

STORYROCK  
*Phase 1C*

PROJECT NARRATIVE  
286-PA-2015  
\_\_\_-PP-2016  
1<sup>ST</sup> SUBMITTAL: 11/17/2016

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## Introduction

STORYROCK PHASE 1C 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 128<sup>th</sup> St. and the 134<sup>th</sup> St. alignment (from west to east). The site currently sits vacant much like the surrounding land.

STORYROCK PHASE 1C will be an upscale neighborhood consisting of 96 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 78.97 acre STORYROCK PHASE 1C 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 78.97 acre PHASE 1C site is located in the northern portion of the STORYROCK development adjacent to the McDowell Sonoran Preserve at the northeast corner of 128<sup>th</sup> Street & Ranch Gate Road in north Scottsdale. A portion of one parcel (217-01-009H) makes up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

- North - Proposed STORYROCK - Phase 1B Community
- East - McDowell Sonoran Preserve
- South - Vacant Private Land & Proposed STORYROCK - Phase 3B Community
- West - Proposed STORYROCK - Phase 2A Community

## 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



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The STORYROCK PHASE 1C 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 not all 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 1C neighborhood contains a variety of comparable zoning districts (R1-18 & 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 1C Community embraces its native desert setting while providing a variety of high end home sites. The premier views remain the focus of this community



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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 96 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 128<sup>th</sup> Street along Alameda Rd. and through a 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 34 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 128<sup>th</sup> 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.

<b>STORYROCK TOTAL N.A.O.S.</b>			
	<b>GROSS ACRES</b>	<b>N.A.O.S. PROVIDED</b>	<b>% N.A.O.S.</b>
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	78.97 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%
<b>TOTAL</b>	<b>461.73 ACRES</b>	<b>229.6 ACRES</b>	<b>50.0%</b>

### 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 1C and the surrounding area.

#### SCOTTSDALE'S SIX GUIDING PRINCIPLES

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

**2) Enhance Neighborhoods**

STORYROCK PHASE 1C 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 1C'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 1C 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 1C will utilize existing and improve infrastructure in 128<sup>th</sup> 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 1C 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 1C 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 1C 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 1C 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 1C'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 1C 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 1C 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 1C, 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C 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 112<sup>th</sup> Street to 136<sup>th</sup> Street. This area capitalizes on mountainous view sheds and remote desert environments. In order to 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 foot 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C. 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C 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 1C'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 1C 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 1C 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 1C will, in addition to providing new on-site streets and pedestrian corridors, improve the adjacent 128<sup>th</sup> 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)*



**LEGAL DESCRIPTION**

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 2848.09 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,233.47 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 1,230.27 FEET, TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,113.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,210.00 FEET AND BEING CONVEX NORTHWESTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 31 MINUTES 48 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, A DISTANCE OF 116.70 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 158.00 FEET TO

THENCE SOUTH 32 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 100.33 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 1,256.58 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,230.51 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 223.84 FEET AND BEING CONVEX SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 32 MINUTES 43 SECONDS, A DISTANCE OF 188.78 FEET, AND WHOSE LONG CHORD BEARS SOUTH 05 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 180.40 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND BEING CONVEX NORTHWESTERLY;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41 DEGREES 14 MINUTES 08 SECONDS, A DISTANCE OF 197.91 FEET, AND WHOSE LONG CHORD BEARS SOUTH 02 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 183.67 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 83 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 243.50 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONVEX SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 34 MINUTES 25 SECONDS, A DISTANCE OF 233.22 FEET, AND WHOSE LONG CHORD BEARS SOUTH 86 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 228.93 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 20 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 500.00 FEET AND BEING CONVEX SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 44 MINUTES 05 SECONDS, A DISTANCE OF 300.91 FEET, AND WHOSE LONG CHORD BEARS SOUTH 35 DEGREES 20 MINUTES 28 SECONDS WEST, A DISTANCE OF 287.77 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 21 DEGREES 28 MINUTES 23 SECONDS WEST, A DISTANCE OF 75.43 FEET TO

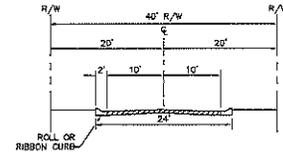
THENCE SOUTH 89 DEGREES 49 MINUTES 05 SECONDS WEST, A DISTANCE OF 228.33 FEET;

THENCE NORTH 90 DEGREES 03 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,320.07 FEET;

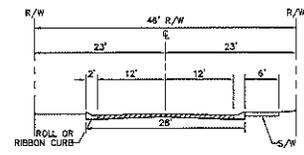
THENCE SOUTH 89 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 1,322.40 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED;

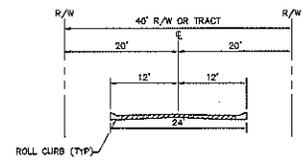
SAID PARCEL CONTAINS 4,728,792 SQ.FT. OR 108.2688 ACRES, MORE OR LESS.



ALAMEDA  
LOCAL PUBLIC/PRIVATE STREET  
EAST OF ENTRY GATE  
MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - RURAL CHARACTER



ALAMEDA  
LOCAL PUBLIC/PRIVATE STREET  
WEST OF ENTRY GATE  
MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER



INTERNAL STREETS  
FIG 5.3-101 LOCAL RESIDENTIAL - RURAL/RURAL CHARACTER  
FOR LOT WIDTHS GREATER THAN 40 FEET MINIMUM

KIMBLEY HORN ASSOCIATES, INC. 7710 NORTH 15TH STREET, SUITE 500, PHOENIX, ARIZONA 85020  
 PREPARED BY: JAH  
 DRAWN BY: ZJM  
 CHECKED BY: JAH  
 DATE: OCT 2018

NO.	REVISION	BY	DATE

**Kimbley Horn**  
 ASSOCIATES, INC.  
 7710 North 15th Street, Suite 500  
 Phoenix, Arizona 85020 (602) 944-5000

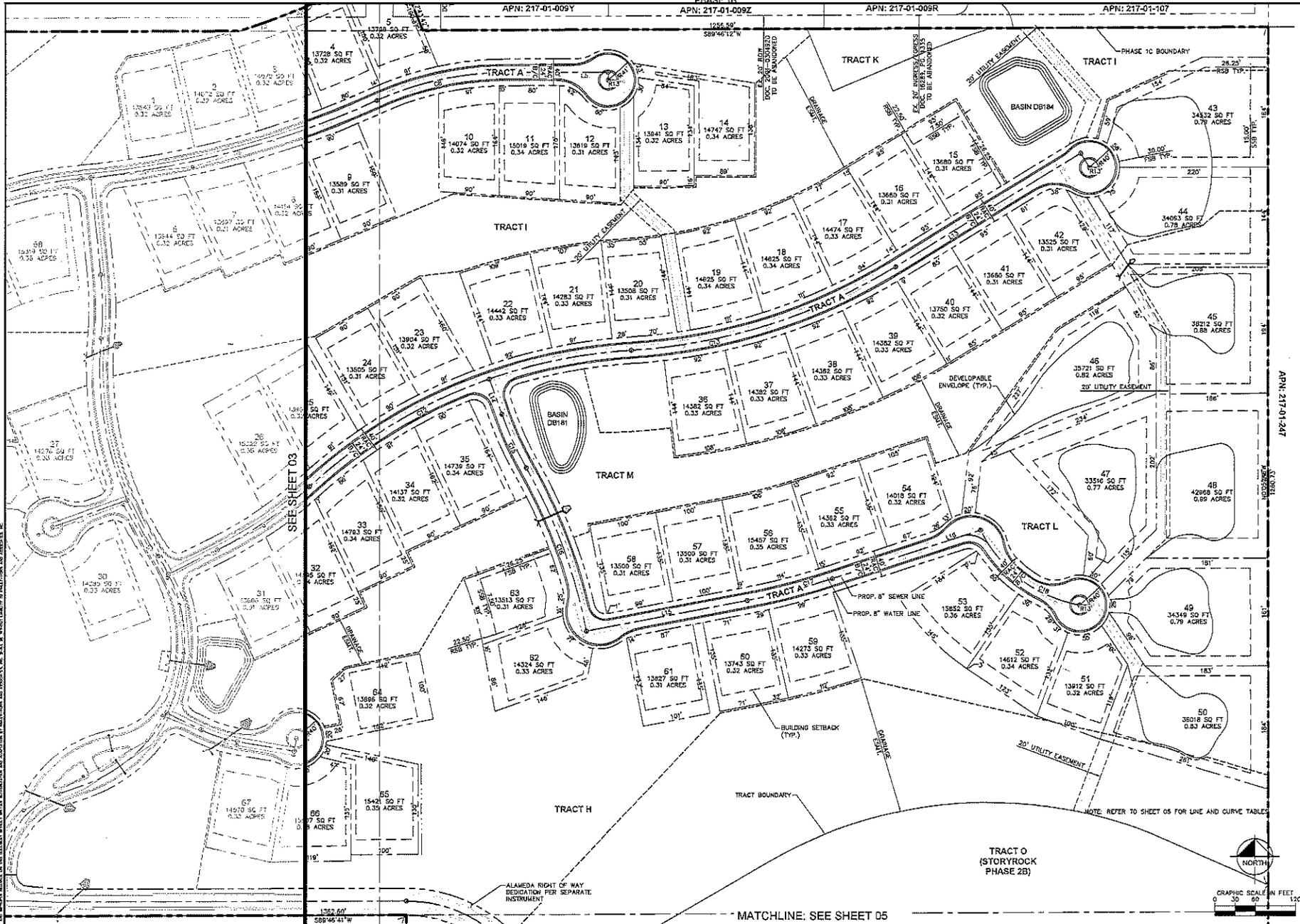
SCALE: 1/4" = 1'-00"  
 SCALE OF SHOWN  
 PREPARED BY: JAH  
 DRAWN BY: ZJM  
 CHECKED BY: JAH  
 DATE: OCT 2018

STORYCROCK - PHASE 1C  
 PRELIMINARY PLAT  
 LEGAL DESCRIPTION & SECTIONS  
 SCOTTSDALE, ARIZONA



PROJECT NO.  
19186-0229  
 DRAWING NAME  
88022PP-CV





NO.	REVISION	BY	DATE	APPROVED

APN: 217-01-247

**Kimley»Horn**

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.  
Phoenix, Arizona 85029 (602) 944-5500

