

# DESTINATION AT GATEWAY

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## FLM SIGN PLAN

### FREEWAY LANDMARK SIGNS

10.30.25





INSPIRATION IDEAS

PROJECT LOGO

# DESTINATION AT GATEWAY

TYPESTYLE FOR NON LOGO TENANTS

Avenir Next LT Pro Bold

**A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**  
**a b c d e f g h i j k l m n o p q r s t u v w x y z**  
**1 2 3 4 5 6 7 8 9 0**

COLOR & MATERIAL SCHEDULE

|                                                                                                         |                                                                                                              |                                                                                                            |                                                                                                        |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <br>White          | <br>Essential Grey (SW) | <br>Zurich White (SW) | <br>Ashfall Stone |
| <br>Light Gray TBD | <br>Medium Gray TBD     | <br>Metallic Silver   |                                                                                                        |

## 1 SIGN CRITERIA

The purpose of this Section is to create a guide for Freeway Landmark Monument signs for the Destination at Gateway Commercial Development.

Conformity to the sign criteria shall be strictly enforced and any non-conforming signs or disapproved signs will be brought into conformity at the expense of the Developer.

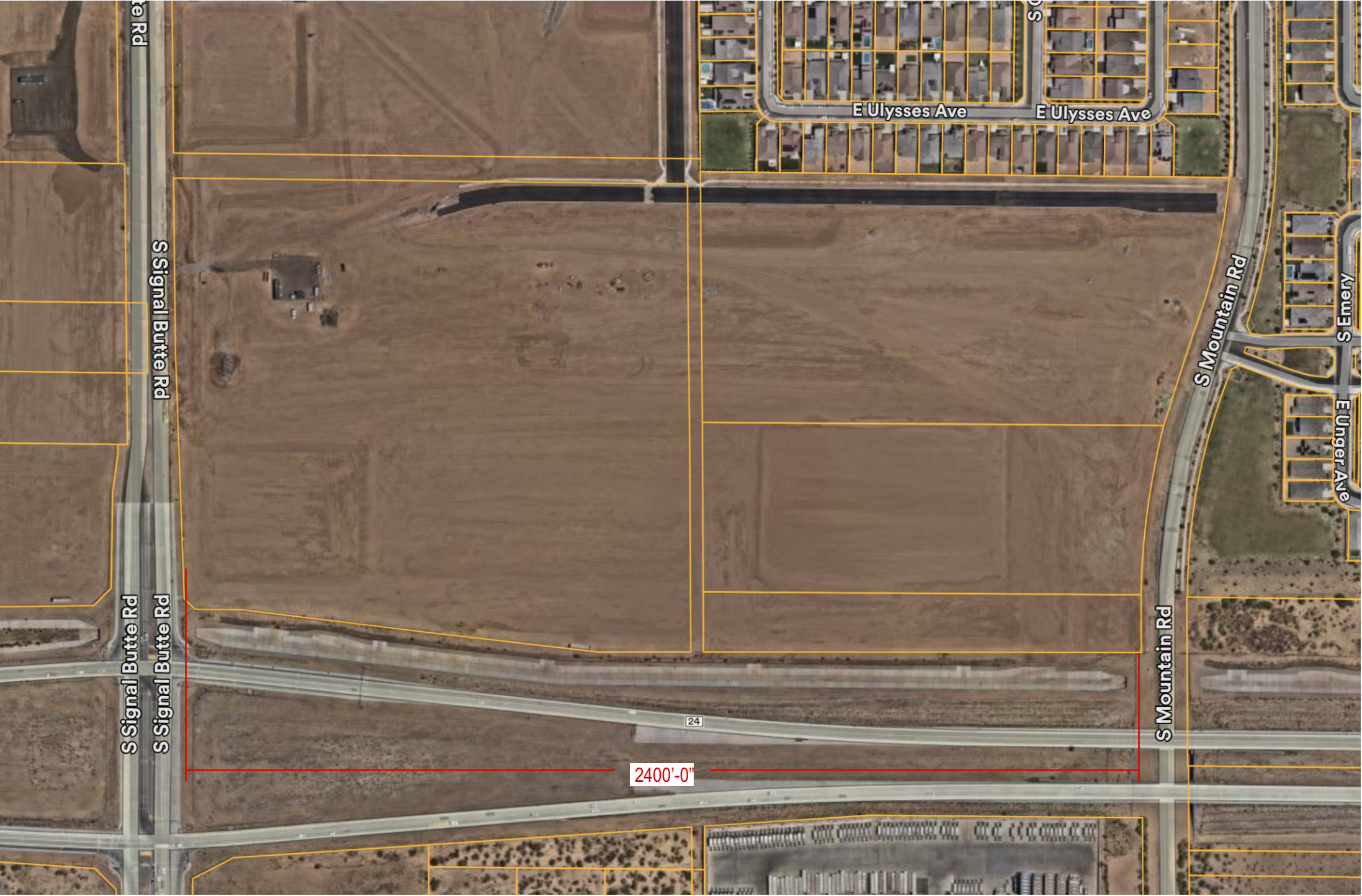
## 2 FLM TENANT PANEL CONTENT RESTRICTIONS

1. Routed aluminum panel painted Essential Grey (Sherwin Williams) with 3/4" push thru acrylic.
2. Tenant signs may contain the name of businesses, corporate trademarked logo.

