

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The November 16, 2017  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 16, 2017 Item No. 4  
General Plan Element: *Character and Design*  
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

## ACTION

---

### Storyrock Phase 1A 5-PP-2016

#### Request to consider the following:

1. Request approval of the preliminary plat for Parcel 1 and a 66-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard, and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, walls, lighting, and entry plan on a 92.22-acre site.

#### Related Policies, References:

Zoning Case: 13-ZN-2014  
Zoning Ordinance  
Design Standards and Policy Manual

## OWNER

---

Cav-Ranch, LLC

## APPLICANT CONTACT

---

Keith Nichter  
LVA Urban Design Studio  
480-994-0994

## LOCATION

---

Northeast of the intersection of North 128<sup>th</sup> Street and East Ranch Gate Road.

---

---

## **BACKGROUND**

---

### **Zoning**

This site is zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL, R1-35 P-C ESL, R1-43 P-C ESL, and R1-70 P-C ESL) zoning districts. The comparable zoning districts allow different zoning district areas through the subject site.

### **General Plan**

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

### **Character Area Plan**

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

### **Context**

The property is located north and east of the northeast corner of North 128<sup>th</sup> Street and East Ranch Gate Road.

### **Adjacent Uses and Zoning**

- North McDowell Sonoran Preserve, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL)
- South Vacant land zoned, Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and Storyrock Phase 1B, zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-18 P-C ESL, R1-35 P-C ESL and R1-43 P-C ESL)
- East McDowell Sonoran Preserve, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL)
- West Vacant land, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL)

### **Key Items for Consideration**

- Large tracts of Natural Area Open Space (NAOS)
  - 128<sup>th</sup> Street 100-foot-wide Scenic Corridor Easement
-

---

## APPLICANTS PROPOSAL

---

### Goal/Purpose of Request

The applicant's request is for approval of the Preliminary plat a 66-lot, single-family residential subdivision, and a separate Parcel of approximately 10 acres to be developed at a later date with 10 lots. As part of the preliminary plat approval, the applicant is requesting approval of cuts and fills over six (6) feet, and amended development standards to reduce by 25 percent the lot area, lot width, front yard, side yard, and rear yard setbacks. The majority of the areas within the preliminary plat with cuts and fills over six (6) feet are within the construction envelope for the lots.

### Development Information

- Existing Use: Vacant land
- Proposed Use: Single-family Residential subdivision
- Parcel Size: 94.28 gross acres / 92.22 net acres
- Building Height Allowed: 24 feet measured from natural grade
- NAOS Required: 47.99 acres
- NAOS Provided: 47.99 acres which includes 3.92 acres on Parcel 1 to be provided at a later date
- Overall Density Allowed 13-ZN-2014: .96 dwelling units per acre
- Density Proposed Phase 1A: .81 dwelling units per acre including 10 lots on Parcel 1
- Number of Lots Allowed: 66 lots
- Number of Lots Proposed: 66 lots

---

## IMPACT ANALYSIS

---

### Water/Sewer

The Basis of Design Reports for Water and Wastewater were reviewed and accepted by the Water Resources Division. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

### Public Safety

No impacts to existing service levels are anticipated. The nearest fire station is located at 27775 North Alma School Parkway, approximately 4.3 miles from the site.

### Natural Area Open Space

The required and provided NAOS for Phase 1A including Parcel 1 is 47.99 acres. The NAOS for Phase 1A is approximately 51% of the gross acreage of Phase 1A. At a later date Parcel 1 will dedicate 3.92 acres of NAOS when this area is subdivided into 10 lots. Approximately 41% of the NAOS in Phase 1A is in tracts. Previously scarred areas within Phase 1A, which are proposed as NAOS, are allowed credit based on the Zoning Ordinance. A 100-foot-wide Scenic Corridor Easement will be dedicated along the North 128<sup>th</sup> Street frontage for Phase 1A. A portion of the Scenic Corridor Easement will

---

Development Review Board Report | Case No. J-PF-2016  
be in a tract. A 15-foot-wide tract of NAOS is proposed on the north and east boundaries of Phase 1A which is adjacent to the McDowell Sonoran Preserve.

**Policy Implications**

This preliminary plat is consistent with the density, street alignment, and open space in Zoning Ordinance Section 6.1010, 1-MP-2016 and case 13-ZN-2014.

**Community Involvement**

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. City staff hasn't received comments on this request at the time of this report.

**STAFF RECOMMENDATION**

---

**Recommended Approach:**

Staff recommends the Development Review Board approve the proposed preliminary plat for Storyrock Phase 1A, per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

**RESPONSIBLE DEPARTMENT(S)**

---

**Planning and Development Services**  
Current Planning Services

**STAFF CONTACT**

---

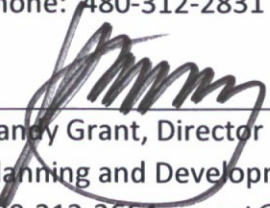
Doris McClay Senior Planner 480-312-4214 E-mail: dmcclay@ScottsdaleAZ.gov

**APPROVED BY**

---

  
Doris McClay, Report Author 11/1/17  
Date

  
Steve Venker, Development Review Board Coordinator 11/8/17  
Date  
Phone: 480-312-2831 E-mail: [svenker@ScottsdaleAZ.gov](mailto:svenker@ScottsdaleAZ.gov)

  
Randy Grant, Director 11/8/17  
Date  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

**ATTACHMENTS**

---

1. Stipulations
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Applicant's narrative
5. Preliminary Plat with Cuts and Fills on Grading Plans
6. Amended Development Standards
7. NAOS plan
8. Landscape, walls, lighting and entry plan
9. City Notification Map

**Stipulations for Case:  
Storyrock Phase 1A  
Case: 5-PP-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
  - a. The Preliminary Plat submitted by Kimley-Horn, with a city staff date of 9/13/17.
  - b. The Amended Development Standards submitted by LVA Urban Design Studio, with a city staff date of 9/13/17.
  - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by LVA Urban Design Studio, with a city staff date of 9/13/17.
  - d. The conceptual landscape plan and wall plan submitted by LVA Urban Design Studio, with a city staff date of 9/13/17.
  - e. The Master Environmental Design Concept Plan (MDCP) for Storyrock, 1-MP-2016 with a city staff date of 9/13/17.
  - f. The Master Circulation Plan for Storyrock submitted by Kimley Horn, approved on 10/25/17.
  - g. Conceptual Master Drainage Report for Storyrock; submitted by Kimley-Horn, accepted on 9/30/14.
  - h. Case Drainage Report for Storyrock Phase 1A; submitted by Kimley-Horn, accepted on 10/3/17.
  - i. Water System Basis of Design Report for Storyrock; submitted by Kimley-Horn, accepted on 12/6/16.
  - j. Wastewater System Basis of Design Report for Storyrock; submitted by Kimley-Horn, accepted on 12/6/16.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the site was: 13-ZN-2014.

**SUBDIVISION PLAT REQUIREMENTS**

---

**SUBDIVISION DESIGN**

**Ordinance**

- B. All exterior subdivision monuments and interior lot corners are to be set before the final plat is approved. Ordinance Sec. 48-4 & 48-36, Arizona Administrative Code R4-30-301.13.
- C. The lift station is to be conveyed to the City by deed and all boundary monuments set before the conveyance.
- D. On parcels 35,000 square feet or larger in size, individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to an NAOS easement within a separate tract as part of the subdivision. Prior to the issuance of any on-site wall permits, the developer shall demonstrate conformance with this requirement.

**DRB Stipulations**

- 2. The final plat and final improvement plans shall identify the ownership, use and maintenance responsibilities of any land not used for residential lots.
- 3. The homeowners association shall be responsible for the maintenance of the stormwater basins, drainage structures and tracts. The developer shall note this requirement on the final plat.

**STREETS AND RELATED DEDICATIONS:**

**Ordinance**

- E. The owner shall dedicate to the City on the final plat the following right-of-way:

<b>Street Name</b>	<b>Street Type</b>	<b>Dedications</b>
128th Street – North of Ranch Gate Road	Minor Collector Rural/ESL	Min. 35 feet of fee title right-of-way (55' existing)
128 <sup>th</sup> Street -south of Ranch Gate Road	Minor Collector Rural/ESL with Trails	Min. 40 feet of fee title right-of-way along the site frontage (existing varies)
Ranch Gate Rd- west of entry gate	Local Residential Rural/ESL	70 feet

**Ordinance**

F. The owner shall identify on the final plat the following:

Street Name	Street Type	Width
Internal Streets	Local Residential Rural/ESL	40-feet-wide

**EASEMENTS DEDICATIONS:**

- G. The owner shall dedicate to the City, on the final plat, a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.
- H. Dedicate a one-foot-wide vehicular non-access easement on North 128<sup>th</sup> Street along the site frontage except at the approved street entrance(s).

**DRB Stipulations**

- 4. The owner shall dedicate to the City on the final plat a Scenic Corridor Easement for the Scenic Corridor setback width along N. 128<sup>th</sup> Street. The easement shall be a minimum of 100 feet wide, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- 5. Before any building permit is issued for the site, each easement conveyed to the City, separate from a final plat, shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- I. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**IMPROVEMENT PLANS REQUIREMENTS**

---

**WALLS AND FENCES:**

**DRB Stipulations**

- 6. Walls within an Intersection and Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

## **NATURAL AREA OPEN SPACE (NAOS)**

### **DRB Stipulations**

7. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.
8. At time final of plat, the owner shall demonstrate that NAOS areas dedicated within 5 feet of any wall shall be considered as revegetated NAOS.

## **LANDSCAPE DESIGN:**

### **Ordinance**

- J. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that are a minimum three (3) feet in height.

### **DRB Stipulations**

9. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

## **EXTERIOR LIGHTING:**

### **Ordinance**

- K. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- L. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- M. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- N. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

### **DRB Stipulations**

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
11. Incorporate the following parking lot and site lighting into the project's design:

#### **Parking Lot and Site Lighting:**

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 12. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
- 13. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee. Proposed preliminary pads in some locations result in generation of a sump condition. All sump conditions will have to be addressed with development of final plans.
- 14. Multiple locations have small to moderate runoff from undeveloped areas discharging to the roadway. Such discharge has the potential of generating perpetual sediment deposition within roadways. All discharge points will need to be addressed with development of final improvement plans.

**STREETS AND RELATED IMPROVEMENTS:**

**Ordinance**

- O. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvement :

Street Name	Street Type	Improvements	Notes
128 <sup>th</sup> Street -north of Ranch Gate Road	128 <sup>th</sup> Street -north of Ranch Gate Road	Full-street construction	The timing of these improvements may be regulated by a Development Agreement.
128 <sup>th</sup> Street-south of Ranch Gate Road	Minor Collector Rural/ESL with Trails	Full-street construction	The timing of these improvements may be regulated by a Development Agreement.
Internal Streets	Local Residential Rural/ESL	Full street construction	
Ranch Gate Rd- west of entry gate	Local Residential Rural/ESL	Full street construction	

- P. At the direction of city staff (Zoning Administer/Chief Development Office), the developer shall post a performance bond for the specified off-site street improvements in a proportionate amount for the first 33% of the lots at the time of the first building permit. The bond amount shall be determined by an engineer's cost estimate for the specified off-site street improvements submitted by the applicant and approved by city staff. After

the first 33% of the lots have received building permits, the developer shall be notified by the city (Zoning Administer/Chief Development Office) that the performance bond is being called. The developer shall be given the option to allow the performance bond to be called or to provide funds equal to the in lieu amount due (33% of the improvements) to the City to be used to construct a portion of the specified street improvements. Additionally, after the first 33% of the lots have received building permits, a proportionate in-lieu amount for each subsequent plat, and associated lots, shall be paid at the time of final plat recordation by the applicant/developer to the City to be used to construct the specified off-site street improvements. This requirement may be clarified by a Development Agreement.

- Q. In conformance with the results of the traffic impact study submitted for the proposed development, the applicant shall be responsible for the following off-site street improvements:
- a. Happy Valley Road/118th Street - Complete Happy Valley Road/118<sup>th</sup> Street to a full four lane roadway to the Minor Arterial Rural/ESL street standard from Whispering Wind Drive to Ranch Gate Road. The street cross section shall be consistent with the existing half-street improvements near Whispering Wind Drive and include a transition to the existing improvements north of Ranch Gate Road. This requirement and timing may be clarified by a Development Agreement.
  - b. Happy Valley Road and Alma School Road Intersection – Enhance the existing stop controlled Happy Valley Road and Alma School Road intersection by constructing a roundabout or traffic signal. The design shall be based upon traffic engineering analysis at the intersection using the projected traffic volumes included in the traffic impact study or provided by the City of Scottsdale. This requirement and timing may be clarified by a Development Agreement.

#### **BRIDGES/WASH CROSSINGS AND HEAD WALLS:**

##### **DRB Stipulations**

15. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

#### **WATER AND WASTEWATER STIPULATIONS**

##### **DRB Stipulations**

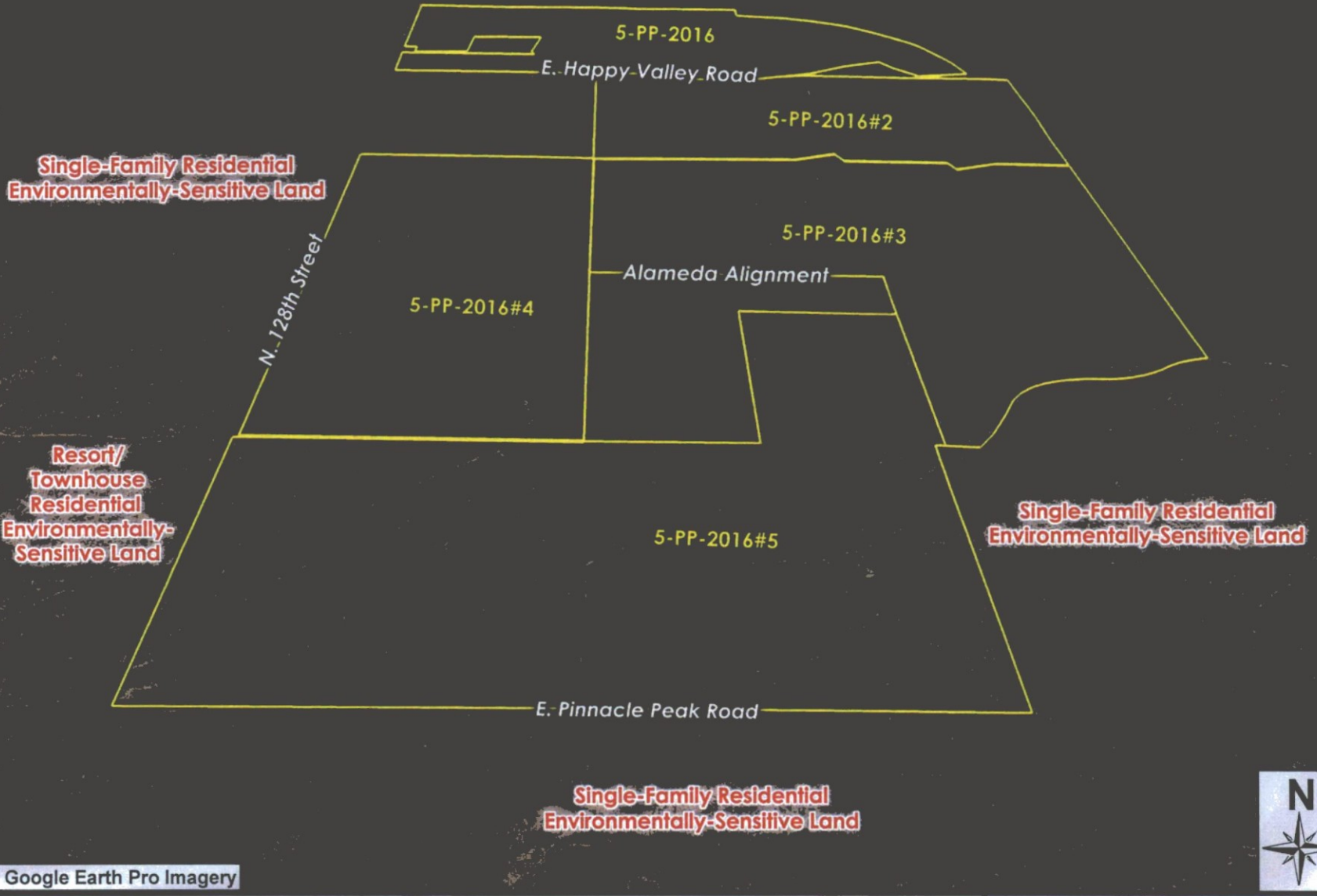
16. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
17. The improvement plans shall be consistent with the approved Water and Wastewater Basis of Design reports. Any design that modifies an approved Water and Wastewater Basis of Design report requires from the owner a site-specific addendum to the respective report, subject to review and approval by City staff.
18. The improvement plans shall be consistent with approved Water and Wastewater Basis of Design reports except that water and sewer facilities shall be located within tracts or right of way where feasible without negatively impacting development requirements. Dedication language for any water and sewer facility easements shall include provisions

addressing the limits of the city's responsibilities for in-kind construction, maintenance and replacement of on-site improvements and establishing that the property owner is responsible for construction, maintenance and replacement costs in excess of the City's responsibility. Trees shall be prohibited within any sewer or water facility easements on lots.

