City of Scottsdale PROJECT NARRATIVE

1 STOP SHOP

- [ ] Rezoning
- [ ] Use Permit
- [ ] Development Review
- [ ] Master Sign Programs
- [ ] Variance
- [ ] Other

Case # 14PP-2001 #2 / 370 -PA- 2003

Project Name Mirabel Village 3

Location LONE MOUNTAIN PARKWAY, SOUTH OF SANTA FE TRAIL

Applicant Terrabrook Mirabel, L.L.C.
Andy Holloran

SITE DETAILS

Proposed/Existing Zoning: R1-43 ESL

Use:

Parcel Size: 45.3 Acres

- [ ] Gross Floor Area [X] Total Units: 32
- [ ] Floor Area Ratio [X] Density: 0.71 DU/Acre

Parking Required:

Parking Provided:

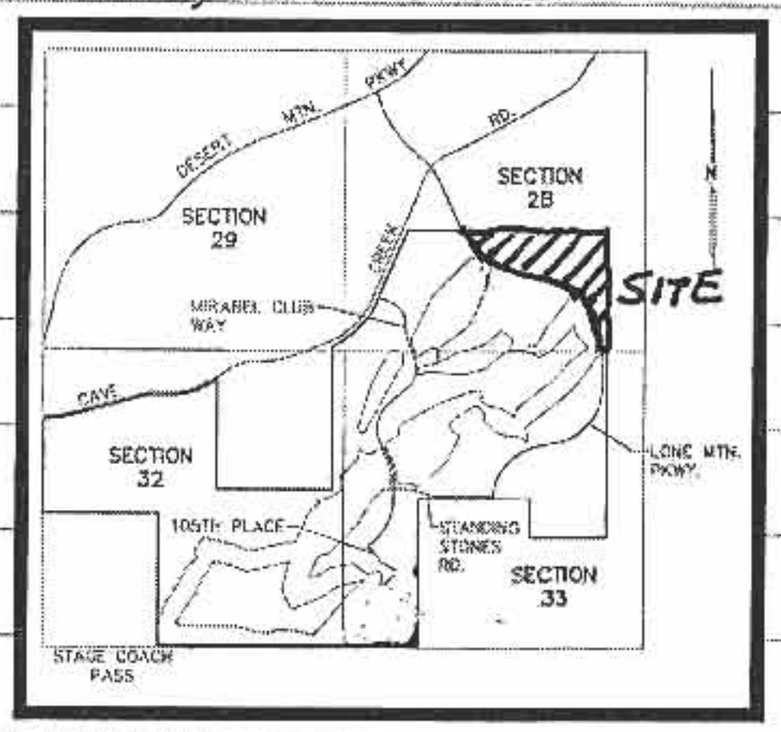
Of Buildings:

Height:

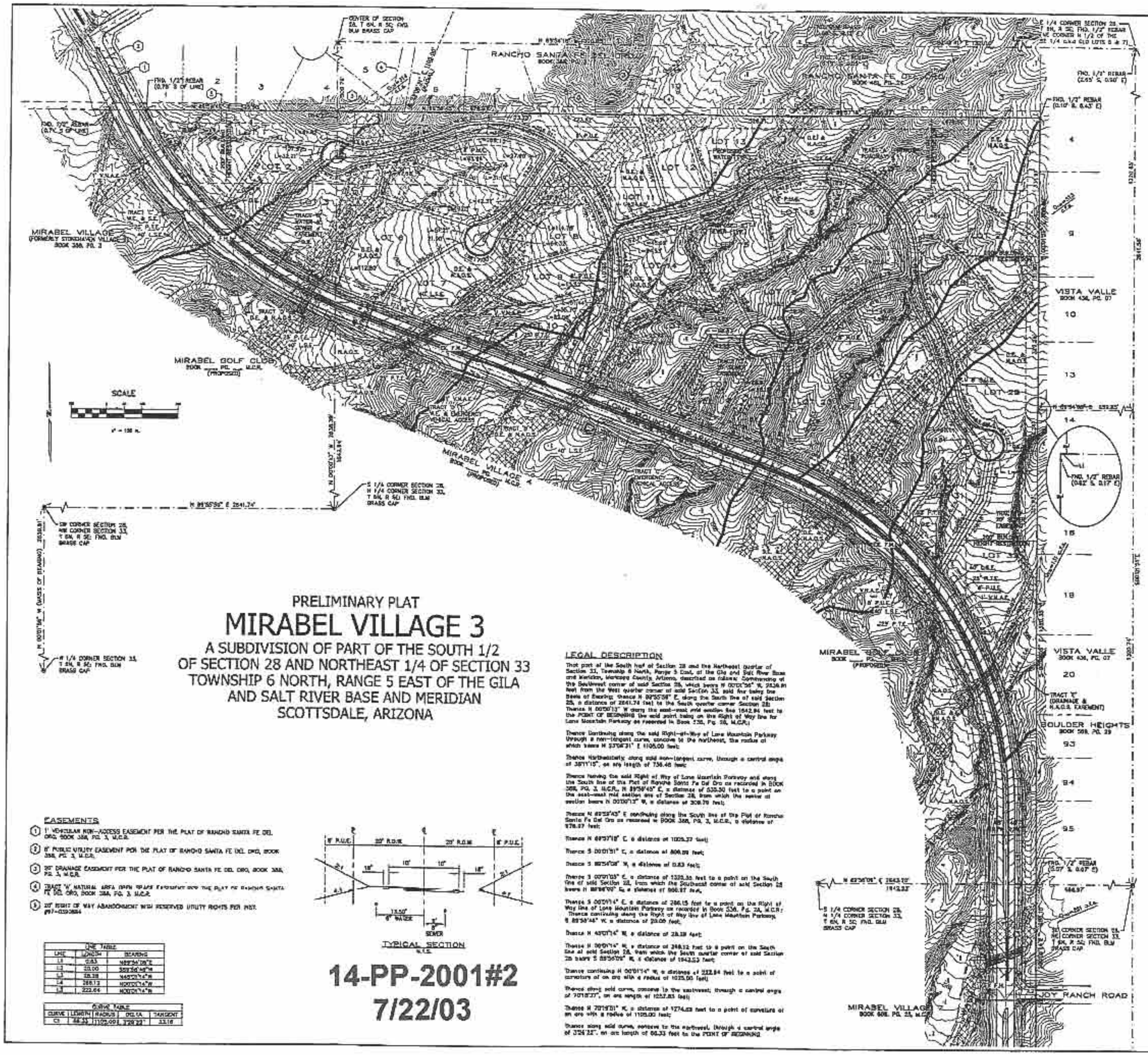
Setbacks: N- S-
E- W-

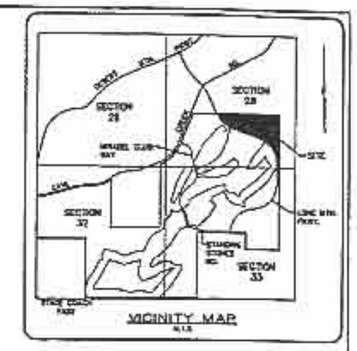
In the following space, please describe the project or the request

The site is situated within, and is a part of, a larger master planned community known as Mirabel. The proposed development for the site consists of 32 single-family residential lots with ancillary open space, drainage-ways, and roadways. Access to the site is provided from Lone Mountain Parkway. The site is irregular (generally triangular) in shape and encompasses approximately 45.3 acres. General land use in the vicinity of the site is native desert land with low-density residential development. The site is currently undeveloped and consists of vacant desert land. The site is located in the south half of Section 28, of Township 6 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site location is shown on the site vicinity map included with this narrative. The site is located in the northeast portion of the Mirabel Master Planned Community and is bounded on the north and east by existing residential lots (partially developed), and on the southwest by Lone Mountain Parkway, across which lies the Mirabel Golf Course and existing Mirabel homesites.



(If an additional page(s) is necessary, please attach.)





