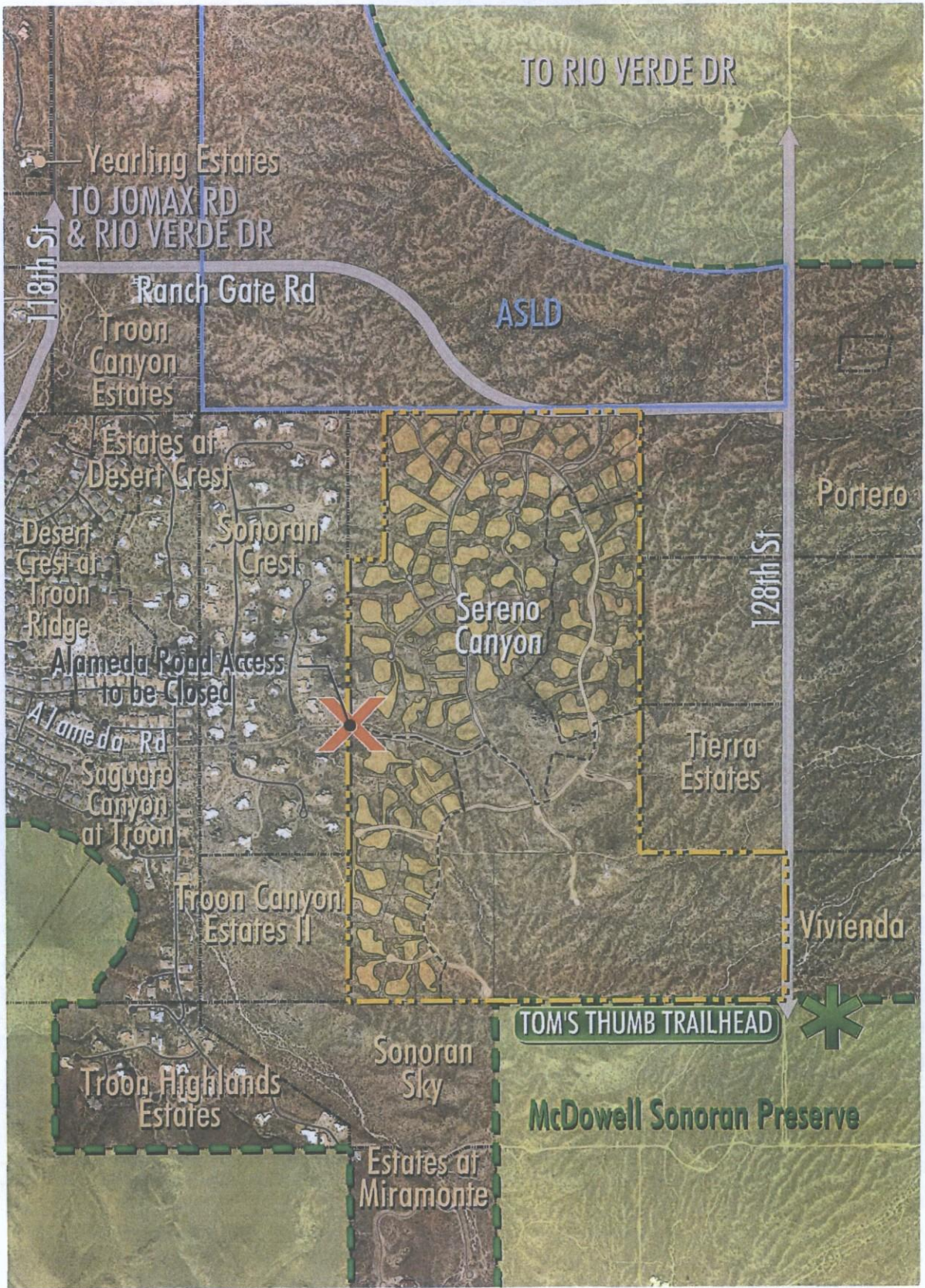


Simulations
Records Packet
Photos
All Graphics (no plans)



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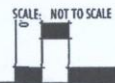
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SERENO CANYON

COMBINED CONTEXT AERIAL & SITE PLAN

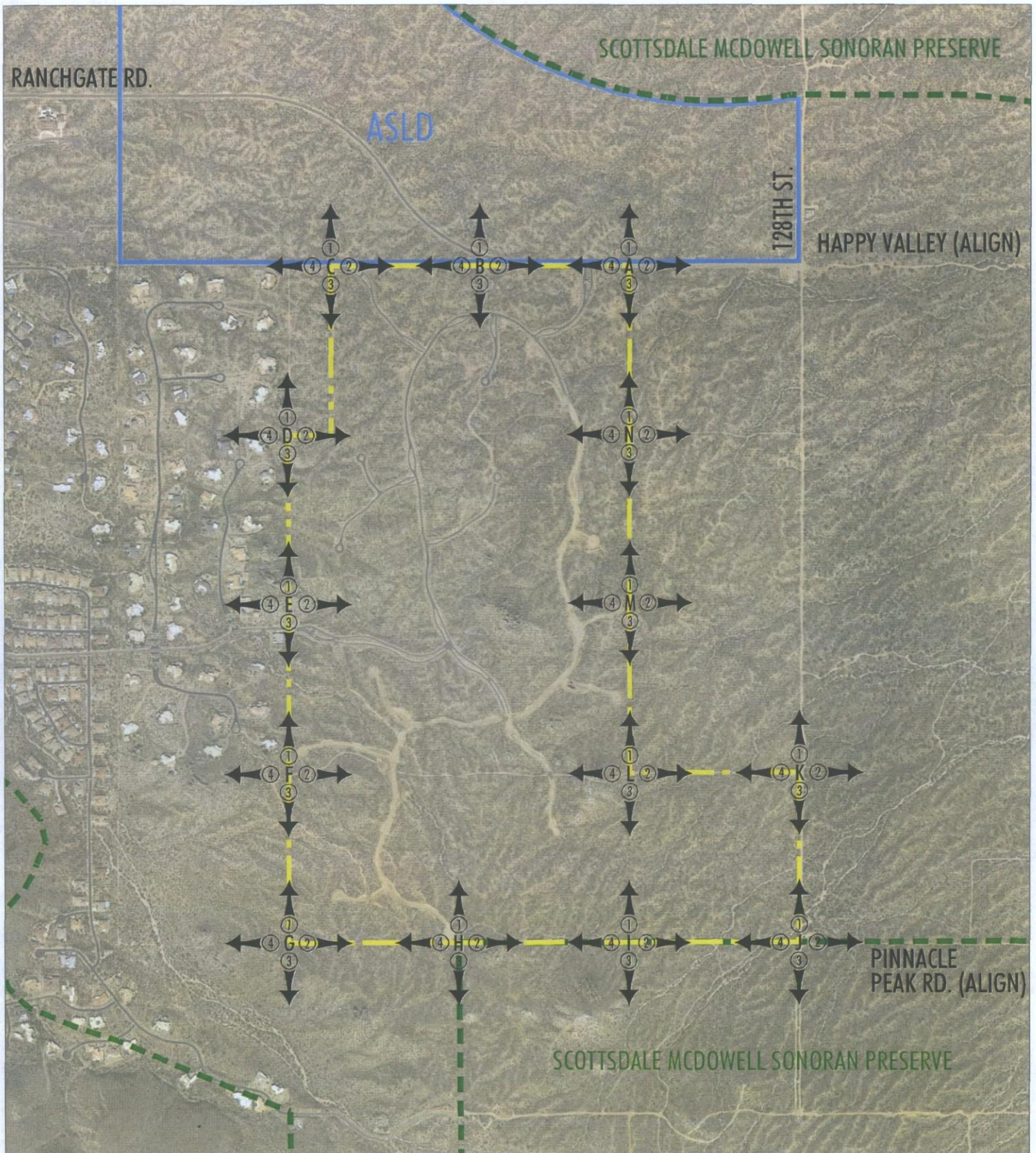


Date: 10/20/13
 Project No: 0425.16
 Drawn By: PR



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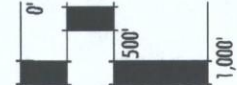


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PHOTO CONTEXT PLAN -KEY
 SCOTTSDALE, AZ

SCALE: +/-



Date: 9.20.2011

Project No: 0425.13

Drawn By: KN

Revised:



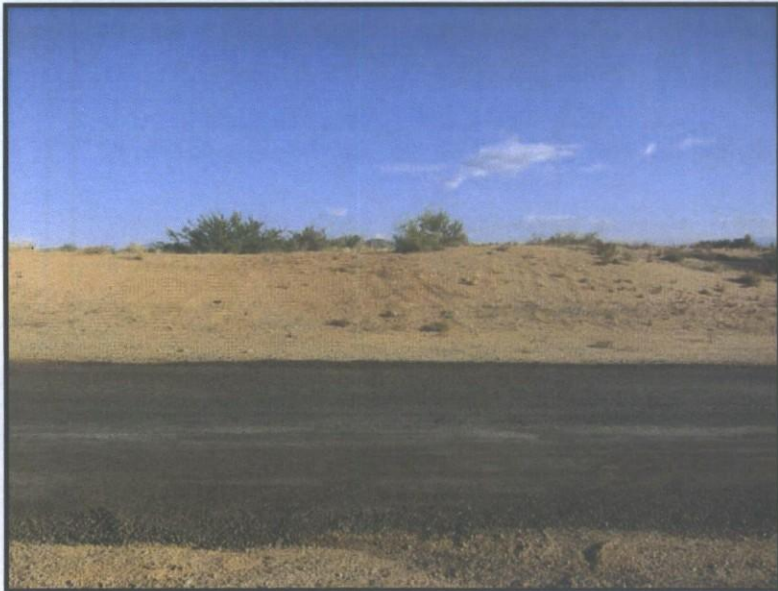
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19-PP-2013
12/11/2013

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 SCOTTSDALE, AZ



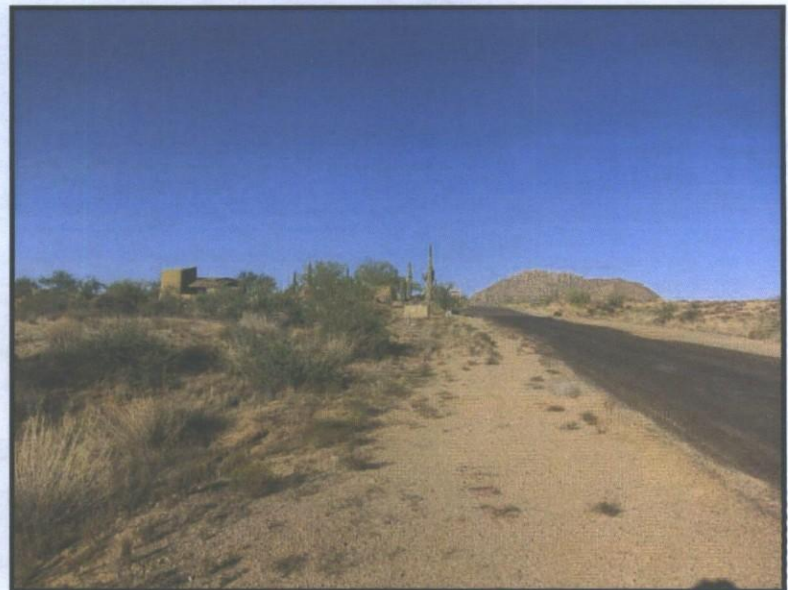
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A.2-LOOKING EAST



A.3-LOOKING SOUTH



A.4-LOOKING WEST

19-PP-2013
12/11/2013

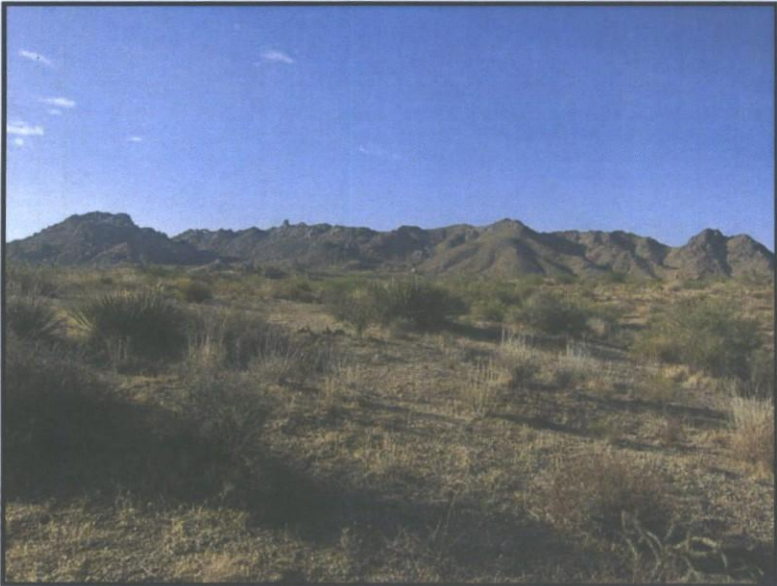
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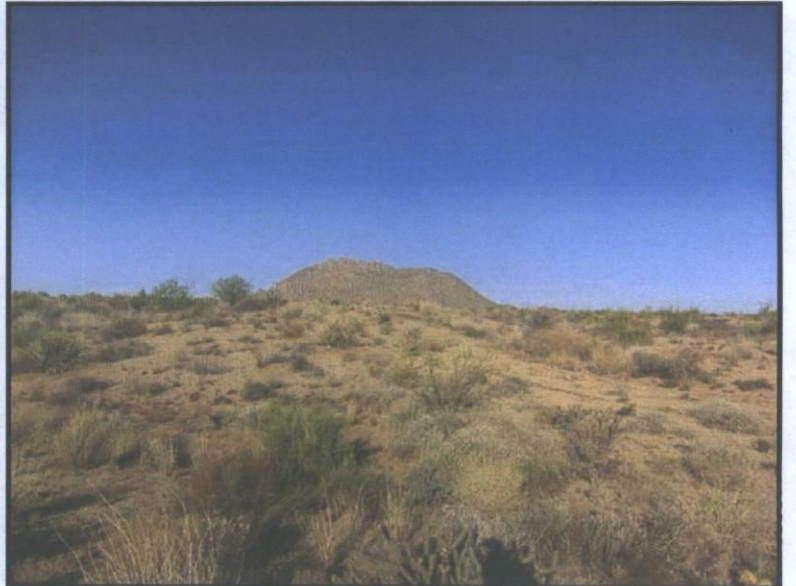
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B.2-LOOKING EAST



B.3-LOOKING SOUTH



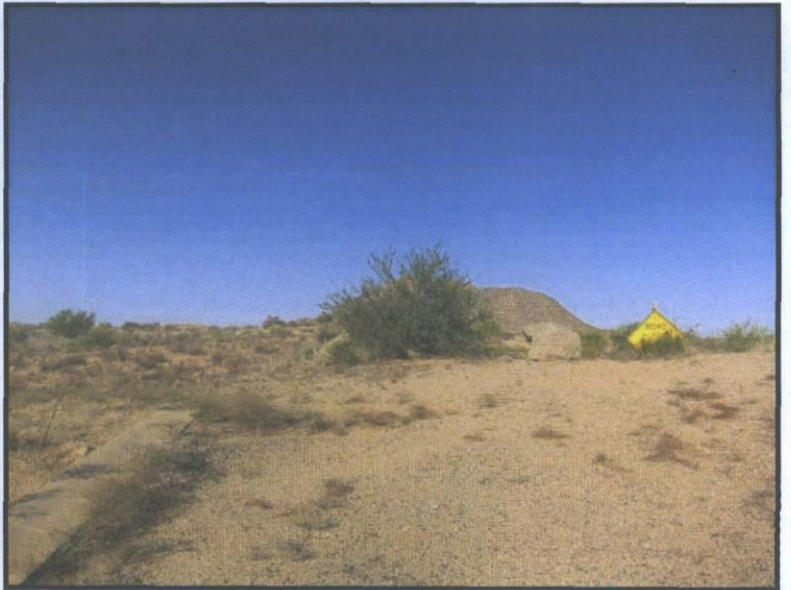
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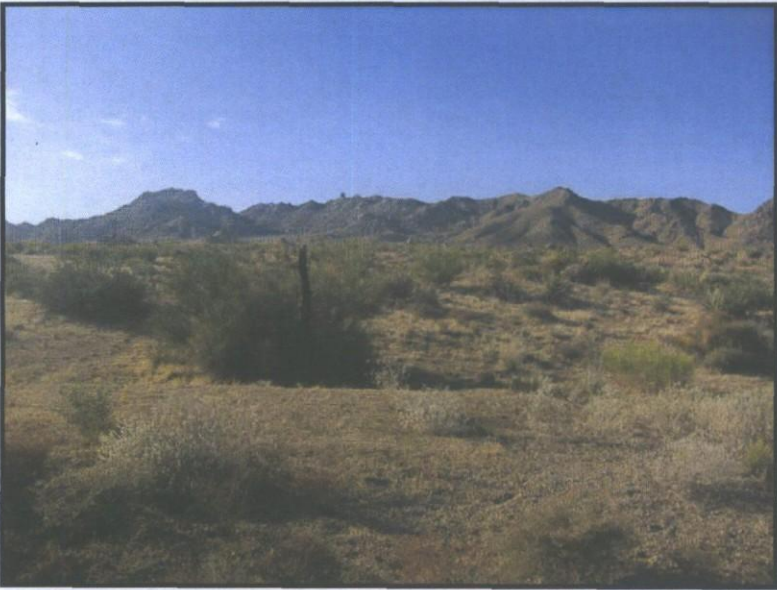
C.2-LOOKING EAST



C.1-LOOKING NORTH



C.4-LOOKING WEST



C.3-LOOKING SOUTH

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PHOTO CONTEXT PLAN - SHEET C
 SCOTTSDALE, AZ

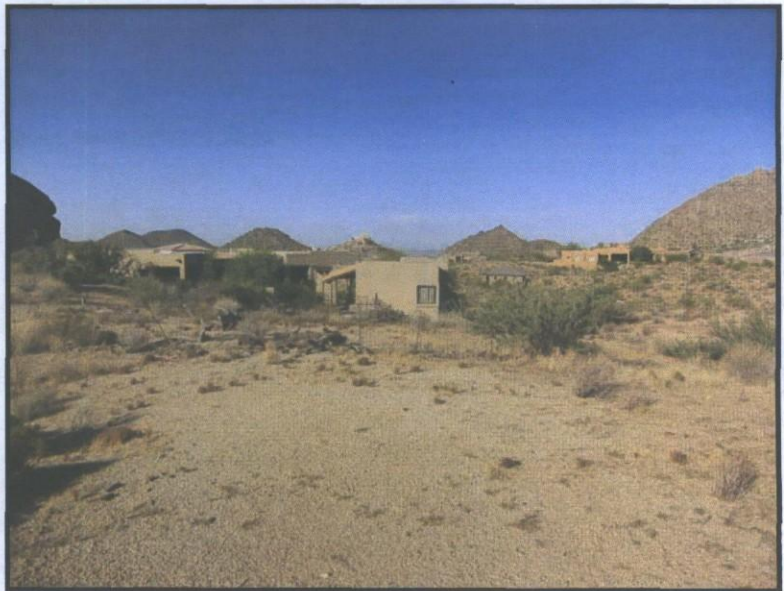
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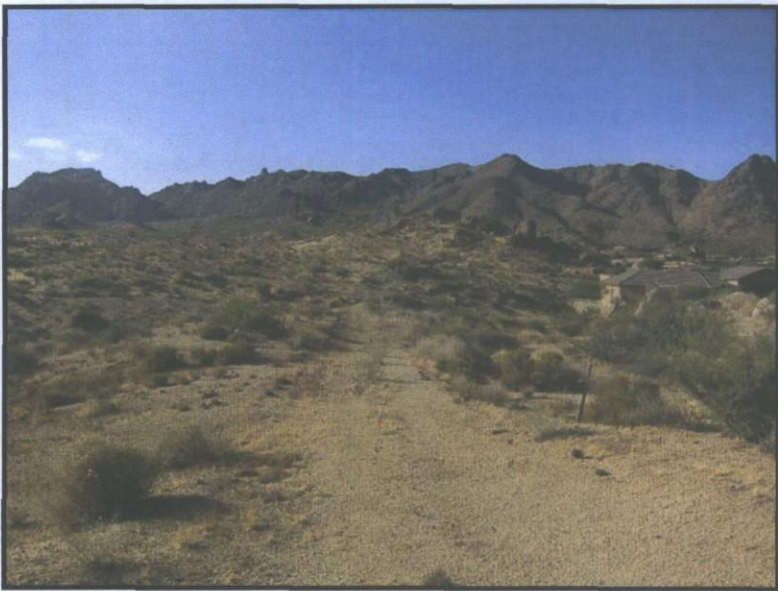
D.2-LOOKING EAST



D.1-LOOKING NORTH



D.4-LOOKING WEST



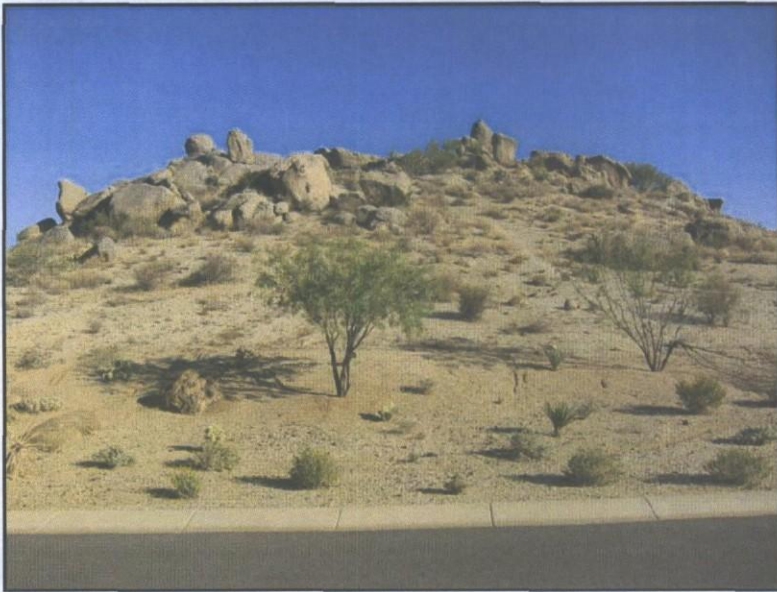
D.3-LOOKING SOUTH

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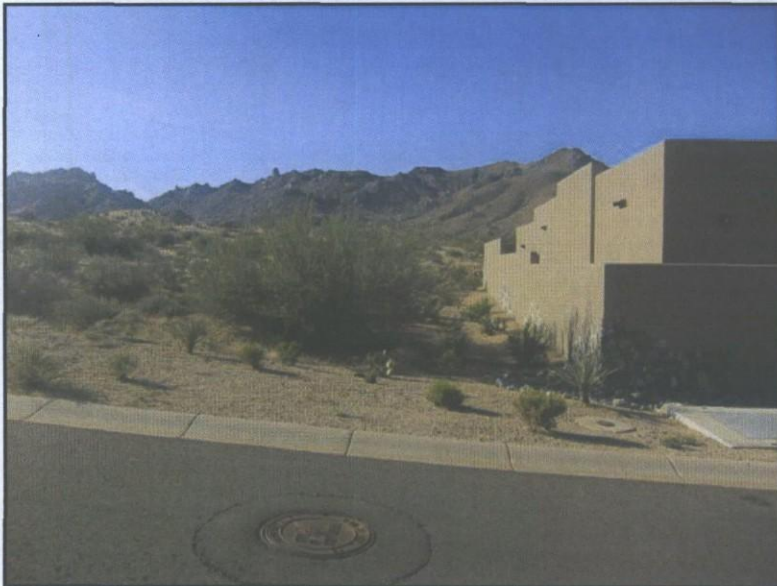
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PHOTO CONTEXT PLAN - SHEET E
 SCOTTSDALE, AZ



E.1-LOOKING NORTH



E.2-LOOKING EAST



E.3-LOOKING SOUTH



E.4-LOOKING WEST

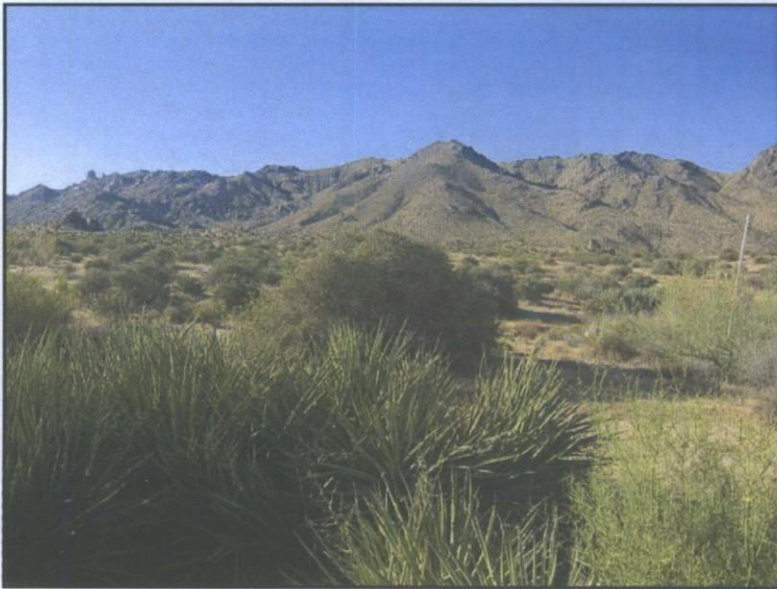
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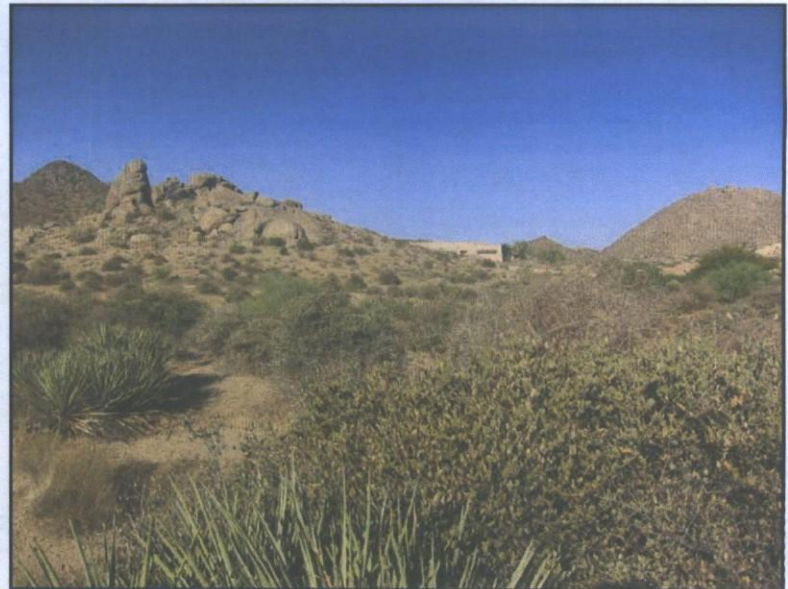
F.1-LOOKING NORTH



F.2-LOOKING EAST

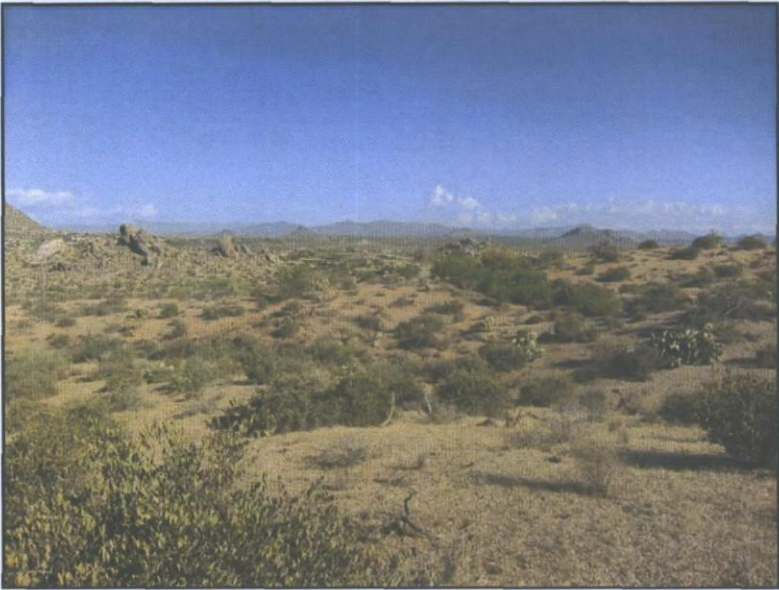


F.3-LOOKING SOUTH



F.4-LOOKING WEST

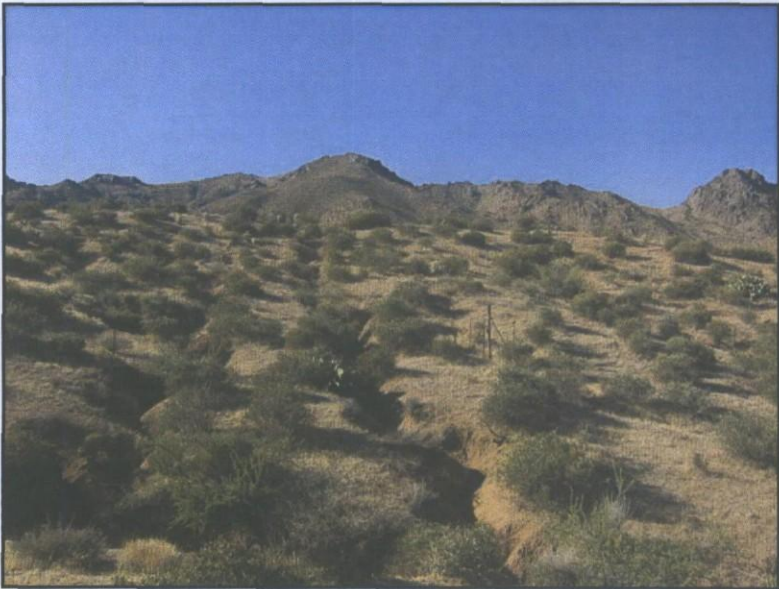
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 SCOTTSDALE, AZ



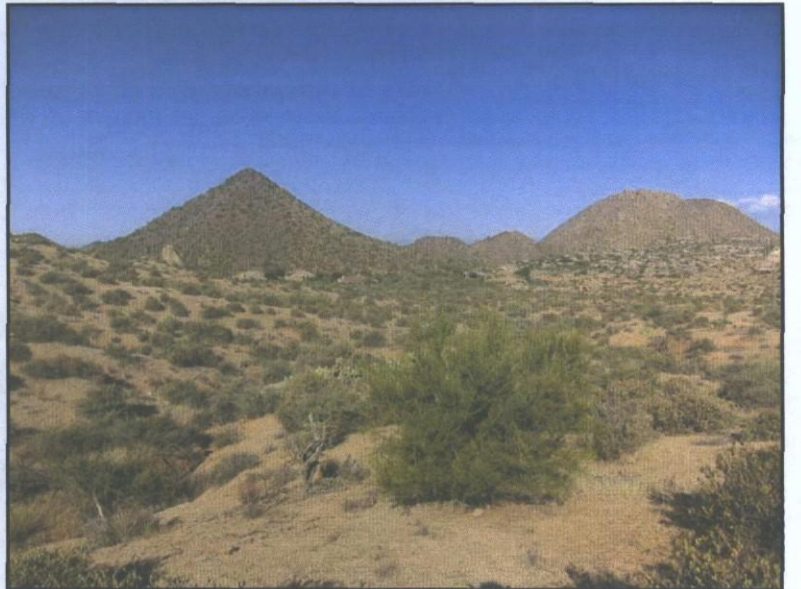
G.1-LOOKING NORTH



G.2-LOOKING EAST

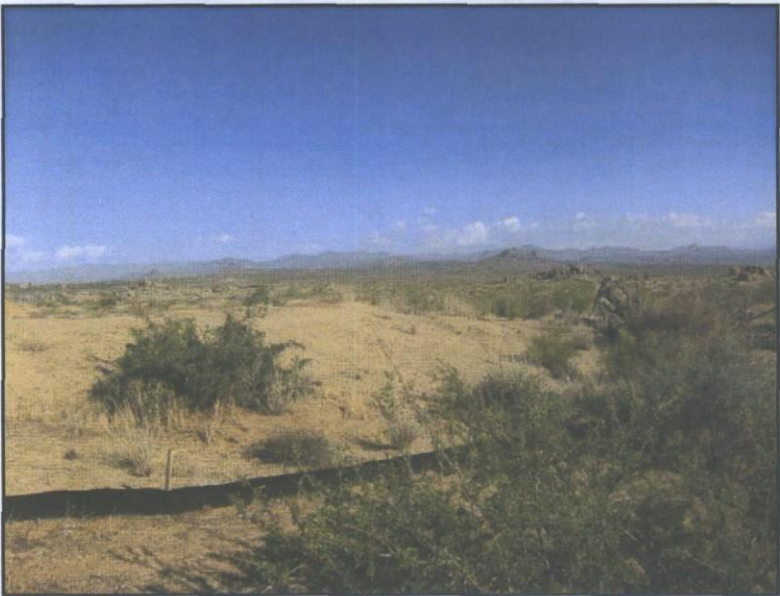


G.3-LOOKING SOUTH



G.4-LOOKING WEST

SERENO CANYON
PHOTO CONTEXT PLAN - SHEET H
 SCOTTSDALE, AZ



H.1-LOOKING NORTH



H.2-LOOKING EAST



H.3-LOOKING SOUTH



H.4-LOOKING WEST

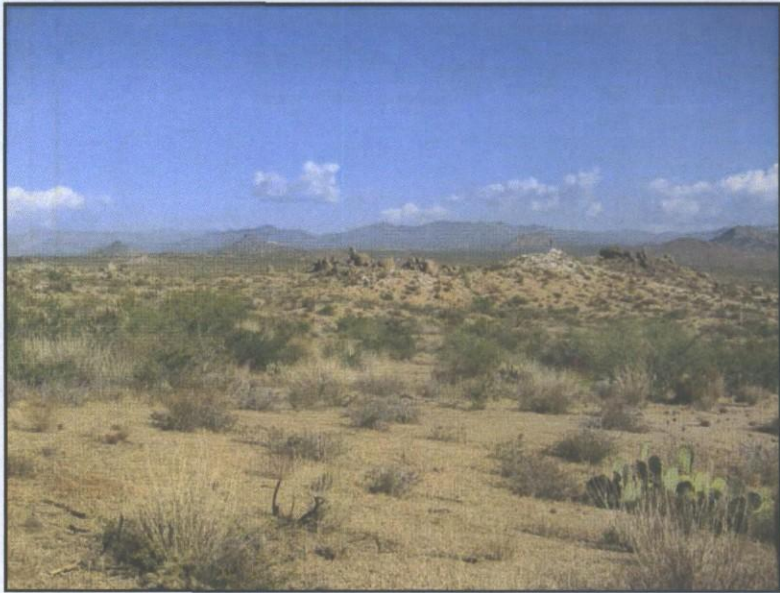
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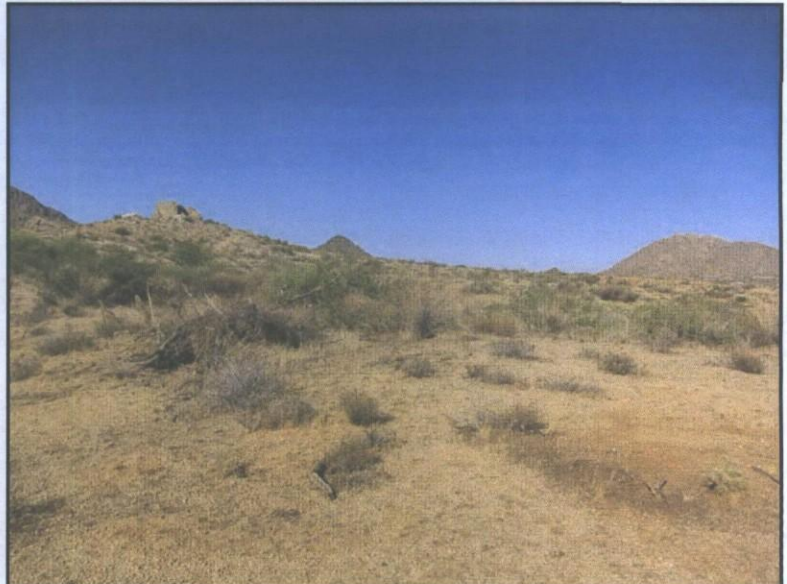
I.1-LOOKING NORTH



