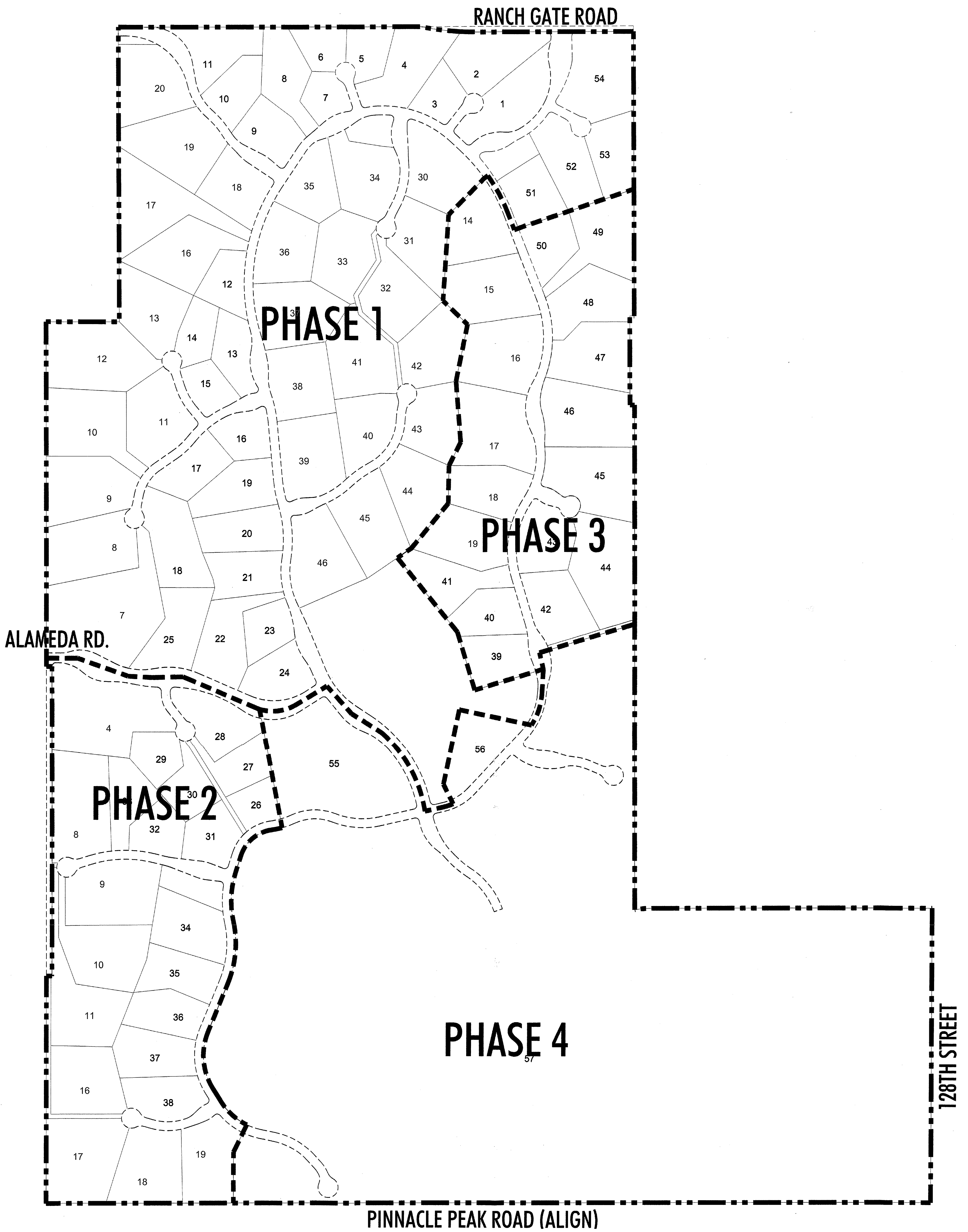


Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)



LEGEND

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

PHASE BOUNDARIES ARE PRELIMINARY
& MAY BE SUBJECT TO FUTURE REVISION

SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL.

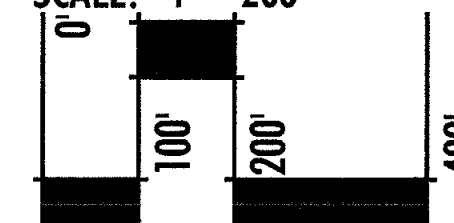
LVA urban design studio
land planning • landscape architecture

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

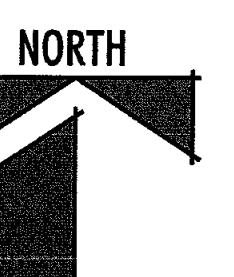
SERENO CANYON

PHASING PLAN

SCALE: 1"=200'



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



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
1/3/2004/0425 Sereno Canyon 2011/0425.16 - Ph.1 Prelim SP/CAD/EXHIBIT-PHASING PLAN.dwg Apr 04, 2014 - 9:59am

19-PP-2013
4/4/2014

PRELIMINARY PLAT FOR SERENO CANYON

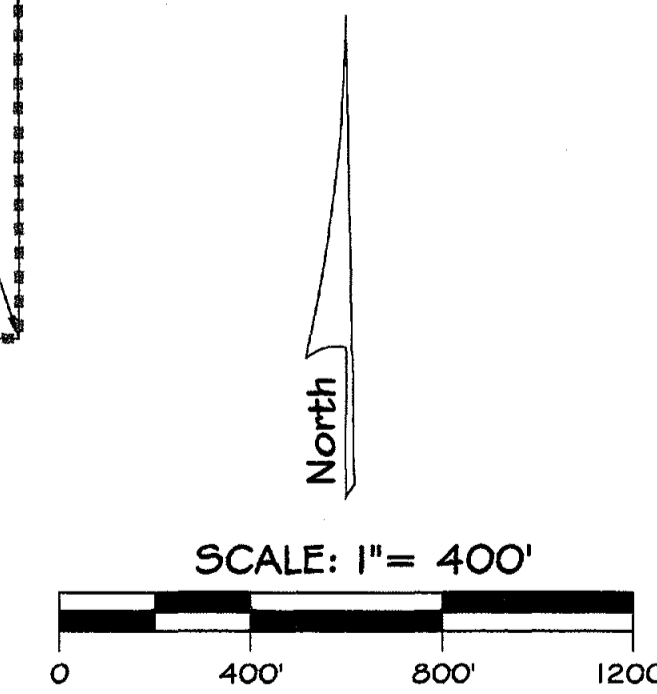
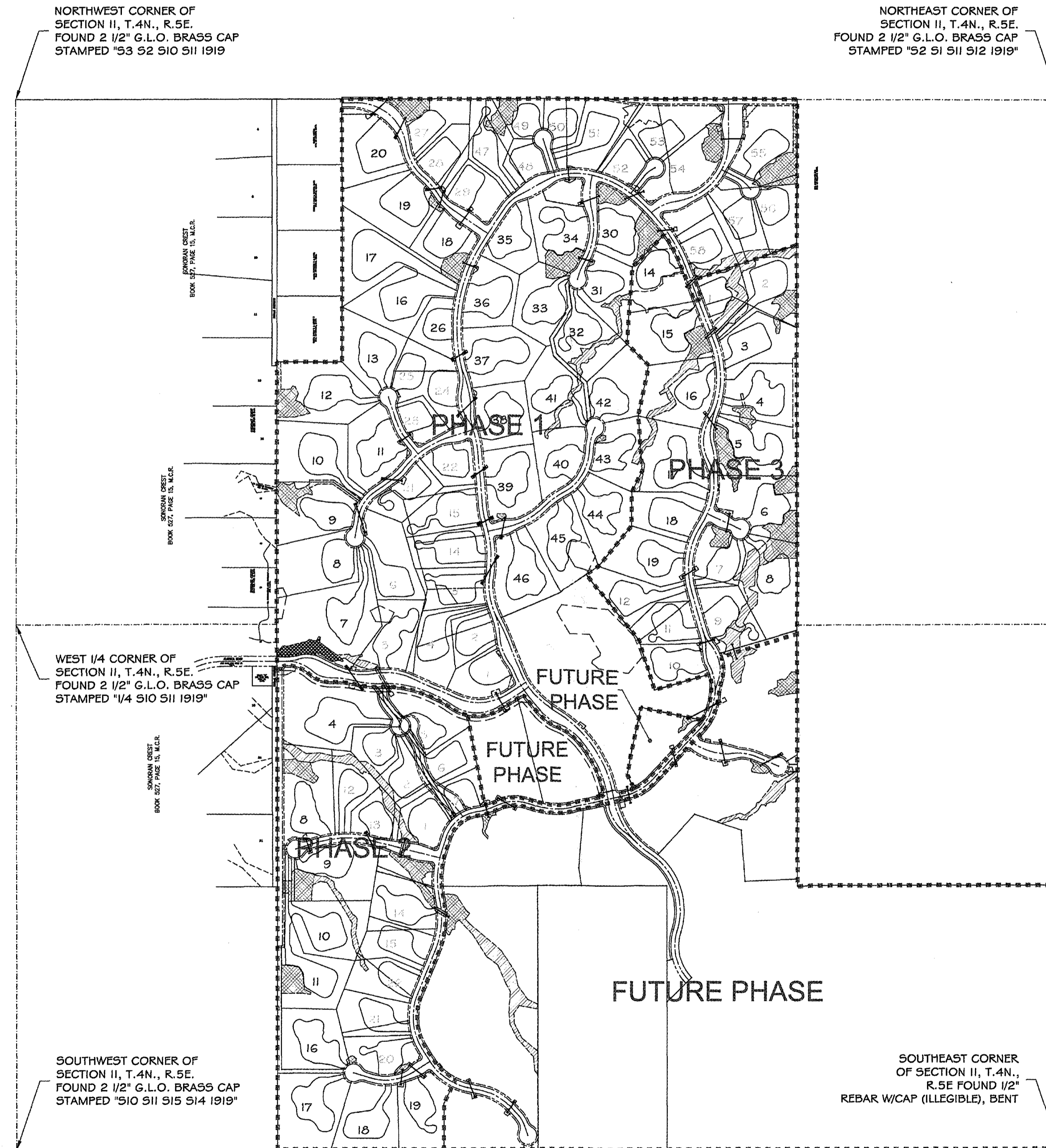
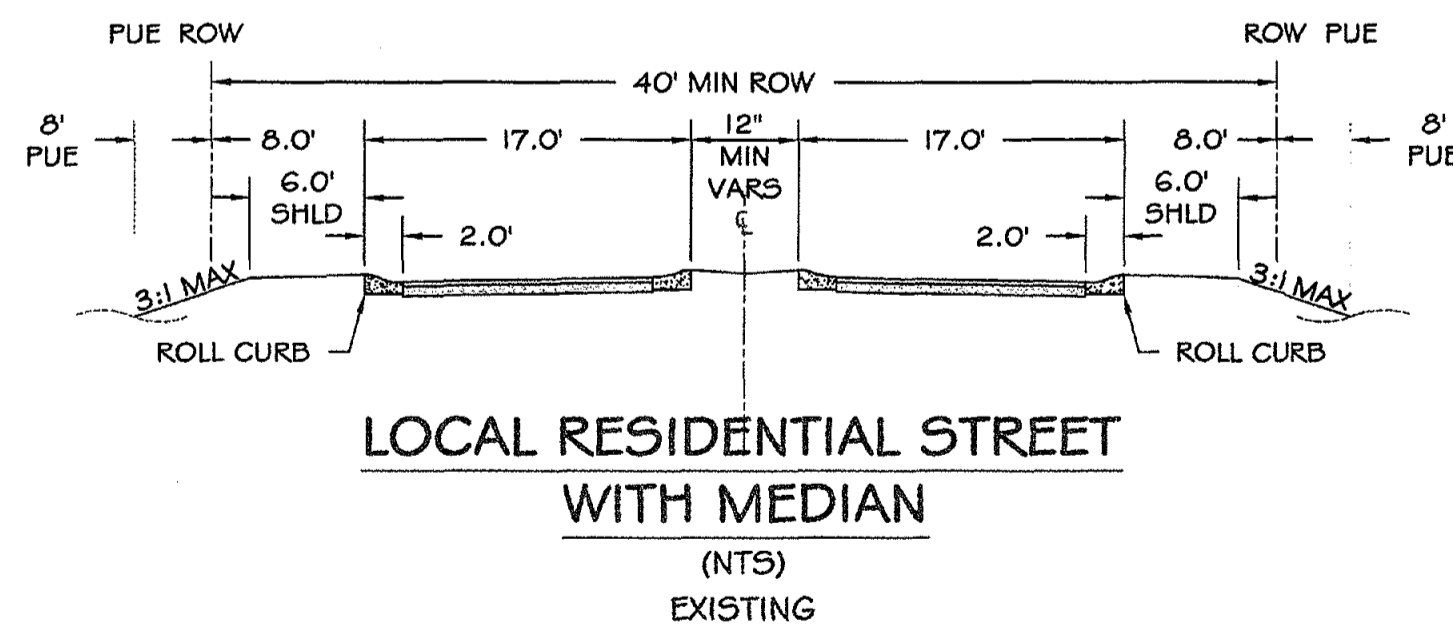
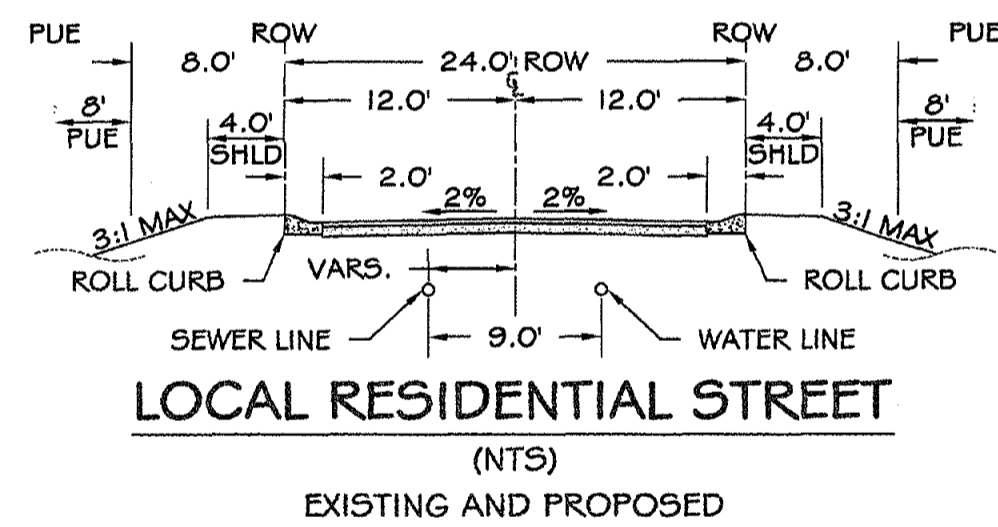
A PORTION OF SECTION 11, T.4N., R.5E., OF THE G.&S.R.M, MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING	R-130 ESL R1-43 ESL R-4R ESL
GROSS ACREAGE	348.94 AC
NET ACREAGE	XXXX AC
YIELD	R1-130 ESL - 44 LOTS R1-43 ESL - 54 LOTS R-4R ESL - 239 LOTS (FUTURE DEVELOPMENT)
DENSITY	0.28 UNIT/AC
MIN. LOT SIZE	40,251.66 SQ FT
AVG. LOT SIZE	101,500.80 SQ FT
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

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 ESL ORDINANCE.
- FINAL PLATS HAVE BEEN RECORDED IN FOR PHASE 1, 2, & 3. ROADWAY ALIGNMENTS HAVE BEEN MAINTAINED AS SHOWN ON FINAL PLATS. EXISTING R1-130 ESL LOTS TO REMAIN, AS SHOWN AND SHADED BACK.
- THREE NEW CUL-DE-SACS HAVE BEEN ADDED IN PHASE 1 AND ON 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, EASMENTS AND LOT LINES GEOMETRY IS AS RECORDED IN FINAL PLAT, EXIST WHERE NOTED.



SHEET INDEX

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

DEVELOPER

CROWN COMMUNITY DEVELOPMENT
1751 W DIEHL ROAD
NAPEVILLE, IL 60563
CONTACT: HUGH SMEED
(630) 566-2522
FAX: (630) 898-00480

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

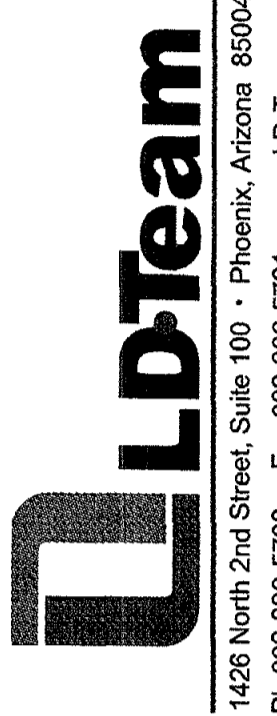
LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: STEVEN J. VOSS
(480) 994-0994
FAX: (480) 994-7332

LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: STEVEN J. VOSS
(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 1.1' NORTHEAST CORNER OF
LOT 18. ELEV= 2691.39' NAVD '88 DATUM



SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 12/11/2013
Project: 13CC100
File: 13CC100_PP001
Scale: AS NOTED



SHEET
1 OF 9

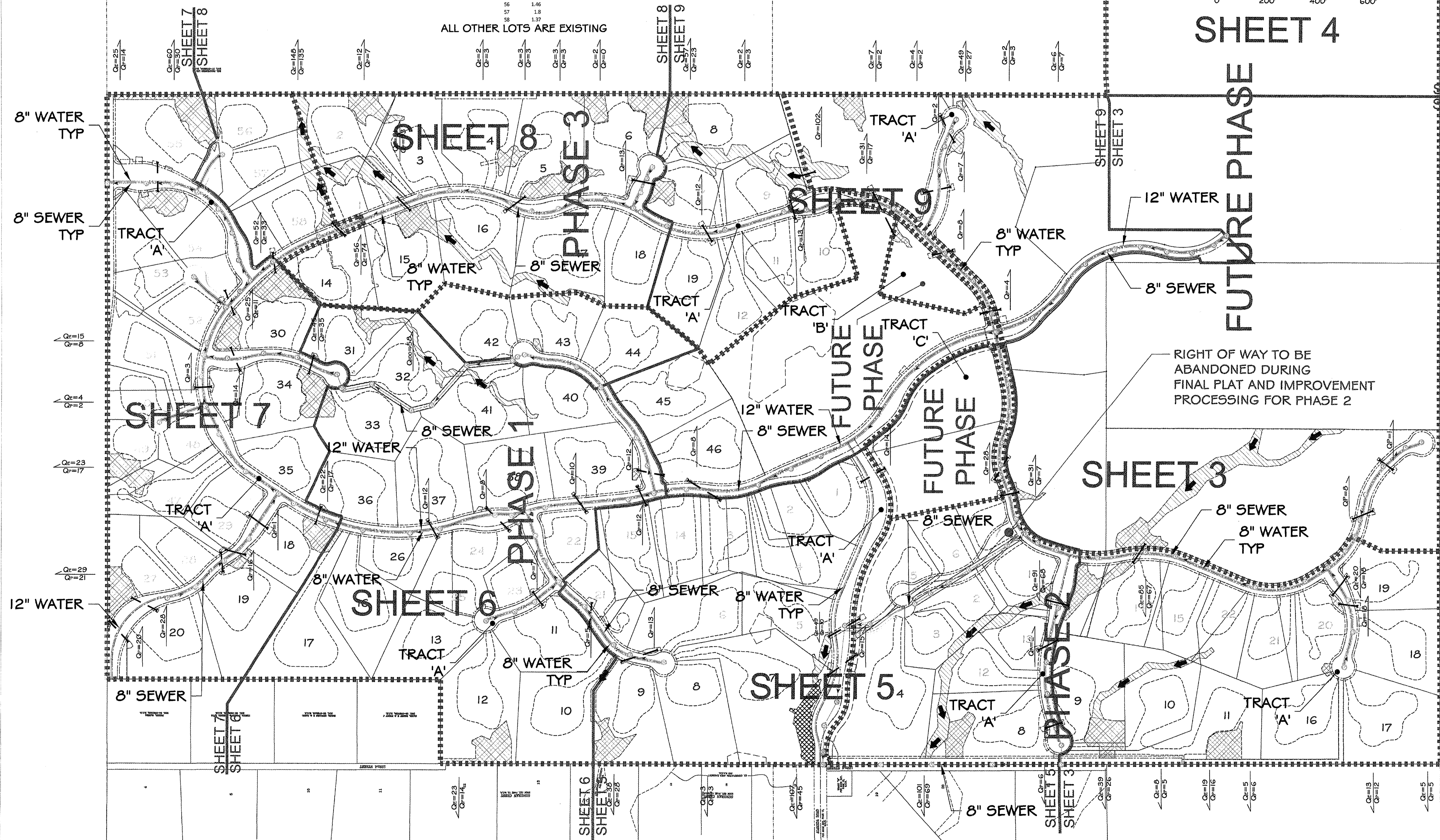
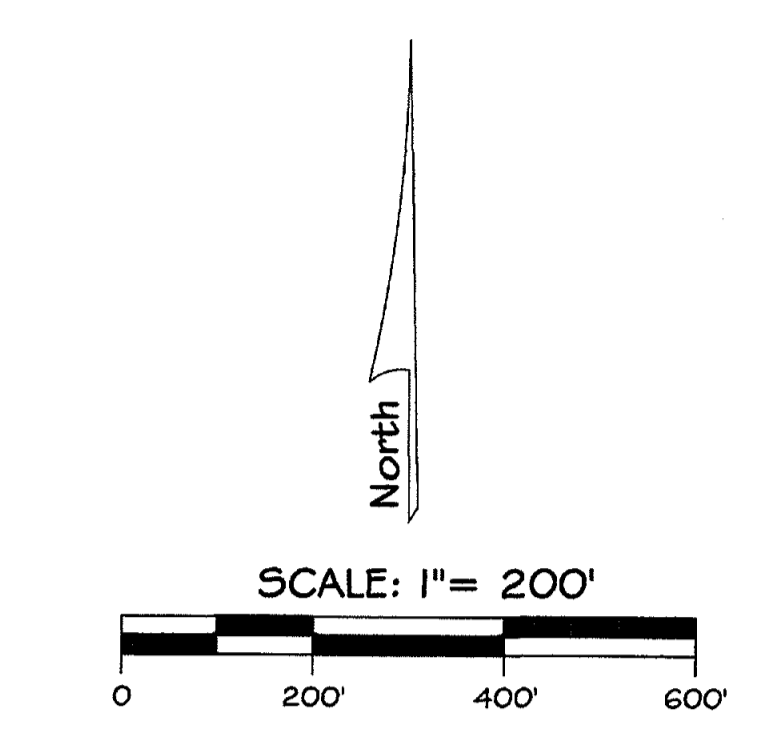
LEGEND

- NEW ROADWAY
- NEW LOT LINE
- EXISTING LOT LINE
- MANHOLE
- FIRE HYDRANT
- SEWER FLOW DIRECTION
- EXISTING DETENTION BASIN
- EXISTING DRAINAGE EASEMENT
- EASEMENT DRAINAGE FLOW DIRECTION

LOT AREAS

Phase 1	Phase 2	Phase 3			
Lot #	Area (Acres)	Lot #	Area (Acres)	Lot #	Area (Acres)
1	1.37	1	1.27	1	1.22
2	1.09	2	1.12	2	2.22
3	1.48	3	1.04	7	1.5
4	1.92	5	1.72	9	1.76
5	1.89	6	1.2	10	1.44
6	2.17	7	0.82	11	1.37
14	1.62	12	1.37	12	1.65
15	1.62	13	1.11		
21	1.96	14	1.86		
22	1.11	15	1.5		
23	0.94	20	1.45		
24	1.23	21	1.65		
25	0.99	22	1.42		
27	1.58				
28	1.26				
29	1.36				
47	1.68				
48	0.85				
49	0.92				
50	1.01				
51	2.08				
52	0.95				
53	1.96				
54	2.05				
55	2.59				
56	1.46				
57	1.8				
58	1.37				

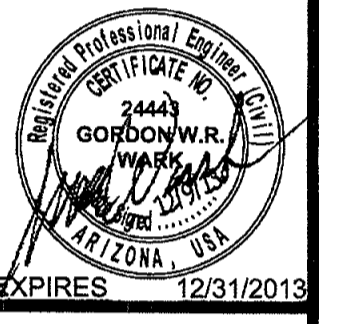
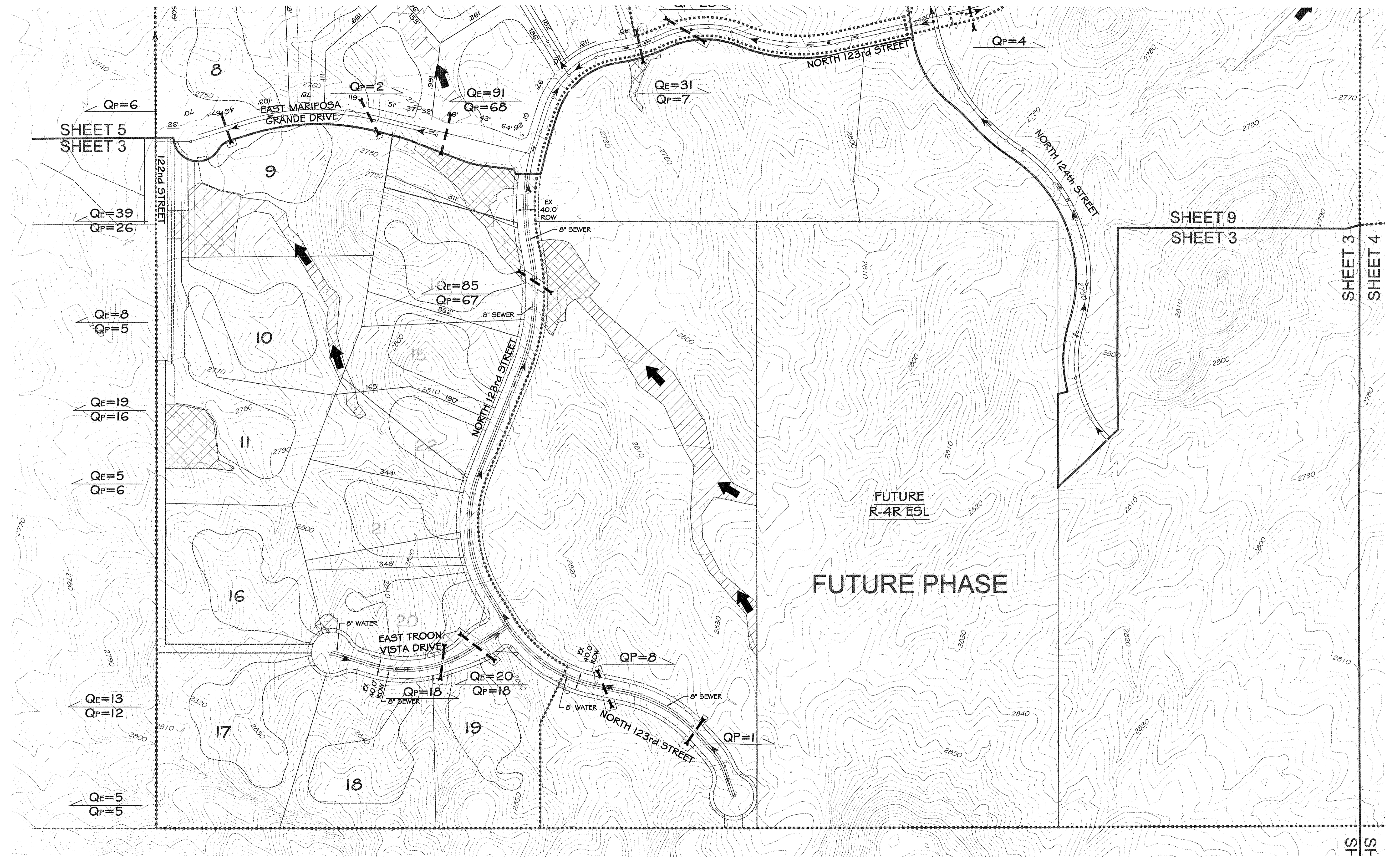
QE=Q100 (EXISTING)
 QP=Q100 (PROPOSED, AFTER DETENTION)
 *IF NO DETENTION BASIN IS PROPOSED,
 QP=Q100 (PROPOSED, PIPE)



SHEET 4

FUTURE PHASE

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

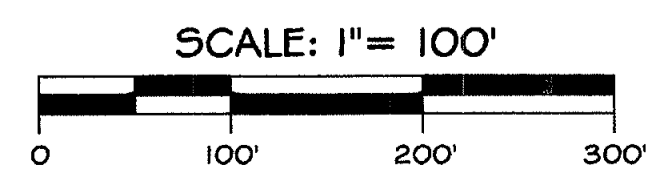


**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

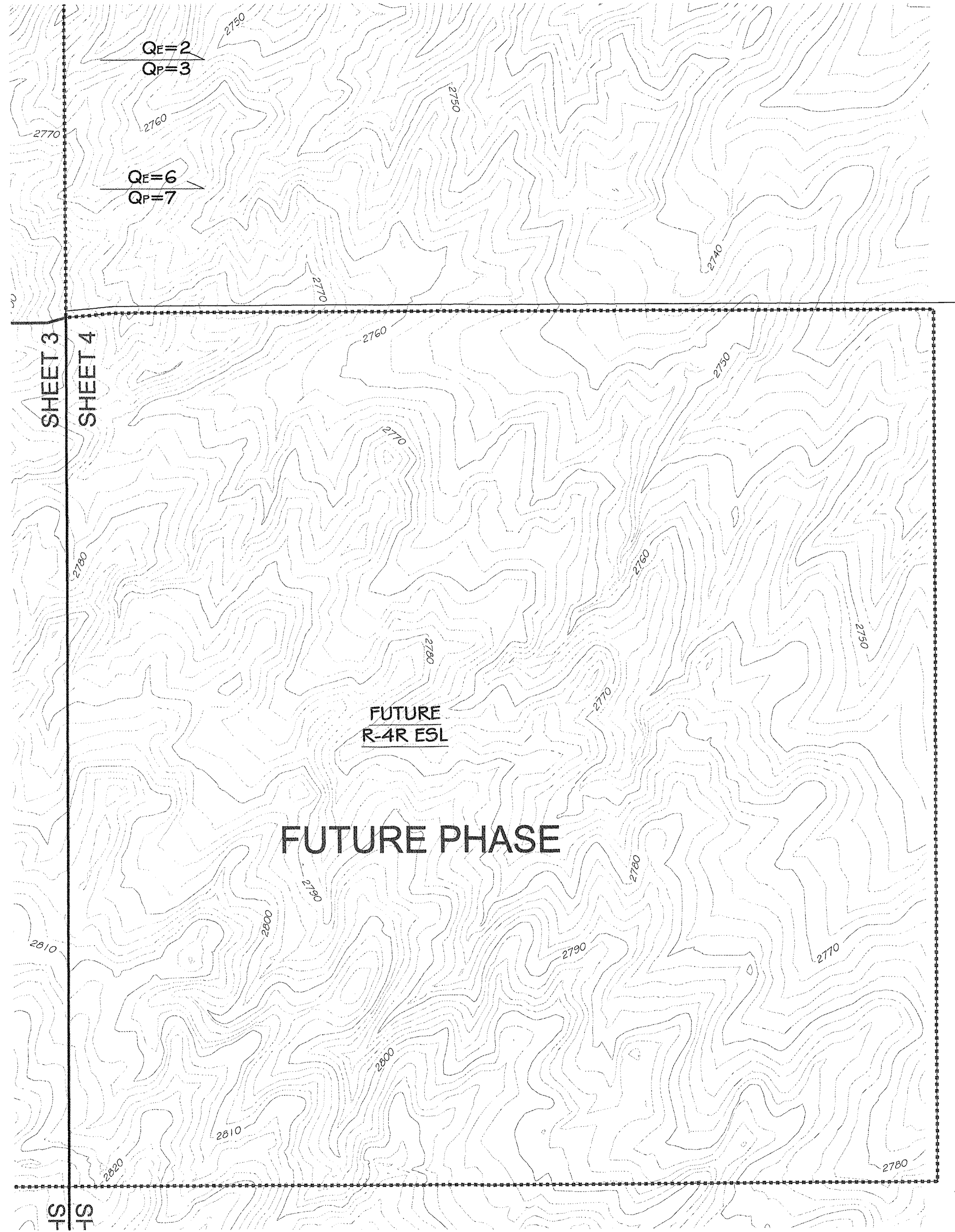
Date: 12/11/2013
Project: 13CCI00
File: 13CCI00_PP003
Scale: 1" = 100'

SHEET
3 OF 9



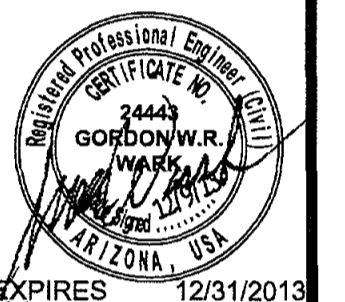
CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER

##



CROWN
COMMUNITY DEVELOPMENT
of Henry Crown Company

LDTeam
1428 North 2nd Street, Suite 100 • Phoenix, Arizona 85004
Ph: 602-396-5700 • Fax: 602-396-5701 • www.LD-Team.com

