

# Neighborhood Community Center

Development Review Board Booklet; May 2007

SERENO  CANYON  
CROWN COMMUNITY DEVELOPMENT

LAND DEVELOPMENT SERVICES, L.L.C.  
[www.ldservices.net](http://www.ldservices.net)

WOOD / PATEL

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COMMUNITY DEVELOPMENT  
*A Henry Crown Company*

**Craig Wickersham Inc.**  
A subsidiary of

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Urban Design  
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Master Planned Communities  
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Site Planning & Design  
Environmental Assessment  
Landscape Design  
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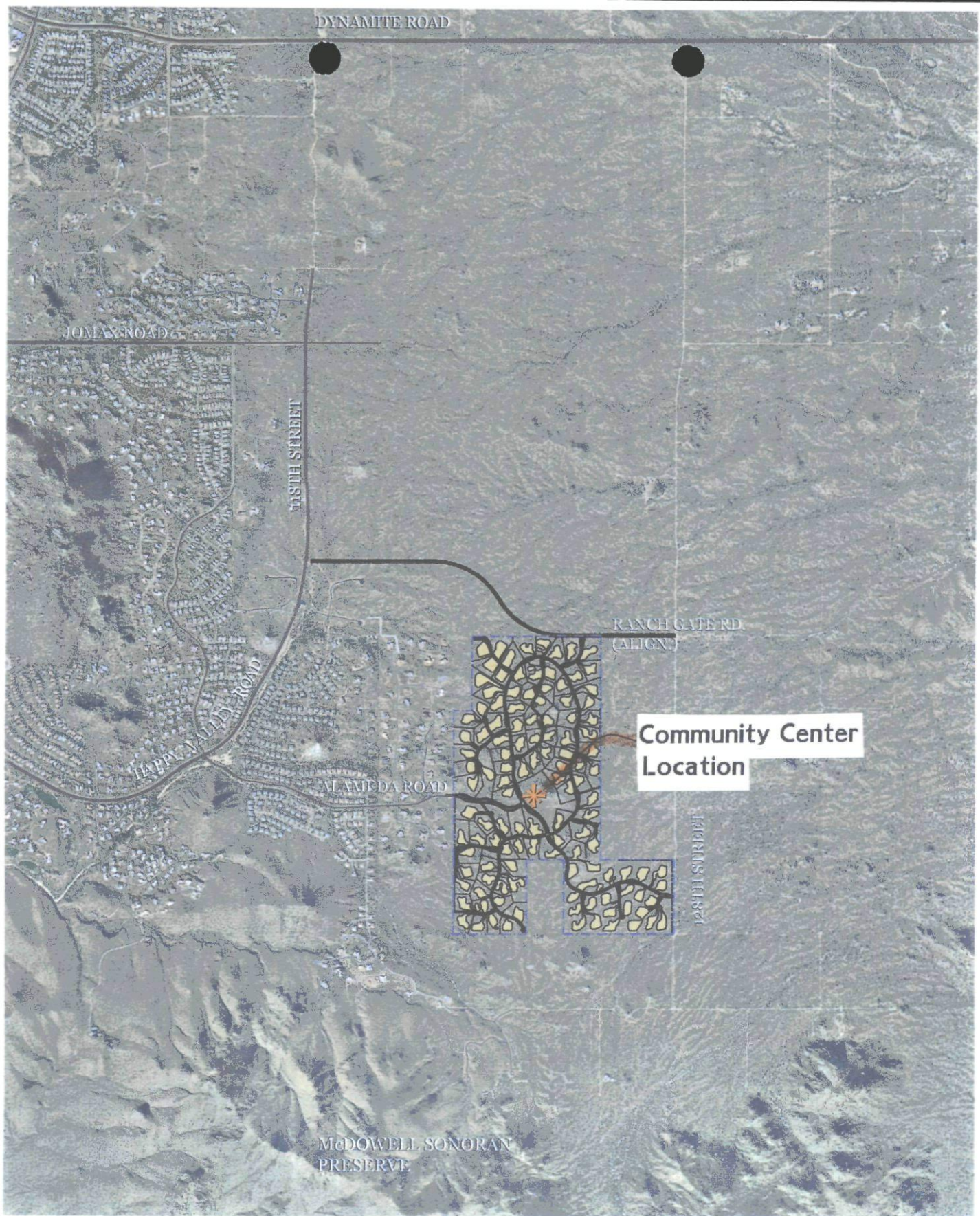


# **Neighborhood Community Center**

**Development Review Board Booklet; May 2007**

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**Community Center Location**

 COMMUNITY CENTER LOCATION

 SITE BOUNDARY

AERIAL CONTEXT MAP

**CROWN COMMUNITIES**  
SCOTTSDALE, ARIZONA

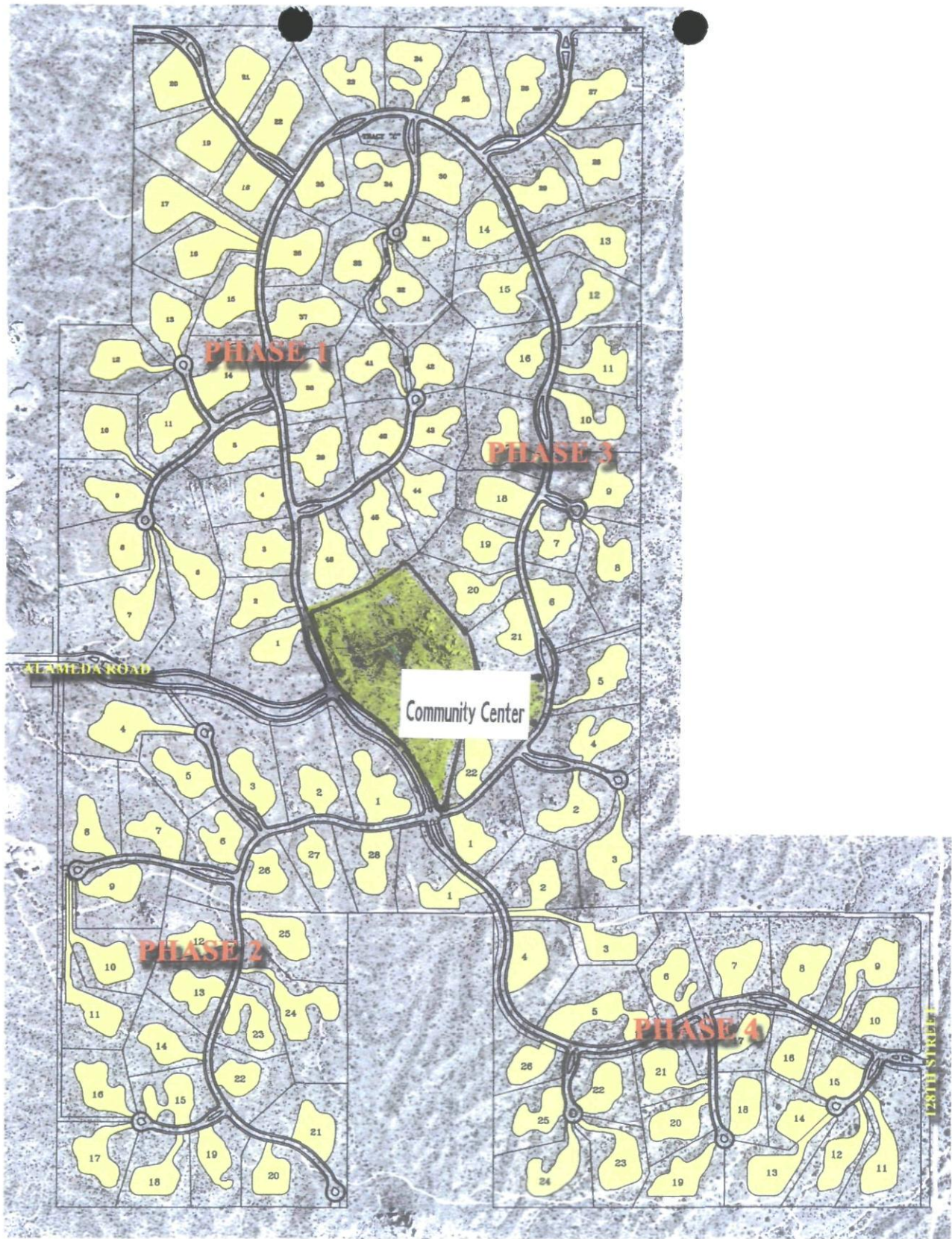
SCALE (1" = 100')

3000' 6000' 12000'

NORTH

**LVA**  
Urban Design Studio, L.L.C.

DATE: 10/20/11  
JOB NO: 11-001  
BY: [Signature]  
REV: 1



**COMMUNITY CENTER**  
DEVELOPMENT REVIEW BOARD APPLICATION

**SERENO CANYON**  
SCOTTSDALE, ARIZONA

Architects  
15021 N. 79th Street, #1  
Scottsdale, AZ 85251  
PHC 10076-0000

**LVA**  
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SCALE: 1"=1'  
NOT TO SCALE

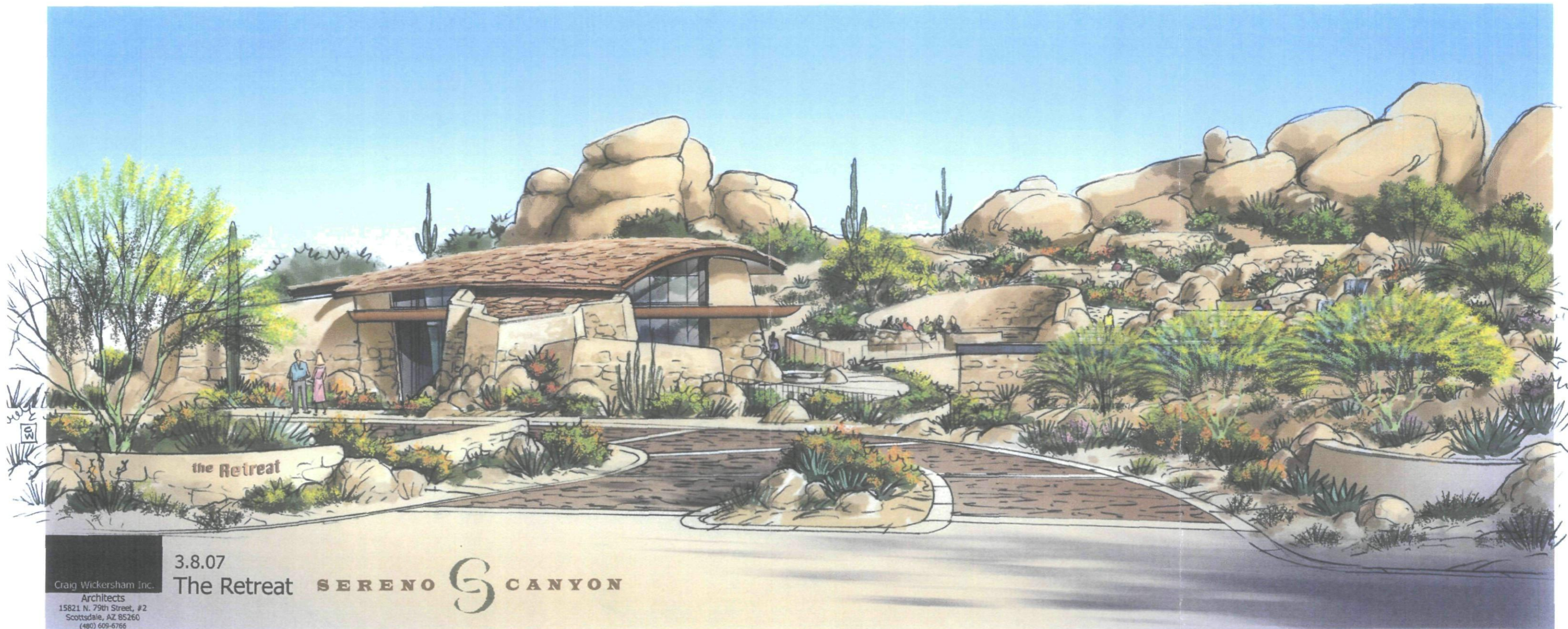
NORTH  
DATE: 03.07.07  
JOB: 0426.9  
BY: AMS  
REV:

## **PROJECT NARRATIVE for Sereno Canyon Community Center**

### **Project Overview:**

This request is for Development Review Board approval of the Community Center @ Sereno Canyon, a 330 ac. planned community located east of 122<sup>nd</sup> Street between Pinnacle Peak Road and Happy Valley Road, zoned R1-130 ESL (1-ZN-05). The 11+ ac. Community Center site is designed as the centerpiece of the community providing recreational and social amenities for residents of the neighborhood:


- The Community Center is internally located and surrounded by open space. The facility is private, serving only residents of Sereno Canyon providing passive indoor & outdoor activities.
- The facility has been designed to compliment the character of the overall Sereno Canyon community and architecturally respond to the unique environmental characteristics of the property.
- Building walls are integrally colored desert brown with a troweled finish stucco. Dark patina copper fascia & flashing add detail along with natural stone veneer & site harvested boulders. The roof material is a natural buff flagstone system.
- Decorative pavers will be used in the roadways/driveways entering Community Center & Guardhouse. Additionally, stabilized decomposed granite and pavers will be incorporated into the parking lot; **consistent with the Dynamite Foothills Character Area.**
- Low-level lighting will be incorporated into the landscape areas around the Community Center & Guardhouse.
- The Guardhouse follows the same architectural character with stucco walls, stone veneer & boulder accents with a flagstone roof & canopy .
- Entry gates are rusted steel & copper.
- Community trails have been established and provide non-vehicular access to the Center.
- Boulder easements have been established and dedicated on the final plat.



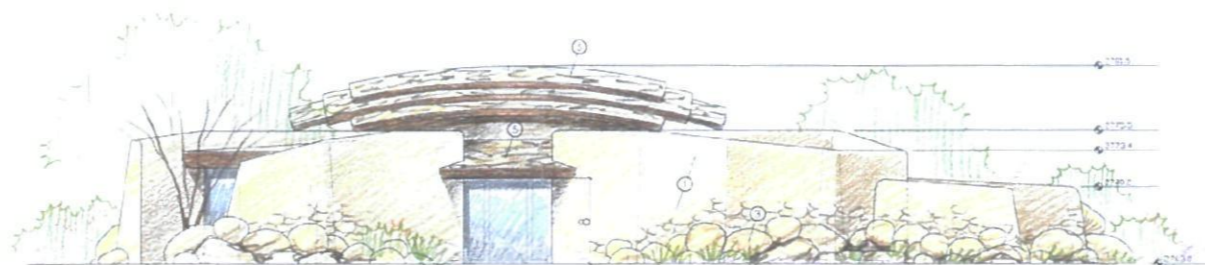
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Architects  
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(480) 609-6766

3.8.07

The Retreat

SERENO  CANYON

Community Center



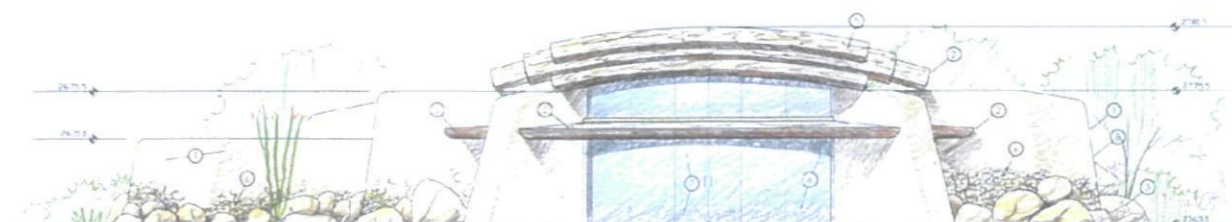
West



North



South



East

KEYNOTES:

1. INTEGRALLY COLORED, POWELED FINISH- ELASTOMERIC STUCCO, COLOR TO BE SIMILAR TO DUNN EDWARDS DE 6201 Ration Basket LRV 27
2. 20 OUNCE COPPER FAUCIA FINISH TO BE "OLD PENNY"
3. NATURAL SITE-HARVESTED BOULDERS INTEGRATED WITH THE WALL CONSTRUCTION, MLD SET VARIOUS SIZE
4. DUAL PANE LOW E INSULATED GLASS, BUT GLAZED W/ RECESSED REGLETS
5. ARIZONA FLAGSTONE NATURAL BUFF COLOR SET IN POLYPRO POLYSET CRO. IPC. ER 5895 OVER POLYGLASS 3 LAYER WATER PROOF ROOFING SYSTEM
6. NATURAL STONE VENEER SIMILAR TO APACHE STONE'S DC COBBLE, MLD SET MORTAR WASHED WITH COLORED MORTAR TO MATCH BUILDING COLOR
7. PATCH HARDWARE HURCULITE GLASS DOORS
8. BATTERED WALLS MIN. 1" PER FOOT BATTER
9. FINISH GRADE BERMING
10. 20 OUNCE COPPER CLAD STRUCTURAL STEEL COLUMN

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

Sereno Canyon  
 Crown Community Development

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Community Center  
 Elevations

1/8" = 1'-0"

