

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 16, 2017 Item No. 7
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 2A & B 5-PP-2016#4

Request to consider the following:

1. Request approval of the preliminary plat for a 78-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 8 feet; and the landscape, wall, lighting, and entry plan on a 76.23-acre site.

Related Policies, References:

Zoning Case: 13-ZN-2014
Zoning Ordinance
Design Standards and Policy Manual
12-WM-2016

OWNER

Cav-Ranch, LLC

APPLICANT CONTACT

Keith Nichter
LVA Urban Design Studio
480-994-0994

LOCATION

Northeast and Southeast of the intersection of North 128th Street and the East Alameda Road alignment.

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 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 northeast and southeast of the intersection of the North 128th Street and the East Alameda Road alignment.

Adjacent Uses and Zoning

- North Vacant land, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL)
- South Storyrock Phase 3, 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 Storyrock Phase 1C, 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) and vacant land, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL)
- West Vacant land, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and Asteria Estates, zoned Single-family Residential Environmentally Sensitive Lands (R1-70 ESL and R1-35 ESL)

Key Items for Consideration

- Large tracts of Natural Area Open Space (NAOS)
 - 100-foot-wide Scenic Corridor Easement along North 128th Street
-

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for approval of the preliminary plat for 78-lot, single-family residential subdivision. As part of the preliminary plat approval, the applicant is requesting approval of cuts and fills over eight (8) 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. A wash modification application (12-WM-2016) has been submitted for the 50 CFS and greater washes within Phase 2A & B which will be administratively reviewed and approved by the Zoning Administrator.

Development Information

- Existing Use: Vacant land
- Proposed Use: Single-family residential subdivision
- Parcel Size: 80.19 gross acres / 76.23 net acres
- Building Height Allowed: 24 feet measured from natural grade
- NAOS Required: 35.38 acres
- NAOS Provided: 35.38 acres
- Overall Density Allowed 13-ZN-2014: .96 dwelling units per acre
- Density Proposed Phase 2 A&B: 1.03 dwelling units per acre
- Number of Lots Allowed: 78 lots
- Number of Lots Proposed: 78 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

Required and provided Natural Area Open Space (NAOS) for Phase 2A & B is 35.38 acres which is approximately 44% of the site. Approximately 59% of the NAOS is in tracts. Previously scarred areas of the site are allowed NAOS credit based on the Zoning Ordinance. Portions of the Scenic Corridor Easement for North 128th Street and East Alameda Road Scenic Desert Roadway buffer are located

within tracts and NAOS. A median is proposed after the entry to Phase 2A and B on East Alameda Road to protect a significant boulder area which is proposed as NAOS.

Policy Implications

This preliminary plat is consistent with the density, street alignment, and open space requirements 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 2A & B, 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

11/7/17

Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

11/8/17

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

11/8/17

Date

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 2A & B
Case: 5-PP-2016#4**

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 Circulation Master 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 Grading and Drainage Plan for Storyrock for Phase 2A & B; submitted by Kimley-Horn, accepted on 10/3/17.
 - i. Water System Basis of Design Report for Storyrock; submitted by Kimley-Horn, accepted on 12/20/16.
 - j. Wastewater System Basis of Design Report for Storyrock; submitted by Kimley-Horn, accepted on 12/20/16.

RELEVANT CASES:

Ordinance

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

McDowell Sonoran Preserve

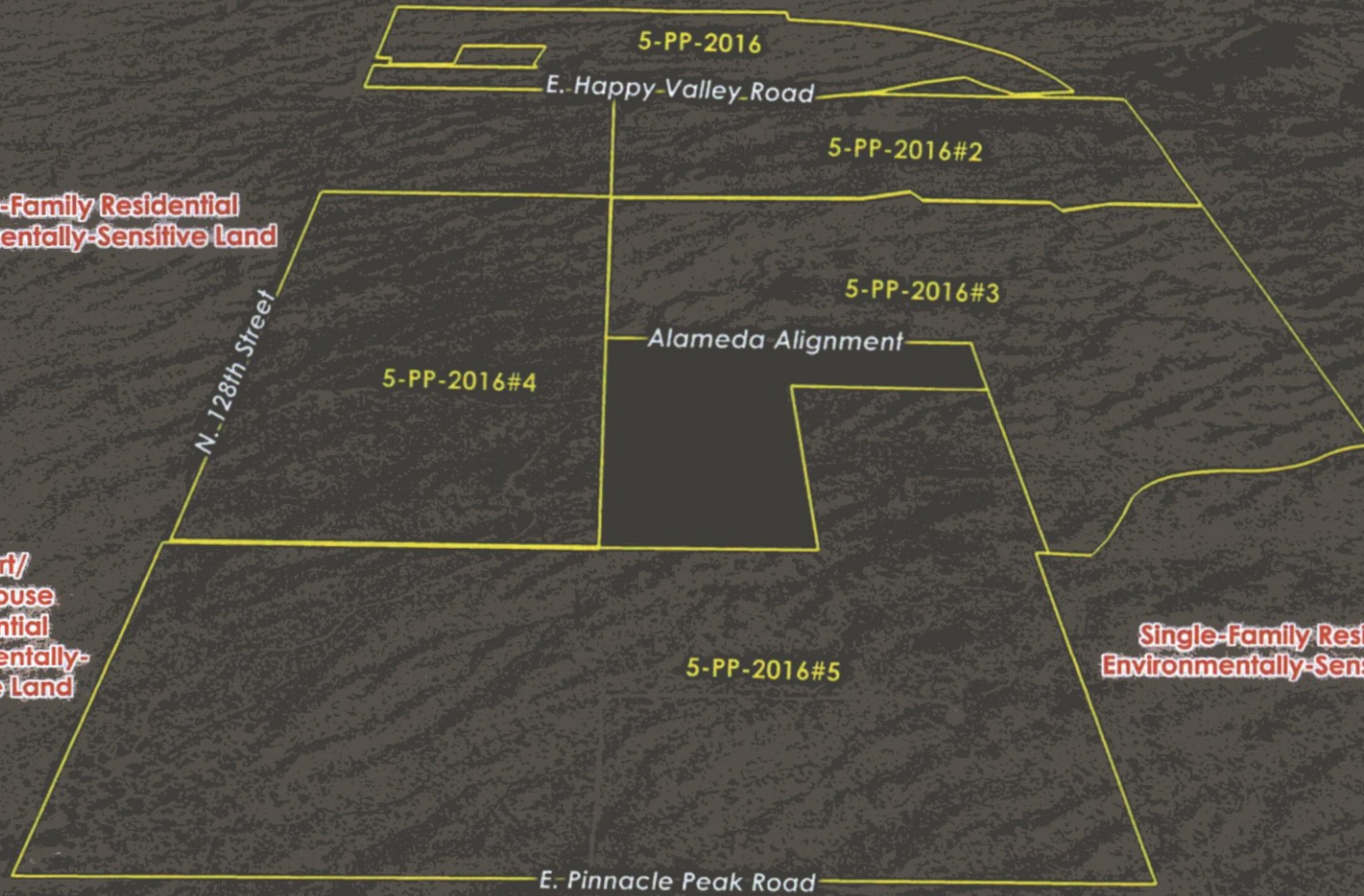
McDowell Sonoran Preserve

**Single-Family Residential
Environmentally-Sensitive Land**

**Resort/
Townhouse
Residential
Environmentally-
Sensitive Land**

**Single-Family Residential
Environmentally-Sensitive Land**

**Single-Family Residential
Environmentally-Sensitive Land**



Google Earth Pro Imagery



Storyrock Phase 2A & B

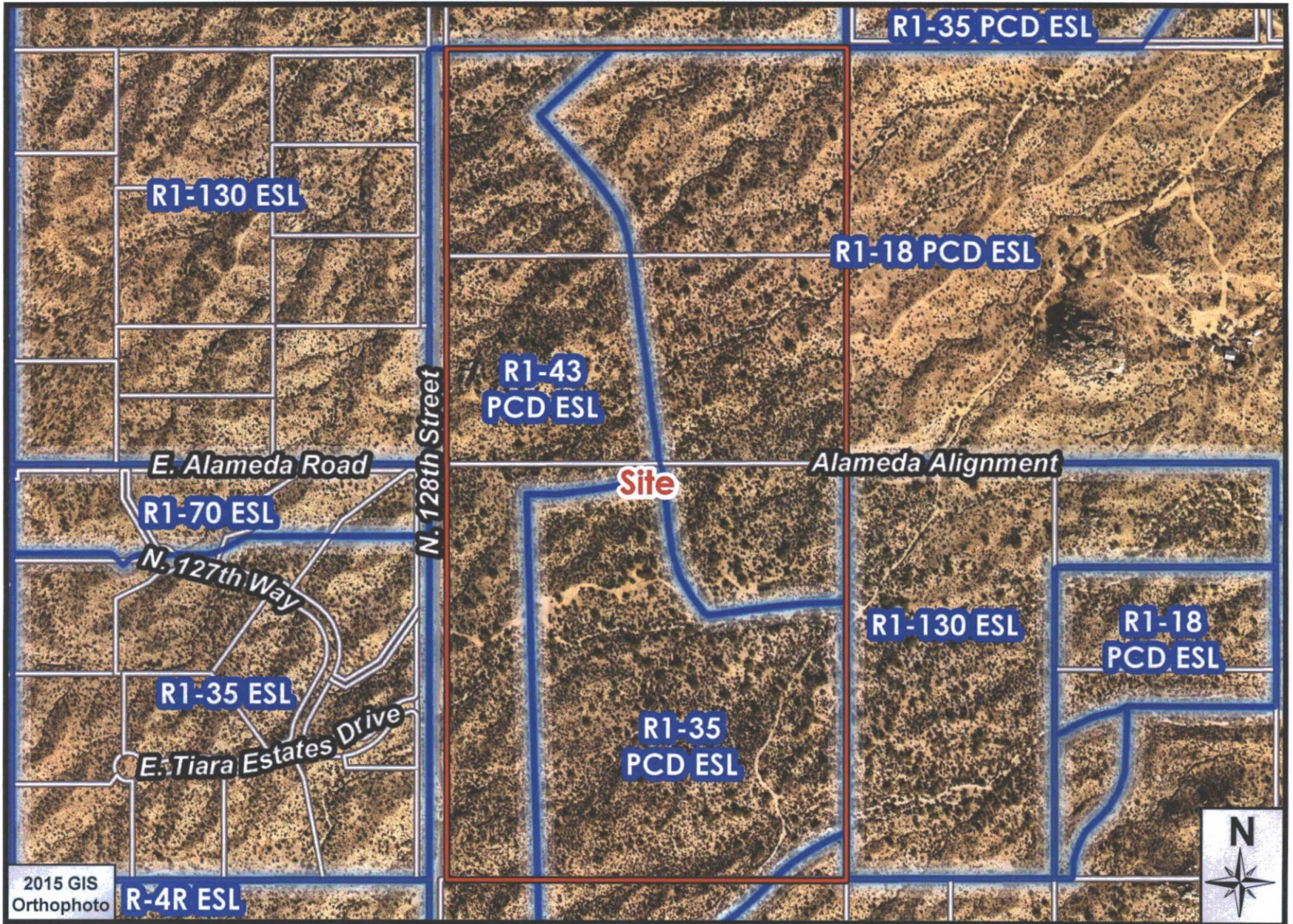
5-PP-2016#4



Storyrock Phase 2A & B

5-PP-2016#4

ATTACHMENT 2A



Storyrock Phase 2A & B

5-PP-2016#4

ATTACHMENT 3

STORYROCK

Phase 2 A and B

PROJECT NARRATIVE

286-PA-2015

5-PP-2016 #4

1ST SUBMITTAL: 11/17/2016

2ND SUBMITTAL: 02/22/2017

3RD SUBMITTAL: 09/13/2017

PREPARED BY:

LVA URBAN DESIGN STUDIO

120 S. ASH AVE.

TEMPE, AZ 85251

(480)994-0994

Introduction

STORYROCK PHASE 2 A&B is part of the proposed 443 lot STORYROCK master planned community located in north Scottsdale, just a few miles north of the McDowell Mountains, approximately between Ranch Gate Rd. and the Pinnacle Peak Rd. alignment (from north to south) and 128th St. and the 134th St. alignment (from west to east). The site currently sits vacant much like the surrounding land.

STORYROCK PHASE 2 A&B will be an upscale neighborhood consisting of 78 lots, which takes advantage of north Scottsdale's continued growth allowing future residents prime access to the outdoor recreation opportunities and amenities of the surrounding region. This narrative explores the proposed 80.19 acre STORYROCK PHASE 2 A&B community in context with the 2001 Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Design Principles

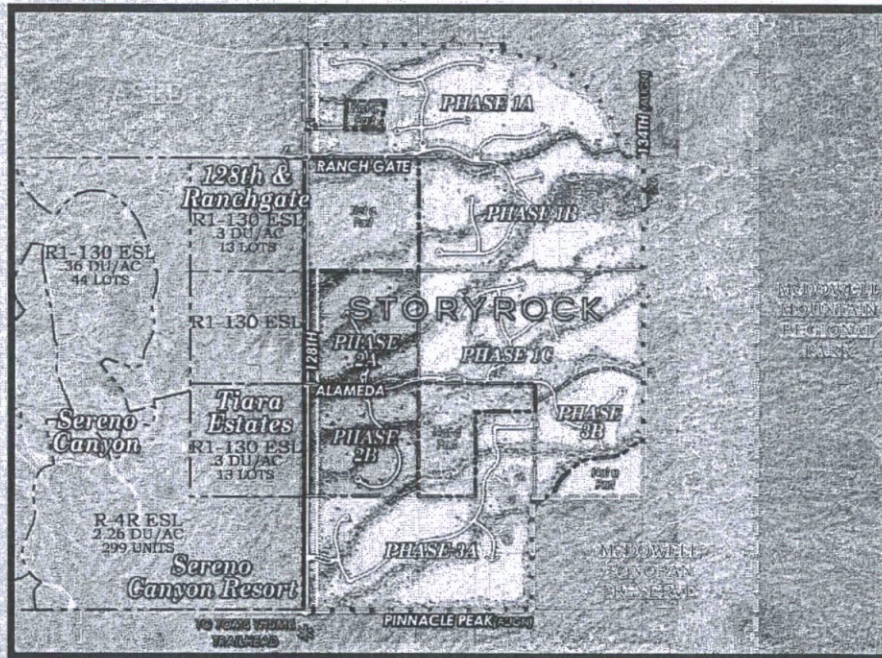


Figure 1 - Vicinity Map

Location

The 80.19 acre PHASE 2 A&B site is located in the northern portion of the STORYROCK development adjacent to the McDowell Sonoran Preserve at the northeast corner of 128th Street & Ranch Gate Road in north Scottsdale. Portions of four parcels (217-01-007G, -007F, -004C, -004D) make up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

- North - Vacant Private Land
- East - Vacant Private Land & Proposed STORYROCK - Phase 1C Community
- South - Proposed STORYROCK - Phase 3A Community
- West - Vacant Private 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 2 A&B site includes a variety of natural boulder groupings scattered throughout the property. Development envelopes have been strategically placed to preserve these features while allowing future residents the ability to enjoy them. While not all of these features meet the "Boulder Feature" or "Boulder Cluster" criteria, as defined in the Zoning Ordinance, the majority of these boulders will be preserved 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 2 A&B neighborhood contains a variety of comparable zoning districts (R1-18, R1-35 & R1-43), the community is being planned as a single, cohesive development with a consistent theme and character to be consistent with the STORYROCK Master Environmental Design Concept Plan (MEDCP). The proposed STORYROCK PHASE 2 A&B 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 2 A&B includes 78 lots. The current proposed Site Plan includes non-uniform development envelopes which take advantage of natural terrain and viewsheds from every home. Natural and enhanced washes provide critical drainage while enhancing the native desert setting. The location of boulders and major washes strongly influenced the design of the site plan, positioning development to generally avoid disturbance of these natural features. Together, the viewsheds, boulders, stands of native vegetation and wash corridors comprise the highest priority open space on the Site.

