

**STANDING STONES
PROJECT NARRATIVE
7-PP-2021/78-PA-2021
LONE MOUNTAIN ROAD +STANDING STONES ROAD
November 2021
Updated January 19, 2022**

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 with amended development standards. According to the R1-43 zoning district, the minimum lot size is 43,000 square feet (sq.ft.). One lot, Lot 8, has only 39,789 sq. ft. This and other development standards will be discussed in more detail in this narrative. This project complies with the City's General Plan.

SUBDIVISION DESIGN, LOT SITING, AND SENSITIVE DESIGN

The internal streets Stoney Circle and Stoney Court 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.

Three (3) 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. 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.

AMENDED STANDARDS

We've designed this subdivision to be environmentally sensitive. Because significant design elements are used for the purpose of creating an environmental sensitive community are not in line with some development standards, we propose using amended development standards as allowed in Section 6, 1083 in the ESL ordinance. We are requesting the approval of the following changes from the development standards and offer the following justification for such request:

1. Minimum Lot Size: The minimum lot size for R1-43 is 43,000 square feet. We are requesting an eight (8) percent reduction for Lot 8. This will be the only lot undersized, and will help protect the main wash through the project.

2. The use of Flag Lots: Lots 3 & 7 are "flag" lots. Lot 3 is a flag lot not only to provide square footage for lot 2, but to prevent lot 2 from becoming a flag lot as well. By placing the lot line between Lot 4 & 3 down the middle of a small Wash 4, Lot 4 has more square footage, and therefore, will be able to build away from the major Wash 2. Lot 7 is a flag lot to provide lots 6 & 8 with as much square footage as possible. Lot 7 does not contain any major washes

We offer the additional justification per Section 6.1083.

3. There will be no sidewalks, perimeter subdivision walls, or streetlights according to the Upper Desert Landform requirements, and ESLO. Even though Figure 5-3.19 shows sidewalk, Section 5-3.110, C outlines exemptions. Neither Maribel Village nor Treviso have sidewalks. Sidewalks would add to the increase of storm water and the "heat island" effect, which would be against the spirit of ESL development.

4. We are saving approximately 800 lineal feet of natural wash and the nearby vegetation. We are also dedicating 10% more NAOS than what is required.

5. The proposed layout will preserve most of the large wash and a smaller wash to the southeast. Future protection is guaranteed by dedication NAOS throughout the sensitive areas.

6. We are providing a minimum 35 foot buffer around the entire subdivision to create more space between neighbors.

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 and Stoney Court will be constructed according to MAG standards with an 18 inch ribbon curb on both sides. A portion of Stoney Circle will have roll 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

Covenant to Construct

Standing Stones developers understand that a covenant to construct and assurances are required prior to final plat recordation. The developers will provide the City with a financial assurance that the improvements associated with the development, such as street paving, curb and gutter, water lines, and traffic signals will be properly installed. The covenant to construct defines the improvements and the standards to which they are to be constructed while the financial assurances protect the City by providing the City with the money to finish the improvements, if for some reason the developer does not do so.

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.

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 ARE PER ZONING ORDINANCE

NO ACCESSORY BUILDING ALLOWED IN BUILDING SETBACKS.

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.

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

NAOS TO REMAIN PER THIS APPROVED PLAT AND SHALL NOT BE RELEASED OR REDEDICATED.

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:

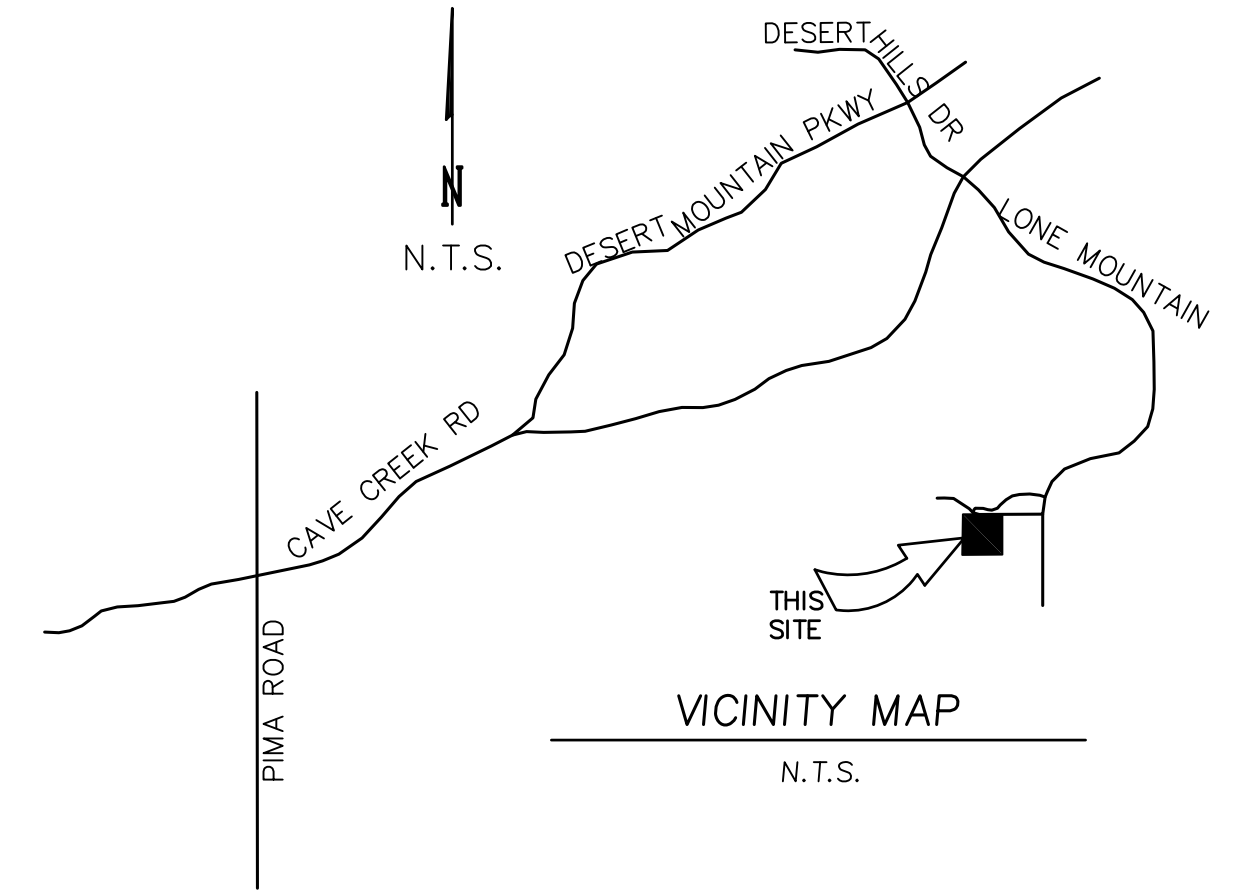
DRAINAGE OF INDIVIDUAL LOT DEVELOPMENT SHALL BE GRADED SUCH THAT HISTORICAL FLOWS ARE NOT CHANGED.

DETENTION AREA NOTE:

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

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.



NAOS PROVIDED & LOT DATA:

LOT	LOT AREA	DEVELOPMENT ENVELOPE	UNDISTURBED NAOs DEDICATED BY PLAT
LOT 1	59,233 SF	16,154 SF	37,919 SF
LOT 2	43,592 SF	14,198 SF	22,505 SF
LOT 3	43,575 SF	12,657 SF	24,599 SF
LOT 4	59,362 SF	15,983 SF	36,956 SF
LOT 5	50,602 SF	17,681 SF	23,620 SF
LOT 6	43,578 SF	13,638 SF	18,344 SF
LOT 7	49,102 SF	15,688 SF	22,055 SF
LOT 8	39,789 SF	13,922 SF	16,238 SF
TOTAL	388,833 SF	119,911 SF (2.75 ac±)	202,236 SF (4.64 ac±)