DATE	
SCALE	
BY	
CHECKED	
DATE	

XXXX



Guardhouse

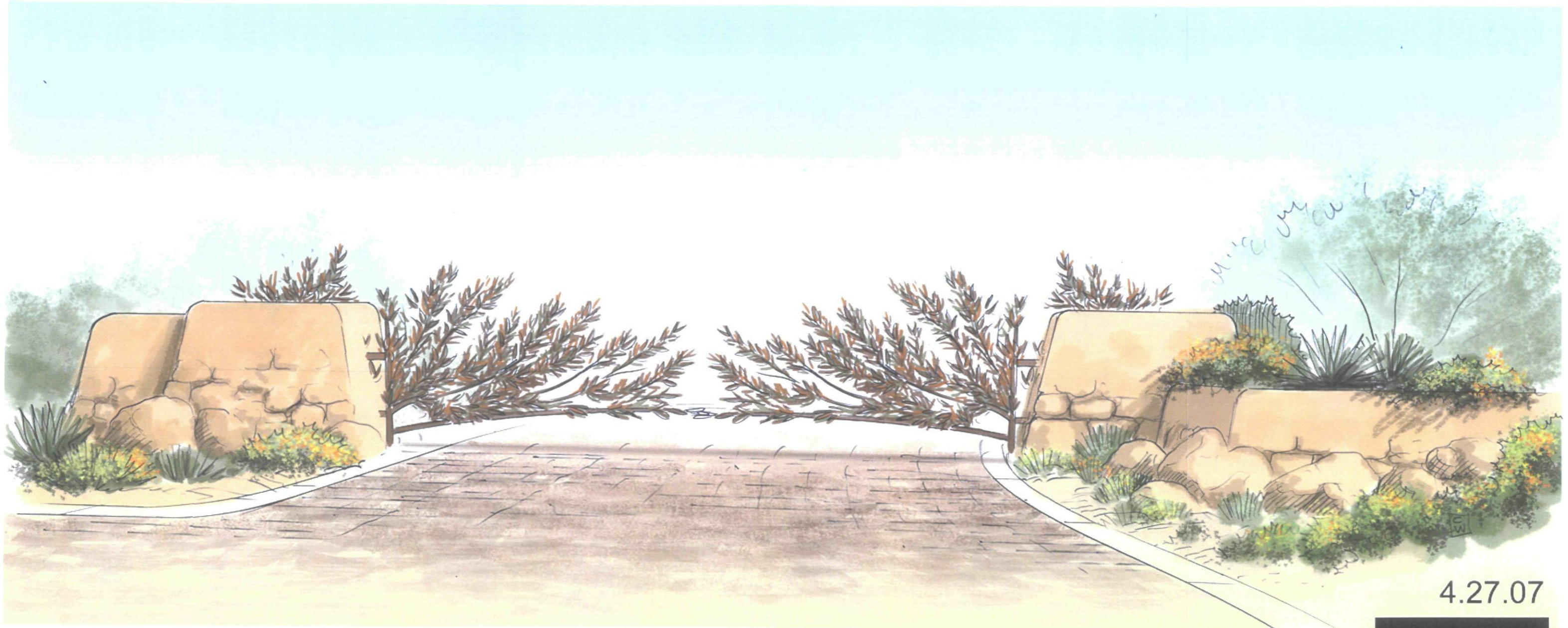
3.23.07

Guardhouse

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SERENO  CANYON  
CROWN COMMUNITY DEVELOPEMENT

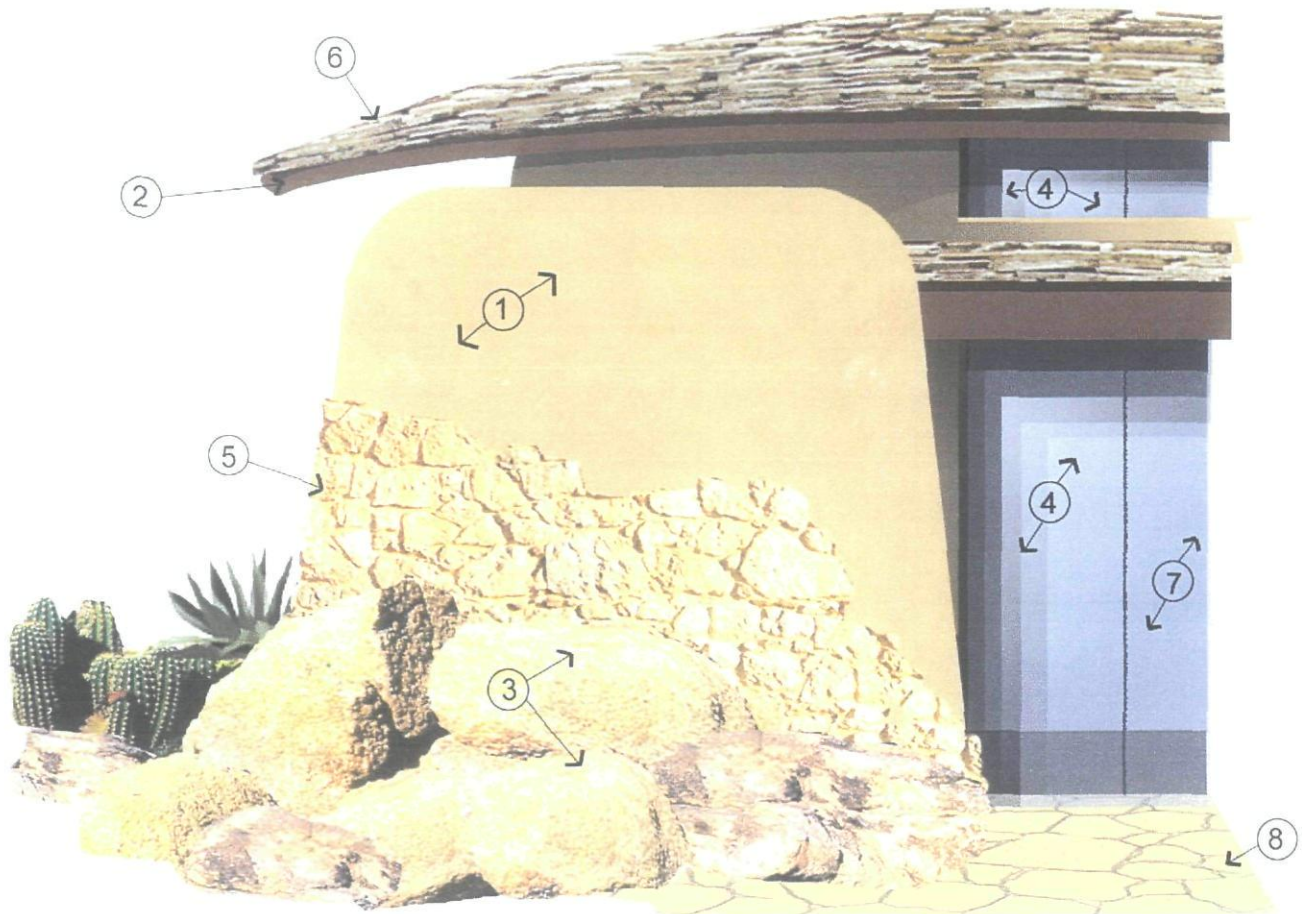
Main Entry Gates  
Rusted steel & copper  
2 piece /leafs  
motor operated

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4.27.07

# SERENO CANYON

MATERIALS FOR THE RETREAT & THE GUARDHOUSE



Keynotes:

1. Integrally Colored, troweled finish, elastomeric stucco. Color to be Dunn Edwards DE 6201 Rattan Basket LRV 27
2. 20 ounce copper fascia & flashing. Finish to be "old Penny" dark brown
3. Natural site harvested boulders of various sizes integrated with the wall construction. Mud set with colored mud.
4. Dual Pane low E insulated glass. grey tint, butt glazed, with reglets at walls & head.
5. Natural stone veneer similar to Apache Stone's DC Cobble. Mud set, mortar washed with colored mud to match building color.
6. Arizona flagstone natural buff color set in Polypro Polyset ICBO, IRC ER 5595 over Polyglass Elastoflex three layer 20 year waterproof roofing system
7. Patch hardware Hurculite glass doors.
8. Arizona flagstone natural buff color walking deck.

Sereno Canyon Guardhouse & Community Center  
Materials Board

3.27.07

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Fascia: Copper  
Dark Patina "Old Penny"

Roof:  
Natural Arizona Flagstone  
Medium tans to match site



Solar E™ Solar Control Low-E Glass  
NON-COATED SIDE

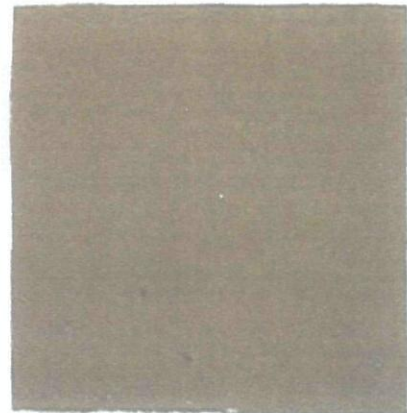


PILKINGTON

	Tvis	SHGC	U-Factor
1/8" (3mm)	60	0.53	0.65
5/32" (4mm)	60	0.52	0.64
1/4" (6mm)	60	0.51	0.64
1" I.G. (25mm)	55	0.43	0.33

\*inboard lite 1/4" (6mm) Clear / coating on #2 surface  
(available in: 2.5mm, 3mm, 4mm, 5mm, 6mm, 8mm)

Glass:  
Low E Solar Control  
Dual Pane Insulated  
Reflectivity 7%



Stucco:  
Elastomeric Integrally colored  
Troweled finish  
Color: Dunn Edwards  
DE 6201 Rattan Basket  
LRV 27

Colors and Materials Board for the  
Sereno Canyon Community Center  
and the Guardhouse

Crown Community Development 3.31.07  
Craig Wickersham Inc. Architects  
LVA Urban Design Studio, LLC  
Wood Patel



DISCLAIMER

REVISIONS

NO.	DATE	DESCRIPTION



**Sereno Canyon**  
Crown Community Development

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Site Plan 1/16" = 1'-0"

XXXX



**KEYNOTES:**

- ① MEGA - BERGERAC PAVERS, COLOR SERRA BLEND.
- ② GROUND MOUNTED MECH. EQUIP. YARD
- ③ PLANTER AREA
- ④ MASONRY PLANTER/SITE WALLS W/STUCCO FINISH & STONE VENEER & SITE HARVESTED BOULDER BASE
- ⑤ PROPERTY LINE
- ⑥ CONCRETE RIBBON CURB
- ⑦ NEGATIVE EDGE POOL RETAINING WALL
- ⑧ POOL EQUIPMENT ROOM UNDER
- ⑨ RETAINING WALL/ POOL BARRIER
- ⑩ STABILIZED D.C. PARKING AREA
- ⑪ HANDICAP PARKING
- ⑫ ARCHAEOLOGICAL BOUNDARY
- ⑬ BOULDER EASSEMENT

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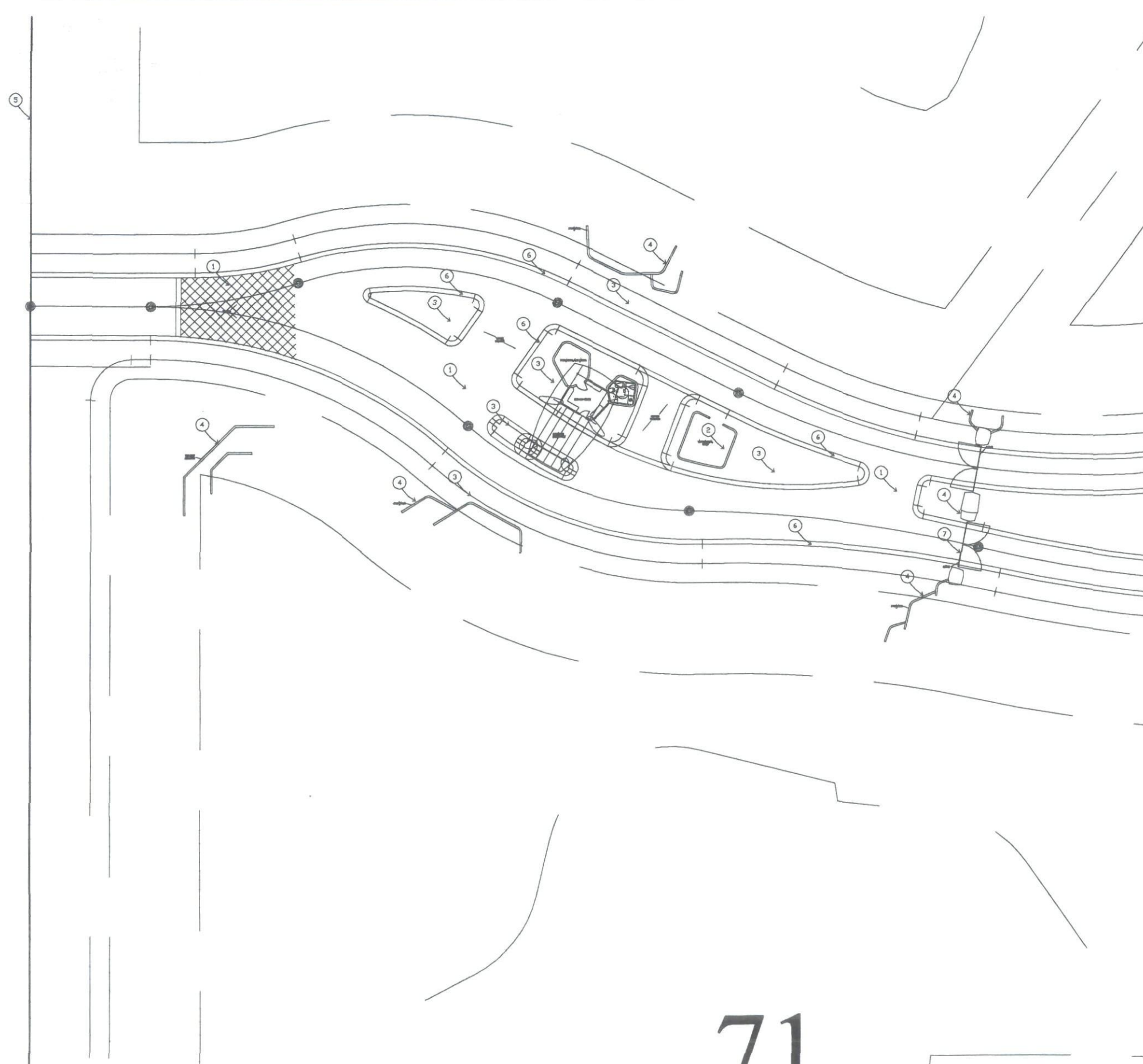
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**SERENO CANYON**  
**DRB SUBMITTAL**  
 Scottsdale, Az

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Community Center  
**THE RETREAT**  
**Site Plan**  
 1/20" = 1-0

JOB NO.	0702	SHEET NO.	DRB
DATE	MAR 07		RT
SCALES SHOWN			
DRAWN	WCW		
CHECKED	WCW		
PLAN CHECK NO.			



