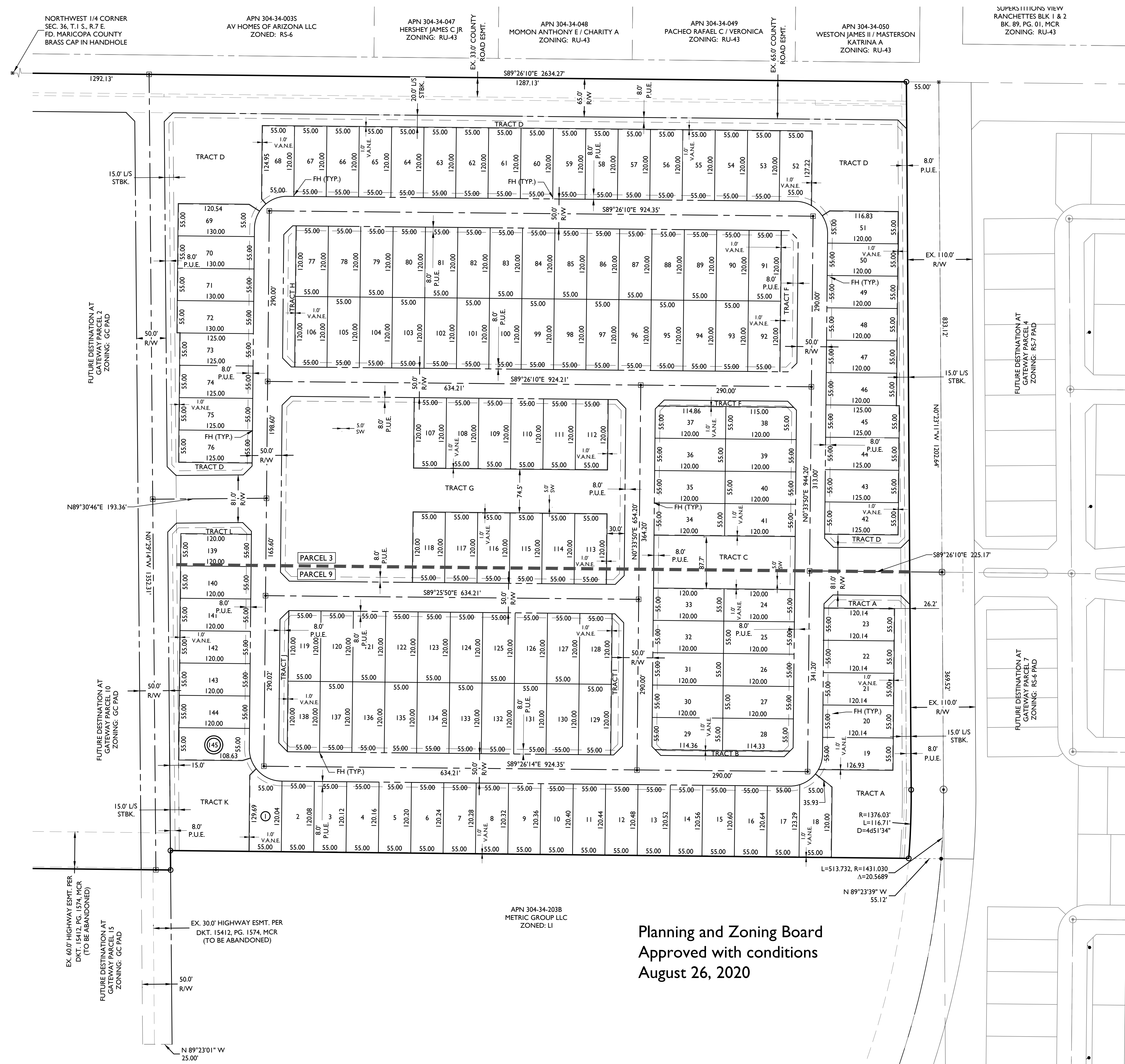




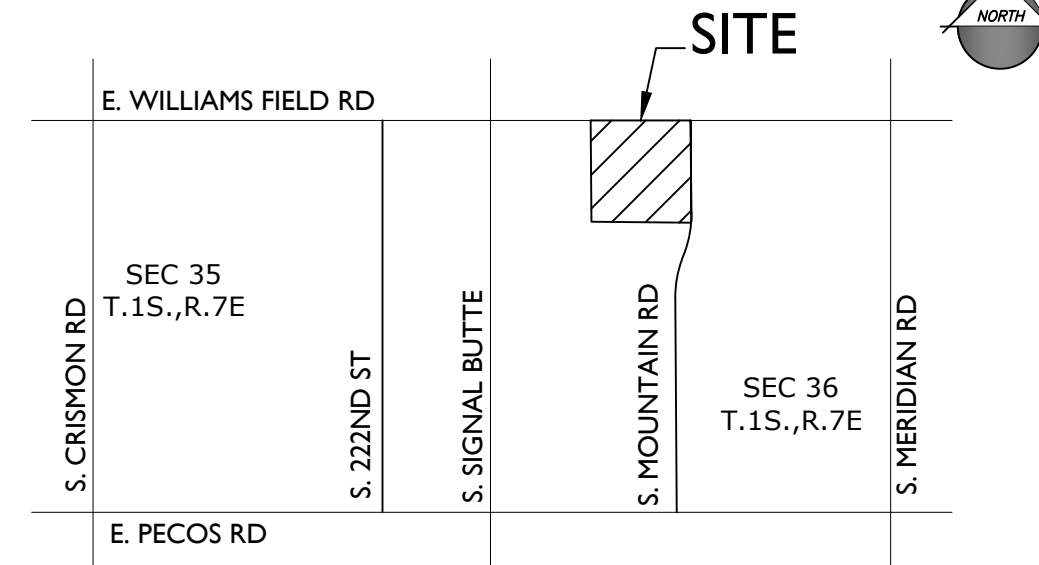
Planning and Zoning Board
Approved with conditions
August 26, 2020

PRELIMINARY PLAT FOR DESTINATION AT GATEWAY PARCELS 3 & 9

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

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
FREEDOM COMMUNITIES, LLC
1256 W. CHANDLER BLVD, STE H
CHANDLER, AZ 85266
TEL: (480)-474-4385
FAX: (480)-814-0628
CONTACT: BRENT HICKEY

PLANNER, ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSE 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:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ALIZA SABIN, RLA

PROJECT INFORMATION

LOCATION:	SWC MOUNTAIN & WILLIAMS FIELD ROADS
APN:	304-34-021Z
EXISTING GENERAL PLAN 2040:	NEIGHBORHOOD SUBURBAN
EXISTING ZONING:	RS-6 PAD, RSL-4.5 PAD
GROSS ACREAGE:	± 39.86 AC
NET ACREAGE:	± 36.31 AC
NO. OF LOTS:	145
55' x 120'	
GROSS DENSITY:	3.64 DU/AC
NET DENSITY:	4.00 DU/AC
OPEN SPACE:	± 6.99 ACRES (19.2% OF NET AREA)

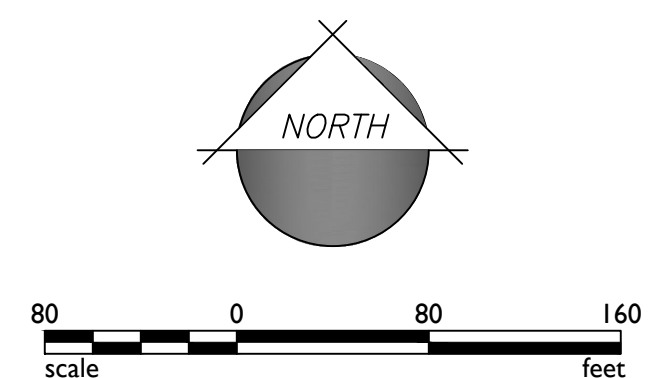
GENERAL NOTES

- 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.