I.2-LOOKING EAST



I.3-LOOKING SOUTH



I.4-LOOKING WEST

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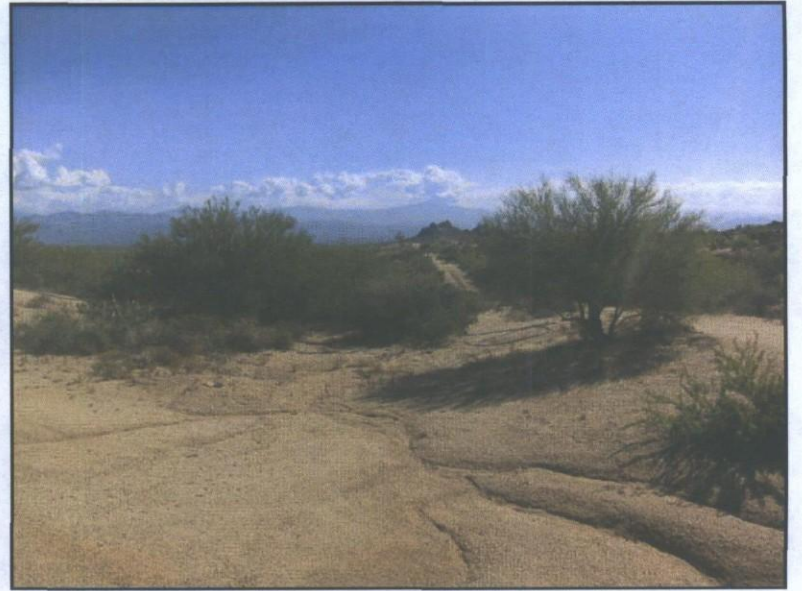
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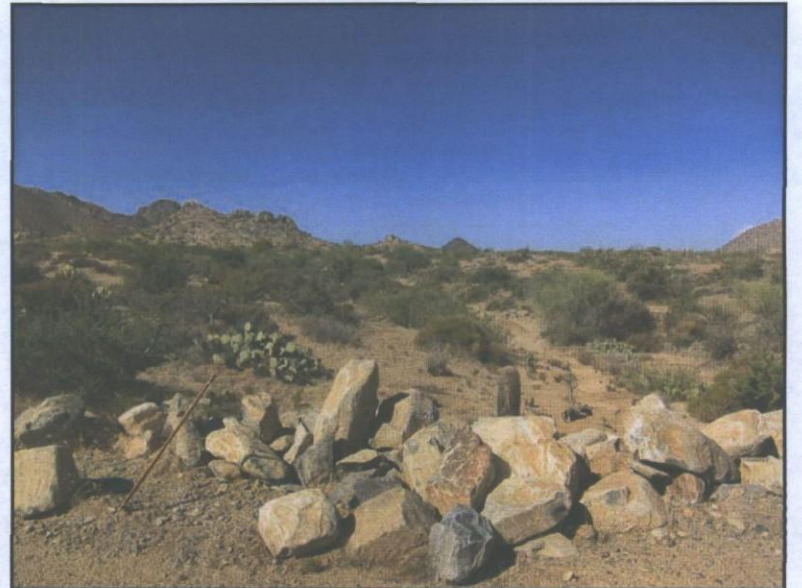
J.1-LOOKING NORTH



J.2-LOOKING EAST

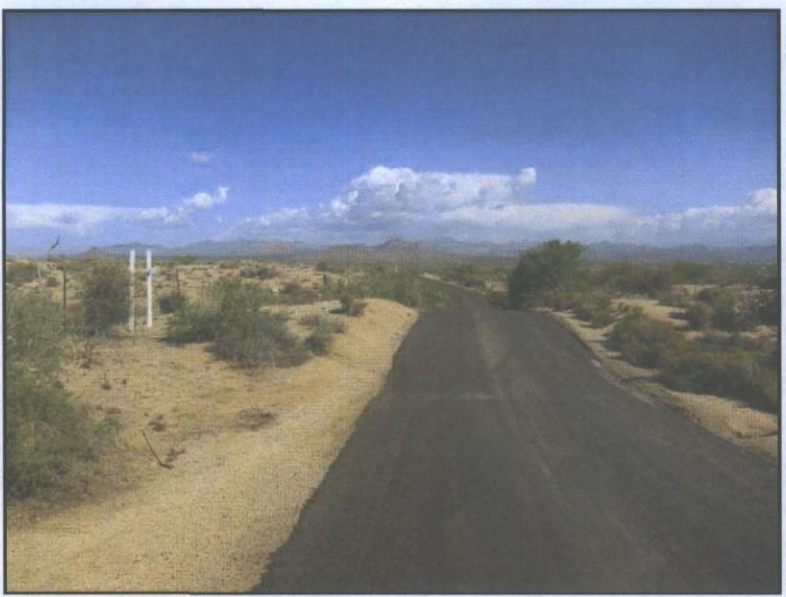


J.3-LOOKING SOUTH

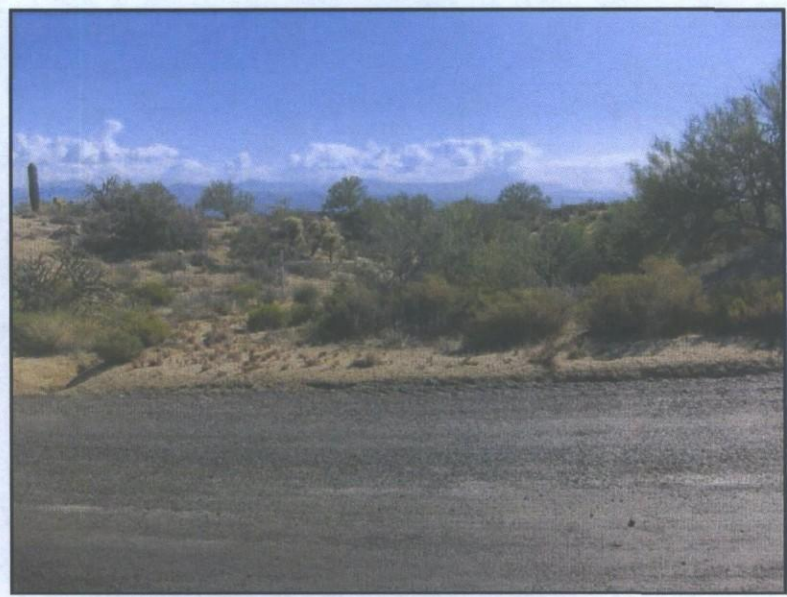


J.4-LOOKING WEST

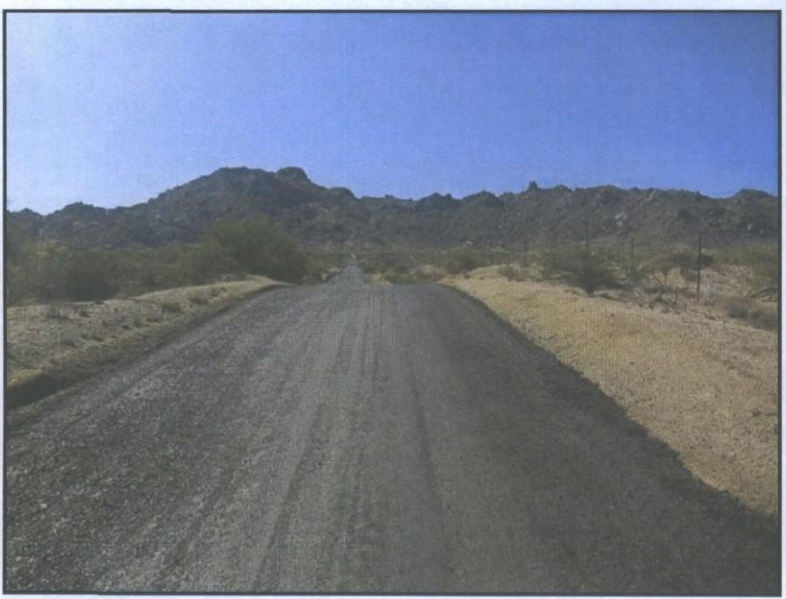
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PHOTO CONTEXT PLAN - SHEET K
 SCOTTSDALE, AZ



K.1-LOOKING NORTH



K.2-LOOKING EAST



K.3-LOOKING SOUTH



K.4-LOOKING WEST

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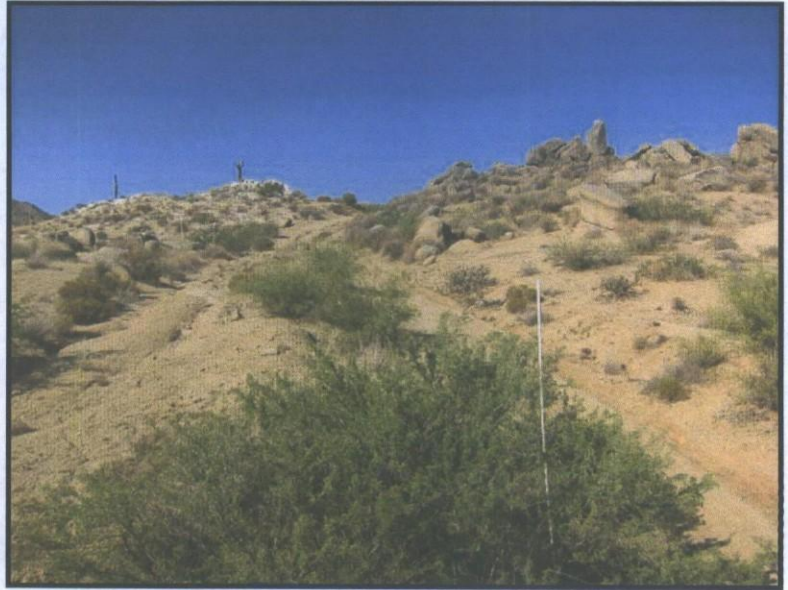
L.1-LOOKING NORTH



L.2-LOOKING EAST



L.3-LOOKING SOUTH



L.4-LOOKING WEST

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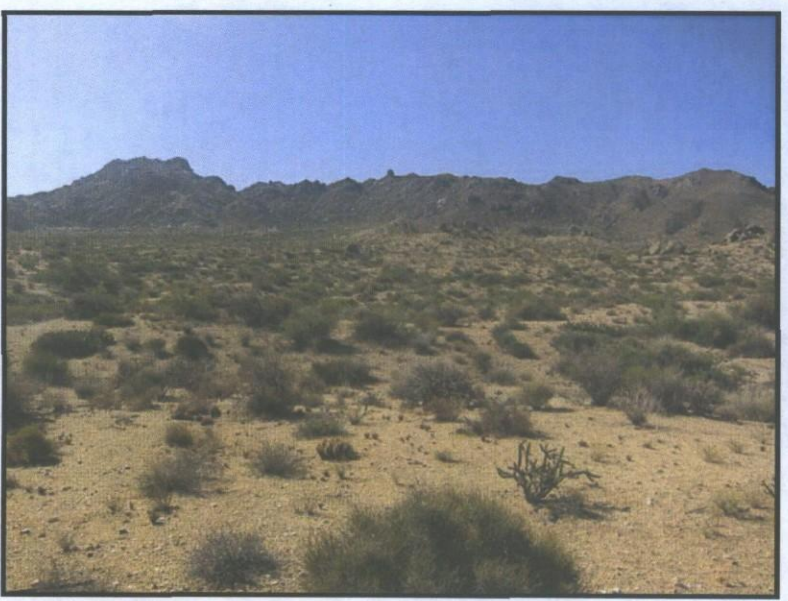
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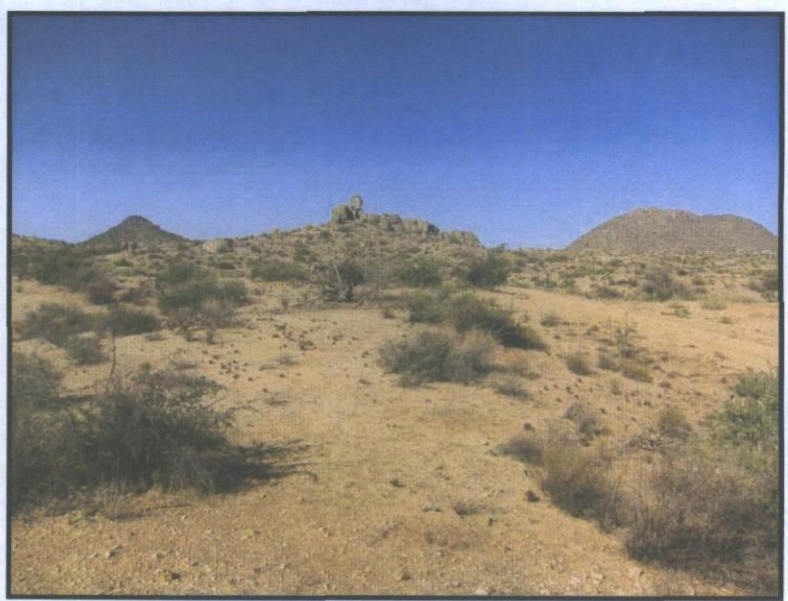
M.1-LOOKING NORTH



M.2-LOOKING EAST



M.3-LOOKING SOUTH



M.4-LOOKING WEST

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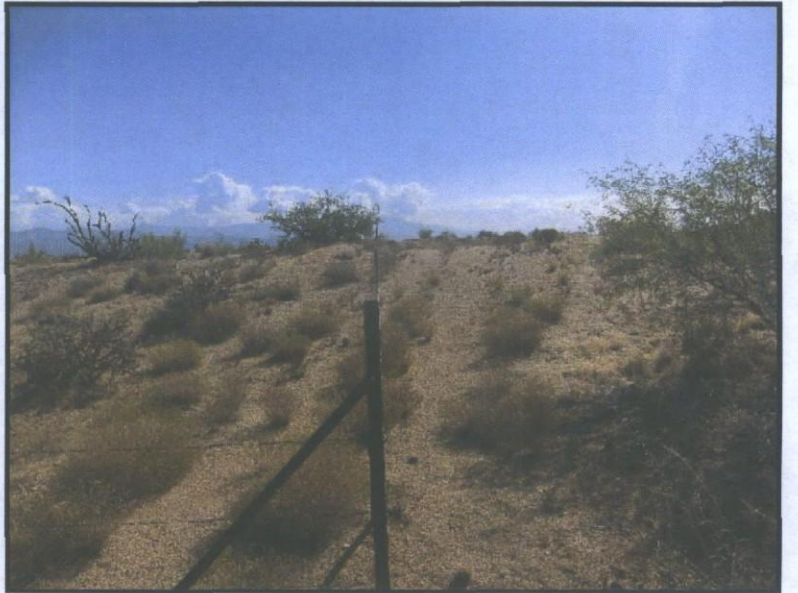
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 SCOTTSDALE, AZ

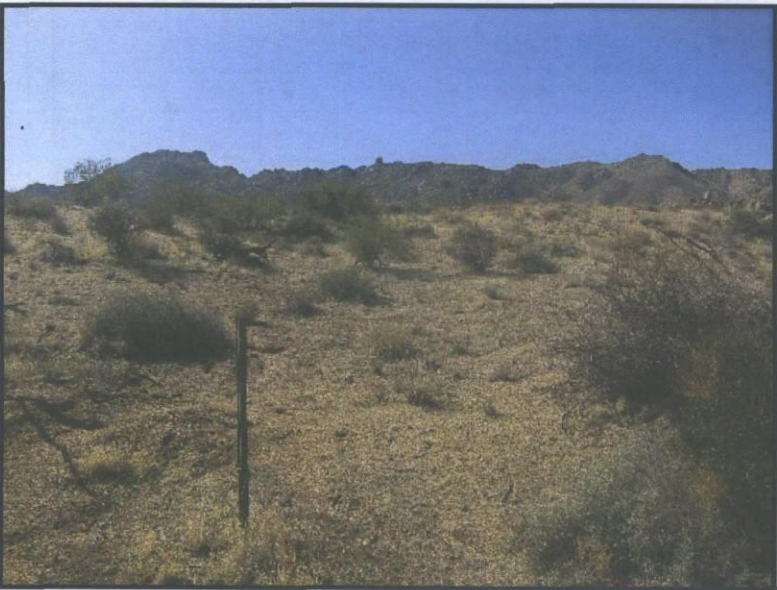
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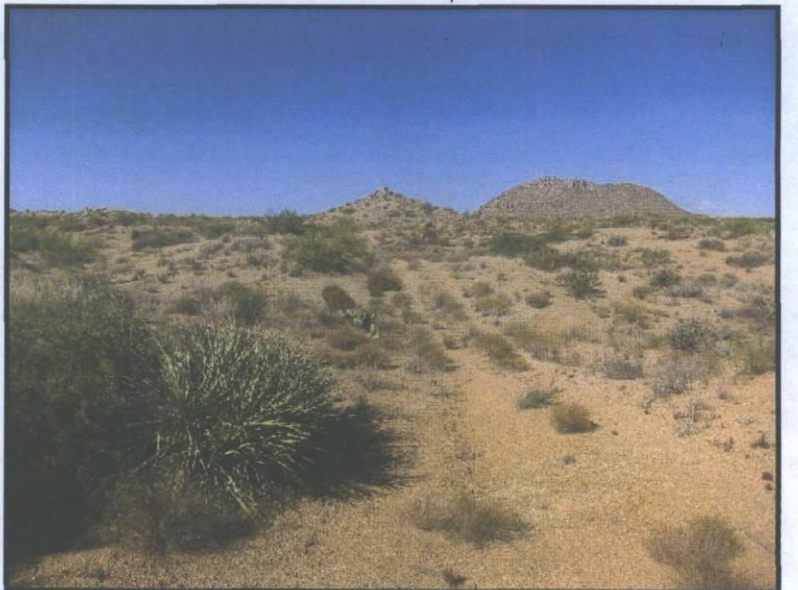
N.1-LOOKING NORTH



N.2-LOOKING EAST



N.3-LOOKING SOUTH



N.4-LOOKING WEST

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

A parcel of land lying within Section 11, Township 4 North, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

PARCEL NO 1:

Lots 1 through 45, inclusive, and Tracts "A" through "E", inclusive, of Sereno Canyon Phase 1, as shown on Final Plat recorded in Book 910 of Maps, page 16, Maricopa County Records.

PARCEL NO 2:

Lots 1 through 28, inclusive, and Tracts "A" through "F", inclusive, of Sereno Canyon Phase 2, as shown on Final Plat recorded in Book 974 of Maps, page 40, Maricopa County Records.

PARCEL NO 3:

Lots 1 through 22, inclusive, and Tracts "A" and "B" of Sereno Canyon Phase 3, as shown on Final Plat recorded in Book 874 of Maps, page 41, Maricopa County Records.

PARCEL NO 4:

Parcel 1 and a portion of Parcels 2 and 7 of The Goldie Brown Pinnacle Peak Ranch: Unit Two, as shown on Final Plat recorded in Book 191 of Maps, page 2, Maricopa County Records, more particularly described as follows:

Commencing at the northeast corner of said Parcel 1, a rabar with cap RLS 17391, from which the Southeast corner of said PARCEL1, being the Southeast corner of said Section 1, 1/2 inch rabar with a bent Peglike cap, bears South 00 degrees 04 minutes 54 seconds East (basis of bearing) a distance of 1321.15 feet, said point being the POINT OF BEGINNING;

THENCE along the East line of said Parcel 1 and said Section, South 00 degrees 04 minutes 54 seconds East, a distance of 1321.15 feet, to the Southeast corner of said Parcel 1 and said Section;

THENCE leaving said East line, along the South line of said Parcel 1, Parcel 2, and said Section, South 89 degrees 51 minutes 22 seconds West, a distance of 2643.99 feet, to the Southwest corner of said Parcel 2, also being the South quarter corner of said Section and the Southeast corner of said Sereno Canyon Phase 2,

THENCE leaving the South line of said Parcel 2, along the west line of said Parcel 2 and the Easterly line of said Sereno Canyon Phase 2, North 00 degrees 02 minutes 10 seconds West, a distance of 1321.28 feet, to the Northwest corner of said Parcel 2.

THENCE along the North line of said Parcel 2, North 89 degrees 51 minutes 47 seconds East, a distance of 225.80 feet;

THENCE leaving the North line said Parcel 2, continuing along said Easterly line, North 08 degrees 47 minutes 50 seconds West, a distance of 89.89 feet;

THENCE North 04 degrees 33 minutes 51 seconds East, a distance of 298.45 feet;

THENCE North 77 degrees 15 minutes 26 seconds East, a distance of 96.60 feet, to the beginning of a curve;

THENCE Southeastery along said curve, having a radius of 17.00 feet, concave Southeastery, through a central angle of 92 degrees 50 minutes 31 seconds, a distance of 27.35 feet, to a point of reverse curvature;

THENCE Southeastery along said curve, having a radius of 208.00 feet, concave Northeastery, through a central angle of 42 degrees 45 minutes 38 seconds, a distance of 155.23 feet, to a point of reverse curvature;

THENCE Southeastery along said curve, having a radius of 292.00 feet, concave Southeastery, through a central angle of 11 degrees 20 minutes 45 seconds, a distance of 57.82 feet, to a point of reverse curvature;

THENCE Southeastery along said curve, having a radius of 430.00 feet, concave Northeastery, through a central angle of 15 degrees 53 minutes 39 seconds, a distance of 119.29 feet, to a point of reverse curvature;

THENCE Southery along said curve, having a radius of 320.00 feet, concave Westery, through a central angle of 74 degrees 42 minutes 29 seconds, a distance of 417.25 feet, to a point of reverse curvature;

THENCE Southery along said curve, having a radius of 270.00 feet, concave Easterly, through a central angle of 31 degrees 57 minutes 31 seconds, a distance of 150.50 feet, to a point of intersection with a non-tangent line;

THENCE South 75 degrees 32 minutes 22 seconds West, a distance of 29.45 feet, to the East line of the West half of said Parcel 2;

THENCE along said East line, continuing along said Easterly line, South 00 degrees 02 minutes 28 seconds East, a distance of 205.00 feet;

THENCE leaving said East line, continuing along said Easterly line, North 46 degrees 00 minutes 31 seconds East, a distance of 172.87 feet, to a point of intersection with a non-tangent curve;

THENCE Northery along said curve, having a radius of 230.00 feet, concave Easterly, whose radius bears North 48 degrees 00 minutes 31 seconds East, through a central angle of 61 degrees 29 minutes 22 seconds, a distance of 246.83 feet, to a point of reverse curvature;

THENCE Northery along said curve, having a radius of 380.00 feet, concave Westery, through a central angle of 68 degrees 25 minutes 06 seconds, a distance of 428.88 feet, to the southerly line of said Sereno Canyon Phase 3 and a point of intersection with a non-tangent line;

THENCE leaving said Easterly line, along said Southerly line, North 42 degrees 38 minutes 45 seconds East, a distance of 273.39 feet;

THENCE South 71 degrees 31 minutes 24 seconds East, a distance of 249.88 feet;

THENCE South 04 degrees 23 minutes 48 seconds East, a distance of 257.85 feet;

THENCE North 87 degrees 26 minutes 00 seconds East, a distance of 265.80 feet, to the east line of said Parcel 7;

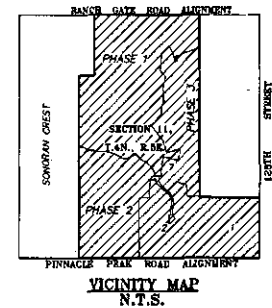
THENCE leaving said Southerly line, along said East line, South 00 degrees 03 minutes 38 seconds East, a distance of 35.94 feet, to the Southeast corner of said Parcel 7, being the Northeast corner of said Parcel 1 and a part of intersection with a non-tangent curve;

THENCE leaving said East line, along the North line of said Parcel 1, Easterly along said curve, having a radius of 465.82 feet, concave Southerly, whose radius bears South 09 degrees 20 minutes 04 seconds East, through a central angle of 09 degrees 11 minutes 21 seconds, a distance of 75.19 feet, to the curve's end;

THENCE North 89 degrees 51 minutes 17 seconds East, a distance of 1246.31 feet, to the POINT OF BEGINNING.

SCHEDULE "B" ITEMS

- Properly taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2013 Taxes.
- Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 46, Arizona Revised Statutes.
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 191 of Maps, Page 26 and in Book 910 of Maps, page 16, thereafter Certificate of Correction recorded in Recording No. 07-413301 and Affidavit of Amendment recorded in Recording No. 07-603846, thereafter City of Scottsdale Refute of Easement Subdivision or Map of Division Affecting Lot 27 of said plat, recorded in Recording No. 09-1000647; Recording No. 09-1000645; Recording No. 09-1000646 and in Recording No. 09-1000647; and in Book 874 of Maps, page 40 and in Book 974 of Maps, page 41.
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: roadway and right of way for utilities
Recording No: Docket 12076, page 648
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Docket 12325, page 538
- Any action that may be taken by the Flood Control District of Maricopa County to acquire property or rights of way for flood control, as disclosed by document recorded at 01-501097.
- Matters contained in that certain document:
Entitled: Memorandum relating to Abandonment of Street
Recording No: 04-1284259
Recording No: 04-1284265
Recording No: 04-1284288
Recording No: 04-1284277
Recording No: 04-1270638
Reference is hereby made to said document for full particulars
- Matters contained in that certain document:
Entitled: Development Agreement
Recording No: 08-483131
Reference is hereby made to said document for full particulars.
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utilities
Recording No: 07-272035
Recording No: 07-272191
Recording No: 07-272195
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: public trail
Recording No: 07-272187
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: sight distance
Recording No: 07-272198
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: driveway and flood control
Recording No: 07-272189
Recording No: 07-272204
Recording No: 07-272205
- Matters contained in that certain document:
Entitled: Well and Landscaping Easement Declaration
Recording No: 07-290488
Reference is hereby made to said document for full particulars.
- Matters contained in that certain document:
Entitled: Private Drainage Easement Declaration
Recording No: 07-280519
Recording No: 07-280520
Recording No: 07-280524
Reference is hereby made to said document for full particulars.
- Matters contained in that certain document:
Entitled: Temporary Access Easement Declaration
Recording No: 07-280982
Reference is hereby made to said document for full particulars.
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: 07-448214
Recording No: 08-181258
Recording No: 08-181259
Liens and charges as set forth in the above mentioned declaration,
Payable to: Sereno Canyon Homeowners Association



CERTIFICATION

TO: LAND DEVELOPMENT SERVICES, L.L.C., THOMAS E FISHER, AN UNMARRIED MAN, AS TO LOT 34 OF PARCEL NO. 1 AND NAT MOORE AND BETTY MOORE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS TO LOT 30 OF PARCEL NO. 1 AND OUTCROP COURT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOT 43 OF PARCEL NO. 1 AND SERENO 41, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOT 41 OF PARCEL NO. 1 AND SERENO 32, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOT 32 OF PARCEL NO. 1 AND RICHARD S. POPPER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO LOT 10 OF PARCEL NO. 1 AND PATCOX, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOT 44 OF PARCEL NO.1 AND SERENO CANYON HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS TO TRACTS A THROUGH E OF PARCEL NO. 1 AND TRACTS A THROUGH F OF PARCEL NO. 2 AND TRACTS A AND B OF PARCEL NO. 3 AND ANDRUS S. BRUNTS AND DEBORAH A. BRUNTS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS TO LOT B OF PARCEL NO. 1 AND MCCOY MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO THE REMAINDER CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 11A AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 28, 2013.

ALTA/ACSM LAND TITLE SURVEY

SERENO CANYON
A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EXPIRES 07-31-14

WOOD/PATEL

CIVIL ENGINEER
LICENSE NO. 12000
STATE OF ARIZONA
CONSTRUCTION MANAGEMENT
2005 W. Northway Ave.
Phoenix, AZ 85028
(602) 798-3300
www.woodpatel.com
www.azprofessional.com
www.azboards.com

COMPILED/SURVEYED
DATE OF 12/02/13
CHECKED BY
CAD REVISION
SCALE
DATE 11/15/13
JOB NUMBER
SHEET 1 OF 16

SCHEDULE "B" ITEMS CONTINUED ON SHEET 2
LEGEND AND SHEET INDEX ON SHEET 2

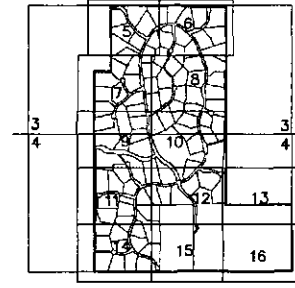
19-PP-2013
12/11/2013

SCHEDULE "B" ITEMS (CONTINUED)

17. Matters contained in that certain document
 Entitled: Easement Agreement
 Recording No: 07-470880
 Recording No: 07-470882
 Recording No: 07-470884
 Recording No: 07-470886
 Recording No: 07-639965
 Recording No: 07-1299873
 Reference is hereby made to said document for full particulars.
18. A resolution in favor of City of Scottsdale
 For: abandoning a portion of public right of way
 Recording No: 07-780183
19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: temporary construction
 Recording No: 09-366865
20. Matters contained in that certain document
 Entitled: Developer Water Line Payback Agreement
 Recording No: 10-572914
 Reference is hereby made to said document for full particulars.
21. Matters contained in that certain document
 Entitled: Notice of Reimbursement for Water Line Extension
 Recording No: 10-572911
 Recording No: 10-572913
 Recording No: 10-572915
 Recording No: 10-572916
 Recording No: 10-572918
 Recording No: 10-572919
 Reference is hereby made to said document for full particulars.
22. Matters contained in that certain document
 Entitled: Facility Payback Agreement for Sewer System Improvements in the Sereno Canyon Service Area
 Recording No: 10-1110880
 Recording No: 10-1110889
 Reference is hereby made to said document for full particulars.
23. Matters contained in that certain document
 Entitled: Sereno Canyon Water and Sewer Credit Agreement
 Recording No: 10-1110885
 Reference is hereby made to said document for full particulars.
24. Matters contained in that certain document
 Entitled: Agreement for the Waiver of Claims for Diminution in Value of Property
 Recording No: 12-1118348
 Reference is hereby made to said document for full particulars.
25. Matters contained in that certain document
 Entitled: Restriction Agreement
 Recording No: 13-244151
 Recording No: 13-244152
 Recording No: 13-307871
 Reference is hereby made to said document for full particulars.

NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 01311255-305-KF, DATED OCTOBER 1, 2013.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC IDENTIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV" UNDER THE SURVEY INFORMATION LINK ON APRIL 2004.
 PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)
 DATUM: GRS-80
 UNITS: INTERNATIONAL FEET
 GEOD MODEL: GEOD 99
 CONTROL POINT: 7102
 PID: NOT PUBLISHED
 LATITUDE: 33°42'45.27801"N
 LONGITUDE: 111°48'19.78152"W
 ELLIPSOID HEIGHT: NOT PUBLISHED
 DESCRIPTION: G.L.D. BRASS CAP, 19', NORTHWEST CORNER OF SECTION 11, T4N, R5E
 MODIFIED TO GROUND AT (GRD) N 088811.350, E: 728738.412, USING A SCALE FACTOR OF 1.0002275609.
 HORIZONTAL ADJUSTMENT: NONE
 HORIZONTAL ROTATION: NONE
- THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATIC SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/ACSM SURVEY REQUIREMENTS ADOPTED FOR USE IN 2011 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- AREA IS 15,199,908 SQUARE FEET OR 348,9419 ACRES, MORE OR LESS.
- UNDERGROUND UTILITIES ARE NOT SHOWN. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
 (R) ABOVE NAMED TITLE COMMITMENT, SERENO CANYON PHASE 1, BK 910, P 16, M.C.R.; LOT 27 AND TRACT "F" OF SERENO CANYON PHASE 1, BK 1042, P 27, M.C.R.; SERENO CANYON PHASE 2, BK 974, P 40, M.C.R.; SERENO CANYON PHASE 3, BK 974, P 41, M.C.R.;
 (R1) THE GOLDIE BROWN PINNACLE PEAK RANCH; UNIT ONE, BK 191, P 26, M.C.R.
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERGROUND.
- SCHEDULE B ITEMS 5, 6, & 16, 22 AND 23 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PARCEL.
- AERIAL PHOTOGRAPHY SHOWN FOR THIS ALTA WAS OBTAINED FROM KENNEY AERIAL MAPPING, PROJECT NO. 11205.