LOT TABLE

LOT #	LOT AREA
LOT 1	59,233 SF
LOT 2	43,592 SF
LOT 3	43,575 SF
LOT 4	59,362 SF
LOT 5	50,602 SF
LOT 6	43,578 SF
LOT 7	49,102 SF
LOT 8	39,789 SF

TOTAL LOT AREA 388,833 SF / 8.93 AC± (APPROX)

TRACT TABLE

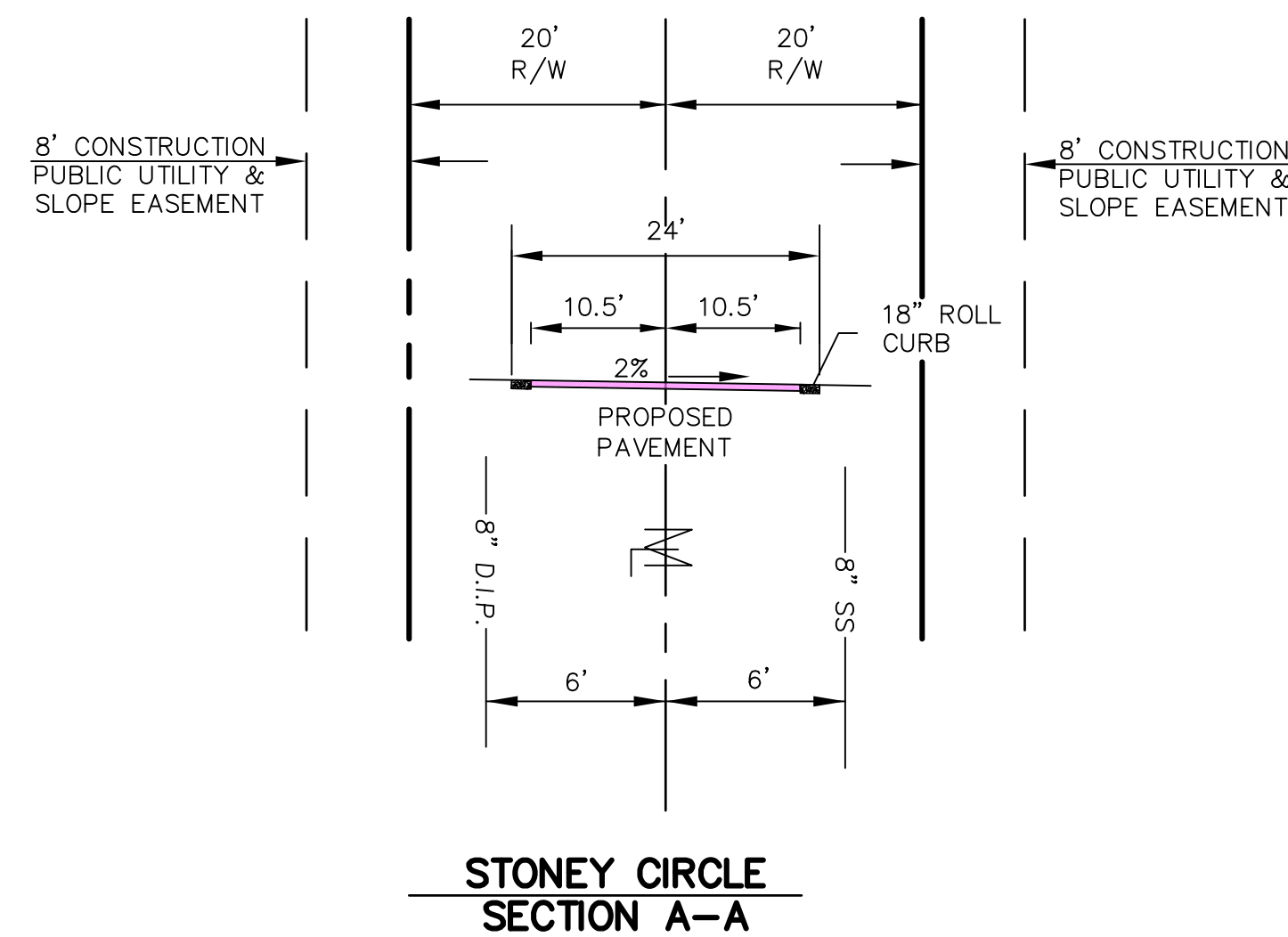
TRACT #	AREA
TRACT "A"	46,500 SF

TOTAL TRACT AREA 46,500 SF / 1.07 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.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



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

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'

COS 1/4 SEC. #
61-53 / 62-53

ZONING:
RT-43

LANDFORM:
UPPER-DESERT

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
BRZIHA@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

GRAHAM SURVEYING & ENGINEERING INC.

