



TRACT O (FUTURE  
STORYROCK PHASE 3B)  
TO INCLUDE 19.75 ACRES  
OF N.A.O.S. TO BE  
SHOWN ON A LATER PLAT

**LEGEND**

- 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	SCARRED X2	TOTAL	< 30' SEPARATION
43	14769.32	3190.77	12.73	25.46	17985.55	
44	15445.75	2474.25	0	0	17920	
45	10969.14	5301.6	0	0	16270.74	X
46	11695.94	4834.55	0	0	16530.49	X
47	12256.32	8053.7	0	0	20310.02	X
48	12950	6514.24	0	0	19464.24	X
49	12624.67	7299.6201	0	0	19924.2901	X
50	14896.54	3192.6	0	0	18089.14	X
<b>LOT NAOS (S.F.)</b>	<b>105,607.68</b>	<b>40,861.33</b>	<b>12.73</b>	<b>25.46</b>	<b>146,494.47</b>	
<b>LOT NAOS (AC.)</b>	<b>2.42</b>	<b>0.94</b>	<b>0.00</b>	<b>0.00</b>	<b>3.36</b>	
<b>Tract NAOS (S.F.)</b>	<b>1,056,883.37</b>	<b>191,781.51</b>	<b>110,276.32</b>	<b>220,552.63</b>	<b>1,469,217.51</b>	
<b>TRACT NAOS(AC.)</b>	<b>24.26</b>	<b>4.40</b>	<b>2.53</b>	<b>5.06</b>	<b>33.73</b>	
<b>TOTAL NAOS (S.F.)</b>	<b>1,162,491.05</b>	<b>232,642.84</b>	<b>110,289.05</b>	<b>220,578.09</b>	<b>1,615,711.98</b>	
<b>TOTAL NAOS (AC.)</b>	<b>26.69</b>	<b>5.34</b>	<b>2.53</b>	<b>5.06</b>	<b>37.09</b>	

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

PHASE 1C	
GROSS SITE AREA:	79.25 ACRES
NET SITE AREA:	77.06 ACRES
NUMBER OF LOTS:	96 LOTS
DENSITY:	1.22 DU/AC
NAOS REQ. PER MEDCP:	34.19 ACRES
MAX REVEGETATED AREA (30%)	10.26 ACRES
NAOS PROVIDED - TOTAL:	37.09 ACRES
MAOS PROVIDED - UNDISTURBED:	26.69 ACRES
NAOS PROVIDED - REVEGETATED:	5.34 ACRES
NAOS PROVIDED - SCARRED (2X):	5.06 ACRES
% OPEN SPACE:	48%
% NAOS IN TRACTS:	91%
ENHANCED DESERT OPEN SPACE:	2.84 ACRES

5-PP-2016#3  
09/13/17

**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.

# STORYROCK

PHASE 1C - NAOS EXHIBIT



**NOTES:**

1. LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES TO BE CONSISTENT WITH CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL SECTION 5-3.119.
2. PLANTS TO BE INSTALLED WITHIN BASINS, WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
3. CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 5-3.1100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.
4. ABOVE GROUND UTILITY EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH DESIGN STANDARDS & POLICIES MANUAL, SECTION 2.

**Plant Materials Legend**

Trees	Type	Size	Quantity
Caesalpinia calalaco 'Smoothie'	Accent	24" box	10
Thornless Cascalote			
Chilopsis linearis	Accent	24" box	15
Desert Willow			
Olneya tesota	Theme	48" box	11
Ironwood			
Parkinsonia floridum	Theme	24" box	34
Blue Palo Verde			
Prosopis juliflora	Theme	24" box	8
Arizona Native Mesquite			

Reveg	Size	Quantity
NAOS Undisturbed	see legend	see legend
NAOS Reveg	see legend	see legend
Enhanced Desert Open Space	see legend	see legend
Riparian Desert Open Space	see legend	see legend

**REVEG QUANTITIES**

NAOS REVEG	QTY/10,000 sf
BARREL CACTUS	14
CHAIN FRUIT CHOLLA	6
CHRISTMAS CHOLLA	8
HEDGEHOG CACTUS	14
MORMON TEA	28
NATIVE PRICKLY PEAR	21
PINK FAIRY DUSTER	42
SNAKE WEED	14
STAGHORN CHOLLA	28
TEEDY BEAR CHOLLA	14
TURPENTINE BUSH	67
YUCCABACCATA	21

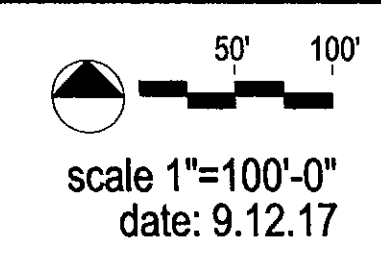
ENHANCED DESERT OPEN SPACE	QTY/10,000 sf
BARREL CACTUS	14
BANANA YUCCA	
BLACKFOOT DAISY	
CHAIN FRUIT CHOLLA	6
CHRISTMAS CHOLLA	8
ENGELMANN'S PRICKLY-PEAR	
FISHHOOK BARREL	
HEDGEHOG CACTUS	14
JOJOBA	
MORMON TEA	28
NATIVE PRICKLY PEAR	21
PARRYS AGAVE	
PINK FAIRY DUSTER	42
SAGUARO	
SNAKE WEED	14
STAGHORN CHOLLA	28
TEEDY BEAR CHOLLA	14
TURPENTINE BUSH	67
YUCCA BACCATA	21

