STORYROCK

Phase 1B

PROJECT NARRATIVE
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Introduction

STORYROCK PHASE 1B 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 1B will be an upscale neighborhood consisting of 93 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 82.30 acre STORYROCK PHASE 1B 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 82.30 acre PHASE 1B 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 twelve parcels (217-01-101, -009V, -009U, -009T, -009J, -009K, -009X, -009Y, -009Z, -009R, -108, -107) 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 & Proposed STORYROCK – Phase 1A Community
- East – Vacant Private Land
- South – Vacant Private Land & Proposed STORYROCK – Phase 1C 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 1B 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. The majority of these boulders throughout the site 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 1B neighborhood contains a variety of comparable zoning districts (R1-18, R1-35, and R1-43), 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 1B 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

The current proposed 93 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 40 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 1B	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	82.30 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 1B and the surrounding area.

SCOTTSDALE'S SIX GUIDING PRINCIPLES

STORYROCK PHASE 1B 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 1B 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 of the proposed development, provides dedicated outdoor open space throughout the area and is supported and continued through STORYROCK PHASE 1B. 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 1B can continue the commitment Scottsdale has made to open space.

2) **Enhance Neighborhoods**
   STORYROCK PHASE 1B 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 1B'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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B'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 1B 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 long-term 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 1B 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 1B, 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B. 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B'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 1B 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 1B 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 1B 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:

l. *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.

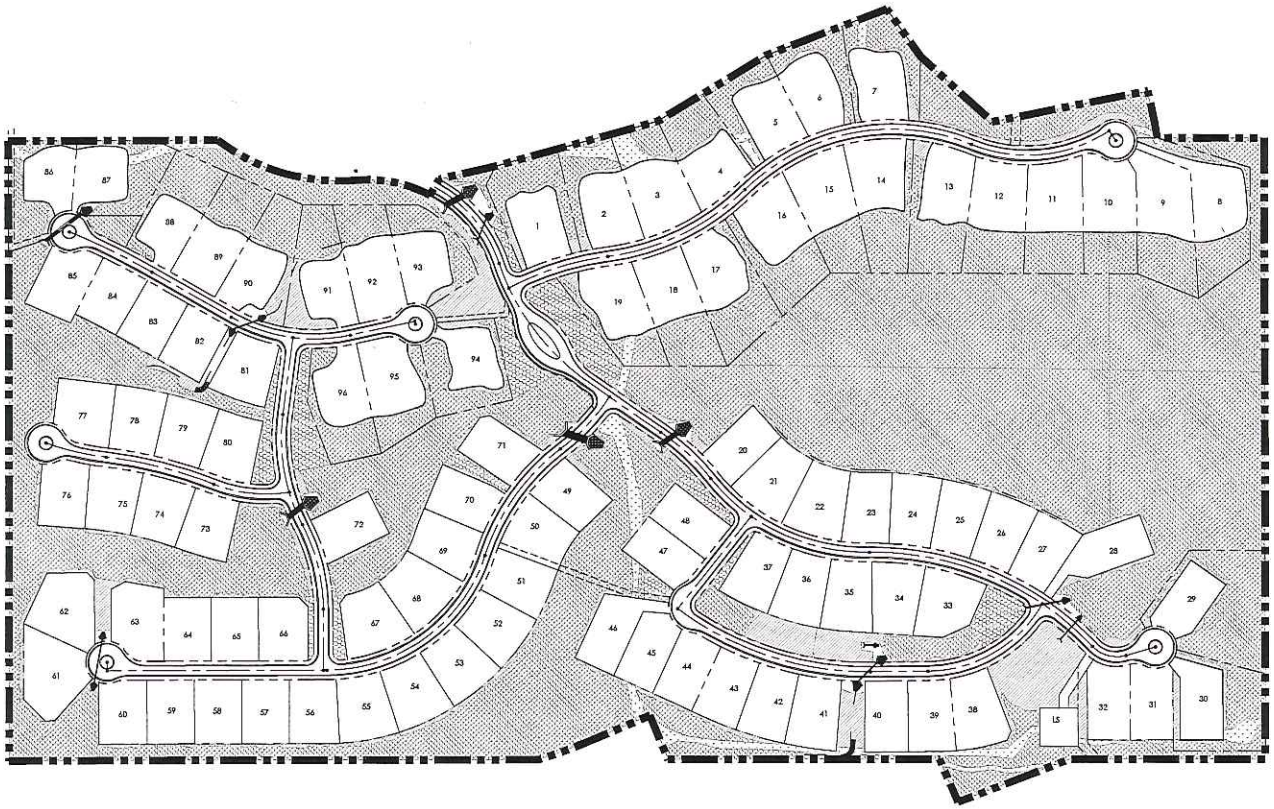
The provisions of article IX shall apply.

(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)



LEGEND

- NET SITE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- N.A.O.S. SCARRED
- ENHANCED DESERT OPEN SPACE

PHASE 1B - SITE DATA	
GROSS SITE AREA:	82.16 ACRES
NET SITE AREA:	82.16 ACRES
NUMBER OF LOTS:	96 LOTS
DENSITY:	1.17 DU/AC

PHASE 1B - N.A.O.S. REQUIREMENTS	
N.A.O.S REQ. PER M.E.D.C.P.	39.74 AC.
MAX. REVEGETATED AREA AREA (30%)	11.9 AC.

PHASE 1B - OPEN SPACE PROVIDED	
N.A.O.S. PROVIDED - TOTAL:	39.74 ACRES
N.A.O.S. PROVIDED - UNDISTURBED:	32.79 ACRES (83%)
N.A.O.S. PROVIDED - REVEGETATED:	4.88 ACRES (12%)
N.A.O.S. PROVIDED - SCARRED (x2)	2.08 ACRES (5%)

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%

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

STORYROCK

PHASE 1B - NAOS EXHIBIT

APPROX. SCALE: 1" = 120' NORTH

0' 60' 120' 240'

1414.4 DRAWN BY: AV 03/18/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
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K:\1414\1414.4-PHASE 1 AZ\B\PHASE 1B\CAD\PLANNING\LVA-1414.4-1B-1ST-NAOS EXHIBIT.dwg Oct 20, 2016

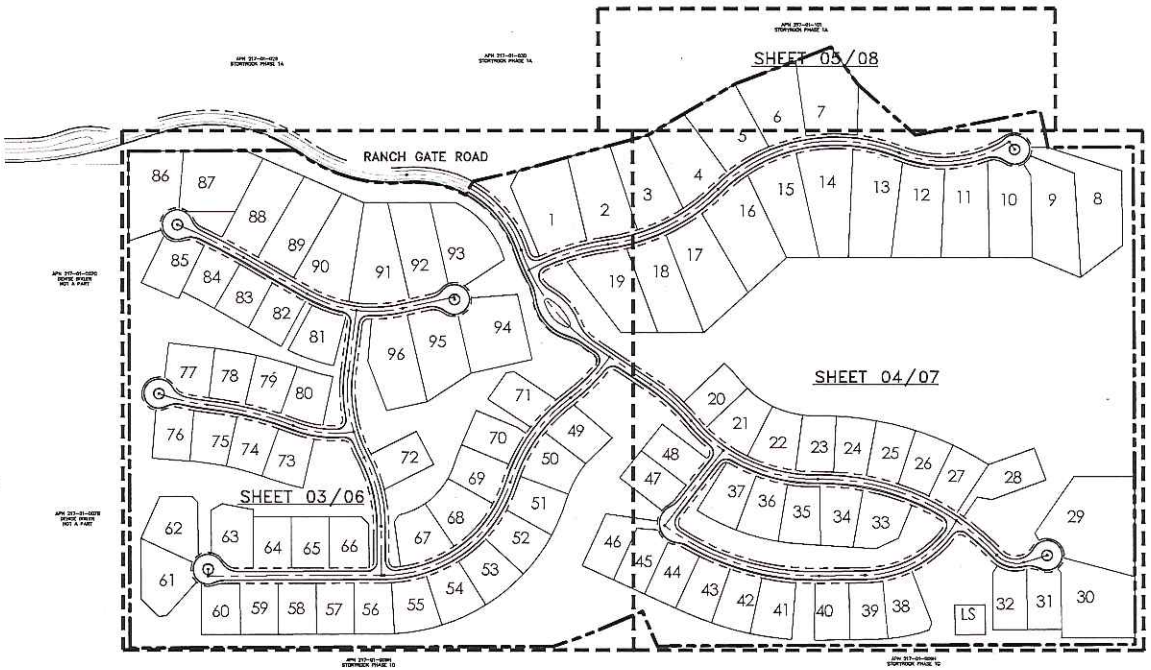
5-PP-2016#2
11/17/2016

PRELIMINARY PLAT
FOR
STORYROCK PHASE 1B

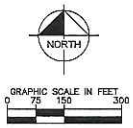
PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
⊙	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
80.2 / F	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
0.95%	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
	100-YEAR INUNDATION LIMITS
BFE = 2586.25'	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
	SCOUR/EROSION PROTECTION
	FILL AREA GREATER THAN 6'
	CUT AREA GREATER THAN 6'
	APPROX. LIMITS OF 100 YEAR INUNDATION
	PAD CONSTRUCTION ENVELOPE



VICINITY MAP
N.T.S



LOT QUANTITIES

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)
1	33350	25	14489	49	13932	73	14055
2	29134	26	14489	50	15392	74	14292
3	27053	27	14489	51	14314	75	14309
4	26409	28	16541	52	14955	76	13761
5	27034	29	49295	53	14955	77	15207
6	26458	30	36565	54	14955	78	14099
7	30602	31	14050	55	14955	79	14099
8	33767	32	14298	56	13797	80	14384
9	32829	33	16092	57	13500	81	14944
10	27740	34	15176	58	13500	82	13507
11	28869	35	14849	59	13500	83	13578
12	29135	36	14943	60	13546	84	13638
13	33400	37	14938	61	19943	85	15506
14	32367	38	15940	62	18452	86	27482
15	29028	39	14290	63	16647	87	28985
16	34524	40	13696	64	13500	88	27127
17	33274	41	15033	65	13500	89	27139
18	28168	42	14442	66	13929	90	28896
19	28331	43	14186	67	16289	91	29752
20	13614	44	13684	68	16402	92	26481
21	16145	45	14208	69	14178	93	26933
22	16145	46	15896	70	13768	94	29779
23	14184	47	13576	71	13954	95	26797
24	14489	48	13500	72	13900	96	27983

