

March 25, 2022

RE: Hozho at Lone Mountain
City of Scottsdale Development Review
Neighborhood Notification

Dear Neighbor,

Currently, Hozho at Lone Mountain is the home of three residential properties located on a 40 acre parcel of land with the primary address of 8291 E. Dixileta Dr., Scottsdale, AZ 85260. The three current home sites are all located on the front half of the property. We are currently working with the City of Scottsdale on a general plan amendment/abandonment to the existing plat that would create seven lots. All seven lots would be over 4.5 acres in size. The three current homes would remain. The four new lots would have single family homes consistent with the surrounding area and character of the community. All homes would be over 5500 sq ft and all would be single level homes not to exceed 24 feet in height. Please see the project specifics below:

Project Information:

Project Name:	Hozho at Lone Mountain
Project Location:	8223, 8291, & 8355 E Dixileta Dr., Scottsdale, AZ 85260
Pre-application number	429 PA 2021
Size:	Total Lot Area 1,650,576 sf (37.89 acres)
Zoning:	R1-190 ESL FO
Contacts:	Jeff Barnes, City of Scottsdale 480-312-2376 JBarnes@Scottsdaleaz.gov
Applicant:	DDI on Dixileta, LLC Andrew Richards, Owner 970-630-2300 Andy@teamddi.com Lori Castillo, Rick Engineering 480-562-4817 lcastillo@rickengineering.com

Included with this letter is the conceptual site plans and exterior elevations for your review. If you have any questions or concerns regarding this project please don't hesitate to give us a call.

Sincerely,

Andrew Richards
Property Owner

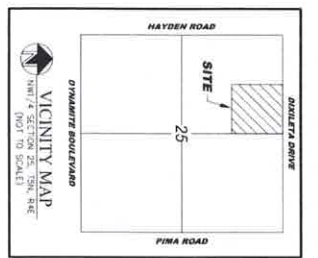
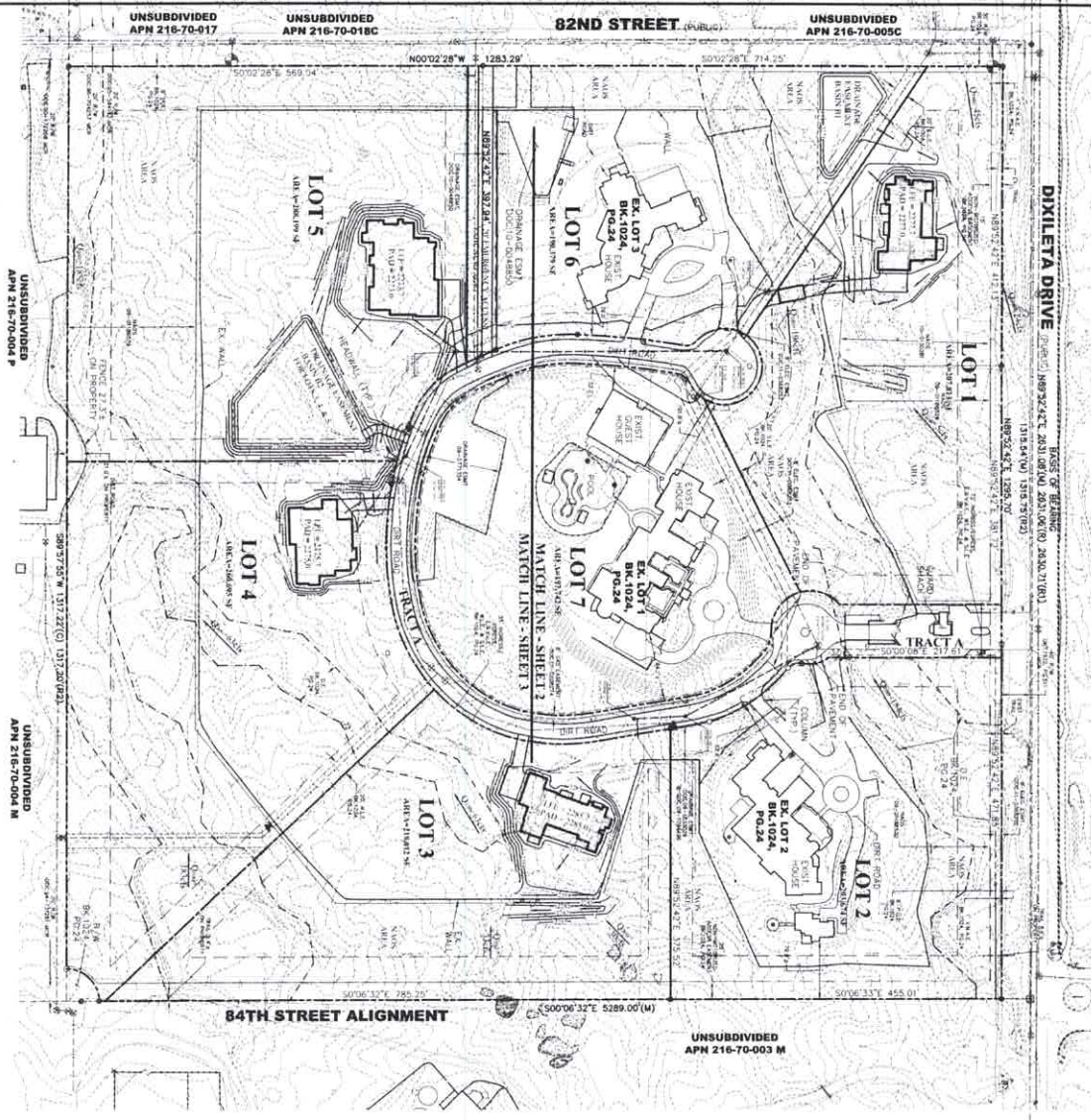
Enclosures: Letter, Conceptual Site Plan, Conceptual Exterior Elevations

