

Full Size or Largest Size
(site plan, landscape, elevations)

2. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREET, NAOS, SCENIC CORRIDORS, ON TO ADJACENT LOT, OR TRACT OF LAND.
3. POOL TO BE SECURED FROM UNWANTED ACCESS AND APPROVED BY SEPARATE PERMIT. POOL SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
4. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE (1) FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING.
5. A GUEST HOUSE SHALL NEVER BE OFFERED FOR RENT.
6. GUEST HOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
7. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

NAOS REVEGETATION PLAN NOTES

- MINOR MODIFICATION TO THE APPROVED LANDSCAPE/REVEGETATION PLAN MAY BE APPROVED BY THE INSPECTION SERVICES PLANNING INSPECTION STAFF.
- ALL SALVAGE PLANT RELOCATION AND REVEGETATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- NO LANDSCAPE LIGHTING IS APPROVED WITH THE SUBMITTAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVAL.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICE STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR THREE YEARS. AT THE END OF THE THREE YEARS OR ONCE PLANT MATERIAL HAS BECOME ESTABLISHED, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- ALL LANDSCAPE IRRIGATION SYSTEMS SHALL BE SEPARATED FROM THE DOMESTIC WATER SUPPLY BY A BACKFLOW PREVENTOR IN ACCORDANCE WITH THE CITY OF SCOTTSDALE SUPPLEMENT MAG STANDARD DETAIL NUMBER 2354
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- THE NAOS WILL BE IDENTIFIED AND ROPED OFF WITH YELLOW ROPE DURING CONSTRUCTION.
- SURFACE OF DISTURBED SOILS TO BE RAKED TO MATCH EXISTING SOILS. NO DECOMPOSED GRANITE WILL BE ADDED TO NAOS AREAS.

ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) BUILDING & SITE DEVELOPMENT NOTES

- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NAOS WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, OF DEDICATION TO THE CITY, OR OTHER ENTITY. NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
- TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM OFFSITE/LOWER ELEVATIONS.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV)* GREATER THAN 40%
 - *LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURER.
- EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF SIX AS INDICATED IN MUNSELL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED)

BENCHMARK

FOUND MARICOPA COUNTY BRASS CAP FLUSH AT THE INTERSECTION OF JOMAX ROAD AND 108TH STREET ALIGNMENT. NAVD 88 DATUM, ELEVATION = 2537.94(S). 1/4 COR SECTION 33) GDACS UNIQUEPOINT ID 41008-Z1

EXISTING ZONING

EXISTING ZONING: R1-190

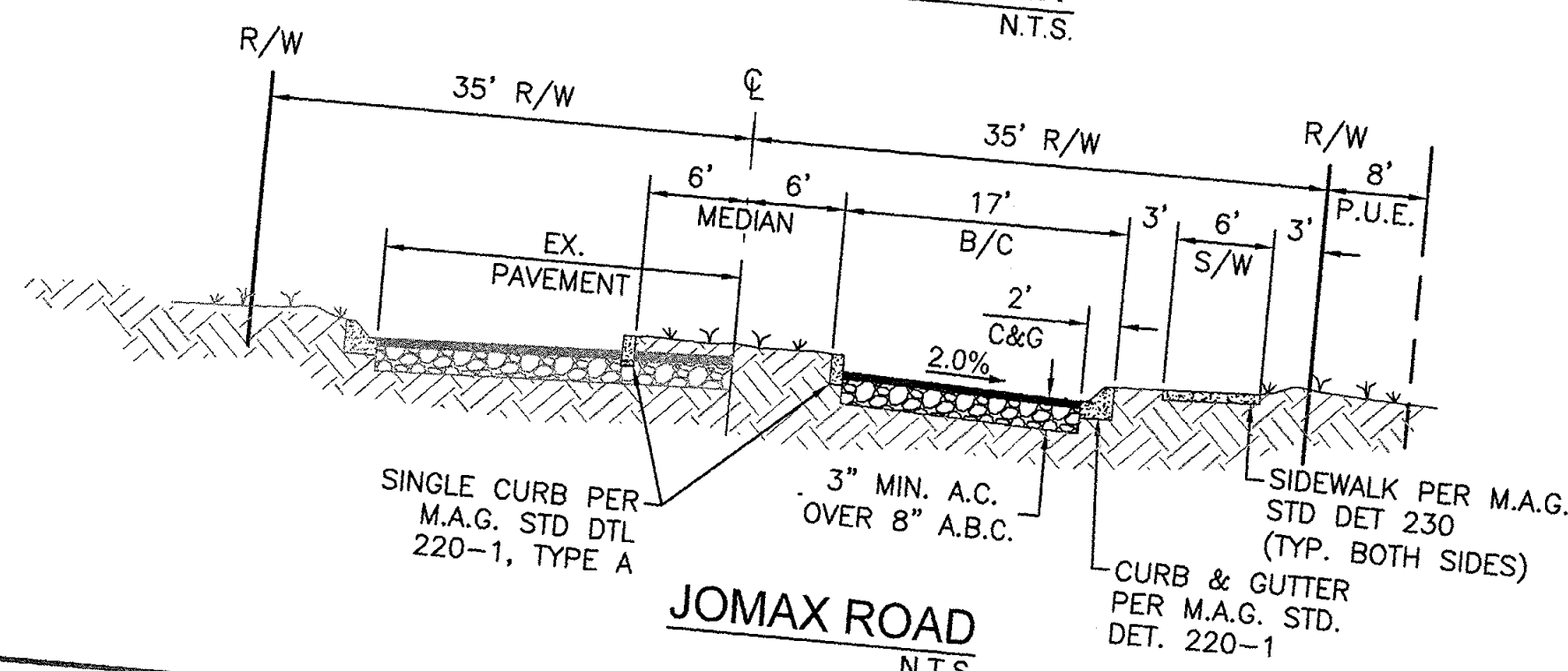
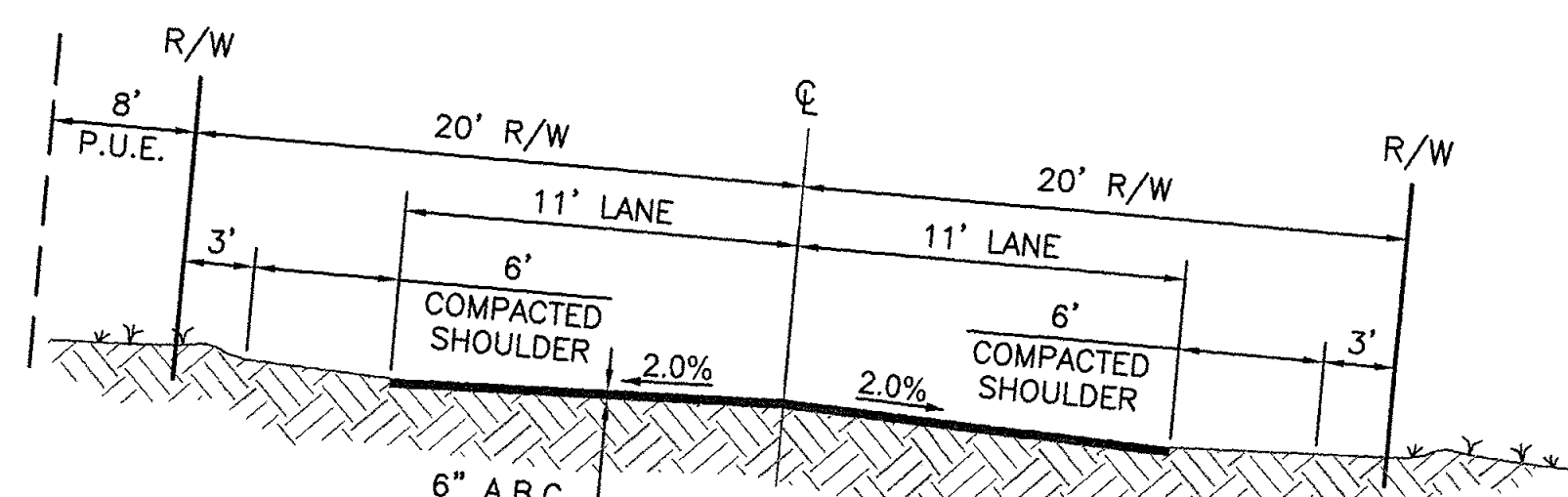
PROPERTY LINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	57.89'	50.00'	066°20'32"	32.68'	54.71'	N33°10'01"W
C2	158.36'	50.00'	181°28'22"	3890.20'	99.99'	S89°20'50"W

CENTERLINE DATA TABLE		
NO.	LENGTH	BEARING
L1	507.64'	N00°05'00"E
L2	31.00'	N89°55'00"W

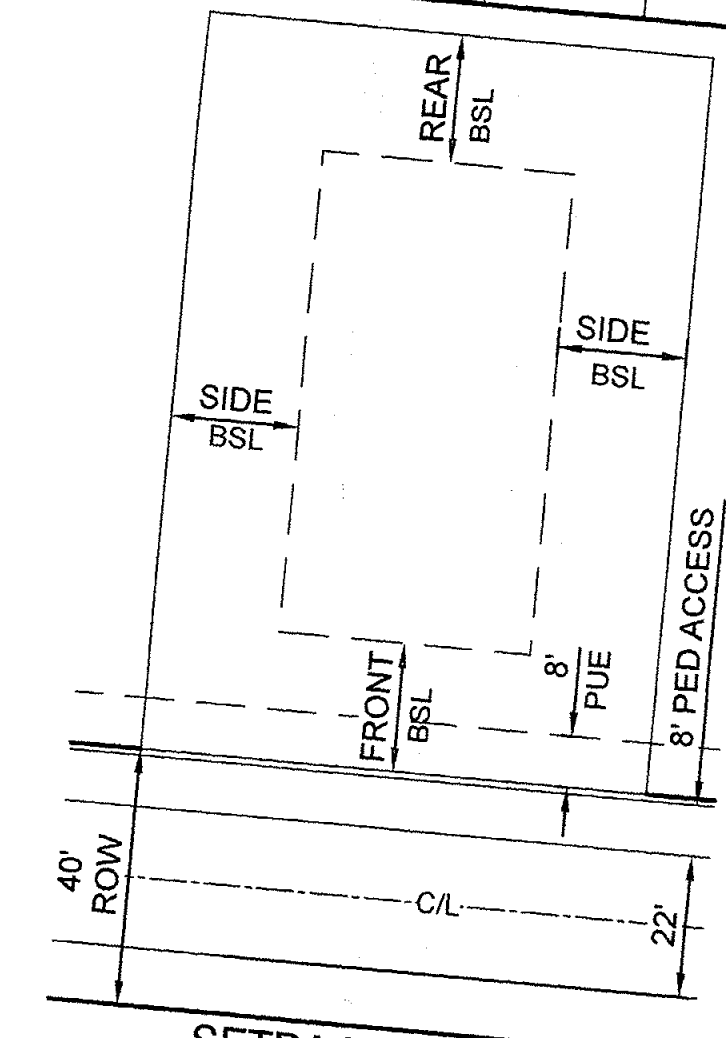
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
LOT 1	190,000
LOT 2	190,000
LOT 3	1,542,445

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATIONS AND/OR FLOOR ROOFING ELEVATIONS ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE, FLOODWAY & FLOODPLAIN ORDINANCE (CHAPTER 37, S.R.C.).

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN A0 ZONE, USE DEPTH)
045012	1330L	10-16-13	G	09-03-93	X	N/A



SITE DATA			
APN #	216-80-007H		
CITY OF SCOTTSDALE	QUARTER SECTION		
DENSITY	0.14 DU/AC		
GROSS AREA	SQ. FT.	AC	%
LOCAL ROW AREA	1,964,624	45.10	100.00%
JOMAX ROW AREA	25,183	0.58	1.28%
SCENIC CORRIDOR	16,996	0.39	0.87%
REVEGETATED NAOS	102,753	2.36	5.23%
UNDISTURBED NAOS	17,171	0.39	0.87%
LOT AREAS	1,791,274	41.12	91.18%
LOT 1	190,000	4.36	9.67%
LOT 2	190,000	4.36	9.67%
LOT 3	1,542,445	35.41	78.51%
TOTAL LOT AREAS	1,922,445	44.13	97.85%
MAX CONSTRUCTION ENVELOPE AREA PROVIDED			
LOT 1	57,000	1.31	30.00%
LOT 2	57,000	1.31	30.00%
LOT 3	N/A	N/A	N/A
REQUIRED NAOS PER UDL REQUIREMENTS	779,898	17.90	39.70%
TOTAL NAOS PROVIDED	1,808,445	41.52	92.05%



SETBACKS	
FRONT	60' MIN
REAR	60' MIN
SIDE	30' MIN
	60' MAX

TYPICAL LOT SETBACK
R1-190 ZONING

PRELIMINARY PLAT FOR DIAMOND MOUNTAIN ESTATES

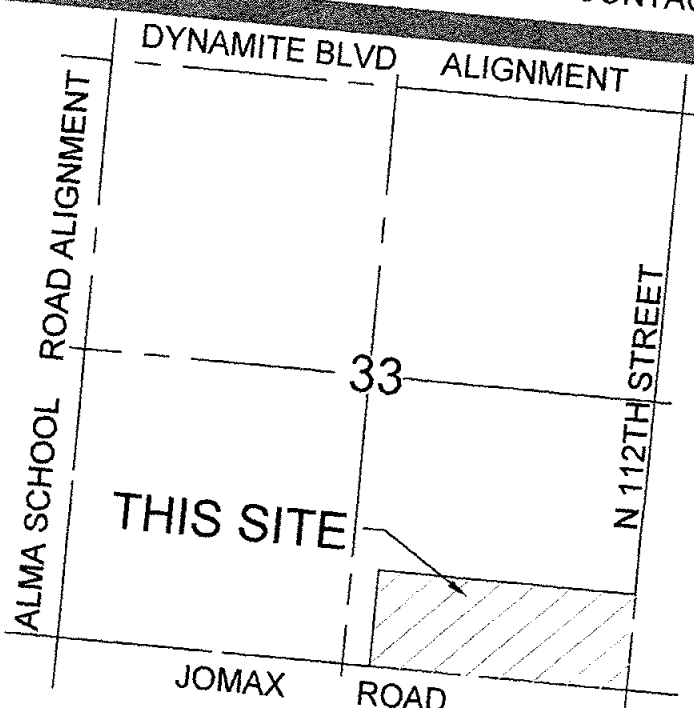
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

DIAMOND CREEK FAMILY PARTNERSHIP
C/O ROBERT J. CAMPO
6318 E. SAGE DRIVE
SCOTTSDALE, ARIZONA 85253
PHONE: (602)-421-2047

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4708
CONTACT: CURT JOHNSON



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED DRIVEWAY PAVEMENT
- PROPOSED CENTER LINE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- INDICATES SIDEWALK ON JOMAX ROAD
- PROP. FIRE HYDRANT
- PROP. WATERLINE AND VALVE
- EX. FIRE HYDRANT
- EX. WATERLINE AND VALVE
- PROP. SEWERLINE AND MANHOLE
- EX. SEWERLINE AND MANHOLE
- EX. UNDERGROUND ELECTRICAL EASEMENT

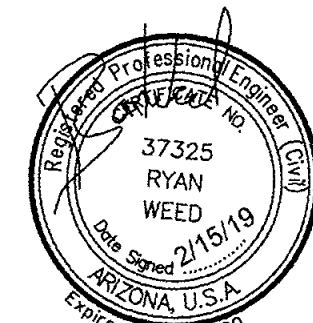
SHEET INDEX

- SHEET 01 - COVER SHEET / TYPICAL LOT DETAIL / SECTION DETAILS / KEY MAP / DATA TABLE / TRACT TABLE / NOTES
- SHEET 02-04 - PRELIMINARY PLAT



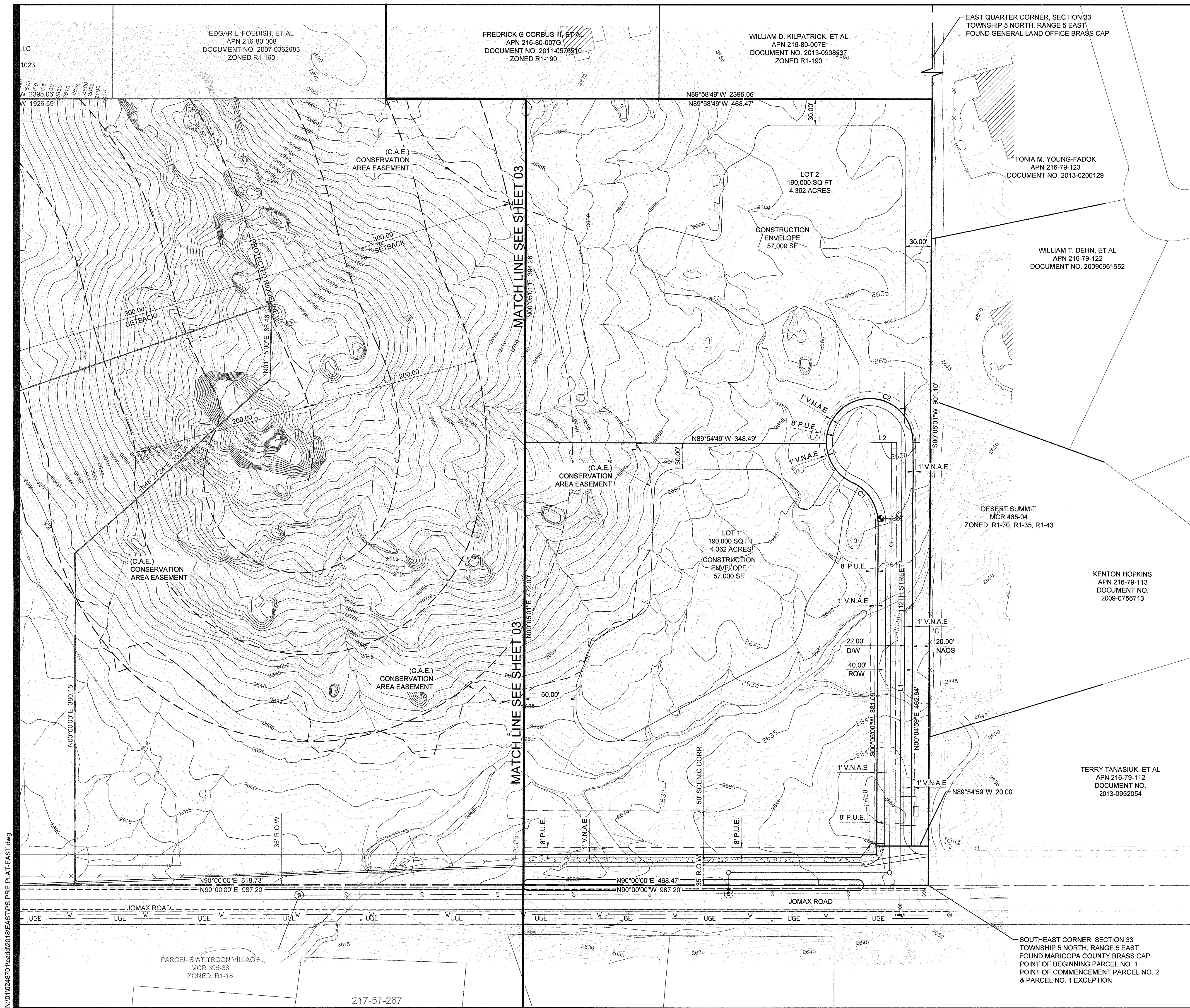
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PRELIMINARY PLAT



