

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 3, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Storyrock Phase 3A Expansion 5-PP-2016#14	Request for reapproval and expansion of the Preliminary Plat for Storyrock Phase 3A (previously approved under case 5-PP-2016#5) for an 81-lot residential subdivision with amended development standards on a +/- 100-acre site.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Conformance with associated zoning cases 13-ZN-2014 and 4-ZN-2021
- Conformance with previous preliminary plat approval under case 5-PP-2016#5
- Previous plat approval was for 78 lots, new 5-acre expansion piece allows for 3 additional lots, totaling to 81 lots
- 100-foot-wide Scenic Corridor Easement along North 128th Street
- Average 50-foot-wide Scenic Corridor Easement along East Alameda Road
- 5-acre expansion piece provides better circulation for the area
- Significant preservation of washes in NAOS and common area tracts for protection
- No community input received as of the date of this report

BACKGROUND

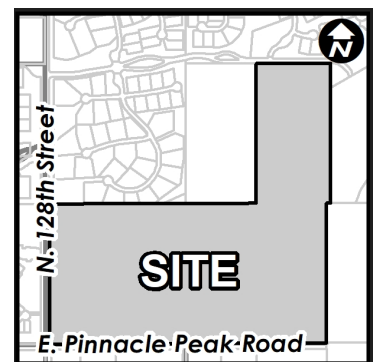
Location: Northeast of the intersection of North 128th Street and the East Pinnacle Peak Road alignment

Zoning: R1-18 PCD ESL, R1-35 PCD ESL, R1-43 PCD ESL (under 13-ZN-2014) and R1-43 PRD ESL (under 4-ZN-2021)

Adjacent Uses and Zoning:

North Storyrock Phase 2B, zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-18 PCD ESL, R1-35 PCD ESL and R1-43 PCD ESL)

South McDowell Sonoran Preserve, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL)



East McDowell Sonoran Preserve, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and Storyrock Phase 3B, zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-43 PCD ESL)

West Vacant land, zoned Resort/Townhouse Residential Environmentally Sensitive Lands (R-4R ESL)

Property Owner

CAV-RANCH LLC

Applicant

Zach Hill, Kimley Horn

480-207-2666

Engineer

Kimley Horn

DEVELOPMENT PROPOSAL

The applicant’s request is for approval of a preliminary plat for an 81-lot, single-family residential subdivision. This request essentially combines a previously approved, but expired, preliminary plat for Storyrock Phase 3A (under case 5-PP-2016#5) for 78 lots with a 5-acre expansion piece for 3 additional lots, totaling to 81 lots. The proposed 5-acre expansion to the north allows for elevated street circulation by connecting the subdivision to E. Alameda Road, instead of having dead-end cul-de-sacs, like shown in the previous approval. Vehicular access to the subdivision is provided by gated entries along N. 128th Street and E. Alameda Road with internal private street tracts.

As seen with the past approval, several large washes over 50 cubic feet per second (CFS) traverse through the site from the southwest to the northeast. The wash alignments and corridors are preserved with reasonable modifications for street culverts and building pad protection (reviewed and approved by the Zoning Administrator under case 11-WM-2016#2). These large washes are protected through a combination of NAOS (Natural Area Open Space) and drainage easements dedications and location within common area tracts.

Amended Development Standards

To encourage sensitivity to site conditions and provide flexibility in site planning, development standards may be amended by the Development Review Board as permissible under Sec. 6.1083 of the Environmentally Sensitive Lands (ESL) zoning overlay. Upon finding that amending the development standards achieves the purposes of the Environmentally Sensitive Lands ordinance better than the existing development standards, the DRB may grant amendments up to 25% of the standard required dimension for elements such as minimum lot area, minimum lot width, and building setbacks.

In alignment with the previous plat approval and surrounding Storyrock subdivisions, the applicant is requesting amending the development standards for lot area, lot width and setbacks for the PCD ESL zoning districts. Several significant washes traverse this property. Staff finds that the proposed amendments and configuration of the lots achieve the purpose of the ESL Ordinance. The proposed amendments are supported by this application providing 59.47 acres of NAOS (over half of the site (almost 60%) as NAOS).

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4. For the applicant’s complete narrative, please see Attachment #3.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Storyrock Phase 3A Expansion Preliminary Plat development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Katie Posler
Senior Planner
480-312-2703 kposler@ScottsdaleAZ.gov

APPROVED BY



Katie Posler, Senior Planner, Report Author

10/20/22

Date



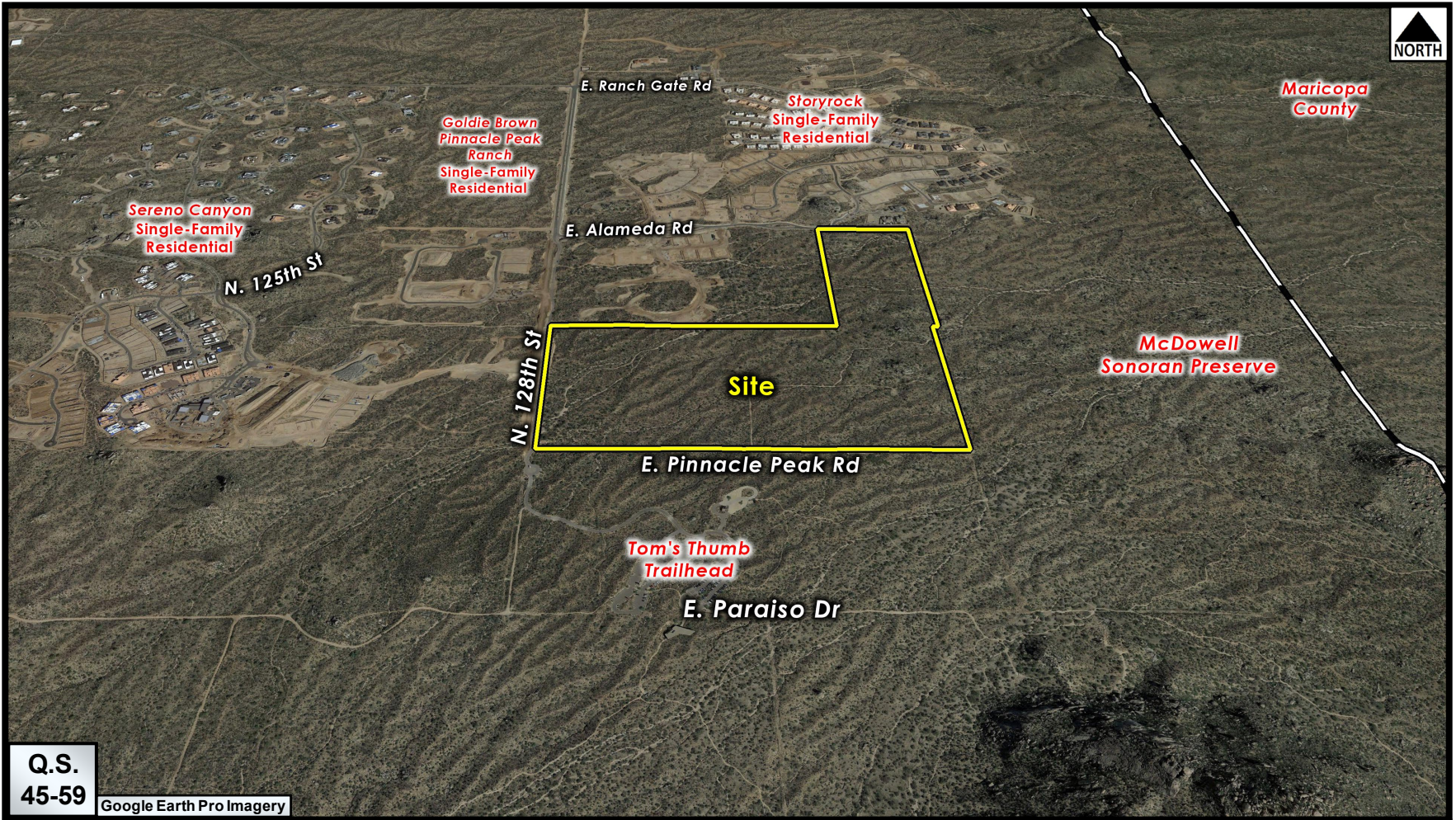
Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

10/27/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant’s Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Conceptual Site Plan
8. Preliminary Plat and Grading Plan
9. NAOS Plan
10. Landscape Plans
11. Amended Standards
12. Zoning Map
13. Notification Map



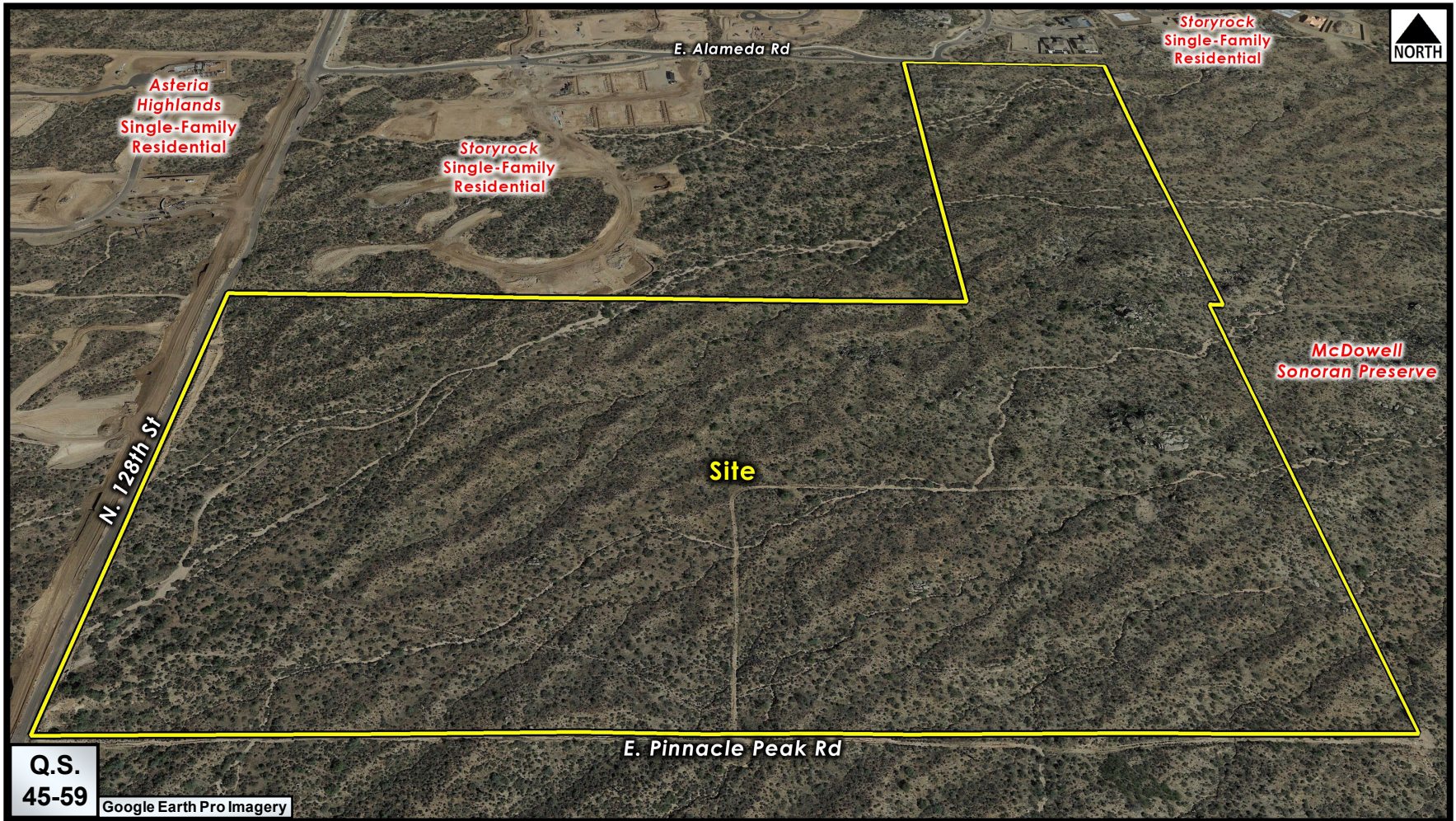
Q.S.
45-59

Google Earth Pro Imagery

Context Aerial

5-PP-2016#14

ATTACHMENT #1



Close-up Aerial

5-PP-2016#14



STORYROCK

PHASE 3A PROJECT NARRATIVE

5-PP-2016#14

(PREVIOUS APPROVAL - 5-PP-2016#5)

1ST SUBMITTAL: DECEMBER 2021

2ND SUBMITTAL: MAY 2022

3RD SUBMITTAL: JULY 2022

4TH SUBMITTAL: SEPTEMBER 2022

PREPARED BY:

Kimley»Horn

PLANNER: KEITH NICHTER

ENGINEER: ZACHARY HILL

1001 WEST SOUTHERN AVE, STE. 131

MESA, ARIZONA 85210

ATTACHMENT #3

INTRODUCTION

STORYROCK PHASE 3A is part of the proposed 443 lot STORYROCK master planned community located in north Scottsdale, just 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.

The previously approved Preliminary Plat for phase 3A is being resubmitted for approval with the addition of the +/- 5-acre parcel, to be rezoned (4-ZN-2021) R1-43 PRD ESL, located just north of the previously approved Phase 3A. The addition of this parcel will allow for a second access point on Alameda Road for the Phase 3A community creating an overall more complete and thoughtfully designed community.

STORYROCK PHASE 3A will be an upscale neighborhood consisting of 81 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 +/-101-acre STORYROCK PHASE 3A community in context with the Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Design Principles.

LOCATION

The +/-101-acre PHASE 3A site is located in the southernmost portion of the STORYROCK master planned community adjacent to the McDowell Sonoran Preserve at the northeast corner of 128th Street & and the Pinnacle Peak alignment in north Scottsdale. Fourteen parcels (APN's: 217-01-752, 217-01-005C, D, E, F, H, J, K, L, M, N, 217-01-009G, N, M) make up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

- North – Vacant Private Land & Proposed STORYROCK – Phase 1C & 2 Communities
- East – Vacant McDowell Sonoran Preserve, Private Land & Proposed STORYROCK – Phase 3B Community
- South – Vacant McDowell Sonoran Preserve
- West – Sereno Canyon Residential Community

EXISTING CONDITIONS

Washes/drainage

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

Boulders

The STORYROCK PHASE 3A site includes a variety of natural boulder groupings scattered throughout the property. Development envelopes have been strategically placed to preserve these features while allowing future residents the ability to enjoy them. While not all of these features meet the “Boulder Feature” or “Boulder Cluster” criteria, as defined in the Zoning Ordinance, the majority of these boulders will be preserved. In the few cases where small boulders are located within a development envelope, they will be encouraged to be preserved and/or used in the common community landscaping.

REQUESTS

This Preliminary Plat was previously approved by the Development Review Board on November 16, 2017 and the approval has since expired. This request for expansion and reapproval is the next step in the development process following the previously 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). This preliminary plat application also includes a request for amended development standards, subject to Staff and Development Review Board approval, in accordance with Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and preserving natural environmental features and providing 50% of overall STORYROCK Master Plan Area as open space.

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

DEVELOPMENT PLAN

Theme

Although the STORYROCK PHASE 3A neighborhood contains a variety of comparable zoning districts (R1-18, R1-35, R1-43 & R1-43 PRD), 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 3A 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 3A includes the previously approved 78 lots plus the 3 lots from the 5-acre expansion. Overall, the 81-lot site plan includes lot placement and 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 site has two points of access off of 128th Street and Alameda Road which can be accessed through private vehicular gates. 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.

ORIGINAL STORYROCK TOTAL NAOS NUMBERS				
	GROSS ACRES	NAOS PROVIDED	% NAOS	% NAOS IN TRACTS
PHASE 1A	94.28 ACRES	48.01 ACRES	52%	44%
PHASE 1B	81.88 ACRES	39.75 ACRES	48%	75%
PHASE 1C	79.26 ACRES	34.18 ACRES	44%	89%
PHASE 2 A&B	80.19 ACRES	35.76 ACRES	47%	59%
PHASE 3A	96.10 ACRES	52.17 ACRES	54%	27%
PHASE 3B	30.02 ACRES	19.75 ACRES	66%	15%
TOTAL	461.73 ACRES	229.6 ACRES	50%	52%

Open Space

The plan will maintain the previously required 52.17 acres (54%) of Natural Area Open Space (NAOS), contributing to 50% of the overall STORYROCK Master Plan Area being open space. In addition, the plan will incorporate the minimum 2.75 acres of NAOS associated with Alameda 5 (4-ZN-2021) for a total minimum to be provided of 54.92 acres. Although, since Phase 3 is the final phase of the Storyrock community there is the

potential to make up for NAOS shortages in previous phases, which will be tracked in the overall master NAOS allotment summary. 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.

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.

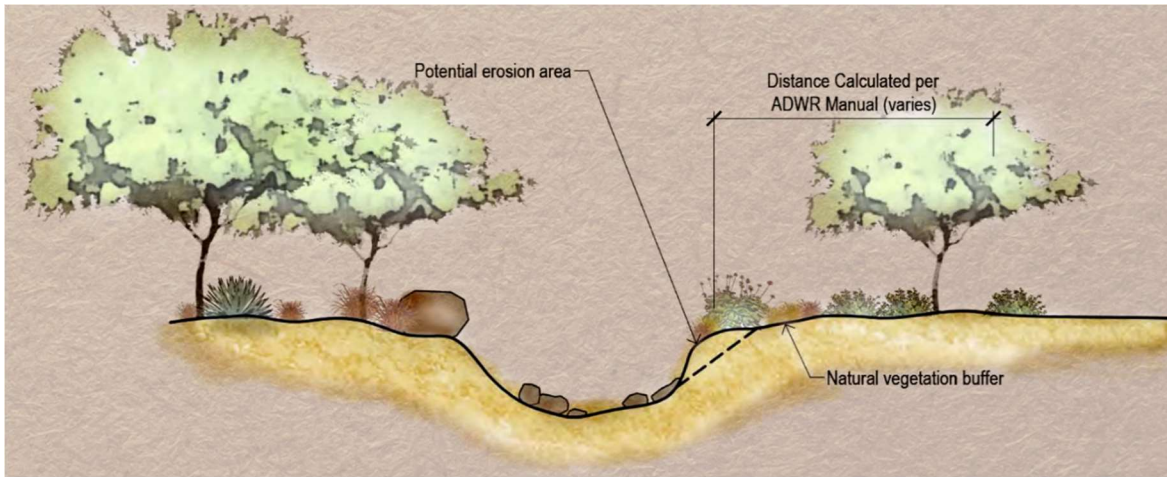


Figure 2 – Development Setback

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.

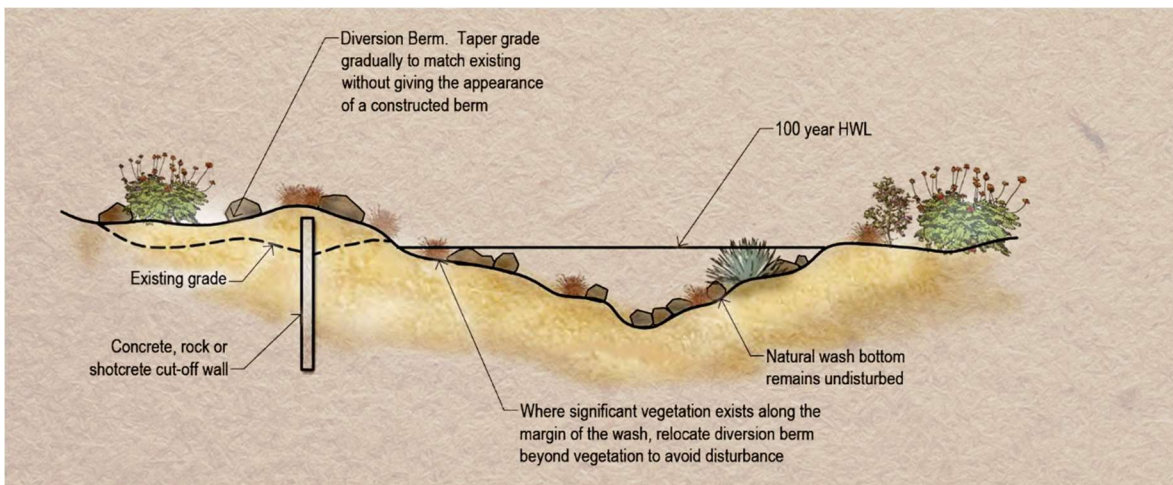


Figure 3 – Erosion Protection

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.

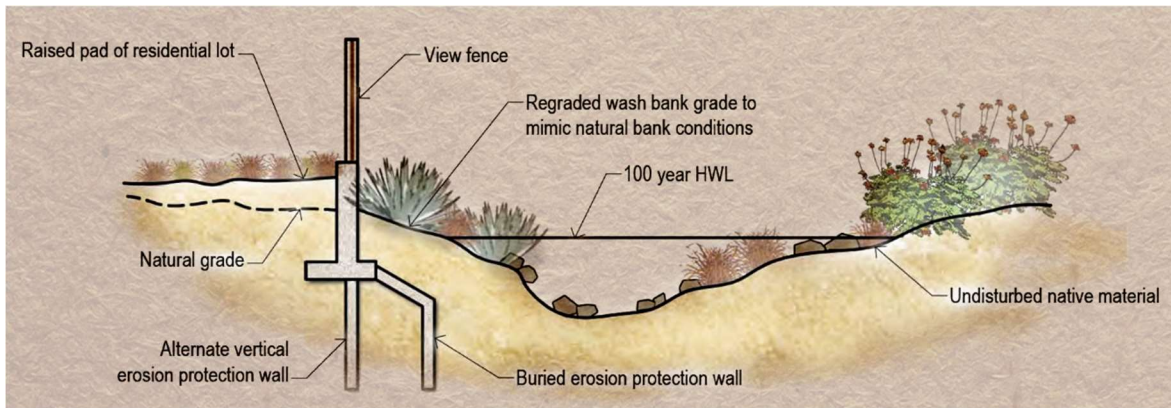


Figure 4 – Erosion Protection Wall

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 and the surrounding area.

