

DESTINATION AT GATEWAY

FLM SIGN PLAN

FREEWAY LANDMARK SIGNS

10.30.25



PROJECT LOGO

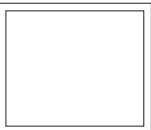
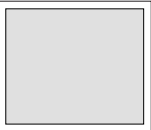
DESTINATION AT GATEWAY

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

 White	 Essential Grey (SW)	 Zurich White (SW)	 Ashfall Stone
 Light Gray TBD	 Medium Gray TBD	 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.

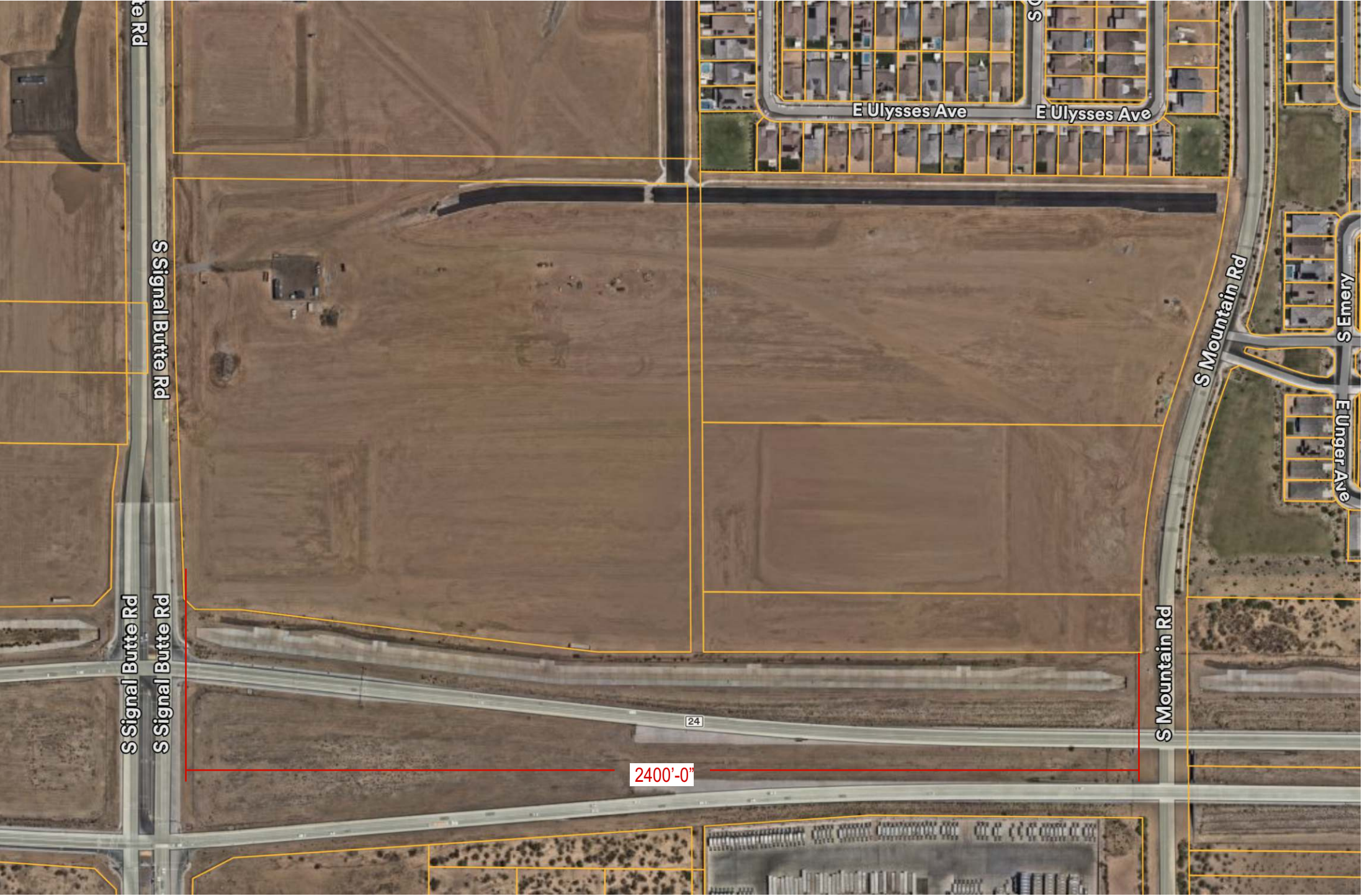
Conformity to the sign criteria shall be strictly enforced and any non-conforming signs or disapproved signs will be brought into conformity at the expense of the Developer.