HOZHO AT LONE MOUNTAIN

8223, 8291, & 8355 E. DIXILETA DRIVE, SCOTTSDALE

SITE PLAN

SINCUADROS UNIT THREE
R1-43



OWNER/DEVELOPER
DORIS BEXLEY LLC
10015 N. 19TH AVENUE
SCOTTSDALE, AZ 85261
948-480-2900
WWW.DORISBEXLEY.COM

SITE DATA
ZONING: R1-43
EST. LAMBDA: 1.0
TOTAL SQUARE FEET: 120,000
TOTAL SQUARE FEET COVERED: 50,000
TOTAL SQUARE FEET OPEN: 70,000

PROPOSED SETBACKS
FRONT: 10 FT
REAR: 10 FT
SIDE: 10 FT

BENCHMARK
THE INTERSECTION OF DIXILETA DRIVE & 84TH STREET (AS SHOWN ON THE ELEVATION) = 2284.58 NAVD83 DATUM

PROJECT DESCRIPTION
THE PROJECT IS A RESIDENTIAL DEVELOPMENT CONSISTING OF SEVEN LOTS, EACH WITH A SINGLE-FAMILY RESIDENCE. THE PROJECT IS SITUATED ON A 120,000-SQ-FT PARCEL. THE PROJECT IS SITUATED ON A 120,000-SQ-FT PARCEL. THE PROJECT IS SITUATED ON A 120,000-SQ-FT PARCEL.

DETECTION CALCULATIONS
THE DETECTION CALCULATIONS WERE PERFORMED FOR THE ENTIRE DEVELOPMENT. THE DETECTION CALCULATIONS WERE PERFORMED FOR THE ENTIRE DEVELOPMENT. THE DETECTION CALCULATIONS WERE PERFORMED FOR THE ENTIRE DEVELOPMENT.