The City of Scottsdale General Plan Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. With 81 proposed large single-family lots, at a density of 0.79 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

In 1994 there was a comprehensive review of the General Plan called CityShape 2020 which was an extensive educational and community outreach process responsible for creating the basis for planning in Scottsdale today. Alameda 5 acknowledges and supports the six "guiding principles" of CityShape 2020 listed below and recognizes their importance in Scottsdale development.

SCOTTSDALE SIX GUIDING PRINCIPLES

STORYROCK PHASE 3A 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 3A 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 south and east of the proposed development, provides dedicated outdoor open space throughout the area and is supported and continued through STORYROCK PHASE 3A. Incorporating generous buffers, preservation of existing desert landscaping, and contributing to 50% open space within the STORYROCK Master Plan Area are a few ways STORYROCK PHASE 3A can continue the commitment Scottsdale has made to open space.

2) Enhance Neighborhoods

STORYROCK PHASE 3A 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 3A'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 3A 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 3A 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 3A 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.

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 3A 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 3A development envelopes. NAOS has been strategically

incorporated throughout the community with over 50% of the STORYROCK Master Plan Area dedicated as open space.

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

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

SCOTTSDALE DESIGN PRINCIPLES

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

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

Architecture will be encouraged to blend within the natural setting. This will allow the Sonoran Desert character to be showcased. STORYROCK PHASE 3A 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 3A 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 3A 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 3A 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 3A 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 3A 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 3A 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.

ENVIRONMENTAL 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 3A. Maintaining unrestricted views and caring for existing habitats and vegetation is a priority to keep the community atmosphere relevant.

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

Developing under the current zoning and contributing to over 50% open space within the STORYROCK Master Plan Area will allow STORYROCK PHASE 3A 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 3A 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 3A 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 3A 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 3A 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 3A 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 3A'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 3A 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 reapproval of this Preliminary Plat application along with the expansion as it promotes a development approach that is sensitive to the environment and is consistent with the General Plan, Dynamite Foothills Character Plan, and the existing zoning.

APPENDIX A

DEVELOPMENT REVIEW BOARD CRITERIA

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

Response – The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhood and Natural Open Space as well as the overall Dynamite Character Area Plan. These designations consist of open areas with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 81-lot community respects the development and design standards by maintaining a low-density of +/-0.79 du/ac and incorporating the natural open space around restricted building envelopes. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

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

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

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

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

Response - STORYROCK PHASE 3A will include the use of three potential architectural styles (Desert School, Desert Spanish and Desert Ranch) allowing the proposed upscale homes a sense of variety while integrating the community into the North Scottsdale area and its unique natural desert setting.

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

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

to address the areas unique climate factors and Sonoran Desert environment.

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

Response – In order to promote vehicular and pedestrian safety, STORYROCK PHASE 3A will, in addition to providing new on-site streets and pedestrian corridors, improve the adjacent 128th St. corridor, including new pedestrian access, as well as certain agreed upon off-site improvements (per 13-ZN-2014).

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response – Mechanical equipment, appurtenances and utilities will be screened in design with the communities' architectural theme. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds that the proposed subdivision layout and amended standards request adheres to the previously approved plat for the site under case 5-PP-2016#5, zoning cases 13-ZN-2014 and 4-ZN-2021, and General Plan 2035.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds that the preliminary plat was designed in alignment with the ESL Overlay by protecting natural watercourses on site and dedicating 59 acres of Natural Area Open Space.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds that vehicular access to the subdivision is provided by gated entries along N. 128th Street and E. Alameda Road with internal private street tracts. The proposed 5-acre expansion piece in the northeast corner provides a huge improvement to circulation by connecting the subdivision to E. Alameda Road, instead of having dead end cul-de-sacs, as seen in the previous plat approval.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *This criterion is not applicable.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

- *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1983 via Ordinance No. 1611 and zoned to the R1-130, Single-family Residential, zoning designation. Then in 1991, the ESL, Environmentally Sensitive Lands, Overlay was applied.

In 2014, under case 13-ZN-2014, +/- 462 acres (including the subject site) was rezoned as a part of the Cavalliere Ranch, now commonly referred to as Storyrock, zoning case to R1-18 PCD ESL, R1-35 PCD ESL, R1-43 PCD ESL, and R1-70 PCD ESL, Single-family Residential Planned Community District Environmentally Sensitive Lands.

The additional 5-acre piece that is a part of this plat application was not a part of the original zoning case because it was not under the same ownership at that time. The 5-acre piece was rezoned to R1-43 PRD ESL, Single-family Planned Residential Development Environmentally Sensitive Lands, under case 4-ZN-2021, [approved by City Council](#) on October 18, 2022. Throughout the public hearing process for case 4-ZN-2021, the applicant reduced the lot number from 4 lots to 3 lots and restricted construction access, at the request of City Council.

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 has not received comments on this request at the time of this report.

Context

The property is located on the east side of North 128th Street, north of East Pinnacle Peak Road alignment. The site is surrounded by other phases of the Storyrock Master Plan development. Please refer to context graphics attached.

Project Data

- Existing Use: Vacant land
- Proposed Use: Single-family residential subdivision
- Parcel Size: 100.05 acres (net)
- Building Height Allowed: 24 feet measured from natural grade
- Natural Area Open Space Required: 59.27 acres
- Natural Area Open Space Provided: 59.47 acres
- Number of Lots Allowed: 81 lots (78 lots from 13-ZN-2014 and 3 lots from 4-ZN-2021)
- Number of Lots Proposed: 81 lots

**Stipulations for the
Development Review Board Application:
Storyrock Phase 3A Expansion
Case Number: 5-PP-2016#14**

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 (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Kimley Horn, with a city staff date of 10/20/22.
 - b. The Amended Development Standards submitted by Kimley Horn, with a city staff date of 10/20/22.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Kimley Horn, with a city staff date of 10/20/22.
 - d. Case Drainage Report for Storyrock Phase 3A Expansion; submitted by KHA.
 - e. Case Grading and Drainage Plan for Storyrock Phase 3A Expansion; submitted by KHA.
 - f. Water + wastewater System Basis of Design Reports submitted by Kimley Horn and accepted by Water Resources.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning cases were 13-ZN-2014 and 4-ZN-2021.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. On parcels 35,000 square feet or larger in size, individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to an NAOS easement within a separate tract as part of the subdivision. Prior to the issuance of any on-site wall permits, the developer shall demonstrate conformance with this requirement.

DRB Stipulations

2. With the final plat, the owner shall dedicate a minimum 59.27 acres of Natural Area Open Space (NAOS) area for the development project.
3. Property owner will need to release and rededicate affected easements along the N. 128th Street boundary due to shift in entry location to the north.
4. The final plat and final improvement plans shall identify the ownership, use and maintenance responsibilities of any land not used for residential lots.
5. The homeowners association shall be responsible for the maintenance of the stormwater basins, drainage structures and tracts. The developer shall note this requirement on the final plat.

STREET DEDICATIONS:

Ordinance

- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
 - i. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum forty (40) foot wide dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

EASEMENT DEDICATIONS:

Ordinance

- E. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.
- F. WATER AND SEWER FACILITIES EASEMENT. Prior to subdivision final plat recordation, the property owner shall cause to have dedicated a Water and Sewer Facilities Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee for public water or sewer infrastructure outside public right-of-way, including those proposed outside project boundaries.
- G. EMERGENCY AND SERVICES ACCESS EASEMENT. Prior to subdivision final plat recordation, the property owner shall cause to have dedicated an Emergency and Services Access Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee, for an eastern E. Alameda Road temporary cul-de-sac termination.
- H. SCENIC CORRIDOR EASEMENTS. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall dedicate a 100-foot-wide Scenic Corridor Easement along N. 128th Street and an average 50-foot-wide Scenic Corridor Easement along E. Alameda Road. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- I. PRIVATE EASEMENTS. Easement necessary to accommodate private improvement such as grinder pump force mains, may cross but may not run parallel within public easements or street tracts.

DRB Stipulations

6. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

7. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.
8. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence.
9. All entry monuments, gates, etc shall use a neutral color scheme.

NATURAL AREA OPEN SPACE (NAOS):

Ordinance

- J. Revegetated NAOS sf shall not exceed 30% of the required NAOS sf.

DRB Stipulations

10. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.
11. Public utility, water, and sewer easements shall be considered NAOS reveg and revegetated on submitted landscape plans.
12. The final plat shall exclude drainage facilities, such as headwalls, culverts, and pipes, from the NAOS dedication.

LANDSCAPE DESIGN:

Ordinance

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

DRB Stipulations

13. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
14. Street frontages with disturbance, such as E. Alameda Road extension, shall be revegetated on the submitted landscape plans.

EXTERIOR LIGHTING DESIGN:

Ordinance

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

DRB Stipulations

- 15. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- N. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- O. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. E ALAMEDA ROAD.
 - a. Construct full-street improvements (curb, gutter, pavement, etc.) in accordance with the Local Residential - Rural/ESL cross-section as specified in the DSPM.
 - b. Grade southern shoulder such that sidewalk can be extended in the future and as required by future developments east of project boundaries.
 - ii. LOCAL INTERNAL STREET.
 - a. Construct full-street improvements (curb, gutter, pavement, etc.) in accordance with the Local Residential - Rural/ESL cross section figure of the DSPM.
 - b. Construct six-foot sidewalk from E Alameda Road south to first wash crossing and along southern shoulder of street.
 - c. City compliant cul-de-sac termination should incorporate of project development not be incorporated into Storyrock Phase 3A improvement plans and final plat.

- P. In accordance with the Storyrock Development / Cavalliere Ranch Development Agreement, Agreement Number 2018-005-COS and MCR 2018-0197219, prior to recordation of final plat, the owner shall make an Alma School Obligation in lieu of construction payment in an amount equal to \$1,700,000 minus the actual cost of construction of the 118th Street Widening, city plan check number 5653-17-80 and permit number C67302, provided that the payment for the Alma School Obligation will be a minimum of \$650,000.

DRB Stipulations

16. Prior to the issuance of a permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct ordinance and preliminary plat required infrastructure.
17. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
18. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherwin Williams (SW7055) Enduring Bronze (246-C7).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
20. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.

WATER AND WASTEWATER STIPULATIONS:

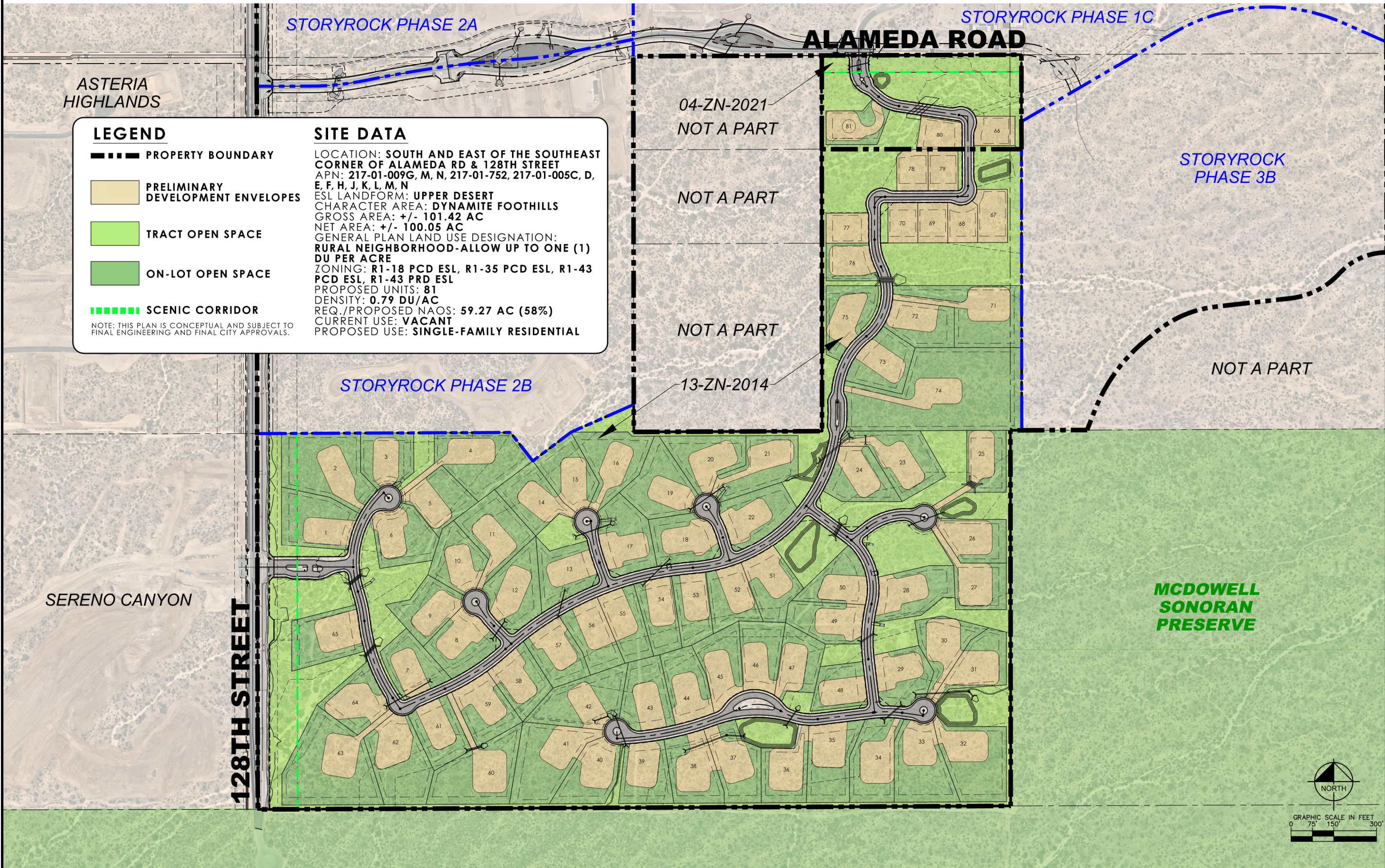
Ordinance

- Q. WATER LINE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct an eight (8) inch waterline in E Alameda Road circulation improvements, terminating with a fire hydrant.
- R. WASTEWATER LINE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct sewer system outfall through Storyrock 1C – Phase 1 subdivision boundaries, else a lift station will be required within project development boundaries with outfall to E Alameda Road.
- S. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
- T. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
- U. All water and wastewater infrastructure improvements shall be constructed in accordance with the City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

21. Prior to the issuance of a permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct ordinance and preliminary plat required infrastructure.
22. Before the of civil construction document submittal, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
23. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

K:\EAV_Civil\191988002 - Storyrock\CAUD\Phase 3\Preliminary Plat\PH-CONCEPTUAL SITE PLAN.dwg Sep 27, 2022 Keith Nichter
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, REUSE
 OF AND RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: KLS
 DRAWN BY: KLS
 CHECKED BY: ZJH
 DATE: SEPT 2022

STORYROCK - PHASE 3
 PRELIMINARY PLAT
 CONCEPTUAL SITE PLAN
 SCOTTSDALE, ARIZONA

PROJECT NO.
191988002
 DRAWING NAME
SITE PLAN
 CASE NO.:
01 OF 01

LEGEND

Table with 2 columns: Symbol and Description. Includes property lines, easements, water lines, lot lines, right-of-way, pavement edges, setbacks, monuments, fire hydrants, public access easements, right-of-way, curb, typical, highway, access, drainage, sewer, yard setbacks, front yard setbacks, cubic feet per second, pavement spot elevation, flow lines, existing grade, slope at finished grade, proposed lot numbers, cross section ID, 100-year inundation limits, scour/erosion protection, drainage swale, retaining wall, phase 1 grading limits, cut grading line, fill grading line, rear or side lot drainage indicator, and peak flows.



ENGINEER
KIMLEY-HORN & ASSOCIATES
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR
SURVEY INNOVATION GROUP, INC.
7301 E EVANS ROAD
SCOTTSDALE, ARIZONA 85260
TELEPHONE: 480-922-0780
CONTACT: JASON SEGNERI

OWNER/DEVELOPER
CAVALLIERE RANCH LLC.
14555 N SCOTTSDALE RD, SUITE 330
SCOTTSDALE, AZ. 85254
TELEPHONE: 480-368-5205
CONTACT: CHASE EMMERSON

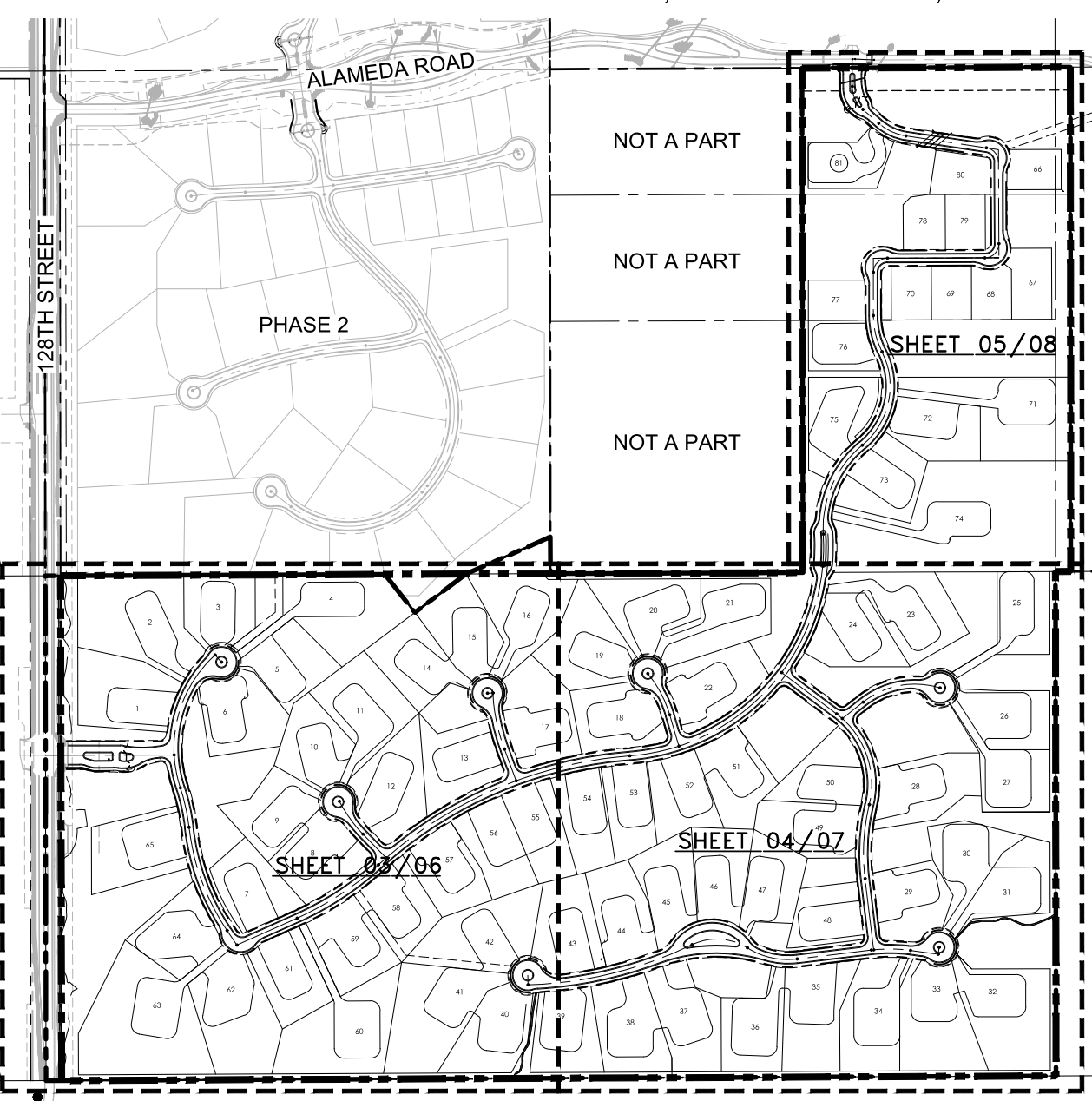
BENCHMARK
1" IRON PIPE AT THE NORTH 1/4
CORNER OF SECTION 11, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN.
GDAC POINT NAME: 43561-1
ELEVATION = 2716.331 (NAVD '88)

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

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

SITE DATA
GROSS AREA 101.42 AC±
NET AREA 100.05 AC±
TOTAL NUMBER OF LOTS 81
TYPICAL LOT SIZE CUSTOM
MIN. LOT AREA LOT WIDTH UNITS AREA (AC) DENSITY
R1-18 ESL, PCD 13,500 S.F. 90' 8 7.36 1.09 DU/AC
R1-35 ESL, PCD 26,250 S.F. 101.25' 18 20.23 0.89 DU/AC
R1-43 ESL, PCD 32,250 S.F. 112.5' 52 68.51 0.76 DU/AC
R1-43 ESL, PRD 13,500 S.F. 90' 3 5.31 0.56 DU/AC
PHASE 3 DENSITY 0.79 DU/AC

PRELIMINARY PLAT FOR STORYROCK PHASE 3 PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



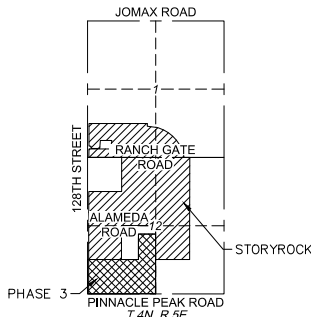
SHEET INDEX

Table with 2 columns: SHEET NO. and TITLE. Lists sheets 01 through 09 including cover sheet, legal description, preliminary plat plan, preliminary grading plan, and cross sections.