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

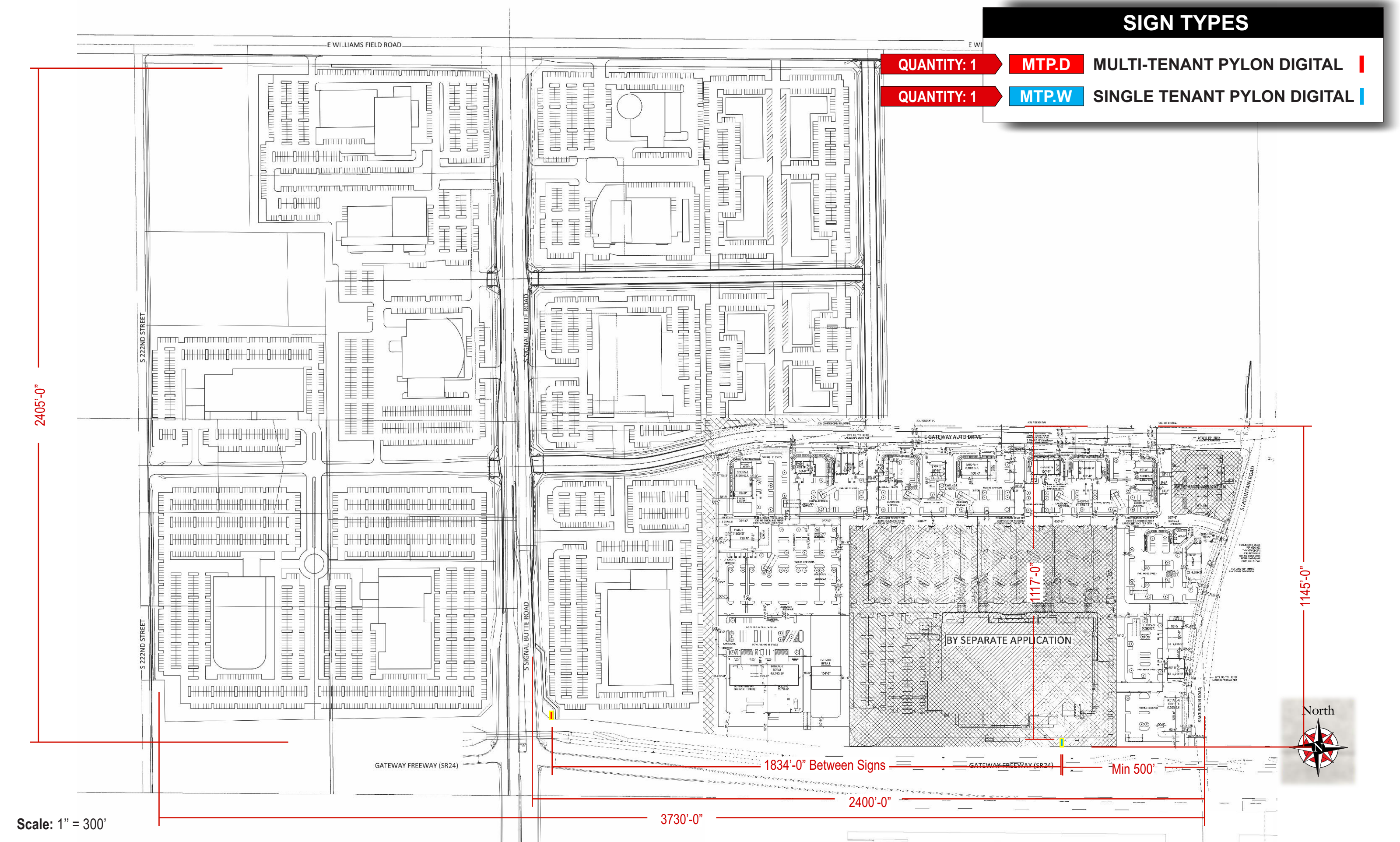
MTP.D

MULTI-TENANT PYLON DIGITAL

QUANTITY: 1

MTP.W

SINGLE TENANT PYLON DIGITAL



Scale: 1" = 300'

