

# MCDOWELL MOUNTAIN MANOR PRELIMINARY PLAT

12651 E. HAPPY VALLEY ROAD, SCOTTSDALE, AZ 85255

A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

- SHEET INDEX**
- PP-1 COVER SHEET
  - PP-2 LOT TABLES AND STREET CROSS SECTIONS
  - PP-3 PRELIMINARY PLAT
  - PP-4 PRELIMINARY GRADING AND DRAINAGE PLAN
  - PP-5 PRELIMINARY SITE CROSS SECTIONS

**BASIS OF BEARING**

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, USING A BEARING OF NORTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 974, PAGE 13, MCR.

**LEGAL DESCRIPTION**

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**SITE INFORMATION**

APN: 217-01-025A

EXISTING ZONING: R1-43 ESL  
PROPOSED ZONING: UNCHANGED  
NO. OF LOTS: 32 LOTS  
SCOTTSDALE QS: 46-58

**SETBACKS (AMENDED STANDARDS)**

FRONT: 30'  
REAR: 27'  
SIDE: 15'  
STREET SIDE: 30'  
BETWEEN BUILDINGS: 30'

**MIN LOT SIZE**

32,250 SF PER ADS

**EXISTING EASEMENT DISPOSITION NOTE:**

ALL APPLICABLE EXISTING EASEMENTS SHALL BE ABANDONED AND/OR REDEDICATED ON THE FINAL PLAT. SAID EASEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- ELECTRICAL EASEMENT
- RETENTION EASEMENT
- WATER/SEWER EASEMENT(S)
- NADS EASEMENTS
- VNAE
- 55' ROADWAY AND PUE
- 15' ROADWAY AND PUE
- 20' ROADWAY AND PUE
- TCE
- SLOPE EASMENT

**NAOS DEDICATION:**

A MAJORITY IF THE AREAS OUTSIDE OF THE BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS.

REQUIRED NAOS PER REZONING 15.43 AC.  
PROPOSED NAOS: 15.43 AC.

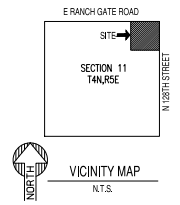
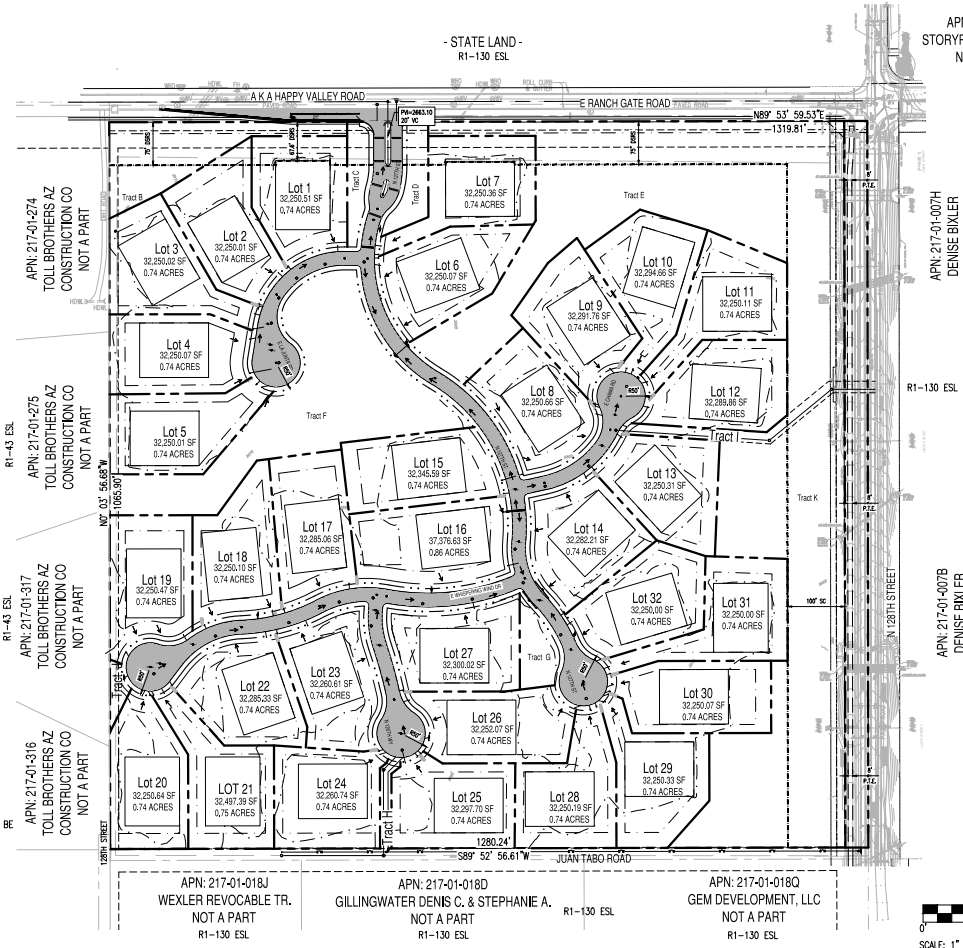
PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER BASIS.