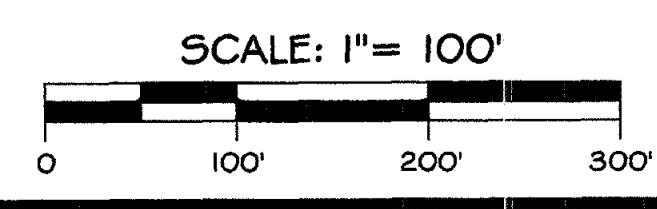


SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

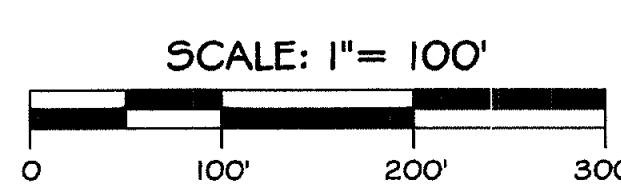
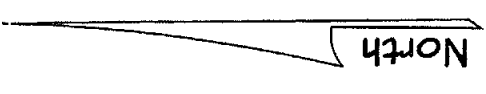
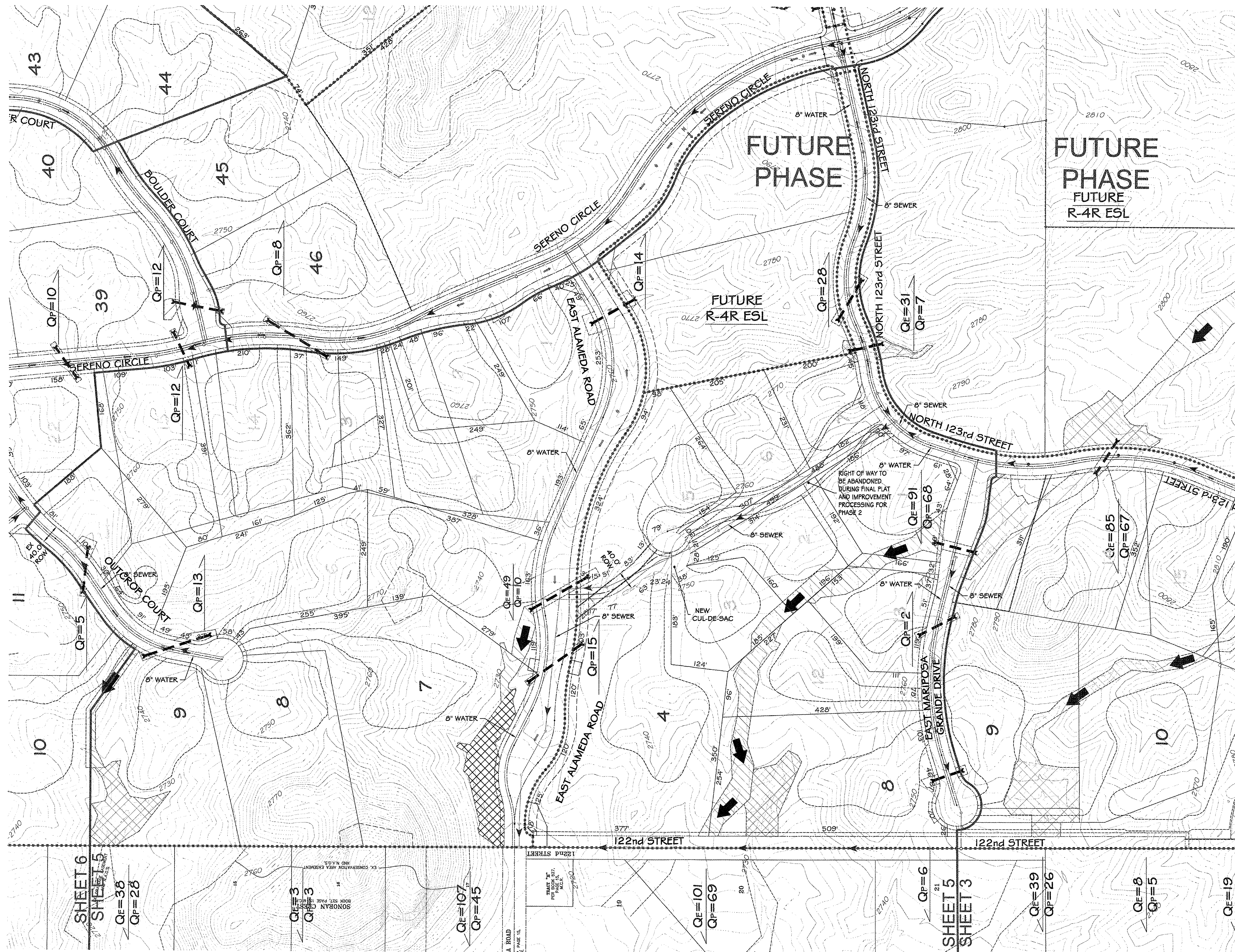
Date: 12/11/2013
Project: 13CC100
File: 13CC100_PP004
Scale: 1" = 100'

SHEET
4 OF 9



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

##

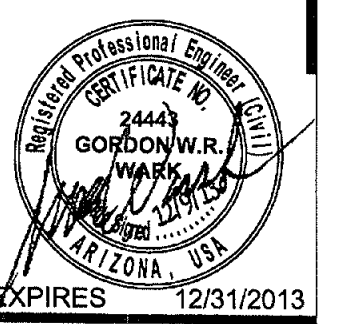


CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY) BLUE STAKE CENTER

Date: 12/11/2013
 Project: 13CCI00
 File: 13CCI00_PP005
 Scale: 1" = 100'
SHEET 5 OF 9

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

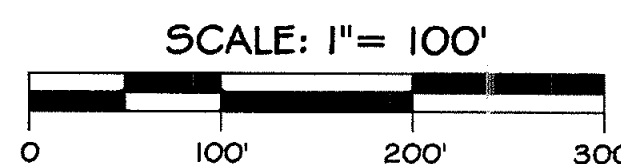
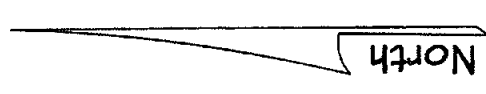
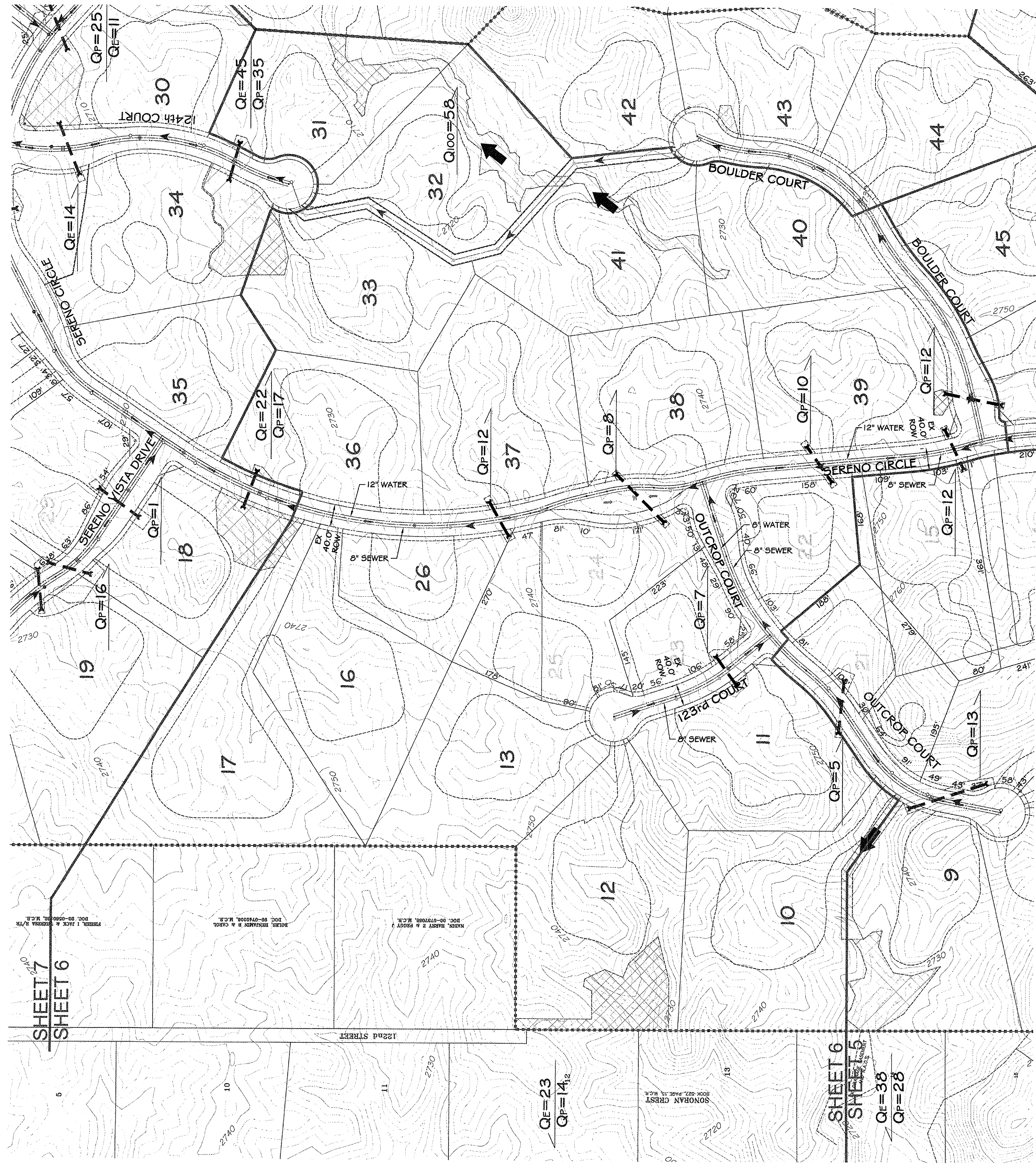
SERENO CANYON SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT



LDTeam
 1428 North 2nd Street, Suite 100 • Phoenix, Arizona 85004
 Ph 602-396-5700 • Fax 602-396-5701 • www.LD-Team.com

CROWN
 COMMUNITY DEVELOPMENT
A Henry Crown Company

##



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

Date: 12/11/2013
 Project: 13CC100
 File: 13CC100_PP006
 Scale: 1" = 100'

**PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING**

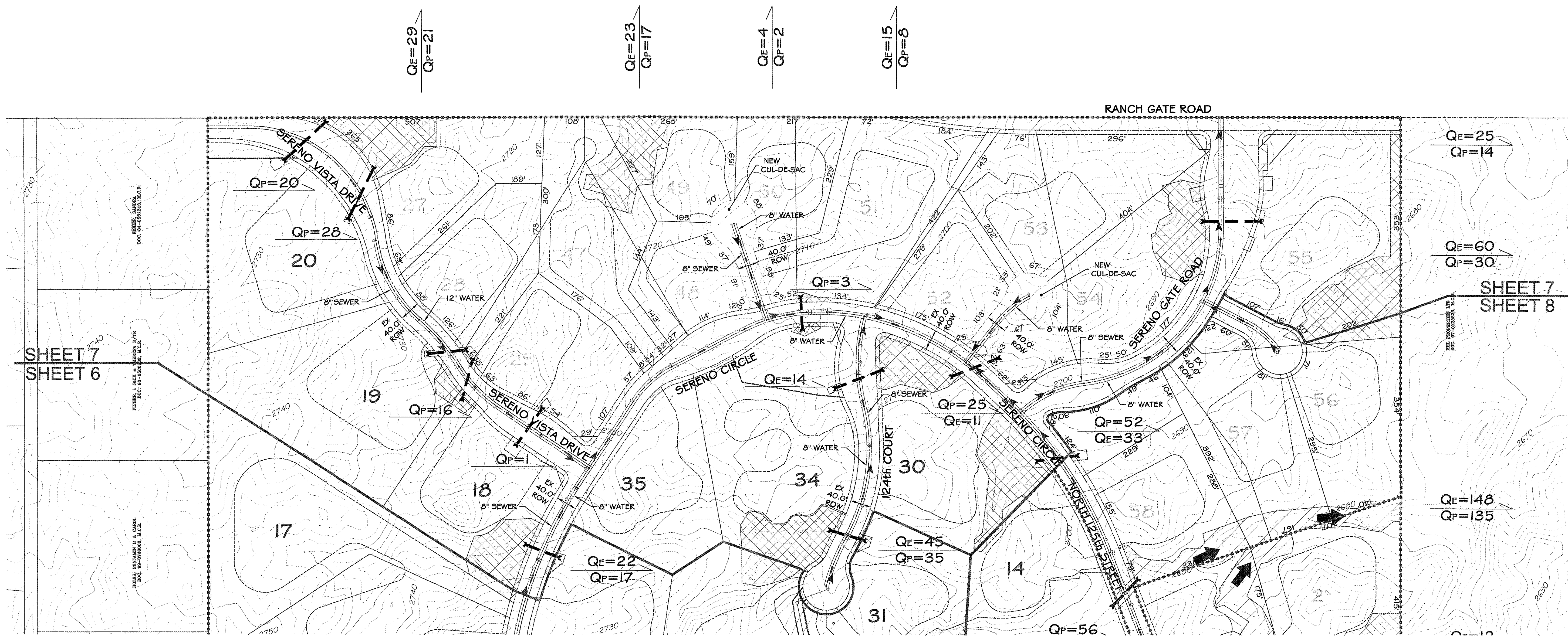
**SERENO CANYON
 SCOTTSDALE, ARIZONA**

PRELIMINARY PLAT



LDTeam
 1428 North 2nd Street, Suite 100 • Phoenix, Arizona 85004
 Ph: 602-396-5700 • Fax: 602-396-5701 • www.LD-Team.com

CROWN
 COMMUNITY DEVELOPMENT
A Henry Crown Company



QF=29
 QP=21

QE=23
 QP=17

QE=4
 QP=2

QE=15
 QP=8

SHEET 7
SHEET 6

SHEET 7
SHEET 8

CROWN
COMMUNITY DEVELOPMENT
St. Henry Evans Company

LDTeam
1428 North 2nd Street, Suite 100 • Phoenix, Arizona 85004
Ph: 602-396-5700 • Fax: 602-396-5701 • www.LD-Team.com

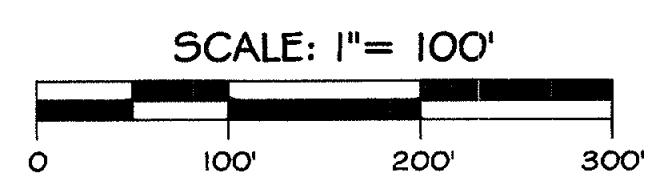


**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

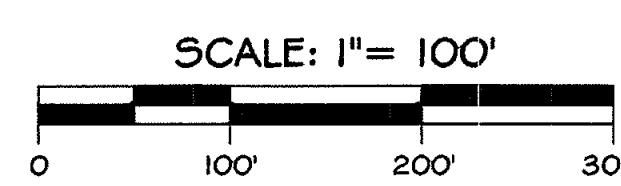
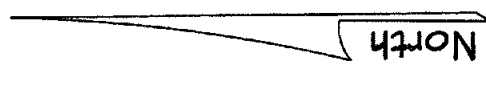
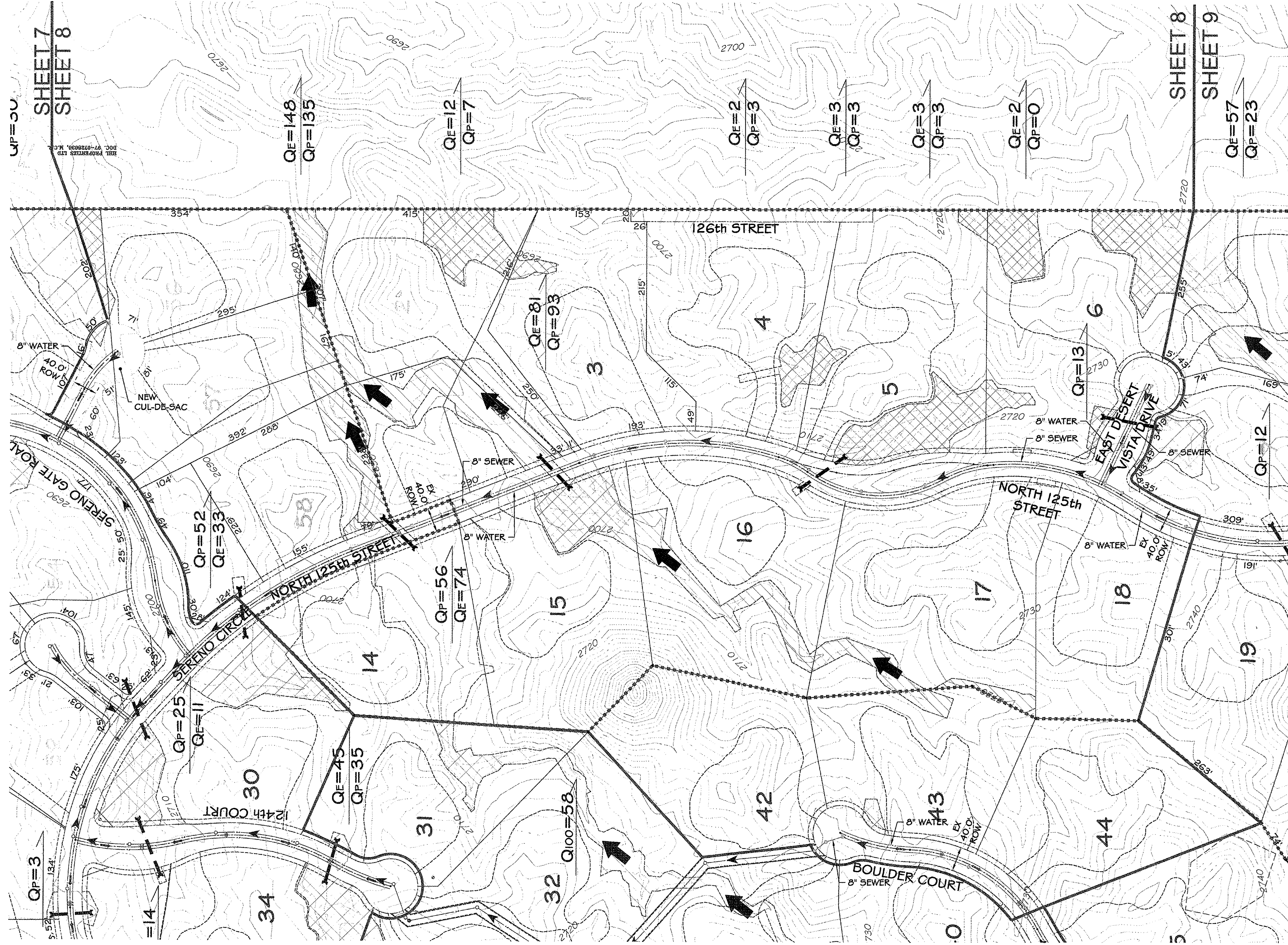
Date: 12/11/2013
Project: 13CC100
File: 13CC100_PP007
Scale: 1" = 100'

SHEET
7 OF 9



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

##



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

Date: 12/11/2013
 Project: I3CC100
 File: I3CC100_PP008
 Scale: 1" = 100'

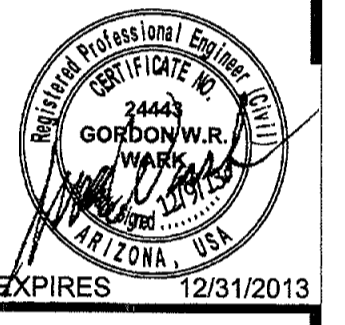
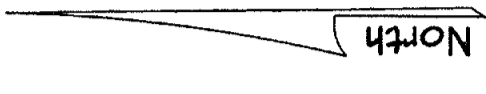
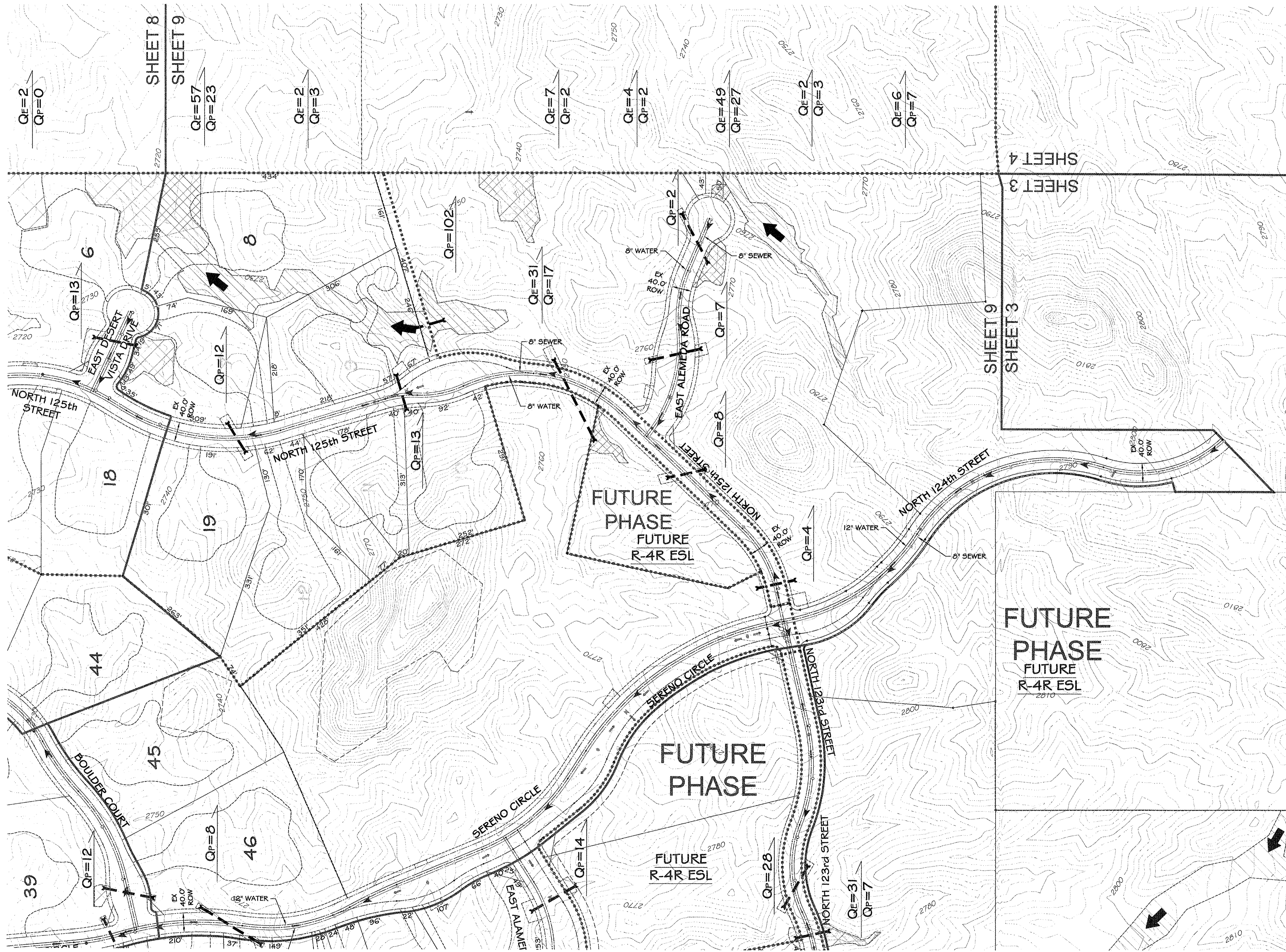
**PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING**

**SERENO CANYON
 SCOTTSDALE, ARIZONA**
 PRELIMINARY PLAT



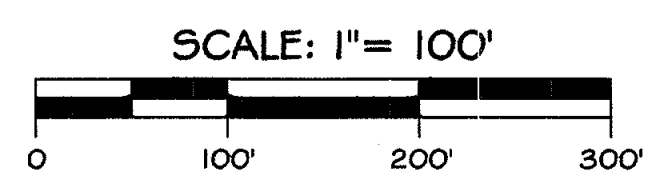
LDTeam
 1428 North 2nd Street, Suite 100 • Phoenix, Arizona 85004
 Ph: 602-396-5700 • Fax: 602-396-5701 • www.LD-Team.com

CROWN
 COMMUNITY DEVELOPMENT
A Henry Crown Company



PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 12/11/2013
Project: 13CC100
File: 13CC100_PP008
Scale: 1" = 100'



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

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	STATUS
R1-130 ESL	123 ACRES	44 UNITS	0.35 DU/AC	Previously platted, Not a part of this Preliminary Plat
R1-43 ESL	95 ACRES	54 UNITS	0.56 DU/AC	New platted lots on this Preliminary Plat
R-4R ESL	56 ACRES	UP TO 299 UNITS (EQUIVALENT RESIDENTIAL UNITS)	2.2 DU/AC	Future Phase 4
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
EXCLUDES LOTS 55, 56, & 57 (PHASE 4)
MIN. LOT SIZE 0.82 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 #16-2N-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 (41%)	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	150.8 ACRES (85.6%)	25.2 ACRES (14.3%)
TOTAL N.A.O.S. TO BE PROVIDED = 176 ACRES			

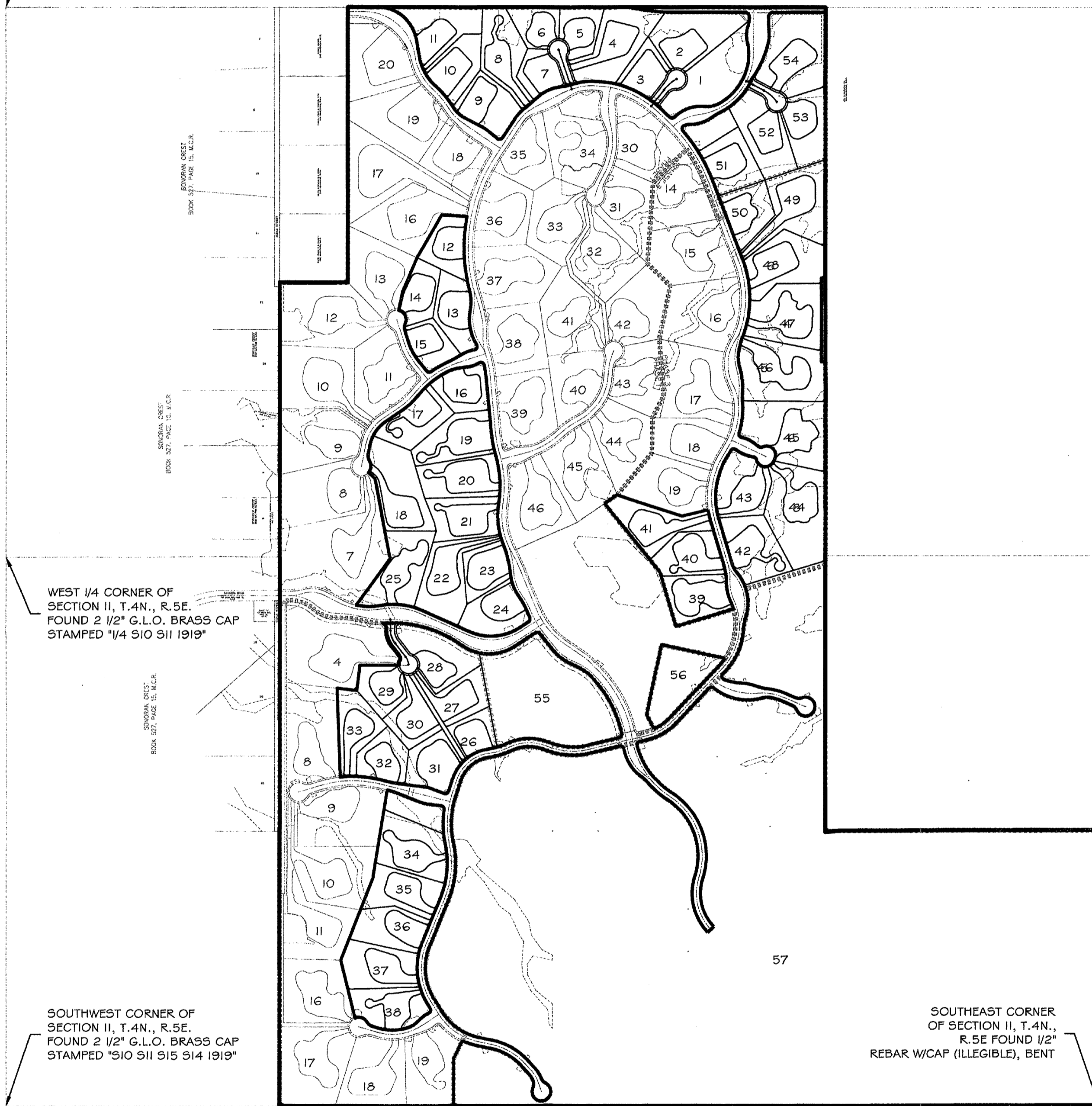
NOTE: N.A.O.S. distributions between phases are approximate and may be subject to change, but shall be required to comply with all Environmentally Sensitive Lands (ESL) standards and provide a minimum N.A.O.S. amount of 176 acres project-wide. Credit for historically scarred areas has not been accounted 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 ESL 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-2011).
- THE OWNER/DEVELOPER SHALL INSTALL GATES, INTERNAL TO THE PROPOSED SUBDIVISION PLAT, AS DEPICTED ON EXHIBIT "B" TO EXHIBIT "I", TO REMAIN IN PLACE UNTIL THOSE PROPERTY OWNERS, WHOSE ACCESS IS LIMITED BY THE GATES, VOTE TO REMOVE THE GATE 5 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-2011).
- 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 "S3 S2 S10 S11 1919"

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "S2 S1 S11 S12 1919"



WEST 1/4 CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "1/4 S10 S11 1919"

SOUTHWEST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "S10 S11 S15 S14 1919"

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

DEVELOPER

CROWN COMMUNITY DEVELOPMENT
1751 W DIEHL ROAD
NAPERVILLE, IL 60563
CONTACT: HUGH SMEED
(630) 566-2522
FAX: (630) 898-00480

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

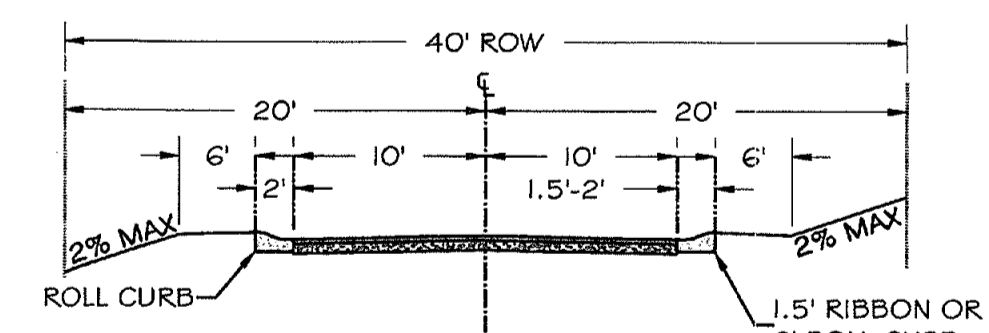
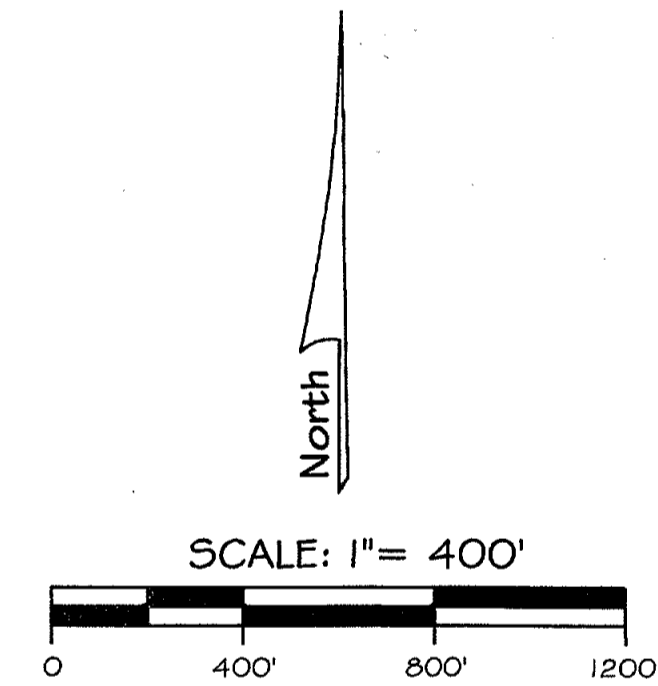
LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: ALEX STEDMAN
(480) 994-0994
FAX: (480) 994-7332

BENCH MARK

CITY OF SCOTTSDALE BRASS CAP FLUSH;
INTERSECTION OF HAPPY VALLEY DRIVE
AND 120TH STREET FENCE RUNS SOUTH
AND WEST, UP 1.1' NORTHEAST CORNER OF
LOT 18. ELEV= 2691.39' NAVD '88 DATUM

SHEET INDEX

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



LOCAL RESIDENTIAL STREET

(NTS)
EXISTING AND PROPOSED
PRIVATE STREET

DATE: 6/3/2014
INITIALS: [Signature]
APPROVED: [Signature]
STIPULATION SET
RETAIN FOR RECORDS

19-PP-2013
6/4/2014

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

CROWN
COMMUNITY DEVELOPMENT
of Henry Canyon Company

LDTeam
LAND DEVELOPMENT
3420 East Shea Boulevard, Suite 156
Phoenix, Arizona 85028
Office: 602.396.5700
Fax: 602.396.5701
www.LD-Team.com



SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100
File: 13CC100_P001
Scale: NTS
SHEET
1 OF 9