SCOTTSDALE PROJECT # 8 PP-2018

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PRELIMINARY PLAT FOR DIAMOND MOUNTAIN ESTATES

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
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VICINITY MAP
(NOT-TO-SCALE)

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PRELIMINARY PLAT

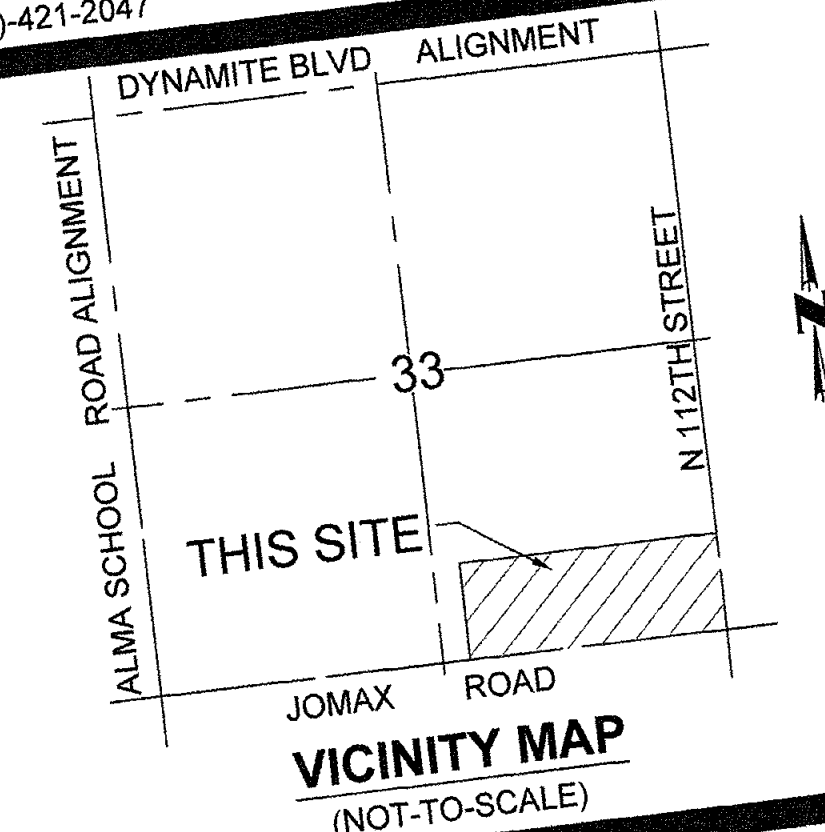
SCALE: 1" = 50'

SHEET 02 OF 04

FOR
DIAMOND MOUNTAIN ESTATES
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
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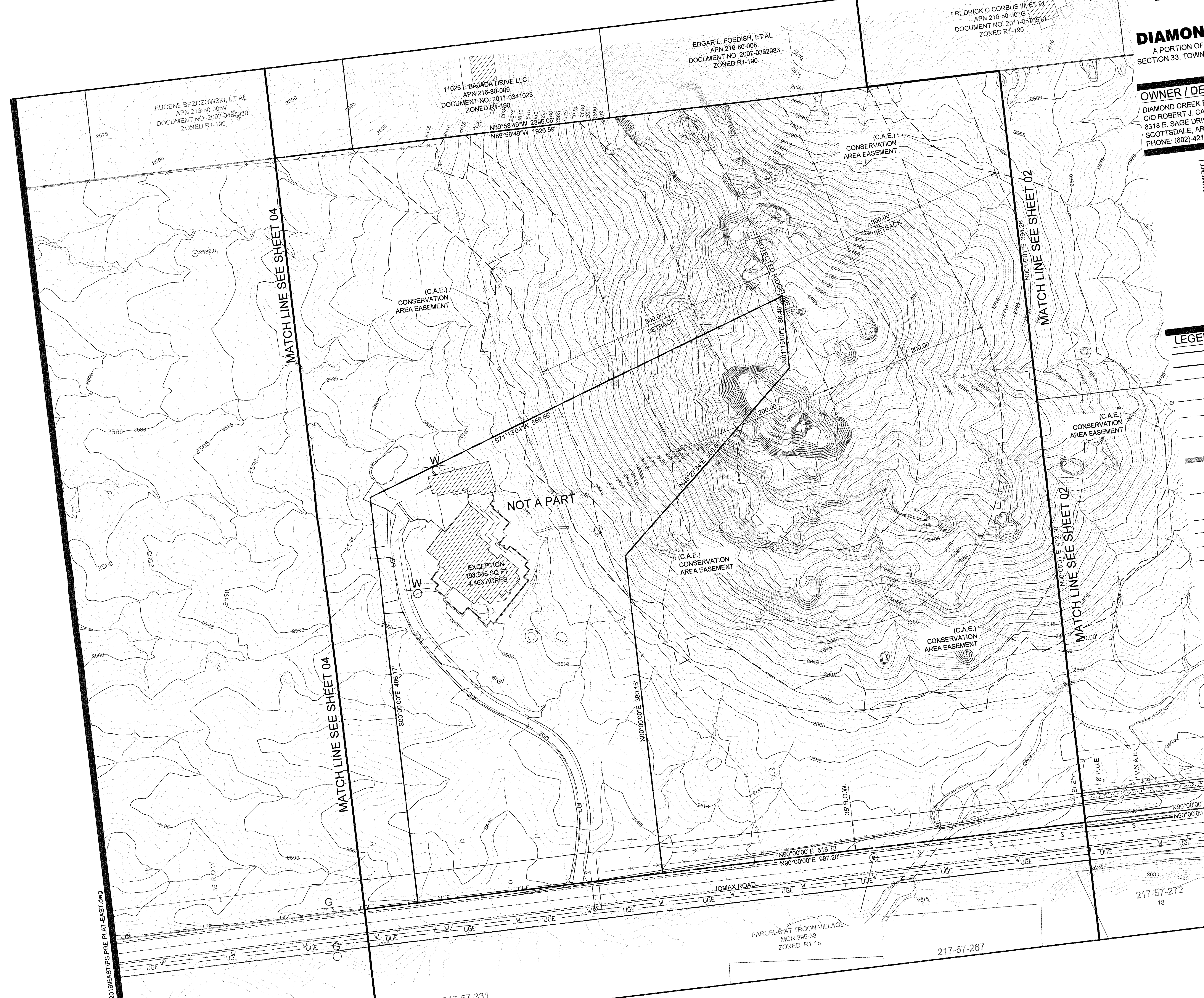
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PRELIMINARY PLAT

SCOTTSDALE PROJECT # 8-PP-2018
CVL PROJECT NO. 1-01-0248701
DATE: 2/13/19



SHEET
03 OF



2018 EASTPPS PRE PLAT EAST.dwg

**PRELIMINARY PLAT
FOR
DIAMOND MOUNTAIN ESTATES**

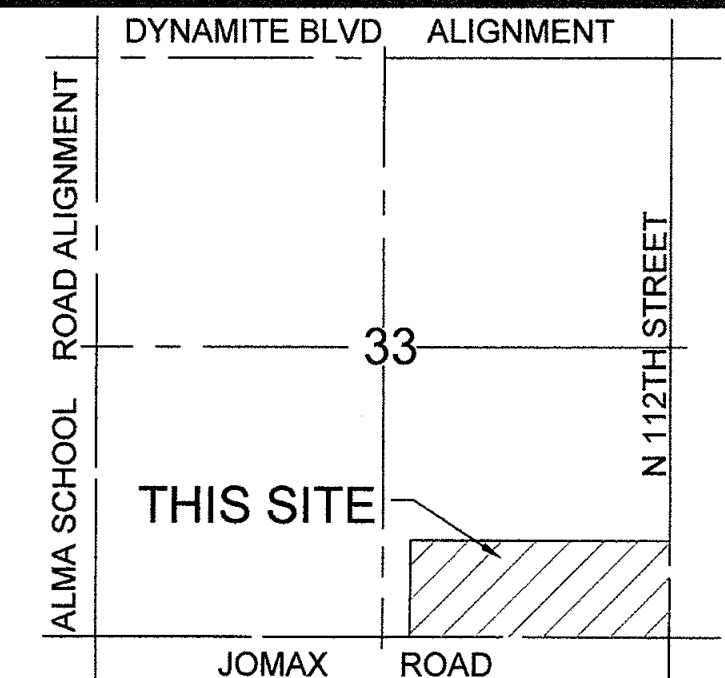
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VICINITY MAP
(NOT-TO-SCALE)

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PRELIMINARY PLAT

SHEET
04 OF 04

SCOTTSDALE PROJECT # 8-PP-2018
CVL PROJECT NO. 1-01-0248701
DATE: 2/13/19

37325
RYAN
WEED
DATE: 2/13/19
ARIZONA U.S.A.
Expires: 3-31-2020

50' 25' 0' 50'
SCALE: 1" = 50'

S90°00'00"W 2636.38
S89°45'53"W 2636.38

217-57-331

MICHAEL B. ANDERSON, ET AL
APN 216-80-006W
DOCUMENT NO. 2005-0467870
ZONED R1-190

EUGENE BRZOWSKI, ET AL
APN 216-80-006V
DOCUMENT NO. 2002-0468330
ZONED R1-190

IRON HORSE COMMUNITY
ASSOCIATION INC.
APN 216-80-391
DOCUMENT NO. 2017-0072888
ZONED R1-190

LOT 3
1,542,445 SQ FT
2585.410 ACRES

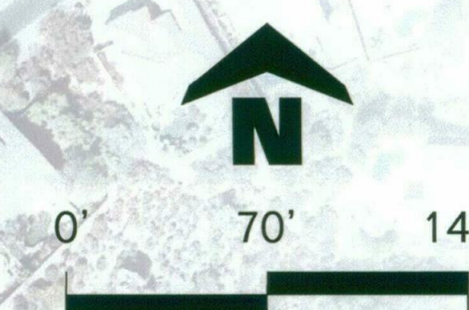
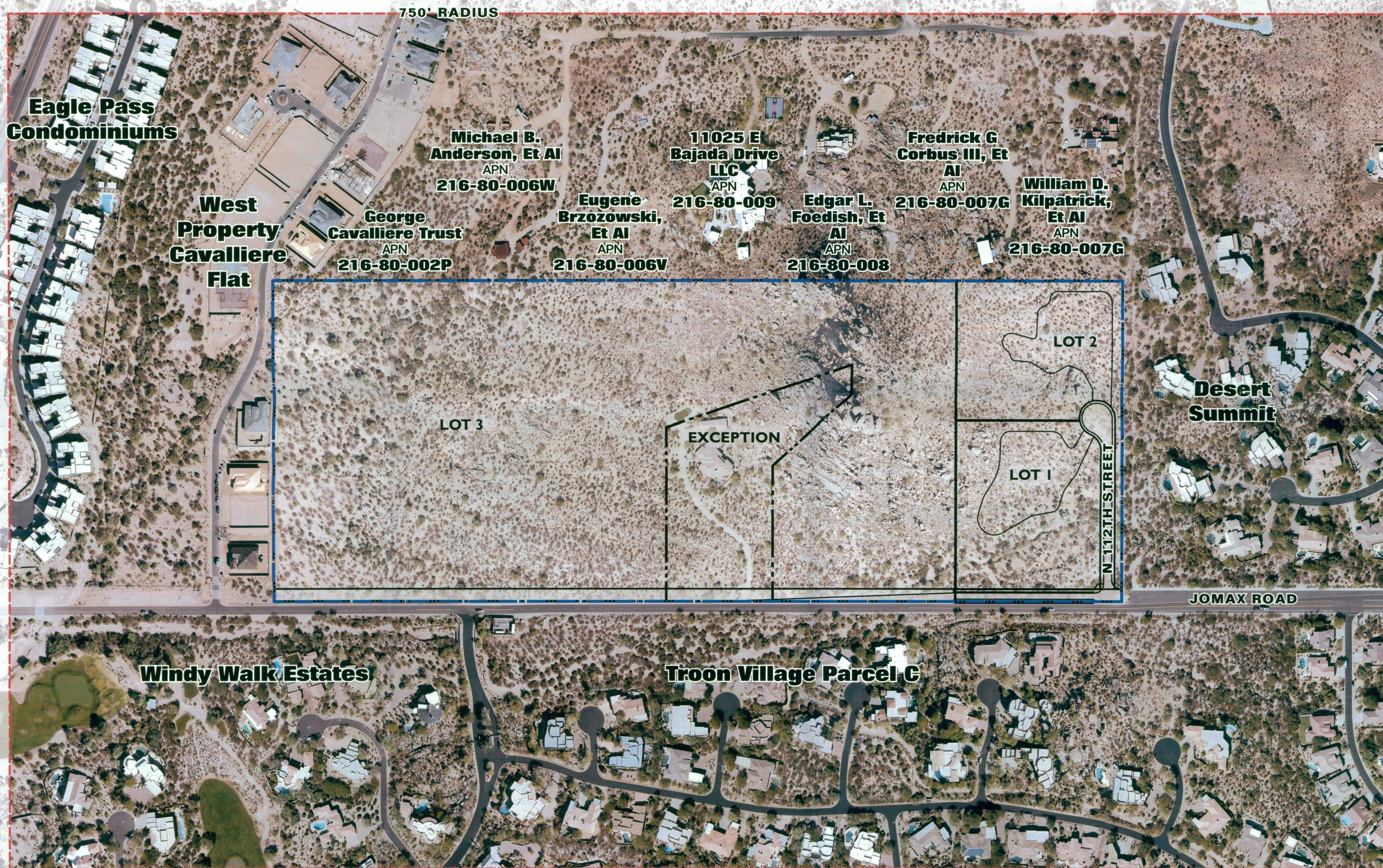
(C.A.E.)
CONSERVATION
AREA EASEMENT

EXCEPT
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Diamond Mountain Estates

Context Map



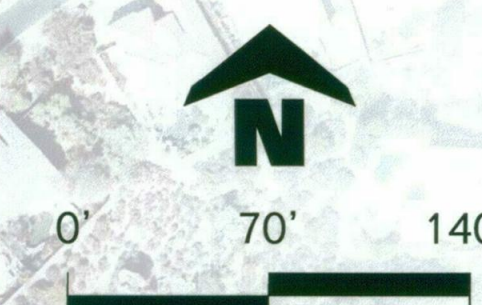
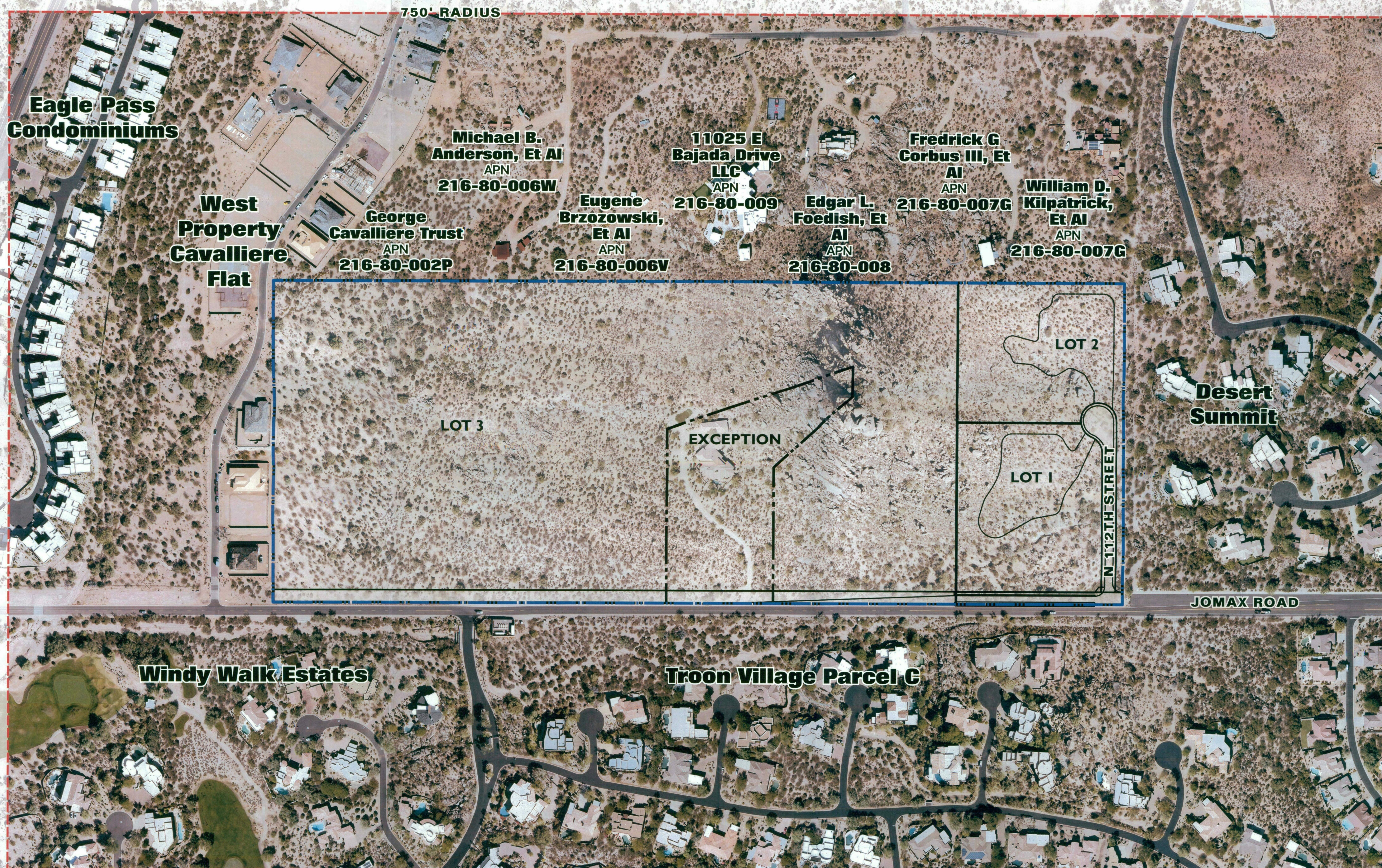
15 February 2019