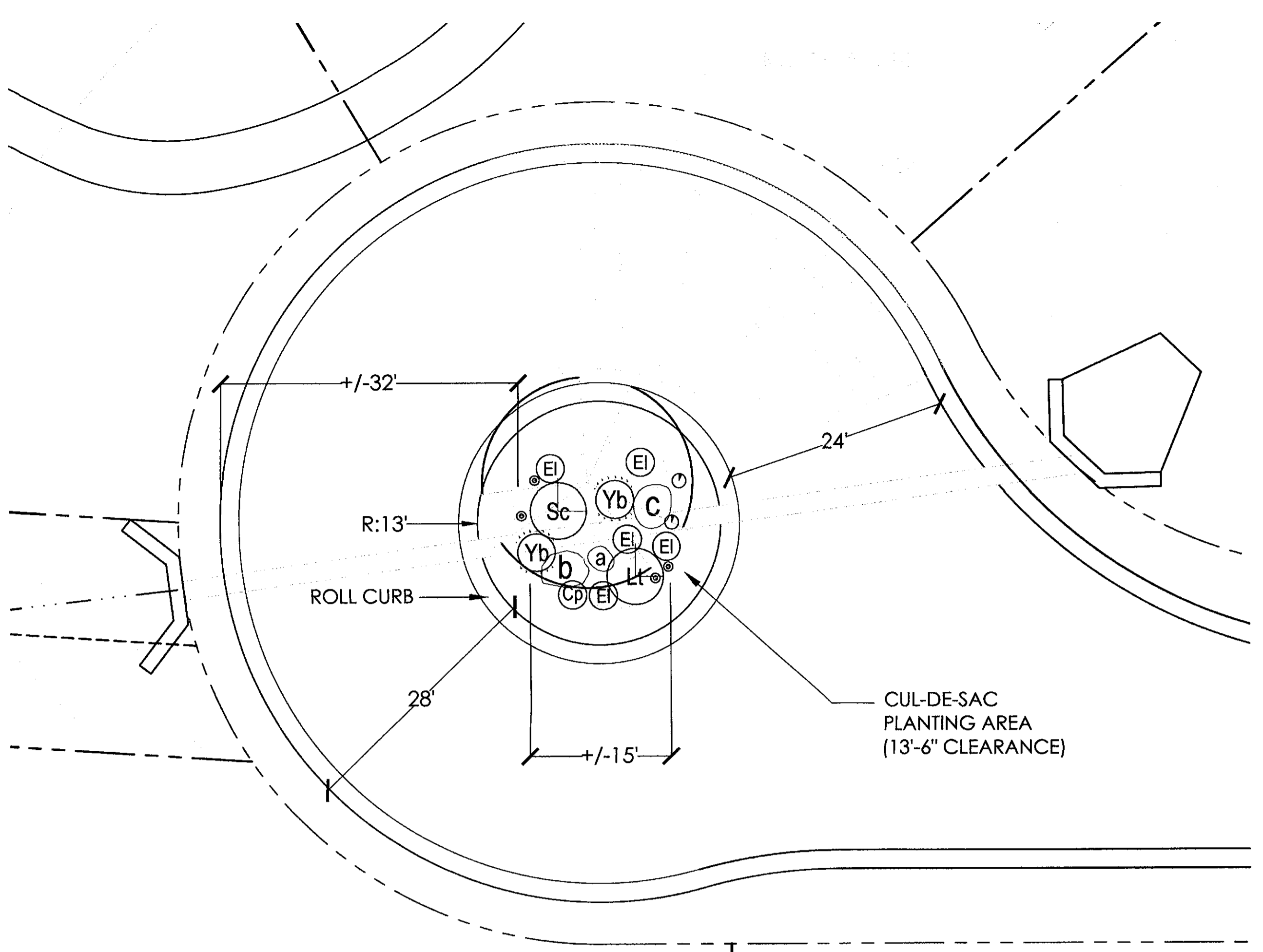
RIPARIAN DESERT OPEN SPACE	QTY/10,000 sf
CHAIN FRUIT CHOLLA	6
HACKBERRY	28
MORMON TEA	28
NATIVE PRICKLY PEAR	21
PINK FAIRY DUSTER	42
SNAKE WEED	14
STAGHORN CHOLLA	22
TURPENTINE BUSH	67
WOLFBERRY	28
YUCCA BACCATA	21

**STORYROCK**

**Tree Planting**



**andersonbaron**  
 plan · design · achieve  
 50 n. mcclintock drive, ste 1  
 chandler, arizona 85226  
 p. 480.699.7956 f. 480.699.7986

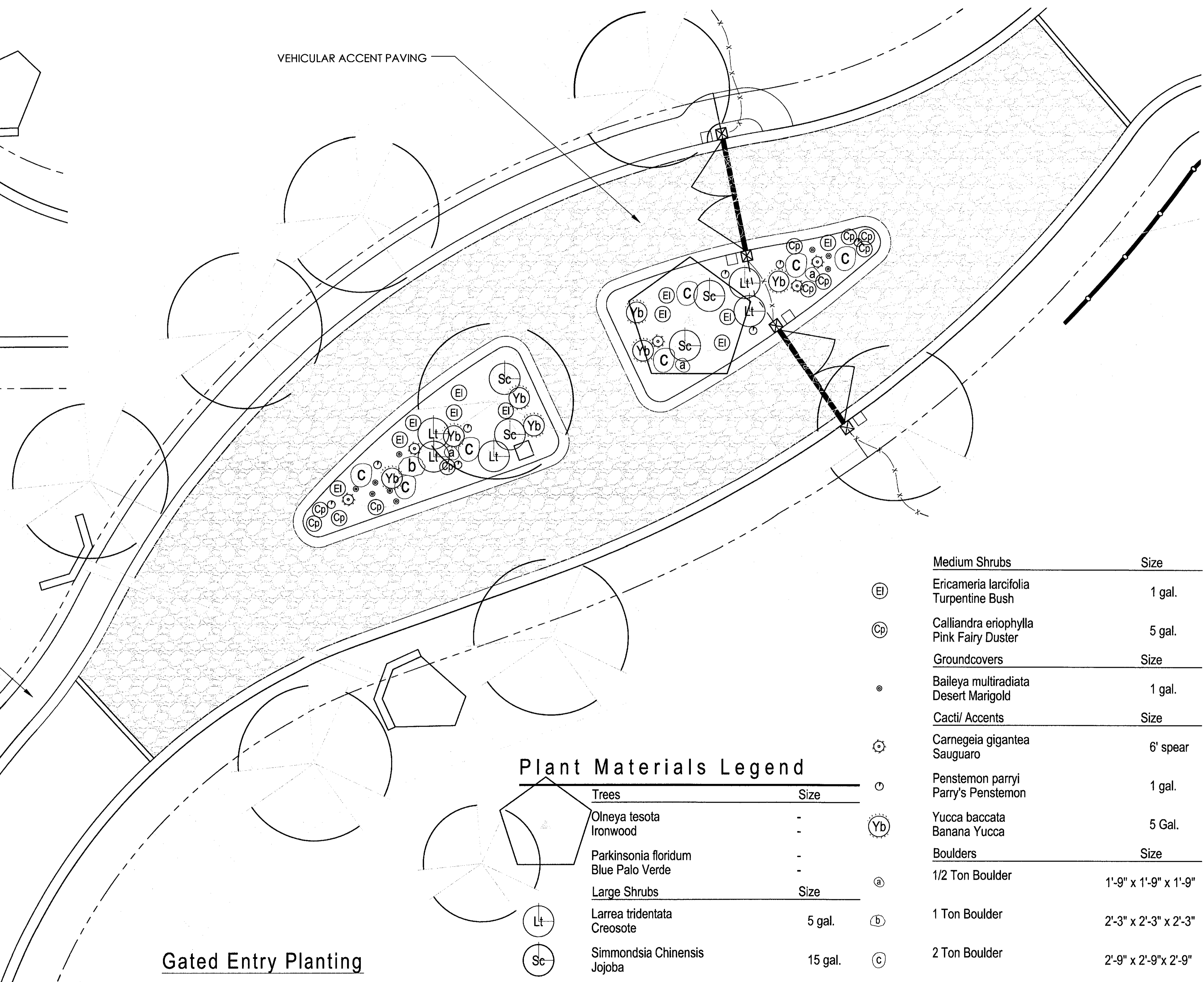


**Typical Island Planting**

NOTE:  
 1. CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 5-3.1100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.

VEHICULAR ACCENT PAVING

6' S/W



**Gated Entry Planting**

**Plant Materials Legend**

Trees	Size
Olneya tesota Ironwood	-
Parkinsonia floridum Blue Palo Verde	-
Large Shrubs	Size
Larrea tridentata Creosote	5 gal.
Simmondsia Chinensis Jojoba	15 gal.