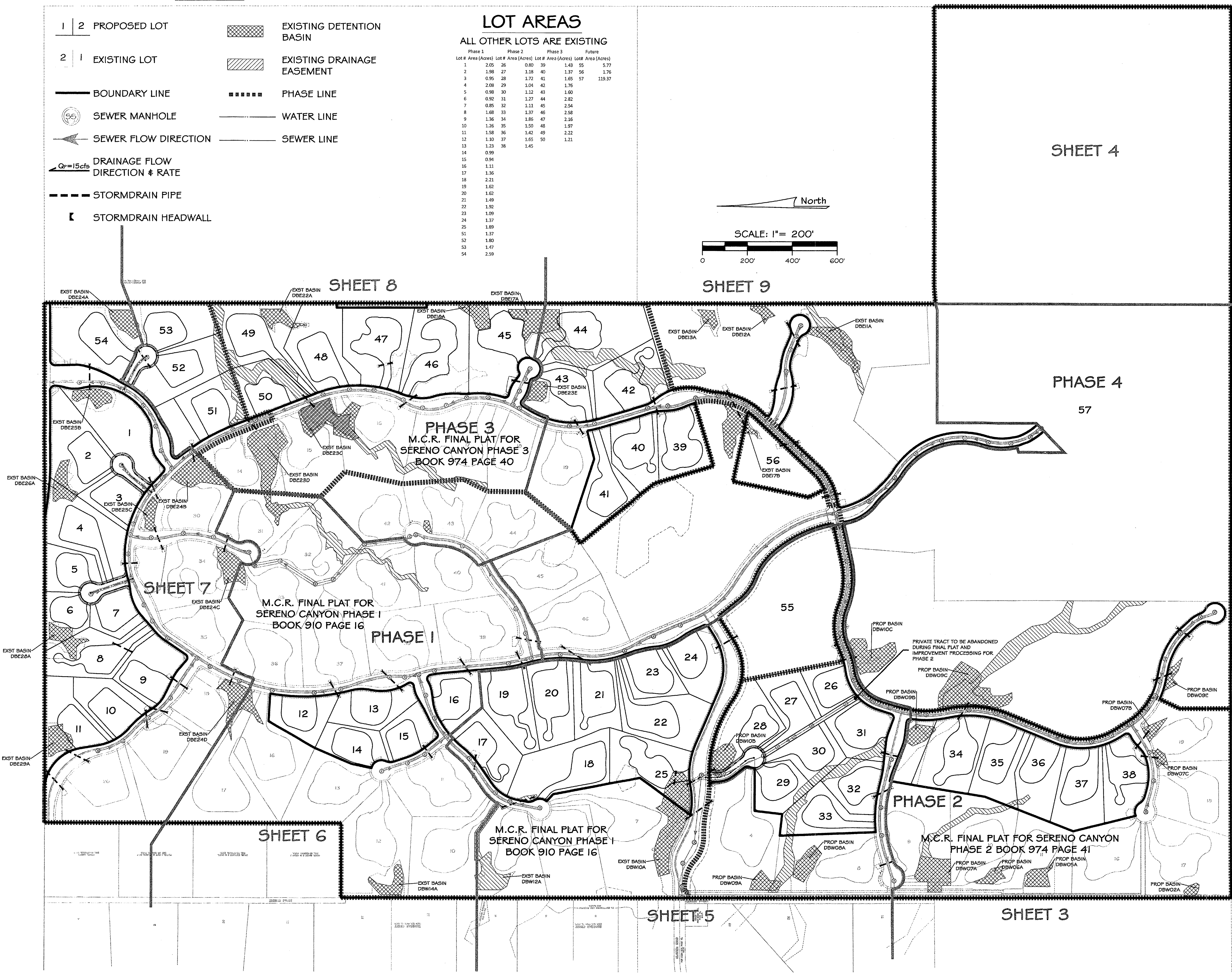
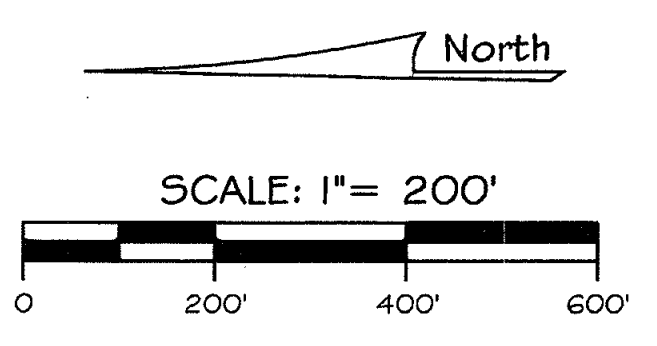
LEGEND

- 1 | 2 PROPOSED LOT
- 2 | 1 EXISTING LOT
- BOUNDARY LINE
- ⊙ SEWER MANHOLE
- ← SEWER FLOW DIRECTION
- ←_{Qp=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

Phase	Lot #	Area (Acres)	Phase	Lot #	Area (Acres)	Phase	Lot #	Area (Acres)
Phase 1	1	2.05	Phase 2	26	0.80	Phase 3	39	1.43
Phase 1	2	3.98	Phase 2	27	1.38	Phase 3	40	1.37
Phase 1	3	0.95	Phase 2	28	1.72	Phase 3	41	1.65
Phase 1	4	2.08	Phase 2	29	3.04	Phase 3	42	1.76
Phase 1	5	0.98	Phase 2	30	1.12	Phase 3	43	1.60
Phase 1	6	0.92	Phase 2	31	1.27	Phase 3	44	2.82
Phase 1	7	0.85	Phase 2	32	1.11	Phase 3	45	2.54
Phase 1	8	1.08	Phase 2	33	1.37	Phase 3	46	2.58
Phase 1	9	1.36	Phase 2	34	1.86	Phase 3	47	2.16
Phase 1	10	1.26	Phase 2	35	1.50	Phase 3	48	1.97
Phase 1	11	1.58	Phase 2	36	1.42	Phase 3	49	2.22
Phase 1	12	1.10	Phase 2	37	1.65	Phase 3	50	1.21
Phase 1	13	1.23	Phase 2	38	1.45	Phase 3	51	1.99
Phase 1	14	0.99	Phase 2	39	1.11	Phase 3	52	1.36
Phase 1	15	0.94	Phase 2	40	2.21	Phase 3	53	1.62
Phase 1	16	1.11	Phase 2	41	1.62	Phase 3	54	1.62
Phase 1	17	1.36	Phase 2	42	1.49	Phase 3	55	1.92
Phase 1	18	2.21	Phase 2	43	1.92	Phase 3	56	1.09
Phase 1	19	1.62	Phase 2	44	1.99	Phase 3	57	1.62
Phase 1	20	1.62	Phase 2	45	1.37	Phase 3	58	1.89
Phase 1	21	1.49	Phase 2	46	1.89	Phase 3	59	1.37
Phase 1	22	1.92	Phase 2	47	1.80	Phase 3	60	1.47
Phase 1	23	1.09	Phase 2	48	1.47	Phase 3	61	2.59
Phase 1	24	1.37	Phase 2	49		Phase 3		
Phase 1	25	1.89	Phase 2	50		Phase 3		
Phase 1	51	1.37	Phase 2	51		Phase 3		
Phase 1	52	1.80	Phase 2	52		Phase 3		
Phase 1	53	1.47	Phase 2	53		Phase 3		
Phase 1	54	2.59	Phase 2	54		Phase 3		



SHEET 4

PHASE 4

SHEET 7

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

PHASE I

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

SHEET 9

SHEET 6

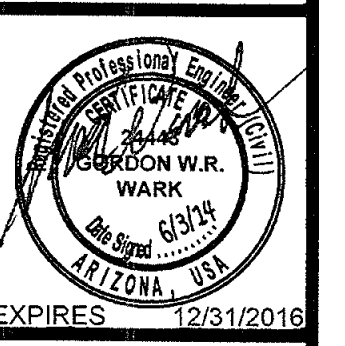
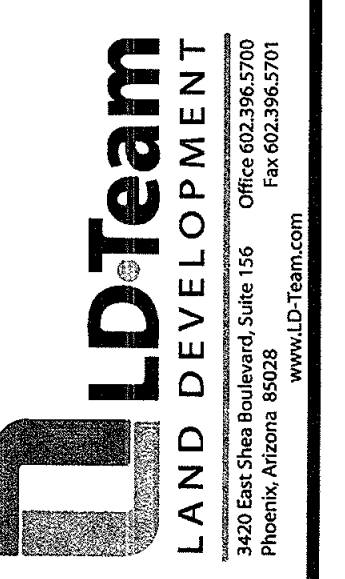
M.C.R. FINAL PLAT FOR SERENO CANYON PHASE I BOOK 910 PAGE 16

SHEET 5

PHASE 2

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

SHEET 3



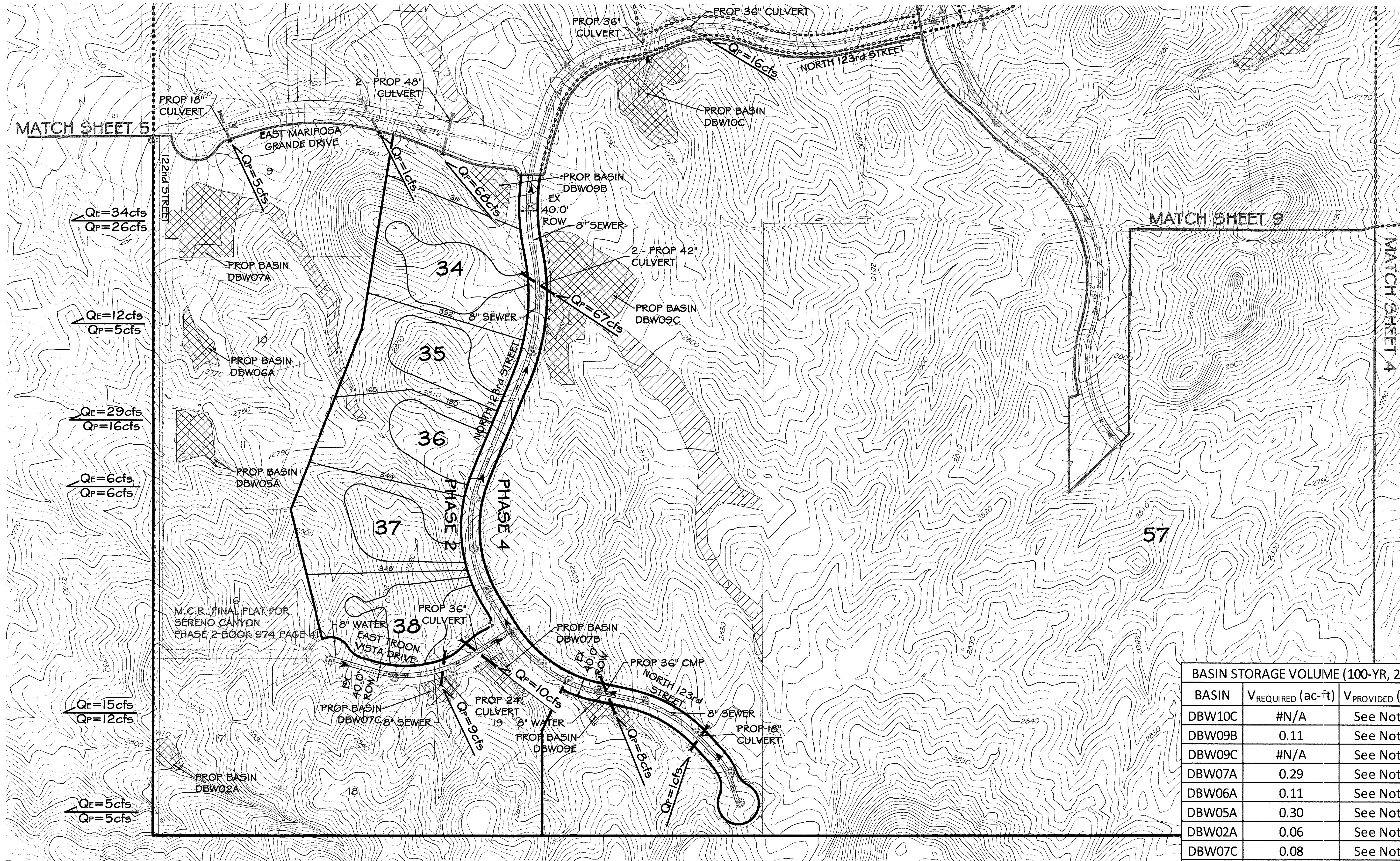
**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100
File: 13CC100_PP002
Scale: 1"=200'

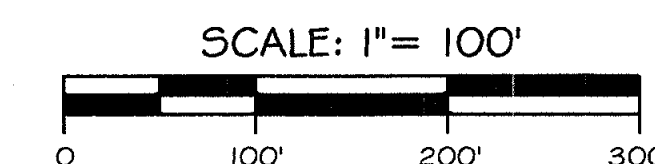


SHEET
2 OF 9

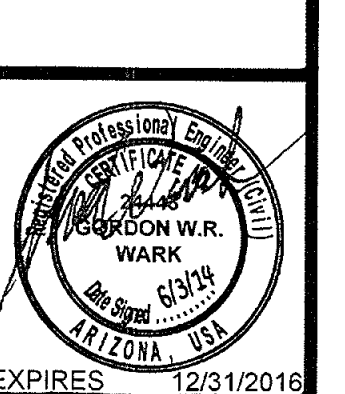


BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW10C	#N/A	See Note 1.
DBW09B	0.11	See Note 2.
DBW09C	#N/A	See Note 1.
DBW07A	0.29	See Note 2.
DBW06A	0.11	See Note 2.
DBW05A	0.30	See Note 2.
DBW02A	0.06	See Note 2.
DBW07C	0.08	See Note 2.
DBW09E	#N/A	See Note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

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



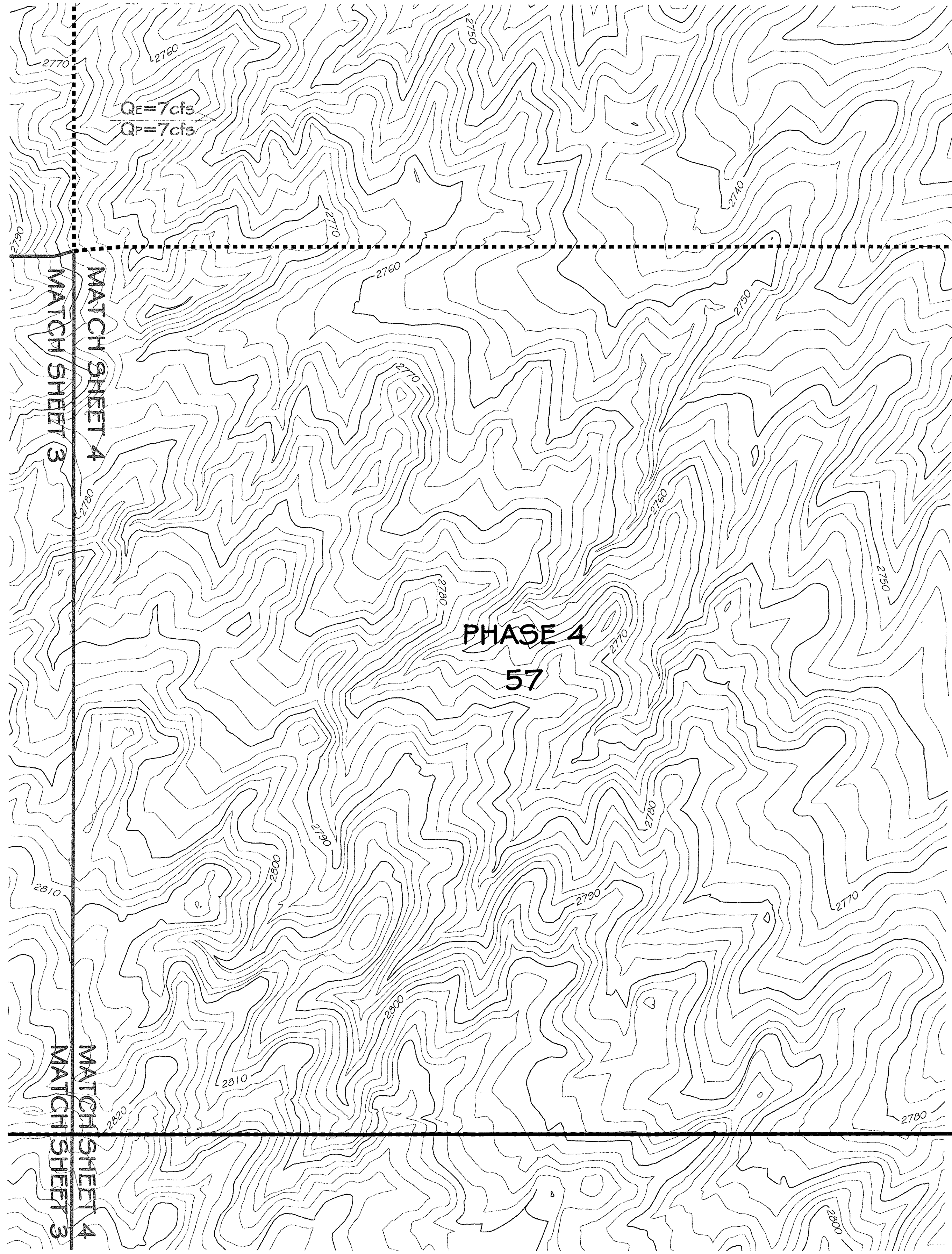
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)
 BLUE STAKE CENTER



SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

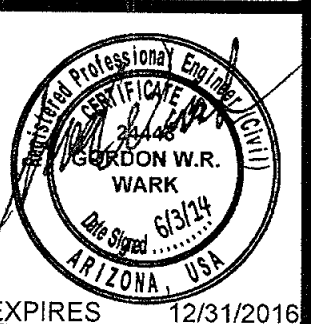
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

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



CROWN
COMMUNITY DEVELOPMENT
St. Clary Basin Company

LDTeam
LAND DEVELOPMENT
3420 East Shea Boulevard, Suite 150
Phoenix, Arizona 85028
Office: 602.395.5700 Fax: 602.395.5701
www.LDTeam.com

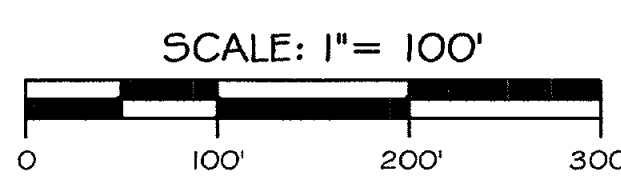


**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

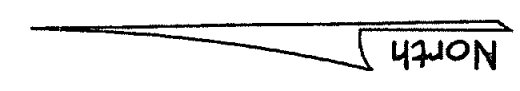
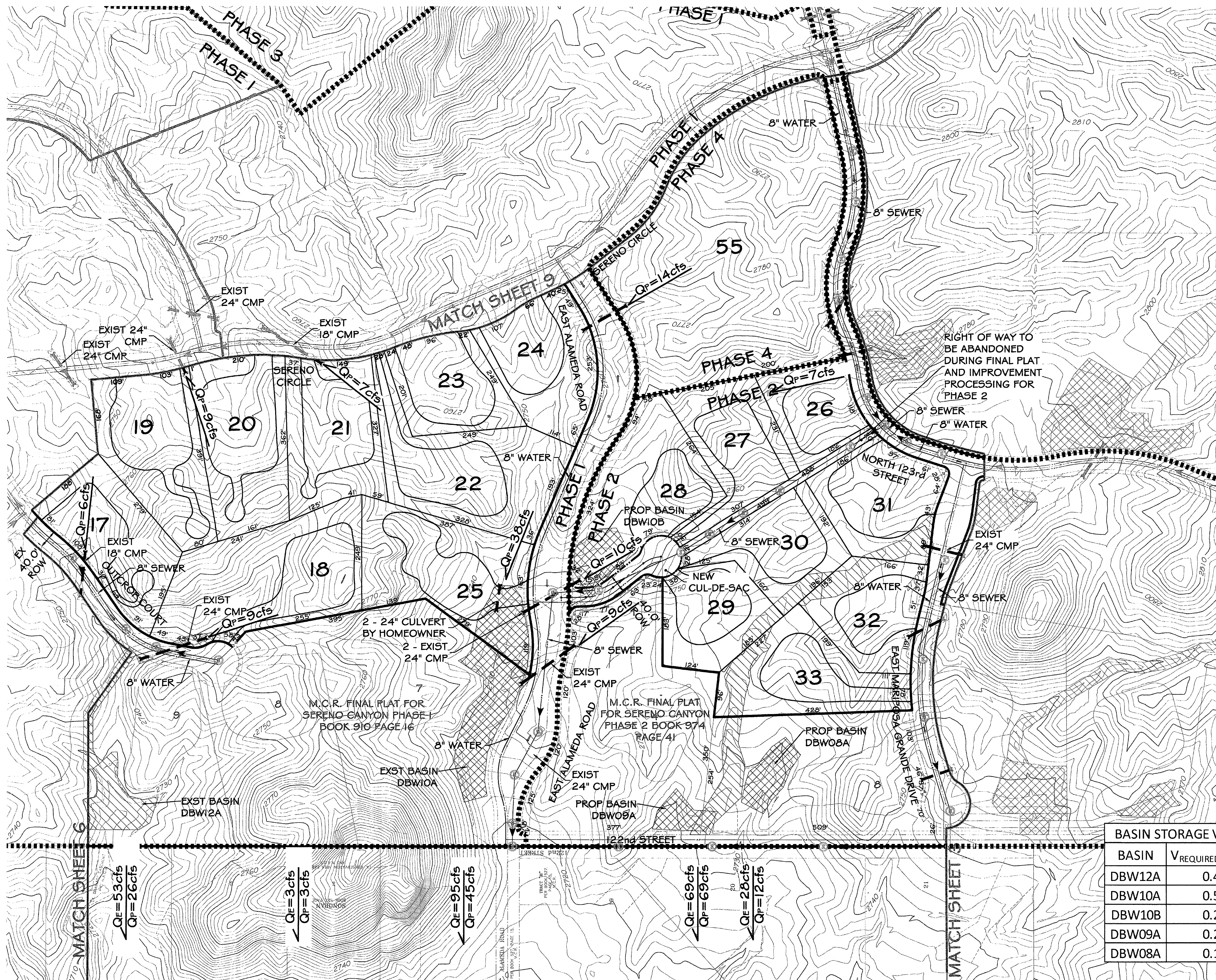
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

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

SHEET
4 OF 9

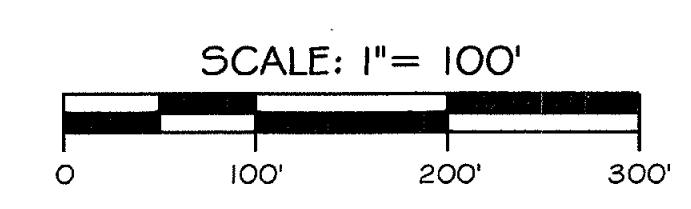


CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER

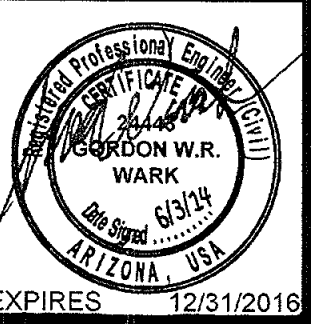


BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW12A	0.47	0.53
DBW10A	0.55	0.36
DBW10B	0.28	See Note 1.
DBW09A	0.23	See Note 2.
DBW08A	0.12	See Note 2.

- 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.



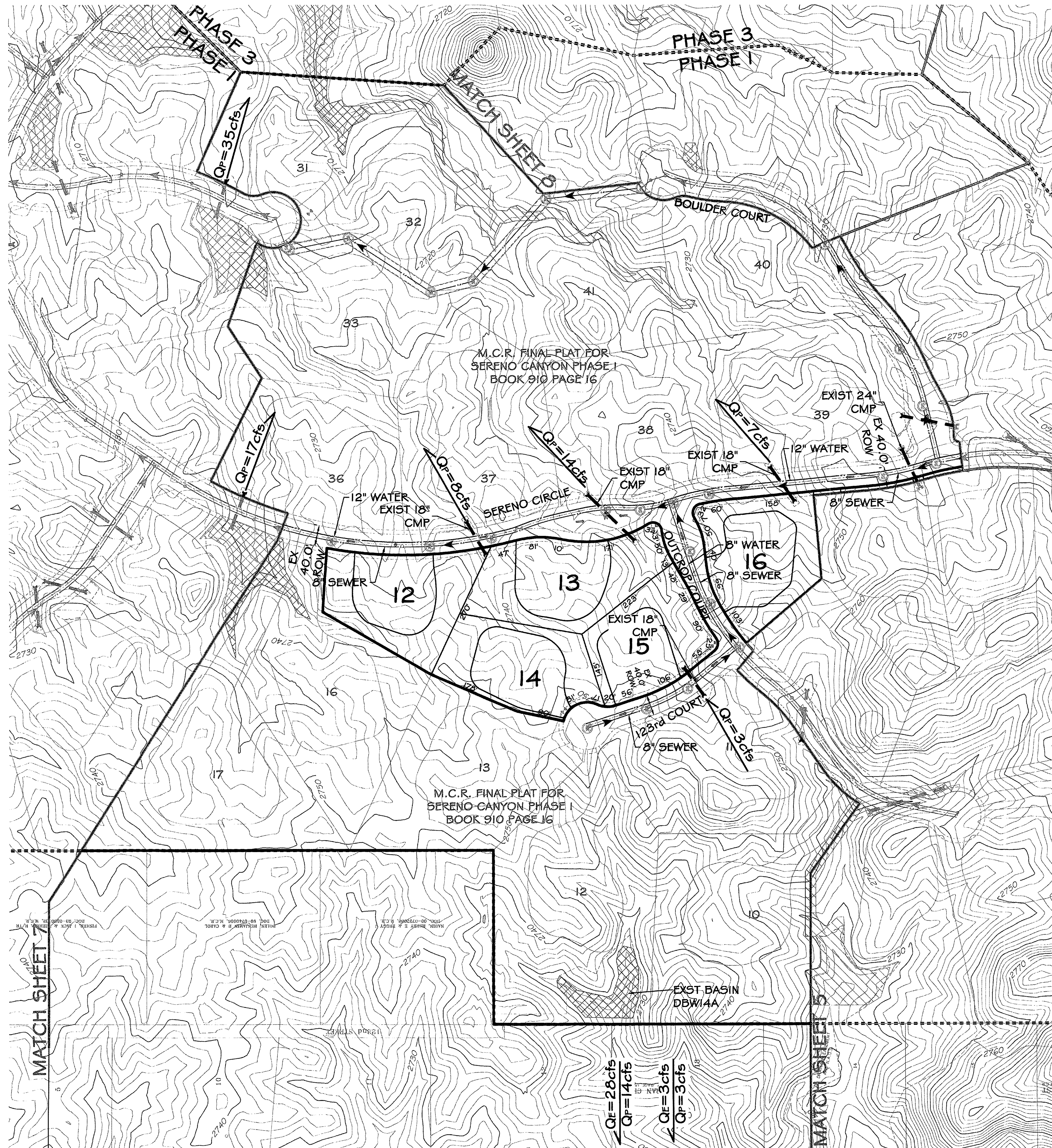
CALL TWO WORKING DAYS BEFORE YOU DIG:
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY) BLUE STAKE CENTER



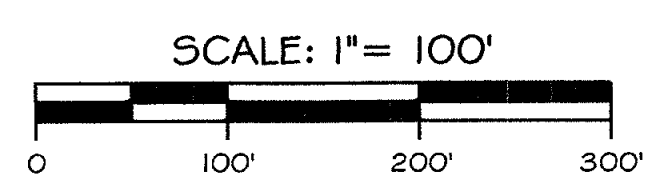
SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

Date: 6/3/2014
 Project: 13CG100
 File: 13CG100_PP005
 Scale: 1"=100'



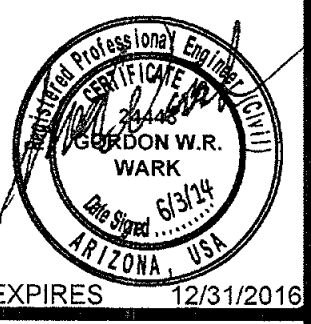
BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW14A	0.17	0.25



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

CROWN
 COMMUNITY DEVELOPMENT
A Flannery Construction Company

LDTeam
 LAND DEVELOPMENT
Office: 602.396.5700
 Phoenix, Arizona www.LDTeam.com

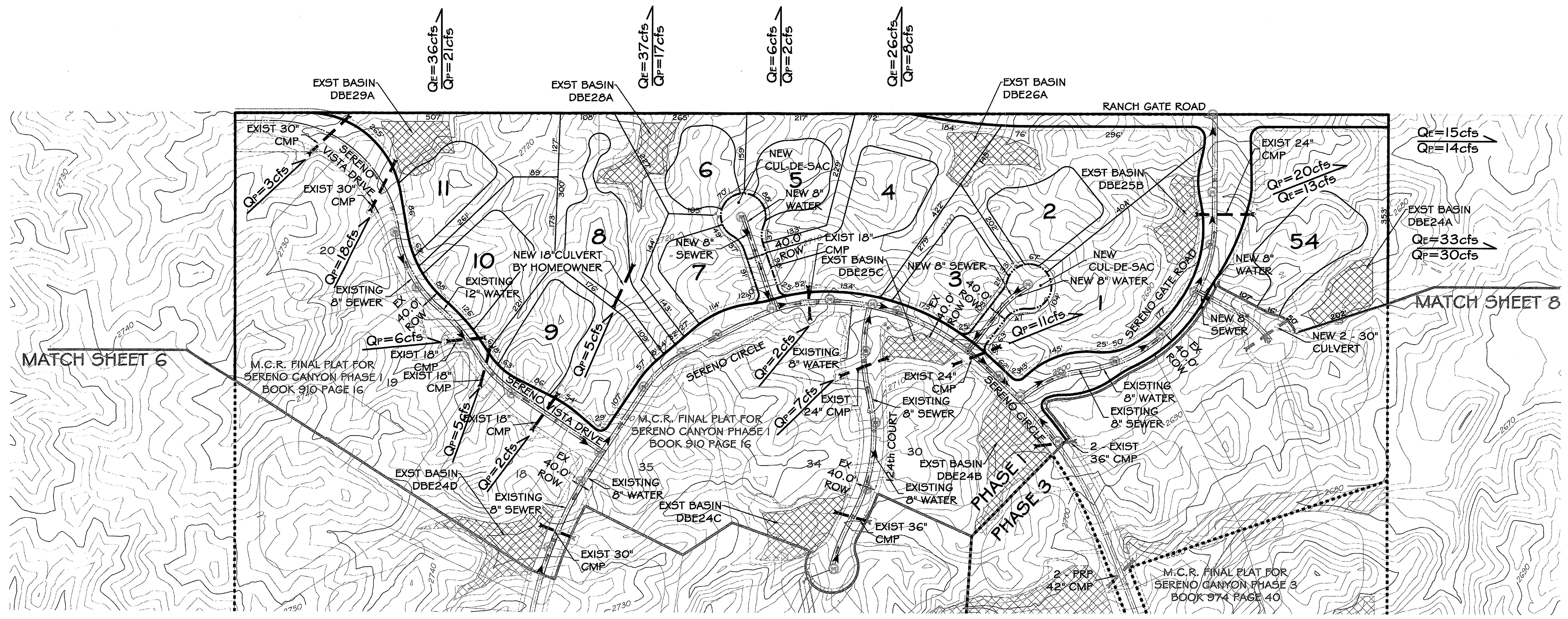


SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

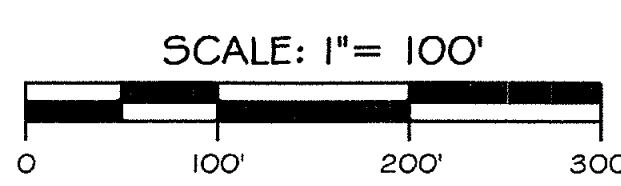
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

Date: 6/3/2014
 Project: 13CC100
 File: 13CC100_PP006
 Scale: 1"=100'