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Diamond Mountain Estates

Context Map



NATURAL OPEN SPACE MAP
FOR
DIAMOND MOUNTAIN ESTATES

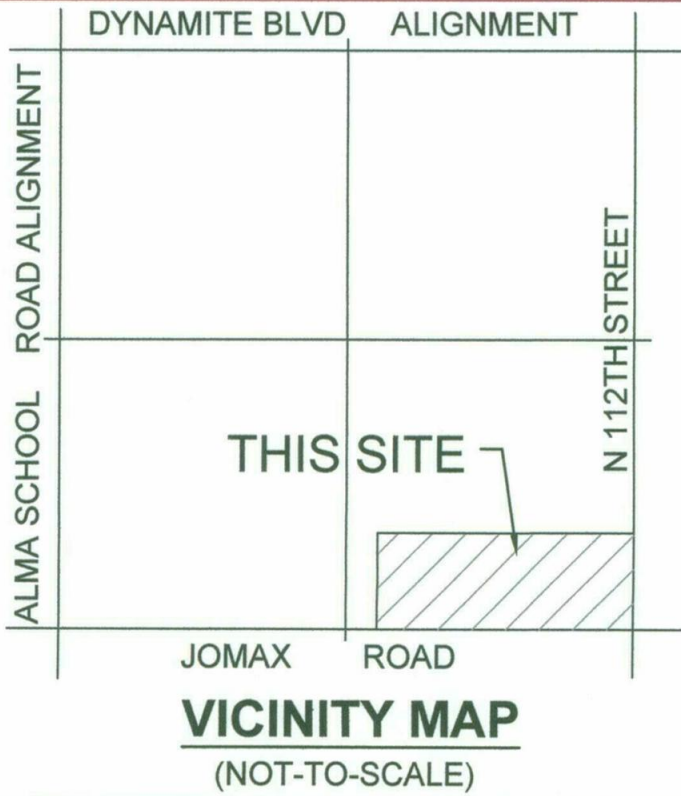
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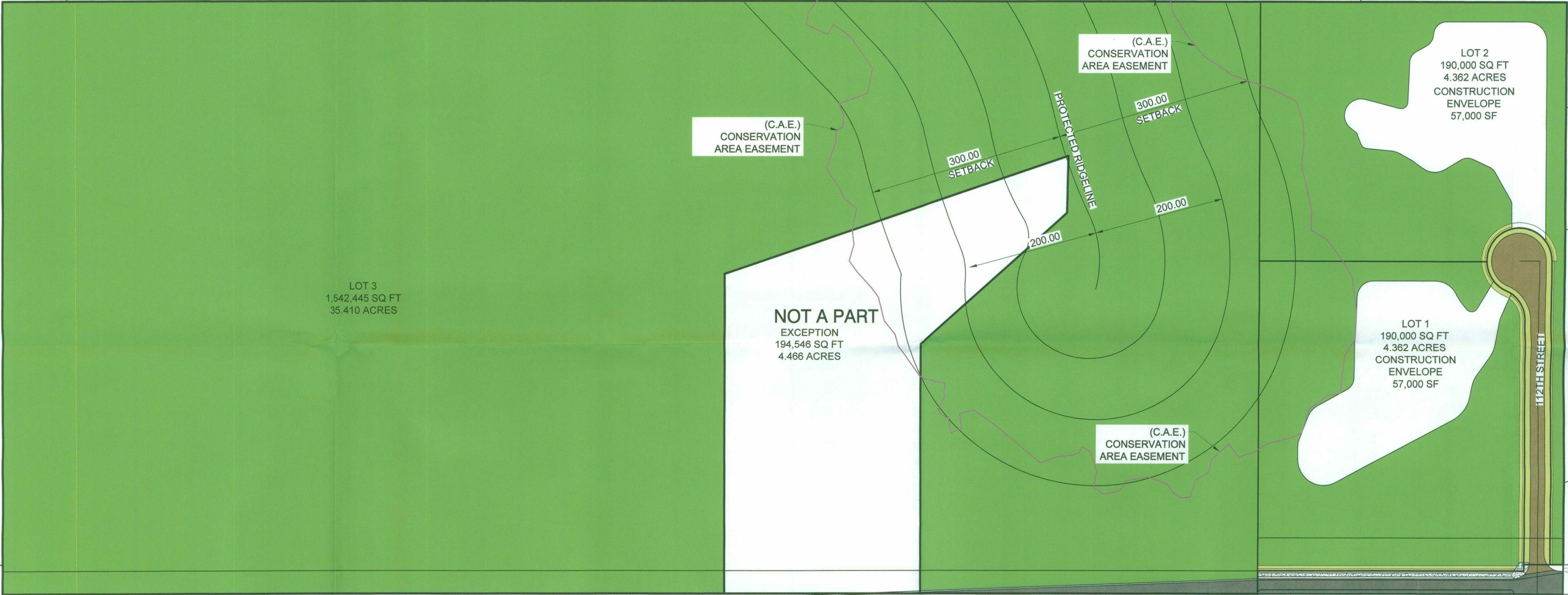
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LEGEND

- UNDISTRUBED NAOS
- REVEGETATED NAOS
- BUILDING ENVELOPES
- PROPOSED PAVEMENT
- LOW VOLUME ROADWAY
- SIDEWALK



NAOS AREA CALCULATION				
UPPER DESERT LANDFORM REQUIREMENTS				
SLOPE CATEGORY	AREA SQ FT	REQ NAOS %	REQ NAOS (SF)	REQ NAOS (AC)
0 - 2%	105,558	25%	26,390	0.61
2 to 5%	190,862	25%	47,716	1.10
5 to 10%	448,987	35%	157,145	3.61
10 to 15%	392,467	45%	176,610	4.05
15 to 25%	376,178	45%	169,280	3.89
25% +	450,572	45%	202,757	4.65
TOTAL	1,964,624		779,898	17.90

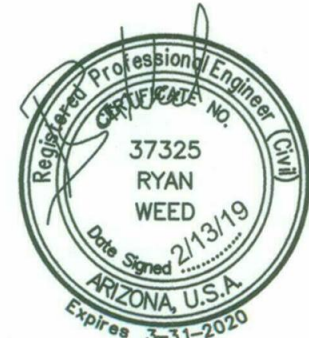
ESLO NAOS AREA CALCULATION				
UNDISTURBED NAOS SF	REVEGETATED NAOS SF	TOTAL NAOS NAOS	REVEGETATED NAOS PERCENTAGE	TOTAL NAOS PERCENTAGE
1,791,274	17,171	1,808,445	0.9%	92.1%

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NAOS - NATURAL
OPEN SPACE MAP

8-PP-2018
2/15/2019

CVL PROJECT NO. 1-01-0248701
2/13/19

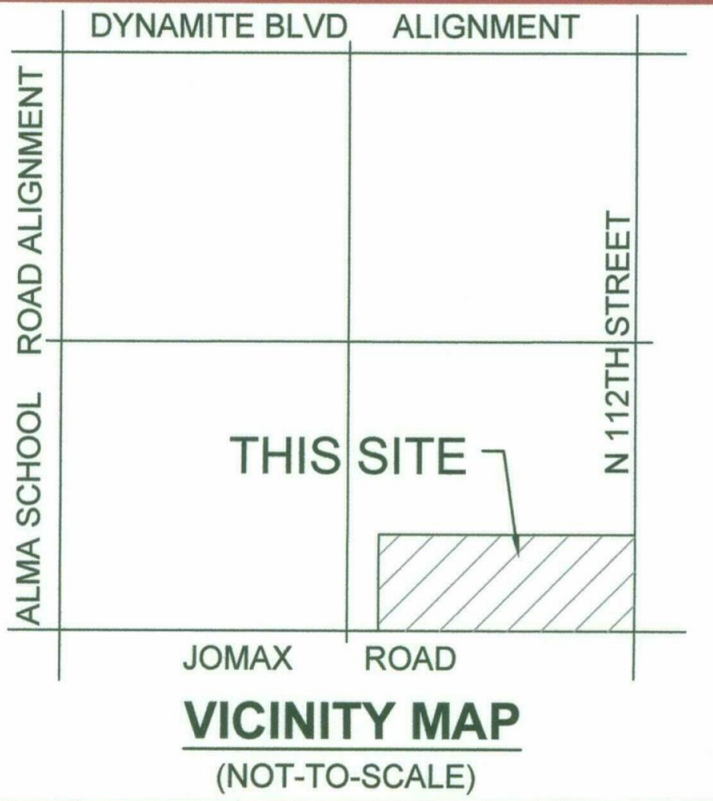


NATURAL OPEN SPACE MAP
FOR
DIAMOND MOUNTAIN ESTATES

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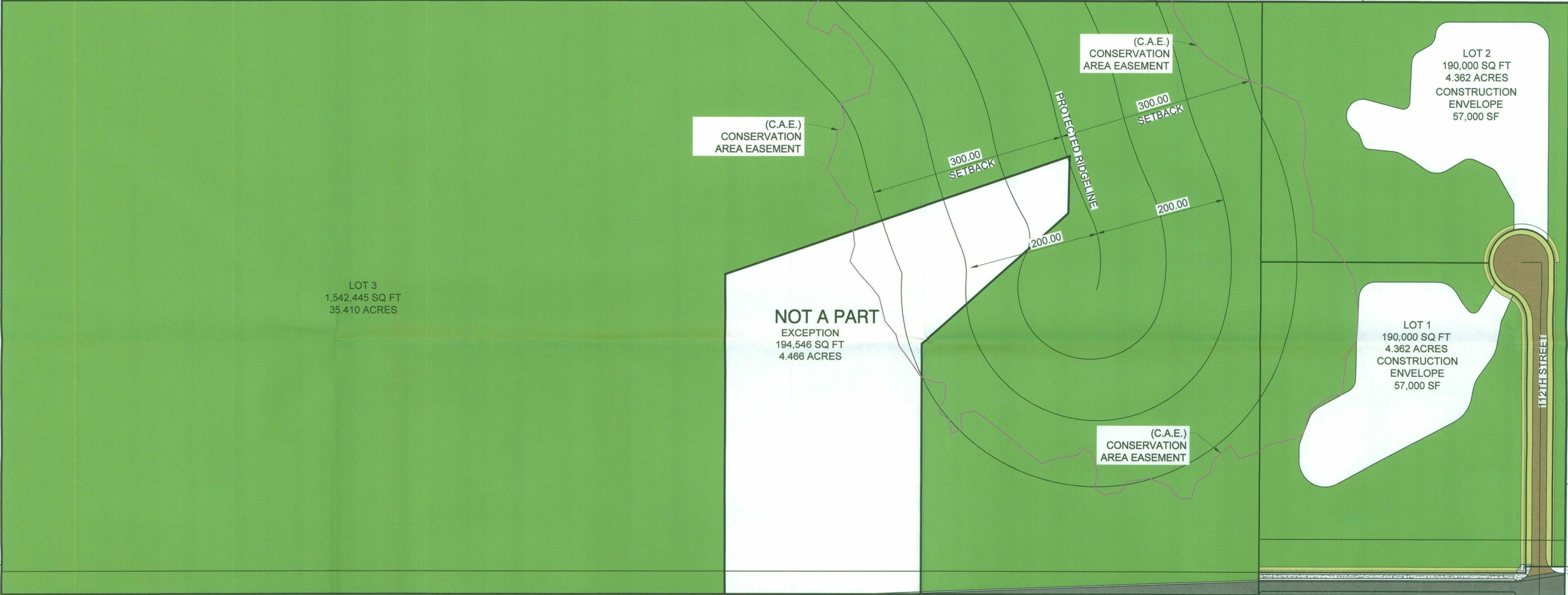
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LEGEND

- UNDISTRUBED NAOS
- REVEGETATED NAOS
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- PROPOSED PAVEMENT
- LOW VOLUME ROADWAY
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25% +	450,572	45%	202,757	4.65
TOTAL	1,964,624		779,898	17.90

ESLO NAOS AREA CALCULATION				
UNDISTURBED NAOS	REVEGETATED NAOS	TOTAL NAOS	REVEGETATED NAOS	TOTAL NAOS
SF	SF	NAOS	PERCENTAGE	PERCENTAGE
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NAOS - NATURAL
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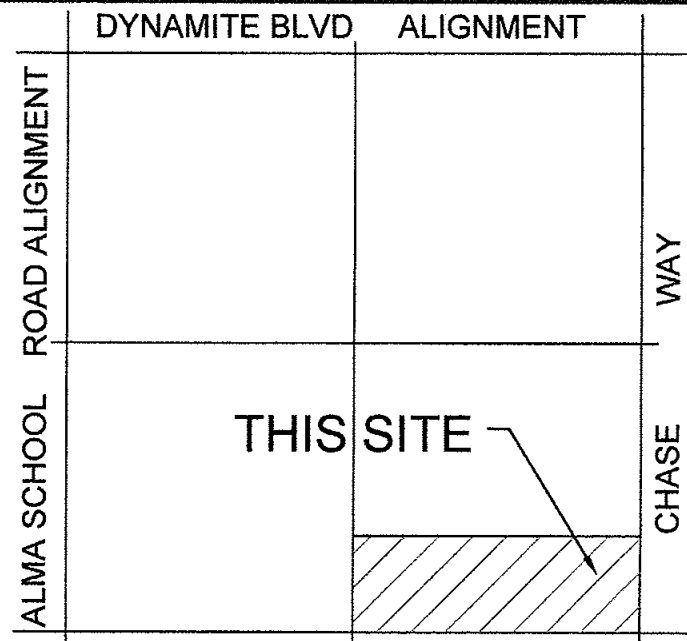
CVL PROJECT NO. 1-01-0248701
2/13/19



CONSTRUCTION ENVELOPE MAP FOR DIAMOND MOUNTAIN ESTATES

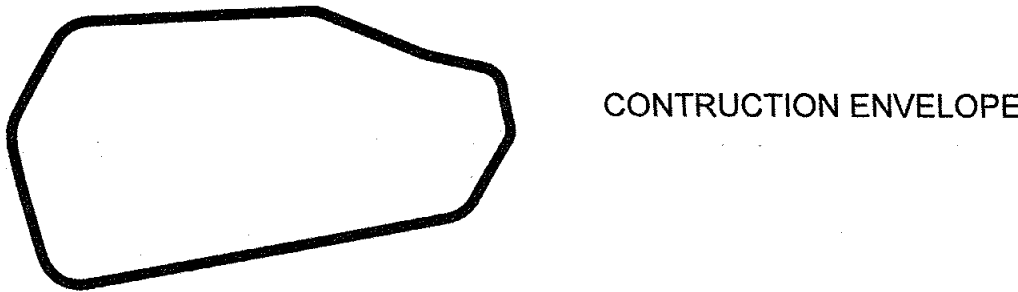
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER DIAMOND CREEK FAMILY PARTNERSHIP C/O ROBERT J. CAMPO 6318 E. SAGE DRIVE SCOTTSDALE, ARIZONA 85253 PHONE: (602)-421-2047	CVL DESIGN TEAM CVL CONSULTANTS, INC. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

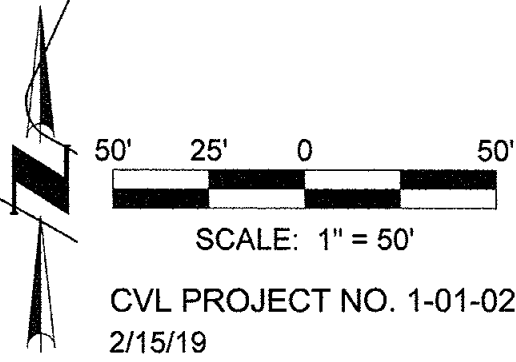


CONSTRUCTION ENVELOPE

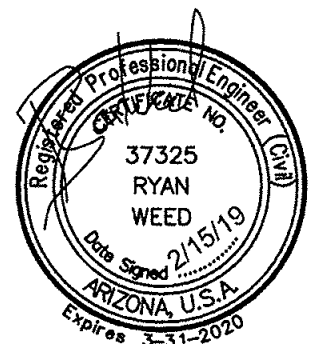


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CONSTRUCTION ENVELOPE MAP



CVL PROJECT NO. 1-01-0248701
2/15/19

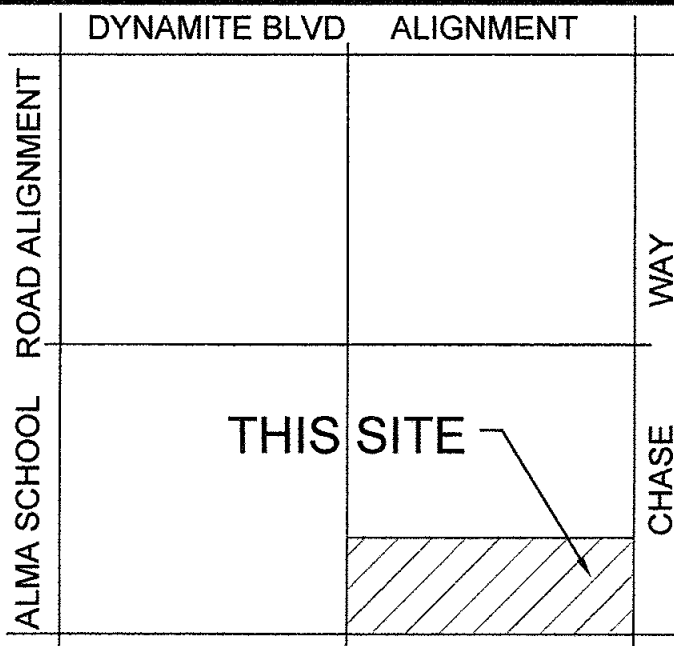


SHEET
1 OF 1

CONSTRUCTION ENVELOPE MAP FOR DIAMOND MOUNTAIN ESTATES

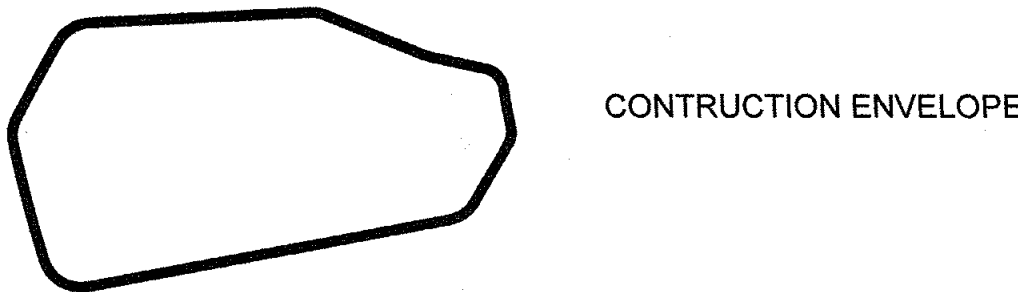
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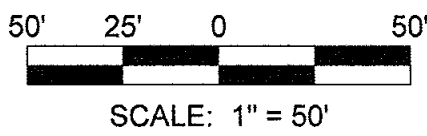


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CVL PROJECT NO. 1-01-0248701
2/15/19



SHEET
1 OF 1

NOTES:

- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREET, NAOS, SCENIC CORRIDORS, ON TO ADJACENT LOT, OR TRACT OF LAND.
- POOL TO BE SECURED FROM UNWANTED ACCESS AND APPROVED BY SEPARATE PERMIT. POOL SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
- ALL MECHANICAL EQUIPMENT(AIR CONDITIONER, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE (1) FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING.
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- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- THE NAOS WILL BE IDENTIFIED AND ROPED OFF WITH YELLOW ROPE DURING CONSTRUCTION.
- SURFACE OF DISTURBED SOILS TO BE RAKED TO MATCH EXISTING SOILS. NO DECOMPOSED GRANITE WILL BE ADDED TO NAOS AREAS.

ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) BUILDING & SITE DEVELOPMENT NOTES

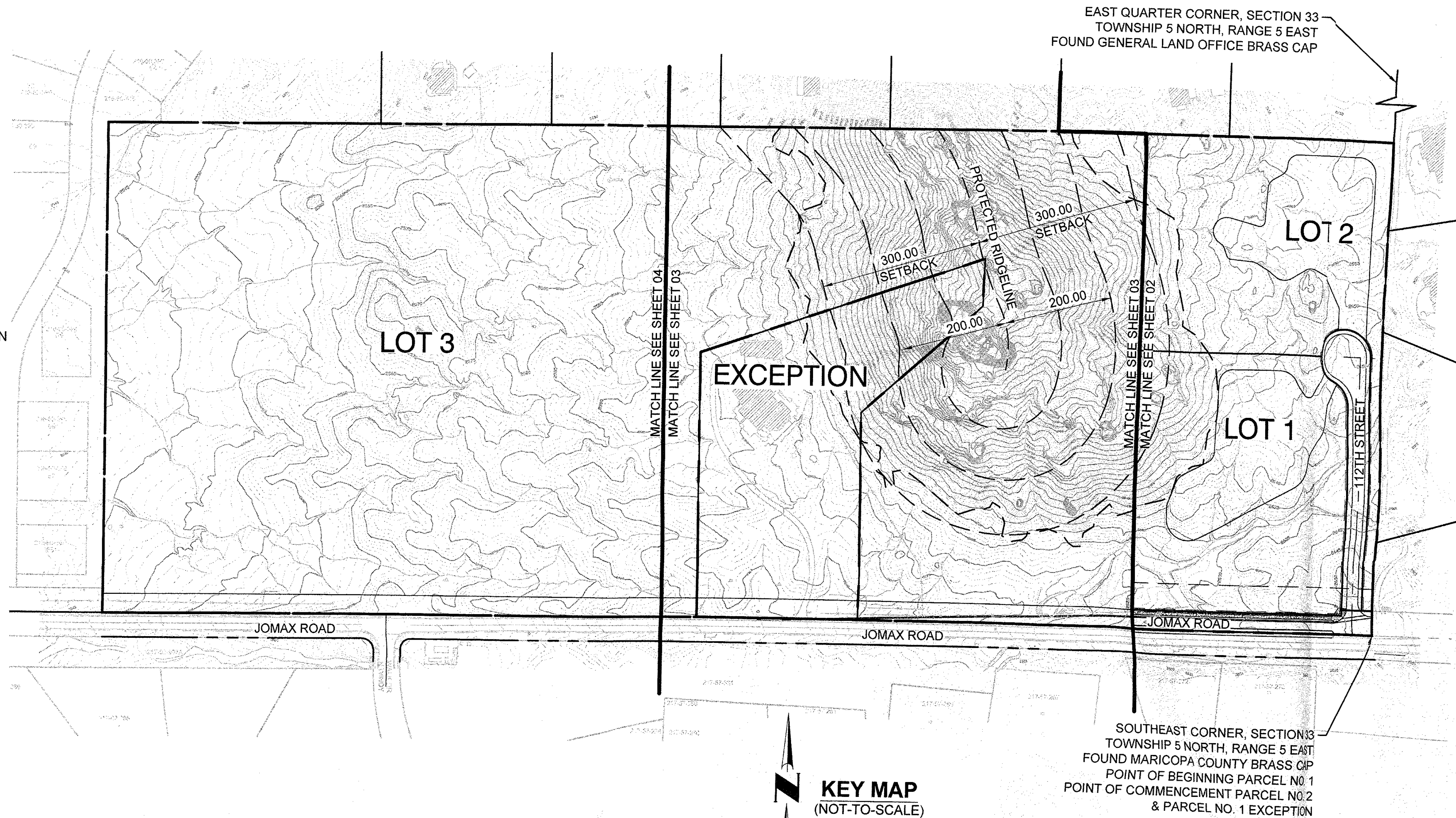
- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NAOS WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, OF DEDICATION TO THE CITY, OR OTHER ENTITY. NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
- TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM OFFSITE/LOWER ELEVATIONS.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE(LRV)* GREATER THAN 40%
 - *LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURER.
- EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF SIX AS INDICATED IN MUNSELL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED)

BENCHMARK

FOUND MARICOPA COUNTY BRASS CAP FLUSH AT THE INTERSECTION OF JOMAX ROAD AND 108TH STREET ALIGNMENT. NAVD 88 DATUM, ELEVATION = 2537.94(S. 1/4 COR SECTION 33) GDACS UNIQUEPOINT ID 41008-Z1

EXISTING ZONING

EXISTING ZONING: R1-190



PROPERTY LINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	57.89'	50.00'	066°20'32"	32.68'	54.71'	N33°10'01"W
C2	158.36'	50.00'	181°28'22"	3890.20'	99.99'	S89°20'50"W

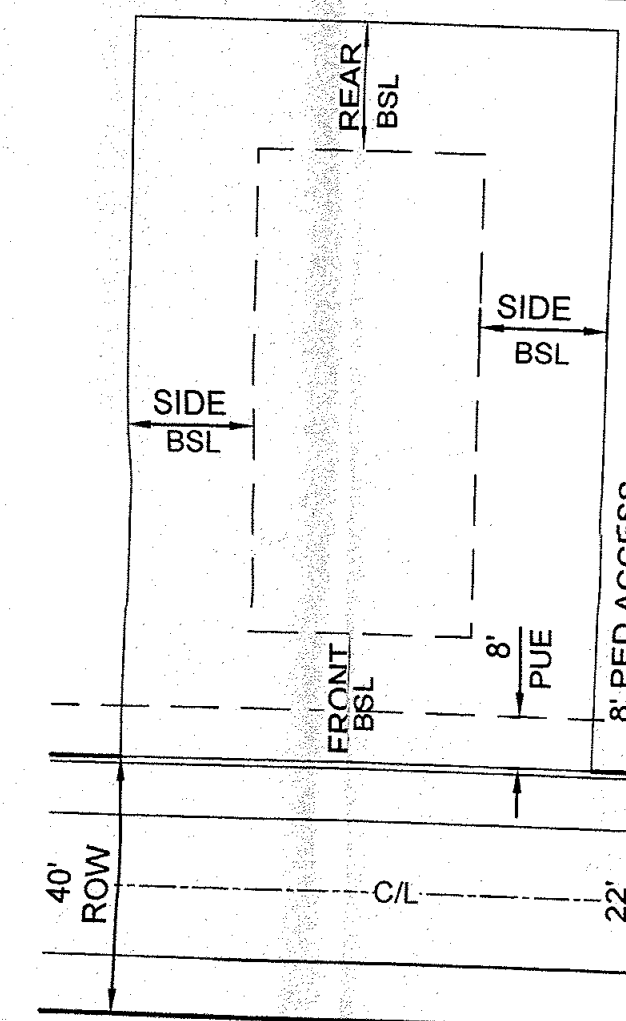
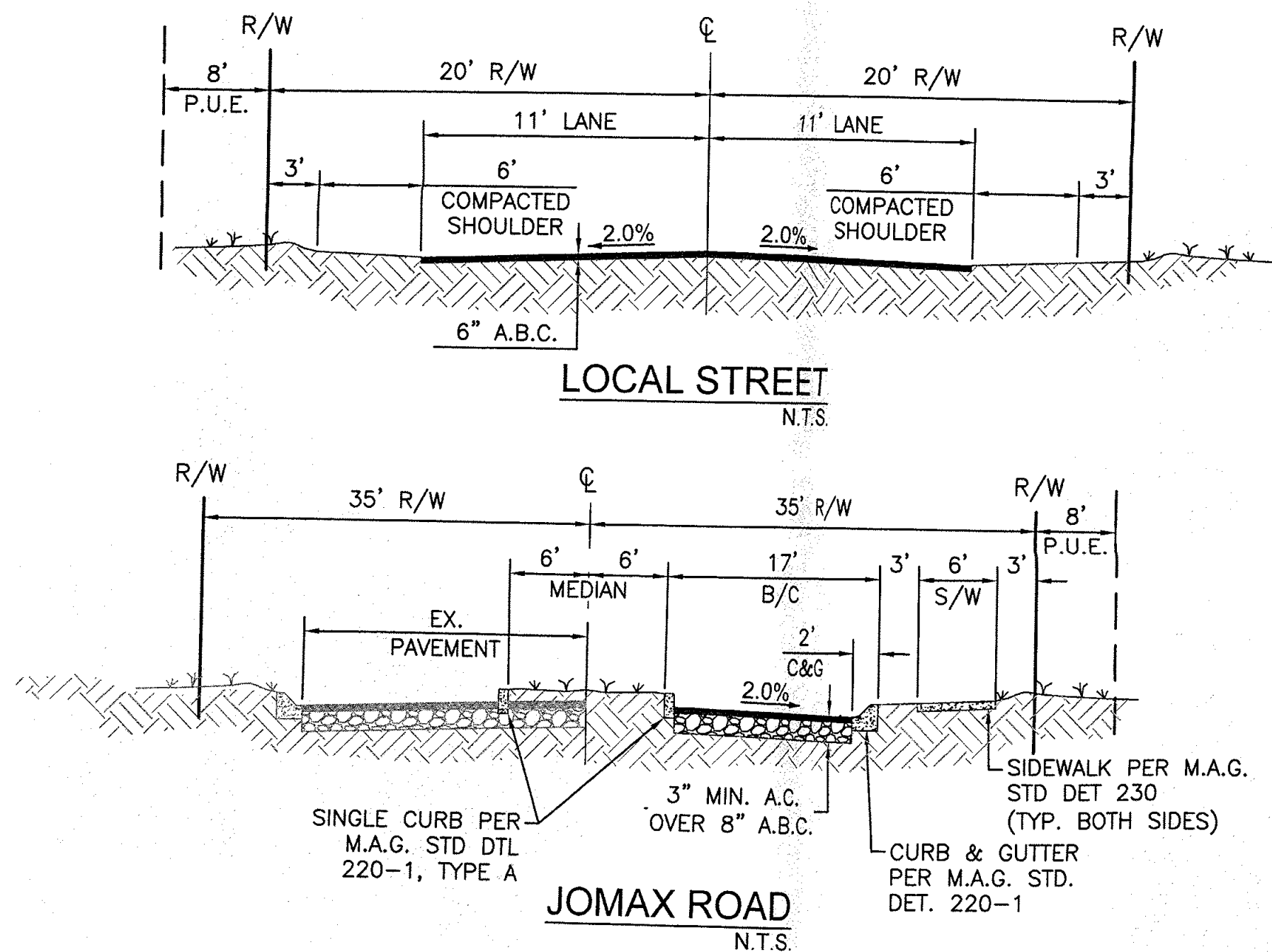
CENTERLINE DATA TABLE		
NO.	LENGTH	BEARING
L1	507.64'	N00°05'00"E
L2	31.00'	N89°55'00"W

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
LOT 1	190,000
LOT 2	190,000
LOT 3	1,542,445

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATIONS AND/OR FLOOR ROOFING ELEVATIONS ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE, FLOODWAY & FLOODPLAIN ORDINANCE(CHAPTER 37, S.R.C.).

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
045012	1330L 10-16-13	G	09-03-93	X	N/A

SITE DATA			
APN #	216-80-007H		
CITY OF SCOTTSDALE QUARTER SECTION	49-54		
DENSITY	0.04 DU/AC		
GROSS AREA	SQ. FT.	AC	%
LOCAL ROW AREA	1,966,224	45.10	100.00%
JOMAX ROW AREA	23,83	0.58	1.28%
SCENIC CORRIDOR	18,96	0.39	0.87%
REVEGETATED NAOS	10,753	2.36	5.23%
UNDISTURBED NAOS	11,71	0.39	0.87%
LOT AREAS	1,792,74	41.12	91.18%
LOT 1	190,000	4.36	9.67%
LOT 2	190,000	4.36	9.67%
LOT 3	1,542,445	35.41	78.51%
TOTAL LOT AREAS	1,924,445	44.13	97.85%
MAX CONSTRUCTION ENVELOPE AREA PROVIDED			
LOT 1	5000	1.31	30.00%
LOT 2	5000	1.31	30.00%
LOT 3	N/A	N/A	N/A
REQUIRED NAOS PER UDL REQUIREMENTS	77,898	17.90	39.70%
TOTAL NAOS PROVIDED	1,808,445	41.52	92.05%



SETBACKS

FRONT 10' MIN
REAR 10' MIN
SIDE 10' MIN

TYPICAL LOT SETBACK

R190 ZONING

PRELIMINARY PLAT FOR DIAMOND MOUNTAIN ESTATES

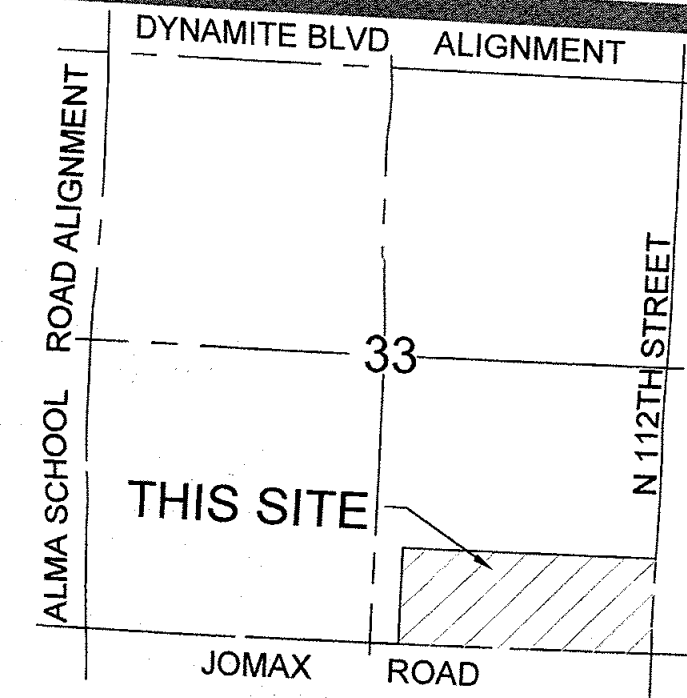
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OWNER / DEVELOPER

DIAMOND CREEK FAMILY PARTNERSHIP
C/O ROBERT J. CAMPO
6318 E. SAGE DRIVE
SCOTTSDALE, ARIZONA 85253
PHONE: (602) 421-2047

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4708
CONTACT: CURT JOHNSON



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED DRIVEWAY PAVEMENT
- PROPOSED CENTER LINE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- INDICATES SIDEWALK ON JOMAX ROAD
- PROP. FIRE HYDRANT
- PROP. WATERLINE AND VALVE
- EX. FIRE HYDRANT
- EX. WATERLINE AND VALVE
- PROP. SEWERLINE AND MANHOLE
- EX. SEWERLINE AND MANHOLE
- EX. UNDERGROUND ELECTRICAL EASEMENT
- UGE

SHEET INDEX

SHEET 01 - COVER SHEET / TYPICAL LOT DETAIL / SECTION DETAILS / KEY MAP / DATA TABLE / TRACT TABLE / NOTES
SHEET 02-04 - PRELIMINARY PLAT



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PRELIMINARY PLAT

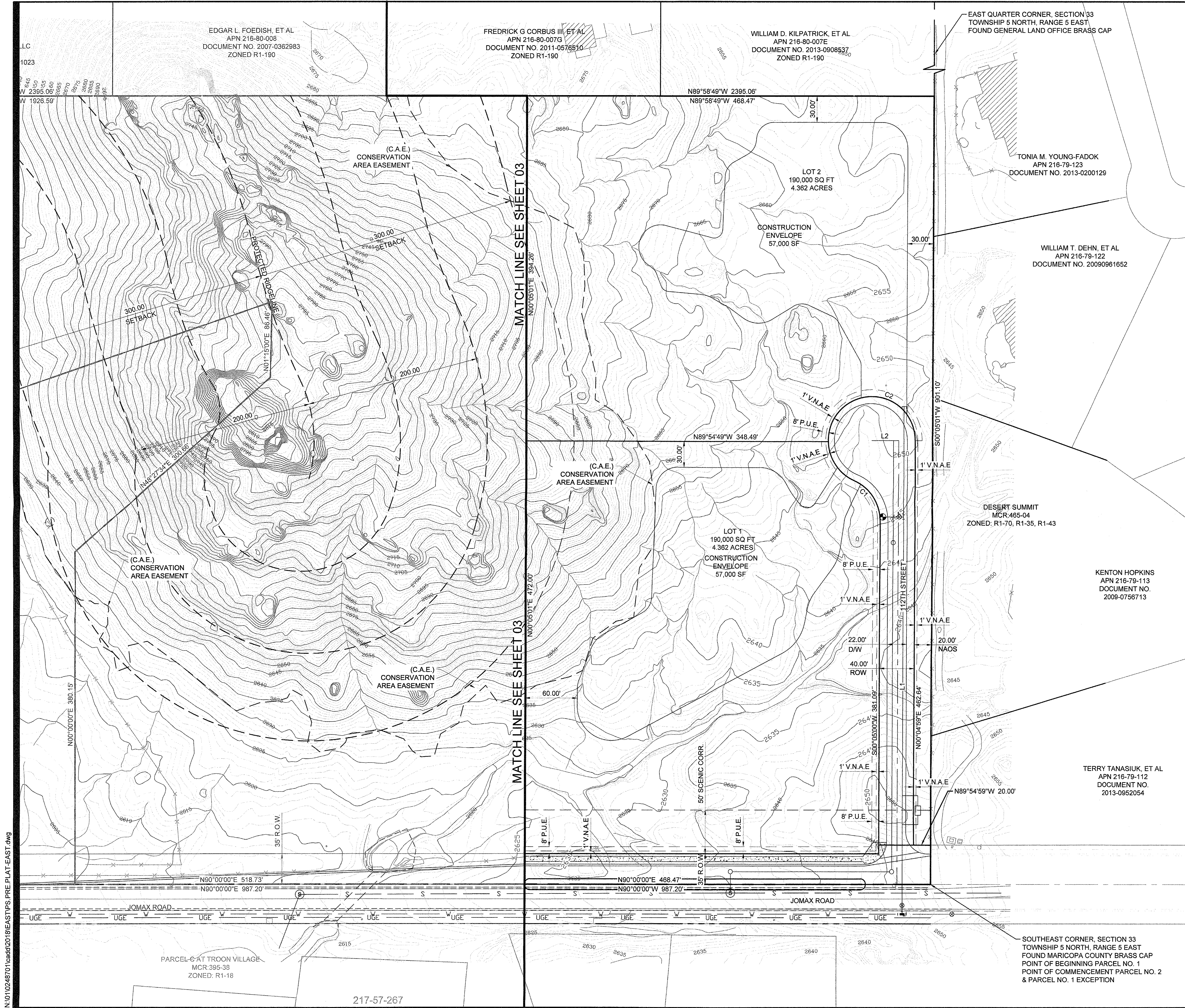


SHEET

01 OF 04

SCOTTSDALE PROJECT # 8-PP-2018
CVL PROJECT NO. 1-01-0248701
DATE: 2/15/19

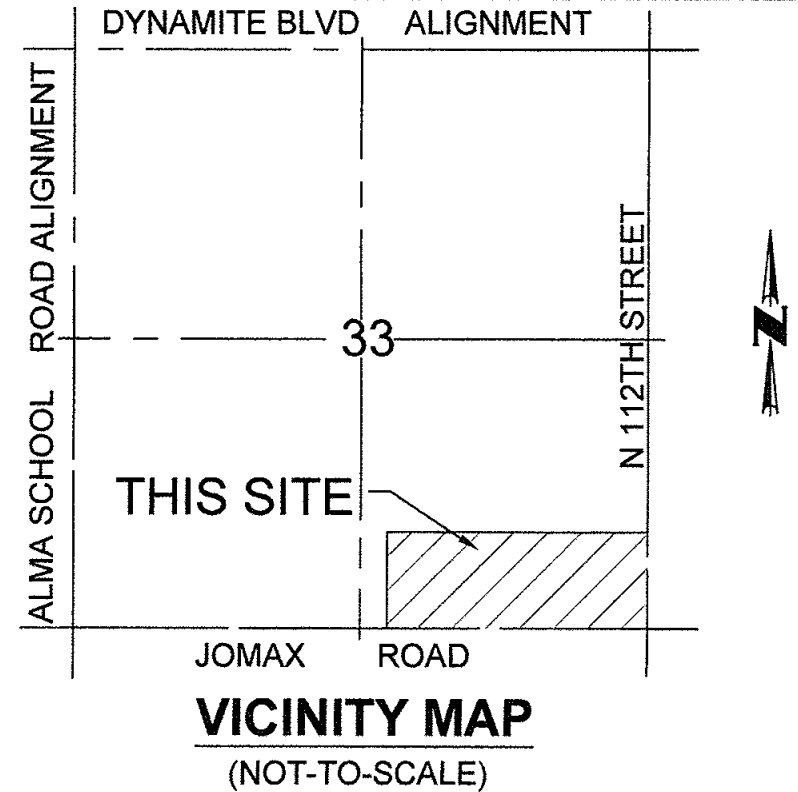
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PRELIMINARY PLAT FOR DIAMOND MOUNTAIN ESTATES

