

**NOTES**

1. NORTH MOUNTAIN ESTATES IS A PROPOSED DETACHED SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A MINIMUM LOT SIZE OF 43,560 SQUARE FEET. EACH LOT WILL HAVE AN INDIVIDUAL SEPTIC SYSTEM AND WILL BE SERVED BY PRIVATE COMMUNITY WATER WELLS.
2. THIS PROJECT WILL CONSTRUCT AND GRADE A PRIVATE SHARED DRIVEWAY (PAVED).
3. NO LOTS ARE LOCATED ON A HILLSIDE.
4. SIGHT VISIBILITY TRIANGLES (SVTS): NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25-FOOT VISIBILITY TRIANGLES.
5. SIGNAGE SHALL CONFORM TO THE MARICOPA COUNTY ZONING ORDINANCE, UNLESS MODIFIED WITH AN RUPD.
6. ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE.
7. THE NORTH MOUNTAIN ESTATES HOMEOWNER'S ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE PRIVATE SHARED DRIVEWAY.
8. VEHICLE NON-ACCESS EASEMENT (VNAE): AN EASEMENT PROHIBITING VEHICULAR ACCESS (NON-ACCESS EASEMENT) FROM THE STREET SIDE OF DOUBLE FRONTAGE LOTS IS REQUIRED ON THE NORTH SIDE OF LOTS 1 AND 13, ADJACENT TO CLOUD ROAD, AND WEST SIDE OF LOTS 1 THRU 7 ALONG 11TH AVENUE. THE MINIMUM WIDTH FOR SAID EASEMENT IS ONE FOOT.
9. NORTH MOUNTAIN ESTATES HAS BEEN ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
10. A GRADING AND DRAINAGE PLAN SHALL BE PREPARED FOR EACH INDIVIDUAL LOT THAT DEMONSTRATES COMPLIANCE WITH THE APPROVED FINAL DRAINAGE REPORT AND PLAN.
11. FINISH FLOOR ELEVATIONS FOR EACH LOT SHALL BE FREE FROM INUNDATION OF THE 100-YEAR FLOOD EVENT.
12. ALL PROPOSED PERIMETER WALLS SHALL HAVE DRAINAGE OPENINGS CONSISTING OF A TURNED BLOCK AT BASE COURSE, INSTALLED EVERY OTHER BLOCK.
13. ON LOT RETENTION SHALL BE REQUIRED TO RETAIN LOT RUNOFF AND THE PORTION OF THE SHARED DRIVEWAY LOCATED ON THE LOT. THIS RETENTION SHALL BE DESIGNED AND CONSTRUCTED AS PART OF THE BUILDING PERMIT FOR EACH INDIVIDUAL LOT.
14. A REDUCTION IN THE FUTURE RIGHT-OF-WAY FOR CLOUD ROAD HAS BEEN APPROVED BY THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ON NOVEMBER 17, 2015. THE ULTIMATE HALF-WIDTH SHALL BE 40-FEET INSTEAD OF 65-FEET.

