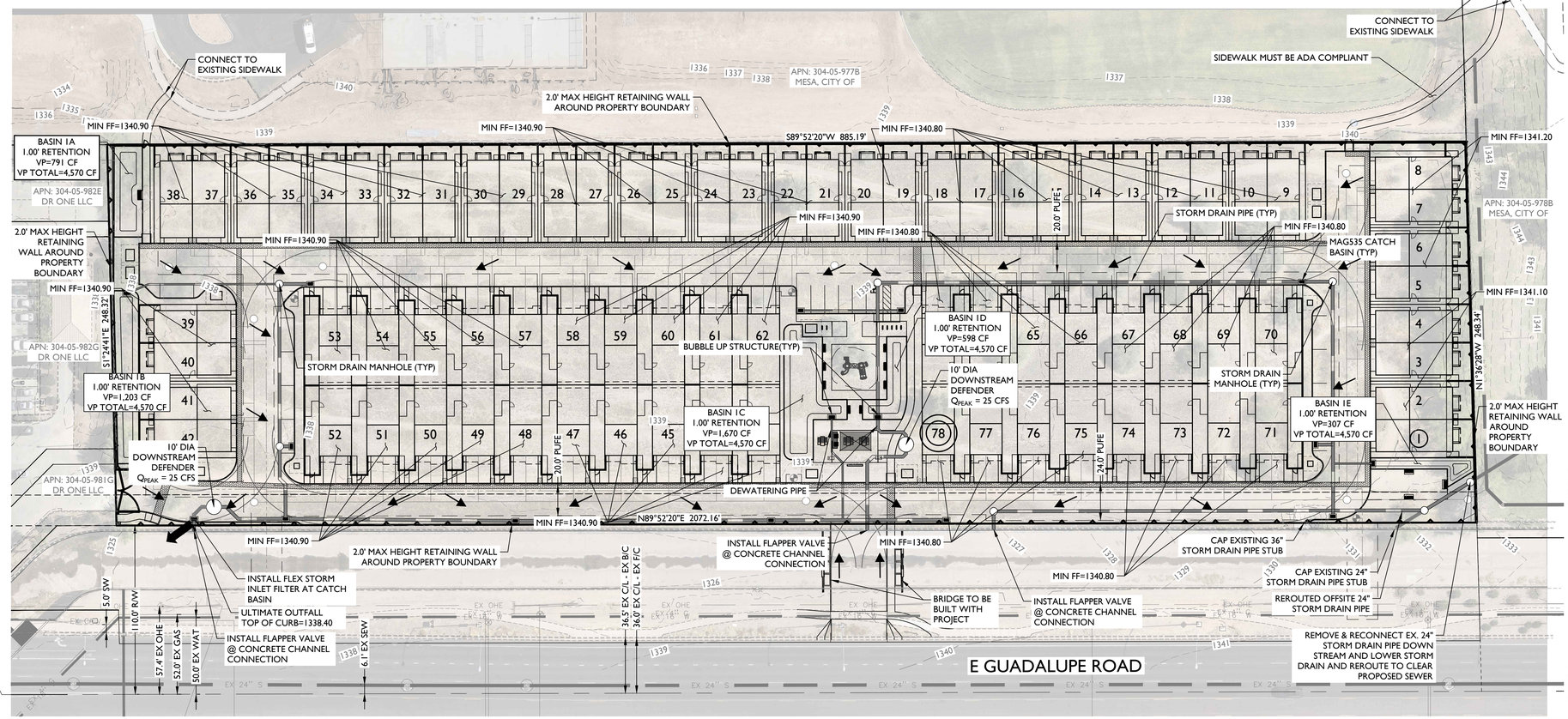
# Preliminary Grading & Drainage Plan
## for
## Park North
## 6912 E Guadalupe Road
## Mesa, Arizona 85206

