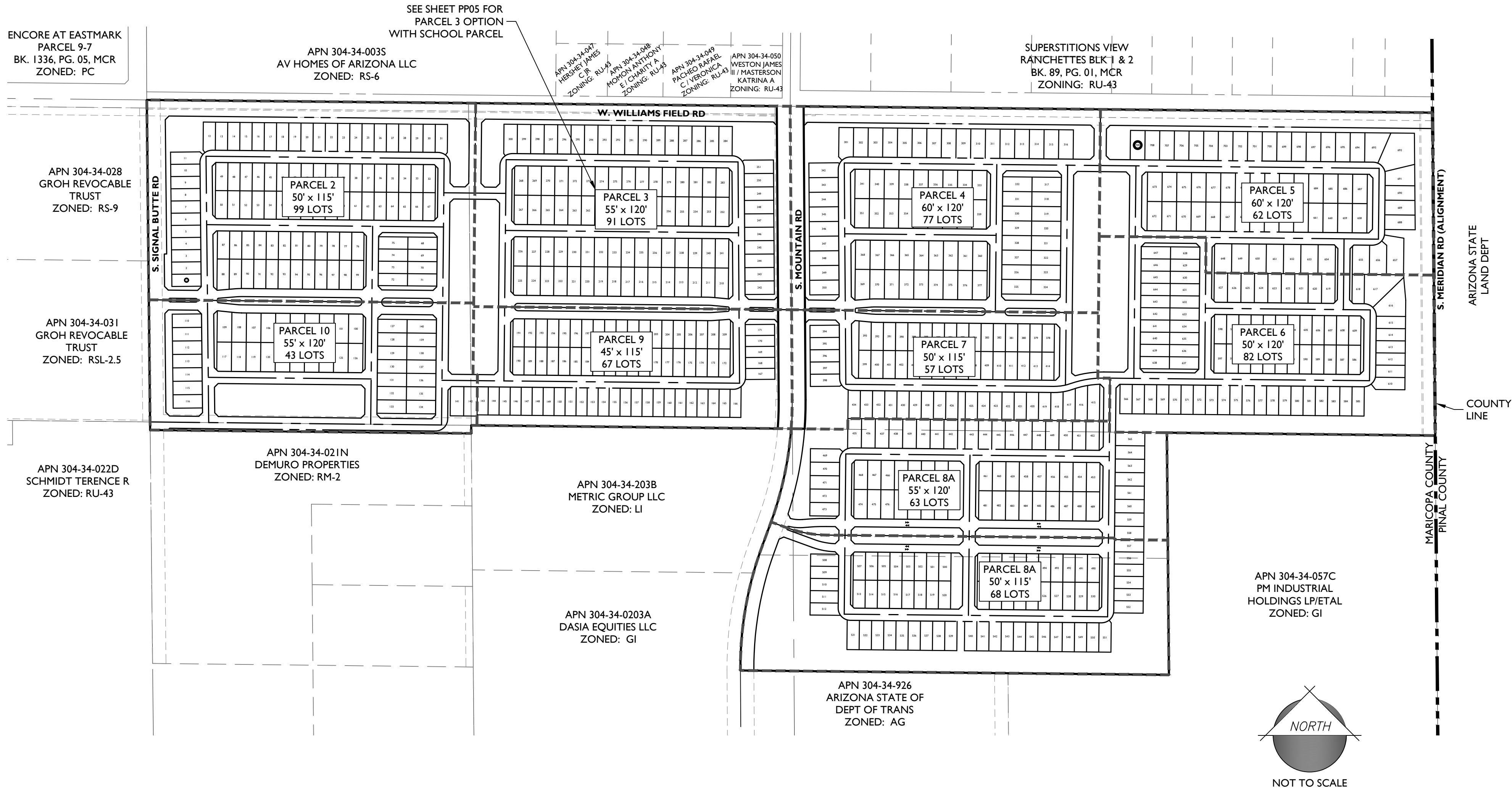


PRELIMINARY PLAT
FOR
DESTINATION AT GATEWAY

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

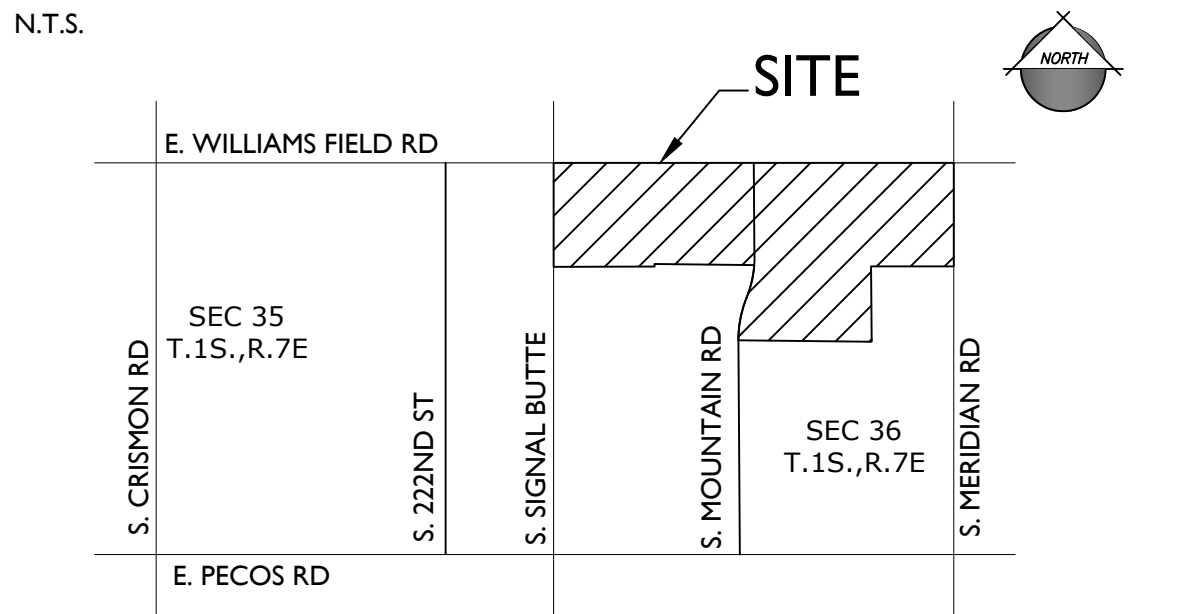
Planning & Zoning Board
Approved: February 20, 2019



