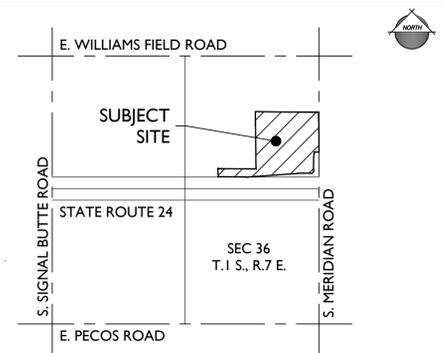


# PRELIMINARY PLAT FOR HAVEN AT DESTINATION

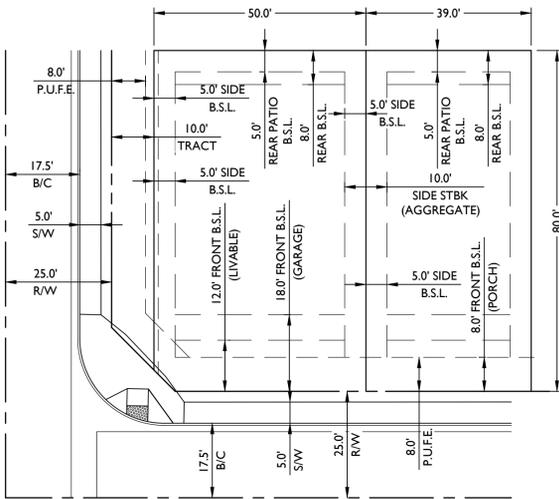
A PORTION OF NORTHEAST QUARTER (NE1/4) OF  
SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE  
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

## VICINITY MAP

N.T.S.



## TYPICAL LOT DETAIL



## RSL-2.5 & PROPOSED PAD DEVELOPMENT STANDARDS

(TYPICAL LOT DIAGRAM ABOVE)

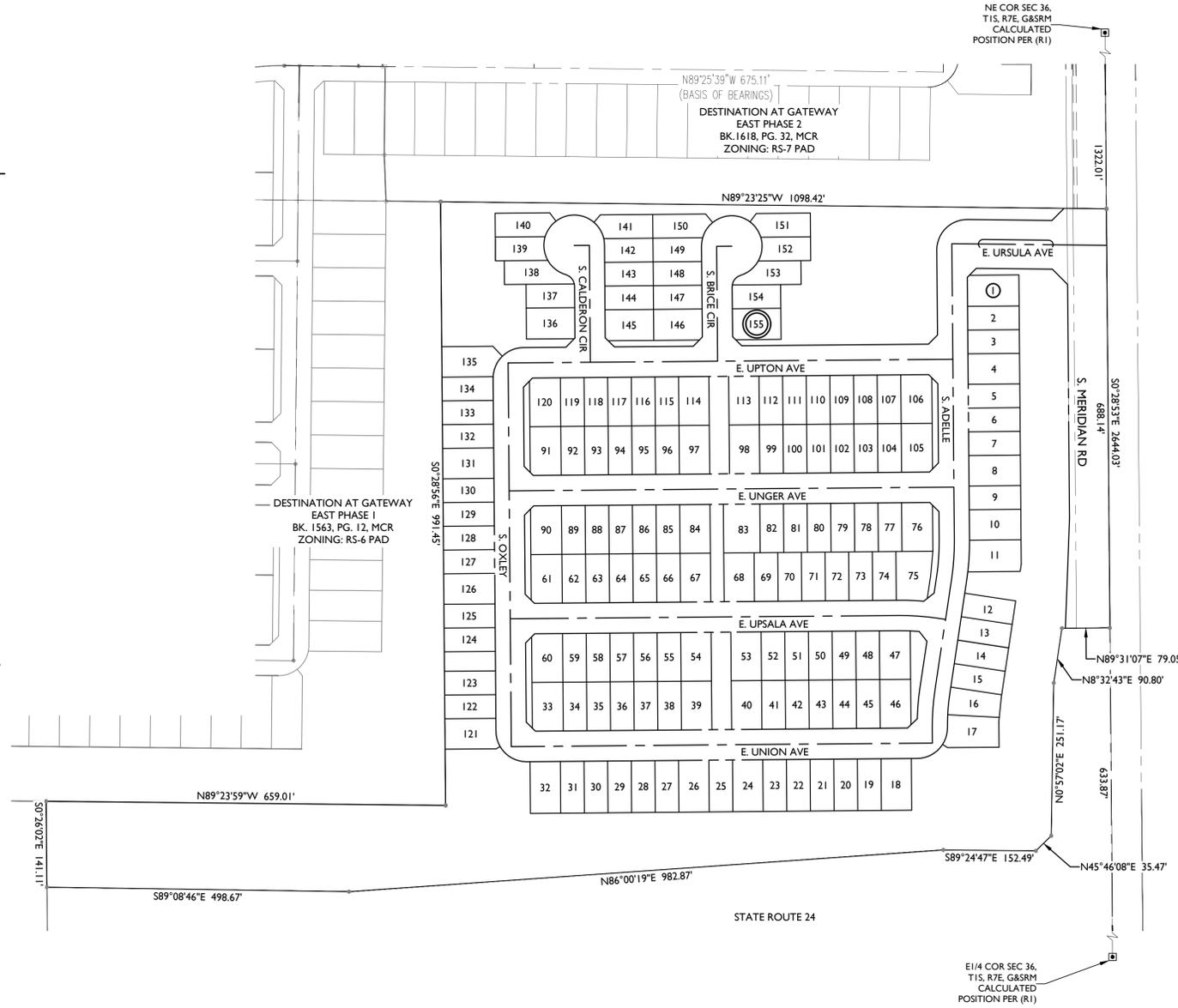
	RSL-2.5 REQUIRED	PROPOSED PAD
AVERAGE LOT AREA (MIN.)	2,500 SF	3,120 SF
INDIVIDUAL LOT AREA (MIN.)	2,000 SF	2,750 SF
LOT WIDTH - INTERIOR (MIN.)	25 FEET	39 FEET
LOT WIDTH - CORNER (MIN.)	30 FEET	39 FEET
LOT DEPTH (MIN.)	75 FEET	80 FEET
<b>BUILDING SETBACKS</b>		
FRONT (LIVABLE)	12 FEET	12 FEET
FRONT (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	8 FEET
REAR - PATIO	N/A	5 FEET
REAR OR SIDE GARAGE	13 FEET	13 FEET
<b>LOT COVERAGE (MAX.)</b>	80%	80%
<b>HEIGHT (MAX.)</b>	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

\*COURTYARD WALLS ARE ALLOWED TO ENCR OACH INTO THE SIDE YARD SETBACK A MAXIMUM OF 2'.

## 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 LEVES FROM 1% ANNUAL CHANCE FLOOD.



## PROJECT TEAM

<b>OWNER</b> THE CUBES AT MERIDIAN 24 LLC 2199 INNERBELT BUSINESS CENTER DR ST LOUIS, MO 63114	<b>ENGINEER</b> EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: JEFFREY DITGEN, P.E. jeff.ditgen@epsgr oupinc.com
<b>DEVELOPER</b> ASHTON WOODS 15333 N. PIMA ROAD, SUITE 205 SCOTTSDALE, AZ 85260 TEL: (480)-461-4670 CONTACT: MARI FLYNN mari.flynn@ashtonwoods.com	<b>PLANNER</b> ABLA 310 E. RIO SALADO PARKWAY TEMPE, AZ 85281 TEL: (480)-530-0077 CONTACT: ALEX FISH alex.fish@abl astudio.com
<b>ATTORNEY</b> 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	<b>LANDSCAPE ARCHITECT</b> ABLA 310 E. RIO SALADO PARKWAY TEMPE, AZ 85281 TEL: (480)-530-0077 CONTACT: MARK PANZA mark.panza@abl astudio.com

## PROJECT DATA

A.P.N.:	304-34-057F
LOCATION:	NWC OF MERIDIAN ROAD & AZ SR24
EXISTING GENERAL PLAN:	URBAN CENTER
PROPOSED GENERAL PLAN:	URBAN RESIDENTIAL
EXISTING ZONING:	GI
PROPOSED ZONING:	PAD RSL-2.5
GROSS AREA:	28.57 ACRES
NET AREA:	27.53 ACRES
LOT SIZE:	42
39' x 80'	113
50' x 80'	155 LOTS
TOTAL:	
NET DENSITY:	5.6 DU/AC
OPEN SPACE:	9.42 AC (34% OF NET AREA)

## GENERAL NOTES

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

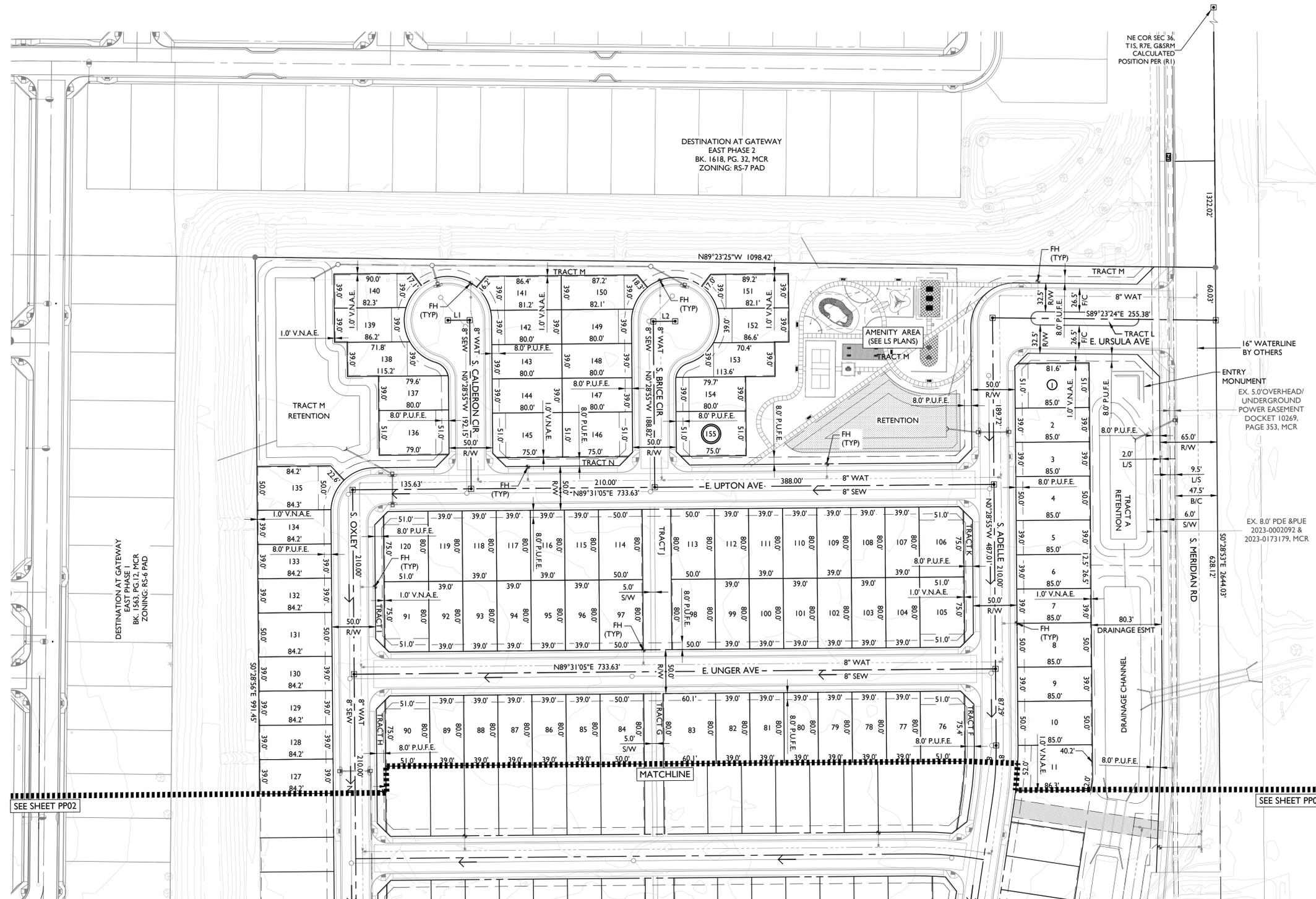
## SHEET INDEX

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

Date	Description
APRIL 8, 2025	1ST PRE-PLAT SUBMITTAL
JULY 2, 2025	2ND PRE-PLAT SUBMITTAL
OCTOBER 20, 2025	3RD PRE-PLAT SUBMITTAL
JANUARY 30, 2026	4TH PRE-PLAT SUBMITTAL

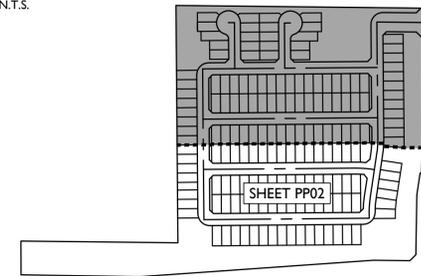
# 24-0811 - Haven at Destination

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## KEY MAP

N.T.S.



