

STORYROCK
Phase 1A

PROJECT NARRATIVE
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—-PP-2016
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Introduction

STORYROCK PHASE 1A is part of the proposed 443 lot STORYROCK master planned community located in north Scottsdale, just a few miles north of the McDowell Mountains, approximately between Ranch Gate Rd. and the Pinnacle Peak Rd. alignment (from north to south) and 128th St. and the 134th St. alignment (from west to east). The site currently sits vacant much like the surrounding land.

STORYROCK PHASE 1A will be an upscale neighborhood consisting of 66 lots, which takes advantage of north Scottsdale's continued growth allowing future residents prime access to the outdoor recreation opportunities and amenities of the surrounding region. This narrative explores the proposed 80.19 acre STORYROCK PHASE 1A community in context with the 2001 Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Design Principles.

Location

The 80.19 acre PHASE 1A site is located in the northern portion of the STORYROCK development adjacent to the McDowell Sonoran Preserve at the northeast corner of 128th Street & Ranch Gate Road in north Scottsdale. Portions of ten parcels (217-01-001C, -001S, -001Q, -001U, -008N, -008P, -101, -102, -029, -030) make up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

- North - Vacant Private Land
- East - Vacant Public Land
- South - Vacant Private Land & Proposed STORYROCK - Phase 1B Community
- West - McDowell Sonoran Preserve

Existing Conditions

Washes/drainage

Natural desert washes transect the Site providing both drainage and wildlife corridors. Two prominent washes have been preserved, enhanced and emphasized in the current Site Plan and will continue to route runoff and storm water while offering pedestrian corridor connections to adjacent proposed preserve trails.

Boulders

The STORYROCK PHASE 1A site includes a variety of natural boulder groupings scattered throughout the property. Development envelopes have been strategically placed to preserve these features while allowing future residents the ability to enjoy them. While none of these features meet the “Boulder Feature” or “Boulder Cluster” criteria, as defined in the Zoning Ordinance, the majority of these boulders will be preserved. In the few cases where small boulders are located within a development envelope, they will be encouraged to be preserved and/or used in the common community landscaping.

Requests

This Preliminary Plat approval request is the next step in the development process following the approved rezoning request (13-ZN-2014) to the current Planned Community District, Environmentally Sensitive Lands, with multiple Single-Family Residential district comparable zonings (P-C R1-18, R1-35, R1-43, R1-70 ESL). In addition to the preliminary plat, a recent Master Plan submittal (1-MP-2016) has submitted and is currently under review. This preliminary plat application also includes a request for amended development standards, subject to Staff and Development Review Board approval, in accordance with Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and preserving natural environmental features and providing 50% of overall STORYROCK Master Plan Area as open space.

The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, and native vegetation. In compliance with the amended development standards, lot areas will be reduced in order to maximize open space throughout the community.

Development Plan

Theme

Although the STORYROCK PHASE 1A neighborhood contains a variety of comparable zoning districts (R1-18, R1-35, R1-43 and R1-70 ESL), the community is being planned as a single, cohesive development with a consistent theme and character to be consistent with the STORYROCK Master Environmental Design Concept Plan (MEDCP). The

proposed STORYROCK PHASE 1A Community embraces its native desert setting while providing a variety of high end home sites. The premier views remain the focus of this community with natural Sonoran landscaping and a relaxing desert atmosphere. Architecture will be designed to blend into the natural desert surroundings. The community entry into the STORYROCK community set the precedence in establishing the character of the project. Each entry will be designed with a modern desert character that reflects the quality of natural desert colors and textures to blend seamlessly into environment while providing unique thresholds into the community. This theme will be woven throughout a variety of entry experiences both internal and external to the project. Each location will contribute to a hierarchy of entry conditions in order to reflect the scale and importance of each situation as it relates to both primary and secondary community entries.

Site

STORYROCK PHASE 1A includes 76 lots altogether of which 10 lots, on 10 acres, is to be platted at a later date through an additional application. The current proposed 66 lot Site Plan includes non-uniform development envelopes which take advantage of natural terrain and viewsheds from every home. Natural and enhanced washes provide critical drainage while enhancing the native desert setting. The location of boulders and major washes strongly influenced the design of the site plan, positioning development to generally avoid disturbance of these natural features. Together, the viewsheds, boulders, stands of native vegetation and wash corridors comprise the highest priority open space on the Site.

Circulation

The main point of access is provided off 128th Street along Ranch Gate Rd. and through a shared vehicular gate. The proposed private local internal street meanders through the natural topography allowing residents the ability to take in views of the natural desert setting and to minimize cuts and fills. The internal street alignments have been located to minimize the number of wash crossings and will be rural in nature in order to minimize the area of total street improvements throughout the neighborhood and to help preserve additional undisturbed open space.

Open Space

The plan maintains 48 acres of Natural Area Open Space, contributing to 50% of the STORYROCK Master Plan Area being open space. The open space areas include a one hundred foot wide Scenic Corridor along 128th Street, perimeter open space setbacks around the Site, boulder features, stands of native desert vegetation, as well as the major

washes running through the Site. The wash corridors work to guide open space through the development while also providing pedestrian corridors to the surrounding recreational trails.

STORYROCK TOTAL N.A.O.S.			
	GROSS ACRES	N.A.O.S. PROVIDED	% N.A.O.S.
PHASE 1A	94.12 ACRES	48.0 ACRES	51.0%
PHASE 1B	82.16 ACRES	39.7 ACRES	48.4%
PHASE 1C	78.97 ACRES	34.2 ACRES	43.3%
PHASE 2 A&B	80.19 ACRES	35.8 ACRES	44.6%
PHASE 3A	96.11 ACRES	52.2 ACRES	54.3%
PHASE 3B	30.02 ACRES	19.8 ACRES	72.3%
TOTAL	461.73 ACRES	229.6 ACRES	50.0%

Homeowners Association Maintenance Responsibilities and CC&Rs

The STORYROCK Homeowners Association will be the party responsible for the future maintenance of all private infrastructure, landscaping, open space, and internal roadways. Public infrastructure and publicly dedicated Property will be the responsibility of the City of Scottsdale unless otherwise noted.

Scottsdale General Plan

Scottsdale's unique community values and vision are incorporated in the proposed development by enhancing neighborhoods and communities, integrating the southwestern and desert character, and promoting quality of life through livability at STORYROCK PHASE 1A and the surrounding area.

SCOTTSDALE'S SIX GUIDING PRINCIPLES

STORYROCK PHASE 1A acknowledges 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 STORYROCK PHASE 1A Preliminary Plat, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

1) Preserve Meaningful Open Space

The McDowell Sonoran Preserve, located west, north and east of the proposed development, provides dedicated outdoor open space throughout the area and is supported and continued through STORYROCK PHASE 1A. Incorporating generous buffers, preservation of existing desert landscaping, and contributing to 50% open space within the STORYROCK Master Plan Area are a few ways STORYROCK PHASE 1A can continue the commitment Scottsdale has made to open space.

2) Enhance Neighborhoods

STORYROCK PHASE 1A follows north Scottsdale's neighborhood model of unique desert living with optimal recreational opportunities. Residents will be living amongst hiking trails while maintaining access to urban essentials.

3) Seek Sustainability

Scottsdale's commitment to sustainability is highlighted in STORYROCK PHASE 1A's low impact proposal which utilizes the natural desert landscaping and emphasizes low water-use vegetation.

4) Support Economic Vitality

With the development of STORYROCK PHASE 1A the local economy will continue to grow and thrive. An increase in residents will strengthen the economy through increased sales, essentially sustaining local business owners in the community. The increasing demand will also allow for residents to explore new business and entrepreneurial opportunities.

5) Advance Transportation

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. STORYROCK PHASE 1A will utilize existing and improve infrastructure in 128th St. and will encourage pedestrian access through surrounding proposed trails.

6) Values Scottsdale's Unique Lifestyle and Character

Scottsdale's irreplaceable desert character and unmatched lifestyle is seen as a building block for the STORYROCK PHASE 1A community. Residents will enjoy exceptional views, have the opportunity to take advantage of nearby trails/outdoor space, and indulge in nearby fine dining and shopping experiences. This community encourages a lifestyle that Scottsdale residents appreciate and enjoy.

SCOTTSDALE'S TWELVE PLAN ELEMENTS

The 2001 Scottsdale General Plan includes twelve plan elements that relate to the six guiding principles. STORYROCK PHASE 1A recognizes these elements, listed below, and intends to meet and exceed these guidelines.

- 1) Preserve meaningful Open Space
 - a. Open Space and Recreation Element
 - b. Preservation & Environmental Planning Element
- 2) Enhance Neighborhoods
 - a. Community Involvement Element
 - b. Housing Element
 - c. Neighborhoods Element
- 3) Seek Sustainability
 - a. Cost Development Element
 - b. Growth Areas Element
 - c. Public Services and Facilities Element
- 4) Support Economic Vitality
 - a. Economic Vitality Element
- 5) Advance Transportation
 - a. Community Mobility Element
- 6) Value Scottsdale's Unique Lifestyle and Character
 - a. Character and Design Element
 - b. Land Use Element

Approval of the STORYROCK PHASE 1A Preliminary Plat, with the proposed amended the development standards, will fulfill the plan elements in the following ways:

- 1) **Preserve Meaningful Open Space**
 - a. **Open Space and Recreation Element**

"Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1A is surrounded by existing trails allowing pedestrian access to the beauty of the natural desert. The 66 lot community, just a few miles north of the McDowell Sonoran Preserve will utilize the recreation opportunities provided by the Tom Thumb trailhead while promoting scenic and natural corridors that take advantage of the 360 degree views.

2) Enhance Neighborhoods

a. Community Involvement Element

"Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1A's proposed development trends with the growth in north Scottsdale. As the Phoenix Metropolitan area expresses continued interest to live, recreate, and work in the area.

b. Housing Element

"Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1A will create a variety of medium and large-lot housing opportunities providing variety in the expanding housing market.

c. Neighborhood Element

"... making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their longterm attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1A homes will be high quality and will be encouraged to blend within the native surroundings. The homes will showcase the existing views and encompass a natural desert palate. The Sonoran Desert influence and lifestyle will work as a backbone to the community design.

3) Seek Sustainability

a. Cost Development Element

"... ongoing interest and participation of the people of the community in assuring that the quality, attractiveness and livability of their neighborhoods are maintained and enhanced."

The close vicinity to outdoor recreation enhances the livability and quality of life at STORYROCK PHASE 1A, which is centered on the notion that residents can engage in an active lifestyle with limited to no travel. With the surrounding attractiveness and quality of life provided by the McDowell Sonoran Preserve it is assured that this lifestyle can be maintained through development of this community.

b. Growth Areas Element

"The many diverse neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced, and a sense of community, shared among residents across the city, will be both obvious and admired."

STORYROCK PHASE 1A will enhance the existing area and will provide uniqueness from bordering neighborhoods by incorporating restricted development envelopes which will ensure that 50% of the STORYROCK Master Plan Area will be protected as open space creating a sense of community centered around the natural desert.

c. Public Services and Facilities Element

"Scottsdale will continue its efficient and high quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system."

STORYROCK PHASE 1A will work with the surrounding developments to access utilities and allow for residents to tie into City resources. All methods will be safe, reliable, and affordable for residents.

4) Support Economic Vitality

a. Economic Vitality Element

"The competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive."

The location of STORYROCK PHASE 1A will help support the nearby business districts by providing cliental and potential staff. North Scottsdale has experienced economic growth, and will continue to grow through this proposed neighborhood.

5) Advanced Transportation

a. Community Mobility Element

"Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."

By utilizing existing roadways and surrounding trails, which will provide alternatives to the automobile and improve air quality. The STORYROCK PHASE 1A community will provide a high quality of life for homeowners and tourists.

6) Value Scottsdale's Unique Lifestyle and Character

a. Character and Design Element

"Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations."

STORYROCK PHASE 1A will encompass the natural desert setting in development materials and architecture. The McDowell Sonoran Preserve serves as a focal point for the neighborhood incorporating views, access, and character. Future generations will benefit from this community for years to come.

b. Land Use Element

"Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy."

Residents will benefit from the relaxed STORYROCK PHASE 1A atmosphere. The outdoor enthusiasts will appreciate the natural desert setting and recreational opportunities. All ages will be able to enjoy and reflect within this unique neighborhood full of beautiful open spaces.

Dynamite Foothills Character Area Plan

The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group CityShape 2020. A Character Plan is a recommendation or guideline that strives to

implement a specific personality or sense of place into a neighborhood. It uses regulation polices like character plans to outline development, but is not a regulatory document.

The Dynamite Foothills Character area is located in North Scottsdale between the McDowell Mountain and the Lone Mountain alignment, and east of 112th Street to 136th Street. This area capitalizes on mountainous view sheds and remote desert environments. In order meet the vision of Rural Desert character, character strategies like minimizing street widths, strategic building envelopes, accentuating open space, and encouraging native desert landscaping are incorporated. Lower single family densities with twenty four feet building height equate to larger lot ranch style homes. Preferred wall designs and community amenities are suited to acknowledge wildlife corridors and maintain a rural character.

The goals listed below are outlined by Dynamite Foothills Character Area as strategic approaches to maintaining the personality of the area voted by residents and officials. Responses are outlined to explain how STORYROCK PHASE 1A is striving to meet the needs.

Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale.

Native vegetation will be used throughout the site including streetscapes and common areas. Simple screening and lack of perimeter walls compliment the meandering roadway, and encourage an open and natural community. The setbacks, building scale, and open spaces will be observed and in accordance with the surrounding conservation requirements. Street alignments and building placements have all been purposefully placed in order to preserve the natural washes and vegetation.

Goal 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.

Analysis of topography and open space are all performed to carefully situate the STORYROCK PHASE 1A development envelopes. NAOS has been strategically incorporated throughout the community with over 50% of the STORYROCK Master Plan Area dedicated as open space.

Goal 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

Open space can be found throughout the site, including along the perimeter of the property. This allows for an optimal transition from the built environment to the natural environment and to other surrounding developments. Drought tolerant plants have been selected for the landscape palette in order to meet desert landscaping requirements.

SCOTTSDALE DESIGN PRINCIPLES

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

- 1) **The design character of any area should be enhanced and strengthened by new development.**

Architecture will be encouraged to blend within the natural setting. This will allow the Sonoran Desert character to be showcased. STORYROCK PHASE 1A will also utilize the natural desert setting as landscaping throughout the site.

- 2) **Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:**

The connectivity of the site positions the homes to allow for spectacular views. The site is also conscious of its natural surroundings and plans to preserve and incorporate these elements in every way possible. The views and the peacefulness of the natural environment are what make this location prime. STORYROCK PHASE 1A has every intention of maximizing this guideline.

