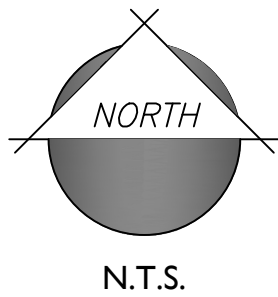
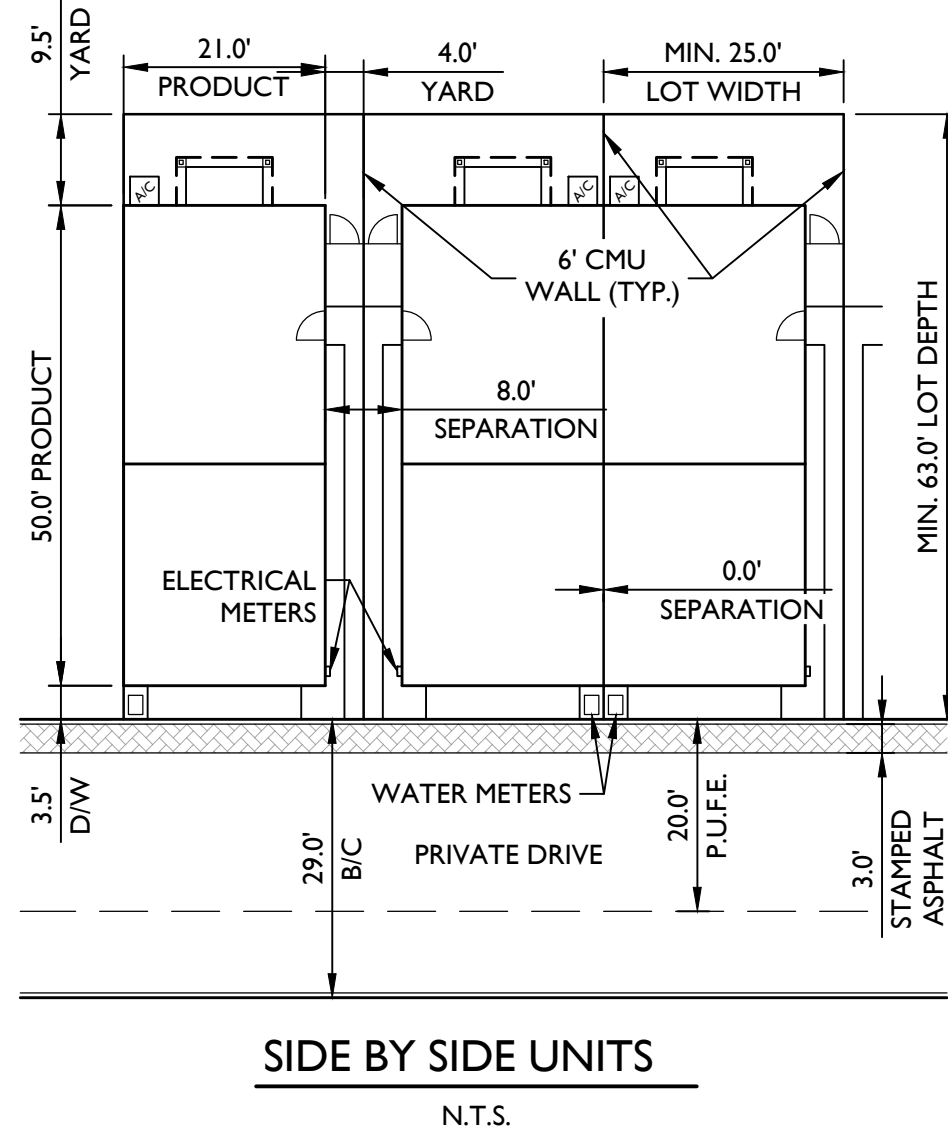
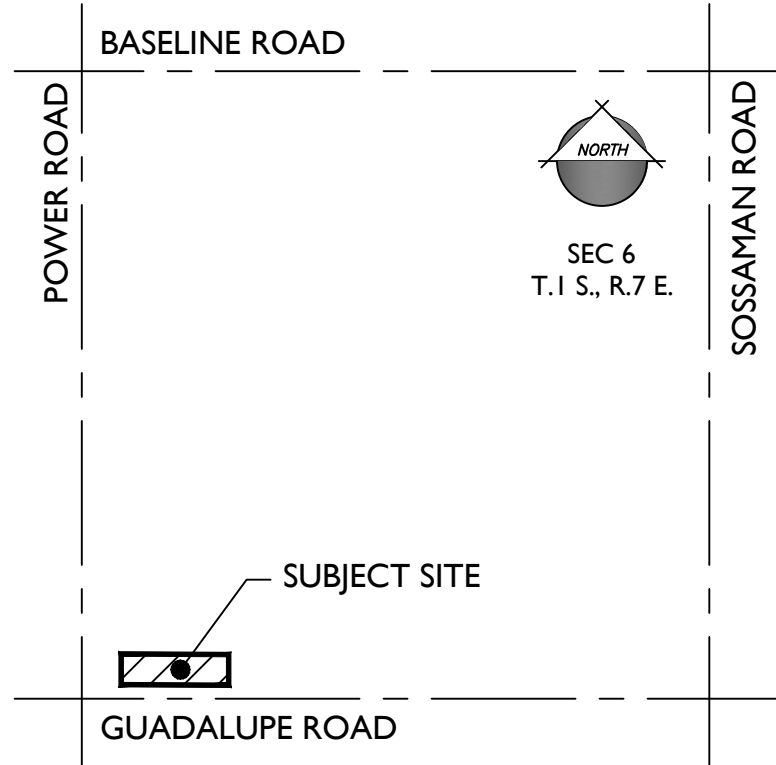