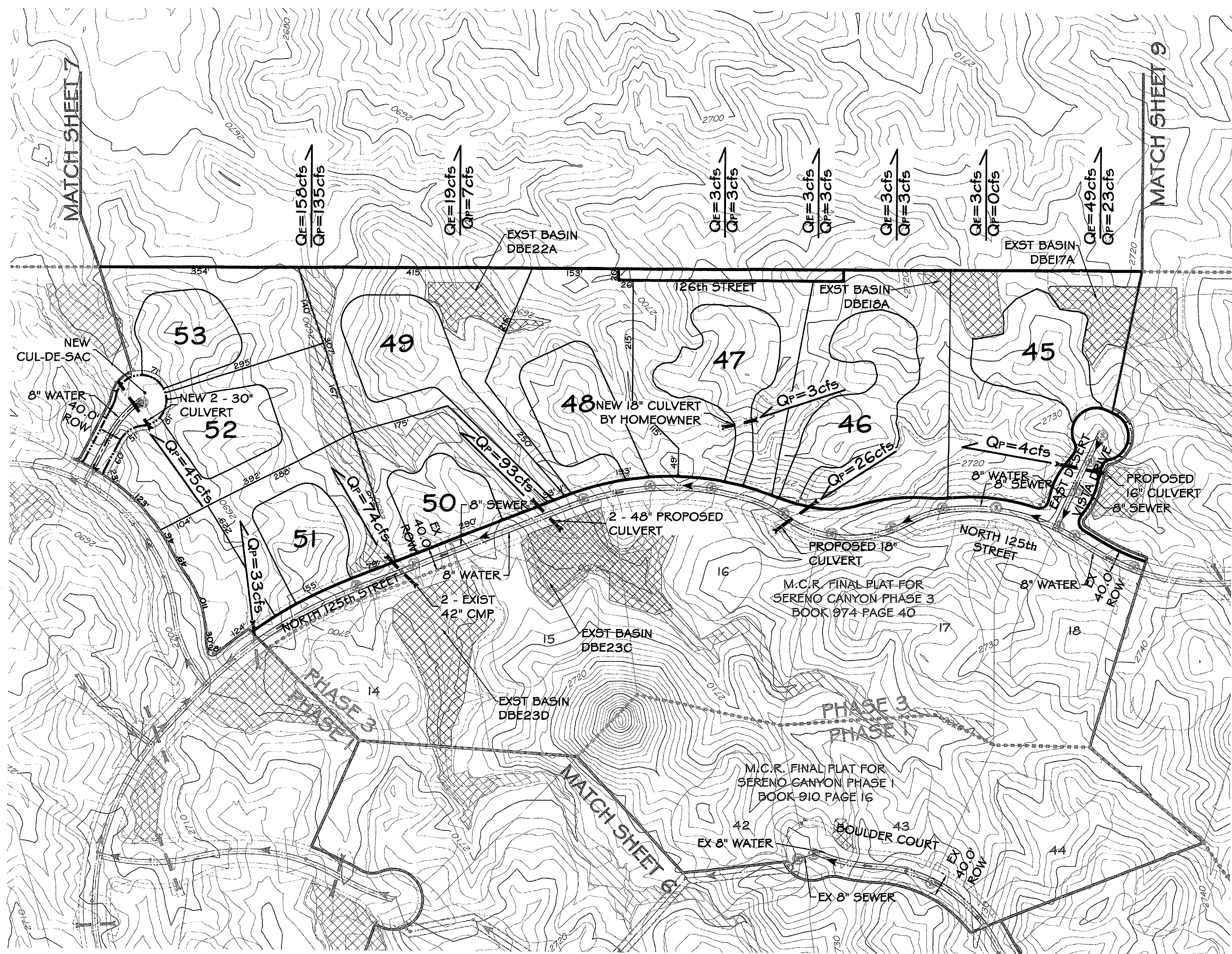
SHEET
 6 OF 9



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

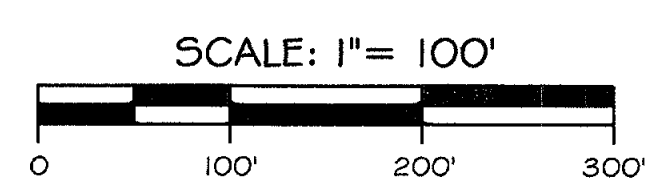


CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER



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

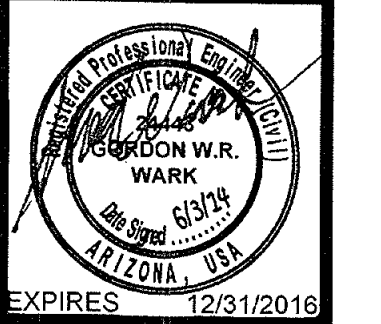


CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)
 BLUE STAKE CENTER

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

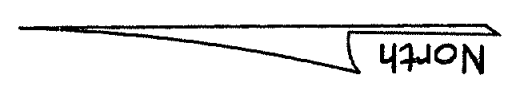
**SERENO CANYON
 SCOTTSDALE, ARIZONA**
 PRELIMINARY PLAT

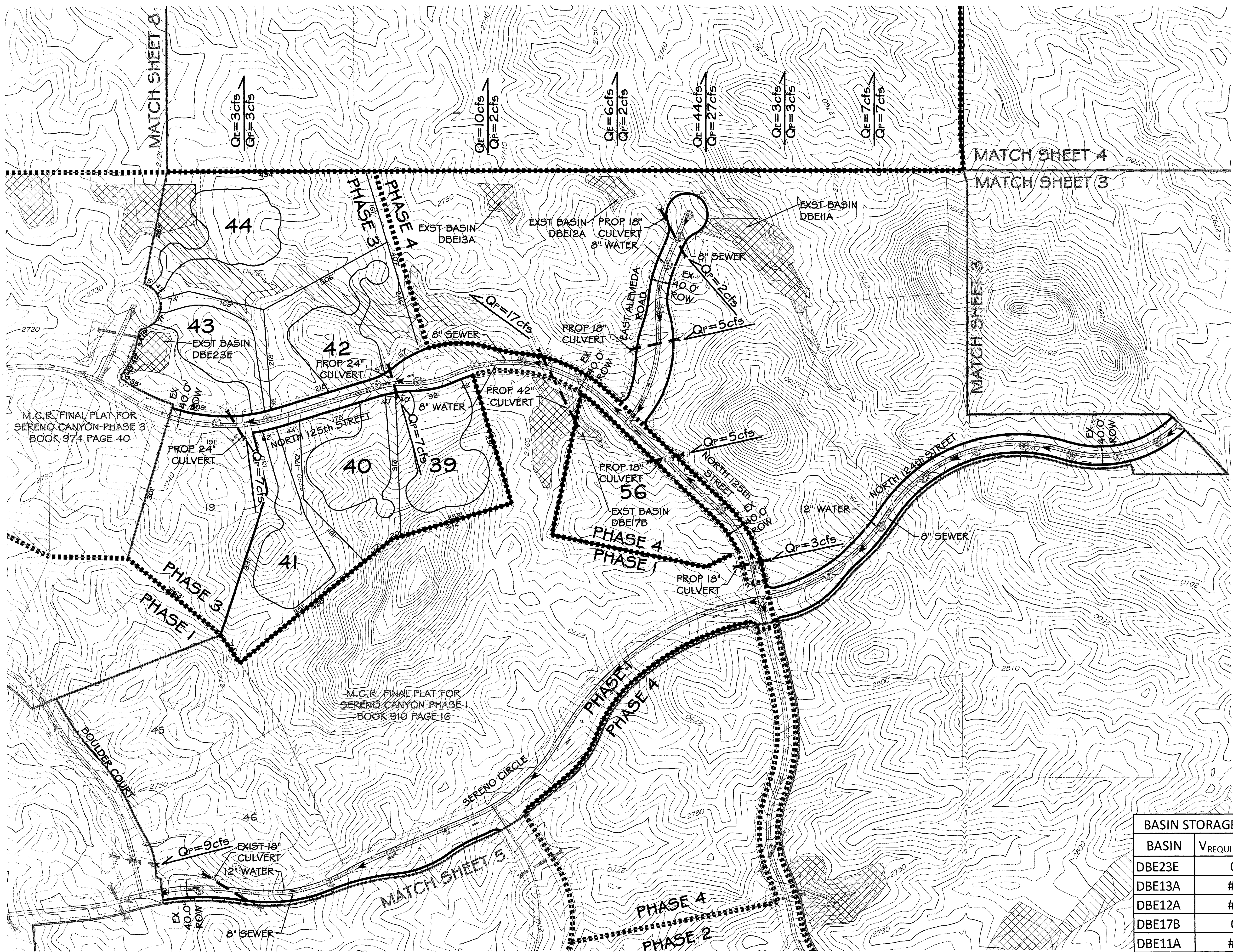
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING



LDTeam
 LAND DEVELOPMENT
 1400 East Shea Boulevard, Suite 156
 Phoenix, Arizona 85028
 Office: 602.962.5700
 Fax: 602.962.5701
 www.LDTeam.com

CROWN
 COMMUNITY DEVELOPMENT
a Henry Crown Company





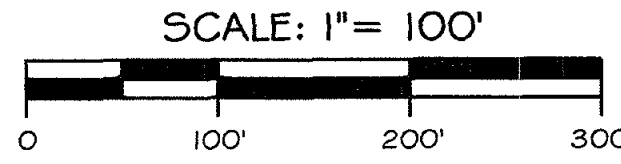
**SERENO CANYON
SCOTTSDALE, ARIZONA**
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100
File: 13CC100_PP005
Scale: 1"=100'

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 I. THEREFORE, REQUIRED VOLUME SHOWN IS FROM PHASE I CONTRIBUTION ONLY.



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 - 1.5" Cal. Min.

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

SUCCULENTS / CACTI - 5 Gal. Min.

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

SHRUBS - 5 Gal. Min.

- | | |
|-----------------------|-----------------------|
| Giant Bursage | Ambrosia ambrosioides |
| Triangle-leaf Bursage | Ambrosia deltoidea |
| White Bursage | Ambrosia dumosa |
| Desert Honeysuckle | Anisacanthus therberi |
| Fourwing Saltbush | Atriplex canescens |
| Quailbrush | Atriplex lentiformis |
| Desert Saltbush | Atriplex polycarpa |
| Red Barbary | Berberis haematocarpa |
| Fairy Duster | Calliandra eriophylla |
| Desert Hackberry | Celtis pallida |

- | | |
|--------------------|------------------------|
| Hopbush | Dodonaea viscosa |
| Sacred Datura | Datura wrightii |
| Brittlebush | Encelia farinosa |
| Green Brittlebush | Encelia frutescens |
| Mormon Tea | Ephedra aspera |
| Turpentine Bush | Ericameria laricifolia |
| Flat-top Buckwheat | Eriogonum fasciculatum |
| Snakeweed | Gutierrezia sarothrae |
| Desert Lavender | Hyptis emoryi |
| Chuparosa | Justicia californica |
| Creosote Bush | Larrea tridentata |
| Deer Vetch | Lotus rigidus |
| Wolfberry | Lycium andersonii |
| Arrow Weed | Pluchea sericea |
| Desert Senna | Senna covesii |
| Jobba Bush | Simmondsia chinensis |
| Trixis | Trixis californica |
| Goldeneye | Viguiera deltoidea |
| Greythorn | Ziziphus obtusifolia |

ANNUALS / PERENNIALS - 3 Gal. Min.

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

GRASSES - 3 Gal. Min.

- | | |
|-----------------|------------------------|
| Purple Threeawn | Aristida purpurea |
| Needle Grama | Bouteloua aristoides |
| Sideoats Grama | Bouteloua curtipendula |
| Curly Mesquite | Hilaria berlandieri |
| Fluffgrass | Erioneuron pulchellum |

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 - 1.5" Cal. Min.

- | | |
|---------------|---------------------------|
| Cascatote | Caesalpinia calacala |
| Desert Willow | Chilopsis linearis |
| Gregg Ash | Fraxinus greggii |
| Texas Ebony | Pithecellobium flexicaule |

SUCCULENTS / CACTI - 5 Gal. Min.

- | | |
|-------------------|-----------------------|
| Desert Milkweed | Asclepius subulata |
| Agave | Agave Species |
| Golden Barrel | Echinocactus grusonii |
| Giant Hesperaloe | Hesperaloe funifera |
| Senita | Lophocereus schottii |
| Organ Pipe Cactus | Stenocereus thurberi |

SHRUBS - 5 Gal. Min.

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

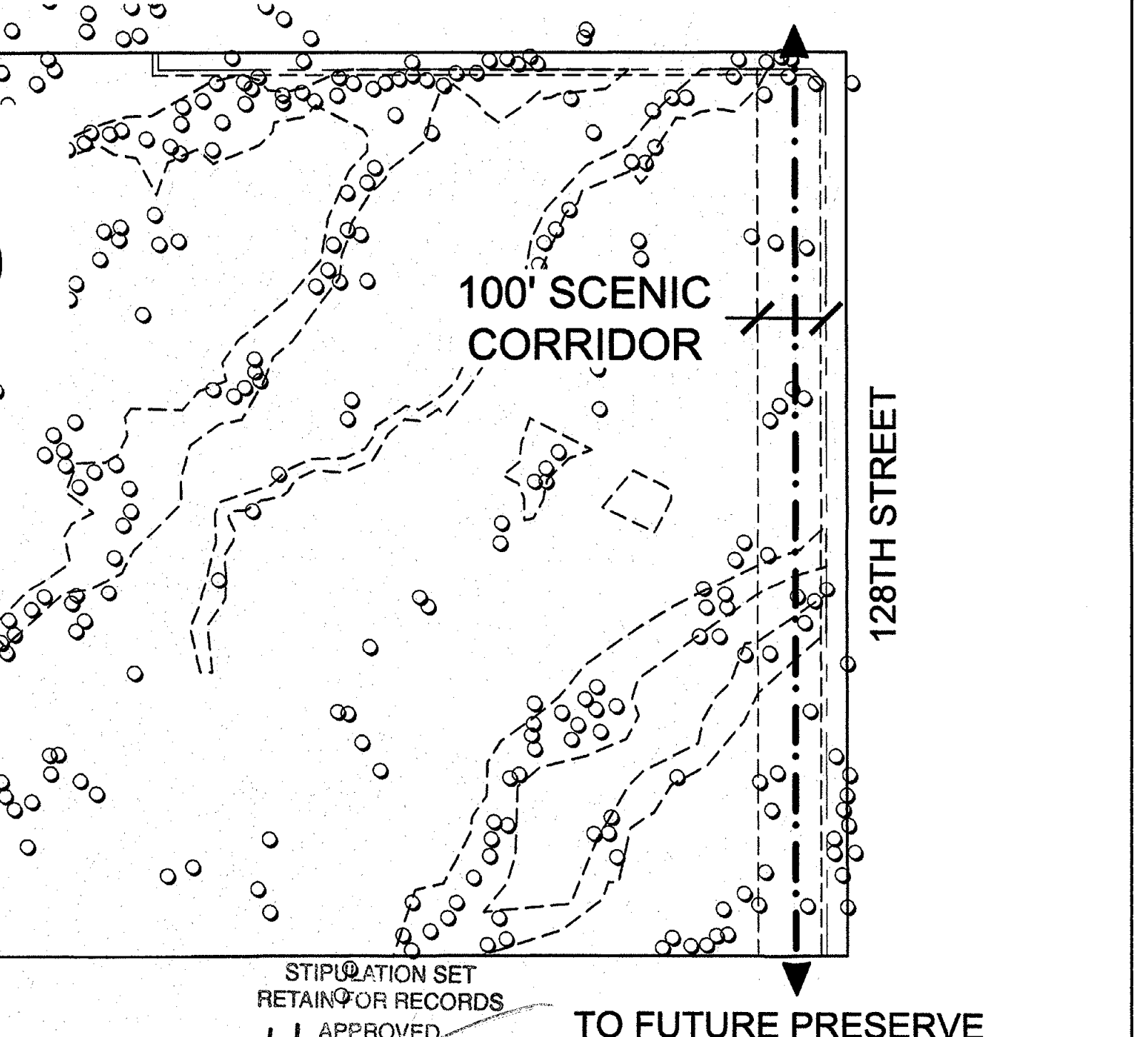
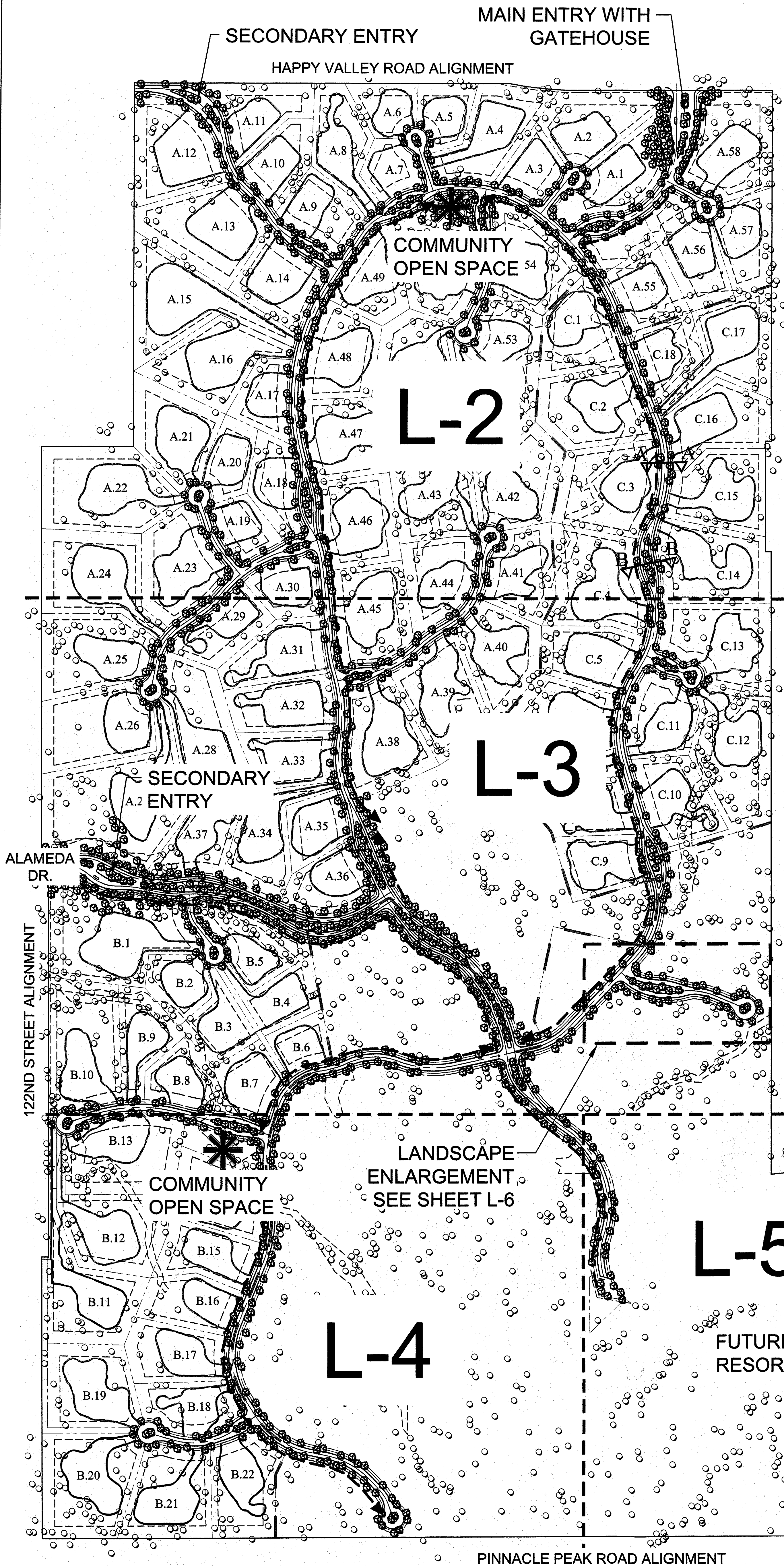
ANNUALS / PERENNIALS - 3 Gal. Min.

- | | |
|-----------------------|-------------------|
| Potted Annual Flowers | By season |
| Angelita Daisy | Hymenoxis acaulis |
| Yellow Morning Glory | Merrima aurea |

GRASSES - 3 Gal. Min.

- | | |
|---------------------|------------------|
| Beargrass | Nolina erumpens |
| Hybrid Bermuda Lawn | Cynodon dactylon |

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



STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 4/11/14 INITIALS: [Signature]

- 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

120 south oak avenue
tucson, arizona 85281
phone: 480.994.0994

4017 e paradise falls dr, #210
tucson, arizona 85712
phone: 520.261.2994

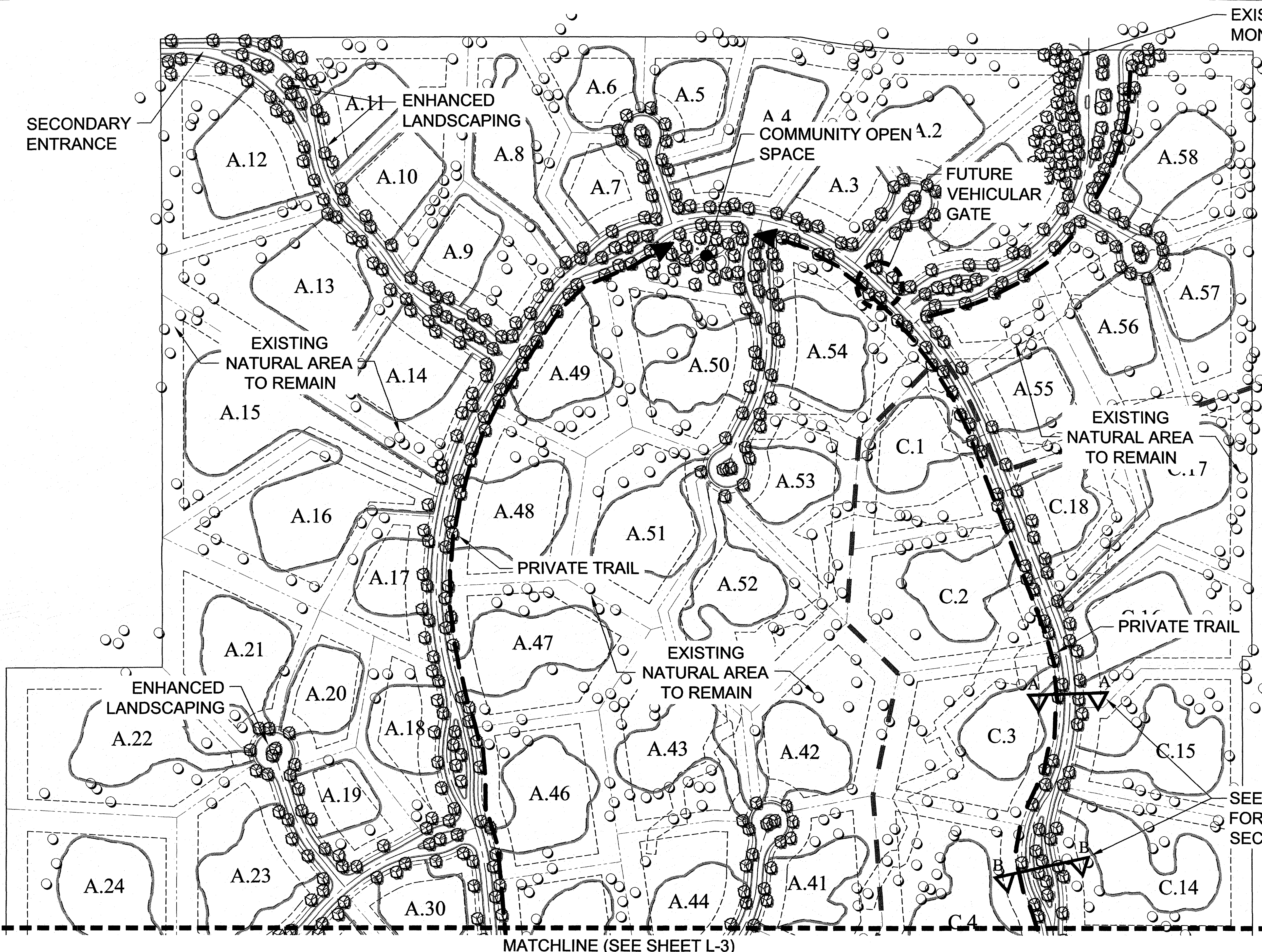
www.lvadesign.com

S SERENO OVERALL LANDSCAPE / CANYON SITE PLAN

19-PP-2013
6/4/2014

Date: 6.4.14
Job No: 0425.16
Drawn by: JV

L-1



EXISTING
MONUMENT SIGN

LANDSCAPE LEGEND

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

TRAIL LEGEND

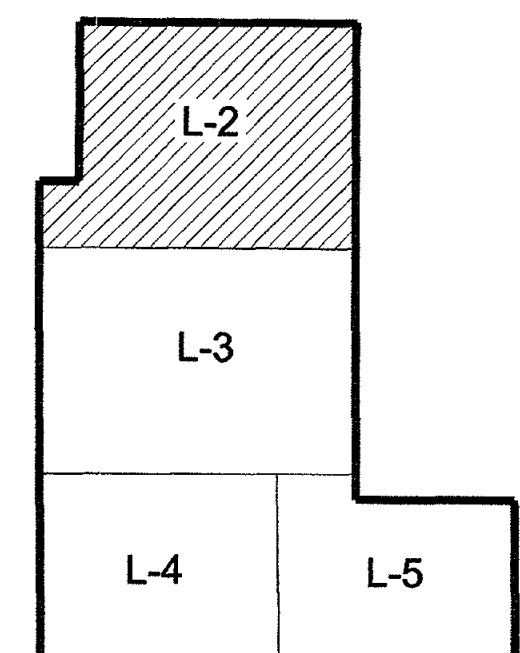
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

NOTES:

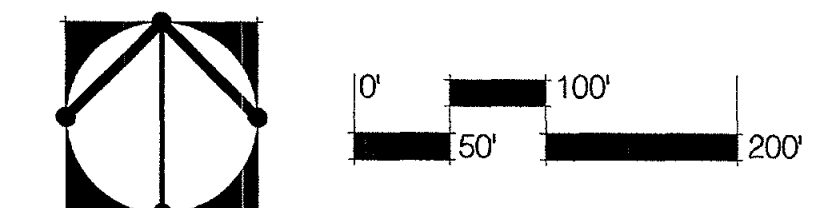
1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 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 SALTBUCH	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)

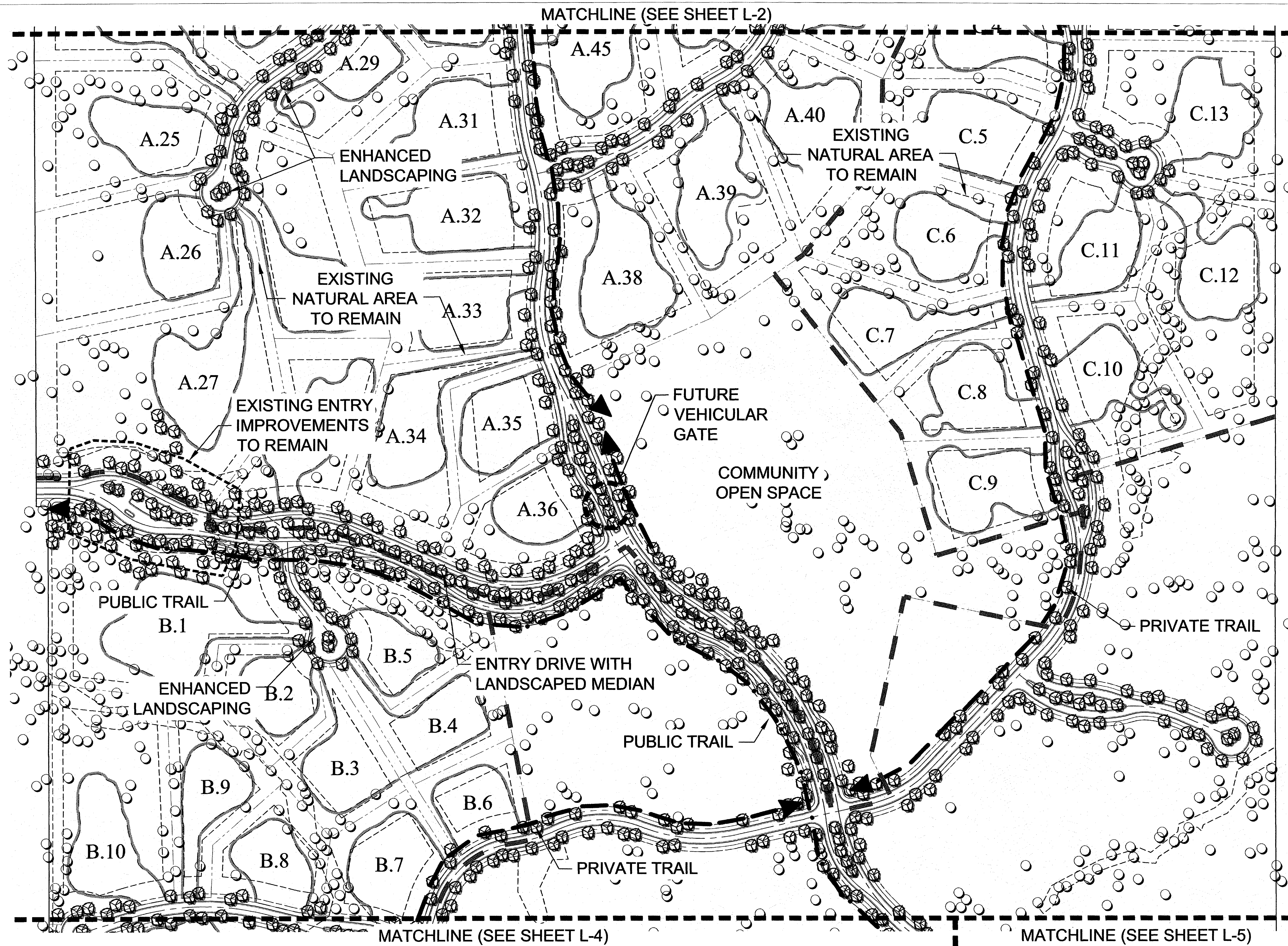
LVA urban design studio
land planning • landscape architecture
120 south ash avenue
tempe, arizona 85281
phone: 480.994.0994
www.lvadesign.com

**SERENO
CANYON**

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV

L-2

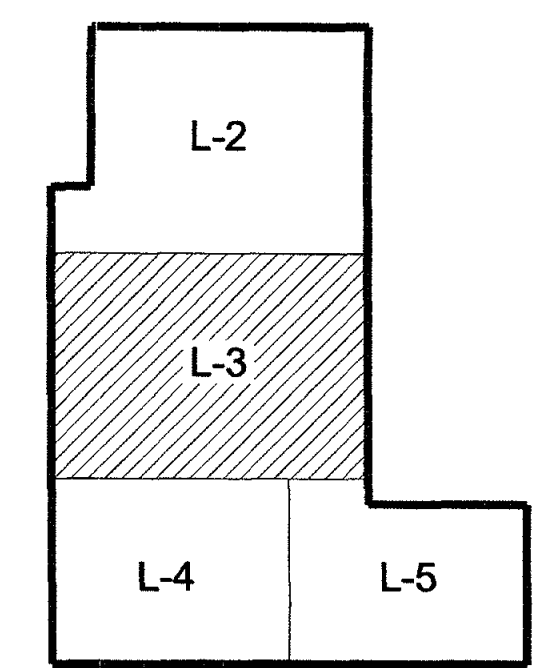


- LANDSCAPE LEGEND**
- Existing Tree / Veg. to remain
 - New Landscape / Enhanced Veg.
- TRAIL LEGEND**
- Public Trail Alignment (15')
 - Private Trail Alignment (8')
 - Phase Line

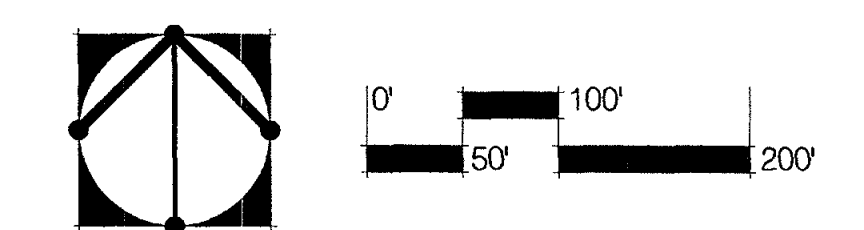
- NOTES:**
1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
 2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 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 SALTBUCH	3.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



LVA urban design studio
land planning • landscape architecture

120 south ash avenue
tempe, arizona 85281
phone: 480.994.0994

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

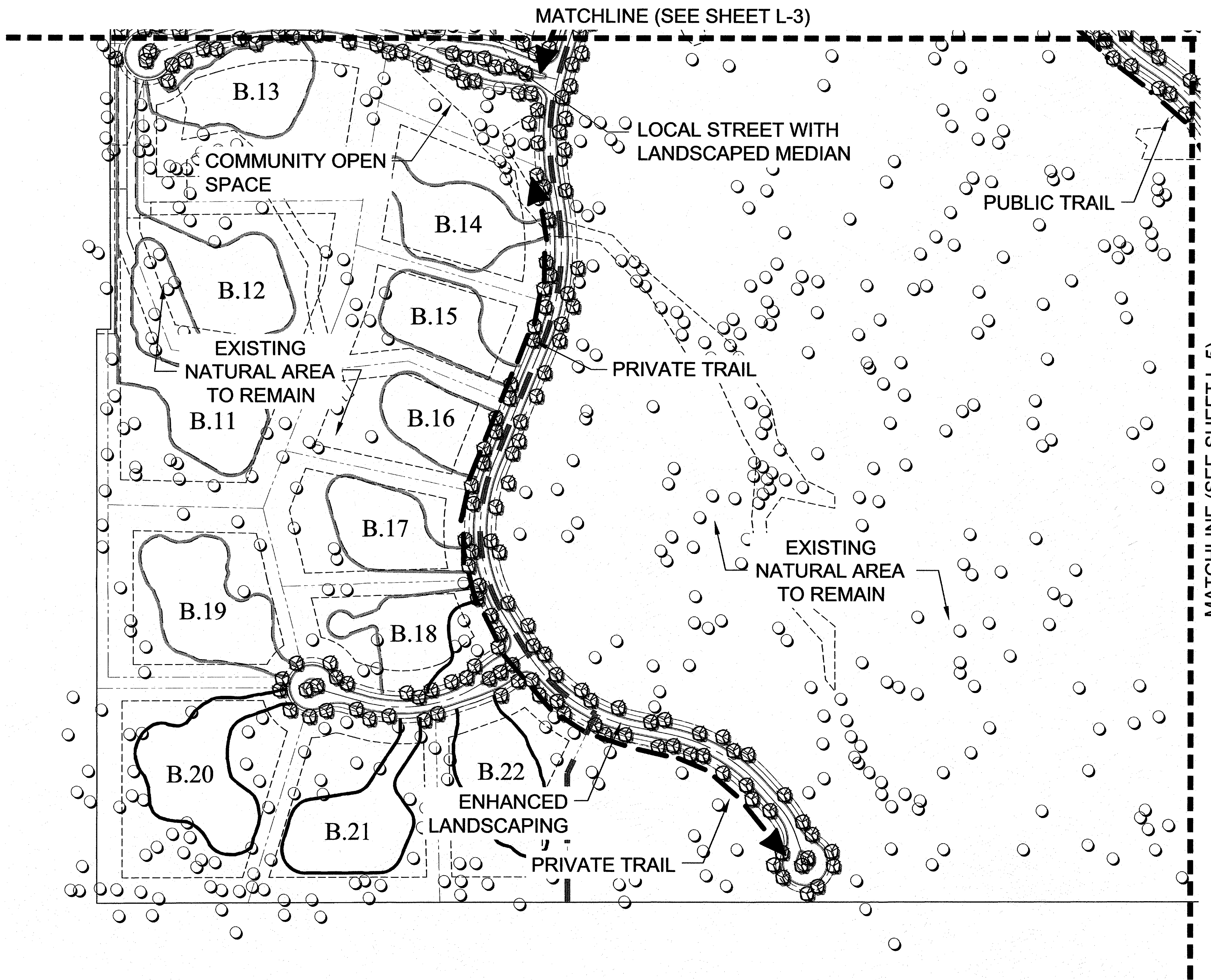
TUCSON
www.lva.design.com

SERENO CANYON



LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV




L-3



LANDSCAPE LEGEND

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

TRAIL LEGEND

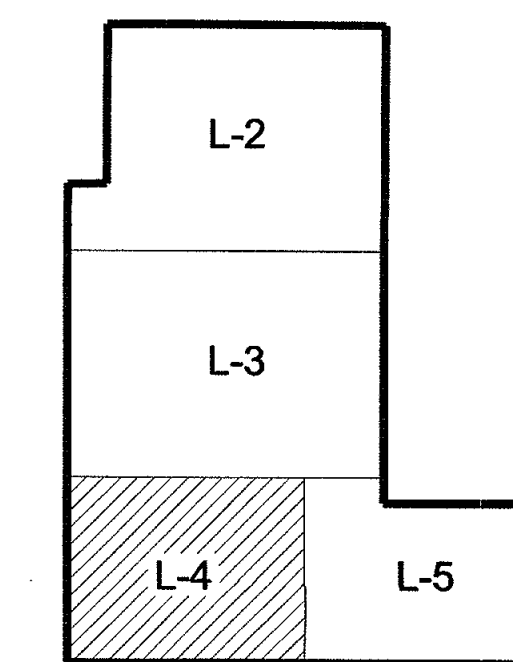
-  Public Trail Alignment (15')
-  Private Trail Alignment (8')
-  Phase Line

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.

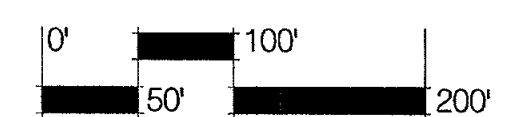
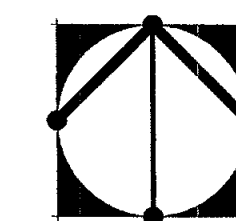
HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

		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



LVA urban design studio
land planning - landscape architecture

120 south ash avenue
tempe, arizona 85281
phone: 480.994.0994
www.lvadesign.com

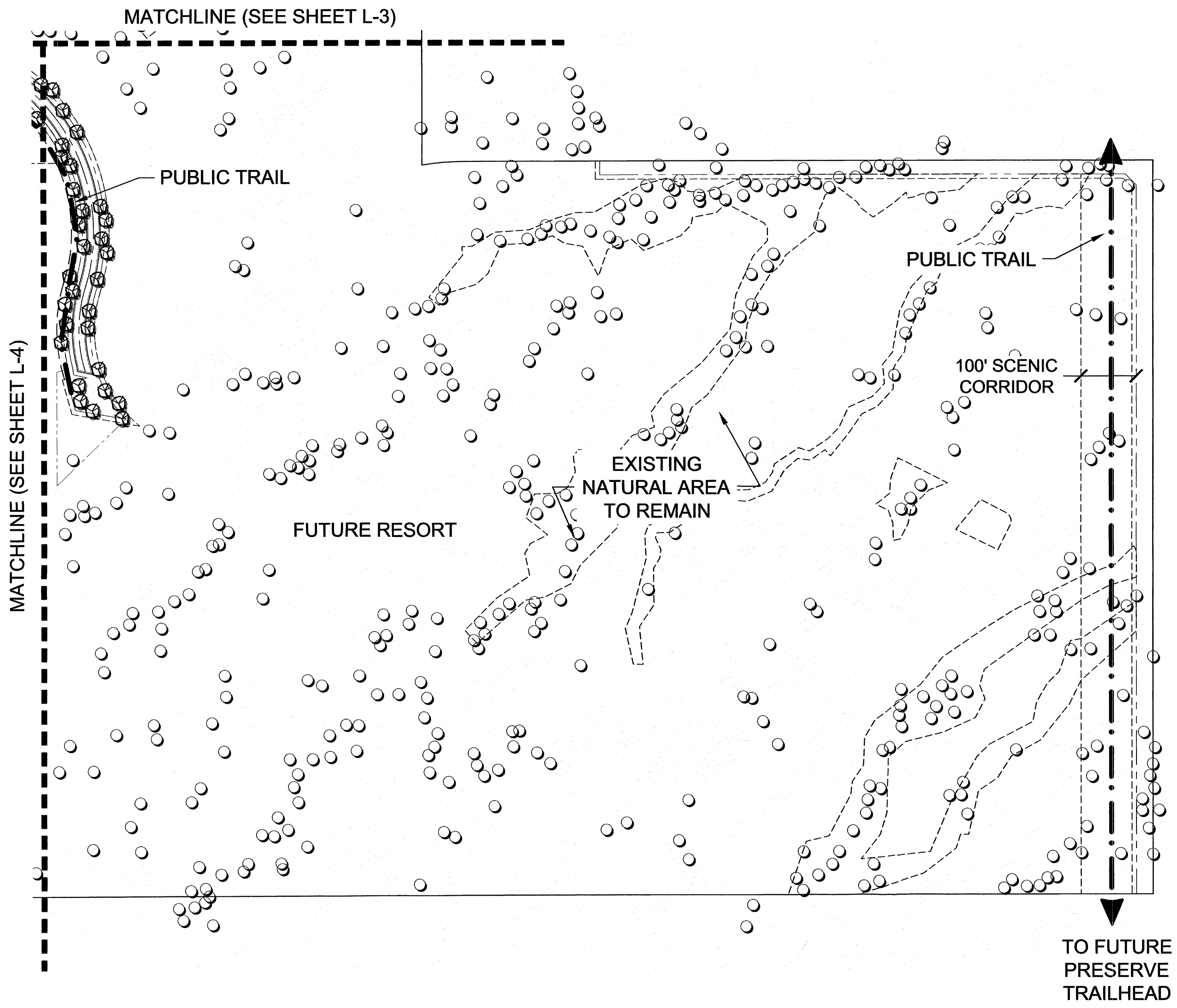
4007 e paradise falls dr, #210
tucson, arizona 85712
phone: 520.261.2994

SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV

L-4



LANDSCAPE LEGEND

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

TRAIL LEGEND

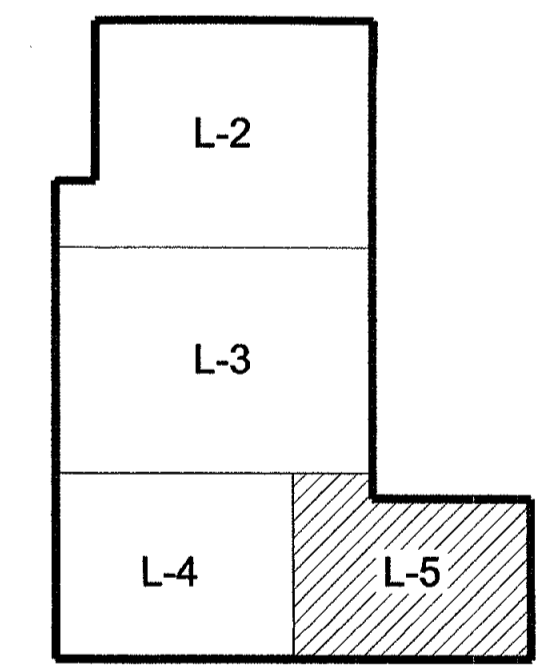
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

NOTES:

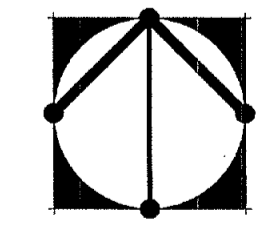
1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 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 SALTBUCH	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



LVA urban design studio
land planning • landscape architecture

120 south ash avenue
tempe, arizona 85281
phone: 480.994.0994
www.lvadesign.com

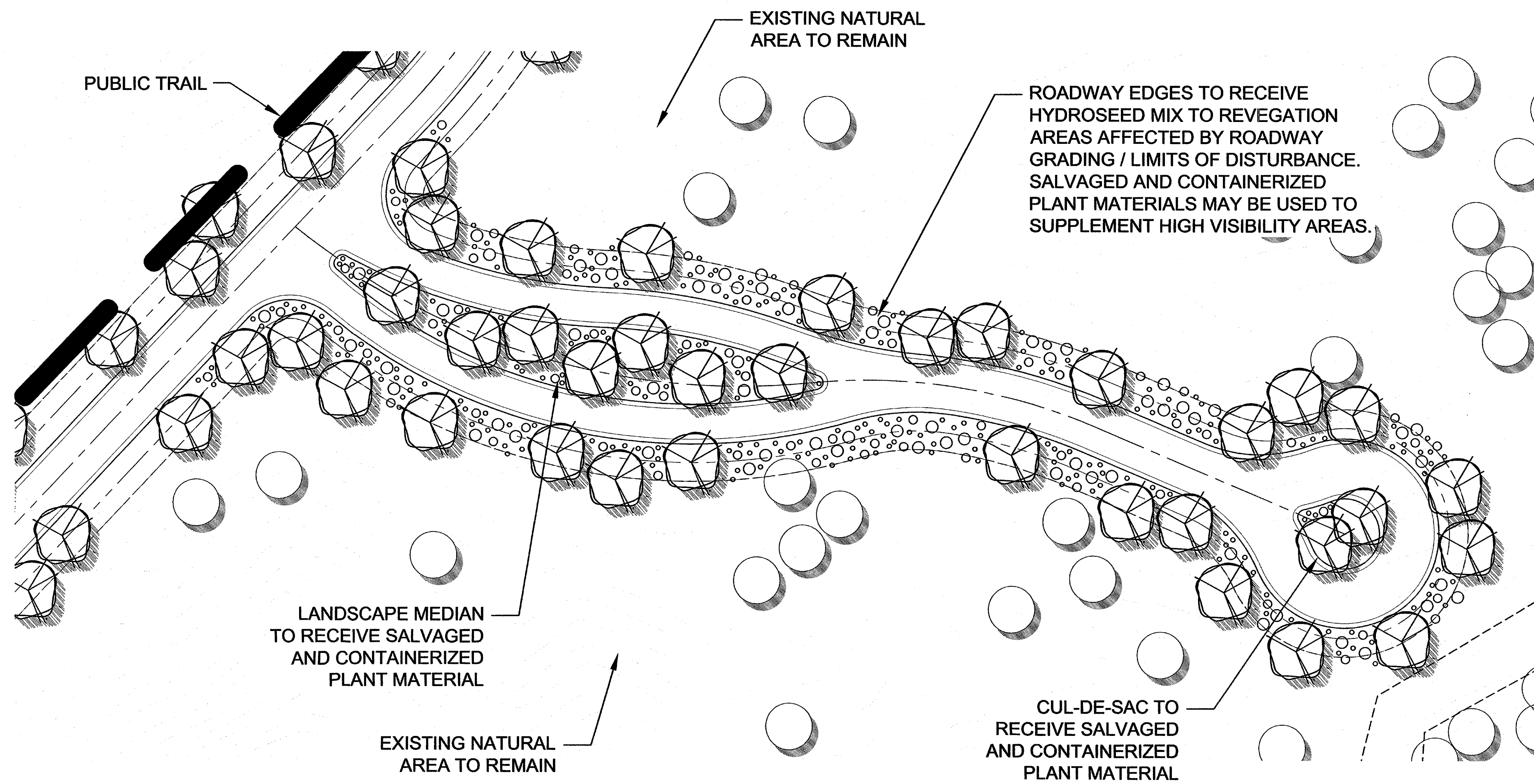
4007 e paradise falls dr, #210
tucson, arizona 85712
phone: 520.261.2994

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

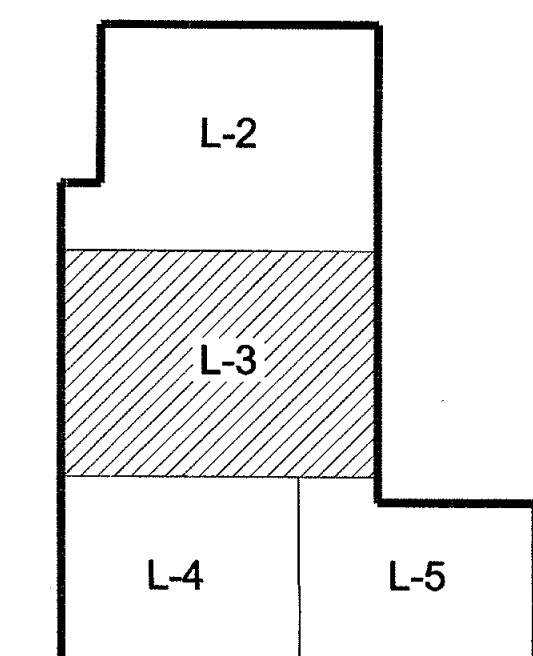
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

NOTES:

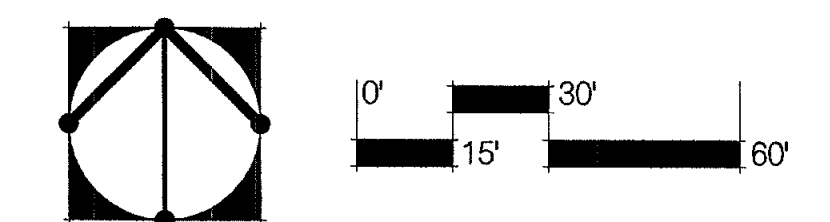
1. ALL LANDSCAPE AREAS WILL BE PLANTED, AT A MINIMUM, TO MEET CITY OF SCOTTSDALE PLANTING REQUIREMENTS FOR PLANT DENSITIES, SIZES AND AREA REQUIREMENTS.
2. PLANTS THAT WILL BE INSTALLED IN EXISTING AND PROPOSED DETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
3. HYDROSEED MIX WILL BE APPLIED AS REVEGATION 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



LVA urban design studio
land planning • landscape architecture

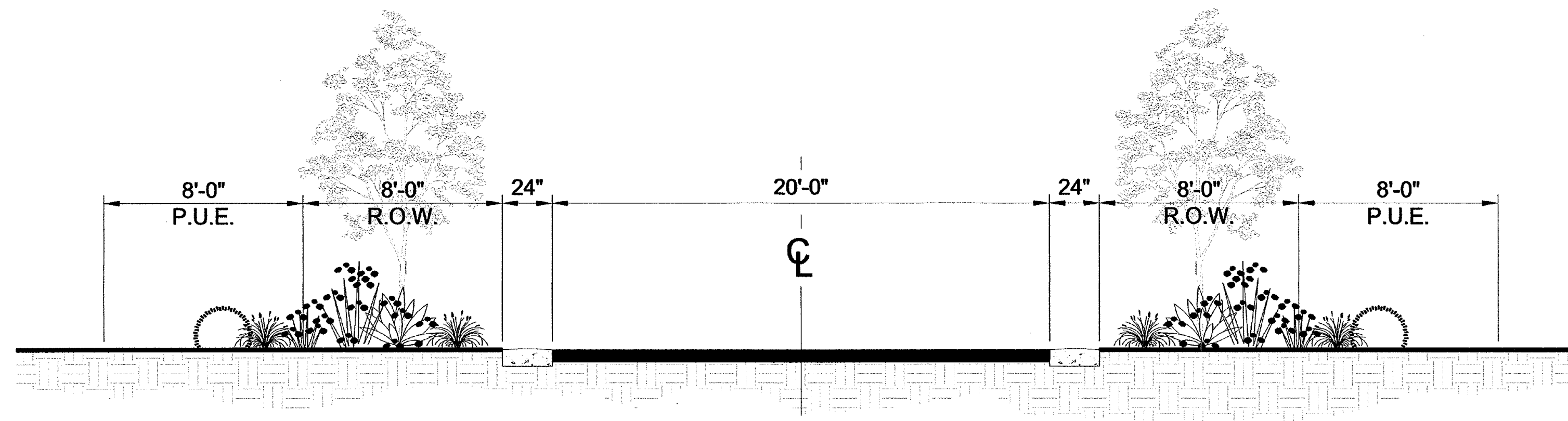
tempe 120 south ash avenue 4007 e paradise falls dr, #210
tempe, arizona 85281 tucson, arizona 85712
phone: 480.994.0994 phone: 520.261.2994
www.lvadesign.com

SERENO CANYON

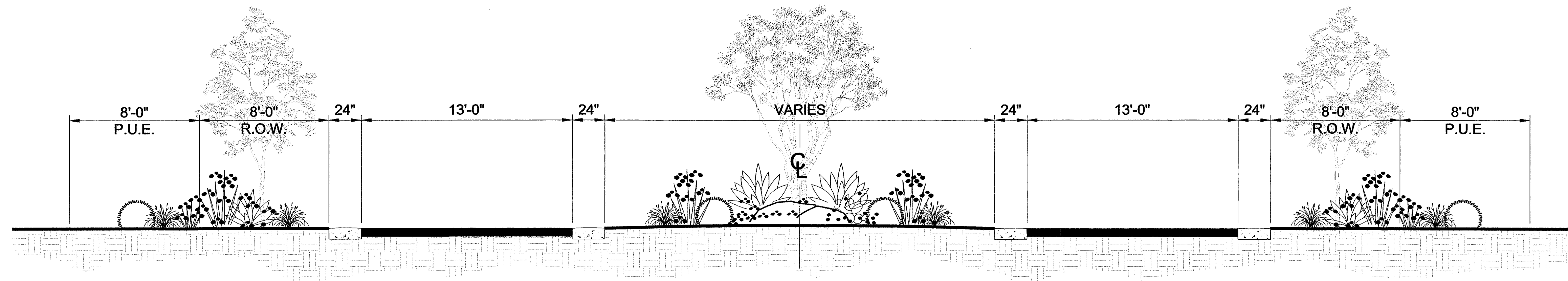
TYPICAL ROADWAY ENLARGEMENT

Date:
6.4.14
Job No:
0425.16
Drawn by:
JV

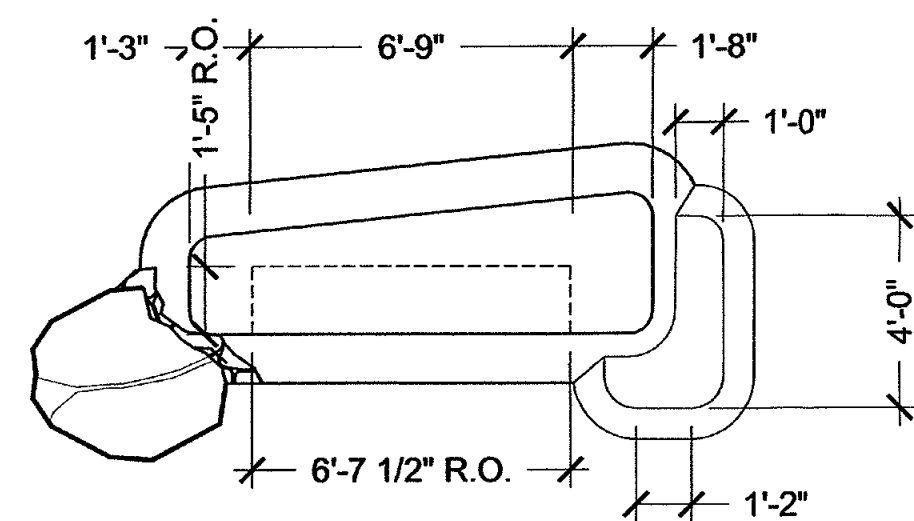
L-6



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

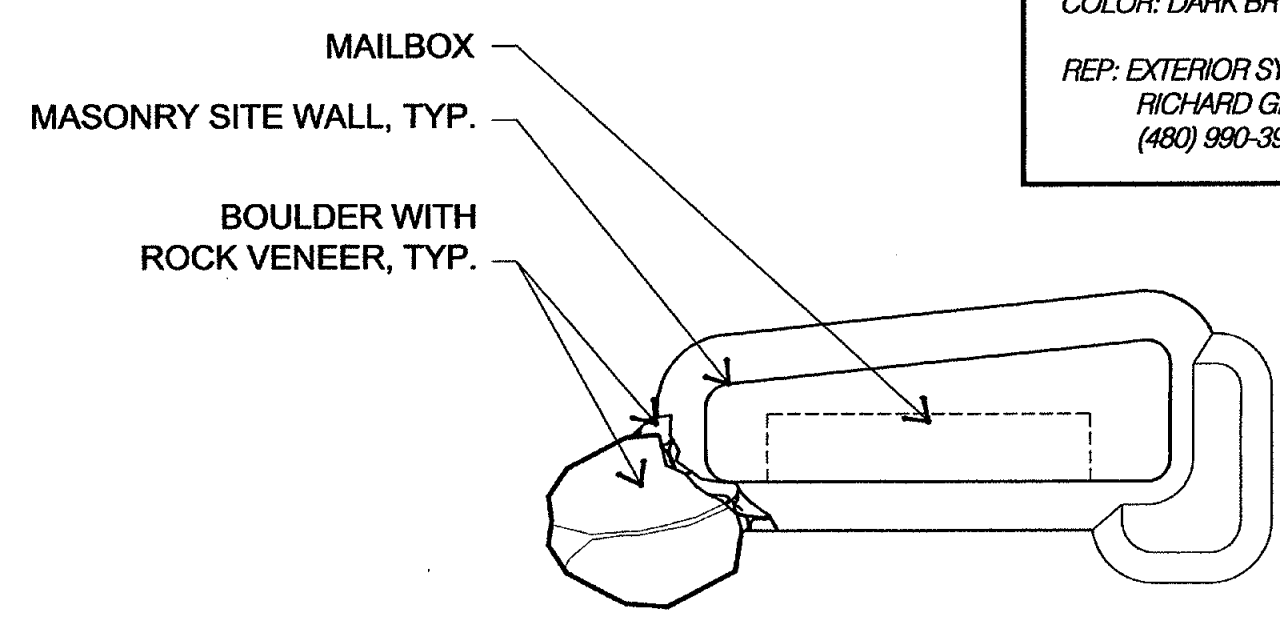


SECTION B-B - LOOKING SOUTH
(WITH MEDIAN)
SCALE 1/4" = 1'-0"



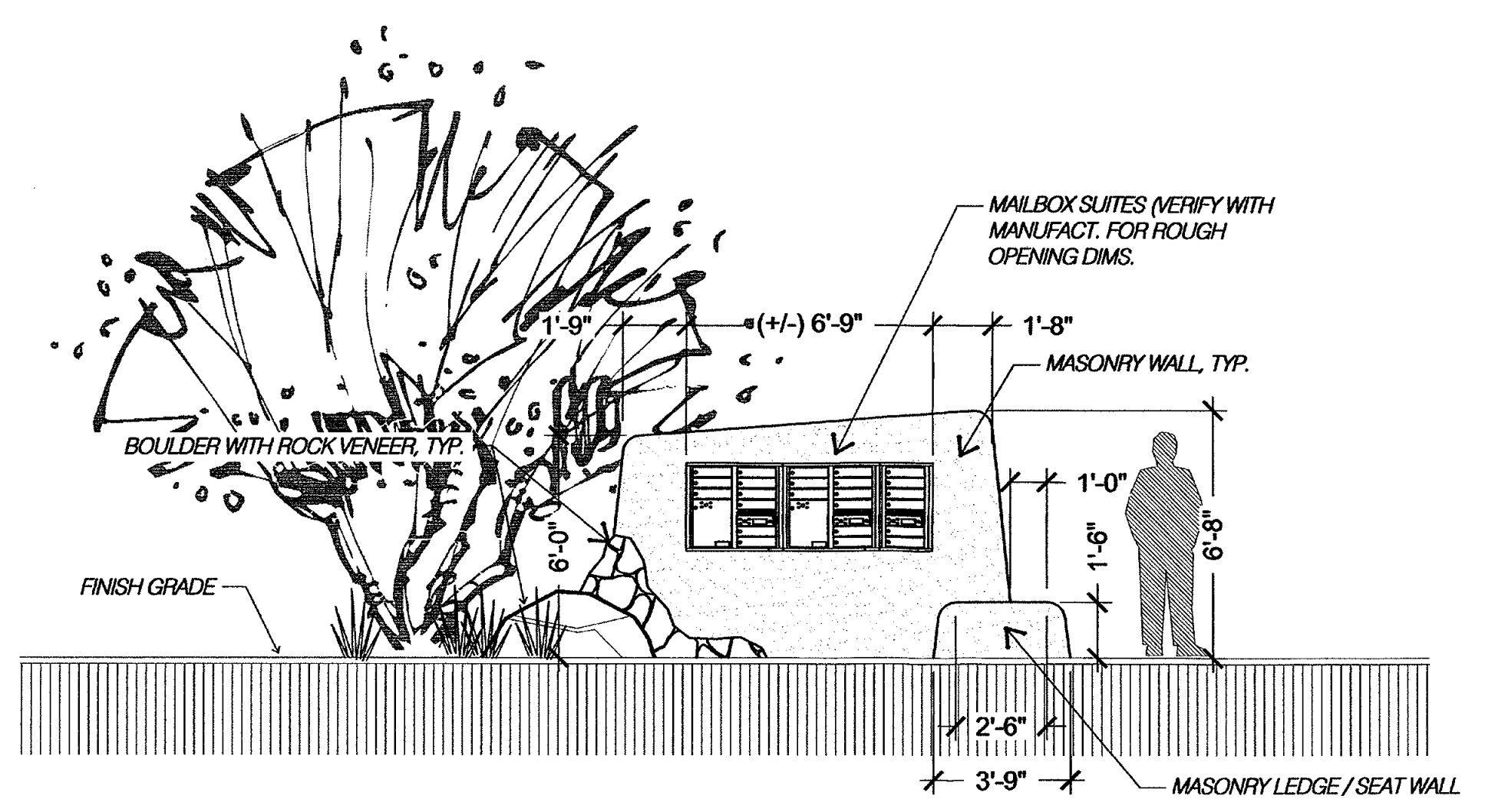
VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

MAILBOX SPECIFICATION:
FLORENCE MANUFACTURING - 4C MAILBOX SUITE
COLOR: DARK BRONZE
REP: EXTERIOR SYSTEMS RICHARD GERSTEL (480) 980-3809



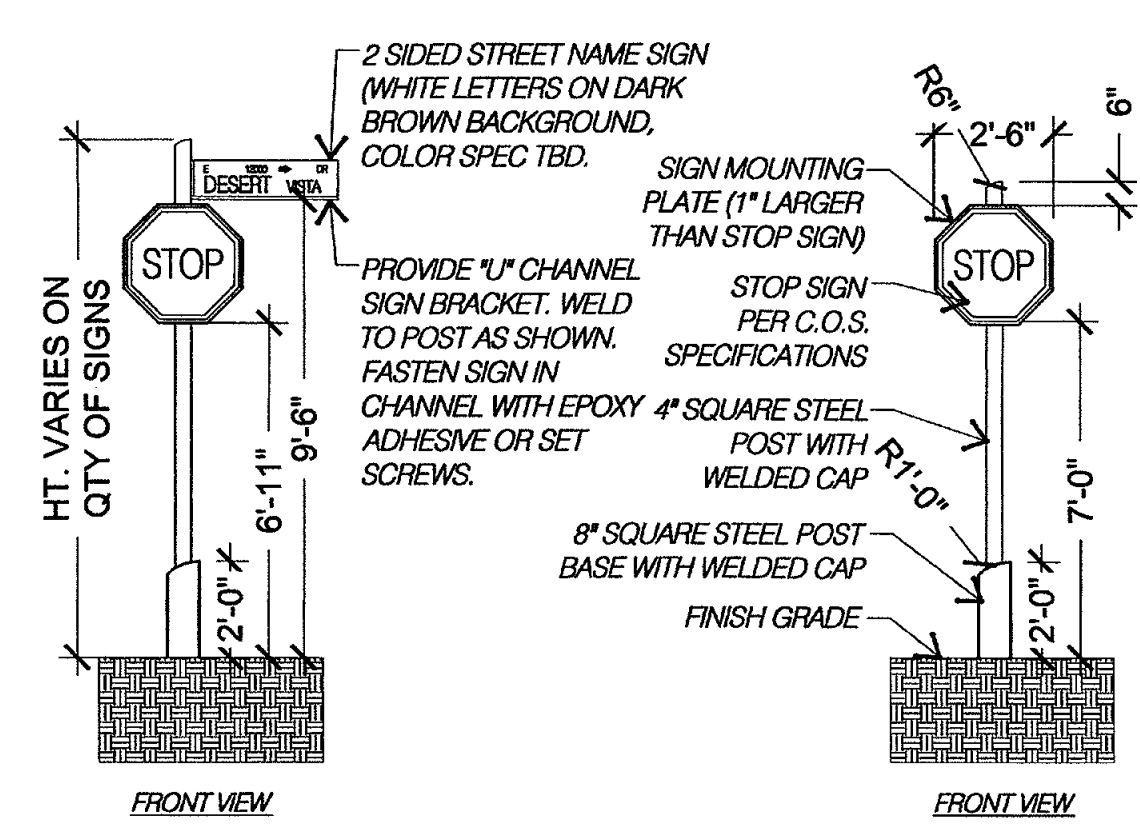
MAILBOX KIOSK PLAN VIEW

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



MAILBOX KIOSK ELEVATION

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

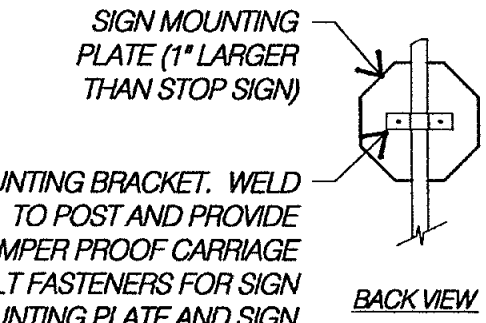


STREET SIGN POSTS / SIGNAGE

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.



Landscape Concept Statement

The proposed Sereno Canyon development occupies a very unique and interesting parcel of land that lies just north of the McDowell Mountain Preserve. Many areas on the site were damaged in the mid 1990's during a wildfire that destroyed much of the native trees and cacti that once covered the landscape. Over the last 10+ years the site has been left undisturbed and had begun to naturally revegetate itself. Scattered throughout the project are many boulder features and topographical points of interest that are showcased in the plan shown here. Roads and site features have been designed to meander around natural features and have also aligned viewsheds and traffic sightlines to capitalize on the spectacular views the site has to offer.

As with any new development, roadway scarring and infrastructure improvements will leave behind some disturbed areas that must be addressed. New landscaping is proposed to be installed to revegetate these areas, including the water and sewer line easements and any other existing jeep trails and construction scarring left behind from previous owners. Enhanced desert landscaping is proposed to be included at the project entry points, intersections, and roadway medians. This enhanced landscape treatment will include many plants used in 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 viewer a visual cadence and sense of arrival.

Residents in Sereno Canyon will also be able to utilize three community amenity locations that are spread 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. A watering hole concept will be implemented to allow a place for watching birds and other wildlife. Connecting the nature parks will be a network of trails (some public) that will allow for the residents to have an opportunity to interact with their surroundings in a more personal way.

The following plant palette has been adopted from the City of Scottsdale's E.S.L.O. plant list. (All species shown below are in conformance with E.S.L.O. standards)

TREES

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

- Acacia constricta
- Acacia greggi
- Canotia holocantha
- Celtis pallida
- Cercidium floridum
- Cercidium microphyllum
- Chilopsis linearis
- Juniperus monosperma
- Olivea tesota
- Populus fremontii
- Prosopis velutina
- Quercus turbinella
- Rhus ovata
- Vauquelinia californica

SUCCULENTS / CACTI

- Saguaro
- Hedgehog Cactus
- Compass Barrel
- Fishhook Barrel
- Ocotillo
- Fishhook Cactus
- Staghorn Cholla
- Teddy Bear Cholla
- Engelmann's Prickly-pear
- Chainfruit Cholla
- Desert Christmas Cholla
- Night-Blooming Cereus
- Banana Yucca
- Soaptree Yucca

- Carnegiea gigantea
- Echinocereus engelmannii
- Ferocactus cylindraceus
- Ferocactus wislizenii
- Fouquieria splendens
- Mammillaria microcarpa
- Opuntia acanthocarpa
- Opuntia bigelovii
- Opuntia engelmannii
- Opuntia fulgida
- Opuntia leptocaulis
- Peniocereus greggii
- Yucca baccata
- Yucca elata

SHRUBS / BUSHES

- Giant Bursage
- Triangle-leaf Bursage
- White Bursage
- Desert Honeysuckle
- Fourwing Saltbush
- Quailbrush
- Desert Saltbush
- Red Barbary
- Fairy Duster
- Desert Hackberry

- Ambrosia ambrosioides
- Ambrosia deltoidea
- Ambrosia dumosa
- Anisacanthus therberi
- Atriplex canescens
- Atriplex lentiformis
- Atriplex polycarpa
- Berberis haematocarpa
- Calliandra eriophylla
- Celtis pallida

- Hopbush
- Sacred Datura
- Brittlebush
- Green Brittlebush
- Mormon Tea
- Turpentine Bush
- Flat-top Buckwheat
- Snakeweed
- Desert Lavender
- Chuparosa
- Creosote Bush
- Deer Vetch
- Wolfberry
- Arrow Weed
- Desert Senna
- Jobba Bush
- Trixis
- Goldeneye
- Greythorn

- Dodonaea viscosa
- Datura wrightii
- Encelia farinosa
- Encelia frutescens
- Ephedra aspera
- Eriocameria laricifolia
- Eriogonum fasciculatum
- Gutierrezia sarothrae
- Hyptis emoryi
- Justicia californica
- Larrea tridentata
- Lotus rigidus
- Lycium andersonii
- Pluchea sericea
- Senna covesii
- Simmondsia chinensis
- Trixis californica
- Viguiera deltoidea
- Ziziphus obtusifolia

ANNUALS / PERENNIALS / VINES

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

GRASSES

- Purple Threeawn
- Needle Grama
- Sideoats Grama
- Curly Mesquite
- Fluffgrass

- Aristida purpurea
- Bouteloua aristoides
- Bouteloua curtipendula
- Hilaria berlandieri
- Eriogonum pulchellum

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

TREES

- Casahuate
- Desert Willow
- Gregg Ash
- Texas Ebony

- Caesalpinia cacalaco
- Chilopsis linearis
- Fraxinus greggii
- Pithecellobium flexicaule

SUCCULENTS / CACTI

- Desert Milkweed
- Agave
- Golden Barrel
- Giant Hesperaloe
- Senita
- Organ Pipe Cactus

- Asclepius subulata
- Agave Species
- Echinocactus grusonii
- Hesperaloe funifera
- Lophocereus schottii
- Stenocereus thurberi

SHRUBS / BUSHES

- Black Dalea
- Sage
- Baja Ruellia
- Desert Ruellia
- Autumn Sage

- Dalea frutescens
- Leucophyllum species
- Ruellia Brittoniana
- Ruellia peninsularis
- Salvia greggii

ANNUALS / PERENNIALS / VINES

- Potted Annual Flowers
- Angelita Daisy
- Yellow Morning Glory

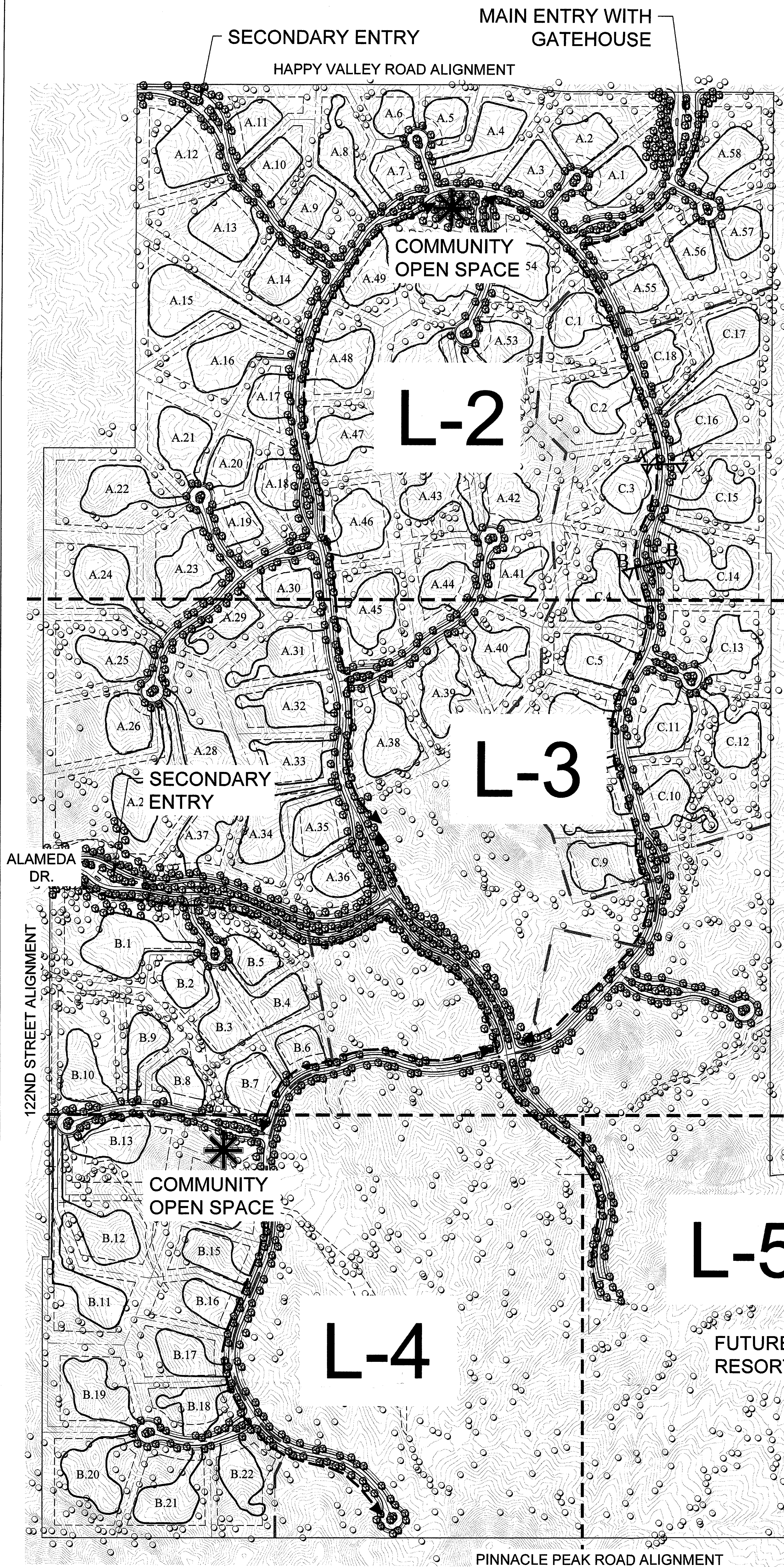
- By season
- Hymenoxis acaulis
- Merrima aurea

GRASSES

- Beargrass
- Hybrid Bermuda Lawn

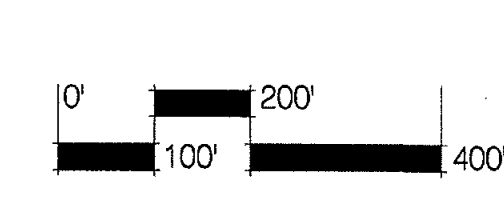
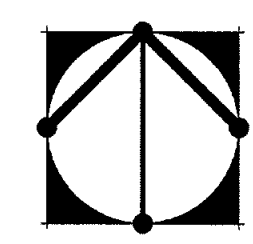
- Nolina erumpens
- Cynodon dactylon

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



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.



LANDSCAPE LEGEND

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

TRAIL LEGEND

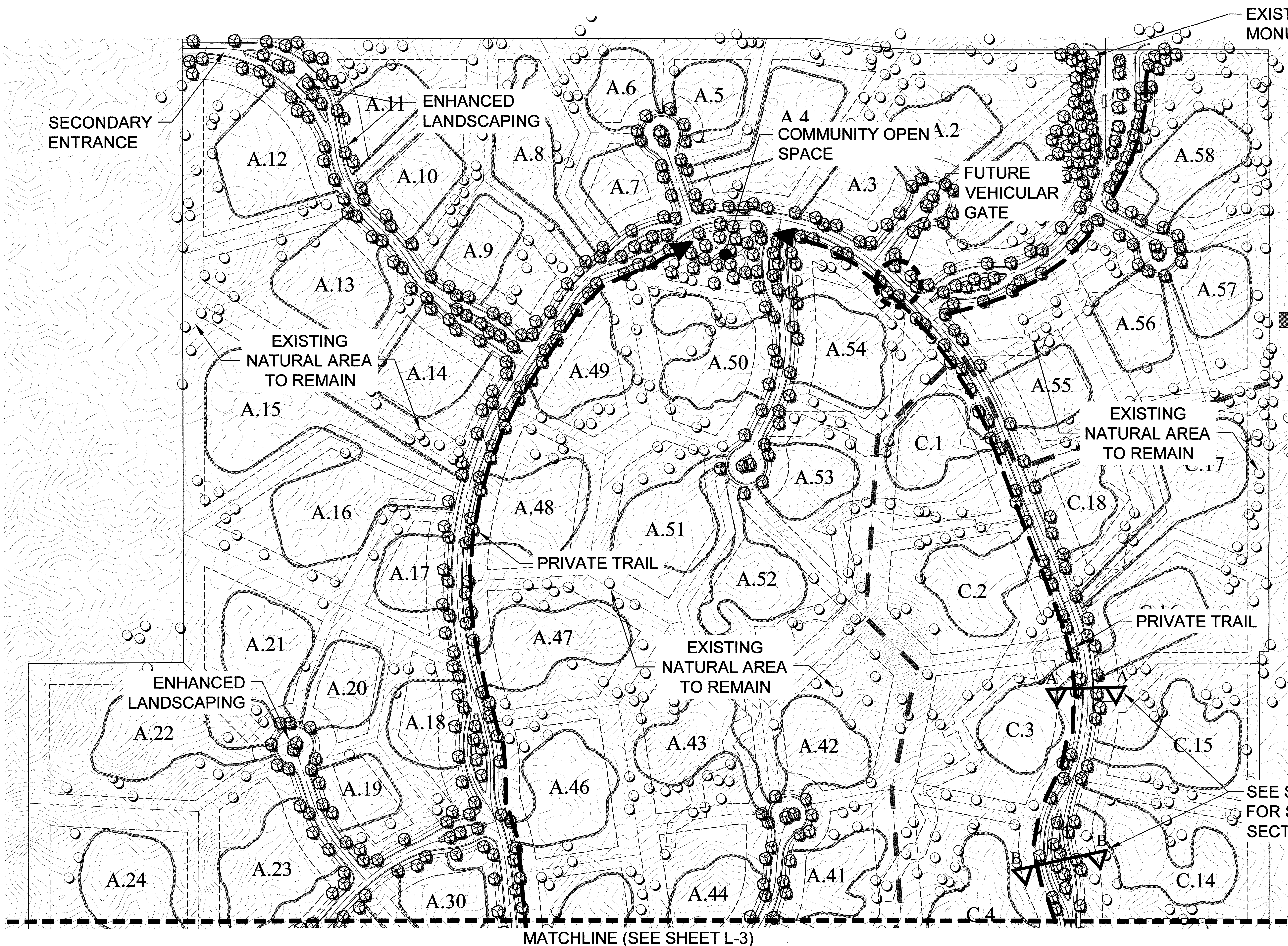
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

LVA urban design studio
 land planning • landscape architecture
 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

S SERENO OVERALL LANDSCAPE / CANYON SITE PLAN

Date: 11.21.13
 Job No: 0425.16
 Drawn by: JV

L-1
 19-PP-2013
 12/11/2013

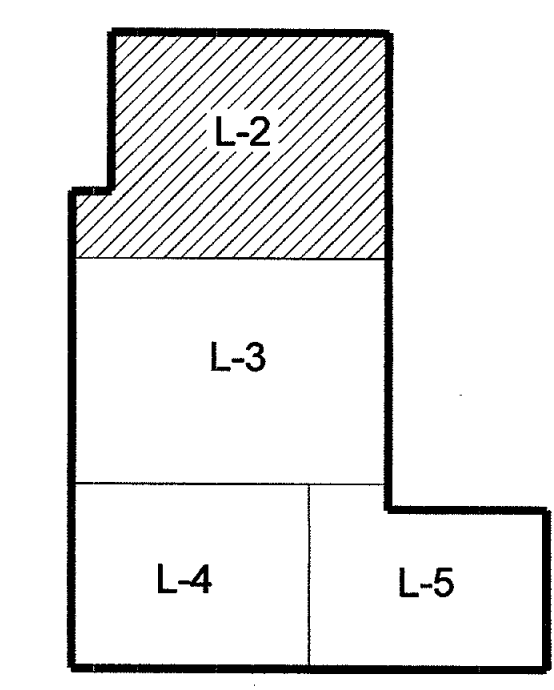


- LANDSCAPE LEGEND**
- Existing Tree / Veg. to remain
 - New Landscape / Enhanced Veg.

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

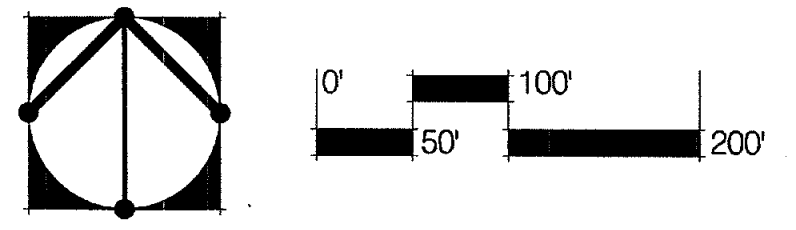
HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

	PLS LBS / ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPEX 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
BRITTLBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SEE SHEET L-6 FOR STREET SECTIONS

SHEET KEY
NO SCALE



MATCHLINE (SEE SHEET L-3)

LVA urban design studio
land planning • landscape architecture

120 south ash avenue tempe, arizona 85281 phone: 480.994.0994 www.lvadesign.com

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

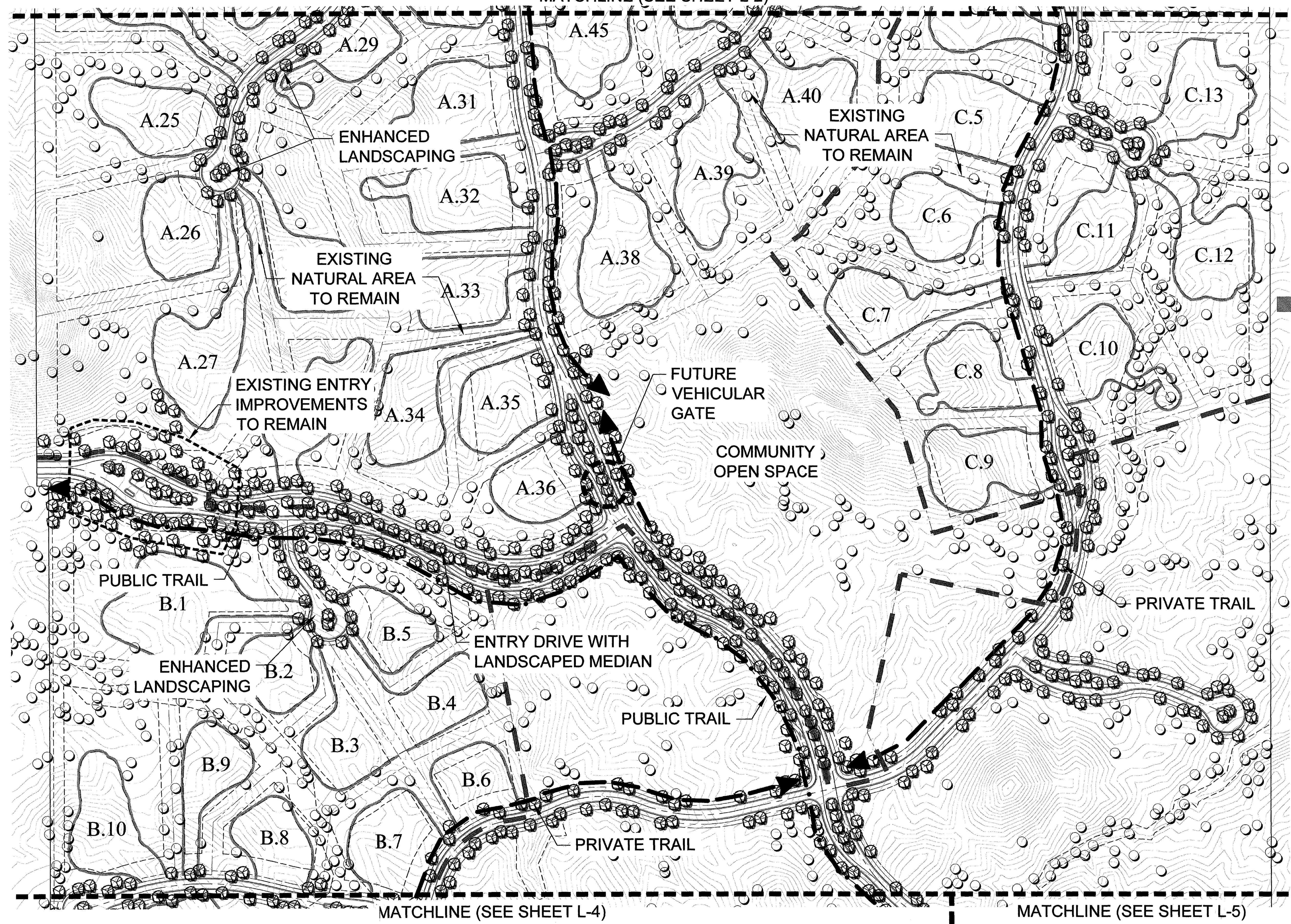
SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date: 11.21.13
Job No: 0425.16
Drawn by: JV

L-2
19-PP-2013
12/11/2013

MATCHLINE (SEE SHEET L-2)



LANDSCAPE LEGEND

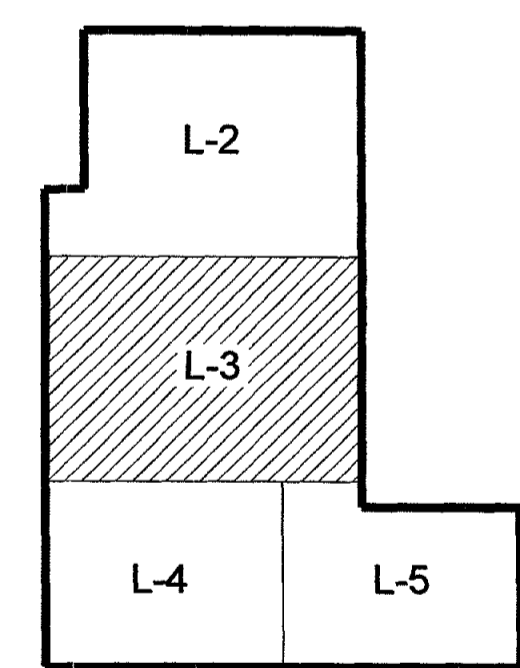
- Existing Tree / Veg. to remain
- New Landscape / Enhanced Veg.

TRAIL LEGEND

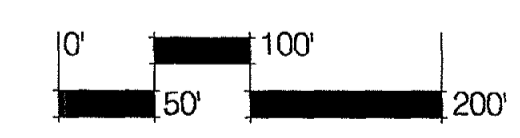
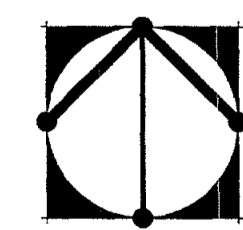
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

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 SALTBUCH	3.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



MATCHLINE (SEE SHEET L-4)

MATCHLINE (SEE SHEET L-5)

LVA urban design studio
land planning • landscape architecture

120 south ash avenue tempe, arizona 85281 phone: 480.994.0994 www.lvadesign.com

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

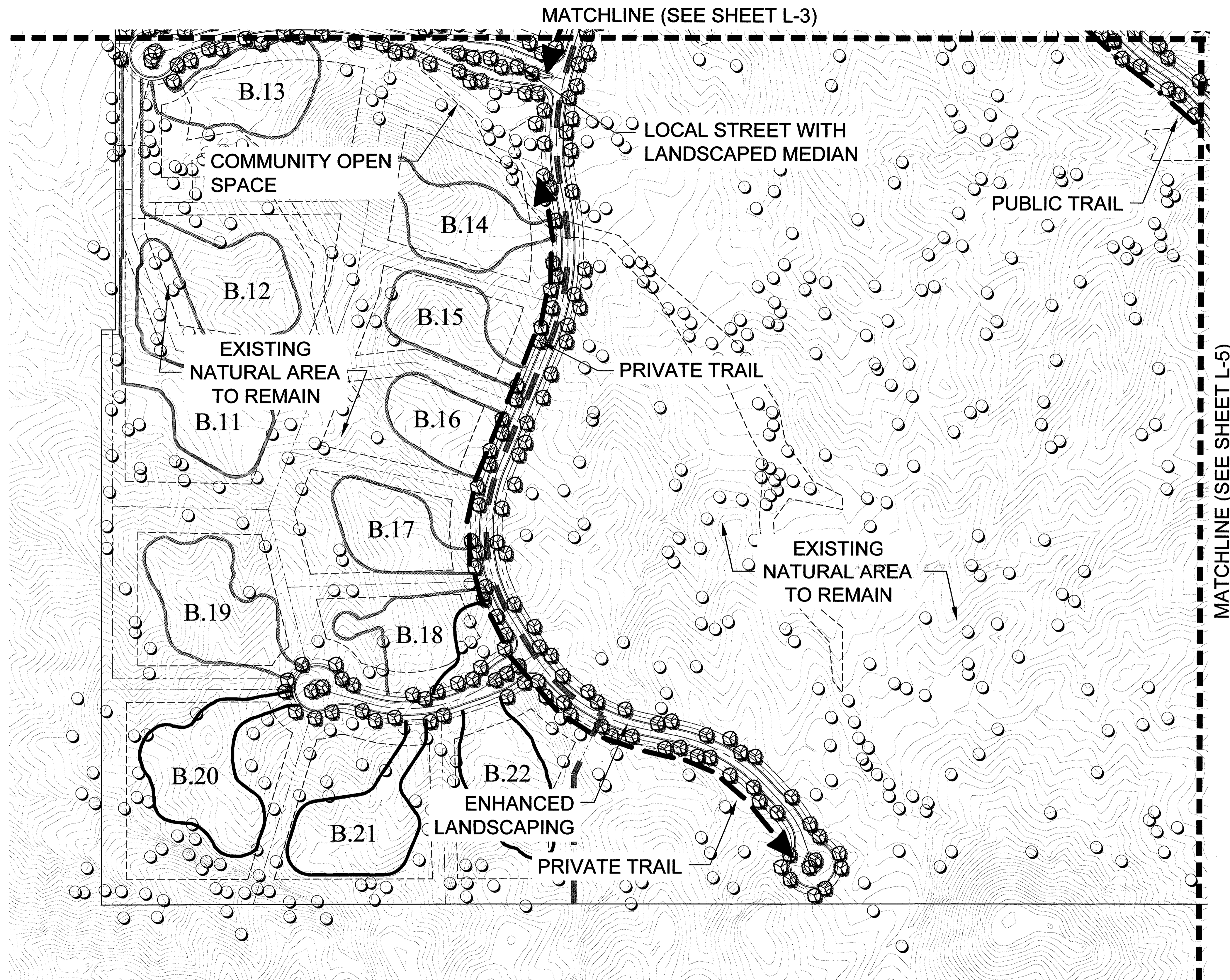
SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date: 11.21.13
Job No: 0425.16
Drawn by: JV

L-3

19-PP-2013
12/11/2013



LANDSCAPE LEGEND

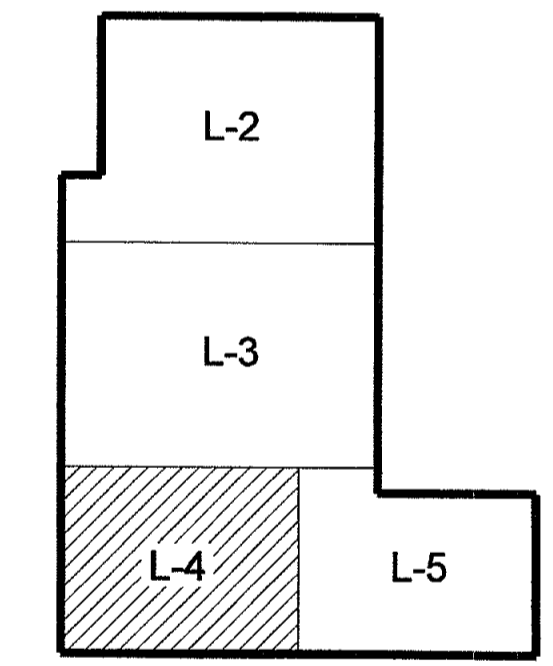
- Existing Tree / Veg. to remain
- New Landscape / Enhanced Veg.

TRAIL LEGEND

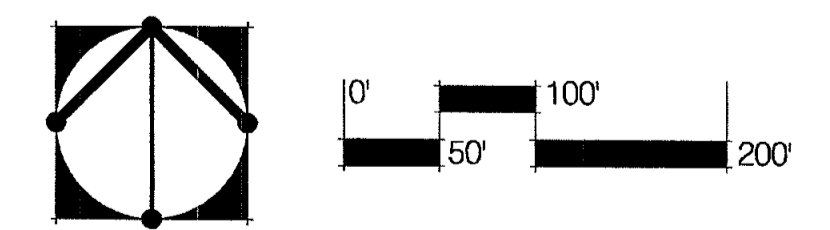
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

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



LVA urban design studio
land planning • landscape architecture

120 south ash avenue
tempe, arizona 85281
phone: 480.994.0994

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

tucson
www.lvadesign.com

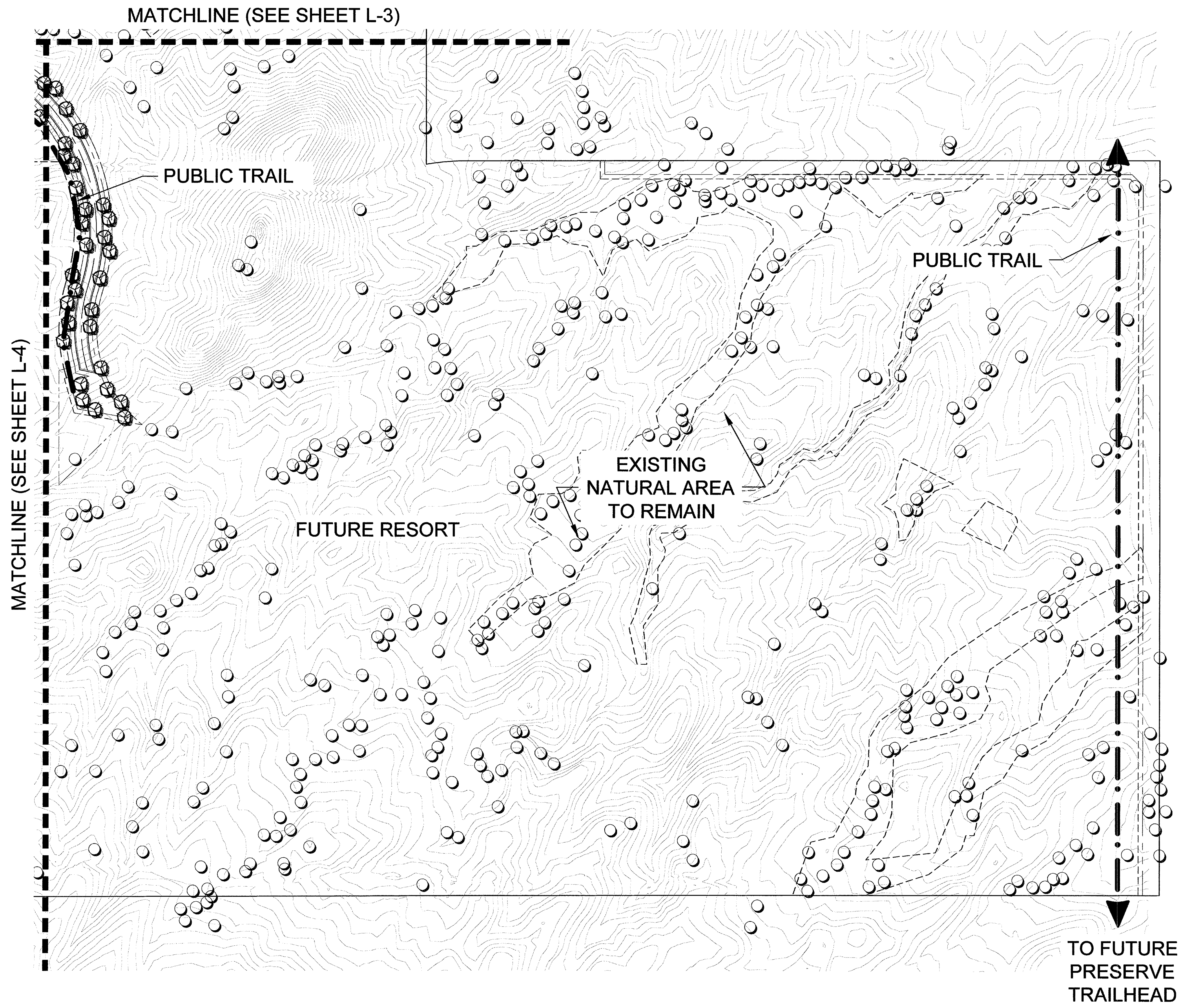
SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date:
11.21.13
Job No:
0425.16
Drawn by:
JV

L-4

19-PP-2013
12/11/2013



LANDSCAPE LEGEND

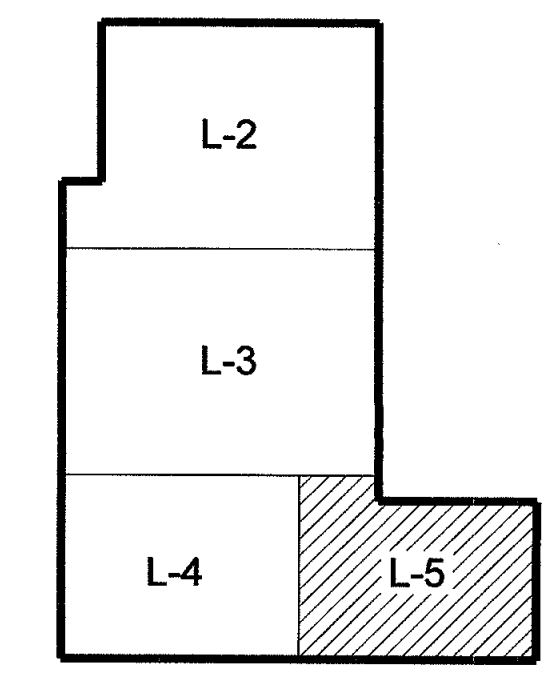
- Existing Tree / Veg. to remain
- New Landscape / Enhanced Veg.

TRAIL LEGEND

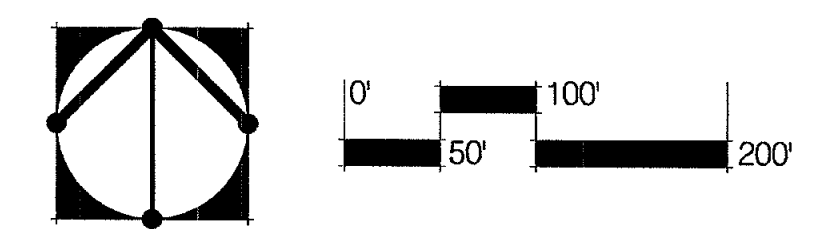
- Public Trail Alignment (15')
- Private Trail Alignment (8')
- Phase Line

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	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0



SHEET KEY
NO SCALE



LVA urban design studio
land planning • landscape architecture

120 south ash avenue
tempe, arizona 85281
phone: 480.994.0994
www.lvadesign.com

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

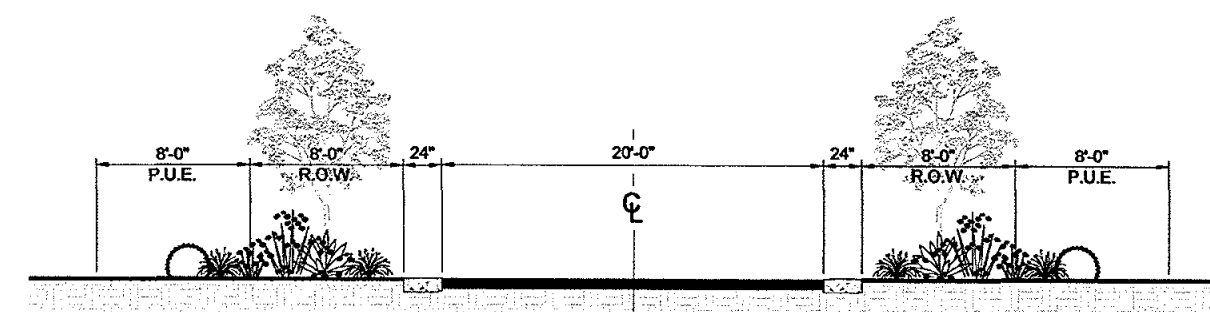
SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

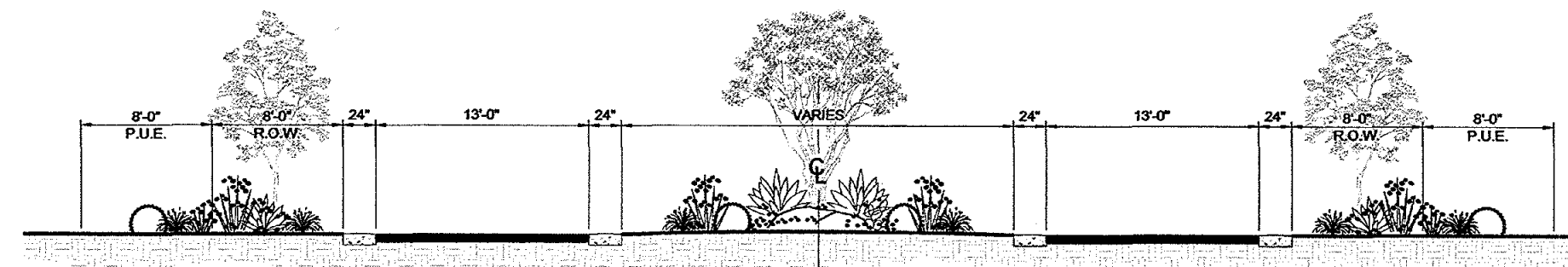
Date:
11.21.13
Job No:
0425.16
Drawn by:
JV

L-5

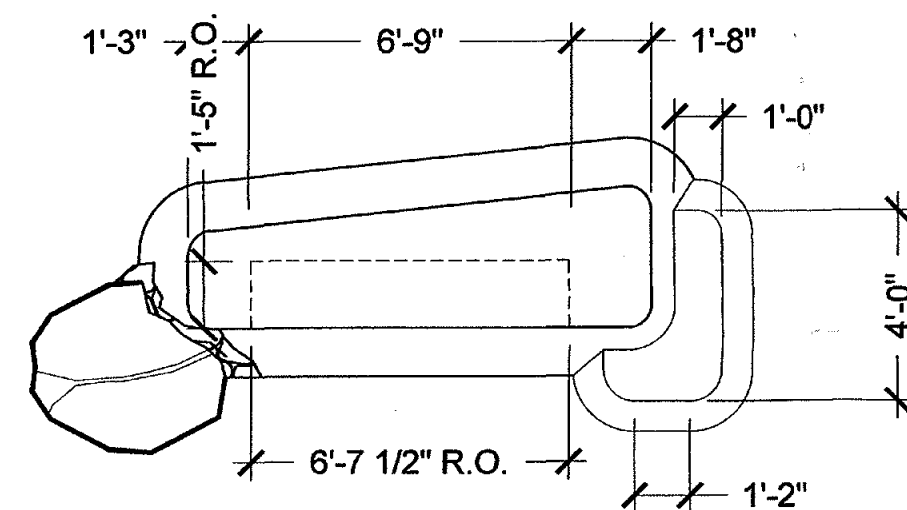
19-PP-2013
12/11/2013



SECTION A-A - LOOKING SOUTH
(WITHOUT MEDIAN)
SCALE 1" = 10'

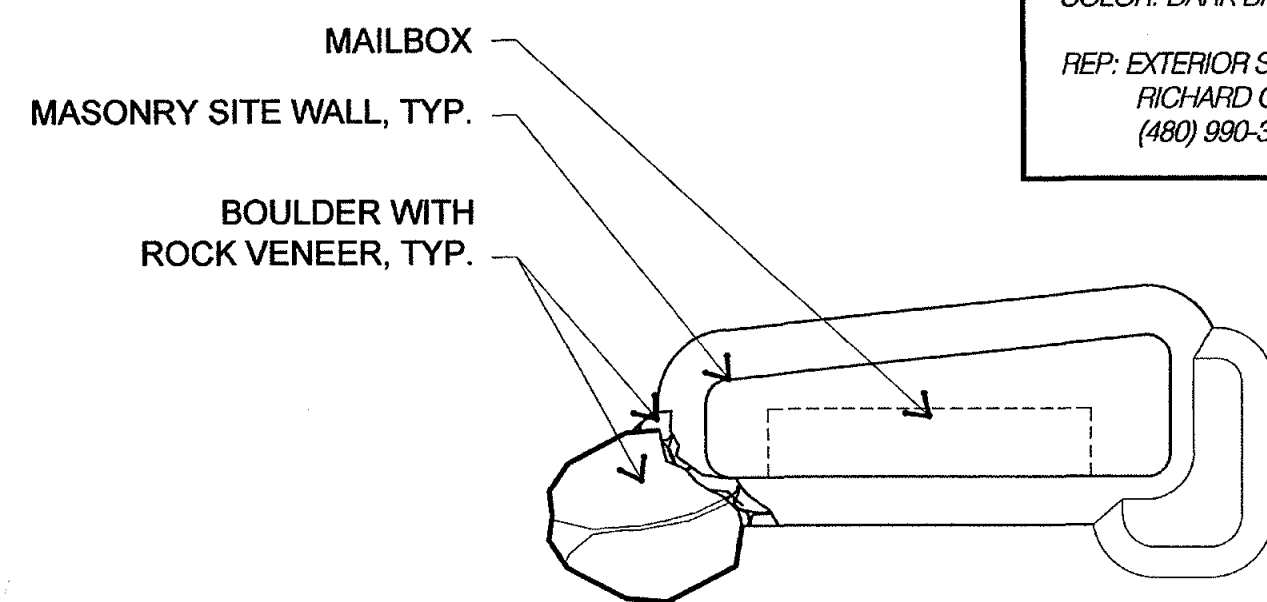


SECTION B-B - LOOKING SOUTH
(WITH MEDIAN)
SCALE 1" = 10'



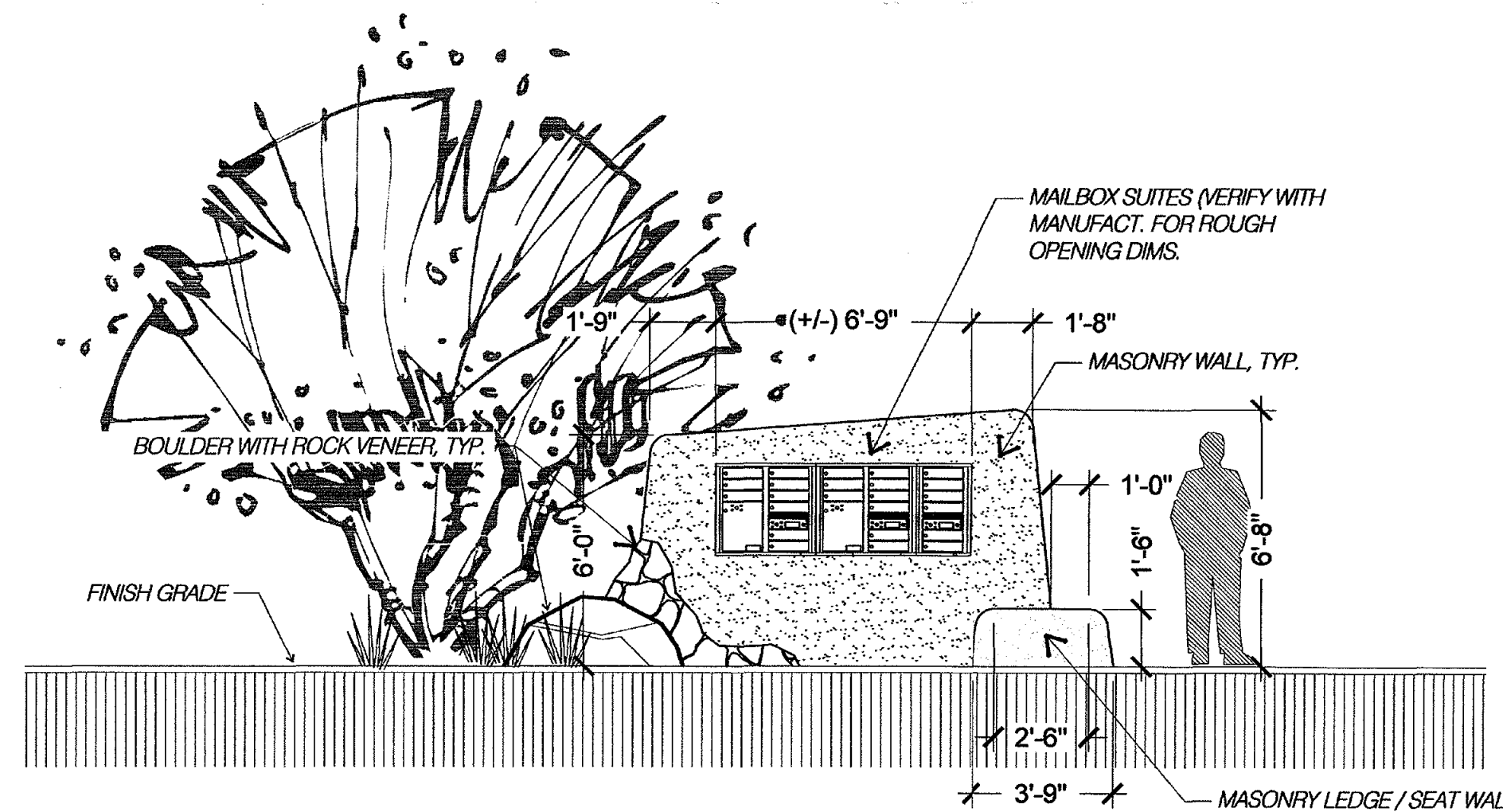
VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

MAILBOX SPECIFICATION:	
FLORENCE MANUFACTURING - 4C	MAILBOX SUITE
COLOR: DARK BRONZE	
REP: EXTERIOR SYSTEMS	
RICHARD GERSTEL	
(480) 990-3909	



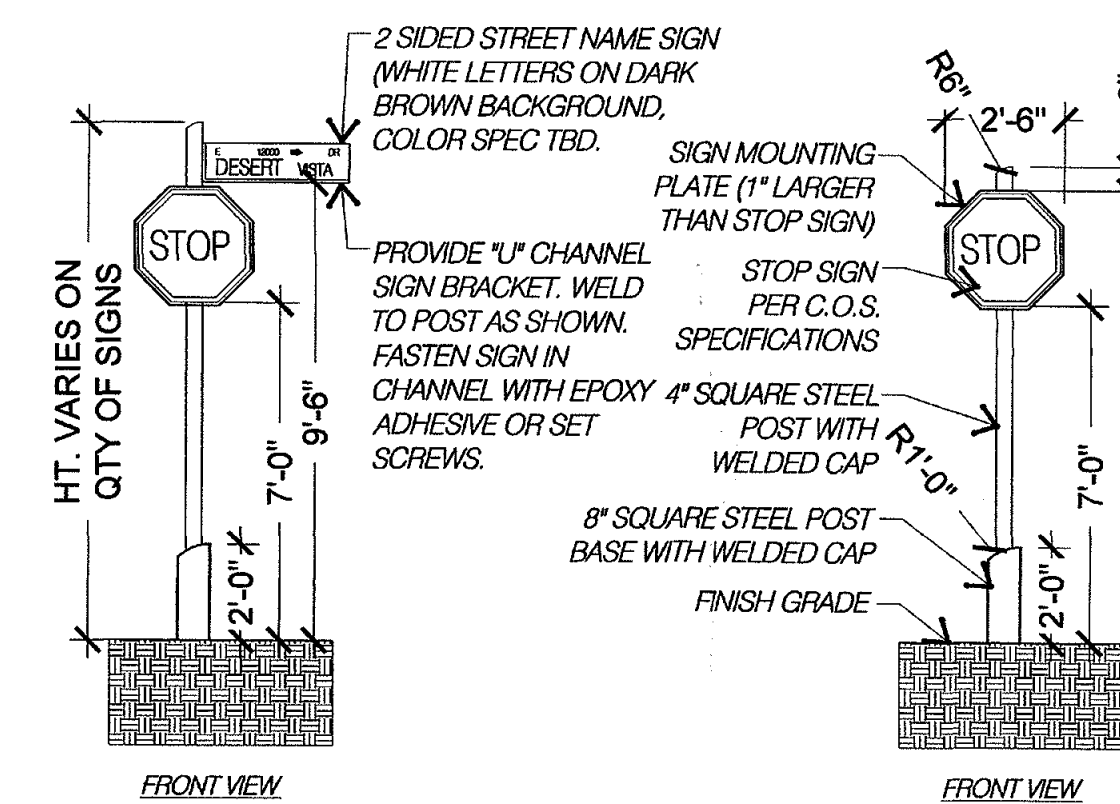
MAILBOX KIOSK PLAN VIEW

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



MAILBOX KIOSK ELEVATION

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

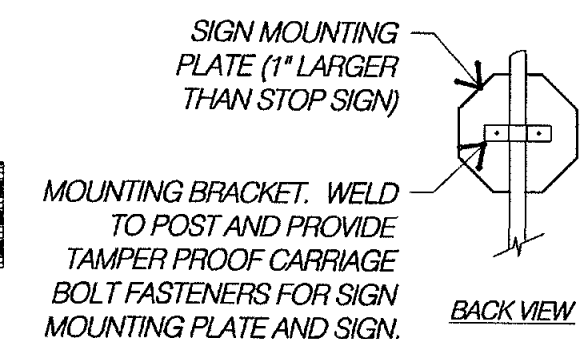


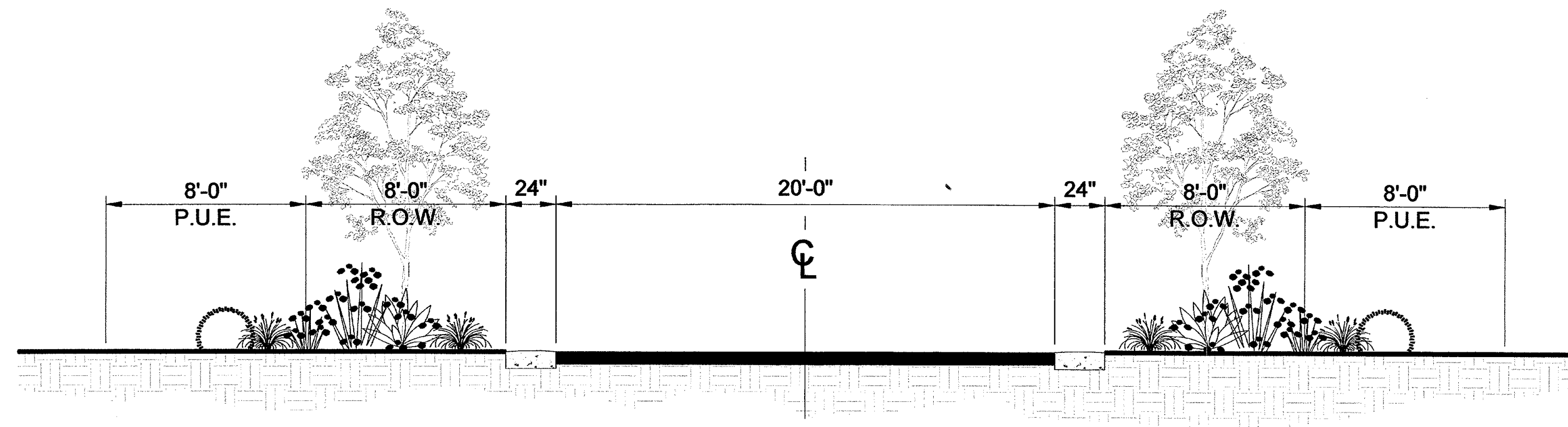
STREET SIGN POSTS / SIGNAGE

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

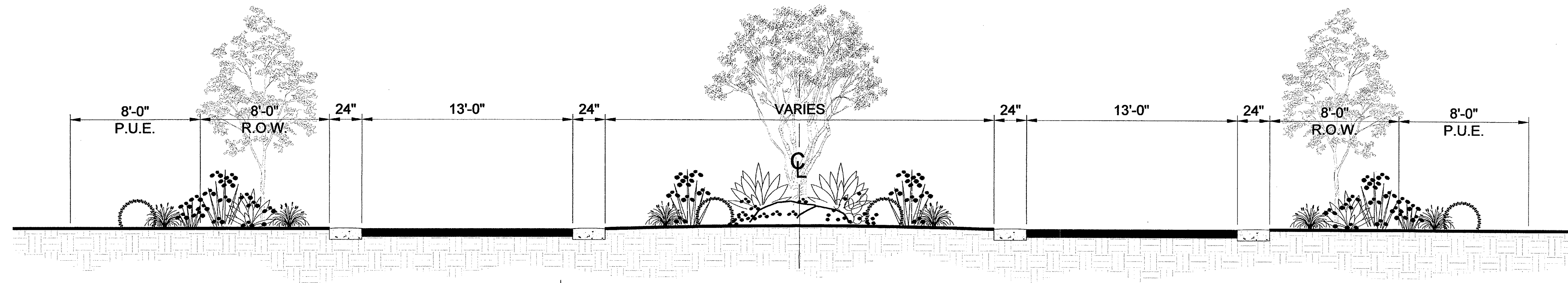
ALL POSTS AND HARDWARE ARE TO BE BID AS POWDERCOATED OR AN OPTION FOR NATURAL RUST FINISH.

- 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.

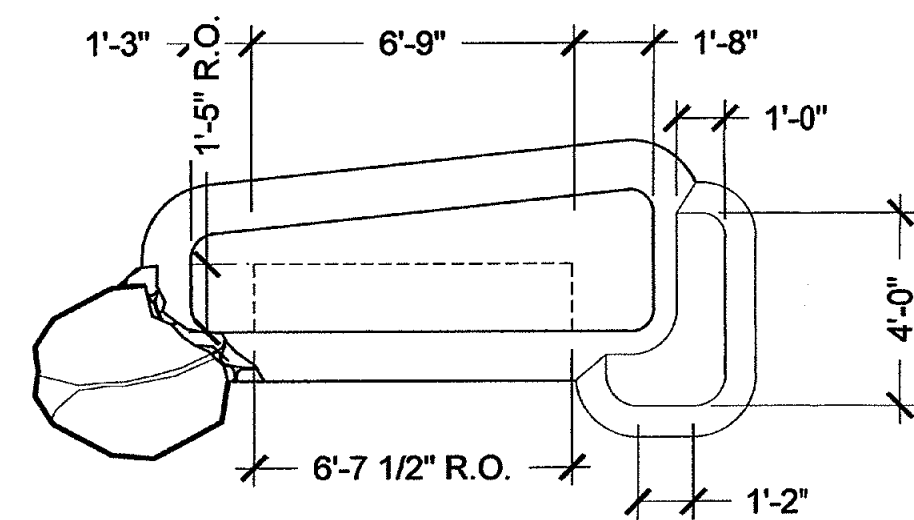




SECTION A-A - LOOKING SOUTH
(WITHOUT MEDIAN)
SCALE 1/4" = 1'-0"

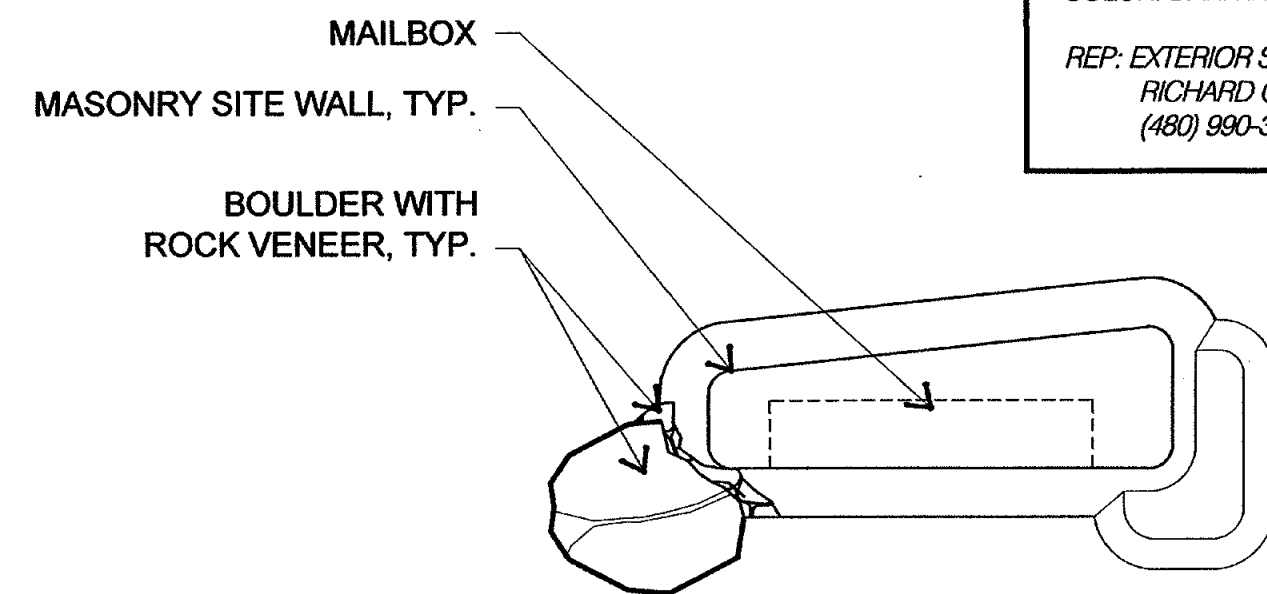


SECTION B-B - LOOKING SOUTH
(WITH MEDIAN)
SCALE 1/4" = 1'-0"



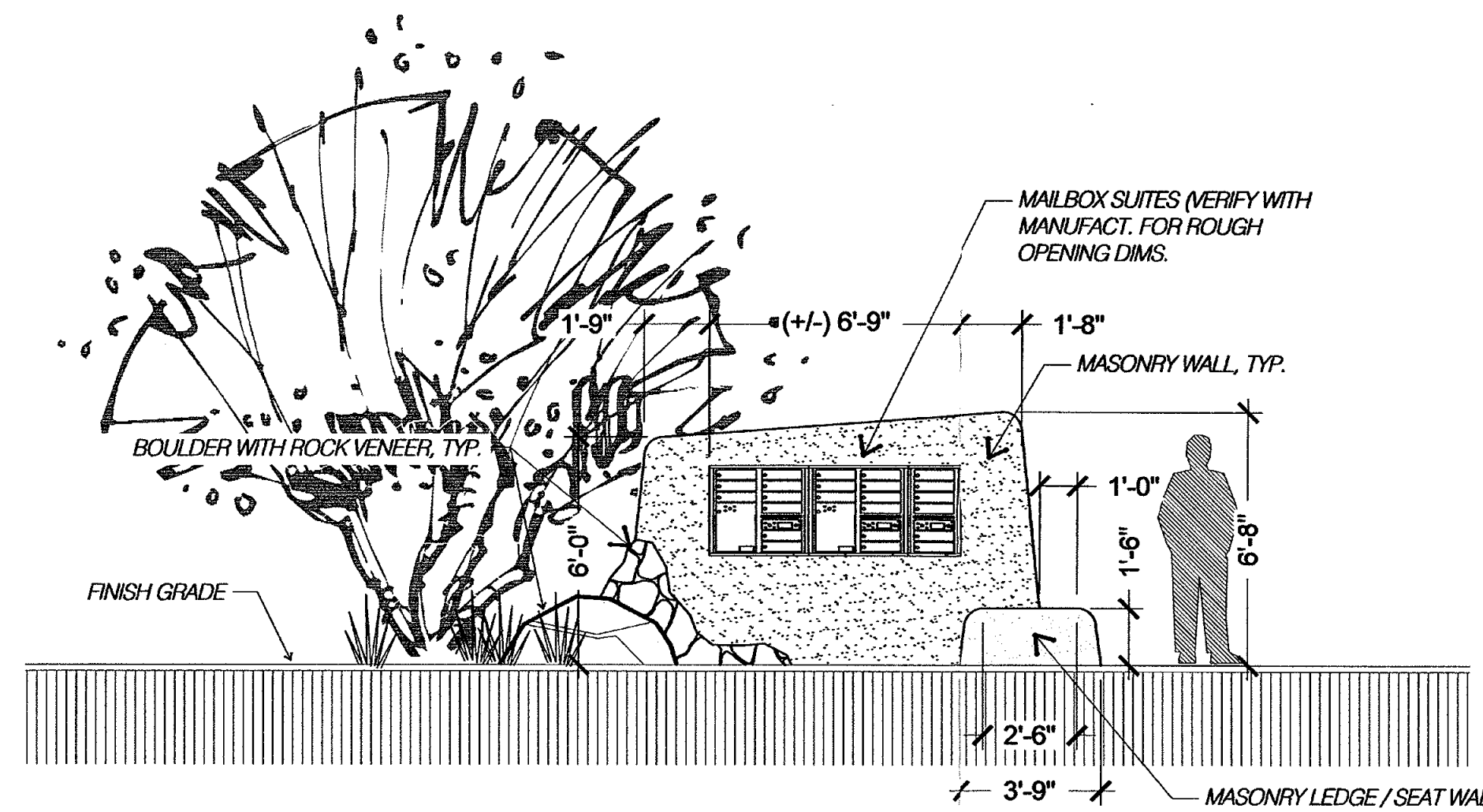
VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

MAILBOX SPECIFICATION:
FLORENCE MANUFACTURING - 4C MAILBOX SUITE
COLOR: DARK BRONZE
REP: EXTERIOR SYSTEMS RICHARD GERSTEL (480) 990-3909



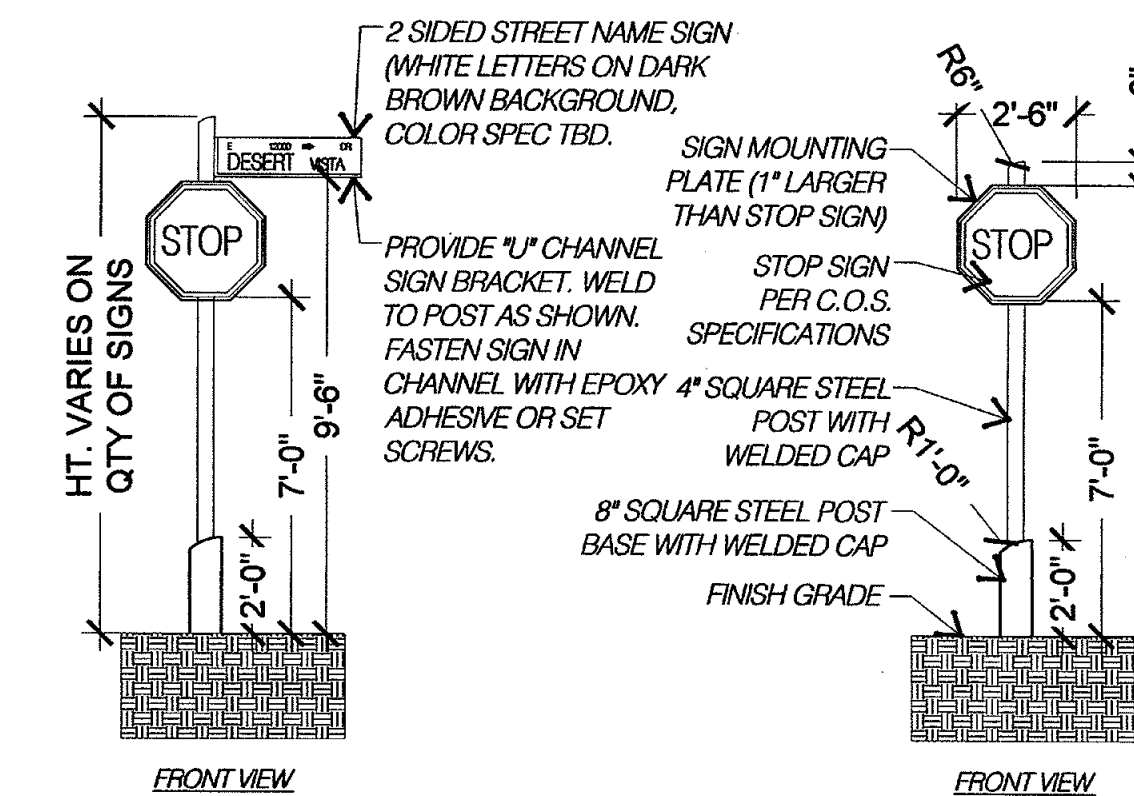
MAILBOX KIOSK PLAN VIEW

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



MAILBOX KIOSK ELEVATION

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

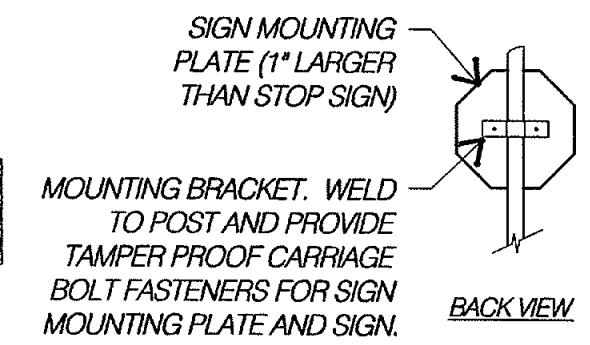


STREET SIGN POSTS / SIGNAGE

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.



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	STATUS
R1-130 ESL	123 ACRES	44 UNITS	0.35 DU/AC	Previously platted, Not a part of this Preliminary Plat
R1-43 ESL	95 ACRES	54 UNITS	0.56 DU/AC	New platted lots on this Preliminary Plat
R-4R ESL	56 ACRES	UP TO 299 UNITS (EQUIVALENT RESIDENTIAL UNITS)	2.2 DU/AC	Future Phase 4
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
EXCLUDES LOTS 55, 56, & 57 (PHASE 4)
MIN. LOT SIZE 0.82 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 #16-2N-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 (41%)	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	150.8 ACRES (85.6%)	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 owned 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 ESL 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 "I", TO REMAIN IN PLACE UNTIL THOSE PROPERTY OWNERS, WHOSE ACCESS IS LIMITED BY THE GATES, VOTE TO REMOVE THE GATE 5 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-201).
- 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:

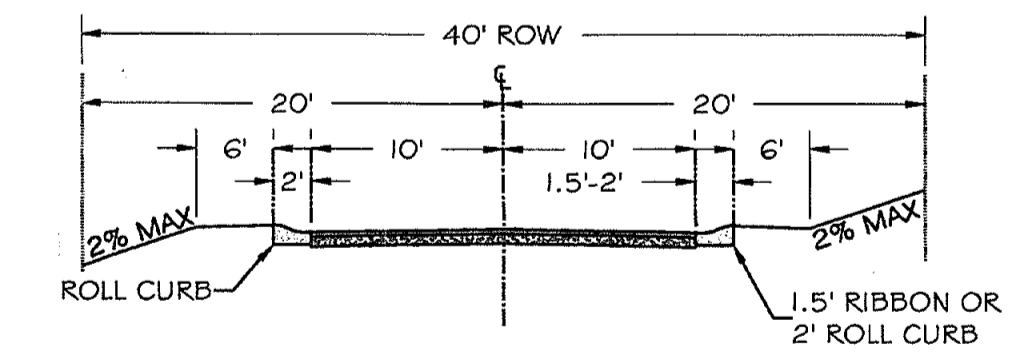
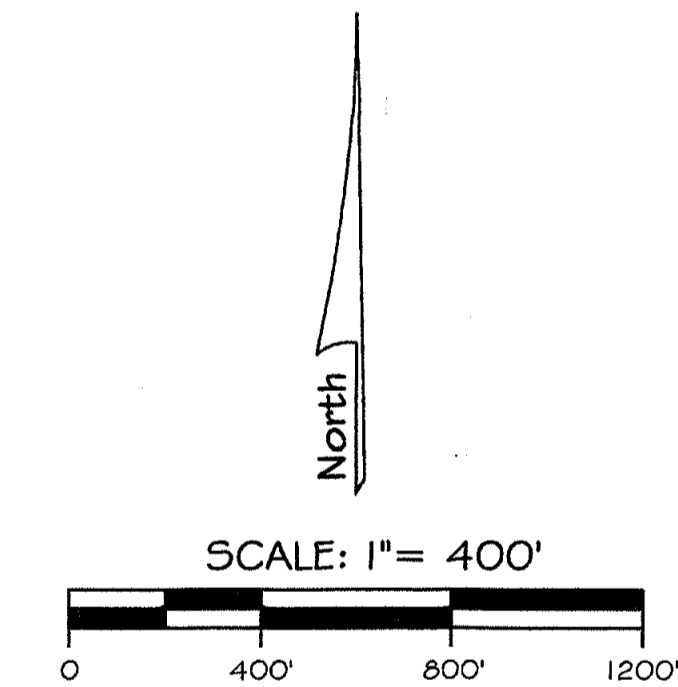
NORTHWEST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "93 52 510 511 1919"

NORTHEAST CORNER OF SECTION 11, T.4N., R.5E. FOUND 2 1/2" G.L.O. BRASS CAP STAMPED "92 51 511 512 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 W/CAP (ILLEGIBLE), BENT



LOCAL RESIDENTIAL STREET
(NTS)
EXISTING AND PROPOSED
PRIVATE STREET

DEVELOPER

CROWN COMMUNITY DEVELOPMENT
1751 W DIEHL ROAD
NAPERVILLE, IL 60563
CONTACT: HUGH SMEED
(630) 566-2522
FAX: (630) 898-0040

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

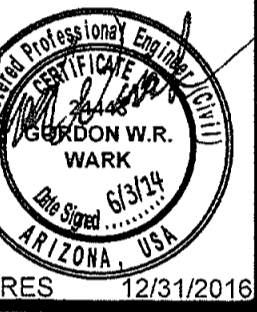
CITY OF SCOTTSDALE BRASS CAP FLUSH;
INTERSECTION OF HAPPY VALLEY DRIVE
AND 120TH STREET FENCE RUNS SOUTH
AND WEST, UP 1.1' NORTHEAST CORNER OF
LOT 18. ELEV= 2691.39' NAVD '88 DATUM

SHEET INDEX

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

CROWN
COMMUNITY DEVELOPMENT
St. Henry Company

LDTeam
LAND DEVELOPMENT
3420 East Shea Boulevard, Suite 156
Phoenix, Arizona 85028
Office: 602.396.5700
Fax: 602.396.5701
www.LD-Team.com



SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

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



19-PP-2013
6/4/2014

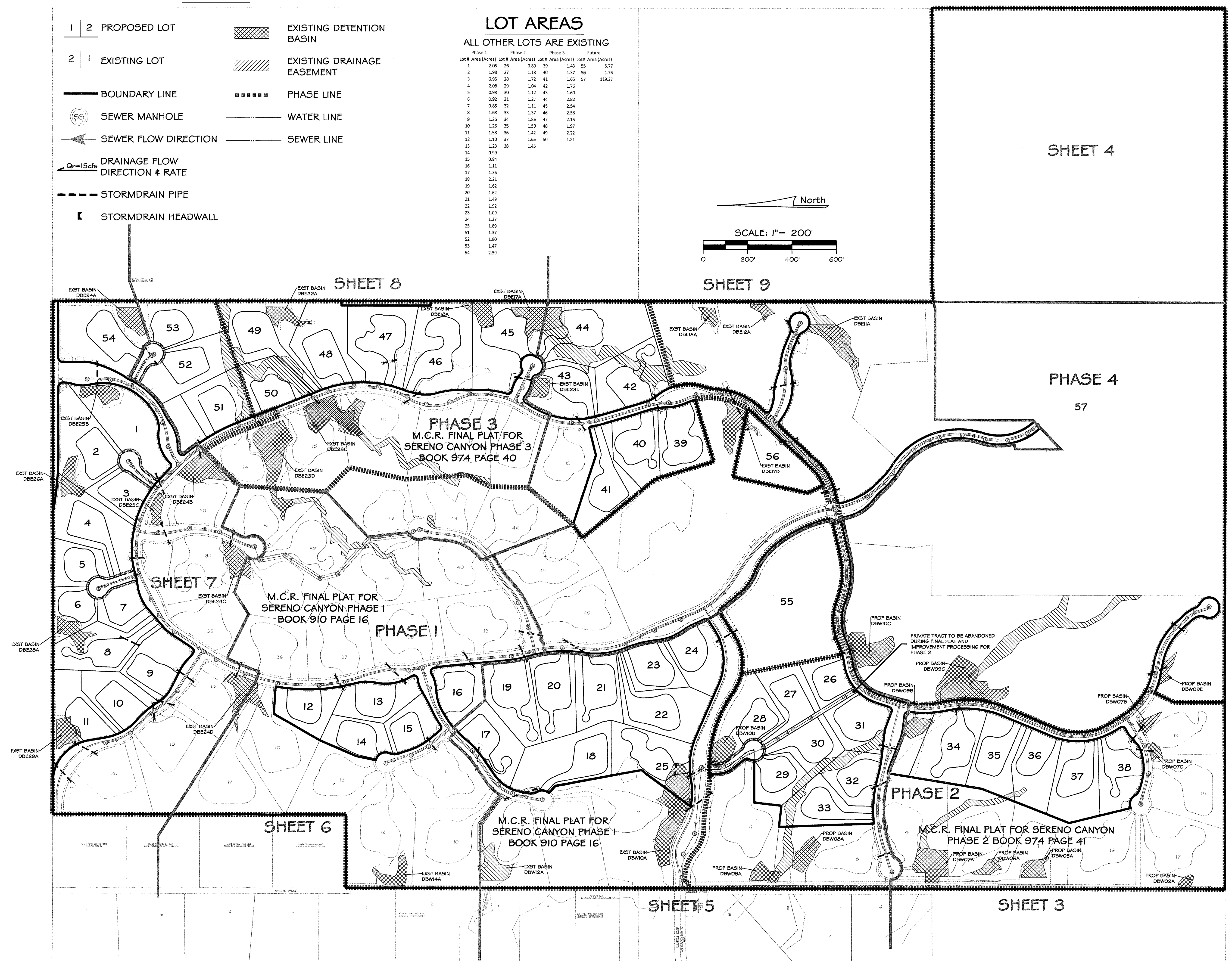
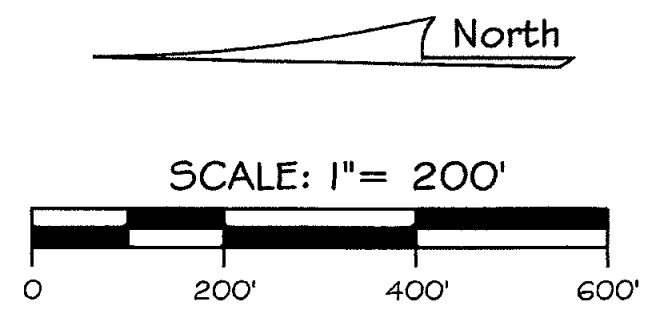
SHEET
OF 9

LEGEND

- 1 | 2 PROPOSED LOT
- 2 | 1 EXISTING LOT
- BOUNDARY LINE
- (S) SEWER MANHOLE
- ← SEWER FLOW DIRECTION
- Qr=15cfs DRAINAGE FLOW DIRECTION & RATE
- STORMDRAIN PIPE
- ┌ STORMDRAIN HEADWALL
- [X] EXISTING DETENTION BASIN
- [Hatched] EXISTING DRAINAGE EASEMENT
- PHASE LINE
- WATER LINE
- SEWER LINE

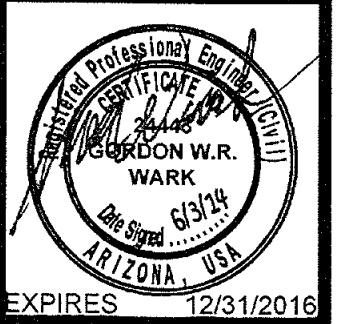
LOT AREAS
ALL OTHER LOTS ARE EXISTING

Phase 1	Phase 2	Phase 3	Future				
Lot #	Area (Acres)	Lot #	Area (Acres)	Lot #	Area (Acres)	Lot #	Area (Acres)
1	2.05	26	0.80	39	1.43	55	5.77
2	1.98	27	1.18	40	1.37	56	1.76
3	0.95	28	1.72	41	1.65	57	119.37
4	2.08	29	1.04	42	1.76		
5	0.98	30	1.12	43	1.60		
6	0.92	31	1.27	44	2.82		
7	0.85	32	1.11	45	2.54		
8	1.68	33	1.37	46	2.58		
9	1.36	34	1.86	47	2.16		
10	1.26	35	1.50	48	1.97		
11	1.58	36	1.42	49	2.22		
12	1.10	37	1.65	50	1.21		
13	1.23	38	1.45				
14	0.99						
15	0.94						
16	1.11						
17	1.36						
18	2.21						
19	1.62						
20	1.62						
21	1.49						
22	1.92						
23	1.37						
24	1.37						
25	1.89						
26	1.37						
27	1.80						
28	1.37						
29	1.80						
30	1.47						
31	2.59						



CROWN
COMMUNITY DEVELOPMENT
A Henry Crown Company

LDTeam
LAND DEVELOPMENT
3420 East Shea Boulevard, Suite 155
Phoenix, Arizona 85028
Office: 602.936.2705
Fax: 602.936.0701
www.LDTeam.com



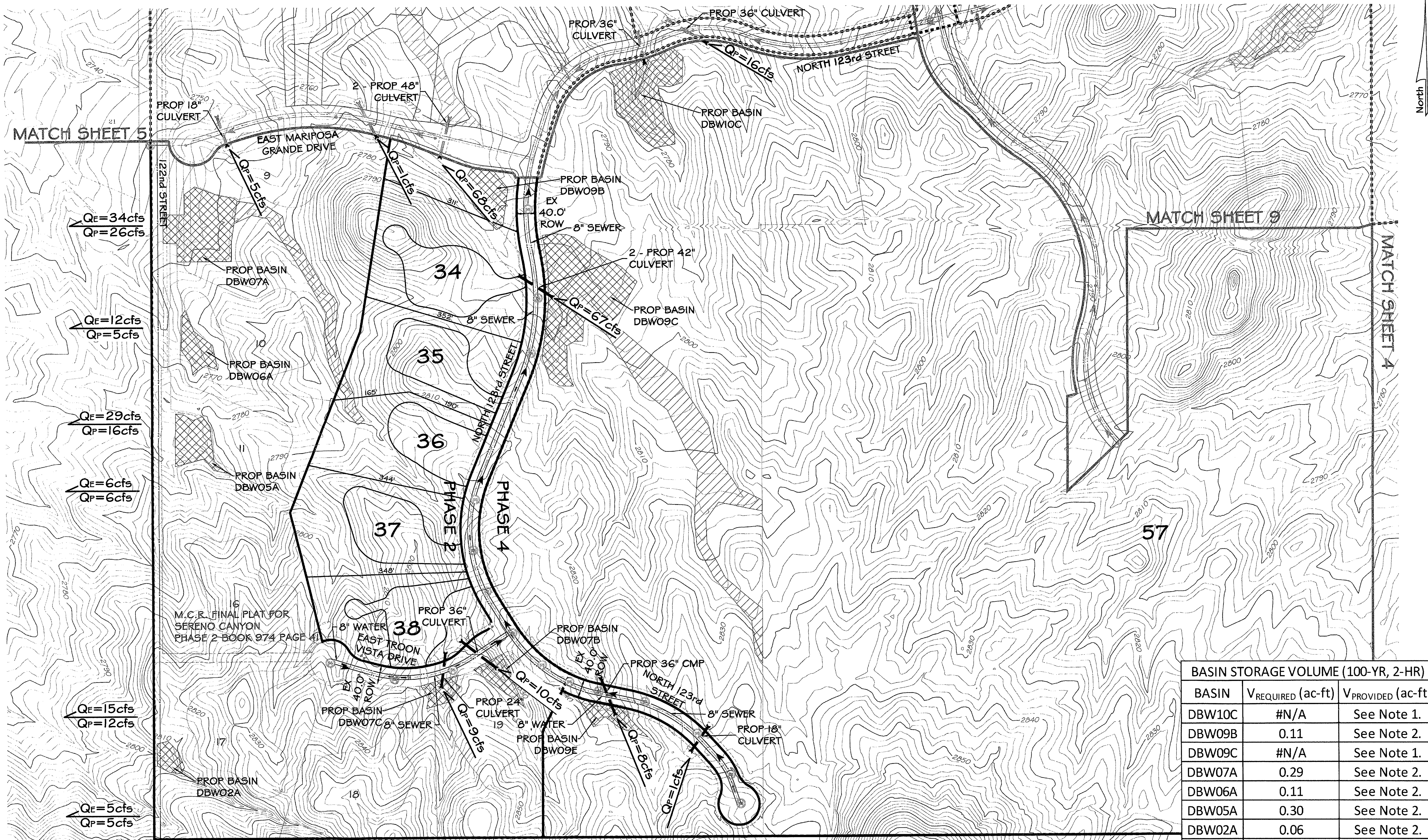
SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Date: 6/3/2014
Project: 13CC100
File: 13CC100_PP002
Scale: 1"=200'

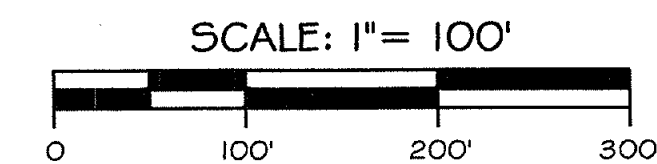
SHEET
2 OF 9



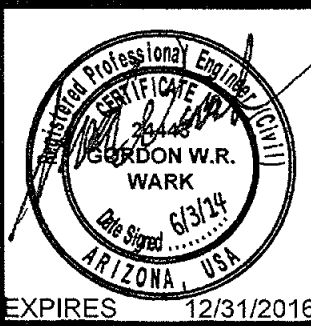


BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW10C	#N/A	See Note 1.
DBW09B	0.11	See Note 2.
DBW09C	#N/A	See Note 1.
DBW07A	0.29	See Note 2.
DBW06A	0.11	See Note 2.
DBW05A	0.30	See Note 2.
DBW02A	0.06	See Note 2.
DBW07C	0.08	See Note 2.
DBW09E	#N/A	See Note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

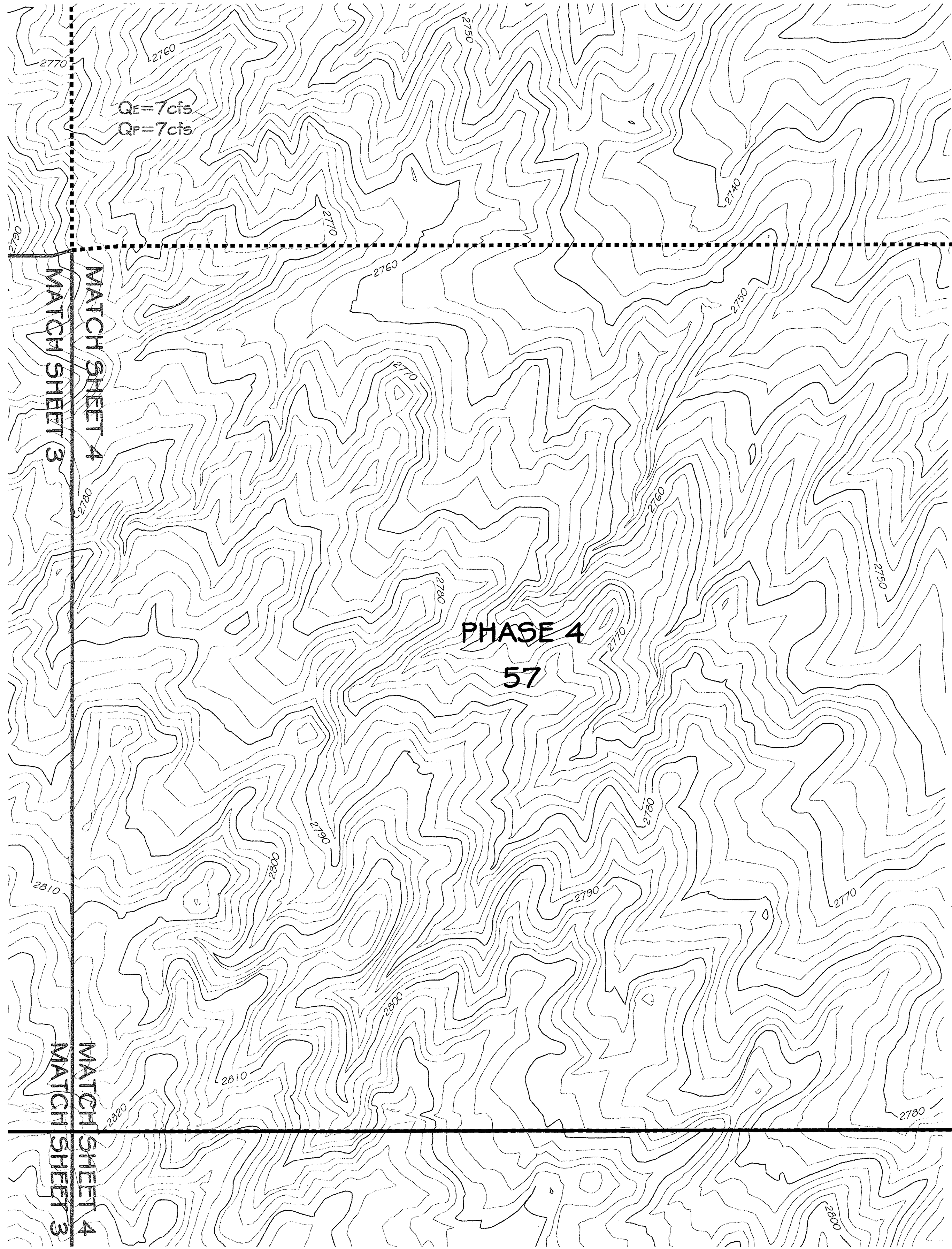
- NOTES:
 1. PHASE 4 CONTRIBUTION ONLY - LOTTING LAYOUTS AND ZONING TBD.
 2. BASIN NOT YET DESIGNED.



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

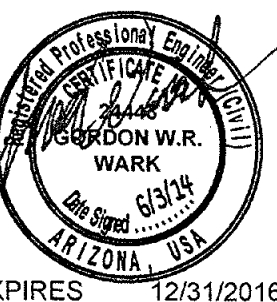


PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING



CROWN
COMMUNITY DEVELOPMENT
St. Henry Concrete Company

LDTeam
LAND DEVELOPMENT
3420 East Shea Boulevard, Suite 105
Phoenix, Arizona 85028
Office: 602.396.5700
Fax: 602.396.5701
www.LDTeam.com

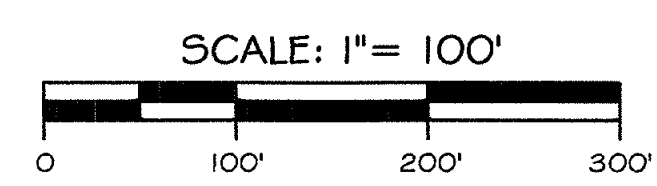


SERENO CANYON
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

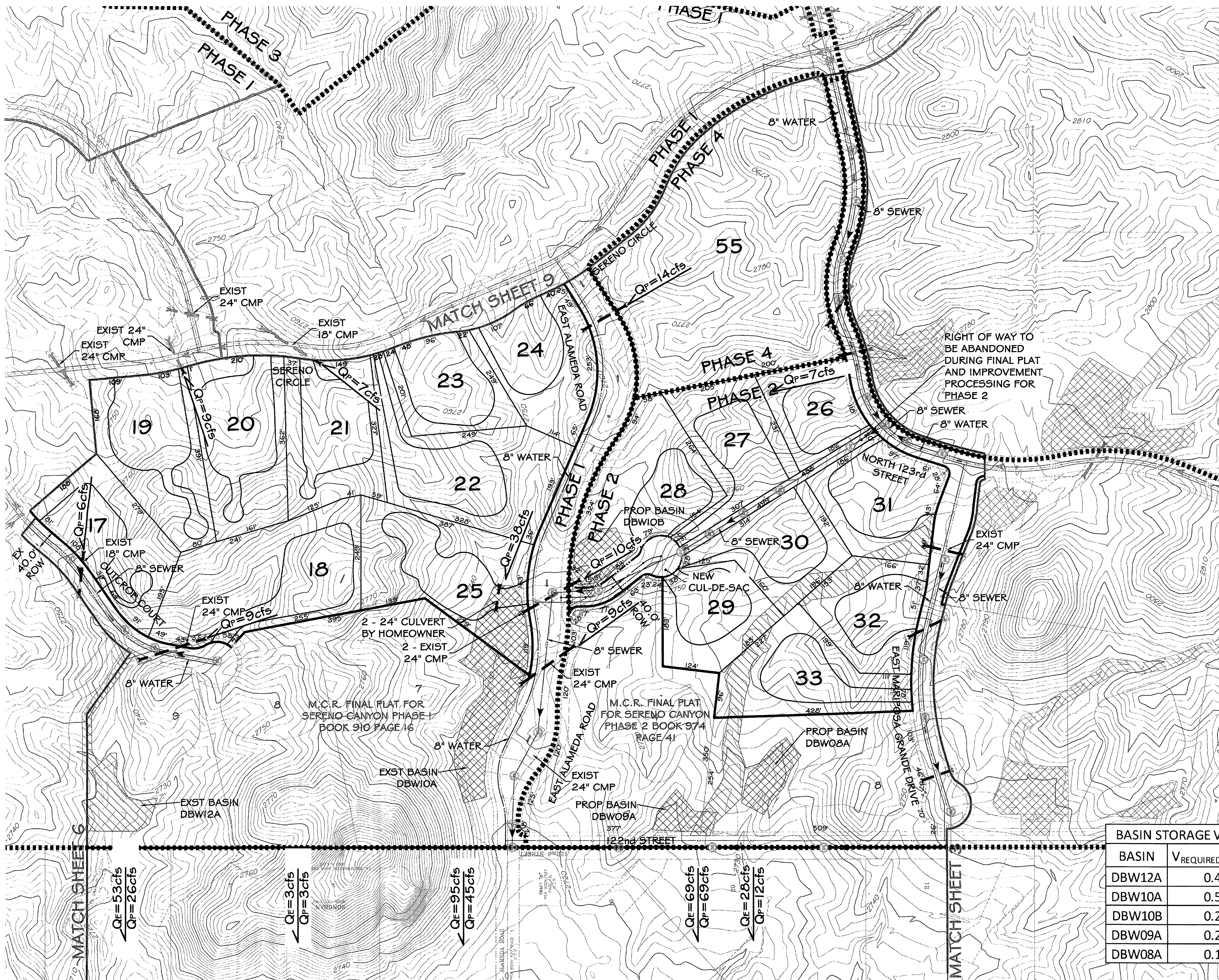
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

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

SHEET
4 OF 9

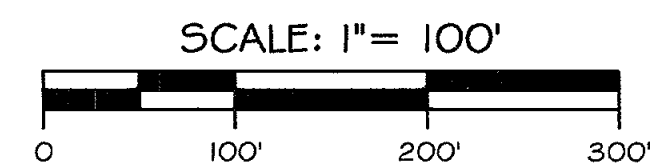


CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER

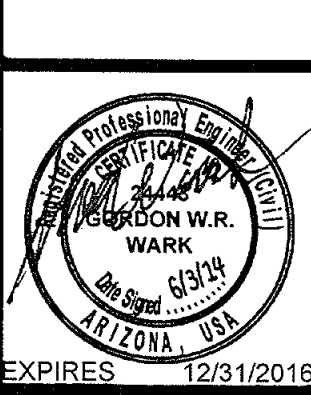


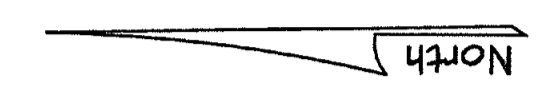
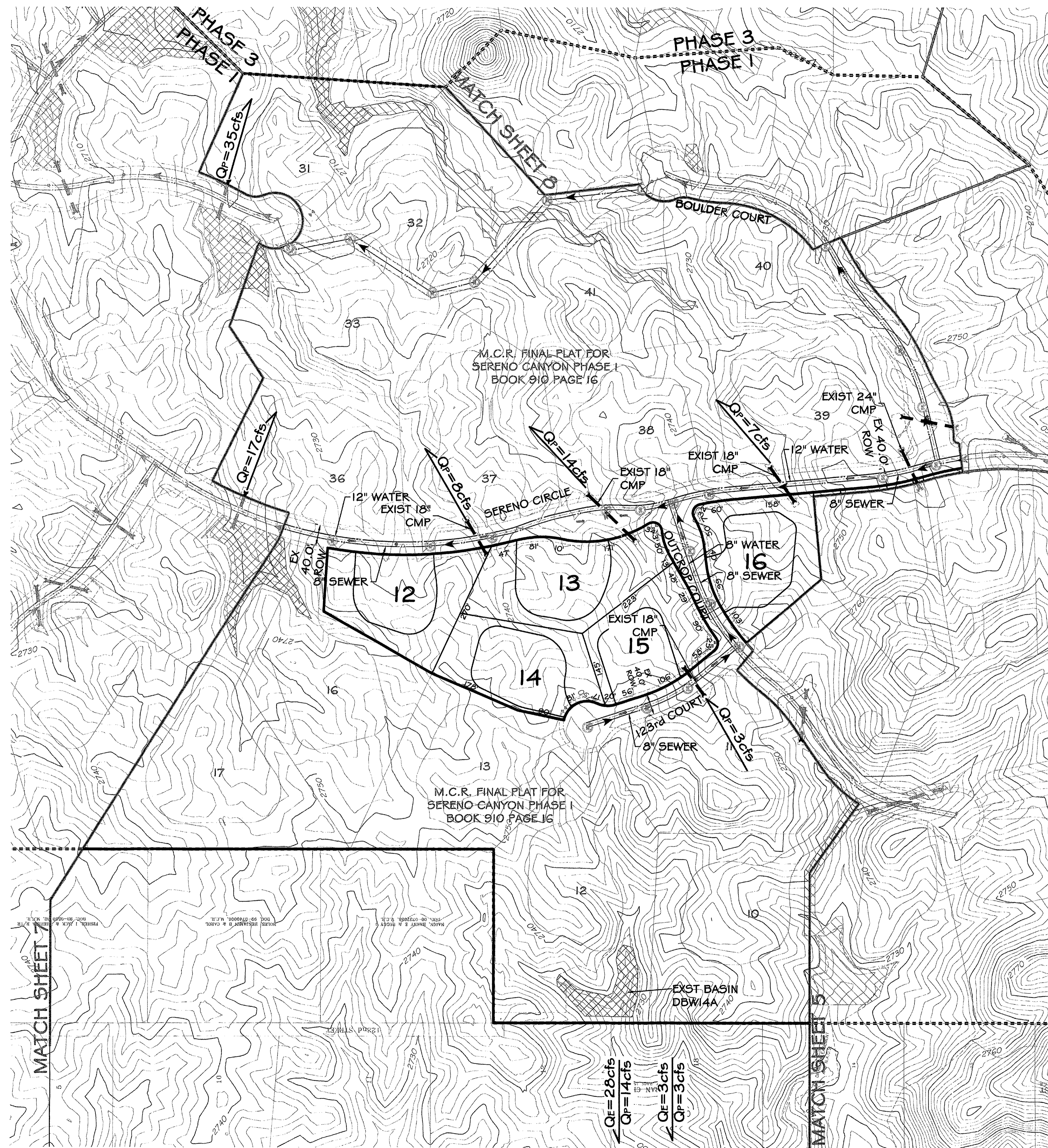
BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBW12A	0.47	0.53
DBW10A	0.55	0.36
DBW10B	0.28	See Note 1.
DBW09A	0.23	See Note 2.
DBW08A	0.12	See Note 2.

- 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.

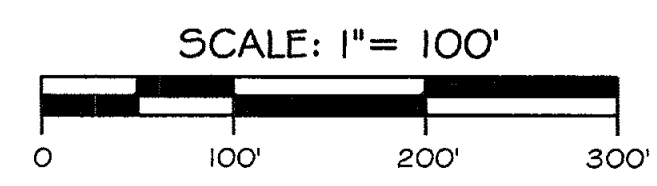


CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
 BLUE STAKE CENTER





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



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

CROWN
 COMMUNITY DEVELOPMENT
A Henry Crown Company

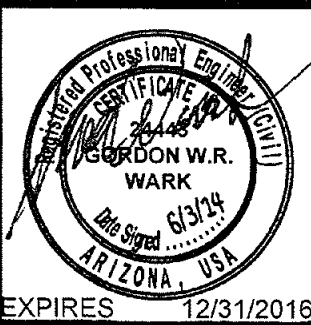
LD Team
 LAND DEVELOPMENT
3420 East Shea Boulevard, Suite 155, Office: 602.396.5700
 Phoenix, Arizona 85028 Fax: 602.396.5701
 www.ld-team.com



SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

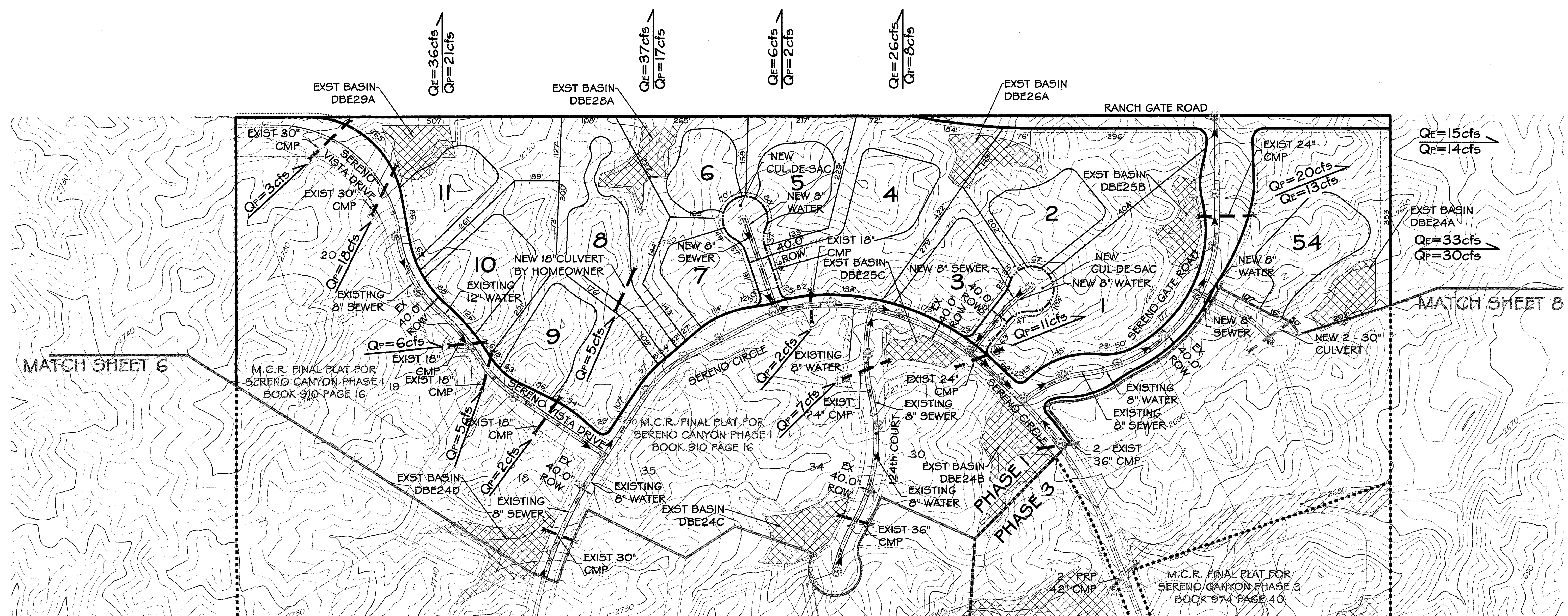
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

Date: 6/3/2014
 Project: 13CC100
 File: 13CC100_PPO06
 Scale: 1"=100'
SHEET
6 OF 9

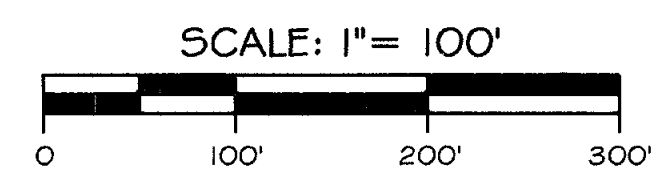


PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

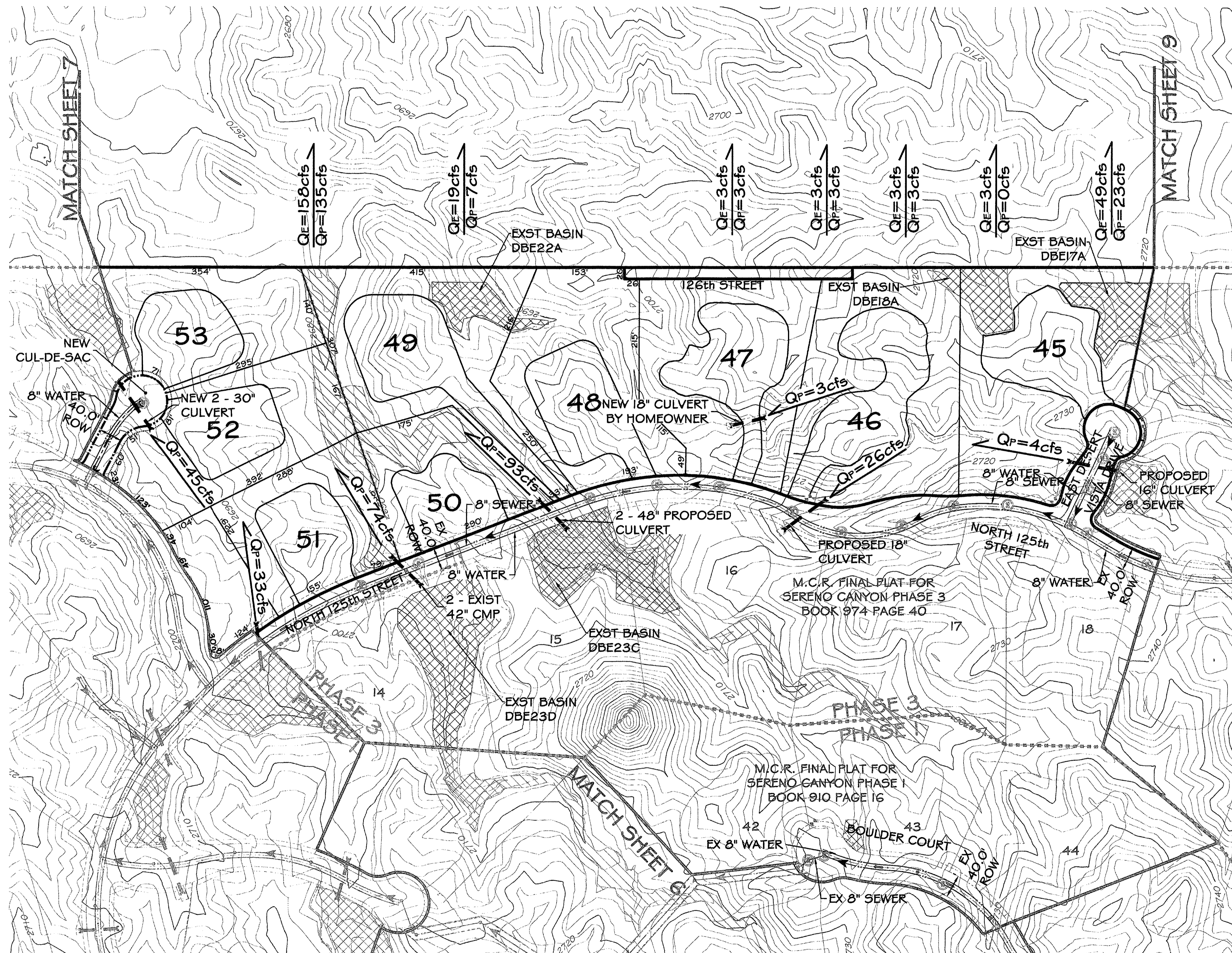
Date: 6/3/2014
Project: 13CC100
File: 13CC100_PP007
Scale: 1"=100'



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

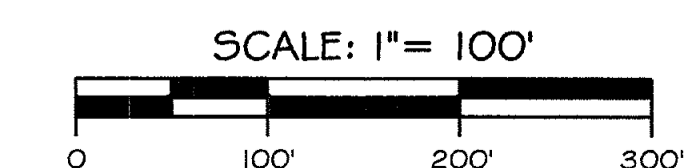


CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER



NOTES:
 1. BASIN NOT YET DESIGNED

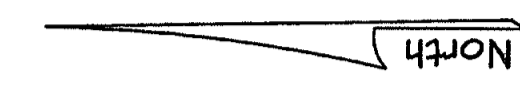
BASIN STORAGE VOLUME (100-YR, 2-HR)		
BASIN	V _{REQUIRED} (ac-ft)	V _{PROVIDED} (ac-ft)
DBE22A	0.22	0.30
DBE23C	0.99	0.85
DBE23D	1.32	See Note 1.
DBE18A	0.04	0.16
DBE17A	0.39	0.80



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

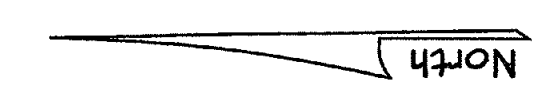
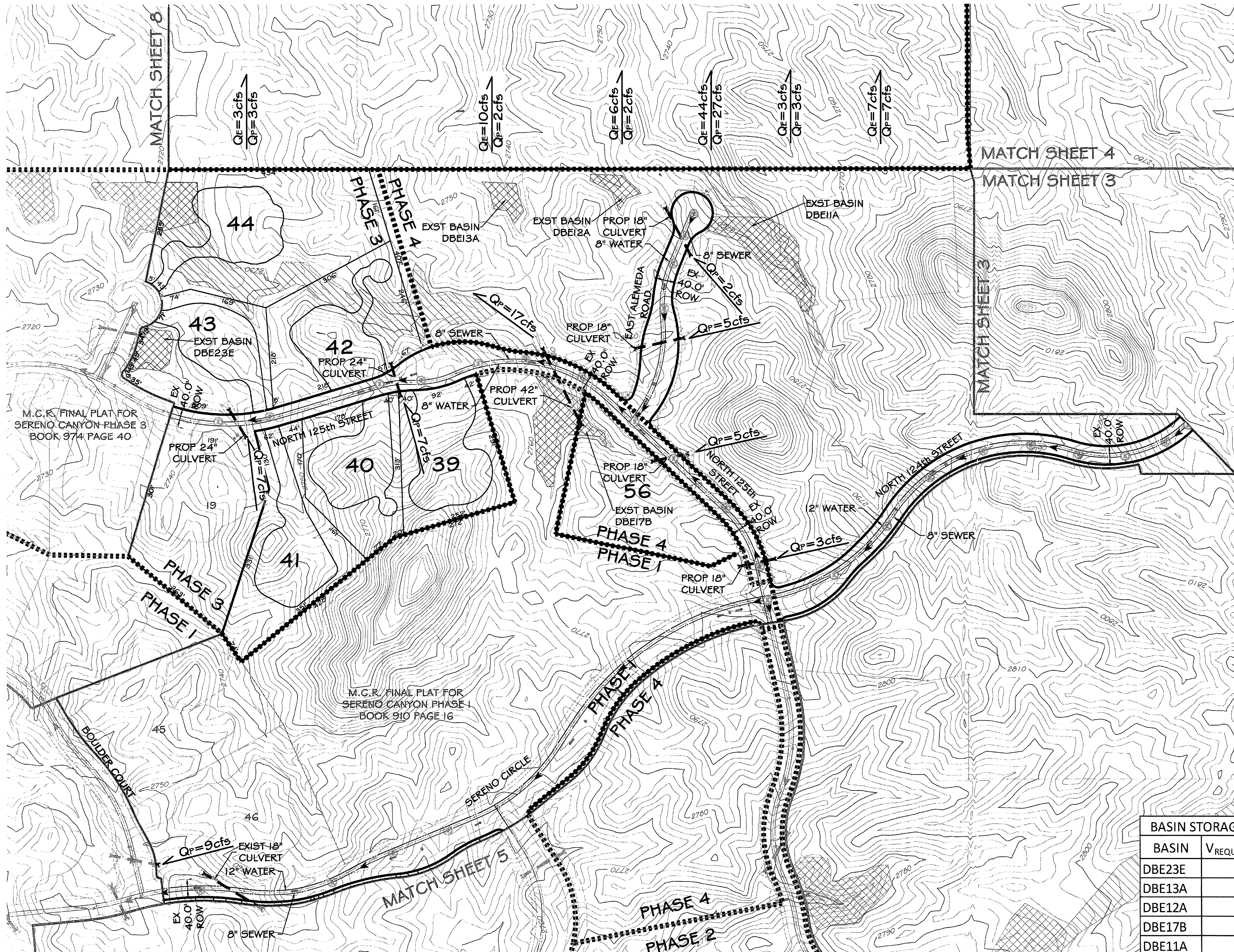
Date: 6/3/2014
 Project: 13CC100
 File: 13CC100_PP008
 Scale: 1"=100'

SHEET
 8 OF 9



SERENO CANYON
SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

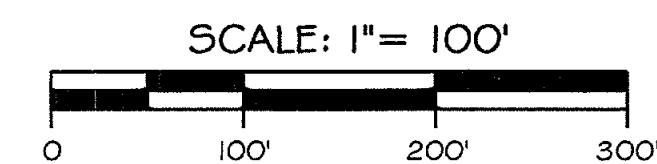


M.C.R. FINAL PLAT FOR SERENO CANYON PHASE 3 BOOK 974 PAGE 40

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.



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