- 3) **Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.**

STORYROCK PHASE 1A will work with the rolling topography to create an original and natural setting. The terrain provides texture and color influence to the development that reflect the natural desert setting.

- 4) **Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.**

Wildlife corridors and buffers are planned within the site and intend to incorporate existing ecological conditions.

- 5) **The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.**

Public spaces, including streets and common tracts will use natural materials and landscaping to blend within the natural desert setting. Colorful cactus and flowers will be implemented to provide accents and depth.

- 6) **Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.**

STORYROCK PHASE 1A is surrounded by trails and bike paths throughout the Sonoran Preserve. This location will allow residents alternative modes of transportation and opportunities for social contract and interaction.

- 7) **Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

With adjacent trails located nearby and natural wash corridors and landscaping, residents will be able to take advantage of adjacent connections and natural shading opportunities.

- 8) **Buildings should be designed with a logical hierarchy of masses**

All buildings within STORYROCK PHASE 1A are residential and are designed with massing that suggests the environment in which they are located.

- 9) **The design of the built environment should respond to the desert environment:**

The color palate of the community will reflect the natural desert setting. Natural colors and vegetation will be incorporated throughout the site. The desert weather will encourage shading opportunities and heat sensitive materials.

- 10) **Developments should strive to incorporate sustainable and healthy building practices and products.**

Considerations to incorporate energy conservative and low impact design and construction practices at STORYROCK PHASE 1A will be encouraged.

11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Providing a large natural buffer from the Preserve to the site provides a natural desert transition into the community. All open spaces will utilize the character of the area and provide a variety of natural vegetation.

12) Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Utilizing native plants and the natural terrain will allow the proposed community to minimize its water intake.

13) The extent and quality of lighting should be integrally designed as part of the built environment.

Natural light will be encouraged in the community by providing open spaces and strategically placed windows. Light pollution will also be minimal by using full coverings on any necessary public lighting along with minimal decorative lighting. STORYROCK PHASE 1A will minimize glare in the neighborhood in order to suite the community's environmental needs.

14) Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Entries into the STORYROCK community set the precedence in establishing the character of the project. Each entry will be designed with a modern desert character that reflects the quality of natural desert colors and textures to blend seamlessly into environment while providing unique thresholds into the community. This theme will be woven throughout a variety of entry experiences both internal and external to the project. Each location will contribute to a hierarchy of entry conditions in order to reflect the scale and importance of each situation as it relates to both primary and secondary community entries.

Environmentally Sensitive Lands Ordinance

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay

encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

Twelve general statements from the ESL are listed below, with responses that outline how Preserve Ranch complies with the overlay standards and objectives.

- 1) **Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.**

Planning and Engineering analyses will be done to ensure that all potential hazards and sensitive areas are addressed.

- 2) **Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

The McDowell Sonoran Preserve is seen as an asset to STORYROCK PHASE 1A. Maintaining unrestricted views and caring for existing habitats and vegetation is a priority to keep the community atmosphere relevant.

- 3) **Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

Developing under the current zoning and contributing to over 50% open space within the STORYROCK Master Plan Area will allow STORYROCK PHASE 1A to protect renewable and nonrenewable resources.

- 4) **Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

In addition to the construction of new streets and infrastructure, STORYROCK PHASE 1A will utilize existing streets for access, water, emergency services, parks and recreation.

- 5) **Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect**

sensitive environmental features to sustain the unique desert character found in ESL areas.

The natural desert landscape will be preserved and highlighted through the STORYROCK PHASE 1A community. The design of the neighborhood incorporates unforgettable open space for viewing and enjoying.

- 6) Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

The significance of the McDowell Sonoran Preserve will be emphasized, providing educational opportunities as well as physical education. This opportunity will allow residents and visitors to appreciate and respect the natural desert.

- 7) Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

STORYROCK PHASE 1A will preserve and enhance existing wash corridors to ensure drainage features operate with no negative impacts to the development.

- 8) Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

By emphasizing and incorporating existing open space and other natural environments, STORYROCK PHASE 1A is able to minimize construction impacts. The pattern, design, and materials used on site will be of the highest quality with respect to the natural desert environment.

- 9) Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

Building heights and locations are all in compliance with the zoning guidelines. The landscaping will continue to respect the natural desert environment as STORYROCK PHASE 1A intends to use the natural desert as a theme for the area.

- 10) Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

The unique topography of this area is cherished for its open space, native desert vegetation and boulder features. Maintaining the natural state of this area is parallel with STORYROCK PHASE 1A's understanding and overall goal.

11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

STORYROCK PHASE 1A fulfills a growing housing demand while also preserving land by creating buffers and open space. The outdoor recreation will pull people outside and encourage engagement and understanding of the area they live in. Essentially the city will benefit from the development growth, the natural environment will be understood and unspoiled, and citizens will improve their quality of life.

12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

As a result of innovative planning and designing, through development envelopes, construction and development will provide minimal impact. This site emphasizes open space in order to minimize lot sizes. The proposed lot sizes allow residents to have little yard upkeep while native habitats will stay untouched. People will be encouraged to use the surrounding public facilities such as trails and bike paths.

Conclusion

We respectfully request approval of this Preliminary Plat application as it promotes a development approach that is sensitive to the environment and is consistent with the General Plan, Dynamite Foothills Character Plan, and the existing zoning.

Appendix A

Development Review Board Criteria

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response - The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhood and Natural Open Space as well as the overall Dynamite Character Area Plan. These designations consist of open areas with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 66 lot community respects the development and design standards by maintaining a low density of +/-8 du/ac and incorporating the natural open space around restricted building envelopes. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response - The open lot layout enhances the natural pedestrian walkways created by washes and boulder placement. Recreational trail connections are seen throughout the area, also providing connectivity to surrounding communities. Biking, equestrian, pedestrian paths, trail crossings and trailheads all surround the site. Relaxation and serenity is especially emphasized by low density development and mountain views.

- b. **Avoid excessive variety and monotonous repetition;**

Response - STORYROCK PHASE 1A will include the use of three potential architectural styles (Desert School, Desert Spanish and Desert Ranch) allowing the proposed upscale homes a sense of variety while integrating the community into the North Scottsdale area and its unique natural desert setting.

- c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response - Rear yards, oriented toward views, provide outdoor living spaces for residents to enjoy Arizona's year round warm climate. Natural materials and landscaping are also incorporated into the design in order to address the areas unique climate factors and Sonoran desert environment.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response - In order to promote vehicular and pedestrian safety, STORYROCK PHASE 1A will, in addition to providing new on-site streets and pedestrian corridors, improve the adjacent 128th St. corridor, including new pedestrian access, as well as certain agreed upon off-site improvements (per 13-ZN-2014).

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response - Mechanical equipment, appurtenances and utilities will be screened in design with the communities' architectural theme. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.



Amended Development Standards

Appendix A – Amended Development Standards (Legislative Draft)

Sec. 5.300. Single-family Residential (R1-18).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.304. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ thirteen thousand, five hundred (13,500) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ ninety (90) feet.

C. *Density*. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height*. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~thirty five (35)~~ twenty-six (26) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty five (35)~~ twenty-six (26) feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~thirty five (35)~~ twenty-six (26) feet shall be provided on each street. *Exception*: On a corner lot which does not abut a

key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ~~ten (10)~~ eight (8) feet.
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ twenty-three (23) feet.
4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than ~~twenty (20)~~ sixteen (16) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. Signs.

The provisions of article VIII shall apply.

Sec. 5.200. Single-family Residential (R1-35).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 29), 4-3-12)

Sec. 5.204. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-35 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~thirty-five thousand (35,000)~~ twenty-six thousand, two hundred and fifty (26,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

1. Width. All lots shall have a minimum width of ~~one hundred thirty-five (135)~~ one hundred one (101) feet.

C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be side yards of not less than ~~fifteen (15)~~ eleven (11) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ twenty six (26) feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall not be less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~thirty (30)~~ twenty two (22) feet.

G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, §§ 30, 31), 4-3-12)

Sec. 5.205. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.207. Signs.

The provisions of article VIII shall apply.

Sec. 5.100. Single-family Residential (R1-43).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 24), 4-3-12)

Sec. 5.104. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ thirty two thousand, two hundred fifty (32,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ one hundred thirteen (113) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet-in height .

E. Yards.**1. Front Yard.**

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ fifteen (15) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ twenty six (26) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ thirty (30) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

Sec. 5.105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.106. Signs.

The provisions of article VIII shall apply.

Sec. 5.030. Single-family Residential (R1-70).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 20), 4-3-12)

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.033. Approval required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, [section 1.900](#) hereof.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand, five hundred (52,500) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ one hundred eighty-eight (188) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. *Front Yard.*

a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on both streets.

c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. *Side Yard.* There shall be a side yard of not less than ~~thirty (30)~~ twenty three (23) feet on each side of a building.

3. *Rear Yard.* There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty-five (45) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60)~~ forty-six (46) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved

on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

I. *Corral*. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.036. Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

PRELIMINARY PLAT FOR STORYROCK PHASE 1A

PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER
KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 200
MESA, ARIZONA 85202
TELEPHONE: (602) 944-5500
CONTACT: JASON BURM, P.E.

SURVEYOR
SURVEY INNOVATION GROUP, INC
7740 N. 16TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85202
TELEPHONE: (602) 922-0780
CONTACT: JASON SEGNER

OWNER/DEVELOPER
CAVALIERE BANC, LLC
14420 N. 76TH PLACE
SCOTTSDALE, AZ 85206
TELEPHONE: 480-558-5205
CONTACT: CHASE EMERSON

BENCHMARK
1" IRON PIPE AT THE NORTH &
CORNER OF SECTION 11, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN.
COCOA POINT NAME 43561-1
ELEVATION = 2714.33 (NAVD '83)

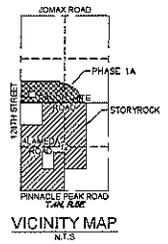
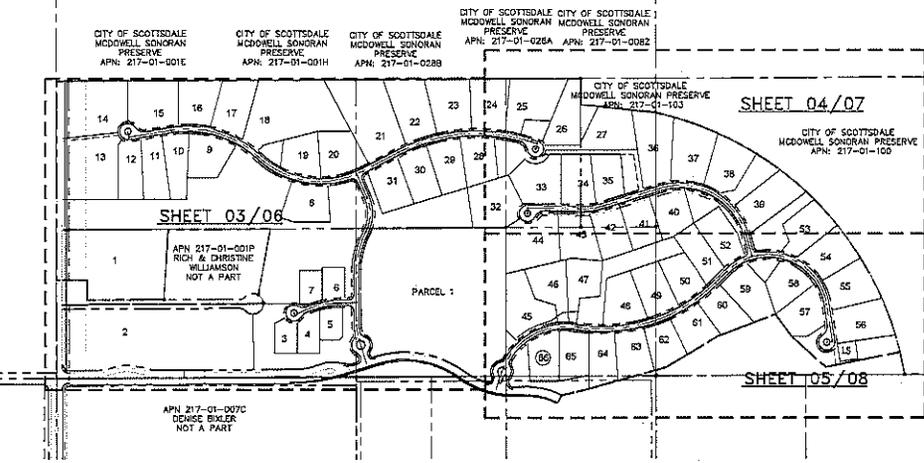
UTILITIES
WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
CABLE T.V. -
GAS -

ZONING
PLANNED COMMUNITY
DISTRICT (P-C ESL)
R1-18 ESL
R1-35 ESL
R1-43 ESL
R1-70 ESL

SITE DATA
GROSS AREA 94.13 AC±
NET AREA 92.28 AC±
TOTAL NUMBER OF LOTS 66
TYPICAL LOT SIZE CUSTOM
MINIMUM LOT AREA
R1-18 ESL 13,500 S.F.
R1-35 ESL 28,250 S.F.
R1-43 ESL 32,250 S.F.
R1-70 ESL 52,500 S.F.
PHASE 1A DENSITY** 0.78 DU/AC
**DENSITY CALCULATION EXCLUDES
PARCEL 1 AND TRACT K

SETBACK TABLE

R1-18 ESL	28.25 FT
FRONT	28.25 FT
REAR	7.50 FT
SIDE	7.50 FT
R1-35 ESL	30.00 FT
FRONT	28.25 FT
REAR	11.25 FT
SIDE	11.25 FT
R1-43 ESL	30.00 FT
FRONT	25.25 FT
REAR	15.00 FT
SIDE	15.00 FT
R1-70 ESL	45.00 FT
FRONT	45.00 FT
REAR	45.00 FT
SIDE	22.50 FT

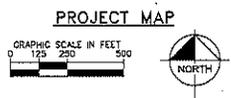


SHEET INDEX

SHEET NO.	TITLE
01	COVER SHEET
02	LEGAL DESCRIPTION & SPLITTING
03-05	PRELIMINARY PLAT PLAN
06-08	PRELIMINARY GRADING PLAN

GRADING NOTES
1. E2 & E3 INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

FIRE DEPARTMENT NOTES
1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'8"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER MSDMP 5-1.500.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)



LOT QUANTITIES

LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)
1	121481	23	40458	45	42852
2	226427	24	36304	46	31927
3	14371	25	45470	47	30835
4	17200	26	40843	48	33296
5	14208	27	41677	49	30910
6	14488	28	29243	50	26890
7	13743	29	30637	51	26481
8	31694	30	30098	52	29814
9	32143	31	29880	53	33325
10	27772	32	42963	54	33224
11	29139	33	35297	55	35603
12	27873	34	31465	56	38457
13	68920	35	28251	57	30791
14	66598	36	49502	58	28036
15	44877	37	45485	59	34485
16	33382	38	36556	60	27084
17	36179	39	35882	61	26880
18	88577	40	26039	62	26707
19	28058	41	28065	63	29708
20	34445	42	29023	64	27847
21	75897	43	32898	65	27569
22	43402	44	50228	66	27293

TRACT TABLE

NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 1	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	5.22
PARCEL 2	CITY OF SCOTTSDALE	LIFT STATION	0.15
TRACT A	PRIVATE HOA	PRIVATE STREET	8.02
TRACT B	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	1.25
TRACT C	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	5.88
TRACT D	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	0.17
TRACT E	PRIVATE HOA	HOAS/OPEN SPACE	0.06
TRACT F	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	0.57
TRACT G	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	1.02
TRACT H	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	0.61
TRACT I	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	3.18
TRACT J	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE/ UTILITY EASEMENT	0.69
TRACT K	PRIVATE HOA	HOAS/OPEN SPACE	0.52
TRACT L	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	0.47
TRACT M	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	0.38
TRACT N	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE/ UTILITY EASEMENT	0.50
TRACT O	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	0.44
TRACT P	PRIVATE HOA	HOAS/OPEN SPACE/ DRAINAGE	0.20

HOAS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (HOAS) / DRAINAGE EASEMENTS.
REQUIRED HOAS PER MSDP (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC.
PROPOSED HOAS (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC. (51.8%)
FUTURE PARCEL 1 & TRACT K HOAS: 3.82± AC.