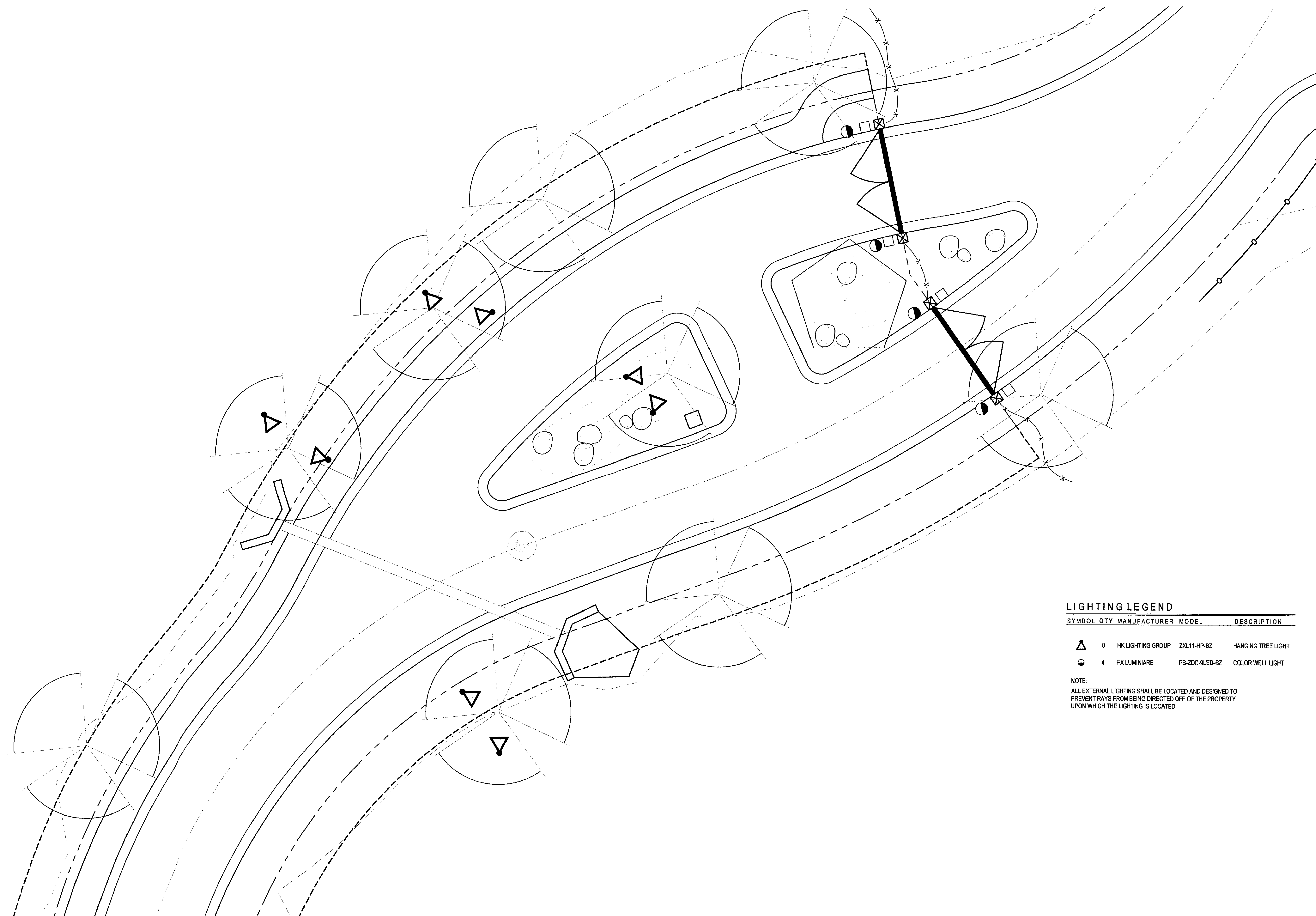
Medium Shrubs	Size
Ei Ericameria larcifolia Turpentine Bush	1 gal.
Cp Calliandra eriophylla Pink Fairy Duster	5 gal.
Groundcovers	Size
• Baileya multiradiata Desert Marigold	1 gal.
Cacti/ Accents	Size
⊕ Carnegeia gigantea Saguaro	6' spear
○ Penstemon parryi Parry's Penstemon	1 gal.
⊙ Yucca baccata Banana Yucca	5 Gal.
Boulders	Size
ⓐ 1/2 Ton Boulder	1'-9" x 1'-9" x 1'-9"
ⓑ 1 Ton Boulder	2'-3" x 2'-3" x 2'-3"
ⓒ 2 Ton Boulder	2'-9" x 2'-9" x 2'-9"

**STORYROCK**

**Planting Areas**

scale 1"=10'-0"  
 date: 9.12.17

**andersonbaron**  
 plan · design · achieve  
 50 n. mcclintock drive, ste 1  
 chandler, arizona 85226  
 ph. 480.699.7956 f.480.699.7986



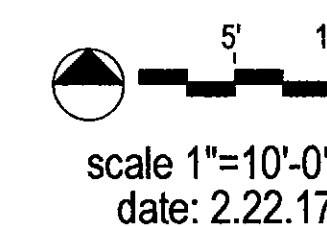
**LIGHTING LEGEND**

SYMBOL	QTY	MANUFACTURER	MODEL	DESCRIPTION
△	8	HK LIGHTING GROUP	ZXL11-HP-BZ	HANGING TREE LIGHT
●	4	FX LUMINAIRE	PB-ZDC-9LED-BZ	COLOR WELL LIGHT

NOTE:  
 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO  
 PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY  
 UPON WHICH THE LIGHTING IS LOCATED.

# STORYROCK

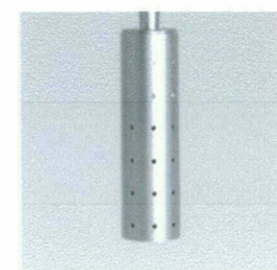
Lighting Plan



andersonbaron  
 plan · design · achieve  
 50 n. mcclintock drive, ste 1  
 chandler, arizona 85226  
 ph. 480.699.7956 f.480.699.7986

ZXL11-HP

Hanging ZXL11-H Series

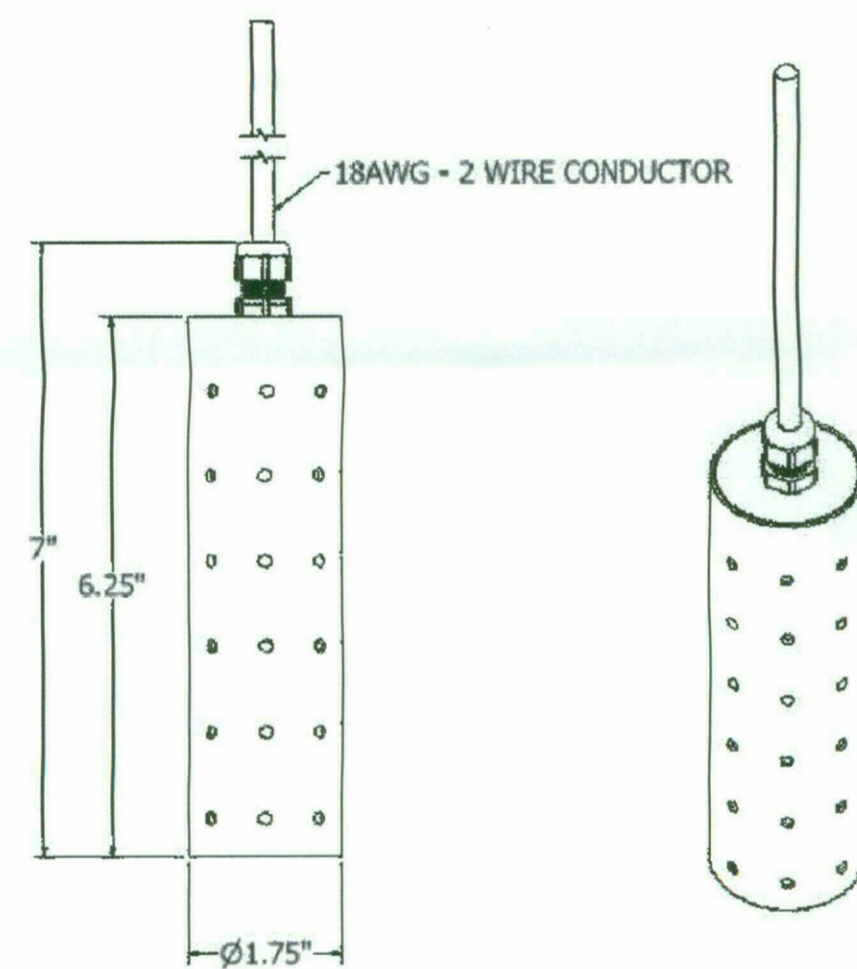


Characteristics

• Wet/Dry location rated.

