

**Marked Agendas
Approved Minutes
Approved Reports**

**The September 4, 2014
Development Review
Board Meeting Agenda
and Minutes can be
found at**

<http://www.scottsdaleaz.gov/boards/DRB>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 4, 2014 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Sereno Canyon 19-PP-2013

Request to consider the following:

1. Approval of the re-plat of the multi-phased Sereno Canyon residential subdivision, on 350 acres, with amended development standards, and including the Natural Area Open Space plan, the conceptual landscape plan, the construction envelope exhibit, water and wastewater reports, and the storm water management report.

Key Items for Consideration

- The General Plan Land Use Element Resort/Tourism Land Use designation and the Resort/Tourism color-coded resort "star" designations on the Land Use Map.
- The Dynamite Foothills Character Area Plan.
- The proposed re-plat implements the approved combination of single-family lots and a resort/spa (cases 1-ZN-2005#2, 10-GP-2011, and 16-ZN-2011).

OWNER

Crown Community Development
630-851-5490

APPLICANT CONTACT

Alex Stedman
LVA Urban Design Studio
480-994-0994

LOCATION

24095 N. 124th St.

BACKGROUND

General Plan

The 2001 General Plan identifies this site within the Rural Neighborhood and Resort/Tourism Land Use designation. The site also includes areas of Nature Open Space Land Use Designation. Areas indicated with the designation of Natural Open Space are areas where significant environmental amenities or hazards exist. In most cases these areas represent mountainous terrain. It is intended that lands in this category remain as permanent open space.

The Rural Neighborhoods Land Use Designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

The Resort/Tourism Land Use category is designed for hotels and a variety of resorts. This category also promotes medium density residential uses that have a resort character and lifestyle that is integrated into the resort uses and that also share in the resort's amenities. In this area of the city, lower densities have been favored by the surrounding community where expectations are deep-seated to preserve the desert character and environmental features of the area.

The Character Types Map from the 2001 General Plan designates the property as a Rural/Rural Desert Character Type. The Rural/Rural Desert Character Type contains relatively low-density, "generally one house per acre" (1 du/ac) and large lot developments, including horse privilege neighborhoods and low density resorts. This district provides a rural lifestyle that includes preservation of the desert character.

Character Area Plan

The site is located within the Dynamite Foothills Character Area. A key component to this character area is that where resorts are encouraged, that they provide structures that maintain a rural-southwestern quality, maintain a low profile, and preserve meaningful desert open space.

Zoning

This site contains three different zoning categories: the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning designation; the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning designation; and the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning.

Related Policies, References:

36-ZN-1984, 113-ZN-1984, 11-TA-2000#3, 1-ZN-2005, 22-PP-2005, 2-PP-2008, 2-PP-2008#2, 10-GP-2011, 1-ZN-2005#2, and 16-ZN-2011

1999 Dynamite Foothills Character Area Plan

2001 City of Scottsdale General Plan

2003 Scenic Corridor Design Guidelines

2004 Trails Master Plan

2004 Environmentally Sensitive Lands Ordinance

2008 Transportation Master Plan

Context

Located at the northwest corner of the E. Pinnacle Peak Road and N. 128th Street, the site stretches from E. Pinnacle Peak, north, to E. Ranchgate Road. The existing subdivision has a portion of the site adjacent to N. 128th Street, and N. 122nd Street as its western boundary.

Adjacent Uses and Zoning

- North: Single-family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; Sereno Canyon Phase II subdivision.
- South: Single-family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; McDowell Sonoran Preserve.
- East: Single-family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant lands.
- West: Single-family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; Sereno Canyon Phase II subdivision.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant requests the approval of a partial re-plat of the Sereno Canyon subdivision Phase I, and a re-plat of the Sereno Canyon Phases II, III, and IV. The proposed re-plat would allow the owner/applicant to create the parcels that would be consistent with the spa/resort and single-family subdivision project approved through cases 10-GP-2011, 1-ZN-2005#2, and 16-ZN-2011. The applicant’s request is to establish the 98 single-family lots approved with the resort/spa; of which 44 exist, and will remain as approved through the Sereno Canyon Phase I subdivision plat. The proposed re-plat will establish the lots that are located in the areas rezoned from the R1-130/ESL zoning category, to the R1-43/ESL zoning designation. The portions of the site rezoned from R1-130/ESL, to R-4R/ESL, shall remain as a consolidated parcel until the next phase of the project.

Development Information

- Existing Use: 122-lot single-family subdivision
- Proposed Use: 98-lot single-family subdivision and 299 unit resort/spa
- Parcel Size: 350 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 176 acres
- NAOS Provided: 176 acres
- Density Allowed (16-ZN-2011): 1.1 dwelling units per acre
- Density Proposed: 1.1 dwelling units per acre
- Number of Lots Allowed: 98 lots (for the R1-43/ESL and R1-130/ESL areas)
- Number of Lots Proposed: 98 lots (for the R1-43/ESL and R1-130/ESL areas)

IMPACT ANALYSIS

Land Use

The General Plan Land Use Element describes the Resort/Tourism land use designation as accommodating for a variety of hotel and resort uses that can be freestanding or part of a resort community or master-planned development. Dependent upon the location of the project, lower density may be required to preserve the surrounding desert character and environmental features. In most cases, resort land use projects that are in proximity to open space amenities participate in integrating with these facilities.

The City Council approved, through cases 10-GP-2011, 1-ZN-2005#2, and 16-ZN-2011, a low density, master planned resort community complete with residential and guest services on the site. Surrounding the resort core of the site will be dual unit attached product types known as “resort casitas” and “townhomes” which allows the option of private ownership, surrounded by smaller single family detached units known as “resort villas” that also allow for private ownership; all of which may be surrounded by the “resort estate” product type. The project is planned to have integrated trails and open space areas to complement the Tom’s Thumb Trailhead, within the McDowell Sonoran Preserve, by providing a streetscape of an enhanced scenic corridor setback along N. 128th Street.

The approved 44 estate lots located along the eastern and western boundaries of the project are a remnant of the previously approved Sereno Canyon subdivision plat and will remain unchanged. These lots will maintain the size, setbacks, and building envelopes that were established in the previously approved subdivision plat. The resort guest villas and casitas will be located in the central portion of the site and the main resort/spa building will be located at the south-eastern portion of the site. The main resort/spa building will house the front desk, dining room, and service amenity functions.

Traffic

The previously approved 122-lot development was estimated to generate 1,226 daily trips; with 96 a.m. peak hour trips and 130 p.m. peak hour trips. The approved resort/spa and single-family lot development create an estimated 3,196 daily trips; with 261 a.m. peak hour trips and 328 p.m. peak hour trips. This represents an increase of 1,970 daily trips from the existing Sereno Canyon subdivision and the proposed resort/spa project.

Both E. Alameda Road and E. Ranch Gate Road are classified as Local Collector streets with one lane in each direction. The site currently has access from E. Alameda Road, to the west, and E. Ranch Gate Road to the north, through private streets within the Sereno Canyon subdivision. All internal-street improvements have been reviewed, permitted, and completed. The owner will improve E. Ranchgate Road from the gatehouse to N. 128th Street.

Access to the development will continue to be provided from E. Alameda Road, to the west, and E. Ranch Gate Road to the north, through private streets, until such time that N. 128th Street (Minor Collector Street) to the east is constructed to a minimum 24-foot-wide paved standard. In the meantime, the resort/spa is proposed to be accessed from the existing E. Ranchgate Road entrance by 125th Street (private). With or without N. 128th Street, the street system in the vicinity of the site has the capacity to handle the increase in traffic associated with the proposed development plan.

The applicant was requested by some area residents to close the E. Alameda Road entrance, restricting its use to emergency vehicles only. Also, some lot owners within Sereno Canyon expressed concerns that resort traffic would disrupt internal private streets accessing E. Ranch Gate Road until N. 128th Street is constructed.

Water/Sewer

The updated basis of water/wastewater reports and the sewer reports are conceptually acceptable to the City's Water and Sewer department. The applicant will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

Public Safety

A 24-foot-wide Emergency and Service Vehicle Access easement has been provided over all proposed drive aisles for municipal uses to provide internal circulation and accommodations for a 55-foot turning radius for fire truck access and maneuverability. The site plan shall meet all Fire Ordinance requirements.

Open Space

The proposed 350-acre single-family and resort/spa development plan provides 176 acres of NAOS; approximately 50% of the area. The applicant/owner is proposing to continue to provide the original proportionate amount of NAOS (approximately 66%), in the area remaining as R1-130/ESL.

Policy Implications

This preliminary plat is consistent in density, street alignment, and open space as previously approved by the General Plan amendment and rezoning cases, cases 10-GP-2011, 1-ZN-2005#2, and 16-ZN-2011. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts.

Community Involvement

All property owners within 750 feet of this proposal have been notified by the applicant. No public comments have been received.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed Preliminary Plat, per the attached stipulations, finding that the provisions of the Development Review Criteria and the Land Division Ordinance have been met.

OTHER BOARDS & COMMISSIONS

The applicant requested a continuance at the August 21, 2014 Development Review Board hearing, and the Board voted to continue the case to the September 4, 2014 Development Review Board hearing with a vote of 6-0.

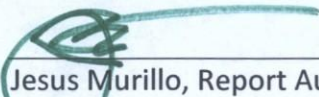
Responsible Department

Planning and Development Services
Current Planning Services

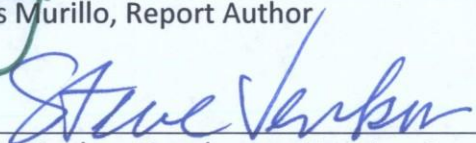
STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY


Jesus Murillo, Report Author

8/26/2014
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

8/29/14
Date

ATTACHMENTS

1. Stipulations
Exhibit A to Attachment 1 Subdivision Plat
Exhibit B to Attachment 1 Natural Area Open Space Plan
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Phasing Plan
6. Development Envelope Plan
7. Trails Plan
8. Landscape Plan
9. City Notification Map

**Stipulations for Case:
Sereno Canyon
Case: 19-PP-2013**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by LD-Team, Land Development, with a City staff date of 6-4-2014.
 - b. The Amended Development Standards submitted by LVA, Urban Design Studios, with a City staff date of 6-4-2014.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by LVA, Urban Design Studios, with a City staff date of 6-4-2014.
 - d. The construction envelope exhibit submitted by LVA, Urban Design Studios, with a City staff date of 6-4-2014.
 - e. The conceptual landscape plan submitted by LVA, Urban Design Studios, with a City staff date of 6-4-2014.
 - f. Revised Water and Wastewater Master Design reports have been reviewed and accepted by City of Scottsdale Water Resources Department.
 - g. Case Drainage Report for Sereno Canyon; submitted by LD-Team, Land Development, accepted on 4-21-2014.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan amendment and Zoning cases for the site were: 10-GP-2011, 1-ZN-2005#2, and 16-ZN-2011. (Reference all case numbers that govern the site at the time of review and afterwards. Previous DRB cases are not included here unless there are stipulations referenced herein or there is a master DRB case applicable to the site.).

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

- B. There shall be a maximum total of 397 single-family lots and resort units:
 Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Parcel: Plat # 910-16 and 217-01-011A	Zoning	Acreage	Approved DU/AC	Max # of Units / Lots
	R1-43/ESL and R1-130/ESL (19-PP-2014)	218	0.45 du/ac	98 detached villas and single-family units
	R-4R/ESL (Future Phase)	132	2.2 du/ac	299 estate/villa/casita/resort/ townhome
TOTAL		330	1.1 du/ac	397 units

DRB Stipulations

2. With the final plat, the final shall dedicate a minimum of 176 acres of Natural Area Open Space (NAOS) area for this project.
3. A certificate of occupancy for overnight resort/spa units, including the main/reception building have approximately 9,000 square feet, shall be issued prior to, or concurrently with, the certificate of occupancy being issued for any dwelling units within the R-4R/ESL zoning district, except for up to ten (10) of the 299 estate/villas/resort/townhome units having a minimum of 1-acre in size.
4. East Alameda Road shall not be utilized for construction access, to and from, the resort/spa.
5. Access to the site, to or from N. 128th Street, shall not be open to the public or for construction access until N. 128th Street is improved to a maximum 24-foot-wide paved standard. The City may agree to allow construction access to a paving and maintenance agreement approved by the City Manager or Designee.
6. The developer shall install gates internal to the subdivision as depicted on Exhibit "B" to Exhibit "1" to remain in place until removed by majority vote of those property owners whose access is limited by the gates.

7. BUILDING HEIGHT LIMITATIONS.

- a. No building on the site shall exceed 24 feet in height for single-family lots, resort villas, and resort casitas, measured as provided in the applicable section of the Zoning Ordinance.
 - b. No building on the site shall exceed 29 feet in height for the main resort/spa building, measured as provided in the applicable section of the Zoning Ordinance.
8. Lots on the perimeter of the site that are adjacent to lots with less intensive zoning shall have rear yard setbacks equal to thirty (30) feet. There shall be no structures over one (1) story within the 100-foot-setback buffer adjacent to lots with the R1 zoning designation.
9. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs, or greater, based on the 100 year – 2 hour rain event, shall be subject to Development Review Board approval.

10. OUTDOOR LIGHTING.

- a. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade, except for patios and balconies.
- b. Light sources that are utilized to illuminate patios and/or balconies that are above 16 feet shall be subject to the approval of the Development Review Board.

STREETS AND RELATED DEDICATIONS:

DRB Stipulations

11. The owner shall dedicate to the City on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
E. Ranch Gate Road	Local Collector (Rural/ESL Character)	None, 50 feet full street (existing)	
N. 128 th Street	Minor Collector (Rural/ESL Character)	Dedicate 40 feet of fee-title right-of-way	
E. Alameda Road	Minor Collector (Rural/ESL Character)	Dedicate 50 feet of right-of-way, Public non-vehicle access easement	a.
Internal Streets	Local Residential (Rural/ESL Character)	Dedicate a 40-foot-wide private street tract and a 50-foot radius tract for the cul-de-sacs, PUE	b.

- a. The owner shall dedicate to the City of Scottsdale a right-of-way on E. Alameda Road from the intersection of N. 122nd Street to the private gate entrance.
- b. The owner shall dedicate an 8-foot-wide public utility easement along both sides of internal streets.

EASEMENTS DEDICATIONS:

Ordinance

- C. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

DRB Stipulations

- 12. The owner shall dedicate to the City on the final plat a minimum 25-foot-wide public non-vehicle access easement, to accommodate a multi-use trail from along E. Alameda Road and N. 124th Street to the entry gate located along N. 128th Street before any building permit is issued for the site, as shown on the submitted Trails and Buffer Plan with the City staff date of 1- 24-2012. The alignment of the trail shall be subject to approval by the City's Transportation General Manager, or designee, prior to dedication.

IMPROVEMENT PLANS REQUIREMENTS

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

- 13. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

DRB Stipulations

- 14. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 15. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way.

EXTERIOR LIGHTING:

DRB Stipulations

- 16. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 17. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Director, or designee, of the Stormwater Management Division of the Municipal Services Department.
- 18. Demonstrate consistency with the accepted master drainage plan and report.
 - i. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan,

subject to review and acceptance by the Stormwater Management Division’s Director or designee.

- ii. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

STREETS AND RELATED IMPROVEMENTS:

DRB Stipulations

- 19. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. Ranch Gate Road	Local Collector (Rural/ESL Character)	Full Street improvement including pavement roll curb, shoulders, and trail	a.
E. Alameda Road	Minor Collector (Rural/ESL Character)	Multi-use Trail	
Internal Streets	Local Residents (Rural/ESL Character)	Full street improvement including pavement, roll curb and 6-foot-wide shoulders along both sides of the street	c., d.

- a. The developer shall construct E. Ranch Gate Road from site access to N. 128th Street in compliance with City of Scottsdale DSPM Figure 5.3-16, “Local Collector – Rural/ESL Character”.
 - b. The developer shall design and construct internal streets in general conformance with City of Scottsdale DSPM Sec. 5-3.107B “Local Residential – Rural/ESL Character” (Figure 5.3-19). The street shall be contained within a 40-foot-wide tract.
 - c. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
- 20. Design and construction of all public and private streets shall be consistent with guidelines specified in the Dynamite Foothills character area plan.
 - 21. Internal Gates. The developer shall install gates internal to the subdivision as depicted on Exhibit B to Exhibit 1 from the Zoning case 16-ZN-2011, to remain in place until removed by majority vote of those property owners whose access is limited by the gates.

22. Construction Access Restriction.

- a. E. Alameda Road shall not be utilized for construction access, to and from, the resort/spa.
- b. Access to the site to, or from, N. 128th Street shall not be open to the public or for construction access until N. 128th Street is improved to a maximum 24-foot-wide paved standard from E. Ranch Gate Road to the entrance of resort/spa. The City of Scottsdale may agree to allow construction access subject to a paving and maintenance agreement approved by the City Manager or designee.
- c. E. Alameda Road shall not be utilized for construction access related to the construction of the residences within this project. However, temporary construction access will be allowed on Alameda for the construction of the subdivision improvements and amenities for this project until such time that E. Ranch Gate Road is completed and available for use or for a period not to exceed six (6) months as measured from the date the first grading permit is issued for the subdivision. Furthermore, construction traffic use of E. Alameda Road will be restricted to the hours of 6:30am to 6:30pm Monday through Friday and 9:00am to 5:00pm Saturday with no construction traffic use on Sunday. This restriction is the result of agreements made between the adjacent and surrounding residents. East 128th Street, or acceptable, City approved, alternate route, may be used for construction access at the end of the aforementioned period should E. Ranch Gate Road be unavailable. This stipulation maybe amended as deemed necessary with the concurrence of City staff.

23. With the final plat submittal, the developer shall submit an application to abandon any existing right-of-way, Goldie Brown roadway easements, and GLO Patent roadway easements, which are not to be incorporated in the site street system. The City makes no commitment to approve the application for the abandonment.

24. Before any final plan approval, the developer shall dedicate an extension of the private street tracts or public right-of-way to provide acceptable access to the following exception parcels: APN 217-01-023D, 217-01-023E, 217-01-023F, 217-01-023G, & 217-01-011A. The access shall be in a form acceptable to City staff or as approved in the master circulation plan. Documentation shall be provided from any of these property owners that will utilize private street access indicating their consent to eliminate their public access prior to City approval of the abandonment of the public roadway easements.

25. The owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to City staff approval before any future Development Review Board submittal related to this case. Each Master Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.

26. DEVELOPEMNT PLAN. Before any other submittal to the Development Review Board, the owner shall submit its Development Plan for Development Review Board review. The Development Plan shall address the following:

- a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails, path and bikeways, and integration of drainage plans.