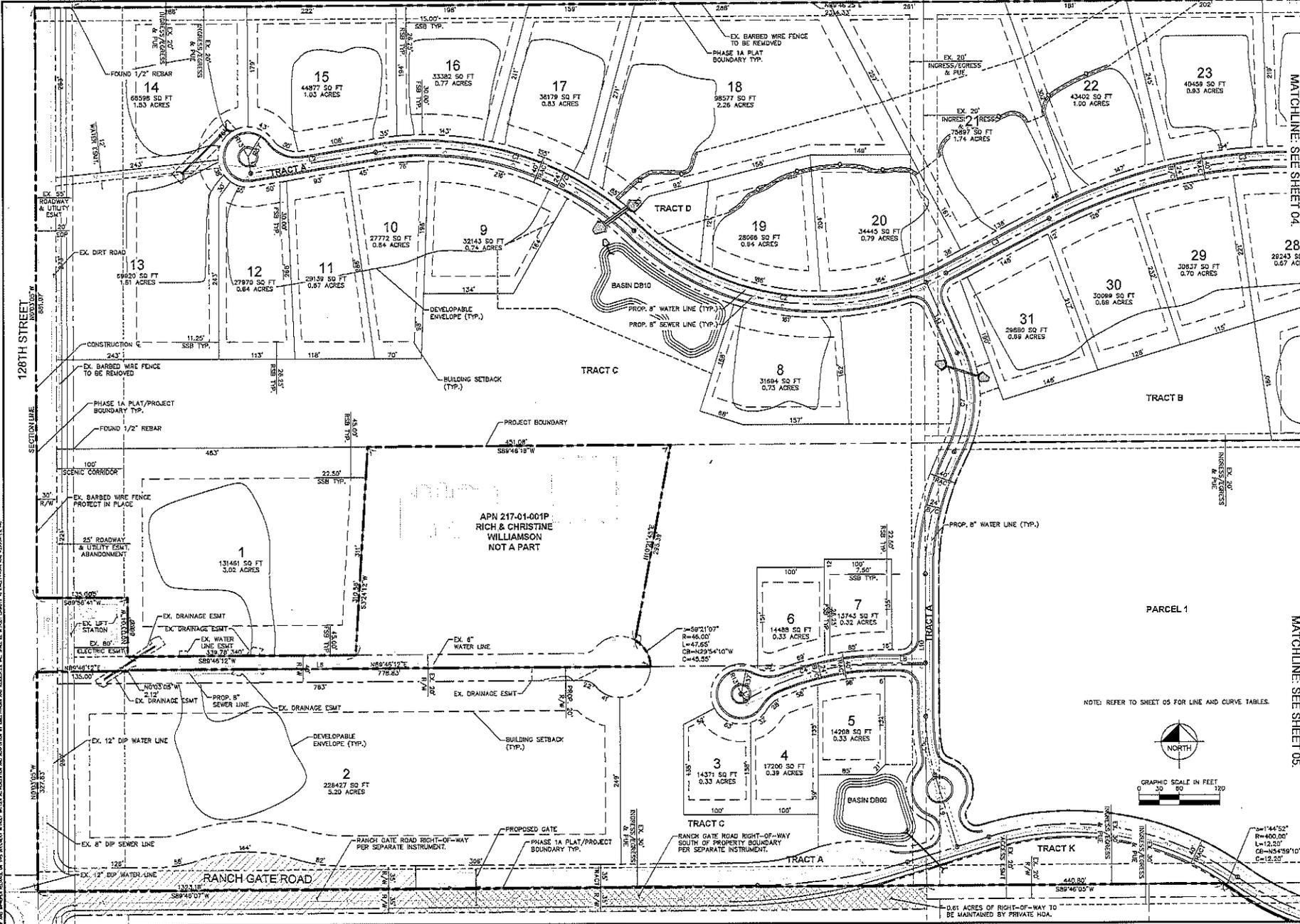
*PARCEL 1 TO DEDICATE A MINIMUM OF 3.92 ACRES OF HOAS WITH 70% MINIMUM UNDISTURBED. HOAS TO BE DEDICATED WITH TRACT K WILL CONTRIBUTE TO PARCEL 1 OVERALL HOAS REQUIREMENT.
PER LOT HOAS PROVIDED ON FINAL PLAT AND FINAL HOAS EXHIBIT. PER LOT HOAS FOR REFERENCE ONLY. HOAS REQUIRED IS FOR ENTIRE PROJECT NOT PER LOT BASIS.

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/18/2013	D	N/A

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUPERSEDED BY THE PROVISIONS OF THE FLOOD DAMAGE PREVENTION AND PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

REVISION
 DATE: 10/15/2016
 SCALE: 1/8" = 1'-0"
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JMB
 CHECKED BY: AMB
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.
 Phoenix, Arizona 85008 (602) 944-5500
Kimley»Horn
 STORYROCK - PHASE 1A
 PRELIMINARY PLAT
 COVER SHEET
 SCOTTSDALE, ARIZONA
 PROJECT NO. 151800002
 DRAWING NAME: 890029P-CV
 01 of 08



KIMLEY-HORN AND ASSOCIATES, INC. 1400 WEST WASHINGTON AVENUE, SUITE 200, DENVER, COLORADO 80202
 PROJECT NO. 191080003
 DRAWING NAME 88002PP
 DATE 08/20/16

MATCHLINE: SEE SHEET 04.
 MATCHLINE: SEE SHEET 05.
Kimley-Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 1400 WEST WASHINGTON AVENUE, SUITE 200
 DENVER, COLORADO 80202 (303) 844-5000
 PROJECT NO. 191080003
 DRAWING NAME 88002PP
 DATE 08/20/16
 SHEET NO. 03 OF 08
 SCALE 1/4" = 10'-0"
 DESIGNED BY: JAH
 DRAWN BY: JAH
 CHECKED BY: AHB
 PRELIMINARY PLAT PLAN
 SCOTTSDALE, ARIZONA
 STORCK ROCK - PHASE 1A
 PRELIMINARY PLAT PLAN



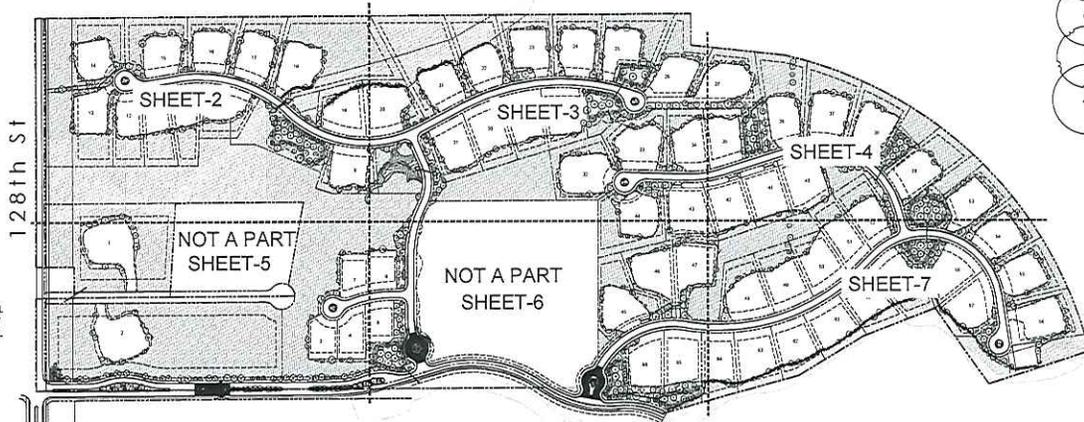
PROJECT NO. 191080003
 DRAWING NAME 88002PP
 DATE 08/20/16
 SHEET NO. 03 OF 08

GENERAL NOTES:

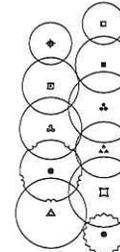
1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE, MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. PROPOSED SCENIC CORRIDOR ALONG PINNACLE PEAK PKWY / JOMAX ROAD FOLLOWS NEW R.O.W. ALIGNMENT AND SHALL BE DEDICATED AT TIME OF FINAL PLAN APPROVAL. SCENIC CORRIDOR DIMENSIONS SHOULD BE 50' AVERAGE WIDTH. SEE PLAN FOR ADDITIONAL INFORMATION.
5. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE II, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
6. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
7. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
8. MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
9. EMERGENCY ACCESS TO BE KEPT CLEAR.

REVEGETATION TECHNIQUES AND IRRIGATION METHODS:

1. PLANT SPECIES SELECTED FOR THIS PROJECT WILL BE CHOSEN FROM A NATIVE SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN GUIDELINES AND POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS MANUAL. FOR REVEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS. HYDROSEED PLANTING AREAS MAY ALSO BE SUPPLEMENTED WITH CONTAINERIZED PLANTS TO ENHANCE VISUAL AESTHETICS.
2. ALL REVEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM. AT THE END OF THREE YEARS (OR THE PLANT MATERIAL LOCATED WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED), THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.
3. IRRIGATION METHODS WILL VARY DEPENDING UPON PLANT TYPES. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION. DEPENDING UPON THE SEASON AT TIME OF HYDROSEED INSTALLATION, EITHER TEMPORARY SPRAY HEADS MAY BE INSTALLED OR WATERING FROM WATER TRUCKS MAY BE USED TO ASSIST HYDROSEED GERMINATION.



PLANTING LEGEND

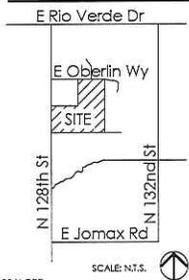


TREES	MIN. SIZE
ACACIA ANEURA	3/4" CALIPER
ACACIA GREGGII	3/4" CALIPER
ACACIA FARNESIANA	3/4" CALIPER
ACACIA STENOPHYLLA	3/4" CALIPER
PARKINSONIA FLORIDA	3" CALIPER
PARKINSONIA 'DESERT MUSEUM'	3" CALIPER
PARKINSONIA MICROPHYLLA	1.5" CALIPER
CHILOPSIS LINEARIS	1.5" CALIPER
PITHECELLOBIUM FLEXICAULE	1.5" CALIPER
PROSOPIS VELUTINA	1.5" CALIPER
SOPHORA SECUNDFLORA	1.5" CALIPER
SHRUBS & ACCENTS	MIN. SIZE
AGAVE SP.	5 GAL.
ALOPE SP.	5 GAL.
AMBROSIA DELTOIDEA	5 GAL.
ARTRIPLEX SP.	5 GAL.
CALLIANDRA ERIOPHYLLA	5 GAL.
CARNEGIEA GIGANTEA	SPEAR
CASALPINA MEXICANA	5 GAL.
CHRYSACTINIA MEXICANA	1 GAL.
CORDIA SP.	5 GAL.
DASTYLIRION WHEELERI	5 GAL.
EPHEDRA FASCICULATA	5 GAL.
FEROCACTUS GRUSONII	5 GAL.
ERICAMERIA LARICIFOLIA	5 GAL.
FEROCACTUS WISLZENII	5 GAL.
HESPERALOE SP.	5 GAL.
JUSTICIA CALIFORNICA	5 GAL.
LEUCOPHYLLUM SP.	5 GAL.
MUHLENBERGIA CAPILLARIS	5 GAL.
NIOLINA MICROCARPA	5 GAL.
OPUNTIA BIGELOWII	5 GAL.
OPUNTIA ENGELMANNII	5 GAL.
OPUNTIA FULGIDA	5 GAL.
OPUNTIA LEPTOCAULIS	5 GAL.
PENSTEMON SP.	1 GAL.
SALVIA SP.	5 GAL.
SIMMONDSIA CHRINENSIS	5 GAL.
SPHAERALCEA SP.	1 GAL.
VICUJERA DELTOIDEA	5 GAL.
YUCCA SP.	5 GAL.
GROUNDCOVERS	MIN. SIZE
BAILEYA MULTIRADIATA	1 GAL.
DALEA SP.	1 GAL.
DROSANTHEMUM SPECIOSUM	1 GAL.
EUPHORBIA ANTIOPYLITICA	1 GAL.
GUARA LINDHEMERI	1 GAL.
HYMENOXYIS ACALUIS	1 GAL.
LANTANA CANARIJA 'RADIATION'	1 GAL.
LANTANA MONTIVIDENSIS	1 GAL.
MELAMPODIUM LEUCANTHUM	1 GAL.
OBOTHERA SP.	1 GAL.
PSILOSTROPHE COOPERI	1 GAL.
TEUCRIUM FRUTICANS	1 GAL.
VERBENA SP.	1 GAL.
ZINNIA GRANDIFLORA	1 GAL.
INERT MATERIALS	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS
NO SYMBOL	DECOMPOSED GRANITE
	SIZE

PROJECT TEAM

Discipline	Company Contact Info.
Client	StoryRock LLC Chase Emmerston 14400 N. 76th Place Scottsdale, AZ 85260 480.360.5205 chase@finalplot.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, P.L.A., LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 lthelen@lvadesign.com
Civil Engineer	Kirmlay-Horn Jason Burr P.E. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020 602.216.1222 Jason.Burr@kirmlay-horn.com

VICINITY MAP



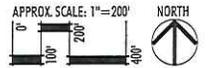
HYDROSEED MIX - APPLY AT RATE OF 17 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPILEX CANESCENS	3.0
ENCELIA FARNOSA	2.0
TRIANGLE-LEAF BURSAGE	1.0
FOUR-WING SALT-BUSH	2.0
BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0

PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.

