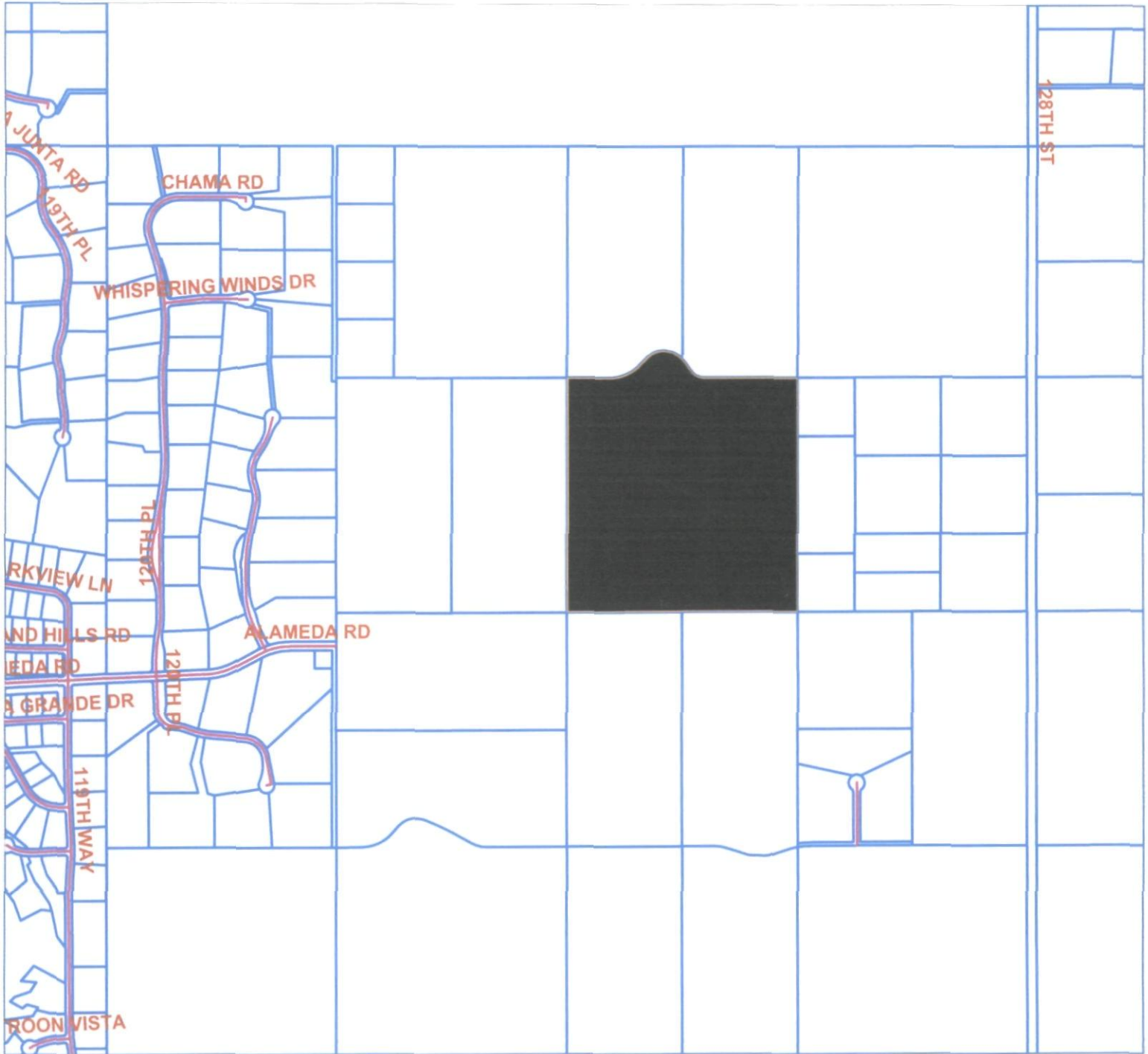
