

UNDEVELOPED STATE LAND

UNDEVELOPED BY OTHERS

SONORAN CREST

CREDO INVESTMENTS LLC
TAX PARCEL 277-46-903
DOCUMENT 04-0021462
04-11-04



<p>RESUB. 277-46-903-1 TAX PARCEL 277-46-903-1 DOCUMENT 04-0021462 04-11-04</p>	<p>RESUB. 277-46-903-2 TAX PARCEL 277-46-903-2 DOCUMENT 04-0021462 04-11-04</p>	<p>RESUB. 277-46-903-3 TAX PARCEL 277-46-903-3 DOCUMENT 04-0021462 04-11-04</p>	<p>RESUB. 277-46-903-4 TAX PARCEL 277-46-903-4 DOCUMENT 04-0021462 04-11-04</p>
<p>UNDEVELOPED BY OTHERS</p>			
<p>WOODPATEL 12200 W. WOODPATEL AVE. PHOENIX, AZ 85044 (602) 336-8600 www.woodpatel.com RESUB. 277-46-903-1 TAX PARCEL 277-46-903-1 DOCUMENT 04-0021462 04-11-04</p>			
<p>CREDO INVESTMENTS LLC 12200 W. WOODPATEL AVE. PHOENIX, AZ 85044 (602) 336-8600 www.credoinvestments.com RESUB. 277-46-903-2 TAX PARCEL 277-46-903-2 DOCUMENT 04-0021462 04-11-04</p>			
<p>CREDO INVESTMENTS LLC 12200 W. WOODPATEL AVE. PHOENIX, AZ 85044 (602) 336-8600 www.credoinvestments.com RESUB. 277-46-903-3 TAX PARCEL 277-46-903-3 DOCUMENT 04-0021462 04-11-04</p>			
<p>CREDO INVESTMENTS LLC 12200 W. WOODPATEL AVE. PHOENIX, AZ 85044 (602) 336-8600 www.credoinvestments.com RESUB. 277-46-903-4 TAX PARCEL 277-46-903-4 DOCUMENT 04-0021462 04-11-04</p>			

SERENO CANYON - PHASE 4A
PRELIMINARY PLAN
SITE PLAN INDEX

CROWN
COMMUNITY DEVELOPMENT
SERENO CANYON - PHASE 4A
PRELIMINARY PLAN
SITE PLAN INDEX

for reference only

DATE	12/06/02
DRAWN BY	MEZELA
CHECKED BY	MEZELA
SHEET	2 OF 26



LEGEND

--- PHASE LINE

UNDEVELOPED
STATE LAND

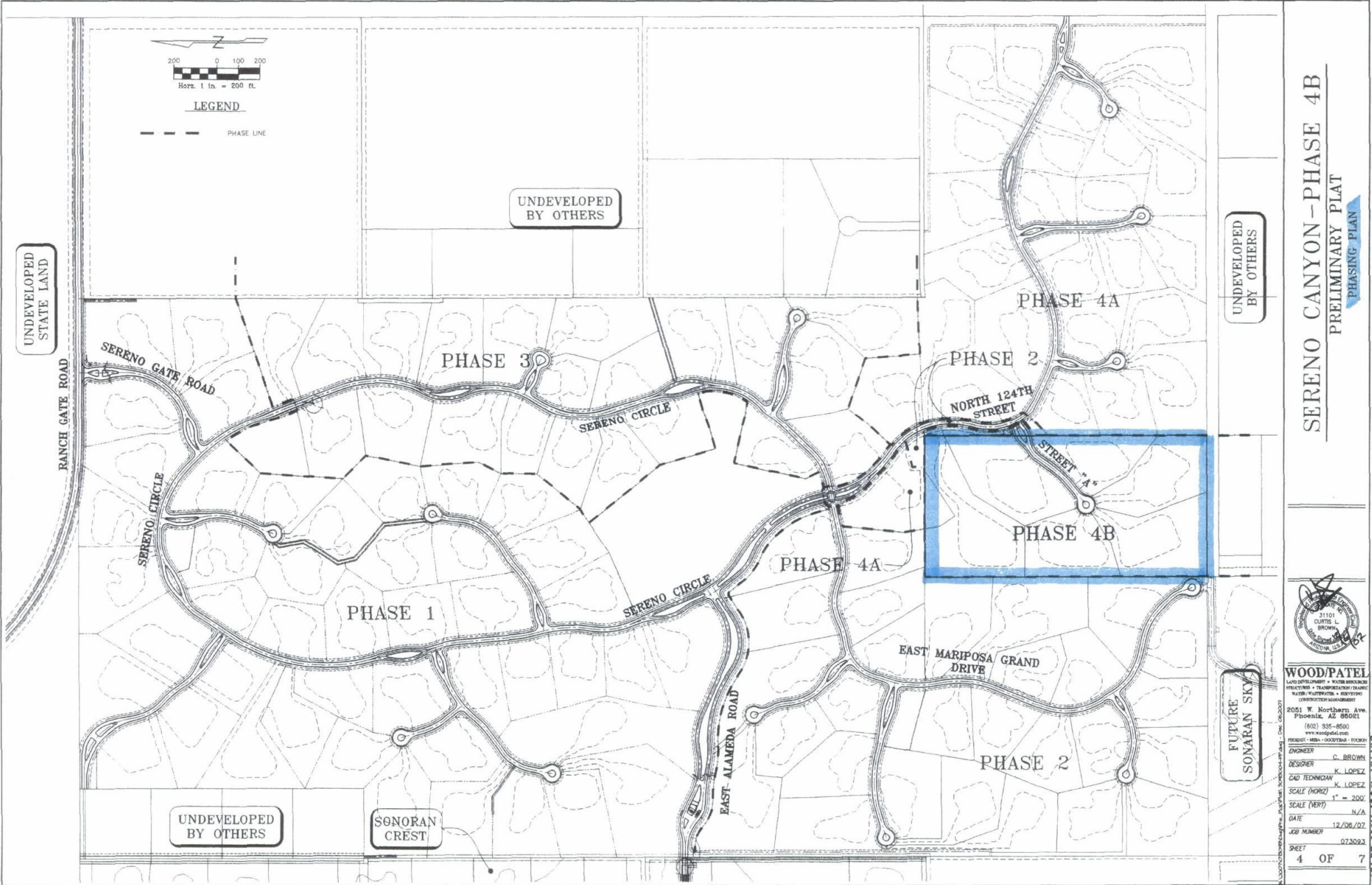
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SONORAN
CREST

FUTURE
SONORAN SKY



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
PHASING PLAN



WOOD/PATEL
LAND DEVELOPMENT • WATER INFRASTRUCTURE
PROJECTS • TRANSPORTATION PLANNING
WATER PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT

2051 W. Northward Ave.
Phoenix, AZ 85021
(602) 935-8500
www.woodpatel.com

ENGINEER: C. BROWN
DESIGNER: K. LOPEZ
CAD TECHNICIAN: K. LOPEZ

SCALE (HORZ): 1" = 200'
SCALE (VERT): N/A

DATE: 12/06/07

JOB NUMBER: 073592

SHEET: 4 OF 7

XX-PP-200X (CS)S XX-XX

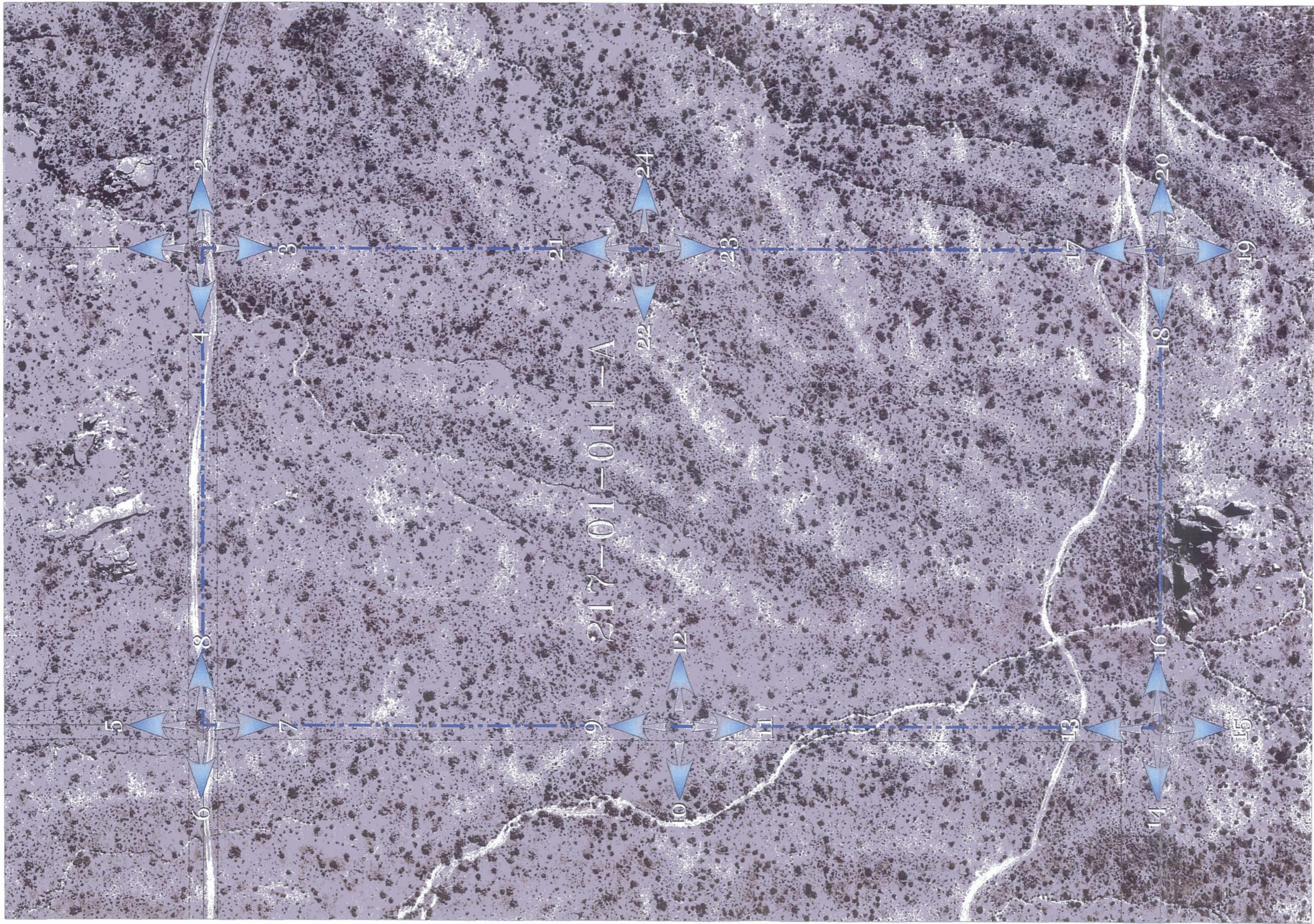
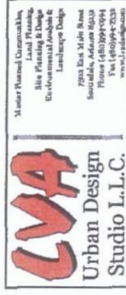