N.A.O.S. LEGEND

(Symbol)	N.A.O.S. UNDISTURBED
(Symbol)	N.A.O.S. REVEGETATED
(Symbol)	N.A.O.S. SCARRED



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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
OVERALL LANDSCAPE - SHEET 1 of 15

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R:\14400 N 76th Place\1 A&P\PHASE 1A\CONCEPTS\SHETS\01-15A-1414 CONCEPT LS PLAN 1A.dwg Nov 17, 2016

5-PP-2016
11/17/2016

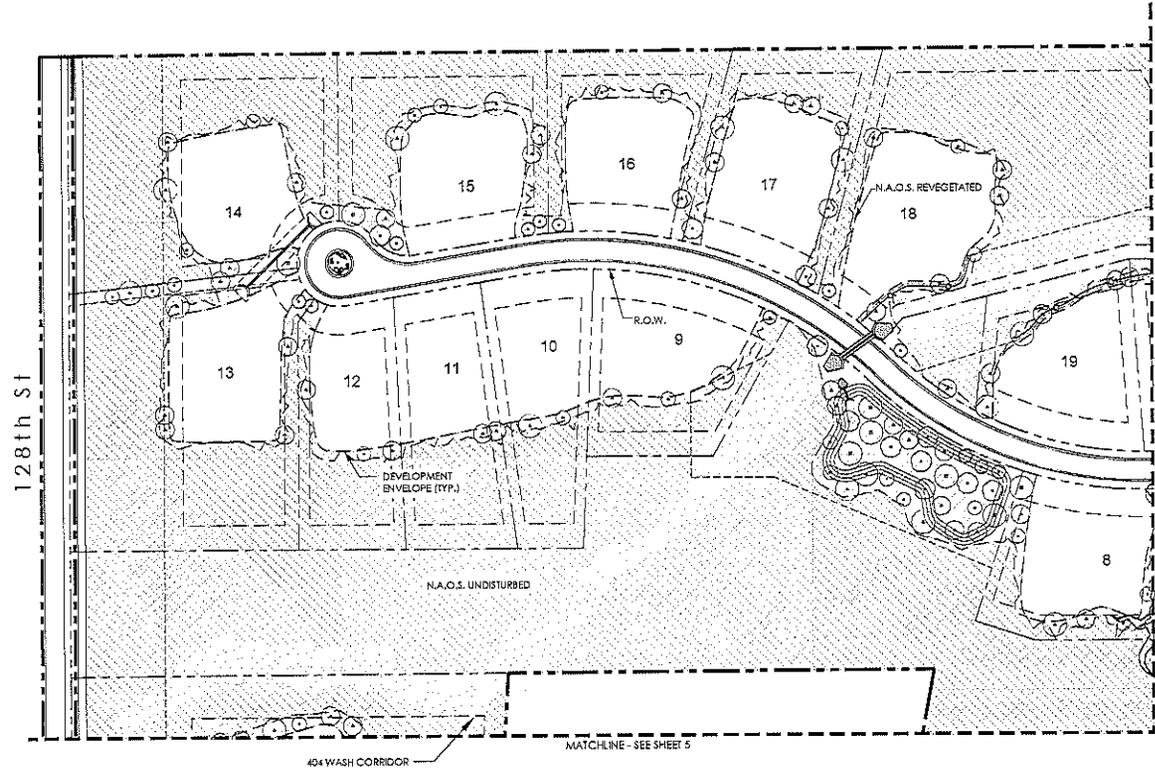
1414.4A DRAWN BY:LT 11/17/16

PLANTING LEGEND

TREES		MIN. SIZE
○	ACACIA ANBURA	WHITE THORN ACACIA 3/4" CALIPER
○	ACACIA GREGGII	CATCLAW ACACIA 3/4" CALIPER
○	ACACIA FARNESIANA	SWEET ACACIA 3/4" CALIPER
○	ACACIA STENOPHYLLA	SHOESTRING ACACIA 3/4" CALIPER
○	PARKINSONIA FLORIDA	BLUE PALM VERDE 3" CALIPER
○	PARKINSONIA "DEBERT MUSEUM"	DEBERT MUSEUM PALM VERDE 3" CALIPER
○	PARKINSONIA MICROPHYLLA	FOOTHILLS PALM VERDE 1.5" CALIPER
○	CHILOPSIS LINEARIS	DEBERT WILLOW 1.5" CALIPER
○	PTHECELLOBIUM FLEXICAULE	TEXAS EBONY 1.5" CALIPER
○	PROSOPIS VELUTINA	VELVET MESQUITE 1.5" CALIPER
○	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL 1.5" CALIPER
SHRUBS & ACCENTS		MIN. SIZE
* ○	AGAVE SP.	CENTURY PLANT 5 GAL.
* ○	ALOESP.	ALOE 5 GAL.
* ○	AMBRÓSIA DELTOIDEA	BURSAGE 5 GAL.
* ○	ARTIFLEX SP.	QUAIL BUSH 5 GAL.
* ○	CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER 5 GAL.
* ○	CARNÉGIEA GIGANTEA	SAGUARO SPEAR 5 GAL.
* ○	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE 5 GAL.
* ○	CHRYSACTRINA MEXICANA	DAMIANA 1 GAL.
* ○	CORDIA SP.	TEXAS OLIVE 5 GAL.
* ○	DASTURION WHEELERI	DEBERT SPOON 5 GAL.
* ○	EPHEDRA FASCICULATA	MORMON TEA 5 GAL.
* ○	FEROCACTUS GRISONII	GOLDEN BARREL CACTUS 5 GAL.
* ○	ERICAMELIA LARICIFOLIA	TURPETINE BUSH 5 GAL.
* ○	FEROCACTUS WISLUBENII	BARREL CACTUS 5 GAL.
* ○	HESPERALOE SP.	HESPERALOE 5 GAL.
* ○	JUSTITIA CALIFORNICA	CHUPAROSA 5 GAL.
* ○	LEUCOPHYLLUM SP.	TEXAS RANGER 5 GAL.
* ○	MULLEBERGIA CAPILLARIS	"REGAL MIST" 5 GAL.
* ○	NOLINA MICROCARPA	BEAR GRASS 5 GAL.
* ○	OPUNTIA BIGELOWE	TEDDY BEAR CHOLLA 5 GAL.
* ○	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR 5 GAL.
* ○	OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA 5 GAL.
* ○	OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS 5 GAL.
* ○	PENTSTEMON SP.	PENTSTEMON 1 GAL.
* ○	SALVIA SP.	SAGE 5 GAL.
* ○	SIMMONDZIA CHINENSIS	JOJOBA 5 GAL.
* ○	SPHAERALCEA SP.	CLOSEMALLOW 1 GAL.
* ○	VIGUIERA DELTOIDEA	GOLDENEYE 5 GAL.
* ○	YUCCA SP.	YUCCA 5 GAL.
GROUNDCOVERS		MIN. SIZE
○	BAILEYA MULTIRADIATA	DESERT MARIGOLD 1 GAL.
○	DALEA SP.	INDIGO BUSH 1 GAL.
○	DROSANTHEMUM SPECIOSUM	RED ICE PLANT 1 GAL.
○	EUPHORBIA ANTISYPHIRITICA	CANDELLA WAX 1 GAL.
○	GUARA LINDHEIMERI	GUARA 1 GAL.
○	HYMENOXYS ACACULUS	ANGELITA DASY 1 GAL.
○	LANTANA CANARIANA "RADIATION"	BUSH LANTANA 1 GAL.
○	LANTANA MONTIVIDENSIS	TRAILING LANTANA 1 GAL.
○	MELAMPODIUM LEUCANTHUM	BLACKFOOT DASY 1 GAL.
○	OENOTHERA SP.	EVENING PRIMROSE 1 GAL.
○	PSILOSTROPHE COOPERI	PAPERFLOWER 1 GAL.
○	TEUCRIUM FRUTICANS	BUSH GERMANDER 1 GAL.
○	VERBENA SP.	BUSH VERBENA 1 GAL.
○	ZINNIA GRANDIFLORA	PRAIRIE ZINNIA 1 GAL.
INERT MATERIALS		MIN. SIZE
○	SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
○	RAKED NATIVE SOIL	IN ALL PLANTING AREAS
○	DECOMPOSED GRANITE	SIZE

N.A.O.S. LEGEND

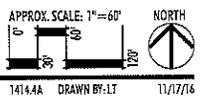
▨	N.A.O.S. UNDISTURBED
▨	N.A.O.S. REVEGETATED
▨	N.A.O.S. SCARRIED



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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
 SHEET 2 of 15

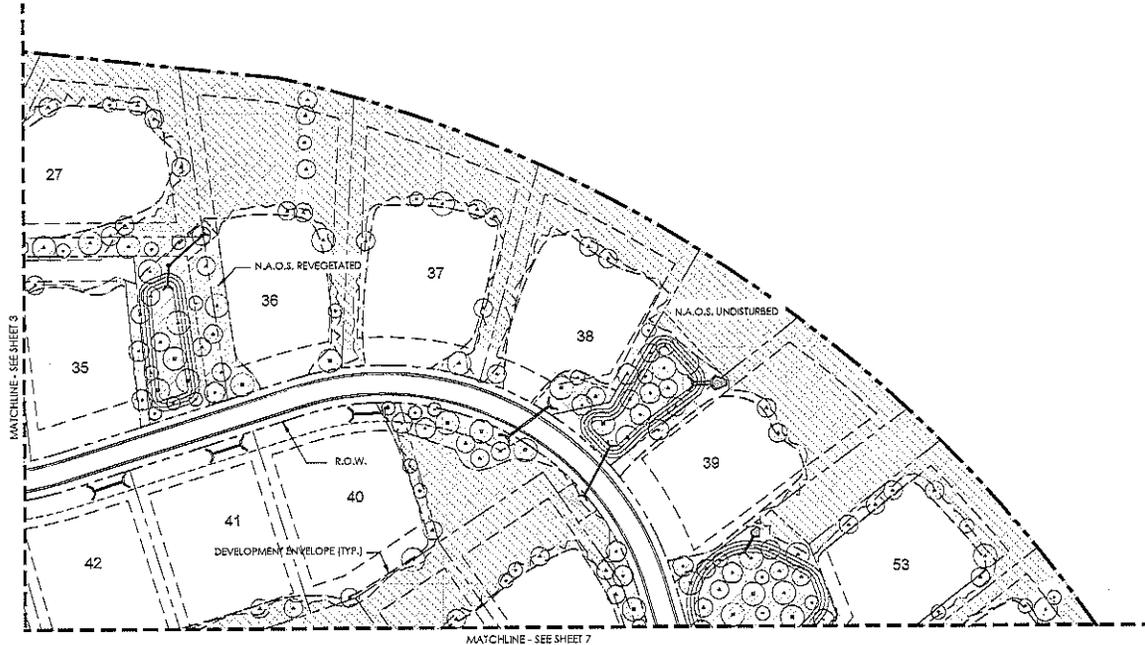


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 2/14/16 1414-PHASE 1A CONCEPT LANDSCAPE PLAN-SHA-2-15-16 Date: 07, 2016

PLANTING LEGEND

TREE	MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA 3/4" CALIPER
ACACIA GREGGII	CATCLAW ACACIA 3/4" CALIPER
ACACIA FARNESIANA	SWEET ACACIA 3/4" CALIPER
ACACIA STENOPHYLLA	SHOESTRING ACACIA 3/4" CALIPER
PARKINSONIA FLORIDA	SLUE PALO VERDE 3" CALIPER
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE 3" CALIPER
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE 1.5" CALIPER
CHILOPSIS LINEARIS	DESERT WILLOW 1.5" CALIPER
PIRHECELLOBIUM FLEXICAULE	TEXAS EBONY 1.5" CALIPER
PROSOPIS VELUTINA	VELVET MESQUITE 1.5" CALIPER
SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL 1.5" CALIPER
SHRUBS & ACCENTS	MIN. SIZE
AGAVE SP.	CENTURY PLANT 5 GAL
ALOE SP.	ALOE 5 GAL
AMBROSIA DELTOIDEA	BURSAE 5 GAL
ARTRIFLEX SP.	QUAIL BUSH 5 GAL
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER 5 GAL
CARNEGIEA GIGANTEA	SAGUARO 5" PEAR
CASALPINA MEXICANA	MEXICAN BIRD OF PARADISE 5 GAL
CHRISTACTINA MEXICANA	DAMIANITA 1 GAL
CORDIA SP.	TEXAS OLIVE 5 GAL
DASYLIRION WHEELERI	DESERT SPOON 5 GAL
EPHEDRA FASCICULATA	MORMON TEA 5 GAL
FEROCACTUS GRISONII	GOLDEN BARREL CACTUS 5 GAL
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH 5 GAL
FEROCACTUS WISLIZENI	BARREL CACTUS 5 GAL
HESPERALOE SP.	HESPERALOE 5 GAL
JUSTICIA CALIFORNICA	CHUPAROSA 5 GAL
LEUCOPHYLLUM SP.	TEXAS BANSER 5 GAL
MULLENBERGIA CAPILLARIS	'REGAL MIST' 5 GAL
NOLINA MICROCARPA	BEAR GRASS 5 GAL
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA 5 GAL
OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR 5 GAL
OPUNTIA FRUGIOSA	CHAIN FRUIT CHOLLA 5 GAL
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS 5 GAL
PENSTEMON SP.	PENSTEMON 1 GAL
SALVIA SP.	SAGE 5 GAL
SIMONDENDIA CHINENSIS	JUJUBA 5 GAL
SPHAERALCEA SP.	GLOBEMALLOW 1 GAL
VIGUIERA DELTOIDEA	GOLDENEYE 5 GAL
YUCCA SP.	YUCCA 5 GAL
GROUNDCOVERS	MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARIGOLD 1 GAL
DALEA SP.	INDIGO BUSH 1 GAL
DROSANTHEMUM SPECIOSUM	RED ICE PLANT 1 GAL
EUPHORBIA ANTISYPHILITICA	CANDELLA WAX 1 GAL
GUARA LINDHEBNERI	GUARA 1 GAL
HYMENOXIS ACALUIS	ANGELITA DAISY 1 GAL
LANTANA CAMARA 'RADIATION'	BUSH LANTANA 1 GAL
LANTANA MONTIVIDENSIS	TRAILING LANTANA 1 GAL
MELAMPODIUM LEUCANTHEM	BLACKFOOT DAISY 1 GAL
OBNOTHERA SP.	EVENING PRIMROSE 1 GAL
PSILOSTROPHE COOPERI	PAPERFLOWER 1 GAL
TEUCRIUM FRUTICANS	BUSH GERMANDER 1 GAL
VERBENA SP.	BUSH VERBENA 1 GAL
ZINNIA GRANDIFLORA	PRAIRIE ZINNIA 1 GAL
INERT MATERIALS	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAVED NATIVE SOIL	IN ALL PLANTING AREAS
DECOMPOSED GRANITE	SIZE



N.A.O.S. LEGEND

[Symbol]	N.A.O.S. UNDISTURBED
[Symbol]	N.A.O.S. REVEGETATED
[Symbol]	N.A.O.S. SCARRED

REVEGETATED HAZES AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS LISTED ABOVE AND HYDROSED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

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STORY ROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
 SHEET 4 of 15