## 3 PROHIBITED SIGNS

- Any type of sign not mentioned on this master sign plan
- Additionally, any signs not permitted by the City of Mesa Sign code will also be prohibited





Scale: 1" = 300'



Vicinity map: Not to Scale



SIGN TYPES

QUANTITY: 1

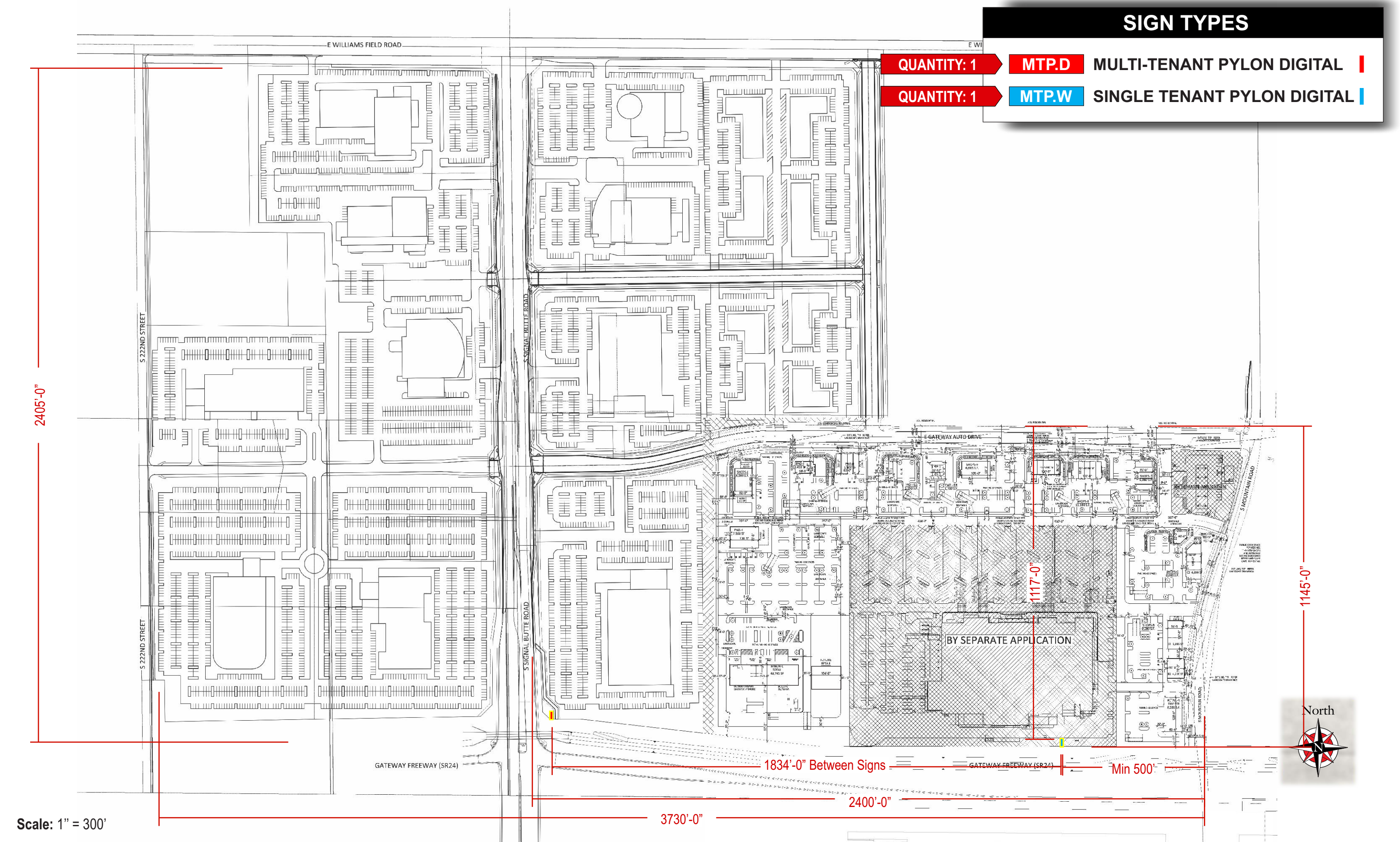
MTP.D

MULTI-TENANT PYLON DIGITAL

QUANTITY: 1

MTP.W

SINGLE TENANT PYLON DIGITAL





SIGN TYPES

QUANTITY: 1

MTP.D

MULTI-TENANT PYLON DIGITAL

QUANTITY: 1

MTP.W

SINGLE TENANT PYLON DIGITAL

Site Plan  
Scale: NTS

RS-6 Pad  
See following page

North  
Enlarged plans  
Scale: 1" = 200'