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

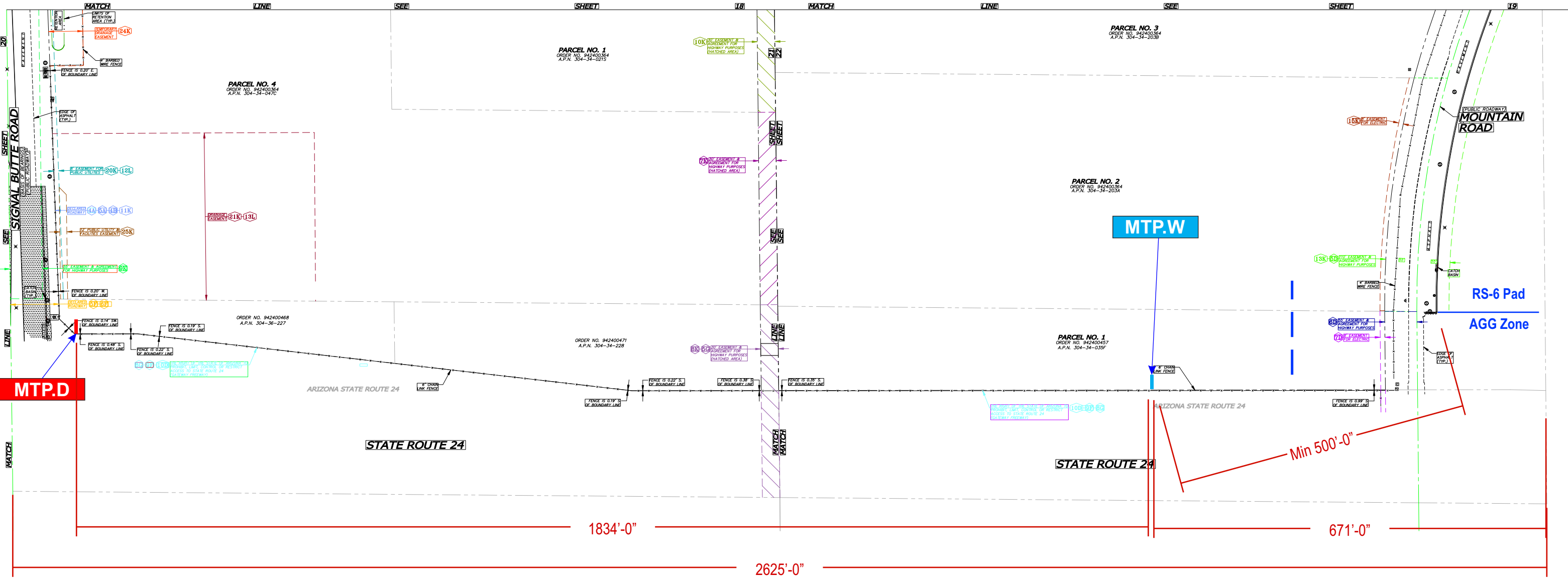
- QUANTITY: 1

MTP.D

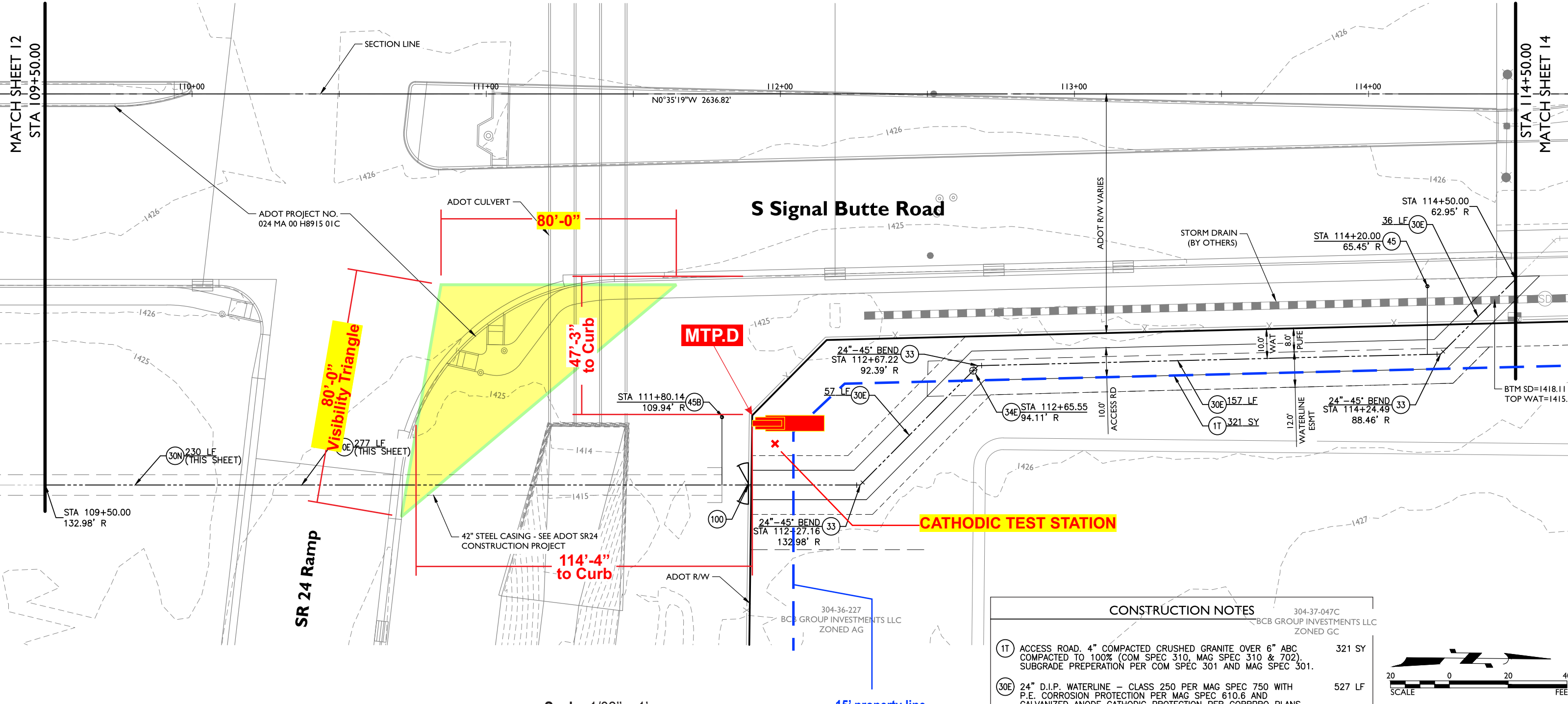
MULTI-TENANT PYLON DIGITAL
- QUANTITY: 1