Technical Data

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



PROJECT \_\_\_\_\_

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

Ordering Guide

<b>Series</b>	ZXL11-HP
<b>Voltage</b>	12V
<b>Wattage</b>	20W
<b>Lamp</b>	Halogen MR11
<b>Socket</b>	Bi-pin G4 GX5.3 GX6.35
<b>Finish</b>	BK (black) BZ (bronze) ABK (anodized black) ACL (anodized clear) CC (custom)

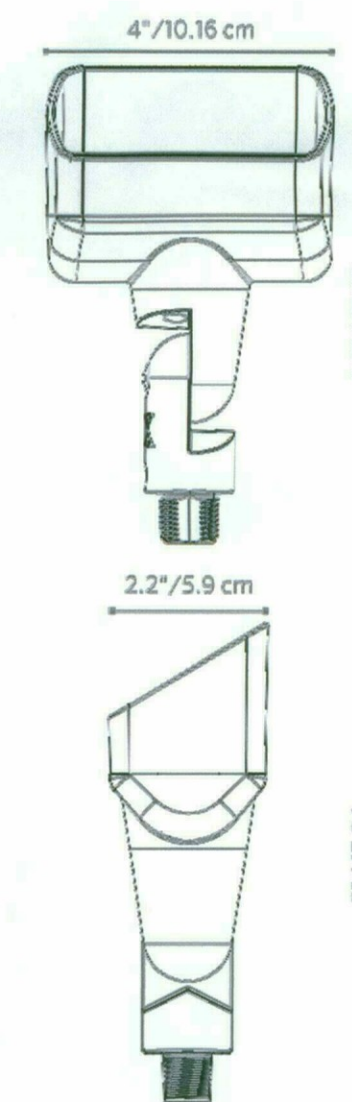


The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light

	1	3	ZDC
NUMBER OF LEDs:	1	3	ZDC
HALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V
VA TOTAL*:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	34	39	37
TOTAL LUMENS:	67	160	122
CRI (Ra):	83	82	83
CBCP (CENTER BEAM CANDLE POWER):	37	93	122
CCT			
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4500K	4500K	N/A
BLUE FILTER	5200K	5200K	N/A

\* (Use this number to size the transformer)



LANDSCAPE LIGHTING

A Hunter Industries Company

3/18

Learn more Visit: [fxl.com](http://fxl.com) | 760.744.5240

Accent Lights

ORDERING INFORMATION

INTEGRATED LED



PB: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	PB
2	LUXOR OPTION	ZD, ZDC† (Color)
3	LAMP	1LED, 3LED, _____†
4	FINISH	AB*, AT*, NP*, BS, WG, FW, AL, BZ, DG, WI, SB, FB

EXAMPLE: PB-ZD-3LED-AT = PB - ZD Option - 3LED Board - Antique Tumbled Finish  
† Fixtures specified with ZDC Technology™ are available only in one circuit board configuration. Do not specify a number of LEDs when ordering.

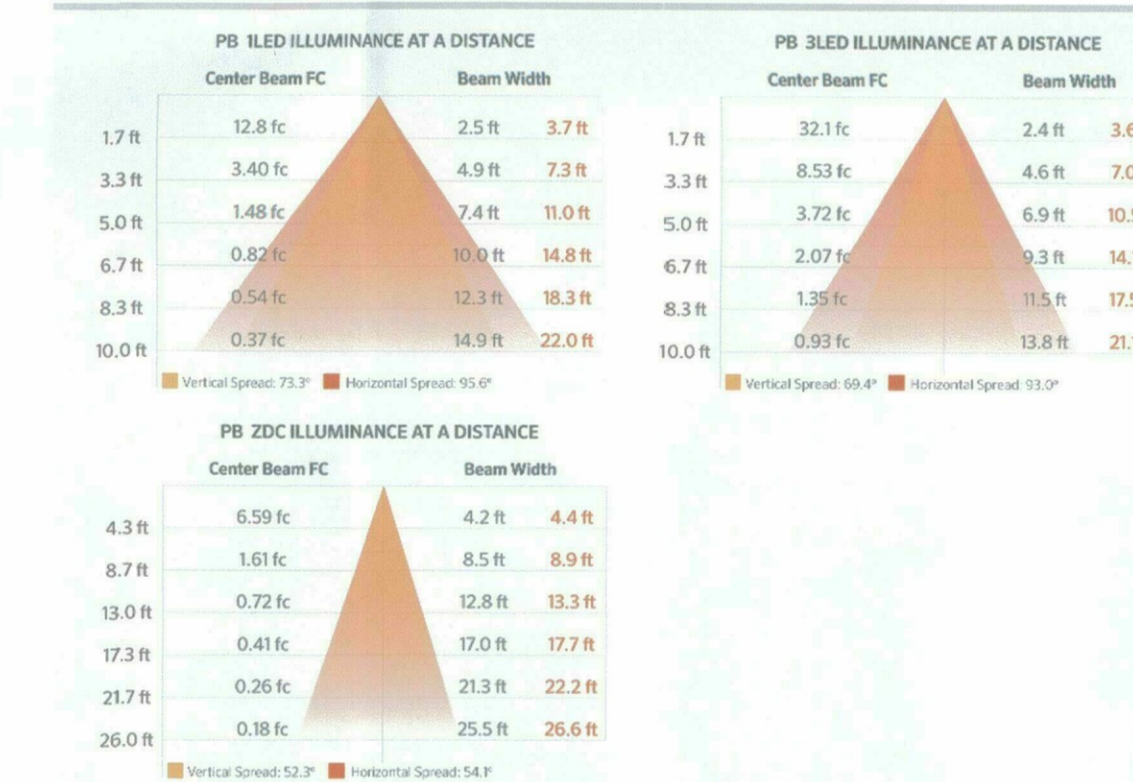
FIELD INSTALLED OPTIONS: Order Individually