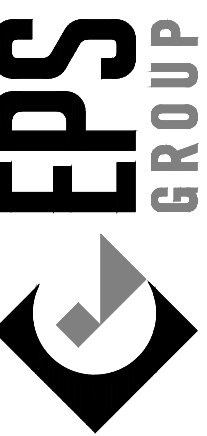
UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
REFUSE
CABLE TV

CITY OF MESA
CITY OF MESA
SOUTHWEST GAS
SALT RIVER PROJECT
CENTURYLINK / COX
CITY OF MESA
CENTURYLINK / COX



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480-503-2250 | F: 480-503-2258
www.epsgroupinc.com



Destination at Gateway
Parcels 3 & 9

Preliminary Plat

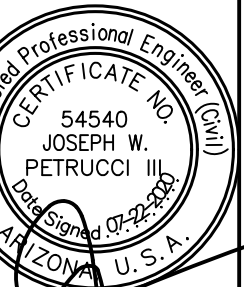
Project:

Revisions:

MAY 4, 2020 - 1ST PRELIMINARY PLAT SUB.
JULY 22, 2020 - 2ND PRELIMINARY PLAT SUB.



Designer: JH
Drawn by: JAJ



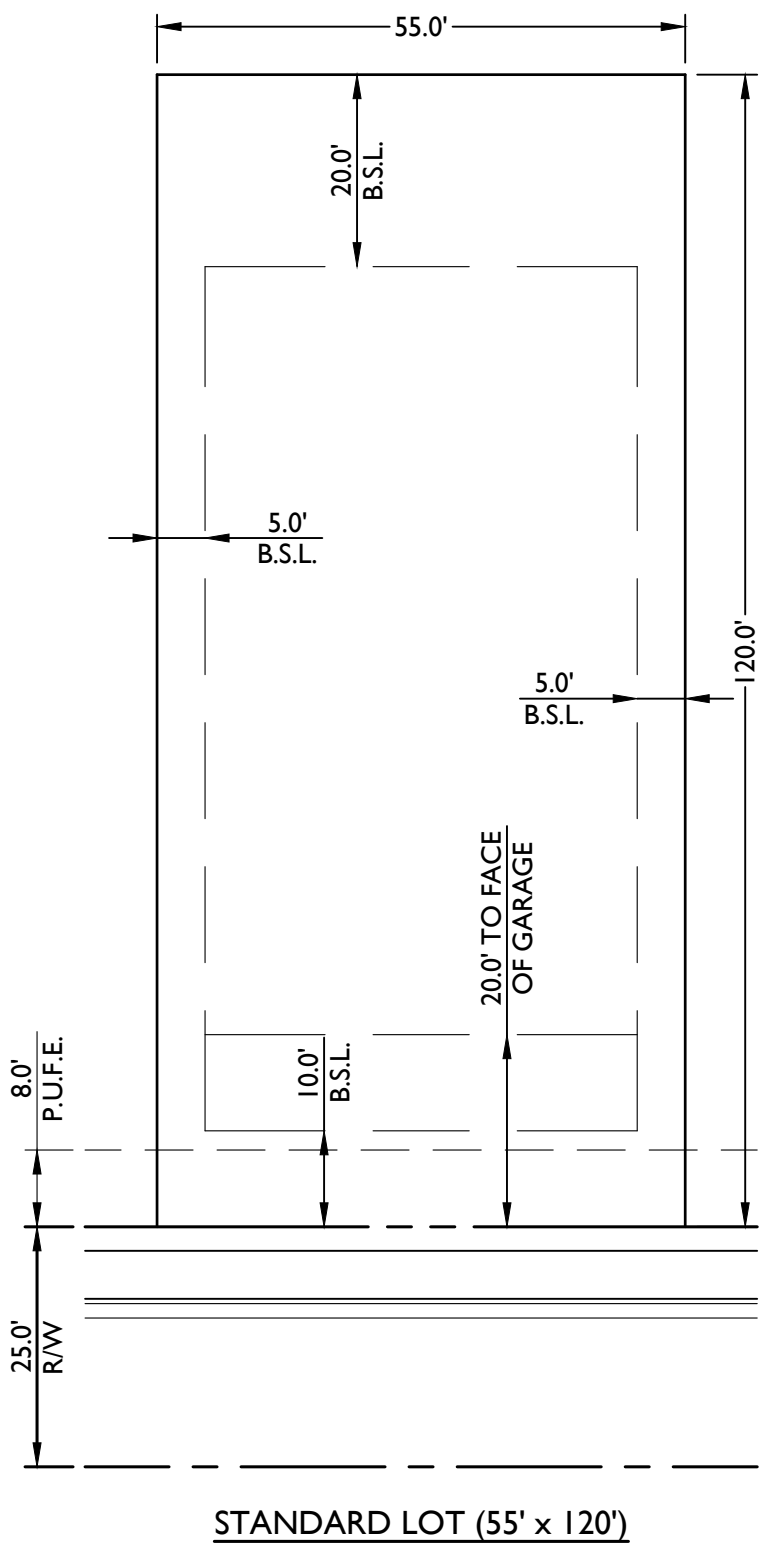
Job No.
17-199.7

PP01

Sheet No.
1
of 2

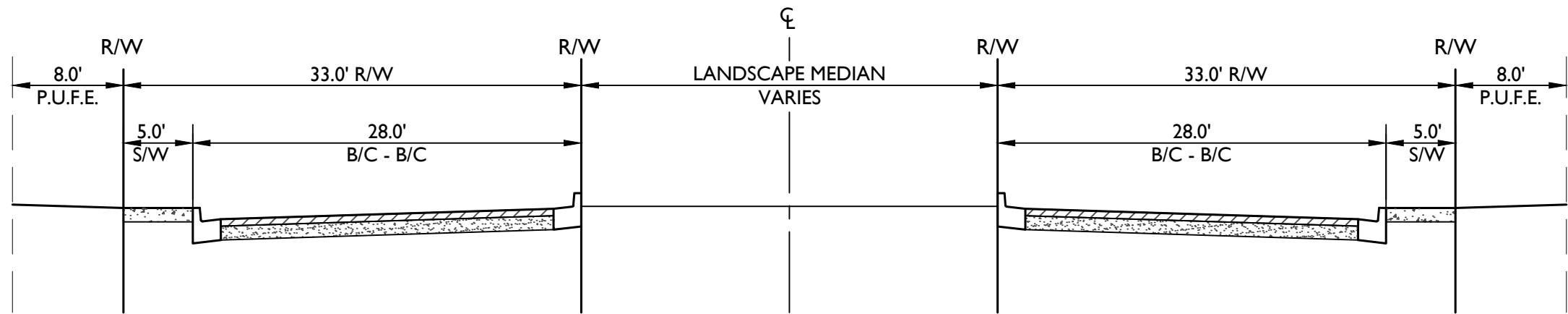
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	7038.60	21	6607.56	41	6600.00	61	6600.00	81	6600.00	101	6600.00	121	6600.00	141	6600.00
2	6603.32	22	6607.56	42	6875.00	62	6600.00	82	6600.00	102	6600.00	122	6600.00	142	6600.00
3	6605.53	23	6607.56	43	6875.00	63	6600.00	83	6600.00	103	6600.00	123	6600.00	143	6600.00
4	6607.74	24	6600.00	44	6875.00	64	6600.00	84	6600.00	104	6600.00	124	6600.00	144	6600.00
5	6609.95	25	6600.46	45	6875.00	65	6600.00	85	6600.00	105	6600.00	125	6600.00	145	6594.30
6	6612.16	26	6600.00	46	6600.00	66	6600.00	86	6600.00	106	6600.00	126	6600.00	TOTAL: 963285.75 SQ. FT.	
7	6614.37	27	6600.00	47	6600.00	67	6600.00	87	6600.00	107	6600.00	127	6600.00		
8	6616.58	28	6583.46	48	6600.00	68	6822.38	88	6600.00	108	6600.00	128	6600.00		