Circulation

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

Open Space

The plan maintains 35.38 acres (44%) 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 128th Street, perimeter open space setbacks around the Site, boulder features, stands of native desert vegetation, as well as the major washes running through the Site. The wash corridors work to guide open space through the development while also providing pedestrian corridors to the surrounding recreational trails.

STORYROCK TOTAL 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%
TOTAL	461.73 AC.	229.6 AC.	232.63 AC.	50%	53%

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**.

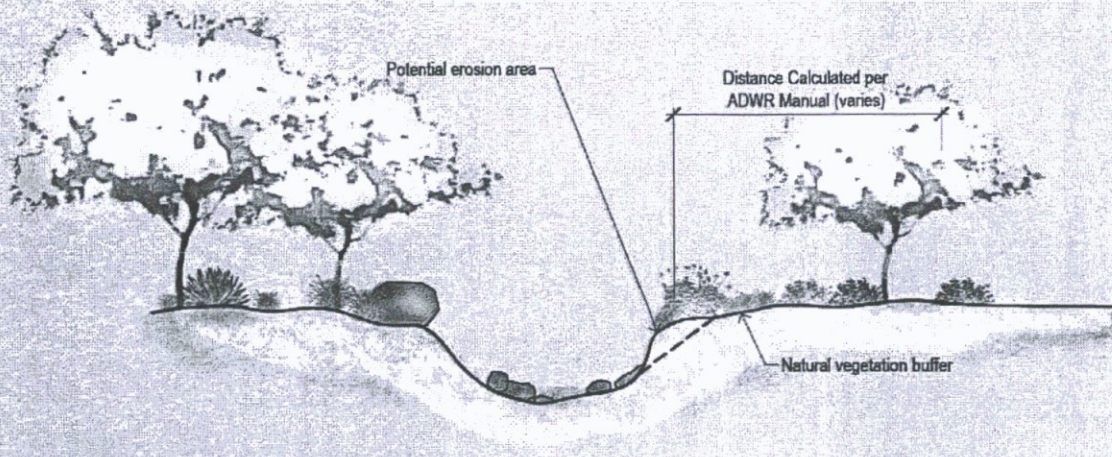


Figure 2 - Development Setback

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**.

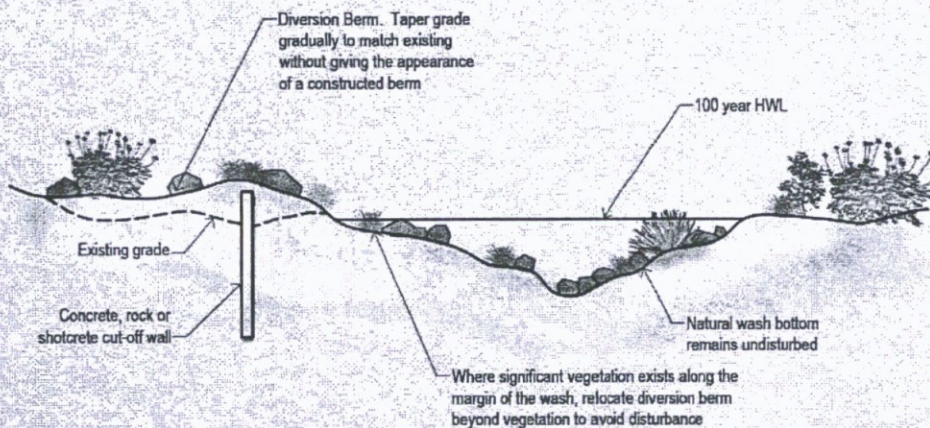


Figure 3 - Erosion Protection

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**.

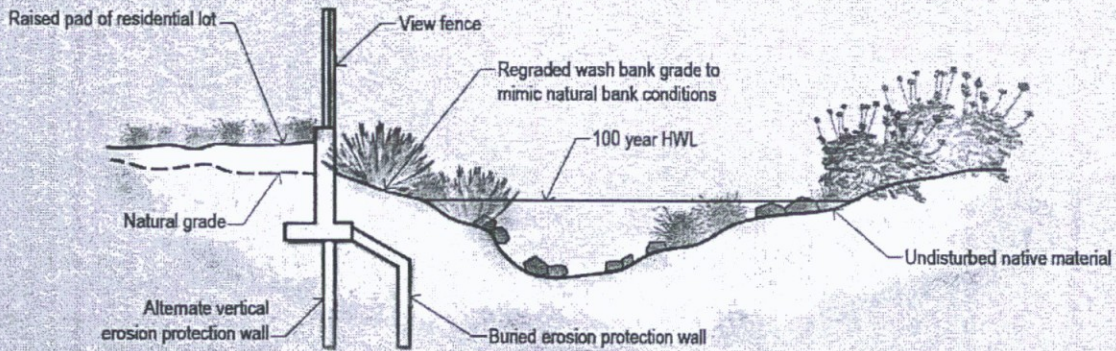


Figure 4 - Erosion Protection Wall

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 2 A&B and the surrounding area.

SCOTTSDALE'S SIX GUIDING PRINCIPLES

STORYROCK PHASE 2 A&B 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 2 A&B Preliminary Plat, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

1) Preserve Meaningful Open Space

The McDowell Sonoran Preserve, located east of the proposed development, provides dedicated outdoor open space throughout the area and is supported and continued through STORYROCK PHASE 2 A&B. Incorporating generous buffers, preservation of existing desert landscaping, and contributing to approximately half of the Site being designated open space within the STORYROCK Master Plan Area are a few ways STORYROCK PHASE 2 A&B can continue the commitment Scottsdale has made to open space.

2) Enhance Neighborhoods

STORYROCK PHASE 2 A&B 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 2 A&B'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 2 A&B 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 2 A&B will utilize existing and improve infrastructure in 128th St. and will encourage pedestrian access through surrounding proposed trails.

6) Values Scottsdale's Unique Lifestyle and Character

Scottsdale's irreplaceable desert character and unmatched lifestyle is seen as a building block for the STORYROCK PHASE 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B is surrounded by existing trails allowing pedestrian access to the beauty of the natural desert. The 78 lot community, roughly .3 miles north of the McDowell Sonoran Preserve will utilize the

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

2) Enhance Neighborhoods

a. Community Involvement Element

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

STORYROCK PHASE 2 A&B'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 2 A&B 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 2 A&B 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 2 A&B, 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B atmosphere. The outdoor enthusiasts will appreciate the natural desert setting and recreational opportunities. All ages will be able to enjoy and reflect within this unique neighborhood full of beautiful open spaces.

Dynamite Foothills Character Area Plan

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

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

The goals listed below are outlined by Dynamite Foothills Character Area as strategic approaches to maintaining the personality of the area voted by residents and officials. Responses are outlined to explain how STORYROCK PHASE 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B is surrounded by trails and bike paths throughout the Sonoran Preserve. This location will allow residents alternative modes of transportation and opportunities for social contract and interaction.

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

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

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

All buildings within STORYROCK PHASE 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B. 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 of the Site being designated open space within the STORYROCK Master Plan Area will allow STORYROCK PHASE 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B 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 2 A&B'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 2 A&B 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.

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

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.

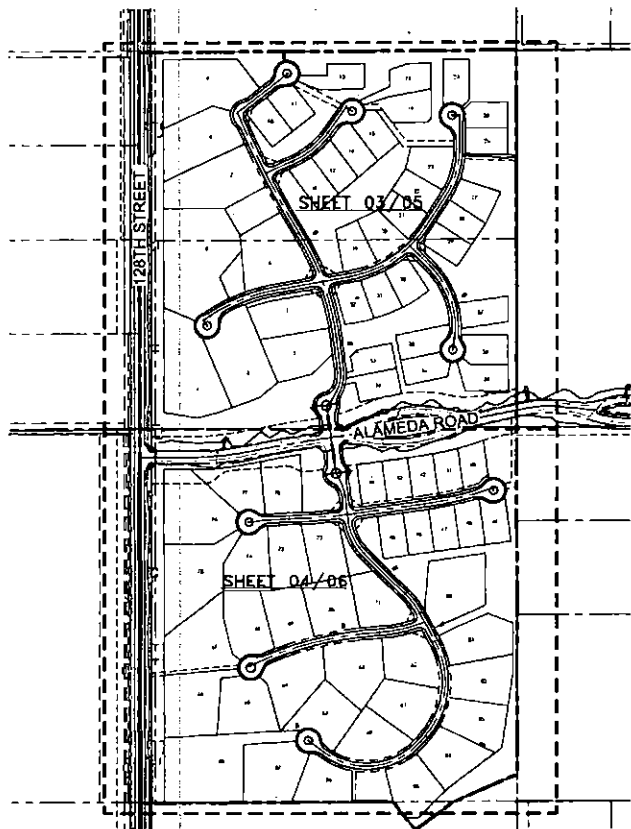
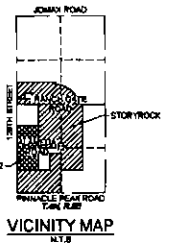
The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

LEGEND

- 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-MOTORIZED PUBLIC ACCESS EASEMENT
- RIGHT-OF-WAY
- BACK OF CURB
- TYP.
- HE
- AE
- DE
- SE
- WBI
- SSB
- FSB
- QFS
- 486.2
- FL
- ED
- 0.02%
- LO
- CROSS SECTION ID
- 100-YEAR FLOODING LIMITS
- 100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
- SCOUR/EROSION PROTECTION
- DRAINAGE SWALE
- RETAINING WALL
- THRADE 1 GRADING LIMITS (FRONTYARD + R1-18 LOTS)
- CUT GRADING LINE
- FILL GRADING LINE
- REAR DR. SIDE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION
- APPROX. LIMITS OF 100 YEAR FLOODING
- PAID CONSTRUCTION ENVELOPE
- ROADWAY DISCHARGE TO DETENTION/FIRST FLUSH BASIN
- ROADWAY DISCHARGE TO SPILLWAY AND OSSFATION BASIN (SEE SHEET 02 FOR DETAIL)

**PRELIMINARY PLAT
FOR
STORYROCK PHASE 2**
PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



ENGINEER
IMLEY-HORN & ASSOCIATES
1833 N. BASILENS DRIVE, SUITE 200
MESA, ARIZONA 85207
TELEPHONE: (480) 944-5500
CONTACT: JASON BURNH, P.E.

SURVEYOR
SURVEY INNOVATION GROUP, INC
7301 E. EVANS ROAD
SCOTTSDALE, ARIZONA 85280
TELEPHONE: (480) 922-0780
CONTACT: JASON SEGHER

OWNER/DEVELOPER
CAVALIERE MANOR, LLC
14400 N. 18TH PLACE
SCOTTSDALE, AZ 85280
TELEPHONE: 480-348-3023
CONTACT: CHASE EMERSON

BENCHMARK
1" IRON PIPES AT THE NORTH
CORNER OF SECTION 11, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN.
GDAC POINT NAME: 43561-1
ELEVATION = 2718.131 (NAVD 83)

UTILITIES
WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE CO.
CABLE T.V.: G.S.

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.
S40 LINE BEARS N00°15'17"

ZONING
PLANNED COMMUNITY
DISTRICT (P-C E.S.)
R1-18 E.S.
R1-43 E.S.

SITE DATA

GROSS AREA	80.18 AC±
NET AREA	78.23 AC±
TOTAL NUMBER OF LOTS	78
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	13,300 S.F.
• R1-18 E.S.	28,250 S.F.
• R1-43 E.S.	33,250 S.F.

PHASE 2 DENSITY: 0.87 DU/AC

SETBACK TABLE

R1-18 E.S.	FRONT: 28.25 FT
	REAR: 22.50 FT
	SIDE: 7.50 FT
R1-43 E.S.	FRONT: 30.00 FT
	REAR: 28.25 FT
	SIDE: 11.25 FT
R1-43 E.S.	FRONT: 30.00 FT
	REAR: 28.25 FT
	SIDE: 15.00 FT

FLOOD INFORMATION

COMUNITY NUMBER	PANEL NUMBER	SUPPLY	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1536	L	10/16/2013	D	N/A

ENGINEERS 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 REVENUE CODE, CHAPTER 37 FLOODPLAIN AND STORMWATER REGULATIONS.

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

REQUIRED NAOS PER MESSAGE: 33,784 AC.
PROPOSED NAOS: 35,782 AC. (44.8%)

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.

SHEET INDEX

SHEET NO.	TITLE
01	OWNER SHEET
02-04	LEGAL DESCRIPTION & BENCHMARKS
05-08	PRELIMINARY PLAT PLAN
09-08	PRELIMINARY GRADING PLAN
07	GRADED SHEETINGS

GRADING NOTES

- E1 & E2 INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAID ELEVATION TO EXISTING GROUND.
- LOTS ZONED R1-35, R1-43 AND R1-70 SHALL NOT BE BASE GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

CULVERT MAINTENANCE
HGA TO EXHIBIT CULVERT AND STORM DRAIN MAINTENANCE PROGRAM, INSPECT AND CLEAN CULVERTS 10-ANNUALLY AND AFTER MAJOR STORM EVENTS.

FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'8"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- FIRE ALARM SPACING PER OSAPM 8-1.202
- FIRE LAKE SURFACE WELL SUPPORT 43,000 LBS. (24W)
- DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.8' OUTSIDE).

LOT QUANTITIES

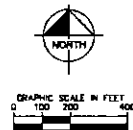
LOT NO.	AREA (SQ. FT)	ZONING
1	32443	R1-43 PCD
2	32288	R1-43 PCD
3	53044	R1-43 PCD
4	60644	R1-43 PCD
5	84951	R1-43 PCD
6	45740	R1-43 PCD
7	51378	R1-43 PCD
8	45188	R1-43 PCD
9	58226	R1-43 PCD
10	13648	R1-18 PCD
11	14508	R1-18 PCD
12	13577	R1-18 PCD
13	16881	R1-18 PCD
14	18390	R1-18 PCD
15	15182	R1-18 PCD
16	15555	R1-18 PCD
17	14548	R1-18 PCD
18	15238	R1-18 PCD
19	16403	R1-18 PCD
20	18924	R1-18 PCD
21	14874	R1-18 PCD
22	13944	R1-18 PCD
23	18102	R1-18 PCD
24	15881	R1-18 PCD
25	13814	R1-18 PCD
26	13610	R1-18 PCD

LOT NO.	AREA (SQ. FT)	ZONING
27	13114	R1-18 PCD
28	13517	R1-18 PCD
29	12582	R1-18 PCD
30	14348	R1-18 PCD
31	14080	R1-18 PCD
32	14184	R1-18 PCD
33	13827	R1-18 PCD
34	14179	R1-18 PCD
35	15172	R1-18 PCD
36	13547	R1-18 PCD
37	15325	R1-18 PCD
38	15807	R1-18 PCD
39	15882	R1-18 PCD
40	13803	R1-18 PCD
41	13545	R1-18 PCD
42	13502	R1-18 PCD
43	13500	R1-18 PCD
44	13500	R1-18 PCD
45	13812	R1-18 PCD
46	13500	R1-18 PCD
47	13829	R1-18 PCD
48	14235	R1-18 PCD
49	13505	R1-18 PCD
50	43703	R1-35 PCD
51	33320	R1-35 PCD
52	31051	R1-35 PCD

LOT NO.	AREA (SQ. FT)	ZONING
53	30243	R1-35 PCD
54	31509	R1-35 PCD
55	28570	R1-35 PCD
56	28343	R1-35 PCD
57	41828	R1-35 PCD
58	23830	R1-43 PCD
59	13023	R1-35 PCD
60	30636	R1-35 PCD
61	34008	R1-35 PCD
62	30948	R1-35 PCD
63	29402	R1-35 PCD
64	27587	R1-35 PCD
65	38009	R1-35 PCD
66	45187	R1-43 PCD
67	48176	R1-43 PCD
68	33288	R1-35 PCD
69	26372	R1-35 PCD
70	31875	R1-35 PCD
71	29881	R1-35 PCD
72	28425	R1-35 PCD
73	28923	R1-35 PCD
74	30148	R1-35 PCD
75	55124	R1-35 PCD
76	53331	R1-43 PCD
77	27877	R1-35 PCD
78	28726	R1-35 PCD

TRACT TABLE

TRACT	OWNER/SP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE/HGA	PRIVATE STREET	3.84
TRACT B	PRIVATE/HGA	PRIVATE STREET	3.33
TRACT C	PRIVATE/HGA	NAOS/OPEN SPACE/DRAINAGE/SCENIC CORRIDOR	13.58
TRACT D	PRIVATE/HGA	NAOS/OPEN SPACE/DRAINAGE	0.20
TRACT E	PRIVATE/HGA	NAOS/OPEN SPACE/DRAINAGE	0.40
TRACT F	PRIVATE/HGA	NAOS/OPEN SPACE	0.09
TRACT G	PRIVATE/HGA	NAOS/OPEN SPACE/DRAINAGE/SCENIC CORRIDOR	1.88
TRACT H	PRIVATE/HGA	NAOS/OPEN SPACE	0.10
TRACT I	PRIVATE/HGA	NAOS/OPEN SPACE/DRAINAGE/SCENIC CORRIDOR	3.80
TRACT J	PRIVATE/HGA	NAOS/OPEN SPACE/DRAINAGE UTILITY EASEMENT	0.33
TRACT K	PRIVATE/HGA	NAOS/OPEN SPACE	0.47



Kimley-Horn & Associates
STORYROCK - PHASE 2

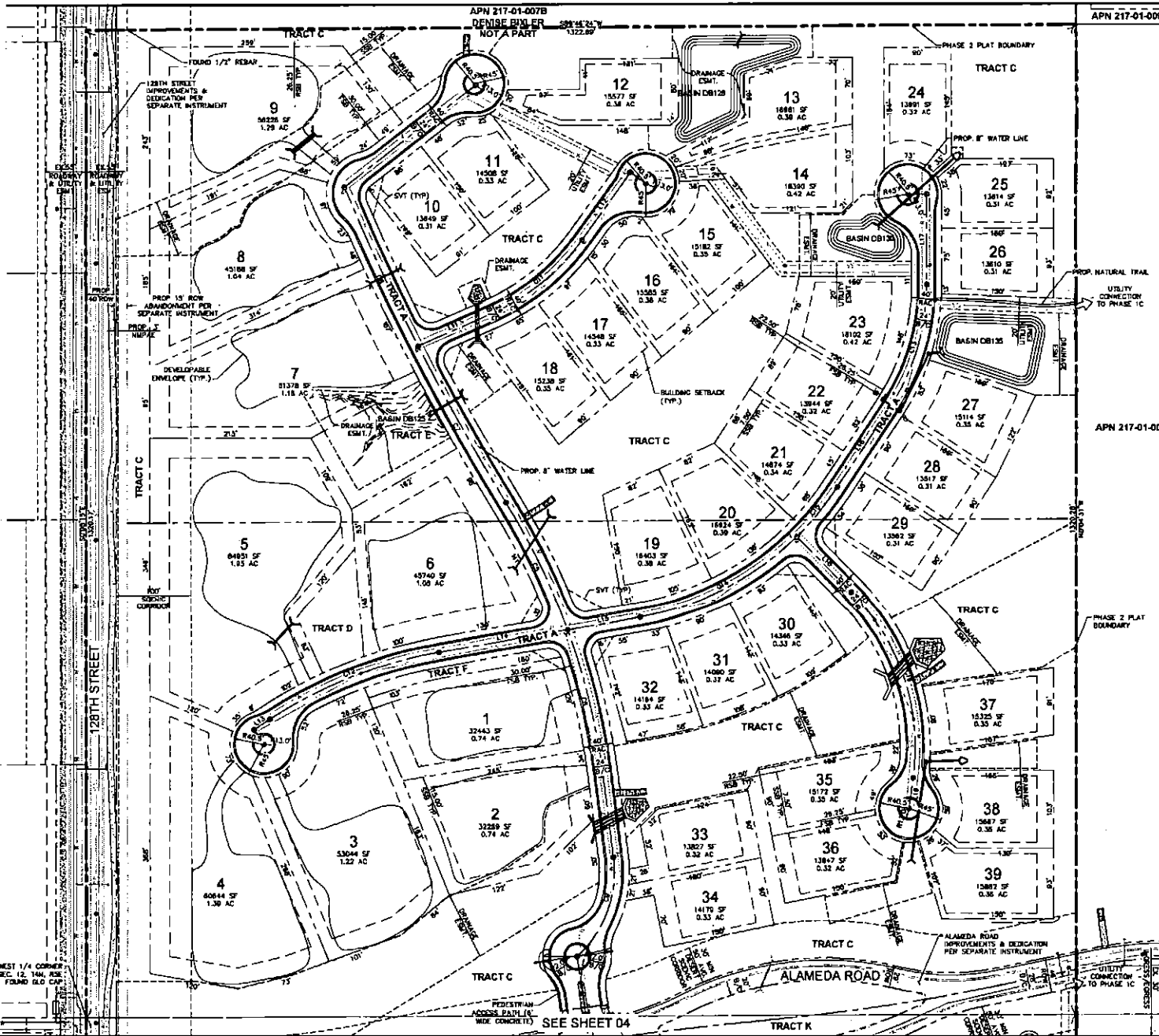
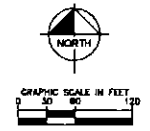
APN 217-01-007B
DENISE BIXLER
NOT A PART

APN 217-01-006

LINE	LENGTH	BEARING
L1	202.70	N44°50'14.37"W
L2	71.82	N40°00'00.00"E
L3	65.79	S52°40'33.59"E
L4	37.50	N28°31'21.28"W
L5	73.05	N28°31'21.28"W
L6	89.00	N77°28'33.37"W
L7	112.03	N77°28'33.37"W
L8	103.62	N52°18'14.56"E
L11	105.64	N68°42'44.34"E
L12	110.64	N33°44'10.75"E
L13	25.50	N56°33'52.33"E
L14	174.82	N79°53'41.02"E
L15	96.31	N79°53'41.02"E
L18	128.18	N33°20'05.37"E
L17	110.91	N05°53'33.55"W
L18	103.67	S44°13'31.34"E
L19	41.08	S74°49'28.08"W
L22	14.87	N87°32'28.57"E
L23	233.03	N87°32'28.57"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	200.00	130.46	N38°08'32"W	128.18	37°27'43"	67.66
C2	300.00	83.42	N38°40'48"W	82.14	16°16'53"	43.00
C3	300.00	356.78	N24°14'19"E	337.76	68°31'21"	704.35
C4	250.00	351.02	N43°58'43"E	345.20	87°19'28"	236.98
C5	920.00	188.81	N33°46'34"W	188.57	11°48'28"	82.28
C6	920.00	199.18	N13°36'57"W	188.78	13°24'16"	99.88
C7	3000.00	240.65	N29°23'51"W	238.98	4°33'05"	126.06
C8	3500.00	265.77	N33°08'23"W	265.75	3°55'47"	102.87
C9	150.00	100.98	N13°32'31"E	107.51	42°00'01"	57.58
C11	300.00	158.57	N50°58'28"E	157.70	50°28'34"	81.72
C13	600.00	244.31	N68°13'47"E	242.63	23°18'49"	123.87
C13	300.00	175.05	N18°37'06"E	172.98	33°25'28"	80.10
C14	400.00	239.52	N52°44'25"E	238.98	34°18'32"	123.47
C15	400.00	83.53	N38°27'53"E	83.38	12°15'03"	48.83
C16	300.00	273.43	S18°41'33"E	264.08	52°13'17"	147.04
C21	1300.00	141.87	N85°43'53"E	141.80	8°15'10"	71.01
C22	2000.00	230.63	N85°31'58"E	230.62	8°36'58"	115.68
C23	1327.41	245.75	N78°38'15"E	245.40	10°38'28"	123.23
C24	1180.00	471.34	N73°28'38"E	468.21	22°53'10"	238.85
C25	500.00	184.01	N77°31'20"E	183.27	18°47'37"	82.70

APN 217-01-00



KIMLEY-HORN
 STORCK - PHASE 2
 PART 1: PRELIMINARY PLAN

SEE SHEET 03

ALAMEDA ROAD

170TH STREET IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT

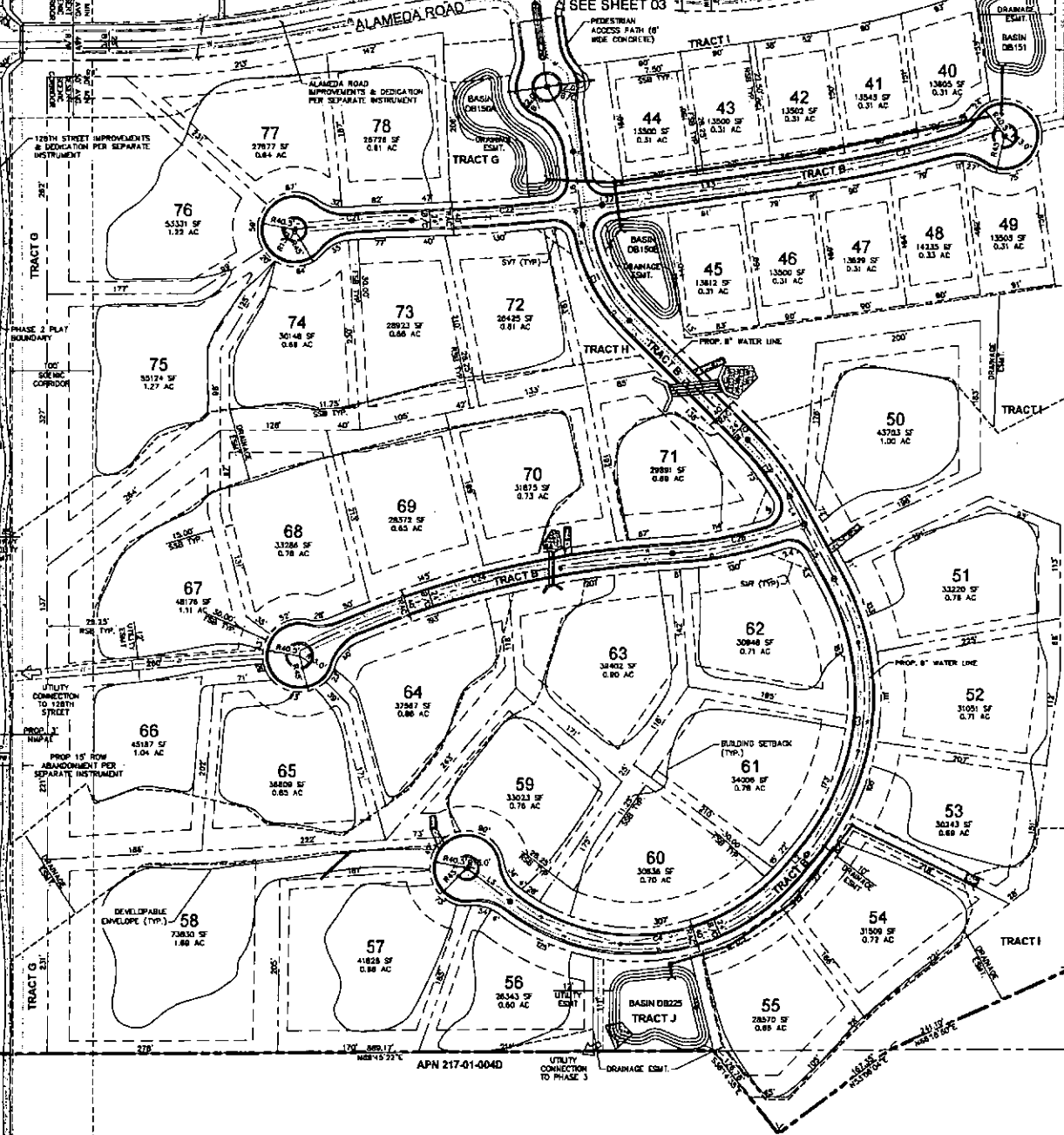
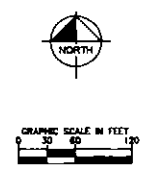
ALAMEDA ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT

PEDESTRIAN ACCESS PATH (6' WIDE CONCRET)

DRAINAGE BASIN DB151

PHASE 2 PLAY BOUNDARY

APN 217-01-008E HOCHENG INVESTMENT CO NOT A PART



UTILITY CONNECTION TO 125TH STREET

PROP. 15' ROW ABANDONMENT PER SEPARATE INSTRUMENT

DEVELOPABLE ENVELOPE (TYP.)