Mounting Options

Super Slot Spike (753900) 2" x 8"	Wall Plate: 1-gang (WP-1G-050-XX**) 3.4" x 5.1"
Long Slot Spike (250015840000) 2.5" x 10"	Wall Plate: Round (WP-RD-050-XX**) 5" Diam.
Super J-Box (SJ-XX**) 2.5" x 11"	Coupling: Straight (COUP-XX**) 1.3" x 2.0"
Post Mount (PM-XX**) 2.5" x 13"	Coupling: 90-deg (ELBW-050-XX**) 1.3" x 2.0"
Mini J-Box (MJ-050-XX**) 3.5" x 1.3"	Coupling: T-mount (TMNT-050-XX**) 3.0" x 2.2"
TreeBox (TB-XX**) 5.4" x 1.9"	Riser (AL): Male Thread (YY-R-XX**) 0.8" Diam., 1/2 NPSM
Gutter Mount (GM-SS) 4.0" x 4.0"	Riser (CU): Male/Female Threaded (YY-R-GT-XX**) 1.0" Diam., 1/2 NPSM

EXAMPLE: SJ-BS - Super J-Box - Natural Brass Finish

PHOTOMETRICS:



METALS

AB = Antique Bronze* (On Brass)
AT = Antique Tumbled* (On Brass)
NP = Nickel Plate*
BS = Natural Brass
WG = White Gloss
FW = Flat White
AL = Almond
BZ = Bronze Metallic
DG = Desert Granite
WI = Weathered Iron
SB = Sedona Brown
FB = Flat Black

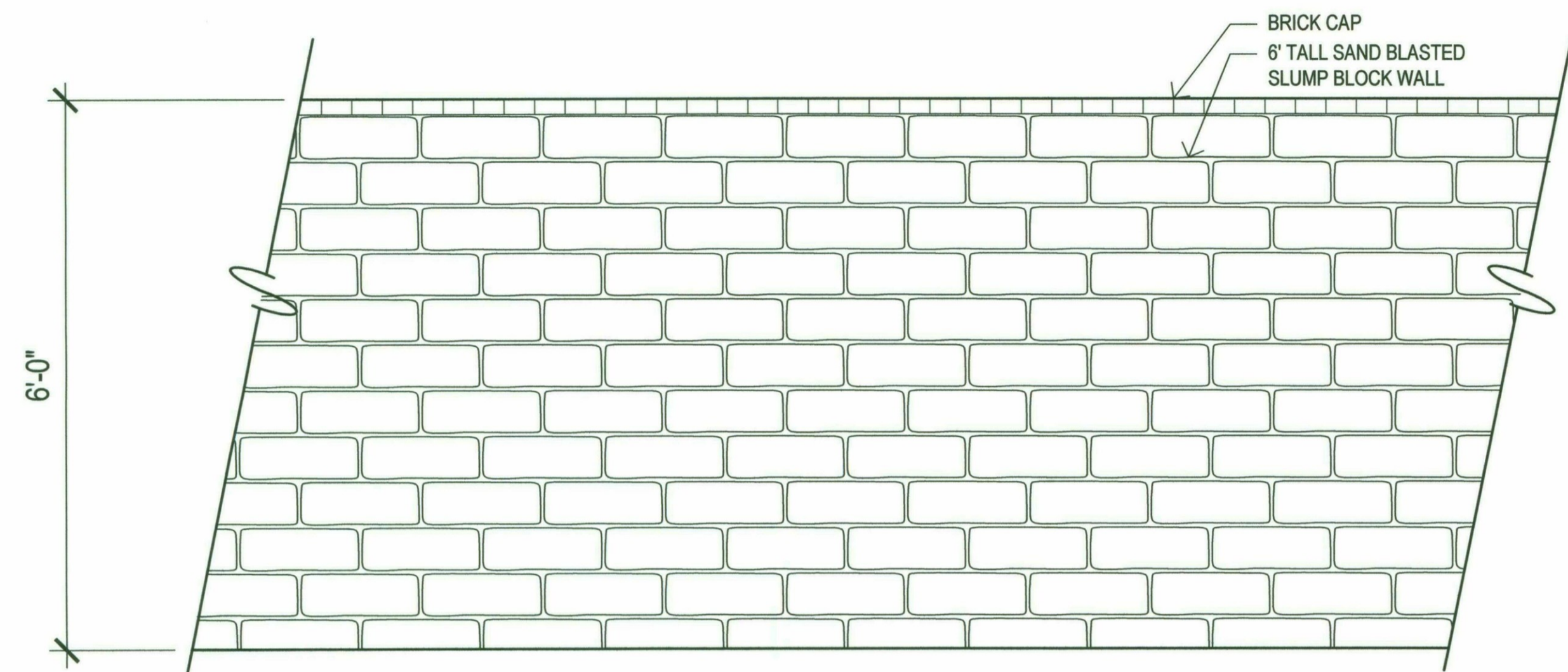
The PB includes choice of LED board, choice of finish, 4 ft lead wire and a Long Slot Spike.