PHOTO CONTEXT MAP

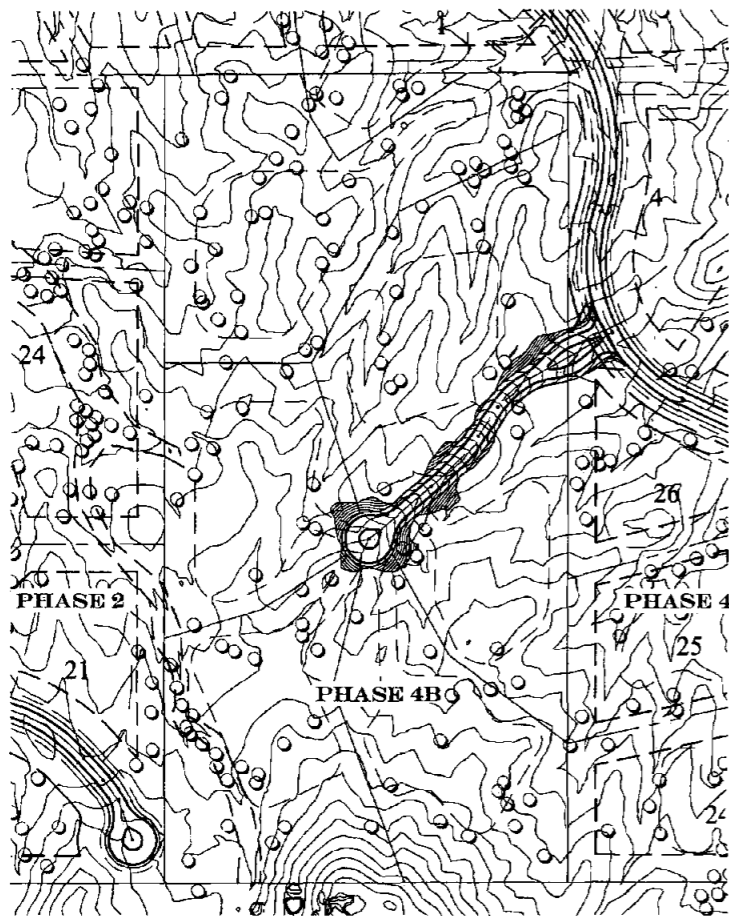
SERENO  **CANYON**



**NOT
TO
SCALE**



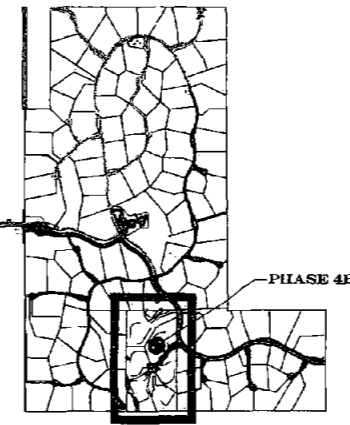
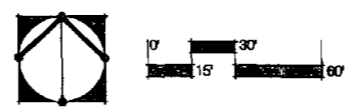
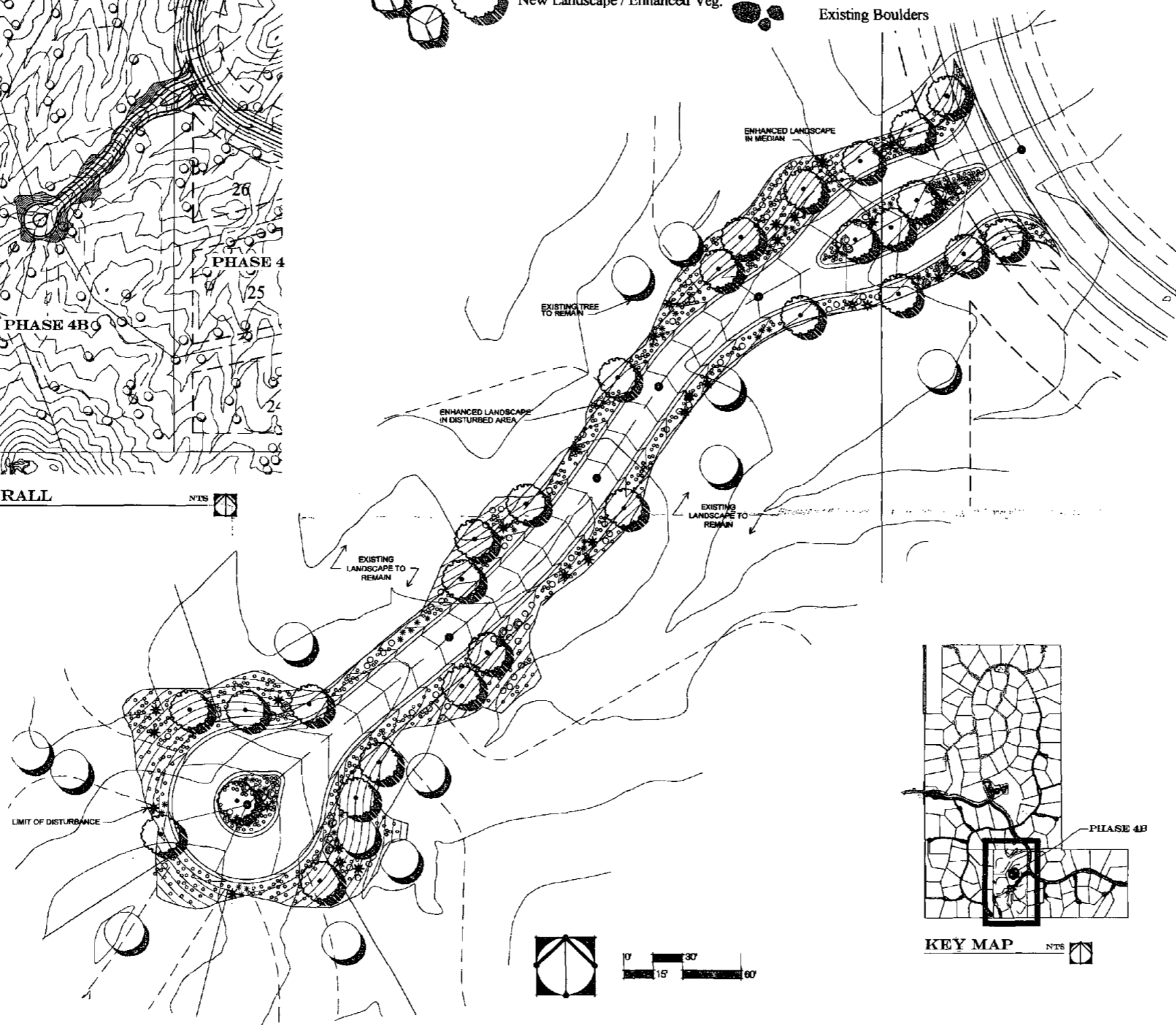
DATE: 04.10.07
JOB: 0425.9
BY: EB
REV:



PHASE 4B OVERALL

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



KEY MAP

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
 - Crucifixion Thorn
 - Hackberry
 - Blue Palo Verde
 - Foothill Palo Verde
 - Desert Willow
 - One-seeded Juniper
 - Ironwood
 - Cottonwood
 - Arizona Mesquite
 - Scrub Oak
 - Sugar Sumac
 - Arizona Rosewood

- 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
 - Basoon Yucca
 - Soaptree Yucca

- SHRUBS / BUSHES**
- Giant Bursage
 - Triangle-leaf Bursage
 - White Bursage
 - Desert Honeysuckle
 - Fourwing Saltbush
 - Quailbrush
 - Desert Saltbush
 - Red Barberry
 - Fairy Duster
 - Desert Senna
 - Desert Hackberry
 - Hopbush
 - Sacred Datura
 - Brittlebush
 - Green Brittlebush
 - Mormon Tea
 - Turpentine Bush
 - Flat-top Buckwheat
 - Snakeweed
 - Desert Lavender
 - Chuparosa
 - Cresote Bush
 - Deer Vetch
 - Wolfberry
 - Arrow Weed
 - Jojoba Bush
 - Trifix
 - Goldeneye
 - Greythorn

- ANNUALS / PERENNIALS / VINES**
- Sand Verbena
 - Fiddleneck
 - Desert Marigold
 - Coyote Gourd
 - Desert Hyacinth
 - Dogweed
 - Woolly Daisy
 - Mexican Gold Poppy
 - Gaillardia
 - Starflower
 - Slender Janusia Vine
 - Goldfields
 - Bladderpod Mustard
 - Desert Lupine
 - Purple Aster
 - Blackfoot Daisy
 - Owl's Clover
 - Parry's Penstemon
 - Arizona Penstemon
 - Desert Bluebell
 - Scorpionweed
 - Cream Cups
 - Devil's Claw
 - Paper Flower
 - Indian Wheat
 - Desert Chicory
 - Desert Chia
 - Desert Globemallow
 - Desert Straw

- ANNUALS / PERENNIALS / VINES**
- Abronia villosa
 - Amsinckia intermedia
 - Baileya multiradiata
 - Cucurbita digitata
 - Dichelostemma pulchellum
 - Dysodia pentachaeta
 - Eriophyllum lanosum
 - Eschscholzia mexicana
 - Gaillardia aristata
 - Gilia latifolia
 - Janusia gracilis
 - Lasthenia chrysostoma
 - Lesquerella gordonii
 - upinus sparsiflorus
 - Machaeranthera asteroides
 - Melampodium leucanthum
 - Orthocarpus purpurascens
 - Penstemon parryi
 - Penstemon pseudospectabilis
 - Phacelia campanularia
 - Phacelia crenulata
 - Platystemon californicus
 - Prosopidea parviflora
 - Psilostrophe cooperi
 - Plantago purshii
 - Rafinesquia neomexicana
 - Salvia columbariae
 - Sphaeralcea ambigua
 - Stephanomeria pauciflora

- GRASSES**
- Purple threeawn
 - Needle grama
 - Sideoats grama
 - Curly mesquite
 - Fluffgrass
 - Aristida purpurea
 - Bootteloua aristoides
 - Bootteloua curtipendula
 - Hilaria berlandieri
 - Eriogonum pulchellum

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 NAOS)

- TREES**
- Casahuate
 - Desert Willow
 - Gregg Ash
 - Texas Ebony
 - Caesalpinia casahuate
 - Chilopsis linearis
 - Fraxinus greggii
 - Pithecellobium flexicaule

- SUCCULENTS / CACTI**
- Desert Milkwood
 - Agave
 - Golden Barrel
 - Giant Hesperaloe
 - Senita
 - Organ Pipe Cactus
 - Asclepius subulata
 - Agave Species
 - Behniocactus grusonii
 - Hesperaloe funifera
 - Lophocereus schottii
 - Stenocereus thurberi