**SHEET INDEX
N.T.S.**

LEGEND

①	PLOTTABLE SCHEDULE "B" ITEM
●	SURVEY MONUMENT FOUND AS NOTED
○	SURVEY MONUMENT SET - 1/2" REBAR WITH CAP WOOD/PATEL LS 27239 TO BE SET UNLESS OTHERWISE NOTED
○	NOTHING FOUND NOTHING SET
●	M.C.R. MARICOPA COUNTY RECORDS
G.L.O.	GENERAL LAND OFFICE IDENTIFICATION
ID	IDENTIFICATION
BK	BOOK
P	PAGE
R.O.W.	RIGHT-OF-WAY
B.W.F.	BARBED WIRE FENCE
PVC	POLYVINYL-CHLORIDE PIPE
E.O.	ELECTRIC OUTLET
E.T.	ELECTRIC TRANSFORMER
E.C.B.	ELECTRIC CABINET
E.V.T.	ELECTRIC VALVE
E.M.	ELECTRO METER
⊕	ELECTRIC MANHOLE
W.V.	WATER VALVE
⊕	WATER MANHOLE
WM	WATER METER
W.S.	WATER SERVICE
F.H.	FIRE HYDRANT
F.D.C.	FIRE DEPARTMENT CONNECTION
W.B.P.	WATER BACKFLOW PREVENTOR
W.B.O.	WATER BLOWOFF
W.V.T.	WATER VAULT
S.S.	SEWER SERVICE
S.C.O.	SEWER CLEAN OUT
⊕	SEWER MANHOLE
G.L.V.	GAS LINE MARKER
G.V.	GAS VALVE
(R)	RECORD DATA
(M)	MEASURED DATA
P.V. D.E.	PRIVATE DRAINAGE EASEMENT
PUB. D.E.	PUBLIC DRAINAGE EASEMENT
S.D.E.	SHORT DISTANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PU & RE	PUBLIC UTILITY & ROADWAY EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WALL EASEMENT
W.L.E.	WATERLINE EASEMENT
Bldr. E.	BOULDER EASEMENT
M.U.P.T.E.	MULTI-USE AND PUBLIC TRAIL EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE

ALTA/ACSM LAND TITLE SURVEY

SERENO CANYON
 A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

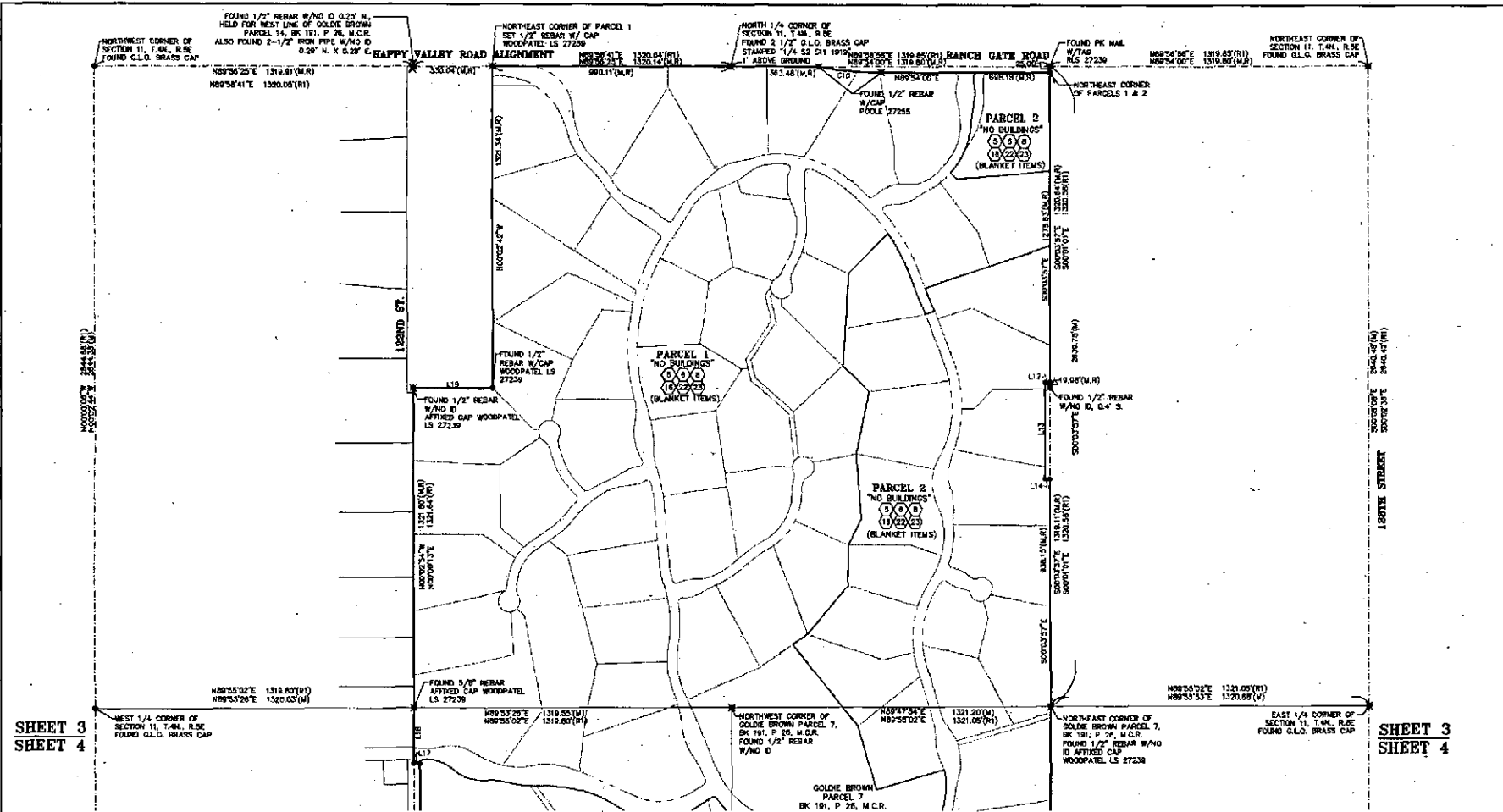


EXPIRES 03-31-14

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 8001 W. Northshore Ave.
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 PHOENIX, ARIZONA

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 CAD TECHNICIAN
 SCALE AS SHOWN
 DATE 11/23/11
 JOB NUMBER
 SHEET 2 OF 16



SHEET 3
SHEET 4

SHEET 3
SHEET 4

LINE TABLE

LINE	BEARING	DISTANCE
L1(W.R)	N06°47'56"W	89.69
L2(W.R)	N04°53'57"E	208.46
L3(W.R)	S77°18'56"W	96.60
L4(W.R)	S72°32'22"W	28.43
L5(W.R)	S00°02'28"E	205.00
L6(W.R)	N48°03'31"E	172.81
L7(W.R)	N42°38'45"E	272.36
L8(W.R)	S71°31'24"E	248.68
L9(W.R)	S04°23'46"E	227.96
L10(W.R)	N87°28'06"E	365.90
L11(W.R)	S00°03'38"E	38.04
L12(W.R)	S89°56'03"W	20.00
L13(W.R)	S00°03'17"E	480.97
L14(W.R)	N89°56'03"E	20.00
L15(W.R)	N88°58'51"E	25.00
L16(W.R)	N00°01'09"W	206.53
L17(W.R)	S88°58'15"W	23.00
L18(W.R)	N00°03'45"W	227.00
L19(W.R)	N89°58'29"E	329.96

CURVE TABLE

CURVE	DELTA	RADIUS	ARC
C1(W.R)	82°50'31"	17.00	27.05
C2(W.R)	42°45'30"	208.00	195.73
C3(W.R)	11°56'43"	282.00	57.82
C4(W.R)	18°53'39"	430.00	119.29
C5(W.R)	74°42'29"	130.00	417.25
C6(W.R)	31°57'51"	273.00	150.80
C7(W.R)	61°28'22"	330.00	246.83
C8(W.R)	68°29'08"	360.00	429.88
C9(W.R)	0°41'27"	486.00	75.19
C10(W.R)	0°01'22"	486.00	75.33
C11(W.R)	11°03'51"	1345.00	259.73

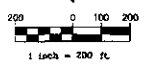
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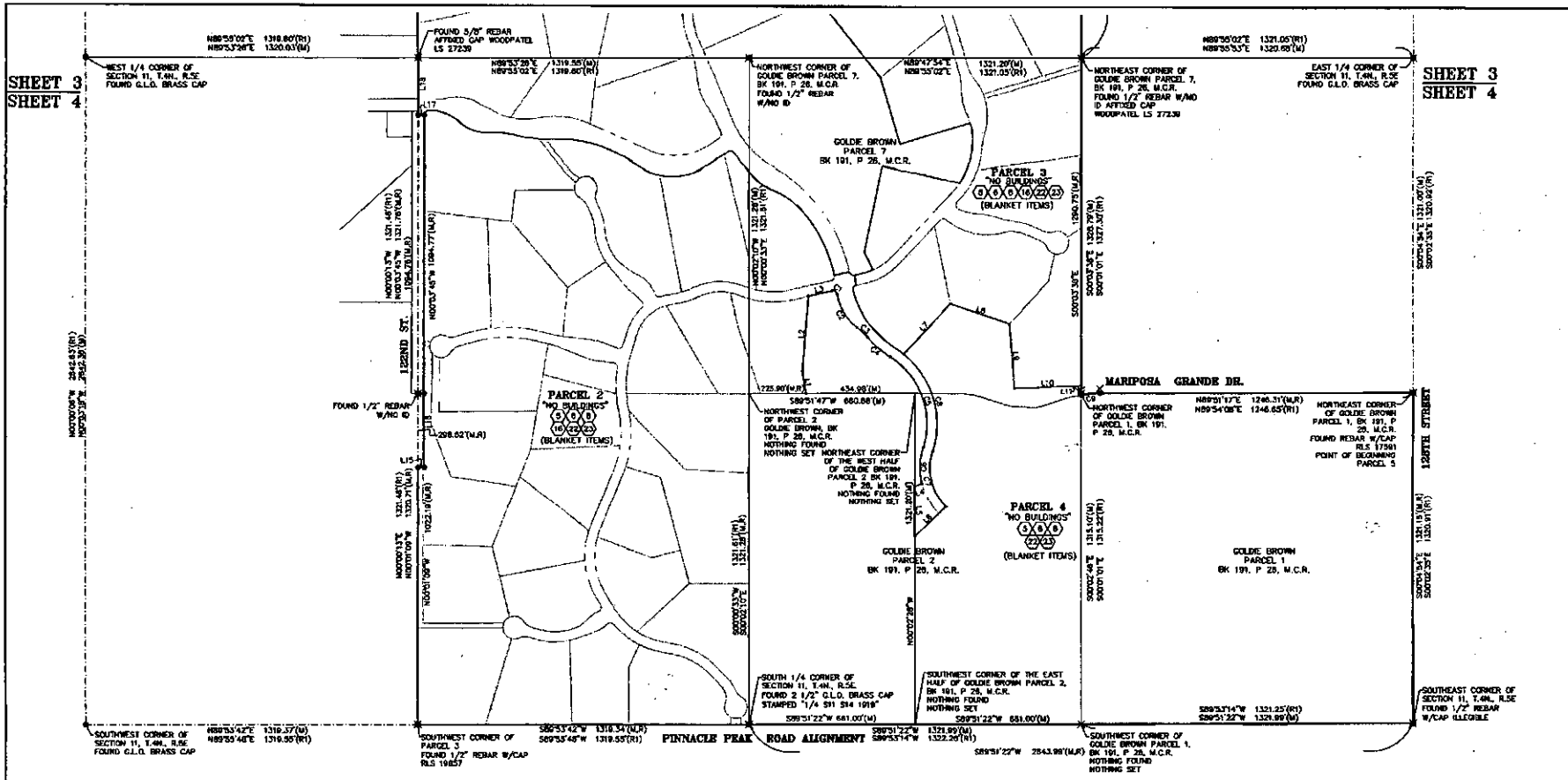
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JOB NUMBER: MP2 113730.04
SHEET: 3 OF 16



SHEET 3
SHEET 4

SHEET 3
SHEET 4

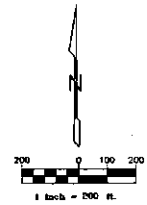


LINE TABLE

LINE	BEARING	DISTANCE
L1(N,R)	N06°23'58"W	89.69
L2(N,R)	N04°53'51"E	296.48
L3(N,R)	N77°15'28"E	96.60
L4(N,R)	S76°32'22"W	29.43
L5(N,R)	S00°02'28"E	205.00
L6(N,R)	N46°00'31"E	172.81
L7(N,R)	N42°39'45"E	273.39
L8(N,R)	S71°31'24"E	248.88
L9(N,R)	S04°23'48"E	257.90
L10(N,R)	N67°28'00"E	263.80
L11(N,R)	S00°03'38"E	38.04
L12(N,R)	S49°34'03"W	70.00
L13(N,R)	S00°03'57"E	400.97
L14(N,R)	N36°34'03"E	20.00
L15(N,R)	N88°54'51"E	25.00
L16(N,R)	N00°01'09"W	296.53
L17(N,R)	S89°36'13"W	75.00
L18(N,R)	N00°01'43"W	227.00
L19(N,R)	N89°50'35"E	329.88

CURVE TABLE

CURVE	DELTA	RADIUS	ARC
C1(N,R)	92°50'31"	17.00	27.88
C2(N,R)	42°45'56"	206.00	155.23
C3(N,R)	11°20'43"	292.00	57.82
C4(N,R)	3°53'39"	430.00	119.29
C5(N,R)	24°42'39"	320.00	67.23
C6(N,R)	31°57'31"	270.00	150.80
C7(N,R)	61°59'22"	330.00	248.83
C8(N,R)	68°23'09"	360.00	429.80
C9(N,R)	06°11'21"	488.82	78.19
C10(R)	06°12'23"	488.82	75.33
C11(N,R)	11°03'51"	1345.00	259.73



ALTA/ACSM LAND TITLE SURVEY

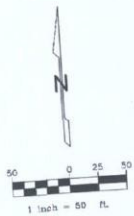
SERRNO CANYON
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PHONE: 602-955-8500
WWW.WOODPATEL.COM
MARCUS WOOD, PLS. 17701

COMPLETES SURVEY FIELD
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JOB NUMBER 113780-04
SHEET 4 OF 16

DATE PLOTTED: 11/13/21 10:57 AM



SHEET 5
SHEET 7

SHEET 5
SHEET 6

ALTA/ACSM LAND TITLE SURVEY

SIERENO CANYON
NORTH RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
A PORTION OF SECTION 11, TOWNSHIP 8 MARICOPA COUNTY, ARIZONA.



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SHEET 5 OF 16

ARIZONA BOARD OF LAND SURVEYORS
REGISTERED PROFESSIONAL SURVEYOR
NO. 17700
WOOD/PATEL & ASSOCIATES, P.C.

SHEET 5
SHEET 7

SHEET 7
SHEET 8



SHEET 7
SHEET 9

ALTA/ACSM LAND TITLE SURVEY

SEREINO CANYON
A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GUA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

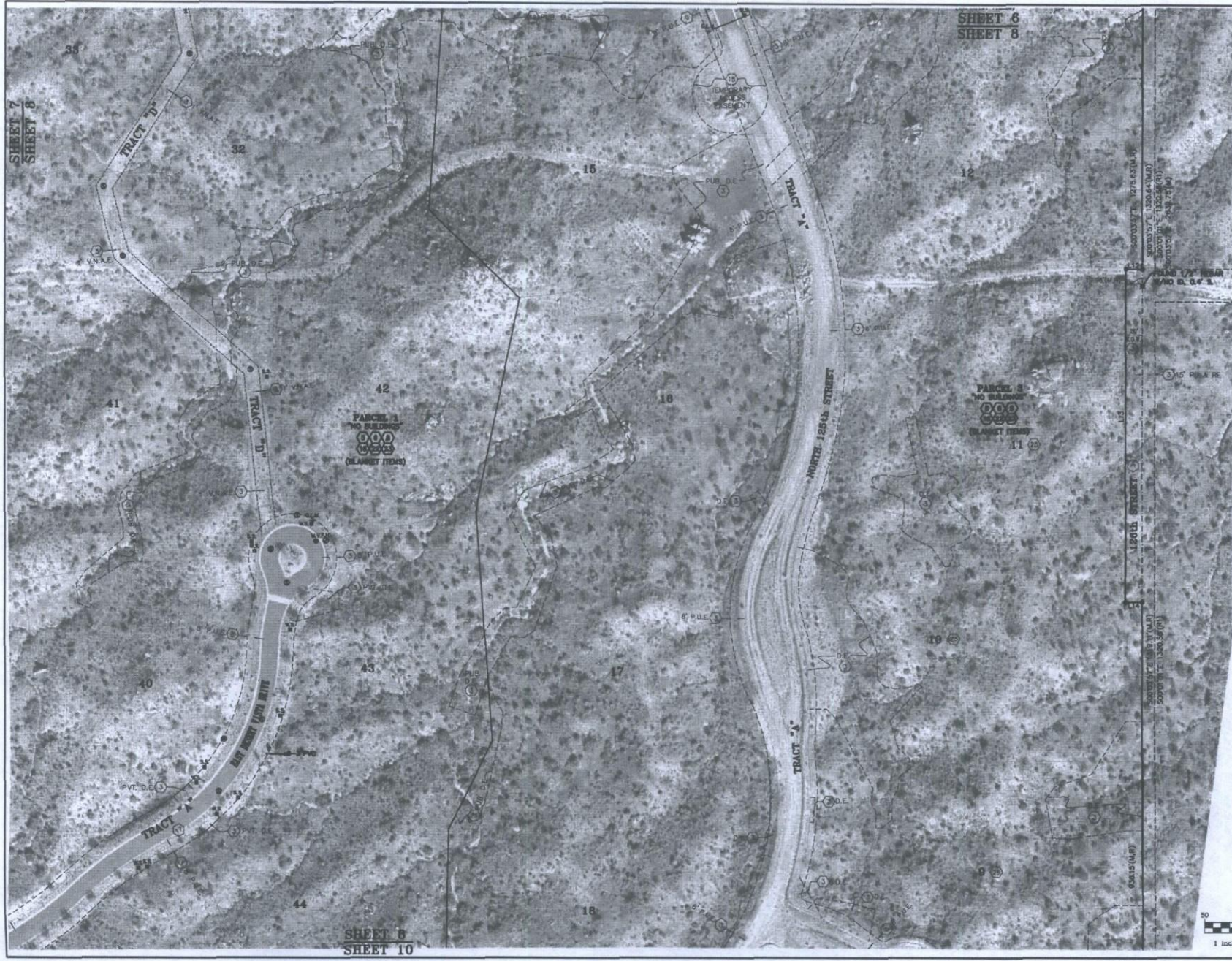


EXPIRES 03-31-14

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 Phoenix, AZ 85061
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 www.woodpatel.com
 woodpatel@woodpatel.com
 PRACTICE NO. 137028

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 JOB NUMBER
 MP# 113790.04
 SHEET
7 OF 16

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SHEET 6
SHEET 8

SHEET 7
SHEET 8

SHEET 9
SHEET 10

ALTA/ACSM LAND TITLE SURVEY

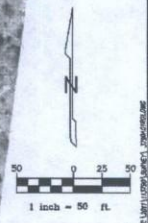
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A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EXPIRES 03-31-14

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8061 W. Northern Ave.
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www.woodpatel.com
woodpatel@aol.com
PHONE • 602.525.8500

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CAD TECHNICIAN	AS
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JOB NUMBER	MP# 113790.04
SHEET	8 OF 10



DATE OF PLOT: 11/13/13 BY: WOOD/PATEL & ASSOCIATES, P.C.



SHEET 9
SHEET 10

ALTA/ACSM LAND TITLE SURVEY

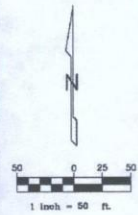
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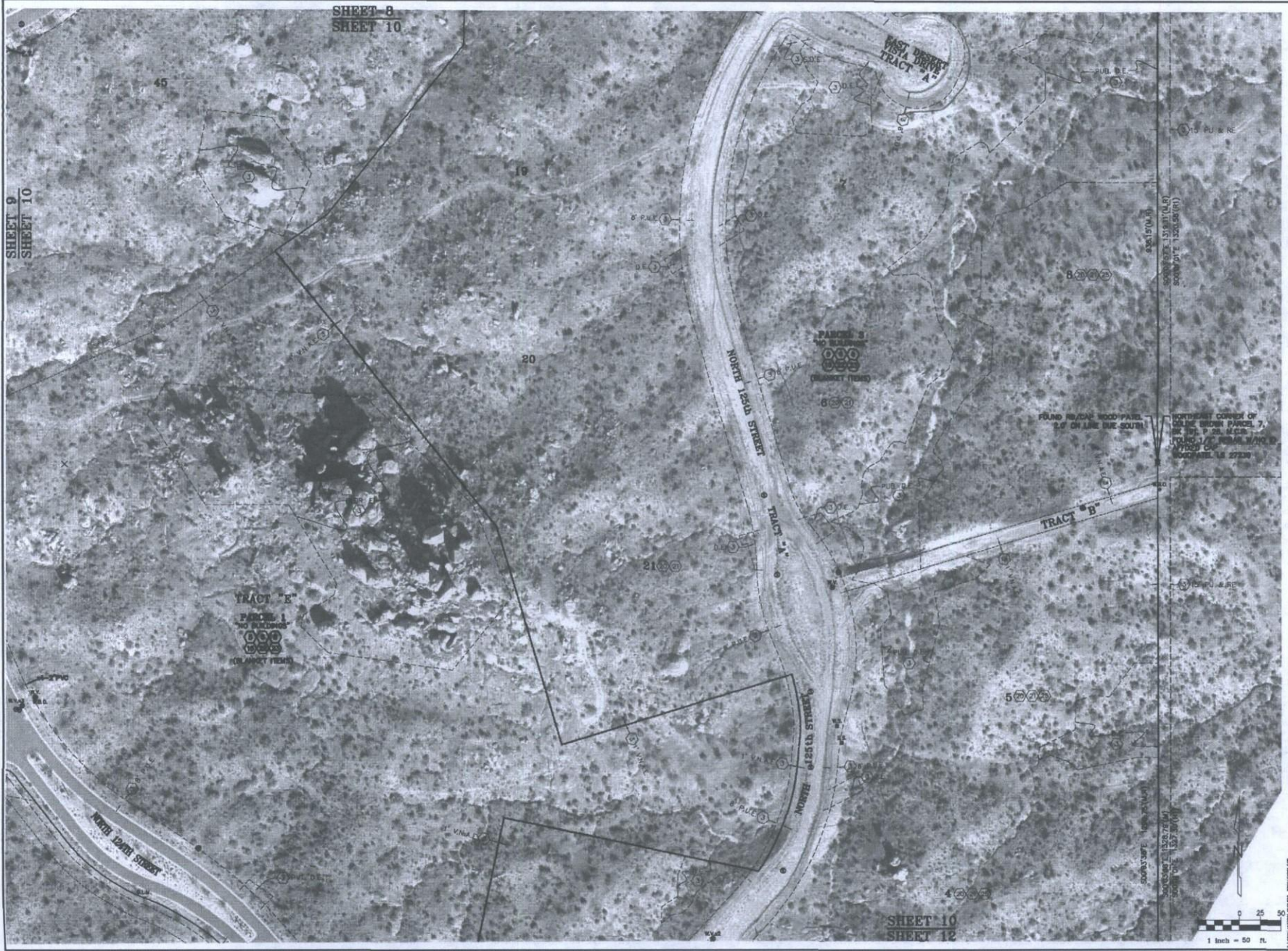
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REGISTERED PROFESSIONAL ENGINEER

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SHEET
9 OF 16



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SHEET 8
SHEET 10

SHEET 9
SHEET 10

SHEET 10
SHEET 12

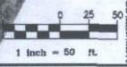
ALTA/ACSM LAND TITLE SURVEY

SERENO CANYON
A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GUA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EXPIRES 03-31-14
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www.phoenixsurvey.com
PHOENIX, ARIZONA

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SHEET 10 OF 16



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SHEET 9
SHEET 10

SHEET 11
SHEET 12

SHEET 11
SHEET 13

ALTA/ACSM LAND TITLE SURVEY

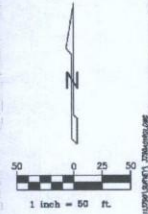
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SCALE 1"=50'
DATE 11/13/13
JOB NUMBER
MP# 113790.04
SHEET
11 OF 16

NORTHWEST CORNER OF
PARCEL BK 101, P. 26, ALTA.
NOTHING FOUND
NOTHING SET

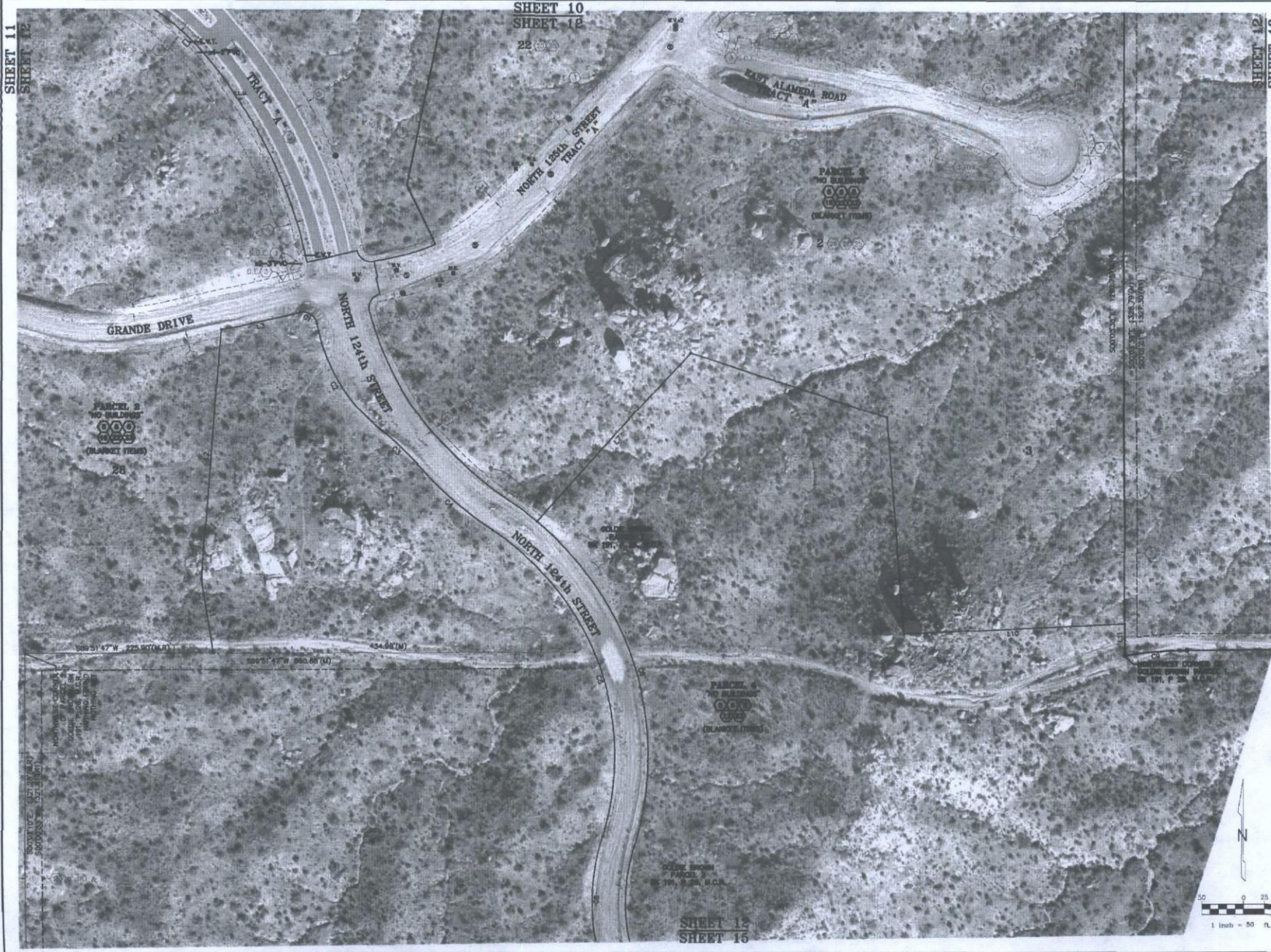


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DRAWN BY: GSP
CHECKED BY: AB
SCALE: 1"=50'
DATE: 11/13/13
JOB NUMBER: MP# 113790.04
SHEET: 11 OF 16

SHEET 11
SHEET 12

SHEET 10
SHEET 12

SHEET 12
SHEET 13



ALTA/ACSM LAND TITLE SURVEY

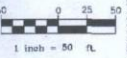
SERENO CANYON
A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EXPIRES 03-31-14

WOOD/PATEL
CIVIL ENGINEER
HYDROLOGIST
LAND SURVEYOR
CONSTRUCTION MANAGER
3001 W. Northshore Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
woodpatel@woodpatel.com
P.L. 12000-12000

COMPLETED SURVEY FIELD
WORK ON 11/01/11
CHECKED BY
CAD TECHNICIAN
SCALE 1"=50'
DATE 11/13/13
JOB NUMBER 113700.84
SHEET 12 OF 16



SHEET 12
SHEET 16

SHEET 12
SHEET 13

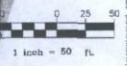
SOUTH 36° 14' 30" WEST
500.00 FT. (152.40 M)
SOUTH 51° 18' 00" WEST
500.00 FT. (152.40 M)

SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCELS TO BE DELETED
000
BLANKET EASEMENT
EOLAS EASEMENT
OR 101, P. 28, E.C.R.

NORTHWEST CORNER OF THE PARCELS SHOWN IN 28, E.C.R. FOUND NEAR BLE TYPED POINT OF BEGINNING PARCELS

SHEET 13
SHEET 16



COMPLETED SURVEY FIELD WORK ON 10/22/13
CHECKED BY CSR
CAD TECHNICIAN AJF
SCALE 1" = 50'
DATE 11/13/13
JOB NUMBER WPT 13790.04
SHEET 13 OF 16



EXPIRES 03-31-14
WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
3001 N. BUCKLEY AVE.
PHOENIX, AZ 85018
(602) 335-3500
www.wood-patel.com
www.patepwood.com
arizona@wood-patel.com

ALTA/ACSM LAND TITLE SURVEY

SERENO CANYON
A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

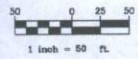


SHEET 11
SHEET 14

SHEET 14
SHEET 15

SECTION 2
NO BOUNDARIES
DELETED ITEMS

BLM #
3.7 SQMI



ALTA/ACSM LAND TITLE SURVEY

SERENO CANYON
A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



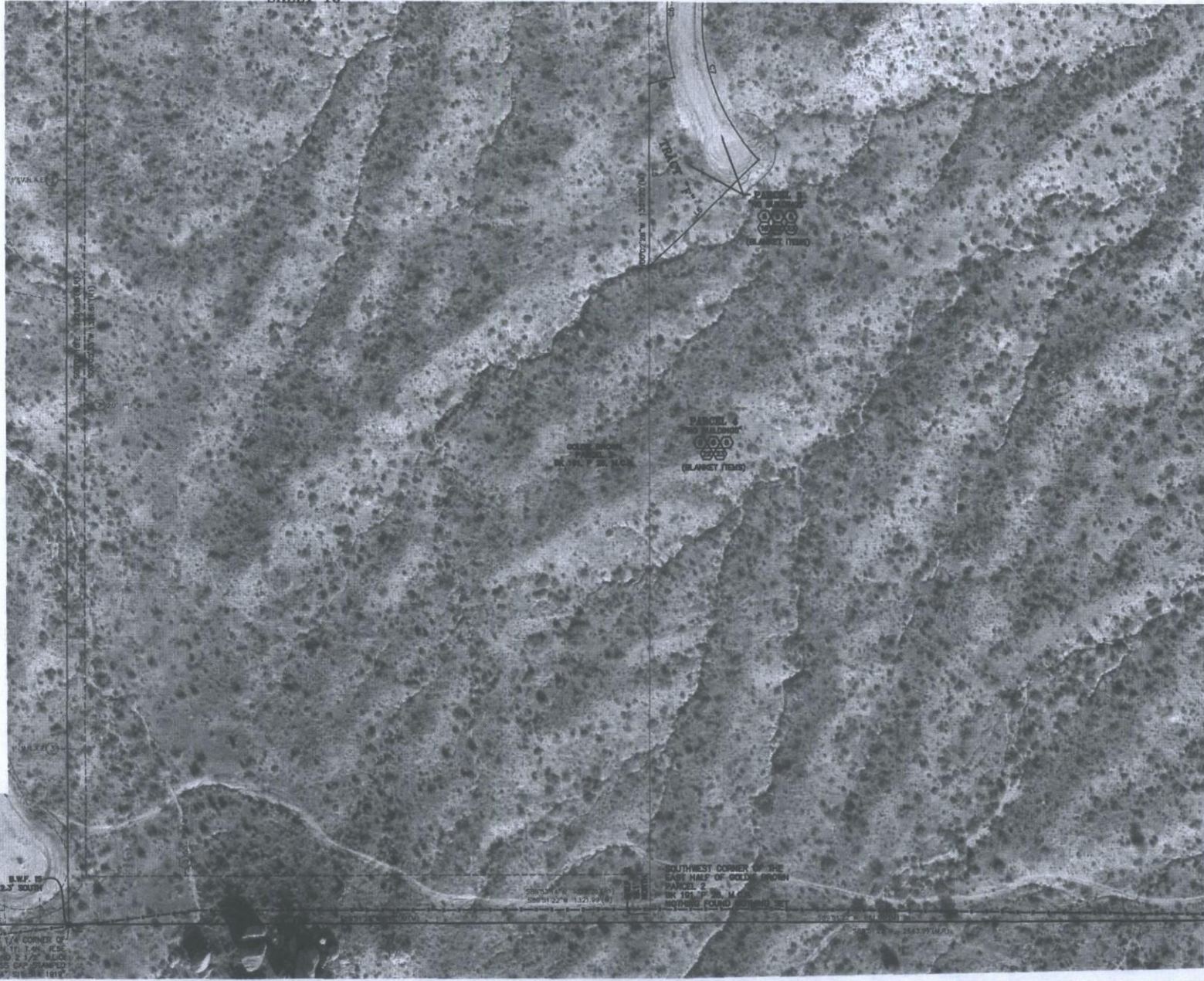
EXPRES 03-31-14
WOOD/PATEL
CIVIL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
LAND SURVEYORS
CONSTRUCTION MANAGERS
8001 W. Northern Ave.
Phoenix, AZ 85021
(602) 935-8500
www.woodpatel.com
sereno@woodpatel.com
PHOENIX - 480.413.0200

COMPLETED SURVEY FIELD
WORK ON 10/02/13
CHECKED BY: RSR
CAD TECHNICIAN: AB
SCALE: 1"=50'
DATE: 11/13/13
JOB NUMBER: WPE 113792.04
SHEET
14 OF 16

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SHEET 12
SHEET 15

SHEET 14
SHEET 15



SHEET 15
SHEET 16

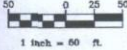
ALTA/ACSM LAND TITLE SURVEY

SERENO CANYON
A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EXPIRES 03-31-14
WOOD/PATEL
 CIVIL ENGINEER
 HYDROLOGICIST
 LAND SURVEYOR
 CONSTRUCTION MANAGER
 800 N. McDowell Ave.
 Phoenix, AZ 85001
 (602) 335-8500
 www.woodpatel.com
 woodpatel@woodpatel.com
 PENDING: ARIZONA - LICENSE

COMPLETED SURVEY FIELD
 WORK ON 10/02/13
 CHECKED BY: CSP
 CAD TECHNICIAN AB
 SCALE 1"=50'
 DATE 11/23/13
 JOB NUMBER
 WP # 113790.04
 SHEET
 15 OF 16



COPYRIGHT © 2013 WOOD/PATEL

SHEET 13
SHEET 16

SHEET 15
SHEET 16

PARCEL
NO. 100
COCO
100
(BLANKET FEED)

BLANKET FEED
PARCEL
BK 101, P. 20, 21, 22

SOUTHEAST CORNER OF
SECTION 11, T. 13N, R. 3E
FOUND 1/4" IRON W/ CAP
& SLEEVE

SOUTHWEST CORNER OF
BLANKET FEED PARCEL
BK 101, P. 20, 21, 22
NOTHING FOUND



EXPIRES 03-31-14

WOOD/PATEL

CIVIL ENGINEER
LICENSED SURVEYOR
LAND SURVEYORS
CONSTRUCTION MANAGER

2001 W. Northrup Ave.
Phoenix, AZ 85021
(602) 336-8000
www.woodpatel.com
licensing@woodpatel.com
REGIONS - USA & CANADA

COMPLETED SURVEY FIELD
WORK ON 10/27/11
CHECKED BY

CAD TECHNICIAN AS

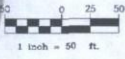
SCALE 1"=50'

DATE 11/23/11

JOB NUMBER NPS 113780.04

SHEET

16 OF 16



1 inch = 50 ft.