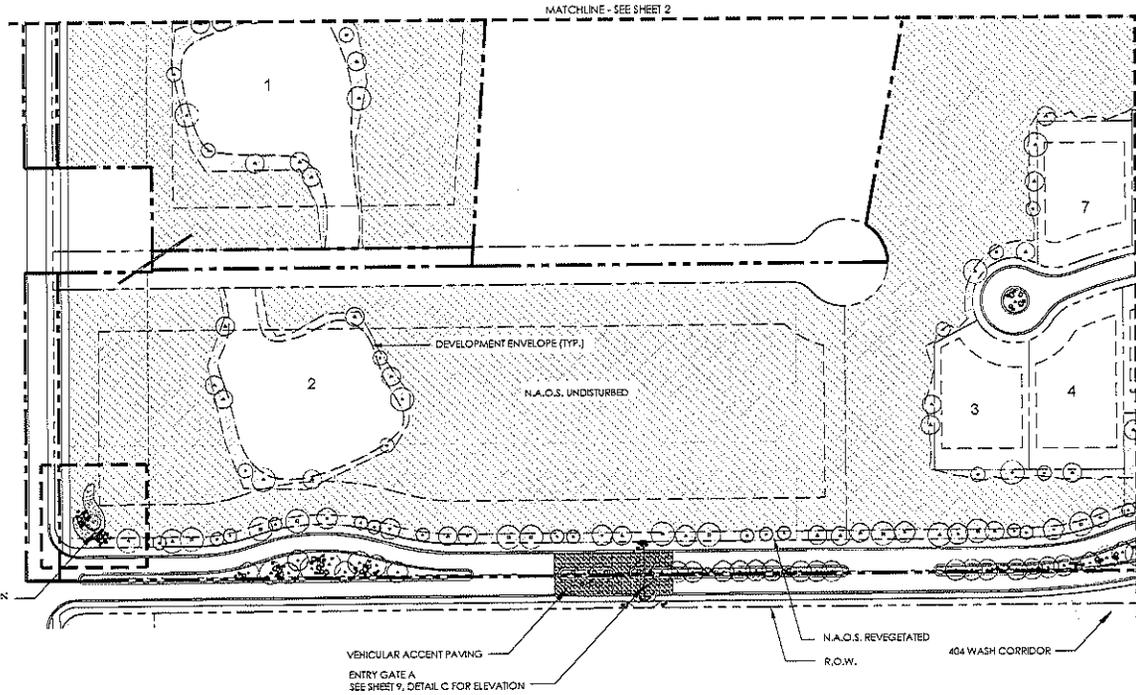
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 01/14/16 14.4-1PHASE 1A 03/PLANS (SAGUARO) (SHEET 04) LVA-1434 CONCEPT LS PLAN-1A.dwg Nov 17, 2016

PLANTING LEGEND

TREES		MIN. SIZE
□	ACACIA ANEURA	WHITE THORN ACACIA 3/4" CALIPER
○	ACACIA GREGGII	CATCLAW ACACIA 3/4" CALIPER
●	ACACIA FARNESIANA	SWEET ACACIA 3/4" CALIPER
○	ACACIA STENOPHYLLA	SHOESTRING ACACIA 3/4" CALIPER
○	PARKINSONIA FLORIDA	BLUE PALO VERDE 3" CALIPER
○	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE 3" CALIPER
○	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE 1.5" CALIPER
○	CHILOPSIS LINEARIS	DESERT WILLOW 1.5" CALIPER
○	PIHCELOBORUM FLEXICAULE	TEXAS EBONY 1.5" CALIPER
○	PROSOPIS VELUTINA	VELVET MESQUITE 1.5" CALIPER
○	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL 1.5" CALIPER
SHRUBS & ACCENTS		MIN. SIZE
★	AGAVE SP.	CENTURY PLANT 5 GAL
▲	ALOE SP.	ALOE 5 GAL
○	AMBROSIA DELTOIDEA	BURSADE 5 GAL
○	ARTRIPLEX SP.	QUAI BUSH 5 GAL
○	CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER 5 GAL
○	CARNEGIEA GIGANTEA	SACUARO SPEAR
○	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE 5 GAL
○	CHRYSACTINIA MEDICANA	DAMIANITA 1 GAL
○	CORDIA SP.	TEXAS OLIVE 5 GAL
○	DASYLIRION WHEELERI	DESERT SPOON 5 GAL
○	EPHEDRA FASCICULATA	MORMON TEA 5 GAL
○	FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS 5 GAL
○	ERICACERIA LARICIFOLIA	TURPENTINE BUSH 5 GAL
○	FEROCACTUS WISLIZIENI	BARREL CACTUS 5 GAL
○	HESPERALOE SP.	HESPERALOE 5 GAL
○	JUSTITIA CALIFORNICA	CHIPAROSA 5 GAL
○	LEICOPHYLLUM SP.	TEXAS RANGER 5 GAL
○	MUNHLENBERGIA CAPILLARIS	'REGAL NIST' 5 GAL
○	NOLINA MICROCARPA	BEAR GRASS 5 GAL
○	OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA 5 GAL
○	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR 5 GAL
○	OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA 5 GAL
○	OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS 5 GAL
○	PENSTEMON SP.	PENSTEMON 1 GAL
○	SALVIA SP.	SAGE 5 GAL
○	SIMMONDIA CHINENSIS	JOJOBA 5 GAL
○	SPHAERALCESA SP.	GLOBEMALLOW 1 GAL
○	VIGUIERA DELTOIDEA	GOLDENEYE 5 GAL
○	YUCCA SP.	YUCCA 5 GAL
GROUNDCOVERS		MIN. SIZE
○	BAILEYA MULTIRADIATA	DESERT MARIGOOLD 1 GAL
○	DALEA SP.	INDIGO BUSH 1 GAL
○	DROSANTHEMUM SPECIOSUM	RED ICE PLANT 1 GAL
○	EUPHORBIA ANTISYPHILITICA	CANDELLA WAX 1 GAL
○	GUARA LINDHEIMERI	GUARA 1 GAL
○	HYMENOXYS ACALULIS	ANGELITA DAISY 1 GAL
○	LANTANA CASABABA 'RADIATION'	BUSH LANTANA 1 GAL
○	LANTANA MONTIVIDENSIS	TRAILING LANTANA 1 GAL
○	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY 1 GAL
○	OENOTHERA SP.	EVENING PRIMROSE 1 GAL
○	PSILOSTROPHE COOPERI	PAPERFLOWER 1 GAL
○	TEUCRUM FRUTICANS	BUSH GERMANDER 1 GAL
○	VERBENA SP.	BUSH VERBENA 1 GAL
○	ZINNIA GRANDIFLORA	PRAIRIE ZINNIA 1 GAL
INERT MATERIALS		
○	SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
○	RAXED NATIVE SOIL	IN ALL PLANTING AREAS
○	DECOMPOSED GRANITE	SIZE

REVEGETATED NAGS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS. PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX, AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLANSUBMITTAL.



PRIMARY ENTRY MONUMENT SEE SHEET 9, DETAIL E FOR ELEVATION SEE SHEET 08 FOR TYPICAL MONUMENT PLANS

N.A.O.S. LEGEND

□	N.A.O.S. UNDISTURBED
□	N.A.O.S. REVEGETATED
□	N.A.O.S. SCARRED

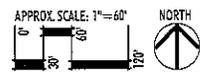
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STORY ROCK

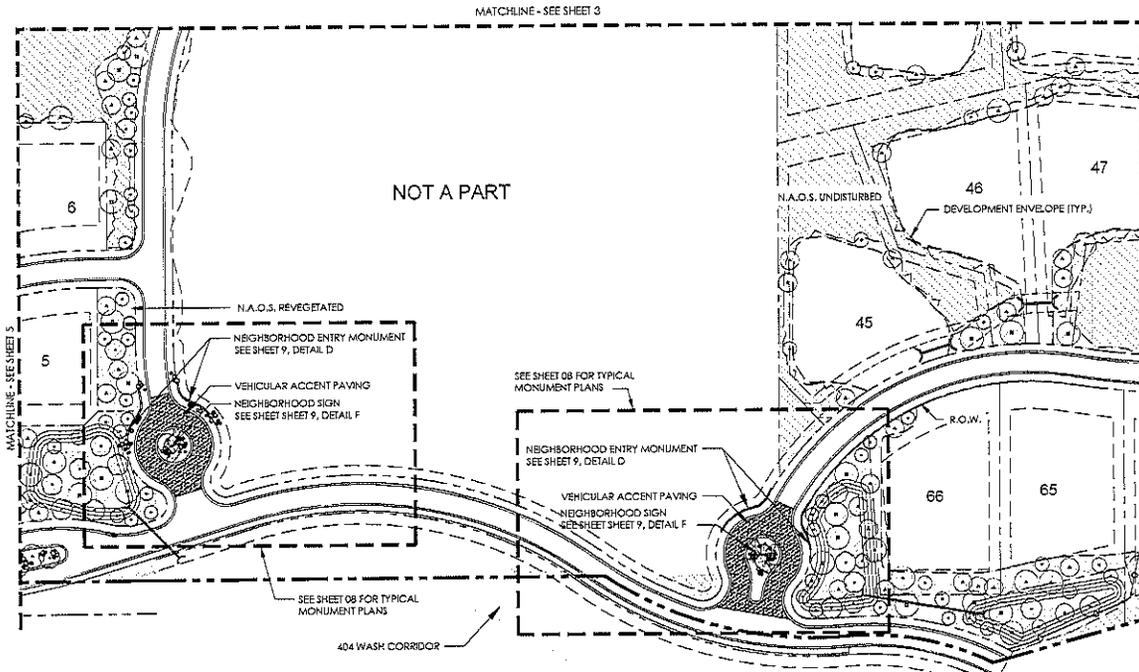
CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
 SHEET 5 of 15

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 R21641761A-PHASE 1A LVA/PHASE 1A(02)/DESIGN/2020-11-14 CONCEPT PLAN-2A.dwg Nov 17, 2016



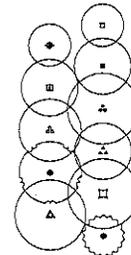
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 1414.6A DRAWN BY: LT 11/17/16



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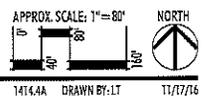
	N.A.O.S. UNDISTURBED
	N.A.O.S. REVEGETATED
	N.A.O.S. SCARRED

PLANTING LEGEND



TREES	MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA 3/4" CALIPER
ACACIA GREGGII	CATCLAW ACACIA 3/4" CALIPER
ACACIA FARNESIANA	SWEET ACACIA 3/4" CALIPER
ACACIA STENOPHYLLA	SHOESTRING ACACIA 3/4" CALIPER
PARKINSONIA FLORIDA	BLUE PALO VERDE 3" CALIPER
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE 3" CALIPER
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE 1.5" CALIPER
CHILOPSIS LINEARIS	DESERT WILLOW 1.5" CALIPER
PITHECELOBIUM FLEXICAULE	TEXAS EBONY 1.5" CALIPER
PROSOPIS VELUTINA	VELVET MESQUITE 1.5" CALIPER
SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL 1.5" CALIPER
SHRUBS & ACCENTS	
AGAVE SP.	CENTURY PLANT 5 GAL.
ALOE SP.	ALOE 5 GAL.
AMBROSIA DELTOIDEA	BURSAGE 5 GAL.
ARTIFEX SP.	QUAIL BUSH 5 GAL.
CALILANDRA ERIOPHYLLA	PINK FAIRY DUSTER 5 GAL.
CARNEGIEA GIGANTEA	SAGUARO 5 GAL.
CASALPINKIA MEXICANA	MEXICAN BIRD OF PARADISE 5 GAL.
CHRYSACTINIA MEXICANA	DAMIANITA 1 GAL.
CORDIA SP.	TEXAS OLIVE 5 GAL.
DASYLIRION WHEELERI	DESERT SPOON 5 GAL.
EPHEDRA FASCICULATA	MORMON TEA 5 GAL.
FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS 5 GAL.
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH 5 GAL.
FEROCACTUS WISLIZENI	BARREL CACTUS 5 GAL.
HESPERALOE SP.	HESPERALOE 5 GAL.
JUSTITIA CALIFORNICA	CHUPAROSA 5 GAL.
LEUCOPHYLLUM SP.	TEXAS DANGER 5 GAL.
MULLENBERGIA CAPILLARIS	'REGAL HIBT' 5 GAL.
NOLINA MICROCARPA	BEAR GRASS 5 GAL.
OPUNTIA BIGELOWII	TEDDY BEAR CHOLLA 5 GAL.
OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR 5 GAL.
OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA 5 GAL.
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS 5 GAL.
PENSTEMON SP.	PENSTEMON 1 GAL.
SALVIA SP.	SAGE 5 GAL.
SIMMONDSIA CHINENSIS	JOLIOBA 5 GAL.
SPHAERALCEA SP.	GLOBEMALLOW 1 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE 5 GAL.
YUCCA SP.	YUCCA 5 GAL.
GROUNDCOVERS	
BAILEYA MULTIRADIATA	DESERT MARGOLD 1 GAL.
DALEA SP.	INDIGO BUSH 1 GAL.
DROSANTHEMUM SPECIOSUM	RED ICE PLANT 1 GAL.
EUPHORBIA ANTIYPHILITICA	CANDELLA WAX 1 GAL.
GUARA LINDHEIMERI	GUARA 1 GAL.
HYMENOCYSS ACHAULIS	ANGELITA DASY 1 GAL.
LANTANA CAHARA 'RADIATION'	BUSH LANTANA 1 GAL.
LANTANA MONTIVIDENSIS	TRAILING LANTANA 1 GAL.
MELAMPODIUM LEUCANTHUM	BLACKFOOT DASY 1 GAL.
OENOTHERA SP.	EVENING PRIMROSE 1 GAL.
PSILOSTROPHIE COOPERI	PAPERFLOWER 1 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER 1 GAL.
VERBENA SP.	BUSH VERBENA 1 GAL.
ZINNIA GRANDIFLORA	PRAIRIE ZINNA 1 GAL.
ROCK MATERIALS	
SURFACE SELECT SOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS
DECOMPOSED GRANITE	SIZE

REVEGETATED AREAS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.