9	6618.79	29	6583.65	49	6600.00	69	7226.48	89	6600.00	109	6600.00	129	6600.00		
10	6621.00	30	6600.00	50	6600.00	70	7150.00	90	6600.00	110	6600.00	130	6600.00		
11	6623.21	31	6600.00	51	6723.22	71	7150.00	91	6600.00	111	6600.00	131	6600.00		
12	6625.42	32	6600.46	52	6663.71	72	7150.00	92	6600.00	112	6600.00	132	6600.00		
13	6627.63	33	6600.00	53	6600.00	73	6875.00	93	6600.00	113	6600.00	133	6600.00		
14	6629.84	34	6600.00	54	6600.00	74	6875.00	94	6600.00	114	6600.00	134	6600.00		
15	6632.05	35	6600.00	55	6600.00	75	6875.00	95	6600.00	115	6600.00	135	6600.00		
16	6634.26	36	6600.00	56	6600.00	76	6875.00	96	6600.00	116	6600.00	136	6600.00		
17	6650.84	37	6586.80	57	6600.00	77	6600.00	97	6600.00	117	6600.00	137	6600.00		
18	7195.87	38	6587.50	58	6600.00	78	6600.00	98	6600.00	118	6600.00	138	6600.00		
19	6665.93	39	6600.00	59	6600.00	79	6600.00	99	6600.00	119	6600.00	139	6600.00		
20	6607.56	40	6600.00	60	6600.00	80	6600.00	100	6600.00	120	6600.00	140	6600.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE /RETENTION	31289	0.718
B	LANDSCAPE / OPEN SPACE	2064	0.047
C	LANDSCAPE / OPEN SPACE /RETENTION	21548	0.495
D	LANDSCAPE / OPEN SPACE /RETENTION	93997	2.158
E	LANDSCAPE / OPEN SPACE	6632	0.152
F	LANDSCAPE / OPEN SPACE	2199	0.050
G	LANDSCAPE / OPEN SPACE	103908	2.385
H	LANDSCAPE / OPEN SPACE /RETENTION	4729	0.109
I	LANDSCAPE / OPEN SPACE	4520	0.104
J	LANDSCAPE / OPEN SPACE	3241	0.074
K	LANDSCAPE / OPEN SPACE	30601	0.703
	TOTAL TRACT AREA	304728	6.995