LOT QUANTITIES

Table with 3 columns: LOT NO., AREA (SQ FT), and ZONING. Lists 41 lots with their respective areas and zoning codes (R1-43 PCD, R1-35 PCD, R1-18 PCD).

Table with 3 columns: LOT NO., AREA (SQ FT), and ZONING. Lists 41 lots with their respective areas and zoning codes.



TRACT TABLE

Table with 4 columns: NAME, OWNERSHIP/MAINT., TRACT USES, and AREA (ACRES). Lists tracts A through I with their ownership and use details.

Table with 4 columns: NAME, OWNERSHIP/MAINT., TRACT USES, and AREA (ACRES). Lists tracts J through P with their ownership and use details.

NAOS DEDICATION
A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS.
REQUIRED NAOS: 59.27 (58%)
PROVIDED NAOS: 59.47 (58%)

CULVERT MAINTENANCE
HOA TO ENACT CULVERT AND STORM DRAIN MAINTENANCE PROGRAM. INSPECT AND CLEAN CULVERTS BI-ANNUALLY AND AFTER MAJOR STORM EVENTS.

GRADING NOTES

1. [C] & [F] INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.
2. LOTS ZONED R1-35, R1-43 AND R1-70 SHALL NOT BE MASS GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

FIRE DEPARTMENT NOTES

1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER DS&PM 6-1.502.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GW)
5. DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).

FLOOD INFORMATION

Table with 6 columns: COMMUNITY NUMBER, PANEL NUMBER, SUFFIX, DATE OF FIRM, FIRM ZONE, and BASE FLOOD ELEVATION. Shows community number 045012 and base flood elevation N/A.

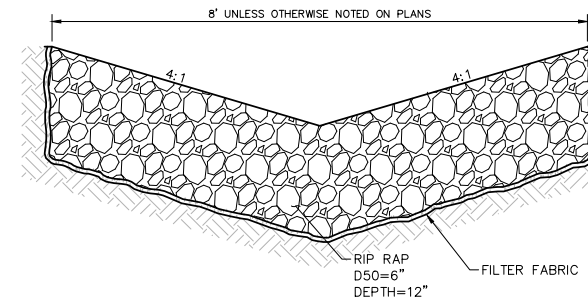
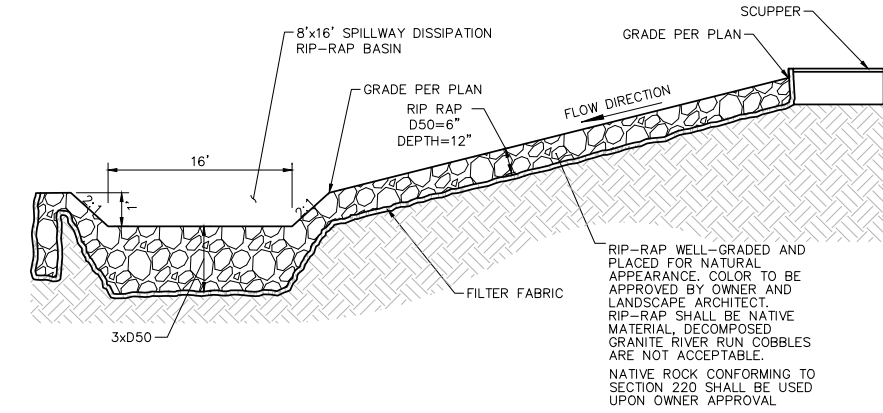
ENGINEERS CERTIFICATION: THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

Vertical bar on the right side of the page containing project information: PROJECT NO. 191988002, DRAWING NAME 88002PP-CV, DATE: SEPT. 2022, and the Kimley-Horn logo.

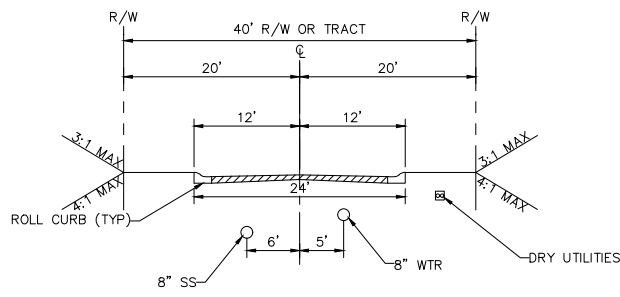
ATTACHMENT #8

LEGAL DESCRIPTION

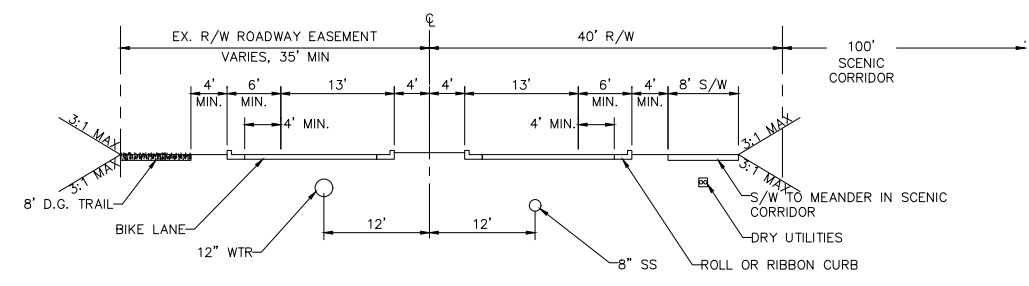
A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00 DEGREES 04 MINUTES 57 SECONDS WEST, A DISTANCE OF 2,642.18 FEET;
 THENCE NORTH 00 DEGREES 04 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,321.09 FEET;
 THENCE NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 889.17 FEET;
 THENCE SOUTH 38 DEGREES 14 MINUTES 35 SECONDS EAST, A DISTANCE OF 126.78 FEET;
 THENCE NORTH 53 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 167.35 FEET;
 THENCE NORTH 66 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 241.10 FEET;
 THENCE SOUTH 00 DEGREES 04 MINUTES 15 SECONDS EAST, A DISTANCE OF 96.04 FEET;
 THENCE NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST, A DISTANCE OF 661.17 FEET;
 THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS WEST, A DISTANCE OF 990.24 FEET;
 THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST, A DISTANCE OF 701.27 FEET;
 THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 989.74 FEET;
 THENCE SOUTH 89 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
 THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,320.07 FEET TO A BRASS CAP FLUSH MARKED RLS #33307 FOUND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 12;
 THENCE SOUTH 89 DEGREES 44 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 2,644.14 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 SAID PARCEL CONTAINS 4,186,428 SQ.FT. OR 96.1072 ACRES, MORE OR LESS.



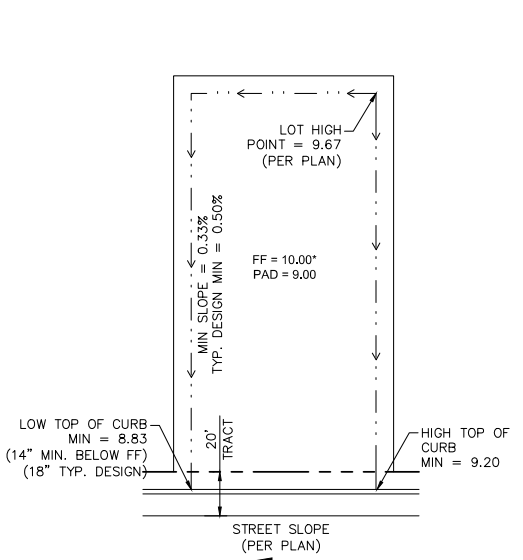
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
SCALE: NTS



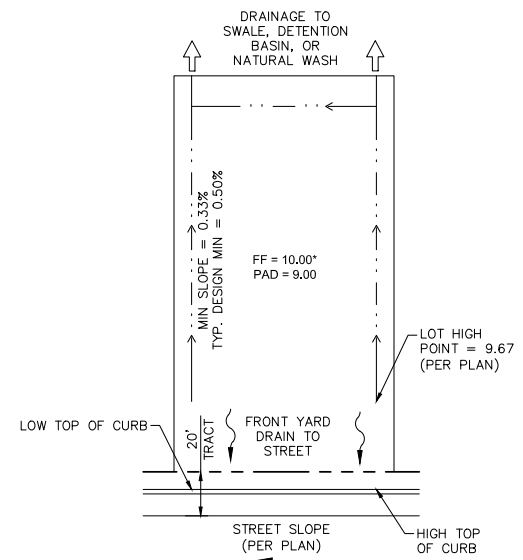
INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



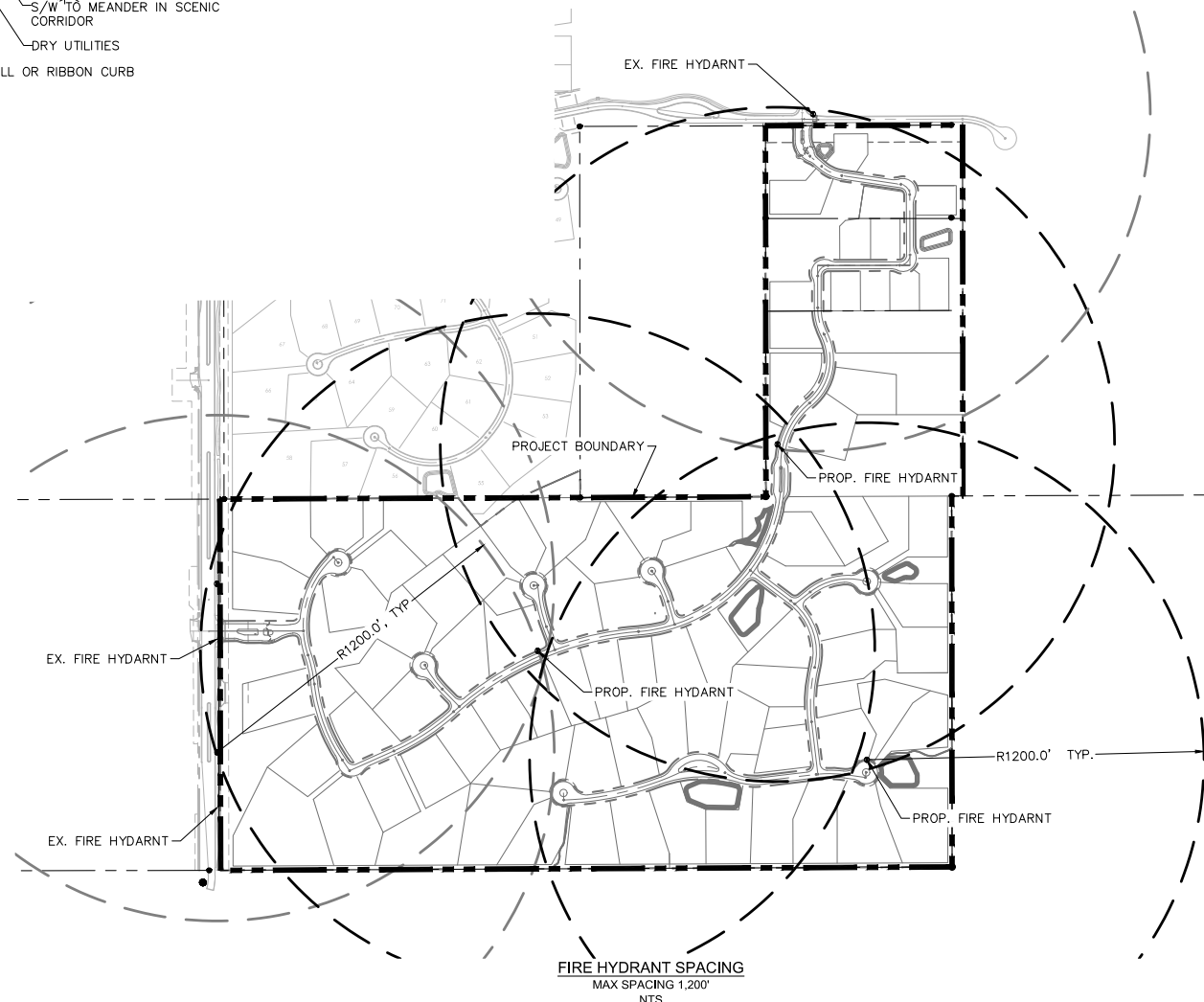
128TH STREET SECTION
SOUTH OF RANCH GATE (LOOKING SOUTH)
FIG 5.3-11 MINOR COLLECTORS - RURAL/ESL WITH TRAILS



TYPICAL LOT GRADING R1-18 PCD DRAINAGE TO STREET
SCALE: NTS



TYPICAL LOT GRADING R1-18 PCD REAR LOT DRAINAGE
SCALE: NTS



FIRE HYDRANT SPACING
MAX SPACING 1,200'
NTS

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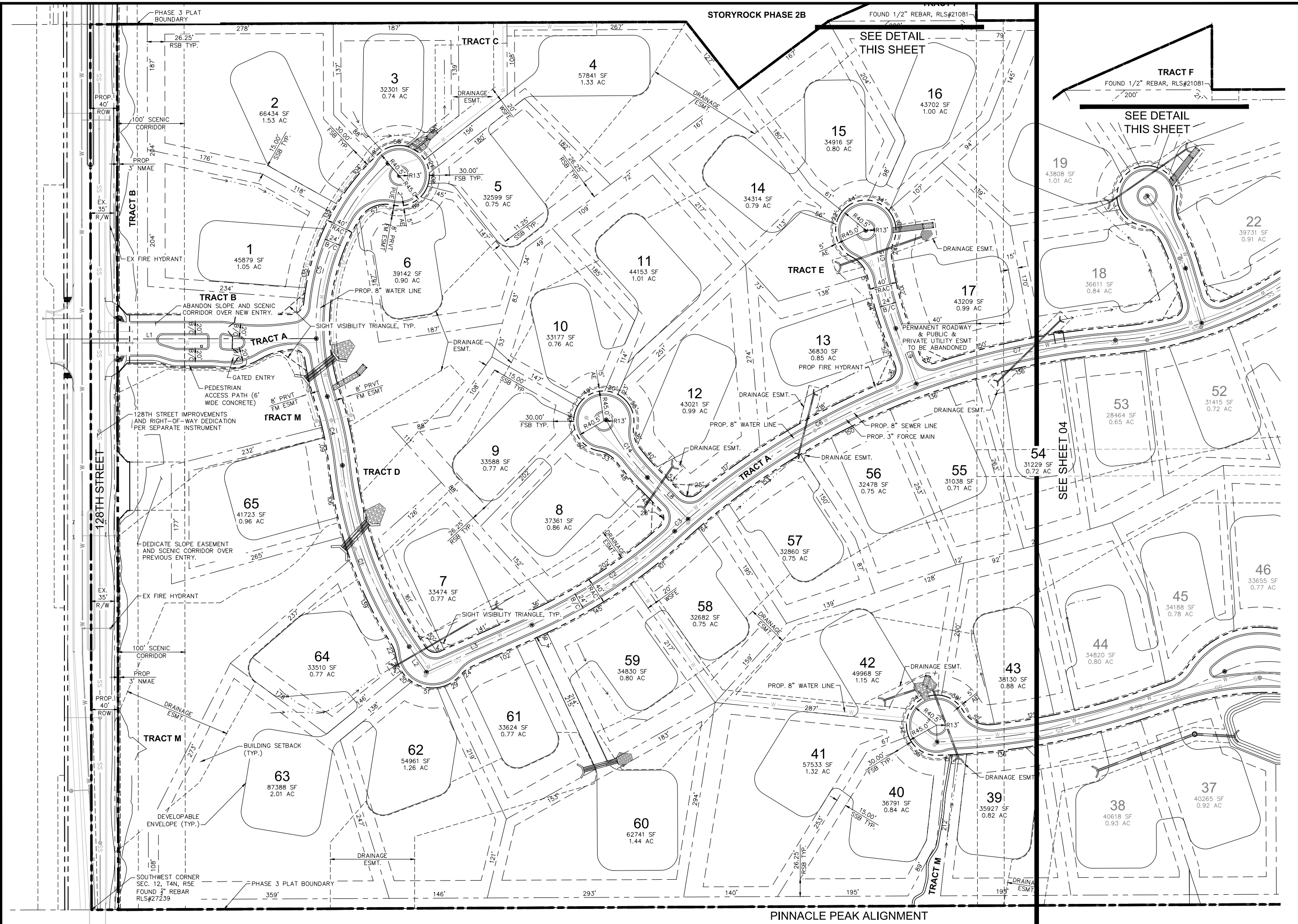
STORYROCK - PHASE 3
 PRELIMINARY PLAN
 LEGAL DESCRIPTIONS AND SECTIONS
 SCOTTSDALE, ARIZONA

PROFESSIONAL ENGINEER
 63454
 ZACHARY J. HILL
 (No. 5294 172718)
 ARIZONA, U.S.A.
 EXP. 03/31/25

PROJECT NO.
191988002
 DRAWING NAME
88002PP-CV
 02 OF 09

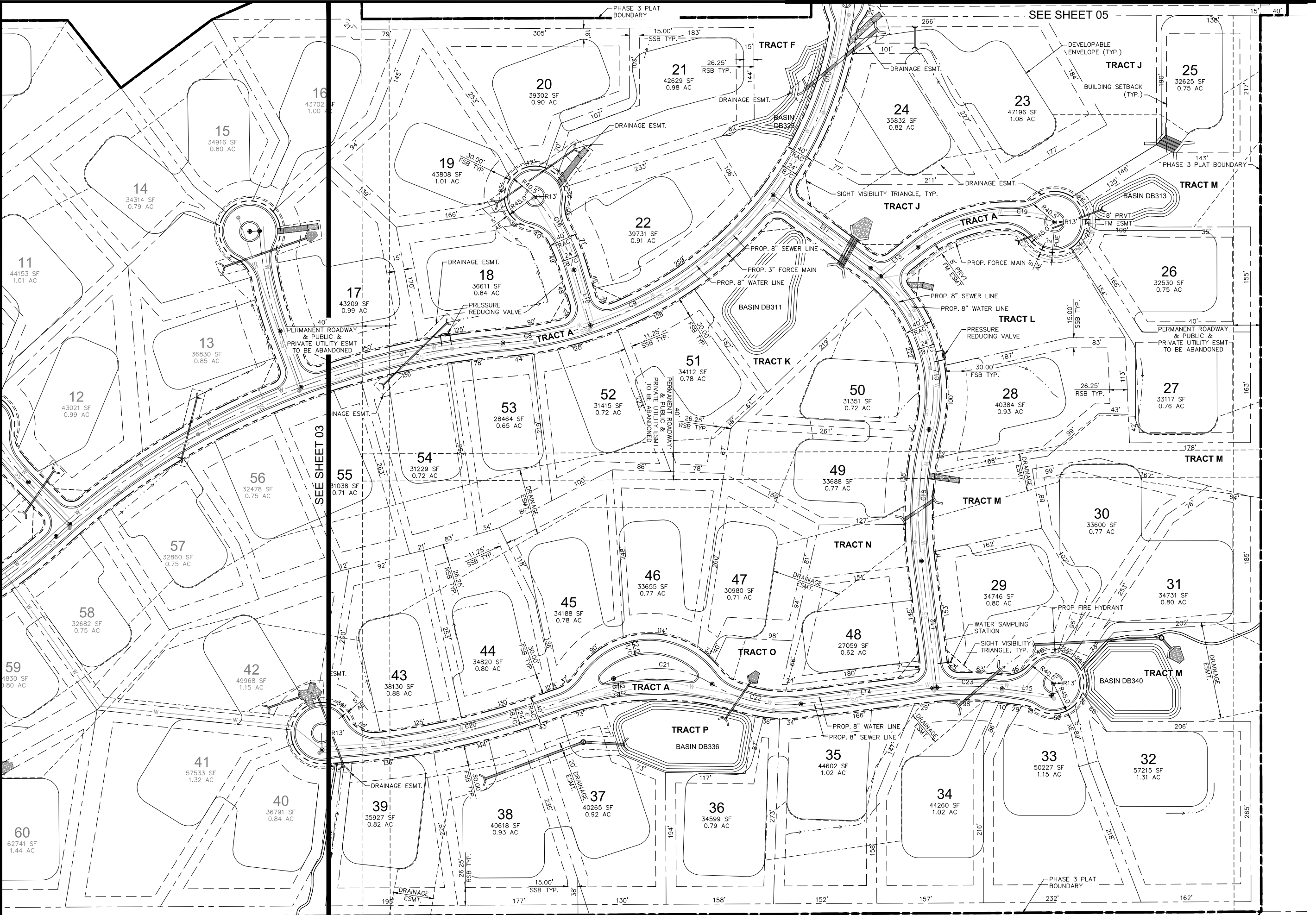
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PROJECT NO. 191988002 DRAWING NAME 88002PP	
CASE NO.: 5-PP-2016#5 03 OF 09	