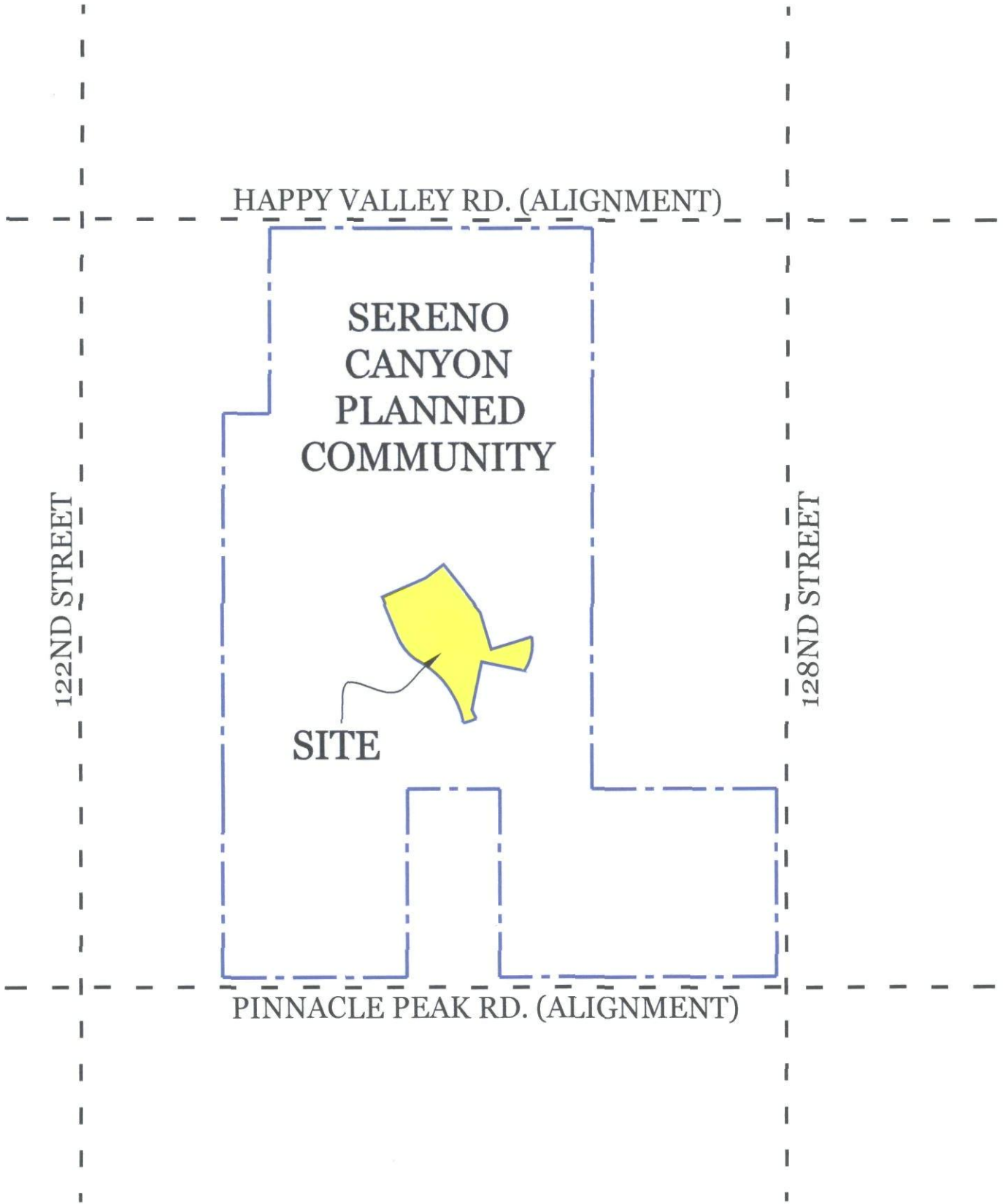