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 1	CITY OF SCOTTSDALE	LIFT STATION	0.15
TRACT A	PRIVATE/HOA	PRIVATE STREET	7.84
TRACT B	PRIVATE/HOA	NOAS/OPEN SPACE/DRAINAGE	0.20
TRACT C	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	3.38
TRACT D	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE WATER EASEMENT/SEWER EASEMENT	10.81
TRACT E	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	13.80
TRACT F	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE PUBLIC UTILITY EASEMENT	0.80
TRACT G	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	1.10
TRACT H	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	0.11

GRADING NOTES

1. F2 & F2 INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

FIRE DEPARTMENT NOTES

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

SHEET INDEX

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

PROJECT MAP

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
7301 E EVANS ROAD
SCOTTSDALE, ARIZONA 85260
TELEPHONE: 480-922-0780
CONTACT: JASON SEGNERI

OWNER/DEVELOPER
CAVALLIERE RANCH, LLC.
14400 N. 76TH PLACE
SCOTTSDALE, AZ. 85260
TELEPHONE: 480-368-5205
CONTACT: CHASE EMMERSON

BENCHMARK
1" IRON PIPE AT THE NORTH ¼ CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SLAT RIVER BASE AND MERIDIAN. GDAC POINT NAME: 43561-1
ELEVATION = 2716.331 (NAVD '88)

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

BASIS OF BEARING
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N00°04'57"W.

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

REQUIRED NAOS PER MEDCP: 39.74± AC.
PROPOSED NAOS: 39.74± AC. (48.4%)

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER LOT BASIS.

SITE DATA

GROSS AREA	82.15 AC±
NET AREA	82.15 AC±
TOTAL NUMBER OF LOTS	96
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	
• R1-18 ESL	13,500 S.F.
• R1-35 ESL	26,250 S.F.
• R1-43 ESL	32,250 S.F.
PHASE 1B DENSITY	1.17 DU/AC

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

SETBACK TABLE

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

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/16/2013	D	N/A

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

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H):1"=150'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: OCT 2016

STORYROCK - PHASE 1B
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA

PROJECT NO.
191988002

DRAWING NAME
.88002PP-CV

01 OF 08

5-PP-2016#2
11/17/2016

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE OF 2645.86 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,323.17 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 46 MINUTES 08 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 440.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 56 SECONDS, A DISTANCE OF 12.21 FEET, AND WHOSE LONG CHORD BEARS SOUTH 54 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 12.21 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 55 MINUTES 08 SECONDS, A DISTANCE OF 299.95 FEET, AND WHOSE LONG CHORD BEARS SOUTH 74 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 293.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHERLY;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 51 MINUTES 23 SECONDS, A DISTANCE OF 159.54 FEET, AND WHOSE LONG CHORD BEARS SOUTH 78 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 157.23 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 29 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 76 DEGREES 50 MINUTES 47 SECONDS EAST, A DISTANCE OF 121.98 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 354.71 FEET;

THENCE NORTH 58 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 267.83 FEET;

THENCE NORTH 68 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 35 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 122.99 FEET;

THENCE SOUTH 47 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 78 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 333.33 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE WESTERLY;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTES 44 SECONDS, A DISTANCE OF 101.06 FEET, AND WHOSE LONG CHORD BEARS SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 101.04 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST, A DISTANCE OF 225.00 FEET;

THENCE, LEAVING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,320.51 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,256.59 FEET;

THENCE NORTH 22 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.37 FEET;

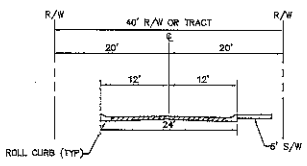
THENCE SOUTH 66 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 136.00 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1,210.00 FEET AND BEING CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 49 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 116.75 FEET TO A POINT OF NON-TANGENCY,

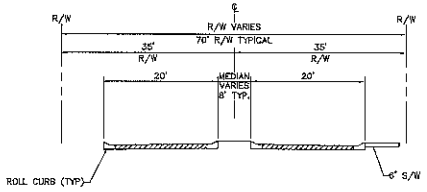
THENCE SOUTH 89 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 1,113.60 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,320.27 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

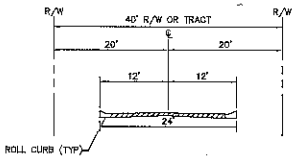
SAID PARCEL CONTAINS 3,566,732 SQ.FT. OR 81.8809 ACRES, MORE OR LESS.



RANCHGATE
LOCAL PRIVATE STREET (AFTER GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ SAW ON ONE SIDE



RANCHGATE
LOCAL PUBLIC STREET (BEFORE GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ SAW ON ONE SIDE



INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
FOR LOT WIDTHS GREATER THAN 85' WIDE MINIMUM

K:\Proj_dev\191988002 - storyrock\CAD\Phase 1B\Preliminary Plat\LEGAL DESCRIPTION & SECTIONS.dwg Oct 25, 2018 zachb
THE PURPOSE OF THIS DRAWING AND THE ASSOCIATED DATA IS TO REFLECT THE PRELIMINARY PLAT OF THE STORYROCK PHASE 1B DEVELOPMENT. THIS DRAWING AND ASSOCIATED DATA SHALL NOT BE USED FOR ANY OTHER PURPOSE, AND SHALL NOT BE RELIED UPON FOR ANY OTHER PURPOSE, WITHOUT THE EXPRESS WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. AND ANY UNAUTHORIZED USE OF THIS DRAWING AND ASSOCIATED DATA SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR.

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7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5500

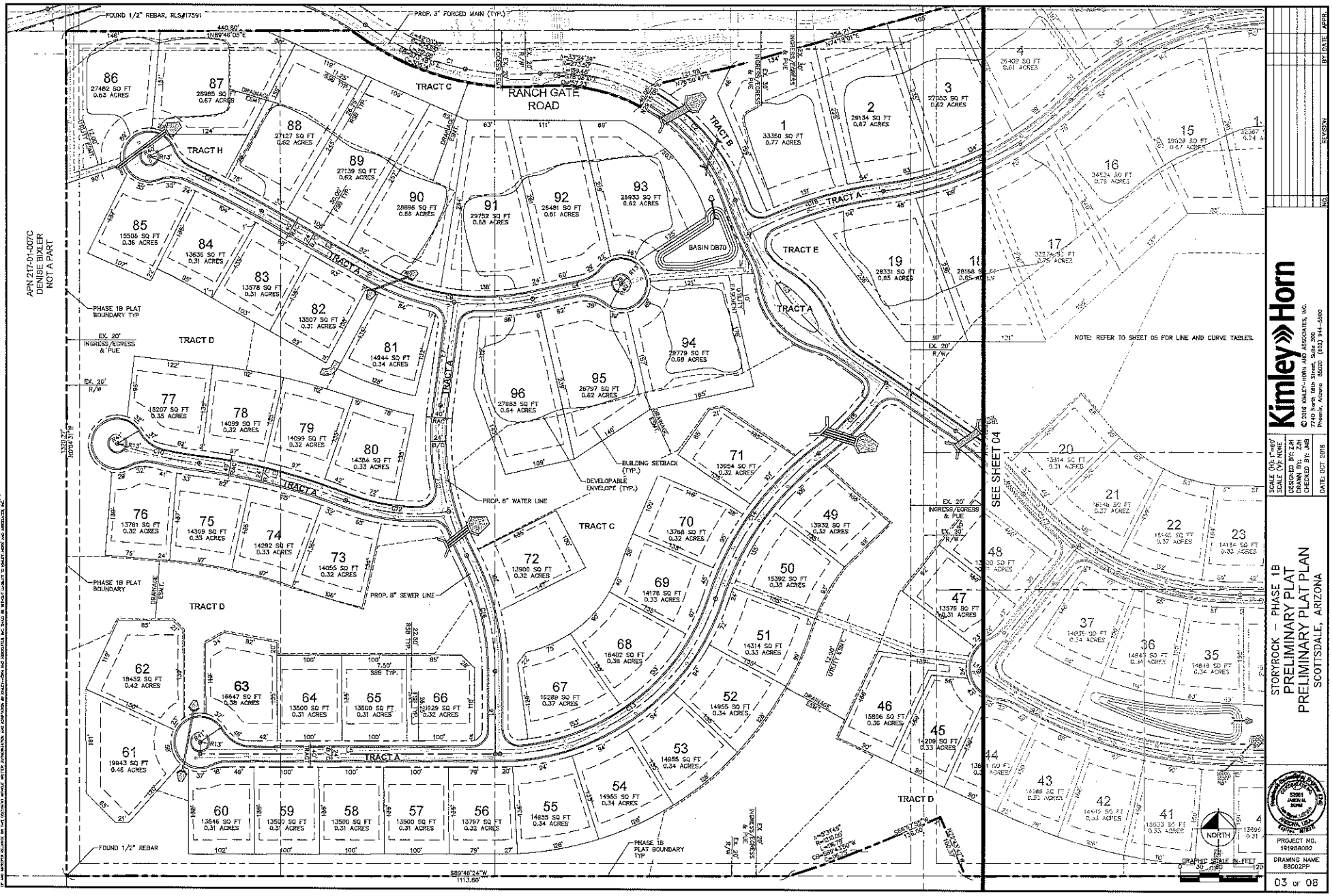
SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JKB
DATE: OCT 2018