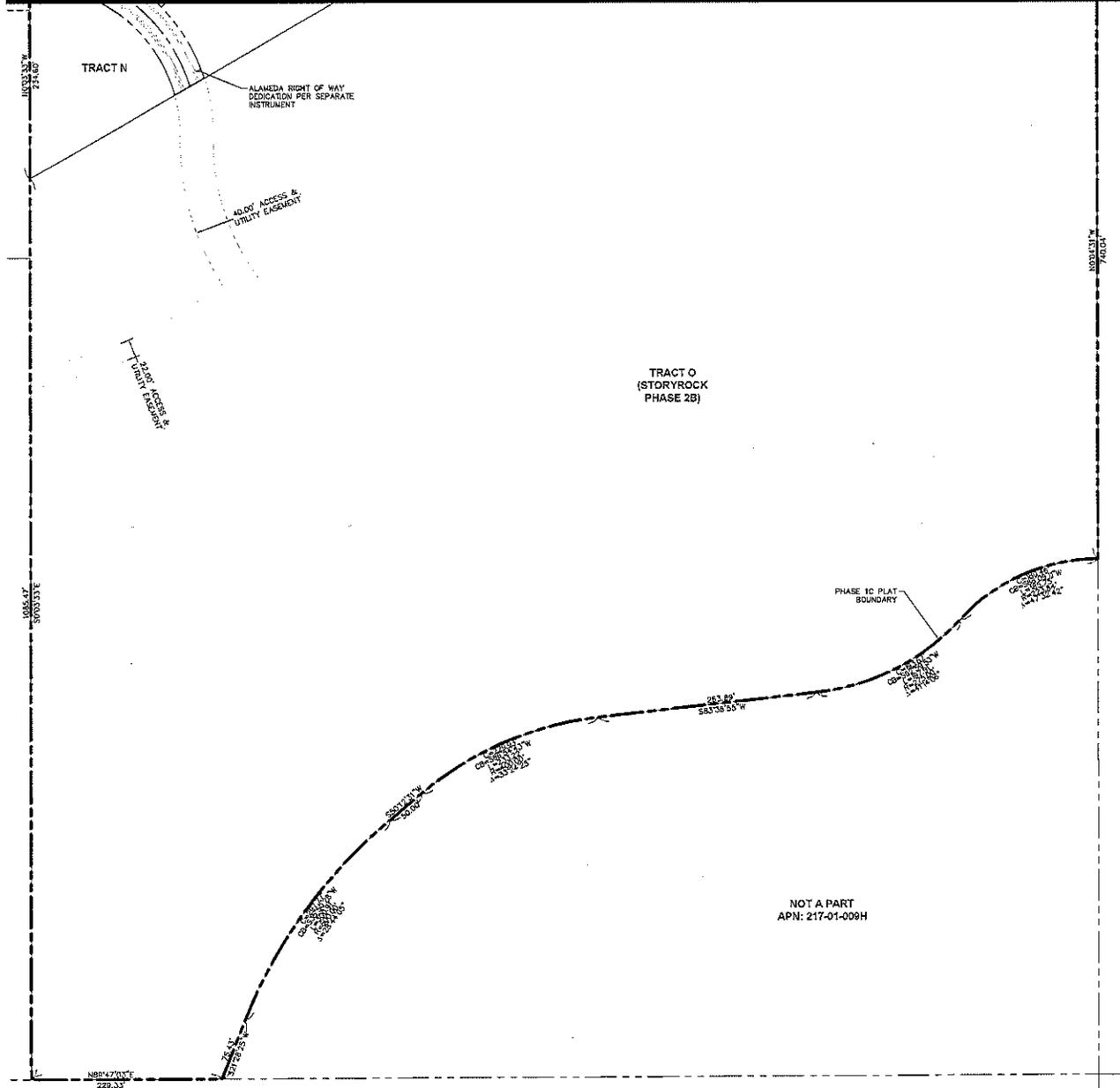
SCALE: 1/8" = 1'-00"  
SCALE: 1/4" = NONE  
DESIGNED BY: ZAM  
DRAWN BY: ZAM  
CHECKED BY: JMB  
DATE: OCT 2016

STORYROCK - PHASE 1C  
PRELIMINARY PLAT  
PRELIMINARY PLAT PLAN  
SCOTTSDALE, ARIZONA

PROJECT NO. 181090020  
DRAWING NAME 89020PP

04 OF 09

MATCHLINE: SEE SHEET 04.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	125.00'	194.24'	S35°07'42"W	144.64'	79°42'01"
C2	227.00'	416.43'	S78°13'01"W	358.84'	104°31'22"
C3	500.00'	543.74'	S1°44'03"E	337.01'	39°23'21"
C4	500.00'	95.30'	S07°03'E	85.15'	10°50'13"
C5	100.00'	159.98'	S44°06'29"W	143.45'	91°39'34"
C6	350.00'	829.44'	S41°28'34"W	753.05'	86°24'24"
C7	1380.00'	458.55'	S75°09'57"W	436.44'	19°02'18"
C8	470.00'	197.89'	S77°42'30"W	186.43'	24°07'24"
C9	1000.00'	107.04'	N40°00'33"W	108.89'	57°59'
C10	200.00'	57.16'	N72°03'33"W	56.87'	16°22'35"
C11	600.00'	167.37'	S57°23'59"W	166.83'	15°58'56"
C12	780.00'	530.70'	S66°30'59"W	520.32'	38°58'59"
C13	850.00'	416.40'	S72°23'28"W	412.25'	28°04'05"
C14	500.00'	87.81'	N24°29'21"W	87.70'	10°03'44"
C15	800.00'	281.45'	N20°09'28"W	280.29'	18°43'30"
C16	1023.00'	130.74'	N75°26'20"E	130.85'	71°9'20"
C17	203.40'	192.32'	S52°42'37"E	185.23'	54°10'27"
C18					

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.39	S01°3'18.74"E
L2	145.34	S0°54'31.88"E
L3	129.43	S89°56'16.04"W
L4	115.42	S1°43'18.10"E
L5	122.32	S89°46'12.08"W
L6	490.58	S33°03'28.67"W
L7	76.64	N39°56'33.33"W
L8	126.47	N43°04'32.77"W
L9	118.28	N70°10'13.90"E
L10	56.45	N83°52'15.89"W
L11	86.10	N80°14'50.67"W
L12	81.24	S63°25'28.83"W
L13	322.57	S89°21'23.36"W
L14	56.47	N18°27'29.36"W
L15	243.85	N79°09'59.92"E
L16	232.00	N71°46'39.93"E