# County Parcels





SITE LOCATION MAP

**CROWN COMMUNITIES**  
SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



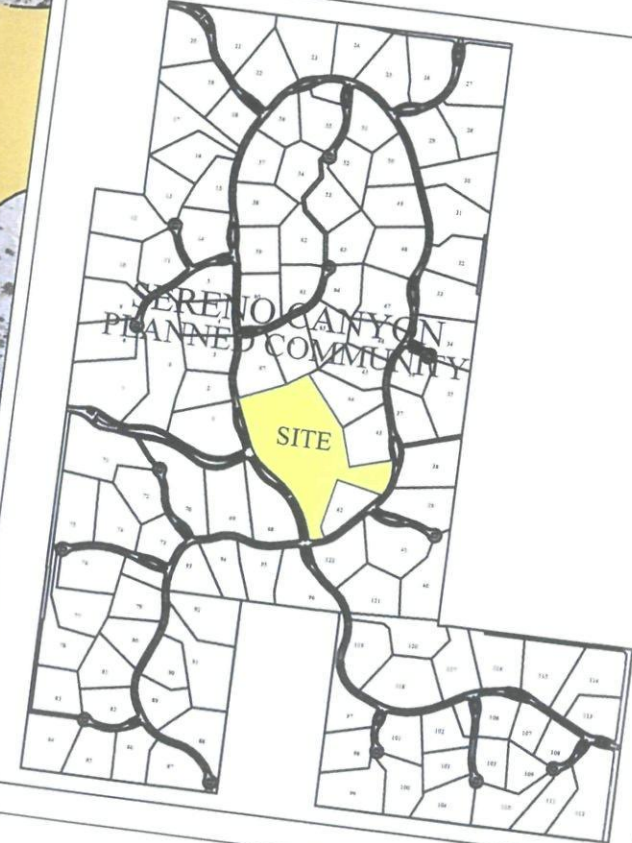
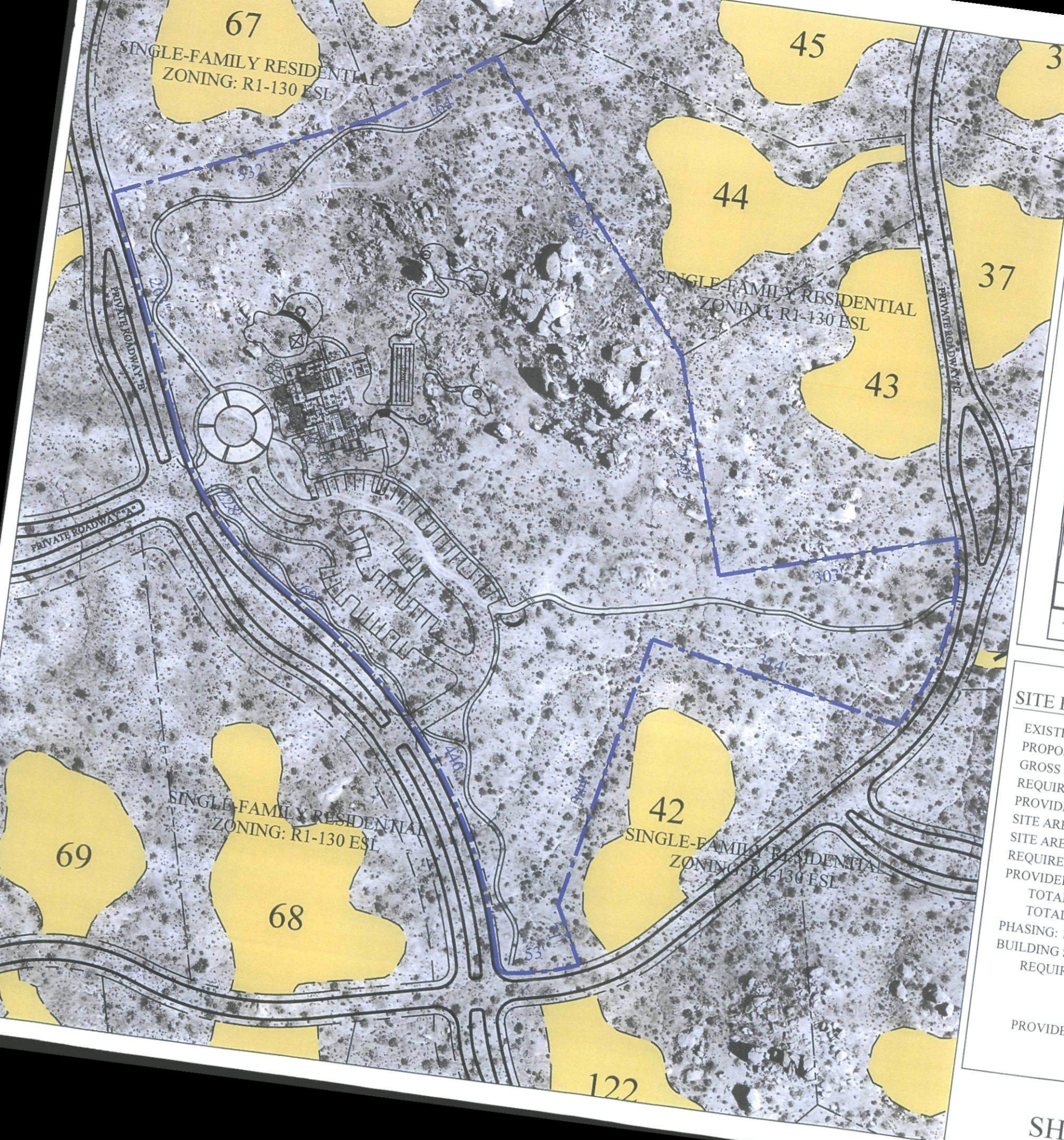
Sereno Canyon  
 Land Planning  
 Site Planning & Design  
 Environmental Analysis  
 Landscape Design

