

Sonoran Sky

Submitted by Kimley-Horn on behalf of Toll Brothers

Preliminary Plat Narrative

Introduction

This preliminary plat application looks for re-approval of the Preliminary Plat application (3-PP-2006#2) for Sonoran Sky, an approximately 41.21-acres (APN's: 217-09-19b, -019c, -019d, -019e) site, located between N. 122nd and N. 124th Street alignments and between E. Paraiso Drive and E. Pinnacle Peak Road. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the north, the McDowell Sonoran Preserve (R1-130 ESL) to the east, the Estates at Miramonte residential community to the south and Troon Highlands (R1-18 ESL) and vacant land (R1-130 ESL) to the west.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.31 dwelling units per acre, this community would be consistent with the densities in Rural Neighborhoods, which are usually one house per acre (or more) of land.

This proposed Toll Brothers community is planned to be a high-quality, upscale neighborhood consistent with the surrounding development. This proposed resubmittal would look to update the previously approved 13-lot single-family residential plan to meet current City of Scottsdale standards while moving the proposed entry to take access from Toll Brothers adjacent Sereno Canyon development, to the north, lessening the impact to the surrounding neighborhoods and wash corridors. Overall, this proposed community looks to take advantage of north Scottsdale's continued growth along with the amenities and viewsheds of the McDowell Sonoran Preserve and the surrounding Sonoran Desert.

Site characteristics

Located on the lower slopes of the McDowell Mountains, the site enjoys panoramic vistas to the north, Verde River Valley, Four Peaks and Troon Mountain. On-site, a series of prominent boulder features and a significant wash corridor add

to the dramatic setting of the property and promote the unique natural character of the area, the site generally slopes downward to the north with a ridge that splits the drainage on the site to the southwest and northeast, interwoven with rolling landforms and minor watersheds. As a result, the property hosts a diversified palette of mature plant species, particularly within the wash corridor area.

Amended Development Standards

The preliminary plat request was accompanied by a request for amended development standards or ADS subject to approval. As part of the Development Review Board application and preliminary plat process these ADS will need to be approved as stated in Section 6.1083 of the Environmentally Sensitive Lands ("ESL") ordinance. The proposed development plan outlined in the following section provides justification for the ADS. These ADS are proposed to enhance & preserve the existing natural features on the site. The ADS will allow for the proposed lot area and lot width reductions to accommodate appropriate building areas where steep natural slopes and existing washes bisect the site. The lot areas will be reduced in compliance with the amended development standards and proposed development envelopes will be intentionally placed to maximize the natural open space throughout the community. Overall, these strategically placed development envelopes will contribute to an additional 1.13 acres of Natural Area Open Space ("NAOS"), throughout the site, which will be dedicated above that of the base requirement (22.64 ac.).

Development Plan

The applicant is proposing a site plan that emphasizes a sensitive design approach that began with the identification of sensitive and significant natural features using analysis tools such as aerial photography, topographic mapping, slope analysis and on-site visits. The conceptual site planning of the property began with outlining areas suitable for improvement and reducing encroachment into the most sensitive portions of the site. Site elements of highest sensitivity such as major boulder features, significant watercourses, areas of extreme slope, concentrated vegetation and ESLO hillside landform boundaries were taken into account and, to the best of our ability, avoided. The resulting proposed 13-lot subdivision sensitively integrates within the natural context of the site and protect the areas of highest environmental value.

The previous applicant worked diligently with City Staff during the initial application to establish local street alignments and development envelope delineations in suitable locations within the existing terrain. This re-approval looks to respect these considerations with minor updates to accommodate Toll Brothers specific high-quality product. The projects previously approved gated access

point, off of Paraiso Drive, has been removed and primary access will be taken through the Toll Brothers Sereno Canyon community. These streets will remain private, consistent with the previous approval.