DESIGN DATA
DESIGN RAINFALL: 1.5 INCHES PER HOUR
DESIGN WIND SPEED: 75 MPH
DESIGN FLOOD ELEVATION: 2284.58 NAVD83 DATUM

SCOTTSDALE FIRE DEPARTMENT
ACCESS GRADAHS FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

CHART SYMBOL	PANEL NUMBER	SHEET NUMBER	DATE OF REVISION	REVISION	DATE OF REVISION
045012	0894	M	07/20/21	N	N/A

SCOTTSDALE FIRE DEPARTMENT

Length	Width	Surface	Required	Line	Spreader/Blower	Mid-13D	Head
Less than 200 feet	14'	AW	No	Less than 200'	Yes		

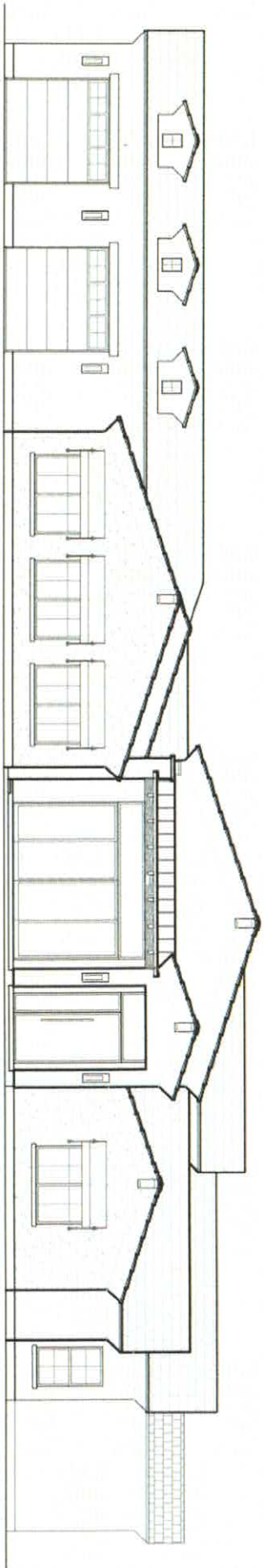
SHEET INDEX
SHEET 1: COVER - ANY MAP
SHEET 2: NORTH PORTION OF SITE
SHEET 3: SOUTH PORTION OF SITE
SHEET 4: NORTH PORTION OF SITE
SHEET 5: SOUTH PORTION OF SITE

GRADING & DRAINAGE ENGINEERS, INC
6612 WEST GOLD MOUNTAIN PASS, PHOENIX, AZ 85063
602-981-1171
INFO@G&DENGINEERS.COM
God is the builder of everything.

32551 BRIAN V WOODS
GRADING & DRAINAGE ENGINEERS, INC
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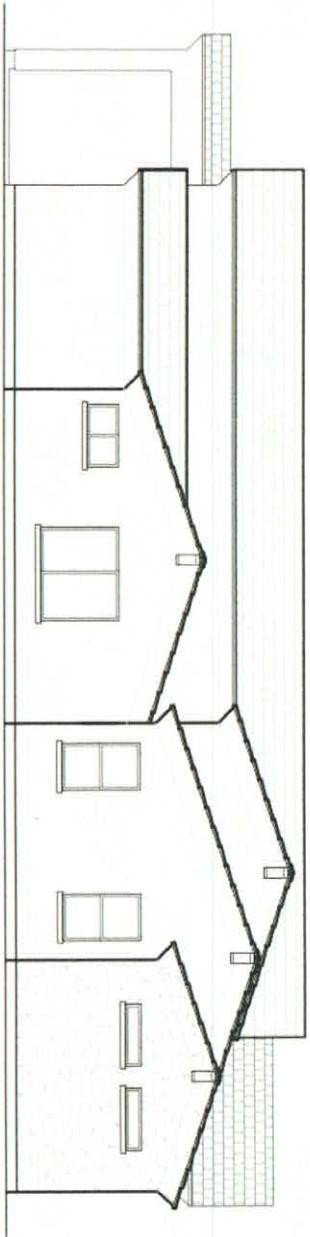
PROJECT
HOZHO AT LONE MOUNTAIN
8223, 8291, & 8355 E. DIXILETA DRIVE, SCOTTSDALE
SITE PLAN
12/31/21

JOB NO.
07-0855
SHEET
1 OF 5



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"