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PINNACLE PEAK ALIGNMENT

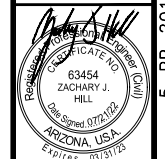
SOUTH 1/4 CORNER SEC. 12, T4N, R5E
FOUND BRASS CAP FLUSH, RLS#33307

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STORYROCK - PHASE 3
 PRELIMINARY PLAT
 PRELIMINARY PLAT PLAN
 SCOTTSDALE, ARIZONA

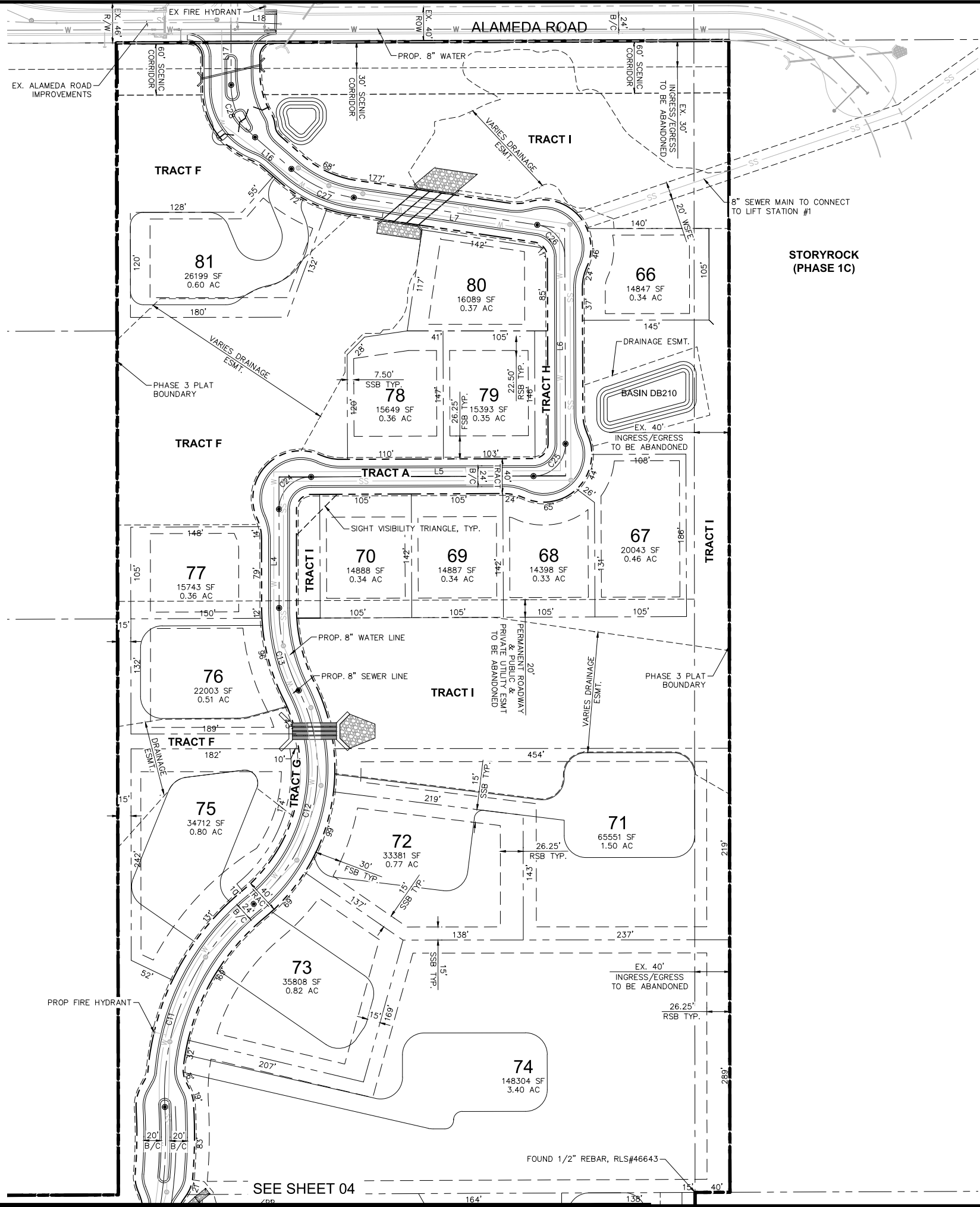


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88002PP

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LINE TABLE

LINE	LENGTH	BEARING
L1	336.64	N89°53'57.82"E
L2	51.02	N34°06'32.01"W
L3	172.44	N65°53'27.99"E
L4	113.33	N0°02'50.68"W
L5	254.93	N89°49'35.86"E
L6	214.37	N0°13'17.06"W
L7	212.72	N81°34'04.79"W
L8	86.98	S44°18'30.73"E
L9	88.25	S20°18'16.10"E
L10	91.02	S16°17'26.89"E
L11	179.97	S53°05'27.51"E
L12	187.72	S6°52'11.98"E
L13	69.60	N51°50'16.02"E
L14	195.48	N83°07'48.02"E
L15	73.43	S82°09'13.55"E
L16	55.23	N48°55'00.49"W
L17	71.67	N0°13'18.74"W
L18	57.04	S88°12'44.35"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	600.00'	290.93'	N20°13'04"W	288.09'	27°46'56"	148.39'
C2	800.00'	255.89'	N56°43'39"E	254.80'	18°19'37"	129.05'
C3	1100.00'	730.23'	N66°34'55"E	716.90'	38°02'08"	379.14'
C4	500.00'	105.50'	N12°22'18"W	105.31'	12°05'24"	52.95'
C5	330.00'	380.15'	N14°35'04"E	359.47'	66°00'09"	214.31'
C6	1100.00'	730.23'	N66°34'55"E	716.90'	38°02'08"	379.14'
C7	1100.00'	730.23'	N66°34'55"E	716.90'	38°02'08"	379.14'
C8	550.00'	853.81'	N41°07'37"E	770.63'	88°56'43"	539.97'
C9	550.00'	853.81'	N41°07'37"E	770.63'	88°56'43"	539.97'
C10	550.00'	853.81'	N41°07'37"E	770.63'	88°56'43"	539.97'
C11	280.00'	263.67'	N23°37'54"E	254.04'	53°57'16"	142.53'
C12	200.00'	270.14'	N11°54'51"E	250.07'	77°23'21"	160.20'
C13	210.00'	98.03'	N13°24'28"W	97.14'	26°44'44"	49.92'
C14	350.00'	106.13'	S35°37'17"E	105.73'	17°22'27"	53.48'
C15	500.00'	150.93'	S11°39'24"E	150.36'	17°17'43"	76.04'
C16	300.00'	123.25'	S28°03'36"E	122.38'	23°32'19"	62.51'
C17	230.00'	267.12'	S19°49'11"E	252.36'	66°32'32"	150.92'
C18	550.00'	195.07'	S31°17'26"W	194.05'	20°19'17"	98.57'
C19	220.00'	212.78'	N79°32'44"E	204.58'	55°24'56"	115.54'
C20	1066.00'	445.07'	N76°13'49"E	441.84'	23°55'18"	225.82'
C21	150.00'	151.59'	S86°46'46"E	145.22'	57°54'09"	82.98'
C22	200.00'	136.28'	S77°20'57"E	133.66'	39°02'31"	70.91'
C23	400.00'	102.74'	S89°30'43"E	102.46'	14°42'58"	51.65'
C24	36.97'	58.00'	N44°53'23"E	52.23'	89°52'27"	36.89'
C25	37.00'	58.00'	N44°38'32"E	52.24'	89°48'32"	36.88'
C26	37.00'	52.53'	N40°53'52"W	48.23'	81°20'26"	31.79'
C27	140.00'	79.78'	N65°14'33"W	78.71'	32°39'04"	41.01'
C28	76.70'	68.19'	N24°34'10"W	65.96'	50°56'07"	36.53'

SCALE (H): 1"=60'

SCALE (V): NONE

DESIGNED BY: KLS

DRAWN BY: KLS

CHECKED BY: ZJH

DATE: AUG 2022

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STORYROCK - PHASE 3
 PRELIMINARY PLAT
 PRELIMINARY PLAT PLAN
 SCOTTSDALE, ARIZONA

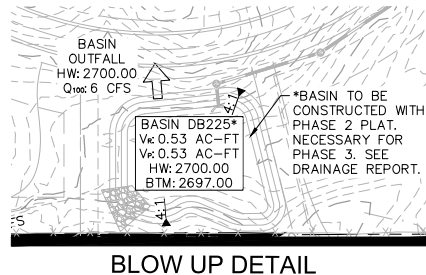
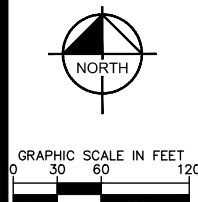
PROJECT NO.
191988002

DRAWING NAME
88002PP

CASE NO.: 5-PP-2016#5

05 OF 09

BLOW UP DETAIL
SEE THIS SHEET



BLOW UP DETAIL

ZONING & GRADING SUMMARY

MASS GRADED

R1-18: LOTS 68-71, 78-80

SINGLE LOT GRADING

R1-35: LOTS 3-6, 43-55

R1-43: LOTS 1-2, 7-42, 56-67, 72-77, 81-82

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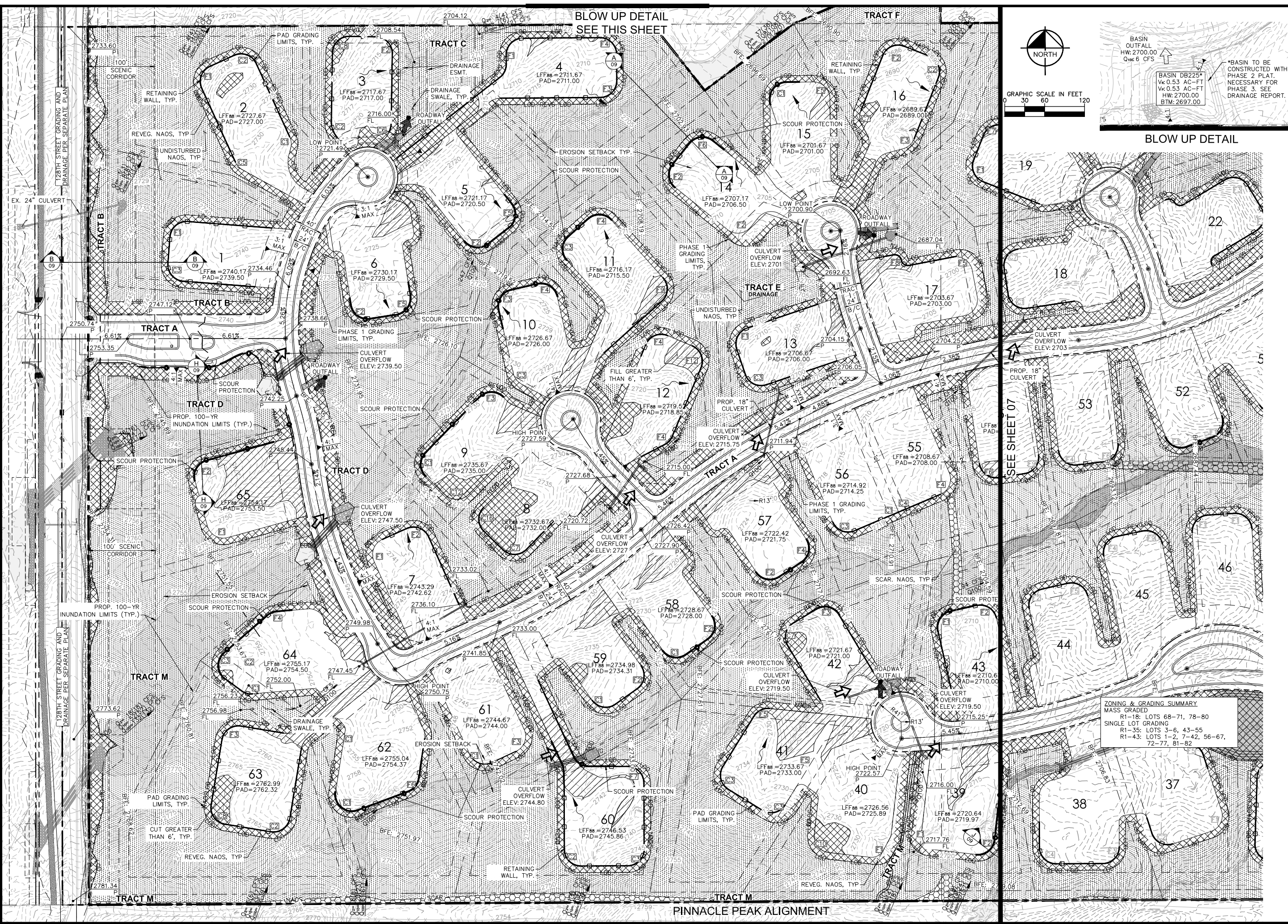
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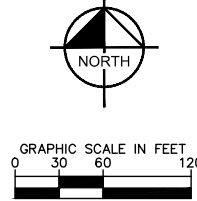
STORYROCK - PHASE 3
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

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CASE NO.: 5-PP-2016#5





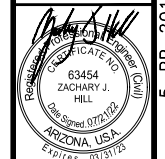
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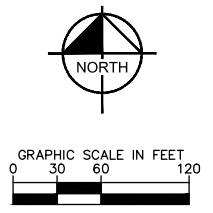
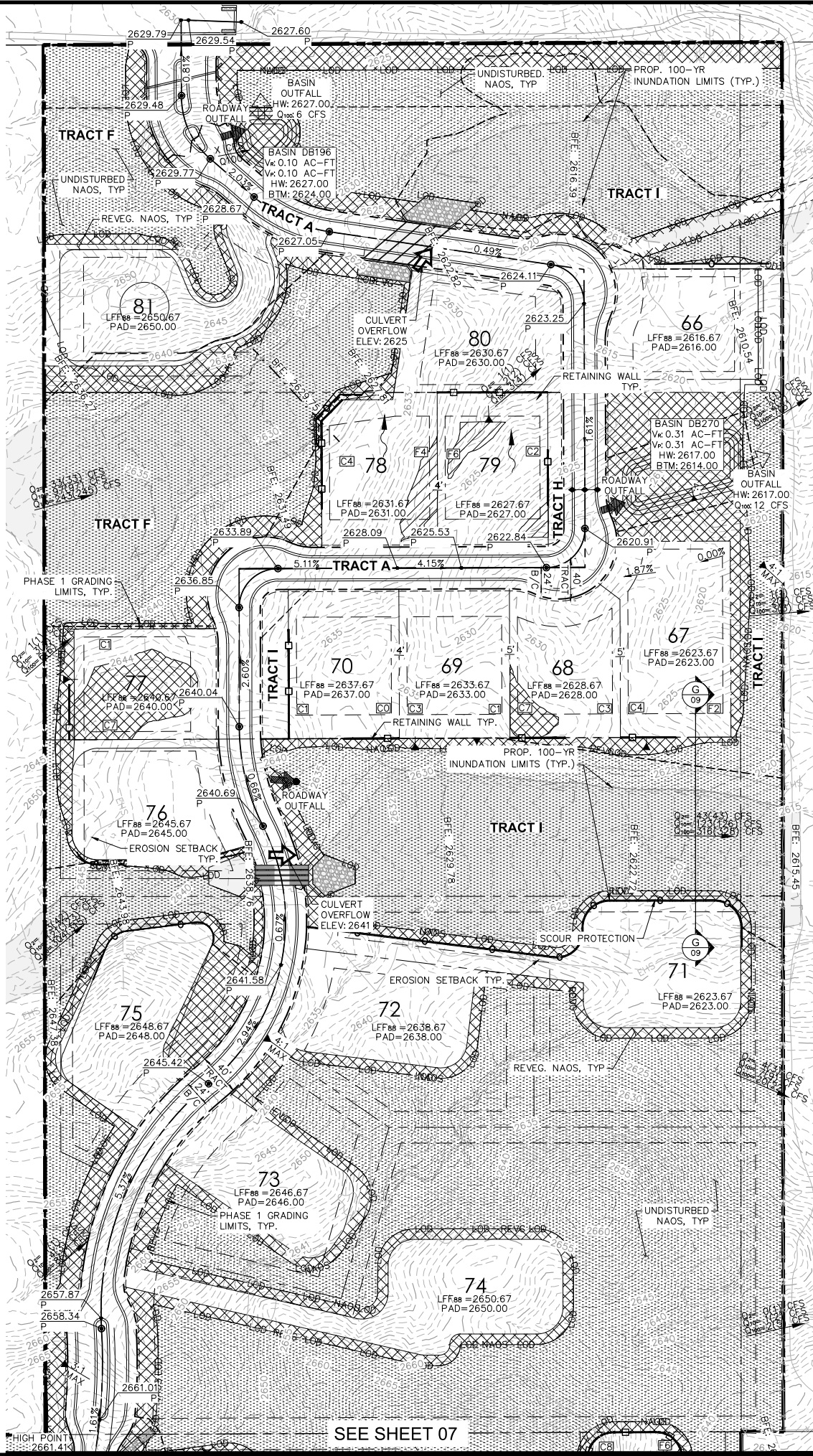
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STORYROCK - PHASE 3
 PRELIMINARY PLAN
 PRELIMINARY GRADING PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO.
 191988002
 DRAWING NAME
 88002GD
 CASE NO.:
 5-PP-2016#5