The slope analysis for the site requires an overall NAOS requirement of 22.64 acres. Sonoran Sky has committed to dedicating 23.77 acres of NAOS, or 57.6% of the site. A maximum of 30% of the total NAOS will be revegetated NAOS and will be located adjacent to disturbed areas such as development envelopes and infrastructure. The remaining +/-70% of the NAOS will be undisturbed.

Scottsdale's Six Guiding Principles

Sonoran Sky recognizes and supports the six "guiding principles" of Scottsdale's General Plan listed below and recognizes their importance in Scottsdale development.

1. Preserve Meaningful Open Space
2. Enhance Neighborhoods
3. Seek Sustainability
4. Support economic Vitality
5. Advance Transportation
6. Value Scottsdale's Unique Lifestyle and Character

Approval of the Sonoran Sky Preliminary Plat, with proposed amended development standards, will conform to the guiding principles in the following ways:

1. Preserve Meaningful Open Space
The City of Scottsdale has demonstrated its commitment to open space through its adoption of the ESL ordinance, commitment to desert scenic roadway buffers, and preservation of the nearby McDowell Sonoran Preserve. Sonoran Sky's location will allow residents to be a direct benefactor of this commitment. Additionally, Sonoran Sky looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous native buffers while preserving +/- 57% of the site as Natural Area Open Space.
2. Enhance Neighborhoods
North Scottsdale has an exclusive neighborhood model of desert living. This model places residents in areas to take advantage of local recreational opportunities and viewsheds of beautiful surrounding mountain vistas while still being within convenient access to urban comforts & amenities. The plan complements existing land use pattern

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- W ----- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CENTERLINE
- BUILDING SETBACK
- NAOS LIMITS
- EHS ----- EROSION HAZARD SETBACK
- ⊙ PROPOSED SURVEY MONUMENT
- ⊙ PROPOSED FIRE HYDRANT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- B/C BACK OF CURB
- TYP. TYPICAL
- HE HIGHWAY EASEMENT
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- SE SEWER EASEMENT
- RSB REAR YARD SETBACK
- SSB TYPICAL
- FSB TYPICAL
- CFS TYPICAL
- 80.2' P PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FL FLOW LINE
- EG EXISTING GRADE
- 0.95% SLOPE AT FINISHED GRADE
- 10 PROPOSED LOT NUMBERS

- 100-YEAR INUNDATION LIMITS
- 100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
- ▨ FILL AREA GREATER THAN 6'
- ▩ CUT AREA GREATER THAN 6'
- ▨ NAOS EXTENTS

- APPROX. LIMITS OF 100 YEAR INUNDATION
- PAD CONSTRUCTION ENVELOPE

NOTES
 1. [E2] & [E2] INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY GRADING PLAN
4	TYPICAL & GRADING SECTIONS

LOT QUANTITIES

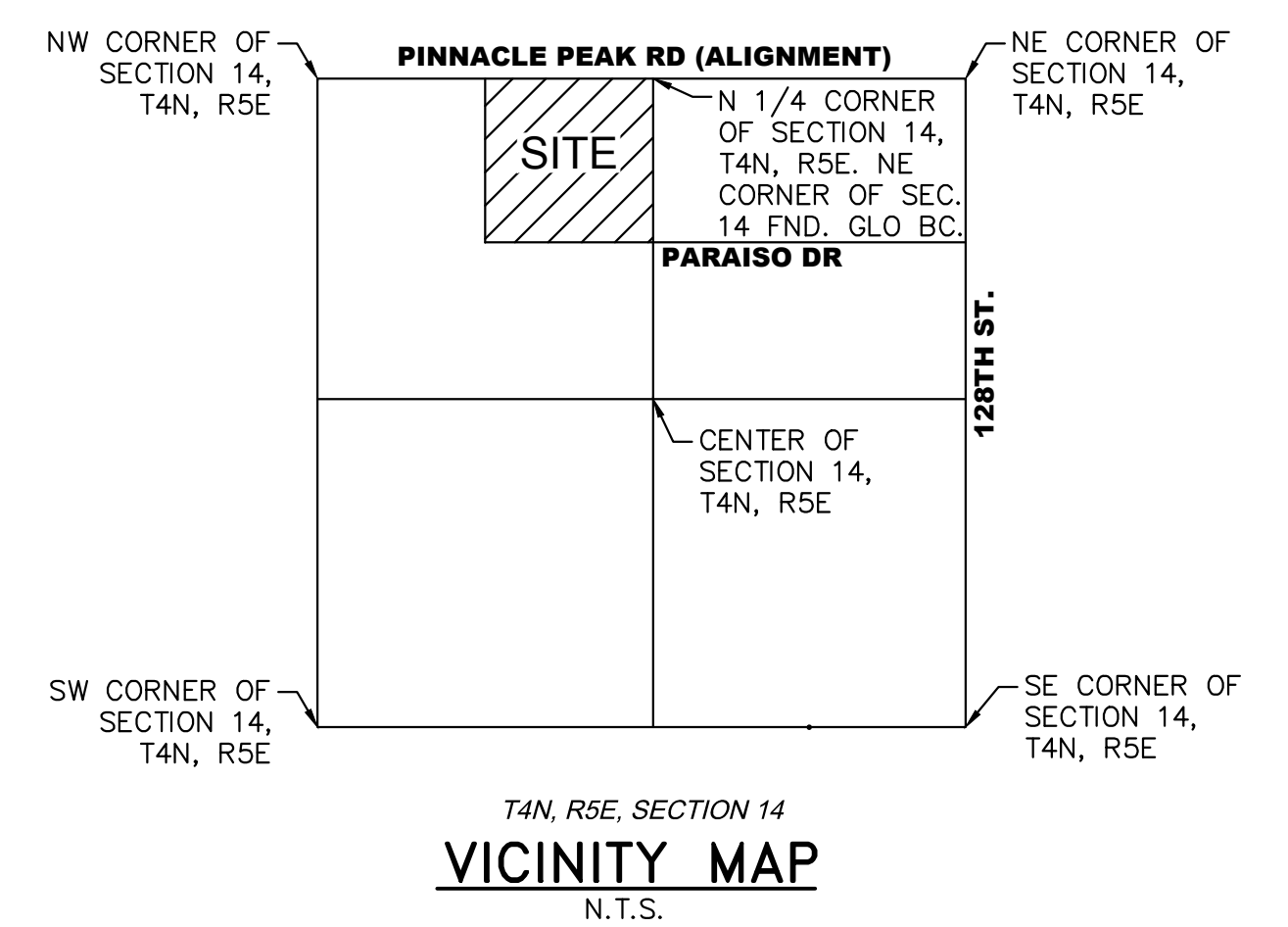
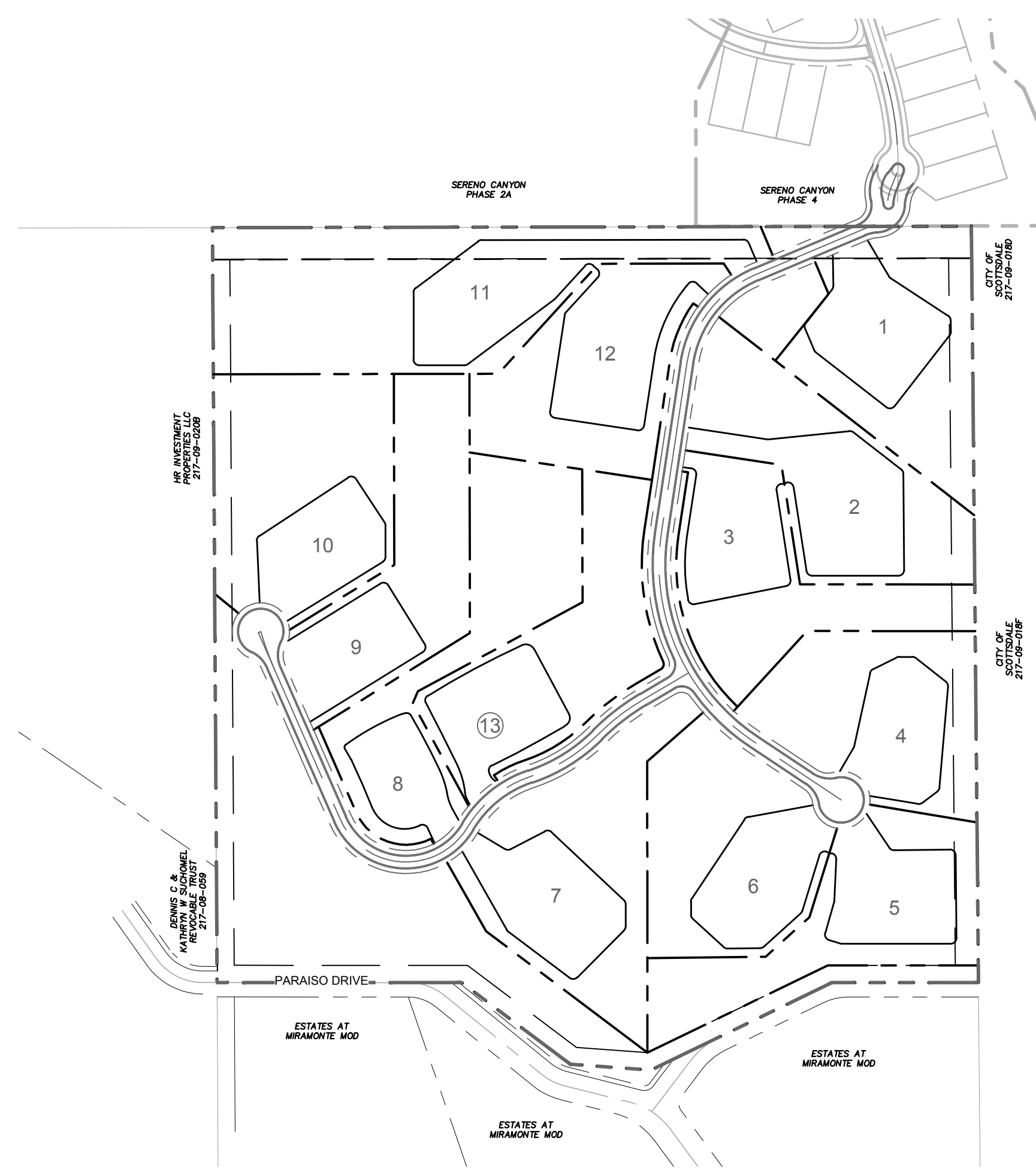
LOT NO.	AREA (SQ FT)
1	107011
2	112190
3	97927
4	100573
5	101684
6	103707
7	121697
8	111912
9	98887
10	123506
11	173398
12	104358
13	101311

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE HOA	ACCESS/EMERGENCY AND SERVICE ACCESS/WATER AND SEWER FACILITIES/PUBLIC UTILITIES	2.49
TRACT B	PRIVATE HOA	OPEN SPACE/NAOS	0.38
TRACT C	PRIVATE HOA	OPEN SPACE/NAOS	0.10
TRACT D	PRIVATE HOA	OPEN SPACE/UTILITIES/NAOS	4.50
TRACT E	PRIVATE HOA	OPEN SPACE/NAOS	0.17
TRACT F	PRIVATE HOA	OPEN SPACE/NAOS	0.08

PRELIMINARY PLAT AND PRELIMINARY GRADING AND DRAINAGE FOR SONORAN SKY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



ENGINEER

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 CONTACT: ZACH HILL, P.E.

SURVEYOR

SURVEY INNOVATION GROUP, INC
 7301 E. EVANS ROAD
 SCOTTSDALE, ARIZONA 85260
 TELEPHONE: 480-922-0780
 CONTACT: JASON SEGNERI

OWNER/DEVELOPER

TOLL BROTHERS
 8767 E. VIA DE VENTURA SUITE #390
 SCOTTSDALE, AZ 85258
 TELEPHONE: 480-314-6711
 CONTACT: OSCAR DOMINGUEZ

BENCHMARK

GLO BC, NORTHWEST CORNER SECTION 14, CITY OF SCOTTSDALE GPS POINT 200, NAVD 88, ELEV. 2741.69'

UTILITIES

WATER CITY OF SCOTTSDALE
 SEWER CITY OF SCOTTSDALE (SEPTIC)
 ELECTRIC ARIZONA PUBLIC SERVICE CO
 TELEPHONE -
 CABLE T.V. -
 GAS -

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AS SHOWN IN BOOK 1 OF SURVEYS, PAGE 61, MARICOPA COUNTY RECORDS. SAID LINE BEARS S89°53'57"W, 2,638.48'

ZONING

CURRENT: R-130 ESL

SITE DATA

GROSS AREA 41.21 AC±
 NET AREA 38.10 AC±
 TOTAL NUMBER OF LOTS 13
 TYPICAL LOT SIZE CUSTOM
 MINIMUM LOT AREA 97,500 S.F.
 DENSITY 0.31 DU/AC
 MINIMUM LOT WIDTH 150'

SETBACK TABLE

FRONT	60 FT
REAR	60 FT
SIDE	30 FT

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
04013	1330	L	10/16/2013	"X"	N/A

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.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUADRANT OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NAOS DEDICATION

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

REQUIRED NAOS: 22.64± AC. (54.9%)
 ADDITIONAL 5%: 1.13± AC.
 PROVIDED NAOS: 24.59± AC. (21%)

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 LOT BASIS.

FIRE DEPARTMENT NOTES

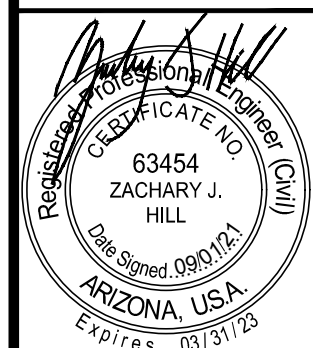
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- HYDRANT SPACING PER DS&PM 6-1.502.
- FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)

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 XREFS: K450041B-PP K450041S K450041L K450041M K450041N K450041O K450041P K450041Q K450041R K450041S K450041T K450041U K450041V K450041W K450041X K450041Y K450041Z
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NO.	REVISION	BY	DATE	APPR.

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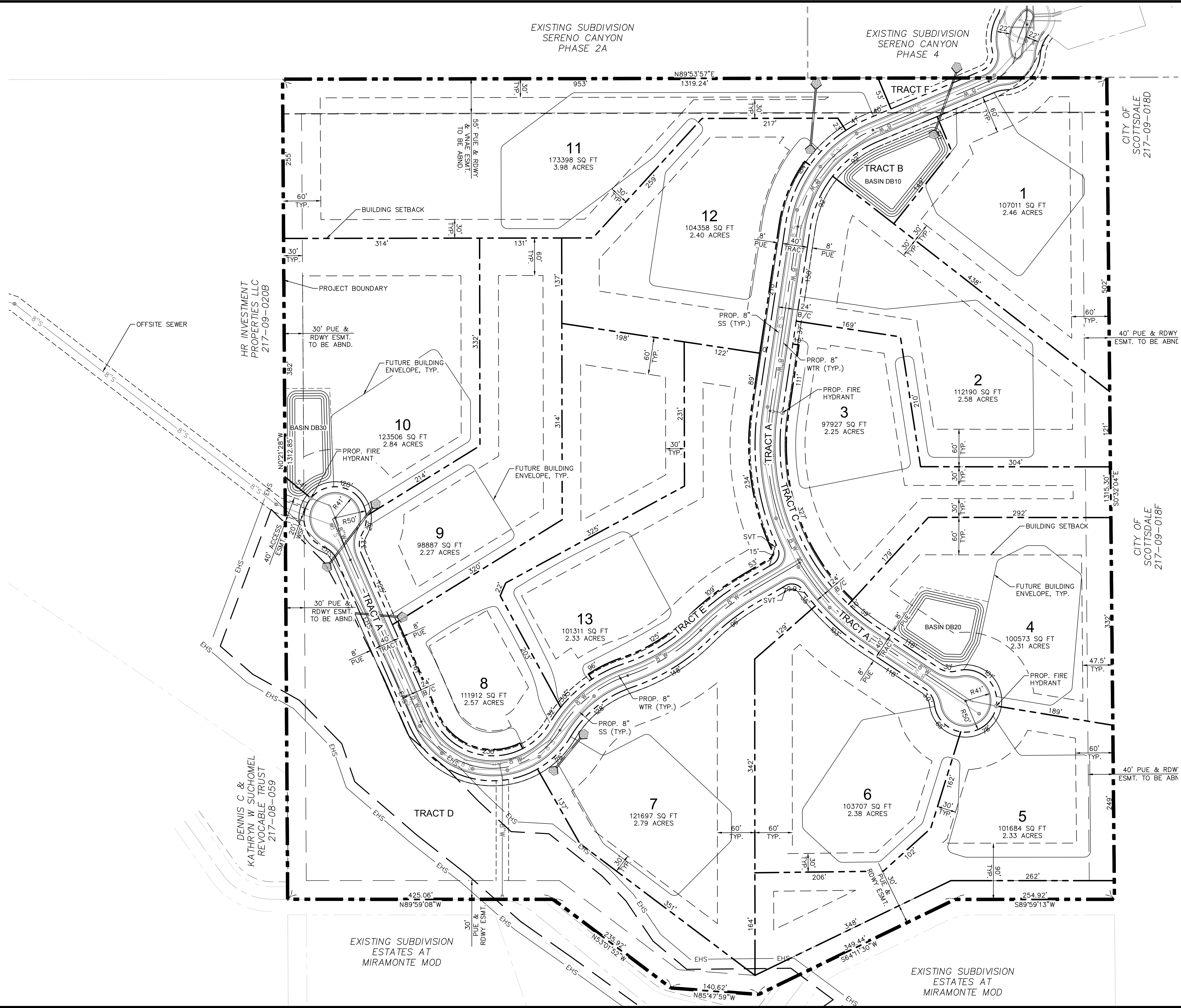
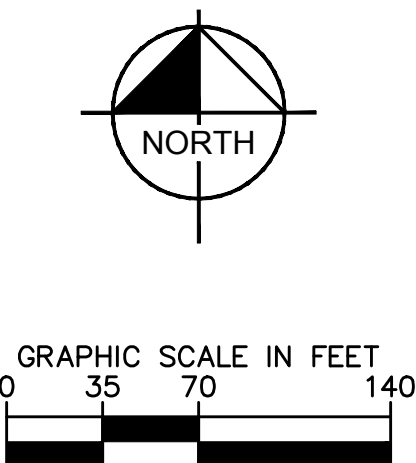
SONORAN SKY
 PRELIMINARY PLAT
 COVER SHEET
 SCOTTSDALE, ARIZONA



PROJECT NO.
191919000

DRAWING NAME
45004PP-CV.DWG

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SONORAN SKY PRELIMINARY PLAT PRELIMINARY PLAT SCOTTSDALE, ARIZONA		SCALE (H): 1"=60' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: AJE CHECKED BY: ZJH DATE: SEPT 2021	PROJECT NO. 191919000 DRAWING NAME 45004PP.DWG 02 OF 04			