STORYROCK – PHASE 1B
PRELIMINARY PLAT
LEGAL DESCRIPTION & SECTIONS
SCOTTSDALE, ARIZONA

PROJECT NO.
191988002

DRAWING NAME
88002PP-CV

02 OF 08



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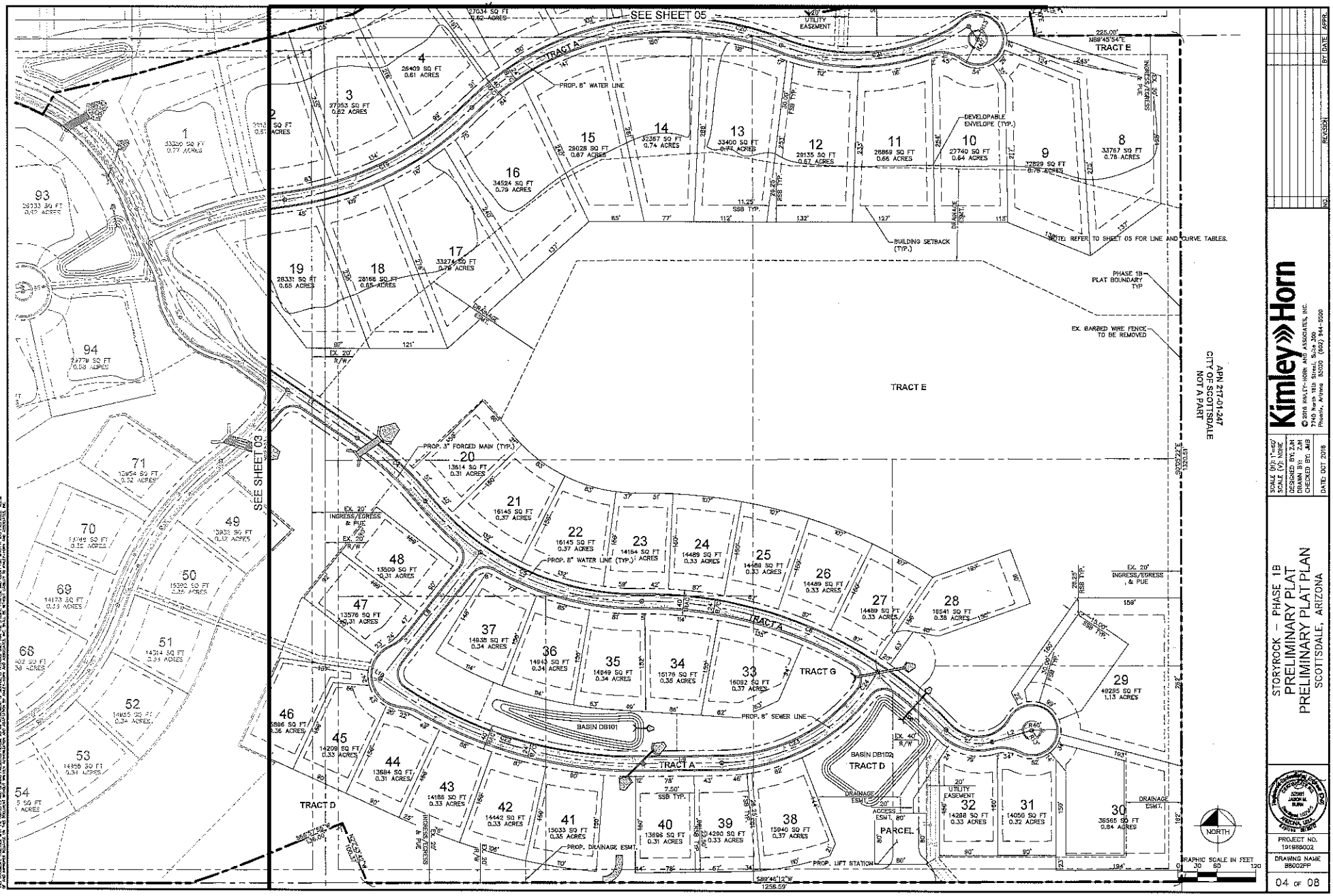
STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

PROJECT NO. 191988002
DRAWING NAME 88002PP

03 OF 08



STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

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PROJECT NO.
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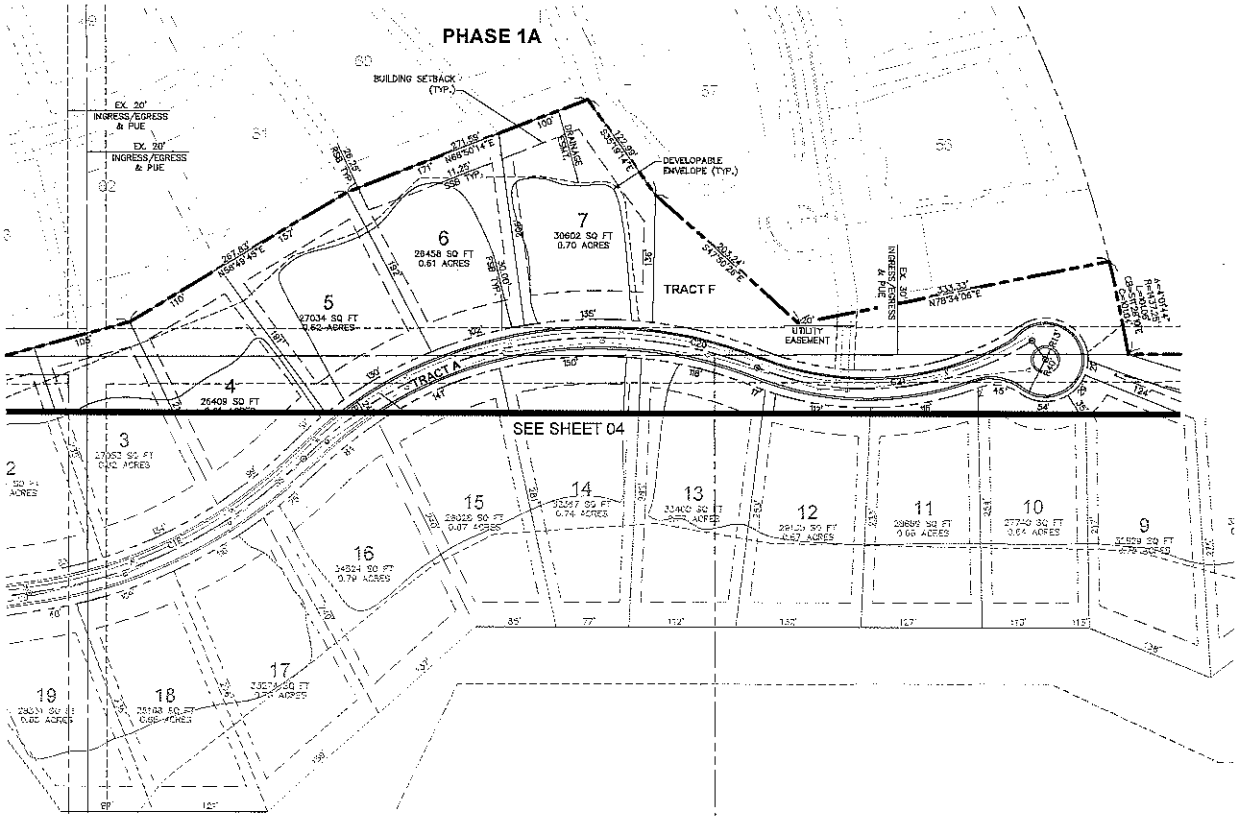
04 OF 08