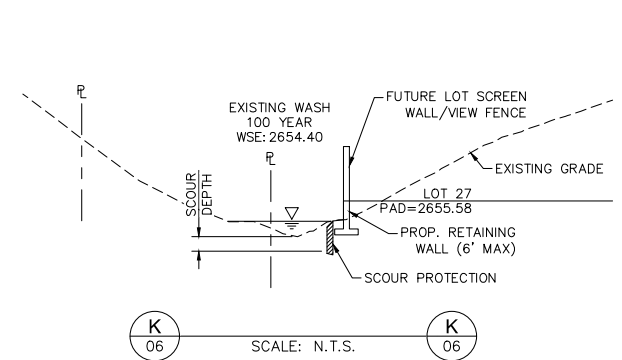
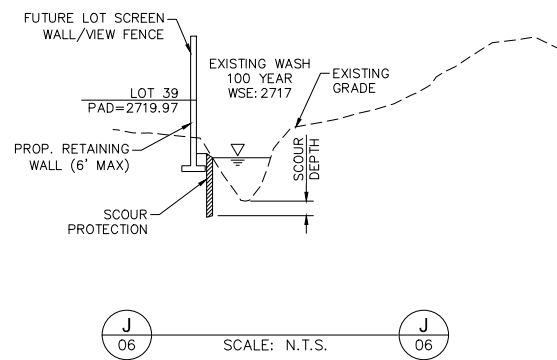
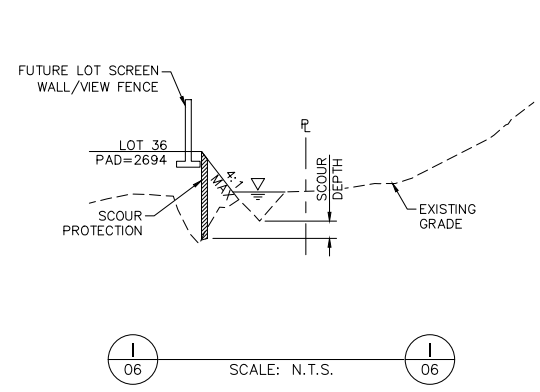
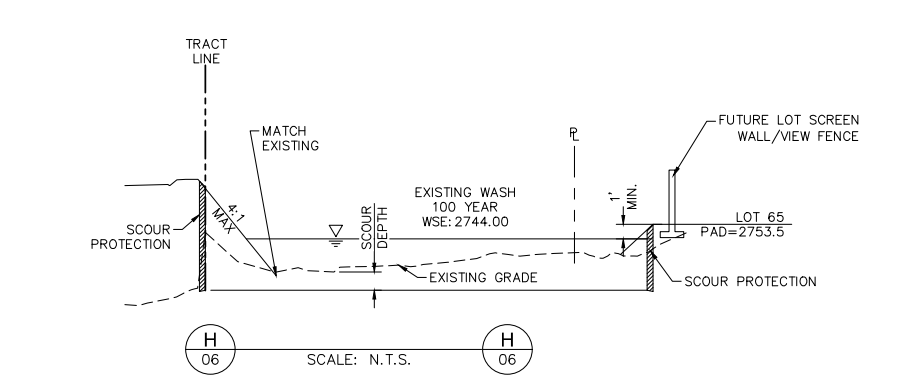
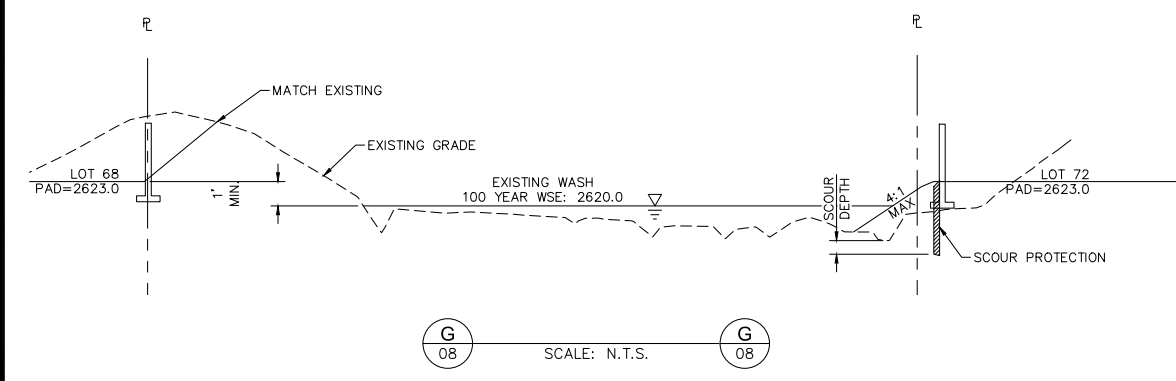
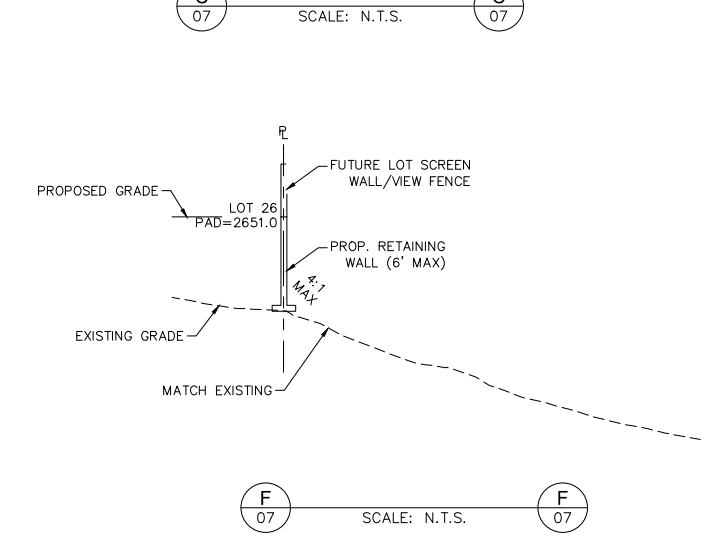
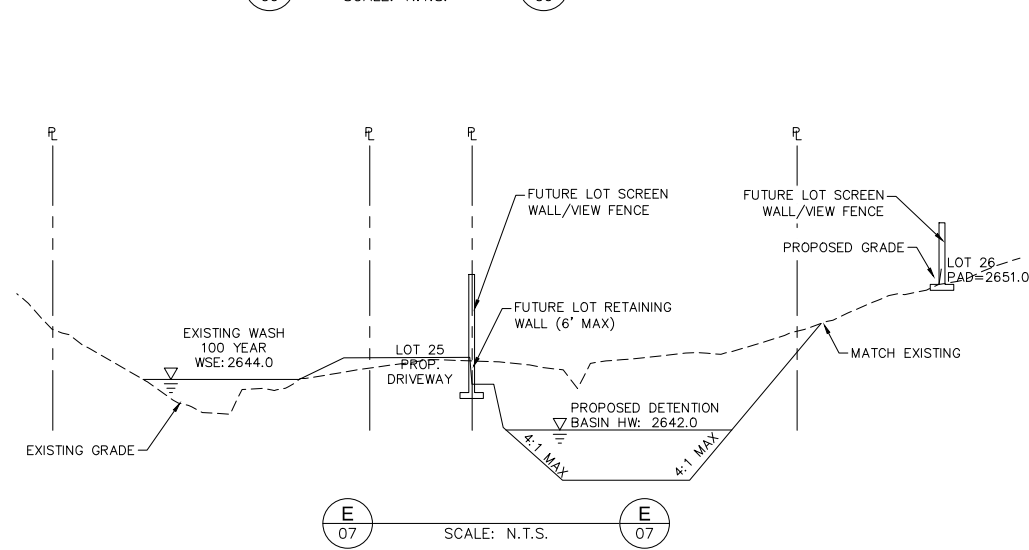
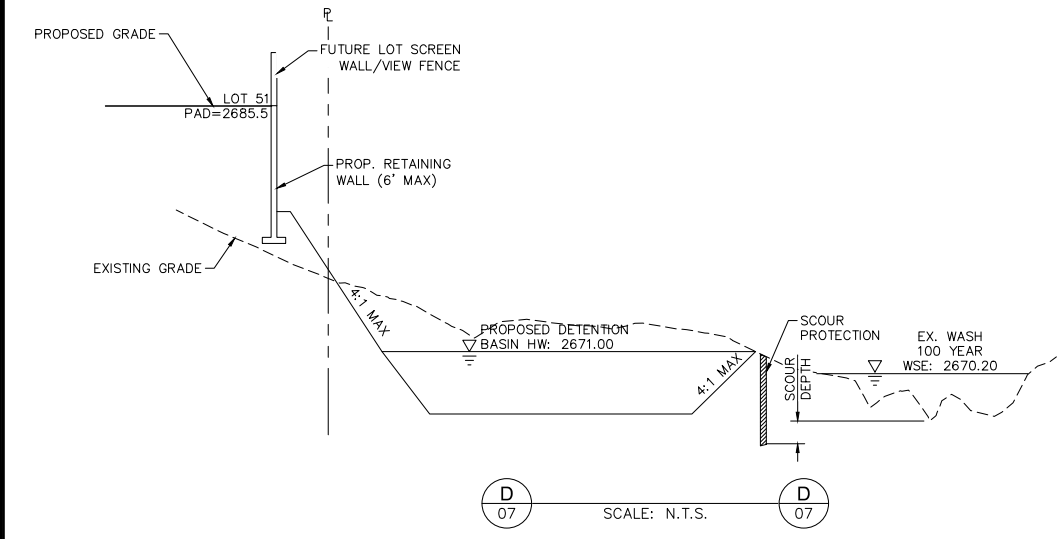
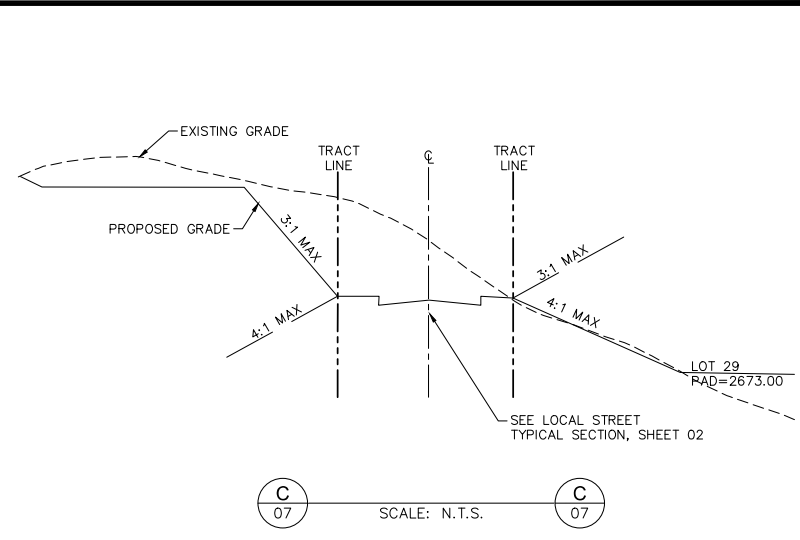
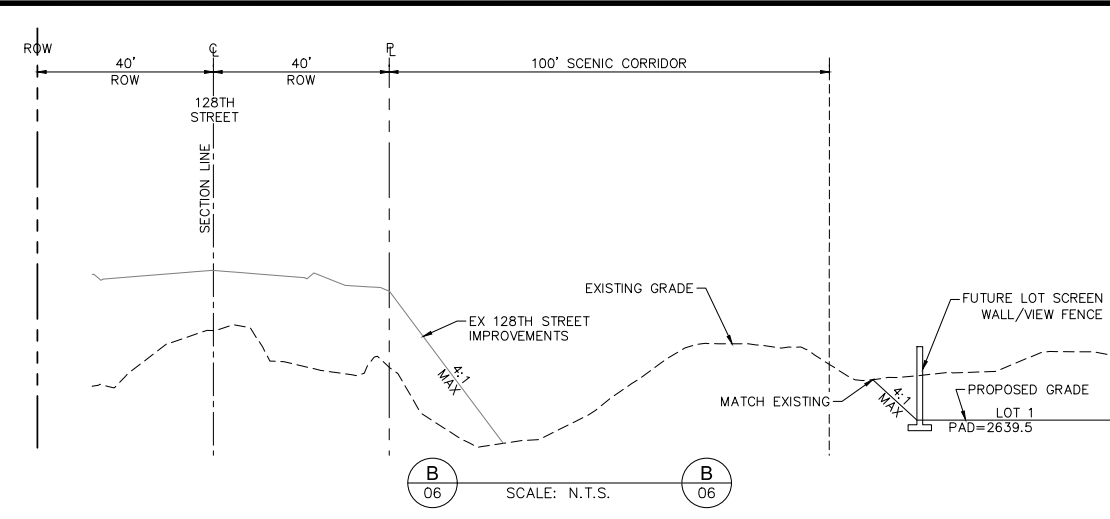
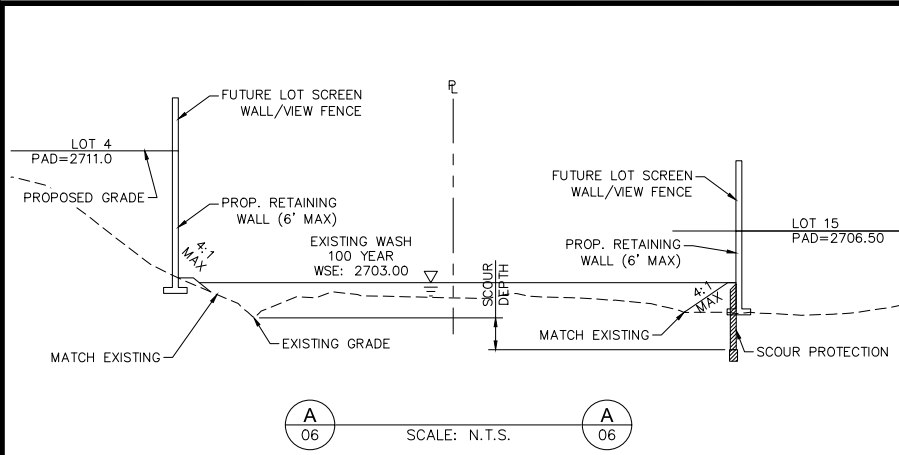
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CASE NO.: 5-PP-2016#5	

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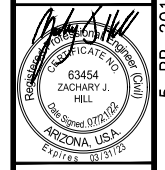


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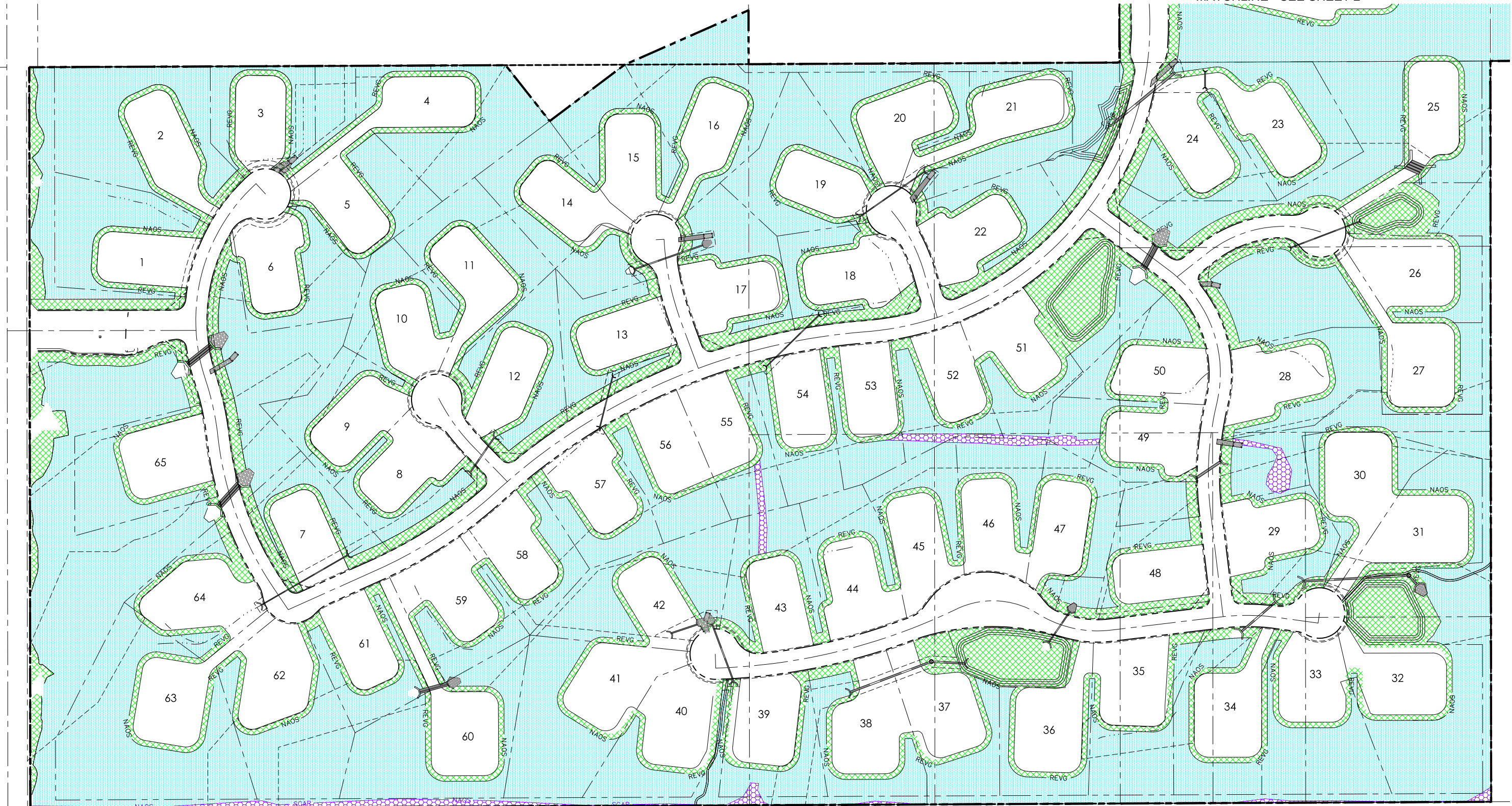
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STORYROCK - PHASE 3
 PRELIMINARY PLAN
 CROSS SECTIONS
 SCOTTSDALE, ARIZONA



PROJECT NO. 191988002
 DRAWING NAME 88002GD
 09 OF 09

CASE NO.: 5-PP-2016#5



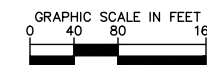
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Phase 3 NAOS Table

Required (Per Master)		Provided	
NAOS Type	Area (Ac.)	NAOS Type	Area (Ac.)
Revegetated NAOS	24.62	Restored NAOS (x2)	0.49 (0.98 total)
Undisturbed NAOS	34.65	Revegetated NAOS	20.70
Total Required NAOS	59.27	Undisturbed NAOS	38.08
Percent Undisturbed	58%	Total Provided NAOS	59.47
		Percent Undisturbed	64%



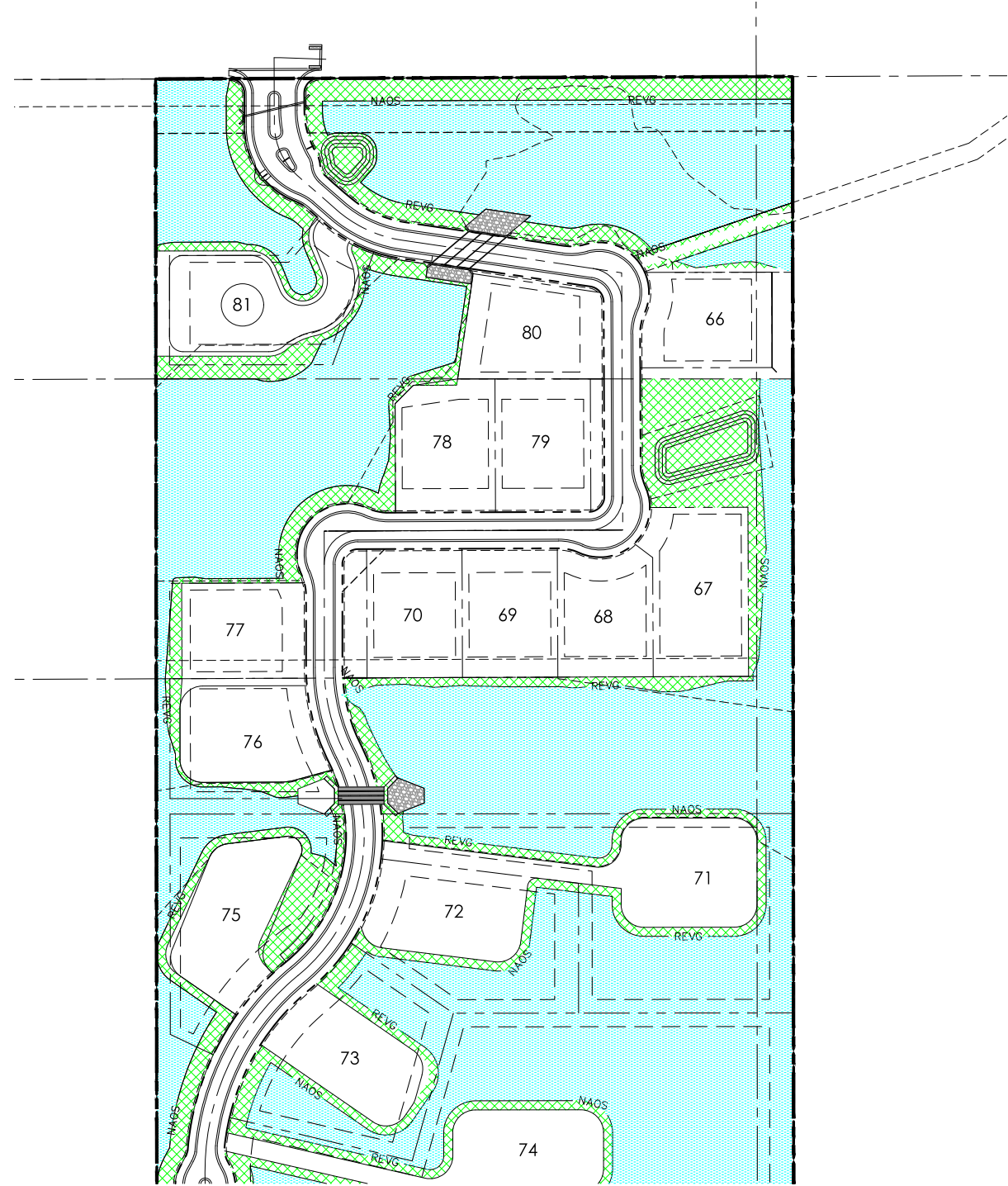
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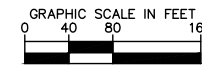
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MATCHLINE - SEE SHEET 1

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CIVIL ENGINEER

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PHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

OWNER

CAVALLIERE RANCH, LLC.
14555 N SCOTTSDALE RD, SUITE 330
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 368-5205
CONTACT: CHASE EMMERSON

PLANNER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
PHONE: (602) 313-7206
CONTACT: KEITH NICHTER

PRELIMINARY LANDSCAPE PLANS

FOR STORYROCK PHASE 3

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

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N 16TH STREET SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 906-1103
CONTACT: ANDREW VALESTIN, PLA

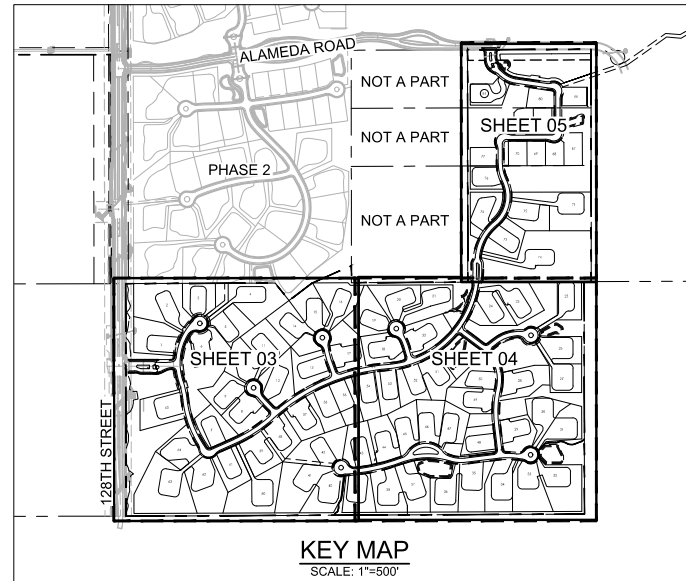
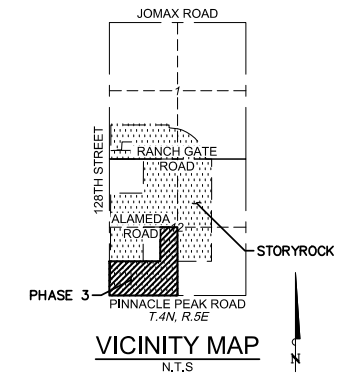
SURVEYOR

SURVEY INNOVATION GROUP, INC.
7301 E EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 892-3313
CONTACT: ADRIAN M. BURCHAM, RLS

GENERAL LANDSCAPE NOTES

- 1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, THE CITY OF SURPRISE, AND THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE LATEST STANDARDS SET FORTH BY THE ARIZONA NURSERY ASSOCIATION AND THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

LANDSCAPE SHEET INDEX table with columns: Sheet, Sheet Title. Rows include Landscape Cover, Overall Landscape Plan, Landscape Plan, Conceptual Details, Wall Plan, Conceptual Wall Details.