MTP.W

SINGLE TENANT PYLON DIGITAL

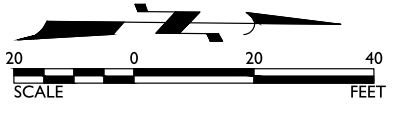


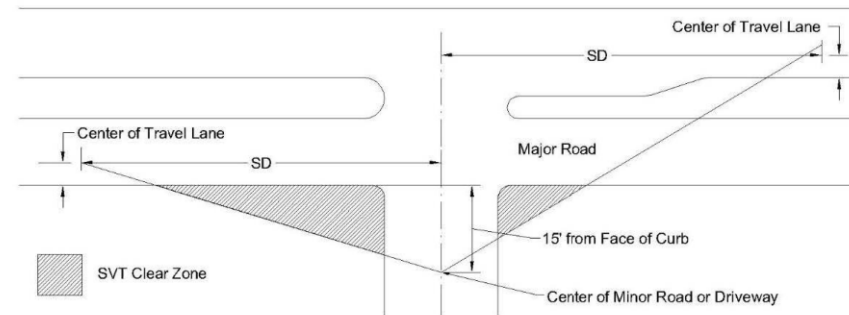
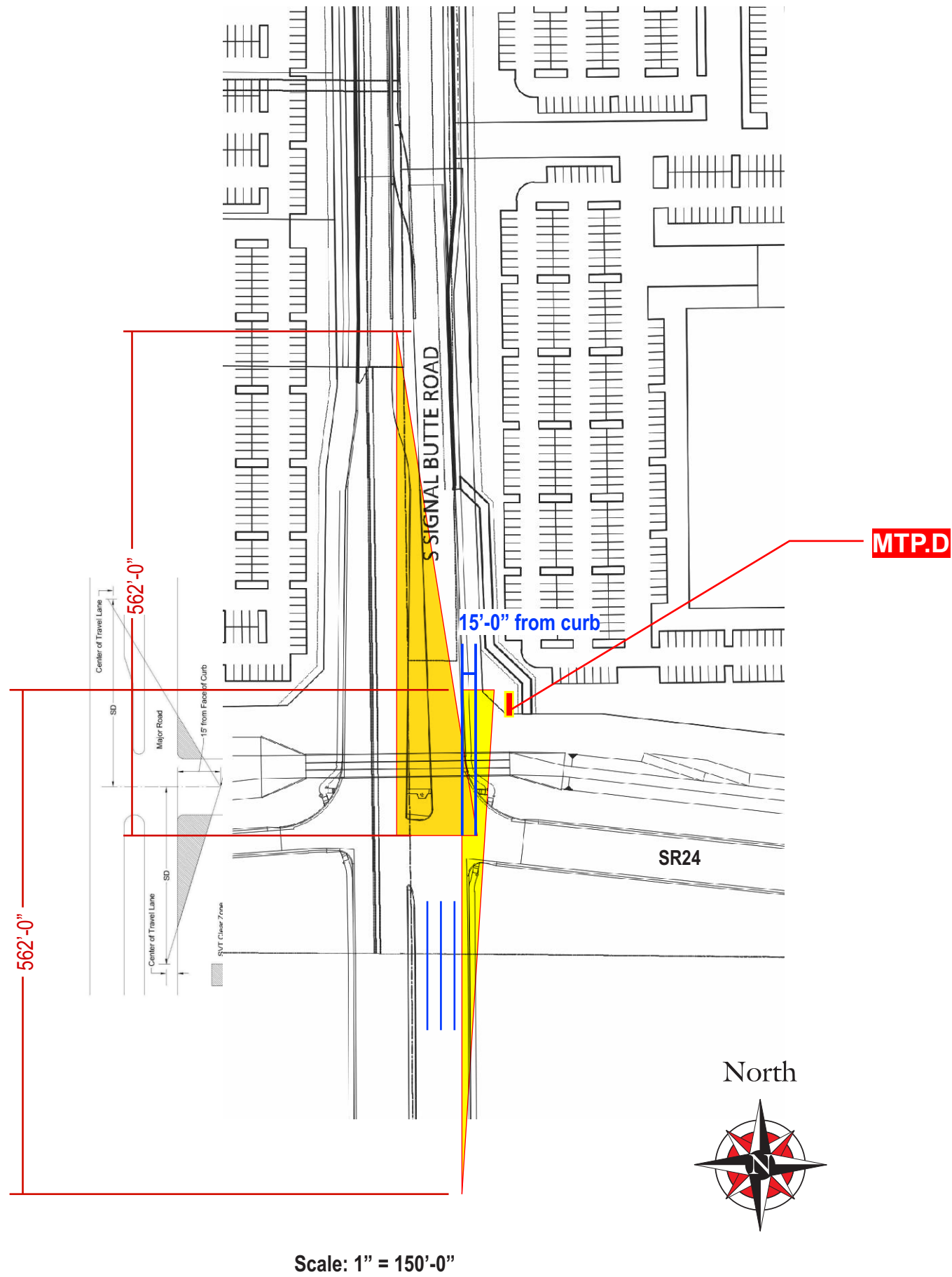
North
Enlarged plans
Scale: 1" = 165'



CONSTRUCTION NOTES	
(1T) ACCESS ROAD. 4" COMPACTED CRUSHED GRANITE OVER 6" ABC COMPACTED TO 100% (COM SPEC 310, MAG SPEC 310 & 702). SUBGRADE PREPARATION PER COM SPEC 301 AND MAG SPEC 301.	321 SY
(30E) 24" D.I.P. WATERLINE - CLASS 250 PER MAG SPEC 750 WITH P.E. CORROSION PROTECTION PER MAG SPEC 610.6 AND GALVANIZED ANODE CATHODIC PROTECTION PER CORRPRO PLANS	527 LF
(30N) INSTALL CARRIER PIPE IN EXISTING CASING PER COM STD DTL M-55. CASING SPACERS MUST BE FROM COM APPROVED PRODUCTS LIST	230 LF
(33) MECHANICAL JOINT WATERLINE FITTING. JOINT RESTRAINTS PER MAG STD DTL 303.	NPI
(34E) 24" WATER VALVE PER MAG STD DTL 391-1-C & 392-C WITH BLOCKING PER DETAIL ON SHEET 2	1 EA
(45) ANODE TEST STATION. INSTALLATION PER CORRPRO NOTES AND DETAILS. SEE SHEET 3	1 EA
(45B) CASING TEST STATION. INSTALLATION PER CORRPRO NOTES AND DETAILS. SEE SHEET 4	1 EA
(100) DOUBLE GATE, TYPE 1 ADOT STD DET C-12.10	1 EA