LINE TABLE		
LINE	LENGTH	BEARING
L1	182.42	S55°17'46.28"E
L2	84.23	N73°22'49.15"E
L3	192.92	S60°00'00.00"E
L4	138.82	N77°27'24.08"E
L5	452.84	N89°46'34.66"E
L6	129.62	N01°13'25.32"W
L7	163.38	N72°23'23.18"E
L8	251.31	N37°55'47.80"E
L9	121.18	N89°12'35.20"E
L10	10.48	S53°02'16.25"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	400.00'	285.67'	S74°34'18"E	279.63'	40°55'08"	149.23'
C2	290.00'	388.64'	S56°38'20"E	360.20'	76°47'05"	229.79'
C3	500.00'	323.32'	S38°46'17"E	317.72'	37°02'59"	167.54'
C4	500.00'	144.03'	S47°02'37"E	143.53'	16°30'18"	72.52'
C5	420.00'	382.19'	S64°51'36"E	369.14'	52°08'18"	205.48'
C6	630.00'	524.92'	S67°03'36"E	509.87'	47°44'21"	278.78'
C7	70.00'	77.49'	S74°54'18"E	73.60'	63°25'45"	43.26'
C8	1500.00'	193.53'	S83°41'46"E	193.40'	7°23'33"	96.90'
C9	350.00'	259.88'	S81°16'16"E	253.95'	42°32'36"	136.25'
C10	550.00'	130.49'	S76°35'46"E	130.18'	13°35'37"	65.55'
C11	900.00'	233.96'	S76°56'45"E	233.30'	14°53'39"	117.64'
C12	300.00'	161.99'	S83°58'03"E	160.03'	30°56'15"	83.02'
C13	350.00'	441.48'	N53°35'25"E	412.79'	72°16'18"	255.56'
C14	460.00'	261.47'	N35°02'02"E	257.10'	35°03'31"	146.30'
C15	450.00'	152.15'	N42°52'38"E	151.42'	19°22'19"	76.81'
C16	400.00'	188.03'	N13°41'26"W	186.31'	26°56'01"	95.79'
C17	400.00'	241.18'	N9°53'02"W	237.55'	34°32'49"	124.38'
C18	500.00'	219.62'	N71°58'34"E	218.40'	20°56'21"	111.05'
C19	500.00'	328.75'	N83°37'35"E	322.86'	37°40'19"	170.56'
C20	440.00'	516.47'	N78°25'02"E	487.35'	67°15'14"	292.63'
C21	310.00'	302.83'	N84°03'33"E	290.93'	55°58'12"	164.73'
C22	560.00'	434.61'	S71°55'32"E	426.80'	37°43'45"	225.61'
C23	280.00'	236.58'	N65°00'14"E	229.61'	48°24'43"	125.87'
C24	280.00'	56.82'	N34°59'04"E	56.72'	11°37'36"	28.51'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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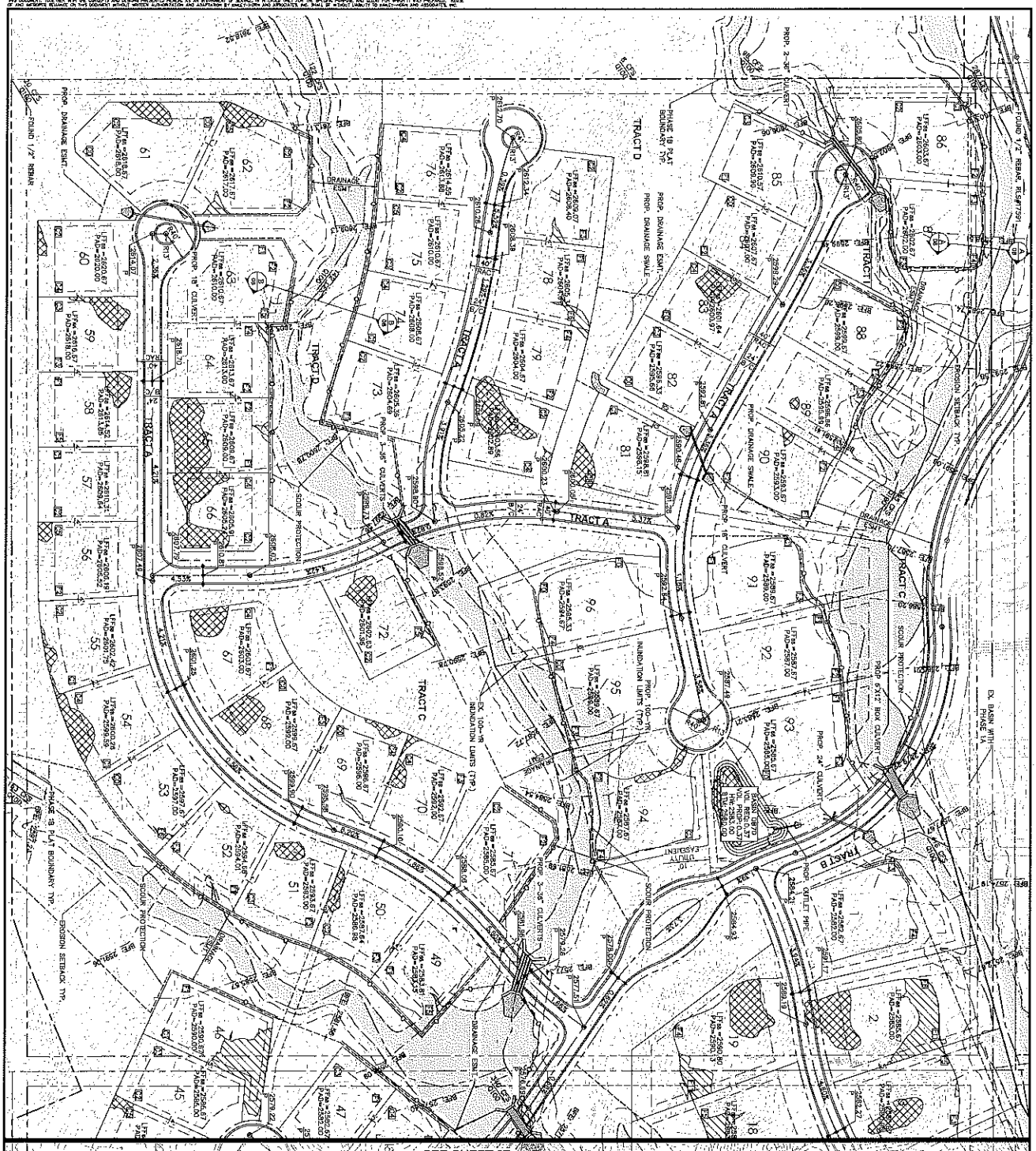
SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: OCT 2016

STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

PROJECT NO.
191958002

DRAWING NAME
88002PP

05 OF 08



STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJM
DRAWN BY: ZJM
CHECKED BY: JAB
DATE: OCT 2016

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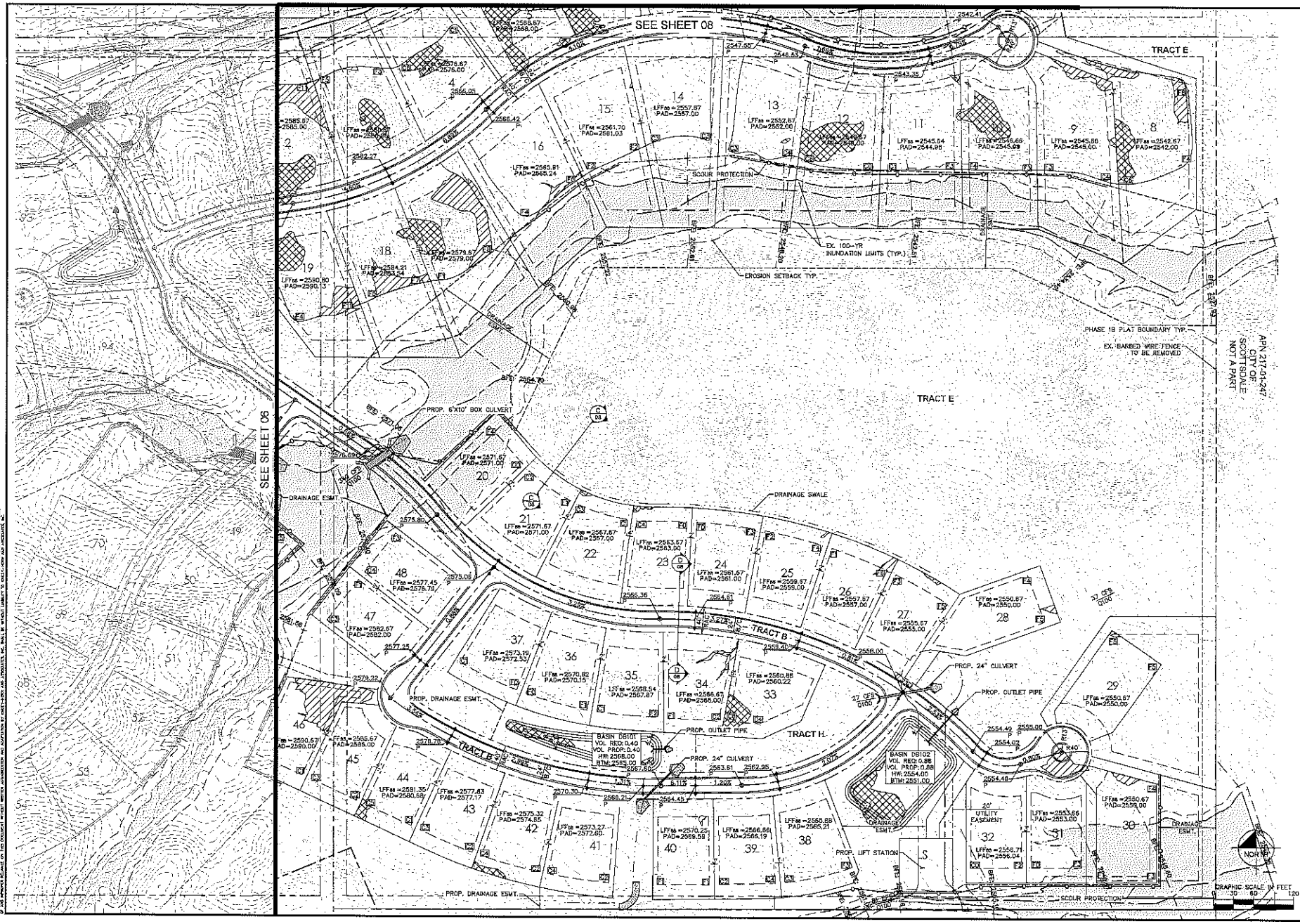
NO.	REVISION	BY	DATE	APPR.

PROJECT NO. 191988002
DRAWING NAME 88002GD

06 OF 08



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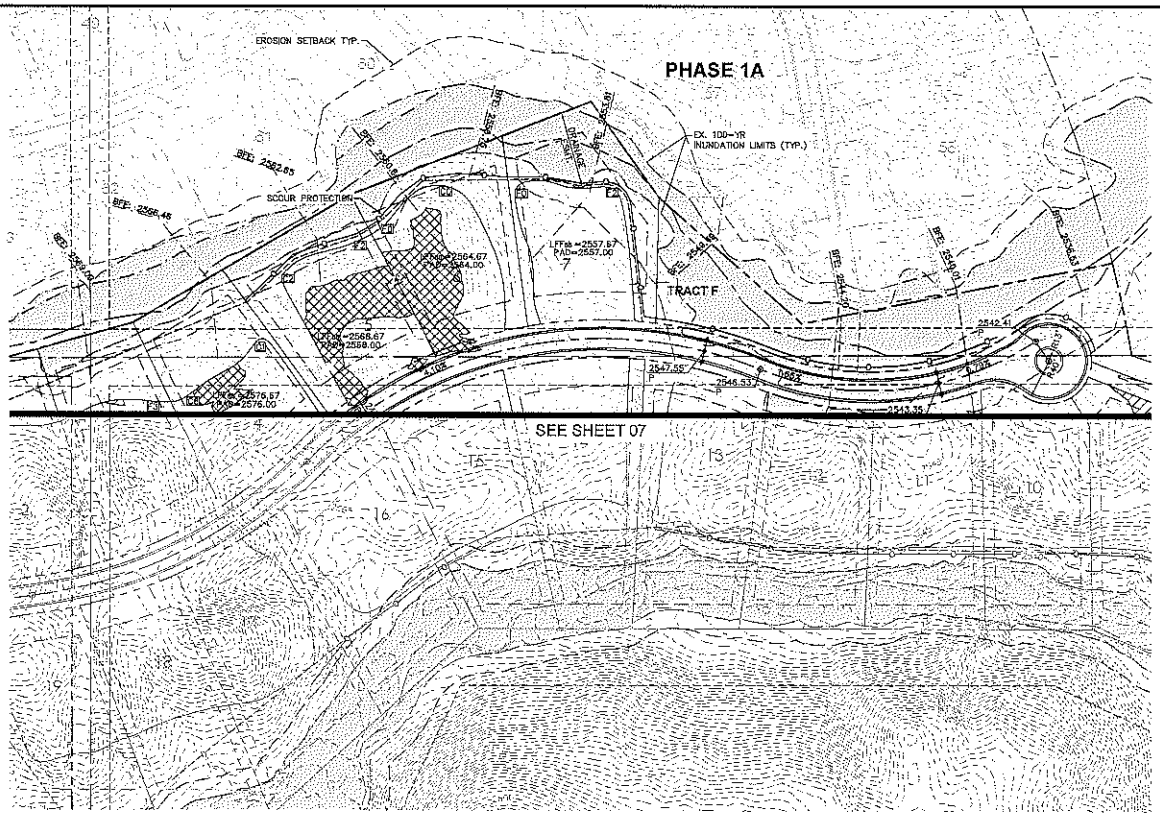
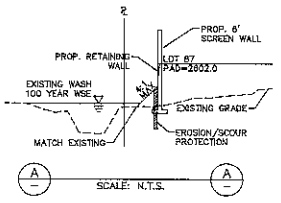
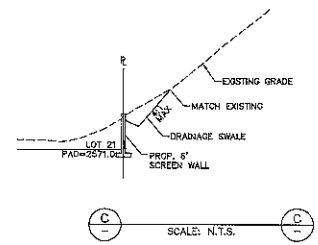
DRAWN BY: ZJH
CHECKED BY: JAB
DATE: OCT 2016

