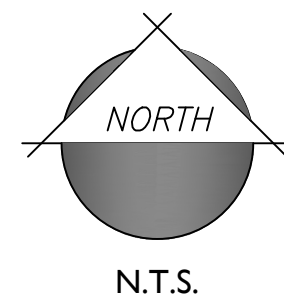
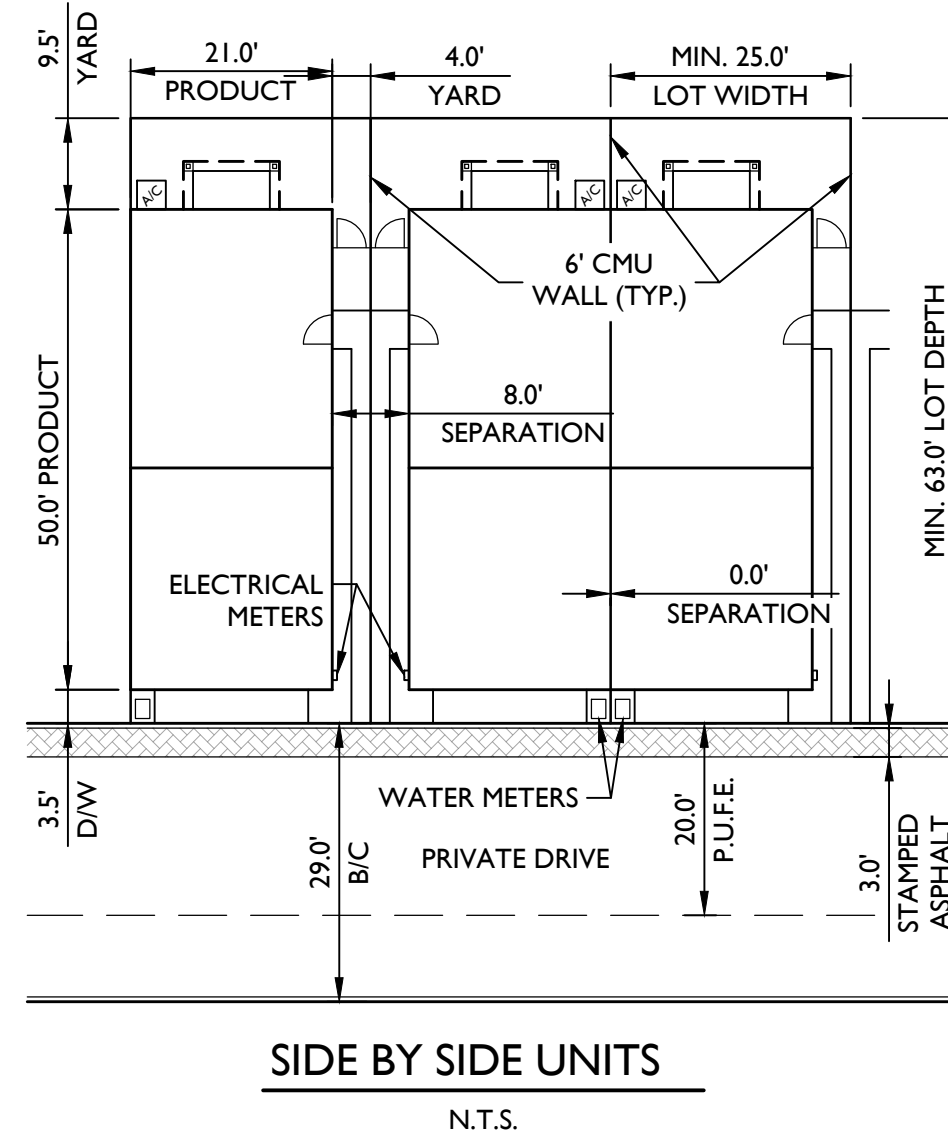
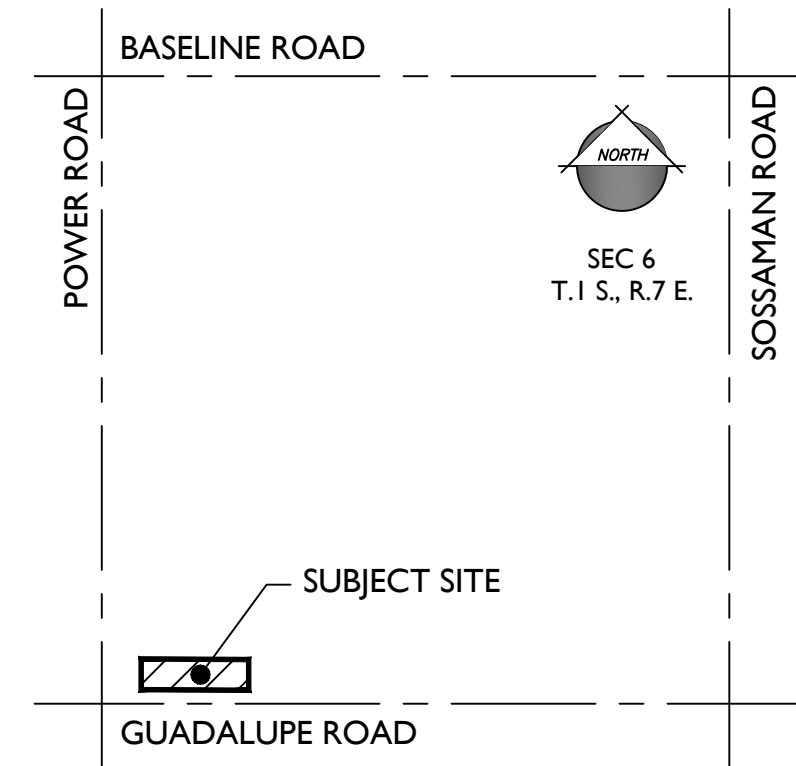


Jul 13, 2026 4:29pm S:\Projects\2023\23-0217\Planning\Drawings\Preliminary Site Plan\23-0217 - SP01.dwg

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@epsgruoinc.com

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

LANDSCAPE ARCHITECT:
WOK 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
TOTAL	78 UNITS
NET DENSITY:	15.4 DU/AC
BUILDING COVERAGE:	
SIDE / SIDE UNITS	69%
FRONT / BACK UNITS	53%
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)
TOTAL	47,326 SF (607 SF PER UNIT)
OPEN SPACE:	21.5% OF NET AREA

1. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
2. ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF MESA STANDARDS, AS MODIFIED HEREIN.
3. MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL ARTERIAL AND COLLECTOR ROADS/WAYS 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. ALL 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	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
GAS	CITY OF MESA
TELEPHONE	LUMEN / COX COMMUNICATIONS
CABLE TV	LUMEN / COX COMMUNICATIONS
REFUSE	CITY OF MESA
SCHOOL DISTRICT	GILBERT PUBLIC SCHOOL DISTRICT
FIRE	CITY OF MESA
POLICE / SECURITY	CITY OF MESA

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



Park North
Mesa, Arizona

Cover Sheet

Project:

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 811
Arizona One-Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5111)
In Maricopa County: (602)263-1100

Designer: DH
Drawn by: LFT

Preliminary
Not For
Construction
Or
Recording

Job No.
23-0217

SP01

Sheet No.
1
of 2