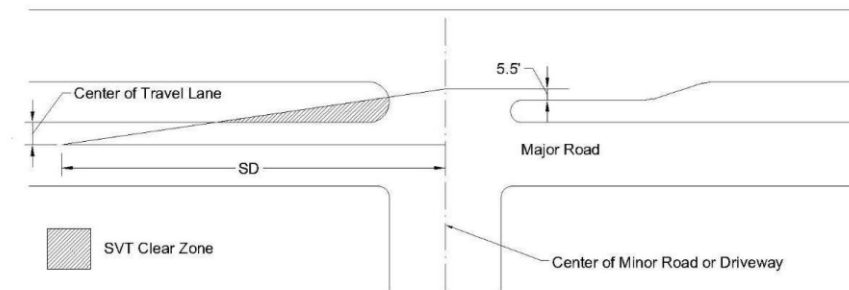
NOTE: ALL DUCTILE IRON PIPE AND FITTING JOINTS SHALL BE BONDED PER CORROSION PROTECTION DETAILS.





Case B1 – Left Turn Maneuver From STOP

Through Road Cross-Section	Required Sight Distance (SD)			
	2 LU*	3 LU*	4LD** 5 LU*	6LD** 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



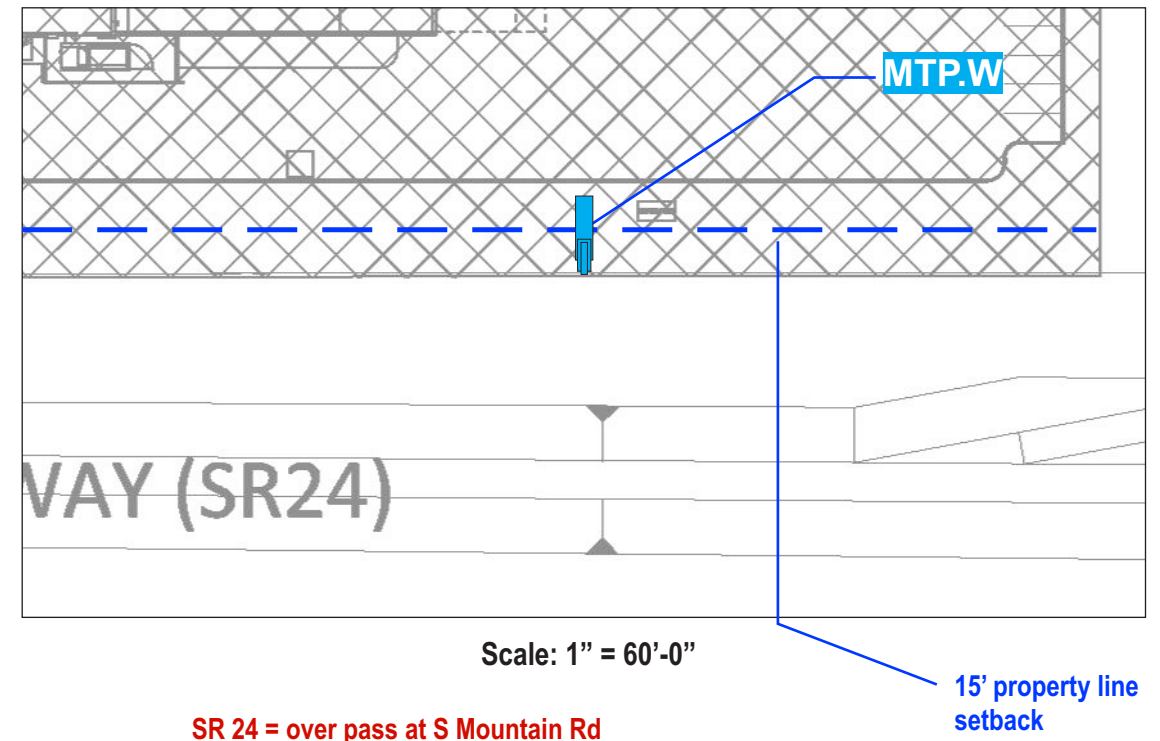
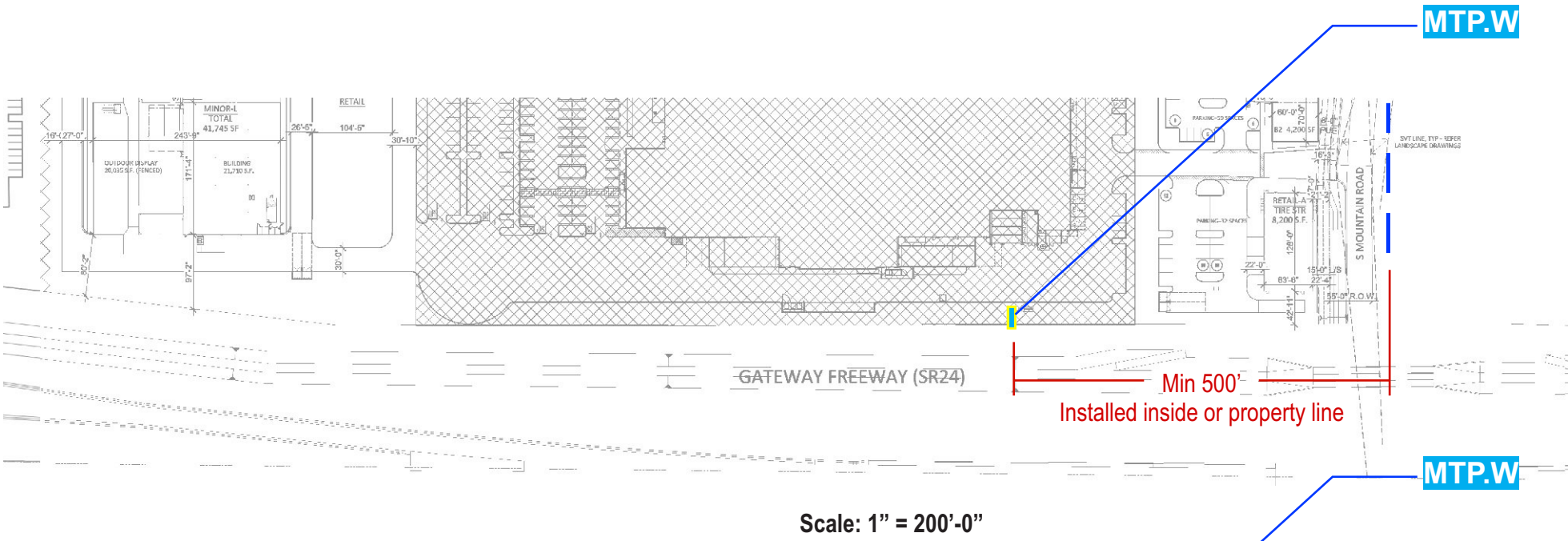
Case F - Left Turns From Major Road