- b. Native plant relocation program and revegetation guidelines for each parcel.
 - c. Overall streetscape concepts which incorporate street side and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations.
 - d. Typical outdoor lighting plan for streetlights and design concepts and general specifications for parking lots, paths, trails, and landscaping.
 - e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - f. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - g. Construction phasing plan.
 - h. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.
 - i. Other applicable elements, as determined by city staff
27. Access to the spa/resort from N. 128th Street shall not be open to the public until N. 128th Street is improved to a minimum 24-foot-wide paved standard from E. Ranch Gate to the entrance of the resort/spa. Refer to Case 16-ZN-2011.

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

28. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

PATH, TRAILS AND RELATED IMPROVEMENTS:

DRB Stipulations

29. Prior to the issuance of an encroachment permit, the owner shall submit improvement plans to construct the following trails:
- a. A minimum 4-foot-wide multi-use trail along the west side of 128th Street within the required right-of-way and/or the scenic easement.
 - b. A minimum 4-foot-wide public multi-use trail within a 25-foot-wide public non-vehicle access easement connecting the main development gate on the west side of the property to 128th Street (there shall be a temporary trail dedicated until the final street improvements are completed, to N. 128th Street).
 - c. A minimum 4-foot-wide multi-use trail along the south side of E. Ranch Gate Road within the right-of-way or public non-vehicle access easement.

The multi-use trails shall be designed in conformance with the Design Standards and Policies Manual. The alignment of the trails shall be subject to approval by the City's Trail Planner. The owner shall provide signage for all paths per the DSPM. The location and design of the signs and markers shall be shown on the improvement plans.

The alignment of these trails shall be subject to approval by the City's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

30. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
31. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Water and Wastewater Basis of Design reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies an approved master water or wastewater report requires from the owner a site-specific addendum to the respective master report, subject to review and approval by City staff.

PRELIMINARY PLAT FOR SERENO CANYON

A PORTION OF SECTION 11, T.4N., R.5E., OF THE G.&S.R.M, MARICOPA COUNTY, ARIZONA

SITE DATA TABLE			
ZONING CATEGORY	GROSS AREA	NUMBER OF LOTS	DENSITY
R-100 ES	120 ACRES	54 UNITS	0.45 DU/AC
R-100 ES	90 ACRES	54 UNITS	0.60 DU/AC
R-100 ES	54 ACRES	UP TO 216 UNITS (EQUIVALENT RESIDENTIAL UNITS)	4.0 DU/AC
TOTAL	264 ACRES	162 UNITS	1.1 DU/AC

PROJECT PHASE			
PHASE	ACRES	UNITS	DENSITY
PHASE 1	18 ACRES	81 UNITS	0.45 DU/AC
PHASE 2	27 ACRES	81 UNITS	0.30 DU/AC
PHASE 3	30 ACRES	54 UNITS	0.18 DU/AC
PHASE 4	19 ACRES	UP TO 216 UNITS (EQUIVALENT RESIDENTIAL UNITS)	1.1 DU/AC
TOTAL	134 ACRES	272 UNITS	2.0 DU/AC

R-100 LOT DATA
INCLUDES LOTS 55, 56, & 57 (PHASE 4)
MIN. LOT SIZE 0.52 ACRES
AVG. LOT SIZE 1.53 ACRES

SOURCE CITY OF SCOTTSDALE
WATER CITY OF SCOTTSDALE
FIRE ARIZONA PUBLIC SERVICE (APS)
ELECTRIC ARIZONA PUBLIC SERVICE (APS)
TELEPHONE COX COMMUNICATIONS
CABLE COX COMMUNICATIONS
GAS SOUTHWEST GAS

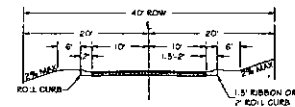
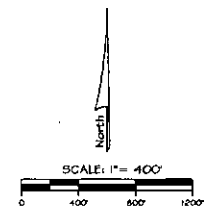
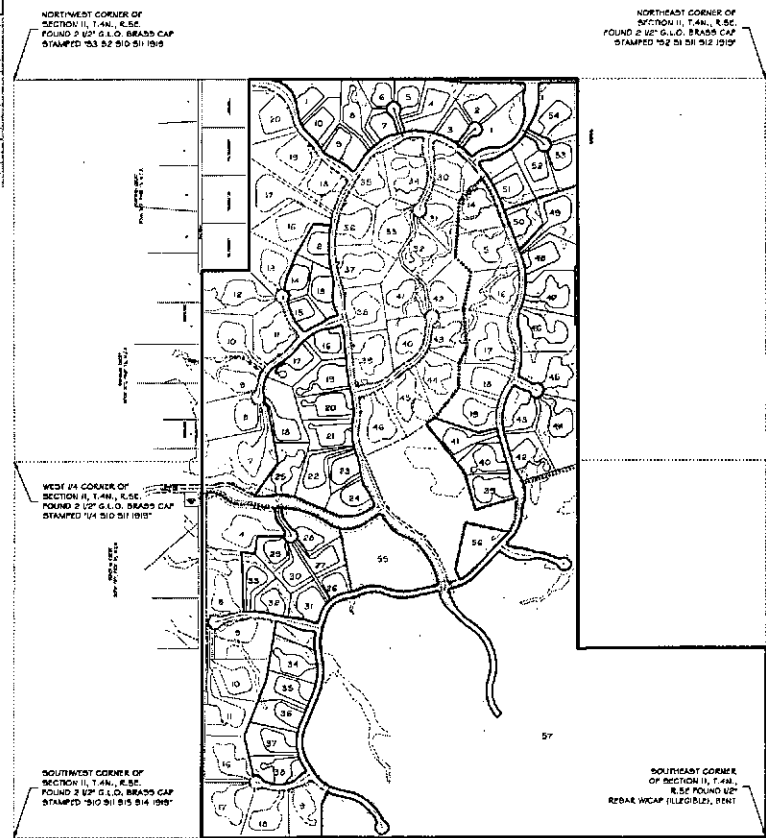
ROAD DATA TABLE			
ZONING CATEGORY	GROSS AREA	MINIMUM R.A.D.S. REQUIRED (2002-01-20)	MAX. AMOUNT OF REVERTED R.A.D.S. (200)
R-100 ES	120 ACRES	41 ACRES (34%)	41 ACRES
R-100 ES	90 ACRES	36 ACRES (40%)	36 ACRES
R-100 ES	54 ACRES	28 ACRES (52%)	28 ACRES
TOTAL	264 ACRES	105 ACRES	105 ACRES

PROJECT PHASE			
PHASE	ACRES	R.A.D.S. UNDEVELOPED	R.A.D.S. REVERTED
PHASE 1	18 ACRES	7.5 ACRES	6.6 ACRES
PHASE 2	27 ACRES	10.5 ACRES	9.4 ACRES
PHASE 3	30 ACRES	13.5 ACRES	11.9 ACRES
PHASE 4	19 ACRES	31.3 ACRES	24.9 ACRES
TOTAL	134 ACRES	62.8 ACRES (46.8%)	52.8 ACRES (39.1%)

NOTE: R.A.D.S. (Reverted Area of Development) is a calculation used only for planning purposes. It does not include any other areas that may be subject to R.A.D.S. requirements. The City of Scottsdale reserves the right to change the R.A.D.S. calculation at any time. The City of Scottsdale reserves the right to change the R.A.D.S. calculation at any time.

NOTES

- AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF PAV. STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- ALL STREETS ARE PRIVATE.
- ALL STREETS AND TRAILS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND SUBDIVISION.
- DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- CUTS AND FILLS - THERE ARE NO CUTS AND FILLS COVERED IN ACCORDANCE WITH CITY OF SCOTTSDALE DSA ORDINANCE.
- THREE NEW CUL-DE-SACS HAVE BEEN ADDED IN PHASE 1 AND ONE RE-ALIGNED CUL-DE-SAC IN PHASE 2.
- THIS PRELIMINARY PLAT HAS 4 PHASES. RE-PLATTING OF EXISTING R-100 ES LOTS WILL OCCUR IN PHASES, CONSISTENT WITH RECORDED FINAL PLATS.
- PHASE 1 WAS PREVIOUSLY CONSTRUCTED AND ALL UTILITIES EXIST.
- ROADWAY CENTERLINE GEOMETRY AND EASEMENTS IS AS RECORDED IN FINAL PLAT.
- THE PROVIDED E. ALAMEDA ROAD ENTRANCE SHALL NOT BE UTILIZED FOR CONSTRUCTION ACCESS, TO AND FROM, THE FUTURE RESORTS/SPA (16-24-2011).
- ACCESS TO THE SITE TO OR FROM N. 128TH STREET, SHALL NOT BE OPEN TO THE PUBLIC OR FOR CONSTRUCTION ACCESS UNTIL N. 128TH STREET IS IMPROVED TO A MAX. W.M.U. OF 24-F' WIDE PAVED STANDARD. THE CITY MAY AGREE TO ALLOW CONSTRUCTION ACCESS TO A PAVING AND MAINTENANCE AGREEMENT APPROVED BY THE CITY MANAGER OR DESIGNEE (16-24-2011).
- THE OWNER/DEVELOPER SHALL INSTALL GATES, IN ADDITION TO THE PROPOSED SUBDIVISION PLAT, AS SHOWN ON EXHIBIT "B" TO EXHIBIT "A", TO REMAIN IN PLACE UNTIL THOSE PROPERTY OWNERS, WHOSE ACCESS IS LIMITED BY THE GATES, VOTE TO REMOVE THE GATE 3 BY MAJORITY VOTE (16-24-2011).
- N. 128TH STREET ACCESS, TO THE RESORTS/SPA FROM N. 128TH STREET, SHALL NOT BE OPEN TO THE PUBLIC UNTIL N. 128TH STREET IS IMPROVED TO A MINIMUM 24-FOOT-WIDE PAVED STANDARD, FROM E. RANGE GATE ROAD TO THE RESORTS/SPA ENTRANCE ON N. 128TH STREET (16-24-2011).
- THE OWNER/DEVELOPER SHALL HAVE EACH MASTER INFRASTRUCTURE PLAN, SPECIFIED IN CADD 16-24-2011, BE PREPARED BY A REGISTERED ENGINEER LICENSED TO PRACTICE IN ARIZONA. EACH MASTER PLAN SHALL BE SUBJECT TO CITY STAFF APPROVAL BEFORE ANY FURTHER DEVELOPMENT REVIEW BOARD SUBMITTAL. EACH MASTER PLAN SHALL INCLUDE A COMPLETE DESCRIPTION OF PROJECT FINANCING, IDENTIFYING THE TRAILING AND PARTIES RESPONSIBLE FOR CONSTRUCTION (CIRCULATION MASTER PLAN AND 16-24-2011).
- BEFORE ANY CERTIFICATE OF OCCUPANCY IS USED FOR THE SITE, THE DEVELOPER SHALL DEDICATE AND CONSTRUCT THE FOLLOWING TRAIL:



LOCAL RESIDENTIAL STREET
(NTS)
EXISTING AND PROPOSED
PRIVATE STREET

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 W. DETHMERS ROAD
NAPERVILLE, IL 60563
CONTACT: MICHAELE SUTHERLAND
(630) 564-2522
FAX: (630) 608-0040

CIVIL ENGINEER
LAND DEVELOPMENT TEAM, LLC
3420 EAST SHARLON BLVD., SUITE 100
PHOENIX, AZ 85028
CONTACT: GORDON MARX, P.E.
PHONE: 602-996-5700
FAX: 602-996-5701
www.LD-Team.com

LAND PLANNER
LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: ALAN STEINMAN
PHONE: 480-954-0994
FAX: 480-954-7332

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: ALAN STEINMAN
PHONE: 480-954-0994
FAX: 480-954-7332

BENCH MARK
CITY OF SCOTTSDALE BRASS CAP PLUMB-
INTERSECTION OF HAPPY VALLEY DRIVE
AND 100TH STREET (FENCE READ SOUTH
AND WEST), UP 1.1' NORTHEAST CORNER OF
LOT 10. ELEV. - 2591.33' NAVD '83 DATUM

SHEET INDEX
1 COVER SHEET
2 INDEX SHEET
3-9 PRELIMINARY PLATS

19-PP-2013
6/4/2014



SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100_PFD00
Scale: NTS
SHEET
OF 9



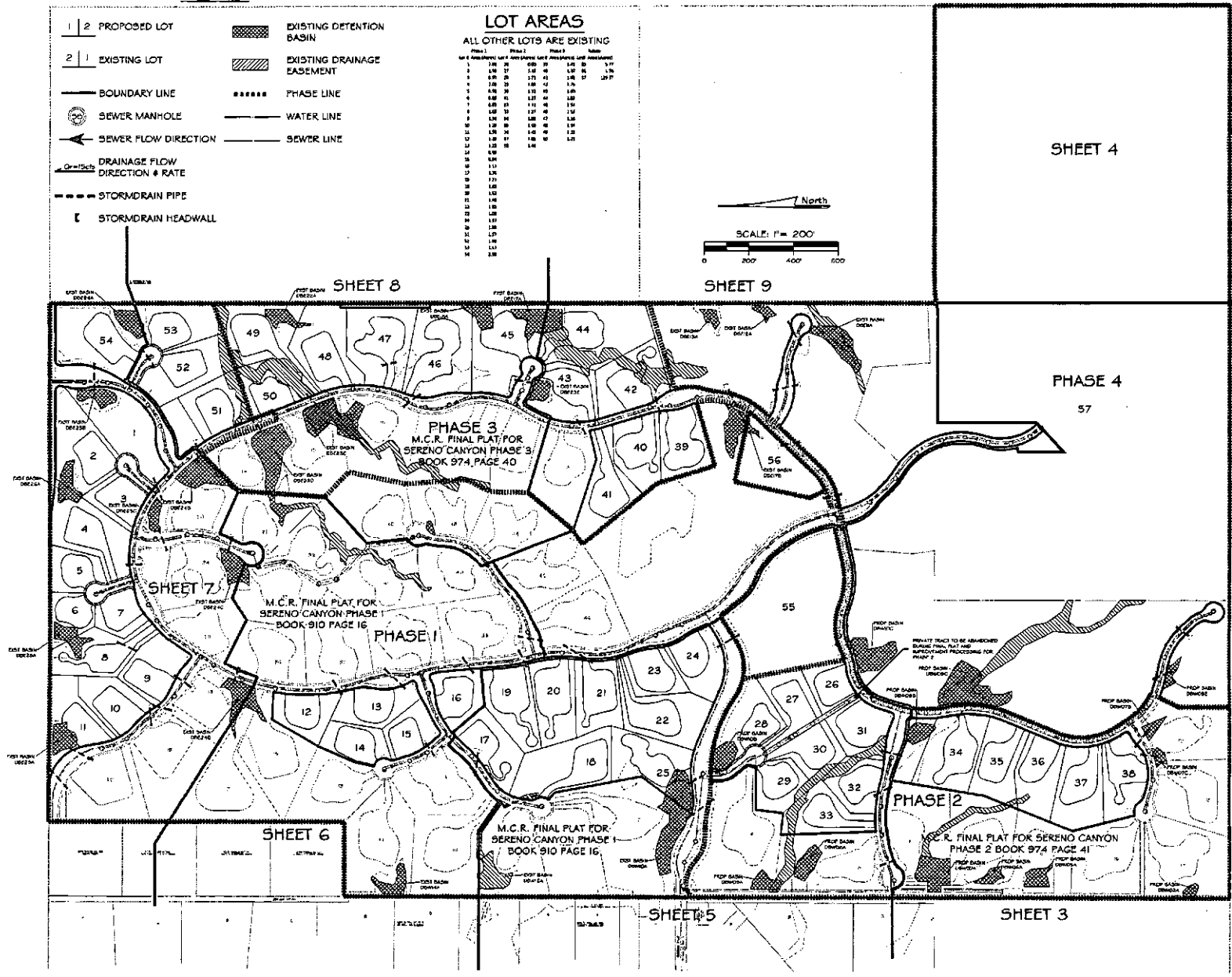
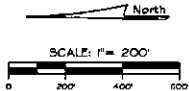
Exhibit A to
Attachment 1

LEGEND

- 1 | 2 PROPOSED LOT
- 2 | 1 EXISTING LOT
- BOUNDARY LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- DRAINAGE FLOW DIRECTION & RATE
- STORMDRAIN PIPE
- STORMDRAIN HEADWALL
- EXISTING DETENTION BASIN
- EXISTING DRAINAGE EASEMENT
- PHASE LINE
- WATER LINE
- SEWER LINE

LOT AREAS
ALL OTHER LOTS ARE EXISTING

Lot #	Area	Lot #	Area
1	1.00	17	1.00
2	1.00	18	1.00
3	1.00	19	1.00
4	1.00	20	1.00
5	1.00	21	1.00
6	1.00	22	1.00
7	1.00	23	1.00
8	1.00	24	1.00
9	1.00	25	1.00
10	1.00	26	1.00
11	1.00	27	1.00
12	1.00	28	1.00
13	1.00	29	1.00
14	1.00	30	1.00
15	1.00	31	1.00
16	1.00	32	1.00
17	1.00	33	1.00
18	1.00	34	1.00
19	1.00	35	1.00
20	1.00	36	1.00
21	1.00	37	1.00
22	1.00	38	1.00
23	1.00	39	1.00
24	1.00	40	1.00
25	1.00	41	1.00
26	1.00	42	1.00
27	1.00	43	1.00
28	1.00	44	1.00
29	1.00	45	1.00
30	1.00	46	1.00
31	1.00	47	1.00
32	1.00	48	1.00
33	1.00	49	1.00
34	1.00	50	1.00
35	1.00	51	1.00
36	1.00	52	1.00
37	1.00	53	1.00
38	1.00	54	1.00
39	1.00	55	1.00
40	1.00	56	1.00
41	1.00	57	1.00