SIGN TYPES

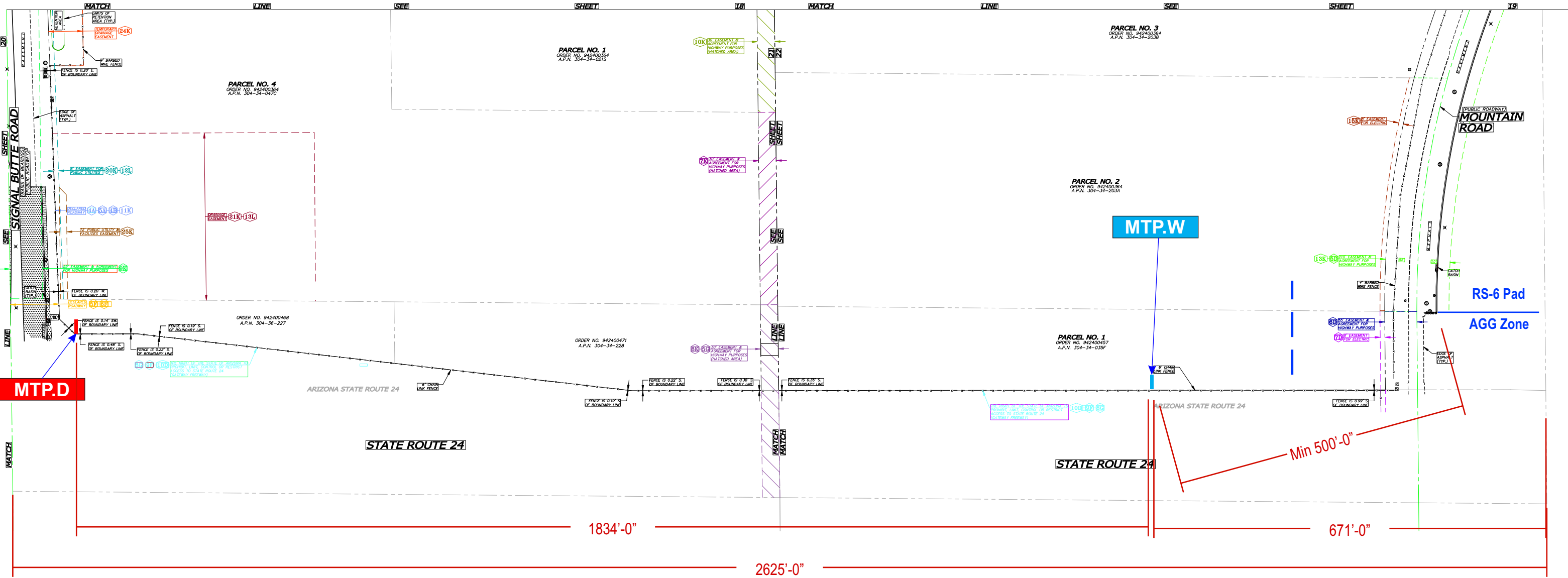
- QUANTITY: 1

MTP.D

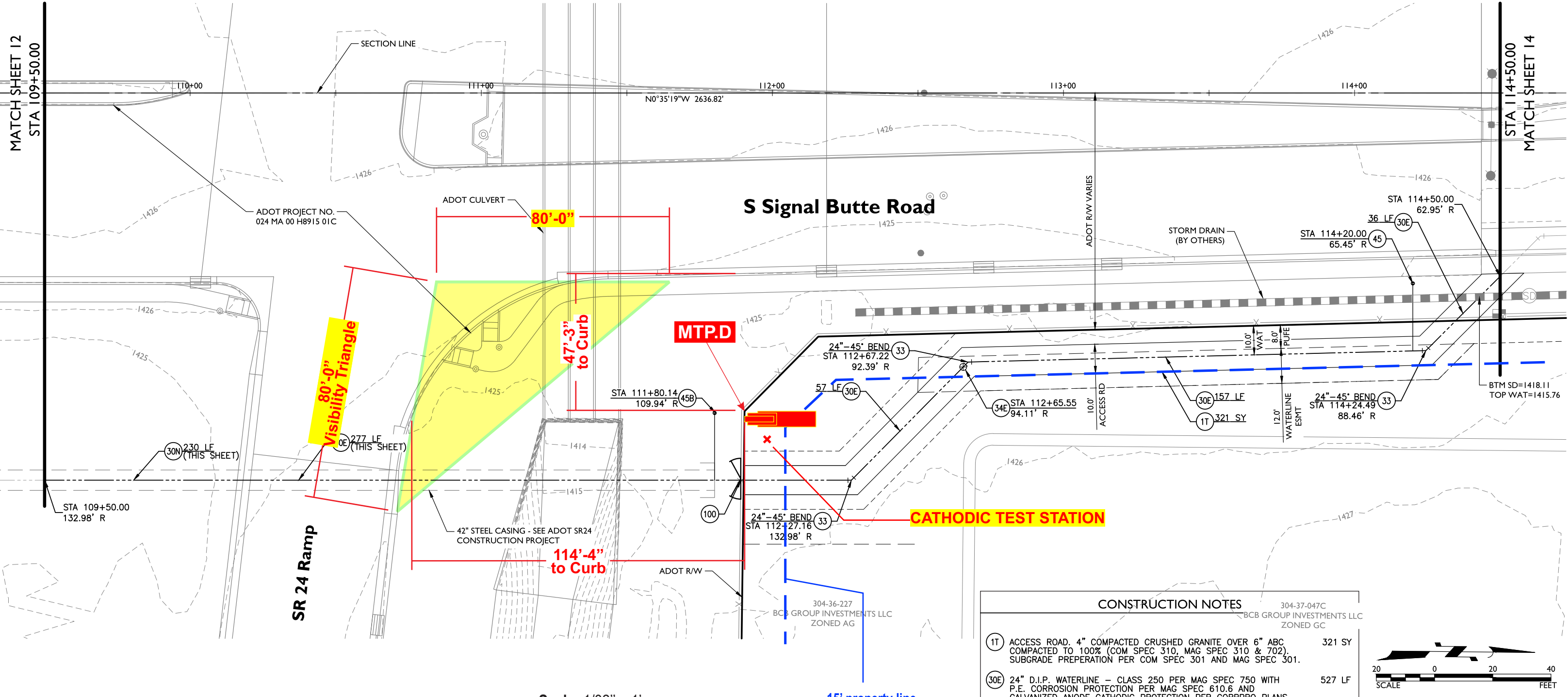
MULTI-TENANT PYLON DIGITAL
- QUANTITY: 1

