HAVEN AT DESTINATION

Planned Area Development Narrative

City of Mesa
Februrary 2026

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1. INTRODUCTION

Haven at Destination is a proposed single-family residential community located at the northwest corner of north Meridian Road and Arizona State Route 24 (referred to as the "Site") within the City of Mesa (the "City"). The Site features single-family detached residential units and provide a well-planned neighborhood with access to nearby roadways, surrounding residential communities, and future growth areas.

The approximately 28.57 gross acre (27.53 net acre) Site presents an opportunity to introduce a new residential neighborhood in an area transition from industrial and rural uses to residential development. This Planned Area Development ("PAD") establishes the zoning and Development Standards ("Standards") necessary to support the proposed use and ensure alignment with the City's long-term planning objectives. Refer to **Exhibit 1: Vicinity Map** showing the Site's location and surrounding context.

This rezoning request is adopted in conjunction with a rezone and Major General Plan Amendment ("MGPA") to the Site (APN# 304-34-057F).

1.1 Purpose of Request

The purpose of this request is to rezone the Site from General Industrial (GI) to Small Lot Single Residence (RSL-2.5) with a PAD overlay to support the development of a high-quality residential community consisting of approximately one hundred fifty-five (155) single-family detached residential units, consistent with the City of Mesa's 2050 General Plan ("General Plan").

1.2 Authority

This narrative is part of a rezone submittal for a PAD Overlay District, enacted pursuant to the City of Mesa Zoning Ordinance ("Ordinance") and in conformance with the General Plan. All references to the Ordinance hereafter shall refer to the City of Mesa Zoning Ordinance, as amended. The RSL-2.5 PAD will establish site-specific Standards that supersede the underlying zoning regulations, except where specifically referenced. These Standards will guide all Subdivision Plats, Development Plans, and improvements within the Site.

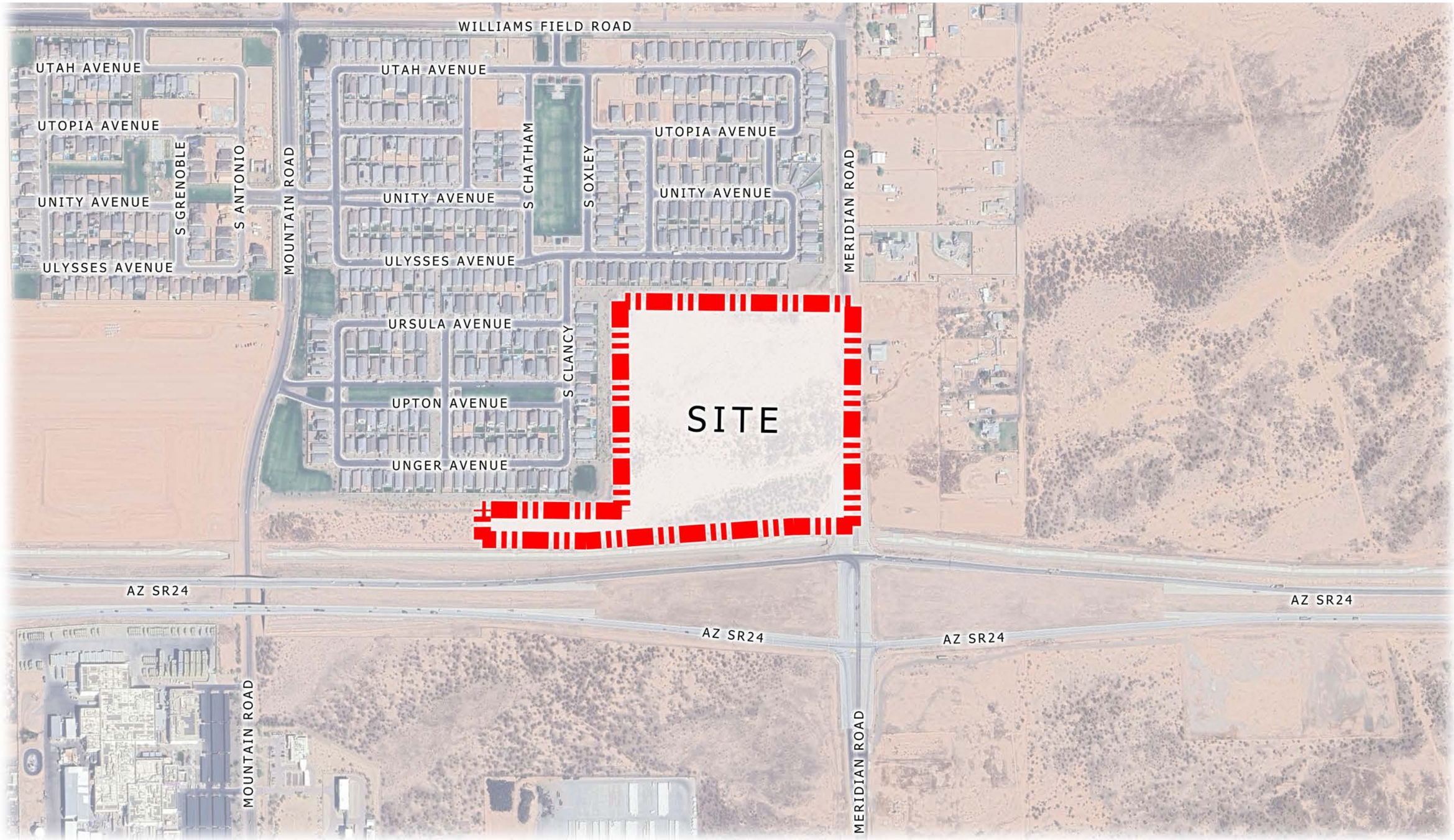


EXHIBIT 1: VICINITY MAP

N

2. SITE CONDITIONS AND LOCATION

The Site is currently undeveloped land and is zoned General Industrial (GI) within the City. The Site is designated as Urban Center under the General Plan. The proposed MGPA to change the land use designation to Mixed Residential (RSL-2.5) will support the development of approximately one hundred fifty-five (155) single-family detached residential units on lots measuring 39' x 80' and 50' x 80', with an overall gross density of 5.43 dwelling units per acre (du/ac).

The surrounding context includes a mix of residential and industrial uses, with established single-family neighborhoods to the north and west, and rural residential uses to the east in Pinal County. **Table 2: Relationship with Surrounding Properties** summarizes the existing land use, zoning, and use of adjacent properties.

TABLE 2: RELATIONSHIP WITH SURROUNDING PROPERTIES

Direction	Existing City General Plan Land Use Category	Existing Zoning	Existing Use
Site	Urban Center	General Industrial (GI)	Undeveloped
North	Mixed Residential	Single Residence (RS-6)	Single-Family Residential
South	Industrial	General Industrial (GI)	Industrial/ Outdoor storage areas
East	Mixed-Use Residential Focused per Pinal County	General Rural Zoning District (GR) per Pinal County	Single-Family Residential
West	Mixed Residential	Single Residence (RS-6)	Single-Family Residential

The Site is planned to be rezoned to RSL-2.5 PAD to allow for the proposed residential development. Refer to **Exhibit 2A: Existing and Proposed Land Use** for additional information on the MGPA and **Exhibit 2B: Existing and Proposed Zoning** for the proposed zoning and **Exhibit 2C: Conceptual Site Plan** for Site layout details.

EXISTING GENERAL PLAN LAND USE

URBAN CENTER

PROPOSED GENERAL PLAN LAND USE

MIXED RESIDENTIAL

EXHIBIT 2A: EXISTING AND PROPOSED LAND USE

EXISTING ZONING

GI GENERAL INDUSTRIAL

PROPOSED ZONING

RSL-2.5 PAD SMALL LOT SINGLE RESIDENCE PLANNED AREA DEVELOPMENT

EXHIBIT 2B: EXISTING AND PROPOSED ZONING

SITE DATA		
GROSS AREA	28.57 AC	5.43 DU/AC
NET AREA	27.53 AC	5.63 DU/AC
AMENITY	1.21 AC	
POCKET PARK	0.90 AC	
DRAINAGE CHANNEL	2.81 AC	
OPEN SPACE	4.19 AC	
TOTAL OPEN SPACE	**9.11 AC**	**33.1%**
UNIT	**QTY**	**MIX %**
39' x 80'	113 DU	72.90%
50' x 80'	42 DU	27.10%
TOTAL	**155 DU**	

LEGEND

PROPOSED HEADWALL

OVERSIZED LOT WITH ENHANCED CORNER ARCHITECTURE

NOTE:

1. PERIMETER LOTS AND LOTS ADJACENT TO OPEN SPACE REQUIRE ENHANCED SECOND-STORY ARCHITECTURAL ELEMENTS. PLEASE REFER TO THE PRELIMINARY PLAT.
2. GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 2C: CONCEPTUAL SITE PLAN

3. INFRASTRUCTURE AND UTILITIES

3.1 Drainage

Stormwater runoff from the Site will be managed on-site through a system of retention basins and a drainage channel located along the eastern and southern boundaries. The drainage system will be designed in accordance with the City of Mesa's Engineering and Design Standards ("EDS") and will accommodate both on-site flows and regional drainage requirements as applicable.

Refer to the Preliminary Drainage Report submitted with this rezoning request for additional details regarding the proposed drainage design.

3.2 Grading and Earthwork

The grading and earthwork for Haven at Destination will adhere to the EDS, ensuring Site stability and proper drainage. The Site's natural slope will be incorporated into the grading design to maintain existing drainage patterns, as described in **Section 3.1: Drainage**.

The grading plan will minimize excessive cut and fill operations, aligning with the natural topography. Where necessary, slopes will be stabilized using retaining walls and native landscape to prevent erosion. All disturbed areas will be properly stabilized through finished surfaces, structures, or landscape to ensure long-term site stability.

During construction, the best management practices for erosion and sediment control will be implemented in accordance with the City's environmental requirements. Dust control measures will be employed to comply with local air quality standards. Clearly marking the limits of construction will prevent unintended disturbances to surrounding areas. These measures will comply with the Haven at Destination Master Drainage Report and the City's grading standards.

3.3 Water

The Site will connect to the City's water system. An internal distribution network will be designed to provide adequate flow and pressure in accordance with City standards. Fire hydrant spacing will comply with applicable fire code requirements. No booster stations or pressure-reducing valves are required to serve the development.

The internal water system will be designed to support the maximum number of proposed units and will adhere to the City's EDS. Any necessary off-site improvements to the water infrastructure will be identified and addressed during the City's review and approval process. For more information, refer to the Master Technical Reports submitted with this rezoning request

3.4 Wastewater

The Site will connect to the City's wastewater system through an internal network of gravity sewer mains. The system will be designed to meet the City's capacity and treatment requirements. Additionally, the development is anticipated to operate efficiently without the need for lift stations, pump stations, or pressure-reducing valves

A detailed utility plan and basis of design sewer report will be submitted during later planning and permitting stages. The sewer service will comply with the City's Terms and Conditions for the Sale of Utilities. The City code requires public sewer mains to be installed across all frontages, sized in accordance with the City's master plans, design standards, and the needs of the development.

Depending on the timing of adjacent improvements, off-site connections may be required to tie into the existing sewer system. Public sewer lines will be located in accordance with City standards and designed to avoid placement under buildings, parking areas, and retention basins unless otherwise approved through engineering analysis.

For more information, refer to the Master Technical Reports submitted with this rezoning request.

4. CONFORMANCE WITH THE GENERAL PLAN

The Haven at Destination RSL-2.5 PAD supports the goals and policies of the General Plan and is consistent with the vision for responsible and well-planned growth. While the Site is currently designated Urban Center in the General Plan, the proposed MGPA to re-designate the Site to Mixed Residential will allow the planned single-family detached neighborhood. The proposed development contributes to the creation of complete communities, expands housing choice, and aligns with key goals under the General Plan's thematic chapters.

Due to the fact that the policies in the General Plan can relate to and fulfill more than one (1) goal, this application will address the policies being met:

A. **N1:** Promote complete communities in both existing and new neighborhoods.
    1. Response: Haven at Destination contributes to a complete neighborhood by introducing a walkable residential environment with on-site open space, an amenity, and direct access to major transportation corridors. Refer to **Exhibit 2C: Conceptual Site Plan** and **Exhibit 6.1: Conceptual Open Space Plan** for additional information on the Site's amenities and layout.

B. **N4:** Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
    1. Response: The RSL-2.5 PAD provides a regulatory framework tailored to the Site's context, including custom landscape, wall, and architectural guidelines to guide the neighborhood's future identity.

C. **N5:** Improve street and open space network connectivity within neighborhoods and to local amenities.
    1. Response: The Site includes a clearly defined internal street and path system with direct access to the amenity area, sidewalks throughout, and half-street improvements along Meridian Road to support future local and regional connectivity. Refer to **Exhibit 6.3: Conceptual Circulation Plan** and **Exhibit 7A: Master Transportation Plan** for additional information.

D. **H1:** Create more opportunities for housing options.
    1. Response: The development will provide approximately one hundred fifty-five (155) single-family homes, on 39' x 80' and 50' x 80' lots, to increase housing diversity and expand Mesa's inventory of for-sale housing in a growing area. Refer to **Exhibit 2C: Conceptual Site Plan** for additional information on the Site's layout.

E. **H2:** Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
    1. Response: The Site provides traditionally scaled single-family lots that may appeal to a broad range of household types seeking new housing options in southeast Mesa.

F. **CM1:** Design an integrated transportation network that safely and efficiently moves people and goods.

1. Response: The internal street system provides public right-of-way designed to accommodate all modes of transportation, including emergency access and pedestrian movement, and connects to Meridian Road. The Site's proximity to SR24 enhances regional mobility and supports access to employment centers, services, and future growth areas in southeast Mesa. Refer to **Exhibit 7A: Master Transportation Plan** for additional information.

G. **CM2:** Provide a complete, connected, and safe network of on- and off-street active transportation infrastructure.

1. Response: The development includes ADA-accessible concrete sidewalks throughout the Site, connecting residents to open space and streets.

H. **PO1:** Provide a diverse range of neighborhood, community, and regional parks within one-half (1/2) mile of all residential areas.

1. Response: The open space network includes 7.00 acres of combined open space and drainage areas, as well as a 1.21-acre amenity located near the community entrance and a 0.90-acre Pocket Park located on the southwest corner of the Site. The amenities are within one-quarter (1/4) mile of all homes, providing accessible recreational opportunities for all residents. Refer to **Exhibit 6.1: Conceptual Open Space Plan** for additional information.

I. **PO2**: Integrate bicycle and pedestrian pathways into the City's parks and open space system.

1. Response: Pedestrian connectivity within the Site is supported by attached sidewalks throughout the community and three (3) centrally located paseos. These paseos provide direct pedestrian access from the southern portion of the Site to the amenity at the northern entry, supporting walkable access for all residents. The paseos are integrated into the community's open space and circulation framework and contribute to a connected, pedestrian-friendly neighborhood. Refer to **Exhibit 6.3: Conceptual Circulation Plan** for additional details.

J. **PO3:** Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations.

1. Response: The community amenity is designed to support multi-generational use and features shaded play areas, seating, turf, and recreation courts accessible to all residents. Refer to **Exhibit 6.2: Conceptual Amenity Plan** for additional information.

K. **LU1:** Promote a balance of land uses to enhance the quality of life for current and future generations.

1. Response: The RSL-2.5 PAD replaces underutilized industrial zoning with single-family residential uses that align with surrounding development trends and planned infrastructure investments. The land use supports a more balanced and cohesive land use pattern by introducing housing in proximity to nearby employment areas, freeway access, and existing residential neighborhoods. This transition enhances quality of life by creating opportunities for new residents to live near where they work, shop, and recreate, while also contributing to the City's long-term vision for managed and sustainable growth. Refer to **Exhibit 2C: Conceptual Site Plan** for additional information on the Site's layout and location.

L. **LU2:** Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.

1. Response: Streetscape design, wall treatments, landscape elements, and signage will work together to establish a unified community identity consistent with placemaking principles.

M. **ED1:** Attract businesses and employers that create jobs with wages at or above the regional average.

1. Response: The development supports nearby job centers and SR24 freeway infrastructure by introducing additional housing to meet workforce demands and balance job-housing relationships in southeast Mesa.

N. **PF3:** Provide sustainable energy, water, sewer, solid waste, and storm sewer services to residents.

1. Response: The Site will connect to existing City utilities and be developed in compliance with EDS, including requirements for sustainable infrastructure.

5. REGULATORY FRAMEWORK

5.1 Permitted Uses

5.1.1 Residential Uses

The Site Plan provides detailed lotting for single-family detached residential units. All residential uses within the Site shall comply with the permitted uses set forth in the Ordinance.

5.1.2 Development Standards

The Standards established in this RSL-2.5 PAD define lot sizes, setbacks, building heights, lot coverage, building placement, garage configuration, and other dimensional criteria applicable to development within the Site. All development shall comply with the applicable sections of the Ordinance and the City design guidelines, except where expressly modified by this rezoning request. The modified Standards proposed herein are intended to permit flexibility in site planning and building placement while maintaining an overall density, scale, and development pattern consistent with the Mixed Residential land use designation.

Where deviations from the base zoning standards are proposed, such deviations are balanced by the provision of enhanced architectural design, increased open space and strategically located open space, and a high-quality integrated community design that exceeds standards while ensuring compatibility with surrounding development and consistency with the intent of the Ordinance.

The Standards further support a pedestrian-oriented streetscape, consistent building rhythm along public streets, and appropriate transitions between private lots and common open space areas. Collectively, these provisions establish a regulatory framework that supports the long-term functionality, compatibility, and visual quality of the community.

Table 5.1.2: RSL-2.5 PAD Development Standards summarizes the specific lot and development regulations applicable to the Site.

TABLE 5.1.2: RSL-2.5 PAD DEVELOPMENT STANDARDS		
Development Standard	**RSL-2.5 Required**	**Proposed PAD**
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	**3,120**
Minimum Individual Lot Area (sq. ft.)	2,000	**2,750**
Minimum Lot Width -Interior Lot (ft.)	25	**39**
Minimum Lot Width - Corner Lot (ft.)	30	**39**
Minimum Lot Depth (ft.)	75	**80**
Maximum Lot Coverage (% of lot)	80%	80%
Garage Standards		
Aggregate Width of garage doors	50%	**56%**
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	**18**
Front - Porch	7	**8**
Street Side	10	10
Interior Side: Minimum each side	3	**5** [1]
Interior Side: Minimum aggregate of 2 sides	8	**10** [1]
Rear	15	**8**
Rear Patio	10	**5**
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120
Minimum Dimension Required for Open Space per unit	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and ten (10) feet as a courtyard or lawn area.	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and **eight (8) feet** as a courtyard or lawn area.

Note:

1. Courtyard walls are permitted to encroach into required side yard setbacks.

Decrease from City standard shown in **red**

Increase from City standard shown in **purple**

6. OPEN SPACE, PARKS, AND TRAILS

Haven at Destination features a thoughtfully designed network of open spaces, sidewalks, and pedestrian paths that provide recreational opportunities, enhance community character, and promote walkability. The Site includes approximately 9.11 acres of total open space (33.1% of the gross area), consisting of a 1.21-acre programmed amenity area, a 0.90 acre Pocket Park, 2.81 acres of drainage channel, and 4.19 acres of retention and landscape-based open space.

6.1 Open Space

The open space framework integrates passive recreation, active amenities, and drainage features to support a cohesive and accessible community environment. All open space areas will be privately owned and maintained by the community's homeowner's association ("HOA") and will comply with the City's open space requirements for residential developments.

Open space areas are distributed throughout the Site and all residential units are located within a one-quarter (1/4) mile walk of the amenity. The open space network will include shaded gathering areas, seating, and pedestrian-scale landscape to support comfortable outdoor use. Refer to **Exhibit 6.1: Conceptual Open Space Plan** for the general layout and distribution of open space within the Site.

OPEN SPACE DATA		
GROSS AREA	28.57 AC	
NET AREA	27.53 AC	
AMENITY	1.21 AC	4.4%
POCKET PARK	0.90 AC	3.3%
DRAINAGE CHANNEL	2.81 AC	10.2%
OPEN SPACE	4.19 AC	15.2%
TOTAL OPEN SPACE	**9.11 AC**	**33.1%**

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

ADJACENT PARCEL
NO PART OF THIS SITE

E ULYSSES AVE

E URSULA AVE

E UPTON AVE

E UNGER AVE

S CLANCY

RET

AMENITY

RET

POCKET PARK

RET/ DRAINAGE CHANNEL

RET

MERIDIAN ROAD

AZ SR24

AZ SR24

EXHIBIT 6.1: CONCEPTUAL OPEN SPACE PLAN

N

6.2 Parks

The Site included two (2) recreational spaces, the amenity and pocket park, that contribute to the overall open space network and provide residents with a range of recreational opportunities and contribute to the overall character and usability of the community open space network.

The 1.21-acre amenity, located near the entry to the community, serves as the primary recreational space for residents and is designed to accommodate a variety of active and passive features to support a range of ages and interests. The prominent placement near the entrance creates a welcoming arrival experience and ensures high visibility for residents and visitors alike. The amenity is located within one-quarter (¼) mile of all homes, providing convenient access from throughout the community.

A smaller pocket park is also planned in the southwest corner of the Site to provide additional informal recreation space. This area primarily consists of open play turf and is intended to support passive use, flexible play, and casual community activities.

The locations of the amenity and pocket park, along with other open space areas, are shown in **Exhibit 6.1: Conceptual Open Space Plan**. For additional detail on the amenity design and features, refer to **Exhibit 6.2A: Conceptual Amenity Plan**; for the Pocket Park, refer to **Exhibit 6.2B: Conceptual Pocket Park**.

While final park designs will be determined through the ongoing Preliminary Plat process, the amenities may include a variety of active and passive recreation features, such as:

A. Shaded gathering areas with seating and ramadas;
B. Open play turf areas for informal play and community events;
C. Play structures designed to accommodate children of various ages;
D. Sports courts such as pickleball and bocce ball; and,
E. Bag toss and decorative hardscape to enhance ambiance and usability.

Parks and open spaces will be designed to meet community needs while maintaining flexibility for adjustments during future development phases. They parks and open spaces incorporate native and regionally appropriate landscape to enhance aesthetics and ensure long-term sustainability.

LEGEND

1. SIDEWALK
2. OPEN PLAY TURF
3. SEATING AREA
4. RETAINING WALLS
5. BAG TOSS ON ARTIFICIAL TURF
6. AGES 2-5 PLAY EQUIPMENT
7. AGES 5-12 PLAY EQUIPMENT
8. SHADE SAILS
9. GROUP RAMADA
10. RAMADA
11. PICKLEBALL COURTS
12. BENCH

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.

EXHIBIT 6.2A: CONCEPTUAL AMENITY PLAN

LEGEND

1. SIDEWALK
2. OPEN PLAY TURF
3. SWAY BENCH
4. STABLIZED DECOMPOSED GRANITE
5. RETENTION / DRAINAGE CHANNEL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.

EXHIBIT 6.2B: CONCEPTUAL POCKET PARK

6.3 Paths

Pedestrian connectivity within Haven at Destination is supported by a system of attached concrete sidewalks along all local streets, providing safe and direct access from each home to the community's amenity and surrounding open space. Centrally located paseos provide additional north-south pedestrian connections through the heart of the community, linking residential areas, particularly the southern portion of the Site to the amenity at the northern entry. A concrete path within the amenity provides internal circulation, passive recreation opportunities, and access to programmed park features.

All sidewalks and paths will be constructed to ADA accessibility standards and may include pedestrian-scale lighting for safety and usability during evening hours. This framework contributes to overall walkability and supports active lifestyles within the community.

Refer to **Exhibit 6.3: Conceptual Circulation Plan** for the planned pedestrian connectivity throughout the Site.

EXHIBIT 6.3: CONCEPTUAL CIRCULATION PLAN

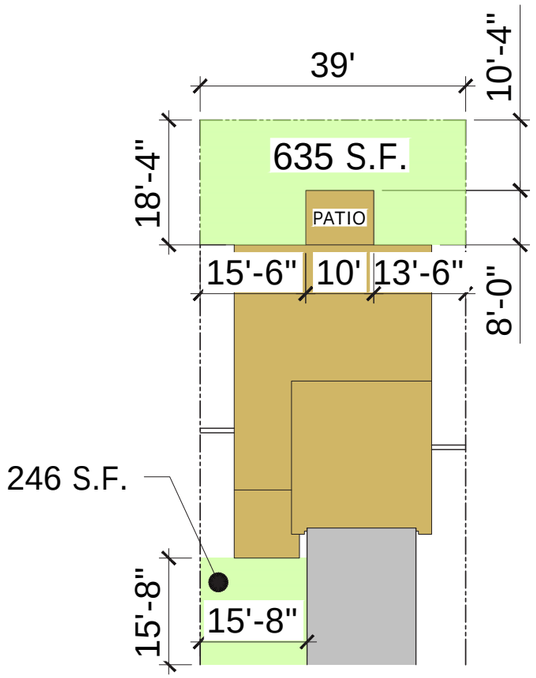
6.4 Private Open Space

In addition to shared parks and open space, each residential lot will include private open space in the form of rear and/or front yards, providing residents with individual outdoor areas for relaxation, recreation, and personal use. These private open spaces enhance overall livability and support outdoor lifestyles within the community.

Private open space will be defined and maintained by the homeowner and is not included in the community's common area open space calculations. The size and configuration of private open space areas will be informed by the building setbacks identified in **Table 5.1.2: RSL-2.5 PAD Development Standards**, which help define the typical buildable envelope and outdoor area on each lot.

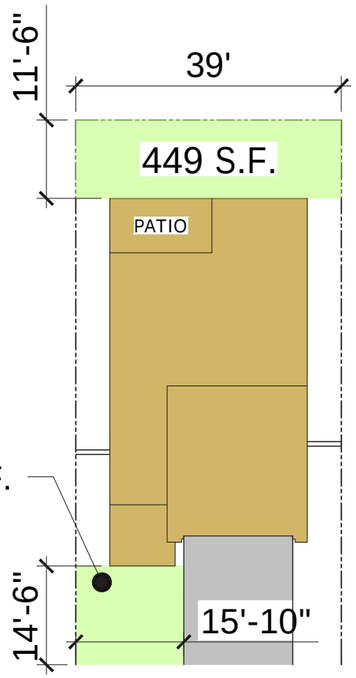
Refer to **Exhibit 6.4A: Private Open Space Diagram – 39' x 80'** and **Exhibit 6.4B: Private Open Space Diagram – 50' x 80'** for a visual illustration of typical open space areas on individual lots by product type.

OPTIONAL PRIVATE
OPEN SPACE: 881 S.F.



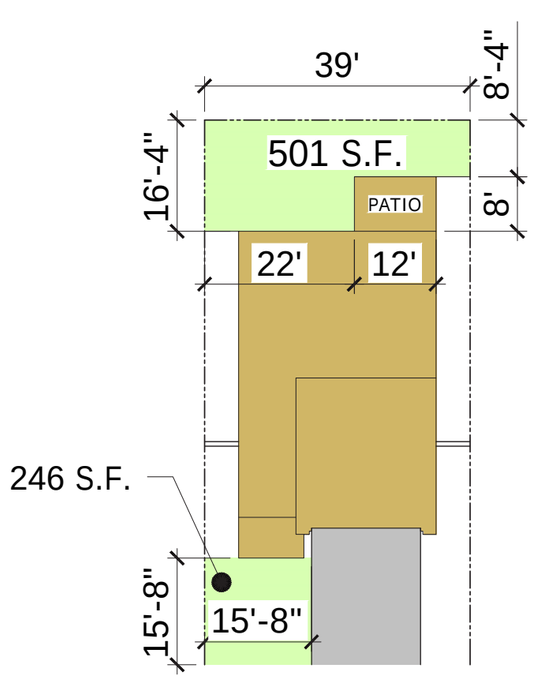
39' X 80' LOT FIT
2940 FLOOR PLAN

OPTIONAL PRIVATE
OPEN SPACE: 679 S.F.



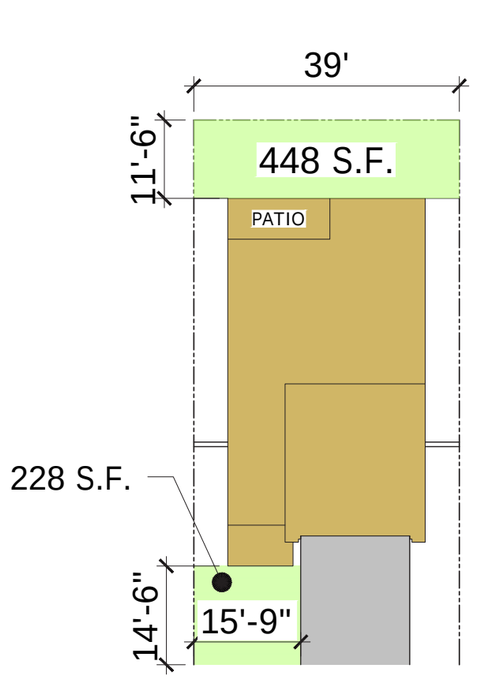
39' X 80' LOT FIT
2950 FLOOR PLAN

OPTIONAL PRIVATE
OPEN SPACE: 747 S.F.



39' X 80' LOT FIT
2960 FLOOR PLAN

OPTIONAL PRIVATE
OPEN SPACE: 676 S.F.



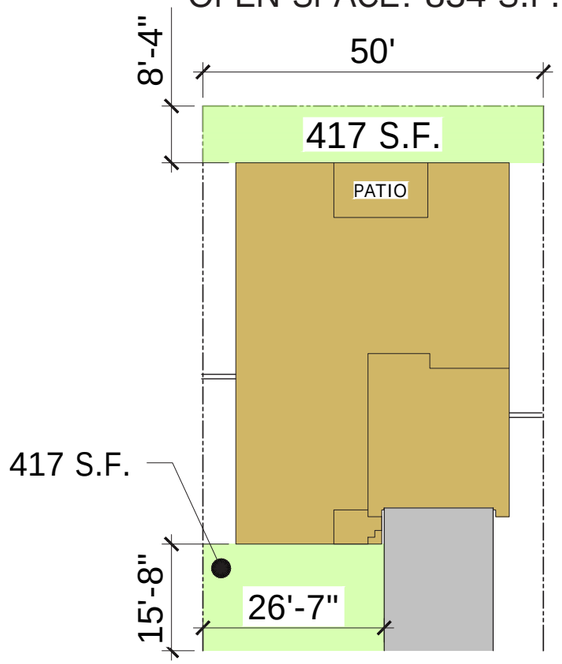
39' X 80' LOT FIT
2970 FLOOR PLAN

MINIMUM REQUIRED PRIVATE OPEN SPACE PER LOT: 280 S.F.

OPTIONAL PRIVATE OPEN SPACE SUBJECT TO REFINEMENT THROUGH PRELIMINARY PLAT AND SITE PLAN REVIEW; MINIMUM REQUIREMENTS WILL BE MET.

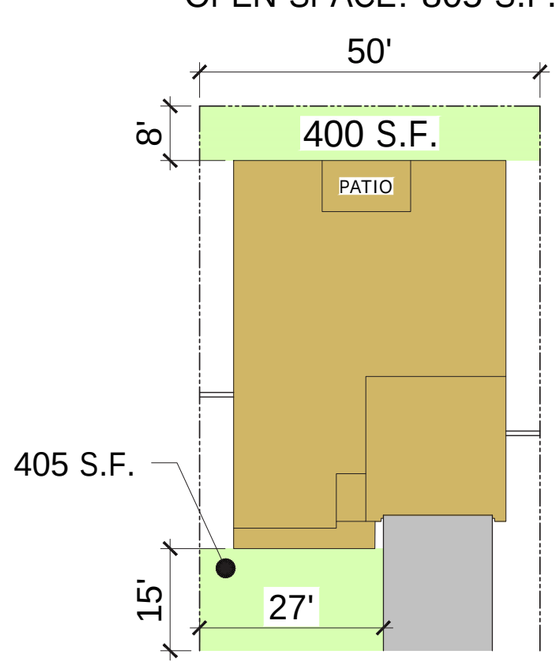
EXHIBIT 6.4: PRIVATE OPEN SPACE DIAGRAM - 39' X 80' LOT FIT

OPTIONAL PRIVATE
OPEN SPACE: 834 S.F.



50' X 80' LOT FIT
4010 FLOOR PLAN

OPTIONAL PRIVATE
OPEN SPACE: 805 S.F.



50' X 80' LOT FIT
WS20 FLOOR PLAN

MINIMUM REQUIRED PRIVATE OPEN SPACE PER LOT: 280 S.F.

OPTIONAL PRIVATE OPEN SPACE SUBJECT TO REFINEMENT THROUGH PRELIMINARY PLAT AND SITE PLAN REVIEW; MINIMUM REQUIREMENTS WILL BE MET.

7. STREETS

The street network within the Site is designed to provide safe and efficient mobility for vehicles and pedestrians while maintaining compatibility with the surrounding transportation infrastructure. Streets will be designed in accordance with City standards except as modified by this rezoning request to promote internal connectivity and circulation. Refer to **Exhibit 7A: Master Transportation Plan** for additional details on the overall street layout.

A. Street Network

1. Arterial Road – Meridian Road is classified as an arterial roadway and will provide regional connectivity and accommodate higher traffic volumes.
2. Local Streets (Public)- Internal public streets with a fifty (50) foot right-of-way (ROW) will serve the residential neighborhood, prioritizing low-speed vehicular travel, pedestrian safety, and access to homes. Refer to **Exhibit 7B: Street Sections** for more information on design and cross sections.

B. Connectivity and Safety

1. The Site promotes a walkable and well-connected community by providing sidewalks along all public streets and a network of concrete pedestrian paths. These facilities offer convenient and ADA-accessible access to the amenity area and perimeter streets, enhancing circulation and connectivity within the Site.

C. Access and Parking

1. The development includes one (1) primary access point on Meridian Road, providing full turning movements into and out of the Site. An emergency access dry crossing will also be provided along Meridian Road to ensure additional safety and emergency response capability. Half-street improvements along Meridian Road will be constructed as part of the project to support safe and efficient access. The intersection is anticipated to operate effectively without the need for traffic signals or dedicated turn lanes.
2. Local Streets will be designed to accommodate emergency vehicles and service trucks, ensuring safe and efficient movement throughout the community.
3. On-street parking will be provided along Local Streets to support residents and visitors. Refer to **Exhibit 7C: Conceptual Parking Plan** for on-street parking locations.

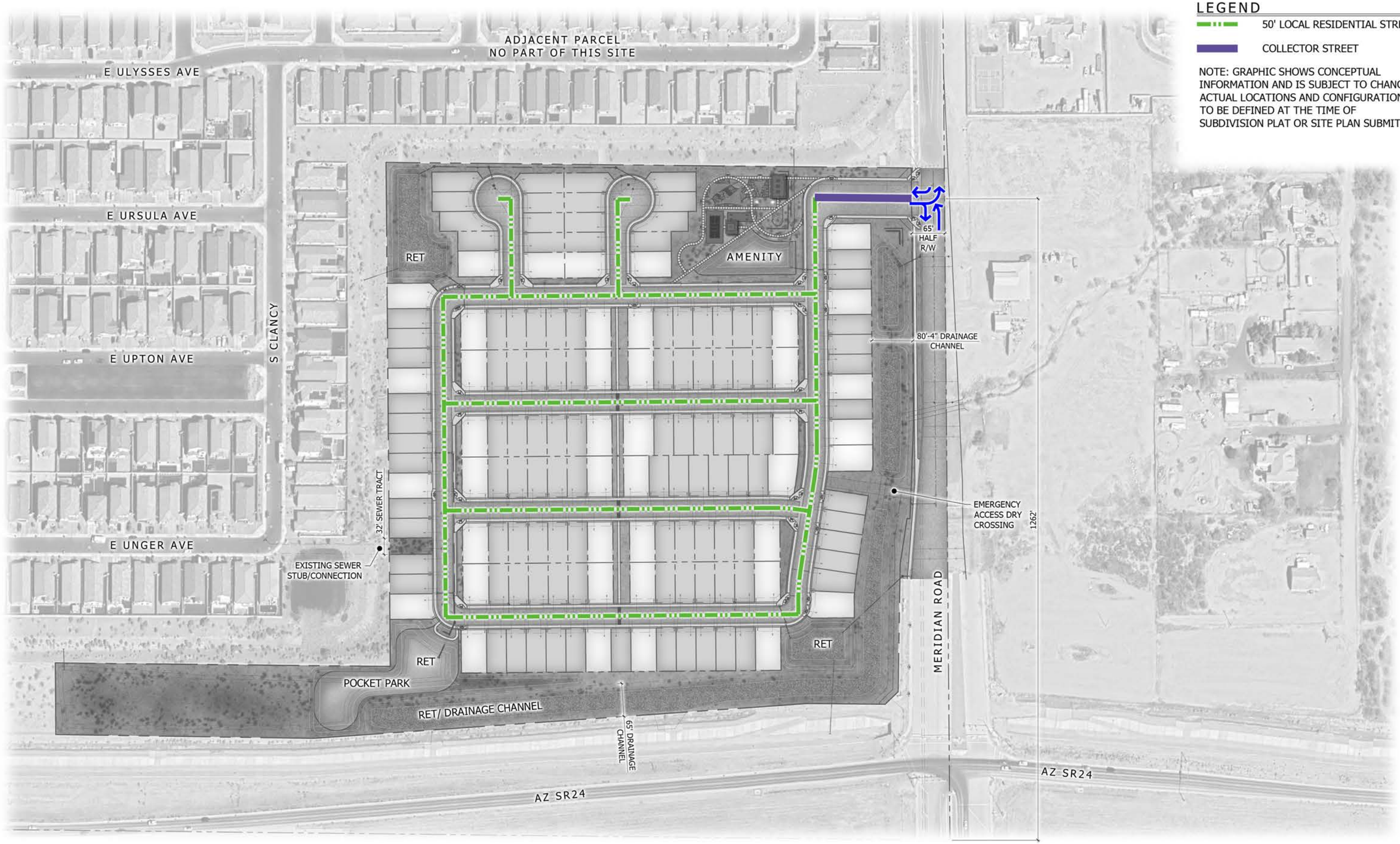
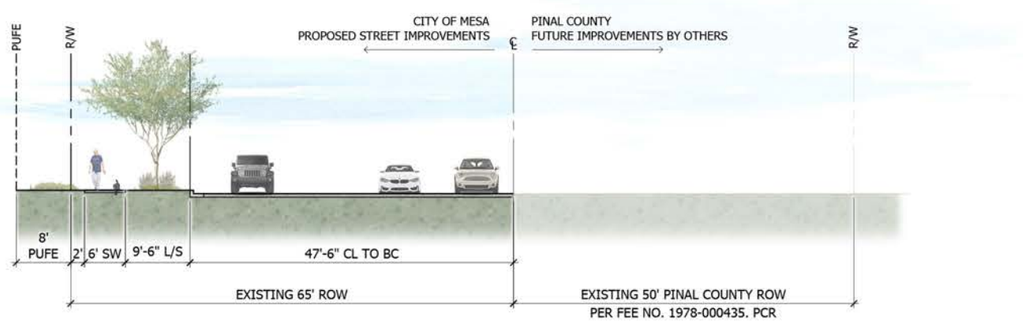
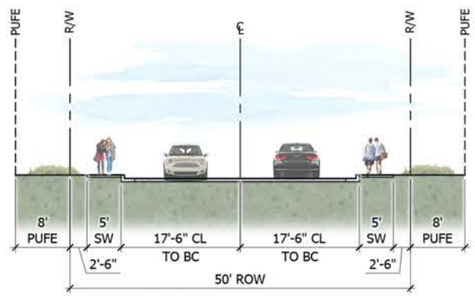


EXHIBIT 7A: MASTER TRANSPORTATION PLAN



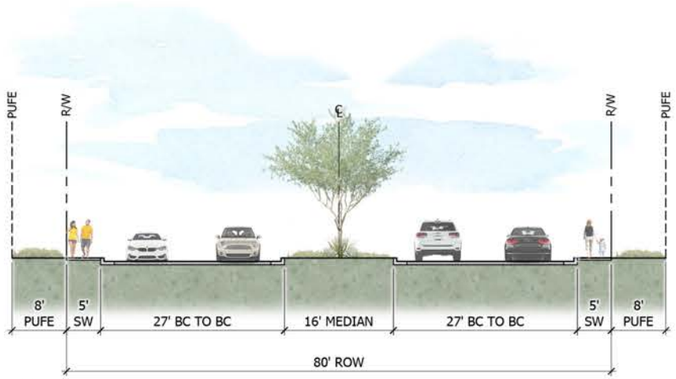
Arterial Street - Meridian Road Half of Right-of-Way

SCALE: 1"=10'-0"



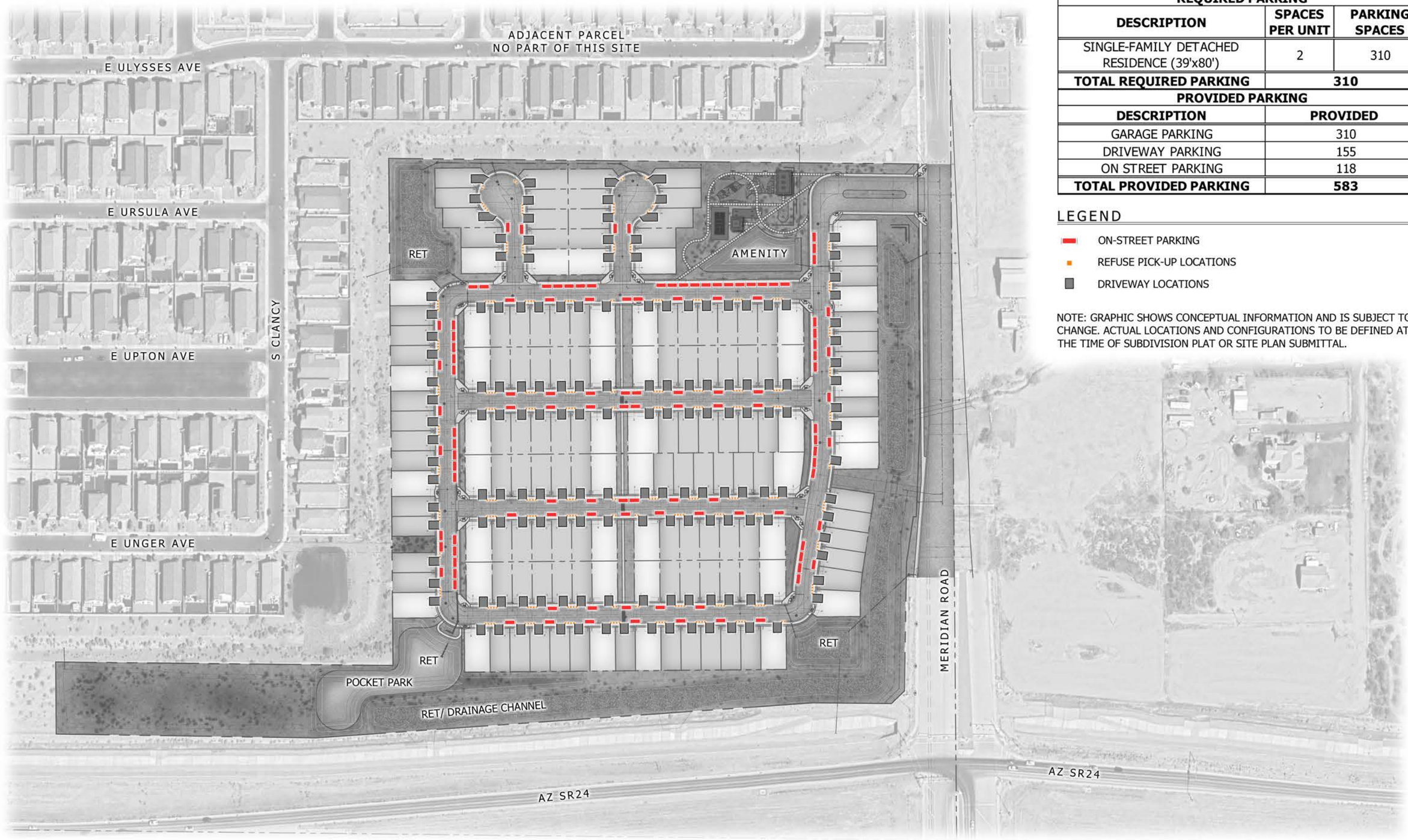
50' Local Residential Street

SCALE: 1"=10'-0"



Collector Street

SCALE: 1"=10'-0"



REQUIRED PARKING		
DESCRIPTION	**SPACES PER UNIT**	**PARKING SPACES**
SINGLE-FAMILY DETACHED RESIDENCE (39'x80')	2	310
TOTAL REQUIRED PARKING	**310**	
PROVIDED PARKING		
DESCRIPTION	**PROVIDED**	
GARAGE PARKING	310	
DRIVEWAY PARKING	155	
ON STREET PARKING	118	
TOTAL PROVIDED PARKING	**583**	

LEGEND

- ON-STREET PARKING
- REFUSE PICK-UP LOCATIONS
- DRIVEWAY LOCATIONS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 7C: CONCEPTUAL PARKING PLAN

N

8. WALLS

Walls are provided throughout the Site to define property boundaries, provide privacy, and establish a cohesive community character. All walls shall comply with the Ordinance and the City design guidelines, except where modified by this rezoning request.

The Site includes solid perimeter walls along major roadways and adjacent land uses to provide privacy, buffering, and visual continuity. Wall design, materials, and finishes of all walls are intended to align with the architectural character of the community and coordinate with adjacent residential lots, open space areas, and streetscape elements to maintain a unified appearance.

Per Section 11-5-3.B.1.b.ii of the City Ordinance, perimeter walls along arterial or collector roads exceeding forty (40) linear feet must incorporate articulation through vertical or horizontal modulation, columns, or recesses and projections, with posts or columns extending a minimum of six (6) inches.

This RSL-2.5 PAD establishes an alternative articulation approach for perimeter walls along Meridian Road and Arizona State Route 24. Rather than using isolated articulation features, wall variation occurs at intervals aligned with the residential lot pattern, generally at every other lot line or at spacing consistent with the overall site design. This approach supports consistent rhythm and scale along public frontages and meets the intent of the City's articulation requirements.

Acceptable methods of articulation may include but are not limited to:

A. The incorporation of columns or pilasters;
B. Transitions in material type, color, or texture;
C. Recessed or projected wall segments;
D. Inclusion of landscape pockets or decorative niches.

These features shall be designed to reinforce the neighborhood character and contribute to a visually engaging and contextually appropriate streetscape. Transparent fencing is not required to meet these requirements.

Conceptual wall locations are shown in **Exhibit 8A: Conceptual Wall Master Plan**, with representative design imagery included in **Exhibit 8B: Conceptual Wall Details**. Final wall design and placement shall be reviewed during the Preliminary Plat process in accordance with City standards and the intent of this RSL-2.5 PAD.

EXHIBIT 8A: CONCEPTUAL WALL MASTER PLAN

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

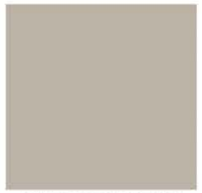


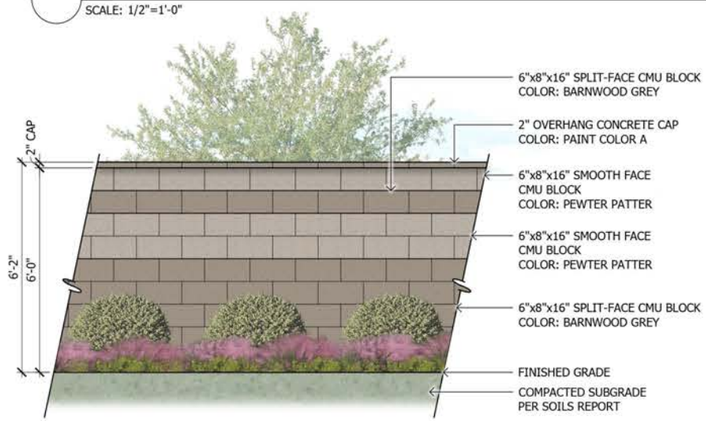
IMAGE FOR DESIGN INTENT
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
COLOR: PEWTER PATTER - DET627
OR APPROVED EQUAL

IMAGE FOR DESIGN INTENT
CONCRETE CAP - PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
COLOR: BARNWOOD GREY OR
APPROVED EQUAL

IMAGE FOR DESIGN INTENT
PAINTED CMU BLOCK
MANUFACTURER: DUNN-EDWARDS
COLOR: BARNWOOD GREY OR
APPROVED EQUAL

Colors and Materials

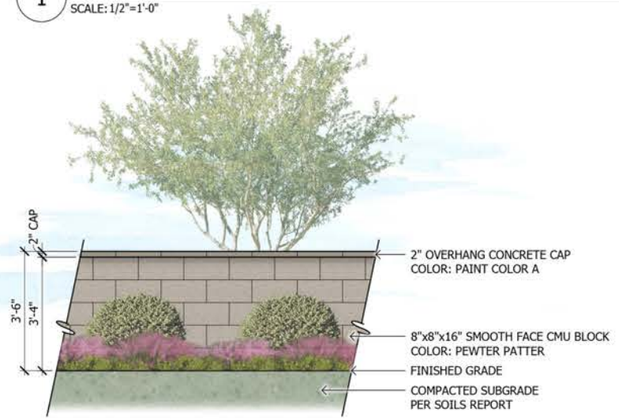
SCALE: 1/2"=1'-0"



ELEVATION

1 Theme Wall

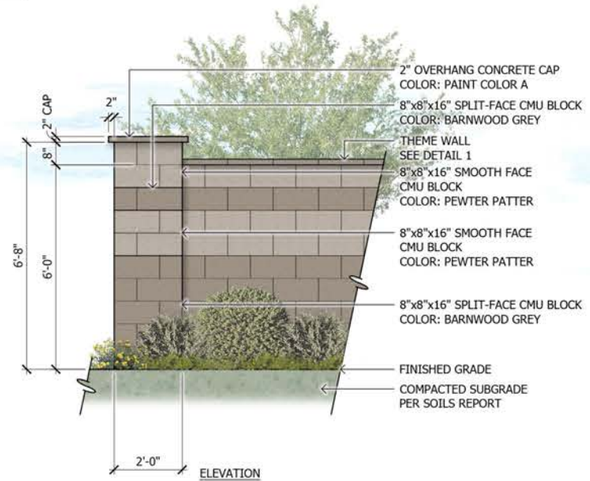
SCALE: 1/2"=1'-0"



ELEVATION

4 Screen Wall Condition B

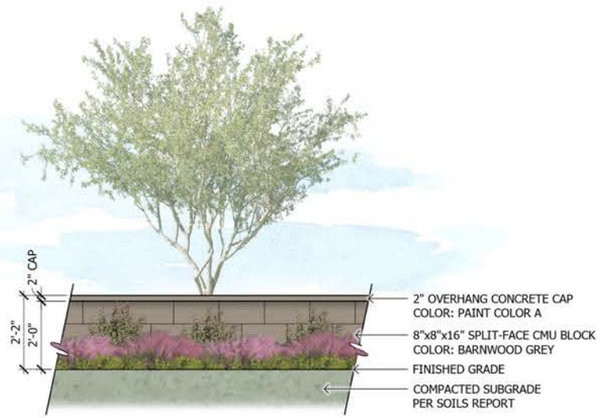
SCALE: 1/2"=1'-0"



ELEVATION

2 Theme Column

SCALE: 1/2"=1'-0"



ELEVATION

3 Screen Wall Condition A

SCALE: 1/2"=1'-0"

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

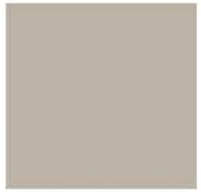


IMAGE FOR DESIGN INTENT
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
COLOR: PEWTER PATTER - DET627
OR APPROVED EQUAL

IMAGE FOR DESIGN INTENT
CONCRETE CAP - PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
COLOR: BARNWOOD GREY OR
APPROVED EQUAL

IMAGE FOR DESIGN INTENT
FENCE BLOCK AND H-BLOCK
COLUMNS
MANUFACTURER: DUNN-EDWARDS
COLOR: BARNWOOD GREY OR
APPROVED EQUAL

IMAGE FOR DESIGN INTENT
PAINTED CMU BLOCK
MANUFACTURER: DUNN-EDWARDS
COLOR: BARNWOOD GREY OR
APPROVED EQUAL

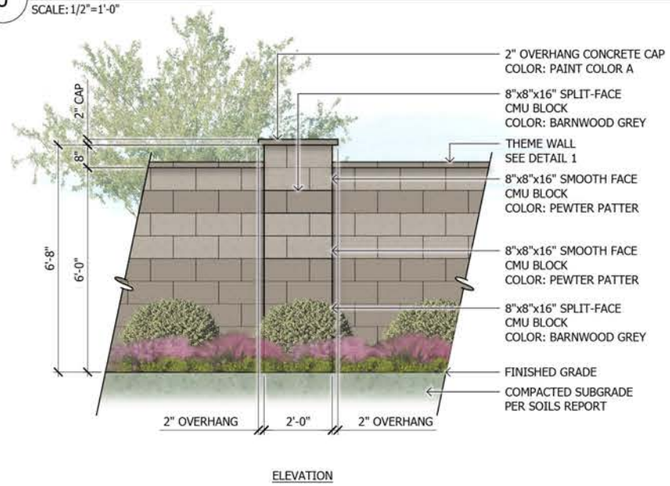
Colors and Materials

SCALE: 1/2"=1'-0"

ELEVATION

5 Dooley Wall

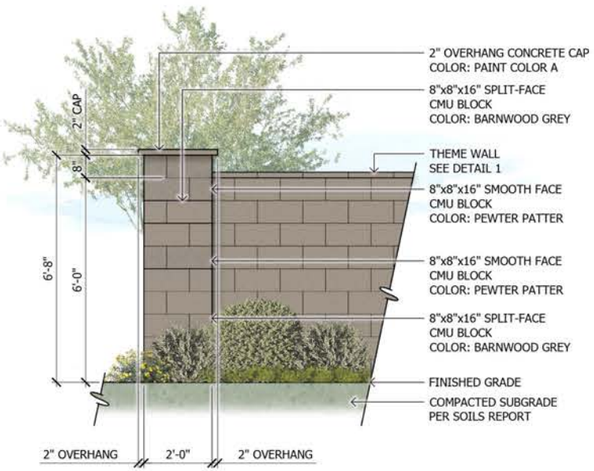
SCALE: 1/2"=1'-0"



ELEVATION

7 Theme Pilaster

SCALE: 1/2"=1'-0"



ELEVATION

6 Corner Accent Pilaster

SCALE: 1/2"=1'-0"

9. MONUMENTATION

Entry monumentation plays an important role in establishing the character and identity of Haven at Destination. The entry monumentation has been thoughtfully designed to reflect the architectural style, materials, and branding of the development while providing a clear and welcoming entry statement.

Per Table 11-43-3-A of the City Ordinance, detached signs in residential zoning districts are generally limited to one (1) sign per lot or parcel, with a maximum area of four (4) square feet, a maximum height of four (4) feet, and no illumination. Detached signs up to thirty-two (32) square feet are typically reserved for non-residential uses.

This RSL-2.5 PAD modifies those sign standards to permit detached monument signage at the community's primary entries, with a maximum sign area of forty-five (45) square feet. The expanded size is intended to reflect the scale of the community and ensure appropriate visibility while remaining compatible with the surrounding residential environment.

All monument signs will be designed as integrated architectural features and will utilize materials, colors, and design elements that reflect the overall character of the community. If illumination is provided, it will be low-profile, shielded, and designed to limit off-site impacts in compliance with City requirements.