PLANTING LEGEND

TREES table with columns: BOTANICAL NAME / COMMON NAME, SIZE, QTY. Lists plants like Chilopsis linearis, Desert Willow, Olneya tesota, etc.

SHRUBS table with columns: BOTANICAL NAME / COMMON NAME, SIZE. Lists plants like Agave murpheyi, Ambrosia dumosa, Calliandra eriophylla, etc.

GROUNDCOVERS table with columns: BOTANICAL NAME / COMMON NAME, SIZE. Lists plants like Baileya multiradiata, Desert Marigold, Melampodium leucanthum, etc.

MATERIALS table with columns: DESCRIPTION, QTY. Lists materials like N.A.O.S. Revegetated, N.A.O.S. Undisturbed, N.A.O.S. Scarred, and Surface Select Boulder.

HYDROSEED MIX - APPLY AT RATE OF 15 LBS PER ACRE table with columns: LBS / ACRE. Lists mixes like AMBROSIA DELTOIDEA, ATRIPLEX CANEXCENS, ENCELIA FARINOSA, etc.

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

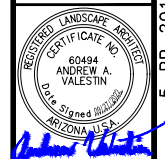
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Revision table with columns: NO., REVISION, BY, DATE, APPR.

Kimley Horn logo and address: 7740 North 16th Street, Suite 300, Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): NONE, SCALE (V): NONE, DESIGNED BY: JAJ, DRAWN BY: JAJ, CHECKED BY: AAV, DATE: SEPT. 2022

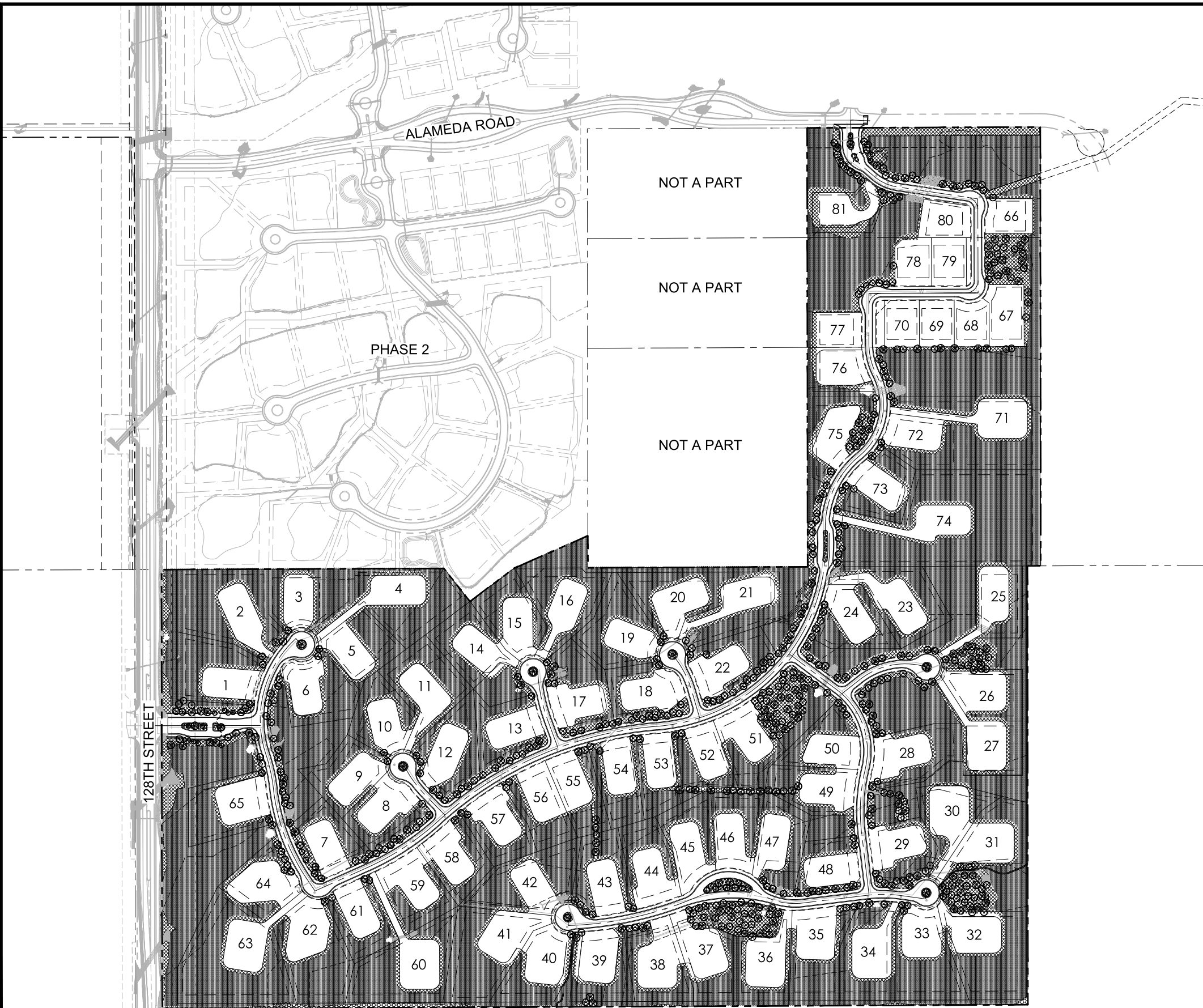
STORYROCK - PHASE 3 PRELIMINARY PLAT LANDSCAPE COVER LANDSCAPE COVER SCOTTSDALE, ARIZONA



PROJECT NO. 191988002, DRAWING NAME 88002LS

01 OF 09

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PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Chilopsis linearis / Desert Willow
Olneya tesota / Ironwood
Parkinsonia 'Desert Museum' / Desert Museum Palo Verde
Parkinsonia florida / Blue Palo Verde
Prosopis velutina / Velvet Mesquite

SHRUBS

BOTANICAL NAME / COMMON NAME
Agave murpheyi / Murphey's Agave
Ambrosia dumosa / Bursage
Calliandra eriophylla / Pink Fairy Duster
Carnegiea gigantea / Saguaro
Caesalpinia mexicana / Mexican Bird of Paradise
Chrysactinia mexicana / Damianita
Dasyliroton wheeleri / Desert Spoon
Ericameria laricifolia / Turpentine Bush
Ferocactus wislizenii / Fishhook Barrel Cactus
Justicia californica / Chuparosa
Leucophyllum frutescens / Texas Ranger Sage
Opuntia bigelovii / Teddy Bear Cholla
Opuntia engelmannii / Engelmann's Prickly Pear
Simmondsia chinensis / Jojoba
Sphaeralcea sp. / Globemallow
Viguiera tomentosa / Goldeneye

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME
Baileya multiradiata / Desert Marigold
Melampodium leucanthum / Blackfoot Daisy
Psilostrophe cooperi / Paperflower
Verbena goodingii / Verbena

MATERIALS

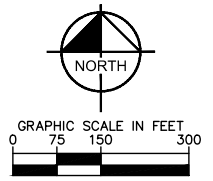
DESCRIPTION
N.A.O.S. Revegetated
N.A.O.S. Undisturbed
N.A.O.S. Scarred
Surface Select Boulder, Gold Tones
2-3' Diameter
3-4' Diameter

HYDROSEED MIX - APPLY AT RATE OF 15 LBS PER ACRE

AMBROSIA DELTOIDEA / TRIANGLE-LEAF BURSAGE
ATRIPLEX CANEXCENS / FOUR-WING SALTBUCH
ENCELIA FARINOSA / BRITTLEBUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
LARREA TRIDENTATA / CREOSOTE BUSH
SENNA COVESII / DESERT SENNA
SPHAERALCEA AMBIGUA / GLOBEMALLOW

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

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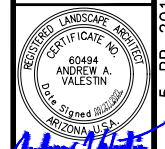


NO.	REVISION	BY	DATE	APPR.

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 DESIGNED BY: JAJ
 DRAWN BY: JAJ
 CHECKED BY: AAV
 DATE: SEPT. 2022

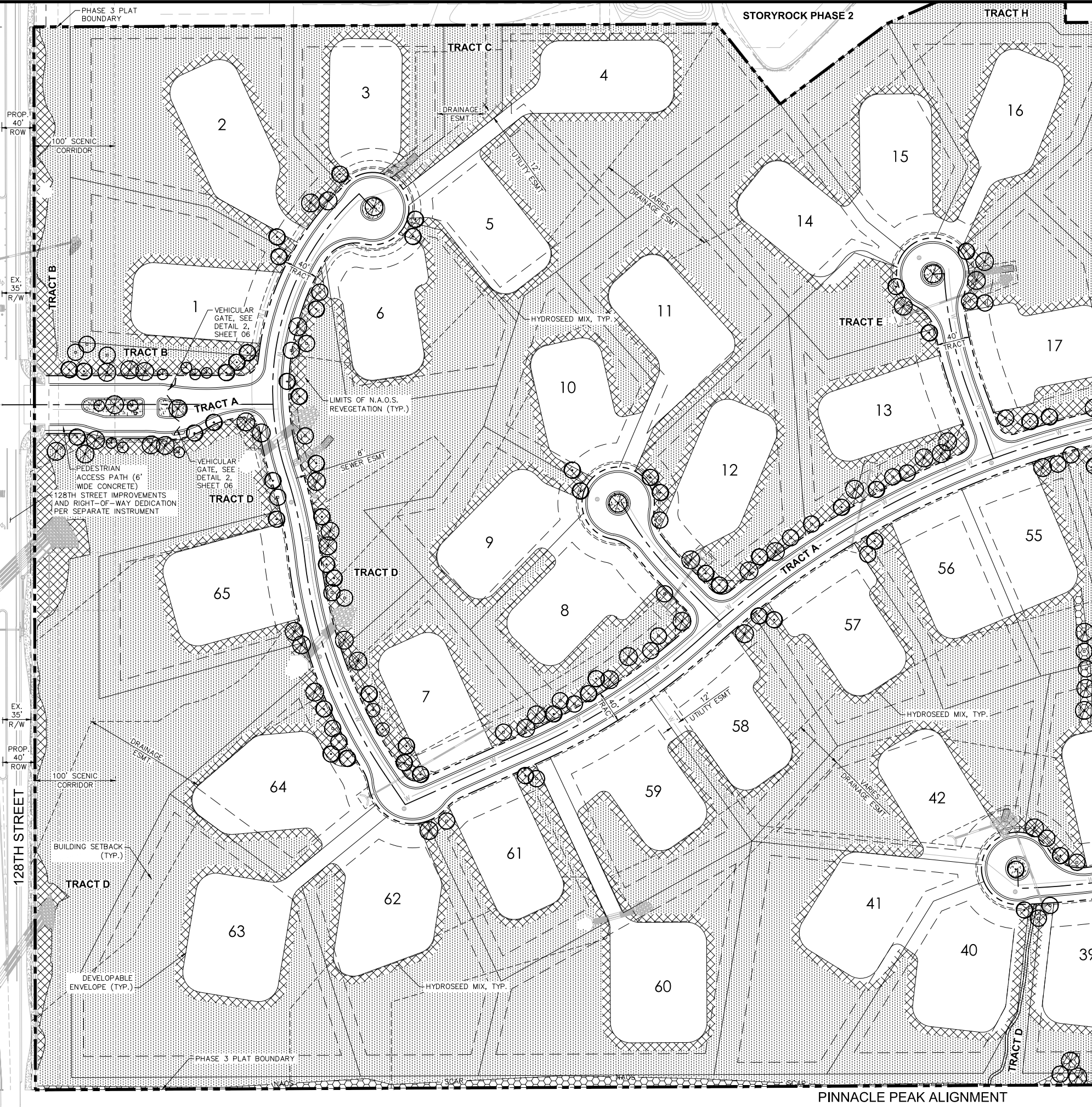
STORYROCK - PHASE 3
 PRELIMINARY PLAN
 OVERALL LANDSCAPE PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO. 191988002
 DRAWING NAME 88002LS
 02 OF 09

CASE NO.: 5-PP-2016#5

K:\Veg_civil\19188002 - storyrock\Phase 3\Preliminary\Plan\88002LS.dwg, Sep 26, 2022, Jacob Jurek, 60494 Andrew A. Valesin, 19188002-128
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128TH STREET IMPROVEMENTS AND RIGHT-OF-WAY DEDICATION PER SEPARATE INSTRUMENT

PEDESTRIAN ACCESS PATH (6' WIDE CONCRETE)

VEHICULAR GATE, SEE DETAIL 2, SHEET 06

VEHICULAR GATE, SEE DETAIL 2, SHEET 06

DEVELOPABLE ENVELOPE (TYP.)

BUILDING SETBACK (TYP.)

PHASE 3 PLAT BOUNDARY

MATCHLINE: SEE SHEET 04

PLANTING LEGEND

TREES	
BOTANICAL NAME / COMMON NAME	Symbol
<i>Chilopsis linearis</i> Desert Willow	(Symbol)
<i>Olneya tesota</i> Ironwood	(Symbol)
<i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde	(Symbol)
<i>Parkinsonia florida</i> Blue Palo Verde	(Symbol)
<i>Prosopis velutina</i> Velvet Mesquite	(Symbol)

SHRUBS	
BOTANICAL NAME / COMMON NAME	Symbol
<i>Agave murpheyi</i> Murphey's Agave	(Symbol)
<i>Ambrosia dumosa</i> Bursage	(Symbol)
<i>Calliandra eriophylla</i> Pink Fairy Duster	(Symbol)
<i>Carnegiea gigantea</i> Saguaro	(Symbol)
<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	(Symbol)
<i>Chrysactinia mexicana</i> Damianita	(Symbol)
<i>Dasyliroton wheeleri</i> Desert Spoon	(Symbol)
<i>Ericameria laricifolia</i> Turpentine Bush	(Symbol)
<i>Ferocactus wislizenii</i> Fishhook Barrel Cactus	(Symbol)
<i>Justicia californica</i> Chuparosa	(Symbol)
<i>Leucophyllum frutescens</i> Texas Ranger Sage	(Symbol)
<i>Opuntia bigelovii</i> Teddy Bear Cholla	(Symbol)
<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	(Symbol)
<i>Simmondsia chinensis</i> Jojoba	(Symbol)
<i>Sphaeralcea sp.</i> Globemallow	(Symbol)
<i>Viguiera tomentosa</i> Goldeneeye	(Symbol)

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	Symbol
<i>Baileya multiradiata</i> Desert Marigold	(Symbol)
<i>Melampodium leucanthum</i> Blackfoot Daisy	(Symbol)
<i>Psilostrophe cooperi</i> Paperflower	(Symbol)
<i>Verbena goodingii</i> Verbena	(Symbol)

MATERIALS

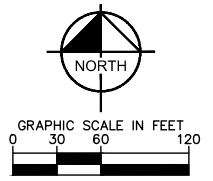
DESCRIPTION	Symbol
N.A.O.S. Revegetated	(Symbol)
N.A.O.S. Undisturbed	(Symbol)
N.A.O.S. Scarred	(Symbol)
Surface Select Boulder, Gold Tones 2-3' Diameter 3-4' Diameter	(Symbol)

HYDROSEED MIX - APPLY AT RATE OF 15 LBS PER ACRE

AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
ATRIplex CANEXCENS	FOUR-WING SALTBUSh
ENCHELIA FARINOSA	BRITTLEBUSh
ERICAMERIA LARICIFOLIA	TURPENTINE BUSh
LARREA TRIDENTATA	CREOSOTE BUSh
SENNA COVESII	DESERT SENNA
SPHAERALCEA AMBIGUA	GLOBEMALLOW

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

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NO.	REVISION	BY	DATE	APPR.

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 Phoenix, Arizona 85020 (602) 944-5500

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SCALE (V): NONE
DESIGNED BY: JAJ
DRAWN BY: JAJ
CHECKED BY: AAV
DATE: SEPT. 2022

STORYROCK - PHASE 3
 PRELIMINARY PLAT
 LANDSCAPE PLAN
 SCOTTSDALE, ARIZONA

PROJECT NO. 191988002
 DRAWING NAME 88002LS
 03 OF 09
 CASE NO.: 5-PP-2016#5

MATCHLINE: SEE SHEET 05

PHASE 3 PLAT BOUNDARY

PLANTING LEGEND

TREES	
SYMBOL	BOTANICAL NAME / COMMON NAME
	Chilopsis linearis / Desert Willow
	Olneya tesota / Ironwood
	Parkinsonia 'Desert Museum' / Desert Museum Palo Verde
	Parkinsonia florida / Blue Palo Verde
	Prosopis velutina / Velvet Mesquite

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SYMBOL	BOTANICAL NAME / COMMON NAME
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	Dasyliiron wheeleri / Desert Spoon
	Ericameria laricifolia / Turpentine Bush
	Ferocactus wislizenii / Fishhook Barrel Cactus
	Justicia californica / Chuparosa
	Leucophyllum frutescens / Texas Ranger Sage
	Opuntia bigelovii / Teddy Bear Cholla
	Opuntia engelmannii / Engelmann's Prickly Pear
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	Psilostrophe cooperi / Paperflower
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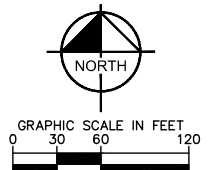
MATERIALS	
SYMBOL	DESCRIPTION
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	N.A.O.S. Undisturbed
	N.A.O.S. Scarred
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HYDROSEED MIX - APPLY AT RATE OF 15 LBS PER ACRE

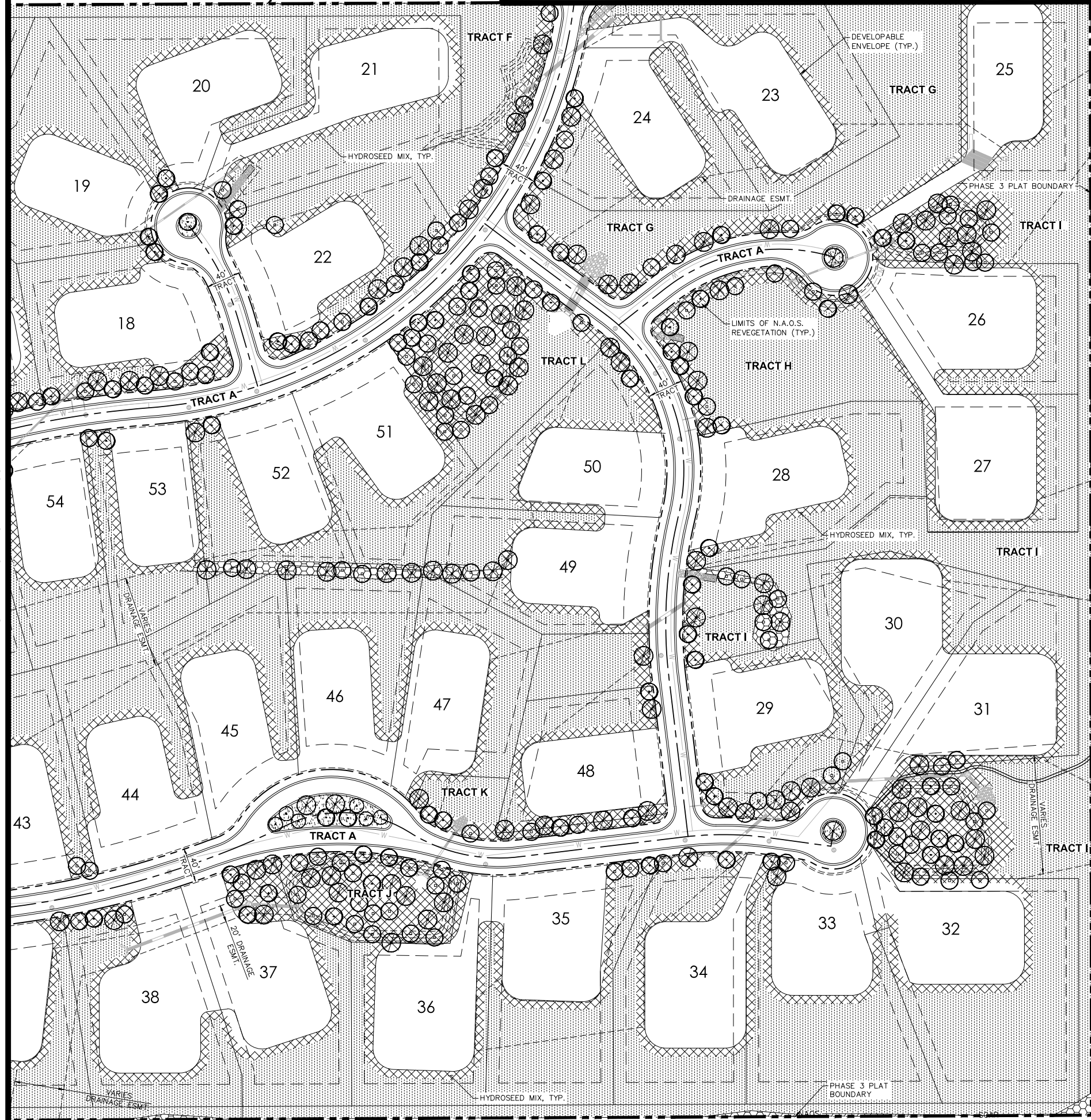
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
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SENNA COVESII	DESERT SENNA
SPHAERALCEA AMBIGUA	GLOBEMALLOW

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

NOTE: CONCEPTS ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN MAY BE SUBJECT TO CHANGE PRIOR TO FINAL APPROVAL.