All PB up lights come standard with amber, green, blue and frosted filters

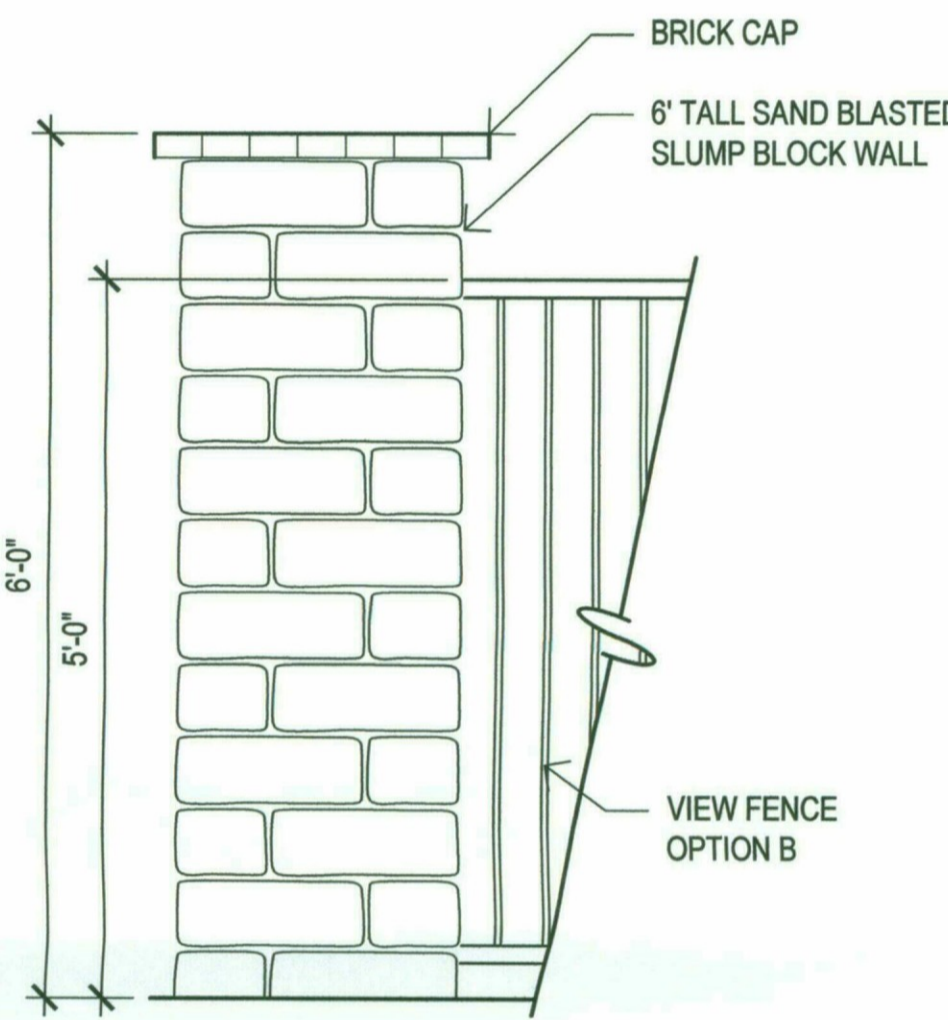
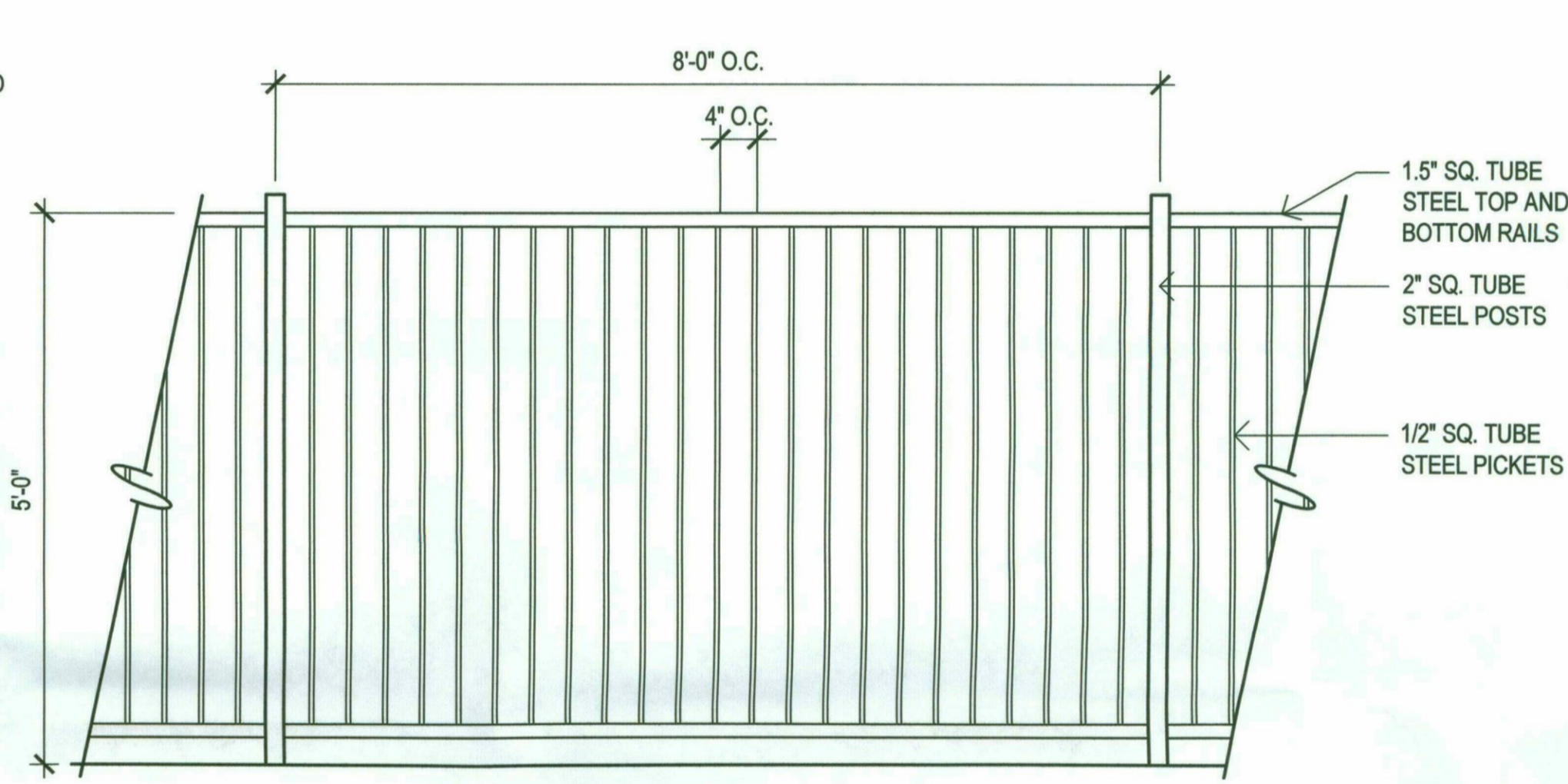