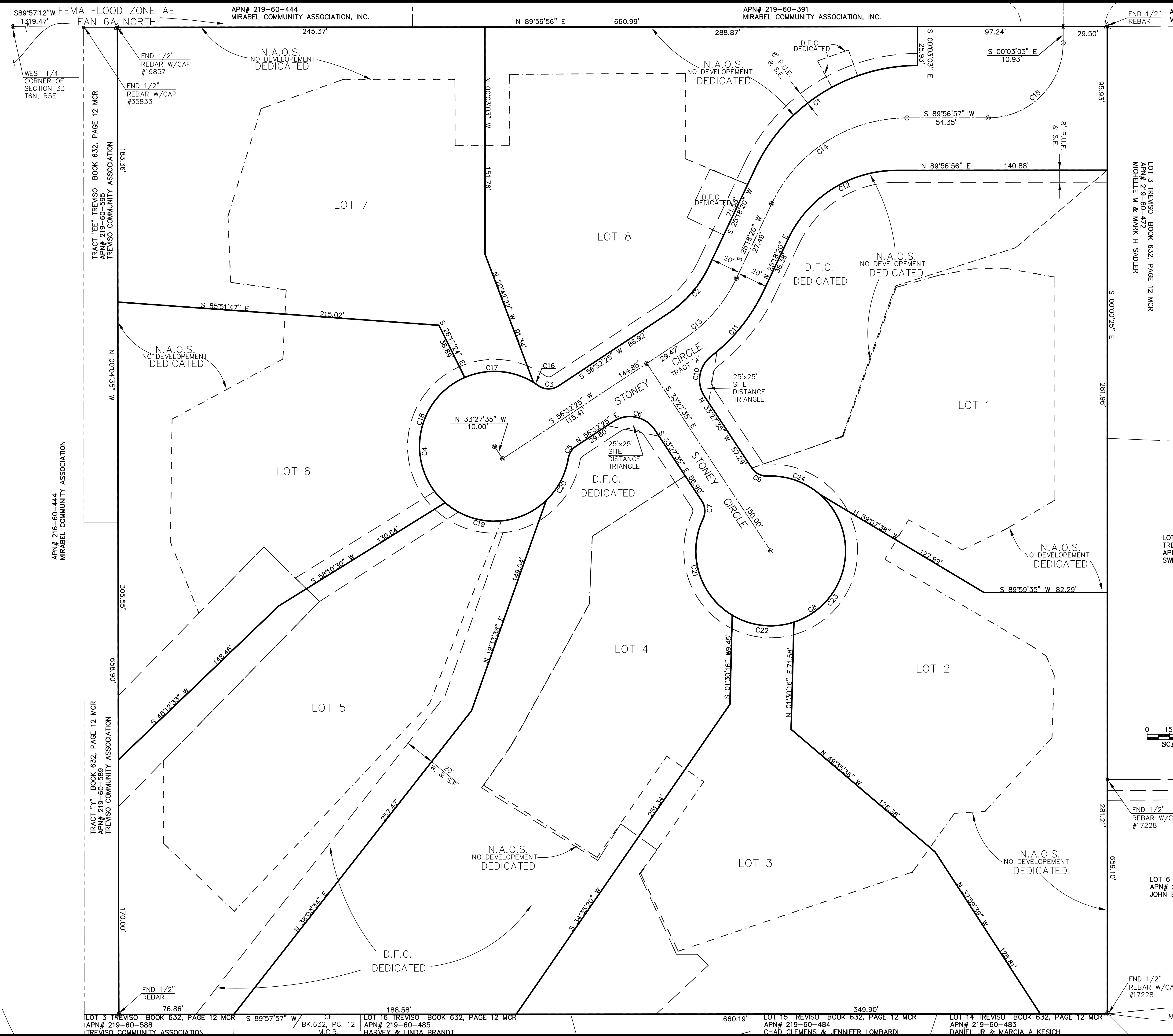
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377