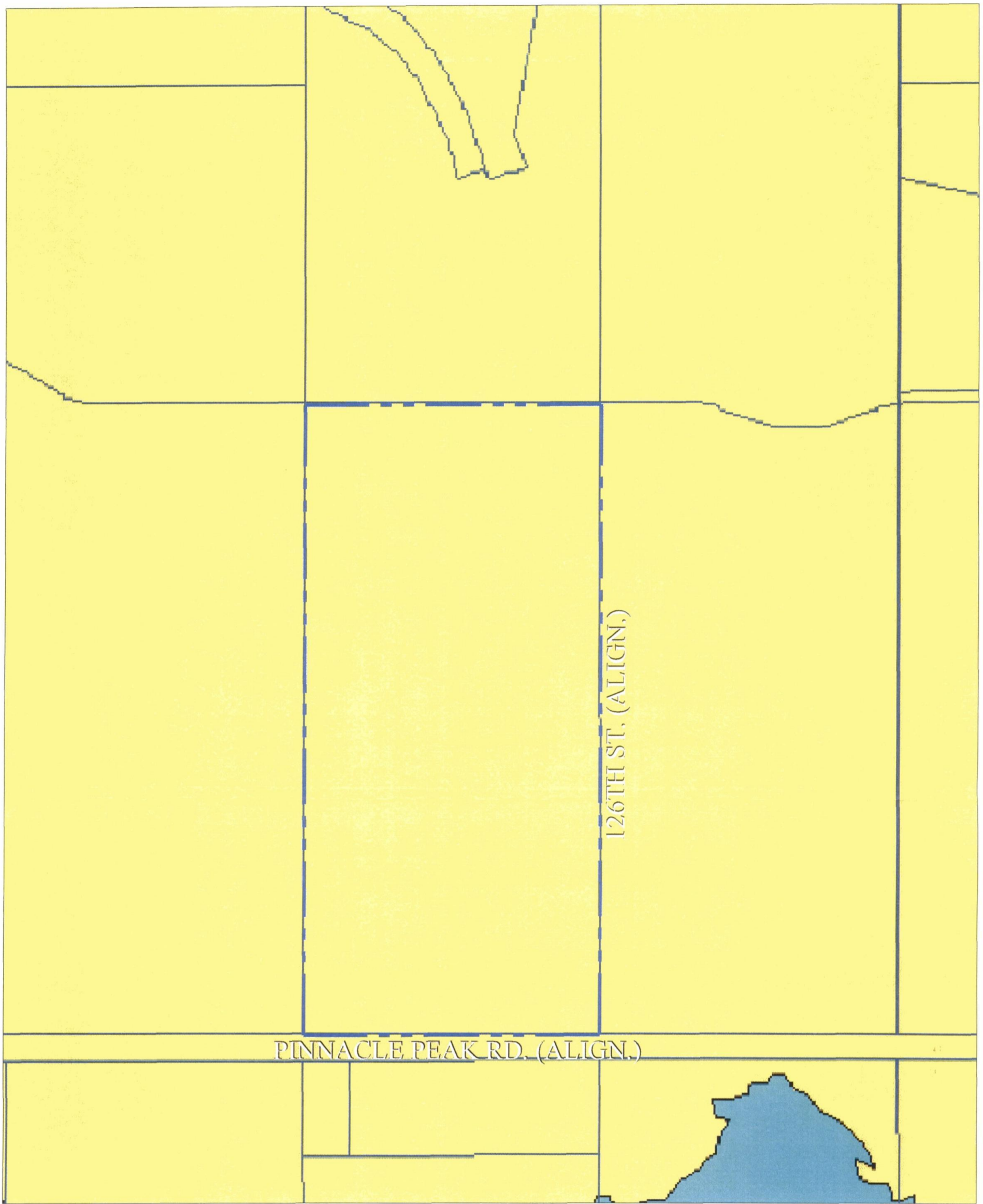
- SHRUBS / BUSHES**
- Black Dalea
 - Sage
 - Baja Ruellia
 - Desert Ruellia
 - Autumn Sage
 - Dalea frutescens
 - Leucophyllum species
 - Ruellia Brittoniana
 - Ruellia peninsularis
 - Salvia greggii

- ANNUALS / PERENNIALS / VINES**
- Potted annual flowers
 - Angelita Daisy
 - Yellow morning glory
 - By season
 - Hymenoxis acaulis
 - Merrima aurea

GRASSES

- Beargrass
- Hybrid bermuda lawn
- dactylon
- Nolina erumpens
- (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.



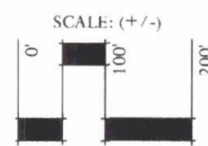
PRELIMINARY SITE DATA

SITE BOUNDARY: - - - -
 GROSS SITE AREA: (+/-) 20.0 AC.
 EXISTING ZONING: R1-130 ESL
 NUMBER OF LOTS: 6 LOTS

LEGEND

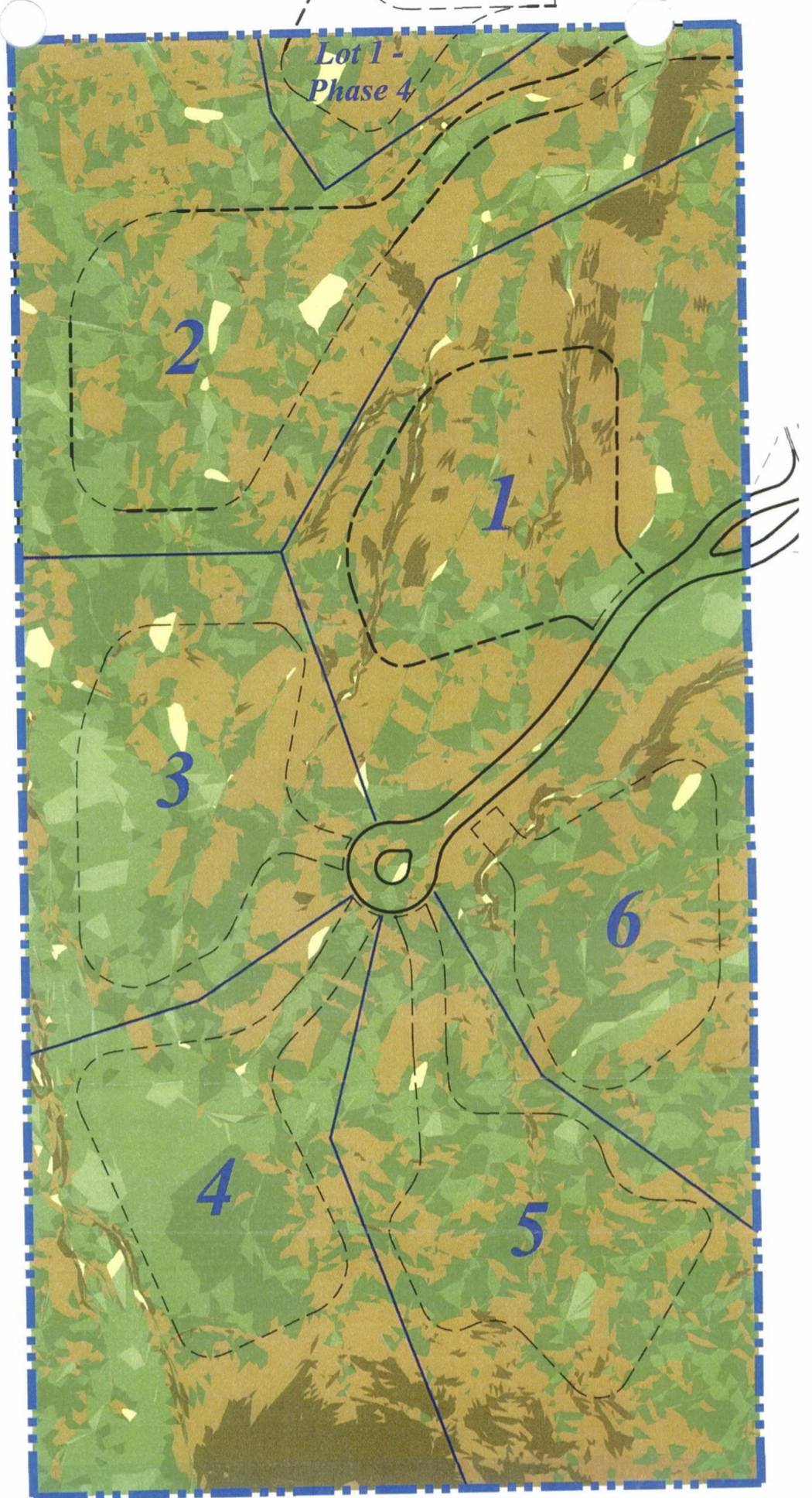
- UPPER DESERT
- HILLSIDE AREA

SERENO CANYON 4B
 SCOTTSDALE, ARIZONA



LVA urban design studio
 land planning - landscape architecture
 120 south mah avenue - tempe, arizona 85284 phone: 480.994.0994