Conceptual monument sign scale and character are illustrated in **Exhibit 9: Conceptual Monumentation**, general entry sign location(s) are shown in **Exhibit 8A: Conceptual Wall Master Plan**. Final design, placement, and construction details will be reviewed and finalized during the Preliminary Plat process in accordance with City standards and the intent of this RSL-2.5 PAD.

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

IMAGE FOR DESIGN INTENT
PAINT COLOR
MANUFACTURER: DUNN-EDWARDS
COLOR: PEWTER PATTER - DET627
OR APPROVED EQUAL

IMAGE FOR DESIGN INTENT
POWDER COAT COLOR
COLOR: BLACK
OR APPROVED EQUAL

Colors and Materials
SCALE: 1/2"=1'-0"

1 Primary Entry Monument
SCALE: 1/2"=1'-0"

10. LANDSCAPE

All landscape improvements shall comply with the Ordinance and the City design guidelines, except where modified by this rezoning request. This includes requirements for street frontage landscape, plant material selection, irrigation standards, and landscape buffers.

Haven at Destination features a cohesive and regionally appropriate plant palette that incorporates native and low-water-use species. Street trees, accent plantings, and groundcovers are selected for their durability, shade potential, and visual compatibility with the community's architectural style.

Landscape is integrated throughout the Site, including along public streets, pedestrian paths, open space areas, and within retention basins. Shade trees and other plant materials enhance walkability, define gathering spaces, and contribute to a consistent and unified neighborhood identity.

In addition to aesthetic and functional roles, the landscape buffers the residential edges from adjacent uses and reinforce the open space framework. Irrigation will be provided through a water-efficient system designed to support plant health while minimizing water use.

Refer to **Exhibit 10: Conceptual Landscape Plan** for an overview of the planned landscape framework and general planting areas. Final landscape designs and plant material selections will be refined at the Preliminary Plat process, ensuring consistency with the overall vision of Haven at Destination and City standards.

Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)
Acacia aneura				15 gal	3	
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177
Chilopsis linearis						
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	14	315
Chitalpa tashkentensis				15 gal	14	
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315
Ebenopsis ebano						
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	8	177
Olneya tesota						
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	41	490
Parkinsonia praecox				15 gal	10	
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707
Pistacia chinensis				15 gal	11	
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	9	962
Prosopis hybrid						
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707
Quercus virginiana 'Cathedral'				15 gal	22	
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964
Sophora secundiflora						
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50
Ulmus parvifolia 'Allee'				15 gal	23	
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590

Extra Large Shrubs	Size
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Cordia parvifolia Little Leaf Cordia	5 gal.
Dodonaea viscosa Green Hopseed Bush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.
Tecoma Stans Yellow Bells	15 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.
Vauquelinia californica Arizona Rosewood	15 gal.

Large Shrubs	Size
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Larrea tridentata Creosote	5 gal.
Leucophyllum frutescens 'Green Clo Green Cloud Sage	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Simmondsia Chinensis Jojoba	15 gal.

Medium Shrubs	Size
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.
Leucophyllum frutescens 'Compacta Compact Texas Sage	5 gal.
Leucophyllum zygophyllum Cimarron Sage	5 gal.
Teucrium fruticans Bush Germander	5 gal.
Rosmarinus officinalis Rosemary	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.

Small Shrubs	Size
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.
Teucrium chamaedrys Germander	1 gal.

Groundcovers	Size
Chrysactinia mexicana Damianita	1 gal.
Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Lantana montevidensis Purple Trailing Lantana	1 gal.
Lantana sp. 'New Gold' Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.

Cacti/ Accents	Size
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal.
Hesperaloe funifera Giant Hesperaloe	5 gal.
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia rigens Deer Grass	1 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.
Opuntia santa rita Purple Prickly Pear	5 gal.
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.
Yucca pallida Pale Leaf Yucca	5 gal.

Inerts
Decomposed Granite
Stabilized DG
Midiron Sod
Wood Fiber
Artificial Turf
Cobble

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 10: CONCEPTUAL LANDSCAPE PLAN

N

11. ARCHITECTURE

The development consists of single-family detached homes designed within a cohesive architectural framework that includes Spanish, Craftsman, and Farmhouse styles. The architectural framework establishes a unified community character while allowing for variation in building form, massing, roof types, and façade composition to promote visual interest and long-term neighborhood quality.

Architectural diversity is achieved through varied elevation treatments, articulated building forms, and the use of pop-outs, recesses, and enhanced rooflines. These design elements are incorporated throughout the community to reduce visual monotony and to ensure that building placement and massing result in a compatible and well-composed streetscape consistent with the development standards established by this RSL-2.5 PAD.

Garages are architecturally de-emphasized through the use of recessed garage doors, articulated garage walls, window detailing, and integrated porch and entry features. Front-facing façades provide deeper porches, increased column dimensions, enhanced soffit treatments, and clearly defined pedestrian entries, which collectively establish a pedestrian-oriented streetscape and reinforce residential character along public streets.

Homes within the development provide enhanced architectural treatment on all publicly visible façades, including rear and side elevations adjacent to arterial roadways, open space tracts, and common areas. These elevations include additional windows, varied materials, articulated wall planes, and enhanced detailing to ensure that all building façades contribute positively to the overall appearance of the community and avoid blank or utilitarian building edges.

Architectural detailing reinforces the character of each style and provides depth and visual richness throughout the neighborhood. Spanish-style residences incorporate traditional elements such as arches and articulated porch and garage openings. Craftsman and Farmhouse styles utilize increased column sizes, expressive roof forms, accent materials, and decorative features including corbels, shutters, and wainscot treatments.

Building performance and long-term sustainability features are integrated into the architectural design of all residences. Elements such as tankless water heaters, increased window placement, and window detailing support energy efficiency, livability, and architectural quality, while contributing to the cohesiveness of the built environment.

Collectively, the architectural standards established by this RSL-2.5 PAD ensure that the modified Development Standards are supported by enhanced building design, thoughtful massing, and high-quality streetscape composition throughout the community. The architectural program provides a consistent public benefit through improved visual character, durable design, and a cohesive neighborhood identity.

Refer to **Exhibit 11: Architectural Character Images** for representative examples of potential home styles.

Front

Rear (Enhanced)

Rear

Left

Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EXHIBIT 11: ARCHITECTURAL CHARACTER

Front

Rear (Enhanced)

Rear

Left

Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

Front

Rear (Enhanced)

Rear

Left

Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

Front

Rear

Left

Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

Front

Rear (Enhanced)

Rear

Left

Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

Front

Rear (Enhanced)

Rear

Left

Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

Front

Rear

Left

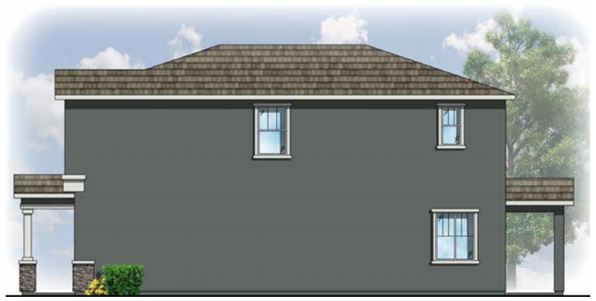


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EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

Front

Rear (Enhanced)

Rear

Left

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EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

Front

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Rear

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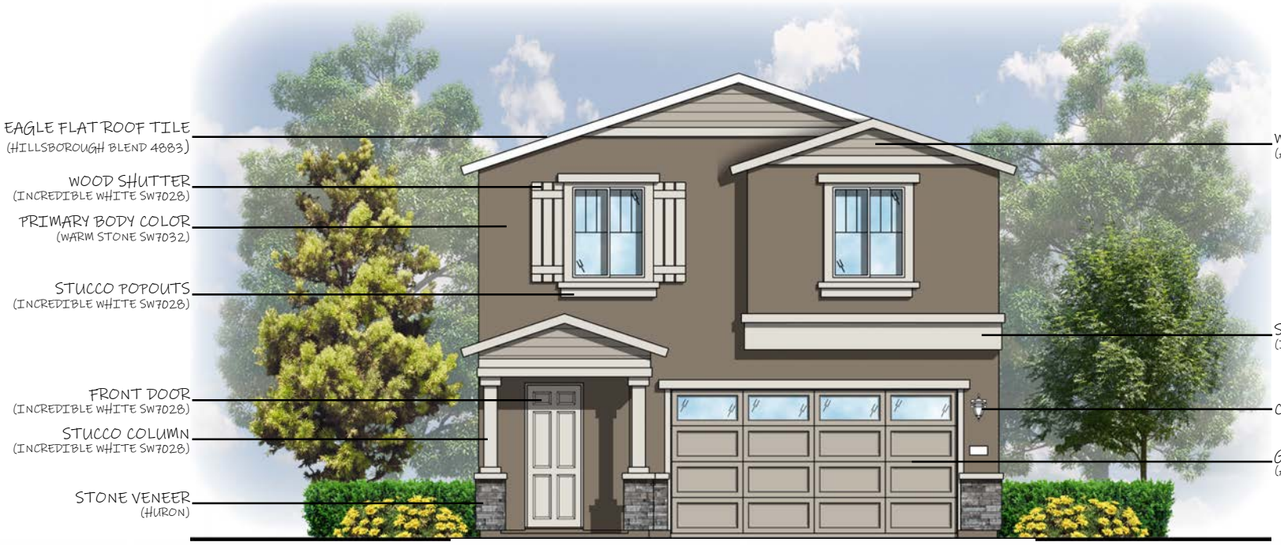

Front

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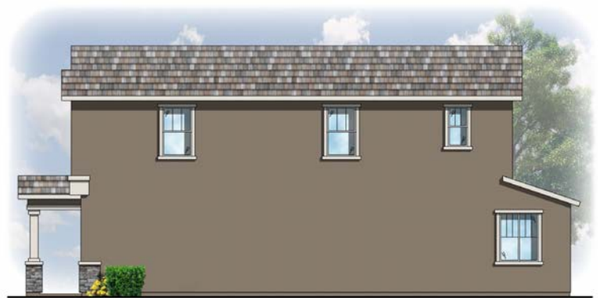

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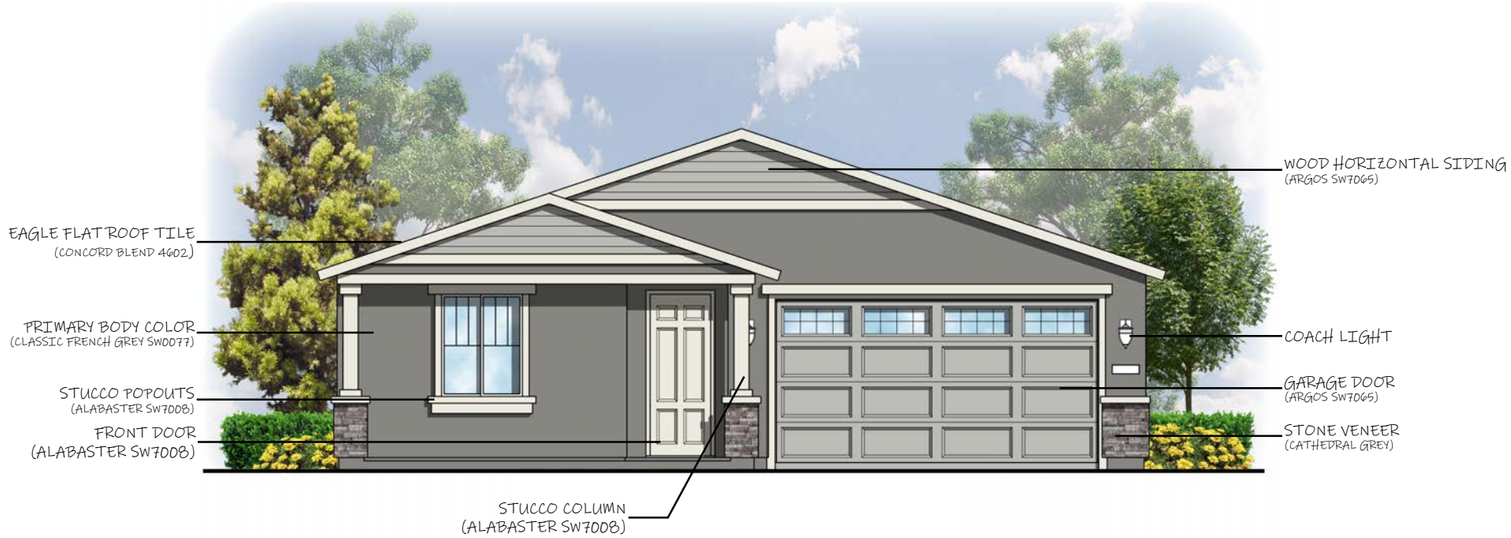

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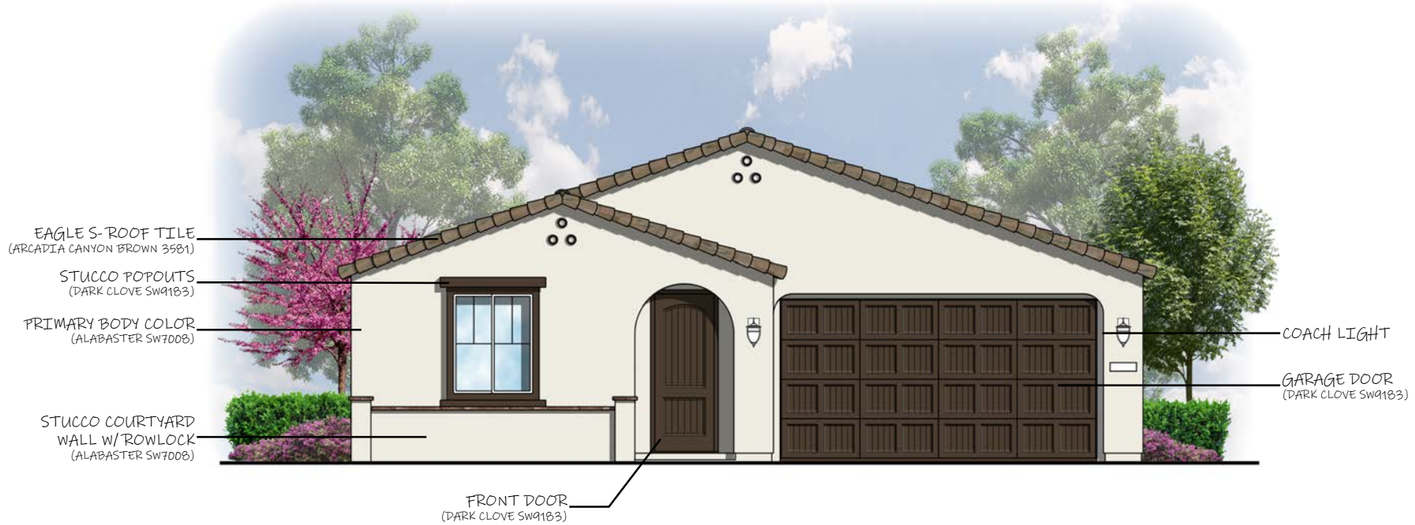

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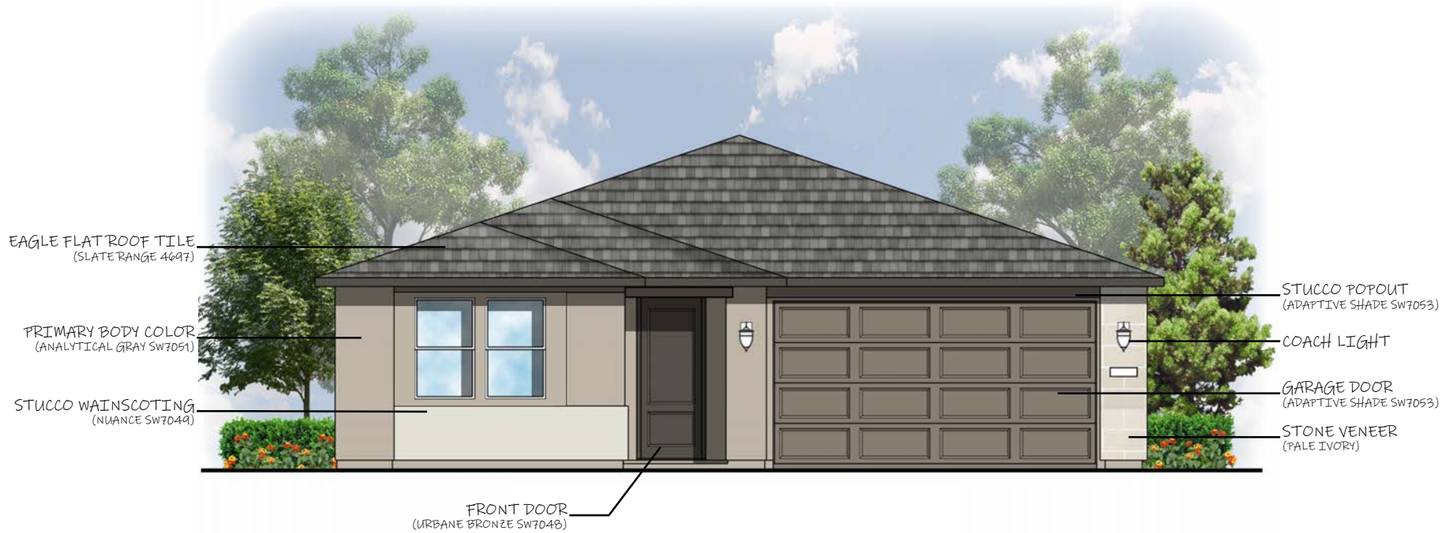

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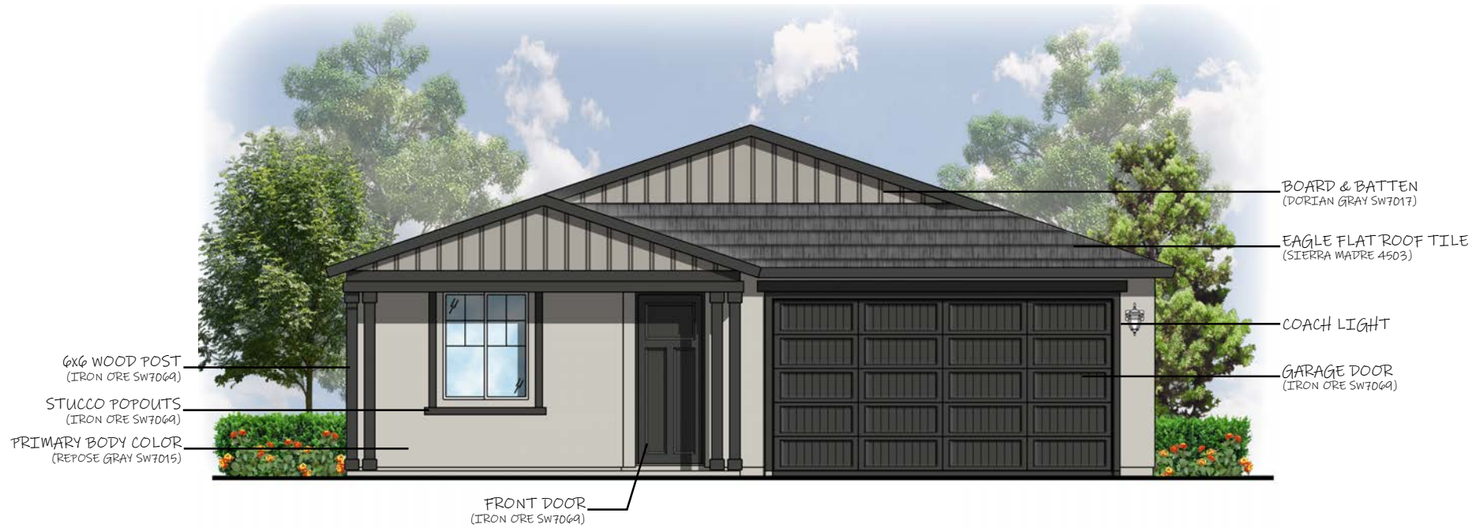

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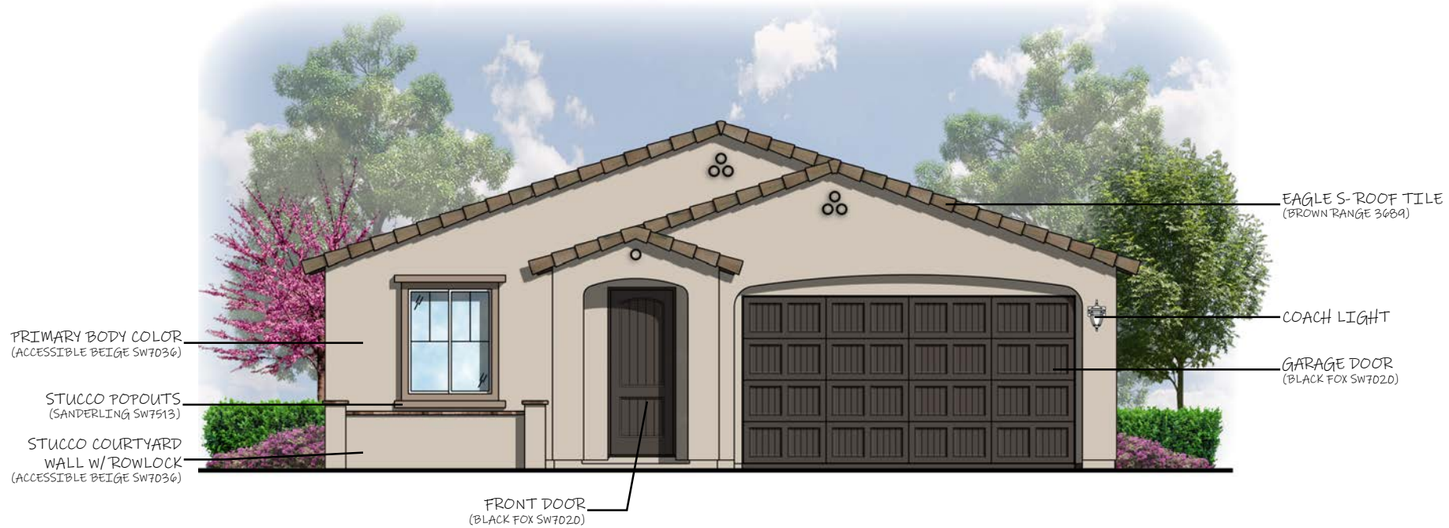

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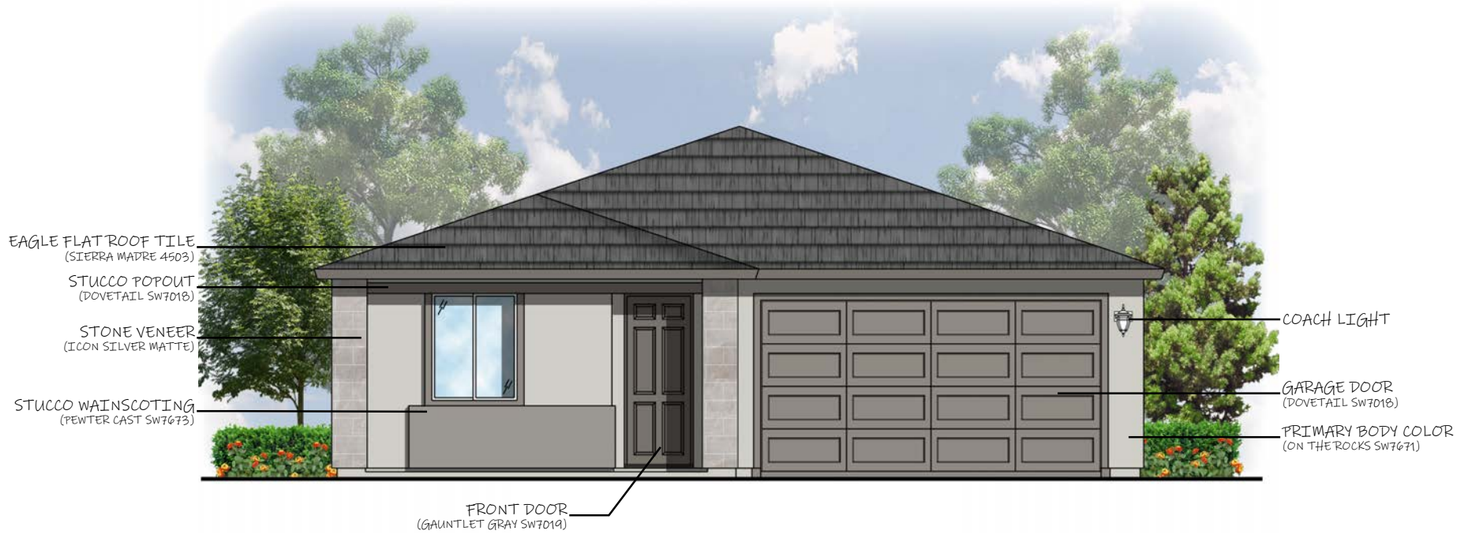

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EXHIBIT 11: ARCHITECTURAL CHARACTER CONTINUED

12. LIGHTING STANDARDS

All lighting shall comply with the requirements of Article 4, Chapter 30, Section 11-30-5 of the Ordinance. Lighting will be designed to ensure adequate visibility and safety for vehicles and pedestrians while minimizing glare and light spillover onto adjacent properties.

Site and street lighting may include pedestrian-scale fixtures, bollard lighting, or integrated low-level lighting in amenity and path areas to support nighttime visibility and promote walkability. Lighting will be coordinated with the overall landscape and streetscape design to enhance community character and provide consistent illumination throughout the development.

13. CONCLUSION

Haven at Destination establishes the framework for a thoughtfully designed single-family residential community that aligns with the City's long-term vision for quality development. This RSL-2.5 PAD supports the rezoning of the Site from General Industrial (GI) to RSL-2.5 PAD and introduces approximately one hundred fifty-five (155) single-family detached residential units on 39' x 80' and 50' x 80' lots, supported by an integrated system of open space, sidewalks, pedestrian paths, and infrastructure improvements.

The Site includes approximately 9.11 acres of open space, including an amenity with a range of recreational features. Infrastructure improvements, such as half-street improvements along Meridian Road, internal public streets, and connections to City utilities, will ensure safe and efficient circulation and service throughout the community.

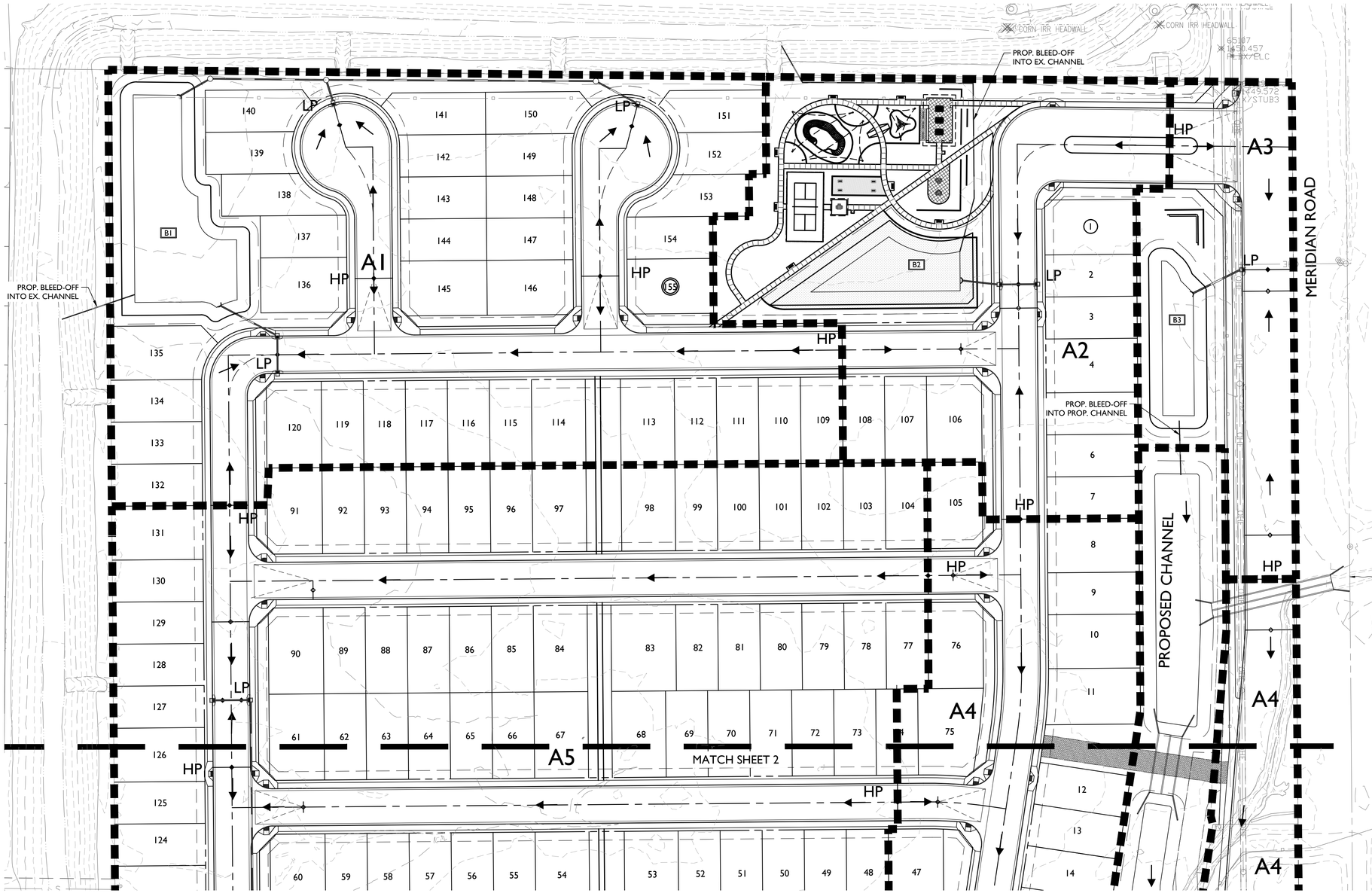
Through this RSL-2.5 PAD, Haven at Destination will provide a connected, visually cohesive, and well-maintained residential environment that contributes to the City's broader goals for growth, housing diversity, and neighborhood character.

Haven at Destination – PAD Justification Table

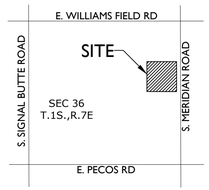
Development Standard	RSL 2.5 Required	Proposed PAD	Justification
Garage Standard – Aggregate Width of Garage Doors	50%	56%	The front porches have increased in size to exceed The City's minimum design requirements and to further enhance the streetscape and reduce the garage dominance. A courtyard wall has been added to all Spanish elevations Bases and mid-section columns have been increased on the Craftsman elevation. Additional wood posts have been added to the Farmhouse elevation. The heel heights on the Craftsman & Farmhouse porches have been increased to ____ Lighting, pavers, and exterior door details further enhance the design and reduce the garage dominance of the homes. Garage doors have been recessed a minimum 11"
Minimum Yards (ft.) Front – Garage	20'	18'	**Open Space Provided 33%**, Open Space required 18% On street parking is available on public streets.
Minimum Yards (ft.) Rear	15'	8' for rear building setback and 5' for rear patio setback	The amenity area provides active community space to enhance the livability of the community. A minimum of 400 square feet of usable open space is provided for every unit which exceeds the required 280 square feet of usable open space in the RSL 2.5 District.

PRELIMINARY GRADING PLANS
FOR
HAVEN AT DESTINATION

A PORTION OF THE SOUTH 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

OWNER
THE CUBES AT MERIDIAN 24 LLC
2199 INNERBELT BUSINESS CENTER DR
ST. LOUIS, MO 63114

DEVELOPER
ASHTON WOODS
15333 N. PIMA ROAD, SUITE 205
SCOTTSDALE, AZ 85260
TEL: (480)-202-6541
CONTACT: MARI FLYNN
mari.flynn@ashtonwoods.com

ATTORNEY
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1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480)-461-4670
CONTACT: SEAN B. LAKE
sean.lake@pewandlake.com

ENGINEER
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JEFFREY DITGEN, P.E.
jeff.ditgen@epsgroupinc.com

LANDSCAPE ARCHITECT
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (480)-530-0077
CONTACT: MARK PANZA
mark.panza@ablastudio.com

PLANNER
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (480)-530-0077
CONTACT: ALEX FISH
alex.fish@ablastudio.com

B2	BASIN LABEL ID
A2	PROPOSED DRAINAGE AREA ID
HP	PROPOSED HIGH POINT
LP	PROPOSED LOW POINT
OG	ON-GRADE INLET
	PROPOSED DRAINAGE ARROW
	OFFSITE DRAINAGE ARROW
	PROPOSED CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED STORM DRAIN
	DRAINAGE AREA

50 0 50 100
scale: 1" = 50' feet

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:
Haven at Destination
Mesa, Arizona

Preliminary Grading Plans

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County - (602)263-1100

Designer: EPS
Drawn by: EPS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
76664
JEFFREY S.
DITGEN JR.
Date Signed 01-30-26

Job No.
24-0811
GD01
Sheet No.
1
of 2

24-0811 - Haven at Destination - Preliminary Grading Plans

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jditgen

24-0811 - Haven at Destination - Preliminary Grading Plans

Retention Calculations

Project: Haven at Destination
Storm Event: 100-yr 2-hr
Prepared by: Jeffrey Ditgen **Date:** 10/14/2025

$V = C * A * P / 12$ (1)
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 2.22 in

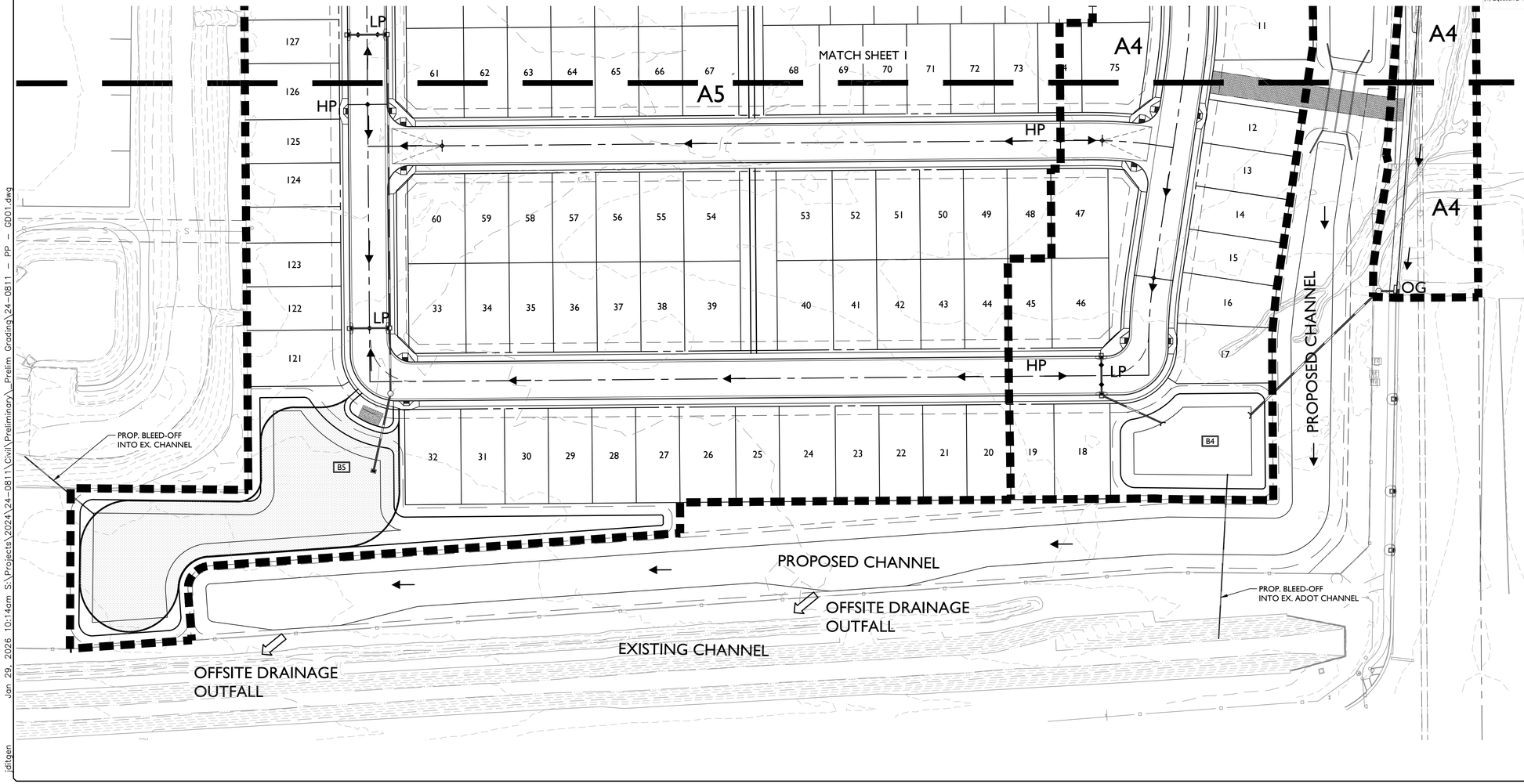
Surface Retention Basin Volume Calculations

Basin ID	Elevation	Area (ft^2)	Incremental Volume (ft^3)	Volume Provided, V_P (ft^3)
B1	0	12,315		
	3	19,553	47,802	47,802
B2	0	4,370		
	3	9,198	20,352	20,352
B3	0	3,825		
	3	8,247	18,108	18,108
B4	0	5,705		
	3	9,972	23,516	23,516
B5	0	17,603		
	3	31,911	74,271	74,271

Volume Required and Summary

Basin ID	Sub-Basin ID	Sub Basin Area Description	Contributing Area (ft^2)	C =	Volume Required, V_R (ft^3)	Volume Provided, V_P (ft^3)	Estimated Water Depth (ft)
B1	A1	Local	187,381	0.80	27,732		
		Amenity	400	0.95	70		
		Open Space (Desert)	43,115	0.50	3,988		
		Total	230,896	0.74	31,791	47,802	2.00
B2	A2	Local	71,176	0.80	10,534		
		Open Space (Desert)	19,324	0.50	1,787		
		Amenity	27,432	0.95	4,821		
		Open Space (Turf)	11,742	0.31	673		
		Total	129,674	0.74	17,816	20,352	2.63
B3	A3	Arterial	35,178	0.87	5,662		
		Open Space (Desert)	18,977	0.50	1,755		
		Total	54,155	0.74	7,417	18,108	1.23
B4	A4	Local	107,360	0.80	15,889		
		Arterial	26,668	0.87	4,292		
		Open Space (Desert)	22,391	0.50	2,071		
		Total	156,419	0.77	22,253	23,516	2.84
B5	A5	Local	424,251	0.80	62,789		
		Open Space (Turf)	26,624	0.31	1,527		
		Amenity	2,660	0.95	467		
		Open Space (Desert)	31,860	0.50	2,947		
		Total	485,395	0.75	67,731	74,271	2.74

(1) Equation 2-4 taken from Pinal County Drainage Manual



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EPS GROUP

Haven at Destination
Mesa, Arizona

Preliminary Grading Plans

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Job No.
24-0811

GD02

Sheet No.
2
of 2

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Haven at Destination

NWC of North Meridian Road and State Route 24
Citizen Participation Plan
Rezoning, Preliminary Plat, & Major General Plan Amendment
April 9, 2025

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Destination.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
Sean.lake@pewandlake.com

Sarah Prince
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
sarah.prince@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).

2. Public Notice Letters for the Planning and Zoning and City Council meeting will be mailed to all property owners within 1000' of the subject property as well as the neighbors who provided their contact information at the neighborhood meetings.

3. The property will be properly posted with notice signs installed on the subject site on prior to the public hearing. The Sign posting affidavit will be included in this Citizen Participation Report.

Schedule:

Pre-Submittal Conference- November 22, 2024

Formal Applications- April 9, 2025

Follow-up Submittals - TBD

Neighborhood Meeting- TBD

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD

Haven at Destination

NWC of North Meridian Road and State Route 24
Citizen Participation Plan
Rezoning, Preliminary Plat, & Major General Plan Amendment
September 11, 2025

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Destination.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

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2. Public Notice Letters for the Planning and Zoning meeting regarding the Major General Plan Amendment were mailed on September 8, 2025 to all property owners within 1000' of the subject property.

3. Public notices will be mailed for upcoming Planning and Zoning and City Council meetings to all property owners within 1000' of the subject property.

4. The property was properly posted with notice signs installed on the subject site on September 8, 2025 for the September 23, 2025 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.

5. Future signs will be posted on the site for the upcoming Planning and Zoning and Council meetings, when those meeting dates are established.

Schedule:

Pre-Submittal Conference- November 27, 2024

Formal Applications- April 9, 2025

Follow-up Submittals – July 2, 2025

Neighborhood Meeting- July 28, 2025

Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

July 11, 2025

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a neighborhood meeting for the property located at the northwest corner north Meridian Road and Arizona State Route 24 and is approximately 28.57 acres in area. The proposed development is Haven at Destination, which is a single-family residential community.

Our project team has set up an in-person meeting where we will present the project and provide more information.

Date: July 29, 2025
Time: 6:30 p.m.
Meeting Location: Silver Valley Elementary School – **Media Center**
9737 E. Toledo Ave, Mesa, AZ 85212

Should you have any questions, please contact me or Sarah Prince in my office by email at sean.lake@pewandlake.com or sarah.prince@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

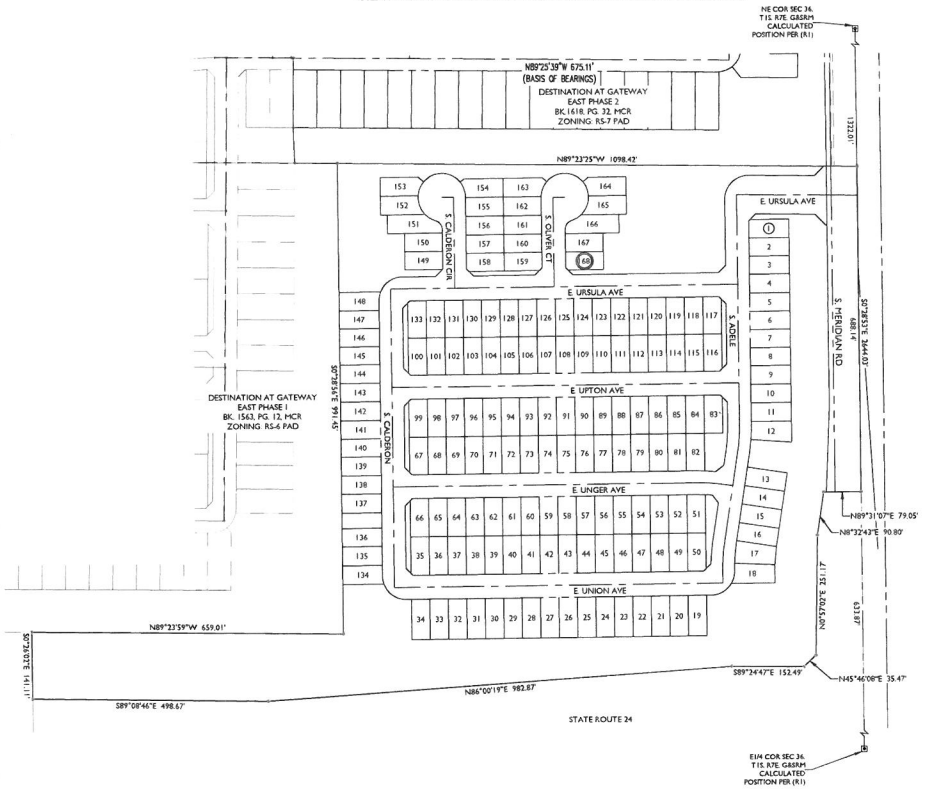
At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

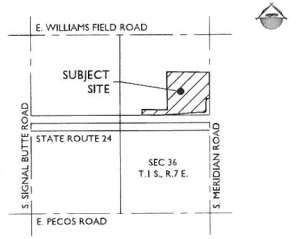
PRELIMINARY PLAT
FOR
HAVEN AT DESTINATION

A PORTION OF NORTHEAST QUARTER (NE1/4) OF
SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

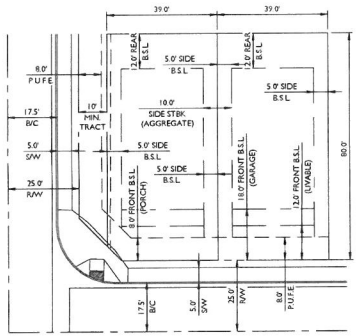


VICINITY MAP

N.T.S.



TYPICAL LOT DETAIL



RSL-2.5 & PROPOSED PAD DEVELOPMENT STANDARDS

(TYPICAL LOT DIAGRAM ABOVE)	RSL-2.5 REQUIRED	PROPOSED PAD
AVERAGE LOT AREA (MIN.)	2,500 SF	3,120 SF
INDIVIDUAL LOT AREA (MIN.)	2,000 SF	2,750 SF
LOT WIDTH - INTERIOR (MIN.)	25 FEET	39 FEET
LOT WIDTH - CORNER, (MIN.)	30 FEET	39 FEET
LOT DEPTH (MIN.)	75 FEET	80 FEET
BUILDING SETBACKS		
FRONT (LIVABLE)	12 FEET	12 FEET
FRONT (GARAGE)	20 FEET	18 FEET
FRONT (PORCH)	7 FEET	8 FEET
SIDE (STREET)	10 FEET	10 FEET
SIDE (INTERIOR)	3 FEET	5 FEET
SIDE (INTERIOR AGGREGATE)	8 FEET	10 FEET
REAR	15 FEET	12 FEET
REAR OR SIDE GARAGE	13 FEET	13 FEET
LOT COVERAGE (MAX.)	80%	80%
HEIGHT (MAX.)	30 FEET / 2 STORIES	30 FEET / 2 STORIES
MIN. PRIVATE OPEN SPACE PER UNIT	280 SF	280 SF
MIN. COMMON OPEN SPACE PER UNIT	120 SF	120 SF

FLOOD ZONE

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2790L, DATED OCTOBER 16, 2013.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT TEAM

OWNER
THE CUBES AT MERIDIAN 24 LLC
2199 INNERBELT BUSINESS CENTER DR
ST LOUIS, MO 63114

ENGINEER
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JEFFREY DITGEN, P.E.
jeff.ditgen@epsgroupinc.com

DEVELOPER
ASHTON WOODS
15333 N. PIMA ROAD, SUITE 205
SCOTTSDALE, AZ 85260
TEL: (480)-302-6541
CONTACT: MARI FLYNN
mari.flynn@ashtonwoods.com

PLANNER
ABLA
310 E RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (480)-530-0077
CONTACT: ALEX FISH
alex.fish@ablastudio.com

ATTORNEY
PEW & LAKE, PLC
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480)-461-4670
CONTACT: SEAN B. LAKE
sean.lake@pewandlake.com

LANDSCAPE ARCHITECT
ABLA
310 E RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (480)-530-0077
CONTACT: MARK PANZA
mark.panza@ablastudio.com

PROJECT DATA

A.P.N.:	304-34-057F
LOCATION:	NWC OF MERIDIAN ROAD & AZ SR24
EXISTING GENERAL PLAN: PROPOSED GENERAL PLAN:	URBAN CENTER URBAN RESIDENTIAL
EXISTING ZONING: PROPOSED ZONING:	GI PAD RSL-2.5
GROSS AREA: NET AREA:	28.57 ACRES 27.53 ACRES
MIN. LOT SIZE: NO. OF LOTS:	39' x 80' 168 LOTS
NET DENSITY:	6.10 DU/AC
OPEN SPACE:	9.36 AC (34% OF NET AREA)

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL STREET IMPROVEMENTS AND FACILITIES OUTSIDE OF THE RIGHT OF WAY.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION AND MAINTENANCE OF REQUIRED STREET LIGHTS OUTSIDE OF THE RIGHT OF WAY.
6. DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES AND SERVICES

WATER:	CITY OF MESA
SEWER:	CITY OF MESA
GAS:	SOUTHWEST GAS
ELECTRIC:	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF MESA
POLICE	CITY OF MESA
REFUSE	CITY OF MESA

BASIS OF BEARING

THE CENTER LINE OF E ULYSSES AVENUE BETWEEN S ADELLE ROAD AND S CALDERON CENTERLINE INTERSECTIONS, LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST, G&SRM, AS SHOWN ON FINAL PLAT "DESTINATION AT GATEWAY EAST - PHASE 2", BOOK 1618, PAGE 32, MARICOPA COUNTY RECORDS.
THE BEARING OF WHICH IS:

NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	DATA TABLES / STREET SECTIONS

EPS GROUP
1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: Haven at Destination
Mesa, Arizona

Cover Sheet

Revisions:
APRIL 8, 2025 - 1ST PRE-PLAT SUBMITTAL
JULY 2, 2025 - 2ND PRE-PLAT SUBMITTAL

Call at least two full working days before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (1-800-782-5348)
In Maricopa County: 602-263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer
CERTIFICATE
76664
JEFFREY S. DITGEN
Date Signed 07-02-25
ARIZONA U.S.A.

Job No.
24-0811

CS01

Sheet No.
1
of 4

24-0811 - Haven at Destination

jditgen Jul. 02, 2025 - 10:26am S:\Projects\2024\24-0811\Planning\Drawings\Preliminary Plat\24-0811 - CS01.dwg

Proposed Elevations

Haven at Destination
Neighborhood Meeting
July 29, 2025 at 6:30 pm
Silver Valley Elementary School Library

Hosted by: Sean B. Lake, Sarah Prince – Pew & Lake. Brand Ramirez – Ashton Woods. Alex Fish - ABLA and Eric Winters – EPS Group

Neighbors in Attendance: See Sign in Sheets

Start Time: 6:32 PM

End Time: 7:06 PM

Summary: Mr. Lake started the meeting by introducing the development team and reviewing the PowerPoint presentation which explained the purpose of the meeting, the requests to the City, the proposed development, and the expected timeline / next steps. The questions and answers listed below outline the meeting conversations between the neighbors and the development team. Overall, the neighbors in attendance were in support of the project and wanted more information regarding the infrastructure being developed to support the project and surrounding neighborhoods.

Questions & Responses:

1. **Are the amenities provided at this site available to the existing Destination neighborhood?**
    a. This is not a gated community, and the amenity areas will not be regulated by security.
2. **Will this development use the same HOA management company as the adjacent Destination neighborhood?**
    a. The HOA management company has not been determined at this time.
3. **Will there be a gated dog park within the development?**
    a. We have open space areas that pets will enjoy but not a specific dog park that is gated.
4. **Will the expansion of State Route 24 change this site plan?**
    a. No, this site plan will not change due to the expansion of State Route 24. Ashton Woods will be responsible for half street improvements along the roads directly adjacent to the site.
5. **We are concerned with the construction workers not picking up their materials from sites which causes several flat tires.**
    a. Acknowledged.
6. **Does Ashton Woods own the property today?**
    a. No. There is a purchase agreement in place, but the sale will not be completed until entitlements are approved.
7. **Can you work on providing construction access to the site from State Route 24.**
    a. We can work on providing designated construction access to the site.

Haven at Destination

By Ashton Woods

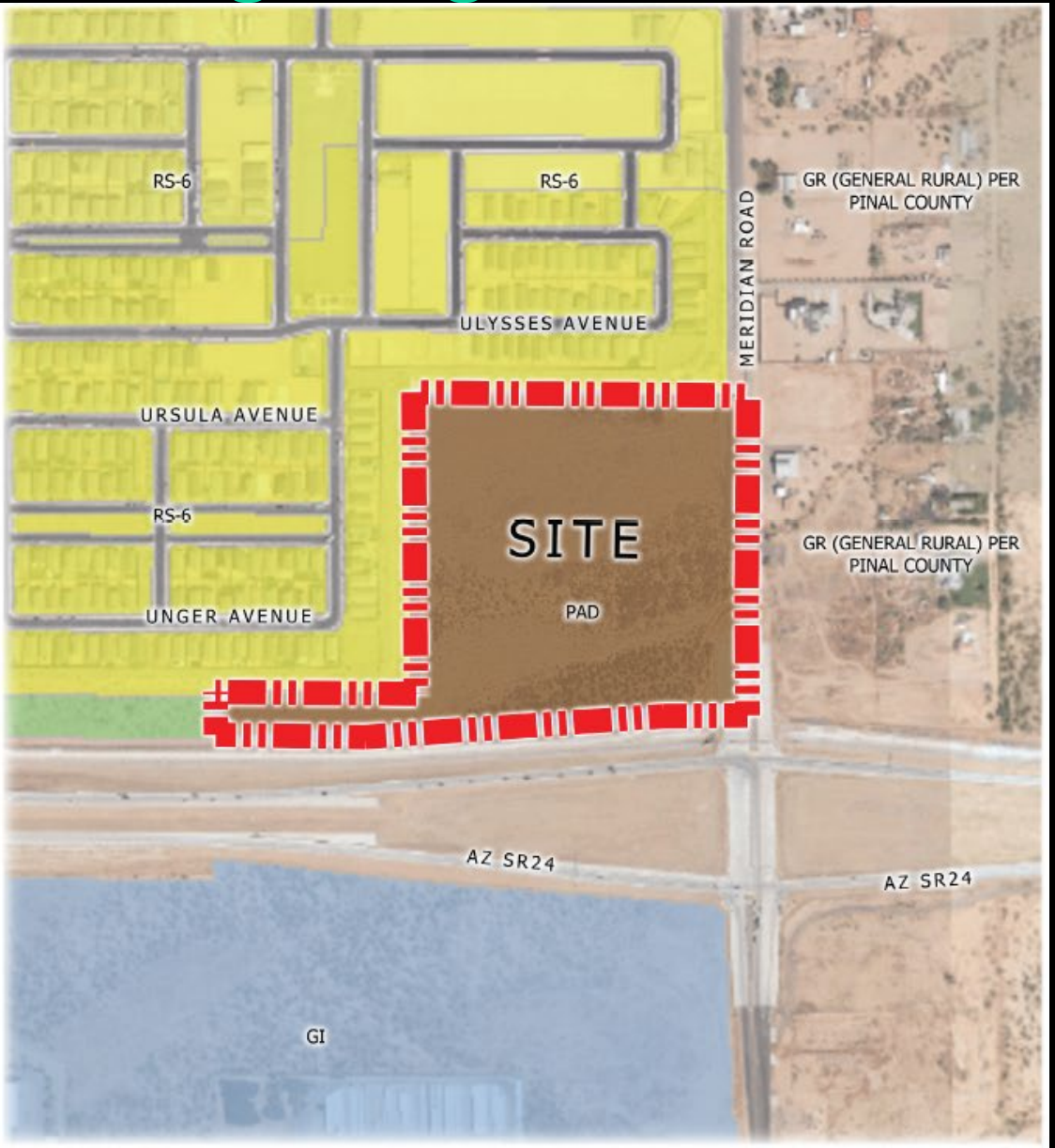
Neighborhood Meeting July 29, 2025

Introduction

- Proposed single-family residential community
- Northwest corner of north Meridian Road and Arizona State Route 24.
- 28.57 gross acres
- APN 304-34-057F
- Requests to the City of Mesa
  - Rezoning – From General Industrial GI to Planned Area Development RSL 3.0
  - Major General Plan Amendment Commercial to Residential

Existing and Proposed General Plan Designations

Existing and Proposed Zoning Designations



Conceptual Site Plan

SITE DATA		
GROSS AREA	28.57 AC	5.88 DU/AC
NET AREA	27.53 AC	
AMENITY	1.20 AC	
POCKET PARK	0.94 AC	
DRAINAGE CHANNEL	2.55 AC	
OPEN SPACE	4.68 AC	
TOTAL OPEN SPACE	**9.36 AC**	**34.0%**
UNIT	**QTY**	**MIX %**
39' x 80'	168 DU	100.00%
TOTAL	**168 DU**	

LEGEND

PROPOSED HEADWALL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Proposed Development Standards

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
Development Standard	**RSL-2.5 Required**	**Proposed PAD**
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5
Interior Side: Minimum aggregate of 2 sides	8	10
Rear	15	12
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120

Decrease from City standard shown in **red**

Increase from City standard shown in **purple**

Conceptual Open Space Plan

OPEN SPACE DATA		
GROSS AREA	28.57 AC	
NET AREA	27.53 AC	
PRIMARY AMENITY	1.20 AC	4.4%
SECONDARY AMENITY	0.94 AC	3.4%
DRAINAGE CHANNEL	2.55 AC	9.2%
OPEN SPACE	4.68 AC	17.0%
TOTAL OPEN SPACE	**9.36 AC**	**34.0%**

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Conceptual Amenity Plan

Conceptual Pocket Park

LEGEND

1. SIDEWALK
2. OPEN PLAY TURF
3. SWAY BENCH
4. STABLIZED DECOMPOSED GRANITE
5. RETENTION / DRAINAGE CHANNEL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.