**GENERAL NOTES**

1. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE VEHICLES, AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
2. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ETC.
3. A KEY SWITCH/ PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS, PER FIRE ORDINANCE 4283-503.6.1.
4. EXISTING WATER AND FIRE LINES NOT USED SHALL BE ABANDONED AT THE MAIN BY THE CONTRACTOR.
5. EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE MAIN/HH.
6. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
7. VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HANDRAIL INSTALLATION, BASINS DEEPER THAN 3" WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.
8. UTILITY CROSSINGS WILL BE DESIGNED FOR PROTECTION IN ACCORDANCE WITH MAC AND C.O.S. DESIGN CRITERIA.
9. FIRE HYDRANT SPACING SHALL BE LESS THAN 700, FT AS A FIRE HOSE WOULD BE LAID PER DSPM SECTION 6-1.502.
10. LOTS ZONING R1-43 SHALL NOT BE MASS GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

- STATE LAND -  
R1-130 ESL

APN: 217-01-287  
STORYROCK DEV. CORP.  
NOT A PART



**OWNER**  
HHL LAND, LLC (HLC EQUITY)  
3003 N. CENTRAL AVE, STE. 2600  
PHOENIX, AZ 85012-2913  
PHONE: 412-334-7882

**CIVIL ENGINEER**  
SUSTAINABILITY ENGINEERING GROUP  
8280 E. CELINDR DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-588-7226  
ATTN: ALI FAKHRI  
EMAIL: ALIBAZSEG@SEG.COM

**APPLICANT/DEVELOPER**  
LAND DEVELOPMENT SERVICES  
7525 E. CAMELBACK ROAD, SUITE 104  
SCOTTSDALE, AZ 85261  
PHONE: 602-330-5252  
ATTN: DAVID GULINO  
EMAIL: DGULINO@LDSERVICES.NET

**PLANNER**  
GREY PICKETT  
7144 E. STETSON DRIVE, STE. 205  
SCOTTSDALE, AZ  
PHONE: 480-609-0009  
ATTN: JAMIE VAN RAVENSWAY  
EMAIL: JVANRAVENSWAY@GREYPICKETT.COM

- LEGEND:**
- - - EASEMENT LINE
  - - - PROPERTY LINE
  - - - SETBACK LINE
  - - - WALL
  - - - SLOPE PROTECTION
  - - - SCENIC CORRIDOR / SETBACK
  - - - DEVELOPMENT ENVELOPE
  - - - STORM DRAIN CB
  - - - STORM DRAIN PIPE
  - - - RIDGE LINE
  - - - DRAINAGE EASEMENT
  - - - BUILDING ENVELOPE
  - - - WATER LINE
  - - - SEWER LINE
  - - - FIRE HYDRANT
  - - - SEWER MANHOLE
  - - - TWAIVER METER
  - - - FLOW ARROW
- ABBREVIATIONS**
- R.O.W. RIGHT-OF-WAY
  - DTC DRAINAGE & FLOOD CONTROL EASEMENT
  - PMMA PUBLIC NON-MOTORIZED ACCESS EASEMENT
  - WSF WATER & SEWER FACILITIES EASEMENT
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - FU PUBLIC UTILITY EASEMENT
  - TCE TEMPORARY CONSTRUCTION EASEMENT



**FLOOD INFORMATION:**

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
45012	1335	M	11/4/2015	D	N/A

**ENGINEERS CERTIFICATION:**

1. THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**SUSTAINABILITY ENGINEERING GROUP**  
**SEG**  
8280 E. CELINDR DRIVE, SUITE 101, SCOTTSDALE, ARIZONA 85260  
WWW.AZSEG.COM TEL: 480.588.7226 FAX: 480.588.7882



PRELIMINARY  
NOT FOR  
CONSTRUCTION



**PROJECT:** MCDOWELL MOUNTAIN MANOR  
**LOCATION:** 12651 E. HAPPY VALLEY RD, SCOTTSDALE, AZ 85255

**DATE:** 08/13/2021

**ISSUED FOR:** PRELIMINARY PLAT

REVISION NO.	DATE

**JOB NO.:** 180424

**SHEET TITLE:** COVER SHEET

**SHEET NO.:** PP1

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CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP



9501 E. RED ROCK DRIVE, SUITE 101, SCOTTSDALE, ARIZONA 85066  
WWW.AESG.COM TEL: 480.989.7200 FAX: 480.929.5594

PRELIMINARY  
NOT FOR  
CONSTRUCTION



PROJECT: WOODMILL MOUNTAIN MANOR  
LOCATION: HARRY VALLEY RD., SCOTTSDALE, AZ 85255

DESIGNED: MW 08/13/2021  
CC: SC 08/13/2021  
PROJ. NO.: AF 08/13/2021  
DATE: 08/13/2021

ISSUED FOR: PRELIMINARY PLAT

REVISION NO.: DATE:

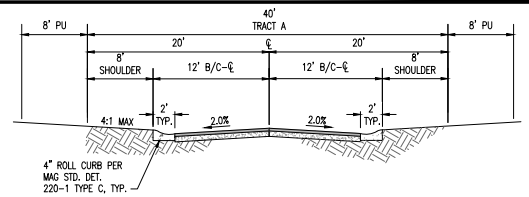
JOB NO.: 180424

SHEET TITLE: LOT TABLES AND STREET CROSS SECTIONS

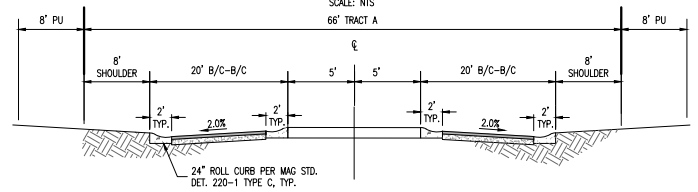
SHEET NO.: PP2

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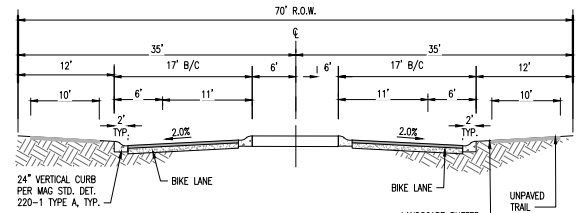
Lot #	Lot Area (SF)	Lot Area (AC)	Building Envelope Area (SF)	Building Envelope Area (AC)	On Lot Open Space		REVEG. NAO5 (SF)	REVEG. NAO5 (AC)	ZONING
					(SF)	(AC)			
1	32,250.51	0.74	20,182.66	0.46	12,067.85	0.28	0.00	0.00	R1-43
2	32,250.01	0.74	20,686.62	0.47	11,563.39	0.27	0.00	0.00	R1-43
3	32,250.02	0.74	21,680.90	0.50	9,006.00	0.21	1,563.12	0.04	R1-43
4	32,250.07	0.74	27,449.47	0.63	1,803.98	0.04	2,996.62	0.07	R1-43
5	32,250.01	0.74	26,002.65	0.60	6,247.36	0.14	0.00	0.00	R1-43
6	32,250.07	0.74	23,299.91	0.53	4,489.00	0.10	4,461.16	0.10	R1-43
7	32,250.36	0.74	22,177.39	0.51	10,072.97	0.23	0.00	0.00	R1-43
8	32,250.66	0.74	18,292.92	0.42	8,101.47	0.19	5,856.27	0.13	R1-43
9	32,251.76	0.74	16,336.12	0.38	12,955.64	0.30	3,000.00	0.07	R1-43
10	32,254.66	0.74	20,995.85	0.48	7,531.81	0.17	3,767.00	0.09	R1-43
11	32,250.11	0.74	20,806.80	0.48	10,143.51	0.23	1,300.00	0.03	R1-43
12	32,289.86	0.74	19,180.49	0.44	10,109.37	0.23	3,000.00	0.07	R1-43
13	32,250.31	0.74	26,492.83	0.61	1,079.48	0.02	4,678.00	0.11	R1-43
14	32,282.21	0.74	25,874.21	0.59	3,608.00	0.08	2,800.00	0.06	R1-43
15	32,345.59	0.74	19,644.51	0.45	9,674.49	0.22	3,026.60	0.07	R1-43
16	37,176.63	0.86	19,492.37	0.45	6,368.80	0.14	11,615.46	0.27	R1-43
17	32,285.06	0.74	16,838.38	0.39	9,422.69	0.22	6,024.00	0.14	R1-43
18	32,250.10	0.74	18,849.90	0.43	11,731.00	0.27	1,669.20	0.04	R1-43
19	32,250.47	0.74	19,414.06	0.45	12,836.41	0.29	0.00	0.00	R1-43
20	32,250.64	0.74	15,361.62	0.35	0.00	0.00	16,889.02	0.39	R1-43
21	32,497.39	0.75	21,472.26	0.49	0.00	0.00	11,025.13	0.25	R1-43
22	32,285.33	0.74	16,877.02	0.39	763.87	0.02	14,644.44	0.34	R1-43
23	32,260.61	0.74	24,573.06	0.56	7,687.55	0.18	0.00	0.00	R1-43
24	32,260.74	0.74	19,285.20	0.44	1,389.98	0.03	11,685.56	0.27	R1-43
25	32,297.70	0.74	18,672.07	0.43	5,480.32	0.13	8,145.31	0.19	R1-43
26	32,252.07	0.74	19,727.21	0.45	7,931.18	0.18	4,593.68	0.11	R1-43
27	32,300.02	0.74	25,584.66	0.59	6,715.36	0.15	0.00	0.00	R1-43
28	32,250.19	0.74	19,879.50	0.46	8,700.00	0.20	3,670.69	0.08	R1-43
29	32,250.33	0.74	20,513.42	0.47	11,736.91	0.27	0.00	0.00	R1-43
30	32,250.07	0.74	23,079.87	0.53	9,170.20	0.21	0.00	0.00	R1-43
31	32,250.00	0.74	20,802.28	0.48	11,447.72	0.26	0.00	0.00	R1-43
32	32,250.00	0.74	23,403.94	0.54	8,846.06	0.20	0.00	0.00	R1-43
TOTAL (SF)	1,037,623.57	23.83	672,929.94		238,482.37		126,411.26		
TOTAL (AC)	23.83	23.83	15.45		5.47		2.90		