- KEYNOTES:**
- ① MEGA - BERGERAC PAVERS, COLOR SERRA BLEND.
  - ② GROUND MOUNTED MECH. EQUIP. YARD
  - ③ PLANTER AREA
  - ④ MASONRY PLANTER/SITE WALLS W/STUCCO FINISH & STONE VENEER & SITE HARVESTED BOULDER BASE
  - ⑤ PROPERTY LINE
  - ⑥ CONCRETE RIBBON CURB
  - ⑦ GATED ENTRY

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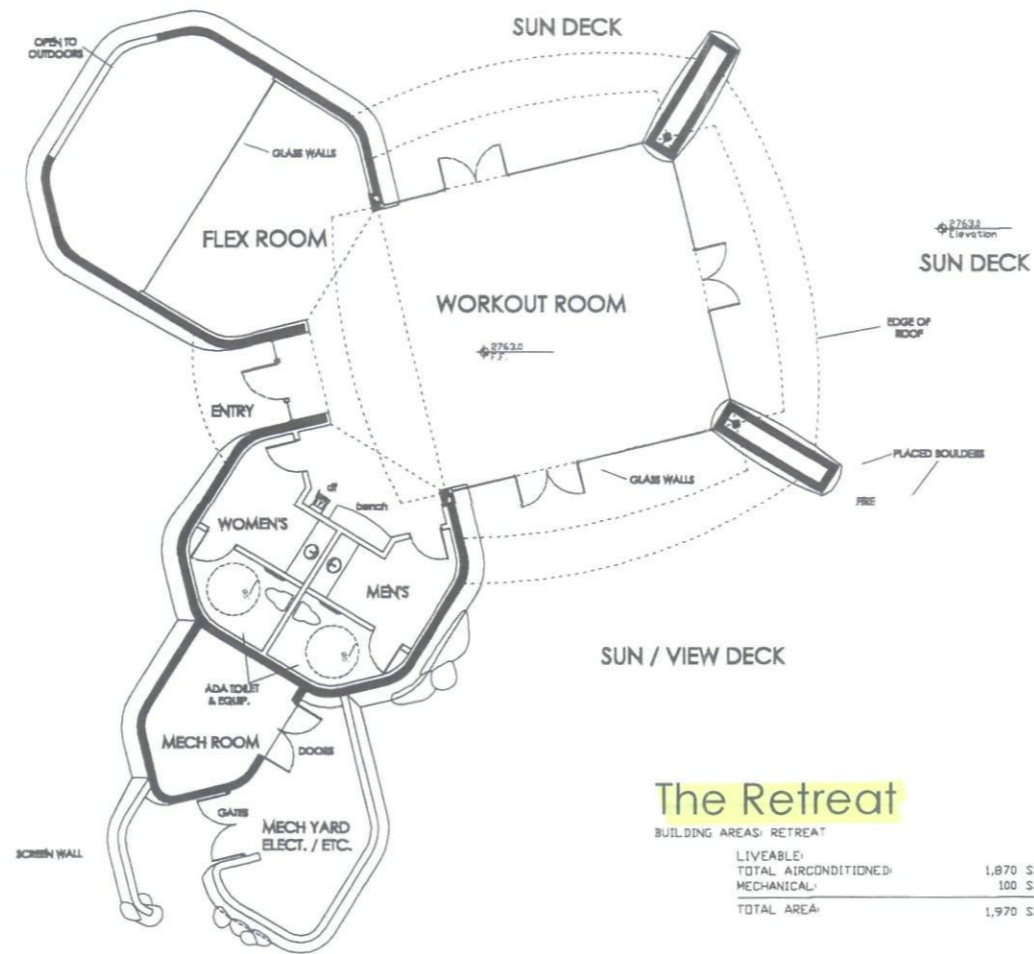
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SCALE	AS SHOWN		
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CHECKED	WCW		
PLAN CHECK NO.			

**71**

**GUARDHOUSE**  
**Site Plan**  
 1/20" = 1-0

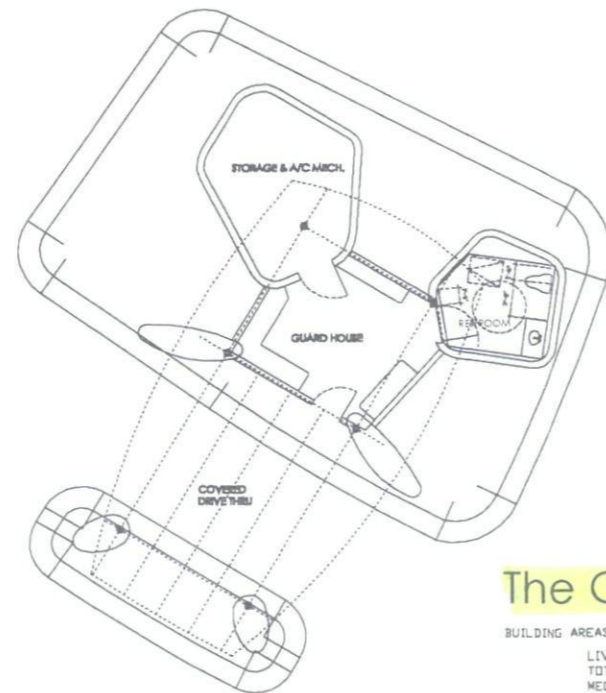




### The Retreat

BUILDING AREAS: RETREAT

LIVEABLE:	1,870 S.F.
TOTAL AIRCONDITIONED:	100 S.F.
MECHANICAL:	
TOTAL AREA:	1,970 S.F.



### The Guardhouse

BUILDING AREAS: GUARDHOUSE

LIVEABLE:	455 S.F.
TOTAL AIRCONDITIONED:	64 S.F.
MECHANICAL:	
TOTAL AREA:	519 S.F.

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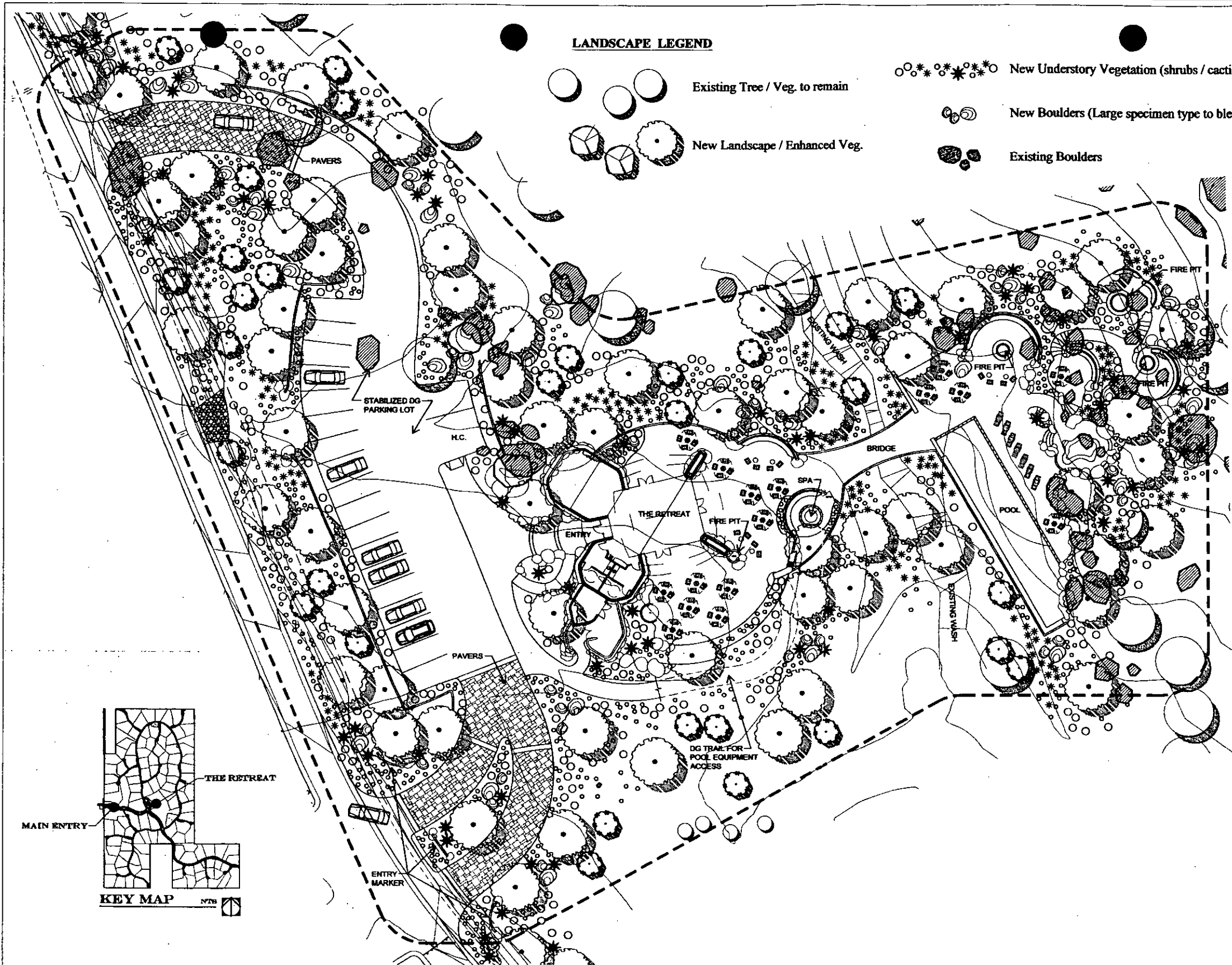
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**DRB SUBMITTAL**  
 Scottsdale, Az

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Floor Plan  
Worksheet

JOB NO.	0702	SHEET NO.	
DATE	MAR 07	DRB	
SCALE	AS SHOWN		
DRAWN	WCW		
CHECKED	WCW		
PLAN CHECK NO.			

1/8" = 1-0



**LANDSCAPE LEGEND**

Existing Tree / Veg. to remain

New Landscape / Enhanced Veg.

New Understory Vegetation (shrubs / cacti / grasses / etc.)

