



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

N 124TH STREET

M-51+0.00

BENCH MARK
NORTH QUARTER CORNER
SECTION 26, T.3N., R.5E.
FOUND C.O.S. BC
124TH ST & SHEA BLVD
NAVD 88 ELEVATION = 1243.07

ROBERTSON JUDITH L TR
DEED 000895314, M.C.R.
(NOT-A-PART)

CHAD AND KASSIE LEWIS FAMILY TRUST
DEED 140824499, M.C.R.
(NOT-A-PART)

BASIN BA02
VOL. REQ.=2175CF
VOL. PROV.=3531CF

BASIN BA01
VOL. REQ.=1454CF
VOL. PROV.=1600CF

Q100= 2018 cfs
(FLOOD INSURANCE
STUDY, VOL 2, NOV
4, 2015)

Q100=0.6 CFS

Q100=0.4 CFS

Q100=5.5 CFS

BASIS OF BEARING

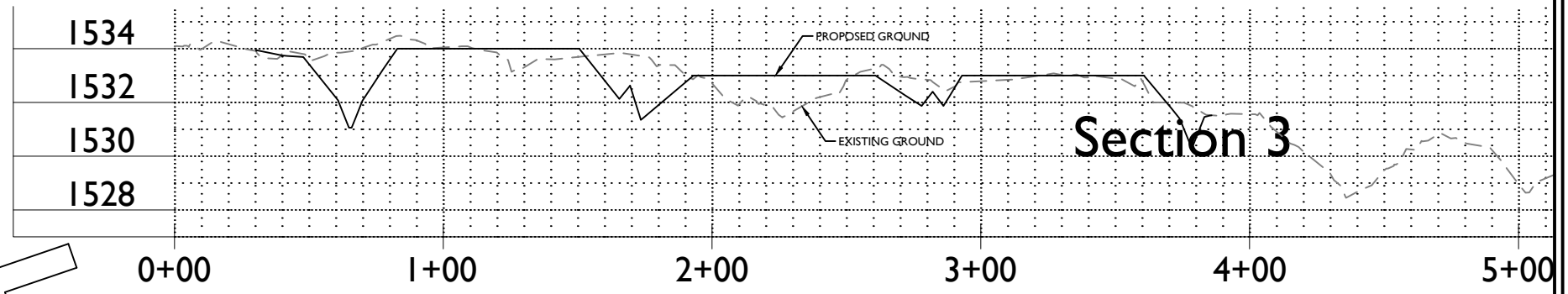
THE MEASURED WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING: NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST.

BENCHMARK:

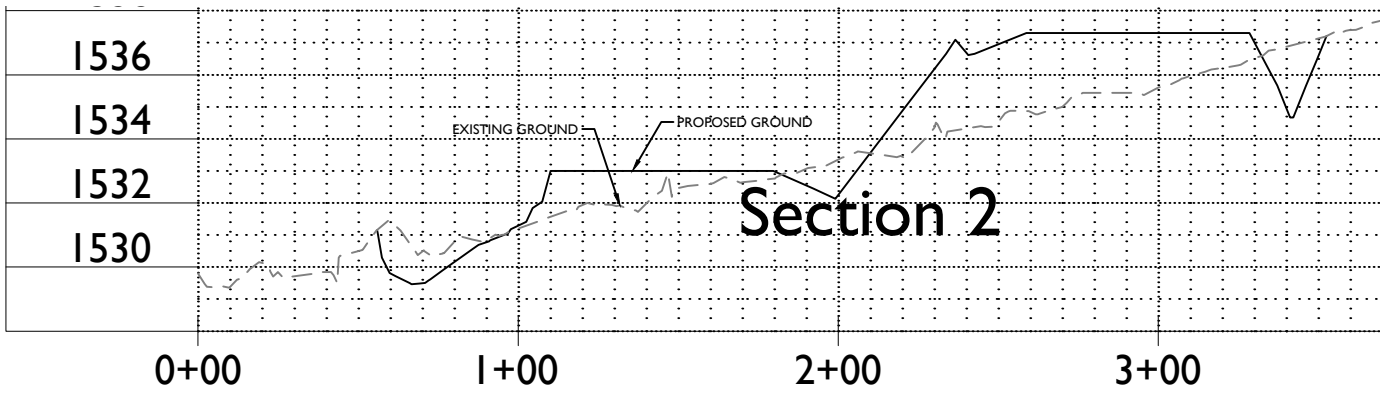
NORTH QUARTER CORNER SECTION 26, T.3N., R.5E. FOUND C.O.S. BC
124TH ST AND SHEA BLVD
NAVD 88 ELEVATION = 1243.07