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	RSL-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 *
1	20.06	16.65	RS-9 PAD	75'	75'	100'	125'	15'	25'	7'	17'	17'	10'	25'	45%	50%	40	4.84	1.99
11	10.04	-	RSL-2.5 PAD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.00	12.00
12	8.95	-	RM-2 PAD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15.00	15.00
13	9.94	-	LC PAD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A
14	4.97	-	LC PAD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A
TOTAL	252.16	200.48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* 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	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	PRELIMINARY PLAT
SHEET 6	PP05	STREET CROSS SECTION / PARCEL 3 OPTION
SHEET 7	PP06	DATA TABLES

APN 304-34-022D
SCHMIDT TERENCE R
ZONED: RU-43

APN 304-34-031
GROH REVOCABLE TRUST
ZONED: RS-2.5

APN 304-34-028
GROH REVOCABLE TRUST
ZONED: RS-9

APN 304-34-003S
AV HOMES OF ARIZONA LLC
ZONED: RS-6

APN 304-34-047
HERSHEY JAMES C JR
ZONING: RU-43

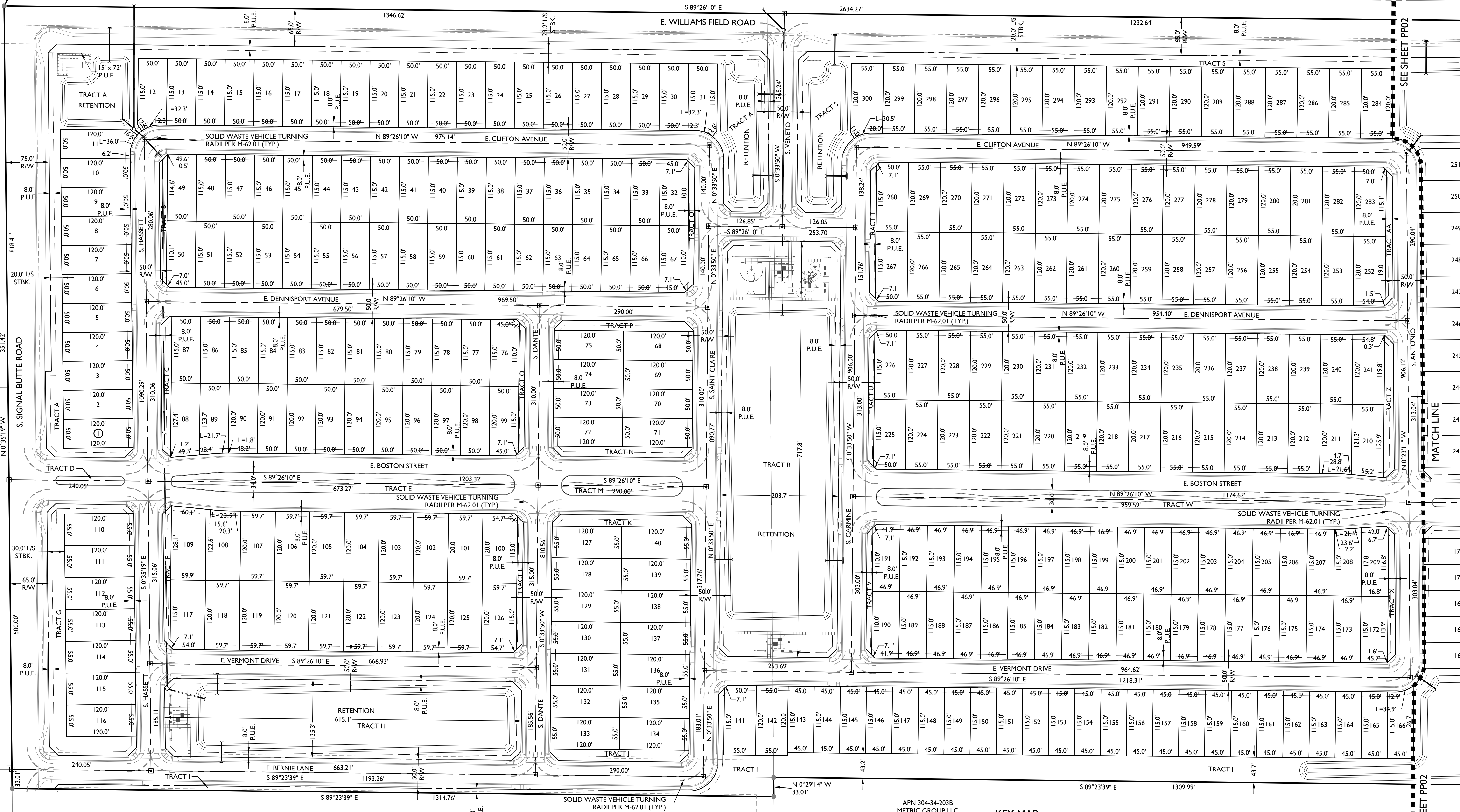
APN 304-34-048
MOMON ANTHONY E / CHARITY A
ZONING: RU-43

APN 304-34-049
PACHEO RAFAEL C / VERONICA
ZONING: RU-43

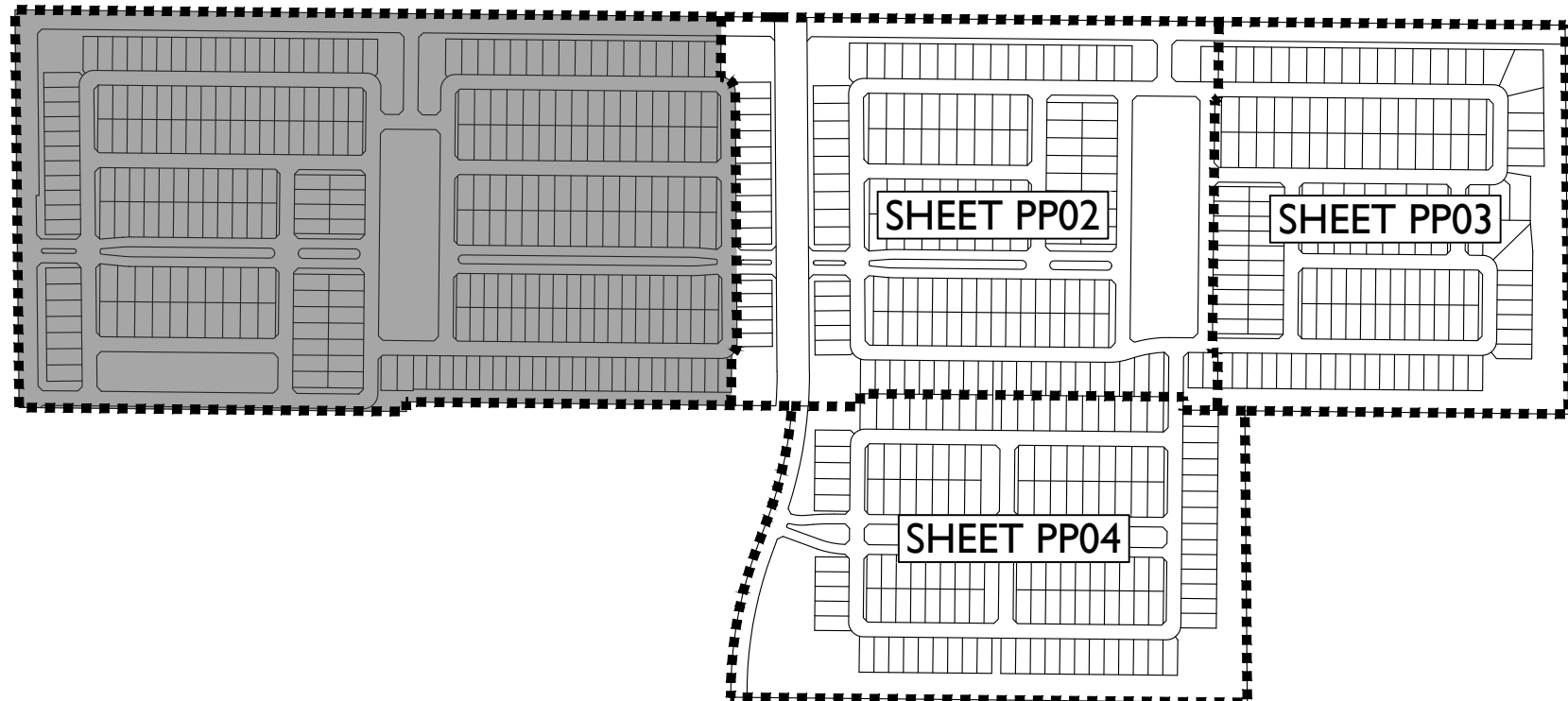
APN 304-34-203B
METRIC GROUP LLC
ZONED: LI

APN 304-34-021N
DEMURO PROPERTIES
ZONED: RM-2

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



KEY MAP



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

EPS GROUP

Project: Destination at Gateway
Mesa, Arizona

Preliminary Plat

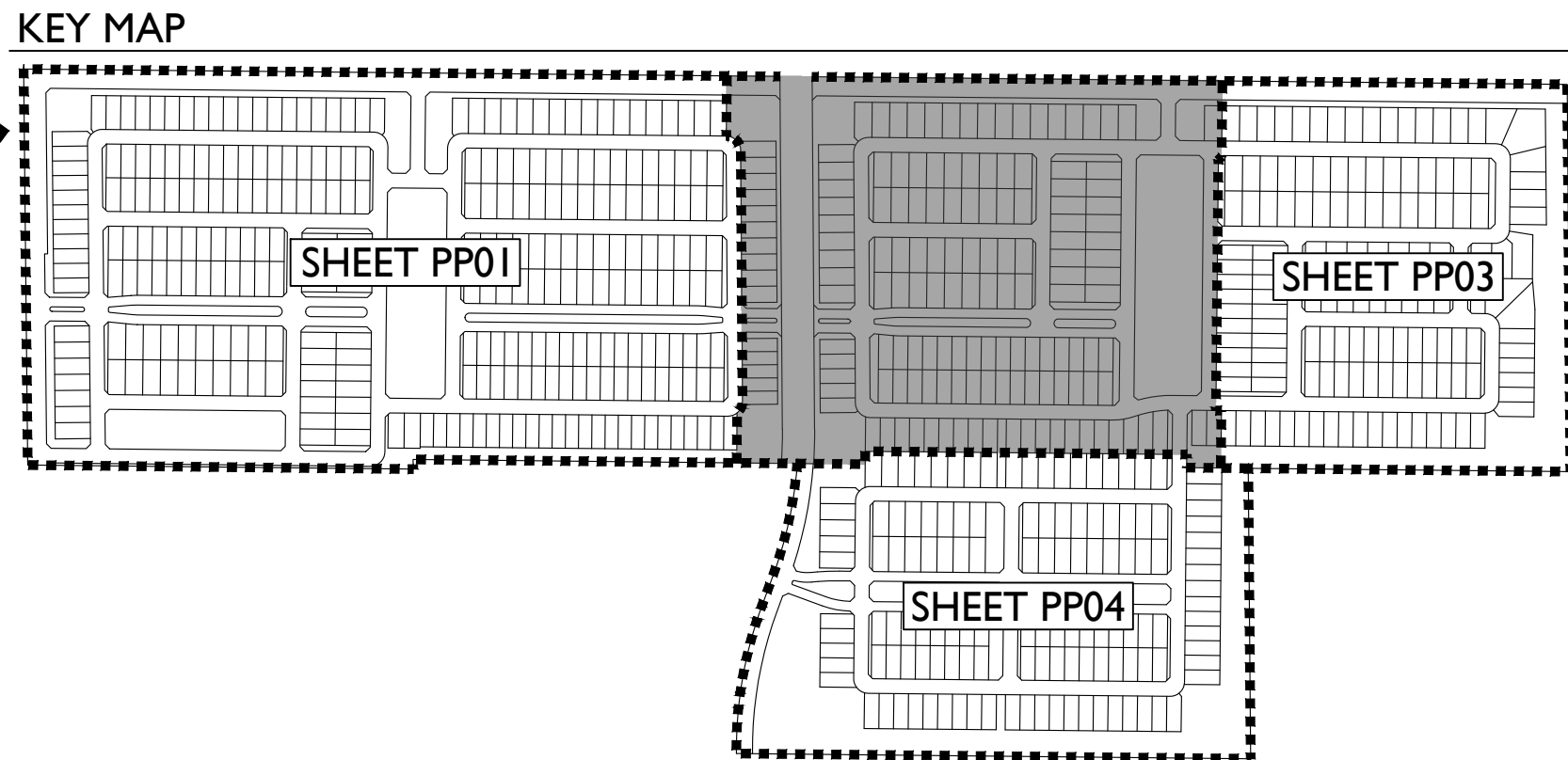
Revisions:

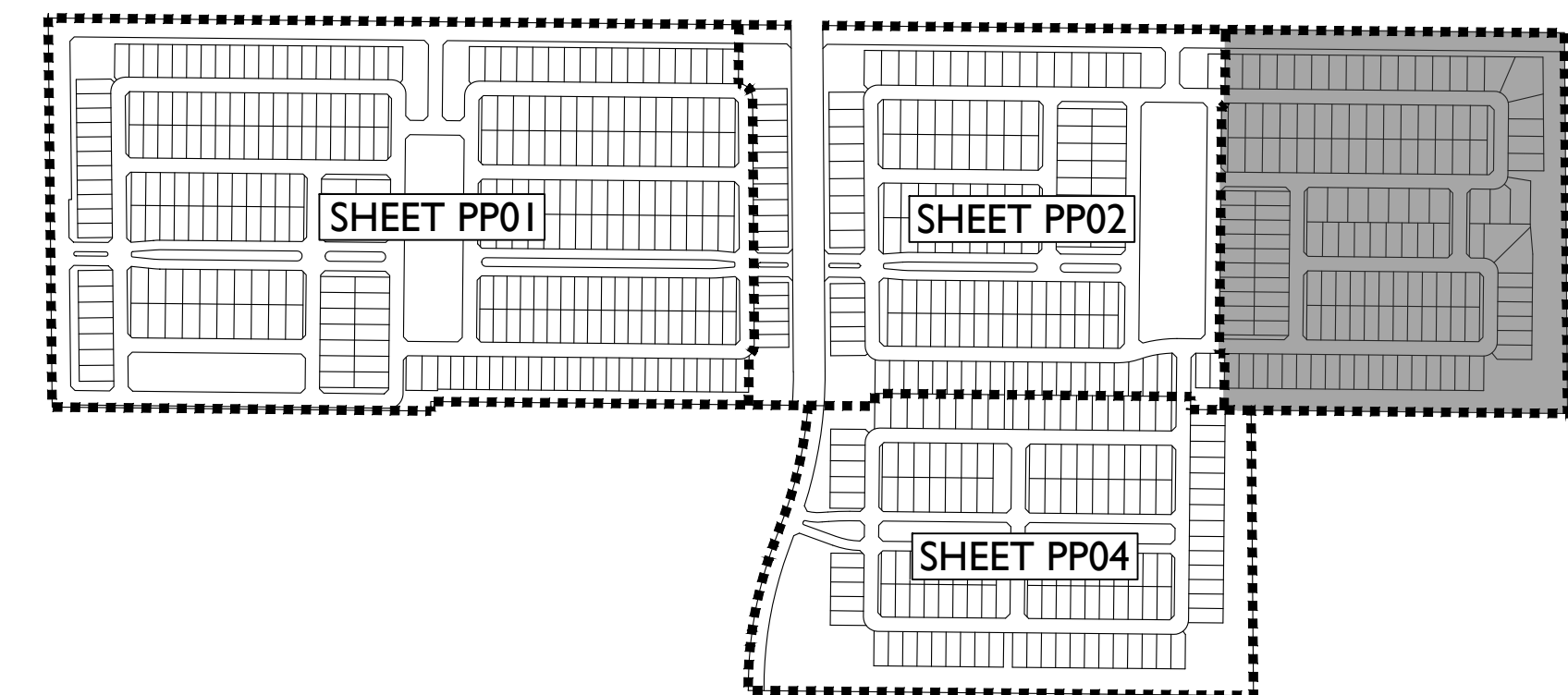
NOVEMBER 26, 2018 - 1ST PRELIMINARY PLAT SUB.	
JANUARY 8, 2019 - 2ND PRELIMINARY PLAT SUB.	

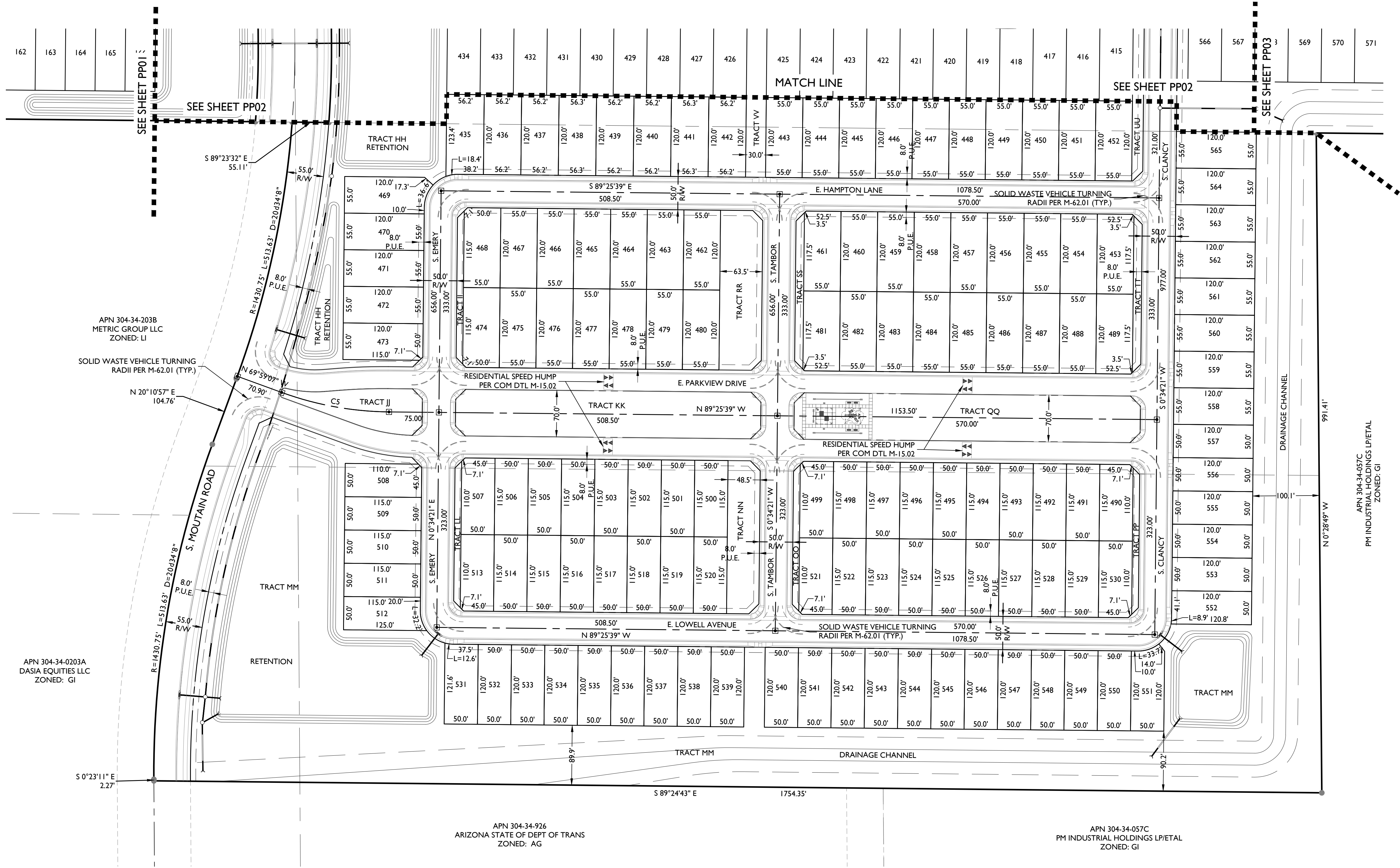
Call it first! Get the working days before you get the final! **ARIZONA** REGISTERED PROFESSIONAL ENGINEER

Design: JH
Drawn by: DCH

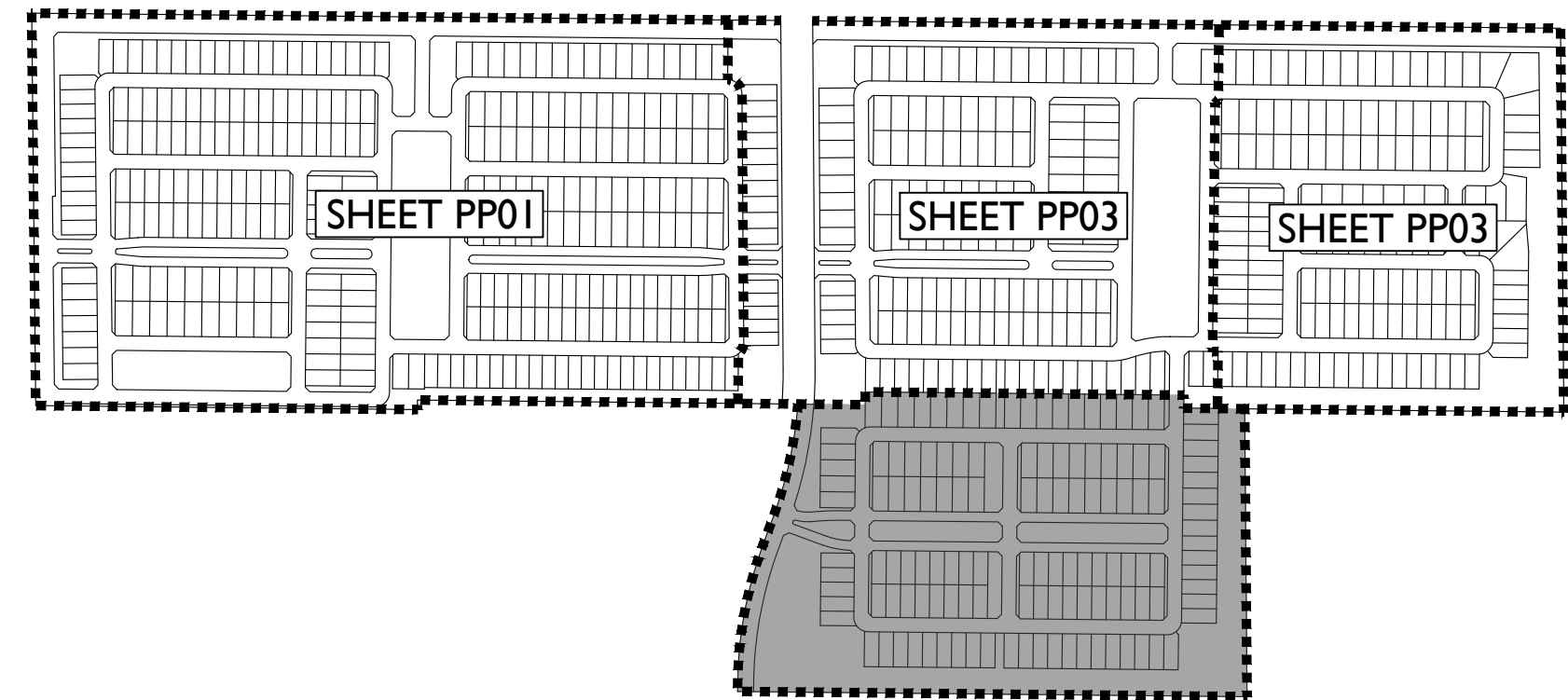
Job No. 17-199
PP01
Sheet No. 2 of 7







KEY MAP



EPS GROUP

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

Preliminary Plat

Project:

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

Revisions:

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

ARIZONA

Professional Engineer

54540

JOSEPH W. PETRUCCI III

01/08/2019

ARIZONA U.S.A.

Designer:

JH

Drawn by:

DCH

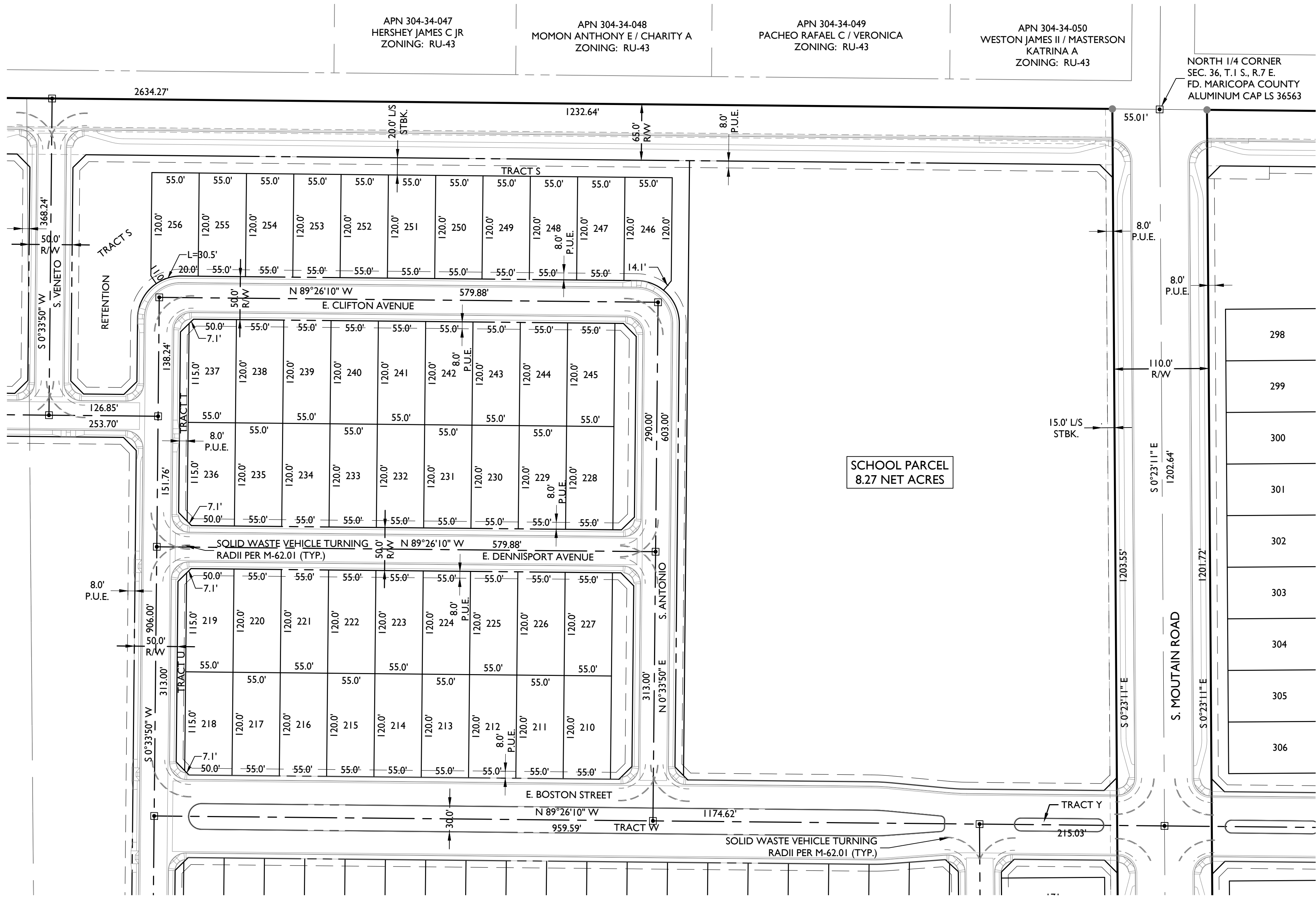
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17-199