BRZIHA@GRAHAMSANDE.COM (480) 488-4393

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

PROJ# 78-PA-2021

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CURVE TABLE (CALCULATED)						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	120.00	64°38'37"	135.39	75.92	S57°37'38"W	128.32
C2	80.00	31°14'05"	43.61	22.36	N40°55'22"E	43.07
C3	12.00	69°12'59"	14.50	8.28	S88°51'05"E	13.63
C4	50.00	296°34'27"	258.81	30.90	S22°31'49"E	52.57
C5	12.00	47°21'28"	9.92	5.26	S32°51'41"W	9.64
C6	20.00	90°00'00"	31.42	20.00	N78°27'35"W	28.28
C7	12.00	58°55'37"	12.34	6.78	N03°59'46"W	11.80
C8	50.00	297°51'15"	259.93	30.13	N56°32'25"E	51.61
C9	12.00	58°55'37"	12.34	6.78	S62°55'24"E	11.80
C10	20.00	85°41'18"	29.91	18.55	S09°23'04"W	27.20
C11	120.00	26°55'23"	56.39	28.72	N38°46'01"E	55.87
C12	80.00	64°38'36"	90.26	50.62	S57°37'38"W	85.55
C13	100.00	311°4'05"	54.52	27.95	N40°55'22"E	53.84
C14	100.00	64°38'37"	112.82	63.27	S57°37'38"W	106.93
C15	50.00	90°00'00"	78.54	50.00	N44°56'57"E	70.71
C16	50.00	4°18'43"	3.76	1.88	N56°23'57"W	3.76
C17	50.00	54°47'19"	47.81	25.91	N85°56'59"W	46.01
C18	50.00	115°29'37"	100.79	79.24	S08°54'33"W	84.57
C19	50.00	85°01'26"	74.20	45.84	N88°39'02"E	67.57
C20	50.00	36°57'21"	32.25	16.71	N27°39'38"E	31.69
C21	50.00	84°35'20"	73.82	45.49	S16°49'38"E	67.29
C22	50.00	48°56'45"	42.71	22.76	S83°35'40"E	41.43
C23	50.00	121°08'33"	105.72	88.63	N11°21'41"E	87.10
C24	50.00	43°10'36"	37.68	19.78	N70°47'54"W	36.79

LEGEND:

- BRASS CAP MONUMENT
- △ SUBDIVISION CORNER
- FOUND MONUMENT
- RECORD MONUMENT
- PROPERTY LOT LINE
- - - STREET MONUMENT LINE
- - - EASEMENT
- - - N.A.O.S.
- BSL BUILDING SETBACK LINE
- C.O.S. CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
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LOT 3 TREVISO BOOK 632, PAGE 12 MCR
APN# 219-60-472
MICHELLE M & MARK H SADLER

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

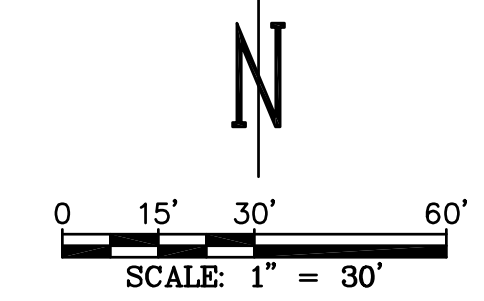
LOT 6 TREVISO BOOK 632, PAGE 12 MCR
APN# 219-60-475
JOHN B BUNCH

BENCHMARK:
FD 1"IP 1.28"UP W/2 3/4" GLO BC STAMPED "1"
S33 S4 1919" NOTE-FBW RUNS E-W OVER MON
ELEVATION= 2803.84 (NAVD 88)

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



PROJ# 78-PA-2021

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