APN 217-01-004D

UTILITY CONNECTION TO PHASE 3

PHASE 2 PLAY BOUNDARY

Kimley-Horn

SCALE FOR TYPED DRAWING

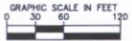
STORYBOOK - PHASE 2

04



APN 217-01-007B
 DENISE BIXLER
 NOT A PART
 OF PROJECT

APN 217-01-009V



ZONING & GRADING SUMMARY

MASS GRADED
R1-1B: LOTS 10-49
SINGLE LOT GRADING
R1-3S: LOTS 50-78
R1-4S: LOTS 1-9

SEE SHEET 06

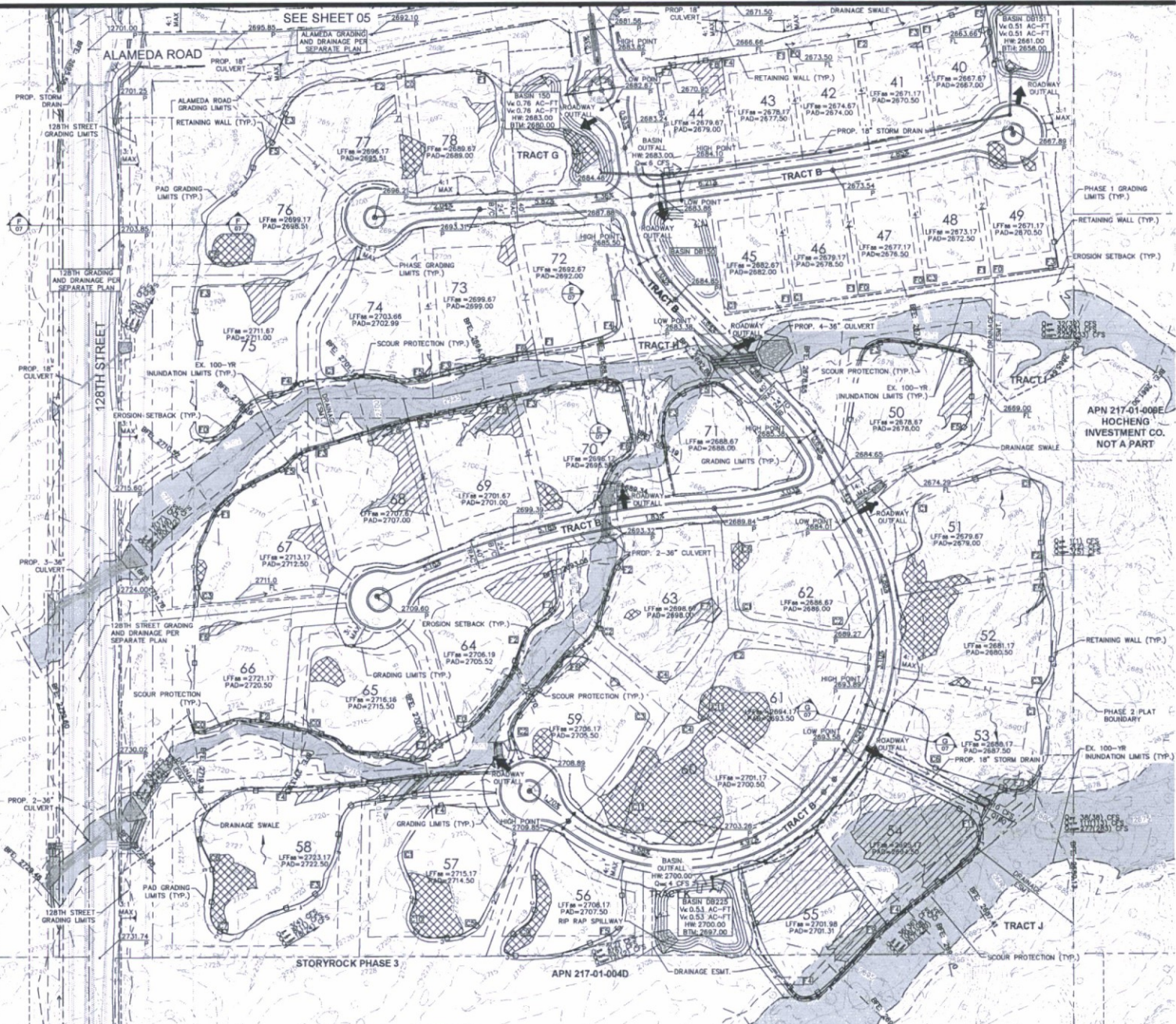
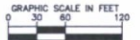
Kimley»Horn

SCALE 1/8"=1'-0"
 SCALE 1/4"=1'-0"

STORYROCK - PHASE 2
 STORYROCK PHASE 1C

PR
 15
 DRA
 4
 05

SEE SHEET 05



ZONING & GRADING SUMMARY

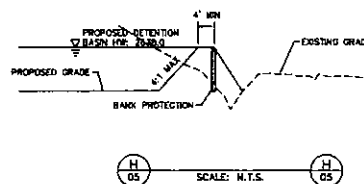
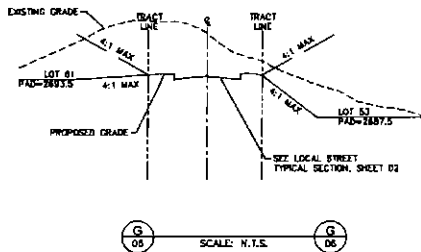
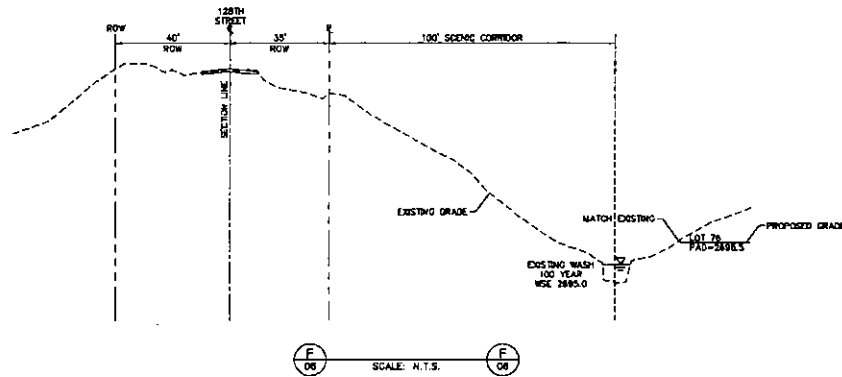
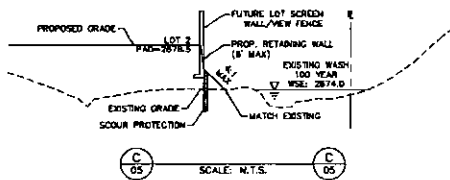
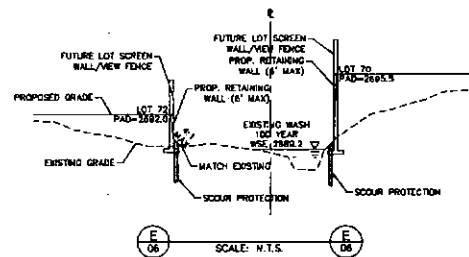
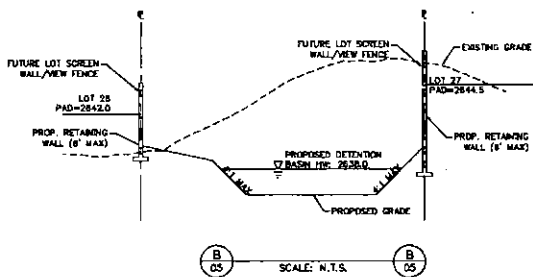
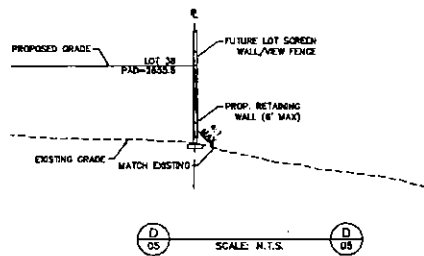
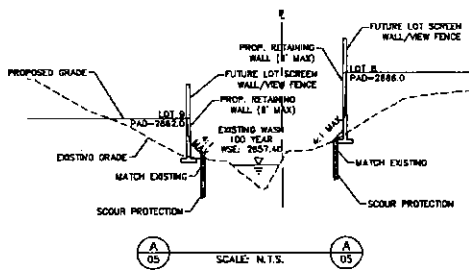
MASS GRADED
 R1-1B: LOTS 10-49
 SINGLE LOT GRADING
 R1-3S: LOTS 50-78
 R1-43: LOTS 1-9

Kimley-Horn

SCALE (H): 1"=60'
SCALE (V): 1"=10'

STORYROCK - PHASE 2
 APN 217-01-004

PR
 11
 DRA
 06



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.

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

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.

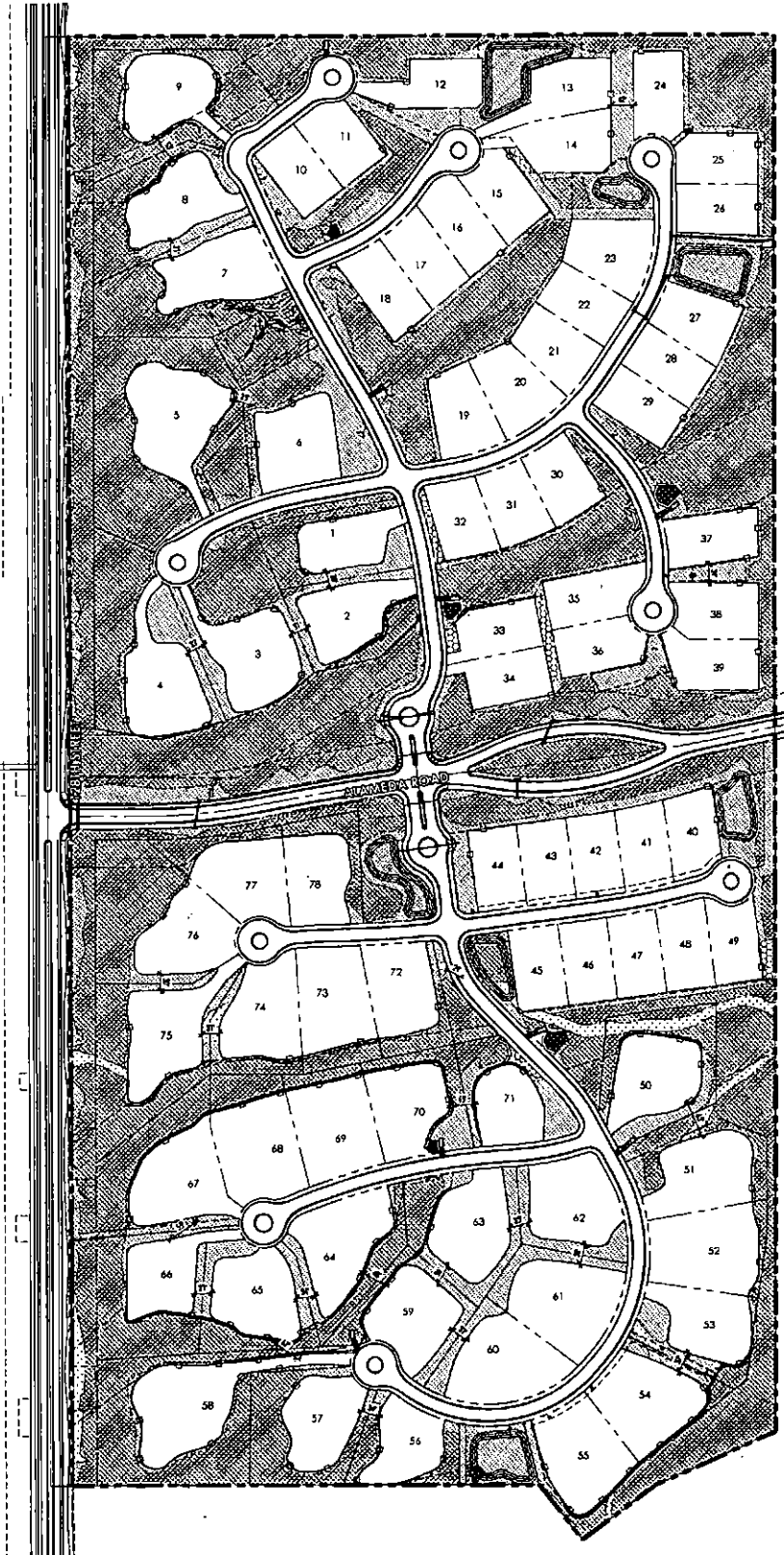
The provisions of article IX shall apply.