DATE: 09-22-05  
 JOB: 0475.1  
 BY: STA  
 REV:

21-UP-2005  
10-21-05

# Sereno Canyon

## CONCEPTUAL SITE PLAN



### LEGAL DESCRIPTION:

A portion of Parcels 6, 7, 10 and 11 of the Goldie Brown Pinnacle Peak Ranch, Unit One, recorded in Book 191, page 26 Maricopa County Records (M.C.R.), lying within Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Parcel 6, a 1/2-inch rebar with no identification, from which the northwest corner of said Parcel 6, a 5/8-inch distance of 1319.55 feet;  
**THENCE** along the north line of said Parcel 6, South 89°53'26" West (basis of bearing), a distance of 172.29 feet, to the **POINT OF BEGINNING**;  
**THENCE** leaving said north line, North 22°24'42" West, a distance of 34.86 feet;  
**THENCE** North 66°13'36" East, a distance of 332.08 feet;  
**THENCE** North 55°44'24" East, a distance of 163.50 feet;  
**THENCE** South 38°53'08" East, a distance of 428.29 feet;  
**THENCE** South 16°41'40" East, a distance of 272.25 feet;  
**THENCE** North 73°18'20" East, a distance of 302.86 feet, to a point of intersection with a non-tangent curve;  
**THENCE** southerly along said curve, having a radius of 330.00 feet, concave westerly, whose radius bears South 80°30'09" West, through a central angle of 43°42'11", a distance of 251.71 feet, to a point of intersection with a non-tangent line;  
**THENCE** North 78°05'27" West, a distance of 313.82 feet;  
**THENCE** South 11°54'47" West, a distance of 344.47 feet;  
**THENCE** South 26°23'47" East, a distance of 70.51 feet, to a point of intersection with a non-tangent curve;  
**THENCE** westerly along said curve, having a radius of 280.00 feet, concave northerly, whose radius bears North 26°23'47" West, through a central angle of 10°45'58", a distance of 52.61 feet, to the curve's end;  
**THENCE** South 74°22'12" West, a distance of 31.32 feet, to the beginning of a curve;  
**THENCE** northwesterly along said curve, having a radius of 12.00 feet, concave northeasterly, through a central angle of 90°00'00", a distance of 18.85 feet, to the curve's end;  
**THENCE** North 15°37'48" West, a distance of 38.46 feet, to the beginning of a curve;  
**THENCE** northwesterly along said curve, having a radius of 620.00 feet, concave southwesterly, through a central angle of 41°12'07", a distance of 445.85 feet, to the curve's end;  
**THENCE** North 56°49'55" West, a distance of 68.58 feet, to the beginning of a curve;  
**THENCE** northwesterly along said curve, having a radius of 380.00 feet, concave northeasterly, through a central angle of 34°25'13", a distance of 228.28 feet, to the curve's end;  
**THENCE** North 22°24'42" West, a distance of 263.58 feet, to the **POINT OF BEGINNING**

Containing 11.2211 acres, or 488,792 square feet of land, more or less.  
 Subject to existing rights-of-way and easements.