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

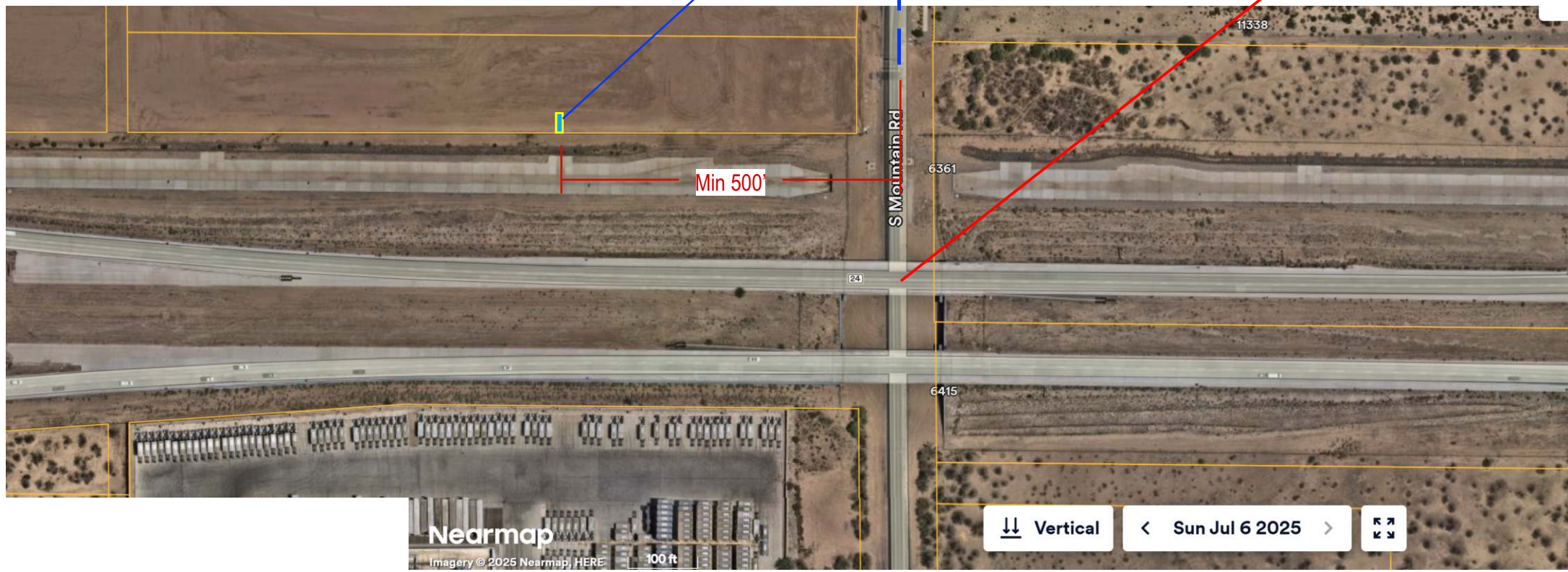
*LU = lanes undivided **LD = lanes divided
Intersection Sight Distance (SD) = $1.47 \cdot V \cdot t_g$
V = Design Speed (mph) = 5 mph over the speed limit
 t_g = time gap (seconds) – Passenger Car, Level Grade