Architectural Character

General Industrial – Examples of Allowed Uses

1. Multiple Residences
2. Kennels, Pet Stores
3. Automobile Rentals, Sales, Repair, Washing
4. Service Stations
5. Banks
6. Building Materials and Servies
7. Bars, Clubs, lounges, restaurants
8. Funeral Parlors and Mortuaries
9. Medical Marijuana Dispensaries and cultivation facilities
10. Business, Professional, Medical offices
11. Commercial Parking
12. Handicraft/Custom Manufacturing
13. Manufacturing General and Light
14. Research and Development
15. Recycling Facilities
16. Contractors Yards
17. Wholesales
18. Freight Truck Terminals and Warehouses
19. Solar Farms
20. Portable Storage Containers

Neighborhood Meeting
Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Ashton Woods

Property Location:
NWC, north Meridian Road & Arizona SR 24 and is approximately 28.57 acres, aka "Haven at Destination" Single Family Residential Community

Date:
July 29th, 2025

Meeting Location:
Silver Valley Elementary School (Media Center)
(9737 E Toledo Ave, Mesa, AZ 85212)

Time:
6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Amanda Petty (Robin Pullin)	46011 N. Moeur Rd Mesa, AZ S	85212	amanda.r.petty@gmail.com	480-759-3328
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Scan me!

Scan QR Code to Email Comments to the Planner
This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.

Neighborhood Meeting
Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Ashton Woods

Property Location:
NWC, north Meridian Road & Arizona SR 24 and is approximately 28.57 acres, aka "Haven at Destination" Single Family Residential Community

Date:
July 29th, 2025

Meeting Location:
Silver Valley Elementary School (Media Center)
(9737 E Toledo Ave, Mesa, AZ 85212)

Time:
6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Tim & Liz Maynard	6217 S. Clancy	85212	liz_maynard58@att.net	414-378-7006
2	Robert Giovannucci	6201 S Clancy	85212	Nucciappycamper@gmail	480 280 6460
3	JANE FORD	6041 S ADELLE	"		
4	Darren; Jenni Nibbelink	5005 S Selenium	85212	nibbelink.j@gmail.com	4803873851
5					
6					
7					
8					
9					
10					
11					
12					

Scan me!

Scan QR Code to Email Comments to the Planner
This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 09/08/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # GPA25-00283, on South of SWC Williams Field Rd & Meridian Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Meghan Liggett

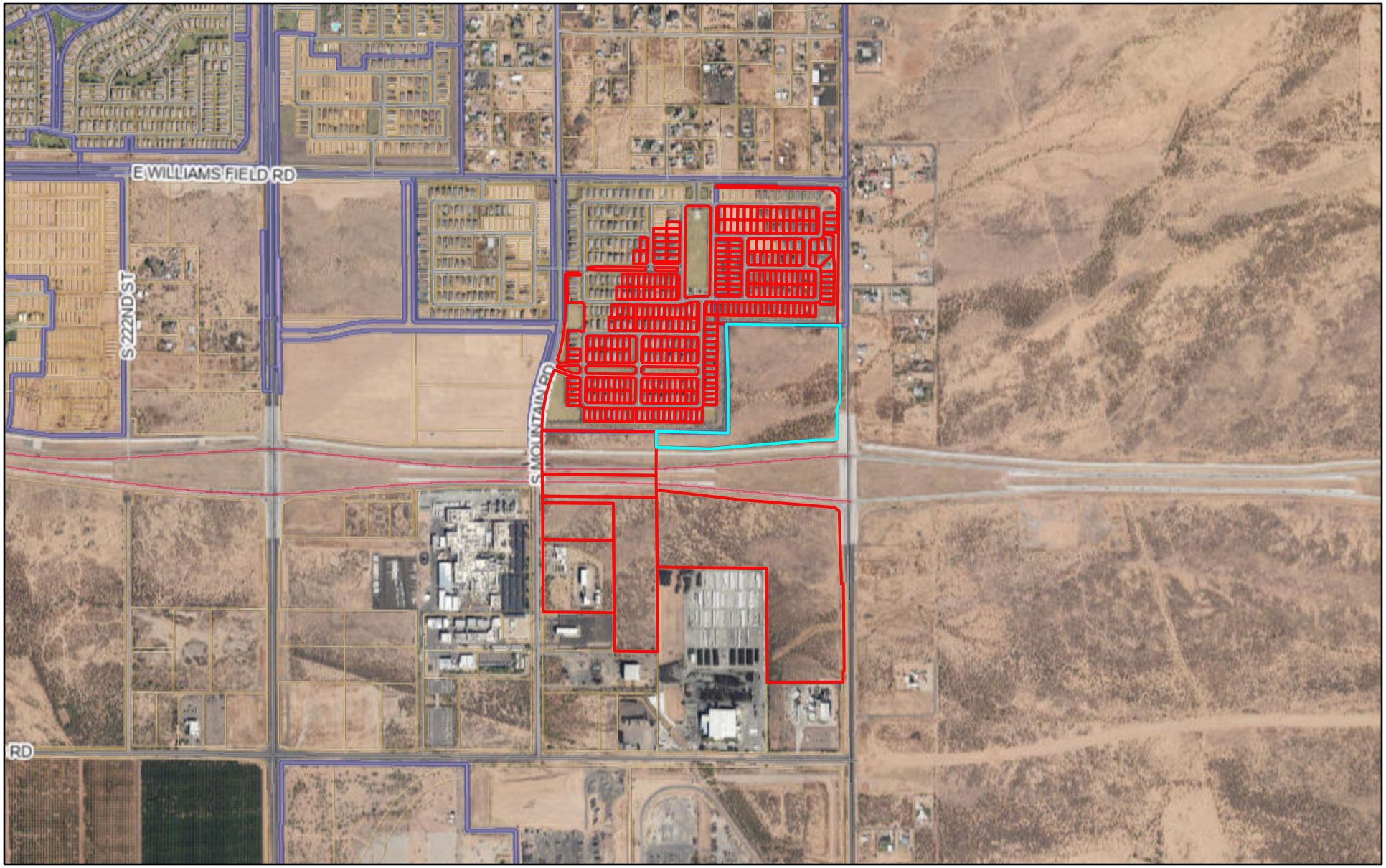
SUBSCRIBED AND SWORN before me on 09/08/25

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
2425 SOUTH DOBSON ROAD
MESA, ARIZONA
TIME: 3:00 PM DATE: September 23, 2025
CASE: GPA25-00283
Request: Major General Plan Amendment to change the Placetype from Urban Center to Mixed Residential.
Applicant: Pew & Lake, PLC
Phone: (480) 461-4670
Planning Division (480) 644-2385
Posting date: 9/8/25
E UTAH AVE
E ULYSSES AVE
MERIDIAN RD
N MCKENZIE RD
September 8, 2025 at 1:03 PM
+33.302098, -111.583553
46611–46839 Meridian Rd
Mesa AZ 85212
United States

Maricopa County 1000' Prop Owner Map



June 25, 2025

Override 1

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Maricopa County GIO, Maricopa County Assessor's Office

2024 - Maricopa County Assessor's Office

mesa·az

City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **September 8, 2025.**

Date: 9/8/25

I, Sarah Prince, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **GPA25-00283** on the 8 day of Sep, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: SWP

SUBSCRIBED AND SWORN before me this 8th day of Sept, 2025.

Kim Shreeve
Notary Public

KIM SHREEVE
Notary Public - Arizona
Maricopa County
Commission # 663386
My Comm. Expires Mar 18, 2028

Case Number: **GPA25-00283**
Project Name: _____

Haven at Destination

NWC of North Meridian Road and State Route 24
Citizen Participation Plan
Rezoning, Preliminary Plat, & Major General Plan Amendment
March 5, 2026

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Destination.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
Sean.lake@pewandlake.com

Sarah Prince
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
sarah.prince@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).

2. A second neighborhood meeting was held on March 3, 2026. Five neighbors were in attendance with general questions. The neighbors did not oppose the project. The

notification list, notice letter, sign in sheet, and presentation are included in this Citizen Participation Report.

3. Public Notice Letters for the Planning and Zoning meeting regarding the Major General Plan Amendment were mailed on September 8, 2025 to all property owners within 1000' of the subject property.

4. Public notices were mailed for upcoming Planning and Zoning meeting for the Rezoning and General Plan Amendment application meetings to all property owners within 1000' of the subject property.

5. The property was properly posted with notice signs installed on the subject site on September 8, 2025 for the September 23, 2025 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.

6. The property was properly posted with notice signs installed on the subject site on March 10, 2026 for the March 25, 2026 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.

Schedule:

Pre-Submittal Conference- November 27, 2024

Formal Applications- April 9, 2025

Follow-up Submittals – July 2, 2025 – February 2026

Neighborhood Meeting- July 28, 2025

Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- March 25, 2026

City Council Introduction- TBD

City Council Final Action- TBD

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

February 18, 2026

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a follow-up neighborhood meeting for the property located at the northwest corner of north Meridian Road and Arizona State Route 24 and is approximately 28.57 acres in area. The proposed development is Haven at Destination, which is a single-family residential community.

Nothing substantial has changed from the last neighborhood meeting but the City policy requires a follow-up meeting if it has been more than four months. Accordingly, a virtual neighborhood meeting has been scheduled to give adjacent property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. If you wish to join the virtual meeting, or submit any questions in advance, please send an email to Sarah Prince at **sarah.prince@pewandlake.com** no later than 5:00 pm on the day of the meeting. Sarah will email you with a direct link to join the meeting.

Date:	**March 3, 2026**
Time:	**6:00 p.m.**
Place:	**Microsoft Teams**
	Email sarah.prince@pewandlake.com for the link to join the meeting.

Should you have any questions, please contact me or Sarah Prince in my office by email at sean.lake@pewandlake.com or sarah.prince@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Haven at Destination

ZON25-00288 & GPA25-00283

Neighborhood Meeting Summary

March 3, 2026

Virtual Teams Meeting

Meeting Host: Pew & Lake, PLC – Sean Lake & Sarah Prince. Ashton Woods – Brandon Ramirez, Jeremy Ramsdell.

Meeting Start Time: 6:00 PM

Meeting Attendees: Jennifer Merrill – City of Mesa Planning 5 neighbors – See sign in sheet below.

Full Name	User Action	Timestamp
Sarah Prince	Joined	3/3/26, 5:46:38 PM
Sean Lake	Joined	3/3/26, 5:46:41 PM
Brandon Ramirez	Joined	3/3/26, 5:52:53 PM
Maddy	Joined	3/3/26, 6:00:21 PM
Jeremy Ramsdell	Joined	3/3/26, 6:01:23 PM
D@G Homeowner	Joined	3/3/26, 6:02:14 PM
Greg & Lisa Sims	Joined	3/3/26, 6:03:34 PM
Dave Richins	Joined	3/3/26, 6:03:45 PM
Alfredo Pena	Joined	3/3/26, 6:12:34 PM

Meeting Summary: Mr. Lake started the meeting at 6:03 pm to give neighbors an opportunity to sign in. Mr. Lake provided a presentation that explained the request and the changes made since the previous neighborhood meeting held on July 29, 2025.

The following questions were asked by the neighbors. Responses from the Development Team are also provided.

1. What is the typical lot size?
    a. All of the lots are at least 3,000 SF.
2. Are all of the homes single-family detached?
    a. Yes.
3. Do the homes zero lot line?
    a. No.
4. Is there on-street parking?
    a. Yes, these are public streets with on-street parking.

5. Will the neighboring communities have access to the amenities provided in this project? Our community does not have amenities.
    a. No. The amenities are intended to be used by the Haven at Hawes residents.
6. Do you know how the distance of the barrier wall being built along the 24?
    a. We do not have the dimensions of the barrier wall.
7. What is the anticipated price of the home?
    a. We do not have an exact price for the homes currently.
8. When will you break ground?
    a. We hope to start construction soon after entitlements being obtained.

Meeting End Time: 6:32 PM

11516 EAST UNITY AVENUE LLC
3627 N ROCKY RIDGE CIR
MESA, AZ 85207

ACOSTA KENNY
200 E KROLL DR
GILBERT, AZ 85234

ADAMS DERRIK
11460 E UNITY AVE
MESA, AZ 85212

AKUTHOTA VAMSI KRISHNA
6108 S CHATHAM
MESA, AZ 85212

AKWAR MARY
2833 W SUNSHINE BUTTE DR
SAN TAN VALLEY, AZ 85144

ALCANTAR VICTOR
MANUEL/MULLENAUX JAN
11449 E UTOPIA AVE
MESA, AZ 85212

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

ALLIED WASTE TRANSPORTATION
INC
18500 N ALLIED WAY STE 100
PHOENIX, AZ 85054

ARIZONA STATE OF
205 S 17TH AVE
PHOENIX, AZ 85007

ARIZONA STATE OF DEPARTMENT OF
TRANSPORTATION
205 S 17TH AVE STE MD 612E
PHOENIX, AZ 85007

ARMONDA ANASTASIA MARIA/COLE
KAMERON
11319 E UNITY AVE
MESA, AZ 85212

ASHTON WOODS ARIZONA LLC
8655 E VIA DE VENTURA STE F250
SCOTTSDALE, AZ 85258

AVERHOFF CRYSTAL/TODD
11535 E UTOPIA AVE
MESA, AZ 85212

AVILA KASSANDRA A/HIRAM
11533 E UNITY AVE
MESA, AZ 85212

BACON KYLE CHARLES/JEANEE
NICHOLE
11519 E UTAH AVE
MESA, AZ 85212

BAFALOUKOS RYAN GUS/LORBECK
KENDRA LEE
11449 E UNITY AVE
MESA, AZ 85212

BAUER TYLER
11317 E ULYSSES AVE
MESA, AZ 85212

BENDEZU FLAVIA/GONZALEZ
MANUEL MEZQUITA
11501 E UNITY AVE
MESA, AZ 85212

BENJAMIN MICHELE R
PO BOX 452003
LOS ANGELES, CA 90045

BENNETT JOHN W/DOROTHY
J/BRENDA JOYCE/TAMIA ALEXIS
11462 E UTOPIA AVE
MESA, AZ 85212

BERNHARDT RENEE M/LANE R
11306 E UNITY AVE
MESA, AZ 85212

BLOMQUIST RENO SCOTT
JR/REBECCA KATHLEEN
11523 E ULYSSES AVE
MESA, AZ 85212

BOGDAN ALEX/ARREDIA ANABEL
11311 E URSULA AVE
MESA, AZ 85212

BOSECK MARK/MARGARET
11312 E UNITY AVE
MESA, AZ 85212

BOYSE COLTEN BRENT/KENADI LEE
6115 S OXLEY
MESA, AZ 85212

BOZZUTO JENNIFER
11329 E UNGER AVE
MESA, AZ 85212

BRANCH JONATHAN/HAE SUN
2063 W HAWKEN WAY
CHANDLER, AZ 85286

BRESSLER JASON RANDALL/LYDIA
ANN
6055 S TAMBOR
MESA, AZ 85212

BRIDGESTONE AMERICAS TIRE
OPERATIONS LLC
535 MARRIOTT DR
NASHVILLE, TN 37214

BRIGGS HEATHER SANDERS/STEVEN
ELLIOT
6108 S CALDERON
MESA, AZ 85212

BRISSETTE JOSEPH B JR/DRECE
6307 S CLANCY
MESA, AZ 85212

BROWN JOSHUA D
11507 E ULYSSES AVE
MESA, AZ 85212

BUNTROCK JEFFREY/KATHY R
11257 E ULYSSES AVE
MESA, AZ 85212

CALLAHAN CATHERINE K/JASON J
11349 E ULYSSES AVE
MESA, AZ 85212

CARINO JAYPEE PAGADUAN
6136 S CALDERON
MESA, AZ 85212

CARTER WESLEY J/HAYLEY C
11242 E UPTON AVE
MESA, AZ 85212

CASEY MICHELLE BREANN/ERIC DUANE
6061 S TAMBOR
MESA, AZ 85212

CASTILLO CARLOS DANIEL/LUZ M
11315 E UPTON AVE
MESA, AZ 85212

CHAMAN STEPHEN/STEPHEN RUTH
11066 E STEARN AVE
MESA, AZ 85212

CHANDLER TERRY L/ALICE L
6119 S OXLEY
MESA, AZ 85212

CHANG TIANYUE/DU BINGYAN
6061 S OXLEY
MESA, AZ 85212

CHENNAMANENI RAJANI
1807 W FALCON DR
CHANDLER, AZ 85286

CHEUNG FAMILY TRUST
353 LESTER CT
SANTA CLARA, CA 95051

CHILUVERU RAVINDER REDDY/KANTU SHILPI
6103 S TAMBOR
MESA, AZ 85212

CHOUINARD SHELBY/KYLEE
11265 E UNITY AVE
MESA, AZ 85212

CHUKWU GBEMISOLA YEMISI/WILLIAMS IKECHUKWU
11420 E UTOPIA AVE
MESA, AZ 85212

City of Mesa
ATTN: Marc Hershberg
20 E Main St Ste 750
Mesa, AZ 85211-1466

City of Mesa Dev. Services Department
ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Dev. Services Department
ATTN: Mallory Ress
PO Box 1466
Mesa, AZ 85211-1466

CLAUDE ENNIN HAWA/CHARLES/SULLEY ADIZA J
11314 E UNGER AVE
MESA, AZ 85212

COLLETT KEITH DAVID/GOLIGHTLY JESSICA ANN
14655 S 14TH WAY
PHOENIX, AZ 85048

CONGER DAVID
11522 E ULYSSES AVE
MESA, AZ 85212

CONNELLY BRANDON SCOTT/ROBERT
6133 S ADELLE
MESA, AZ 85212

CONWAY AARON LUKE/COLLINS EMERY JORY
11334 E ULYSSES AVE
MESA, AZ 85212

CORRAL MARIE
11503 E ULYSSES AVE
MESA, AZ 85212

CORTES MELISSA M
11506 E UNITY AVE
MESA, AZ 85212

CRAIG BOYD FERGUSON AND BRENDA JILL FERGUSON TRUST
11359 E URSULA AVE
MESA, AZ 85212

CULLISON GREGORY MATTHEW/STEPHANIE ROBYN RICO
11311 E UPTON AVE
MESA, AZ 85212

CYBERCARE PROPERTIES LLC
3650 CINNAMON RIDGE RD
SAN RAMON, CA 94582

DAMATO FAMILY TRUST
4753 S VENUS
MESA, AZ 85212

DASARARAJU INVESTMENTS SECONDARY LLC
1243 E WALNUT RD
GILBERT, AZ 85298

DAVIS GARRETT L
11227 E URSULA AVE
MESA, AZ 85212

DE CONINCK BRIAN TAKATOSHI/JUNKO
11352 E URSULA AVE
MESA, AZ 85212

DEFALCO CHRISTOPHER PHILLIP/KELLY KIANG
11447 E UTAH AVE
MESA, AZ 85212

DEPRIEST REBA LYNN/NOLAN JEFFREY LYNN
11317 E URSULA AVE
MESA, AZ 85212

DERRICK PORTER NELSON/VALERIE BURNHAM
6302 S EMERY
MESA, AZ 85212

DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DGB IV LLC
488 W WELD ST
SAN TAN VALLEY, AZ 85143

DINH NHU QUYNH VU/VU TUAN QUOC/NHAN THI DINH
11465 E ULYSSES AVE
MESA, AZ 85212

DIXON BRENT
11444 E UNITY AVE
MESA, AZ 85212

DOMINGUEZ RICARDO JR/SHELBY LYNN
11338 E UNGER AVE
MESA, AZ 85212

DONGA SUNEETA/PECHETTY SATYA HARI-PRASAD
1376 E GLACIER PL
CHANDLER, AZ 85249

DUNCAN ERIN ELIZABETH/AARON MICHAEL
11534 E UTOPIA AVE
MESA, AZ 85212

DUPLESSIE MICHAEL DAVID
11444 E UTOPIA AVE
MESA, AZ 85212

EERAVENI RAVINDER
15335 W MONTECITO AVE
GOODYEAR, AZ 85395

ENWEREJI JUDE/CLEMENTINA
11330 E UNGER AVE
MESA, AZ 85212

ESLER REVOCABLE TRUST
11254 E UPTON AVE
MESA, AZ 85212

ESPINOZA RICHARD JOSEPH
6035 S ADELLE
MESA, AZ 85212

EVERETT ALEXANDRIA/RICHARD JAY
11246 E URSULA AVE
MESA, AZ 85212

FALL DANA/HENRY
11516 E UTOPIA AVE
MESA, AZ 85212

FARLEY TYLER RYAN/KRYSTAL ASHLEE
6135 S OXLEY
MESA, AZ 85212

FASOLETOS GREGORY/JENSEN ASHLEY
11344 E UPTON AVE
MESA, AZ 85212

FELLBAUM SUSAN K
11243 E UNGER AVE
MESA, AZ 85212

FELTER JOSEPH EDWARD
11353 E ULYSSES AVE
MESA, AZ 85212

FERRIN TREY/NEELEY
11252 E URSULA AVE
MESA, AZ 85212

FINALLY SUNSHINE LLC
2487 S GILBERT RD STE 106-254
GILBERT, AZ 85295

FLORES JENNIFER RYAN
11456 E UNITY AVE
MESA, AZ 85212

FLYNN RILEY THOMAS/DARYN ASHLYN
11507 E UTOPIA AVE
MESA, AZ 85212

FORD ZANE/ASHLEIGH
6041 S ADELLE
MESA, AZ 85212

FOSTER SHAWN KEVIN/NICOLE MARIE
11239 E UNGER AVE
MESA, AZ 85212

FOTIADES MAXWELL/NATALIE
11518 E ULYSSES AVE
MESA, AZ 85212

FRANCISCO ABIGAIL MARIE
11223 E UNGER AVE
MESA, AZ 85212

FRANCOIS DERRICK
11502 E ULYSSES AVE
MESA, AZ 85212

FRED W & NORMA S DRYSDALE LIVING TRUST
11448 E ULYSSES AVE
MESA, AZ 85212

FULCHER DALE/NICKEL LAURA L
11347 E URSULA AVE
MESA, AZ 85212

FULLER EMILY ANNE/BUSTOS JOSEPH
11347 E UPTON AVE
MESA, AZ 85212

GARCIA CHARLIE III
11433 E ULYSSES AVE
MESA, AZ 85212

GARCIA CRYSTAL DAWN
11421 E ULYSSES AVE
MESA, AZ 85212

GECKO PROPERTIES II LLC
500 WESTOVER DR PMB 18806
SANFORD, NC 27330

GEISSLER HEATHER CHRISTINA/ALYSSA NICOLE
11306 E ULYSSES AVE
MESA, AZ 85212

GIOVANNUCCI ROBERT A
6201 S CLANCY
MESA, AZ 85212

GORDON MADISON ANN
11515 E UTOPIA AVE
MESA, AZ 85212

GRAY DAMON M/CANDICE
13232 137TH PL NE
KIRKLAND, WA 98034

GRUBB ALEXUS/HICKMAN BENJAMIN
11321 E UNGER AVE
MESA, AZ 85212

GUERIN TYLER CHRISTIAN/HISCOCKS SHELBY MAVIS
11345 E UNGER AVE
MESA, AZ 85212

GULLEY ZACHARY/MAGGIE
11229 E UPTON AVE
MESA, AZ 85212

GUTIERREZ MICHAEL/SALLY
11323 E URSULA AVE
MESA, AZ 85212

GUZMAN JOSE PAUL/PELANTE ZAIDA
8435 E PORTOBELLO AVE
MESA, AZ 85212

HAMEL JAREN JAMES/AMY CHRISTINE
11341 E ULYSSES AVE
MESA, AZ 85212

HAMMOND JEFF VAN
11224 E UPTON AVE
MESA, AZ 85212

HARPER LOGAN M/ADAMS TAYLOR A
6221 S CLANCY
MESA, AZ 85212

HART CAMERON DEANE/AMBER MARIE
11504 E UTOPIA AVE
MESA, AZ 85212

HASPERT MADELYN
11361 E UNGER AVE
MESA, AZ 85212

HAUGAN LARISSA
11307 E UNITY AVE
MESA, AZ 85212

HAYES AUSTIN
11457 E UNITY AVE
MESA, AZ 85212

HELM BARTHOLOMEW/CARL F/SHIRLEY M/PETERSON ANDREA
11337 E UNGER AVE
MESA, AZ 85212

HINOJOS RICHARD III/ALVARADO CYNTHIA
11464 E ULYSSES AVE
MESA, AZ 85212

HITCHCOCK JULIA/MOORE BRANDON
11519 E ULYSSES AVE
MESA, AZ 85212

HO ASHLEY/ASLANZAIKANDI GEVARGES
11357 E ULYSSES AVE
MESA, AZ 85212

HOLLAWAY COLBY/MICHELLE/OSCAR
11534 E ULYSSES AVE
MESA, AZ 85212

HOLM ZACHARY JACOB
11236 E UPTON AVE
MESA, AZ 85212

HORREL JUSTIN/CARLY
11534 E UNITY AVE
MESA, AZ 85212

HOVEY KYLE JEFFREY/TAYLOR MARIE ABLES
11346 E URSULA AVE
MESA, AZ 85212

HOWARD TIMOTHY G/LINDA KAY
10311 E THORNBUSH CIR
MESA, AZ 85212

HQT TRUST
9636 E TUNGSTEN DR
MESA, AZ 85212

HUNT LARRY/PAYTEN
6116 S CALDERON
MESA, AZ 85212

HUNTER GRAHAM/CHRISTINA
11531 E UTAH AVE
MESA, AZ 85212

HUYNH KELVIN/LE CHRISTINE
11245 E URSULA AVE
MESA, AZ 85212

IKRAM MUHAMMAD J/SHAHRIN SHABNAM
11241 E UPTON AVE
MESA, AZ 85212

IMAM OSAMA/FATIMA NUZHAT
11233 E URSULA AVE
MESA, AZ 85212

ITZ HEATHER
6233 S CLANCY
MESA, AZ 85212

J&H PARTNERS LLC
25452 N 102ND DR
PEORIA, AZ 85383

JACOBSON KEITH A/JASMINE L
23728 29TH AVE W
BRIER, WA 98036

JAHAGIRDAR VEDAVYAS/ETHAPE SAYALI SANJAY
11523 E UTOPIA AVE
MESA, AZ 85212

JANET R DOUGLASS REVOCABLE TRUST
33575 N DOVE LAKES DR UNIT 2031
CAVE CREEK, AZ 85331

JAVALERA LARISSA ARMENDARIZ/ADRIANA
11259 E UNGER AVE
MESA, AZ 85212

JENKINS ANDREW THOMAS/ANNA ELISE
11311 E UNITY AVE
MESA, AZ 85212

JIMENEZ JOEY RAY/MICHELLE LEE
11453 E ULYSSES AVE
MESA, AZ 85212

JL16 HOLDINGS LLC
7925 E RAY RD STE 133
MESA, AZ 85212

JOHNSON ALEXA/JAREN R
11335 E URSULA AVE
MESA, AZ 85212

JOHNSON WYATT CAMERON/BEATRIZ EMILIA
11426 E UTOPIA AVE
MESA, AZ 85212

JONOVICH SAVANNAH LYNN/DEANNA LYNN/PETER PAUL
11318 E ULYSSES AVE
MESA, AZ 85212

KAMINSKI KENNETH J
6249 S CLANCY
MESA, AZ 85212

KAMINSKI YVONNE P
11358 E URSULA AVE
MESA, AZ 85212

KAPUR ROHAN
11514 E ULYSSES AVE
MESA, AZ 85212

KARAKAS KORAY RAMZI/CHINO KELSEY
11261 E UPTON AVE
MESA, AZ 85212

KARLIN WESLEY/DOUGHERTY RYAN
11510 E UNITY AVE
MESA, AZ 85212

KASHIWAGI MANWILL TRUST
6124 S CALDERON
MESA, AZ 85212

KATAMANENI PRAVEEN/YARLAGADDA ANUSHA
11515 E ULYSSES AVE
MESA, AZ 85212

KATARI MONISH/THYAGARAJ CHAITRA PAVALLUR
11337 E ULYSSES AVE
MESA, AZ 85212

KAVURU LAKSHMI SRAVANI/KOGANTI PRABHU
11257 E UPTON AVE
MESA, AZ 85212

KELLY LYNDIE/DOUGLAS
11423 E UTAH AVE
MESA, AZ 85212

KENNIE-RICHARDSON CHRISTOPHER/RICHARDSON LAQUEL
11460 E ULYSSES AVE
MESA, AZ 85212

KHALIK MOHAMMAD
11248 E UPTON AVE
MESA, AZ 85212

KIEFFER COREY JOHN/TIFFANY NICOLE
11465 E UTOPIA AVE
MESA, AZ 85212

KING RACHEL/HEMMING GAVIN
11502 E UNITY AVE
MESA, AZ 85212

KOELE MICHAEL/MELISSA
11332 E UPTON AVE
MESA, AZ 85212

KOLASANI MAHESH
11309 E UNGER AVE
MESA, AZ 85212

KONATHAM MONIKA/MADDUR KARTHIK
11343 E UPTON AVE
MESA, AZ 85212

KORVER RYAN G/STEFANIE
6205 S CLANCY
MESA, AZ 85212

KOVAL GRACE/DUNLOP MARK W
6229 S CLANCY
MESA, AZ 85212

LAND NELSON ALLEN/GARROW JOLENE
11465 E UTAH AVE
MESA, AZ 85212

LE HIEU TRUNG/CAO HIEN THANH
3758 S BRIDLEWOOD
MESA, AZ 85212

LEE KWONG MING/WONG MAN HA SUSANNA
11339 E UNITY AVE
MESA, AZ 85212

LENEAVE MICHAEL A/KIMBERLY A
11228 E UNGER AVE
MESA, AZ 85212

LENT ANDREW STEPHEN
11445 E UNITY AVE
MESA, AZ 85212

LEWELLEN RYLEE IRENE
11325 E ULYSSES AVE
MESA, AZ 85212

LEWIS LIVING TRUST
11328 E URSULA AVE
MESA, AZ 85212

LOETTERLE JEANINA
11506 E ULYSSES AVE
MESA, AZ 85212

LOPEZ LISETTE/MENDOZA CALEB
11249 E UPTON AVE
MESA, AZ 85212

LORENN M ANDERSON LIVING TRUST
5710 S WINCHESTER
MESA, AZ 85212

LUMMUS FALISHA ANN
11437 E ULYSSES AVE
MESA, AZ 85212

LURRY MONIQUE Z GEE/KENNETH L
11260 E UPTON AVE
MESA, AZ 85212

LUSK RIKKI MARIE/TIMOTHY RYAN
11310 E ULYSSES AVE
MESA, AZ 85212

LYMAN KATE/MCKAY
11358 E UNGER AVE
MESA, AZ 85212

MA CLAVELL FAMILY TRUST
11444 E ULYSSES AVE
MESA, AZ 85212

MAHI AMOS BLONDEL II/BIKOI LUCIE NGO
11261 E UNITY AVE
MESA, AZ 85212

MAINE JENNIFER/LESTER
11251 E URSULA AVE
MESA, AZ 85212

MAMIDI PRAVEEN/SWATHI
10255 E UTOPIA AVE
MESA, AZ 85212

MANIFEST BELIEF TRUST
11535 E ULYSSES AVE
MESA, AZ 85212

MARRERO JUAN PABLO/LIZETH
11414 E UTOPIA AVE
MESA, AZ 85212

MARTIN SEAN ANTHONY
11405 E ULYSSES AVE
MESA, AZ 85212

MARTINEZ ANTHONY JR/LINDSEY
11245 E UPTON AVE
MESA, AZ 85212

MASTROIANNI MARISSA LYNNE
11327 E UNITY AVE
MESA, AZ 85212

MATEJA CURTIS/SHANNON
11322 E UNGER AVE
MESA, AZ 85212

MCCREERY BRETT/LINDSEY
6129 S ADELLE
MESA, AZ 85212

MCMULLIN EVAN/WRIGHT KAMRYN CALLIE
11322 E ULYSSES AVE
MESA, AZ 85212

MCMURTRY DONALD MARVIN/JESSICA JAMEELAH
11461 E UNITY AVE
MESA, AZ 85212

MICHAELS SCOTT W/AMANDA
11441 E UTAH AVE
MESA, AZ 85212

MIRANDA KEITH
6237 S CLANCY
MESA, AZ 85212

MONTAGOT TEODORO
11310 E URSULA AVE
MESA, AZ 85212

MOORE RUMIKO
6230 S EMERY
MESA, AZ 85212

MOUNTAIN ROAD PROPERTIES LLC
1476 W HARVARD AVE
GILBERT, AZ 85233

MUELLER ANDREW/KARYN
11264 E URSULA AVE
MESA, AZ 85212

MUKHERJEE DEBARSHI/PALLERLA SRIBALA
3861 E IRIS DR
CHANDLER, AZ 85286

MUTINDA SAMUEL/KYAI DORCAS N
11310 E UNGER AVE
MESA, AZ 85212

MYERS SETH RYAN/TEA
11507 E UTAH AVE
MESA, AZ 85212

NAVE MICHAEL ANDREW
6109 S TAMBOR
MESA, AZ 85212

NESTVILLAGE LLC
11628 W BROWN ST
YOUNGTOWN, AZ 85363

NGUYEN THANH H/MANH NGOC
6140 S CALDERON
MESA, AZ 85212

NILSEN SOREN NEWTON
11356 E UPTON AVE
MESA, AZ 85212

NO DIANA/RAMPONE CHELSEA
11547 E UTOPIA AVE
MESA, AZ 85212

NWOKE-CHONGE IHUOMA/CHONGE DUNCAN
11256 E UNGER AVE
MESA, AZ 85212

ODEN ERIC JONATHAN
11346 E UNGER AVE
MESA, AZ 85212

OHAVER TERESA M
11307 E UPTON AVE
MESA, AZ 85212

OLSEN GRADY
2607 E QUEEN CREEK RD
GILBERT, AZ 85297

OREAR PATRICK DARREN/MELISSA
9660 E TRIPOLI AVE
MESA, AZ 85212

PAGUIA HANNAH MORIAH/CAPUCION LUIGI ANTHONY
11335 E UNITY AVE
MESA, AZ 85212

PARK KEE SUNG/HYEJIN
11311 E UTOPIA AVE
MESA, AZ 85212

PARRISH COLLIN/BILLIE JEAN/GRILL RIKKI LEE
11517 E UNITY AVE
MESA, AZ 85212

PATEL MITESH G/DHANI MITESH
11453 E UTAH AVE
MESA, AZ 85212

PATTERSON CYNTHIA PAIGE
11449 E ULYSSES AVE
MESA, AZ 85212

PENA BIANCA/ALFREDO
6125 S ADELLE
MESA, AZ 85212

PENDYALA SIREESHA/KUMAR MUTNURI POORNA PAVAN
11525 E UTAH AVE
MESA, AZ 85212

PESCHKE ZACHARY ALEXANDER/JULIE FRANCES
11445 E ULYSSES AVE
MESA, AZ 85212

PHAM LAN NHI/THI HOANG ANH
6213 S CLANCY
MESA, AZ 85212

PICKERAL KYLE ROBERT/BROOKE ANNE
11435 E UTAH AVE
MESA, AZ 85212

PICO DANIEL/KAYLENE
11341 E URSULA AVE
MESA, AZ 85212

PING LI/ZOLINE THOMAS JAMES
12990 N EAGLES SUMMIT DR
ORO VALLEY, AZ 85755

PIOTTER STEPHEN MICHAEL/SNYDER-PIOTTER NANCY
6060 S CHATHAM
MESA, AZ 85212

POHLSANDER JOSHUA
11231 E UNGER AVE
MESA, AZ 85212

PORTER GEORGE C/CARRIE A
11334 E URSULA AVE
MESA, AZ 85212

POTDAR KRISHNA/KHARDEKAR SNEHA
11326 E UPTON AVE
MESA, AZ 85212

PRABHUSHANKAR ROOPASHREE/KOLAR PRASHANT
2579 E JADE PL
CHANDLER, AZ 85286

RADHAKRISHNAN AYYASAMY/SURIANARAYANAN KRITHIKA
1752 W HOMESTEAD DR
CHANDLER, AZ 85286

RALLAPALLI PRASANTH/YALAVARTHY PUJITHA
6042 S CHATHAM
MESA, AZ 85212

RAMOS TIFFANY
11321 E ULYSSES AVE
MESA, AZ 85212

RAUL QUEZADA AND ROSEMARY QUEZADA REVOCABLE TRUST
12882 WINDFLOWER DR
RANCHO CUCAMONGA, CA 91739

REANO DANA BRIGITTE/RYAN CHRISTOPHER
11327 E UPTON AVE
MESA, AZ 85212

RICKS SHAWN F/CAROL ANN
11350 E UPTON AVE
MESA, AZ 85212

RITA HEATHER L/CHRISTOPHER D
6245 S CLANCY
MESA, AZ 85212

ROBBANI ROMANA/KARIM MD R
14435 S 48TH ST APT 1053 APT 1031
PHOENIX, AZ 85044

ROBINSON APRIL J
3321 N HAWES RD
MESA, AZ 85207

RODRIGUEZ JAVIER G/EUGENIA
1538 E BIRDLAND DR
GILBERT, AZ 85297

ROGERS KIRK/NIKKI TAYLOR
11239 E URSULA AVE
MESA, AZ 85212

RONNEBECK TYLER
11314 E UPTON AVE
MESA, AZ 85212

ROSSELL BLAKE TODD/JENNIFER MICHELLE
6049 S TAMBOR
MESA, AZ 85212

RYAN ROBERT TIMOTHY/HANNAH RAE
6048 S CHATHAM
MESA, AZ 85212

SALAS JAIMIE/AGUIRRE MICHAEL
11227 E UNGER AVE
MESA, AZ 85212

SANDOVAL TRISTAN DIEGO/ALLISON ELIZABETH
6107 S OXLEY
MESA, AZ 85212

SARAUW DENNIS M/KOREN M
11541 E UTOPIA AVE
MESA, AZ 85212

SAVAGE MADISON MARIE/EALY KENNETH RONALD
11459 E UTAH AVE
MESA, AZ 85212

SCHULTZ MARCUS/JESSICA
6132 S CALDERON
MESA, AZ 85212

SCOTT A BOWMAN TRUST
11355 E UPTON AVE
MESA, AZ 85212

SELF TRUST
6054 S CHATHAM
MESA, AZ 85212

SHAHA NECOLUS/SHUMA RANI
11530 E ULYSSES AVE
MESA, AZ 85212

SHAILESH MADHUSUDAN DESHPANDE
11339 E UPTON AVE
MESA, AZ 85212

SHELLEY KENT ALON/RIANNA MARIE
6139 S OXLEY
MESA, AZ 85212

SILVA ANTONIO/JOANNE
5931 DUNN AVE
SAN JOSE, CA 95123

SIMS LISA A/GREGORY C
3702 LAKE DR
TAYLORVILLE, IL 62568

SINGH RAM RACHHPAL/KAUR DALJEET
11340 E URSULA AVE
MESA, AZ 85212

SINGHCHAWLA ARUNEE/LENTZ JACK
7N827 COLUMBINE E
SAINT CHARLES, IL 60175

SMITH DANNY A II/JORDAN D
11528 E UTOPIA AVE
MESA, AZ 85212

SORCIC MICHAEL
11225 E UPTON AVE
MESA, AZ 85212

SPENCE JOHNN
6145 S ADELLE
MESA, AZ 85212

SPJUTE CODY/MORGAN
11525 E UNITY AVE
MESA, AZ 85212

SR24MERIDIAN QOZB LLC
7300 W ORCHID LN
CHANDLER, AZ 85226

STANKOVIC YADRANKA/IVAN
11357 E UNGER AVE
MESA, AZ 85212

STEGMAN STEVEN MICHAEL
11441 E UTOPIA AVE
MESA, AZ 85212

STEVENS NICOLE R/STOWELL SETH A
11263 E URSULA AVE
MESA, AZ 85212

STORE CAPITAL
8377 E HARTFORD DR UNIT 100
SCOTTSDALE, AZ 85255

STORE MASTER FUNDING XXXV LLC
8377 E HARTFORD DR STE 100
SCOTTSDALE, AZ 85255

SUN TENG/CHEN YUNLE
1301 WINDSWEPT CMN
LIVERMORE, CA 94550

SZACON JOSEPH J/ERIN BARBARA
6102 S CHATHAM
MESA, AZ 85212

TABAK KEYHAN
11461 E ULYSSES AVE
MESA, AZ 85212

TANNER JAIMIE/BRANT
6253 S CLANCY
MESA, AZ 85212

THE CUBES AT MERIDIAN 24 LLC
8640 EVANS AVE
BERKELEY, MO 63134

THEPKHUM CHOMPHUNUCH/NATTAPHON
11305 E ULYSSES AVE
MESA, AZ 85212

THRALL BRIAN ANTHONY/HEATHER MICHELLE
11456 E UTOPIA AVE
MESA, AZ 85212

TIAN HONGFEI/LIU KEREN
650 E CAPITOL AVE UNIT 165
MILPITAS, CA 95035

TIAN YANG LIVING TRUST
4873 BANNOCK CIR
SAN JOSE, CA 95130

TINSLEY AUBREY ANN
11325 E UNGER AVE
MESA, AZ 85212

TJ & EJ MAYNARD FAMILY TRUST
6217 S CLANCY
MESA, AZ 85212

TONATIUH RENTAL LLC
92 HIGH CHATEAU CIR
FLORISSANT, CO 80816

TORGERSON KELSEY IRENE/ERIC MICHAEL
11322 E URSULA AVE
MESA, AZ 85212

TOUNGET CHRISTOPHER/SANTILLAN ANGELA
11263 E UNGER AVE
MESA, AZ 85212

TRADA JASMIN K/RUTVABEN J
11450 E UTOPIA AVE
MESA, AZ 85212

TURNER BRADLEY L/KAREN M
11260 E ULYSSES AVE
MESA, AZ 85212

ULMEN CYNTHIA/DAVID
11232 E UNGER AVE
MESA, AZ 85212

UNGER AVE LLC
11224 E UNGER AVE
MESA, AZ 85212

VANCORE CHAD
11538 E UNITY AVE
MESA, AZ 85212

VANNELA ASHOKREDDY/KOMATIREDDY DIVYA
11457 E UTOPIA AVE
MESA, AZ 85212

VARAKALA SHARATH KUMAR
5945 S STONECREEK BLVD
GILBERT, AZ 85298

VEERAVALLI FAMILY TRUST
11323 E UPTON AVE
MESA, AZ 85212

VELAGAPUDI SUDHEER/GUJJARLAPUDI GOWTHAMI
11257 E URSULA AVE
MESA, AZ 85212

VERMA NUPUR
110 MEADOWROSE CT
MT ZION, IL 62549

Vice Mayor Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

VOGEL FAMILY TRUST
11432 E UTOPIA AVE
MESA, AZ 85212

WALKER MELISSA
6047 S ADELLE
MESA, AZ 85212

WALLACE CHARLES ALLEN/SANDRA JEAN
11338 E UPTON AVE
MESA, AZ 85212

WANG HONGLING
11260 E UNGER AVE
MESA, AZ 85212

WARREN SHANE/JACLYN/TULO GABRIEL
11240 E UNGER AVE
MESA, AZ 85212

WELLS RYAN
11353 E UNGER AVE
MESA, AZ 85212

WESSEL DAVID/JUDY
11255 E UNGER AVE
MESA, AZ 85212

WESTERGARD PATRICIA JANE/LOZITO GLEN ALLEN
6319 S COBBLESTONE ST
GILBERT, AZ 85298

WHITE CHARLESTON
11329 E URSULA AVE
MESA, AZ 85212

WILLIS AND LENA COOPER TRUST
11323 E UNITY AVE
MESA, AZ 85212

WOOLF BROOKE/JUSTIN
11256 E ULYSSES AVE
MESA, AZ 85212

WYMAN TARA
11253 E ULYSSES AVE
MESA, AZ 85212

YADALA SUSMITHA/YAKKALI SUDHAKAR
12 WALNUT WAY
HOPKINTON, MA 01748

YANELLO NICK
11244 E UNGER AVE
MESA, AZ 85212

YE LIVING TRUST
56 BASQUE COAST ST
LAS VEGAS, NV 89138

YI CHRISTOPHER JUNE/SANCHEZ ISIS TAHIS
11305 E UNGER AVE
MESA, AZ 85212

ZAMORA ISAIAH/VIRGEN JENNIFER PANDURO
11354 E UNGER AVE
MESA, AZ 85212

ZAVALA JOSE FIDEL GOCOBACHI
6306 S EMERY
MESA, AZ 85212

ZEMP LAURA MARIE/CHRISTOPHER BRENT
11333 E ULYSSES AVE
MESA, AZ 85212

ZHANG QING/WEI PING
540 N MAMMOTH WAY
CHANDLER, AZ 85225

ZHOU LAI LIVING TRUST
38 CAPAY CIR
SOUTH SAN FRANCISCO, CA 94080

ZHU YUANQING
4053 S PLEASANT PL
CHANDLER, AZ 85248

ZHU YUANQING/JIANG WENJIE
4053 S PLEASANT PL
CHANDLER, AZ 85248

ZHU YUANQING/JIANG WENJIE
6103 S OXLEY
MESA, AZ 85212

Haven at Destination

By Ashton Woods

Neighborhood Meeting March 3, 2026

Introduction

- Proposed single-family residential community
- Northwest corner of north Meridian Road and Arizona State Route 24.
- 28.57 gross acres
- APN 304-34-057F
- Requests to the City of Mesa
  - Rezoning – From General Industrial GI to Planned Area Development RSL 3.0
  - Major General Plan Amendment Commercial to Residential

MIXED RESIDENTIAL
MIXED RESIDENTIAL
MIXED-USE RESIDENTIAL
FOCUSED PER PINAL COUNTY
MERIDIAN ROAD
ULYSSES AVENUE
URSULA AVENUE
MIXED RESIDENTIAL
UNGER AVENUE
SITE
URBAN CENTER
MIXED-USE RESIDENTIAL
FOCUSED PER PINAL COUNTY
AZ SR24
AZ SR24
INDUSTRIAL

MIXED RESIDENTIAL
MIXED RESIDENTIAL
MIXED-USE RESIDENTIAL
FOCUSED PER PINAL COUNTY
MERIDIAN ROAD
ULYSSES AVENUE
URSULA AVENUE
MIXED RESIDENTIAL
UNGER AVENUE
SITE
MIXED RESIDENTIAL
MIXED-USE RESIDENTIAL
FOCUSED PER PINAL COUNTY
AZ SR24
AZ SR24
INDUSTRIAL

Existing and Proposed Zoning Designations

Conceptual Site Plan

Previous Plan

SITE DATA		
GROSS AREA	28.57 AC	5.88 DU/AC
NET AREA	27.53 AC	
AMENITY	1.20 AC	
POCKET PARK	0.94 AC	
DRAINAGE CHANNEL	2.55 AC	
OPEN SPACE	4.68 AC	
TOTAL OPEN SPACE	**9.36 AC**	**34.0%**
UNIT	**QTY**	**MIX %**
39' x 80'	168 DU	100.00%
TOTAL	**168 DU**	

LEGEND

PROPOSED HEADWALL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Current Plan

SITE DATA		
GROSS AREA	28.57 AC	5.43 DU/AC
NET AREA	27.53 AC	5.63 DU/AC
AMENITY	1.21 AC	
POCKET PARK	0.90 AC	
DRAINAGE CHANNEL	2.81 AC	
OPEN SPACE	4.19 AC	
TOTAL OPEN SPACE	**9.11 AC**	**33.1%**
UNIT	**QTY**	**MIX %**
39' x 80'	113 DU	72.90%
50' x 80'	42 DU	27.10%
TOTAL	**155 DU**	

LEGEND

PROPOSED HEADWALL

OVERSIZED LOT WITH ENHANCED CORNER ARCHITECTURE

NOTE:
1. PERIMETER LOTS AND LOTS ADJACENT TO OPEN SPACE REQUIRE ENHANCED SECOND-STORY ARCHITECTURAL ELEMENTS. PLEASE REFER TO THE PRELIMINARY PLAT.
2. GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Changes

- Increased amenity area
- Increased pocket park
- Increased drainage channel
- Decreased open space
- Decreased number of lots

Proposed Development Standards

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
Development Standard	**RSL-2.5 Required**	**Proposed PAD**
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5
Interior Side: Minimum aggregate of 2 sides	8	10
Rear	15	12
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120

Decrease from City standard shown in red

Increase from City standard shown in purple

TABLE 5.1.2: RSL-2.5 PAD DEVELOPMENT STANDARDS		
Development Standard	**RSL-2.5 Required**	**Proposed PAD**
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
Garage Standards		
Aggregate Width of garage doors	50%	56%
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5 [1]
Interior Side: Minimum aggregate of 2 sides	8	10 [1]
Rear	15	8
Rear Patio	10	5
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120
Minimum Dimension Required for Open Space per unit	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and ten (10) feet as a courtyard or lawn area.	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and eight (8) feet as a courtyard or lawn area.

Note:

1. Courtyard walls are permitted to encroach into required side yard setbacks.

Decrease from City standard shown in red

Increase from City standard shown in purple

Haven at Destination – PAD Justification Table

Development Standard	RSL 2.5 Required	Proposed PAD	Justification
Garage Standard – Aggregate Width of Garage Doors	50%	56%	The front porches have increased in size to exceed The City's minimum design requirements and to further enhance the streetscape and reduce the garage dominance. A courtyard wall has been added to all Spanish elevations Bases and mid-section columns have been increased on the Craftsman elevation. Additional wood posts have been added to the Farmhouse elevation. The heel heights on the Craftsman & Farmhouse porches have been increased to ____ Lighting, pavers, and exterior door details further enhance the design and reduce the garage dominance of the homes. Garage doors have been recessed a minimum 11"
Minimum Yards (ft.) Front – Garage	20'	18'	**Open Space Provided 33%**, Open Space required 18% On street parking is available on public streets.
Minimum Yards (ft.) Rear	15'	8' for rear building setback and 5' for rear patio setback	The amenity area provides active community space to enhance the livability of the community. A minimum of 400 square feet of usable open space is provided for every unit which exceeds the required 280 square feet of usable open space in the RSL 2.5 District.

Conceptual Open Space Plan

OPEN SPACE DATA		
GROSS AREA	28.57 AC	
NET AREA	27.53 AC	
PRIMARY AMENITY	1.20 AC	4.4%
SECONDARY AMENITY	0.94 AC	3.4%
DRAINAGE CHANNEL	2.55 AC	9.2%
OPEN SPACE	4.68 AC	17.0%
TOTAL OPEN SPACE	**9.36 AC**	**34.0%**

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

OPEN SPACE DATA		
GROSS AREA	28.57 AC	
NET AREA	27.53 AC	
AMENITY	1.21 AC	4.4%
POCKET PARK	0.90 AC	3.3%
DRAINAGE CHANNEL	2.81 AC	10.2%
OPEN SPACE	4.19 AC	15.2%
TOTAL OPEN SPACE	**9.11 AC**	**33.1%**

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Conceptual Amenity Plan

LEGEND

1. SIDEWALK
2. OPEN PLAY TURF
3. SEATING AREA
4. RETAINING WALLS
5. BAG TOSS ON ARTIFICIAL TURF
6. AGES 2-5 PLAY EQUIPMENT
7. AGES 5-12 PLAY EQUIPMENT
8. SHADE SAILS
9. GROUP RAMADA
10. RAMADA
11. PICKLEBALL COURTS
12. BENCH

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.

LEGEND

1. SIDEWALK
2. OPEN PLAY TURF
3. SEATING AREA
4. RETAINING WALLS
5. BAG TOSS ON ARTIFICIAL TURF
6. AGES 2-5 PLAY EQUIPMENT
7. AGES 5-12 PLAY EQUIPMENT
8. SHADE SAILS
9. GROUP RAMADA
10. RAMADA
11. PICKLEBALL COURTS
12. BENCH

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.

The specific amenity design will be reviewed at approved during the Site Plan application process. These images are conceptual.

Conceptual Pocket Park

The specific amenity design will be reviewed at approved during the Site Plan application process. These images are conceptual.

Architectural Character

Architectural Character

Architectural Character

Next Steps

City of Mesa Planning and Zoning Meeting – March 25, 2026

Anticipated City Council Dates
Study Session: April 2, 2026
Introduction: April 6, 2026
Final Action: April 20, 2026

Notices will be mailed to all property owners within 1000’ of the Site and signs will be installed on site at least two weeks prior.

Comments or Questions?

Pew & Lake, PLC

480-461-4670

Sean B. Lake
Sean.lake@pewandlake.com

Sarah Prince
Sarah.prince@pewandlake.com

General Industrial – Examples of Allowed Uses

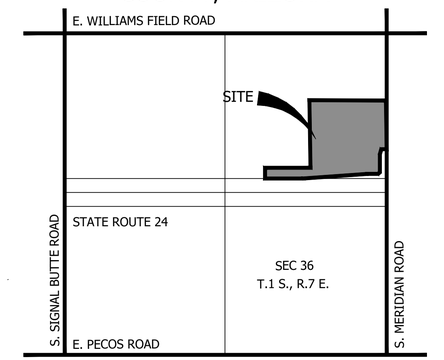
1. Multiple Residences
2. Kennels, Pet Stores
3. Automobile Rentals, Sales, Repair, Washing
4. Service Stations
5. Banks
6. Building Materials and Servies
7. Bars, Clubs, lounges, restaurants
8. Funeral Parlors and Mortuaries
9. Medical Marijuana Dispensaries and cultivation facilities
10. Business, Professional, Medical offices
11. Commercial Parking
12. Handicraft/Custom Manufacturing
13. Manufacturing General and Light
14. Research and Development
15. Recycling Facilities
16. Contractors Yards
17. Wholesales
18. Freight Truck Terminals and Warehouses
19. Solar Farms
20. Portable Storage Containers

FINAL SITE PLAN

FOR

HAVEN AT DESTINATION

A PORTION OF NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP I SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



VICINITY MAP NOT TO SCALE

CITY OF MESA FIRE CODE NOTES:

A. COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.""FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. "WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

CONSULTANT TEAM:

LANDSCAPE ARCHITECT
ABLA, LLC
ANDY BARON
310 E. RIO SALADO PARKWAY
TEMPE, AZ 85281
480-530-0077
andy.baron@ablastudio.com

CIVIL ENGINEER
EPS GROUP, INC.
JEFFREY DITGEN
1130 N ALMA SCHOOL RD.
SUITE 120
480-503-225
jeff.ditgen@epsgroupinc.com

CLIENT / OWNER DEVELOPER:

ASHTON WOODS
MARI FLYNN
1533 N PIMA ROAD
SUITE 205
480-202-6541
mari.flynn@ashtonwoods.com

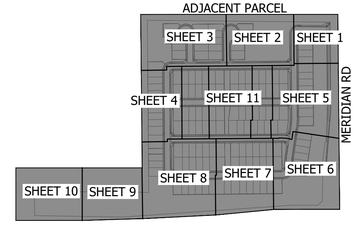
SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA2.0	WALL PLAN
3-12	LA2.1-LA2.10	LAYOUT PLAN
13	LA3.0	OVERALL PLANTING PLAN
14-24	LA3.1-LA3.11	PLANTING PLANS
25-28	LA6.1-LA6.4	CONSTRUCTION DETAILS

SITE LANDSCAPE DATA:

SHOWN FOR SUBMITTAL PURPOSES ONLY. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.