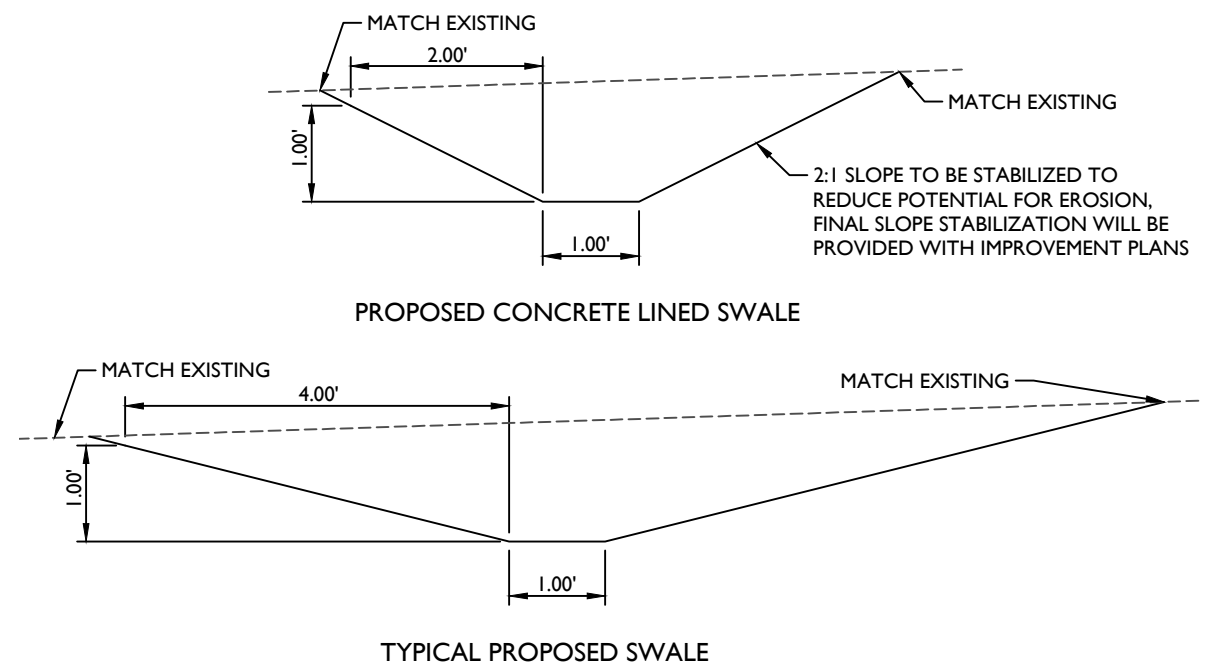
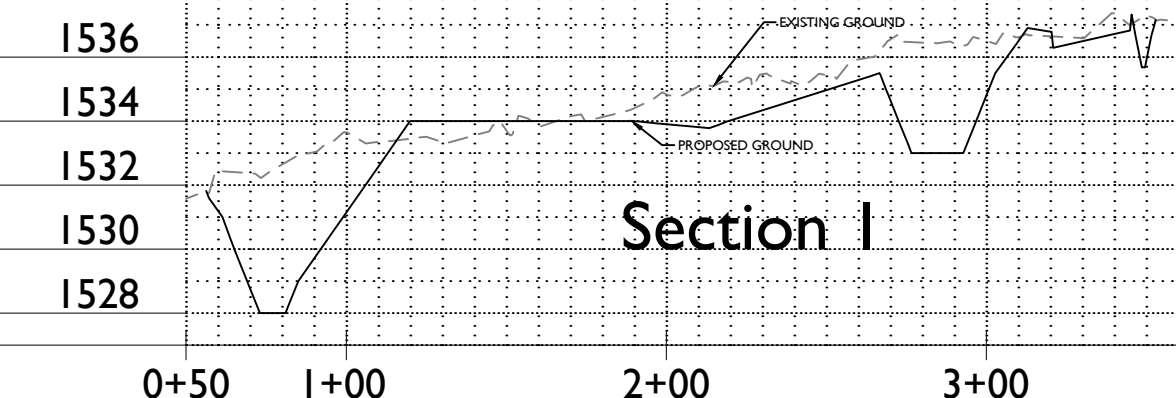
Section 3



Section 2



Section 1



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project:
Hanella Estates Subdivision
Scottsdale, AZ

Revisions:

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Call at these times for working days
before your begin excavation

ARIZONA 80
State of Arizona
In Maricopa County (802063-1100)

Designer: JSD
Drawn by: JSD

Registered Professional Engineer (PE)
CERTIFICATE NO.
54652
BRIAN
NICHOLLS
Date issued 07/24/21

Job No.
16-345

GD01

Sheet No.
1
of 1

sbaldwin

FOUND C.O.S. B.C. FLUSH
124TH ST & COCHISE DR

CHAD AND KASSIE LEWIS FAMILY TRUST
DEED 140824499, M.C.R.
(NOT-A-PART)