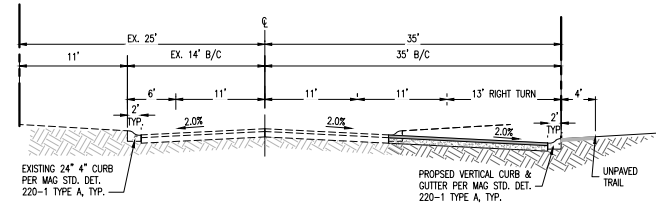
TYPICAL INTERNAL ROAD SECTION - RURAL / ESL WITH TRAILS



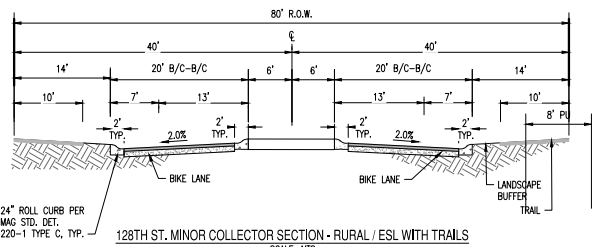
ENTRANCE SECTION



RANCH GATE MINOR COLLECTOR SECTION - RURAL / ESL CHARACTER

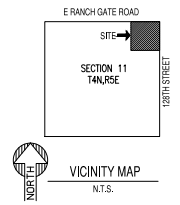
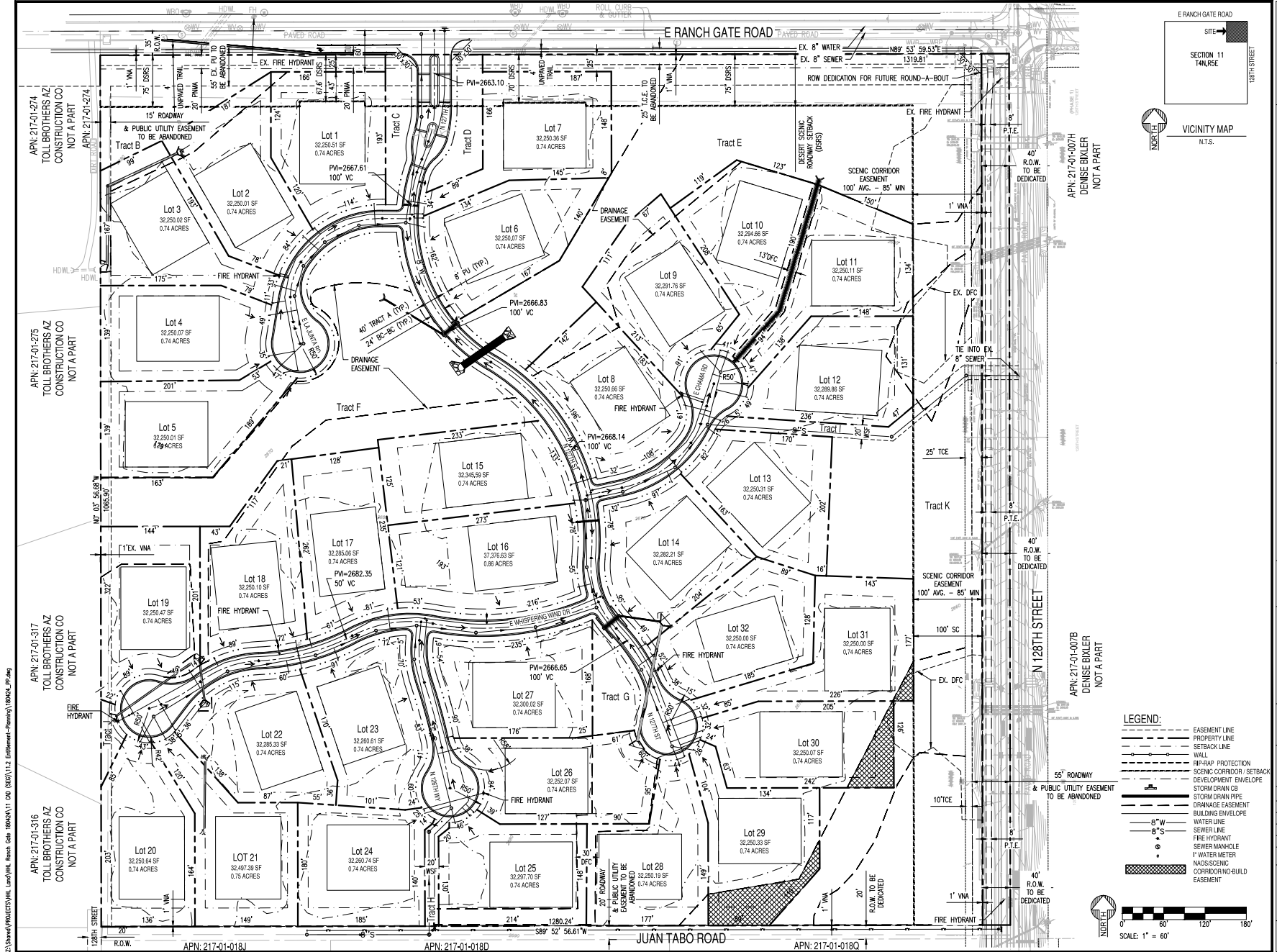


EXISTING AND PROPOSED RANCH GATE AT THE RIGHT TURN DECELERATION LANE SECTION (LOOKING EAST)