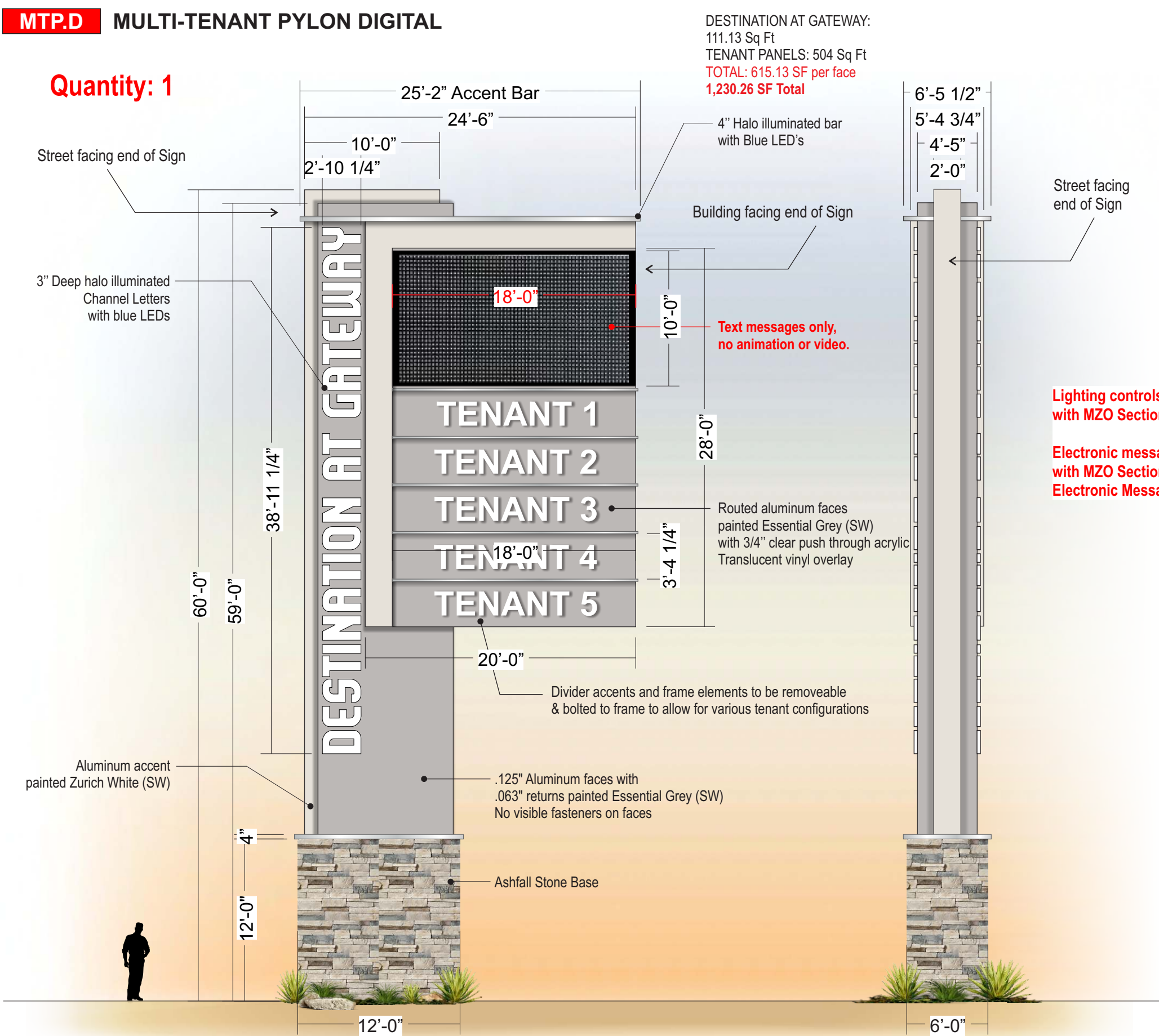
Sign Visibility Triangle based on 45 MPH / 4 Lanes