19. Improvement plans for the waterline extension along Alameda, from 128th Street west to Sereno Canyon's existing stub out, and along 128<sup>th</sup> Street to northern and southern limits of Storyrock Phase 1A to Storyrock Phase 3, shall be submitted and approved prior to or with final plat approval of Storyrock Phase 1A. All City covenants to construct and assurance requirements shall apply to this off-site improvement as if it were a part of this plat, should the construction of Storyrock Phase 1A precede completion of this waterline extension by a preceding Storyrock Phase.
20. Lift station parcel (parcel 2) shall be dedicated to City prior to lift station infrastructure acceptance by the City. An easement over and across lift station parcel and force main alignment for construction of lift station and supporting force main by adjacent property owners as needed to support Storyrock – Phase 1B shall be granted at time of final plat of either phase.
21. Access easement for construction and servicing of lift station and supporting force main shall be granted to City and adjacent property owners as needed to support Storyrock – Phase 1B, at time of final plat of either phase.

McDowell Sonoran Preserve

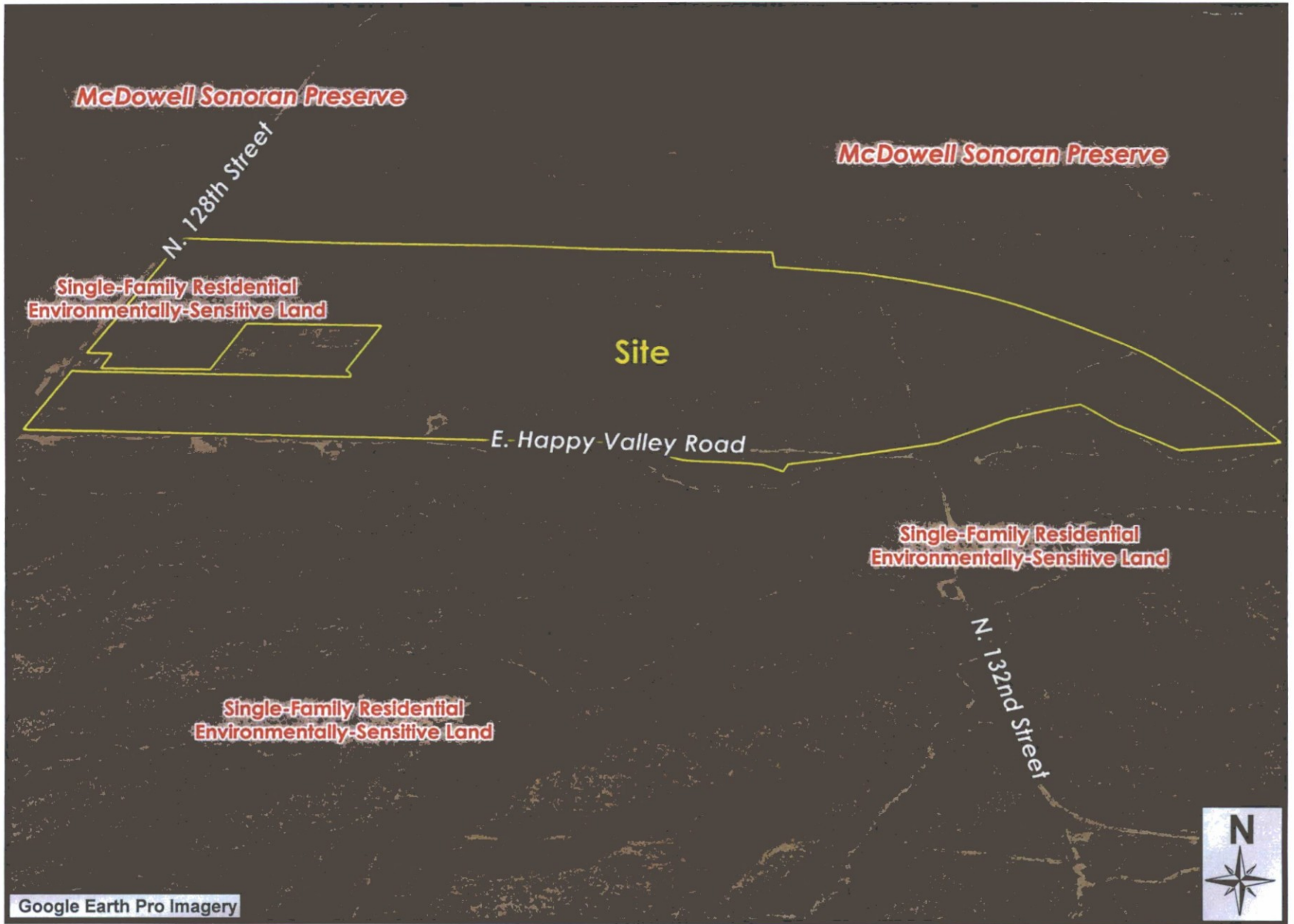
McDowell Sonoran Preserve



Google Earth Pro Imagery

Storyrock Phase 1A

5-PP-2016

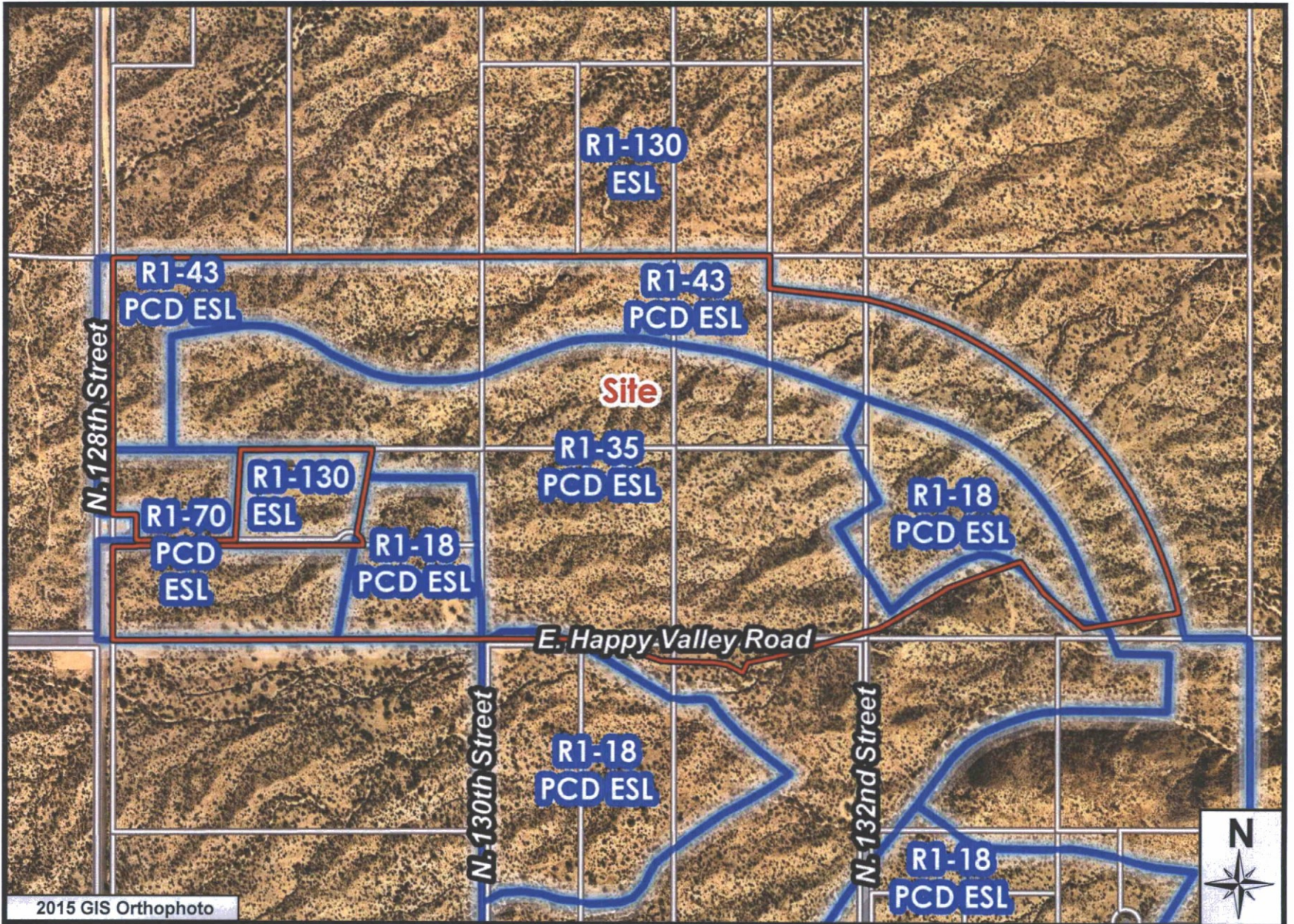


Google Earth Pro Imagery

**Storyrock Phase 1A**

**5-PP-2016**

ATTACHMENT 2A



Storyrock Phase 1A

5-PP-2016

ATTACHMENT 3

# STORYROCK

## Phase 1A

PROJECT NARRATIVE

286-PA-2015

5-PP-2016

1<sup>ST</sup> SUBMITTAL: 11/17/2016

2<sup>ND</sup> SUBMITTAL: 02/22/2017

3<sup>RD</sup> SUBMITTAL: 09/13/2017

PREPARED BY:

LVA URBAN DESIGN STUDIO

120 S. ASH AVE.

TEMPE, AZ 85281

(480)994-0994

ATTACHMENT 4

5-PP-2016  
9/13/17

## Introduction

STORYROCK PHASE 1A is part of the proposed 443 lot STORYROCK master planned community located in north Scottsdale, just a mile or so 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 1A will be an upscale neighborhood consisting of 76 lots (inclusive of Parcel 1/Tract K), 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 94.28 acre STORYROCK PHASE 1A community in context with the 2001 Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Design Principles.

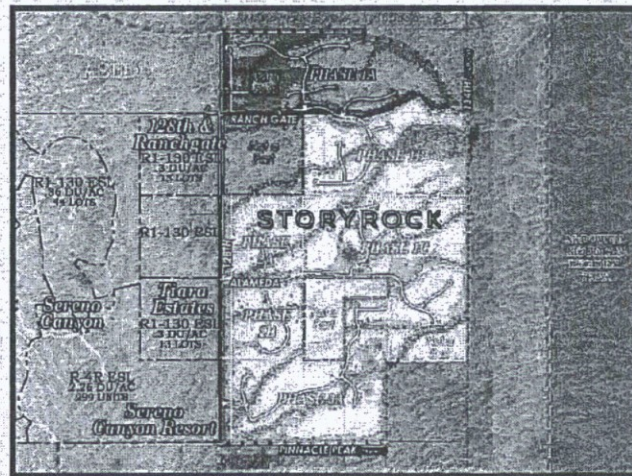


Figure 1 – Vicinity Map

## Location

The 94.28 acre PHASE 1A site is located in the northern portion of the STORYROCK development adjacent to the McDowell Sonoran Preserve at the northeast corner of 128<sup>th</sup> Street & Ranch Gate Road in north Scottsdale. Portions of ten parcels (217-01-001C, -001S, -001U, -008N, -008P, -101, -102, -029, -030) make up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

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

## Existing Conditions

### Washes/drainage

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

### Boulders

The STORYROCK PHASE 1A site includes a variety of natural boulder groupings scattered throughout the property. Development envelopes have been strategically placed to preserve these features while allowing future residents the ability to enjoy them. While none of these features meet the "Boulder Feature" or "Boulder Cluster" criteria, as defined in the Zoning Ordinance, the majority of these boulders will be preserved within NAOS easements and common NAOS tracts. 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 approximately half of overall STORYROCK Master Plan Area as open space.

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

## Development Plan

### Theme

Although the STORYROCK PHASE 1A neighborhood contains a variety of comparable zoning districts (R1-18, R1-35, R1-43 and R1-70 ESL), the community is being planned as a single, cohesive development with a consistent theme and character to be consistent with the STORYROCK Master Environmental Design Concept Plan (MEDCP). The proposed STORYROCK PHASE 1A Community embraces its native desert setting while providing a variety of high end home sites. The premier views remain the focus of this community with natural Sonoran landscaping and a relaxing desert atmosphere. Architecture will be designed to blend into the natural desert surroundings. The community entry into the STORYROCK community set the precedence in establishing the character of the project. Each entry will be designed with a modern desert character that reflects the quality of natural desert colors and textures to blend seamlessly into environment while providing unique thresholds into the community. This theme will be woven throughout a variety of entry experiences both internal and external to the project. Each location will contribute to a hierarchy of entry conditions in order to reflect the scale and importance of each situation as it relates to both primary and secondary community entries.

### Site

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

Together, the viewsheds, boulders, stands of native vegetation and wash corridors comprise the highest priority open space on the Site.

### Circulation

The main point of access is provided off 128<sup>th</sup> 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 47.99 acres (51%) of Natural Area Open Space, contributing to approximately half of the overall 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.

STORYROCK TOTAL NAOS					
	GROSS AC.	NAOS REQ. PER MEDCP	NAOS PROV.	% NAOS	% NAOS IN TRACTS
PHASE 1A	94.28 AC.	47.99 AC.	47.99 AC.	51%	41%
PHASE 1B	81.88 AC.	40.12 AC.	40.14 AC.	49%	76%
PHASE 1C	79.25 AC.	34.19 AC.	37.09 AC.	47%	91%
PHASE 2 A&B	80.19 AC.	35.38 AC.	35.38 AC.	44%	59%
PHASE 3A	96.11 AC.	52.17 AC.	52.28 AC.	54%	28%
PHASE 3B	30.02 AC.	19.75 AC.	19.75 AC.	66%	15%
<b>TOTAL</b>	<b>461.73 AC.</b>	<b>229.6 AC.</b>	<b>232.63 AC.</b>	<b>50%</b>	<b>53%</b>

## Grading and Drainage

This proposed STORYROCK development phase will be consistent with the approved Master Drainage Report for the project which establishes drainage parameters and criteria for site planning and preliminary design. The project layout and configurations are designed to minimize impacts to significant washes and natural features throughout the site.