### SITE PLAN DATA:


- EXISTING ZONING: R1-130 ESL
- PROPOSED ZONING: R1-130 ESL D.I (Case# 1-ZN-2005)
- GROSS FLOOR AREA: 5,895 Sq.Ft.
- REQUIRED OPEN SPACE: N/A
- PROVIDED OPEN SPACE: 244,400 Sq.Ft. (50% of Site Area)
- SITE AREA (GROSS): 11.2 Acres or 488,792 Sq.Ft.
- SITE AREA (NET): 11.2 Acres or 488,792 Sq.Ft.
- REQUIRED PARKING SPACES: 30
- PROVIDED PARKING SPACES: 47
- TOTAL NON-ACCESSIBLE SPACES: 45
- TOTAL ACCESSIBLE SPACES: 2
- PHASING: 1 OF 1
- BUILDING SETBACKS:
  - REQUIRED: FRONT: 60'
  - SIDE: 30'
  - REAR: 60'
  - PROVIDED: FRONT: 120' +/-
  - SIDE: 250'-300' +/-
  - REAR: 500' +/-



# Sereno Canyon

## SITE PLAN WORKSHEET

### OPEN SPACE CALCULATIONS:

 DENOTES OPEN SPACE OTHER THAN PARKING LOT LANDSCAPING (400,000 SQ.FT.)

 DENOTES PARKING LOT LANDSCAPING AREA (16,300 SQ.FT.)

NET SITE AREA: 488,800 SQ.FT. (11.2 AC.)

REQUIRED OPEN SPACE:  
= 73,300 (15% OF NET SITE)

PROVIDED OPEN SPACE (NOT IN PARKING LOT AREA):  
= 228,100 SQ.FT.

PARKING LOT AREA: 65,300 SQ.FT. (1.5 AC.)

REQUIRED PARKING LOT O.S.  
= 9,800 SQ.FT. (15% OF PARKING LOT AREA)

PROVIDED PARKING LOT O.S.  
= 16,300 SQ.FT. (25% OF PARKING LOT AREA)

### SITE PLAN DATA:

EXISTING ZONING: R1-130 ESL

PROPOSED ZONING: R1-130 ESL D.I (Case# 1-ZN-2005)

GROSS FLOOR AREA: 5,895 Sq.Ft.

REQUIRED OPEN SPACE: N/A

PROVIDED OPEN SPACE: 244,400 Sq.Ft. (50% of Site Area)

SITE AREA (GROSS): 11.2 Acres or 488,792 Sq.Ft.

SITE AREA (NET): 11.2 Acres or 488,792 Sq.Ft.

REQUIRED PARKING SPACES: 30

PROVIDED PARKING SPACES: 47

TOTAL NON-ACCESSIBLE SPACES: 45

TOTAL ACCESSIBLE SPACES: 2

PHASING: 1 OF 1

BUILDING SETBACKS:

REQUIRED: FRONT: 60'

SIDE: 30'

REAR: 60'

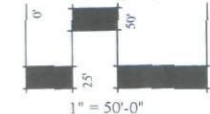
PROVIDED: FRONT: 120' +/-

SIDE: 250'-300' +/-

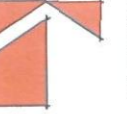
REAR: 500' +/-



Scale: (+/-)