New Boulders (Large specimen type to blend with existing)

Existing Boulders

The following plant palette has been adopted from the City of Scottsdale's E.S.L.O. plant list. (All species shown below are in conformance with E.S.L.O. standards)

**TREES**

- Whitethorn Acacia
- Catclaw Acacia
- Crossed Thorn
- Hackberry
- Blue Palo Verde
- Foothill Palo Verde
- Desert Willow
- One-seeded Juniper
- Ironwood
- Cottonwood
- Arizona Mesquite
- Scrub Oak
- Sage Sumac
- Arizona Rosewood

- Acacia constricta*
- Acacia greggii*
- Canotia holocantha*
- Celtis pallida*
- Cercidium floridanum*
- Cercidium microphyllum*
- Chilopsis linearis*
- Juniperus monosperma*
- Olneya tesota*
- Populus fremontii*
- Prosopis juliflora*
- Prosopis tinctoria*
- Rhus ovata*
- Vasquezia californica*

**SUCCULENTS / CACTI**

- Saguaro
- Hedgehog Cactus
- Compass Barrel
- Barrel
- Fishhook Barrel
- Ocotillo
- Fishhook Cactus
- Cactus
- Staghorn Cholla
- Cholla
- Teddy Bear Cholla
- Engelmann's Prickly-pear
- Chainfruit Cholla
- Desert Christmas Cholla
- Night-Blooming Cereus
- Banana Yucca
- Soapstone Yucca

- Carnegiea gigantea*
- Echinocereus engelmannii*
- Ferocactus cylindricus*
- Ferocactus wislizenii* Barrel
- Fouquieria splendens*
- Mammillaria microcarpa*
- Cactus*
- Opuntia acanthocarpa*
- Opuntia bigelovii* Cholla
- Opuntia engelmannii*
- Opuntia fulgida*
- Opuntia leptocaulis*
- Pentstemon greggii*
- Yucca baccata*
- Yucca elata*

**SHRUBS / BUSHES**

- Giant Bursage
- Triangle-leaf Bursage
- White Bursage
- Desert Honeycuckle
- Fourwing Saltbush
- Quailbush
- Desert Saltbush
- Red Barbary
- Fairy Dustier
- Desert Shams
- Desert Hackberry
- Hophbush
- Sacred Datura
- Brittlebush
- Green Brittlebush
- Mormon Tea
- Turpentine Bush
- Flat-top Buckwheat
- Snakeweed
- Desert Lavender
- Chuparosa
- Croosote Bush
- Deer Vetch
- Wolfberry
- Arrow Weed
- Jobba Bush
- Trixis
- Goldeneye
- Greythorn

- Ambrosia ambrosioides*
- Ambrosia deltoidea*
- Ambrosia dumosa*
- Anticarsinus thurberi*
- Atriplex canescens*
- Atriplex lentiformis*
- Atriplex polycarpa*
- Barbarts haemanocarpa*
- Callitriche eriophylla*
- Cassia covillei*
- Celtis pallida*
- Dodonaea viscosa*
- Datura wrightii*
- Encelia farinosa*
- Encelia frutescens*
- Ephedra aspera*
- Ericameria laricifolia*
- Eriogonum fasciculatum*
- Gutierrezia sarothrae*
- Hypoxis emoryi*
- Justicia californica*
- Larrea tridentata*
- Lotus rigidus*
- Lycium andersonii*
- Pluchea sericea*
- Simmondsia chinensis*
- Trixis californica*
- Viguiera deltoidea*
- Ziziphus obtusifolia*

**ANNUALS / PERENNIALS / VINES**

- Sand Verbena
- Fiddleneck
- Desert Marigold
- Coyote Gourd
- Desert Hyacinth
- Dogwood
- Woolly Daisy
- Mexican Gold Poppy
- Gaillardia
- Starflower
- Slender Jantasia Vine
- Goldfields
- Bladderpod Mustard
- Desert Lupine
- Purple Aster
- Blackfoot Daisy
- Owl's Clover
- Parry's Penstemon
- Arizona Penstemon
- Desert Bluebell
- Scorpionwood
- Cream Caps
- Devil's Claw
- Paper Flower
- Indian Wheat
- Desert Chocory
- Desert Chia
- Desert Globemallow
- Desert Straw

**GRASSES**

- Purple Threeawn
- Needle grass
- Sideoats grama
- Curly mesquite
- Fluffgrass

The following plant palette is in addition to the above referenced list. The following species will be used in and around the developments clubhouse and connected common areas. (These areas will not be counted as revegetated NACS)

**TREES**

- Casahuate
- Desert Willow
- Gregg Ash
- Texas Ebony

**SUCCULENTS / CACTI**

- Desert Milkweed
- Agave
- Golden Barrel
- Giant Hesperaloe
- Scilla
- Organ Pipe Cactus

**SHRUBS / BUSHES**

- Black Dalca
- Sage
- Baja Ruellia
- Desert Ruellia
- Autumn Sage

**ANNUALS / PERENNIALS / VINES**

- Potted annual flowers
- Angelita Daisy
- Yellow morning glory

**GRASSES**

- Beargrass
- Hybrid bermuda lawn
- Nolina crumpeas
- (Tifway 419 or equal)Cynodon dactylon

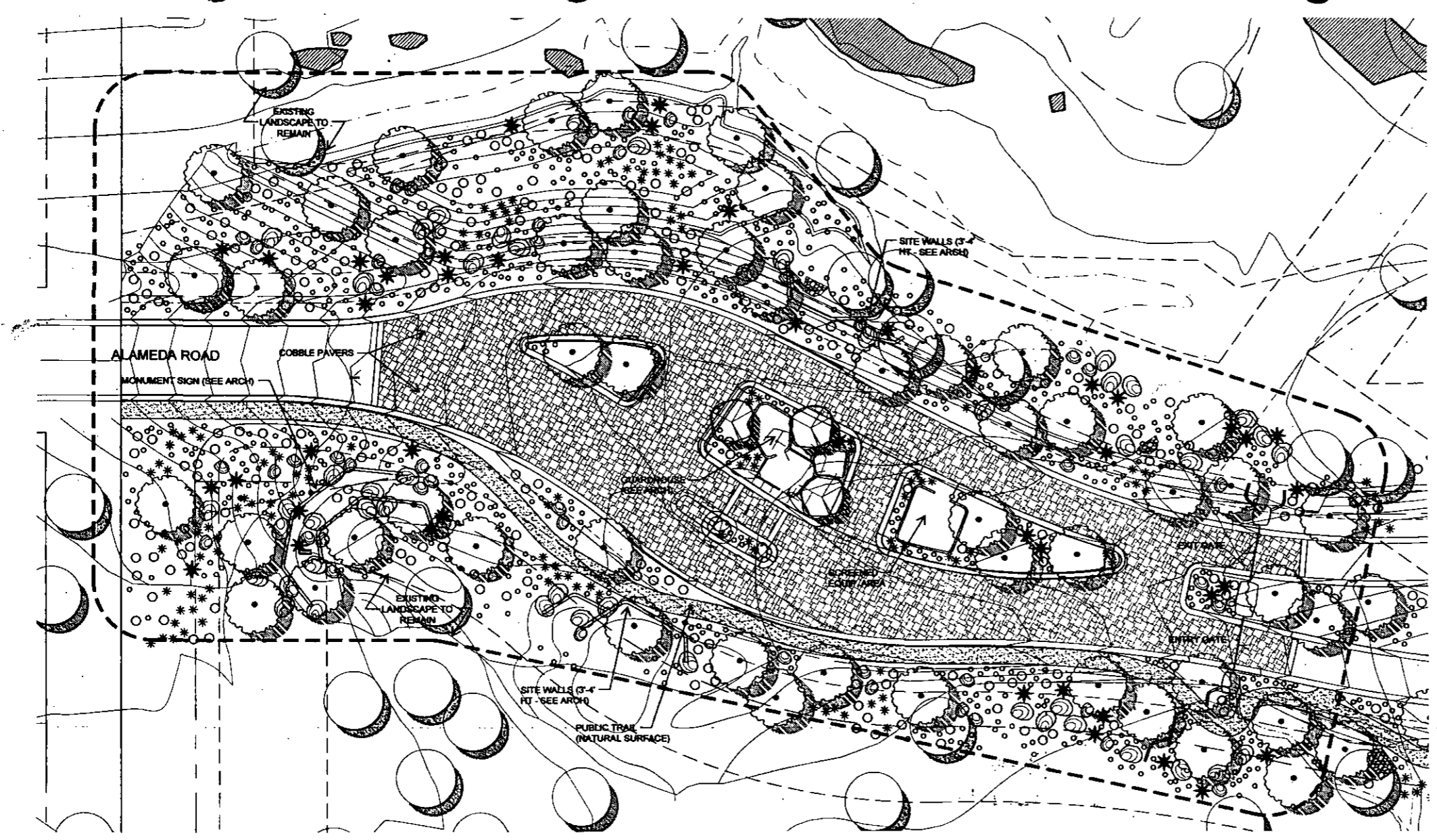


This list is intended as a guide and is subject to change. Any changes shall be approved by City staff as required.



**SERENO CANYON**  
**THE RETREAT**

Date: 4.18.07  
Job No: 0425  
Drawn by: JMY



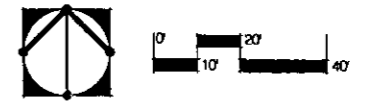
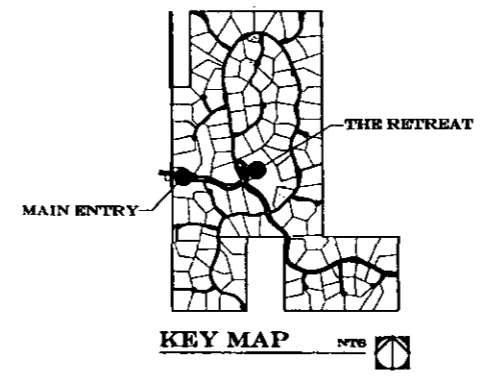
The following plant palette has been adopted from the City of Scottsdale's E.S.L.O. plant list. (All species shown below are in conformance with E.S.L.O. standards)