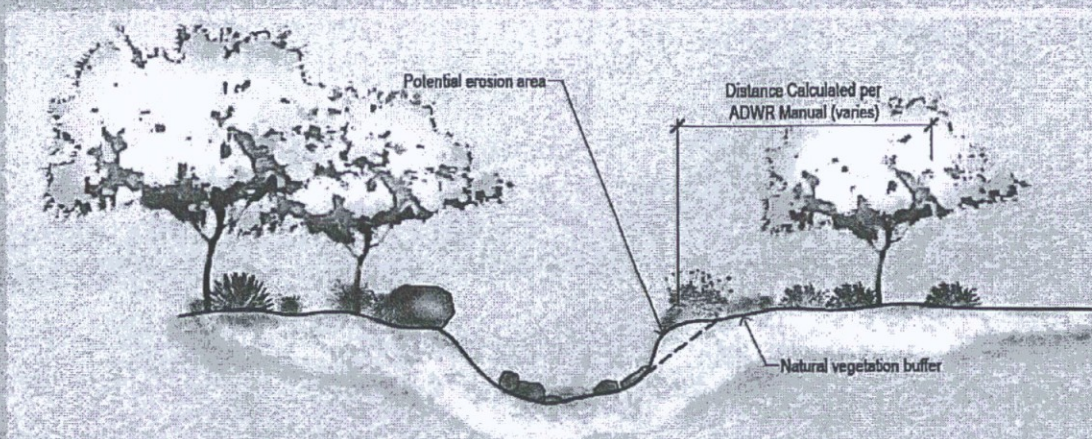
Building sites are not to exceed 3:1 slopes and are likely to utilize retaining walls to accommodate grade changes without excessively disturbing unnecessary area. Due to the undulating terrain found at STORYROCK, single retaining walls will be a maximum of eight (8) feet in height and six (6) feet for side yard transitions. When double retaining walls are necessary they should be separated by four (4) feet with no retaining walls or slopes being located within five (5) feet of a side of a building and fifteen (15) feet of the rear of the building.

Although cuts and fills when establishing building sites and roadways will be minimized, due to the rugged terrain in isolated areas, greater than eight (8) feet of cut or fill will be required to meet building height requirements and minimize impacts to the adjacent native desert and environmental features. Building heights are measured from existing natural grade, with exception of natural anomalies. Where finish floor elevations are impacted by stormwater surface elevations the height is measured from the required finish floor, which is at least one (1) foot above the base flood elevation.

Drainage corridors will be comprised of natural washes, man-made channels, pipes and retention/detention basins designed to collect and conduct localized storm water flows and maintain historical runoff characteristics downstream of the property. The use of existing washes is the preferred alternative as the natural sandy bottom allows infiltration and increases the likelihood of preserving the existing natural vegetation along these corridors. Where flows must be diverted, channelization or storm drainage and detention will be the preferred method.

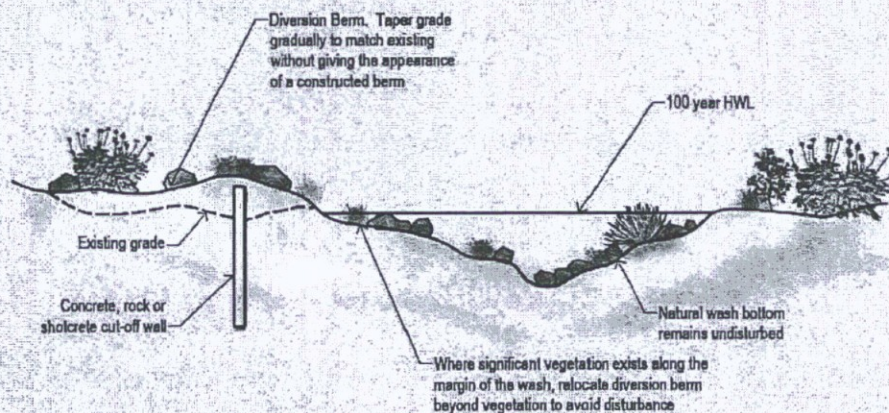
Possible wash treatments include bank protection options for drainage facility improvements as followed. For wash corridors where the 100-year flow is confined within the existing channel bank, several design options, or combinations thereof may be employed. These include:

Development setback - an adequate separation between the edge of wash bank and the adjacent building allows for the natural erosion of the wash bank. This option maintains a natural vegetation buffer without any impacts from development. See Figure 2 - Development Setback.



**Figure 2 - Development Setback**

Flow erosion protection with concrete or rock cut-off walls - located beyond the natural edge of the wash bank. Earth berms should be graded with varying sideslopes and revegetated with indigenous plant materials to help stabilize the slopes and to facilitate a more natural transition into the adjacent natural desert. Cut-off walls should be covered with soil and planted. See Figure 3 - Erosion Protection.



**Figure 3 - Erosion Protection**

Buried erosion protection wall - incorporated with residential walls or view-fencing to limit disturbance to the natural landscape. These walls are commonly found along the rear or sides of lots to where protection is needed to avoid erosion from an adjacent wash. See Figure 4 - Erosion Protection Wall.

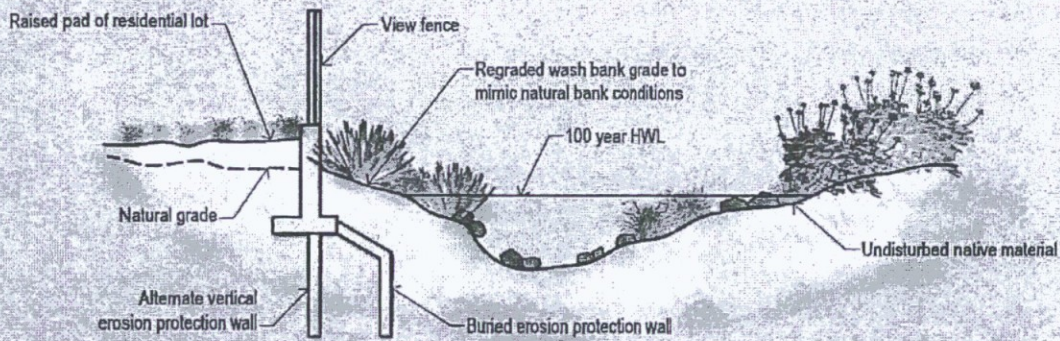


Figure 4 – Erosion Protection Wall

### Homeowners Association Maintenance Responsibilities and CC&Rs

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

## Scottsdale General Plan

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

### SCOTTSDALE'S SIX GUIDING PRINCIPLES

STORYROCK PHASE 1A acknowledges and supports the six "guiding principles" of Scottsdale's General Plan listed below, and recognizes their importance in Scottsdale development.

- 1) Preserve meaningful Open Space
- 2) Enhance Neighborhoods
- 3) Seek Sustainability
- 4) Support Economic Vitality
- 5) Advance Transportation
- 6) Value Scottsdale's Unique Lifestyle and Character

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

**1) Preserve Meaningful Open Space**

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

**2) Enhance Neighborhoods**

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

**3) Seek Sustainability**

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

**4) Support Economic Vitality**

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

**5) Advance Transportation**

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. STORYROCK PHASE 1A will utilize existing and improve infrastructure in 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 1A community. Residents will enjoy exceptional views, have the opportunity to take advantage of nearby trails/outdoor space, and indulge in nearby fine dining and shopping experiences.

This community encourages a lifestyle that Scottsdale residents appreciate and enjoy.

## SCOTTSDALE'S TWELVE PLAN ELEMENTS

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

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

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

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

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

STORYROCK PHASE 1A is surrounded by existing trails allowing pedestrian access to the beauty of the natural desert. The 76 lot (inclusive of Parcel 1/Tract K) community, just a mile north of the McDowell Sonoran Preserve will utilize

the recreation opportunities provided by the Tom Thumb trailhead while promoting scenic and natural corridors that take advantage of the 360 degree views.

## 2) Enhance Neighborhoods

### a. Community Involvement Element

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

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

### b. Housing Element

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

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

### c. Neighborhood Element

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

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

## 3) Seek Sustainability

### a. Cost Development Element

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

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

**b. Growth Areas Element**

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

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

**c. Public Services and Facilities Element**

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

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

**4) Support Economic Vitality**

**a. Economic Vitality Element**

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

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

**5) Advanced Transportation**

**a. Community Mobility Element**

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

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

## 6) Value Scottsdale's Unique Lifestyle and Character

### a. Character and Design Element

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

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

### b. Land Use Element

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

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

## Dynamite Foothills Character Area Plan

The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group CityShape 2020. A Character Plan is a recommendation or guideline that strives to implement a specific personality or sense of place into a neighborhood. It uses regulation polices like character plans to outline development, but is not a regulatory document.

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

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

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

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

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

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

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

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

## SCOTTSDALE DESIGN PRINCIPLES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Environmentally Sensitive Lands Ordinance

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

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

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

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

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

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

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

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

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

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

- 5) **Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Conclusion

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

## Appendix A

### Development Review Board Criteria

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

Response - The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhood and Natural Open Space as well as the overall Dynamite Character Area Plan. These designations consist of open areas with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 76 lot (inclusive of Parcel 1/Tract K) community respects the development and design standards by maintaining a low-density of +/-8 du/ac and incorporating the natural open space around restricted building envelopes. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

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

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

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

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

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

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

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

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

Response - In order to promote vehicular and pedestrian safety, STORYROCK PHASE 1A will, in addition to providing new on-site streets and pedestrian corridors, improve the adjacent 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 B – 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 and a quarter (26.25) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) 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)~~ seven and a half (7.50) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ twenty-three and a half (23.5) 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 (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) 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 and a quarter (11.25) 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 and a quarter (26.25) 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 (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) 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 (15.00) 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 and a quarter (26.25) 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:

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

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

**Sec. 5.035. Off-street parking.**

The provisions of article IX shall apply.

*[Ord. No. 2470, § 1, 6-16-92]*

**Sec. 5.036. Signs.**

The provisions of article VIII shall apply.

*[Ord. No. 2470, § 1, 6-16-92]*

# PRELIMINARY PLAT FOR STORYROCK PHASE 1A

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

### ENGINEER

KIMLEY-HORN & ASSOCIATES  
7740 N. 18TH STREET, SUITE 200  
MESA, ARIZONA 85205  
TELEPHONE: (602) 844-5500  
CONTACT: JASON BURBA, P.E.

### SURVEYOR

SURVEY INNOVATION GROUP, INC.  
7301 E EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
TELEPHONE: 480-925-0780  
CONTACT: JASON SEGNER

### OWNER/DEVELOPER

CAVALIERE RANCH, LLC  
14400 N. 78TH PLACE  
SCOTTSDALE, AZ 85260  
TELEPHONE: 480-368-5103  
CONTACT: CHASE EMERSON

### BENCHMARK

1" IRON PIPE AT THE NORTH 1/4  
CORNER OF SECTION 11, TOWNSHIP 4  
NORTH, RANGE 5 EAST OF THE GILA  
AND SALT RIVER BASE AND MERIDIAN.  
ODAC POINT NAME: 43581-1  
ELEVATION = 2718.33' (NAVD 83)

### 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.  
SAND LINE BEARS N00°57'57"W.

### ZONING

PLANNED COMMUNITY  
DISTRICT (P-C-12):  
• R1-18 ESL  
• R1-35 ESL  
• R1-43 ESL  
• R1-70 ESL

### UTILITIES

WATER CITY OF SCOTTSDALE  
SEWER CITY OF SCOTTSDALE  
ELECTRIC NATIONAL PUBLIC SERVICE CO  
TELEPHONE -  
CABLE TV -  
GAS -

### SITE DATA

GROSS AREA 84.28 ACS  
NET AREA 82.22 ACS  
TOTAL NUMBER OF LOTS 88  
(EXCLUDING PARCEL 1)  
TYPICAL LOT SIZE CUSTOM  
WOBAN LOT AREA  
• R1-18 ESL 13,500 S.F.  
• R1-35 ESL 28,250 S.F.  
• R1-43 ESL 32,245 S.F.  
• R1-70 ESL 82,500 S.F.  
PHASE 1A DENSITY\*\* 0.78 DU/AC  
WOBAN CALCULATION EXCLUDES  
PARCELS 1 AND TRACT K

### SETBACK TABLE

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

### SHEET INDEX

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

### GRADING NOTES

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

2. LOTS ZONING R1-35, R1-43 AND R1-70 SHALL NOT BE MASS GRADED AND REQUIRE AN INDIVIDUAL SWALE LOT DRAINAGE PLAN.  
3. KEY SWITCH/PIE-CANTON SENSOR REQUIRED.  
4. WOBAN SPACING PER TOWNSHIP 4-1-2022.  
5. FINE LINE SURFACE WILL SUPPORT 85,000 LBS. (OVERDEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNOUT RADIUS (40.5' OUTSIDE).

### FIRE DEPARTMENT NOTES

1. UNSTRUCTURED VERTICAL CLEARANCE MIN. 12'4"  
2. KEY SWITCH/PIE-CANTON SENSOR REQUIRED  
3. WOBAN SPACING PER TOWNSHIP 4-1-2022  
4. FINE LINE SURFACE WILL SUPPORT 85,000 LBS. (OVERDEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNOUT RADIUS (40.5' OUTSIDE).

### LOT QUANTITIES

LOT NO.	AREA (SQ FT)	ZONING
1	118207	R1-70 PCD
2	190290	R1-70 PCD
3	14371	R1-18 PCD
4	17200	R1-18 PCD
5	14708	R1-18 PCD
6	14480	R1-18 PCD
7	13743	R1-18 PCD
8	31894	R1-35 PCD
9	32243	R1-35 PCD
10	29577	R1-35 PCD
11	29181	R1-35 PCD
12	27970	R1-35 PCD
13	31872	R1-43 PCD
14	48992	R1-43 PCD
15	38879	R1-43 PCD
16	32328	R1-43 PCD
17	33801	R1-43 PCD
18	42984	R1-43 PCD
19	32482	R1-43 PCD
20	37322	R1-43 PCD
21	43843	R1-43 PCD
22	43560	R1-43 PCD

LOT NO.	AREA (SQ FT)	ZONING
23	37458	R1-43 PCD
24	33060	R1-43 PCD
25	36080	R1-43 PCD
26	35329	R1-43 PCD
27	39406	R1-43 PCD
28	29243	R1-35 PCD
29	30837	R1-35 PCD
30	30098	R1-35 PCD
31	26880	R1-35 PCD
32	42983	R1-43 PCD
33	35887	R1-35 PCD
34	31465	R1-43 PCD
35	28151	R1-35 PCD
36	48891	R1-43 PCD
37	42383	R1-43 PCD
38	33884	R1-43 PCD
39	37081	R1-43 PCD
40	29038	R1-35 PCD
41	28063	R1-35 PCD
42	29003	R1-35 PCD
43	32880	R1-35 PCD
44	50128	R1-35 PCD

### TRACT TABLE

TRACT	NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 1	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	8.52	
PARCEL 2	CITY OF SCOTTSDALE	LIFT STATION	0.12	
TRACT A	PRIVATE HOA	PRIVATE STREET	7.64	
TRACT B	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	1.25	
TRACT C	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	16.13	
TRACT D	PRIVATE HOA	HOAS/OPEN SPACE	0.08	
TRACT E	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	0.57	
TRACT F	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	1.02	
TRACT G	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	0.18	
TRACT H	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	0.44	
TRACT I	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	0.38	
TRACT J	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE / UTILITY EASEMENT	0.50	
TRACT K*	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	0.52	
TRACT L	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE / UTILITY EASEMENT/SCENIC CORRIDOR	0.31	
TRACT M	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE / UTILITY EASEMENT/SCENIC CORRIDOR	0.23	
TRACT N	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE	0.48	
TRACT O	PRIVATE HOA	HOAS/OPEN SPACE/DRAINAGE / UTILITY EASEMENT	0.37	

\*PARCEL 1 TO CONSTRUCT A MAXIMUM OF 10 LOTS. PARCEL 1 TO DEDICATE A MINIMUM OF 3.82 ACRES OF HOAS WITH 70% MINIMUM UNDERDEVELOPED HOAS TO BE DEDICATED WITH TRACT K. WILL CONTRIBUTE TO PARCEL 1 OVERALL HOAS REQUIREMENT.

