


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'

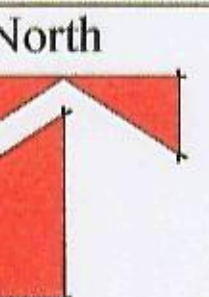
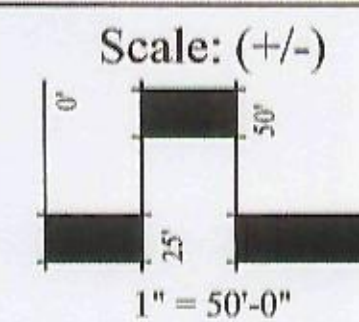
SIDE: 30'

REAR: 60'

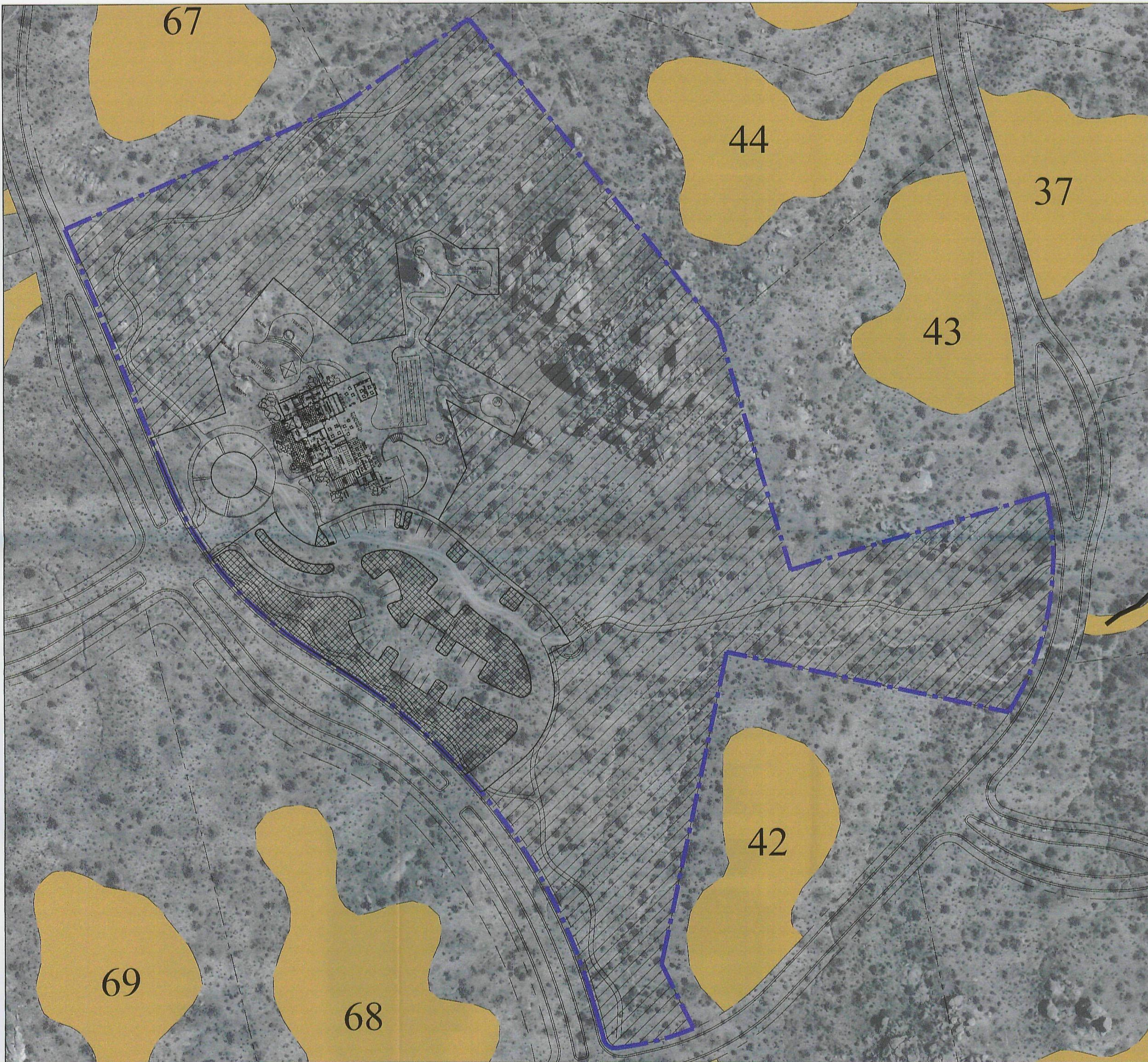
PROVIDED: FRONT: 120' +/-

SIDE: 250'-300' +/-

REAR: 500' +/-

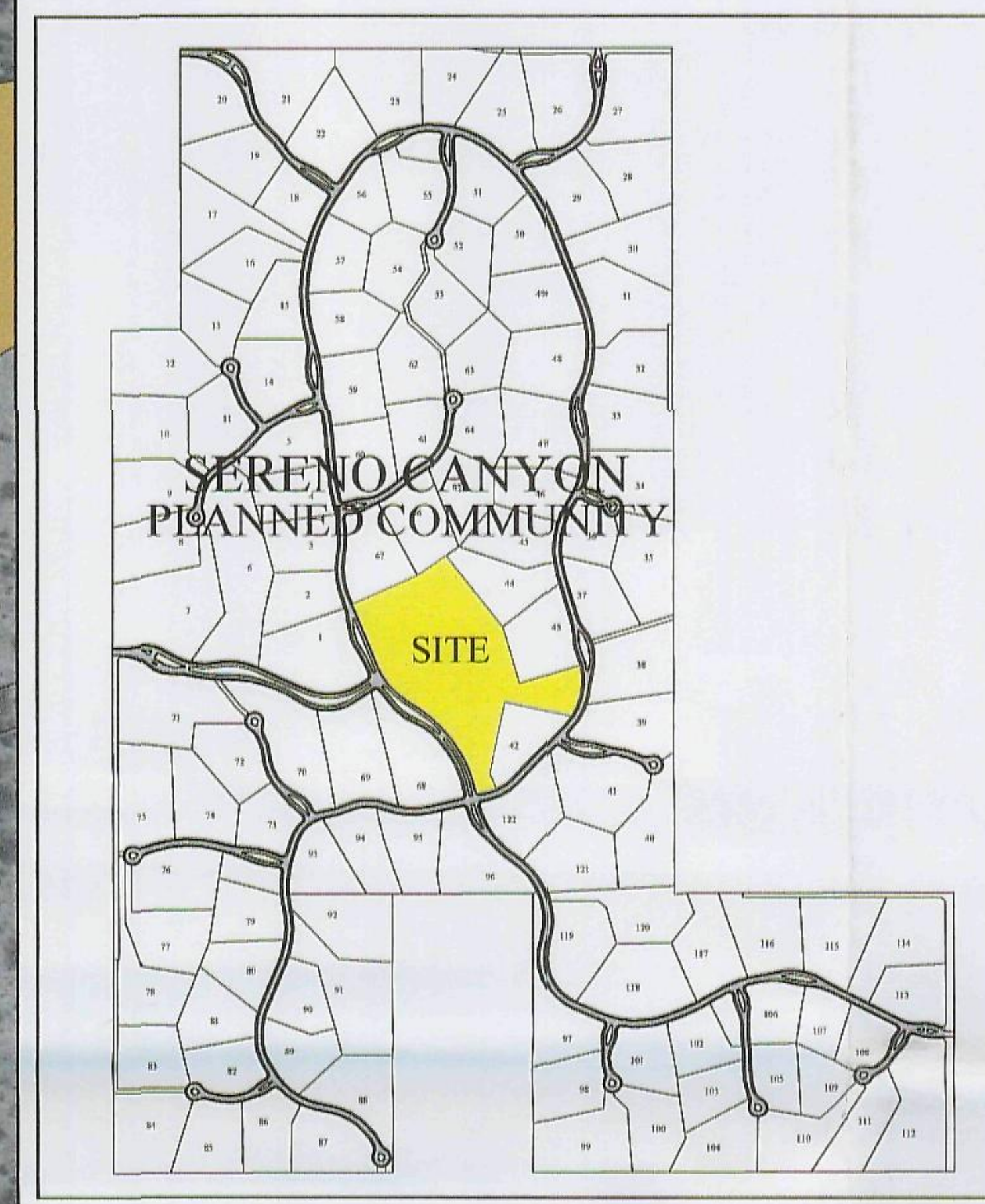
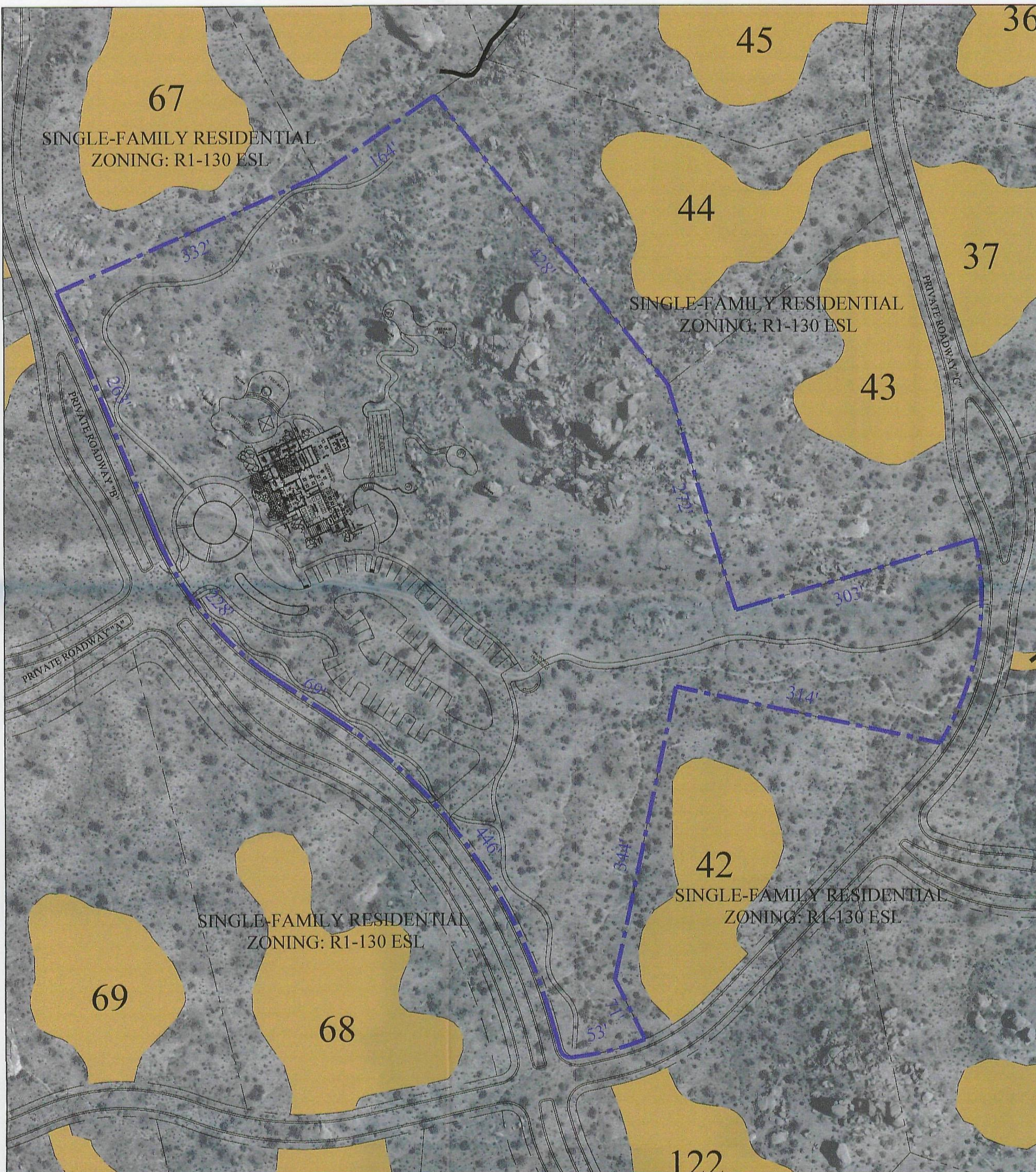


Date: 10.04.05
Project: 0425
By: AS
Rev.:



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 southwest corner of said Parcel 6, a 5/8-inch rebar with cap, illegible, bears South 89°53'26" West (basis of bearing), a distance of 1319.55 feet;

THENCE along the north line of said Parcel 6, South 89°53'26" West, 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.J (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' +/-

SHEET 1 OF 2

LVA Urban Design Studio L.L.C.

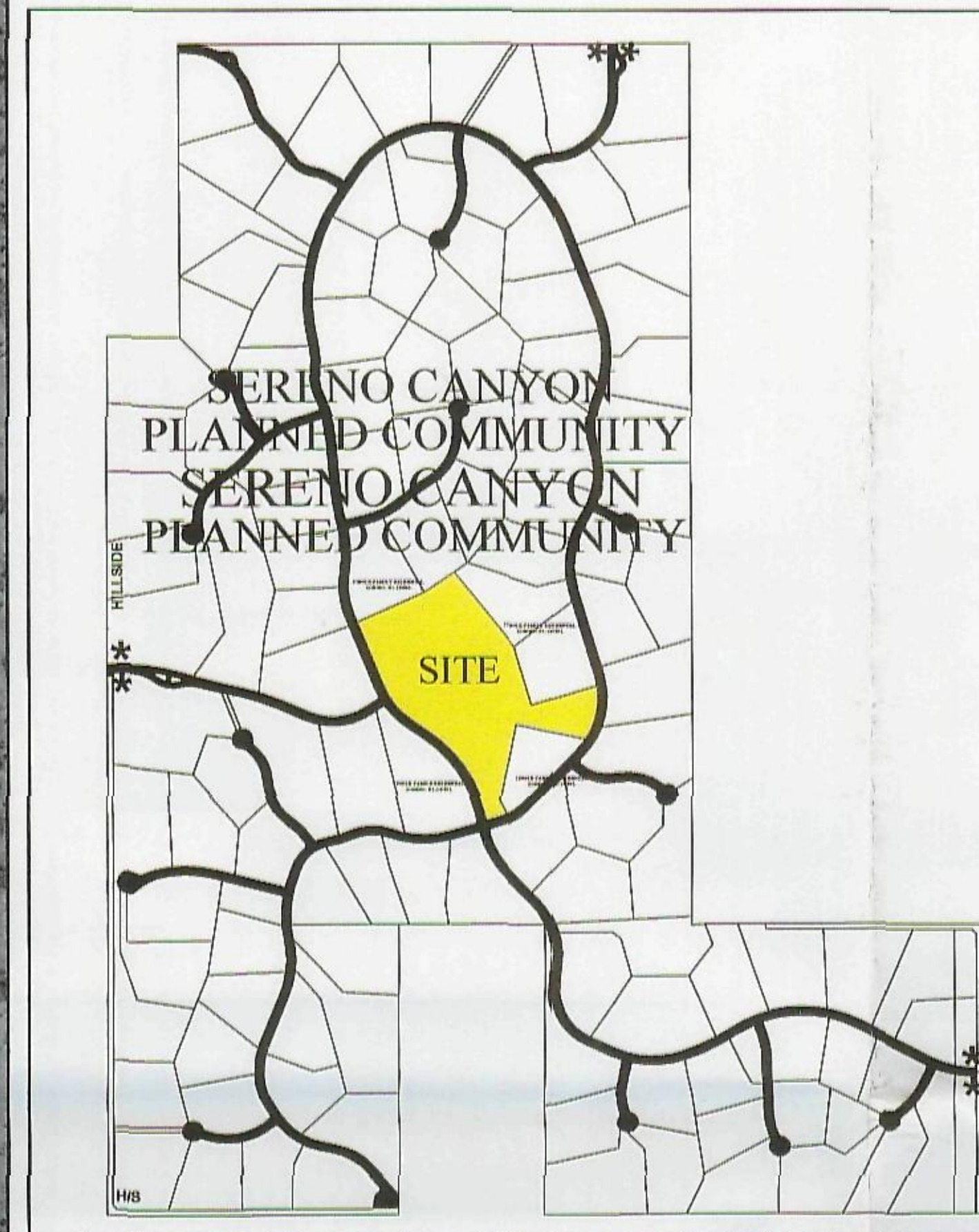
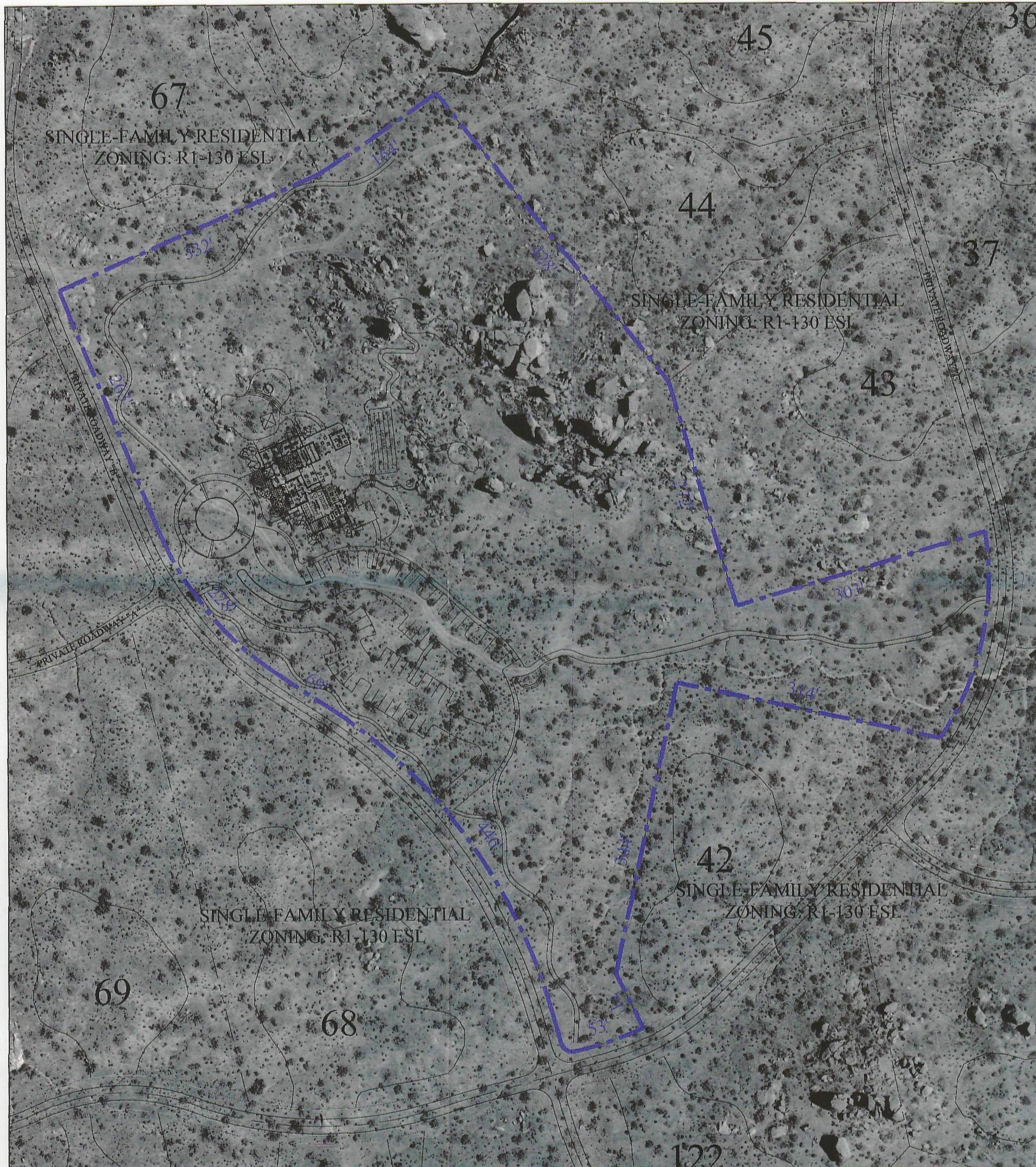
Scale: (+/-)
 1" = 60'-0"

North

Date: 10.04.05
 Project: 0425
 By: AS
 Rev.: 04.25.06

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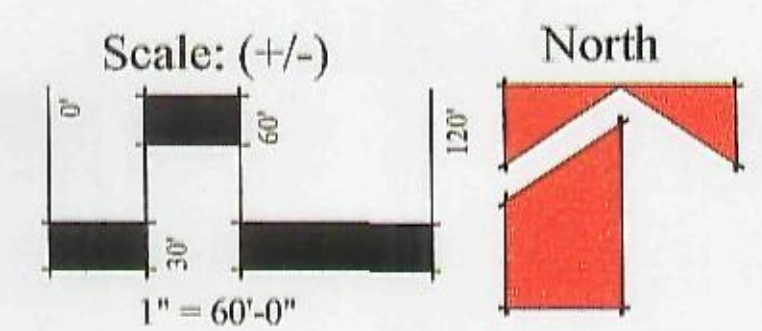
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SHEET 1 OF 2



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

21-11P-2005
 10-21-05