A PORTION OF SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA
AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA



N.T.S.



PROPERTY OWNER:
EXDEV PARK NORTH LLC
6628 E. BASELINE ROAD, STE 102
MESA, AZ 85206
CONTACT: EXCOLO MANAGEMENT

PLANNER & ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, STE 120
MESA, AZ 85201
TEL: 480-503-2250
CONTACT: DAVID HUGHES
david.hughes@epsgroupinc.com

6628 E. BASELINE ROAD, STE 102
MESA, AZ 85206
TEL: 602-469-9988
CONTACT: ROB STEPHAN
rsteph@excolomgmt.com

LANDSCAPE ARCHITECT:
WERK URBAN DESIGN
901 BERRYHILL ROAD, STE B2
CHARLOTTE, NC 28208
TEL: 704-628-1922
CONTACT: HOLLIE COLONY, PLA, ASLA
hollie@werkurbandesign.com

APN: 304-05-982A
ADDRESS: 6912 E. GUADALUPE RD
MESA, AZ 85209

EXISTING GENERAL PLAN:	NEIGHBORHOOD CENTER
EXISTING ZONING:	LC PAD
PROPOSED ZONING:	RM-3 PAD

GROSS AREA: 5.05 ACRES
NET AREA: 5.05 ACRES

NO. UNITS:	
SIDE / SIDE UNITS	42 UNITS
FRONT / BACK UNITS	36 UNITS
<u>TOTAL</u>	<u>78 UNITS</u>

NET DENSITY: 15.4 DU/AC

BUILDING COVERAGE:
SIDE / SIDE UNITS
FRONT / BACK UNITS

LOT COVERAGE:

SIDE / SIDE UNITS	83%
FRONT / BACK UNITS	88%

PARKING REQUIRED: 156 SPACES (2 PER UNIT)

PARKING PROVIDED:	
GARAGE	156 SPACES
DRIVEWAY	72 SPACES
GUEST	16 SPACES (1 ADA)
TOTAL	244 SPACES (1 ADA)

PARKING RATIO: 3.1 SPACES PER UNIT

REQUIRED OPEN SPACE: 13,650 SF (175 SF PER UNIT)

PROVIDED OPEN SPACE:	
PRIVATE	31,968 SF (410 SF PER UNIT)
COMMON	15,358 SF (197 SF PER UNIT)
<u>TOTAL</u>	<u>47,326 SF (607 SF PER UNIT)</u>