128TH ST. MINOR COLLECTOR SECTION - RURAL / ESL WITH TRAILS

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GROUP



PRELIMINARY  
NOT FOR  
CONSTRUCTION



PROJECT:  
MCDONELL MOUNTAIN  
MANOR  
LOCATION:  
HARRY VALLEY RD.  
SCOTTSDALE, AZ 85255

DESIGNED	MA	08/13/2021
CC	MA	08/13/2021
QA	SC	08/13/2021
FIELD WORK	AT	08/13/2021
	AZ	08/13/2021

DATE: 08/13/2021  
ISSUED FOR: PRELIMINARY PLAN

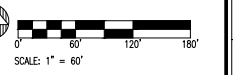
REVISION NO.	DATE

JOB NO.: 180424

SHEET TITLE: PRELIMINARY PLAN

SHEET NO.: PP3

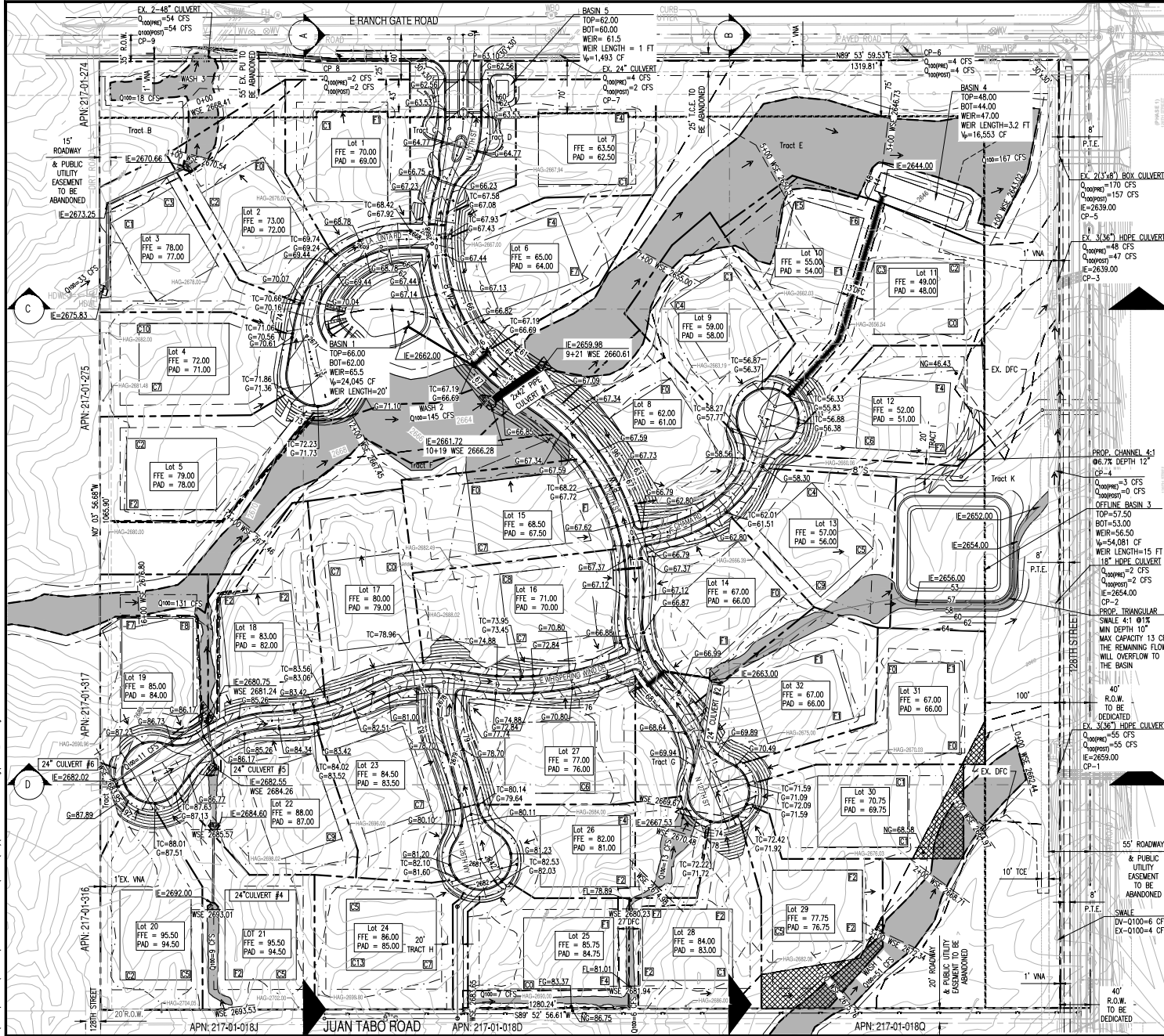
- LEGEND:**
- EASEMENT LINE
  - PROPERTY LINE
  - SETBACK LINE
  - WALL
  - BR-SAP PROTECTION
  - SCENIC CORRIDOR / SETBACK DEVELOPMENT ENVELOPE
  - STORM DRAIN CB
  - STORM DRAIN PIPE
  - DRAINAGE EASEMENT
  - BUILDING ENVELOPE
  - WATERLINE
  - SEWER LINE
  - FIRE HYDRANT
  - SEWER MANHOLE
  - W/METER
  - NACS/SCENIC CORRIDOR NO-BUILD EASEMENT



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**LEGEND:**

- EASEMENT LINE
- PROPERTY LINE
- SETBACK LINE
- WALL
- R/R-RAP PROTECTION
- SCENIC CORRIDOR/SETBACK
- DEVELOPMENT ENVELOPE
- STORM DRAIN CB
- STORM DRAIN PIPE
- DRAINAGE EASEMENT
- BUILDING ENVELOPE
- WATER LINE
- SEWER LINE
- FIRE HYDRANT
- SEWER MANHOLE
- FLOW METER
- PROPOSED FLOOD HUNT
- EROSION SETBACK
- NAO/SCENIC CORRIDOR/NO-BUILD EASEMENT
- ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

**Scale:** 1" = 60'

**North Arrow:** (Symbol)

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CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



800.E.SUSTAINABILITY (337-5521) ARIZONA 6080  
WWW.SEG.COM TEL: 480.595.7287 FAX: 480.595.0584

PRELIMINARY  
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CONSTRUCTION



PROJECT:  
MIDWELL MOUNTAIN  
MANOR

LOCATION:  
HARRY VALLEY RD.  
SCOTTSDALE, AZ 85255

DATE:  
08/13/2021

ISSUED FOR:  
PRELIMINARY PLAN

REVISION NO. DATE:

JOB NO.: 180424

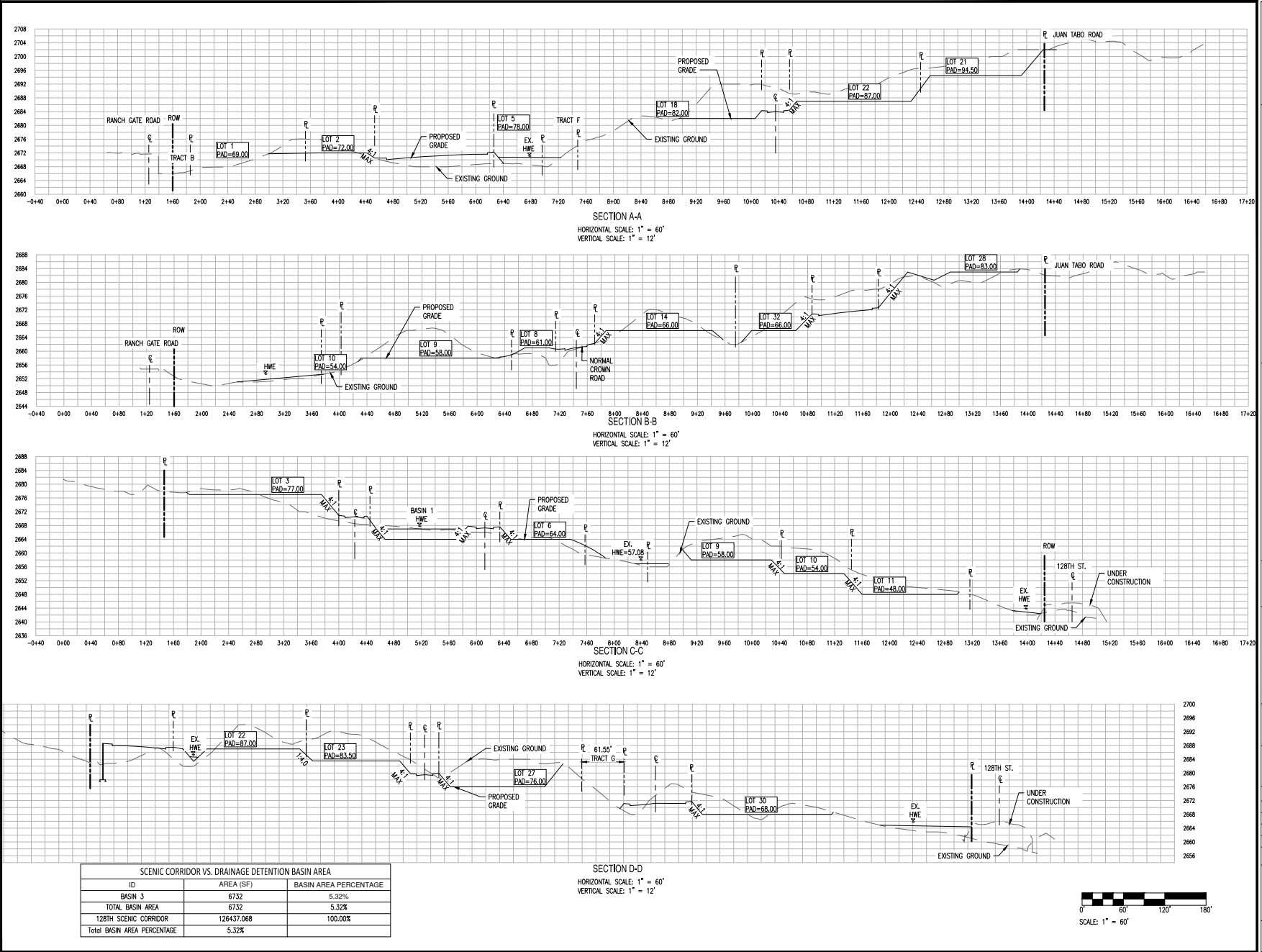
SHEET TITLE:  
PRELIMINARY GRADING  
AND DRAINAGE PLAN

SHEET NO.:  
PP4

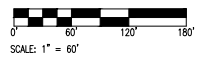
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SCENIC CORRIDOR VS. DRAINAGE DETENTION BASIN AREA		
ID	AREA (SF)	BASIN AREA PERCENTAGE
BASIN 3	6732	5.32%
TOTAL BASIN AREA	6732	5.32%
128TH SCENIC CORRIDOR	126437.068	100.00%
Total BASIN AREA PERCENTAGE		5.32%



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CONSTRUCTION



PRELIMINARY  
NOT FOR  
CONSTRUCTION



PROJECT  
MCDONELL MOUNTAIN  
MANOR

LOCATION  
HARRY VALLEY RD.  
SCOTTSDALE, AZ 85255.

DESIGNED BY: MA 08/13/2021  
 CHECKED BY: MA 08/13/2021  
 DATE: 08/13/2021

ISSUED FOR:  
PRELIMINARY PLAN

REVISION NO.	DATE
1	
2	
3	
4	
5	

JOB NO.: 180424

SHEET TITLE:  
PRELIMINARY SITE CROSS  
SECTIONS

SHEET NO.:  
PPS

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**Exhibit A**  
**Roadways and Rights-of-Way for Utilities**  
**Abandonment & Release**

Portions of Parcel 16 of Goldie Brown Pinnacle Peak Ranch: Unit One recorded in Book 191 of Maps, Page 26 in the County Recorder's office, County of Maricopa, State of Arizona, more particularly described as follows:

The portions of said Parcel 16 shown as Roadways and Rights-of-Way for Utilities.