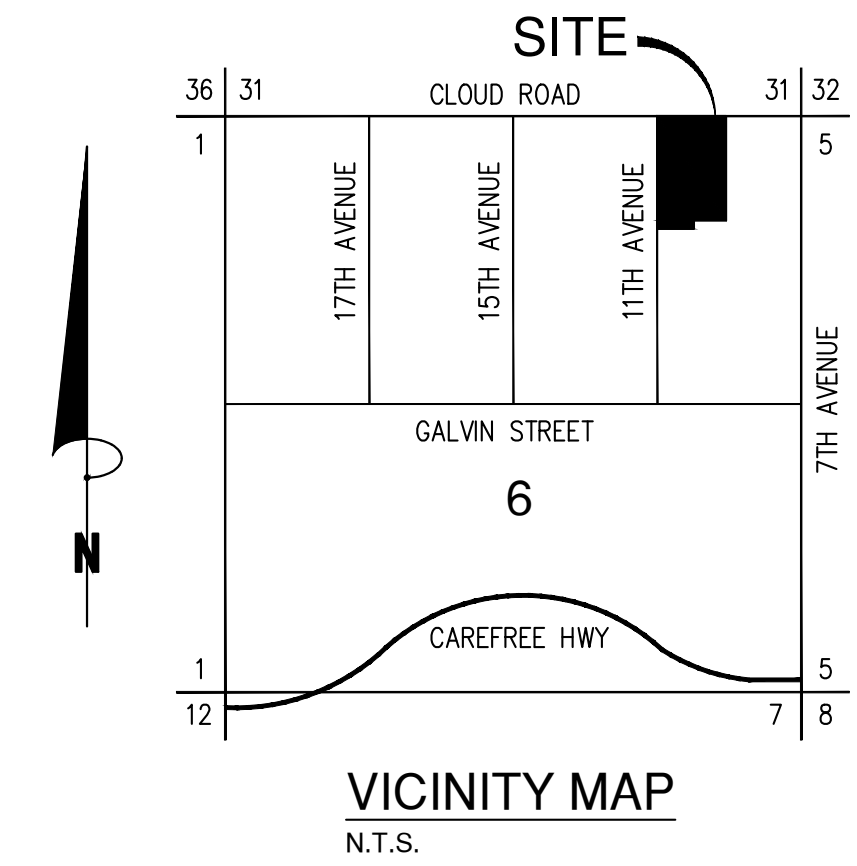
# NORTH MOUNTAIN ESTATES

## PRELIMINARY PLAT

### SEC OF 11TH AVENUE & CLOUD ROAD

#### APN 211-54-022C

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH,  
RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



SITE SUMMARY TABLE	
A.P.N.	211-54-022C
GROSS AREA	628,380 SQ FT 14.43 ACRES
NET AREA	628,380 SQ FT 14.43 ACRES
# OF LOTS/TRACTS	13 LOTS
DENSITY (GROSS)	0.90 DU/ACRE
EXISTING ZONING	RURAL-43
PROPOSED ZONING	RURAL-43
POPULATION (2.67 PERSONS PER HOUSEHOLD)	2.67 X 13 = 35

ZONING DISTRICT STANDARDS		
REGULATION	BASE ZONING DISTRICT REGULATIONS (RURAL-43)	PROPOSED DEVELOPMENT (RURAL-43)
MAX. BUILDING HEIGHT	30'	30'
MIN. FRONT YARD DEPTH	40'	40'
MIN. STREET-SIDE WIDTH	20'	20'
MIN. SIDE YARD WIDTH	30'	30'
MIN. REAR YARD DEPTH	40'	40'
MIN. LOT AREA	43,560 SQ. FT.	43,560 SQ. FT.
MIN. LOT WIDTH	145'	145'
MIN. LOT AREA PER DWELLING UNIT	43,560 SQ. FT.	43,560 SQ. FT.
MAX. LOT COVERAGE	25%	25%