DESCRIPTION:	QUANTITY:
STREET ROW LANDSCAPING	
COLLECTOR STREETS - MINIMUM REQUIRED	8 TREES AND 48 SHRUBS
COLLECTOR STREETS - PLANTS PROVIDED	14 TREES AND 303 SHRUBS
LOCAL STREETS - MINIMUM REQUIRED	61 TREES AND 244 SHRUBS
LOCAL STREETS - PLANTS PROVIDED	66 TREES AND 455 SHRUBS
OPEN SPACE	
OPEN SPACE REQUIRED	67,200 S.F. (1.54 AC)
OPEN SPACE PROVIDED	407,721 S.F. (9.36 AC)
TREE CANOPY PERCENTAGE	
TOTAL CANOPY COVERAGE	14.5 %



KEY MAP NOT TO SCALE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

ASHTON WOODS
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

ARIZONA REGISTERED LANDSCAPE ARCHITECT
45140
ANDREW D. BARON
2020-2025
EXP. 12-31-21

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

Final Site Plan
Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: LANDSCAPE COVER

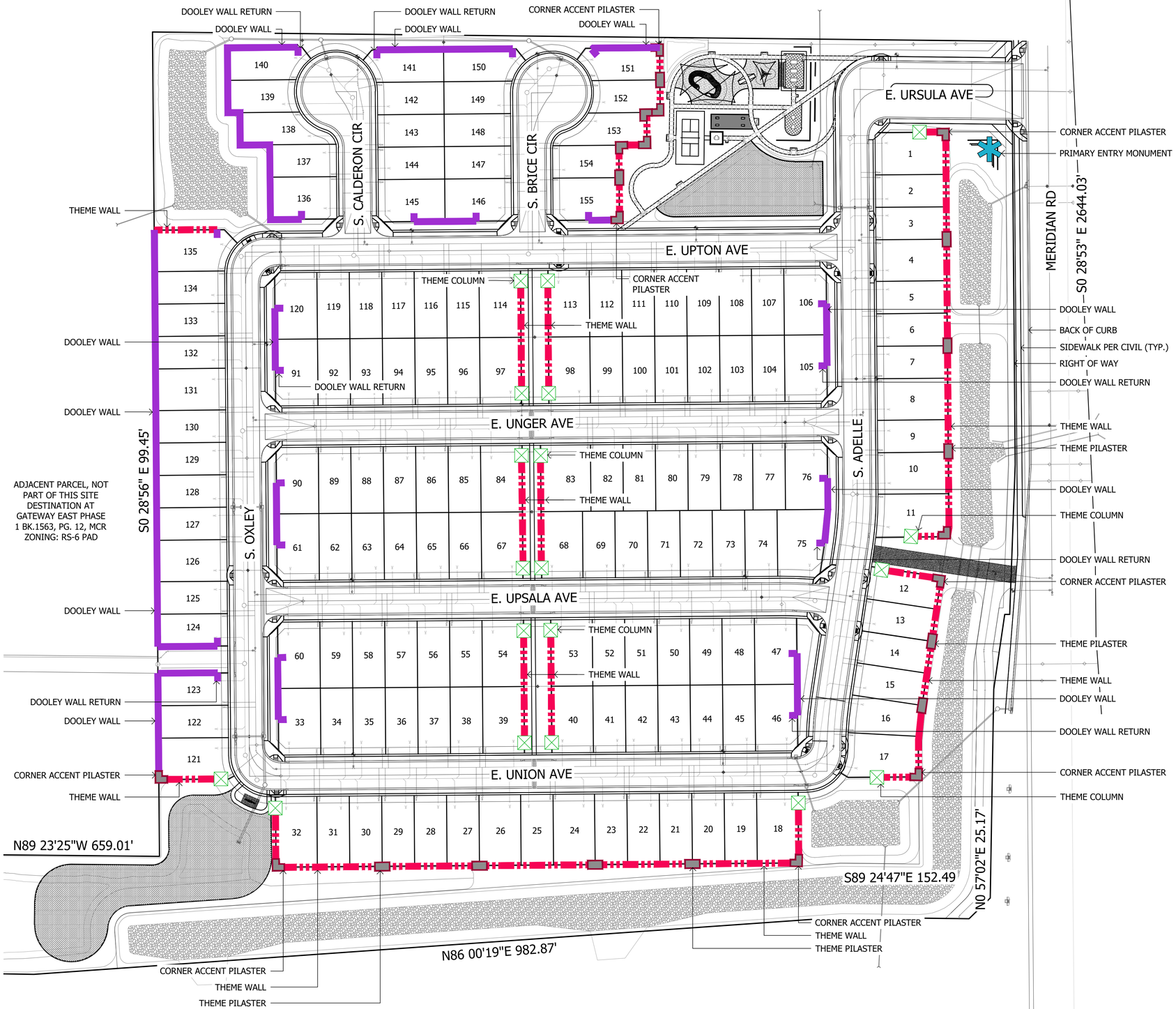
LA CV

PG: 1 OF 28

\\FSERVER\ABLAProjects\Ashton Woods\Meridian & SR24\Landscape\Design Review_Pre-Plat\00-Cover_Meridian&SR24.dwg

ADJACENT PARCEL, NOT PART OF THIS SITE
DESTINATION AT GATEWAY EAST PHASE 2
BK.1618, PG.32, MCR
ZONING: RS-7 PAD

N89 23'25"W 1098.42'

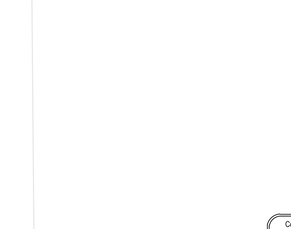


WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	THEME WALL	DETAIL 1, SHEET LA6.2	2,916 LF
	DOOLEY WALL	DETAIL 3, SHEET LA6.2	2,191 LF
	THEME COLUMN	DETAIL 2, SHEET LA6.2	19
	THEME PILASTER	DETAIL 6, SHEET LA6.2	11
	CORNER ACCENT PILASTER	DETAIL 5, SHEET LA6.2	13
	DOOLEY WALL RETURN	DETAIL 4, SHEET LA6.2	23
	PRIMARY ENTRY MONUMENT	DETAIL 2, SHEET LA6.3	1

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 25'-0" FROM BACK OF CURB.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6"x6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.



KEY MAP NOT TO SCALE

Scale 1:60' (60' 120' 180')

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In Maricopa County: (602) 263-1100

Final Site Plan

Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: WALL PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
10-20-2025
EXP. 12-31-27

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA2.0

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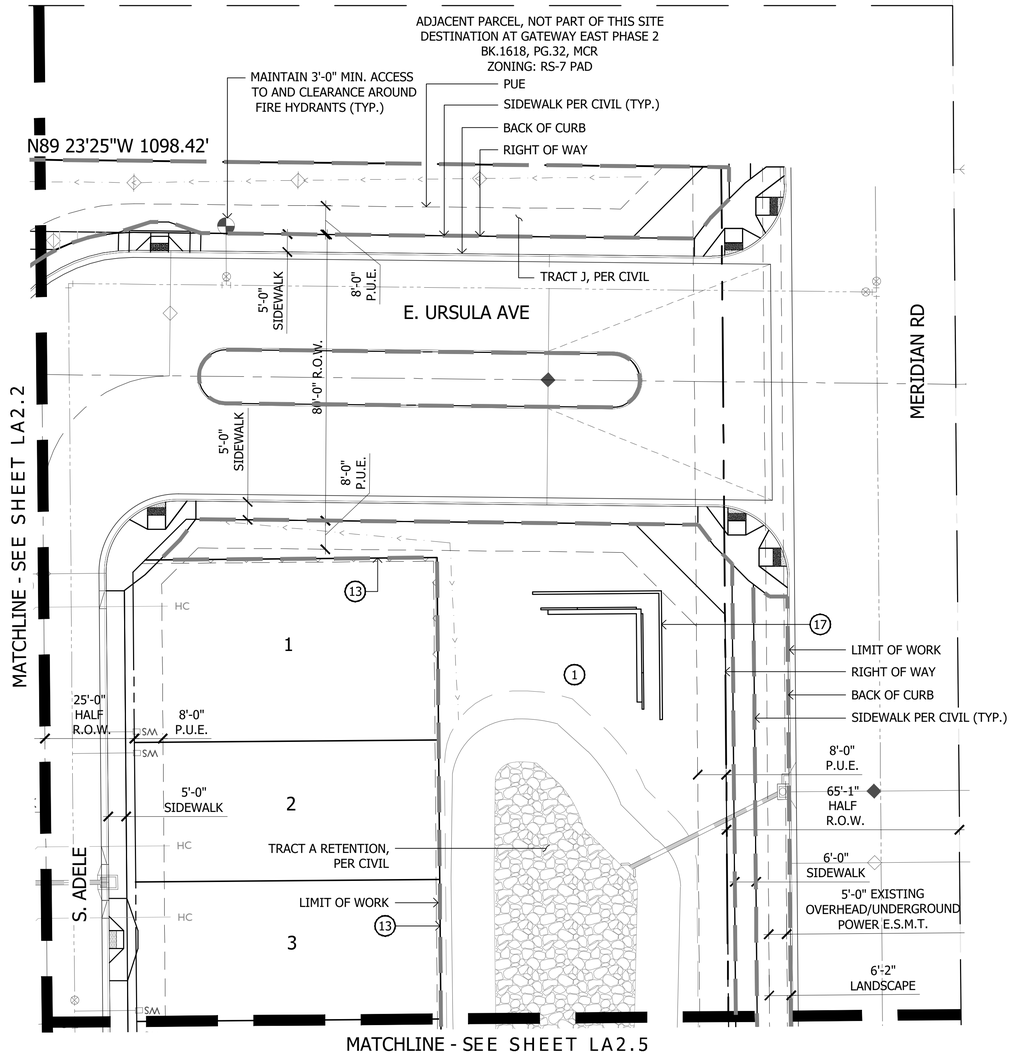

KEYNOTES

NOTE:
SEE MATERIALS SCHEDULE ON SHEET LA0.2 FOR MANUFACTURER INFORMATION, COLORS, AND FINISHES.

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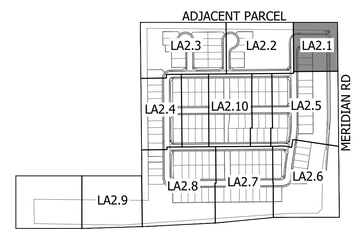
SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL
POINT OF BEGINNING FOR DIMENSIONS



KEY MAP

Scale 1:20'

NOT TO SCALE

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Final Site Plan
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SHEET TITLE: LAYOUT PLAN

ASHTON WOODS

ABLA
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TEMPE, ARIZONA 85281
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REGISTERED LANDSCAPE ARCHITECT
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ANDREW D. BARON
10/20-2025
EXP. 12-31-21

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LA2.1

PG: 3 OF 28

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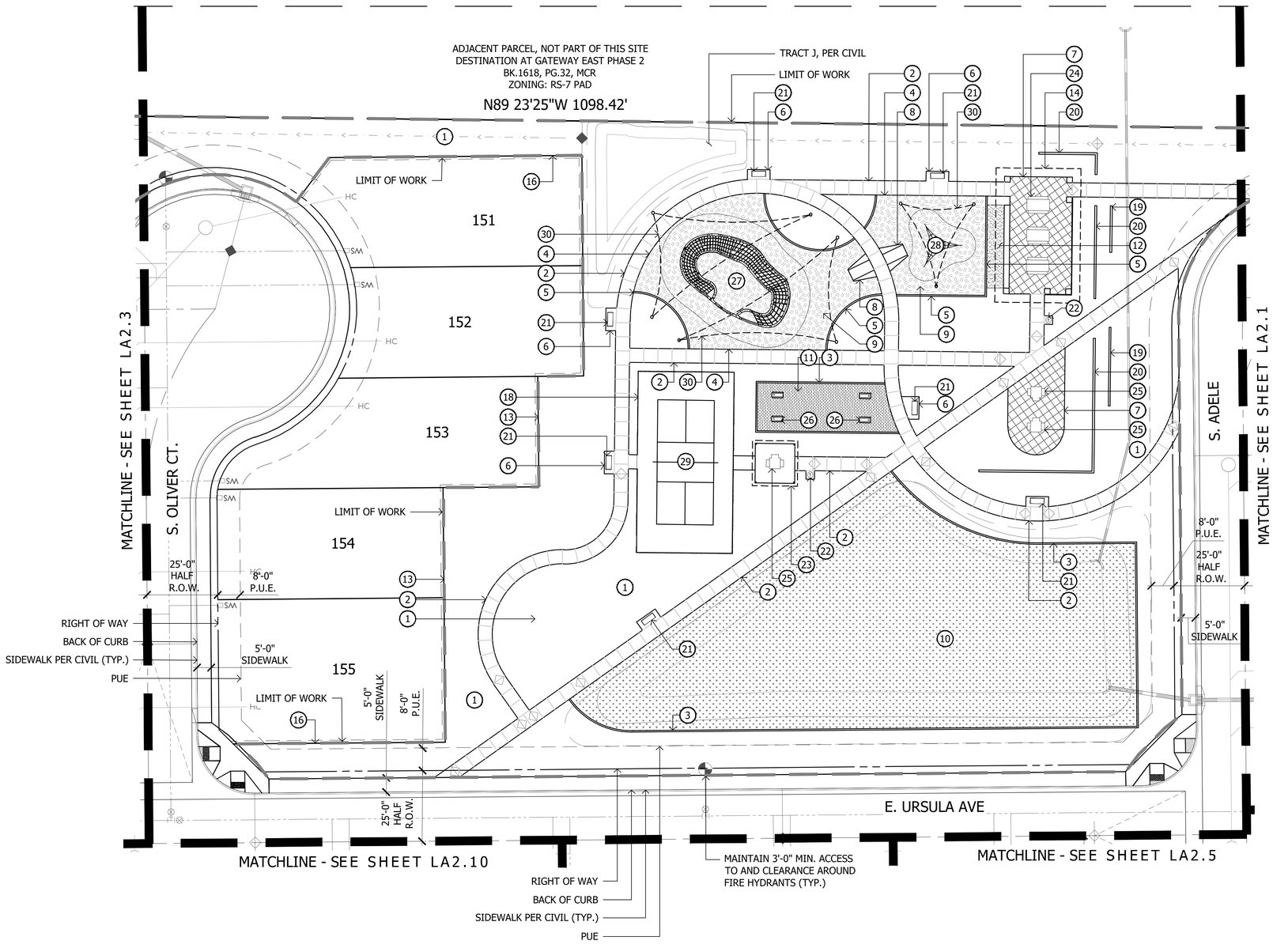

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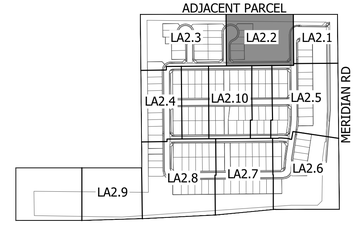
SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL
POINT OF BEGINNING FOR DIMENSIONS



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ASHTON WOODS

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
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ANDREW D. BARON
2020-2025
EXP. 12-31-21

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LA2.2
PG: 4 OF 28

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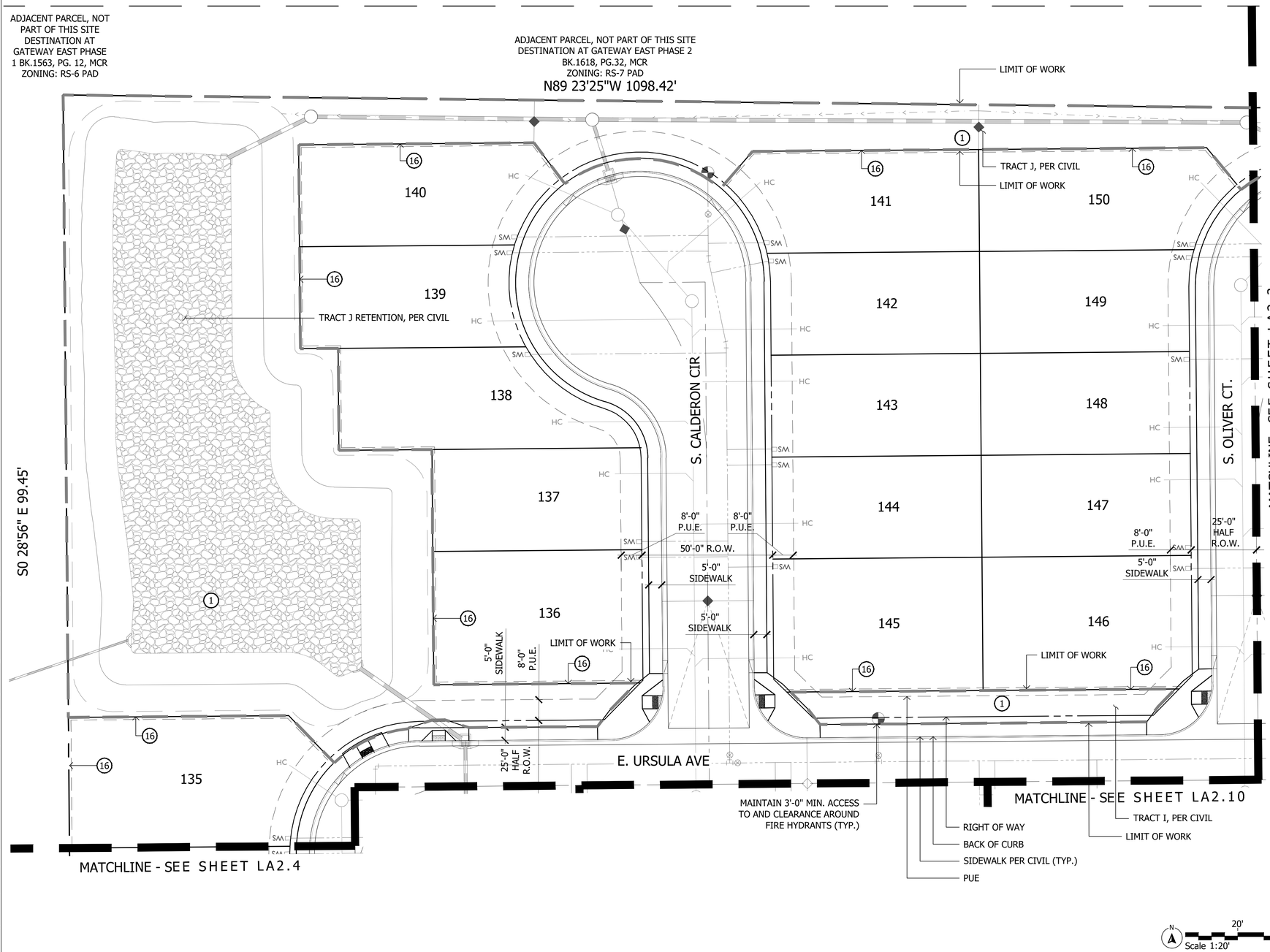

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SYMBOLS AND ABBREVIATIONS

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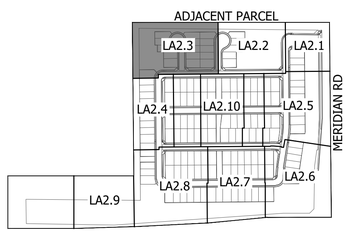

KEY MAP

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SHEET TITLE: LAYOUT PLAN

ASHTON WOODS

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NUMBER
45440
ANDREW D. BARON
12-31-2025
EXP. 12-31-21

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LA2.3

PG: 5 OF 28

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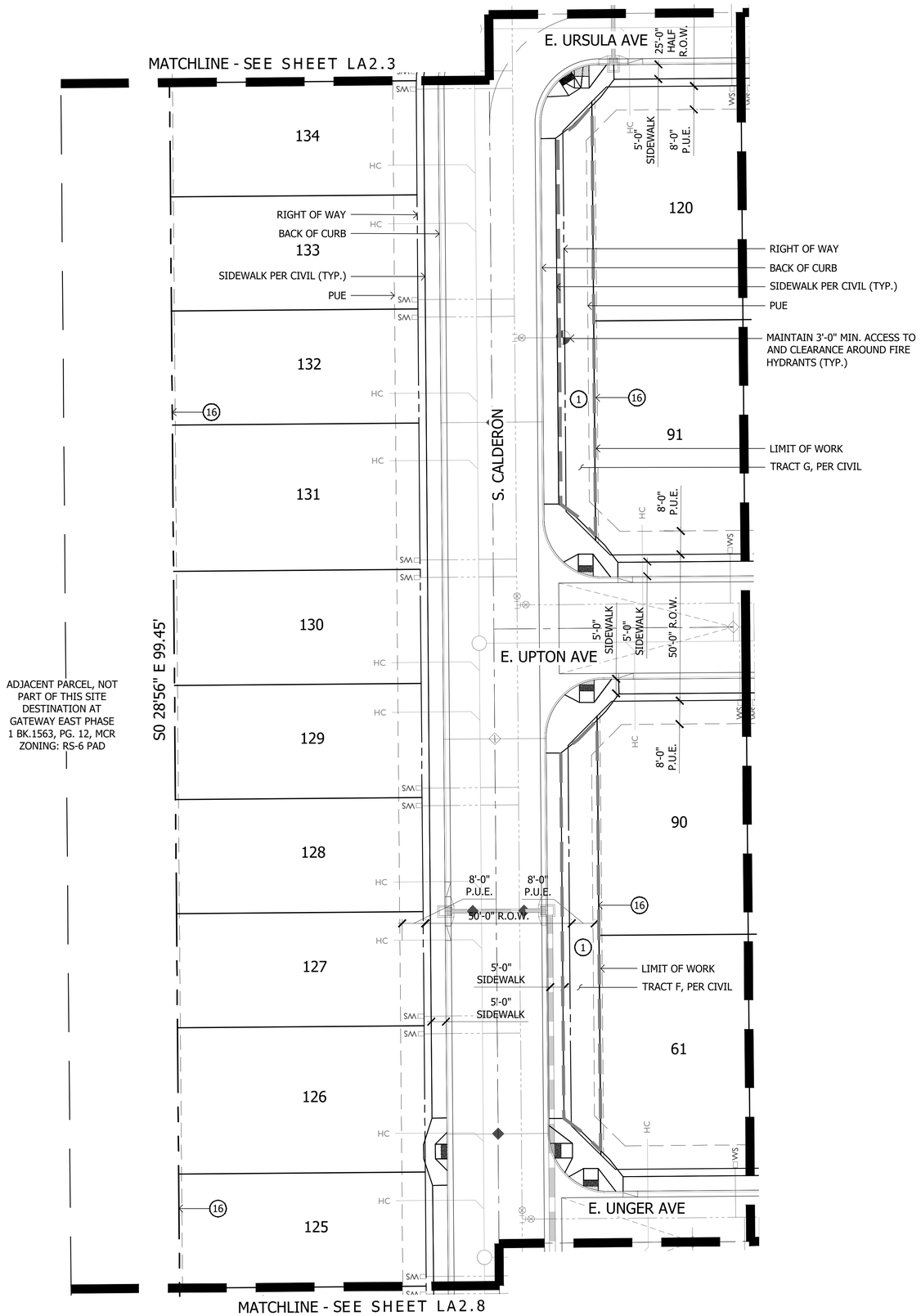

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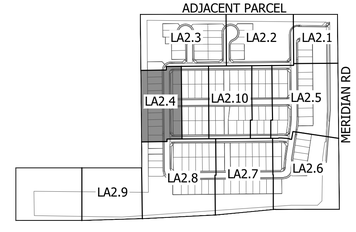

KEY MAP

Scale 1:20'
20' 40' 60'
NOT TO SCALE

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Final Site Plan

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SHEET TITLE: LAYOUT PLAN

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LA2.4

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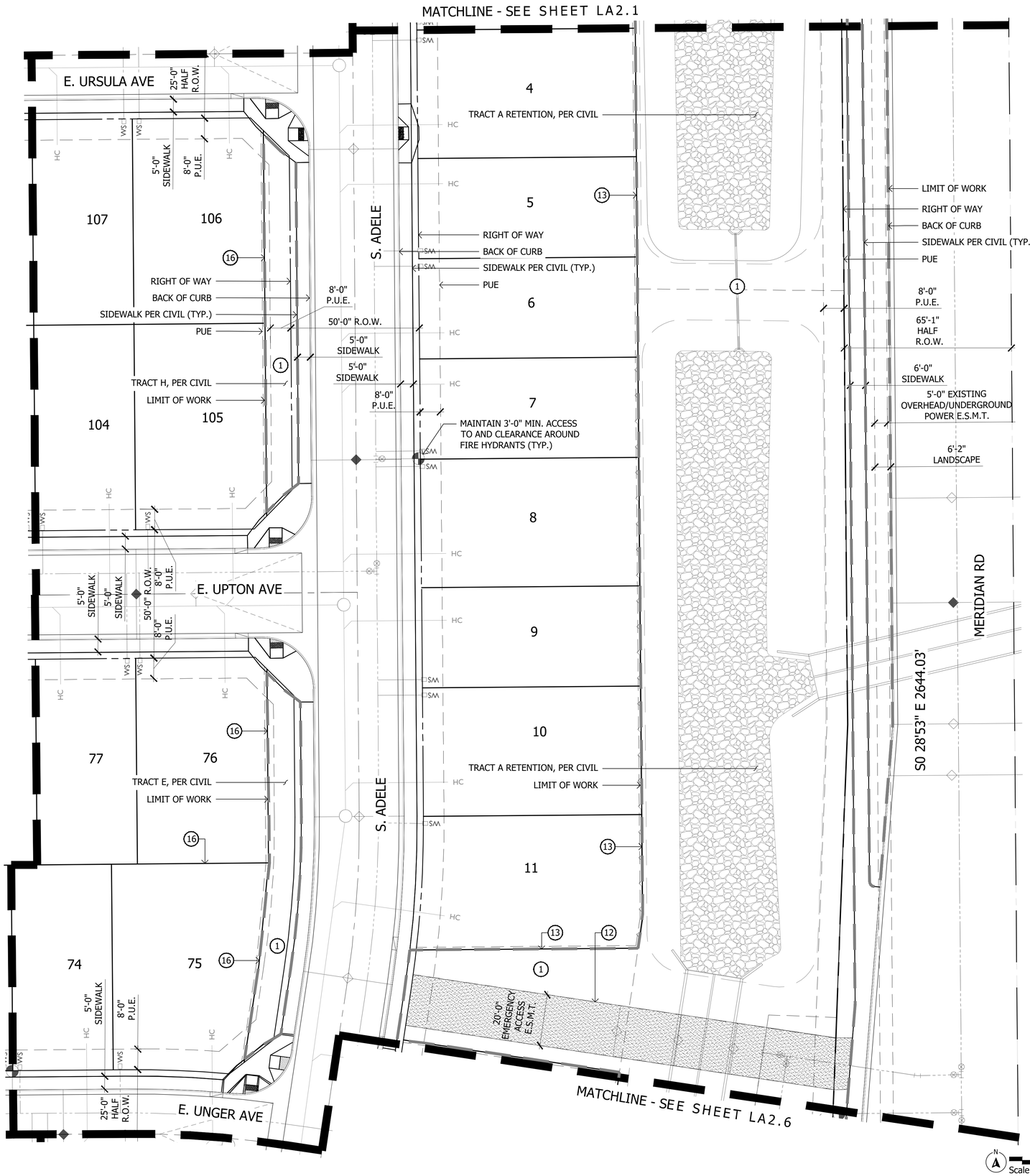

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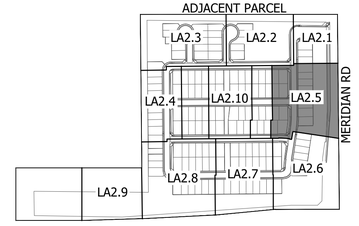

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11-20-2025
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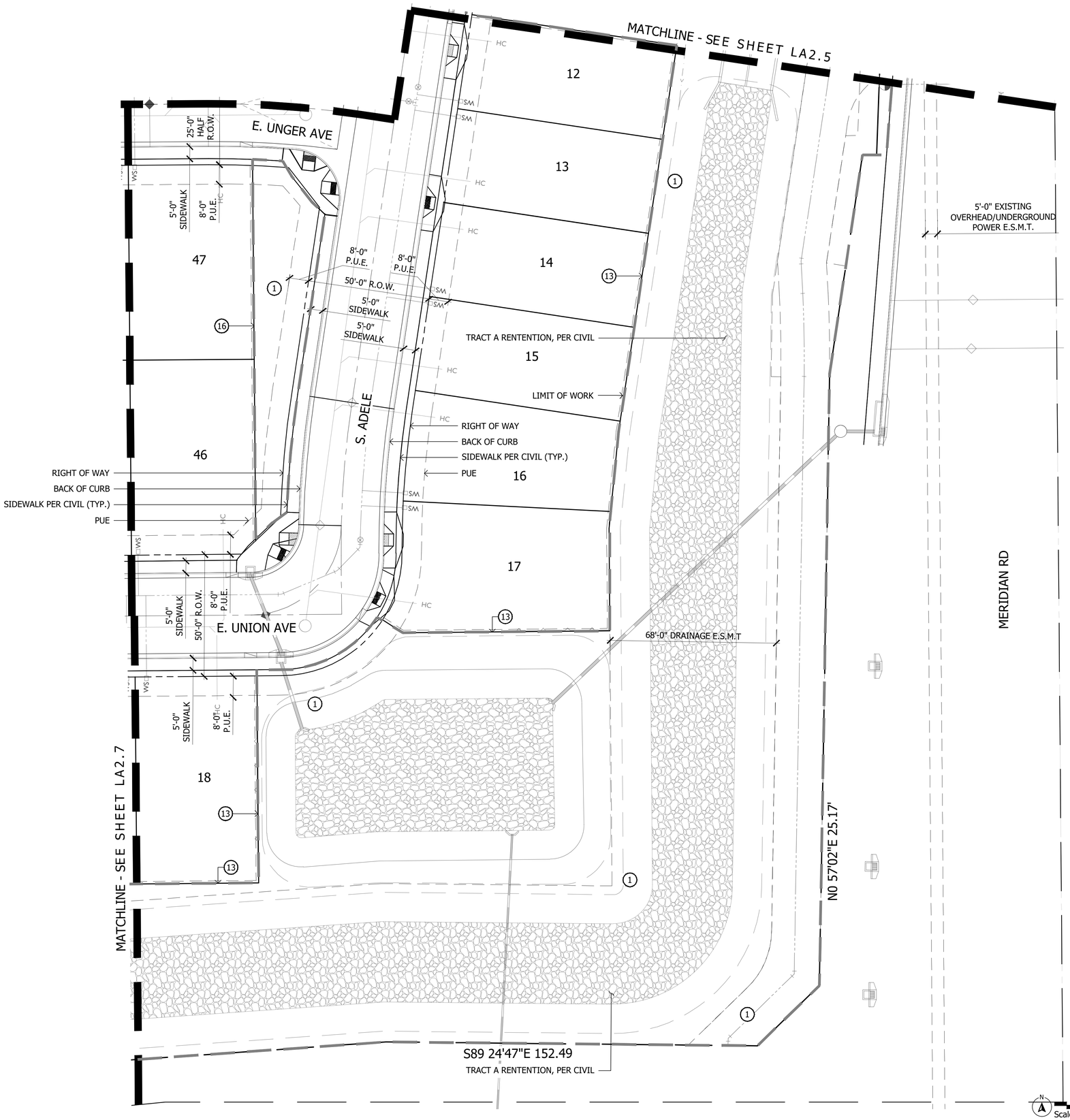

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25. ADA ACCESSIBLE PICNIC TABLE - SEE DETAIL 9, SHEET LA6.4
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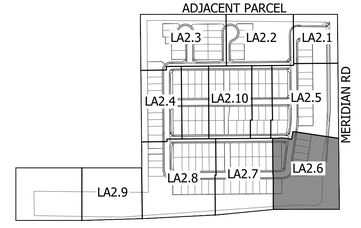
30. TENSILE SHADE STRUCTURE
31. STAMPED ASPHALT PEDESTRIAN CROSSWALK - SEE DETAIL 9, SHEET LA6.1

SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL
POINT OF BEGINNING FOR DIMENSIONS



KEY MAP

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Scale 1:20'

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In Maricopa County: (602) 263-1100

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Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ
SHEET TITLE: LAYOUT PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW D. BARON
10-20-2025
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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LA2.6

PG: 8 OF 28

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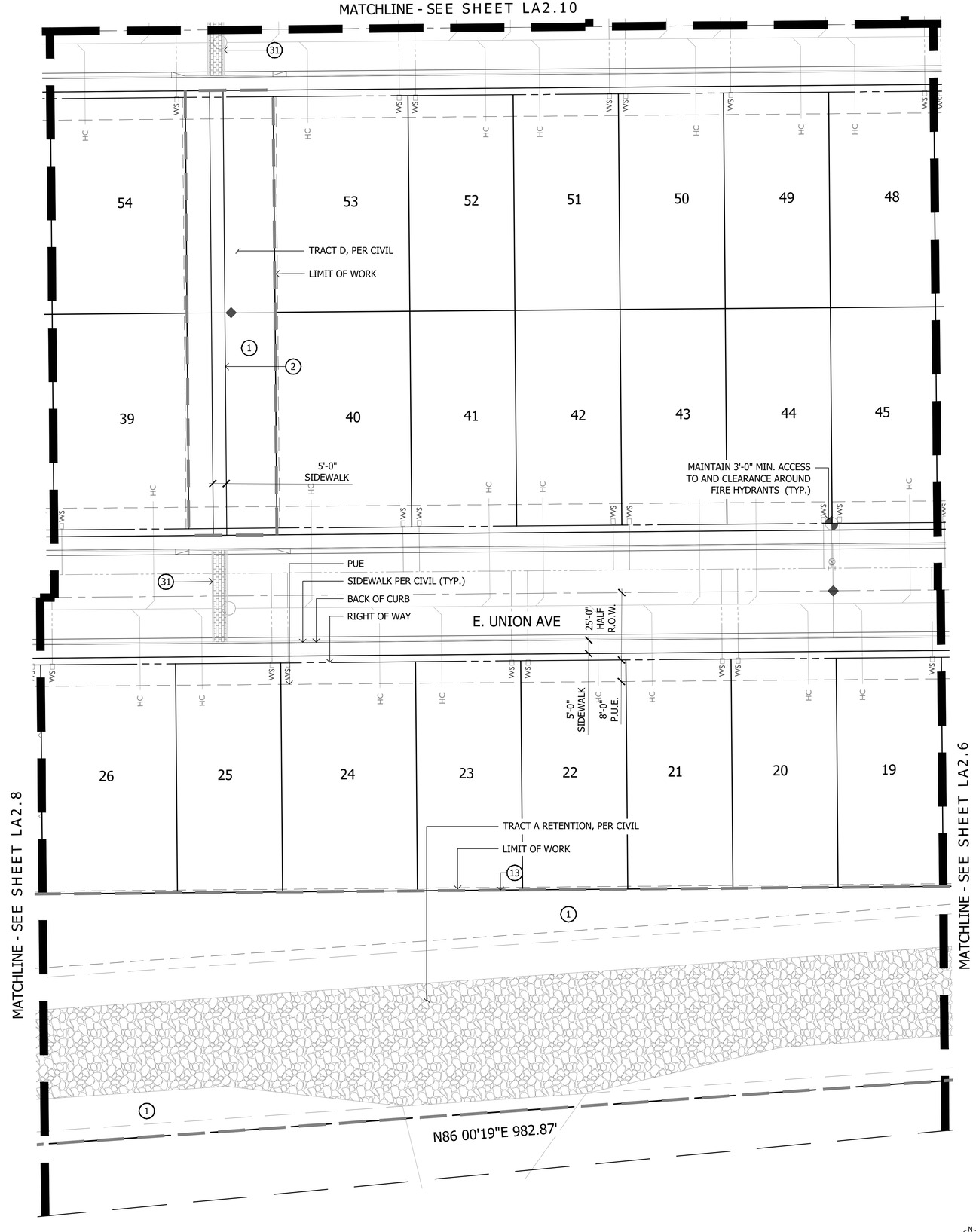

KEYNOTES

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SEE MATERIALS SCHEDULE ON SHEET LA0.2 FOR MANUFACTURER INFORMATION, COLORS, AND FINISHES.

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SYMBOLS AND ABBREVIATIONS

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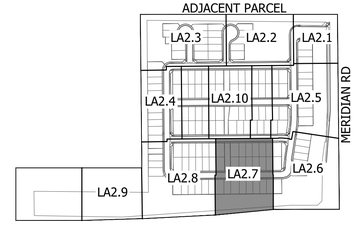

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45440
ANDREW D. BARON
2020-2025
EXP. 12-31-25

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CHECKED BY: MP
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LA2.7

PG: 9 OF 28

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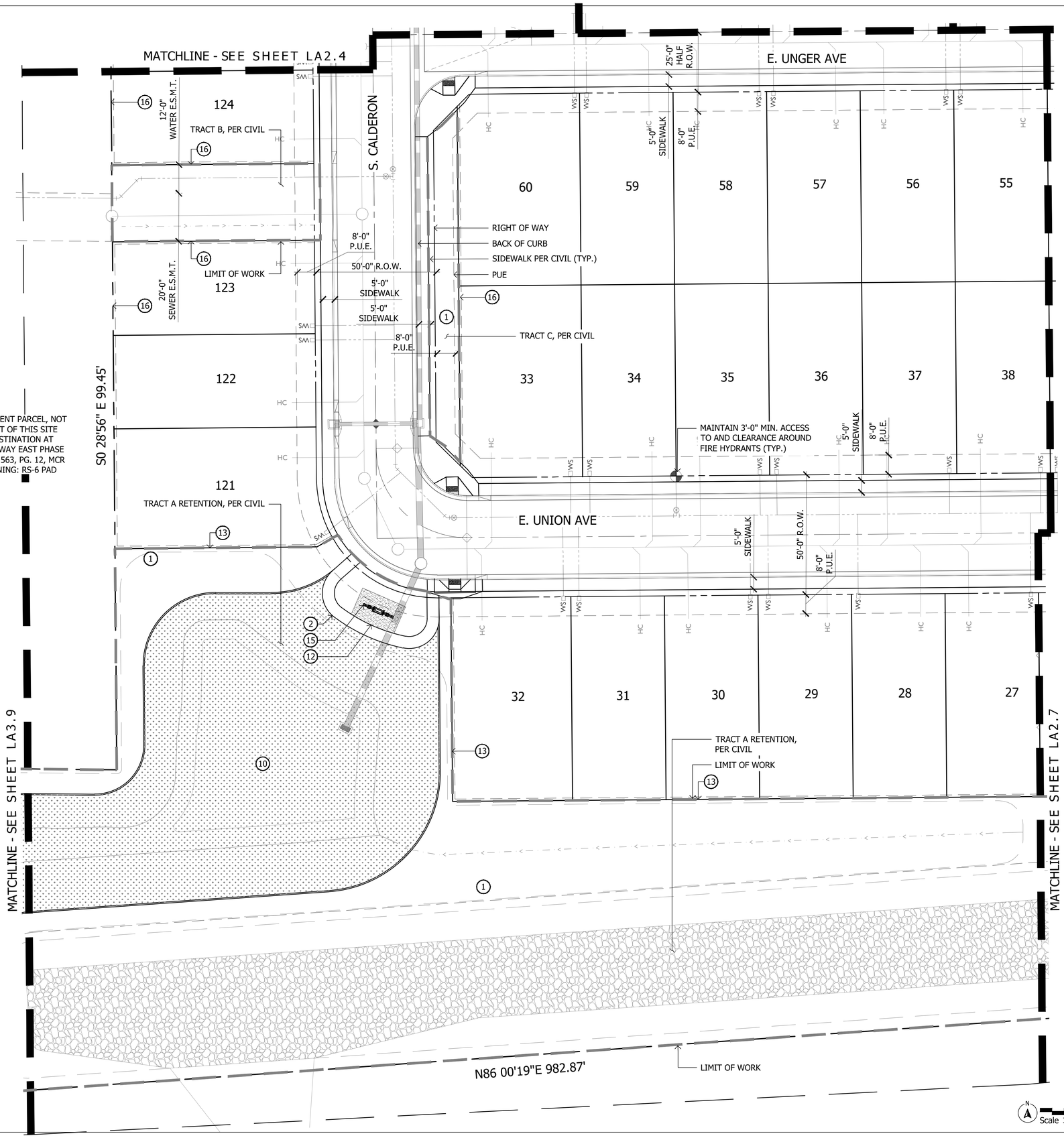

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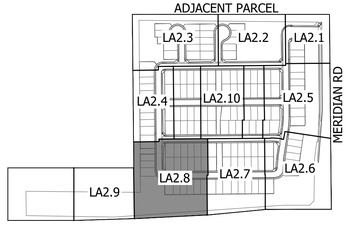

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CERTIFICATE NO. 45440
ANDREW D. BARON
10-20-2025
EXP. 12-31-21

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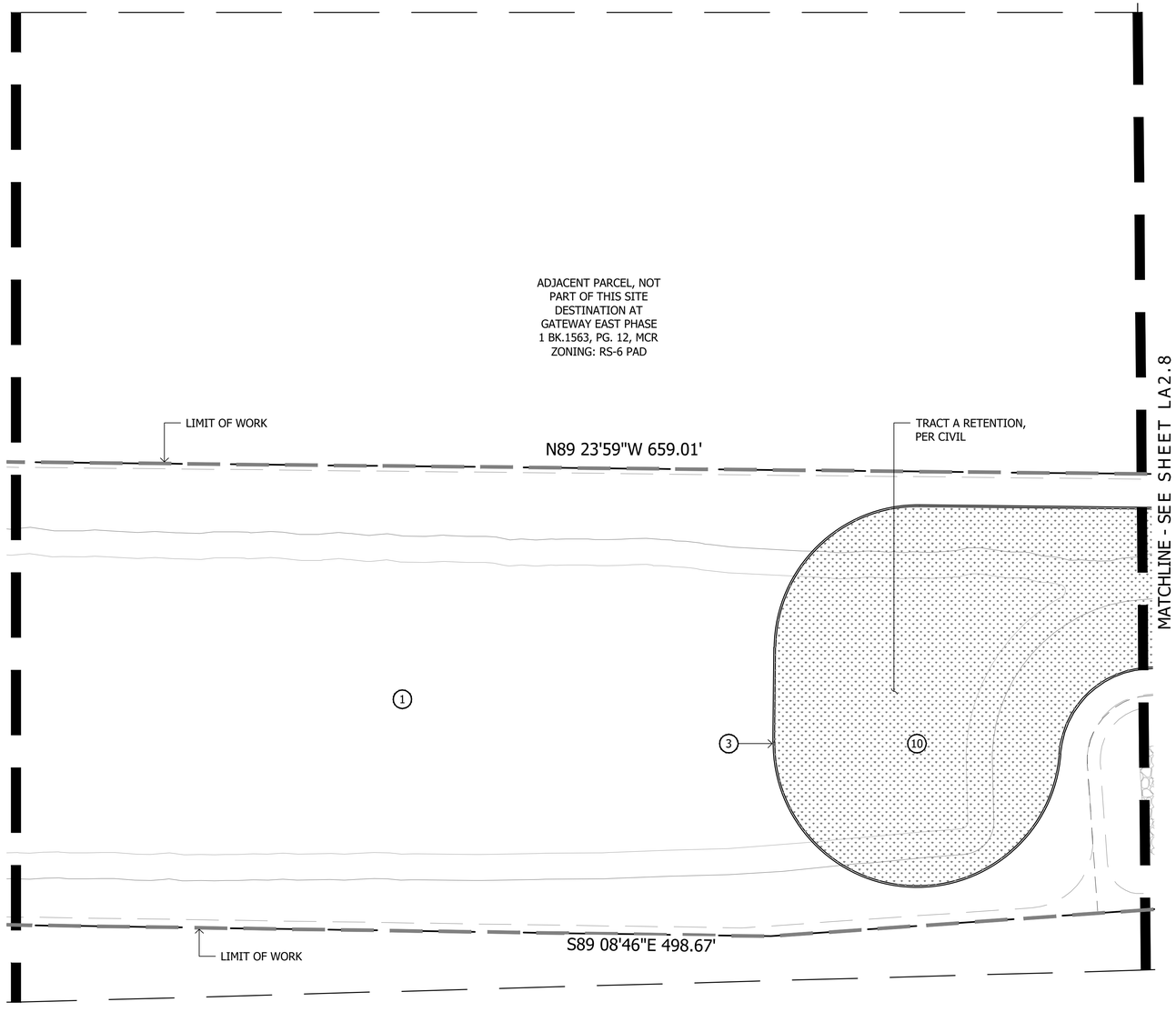

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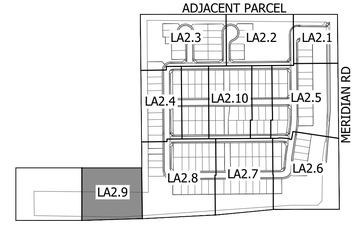

KEY MAP

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Scale 1:20'

20' 40' 60'

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CERTIFICATE NO.
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ANDREW D.
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LA2.9

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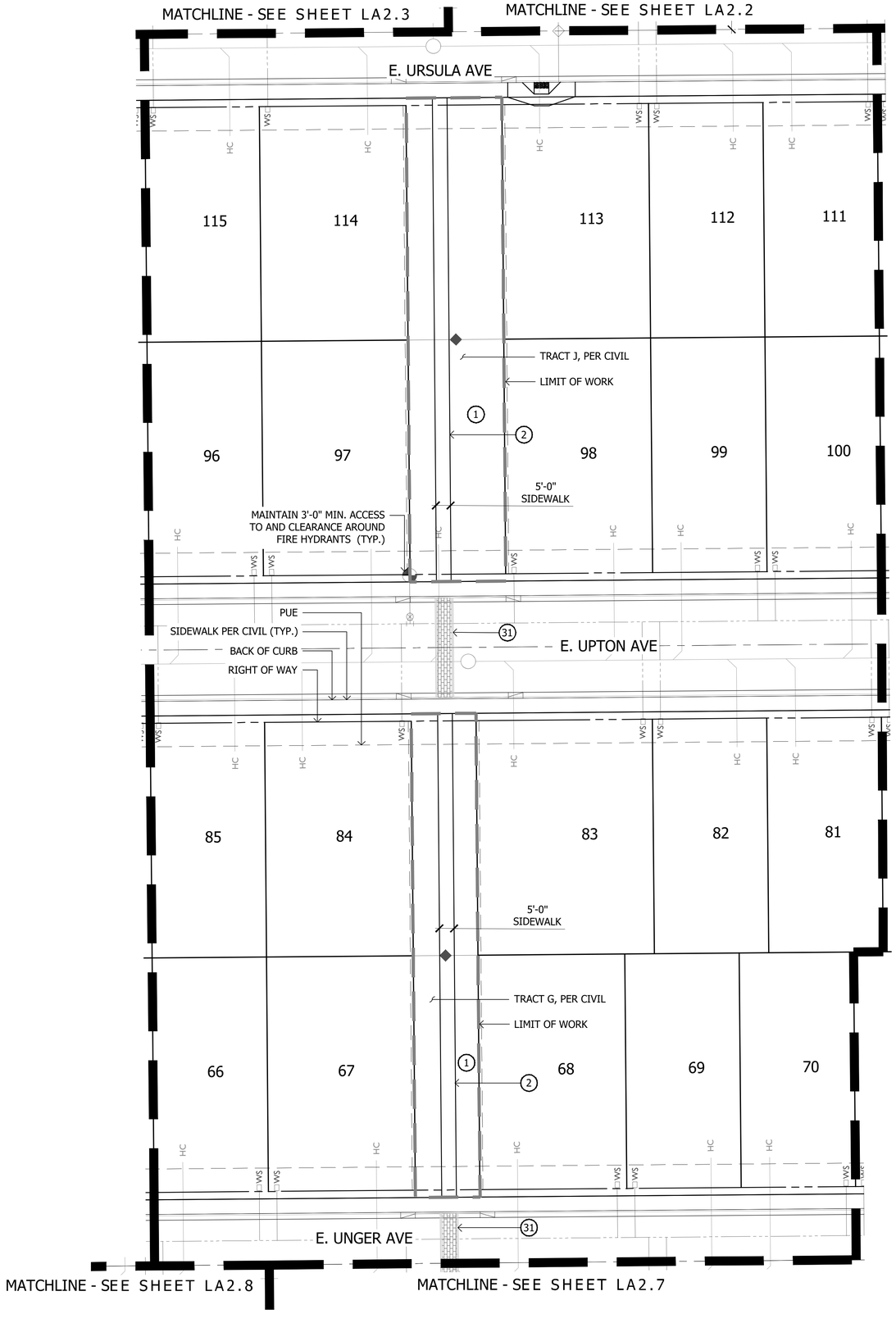

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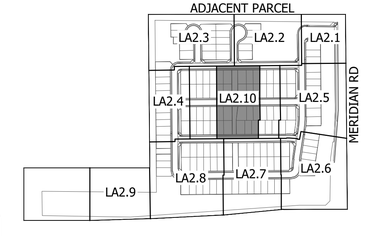

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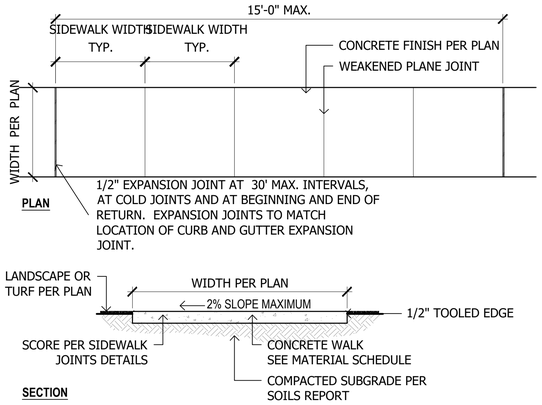
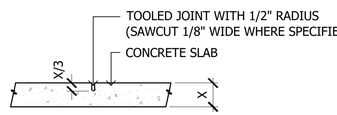


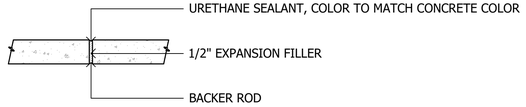
GENERAL NOTES:
1. SIDEWALK PER CLARK COUNTY STANDARD DETAIL.
2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk

SCALE: 1/2"=1'-0"



TYPICAL CONSTRUCTION JOINTS

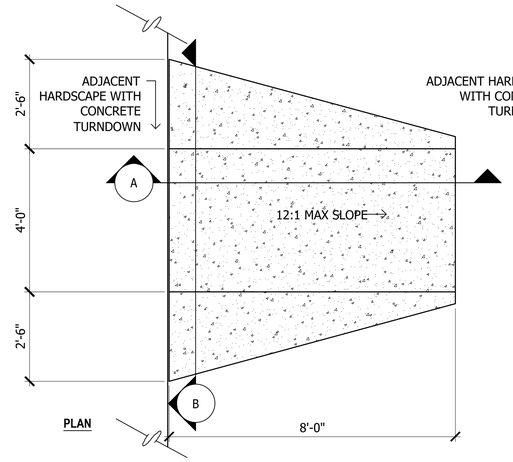


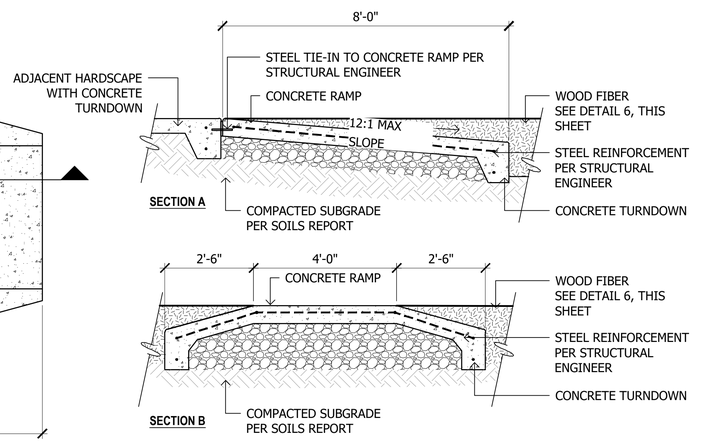
EXPANSION JOINTS

NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(3'-0" WIDE WALK - C.J. @ 3'-0" O.C. & E.J. @ 6' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 10' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 12' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

2 Construction Joints

SCALE: 1"=1'-0"

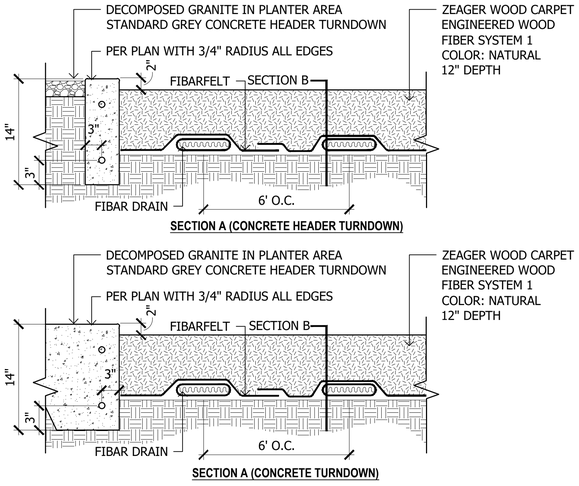


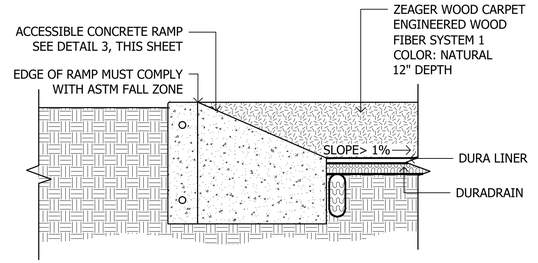


NOTES:
1. CONCRETE RAMP TO BE INSTALLED OUTSIDE OF ALL PLAY EQUIPMENT FALL ZONES.

3 ADA Access Ramp Into Wood Fiber

SCALE: 1/2"=1'-0"



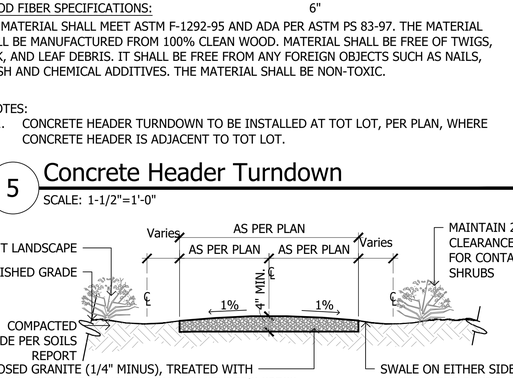


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. AWARD CONTRACTORS MUST OBTAIN A LICENSE ZEAGER BROS, INC. PRIOR TO CONSTRUCTION.
4. WOOD CARPET WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
5. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.zeager.com

NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

4 Concrete Header

SCALE: 1-1/2"=1'-0"

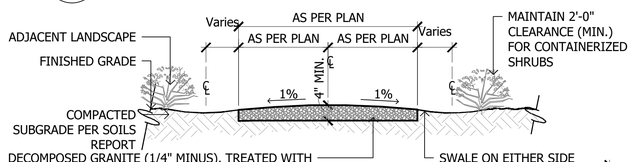


WOOD FIBER SPECIFICATIONS:
THE MATERIAL SHALL MEET ASTM F-1292-95 AND ADA PER ASTM PS 83-97. THE MATERIAL SHALL BE MANUFACTURED FROM 100% CLEAN WOOD. MATERIAL SHALL BE FREE OF TWIGS, BARK, AND LEAF DEBRIS. IT SHALL BE FREE FROM ANY FOREIGN OBJECTS SUCH AS NAILS, TRASH AND CHEMICAL ADDITIVES. THE MATERIAL SHALL BE NON-TOXIC.