VICINITY MAP

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- 100 YEAR FLOOD LIMITS
- EXISTING CONTOUR ELEVATION
- WATERWAYS OF THE UNITED STATES OF AMERICA
- DRAINAGE AREA BOUNDARY
- V.N.A.E. — VEHICULAR NON ACCESS EASEMENT
- P.U.E. — PUBLIC UTILITY EASEMENT
- P.T.E. — PUBLIC TRAIL EASEMENT
- L.S.E. — LANDSCAPE EASEMENT
- D.E. — DRAINAGE EASEMENT
- N.A.O.S. — NATURAL AREA OPEN SPACE
- W.E. — WATER EASEMENT
- S.E. — SEWER EASEMENT

PRELIMINARY PLAT

MIRABEL VILLAGE 3

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 28 AND NORTHEAST 1/4 OF SECTION 33 TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN SCOTTSDALE, ARIZONA

LEGAL DESCRIPTION

That part of the South half of Section 28 and the Northeast Quarter of Section 33, Township 6 North, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the Southeast corner of said Section 28, which bears N 00°01'36" W, 2636.81 feet from the West quarter corner of said Section 33, said line being the Basis of Bearing; thence N 89°55'58" E, along the South line of said Section 28, a distance of 2641.74 feet to the South quarter corner Section 28; Thence N 00°00'13" W along the east-west mid section line 1642.84 feet to the POINT OF BEGINNING the said point being on the Right of Way line for Lone Mountain Parkway as recorded in Book 332, Pg. 28, M.C.R.;

Thence Continuing along the said Right-of-Way of Lone Mountain Parkway through a non-tangent curve, concave to the northwest, the radius of which bears N 33°06'31" E 1105.00 feet;

Thence Northeasterly along said non-tangent curve, through a central angle of 38°11'15", an arc length of 736.46 feet;

Thence leaving the said Right of Way of Lone Mountain Parkway and along the South line of the Plat of Rancho Santa Fe Del Oro as recorded in BOOK 388, PG. 3, M.C.R., N 89°58'45" E, a distance of 535.30 feet to a point on the east-west mid section line of Section 28, from which the center of section bears N 00°00'13" W, a distance of 308.70 feet;

Thence N 89°58'45" E continuing along the South line of the Plat of Rancho Santa Fe Del Oro as recorded in BOOK 388, PG. 3, M.C.R., a distance of 978.27 feet;

Thence N 69°57'18" E, a distance of 1005.37 feet;

Thence S 00°01'51" E, a distance of 806.09 feet;

Thence S 89°54'08" W, a distance of 0.83 feet;

Thence S 00°01'03" E, a distance of 1320.36 feet to a point on the South line of said Section 28, from which the Southeast corner of said Section 28 bears N 89°56'00" E, a distance of 986.97 feet;

Thence S 00°01'14" E, a distance of 286.15 feet to a point on the Right of Way line of Lone Mountain Parkway as recorded in Book 336, Pg. 28, M.C.R.; Thence continuing along the Right of Way line of Lone Mountain Parkway, S 89°58'45" W, a distance of 20.00 feet;

Thence N 43°01'14" W, a distance of 28.28 feet;

Thence N 00°01'14" W, a distance of 248.12 feet to a point on the South line of said Section 28, from which the South quarter corner of said Section 28 bears S 89°56'00" W, a distance of 1942.53 feet;

Thence continuing N 00°01'14" W, a distance of 222.84 feet to a point of curvature of an arc with a radius of 1025.00 feet;

Thence along said curve, concave to the southwest, through a central angle of 70°18'27", an arc length of 1257.83 feet;

Thence N 70°19'31" W, a distance of 1274.63 feet to a point of curvature of an arc with a radius of 1105.00 feet;

Thence along said curve, concave to the northwest, through a central angle of 3°26'22", an arc length of 66.33 feet to the POINT OF BEGINNING

EASEMENTS

1. 1' VEHICULAR NON-ACCESS EASEMENT PER THE PLAT OF RANCHO SANTA FE DEL ORO, BOOK 388, PG. 3, M.C.R.
2. 8' PUBLIC UTILITY EASEMENT PER THE PLAT OF RANCHO SANTA FE DEL ORO, BOOK 388, PG. 3, M.C.R.
3. 20' DRAINAGE EASEMENT PER THE PLAT OF RANCHO SANTA FE DEL ORO, BOOK 388, PG. 3, M.C.R.
4. TRACT "A" NATURAL AREA OPEN SPACE EXCLUSIVE PER THE PLAT OF RANCHO SANTA FE DEL ORO, BOOK 388, PG. 3, M.C.R.
5. 20' RIGHT OF WAY ABANDONMENT WITH RESERVED UTILITY RIGHTS PER INST. #97-0392884

