAPE MEDIAN / AMENITY	35950	0.825
RR	LANDSCAPE / OPEN SPACE	15015	0.345

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
SS	LANDSCAPE / OPEN SPACE	2781	0.064
TT	LANDSCAPE / OPEN SPACE	2781	0.064
UU	LANDSCAPE / OPEN SPACE	4244	0.097
VV	LANDSCAPE / OPEN SPACE	7050	0.162
WW	LANDSCAPE / OPEN SPACE	4928	0.113
XX	LANDSCAPE MEDIAN	6107	0.140
YY	LANDSCAPE / OPEN SPACE	5775	0.133
ZZ	LANDSCAPE / OPEN SPACE	2200	0.051
AAA	LANDSCAPE / OPEN SPACE	3369	0.077
BBB	LANDSCAPE / OPEN SPACE	5775	0.133
CCC	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	188871	4.336
DDD	LANDSCAPE / OPEN SPACE	5271	0.121
EEE	LANDSCAPE / OPEN SPACE	3375	0.077
FFF	LANDSCAPE / OPEN SPACE	3375	0.077
GGG	LANDSCAPE / OPEN SPACE	2781	0.064
HHH	LANDSCAPE / OPEN SPACE	2781	0.064
III	LANDSCAPE / OPEN SPACE	2200	0.051
JJJ	LANDSCAPE / OPEN SPACE	2200	0.051
KKK	LANDSCAPE / OPEN SPACE	2200	0.051
LLL	LANDSCAPE / OPEN SPACE	5271	0.121
TOTAL TRACT AREA		1820438 SF	41.791 AC

LINE TABLE		
LINE	LENGTH	BEARING
LI	25.00'	S89°25'39"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	117.65'	1431.03'	117.62'	004°42'38"
C2	47.91'	200.00'	47.80'	013°43'32"
C3	21.72'	200.00'	21.71'	006°13'22"
C4	139.27'	400.00'	138.56'	019°56'54"
C5	164.58'	485.00'	163.79'	019°26'32"

Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
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