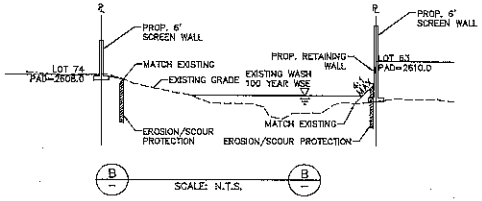
STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

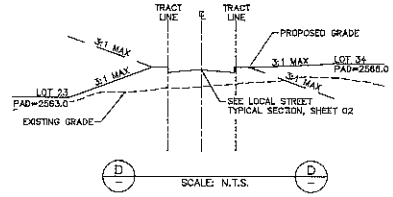
PROJECT NO. 191985002
DRAWING NAME 880026D

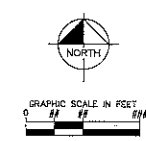












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STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

PROJECT NO. 191988002
DRAWING NAME 88002GD

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 PLAT APPROVAL. SCENIC CORRIDOR DIMENSIONS SHOULD BE 50' AVERAGE WIDTH. SEE PLAT FOR ADDITIONAL INFORMATION.
5. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, 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 GROUNDCOVER 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.

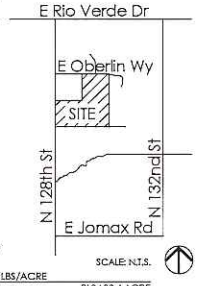
RE-VEGETATION TECHNIQUES AND IRRIGATION METHOD:

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 RE-VEGETATED 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 RE-VEGETATED 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.

PROJECT TEAM

Discipline	Company Contact Info.
Client	StoryRock LLC Chase Emmerson 14400 N. 76th Place Scottsdale, AZ 85260 480.368.5205 Chase@finalplat.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 lthelen@lvadesign.com
Civil Engineer	Kimley-Horn Jason Burm P.E. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020 602.216.1232 Jason.Burm@kimley-horn.com

VICINITY MAP

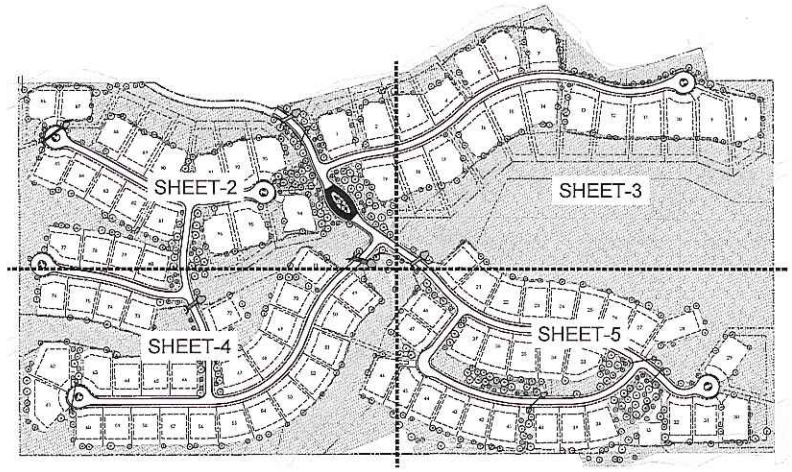


SCALE: N.T.S.

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

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

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



PLANTING LEGEND

			MIN. SIZE
	TREES		
	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
	PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	1.5" CALIPER
	PROSOPIS VELUTINA	VELVET MESQUITE	1.5" CALIPER
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1.5" CALIPER
	SHRUBS & ACCENTS		MIN. SIZE
	AGAVE SP.	CENTURY PLANT	5 GAL.
	ALOE SP.	ALOE	5 GAL.
	AMBROSIA DELTOIDEA	BURSAGE	5 GAL.
	ARTRIPLEX SP.	QUAIL BUSH	5 GAL.
	CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL.
	CARNEGIEA GIGANTEA	SAGUARO	SPEAR
	CAESALPINIA 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 WISLIZENII	BARREL CACTUS	5 GAL.
	HESPERALOE SP.	HESPERALOE	5 GAL.
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
	LEUCOPHYLLUM SP.	TEXAS RANGER	5 GAL.
	MUHLENBERGIA CAPILLARIS	'REGAL MIST'	5 GAL.
	NOLINA MICROCARPA	BEAR GRASS	5 GAL.
	OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	5 GAL.
	OPUNTIA ENGELMANII	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	JOJOBA	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	CANDELILLA WAX	1 GAL.
	GUARA LINDHEIMERI	GUARA	1 GAL.
	HYMENOXYS ACAULIS	ANGELITA DAISY	1 GAL.
	LANTANA CAMARA '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.
	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	
	RAKED NATIVE SOIL	IN ALL PLANTING AREAS	
NO SYMBOL	DECOMPOSED GRANITE	SIZE	

REVEGETATED NAOS 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.

APPROX. SCALE: 1"=200' NORTH

0' 100' 200' 400'

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
OVERALL LANDSCAPE - SHEET 1 OF 10

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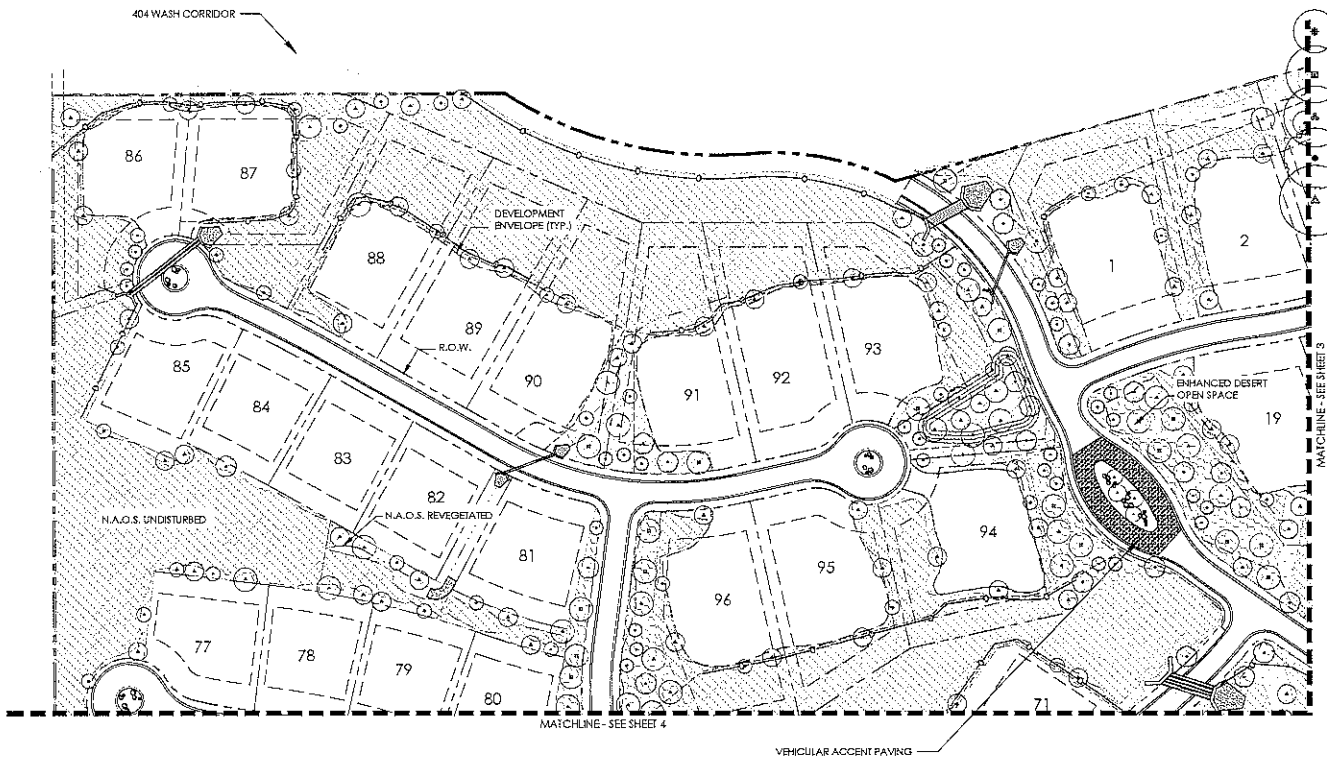
11/17/2016