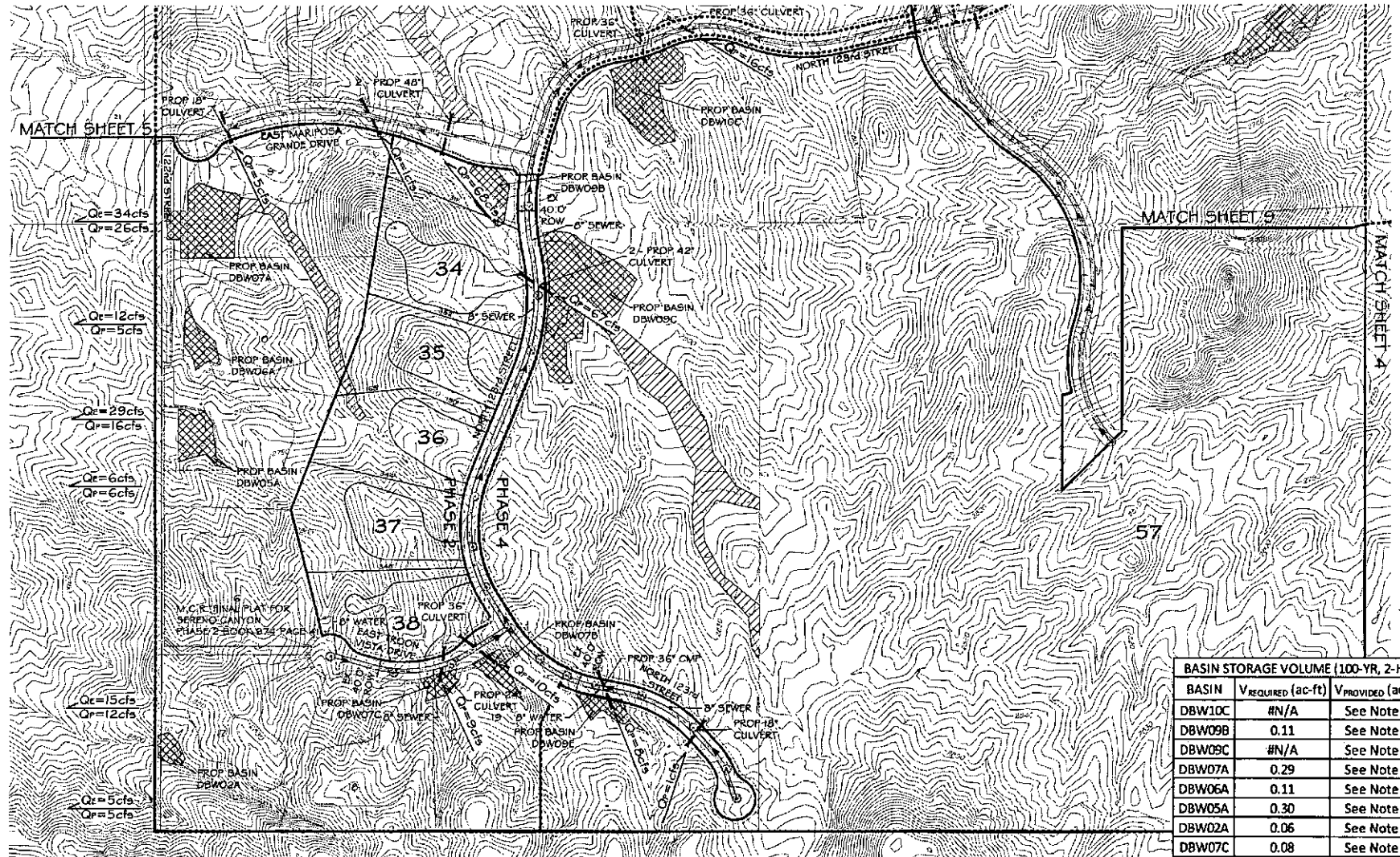


SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

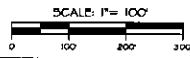
Date: 6/3/2014
Project: 1300100
File: 1300100_PP000
Scale: 1"=200'
SHEET
2 OF 9

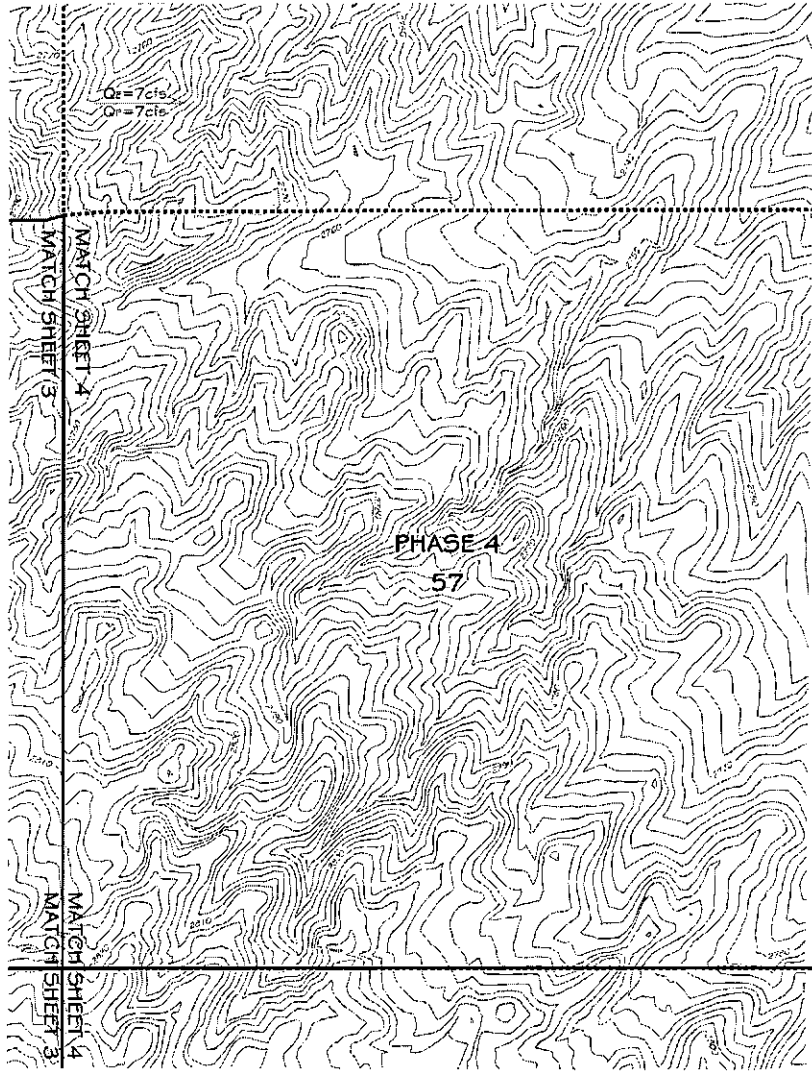




BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW10C	#N/A	See Note 1.
DBW09B	0.11	See Note 2.
DBW09C	#N/A	See Note 1.
DBW07A	0.29	See Note 2.
DBW06A	0.11	See Note 2.
DBW05A	0.30	See Note 2.
DBW02A	0.06	See Note 2.
DBW07C	0.08	See Note 2.
DBW09E	#N/A	See Note 1.
DBW07B	0.05	See Note 2.

NOTES:
1. PHASE 4 CONTRIBUTION ONLY - LOTTING LAYOUTS AND ZONING TBD.
2. BASIN NOT YET DESIGNED.

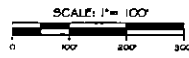


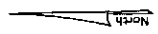
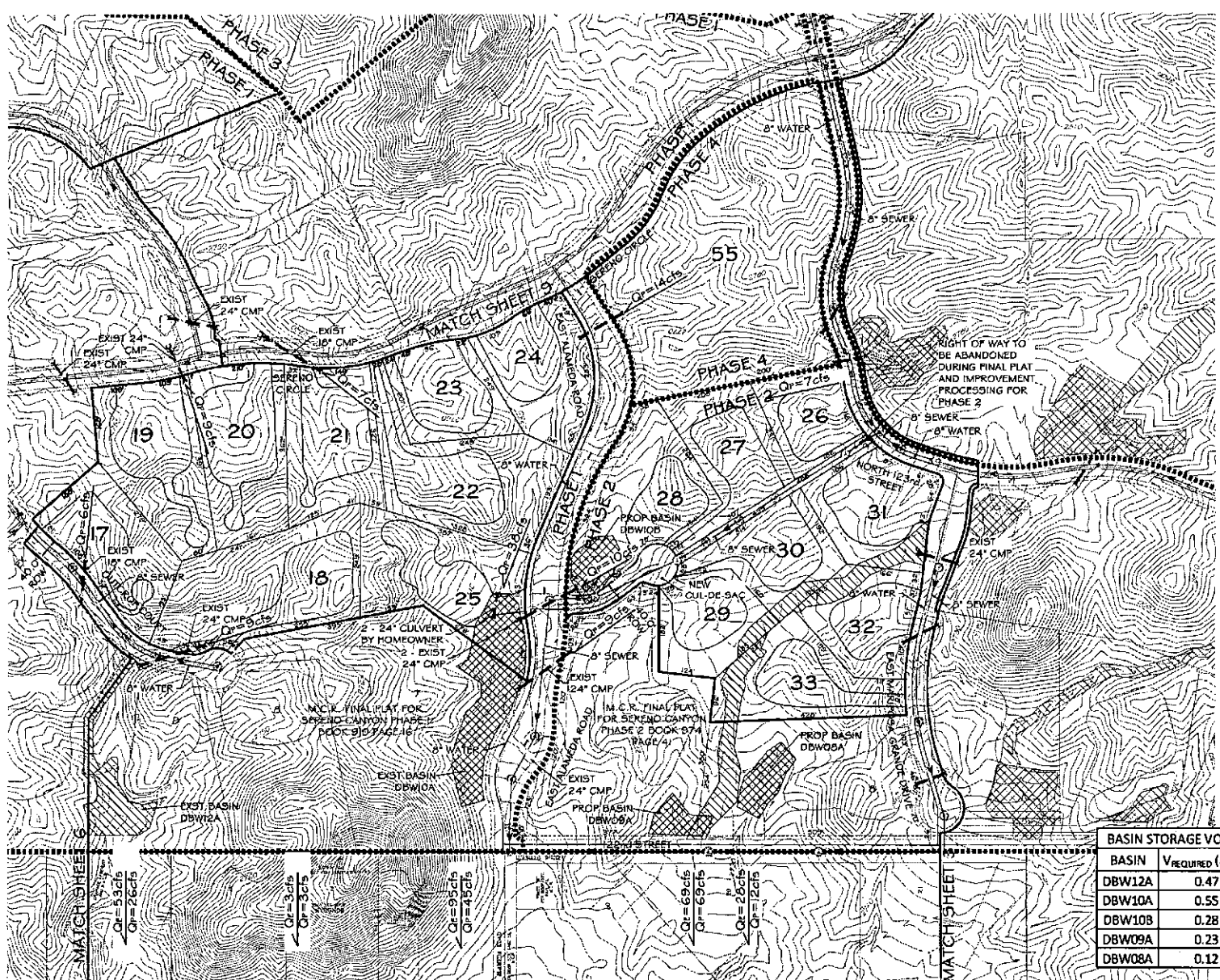


**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

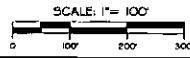
Date: 6/3/2014
Project: 13CC100
File: 13CC100_P100
Scale: 1"=100'
SHEET
4 OF 9





BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW12A	0.47	0.53
DBW10A	0.55	0.36
DBW10B	0.28	See Note 1.
DBW09A	0.23	See Note 2.
DBW08A	0.12	See Note 2.

- NOTES:
- PHASE 4 - LOTTING LAYOUTS AND ZONING TBD. HOWEVER, PARTIAL CONTRIBUTION FROM PHASE 2. THEREFORE, REQUIRED VOLUME SHOWN IS FROM PHASE 2 CONTRIBUTION ONLY.
 - BASIN NOT YET DESIGNED.



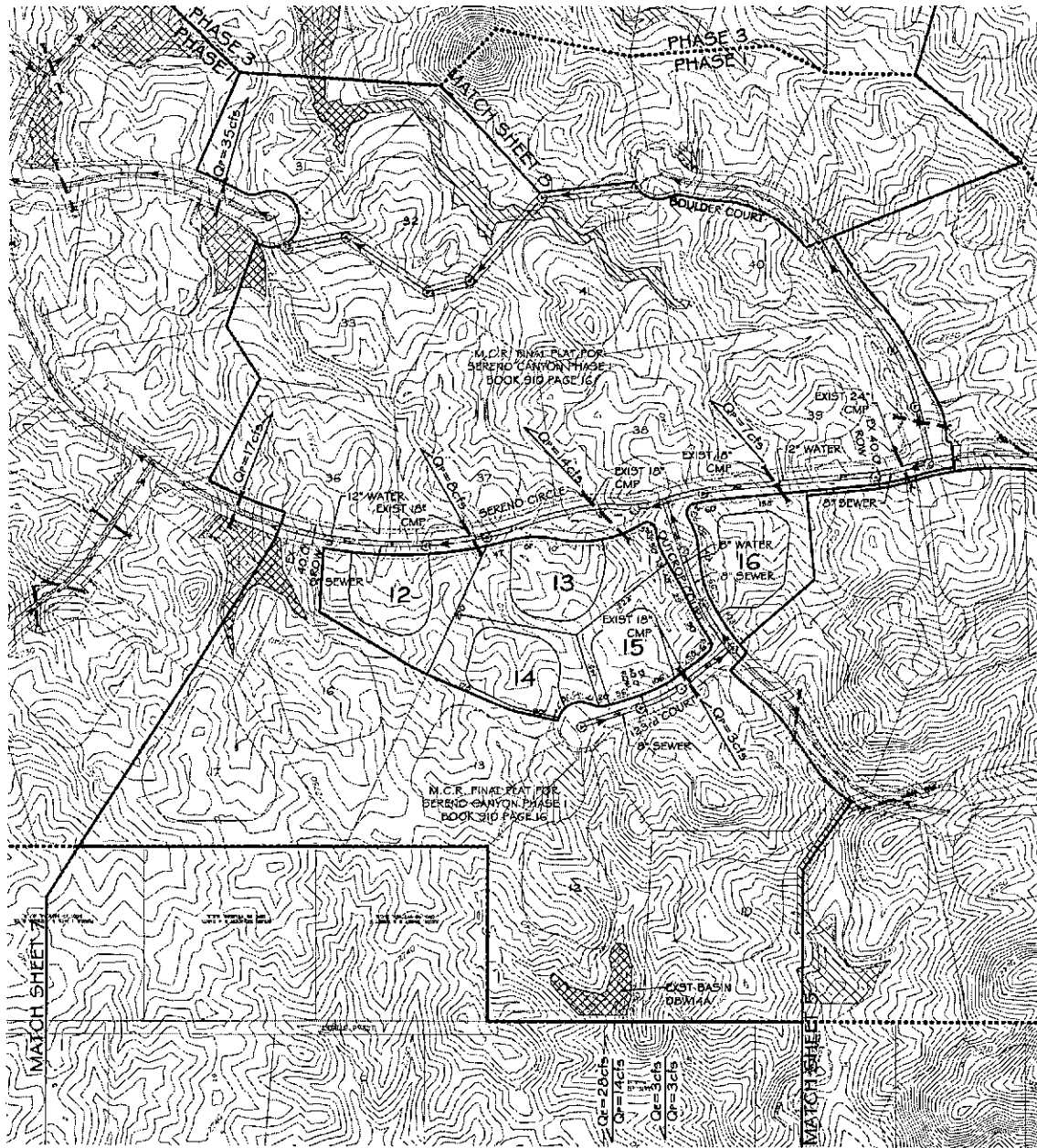
Call for more information
 602-263-1100
 1-800-STAKE-IT
FOR THE STATE OF ARIZONA
 PUBLIC WORKS DIVISION
 BUREAU OF STAKE CENTERS



SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

Date: 6/3/2014
 Project: 13CC100
 File: 13CC100_P1005
 Scale: 1"=100'
SHEET
 5 OF 9



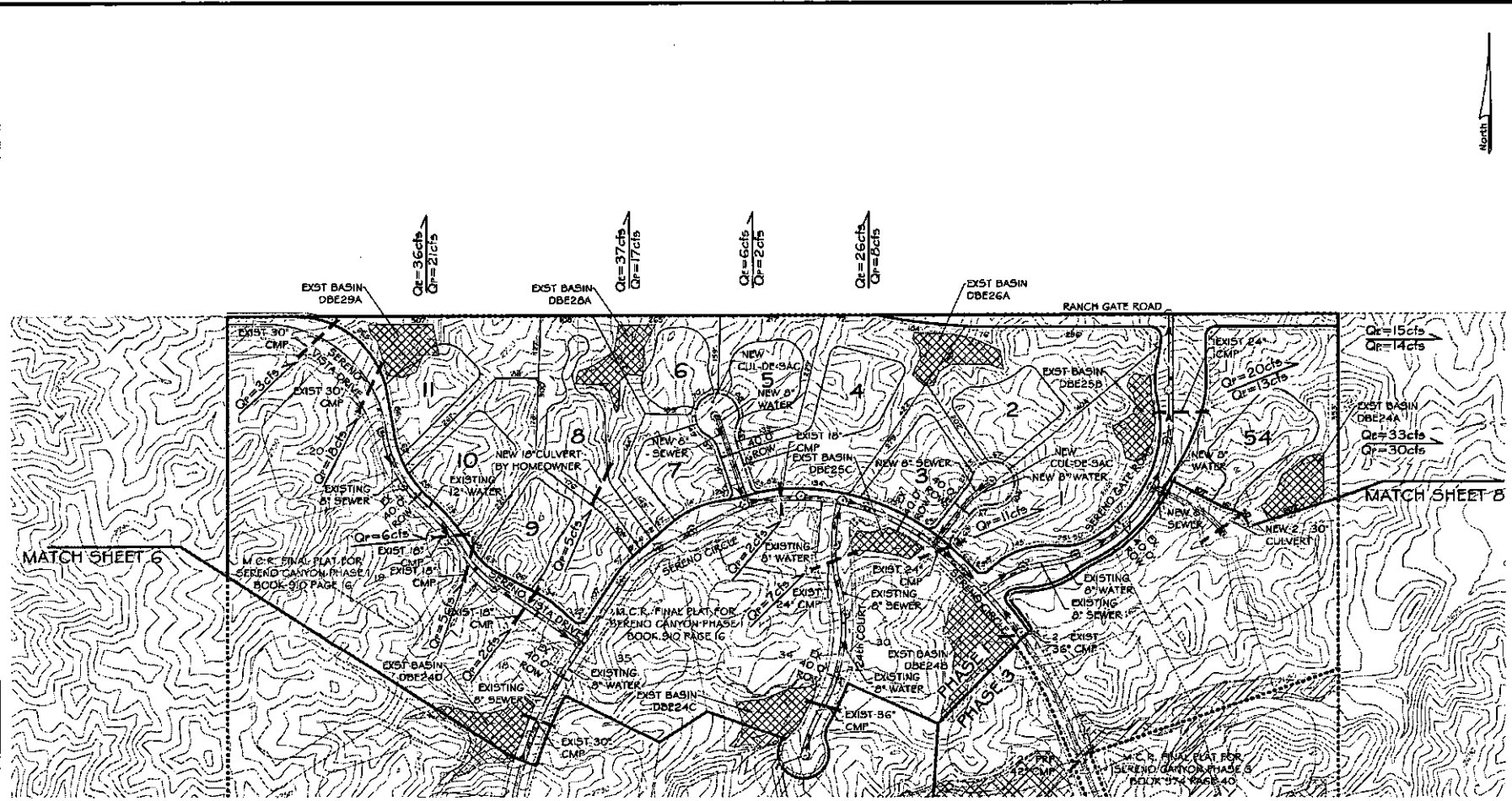
BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW14A	0.17	0.25