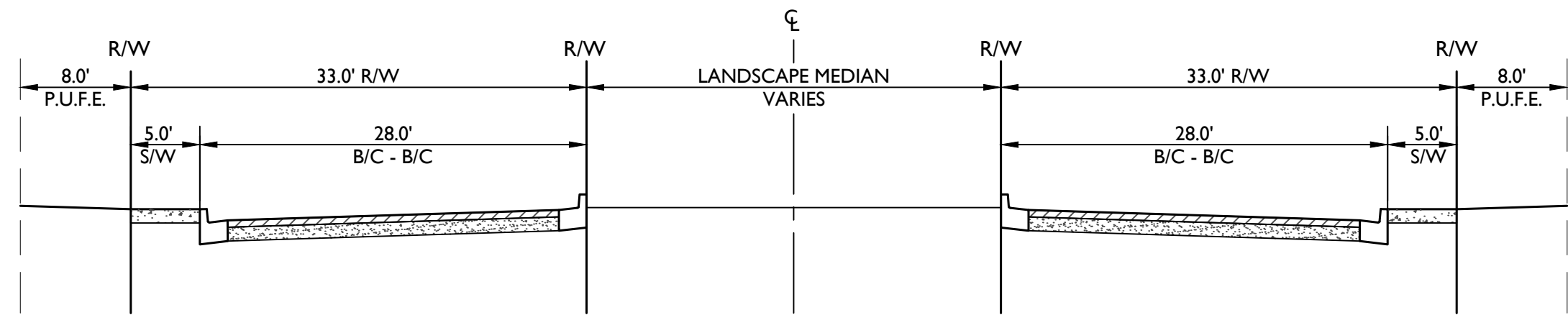
PP04

Sheet No.

5 of 7

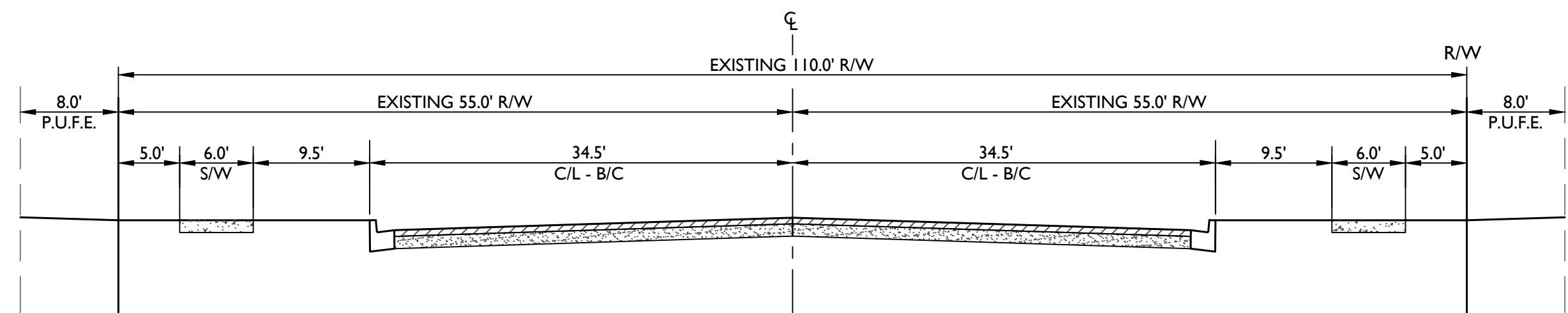


PARCEL 3 OPTION WITH SCHOOL PARCEL



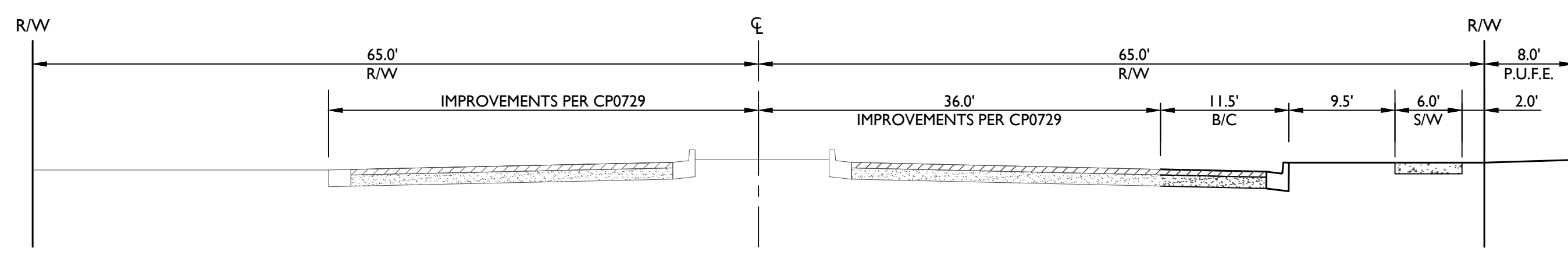
MODIFIED INTERNAL COLLECTOR

N.T.S



MOUNTAIN ROAD (4-LANE MAJOR COLLECTOR)