### PROJECT MAP



### CULVERT MAINTENANCE

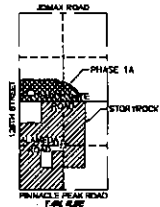
HOA TO ENACT CULVERT AND STORM DRAIN MAINTENANCE PROGRAM. DISPECT AND CLEAN CULVERTS @ ANNUALLY AND AFTER MAJOR STORM EVENTS.

### NAOS DEDICATION

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

REQUIRED NAOS PER MEDCP (EXCLUDING PARCEL 1 & TRACT K): 44.072 AC.  
PROPOSED NAOS (INCLUDING PARCEL 1 & TRACT K): 44.072 AC. (31.88)  
FUTURE PARCEL 1 & TRACT K NAOS: 3.822 AC.

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



### LEGEND

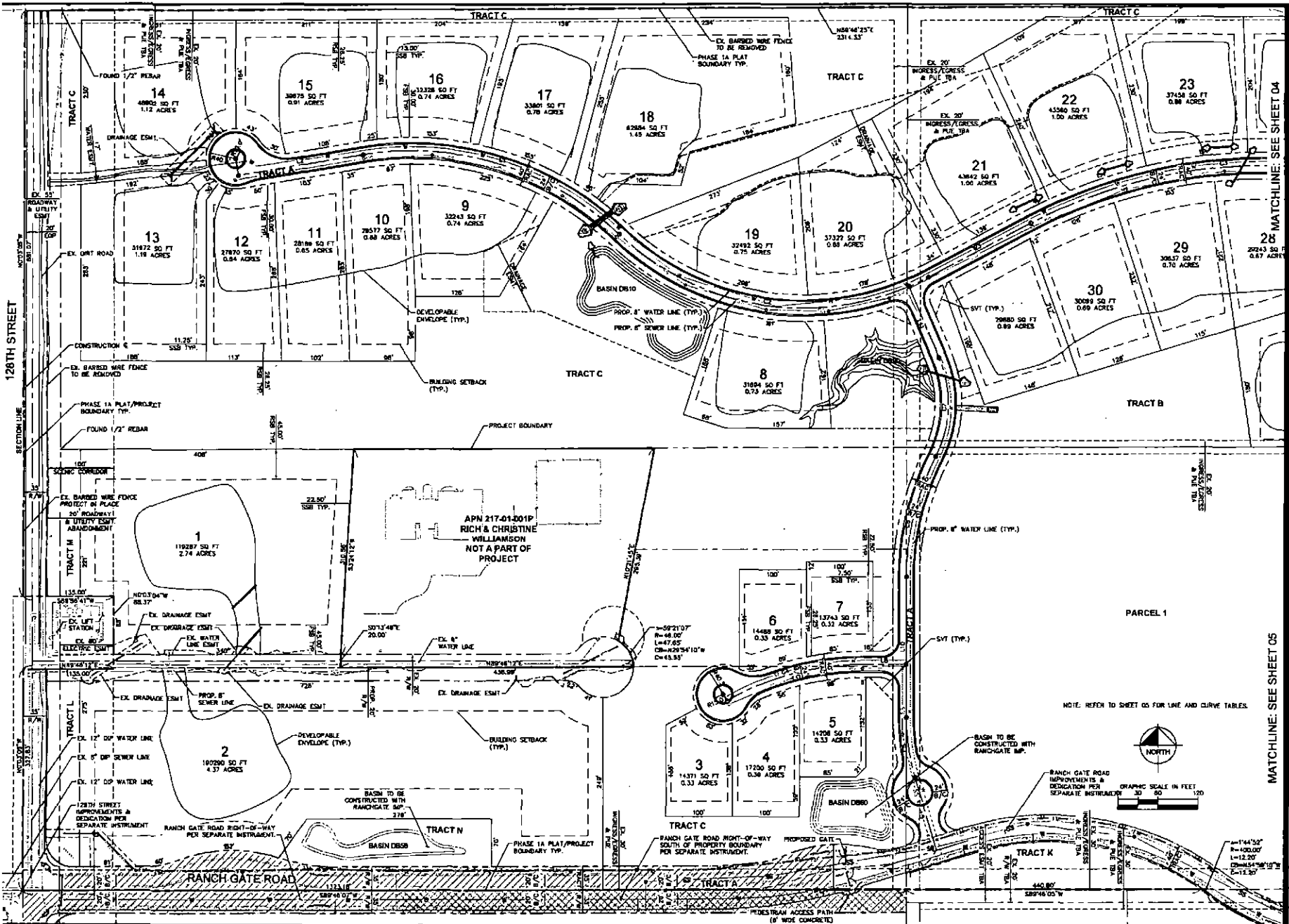
Symbol	Description
---	PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED CENTERLINE
---	BUILDING SETBACK
---	PROPOSED SURVEY MONUMENT
---	PROPOSED FIRE HYDRANT
---	NON-AUTHORIZED PUBLIC ACCESS EASEMENT
---	RIGHT-OF-WAY
---	BACK OF CURB
---	TYPICAL
---	HIGHWAY EASEMENT
---	ACCESS EASEMENT
---	DRAINAGE EASEMENT
---	SEWER EASEMENT
---	REAR YARD SETBACK
---	SIDE YARD SETBACK
---	FRONT YARD SETBACK
---	CLUB FEET PER SECOND TO BE ADOPTED
---	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
---	FLOW LINE
---	EXISTING GRADE
---	SLOPE AT FINISHED GRADE
---	PROPOSED LOT NUMBERS
---	CROSS SECTION ID
---	PEAK FLOW: 37 - POST DEVELOPMENT (30) - PRE DEVELOPMENT
---	100-YEAR FLOOD ELEVATION AND CROSS SECTION LOCATION
---	SCOUR/EROSION PROTECTION
---	DRAINAGE SWALE
---	RETAINING WALL
---	PHASE 1 GRADING LIMITS (ROADWAY + R1-18 LOTS)
---	CUT GRADING LINE
---	FILL GRADING LINE
---	REAR OR SIDE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION
---	FILL AREA GREATER THAN 5'
---	CUT AREA GREATER THAN 5'
---	PAD CONSTRUCTION ENVELOPE
---	APPROX. LIMITS OF 100 YEAR FLOODPLAIN

### FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF 1986	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/16/2013	D	N/A

ENGINEER'S CERTIFICATION:  
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.





128TH STREET

28' MATCHLINE: SEE SHEET 04

28' MATCHLINE: SEE SHEET 05

**Kimley-Horn**

SCALE: 1" = 30'

PROJECT: STORY ROCK - PHASE 1A

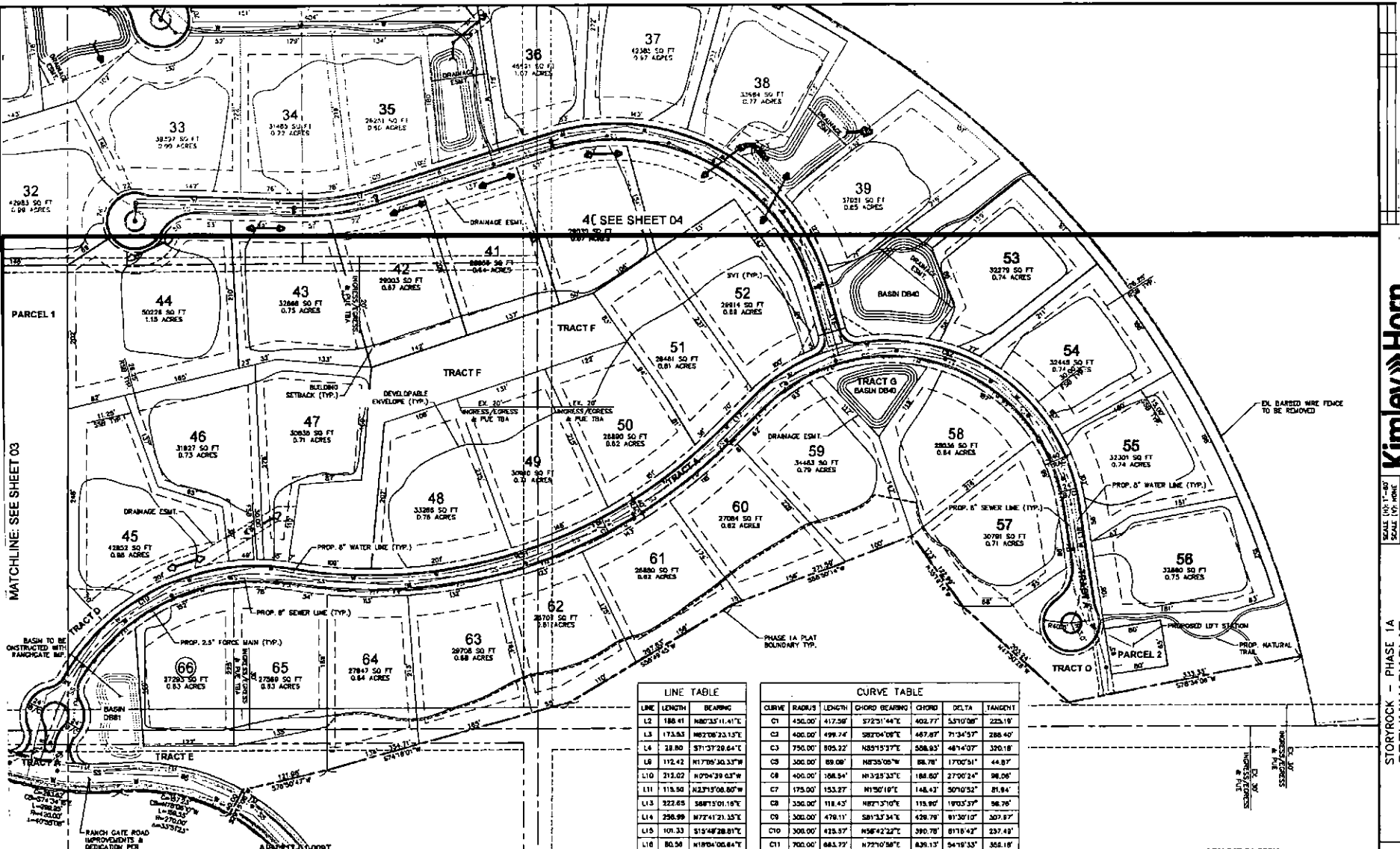
DATE: 11/12/07

DRAWN BY: [Name]

03

STORY ROCK - PHASE 1A  
 PRELIMINARY PLAT





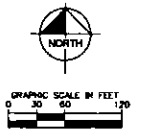
**LINE TABLE**

LINE	LENGTH	BEARING
L2	186.41	N80°35'11.41"E
L3	173.83	N63°08'23.15"E
L4	28.80	S71°37'20.64"E
L8	112.42	N17°09'30.33"W
L10	212.02	N0°04'39.03"W
L11	118.50	N23°15'08.80"W
L13	222.65	S68°15'01.19"E
L14	256.99	N72°47'21.35"E
L15	101.33	S15°48'28.81"E
L16	80.56	N18°04'05.84"E
L17	89.80	N45°01'00.80"E
L18	81.42	S8°43'50.40"E
L19	80.95	S73°56.47"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	450.00'	417.26'	S72°31'44"E	402.77'	53°10'08"	223.18'
C2	400.00'	499.24'	S82°04'08"E	467.87'	71°34'57"	288.40'
C3	750.00'	805.22'	N33°15'27"E	508.83'	48°44'07"	320.18'
C4	300.00'	89.08'	N63°05'05"W	88.78'	17°00'51"	44.87'
C5	400.00'	108.54'	N13°25'33"E	108.80'	27°00'24"	98.06'
C7	175.00'	153.27'	N15°01'19"E	148.43'	50°10'32"	81.84'
C8	350.00'	118.43'	N67°13'10"E	118.90'	19°03'37"	98.76'
C9	300.00'	478.11'	S81°33'34"E	428.78'	81°30'10"	307.87'
C10	300.00'	428.57'	S58°42'22"E	390.78'	81°18'42"	237.49'
C11	700.00'	863.77'	N72°10'38"E	826.13'	54°18'33"	368.18'
C12	280.00'	572.90'	S71°31'20"E	483.84'	128°15'00"	313.04'

APN 217-01-008K

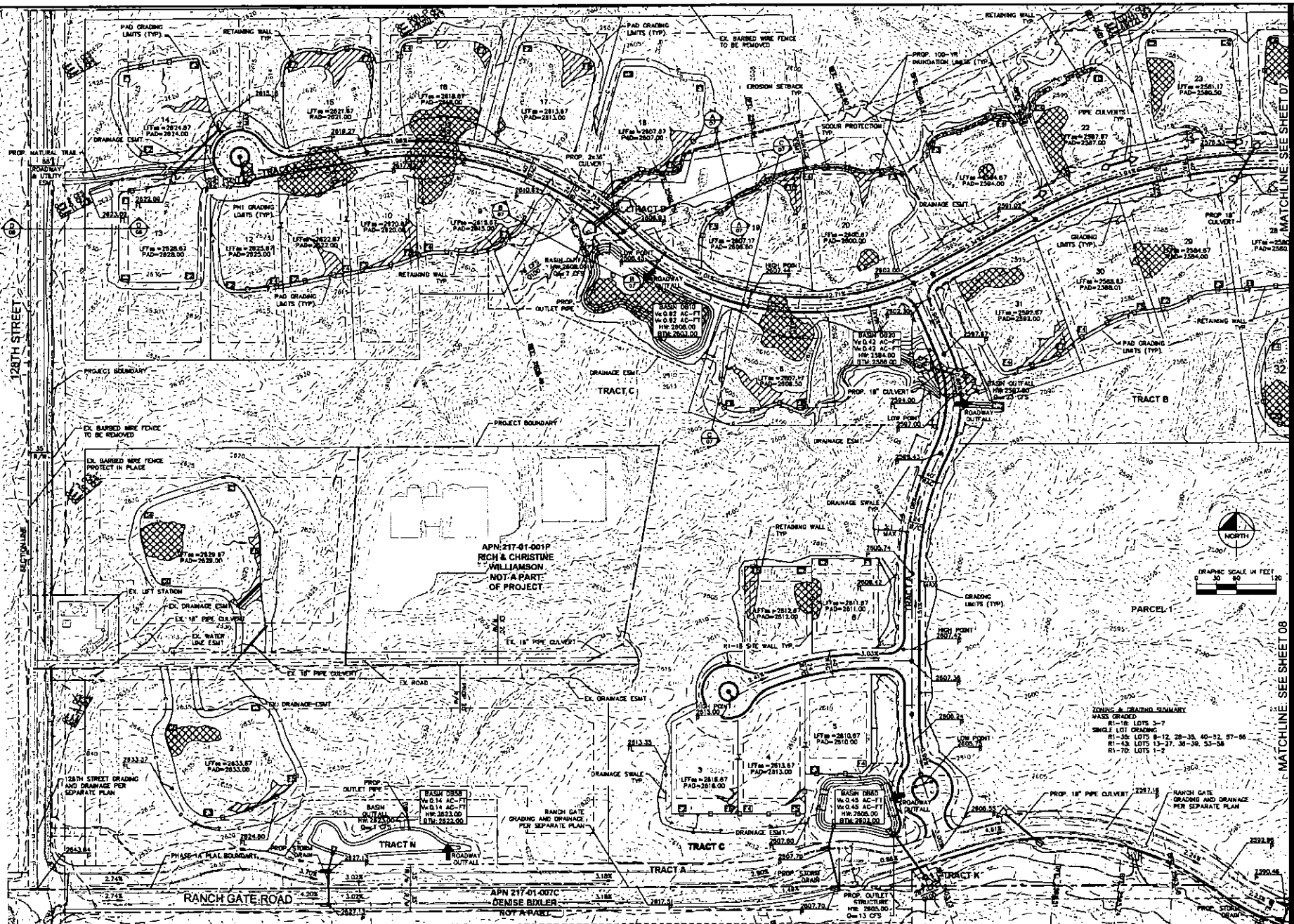


MATCHLINE: SEE SHEET 03

Kimley-Horn  
SCALE: 1" = 30'  
SCALE: 1" = 60'

STORYBOOK - PHASE 1A  
PRELIMINARY PLAT

PROJ. 1971  
DRAW. 89

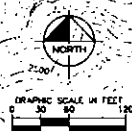


128TH STREET

APN: 217-01-001P  
 RICH & CHRISTINE  
 WILLIAMSON  
 NOT A PART  
 OF PROJECT

APN: 217-01-01C  
 DENISE BOKER  
 NOT A PART

ZONING & GRADING SUMMARY  
 WASS GRADING  
 R1-18: LOTS 3-7  
 SINGLE LOT GRADING  
 R1-35: LOTS 8-12, 28-35, 40-51, 57-66  
 R1-43: LOTS 13-27, 38-39, 53-58  
 R1-70: LOTS 1-2



MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 08

STORY ROCK - PHASE 1A  
 PRELIMINARY PLAT

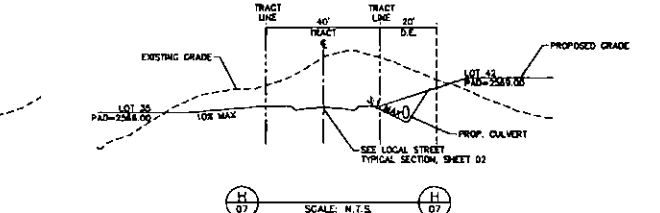
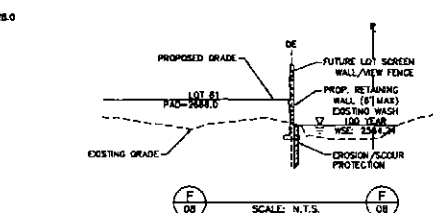
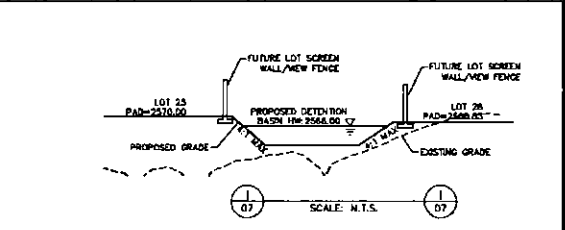
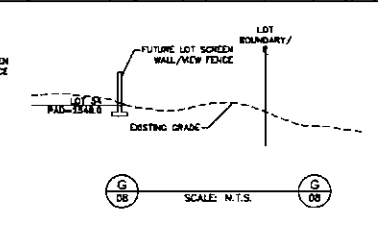
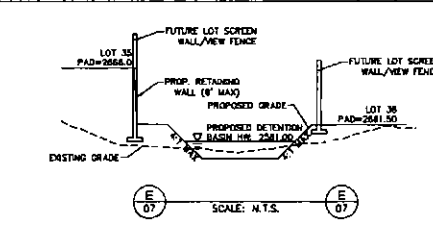
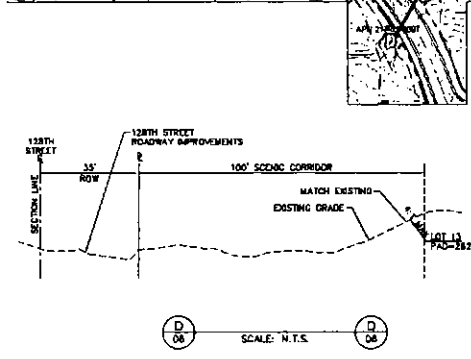
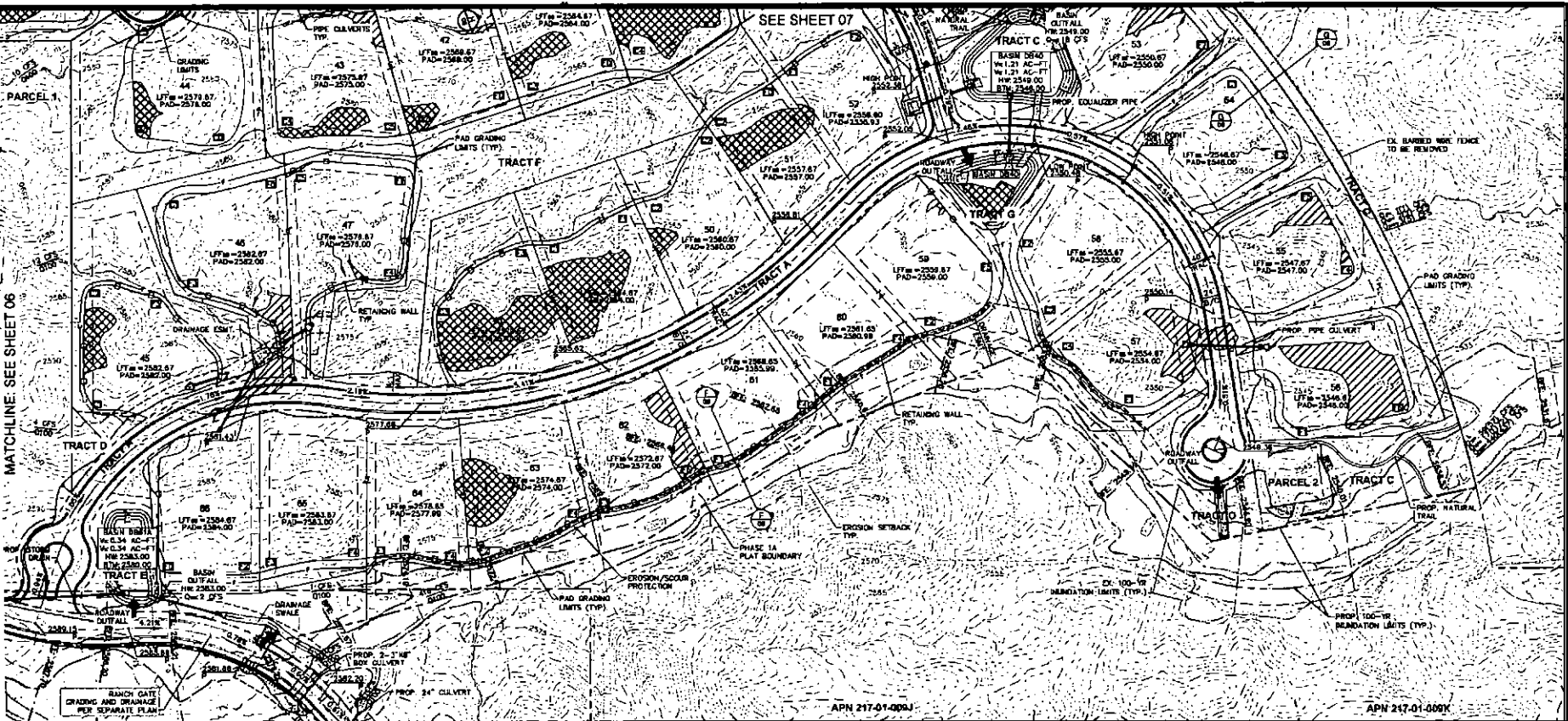
Kimley-Horn

SCALE 1" = 30'  
 DATE 07/15/10

DRW: GBS  
 DATE: 08/10/10

06





**ZONING & GRADING SUMMARY**

**MASS GRADES**

R1-19: LOTS 3-7

SINGLE LOT GRADING

R1-16: LOTS 8-12, 28-35, 40-52, 57-66

R1-43: LOTS 13-27, 30-39, 53-56

R1-70: LOTS 1-2

GRAPHIC SCALE IN FEET

0 30 60 120

NORTH

Kimley-Horn

STORYBOOK - PHASE 1A  
PRELIMINARY PLAN

PROJECT NO. 1811  
DRAWN BY: [Signature]

08

## Amended Development Standards

### Appendix B – 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)~~ 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 and a quarter (26.25) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet shall be provided on each street. *Exception:* On a corner lot which does not

about 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)~~ seven and a half (7.50) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ twenty-three and a half (23.5) 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 (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) 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 and a quarter (11.25) 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 and a quarter (26.25) 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 (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) 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 (15.00) 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 and a quarter (26.25) 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)

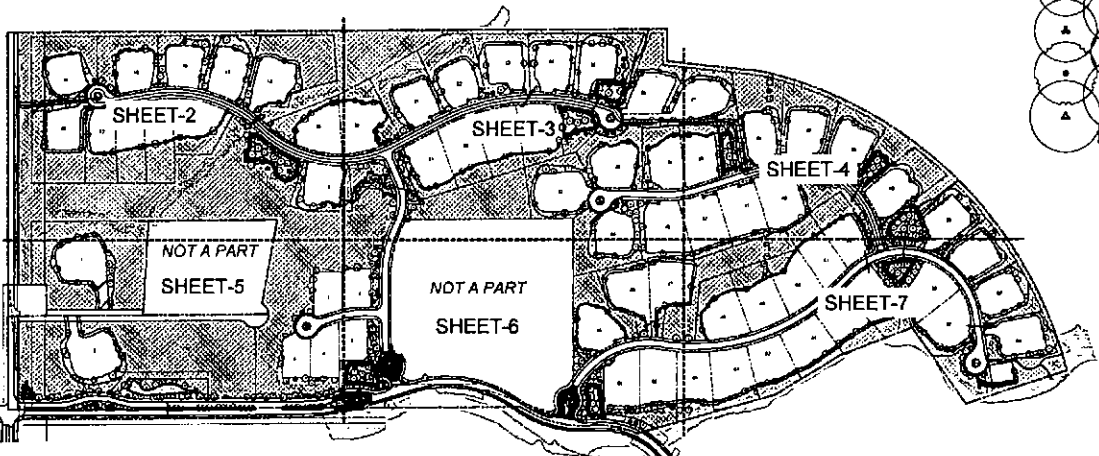
**Sec. 5.036. Signs.**

The provisions of article VIII shall apply.

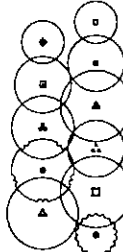
(Ord. No. 2470, § 1, 6-16-92)



**NOTES:**  
 1. DISTURBED AREAS ARE TO HAVE "DESERT FLOOR" DECOMPOSED GRANITE IN COLOR AND SIZE OF SURROUNDING AREAS.  
 2. TREES ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.  
 3. BENCHES ARE TO BE SURFACE SELECT EITE BOULDERS, 1/3 BURIED IN SOIL, TYP. PLANTED SCENIC CORRIDOR ALONG PINNACLE PEAK FEW / JOMAX ROAD  
 4. NEW R.O.W. ALIGNMENT AND SHALL BE DEDICATED AT TIME OF FINAL APPROVAL. SCENIC CORRIDOR DIMENSIONS SHOULD BE SET AVERAGE 1. SEE PLAN FOR ADDITIONAL INFORMATION.  
 5. PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, SECTIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT TREE AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIBER IN THE PLANT LIST.  
 6. TREES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.  
 7. CURBS OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 1' HEIGHT AT MATURITY, TYP.  
 8. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE ORDINANCE.  
 9. UTILITY ACCESS TO BE KEPT CLEAR.  
 10. SCRAPING WITHIN SIGHT VISIBILITY TRIANGLES TO BE CONSISTENT WITH CITY OF SCOTTSDALE ORDINANCE SECTION 5.3.1.19.  
 11. BASINS TO BE INSTALLED IN BASINS TO BE IN CONFORMANCE WITH D&S&M SECTION 2.1.1. NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.  
 12. PLANTING ISLANDS SHALL BE CONSISTENT WITH D&S&M SECTION 2.1.1.1. AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORDINANCE SECTION 5.3.0.2.2.  
 13. IRRIGATION TECHNIQUES AND BRIGATION METHOD:  
 14. SPECIES SELECTED FOR THIS PROJECT WILL BE CHOSEN FROM A SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN GUIDELINES AND POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS. IRRIGATION FOR RE-VEGETATED PORTIONS OF THE SITE. A HYDROSEED MIX SHALL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL IN DISTURBED LANDSCAPE AREAS. HYDROSEED PLANTING AREAS MAY BE SUPPLEMENTED WITH CONTAINERIZED PLANTS TO ENHANCE VISUAL EFFECTS.  
 15. RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MINIMUM. AT THE END OF THREE YEARS FOR THE PLANT MATERIAL WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED, THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.  
 16. IRRIGATION METHODS WILL VARY DEPENDING UPON PLANT TYPES. YOUNGER-GROWN PLANT MATERIAL SHALL BE BRIGATED WITH DRIP IRRIGATION. DEPENDING UPON THE SEASON AT TIME OF HYDROSEED APPLICATION, EITHER TEMPORARY SPRAY HEADS MAY BE INSTALLED OR RIGGING FROM WATER TRUCKS MAY BE USED TO ASSIST HYDROSEED APPLICATION.



**PLANTING LEGEND**



TREE	WHITE THORN ACACIA	MIN. SIZE
ACACIA AENEURA	3/4" CAL	
ACACIA OREGGII	3/4" CAL	
ACACIA FARNESIANA	3/4" CAL	
ACACIA STENOPHYLLA	3/4" CAL	
PARKINSONIA FLORIDA	3" CAL	
PARKINSONIA DESERT MUSEUM	3" CAL	
PARKINSONIA MICROPHYLLA	1.5" CAL	
CHENOPES LINEARIS	1.5" CAL	
FITHECELLARIUM FLEXICALLIE	1.5" CAL	
PROSOPIS VELUTINA	1.5" CAL	
SOPHORA SECUNDIFLORA	1.5" CAL	
SHRUBS & ACCENTS		
AGAVE SP.	CENTURY PLANT	5 GAL
ALOE SP.	ALOE	5 GAL
AMBROSIA DELTOIDEA	BURSAGE	5 GAL
ARTIFEX SP.	QUAIR BUSH	5 GAL
CALLANDRA ERIOPHYLLA	PINK FARTY DUSTER	5 GAL
CARAMELIA COCAHUEA	SQUARIO	5 GAL
CASALPINEA MEDICANA	MEDICAN BIRD OF PARADISE	5 GAL
CHRYSACTINIA MEDICANA	DAMAZANTIA	1 GAL
COPIDA SP.	TEXAS OLIVE	3 GAL
DASYTRICHUM WHEELERII	DESERT SPOON	3 GAL
EPHEDRA FASCICULATA	MORMON TEA	3 GAL
FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL
FEROCACTUS WISLITENII	BARREL CACTUS	5 GAL
HESPERALOE SP.	HESPERALOE	3 GAL
JURTELIA CALIFORNICA	CHUPAROSA	5 GAL
LEUCOPHYLLUM SP.	TEXAS RANGEB	3 GAL
MULIMBERGIA CAPILLARIS	REGAL NEST	5 GAL
NOLINA MICROCARPA	BEAR GRASS	5 GAL
OPUNTIA BIGELOVIT	TEDDY BEAR CHOLLA	5 GAL
OPUNTIA ENGELMANNI	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
SPHARMONDISA CHINENSIS	JOJOBA	5 GAL
SPHARALCEA SP.	GLOBEMALLOW	1 GAL
VIOLIERA DELTOIDEA	GOLDBENNY	5 GAL
YUCCA SP.	YUCCA	5 GAL
GROUNDCOVERS		
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL
DALEA SP.	INDIGO BUSH	1 GAL
DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1 GAL
EUPHORBIA ANTIPTHYLLICA	CANDELLILA WAX	1 GAL
GUARA LINDHEIMERI	GUARA	1 GAL
HYDRANTHOIS ACULIS	ANGELITA DART	1 GAL
LANTANA CAMARA 'TRADIATION'	BUSH LANTANA	1 GAL
LANTANA MONTIVIDENSE	TRAILING LANTANA	1 GAL
MELAMPODIUM LEUCANTHEMUM	BLACKFOOT DART	1 GAL
OENOTHERA SP.	EVENING PRIMROSE	1 GAL
PSILOSTROPHIE COOPERI	PAPERFLOWER	1 GAL
TEUCRIUM FRUTICANS	BUSH GERMANDER	1 GAL
VERBENA SP.	BUSH VERBENA	1 GAL
ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1 GAL
BEST MATERIALS		
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR	
RAISED NATIVE SOIL	IN ALL PLANTING AREAS	
NO TYPING	DECOMPOSED GRANITE	SIZE

**PROJECT TEAM**      **VICINITY MAP**

**Company Contact Info.**  
 CAV-BANCH LLC  
 Chase Ermanson  
 1400 N. 76th Place  
 Scottsdale, AZ 85260  
 480.388.2305  
 Chase@mbdof.com

LVA Urban Design Studio  
 Laura Thelen, P.L.A., LEED-AP  
 120 South Ash Avenue  
 Tempe, Arizona 85281  
 480.994.0994  
 LThelen@lva-design.com

Timley-Horn  
 Jason Burn P.E.  
 7740 N. 16th Street, Suite 300  
 Phoenix, Arizona 85020  
 602.716.1232  
 Jason.Burn@timley-horn.com

**E Rio Verde Dr**  
**E Oberlin Wy**  
**E Jomax Rd**  
**N 128th St**  
**N 132nd St**

**SITE**

SCALE: N.T.S.

**BD MIX - APPLY AT RATE OF 17 PLS LBS/ACRE**

	PLS LBS / ACRE
A DELTOIDEA	3.0
CANESCENS	3.0
FARNESIANA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING TAILBUISH	3.0
BRITTLEBUSH	2.0
RIA LARICIFOLIA	1.0
IDENTATA	2.0
DYVESH	2.0
ICEA AMBROIA	2.0

STALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO MATCH CITY OF SCOTTSDALE D&S&M, SECTION 2-1.10.0.

**N.A.O.S. LEGEND**

[Symbol]	N.A.O.S. UNDISTURBED
[Symbol]	N.A.O.S. REVEGETATED
[Symbol]	N.A.O.S. SCARRED
[Symbol]	ENHANCED DESERT OPEN SPACE

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.

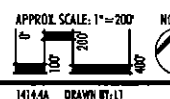
**urban design studio**  
 ing • development • entitlements • landscape architecture  
 1414-44 • TEMPE, ARIZONA 85281 • 480.994.0994

**STORYBOOK**

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A  
 OVERALL LANDSCAPE - SHEET 7 of 14

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.

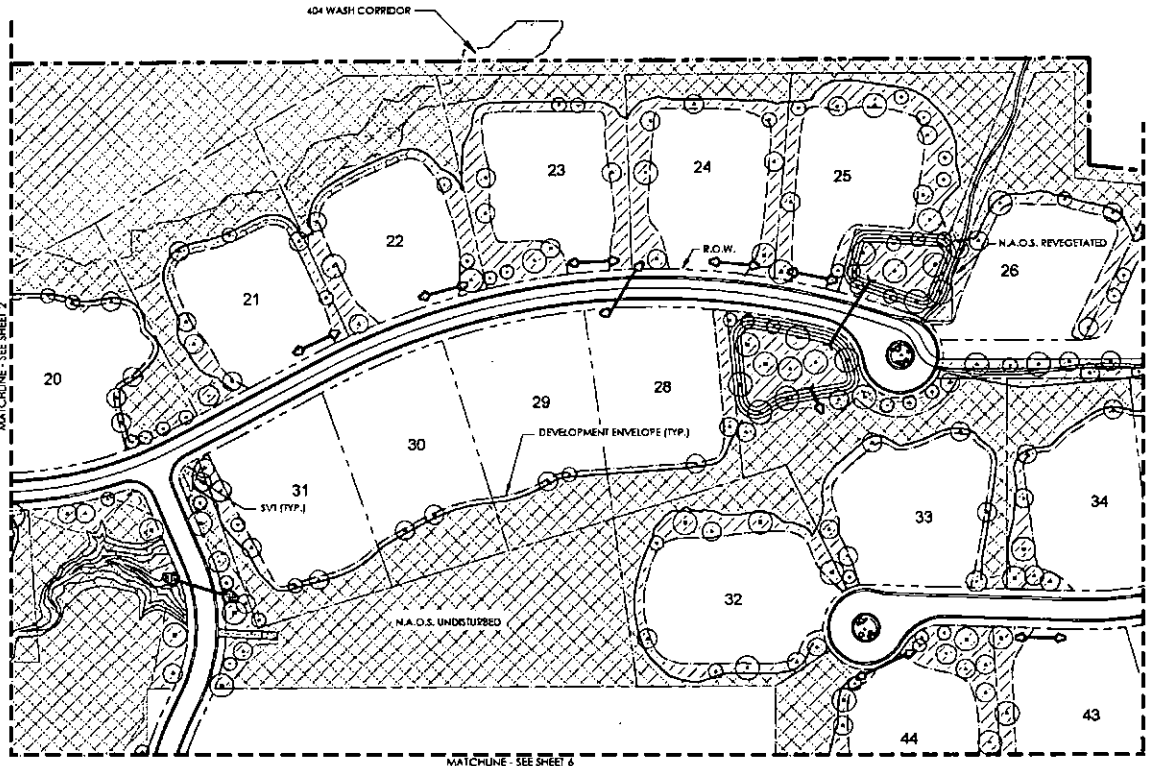
This document, together with the concepts and designs presented herein, is not to be used for any other project without the express written consent of LVA Urban Design Studio, LLC. All rights reserved. LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.



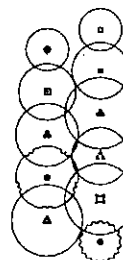
1414-44 DRAWN BY: LT

**ATTACHMENT 8**





**PLANTING LEGEND**



TREES	MIN. S
ACACIA ANEURA	WHITE THORN ACACIA 3/4" C
ACACIA GREGGII	CAICLAW ACACIA 3/4" C
ACACIA FARNESIANA	SWEET ACACIA 3/4" C
ACACIA STENOPHYLLA	SHOESTRING ACACIA 3/4" C
PARINSONIA FLORIDA	BLUE PALO VERDE 3" CA
PARINSONIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE 3" CA
PARINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE 1.5" C
CHITOPSIS LINEARIS	DESERT WILLOW 1.5" C
PHYCELLOBIUM FLEXICAULE	TEXAS EBONY 1.5" C
PROSOPIA VELUTINA	VELVET MESQUITE 1.5" C
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL 1.5" C
SHRUBS & ACCENTS	MIN. S
ALOPE SP.	CENTURY PLANT 5 GA
AMMOCIA DELTOIDEA	ALOPE 5 GA
ARTIFLEX SP.	BURSAE 5 GA
CALLIANDRA EPIDPHYLLA	QUAIL BUSH 5 GA
CARNEGIEA GIGANTEA	PINK FAIRY DUSTER 5 GA
CASSIA LINDLEYANA	SACILARIO 5 GA
CHRYSAECTINIA AMERICANA	MEXICAN BIRD OF PARADISE 5 GA
CORDIA SP.	DAMAZANTIA 1 GA
DASYLIRION WHEELERI	TEXAS OLIVE 5 GA
EPINEDRA FASCICULATA	DESERT SPOON 5 GA
FEROCACTUS GRISOLII	MORAMON TEA 5 GA
ERICACEA LARICIFOLIA	GOLDEN BARREL CACTUS 5 GA
FEROCACTUS WILSONII	TURPENTINE BUSH 5 GA
HESPERALOE SP.	BARREL CACTUS 5 GA
JUSTICIA CALIFORNICA	HESPERALOE 5 GA
LEUCOPHYLLUM SP.	CHUPAROSA 5 GA
MULLENBERGIA CAFFULARIS	TEXAS RANGER 5 GA
NOLINA MICROCARPA	REGAL MIST 5 GA
OPUNTIA BIGELOWII	BEAR GRASS 5 GA
OPUNTIA ENGELMANNI	TEDDY BEAR CHOLLA 5 GA
OPUNTIA FULGIDA	ENGELMANN'S PRICKLY PEAR 5 GA
OPUNTIA LEPTOCAULIS	CHAIN FRUIT CHOLLA 5 GA
PENTSTEMON SP.	CHRISTMAS CACTUS 5 GA
SALVIA SP.	PENTSTEMON 5 GA
SHAMONDISIA CHINENSIS	SAGE 5 GA
SPHAERALCEA SP.	JOJOBA 5 GA
YUCCA SP.	GLOBEMALLOW 1 GAL
GEOPHITES	MIN. S
BAILEYA MULTIRADIATA	DESERT MARIGOLD 1 GAL
DALEA SP.	INDIGO BUSH 1 GAL
DIPSACANTHEMUM SPECIOSUM	RED ICE PLANT 1 GAL
EUPHORBIA ANTISTHEMIFOLIA	CANDYELLA WAX 1 GAL
GUARA UNDOHEBERE	GUARA 1 GAL
HYMENOXYS ACALUIS	ANGELITA DARTY 1 GAL
LANTANA CAMARA RADIATA	BUSH LANTANA 1 GAL
LANTANA MONTIVENSIS	TRAILING LANTANA 1 GAL
MELAMPODIRUM LEUCANTHEMUM	BLACKFOOT DARTY 1 GAL
OENOTHERA SP.	EVENING PRIMROSE 1 GAL
PSILOSTROPHE COOPERI	PAPERBLOWER 1 GAL
TRICHRUM FRUTICOSUM	BUSH GERMANDER 1 GAL
VERBENA SP.	BUSH VERBENA 1 GAL
ZINNIA GRANDIFLORA	PRAIRIE ZINNA 1 GAL
INERT MATERIALS	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAZED NATIVE SOIL	IN ALL PLANTING AREAS
DECOMPOSED GRANITE	SSE

**N.A.O.S. LEGEND**

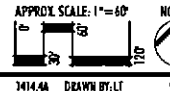
[Pattern]	N.A.O.S. UNDISTURBED
[Pattern]	N.A.O.S. REVEGETATED
[Pattern]	N.A.O.S. SCARRED
[Pattern]	ENHANCED DESERT OPEN SPACE

**urban design studio**  
 planning - development entitlements - landscape architecture  
 404 avenue - tempe, arizona 85281 - 480.954.0994

**STORYROCK**

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A  
 SHEET 3 of 14

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT 2014 URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it is prepared. Review of and reliance on these documents without written authorization and signature by UDS Urban Design Studio, L.L.C. shall be without liability to UDS Urban Design Studio, L.L.C.  
 PROJECT: 1414-4A - PHASE 1A - URBAN DESIGN STUDIO - 1414-4A - CONCEPT PLAN - 12.16.14



1414-4A DRAWN BY: LT

### PLANTING LEGEND

TREES	MIN. SIZE	TREES	MIN. SIZE
ACACIA ANEURA	3/4" CA	WHITE THORN ACACIA	3/4" CA
ACACIA GREGGII	3/4" CA	CATCLAW ACACIA	3/4" CA
ACACIA FARNESIANA	3/4" CA	SWEET ACACIA	3/4" CA
ACACIA STENOPHYLLA	3/4" CA	SHOESTRING ACACIA	3/4" CA
PARKINSONIA FLORIDA	3" CAL	BLUE PALO VERDE	3" CAL
PARKINSONIA 'DESERT MUSEUM'	3" CAL	DESERT MUSEUM PALO VERDE	3" CAL
PARKINSONIA MICROPHYLLA	1.5" CA	FOOTHILLS PALO VERDE	1.5" CA
CHILOPSIS LINEARIS	1.5" CA	DESERT WILLOW	1.5" CA
PIRHECLOBOSUM FLEXICAULE	1.5" CA	TEXAS EBONY	1.5" CA
PROSOPIS VELUTINA	1.5" CA	VELVET MESQUITE	1.5" CA
SOPHORA SECUNDFLORA	1.5" CA	TEXAS MOUNTAIN LAUREL	1.5" CA
SHRUBS & ACCENTS	MIN. SIZE	SHRUBS & ACCENTS	MIN. SIZE
AGAVE SP.	3 GAL	CENTURY PLANT	3 GAL
ALOE SP.	3 GAL	ALOE	3 GAL
AMBROSIA DELTOIDEA	3 GAL	BURSA GEE	3 GAL
ARTISTOPLEX SP.	3 GAL	QUAIL BUSH	3 GAL
CALYANDRA EROPHYLLA	3 GAL	PINK FAIRY DUSTER	3 GAL
CARNEGIEA DICANTHA	3 GAL	SAGUARO	3 GAL
CASALPINDIA MEXICANA	3 GAL	MEXICAN BIRD OF PARADISE	3 GAL
CHRYSACTRIS MEXICANA	1 GAL	DAMIANITA	1 GAL
CORDIA	3 GAL	TEXAS OLIVE	3 GAL
DASYLIRION WHEELERI	3 GAL	DESERT SPOON	3 GAL
EPHEDRA FASCICULATA	3 GAL	MORMON TEA	3 GAL
FEROCACTUS OBUSINE	3 GAL	GOLDEN BARREL CACTUS	3 GAL
ERICACERIA LARICIFOLIA	3 GAL	TURPENTINE BUSH	3 GAL
FEROCACTUS WILZENS	3 GAL	BARREL CACTUS	3 GAL
HERPESALOE SP.	3 GAL	HERPESALOE	3 GAL
JUSTICIA CALIFORNICA	3 GAL	CHILIPAROSA	3 GAL
LEUCOPHYLLUM SP.	3 GAL	TEXAS RANGER	3 GAL
MULLENBERGIA CAPILLARE	3 GAL	REGAL WET	3 GAL
NOELMA MICROCARPA	3 GAL	BEAR GRASS	3 GAL
OPUNTIA BIGELOWII	3 GAL	TEDDY BEAR CHOLLA	3 GAL
OPUNTIA ENGELMANNI	3 GAL	ENGELMANN'S PRICKLY PEAR	3 GAL
OPUNTIA FULGIDA	3 GAL	CHAIN FRUIT CHOLLA	3 GAL
OPUNTIA LEPTOCALUS	3 GAL	CHRISTMAS CACTUS	3 GAL
PENSTEMON SP.	1 GAL	PENSTEMON	1 GAL
SALVIA SP.	3 GAL	SAGE	3 GAL
SHIMONOSIA CHINENSIS	3 GAL	JOCIBA	3 GAL
SPHARALICEA SP.	1 GAL	GLOBEMALLOW	1 GAL
VIQIERA DELTOIDEA	3 GAL	GOLDENYE	3 GAL
YUCCA SP.	3 GAL	YUCCA	3 GAL
GROUNDCOVERS	MIN. SIZE	GROUNDCOVERS	MIN. SIZE
BALFOIA MULTIRADIATA	1 GAL	DESERT MARIGOLD	1 GAL
DALEA SP.	1 GAL	INDIGO BUSH	1 GAL
DROSANTHEMUM SPECIOSUM	1 GAL	RED ICE PLANT	1 GAL
EUPHORBIA ANTIPTERIS	1 GAL	CANDELLA WAX	1 GAL
GLIARA UNDESIMES	1 GAL	QUABA	1 GAL
HYMENOCYTTIS ACALUIS	1 GAL	ANGELITA DARTY	1 GAL
LANTANA CAMARA 'RADIATION'	1 GAL	BUSH LANTANA	1 GAL
LANTANA MONTYDENSIS	1 GAL	TRAILING LANTANA	1 GAL
MELAMPODIUM LEUCANTHUM	1 GAL	BLACKFOOT DARTY	1 GAL
ODONOTERA SP.	1 GAL	EVENING PRIMROSE	1 GAL
PSILOSTROPHIE COOPERI	1 GAL	PAPERFLOWER	1 GAL
TEUCRIUM FRUTICANS	1 GAL	BUSH GERMANDER	1 GAL
VERBENA SP.	1 GAL	BUSH VERBENA	1 GAL
ZINNIA GRANDIFLORA	1 GAL	PRAIRIE ZINNIA	1 GAL
INERT MATERIALS		INERT MATERIALS	
TO MATCH ON-SITE ROCK COLOR		TO MATCH ON-SITE ROCK COLOR	
RAKED NATIVE SOIL		IN ALL PLANTING AREAS	
NO SYMBOL		SRE	
DECOMPOSED GRANITE		SRE	

REVEGETATED NACS 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.

TO MATCH ON-SITE ROCK COLOR  
IN ALL PLANTING AREAS  
SRE

NO SYMBOL  
DECOMPOSED GRANITE  
SRE

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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.

REVEGETATED NACS 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

**urban design studio**  
 ing • development entitlements • landscape architecture  
 1414 4th Avenue • Tempe, Arizona 85281 • 480.994.0994

**STORYROCK**

CONCEPTUAL LANDSCAPE PLAN - PHASE 1A  
 SHEET 4 of 14

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT 1994 URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and design presented herein, is the property of the client for whom it is prepared. Its use and reproduction without written authorization and signature by URBAN DESIGN STUDIO, L.L.C. shall be without liability to URBAN DESIGN STUDIO, L.L.C. 7/23/94 01:01:14 4/9/94 1:48:36 PM 1414 4TH AVENUE, TEMPE, AZ 85281-1414 URBAN DESIGN STUDIO, L.L.C. 10/12/2017

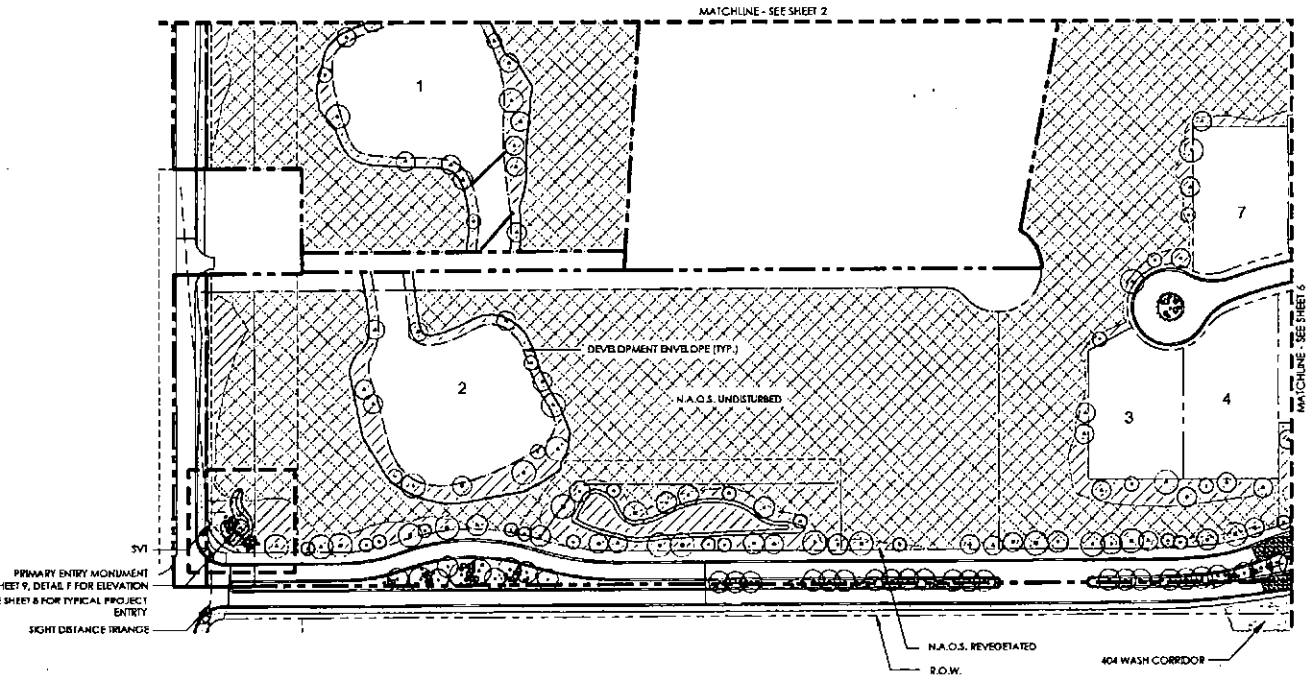
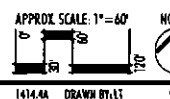


APPROX. SCALE: 1" = 60'  
 1414.4A DRAWN BY: LI

# PLANTING LEGEND

TREE	MIN. SIZE
ACACIA ANSEREA	WHITE THORN ACACIA 3/4" CA
ACACIA GREGGII	CATCLAW ACACIA 3/4" CA
ACACIA FARNESIANA	SWEET ACACIA 3/4" CA
ACACIA STENOPHYLLA	SHOESTRING ACACIA 3/4" CA
PARINSONIA FLORIDA	BLUE PALO VERDE 3" CAL
PARINSONIA "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE 3" CAL
PARINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE 1.5" CAL
CITROLOPS LINEARIS	DESERT WILLOW 1.5" CAL
PITHECCELLOBIUM FLOEOCAULE	TEXAS EBONY 1.5" CAL
PROSOPIS VELUTINA	VELVET MESQUITE 1.5" CAL
SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL 1.5" CAL
SHRUBS & AGAVES	MIN. SIZE
AGAVE SP.	CENTURY PLANT 5 GAL.
ALOE SP.	ALOE 5 GAL.
AMBROSIA DELTOIDEA	BURSAGE 5 GAL.
ARTIFEX SP.	QUAIL BUSH 5 GAL.
CALLIANDRA ENDOPHYLLA	PINE FAIRY DUSTER 5 GAL.
CARNEGIEA GIGANTEA	SAGUARO 5 GAL.
CASALPIA MEXICANA	MEXICAN BIRD OF PARADISE 5 GAL.
CHRYSAECTINIA MEXICANA	DAMIANITA 1 GAL.
CORDIA SP.	TEXAS OLIVE 5 GAL.
DASYLIRION WHEELERII	DESERT SPOON 5 GAL.
EPHEDRA FASCICULATA	MORMON TEA 5 GAL.
FEROCACATUS GRUSONII	GOLDEN BARREL CACTUS 5 GAL.
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH 5 GAL.
FEROCACATUS WISLIZENII	BARREL CACTUS 5 GAL.
HESPERALOE SP.	HESPERALOE 5 GAL.
JUSTICIA CALIFORNICA	CHURCHROSE 5 GAL.
LEUCOPHYLLUM SP.	TEXAS RANGER 5 GAL.
MULLENBERGIA CAPILLARIS	REGAL MIST 5 GAL.
NOLINA MICROCARPA	BEAR GRASS 5 GAL.
OPUNTIA BIELOVSI	TEDDY BEAR CHOLLA 5 GAL.
OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR 5 GAL.
OPUNTIA FLOIDA	CHAIN FRUIT CHOLLA 5 GAL.
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS 5 GAL.
PENSTEMON SP.	PENSTEMON 1 GAL.
SALVIA SP.	SAGE 5 GAL.
STAMONDISIA CHINENSIS	JOJOBA 1 GAL.
SPHAERALICEA SP.	GLORIAMALLOW 5 GAL.
VIOLERA DELTOIDEA	GOLDBEYE 5 GAL.
YUCCA SP.	YUCCA 5 GAL.
GROUNDCOVERS	MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MAARGOLD 1 GAL.
DALIA SP.	INDIGO BUSH 1 GAL.
DROSANTHUM SPECIOSUM	RED ICE PLANT 1 GAL.
EUPHORBIA ANTISTHEUTICA	CANDELLA WAX 1 GAL.
GUAIANA LYMBICAE	GUAIJA 1 GAL.
HYMENOXYLIS ACALUS	ANGELITA DAISY 1 GAL.
LANTANA CAMARA "RADIATION"	BUSH LANTANA 1 GAL.
LANTANA MONTIVENSIS	TRAILING LANTANA 1 GAL.
MELAMPYRUM LEUCANTHUM	BLACKFOOT DAISY 1 GAL.
OENOTHERA SP.	EVENING PRIMROSE 1 GAL.
PSILOSTROPHIS COOPERI	PAPERFLOWER 1 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER 1 GAL.
VERBENA SP.	BUSH VERBENA 1 GAL.
ZINNIA GRANDIFLORA	PRAIRIE INNIA 1 GAL.
NON-TREE	MIN. SIZE
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS
DECOMPOSED GRANITE	SEE

REVEGETATED MADS AND B PLANNED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS. PLANT MATERIAL AS LISTED ABOVE AND HYDRATED MIX AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.



### N.A.O.S. LEGEND

[Cross-hatch pattern]	N.A.O.S. UNDISTURBED
[Diagonal lines]	N.A.O.S. REVEGETATED
[Horizontal lines]	N.A.O.S. SCARRED
[Dotted pattern]	ENHANCED DESERT OPEN SPACE

**urban design studio**  
 planning • development entitlements • landscape architecture  
 1000 North Central Avenue • Tempe, Arizona 85281 • 480.994.0994

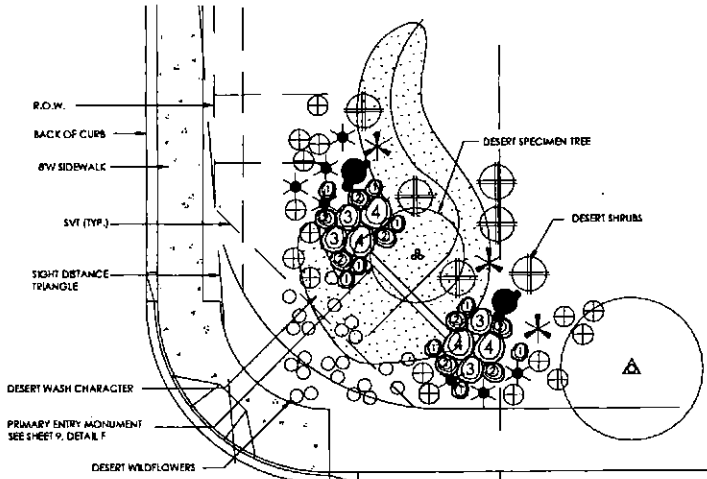
# STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A  
 SHEET 5 of 14

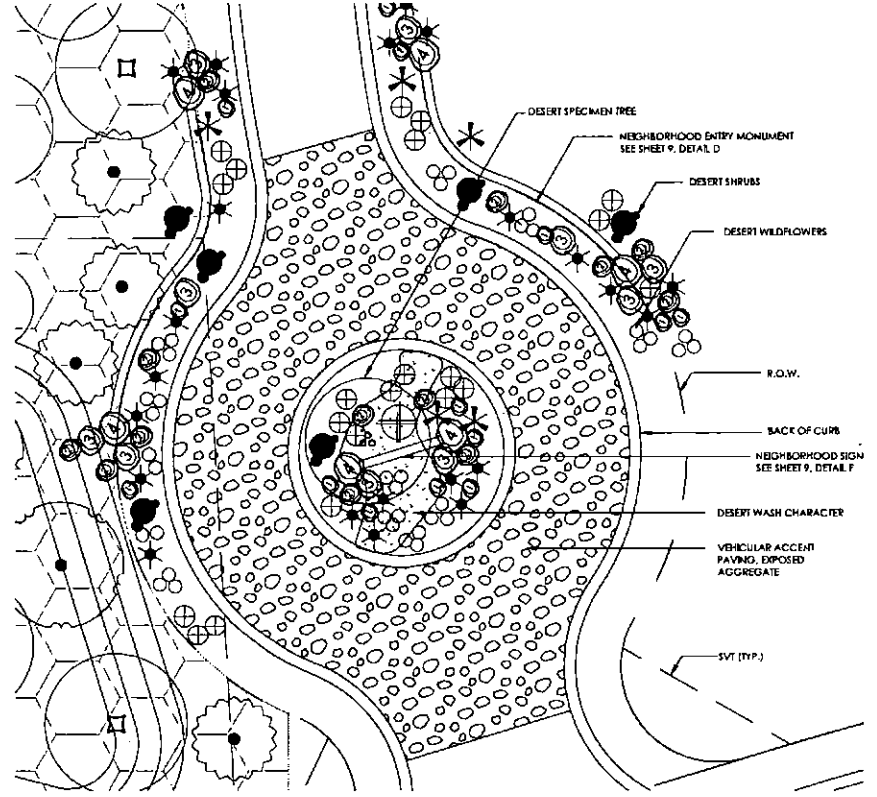
PRELIMINARY AND FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the concepts and design presented herein, is an instrument of service, is prepared only for the specific project and client for which it is prepared. Its use and reliance without the authorization and signature of URS Urban Design Studio, L.L.C. shall be without liability to URS Urban Design Studio, L.L.C.  
 P:\30141\1414-PRJ\11429-PLANS\1429-PLANS\CONCEPTUAL-LANDSCAPE-PLAN-PHASE-1A-SHEET 5 OF 14.DWG Sep 12, 2017



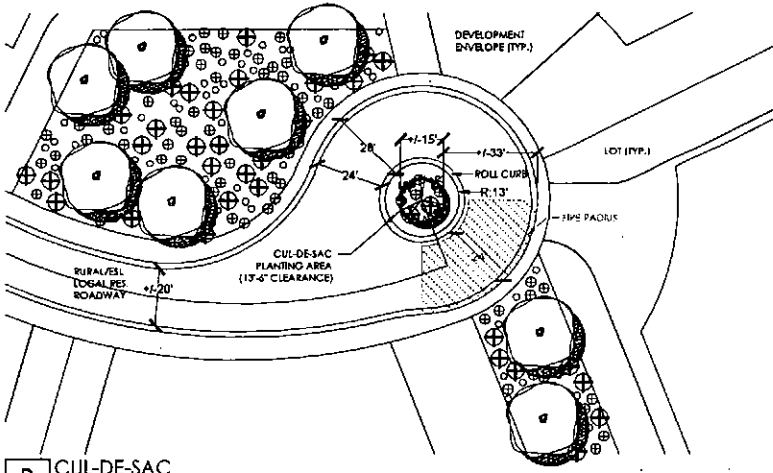




**A** TYPICAL PROJECT ENTRY SIGN  
SCALE: N.T.S.



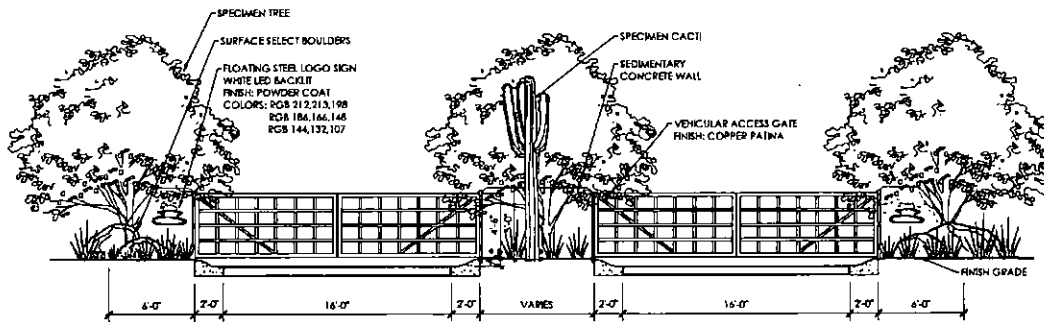
**C** TYPICAL NEIGHBORHOOD ENTRY  
SCALE: N.T.S.



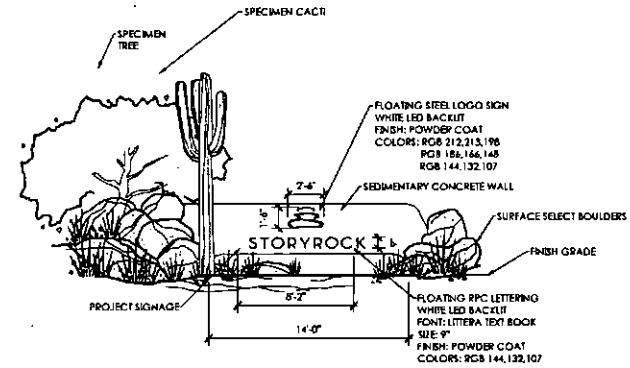
**B** CUL-DE-SAC  
SCALE: N.T.S.

NOTES: -FIRE LANE ACCESS PER OSPM FIG. 2.1-2  
-CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARDS AND POLICES MANUAL SECTION S-3.1100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH CHFD, 4046, 503.4 & 503.2.1.

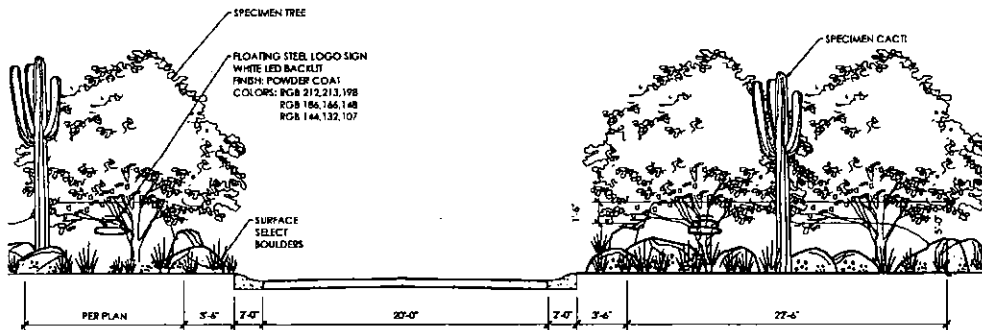




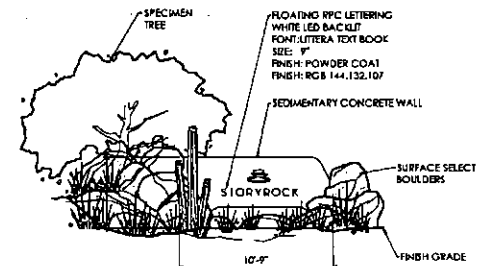
**D** ENTRY GATE A  
SCALE: N.T.S.



**F** PRIMARY ENTRY MONUMENT  
SCALE: N.T.S.



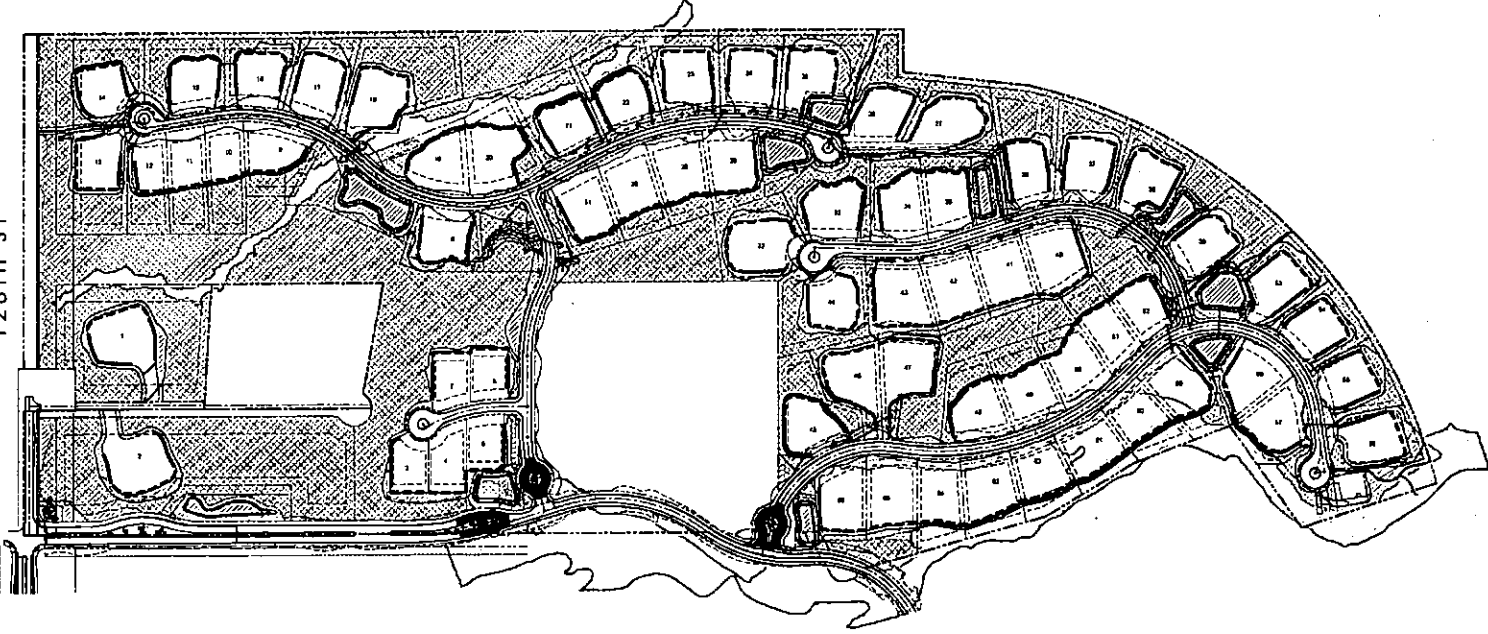
**E** NEIGHBORHOOD ENTRY MONUMENT  
SCALE: N.T.S.



**G** NEIGHBORHOOD SIGN  
SCALE: N.T.S.



128th St



WALL LEGEND

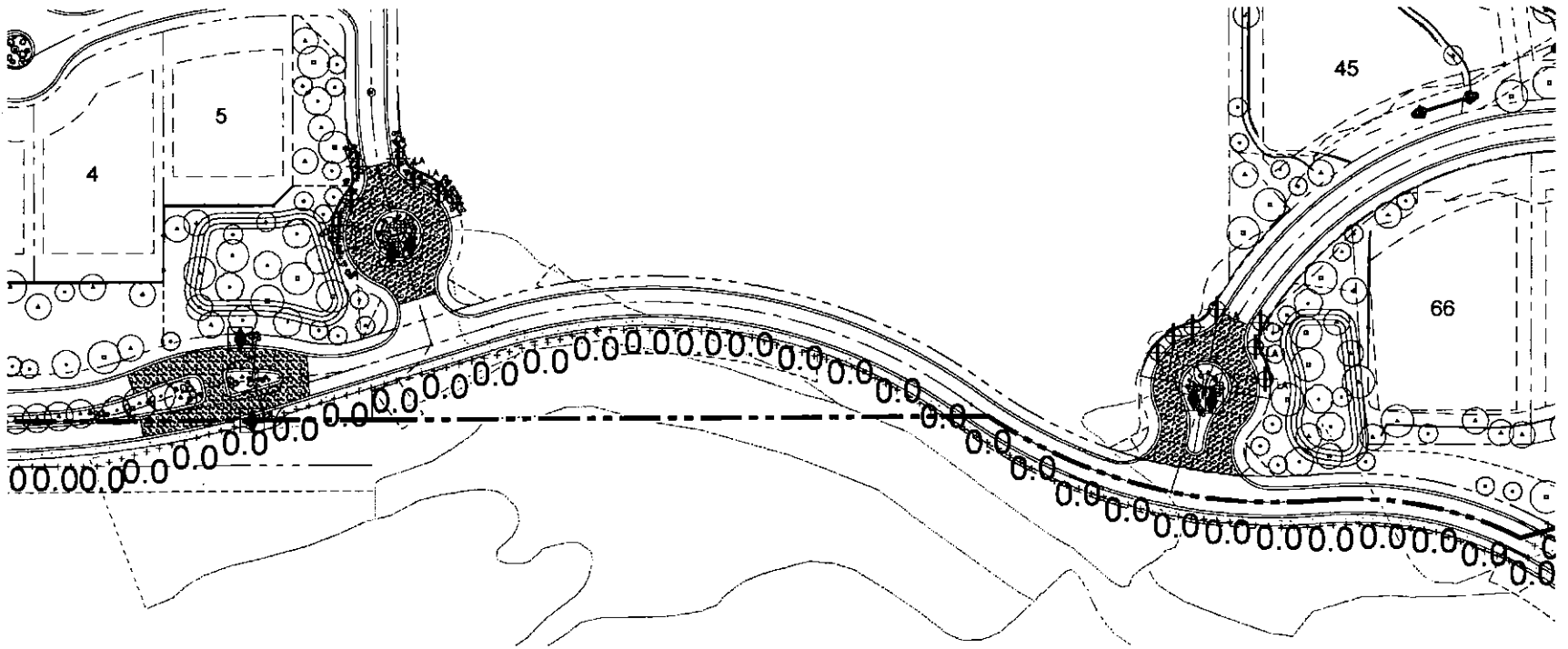
- THEME WALL  
SEE DETAIL 1, SHEET 11 6,960 L.F.
- - - - - VIEW FENCE  
SEE DETAIL 2, SHEET 11 11,161 L.F.
- \* PROPOSED MAILBOX LOCATION  
SEE DETAIL 3, SHEET 11 2

NOTE: WALLS PLACED ADJACENT TO MEANINGFUL NAOS AREAS (E.G. WASHES, ETC.) SHOULD PROVIDE AT LEAST 50% OF THE WALL SURFACE AS VIEW FENCE.









LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lotus	Fits	Lumens	LLF	Watts
	LA 18	18	18	HANGING LANDSCAPE FIXTURE RUST FINISH (CCURMUTY)	30R11048MDF30	30R11048MDF F30L22	Atkins	1.20	3,113
	GM 6	6	6	GROUND MOUNT LANDSCAPE FIXTURE RUST FINISH	30R11048MDF30	30R11048MDF F30L22	Atkins	1.20	3,113

SEE SHEET 14 FOR CUT SHEETS ON FIXTURES

LIGHTING CONTACT: ERIC REGNIER, R.C. LURIE COMPANY, 602-817-1818



# ZXL11-HP

Hanging - ZXL11-H Series



PROJECT \_\_\_\_\_  
 FIXTURE TYPE \_\_\_\_\_

## Characteristics

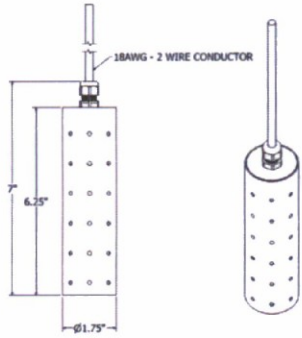
## Technical Data

• Wet/Dry location rated

<b>Material</b>	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion
<b>Lamp</b>	Halogen MR11
<b>Socket</b>	Bi-pin, G4, GX5.3, GY6.35
<b>Voltage</b>	12V
<b>Wattage</b>	20W

## Ordering Guide

<b>Series</b>	ZXL11 HP
<b>Voltage</b>	12V
<b>Wattage</b>	20W
<b>Lamp</b>	Halogen MR11
<b>Socket</b>	Bi-pin G4 GX5.3 GY6.35
<b>Finish</b>	BR (black) SL (bronze) ABK (anodized black) ACL (anodized clear) CC (custom)



HANGING LANDSCAPE FIXTURE



# ZX11

Area Accent - ZX11 Series



PROJECT \_\_\_\_\_  
 FIXTURE TYPE \_\_\_\_\_

## Characteristics

## Technical Data

• Listed

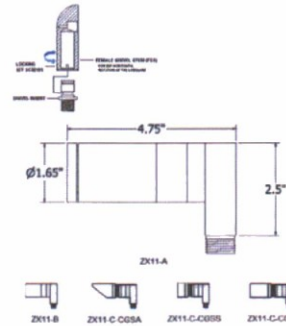
• Standard

• Wet/Dry location rated. • Swivel Stem | facilitates 355° deg. rotation for aiming precision on any installation plane.

<b>Material</b>	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (53304) hardware
<b>Lamp</b>	Halogen MR11
<b>Hoods</b>	A, B, C
<b>Socket</b>	Bi-pin, G4, GX5.3, GY6.35
<b>Voltage</b>	12V
<b>Wattage</b>	35W

## Ordering Guide

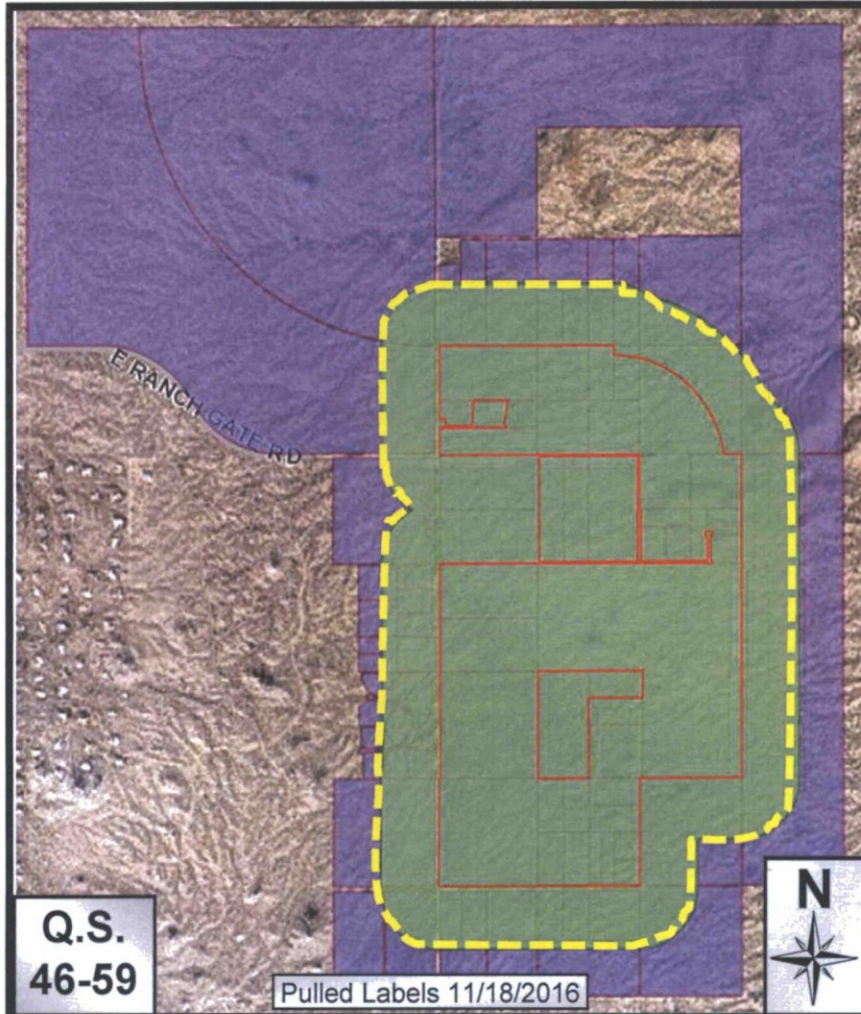
<b>Series</b>	ZX11
<b>Hoods</b>	A B C
<b>Glare Shields (optional)</b>	GSL GSA GSS CGSL CGSA CGSS
<b>Voltage</b>	12V
<b>Wattage</b>	35W
<b>Lamp</b>	Halogen MR11
<b>Socket</b>	Bi-pin G4 GX5.3 GY6.35
<b>Stem (optional)</b>	PSS
<b>Finish</b>	BR (black) SL (bronze) W1 (white) ABK (anodized black) ACL (anodized clear) CC (custom)



2 GROUND MOUNT FIXTURE



## City Notifications – Mailing List Selection Map



### Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 50

### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

**StoryRock**  
**Phases 1A, 1B, 1C, 2AB, 3A**

**5-PP-2016 (#2, 3, 4, 5)**