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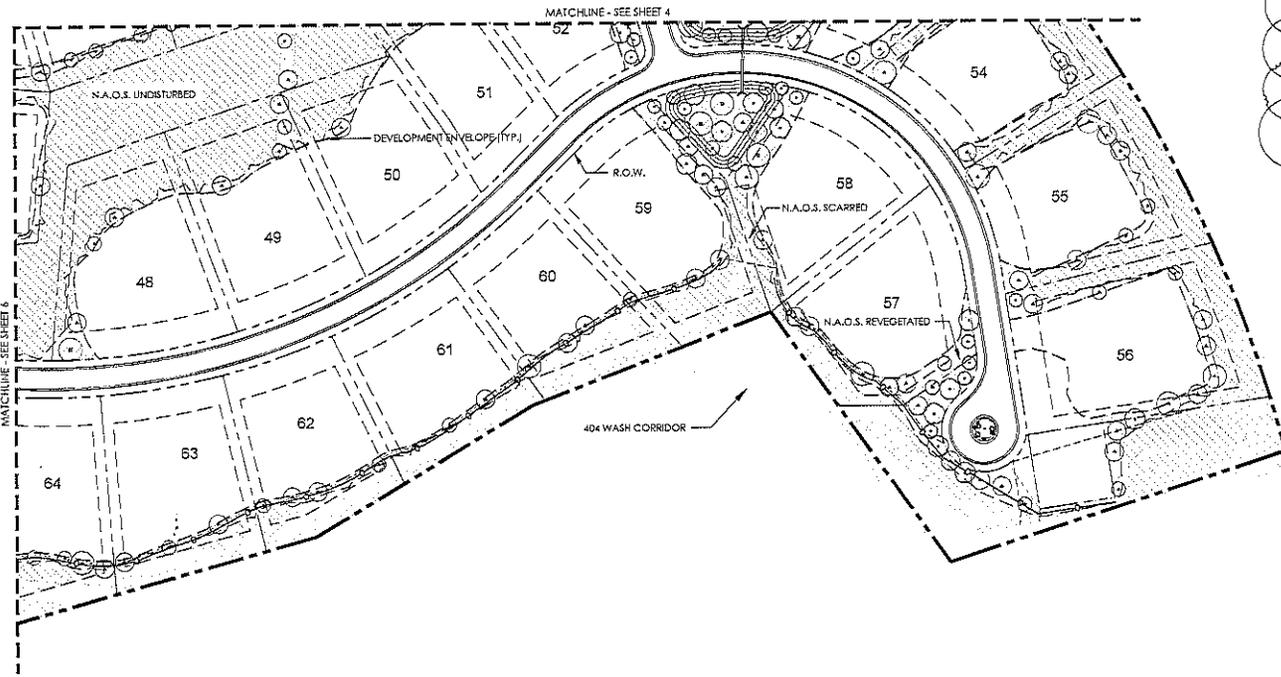
STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
 SHEET 6 of 15

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 8/14/24/11A-4-PHASE 1A-URBAN DESIGN STUDIO LVA-11A-CONCEPT LANDSCAPE PLAN-1A.dwg Rev: 01, 2024

PLANTING LEGEND

TREES	MIN. SIZE
□	WHITE THORN ACACIA 3/4" CALIPER
○	CATCLAW ACACIA 3/4" CALIPER
●	SWEET ACACIA 3/4" CALIPER
○	SHOESTRING ACACIA 3/4" CALIPER
○	BLUE PALO VERDE 3" CALIPER
○	DESERT MUSEUM PALO VERDE 3" CALIPER
○	FOOTHILLS PALO VERDE 1.5" CALIPER
○	DESERT WILLOW 1.5" CALIPER
○	TEXAS EBONY 1.5" CALIPER
○	VELVET MESQUITE 1.5" CALIPER
○	TEXAS MOUNTAIN LAUREL 1.5" CALIPER
SHRUBS & ACCENTS	MIN. SIZE
*	CENTURY PLANT 5 GAL
△	ALOE SP. 5 GAL
○	BURSAGE 5 GAL
○	QUAIL BUSH 5 GAL
○	PINK FAIRY DUSTER 5 GAL
○	SAGUARO 3" SPEAR
○	MEXICAN BIRD OF PARADISE 5 GAL
○	SAJAMANTA 1 GAL
○	TEXAS OLIVE 5 GAL
○	DESERT SPOON 5 GAL
○	MORMON TEA 5 GAL
○	GOLDEN BARREL CACTUS 5 GAL
○	TURPENTINE BUSH 5 GAL
○	BARREL CACTUS 5 GAL
○	HESPERALOE SP. 5 GAL
○	CHUPAROSA 5 GAL
○	TEXAS RANGER 5 GAL
○	REGAL MIST 5 GAL
○	BEAR GRASS 5 GAL
○	TEDDY BEAR CHOLLA 5 GAL
○	ENGELMANN'S PRICKLY PEAR 5 GAL
○	CHAIN FRUIT CHOLLA 5 GAL
○	CHRISTMAS CACTUS 5 GAL
○	PENSTEMON SP. 1 GAL
○	SAGE 5 GAL
○	JUJUBA 5 GAL
○	GLOBEMALLOW 1 GAL
○	GOLDENEYE 5 GAL
○	YUCCA SP. 5 GAL
GROUNDCOVERS	MIN. SIZE
○	DESERT MARIGOLD 1 GAL
○	INDIGO BUSH 1 GAL
○	RED ICE PLANT 1 GAL
○	CANDELLA WAX 1 GAL
○	GUARA 1 GAL
○	ANGELITA DAISY 1 GAL
○	BUSH LANTANA 1 GAL
○	TRAILING LANTANA 1 GAL
○	BLACKFOOT DAISY 1 GAL
○	EVENING PRIMROSE 1 GAL
○	PAPERFLOWER 1 GAL
○	BUSH GERMANDER 1 GAL
○	BUSH VERBENA 1 GAL
○	PRAIRIE ZINNIA 1 GAL
INERT MATERIALS	SIZE
○	SURFACE SELECT BOULDERS TO MATCH ON-SITE ROCK COLOR
○	RAKED NATIVE SOIL IN ALL PLANTING AREAS
○	DECOMPOSED GRANITE SIZE



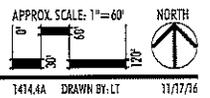
N.A.O.S. LEGEND

○	N.A.O.S. UNDISTURBED
○	N.A.O.S. REVEGETATED
○	N.A.O.S. SCARRED

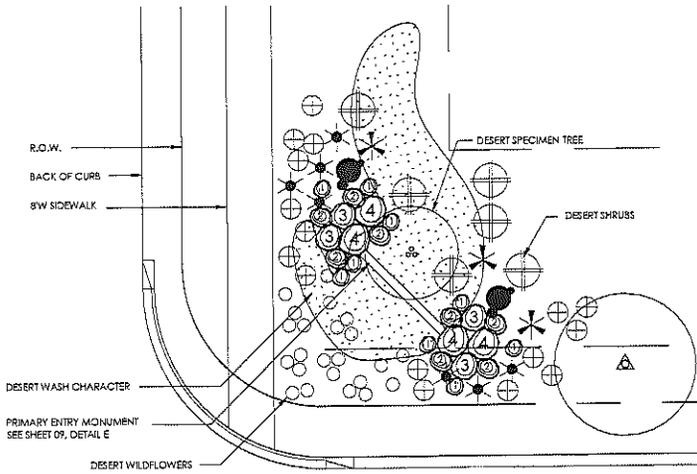
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STORY ROCK

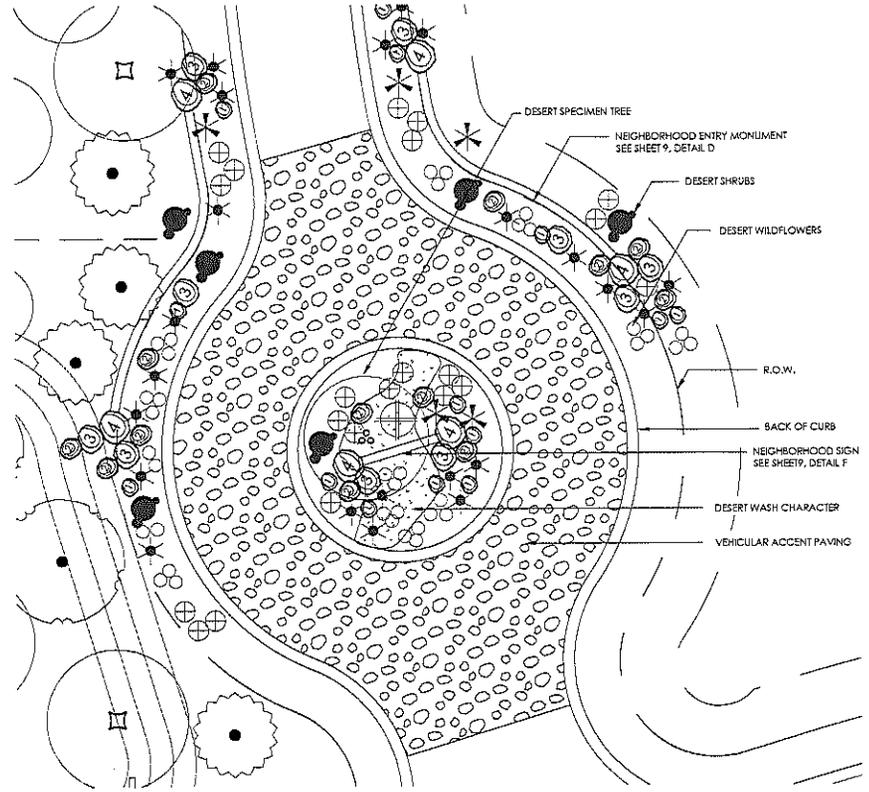
CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
 SHEET 7 of 15



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 R:\1414.A\1414.A-PHASE 1A\CONCEPTUAL\CONCEPTUAL LSC PLAN-1A.dwg 10/17/2016

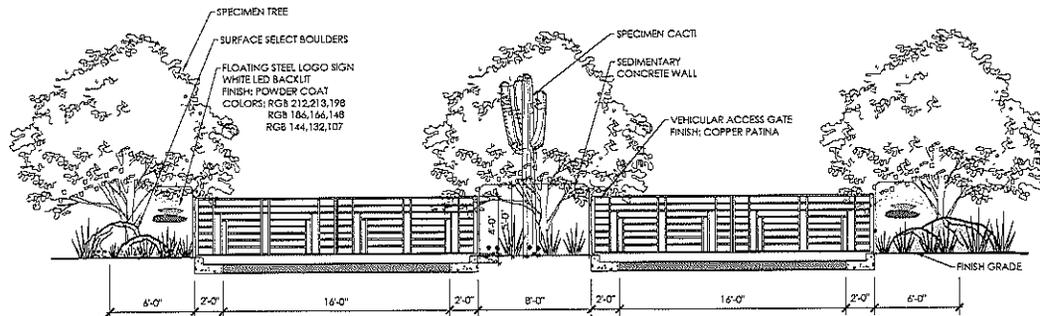


A TYPICAL PROJECT ENTRY SIGN
SCALE: N.T.S.

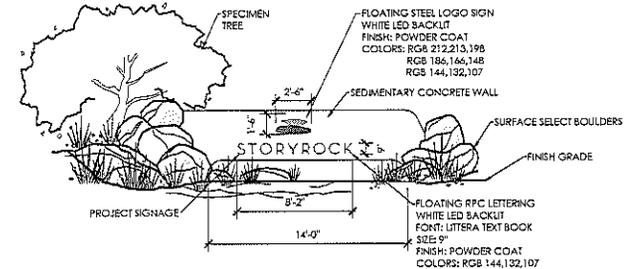


B TYPICAL NEIGHBORHOOD ENTRY
SCALE: N.T.S.

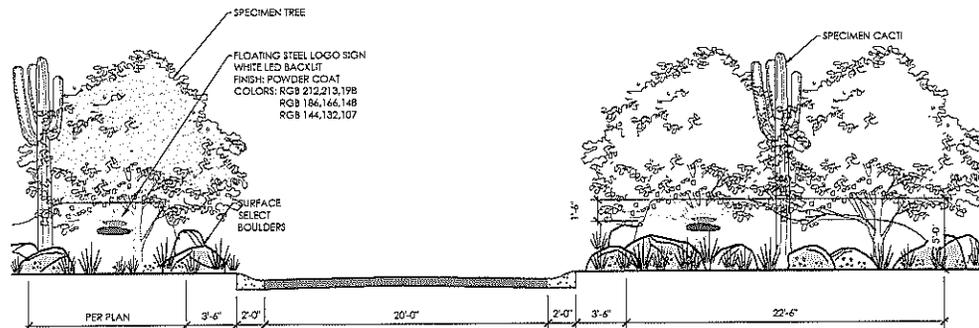




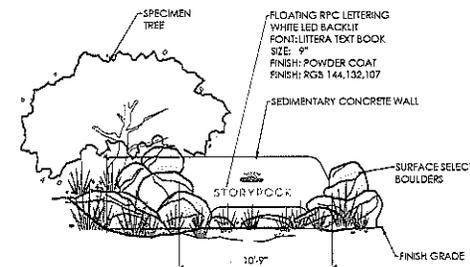
C ENTRY GATE A
SCALE: N.T.S.



E PRIMARY ENTRY MONUMENT
SCALE: N.T.S.



D NEIGHBORHOOD ENTRY MONUMENT
SCALE: N.T.S.

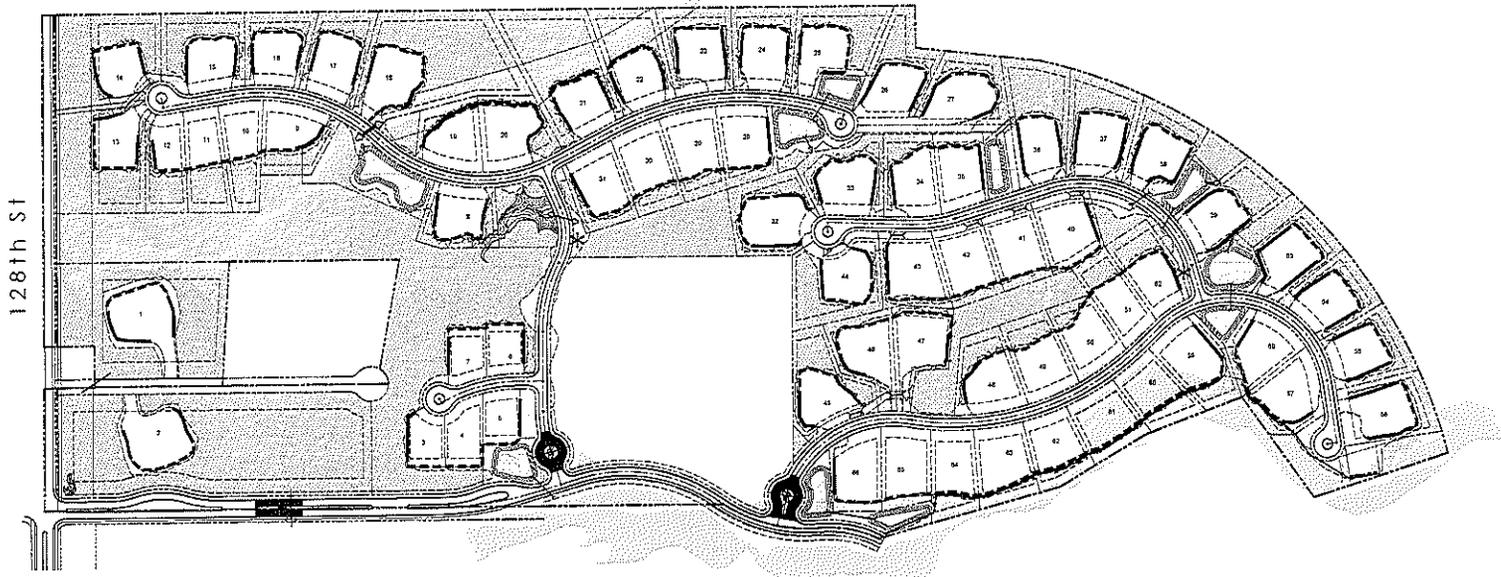


F NEIGHBORHOOD SIGN
SCALE: N.T.S.