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
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PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" CALIPER
CHILOPSIS LINEARIS	DESERT WILLOW	1.5" CALIPER
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	1.5" CALIPER
PROSOPIS VELUTINA	VELVET MESQUITE	1.5" CALIPER
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1.5" CALIPER
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ALOE SP.	ALOE	5 GAL.
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CARNEGIEA GIGANTEA	SAGUARO	SPEAR
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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 WISLIZENII	BARREL CACTUS	5 GAL.
HESPERALOE SP.	HESPERALOE	5 GAL.
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
LEUCOPHYLLUM SP.	TEXAS RANGER	5 GAL.
MUHLENBERGIA CAPILLARIS	'REGAL MIST'	5 GAL.
NOLINA MICROCARPA	BEAR GRASS	5 GAL.
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OPUNTIA ENGELMANII	ENGELMANN'S PRICKLY PEAR	5 GAL.
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- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- N.A.O.S. SCARRED
- ENHANCED DESERT OPEN SPACE

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
SHEET 2 OF 10

APPROX. SCALE: 1"=60' NORTH

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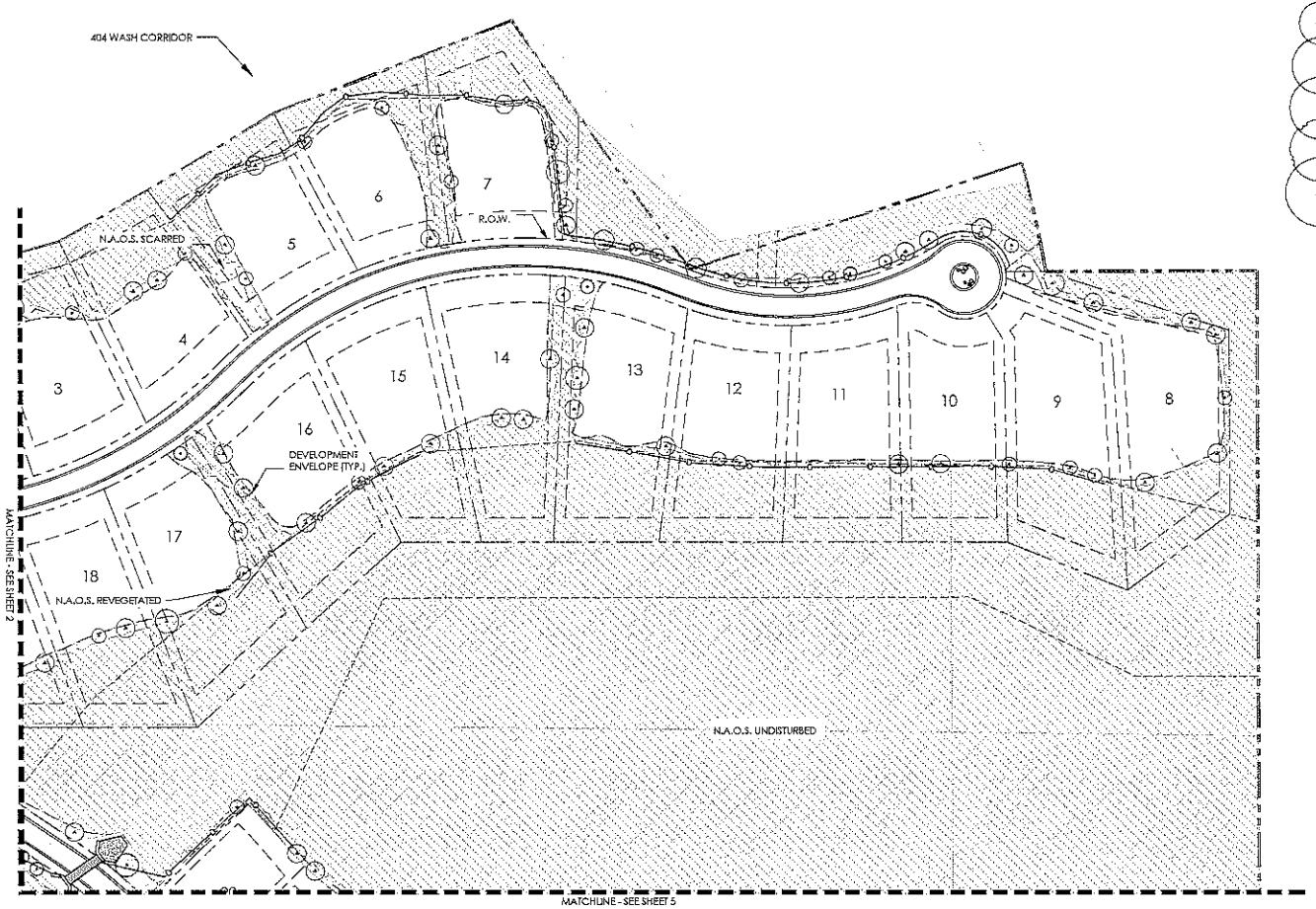

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
SHEET 3 OF 10

APPROX. SCALE: 1"=60'
0 30' 60' 120'
NORTH

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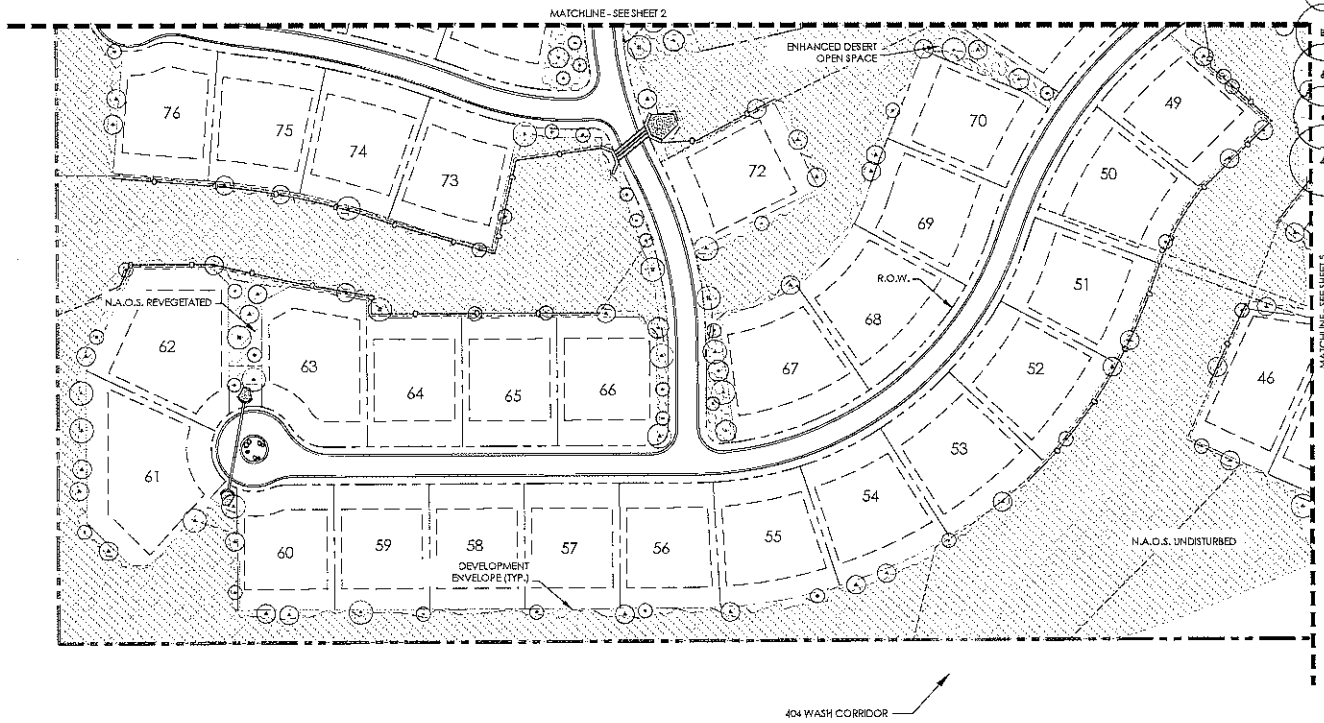

PLANTING LEGEND

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APPROX. SCALE: 1"=200' NORTH

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B

SHEET 4 OF 10

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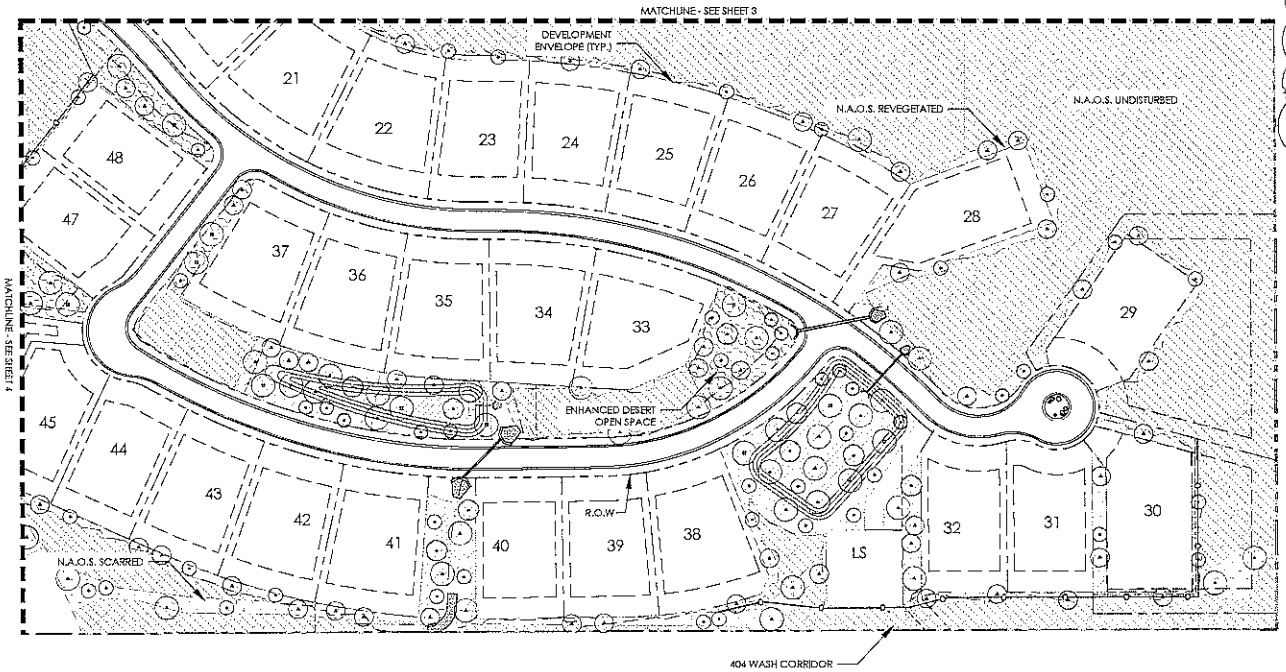

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	RAKED NATIVE SOIL	IN ALL PLANTING AREAS	
NO SYMBOL	DECOMPOSED GRANITE	SIZE	

REVEGETATED NAOS 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.