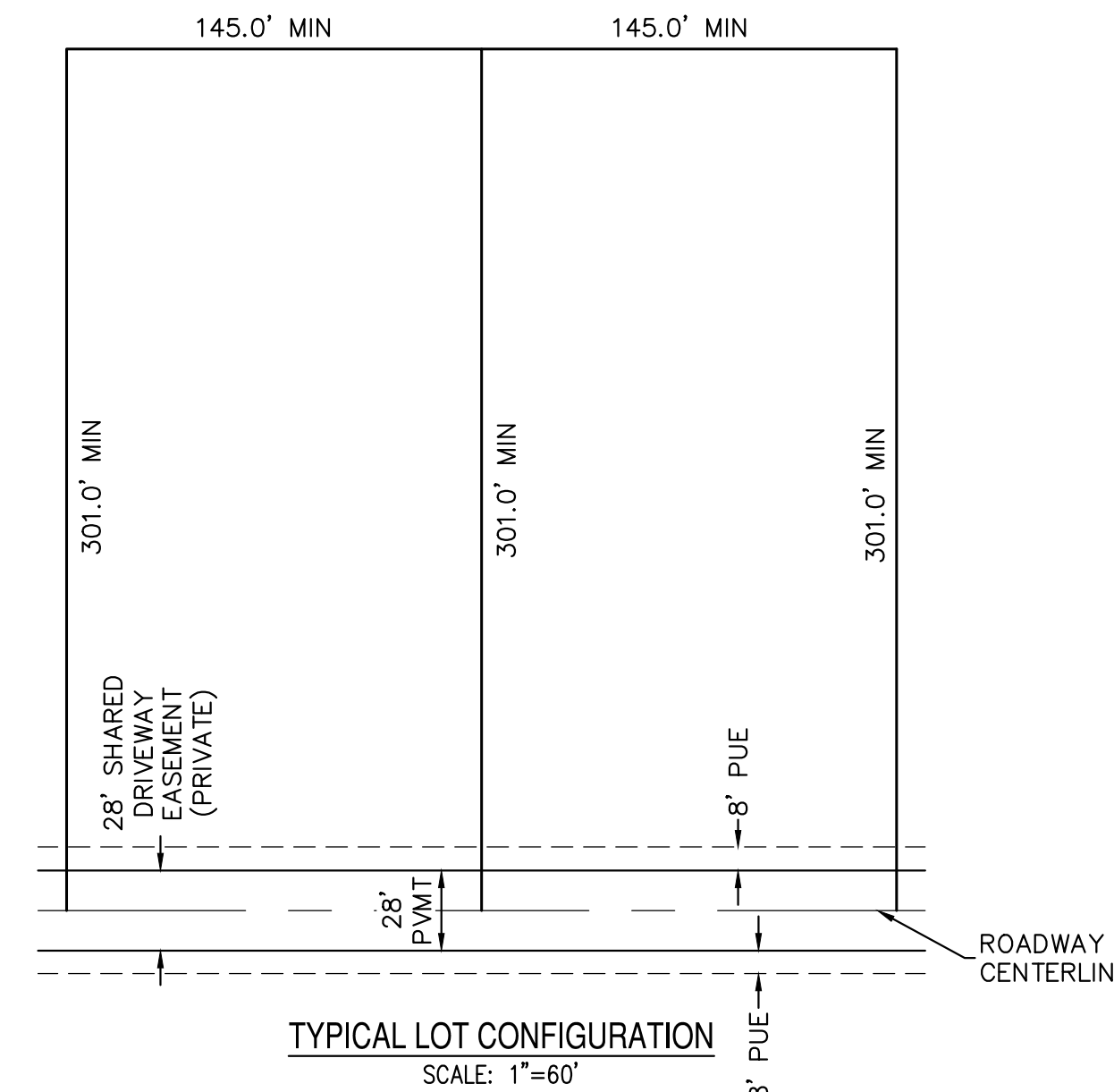
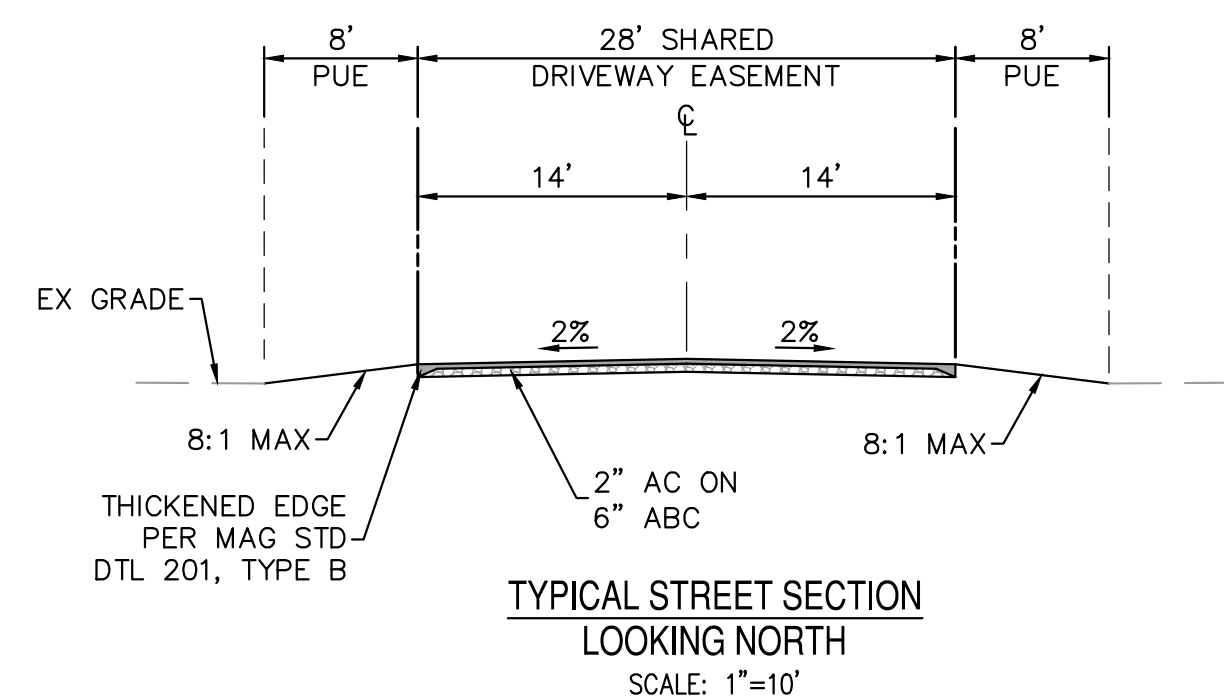
LOT AREA		
LOT #	AREA (sf)	AREA (ac)
1	47641.19	1.0937
2	47625.89	1.0933
3	47610.59	1.0930
4	47595.29	1.0926
5	47579.99	1.0923
6	47564.70	1.0919
7	50433.52	1.1578
8	57807.07	1.3271
9	56733.36	1.3024
10	45680.31	1.0487
11	44096.18	1.0123
12	44035.77	1.0109
13	43975.36	1.0095