NOTES:
1. CONCRETE HEADER TURNDOWN TO BE INSTALLED AT TOT LOT, PER PLAN, WHERE CONCRETE HEADER IS ADJACENT TO TOT LOT.

5 Concrete Header Turndown

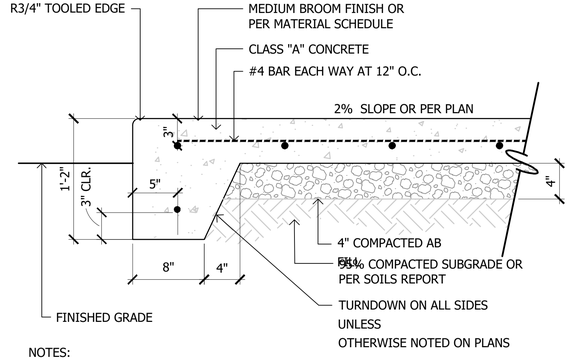
SCALE: 1-1/2"=1'-0"



INSTALLATION:
1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM MOISTURE) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (*DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.)

6 Wood Fiber

SCALE: 1/2"=1'-0"



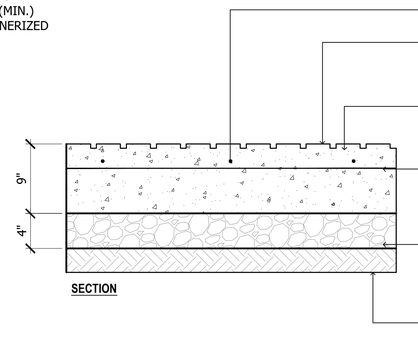
NOTES:
1. CONCRETE TURNDOWN TO BE INSTALLED AT TOT LOT, PER PLAN, WHERE CONCRETE IS ADJACENT TO TOT LOT.

7 Concrete Turndown

SCALE: 1-1/2"=1'-0"

8 Stablized Decomposed Granite

SCALE: 1/2"=1'-0"



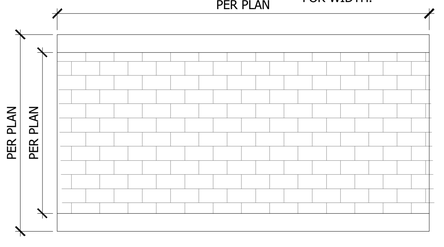
STAMPED CONCRETE NOTES:
CREATIVE PAVING SOLUTIONS
1027 EAST CURRY ROAD
TEMPE, AZ 85281
P: 480-659-7901
WEB:www.creativepavingsolutions.com
OR APPROVED EQUAL

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CITY OF MESA SPECIFICATIONS.

STREETPRINT (OR EQUAL)
PATTERN (FIELD) - BRICK OR APPROVED EQUAL
- FIELD COLOR: NATURAL GRAY OR APPROVED EQUAL

FIELD PATTERN - BRICK
OR APPROVED EQUAL

REFER TO CIVIL ENGINEERING PLANS FOR WIDTH.



9 Stamped Asphalt Pedestrian Crossing

SCALE: 1/2"=1'-0"

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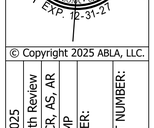

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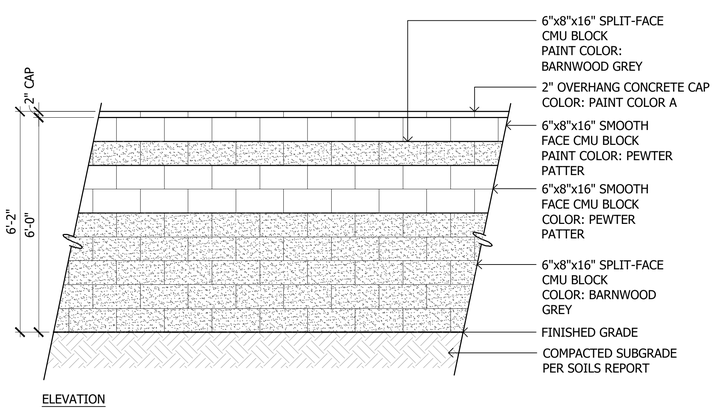


ELEVATION

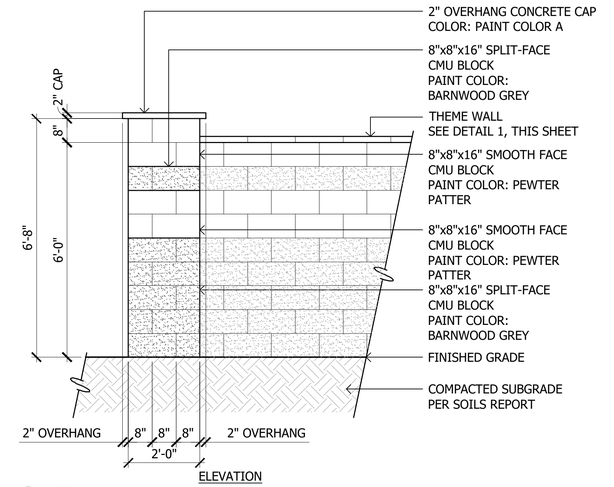
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

1 Theme Wall

SCALE: 1/2"=1'-0"



ELEVATION

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

2 Theme Column

SCALE: 1/2"=1'-0"

ELEVATION

PAINT COLOR B
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

3 Dooley Wall

SCALE: 1/2"=1'-0"

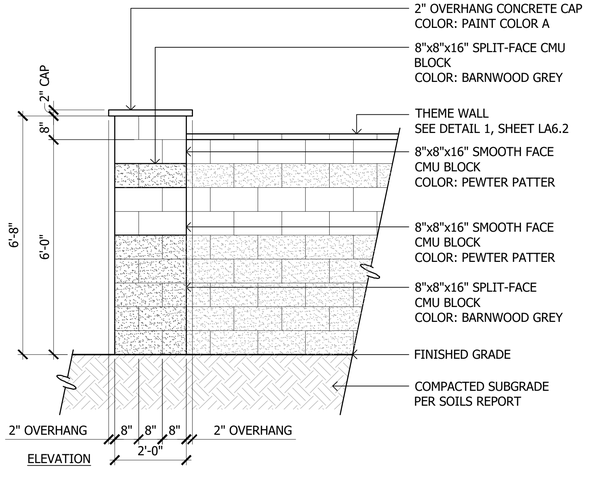
ELEVATION

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

4 Dooley Wall Return

SCALE: 1/2"=1'-0"



ELEVATION

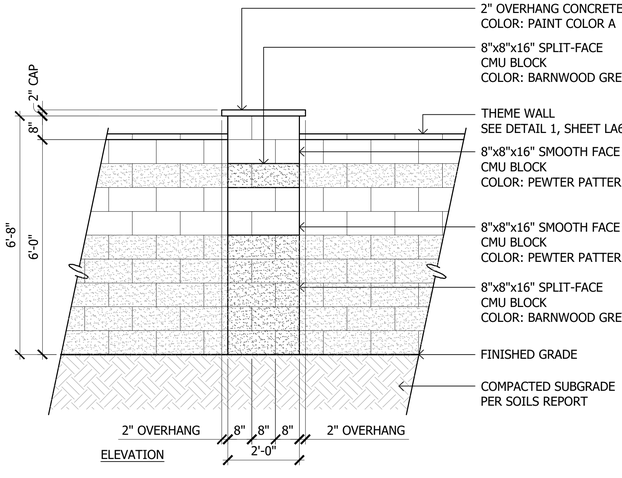
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

5 Corner Accent Pilaster

SCALE: 1/2"=1'-0"



ELEVATION

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

6 Theme Pilaster

SCALE: 1/2"=1'-0"

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ASHTON WOODS

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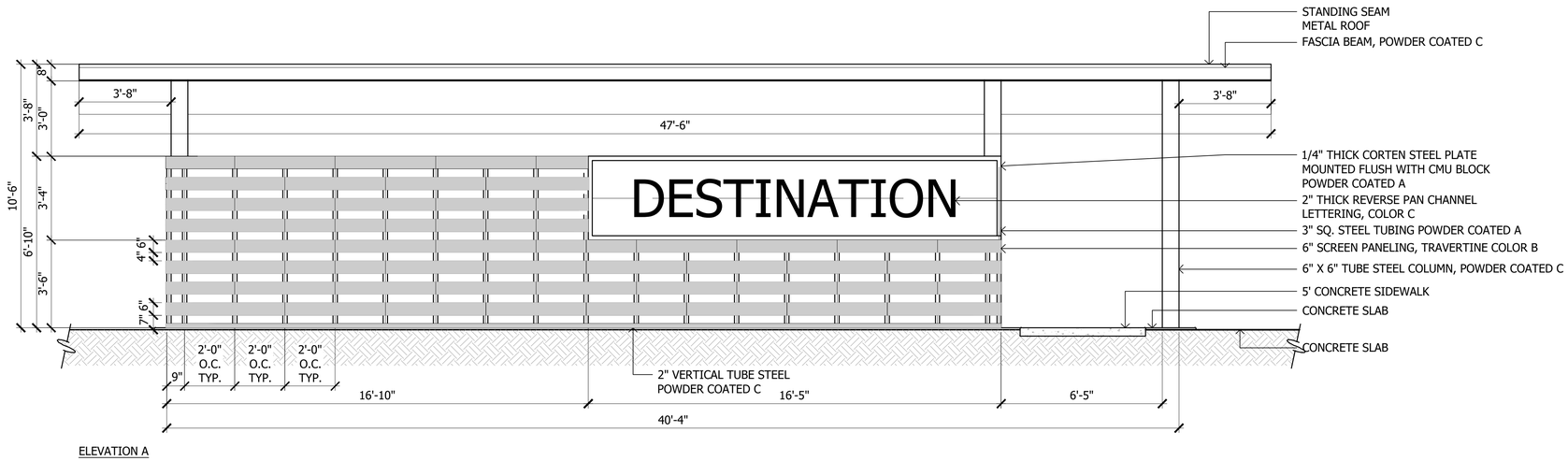
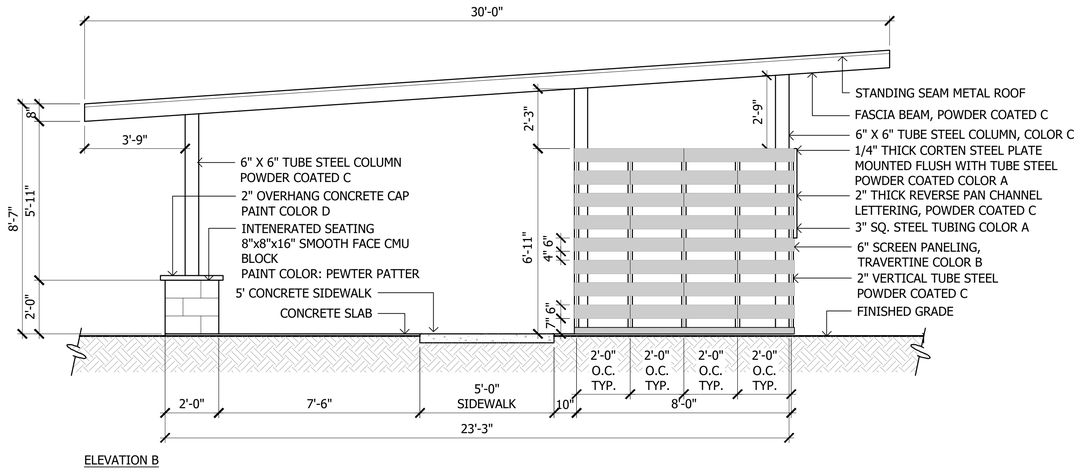


ELEVATION A



ELEVATION B

POWDER COAT A
MANUFACTURER:
SHERWIN WILLIAMS
PRODUCT NUMBER: SW
PRB2-C0001
COLOR: RUST
OR APPROVED EQUAL

PAINT COLOR D
MANUFACTURER:
DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD
GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER -
DET627 OR APPROVED EQUAL

TRAVERTINE (COLOR B)
MANUFACTURER: QDI
SURFACES
COLOR: ENGLISH WALNUT
OR APPROVED EQUAL

POWDER COATED C
MANUFACTURER: N/A
PRODUCT: BLACK OR
APPROVED EQUAL

CHARACTER IMAGE

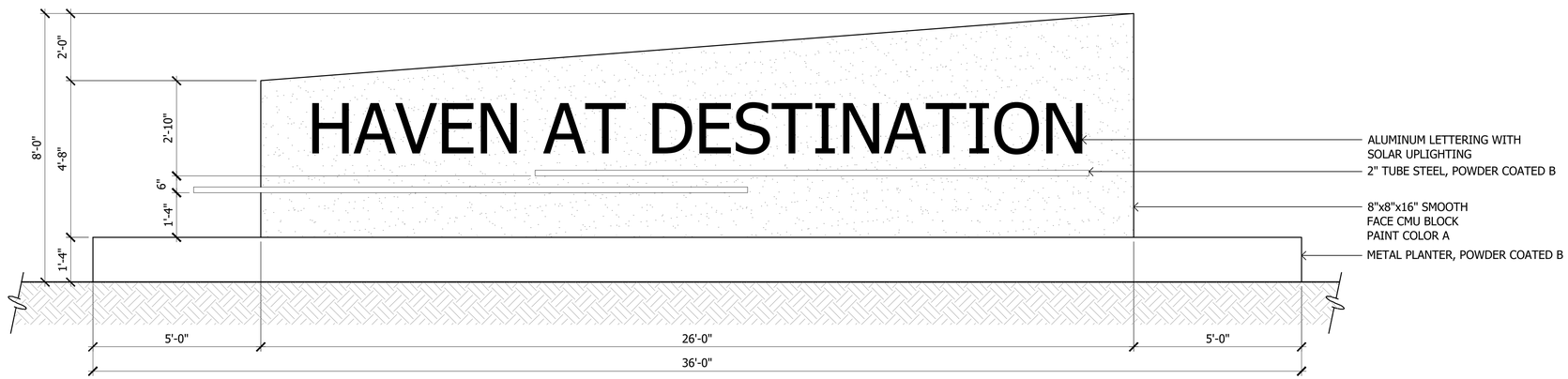
MANUFACTURER: KAYPARK
PRODUCT: BENCH SWING
SIZE: 6 FEET
PLANK TYPE: SLATTED STEEL
SKU: MCSB
COLOR: TAN
OR APPROVED EQUAL
FINISH: STANDARD

1 Custom Shade Structure

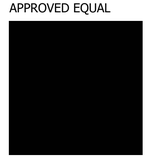
SCALE: 3/8"=1'-0"

2 Sway Bench

SCALE: -



PAINT COLOR A
MANUFACTURER:
DUNN-EDWARDS
PRODUCT NUMBER: DET627
COLOR: PEWTER PATTER OR
APPROVED EQUAL



POWDER COATED B
MANUFACTURER: N/A
PRODUCT: BLACK OR
APPROVED EQUAL

3 Primary Entry Monument

SCALE: 1/2"=1'-0"

Final Site Plan

Haven at Destination
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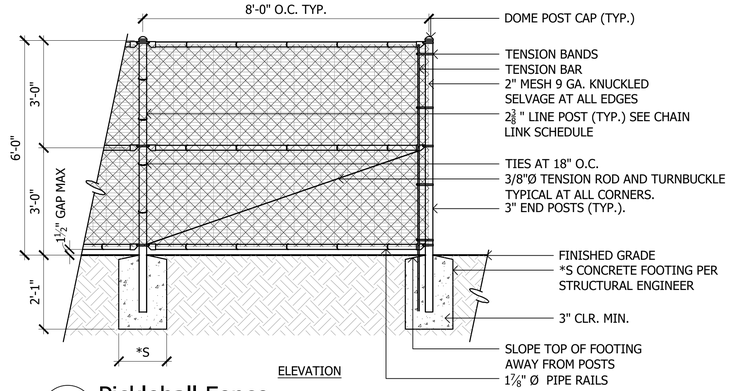
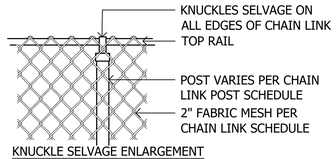


ELEVATION

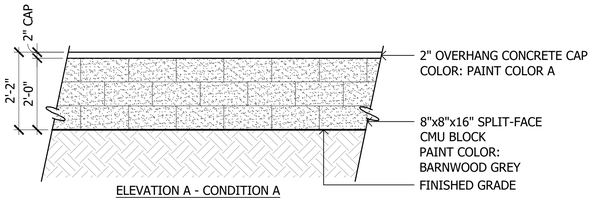
POWDER COAT
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT NUMBER: SW PRB2-C0001
COLOR: RUST
OR APPROVED EQUAL



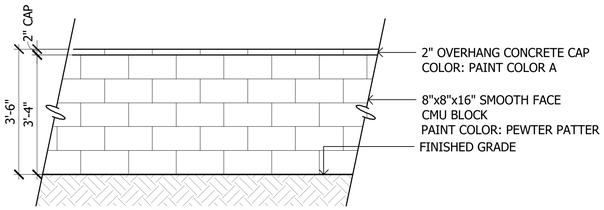
KNUCKLE SELVAGE ENLARGEMENT

1 Pickleball Fence

SCALE: 1/2"=1'-0"



ELEVATION A - CONDITION A



ELEVATION B - CONDITION B

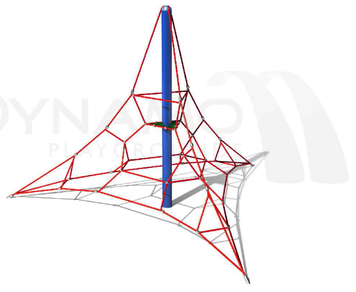
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

2 Screen Wall Condition A & B

SCALE: 1/2"=1'-0"



MANUFACTURER:
DYNAMO PLAYGROUNDS
PRODUCT: SM TETARNET
SKU: DX-SM01
COLOR: STANDARD
OR APPROVED EQUAL

CHARACTER IMAGE

3 Dynamo Play Structure 2-5

SCALE: -

MANUFACTURER:
DYNAMO PLAYGROUNDS
PRODUCT: PLAY ORCHID
SKU: DC-200406
COLOR: STANDARD
OR APPROVED EQUAL

CHARACTER IMAGE

4 Orchid Play Structure 5-12

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
RIVERSTONE BENCH
SKU: RVSB - 67
PLANK COLOR:
RECYCLED PLASTIC
REDWOOD
FRAME COLOR:
BRONZE POWDER COAT
OR APPROVED EQUAL

CHARACTER IMAGE

5 Bench

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
STEEL RECEPTACLE
WITH VERTICAL SLATS
SKU: SLTLR22-BRNZ
COLOR:
BRONZE POWDER COAT
OR APPROVED EQUAL

CHARACTER IMAGE

6 Trash Receptacle

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
WINDSOR SELECT SINGLE POST TABLE, 6 FOOT LONG
WITH VERTICAL SLATS
SKU: WS6SPTCRPIG
SLATS COLOR:
BROWN RECYCLED PLASTIC
OR APPROVED EQUAL

CHARACTER IMAGE

7 Picnic Table

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT: BAG TOSS
SKU: KPBT
COLOR: STANDARD
FINISH: STANDARD

CHARACTER IMAGE

8 Bag Toss Board

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
ADA ACCESIBLE SINGLE POST PICNIC TABLE 4SPT SERIES
SKU: 4SPT-RP
SLATS COLOR:
BROWN RECYCLED PLASTIC
OR APPROVED EQUAL

CHARACTER IMAGE

9 ADA Accessible Picnic Table

SCALE: -

MANUFACTURER:
CLASSIC RECREATION
PRODUCT:
DUGOUT RAMADA 16'x16'
OR APPROVED EQUAL

CHARACTER IMAGE

10 16'x16' Ramada

SCALE: -

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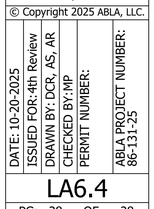

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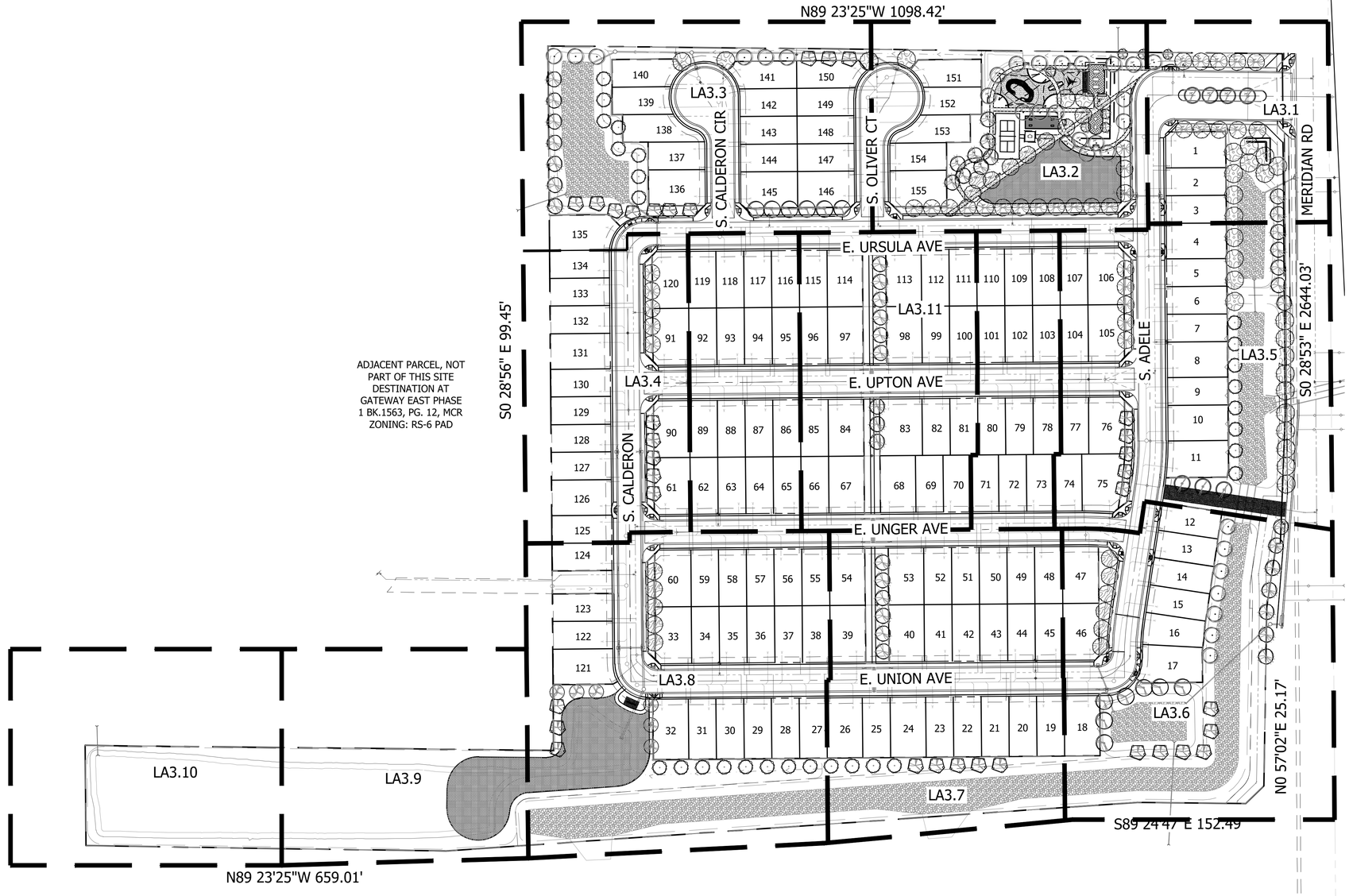
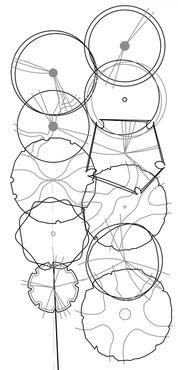
ADJACENT PARCEL, NOT PART OF THIS SITE
DESTINATION AT GATEWAY EAST PHASE 2
BK.1618, PG.32, MCR
ZONING: RS-7 PAD

ADJACENT PARCEL, NOT PART OF THIS SITE
DESTINATION AT GATEWAY EAST PHASE 1 BK.1563, PG. 12, MCR
ZONING: RS-6 PAD



Plant Materials Legend

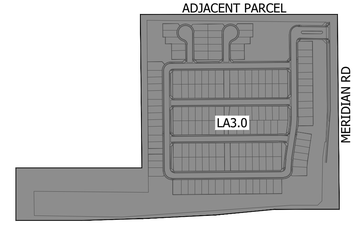


Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)	Mature (s.f)
Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis				15 gal	13		
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
Ebenopsis ebano							
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota							
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox				15 gal	10		
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707	30'
Pistacia chinensis				15 gal	9		
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	11	962	35'
Prosopis hybrid							
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral'				15 gal	36		
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964	50'
Sophora secundiflora							
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee'				15 gal	21		
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	56
Cordia parvifolia Little Leaf Cordia	5 gal.	39
Dodonaea viscosa Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	105
Tecoma Stans Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	40
Vauquelinia californica Arizona Rosewood	15 gal.	36
Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	55
Larrea tridentata Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	163
Justicia spicigera Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum Cimarron Sage	5 gal.	125
Teucrium fruticans Bush Germander	5 gal.	52
Rosmarinus officinalis Rosemary	5 gal.	77
Ruellia peninsularis Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	97
Russelia equisetiformis Coral Fountain	5 gal.	213
Teucrium chamaedrys Germander	1 gal.	152
Groundcovers	**Size**	**Qty**
Chrysactinia mexicana Damianita	1 gal.	113
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis Purple Trailing Lantana	1 gal.	191
Lantana sp. 'New Gold' Lantana	1 gal.	134
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	286
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	118
Bouteloua gracilis Blonde Ambition	1 gal.	435
Hesperaloe funifera Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	318
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	144
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	328
Muhlenbergia capillaris 'Regal Mist'	5 gal.	63
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	142
Muhlenbergia rigens Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.	53
Opuntia santa rita Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
Midiron Sod	38,366 S.F.
Wood Fiber	4,250 S.F.
Artificial Turf	801 S.F.
Cobble	77,958 S.F.
Stamped Asphalt Pedestrian Crosswalk	493 S.F.



KEY MAP NOT TO SCALE

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Mesa, AZ

SHEET TITLE: OVERALL PLANTING PLAN

ASHTON WOODS
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW D. BARON
10-20-2025
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-25

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.0

PG: 13 OF 28

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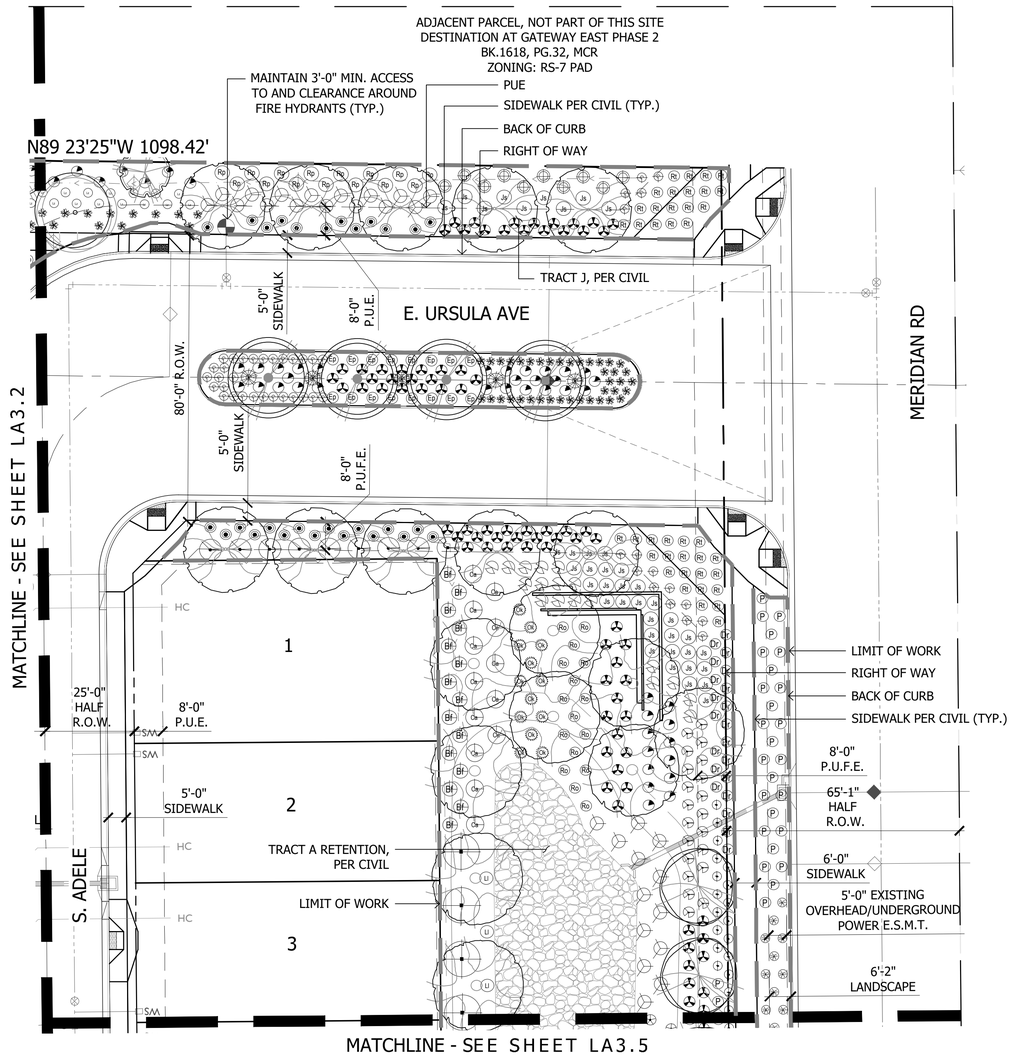
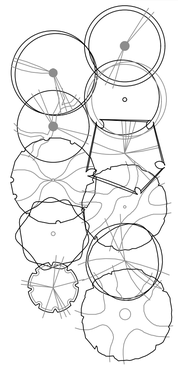


Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)	Mature (s.f)
Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis				15 gal	13		
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
Ebenopsis ebano							
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota							
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox				15 gal	10		
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707	30'
Pistacia chinensis				15 gal	9		
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	11	962	35'
Prosopis hybrid							
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral'				15 gal	36		
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964	50'
Sophora secundiflora							
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee'				15 gal	21		
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
Caesalpinia gilliesii		
Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana		
Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima		
Red Bird of Paradise	5 gal.	56
Cordia parvifolia		
Little Leaf Cordia	5 gal.	39
Dodonaea viscosa		
Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee'		
Orange Jubilee	15 gal.	105
Tecoma Stans		
Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire'		
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Vauquelinia californica		
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Larrea tridentata		
Creosote	5 gal.	38
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Simmondsia Chinensis		
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Eremophila glabra spp. carnosa		
Winter Blaze	5 gal.	140
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Justicia spicigera		
Mexican Honeysuckle	5 gal.	95
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Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
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Rosmarinus officinalis		
Rosemary	5 gal.	77
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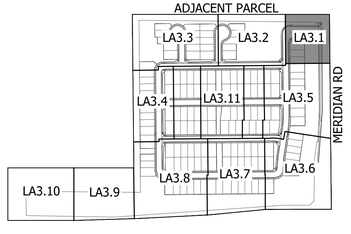

KEY MAP NOT TO SCALE

Scale 1:20' (20' 40' 60')

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SHEET TITLE: PLANTING PLAN

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ASHTON WOODS

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ISSUED FOR:	4th Review
DRAWN BY:	DCR, AS, AR
CHECKED BY:	MP
PERMIT NUMBER:	
ABLA PROJECT NUMBER:	86-131-25

LA3.1

PG: 14 OF 28

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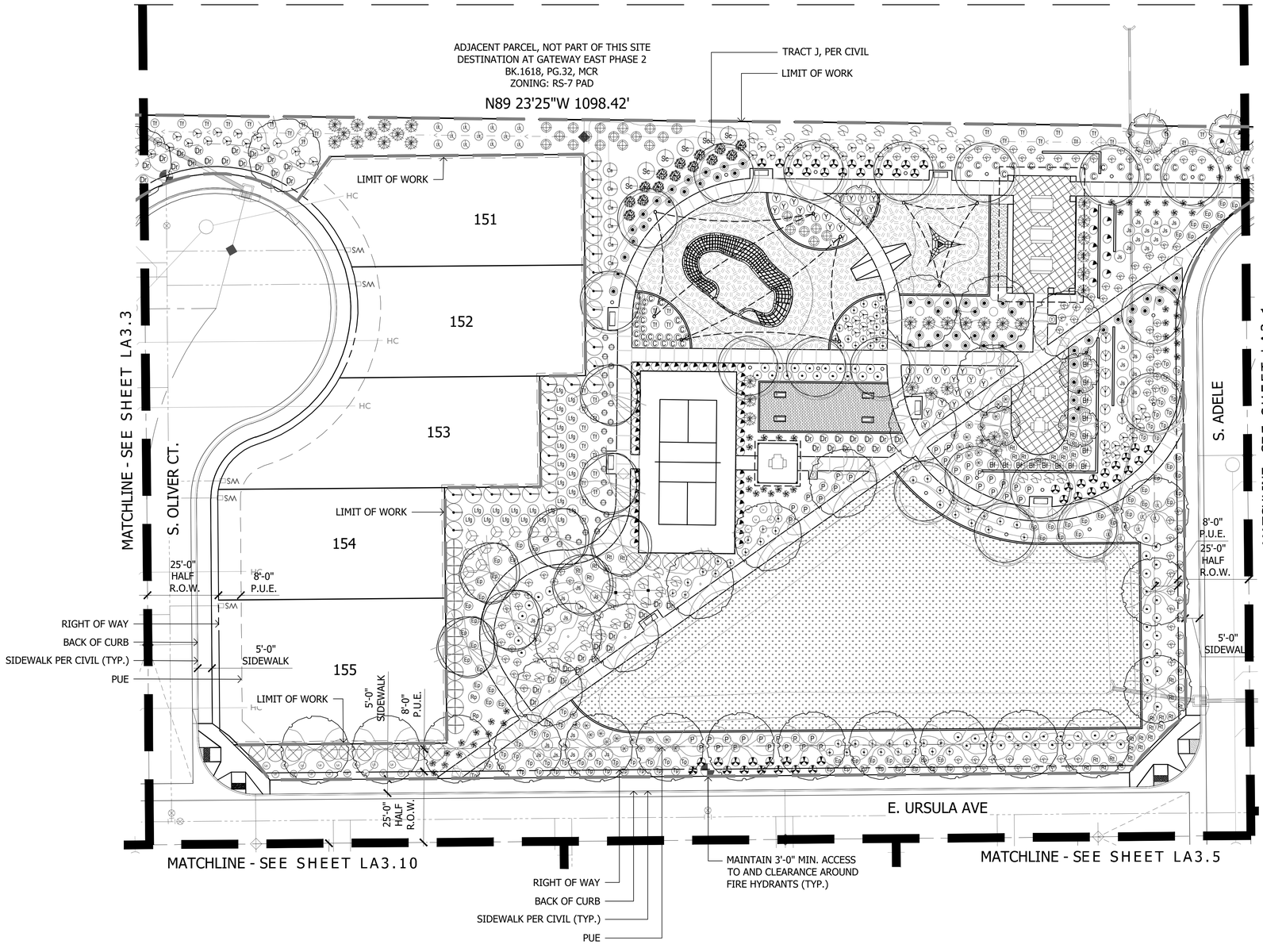

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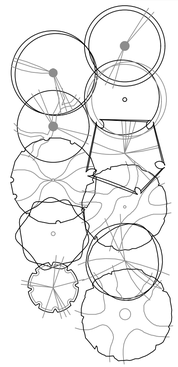

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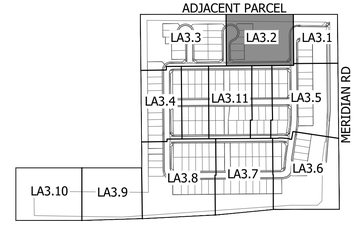

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LA3.2

PG: 15 OF 28

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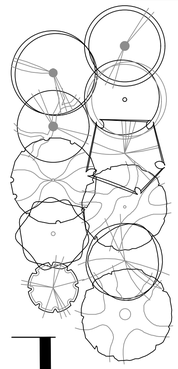
Plant Materials Legend



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Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	328
Muhlenbergia capillaris 'Regal Mist'	5 gal.	63
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	142
Muhlenbergia rigens Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.	53
Opuntia santa rita Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida Pale Leaf Yucca	5 gal.	170
Inerts	**Qty**	
No Symbol Decomposed Granite	308,213 S.F.	
Stabilized DG	3,890 S.F.	
Midiron Sod	38,366 S.F.	
Wood Fiber	4,250 S.F.	
Artificial Turf	801 S.F.	
Cobble	77,958 S.F.	
Stamped Asphalt Pedestrian Crosswalk	493 S.F.	

ADJACENT PARCEL, NOT PART OF THIS SITE DESTINATION AT GATEWAY EAST PHASE 1 BK.1563, PG. 12, MCR ZONING: RS-6 PAD

ADJACENT PARCEL, NOT PART OF THIS SITE DESTINATION AT GATEWAY EAST PHASE 2 BK.1618, PG.32, MCR ZONING: RS-7 PAD

N89 23'25"W 1098.42'

S0 2856" E 99.45'

LIMIT OF WORK

TRACT J, PER CIVIL

LIMIT OF WORK

MAINTAIN 3'-0" MIN. ACCESS TO AND CLEARANCE AROUND FIRE HYDRANTS (TYP.)

TRACT J RETENTION, PER CIVIL

S. CALDERON CIR

S. OLIVER CT.

8'-0" P.U.E.

8'-0" P.U.E.

50'-0" R.O.W.

5'-0" SIDEWALK

5'-0" SIDEWALK

8'-0" P.U.E.

5'-0" SIDEWALK

25'-0" HALF R.O.W.

5'-0" SIDEWALK

8'-0" P.U.E.

LIMIT OF WORK

LIMIT OF WORK

25'-0" HALF R.O.W.

E. URSULA AVE

MATCHLINE - SEE SHEET LA3.2

MATCHLINE - SEE SHEET LA3.11

MATCHLINE - SEE SHEET LA3.4

MAINTAIN 3'-0" MIN. ACCESS TO AND CLEARANCE AROUND FIRE HYDRANTS (TYP.)

RIGHT OF WAY

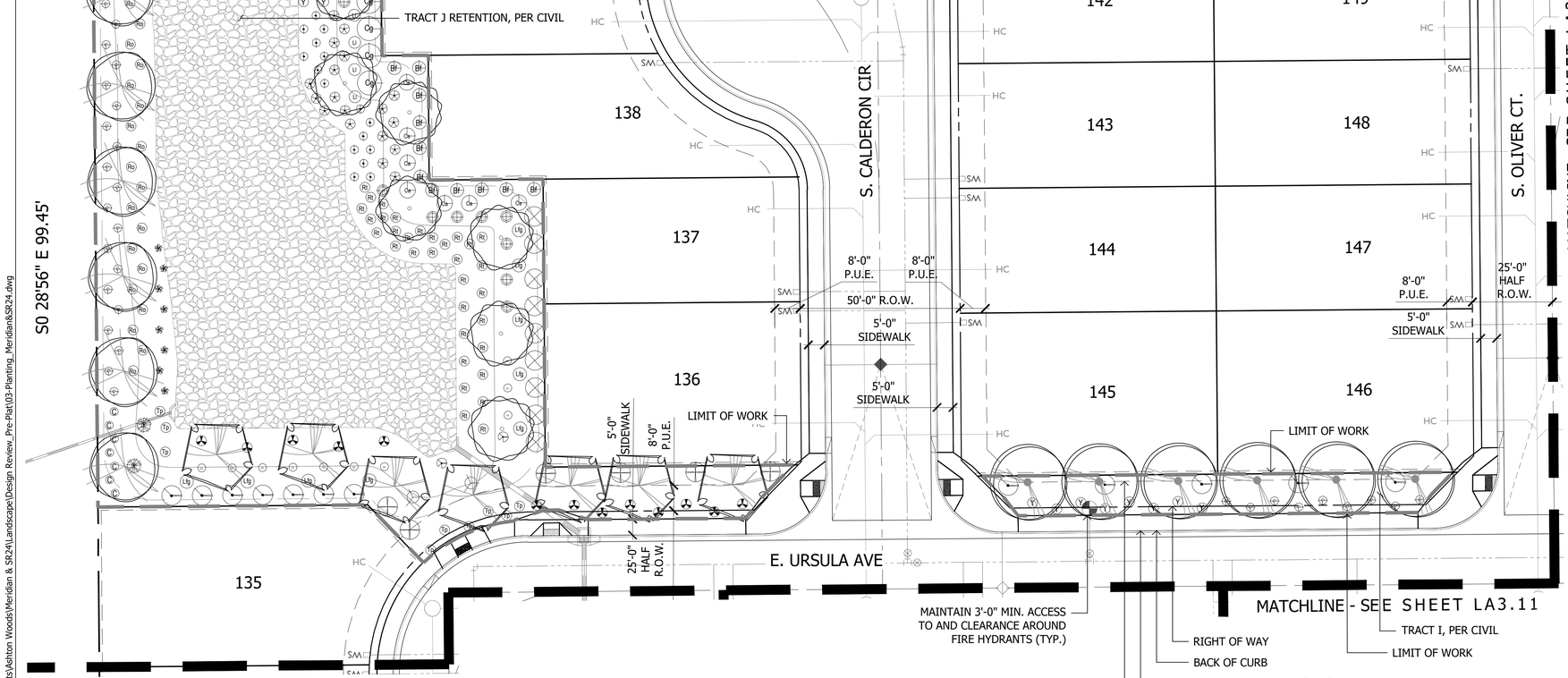
BACK OF CURB

SIDEWALK PER CIVIL (TYP.)

PUE

TRACT I, PER CIVIL

LIMIT OF WORK



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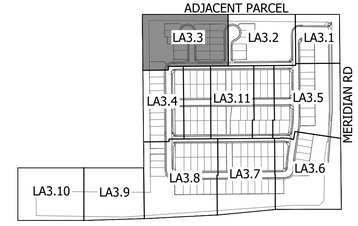

KEY MAP NOT TO SCALE

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\\FSERVER\ABLAProjects\Ashton Woods\Meridian & SR24\Landscape\Design Review_Pre-Plat\03-Planting_Meridian&SR24.dwg

Final Site Plan
Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: PLANTING PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT 45440 ANDREW D. BARON 10-20-2025 EXP. 12-31-27

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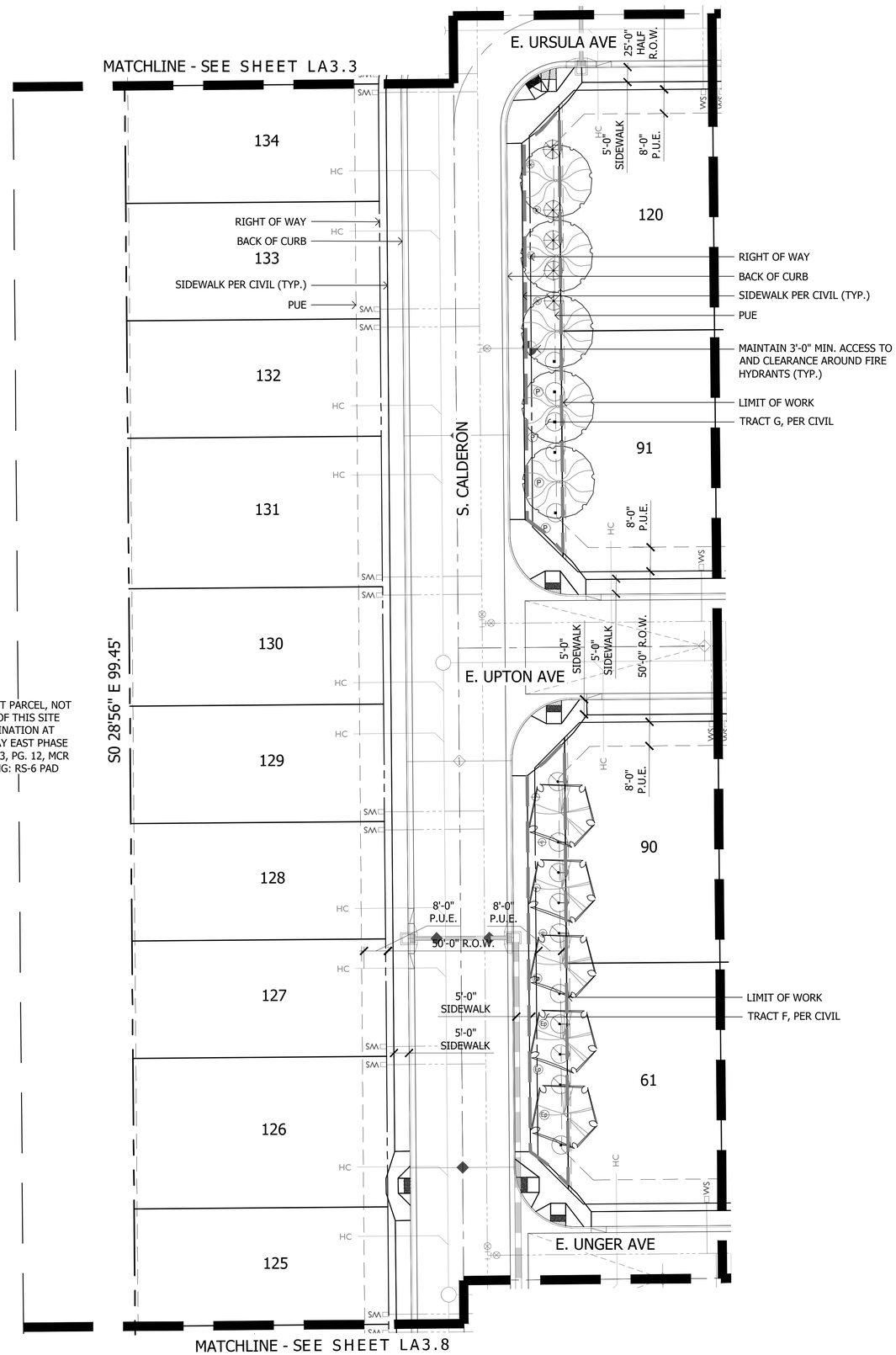
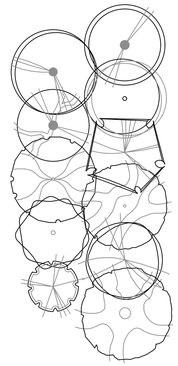
DATE: 10-20-2025
ISSUED FOR:4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY:MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.3



Plant Materials Legend



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Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis							
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
Ebenopsis ebano							
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota							
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox				15 gal	10		
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707	30'
Pistacia chinensis				15 gal	9		
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	11	962	35'
Prosopis hybrid							
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral'				15 gal	36		
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964	50'
Sophora secundiflora							
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee'				15 gal	21		
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
Caesalpinia gilliesii		
Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana		
Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima		
Red Bird of Paradise	5 gal.	56
Cordia parvifolia		
Little Leaf Cordia	5 gal.	39
Dodonaea viscosa		
Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee'		
Orange Jubilee	15 gal.	105
Tecoma Stans		
Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire'		
Bells of Fire	5 gal.	40
Vauquelinia californica		
Arizona Rosewood	15 gal.	36
Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver'		
Silver Cassia	5 gal.	55
Larrea tridentata		
Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud'		
Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy'		
Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis		
Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa		
Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells		
Blue Bells	5 gal.	163
Justicia spicigera		
Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta'		
Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
Bush Germander	5 gal.	52
Rosmarinus officinalis		
Rosemary	5 gal.	77
Ruellia peninsularis		
Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista'		
Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John'		
Little John Bottle Brush	5 gal.	97
Russelia equisetiformis		
Coral Fountain	5 gal.	213
Teucrium chamaedrys		
Germander	1 gal.	152
Groundcovers	**Size**	**Qty**
Chrysactinia mexicana		
Damianita	1 gal.	113
Eremophila prostrata		
Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis		
Purple Trailing Lantana	1 gal.	191
Lantana sp.		
'New Gold' Lantana	1 gal.	134
Rosmarinus officinalis 'Prostratus'		
Trailing Rosemary	1 gal.	286
Ruellia 'Katie'		
Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum'		
Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf'		
Blue Elf Aloe	5 gal.	118
Bouteloua gracilis		
Blonde Ambition	1 gal.	435
Hesperaloe funifera		
Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade		
Pink Parade Hesperaloe	3 gal.	318
Hesperaloe parviflora 'Brakelights'		
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Muhlenbergia capillaris		
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'Autumn Glow'	5 gal.	142
Muhlenbergia rigens		
Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville'		
Purple Muhly	1 gal.	53
Opuntia santa rita		
Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice		
Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida		
Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol — Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
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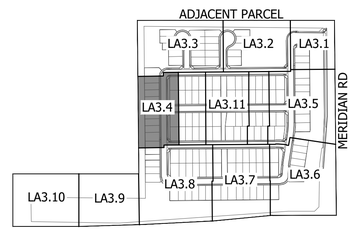

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Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: PLANTING PLAN

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45440
ANDREW D. BARON
11-20-2025
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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LA3.4

PG: 17 OF 28

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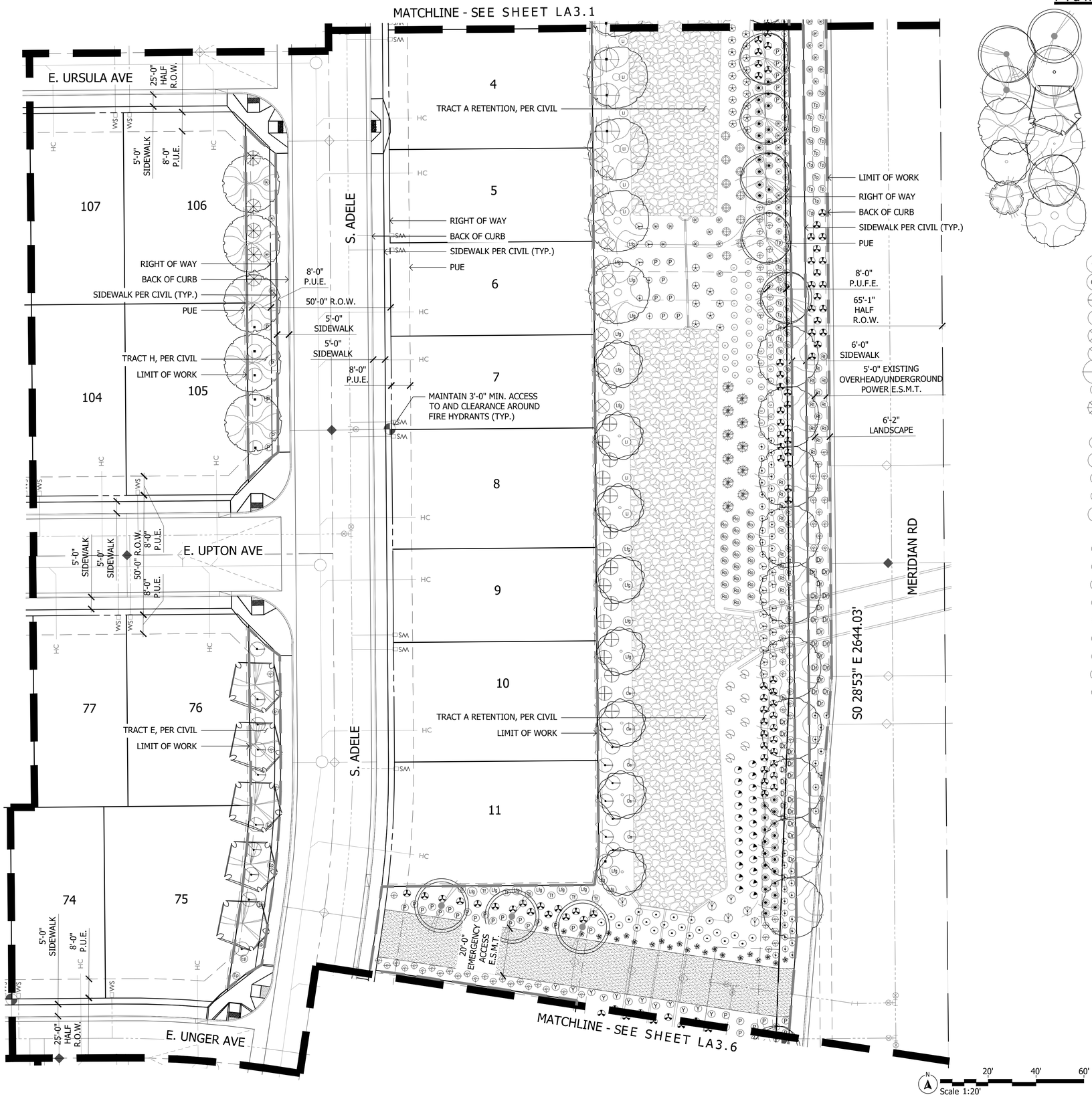

Plant Materials Legend

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Chilopsis linearis Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	15 gal 24"	13 19	315	20'
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Olneya tesota Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	15 gal 24"	10 25	707	30'
Pistacia chinensis Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	15 gal 24"	9 11	962	35'
Prosopis hybrid Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	15 gal 24"	36 8	1,964	50'
Sophora secundiflora Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee' Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	15 gal 24"	21 8	1,590	45'

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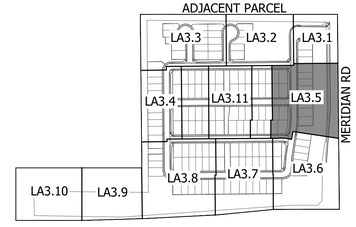

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45440
CERTIFICATE
ANDREW D.
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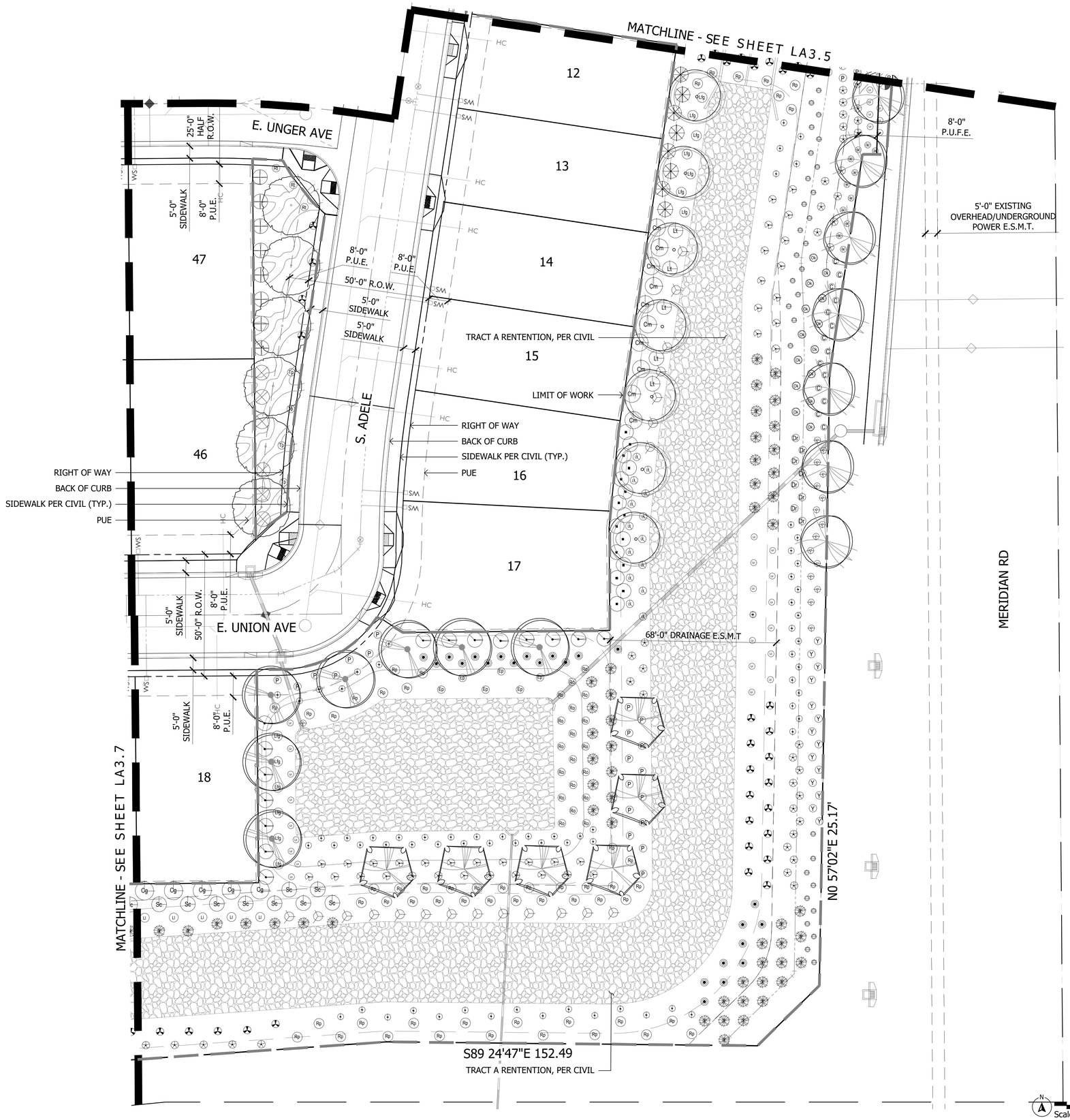

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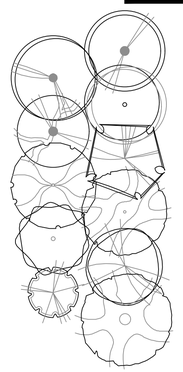

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Trailing Rosemary	1 gal.	286
Ruellia 'Katie'		
Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum'		
Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf'		
Blue Elf Aloe	5 gal.	118
Bouteloua gracilis		
Blonde Ambition	1 gal.	435
Hesperaloe funifera		
Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade		
Pink Parade Hesperaloe	3 gal.	318
Hesperaloe parviflora 'Brakelights'		
Brakelights Red Yucca	3 gal.	144
Hesperaloe parviflora 'Yellow'		
Yellow Yucca	5 gal.	328
Muhlenbergia capillaris		
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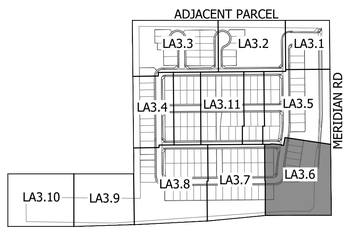
Muhlenbergia lindheimeri		
'Autumn Glow'	5 gal.	142
Muhlenbergia rigens		
Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville'		
Purple Muhly	1 gal.	53
Opuntia santa rita		
Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice		
Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida		
Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol — Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
Midiron Sod	38,366 S.F.
Wood Fiber	4,250 S.F.
Artificial Turf	801 S.F.
Cobble	77,958 S.F.
Stamped Asphalt Pedestrian Crosswalk	493 S.F.



