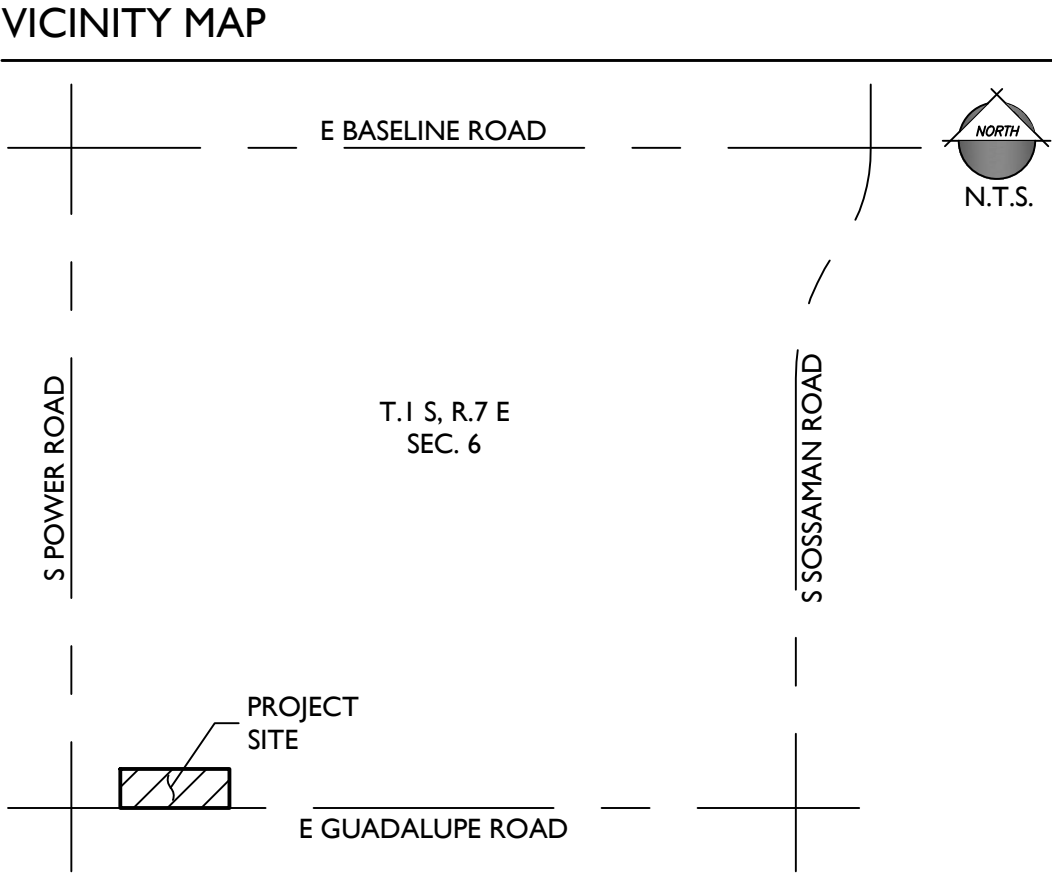


# Preliminary Grading & Drainage Plan

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



**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 ROAD SUITE 120  
GILBERT, ARIZONA 85234  
PHONE: (480) 659-1524  
CONTACT: BRIAN M. ANDERSEN, AIA  
EMAIL: brian@bmaarchitecture.com