KIMLEY-HORN AND ASSOCIATES, INC. ENGINEERS AND SURVEYORS, 101 N. 28th Street, Phoenix, Arizona 85012  
 DRAWING NO. 191009220  
 PROJECT NO. 191009220  
 DATE: OCT 2018

SCALE: 1" = 200'

DATE: OCT 2018

DESIGNED BY: JMB

CHECKED BY: JMB

DRAWN BY: JMB

PROJECT NO. 191009220

DRAWING NAME 8902OPP

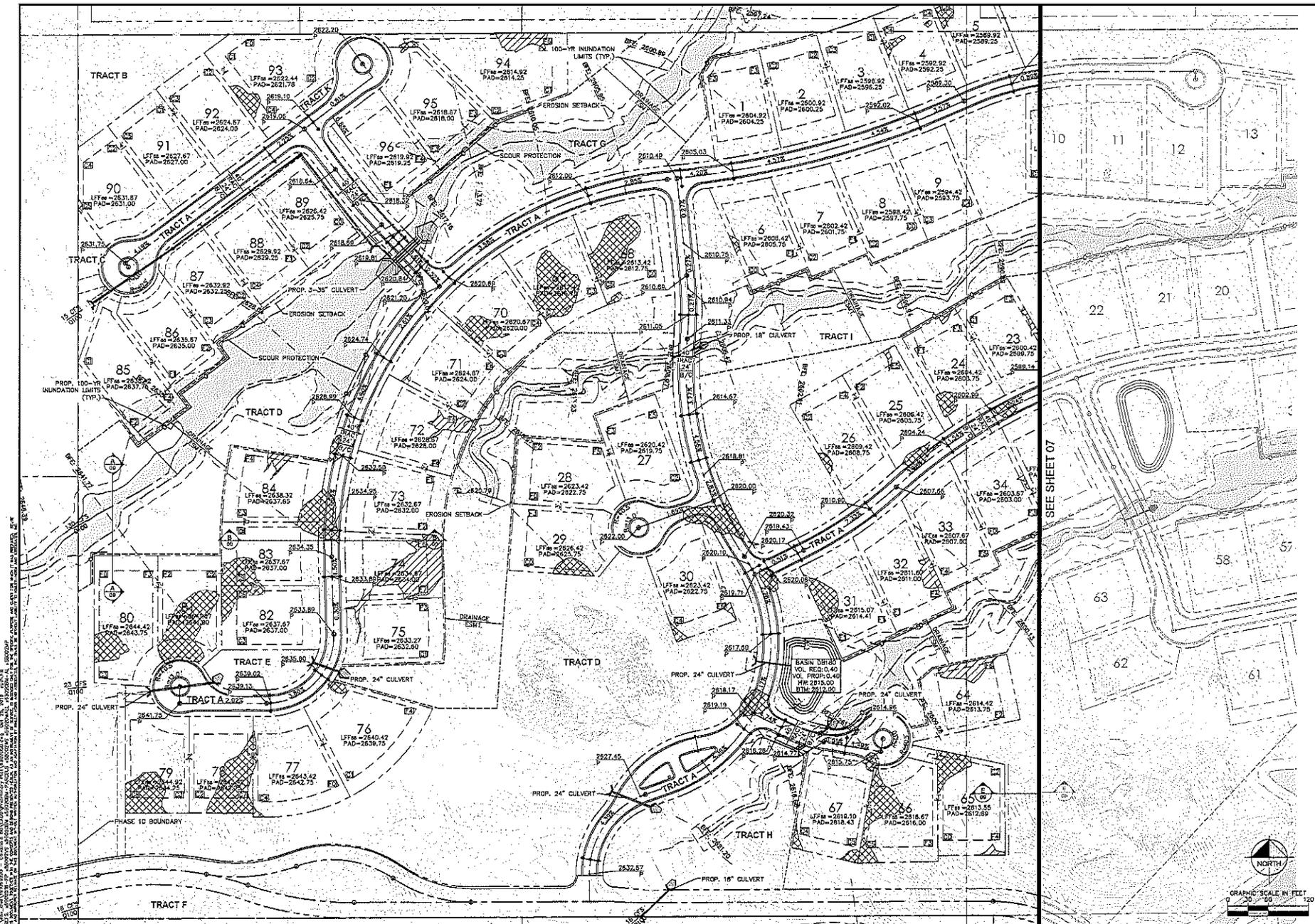
05 OF 08

**Kimley-Horn**

ENGINEERS AND SURVEYORS, INC.

1710 North 18th Street, Suite 900  
Phoenix, Arizona 85016 (602) 944-5800

STORYROCK - PHASE 1C  
 PRELIMINARY PLAT  
 PRELIMINARY PLAT PLAN  
 SCOTTSDALE, ARIZONA



ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. SEE SHEET 07 FOR THE PHASE 10 BOUNDARY. THE PHASE 10 BOUNDARY IS SHOWN AS A DASHED LINE. THE PHASE 10 BOUNDARY IS SHOWN AS A DASHED LINE. THE PHASE 10 BOUNDARY IS SHOWN AS A DASHED LINE.



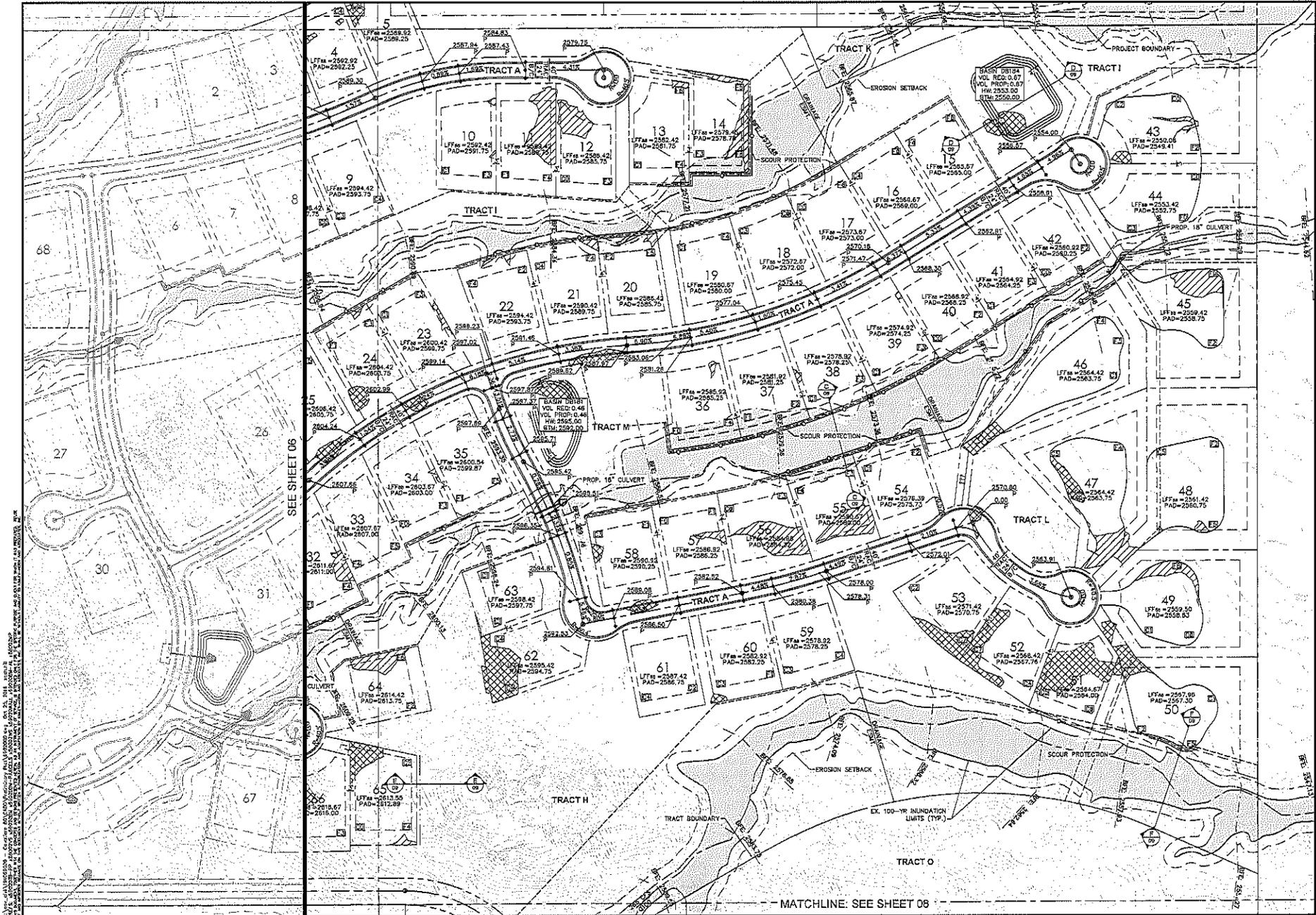
NO.	REVISION	BY DATE

**Kimley»Horn**  
 © 2016 KIMLEY-HORN AND ASSOCIATES, PC  
 7749 North 18th Street, Suite 300  
 Phoenix, Arizona 85008 (602) 944-5000

SCALE: 1/8" = 1'-0"  
 SCALE: 1/8" = 1'-0"  
 DESIGNED BY: ZAN  
 DRAWN BY: ZAN  
 CHECKED BY: JMB  
 DATE: OCT 2016

STORRICK - PHASE 1C  
 PRELIMINARY PLAT  
 PRELIMINARY GRADING PLAN  
 SCOTTSDALE, ARIZONA

PROJECT NO.  
 131059020  
 DRAWING NAME  
 9902000



ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND FOR INFORMATION ONLY. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS PLAN. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS PLAN. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS PLAN.

