

CITY COUNCIL REPORT



Meeting Date: August 28, 2018
 General Plan Element: *Character and Design*
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

**Sereno Canyon Phase 4
16-PP-2017**

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, for the 129-acre Phase 4 development of the Sereno Canyon Community Plan, including the final plat and improvement plans.

Goal/Purpose of Request

The applicant’s request is to receive approval of a final plat to establish a residential and resort community. The site has had three cases approved that entitled the entire subject 350-acre site to ultimately achieve a combination of single-family, townhome lots, and a resort/spa development. The proposed final plat will establish the four (4) phases of the resort/spa development.

Key Items for Consideration

- The Dynamite Foothills Character Area Plan
- Approved General Plan Amendment Case 10-GP-2011
- Approved Zoning Cases 1-ZN-2005#2 and 16-ZN-2011
- Approved Preliminary Plat (Development Review Board June 21, 2018)
- Final Plat in association with abandonment Case 4-AB-2018
- Final Plat in association with Development Review Board Case 51-DR-2017
- No public input received regarding the proposed preliminary plat

LOCATION

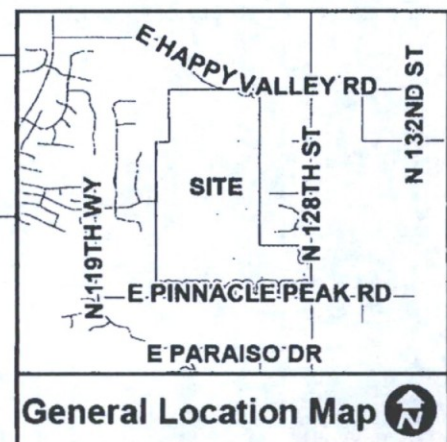
Northwest corner of East Pinnacle Peak Road and North 128th Street

OWNER

McDowell Mountain Back Bowl, LLC
630-851-5490

APPLICANT CONTACT

Jeff Denzak
Swaback Partners, LLC
480-367-2100



Action Taken _____

BACKGROUND

General Plan

The General Plan Land Use Element describes the Resort/Tourism land use designation as accommodating for a variety of hotel and resort uses that can be freestanding or part of a resort community or master-planned development.

Character Area Plan

The General Plan establishes Character Area Planning as a means of ensuring that the quality of development and consistency of character drive the Scottsdale General Plan within the context of community-wide goals. The property is located within the Dynamite Foothills Character Area boundary. Dynamite Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

Zoning

This portion of the Sereno Canyon Resort and Spa project site is zoned Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning. City Council approved a General Plan and Zoning District Map Amendment to include the existing zoning district in December 2012.

Surrounding properties, also located within the Sereno Canyon project area, are zoned with two additional zoning districts: 132 acres of the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, 95 acres of the Single-family Residential Districts, Environmentally Sensitive Lands (R1-43/ESL) zoning district, and 123 acres of the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district. The Sereno Canyon subdivision is located at the northwest corner of the East Pinnacle Peak Road and North 128th Street, with the entire site stretching from East Pinnacle Peak Road, northward, to East Ranchgate Road.

The McDowell Sonoran Preserve is located immediately adjacent to the site's southern boundary. The McDowell Sonoran Preserve is zoned with the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district.

Context

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

Please refer to context graphics attached.

Adjacent Uses and Zoning

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

Other Related Policies, References:

36-ZN-1984, 113-ZN-1984, 11-TA-2000#3, 1-ZN-2005, 22-PP-2005, 2-PP-2008, 2-PP-2008#2, 1-ZN-2005#2, 10-GP-2011, 16-ZN-2011, 51-DR-2017, and 4-AB-2018

- 1999 Dynamite Foothills Character Area Plan
- 2001 City of Scottsdale General Plan
- 2003 Scenic Corridor Design Guidelines
- 2004 Trails Master Plan
- 2004 Environmentally Sensitive Lands Ordinance
- 2014 Transportation Master Plan

APPLICANT'S PROPOSAL

Development Information

This development proposal includes creating four (4) parcels (phases) for the future development of the Sereno Canyon Resort/Spa community. The phasing of the subject site was approved by the Development Review Board on June 21, 2018. The phases will help plan the development of the overall site. Each phase of the project will be brought back for final approval by the City Council.

The final resort/spa development will eventually include 296 units in a variety of dwelling types and products. Previously approved General Plan amendment and zoning district map amendment cases have allowed an increase in density and intensity, and a decrease in the overall NAOS requirement. The approvals allowed 397 units on the 350-acre site to achieve combination of estate lots and a resort/spa development (44 original estate lots, 54 resort villas, and 299 key units). The entire Sereno Canyon Resort and Spa project proposes various types of resort-style living units to meet the differing demands of consumers of resort-style units. This portion of the Sereno Canyon Resort and Spa project was identified to have the 299 units (key, villas, townhomes, and the resort amenity).

The site received approval for a low density, master planned resort community, complete with residential and guest services on the site. Surrounding the resort core of the site will be dual unit attached product types known as "resort casitas" and "townhomes" which allow the option of private ownership, further surrounded by smaller single-family detached units known as "resort villas" that also allow private ownership; all of which to be surrounded by the "resort estate" product type, which is already entitled and adjacent to the surrounding rural neighborhoods.

The resort guest villas and casitas were identified to be in the central portion of the site and the main resort/spa building will be located at the southeast portion of the site. The main resort/spa building was identified as the front desk, dining room, and service amenity functions.

Development Information Table

	Standard R1-130/ESL on 350 acres	Approved R1-43 ESL, R1-130/ESL, and R4-R ESL on 350 acres	Proposed Request
Zoning per Acre	350 acres of R1-130/ESL	123 acres of R1-130/ESL; 95 acres of R1-43/ESL; 132 acres of R4-R/ESL	R4-R ESL on 132 acres
Density	108 units .31 du/ac total	44 units remaining on R1-130/ESL (.35 du/ac); 54 units on R1-43 (.56 du/ac); 299 units on R4-R (2.2 du/acre) 1.1 du/ac total	122 units on 330 acres; 6 units on 20 acres <i>128 total units</i> 2.2 du/ac this phase 1.1 du/acre overall site
NAOS	139 acres on 330 acres of R1-130; 8 acres on 20 acres 147 acres total	81 acres on remaining R1-130; 39 acres on the R1-43 ESL; 56 acres on the R-4R/ESL 176 acres total	205 acres on 330 acres of R1-130; 8 acres on 20 acres 53.9 acres 176.7 acres total

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The final phase of the project will contain approximately 263 parcels and several tracts. Two of the proposed lots, lots "181" and "182," will contain the main "Mountain House Lodge" building and resort cottages; and therefore, will contain more than one dwelling unit/keyed unit. The other 261 parcels will contain only one dwelling unit per lot. This will allow the project to maintain the variety of dwelling types and products described in the previously approved General Plan and Zoning District Map Amendment cases.

The final plat identifies dedicating a 100-foot-wide Scenic Corridor Easement along the North 128th street frontage of the site. The final plat will complete the vehicular connection through the site from East Ranch Gate Road to North 128th Street. An entry gate house currently exists at the East Ranch Gate Road entrance and will provide an additional entry gate house on the North 128th Street entrance, just outside of the 100-foot-wide Scenic Corridor Easement.

The proposed plat will update the required public utility easement locations. There are existing public utility easements that will be released in conjunction with the associated abandonment request (4-AB-2018). Public utilities have been notified of the applicant's proposed associated abandonment request and have indicated that there are no conflicts with the proposed abandonment, and support the abandonment, with the approval and recordation of the preliminary plat. A public utility easement will be retained over the street system that will be dedicated as shown on the preliminary plat.

The request includes cuts and fills that are significantly greater than the 8 feet allowed to be approved administratively by the zoning ordinance. The "Cuts and Fills" exhibit identifies cuts up to 26 feet and fills of up to 16 feet. Proposed cuts and fills are required to maintain the proposed structures under the stipulated 24-foot maximum height above natural grade. The applicant has provided a nineteen-foot and six-inch- tall product type with the associated Development Review Board application (51-DR-2017). The applicant has contemplated submitting an application to amend the height requirement to that allowed by ordinance for the underlining zoning district (30-foot maximum height allowed).

Transportation/Trails

Access to the development is currently provided, and will always be provided, by two entrances: East Ranch Gate Road and North 128th Street. Currently the site has access from East Alameda Road, to the west, and East Ranch Gate Road to the north, through private streets within the Sereno Canyon subdivision. The proposed phasing plat identifies the existing right-of-way easement that shall be dedicated as fee simple right-of-way to complete this portion of the street system. All internal-street improvements have been reviewed, permitted, and completed. The owner has, since the previous plat approval, improved East Ranch Gate Road from the existing gatehouse, located in the north-central portion of the site, to North 128th Street.

Access to the proposed development will continue to be provided from East Alameda Road, to the west, and East Ranch Gate Road to the north, through private streets, until such time that North 128th Street (Minor Collector street) to the east is constructed to a minimum 24-foot-wide paved standard. In the meantime, the resort/spa is proposed to be accessed from the existing East Ranchgate Road entrance by 125th Street (private). The applicant has been requested by some area residents to close the Alameda Road entrance, restricting its use to emergency vehicles only.

The project is planned as having integrated trails and open space areas to complement the Tom's Thumb Trailhead within the McDowell Sonoran Preserve by providing a streetscape with an enhanced scenic corridor setback along North 128th Street.

As stated before, this request is in conjunction with Abandonment Case 4-AB-2018 and Development Review Board Case 51-DR-2017. The associated abandonment will allow the project site, as shown in Attachments #4, to be implemented. The Applicant has already dedicated, and will

further dedicate, a private street system and all required public utility easements and public-nonmotorized access easements in accordance with the proposed preliminary plat. The site for the proposed abandonment is in the south-central portion of this request area and has been stipulated to be recorded with the final plat for this case.

Water/Sewer

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The Public Safety Department has reviewed the application and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

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

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way from the East Ranchgate Road, East Alameda Road, and North 128th Street entrances. No impacts are anticipated.

Open Space/NAOS

The previously approved General Plan amendment case (10-GP-2011), and zoning district map amendment cases (1-ZN-2005#2 and 16-ZN-2011), identified a total of 176 acres of NAOS to be dedicated by the four phases of the Sereno Canyon final plat. These same cases identified fifty-six acres of NAOS being dedicated with Phase 4. This Phase 4 proposal identifies 53.9 acres of NAOS being dedicated within the Phase 4 boundary. The overall NAOS dedicated by all four phases will now total at 176.7 acres of NAOS (three quarters of an acre more than stipulated).

The original cases included the area, that would later be dedicated as right-of-way, as part of the R4-R area acreage. Now that the right-of-way (located along the N. 128th Street frontage) is being dedicated, the total acreage of the R4-R area has decreased, also decreasing the area in which NAOS could be dedicated. Therefore, the applicant redistributed the NAOS over the entire site without increasing the number of units allowed (in fact decreasing the total number of lots by three). As stated before, the overall NAOS dedicated by all four phases will now total at 176.7 acres of NAOS, versus the originally stipulated 176 acres.

Community Involvement

The applicant distributed a notification to property owners within 750 feet of the proposed subdivision site. City staff has not received any comments with regards to this case.

Policy Implications

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on June 21, 2018 and recommended approval with a 6-0 vote.

The case was requested to be presented before the Development Review Board to give the Board members an opportunity to review the cuts and fills on the site. The board-member that requested the presentation commented that they were in support of the cuts and fills, but that they thought the significance of the cuts and fills warranted a discussion. A separate board-member complimented the design of the site.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the preliminary plat for a new resort and residential subdivision, comprised of 296 lots and several tracts, including: the NAOS plan, the landscape plan, and cuts and fills plan, all on a 132-acre site, per the attached stipulations, finding that the provisions of the General Plan Rural Neighborhoods policies and goals, and the Development Review Criteria, have been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Sereno Canyon Phase 4 final plat.

RESPONSIBLE DEPARTMENT

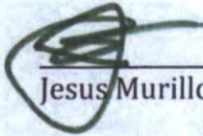
Planning and Development Services

Current Planning Services

STAFF CONTACT

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

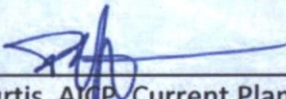
APPROVED BY



Jesus Murillo, Report Author

8/13/18



Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

8/14/2018

Date

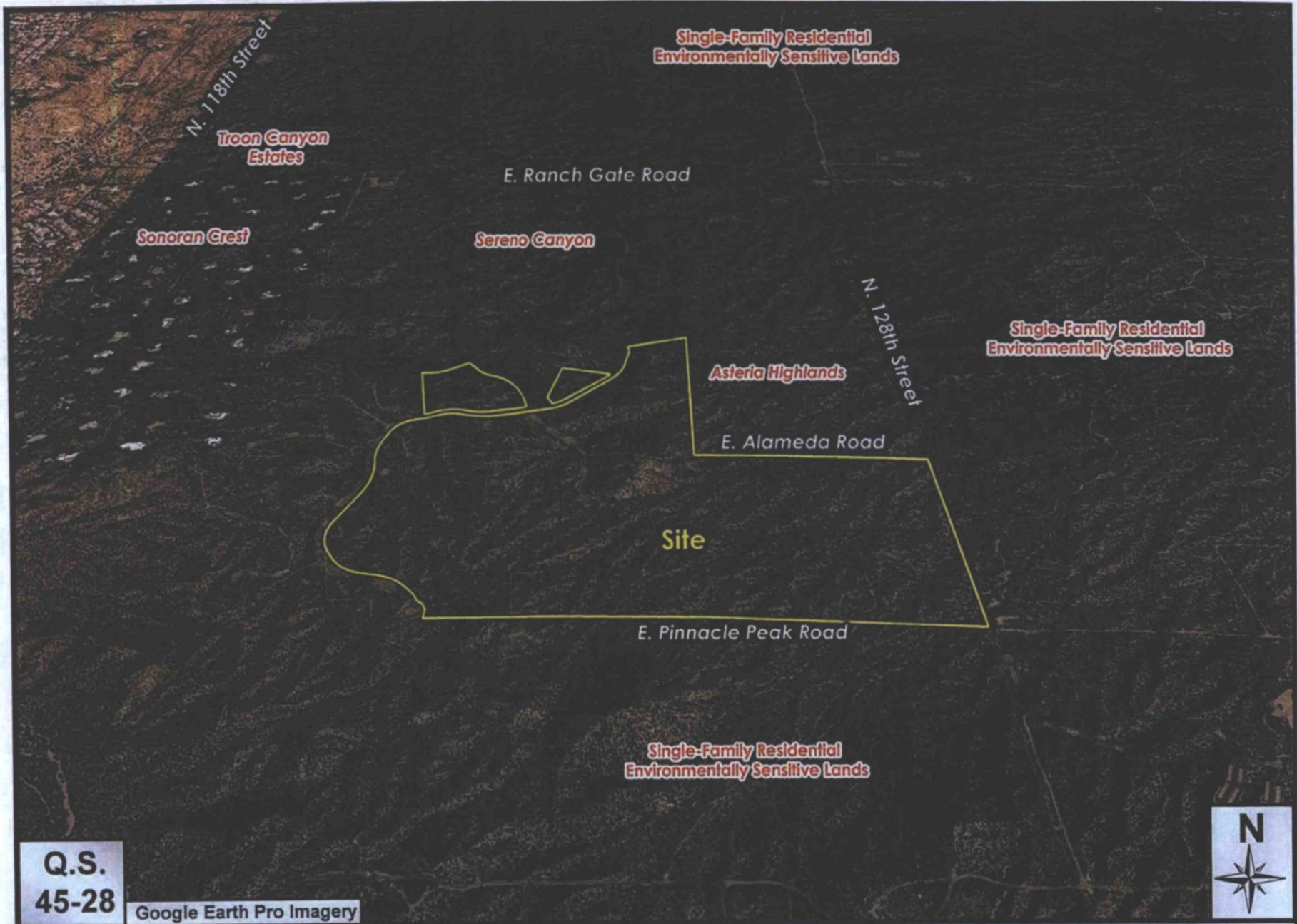
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

8/14/2018

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Applicant's Narrative
4. DRB Approved Preliminary Plat
5. Final Plat
6. DRB Approved Natural Area Open Space Plan
7. DRB Approved Scenic Corridor Plan
8. DRB Approved Vehicular and Pedestrian Circulation and Trails Plan
9. DRB Approved Phasing Plan
10. Development Review Board meeting minutes



Q.S.
45-28

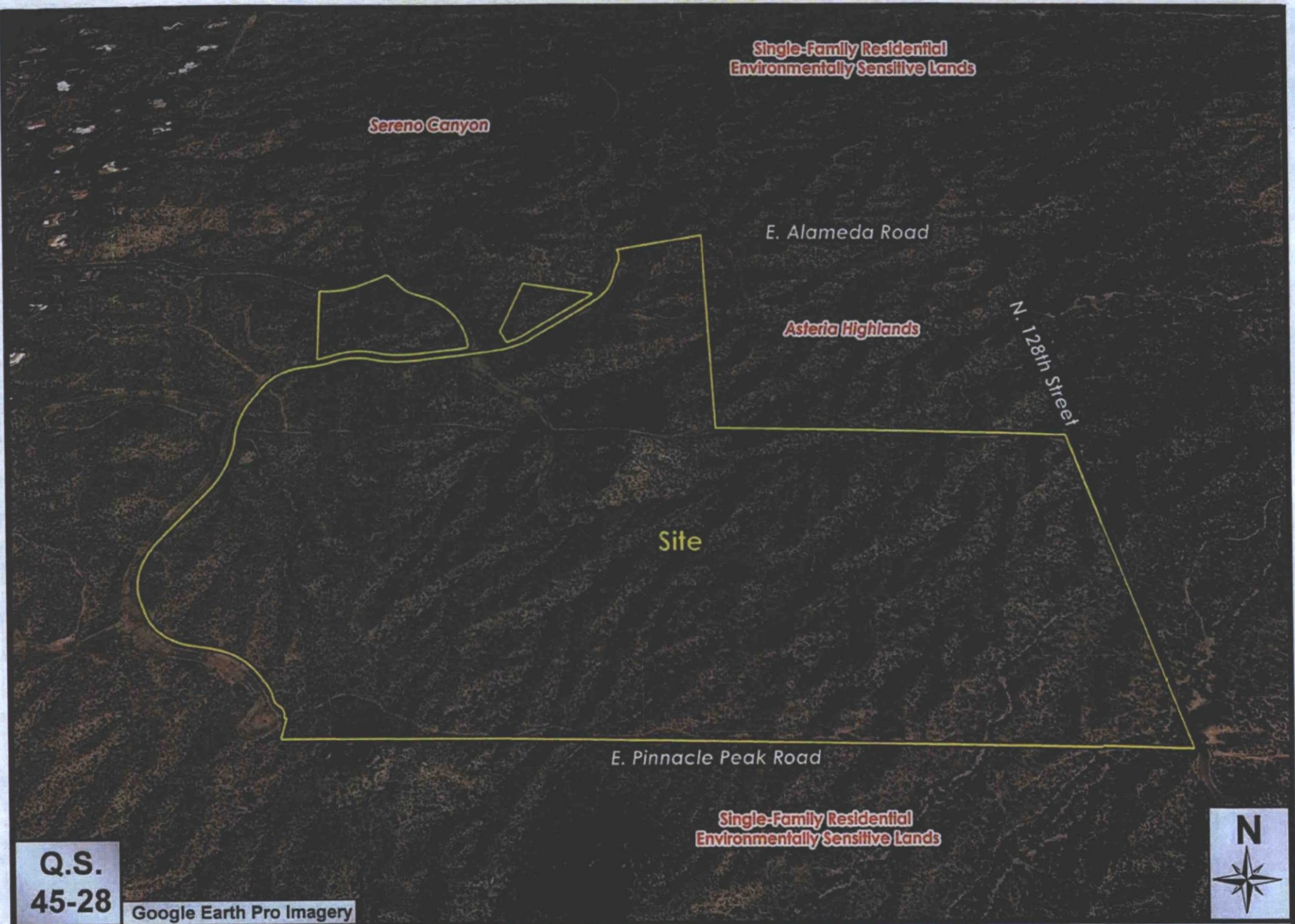
Google Earth Pro Imagery



Sereno Canyon Phase 4

ATTACHMENT #1

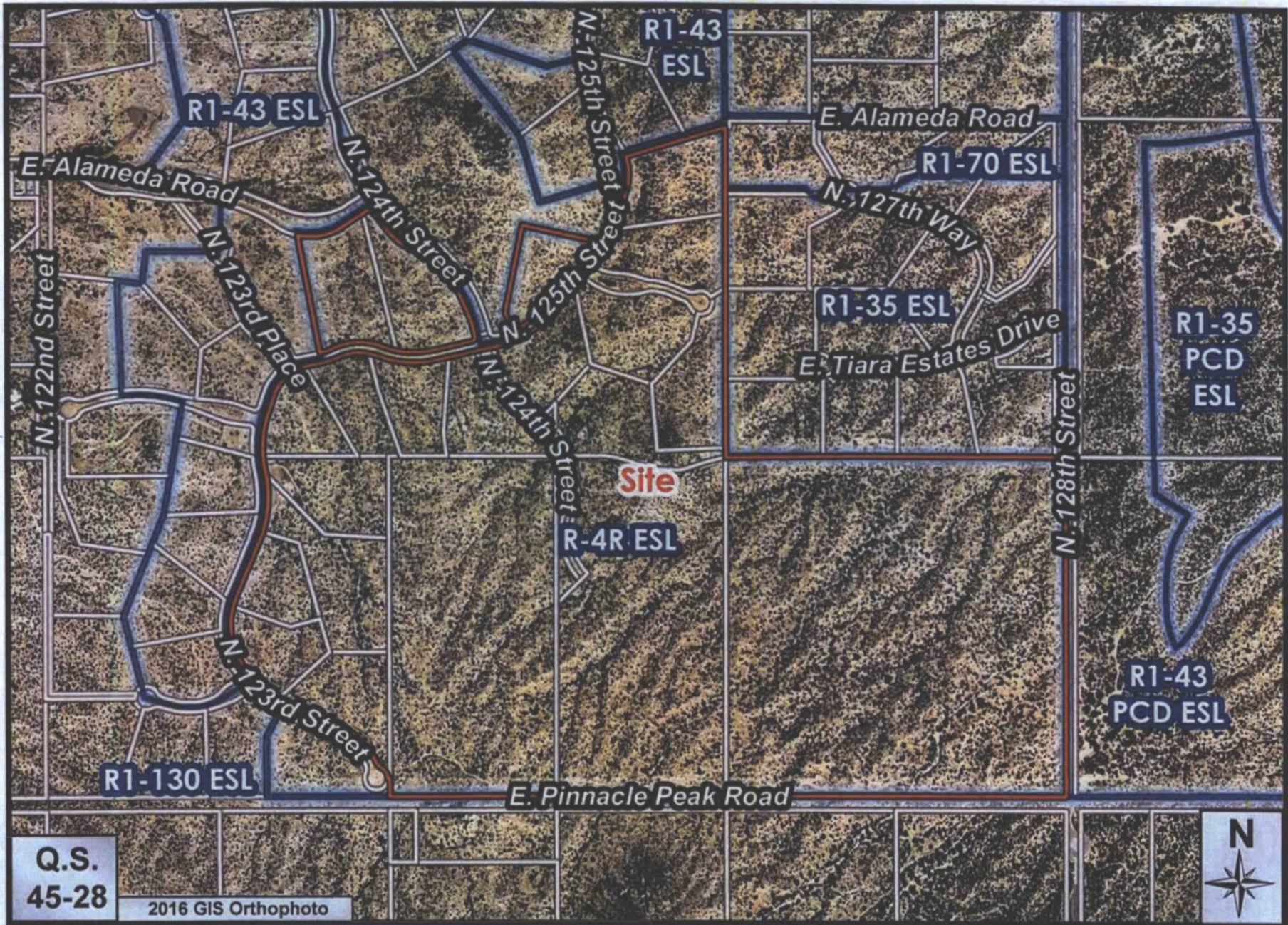
16-PP-2017



Sereno Canyon Phase 4

ATTACHMENT #1A

16-PP-2017



Q.S.
45-28

2016 GIS Orthophoto

Sereno Canyon Phase 4

ATTACHMENT #2

16-PP-2017

Sereno Canyon Phase 4 Resort Club Pre-Plat

Updated Narrative – 2nd Submittal 05.07.18

Program, Operation and Management

Introduction

The Resort Club at Sereno Canyon (Phase 4 of the Sereno Canyon Community Plan) consists of 129 acres at the southern end of the property and will include 296 units. This “vacation home series” will include a range of designs including:

- 4 Estate Vacation homes
- 90 Resort Townhomes
- 129 Resort Villas
- 44 Resort Paired Villas
- 29 Lodge Cottages

The accompanying Resort Club Site Plan articulates the overall layout for this portion of Sereno Canyon. The vacation homes have been organized in a series of small enclaves that maximize the connection to the Sonoran Desert as well as provide stunning views in every direction. Significant areas of natural open space and rock outcroppings have been incorporated throughout the plan. The enclaves of housing units have been carefully situated around the resort’s central amenity feature and include trail connections for convenient walking access. The new Resort Club Gatehouse is planned along 1128th Street.

Overview

The central feature of the Resort Club, the “Resort Core”, will include the impressive Mountain House Lodge, 44 resort paired villas and up to 29 lodge cottages (initial phase shall include 6 to 12 units- future cottage implementation to be based on demand and economic/ market success). “The Mountain House Lodge” (minimum of 9,000 sf (conditioned) complex) is envisioned as the community’s iconic club facility with a resort lifestyle, luxury-level operation and a range of amenities expected to serve up to 397 homes in the Sereno Canyon community. The 268 Resort Club vacation oriented residences may be offered for overnight guest rentals as part of the Lodge experience as well as overnight rentals associated with the 29 lodge cottages. With its stunning location and back-drop along the McDowell Mountain Preserve, this exclusive private resort community will provide a unique setting and environment designed to serve overnight guests, resident members, outside members and guests of members.

In addition, the Resort Core will include; 2 swimming pools, fitness pavilion, spa, café and a series of beautiful outdoor terraces and patios that make the Mountain House Lodge feel more like a grand desert mountain estate. The carefully crafted indoor/ outdoor spaces will be engaged with spectacular, one-of-a-kind views in every direction. The club building’s desert contemporary forms, colors and materials will complement the majestic mountains and will be accentuated with broad roof overhangs that provide shade for comfort and help to frame special vistas. Toll Brothers is also interested in coordinating with the Preserve Conservancy to explore opportunities for “glamping” and other unique resort experiences directly adjacent to the Lodge.

Program

The building program has been strategically organized to provide resident members and Lodge guests with the expected amenities of a high-end resort style desert community. The entry *club room* welcomes residents with dramatic views and a setting for comfortable gathering and social events. The state of the art *fitness facility* and *spa* provides a focus on health and wellness. The *conference room/ multi-purpose* space provides the opportunity for special events and programs. In addition; the *outdoor pools, lawns, yoga pavilion, barbecue terrace* and series of *desert botanical gardens* will provide residents and guests with a beautiful mountain side focal amenity.

Members will be made up of residents of Sereno Canyon and certain adjacent property owners (specific to property owners who entered into agreements with the current owner of the development) who elect to join the club subject to an initiation fee and monthly dues, with membership working much like the club memberships offered by the Four Seasons, the Ritz Carlton, and the JW Marriott.

Office and management space has been incorporated into the overall Lodge building program. The entry club room includes a reception desk and alcove for the resort/ Lifestyle Director. On-site management staff will handle day-to-day operation and associated duties for the Mountain House Lodge and associated hospitality functions including but not limited to; check-in and check-out of overnight guests, housekeeping, laundry and accounting services. Toll will explore the most appropriate arrangement for the management of the Lodge based on future discussions with potential consultants. Considerations include Troon Management (who manages the Resort Fractional Ownership Community- The Rocks Luxury Club), as well as Toll Golf (a division of Toll Brothers) which manages hospitality and high-end club facilities such as Snowmass in Colorado which includes a luxury spa, restaurant, specialty retail and championship golf course.

Spa appointments, fitness training and or yoga/fitness classes will be made in advance and coordinated with designated therapists and instructors (vendors) who will provide as needed services based on request. Based on demand and interest, we envision health and wellness programs will grow over time and become a significant component of the Lodge experience.

Resort Operations, Fees and Taxes

Rates for the Lodge Cottages will be established based on specific industry related economic and market factors (supply and demand). For the remaining resort vacation oriented homes, overnight rates shall be determined by the individual unit owners based on parameters established and agreed upon within the community's CC&Rs. Owners will not be required to offer their unit for nightly rental, but they may elect to offer their units through online travel "sites", (e.g. Airbnb, VRBO, etc.). The Lodge management office will also be available to assist unit owners with the reservation process as well as all related concierge oriented services expected from a high-end boutique resort (check-in/ check-out/ unit preparation/ dining reservations/ travel and site seeing assistance/ recreation & golf reservations/ grocery services/ etc.). Units booked through any online travel sites will be handled by the resort management staff in order to ensure continuity and the highest level of service; for such units, payments of fees and taxes shall be the responsibility of the unit owner and/or the online travel site, depending on applicable law. Only actualized overnight guest stays will be tied to hotel taxation requirements, and otherwise the units will be taxed solely as typical residences.

Special Uses

In addition to the core program for residents and guests, the Mountain House Lodge also includes a special dining component. The program includes a sophisticated kitchen with pizza oven, multiple bars, several dining areas and a chef's table for special event dining as well as demo kitchen for cooking classes. Toll Brothers is currently working with Chef Tony Rea (previous head chef at the Boulders Resort) of "Creations in Cuisine" on the design and theme of the dining experience. Initially, the kitchen may be outfitted for light food preparation with the ability in the future to fit-out for a full-service kitchen (and associated equipment) based on economic demand factors (the kitchen area may also accommodate catering for special events). A simple but thoughtful menu will focus on healthy eating within a social atmosphere that celebrates the very best aspects of the desert setting. Additional staffing will be provided for food and beverage management, food preparation and food service. Laundry, maintenance, and miscellaneous services will be contracted with a yet to be identified vendor.

Lodge Phasing

The Mountain House Lodge will be designed with multiple phases in mind based on economic conditions, the associated business model and realized demand. The intent is to build the Lodge all at once. The overall conceptual phasing strategy for the Resort Club is illustrated in the accompanying exhibits.

Overarching Design Concepts Associated with the Preliminary Plat

Ordinances, Master Plans, General Plan and Standards

The overall design and theme of the proposed development is consistent with the natural setting of this specific area of the City, the ESLO and the scenic corridor designation along the 128th Street Right of Way. The land planning, site design and associated range of architectural components embrace the City's expectations for a very high-end desert centric resort community environment. All these project development components have been carefully orchestrated within the context of City policies, procedures, applicable design standards, plans and guidelines.

Architectural Character, Landscaping and Site Design

The plan is organized in such a manner to promote desirable relationships between indoor and outdoor living. Building locations, open space opportunities and pedestrian connectivity will reinforce the beautiful desert setting.

The plan layout, organized around a series of small enclaves, along with the accompanying range of vacation home designs (all inspired by the design of the Mountain House Lodge) will ensure a vibrant and diverse palette of desert contemporary architecture.

The City's Sensitive Design Principles associated with desert environment have been at the forefront of both the site layout as well as the architectural design. Views, predominant breezes, solar orientation, topography and natural desert landscape have all been carefully considered relative to all aspects of the design. These incorporated design aspects relate directly to the City's Environmentally Sensitive Lands Overlay with the singular purpose of "Conserving the character of the natural desert". The land planning and associated site design is complemented by unique architectural plans and elevations that move away from typical stylistic templates to ones that are oriented to contextual and authentic desert contemporary character.

Ingress, Egress, On-Site Circulation, Parking and Pedestrians

The overall circulation plan has been carefully organized to ensure a safe, functional and attractive environment. The series of vacation home neighborhood enclaves have been located in close proximity to the Mountain House Lodge for convenient access. An internal trail and walkway system will provide convenient access. The Mountain House Lodge also includes a surface parking lots to accommodate Cottage guests' vehicles as well as those who might drive to the Lodge from the enclave neighborhoods. The plan also calls for a guard gates entry to the community to help direct resort guests to their destination.

Mechanical and Utility Equipment

Because of the very special nature of the resort community project and desert setting, great care will be taken to screen and buffer all associated mechanical equipment, appurtenances and utilities. This will be accomplished through strategic locations that limit visual impact, the incorporation of screen walls, architecturally designed gates where necessary, earth berms and landscape buffers.

PRELIMINARY PLAT SERENO CANYON PHASE 4

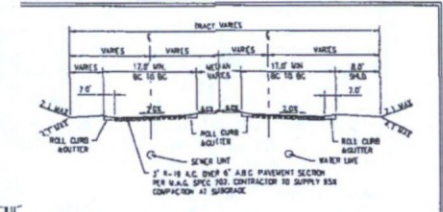
A REPLAT OF PORTIONS OF SERENO CANYON PHASE 2 AND 3 OF BOOK 974, PAGES 40 & 41
AND PARCEL 1 AND PORTIONS OF PARCEL 2 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT 1
BOOK 191, PAGE 28

A PORTION OF THE LAND LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST
OF THE GILA AND SALT BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA	
PROJ. AREA	128.68 ACRES
NET AREA	130.78 ACRES
EXISTING ZONING	R-40/2B
PROPOSED ZONING	UNDEVELOPED
101 COURTS	ESTATE VACATION HOMES 5
	ESTATE HOMES 70
	RESORT VILLAS 120
	RESORT PHASE VILLAS 75
	RESORT LODGES/RESIDENCES 30
	TOTAL 205
CROSS SECTION	2.33 BL/AC

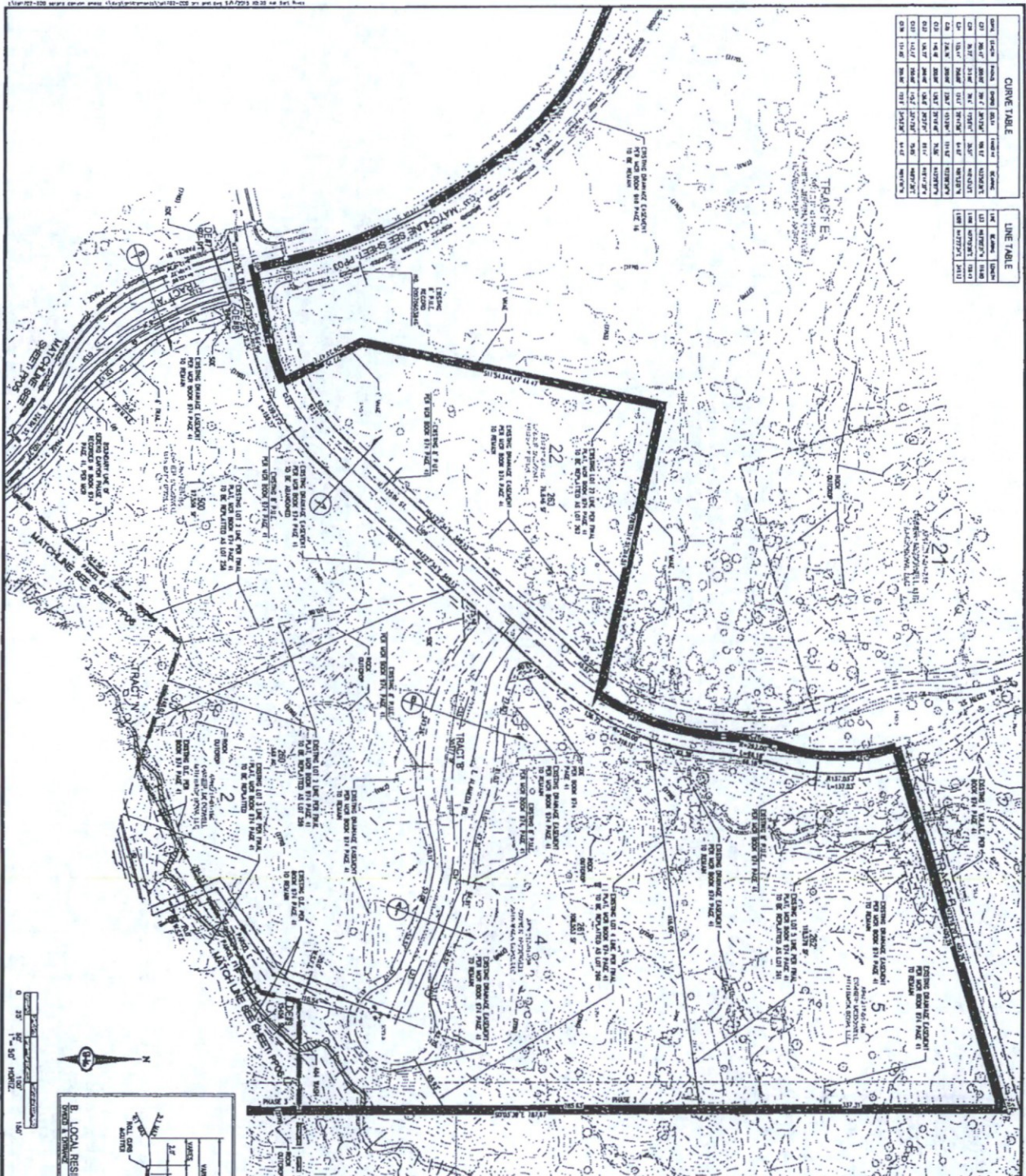
SPIN: 217-01-010, 217-01-014, 217-01-016, 217-01-018, 217-01-020,
217-01-022, 217-01-024, 217-01-026, 217-01-028, 217-01-030,
217-01-032, 217-01-034 TO 217-01-038, 217-01-040 TO
217-01-044, 217-01-046, 217-01-048, 217-01-050, 217-01-052

- GENERAL NOTES**
1. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT OVER, ACROSS, OVER AND UNDER THE SURVEY RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITY ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND WASTE COLLECTION.
 2. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACT, INCLUDING MAINTENANCE OF ALL IMPROVEMENTS, I.E. STREETS/LANES, SIGNS, LANDSCAPE, ETC.
 3. A KEY DRIVE/ PRE-CURB SWOOP WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS PER FIRE ORDINANCE 2182-2003.B.1.
 4. EXISTING WATER AND FIRELINES NOT USED SHALL BE ABANDONED AT THE WAY BY THE CONTRACTOR.
 5. EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE WAY/ W.A. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH A.S. STANDARDS.
 6. VERTICAL CURBS GREATER THAN 3" WILL REQUIRE PERMANENT INSTALLATION.
 7. OTHER WILL REED PROPERTY FOR THE LEFT SHOULDER AS APPLICABLE TO THE CITY OF SCOTTSDALE.



TRACT NO.	AREA (SQ)	AREA (AC)	USE
TRACT A	418347	10.33	PRIVATE STREET, WASTE, P.U.E., E.S.V.A.E.
TRACT B	363377	0.70	PRIVATE STREET, WASTE, P.U.E., E.S.V.A.E.
TRACT C	338333	0.66	PRIVATE STREET, WASTE, P.U.E., E.S.V.A.E.
TRACT D	66317	1.18	PRIVATE STREET, WASTE, P.U.E., E.S.V.A.E.
TRACT E	1358	0.08	PRIVATE STREET, WASTE, P.U.E., E.S.V.A.E.
TRACT F	91408	1.41	PRIVATE STREET, WASTE, P.U.E., E.S.V.A.E.
TRACT G	172390	3.20	D.E., PARKWAY, WASTE, OPEN SPACE
TRACT H	83183	1.81	D.E., OPEN SPACE
TRACT I	78238	1.81	D.E., OPEN SPACE
TRACT J	582591	13.77	PARKWAY, OPEN SPACE, D.E.
TRACT K	47391	1.10	D.E., OPEN SPACE
TRACT L	448337	10.10	PARKWAY, P.U.E., D.E., SCENIC CORRIDOR, OPEN SPACE
TRACT M	91358	2.18	D.E., OPEN SPACE
TRACT N	77580	18.86	WASTE, PARKWAY, OPEN SPACE, D.E., SCENIC CORRIDOR, P.U.E.
TRACT O	38387	0.88	PARKWAY, OPEN SPACE, D.E.
TRACT LPT	1800	0.01	LFT STATION
TOTAL	2,918,343	66.81	

ATTACHMENT 4

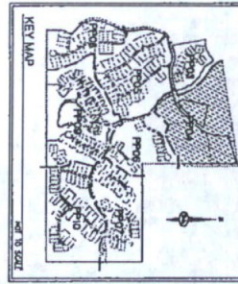
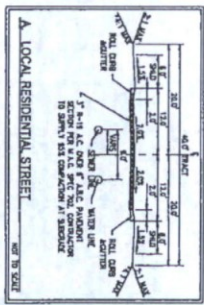
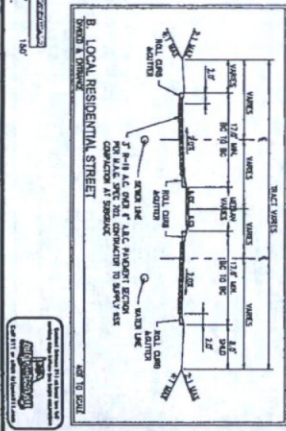


CURVE TABLE

LINE NO.	STATION	PC	PT	PI	PT	PC	ANGLE	LENGTH
1	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
2	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
3	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
4	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
5	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
6	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
7	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
8	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
9	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
10	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
11	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
12	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
13	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
14	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
15	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
16	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
17	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
18	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
19	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
20	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
21	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
22	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00

LINE TABLE

LINE NO.	STATION	PC	PT	PI	PT	PC	ANGLE	LENGTH
1	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
2	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
3	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
4	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
5	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
6	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
7	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
8	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
9	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
10	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
11	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
12	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
13	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
14	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
15	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
16	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
17	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
18	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
19	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
20	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
21	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00
22	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90	0.00



LEGEND

---	EXISTING BOUNDARY EASEMENT
---	EXISTING LOT 1 LINE
---	EXISTING LOT 2 LINE
---	EXISTING LOT 3 LINE
---	EXISTING LOT 4 LINE
---	EXISTING LOT 5 LINE
---	EXISTING LOT 6 LINE
---	EXISTING LOT 7 LINE
---	EXISTING LOT 8 LINE
---	EXISTING LOT 9 LINE
---	EXISTING LOT 10 LINE
---	EXISTING LOT 11 LINE
---	EXISTING LOT 12 LINE
---	EXISTING LOT 13 LINE
---	EXISTING LOT 14 LINE
---	EXISTING LOT 15 LINE
---	EXISTING LOT 16 LINE
---	EXISTING LOT 17 LINE
---	EXISTING LOT 18 LINE
---	EXISTING LOT 19 LINE
---	EXISTING LOT 20 LINE
---	EXISTING LOT 21 LINE
---	EXISTING LOT 22 LINE
---	EXISTING LOT 23 LINE
---	EXISTING LOT 24 LINE
---	EXISTING LOT 25 LINE
---	EXISTING LOT 26 LINE
---	EXISTING LOT 27 LINE
---	EXISTING LOT 28 LINE
---	EXISTING LOT 29 LINE
---	EXISTING LOT 30 LINE
---	EXISTING LOT 31 LINE
---	EXISTING LOT 32 LINE
---	EXISTING LOT 33 LINE
---	EXISTING LOT 34 LINE
---	EXISTING LOT 35 LINE
---	EXISTING LOT 36 LINE
---	EXISTING LOT 37 LINE
---	EXISTING LOT 38 LINE
---	EXISTING LOT 39 LINE
---	EXISTING LOT 40 LINE
---	EXISTING LOT 41 LINE
---	EXISTING LOT 42 LINE
---	EXISTING LOT 43 LINE
---	EXISTING LOT 44 LINE
---	EXISTING LOT 45 LINE
---	EXISTING LOT 46 LINE
---	EXISTING LOT 47 LINE
---	EXISTING LOT 48 LINE
---	EXISTING LOT 49 LINE
---	EXISTING LOT 50 LINE
---	EXISTING LOT 51 LINE
---	EXISTING LOT 52 LINE
---	EXISTING LOT 53 LINE
---	EXISTING LOT 54 LINE
---	EXISTING LOT 55 LINE
---	EXISTING LOT 56 LINE
---	EXISTING LOT 57 LINE
---	EXISTING LOT 58 LINE
---	EXISTING LOT 59 LINE
---	EXISTING LOT 60 LINE
---	EXISTING LOT 61 LINE
---	EXISTING LOT 62 LINE
---	EXISTING LOT 63 LINE
---	EXISTING LOT 64 LINE
---	EXISTING LOT 65 LINE
---	EXISTING LOT 66 LINE
---	EXISTING LOT 67 LINE
---	EXISTING LOT 68 LINE
---	EXISTING LOT 69 LINE
---	EXISTING LOT 70 LINE
---	EXISTING LOT 71 LINE
---	EXISTING LOT 72 LINE
---	EXISTING LOT 73 LINE
---	EXISTING LOT 74 LINE
---	EXISTING LOT 75 LINE
---	EXISTING LOT 76 LINE
---	EXISTING LOT 77 LINE
---	EXISTING LOT 78 LINE
---	EXISTING LOT 79 LINE
---	EXISTING LOT 80 LINE
---	EXISTING LOT 81 LINE
---	EXISTING LOT 82 LINE
---	EXISTING LOT 83 LINE
---	EXISTING LOT 84 LINE
---	EXISTING LOT 85 LINE
---	EXISTING LOT 86 LINE
---	EXISTING LOT 87 LINE
---	EXISTING LOT 88 LINE
---	EXISTING LOT 89 LINE
---	EXISTING LOT 90 LINE
---	EXISTING LOT 91 LINE
---	EXISTING LOT 92 LINE
---	EXISTING LOT 93 LINE
---	EXISTING LOT 94 LINE
---	EXISTING LOT 95 LINE
---	EXISTING LOT 96 LINE
---	EXISTING LOT 97 LINE
---	EXISTING LOT 98 LINE
---	EXISTING LOT 99 LINE
---	EXISTING LOT 100 LINE

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

SCOTTSDALE, AZ

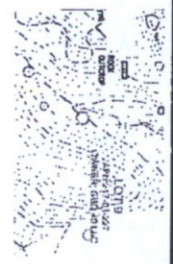
DATE: 02/24/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: TOL1700-000

PP04
 SHEET 4 OF 11

SLATER HANIFAN GROUP
 CONSULTING ENGINEERS & PLANNERS
 11391 N. TATUM BOULEVARD, SUITE 200, PHOENIX, AZ 85028
 PHONE (602) 617-6666

NOT
 TO BE
 USED
 FOR
 CONSTRUCTION
 WITHOUT
 THE
 APPROVAL
 OF
 THE
 ENGINEER

1:500
 1:500
 1:500



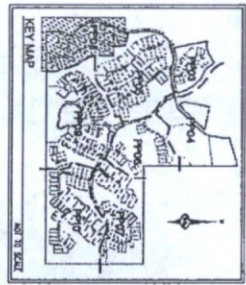
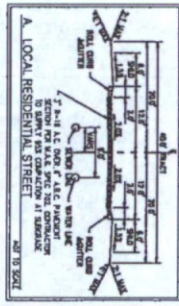
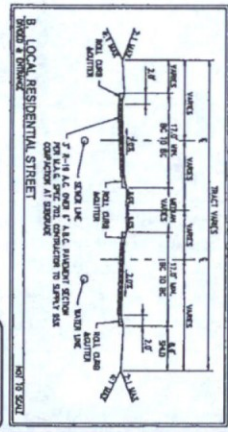
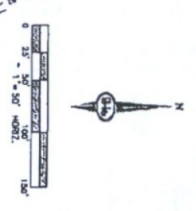
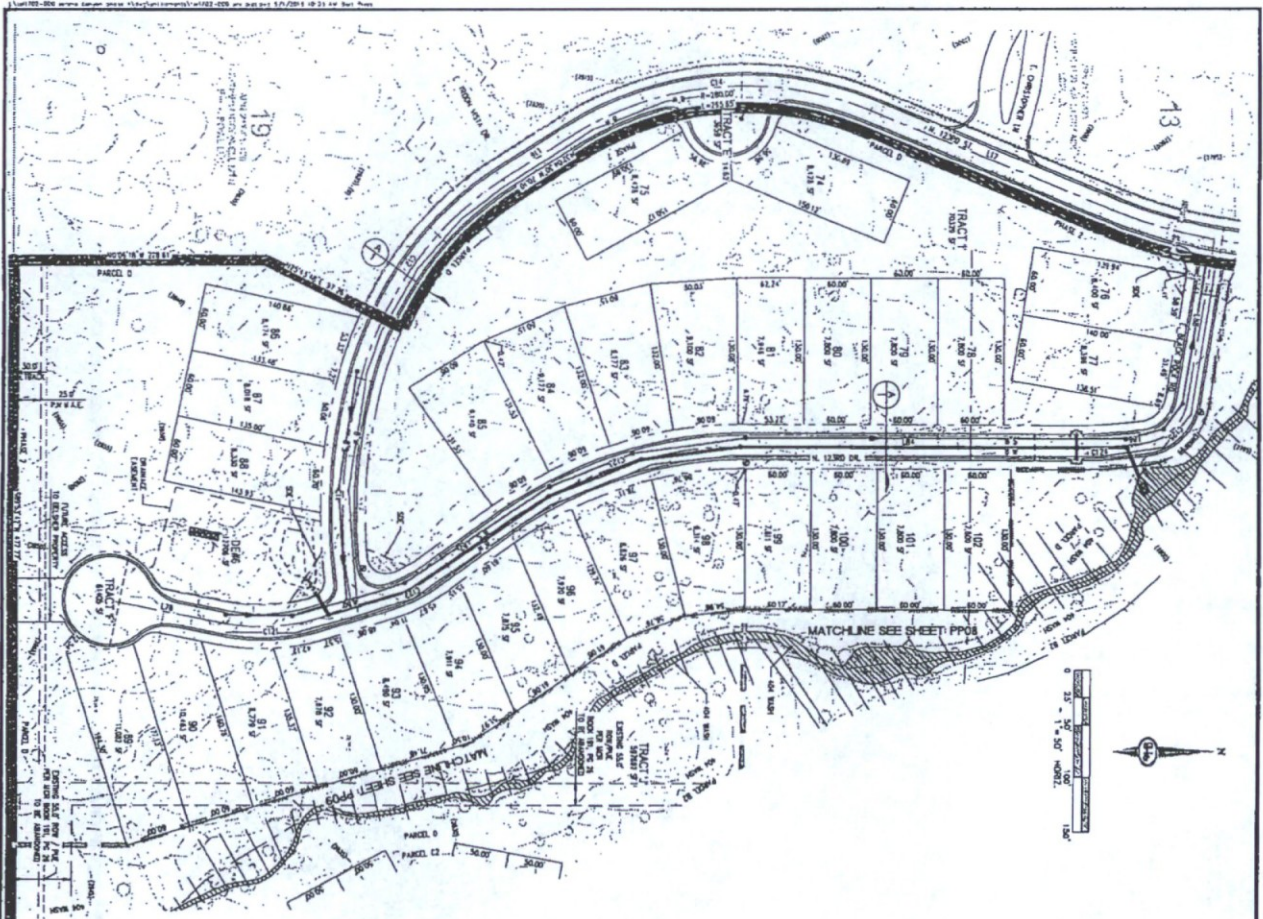
LINE TABLE

LINE NO.	LINE TYPE	LINE COLOR
01	BORDER	RED
02	PROPERTY	GREEN
03	SETBACK	BLUE
04	STREET	YELLOW
05	UTILITY	PINK
06	WATER	CYAN

CURVE TABLE

LINE NO.	LINE TYPE	CURVE DATA	START POINT	END POINT
01	BORDER	100' RADIUS	0+00	0+100
02	PROPERTY	150' RADIUS	0+100	0+250
03	SETBACK	50' RADIUS	0+250	0+300
04	STREET	200' RADIUS	0+300	0+400
05	UTILITY	75' RADIUS	0+400	0+450
06	WATER	120' RADIUS	0+450	0+550

S-H SLATER
 HANIFAN
 GROUP
 CONSULTING ENGINEERS & PLANNERS
 1125 I. M. TATUM BOULEVARD, SUITE 400, PHOENIX, AZ 85026
 PHONE (602) 827-8664



LEGEND

EXISTING UTILITIES

PROPOSED UTILITIES

PROPOSED LOT LINES

PROPOSED LOT SIZES

PROPOSED LOT SHAPES

PROPOSED LOT SPACINGS

PROPOSED LOT WIDTHS

PROPOSED LOT DEPTHS

PROPOSED LOT PERIMETERS

PROPOSED LOT AREAS

PROPOSED LOT VOLUMES

PROPOSED LOT WEIGHTS

PROPOSED LOT VALUES

PROPOSED LOT COSTS

PROPOSED LOT PROFITS

PROPOSED LOT RETURNS

PROPOSED LOT RISKS

PROPOSED LOT OPPORTUNITIES

PROPOSED LOT CHALLENGES

PROPOSED LOT SOLUTIONS

PROPOSED LOT IMPROVEMENTS

PROPOSED LOT MAINTENANCE

PROPOSED LOT REPAIRS

PROPOSED LOT REPLACEMENTS

PROPOSED LOT DEMOLITIONS

PROPOSED LOT CONSTRUCTION

PROPOSED LOT OPERATIONS

PROPOSED LOT MANAGEMENT

PROPOSED LOT MONITORING

PROPOSED LOT EVALUATION

PROPOSED LOT REPORTING

PROPOSED LOT RECORDING

PROPOSED LOT ARCHIVING

PROPOSED LOT PRESERVATION

PROPOSED LOT RESTORATION

PROPOSED LOT REHABILITATION

PROPOSED LOT REPAIRS

PROPOSED LOT REPLACEMENTS

PROPOSED LOT DEMOLITIONS

PROPOSED LOT CONSTRUCTION

PROPOSED LOT OPERATIONS

PROPOSED LOT MANAGEMENT

PROPOSED LOT MONITORING

PROPOSED LOT EVALUATION

PROPOSED LOT REPORTING

PROPOSED LOT RECORDING

PROPOSED LOT ARCHIVING

PROPOSED LOT PRESERVATION

PROPOSED LOT RESTORATION

PROPOSED LOT REHABILITATION

LINE TABLE	
1	EXISTING LOT
2	PROPOSED LOT
3	EXISTING LOT
4	PROPOSED LOT
5	EXISTING LOT
6	PROPOSED LOT
7	EXISTING LOT
8	PROPOSED LOT
9	EXISTING LOT
10	PROPOSED LOT
11	EXISTING LOT
12	PROPOSED LOT
13	EXISTING LOT
14	PROPOSED LOT
15	EXISTING LOT
16	PROPOSED LOT
17	EXISTING LOT
18	PROPOSED LOT
19	EXISTING LOT
20	PROPOSED LOT
21	EXISTING LOT
22	PROPOSED LOT
23	EXISTING LOT
24	PROPOSED LOT
25	EXISTING LOT
26	PROPOSED LOT
27	EXISTING LOT
28	PROPOSED LOT
29	EXISTING LOT
30	PROPOSED LOT
31	EXISTING LOT
32	PROPOSED LOT
33	EXISTING LOT
34	PROPOSED LOT
35	EXISTING LOT
36	PROPOSED LOT
37	EXISTING LOT
38	PROPOSED LOT
39	EXISTING LOT
40	PROPOSED LOT
41	EXISTING LOT
42	PROPOSED LOT
43	EXISTING LOT
44	PROPOSED LOT
45	EXISTING LOT
46	PROPOSED LOT
47	EXISTING LOT
48	PROPOSED LOT
49	EXISTING LOT
50	PROPOSED LOT
51	EXISTING LOT
52	PROPOSED LOT
53	EXISTING LOT
54	PROPOSED LOT
55	EXISTING LOT
56	PROPOSED LOT
57	EXISTING LOT
58	PROPOSED LOT
59	EXISTING LOT
60	PROPOSED LOT
61	EXISTING LOT
62	PROPOSED LOT
63	EXISTING LOT
64	PROPOSED LOT
65	EXISTING LOT
66	PROPOSED LOT
67	EXISTING LOT
68	PROPOSED LOT
69	EXISTING LOT
70	PROPOSED LOT
71	EXISTING LOT
72	PROPOSED LOT
73	EXISTING LOT
74	PROPOSED LOT
75	EXISTING LOT
76	PROPOSED LOT
77	EXISTING LOT
78	PROPOSED LOT
79	EXISTING LOT
80	PROPOSED LOT
81	EXISTING LOT
82	PROPOSED LOT
83	EXISTING LOT
84	PROPOSED LOT
85	EXISTING LOT
86	PROPOSED LOT
87	EXISTING LOT
88	PROPOSED LOT
89	EXISTING LOT
90	PROPOSED LOT
91	EXISTING LOT
92	PROPOSED LOT
93	EXISTING LOT
94	PROPOSED LOT
95	EXISTING LOT
96	PROPOSED LOT
97	EXISTING LOT
98	PROPOSED LOT
99	EXISTING LOT
100	PROPOSED LOT

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

SCOTTSDALE, AZ

DATE: 01/27/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: TOL1170-000

SLATER HANIFAN GROUP
 CONSULTING ENGINEERS & PLANNERS
 11291 N. TATUM BOULEVARD #200, PHOENIX, AZ 85028
 PHONE (602) 587-0664

PP08
 SHEET 8 OF 11

DATE	BY	REVISION

SCOTTSDALE, AZ

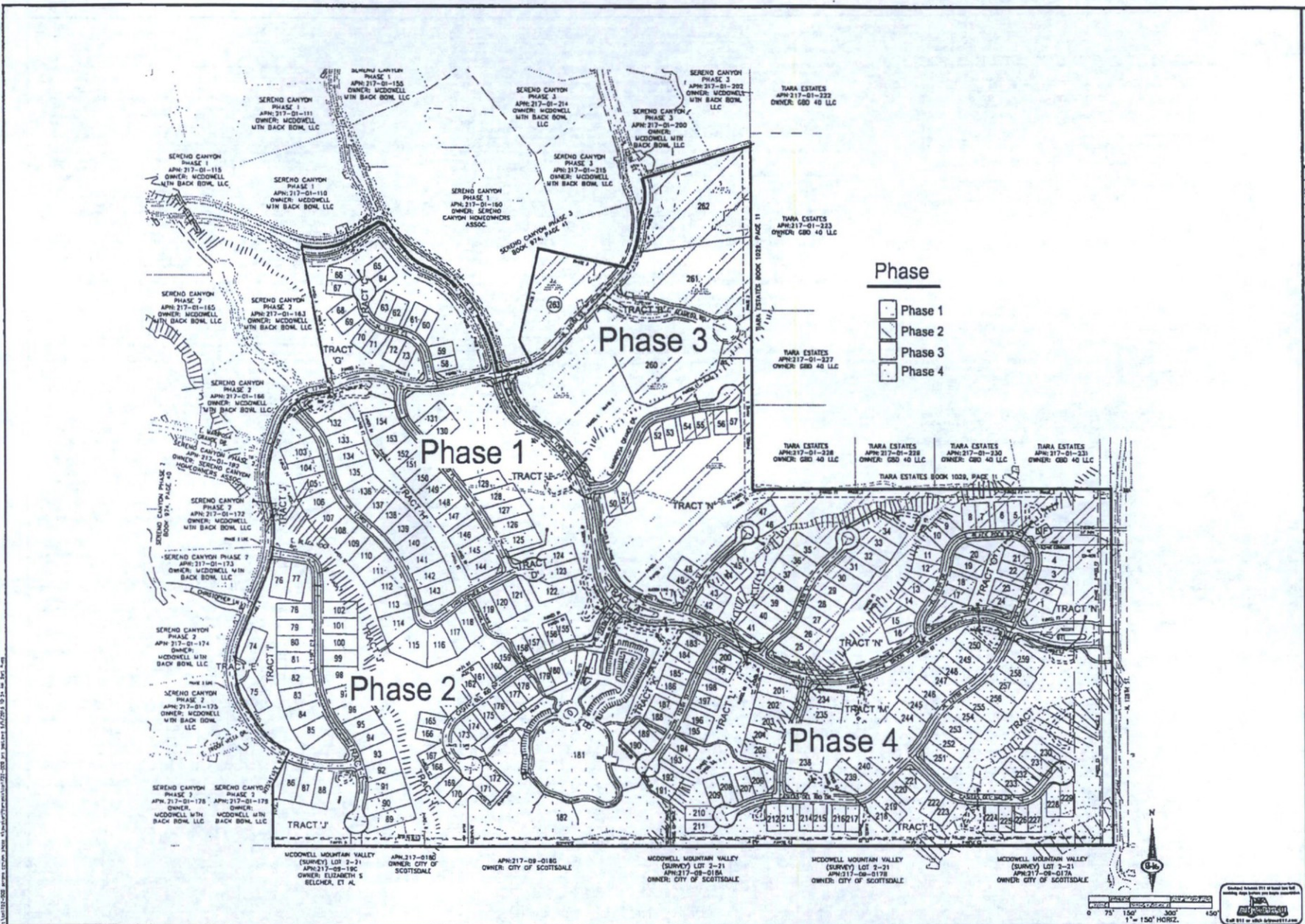
TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT - PHASING PLAN

PROJECT NO.
TOL1702-000

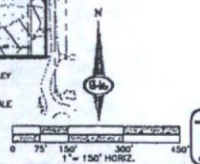
DATE:	02/26/2018
DRAWN BY:	SB
DESIGNED BY:	CR/AAL
CHECKED BY:	LB
PROJECT NO.:	TOL1702-000



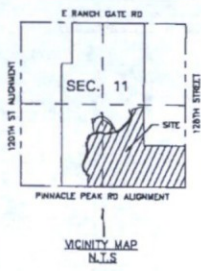
1-ZN-2005-#2 16-ZN-2011 51-DR-2017 16-PP-2017



TOLL BROTHERS LAND DEVELOPMENT, INC. 1100 W. WASHINGTON ST., PHOENIX, AZ 85007
 PROJECT NO. TOL1702-000 16-ZN-2011 51-DR-2017 16-PP-2017



**FINAL PLAT
FOR
SERENO CANYON PHASE 4**
A PORTION OF LAND LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY



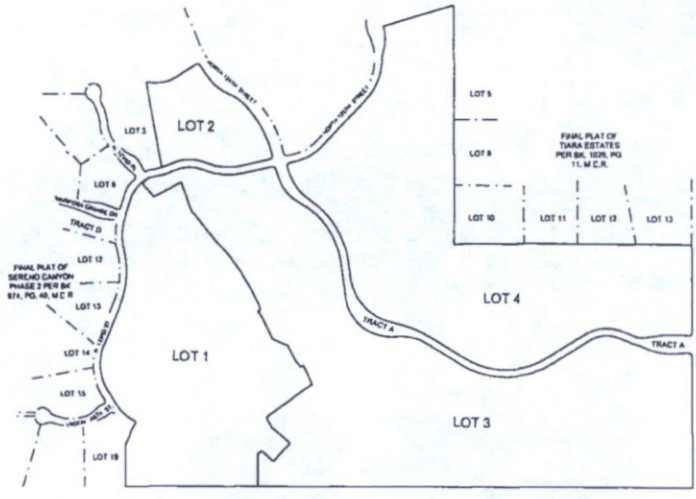
DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:
THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES A PORTION OF LAND LYING WITHIN SECTION 11 PER TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "SERENO CANYON PHASE 4" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES AND SUBJECT TO THE CONDITION, STATED.
TRACTS A INCLUSIVE, IS DECLARED AS A COMMON AREA AND SHALL BE OWNED, AND MAINTAINED BY THE SERENO CANYON PHASE 4 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS ("ASSOCIATION")
TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT "A" AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.
EASEMENTS
TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTED:

- A. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT "A" ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.
- B. PUBLIC NON-MOTORIZED ACCESS (PMA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.
- C. PUBLIC UTILITY (PU): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.
- D. SIGHT DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDING, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 88 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE SETBACKS, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.
- E. WATER AND SEWER FACILITIES (WSF): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

DEDICATION
F. GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON, AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSON.
THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____ 20____
GRANTOR: _____
FOR: _____



ACKNOWLEDGEMENT

STATE OF ARIZONA) S.S.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018
BY _____ FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
NOTARY PUBLIC _____ BY COMMISSION EXPIRES _____

LEGAL DESCRIPTION (PARENT PARCEL)

LOTS 1, 2 & 30 TRACT 2B AND TRACT E AS SHOWN ON FINAL PLAT FOR SERENO CANYON PHASE 2 PER BOOK 874 PAGE 40 PER MARICOPA COUNTY RECORDS AND LOTS 1 THRU 5 AS SHOWN ON FINAL PLAT FOR SERENO CANYON PHASE 3 PER BOOK 874, PAGE 41 PER MARICOPA COUNTY RECORDS.
PARCEL 1 AND PORTIONS OF PARCELS 2 & 7 AS SHOWN ON PARCEL MAP "THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE" PER BOOK 191, PAGE 28 PER MARICOPA COUNTY RECORDS.

NOTES

1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.
2. THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE, WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&E'S AND DESIGN GUIDELINES.
4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
5. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
6. COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
7. THE EXTERIOR OF THE PERMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION, ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
8. ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
9. INTERIOR PROPERTY CORNERS AND STREETS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL A RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRAR SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT. THE REPLACEMENT REGISTRAR SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
10. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.

LEGEND & ABBREVIATIONS

⊙	SET BRASS CAP FLUSH PER MAG. ST. DET. 120-1 "B" (UNLESS OTHERWISE NOTED)	PC	PAGE
○	TO REBAR & CAP (AS NOTED)	BL	BOOK
○	SET 1" REBAR WITH PLASTIC CAP "R/S 47373"	RLS	REGISTERED LAND SURVEYOR
---	PARCEL BOUNDARY	E.P.A.E.	EXISTING PUBLIC UTILITY EASEMENT
---	R/W LINE	E.D.E.	EXISTING DRAINAGE EASEMENT
---	LOT/TRACT LINE	E.V.A.A.E.	EXISTING VEHICULAR NON ACCESS EASEMENT
---	CENTER LINE	E.A.E.	BUILDOR EASEMENT
---	EASEMENT LINE	E.M.U.P.T.E.	EXISTING MULTI-USE PUBLIC TRAIL EASEMENT
---	SECTION LINE		
---	ADJACENT PARCEL LINE		
(M)	MEASURED		
(C)	CALCULATED		
(R/W)	RIGHT-OF-WAY		
M.C.R.	MARICOPA COUNTY RECORDS		
LI	LINE TABLE NUMBER		
CI	CURB TABLE NUMBER		

BASIS OF BEARING

A STRAIGHT LINE CALCULATED BETWEEN THE NORTHWEST CORNER OF SECTION 11 AND THE SOUTHWEST CORNER OF SECTION 14, N.R.C., USING A BEARING OF SOUTH 00°03'01" EAST AS SHOWN ON FINAL PLAT FOR SERENO CANYON PHASE 2 BOOK 874, PAGE 40 PER MARICOPA COUNTY RECORDS

SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02-04 LOTS, TABLES
FP03 LINE & CURVE TABLES

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8787 EAST VIA DE VENTURA
SUITE 300
SCOTTSDALE, AZ 85258
PH: 480-851-0782

AREA SUMMARY

LOT AREA = 3,342.159 (S.F.) 122.639 (AC.)
TRACT AREA = 288,732 (S.F.) 5,988 (AC.)
NET AREA = 4,840,788 (S.F.) 119.538 (AC.)

UTILITIES

UTILITY PROVIDER
WATER, SEWER AND FIRE CITY OF SCOTTSDALE
TELEPHONE CENTURY LINK
ELECTRICITY APS
CABLE TV COX COMMUNICATIONS
GAS SOUTHWEST GAS

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____ 20____

BY: _____ WATER
ATTEST BY: _____ CITY CLERK
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S STANDARDS AND POLICY MANUAL SPECIFICATIONS

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (D.R.B.) CASE NO. 10-PP-2017 AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOSHUA S. MOYSES 07-08-18
REGISTERED LAND SURVEYOR DATE

STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE
SUITE 100
TOLSON, ARIZONA 85282
CONTACT: JOSHUA MOYSES
PHONE: (480) 880-1189
PH: 602-727-9184

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE
SUITE 100
TOLSON, ARIZONA 85282
CONTACT: JOSHUA MOYSES
PHONE: (480) 880-1189
PH: 602-727-9184

NO. 00283-PP
DATE 07-08-18
COUNTY MARICOPA
CITY OF SCOTTSDALE

FINAL PLAT
"SERENO CANYON PHASE 4"
A PORTION OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST, PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 1 OF 3
DRAWING NUMBER
FP-01
DATE 07/10/20

MAPPOSA GRANDE DR
 TRACT D
 SERENO CANYON PHASE 4
 1102 WEST SOUTHERN AVE, SUITE 4
 PHOENIX, ARIZONA 85022
 STRATEGIC SURVEYING, LLC

MATCH SHEET 3



FP-02

SHEET 2 OF 3
 DRAWING NUMBER

FINAL PLAT

"SERENO CANYON PHASE 4"
 PORTION OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
 SCOTTSDALE, ARIZONA

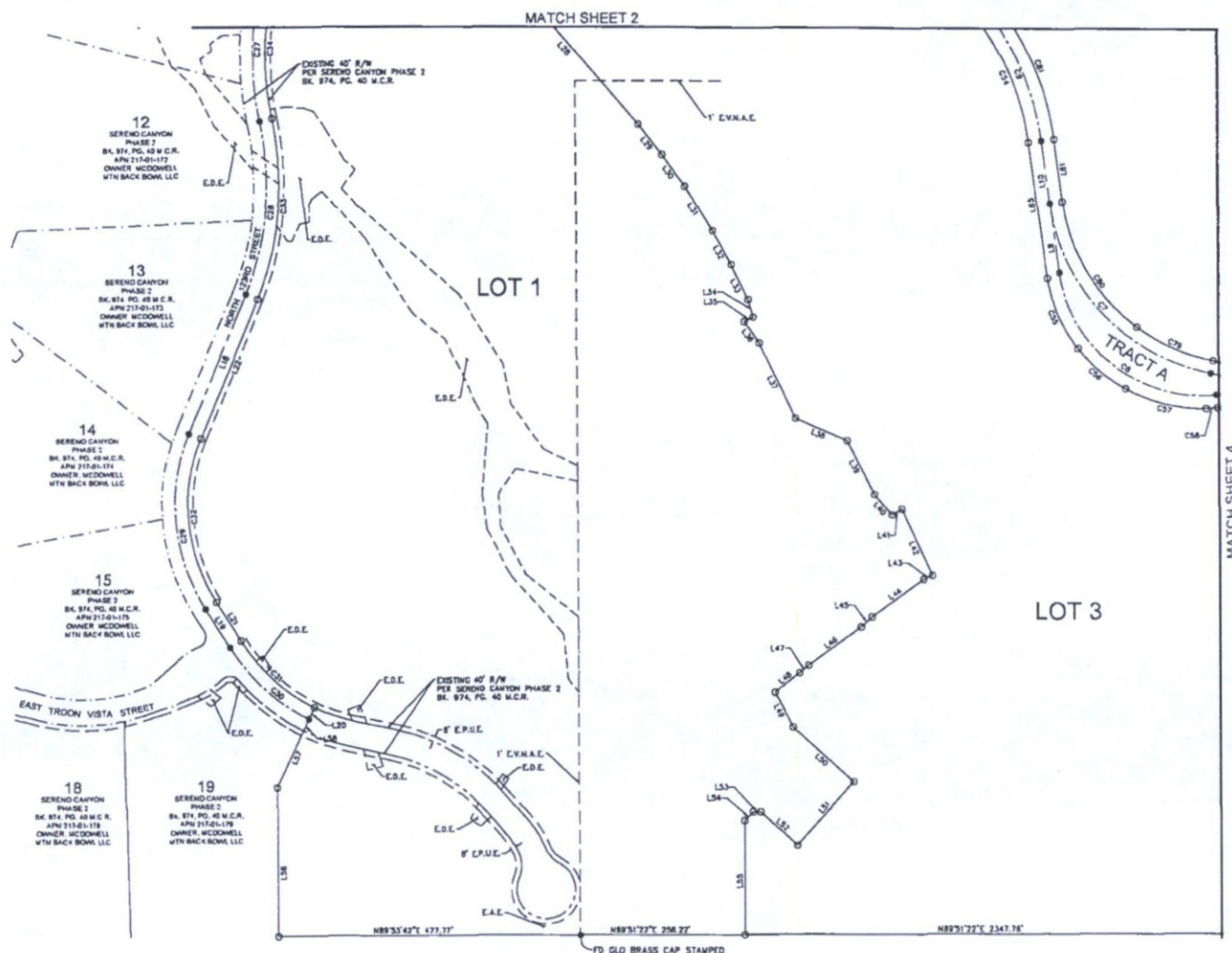
BLANK	JCM
DATE	JCM
OWNER'S	JCM
DATE	7-28-18
PROFESSIONAL SURVEY PROJECT #	
00283-FP	
BLANK PROJECT NUMBER	

LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 1102 WEST SOUTHERN AVE,
 SUITE 4
 PHOENIX, ARIZONA 85022
 CONTACT: JOSHUA MOYSELS
 PHONE: (480) 949-4398



STRATEGIC
 SURVEYING, LLC

1102 WEST SOUTHERN AVE,
 STE 4
 TEMPE, AZ 85282
 PH: 480-272-7624



MATCH SHEET 2

MATCH SHEET 4

STRATEGIC SURVEYING, LLC
 1102 W. SOUTHERN AVE.
 TULSA, OK 74107
 PH: 918.771.1004



LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 1102 WEST SOUTHERN AVE.
 TULSA, OKLAHOMA 74107
 CONTACT: JOSHUA WOTEN
 PHONE: (405) 885-4398

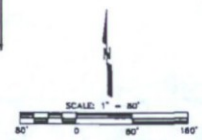
DATE	02/21/20
BY	JW
CHECKED	JW
PROJECT	00283-EP
CLIENT	G.S.R.B. & M.

FINAL PLAT
 "SERENO CANYON PHASE 4"
 PORTION OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B. & M.
 SCOTTSDALE, ARIZONA

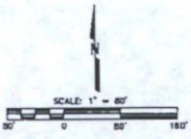
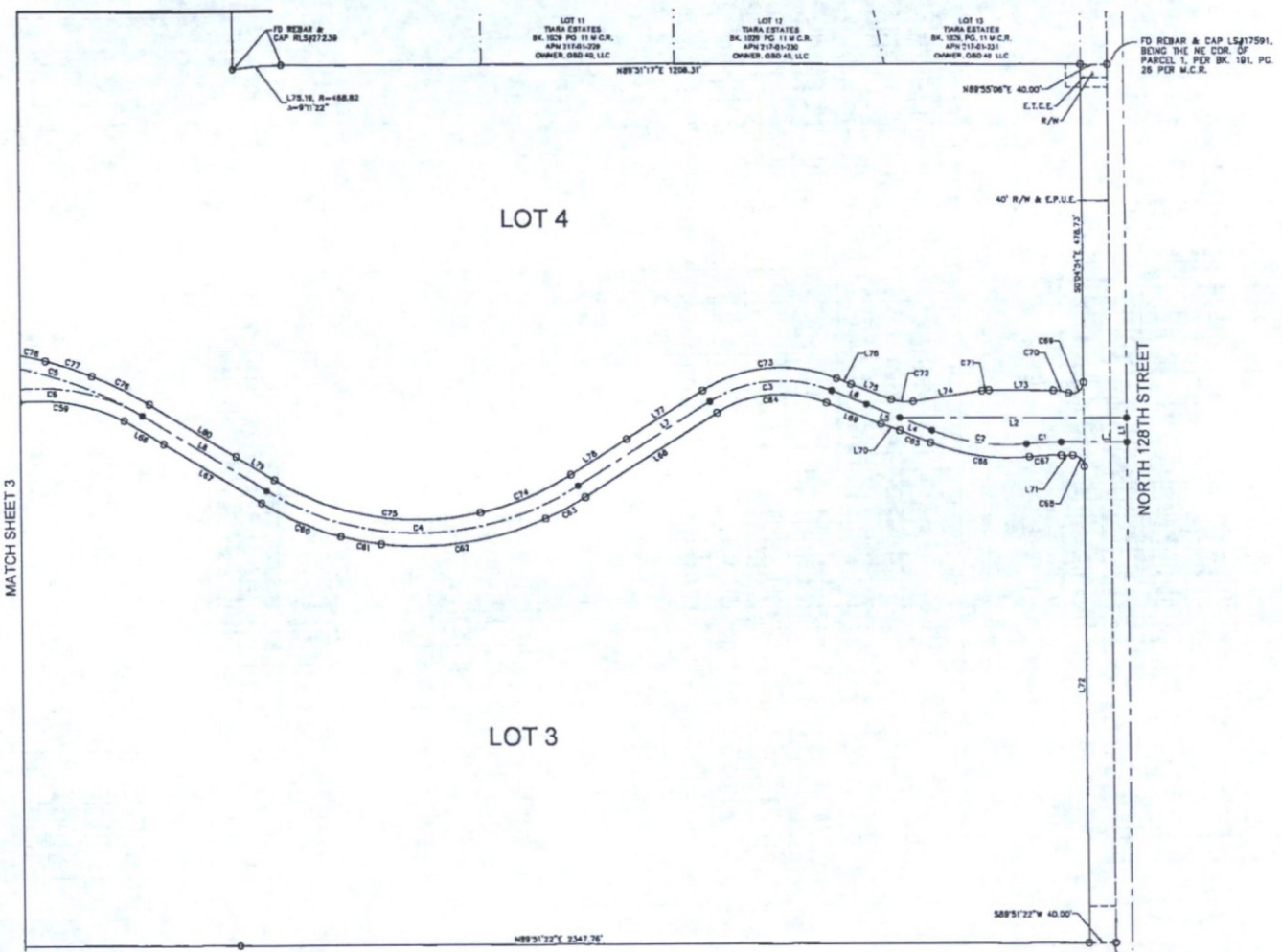
SHEET 3 OF 3

DRAWING NUMBER

FP-03



FO OLD BRASS CAP STAMPED
 26.1' ABOVE NATURAL GROUND
 BEING THE 31/4 COR. OF SEC.
 11, T.4N., R.5E., PER
 C.&S.R.B. & M.



FD REBAR & CAP LS#17591,
BEING THE SW COR. OF
PARCEL 1, PER BK. 191, PG.
26 PER M.C.R.

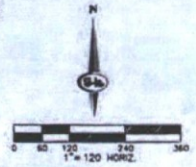
FD REBAR & CAP LS#27339,
BEING THE SE COR. OF SEC.
11, T.4N., R.5E., PER
C.S.R.B.&M.



<p>STRATEGIC SURVEYING, LLC</p> <p>1101 W. SOUTHHERN AVE. SUITE 4, SCOTTSDALE ARIZONA 85258 PHONE: (480) 842-4359</p>	<p>LAND SURVEYOR</p> <p>STRATEGIC SURVEYING, LLC 1101 W. SOUTHHERN AVE. SUITE 4, SCOTTSDALE, ARIZONA 85258 PHYSICAL LICENSE NO. 1001339 PHONE: (480) 842-4359</p>
<p>FINAL PLAT</p> <p>"SERENO CANYON PHASE 4" PORTION OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M. SCOTTSDALE, ARIZONA</p>	
<p>SHEET 4 OF 5</p> <p>DRAWING NUMBER</p> <p style="font-size: 2em; font-weight: bold;">FP-04</p>	

Sereno Canyon - Phase 4

NATURAL AREA OPEN SPACE EXHIBIT



TRACT TABLE		NO	
TRACT A	001-010	011	020
TRACT B	011-020	021	030
TRACT C	021-030	031	040
TRACT D	031-040	041	050
TRACT E	041-050	051	060
TRACT F	051-060	061	070
TRACT G	061-070	071	080
TRACT H	071-080	081	090
TRACT I	081-090	091	100
TRACT J	091-100	101	110
TRACT K	101-110	111	120
TRACT L	111-120	121	130
TRACT M	121-130	131	140
TRACT N	131-140	141	150
TRACT O	141-150	151	160
TRACT P	151-160	161	170
TRACT Q	161-170	171	180
TRACT R	171-180	181	190
TRACT S	181-190	191	200
TRACT T	191-200	201	210
TRACT U	201-210	211	220
TRACT V	211-220	221	230
TRACT W	221-230	231	240
TRACT X	231-240	241	250
TRACT Y	241-250	251	260
TRACT Z	251-260	261	270
TRACT AA	261-270	271	280
TRACT AB	271-280	281	290
TRACT AC	281-290	291	300
TRACT AD	291-300	301	310
TRACT AE	301-310	311	320
TRACT AF	311-320	321	330
TRACT AG	321-330	331	340
TRACT AH	331-340	341	350
TRACT AI	341-350	351	360
TRACT AJ	351-360	361	370
TRACT AK	361-370	371	380
TRACT AL	371-380	381	390
TRACT AM	381-390	391	400
TRACT AN	391-400	401	410
TRACT AO	401-410	411	420
TRACT AP	411-420	421	430
TRACT AQ	421-430	431	440
TRACT AR	431-440	441	450
TRACT AS	441-450	451	460
TRACT AT	451-460	461	470
TRACT AU	461-470	471	480
TRACT AV	471-480	481	490
TRACT AW	481-490	491	500
TRACT AX	491-500	501	510
TRACT AY	501-510	511	520
TRACT AZ	511-520	521	530
TRACT BA	521-530	531	540
TRACT BB	531-540	541	550
TRACT BC	541-550	551	560
TRACT BD	551-560	561	570
TRACT BE	561-570	571	580
TRACT BF	571-580	581	590
TRACT BG	581-590	591	600
TRACT BH	591-600	601	610
TRACT BI	601-610	611	620
TRACT BJ	611-620	621	630
TRACT BK	621-630	631	640
TRACT BL	631-640	641	650
TRACT BM	641-650	651	660
TRACT BN	651-660	661	670
TRACT BO	661-670	671	680
TRACT BP	671-680	681	690
TRACT BQ	681-690	691	700
TRACT BR	691-700	701	710
TRACT BS	701-710	711	720
TRACT BT	711-720	721	730
TRACT BU	721-730	731	740
TRACT BV	731-740	741	750
TRACT BW	741-750	751	760
TRACT BX	751-760	761	770
TRACT BY	761-770	771	780
TRACT BZ	771-780	781	790
TRACT CA	781-790	791	800
TRACT CB	791-800	801	810
TRACT CC	801-810	811	820
TRACT CD	811-820	821	830
TRACT CE	821-830	831	840
TRACT CF	831-840	841	850
TRACT CG	841-850	851	860
TRACT CH	851-860	861	870
TRACT CI	861-870	871	880
TRACT CJ	871-880	881	890
TRACT CK	881-890	891	900
TRACT CL	891-900	901	910
TRACT CM	901-910	911	920
TRACT CN	911-920	921	930
TRACT CO	921-930	931	940
TRACT CP	931-940	941	950
TRACT CQ	941-950	951	960
TRACT CR	951-960	961	970
TRACT CS	961-970	971	980
TRACT CT	971-980	981	990
TRACT CU	981-990	991	1000

SITE DATA	
GROSS AREA	132.00 ACRES
NET AREA	128.79 ACRES
EXISTING ZONING	SR-40/RS
PROPOSED ZONING	UNCHANGED
LOT COUNTS	ESTATE VACATION HOMES 4
	LOOSE COPIES 75
	RESORT VILLAS 125
	RESORT PHASE VILLAS 44
	RESORT CONDOS/RES 30
	TOTAL 278
GROSS DENSITY	2.32 UNITS/AC
APNs	217-01-010, 217-01-011A, 217-01-011B, 217-01-011C, 217-01-011D, 217-01-011E, 217-01-011F, 217-01-011G, 217-01-011H, 217-01-011I, 217-01-011J, 217-01-011K, 217-01-011L, 217-01-011M, 217-01-011N, 217-01-011O, 217-01-011P, 217-01-011Q, 217-01-011R, 217-01-011S, 217-01-011T, 217-01-011U, 217-01-011V, 217-01-011W, 217-01-011X, 217-01-011Y, 217-01-011Z, 217-01-0120, 217-01-0121, 217-01-0122

GROSS OPEN SPACE: 73.85 AC/132.00 AC = 57.5%

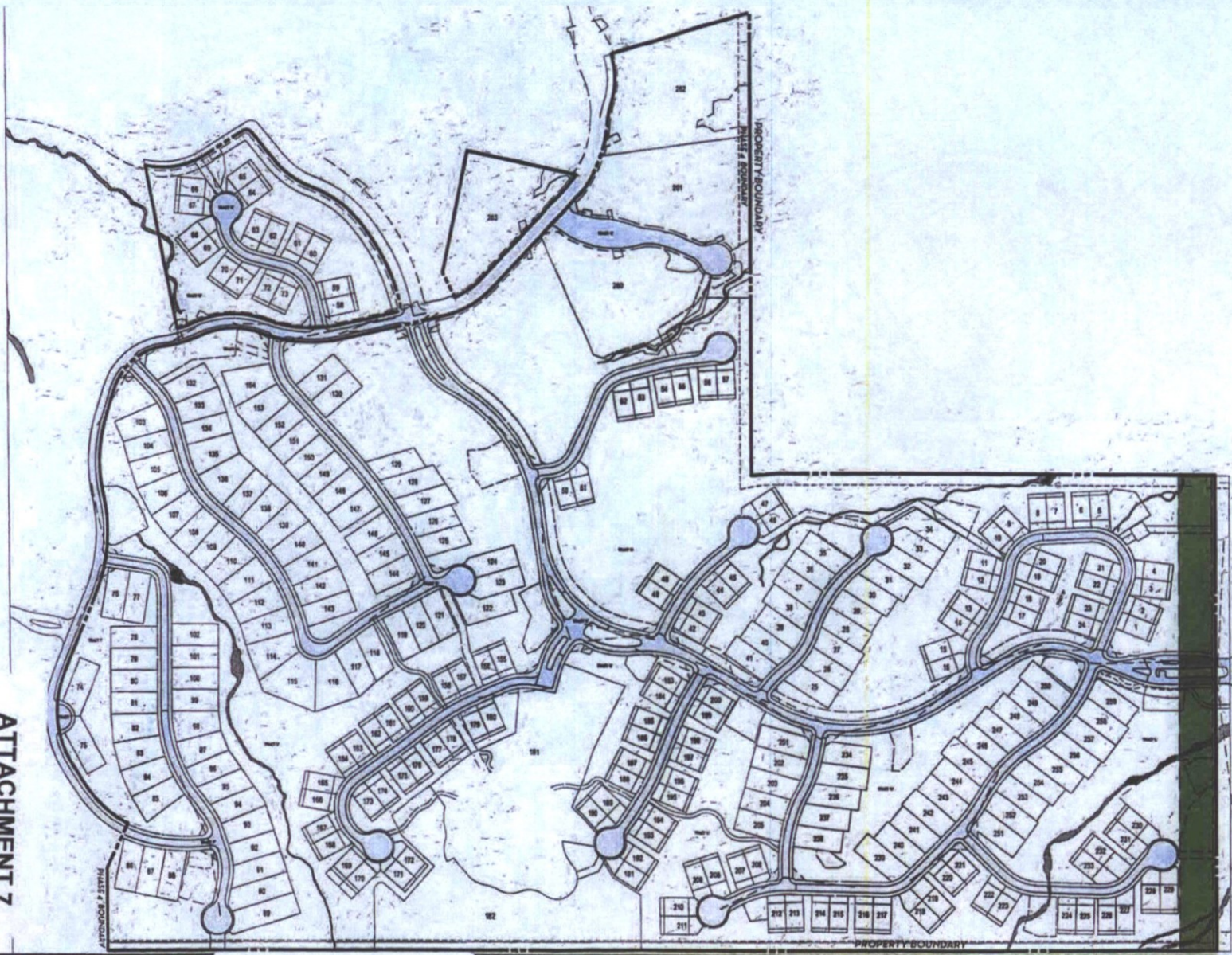
- NADs UNDISTURBED AREA
- NADs RE-VEGETATED AREA

N.A.O.S. DATA TABLE

PHASE	GROSS AREA	REQUIRED NADs	PROVIDED UNDISTURBED	PROVIDED REVEGETATED	TOTAL
PHASE 1	132	-	-	-	132.0
PHASE 2	47	-	123.8	-	123.8
PHASE 3	76	-	-	-	76.0
PHASE 1-TOTAL	255	-	123.8	-	123.8
PHASE 4	132	-	58.3	20.7	59.0
PHASE 1-4-TOTAL	387	176	182.1	20.7	198.7



ATTACHMENT 6

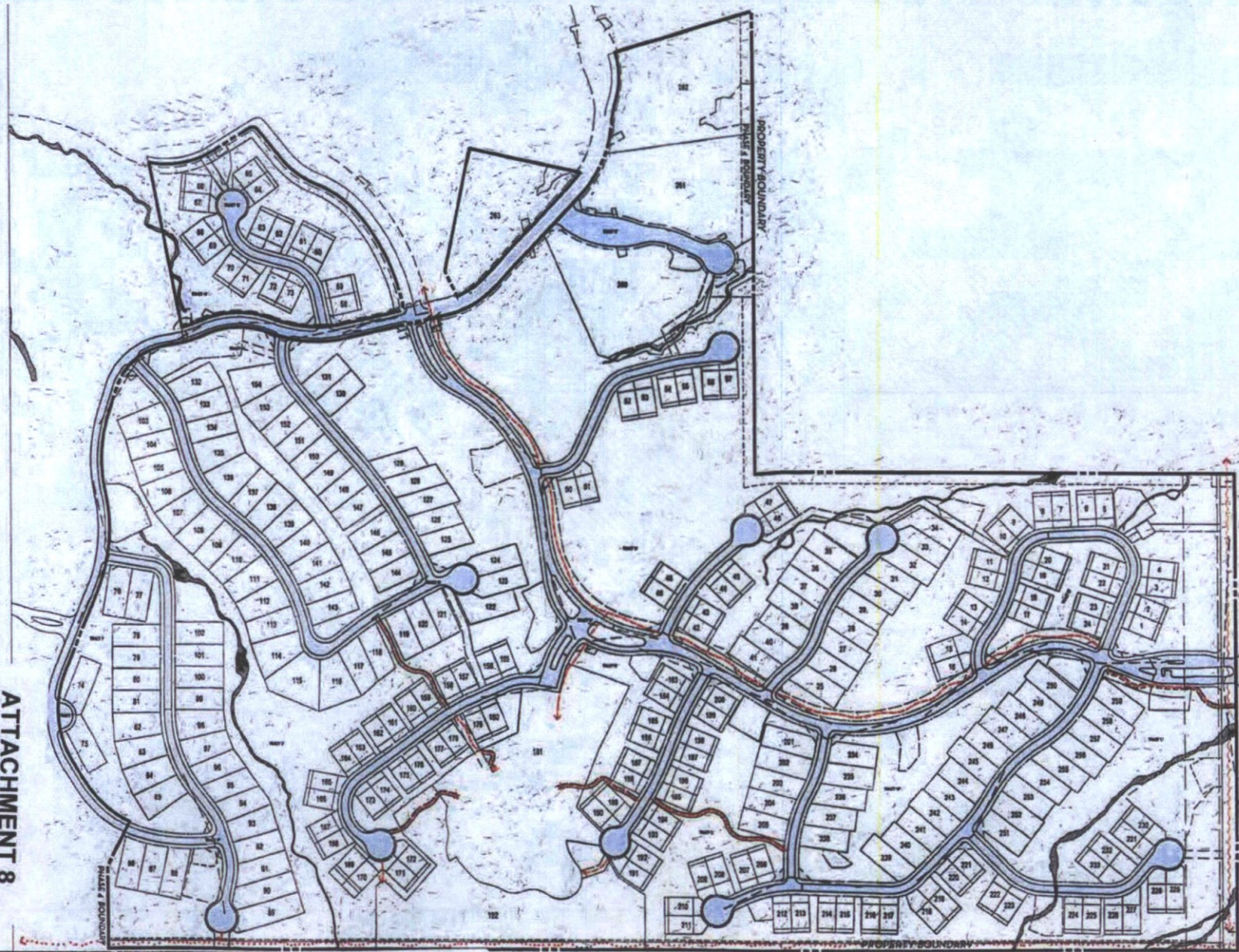


**CONSERVATION AREA,
SCENIC CORRIDOR, VISTA
CORRIDOR**

- PRESERVATION LAND LEGEND**
- 100' SCENIC CORRIDOR EASEMENT
 - MCDOWELL MOUNTAIN PRESERVE






Note: Layout locations shown are conceptual and may change during final design phases





CIRCULATION PLAN
 PEDESTRIAN, VEHICULAR, BIKEWAYS, & TRAILS

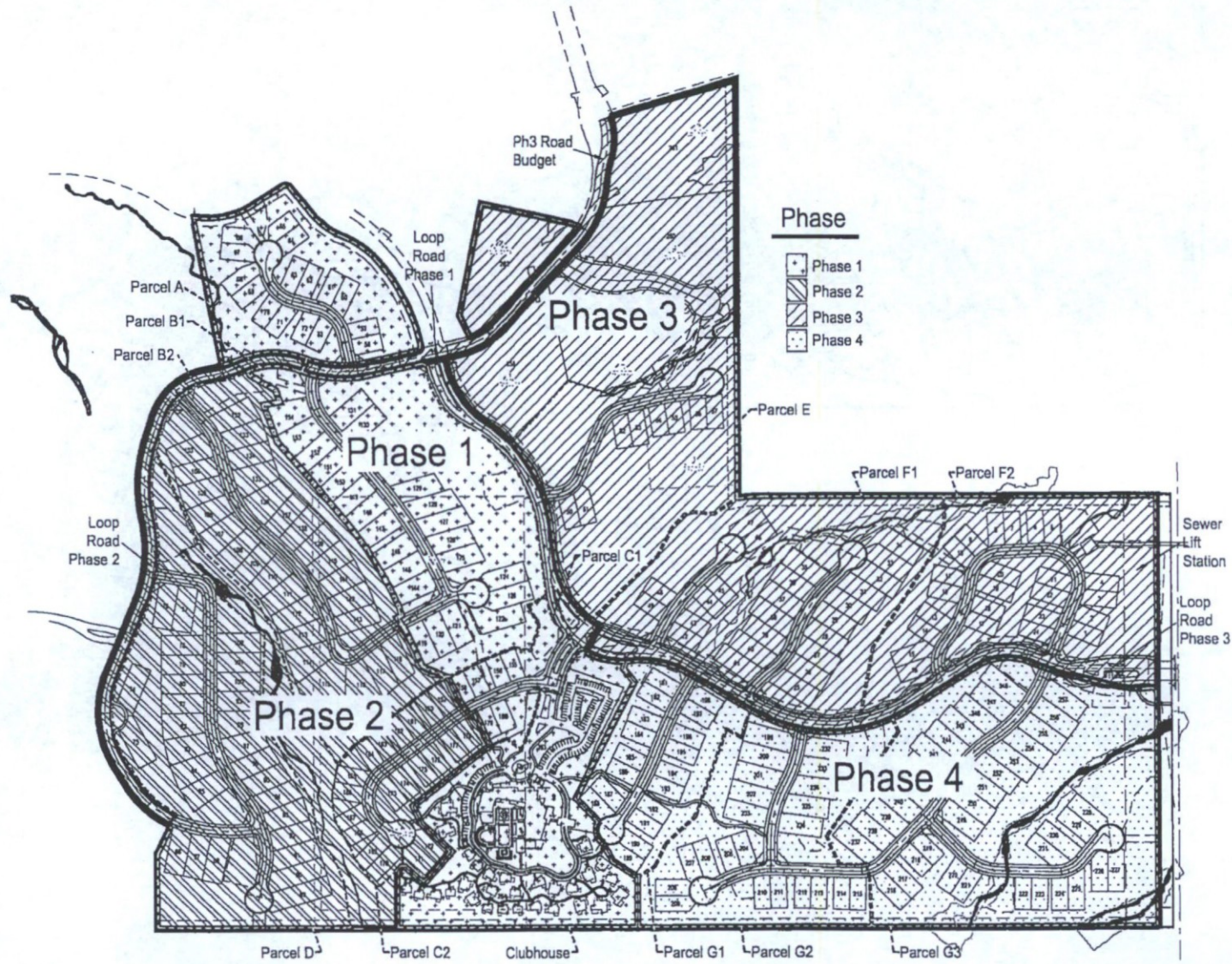
WALL LEGEND

-  STREET
-  MAJOR TRAIL / WALKWAY
-  MINOR TRAIL / WALKWAY
-  PUBLIC TRAIL
-  FUTURE 128TH ST TRAIL (BY OTHERS)

Note: Layout locations shown are conceptual and may change during final design phases

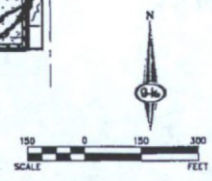


Sereno Canyon - Phase 4



Phase

- Phase 1
- Phase 2
- Phase 3
- Phase 4



ATTACHMENT 9

SLATER HANIFAN GROUP
 CONSULTING ENGINEERS & PLANNERS
 1101 N. TULSA BOULEVARD, SUITE 2000, PHOENIX, AZ 85007
 PHONE (602) 944-1884

DATE	BY	REV	DESCRIPTION

SCOTTSDALE, AZ

TOLL BROTHERS LAND DEVELOPMENT
 SERENO CANYON PHASE 4
 PHASING EXHIBIT

DATE: 03/29/2018
 DRAWN BY: AAL
 DESIGNER: AAL/LS
 CHECKED BY: LB
 PROJECT NO. TOL1702-000



EXHIBIT SHEET 01 OF 01



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday, June 21, 2018

SUMMARIZED MEETING MINUTES

PRESENT:

Linda Milhaven, Councilwoman/Chair
Joe Young, Vice Chair
Larry Kush, Planning Commissioner
Tammy Caputi, Development Member
Doug Craig, Design Member
Shakir Gushgari, Design Member

ABSENT:

William Scarbrough, Development Member

STAFF:

Steve Venker
Joe Padilla
Jesus Murillo
Jeff Barnes
Meredith Tessier
Steve Perone

CALL TO ORDER

Councilwoman Korte called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to June 21, 2018 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the May 31, 2018 Development Review Board/Planning Commission Joint Meeting Minutes;

COMMISSIONER KUSH MOVED TO APPROVE THE MAY 31, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. Approval of the June 7, 2018 Development Review Board Meeting Minutes;

VICE CHAIR YOUNG MOVED TO APPROVE THE JUNE 7, 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

4. 16-PP-2017 Sereno Canyon Phase 4

Request approval of the preliminary plat for Phase 4 development of the Sereno Canyon Community Plan, including the site plan, landscape plan, cuts and fills exhibit, circulation master plan, stormwater management reports and plans, water and wastewater reports, all on a 129-acre site.

MOVED TO REGULAR. BOARD MEMBER GUSHGARI MOVED TO APPROVE 16-PP-2017 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 1-PP-2018 Scottsdale Heights

Request approval of the preliminary plat for a 54-lot residential subdivision, including the NAOS exhibit, the conceptual landscape plan, the stormwater management report and plans, and the water and wastewater basis of design reports, all on a 13.3-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 1-PP-2018 SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH REVISED STIPULATIONS AND BOARD MEMBER CRAIG RECUSING HIMSELF.

Robert Capel spoke in favor of the project.

6. 9-DR-2018 Cadence Senior Living Residential Community aka Ryan's Assisted Living

Request approval of the site plan, landscape plan, and building elevations for a new residential healthcare facility, with approximately 135 dwelling units in a three-story-tall building, with 188,000 square feet of building area, and approval for walls and patios within the Desert Scenic Setback and excavation cuts over eight feet in depth, all on a 5.8-acre site.

BOARD MEMBER CAPUTI MOVED TO RECOMMEND 9-DR-2017 SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

7. 10-UP-2017 Fire Station 616 Municipal Use Master Site Plan

A recommendation to City Council regarding a request by City Staff for approval of a Municipal Use Master Site Plan (MUMSP) for constructing a fire station on 3.3 acres of City-owned property located at 10905 East Loving Tree Lane, with the Single-family District, Environmentally Sensitive Lands (R1-43/ESL) zoning designation.

BOARD MEMBER CAPUTI MOVED TO APPROVE 10-UP-2017 SECONDED BY VICE CHAIR YOUNG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

NON-ACTION AGENDA

8. City of Scottsdale Design Standards & Policies Sidewalk Widths
Staff will provide information regarding sidewalk widths as requested by the Board in January 2018.

STAFF PROVIDED INFORMATION REGARDING THE DESIGN STANDARDS & POLICIES MANUAL SIDEWALK WIDTHS

Mike Leary and Don Hadder spoke of concerns regarding sidewalk widths.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 2:18 P.M.