MATCHLINE: SEE SHEET 03



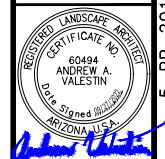
PINNACLE PEAK ALIGNMENT

K:\Vey_cia\191988002 - storryck\Phase 3\Preliminary\Plan_88002LS.dwg, Sep. 26, 2022, Jacob Jurek, 60494 ANDREW A VALESTIN
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 DRAWN BY: JAJ
 CHECKED BY: AAV
 DATE: SEPT. 2022

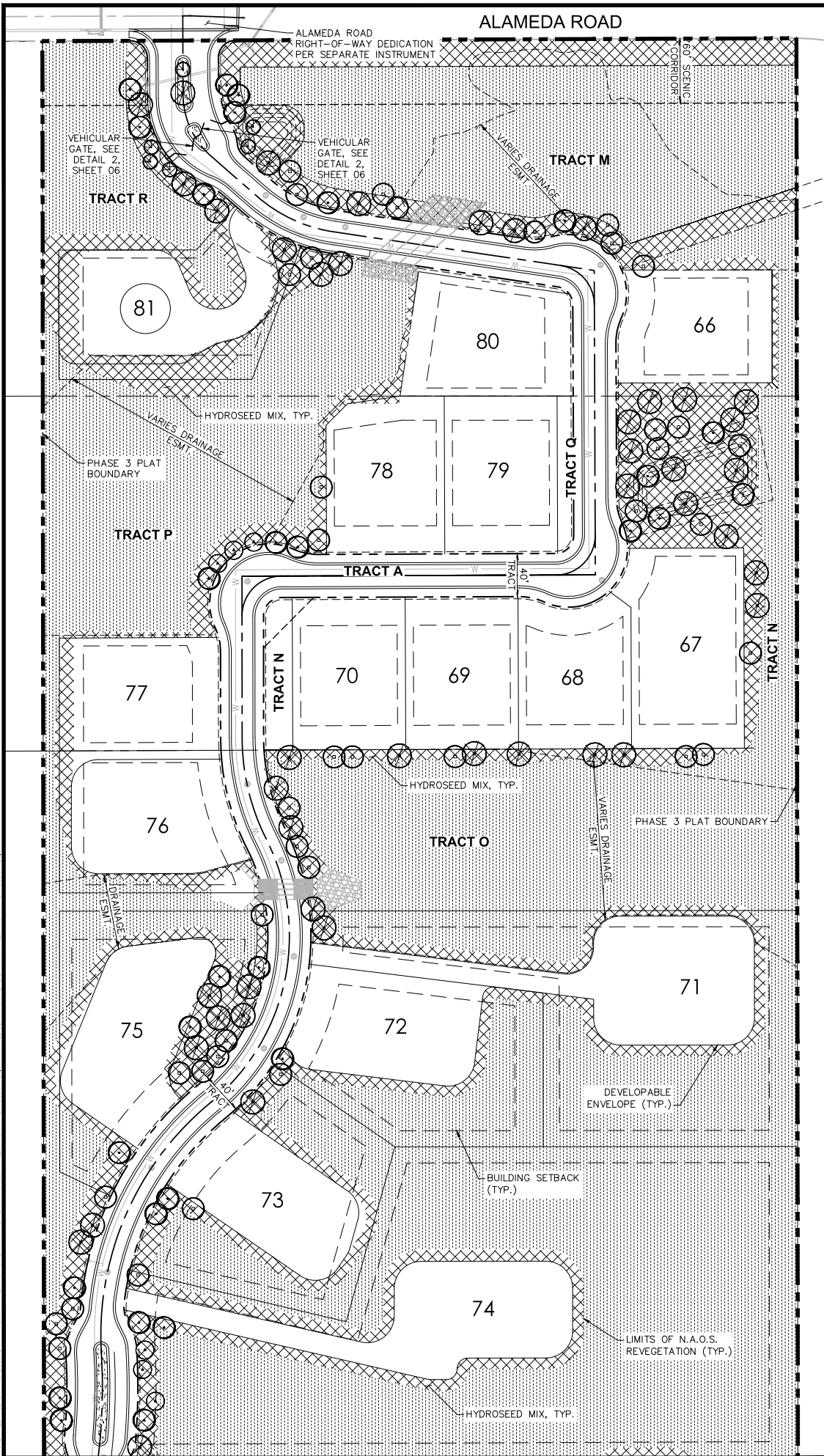
STORYCK - PHASE 3
 PRELIMINARY PLAT
 LANDSCAPE PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO.
191988002
 DRAWING NAME
88002LS
 04 OF 09

CASE NO.: 5-PP-2016#5

K:\Veg_civil\19188002 - Storyrock CAD\Phase 3\Preliminary Plan_88002LS.dwg, Sep. 26, 2022, Jacob Jurgens, 6020284-PL3_88002LS-PL3-NACS_88002LS-128
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MATCHLINE: SEE SHEET 04

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Chilopsis linearis / Desert Willow
Olneya tesota / Ironwood
Parkinsonia 'Desert Museum' / Desert Museum Palo Verde
Parkinsonia florida / Blue Palo Verde
Prosopis velutina / Velvet Mesquite

SHRUBS

BOTANICAL NAME / COMMON NAME
Agave murpheyi / Murphey's Agave
Ambrosia dumosa / Bursage
Calliandra eriophylla / Pink Fairy Duster
Carnegiea gigantea / Saguaro
Caesalpinia mexicana / Mexican Bird of Paradise
Chrysactinia mexicana / Damiana
Dasyliion wheeleri / Desert Spoon
Ericameria laricifolia / Turpentine Bush
Ferocactus wislizenii / Fishhook Barrel Cactus
Justicia californica / Chuparosa
Leucophyllum frutescens / Texas Ranger Sage
Opuntia bigelovii / Teddy Bear Cholla
Opuntia engelmannii / Engelmann's Prickly Pear
Simmondsia chinensis / Jojoba
Sphaeralcea sp. / Globemallow
Viguiera tomentosa / Goldeneye

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME
Baileya multiradiata / Desert Marigold
Melampodium leucanthum / Blackfoot Daisy
Psilostrophe cooperi / Paperflower
Verbena goodingii / Verbena

MATERIALS

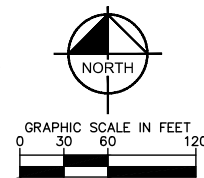
DESCRIPTION
N.A.O.S. Revegetated
N.A.O.S. Undisturbed
N.A.O.S. Scarred
Surface Select Boulder, Gold Tones
2-3' Diameter
3-4' Diameter

HYDROSEED MIX - APPLY AT RATE OF 15 LBS PER ACRE

AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
ATRIPLEX CANEXCENS	FOUR-WING SALTBUCH
ENCHELIA FARINOSA	BRITTLEBUSH
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
LARREA TRIDENTATA	CREOSOTE BUSH
SENNA COVESII	DESERT SENNA
SPHAERALCEA AMBIGUA	GLOBEMALLOW

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

NOTE: CONCEPTS ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN MAY BE SUBJECT TO CHANGE PRIOR TO FINAL APPROVAL.

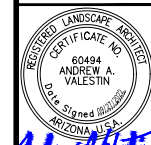


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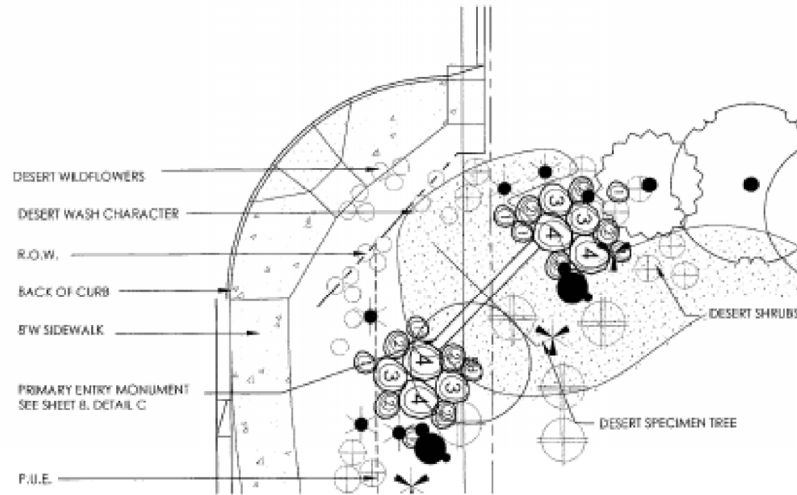
SCALE (HP): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: JAJ
 DRAWN BY: JAJ
 CHECKED BY: AAV
 DATE: SEPT. 2022

STORYROCK - PHASE 3
 PRELIMINARY PLAT
 LANDSCAPE PLAN
 SCOTTSDALE, ARIZONA

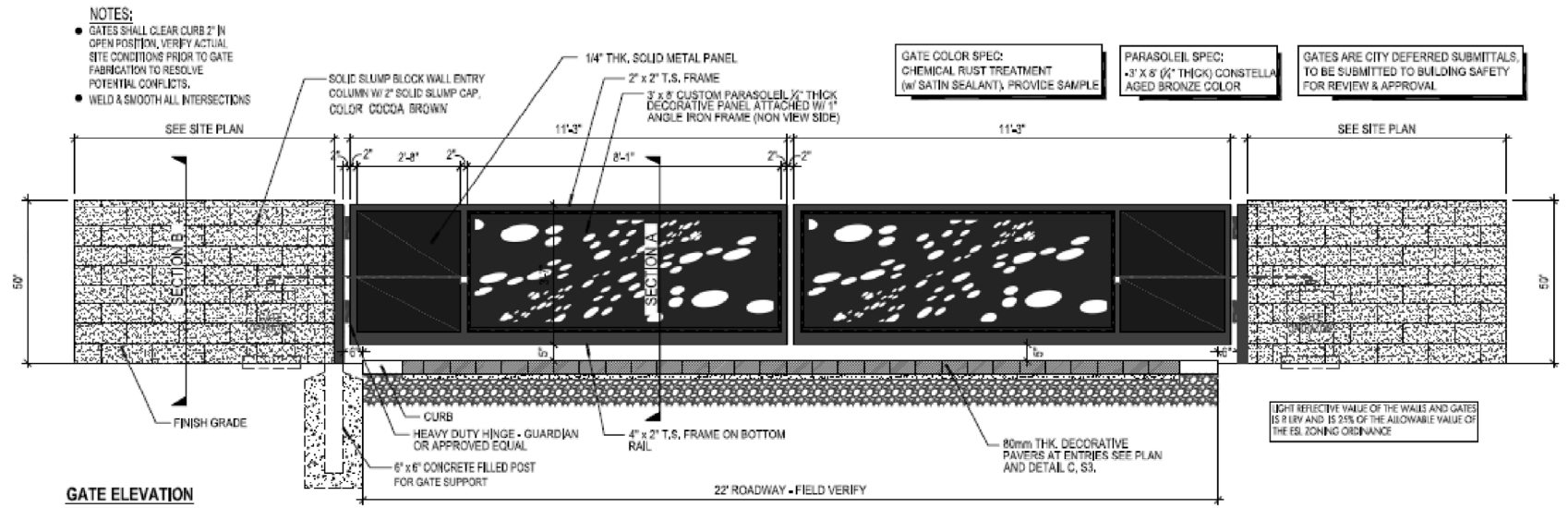


PROJECT NO. 191988002
 DRAWING NAME 88002LS
 05 OF 09

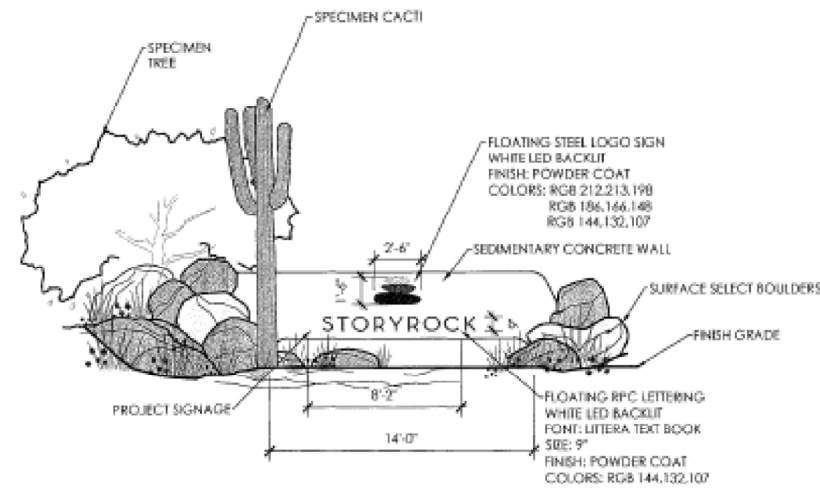
CASE NO.: 5-PP-2016#5



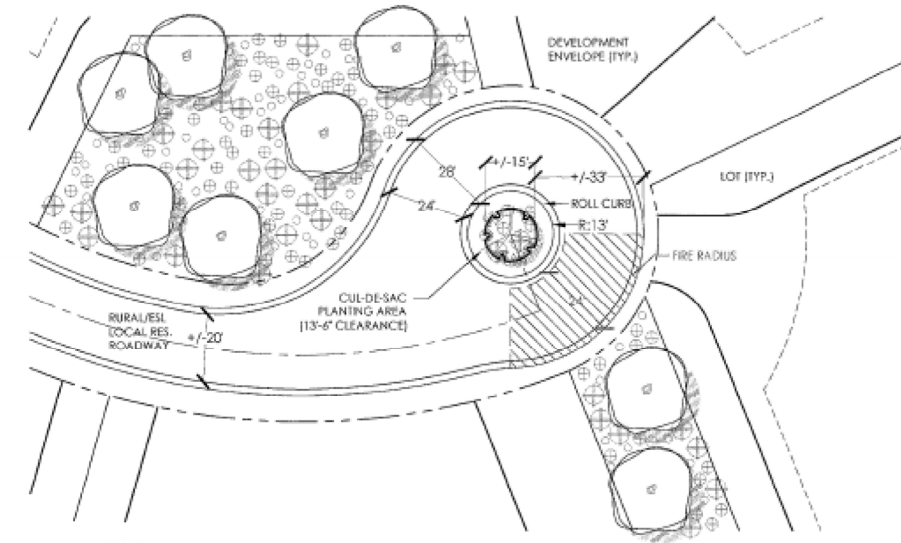
1 TYPICAL PROJECT ENTRY SIGN
SCALE: N.T.S.



2 TYPICAL ENTRY GATE
SCALE: N.T.S.



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



NOTES: FIRE LANE ACCESS PER DSPM FIG. 2-1-2
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 TYPICAL CUL-DE-SAC
SCALE: N.T.S.

K:\Vey_civ\19188002 - storyrock\CAD\Phase 3\Preliminary\Plan\88002LS.dwg, Sep. 26, 2022, Jacob Jurek, 80002PM-PLN_88002PM-PLN_1-NACS_88002S-128
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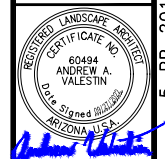
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DRAWN BY: JAJ
CHECKED BY: AAV
DATE: SEPT. 2022

STORYROCK - PHASE 3
PRELIMINARY PLAN
CONCEPTUAL DETAILS
SCOTTSDALE, ARIZONA



PROJECT NO.
191988002
DRAWING NAME
88002LS

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WALL LEGEND

—	Theme Wall
---	View Fence
⊠	Mailbox Approximate Location

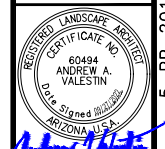
See Detail 1, Sheet 08
See Detail 2, Sheet 08
See Detail 3, Sheet 08

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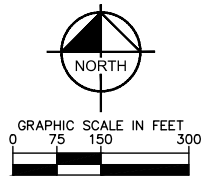
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STORYROCK - PHASE 3
 PRELIMINARY PLAT
 WALL PLAN
 SCOTTSDALE, ARIZONA



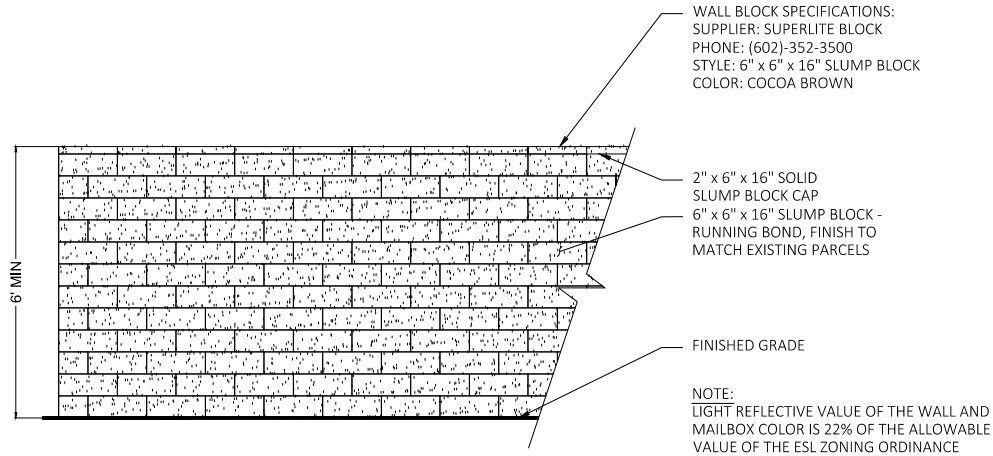
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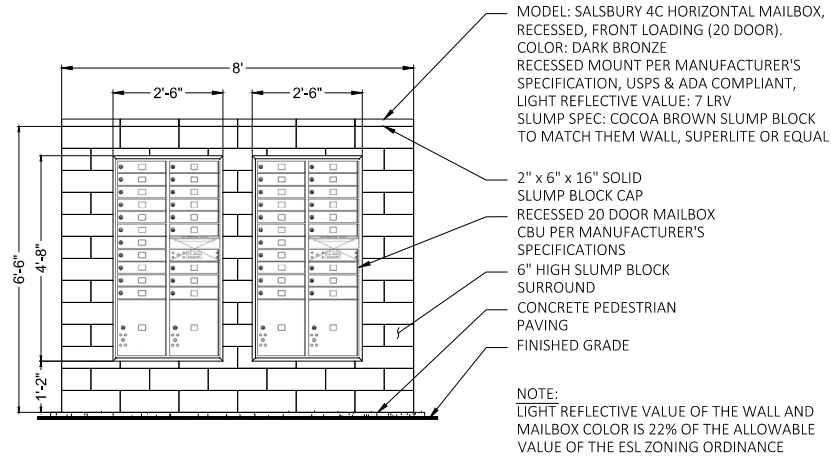
PROJECT NO.
 191988002
 DRAWING NAME
 88002W.
 07 OF 09

CASE NO.: 5-PP-2016#5

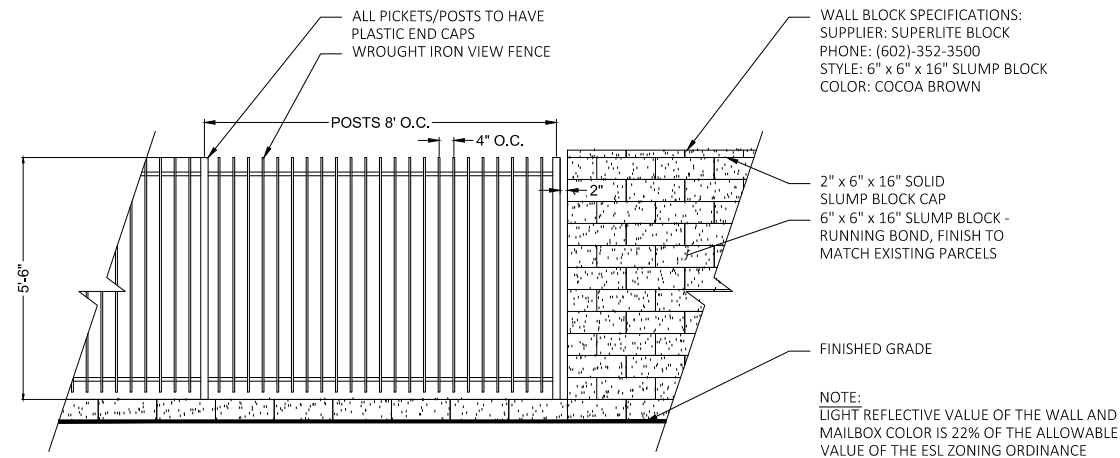
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1 **THEME WALL ELEVATION**
SCALE: N.T.S.



3 **TYPICAL MAILBOX**
SCALE: N.T.S.



2 **VIEW FENCE ELEVATION**
SCALE: N.T.S.

