HAPPY VALLEY 10
PRELIMINARY PLAT

A PARCEL OF LAND, IN A PORTION OF SECTON 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA

OWNER / DEVELEOPER
COCHISE RESIDENTIAL LLC.
3219 E CAMELBACK RD UNIT 495
PHOENIX AZ 85018
PHONE: 602-327-8169
ATTN: WASEEM HAMADEH
EMAIL: WHAMADEH@HOHINVESTMENTGROUP.COM

SURVEYOR
AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, ARIZONA 85244
PHONE: 480-244-7630
ATTN: DANIEL ARMIJO
EMAIL: DARMIJO@AWLANDSURVEY.COM

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7226
ATTN: ALI FAKIH
EMAIL: ALI@AZSEG.COM

PROJECT ADDRESS
7801 E HAPPY VALLEY RD, SCOTTSDALE, ARIZONA

SITE INFORMATION

APN:	212-07-178
EXISTING ZONING:	R1-43 ESL
PARCEL AREA:	399,702 SF (9.17 AC)±
NO. OF LOTS:	4 LOTS
LOT REQUIREMENTS (AMENDED STANDARDS):	
	REQUIRED
MIN. LOT AREA:	43,000 SF
BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	30'
BUILDING S/B FRONT:	40'
REAR S/B:	20'
SIDE S/B:	10'

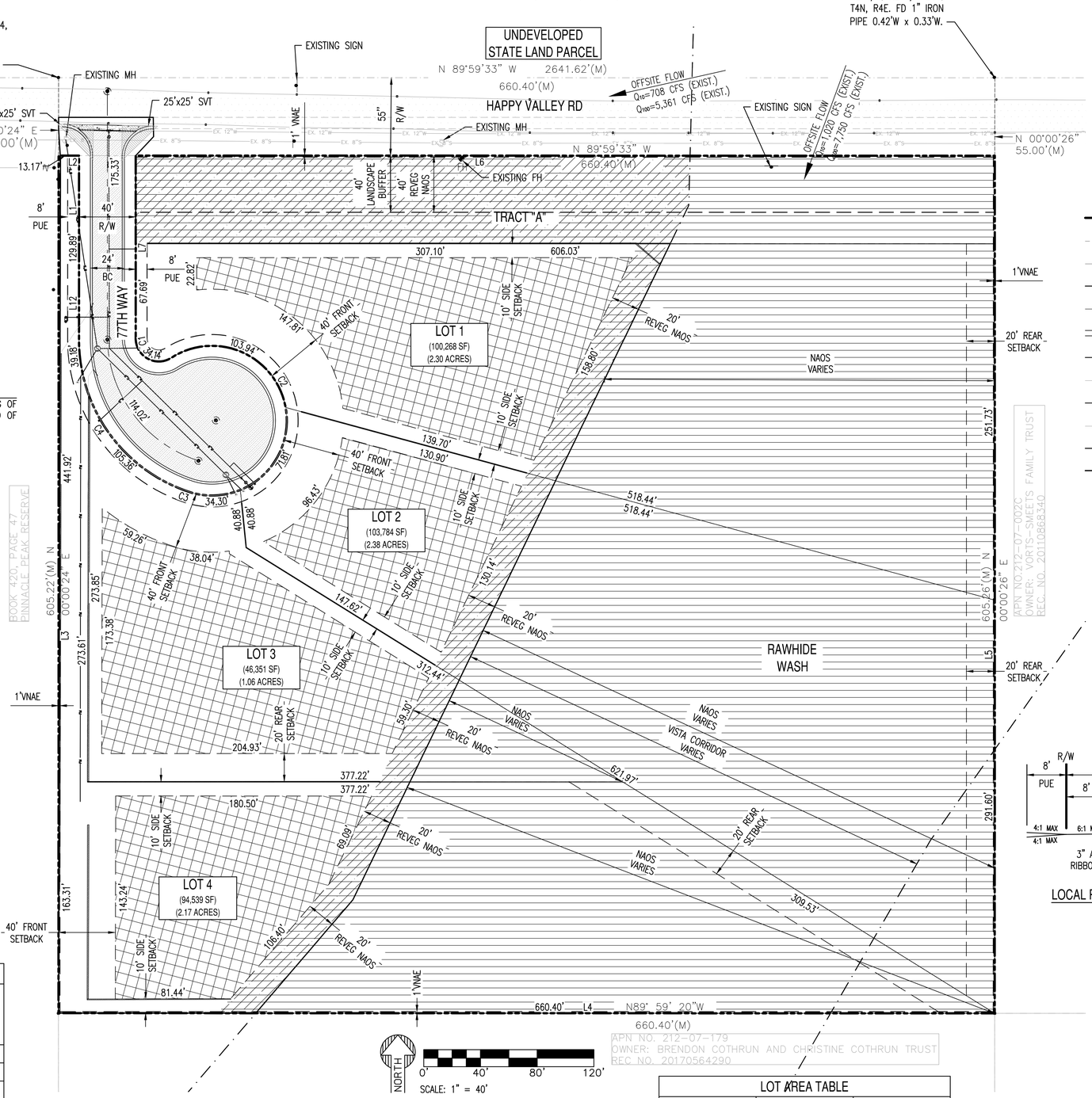
BASIS OF BEARING:
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, T4N, R4E, USING A BEARING OF NORTH 89 DEGREES 59 MINUTES, 33 SECONDS WEST, AS SHOWN ON PLSS GDACS RECORD OF SURVEY, BOOK 693, PAGE 3, MARICOPA COUNTY RECORDS.