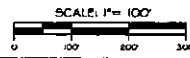
SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

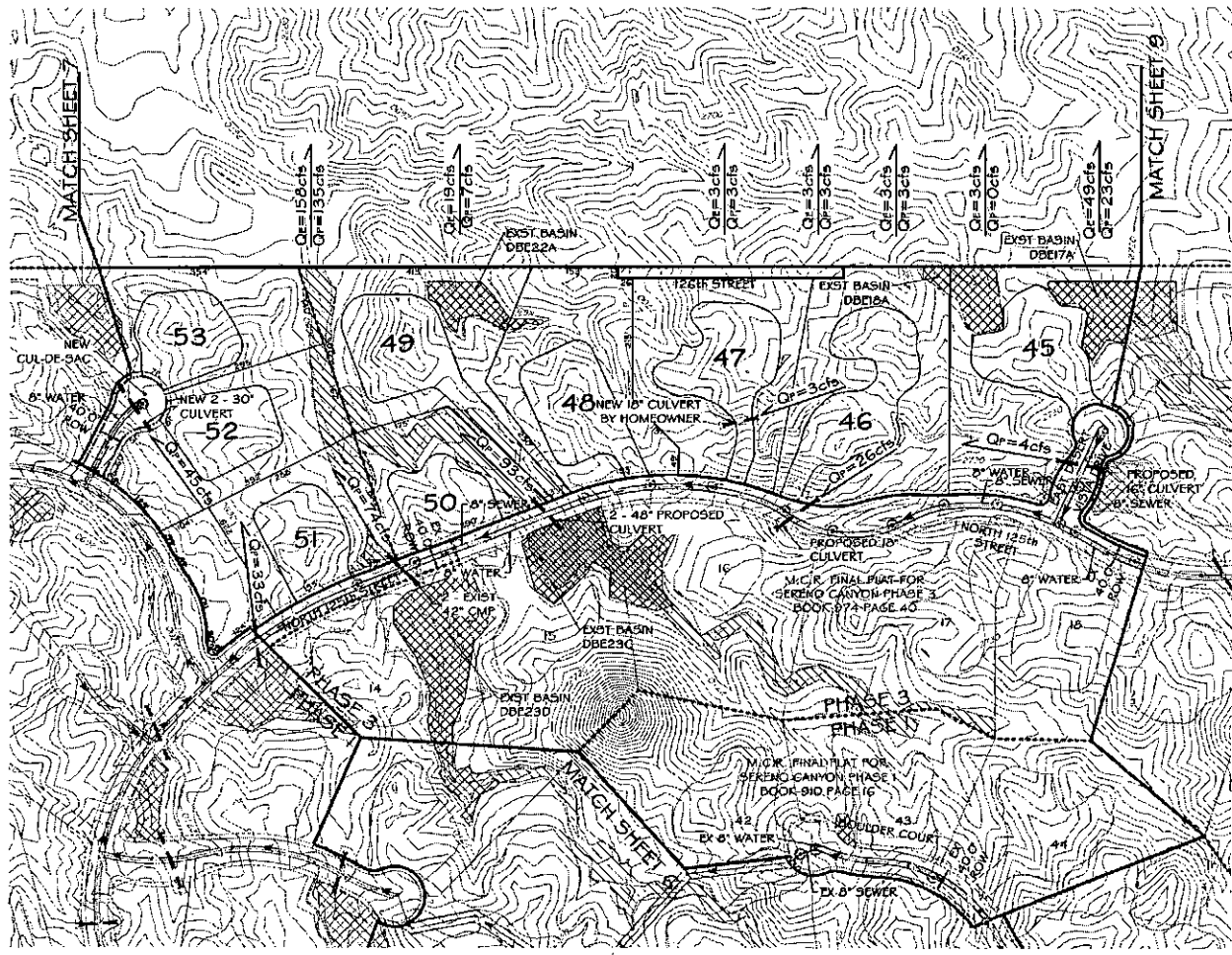
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100
Plan: 13CC100_1P000
Scale: 1"=100'
SHEET
6 OF 9



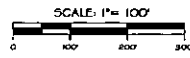
BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBE29A	0.21	0.23
DBE28A	0.53	0.44
DBE26A	0.35	0.45
DBE24A	0.15	0.37
DBE24B	0.13	0.67
DBE24C	0.45	0.45
DBE24D	0.46	0.40
DBE25C	0.11	0.19
DBE25B	0.20	0.38



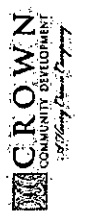


NOTES:
 1. BASIN NOT YET DESIGNED

BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBE22A	0.22	0.30
DBE23C	0.99	0.85
DBE23D	1.32	See Note 1.
DBE18A	0.04	0.16
DBE17A	0.39	0.80



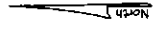
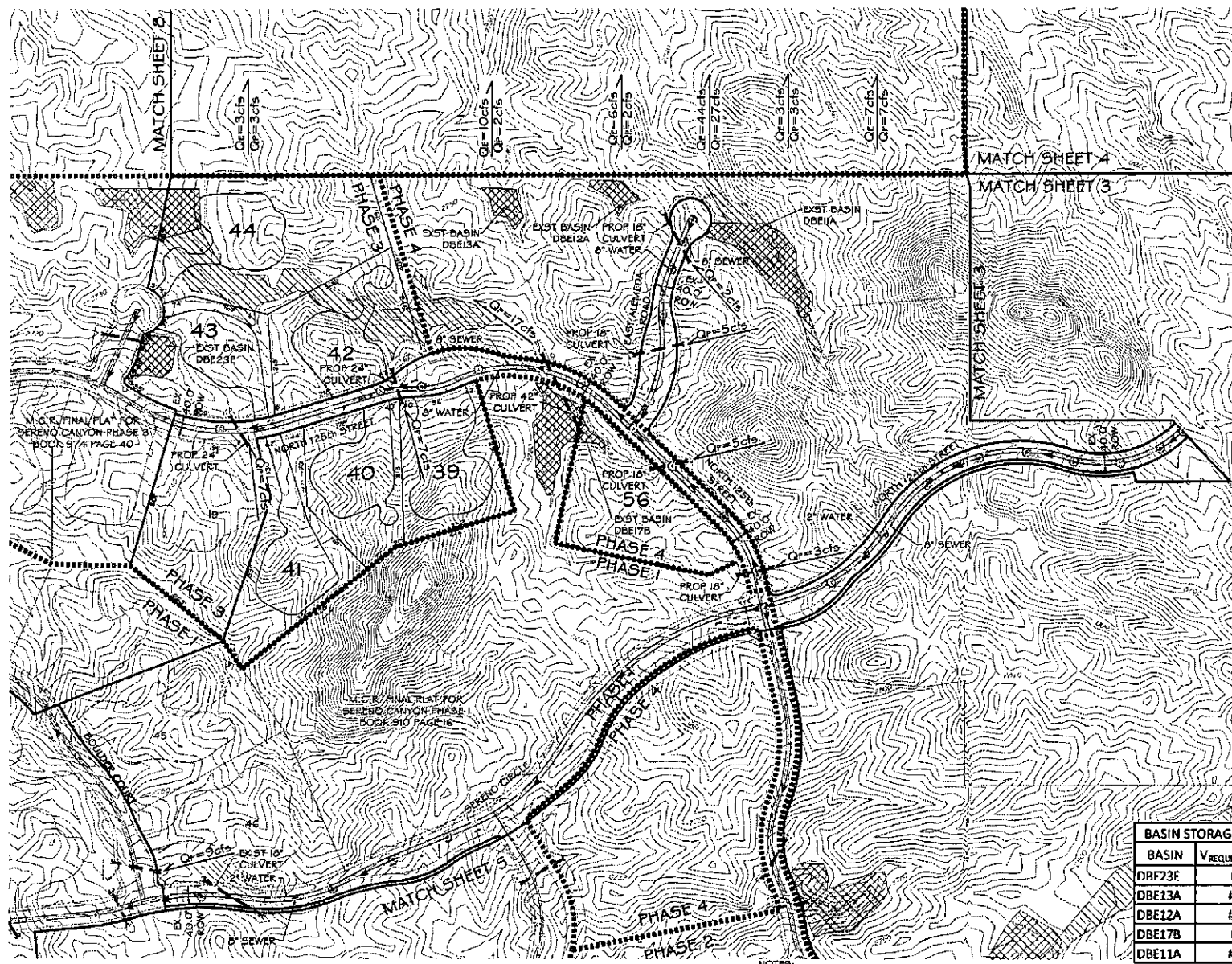
DATE: 6/3/2014
 PROJECT: 15C0100
 FILE: 15C0100_P000
 SCALE: 1"=100'
 SHEET 8 OF 9



SERENO CANYON
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

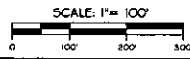
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

DATE: 6/3/2014
 PROJECT: 15C0100
 FILE: 15C0100_P000
 SCALE: 1"=100'
 SHEET 8 OF 9

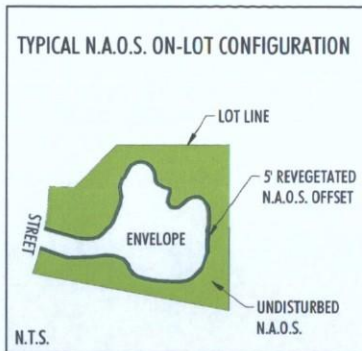


BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBE23E	0.16	0.24
DBE13A	#N/A	See Note 1.
DBE12A	#N/A	See Note 1.
DBE17B	0.03	See Note 2.
DBE11A	#N/A	See Note 1.

NOTES:
 1. PHASE 4 CONTRIBUTION ONLY - LOTTING LAYOUTS AND ZONING TBD.
 2. PHASE 4 - LOTTING LAYOUTS AND ZONING TBD. HOWEVER PARTIAL CONTRIBUTION FROM PHASE 1. THEREFORE, REQUIRED VOLUME SHOWN IS FROM PHASE 1 CONTRIBUTION ONLY.



RANCH GATE RD



HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCIELA FARINOSA	2.0
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALTBUUSH	2.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0

LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED (TO RECEIVE HYDROSEED MIX)
- N.A.O.S. LOCATION UNDETERMINED
- PROTECTED BOULDER AREAS
- PROTECTED ARCHAEOLOGICAL SITES

N.A.O.S. SUMMARY

PHASE #	GROSS AREA	REQUIRED NAOS (PER 16-ZN-2011)	PROVIDED UNDISTURBED	PROVIDED REVEGETATED	TOTAL
PHASE 1	132	N/A	71.9	6.6	78.5 ACRES
PHASE 2	47	N/A	23.9	2.6	26.5 ACRES
PHASE 3	39	N/A	21.9	1.7	23.6 ACRES
PHASE 1-3 TOTAL	218 ACRES	120 ACRES	117.7 ACRES	10.8 ACRES	128.5 ACRES
PHASE 4	132 ACRES	56 ACRES	NOT DETERMINED	NOT DETERMINED	56 ACRES

N.A.O.S. AMOUNTS & AREAS DESCRIBED IN THIS EXHIBIT ARE PRELIMINARY AND MAY BE SUBJECT TO REFINEMENT THROUGH THE FINAL PLAN PROCESS. ALL SURPLUS N.A.O.S. AMOUNTS SHOWN ON THIS TABLE MAY BE REDUCED TO NO LESS THAN 176 TOTAL ACRES FOR THE OVERALL PROPERTY.

IF DEDICATED N.A.O.S. AMOUNTS WITHIN INDIVIDUAL PHASES EXCEED THE MINIMUM REQUIRED AMOUNT INDICATED ABOVE, SURPLUS N.A.O.S. CAN BE CREDITED AGAINST THE AMOUNTS REQUIRED/PROVIDED IN OTHER PHASES THROUGH AN ADMINISTRATIVE APPROVAL BY CITY STAFF.

LVA urban design studio
land planning • landscape architecture

120 south ash avenue 4007 • paradise hills dr. #210
tempe, arizona 85281
phone: 480.994.0994
www.lvadesign.com

SERENO CANYON

PRELIMINARY N.A.O.S. PLAN

SCALE: 1"=200'
Date: 12/4/13
Project No: 0425.16
Drawn By: PR
Reviewed: _____

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concept and design presented herein, is an instrument of service, intended only for the specific purpose and client for which it is prepared. No part of and no implied reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
©2013 LVA Urban Design Studio, L.L.C. All rights reserved. 12/11/2013

PROJECT NARRATIVE (June, 2014)

PROJECT OVERVIEW

The Sereno Canyon property is a mixed use master planned community located on the northeastern slopes of the McDowell Mountains in North Scottsdale. The property is comprised of 350 acres of vacant land bounded by the Pinnacle Peak Road alignment along its southern edge, the 128th Street alignment to the east and Ranch Gate Road to the north. Sereno Canyon contains an existing network of private internal streets that can be accessed via Ranch Gate Road through an existing gate and guardhouse. A majority of the property was platted in 2008 and Crown Community Development subsequently improved the Phase 1 area, as well as an extensive off-site network of roadways and utilities as required by the City.

In 2012, Sereno Canyon was approved for a Non-Major General Plan Amendment and Rezoning that allowed for increased residential density and a resort/spa use. The rezoning modified the existing R1-130 ESL (DI) on approximately 227 acres of the overall property to a combination of R1-43 ESL and R-4R. The portion of the property not subject to the rezoning remains as R1-130ESL but the density incentive and NAOS requirements originally required were modified.

For the proposed preliminary plat, The R1-130ESL area will be consistent with the lotting as currently platted with 44 lots. The R1-43 ESL area has been revised to reflect 54 lots. The R-4R zoned portion of the property (132 acres in the southeast portion of the property) noted on the Preliminary Phasing Exhibit as "Future Phase(s)", has been included in the application area for the preliminary plat, but has not been site planned and will be required a subsequent review process through the DRB for site plan approval at a future date.

EXISTING SITE CONDITIONS

Landform

The Sereno Canyon property sits on the lower slope of the McDowell Mountains with the highest elevations along the southern edge of the Property and the lowest elevations near the northeast corner. The Property is also located along the top of a subtle drainage boundary for the Verde River (to the east) and the Rawhide Wash drainage (to the west).

A slope analysis for the Property is provided to describe the topographic character of the Property. The findings of the analysis have been used to determine the amount of open space required on the Property. The initial analysis of the property indicates that an overall Natural Area Open Space (NAOS) requirement may not be less than 147.6 acres, or 42% of the overall property. As a requirement of the recently approved

General Plan Amendment and rezoning application, the applicant has committed to providing a minimum of 176 Acres of NAOS on-site.

The Property is located almost entirely within the Upper Desert Landform as defined by Scottsdale's ESL mapping. Two small pockets of Hillside Landform are present along the western edge of the community and will remain undisturbed natural area.

Cultural Sites

The Property contains several small archaeological sites concentrated around and within the site's largest boulder outcroppings. These sites were utilized by prehistoric peoples as temporary campsites during hunting expeditions or seasonal migrations, using the protection of the property's boulder features to provide shelter from the elements. Although mitigation (removal) would be allowed these sites have been field walked and documented, and have subsequently been placed within protective easements to ensure the preservation of a potential artifacts.

Boulder Elements

The property hosts a number of significant boulder elements that contribute to the character of the property. Extensive analysis by the applicant and by City Staff has led to the identification and projection of several boulder features and outcroppings and will be preserved within appropriate protective easements.

Viewsheds

Due to the property's location along the top of a broad ridge, views are afforded to the McDowell Mountains, Troon Mountain, Brown Mountain, Bartlett Lake Dam, the Verde River, the Mazatals, Four Peaks and the Superstition Mountains.

Drainage Patterns

The Property sits squarely atop the geographical divide between the Verde River and Indian Bend Wash watersheds, defining the natural drainage character of the site.

With nearly all of the on-site washes originating within the Property, very few of the discharge rates exceed 50 cfs, a City benchmark that triggers additional layers of protection. However, Sereno Canyon recognizes the value of these washes for both habitat and stormwater conveyance and has made exceptional effort to reduce impacts to the on-site washes.

Vegetation

Plant materials found on the Property are typical of both Lower Sonoran and Upper Sonoran biomes. Vegetation on the Property tends to be concentrated near perennial watercourse, such as the many small washes that extend throughout the Property.

In the summer of 1998, the property (in addition to an extensive portion of North Scottsdale) was subject to a large wildfire that devastated the existing vegetation across

a majority of the property. As a result, the overall density of mature vegetation remains low and continues to recover.

PREVIOUS SITE PLANNING

The Sereno Canyon planned community is subject to three recorded plats (Phases 1, 2 and 3), comprising a majority of the overall 350 acres property. Subsequent to the approval of these plats, on-site and off-site improvements were completed and a small number of lots within the Phase 1 area were sold. The balance of the lots are maintained under the ownership of the applicant.

The recent approval of rezoning case #16-ZN-2011 modified the previous zoning on the property from R1-130ESL (DI), to a combination of R1-130, R1-43 and R-4R ESL. The portion of the property that remained R1-130 will remain platted in their current configuration, and is not a part of this application. The R1-43 and R-4R zoning areas are subject to this pre-plat application.

The 16-ZN-2011 zoning case was approved in conjunction with a number of recorded private agreements with properties internal and external to the Sereno Canyon property. The terms of these agreements vary, but include restrictions on internal lot configuration and allowed uses in some cases. As these are private agreements, the City does not require these to be disclosed with the application nor are they to be enforced by the City, but has requested acknowledgment of the agreements in this narrative.

DEVELOPMENT PLAN

The proposed plan for development remains consistent with the themes illustrated in the Sereno Canyon Resort & Spa rezoning application. Large R1-130 ESL lots will buffer the western perimeter of the property as well as the north-central core and are not a part of this preliminary plat application. The R1-130 ESL area will maintain 44 single family Homesites in their currently platted configuration, with lots sizes averaging 2 to 3 acres. The R1-43 ESL area has been modified to reflect the approved increase in density and includes 54 single family homesites on lots typically larger than 1 acre.

The proposed re-design of the property has been done in a manner that will limit additional on-site disturbance by maintaining the configuration of the existing private roadway network. Minor expansions to the internal roadways are proposed where necessary to accommodate the additional R1-43 lots. These improvements include 4 new short cul-de-sacs along Sereno Circle and Alameda Road.

Access to the property will be initially limited to a single gate located off of Ranch Gate Road along the northern edge of the community. At the request of the Sonoran Crest community to the immediate west, the Alameda Road access has been limited to an "Emergency Access Only" condition and does not permit ingress or egress by the Sereno community. Future access to the

property will be provided from 128th Street, but will not be developed the resort component of the property commences. Internal roadways have been designed to follow the contours of the property and limit encroachment into environmentally sensitive areas. Due to the rural low-density character of the property, the applicant is not proposing sidewalk improvements. Pedestrian circulation will be provided through a combination of natural surface pathways and graded local street shoulders.