MTP.W

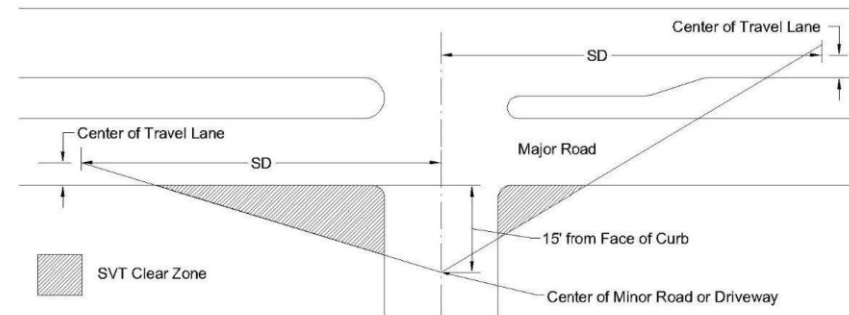
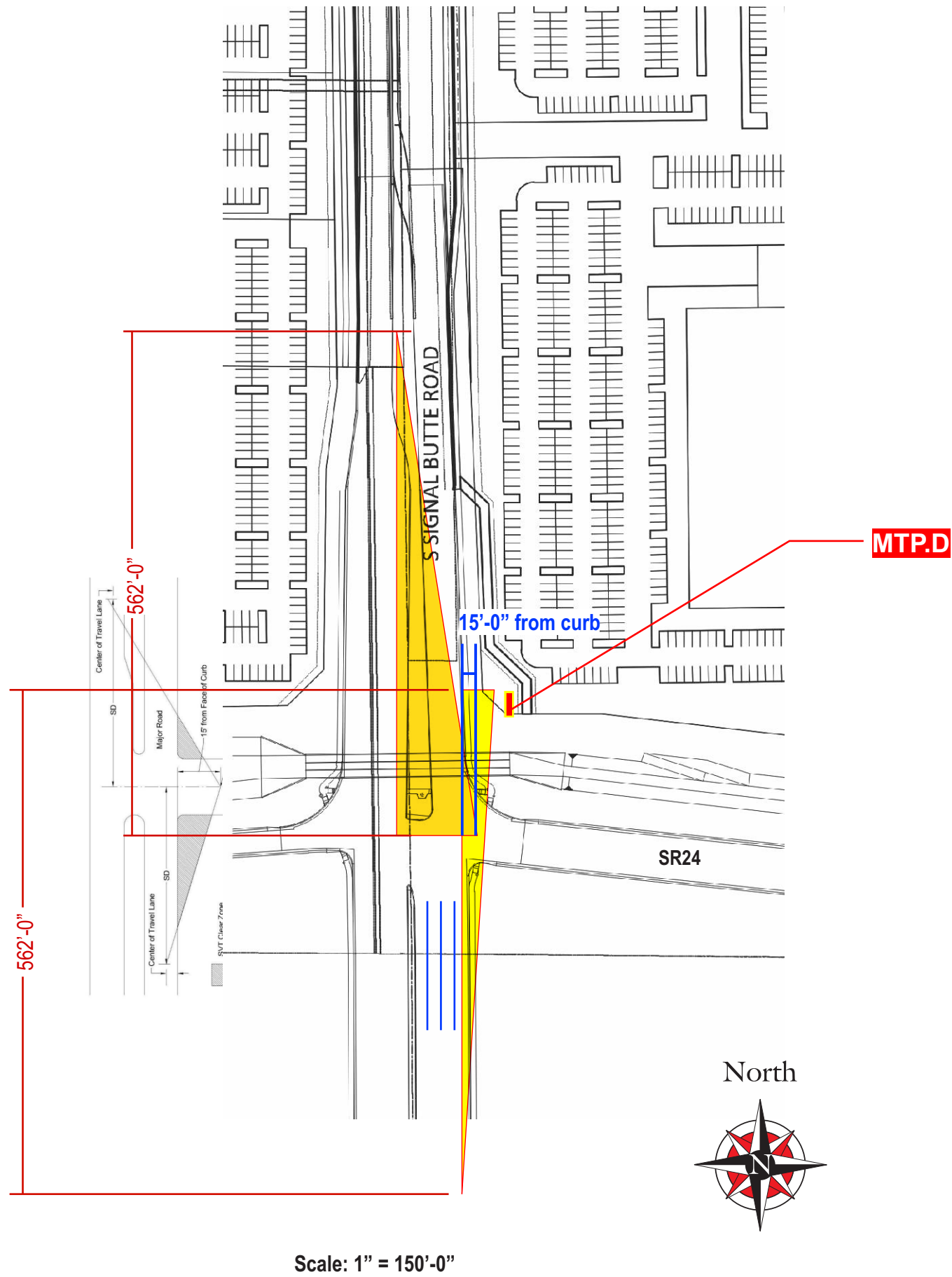
SINGLE TENANT PYLON DIGITAL



North  
Enlarged plans  
Scale: 1" = 165'