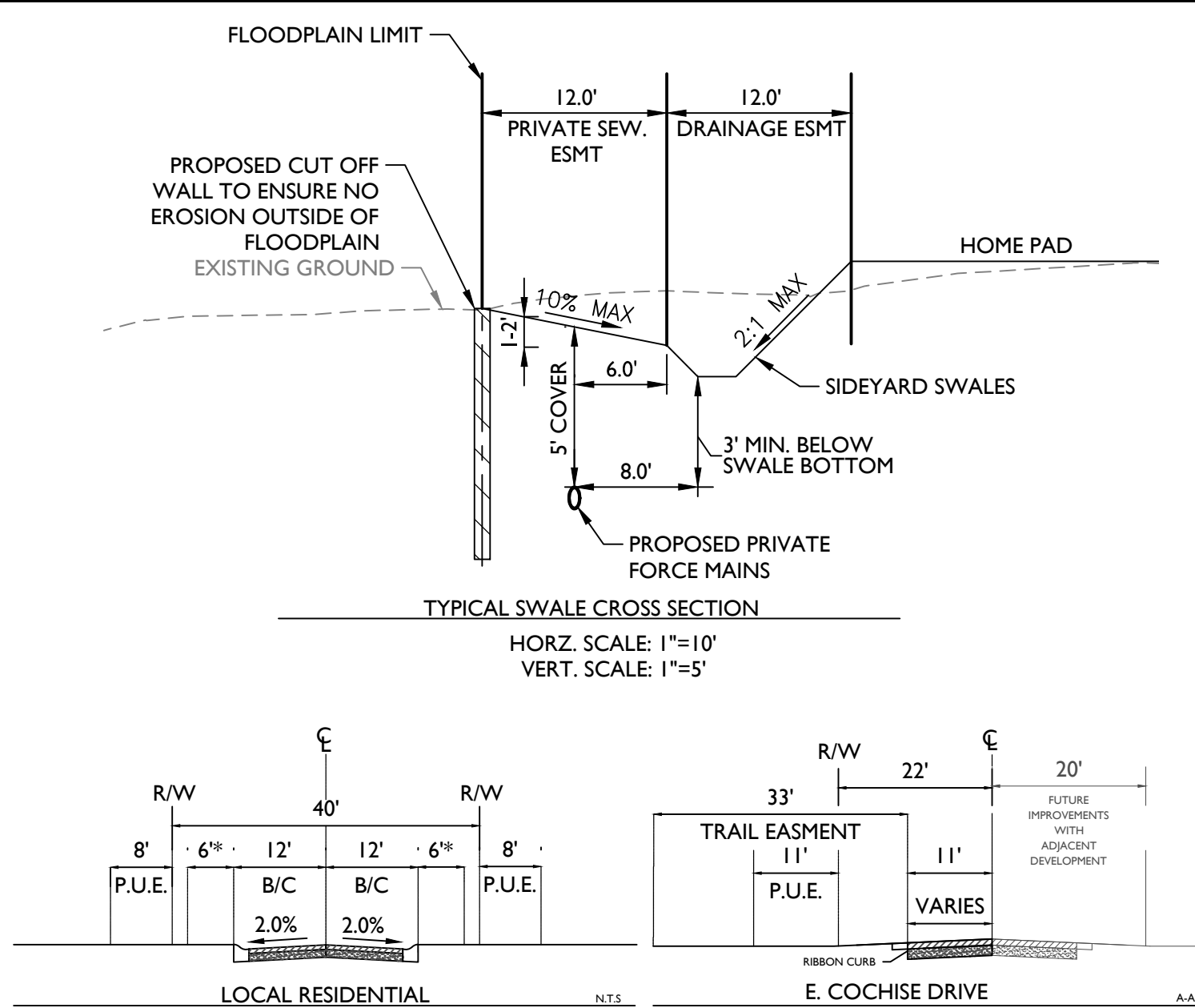
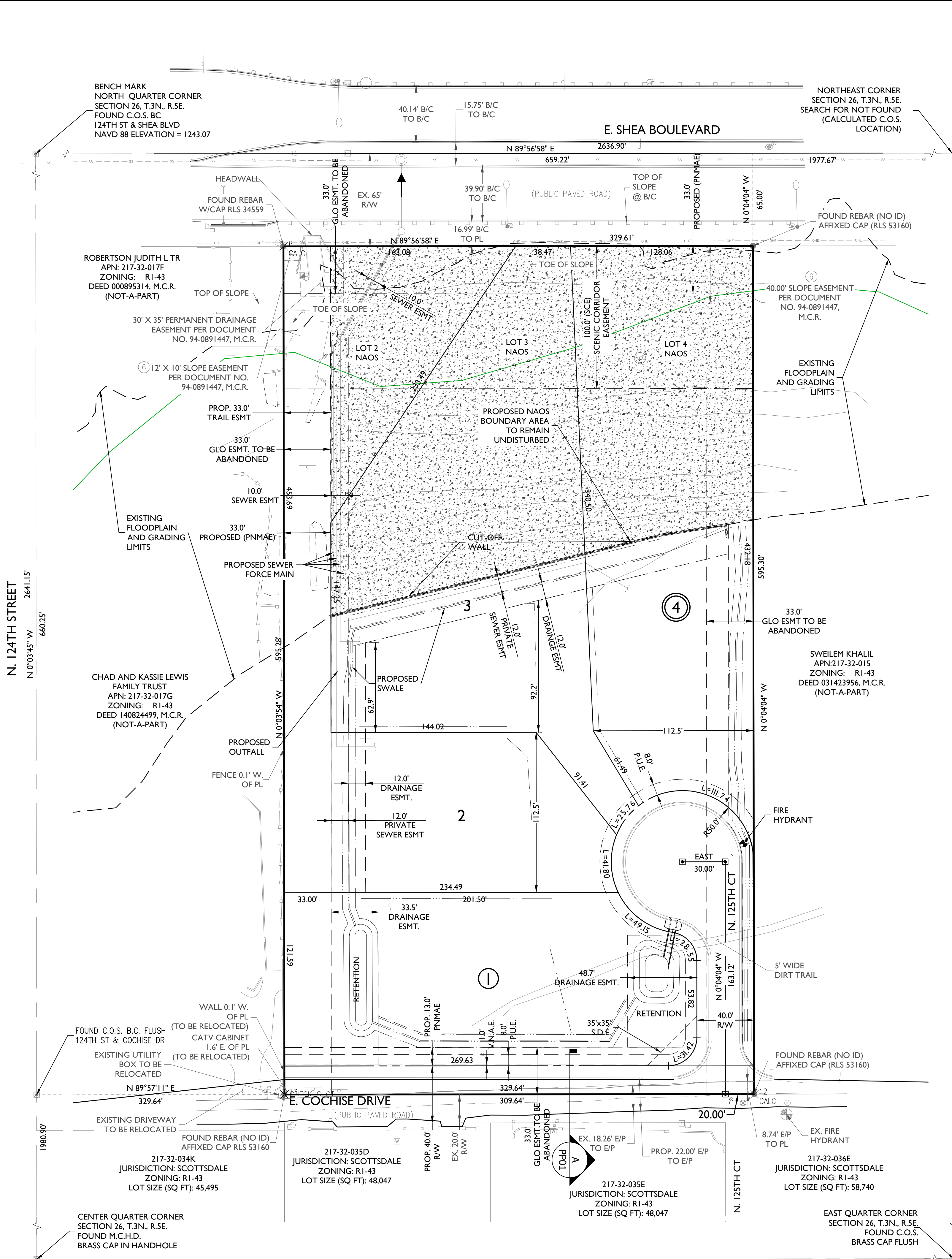
— EXISTING WASH TO REMAIN
UNDISTURBED