KEY MAP

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Scale 1:20'

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Haven at Destination
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SHEET TITLE: PLANTING PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW D BARON
01-20-2025
EXP. 12-31-25

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.6

PG: 19 OF 28

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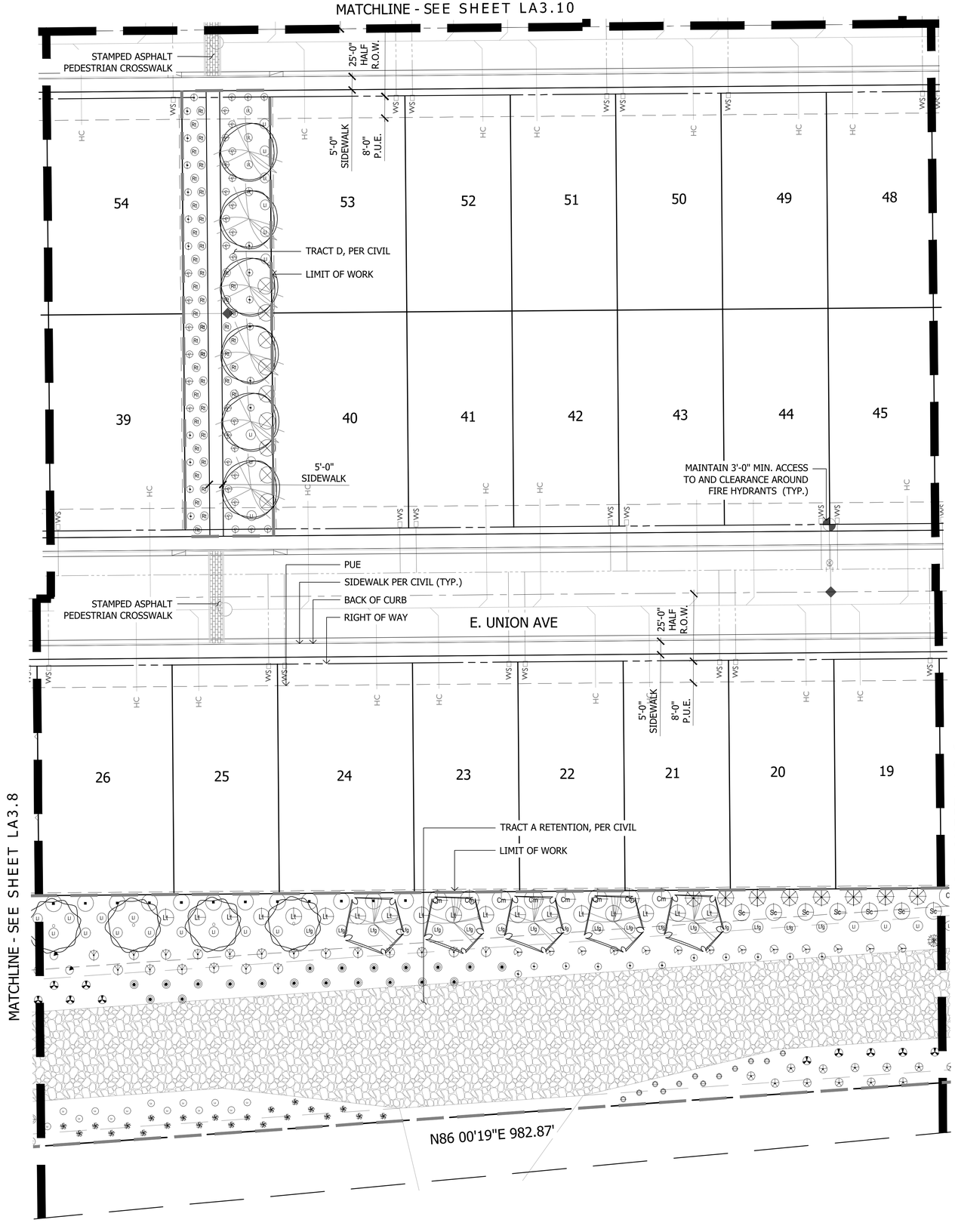

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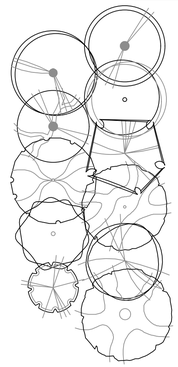

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Chilopsis linearis Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	15 gal 24"	13 19	315	20'
Ebenopsis ebano Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	15 gal 24"	10 25	707	30'
Pistacia chinensis Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	15 gal 24"	9 11	962	35'
Prosopis hybrid Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	15 gal 24"	36 8	1,964	50'
Sophora secundiflora Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee' Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	15 gal 24"	21 8	1,590	45'

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Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	33
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Cordia parvifolia Little Leaf Cordia	5 gal.	39
Dodonaea viscosa Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	105
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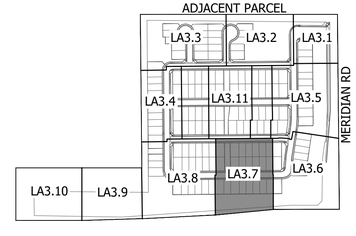

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Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

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ASHTON WOODS
ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

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LA3.7

PG: 20 OF 28

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MATCHLINE - SEE SHEET LA3.4

E. UNGER AVE

25'-0" HALF R.O.W.

S. CALDERON

12'-0" WATER E.S.M.T.

124

TRACT B, PER CIVIL

5'-0" SIDEWALK

8'-0" P.U.E.

60 59 58 57 56 55

RIGHT OF WAY

BACK OF CURB

SIDEWALK PER CIVIL (TYP.)

PUE

8'-0" P.U.E.

LIMIT OF WORK

50'-0" R.O.W.

5'-0" SIDEWALK

5'-0" SIDEWALK

20'-0" SEWER E.S.M.T.

123

TRACT C, PER CIVIL

8'-0" P.U.E.

122

33 34 35 36 37 38

S0 28'56" E 99.45'

ADJACENT PARCEL, NOT PART OF THIS SITE DESTINATION AT GATEWAY EAST PHASE 1 BK.1563, PG. 12, MCR ZONING: RS-6 PAD

MAINTAIN 3'-0" MIN. ACCESS TO AND CLEARANCE AROUND FIRE HYDRANTS (TYP.)

5'-0" SIDEWALK

8'-0" P.U.E.

121

TRACT A RETENTION, PER CIVIL

E. UNION AVE

5'-0" SIDEWALK

50'-0" R.O.W.

8'-0" P.U.E.

32 31 30 29 28 27

TRACT A RETENTION, PER CIVIL

LIMIT OF WORK

MATCHLINE - SEE SHEET LA3.9

MATCHLINE - SEE SHEET LA3.7

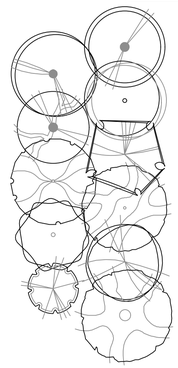
N86 00'19"E 982.87'

LIMIT OF WORK

N

Scale 1:20'

20' 40' 60'



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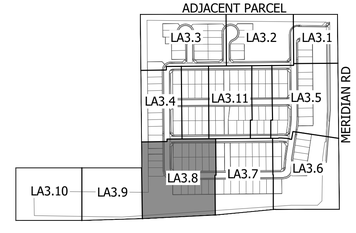

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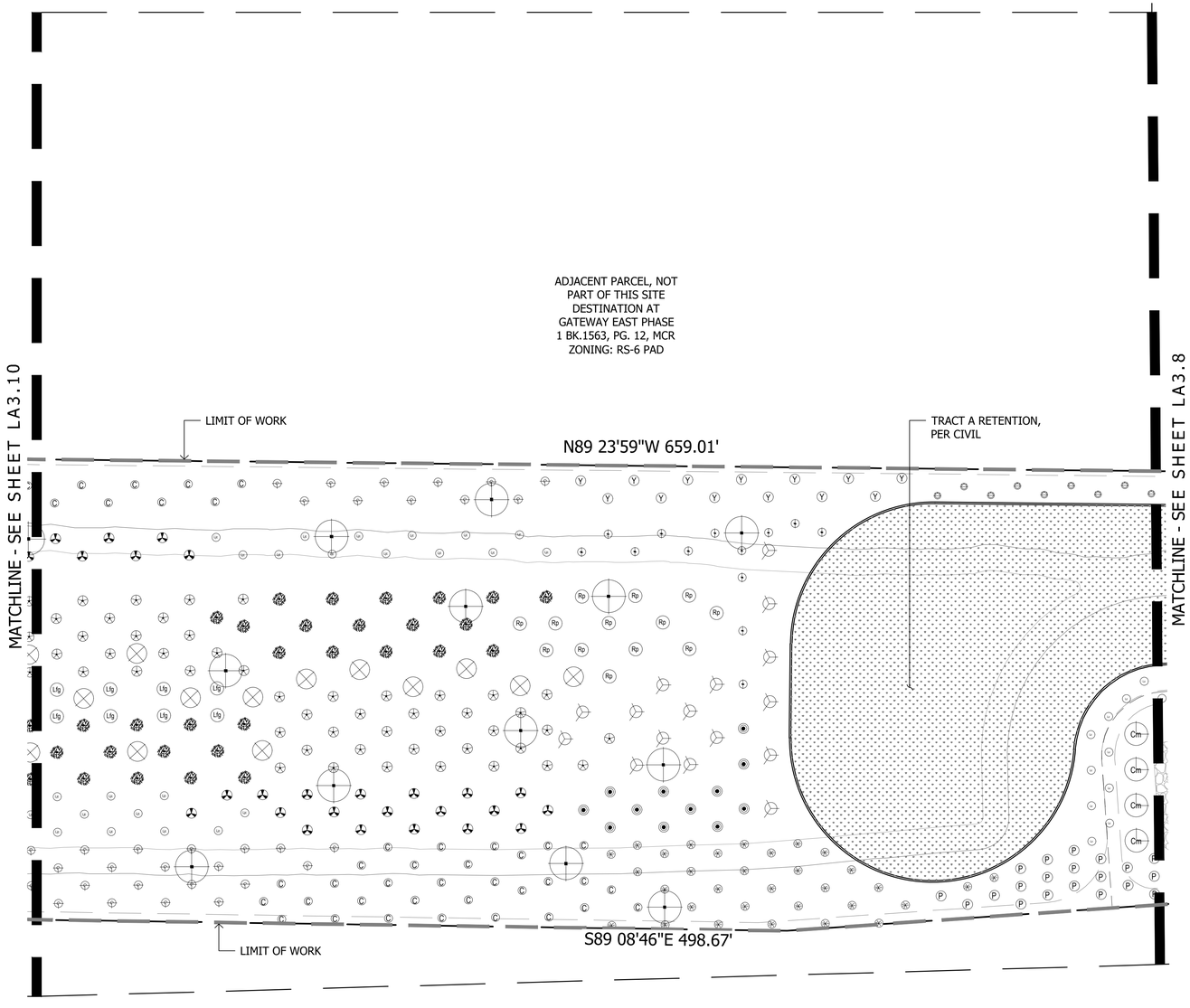

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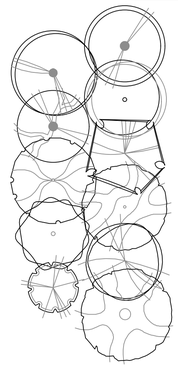

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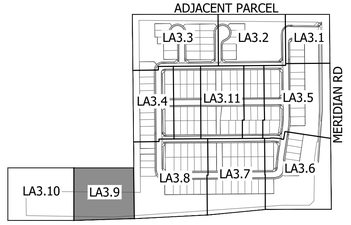
Hesperaloe parviflora 'Yellow'		
Yellow Yucca	5 gal.	328
Muhlenbergia capillaris		
'Regal Mist'	5 gal.	63
Muhlenbergia lindheimeri		
'Autumn Glow'	5 gal.	142
Muhlenbergia rigens		
Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville'		
Purple Muhly	1 gal.	53
Opuntia santa rita		
Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice		
Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida		
Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol — Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
Midiron Sod	38,366 S.F.
Wood Fiber	4,250 S.F.
Artificial Turf	801 S.F.
Cobble	77,958 S.F.
Stamped Asphalt Pedestrian Crosswalk	493 S.F.



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1 2 3 4 5 6

Final Site Plan
Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: PLANTING PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
CERTIFICATE EXPIRATION DATE
10-20-2025
EXP 12-31-21

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.9

PG: 22 OF 28

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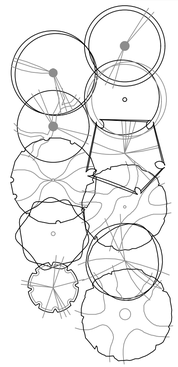
Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)	Mature (s.f)
Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis				15 gal	13		
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
Ebenopsis ebano							
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota							
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox				15 gal	10		
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707	30'
Pistacia chinensis				15 gal	9		
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	11	962	35'
Prosopis hybrid							
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral'				15 gal	36		
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964	50'
Sophora secundiflora							
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee'				15 gal	21		
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
Caesalpinia gilliesii		
Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana		
Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima		
Red Bird of Paradise	5 gal.	56
Cordia parvifolia		
Little Leaf Cordia	5 gal.	39
Dodonaea viscosa		
Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee'		
Orange Jubilee	15 gal.	105
Tecoma Stans		
Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire'		
Bells of Fire	5 gal.	40
Vauquelinia californica		
Arizona Rosewood	15 gal.	36
Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver'		
Silver Cassia	5 gal.	55
Larrea tridentata		
Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud'		
Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy'		
Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis		
Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa		
Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells		
Blue Bells	5 gal.	163
Justicia spicigera		
Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta'		
Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
Bush Germander	5 gal.	52
Rosmarinus officinalis		
Rosemary	5 gal.	77
Ruellia peninsularis		
Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista'		
Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John'		
Little John Bottle Brush	5 gal.	97
Russelia equisetiformis		
Coral Fountain	5 gal.	213
Teucrium chamaedrys		
Germander	1 gal.	152
Groundcovers	**Size**	**Qty**
Chrysactinia mexicana		
Damianita	1 gal.	113
Eremophila prostrata		
Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis		
Purple Trailing Lantana	1 gal.	191
Lantana sp.		
'New Gold' Lantana	1 gal.	134
Rosmarinus officinalis 'Prostratus'		
Trailing Rosemary	1 gal.	286
Ruellia 'Katie'		
Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum'		
Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf'		
Blue Elf Aloe	5 gal.	118
Bouteloua gracilis		
Blonde Ambition	1 gal.	435
Hesperaloe funifera		
Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade		
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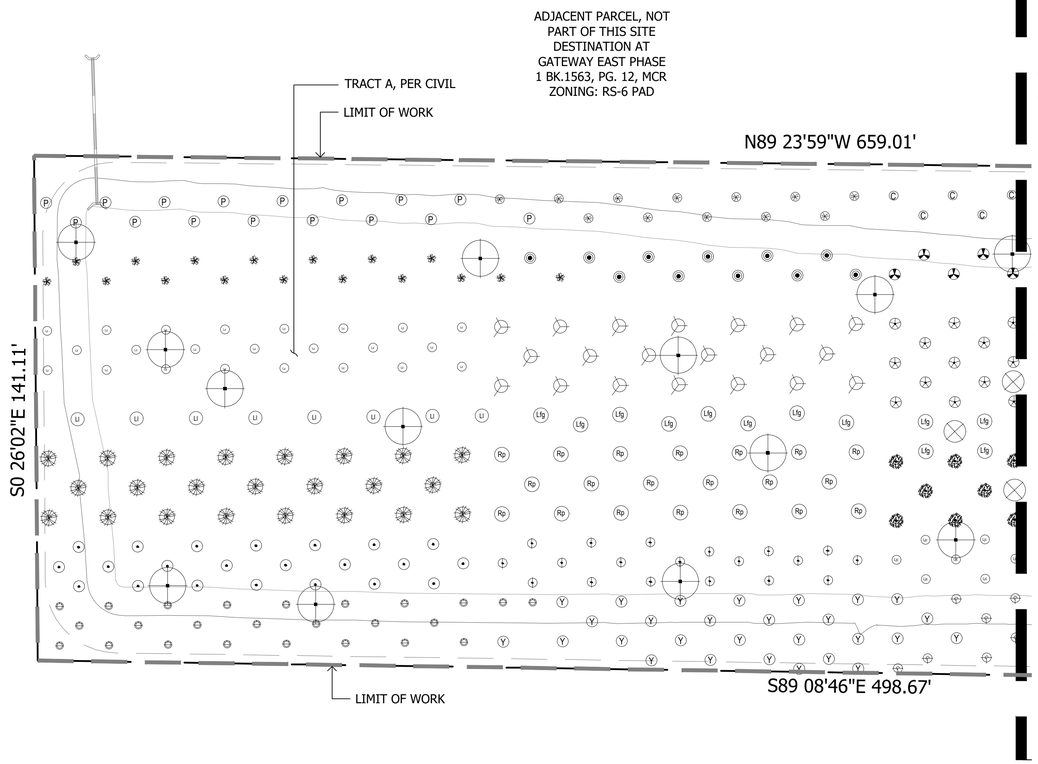

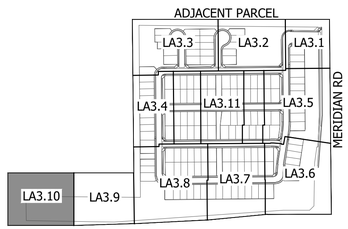

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NE Corner of Meridian RD and AZ Route 24
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SHEET TITLE: PLANTING PLAN

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ASHTON WOODS

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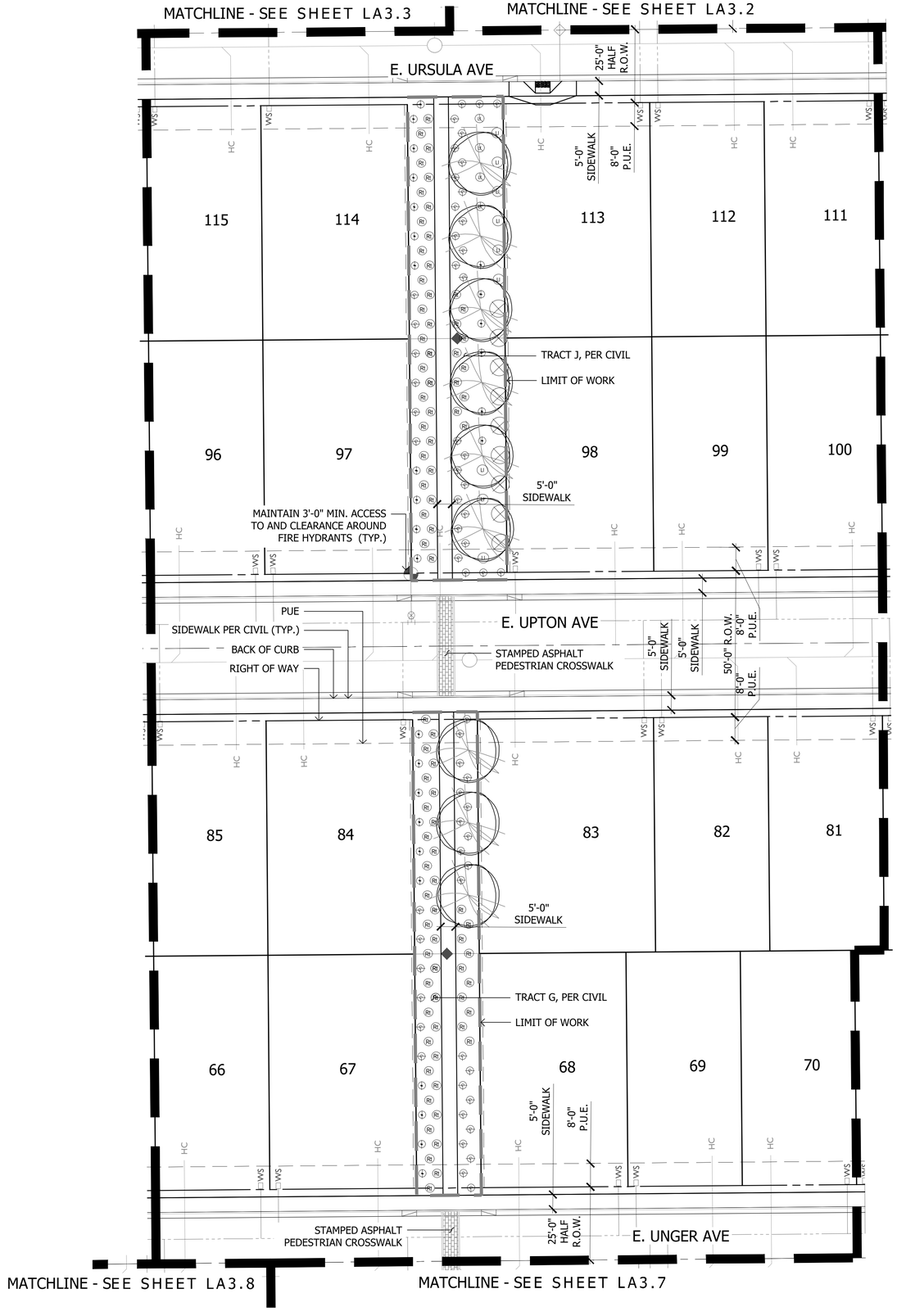
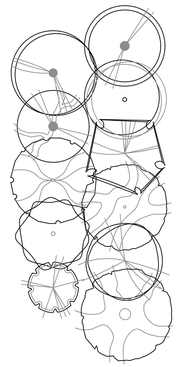
LA3.10

PG: 23 OF 28





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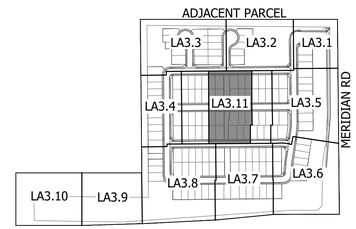

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REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 45440 — ANDREW D. BARON — EXP. 12-31-25 — STATE OF ARIZONA

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DRAWN BY: DCR, AS, AR
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LA3.11

PG: 24 OF 28

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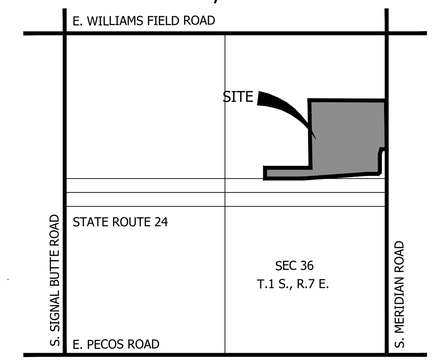
FINAL SITE PLAN

FOR

HAVEN AT DESTINATION

A PORTION OF NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP I SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



VICINITY MAP NOT TO SCALE

CITY OF MESA FIRE CODE NOTES:

A. COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.""FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. "WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

CONSULTANT TEAM:

LANDSCAPE ARCHITECT
ABLA, LLC
ANDY BARON
310 E. RIO SALADO PARKWAY
TEMPE, AZ 85281
480-530-0077
andy.baron@ablastudio.com

CIVIL ENGINEER
EPS GROUP, INC.
JEFFREY DITGEN
1130 N ALMA SCHOOL RD.
SUITE 120
480-503-225
jeff.ditgen@epsgroupinc.com

CLIENT / OWNER DEVELOPER:

ASHTON WOODS
MARI FLYNN
1533 N PIMA ROAD
SUITE 205
480-202-6541
mari.flynn@ashtonwoods.com

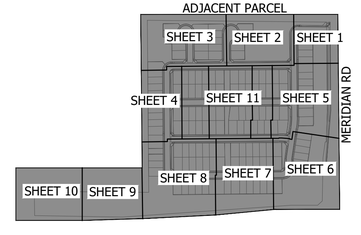
SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA2.0	WALL PLAN
3-12	LA2.1-LA2.10	LAYOUT PLAN
13	LA3.0	OVERALL PLANTING PLAN
14-24	LA3.1-LA3.11	PLANTING PLANS
25-28	LA6.1-LA6.4	CONSTRUCTION DETAILS

SITE LANDSCAPE DATA:

SHOWN FOR SUBMITTAL PURPOSES ONLY. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.

DESCRIPTION:	QUANTITY:
STREET ROW LANDSCAPING	
COLLECTOR STREETS - MINIMUM REQUIRED	8 TREES AND 48 SHRUBS
COLLECTOR STREETS - PLANTS PROVIDED	14 TREES AND 303 SHRUBS
LOCAL STREETS - MINIMUM REQUIRED	61 TREES AND 244 SHRUBS
LOCAL STREETS - PLANTS PROVIDED	66 TREES AND 455 SHRUBS
OPEN SPACE	
OPEN SPACE REQUIRED	67,200 S.F. (1.54 AC)
OPEN SPACE PROVIDED	407,721 S.F. (9.36 AC)
TREE CANOPY PERCENTAGE	
TOTAL CANOPY COVERAGE	14.5 %



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ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

ARIZONA REGISTERED LANDSCAPE ARCHITECT
45140
ANDREW D. BARON
2020-2025
EXP. 12-31-21

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

Final Site Plan
Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: LANDSCAPE COVER

LA CV

PG: 1 OF 28

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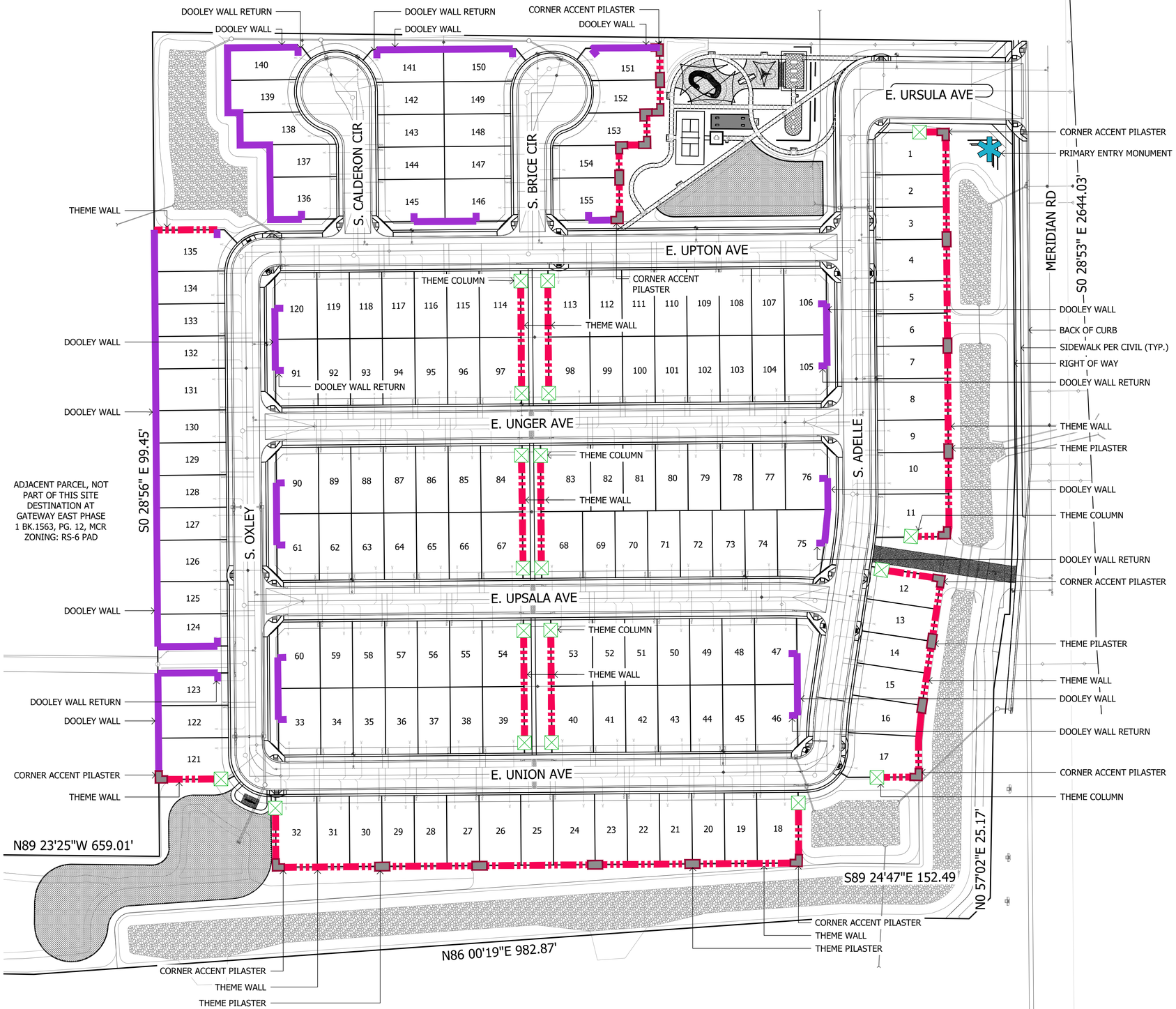
ADJACENT PARCEL, NOT PART OF THIS SITE
DESTINATION AT GATEWAY EAST PHASE 2
BK.1618, PG.32, MCR
ZONING: RS-7 PAD

N89 23'25"W 1098.42'

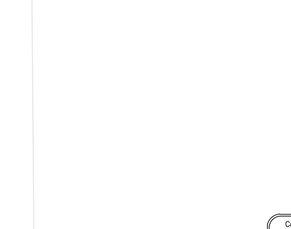


WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	THEME WALL	DETAIL 1, SHEET LA6.2	2,916 LF
	DOOLEY WALL	DETAIL 3, SHEET LA6.2	2,191 LF
	THEME COLUMN	DETAIL 2, SHEET LA6.2	19
	THEME PILASTER	DETAIL 6, SHEET LA6.2	11
	CORNER ACCENT PILASTER	DETAIL 5, SHEET LA6.2	13
	DOOLEY WALL RETURN	DETAIL 4, SHEET LA6.2	23
	PRIMARY ENTRY MONUMENT	DETAIL 2, SHEET LA6.3	1

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 25'-0" FROM BACK OF CURB.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6"x6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.



KEY MAP NOT TO SCALE

Scale 1:60' (60' 120' 180')

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ARIZONA811
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SHEET TITLE: WALL PLAN

ASHTON WOODS

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LA2.0

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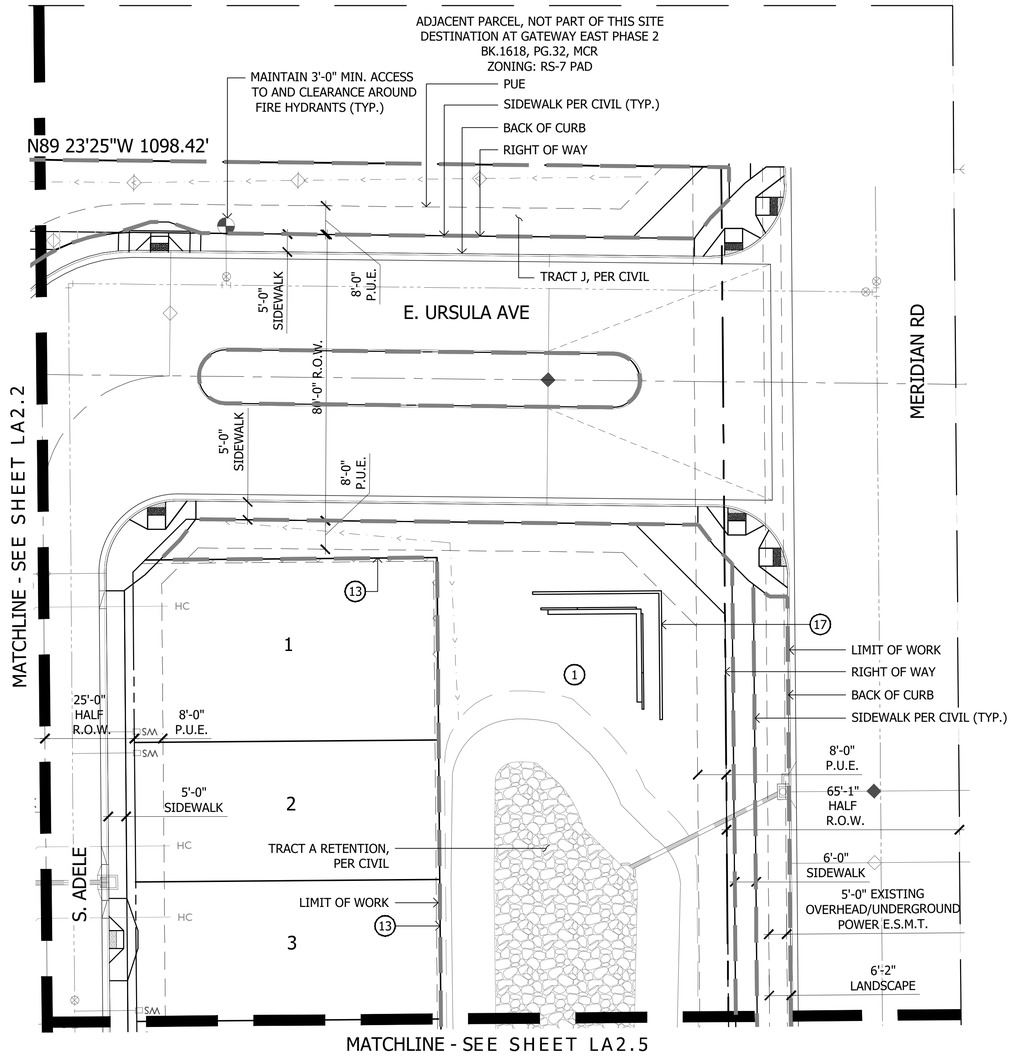

KEYNOTES

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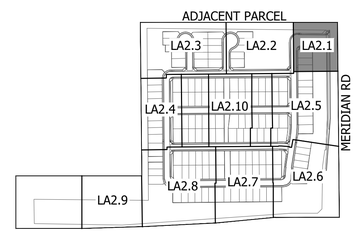
SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL
POINT OF BEGINNING FOR DIMENSIONS



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LA2.1

PG: 3 OF 28

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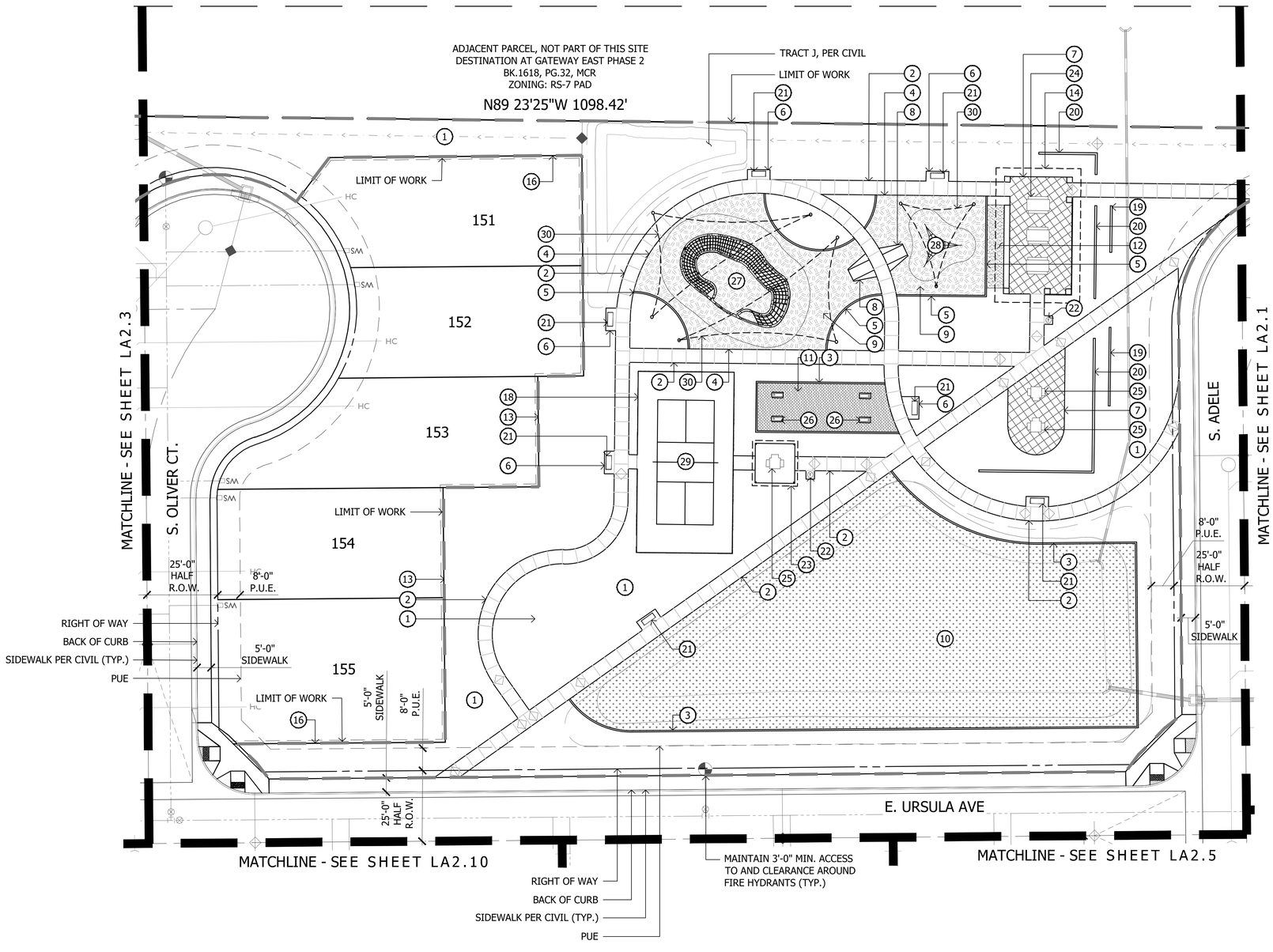

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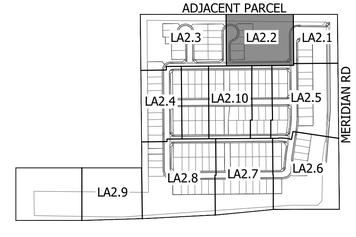

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LA2.2
PG: 4 OF 28

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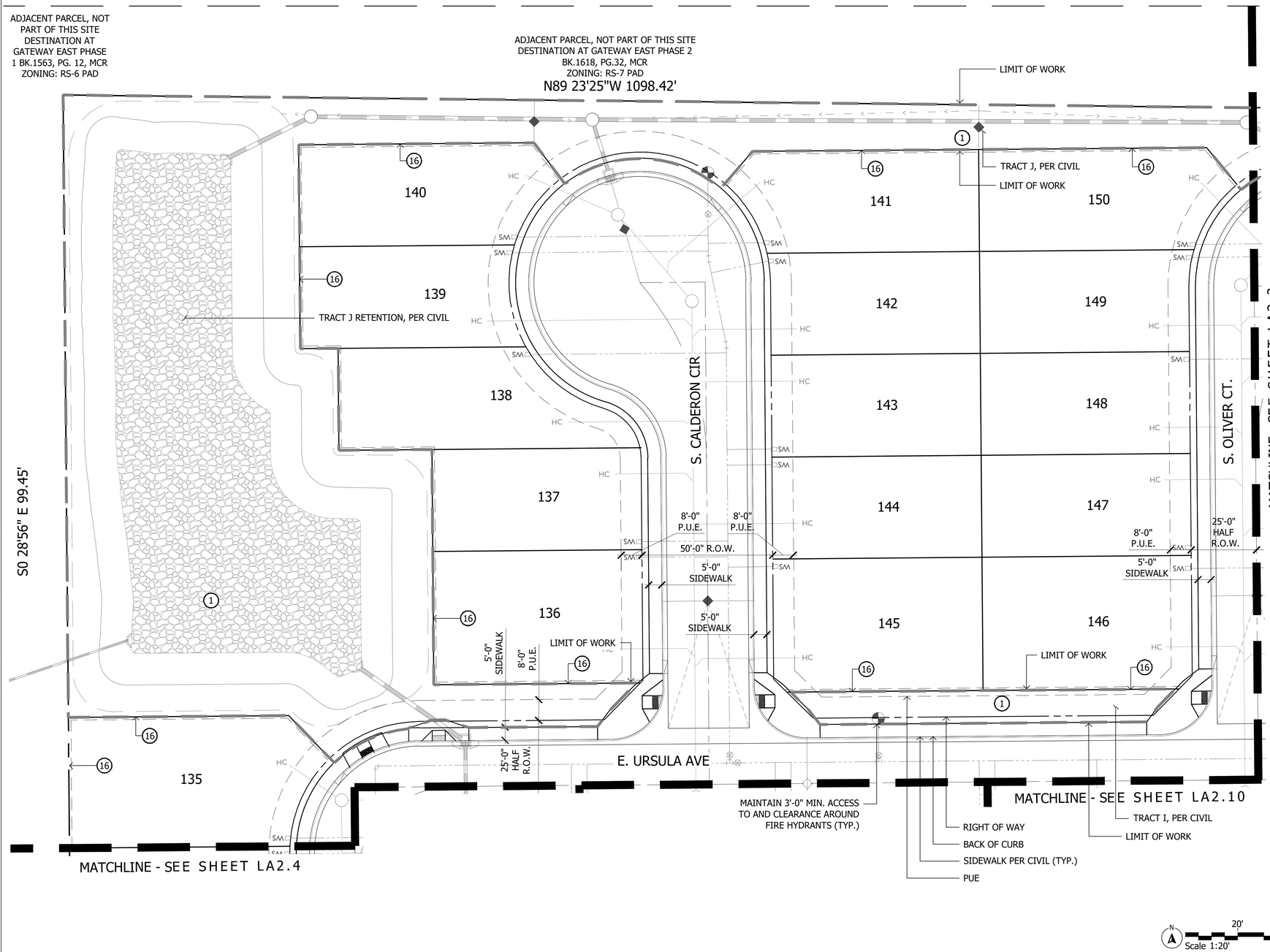

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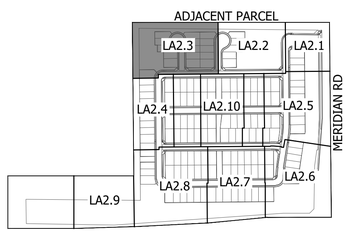

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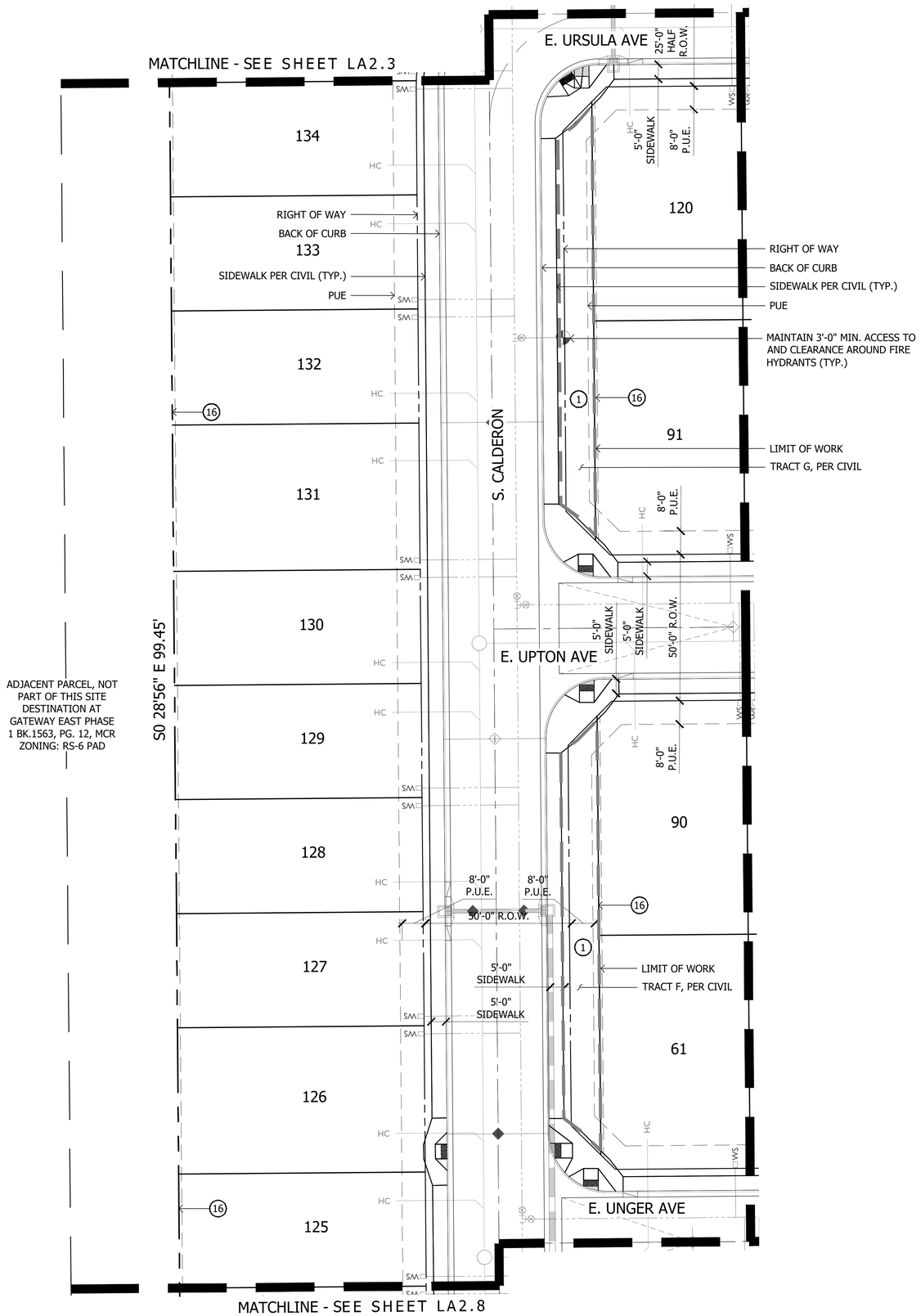

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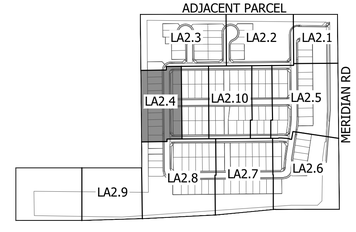

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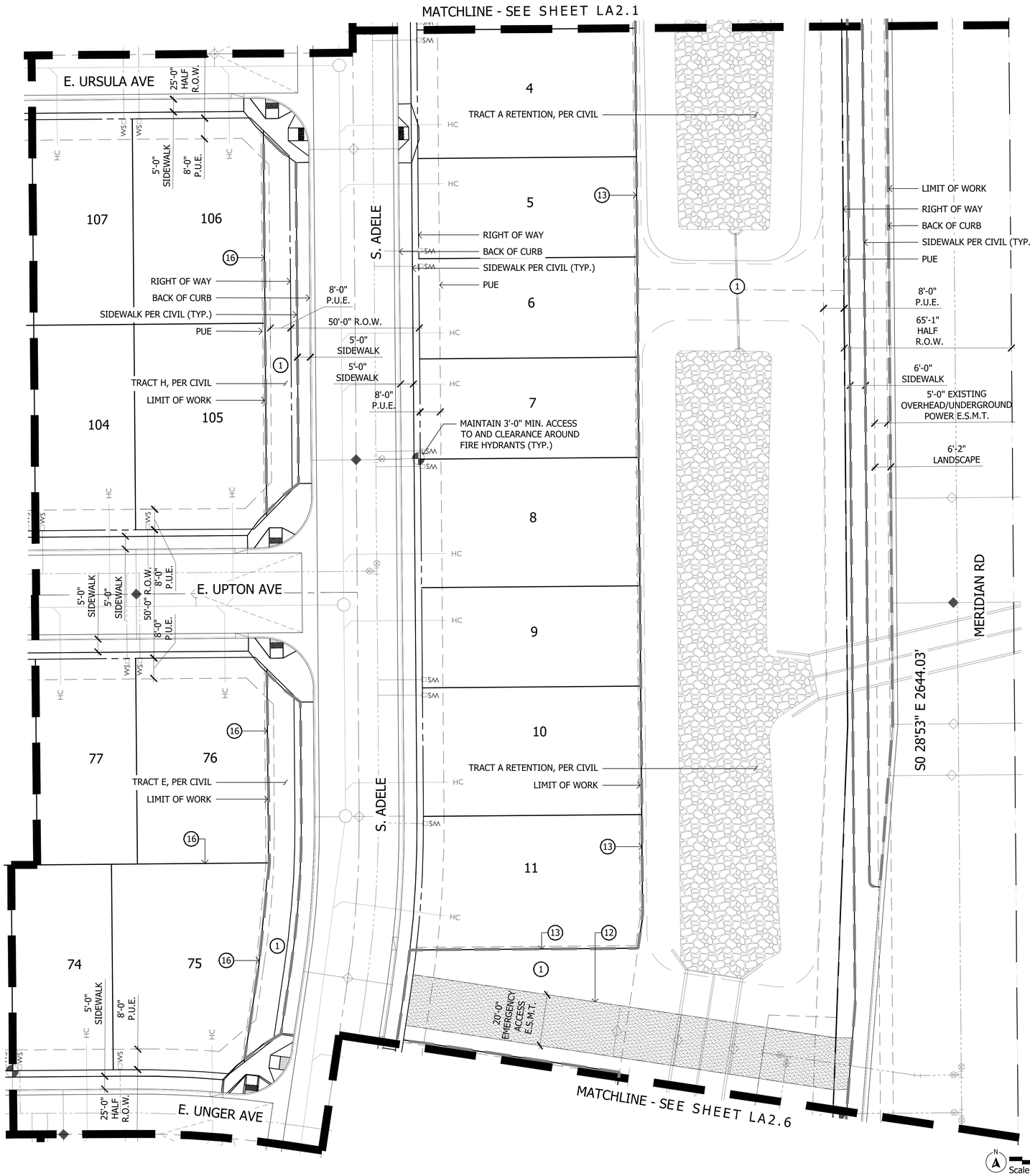

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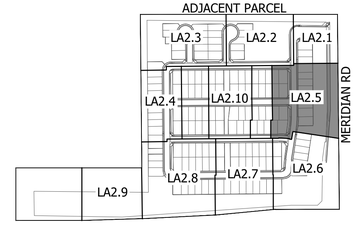