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PRELIMINARY PLAT

SCOTTSDALE PROJECT # 8-PP-2018
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DATE: 2/13/19

SCALE: 1" = 50'

SHEET 02 OF 04

N:\010248701\cadd\01018\ESTPS PRE PLAT-EAST.dwg

EUGENE BRZOWSKI, ET AL
APN 216-80-006V
DOCUMENT NO. 2002-0462830
ZONED R1-190

11025 E BAJADA DRIVE LLC
APN 216-80-009
DOCUMENT NO. 2011-0341023
ZONED R1-190

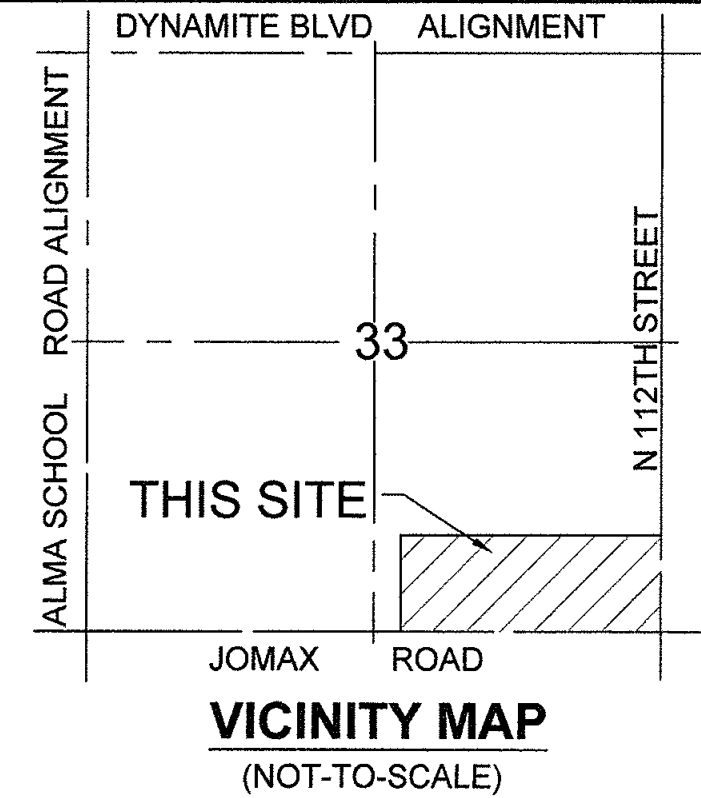
EDGAR L. FOEDISH, ET AL
APN 216-80-008
DOCUMENT NO. 2007-0362983
ZONED R1-190

FREDRICK G CORBUS III, ET AL
APN 216-80-007G
DOCUMENT NO. 2011-0576510
ZONED R1-190

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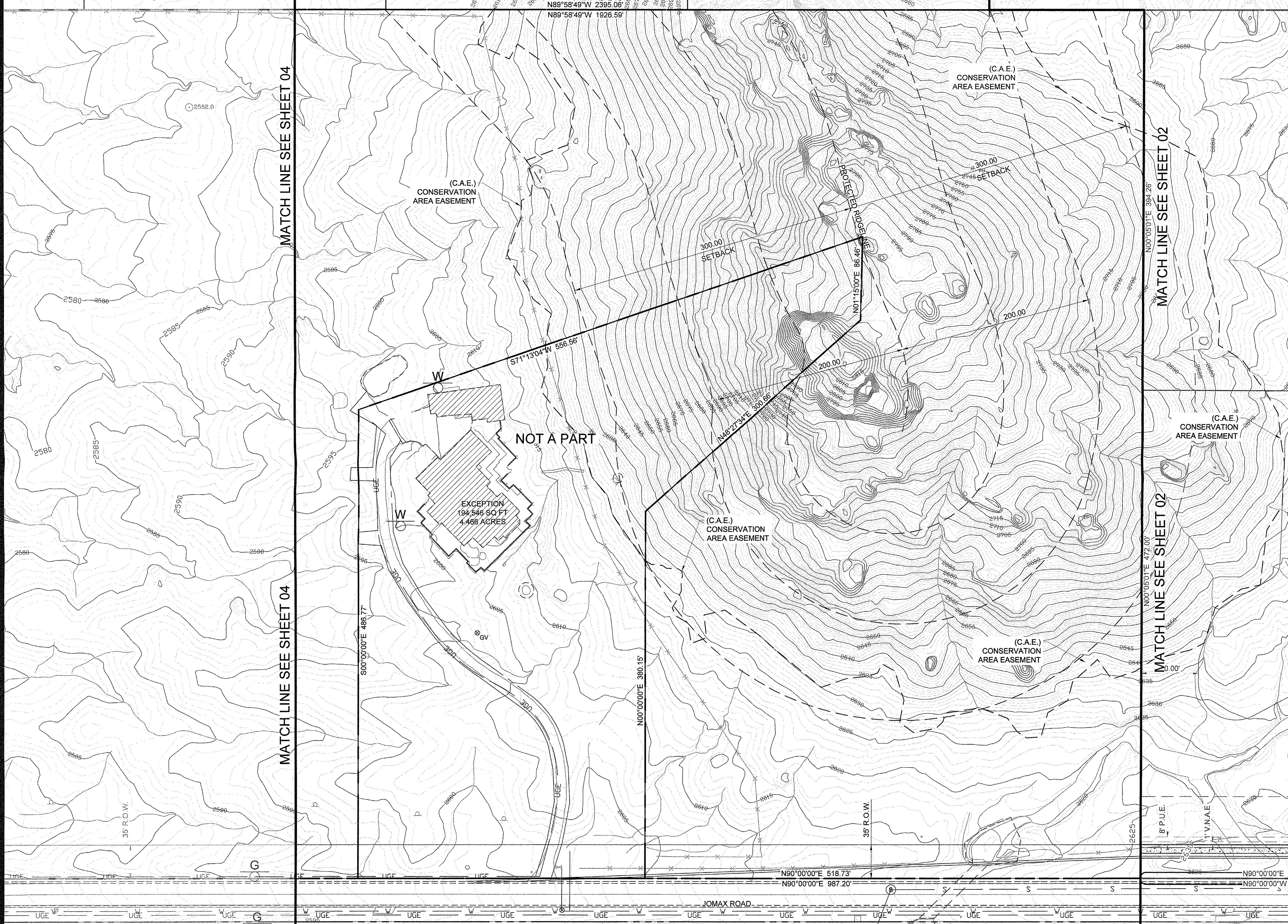
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PRELIMINARY PLAT

50' 25' 0 50'
SCALE: 1" = 50'

SHEET
03 OF 04

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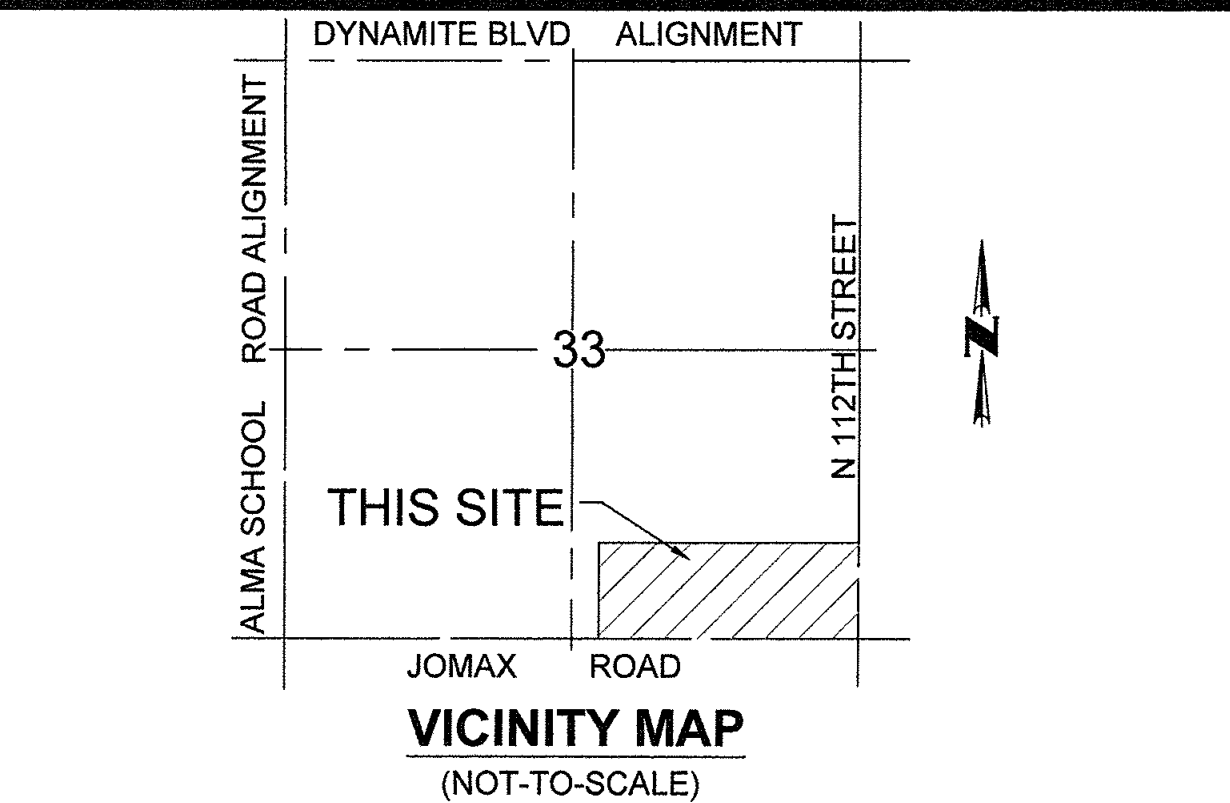


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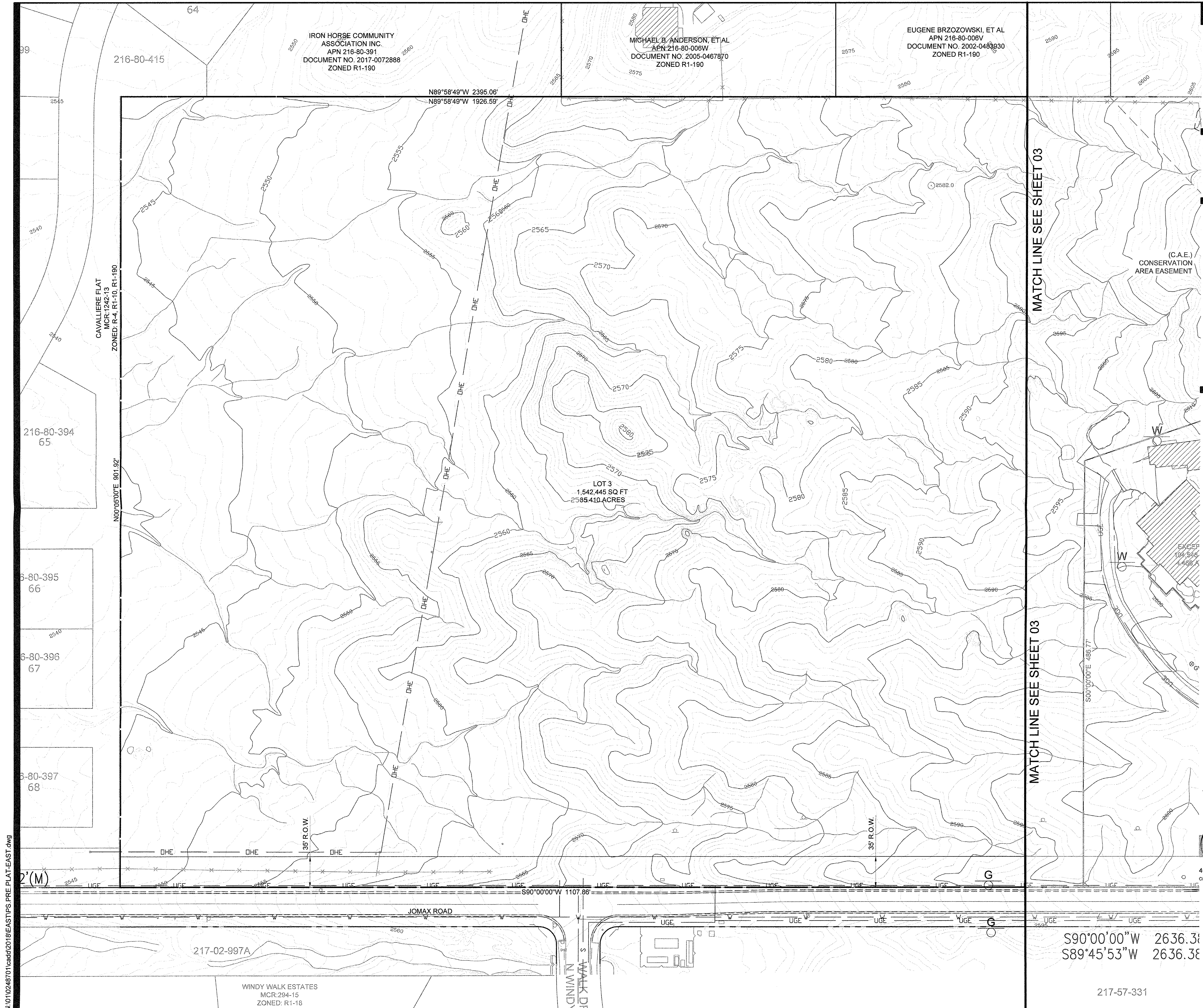
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PRELIMINARY PLAT

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37325
RYAN
WEED
2/13/19
ARIZONA U.S.A.
Expires 3-31-2020

SHEET
04 OF 04



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13. SURFACE OF DISTURBED SOILS TO BE RAKED TO MATCH EXISTING SOILS. NO DECOMPOSED GRANITE WILL BE ADDED TO NAOS AREAS.

ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) BUILDING & SITE DEVELOPMENT NOTES

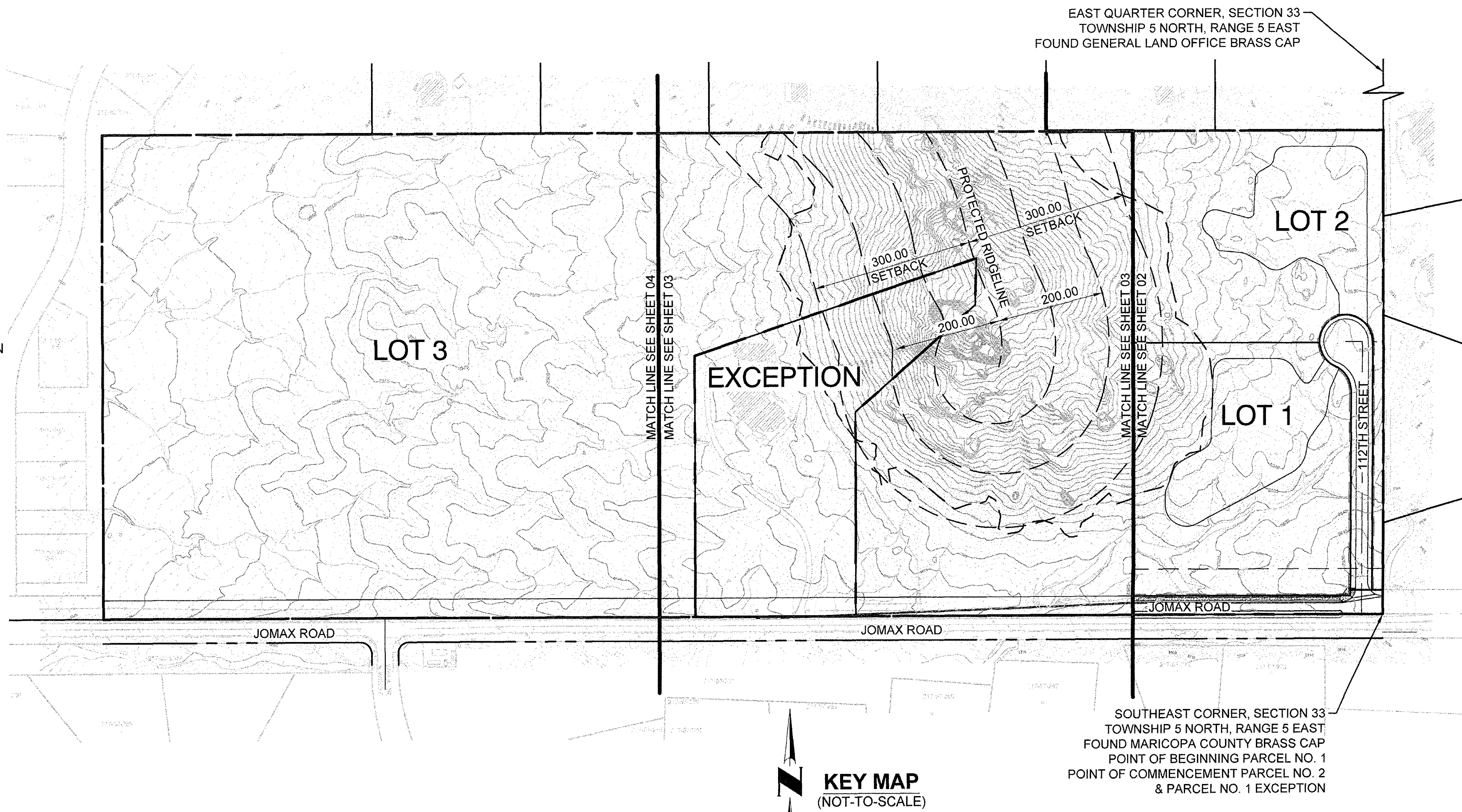
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2. NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
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6. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF SIX AS INDICATED IN MUNSELL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED)