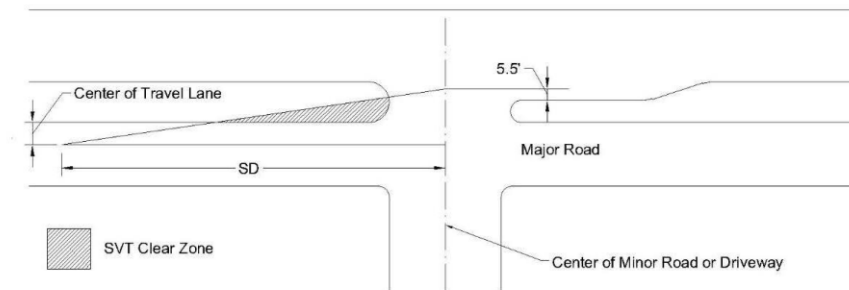






Case B1 – Left Turn Maneuver From STOP

| Through Road Cross-Section | Required Sight Distance (SD) |         |                |                |
|----------------------------|------------------------------|---------|----------------|----------------|
|                            | 2 LU*                        | 3 LU*   | 4LD**<br>5 LU* | 6LD**<br>7 LU* |
| Through Road Width         | 34', 40', 48'                | 46, 48' | 68', 72'       | 88', 94'       |
| Time gap ( $t_g$ )         | 7.5"                         | 8.0"    | 8.5"           | 9.0"           |
| Design Speed               |                              |         |                |                |
| 30 mph                     | 331                          | 353     | 375            | 397            |
| 35 mph                     | 386                          | 412     | 437            | 463            |
| 40 mph                     | 441                          | 470     | 500            | 529            |
| 45 mph                     | 496                          | 529     | 562            | 595            |
| 50 mph                     | 551                          | 588     | 625            | 662            |



Case F - Left Turns From Major Road

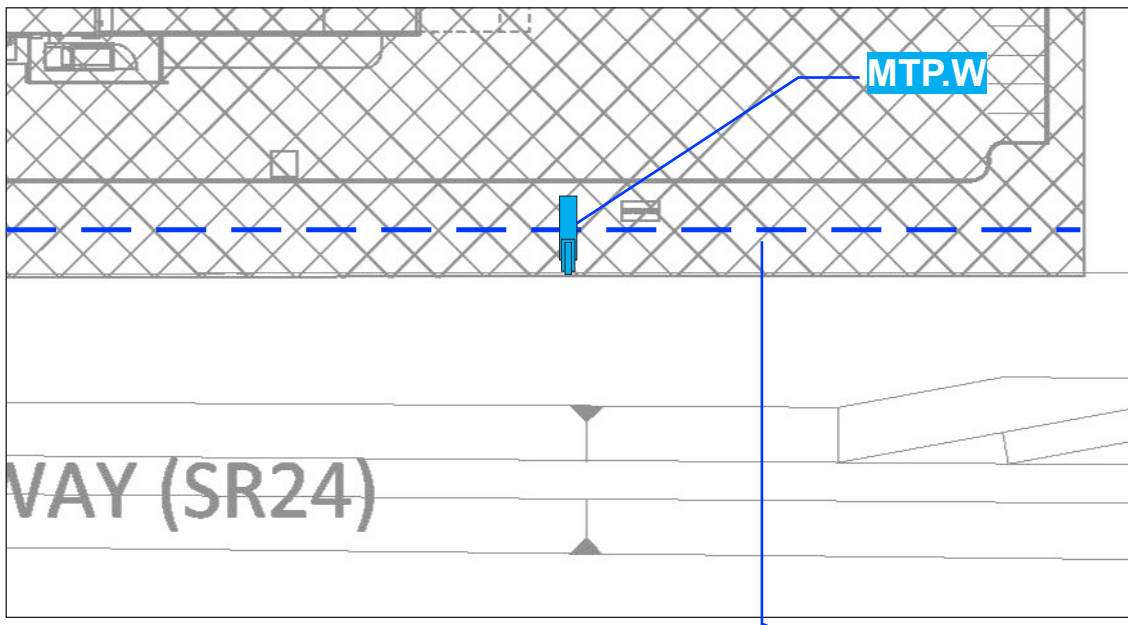
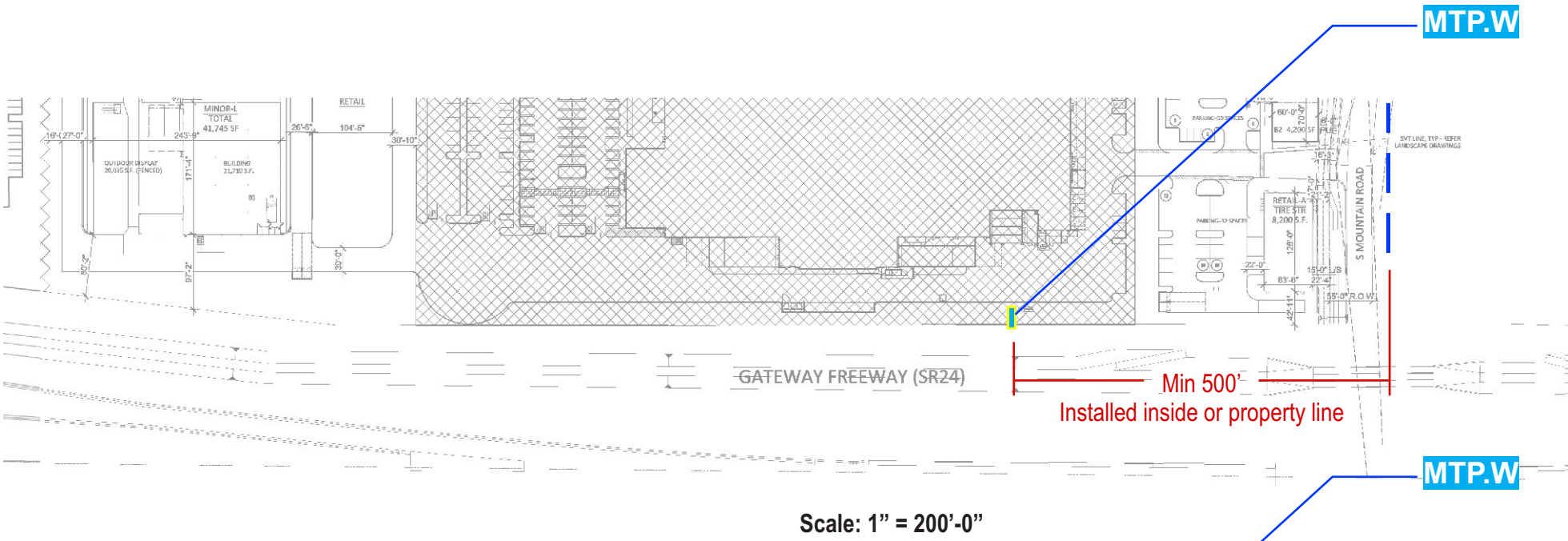
| Through Road Cross-Section | Required Sight Distance (SD) |          |
|----------------------------|------------------------------|----------|
|                            | 4LD**                        | 6LD**    |
| Through Road Width         | 68'                          | 88', 94' |
| Time gap ( $t_g$ )         | 6.0"                         | 6.5"     |
| Design Speed               |                              |          |
| 30 mph                     | 265                          | 290      |
| 35 mph                     | 310                          | 335      |
| 40 mph                     | 355                          | 385      |
| 45 mph                     | 400                          | 430      |
| 50 mph                     | 445                          | 480      |