N.A.O.S. LEGEND

- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- N.A.O.S. SCARRED
- ENHANCED DESERT OPEN SPACE

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
SHEET 5 OF 10

APPROX. SCALE: 1"=200' NORTH

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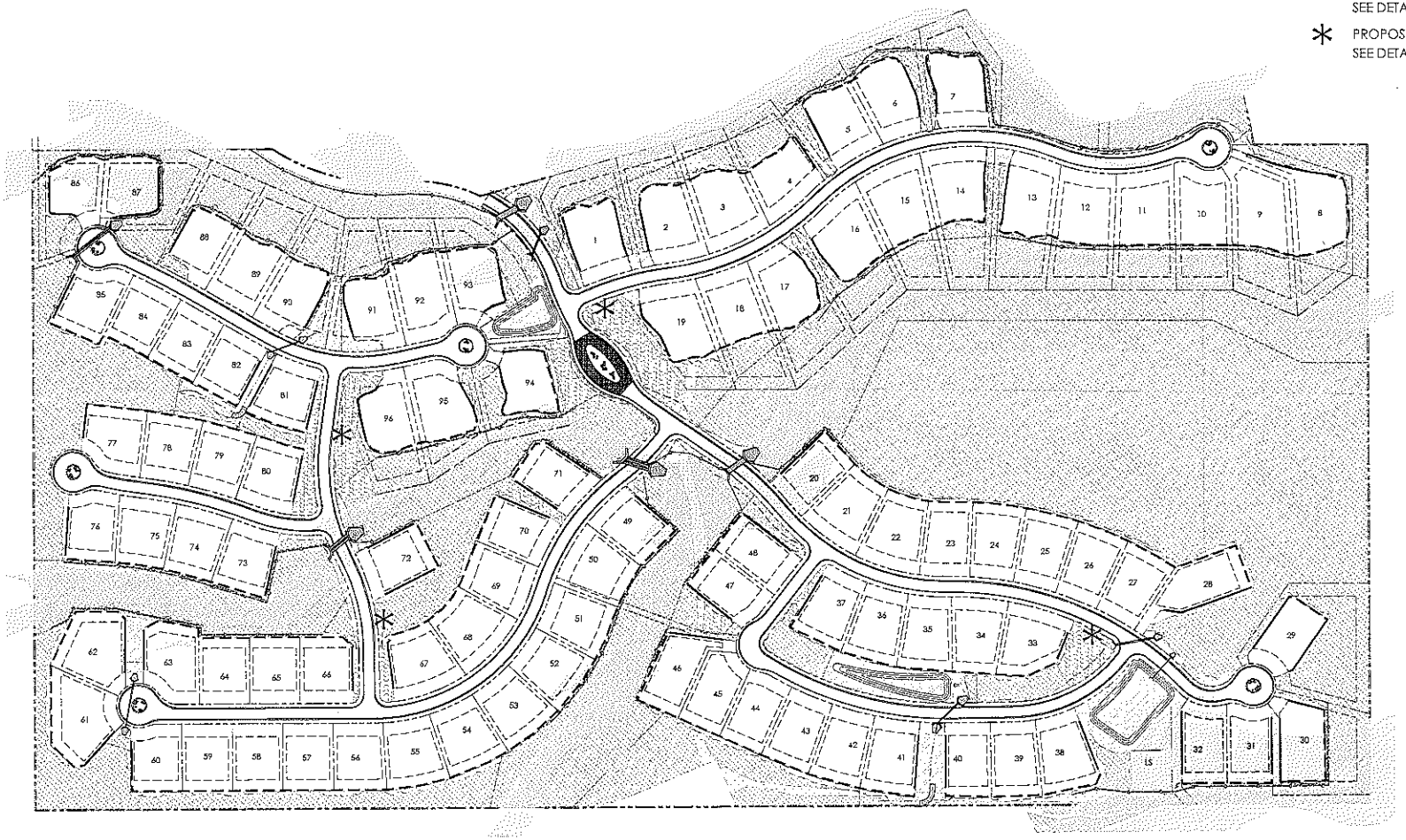
WALL LEGEND

———	THEME WALL SEE DETAIL 1, SHEET 7	5,279 L.F.
- - - - -	VIEW FENCE SEE DETAIL 2, SHEET 7	12,651 L.F.
✳	PROPOSED MAILBOX LOCATION SEE DETAIL 3, SHEET 10	4



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CONCEPTUAL WALL PLAN - PHASE 1B
SHEET 6 OF 10

APPROX. SCALE: 1"=100' NORTH

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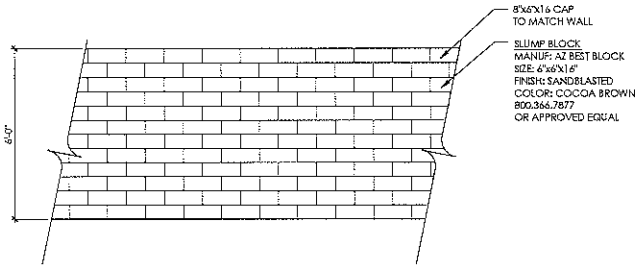
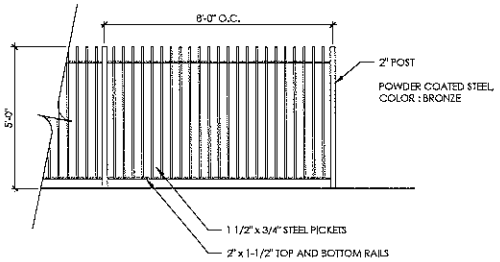
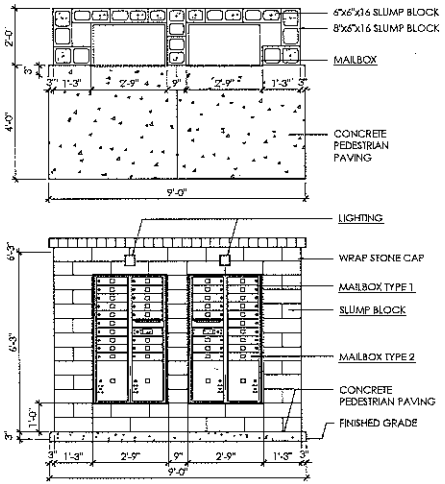


1 THEME WALL
SCALE: 1/2" = 1'-0"



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



SLUMP BLOCK
MANUF: SUPERLITE
FINISH: SANDBLASTED
COLOR: COCOA BROWN
800.366.7877

MAILBOX
MANUF: SALSBURY
TYPE: 4C HORIZONTAL MAILBOX
MAXIMUM HEIGHT UNIT (56 3/4 INCHES)
DOUBLE COLUMN - 19 MB1 DOORS
2 PE'S - ALUMINUM -
FRONT LOADING - USPS ACCESS
RECESSED
COLOR: BRONZE

LIGHTING
MANUF: WAC LIGHTING
TYPE: WS-W20506
COLOR: BRONZE
602-817-1918

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

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CONCEPTUAL WALL DETAILS-PHASE 1B
SHEET 07 OF 10

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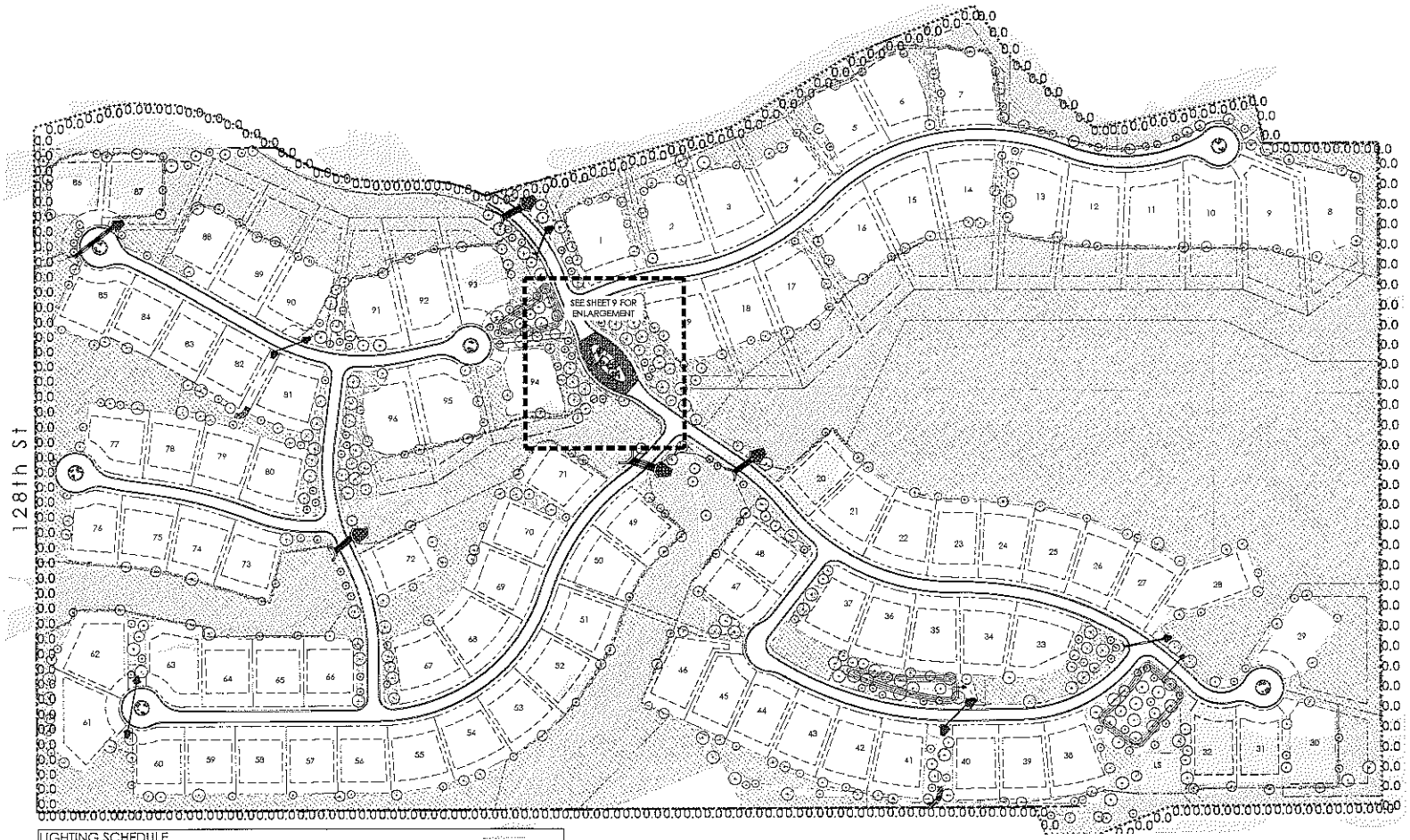

LIGHTING SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⊕	LA	4	WAC LIGHTING 5021 30 BBR 6030 GRD 6SR	INGRADE UPLIGHT WITH REMOTE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	3000K LED	248	0.80	15.5

NOTE: REFER TO ELECTRICAL PLANS FOR PHOTOMETRIC INFORMATION.

SEE SHEET 10 FOR CUT SHEETS ON FIXTURES

LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-617-1918

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CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
OVERALL LIGHTING-SHEET 8 OF 10

APPROX. SCALE: 1" = 100'
0' 50' 100' 200'
NORTH

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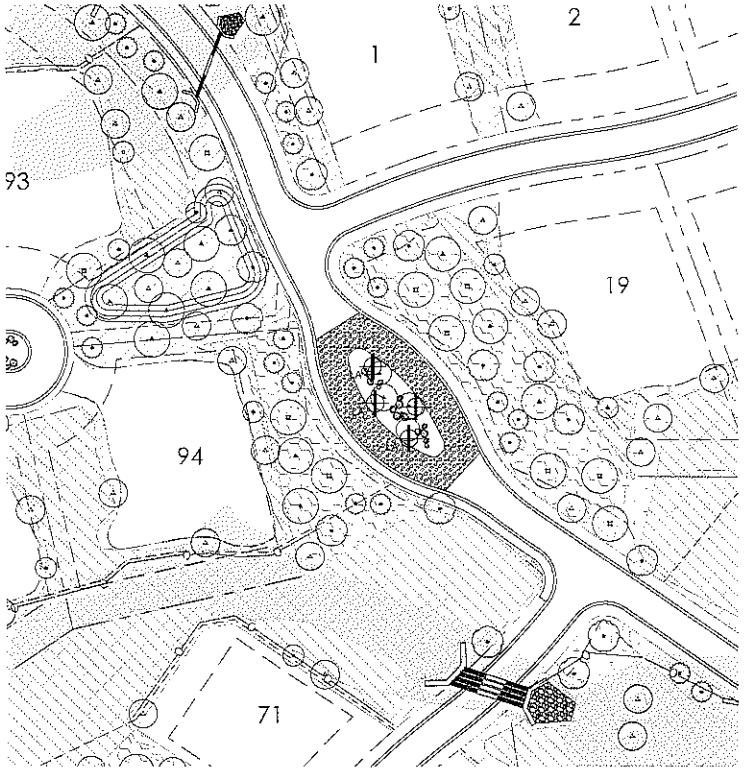

LIGHTING SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⊕	LA	4	WAC LIGHTING 5031-30 BBR 5030 GRD BBR	INGRADE UPLIGHT WITH REMOTE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	3000K LED	246	0.93	16.5

NOTE: REFER TO ELECTRICAL PLANS FOR PHOTOMETRIC INFORMATION.

SEE SHEET 10 FOR CUT SHEETS ON FIXTURES

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

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APPROX. SCALE: 1"=100' NORTH

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
LIGHTING ENLARGEMENT A - SHEET 9 OF 10

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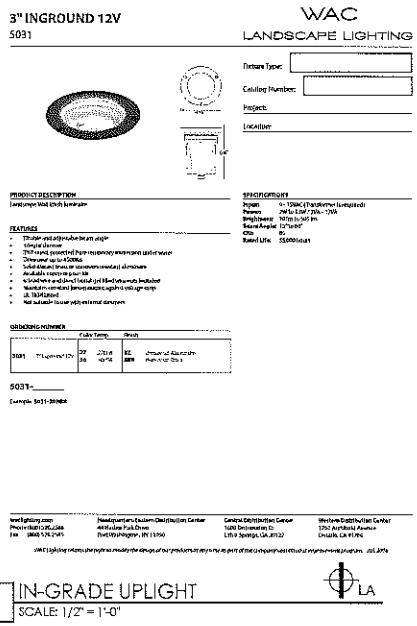

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STORY ROCK

APPROX. SCALE: 1"=100'

NORTH

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
LIGHTING DETAILS-SHEET 10 OF 10

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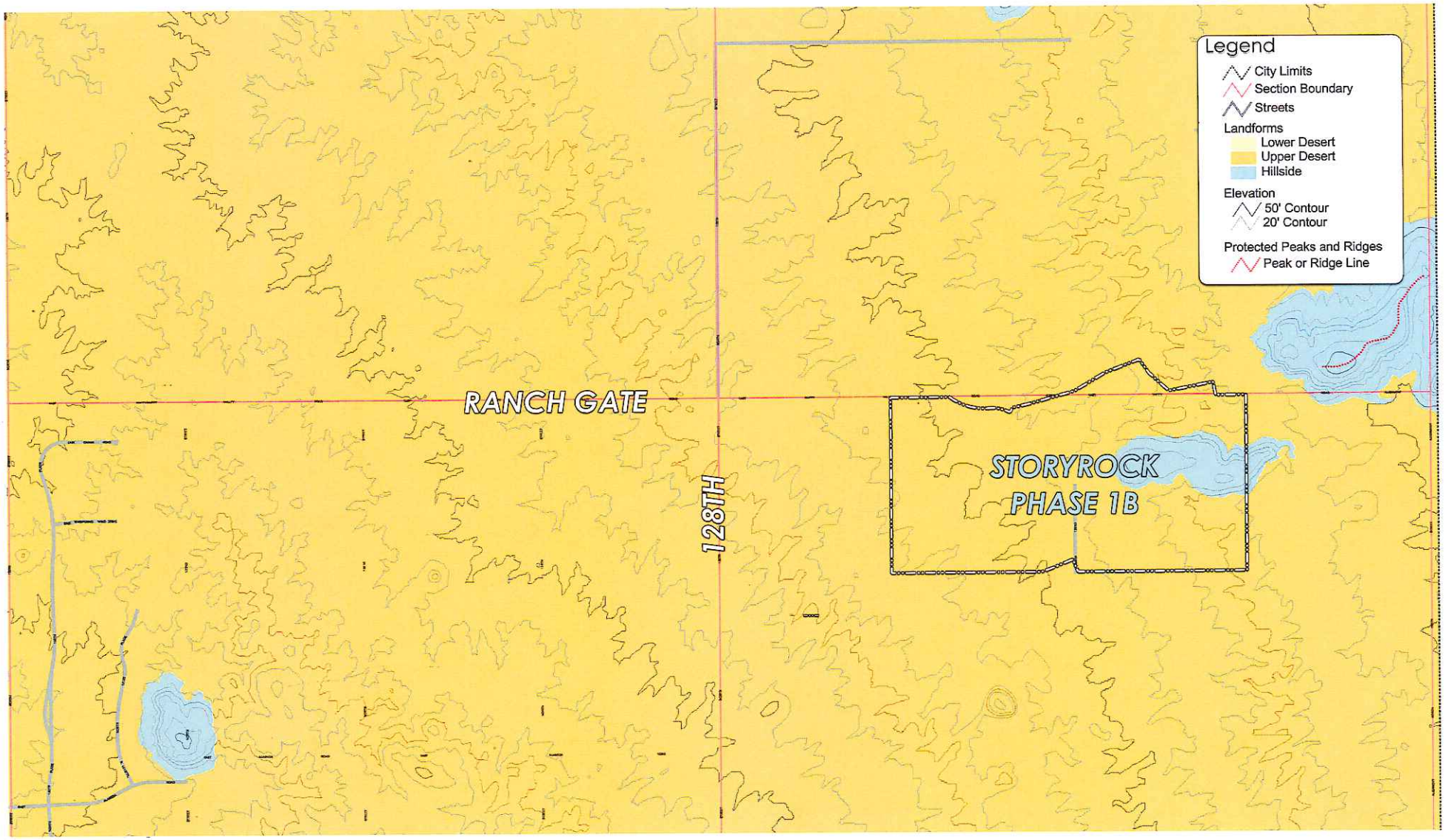

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PHASE 1B - LANDFORM TYPES MAP

APPROX. SCALE: 1"=120' NORTH

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5-PP-2016#2
11/17/2016