[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]



- LEGEND**
- GROSS SITE BOUNDARY
 - NET SITE BOUNDARY
 - ▨ N.A.O.S. UNDISTURBED
 - ▩ N.A.O.S. REVEGETATED
 - ▧ N.A.O.S. SCARRED
 - ▦ ENHANCED DESERT OPEN SPACE

LOT	UNDISTURBED	REVEGETATED	SCARRED	ENHANCED	TOTAL	MINIMUM
1	4463.50	7134.63	0	0	11598.13	X
2	1,149.30	8871.32	0	0	10020.62	X
3	2820.21	9838.97	0	0	12659.18	X
4	3420.72	11274.17	0	0	14694.89	X
5	4200.42	4518.12	0	0	8718.54	X
6	8949.47	14011.72	0	0	22961.19	X
7	31384.86	4386.48	0	0	35771.34	X
8	18077.77	7081.15	0	0	25158.92	X
9	2628.89	4233.86	0	0	6862.75	X
10	8104.01	7827.68	4786.89	8791.38	24909.87	X
11	1462.15	1544.67	302.81	895.62	4205.25	X
12	1887.65	884.17	0	0	2671.82	X
13	2026.59	6091.63	1376.71	2013.42	11508.35	X
14	1306.57	1154.17	491.89	871.78	3266.31	X
15	881.26	2386.74	0	0	3268.00	X
16	7081.87	3288.78	0	0	10370.65	X
17	17738.19	4134.85	0	0	21873.04	X
18	3686.13	1461.13	0	0	5147.26	X
19	4251.09	8429.78	0	0	12680.87	X
20	0	4716.49	0	0	4716.49	X
21	6	6538.69	0	0	6544.69	X
22	0	7738.18	0	0	7738.18	X
23	1800.63	1468.18	0	0	3268.81	X
24	7859.09	4034.14	0	0	11893.23	X
25	4364.13	1189.81	0	0	5553.94	X
26	20136.28	5854.38	0	0	25990.66	X
27	17676.89	4869.28	0	0	22546.17	X
28	4136.11	281.64	0	0	4417.75	X
29	2740.88	208.88	0	0	2949.76	X
30	1400.1	8104.37	0	0	9504.47	X
31	4284.77	7988.72	0	0	12273.49	X
32	4817.11	1496.37	888.87	333.28	7135.63	X
33	6027.48	4781.17	0	0	10808.65	X
34	3888.05	1862.36	1162.2	2120.6	8033.21	X
35	13043.72	8510.87	1780.83	2181.7	25516.32	X
36	17878.11	8734.08	0	0	26612.19	X
37	1178.06	1887.07	0	0	3065.13	X
38	8633.17	1642.11	0	0	10275.28	X

LOT NAOS (SF)	194,932.08	9,342.12	38,124.34	836,823.81
LOT NAOS (AC) <td>4.47</td> <td>0.21</td> <td>0.88</td> <td>19.29</td>	4.47	0.21	0.88	19.29

TRACT NAOS (SF)	174,889.68	17,827.10	85,434.38	858,119.89
TRACT NAOS (AC) <td>4.01</td> <td>0.81</td> <td>2.45</td> <td>19.49</td>	4.01	0.81	2.45	19.49

TOTAL NAOS (SF)	1,021,407.87	86,022.74	27,389.22	14,736,44	1,149,548.63
TOTAL NAOS (AC) <td>23.45</td> <td>19.68</td> <td>0.63</td> <td>1.39</td> <td>25.15</td>	23.45	19.68	0.63	1.39	25.15

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%
PHASE 1B	81.68 AC.	40.12 AC.	40.12 AC.	49%
PHASE 1C	79.25 AC.	34.13 AC.	37.09 AC.	47%
PHASE 2 A&B	83.19 AC.	35.38 AC.	35.38 AC.	46%
PHASE 3A	98.11 AC.	52.17 AC.	52.20 AC.	54%
PHASE 3B	30.02 AC.	13.75 AC.	13.75 AC.	66%
TOTAL	468.78 AC.	229.6 AC.	232.63 AC.	50%

PHASE 2 A&B	
GROSS SITE AREA:	80.19 ACRES
NET SITE AREA:	76.23 ACRES
NUMBER OF LOTS:	78 LOTS
DENSITY:	1.03 DU/AC
NAOS REQ. PER MEDCP:	35.38 ACRES
MAX REVEGETATED ALLOWED PER MEDCP (33.7%)	11.93 ACRES
NAOS PROVIDED - TOTAL:	35.38 ACRES
NAOS PROVIDED - UNDISTURBED:	23.45 ACRES
NAOS PROVIDED - REVEGETATED:	10.68 ACRES
NAOS PROVIDED - SCARRED (2X):	1.25 ACRES
% OPEN SPACE:	47%
% NAOS IN TRACTS:	59%
ENHANCED DESERT OPEN SPACE:	0.55 ACRES

NOTE: ON-LOT & TRACT NAOS CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN AND POTENTIAL FUTURE PRODUCT DEVELOPMENT. THE SHIFTING OF NAOS, WHETHER IT BE FROM LOT TO LOT OR INTO COMMON TRACTS, MAY BE ADJUSTED AT A LATER DATE IF NECESSARY AS LONG AS IT IS CONSISTENT WITH THE OVERALL NAOS REQUIREMENT.

NOTE: LOTS INDICATED IN TABLE WITH (X) ARE DEPENDENT OF SURROUNDING LOTS TO MEET MINIMUM 30' NAOS DIMENSION.

NOTES:

TURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. COLOR AND SIZE OF SURROUNDING AREAS.

PLANTS ARE TO HAVE MAXIMUM #1 SIDE CALIPERS. TREES ARE TO BE SURFACE SELECT SITE BOUNDARY. 1/3 PLANTED IN SOIL, 2/3 PLANTED IN SCENIC CORRIDOR ALONG PINNACLE PEAK Pkwy // JOMAX ROAD. WE NEW R.O.W. ALIGNMENT AND SHALL BE DEDICATED AT TIME OF FINAL APPROVAL. SCENIC CORRIDOR DIMENSIONS SHOULD BE 50' AVERAGE. SEE PLAN FOR ADDITIONAL INFORMATION.

PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, SECTION 15 OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT 15' AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT LIST.

TREES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST. RUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 1' HEIGHT AT MATURITY, TYP.

ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE ORDINANCES.

VEHICLE ACCESS TO BE KEPT CLEAR. LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES TO BE CONSISTENT WITH CITY OF SCOTTSDALE ORDINANCES.

PLANTS TO BE INSTALLED IN BASINS TO BE IN CONFORMANCE WITH DSD&PM SEC. 2.1.1.1.

3 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

36-36" PLANTING ISLANDS SHALL BE CONSISTENT WITH DSD&PM SEC. 2.1.1.1 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 2013-4 & 2013-1.

ALL GROUND UTILITY EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH DSD&PM SEC. 2.1.1.1.

PLANTING TECHNIQUES AND IRRIGATION METHOD:

SPECIES SELECTED FOR THIS PROJECT WILL BE CHOSEN FROM A SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN MANUAL AND POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS. FOR RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MAY BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL. DISBURSED PLANTING AREAS. HYDROSEED PLANTING AREAS MAY BE SUPPLEMENTED WITH CONTAINERIZED PLANTS TO ENHANCE VISUAL AESTHETICS.

RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MINIMUM. AT THE END OF THREE YEARS (OR THE PLANT MATERIAL DIES WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED), THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.

IRRIGATION METHODS WILL VARY DEPENDING UPON PLANT TYPES. FASTER-GROWING PLANT MATERIAL SHALL BE IRRIGATED WITH SPRINKLER IRRIGATION. DEPENDING UPON THE SEASON AT TIME OF HYDROSEED APPLICATION, OTHER TEMPORARY SPRAY HEADS MAY BE INSTALLED OR SPRINKLING FROM WATER TRUCKS MAY BE USED TO ASSIST HYDROSEED APPLICATION.

PROJECT TEAM

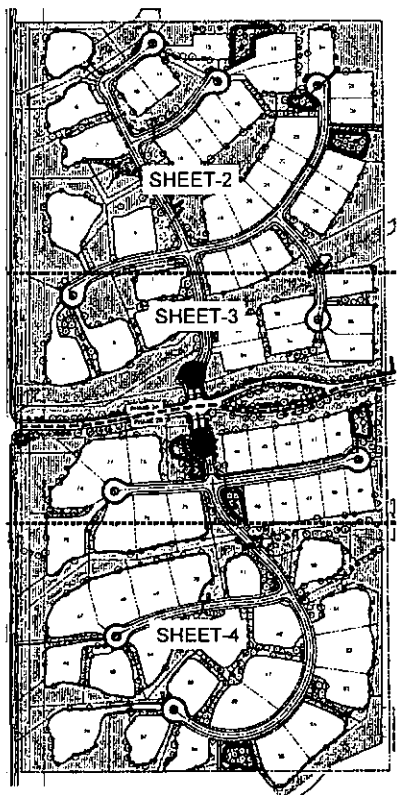
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<p>LVA Urban Design Studio Laura Thelen, P.E., LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 lthelen@lvaudesign.com</p>	
<p>Kimley-Horn Jason Burn P.E. 7740 N. 14th Street, Suite 300 Phoenix, Arizona 85008 602.214.1232 Jason.Burn@kimley-horn.com</p>	

SEED MIX - APPLY AT RATE OF 15 PLS / LB/ACRE

PLS / LB/ACRE	PLS / LB/ACRE
1.0	TRIANGLE-LEAF BURSAGE
2.0	FOUR-WING SALT BUSH
2.0	BRITTBUSH
1.0	TURPENTINE BUSH
2.0	CREOSOTE BUSH
2.0	DESERT SENNA
2.0	GLOBEMALLOW

INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO BE SUBMITTED TO CITY OF SCOTTSDALE DSD&PM, SECTION 2-1.903.

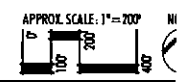
LVA urban design studio
planning - development - entitlements - landscape architecture
10000 n 1st avenue • tempe, arizona 85281 • 480.994.0994



PLANTING LEGEND

TREE	MIN. SIZE	MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA	3/4" CALIP.
ACACIA GREGGII	CAICILAW ACACIA	3/4" CALIP.
ACACIA FARNESIANA	SWEET ACACIA	3/4" CALIP.
ACACIA STENOPHYLLA	SHOESTRING ACACIA	3/4" CALIP.
PARKINSONIA FLORIDA	BLUE PALO VERDE	3" CALIP.
PARKINSONIA	DESERT MUSEUM PALO VERDE	3" CALIP.
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" CALIP.
CHIROPSIS LINEARIS	DESERT WILLOW	1.5" CALIP.
PHOECELOBOTRUM FLEXICAULE	TEXAS BONYN	1.5" CALIP.
PROSOPIS VELUTINA	VELVET MESQUITE	1.5" CALIP.
SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	1.5" CALIP.
SHRUBS & AGAVES		
AGAVE SP.	CENTURY PLANT	3 GAL.
ALOE SP.	ALOE	5 GAL.
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.
ARTIFEX SP.	DIRAIL BUSH	5 GAL.
CALYANDRA EPHOBYLLA	PINE FERRY DUSTER	5 GAL.
CARNEGIEA GIGANTEA	SA GUARD	5 GAL.
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.
CHRYSACANTHEMUM MEXICANA	DAMAZANTIA	1 GAL.
CORDIA SP.	TEXAS OLIVE	5 GAL.
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
EPINEDRA FASCICULATA	MORMON TEA	5 GAL.
FEROCACTUS GRUSONIS	GOLDEN BARREL CACTUS	5 GAL.
ERIC AMERBA LARICIFOLIA	TURPENTINE BUSH	5 GAL.
FEROCACTUS WISLIZENI	BARREL CACTUS	5 GAL.
HESPERALOE SP.	HESPERALOE	5 GAL.
JUSTICIA CALIFORNICA	CHIRPARGONIA	5 GAL.
LEUCOPHYLLUM SP.	TEXAS BANGER	5 GAL.
MULLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
NOLINA MICROCARPA	BEAR GRASS	5 GAL.
OPUNTIA BIGELOVEI	TEDDY BEAR CHOKLA	5 GAL.
OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GAL.
OPUNTIA FULGIDA	CHAIN FRUIT CHOKLA	5 GAL.
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5 GAL.
PENTSTEMON SP.	PENTSTEMON	5 GAL.
SALVIA SP.	SAGE	5 GAL.
SIMMONDSIA CHINENSIS	JOJOBA	1 GAL.
SPHAERALCEA SP.	GLOBEMALLOW	5 GAL.
VIOLIERIA DELTOIDEA	GOLDEN EYE	5 GAL.
YUCCA SP.	YUCCA	5 GAL.
GROUND COVERS		
BALLETIA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DALEA SP.	INDIGO BUSH	1 GAL.
DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1 GAL.
EUPHORBIA ANTIDYPTERIS	CANDELLA WAX	1 GAL.
GUARA UNDEFINIERI	GUARA	1 GAL.
HYMENOXYS ACALIS	ANGELITA DARTY	1 GAL.
LANTANA CAMARA 'RADIATION'	BUSH LANTANA	1 GAL.
LANTANA MONTIVIDENSIS	TRAILING LANTANA	1 GAL.
MELAMPEDIUM LEUCANTHIUM	BLACKFOOT DARTY	1 GAL.
DENDROBIA SP.	EVENING PRIMROSE	1 GAL.
PSILIDROPHIE COOPERI	PAPERFLOWER	1 GAL.
TEUCRIUM FRUTICANS	BUSH GERANIUM	1 GAL.
VERBENA SP.	BUSH VERBENA	1 GAL.
ZINNIA GRANDIFLORA	PRAIRIE ZINNA	1 GAL.
NETI MATERIALS		
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR	
RACKED NATIVE SOIL	IN ALL PLANTING AREAS	
DECOMPOSED GRANITE	SEE	