BENCHMARK

FOUND MARICOPA COUNTY BRASS CAP FLUSH AT THE INTERSECTION OF JOMAX ROAD AND 108TH STREET ALIGNMENT. NAVD 88 DATUM, ELEVATION = 2537.94(S). 1/4 COR SECTION 33) GDACS UNIQUEPOINT ID 41008-Z1

EXISTING ZONING

EXISTING ZONING: R1-190



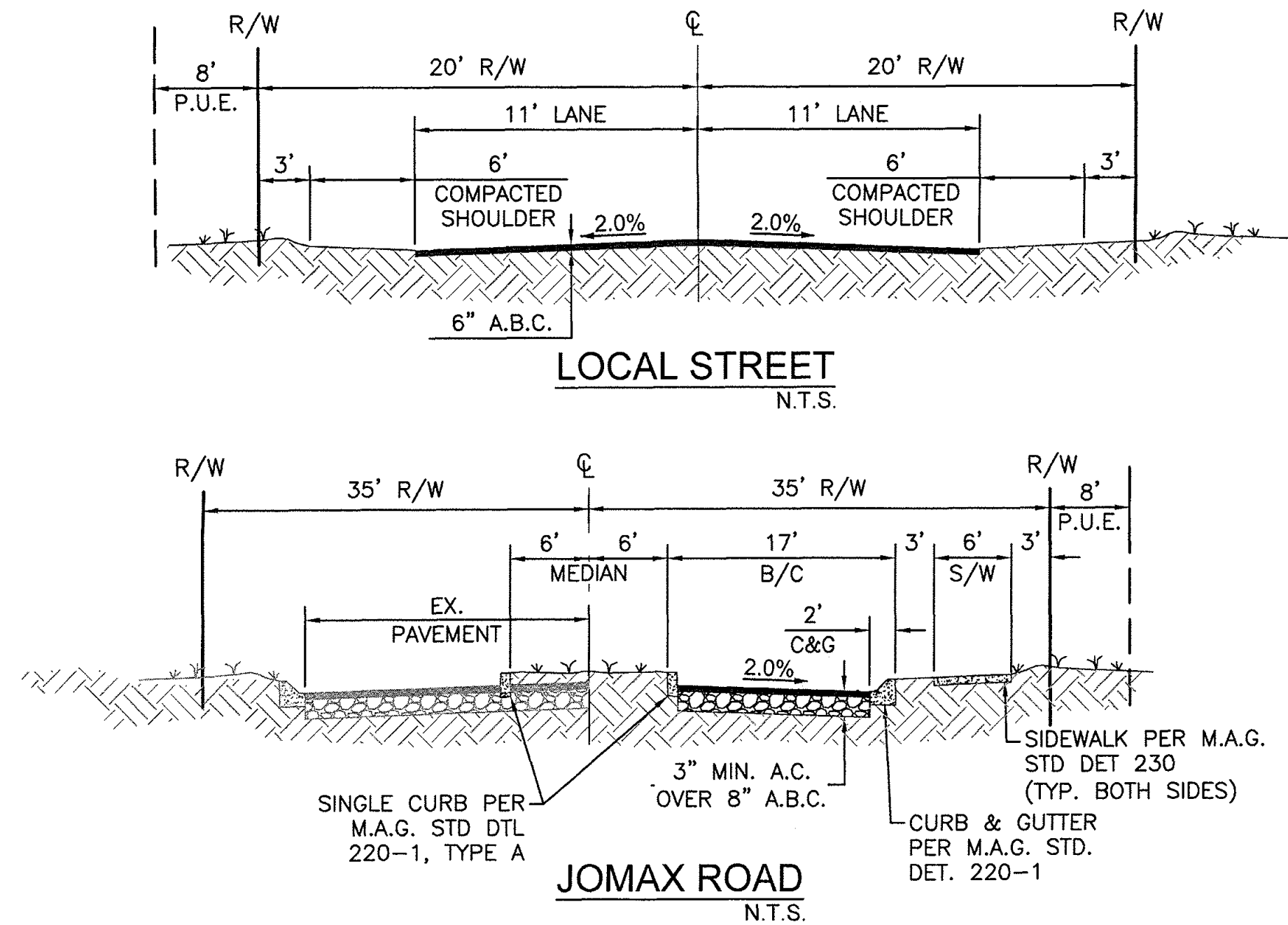
PROPERTY LINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	57.89'	50.00'	066°20'32"	32.68'	54.71'	N33°10'01"W
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CENTERLINE DATA TABLE		
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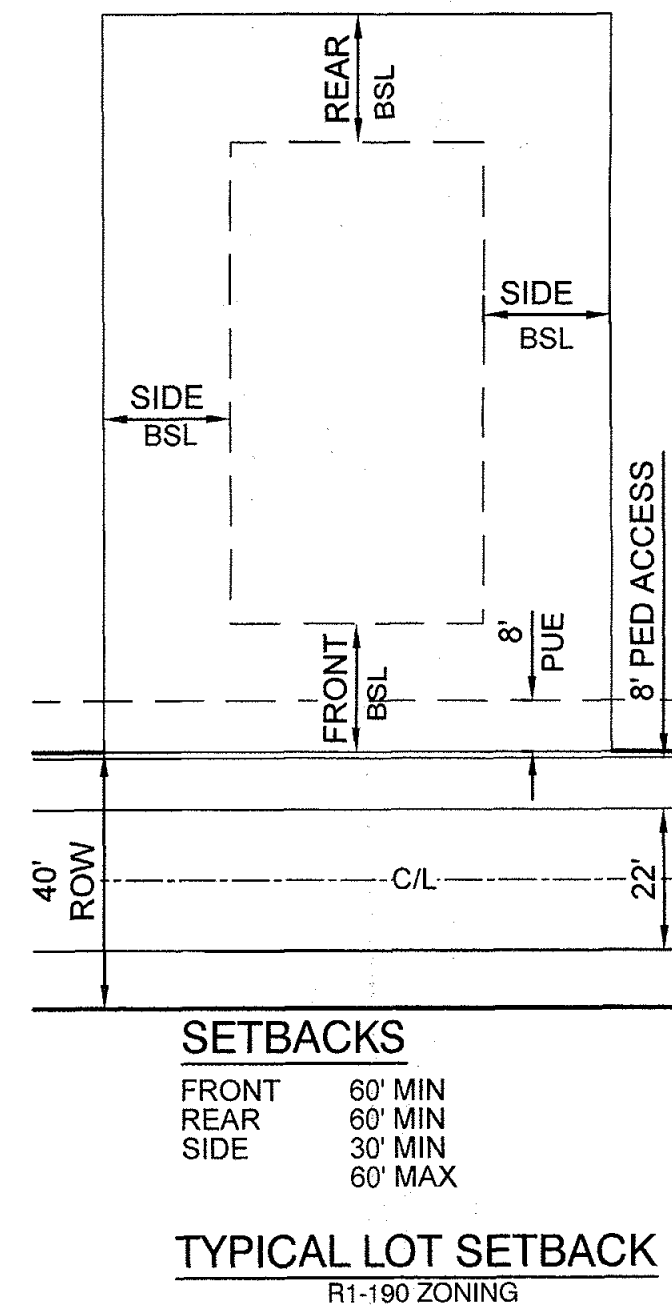
LOT AREA TABLE	
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LOT 1	190,000
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ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATIONS AND/OR FLOOR ROOFING ELEVATIONS ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE, FLOODWAY & FLOODPLAIN ORDINANCE(CHAPTER 37, S.R.C.).

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	10-16-13				



SITE DATA			
APN #	216-80-007H		
CITY OF SCOTTSDALE QUARTER SECTION	49-54		
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GROSS AREA	SQ FT	AC	%
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JOMAX ROW AREA	16,996	0.39	0.87%
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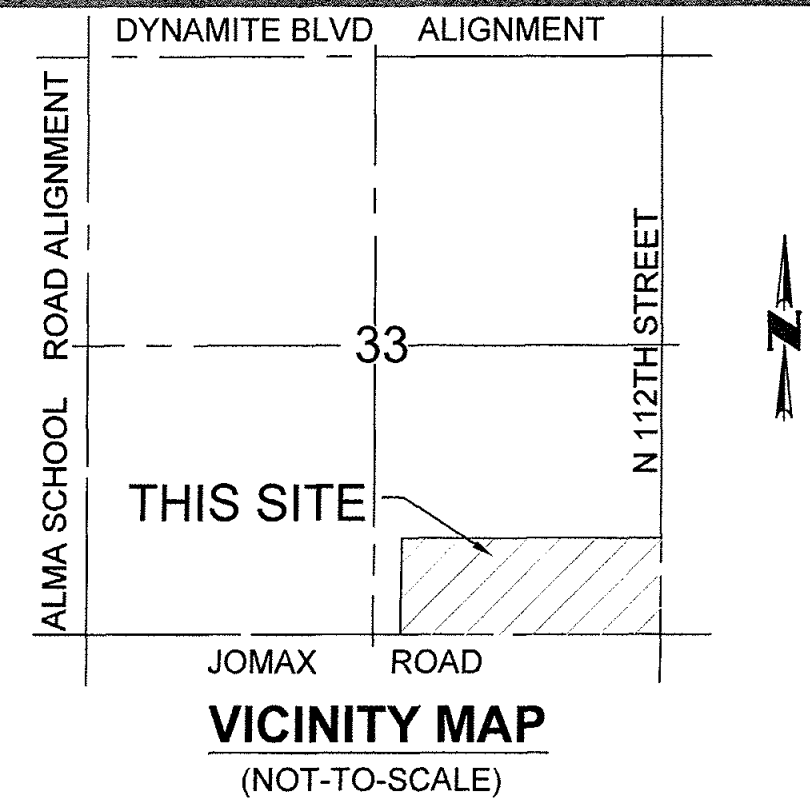
8-PP-2018
2/15/2019

PRELIMINARY PLAT
FOR
DIAMOND MOUNTAIN ESTATES

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
DIAMOND CREEK FAMILY PARTNERSHIP
C/O ROBERT J. CAMPO
6318 E. SAGE DRIVE
SCOTTSDALE, ARIZONA 85253
PHONE: (602)-421-2047

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4708
CONTACT: CURT JOHNSON



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED DRIVEWAY PAVEMENT
- PROPOSED CENTER LINE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- INDICATES SIDEWALK ON JOMAX ROAD
- PROP. FIRE HYDRANT
- PROP. WATERLINE AND VALVE
- EX. FIRE HYDRANT
- EX. WATERLINE AND VALVE
- PROP. SEWERLINE AND MANHOLE
- EX. SEWERLINE AND MANHOLE
- UGE EX. UNDERGROUND ELECTRICAL EASEMENT

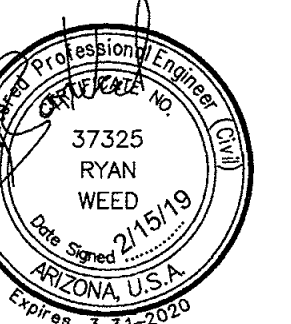
SHEET INDEX

SHEET 01 - COVER SHEET / TYPICAL LOT DETAIL / SECTION DETAILS / KEY MAP / DATA TABLE / TRACT TABLE /NOTES
SHEET 02-04 - PRELIMINARY PLAT



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

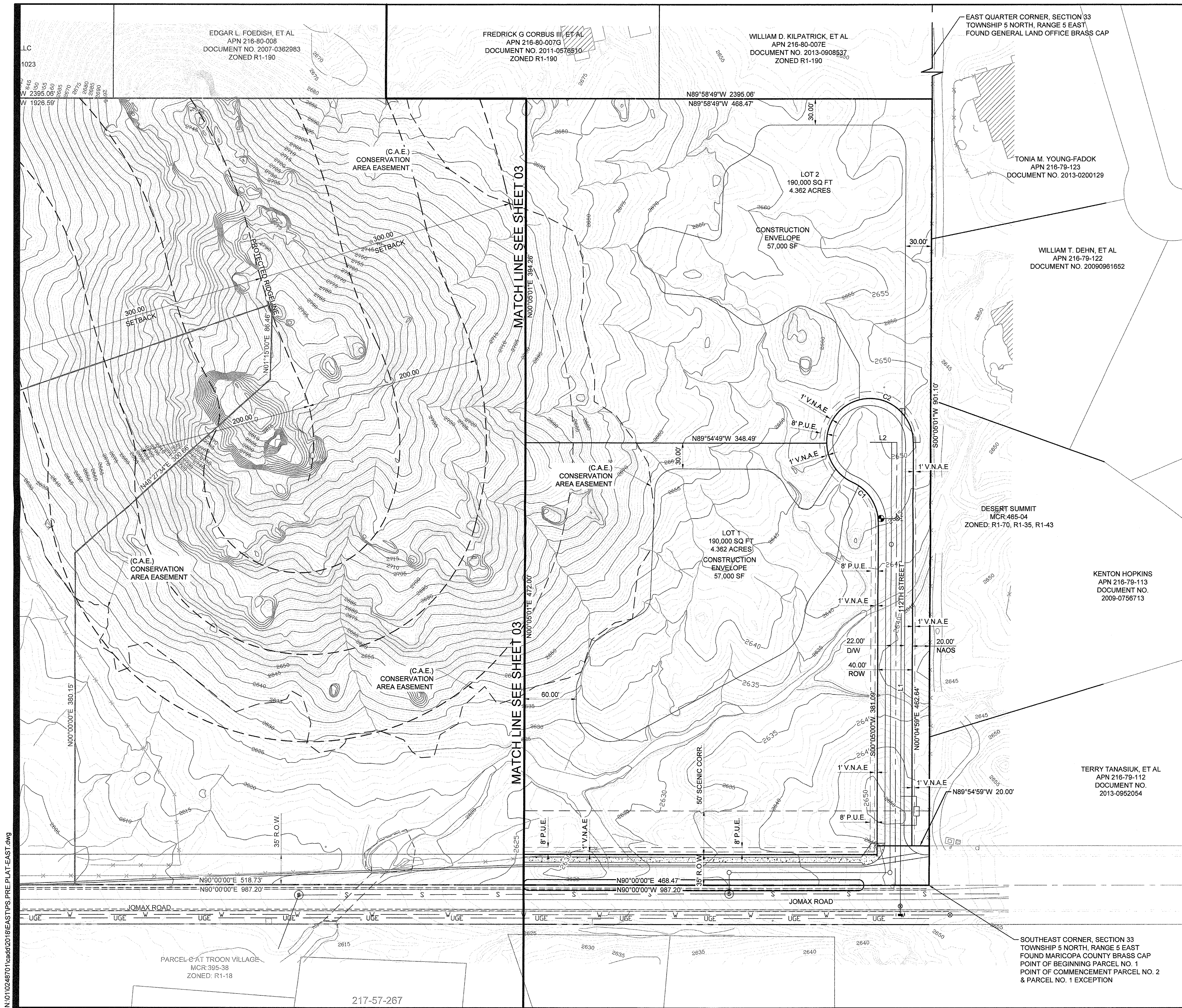
PRELIMINARY PLAT



SHEET
01 OF 04

SCOTTSDALE PROJECT # 8-PP-2018
CVL PROJECT NO. 1-01-0248701
DATE: 2/15/19

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PRELIMINARY PLAT FOR DIAMOND MOUNTAIN ESTATES

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
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MARICOPA COUNTY, ARIZONA

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---	---

ALMA SCHOOL ROAD ALIGNMENT

DYNAMITE BLVD ALIGNMENT

N 112TH STREET

JOMAX ROAD

THIS SITE

VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED DRIVEWAY PAVEMENT
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PRELIMINARY PLAT

SCALE: 1" = 50'

DATE: 2/13/19

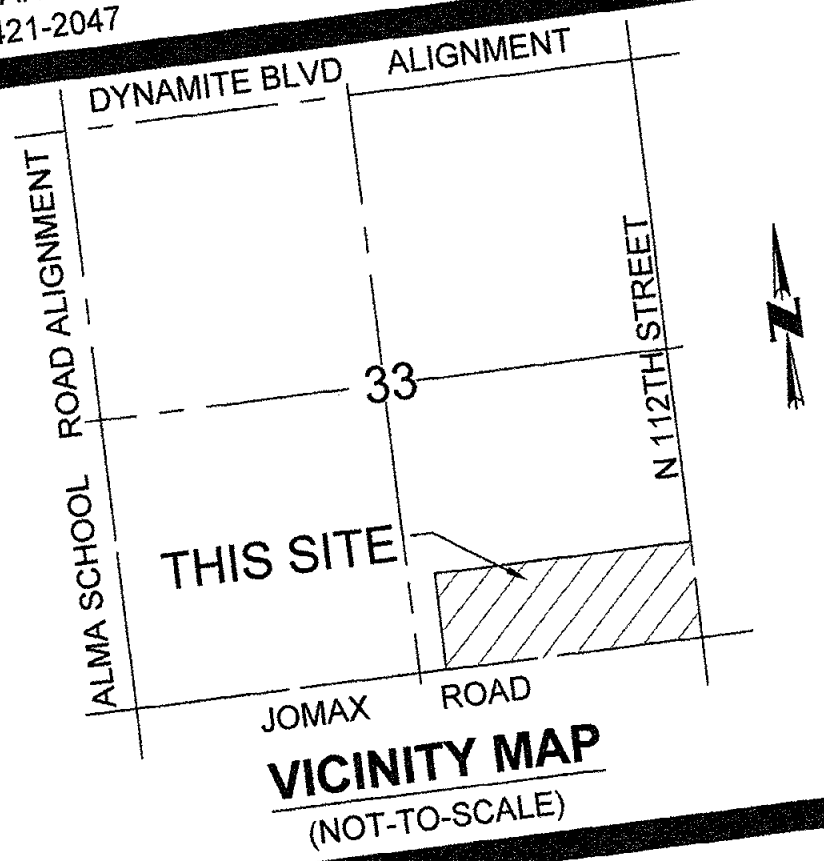
SCOTTSDALE PROJECT # 8-PP-2018
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SHEET 02 OF 04