WELL SERVICE TABLE	
WELL #	LOTS SERVED
1	1, 2, 12, 13
2	3, 4, 10, 11
3	5, 6, 7, 8, 9

UTILITY COMMITMENT TABLE	
SERVICE	UTILITY COMPANY
WATER	COMMUNITY WELL
SEWER	PRIVATE SEPTIC
ELECTRIC	APS
GAS	NONE
TELEPHONE/CABLE TV	CENTURY LINK
REFUSE	WASTE MANAGEMENT
POLICE	MARICOPA COUNTY SHERIFF
FIRE	DAISY MOUNTAIN FIRE DEPT.
SCHOOL DISTRICT	DEER VALLEY UNIFIED

**LEGEND**

- |  |  |
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| <ul style="list-style-type: none"> <li>● BRASS CAP FLUSH</li> <li>○ MONUMENT AS NOTED</li> <li>⊠ BRASS CAP IN HAND HOLE</li> <li>● FIRE HYDRANT</li> <li>⊕ WATER VALVE</li> <li>⊙ EXISTING SIGN</li> <li>→ EXISTING GUY WIRE</li> <li>⊖ EXISTING POWER POLE</li> <li>→ FLOW DIRECTION</li> <li>— BOUNDARY LINE</li> <li>- - - RIGHT OF WAY LINE</li> <li>— LOT LINE</li> <li>- - - EASEMENT LINE</li> <li>- - - EXISTING CONTOUR &amp; ELEVATION</li> <li>- - - PROPOSED CONTOUR &amp; ELEVATION</li> <li>— EXISTING FENCE</li> <li>— OHE OVERHEAD ELECTRIC LINES</li> </ul> | <ul style="list-style-type: none"> <li>EX EXISTING</li> <li>PR PROPOSED</li> <li>PUE PUBLIC UTILITY EASEMENT</li> <li>PVMT PAVEMENT</li> <li>R/W RIGHT OF WAY</li> <li>SVT SIGHT VISIBILITY TRIANGLE</li> <li>TYP TYPICAL</li> <li>VNAE VEHICULAR NON-ACCESS EASEMENT</li> </ul> |
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**COUNTY TRACKING #**  
S2015020

**SHEET INDEX**

- PP01 PRELIMINARY PLAT COVER SHEET
- PP02 PRELIMINARY PLAT

**ENGINEER**

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**DEVELOPER**

11TH AND CLOUD, LLC  
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CAVE CREEK, AZ 85331  
PHONE: 480.589.3245  
EMAIL: MMC@NMCAZ.COM  
CONTACT: BRANDON RIDDICK

**BASIS OF BEARING**

NORTH 89°51'21" EAST ALONG THE NORTH LINE OF GLO LOT 1, T5N, R3E, G&SRB&M, ACCORDING TO DOCUMENT NO. 2015-0897048, M.C.R.

