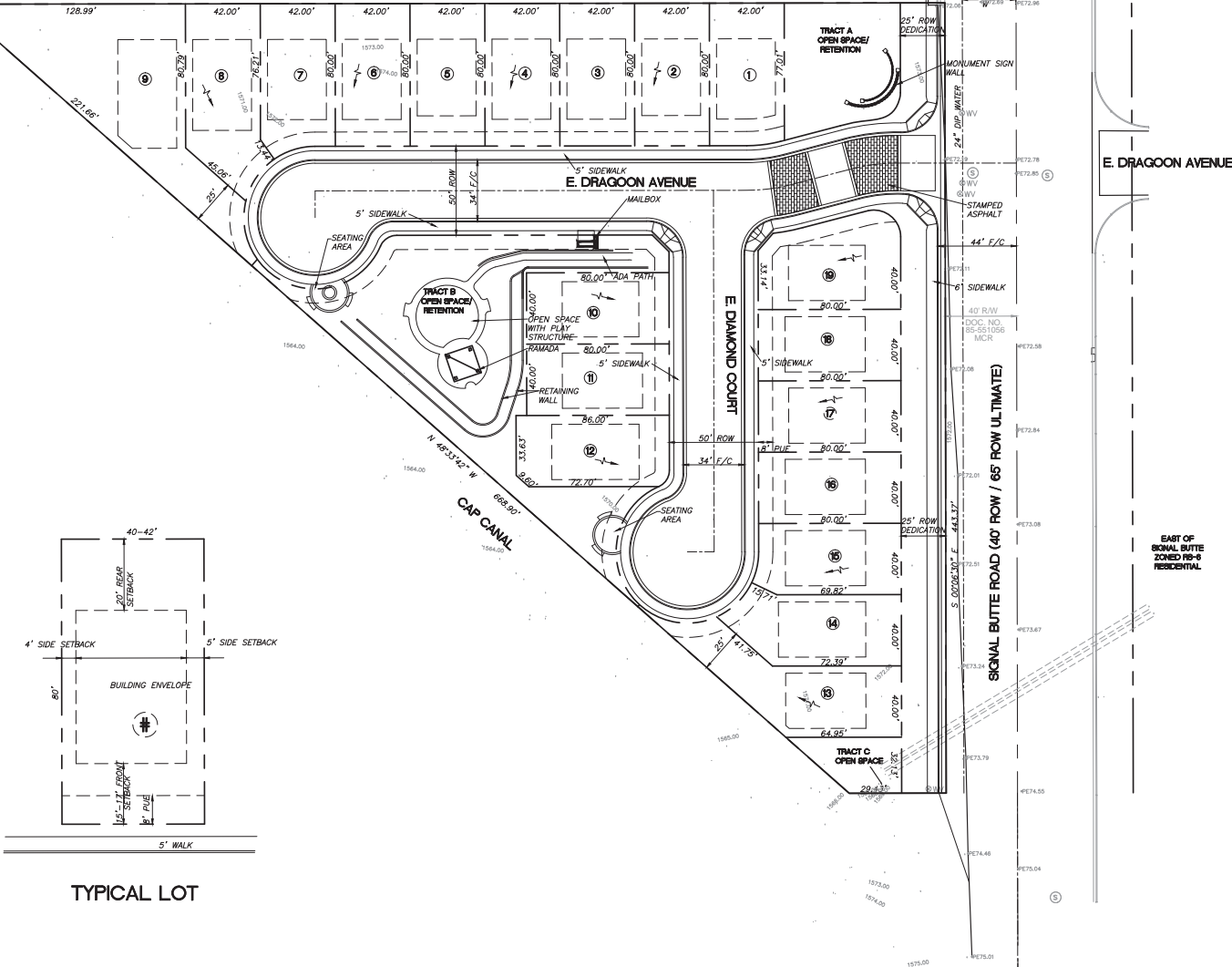


# PRELIMINARY SITE PLAN FOR DIAMOND COURT MESA, ARIZONA

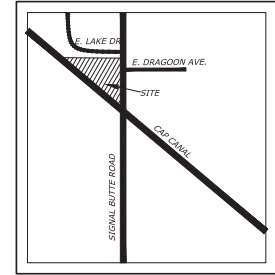
A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH,  
RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA  
S. OF SWC OF SIGNAL BUTTE AND BROADWAY ROADS, MESA, ARIZONA

220-71-004H  
ZONED RS-43  
CHURCH USE

N 89°55'22" E 555.09'



TYPICAL LOT



VICINITY MAP  
NOT TO SCALE

OWNER / DEVELOPER:  
NEWMARK HOMES  
ATTN: JIM CARLSON  
8080 E. GELDING DRIVE, SUITE 1088  
SCOTTSDALE, AZ 85260  
480.595.4600

APPLICANT:  
FEW & LAKE, P.C.  
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

DESCRIPTION:  
SMALL LOT SINGLE FAMILY RESIDENTIAL  
SUBDIVISION WITH NOMINAL LOT SIZE OF  
40' X 80' FOR 19 TOTAL LOTS. PROJECT  
INCLUDES SUBSTANTIAL OPEN SPACE SPREAD  
THROUGHOUT THE DEVELOPMENT.

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-31.0 (PROPOSED)

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

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

APN: 220-71-004H

SEE LANDSCAPE PLANS FOR DETAILS OF OPEN  
SPACE AREAS AND SITE AMENITIES.



RCC  
DESIGN  
GROUP, LLC  
"WHATEVER IT TAKES"

4305 E. CHANDLER BLVD.  
SUITE 265  
PHOENIX, AZ 85048  
480.598.0270  
480.598.0273 FAX

CIVIL & SITE ENGINEERING SERVICES



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

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

SHEET NO.

C 1SP  
1 OF 1  
PRELIMINARY  
SITE PLAN

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

TYPICAL LOT



SIGNAL BUTTE ROAD (40' ROW / 65' ROW ULTIMATE)

C 1 PP  
1 OF 1  
PLOT PLAN