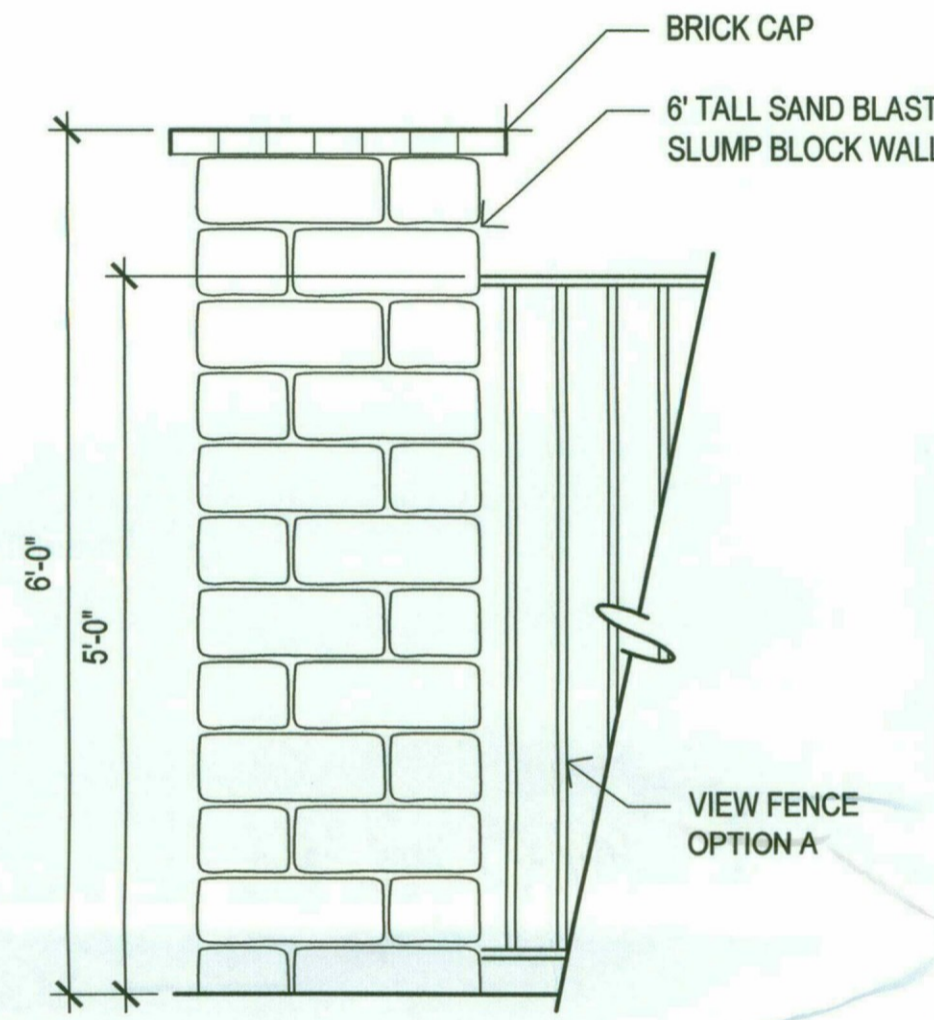
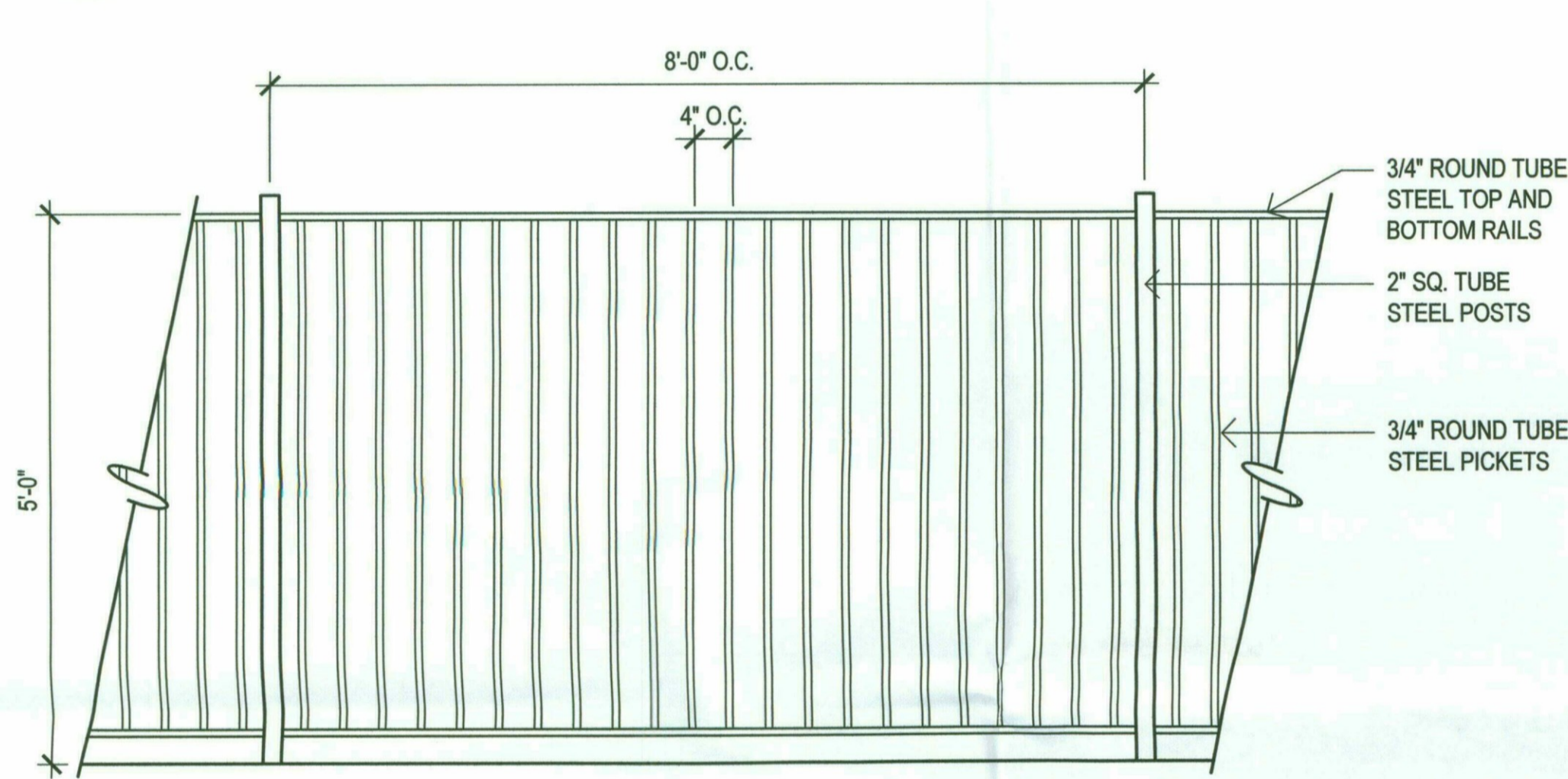
\* May require longer lead time  
\*\* Denotes finish option