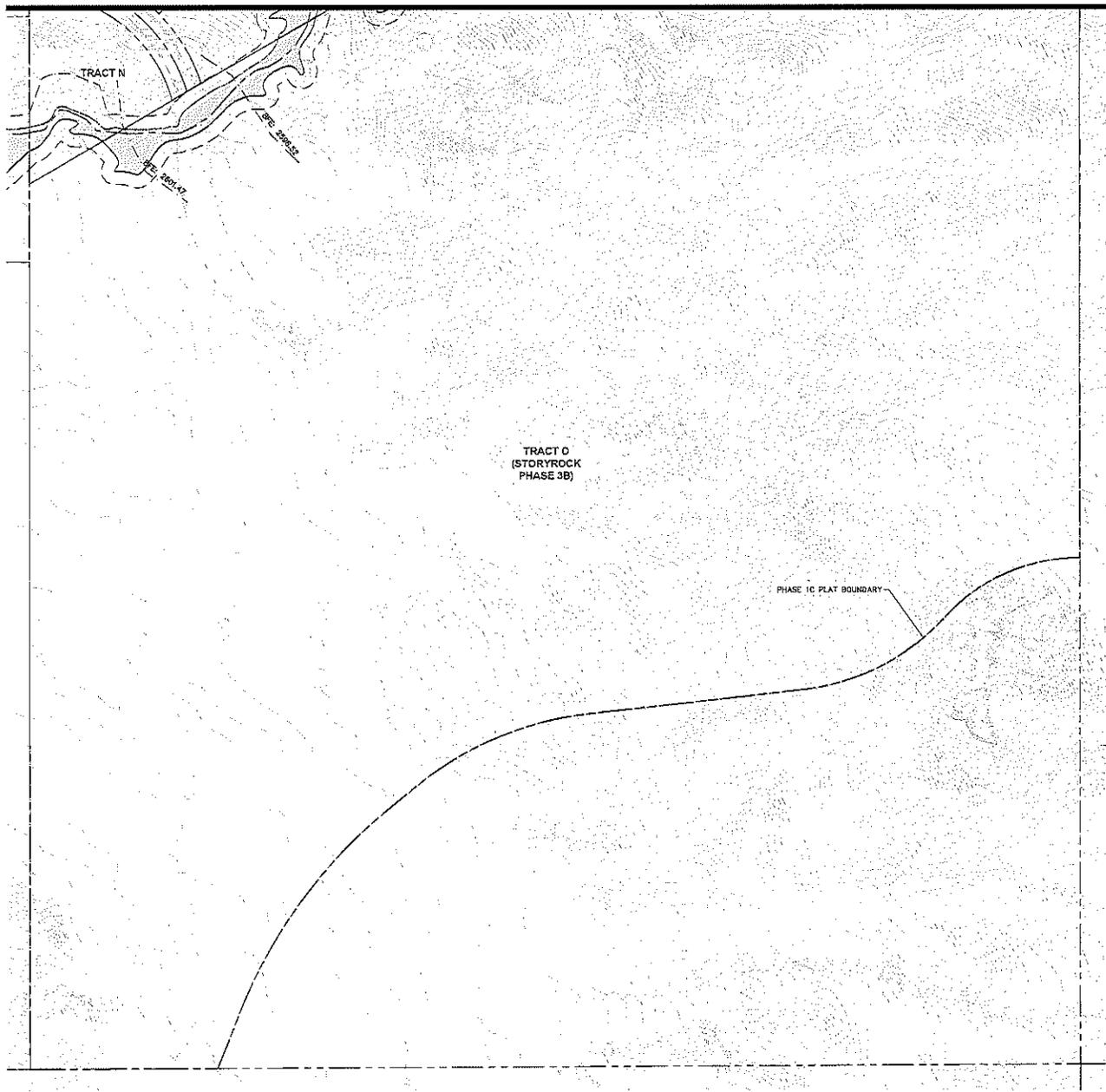
NO.	BY DATE	APPR.

**Kimley»Horn**  
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
 7740 North 16th Street, Suite 300  
 Phoenix, Arizona 85030 (602) 944-5000

STORROCK - PHASE 1C  
 PRELIMINARY PLAT  
 PRELIMINARY GRADING PLAN  
 SCOTTSDALE, ARIZONA

PROJECT NO.  
 191089020  
 DRAWING NAME  
 ENG0003

MATCHLINE: SEE SHEET 07

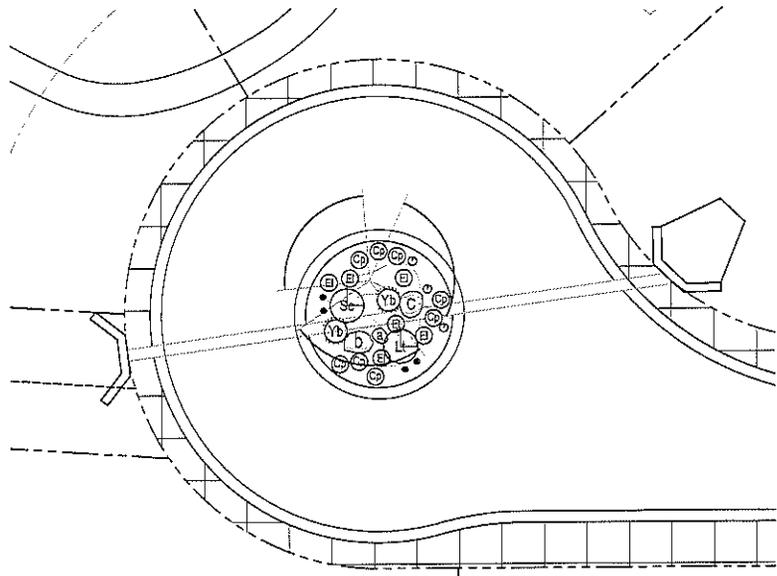


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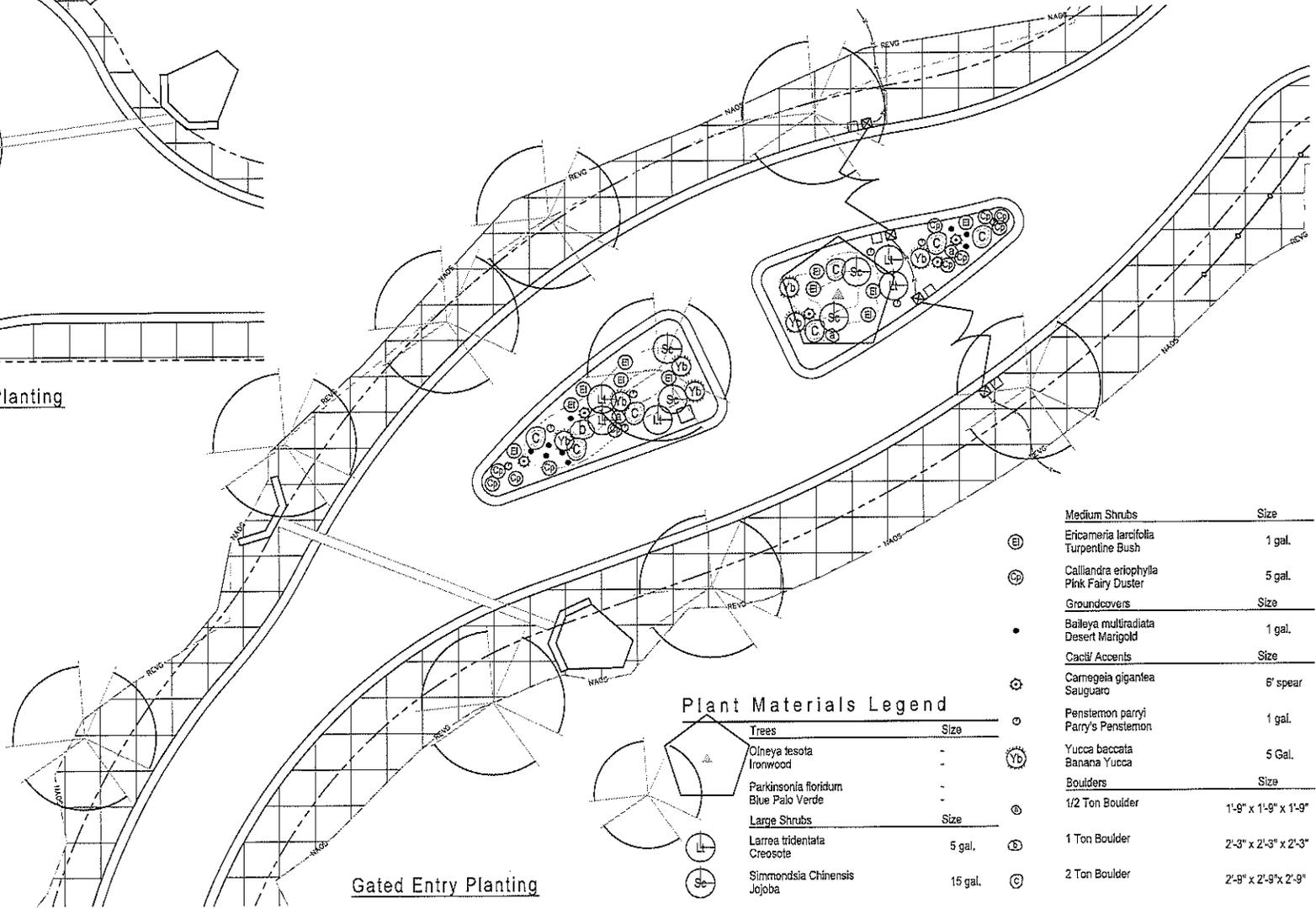
<b>Kimley»Horn</b> © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 2101 East Washington, Suite 200 Denver, Arizona 85020 (602) 944-5000		SCALE: 1/8" = 1'-0" SCALE: 1/8" = 1'-0" DESIGNED BY: ZJM DRAWN BY: ZJM CHECKED BY: MJB DATE: OCT 2016	PROJECT NO. 191459030 DRAWING NAME 6902002B 08 of 09
STORYROCK - PHASE 1C PRELIMINARY PLAT PRELIMINARY GRADING PLAN SCOTTSDALE, ARIZONA		BY DATE: APR 16	NO.







Typical Island Planting



Gated Entry Planting

Plant Materials Legend

Trees		Medium Shrubs	
	Size		Size
△	Oleaya tesota Ironwood	⊕	Ericameria larcifolia Turpentine Bush
-	-	⊕	Calliandra eriophylla Pink Fairy Duster
-	Parkinsonia floridum Blue Palo Verde	•	Groundcovers
-	-	•	Baileya multiradiata Desert Marigold
-	-	⊕	Cacti/ Accents
⊕	Large Shrubs	⊕	Carnegia gigantea Sauguaro
⊕	Larrea tridentata Creosota	○	Penstemon parryi Parry's Penstemon
⊕	Simmondsia Chinensis Jojoba	⊕	Yucca baccata Banana Yucca
		⊕	Boulders
		⊕	1/2 Ton Boulder
		⊕	1 Ton Boulder
		⊕	2 Ton Boulder

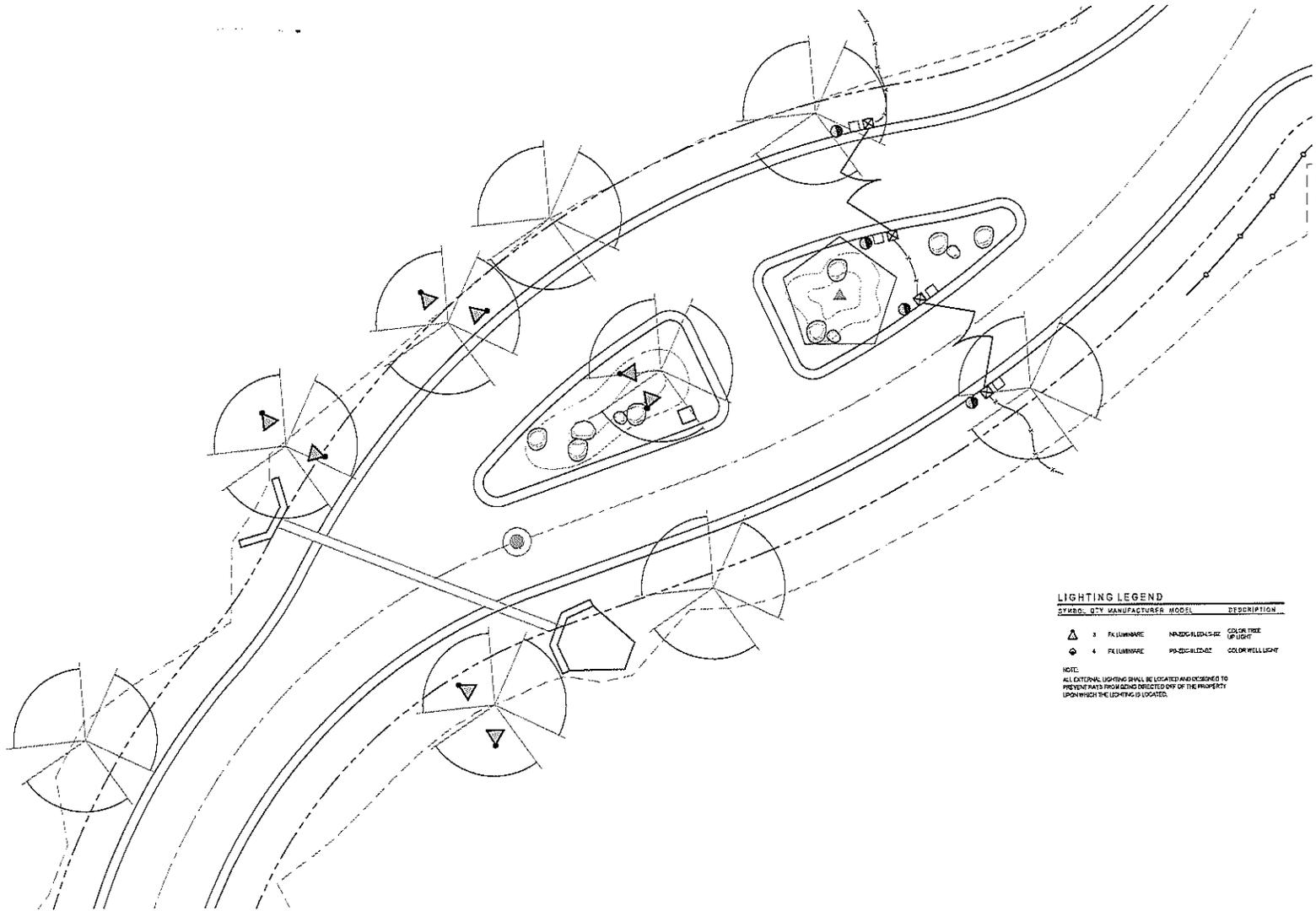
STORYROCK

Planting Areas

scale 1"=10'-0"  
date: 10,20,18

andersonbaron  
plan • design • achieve  
500 W. MCCLINTOCK DRIVE, SUITE 1  
CHANDLER, ARIZONA 85226  
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**LIGHTING LEGEND**

SYMBOL	QTY	MANUFACTURER	MODEL	DESCRIPTION
▲	3	FX LUMINAIRE	NR100-4LED-15-10	COLOR TREE UP LIGHT
◆	4	FX LUMINAIRE	PR-200-4LED-24	COLOR WELL LIGHT

NOTE:  
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND ORIENTED TO PREVENT ANY BLOWING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

# STORYROCK

Lighting Plan

scale 1"=10'-0"  
date: 11.2.16



**andersonbaron**  
plan · design · achieve  
50 N. McClellan Drive, Suite 3  
Chandler, Arizona 85226  
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**LEGEND**

- NET SITE BOUNDARY
- [Stippled Box] N.A.O.S. UNDISTURBED
- [Cross-hatched Box] N.A.O.S. REVEGETATED
- [Dotted Box] N.A.O.S. SCARRED
- [Solid Grey Box] ENHANCED DESERT OPEN SPACE

PHASE 1C - SITE DATA	
GROSS SITE AREA:	78.97 ACRES
NET SITE AREA:	77.06 ACRES
NUMBER OF LOTS:	86 LOTS
DENSITY:	1.22 DU/AC

PHASE 1C - N.A.O.S. REQUIREMENTS	
N.A.O.S. REQ. PER M.E.D.C.P.	34.19 AC.
MAX. REVEGETATED AREA (50%)	10.26 AC.

PHASE 1C - OPEN SPACE PROVIDED	
N.A.O.S. PROVIDED - TOTAL:	34.19 ACRES
N.A.O.S. PROVIDED - UNDISTURBED:	25.09 ACRES (74%)
N.A.O.S. PROVIDED - REVEGETATED:	3.55 ACRES (10%)
N.A.O.S. PROVIDED - SCARRED (x2)	5.55 ACRES (2%)
ENHANCED DESERT OPEN SPACE:	3.63 ACRES
TOTAL PROJECT OPEN SPACE:	37.82 ACRES

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	229.4 ACRES	50.0%

# STORYROCK

PHASE 1C - NAOS EXHIBIT

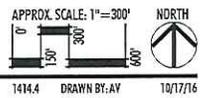
**5-PP-2016#3**  
**11/17/16**



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

# STORYROCK

PHASE 1B - CONTEXT AERIAL



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**5-PP-2016#3**  
**11/17/16**