**LANDSCAPE ARCHITECT:**  
WERK 1 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**

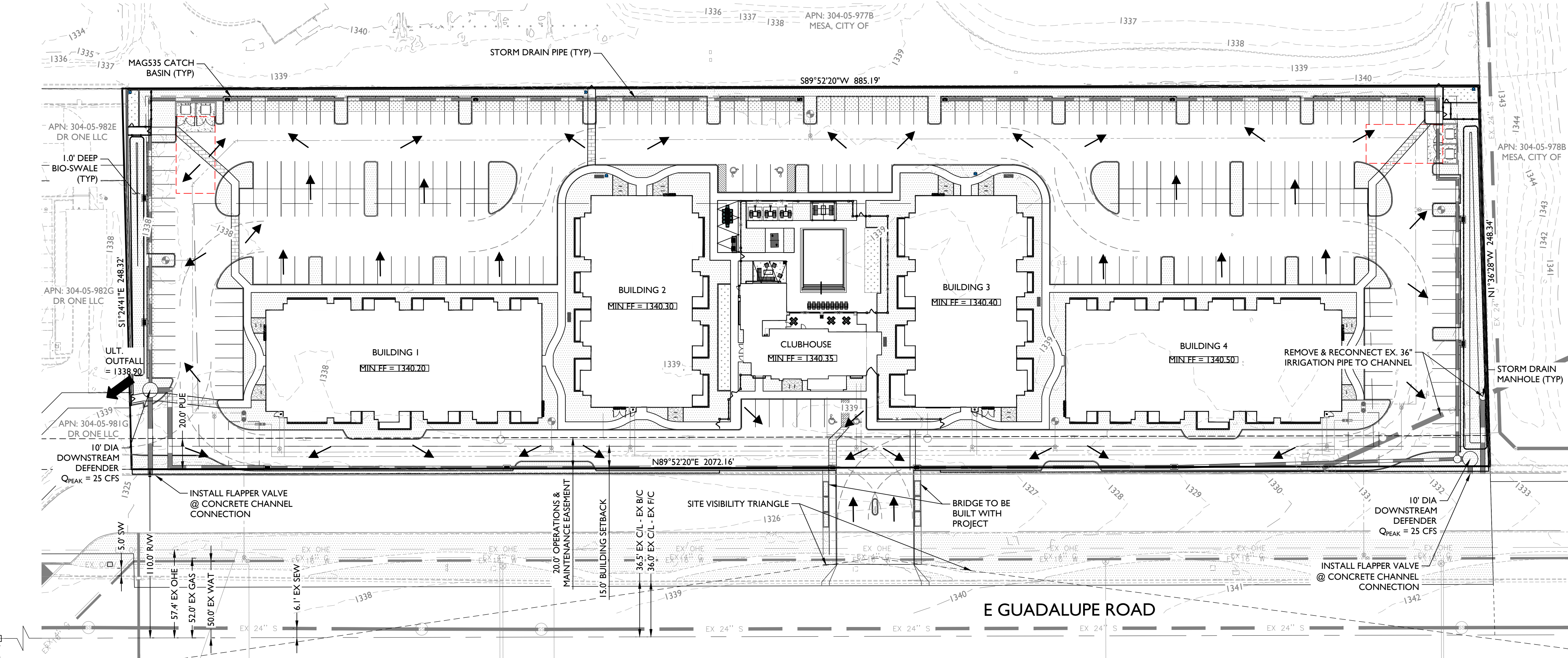
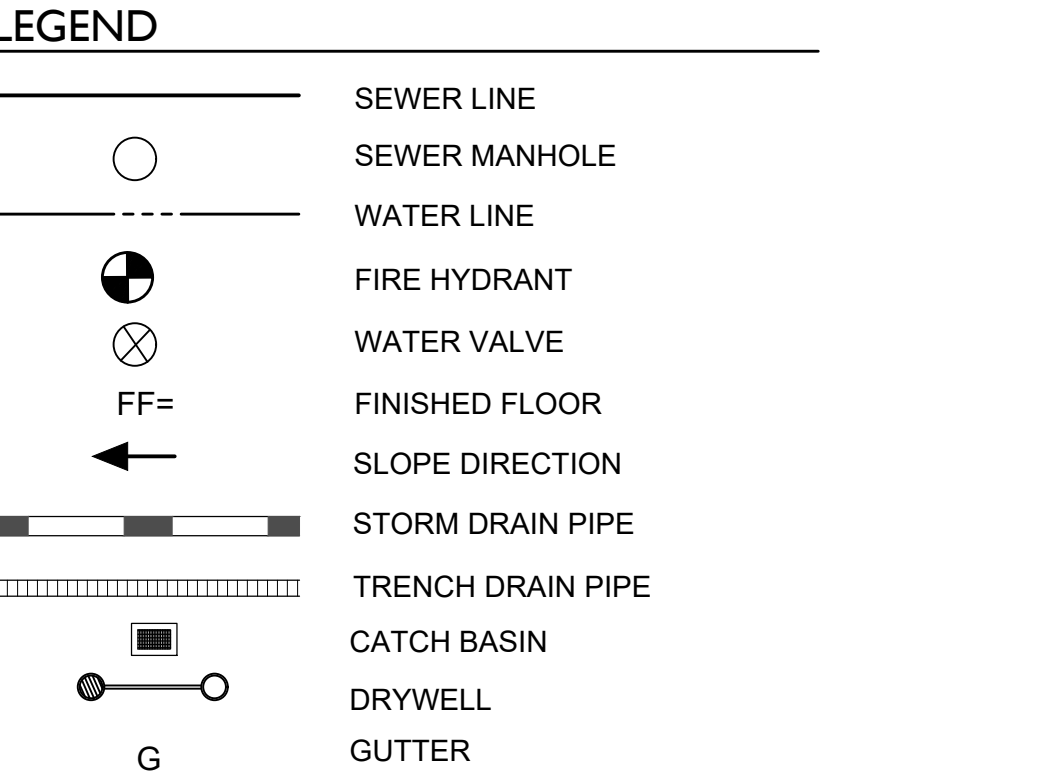
THIS SITE IS LOCATED WITHIN ZONE X. SHADED AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C2760L, DATED OCTOBER 16, 2013.