Natural Area Open Space

The recent rezoning (see case #16-ZN-2011) of the property resulted in a minimum NAOS commitment of 176 acres (or approximately 50% of the overall property). A minimum of 120 acres will be provided within the combined R1-130 and R1-43 portion of the property. As noted on the Preliminary N.A.O.S. Plan, the locations and amounts of NAOS site-wide may be modified from the amounts presented in the associated table, but must cumulatively meet or exceed the minimum amount of 176 acres.

The attached, Conceptual Open Space Plan, illustrates the general location of both undisturbed and revegetated open space areas throughout the site plan area. The depiction of revegetated areas is shown surrounding all development envelopes to allow for disturbance to occur in association with the construction of lot walls and other lot and community improvements. Revegetated areas will be restored in a manner that will seek to match the character and vegetative density of adjacent natural open space areas.

A slope analysis of the property has determined a minimum overall natural area open space requirement on the property of approximately 148 acres. By providing 28 additional acres of NAOS and through approval of a request for amended development standards, the applicant is able to effectively protect the most sensitive portions of the property.

Sensitive Design

The vision for Sereno Canyon continues to be as a community that conforms to the existing natural character of the property. Community design for Sereno Canyon is rooted in the protection of significant drainage corridors, boulder features and hillside areas. Development envelopes have been crafted in a manner that seeks to reduce impacts on the land and integrate with the natural character of the desert and the promote viewsheds to surrounding mountains. The residential development approach undertaken during the design process has been previously supported by staff and is consistent with the guidelines of the Environmentally Sensitive Lands Ordinance.

Sensitive Design Principles

1. *The design character of any area should be enhanced and strengthened by new development.*
- The conceptual site plan for the Sereno Canyon community clearly demonstrates a recognition of environmentally sensitive design and sensitive buffering to adjacent

properties. The level of NAOS provided throughout the property will exceed minimum City requirements and the most sensitive portions of property will be preserved through protective easements.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*
 - The site planning of the property prioritized to protection of existing washes and sensitive areas and located development envelopes to minimize impacts to these areas.
3. *Development should be sensitive to existing topography and landscaping.*
 - The existing topography and vegetation of the site was analyzed and evaluated for preservation prior to the commencement of site planning and development envelope siting. The result is a community that balances the protection of sensitive areas with the appropriate designation of footprints for future homes and roadways.
4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*
 - Portions of the Sereno Canyon property that have been historically scarred or impacted through previous human activity will be considered for revegetation. In addition, vegetative materials that are salvaged from areas of impact may be relocated to areas where density enhancement will benefit the future buffering and ecology within designated natural areas. It should also be recognized that the Sereno property was extensively burned during a wildfire in 1998. The impacts of the fire can be noted by the lack of mature vegetation and overall vegetation density on site. The applicant has sought to supplement specific areas on the property to help re-establish vegetation.
5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and convey its design expectations.*
 - The Sereno Canyon community will promote theming and character that conforms and compliments the Upper Sonoran Desert environment. Elements of this theming and character have been previously constructed in conjunction with the project entry and will serve and an example for all future community elements.
6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*
 - Public trail improvements will be constructed throughout the community including an alignment that extends through the community along the Alameda Road alignment, and along the 128th Street frontage.
7. *Developments should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
 - The proposed public trail improvements will facilitate the non-vehicular connectivity of adjacent neighborhoods through the project to the Tom's Thumb trailhead located at the southern terminus of 128th Street.
8. *Buildings should be designed with a logical hierarchy of masses*

- Homes constructed within Sierra Highlands shall not exceed the ESL mandated 24 foot height restriction from natural grade. Building elevations for the property have not been determined.
- 9. *The design of the built environment should respond to the desert environment.*
 - Proposed elements of the landscape and hardscape design for Sereno Canyon will complement the colors and materials native to the existing desert environment.
- 10. *Developments should strive to incorporate sustainable and healthy building practices and products.*
 - The use of native materials for the project's hardscape and landscape materials will promote the environmentally sustainable character of the Sereno Canyon community.
- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*
 - Areas of the property that are subject to revegetation shall utilize mature materials salvaged from the disturbed portions of the property.
- 12. *Site design should incorporate techniques for efficient water use by providing a desert-adapted landscaping and preserving native plants.*
 - Through adherence to the ESL Plant Checklist, the property will designate the use of arid plant materials for project landscaping.
- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.*
 - The Sereno Canyon community will promote the Dark Skies character of North Scottsdale by restricting the level and visibility of landscape lighting. The use of quality lighting elements that conform to the cutoff and voltage restrictions of ESL, shall be implemented to compliment the elevated design character proposed for the property.
- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*
 - No additional project signage has been proposed with this application. Existing project signage currently is in place at the Ranch Gate Road entry.

Amended Development Standards

The applicant has requested the approval of amended standards for the R1-43 ESL district. Approval of this request will allow for flexibility in lot and roadway configurations that result in improved adherence to sensitive design principles through avoidance of significant boulder, wash and vegetation areas.

The proposed amendments to the R1-43 district are in conformance with the maximum allowed reductions outlined in the ESL Ordinance. 25% reductions are requested for lot width, lot area and building setbacks. Modification of these standards will not result in

increased development density, but does promote environmentally sensitive design within the community.

Amendments to the R1-130 district were initially approved and implemented with the initial rezoning and pre-platting of the property in 2006 per #22-PP-2005 and #1-ZN-2005. A legislative draft of these standards has been submitted with this application for reference only and they are not subject to re-approval. These standards will be applicable for the 44 R1-130 lots depicted in this application as “previously platted lots”.

Phasing

The Sereno Canyon property was previously envisioned as a 4-phase development consistent with the preliminary site plan approved by DRB in 2006. Subsequent to that approval, phases 1, 2 and 3 were platted and partially constructed in association with extensive off-site improvements including the installation of regional water, wastewater and roadways. The phasing boundaries depicted in this application are consistent with the original phasing of the property.

The community will continue to evolve as a multi-phased development. The attached, Conceptual Phasing Exhibit, describes 3 phases that encompass the combined R1-130 and R1-43 zoning areas, representing approximately 218 acres +/- . The R-4R area may be described as a Future Phase(s) area as the number of development phases within this 299 unit resort and residential area has not been determined. As site planning is conducted within this area (approximately 132 acres), the applicant will return to DRB for approvals of the proposed uses.

Vehicular Circulation

A significant portion of the community’s internal roadway network was constructed when phase 1 improvements were completed in 2008-2009. Roadway improvements will continue to be completed on a per phase basis and will be consistent with alignments, characteristics and revegetation themes already implemented along completed segments. As a result of past on-site improvements, internal roadway alignments depicted in this application are consistent with the previously platted alignments for phases 1-3. As a result of the rezoning and subsequent relotting of areas within phases 1-3, additional cul-de-sacs have been proposed to extend from existing alignments.

Roadway alignments within the future R-4R phase of the community will be determined through future site planning and approval processes. Access to the community from adjacent public roadways will occur through two access points located on 125th Place at Ranch Gate Road, and a future entry to be constructed along 128th Street in association with future development in this portion of the property.

Community Theming

Community theming elements associated with the Sereno Canyon community were originally submitted and approved by the Development Review Board in association with the original approvals of the community in 2006. This application does not intend to update or amend these approved elements including the project entry guardhouse and monumentation, theme walls, streetscape, landscape concepts and trail improvements. The current application seeks to acknowledge these previous approvals and intends to extend the use of these themes and treatments as currently reflected on the property. Theming colors, materials and vegetation uses currently in use are consistent with the colors and materials native to the property and the surrounding areas.

In addition, the applicant has submitted a copy of the overall development plan booklet for the Sereno Property, describing the current and future development concept for the site as well as descriptions of community vision, theming and materials. This development plan booklet was submitted with the recent rezoning application (16-ZN-2011).

Community Trails

Approximately 3 miles of community and public trails will ultimately be constructed to enhance connections throughout the community and to the McDowell Sonoran Preserve via the Tom's Thumb Trailhead located at the southern terminus of 128th Street. Public trail improvements will include the dedication and construction of a public alignment that links the western edge of the property at Alameda Road, to 128th Street. The eastern half of this alignment is located within the Phase 4 area, for which no site planning has been completed. An interim trail segment is proposed to follow an existing jeep trail that generally extends along the Alameda Road alignment to 128th Street. Temporary easements will be recorded in association with the Phase 1 re-plat, and will subsequently be abandoned when the ultimate trail alignment has been dedicated.

A segment of public trail will be built in association with the future 128th Street improvements along the property's eastern frontage, although improvement responsibility for this frontage has not been determined since Sereno Canyon is not responsible for 128th Street improvements.

Additional community pathways (private) will generally follow community roadways. Trails will vary in width, but will be constructed of natural surface materials and meet the City's minimum improvement standards.

Water & Sewer

Potable Water and Wastewater master plans have been provided with this application. The site will be serviced with public water and sewer, and will utilize many of the initial off-site utility improvements previously constructed by the applicant. These improvements included a new Zone 13 Waster Booster Pump station along the western

edge of the property, a sewage pump station located near the intersection of Ranch Gate Road & 128th Street, and several associated water/sewer lines that were installed to not only accommodate the Sereno Canyon community, but future development within the surrounding sub-region. This application will not trigger any necessary upsizing or upgrades to existing off-site utility infrastructure, but will require the extension of on-site infrastructure into unimproved portions of the property.

Drainage

The Sereno Canyon project currently incorporates several natural wash corridors to convey both off-site and on-site storm water through the project site. Inline detention basins, strategically located at roadway crossings or project boundary locations control the storm water runoff from the site to match historic flow rates. The addition of the proposed resort and resort units will increase the impervious areas on the site and accordingly will require additional storm water storage to regulate storm water flows from the site.

Homeowners Association Maintenance Responsibilities & CC&Rs

The Sereno Canyon Homeowners Association will be the party responsible for the future maintenance of all private infrastructure, landscaping, open space, trails and internal roadways. It is likely that a separate association will be created to oversee the future Spa & Resort property and any residences associated with or managed by the resort. Public infrastructure and publicly dedicated property will be the responsibility of the City of Scottsdale unless otherwise noted.

The CC&Rs for phases 1 thru 3 will be updated to reflect conditions required by case stipulations from the recent zoning and general plan amendment. These conditions will include acknowledgement the following:

- Closure of the Alameda Road Gate to resident traffic.
- Installation of a future internal gate for the Ph.1 area to be constructed concurrent with the future resort improvements.
- Modifications to the existing payback agreement for regional water and sewer service.

Public Outreach and Neighborhood Notification

During the recent rezoning of the property, an extensive public outreach process was conducted to ensure that the proposed development plan was consistent with adjacent land uses and was supported by surrounding property owners. The result of these outreach efforts led to the preservation of the existing large lot (R1-130 ESL) properties along the western perimeter and central core of the community.

This preliminary plat application adheres to the improvement conditions described to residents and the public during these previous outreach efforts. Outreach efforts associated with the preliminary plat application will continue throughout the application

review process and will include the required notification process as defined by the City of Scottsdale.



Q.S.
46-57

G.I.S. ORTHOPHOTO 2012

Sereno Canyon

19-PP-2013

ATTACHMENT #3

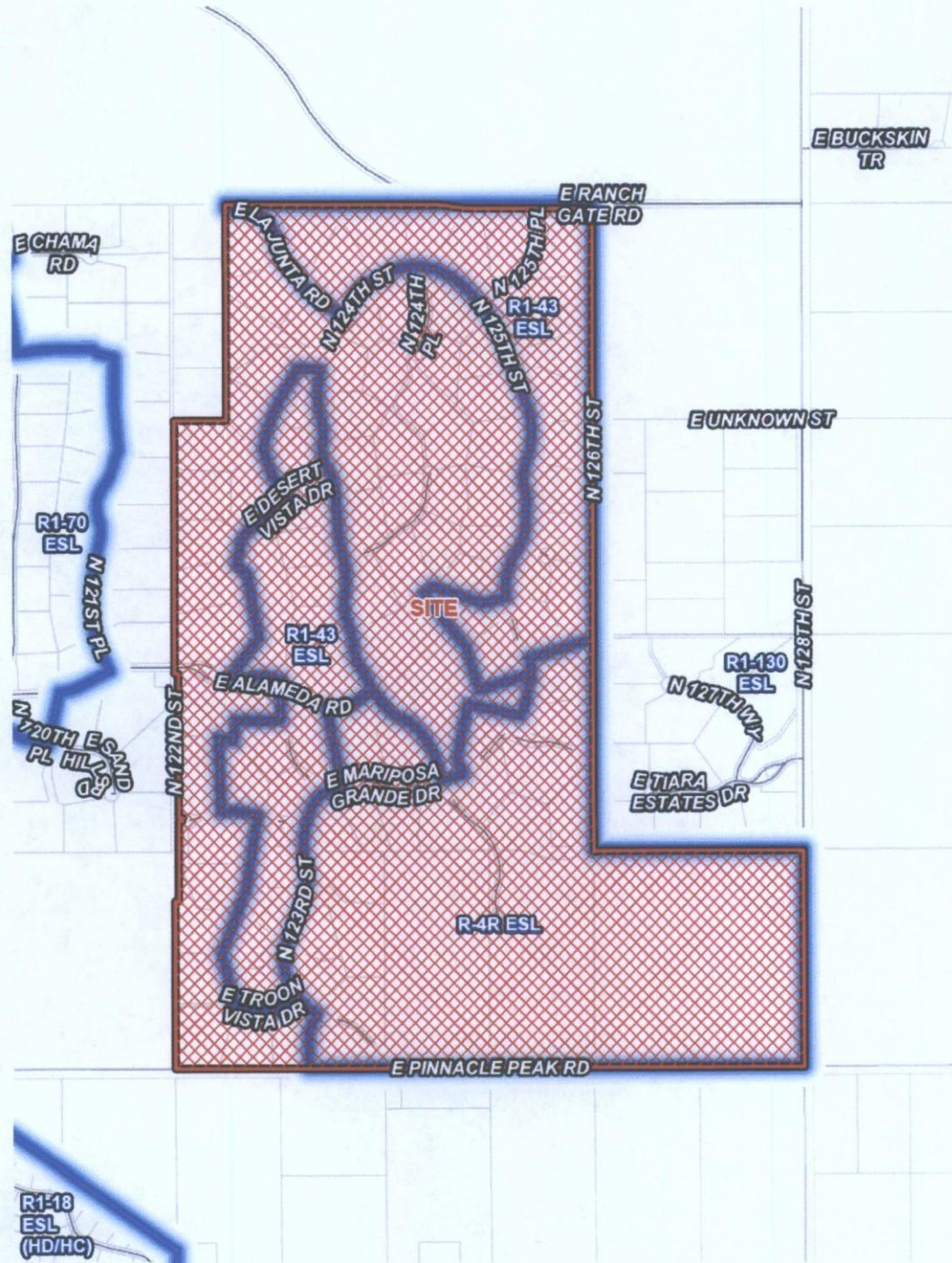


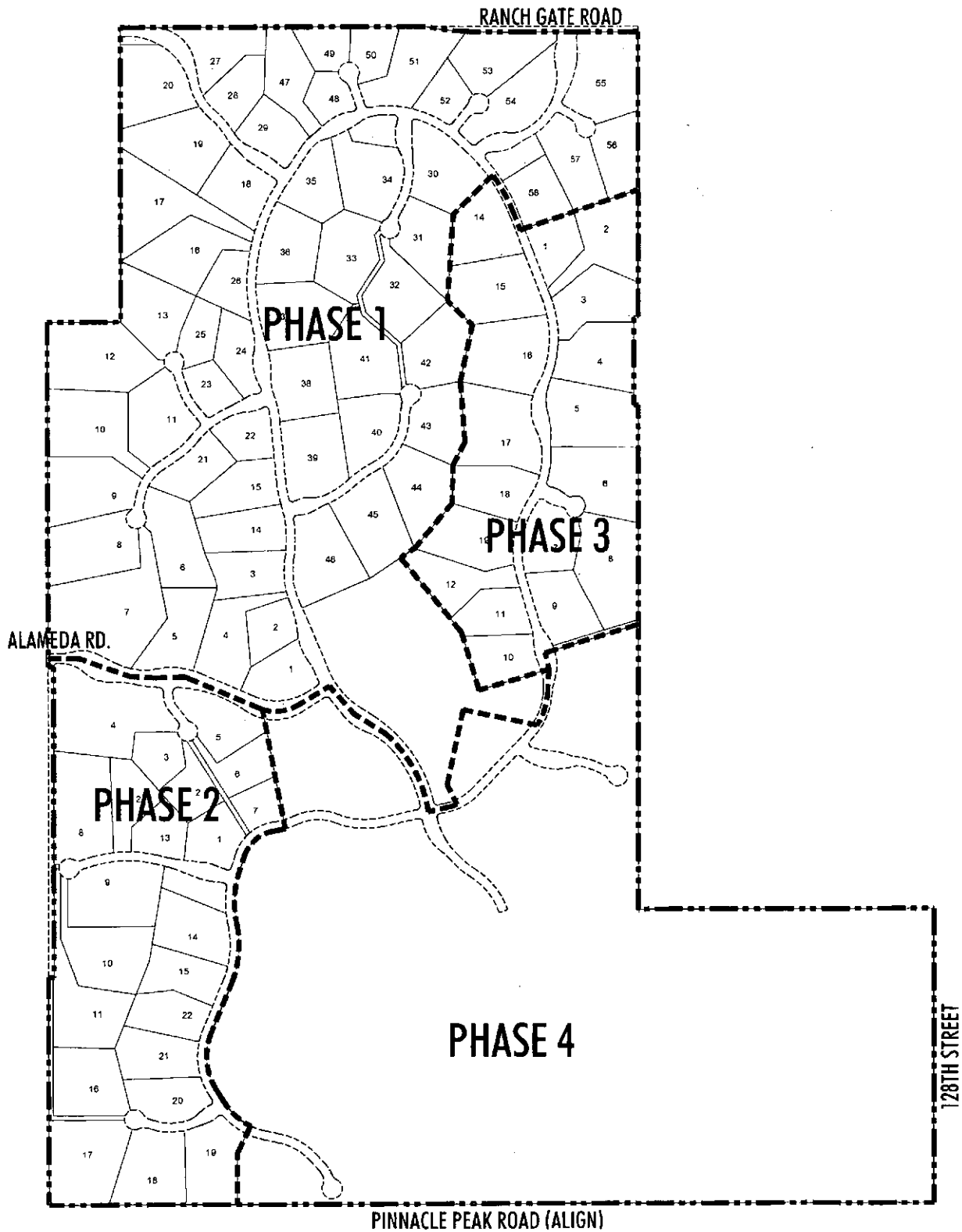
Sereno Canyon

19-PP-2013

ATTACHMENT #3A

Zoning Map





LEGEND

- SITE/ ZONING BOUNDARY
 - - - - -** PHASE BOUNDARY
- PHASE BOUNDARIES ARE PRELIMINARY
& MAY BE SUBJECT TO FUTURE REVISION