WALL LEGEND

—————	THEME WALL SEE DETAIL 1, SHEET 11	6,960 L.F.
- - - - -	VIEW FENCE SEE DETAIL 2, SHEET 11	11,161 L.F.
*	PROPOSED MAILBOX LOCATION SEE DETAIL 3, SHEET 11	2



STORYROCK

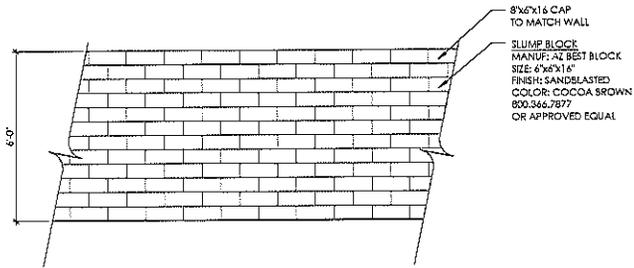
CONCEPTUAL WALL PLAN-PHASE 1A
SHEET 10 OF 15



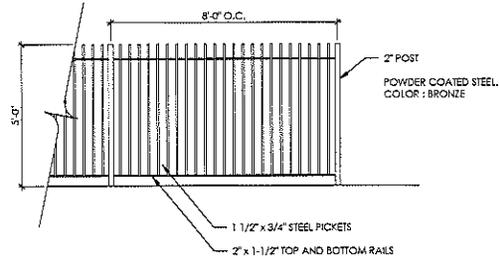
APPROX. SCALE: 1"=150'

1414.4A DRAWN BY: LT 11/17/16

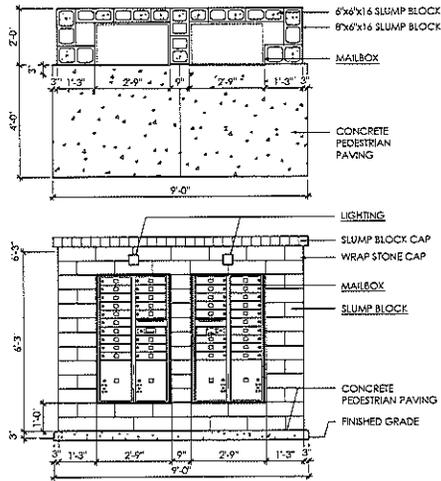
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R:\1414\1414-PHASE 1A-CONCEPT WALL PLAN-PHASE 1A-1014 CONCEPT WALL PLAN-1A.dwg Rev 12, 2016



1 THEME WALL
SCALE: 1/2" = 1'-0"



2 VIEW FENCE
SCALE: 1/2" = 1'-0"



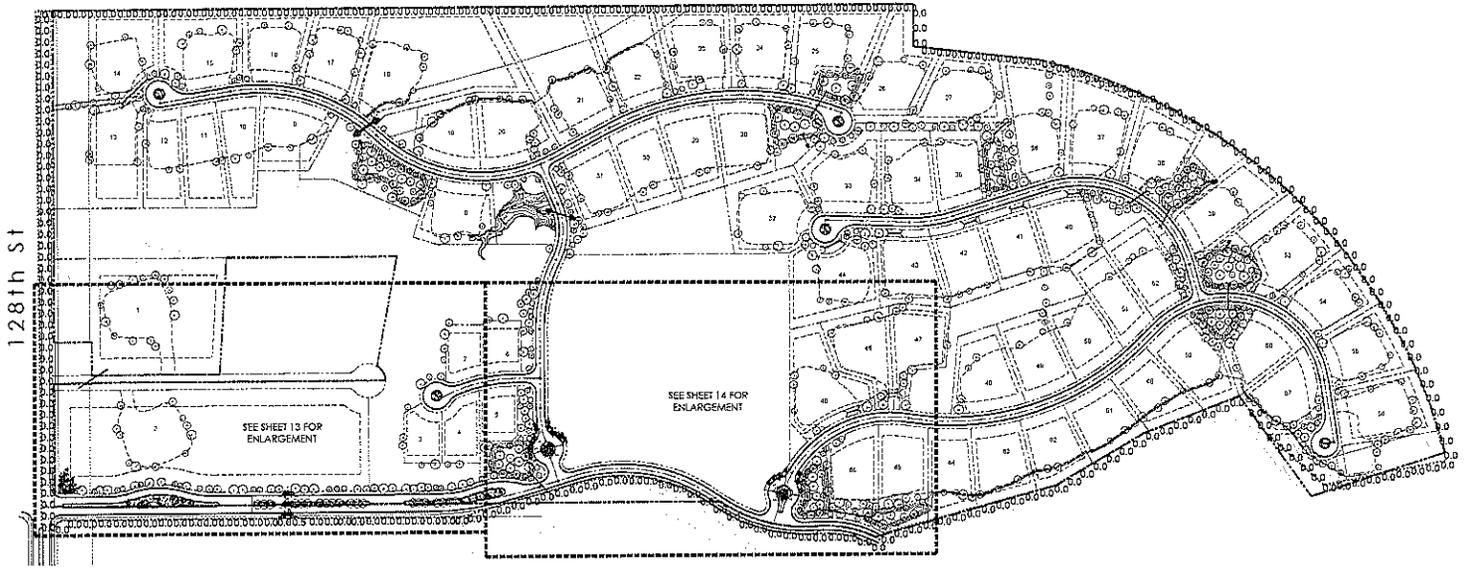
SLUMP BLOCK
MANUF: SUPERLITE
FINISH: SANDBLASTED
COLOR: COCOA BROWN
600.366.7877

MAILBOX
MANUF: SALSURBY
TYPE: 4C HORIZONTAL MAILBOX
MAXIMUM HEIGHT UNIT (56 3/4 INCHES)
DOUBLE COLLIAN - 19 M81 DOORS
2 P.I.S. - ALUMINUM -
FRONT LOADING - USPS ACCESS
RECESSED
COLOR: BRONZE

LIGHTING
MANUF: WAC LIGHTING
TYPE: NS-W2606
COLOR: BRONZE
602-817-1918

3 MAILBOX
SCALE: 1/2" = 1'-0"





LIGHTING SCHEDULE								
Symbol	Label	Qty	Category Number	Description	Lamps	Lumens	LLF	Feet
⊕	LA	01	3011 20 BHR 3000 GRID BHR	INCREASE UPLIGHT WITH REMOTE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	3000K LED	248	0.00	15.5

NOTE: REFER TO ELECTRICAL PLANS FOR PHOTOMETRIC INFORMATION.
 SEE SHEET 15 FOR CUT SHEETS ON FIXTURES
 LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-817-1918

STORY ROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
 OVERALL LIGHTING-SHEET 12 of 13

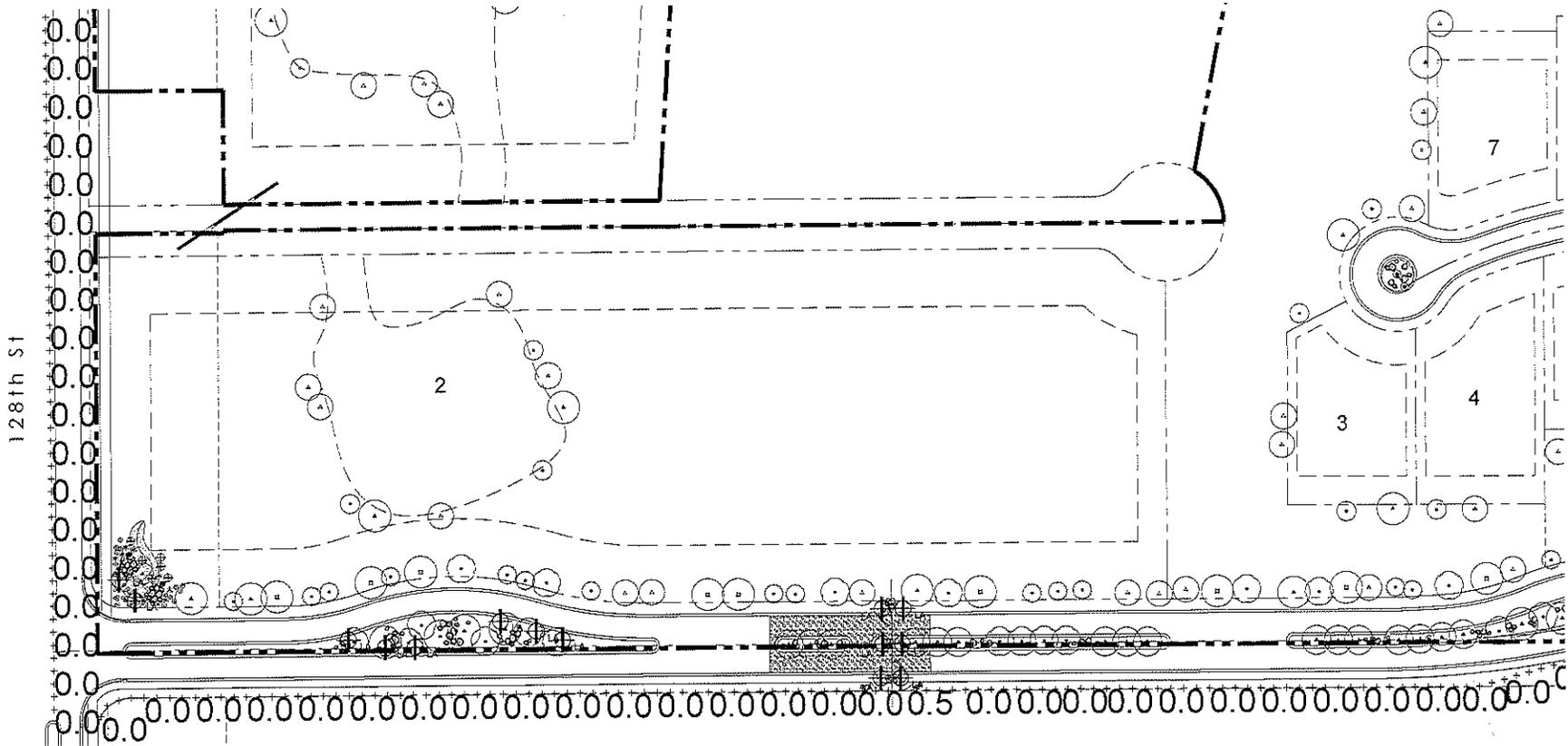


APPROX. SCALE: 1" = 150'

 NORTH

 1414.4A DRAWN BY: LT 11/17/16

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 R:\1414\1414-4-PHASE 1A&B\PHASE 1A\GD\LS\SHEDT0125-17A-1414-CONCEPT LIGHTING PLAN-1A.dwg Plot 17, 2/26



Symbol	Label	Qty	Creating Number	Description	Lamp	Lumens	LPF	Watts
⊕	LA	31	1602	LAND LIGHTING 6031 3D BRK 6030 CPO DBR	INCREASE UPLIGHT WITH REMOTE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	3000K LED	240	0.90 13.5

NOTE: REFER TO ELECTRICAL PLANS FOR PHOTOMETRIC INFORMATION.
SEE SHEET 15 FOR CUT SHEETS ON FIXTURES
LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-617-1916

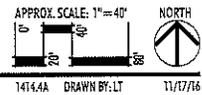
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STORY ROCK

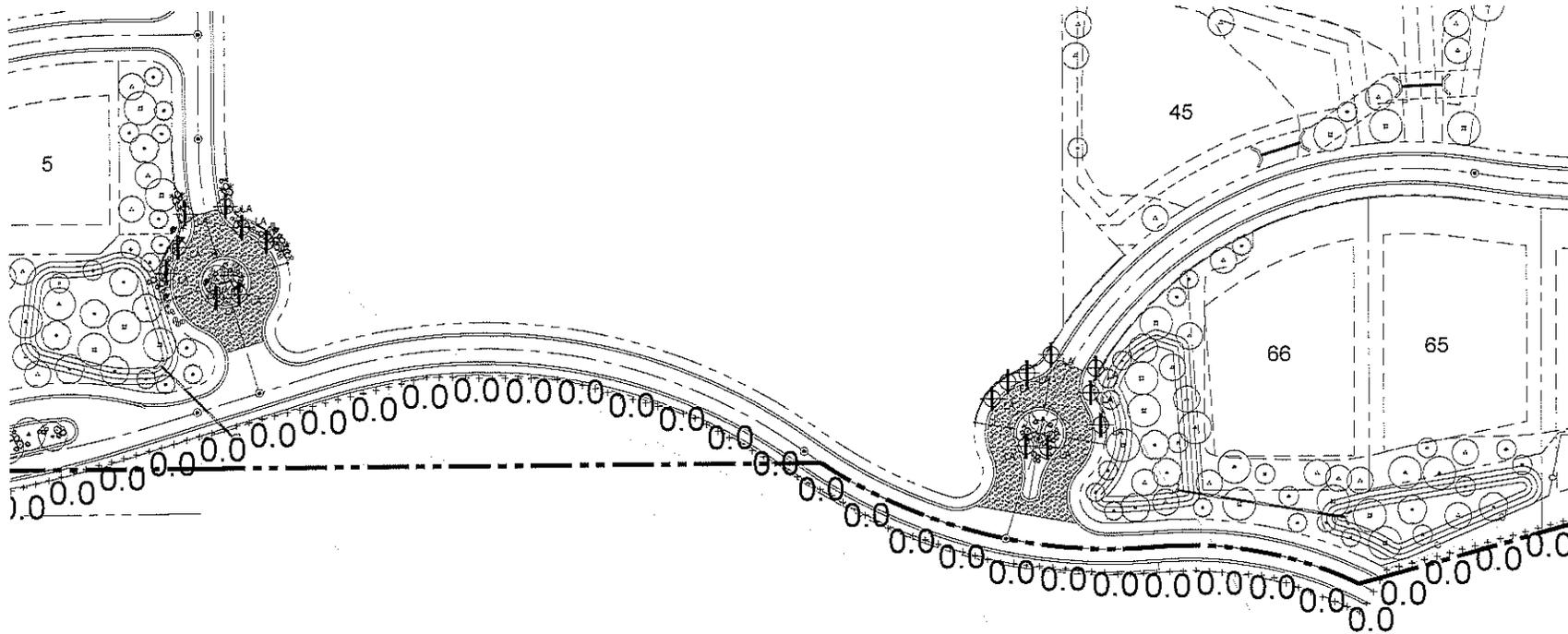
CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
LIGHTING ENLARGEMENT A - SHEET 13 of 15

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R:\11\1414-4-PHASE 1A-8\PHASE 1A\CONCEPTS\DESIGN\STORY-ROCK-1A-4 CONCEPT LIGHTING PLAN-13.dwg Jun 27, 2016



1414.4A DRAWN BY: LT 11/17/16



Symbol	Label	Qty	Catalog Number	Description	Lens	Lumens	LLF	Watts
⊕	LA	31	WAC LIGHTING 8031 36 BBR 5000 CRD BBR	MINOR UP LIGHT WITH REMOTE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	3000K LED	240	0.90	15.0

NOTE: REFER TO ELECTRICAL PLANS FOR PHOTOMETRIC INFORMATION.