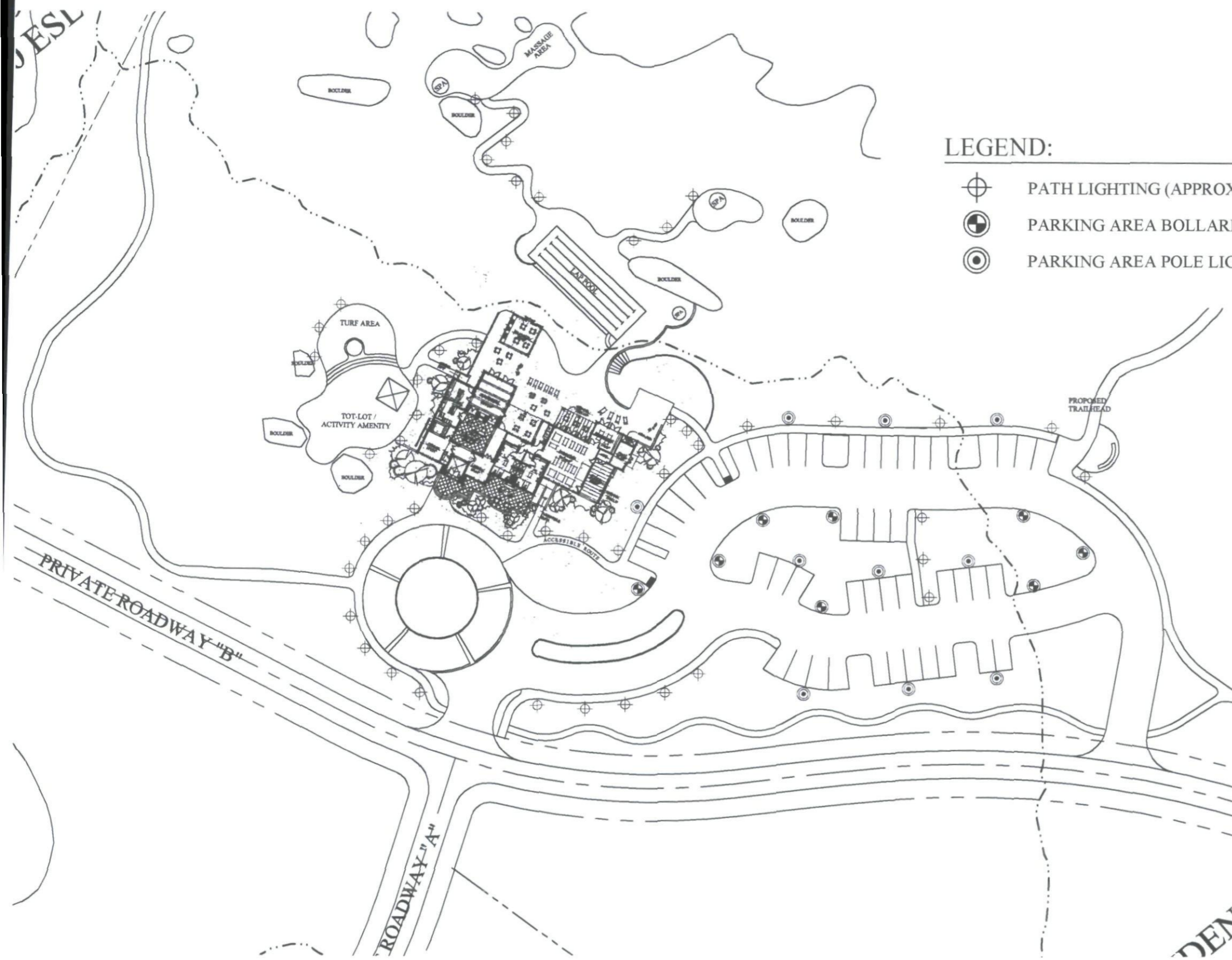
North






Date: 10.04.05  
Project: 0425  
By: AS  
Rev.:

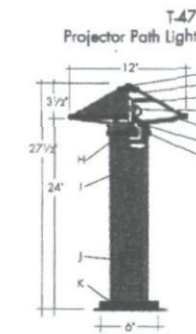
# Sereno Canyon

## CONCEPTUAL LIGHTING SITE PLAN



### LEGEND:

-  PATH LIGHTING (APPROX. HEIGHT = 27-IN.)
-  PARKING AREA BOLLARD LIGHTING (APPROX. HEIGHT = 40-IN.)
-  PARKING AREA POLE LIGHTING (MAX HEIGHT = 12' per E.S.L.O)



- Description**  
Metal Halide pathway luminaire.
- Materials and Construction**
- A. Machined brass finial
  - B. Heavy pure copper shade
  - C. Anodized aluminum reflector
  - D. Toroidal glass projector lens
  - E. Clear acrylic water shield
  - F. Cast bronze lamp hub
  - G. Cast bronze socket housing
  - H. Socket for G12 ceramic Metal Halide lamps or ceramic GY6.35 for low voltage model
  - I. Heavy .125 wall X 3.5" O.D. pure copper stem
  - J. Ballast assembly for 35/50W ANSI M130 ceramic metal halide lamp. 120V MFL magnetic ballast is standard. For low voltage model, transformer is electronic.
  - K. Cast bronze and stainless steel base assembly with 4 anchor points on 3.5" ball circle.
  - L. All stainless steel fasteners

**Mounting**

- Supplied with TEKA mounting kit #34. Allows for two (2) 1/2" maximum trade size conduits.
- Note: Higher mounting heights not recommended.

Product Number	Lamp	Finish Option
PPL2546 / Natural	35W T0 MH	Brown Patina
PPL2540 / Natural	12V 50W GY6.35	Brown Patina

- Options available at additional cost...**
- A. Add suffix BP for brown patina
  - B. Add suffix SB for soft beam optics when view under shade is possible
  - C. Add suffix 277 for 277V supply

**Note:**  
U.L. and CUL listed, suitable for wet locations.

**TEKA ILLUMINATION, INC**  
80 Gibson Road, #3 Temecula, California 92465 (805) 434-3511



- Description**  
Exterior bollard luminaire.
- Materials and Construction**
- A. Cast bronze cap
  - B. Stainless steel or copper on stainless steel ring bolter
  - C. Machined solid brass spacers
  - D. Heavy wall, 125 HL, solid copper post, 3.5" O.D.
  - E. Etched glass cylinder
  - F. Cast bronze housing
  - G. Cast bronze base
  - H. Solid copper, heavy wall shade
  - I. Stainless steel and cast bronze anchor plate
  - J. Provided with all stainless steel fasteners
  - K. 120V electronic PLT ballast with -1.5" starting temperature is standard on PLC models

**Mounting**

TEKA mounting kit #34 provided. Allows for (2) 1/2" maximum trade conduits.

Product Number	Lamp	Finish Option
BSB-2540 / Natural	50W A-19	Sr. St.
BSB-2510 / Natural	50W A-19	Copper
BSB-2542 / Natural	26W PLT	Sr. St.
BSB-2512 / Natural	26W PLT	Copper

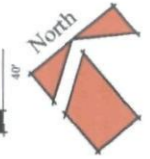
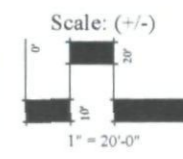
- Options available at additional cost**
- 1. Add suffix BP for brown patina
  - 2. Add suffix # 277 to PLT models for integral 277V electronic ballast
  - 3. For higher or lower heights available, consult factory

**Note:**  
U.L. and CUL listed, suitable for wet locations.

**TEKA ILLUMINATION, INC**  
80 Gibson Road, #3 Temecula, California 92465 (805) 434-3511

SHEET 1 OF 1

21-UP-2005  
10-21-05





Pole Mounted Area  
Lighting (Max - 12'  
Ht.)



Bollard Lights  
(Max - 3'-6"  
Ht.)