\*LU = lanes undivided \*\*LD = lanes divided  
Intersection Sight Distance (SD) =  $1.47 \cdot V \cdot t_g$   
V = Design Speed (mph) = 5 mph over the speed limit  
 $t_g$  = time gap (seconds) – Passenger Car, Level Grade



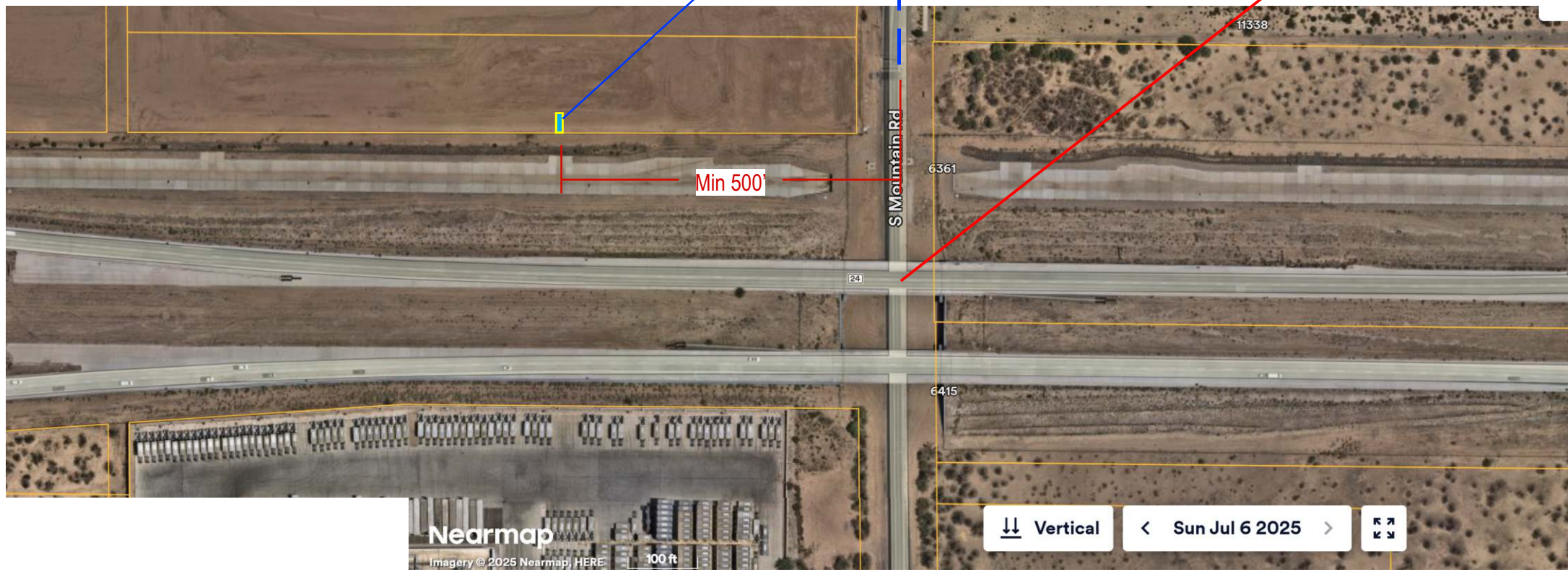
Sign Visibility Triangle based on 45 MPH / 4 Lanes