031423956, M.C.R.
(NOT-A-PART)

PROPOSED INLET

PROPOSED 15" PIPE TO
MATCH SWALE INVERTS

3-PP-2018
2/10/21

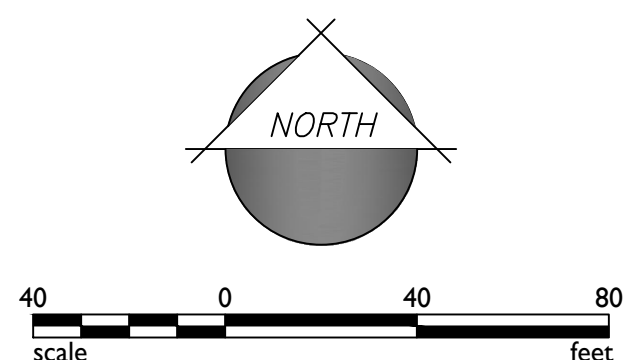


LEGEND

- FOUND CAP AS NOTED
- FOUND REBAR AS NOTED
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- TV PEDESTAL
- STREET LIGHT
- LIGHT POLE
- LIGHT POLE
- LIGHT POLE
- LIGHT POLE
- LIGHT POLE
- SIGN
- FENCE
- SEWER LINE
- UNDER GROUND ELECTRIC LINE
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- B/W BACK OF WALK
- E/P EDGE OF PAVEMENT
- RLS REGISTERED LAND SURVEYOR
- B.S.E. BUILDING SETBACK EASEMENT
- C.O.S. CITY OF SCOTTSDALE
- M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
- M.C.R. MARICOPA COUNTY RECORDER
- G.L.O. GENERAL LAND OFFICE (EASEMENT)
- S.C.E. SCENIC CORRIDOR EASEMENT
- P.N.M.A.E. PUBLIC NON-MOTORIZED ACCESS EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

LOT AREA TABLE			PROVIDED NAOS AREA TABLE (NATURAL OPEN SPACE)			
LOT #	AREA (SF)	AREA (AC)	LOT #	LOT SQ	NAOS AREA (SF)	%
1	33849.13	0.777	1	33849.13	0	0%
2	48009.02	1.102	2	48009.02	12587.40	26%
3	49711.98	1.141	3	49711.98	28593.10	58%
4	45784.73	1.051	4	45784.73	24946.38	55%
TOTAL	177354.86	4.07	TOTAL	177354.86	66126.88	37.29%

NAOS AREA TABLE				
LOT #	LOT AREA SQ.FT.	NAOS REQ.(25%)	UNDISTURBED PROV.	RE-VEGETATED
*1	33849.13	8462.28	7773.38	0
2	48009.02	12002.26	27578.24	0
3	49711.98	12427.99	18189.74	0
4	45784.73	11446.18	18933.48	0
TOTAL	177354.86	44338.71	76906.05	0