COPYRIGHT © 2011 WOOD/PATEL, P. 11/23/11

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
R1-130 ESL	123 ACRES	54 UNITS	0.35 DU/AC
R1-43 ESL	95 ACRES	54 UNITS	0.56 DU/AC
R-4R ESL	36 ACRES	UP TO 299 UNITS (EQUIVALENT RESIDENTIAL UNITS)	2.2 DU/AC
TOTAL	350 ACRES	397 UNITS (EQUIVALENT RESIDENTIAL UNITS)	1.1 DU/AC

PROJECT PHASE	GROSS AREA	NUMBER OF LOTS	DENSITY
PHASE 1	134 ACRES	58 UNITS	0.43 DU/AC
PHASE 2	47 ACRES	18 UNITS	0.38 DU/AC
PHASE 3	40 ACRES	22 UNITS	0.55 DU/AC
PHASE 4	129 ACRES	UP TO 299 UNITS (EQUIVALENT RESIDENTIAL UNITS)	2.3 DU/AC
TOTAL	350 ACRES	397 UNITS (EQUIVALENT RESIDENTIAL UNITS)	1.1 DU/AC

R1-43 LOT DATA
EXCLUDED LOTS 55, 56, & 57 (PHASE 4)
MIN. LOT SIZE 0.02 ACRES
AVG. LOT SIZE 1.55 ACRES

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

N.A.O.S. DATA TABLE			
ZONING CATEGORY	GROSS AREA	MINIMUM N.A.O.S. REQUIRED (PER R16-21-2011)	MAX AMOUNT OF REVEGETATED N.A.O.S. (30%)
R1-130 ESL	123 ACRES	81 ACRES (66%)	24.3 ACRES
R1-43 ESL	95 ACRES	39 ACRES (42%)	11.7 ACRES
R-4R ESL	132 ACRES	56 ACRES (42%)	16.8 ACRES
TOTAL	350 ACRES	176 ACRES / 50% OF SITE	52.8 ACRES

PROJECT PHASE	GROSS AREA	N.A.O.S. - UNDISTURBED	N.A.O.S. - REVEGETATED
PHASE 1	134 ACRES	71.9 ACRES	6.6 ACRES
PHASE 2	47 ACRES	23.9 ACRES	2.6 ACRES
PHASE 3	40 ACRES	21.9 ACRES	1.7 ACRES
PHASE 4	129 ACRES	33.2 ACRES	14.3 ACRES
TOTAL	350 ACRES	150.9 ACRES (88.5%)	25.2 ACRES (14.3%)
		TOTAL N.A.O.S. TO BE PROVIDED = 176 ACRES	

NOTE: N.A.O.S. distributions between phases are approximate and may be subject to change, but shall be required to comply with all Environmentally Sensitive Lands (ESL) standards and provide a minimum N.A.O.S. amount of 176 acres project-wide. Credit for historically cleared areas has not been accounted for and shall

NOTES

- AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- ALL STREETS ARE PRIVATE.
- ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 8' IN ACCORDANCE WITH CITY OF SCOTTSDALE 25L 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 R1-130 ESL 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 RESORT/SPA (16-2N-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 MAXIMUM OF 24-FT WIDE PAVED STANDARD. THE CITY MAY AGREE TO ALLOW CONSTRUCTION ACCESS TO A PAVING AND MAINTENANCE AGREEMENT APPROVED BY THE CITY MANAGER OR DESIGNEE (16-2N-201).
- THE OWNER/DEVELOPER SHALL INSTALL GATES, INTERNAL TO THE PROPOSED SUBDIVISION PLAT, AS DEPICTED ON EXHIBIT "B" TO EXHIBIT "1", TO REMAIN IN PLACE UNTIL THOSE PROPERTY OWNERS, WHOSE ACCESS IS LIMITED BY THE GATES, VOTE TO REMOVE THE GATE 3 BY MAJORITY VOTE (16-2N-2011).
- N. 128TH STREET ACCESS, TO THE RESORT/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 RESORT/SPA ENTRANCE ON N. 128TH STREET (16-2N-2011).
- THE OWNER/DEVELOPER SHALL HAVE EACH MASTER INFRASTRUCTURE PLAN, SPECIFIED IN CASE 16-2N-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 PHASING, IDENTIFYING THE TIMING AND PARTIES RESPONSIBLE FOR CONSTRUCTION (CIRCULATION MASTER PLAN AND 16-2N-201).
- BEFORE ANY CERTIFICATE OF OCCUPANCY IS USED FOR THE SITE, THE DEVELOPER SHALL DEDICATE AND CONSTRUCT THE FOLLOWING TRAILS:

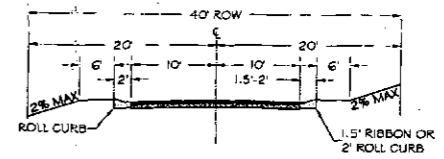
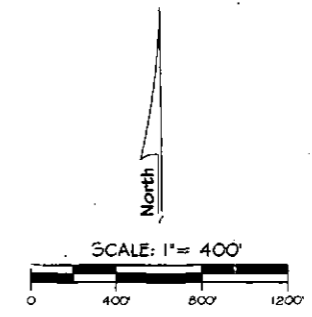
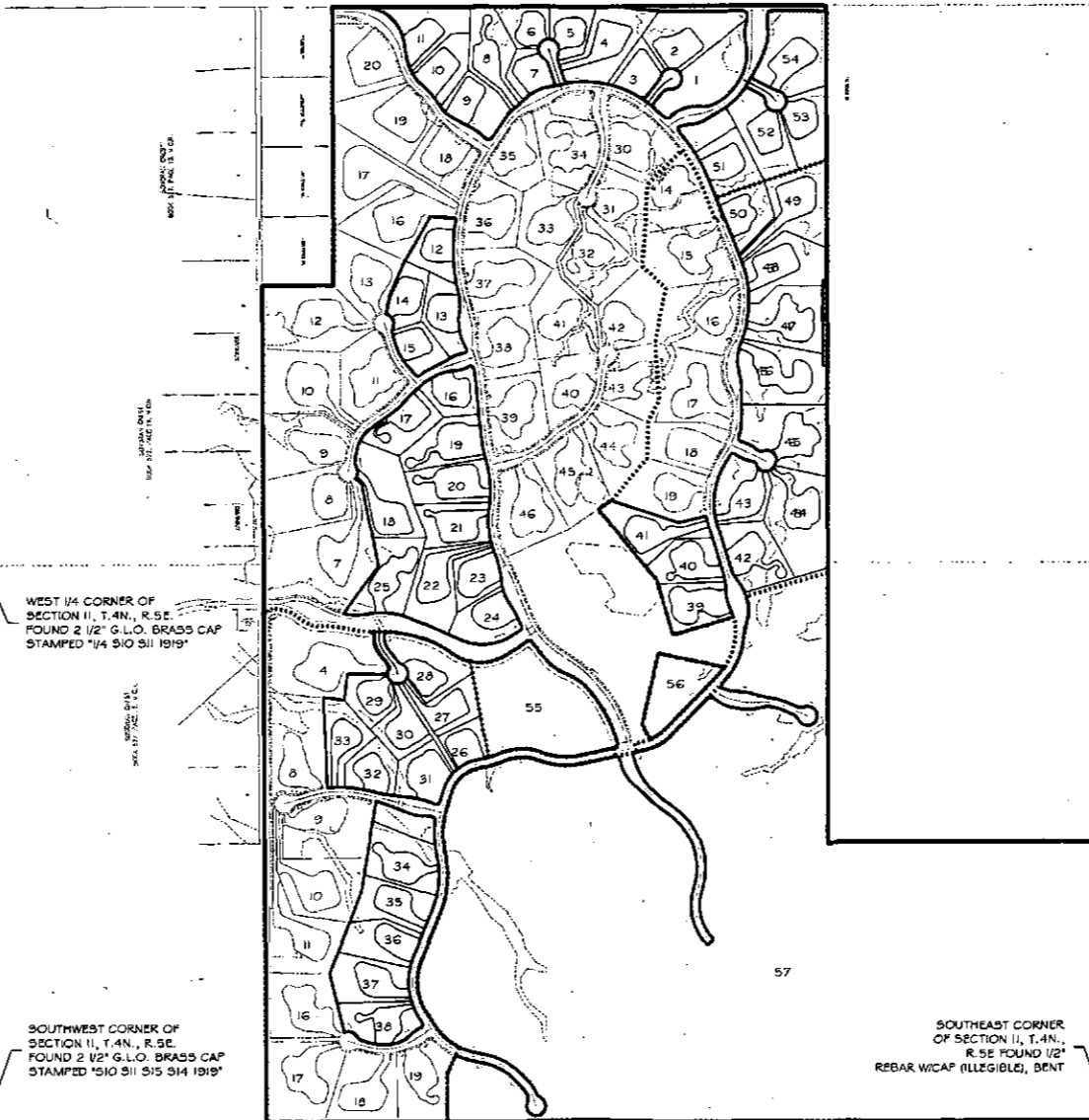
NORTHWEST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "53 52 910 511 1919"

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "52 51 911 512 1919"

WEST 1/4 CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "14 510 511 1919"

SOUTHWEST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "510 511 515 514 1919"

SOUTHEAST CORNER OF SECTION 11, T.4N., R.5E. FOUND 1/2" REBAR WCAP (ILLEGIBLE), BENT



LOCAL RESIDENTIAL STREET
(NTS)
EXISTING AND PROPOSED
PRIVATE STREET

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 W DIEHL ROAD
NAPERVILLE, IL 60563
CONTACT: HUGH SWEED
(630) 566-2522
FAX: (630) 595-00480

CIVIL ENGINEER
LAND DEVELOPMENT TEAM, LLC
3420 EAST SHEA BLVD., #156,
PHOENIX, AZ. 85028
CONTACT: GORDON WARK, P.E.
PHONE: 602-396-5700
FAX: 602-396-5701
www.LD-Team.com

LAND PLANNER
LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: ALEX STEDMAN
(480) 994-0994
FAX: (480) 994-7332

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: ALEX STEDMAN
(480) 994-0994
FAX: (480) 994-7332

BENCH MARK
CITY OF SCOTTSDALE BRASS CAP FLUSH;
INTERSECTION OF HAPPY VALLEY DRIVE
AND 120TH STREET FENCE RUNS SOUTH
AND WEST, UP 1" NORTHEAST CORNER OF
LOT 16. ELEV= 2691.39' NAVD '88 DATUM

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



**SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT**

**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**

Date: 6/3/2014
Project: 13CC100
File: 13CC100_PP001
Scale: NTS



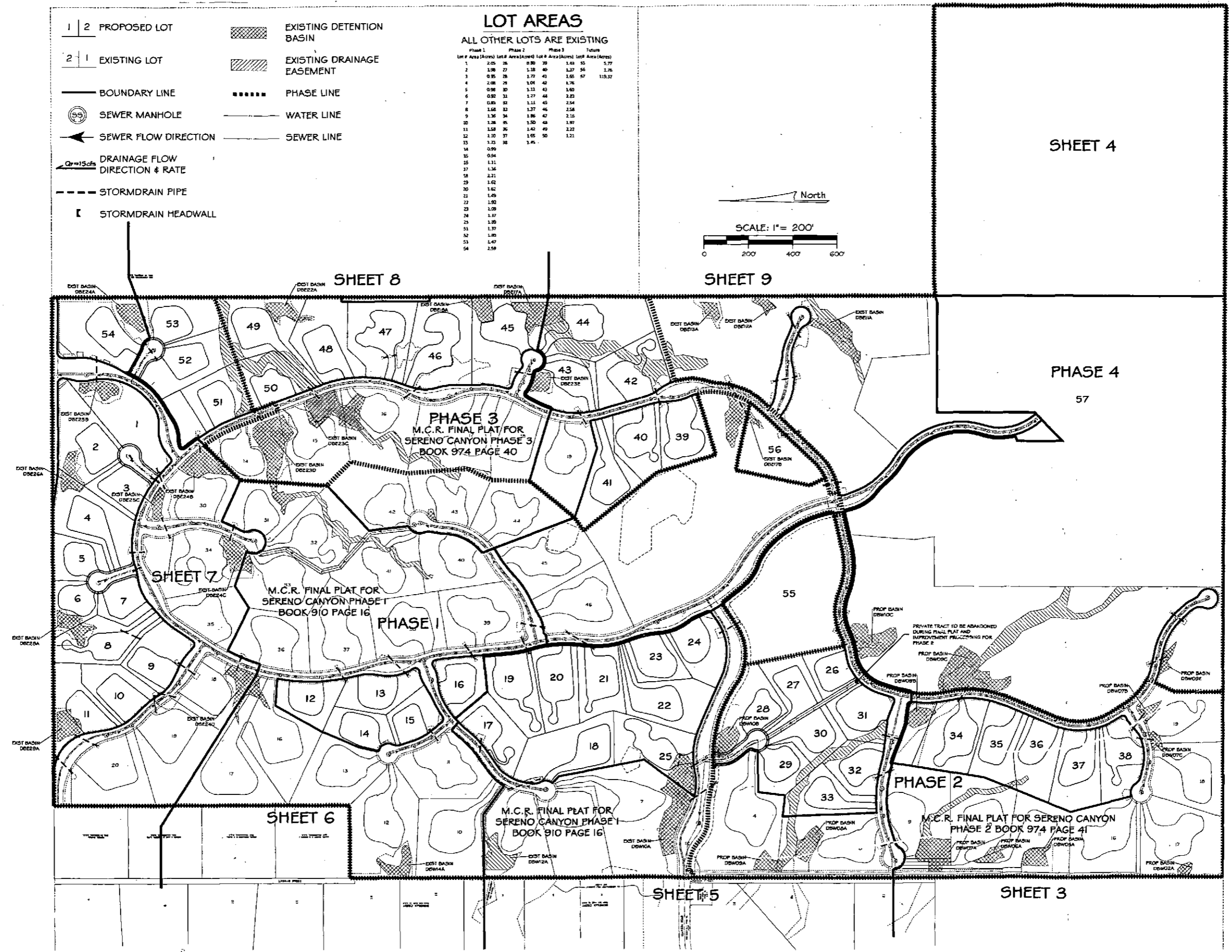
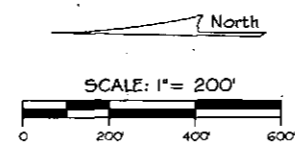
**SHEET
OF 9**

LEGEND

- 1 | 2 PROPOSED LOT
- 2 | 1 EXISTING LOT
- BOUNDARY LINE
- ⊙ SEWER MANHOLE
- ← SEWER FLOW DIRECTION
- Q=15cfs DRAINAGE FLOW DIRECTION & RATE
- - - - STORMDRAIN PIPE
- [] STORMDRAIN HEADWALL
- [] EXISTING DETENTION BASIN
- [] EXISTING DRAINAGE EASEMENT
- PHASE LINE
- WATER LINE
- SEWER LINE

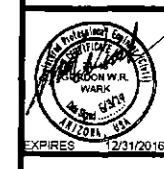
LOT AREAS
ALL OTHER LOTS ARE EXISTING

Lot #	Phase 1 Area (Acres)	Phase 2 Area (Acres)	Phase 3 Area (Acres)	Total Area (Acres)
1	2.05	0.80	1.43	4.28
2	1.98	1.18	1.27	4.43
3	0.95	1.71	1.55	4.21
4	2.88	3.04	1.76	7.68
5	0.98	1.11	1.40	3.49
6	0.92	1.27	1.83	4.02
7	0.85	1.11	1.54	3.50
8	1.58	1.27	1.54	4.39
9	1.26	1.86	2.15	5.27
10	1.28	1.50	1.97	4.75
11	1.58	1.42	1.22	4.22
12	1.30	1.05	1.21	3.56
13	3.23	1.95		5.18
14	0.99			0.99
15	0.94			0.94
16	1.11			1.11
17	1.34			1.34
18	2.21			2.21
19	1.62			1.62
20	1.62			1.62
21	1.49			1.49
22	1.92			1.92
23	1.09			1.09
24	1.17			1.17
25	1.39			1.39
26	1.37			1.37
27	1.30			1.30
28	1.20			1.20
29	1.47			1.47
30	2.59			2.59



CROWN
COMMUNITY DEVELOPMENT
with Heritage Business Company

LD-Team
LAND DEVELOPMENT
3400 East Shea Boulevard, Suite 100
Phoenix, Arizona 85028
www.LD-Team.com



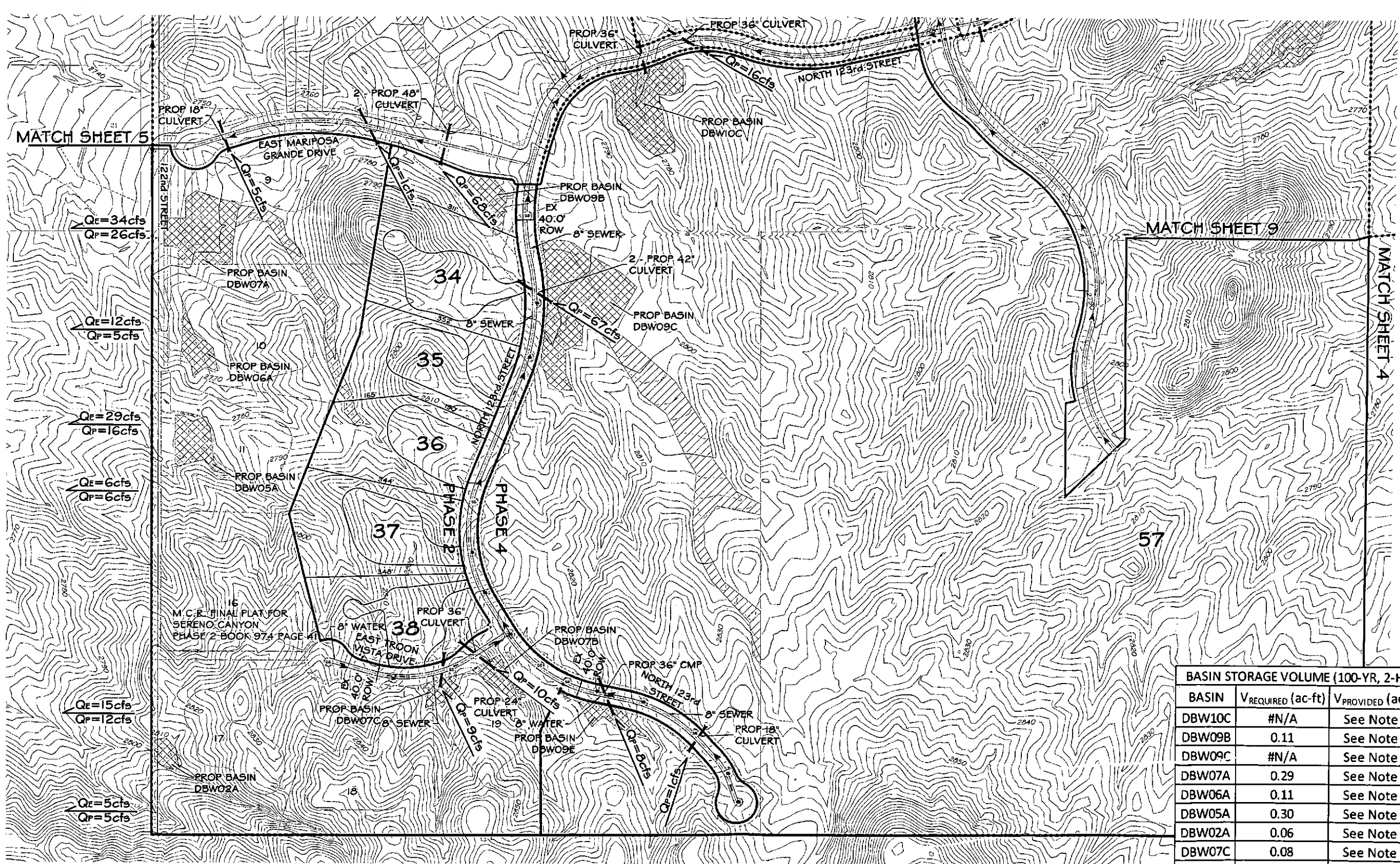
SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100
File: 13CC100_PP005
Scale: 1"=200'

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER

SHEET
2 OF 9



MATCH SHEET 5

MATCH SHEET 9

MATCH SHEET 4

$Q_e = 34 \text{ cfs}$
 $Q_p = 26 \text{ cfs}$

$Q_e = 12 \text{ cfs}$
 $Q_p = 5 \text{ cfs}$

$Q_e = 29 \text{ cfs}$
 $Q_p = 16 \text{ cfs}$

$Q_e = 6 \text{ cfs}$
 $Q_p = 6 \text{ cfs}$

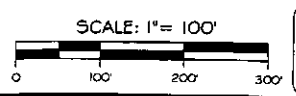
$Q_e = 15 \text{ cfs}$
 $Q_p = 12 \text{ cfs}$

$Q_e = 5 \text{ cfs}$
 $Q_p = 5 \text{ cfs}$

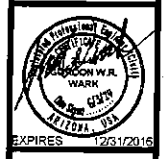
M.C.R. FINAL PLAT FOR
SERENO CANYON
PHASE 2 BOOK 974 PAGE 41

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

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.



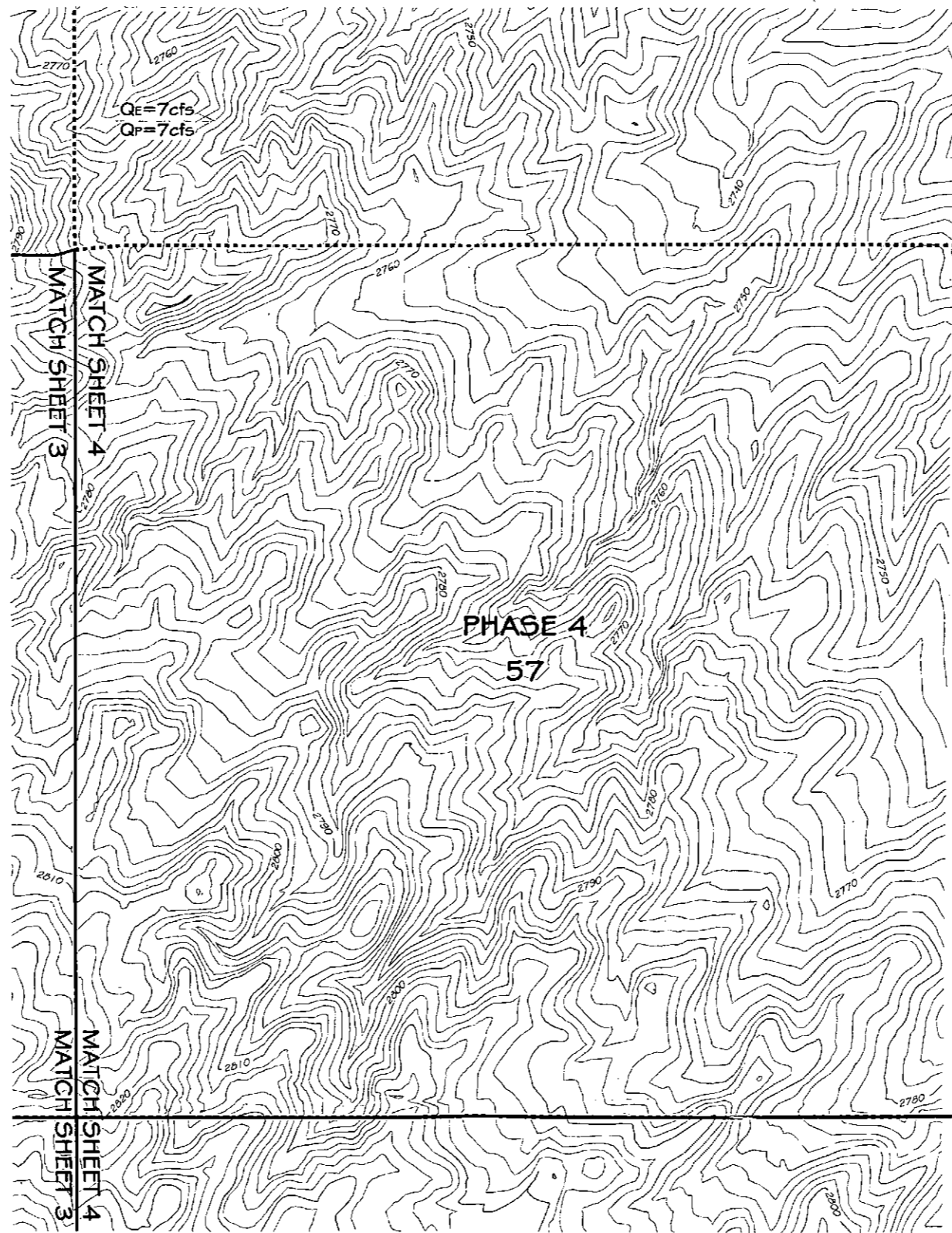
CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
 BLUE STAKE CENTER



SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

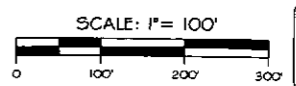
Date: 6/3/2014
 Project: 13CC100
 File: 13CC100_PP003
 Scale: 1"=100'



**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

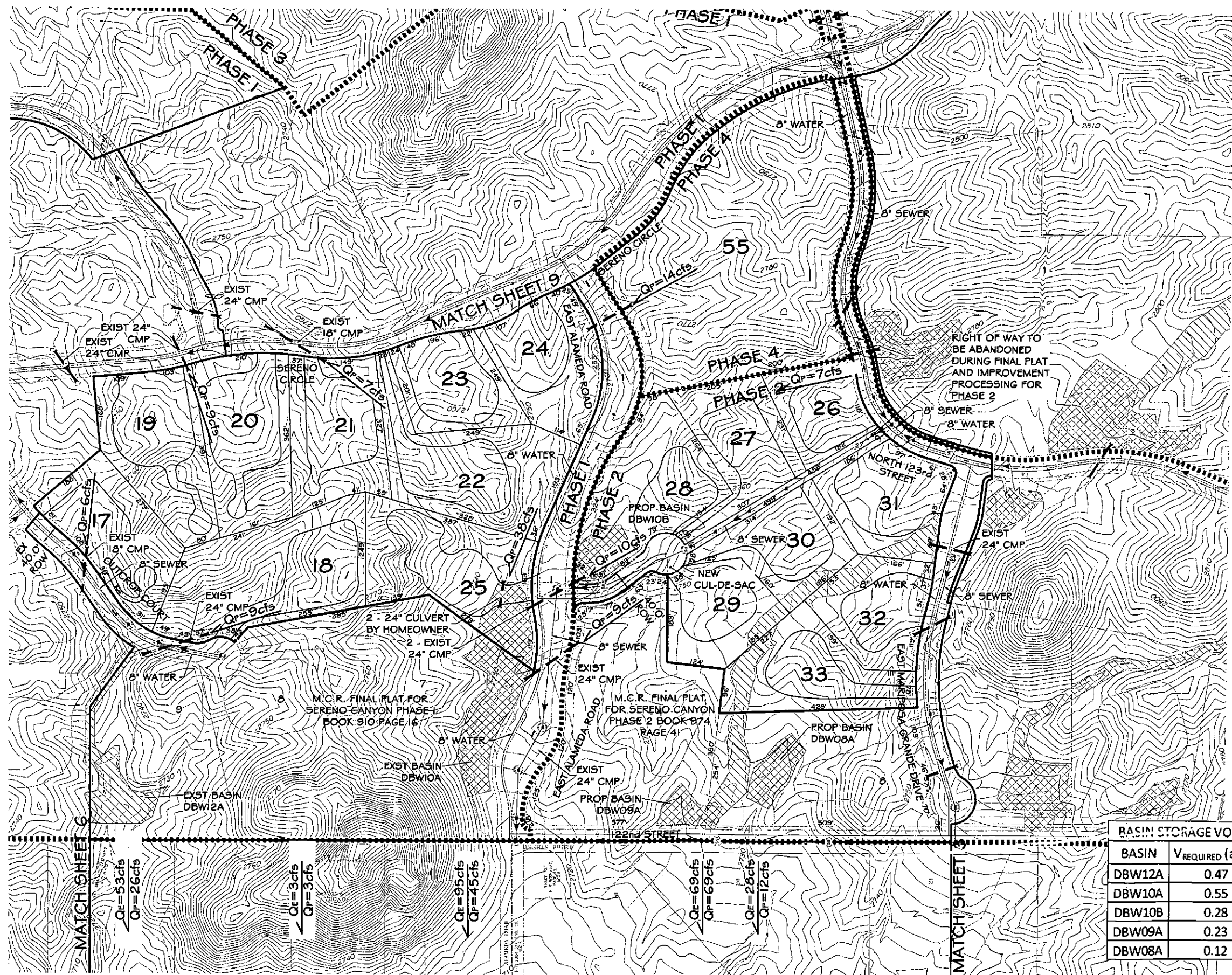
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100
File: 13CC100_PP004
Scale: 1"=100'



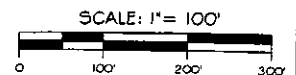
CALL TWO WORKING DATES
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER

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 TWO WORKING DAYS BEFORE YOU GO.
602-263-1100
1-800-STAKE-IT
 (ENTIRE MARICOPA COUNTY)
 BLUE STAKE CENTER