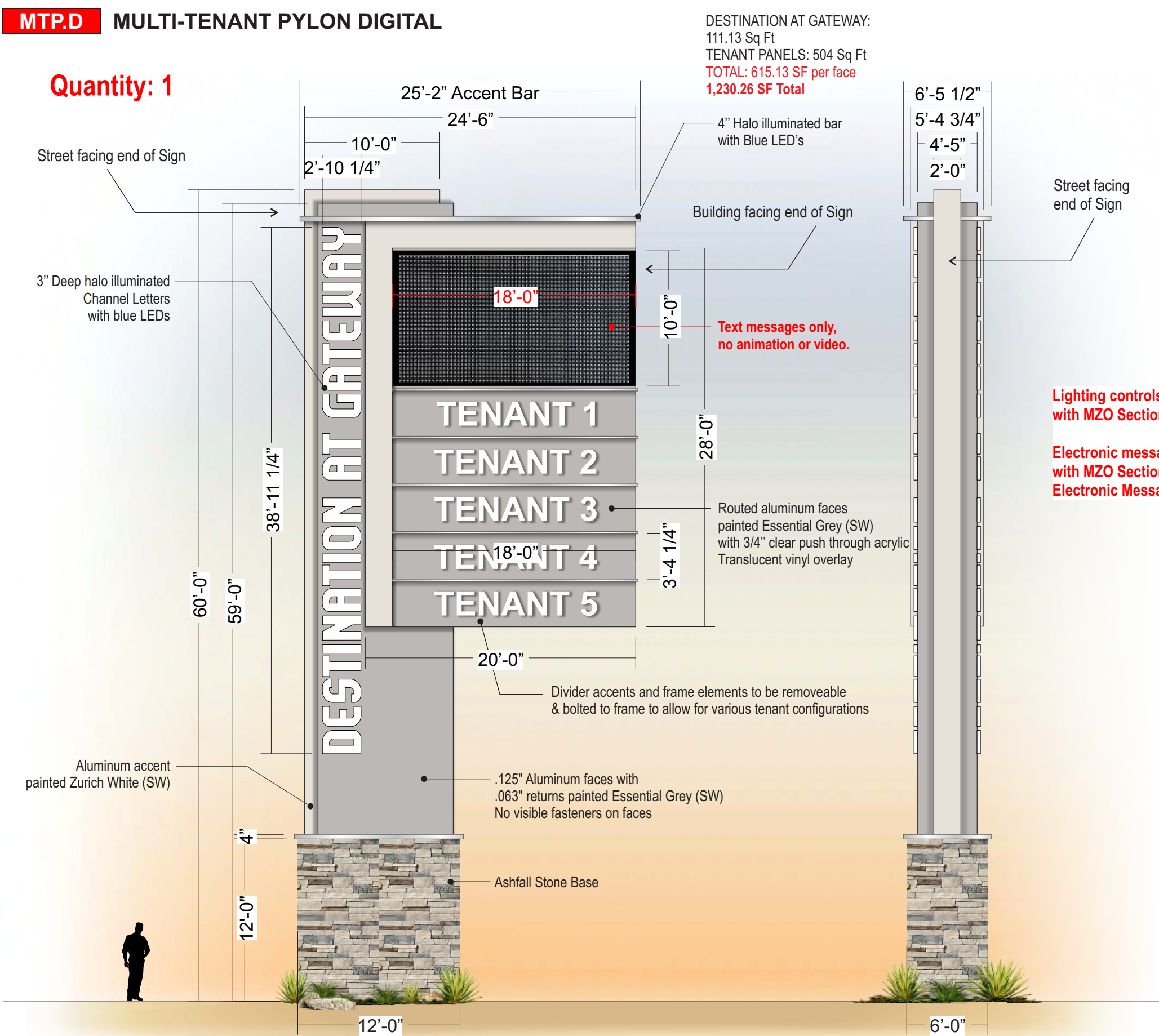
SR 24 = over pass at S Mountain Rd  
Sign is over 1800' from any intersections  
Sight Visibility Triangles do not apply