FLOOD ZONE X SHADED IS DEFINED AS:

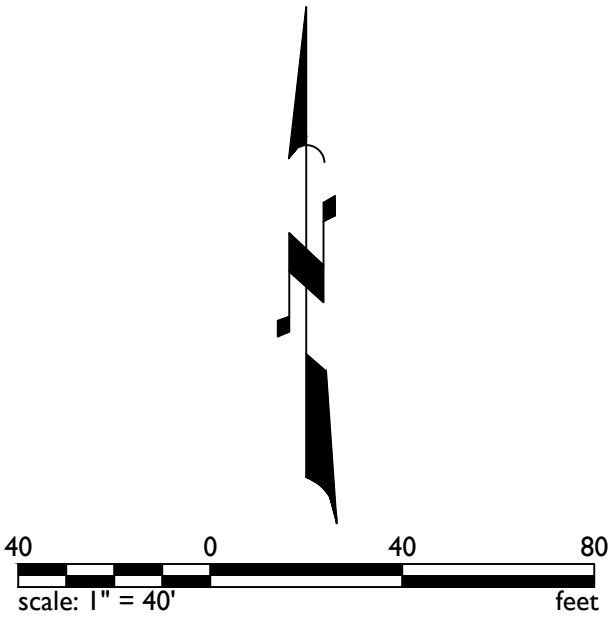
AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD

**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.



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



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  
6912 E Guadalupe Rd  
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**Preliminary Grading & Drainage Plan**

Revisions:


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

**ARIZONA 811**

800.481.8111 or 1-800-875-8111 (TDD) in Maricopa County: (602)263-1100

Designer: NAG  
Drawn by: GDT

Job No.  
**23-0217**

**PG01**

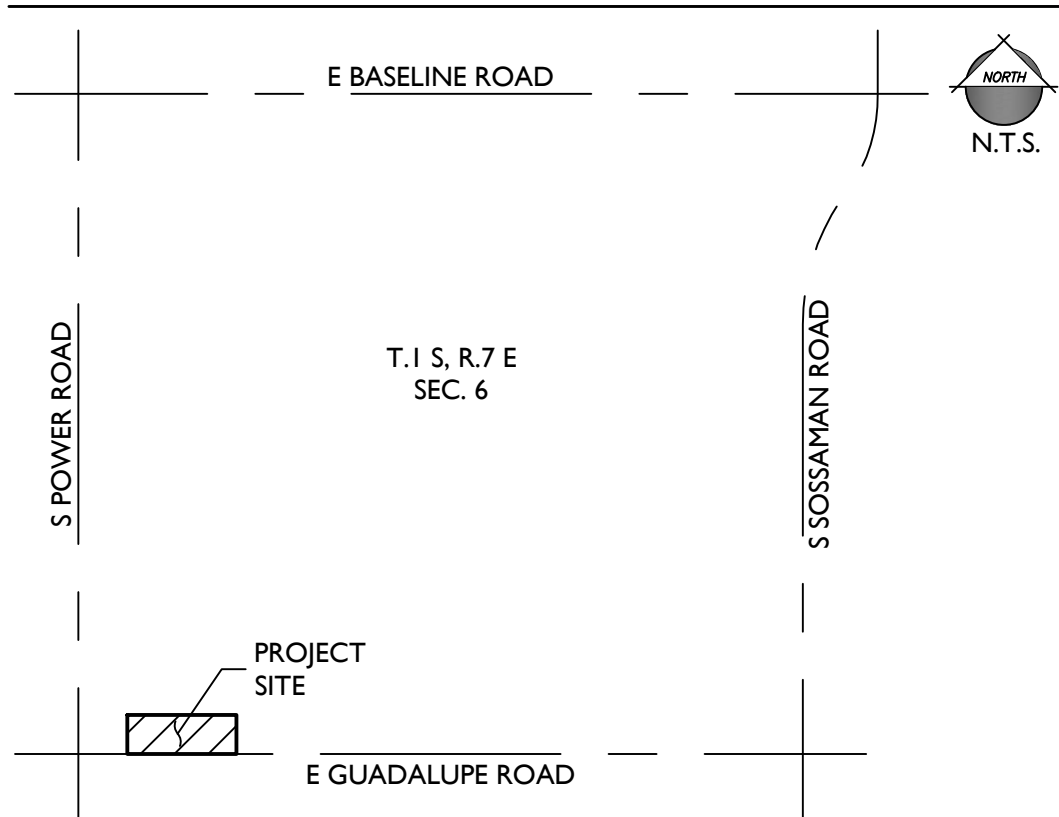
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Preliminary Utility Plan  
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VICINITY MAP



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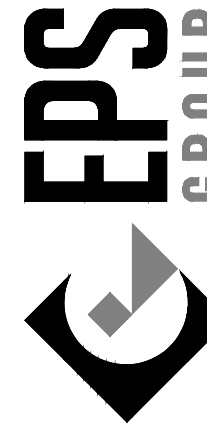
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LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- FF= FINISHED FLOOR
- STORM DRAIN PIPE
- TRENCH DRAIN
- CATCH BASIN
- DRYWELL
- CAST IN PLACE UNDERGROUND RETENTION
- HEADWALL

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

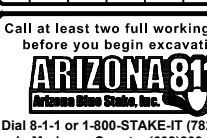
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