19-PP-2013
12/11/2013

SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL

LVA urban design studio
land planning • landscape architecture

120 south oak avenue
tucson, arizona 85701
phone: 486.994.0994
www.lvadesign.com

4007 a paradise valley dr., #210
tucson, arizona 85712
phone: 520.261.2579

SERENO CANYON

HASING PLAN

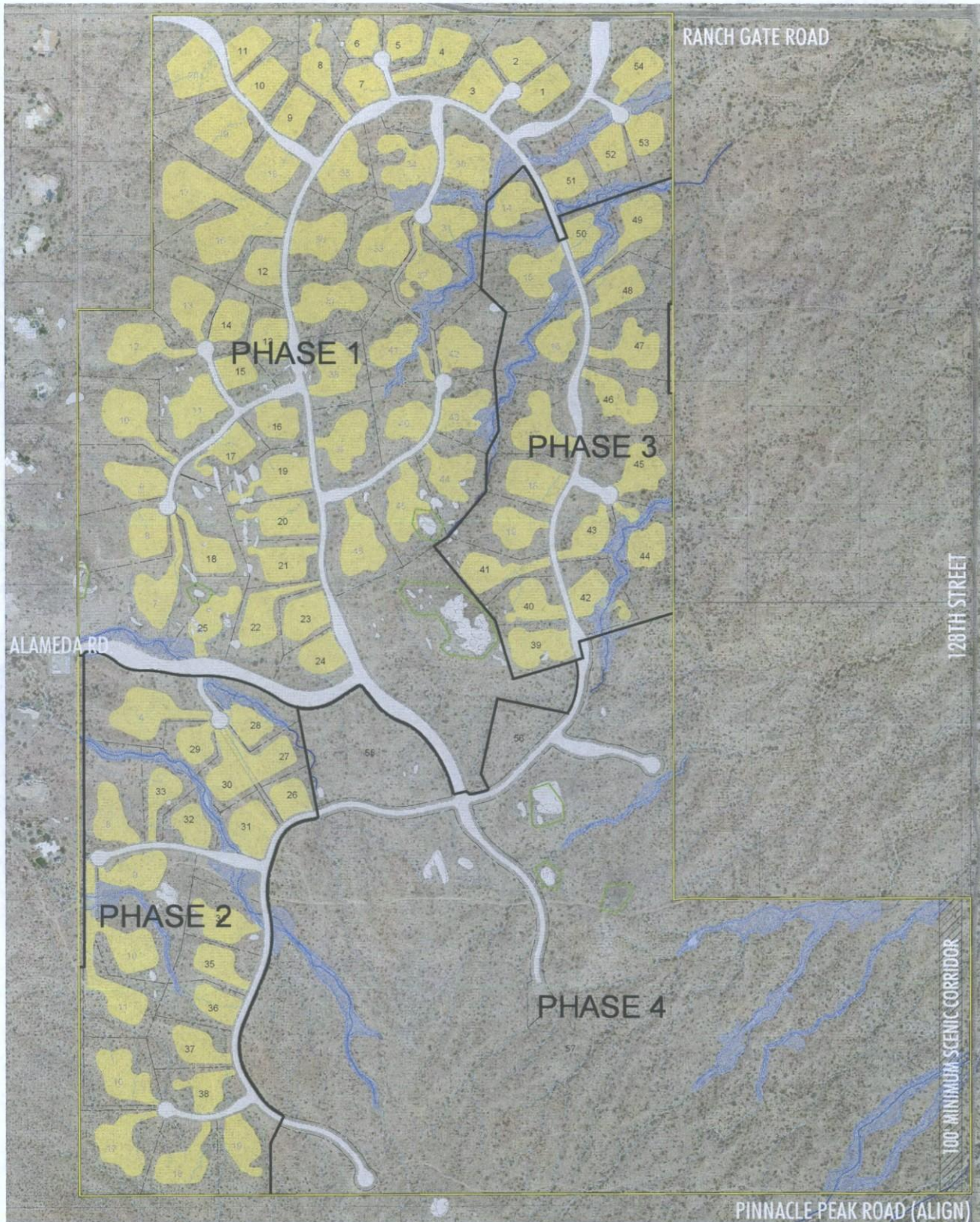
ATTACHMENT #5

SCALE: 1"=200'

Date: 11/26/13
Project No: 0425.16
Drawn By: PK

North arrow pointing up.

PRELIMINARY: NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, is the intellectual property of LVA Urban Design Studio, L.L.C. and is provided for the specific purpose and client for which it is prepared. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission and signature of LVA Urban Design Studio, L.L.C. All other rights reserved. © 2013 LVA Urban Design Studio, L.L.C. 4/2013-04/25/13 Sereno Canyon 01/16/13 19-PP-2013 HASING PLAN.dwg 04/25/13 11:47am



LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- DEVELOPMENT ENVELOPE
- PROTECTED BOULDER AREAS
- 128TH STREET SCENIC CORRIDOR

N.A.O.S. SUMMARY

PHASE #	APPROXIMATE GROSS AREA	ZONING DISTRICT	# OF UNITS
PHASE 1	134	R1-130 ESL & R1-43 ESL	58
PHASE 2	47	R1-130 ESL & R1-43 ESL	22
PHASE 3	40	R1-130 ESL & R1-43 ESL	18
PHASE 1-3 TOTAL	221 ACRES		98 UNITS
FUTURE PHASE(S)	129 ACRES	R-4R	299 UNITS

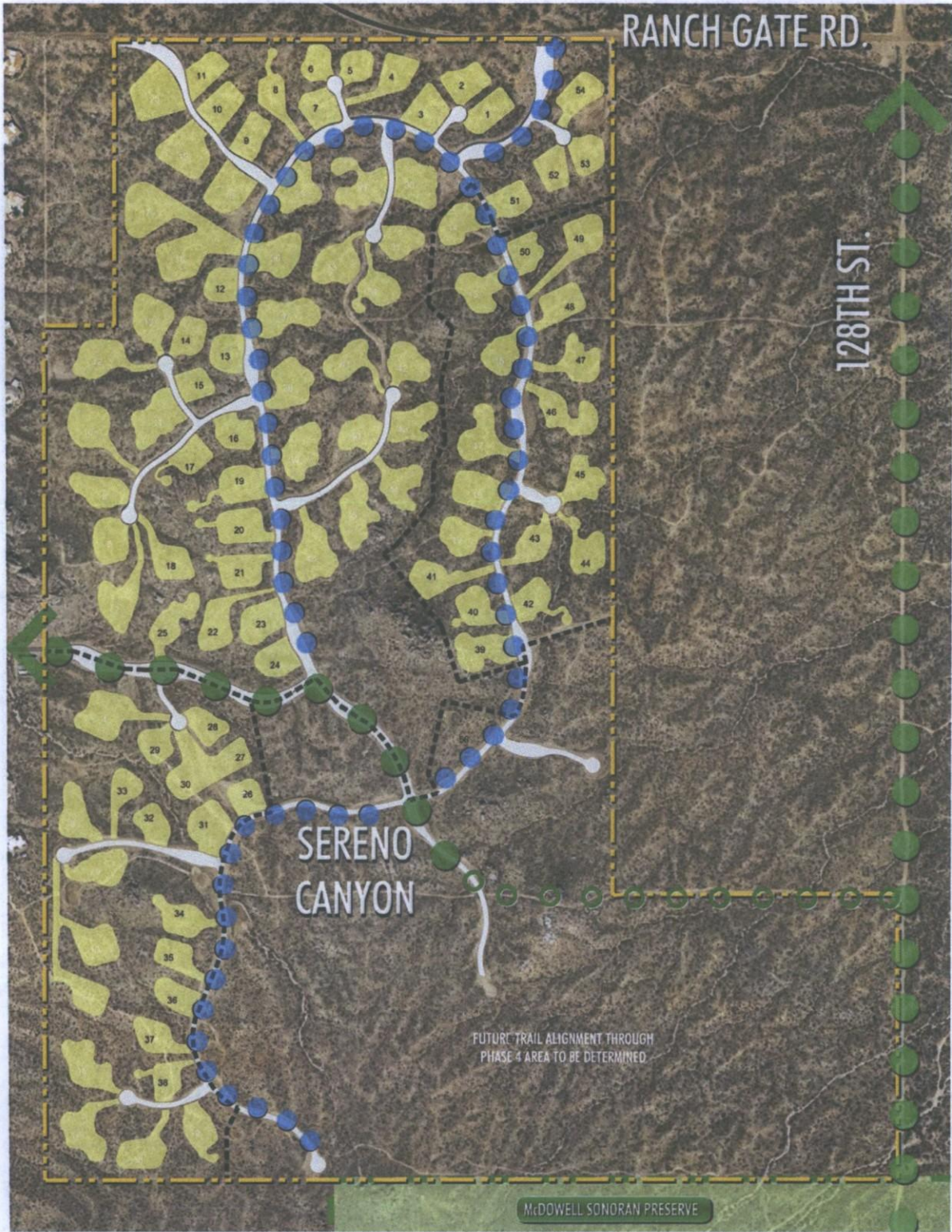
AMENDED DEVELOPMENT STANDARDS:

	R1-130 ESL*	R1-43 ESL
MINIMUM LOT AREA:	49,000 SQ.FT. (PREVIOUSLY APPROVED)	32,250 SQ.FT.
MINIMUM LOT WIDTH:	150'	113'
FRONT S/B:	45'	30'
SIDE S/B:	45'	15'
REAR S/B:	23'	26'
MAXIMUM BLDG HEIGHT:	24'	24'

*R1-130 AMENDED STANDARDS WERE PREVIOUSLY APPROVED

SITE PLANNING OF R-4R AREA WILL REQUIRE DEVELOPMENT REVIEW BOARD APPROVAL AND WILL BE SUBMITTED UNDER SEPARATE APPLICATION AT A FUTURE DATE.

19-PP-2013
6/4/2014



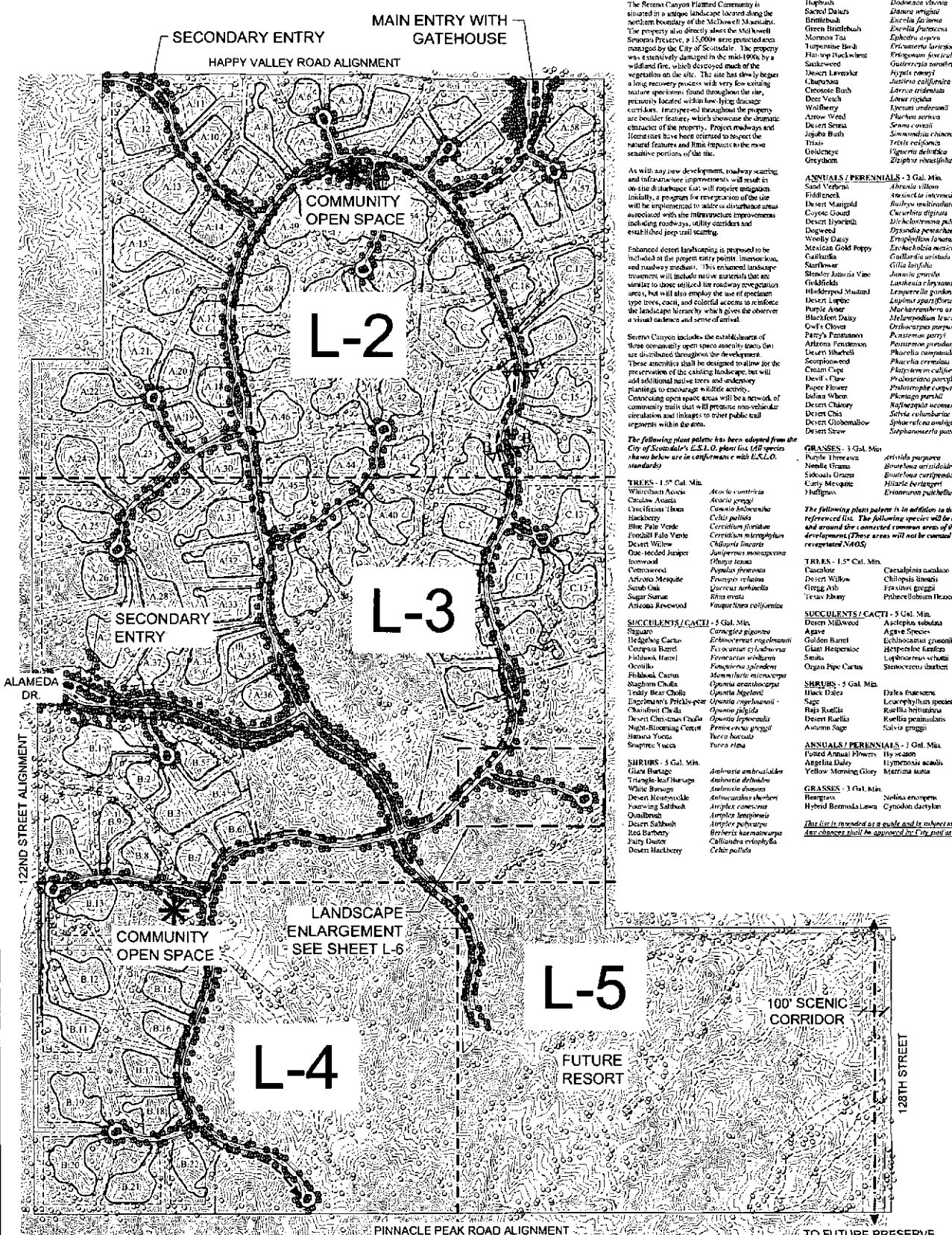
- **PROPOSED ALAMEDA PUBLIC TRAIL ALIGNMENT**
4' WIDE PUBLIC MULTI-USE TRAIL (NATURAL SURFACE) WITHIN A MINIMUM 25' PUBLIC TRAIL EASEMENT
- **PROPOSED PRIVATE COMMUNITY PATHWAY ALIGNMENT**
4' NATURAL SURFACE PATHWAY TO BE LOCATED WITHIN LOCAL STREET SHOULDER
- **PROPOSED 128TH STREET PUBLIC TRAIL ALIGNMENT**
4' WIDE PUBLIC MULTI-USE TRAIL (NATURAL SURFACE) WITHIN 128TH STREET REQUIRED RIGHT-OF-WAY
- **PROPOSED INTERIM PUBLIC TRAIL ALIGNMENT**
2' NATURAL SURFACE TREADWAY TO BE LOCATED WITHIN TEMPORARY EASEMENT. INTERIM TRAIL TO BE RELOCATED TO PERMANENT LOCATION IN CONJUNCTION WITH FUTURE RESORT CONSTRUCTION.

LVA urban design studio
 land planning • landscape architecture
 120 south oak avenue | 4807 e paradise hills dr, #210
 tempe, arizona 85281 | Tucson, arizona 85712
 phone: 480.994.0994 | phone: 520.261.2994
 www.lva-design.com

SERENO CANYON

CONCEPTUAL PUBLIC TRAILS MASTER PLAN & PEDESTRIAN CIRCULATION

SCALE: 1" = 200'
 Date: 4/17/14
 Project No: 0425.16
 Drawn By: PR
 Revised:
 PRELIMINARY NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it is prepared. Its use for any purpose other than as this document without written authorization and approval by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 LVA/URDS/Seven Canyon 04/18/14 - 14.1 Public 04/24/14 04/24/14 - 14.1 Master Planning Apr 17, 2014 - 4:25pm



Landscape Concept Statement

The Sereno Canyon Planned Community is situated in a unique landscape located along the northern boundary of the McDowell Mountains. The property also directly abuts the Old Kewell Canyon Preserve, a 15,000-acre preserve managed by the City of Scottsdale. The property was extensively damaged in the mid-1900s by a wildfire, which destroyed much of the vegetation on the site. The site has slowly begun a long recovery process with very few existing native specimens found throughout the site, primarily located within low-lying drainage corridors. Interspersed throughout the property are boulder features, which showcase the dramatic character of the property. Project roadways and home sites will be designed to respect the natural features and their impact to the most sensitive portions of the site.

As with any new development, roadway clearing and infrastructure improvements will result in on-site disturbance that will require mitigation. Initially, a program for revegetation of the site will be implemented to mitigate disturbance areas associated with site infrastructure improvements including roadways, utility corridors and established jeep trail clearing.

Enhanced desert landscaping is proposed to be included at the project entry points, interior loops, and roadway medians. This enhanced landscape treatment will include native materials that are similar to those utilized for roadway revegetation areas, but will also employ the use of specimen type trees, shrubs, and colorful accents to reinforce the landscape hierarchy which gives the observer a visual cadence and sense of arrival.

Sereno Canyon includes the establishment of three community open space areas that are distributed throughout the development. These amenities shall be designed to allow for the preservation of the existing landscape, but will add additional native trees and understory plantings to encourage wildlife activity. Connecting open space areas will be a network of community trails that will promote non-motorized circulation and integrate to other public trail segments within the area.

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.

- Hophorn
- Sacred Datura
- Bristlebrush
- Green Bristlebrush
- Mormon Tea
- Turquoise Bush
- Flamingo Buckwheat
- Sagebrush
- Desert Lavender
- Chaparral
- Crotona Bush
- Deer Yucca
- Wildberry
- Arrow Weed
- Desert Santa
- Joshua Bush
- Trillium
- Goldcherry
- Greythem

- ANNUALS / PERENNIALS - 1 Gal. Min.**
- Sand Verbena
 - Fiddleneck
 - Desert Marigold
 - Coyote Gourd
 - Desert Hyacinth
 - Dogwood
 - Woolly Daisy
 - Mexican Gold Peppery
 - California
 - Starflower
 - Stender Joshua Vine
 - Goldfields
 - Helebrord Mustard
 - Desert Lupine
 - Purple Aster
 - Blackfoot Daisy
 - Dew's Clover
 - Petal's Fanstemon
 - Aztec Fanstemon
 - Desert Whorled
 - Scorpionweed
 - Cream Cup
 - Devil Claw
 - Paper Flower
 - Indiana Wigwag
 - Desert Chabroy
 - Desert Chia
 - Desert Globemallow
 - Desert Saw

- GRASSES - 1 Gal. Min.**
- Parula Threeawn
 - Neotoma
 - Siskiyaw Grass
 - Early Mesquite
 - Hudspeth

The following plant palette is in addition to the above referenced list. The following species will be used in all ground fire connected common areas of the development. These areas will not be covered or revegetated (AGS).