DATE: 12.03.07
 JOB: 0425.10
 BY: EB
 REV:



LEGEND

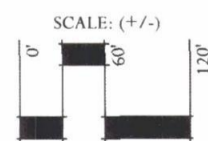
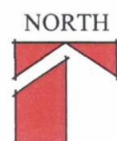
SITE BOUNDARY:

SLOPE ANALYSIS TABLE

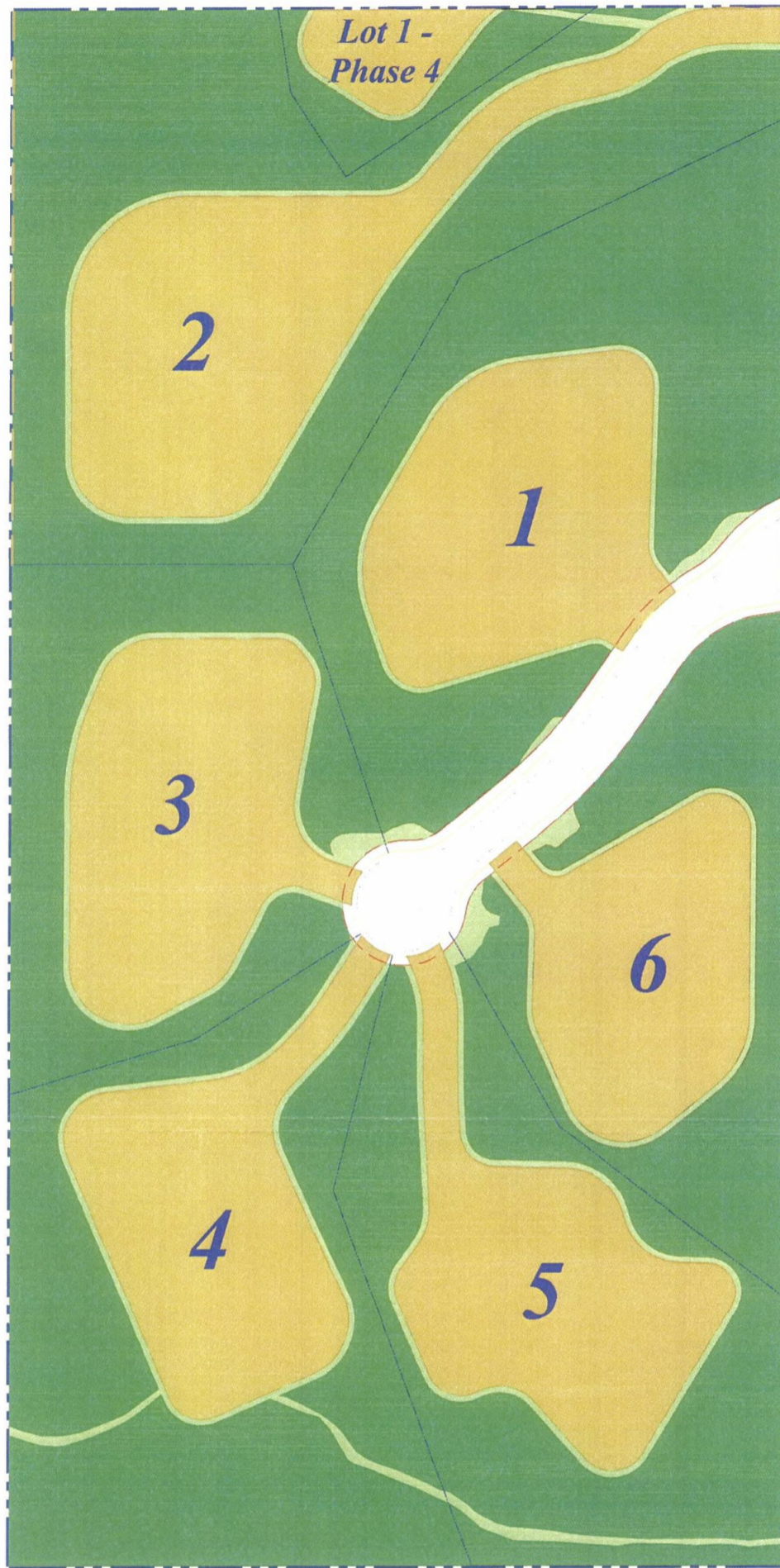
SLOPE CATAGORY	SLOPE AREA (SQ.FT.)	SLOPE AREA (ACRES)	N.A.O.S. FACTOR (%)	REQUIRED N.A.O.S. AREA (ACRES)
0% TO 2%	9,100	0.21	25%	0.05
2% TO 5%	21,656	0.50	25%	0.12
5% TO 10%	169,517	3.89	35%	1.36
10% TO 15%	290,751	6.67	45%	3.00
15% TO 20%	321,688	7.38	45%	3.32
25% +	60,544	1.39	45%	0.63
TOTAL	873,252	20.00		8.49

SLOPE ANALYSIS




SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA



DATE: 11.27.07
JOB: 0425.10
BY: EB
REV:



NATURAL AREA OPEN SPACE ANALYSIS PLAN

-  Development Envelope
-  N.A.O.S. - Undisturbed Areas
-  N.A.O.S. - Revegetated Areas

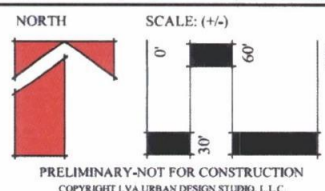
GROSS SITE AREA: 20.05 Acres

TOTAL N.A.O.S. REQUIRED: 8.49 Acres (42 % of Total Site Area)
 TOTAL N.A.O.S. PROVIDED: 11.57 Acres (58 % of Total Site Area)

LOT #	Lot Area (Square Feet)	Undist. NAOS (Square Feet)	Reveg. NAOS (Square Feet)	Scarred Reveg (Square Feet)	TOTAL NAOS (Square Feet)
1	151,005	86,476	5,945	—	92,421
2	185,702	106,645	7,889	510	115,044
3	113,222	50,679	5,718	—	56,397
4	149,327	92,794	5,563	2,302	100,659
5	128,594	66,292	6,264	2,125	54,057
6	101,160	47,902	6,155	—	54,057
Lot 1 - Ph 4 ROW	20,452	9,145	1,359	317	10,821
TOTALS	873,258 Sq.Ft. 20.04 AC.	459,933 Sq.Ft. 10.55 AC.	38,893 Sq.Ft. 0.89 AC.	5,254 Sq.Ft. 0.12 AC.	504,080 Sq.Ft. 11.57 AC.
		91.2% of Total NAOS	7.7% of Total NAOS	1.0% of Total NAOS	

