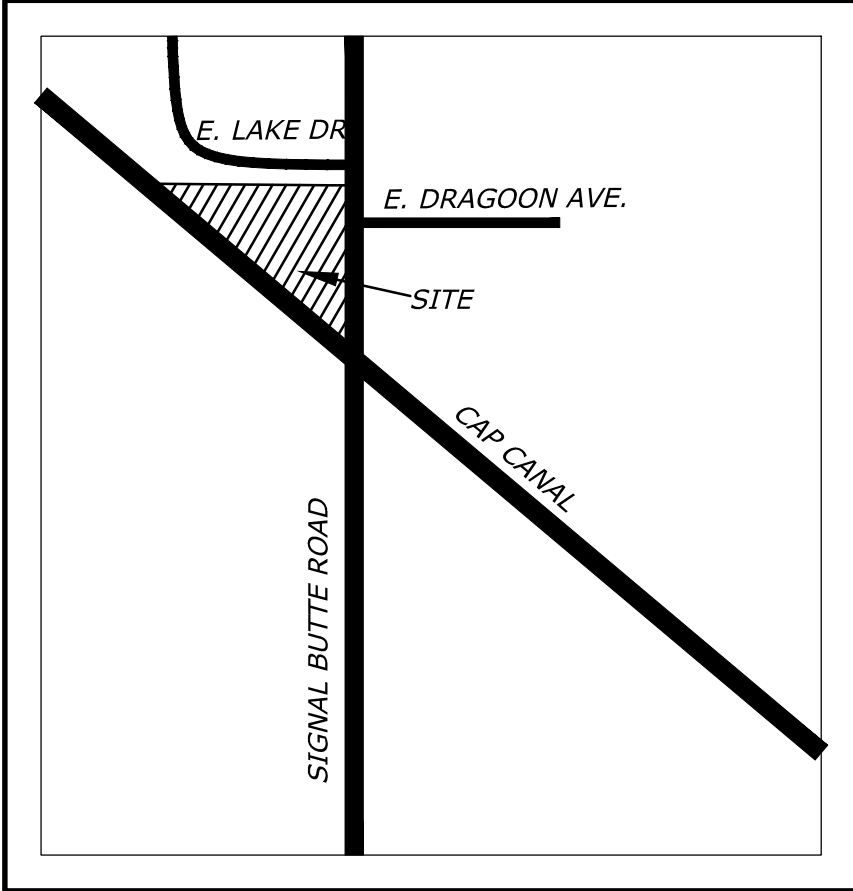


PRELIMINARY PLAT
FOR
DIAMOND COURT
MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH,
RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
S. OF SWC OF SIGNAL BUTTE AND BROADWAY ROADS, MESA, ARIZONA



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
NEWMARK HOMES
ATTN: JIM CARLSON
8080 E. GELDING DRIVE, SUITE 1088
SCOTTSDALE, AZ 85260
480.505.4600

APPLICANT:
PEW & LAKE, PLC
ATTN: SEAN LAKE
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
480.461.4670

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: STUART W. RAYBURN, P.E.
4505 E. CHANDLER BLVD., SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

LANDSCAPE ARCHITECT:
GRAYTHORN DESIGN STUDIO, LLC
ATTN: CHRISTOPHER BAKER
1881 E. HARRISON STREET
CHANDLER, AZ 85225
480.782.1110

DESCRIPTION:
SMALL LOT SINGLE FAMILY RESIDENTIAL
SUBDIVISION WITH NOMINAL LOT SIZE OF
40' X 80' FOR 19 TOTAL LOTS.

SITE AREA:
GROSS SITE AREA = 135,130 SF
OR 3.102 ACRES
NET SITE AREA=124,064 SF
OR 2.848 ACRES

ZONING: RS-43 (EXISTING)
RSL-3.0 (PROPOSED)

SETBACKS:
FRONT = 15'-17'
SIDE = 4'-5'
REAR = 20'

COMMON OPEN SPACE:
REQUIRED = 1205F/LOT = 2,280 SF
PROVIDE = 20,866 SF (16.8%)

APN: 220-71-004F

CURRENT USE: VACANT

DENSITY: 6.67 DU/AC

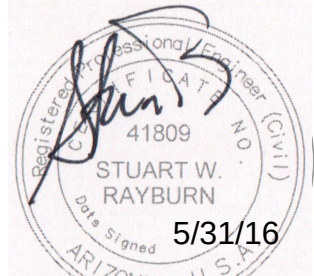
PARKING REQUIRED: 38 SPACES (2 PER UNIT)

PARKING PROVIDED:
GARAGE PARKING: 38 (2 PER UNIT)
DRIVEWAY: 19 (1 PER UNIT)
TOTAL PARKING: 57 SPACES

NOTES:
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
2. ALL ROADS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MESA STANDARDS
3. LOT DIMENSIONS ARE APPROXIMATE. FINAL DIMENSIONS SHALL BE PER THE FINAL PLAT.
4. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
5. THIS DEVELOPMENT WILL PROVIDE ANY REQUIRED STREETLIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN.