FOR
DIAMOND MOUNTAIN ESTATES
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
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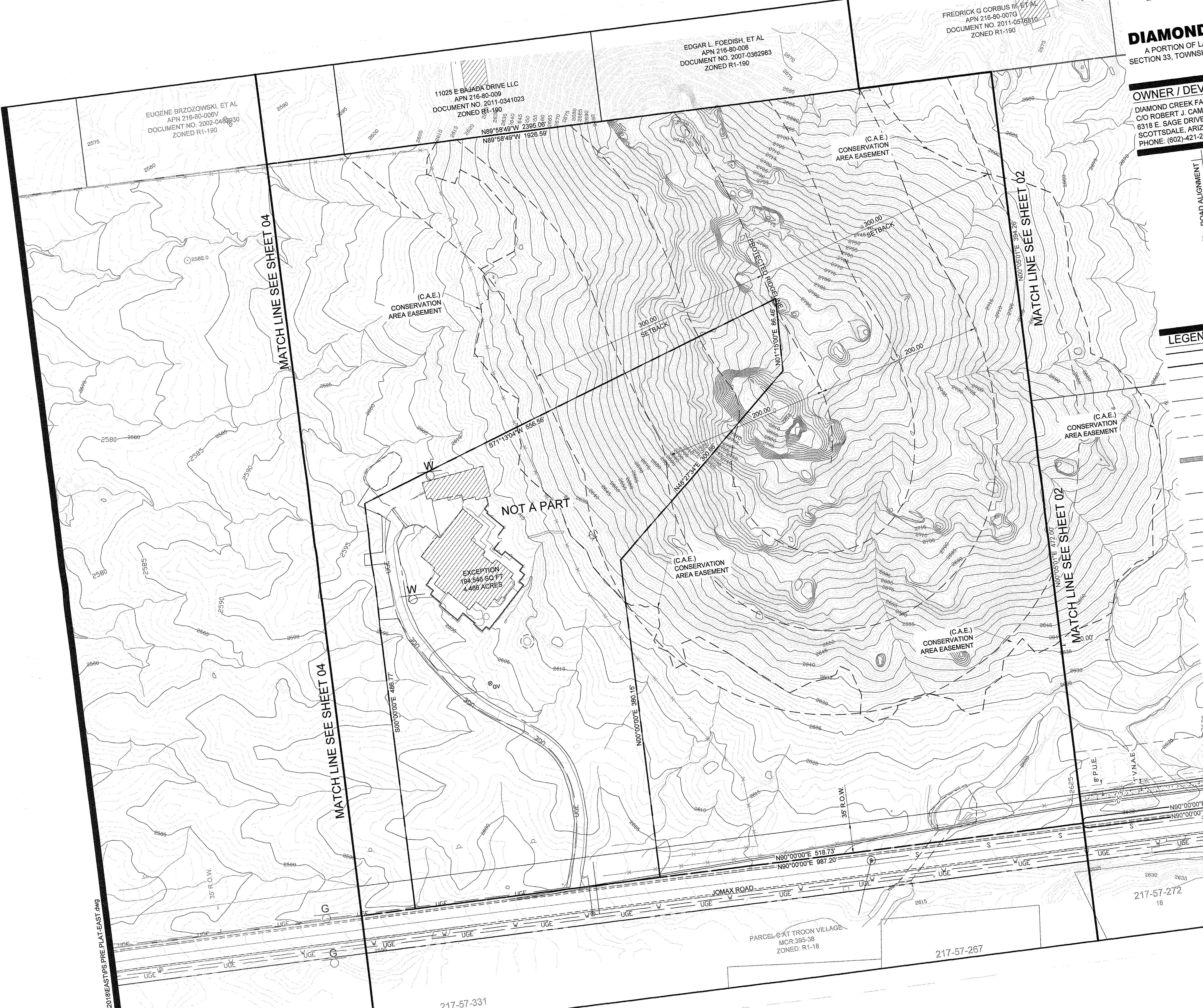
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PRELIMINARY PLAT

SCOTTSDALE PROJECT # 8-PP-2018
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DATE: 2/13/19



SHEET
03 OF

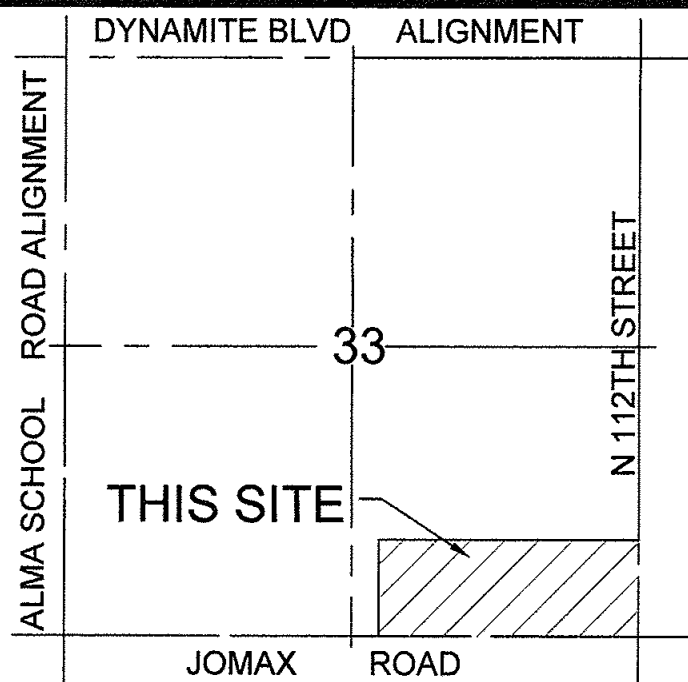


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**PRELIMINARY PLAT
FOR
DIAMOND MOUNTAIN ESTATES**

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VICINITY MAP
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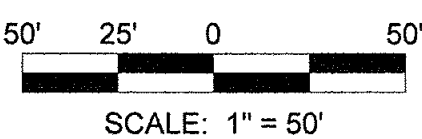
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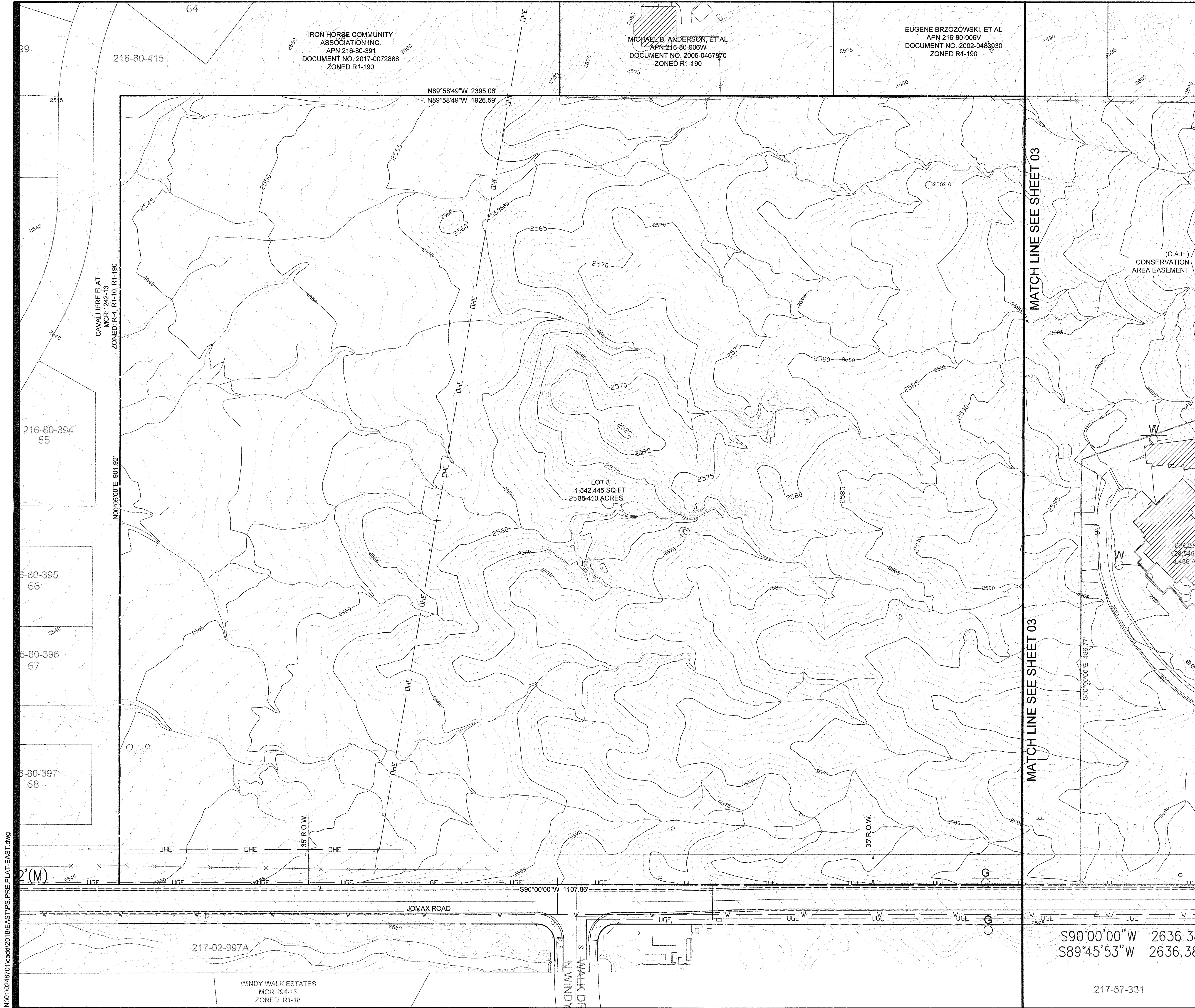
PRELIMINARY PLAT



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DATE: 2/13/19



SHEET
04 OF 04



N:\010248701\cadd\2018\EASTPS PRE PLAT-EAST.dwg

NOTES:

1. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT
2. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREET, NAOS, SCENIC CORRIDORS, ON TO ADJACENT LOT, OR TRACT OF LAND.
3. POOL TO BE SECURED FROM UNWANTED ACCESS AND APPROVED BY SEPARATE PERMIT. POOL SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
4. ALL MECHANICAL EQUIPMENT(AIR CONDITIONER, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE (1) FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING.
5. A GUEST HOUSE SHALL NEVER BE OFFERED FOR RENT.
6. GUEST HOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
7. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

NAOS REVEGETATION PLAN NOTES

1. MINOR MODIFICATION TO THE APPROVED LANDSCAPE/REVEGETATION PLAN MAY BE APPROVED BY THE INSPECTION SERVICES PLANNING INSPECTION STAFF.
2. ALL SALVAGE PLANT RELOCATION AND REVEGETATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
4. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
5. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
6. NO LANDSCAPE LIGHTING IS APPROVED WITH THE SUBMITTAL.
7. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVAL.
8. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICE STAFF.
9. ALL REVEGETATED NAOS SHALL BE WATERED FOR THREE YEARS. AT THE END OF THE THREE YEARS OR ONCE PLANT MATERIAL HAS BECOME ESTABLISHED, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
10. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL BE SEPARATED FROM THE DOMESTIC WATER SUPPLY BY A BACKFLOW PREVENTOR IN ACCORDANCE WITH THE CITY OF SCOTTSDALE SUPPLEMENT MAG STANDARD DETAIL NUMBER 2354
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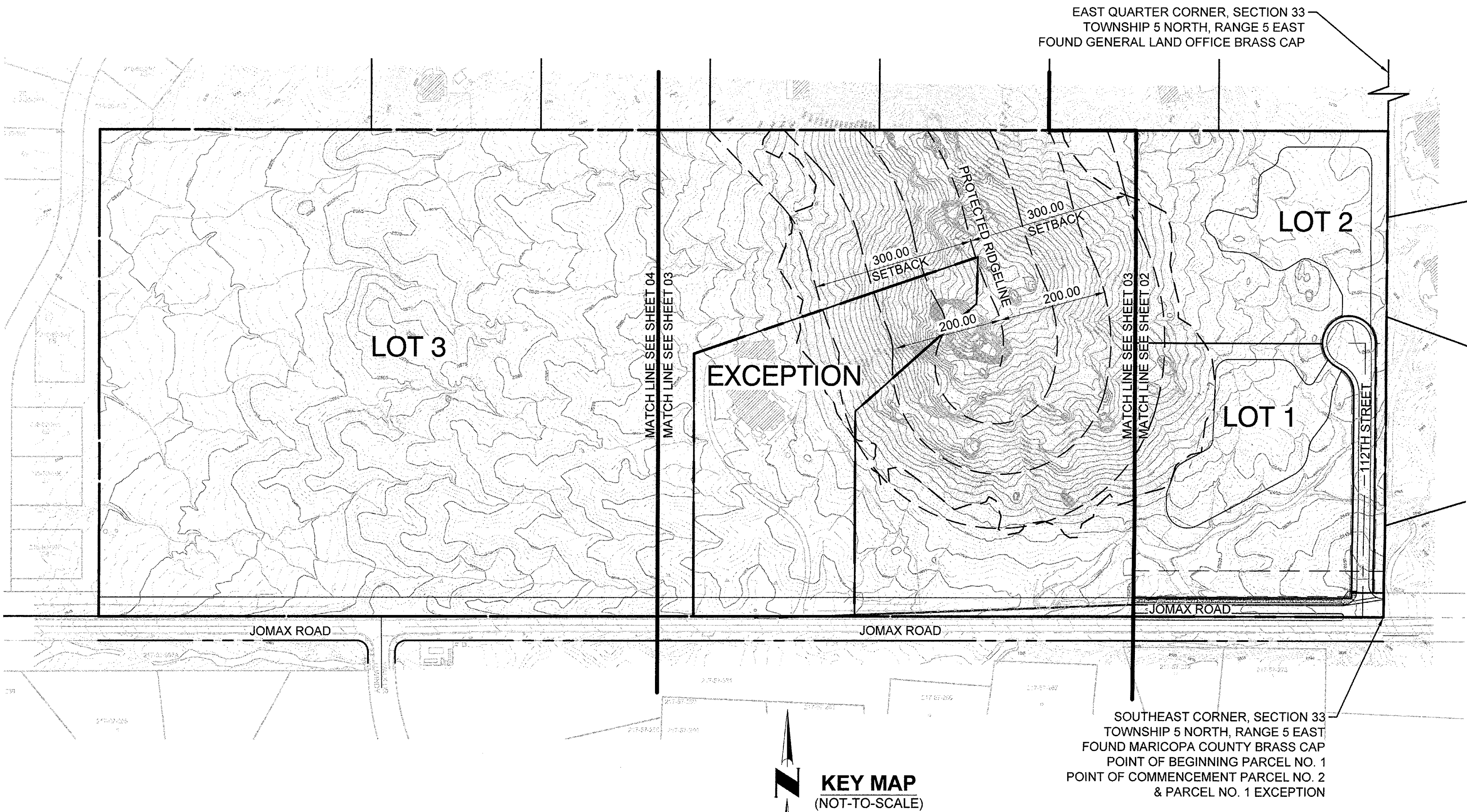
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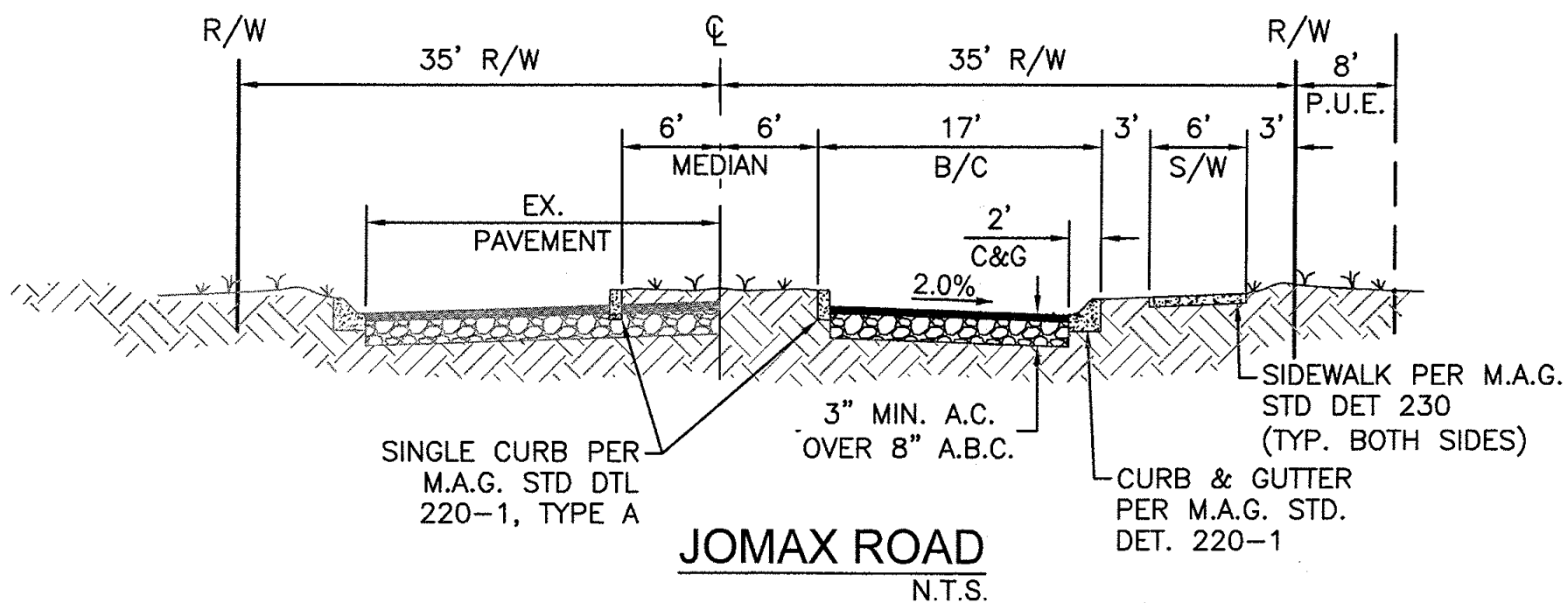
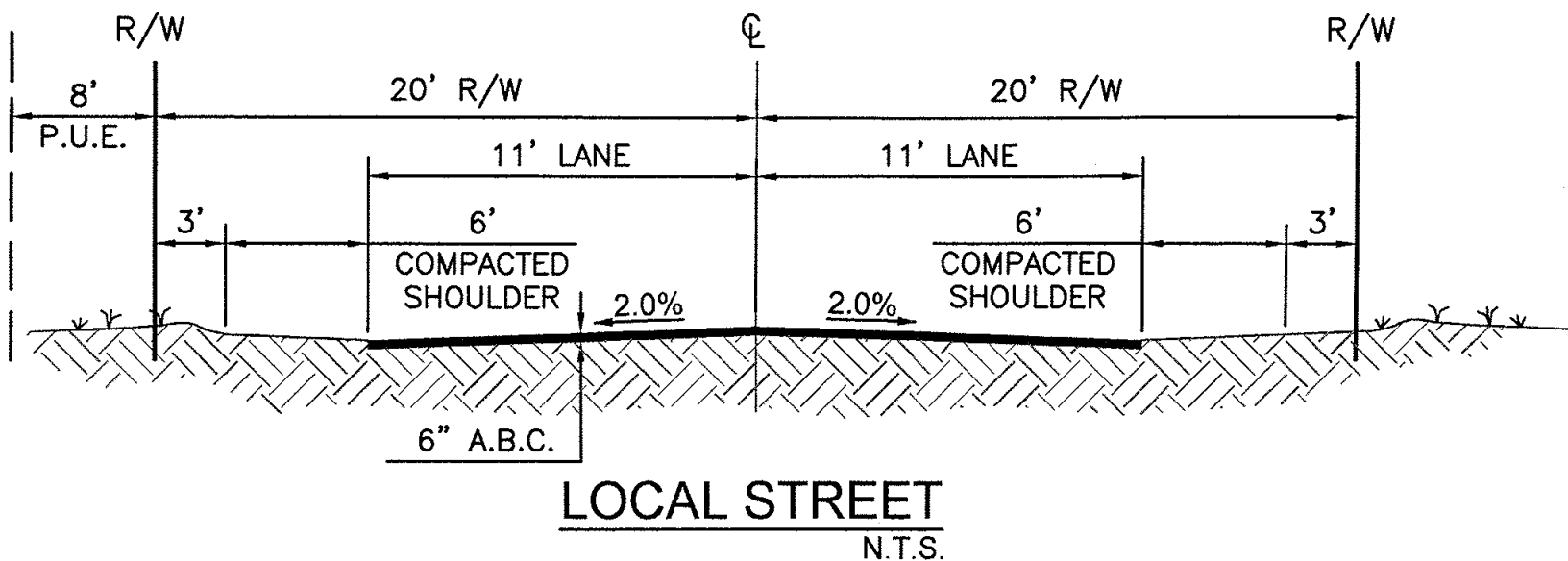
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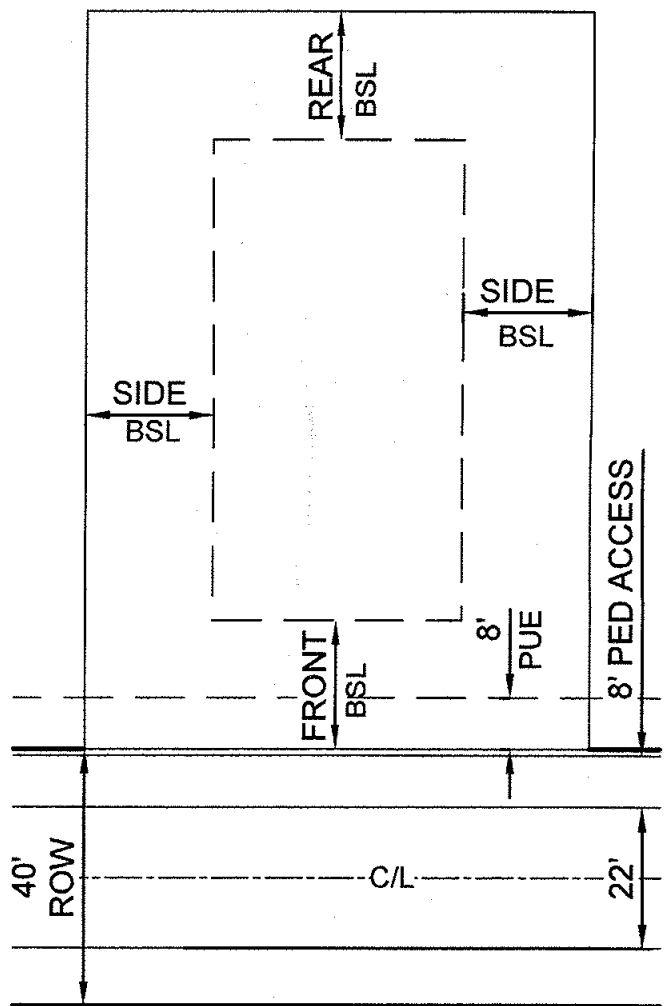
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SETBACKS