15' property line setback





Quantity: 1



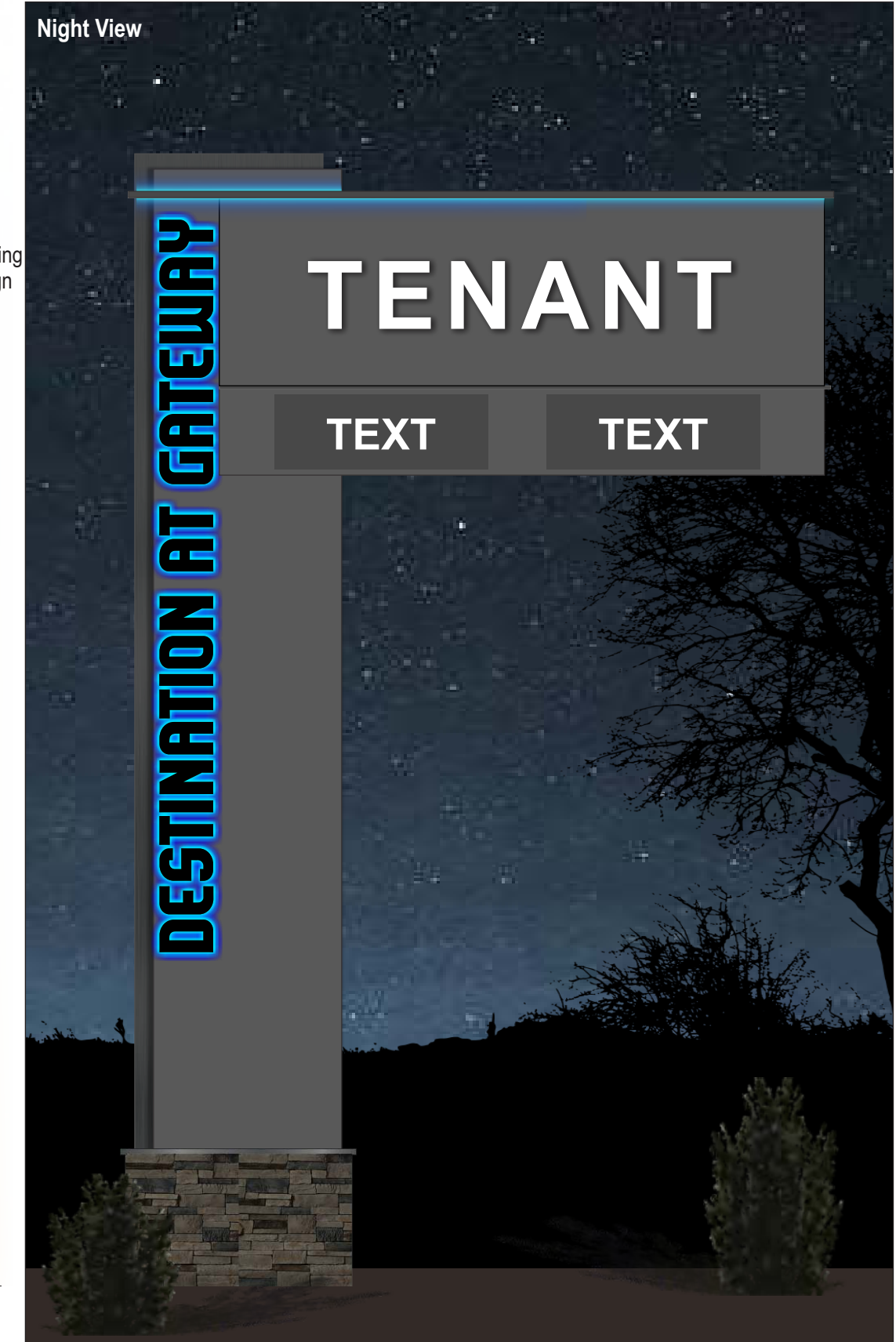
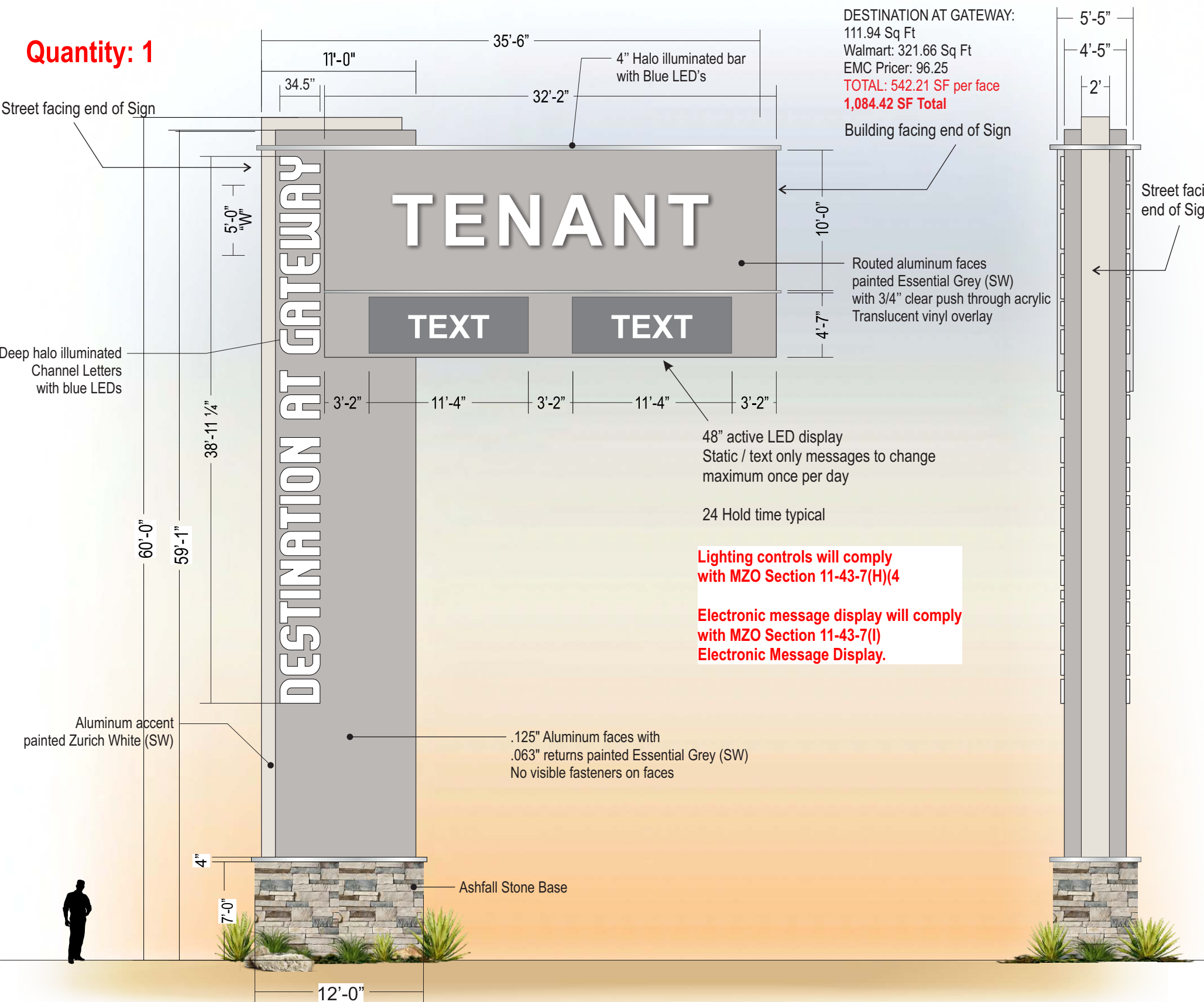
DESTINATION AT GATEWAY:  
111.13 Sq Ft  
TENANT PANELS: 504 Sq Ft  
TOTAL: 615.13 SF per face  
1,230.26 SF Total

Lighting controls will comply  
with MZO Section 11-43-7(H)(4)  
Electronic message display will comply  
with MZO Section 11-43-7(I)  
Electronic Message Display.

Night View



Scale: 1/8" = 1'



Scale: 1/8" = 1'