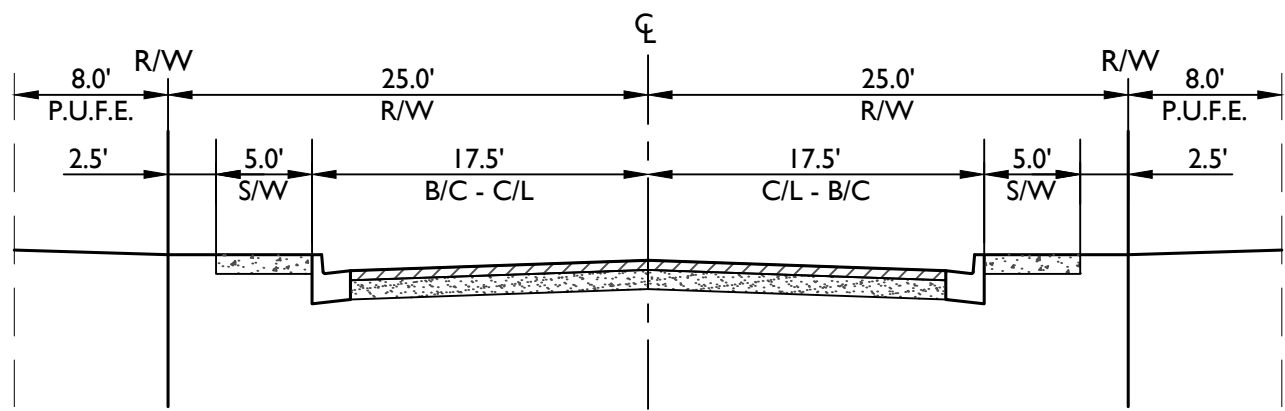
STANDARD LOT (55' x 120')

RS-6 PAD DEVELOPMENT STANDARDS	
MIN. LOT WIDTH	55'
MIN. LOT DEPTH	120'
BUILDING SETBACKS	
FRONT	10'
GARAGE	20'
INTERIOR SIDE	5'
AGGREGATE SIDE	10'
STREET SIDE	10'
REAR	20'
MAX. BUILDING COVERAGE	55%