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LA2.5

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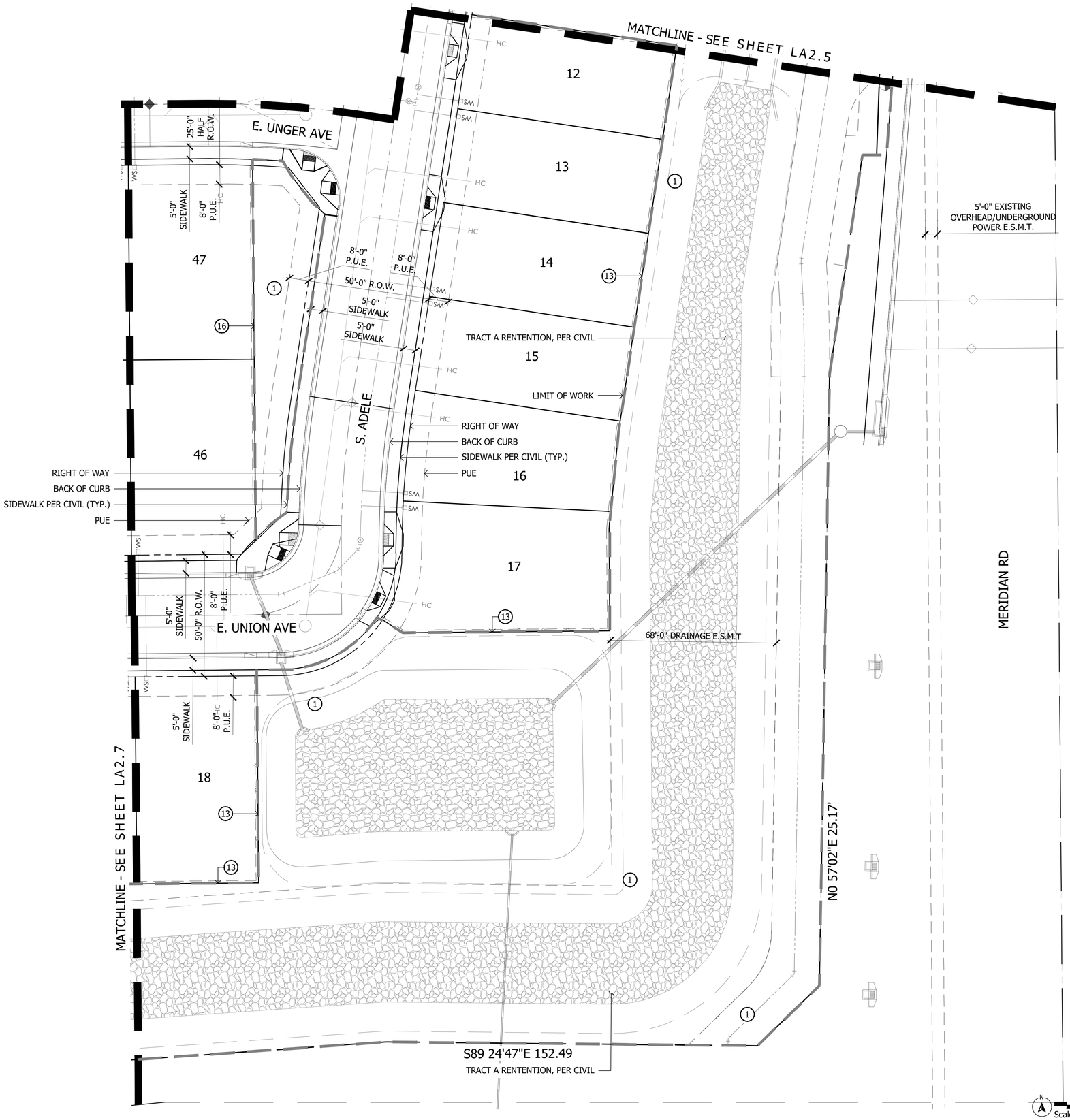

KEYNOTES

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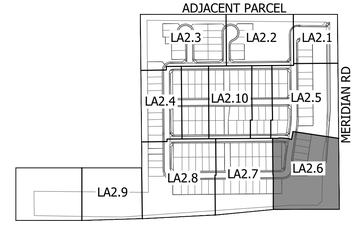
31. STAMPED ASPHALT PEDESTRIAN CROSSWALK - SEE DETAIL 9, SHEET LA6.1

SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL
POINT OF BEGINNING FOR DIMENSIONS



KEY MAP

NOT TO SCALE

Scale 1:20'

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In Maricopa County: (602) 263-1100

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Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ
SHEET TITLE: LAYOUT PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW D. BARON
10-20-2025
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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LA2.6

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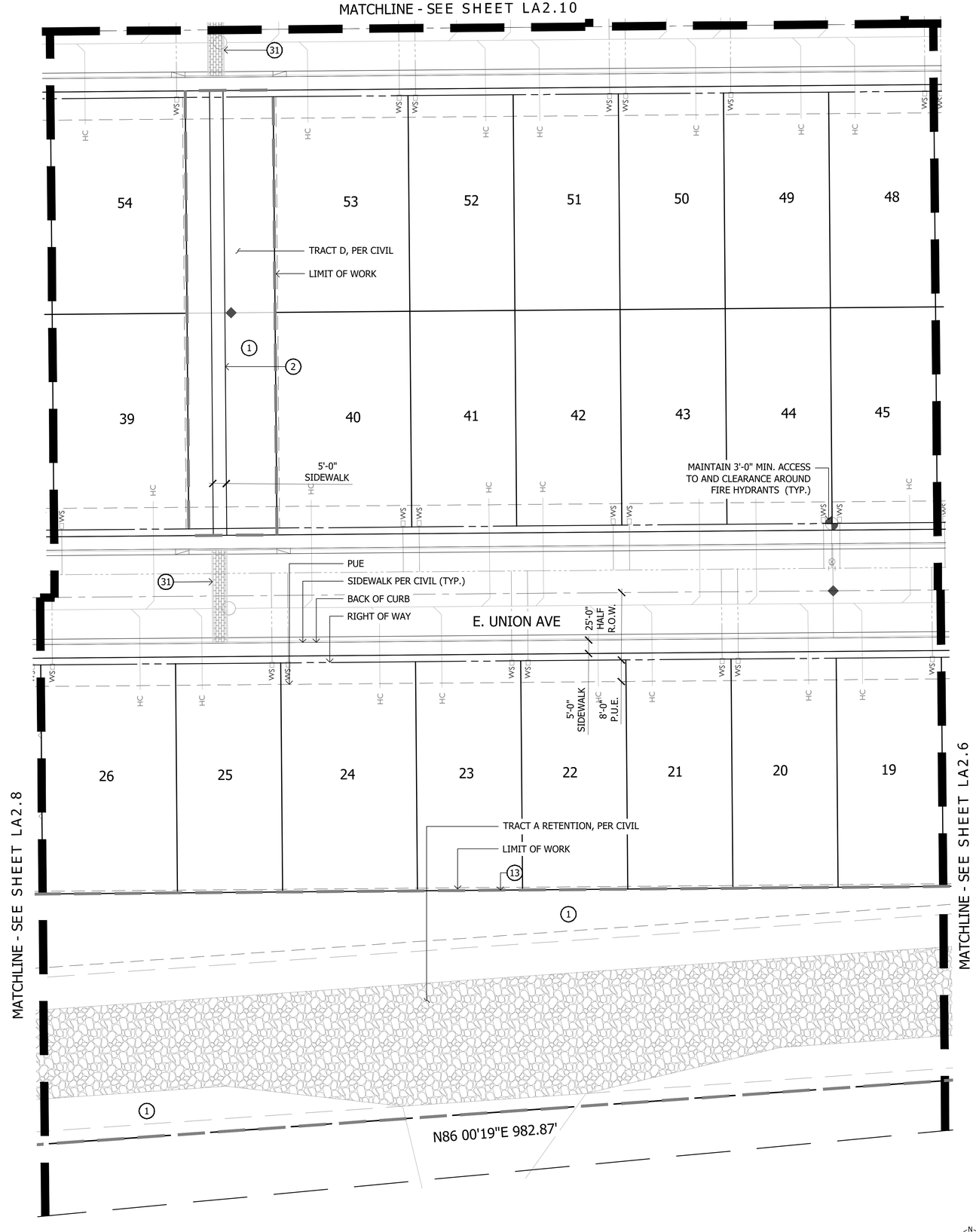

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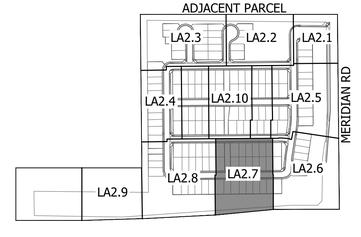

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45440
ANDREW D. BARON
2020-2025
EXP. 12-31-25

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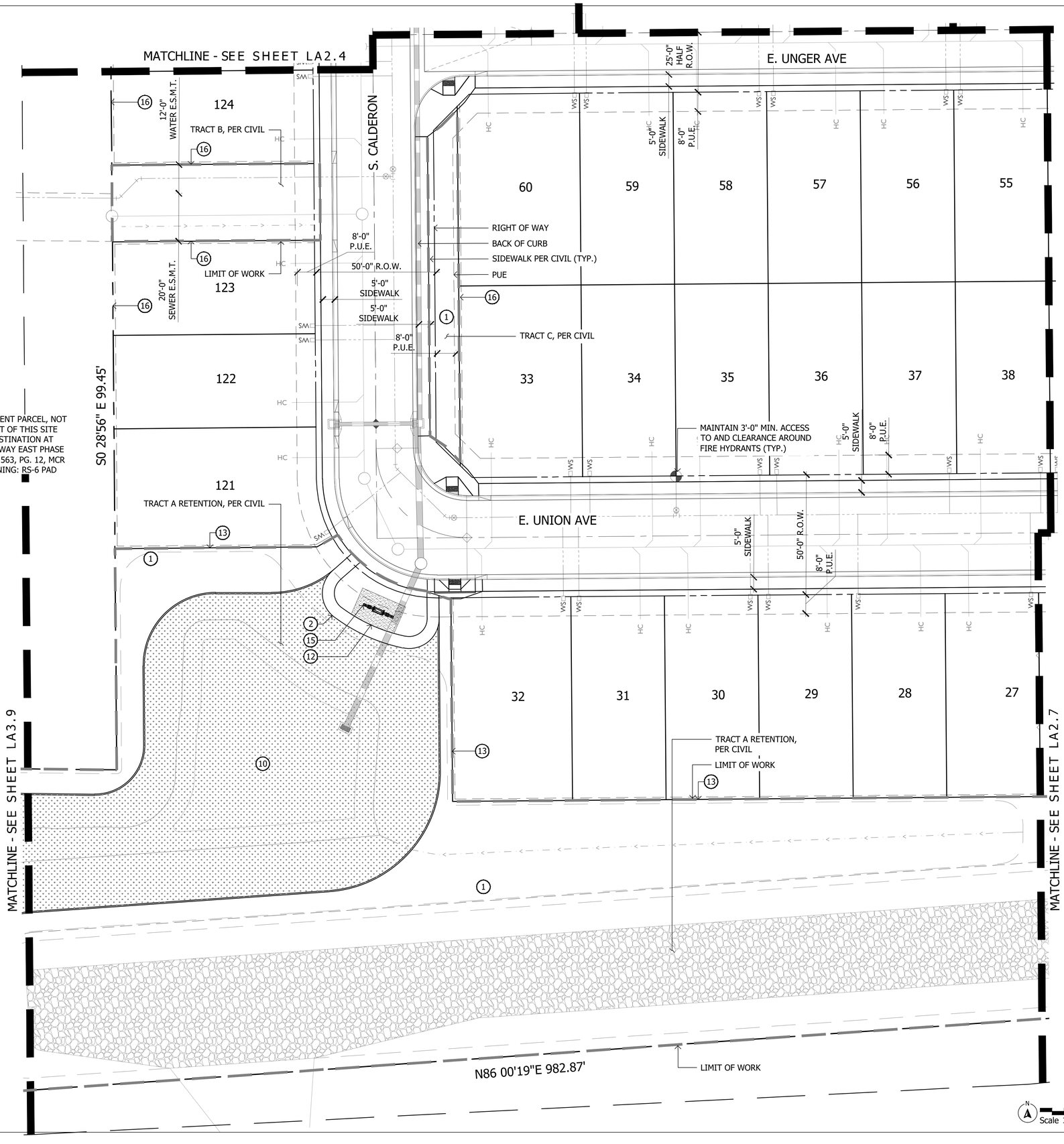

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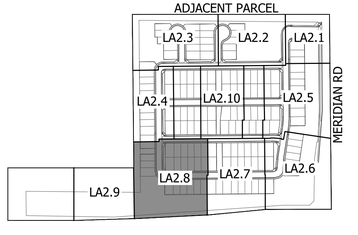

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45440
ANDREW D. BARON
10-20-2025
EXP. 12-31-21

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LA2.8

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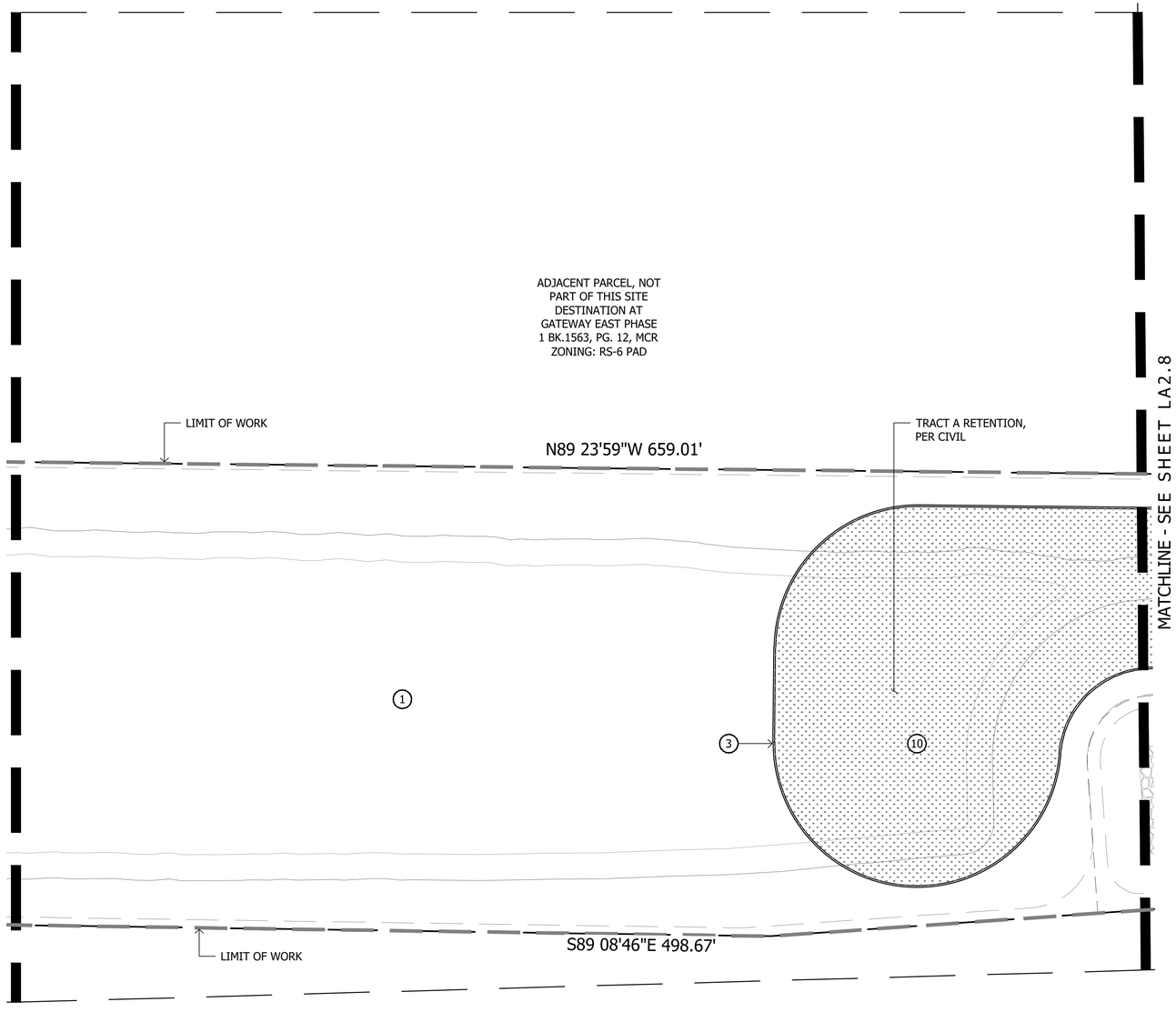

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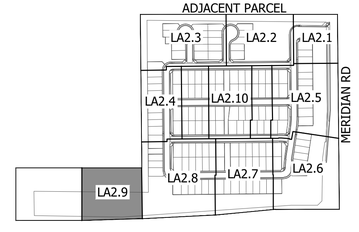

KEY MAP

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20' 40' 60'

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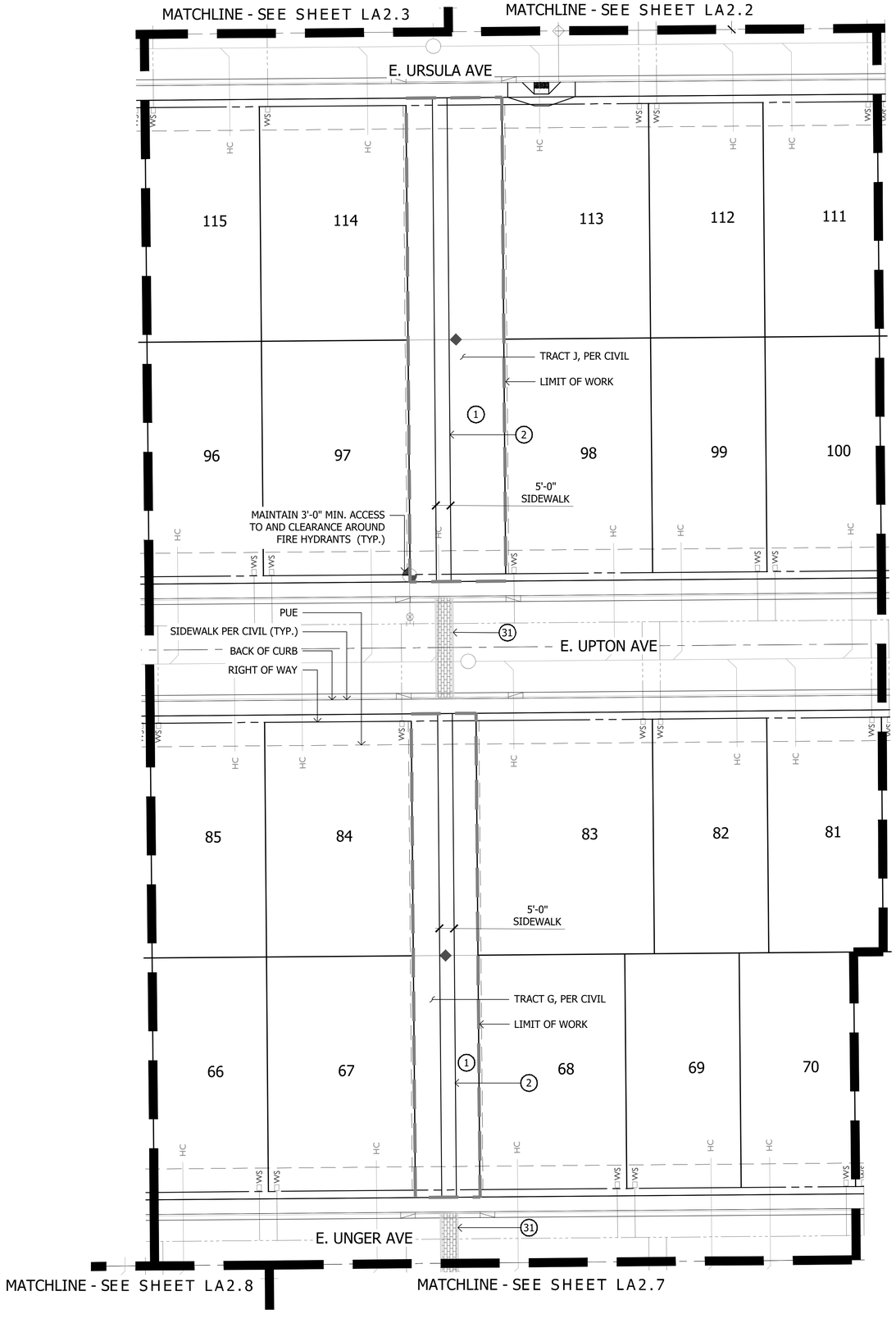

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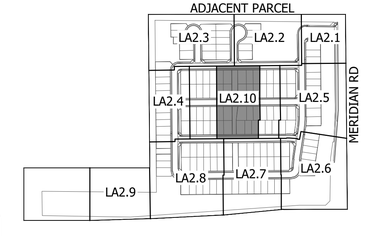

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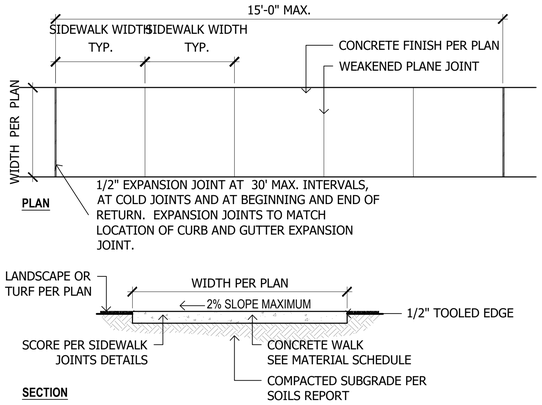
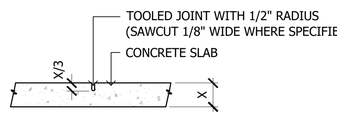


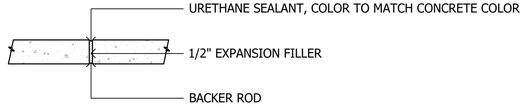
GENERAL NOTES:
1. SIDEWALK PER CLARK COUNTY STANDARD DETAIL.
2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk

SCALE: 1/2"=1'-0"



TYPICAL CONSTRUCTION JOINTS

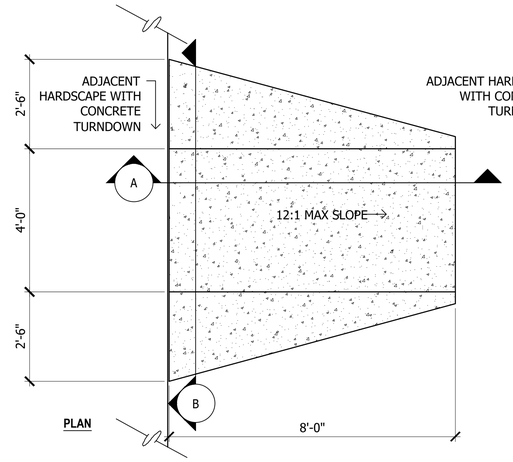


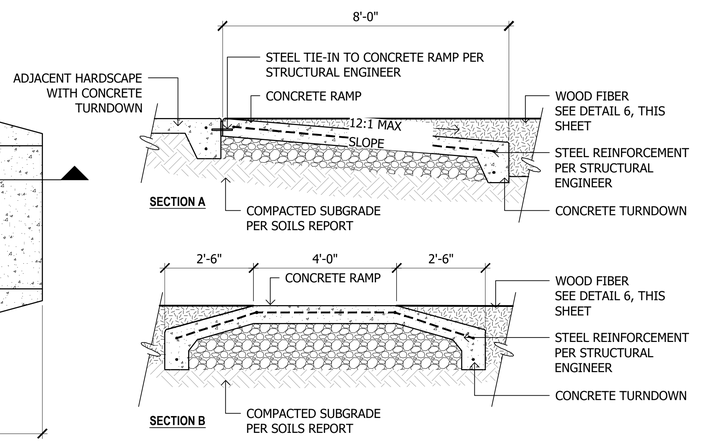
EXPANSION JOINTS

NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(3'-0" WIDE WALK - C.J. @ 3'-0" O.C. & E.J. @ 6' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 10' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 12' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

2 Construction Joints

SCALE: 1"=1'-0"

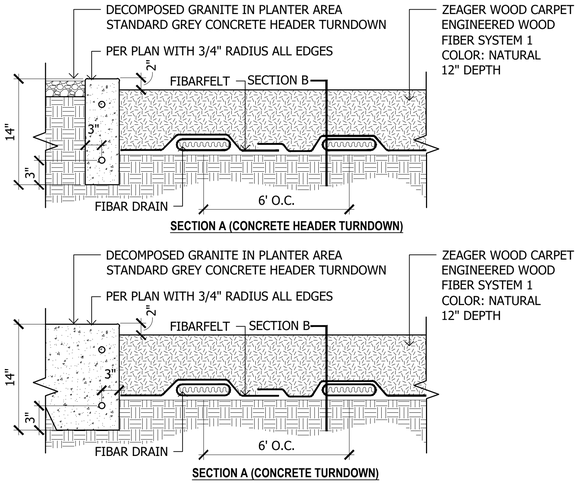


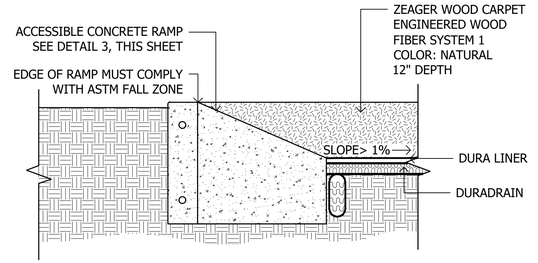


NOTES:
1. CONCRETE RAMP TO BE INSTALLED OUTSIDE OF ALL PLAY EQUIPMENT FALL ZONES.

3 ADA Access Ramp Into Wood Fiber

SCALE: 1/2"=1'-0"



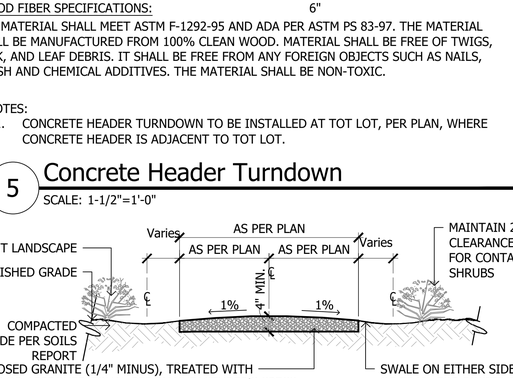


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. AWARD CONTRACTORS MUST OBTAIN A LICENSE ZEAGER BROS, INC. PRIOR TO CONSTRUCTION.
4. WOOD CARPET WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
5. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.zeager.com

NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

4 Concrete Header

SCALE: 1-1/2"=1'-0"

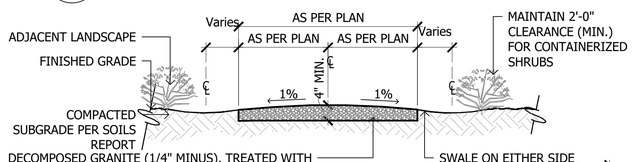


WOOD FIBER SPECIFICATIONS:
THE MATERIAL SHALL MEET ASTM F-1292-95 AND ADA PER ASTM PS 83-97. THE MATERIAL SHALL BE MANUFACTURED FROM 100% CLEAN WOOD. MATERIAL SHALL BE FREE OF TWIGS, BARK, AND LEAF DEBRIS. IT SHALL BE FREE FROM ANY FOREIGN OBJECTS SUCH AS NAILS, TRASH AND CHEMICAL ADDITIVES. THE MATERIAL SHALL BE NON-TOXIC.

NOTES:
1. CONCRETE HEADER TURNDOWN TO BE INSTALLED AT TOT LOT, PER PLAN, WHERE CONCRETE HEADER IS ADJACENT TO TOT LOT.

5 Concrete Header Turndown

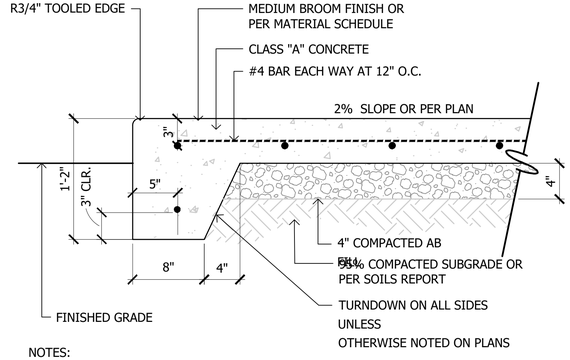
SCALE: 1-1/2"=1'-0"



INSTALLATION:
1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM MOISTURE) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (*DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.)

6 Wood Fiber

SCALE: 1/2"=1'-0"



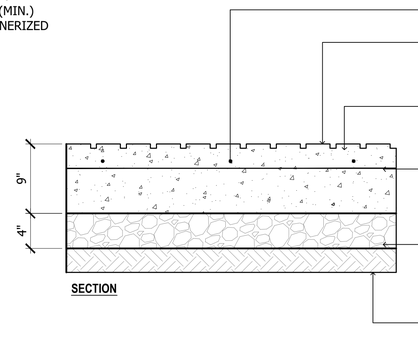
NOTES:
1. CONCRETE TURNDOWN TO BE INSTALLED AT TOT LOT, PER PLAN, WHERE CONCRETE IS ADJACENT TO TOT LOT.

7 Concrete Turndown

SCALE: 1-1/2"=1'-0"

8 Stablized Decomposed Granite

SCALE: 1/2"=1'-0"



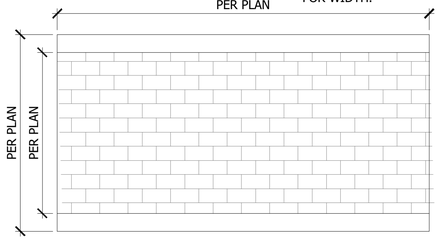
STAMPED CONCRETE NOTES:
CREATIVE PAVING SOLUTIONS
1027 EAST CURRY ROAD
TEMPE, AZ 85281
P: 480-659-7901
WEB:www.creativepavingsolutions.com
OR APPROVED EQUAL

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CITY OF MESA SPECIFICATIONS.

STREETPRINT (OR EQUAL)
PATTERN (FIELD) - BRICK OR APPROVED EQUAL
- FIELD COLOR: NATURAL GRAY OR APPROVED EQUAL

FIELD PATTERN - BRICK
OR APPROVED EQUAL

REFER TO CIVIL ENGINEERING PLANS FOR WIDTH.



9 Stamped Asphalt Pedestrian Crossing

SCALE: 1/2"=1'-0"

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Final Site Plan
Haven at Destination
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Mesa, AZ
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ASHTON WOODS

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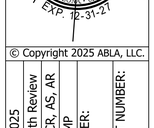

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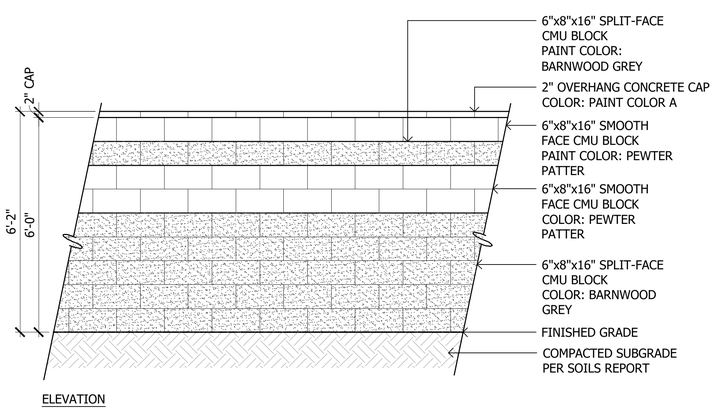


ELEVATION

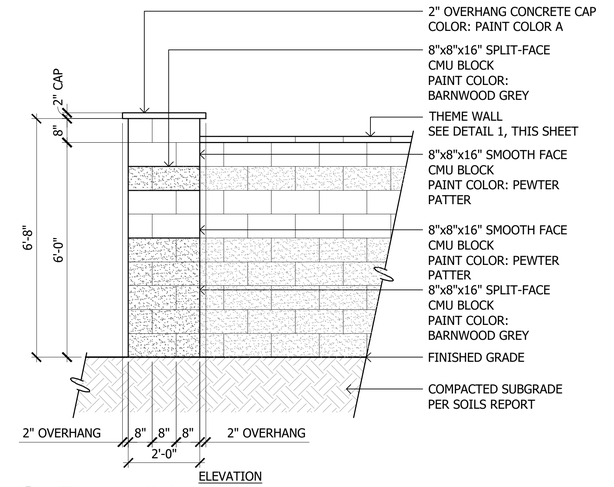
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

1 Theme Wall

SCALE: 1/2"=1'-0"



ELEVATION

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

2 Theme Column

SCALE: 1/2"=1'-0"

ELEVATION

PAINT COLOR B
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

3 Dooley Wall

SCALE: 1/2"=1'-0"

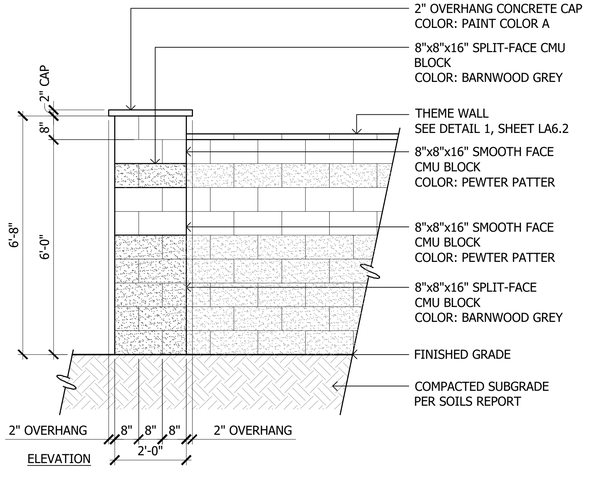
ELEVATION

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

4 Dooley Wall Return

SCALE: 1/2"=1'-0"



ELEVATION

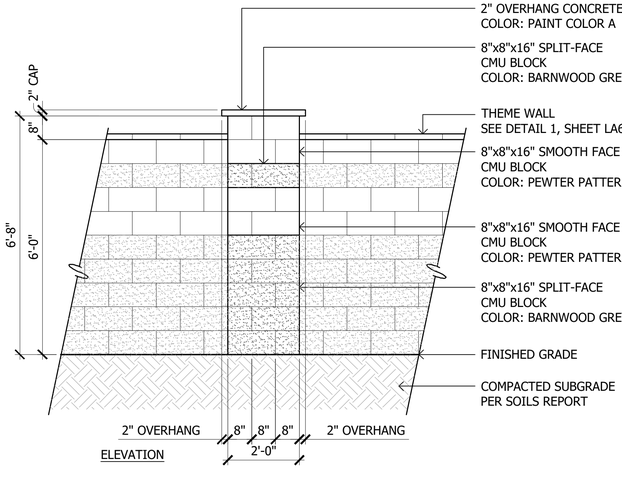
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

5 Corner Accent Pilaster

SCALE: 1/2"=1'-0"



ELEVATION

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

6 Theme Pilaster

SCALE: 1/2"=1'-0"

Final Site Plan
Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ
SHEET TITLE: CONSTRUCTION DETAILS

ASHTON WOODS

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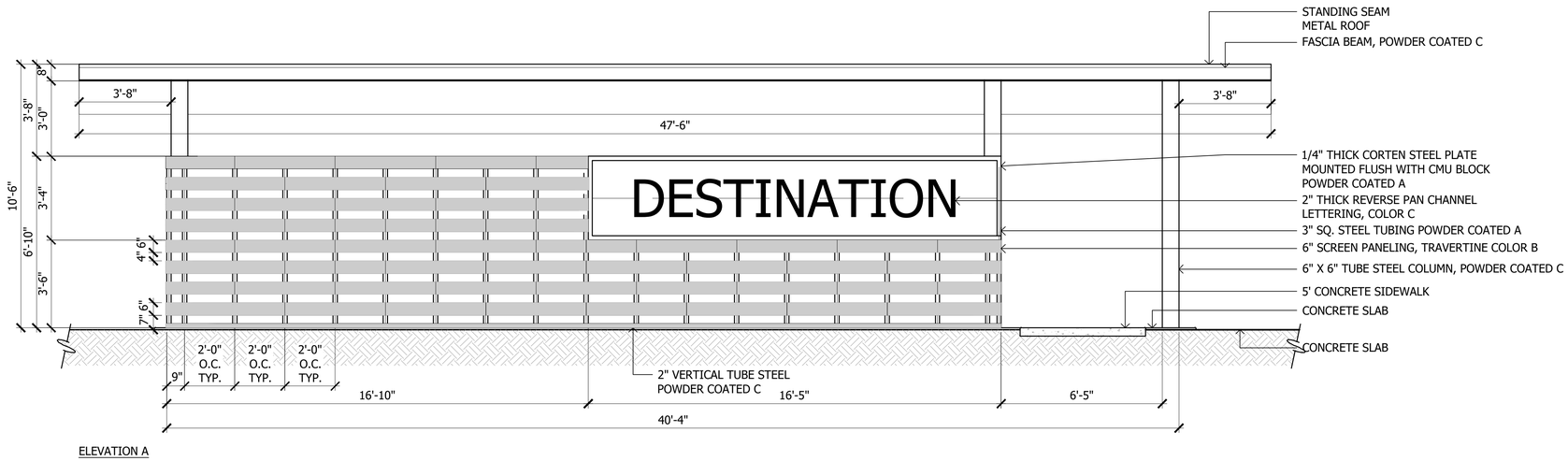
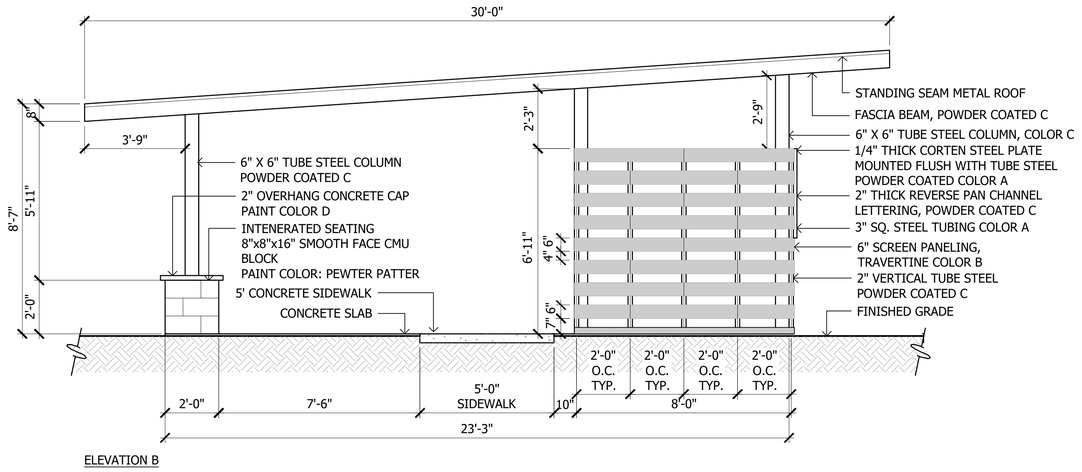


ELEVATION A



ELEVATION B

POWDER COAT A
MANUFACTURER:
SHERWIN WILLIAMS
PRODUCT NUMBER: SW
PRB2-C0001
COLOR: RUST
OR APPROVED EQUAL

PAINT COLOR D
MANUFACTURER:
DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD
GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER -
DET627 OR APPROVED EQUAL

TRAVERTINE (COLOR B)
MANUFACTURER: QDI
SURFACES
COLOR: ENGLISH WALNUT
OR APPROVED EQUAL

POWDER COATED C
MANUFACTURER: N/A
PRODUCT: BLACK OR
APPROVED EQUAL

CHARACTER IMAGE

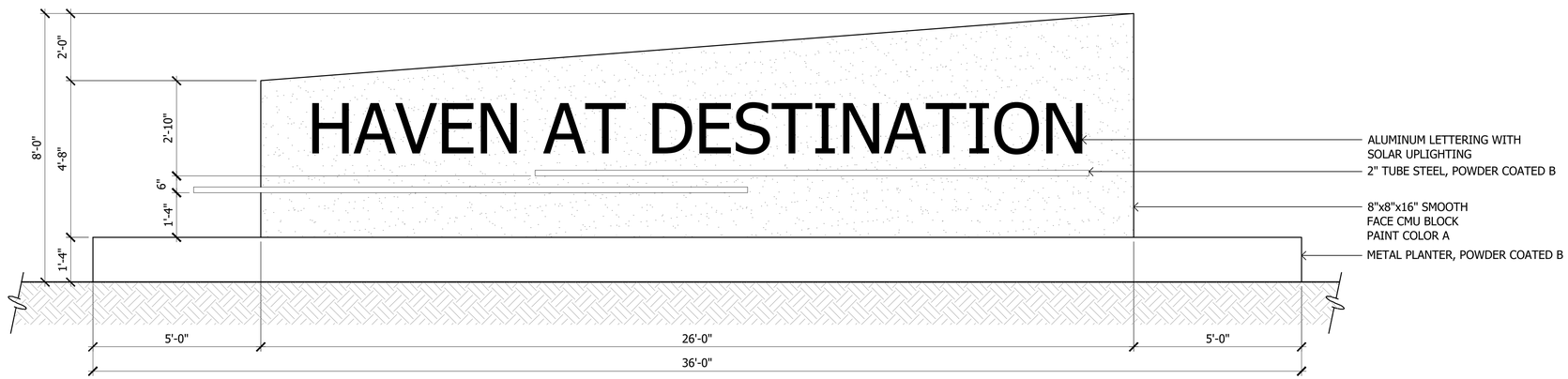
MANUFACTURER: KAYPARK
PRODUCT: BENCH SWING
SIZE: 6 FEET
PLANK TYPE: SLATTED STEEL
SKU: MCSB
COLOR: TAN
OR APPROVED EQUAL
FINISH: STANDARD

1 Custom Shade Structure

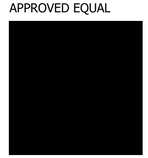
SCALE: 3/8"=1'-0"

2 Sway Bench

SCALE: -



PAINT COLOR A
MANUFACTURER:
DUNN-EDWARDS
PRODUCT NUMBER: DET627
COLOR: PEWTER PATTER OR
APPROVED EQUAL



POWDER COATED B
MANUFACTURER: N/A
PRODUCT: BLACK OR
APPROVED EQUAL

3 Primary Entry Monument

SCALE: 1/2"=1'-0"

Final Site Plan

Haven at Destination
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Mesa, AZ

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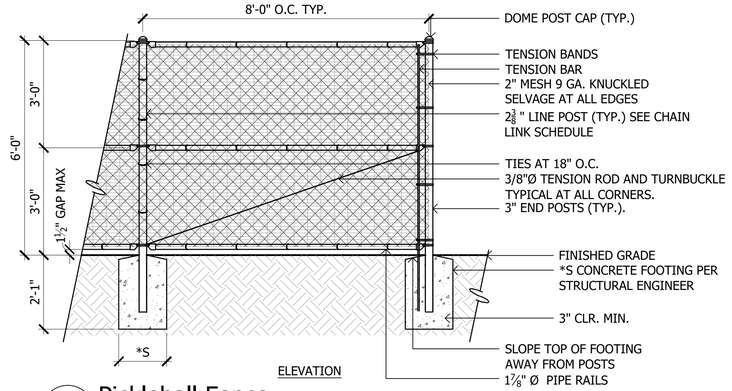
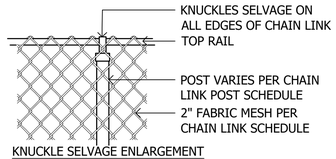


ELEVATION

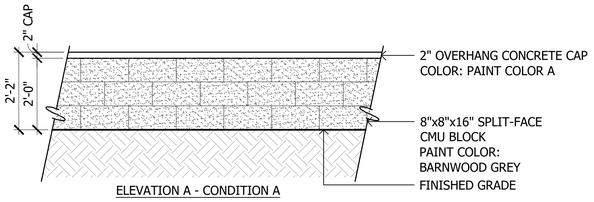
POWDER COAT
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT NUMBER: SW PRB2-C0001
COLOR: RUST
OR APPROVED EQUAL



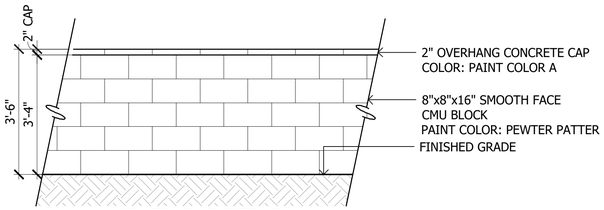
KNUCKLE SELVAGE ENLARGEMENT

1 Pickleball Fence

SCALE: 1/2"=1'-0"



ELEVATION A - CONDITION A



ELEVATION B - CONDITION B

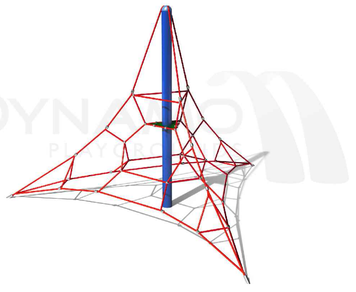
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT FACE
PAINT COLOR: BARNWOOD GREY - DET620 OR APPROVED EQUAL

PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
PRODUCT NUMBER: DET620
PAINT COLOR: BARNWOOD GREY OR APPROVED EQUAL

PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
PRODUCT: STANDARD SMOOTH FACE
PAINT COLOR: PEWTER PATTER - DET627 OR APPROVED EQUAL

2 Screen Wall Condition A & B

SCALE: 1/2"=1'-0"



MANUFACTURER:
DYNAMO PLAYGROUNDS
PRODUCT: SM TETARNET
SKU: DX-SM01
COLOR: STANDARD
OR APPROVED EQUAL

CHARACTER IMAGE

3 Dynamo Play Structure 2-5

SCALE: -

MANUFACTURER:
DYNAMO PLAYGROUNDS
PRODUCT: PLAY ORCHID
SKU: DC-200406
COLOR: STANDARD
OR APPROVED EQUAL

CHARACTER IMAGE

4 Orchid Play Structure 5-12

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
RIVERSTONE BENCH
SKU: RVSB - 67
PLANK COLOR:
RECYCLED PLASTIC
REDWOOD
FRAME COLOR:
BRONZE POWDER COAT
OR APPROVED EQUAL

CHARACTER IMAGE

5 Bench

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
STEEL RECEPTACLE
WITH VERTICAL SLATS
SKU: SLTLR22-BRNZ
COLOR:
BRONZE POWDER COAT
OR APPROVED EQUAL

CHARACTER IMAGE

6 Trash Receptacle

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
WINDSOR SELECT SINGLE POST TABLE, 6 FOOT LONG
WITH VERTICAL SLATS
SKU: WS6SPTCRPIG
SLATS COLOR:
BROWN RECYCLED PLASTIC
OR APPROVED EQUAL

CHARACTER IMAGE

7 Picnic Table

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT: BAG TOSS
SKU: KPBT
COLOR: STANDARD
FINISH: STANDARD

CHARACTER IMAGE

8 Bag Toss Board

SCALE: -

MANUFACTURER: KAYPARK
PRODUCT:
ADA ACCESIBLE SINGLE POST PICNIC TABLE 4SPT SERIES
SKU: 4SPT-RP
SLATS COLOR:
BROWN RECYCLED PLASTIC
OR APPROVED EQUAL

CHARACTER IMAGE

9 ADA Accessible Picnic Table

SCALE: -

MANUFACTURER:
CLASSIC RECREATION
PRODUCT:
DUGOUT RAMADA 16'x16'
OR APPROVED EQUAL

CHARACTER IMAGE

10 16'x16' Ramada

SCALE: -

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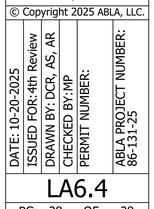

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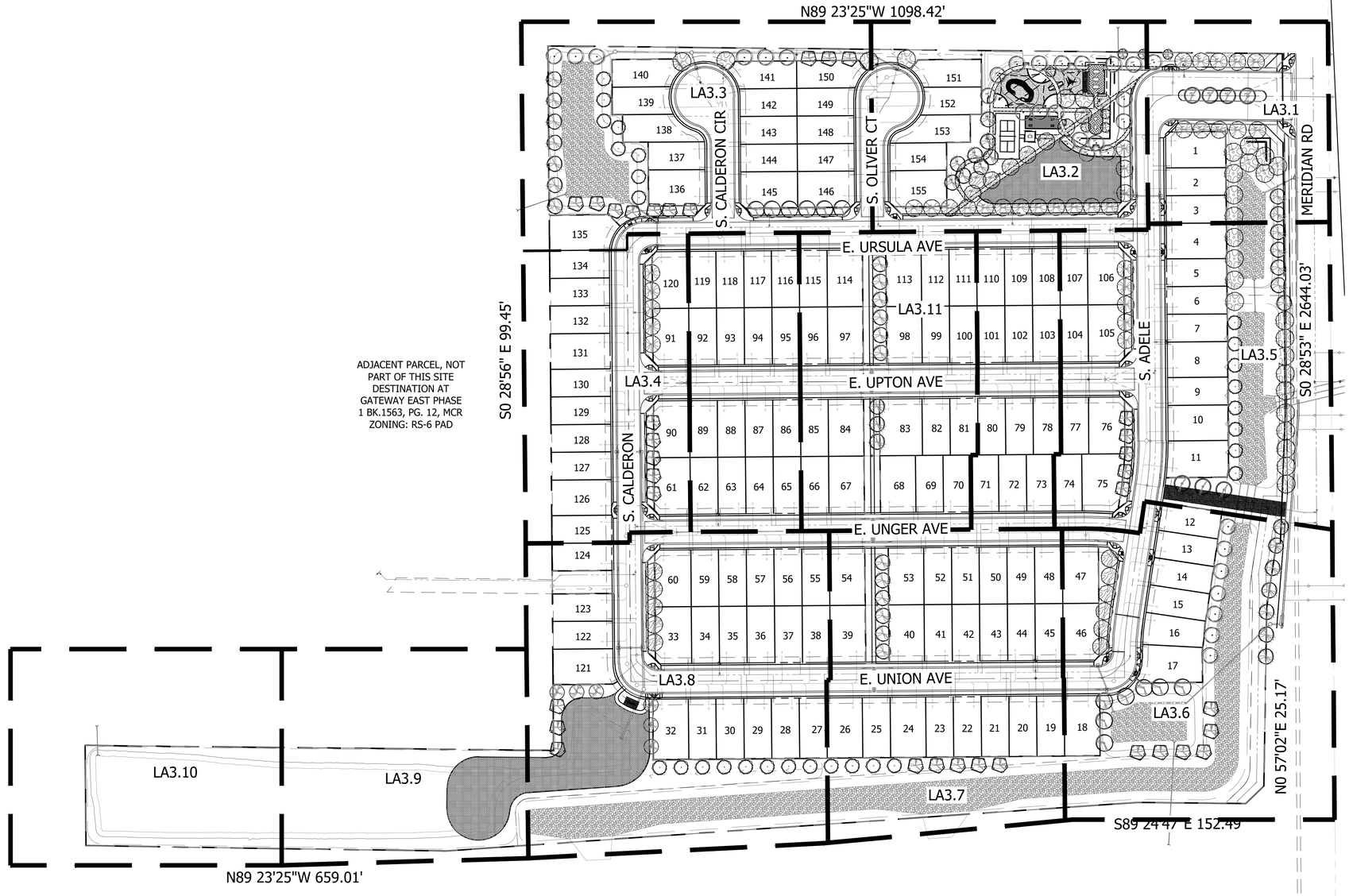
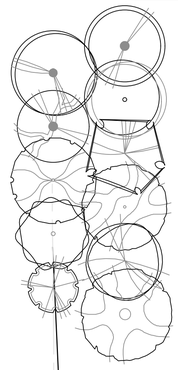
ADJACENT PARCEL, NOT PART OF THIS SITE
DESTINATION AT GATEWAY EAST PHASE 2
BK.1618, PG.32, MCR
ZONING: RS-7 PAD

ADJACENT PARCEL, NOT PART OF THIS SITE
DESTINATION AT GATEWAY EAST PHASE 1 BK.1563, PG. 12, MCR
ZONING: RS-6 PAD



Plant Materials Legend

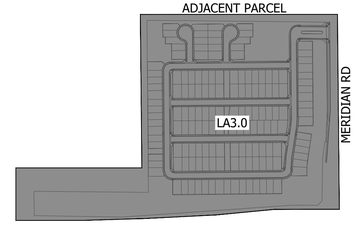


Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)	Mature (s.f)
Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis				15 gal	13		
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
Ebenopsis ebano							
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota							
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox				15 gal	10		
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707	30'
Pistacia chinensis				15 gal	9		
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	11	962	35'
Prosopis hybrid							
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral'				15 gal	36		
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964	50'
Sophora secundiflora							
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee'				15 gal	21		
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	56
Cordia parvifolia Little Leaf Cordia	5 gal.	39
Dodonaea viscosa Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	105
Tecoma Stans Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	40
Vauquelinia californica Arizona Rosewood	15 gal.	36
Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	55
Larrea tridentata Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	163
Justicia spicigera Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum Cimarron Sage	5 gal.	125
Teucrium fruticans Bush Germander	5 gal.	52
Rosmarinus officinalis Rosemary	5 gal.	77
Ruellia peninsularis Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	97
Russelia equisetiformis Coral Fountain	5 gal.	213
Teucrium chamaedrys Germander	1 gal.	152
Groundcovers	**Size**	**Qty**
Chrysactinia mexicana Damianita	1 gal.	113
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis Purple Trailing Lantana	1 gal.	191
Lantana sp. 'New Gold' Lantana	1 gal.	134
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	286
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	118
Bouteloua gracilis Blonde Ambition	1 gal.	435
Hesperaloe funifera Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	318
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	144
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	328
Muhlenbergia capillaris 'Regal Mist'	5 gal.	63
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	142
Muhlenbergia rigens Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.	53
Opuntia santa rita Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
Midiron Sod	38,366 S.F.
Wood Fiber	4,250 S.F.
Artificial Turf	801 S.F.
Cobble	77,958 S.F.
Stamped Asphalt Pedestrian Crosswalk	493 S.F.