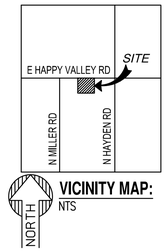
BENCHMARK:
BENCHMARK IS A CITY OF SCOTTSDALE GLO BRASS CAP 1914 FLUSH BEING THE INTERSECTION OF HAPPY VALLEY ROAD AND HAYDEN ROAD.

ELEVATION = 2016.00' (NAVD 88)

NOTE:
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "AE" (SHADED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C1310L, REVISED OCTOBER 16, 2013. ZONE "AE" IS DEFINED AS AREAS SUBJECT TO THE 1% ANNUAL CHANCE (OR 100-YEAR) FLOOD; ALSO KNOWN AS THE BASE FLOOD. THE SPECIAL HAZARD AREA (SFHA) ZONE AE TYPICALLY IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET.

LEGAL DESCRIPTION:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE NORTH 55 FEET THEREOF.

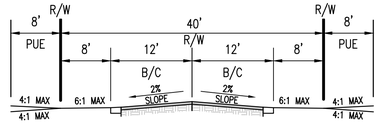




LEGEND:
- PROPERTY LINE
- SECTION TIE
- SECTION LINE
- EASEMENT LINE AS NOTED
- LOT BOUNDARY
- 4" ROLL CURB
- PROPOSED SEWER
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- WASH BOUNDARY
- LIMITS OF CONSTRUCTION
- BUILDABLE AREA (CONSTRUCTION ENVELOPE)
- NAOS
- REVEG NAOS

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	78.19	N0° 00' 12.09"E
L2	14.37	N89° 59' 33.00"W
L3	605.22	S0° 00' 24.00"W
L4	660.40	S89° 59' 19.61"E
L5	605.26	N0° 00' 26.23"E
L6	606.04	N89° 59' 33.00"W
L7	129.70	S0° 00' 00.42"W

PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	34.141	16.282	120.1416
C2	173.056	52.828	187.6930
C3	144.349	112.892	073.2611
C4	144.349	112.892	073.2611



3" AC OVER 6" AB OR APPROVED EQUIVALENT
RIBBON CURB AND GUTTER PER M.A.G. STD. DET. 220-1 TYPE "D" BOTH SIDES

LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
NO SCALE

NAOS AREA DISTRIBUTION						
	GROSS AREA (SF)	NAOS PROVIDED (SF)	REVEG NAOS PROVIDED (SF)	NAOS TOTAL (SF)	NAOS %	REVEG NAOS % OF NAOS
TRACT "A"	37,556	13,547	24,013	37,556	100.00	63.94
LOT 1	100,268	58,164	3,674	61,838	61.67	5.94
LOT 2	103,784	79,739	3,077	82,816	79.80	3.72
LOT 3	46,351	5,362	1,712	7,074	15.26	24.20
LOT 4	94,539	41,341	4,001	45,342	47.96	8.82
77TH WAY	16,926	0	0	0	0.00	0.00
TOTAL	399,423	198,155	36,476	234,631	58.74	15.55
REQUIRED NAOS (SF)						95,642

TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
TRACT "A"	37,556	0.86	LANDSCAPE, DRAINAGE EASEMENT, MAINTANANCE	PUBLIC

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	100,268	2.30
2	103,784	2.38
3	46,351	1.06
4	94,539	2.17
TOTAL LOT AREA	344,941	7.92

GENERAL NOTES:
1. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AN EASEMENT FOR PUBLIC UTILITIES.
2. THIS DEVELOPMENT IS SUBJECT TO CITY OF SCOTTSDALE PRE-APPLICATION CASE NUMBER 793-PA-2017.

PRELIMINARY
NOT FOR CONSTRUCTION

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PROJECT: HAPPY VALLEY 10
LOCATION: 7801 E. HAPPY VALLEY ROAD SCOTTSDALE, AZ 85255

DRAWN	DB	6/29/2020
DESIGNED	DB	6/29/2020
QC	SC	6/25/2020
QA	EG	6/29/2020
PROJ. MGR.	EG	6/29/2020

DATE: 6/29/2020
ISSUED FOR: PRELIMINARY DESIGN

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 181206
SHEET TITLE: PRELIMINARY PLAT
SHEET NO.: PRELIM PLAT

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LOCATION: Z:\Shared\1.0 PROJECTS\Cochise Residential\Happy Valley\11 CAD (SEG)\11.2 Entitlement-Planning\PRELIMINARY PLANS\181206-PRELIMINARY PLAT.dwg PRINTED BY: drka DATE: 6/29/2020

9-WM-2020
7/10/2020