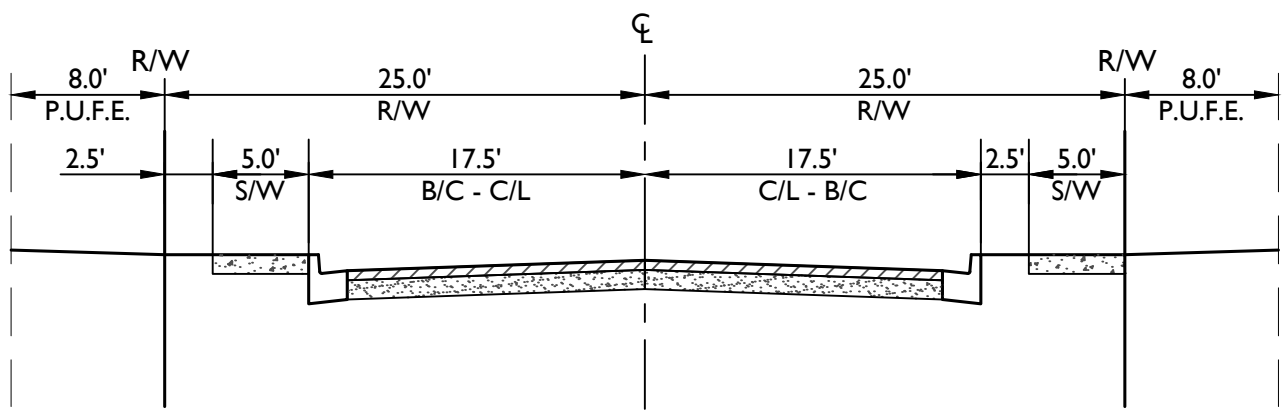
MODIFIED INTERNAL COLLECTOR

N.T.S



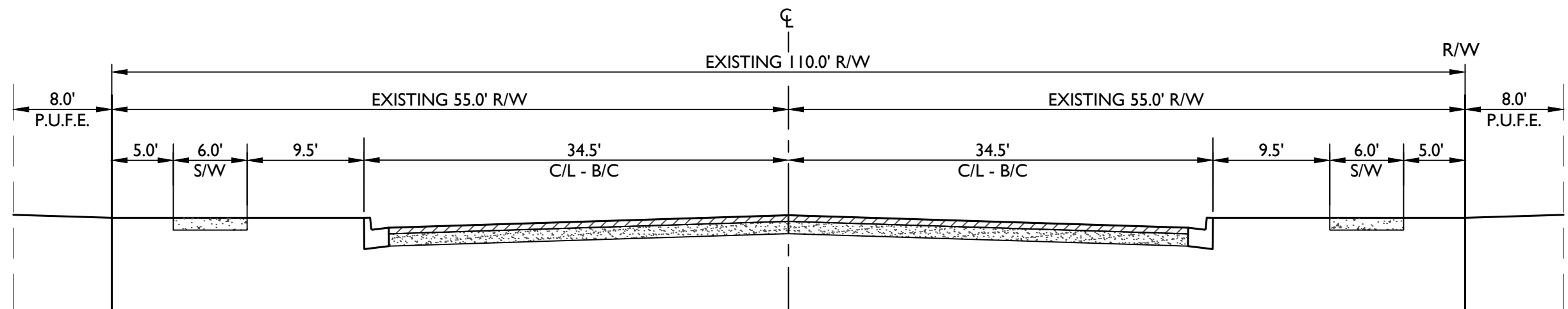
URBAN LOCAL RESIDENTIAL ROAD

N.T.S



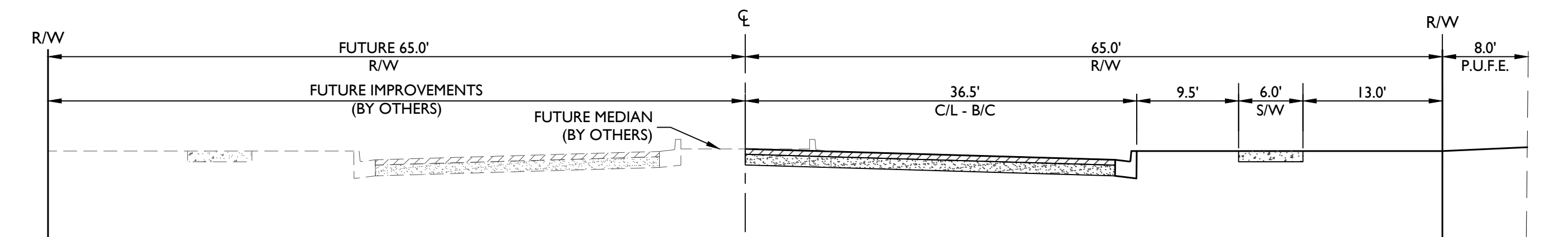
URBAN LOCAL RESIDENTIAL ROAD

DETACHED SIDEWALK ONE SIDE
N.T.S



MOUNTAIN ROAD (4-LANE MAJOR COLLECTOR)

N.T.S



WILLIAMS FIELD ROAD

N.T.S

LOOKING EAST