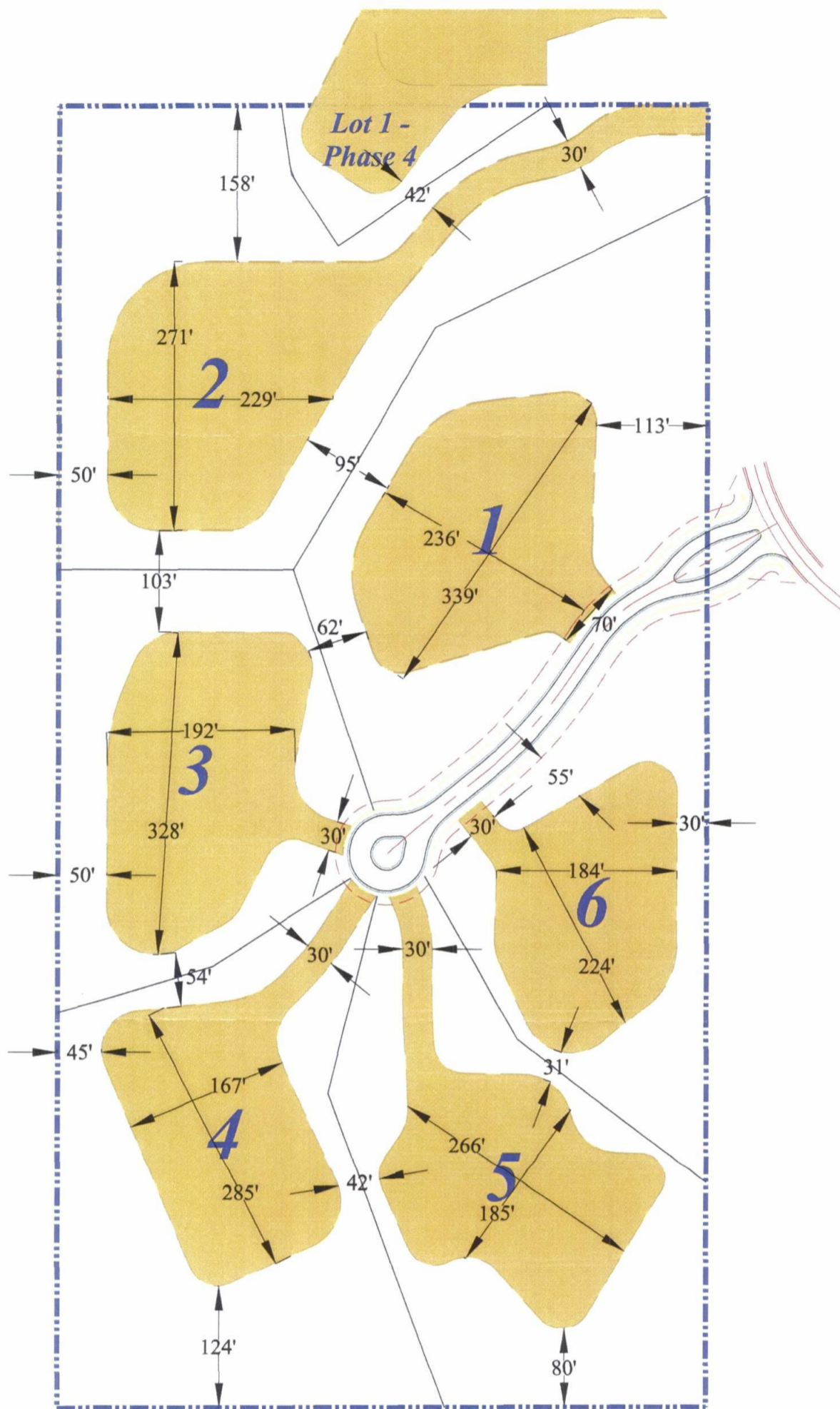
PRELIMINARY PLAT APPLICATION

Sereno Canyon: Phase 4B SCOTTSDALE, ARIZONA




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DATE: 11.29.07
 JOB: 0425.10
 BY: ES
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----- Site Boundary

 Preliminary Development Envelope Area with Average Conceptual Envelope Dimensions

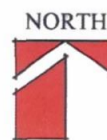
All delineated NAOS areas and subsequent preliminary development envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060.F.1, concerning minimum widths and area of NAOS easements. Preliminary development envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

Envelope dimensions and configurations are preliminary and are for informational purposes only.

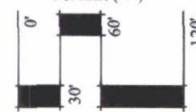
LOT #	LOT AREA (Sq.Ft.)	PRELIM. DEV. ENV. (Sq.Ft.)
1	151,005	55,449
2	185,702	70,659
3	113,222	56,341
4	149,327	51,618
5	128,594	53,686
6	101,160	44,039
Lot 1 - Ph 4	101,160	44,039

PROPOSED BUILDING ENVELOPE CONCEPT PLAN

SERENO CANYON PHASE 4B SCOTTSDALE, ARIZONA



SCALE: (+/-)



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DATE: 11.27.07
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BY: ES
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PRELIMINARY SITE DATA

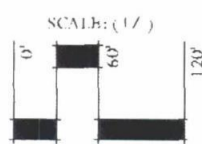
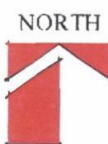
SITE BOUNDARY: -----
 GROSS SITE AREA: (+/-) 20.0 AC.
 EXISTING ZONING: R1-130 ESL
 NUMBER OF LOTS: 6 LOTS
 GROSS DENSITY: 0.3 DU/AC.

AMENDED DEVELOPMENT STANDARDS

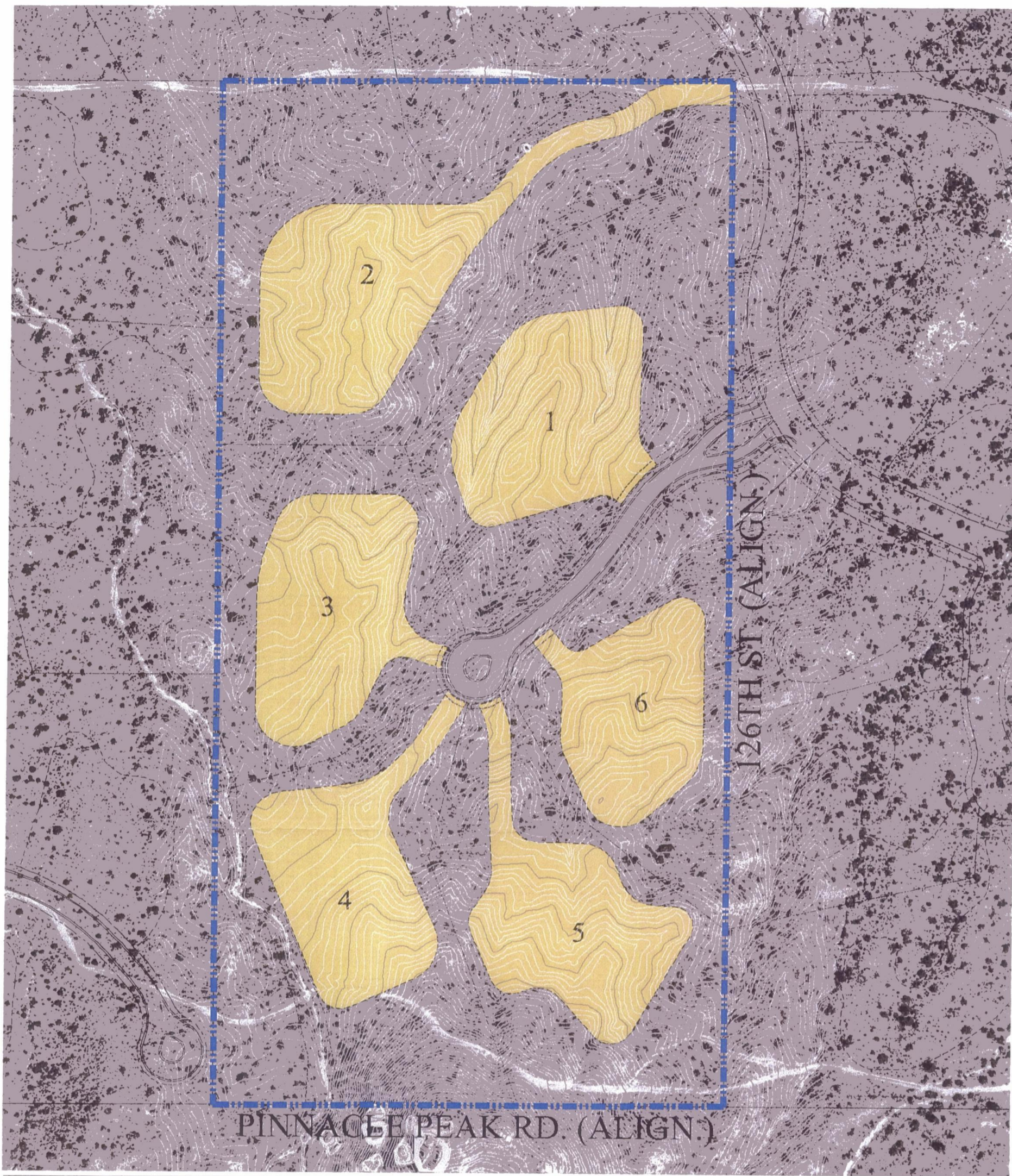
MINIMUM LOT SIZE: 97,500 SQ.FT.
 MINIMUM LOT WIDTH: 150'
 MINIMUM SETBACKS:
 FRONT: 45'
 SIDE: 22.5'
 REAR: 45'