- TREES**
- |                     |                                |
|---------------------|--------------------------------|
| Whitehorn Acacia    | <i>Acacia constricta</i>       |
| Catalaw Acacia      | <i>Acacia greggii</i>          |
| Crucifixion Thorn   | <i>Canotia holocantha</i>      |
| Hackberry           | <i>Celtis pallida</i>          |
| Blue Palo Verde     | <i>Cercidium floridanum</i>    |
| Foothill Palo Verde | <i>Cercidium microphyllum</i>  |
| Desert Willow       | <i>Chilopsis linearis</i>      |
| One-seeded Juniper  | <i>Juniperus monosperma</i>    |
| Ironwood            | <i>Olneya tesota</i>           |
| Cottonwood          | <i>Populus fremontii</i>       |
| Arizona Mesquite    | <i>Prosopis juliflora</i>      |
| Scrub Oak           | <i>Quercus turbinella</i>      |
| Sugar Sumac         | <i>Rhus ovata</i>              |
| Arizona Rosewood    | <i>Vauquelinia californica</i> |
- SUCCULENTS / CACTI**
- |                          |                                 |
|--------------------------|---------------------------------|
| Saguaro                  | <i>Carnegiea gigantea</i>       |
| Hedgehog Cactus          | <i>Echinocactus engelmannii</i> |
| Compass Barrel           | <i>Ferocactus cylindricus</i>   |
| Barrel                   |                                 |
| Fishhook Barrel          | <i>Ferocactus wislizenii</i>    |
| Ocotillo                 | <i>Fouquieria splendens</i>     |
| Fishhook Cactus          | <i>Mammillaria microcarpa</i>   |
| Coahuila                 |                                 |
| Staghorn Cholla          | <i>Opuntia acanthocarpa</i>     |
| Cholla                   |                                 |
| Teddy Bear Cholla        | <i>Opuntia bigelovii</i>        |
| Engelmann's Prickly-pear | <i>Opuntia engelmannii</i>      |
| Chainfruit Cholla        | <i>Opuntia fulgida</i>          |
| Desert Christmas Cholla  | <i>Opuntia leptocaulis</i>      |
| Night-Blooming Cereus    | <i>Peniocereus greggii</i>      |
| Banana Yucca             | <i>Yucca baccata</i>            |
| Sonopine Yucca           | <i>Yucca elata</i>              |
- SHRUBS / BUSHES**
- |                        |                               |
|------------------------|-------------------------------|
| Giant Bur sage         | <i>Ambrosia ambrosioides</i>  |
| Triangle-leaf Bur sage | <i>Ambrosia deltoidea</i>     |
| White Bur sage         | <i>Ambrosia dumosa</i>        |
| Desert Honey-suckle    | <i>Anticarsium thurberi</i>   |
| Fourwing Saltbush      | <i>Atriplex canescens</i>     |
| Quailbush              | <i>Atriplex lentiformis</i>   |
| Desert Saltbush        | <i>Atriplex polycarpa</i>     |
| Red Barbary            | <i>Berberis haematocarpa</i>  |
| Fairy Duster           | <i>Calliandra eriophylla</i>  |
| Desert Senna           | <i>Cassia covesii</i>         |
| Desert Hackberry       | <i>Celtis pallida</i>         |
| Hopbush                | <i>Dodonaea viscosa</i>       |
| Sacred Datura          | <i>Datura wrightii</i>        |
| Brittlebush            | <i>Encelia farinosa</i>       |
| Green Frittlebush      | <i>Encelia frutescens</i>     |
| Mormon Tea             | <i>Ephedra aspera</i>         |
| Turpentine Bush        | <i>Eriocameria leucifolia</i> |
| Flat-top Buckwheat     | <i>Eriogonum fusciculatum</i> |
| Sunkwood               | <i>Gutierrezia sarothrae</i>  |
| Desert Lavender        | <i>Hypis emoryi</i>           |
| Chuparosa              | <i>Justicia californica</i>   |
| Crocodile Bush         | <i>Larrea tridentata</i>      |
| Deer Vetch             | <i>Lotus rigidus</i>          |
| Wolfberry              | <i>Lycium andersonii</i>      |
| Arrow Weed             | <i>Pluchea sericea</i>        |
| Jojoba Bush            | <i>Simmondsia chinensis</i>   |
| Trifix                 | <i>Trixis californica</i>     |
| Goldeneye              | <i>Viguiera deltoidea</i>     |
| Greythorn              | <i>Zaaphus obtusifolia</i>    |
- ANNUALS / PERENNIALS / VINES**
- |                      |                                    |
|----------------------|------------------------------------|
| Sand Verbena         | <i>Ambrosia villosa</i>            |
| Fiddleneck           | <i>Astragalus intermedia</i>       |
| Desert Marigold      | <i>Baileya multiradiata</i>        |
| Coyote Guard         | <i>Cucurbita digitata</i>          |
| Desert Hyacinth      | <i>Dichelostemum apiculatum</i>    |
| Dogwood              | <i>Dysodia perstachosa</i>         |
| Woolly Daisy         | <i>Eriophyllum lanosum</i>         |
| Mexican Gold Poppy   | <i>Eschscholzia mexicana</i>       |
| Crailardia           | <i>Gaillardia aristata</i>         |
| Starflower           | <i>Gilia latifolia</i>             |
| Stender Janusia Vine | <i>Janusia gracilis</i>            |
| Goldfields           | <i>Lathenia chrysanthoma</i>       |
| Bladderpod Mustard   | <i>Lesquerella gordonii</i>        |
| Desert Lupine        | <i>Lupinus sparsiflorus</i>        |
| Purple Aster         | <i>Machaeranthera asteroides</i>   |
| Blackfoot Daisy      | <i>Melampodium leucanthum</i>      |
| Owl's Clover         | <i>Orthocarpus purpurascens</i>    |
| Purry's Penstemon    | <i>Penstemon purryi</i>            |
| Arizona Penstemon    | <i>Penstemon pseudospectabilis</i> |
| Desert Bluebell      | <i>Phacelia campularia</i>         |
| Scorpionwood         | <i>Phacelia crumularia</i>         |
| Cream Caps           | <i>Platystemon californicus</i>    |
| Devil's Claw         | <i>Proboscidea parviflora</i>      |
| Paper Flower         | <i>Plantago cooperi</i>            |
| Indian Wheat         | <i>Plantago purshii</i>            |
| Desert Chicory       | <i>Rafinesquia neomexicana</i>     |
| Desert Chia          | <i>Salvia columbariae</i>          |
| Desert Globemallow   | <i>Sphaeralcea ambigua</i>         |
| Desert Straw         | <i>Stephanomeria pauciflora</i>    |
- GRASSES**
- |                 |                               |
|-----------------|-------------------------------|
| Purple threeawn | <i>Aristida purpurea</i>      |
| Needle grass    | <i>Bouteloua aristidoides</i> |
| Sideoats grama  | <i>Bouteloua curtipendula</i> |
| Curly mesquite  | <i>Hilaria bertlangeri</i>    |
| Fluffgrass      | <i>Eriogonum pulchellum</i>   |
- TREES**
- |               |                                  |
|---------------|----------------------------------|
| Casahuate     | <i>Casahuate calacalo</i>        |
| Desert Willow | <i>Chilopsis linearis</i>        |
| Gregg Ash     | <i>Fraxinus greggii</i>          |
| Texas Ebony   | <i>Pithecellobium flexicaule</i> |
- SUCCULENTS / CACTI**
- |                   |                              |
|-------------------|------------------------------|
| Desert Milkweed   | <i>Asclepias subulata</i>    |
| Agave             | <i>Agave Species</i>         |
| Golden Barrel     | <i>Echinocactus grusonii</i> |
| Giant Hesperaloe  | <i>Hesperaloe funifera</i>   |
| Senita            | <i>Lophocereus schottii</i>  |
| Organ Pipe Cactus | <i>Stenocereus thurberi</i>  |
- SHRUBS / BUSHES**
- |                |                             |
|----------------|-----------------------------|
| Black Dalea    | <i>Dalea frutescens</i>     |
| Sage           | <i>Leucophyllum species</i> |
| Baja Ruellia   | <i>Ruellia brittoniana</i>  |
| Desert Ruellia | <i>Ruellia peninsularis</i> |
| Autumn Sage    | <i>Salvia greggii</i>       |
- ANNUALS / PERENNIALS / VINES**
- |                       |                         |
|-----------------------|-------------------------|
| Potted annual flowers | By season               |
| Angelita Daisy        | <i>Hymenoxys acutis</i> |
| Yellow morning glory  | <i>Merrima aurea</i>    |
- GRASSES**
- |                     |   |
|---------------------|---|
| Beargrass           | <i>Notina erumpens</i>                        |
| Hybrid bermuda lawn | (Tifway 419 or equal) <i>Cynodon dactylon</i> |

This list is intended as a guide and is subject to change. Any changes shall be approved by City staff as required.

**LANDSCAPE LEGEND**

- Existing Tree / Veg. to remain
- New Understory Vegetation (shrubs / cacti / grasses / etc.)
- New Landscape / Enhanced Veg.
- New Boulders (Large specimen type to blend with existing)
- Existing Boulders

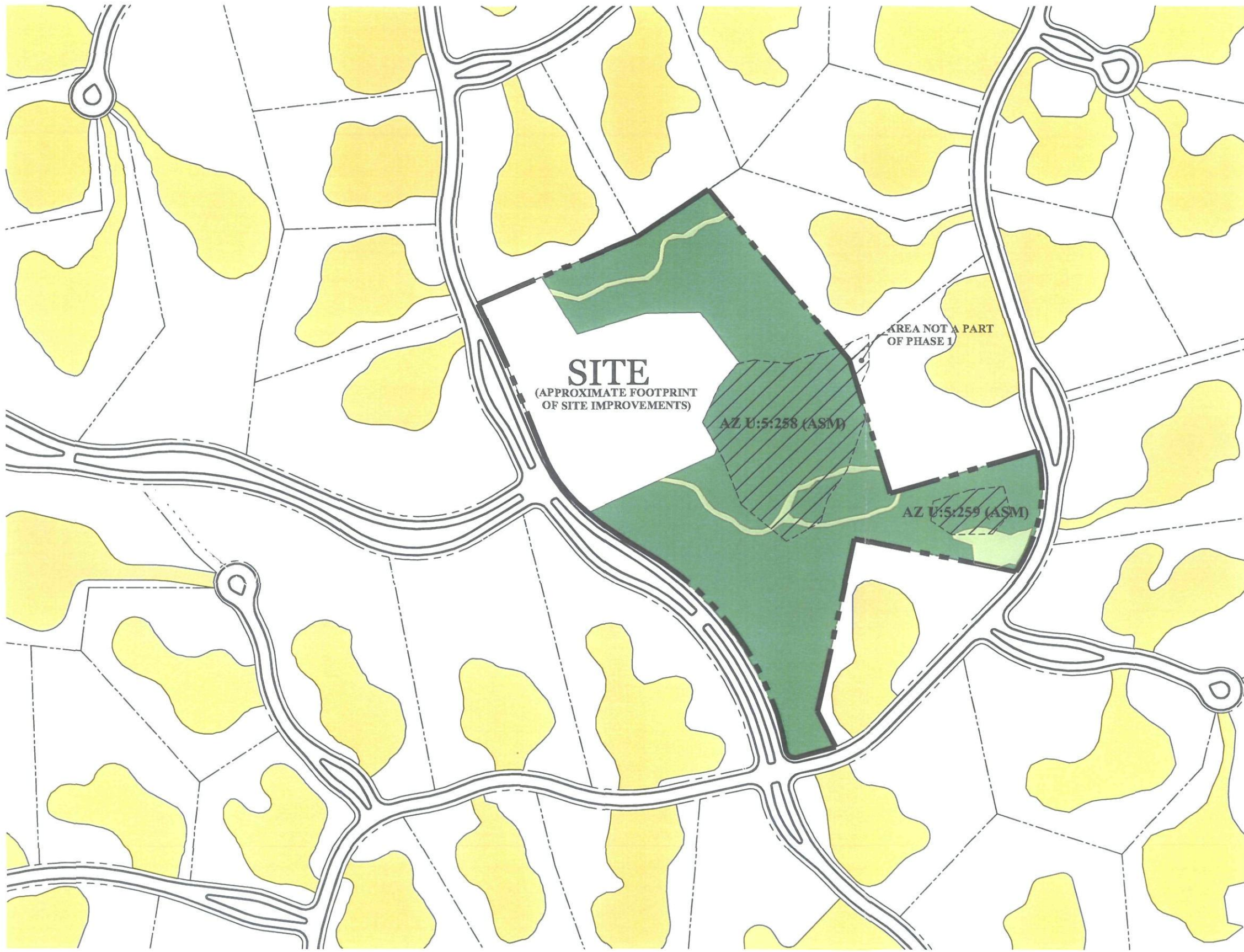


# SERENO CANYON

## MAIN ENTRY

Date:  
4.18.07  
Job No:  
0425  
Drawn by:  
JMY





**COMMUNITY CENTER: N.A.O.S. TABLE**

N.A.O.S. PROVIDED:  
 -UNDISTURBED: 337,555 SQ. FT. (7.7 AC.)  
 -REVEGETATED: 15,704 SQ. FT. (.36 AC.)