RCC
DESIGN
GROUP, LLC
"...WHATEVER IT TAKES"

4505 E. CHANDLER BLVD.
SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX
CIVIL & SITE ENGINEERING SERVICES



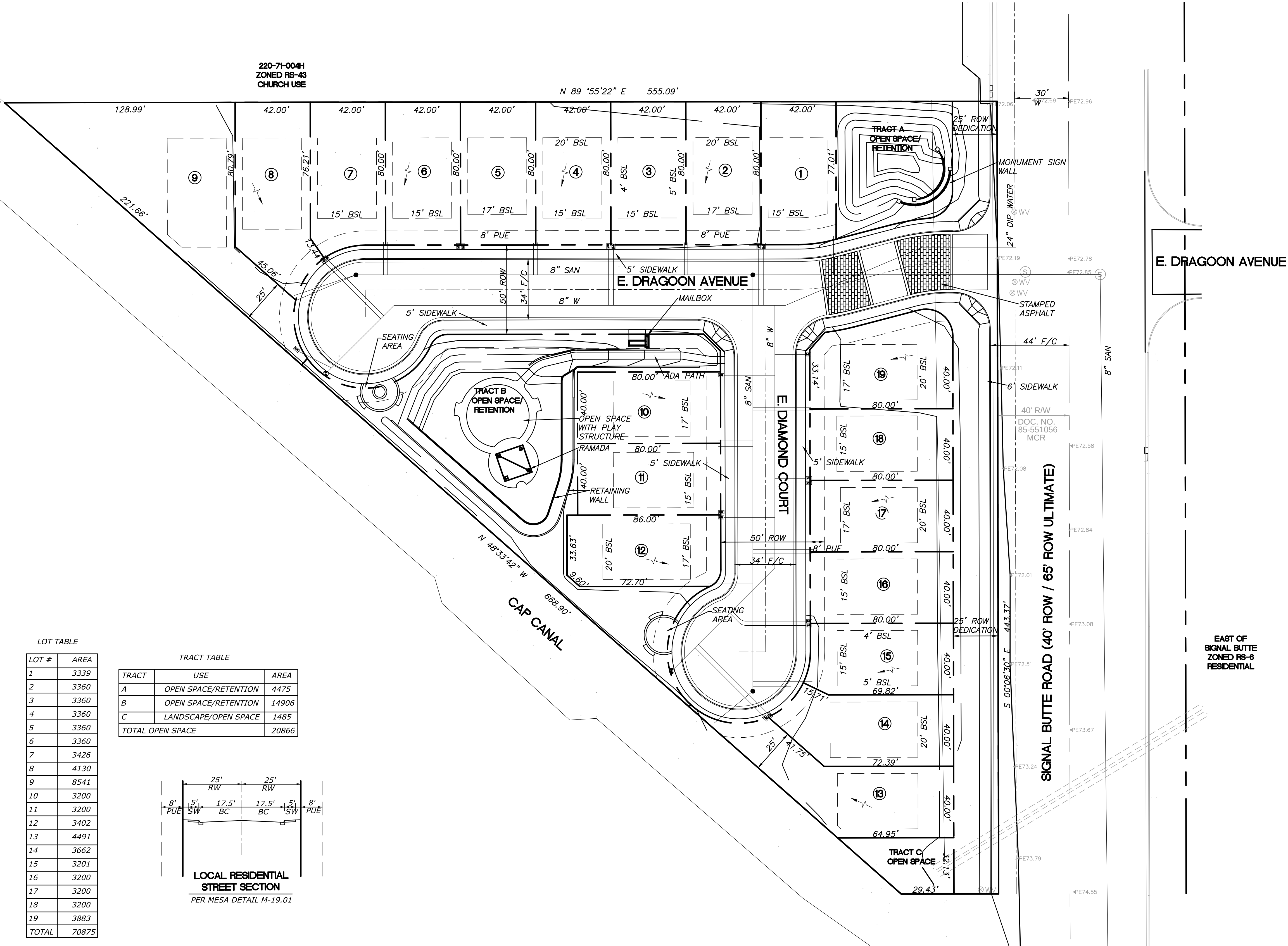
Expires 12/31/16



PRELIMINARY PLAT
FOR
DIAMOND COURT
S. OF SWC OF SIGNAL BUTTE AND BROADWAY ROADS
ARIZONA
MESA

PROJECT NO. 16-014-50
DRAWING NO. 00427
DATE: 05/30/16
DRAWN BY: JSR/SWR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.
C 1.0
1 OF 1
PRELIMINARY
PLAT



LOT TABLE

LOT #	AREA
1	3339
2	3360
3	3360
4	3360
5	3360
6	3360
7	3426
8	4130
9	8541
10	3200
11	3200
12	3402
13	4491
14	3662
15	3201
16	3200
17	3200
18	3200
19	3883
TOTAL	70875

TRACT TABLE

TRACT	USE	AREA
A	OPEN SPACE/RETENTION	4475
B	OPEN SPACE/RETENTION	14906
C	LANDSCAPE/OPEN SPACE	1485
TOTAL OPEN SPACE		20866