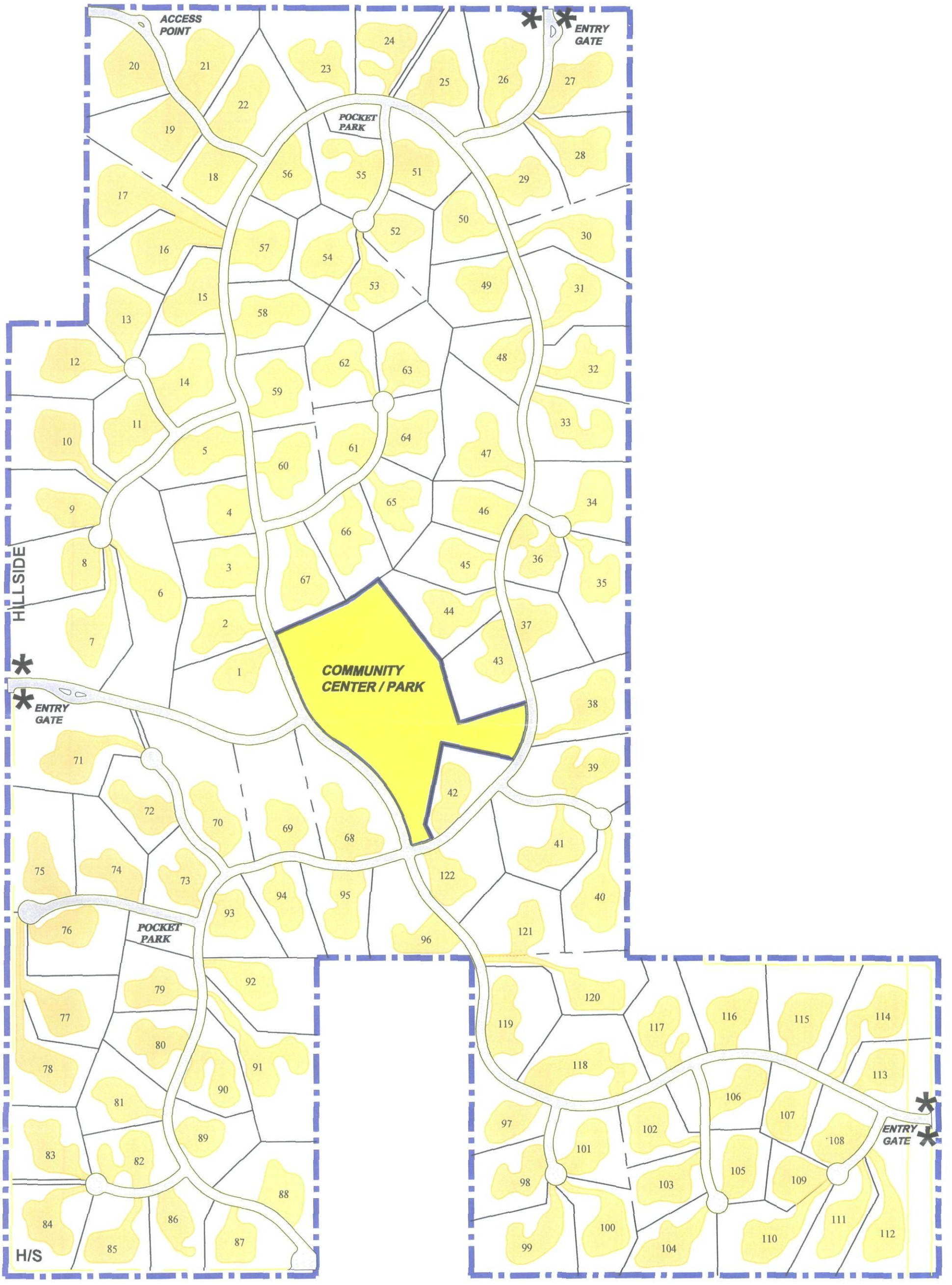


Wall Mounted  
Fixtures



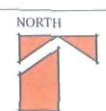
12V Landscape Lighting

*Fixtures are to have antiqued / weathered finish to complement architectural style. All low voltage lighting is to have full glare shields.*



**SITE CONTEXT MAP**  
**CROWN COMMUNITIES**  
 SCOTTSDALE, ARIZONA

SCALE: (+/-)



DATE: 09-22-05  
 JOB: 0473.1  
 BY: STA  
 REV: 1