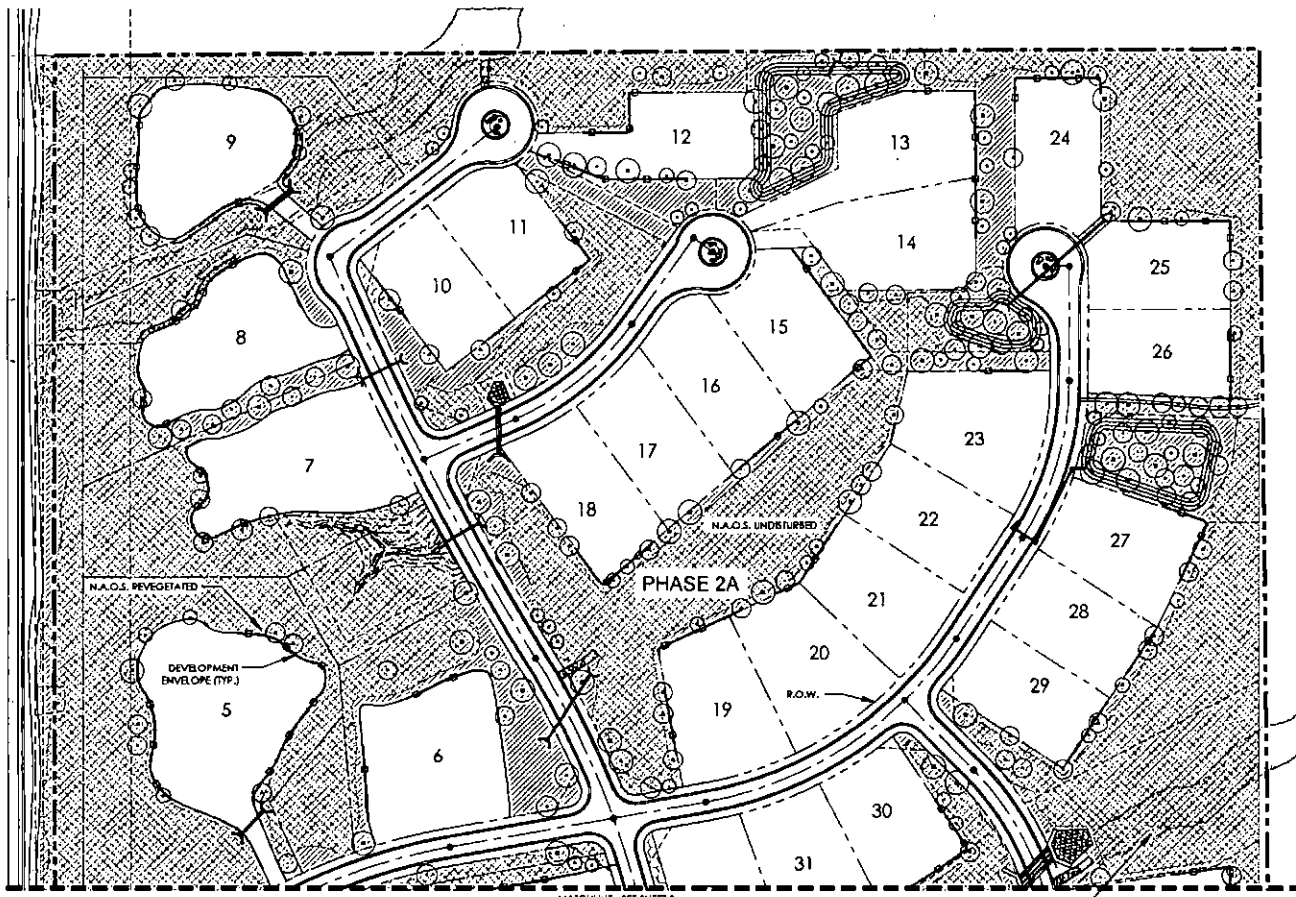
RE-VEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF RE-VEGETATED PLANT MATERIALS, PLANT MATERIALS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.



STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 2A & 2B
OVERALL LANDSCAPE - SHEET 1 OF 11

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS A PROFESSIONAL SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND CLIENT REFERENCED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LVA URBAN DESIGN STUDIO, L.L.C. APPROX. SCALE: 1" = 200'



PLANTING LEGEND

TREES	SHRUBS & ACCENTS	GRASSES & HERBACEOUS	PLANT MATERIALS	MLA SIZE
ACACIA ANEURA	AGAVE SP.	BAILEYA MULTIRADATA	DECOMPOSED GRANITE	3/4" CAL
ACACIA GREGGII	ALOE SP.	DALEA SP.	RAKED NATIVE SOIL	3/4" CAL
ACACIA FARNESIANA	AMBROSIA DELTOIDEA	DIPSOSAETHIUM SPECIOSUM	SURFACE SELECT BOULDERS	3/4" CAL
ACACIA STENOPHYLLA	ARTIFEX SP.	EUPHORBIA ANTHEPHELICTICA	TO MATCH ON-SITE ROCK COLOR	3/4" CAL
PARKINSONIA FLORIDA	CALLIANDRA EPIPHYLLA	GUARA LINDHEIMERI	IN ALL PLANTING AREAS	3/4" CAL
PARKINSONIA DESERT MUSEUM	CARNEGEA GIGANTEA	GUARA	SIZE	3/4" CAL
PARKINSONIA MICROPHYLLA	CASSIA ALPINA MEDICANA	HYMENOCYCLUS ACULUS	REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A	3" CALIP
CHILOPSIS LINEARIS	CHRYSACTINIA MEXICANA	LANTANA MONTIVIBENSIS	COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED	1.5" CALIP
PTISSELOLOMUM FERICCAULE	CORDIA SP.	MELAMPYRUM LEUCANTHEMUM	ABOVE AND HYDROSEED MIX AREAS AND LOCATIONS TO BE DETERMINED AT	1.5" CALIP
PHOSOPUS VELUTINA	DASYLIRION WHEELERI	OENOTHERA SP.	FINAL PLAN SUBMITTAL	1.5" CALIP
SOPHORA SECUNDIFLORA	EPHEDRA FASCICULATA	PHILOSTROPHE COOPERI		1.5" CALIP
SHRUBS & ACCENTS	FEROCACTUS GIBBOSUS	PSORALEA SP.		1.5" CALIP
AGAVE SP.	ERICACEA LARICIFOLIA	QUERCUS CALIFORNICA		1.5" CALIP
ALOE SP.	FEROCACTUS WILZELII	SPHAERALCEA SP.		1.5" CALIP
AMBROSIA DELTOIDEA	HEPERALOE SP.	VIQUERIA DELTOIDEA		1.5" CALIP
ARTIFEX SP.	JUSTICIA CALIFORNICA	YUCCA SP.		1.5" CALIP
CALLIANDRA EPIPHYLLA	LEUCOPHYLLUM SP.	GRASSES & HERBACEOUS		1.5" CALIP
CARNEGEA GIGANTEA	MUMMENBERGIA CAPILLARIS	BAILEYA MULTIRADATA	DESERT MARBOLD	1 GAL
CASSIA ALPINA MEDICANA	NOLINA MICROCARPA	DALEA SP.	INDIGO BUSH	1 GAL
CHRYSACTINIA MEXICANA	OPUNTIA BIGELOWI	DIPSOSAETHIUM SPECIOSUM	RED ICE PLANT	1 GAL
CORDIA SP.	OPUNTIA ENGELMANNI	EUPHORBIA ANTHEPHELICTICA	CANDELLILLA WAX	1 GAL
DASYLIRION WHEELERI	OPUNTIA LEPTOCAULIS	HYMENOCYCLUS ACULUS	ANGELITA DAISY	1 GAL
EPHEDRA FASCICULATA	PENSTEMON SP.	LANTANA MONTIVIBENSIS	BUSH LANTANA	1 GAL
FEROCACTUS GIBBOSUS	SALVIA SP.	MELAMPYRUM LEUCANTHEMUM	TRAILING LANTANA	1 GAL
FEROCACTUS WILZELII	SMARXICHESIA CHINENSIS	OENOTHERA SP.	BLACKFOOT DAISY	1 GAL
HEPERALOE SP.	SPHAERALCEA SP.	PHILOSTROPHE COOPERI	EVENING PRIMROSE	1 GAL
JUSTICIA CALIFORNICA	VIQUERIA DELTOIDEA	PSORALEA SP.	PAPERFLOWER	1 GAL
LEUCOPHYLLUM SP.	YUCCA SP.	QUERCUS CALIFORNICA	BUSH GERMANDER	1 GAL
MUMMENBERGIA CAPILLARIS	GRASSES & HERBACEOUS	VERBERNA SP.	BUSH VERBERNA	1 GAL
NOLINA MICROCARPA	BAILEYA MULTIRADATA	ZINNIA GRANDIFLORA	PRARIE ZINNA	1 GAL
OPUNTIA BIGELOWI	DALEA SP.	PLANT MATERIALS		
OPUNTIA ENGELMANNI	DIPSOSAETHIUM SPECIOSUM	DECOMPOSED GRANITE		
OPUNTIA LEPTOCAULIS	EUPHORBIA ANTHEPHELICTICA	RAKED NATIVE SOIL		
PENSTEMON SP.	HYMENOCYCLUS ACULUS	SURFACE SELECT BOULDERS		
SALVIA SP.	LANTANA MONTIVIBENSIS	TO MATCH ON-SITE ROCK COLOR		
SMARXICHESIA CHINENSIS	MELAMPYRUM LEUCANTHEMUM	IN ALL PLANTING AREAS		
SPHAERALCEA SP.	OENOTHERA SP.	SIZE		
VIQUERIA DELTOIDEA	PHILOSTROPHE COOPERI	REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A		
YUCCA SP.	PSORALEA SP.	COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED		
	QUERCUS CALIFORNICA	ABOVE AND HYDROSEED MIX AREAS AND LOCATIONS TO BE DETERMINED AT		
	VERBERNA SP.	FINAL PLAN SUBMITTAL		
	ZINNIA GRANDIFLORA			

N.A.O.S. LEGEND

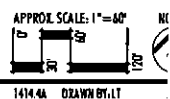
[Pattern]	N.A.O.S. UNDISTURBED
[Pattern]	N.A.O.S. REVEGETATED
[Pattern]	N.A.O.S. SCARRED
[Pattern]	ENHANCED DESERT OPEN SPACE

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 2A & 2B
 SHEET 2 OF 11

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1414-44 DRAWN BY: LT

PLANTING LEGEND

TREE	MIN. SIZE
ACACIA ANEURA	3/4" CA
ACACIA GREGGII	3/4" CA
ACACIA FARINOSIANA	3/4" CA
ACACIA STENOPHYLLA	3/4" CA
PARKINSONIA FLORIDA	3" CAL
PARKINSONIA DESERT MUSEUM	3" CAL
PARKINSONIA MICROPHYLLA	1.5" CA
CHILOPSIS LINEARIS	1.5" CA
PITHECOLOBIUM FLEXICAULE	1.5" CA
PROSOPIA VELUTINA	1.5" CA
SOPHORA SECUNDFLORA	1.5" CA
SHRUBS & ACCENTS	MIN. SIZE
AGAVE SP.	3 GAL
ALOE SP.	5 GAL
AMBROSIA DELTOIDEA	5 GAL
ARTISTPELX SP.	5 GAL
CALLIANDRA BRUCOPHYLLA	5 GAL
CARNEGIEA OGDONICA	5 GAL
CASALPINDIA MEXICANA	5 GAL
CHRYSACTINIA MEXICANA	1 GAL
CORDIA SP.	5 GAL
DASTYLION WHEELERI	5 GAL
EPHEDRA FASCICULATA	5 GAL
FEROCACTUS GRISONII	5 GAL
ERICAMERIA LAURIFOLIA	5 GAL
FEROCACTUS WILSONI	5 GAL
HEPHERALOE SP.	5 GAL
JUSTICIA CALITORNICA	5 GAL
LEUCOPHYLLUM SP.	5 GAL
NULIENBERGIA CAPILLARIS	5 GAL
NOLINA MICROCARPA	5 GAL
OPUNTIA BIGELOWII	5 GAL
OPUNTIA ENGELMANNI	5 GAL
OPUNTIA FULGIDA	5 GAL
OPUNTIA LEPTOCAULIS	5 GAL
PENSTEMON SP.	1 GAL
SALVIA SP.	5 GAL
SHAMONDISIA CHINENSIS	5 GAL
SPHAERALCEA SP.	5 GAL
VIGUIERA DELTOIDEA	5 GAL
YUCCA SP.	5 GAL
GROUNDCOVERS	MIN. SIZE
BAILEYA MULTIRADIATA	1 GAL
DALEA SP.	1 GAL
DROSANTHEMUM SPECIOSUM	1 GAL
EUPHORBIA ANTISTHYLITICA	1 GAL
GUJARA LIMNOCHEIRY	1 GAL
HYMENOPHYLLIS ACALUIS	1 GAL
LANTANA CAMARIA 'RADIATION'	1 GAL
LANTANA MONTIVDENSE	1 GAL
MELAMPODIDIUM LEUCANTHUM	1 GAL
OENOTHERA SP.	1 GAL
PSILOSTROPHES COOPERI	1 GAL
TEUCORIUM FRUTICOSUM	1 GAL
VERBENA SP.	1 GAL
ZINNIA GRANIFLORA	1 GAL
NON MATERIALS	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS
DECOMPOSED GRANITE	SIZE
REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIALS, AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.	

