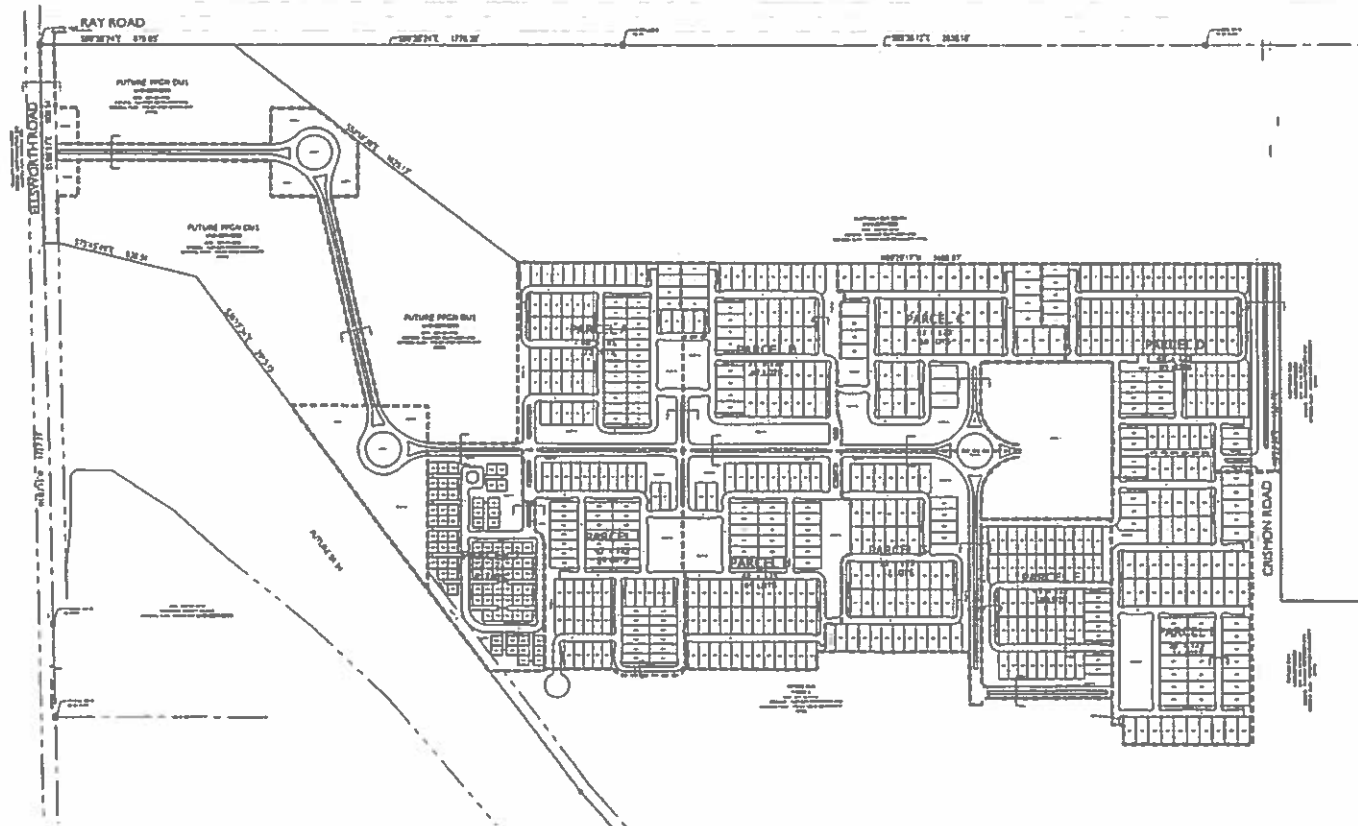
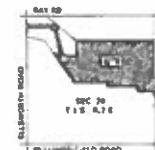


PRELIMINARY PLAT COVER SHEET FOR **PACIFIC PROVING GROUNDS NORTH** MESA, ARIZONA

A PORTION OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASIN AND MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP



PROJECT TEAM

MASTER DEVELOPER:
HARVARD INVESTMENTS, INC.
17788 N PACESSETT WAY SUITE 100
SCOTTSDALE, AZ 85255
PHONE (480) 344-7255
CONTACT: TONY BASLIN

DEVELOPER:
EPS GROUP, INC.
2241 S. WINEYARD AVE., STE 101
MESA, AZ 85210
PHONE (480) 344-2334
FAX (480) 343-2334
CONTACT: KYLE MORGAN, PE

URBAN PLANNING:
LANDSCAPE DESIGN
CARTY PICKETT
7011 E. 5th AVENUE, SUITE 100
SCOTTSDALE, AZ 85251
PHONE (480) 401-8891
CONTACT: WENDY PICKETT

LAND USE ATTORNEY:
WYTHE HOMES
2532 S. AGUA CALIENTE CIRCLE
SUITE A-212
PHOENIX, AZ 85041
PHONE (602) 238-3400
CONTACT: SUSAN DUFFY

PROJECT DATA

APN: 304-175-0004 A PORTION OF 6804, 6814
GENERAL PLAN: MIXED USE COMMUNITY (MUC)
EXISTING ZONING: PLANNED COMMUNITY (PC)
LAND USE GROUP: COMMUNITY RESIDENTIAL (CR) AND
COMMUNITY RESIDENTIAL SMALL LOT (CRSL)
CURRENT LAND USE: UNDEVELOPED
CROSS AREA: 154.94 ACRES
NET AREA: 141.87 ACRES
NO. OF LOTS: 632
CROSS DENSITY: 4.11 DUA/AC
NET DENSITY: 4.39 DUA/AC
TRACT OPEN SPACE: 48.87 ACRES (34%)

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. A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
4. THE DEVELOPER WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.

SITE DATA

PARCEL	LOT SIZE	NO. OF LOTS
A	48' x 125'	23
B	48' x 125'	47
C	48' x 125'	50
D	48' x 125'	83
E	48' x 125'	74
F	48' x 125'	58
G	48' x 125'	51
H	48' x 125'	65
I	48' x 125'	68
J	48' x 125'	62
LOT TOTAL		632

CITY OF MESA BENCHMARK

MASS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF INTERSECTION OF MERIDIAN & WINEYARD ROAD
ELEVATION = 1481.15 (CITY OF MESA DATUM)
ELEVATION OBTAINED FROM "2011 CITY OF MESA BENCHMARK" LIST IN APRIL, 2012

SITE BENCHMARK

FOUND IRON PIPE WITH CAP BEING THE NORTH QUARTER CORNER OF SECTION 27 AND THE SOUTH QUARTER CORNER OF SECTION 22 TOWNSHIP 1 SOUTH, RANGE 7 EAST.
ELEVATION = 1483.76 (CITY OF MESA DATUM)

PUBLIC UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK / COX COMMUNICATIONS
CABLE: SOUTHWEST CABLE
IRRIGATION: CENTURY LINK / COX COMMUNICATIONS
CITY OF MESA

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 2/19/14
WITH STIPS: YES ☒ NO ☐

2045 S. WINEYARD AVE., SUITE 101
MESA, AZ 85210
PHONE (480) 344-2334
FAX (480) 343-2334
WWW.EPSGROUP.COM

EPS GROUP

Pacific Proving Grounds North
Preliminary Plat Cover Sheet

11-007.1
PP01
Sheet No. 1 of 6