CROWN
 COMMUNITY DEVELOPMENT
36th Anniversary Celebrating Community

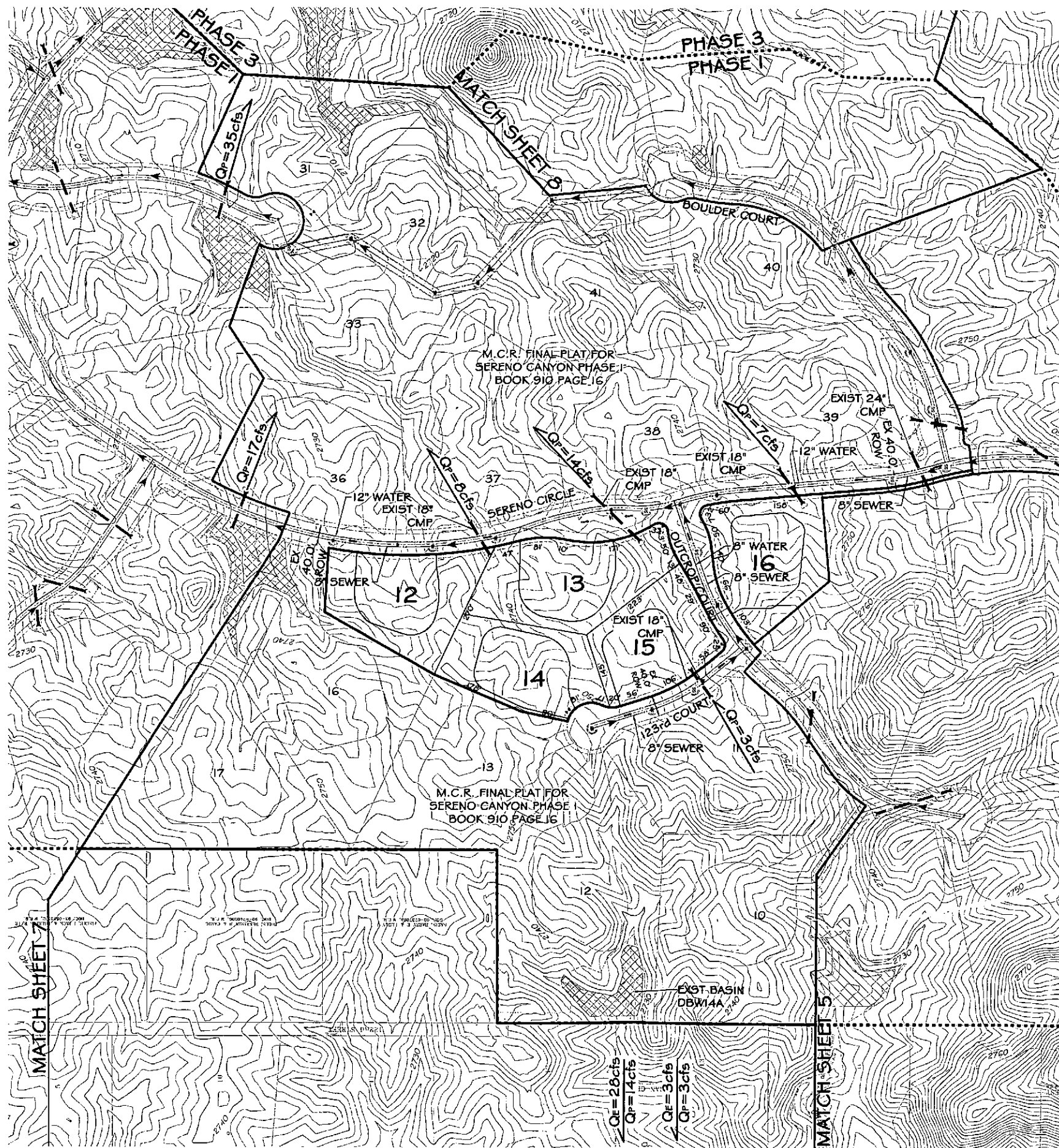
LD-Team
 LAND DEVELOPMENT
 2425 East Sunset Boulevard, Suite 104 Phoenix, Arizona 85028
 Office: 602.263.1100 Fax: 602.263.1101



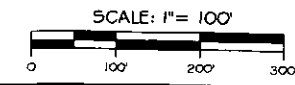
SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

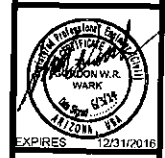
Date: 6/3/2014
 Project: 13CC100
 File: 13CC100_PP008
 Scale: 1"=100'
 SHEET
 5 OF 9



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



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1-800-STAKE-IT
(OUTSIDE ARIZONA COUNTY) BLUE STAKE CENTER



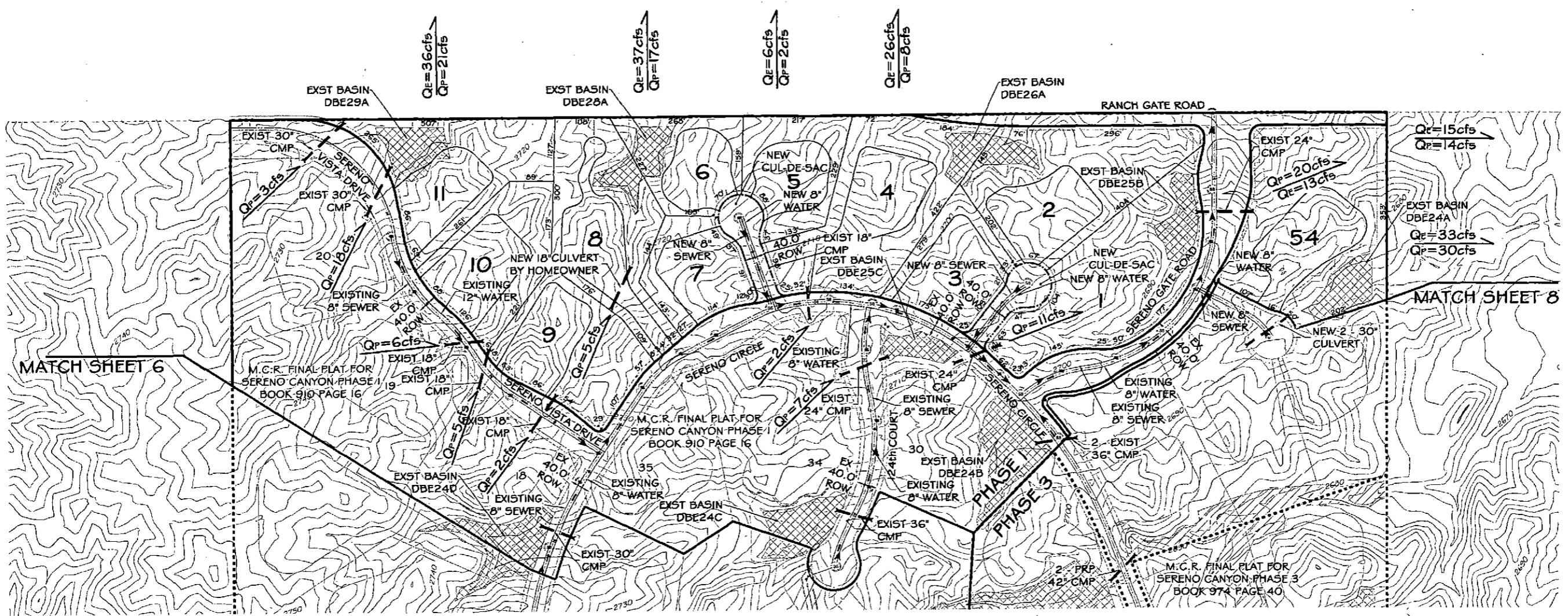
**SERENO CANYON
 SCOTTSDALE, ARIZONA**
 PRELIMINARY PLAT

PRELIMINARY
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 OR RECORDING

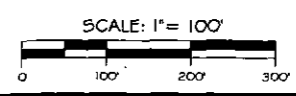


**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

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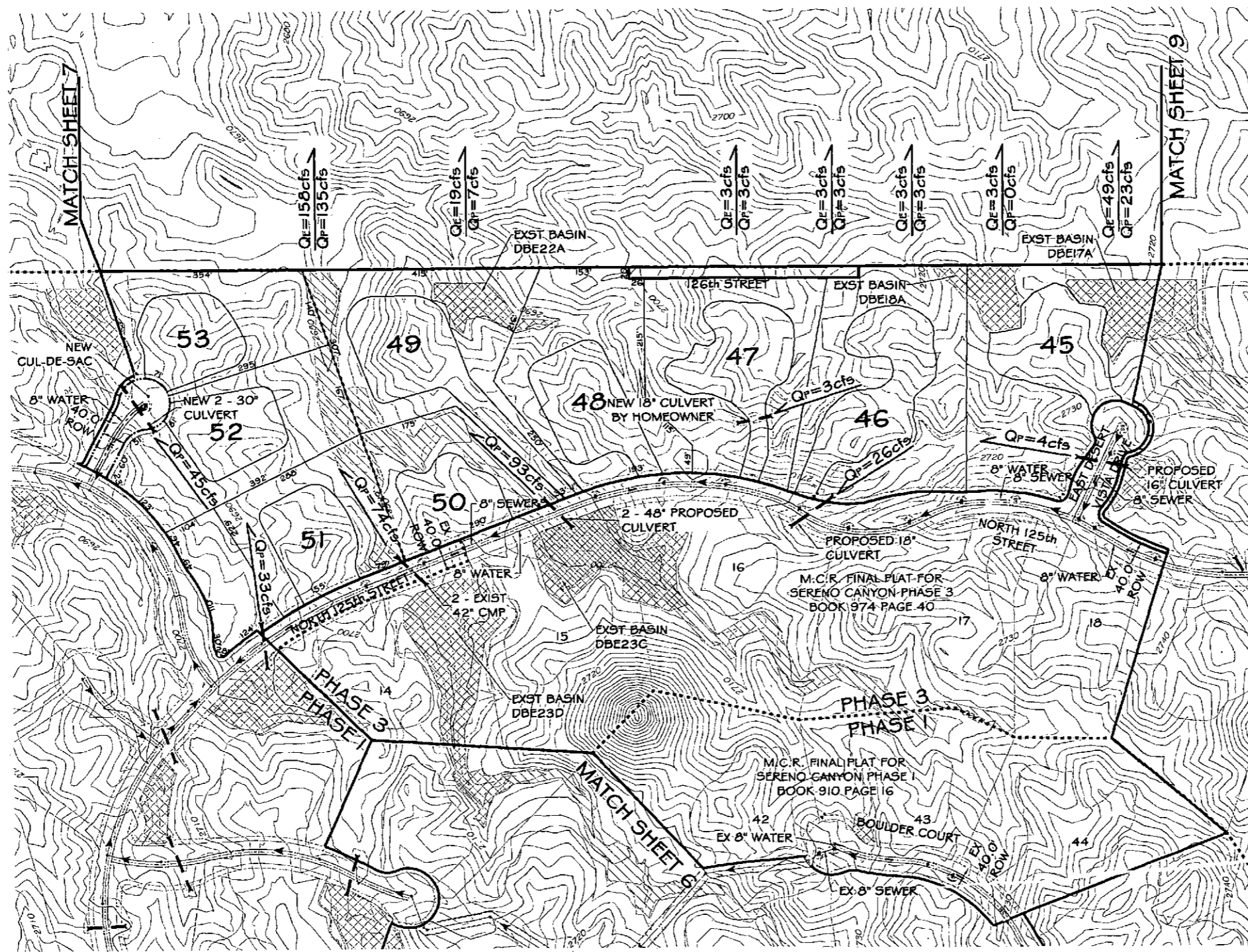


BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBE29A	0.21	0.23
DBE28A	0.53	0.44
DBE26A	0.35	0.45
DBE24A	0.15	0.37
DBE24B	0.13	0.67
DBE24C	0.45	0.45
DBE24D	0.46	0.40
DBE25C	0.11	0.19
DBE25B	0.20	0.38



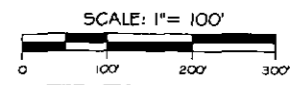
CALL TWO WORKING DAYS
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North

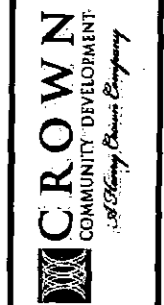


NOTES:
 1. BASIN NOT YET DESIGNED

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



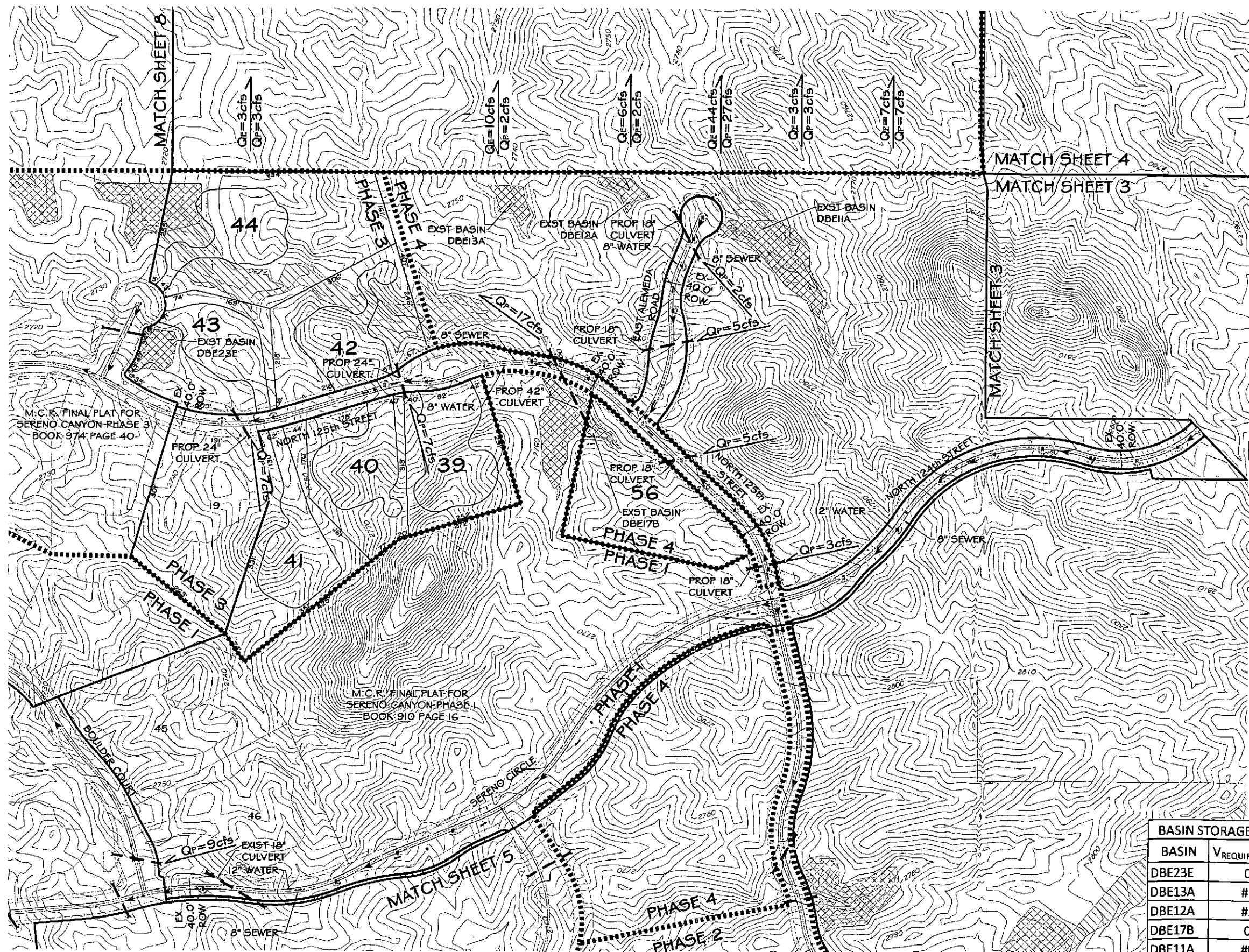
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**SERENO CANYON
 SCOTTSDALE, ARIZONA**
 PRELIMINARY PLAT

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Date: 6/3/2014
 Project: 13CC100
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 Scale: 1"=100'

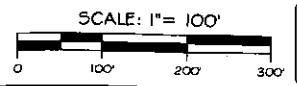


M.C.R. FINAL PLAT FOR SERENO CANYON PHASE 3 BOOK 974 PAGE 40

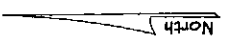
M.C.R. FINAL PLAT FOR SERENO CANYON PHASE 1 BOOK 910 PAGE 16

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.

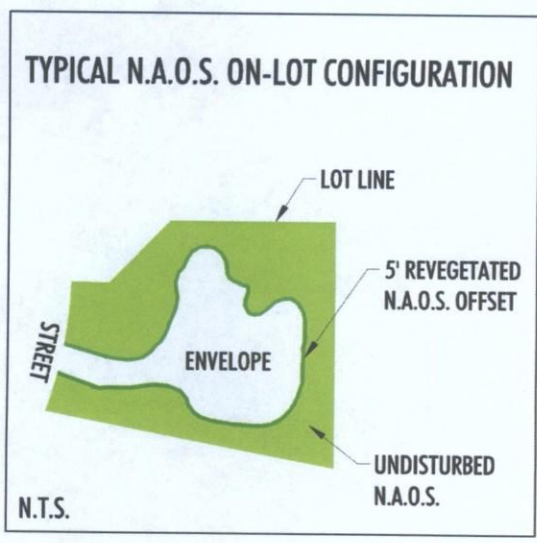
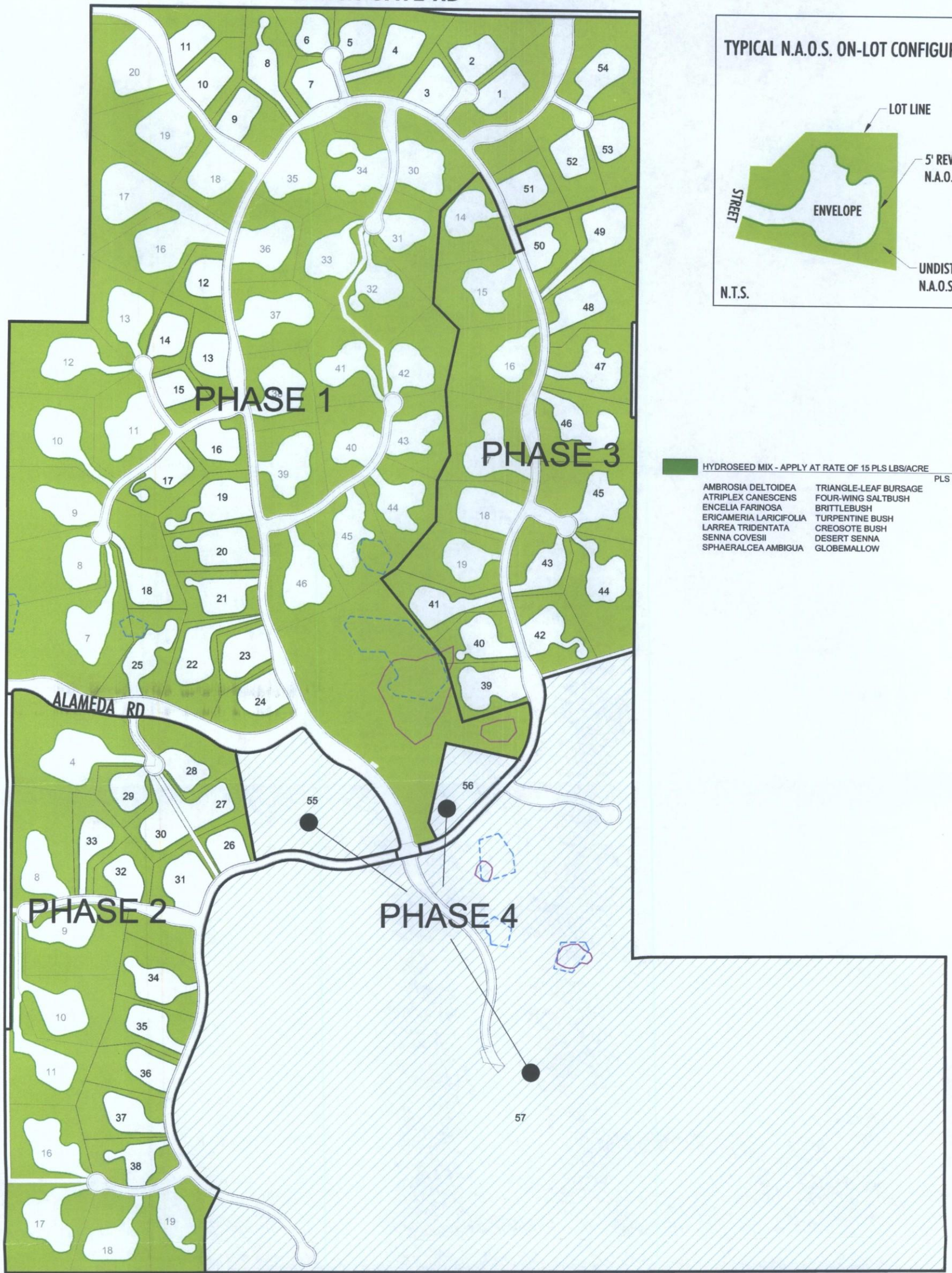


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 OR RECORDING

RANCH GATE RD



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
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALTBUSH	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 (PH.4 AREA)
- PROTECTED BOULDER AREAS
- PROTECTED ARCHAEOLOGICAL SITES

N.A.O.S. SUMMARY - PROVIDED PER PHASE

PHASE #	APPROXIMATE GROSS AREA	REQUIRED NAOS (PER 16-ZN-2011)	PROVIDED UNIDISTURBED	PROVIDED REVEGETATED	TOTAL
PHASE 1	134	N/A	71.9	6.6	78.5 ACRES
PHASE 2	47	N/A	23.9	2.6	26.5 ACRES
PHASE 3	40	N/A	21.9	1.7	23.6 ACRES
PHASE 1-3 TOTAL	221 ACRES	120 ACRES	117.7 ACRES	10.8 ACRES	128.5 ACRES
PHASE 4	129 ACRES	56 ACRES	NOT DETERMINED	NOT DETERMINED	56 ACRES

N.A.O.S. SUMMARY - REQ. PER ZONING DISTRICT (PER 16-ZN-2011)

ZONING DISTRICT	GROSS AREA	REQUIRED NAOS (PER 16-ZN-2011)
R1-130 ESL	123 ACRES	81 ACRES (66%)
R1-43 ESL	95 ACRES	39 ACRES (41%)
R-4R	132 ACRES	56 ACRES (42%)
TOTAL	350 ACRES	176 ACRES (50%)

NOTES:

- 1) N.A.O.S. AMOUNTS & AREAS DESCRIBED IN THIS EXHIBIT ARE PRELIMINARY AND MAY BE SUBJECT TO REFINEMENT THROUGH THE FINAL PLAT PROCESS. THE OVERALL N.A.O.S. REQUIREMENT FOR THE PROPERTY IS 176 ACRES AS DEFINED BY C.O.S. CASE #16-ZN-2011.
- 2) SPECIFIC N.A.O.S. AMOUNTS WILL BE DEFINED ON A PER LOT/TRACT BASIS WITH THE FINAL PLANS SUBMITTAL AND SHALL MEET THE REQUIREMENTS AS STATED ON THIS EXHIBIT.
- 3) 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.

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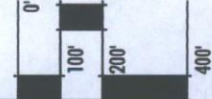
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SERENO CANYON

PRELIMINARY N.A.O.S. PLAN

SCALE: 1"=200'



Date: 04/01/14

Project No: 0425.16

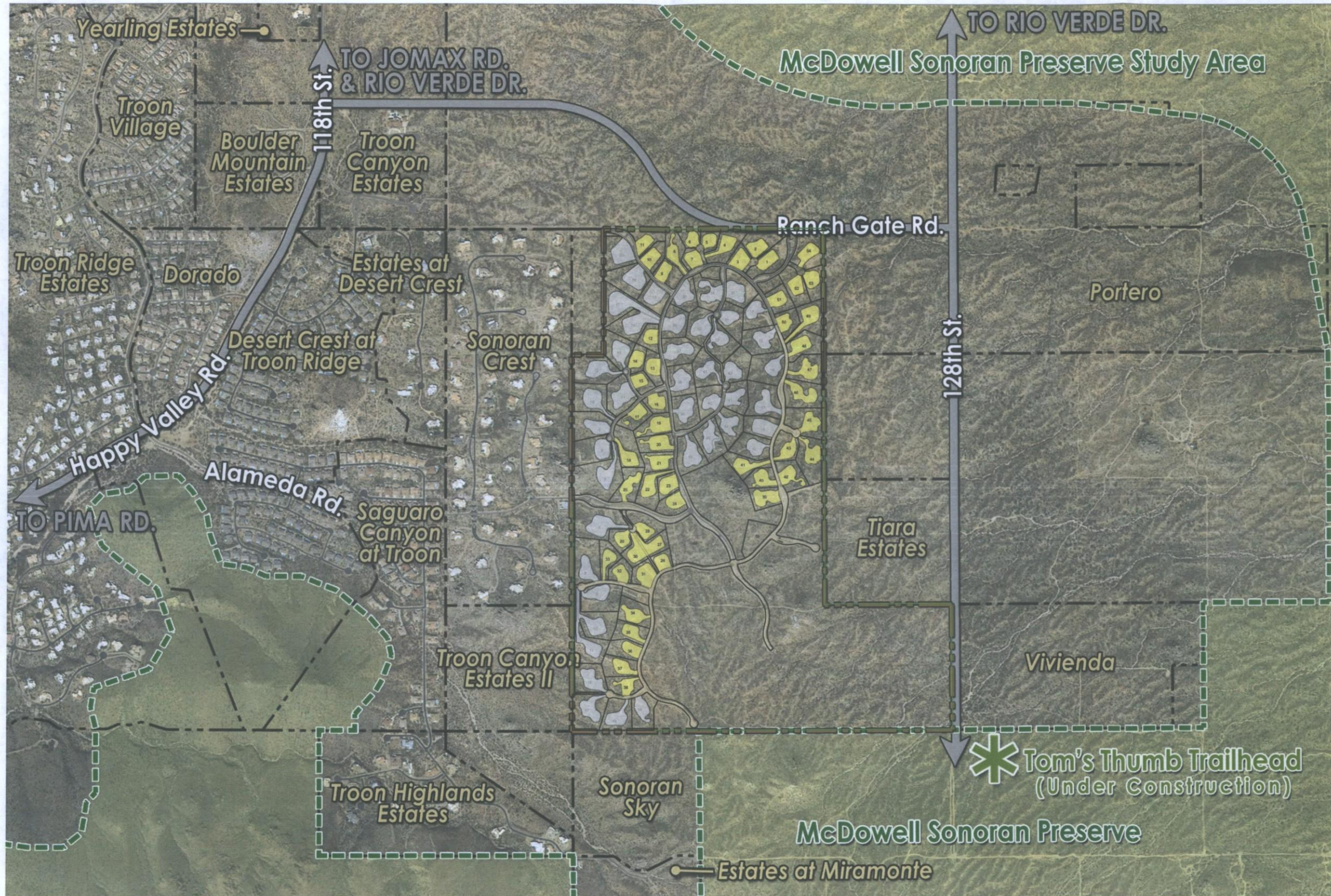
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L:\2004\0425 Sereno Canyon 2011\0425.16 - Ph.1 Prelim SP/CADAPP-PP/ERH/IT-NAOS.dwg Apr 04, 2014 - 9:28am

19-PP-2013
4/4/2014



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4/4/2014

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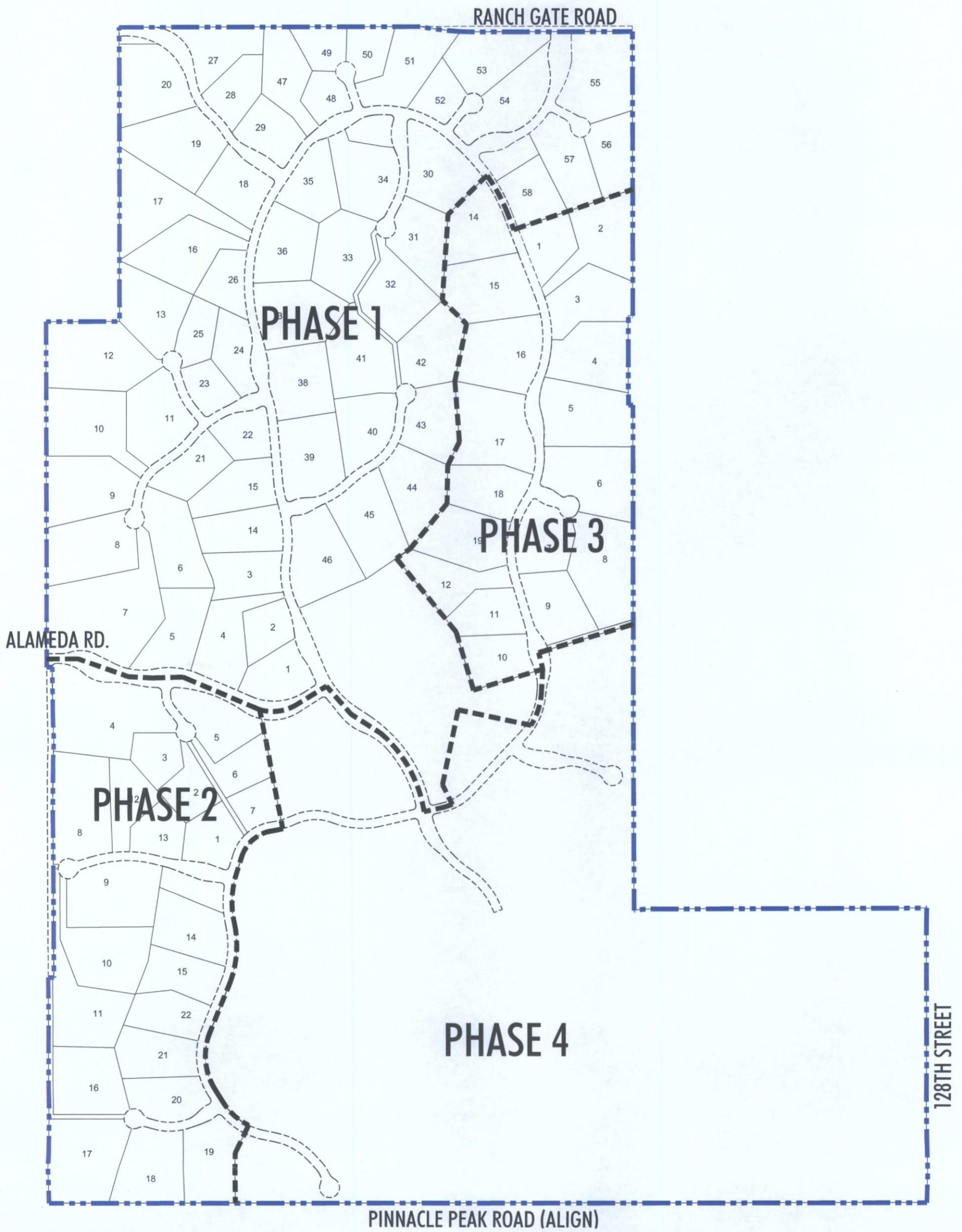
SERENO CANYON
SPA & RESORT
AERIAL CONTEXT PLAN
SCOTTSDALE, AZ

SCALE: 0 500' 1000'

DATE: 07/08/13
PROJECT NO: 0425.16
DRAWN BY: PR
REVISED: 07/08/13

NORTH

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LEGEND

- SITE/ ZONING BOUNDARY
- PHASE BOUNDARY

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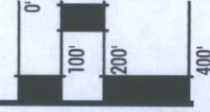
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SERENO CANYON

PHASING PLAN

SCALE: 1" = 200'

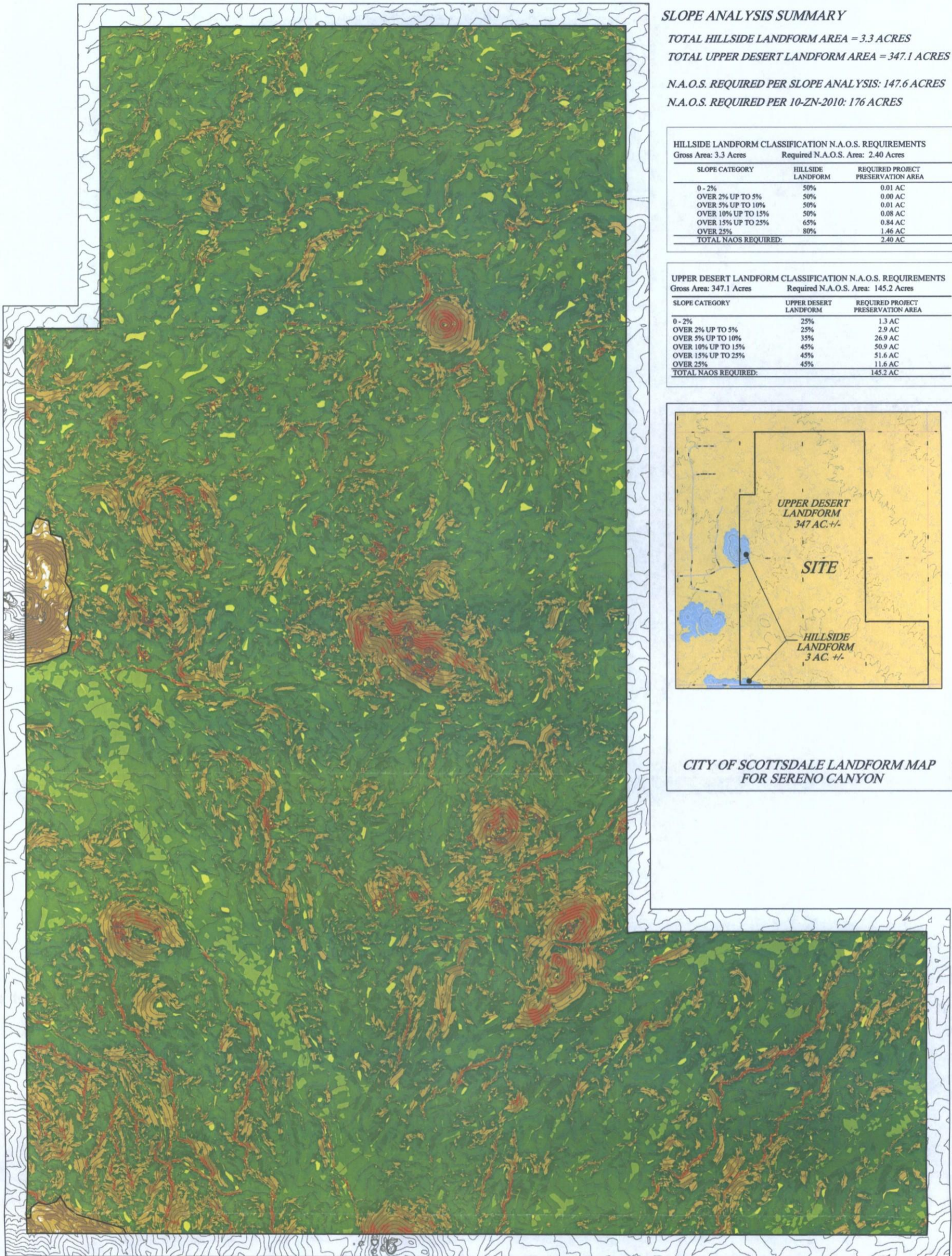


Date: 12/4/13
Project No: 0425.16
Drawn By: PR
Revised:



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19-PP-2013
12/11/2013



SLOPE ANALYSIS SUMMARY

TOTAL HILLSIDE LANDFORM AREA = 3.3 ACRES

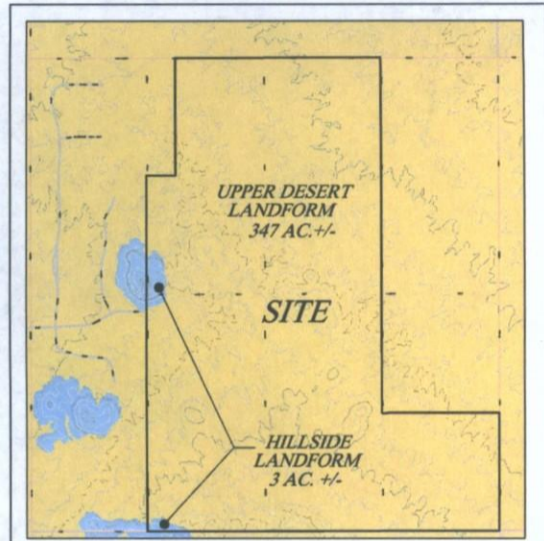
TOTAL UPPER DESERT LANDFORM AREA = 347.1 ACRES

N.A.O.S. REQUIRED PER SLOPE ANALYSIS: 147.6 ACRES

N.A.O.S. REQUIRED PER 10-ZN-2010: 176 ACRES

HILLSIDE LANDFORM CLASSIFICATION N.A.O.S. REQUIREMENTS		
Gross Area: 3.3 Acres		Required N.A.O.S. Area: 2.40 Acres
SLOPE CATEGORY	HILLSIDE LANDFORM	REQUIRED PROJECT PRESERVATION AREA
0 - 2%	50%	0.01 AC
OVER 2% UP TO 5%	50%	0.00 AC
OVER 5% UP TO 10%	50%	0.01 AC
OVER 10% UP TO 15%	50%	0.08 AC
OVER 15% UP TO 25%	65%	0.84 AC
OVER 25%	80%	1.46 AC
TOTAL NAOS REQUIRED:		2.40 AC

UPPER DESERT LANDFORM CLASSIFICATION N.A.O.S. REQUIREMENTS		
Gross Area: 347.1 Acres		Required N.A.O.S. Area: 145.2 Acres
SLOPE CATEGORY	UPPER DESERT LANDFORM	REQUIRED PROJECT PRESERVATION AREA
0 - 2%	25%	1.3 AC
OVER 2% UP TO 5%	25%	2.9 AC
OVER 5% UP TO 10%	35%	26.9 AC
OVER 10% UP TO 15%	45%	50.9 AC
OVER 15% UP TO 25%	45%	51.6 AC
OVER 25%	45%	11.6 AC
TOTAL NAOS REQUIRED:		145.2 AC



CITY OF SCOTTSDALE LANDFORM MAP FOR SERENO CANYON

LEGEND:

- SLOPE CATEGORY - 0% TO 2%
- SLOPE CATEGORY - 2% TO 5%
- SLOPE CATEGORY - 5% TO 10%
- SLOPE CATEGORY - 10% TO 15%
- SLOPE CATEGORY - 15% TO 25%
- SLOPE CATEGORY - 25% +

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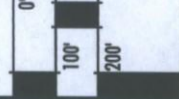
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SERENO CANYON

SLOPE ANALYSIS & TOPO

Subject to engineering and City review and approval.

SCALE: 1"=200'



Date: 10/31/13

Project No: 0425.16

Drawn By: PR

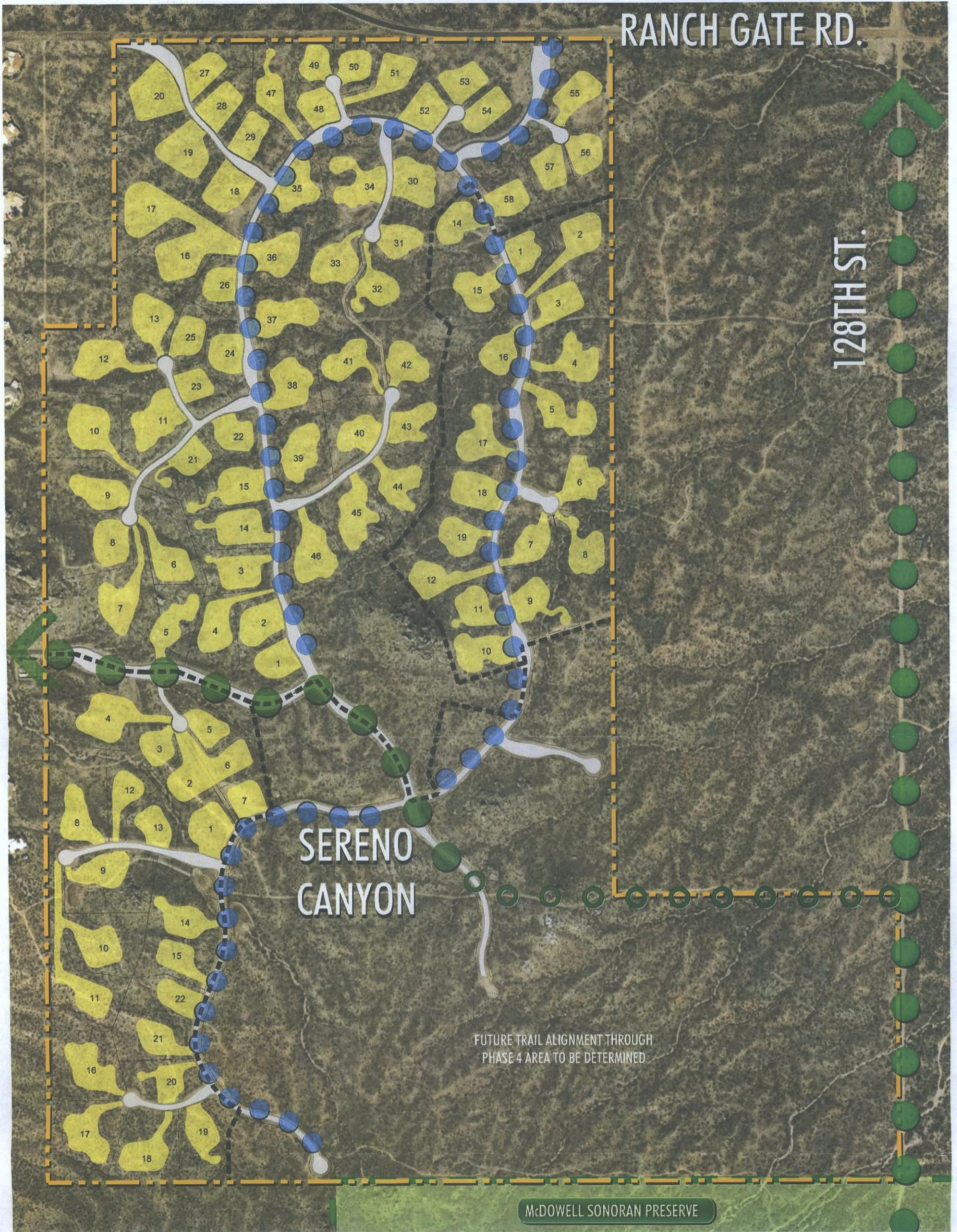
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19-PP-2013
12/11/2013



RANCH GATE RD.

128TH ST.

SERENO CANYON

FUTURE TRAIL ALIGNMENT THROUGH PHASE 4 AREA TO BE DETERMINED

McDOWELL SONORAN PRESERVE

- **PROPOSED ALAMEDA PUBLIC TRAIL ALIGNMENT**
15' NATURAL SURFACE TRAIL WITHIN A MINIMUM 25' PUBLIC TRAIL EASEMENT
- **PROPOSED 128TH STREET PUBLIC TRAIL ALIGNMENT**
DEDICATIONS & IMPROVEMENTS TO BE DETERMINED AT TIME OF 128TH STREET IMPROVEMENTS
- **PROPOSED PRIVATE COMMUNITY PATHWAY ALIGNMENT**
4' NATURAL SURFACE PATHWAY TO BE LOCATED WITHIN LOCAL STREET SHOULDER
- **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.

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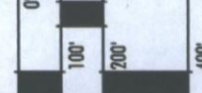
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SERENO CANYON

CONCEPTUAL PUBLIC TRAILS MASTER PLAN & PEDESTRIAN CIRCULATION

SCALE: 1"=200'



Date: 11/11/13

Project No: 0425.16

Drawn By: PR

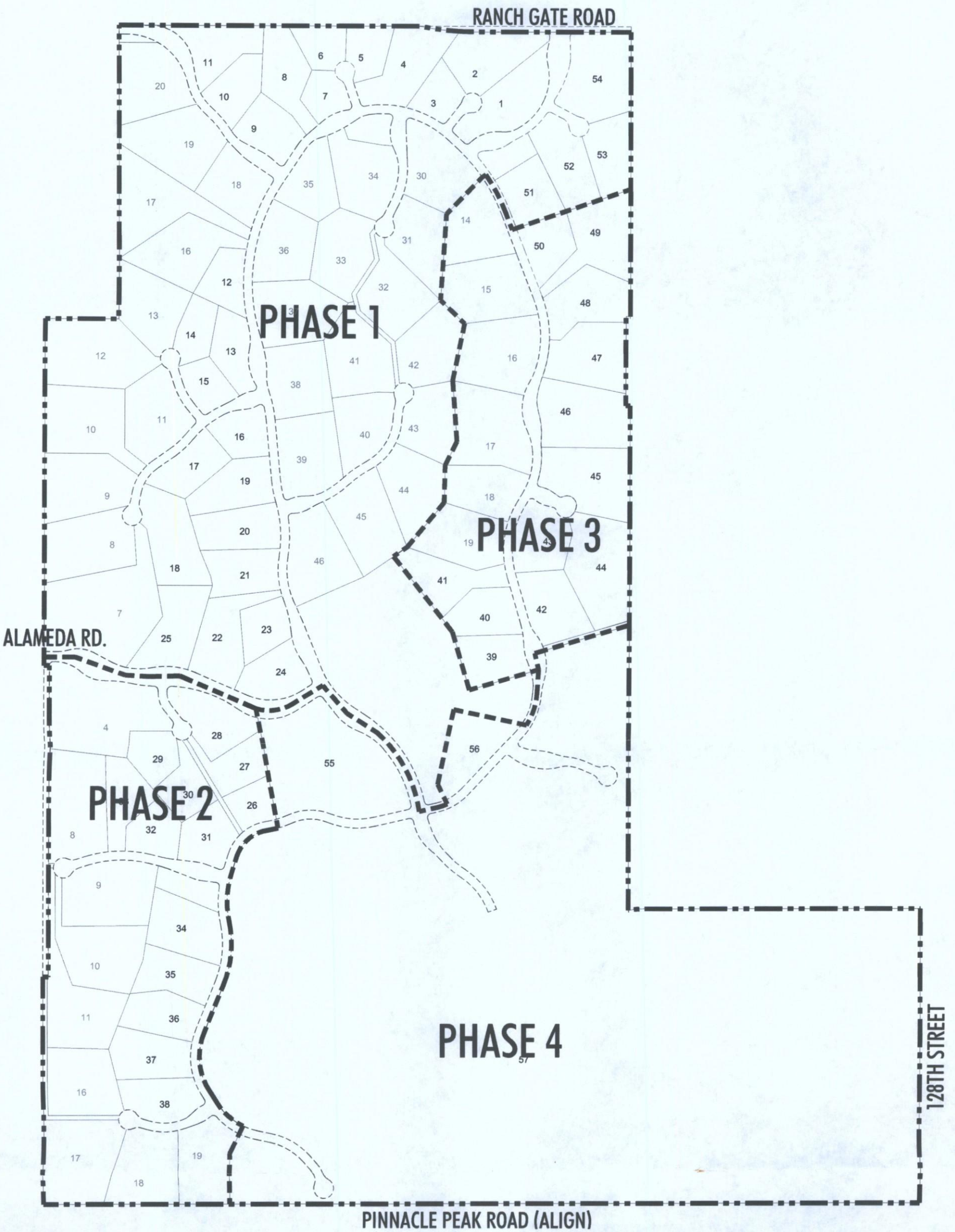
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R:\0425 Sereno Canyon\2011\0425.16 - PL1 Public SP\CAD\EXHIBIT\Trail Master Plan.dwg Rev 21, 2013 - 4/13p

19-PP-2013
12/11/2013



LEGEND

- · — · — · SITE/ ZONING BOUNDARY
- - - - - PHASE BOUNDARY

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SERENO CANYON

PHASING PLAN

SCALE: 1" = 200'
0' 100' 200' 400'

Date: 12/4/13
Project No: 0425.16
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1:1000(0425 Sereno Canyon 2011)0425.16 - Ph.1 Prelim S/CAD/EXHIBIT- PHASING PLAN.dwg Apr 04, 2014 - 9:59am

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SERENO CANYON

COMBINED CONTEXT AERIAL & SITE PLAN

SCALE: NOT TO SCALE

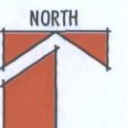


Date: 12/11/13

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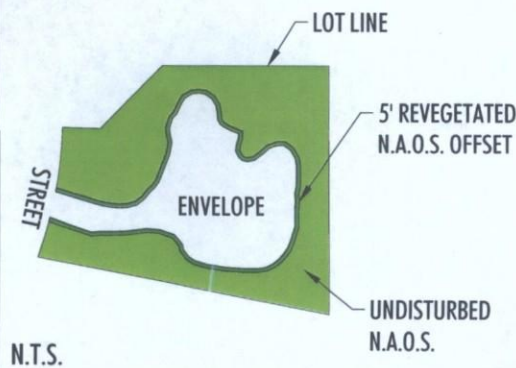
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1:20040425 Sereno Canyon 20110425.16 - Pl.1 Prelim SP/CAD/EXHIBIT-Combined Context Aerial & Site Plan.dwg Dec 11, 2013 - 9:00am

RANCH GATE RD



TYPICAL N.A.O.S. ON-LOT CONFIGURATION



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
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	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

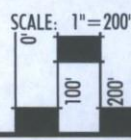
PHASE #	GROSS AREA	REQUIRED NAOS (PER 16-ZN-2011)	PROVIDED UNDISTURBED	PROVIDED REVEGETATED	TOTAL
PHASE 1	132	N/A	71.9	6.6	78.5 ACRES
PHASE 2	47	N/A	23.9	2.6	26.5 ACRES
PHASE 3	39	N/A	21.9	1.7	23.6 ACRES
PHASE 1-3 TOTAL	218 ACRES	120 ACRES	117.7 ACRES	10.8 ACRES	128.5 ACRES
PHASE 4	132 ACRES	56 ACRES	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 PLAT 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.

SERENO CANYON

PRELIMINARY N.A.O.S. PLAN



Date: 12/4/13
Project No: 0425.16
Drawn By: PR
Revised:

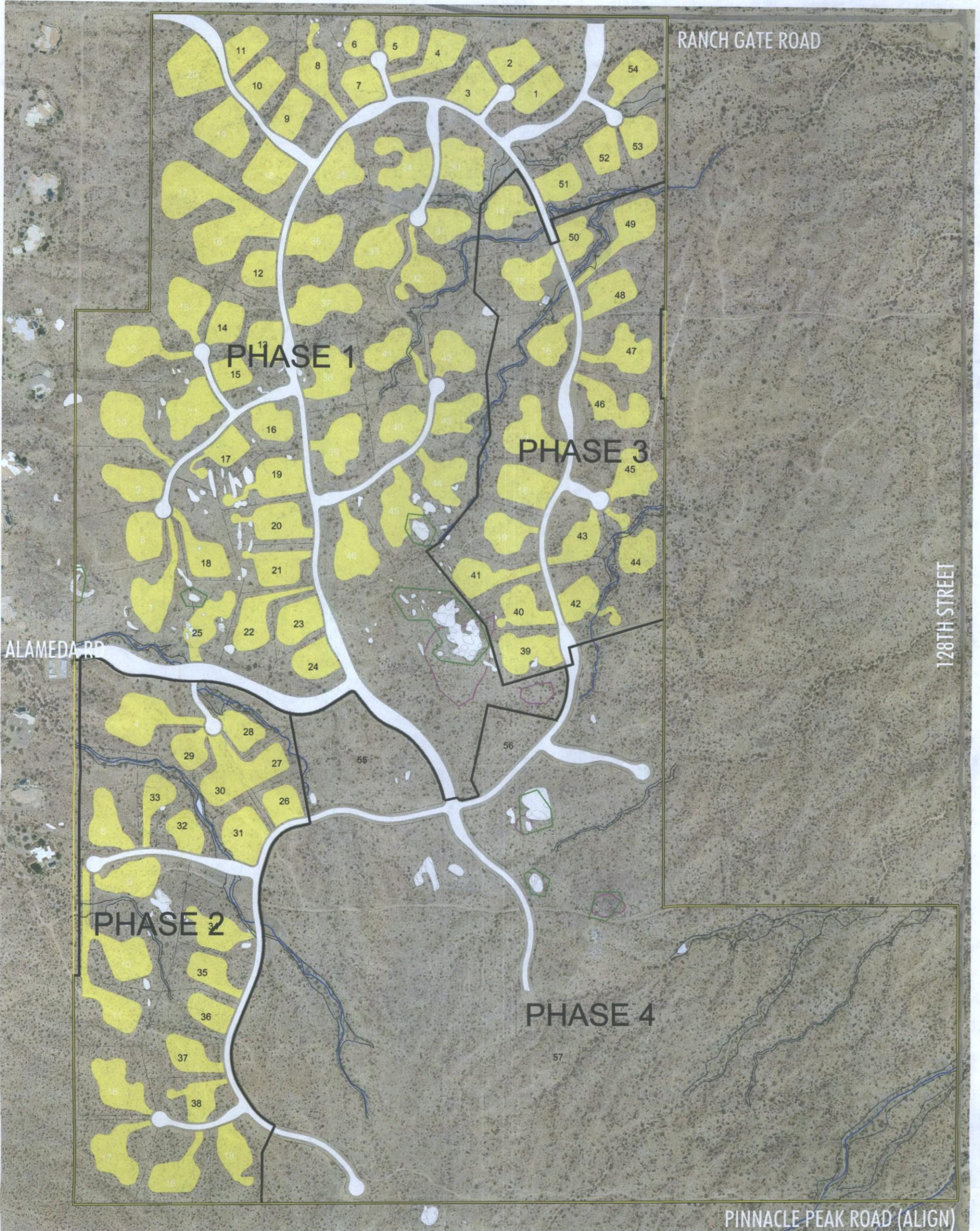


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phone: 480.994.0994 phone: 520.261.2994

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C:\Users\lva\appdata\local\temp\publish_4995\EXHIBIT-NAOS.dwg Dec 04, 2013 - 10:23am



LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- DEVELOPMENT ENVELOPE
- PROTECTED BOULDER AREAS
- PROTECTED ARCHAEOLOGICAL SITES

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* (PREVIOUSLY APPROVED)	R1-43 ESL
MINIMUM LOT AREA:	49,000 SQ.FT.	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 WITH CASE # 1-28-2005

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

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SERENO CANYON

PRELIMINARY DEVELOPMENT PLAN & ENVIRONMENTAL CONSTRAINTS

SCALE: 1"=200'

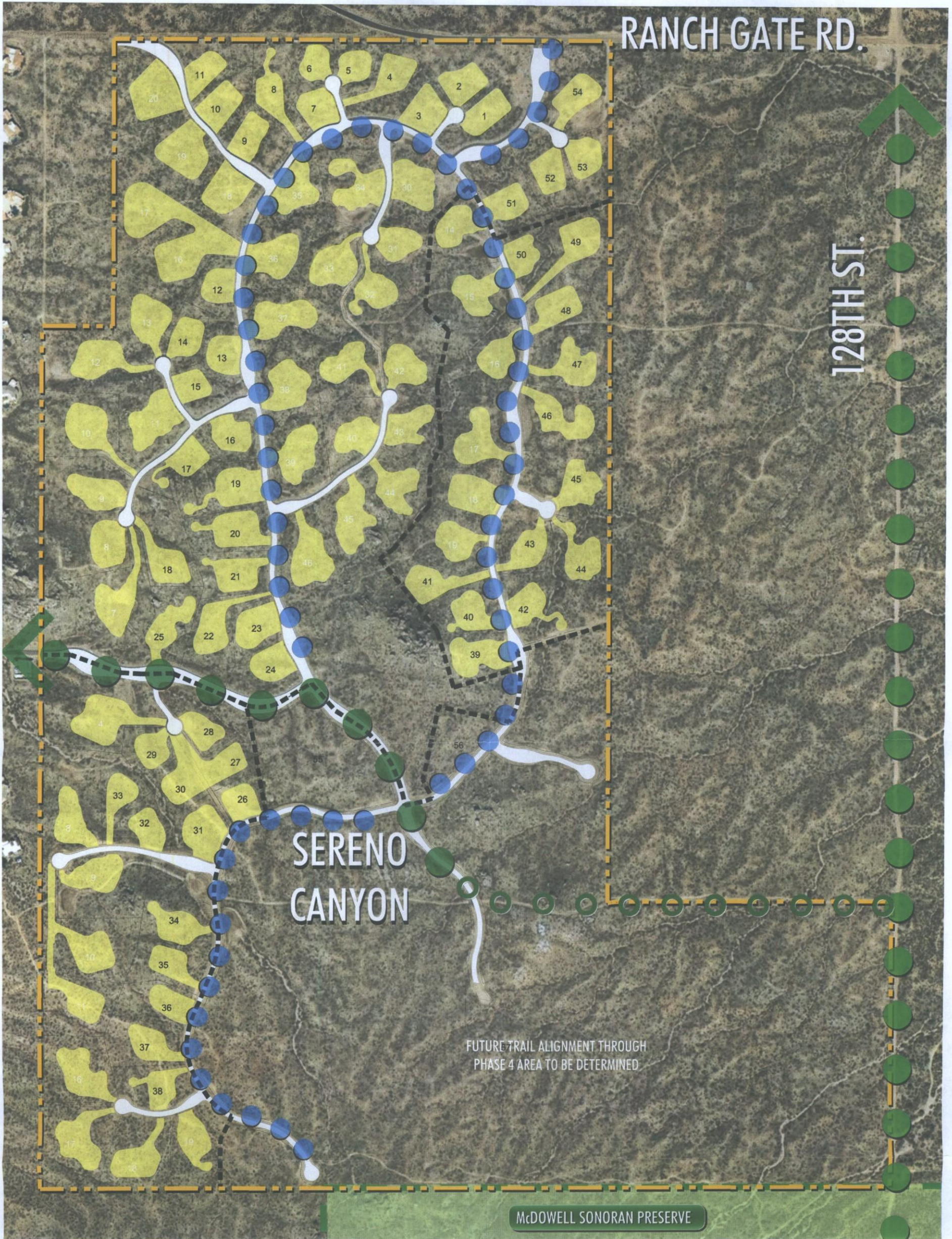
Date: 4/4/14
Project No: 0425.16
Drawn By: PR
Revised:

NORTH

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1:1200/0425 Sereno Canyon 2011/04/25.16 - Ph.1 Prelim SP/CAD/APP-PP/EXHIBIT-Development Plan.dwg Apr 04, 2014 - 9:25am

19-PP-2013
4/4/2014



RANCH GATE RD.

128TH ST.

SERENO CANYON

FUTURE TRAIL ALIGNMENT THROUGH PHASE 4 AREA TO BE DETERMINED

McDOWELL SONORAN PRESERVE

- **PROPOSED ALAMEDA PUBLIC TRAIL ALIGNMENT**
 15' NATURAL TRAIL WITHIN A MINIMUM 25' PUBLIC TRAIL EASEMENT
- **PROPOSED 128TH STREET PUBLIC TRAIL ALIGNMENT**
 DEDICATIONS & IMPROVEMENTS TO BE DETERMINED AT TIME OF 128TH STREET IMPROVEMENTS
- **PROPOSED PRIVATE COMMUNITY PATHWAY ALIGNMENT**
 4' NATURAL SURFACE PATHWAY TO BE LOCATED WITHIN LOCAL STREET SHOULDER
- **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.

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 120 south ash avenue tempe, arizona 85281 phone: 480.994.0994
 4007 e paradise falls dr, #210 tucson, arizona 85712 phone: 520.261.2994
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SERENO CANYON

CONCEPTUAL PUBLIC TRAILS MASTER PLAN & PEDESTRIAN CIRCULATION

SCALE: 1" = 200'
 0 100 200 400
 Date: 4/4/14
 Project No: 0425.16
 Drawn By: PR
 Revised:
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 1:200410425 Sereno Canyon 2011\0425.16 - Ph.1 Prelim SP\CAD\APP-PP\EXHIBIT-Trails Master Plan.dwg Apr 04, 2014 - 9:07am

19-PP-2013
 4/4/2014

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 McDowell Sonoran Preserve, a 15,000+ acre protected area managed by the City of Scottsdale. The property was extensively damaged in the mid-1990s by a wildland fire, which destroyed much of the vegetation on the site. The site has slowly begun a long recovery process with very few existing mature specimens found throughout the site, primarily located within low-lying drainage corridors. Interspersed throughout the property are boulder features which show the dramatic character of the property. Project roadways and homesites have been oriented to respect the natural features and limit impacts to the most sensitive portions of the site.

As with any new development, roadway scarring 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 address disturbance areas associated with site infrastructure improvements including roadways, utility corridors and established jeep trail scarring.

Enhanced desert landscaping is proposed to be included at the project entry points, intersections, 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 trees, cacti, 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 amenity tracts 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-vehicular circulation and linkages 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)

TREES - 1.5" Cal. Min.

- | | |
|---------------------|--------------------------------|
| Whitebark Acacia | <i>Acacia constricta</i> |
| Catclaw Acacia | <i>Acacia greggii</i> |
| Crossifixion Thorn | <i>Canotia holocantha</i> |
| Hackberry | <i>Celtis pallida</i> |
| Blue Palo Verde | <i>Cercidium floridum</i> |
| Foothill Palo Verde | <i>Cercidium microphyllum</i> |
| Desert Willow | <i>Chilopsis linearis</i> |
| One-seeded Juniper | <i>Juniperus monosperma</i> |
| Iroawood | <i>Oleuya texota</i> |
| Cottonwood | <i>Papulus fremontii</i> |
| Arizona Mesquite | <i>Prosopis velutina</i> |
| Scrub Oak | <i>Quercus turbinella</i> |
| Sugar Sumac | <i>Rhus ovata</i> |
| Arizona Rosewood | <i>Vauquelinia californica</i> |

SUCCULENTS / CACTI - 5 Gal. Min.

- | | |
|--------------------------|---------------------------------|
| Saguaro | <i>Carnegia gigantea</i> |
| Hedgehog Cactus | <i>Echinocereus engelmannii</i> |
| Compass Barrel | <i>Ferocactus cylindricus</i> |
| Fishhook Barrel | <i>Ferocactus wislizenii</i> |
| Ocotillo | <i>Fouquieria splendens</i> |
| Fishhook Cactus | <i>Mammillaria microcarpa</i> |
| Staghorn Cholla | <i>Opuntia acanthocarpa</i> |
| Teddy Bear Cholla | <i>Opuntia bigelovii</i> |
| Engelmann's Prickly-pear | <i>Opuntia engelmannii</i> |
| Chainfruit Cholla | <i>Opuntia fulgida</i> |
| Desert Christmas Cholla | <i>Opuntia leptocaulis</i> |
| Night-Blooming Cereus | <i>Peniocereus greggii</i> |
| Hanania Yucca | <i>Yucca baccata</i> |
| Soaptree Yucca | <i>Yucca elata</i> |

SHRUBS - 5 Gal. Min.

- | | |
|-----------------------|------------------------------|
| Giant Bursage | <i>Ambrosia ambrosioides</i> |
| Triangle-leaf Bursage | <i>Ambrosia deltoidea</i> |
| White Bursage | <i>Ambrosia dumosa</i> |
| Desert Honey-suckle | <i>Anisacanthus thurberi</i> |
| Fourwing Saltbush | <i>Atriplex canescens</i> |
| Quailbrush | <i>Atriplex lentiformis</i> |
| Desert Saltbush | <i>Atriplex polycarpa</i> |
| Red Barberry | <i>Berberis haematocarpa</i> |
| Fairy Duster | <i>Calliandra eriophylla</i> |
| Desert Hackberry | <i>Celtis pallida</i> |

- Hopbush
Sacred Datura
Brittlebush
Green Brittlebush
Mormon Tea
Turpentine Bush
Flat-top Buckwheat
Snakeweed
Desert Lavender
Chuparosa
Cresote Bush
Deer Vetch
Wolfberry
Arrow Weed
Desert Senna
Jobba Bush
Trilexis
Guldeneye
Greythorn
- Dodonaea viscosa*
Datura wrightii
Encelia farinosa
Encelia frutescens
Ephedra aspera
Eriogonum fasciculatum
Eriogonum fasciculatum
Gutierrezia sarothrae
Hypis emoryi
Justicia californica
Larrea tridentata
Lonicera rigida
Lycium andersonii
Lycium sericea
Senna covesii
Simmondsia chinensis
Trilexis californica
Viguiera deltoidea
Ziziphus obtusifolia

ANNUALS / PERENNIALS - 3 Gal. Min.

- | | |
|----------------------|------------------------------------|
| Sand Verbena | <i>Abronia villosa</i> |
| Fiddleneck | <i>Amselckia intermedia</i> |
| Desert Marigold | <i>Baileya multiradiata</i> |
| Coyote Gourd | <i>Cucurbit digitata</i> |
| Desert Hyacinth | <i>Dichelostemma pulchellum</i> |
| Dogweed | <i>Dysodia pentachaeta</i> |
| Woolly Daisy | <i>Eriophyllum lanosum</i> |
| Mexican Gold Poppy | <i>Eschscholzia mexicana</i> |
| Gaillardia | <i>Gaillardia aristata</i> |
| Starflower | <i>Gilia latifolia</i> |
| Slender Janusia Vine | <i>Janusia gracilis</i> |
| Goldfields | <i>Lasthenia chrysostoma</i> |
| Bladderpod Mustard | <i>Lasthenia chrysostoma</i> |
| Desert Lupine | <i>Lupinus sparsiflorus</i> |
| Purple Aster | <i>Machaeranthera asteroides</i> |
| Blackfoot Daisy | <i>Metapodium leucanthum</i> |
| Owl's Clover | <i>Oritocarpus purpurascens</i> |
| Parry's Penstemon | <i>Penstemon parryi</i> |
| Arizona Penstemon | <i>Penstemon pseudospectabilis</i> |
| Desert Bluebell | <i>Phacelia campanularia</i> |
| Scorpionweed | <i>Phacelia crenulata</i> |
| Cream Cups | <i>Platystemon californicus</i> |
| Devil's Claw | <i>Proboscidea parviflora</i> |
| Paper Flower | <i>Psilostrophe cooperi</i> |
| Indian Wheat | <i>Plantago purshii</i> |
| Desert Chicory | <i>Rafinesquina nemexicana</i> |
| Desert Chia | <i>Salvia columbaria</i> |
| Desert Globemallow | <i>Sphaeralcea ambigua</i> |
| Desert Straw | <i>Stephanomeria pauciflora</i> |

GRASSES - 3 Gal. Min.

- | | |
|------------------|-------------------------------|
| Purple Threecawn | <i>Aristida purpurea</i> |
| Needle Grass | <i>Bouteloua aristidoides</i> |
| Sideoats Grama | <i>Bouteloua curtipendula</i> |
| Curly Mesquite | <i>Hilaria berlandieri</i> |
| Flattgrass | <i>Eriochloa pulchellum</i> |

The following plant palette is in addition to the above referenced list. The following species will be used in and around the connected common areas of the development. (These areas will not be counted as revegetated N-105)

TREES - 1.5" Cal. Min.

- | | |
|---------------|----------------------------------|
| Casahuate | <i>Casahuate calalaco</i> |
| Desert Willow | <i>Chilopsis linearis</i> |
| Gregg Ash | <i>Fraxinus greggii</i> |
| Texas Ebony | <i>Pithecellobium flexicaule</i> |

SUCCULENTS / CACTI - 5 Gal. Min.

- | | |
|-------------------|------------------------------|
| Desert Milkweed | <i>Asclepias subulata</i> |
| Agave | <i>Agave Species</i> |
| Golden Barrel | <i>Echinocactus grusonii</i> |
| Giant Hesperaloe | <i>Hesperaloe funifera</i> |
| Senita | <i>Lithocercus schottii</i> |
| Organ Pipe Cactus | <i>Senecioereus thurberi</i> |

SHRUBS - 5 Gal. Min.

- | | |
|----------------|-----------------------------|
| Black Dalea | <i>Dalea frutescens</i> |
| Sage | <i>Leucophyllum species</i> |
| Baja Ruellia | <i>Ruellia brittoniana</i> |
| Desert Ruellia | <i>Ruellia peninsularis</i> |
| Autumn Sage | <i>Salvia greggii</i> |

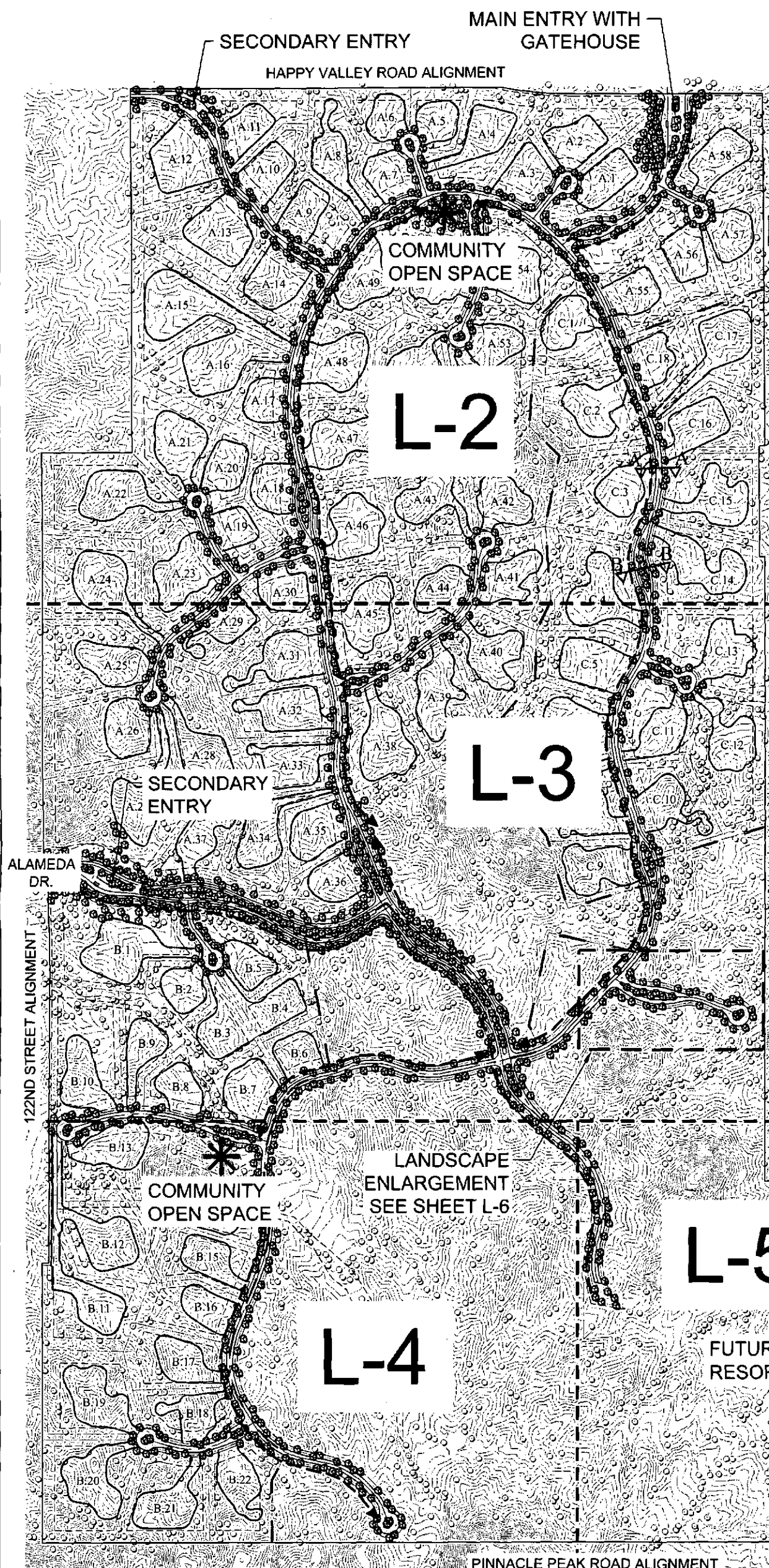
ANNUALS / PERENNIALS - 3 Gal. Min.

- | | |
|-----------------------|--------------------------|
| Potted Annual Flowers | By season |
| Angelita Daisy | <i>Hymenoxys acaulis</i> |
| Yellow Morning Glory | <i>Merrima aurea</i> |

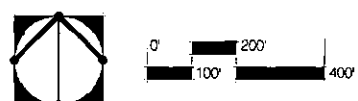
GRASSES - 3 Gal. Min.

- | | |
|---------------------|-------------------------|
| Hybrid Bermuda Lawn | <i>Nolina crumpens</i> |
| | <i>Cynodon dactylon</i> |

This list is intended as a guide and is subject to change. Any changes shall be approved by City staff as required.



19-PP-2013
6/4/2014



- LANDSCAPE LEGEND**
- Existing Tree / Veg. to remain
 - New Landscape / Enhanced Veg.

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

LANDSCAPE LIGHTING

Low voltage landscape lighting is proposed to be installed at the project entry locations. All lighting proposed is to have full cut-off and will be used to only highlight building of a bronze or black finish light fixtures.

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tempe, arizona 85281
phone: 480.994.0994
www.lvdasign.com

4007 n paradise falls dr. #210
lucero, arizona 85712
phone: 520.261.2994

S SERENO OVERALL LANDSCAPE / SCANYON SITE PLAN

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV

L-1

EXISTING MONUMENT SIGN

SECONDARY ENTRANCE

ENHANCED LANDSCAPING

A 4 COMMUNITY OPEN SPACE

FUTURE VEHICULAR GATE

LANDSCAPE LEGEND

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

TRAIL LEGEND

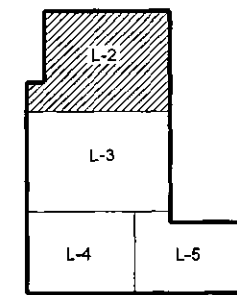
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

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 2-1.903 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
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	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

SEE SHEET L-7 FOR STREET SECTIONS



MATCHLINE (SEE SHEET L-3)

19-PP-2013
6/4/2014

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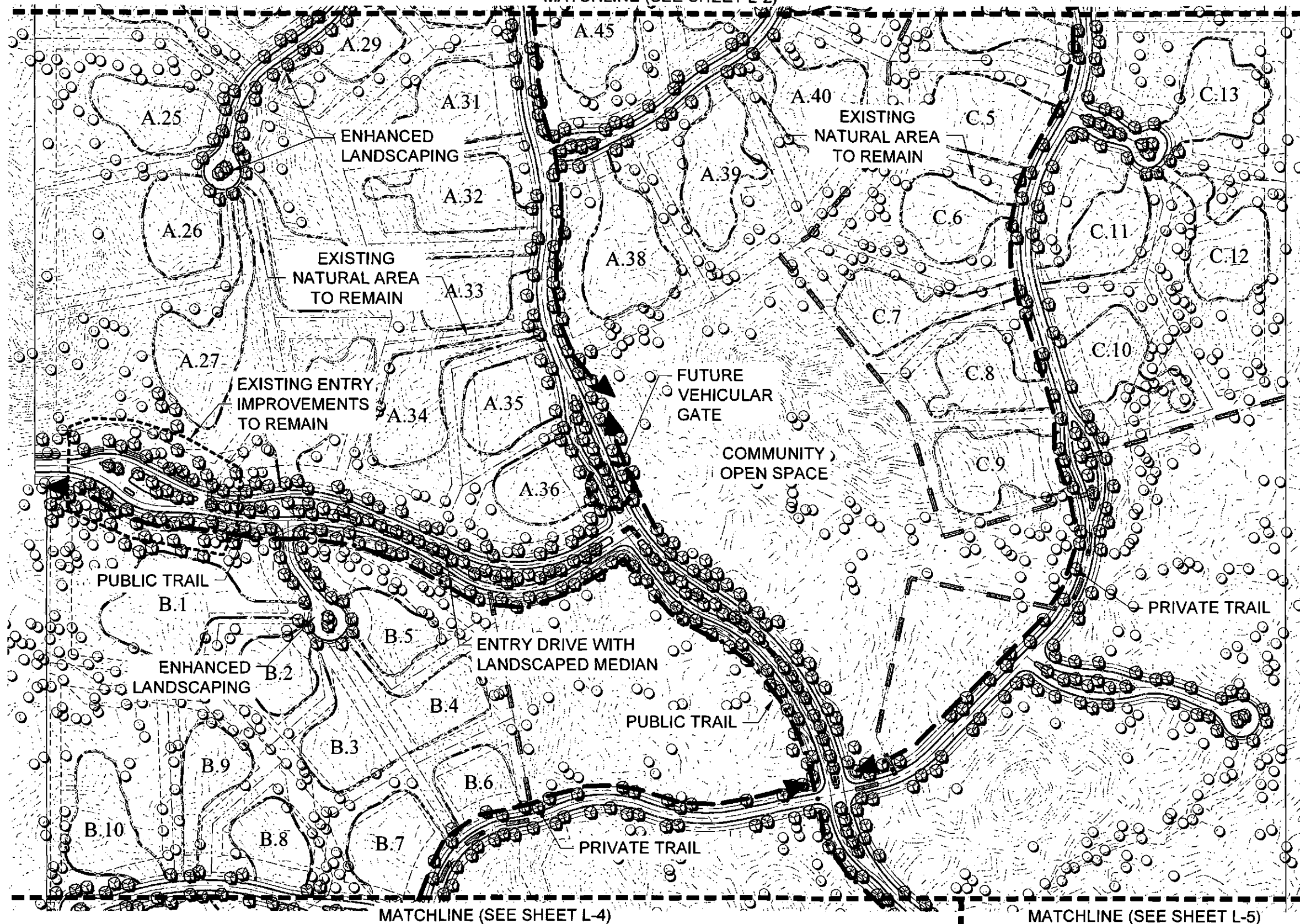
SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date: 6.4.14
Job No: 0425.16
Drawn by: JV

L-2

MATCHLINE (SEE SHEET L-2)



LANDSCAPE LEGEND

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

TRAIL LEGEND

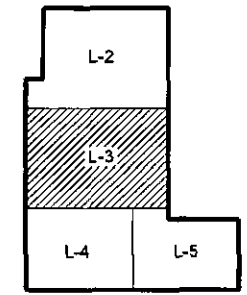
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

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 2-1.903 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.

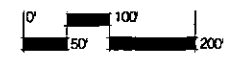
HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCELIA FARINOSA	2.0
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	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

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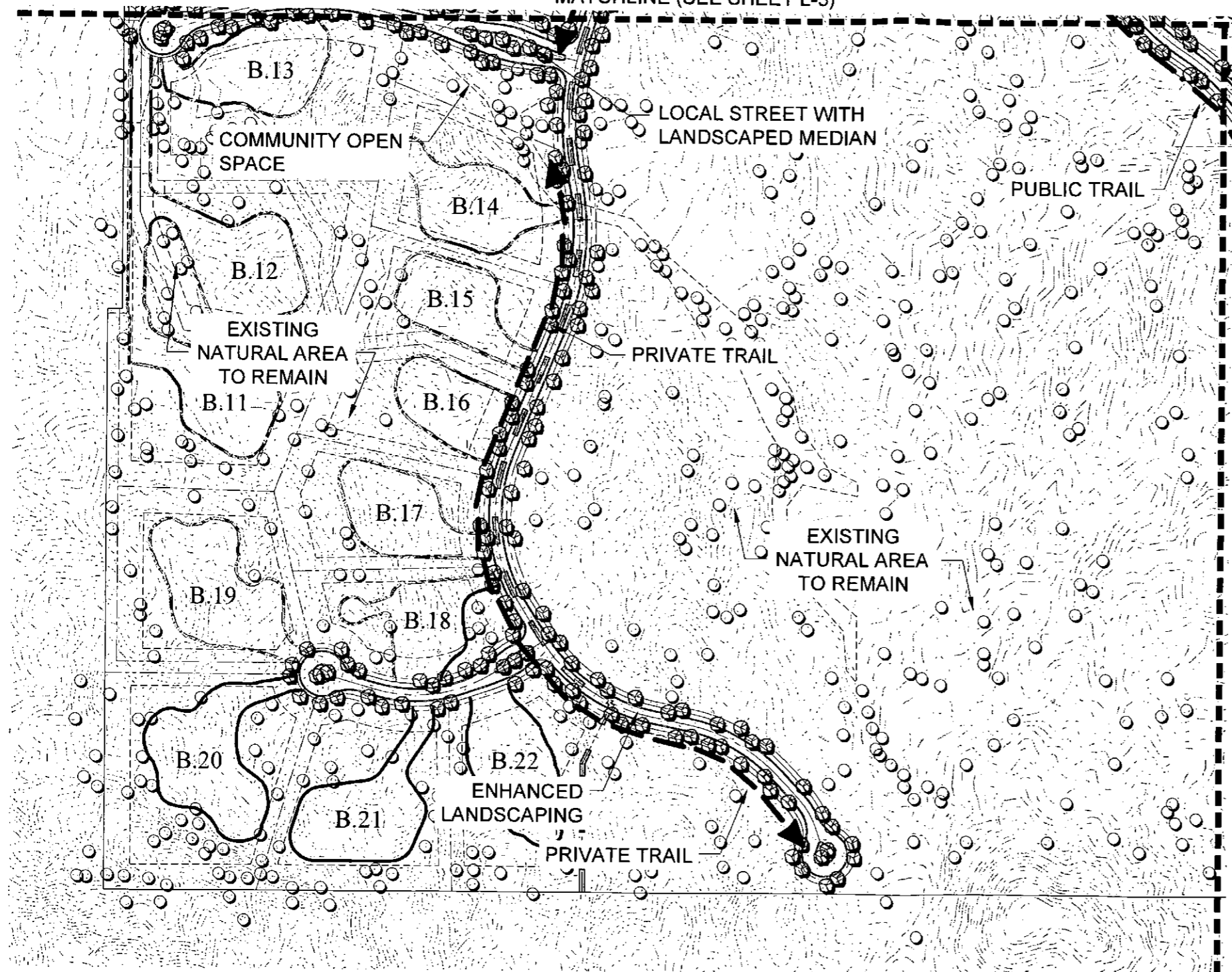
SERENO CANYON

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

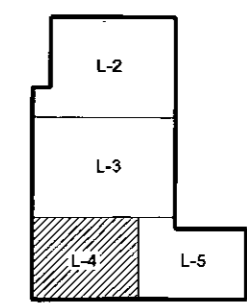
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

NOTES:

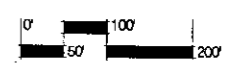
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4. CONTAINERIZED PLANT MATERIAL AND SALVAGED PLANTS WILL BE LOCATED IN HIGH VISIBILITY AREAS SUCH AS COMMUNITY ENTRIES AND LANDSCAPE MEDIANS THROUGHOUT THE SITE. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF LANDSCAPE IMPROVEMENTS AND WILL SHOW EXACT LOCATIONS, 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
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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



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6/4/2014

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tempe, arizona 85281
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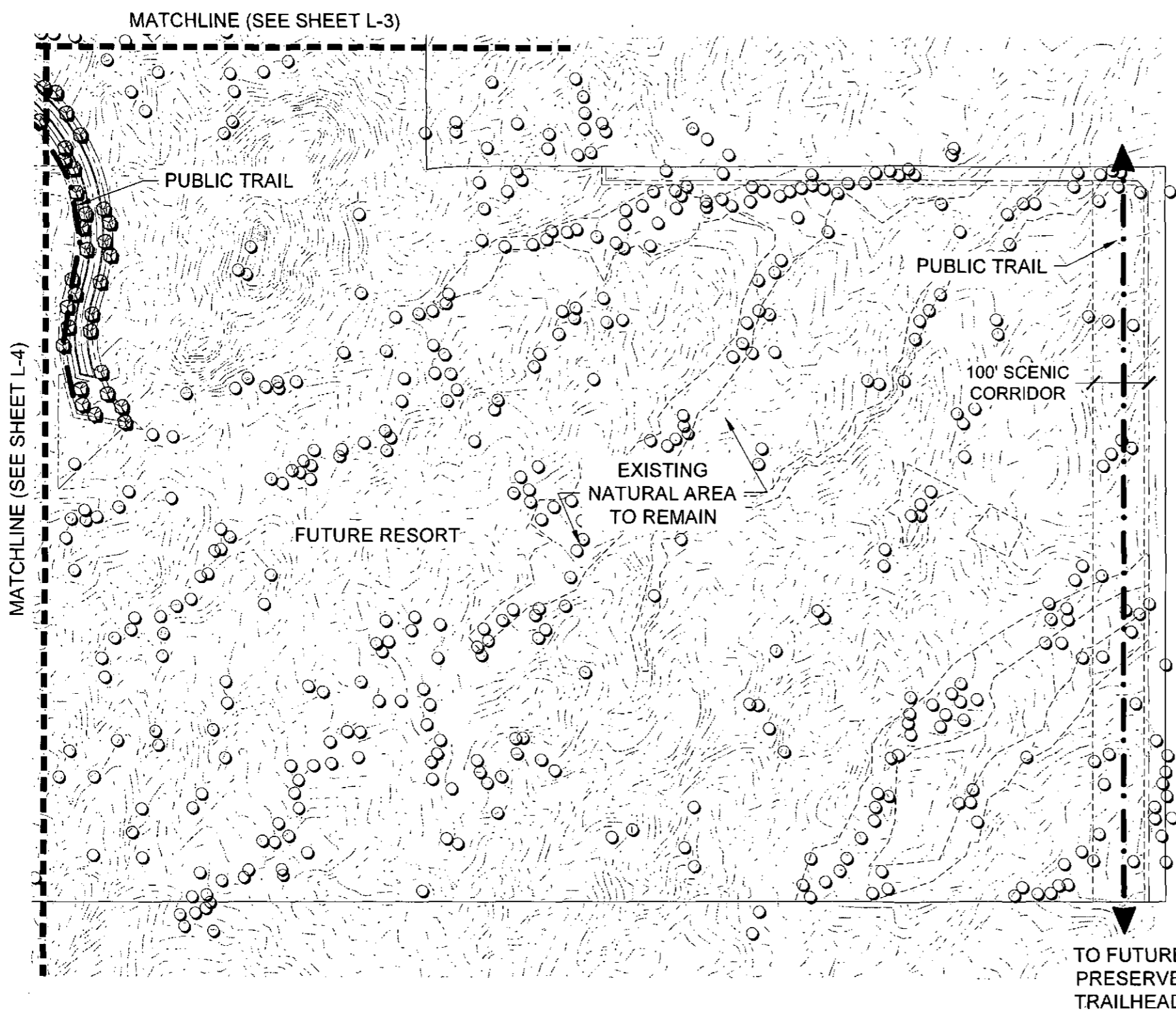
4007 e paradise falls dr., #210
tucson, arizona 85712
phone: 520.261.2994

SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV

L-4

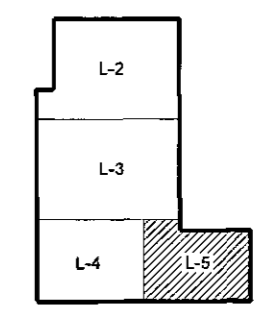


- LANDSCAPE LEGEND**
- Existing Tree / Veg. to remain
 - New Landscape / Enhanced Veg.
- TRAIL LEGEND**
- Public Trail Alignment (15')
 - Private Trail Alignment (8')
 - Phase Line

- 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 2-1.903 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	TRIANGLE-LEAF BURSAGE	3.0
ATRIPLEX CANESCENS	FOUR-WING SALT BUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



19-PP-2013
6/4/2014

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tempe, arizona 85281
phone: 480.994.0994
www.lvadesign.com

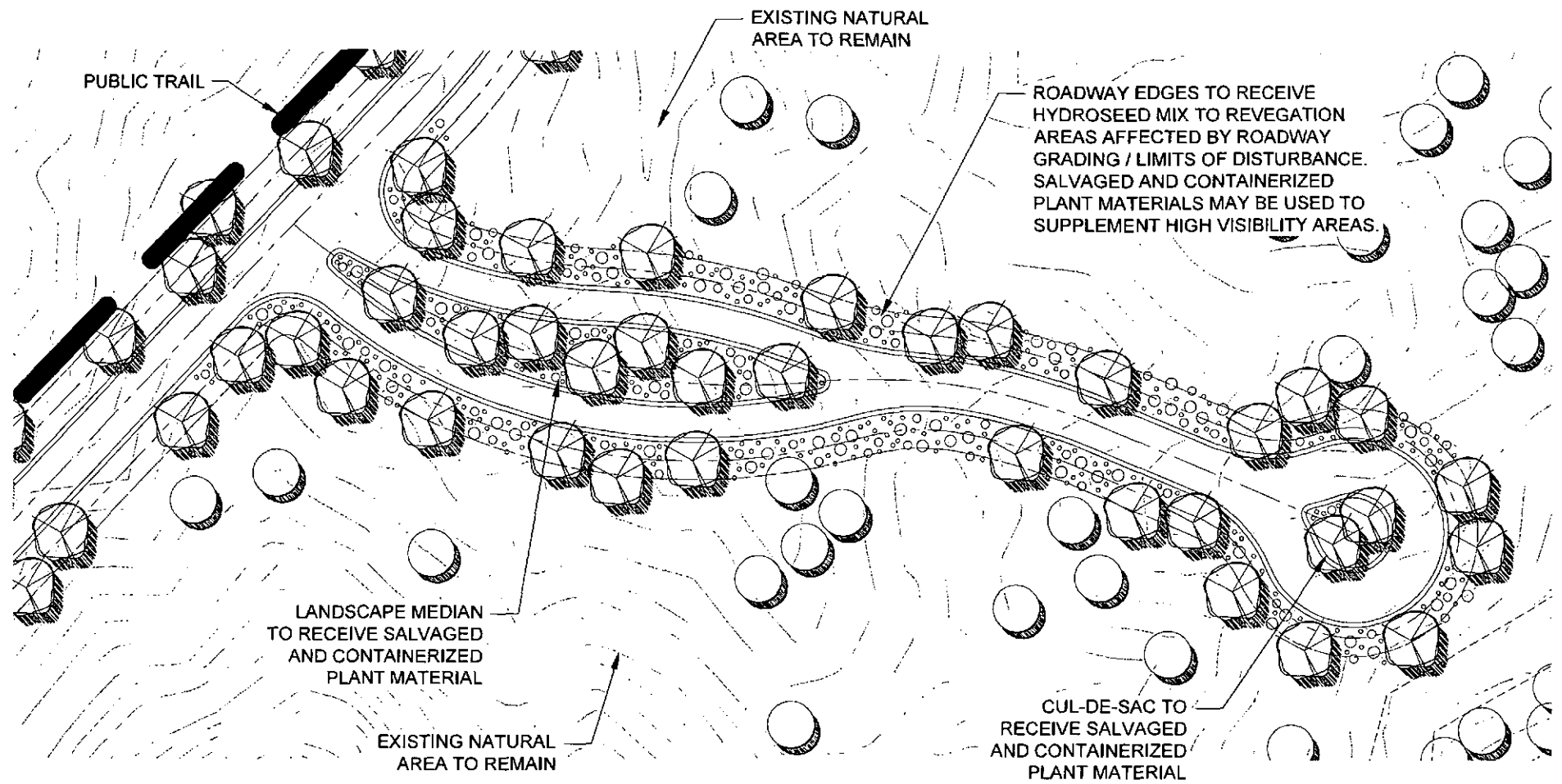
4007 e paradise falls dr, #210
tucson, arizona 85712
phone: 520.261.2994

SERENO CANYON



LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV



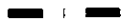
L-5



LANDSCAPE LEGEND

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

TRAIL LEGEND

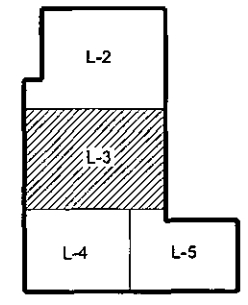
-  Public Trail Alignment (15')
-  Private Trail Alignment (8')
-  Phase Line

NOTES:

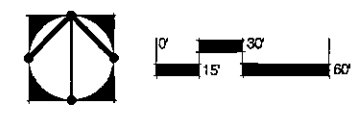
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4. CONTAINERIZED PLANT MATERIAL AND SALVAGED PLANTS WILL BE LOCATED IN HIGH VISIBILITY AREAS SUCH AS COMMUNITY ENTRIES AND LANDSCAPE MEDIANS THROUGHOUT THE SITE. FINAL LANDSCAPE PLANS WILL SHOW LIMITS OF LANDSCAPE IMPROVEMENTS AND WILL SHOW EXACT LOCATIONS, SPECIES, SIZES AND QUANTITIES FOR ALL PLANT MATERIAL.

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

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AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE	3.0
ATRIPLEX CANESCENS	FOUR-WING SALT BUSH	3.0
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SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



19-PP-2013
6/4/2014

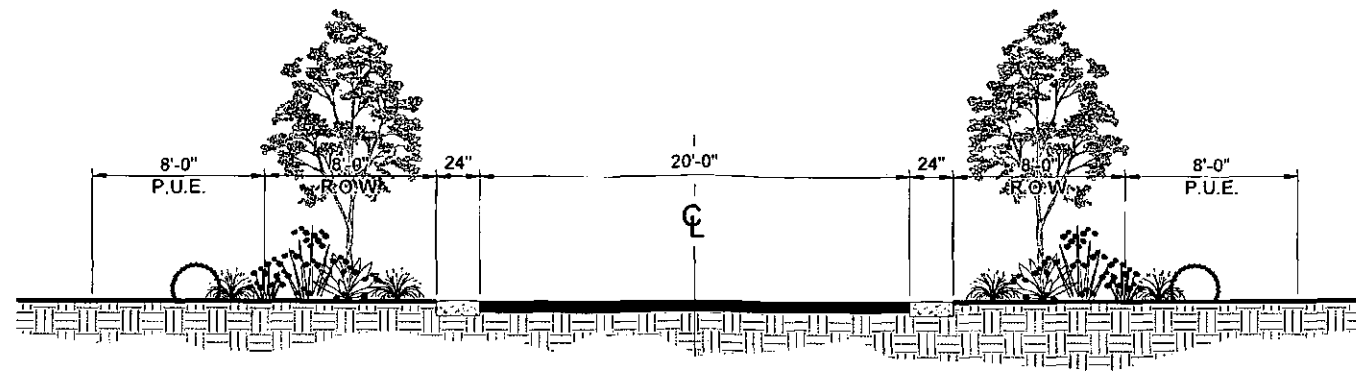
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120 south ash avenue tempe, arizona 85281 phone: 480.994.0994
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SERENO CANYON

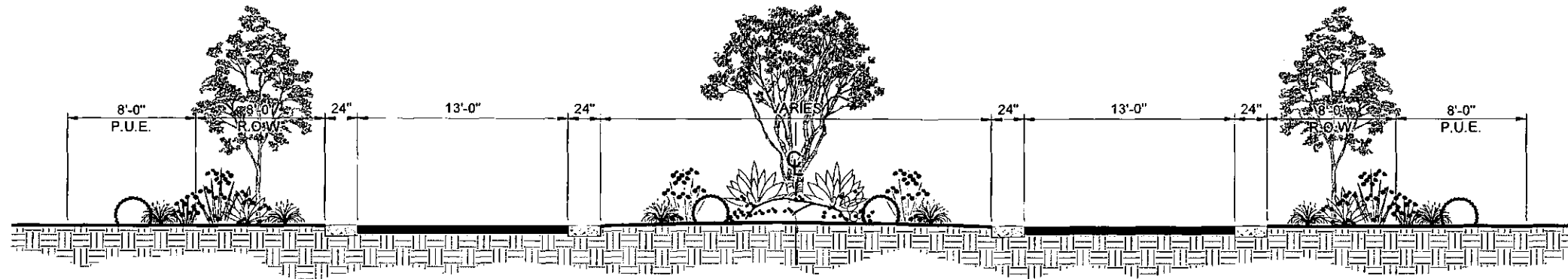
TYPICAL ROADWAY ENLARGEMENT

Date: 6.4.14
Job No: 0425.16
Drawn by: JV

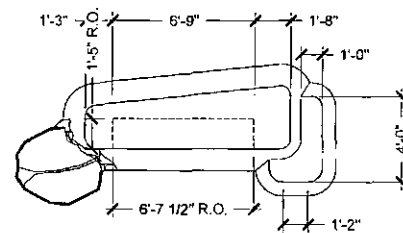
L-6



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

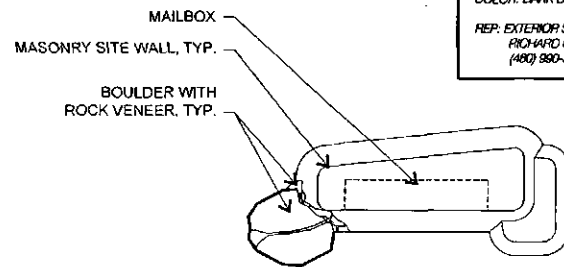


SECTION B-B - LOOKING SOUTH
(WITH MEDIAN)
SCALE 1/4" = 1'-0"



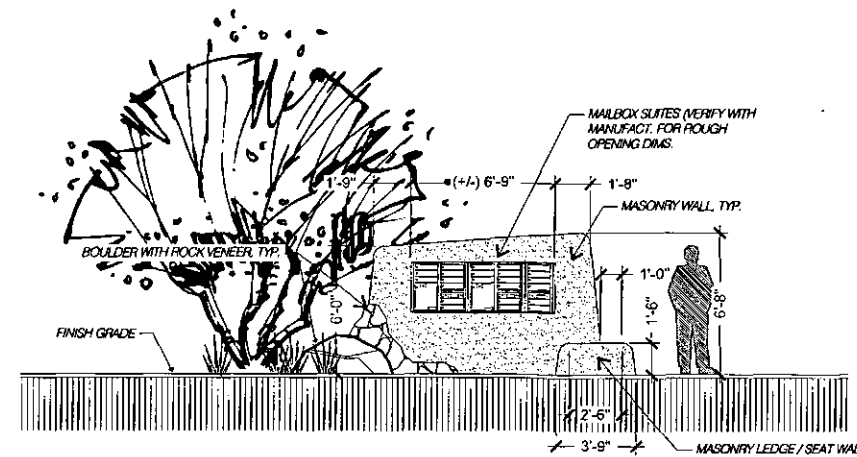
VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

MAILBOX SPECIFICATION:
FLORENCE MANUFACTURING - 4C
MAILBOX SLUICE
COLOR: DARK BRONZE
REP: EXTERIOR SYSTEMS
RICHARD GERSTEL
(407) 980-3308



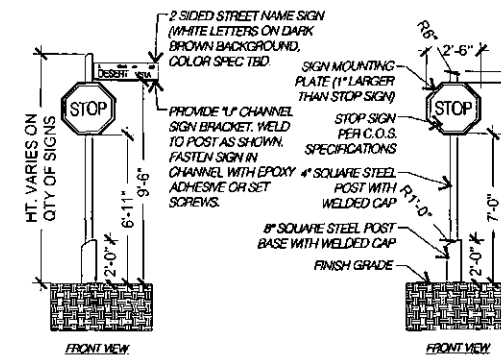
MAILBOX KIOSK PLAN VIEW

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



MAILBOX KIOSK ELEVATION

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



STREET SIGN POSTS / SIGNAGE

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

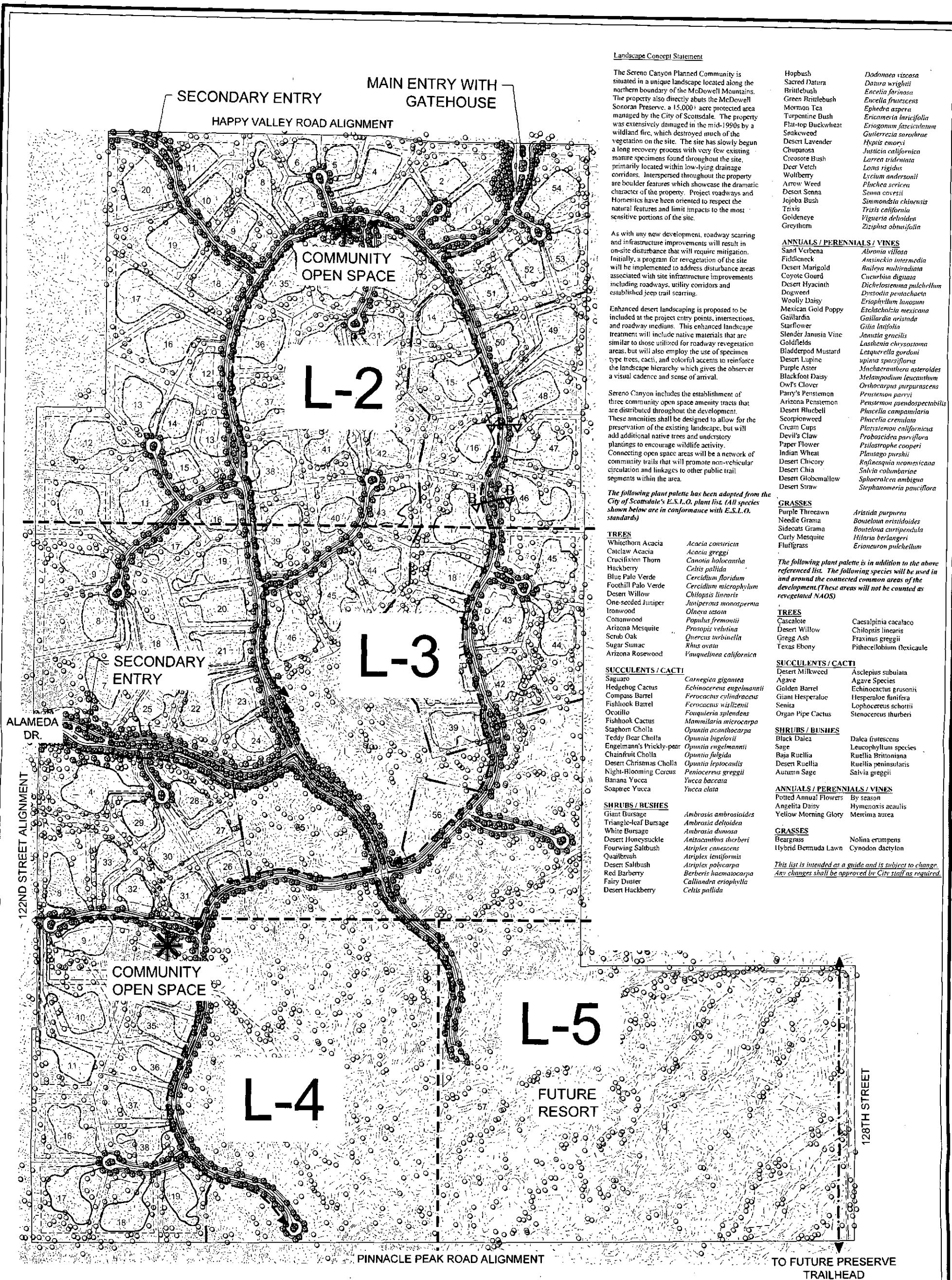
ALL POSTS AND HARDWARE ARE TO BE BID AS POWDERCOATED OR AN OPTION FOR NATURAL BRUSH FINISH.

NOTES:

- STREET NAME SIGN AND STOP SIGN MOUNTING HEIGHT SHALL BE MEASURED FROM ADJACENT GRADE OF SIDEWALK, TOP OF CURB OR TOP OF NEAREST PAVEMENT.
- WHEN NO STOP SIGN IS REQUIRED, THE STREET NAME SIGN IS MOUNTED AT 9 FEET 6 INCHES.
- WHEN TWO STREET NAME SIGNS ARE MOUNTED ONE ON TOP OF THE OTHER, THE HEIGHT IS MEASURED TO THE BOTTOM SIGN.



19-PP-2013
6/4/2014



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 McDowell Sonoran Preserve, a 15,000+ acre protected area managed by the City of Scottsdale. The property was extensively damaged in the mid-1990s by a wildland fire, which destroyed much of the vegetation on the site. The site has slowly begun a long recovery process with very few existing mature 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 Homesites have been oriented to respect the natural features and limit impacts to the most sensitive portions of the site.

As with any new development, roadway scarring 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 address disturbance areas associated with site infrastructure improvements including roadways, utility corridors and established jeep trail scarring.

Enhanced desert landscaping is proposed to be included at the project entry points, intersections, 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, cacti, 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 amenity tracts 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-vehicular circulation and linkages 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)

- TREES**
- | | |
|---------------------|--------------------------------|
| Whiteoak Acacia | <i>Acacia constricta</i> |
| Catclaw Acacia | <i>Acacia greggii</i> |
| Crucifixion Thorn | <i>Canotia holocantha</i> |
| Hackberry | <i>Celtis pallida</i> |
| Blue Palo Verde | <i>Cercidium floridum</i> |
| Foothill Palo Verde | <i>Cercidium microphyllum</i> |
| Desert Willow | <i>Chilopsis linearis</i> |
| One-seeded Juniper | <i>Juniperus monosperma</i> |
| Ironwood | <i>Olneya tesota</i> |
| Cottonwood | <i>Populus fremontii</i> |
| Arizona Mesquite | <i>Prosopis velutina</i> |
| Scrub Oak | <i>Quercus turbinella</i> |
| Sugar Shuttac | <i>Rhus ovata</i> |
| Arizona Rosewood | <i>Yauquelinea californica</i> |

- SUCCULENTS / CACTI**
- | | |
|--------------------------|---------------------------------|
| Saguaro | <i>Carnegiea gigantea</i> |
| Hedgehog Cactus | <i>Echinocereus engelmannii</i> |
| Compass Barrel | <i>Ferocactus cylindraceus</i> |
| Fishhook Barrel | <i>Ferocactus wislizeni</i> |
| Ocotillo | <i>Fouquieria splendens</i> |
| Fishhook Cactus | <i>Mammillaria microcarpa</i> |
| Staghorn Cholla | <i>Opuntia acanthocarpa</i> |
| Teddy Bear Cholla | <i>Opuntia bigelovii</i> |
| Engelmann's Prickly-pear | <i>Opuntia engelmannii</i> |
| Chainfruit Cholla | <i>Opuntia fulgida</i> |
| Desert Christmas Cholla | <i>Opuntia leptocaulis</i> |
| Night-Blooming Cereus | <i>Peniocereus greggii</i> |
| Banana Yucca | <i>Yucca baccata</i> |
| Soaptree Yucca | <i>Yucca elata</i> |

- SHRUBS / BUSHES**
- | | |
|-----------------------|------------------------------|
| Giant Bursage | <i>Ambrosia ambrosioides</i> |
| Triangle-leaf Bursage | <i>Ambrosia deltoidea</i> |
| White Bursage | <i>Ambrosia dumosa</i> |
| Desert Honeysuckle | <i>Antirrhinum thurberi</i> |
| Fourwing Saltbush | <i>Atriplex canescens</i> |
| Quailbrush | <i>Atriplex lentiformis</i> |
| Desert Saltbush | <i>Atriplex polycarpa</i> |
| Red Barberrry | <i>Berberis haematocarpa</i> |
| Fairy Duster | <i>Calliandra eriophylla</i> |
| Desert Hackberry | <i>Celtis pallida</i> |

- | | |
|--------------------|-------------------------------|
| Hopbush | <i>Dodonaea viscosa</i> |
| Sacred Datura | <i>Datura wrightii</i> |
| Brittlebush | <i>Encelia farinosa</i> |
| Green Brittlebush | <i>Encelia frutescens</i> |
| Mormon Tea | <i>Ephedra aspera</i> |
| Turpentine Bush | <i>Ericameria laricifolia</i> |
| Flat-top Buckwheat | <i>Eriogonum fasciculatum</i> |
| Snakeweed | <i>Gutierrezia sarothrae</i> |
| Desert Lavender | <i>Hypis emoryi</i> |
| Chuparosa | <i>Justicia californica</i> |
| Cresote Bush | <i>Larrea tridentata</i> |
| Deer Vetch | <i>Lons rigidus</i> |
| Wolfberry | <i>Lycium andersonii</i> |
| Arrow Weed | <i>Lycium sericea</i> |
| Desert Sonna | <i>Sonch ovesii</i> |
| Jojoba Bush | <i>Simmondsia chinensis</i> |
| Trixis | <i>Trixis californica</i> |
| Goldeneye | <i>Viguiera deltoidea</i> |
| Greythorn | <i>Ziziphus obtusifolia</i> |

- ANNUALS / PERENNIALS / VINES**
- | | |
|----------------------|------------------------------------|
| Sand Verbena | <i>Abronia villosa</i> |
| Fiddleneck | <i>Amsinckia intermedia</i> |
| Desert Marigold | <i>Baileya multiradiata</i> |
| Coyote Gourd | <i>Cucurbita dignata</i> |
| Desert Hyacinth | <i>Dichelostemma pulchellum</i> |
| Dogweed | <i>Dryasdia pentachaeta</i> |
| Woolly Daisy | <i>Eriophyllum lanosum</i> |
| Mexican Gold Poppy | <i>Eschscholzia mexicana</i> |
| Gaillardia | <i>Gaillardia aristata</i> |
| Starflower | <i>Gilia latifolia</i> |
| Slender Janusia Vine | <i>Janusia gracilis</i> |
| Goldfields | <i>Lasthenia chrysostoma</i> |
| Bladderpod Mustard | <i>Lesquerella gordonii</i> |
| Desert Lupine | <i>Lupinus sparsiflorus</i> |
| Purple Aster | <i>Machaeranthera asteroides</i> |
| Blackfoot Daisy | <i>Melanopodium leucanthum</i> |
| Owl's Clover | <i>Oriocharpus purpurascens</i> |
| Perry's Penstemon | <i>Penstemon parryi</i> |
| Arizona Penstemon | <i>Penstemon pseudospectabilis</i> |
| Desert Bluebell | <i>Phacelia campanularia</i> |
| Scorpionweed | <i>Phacelia crenulata</i> |
| Cream Cups | <i>Platanodon californicus</i> |
| Flower's Claw | <i>Proboscidea parviflora</i> |
| Paper Flower | <i>Psilostrophe cooperi</i> |
| Indian Wheat | <i>Plantago purshii</i> |
| Desert Chicory | <i>Rafinesquina neomeicana</i> |
| Desert Chia | <i>Salvia columbariae</i> |
| Desert Globemallow | <i>Sphaeralcea ambigua</i> |
| Desert Straw | <i>Stephanomeria pauciflora</i> |

- GRASSES**
- | | |
|------------------|----------------------------------|
| Purple Threeween | <i>Aristida purpurea</i> |
| Needle Grama | <i>Bouteloua aristoides</i> |
| Sideoats Grama | <i>Bouteloua curtipendula</i> |
| Fluffy Mesquite | <i>Hilaria berlandieri</i> |
| Curlygrass | <i>Eriocorynaceae pulchellum</i> |

The following plant palette is in addition to the above referenced list. The following species will be used in and around the connected common areas of the development. (These areas will not be counted as revegetated NAOS)

- TREES**
- | | |
|---------------|----------------------------------|
| Casahuate | <i>Caesalpinia coccolaco</i> |
| Desert Willow | <i>Chilopsis linearis</i> |
| Gregg Ash | <i>Fraxinus greggii</i> |
| Texas Ebony | <i>Pithecellobium flexicaule</i> |

- SUCCULENTS / CACTI**
- | | |
|-------------------|------------------------------|
| Desert Milkweed | <i>Asclepius subulata</i> |
| Agave | <i>Agave Species</i> |
| Golden Barrel | <i>Echinocactus grusonii</i> |
| Giant Hesperaloe | <i>Hesperaloe funifera</i> |
| Senita | <i>Lophocereus schottii</i> |
| Organ Pipe Cactus | <i>Stenocereus thurberi</i> |

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

- ANNUALS / PERENNIALS / VINES**
- | | |
|-----------------------|--------------------------|
| Potted Annual Flowers | By season |
| Angelita Daisy | <i>Hymenoxis acaulis</i> |
| Yellow Morning Glory | <i>Mertensia aurea</i> |

- GRASSES**
- | | |
|---------------------|-------------------------|
| Beargrass | <i>Nolina erumpens</i> |
| Hybrid Bermuda Lawn | <i>Cynodon dactylon</i> |

This list is intended as a guide and is subject to change. Any changes shall be approved by City staff as required.

LANDSCAPE LEGEND

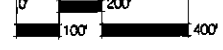
- Existing Tree / Veg. to remain
- ⊗ New Landscape / Enhanced Veg.

TRAIL LEGEND

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

LANDSCAPE LIGHTING

Low voltage landscape lighting is proposed to be installed at the project entry locations. All lighting proposed is to have full cut off glare shields and will be used to only highlight landscape features. Fixtures selected shall be of a bronze or black finish and shall compliment the style of the building light fixtures.



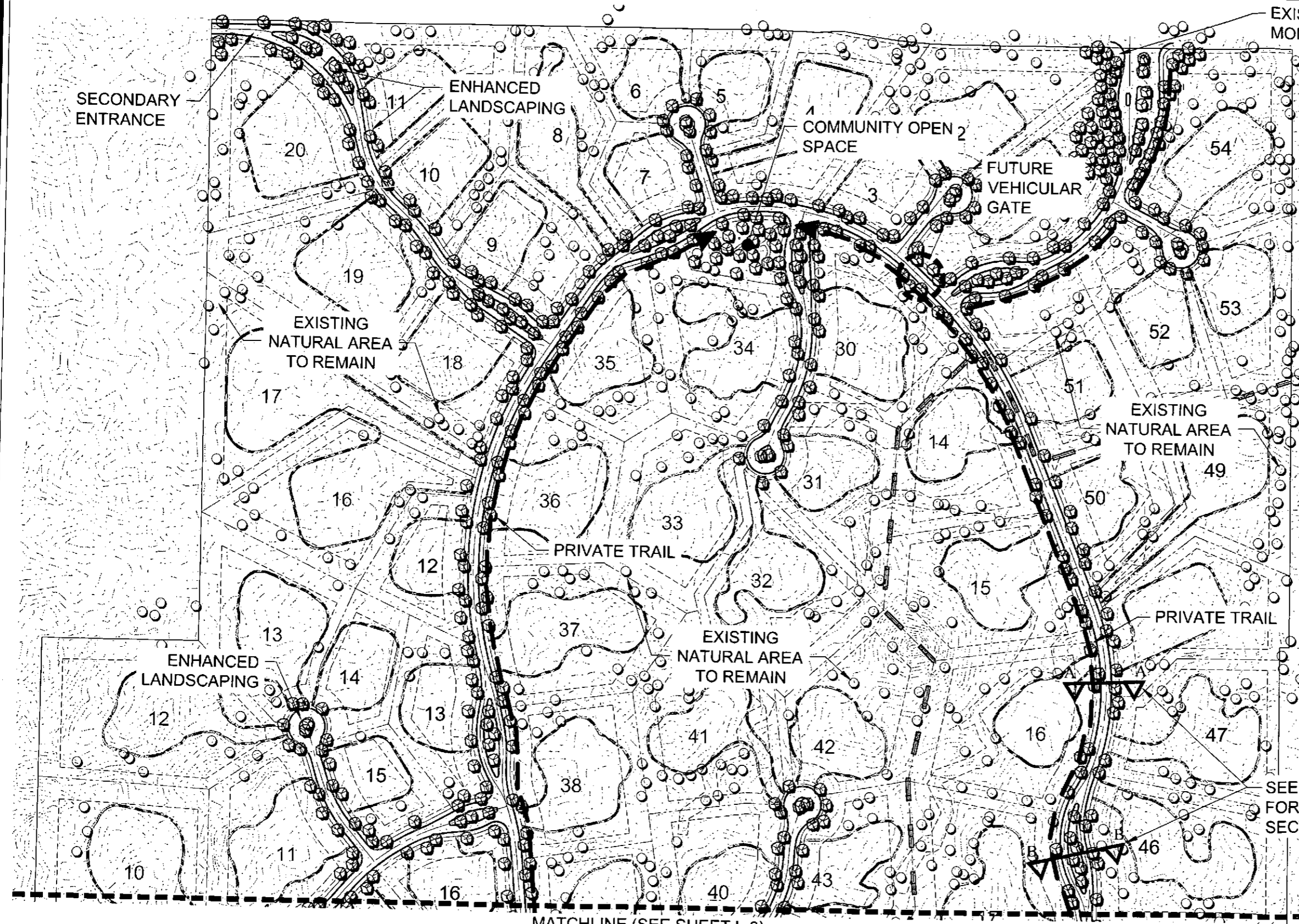
LVA urban design studio
 land planning • landscape architecture
 1700 south 48th avenue 4007 • paradise falls dr., #210
 tempe, arizona 85281 tucson, arizona 85712
 phone: 480.994.0994 phone: 520.261.2994
 www.lva-design.com

S SERENO OVERALL LANDSCAPE / CANYON SITE PLAN

Date: 11.21.13
 Job No: 0425.16
 Drawn by: JV

L-1

19-PP-2013
 4/4/2014



EXISTING MONUMENT SIGN

LANDSCAPE LEGEND

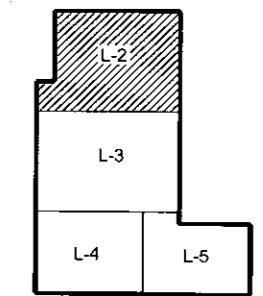
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TRAIL LEGEND

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- Private Trail Alignment (8')
- Phase Line

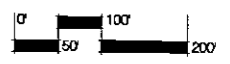
HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
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ATRIPLEX CANESCENS	3.0
ENCELIA 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 SALTBUCH	2.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY

NO SCALE



SEE SHEET L-6 FOR STREET SECTIONS

MATCHLINE (SEE SHEET L-3)

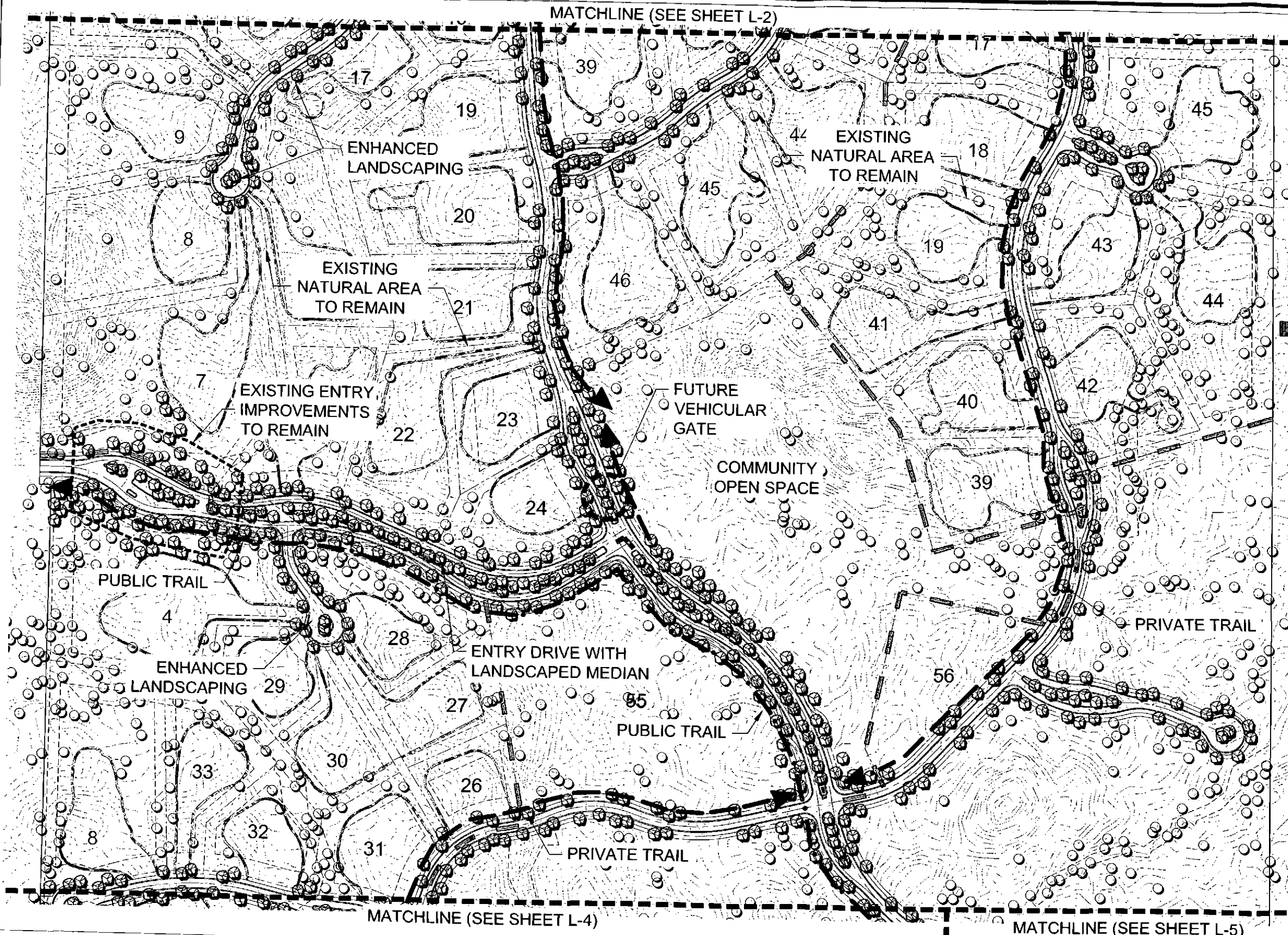
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SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date: 11.21.13
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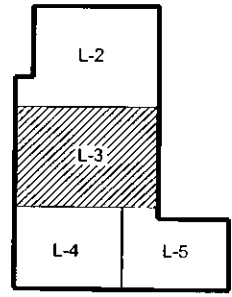
L-2



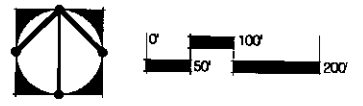
- LANDSCAPE LEGEND**
- Existing Tree / Veg. to remain
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- TRAIL LEGEND**
- Public Trail Alignment (15')
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ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	2.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



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land planning - landscape architecture

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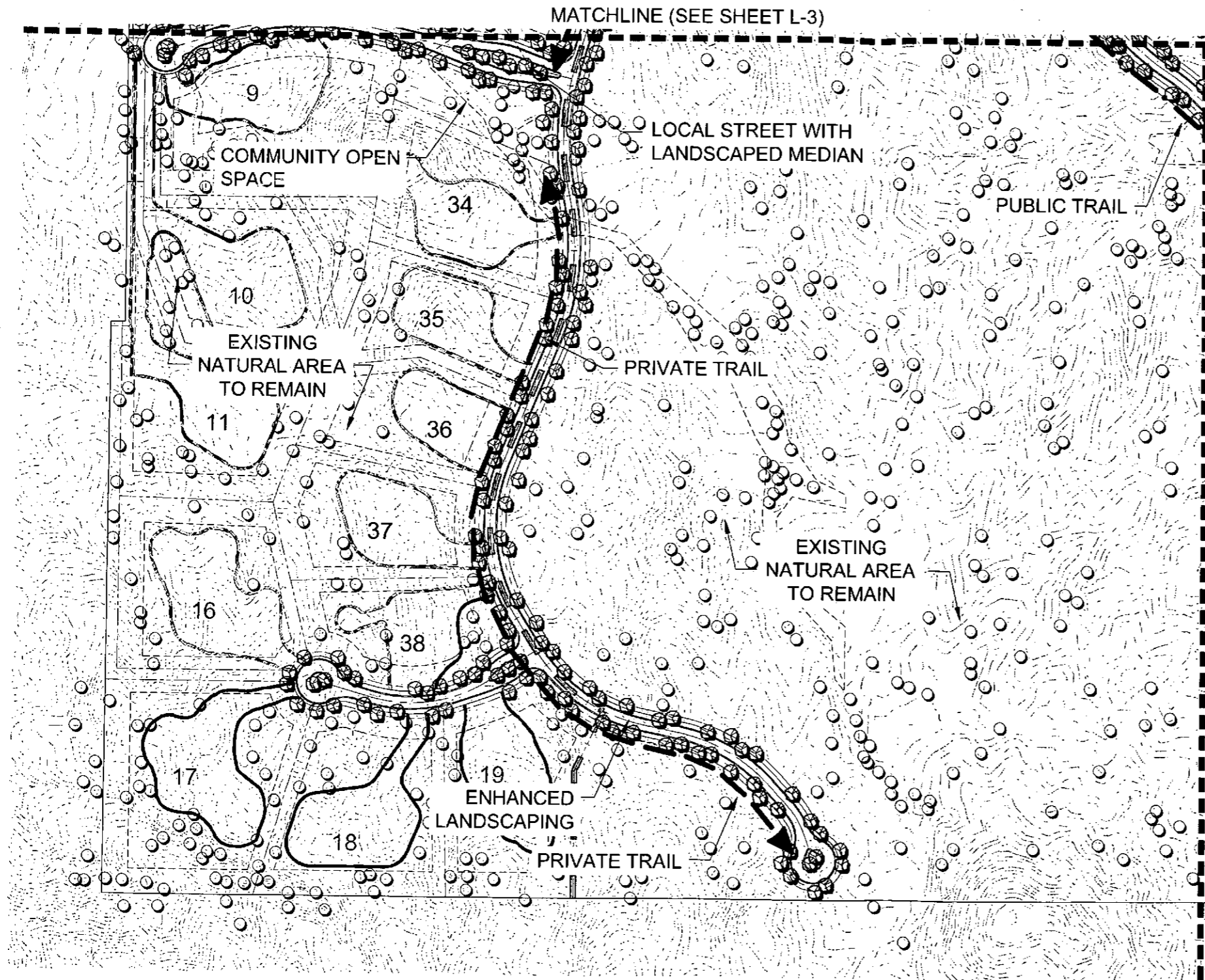
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SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

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Job No:
0425.16
Drawn by:
JV

L-3



LANDSCAPE LEGEND

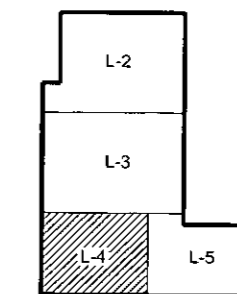
- Existing Tree / Veg. to remain
- New Landscape / Enhanced Veg.

TRAIL LEGEND

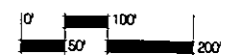
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

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
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	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



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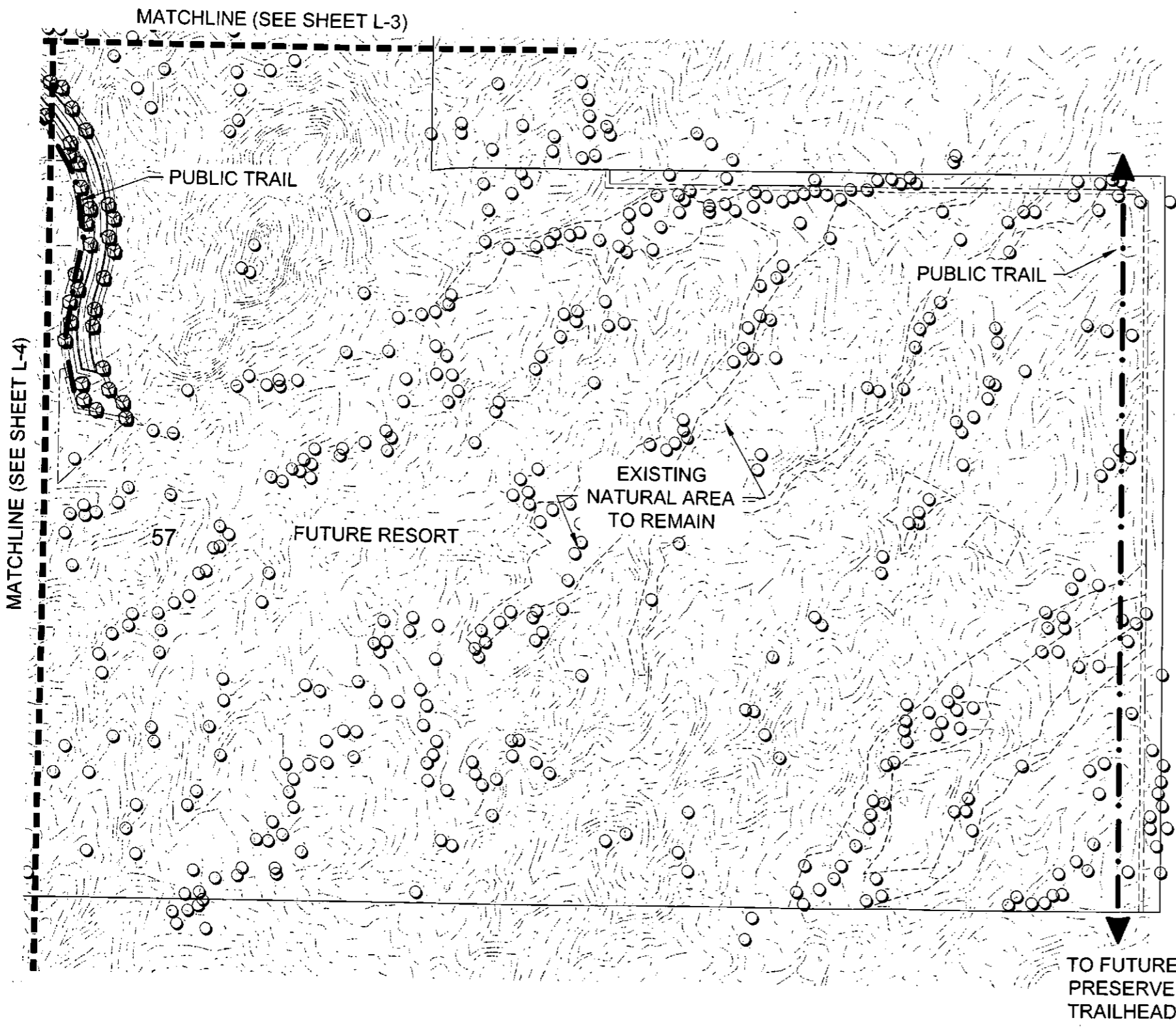
120 south ash avenue 4007 e paradise falls dr, #210
tempe, arizona 85281 tucson, arizona 85712
phone: 480.994.0994 phone: 520.261.2994
www.lvadesign.com

SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
11.21.13
Job No:
0425.16
Drawn by:
JV

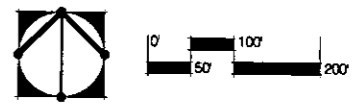
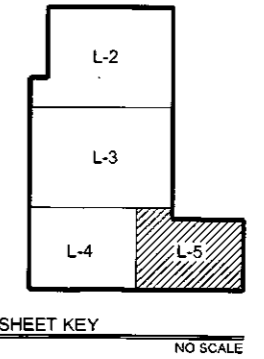
L-4



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

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
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	2.0
BRITTLEBUSH	1.0
TURPENTINE BUSH	2.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



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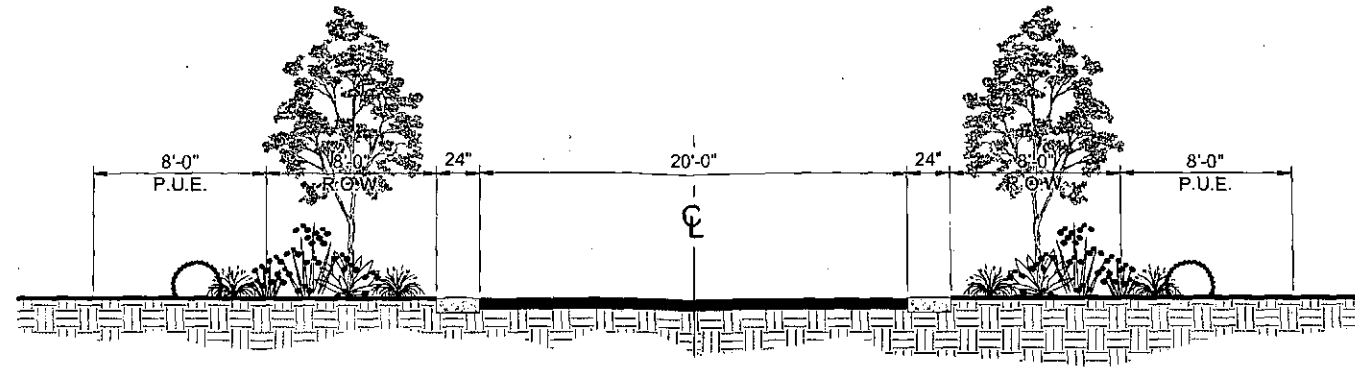
4007 e paradise falls dr, #210
tucson, arizona 85712
phone: 520.261.2994

SERENO CANYON

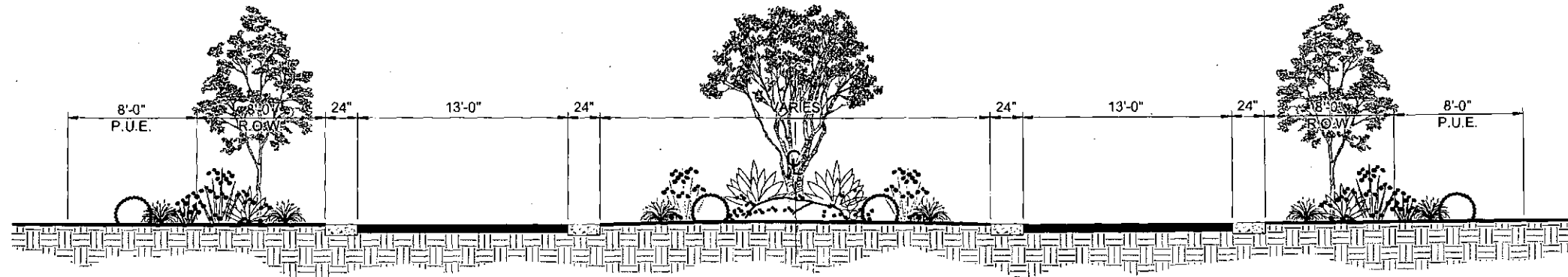
LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
11.21.13
Job No:
0425.16
Drawn by:
JV

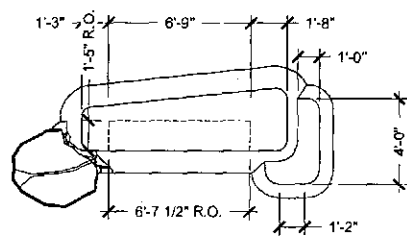
L-5



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

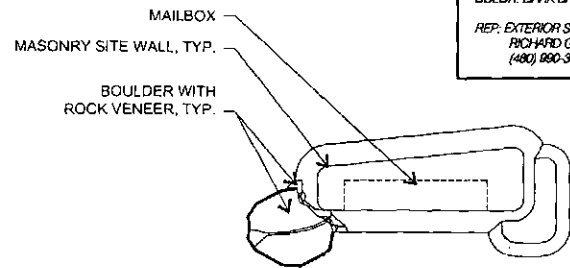


SECTION B-B - LOOKING SOUTH
(WITH MEDIAN)
SCALE 1/4" = 1'-0"



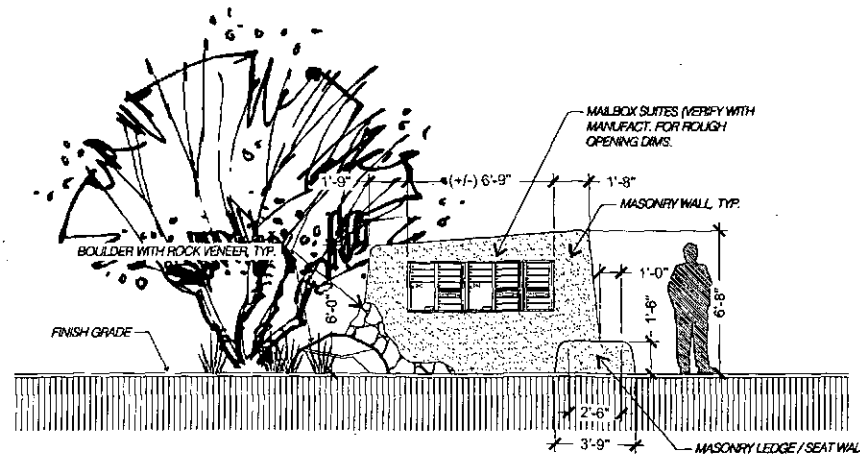
VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

MAILBOX SPECIFICATION:
FLORENCE MANUFACTURING - 4C MAILBOX SUITE
COLOR: DARK BRONZE
REP: EXTERIOR SYSTEMS RICHARD GERSTEL (480) 860-8800



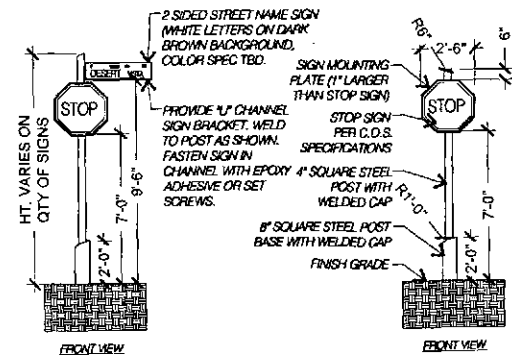
MAILBOX KIOSK PLAN VIEW

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 HARDWARE ARE TO BE BID AS POWDERCOATED OR AN OPTION FOR NATURAL RUST FINISH.

NOTES:
- STREET NAME SIGN AND STOP SIGN MOUNTING HEIGHT SHALL BE MEASURED FROM ADJACENT GRADE OF SIDEWALK, TOP OF CURB OR TOP OF NEAREST PAVEMENT.
- WHEN NO STOP SIGN IS REQUIRED, THE STREET NAME SIGN IS MOUNTED AT 9 FEET 6 INCHES.
- WHEN TWO STREET NAME SIGNS ARE MOUNTED ONE ON TOP OF THE OTHER, THE HEIGHT IS MEASURED TO THE BOTTOM SIGN.