TOPO & SITE PLAN

SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA



DATE: 11.21.07
 JOB: 0425.0
 BY: JLB
 REV:



PRELIMINARY SITE DATA

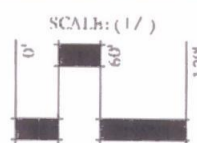
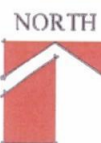
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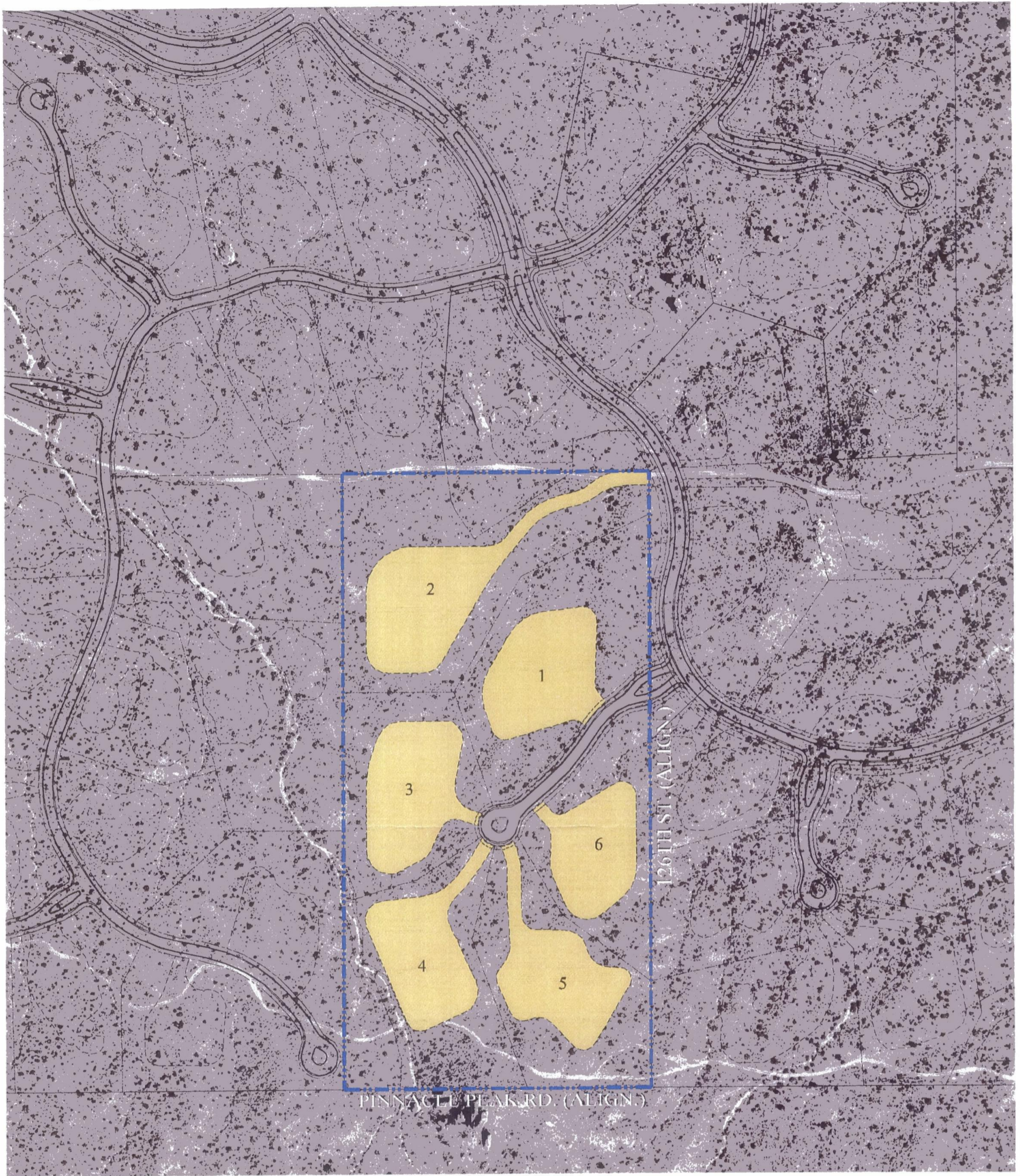
MINIMUM LOT SIZE: 97,500 SQ.FT.
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TOPO/ AERIAL & SITE PLAN


SERENO CANYON PHASE 4B
 SCOTTSDALE, ARIZONA



DATE: 11.27.07
 JOB: 0425.0
 BY:
 1:1
 REV:



PRELIMINARY SITE DATA

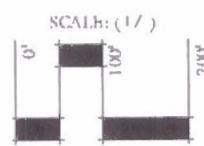
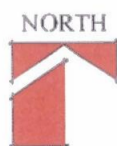
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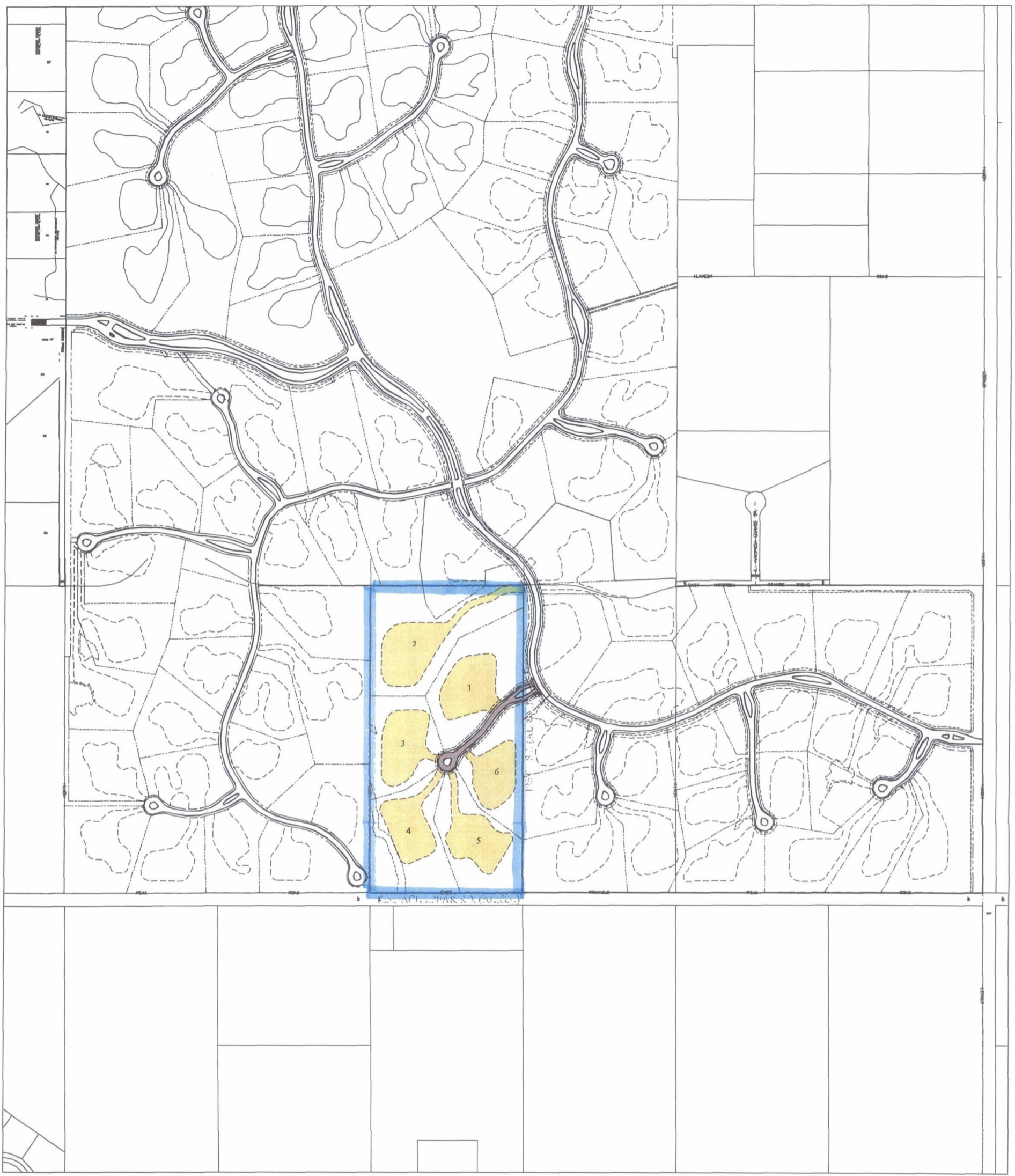
AERIAL & SITE PLAN

SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA



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DATE: 11.27.07
 JOB: 0425.10
 BY:
 TB
 RU:V:



PRELIMINARY SITE DATA

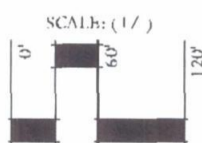
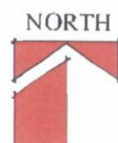
SITE BOUNDARY: [REDACTED]
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AMENDED DEVELOPMENT STANDARDS

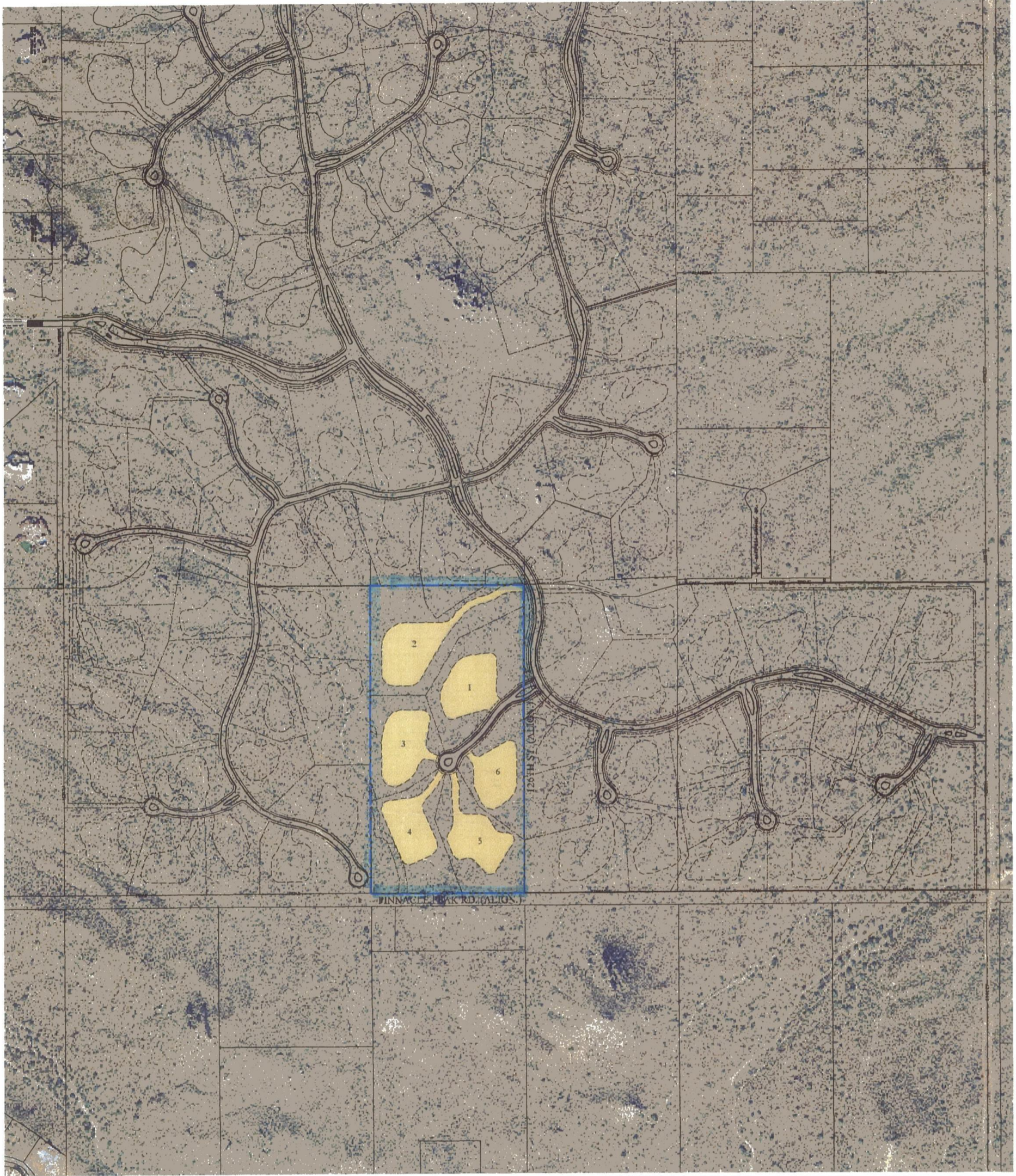
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CONTEXT & SITE PLAN

SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA



DATE: 11.27.07
 JOB: 0425.10
 BY:
 LB
 REV:



PRELIMINARY SITE DATA

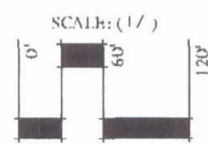
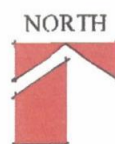
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CONTEXT AERIAL & SITE PLAN

SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA



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 BY:
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