TOTAL N.A.O.S PROVIDED (SQ. FT.): 353,259 (8.1 AC)

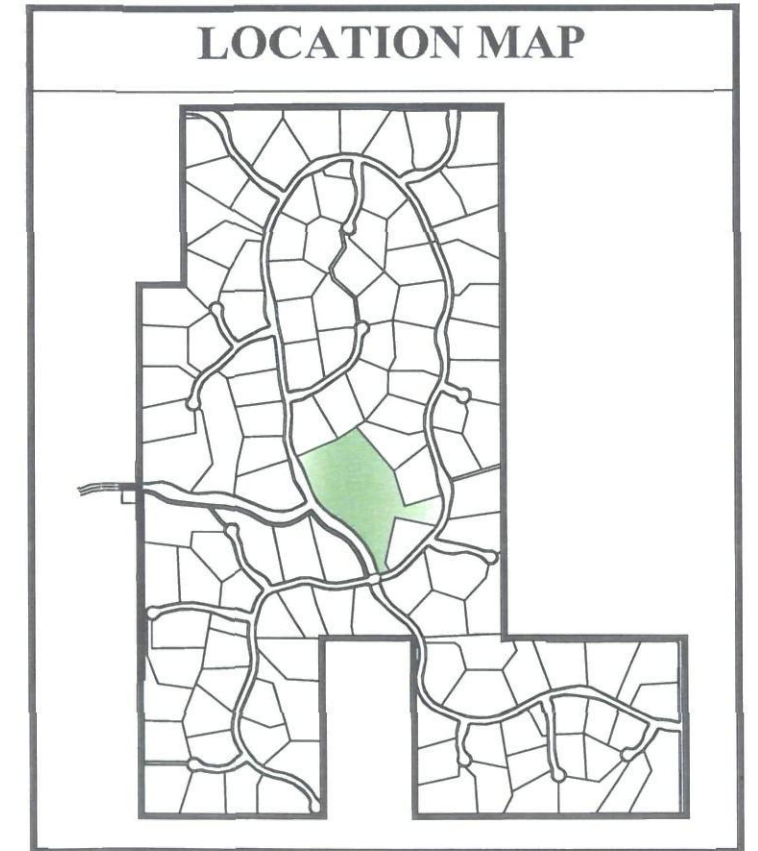
**NOTE:**

THE 8.1 ACRES OF N.A.O.S. PROVIDED FOR THE COMMUNITY CENTER PARCEL SHALL BE CREDITED AGAINST AN OVERALL PHASE 1 N.A.O.S. REQUIREMENT OF 83.0 ACRES.

AN OVERALL REQUIREMENT TO PROVIDE 205 ACRES OF N.A.O.S. THROUGHOUT THE SERENO CANYON PLANNED COMMUNITY PER 1-ZN-2005

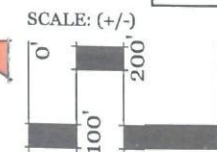
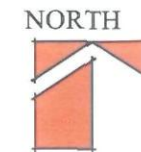
**LEGEND:**

- SITE BOUNDARY
- UNDISTURBED N.A.O.S. AREA
- REVEGETATED N.A.O.S. AREA (SCARRED AREA)
- ARCHAEOLOGICAL SURVEY AREA



**SERENO CANYON: COMMUNITY CENTER**

**NATURAL AREA OPEN SPACE EXHIBIT**



**WOOD / PATEL**  
 LVA urban design studio  
 land planning • landscape architecture  
 128 south edh avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE: 03.15.07  
 JOB: 0425.3  
 BY: EB  
 REV: 5.10.07

# CONCEPTUAL TRAILS CIRCULATION PLAN

**TRAIL LEGEND:**

- PUBLIC TRAIL ALIGNMENT (6' WIDE)
- 128TH STREET = 1,300 LF
- RANCH GATE ROAD = 7,100 LF
- PRIVATE TRAIL ALIGNMENT (4' WIDE)
- ON-SITE NETWORK = 5,000 LF

NOTE: TRAIL ALIGNMENTS ARE APPROXIMATE AND INCLUDE BOTH DEDICATED AND CONSTRUCTED SEGMENTS



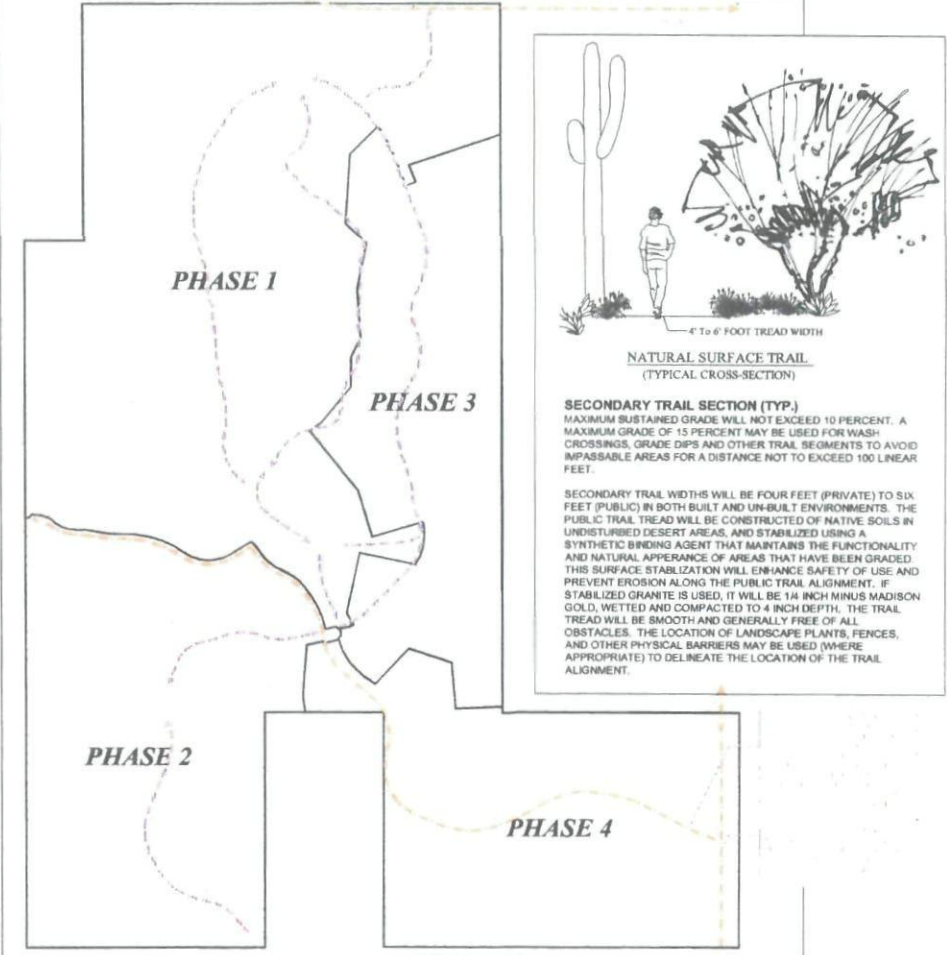
PUBLIC/PRIVATE TRAIL ALIGNMENTS

MC DONWELL BONDWASH PRESERVE  
STUDY / EXPANSION AREA

**PHASING LEGEND:**

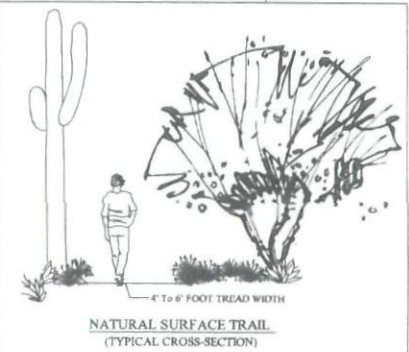
- PHASE I - IMPROVEMENT AREA
- PHASE II - IMPROVEMENT AREA
- PHASE III - IMPROVEMENT AREA
- PHASE IV - IMPROVEMENT AREA

Private trail improvements will be constructed by phase, and the extent of improvements shall be governed by phase boundaries. Public trail alignments/segments shall be dedicated and constructed as identified by this exhibit and do not necessarily correspond with delineated phase boundaries.



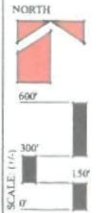
PUBLIC/PRIVATE TRAIL ALIGNMENTS BY PHASE

MC DONWELL BONDWASH PRESERVE  
STUDY / EXPANSION AREA



**SECONDARY TRAIL SECTION (TYP.)**  
 MAXIMUM SUSTAINED GRADE WILL NOT EXCEED 10 PERCENT. A MAXIMUM GRADE OF 15 PERCENT MAY BE USED FOR WASH-CROSSINGS, GRADE DIPS AND OTHER TRAIL SEGMENTS TO AVOID IMPASSABLE AREAS FOR A DISTANCE NOT TO EXCEED 100 LINEAR FEET.

SECONDARY TRAIL WIDTHS WILL BE FOUR FEET (PRIVATE) TO SIX FEET (PUBLIC) IN BOTH BUILT AND UN-BUILT ENVIRONMENTS. THE PUBLIC TRAIL TREAD WILL BE CONSTRUCTED OF NATIVE SOILS IN UNDISTURBED DESERT AREAS, AND STABILIZED USING A SYNTHETIC BINDING AGENT THAT MAINTAINS THE FUNCTIONALITY AND NATURAL APPEARANCE OF AREAS THAT HAVE BEEN GRADED. THIS SURFACE STABILIZATION WILL ENHANCE SAFETY OF USE AND PREVENT EROSION ALONG THE PUBLIC TRAIL ALIGNMENT. IF STABILIZED GRANITE IS USED, IT WILL BE 1/4 INCH MINUS MADISON GOLD, WETTED AND COMPACTED TO 4 INCH DEPTH. THE TRAIL TREAD WILL BE SMOOTH AND GENERALLY FREE OF ALL OBSTACLES. THE LOCATION OF LANDSCAPE PLANTS, FENCES, AND OTHER PHYSICAL BARRIERS MAY BE USED (WHERE APPROPRIATE) TO DELINEATE THE LOCATION OF THE TRAIL ALIGNMENT.