FRONT 60' MIN
REAR 60' MIN
SIDE 30' MIN
8' PED ACCESS

TYPICAL LOT SETBACK
R1-190 ZONING

PRELIMINARY PLAT
FOR
DIAMOND MOUNTAIN ESTATES

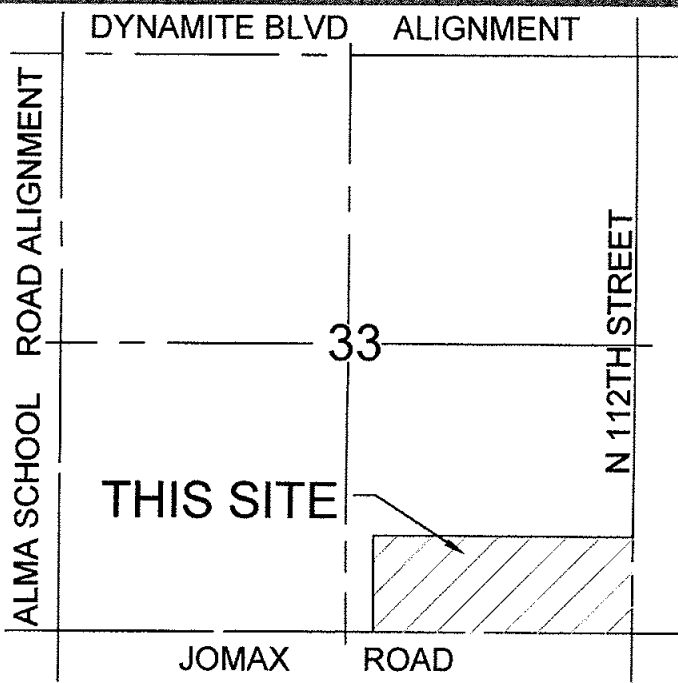
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VICINITY MAP
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SHEET 01 - COVER SHEET / TYPICAL LOT DETAIL / SECTION DETAILS / KEY MAP / DATA TABLE / TRACT TABLE / NOTES
SHEET 02-04 - PRELIMINARY PLAT



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PRELIMINARY PLAT

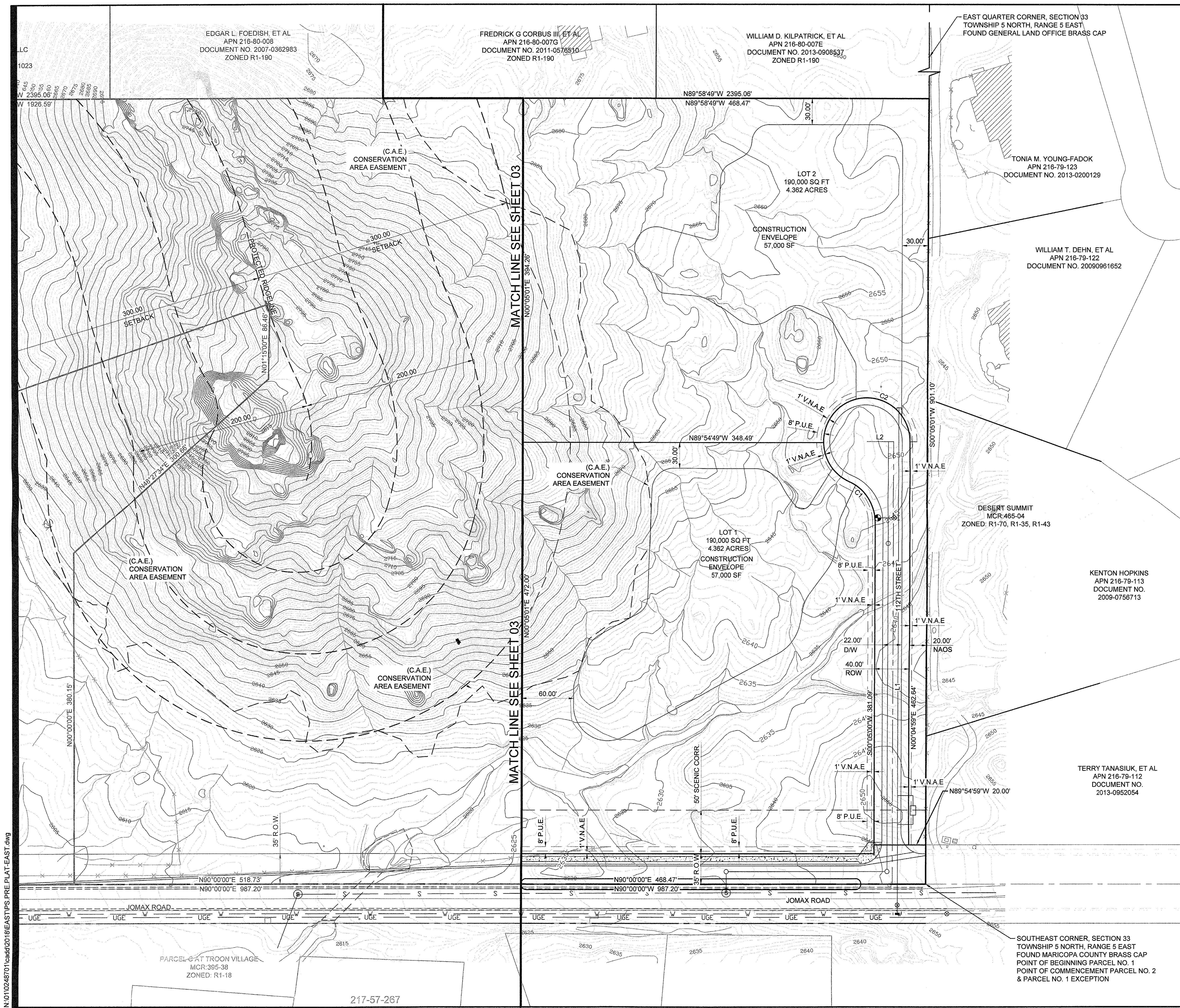


8-PP-2018
2/15/2019

SCOTTSDALE PROJECT # 8-PP-2018
CVL PROJECT NO. 1-01-0248701
DATE: 2/15/19

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PRELIMINARY PLAT FOR DIAMOND MOUNTAIN ESTATES

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER DIAMOND CREEK FAMILY PARTNERSHIP C/O ROBERT J. CAMPO 6318 E. SAGE DRIVE SCOTTSDALE, ARIZONA 85253 PHONE: (602)-421-2047	CVL DESIGN TEAM CVL CONSULTANTS, INC. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON
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DYNAMITE BLVD ALIGNMENT

ALMA SCHOOL ROAD ALIGNMENT

33

N 112TH STREET

JOMAX ROAD

THIS SITE

VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED DRIVEWAY PAVEMENT
	PROPOSED CENTER LINE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES SIDEWALK ON JOMAX ROAD
	PROP. FIRE HYDRANT
	PROP. WATERLINE AND VALVE
	EX. FIRE HYDRANT
	EX. WATERLINE AND VALVE
	PROP. SEWERLINE AND MANHOLE
	EX. SEWERLINE AND MANHOLE
	EX. UNDERGROUND ELECTRICAL EASEMENT
	UGE

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PRELIMINARY PLAT

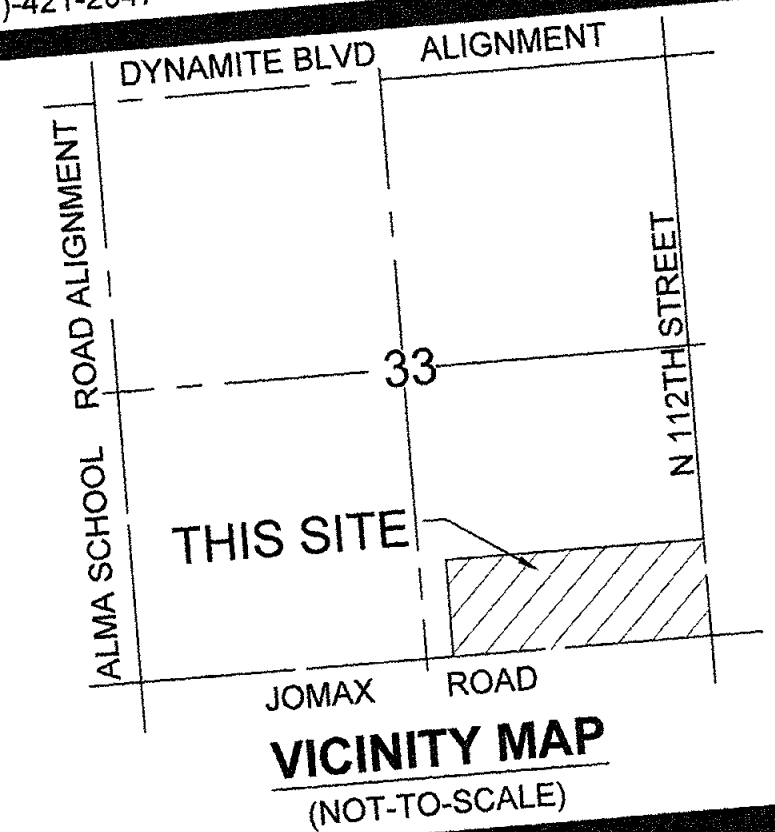
SCOTTSDALE PROJECT # 8-PP-2018
CVL PROJECT NO. 1-01-0248701
DATE: 2/13/19

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PRELIMINARY PLAT
FOR
DIAMOND MOUNTAIN ESTATES
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
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C/O ROBERT J. CAMPO
6318 E. SAGE DRIVE
SCOTTSDALE, ARIZONA 85253
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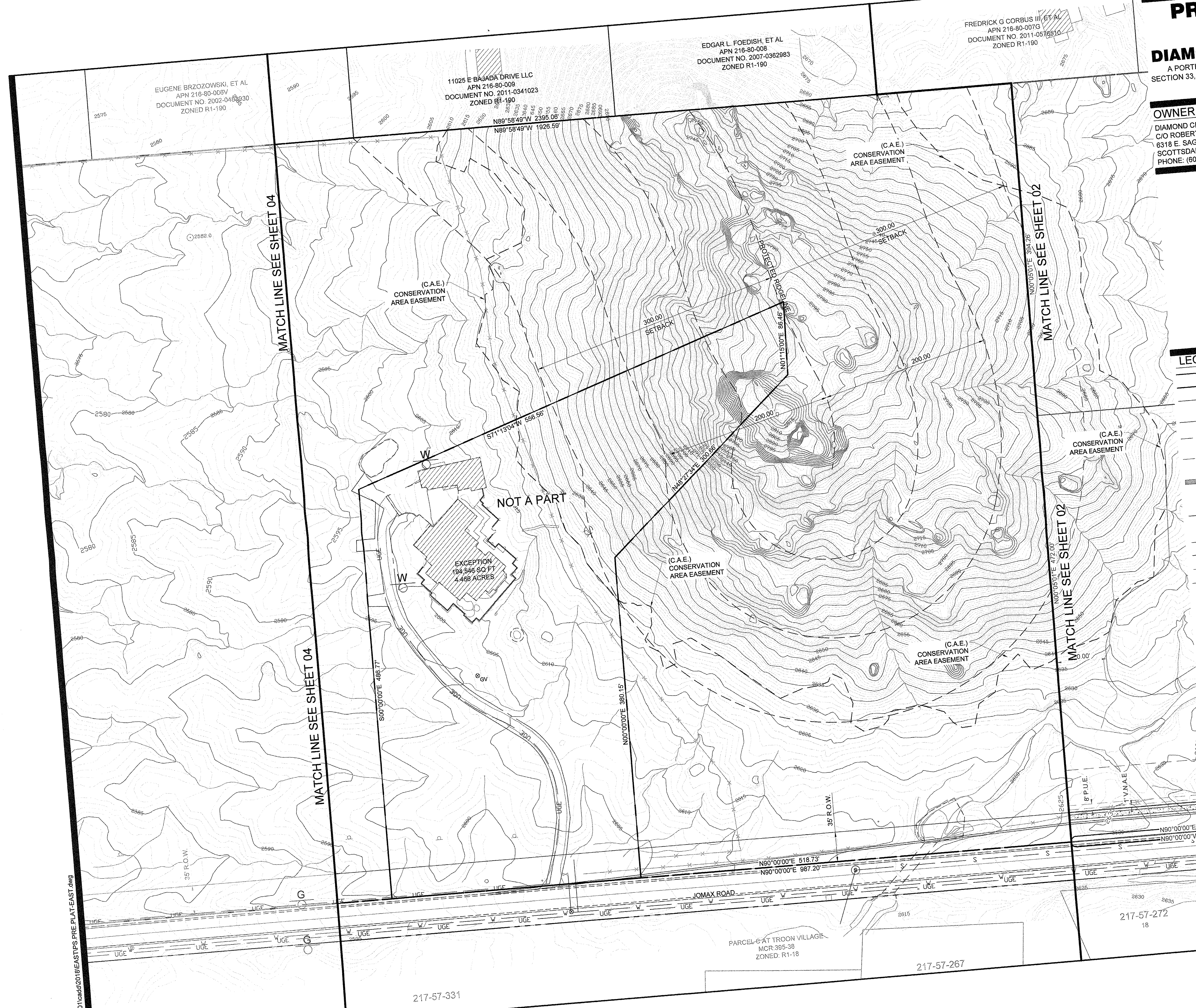
LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED DRIVEWAY PAVEMENT
	PROPOSED CENTER LINE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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	INDICATES SIDEWALK ON JOMAX ROAD
	PROP. FIRE HYDRANT
	PROP. WATERLINE AND VALVE
	EX. FIRE HYDRANT
	EX. WATERLINE AND VALVE
	PROP. SEWERLINE AND MANHOLE
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PRELIMINARY PLAT

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SCOTTSDALE PROJECT # 8-PP-2018
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A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
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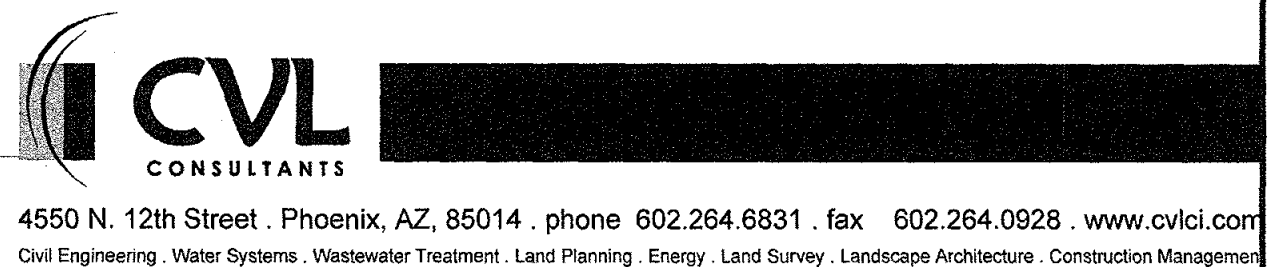
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A vicinity map showing the location of the site. The map is oriented with North at the top, indicated by a north arrow. The site is located at the intersection of Jomax Road and N 12th Street. The site is shaded with diagonal lines. The map includes labels for 'DYNAMITE BLVD' at the top, 'ALIGNMENT' at the top right, 'ROAD ALIGNMENT' on the left, 'ALMA SCHOOL' on the left, 'JOMAX ROAD' at the bottom, and 'N 12TH STREET' on the right. A horizontal line labeled '33' is shown. The text 'THIS SITE' is written with an arrow pointing to the shaded area. Below the map, the text 'VICINITY MAP' is written in bold, followed by '(NOT-TO-SCALE)' in parentheses.

_____	PROPOSED LOTS
_____	PROPOSED ROW
_____	PROPOSED DRIVEWAY PAVEMENT
- - - - -	PROPOSED CENTER LINE
_____ 1' V.N.A.E. _____	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
_____ 8' P.U.E. _____	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES SIDEWALK ON JOMAX ROAD
	PROP. FIRE HYDRANT
	PROP. WATERLINE AND VALVE
	EX. FIRE HYDRANT
	EX. WATERLINE AND VALVE
	PROP. SEWERLINE AND MANHOLE
	EX. SEWERLINE AND MANHOLE
_____ UGE _____ UGE _____	EX. UNDERGROUND ELECTRICAL EASEMENT

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