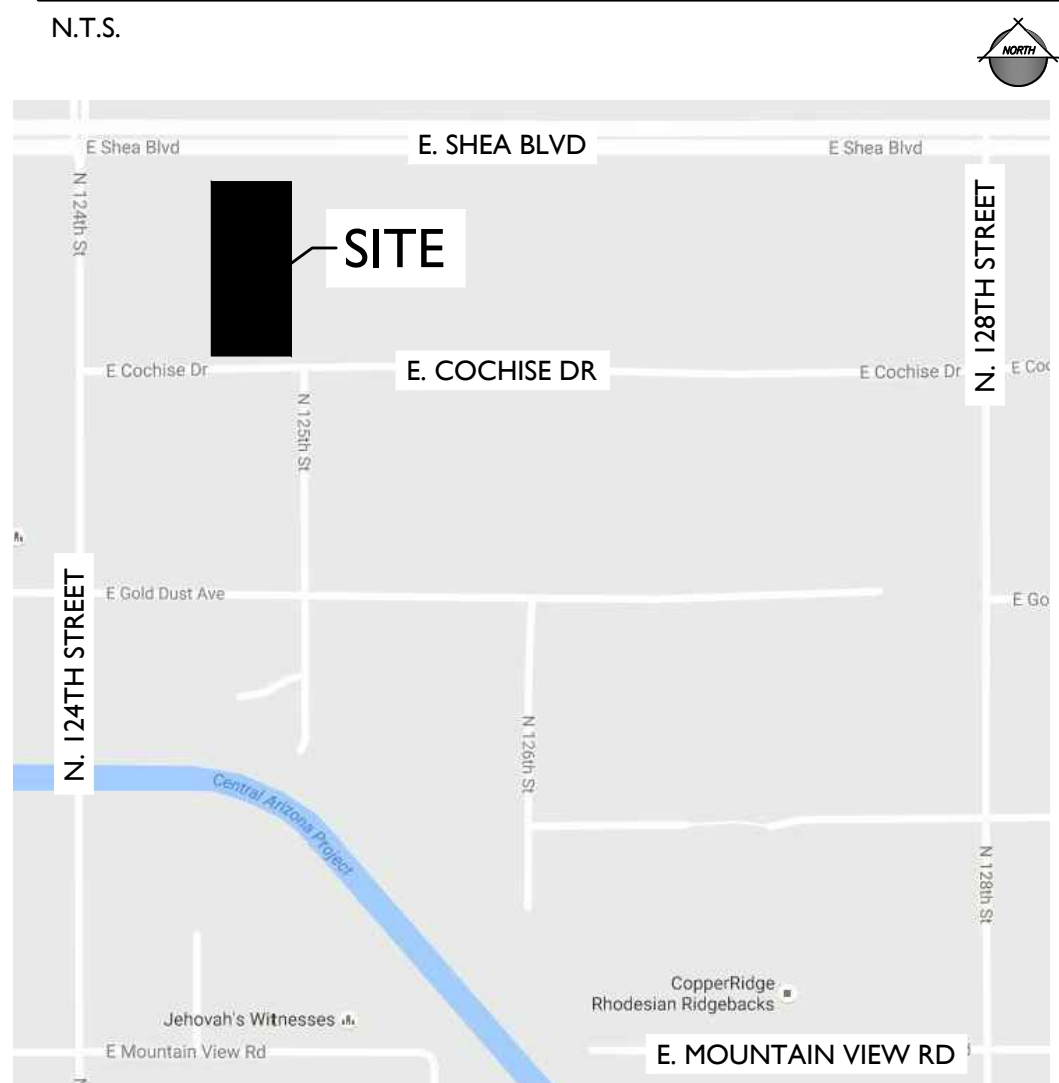


3-PP-2018
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7/1/2021
DATE APPROVED BY

PRELIMINARY PLAT
FOR
HANELLA ESTATES

LOT 7, SECTION 26, TOWNSHIP 3 NORTH,
RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER / OWNER:
12481 E. SHEA BLVD
SCOTTSDALE, AZ 85259
OWNER: ROSS STUART
ROSS.B.STUART@GMAIL.COM

PLANNER, ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: NATALIE GRIFFIN
natalie.griffin@epsgruppinc.com

PROJECT INFORMATION

LOCATION: NWC, E COCHISE DR AND N. 125TH ST
APN: 217-32-016
EXISTING ZONING: R1-43 ESL
PROPOSED ZONING: R1-43 ESL

GROSS AREA: +/- 5.00 AC. (INCLUDING SHEA R/W)
NET AREA: +/- 4.50 AC
R/W AREA: +/- .50 AC (SHEA BLVD)

NO. OF LOTS: 4
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 15 FEET
***OPEN SPACE SIDEYARD SETBACK:** 5 FEET
REAR YARD SETBACK: 26.25 FEET
MAXIMUM BUILDING HEIGHT: 30 FEET
(UTILIZING ESL OVERLAY 25% REDUCTION OF DEVELOPMENT STANDARDS)

LOT SIZE: 32,250 SF MINIMUM
DENSITY: +/- 0.8 DU/ GROSS AC.
+/- 0.9 DU/ NET AC.
+/- 1.76 AC GROSS (38%)

OPEN SPACE : +/- 1.76 AC GROSS (38%)

FLOOD INS RATE MAP PANEL #1785L

BASIS OF BEARINGS

THE MEASURED WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING: NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST.