Except the South 20-feet thereof.

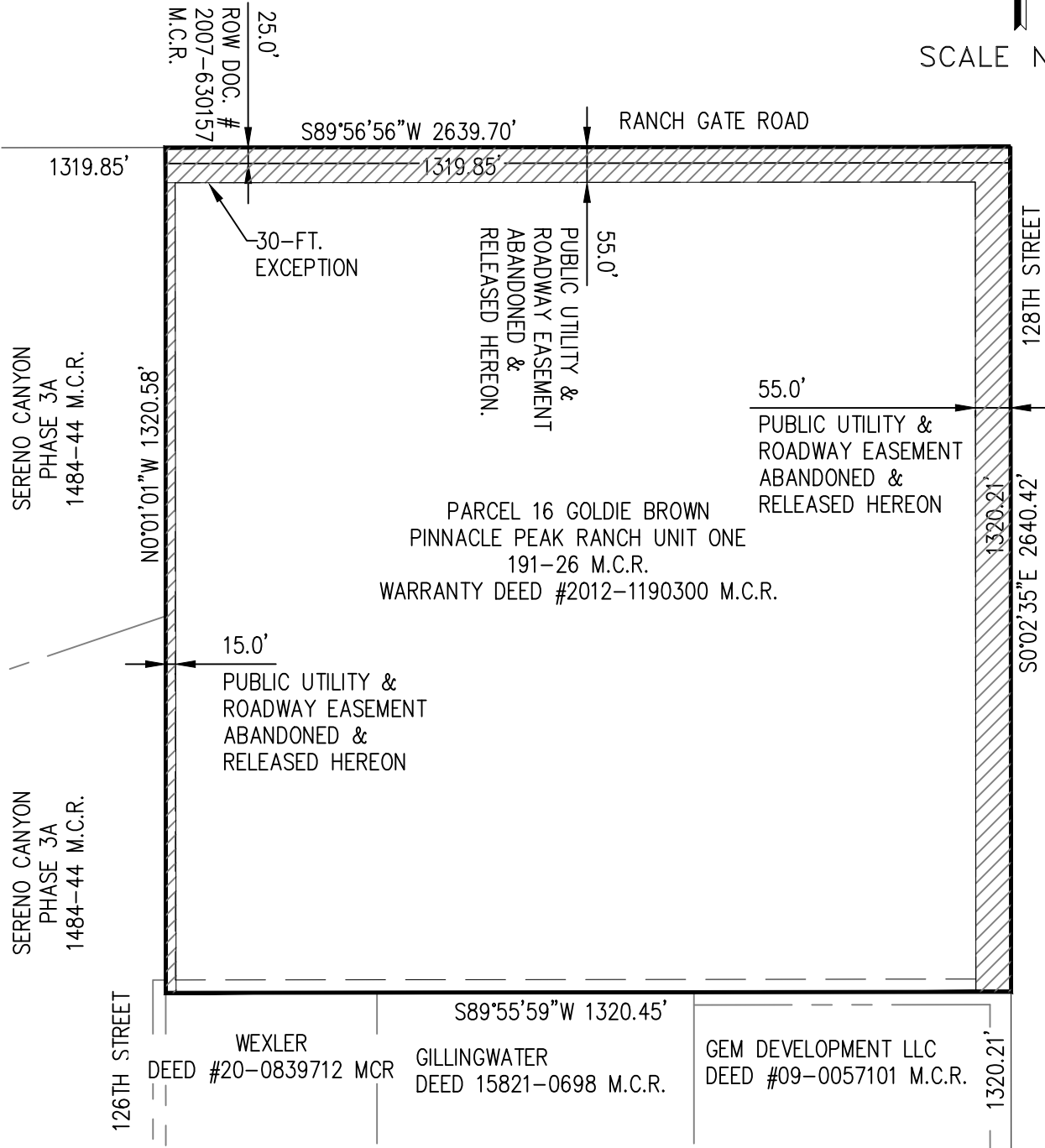


(1-AB-2021)

**EXHIBIT "A"**  
**ROADWAYS AND RIGHTS-OF-WAYS FOR UTILITIES**  
**ABANDONMENT & RELEASE**



SCALE N.T.S.



ALL BEARINGS AND DISTANCES ARE RECORD PER THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE PLAT 191-26 M.C.R.