OPEN SPACE: 21.5% OF NET AREA

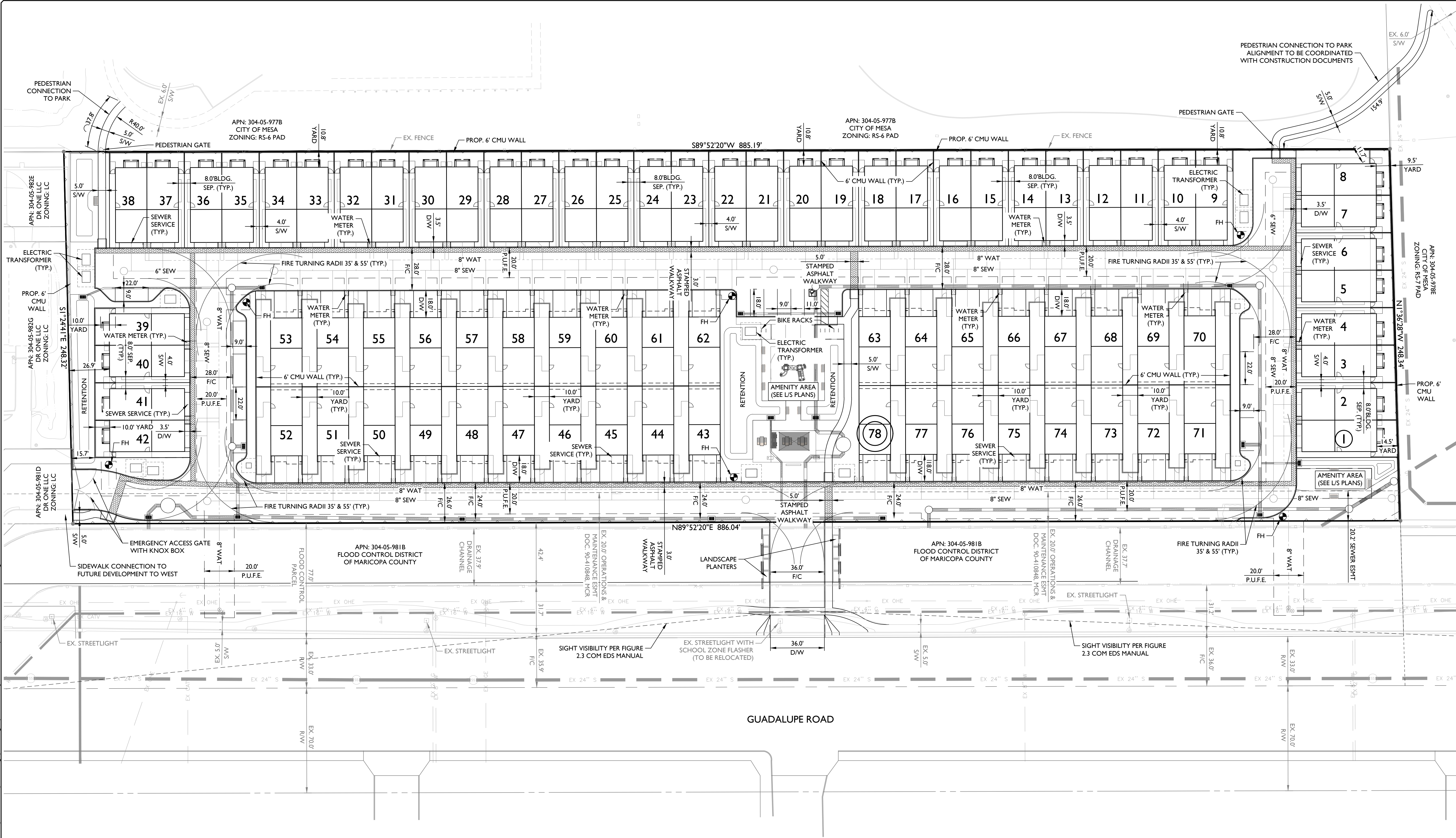
1. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAN.
2. ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF MESA STANDARD AS MODIFIED HEREIN.
3. ALL UNPAVED AND ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL, AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF THE REQUIRED STREETLIGHTS.
5. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
6. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
7. THE IMPROVEMENTS SHOWN ON THIS SITE PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENTS HAS BEEN SATISFIED.

WATER
SEWER
ELECTRIC
GAS
TELEPHONE
CABLE TV
REFUSE
SCHOOL DISTRICT
FIRE
POLICE / SECURITY

CITY OF MESA
CITY OF MESA
SALT RIVER PROJECT
CITY OF MESA
LUMEN / COX COMMUNICATIONS
LUMEN / COX COMMUNICATIONS
CITY OF MESA
GILBERT PUBLIC SCHOOL DISTRICT
CITY OF MESA
CITY OF MESA

23-0217 - Park North - Site Plan

Jul 13, 2026 5:13pm S:\Projects\2023\23-0217\Planning\Drawings\Preliminary Site Plan\23-0217 - SP02.dwg dhughes



- LEGEND**
- PROPERTY CORNER
 - FIRE HYDRANT (FH)
 - MANHOLE
 - ESMT EASEMENT
 - FH FIRE HYDRANT
 - R/W RIGHT-OF-WAY
 - F/C FACE OF CURB
 - P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
 - PROPERTY BOUNDARY
 - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - EASEMENT
 - LOT LINE
 - SEWER LINE
 - WATER LINE

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: **Park North**
Mesa, Arizona

Revisions:

MARCH 9, 2026 - 1ST PRE SITE PLAN SUBMITTAL
MARCH 27, 2026 - 2ND PRE SITE PLAN SUBMITTAL
APRIL 15, 2026 - 3RD PRE SITE PLAN SUBMITTAL
JUNE 15, 2026 - 4TH PRE SITE PLAN SUBMITTAL
JULY 13, 2026 - 5TH PRE SITE PLAN SUBMITTAL

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

ARIZONA
Professional Engineer
No. 11111 - 11111 (11111) (11111)
In Maricopa County: (002263-1100)

Designer: DH
Drawn by: LFT

Preliminary
Not For
Construction
Or
Recording

Job No.
23-0217
SP02
Sheet No.
2
of 2