TYPICAL SECTION
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.83	N89°54'08"E
L2	20.00	S00°56'46"W
L3	28.28	N43°01'14"W
L4	286.13	N00°01'14"W
L5	222.84	N00°01'14"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	66.33	1105.00	3°26'22"	33.16

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7/22/03

PREPARED FOR:

TERRAFORM MIRABEL, L.L.C.
15844 NORTH 73rd STREET SUITE 100
SCOTTSDALE, ARIZONA 85254
TELE: 480-281-1485
CONTACT: ANDY HOLLORAN

BENCHMARK

B.L.M. BRASS CAP UP 1.25' LOCATED SOUTH OF E-W FENCE LINE AND WEST OF N-S FENCE LINE, S 1/4 CORNER SECTION 32, T 6N, R 5E, G.&S.R.B.&M. AND ALSO THE STAGE COACH PASS @ 100TH STREET ROADWAY ALIGNMENT INTERSECTION; ELEVATION = 2717.020 (NAVD '88) (C.O.S. GPS PNT 8031) CITY OF SCOTTSDALE DATUM

B.L.M. BRASS CAP, NE CORNER SECTION 32, T 6N, R 5E, G.&S.R.B.&M.; ELEVATION = 2666.307 (NAVD '88) (C.O.S. GPS PNT 3223) CITY OF SCOTTSDALE DATUM

DEVELOPMENT STANDARDS

TYPE "A" LOTS	TYPE "B" LOTS
MINIMUM LOT AREA: 30,000 sq.ft.	MINIMUM LOT AREA: 18,000 sq.ft.
MINIMUM LOT WIDTH: 100'	MINIMUM LOT WIDTH: 80'
MINIMUM FLAG LOT WIDTH: 30'	MINIMUM FLAG LOT WIDTH: 20'
MAXIMUM BUILDING HEIGHT: 30'	MAXIMUM BUILDING HEIGHT: 30'
SETBACKS: FRONT: 25' (INCLUDING DOUBLE FRONT & SIDE STREET)	SETBACKS: FRONT: 25' FRONT: 15' (SIDE STREET & CORNER LOT)
SIDE: 10' REAR: 35'	SIDE: 10' REAR: 30'

NOTE:

1) LOT 18 IS A TYPE "B" LOT, ALL OTHER LOTS ARE TYPE "A".
2) BUILDING HEIGHTS WITHIN 200 FEET OF THE PERIMETER OF THE OVERALL MIRABEL PROJECT, HOMES SHALL NOT EXCEED ONE STORY OR TWENTY-FOUR (24) FEET IN HEIGHT, EXCEPT THAT A MAXIMUM OF ONE-THIRD OF THE ENCLOSED LIVING AREA MAY EXCEED TWENTY-FOUR (24) FEET BUT NOT TO EXCEED TWENTY-EIGHT (28) FEET. (PER 33-24-95)
3) ALL UNDISTURBED 404 JURISDICTION WASHES SHALL BE DECLARED AS NATURAL AREA OPEN SPACE (N.A.O.S.)
4) NO CUTS OR FILLS OVER EIGHT FEET IN HEIGHT.

ZONING

EXISTING ZONING: R1-43 ESL WITH AMENDED DEVELOPMENT STANDARDS

SUBDIVISION AREA:	43.2992 Acres
NUMBER OF LOTS:	23
MINIMUM LOT SIZE:	33,931 sq. ft.
MAXIMUM LOT SIZE:	134,283 sq. ft.
AVERAGE LOT SIZE:	81,322 sq. ft.