**SERENO CANYON**  
SCOTTSDALE, ARIZONA

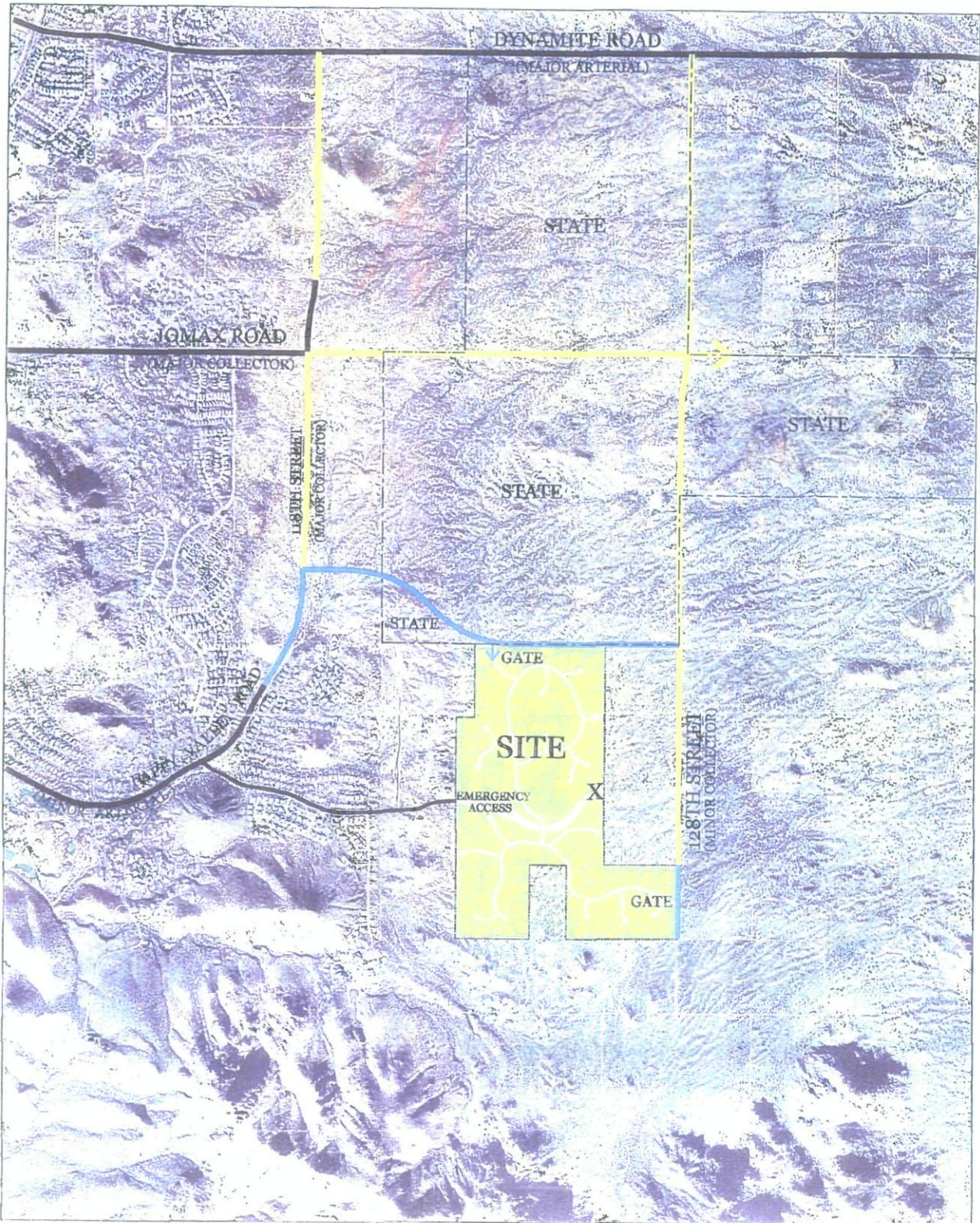


EXHIBIT CONTEXT AERIAL w/ CONTEXT SITE PLAN

SITE DATA:

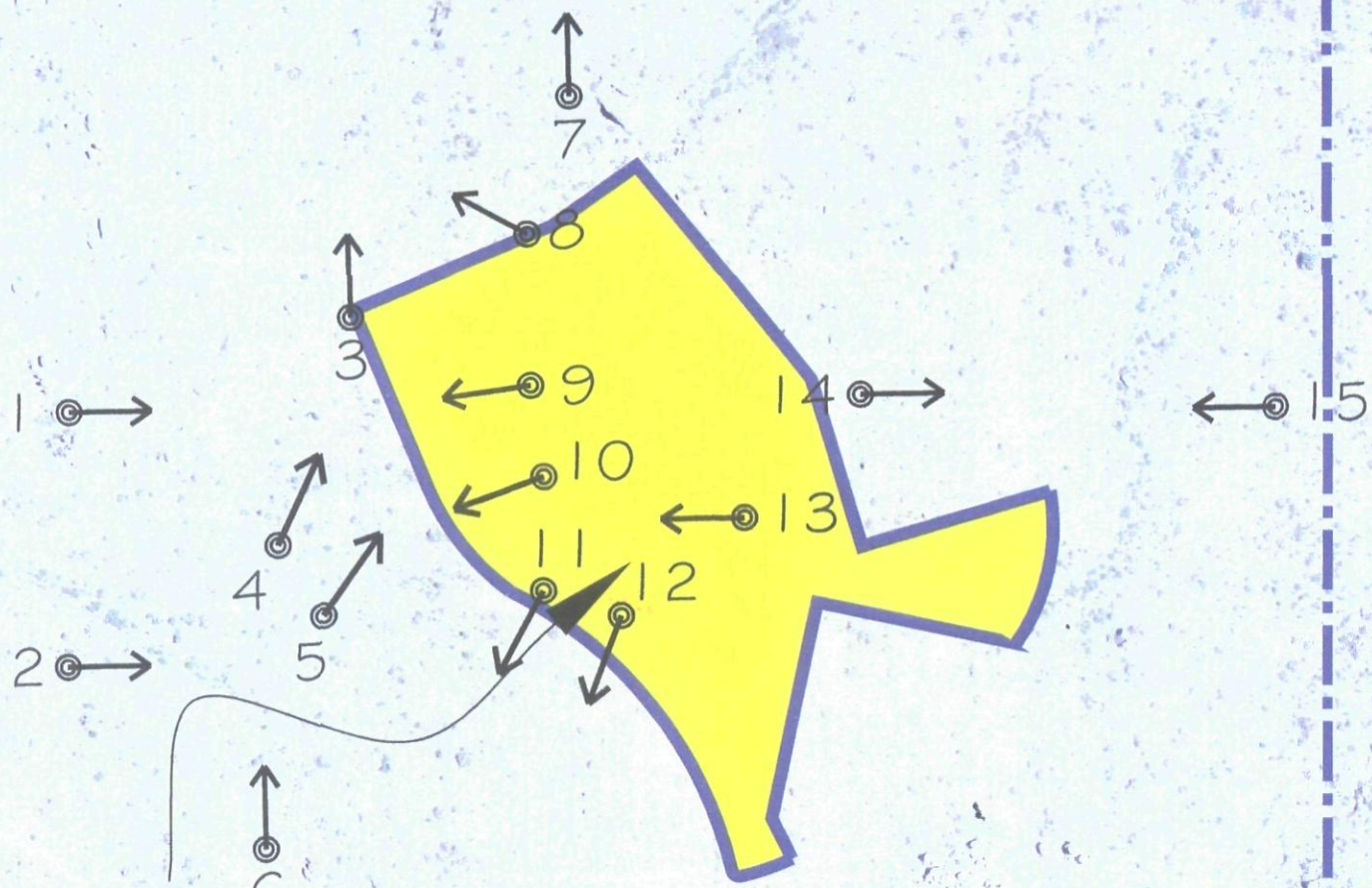
GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL (D.I.)
NUMBER OF UNITS:	122 Units
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42% of Gross Site Area)
OPEN SPACE PROVIDED:	189.7 Acres N.A.O.S. at Final Plat Approval
	15.3 Acres Additional N.A.O.S. at Issuance of Individual Bldg. Permits
	205.0 Acres Total N.A.O.S. (62% of Gross Site Area)

APPROVED AMENDED DEVELOPMENT STANDARDS (ref. #1-ZN-2005)

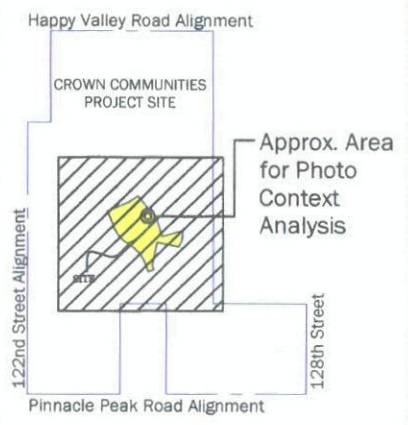
- MIN. LOT AREA: 60,000 SQ.FT.
- MIN. LOT WIDTH: 150'
- MIN. FRONT SETBACK: 45'
- MIN. SIDE SETBACK: 22.5'
- MIN REAR SETBACK: 45'

PRELIMINARY DEVELOPMENT ENVELOPE

**SERENO CANYON**  
SCOTTSDALE, ARIZONA



**SITE**



**VICINITY AREA**

--- Project Boundary

Existing Conditions Photo Exhibit: Key Map

**CROWN COMMUNITIES**  
SCOTTSDALE, ARIZONA

**LVA** Master Planned Communities, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Design  
 7002 East Main Street, Scottsdale, Arizona 85251  
 Phone (480)994-7004 Fax (480)994-7032 www.lvaaz.com

Date: 09.21.05  
 Job: 0425  
 By: STA  
 Rev:

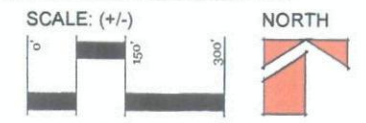






PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

Existing Conditions Photo Exhibit: Photos 1-4

**CROWN COMMUNITIES**  
SCOTTSDALE, ARIZONA

**LVA**  
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Studio L.L.C.

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Environmental Analysis &  
Landscape Design

7502 East Main Street  
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www.lvaesign.com

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09.21.06  
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By: STA  
Rev:



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

Existing Conditions Photo Exhibit: Photos 5-8

# CROWN COMMUNITIES

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Fax: (480)994-7302  
www.lva-design.com

Date:  
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By: STA  
Rev:



PHOTO 9



PHOTO 10

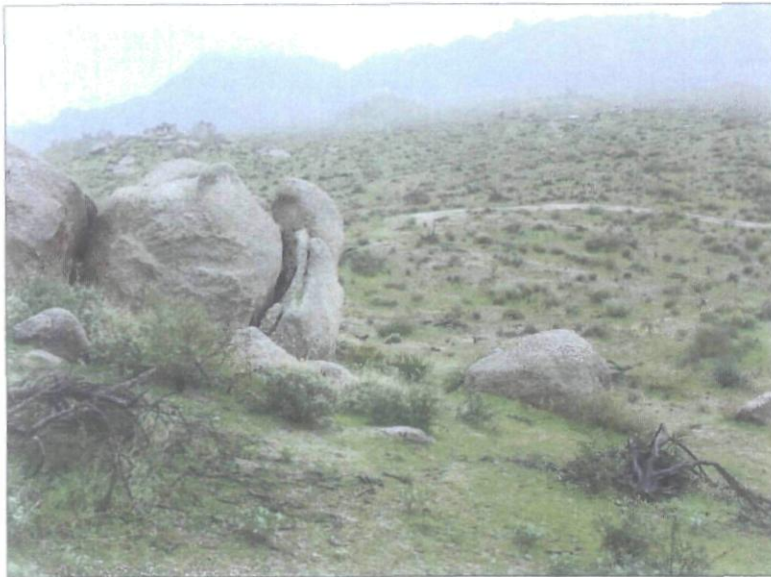


PHOTO 11



PHOTO 12

Existing Conditions Photo Exhibit: Photos 9-12

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PHOTO 13



PHOTO 14



PHOTO 15

Existing Conditions Photo Exhibit: Photos 13-15

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Rev: