

Sereno Canyon Temporary Sales Center

Development Review Board Booklet; Sept. 2007



SERENO  CANYON
CROWN COMMUNITY DEVELOPMENT

Marketing Trailer

Craig Wickersham Inc.
Architects
15821 N. 79th Street, #2
Scottsdale, AZ 85260
(480) 609-6766

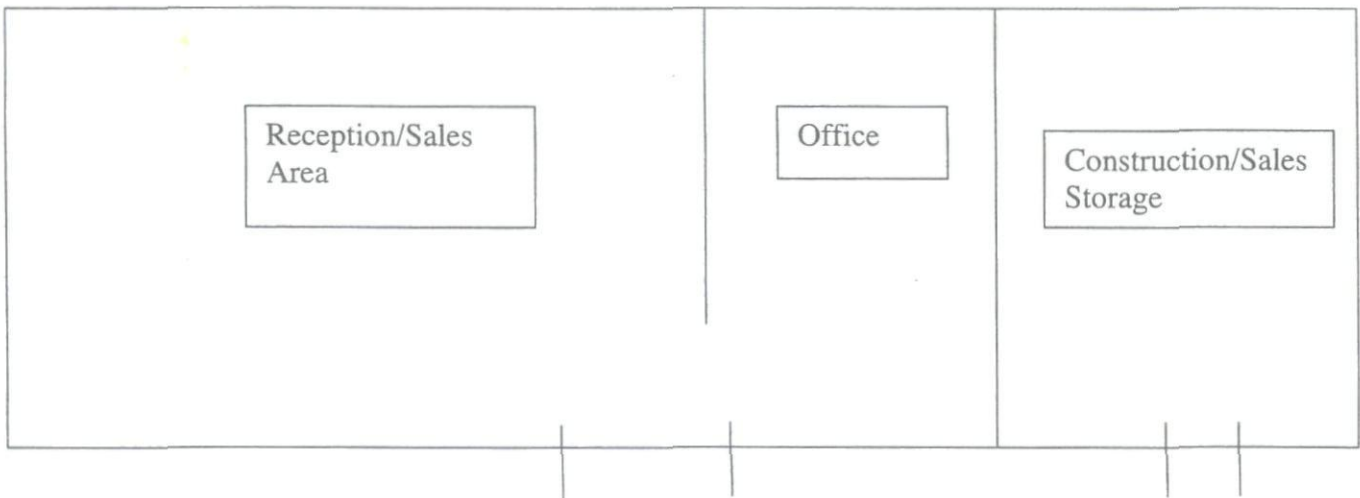
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COMMUNITY DEVELOPMENT
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55-DR-2007
1ST: 9/10/07

Floor Plan Concept

Recommended Sereno Canyon Office Configuration

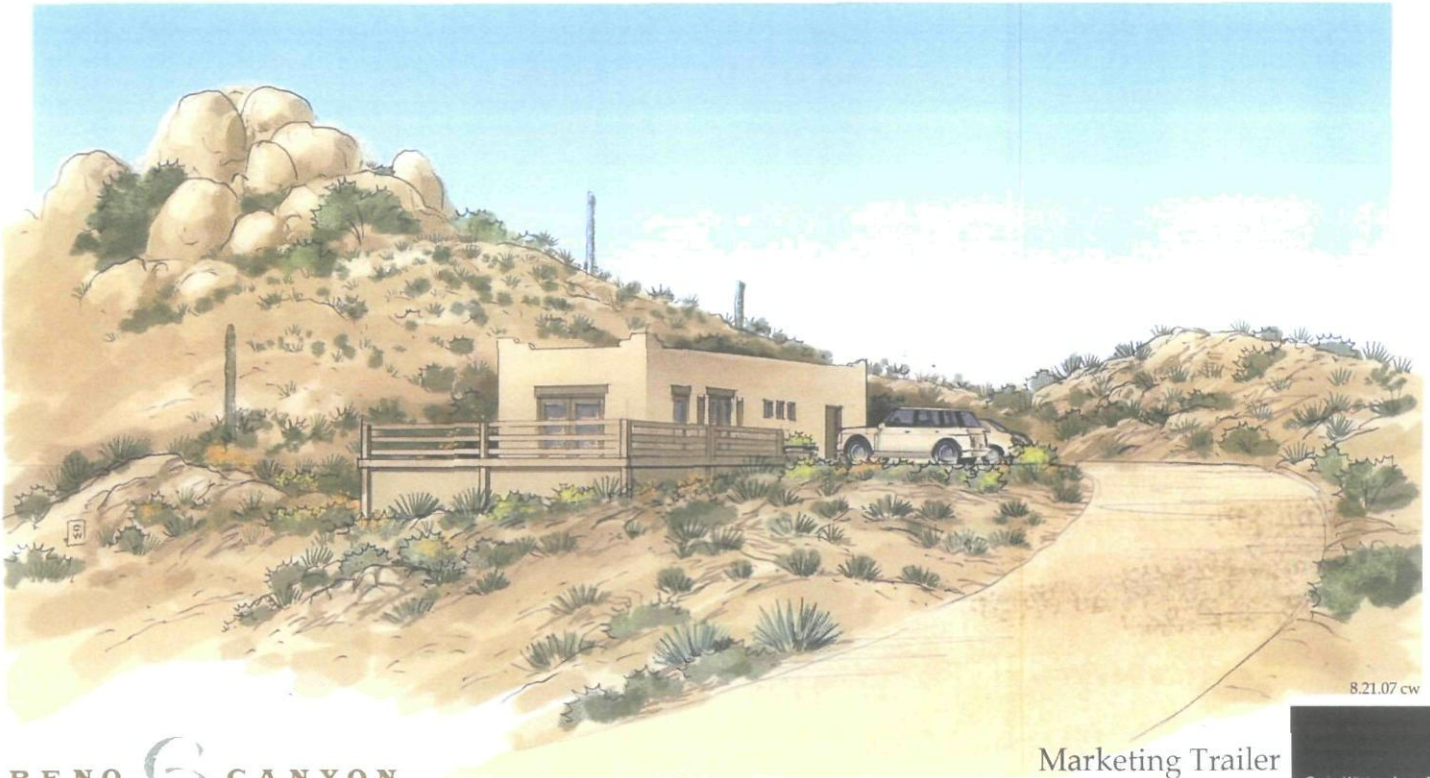


SERENO  CANYON

55-DR-2007
1ST: 9/10/07

Sereno Canyon Temporary Sales Center

Development Review Board Booklet; Sept. 2007



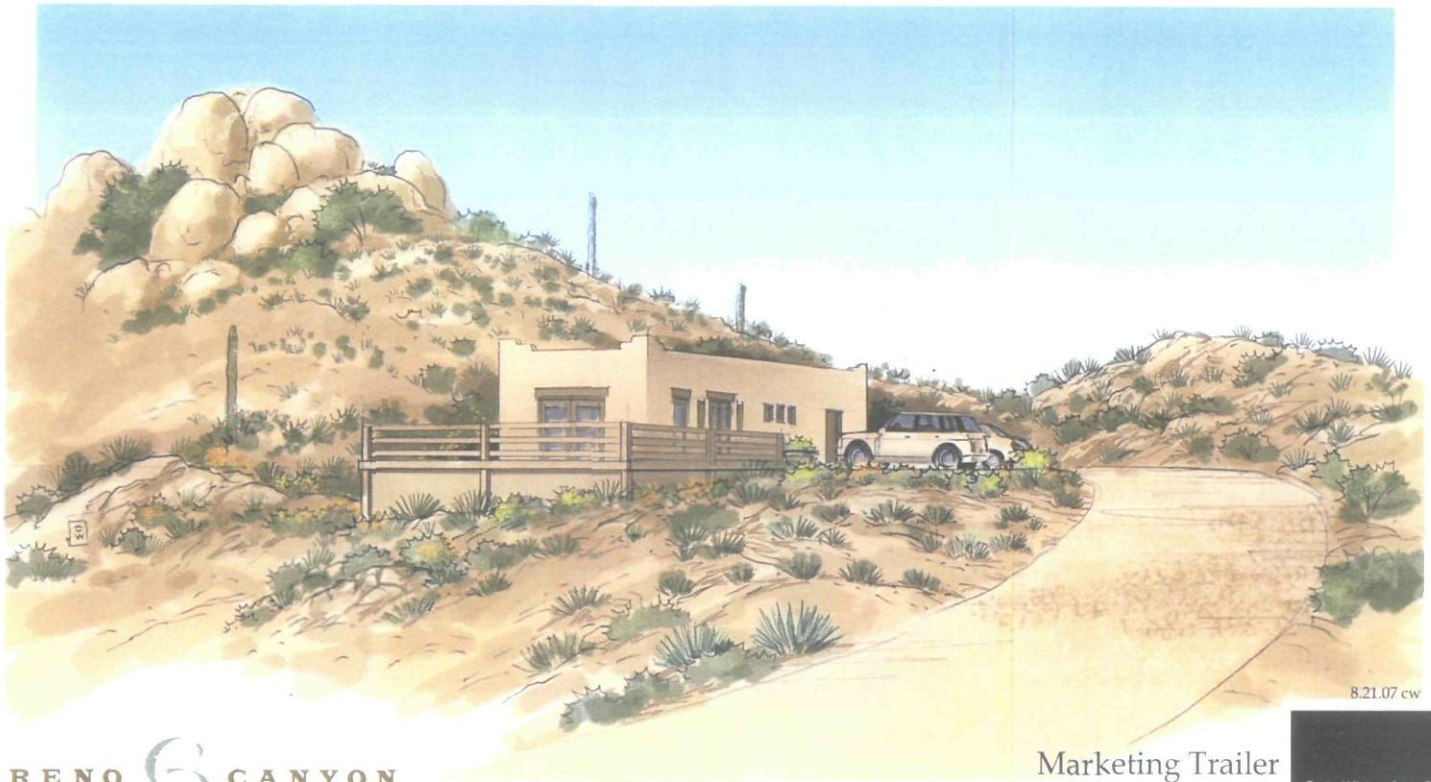
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8.21.07 cw

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PROJECT NARRATIVE for Sereno Canyon Sales Trailer

This request is for Development Review Board approval for a Sales Trailer on Lot 7 of Sereno Canyon; a 330 ac. subdivision located east of 122nd Street between Pinnacle Peak Road and Happy Valley Road, (2-PP-05).

Lot 7 is located directly north of the main entry to the subdivision. Access to Lot 7 comes from an internal street to the north however, access to the Sales Trailer will follow an existing jeep trail off Alameda Road. All activity and site improvements will occur within the designated building envelope for Lot 7.

The Sales facility is planned to be in use @ 24 months, until the Sereno Canyon Community Center, located further east, is constructed.

The proposed Sales Trailer is being relocated from the Temporary Clubhouse @ the Golf Club Scottsdale. Its color and skirting treatment will remain the same (see photos attached)

Landscape enhancements in terms of native vegetation will occur around the trailer & parking lot.

The jeep trail is designated as revegetated NAOS on the Final Plat and will be mitigated during operation of the sales facility. Upon removal of the sales trailer, the area will be revegetated.

The following conditions will apply:

- Access will be treated with compacted decomposed granite or aggregate base course (ABC) for dust control purposes
- Parking blocks will be provided for each parking space
- Access to trailer meets the State and Federal Americans with Disabilities Act (ADA) requirements for handicap accessibility;
- Location complies w/ all applicable R1-130 ESL Bldg. Setbacks
- Proposed landscaping will comply with ESLO & Arizona Department of Water Resources Low-Water Use Plant List. Plantings in ESL areas are limited to the City's approved indigenous plant list. Turf will not be provided
- Bldg. color will not exceed an LRV of 35% nor a chroma of 6
- Skirting around the trailer will match bldg walls
- No outdoor restrooms will be provided
- All mechanical equip. will be screened



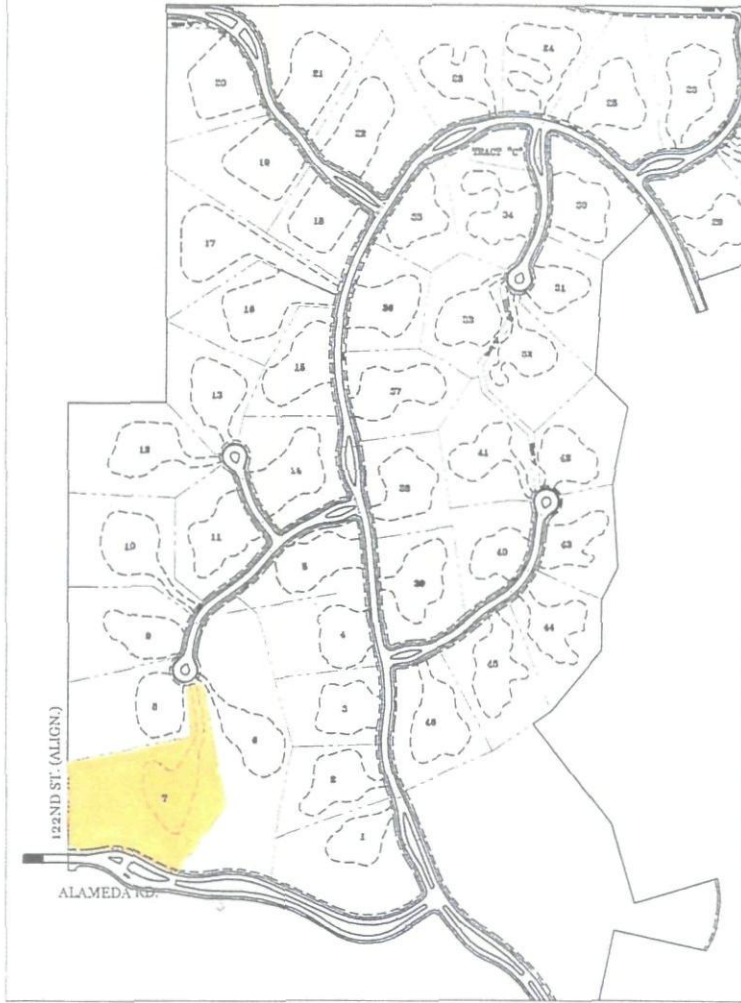
KEY

--- SITE BOUNDARY

VICINITY MAP



SERENO CANYON PHASE I



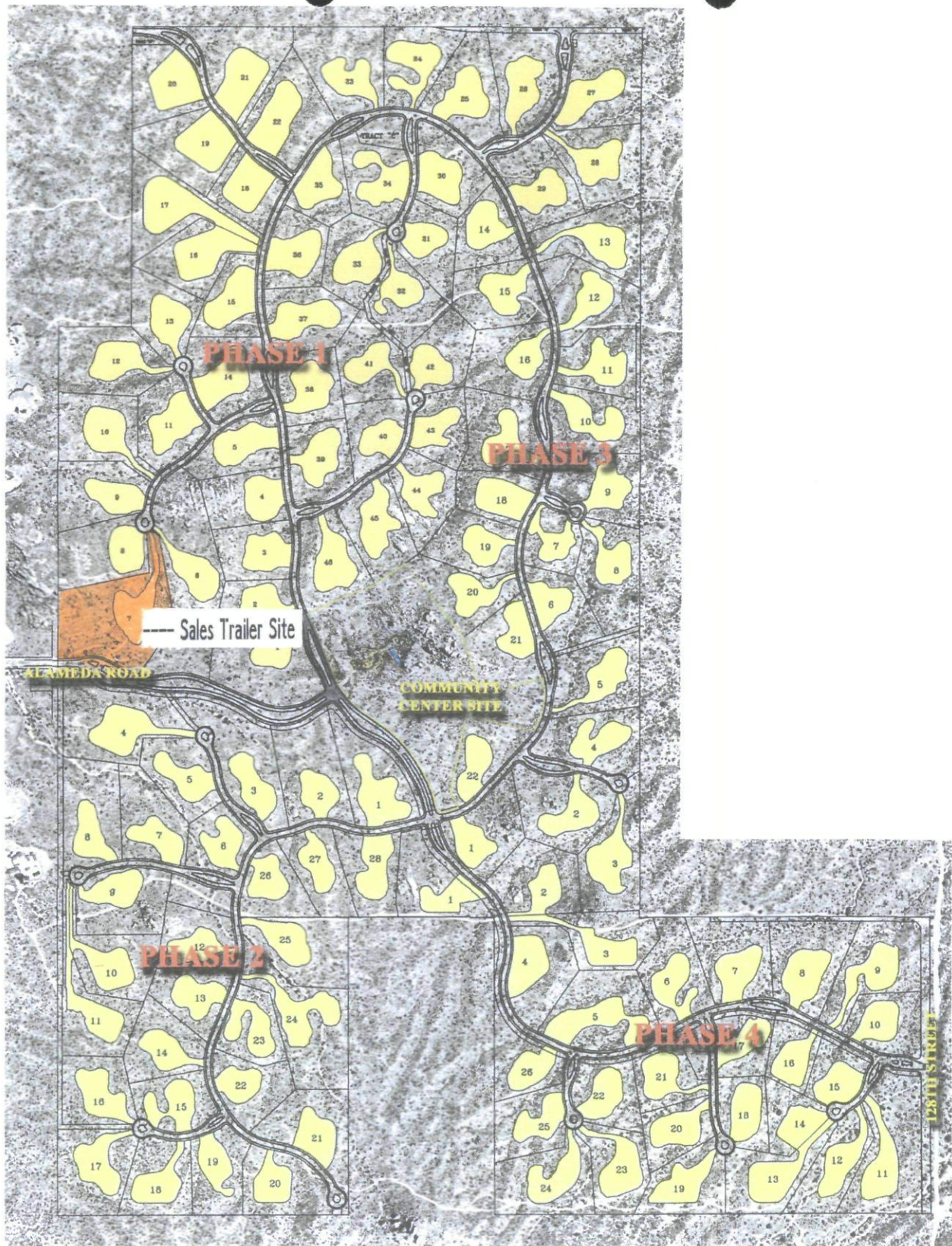
NOT
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DATE:
08.16.07
JOB:
0425
BY:
E.B.
REV:



SERENO  CANYON
SCOTTSDALE, ARIZONA

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Architects
13421 N. 79th Street, #2
Scottsdale, AZ 85258
(480) 441-1010

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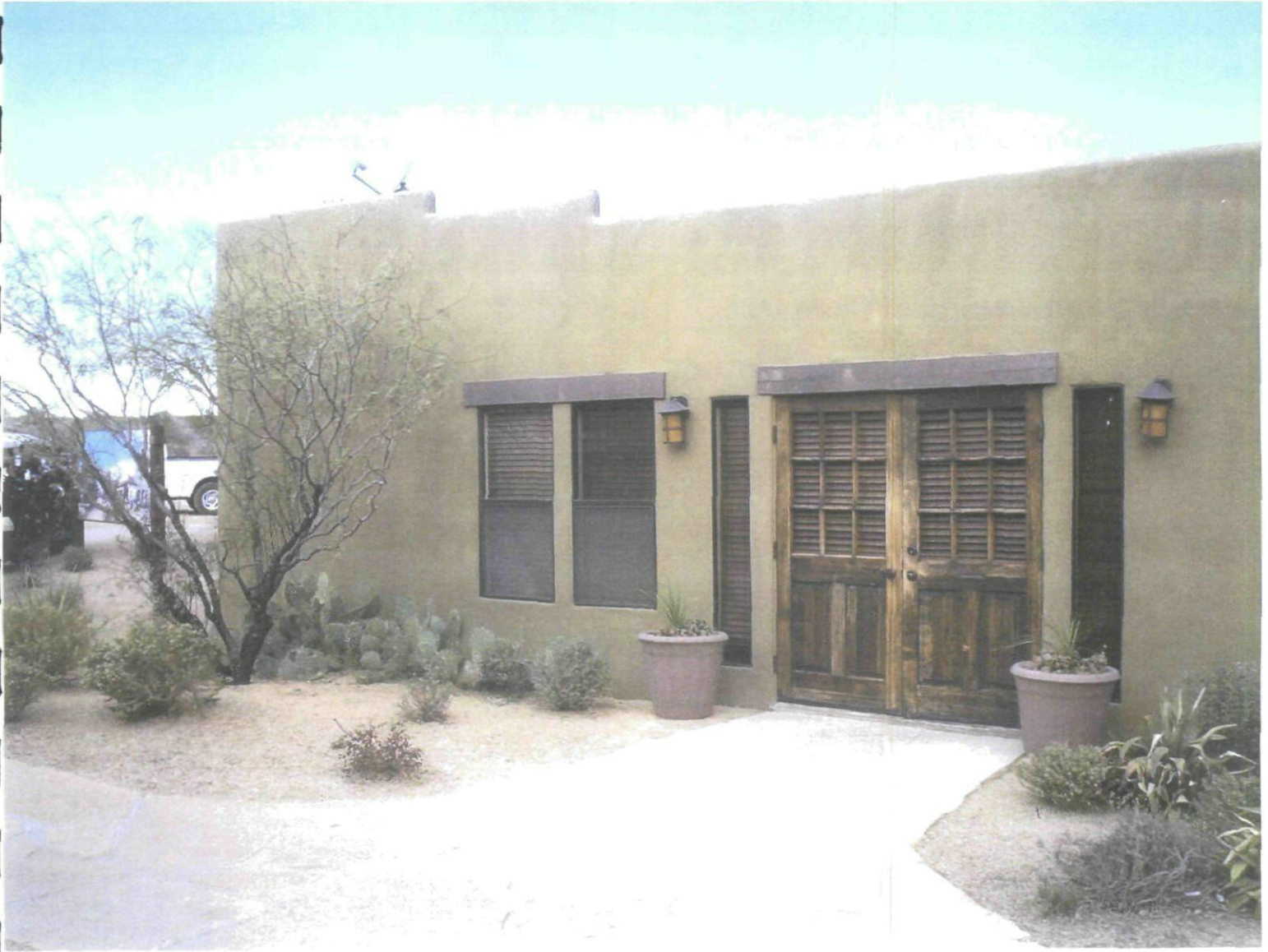
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DATE: 03.07.07
JOB: 0425.S
BY: AMS
REV:







SERENO CANYON
SALES TRAILER STAFF APPROVAL APPLICATION

COLORS & MATERIALS

Sales Trailer – Exterior Finish

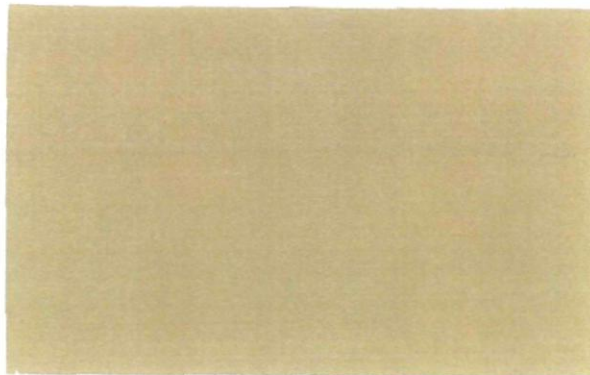
- Color similar to Dunn Edwards #6145 “Rocky Ridge”; LRV = 26 (approx.)
- No area to exceed LRV of 36
- Exterior wood trim to be dark brown semi-transparent stain.

Ground Surface Improvements

- 1/4-Minus Decomposed Granite to match surrounding area.
- Owner to provide stabilizing material for parking and pathway surfaces.

Retaining Wall Finish

- Integrally colored, troweled stucco finish.
- Color similar to Dunn Edwards #6145 “Rocky Ridge”; LRV = 26 (approx.)



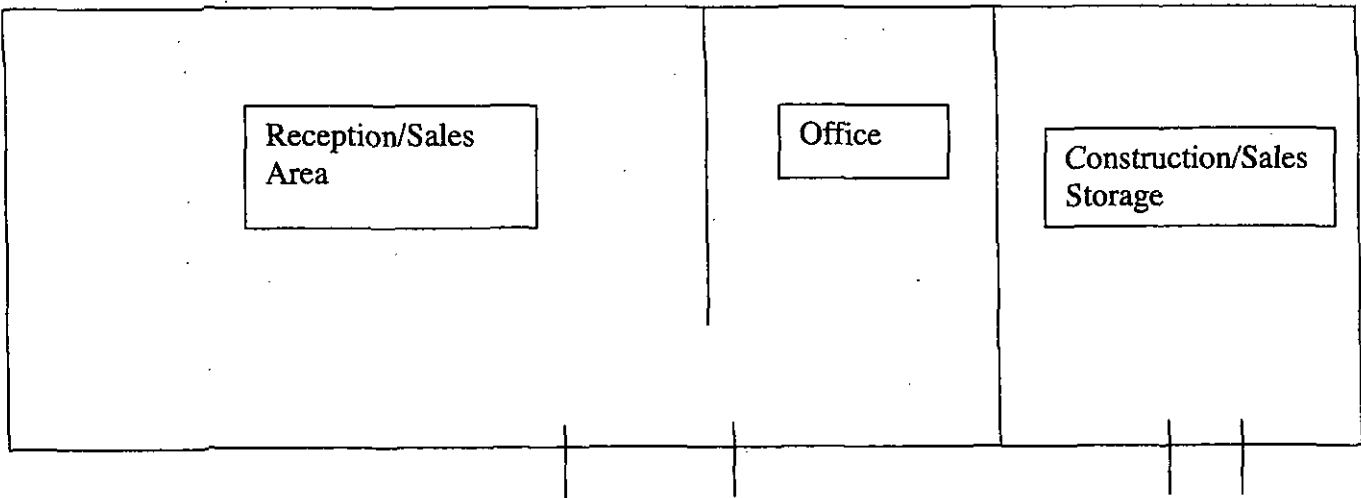
Sample of Dunn-Edwards #6145 “Rocky Ridge”



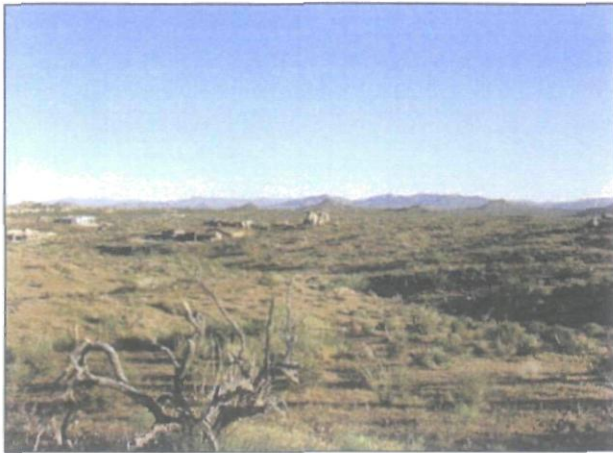


Floor Plan Concept

Recommended Sereno Canyon Office Configuration



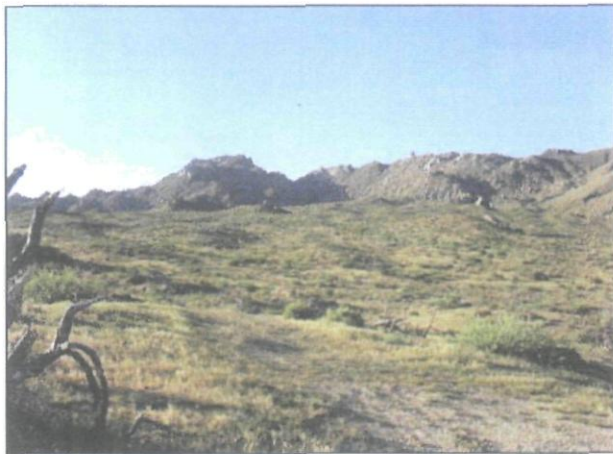
SERENO  CANYON



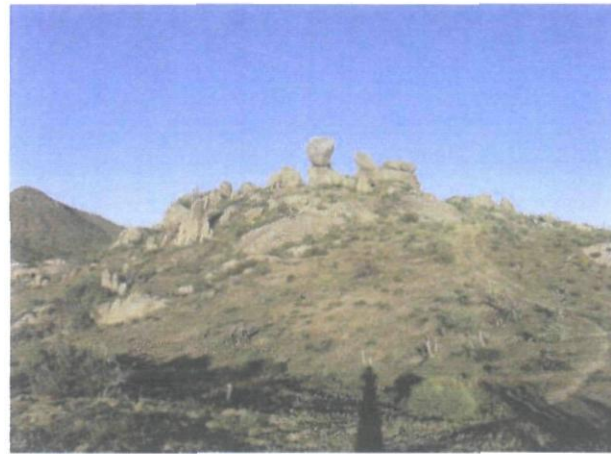
Position 2-A: Facing North



Position 2-B: Facing East

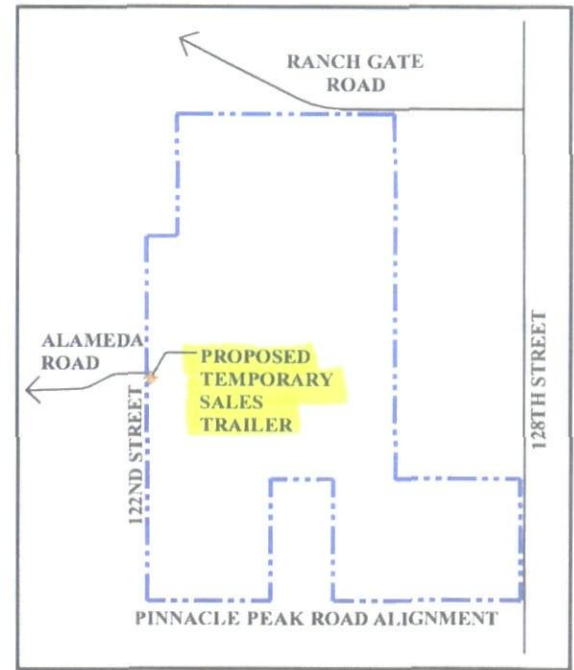


Position 2-C: Facing South



Position 2-D: Facing West

KEY



CONTEXT MAP & SITE PHOTOS

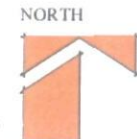


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BY:
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REV:



8.21.07 cw

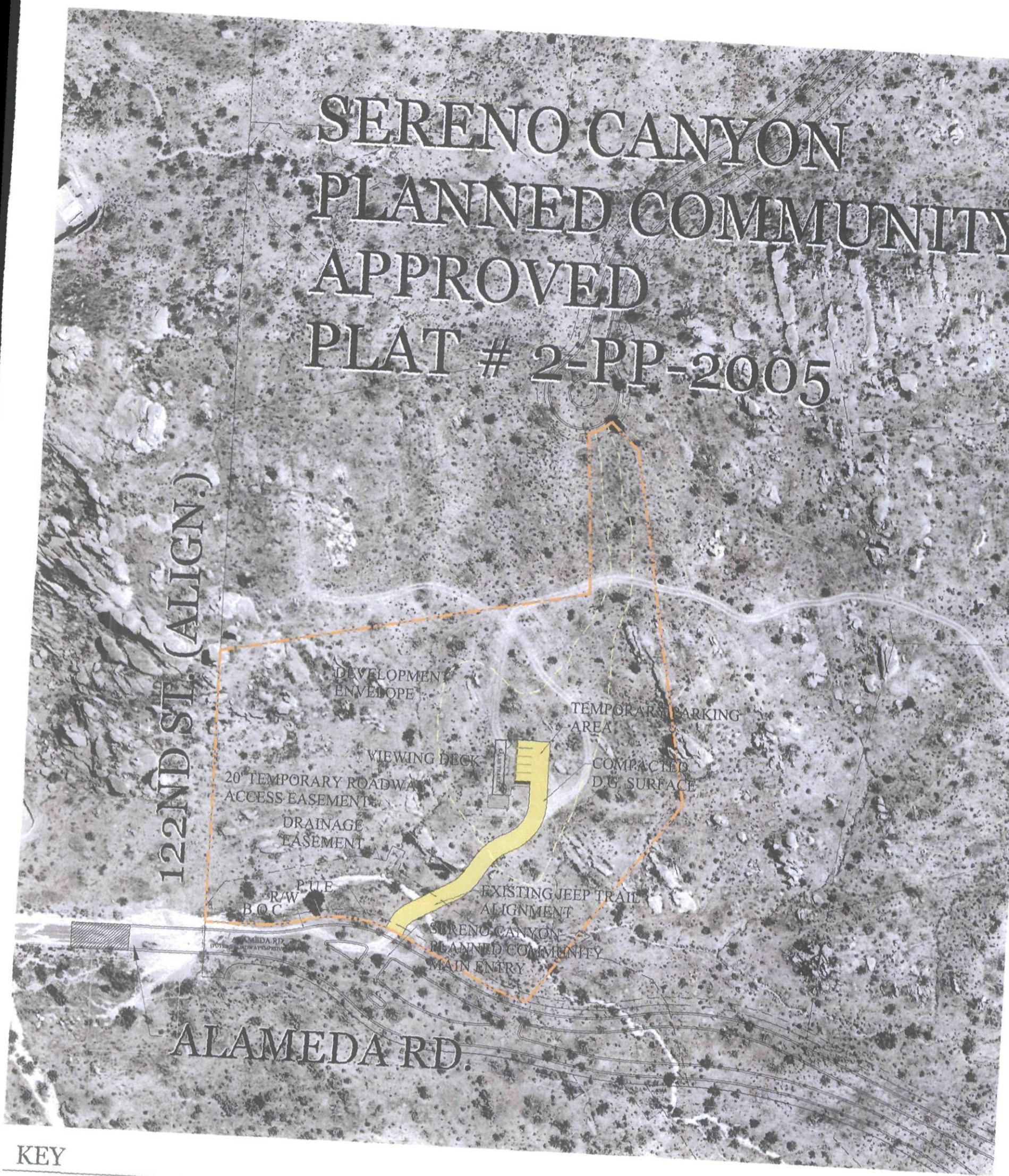
SERENO  CANYON

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Scottsdale, AZ 85260
(480) 609-6766

SERENO CANYON PLANNED COMMUNITY APPROVED PLAT # 2-PP-2005



KEY

- - - - SITE BOUNDARY
LOT AREA: (+/- 4.4 AC)
- - - - BUILDING ENVELOPE
ENVELOPE AREA: (+/- .91 AC)
- TEMPORARY ACCESS ROAD

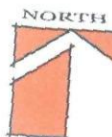
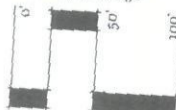
SITE PLAN & AERIAL

VICINITY MAP



RENO CANYON

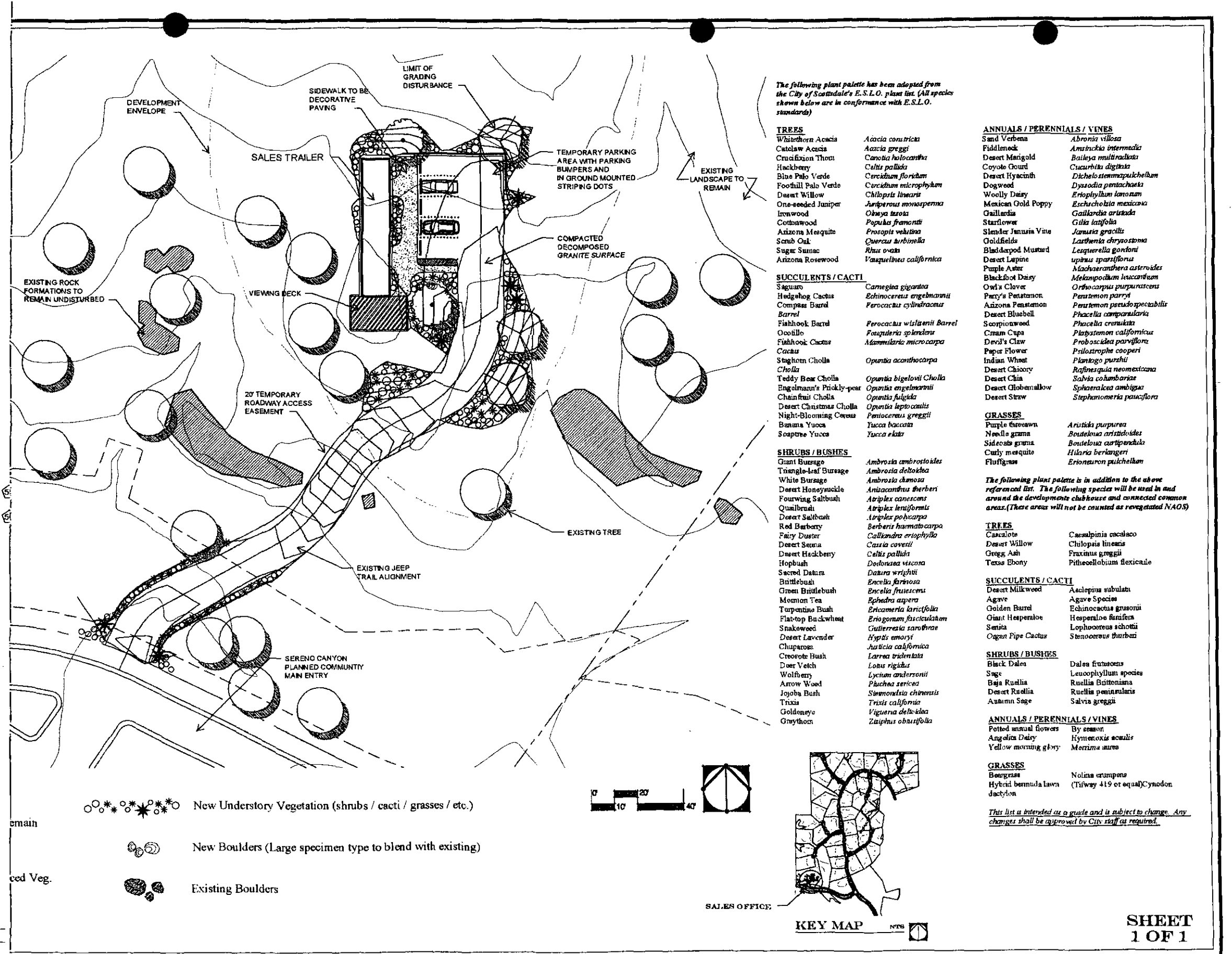
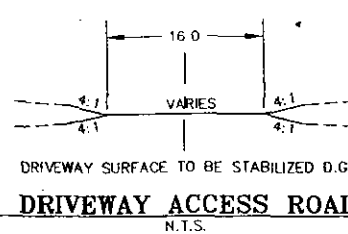
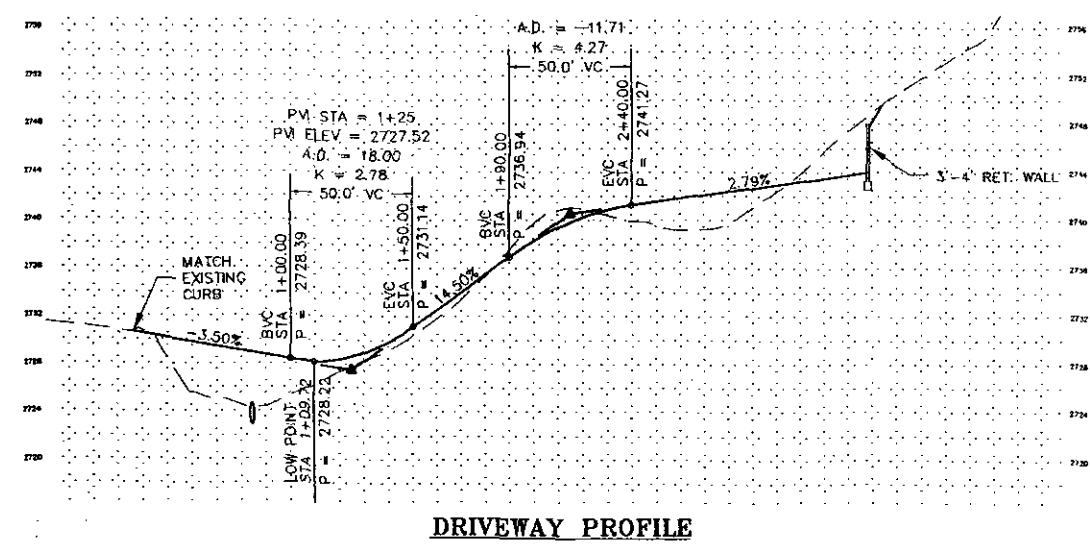
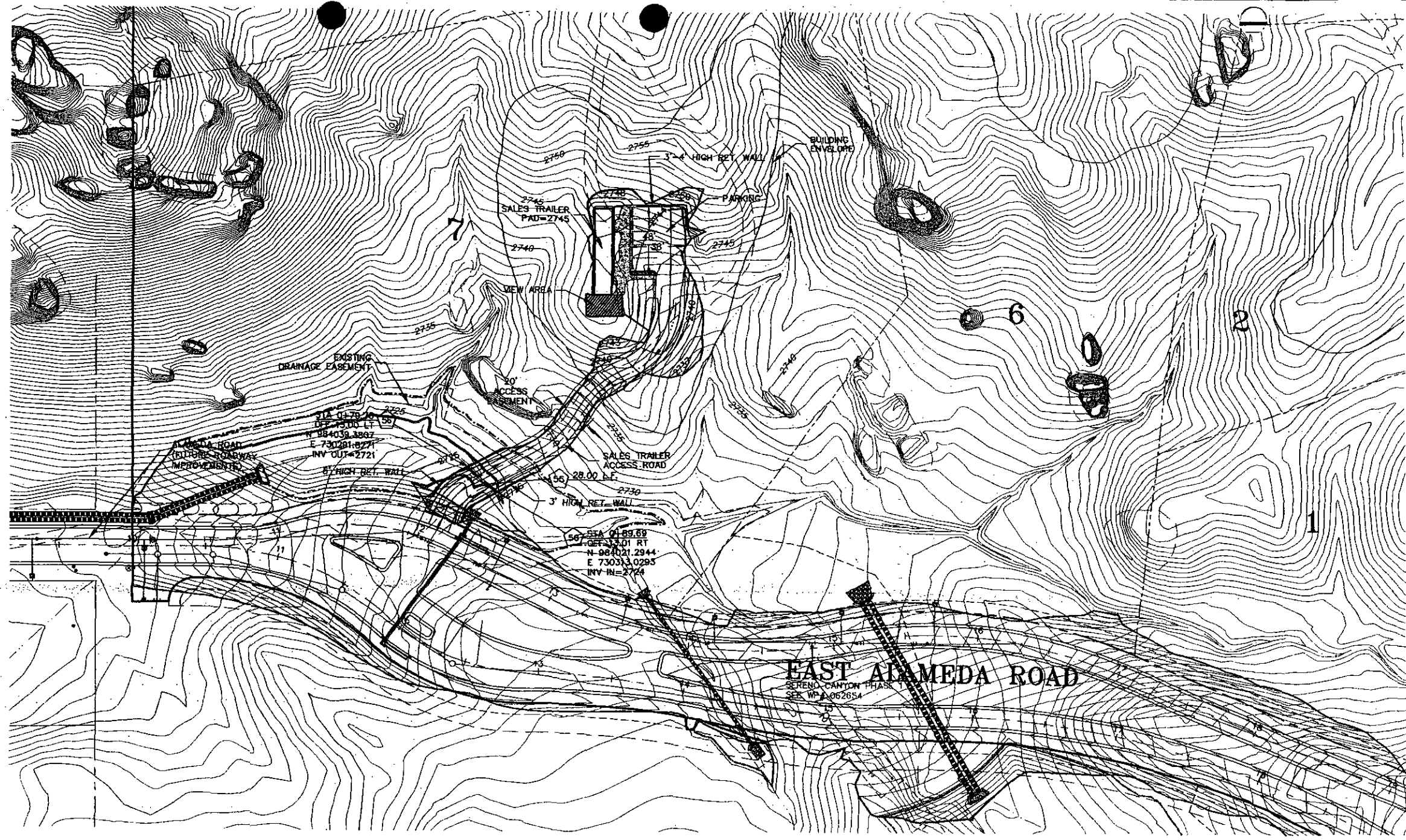
SCALE: (+/-) 1" = 50'



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DATE: 08.16.07
JOB: 0425
BY: EB
REV: 8.29.07



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.

- | | | |
|---|--|---|
| <p>TREES</p> <ul style="list-style-type: none"> Whitebark Acacia Catalpa Acacia CruzBloom Thorn Ironbark Blue Palo Verde Foothill Palo Verde Desert Willow One-seeded Juniper Ironwood Cottonwood Arizona Mesquite Scrub Oak Sugar Saguaro Arizona Rosewood <p>SUCCULENTS / CACTI</p> <ul style="list-style-type: none"> Saguaro Hedgehog Cactus Compass Barrel Barrel Fishhook Barrel Ocotillo Fishhook Cactus Cactus Staghorn Cholla Cholla Teddy Bear Cholla Desert Christmas Cholla Night-Blooming Cereus Banana Yucca Soapstone Yucca <p>SHRUBS / BUSHES</p> <ul style="list-style-type: none"> Giant Burrage Triangle Leaf Burrage White Burrage Desert Honeyuckle Fourwing Saltbush Quailbush Desert Saltbush Red Barbary Fairy Duster Desert Senecio Desert Hackberry Hopbush Sacred Datura Bottlebush Green Bottlebush Mossy Tea Turpentine Bush Flat-top Buckwheat Snakeweed Desert Lavender Chuparosa Crocodile Bush Dwarf Vetch Wolfberry Arrow Weed Jobob Bush Trixis Goldeneye Graythorn | <ul style="list-style-type: none"> <i>Acacia constricta</i> <i>Acacia greggii</i> <i>Carobia holocarpa</i> <i>Calliandra</i> <i>Cercidium floridum</i> <i>Cercidium microphyllum</i> <i>Chilopsis linearis</i> <i>Juniperus monosperma</i> <i>Olneya tesota</i> <i>Populus fremontii</i> <i>Prosopis juliflora</i> <i>Quercus arizonica</i> <i>Rhus ovata</i> <i>Vauquelinia californica</i> <p>SUCCULENTS / CACTI</p> <ul style="list-style-type: none"> <i>Carnegiea gigantea</i> <i>Echinocactus engelmannii</i> <i>Ferocactus cylindricornis</i> <i>Ferocactus wislizenii</i> <i>Fouquieria splendens</i> <i>Mammillaria microcarpa</i> <i>Opuntia acanthocarpa</i> <i>Opuntia bigelovii</i> <i>Opuntia engelmannii</i> <i>Opuntia fulgens</i> <i>Opuntia leptocaulis</i> <i>Panicum greggii</i> <i>Yucca baccata</i> <i>Yucca elata</i> <p>SHRUBS / BUSHES</p> <ul style="list-style-type: none"> <i>Ambrosia ambrosioides</i> <i>Ambrosia deltoidea</i> <i>Ambrosia dumosa</i> <i>Anticarsus thurberi</i> <i>Atriplex canescens</i> <i>Atriplex lentiformis</i> <i>Atriplex polycarpa</i> <i>Berberis hamata</i> <i>Callisander eripophylla</i> <i>Cassia covillei</i> <i>Celtis pallida</i> <i>Dodonaea viscosa</i> <i>Datura wrightii</i> <i>Encelia farinosa</i> <i>Encelia frutescens</i> <i>Ephedra argentea</i> <i>Eriogonum fasciculatum</i> <i>Gutierrezia sarothrae</i> <i>Hypis emoryi</i> <i>Jacquia californica</i> <i>Larrea tridentata</i> <i>Linosyris rigida</i> <i>Lycium andersonii</i> <i>Pachoa sericea</i> <i>Sarcobatus chrysothrix</i> <i>Trixis californica</i> <i>Viguiera deltoidea</i> <i>Zauschneria obtusifolia</i> | <p>ANNUALS / PERENNIALS / VINES</p> <ul style="list-style-type: none"> <i>Abronia villosa</i> <i>Ambrosia artemisiifolia</i> <i>Basilica rubra</i> <i>Cucurbita digitata</i> <i>Dichelo stemonis</i> <i>Dryas octopetala</i> <i>Erythronium lanatum</i> <i>Erythronium mexicanum</i> <i>Gaillardia aristata</i> <i>Gilia latifolia</i> <i>Juncus gracilis</i> <i>Lesquerella chrysantha</i> <i>Lesquerella gordonii</i> <i>Urtica sparsiflora</i> <i>Machaeranthera asteroides</i> <i>Mimoglossum leucanthum</i> <i>Oryzopsis purpurascens</i> <i>Panicum parryi</i> <i>Panicum pseudo-spectabile</i> <i>Phacelia campanularia</i> <i>Phacelia crenata</i> <i>Platystemon californicus</i> <i>Proboscidea parryiflora</i> <i>Psilocotyle cooperi</i> <i>Plantago purshii</i> <i>Rafinesquina neomexicana</i> <i>Salvia columbiana</i> <i>Sphaeralcea ambigua</i> <i>Stephanomeria pauciflora</i> <p>GRASSES</p> <ul style="list-style-type: none"> <i>Arctostaphylos</i> <i>Bouteloua aristoides</i> <i>Bouteloua curtipendula</i> <i>Hilaria berlandieri</i> <i>Eriogonum pulchellum</i> <p>TREES</p> <ul style="list-style-type: none"> Casahuate Desert Willow Gregg Ash Texas Ebony <i>Casahuate</i> <i>Chilopsis linearis</i> <i>Fraxinus greggii</i> <i>Pithecolobium biceps</i> <p>SUCCULENTS / CACTI</p> <ul style="list-style-type: none"> <i>Asclepias subulata</i> Agave Golden Barrel Giant Hesperaloe Sania Organ Pipe Cactus <i>Asclepias subulata</i> Agave Species <i>Echinocactus grusonii</i> Hesperaloe fluminea <i>Lophoceros schottii</i> <i>Stenocereus burbankii</i> <p>SHRUBS / BUSHES</p> <ul style="list-style-type: none"> Black Dalea Sage Baja Ruelia Desert Ruelia Autumn Sage <i>Dalea frutescens</i> <i>Leucophyllum species</i> <i>Ruellia brittoniana</i> <i>Ruellia peninsularis</i> <i>Salvia greggii</i> <p>ANNUALS / PERENNIALS / VINES</p> <ul style="list-style-type: none"> Potted annual flowers Angelita Daisy Yellow morning glory By amant <i>Hymenocallis scutellata</i> <i>Morrina aurea</i> <p>GRASSES</p> <ul style="list-style-type: none"> Bougainvillea Hybrid Bermuda lawn dactylon <i>Nothola crumpeana</i> (Turfway 419 or equal)Cynodon dactylon |
|---|--|---|



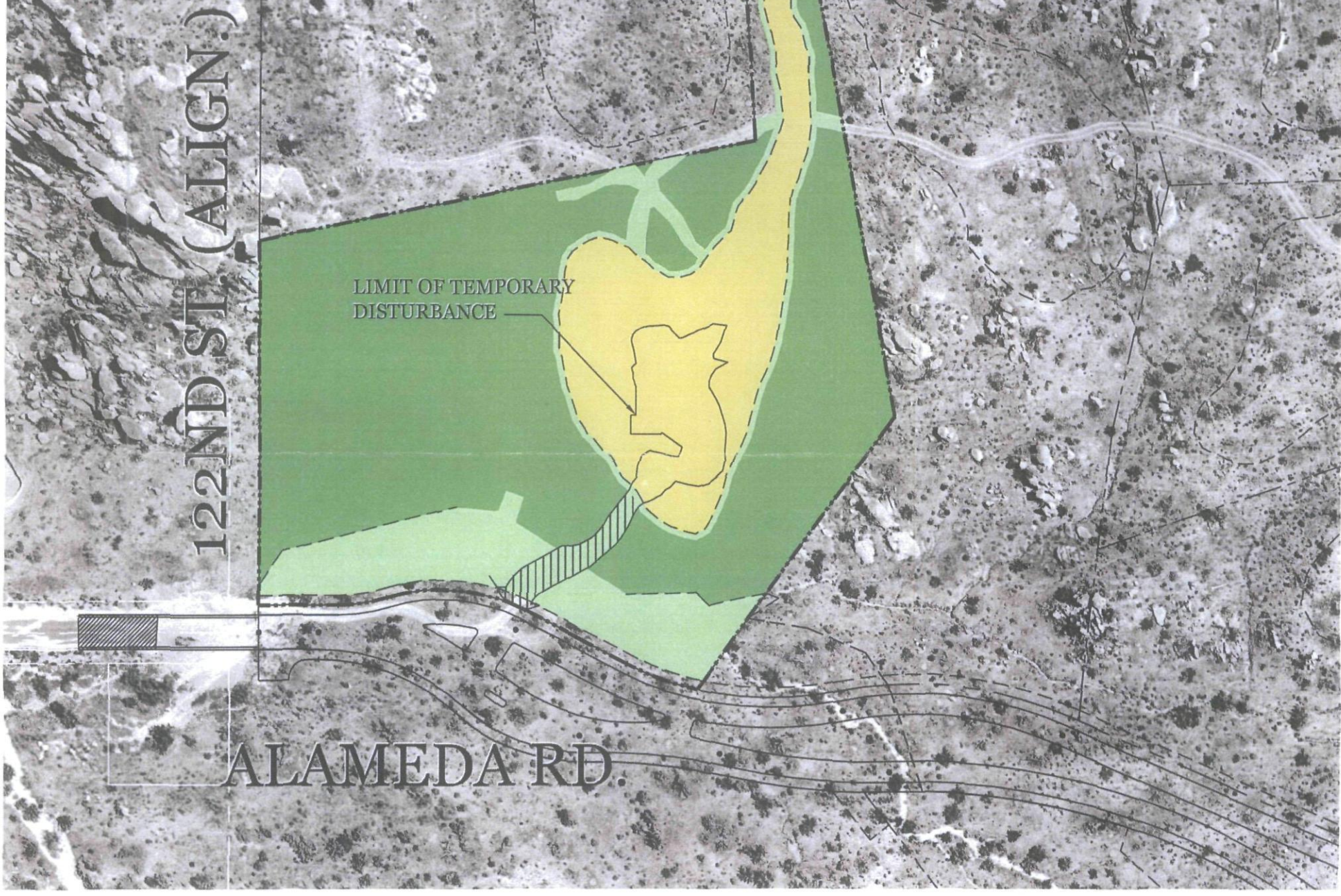
SERENO CANYON

SALES OFFICE

SHEET 1 OF 1

Date: 8.27.07
Job No: 0425
Drawn by: MD

SERENO CANYON PLANNED COMMUNITY APPROVED PLAT # 2-PP-2005



LEGEND

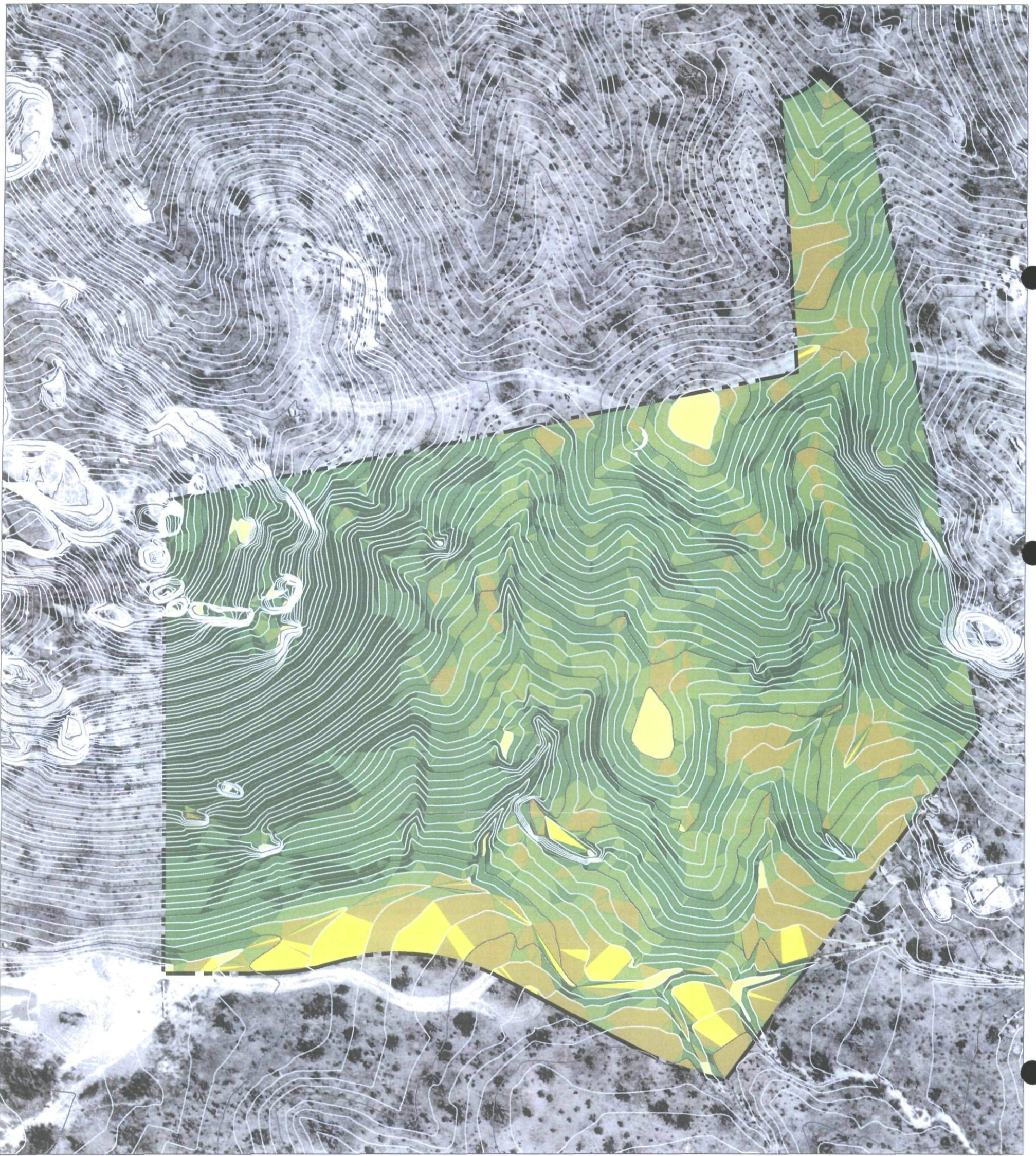
- SITE BOUNDARY
LOT AREA: (+/- 4.4 AC)
- BUILDING ENVELOPE
ENVELOPE AREA: (+/- .91 AC)
- UNDISTURBED N.A.O.S. AREA
- REVEGETATED N.A.O.S. AREA
- LOT ENVELOPE AREA
- TEMPORARY ROADWAY AREA WILL BE MITIGATED, REVEGETATED AND DEDICATED AS REVEGETATED N.A.O.S. AFTER TEMPORARY SALES TRAILER AND DRIVEWAY IS REMOVED

SALES TRAILER: N.A.O.S. CALCULATION W/ IN SERENO CANYON PHASE I

LOT #	LOT AREA (SQ.FT.)	REVEG. AREA (SQ.FT.)	UNDISTURBED N.A.O.S. (SQ.FT.)
7	191,028	25,514	118,505

TOTAL REQUIRED N.A.O.S. PROJECT-WIDE: 1.89 AC (41% OF SITE)
TOTAL PROVIDED N.A.O.S. PROJECT-WIDE: 2.7 AC (61% OF SITE)

SALES TRAILER NATURAL AREA OPEN SPACE EXHIBIT



NOTE: After the temporary sales trailer is removed from this lot, the previously approved NAOS calculations and locations for Phase I of Sereno Canyon will apply to this lot.

LEGEND

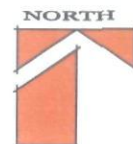
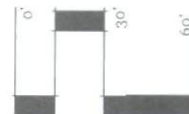
--- SITE BOUNDARY
LOT AREA: (+/- 4.4 AC)

Slope Category	Area (SF)	N.A.O.S. Factor (%)	Required N.A.O.S. (SF)
0 to 2	2,802	25%	701
2 to 5	4,690	25%	1,172
5 to 10	20,032	35%	7,011
10 to 15	38,519	45%	17,333
15 to 25	74,307	45%	33,438
25+	50,655	45%	22,795

82,450 = 1.89 Acres

SERENO CANYON: TEMPORARY SALES TRAILER SLOPE ANALYSIS EXHIBIT

SCALE: (+/-) 1"=30'



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DATE: 08.30.07
JOB: 0425
BY: AMS
REV: