

**STANDING STONES
PROJECT NARRATIVE
78-PA-2021
LONE MOUNTAIN ROAD +STANDING STONES ROAD
July 2021**

INTRODUCTION

This site is ideally suited for a semi-custom home community. Each home will be specifically design to:

- fit each lot to owners taste
- maximize the views
- accent unique architectural features
- and be constructed to the most rigorous standards

Future semi-custom homes will be designed to fit each development envelope as it is not feasible to have flat pre-designed homes fit well on any of these lots. No mass grading. The architecture of these homes will blend with the beauty of the natural setting of the Sonoran desert. This will produce a community that will compliment the character and spirit of the land and enhance the identity of the area.

LOCATION

Situated at west of the southwest corner of Lone Mountain Road and Standing Stones Road, Standing Stone is an assemblage of 2 lots totaling 10.0 gross acres. Combining these lots assures the City of maintaining strict control through the subdivision platting process.

The parcel numbers are: 219-11-451A and 219-11-450A.

The surrounding communities include Mirabel Village 9 to the west, Mirabel Village 7 to the north, and Treviso to the south and east. It is just southeast of the construction entrance to Mirabel Village. These lots lie in the Upper Desert Landform.

HISTORY

These two lots, which are approximately 5 acres each in size, are undeveloped land. The Deed numbers are 210338577 and 210372363.

PRELIMINARY PLAT REQUEST

We request preliminary plat approval for an eight (8) lot subdivision without amended development standards. This project complies with the City's General Plan.

SUBDIVISION DESIGN, LOT SITING, AND SENSITIVE DESIGN

The internal street Stoney Circle and all Development Envelopes were configured to follow the natural topography of the site and reduce impacts to the existing washes and other sensitive areas. We began by identifying natural features using aerial photography, topographic mapping, slope analysis, bedrock and soils investigations, distance to neighbors, and on-site visualization, with the intent of preserving the surrounding desert conceptual siting of the development envelopes and road began by defining areas of significant natural features we want to retain and defining areas suitable for improvements. Those areas we want to retain include wash corridors, small rock formations, large trees, and concentrated vegetation. The result is this proposed 8 lot subdivision that integrates the natural features of the site and strives to protect the areas of highest aesthetic and environmental value. This design encourages development towards an organic design, instead of the typical block style subdivisions of the past.

We examined the site to ensure adequate buffering and protection of natural features like small rock clusters and wash corridors are preserved. We've created a site plan that best integrates the improvements within the environment. This property has many aesthetic qualities with areas that have unique character. Each of these has been closely guarded and the layout has been intended to protect them and ensure design excellence. This development attempts to enhance the Sonoran desert by considering its topography, vegetation, washes and view corridors. Each building will be oriented to consider the character of its environmental context and be sensitive to the surrounding area by protecting the natural features. This development will protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

The Fan 6A North wash provides further buffering along the west property line with Mirabel Village 9. This is a FEMA Flood Zone AE and will not be disturbed.

Four (4) detention areas will be situated throughout the subdivision. The detention basins collect the subdivision's stormwater runoff and will discharge at a metered rate less than the historical flowrate. The detention areas will be located behind walled areas and headwalls. These areas will be visible and have access from roadways. These areas will be dedicated as re-vegetated natural area open space and drainage easements. It will be the responsibility of lot owner to maintain the basin and keep the system free of debris and sediment.

A wash corridor will promote the unique natural character of the area. The site gently slopes downward from the northeast to the southwest with the largest wash meandering through the middle of the subdivision. Other minor watersheds exist on the property. The property hosts a diversified palette of mature plant species, particularly within the wash corridor area. Efforts have been made to site the lots in order to cause the least amount of impact to existing terrain and to maximize the NAOS. We identified areas most suitable for development envelopes and appropriate for preservation based on the presence of natural features.

DEVELOPMENT ENVELOPES

Development areas have been oriented outside of wash corridors, maintain the site's natural features, and blend into the desert topography. The development areas are defined by the plat and are located within the building setbacks.

Natural area open spaces are continuous, provide a buffer to adjacent properties, and are designed to minimize disturbance within the most sensitive natural features. Development envelopes have been laid out around washes, small boulder clusters, small game trail corridors, and view sheds.

NEIGHBORHOOD INVOLVEMENT MEETINGS

A letter has been mailed to the surrounding neighbors and property (within 750'). An exhibit was also included in the mailing. Neighbors were instructed to email Graham Surveying and Engineering, Inc. or the city project coordinator.

No meetings are planned at this time.

INFRASTRUCTURE

Stoney Circle will be constructed according to MAG standards with an 18 inch ribbon curb on both sides. There will be a Cross Access Easement which will also be constructed with 18 inch ribbon curb.

All streets will be private. There will be a gate just south of Standing Stones Road.

UTILITIES AND SERVICES

The following utilities will be provided for the subject property:

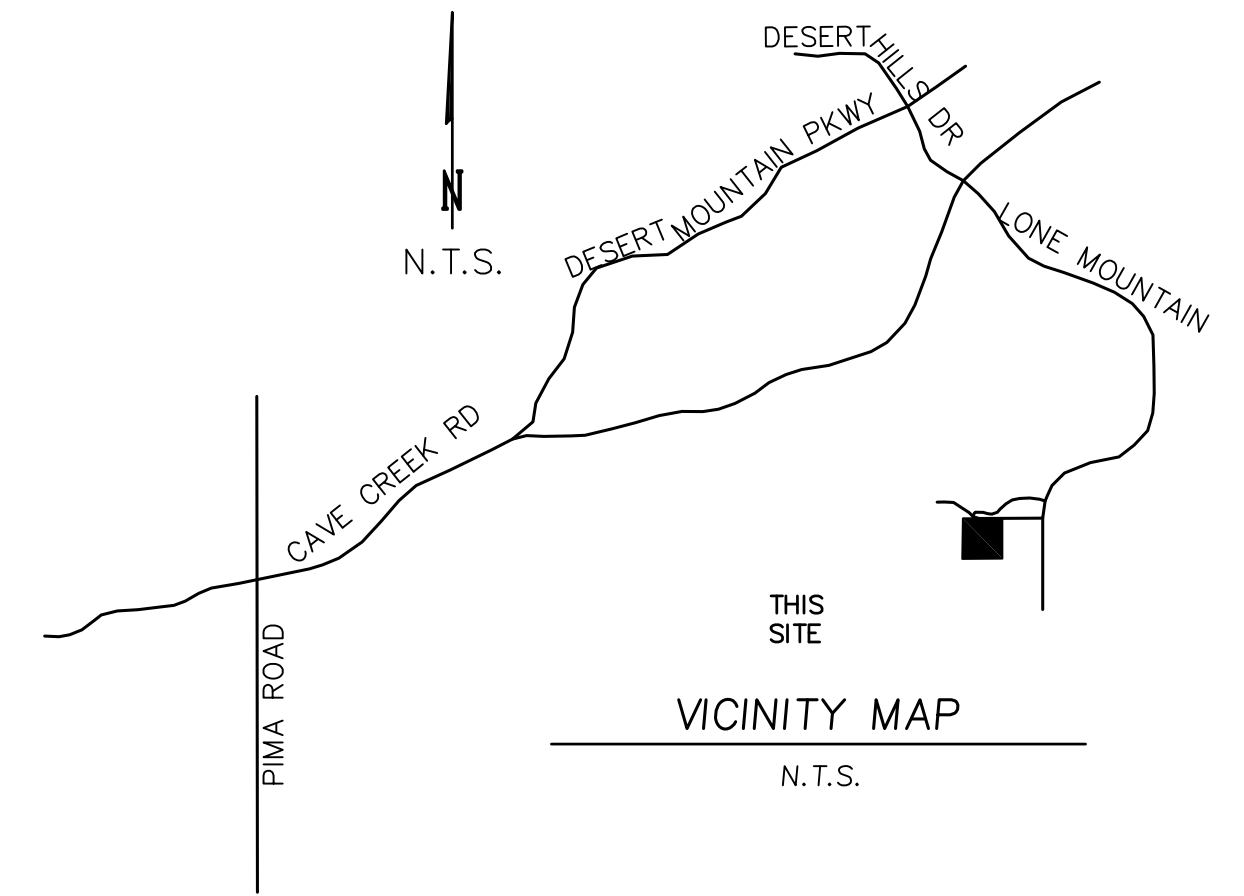
Sewer	City of Scottsdale
Electric	Arizona Public Service
Telephone	CenturyLink
Water	City of Scottsdale
Gas	Southwest Gas
Cable TV	Cox Communications
Police	City of Scottsdale Police Department
Fire	City of Scottsdale Fire Department
Schools	Cave Creek Unified School District

CONCLUSION

Standing Stones will be developed in an environmentally sensitive manner with careful attention to each of the natural environmental elements, including the wash and drainage corridors, natural vegetation, scenic corridor, minor boulder clusters and open space.

PRELIMINARY PLAT STANDING STONES

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33
TOWNSHIP 6 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
SCOTTSDALE, MARICOPA COUNTY, ARIZONA.



NOTES:

THE DEVELOPMENT ENVELOPE LYING OUTSIDE OF BUILDING SETBACK LINES SHALL BE USED ONLY FOR A POOL, MECHANICAL EQUIPMENT, SITE WALLS, OUTDOOR FIREPLACE, BBQ, DRIVEWAY, OPEN PATIO, AND/OR OUTBUILDING.

THE BUILDING SETBACKS DETERMINE THE SETBACKS FOR MAIN BUILDING ONLY.

A STRUCTURE MAY BE CONSTRUCTED WITHIN FIVE FEET OF THE SCENIC CORRIDOR OR DETENTION BASIN.

6.1070 DESIGN STANDARDS. B. BUILDING HEIGHTS. A. THE MAXIMUM BUILDING HEIGHT IN THE ESL DISTRICT SHALL BE ESTABLISHED BY A PLANE MEASURED VERTICALLY ABOVE THE EXISTING NATURAL TERRAIN ELEVATION PRIOR TO GRADING; AS THE NATURAL GRADE RISES, THE MAXIMUM HEIGHT WILL RISE ACCORDINGLY. SMALL AREA OF RUGGED TERRAIN INCONSISTENT WITH THIS PLANE WILL NOT REDUCE BUILDING HEIGHT. SMALL AREAS ARE THOSE FEATURES WITH A MAXIMUM WIDTH OF TWENTY-FIVE (25) FEET.

DETENTION BASINS MAY BE REVEGETATED ON INDIVIDUAL LOT GRADING & DRAINAGE PLANS.

ANY NAOS THAT IS DEDICATED OVER A PUBLIC UTILITY EASEMENT OR DRAINAGE EASEMENT SHALL BE COUNTED AS REVEGETATED NAOS.

SLOPE EASEMENTS MAY BE REVEGETATED NAOS.

NAOS SHALL NOT BE DEDICATED WITHIN FIVE (5) FEET OF ANY BUILDING.

NAOS AREAS DEDICATED WITHIN TEN (10) FEET OF ANY BUILDING SHALL BE CONSIDERED AS REVEGETATED NAOS.

NAOS AREAS DEDICATED WITHIN FIVE (5) FEET OF ANY WALL SHALL BE CONSIDERED AS REVEGETATED NAOS.

NAOS IS PERMITTED IN FRONT YARD ON THE INDIVIDUAL LOT GRADING PLANS.

DRAINAGE NOTES:

DRAINAGE OF INDIVIDUAL LOT DEVELOPMENT SHALL BE GRADED SUCH THAT HISTORICAL FLOWS ARE NOT CHANGED.

DETENTION AREA NOTE:

REFER TO DRAINAGE REPORT FOR DRAINAGE DETENTION AREA CALCULATIONS AND LOCATIONS.

NAOS PROVIDED & LOT DATA:

LOT	LOT AREA	DEVELOPMENT ENVELOPE	UNDISTURBED NAOS DEDICATED BY PLAT
LOT 1	44,549 SF	16,472 SF	20,828 SF
LOT 2	46,840 SF	14,063 SF	16,458 SF
LOT 3	47,965 SF	13,556 SF	18,028 SF
LOT 4	63,785 SF	15,983 SF	33,596 SF
LOT 5	50,809 SF	17,971 SF	19,103 SF
LOT 6	43,578 SF	15,171 SF	15,882 SF
LOT 7	49,896 SF	14,570 SF	23,598 SF
LOT 8	55,004 SF	13,922 SF	30,113 SF
TOTAL	402,429 SF	121,708 SF	177,606 SF

LOT TABLE

LOT #	LOT AREA
LOT 1	44,549 SF
LOT 2	46,840 SF
LOT 3	47,965 SF
LOT 4	63,785 SF
LOT 5	50,809 SF
LOT 6	43,578 SF
LOT 7	49,896 SF
LOT 8	55,004 SF

TOTAL LOT AREA 402,429 SF / 9.24 AC± (APPROX)

TRACT TABLE

TRACT #	AREA
TRACT "A"	4,458 SF
TRACT "B"	4,174 SF

TOTAL TRACT AREA 8,629 SF / 0.20 AC± (APPROX)

TOTAL 411,058 SF / 9.44 AC± (APPROX)

LEGEND:

- BRASS CAP MONUMENT
- △ SUBDIVISION CORNER
- △ FOUND MONUMENT
- RECORD MONUMENT
- PROPERTY LOT LINE
- - - STREET MONUMENT LINE
- - - EASEMENT
- - - NAOS
- BSL BUILDING SETBACK LINE
- C.A.E. CROSS ACCESS EASEMENT
- C.O.S. CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- M MONUMENT LINE
- NAOS NATURAL AREA OPEN SPACE
- P.U.E & S.E. PUBLIC UTILITIES & SLOPE EASEMENT
- ROW RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

OWNER:

ESOTERIC STRATEGIES LP
C/O FREEDOM WORKS CONSTRUCTION PARTNER
8742 E. VIA DE COMMERCIO
SCOTTSDALE, AZ 85258
480-688-5620
AS@FREEDOMWORKSCONSTRUCTION.COM

ENGINEER/SURVEYOR:

GRAHAM SURVEYING & ENGINEERING, INC.
PO BOX 1240
CAREFREE, AZ 85377
480-488-4393
BRZHA@GRAHAMSANDE.COM

HOMEOWNERS ASSOCIATION:

N/A
HOMES SHALL CONFORM TO C.O.S. REGULATIONS

UTILITIES:

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX

SITE DATA:

GROSS AREA	435,327.90 SF
NET AREA	411,057.39 SF (9.44 AC±)
DENSITY	.847 DU/AC
AVG. LOT	50,304 SF
MIN. LOT	43,578 SF

COS 1/4 SEC. #

61-53 / 62-53

ZONING:

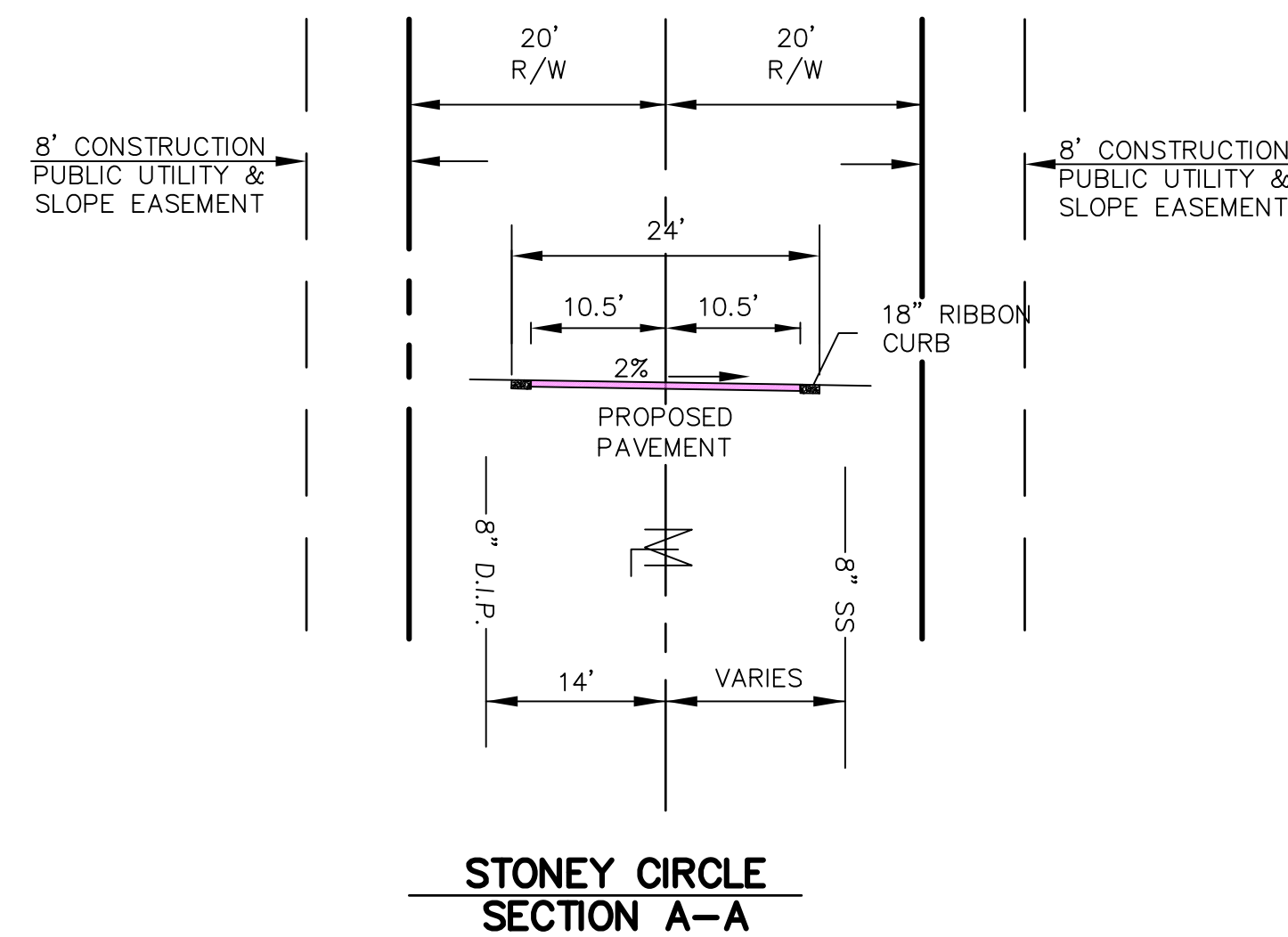
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LANDFORM:

UPPER-DESERT

ZONING ORDINANCE DEVELOPMENT STANDARDS:

MIN LOT AREA	43,000 SF
MIN LOT WIDTH	150 SF
MIN YARD SETBACKS:	
FRONT YARD	40'
SIDE YARD	20'
REAR YARD	35'
MINIMUM DISTANCE BETWEEN BUILDINGS:	
MAIN BUILDING & ACCESSORY BUILDING	10'
MAIN BUILDING / ADJACENT LOTS	40'
MAX WALL HEIGHT	8'



**STONEY CIRCLE
SECTION A-A**

NOTE:

PROPOSED GRADE CONTOURS SHOWN HEREON ARE SUBJECT TO REVISION DURING THE FINAL PLAT DESIGN STAGE.

BENCHMARK:

FD 1"IP 1.28"UP W/2 1/4" GLO BC STAMPED 1/4
S33 S4 1919" NOTE-FBW RUNS E-W OVER MON
ELEVATION= 2803.84 (NAVD 88)

GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors

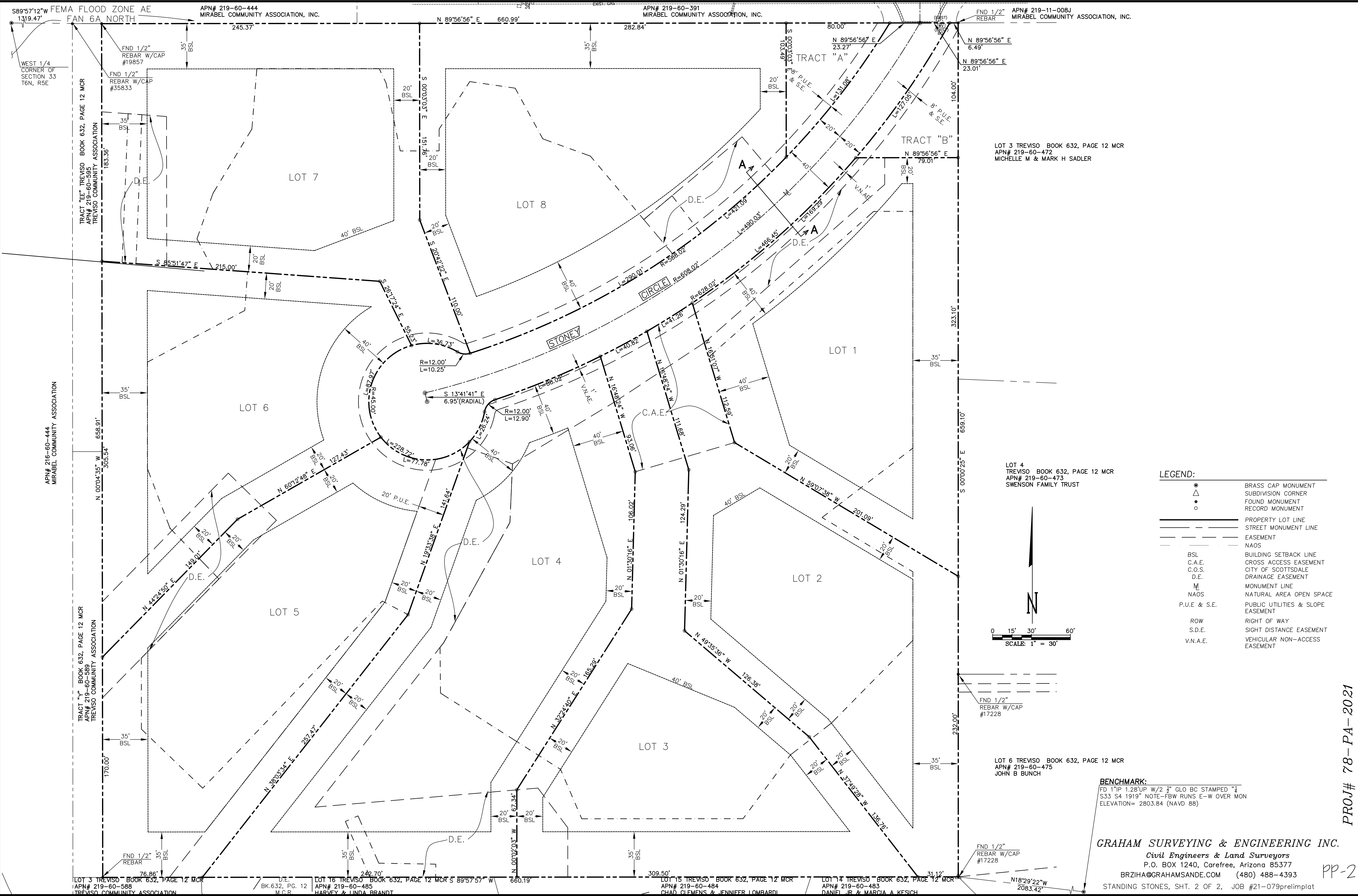
P.O. BOX 1240, Carefree, Arizona 85377

BRZHA@GRAHAMSANDE.COM (480) 488-4393

STANDING STONES, SHT. 1 OF 2, JOB #21-079prelimplat

PROJ# 78-PA-2021

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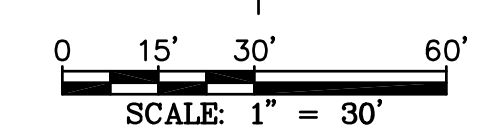


LOT 4
TREVISO BOOK 632, PAGE 12 MCR
APN# 219-60-473
SWENSON FAMILY TRUST

LOT 6
TREVISO BOOK 632, PAGE 12 MCR
APN# 219-60-475
JOHN B BUNCH

LEGEND:

●	BRASS CAP MONUMENT
△	SUBDIVISION CORNER
○	FOUND MONUMENT
○	RECORD MONUMENT
—	PROPERTY LOT LINE
- - -	STREET MONUMENT LINE
- - -	EASEMENT
- - -	NAOS
BSL	BUILDING SETBACK LINE
C.A.E.	CROSS ACCESS EASEMENT
C.O.S.	CITY OF SCOTTSDALE
D.E.	DRAINAGE EASEMENT
M	MONUMENT LINE
NAOS	NATURAL AREA OPEN SPACE
P.U.E & S.E.	PUBLIC UTILITIES & SLOPE EASEMENT
ROW	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT



BENCHMARK:
FD 1"IP 1.28"UP W/2 3" GLO BC STAMPED "1"
S33 S4 1919" NOTE-FBW RUNS E-W OVER MON
ELEVATION= 2803.84 (NAVD 88)

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