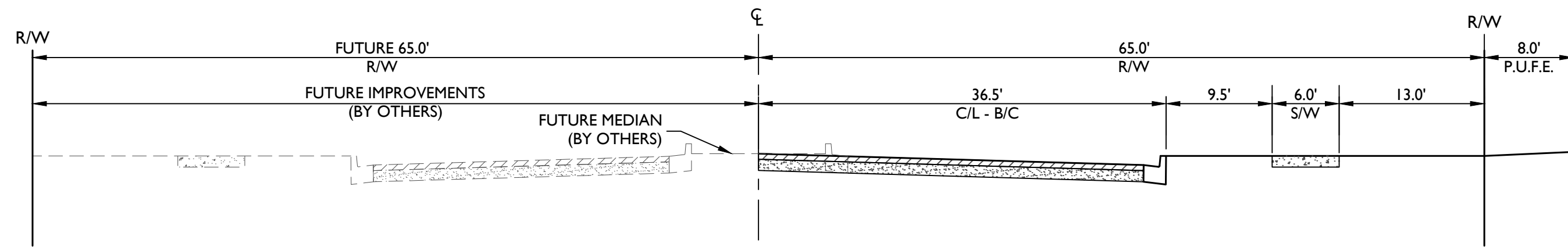
N.T.S



SIGNAL BUTTE ROAD (PER CP0729)

N.T.S

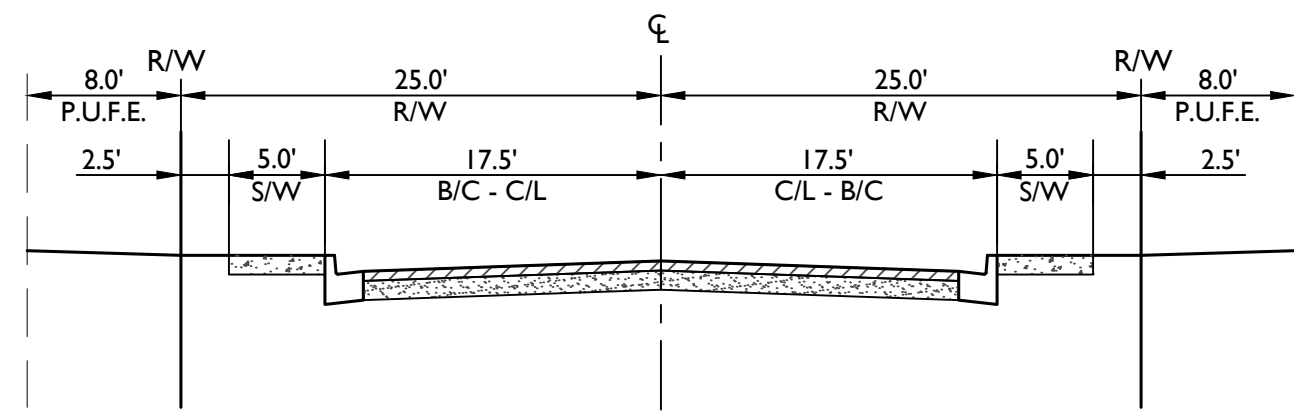
LOOKING NORTH



WILLIAMS FIELD ROAD

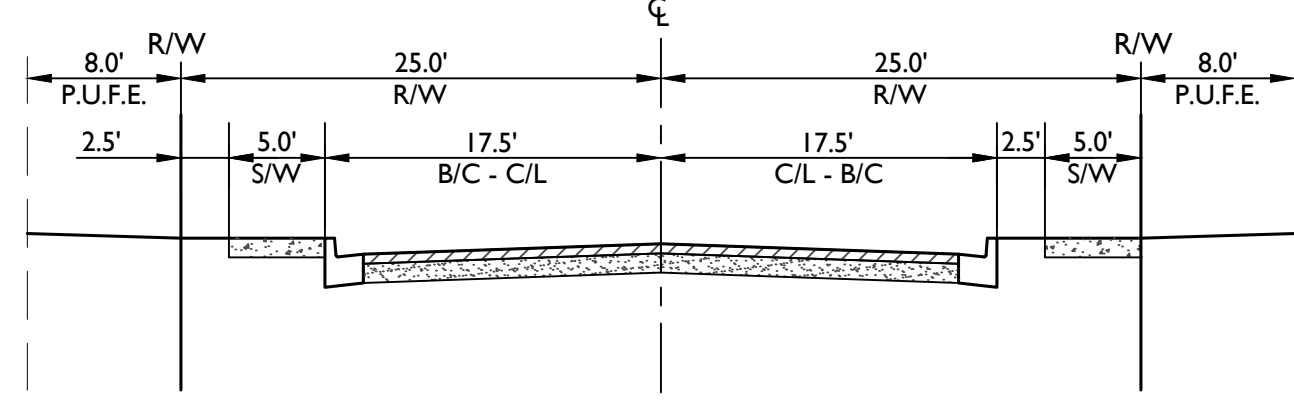
N.T.S

LOOKING EAST



URBAN LOCAL RESIDENTIAL ROAD

N.T.S



URBAN LOCAL RESIDENTIAL ROAD

DETACHED SIDEWALK ONE SIDE

N.T.S

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

Street Cross Sections / Parcel 3 Option

Project:

Revisions:

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

Call it first! Not for building. Only for planning. Before you begin excavation.

Professional Engineer
JOSEPH W. PETRUCCI III
No. 54540
Exp. 12/31/2021
U.S.A.

Designer: JH
Drawn by: DCH

Job No.
17-199

PP05

Sheet No.
6 of 7

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 TABLE			
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		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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