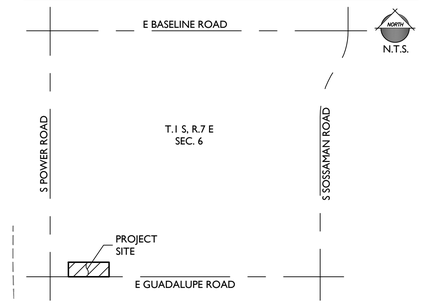
A PORTION OF THE SOUTHWEST QUARTER (SW1/4), SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

23-0217 - Park North




POINT OF COMMENCEMENT
SOUTHWEST CORNER
SEC 6, T1S, R7E G&SRM
FOUND MCDOT BRASS CAP IN HAND HOLE

## VICINITY MAP





## CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DANIEL AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

## DEVELOPER:
EXCOLO DEVELOPMETN
6628 E BASELINE ROAD, SUITE 102
MESA, ARIZONA 85206
PHONE: (602) 714-8184
CONTACT: ROB STEPHAN
EMAIL: rstephan@excolomgmt.com

## ARCHITECT:
BMA ARCHITECTURE
2915 E BASELINE ROADM SUITE 120
GILBERT, ARIZONA 85234
PHONE: (480) 659-1524
CONTACT: BRIAN M. ANDERSEN, AIA
EMAIL: brian@bmaarchitecture.com

## LANDSCAPE ARCHITECT:
WERK | URBAN DESIGN
7520 E 2ND STREET, SUITE 1004
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 429-9922
CONTACT: JESSE WESTAD
EMAIL: jesse@werkurbandesign.com


## PROJECT DATA

| | |
|---|---|
| APN: | 304-05-982A |
| CURRENT LAND USE: | VACANT |
| EXISTING ZONING: | LC |
| PROPOSED ZONING: | MULTI-FAMILY RESIDENTIAL |
| GROSS AREA: | ± 5.05 ACRES |
| NET AREA: | ± 5.05 ACRES |
| BUILDING AREA: | 48,084 SQ FT |

## BASIS OF BEARING
THE MONUMENTED CENTERLINE OF GUADALUPE ROAD, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY. RECORDED IN SPECIAL WARRANTY DEED 2023-0185770 MARICOPA COUNTY RECORDERS.
THE BEARING OF WHICH IS:
NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST

## BENCHMARK
CITY OF MESA 2021 BENCHMARK LOCATED AT POWER ROAD AND MADERO, BEING A BRASS TAG AT THE TOP OF THE CURB IN THE NORTHWEST CORNER OF THE INTERSECTION
CITY OF MESA NAVD88 DATUM ELEVATION: 1341.13 FEET

## FLOOD ZONE INFORMATION
THIS SITE IS LOCATED WITHIN ZONE X SHADED AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C2760L, DATED OCTOBER 16, 2013.

FLOOD ZONE X SHADED IS DEFINED AS:

AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD

## DRAINAGE STATEMENT
IT HAS BEEN AGREED AND COORDINATED WITH THE FLOOD CONTROL DISTRICT THAT THE SITE STORM WATER WILL BE CONVEYED TO THE FLOOD CONTROL CANAL ALONG GUADALUPE ROAD SOUTH OF THE PROJECT.

## LEGEND
- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- FF= FINISHED FLOOR
- SLOPE DIRECTION
- STORM DRAIN PIPE
- TRENCH DRAIN PIPE
- CATCH BASIN
- DRYWELL
- G GUTTER

40 0 40 80
scale: 1" = 40' feet


EPS GROUP
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Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com


Project:
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Mesa, Arizona 85206

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Revisions:

Call at least two full working days before you begin excavation:
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: NAG
Drawn by: GDT

Registered Professional Engineer (Civil)
CERTIFICATE NO. 54247
TAYLOR S. BILLS
Date Signed 07-25-25
ARIZONA U.S.A.

Job No.
23-0217

PG01

Sheet No.
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