**BENCHMARK**

BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SECTION 6, T5N, R3E, G&SRB&M

ELEVATION = 1813.91 (NAVD88)

**LEGAL DESCRIPTION**

ALL THAT PORTION OF THE WEST HALF OF LOT 1, SECTION 6, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING A COTTON PICKER SPINDLE FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST AT A DISTANCE OF 1323.20 FEET;  
THENCE ALONG THE NORTH LINE OF SAID LOT 1 NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 661.60 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 1;  
THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 18 MINUTES 32 SECONDS ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 1, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLOUD ROAD AS CONVEYED IN DOCUMENT 1989-035848 AND BEING THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 1, SOUTH 00 DEGREES 18 MINUTES 32 SECONDS FOR A DISTANCE OF 956.96 FEET TO A IRON REBAR WITH CAP RLS 26404 AND BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DOCUMENT 2011-0813193;  
THENCE SOUTH 88 DEGREES 38 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN DOCUMENT 2011-0813193, FOR A DISTANCE OF 319.03 FEET TO THE NORTHWEST CORNER OF LAST SAID PARCEL;  
THENCE SOUTH 00 DEGREES 18 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF LAST SAID PARCEL, A DISTANCE OF 58.17 FEET;  
THENCE SOUTH 88 DEGREES 14 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 315.02 FEET TO THE EAST RIGHT OF WAY LINE OF 11TH AVENUE AS PER DOCKET 9971 PAGE 254;  
THENCE NORTH 00 DEGREES 11 MINUTES 09 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF 11TH AVE. FOR A DISTANCE OF 1030.73 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLOUD ROAD AS CONVEYED IN DOCUMENT 1989-035848;  
THENCE NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 631.88 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS IN THE LAND, AS RESERVED UNTO THE UNITED STATES OF AMERICA AS SET FORTH IN RECORDED PATENT OF SAID LAND.

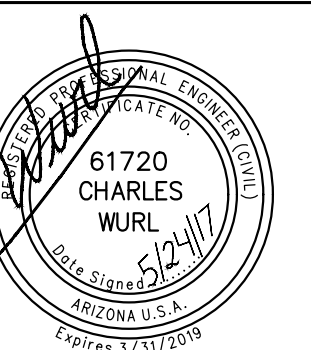
AN AREA CONTAINING 628,380 SQ. FT OR 14.43 ACRES MORE OR LESS

**Bowman**  
CONSULTING

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PRELIMINARY PLAT COVERSHEET  
NORTH MOUNTAIN ESTATES  
ARIZONA  
MARICOPA COUNTY

PROJECT NUMBER



PLAN STATUS

11/25/15	1ST SUBMITTAL
11/16/16	2ND SUBMITTAL
12/19/16	3RD SUBMITTAL
1/25/17	4TH SUBMITTAL
5/24/17	5TH SUBMITTAL

DATE DESCRIPTION

CW	CW	JC
DESIGN	DRAWN	CHKD
SCALE	H:	V:

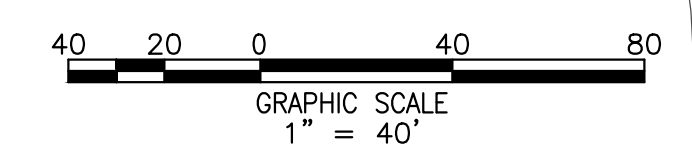
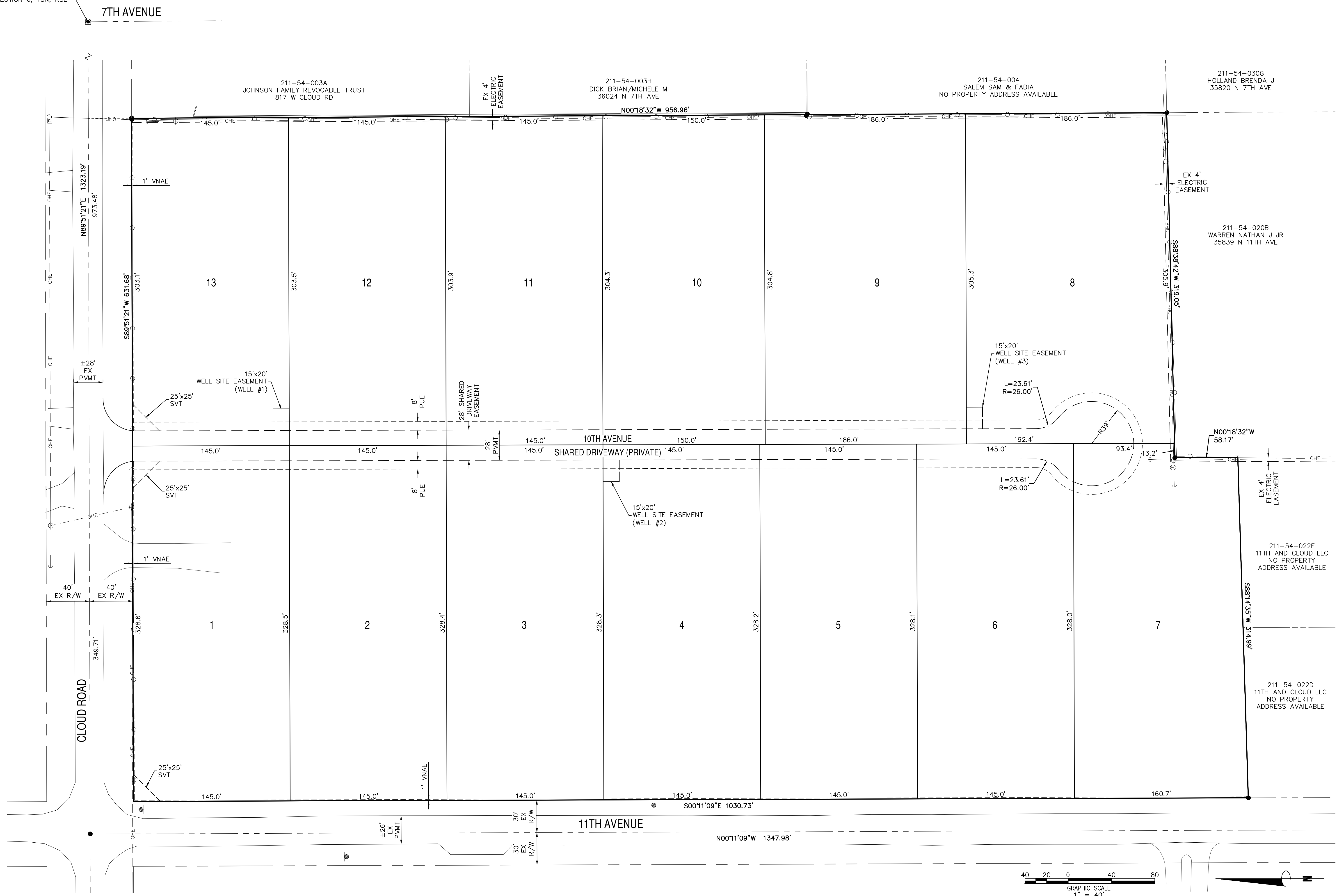
JOB No. 050341-01-001

DATE : 5/24/17

**PP01**

SHEET 1 OF 2

BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SECTION 6, T5N, R3E

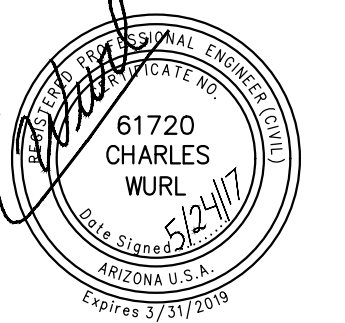


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MARIKOPA COUNTY  
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DATE	DESCRIPTION
CW	CW JC
DESIGN	DRAWN CHKD
SCALE	H: V:
JOB No.	050341-01-001
DATE :	5/24/17

PP02  
SHEET 2 OF 2