SEE SHEET 15 FOR CUT SHEETS ON FIXTURES

LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-817-1918

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
 SHEET 14 of 15 - LIGHTING ENLARGEMENT-B

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 8/13/14 14144-4 PHASE 1A.R.PHASE 1A(CANAL)DRAINAGES-LVA-1A4 CONCEPT LIGHTING PLAN-1A.dwg Nov 17, 2016



APPROX. SCALE: 1"=40'



NORTH



14144A DRAWN BY: LT

11/17/16

3" INGROUND 12V
5031

WAC
LANDSCAPE LIGHTING



Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION

Low-voltage 12V DC landscape lighting

FEATURES

- 3" diameter and adjustable beam spread
- IP67 rated, gasketed lens (resisting water penetration)
- Clear lens and frosted lens
- 10' lead wire with 1/2" diameter and 1/2" diameter
- Available in clear and frosted
- 12.5VDC (12VDC) and 12VDC (12VDC)

TECHNICAL SPECIFICATIONS

Model: 5031
 Power: 20 W
 Dimensions: 3" x 3" x 3"
 Color: Clear
 Material: Aluminum

ORDERING INQUIRY

Part Number	Quantity	Notes
5031	1	3" In-ground 12V DC Landscape Lighting

SDS:

Sample: 1111-1111

Manufactured by: WAC Lighting, Inc. 11111 Wac Drive, San Diego, CA 92121
 Phone: (619) 594-2200 Fax: (619) 594-2201
 Website: www.waclighting.com
 © 2011 WAC Lighting, Inc. All rights reserved.

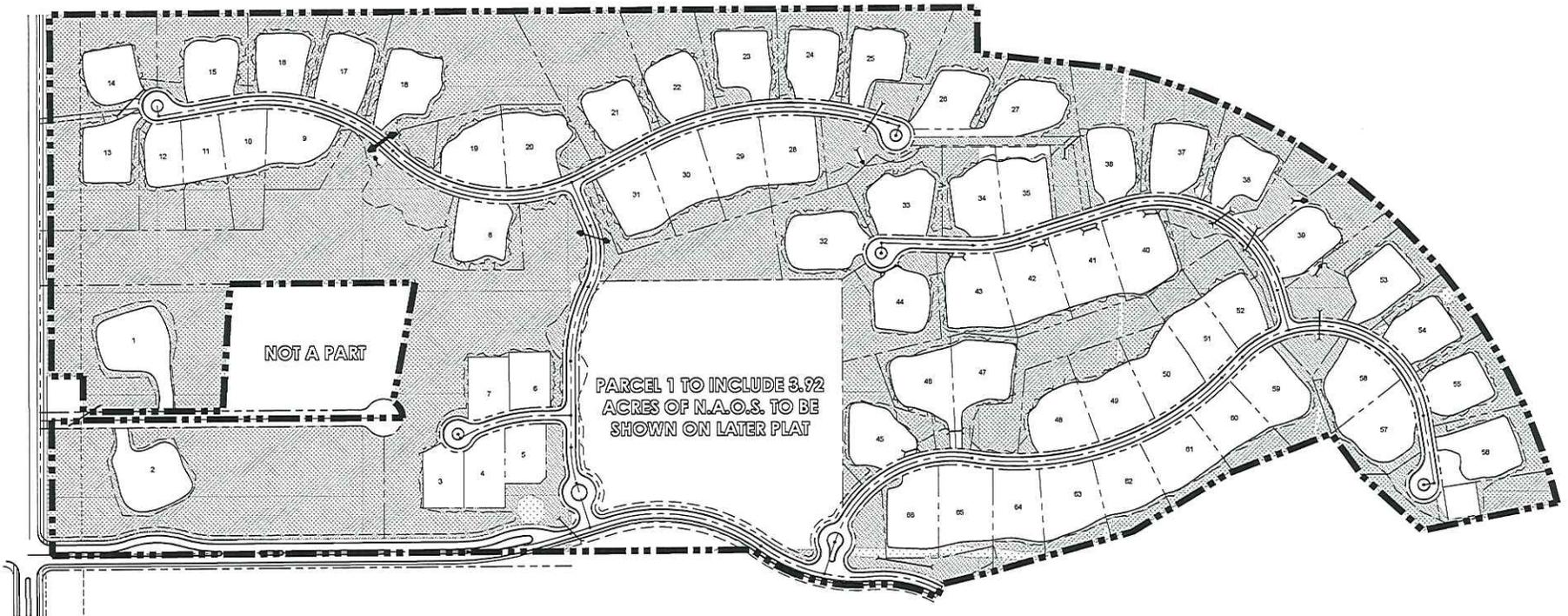
1 IN-GRADE UPLIGHT
 SCALE: 1/2" = 1'-0"





STORYROCK

PHASE 1A - CONTEXT AERIAL



LEGEND

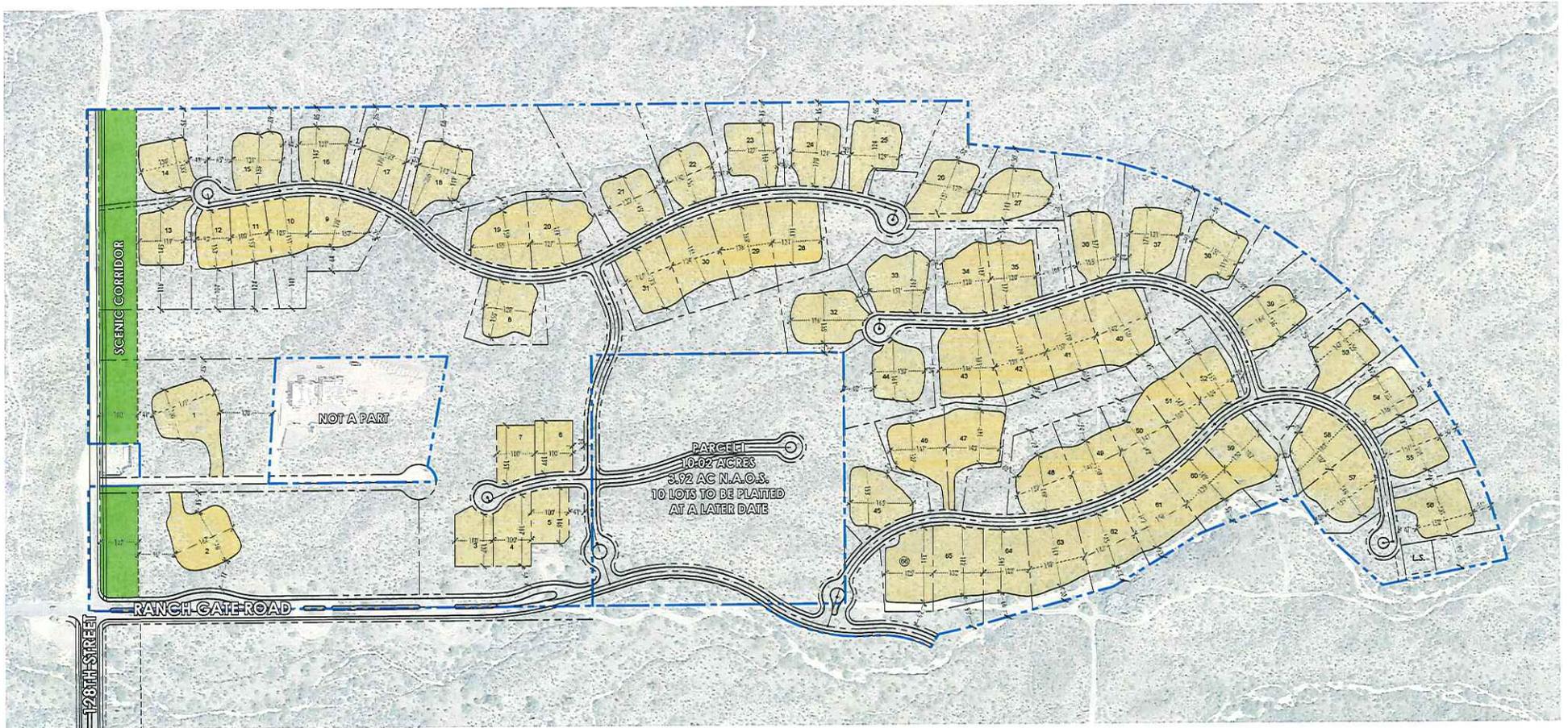
- NET SITE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- N.A.O.S. SCARRED

PHASE 1A - SITE DATA	
GROSS SITE AREA:	94.13 ACRES
NET SITE AREA:	92.28 ACRES
NUMBER OF LOTS:	76 LOTS
DENSITY:	0.82 DU/AC

PHASE 1A - N.A.O.S. REQUIREMENTS	
N.A.O.S. REQ. PER M.E.D.C.P.	47.99 AC.
MAX. REVEGETATED AREA (30%)	14.40 AC.

PHASE 1A - OPEN SPACE PROVIDED	
N.A.O.S. PROVIDED - TOTAL:	47.99 ACRES
N.A.O.S. PROVIDED - UNDISTURBED:	36.84 ACRES (77%)
N.A.O.S. PROVIDED - REVEGETATED:	10.03 ACRES (21%)
N.A.O.S. PROVIDED - SCARRED (x2)	1.12 ACRES (2%)

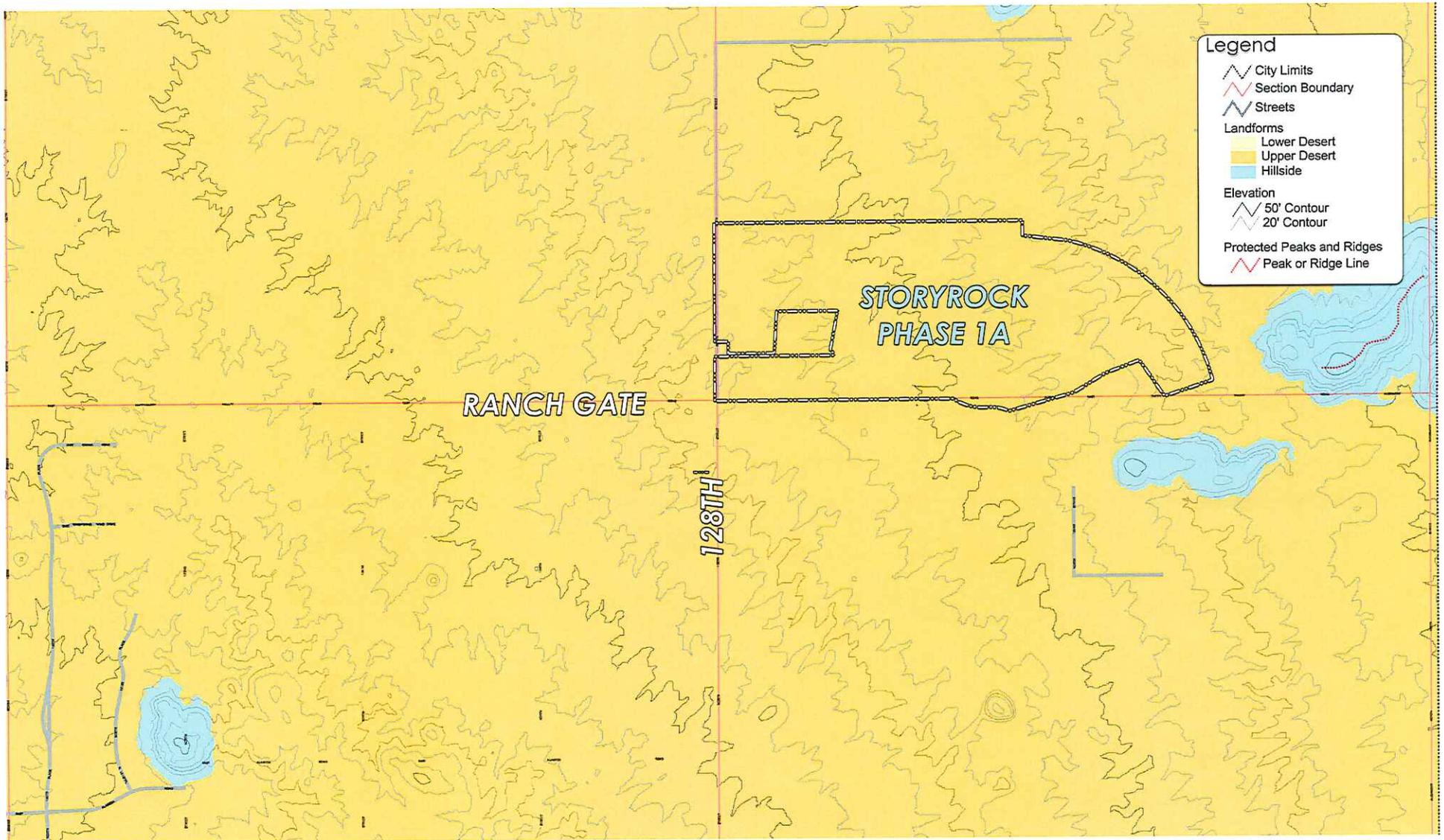
	STORYROCK TOTAL N.A.O.S.		
	GROSS ACRES	N.A.O.S. PROVIDED	% N.A.O.S.
PHASE 1A	94.12 ACRES	48.0 ACRES	51.0%
PHASE 1B	82.16 ACRES	39.7 ACRES	48.4%
PHASE 1C	78.97 ACRES	34.2 ACRES	43.3%
PHASE 2 A,B	80.19 ACRES	35.8 ACRES	44.6%
PHASE 3A	96.11 ACRES	52.2 ACRES	54.3%
PHASE 3B	30.02 ACRES	19.8 ACRES	72.3%
TOTAL	461.73 ACRES	227.6 ACRES	50.0%



- LEGEND**
- SITE BOUNDARY
 - DEVELOPMENT ENVELOPE
 - SCENIC CORRIDOR

STORYROCK

PHASE 1A - CONSTRUCTION ENVELOPE EXHIBIT & SCENIC CORRIDOR PLAN



STORYROCK

PHASE 1A - LANDFORM TYPES MAP