KEY MAP NOT TO SCALE

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Haven at Destination
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Mesa, AZ

SHEET TITLE: OVERALL PLANTING PLAN

ASHTON WOODS
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW D. BARON
10-20-2025
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-25

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.0

PG: 13 OF 28

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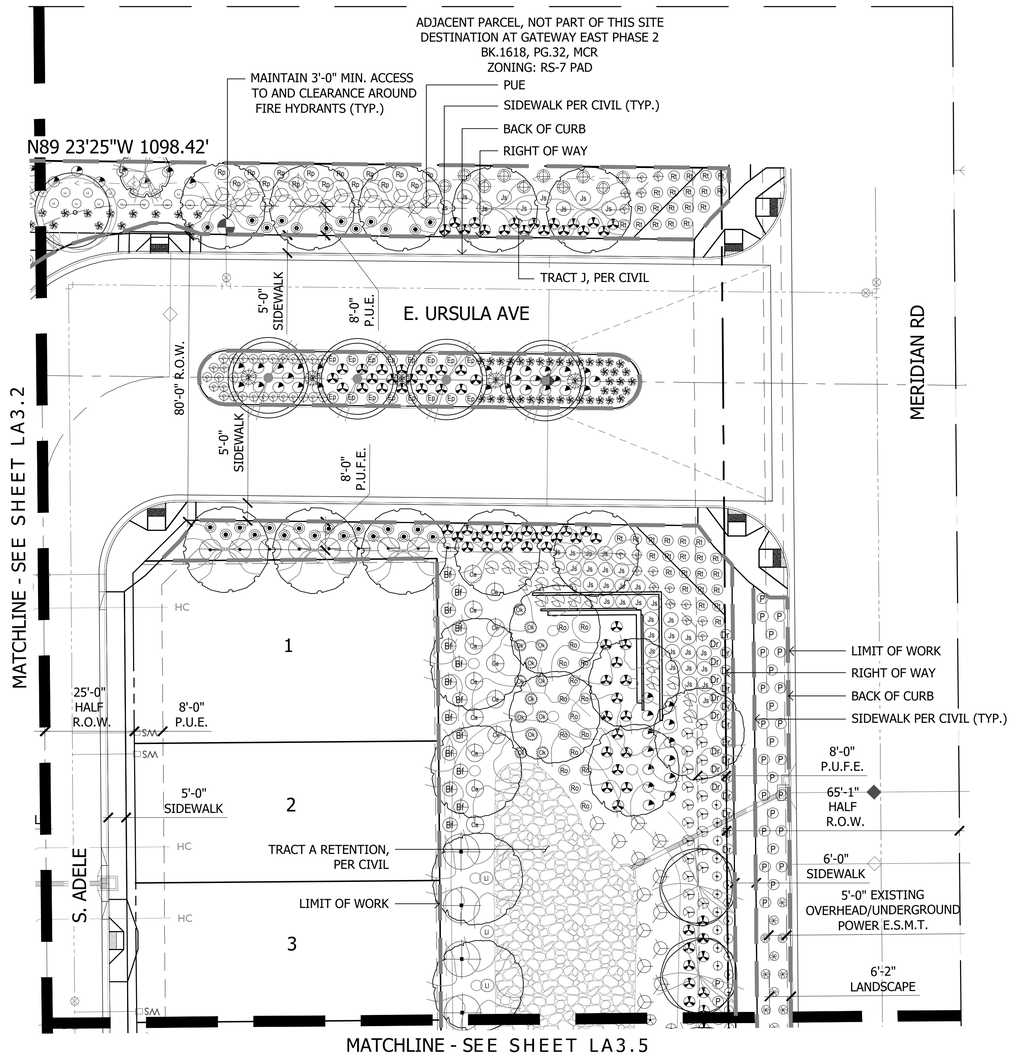
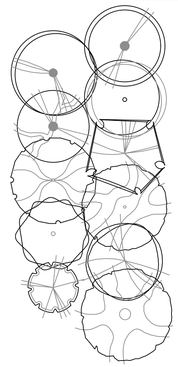


Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)	Mature (s.f)
Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis				15 gal	13		
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
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Extra Large Shrubs	Size	Qty
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Caesalpinia mexicana		
Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima		
Red Bird of Paradise	5 gal.	56
Cordia parvifolia		
Little Leaf Cordia	5 gal.	39
Dodonaea viscosa		
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Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
Bush Germander	5 gal.	52
Rosmarinus officinalis		
Rosemary	5 gal.	77
Ruellia peninsularis		
Desert Ruellia	5 gal.	118
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Compact Jojoba	5 gal.	171

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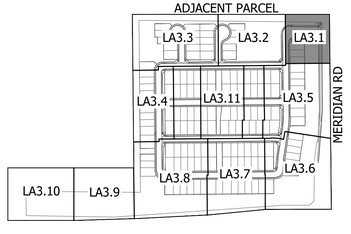

KEY MAP NOT TO SCALE

Scale 1:20' (20' 40' 60')

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Haven at Destination
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Mesa, AZ

SHEET TITLE: PLANTING PLAN

ABLA
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TEMPE, ARIZONA 85281
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ASHTON WOODS

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CHECKED BY:	MP
PERMIT NUMBER:	
ABLA PROJECT NUMBER:	86-131-25

LA3.1

PG: 14 OF 28

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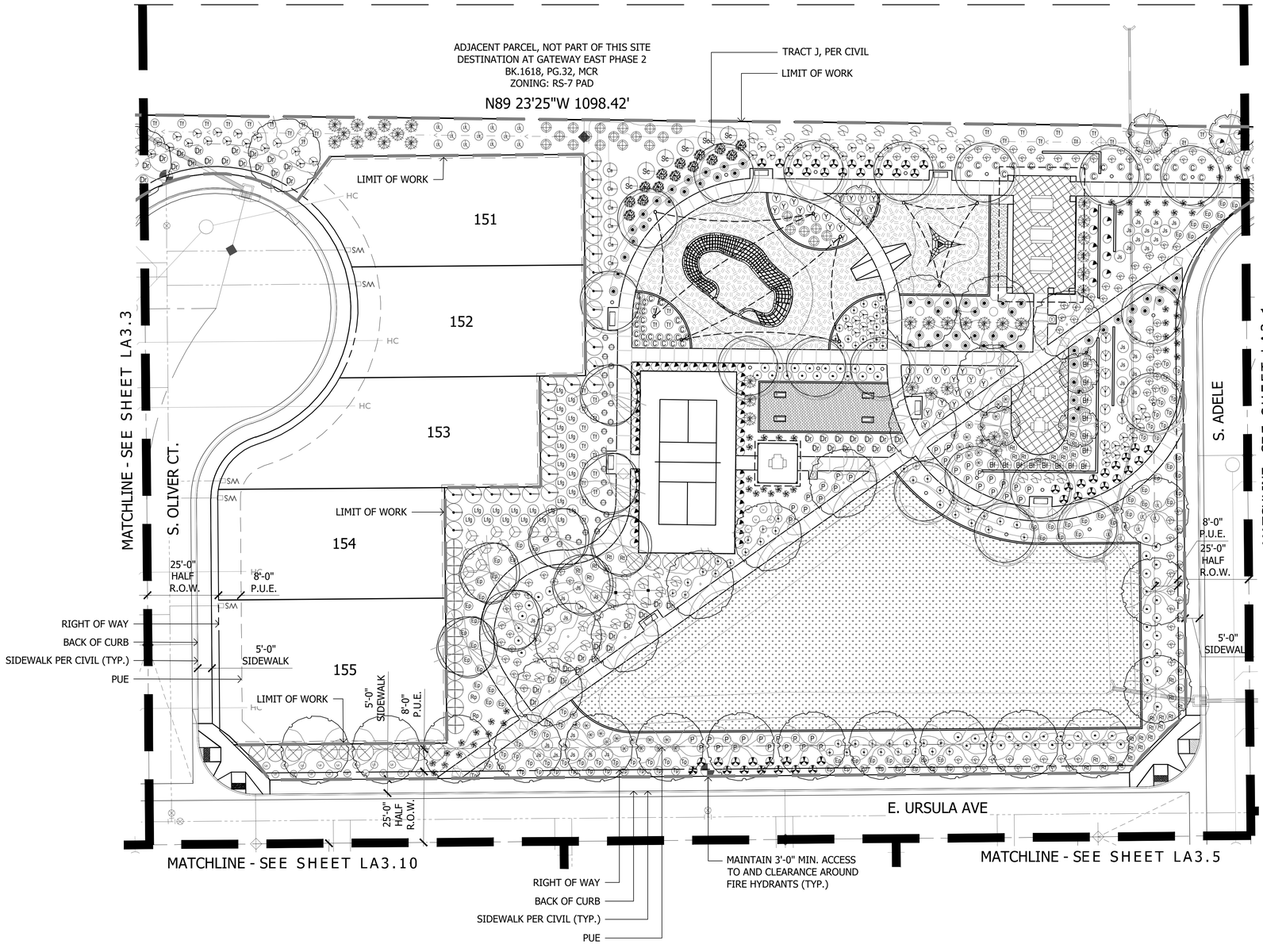
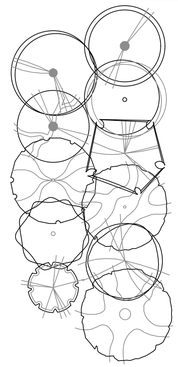


Plant Materials Legend



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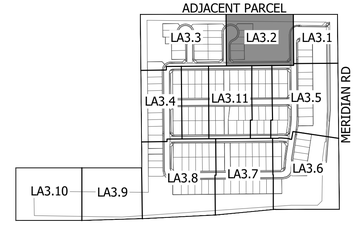

KEY MAP

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DRAWN BY: DCR, AS, AR
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LA3.2

PG: 15 OF 28

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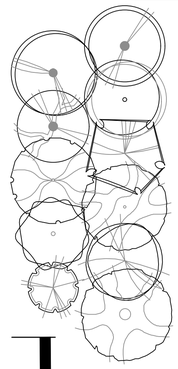
Plant Materials Legend



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Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	56
Cordia parvifolia Little Leaf Cordia	5 gal.	39
Dodonaea viscosa Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	105
Tecoma Stans Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	40
Vauquelinia californica Arizona Rosewood	15 gal.	36
Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	55
Larrea tridentata Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	163
Justicia spicigera Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum Cimarron Sage	5 gal.	125
Teucrium fruticans Bush Germander	5 gal.	52
Rosmarinus officinalis Rosemary	5 gal.	77
Ruellia peninsularis Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	97
Russelia equisetiformis Coral Fountain	5 gal.	213
Teucrium chamaedrys Germander	1 gal.	152
Groundcovers	**Size**	**Qty**
Chrysactinia mexicana Damianita	1 gal.	113
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis Purple Trailing Lantana	1 gal.	191
Lantana sp. 'New Gold' Lantana	1 gal.	134
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	286
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	118
Bouteloua gracilis Blonde Ambition	1 gal.	435
Hesperaloe funifera Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	318
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	144
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	328
Muhlenbergia capillaris 'Regal Mist'	5 gal.	63
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	142
Muhlenbergia rigens Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.	53
Opuntia santa rita Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida Pale Leaf Yucca	5 gal.	170
Inerts	**Qty**	
No Symbol Decomposed Granite	308,213 S.F.	
Stabilized DG	3,890 S.F.	
Midiron Sod	38,366 S.F.	
Wood Fiber	4,250 S.F.	
Artificial Turf	801 S.F.	
Cobble	77,958 S.F.	
Stamped Asphalt Pedestrian Crosswalk	493 S.F.	

ADJACENT PARCEL, NOT PART OF THIS SITE DESTINATION AT GATEWAY EAST PHASE 1 BK.1563, PG. 12, MCR ZONING: RS-6 PAD

ADJACENT PARCEL, NOT PART OF THIS SITE DESTINATION AT GATEWAY EAST PHASE 2 BK.1618, PG.32, MCR ZONING: RS-7 PAD

N89 23'25"W 1098.42'

S0 2856" E 99.45'

LIMIT OF WORK

TRACT J, PER CIVIL

LIMIT OF WORK

MAINTAIN 3'-0" MIN. ACCESS TO AND CLEARANCE AROUND FIRE HYDRANTS (TYP.)

TRACT J RETENTION, PER CIVIL

S. CALDERON CIR

S. OLIVER CT.

8'-0" P.U.E.

8'-0" P.U.E.

50'-0" R.O.W.

5'-0" SIDEWALK

5'-0" SIDEWALK

8'-0" P.U.E.

5'-0" SIDEWALK

25'-0" HALF R.O.W.

5'-0" SIDEWALK

8'-0" P.U.E.

LIMIT OF WORK

LIMIT OF WORK

25'-0" HALF R.O.W.

E. URSULA AVE

MATCHLINE - SEE SHEET LA3.2

MATCHLINE - SEE SHEET LA3.11

MATCHLINE - SEE SHEET LA3.4

MAINTAIN 3'-0" MIN. ACCESS TO AND CLEARANCE AROUND FIRE HYDRANTS (TYP.)

RIGHT OF WAY

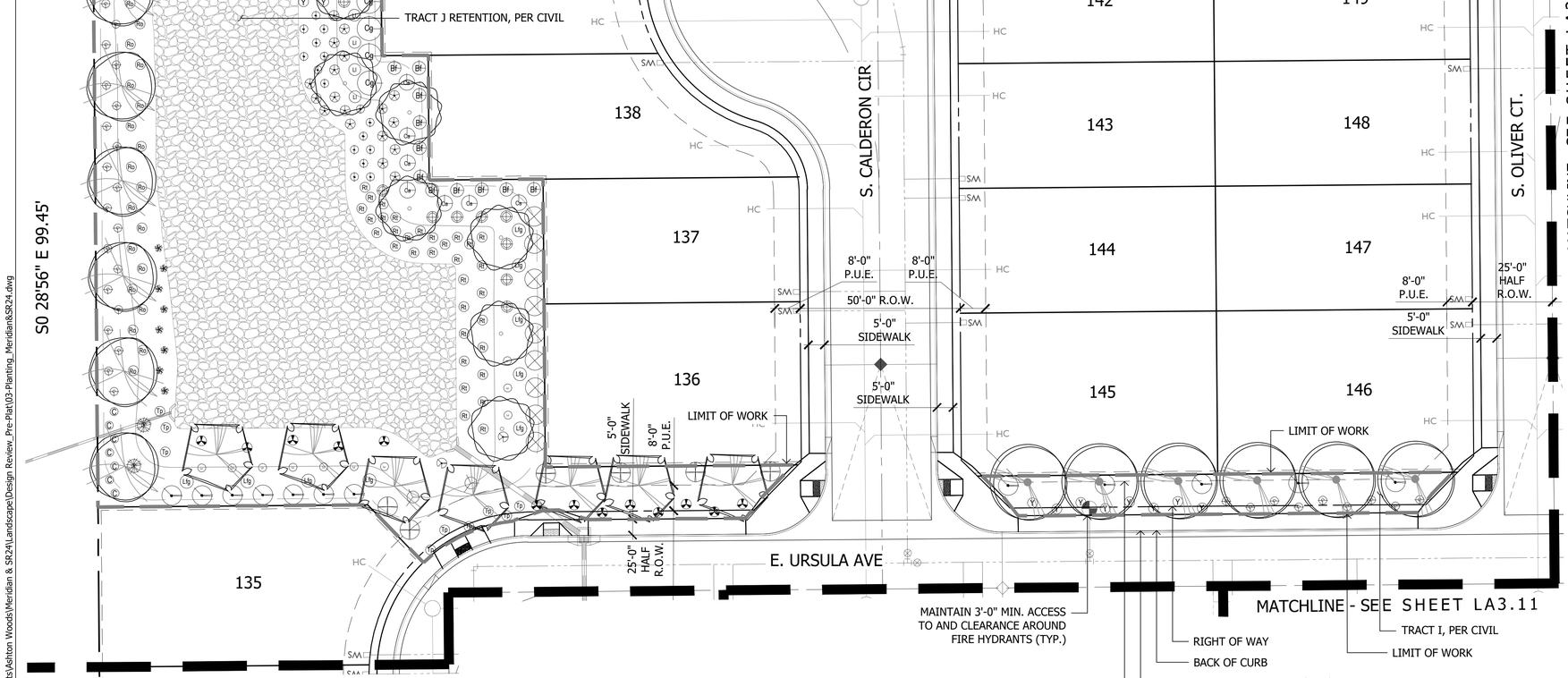
BACK OF CURB

SIDEWALK PER CIVIL (TYP.)

PUE

TRACT I, PER CIVIL

LIMIT OF WORK



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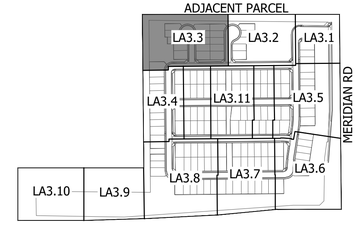

KEY MAP NOT TO SCALE

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\\FSERVER\ABLAProjects\Ashton Woods\Meridian & SR24\Landscape\Design Review_Pre-Plat\03-Planting_Meridian&SR24.dwg

Final Site Plan
Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: PLANTING PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT 45440 ANDREW D. BARON 10-20-2025 EXP. 12-31-27

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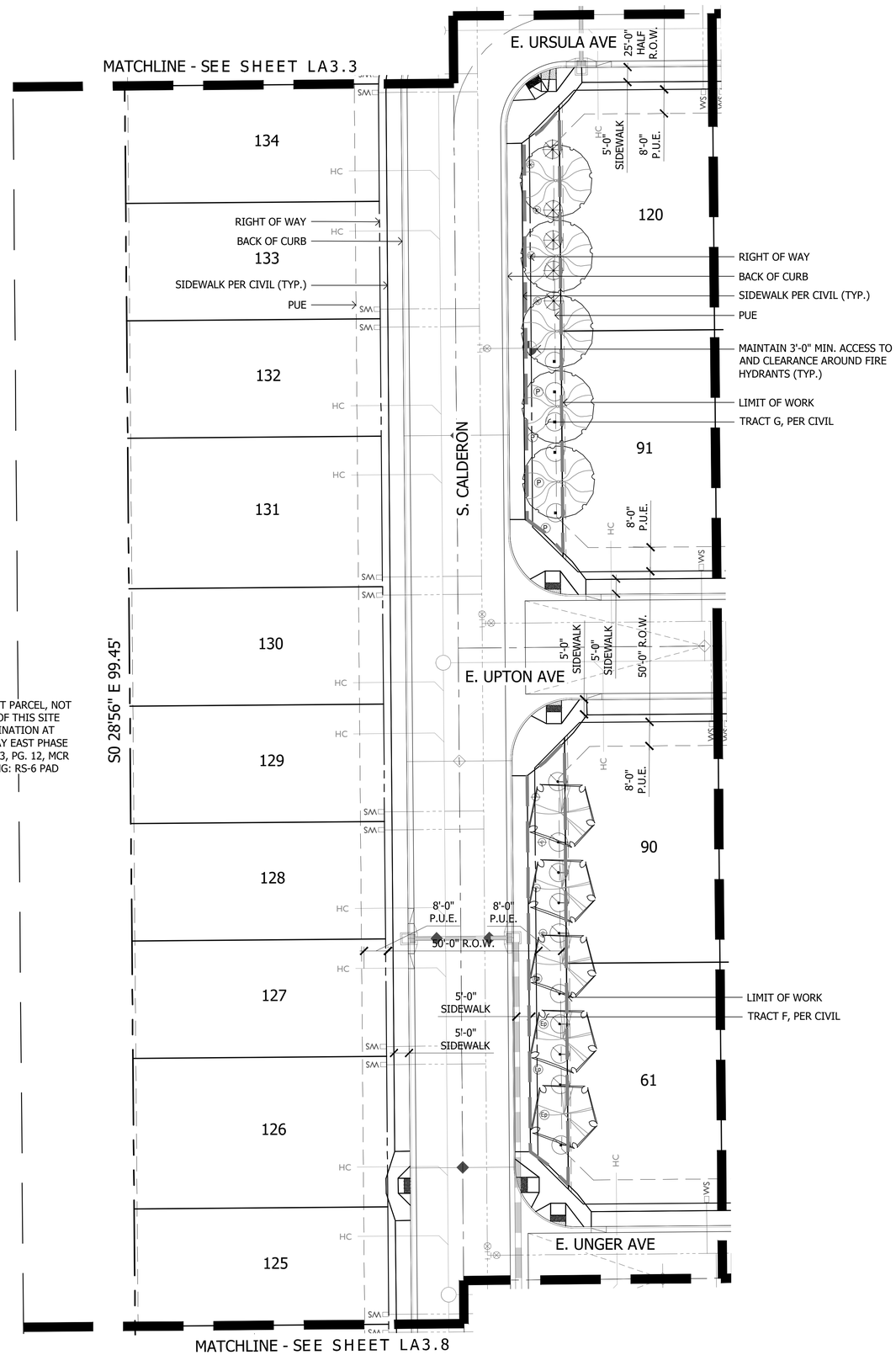
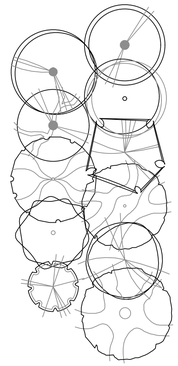
DATE: 10-20-2025
ISSUED FOR:4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY:MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.3



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)	Mature (s.f)
Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis							
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
Ebenopsis ebano							
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota							
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox				15 gal	10		
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707	30'
Pistacia chinensis				15 gal	9		
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	11	962	35'
Prosopis hybrid							
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral'				15 gal	36		
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964	50'
Sophora secundiflora							
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee'				15 gal	21		
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
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Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana		
Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima		
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Little Leaf Cordia	5 gal.	39
Dodonaea viscosa		
Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee'		
Orange Jubilee	15 gal.	105
Tecoma Stans		
Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire'		
Bells of Fire	5 gal.	40
Vauquelinia californica		
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Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver'		
Silver Cassia	5 gal.	55
Larrea tridentata		
Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud'		
Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy'		
Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis		
Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa		
Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells		
Blue Bells	5 gal.	163
Justicia spicigera		
Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta'		
Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
Bush Germander	5 gal.	52
Rosmarinus officinalis		
Rosemary	5 gal.	77
Ruellia peninsularis		
Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista'		
Compact Jojoba	5 gal.	171

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Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis		
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Lantana sp.		
'New Gold' Lantana	1 gal.	134
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Ruellia 'Katie'		
Dwarf Ruellia 'Katie'	1 gal.	110
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Hesperaloe funifera		
Giant Hesperaloe	5 gal.	91
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Pink Parade Hesperaloe	3 gal.	318
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Brakelights Red Yucca	3 gal.	144
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Purple Muhly	1 gal.	53
Opuntia santa rita		
Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice		
Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida		
Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol — Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
Midiron Sod	38,366 S.F.
Wood Fiber	4,250 S.F.
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Scale 1:20'

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KEY MAP

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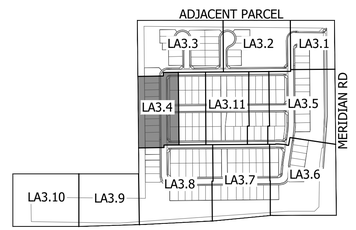

Final Site Plan

Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: PLANTING PLAN

ASHTON WOODS
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
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45440
ANDREW D. BARON
11-20-2025
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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DATE: 10-20-2025
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DRAWN BY: DCR, AS, AR
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LA3.4

PG: 17 OF 28

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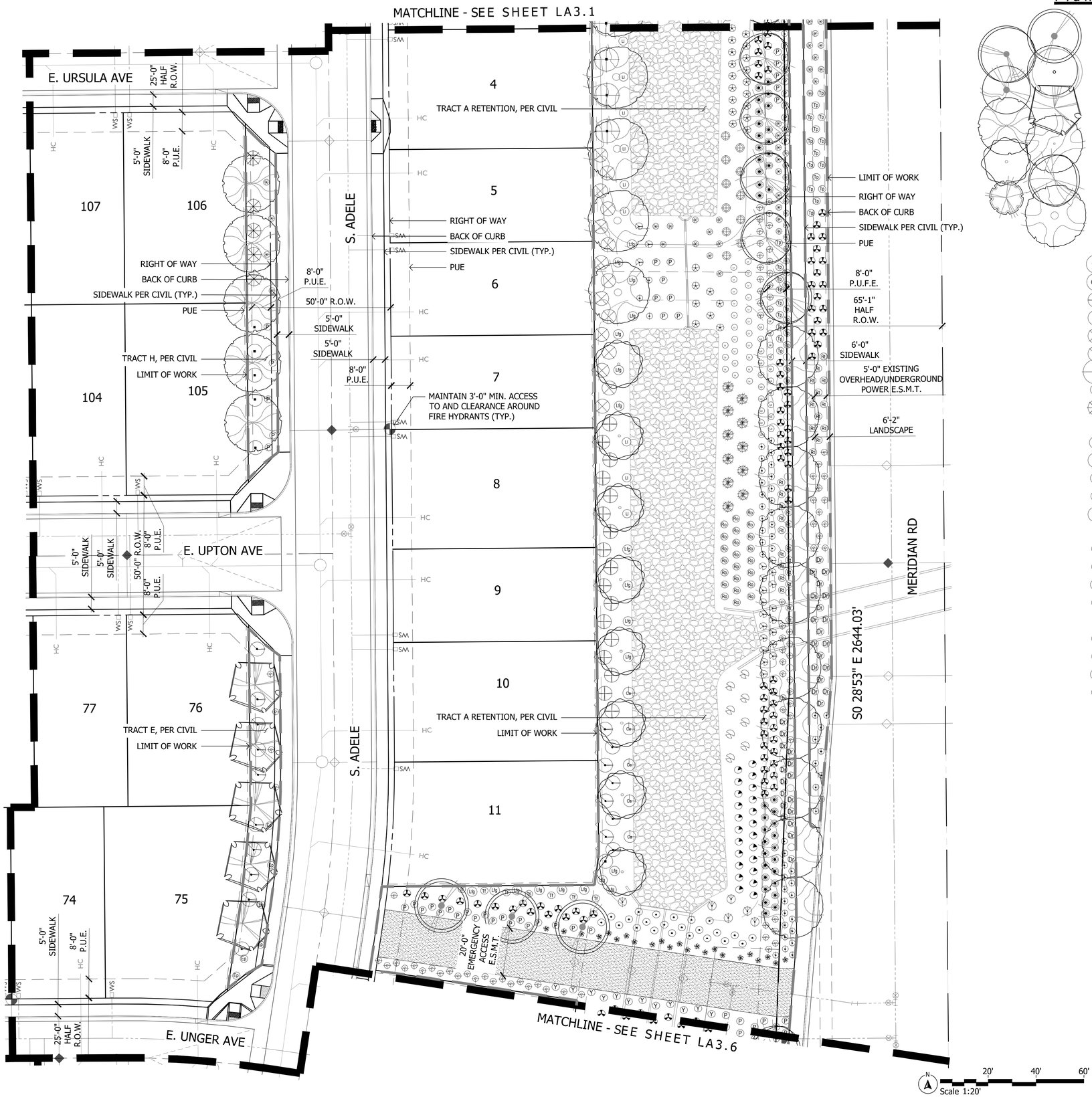

Plant Materials Legend

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Parkinsonia praecox Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	15 gal 24"	10 25	707	30'
Pistacia chinensis Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	15 gal 24"	9 11	962	35'
Prosopis hybrid Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	15 gal 24"	36 8	1,964	50'
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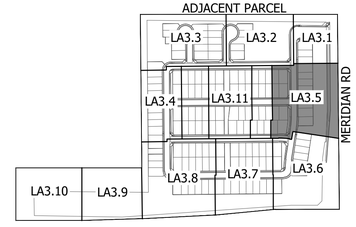

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45440
CERTIFICATE
ANDREW D.
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LA3.5
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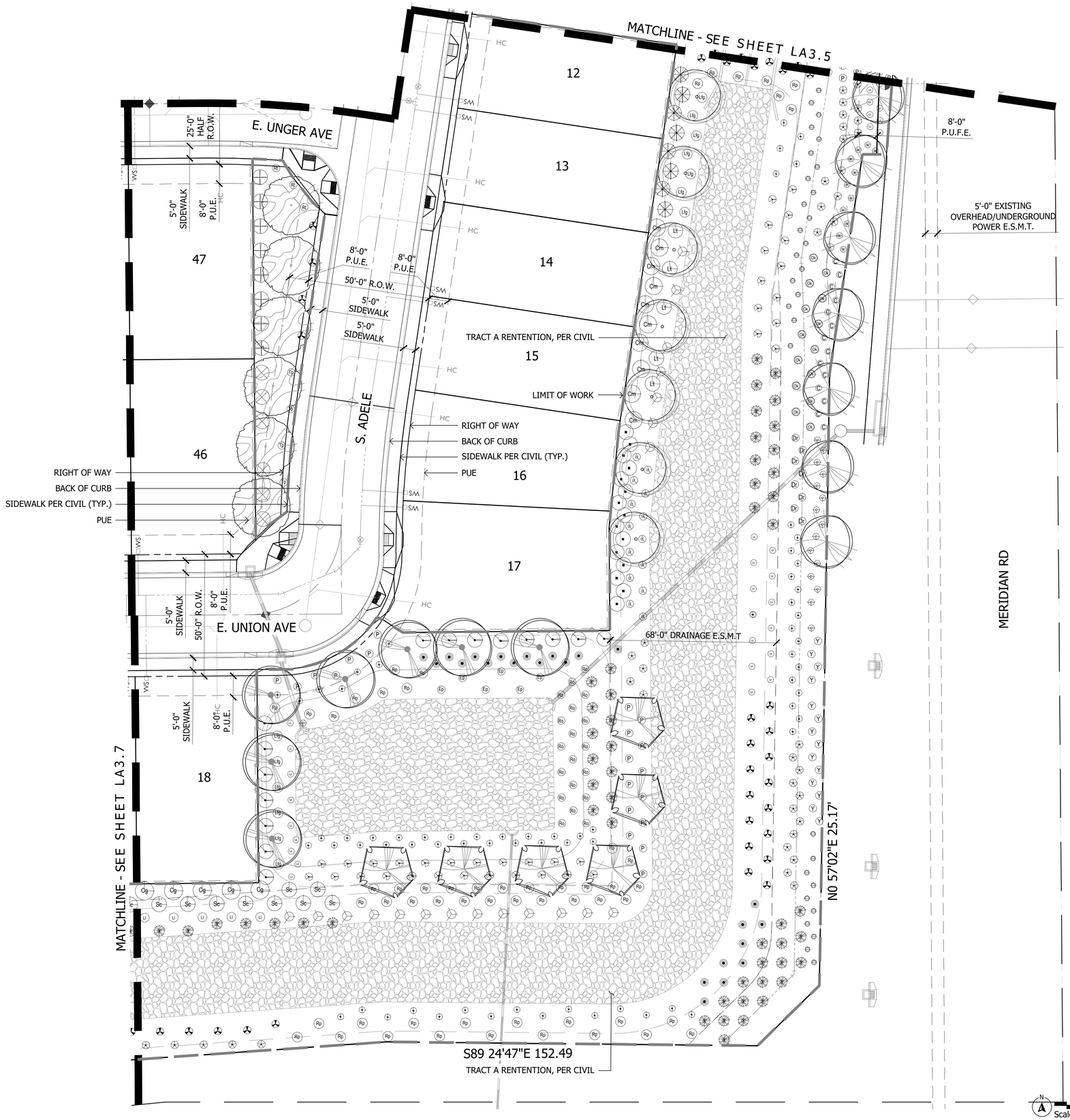

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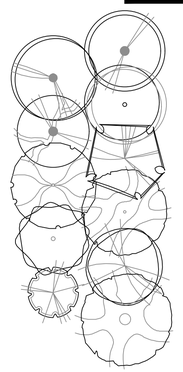

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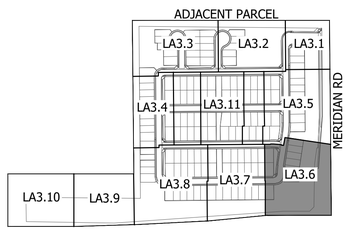
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
Caesalpinia gilliesii		
Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana		
Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima		
Red Bird of Paradise	5 gal.	56
Cordia parvifolia		
Little Leaf Cordia	5 gal.	39
Dodonaea viscosa		
Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee'		
Orange Jubilee	15 gal.	105
Tecoma Stans		
Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire'		
Bells of Fire	5 gal.	40
Vauquelinia californica		
Arizona Rosewood	15 gal.	36
Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver'		
Silver Cassia	5 gal.	55
Larrea tridentata		
Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud'		
Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy'		
Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis		
Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa		
Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells		
Blue Bells	5 gal.	163
Justicia spicigera		
Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta'		
Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
Bush Germander	5 gal.	52
Rosmarinus officinalis		
Rosemary	5 gal.	77
Ruellia peninsularis		
Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista'		
Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John'		
Little John Bottle Brush	5 gal.	97
Russelia equisetiformis		
Coral Fountain	5 gal.	213
Teucrium chamaedrys		
Germander	1 gal.	152
Groundcovers	**Size**	**Qty**
Chrysactinia mexicana		
Damianita	1 gal.	113
Eremophila prostrata		
Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis		
Purple Trailing Lantana	1 gal.	191
Lantana sp.		
'New Gold' Lantana	1 gal.	134
Rosmarinus officinalis 'Prostratus'		
Trailing Rosemary	1 gal.	286
Ruellia 'Katie'		
Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum'		
Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf'		
Blue Elf Aloe	5 gal.	118
Bouteloua gracilis		
Blonde Ambition	1 gal.	435
Hesperaloe funifera		
Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade		
Pink Parade Hesperaloe	3 gal.	318
Hesperaloe parviflora 'Brakelights'		
Brakelights Red Yucca	3 gal.	144
Hesperaloe parviflora 'Yellow'		
Yellow Yucca	5 gal.	328
Muhlenbergia capillaris		
'Regal Mist'	5 gal.	63
Muhlenbergia lindheimeri		
'Autumn Glow'	5 gal.	142
Muhlenbergia rigens		
Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville'		
Purple Muhly	1 gal.	53
Opuntia santa rita		
Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice		
Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida		
Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol — Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
Midiron Sod	38,366 S.F.
Wood Fiber	4,250 S.F.
Artificial Turf	801 S.F.
Cobble	77,958 S.F.
Stamped Asphalt Pedestrian Crosswalk	493 S.F.



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ASHTON WOODS

ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW D BARON
01-20-2025
EXP. 12-31-25

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DATE: 10-20-2025
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DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.6

PG: 19 OF 28

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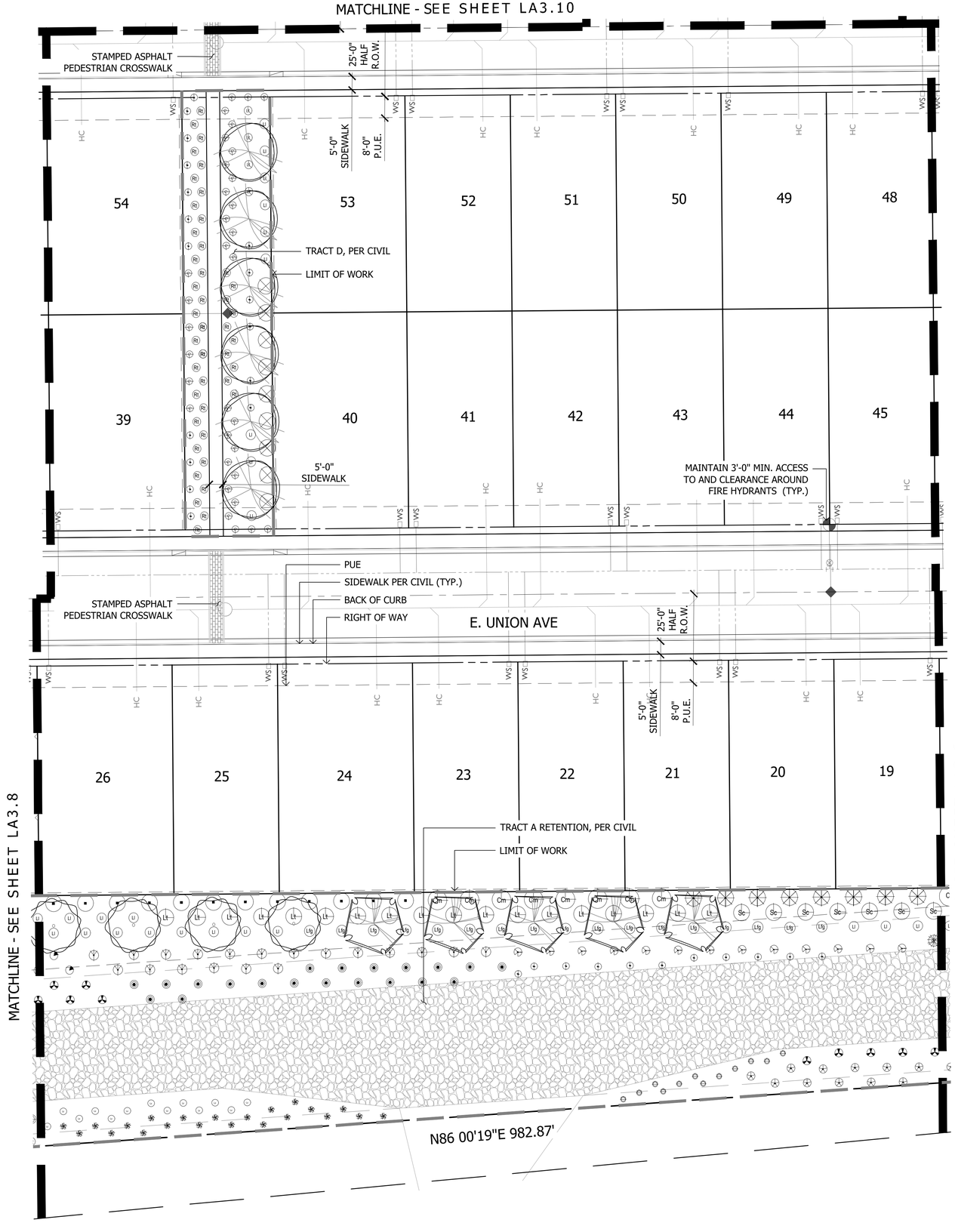
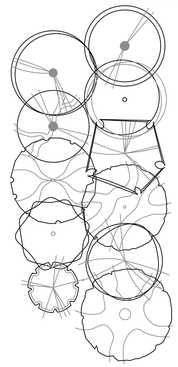


Plant Materials Legend



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Olneya tesota Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	15 gal 24"	10 25	707	30'
Pistacia chinensis Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	15 gal 24"	9 11	962	35'
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Quercus virginiana 'Cathedral' Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	15 gal 24"	36 8	1,964	50'
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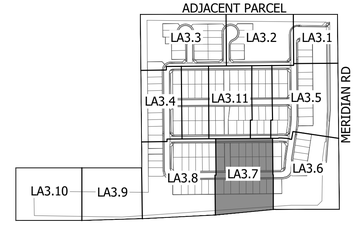

KEY MAP NOT TO SCALE

Final Site Plan

Haven at Destination
NE Corner of Meridian RD and AZ Route 24
Mesa, AZ

SHEET TITLE: PLANTING PLAN

ASHTON WOODS
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

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LA3.7

PG: 20 OF 28

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MATCHLINE - SEE SHEET LA3.4

E. UNGER AVE

25'-0" HALF R.O.W.

S. CALDERON

12'-0" WATER E.S.M.T.

124

TRACT B, PER CIVIL

5'-0" SIDEWALK

8'-0" P.U.E.

60 59 58 57 56 55

RIGHT OF WAY

BACK OF CURB

SIDEWALK PER CIVIL (TYP.)

PUE

8'-0" P.U.E.

LIMIT OF WORK

50'-0" R.O.W.

5'-0" SIDEWALK

5'-0" SIDEWALK

20'-0" SEWER E.S.M.T.

123

TRACT C, PER CIVIL

8'-0" P.U.E.

122

33 34 35 36 37 38

S0 28'56" E 99.45'

ADJACENT PARCEL, NOT PART OF THIS SITE DESTINATION AT GATEWAY EAST PHASE 1 BK.1563, PG. 12, MCR ZONING: RS-6 PAD

MAINTAIN 3'-0" MIN. ACCESS TO AND CLEARANCE AROUND FIRE HYDRANTS (TYP.)

5'-0" SIDEWALK

8'-0" P.U.E.

121

TRACT A RETENTION, PER CIVIL

E. UNION AVE

5'-0" SIDEWALK

50'-0" R.O.W.

8'-0" P.U.E.

32 31 30 29 28 27

TRACT A RETENTION, PER CIVIL

LIMIT OF WORK

MATCHLINE - SEE SHEET LA3.9

MATCHLINE - SEE SHEET LA3.7

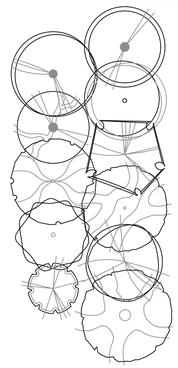
N86 00'19"E 982.87'

LIMIT OF WORK

N

Scale 1:20'

20' 40' 60'



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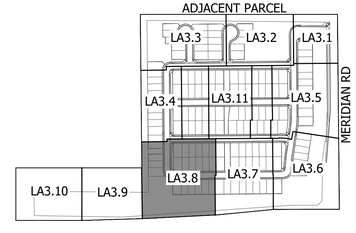

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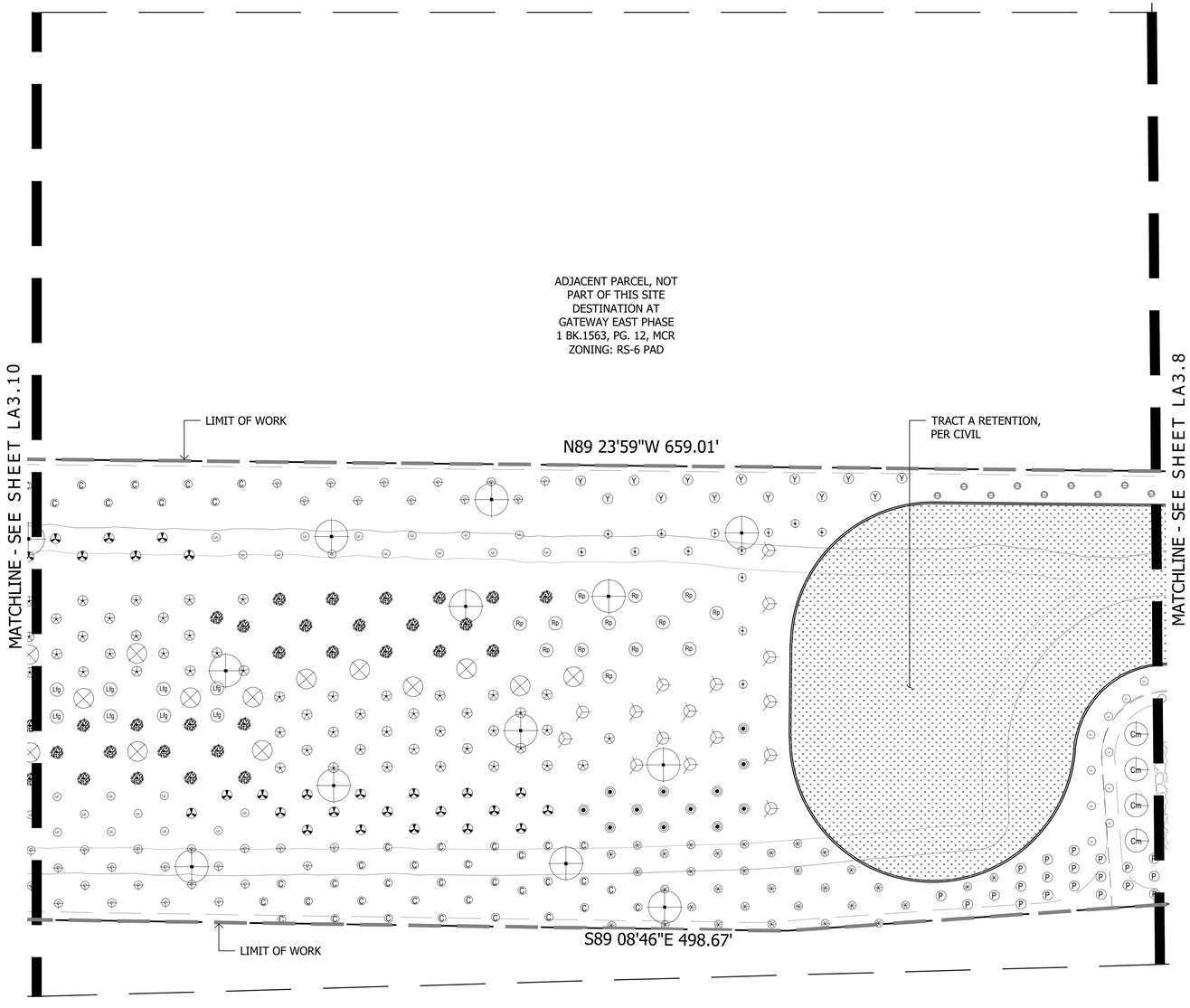

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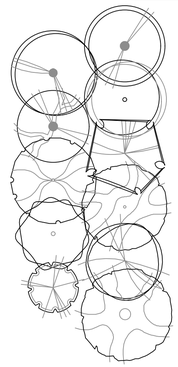

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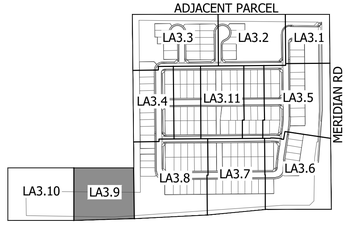
Orange Jubilee	15 gal.	105
Tecoma Stans		
Yellow Bells	15 gal.	46
Tecoma x 'Bells of Fire'		
Bells of Fire	5 gal.	40
Vauquelinia californica		
Arizona Rosewood	15 gal.	36
Large Shrubs	**Size**	**Qty**
Cassia artemisioides 'Silver'		
Silver Cassia	5 gal.	55
Larrea tridentata		
Creosote	5 gal.	38
Leucophyllum frutescens 'Green Cloud'		
Green Cloud Sage	5 gal.	114
Leucophyllum langmaniae 'Lynn's Legacy'		
Lynn's Legacy Sage	5 gal.	78
Simmondsia Chinensis		
Jojoba	15 gal.	41
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa		
Winter Blaze	5 gal.	140
Eremophila hygrophana Blue Bells		
Blue Bells	5 gal.	163
Justicia spicigera		
Mexican Honeysuckle	5 gal.	95
Leucophyllum frutescens 'Compacta'		
Compact Texas Sage	5 gal.	79
Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
Bush Germander	5 gal.	52
Rosmarinus officinalis		
Rosemary	5 gal.	77
Ruellia peninsularis		
Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista'		
Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John'		
Little John Bottle Brush	5 gal.	97
Russelia equisetiformis		
Coral Fountain	5 gal.	213
Teucrium chamaedrys		
Germander	1 gal.	152
Groundcovers	**Size**	**Qty**
Chrysactinia mexicana		
Damianita	1 gal.	113
Eremophila prostrata		
Outback Sunrise Eremophila	1 gal.	109
Lantana montevidensis		
Purple Trailing Lantana	1 gal.	191
Lantana sp.		
'New Gold' Lantana	1 gal.	134
Rosmarinus officinalis 'Prostratus'		
Trailing Rosemary	1 gal.	286
Ruellia 'Katie'		
Dwarf Ruellia 'Katie'	1 gal.	110
Teucrium chamaedrys 'prostratum'		
Prostrate Germander	1 gal.	110
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf'		
Blue Elf Aloe	5 gal.	118
Bouteloua gracilis		
Blonde Ambition	1 gal.	435
Hesperaloe funifera		
Giant Hesperaloe	5 gal.	91
Hesperaloe sp. Pink Parade		
Pink Parade Hesperaloe	3 gal.	318
Hesperaloe parviflora 'Brakelights'		
Brakelights Red Yucca	3 gal.	144
Hesperaloe parviflora 'Yellow'		
Yellow Yucca	5 gal.	328
Muhlenbergia capillaris		
'Regal Mist'	5 gal.	63
Muhlenbergia lindheimeri		
'Autumn Glow'	5 gal.	142
Muhlenbergia rigens		
Deer Grass	1 gal.	134
Muhlenbergia rigida 'Nashville'		
Purple Muhly	1 gal.	53
Opuntia santa rita		
Purple Prickly Pear	5 gal.	78
Opuntia sp. Kelly's Choice		
Kelly's Choice Prickly Pear	5 gal.	61
Yucca pallida		
Pale Leaf Yucca	5 gal.	170

Inerts	Qty
No Symbol — Decomposed Granite	308,213 S.F.
Stabilized DG	3,890 S.F.
Midiron Sod	38,366 S.F.
Wood Fiber	4,250 S.F.
Artificial Turf	801 S.F.
Cobble	77,958 S.F.
Stamped Asphalt Pedestrian Crosswalk	493 S.F.



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1 2 3 4 5 6

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Mesa, AZ

SHEET TITLE: PLANTING PLAN

ASHTON WOODS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
CERTIFICATE EXPIRATION DATE
10-20-2025
EXP 12-31-21

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DATE: 10-20-2025
ISSUED FOR: 4th Review
DRAWN BY: DCR, AS, AR
CHECKED BY: MP
PERMIT NUMBER:
ABLA PROJECT NUMBER: 86-131-25

LA3.9

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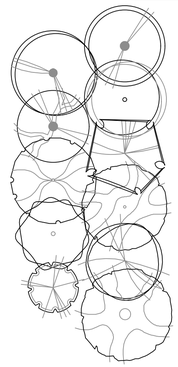
Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f)	Mature (s.f)
Acacia aneura				15 gal	3		
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177	15'
Chilopsis linearis				15 gal	13		
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	13	315	20'
Chitalpa tashkentensis				15 gal	13		
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"	19	315	20'
Ebenopsis ebano							
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	6	177	15'
Olneya tesota							
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	34	490	25'
Parkinsonia praecox				15 gal	10		
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"	25	707	30'
Pistacia chinensis				15 gal	9		
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	11	962	35'
Prosopis hybrid							
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	28	707	30'
Quercus virginiana 'Cathedral'				15 gal	36		
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,964	50'
Sophora secundiflora							
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	7	50	8'
Ulmus parvifolia 'Allee'				15 gal	21		
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"	8	1,590	45'

Extra Large Shrubs	Size	Qty
Caesalpinia gilliesii		
Yellow Bird of Paradise	5 gal.	16
Caesalpinia mexicana		
Mexican Bird of Paradise	5 gal.	33
Caesalpinia pulcherrima		
Red Bird of Paradise	5 gal.	56
Cordia parvifolia		
Little Leaf Cordia	5 gal.	39
Dodonaea viscosa		
Green Hopseed Bush	5 gal.	83
Tecoma alata 'Orange Jubilee'		
Orange Jubilee	15 gal.	105
Tecoma Stans		
Yellow Bells	15 gal.	46
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Creosote	5 gal.	38
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Leucophyllum zygophyllum		
Cimarron Sage	5 gal.	125
Teucrium fruticans		
Bush Germander	5 gal.	52
Rosmarinus officinalis		
Rosemary	5 gal.	77
Ruellia peninsularis		
Desert Ruellia	5 gal.	118
Simmondsia Chinensis 'Vista'		
Compact Jojoba	5 gal.	171

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John'		
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Russelia equisetiformis		
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Teucrium chamaedrys		
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Hesperaloe sp. Pink Parade		
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Brakelights Red Yucca	3 gal.	144
Hesperaloe parviflora 'Yellow'		
Yellow Yucca	5 gal.	328
Muhlenbergia capillaris		
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Yucca pallida		
Pale Leaf Yucca	5 gal.	170

No Symbol	Inerts	Qty
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	Stabilized DG	3,890 S.F.
	Midiron Sod	38,366 S.F.
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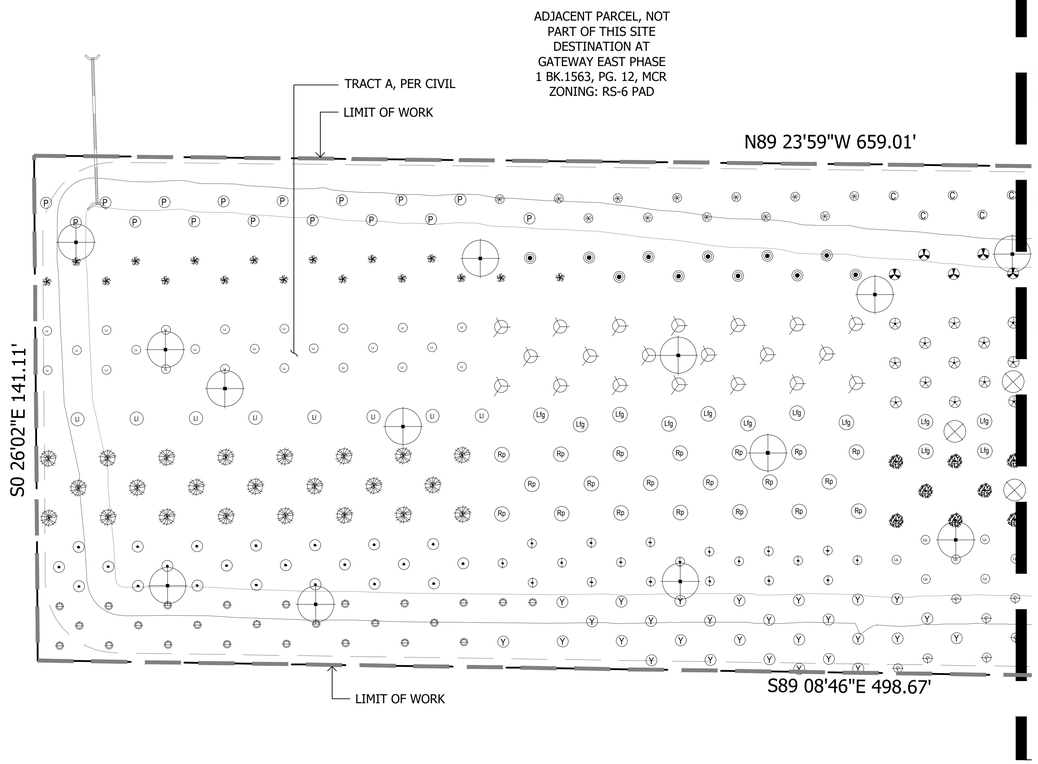

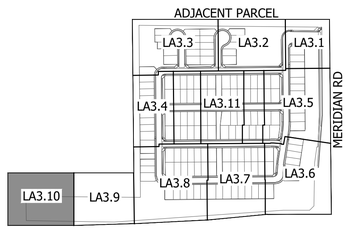

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ASHTON WOODS

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PERMIT NUMBER:
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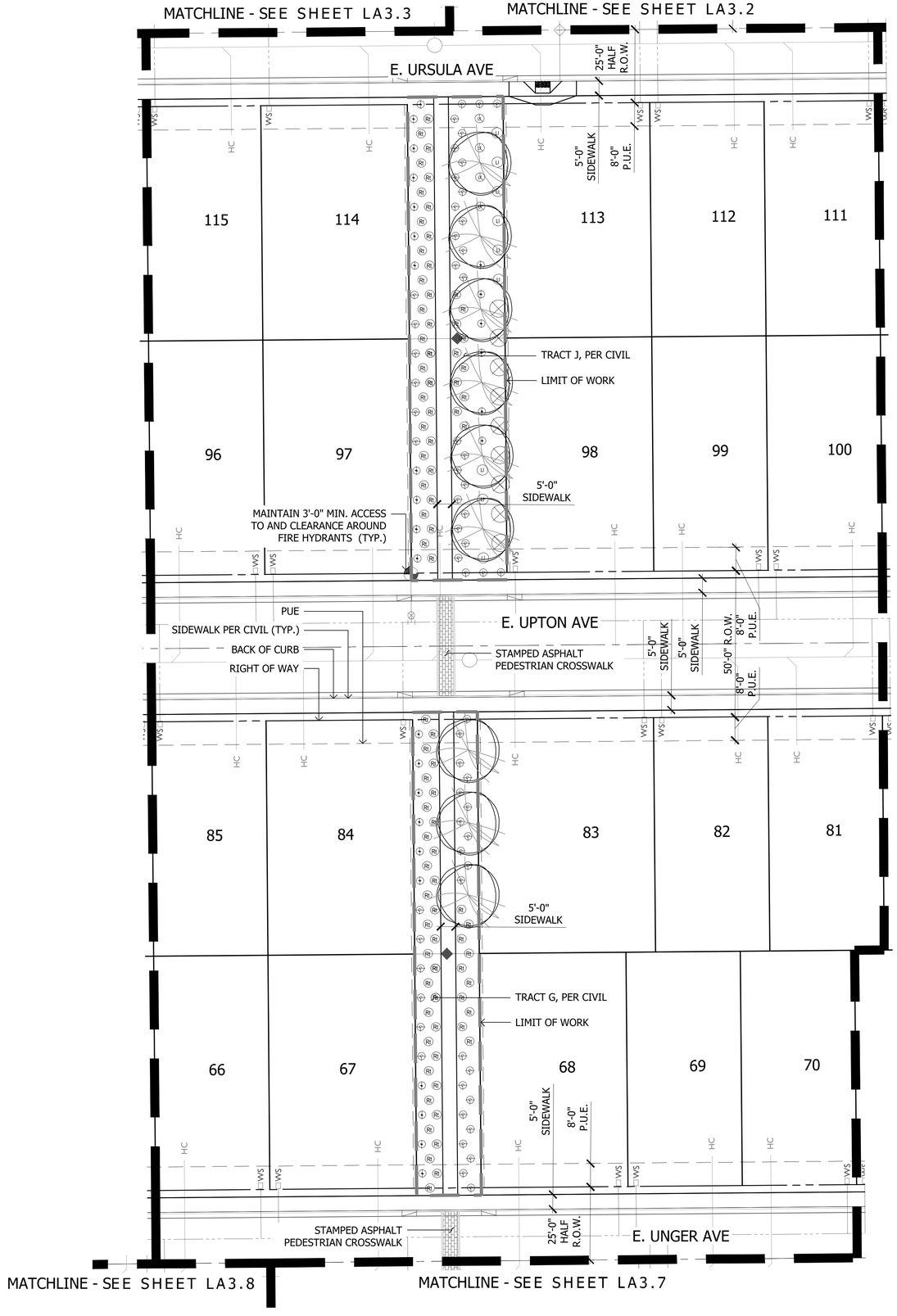
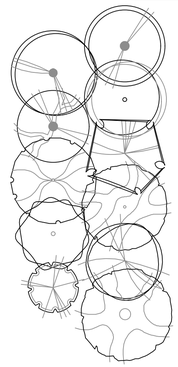
PG: 23 OF 28





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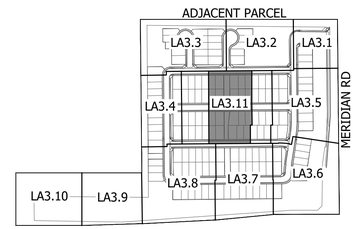

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PG: 24 OF 28

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