1130 N Alma School Road  
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## Haven at Destination

Mesa, Arizona

### Preliminary Plat

Project:

Revisions:
APRIL 8, 2025 - 1ST PRE-PLAT SUBMITTAL
JULY 2, 2025 - 2ND PRE-PLAT SUBMITTAL
OCTOBER 30, 2025 - 3RD PRE-PLAT SUBMITTAL
JANUARY 30, 2026 - 4TH PRE-PLAT SUBMITTAL

Call at least two full working days before any final execution.

Small text: State of Arizona, Board of Civil Engineers, 100 North Central Avenue, Phoenix, Arizona 85004, In Maricopa County, (602)253-1100

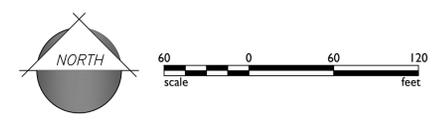
Designer: JH  
Drawn by: JAJ



Job No.  
**24-0811**

PP01

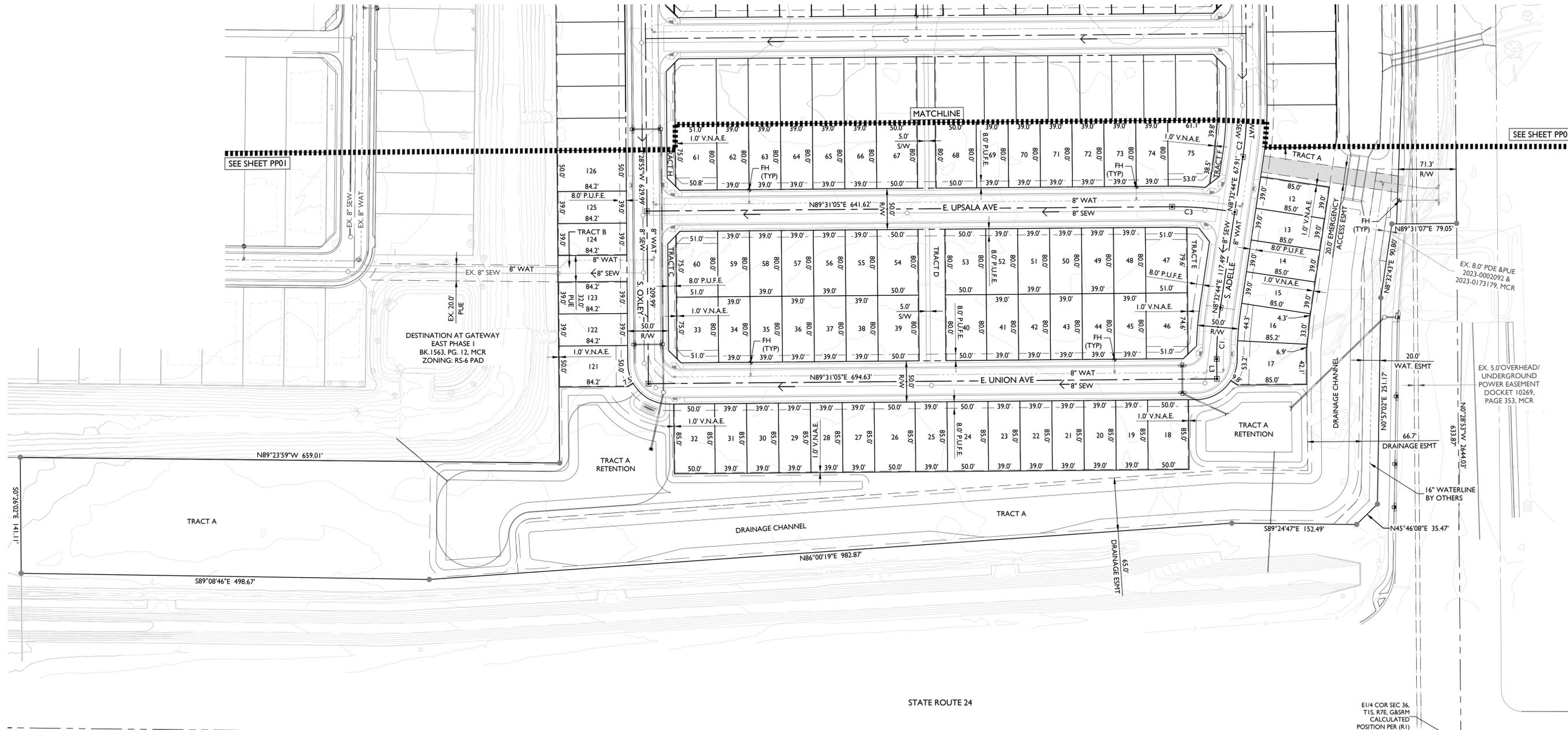
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of 4



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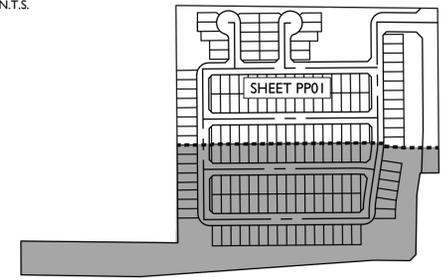
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jjuares



### KEY MAP

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SEE SHEET PP01

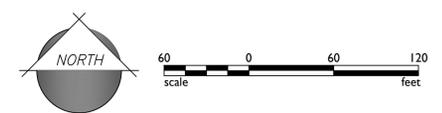
SEE SHEET PP01

DESTINATION AT GATEWAY  
EAST PHASE I  
BK. 1563, PG. 12, MCR  
ZONING: RS-6 PAD

EX. 8.0' PDE & PUE  
2023-0002092 &  
2023-0173179, MCR

EX. 5.0' OVERHEAD/  
UNDERGROUND  
POWER EASEMENT  
DOCKET 10269,  
PAGE 353, MCR

E1/4 COR SEC 36,  
T15, R7E, G&SRM  
CALCULATED  
POSITION PER (R1)



Haven at Destination  
Preliminary Plat

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JANUARY 30, 2026 - 4TH PRE-PLAT SUBMITTAL

Call at least two full working days before any begin excavation.

Designer: JH  
Drawn by: JAJ



Job No.  
**24-0811**

PP02

Sheet No.  
**3**  
of 4

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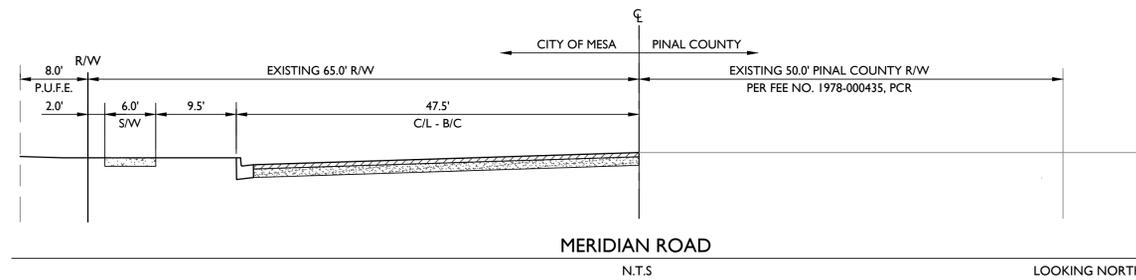
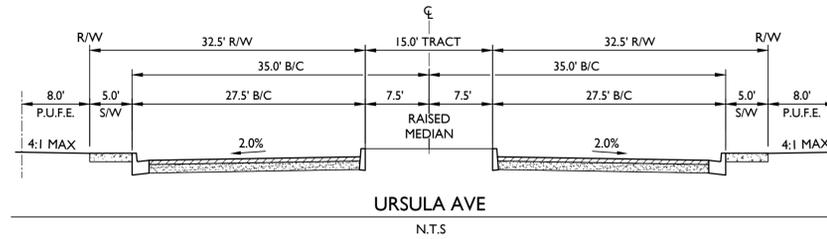
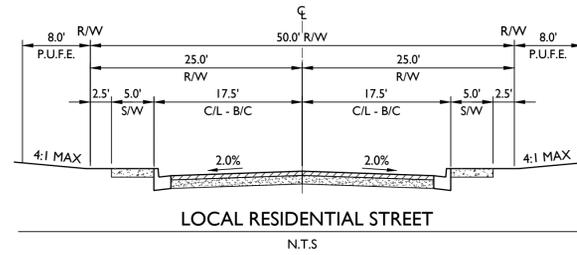
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Lot Table													
Lot #	Area												
1	4329.19	21	3315.00	41	3120.00	61	4067.50	81	3120.00	101	3120.00	121	4276.35
2	3315.00	22	3315.00	42	3120.00	62	3120.00	82	3120.00	102	3120.00	122	3285.55
3	3315.00	23	3315.00	43	3120.00	63	3120.00	83	4809.11	103	3120.00	123	3285.50
4	4250.00	24	4250.00	44	3120.00	64	3120.00	84	4000.00	104	3120.00	124	3285.57
5	3315.00	25	3315.00	45	3120.00	65	3120.00	85	3120.00	105	4067.50	125	3285.38
6	3315.00	26	4250.00	46	4064.24	66	3120.00	86	3120.00	106	4067.50	126	4211.96
7	3315.00	27	3315.00	47	4077.41	67	4000.00	87	3120.00	107	3120.00	127	3285.28
8	4250.00	28	3315.00	48	3120.00	68	4000.00	88	3120.00	108	3120.00	128	3285.24
9	3315.00	29	3314.88	49	3120.00	69	3120.00	89	3120.00	109	3120.00	129	3285.19
10	4250.00	30	3315.00	50	3120.00	70	3120.00	90	4067.50	110	3120.00	130	3285.15
11	4464.45	31	3315.00	51	3120.00	71	3120.00	91	4067.50	111	3120.00	131	4211.67
12	3315.00	32	4250.00	52	3120.00	72	3120.00	92	3120.00	112	3120.00	132	3285.05
13	3315.00	33	4067.50	53	4000.00	73	3120.00	93	3120.00	113	4000.00	133	3285.01
14	3315.00	34	3120.00	54	4000.00	74	3120.00	94	3120.00	114	4000.00	134	3285.03
15	3315.00	35	3120.00	55	3120.00	75	4539.62	95	3120.00	115	3120.00	135	4513.52
16	3543.87	36	3120.00	56	3120.00	76	4069.65	96	3120.00	116	3120.00	136	4079.50
17	4472.52	37	3120.00	57	3120.00	77	3120.00	97	4000.00	117	3120.00	137	3119.49
18	4250.00	38	3120.00	58	3120.00	78	3120.00	98	4000.00	118	3120.00	138	3650.18
19	3315.00	39	4000.00	59	3120.00	79	3120.00	99	3120.00	119	3120.00	139	3179.82
20	3315.00	40	4000.00	60	4067.50	80	3120.00	100	3120.00	120	4067.50	140	3559.50
												TOTAL:	536,257
													SQ. FT.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE ESMT. / EMERGENCY ACCESS ESMT.	284731	6.537
TRACT B	LANDSCAPE / OPEN SPACE / P.U.E.	2696	0.062
TRACT C	LANDSCAPE / OPEN SPACE	1400	0.032
TRACT D	LANDSCAPE / OPEN SPACE / PEDESTRIAN PATH	5220	0.120
TRACT E	LANDSCAPE / OPEN SPACE	2656	0.061
TRACT F	LANDSCAPE / OPEN SPACE	1485	0.034
TRACT G	LANDSCAPE / OPEN SPACE / PEDESTRIAN PATH	3530	0.081
TRACT H	LANDSCAPE / OPEN SPACE	1400	0.032
TRACT I	LANDSCAPE / OPEN SPACE	1400	0.032
TRACT J	LANDSCAPE / OPEN SPACE / PEDESTRIAN PATH	5220	0.120
TRACT K	LANDSCAPE / OPEN SPACE	1400	0.032
TRACT L	LANDSCAPE MEDIAN	1800	0.041
TRACT M	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY AREA	95809	2.199
TRACT N	LANDSCAPE / OPEN SPACE	1400	0.032
TOTAL TRACT AREA		410147	9.416

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N89°31'05"E
L2	25.00'	S89°31'05"W
L3	24.09'	N00°28'55"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	63.02'	400.00'	62.96'	009°01'39"
C2	63.02'	400.00'	62.96'	009°01'39"
C3	63.02'	400.00'	62.96'	009°01'39"



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Mesa, Arizona

Data Tables/Street Sections

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Drawn by: JAJ

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PP03

Sheet No. 4 of 4