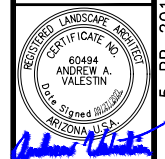
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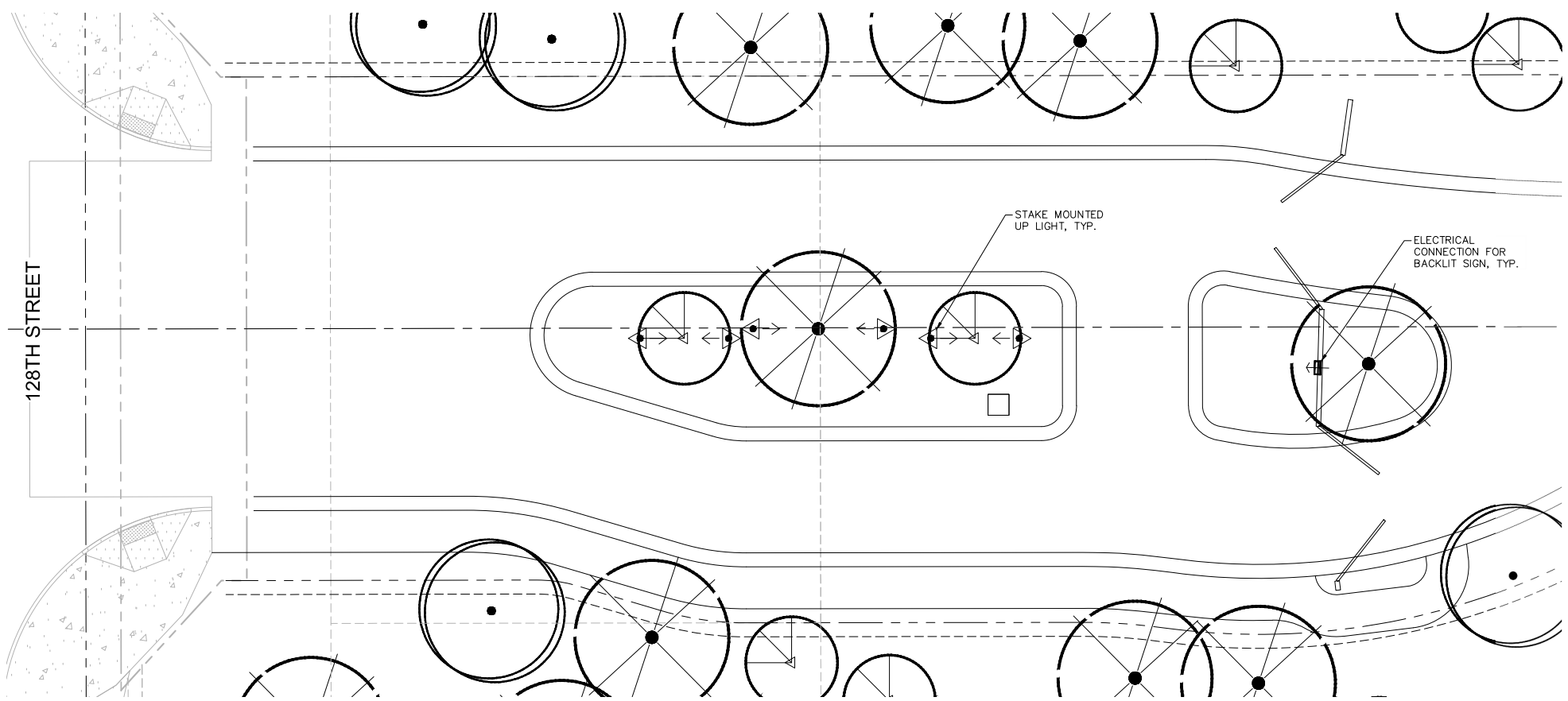
SCALE (H): NONE
 SCALE (V): NONE
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STORYROCK - PHASE 3
 PRELIMINARY PLAN
 CONCEPTUAL WALL DETAILS
 SCOTTSDALE, ARIZONA

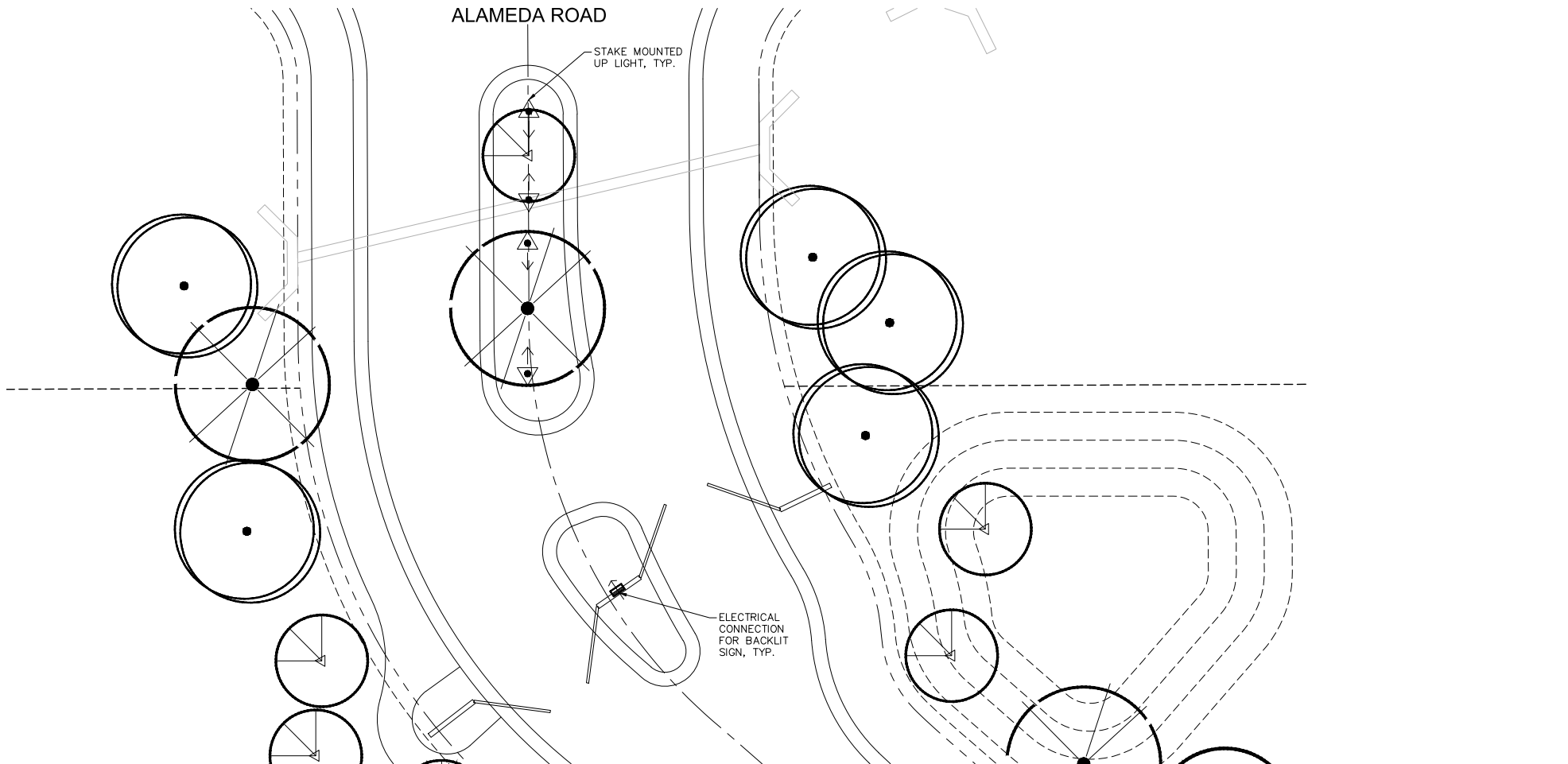


PROJECT NO.
191988002
 DRAWING NAME
88002W
 08 OF 09

CASE NO.: 5-PP-2016#5



1 ENTRY LIGHTING ENLARGEMENT - PRIMARY
SCALE: N.T.S.



2 ENTRY LIGHTING ENLARGEMENT - SECONDARY
SCALE: N.T.S.

LIGHTING LEGEND

- Ingrade Accent Uplight
- Electrical Connection For Backlit Sign

UNIQUE LIGHTING SYSTEMS®

Up Light
Stake Mounted Up Light
Odyssey™ Series

PULSAR: 12V & 24V Brass Up Light

PROJECT: _____
TYPE: _____
CATALOG NUMBER: _____
LAMP(S): _____
NOTES: _____

FIXTURE ORDERING INFORMATION
Example: PULS-12-L327 (Pulsar, 12 Volt, 3 Watt, 2700K LED MR16, 25' Wire Lead, Weathered Brass)

MODEL NAME	VOLTAGE	WATTAGE	WIRE LENGTH	FINISH	OPTIONS
PULS	12-12 Volt 24-24 Volt	L327= LED, 3W, 2700K, FLOOD L330= LED, 3W, 3000K, FLOOD L427= LED, 4W, 2700K, FLOOD L430= LED, 4W, 3000K, FLOOD L527= LED, 5W, 2700K, FLOOD L530= LED, 5W, 3000K, FLOOD L627= LED, 6W, 2700K, FLOOD L630= LED, 6W, 3000K, FLOOD 25'-20W Halogen 35'-35W Halogen NL-No Lamp	Leave blank for standard 25' length *0= 3' wire lead *50= 50' wire lead	Leave blank for standard WB finish P= Standard powder coat finishes. List your desired color in the order comments area.	*GP= Six Pack

NOTE: Pre-lamped LED fixtures are NOT available with 24V lamps. LED fixtures are available ONLY with a 25' wire lead. For additional painted finishes or six pack options contact our factory.

Powder Coated Finishes	Standard Finish
Tuscan Tan TT	Weathered Brass WB
White WH	
Black BK	
Verde Green VG	
Titanium Knight TK	

NOTE: Weathered Brass finish is standard. All other finishes are subject to availability. A limited quantity of finishes is available upon request. Please contact our factory for custom colors and matching paint options.

FLEX™ Unique Lighting System® fixtures are available with LED lamps. Please specify the lamp code when ordering. Only available with the NL wattage option. Unique Lighting System® reserves the right to modify the design and/or construction of the fixture shown without further notification.

Patent # D495,079

Specifications:

- Shroud:** Precision machined and comes with a factory sealed shock resistant glass lens to prevent water intrusion. Accepts up to one additional lens/hex cell accessory.
- Lens:** Comes with a complete set of optical designer lenses including: spread lens, frosted, hex cell.
- Lamp:** For use with a halogen lamp up to 35W MR16 lamp. FLEX™ Series LED lamps are available in 5W, 6W, 5W or 6W MR16. LED lamps are available in 2700K and 3000K color temperatures.
- Electrical Requirements:** A remote 12V or 24V transformer required, may be ordered separately from Unique Lighting System®. Voltage range for 12V halogen lamps is 10.5V to 12V. Voltage range for 24V halogen lamps is 21.6V to 24V. Voltage range for FLEX™ Series LED MR16 lamps is 10V-16V.
- Lamp Connection:** Specification grade, beryllium copper lamp holder. GUS.3 base.
- Body:** Precision machined from solid brass casting. Body design provides enclosed, water resistant wiring to protect wires. Features an integral knuckle for maximum mechanical strength.
- Gasket:** High temperature silicone o-ring for water-tight seal.
- Knuckle:** Machined brass knuckle with a solid brass adjustable thumb screw. Vertical tilt of 270° and horizontal rotation of 360° for easy aiming. The Orbital Lock Nut™ allows for locking the horizontal rotation without adjusting the stake.

Dimensions:

3 PULSAR BRASS STAKE MOUNTED UPLIGHT - CUT SHEET
SCALE: N.T.S.

light must be installed to point downward per ESL

NOTE: ALL EXTERIOR LIGHTING SHALL HAVE A WATTAGE TEMPERATURE OF 2,800K OR LESS PER CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY.

NOTE: CONCEPTS ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN MAY BE SUBJECT TO CHANGE PRIOR TO FINAL APPROVAL.

Unique Lighting System®
www.unique-lighting.com

5855 Jasmine Street
Fremont, CA 94524

T 800-955-4831
F 415-955-9832

IL 2106-2004 R12.07
CSA C22.2.2.9.0-96 (R2006)

GRAPHIC SCALE IN FEET
0 5 10 20

North

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SCALE (V): NONE
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DRAWN BY: JAJ
CHECKED BY: AAV
DATE: SEPT 2022

STORYROCK - PHASE 3
PRELIMINARY PLAN
CONCEPTUAL LIGHTING PLAN
SCOTTSDALE, ARIZONA

PROJECT NO.
191988002

DRAWING NAME
88002L1

09 OF 09

CASE NO.: 5-PP-2016#5

Storyrock Planned Community District

AMENDED DEVELOPMENT STANDARDS

R1-18
PCD
ESL

Sec. 5.300. Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.304. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **thirteen thousand, five hundred (13,500)** square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ **ninety (90)** feet.

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

D. Building height. No building shall exceed ~~thirty (30)~~ **twenty-four (24)** feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **twenty-six and a quarter (26.25)** feet.

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

c. On a corner lot, the required front yard of ~~thirty-five (35)~~ **twenty-six and a quarter (26.25)** feet shall be provided on each street. Exception: On a corner lot which does not 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-two and a half (22.5)** feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ~~ten (10)~~ **seven and a half (7.50)** 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)~~ **fifteen (15)** 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.

R1-35
PCD
ESL

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 and a quarter (101.25)** feet.

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

D. Building height. No building shall exceed ~~thirty (30)~~ **twenty-four (24)** feet in height.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **thirty (30)** feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be side yards of not less than ~~fifteen (15)~~ **eleven 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)~~ **seven and a half (7.50)** 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 and a half (22.5)** 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.

**R1-43
PCD
ESL**

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 twelve and a half (112.5)** 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)~~ **twenty-four (24)** feet in height.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **thirty (30)** feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ **fifteen (15)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ **twenty-six 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)~~ **seven and a half (7.50)** 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.

Alameda 5 – Planned Residential Development

Amended Development Standards

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)~~ **fourteen thousand (14,000)** 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 (100)** 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)~~ **twenty-four (24)** feet in height, *measured from natural grade*, 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 ~~forty (40)~~ **twenty-six and a quarter (26.25)** feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **twenty-six and a quarter (26.25)** feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~forty (40)~~ **twenty-six and a quarter (26.25)** 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)~~ **seven and a half (7.5)** 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-two and a half (22.5)** feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ~~ten (10)~~ **seven and a half (7.5)** 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)~~ **fifteen (15)** 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.

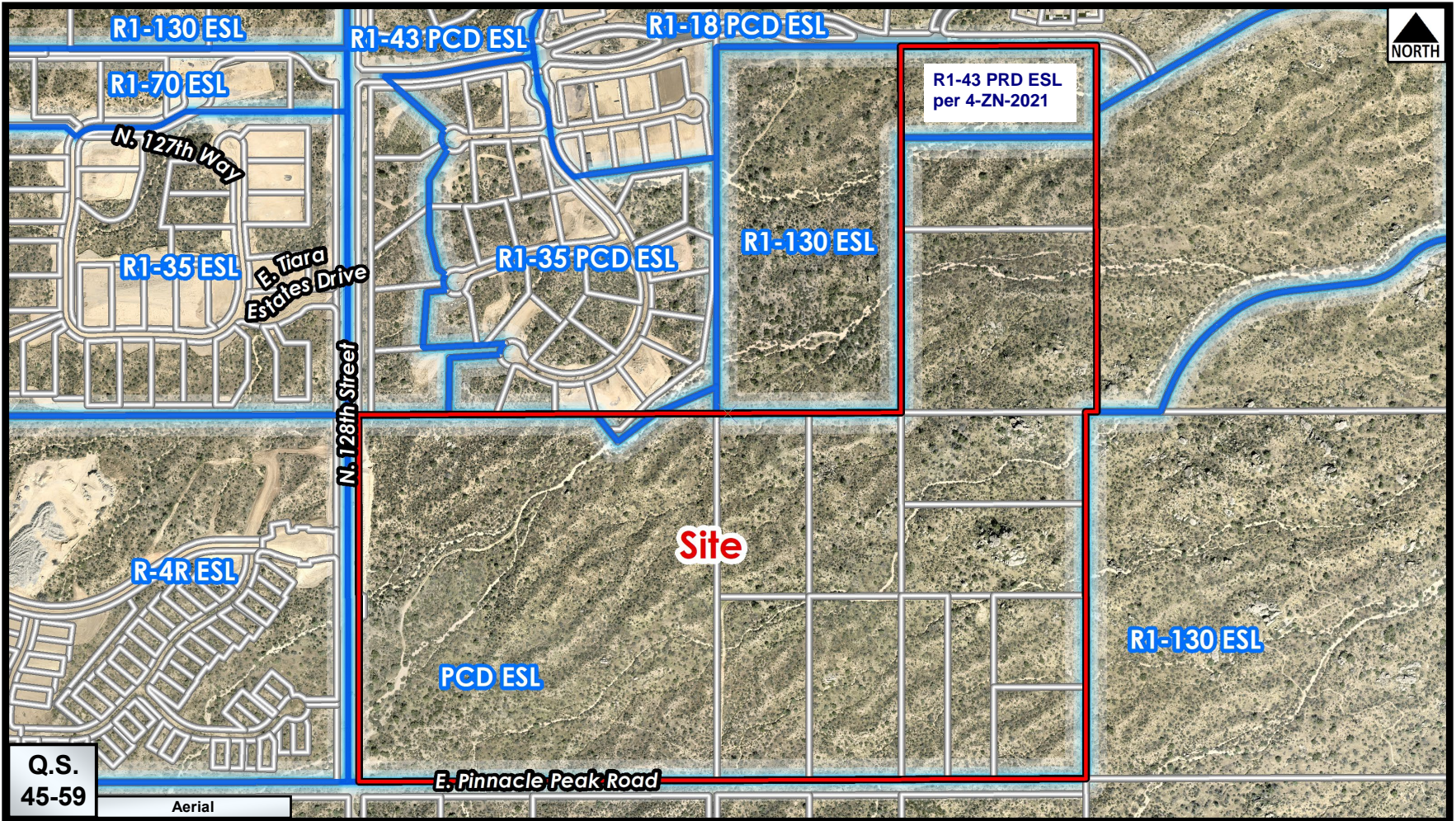
The provisions of article IX shall apply.

Sec. 5.106. - Signs.

The provisions of article VIII shall apply.

Sec. 5.107.

[Repealed by Ordinance No. 1575.]



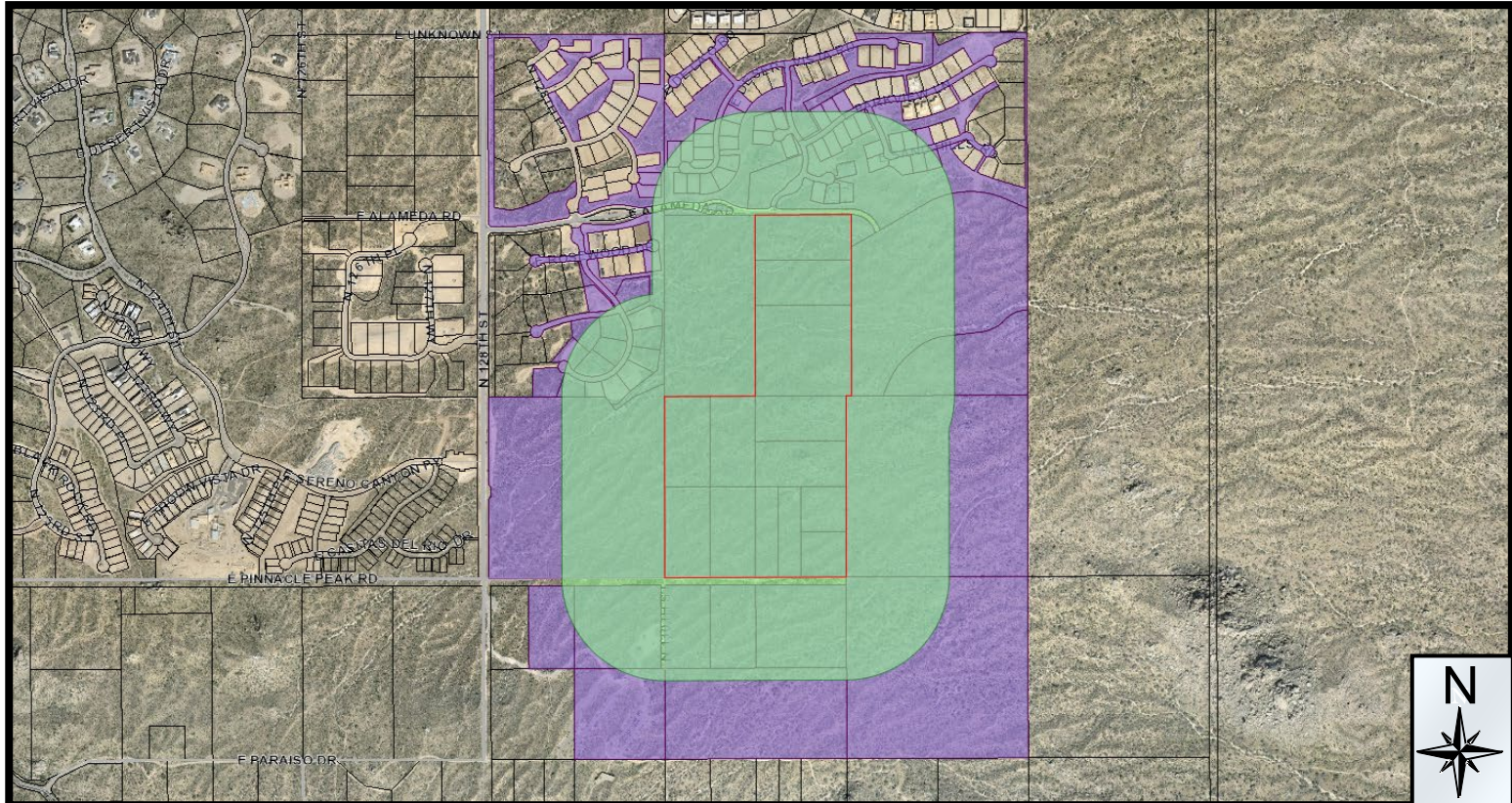
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Aerial

Zoning Aerial

5-PP-2016#14

City Notifications – Storyrock Phase 3A Expansion


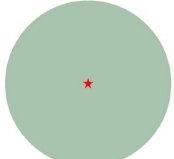


Additional Notifications:

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

Pulled Labels
October 24, 2022

Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 76

5-PP-2016#14