N.A.O.S. LEGEND

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

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 2A & 2B
 SHEET 4 OF 11

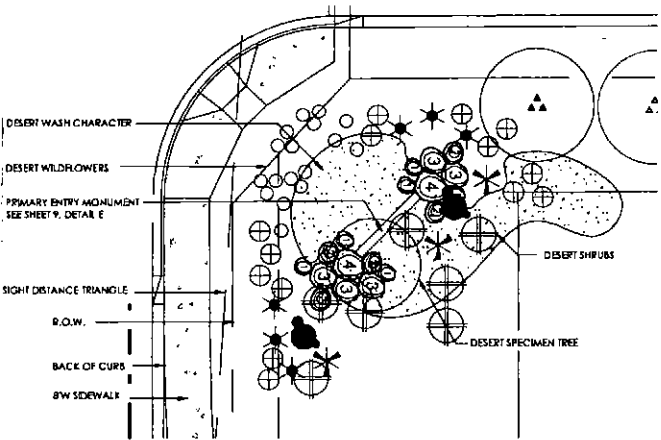
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 P:\2014\1111 1st Ave S-Phase 2A & 2B\CONCEPTUAL LANDSCAPE PLAN-PHASE 2A & 2B\CONCEPTUAL LANDSCAPE PLAN-PHASE 2A & 2B.dwg - Aug 12, 2014

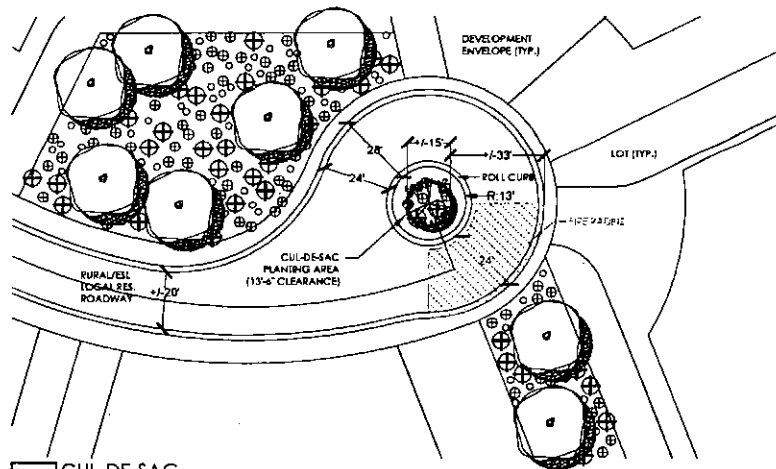


APPROX. SCALE: 1"=60'
 DRAWN BY: JT

1414.04 DRAWN BY: JT

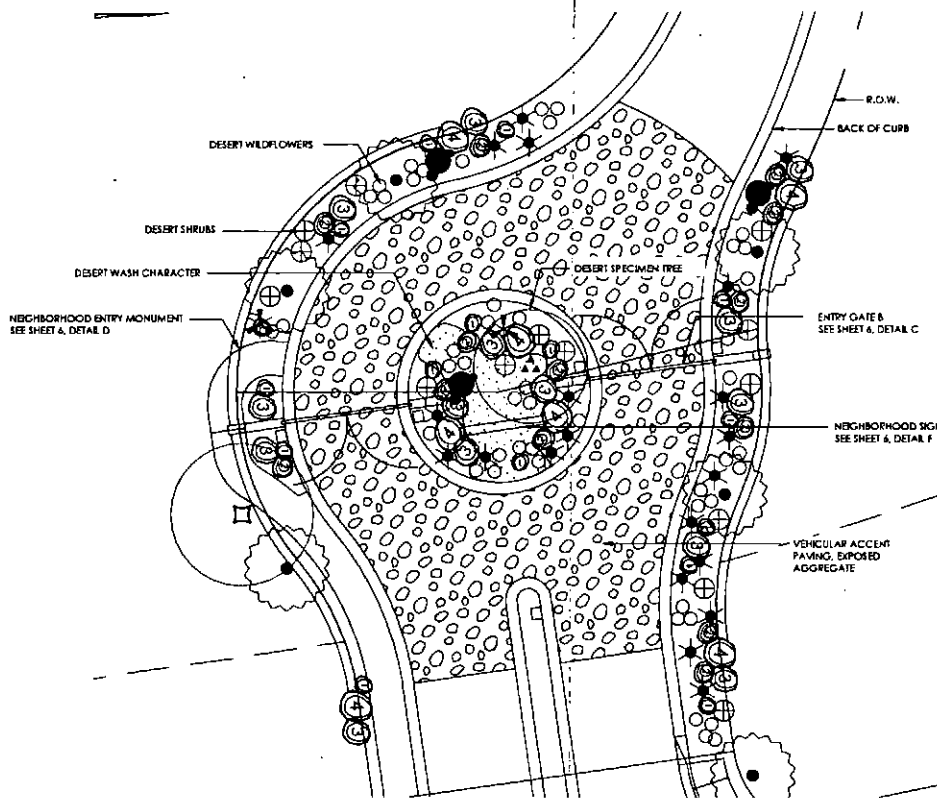


A TYPICAL PROJECT ENTRY SIGN
SCALE: N.T.S.



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

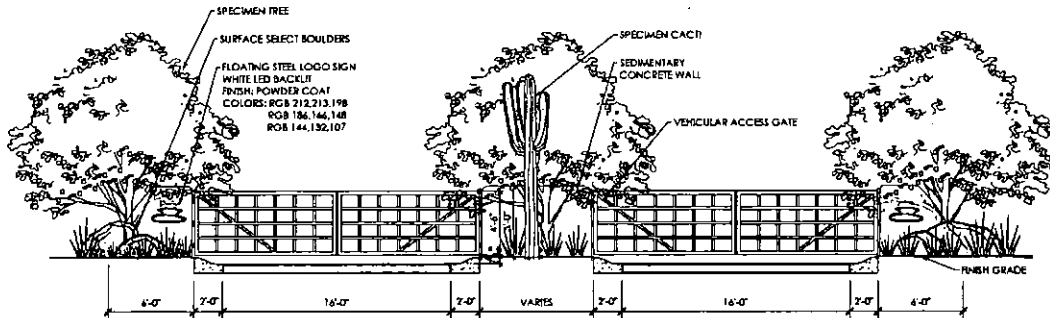
NOTES: -FIRE LANE ACCESS PER DPM FIG. 2-1-2
-CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARD AND POLICE'S MANUAL SECTION 5-3.1.100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.



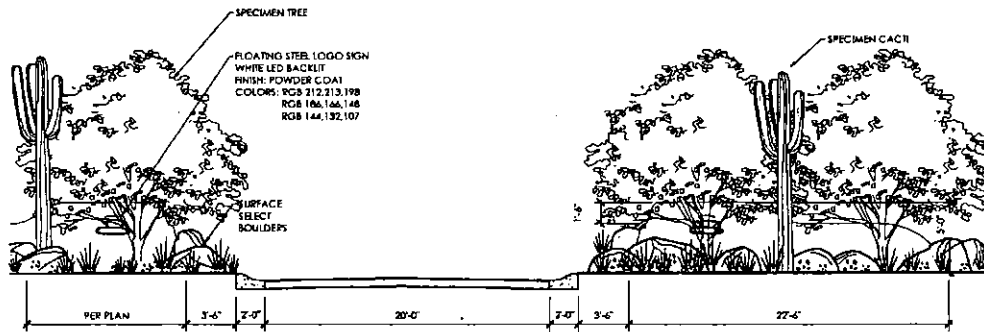
C TYPICAL NEIGHBORHOOD ENTRY
SCALE: N.T.S.

NOTE: CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH OS&PM SEC. 5-3.1.100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.

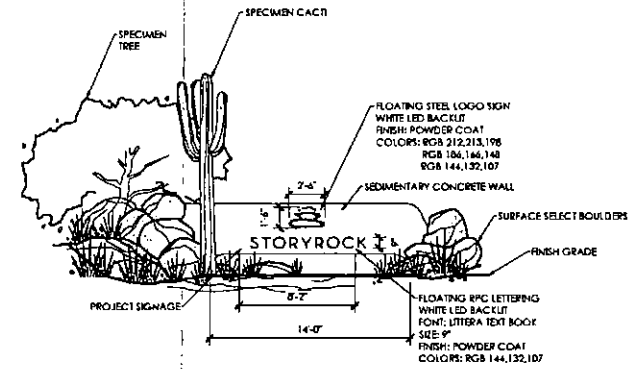




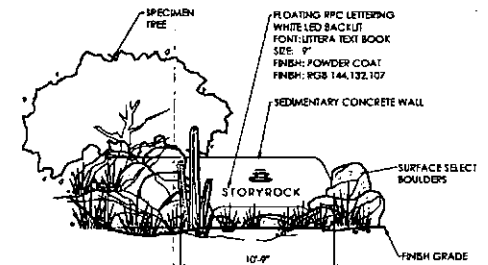
D ENTRY GATE A
SCALE: N.T.S.



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

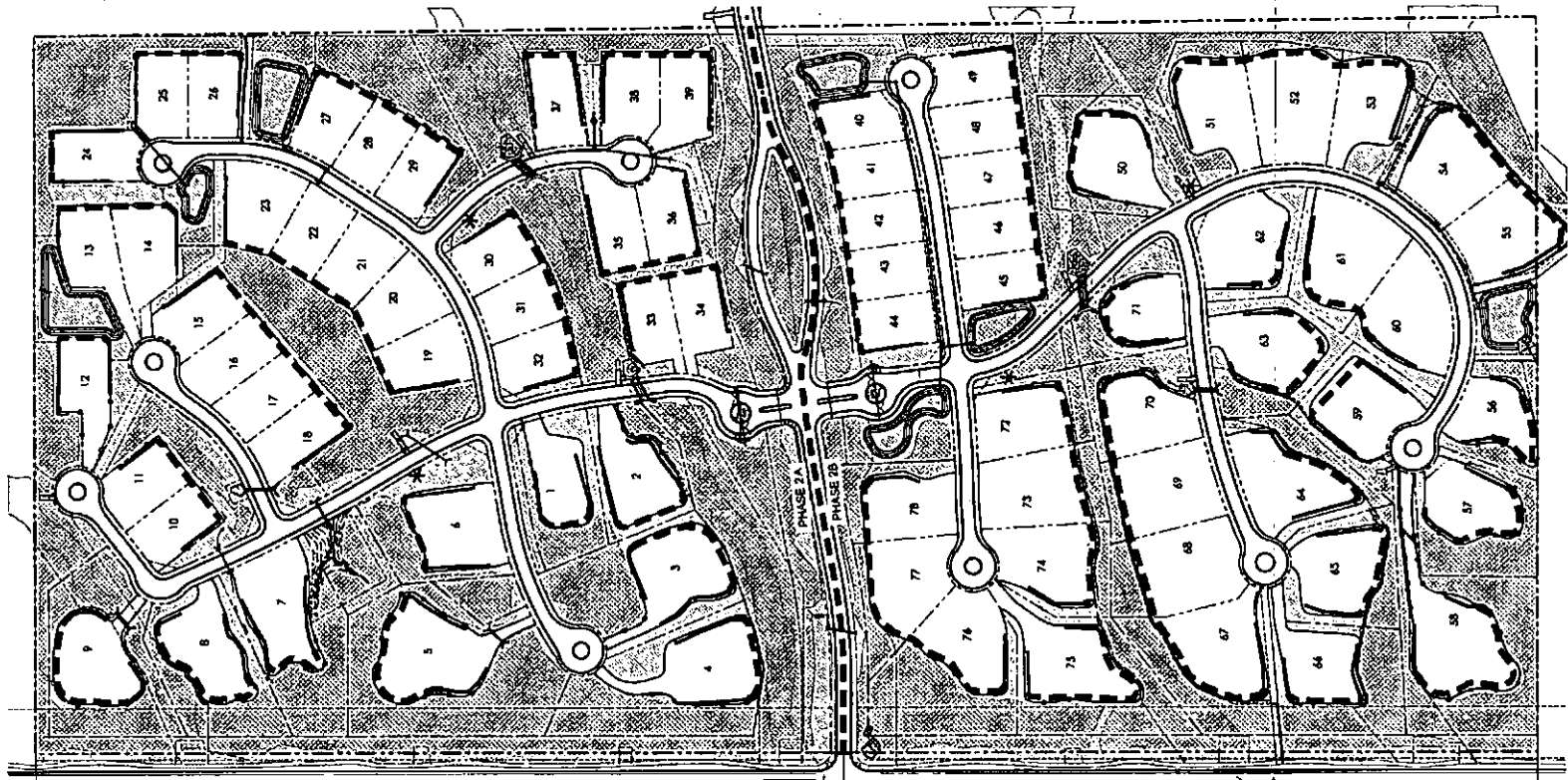


F PRIMARY ENTRY MONUMENT
SCALE: N.T.S.



G NEIGHBORHOOD SIGN
SCALE: N.T.S.





WALL LEGEND

- THEME WALL
SEE DETAIL 1, SHEET 11 8,192 L.F.
- - - - - VIEW FENCE
SEE DETAIL 2, SHEET 11 10,742 L.F.
- * PROPOSED MAILBOX LOCATION
SEE DETAIL 3, SHEET 6 QTY. 4

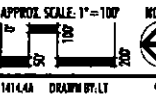
NOTE: WALLS PLACED ADJACENT TO MEANINGFUL NAOS AREAS (E.G. WASHES, ETC.) SHOULD PROVIDE AT LEAST 50% OF THE WALL SURFACE AS VIEW FENCE.

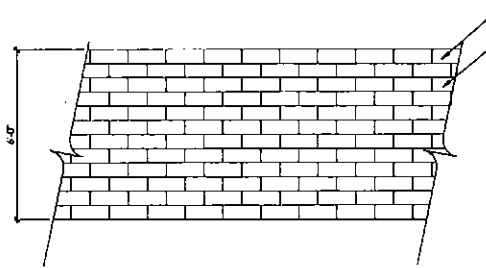
STORYBOOK

CONCEPTUAL LANDSCAPE PLAN-PHASE 2A & 2B
 WALL PLAN - SHEET 7 OF 11

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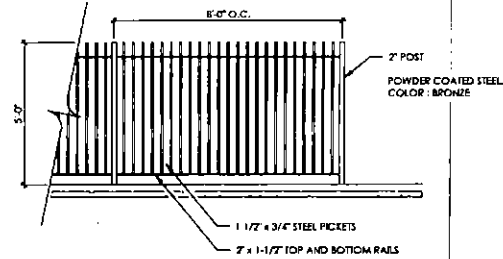
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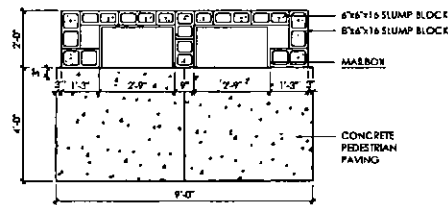
8" x 6" x 16" CAP
TO MATCH WALL

SLUMP BLOCK (OR AS APPROVED BY 1-449-2016)
MANUF: AZ BEST BLOCK
SIZE: 8" x 6" x 16"
FINISH: SANDBLASTED
COLOR: COCOA BROWN
800.366.7877
OR APPROVED EQUAL



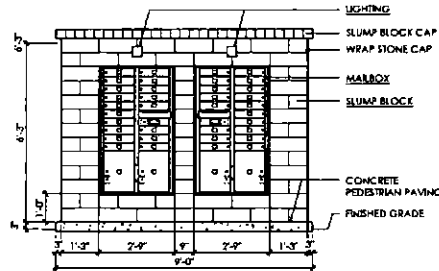
1 THEME WALL
SCALE: 1/2" = 1'-0"