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



Quantity: 1



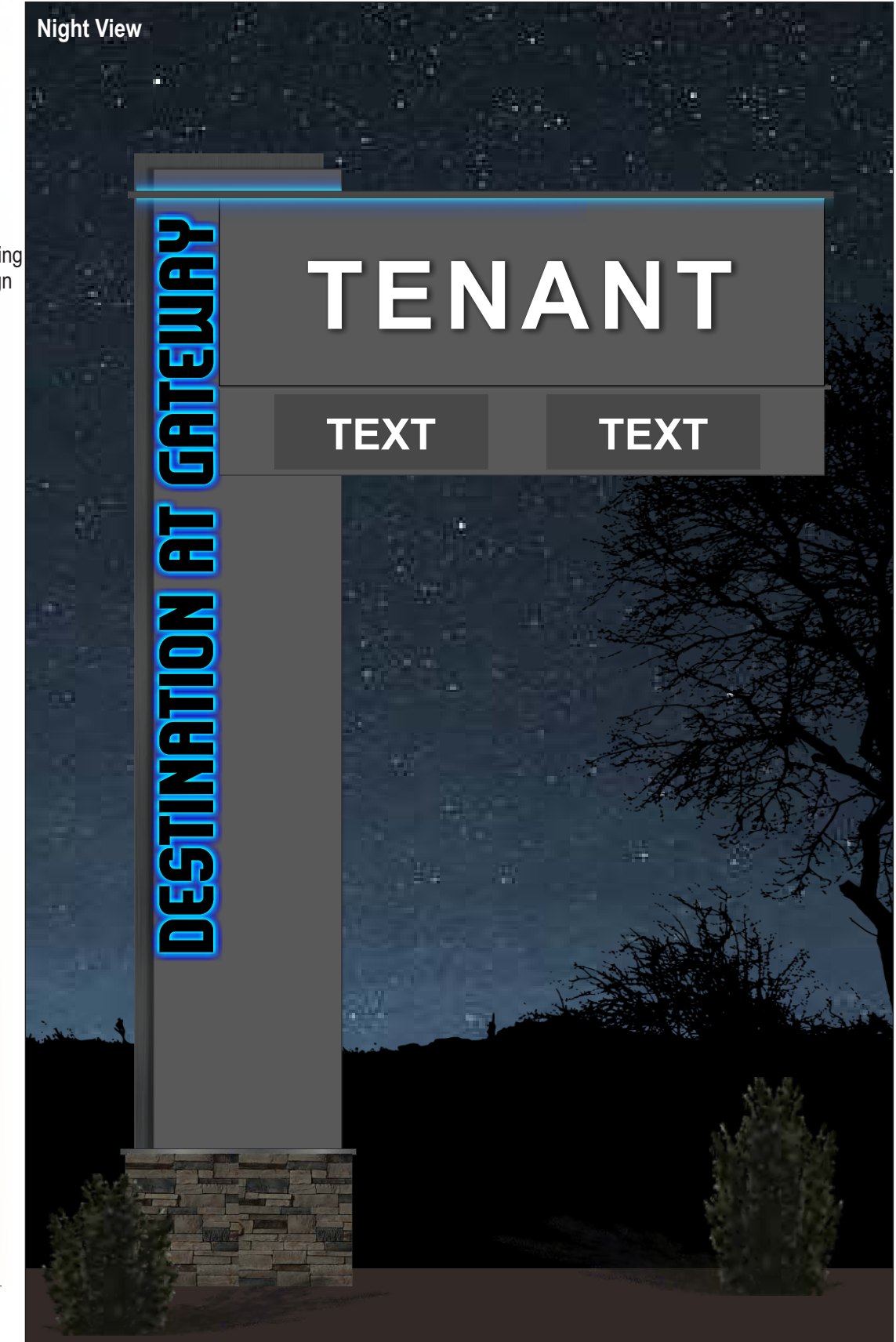
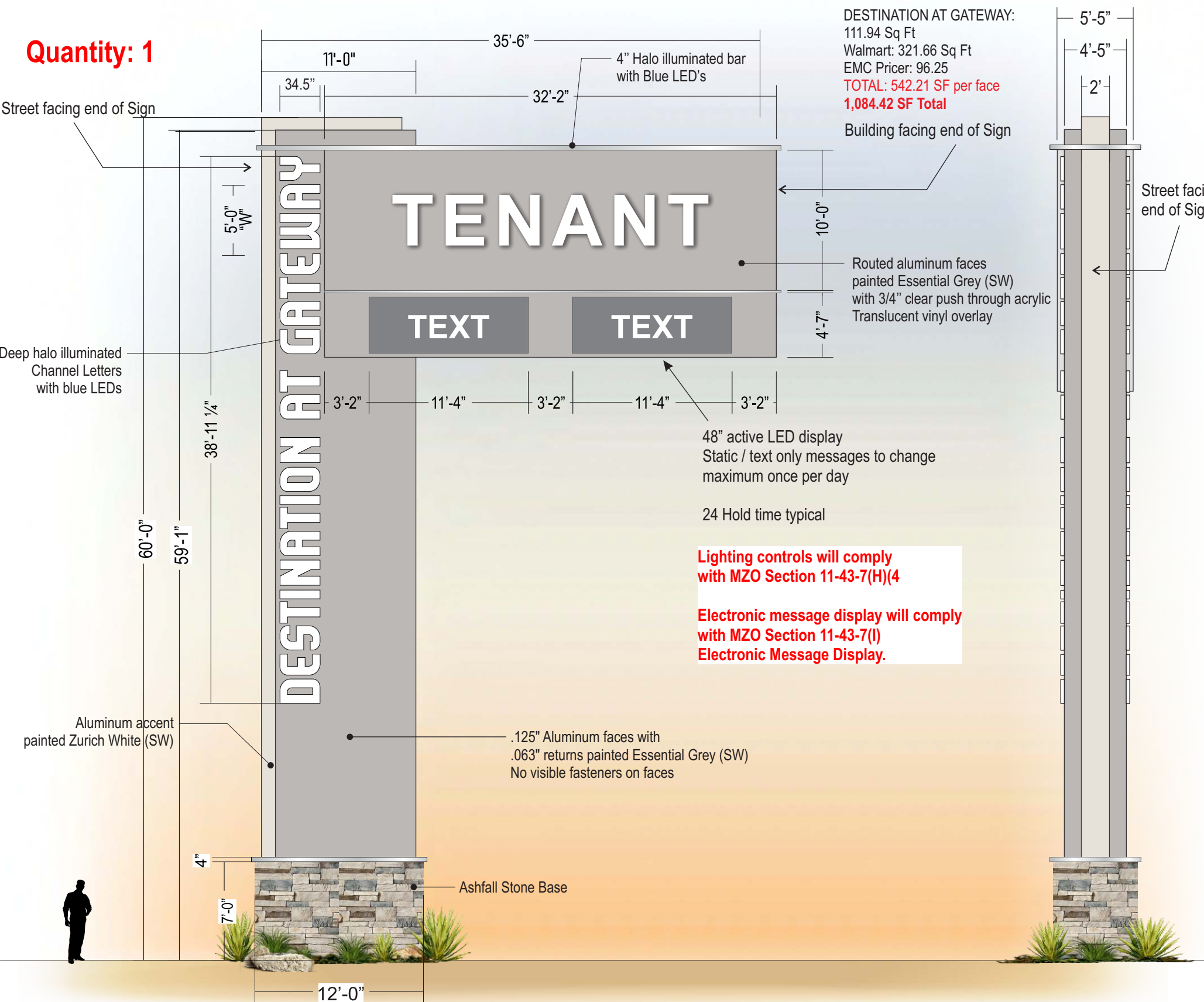
DESTINATION AT GATEWAY:
111.13 Sq Ft
TENANT PANELS: 504 Sq Ft
TOTAL: 615.13 SF per face
1,230.26 SF Total

Street facing end of Sign

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.





Scale: 1/8" = 1'