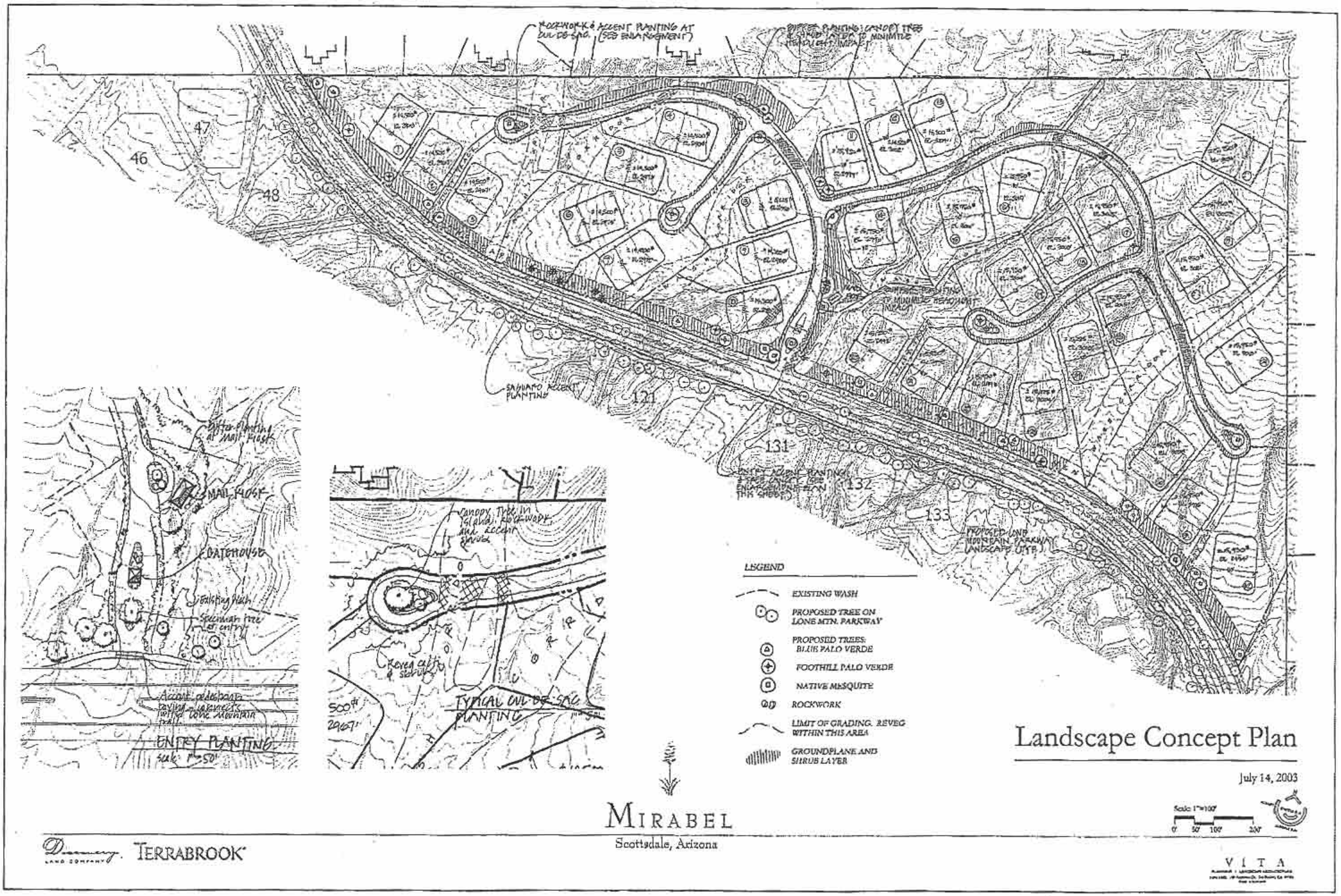
UTILITIES

WATER:	CITY OF SCOTTSDALE
SEWER:	CITY OF SCOTTSDALE
REFUSE:	CITY OF SCOTTSDALE
ELECTRIC:	ARIZONA PUBLIC SERVICE
GAS:	BLACK MOUNTAIN GAS
TELEPHONE:	QWEST COMMUNICATIONS / COX COMMUNICATIONS
CABLE T.V.:	COX COMMUNICATIONS / QWEST COMMUNICATIONS

PRELIMINARY PLAT
MIRABEL VILLAGE 3

Site Consultants, Inc.
ENGINEERS · SURVEYORS · CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PROJECT NO. 1260	SCALE 1" = 100'		1
DRAWN BY: MCG	DATE 7-21-2003		OF
CHECKED BY: DCB	DRAWING: 1260-VPP-1		1



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