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



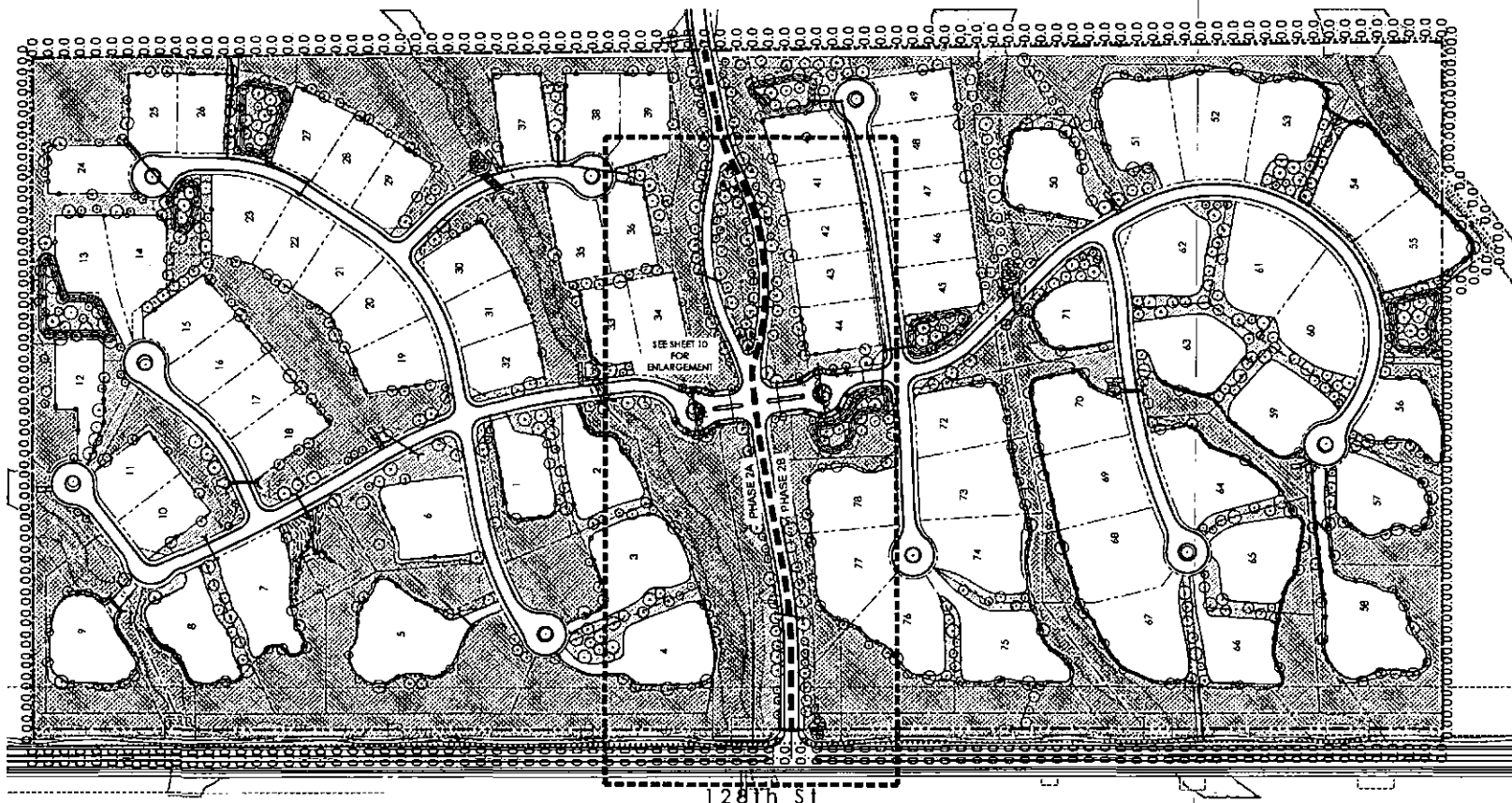
SLUMP BLOCK
MANUF: SUPERLITE
FINISH: SANDBLASTED
COLOR: COCOA BROWN
800.366.7877

MAILBOX
MANUF: SALSBURY
TYPE: 4C HORIZONTAL MAILBOX
MAXIMUM HEIGHT UNIT (54 3/4 INCHES)
DOUBLE COLUMN - 18 MB1 DOORS
2 PLS - ALUMINUM -
FRONT LOADING - USPS ACCESS
RECESSED
COLOR: BRONZE



LIGHTING
MANUF: WAC LIGHTING
TYPE: WS-W3004
COLOR: BRONZE
672-817-1918

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



Symbol	Label	Qty	Calling Number	Description	Lot(s)	File	Lumens	L.P.F.	Watts
	LA	28	14-12A-CCT(LMRT)	HANDING LANDSCAPE FUTURE PLANT FIXTURE	3MR110A&B&F30	3MR110A&B&F30	Ambius	1,00	3,115
	LB	3	14-12A-CCT(LMRT)	GROUND MOUNT LANDSCAPE FUTURE PLANT FIXTURE	3MR110A&B&F30	3MR110A&B&F30	Ambius	1,00	3,115

SEE SHEET 11 FOR CUT SHEETS ON FIXTURES
 LIGHTING CONTACT: EVAN REGNIER, R.C. LURIE COMPANY, 802-817-1818

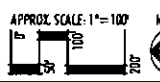
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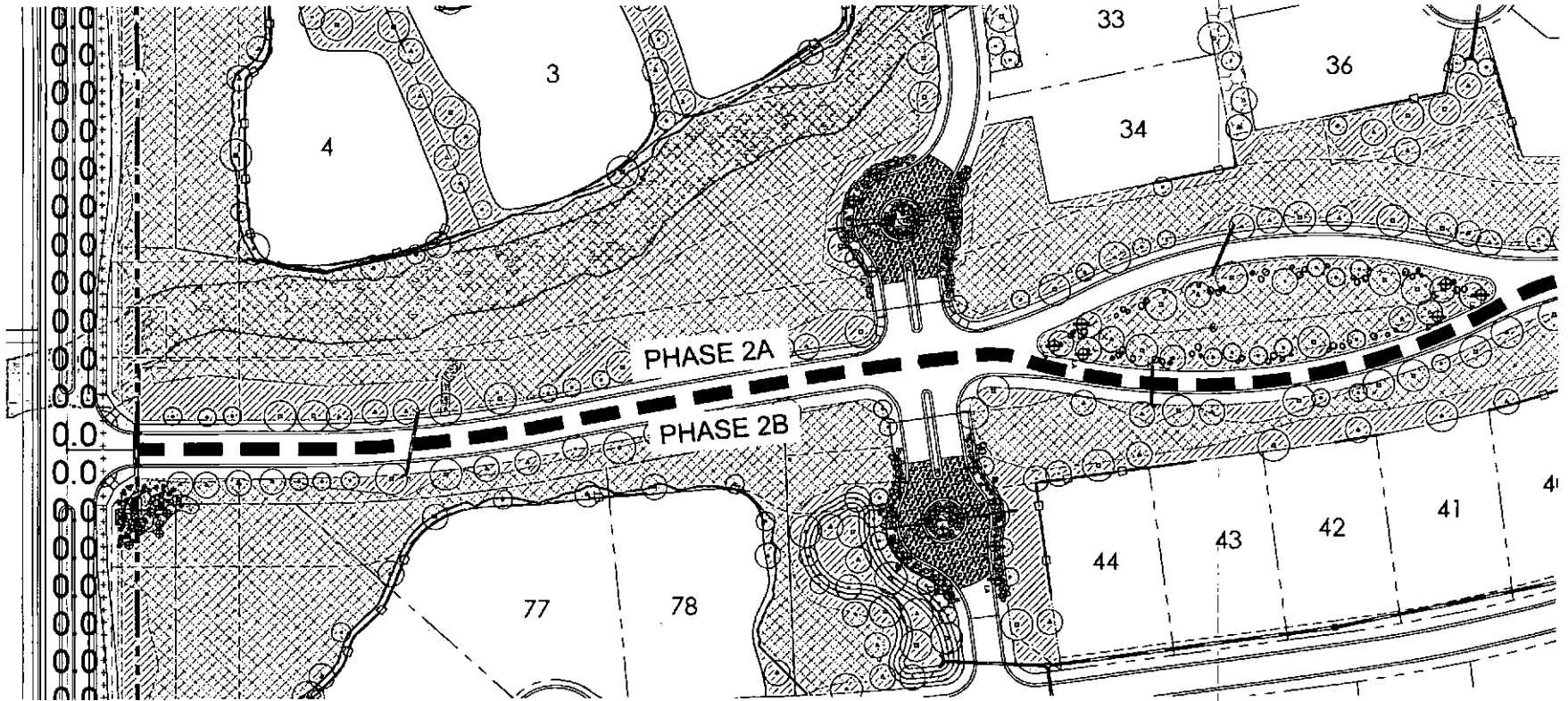
CONCEPTUAL LANDSCAPE PLAN - PHASE 2A & 2B
 OVERALL LIGHTING-SHEET 9 OF 11

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1414.44 DRAWN BY: LF



LUMINAIRE SCHEDULE									
System	Label	Qty	Chaining Number	Description	Lamp	Fm	Lumens	LEF	Watts
	LA	29	N/A (LIGHTING ZONE 1 & 4 - CONCENT)	HANGING LANDSCAPE PICTURE PLANT FIXTURE	30W F1104-840W/30	30W F1104-840W	400lm	1.00	3,113
	GB	2	N/A (LIGHTING ZONE 1 & 4 - CONCENT)	GROUND MOUNT LANDSCAPE PICTURE PLANT FIXTURE	30W F1104-840W/30	30W F1104-840W	400lm	1.00	3,113

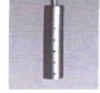
SEE SHEET 11 FOR CUT SHEETS ON FIXTURES

LIGHTING CONTACT: EVAN REGNIER, R.C. LURIE COMPANY, 802-817-1918



ZXL11-HP

Hanging ∆ ZXL11-H Series



PROJECT _____

FIXTURE TYPE _____

Characteristics

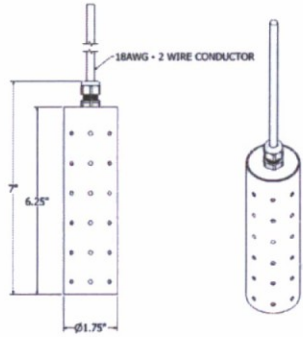
• Wet/Dry location rated.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion.
Lamp	Halogen MR11
Socket	Bt pin, G4, GX5.3, GX6.35
Voltage	12V
Wattage	20W

Ordering Guide

Series	ZXL11-HP
Voltage	12V
Wattage	20W
Lamp	Halogen MR11
Socket	Bt pin G4 GX5.3 GX6.35
Finish	BK (black) SL (bronze) ABK (anodized black) ACL (anodized clear) CC (copper)



ZX11

Area Accent ∆ ZX11 Series



PROJECT _____

FIXTURE TYPE _____

Characteristics

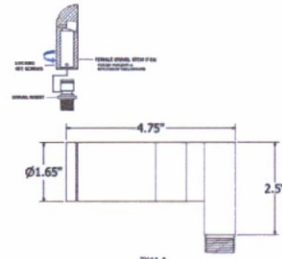
• ETL Listed
• Standard
• Wet/Dry location rated. • Swivel Stem | facilitates 355° ang. rotation for aiming. precision on any installation plane.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion. Stainless steel (SS304) hardware.
Lamp	Halogen MR11
Hoods	A, B, C
Socket	Bt pin, G4, GX5.3, GX6.35
Voltage	12V
Wattage	35W

Ordering Guide

Series	ZX11
Hoods	A B C
Glare Shields (optional)	CSL CSA CSS
Voltage	12V
Wattage	35W
Lamp	Halogen MR11
Socket	Bt pin G4 GX5.3 GX6.35
Stem (optional)	SS
Finish	BK (black) SL (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (copper)

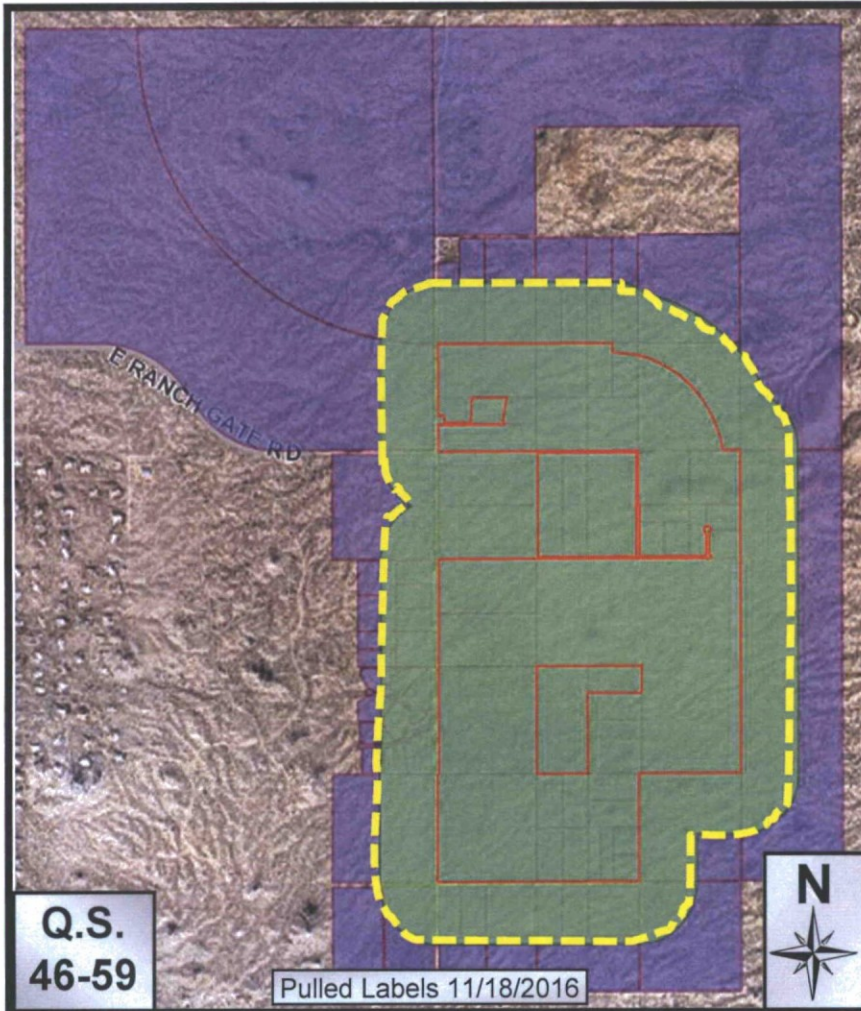


HANGING LANDSCAPE FIXTURE

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)