- TREES - 1.5" Cal. Min.**
- Catalpa
 - Desert Willow
 - Grigg Ash
 - Yucca Jubay

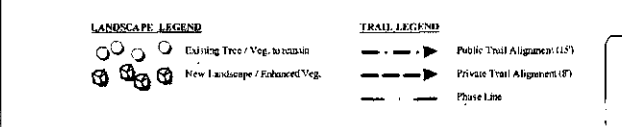
- SUCCULENTS / CACTI - 5 Gal. Min.**
- Desert Milkweed
 - Agave
 - Golden Barrel
 - Giant Hesperaloe
 - Senita
 - Organ Pipe Cactus

- SHRUBS - 5 Gal. Min.**
- Black Dates
 - Sage
 - Raja Ruedia
 - Desert Ruedia
 - Anemon Sage

- ANNUALS / PERENNIALS - 1 Gal. Min.**
- Posted Annual Flowers
 - Angelita Daisy
 - Yellow Morning Glory
 - Aztecia salata

- GRASSES - 1 Gal. Min.**
- Beargrass
 - Hybrid Bermuda Lawn
 - Neotoma eriopora
 - Cynodon dactylon

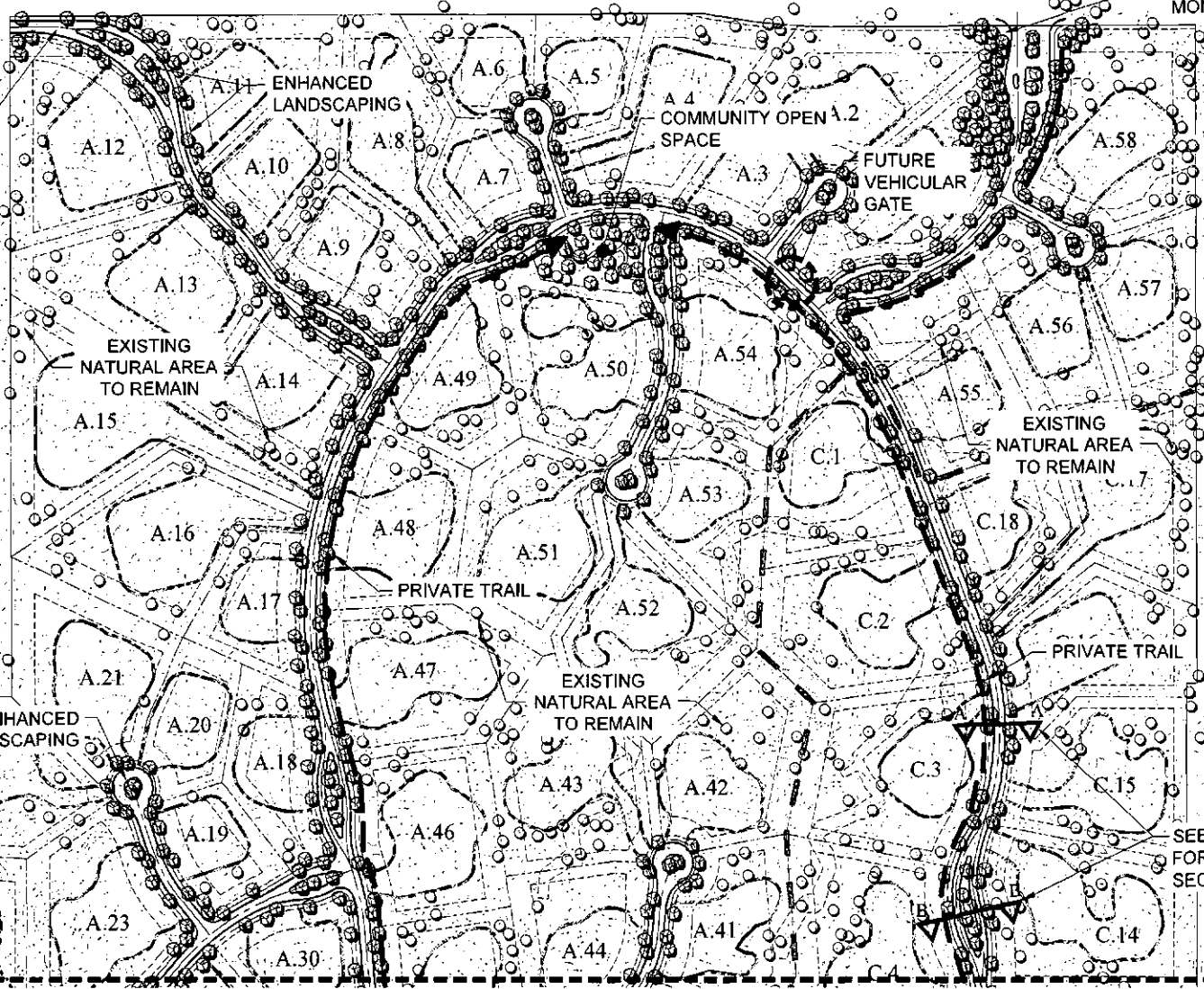
This list is provided as a guide and is subject to change. Any changes shall be approved by the City prior to planting.



19-PP-2013
6/4/2014

SECONDARY ENTRANCE

EXISTING MONUMENT SIGN

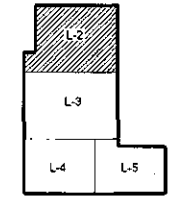


- LANDSCAPE LEGEND**
- Existing Tree / Veg. to remain
 - New Landscape / Enhanced Veg.
- TRAIL LEGEND**
- Public Trail Alignment (15')
 - Private Trail Alignment (8')
 - Plant Line

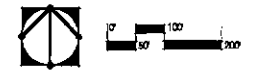
- NOTES:**
1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
 2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL, SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
 3. HYDROSEED MIX WILL BE APPLIED AS REVEGETATION FOR ALL DISTURBED LANDSCAPE AREAS ADJACENT TO ROADWAY AREAS. HYDROSEED MIX WILL BE APPLIED AT THE RATES SHOWN ON THE HYDROSEED LEGEND. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF DISTURBANCE FROM SITE GRADING, AND WILL SHOW EXACT LOCATIONS AND SPECIES FOR TREES AND HYDROSEED MIX AREAS.
 4. CONTAINERIZED PLANT MATERIAL AND SALVAGED PLANTS WILL BE LOCATED IN HIGH VISIBILITY AREAS SUCH AS COMMUNITY ENTRIES AND LANDSCAPE MEDIANS THROUGHOUT THE SITE. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF LANDSCAPE IMPROVEMENTS AND WILL SHOW EXACT LOCATIONS, SPECIES, SIZES AND QUANTITIES FOR ALL PLANT MATERIAL.

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCELIA FARINOSA	2.0
ERICARHERA LARKIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVENSII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	2.0
BRITTLE BUSH	1.0
TURPENTINE BUSH	2.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



SEE SHEET L-7 FOR STREET SECTIONS

MATCHLINE (SEE SHEET L-3)

19-PP-2013
6/4/2014

LVA urban design studio
land planning • landscape architecture

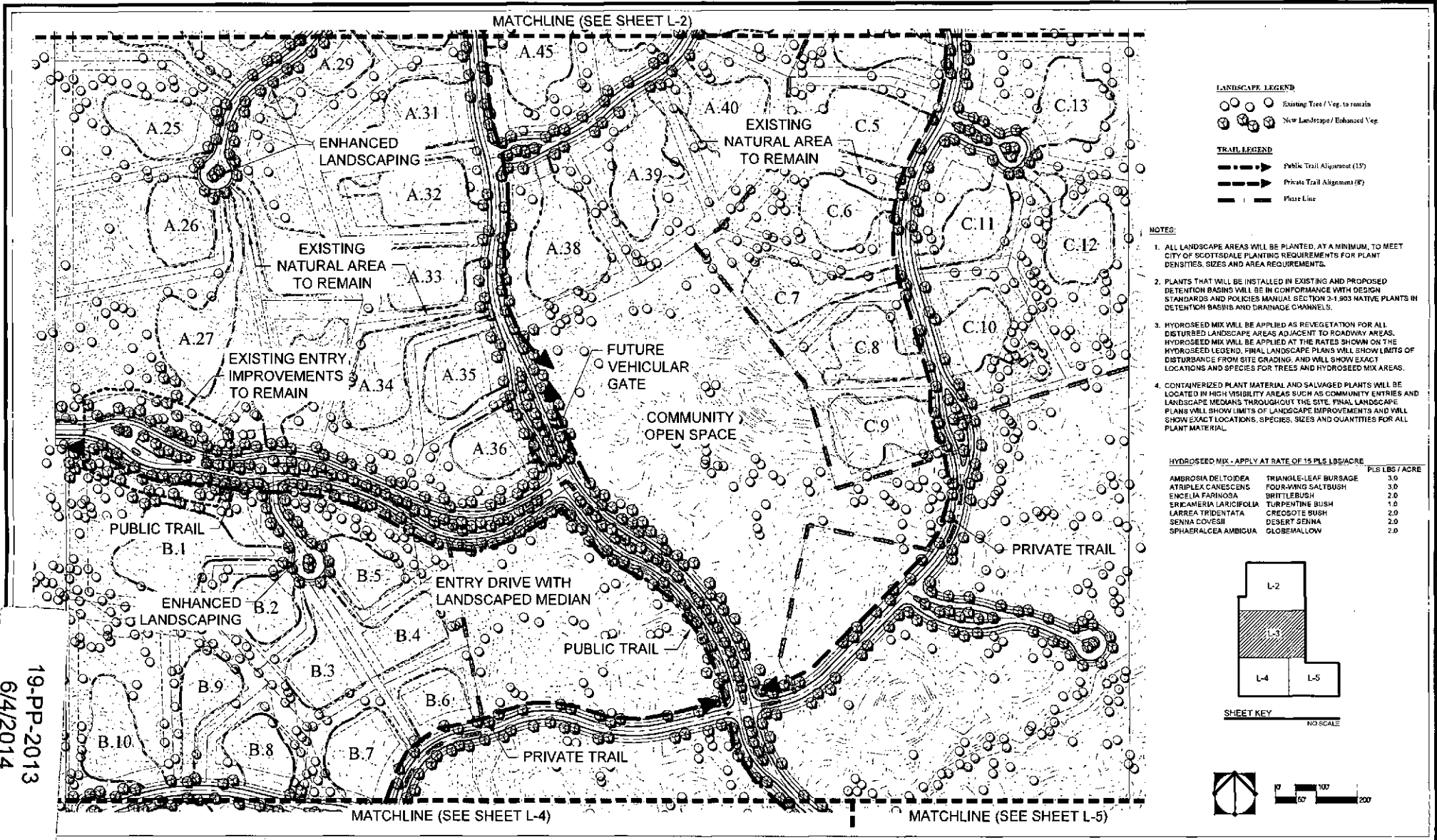
173 south ash avenue 4007 • paradise hills dr., #210
tempe, arizona 85281 tusson, arizona 85712
phone: 480.994.0994 phone: 520.261.7994
www.lvadesign.com

SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date: 6.4.14
Job No: 0425.16
Drawn by: JV

L-2

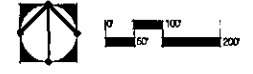
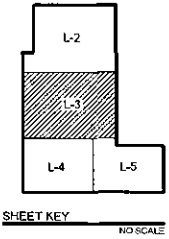


- LANDSCAPE LEGEND**
- Existing Tree / Veg. to remain
 - New Landscape / Enhanced Veg
- TRAIL LEGEND**
- Public Trail Alignment (15')
 - Private Trail Alignment (8')
 - Phase Line

- NOTES:**
1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
 2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.803 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
 3. HYDROSEED MIX WILL BE APPLIED AS REVEGETATION FOR ALL DISTURBED LANDSCAPE AREAS ADJACENT TO ROADWAY AREAS. HYDROSEED MIX WILL BE APPLIED AT THE RATES SHOWN ON THE HYDROSEED LEGEND. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF DISTURBANCE FROM SITE GRADING, AND WILL SHOW EXACT LOCATIONS AND SPECIES FOR TREES AND HYDROSEED MIX AREAS.
 4. CONTAINERIZED PLANT MATERIAL AND SALVAGED PLANTS WILL BE LOCATED IN HIGH VISIBILITY AREAS SUCH AS COMMUNITY ENTRIES AND LANDSCAPE MEDIANS THROUGHOUT THE SITE. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF LANDSCAPE IMPROVEMENTS AND WILL SHOW EXACT LOCATIONS, SPECIES, SIZES AND QUANTITIES FOR ALL PLANT MATERIAL.

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCINIA PARVIFLORA	2.0
ERICAMERA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COUVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	3.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



19-PP-2013
6/4/2014

LVA urban design studio
land planning • landscape architecture

129 south ash avenue
tempe, arizona 85281
phone: 480.941.0994

4907 e pueblito hills dr., #210
tucson, arizona 85712
phone: 520.261.2994

www.lva-design.com

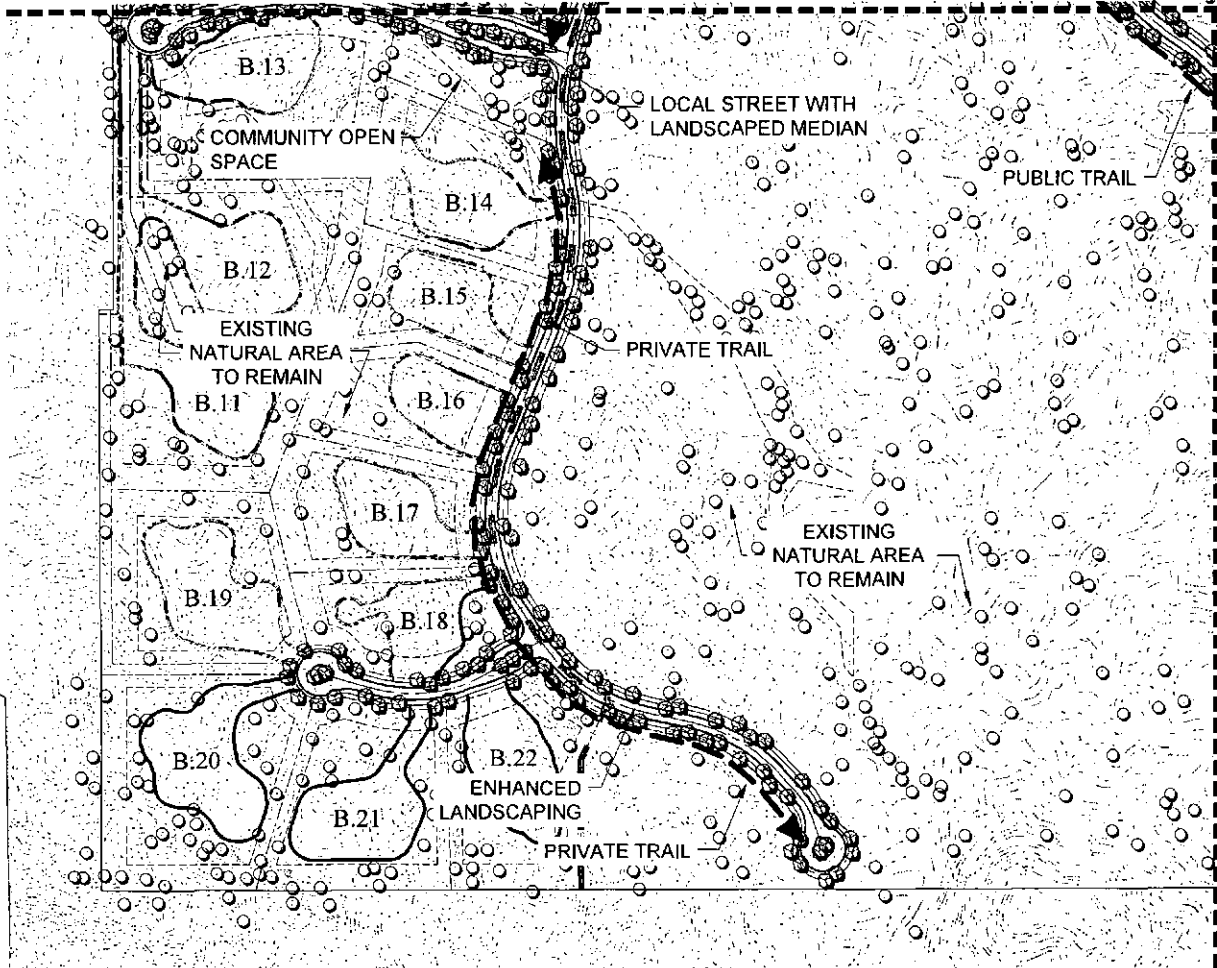
SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV

L-3

MATCHLINE (SEE SHEET L-3)



LANDSCAPE LEGEND

- Existing Tree/Veg. to remain
- New Landscape / Enhanced Veg.

TRAIL LEGEND

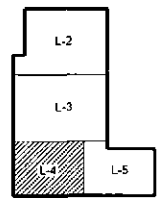
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

NOTES:

1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.503 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
3. HYDROSEED MIX WILL BE APPLIED AS REVEGETATION FOR ALL DISTURBED LANDSCAPE AREAS ADJACENT TO ROADWAY AREAS. HYDROSEED MIX WILL BE APPLIED AT THE RATES SHOWN ON THE HYDROSEED LEGEND; FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF DISTURBANCE FROM SITE GRADING, AND WILL SHOW EXACT LOCATIONS AND SPECIES FOR TREES AND HYDROSEED MIX AREAS.
4. CONTAINERIZED PLANT MATERIAL AND SALVAGED PLANTS WILL BE LOCATED IN HIGH VISIBILITY AREAS SUCH AS COMMUNITY ENTRIES AND LANDSCAPE MEDIANS THROUGHOUT THE SITE. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF LANDSCAPE IMPROVEMENTS AND WILL SHOW EXACT LOCATIONS, SPECIES, SIZES AND QUANTITIES FOR ALL PLANT MATERIAL.