Beam angle is calculated using LM-79 method for SSI Luminaire:  
\*Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.



**1 Slump Block Theme Wall**  
SCALE: 3/4"=1'-0"

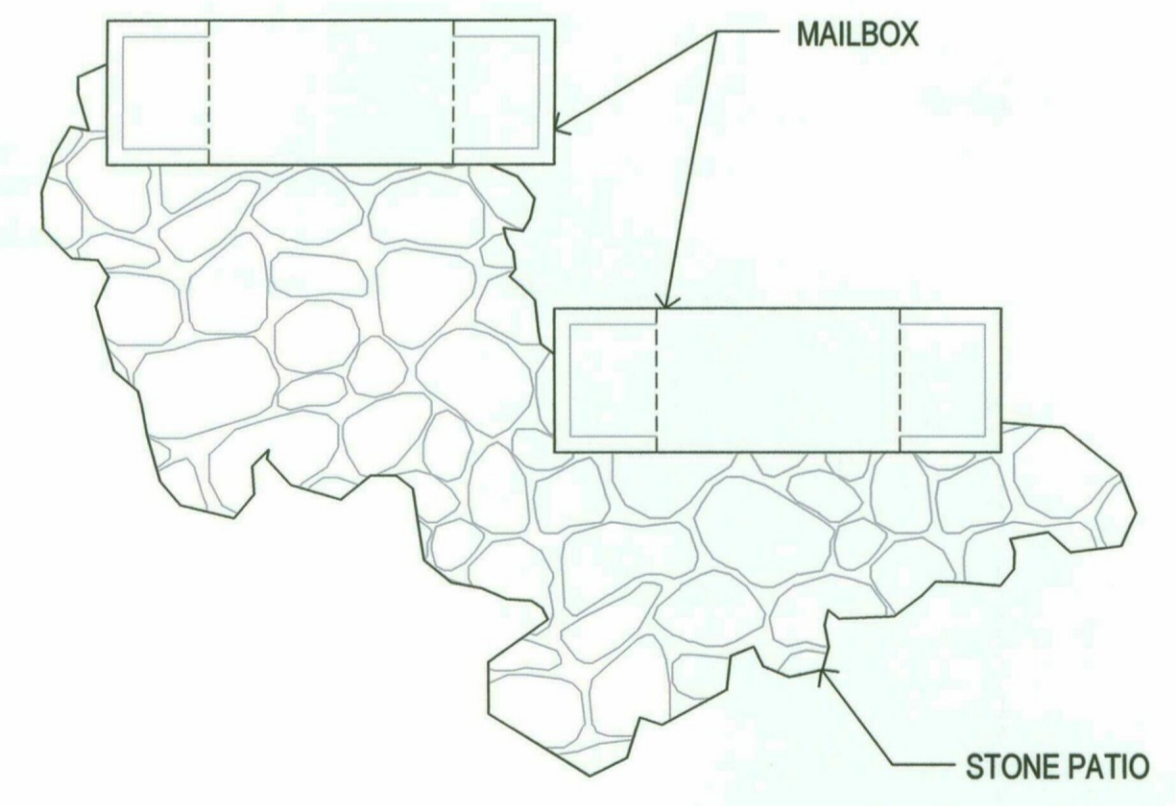
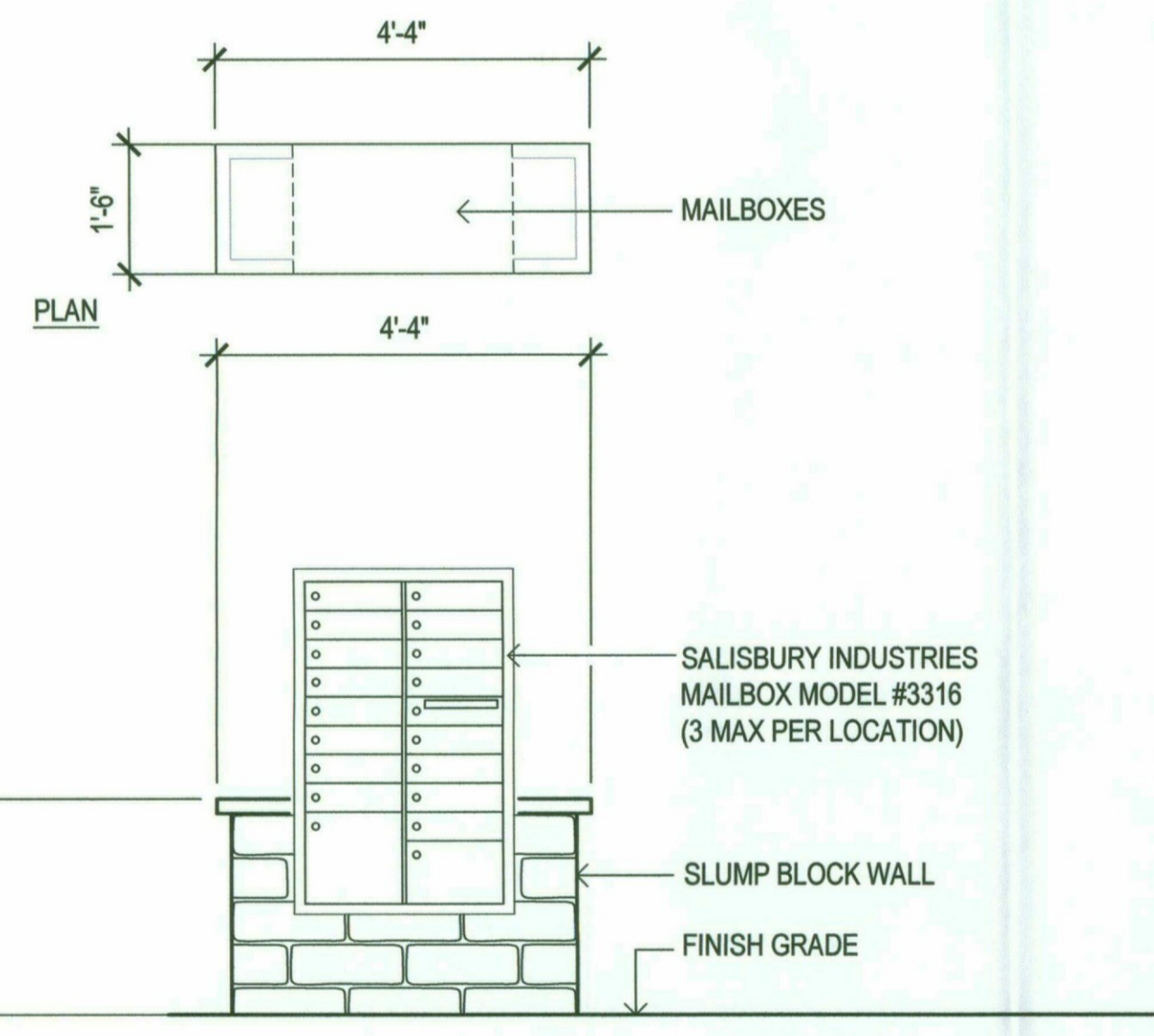


**2 View Fence Option A**  
SCALE: 3/4"=1'-0"

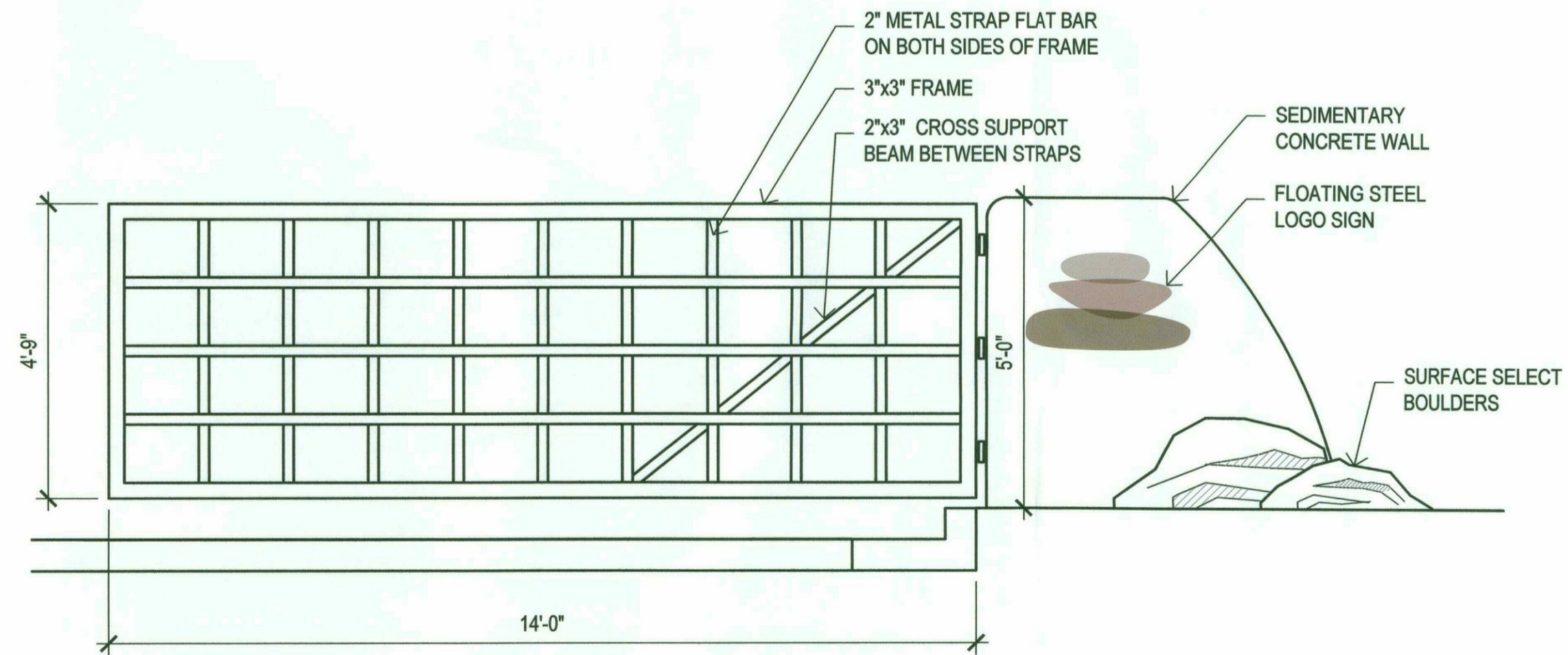
**3 Column/Fence Option A**  
SCALE: 3/4"=1'-0"

**4 View Fence Option B**  
SCALE: 3/4"=1'-0"

**5 Column/Fence Option B**  
SCALE: 3/4"=1'-0"



**6 Mailbox**  
SCALE: 1/2"=1'-0"



**7 Vehicular Gate**  
SCALE: 1/2"=1'-0"