SCHEDULE B DOCUMENTS;

- (A) AN EASEMENT FOR SLOPE AND PERMANENT DRAINAGE AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCUMENT NO. 94-0891447. (ITEM IS SHOWN HEREON)

LEGAL DESCRIPTION

G.L.O. LOT 7 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

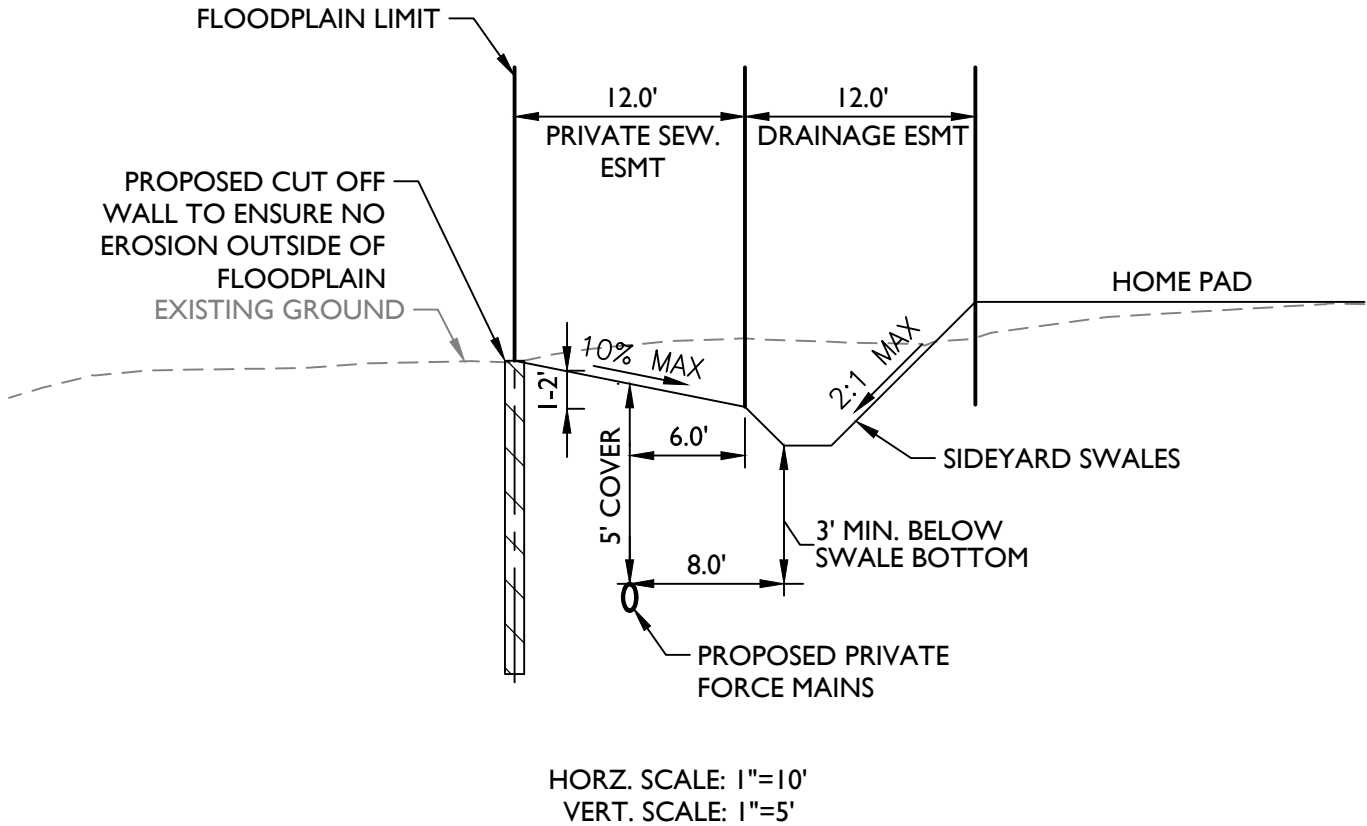
EXCEPT THE NORTH 65.00 FEET THEREOF; AND

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND; AND

EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND.

ON-LOT STORMWATER REQUIREMENT

THE PROJECT WILL BE DESIGNED FOR THE LOTS TO DRAIN INTO STREET AND INTO DRAINAGE SWALE. ONCE IN THE STREET, STORM WILL FLOW THROUGH A SCUPPER INTO THE RETENTION BASIN. SOME OF THE STORM WATER WILL DRAIN TO THE REAR OF THE LOTS INTO A DRAINAGE SWALE. FROM THERE IT WILL FLOW INTO A SECOND RETENTION BASIN. THE BASINS ARE DESIGNED TO HOLD THE DIFFERENCE BETWEEN THE PRE-AND POST-DEVELOPMENT FLOWS. AS THE BASIN FILLS IT WILL FLOW INTO THE STREET.



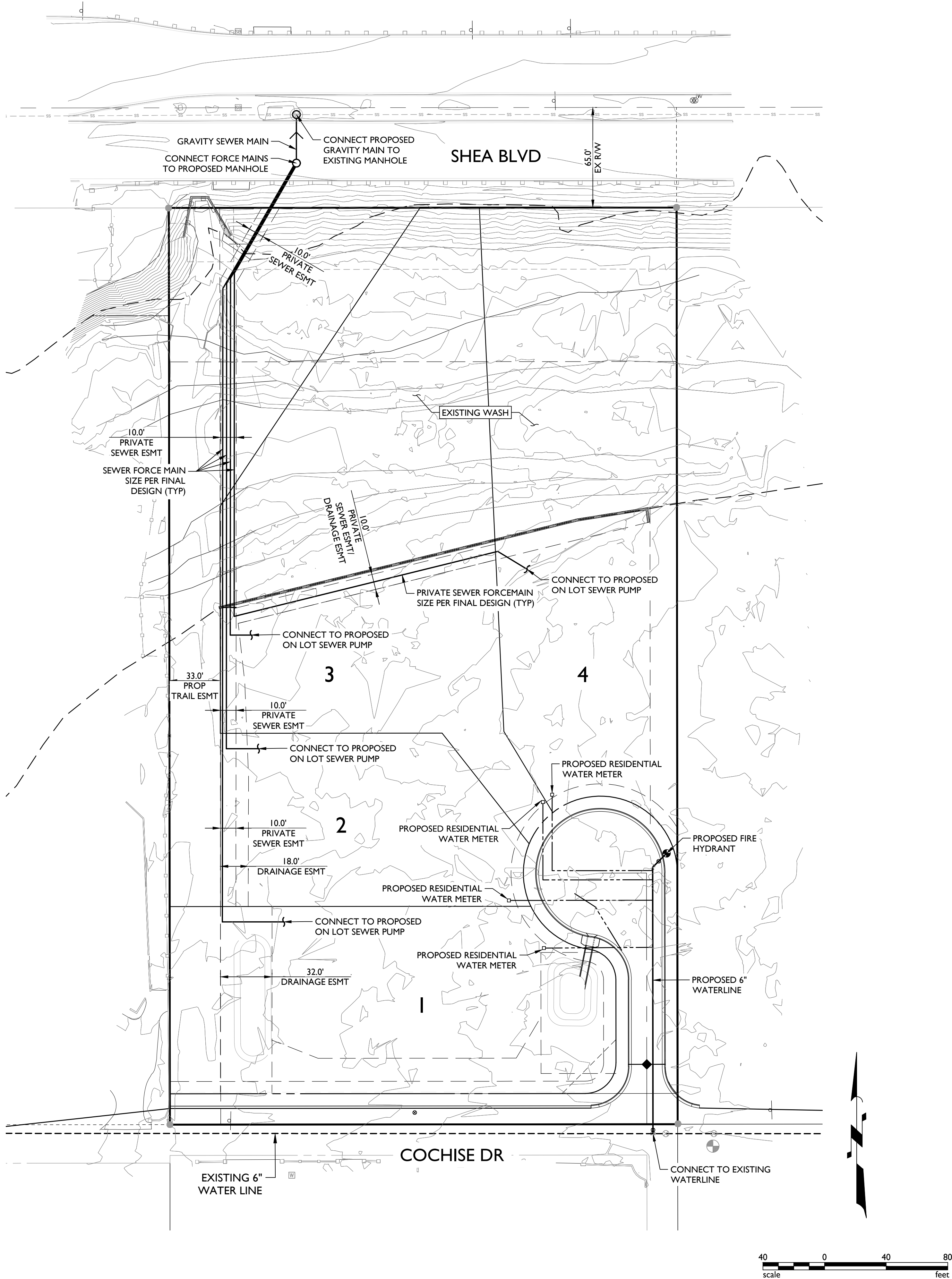
16-345

Hanella Estates

Typical Swale Cross Section



1130 N. Alma School Rd
Suite 120 Mesa, AZ 85201
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T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS

GROUP

Project:

Hanella Estates
Scottsdale, Arizona

Revisions:

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Designer:
JPF

Drawn by:
JPF

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

ARIZONA

REGISTERED PROFESSIONAL ENGINEER

BRAN
NICHOLLS

0310242

ARIZONA, U.S.A.

Drawn by: JPF

Scale: 1"=40'-0"

11 Maricopa County (R02063-1100)

Job No.
16-345

UT01

Sheet No.
1
of 1

Utility Plan

3-PP-2018
2/19/21

JOB DESCRIPTION: RECOMMENDED SEPTIC TANK AND PIT LOCATIONS

ADDRESS: 12481 E. Shea Blvd.
Scottsdale 85259

JOB NO.:D19-042



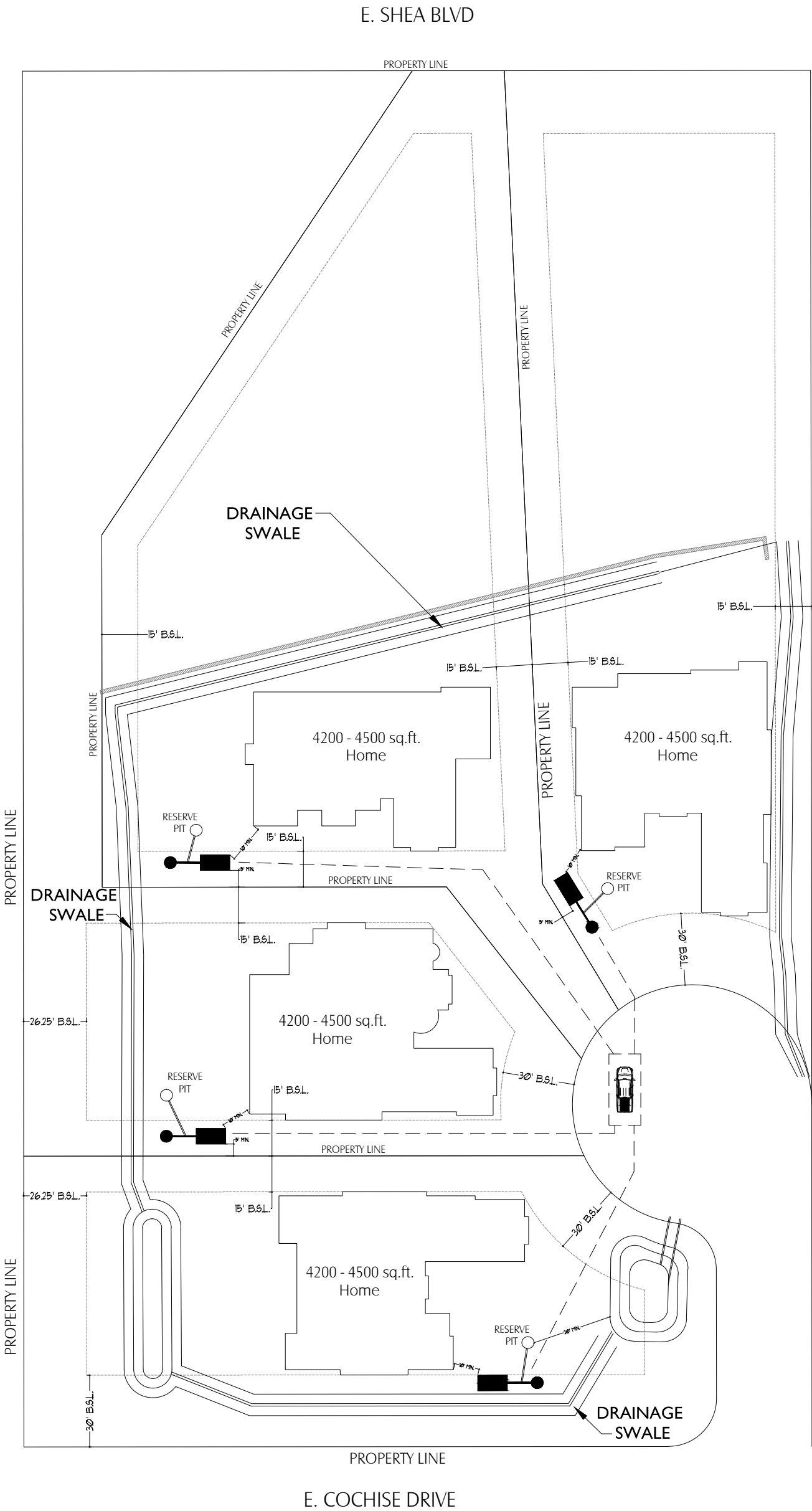
ARCHITECTURE
DESIGN • DRAFTING
RENDERING • ENGINEERING
ENCORE DESIGN GROUP
Encore Design Group LLC.
2921 North Power Road Suite 101
Mesa, Arizona 85215
Office 480-835-8227 Fax 480-835-8228
info@encoredg.com

DATE: 09/20/2019

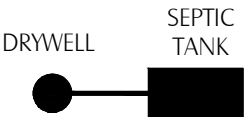
DRAWN BY: JDL

REQUESTED BY:ROSS.STUART

SEPTIC LAYOUT PLAN



LEGEND



NOTE: SEPTIC MUST BE A MINIMUM OF 10 FEET FROM THE HOME AND 5 FEET FROM THE PROPERTY LINE AND 20 FEET FROM HWE OF THE RETENTION BASINS.

NOTE: SEPTIC DRYWELL RESERVE AREA MUST BE A MINIMUM OF 12 FEET FROM THE PRIOR DRYWELL OR 4 TIMES THE DIAMETER OF THE DRYWELL .

LEGEND

NOTE: VEHICLE ACCESS TO SEPTIC SYSTEMS FOR FUTURE MAINTENANCE, REPAIR, OR REPLACEMENT SHOWN AS DASHED LINE.



CHAD AND KASSIE LEWIS FAMILY TRUST
DEED 140824499, M.C.R.
(NOT-A-PART)

SWEILEM KHALIL
DEED 031423956, M.C.R.
(NOT-A-PART)

SCALE: 1"=50'