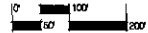
HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCELIA FARINOSA	2.0
ERICACEA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COUVESI	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	3.0
BRITTLE BUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY

NO SCALE



19-PP-2013
6/4/2014

LVA urban design studio
land planning • landscape architecture

120 south oak avenue
tempe, arizona 85281
phone: 480.994.0994

4007 e paradise hills dr. #210
lucero, arizona 85712
phone: 520.251.2994

www.lvadesign.com

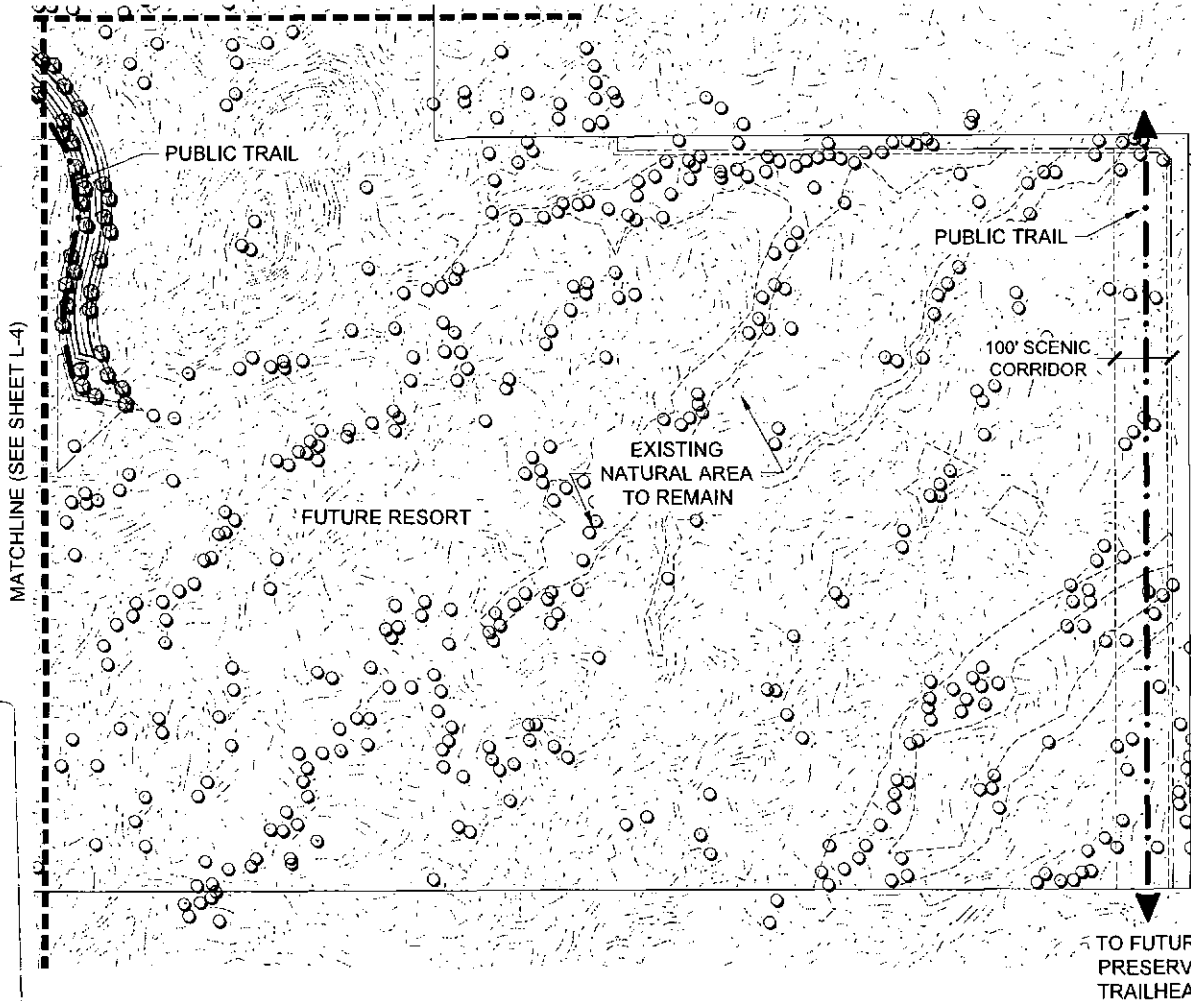
SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV

L-4

MATCHLINE (SEE SHEET L-3)



LANDSCAPE LEGEND

- Existing Tree / Veg. to remain
- New Landscape / Enhanced Veg.

TRAIL LEGEND

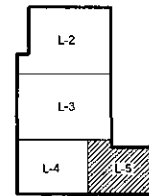
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

NOTES:

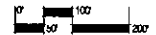
1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.805 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
3. HYDROSEED MIX WILL BE APPLIED AS REVEGETATION FOR ALL DISTURBED LANDSCAPE AREAS ADJACENT TO ROADWAY AREAS. HYDROSEED MIX WILL BE APPLIED AT THE RATES SHOWN ON THE HYDROSEED LEGEND. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF DISTURBANCE FROM SITE GRADING, AND WILL SHOW EXACT LOCATIONS AND SPECIES FOR TREES AND HYDROSEED MIX AREAS.
4. CONTAINERIZED PLANT MATERIAL AND SALVAGED PLANTS WILL BE LOCATED IN HIGH VISIBILITY AREAS SUCH AS COMMUNITY ENTRIES AND LANDSCAPE MEDIANS THROUGHOUT THE SITE. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF LANDSCAPE IMPROVEMENTS AND WILL SHOW EXACT LOCATIONS, SPECIES, SIZE AND QUANTITIES FOR ALL PLANT MATERIAL.

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCHELIA PARVIFLOSA	2.0
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESHII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	3.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



19-PP-2013
6/4/2014

LVA urban design studio
land planning + landscape architecture

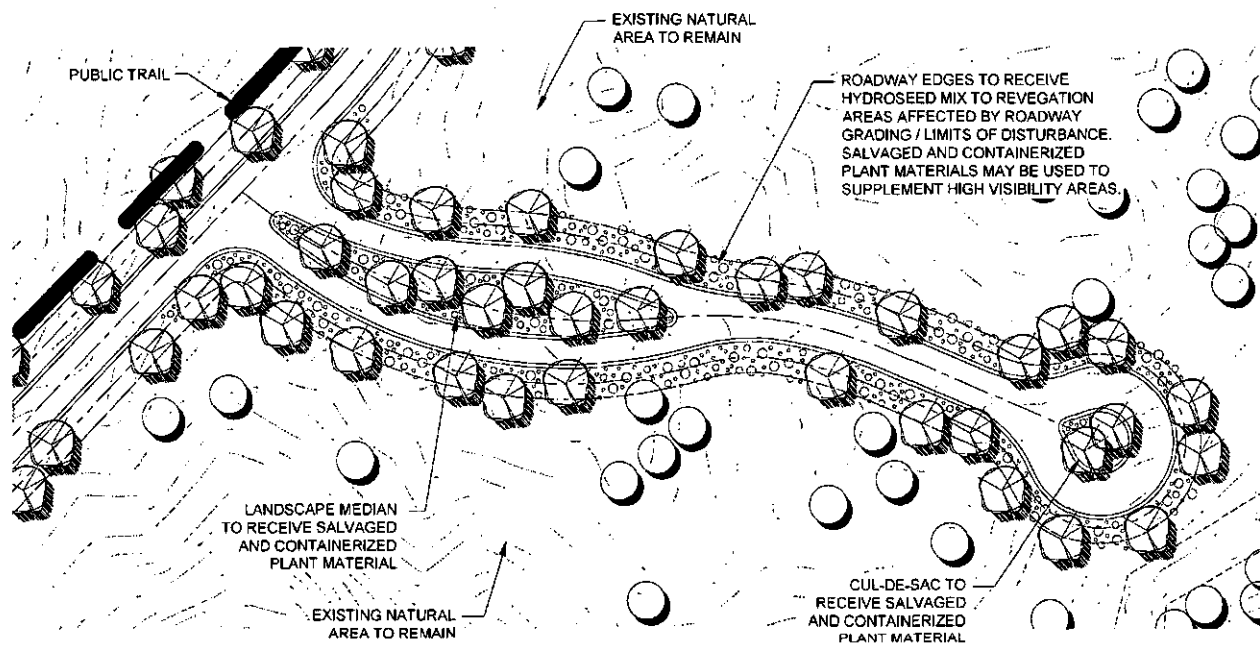
126 south 48th avenue 4007 s paradise valley dr. #210
tempe, arizona 85281 Tucson, arizona 85712
phone: 480.994.0994 phone: 520.261.2994
www.lva-design.com

SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
8.4.14
Job No:
0425.16
Drawn by:
JV

L-5



LANDSCAPE LEGEND

○ Existing Tree / Veg. to retain
 ○ New Landscape / Enhanced Veg.

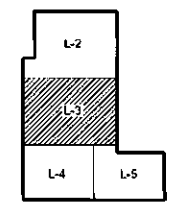
TRAIL LEGEND

—●— Public Trail Alignment (15')
 — Private Trail Alignment (8')
 - - - Phase Line

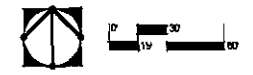
- NOTES**
- ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
 - PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
 - HYDROSEED MIX WILL BE APPLIED AS REVEGETATION FOR ALL DISTURBED LANDSCAPE AREAS ADJACENT TO ROADWAY AREAS. HYDROSEED MIX WILL BE APPLIED AT THE RATES SHOWN ON THE HYDROSEED LEGEND. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF DISTURBANCE FROM SITE GRADING, AND WILL SHOW EXACT LOCATIONS AND SPECIES FOR TREES AND HYDROSEED MIX AREAS.
 - CONTAINERIZED PLANT MATERIAL AND SALVAGED PLANTS WILL BE LOCATED IN HIGH VISIBILITY AREAS SUCH AS COMMUNITY ENTRIES AND LANDSCAPE MEDIANS THROUGHOUT THE SITE. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF LANDSCAPE IMPROVEMENTS AND WILL SHOW EXACT LOCATIONS, SPECIES, SIZE AND QUANTITIES FOR ALL PLANT MATERIAL.

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCLELLA FARINOSA	2.0
ERICACEA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENECA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	3.0
BRITTLEBUSH	2.0
TUPELANTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



19-PP-2013
6/4/2014

UVA urban design studio
 land planning + landscape architecture

123 south main avenue
 tempe, arizona 85281
 phone: 480.994.8994
 www.leadesign.com

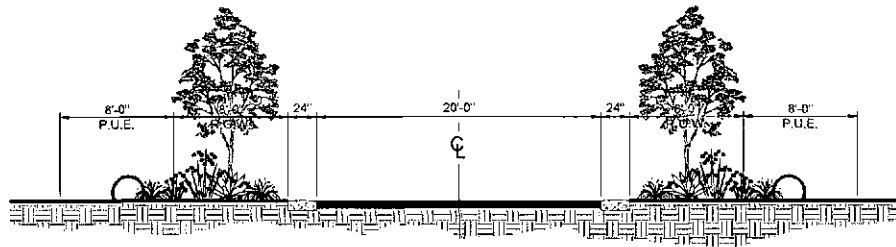
4067 e paradise hills dr., #210
 tacson, arizona 85712
 phone: 520.261.2994

SERENO CANYON

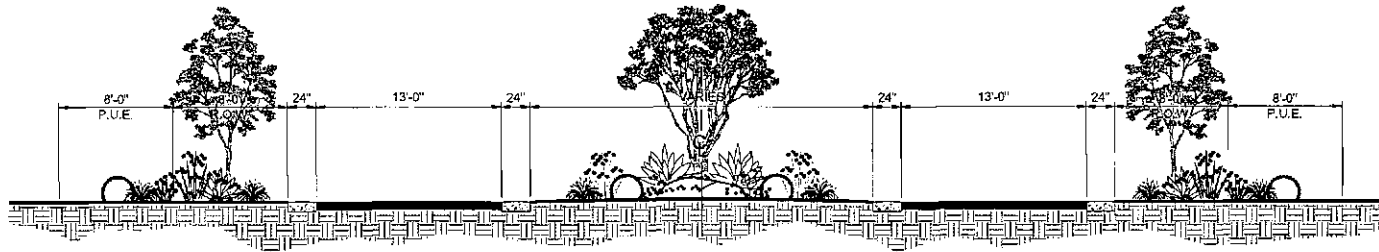
TYPICAL ROADWAY ENLARGEMENT

Date:
6.4.14
 Job No:
0425.16
 Drawn by:
JV

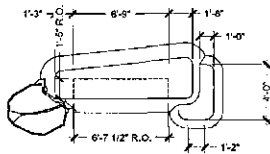
L-6



SECTION A-A - LOOKING SOUTH
(WITHOUT MEDIAN)
SCALE 1/4" = 1'-0"

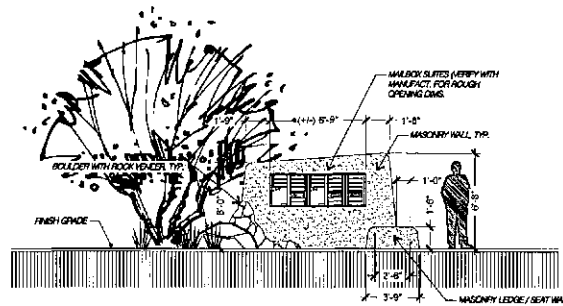


SECTION B-B - LOOKING SOUTH
(WITH MEDIAN)
SCALE 1/4" = 1'-0"



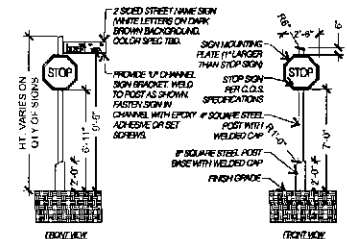
MAILBOX KIOSK PLAN VIEW

SCALE: 1/4" = 1'-0"



MAILBOX KIOSK ELEVATION

SCALE: 1/4" = 1'-0"

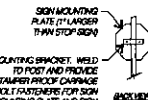


STREET SIGN POSTS / SIGNAGE

SCALE: 1/4" = 1'-0"

ALL POSTS AND INFORMATION TO BE BE AS INDICATED ON AN OPTION FOR NATURAL PLANT FINISH

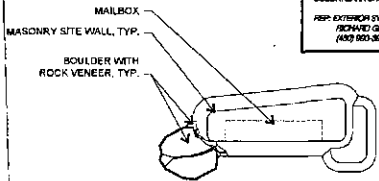
- NOTES:
- STREET NAME SIGN AND STOP SIGN MOUNTING HEIGHT SHALL BE MEASURED FROM ALLIGENT CENTER OF SIGNPOST, TOP OF CURB OR TOP OF NEAREST PAVEMENT.
 - WHEN NO STOP SIGN IS REQUIRED, THE STREET NAME SIGN IS MOUNTED AT 5 FEET 6 INCHES.
 - WHEN TWO STREET NAME SIGNS ARE MOUNTED ONE ON TOP OF THE OTHER, THE HEIGHT IS MEASURED TO THE BOTTOM SIGN.



MAILBOX SPECIFICATION:

- MAILBOX SPECIFICATION:
- FLORENCE MANUFACTURING - 40 MAILBOX SLUTE
- COLOR: DARK BRONZE
- REF. EXTERIOR SYSTEMS RICHARD GETZEL (480) 950-9880

VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION



19-PP-2013
6/4/2014

LVA urban design studio
land planning • landscape architecture
120 south oak avenue 4007 • paradise falls dr, #210
tempe, arizona 85281 Tucson, arizona 85712
phone: 480.954.0994 phone: 520.261.2979
www.lvadesign.com

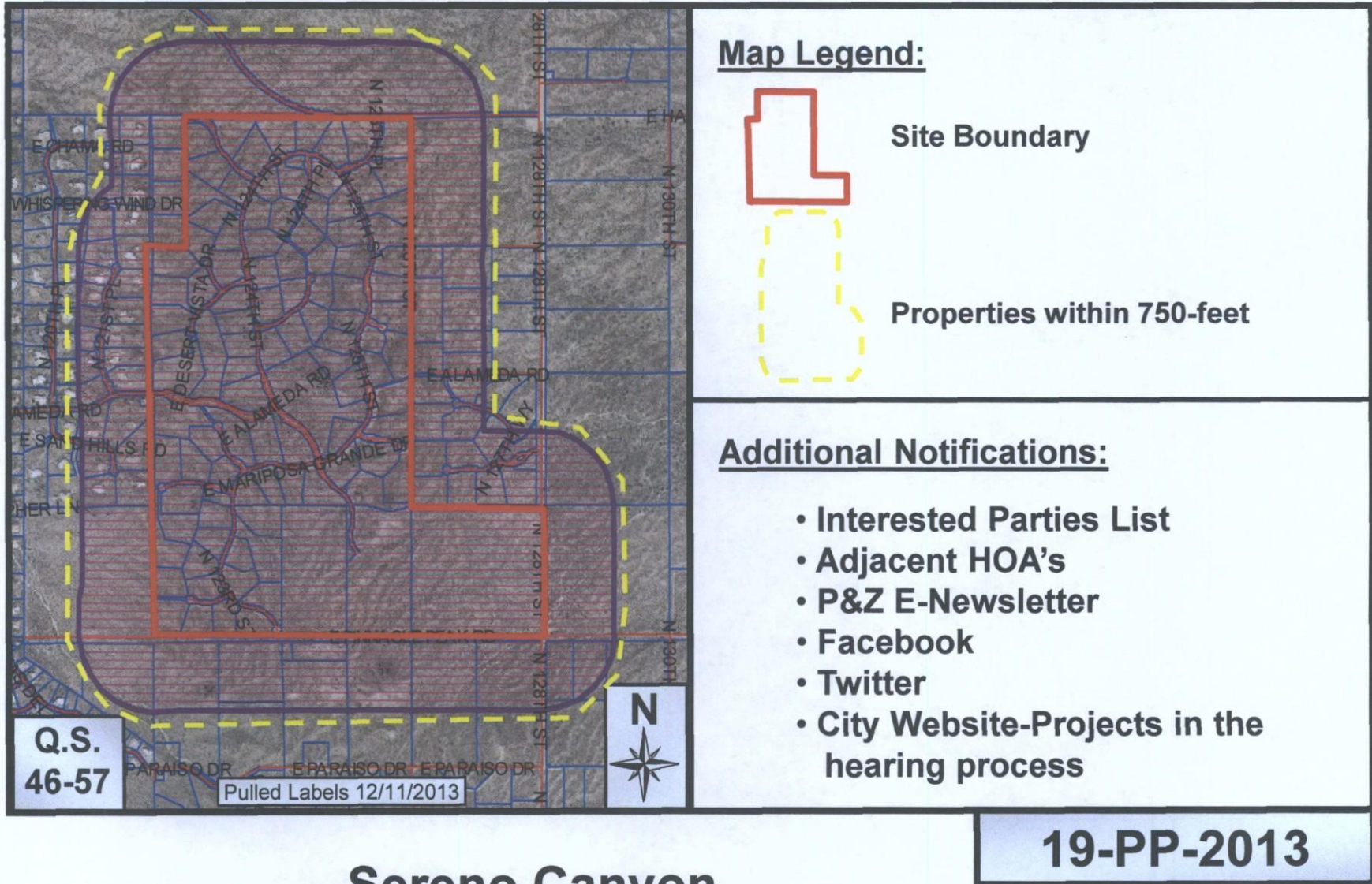
SERENO CANYON

STREET SECTIONS / DETAILS

Date: 6.4.14
Job No: 0425.16
Drawn by: JV

L-7

City Notifications – Mailing List Selection Map



Sereno Canyon