

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 21, 2018 Item No: 4
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:

Request approval of the preliminary plat for the 129-acre 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.

Goal/Purpose of Request

The applicant's request is to receive approval of a preliminary 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.

Key Items for Consideration

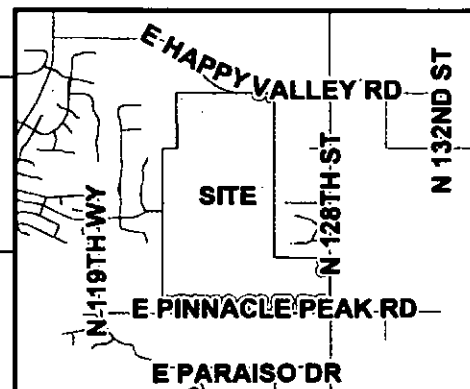
- The Dynamite Foothills Character Area Plan
- Approved General Plan Amendment Case 10-GP-2011
- Approved Zoning Cases 1-ZN-2005#2 and 16-ZN-2011
- Preliminary Plat in association with abandonment Case 4-AB-2018
- Preliminary Plat in association with Development Review Board Case 51-DR-2017
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- 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



General Location Map

APPLICANT CONTACT

Jeff Denzak
Swaback Partners, LLC
480-367-2100

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 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 proposed preliminary plat contains 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 preliminary 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 preliminary 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 (reference Attachment #9). 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 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 preliminary 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 application 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 preliminary plat is consistent in density previously approved in the General Plan and zoning district map amendment cases. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the project to move forward with the final plat application to create the parcels that will establish the resort and residential community previously approved through the associated cases.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends 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.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo

Senior Planner

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APPROVED BY



Jesus Murillo, Report Author

5/31/18
Date



Steve Venker, Development Review Board Coordinator

6/14/18
Date

480-312-2831, jvenker@scottsdaleaz.gov



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

6/15/18
Date

ATTACHMENTS

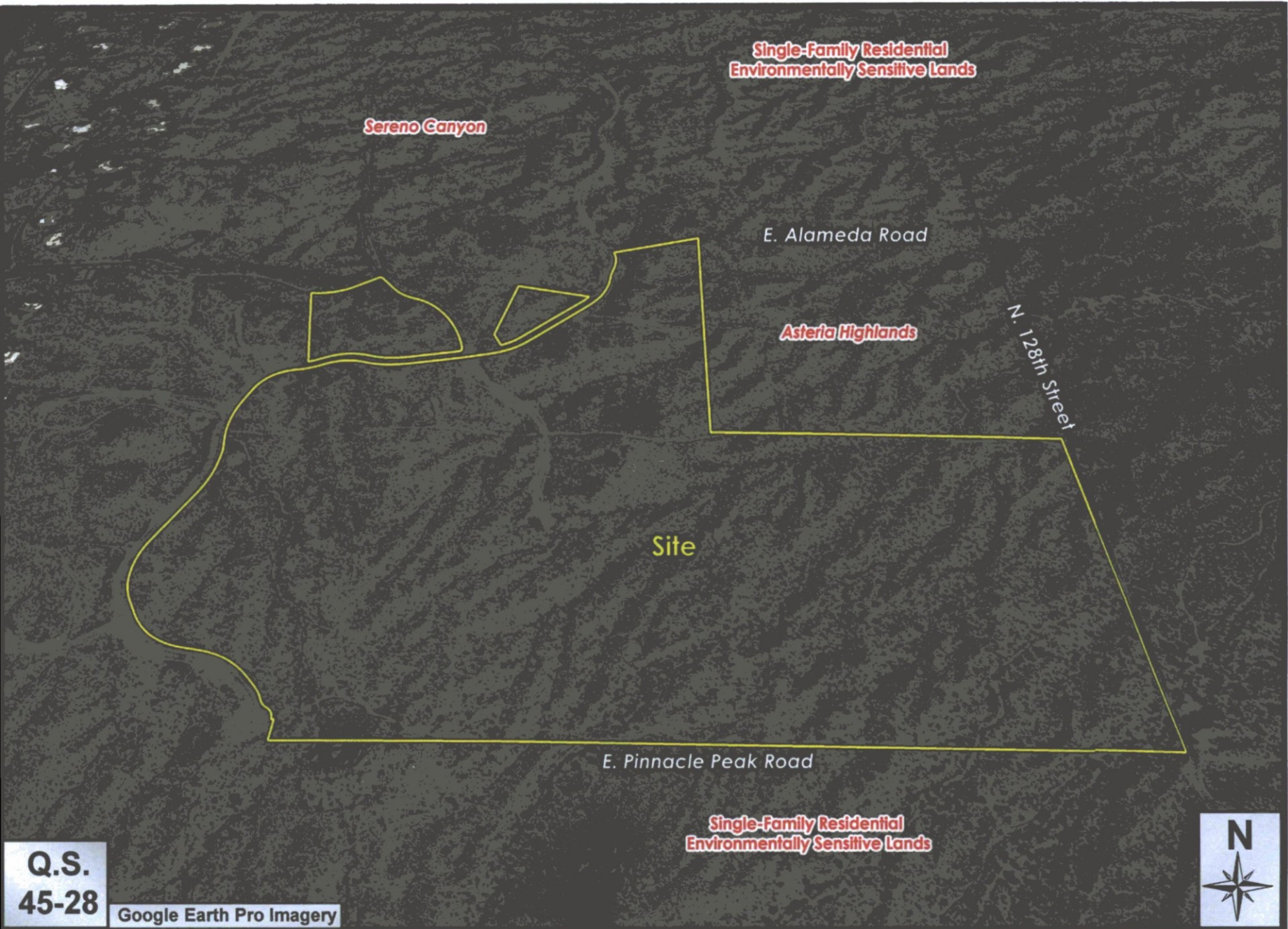
1. Context Aerial
- 1A. Aerial Close-Up
- A. Stipulations
2. Applicant's Narrative
3. Zoning Map
4. Preliminary Plat
5. Natural Area Open Space Plan
6. Landscape Plan
7. Grading and Drainage Plan
8. Cuts and Fills Exhibit
9. Scenic Corridor Plan
10. Vehicular and Pedestrian Circulation and Trails Plan
11. Phasing Plan



Sereno Canyon Phase 4

ATTACHMENT #1

16-PP-2017



Single-Family Residential
Environmentally Sensitive Lands

Sereno Canyon

E. Alameda Road

Astoria Highlands

N. 128th Street

Site

E. Pinnacle Peak Road

Single-Family Residential
Environmentally Sensitive Lands



Q.S.
45-28

Google Earth Pro Imagery

Sereno Canyon Phase 4

ATTACHMENT #1A

16-PP-2017

**Stipulations for the
Development Review Board Application:
Sereno Canyon Phase 4
Case Number: 16-PP-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Slater Hanifan Group, with a city staff date of May 31, 2018.
 - b. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Slater Hanifan Group, with a city staff date of May 31, 2018.
 - c. The conceptual walls design submitted by Slater Hanifan Group, dated May 31, 2018 by city staff.
 - d. The cut and fill exhibit submitted by Slater Hanifan Group, with a city staff date of May 31, 2018.
 - e. The conceptual landscape plan submitted by Slater Hanifan Group, with a city staff date of May 31, 2018.
 - f. The Circulation Master Plan for SERENO CANYON PHASE 4; submitted by Swaback Partners, PLLC, approved on December 22, 2017.
 - g. Master Drainage Plan for Sereno Canyon (Amendment II); submitted by JE Fuller/Hydrology & Geomorphology, Inc., accepted on September 18th, 2012.
 - h. Case Drainage Report for Sereno Canyon – Phase 4; submitted by Slater Hanifan Group, accepted on May 24th, 2018.
 - i. Case Grading and Drainage Plan for Sereno Canyon – Phase 4; submitted by Slater Hanifan Group, accepted on May 24th, 2018.
 - j. Water System Basis of Design Report for Sereno Canyon Phase 4; submitted by Argus Consulting, accepted on May 25, 2018.
 - k. Wastewater System Basis of Design Report for Sereno Canyon Phase 4; submitted by Argus Consulting, accepted on May 25, 2018.
 - l. Grading and Drainage Plans submitted by Slater Hanifan Group, with a city staff date May 31, 2018.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan amendment and Zoning cases for the site were: 10-GP-2011, 1-ZN-2005#2, and 16-ZN-2011.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- B. Each Phase of the Sereno Canyon Final Plat shall include an "overall" and "phase specific" data table itemizing and updating: the number of units allowed, number of units being platted, required NAOS, provided NAOS, undisturbed NAOS, revegetated NAOS (not to exceed thirty (30%) percent for the overall site), parking required, parking provided, open space required, open space provided, and other such requirements.

DRB Stipulations

2. With the Phase 4 final plat, the owner shall dedicate a minimum fifty-three-point-nine (53.9) acres of Natural Area Open Space (NAOS), and a minimum one-hundred-seventy-six-point-seven acres (176.7) acres of Natural Area Open Space (NAOS) for the entire, four (4) phased, development project.

STREET DEDICATIONS:

Ordinance

- C. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
- i. 40-foot dedication, for a total 40-foot-wide 128th Street half-right-of-way width.
- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
- i. All internal private street tracts shall have a minimum 40-foot-wide dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

DRB Stipulations

3. Prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale on the final subdivision plat:
- a. 40-foot dedication, for a total 40-foot-wide 128th Street half-right-of-way width.
4. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
- a. All internal private street tracts shall have a minimum 40-foot-wide dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

EASEMENT DEDICATIONS:**DRB Stipulations**

5. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100-year, 2-hour rain event. The minimum width of the easement(s) shall be one hundred (100) feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse.
 - c. A Scenic Corridor Easement to the City of Scottsdale on the final subdivision plat a Scenic Corridor easement shall be a minimum of 100 feet wide, measured from N. 128th Street right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor easement setback shall be left in a natural condition.
 - d. A Public Non-Motorized Access Easement shall be dedicated over the proposed Scenic Corridor Easement to the City of Scottsdale on the final subdivision plat and shall be a minimum of 100 feet wide, measured from N. 128th Street right-of-way.
 - e. A minimum 25-foot-wide public non-motorized access easement, to accommodate a multi-use trail along N. 124th Street, as shown on the Pedestrian & Vehicular Circulation & Bikeways & Trails Plan exhibit with the city staff date of December 16, 2017. The alignment of the trail shall be subject to approval by the Transportation General Manager prior to dedication.

Furthermore, the dedication to the City of the minimum 25-foot-wide Public Non-Motorized Access Easement (PNMAE) and construction of an 8-foot-wide unpaved trail along E. Alameda Road east to N. 122nd Street, south on 122nd Street to the Pinnacle Peak Road alignment and then east to 128th Street. Locations where unpaved trail is in a dedicated right-of-way a PNMAE will not be required by the City. This trail is to be maintained by the HOA. Please provide maintenance verbiage on the plat prior to dedication of said easement.
 - f. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public trail in locations where the trail crosses on to the lot.
 - g. An Avigation Easement across the property.

OTHER PROPERTY DEDICATIONS:**DRB Stipulations**

6. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following fee simple dedication to the City of Scottsdale of Wastewater Lift Station site for wastewater collection as shown on the above referenced preliminary plat, in conformance with the Design Standards and Policies Manual. Wastewater Lift Station site shall not be located within the proposed Scenic Corridor Easement.

ADDITIONAL SUBDIVISION PLAT REQUIREMENTS ITEMS:

Ordinance

- E. The boundary of the plat is to define its subordination to the ad-joiner (Tiara Estates, MCR book 1029 page 11). The plat must define a basis of bearing that is defined between two existing physical monuments. The site benchmark is to be based upon FEMA benchmark requirements. All boundary monuments (subdivision perimeter and each lot & tract) are to be set before the final plat is recorded.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

GATE HOUSE(S) AND AMENITY FEATURE DESIGNS:

Ordinance

- F. Gate house shall require separate Development Review Board application, review, and approval.

WALLS AND FENCSE:

Ordinance

- G. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

DRB Stipulations

- 7. Walls over eight (8) feet in exposed height shall be stepped-back in two or more levels. The step-back shall include a minimum of a 5-foot distance between vertical wall sections for landscaping purposes.

NATURAL AREA OPEN SPACE (NAOS):

Ordinance

- H. All revegetated NAOS areas shall be graded to provide a natural contour that imitates the historic contours as much as possible.

DRB Stipulations

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

LANDSCAPE DESIGN:

Ordinance

- I. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

DRB Stipulations

- 9. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:**Ordinance**

- J. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- K. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- L. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirements for full cutoff.
- M. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- N. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

- 10. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:**Ordinance**

- O. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- P. All infrastructure necessary to serve Sereno Canyon Phase 4 (water, sewer or pavement), which was not constructed with prior phases, shall be completed with Phase 4.
- Q. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements: (All improvements per SRC Section 47-10 (a) and 47-21 (a) and (b))
 - i. NORTH 128th STREET
 - a. Access to the spa/resort from N. 128th Street shall not be open to the public until N. 128th Street is improved to a minimum 24-foot-wide paved standard from E. Ranch Gate to the entrance of the spa/resort in accordance with stipulations in Case 16-ZN-2011.

- b. Construct the south bound right turn lane improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with DSPM Chapter 5.
- ii. Internal Streets.
 - a. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential – Rural/ESL Character figure of the DSPM.

DRB Stipulations

11. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. 128th STREET
 - i. Access to the spa/resort from N. 128th Street shall not be open to the public until N. 128th Street is improved to a minimum 24-foot-wide paved standard from E. Ranch Gate to the entrance of the spa/resort in accordance with stipulations in Case 16-ZN-2011.
 - ii. Construct a south bound right-turn lane at the entrance (curb, gutter, sidewalk, pavement, etc.) in accordance with DSPM Chapter 5.
 - iii. Construction access to the spa/resort shall not be allowed from N. 128th Street until N. 128th Street is improved to a minimum 24-foot-wide paved standard from E. Ranch Gate to the entrance of the spa/resort in accordance with stipulations in Case 16-ZN-2011.
 - iv. Construction access to the spa/resort shall not be from E. Alameda Road in accordance with stipulations in Case 16-ZN-2011.
 - b. Internal Streets.
 - i. Construct full-street improvements with six (6)-foot shoulder on each side in accordance with the Local Residential – Rural/ESL Character figure 5-3.19 of the DSPM. These streets shall be private streets located within minimum 40-foot-wide dedicated tracts.
12. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff (or equivalent).
13. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

RIGHT-OF-WAY ABANDONMENT

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

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

15. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum 15-foot-wide multi-use trail along North 124th Street to the entry gate located along North 128th Street. The alignment of the multi-use trail shall be subject to approval by the Transportation General Manager and shall be designed in conformance with the DSPM. The owner shall provide signs and markers for all trails as

specified in the DSPM. The location and design of the signs and markers shall be shown on the civil construction documents.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
17. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
18. Address compliance with the city first flush retention/treatment requirement.
19. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

20. The improvement plans shall be consistent with the approved Water and Wastewater Basis of Design reports modifications will be subject to review and approval by Water Resources.
21. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- R. The following note shall be added to the notes on Sheet 1 of the final plat:

Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

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.

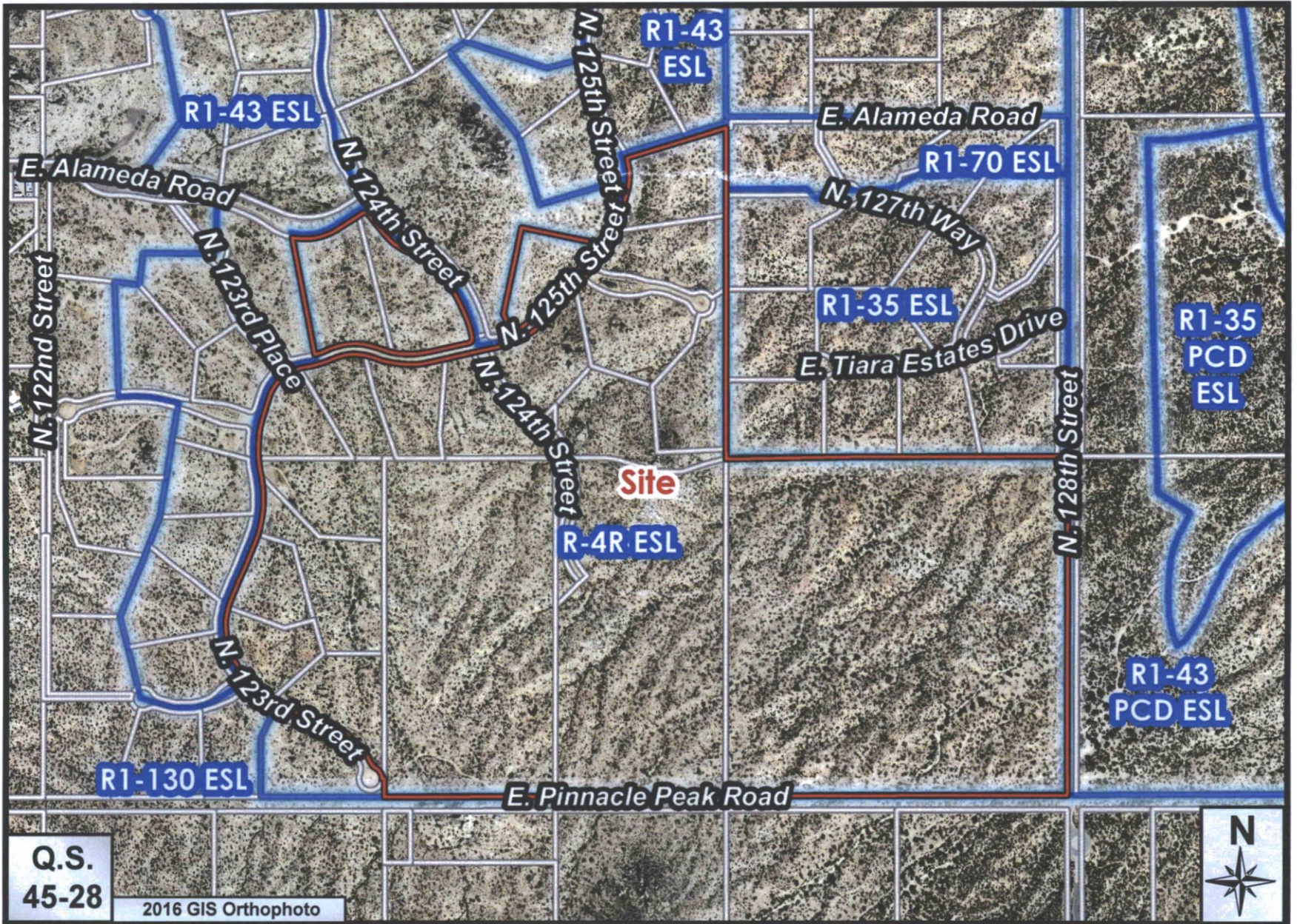
The City's Sensitive Design Principles associated with desert environment have been at the forefront of both the site layout as well as the architectural design. Views, predominant breezes, solar orientation, topography and natural desert landscape have all been carefully considered relative to all aspects 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.



Sereno Canyon Phase 4

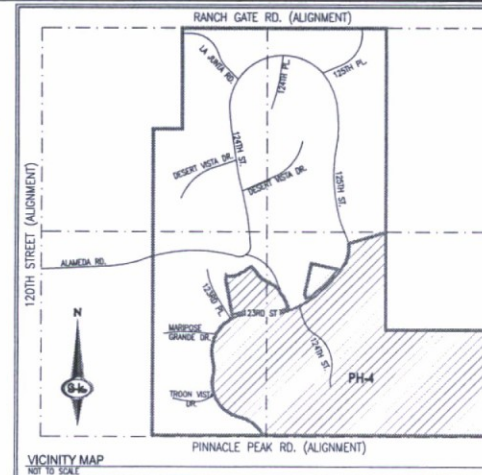
ATTACHMENT #3

16-PP-2017

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 26

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



RECORD OF REFERENCE
SERENO CANYON PHASE 2 BOOK 974, PAGE 40 SERENO CANYON PHASE 3 BOOK 974, PAGE 41 SERENO CANYON PHASE 4

OWNER
CROWN COMMUNITY DEVELOPMENT
1751 WEST OGDEN RD. #4
NAPERVILLE, IL 60563
PHONE: 630-851-5243
CONTACT: MARVIN BAILEY
CONTACT EMAIL: M.BAILEY@CROWN-CHICAGO.COM

DEVELOPER
TOLL BROTHERS, INC.
8707 E. 164th ST. SUITE 300
SCOTTSDALE, AZ 85258
PHONE: 480-314-6711
CONTACT: OSCAR DOMINGUEZ
CONTACT EMAIL: ODOMINGUEZ@TOLLBROTHERS.COM

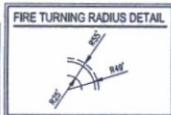
ENGINEER
SILVER HANFAN GROUP
11201 N. 141ST AVENUE, SUITE 250
PHOENIX, AZ 85028
PHONE: 602-887-8864
CONTACT: JEFF DENZAK
CONTACT EMAIL: JDENZAK@SILVERHANFAN.COM

LAND PLANNER
SINABACK PARTNERS
7500 E. WASHINGTON DR.
SCOTTSDALE, AZ 85258
PHONE: 480-307-2500
CONTACT: JEFF DENZAK
CONTACT EMAIL: JDENZAK@SINABACKPARTNERS.COM

BENCHMARK
DESCRIPTION: CITY OF SCOTTSDALE BRASS CAP FLUORINE
INTERSECTION OF HAPPY VALLEY DRIVE AND
120TH STREET FENCE CORNER S & N & W UP 1.7'
ELEVATION: 2,881.30' NAVD83 88 DATUM

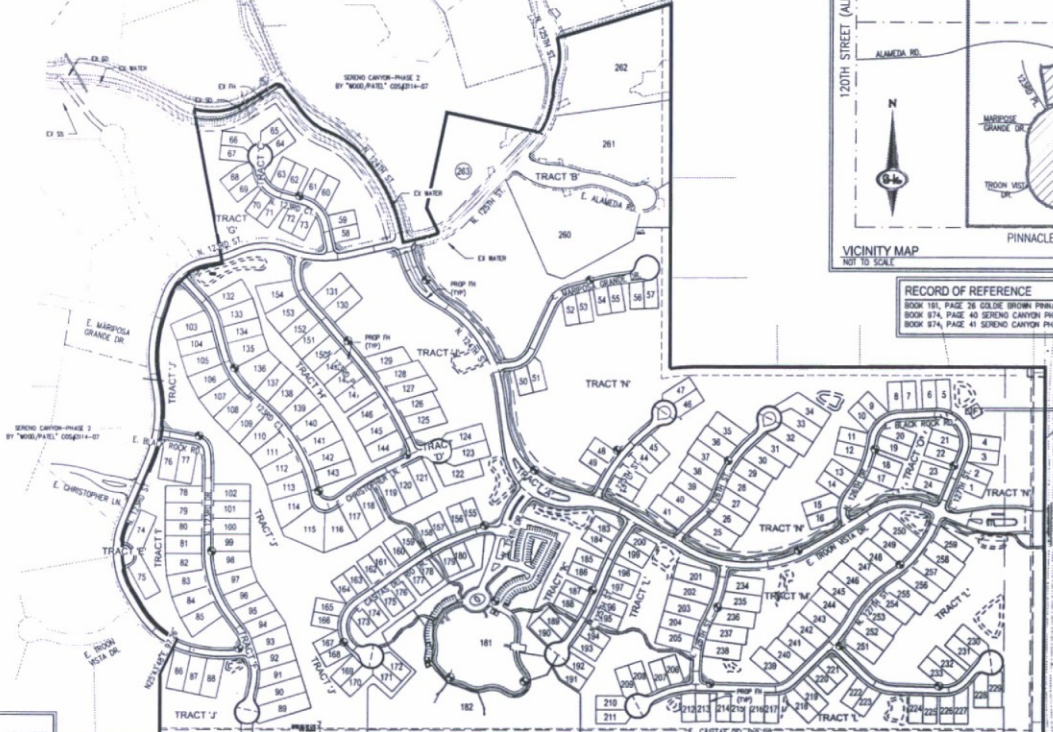
BASIS OF BEARING
THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION
11, TOWNSHIP 4 NORTH, RANGE 5 EAST FOR THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, BEARING
500°04'54"E

SHEET INDEX
SHEET 01 - COVER SHEET
SHEET 02 - ROCK MAP, DETAILS & QUANTITIES
SHEETS 03 & 10 - PRE-PLAT
SHEET 11 - FINISHING PLAN



UTILITY PROVIDERS

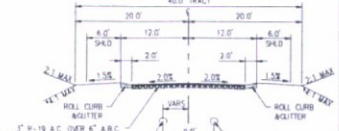
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS



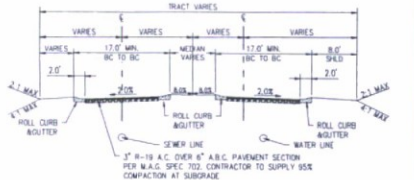
TE DATA

TOTAL AREA	132.00 ACRES
NET AREA	130.79 ACRES
STRUC. ZONING	R-4(RES)
SPOSED ZONING	UNCHANGED
COUNTS: ESTATE VACATION HOMES	5
LODGE COTTAGES	29
RESORT VILLAS	179
RESORT PAVED VILLAS	44
RESORT CONDOMINIUMS	80
TOTAL	297
DESI. DENSITY	2.32 DU/AC

- GENERAL NOTES**
- THESE LOTS WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS BY EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPICAL VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNALS, LANDSCAPE, ETC.
 - A KEY CATCH/UP PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS PER FIRE DEPARTMENT 1905-500.1-5.
 - EXISTING WATER AND FIRELINES NOT USED SHALL BE ABANDONED AT THE MAIN BY THE CONTRACTOR.
 - EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE MAIN/MA. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
 - VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HORIZONTAL INSTALLATION.
 - OWNER WILL BEED PROPERTY FOR THE LIFT STATION AS APPLICABLE TO THE CITY OF SCOTTSDALE.



A. LOCAL RESIDENTIAL STREET
NOT TO SCALE



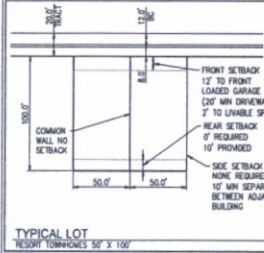
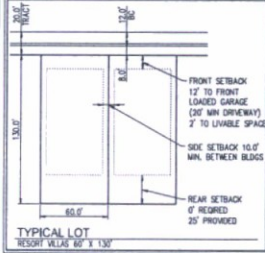
B. LOCAL RESIDENTIAL STREET
DRIVEWAY & ENTRANCE
NOT TO SCALE

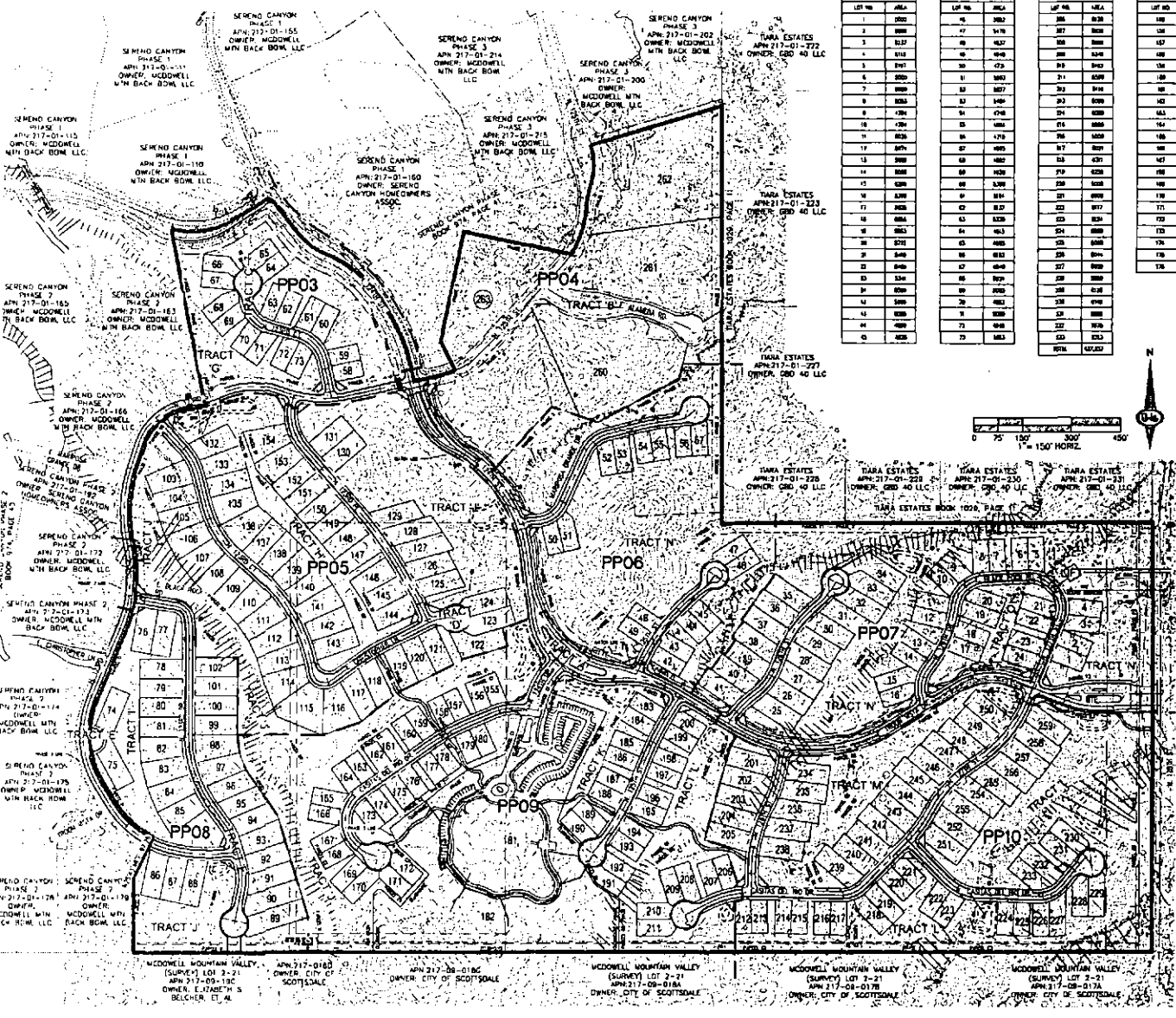
TRACT TABLE

TRACT NO.	AREA (SQ FT)	AREA (AC)	USE
TRACT A	449,947	10.32	PRIVATE STREET, WS.FE., P.U.E., CS.VAE.
TRACT B	30,377	0.70	PRIVATE STREET, WS.FE., P.U.E., CS.VAE.
TRACT C	23,823	0.55	PRIVATE STREET, WS.FE., P.U.E., CS.VAE.
TRACT D	95,317	2.19	PRIVATE STREET, WS.FE., P.U.E., CS.VAE.
TRACT E	3,658	0.08	PRIVATE STREET, WS.FE., P.U.E., CS.VAE.
TRACT F	61,405	1.41	PRIVATE STREET, WS.FE., P.U.E., CS.VAE.
TRACT G	147,790	3.39	D.E., P.N.M.A.E., WS.FE., P.U.E., OPEN SPACE
TRACT H	83,167	1.91	D.E., OPEN SPACE
TRACT I	70,329	1.61	D.E., OPEN SPACE
TRACT J	597,892	13.72	P.N.M.A.E., OPEN SPACE, D.E.
TRACT K	47,987	1.10	D.E., OPEN SPACE
TRACT L	440,137	10.10	P.N.M.A.E., P.U.E., D.E., SCZING CORRIDOR, OPEN SPACE
TRACT M	98,150	2.28	D.E., OPEN SPACE
TRACT N	725,881	16.66	WS.FE., P.N.M.A.E., OPEN SPACE, D.E., SCZING CORRIDOR, P.U.E.
TRACT O	38,392	0.88	P.N.M.A.E., OPEN SPACE, D.E.
TRACT LIFT	1,600	0.04	LIFT STATION
TOTAL	2,916,543	66.94	

LEGEND

- WATCHLINE
- PARCEL BOUNDARY
- PHASE LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- CURB AND OUTER
- DASHING CURB AND OUTER
- 6" ----- PROPOSED WATER LINE
- 8" ----- PROPOSED SEWER LINE
- PROPOSED WATER LINE BY OTHERS
- PROPOSED SEWER LINE BY OTHERS
- 6" ----- EXISTING WATER LINE
- 8" ----- EXISTING SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FLOW DIRECTION
- EXISTING CONTOUR (5'-FT)
- EXISTING CONTOUR (1'-FT)
- FIRE HYDRANT ASSEMBLY
- SITE VISIBILITY TRIANGLE
- ROCK OUTCROPPING





LOT NO.	AREA
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2	0.000
3	0.027
4	0.010
5	1.767
6	0.000
7	0.000
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400	0.000

SLATER HANIFAN GROUP
TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

DATE: 03/19
 DRAFTER: GB
 DESIGNER: CR/AAH
 CHECKED: LB
 PROJECT NO.: TOL1702

PP01
 SHEET 2 OF 2



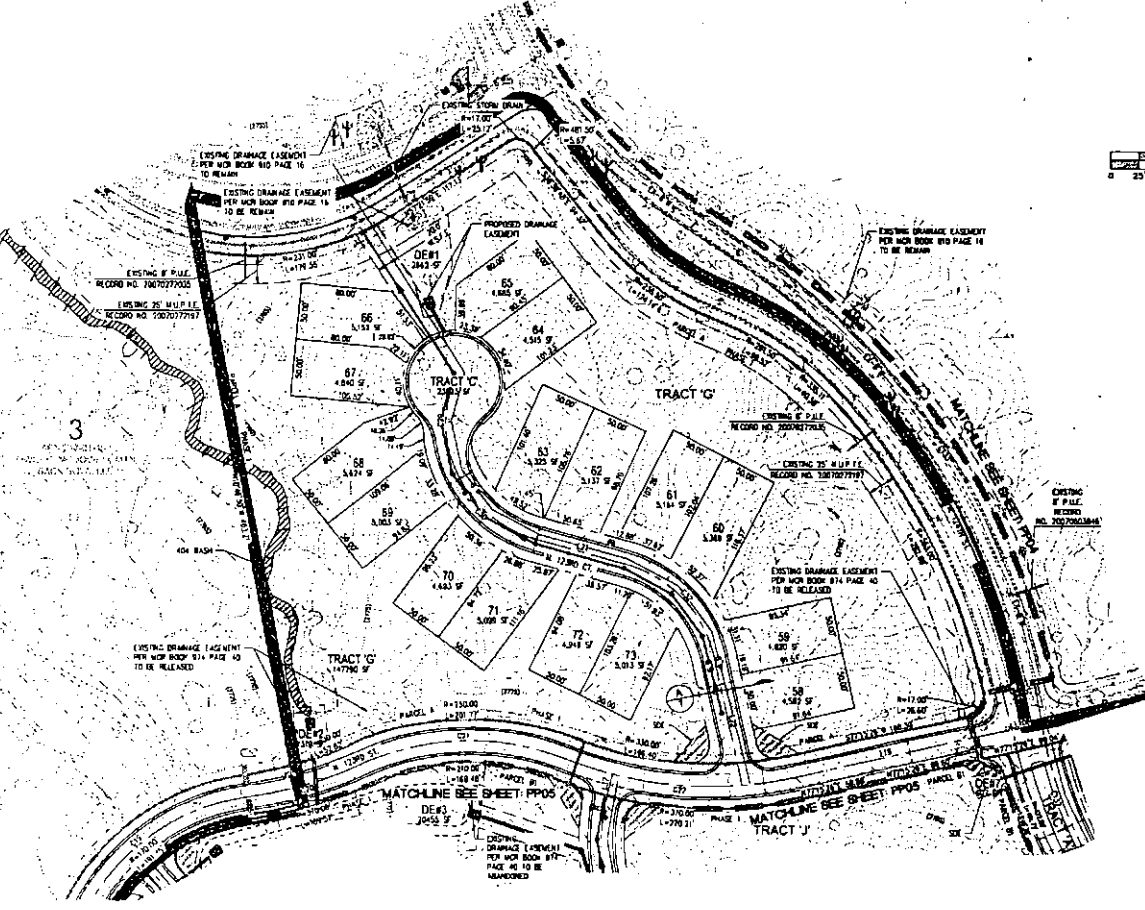
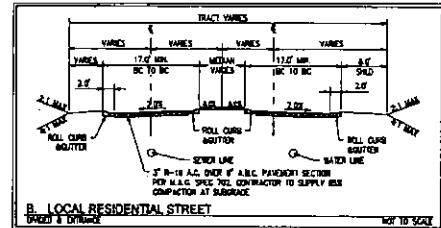
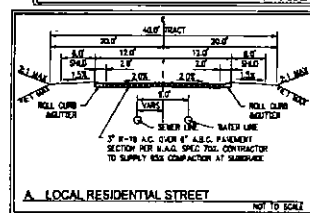
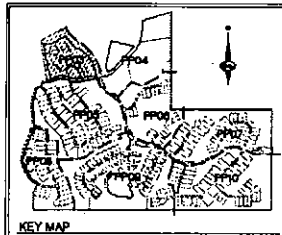
Graphic scale bar showing 0, 25, 50, 100, 150 feet.
 1" = 50' HORIZ.

LINE	NUMBER	LENGTH
101	APPROXIMATE	45.00'
102	CONCRETE	280.00'
103	BITUMEN	15.00'
104	CONCRETE	14.00'

CURVE	LENGTH	TANGENT	CHORD	ANGLE	CHORD BEHIND	BEFORE	LENGTH	BEHIND	BEFORE
101	86.47	260.00	86.47	90.00°	0.00'	0.00'	0.00'	0.00'	0.00'
102	188.16	580.00	188.16	90.00°	0.00'	0.00'	0.00'	0.00'	0.00'
103	30.00	93.00	30.00	90.00°	0.00'	0.00'	0.00'	0.00'	0.00'
104	28.00	87.00	28.00	90.00°	0.00'	0.00'	0.00'	0.00'	0.00'

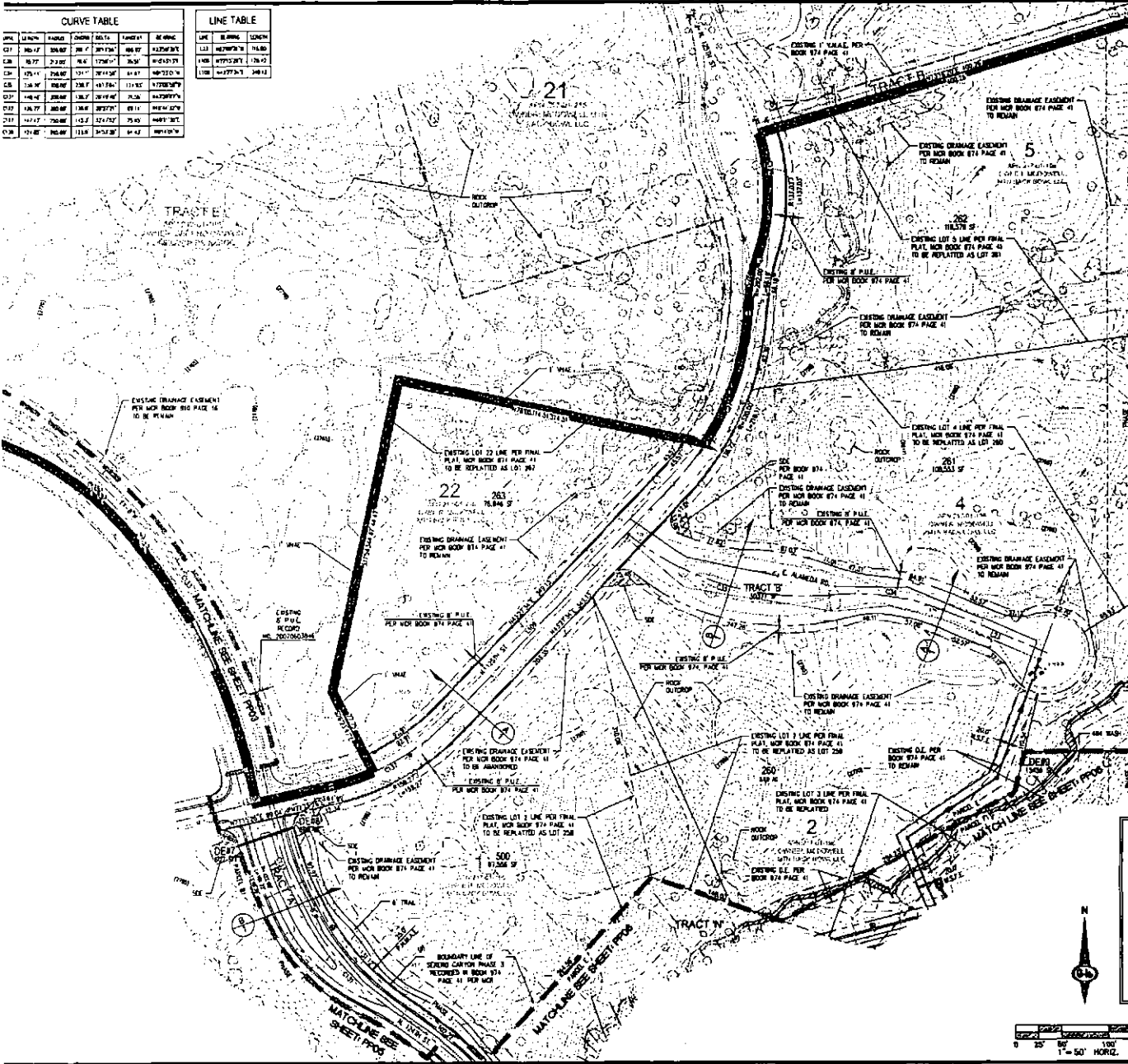
LEGEND

- PROPERTY MATCHLINE
- PARCEL BOUNDARY
- PROPOSED DRIVEWAY
- ROADSIDE CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE BY OTHERS
- PROPOSED SEWER LINE BY OTHERS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FLOW DIRECTION
- EXISTING CONDUIT (6"-12")
- EXISTING CONDUIT (18"-24")
- EXISTING CONDUIT (30"-48")
- EXISTING CONDUIT (60"-72")
- EXISTING CONDUIT (84"-96")
- EXISTING CONDUIT (108"-120")
- EXISTING CONDUIT (144"-156")
- EXISTING CONDUIT (180"-210")
- EXISTING CONDUIT (240"-270")
- EXISTING CONDUIT (300"-330")
- EXISTING CONDUIT (360"-390")
- EXISTING CONDUIT (420"-450")
- EXISTING CONDUIT (480"-510")
- EXISTING CONDUIT (540"-570")
- EXISTING CONDUIT (600"-630")
- EXISTING CONDUIT (660"-690")
- EXISTING CONDUIT (720"-750")
- EXISTING CONDUIT (780"-810")
- EXISTING CONDUIT (840"-870")
- EXISTING CONDUIT (900"-930")
- EXISTING CONDUIT (960"-990")
- EXISTING CONDUIT (1020"-1050")
- EXISTING CONDUIT (1080"-1110")
- EXISTING CONDUIT (1140"-1170")
- EXISTING CONDUIT (1200"-1230")
- EXISTING CONDUIT (1260"-1290")
- EXISTING CONDUIT (1320"-1350")
- EXISTING CONDUIT (1380"-1410")
- EXISTING CONDUIT (1440"-1470")
- EXISTING CONDUIT (1500"-1530")
- EXISTING CONDUIT (1560"-1590")
- EXISTING CONDUIT (1620"-1650")
- EXISTING CONDUIT (1680"-1710")
- EXISTING CONDUIT (1740"-1770")
- EXISTING CONDUIT (1800"-1830")
- EXISTING CONDUIT (1860"-1890")
- EXISTING CONDUIT (1920"-1950")
- EXISTING CONDUIT (1980"-2010")
- EXISTING CONDUIT (2040"-2070")
- EXISTING CONDUIT (2100"-2130")
- EXISTING CONDUIT (2160"-2190")
- EXISTING CONDUIT (2220"-2250")
- EXISTING CONDUIT (2280"-2310")
- EXISTING CONDUIT (2340"-2370")
- EXISTING CONDUIT (2400"-2430")
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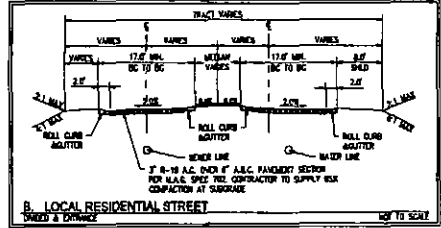
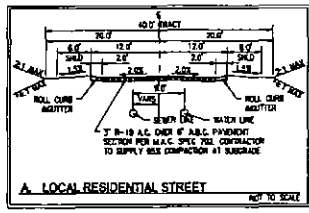
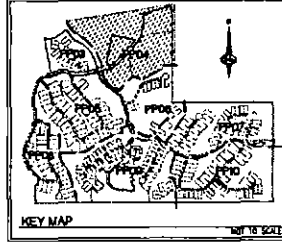


CURVE TABLE					
LINE	STATION	CHORD	ANGLE	BEARING	LENGTH
1	100.00	100.00	90.00	N 00°00'00" E	100.00
2	100.00	100.00	90.00	E 00°00'00" N	100.00
3	100.00	100.00	90.00	S 00°00'00" W	100.00
4	100.00	100.00	90.00	W 00°00'00" E	100.00

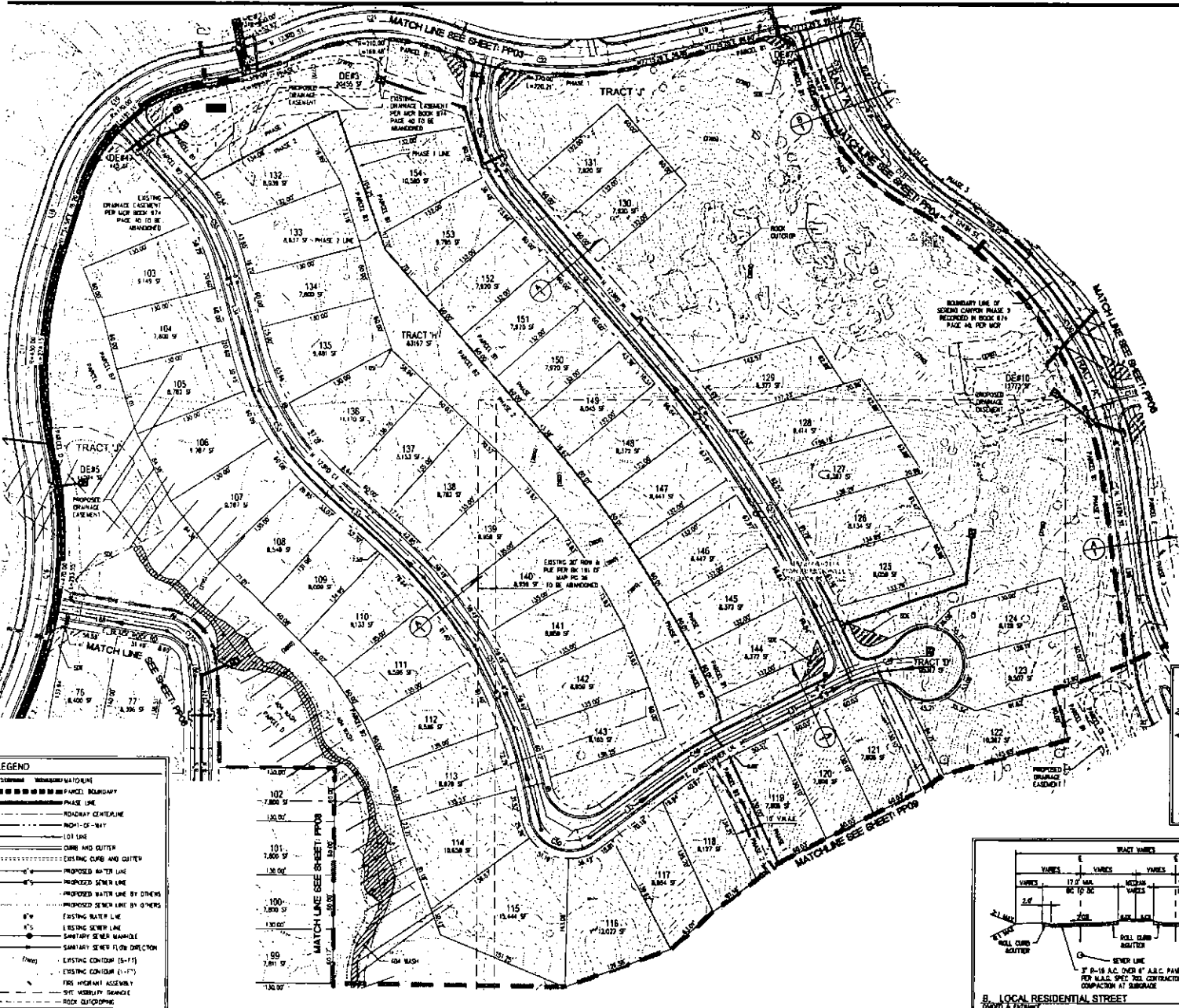
LINE TABLE	
LINE	LENGTH
1	100.00
2	100.00
3	100.00
4	100.00



LEGEND	
--- (dashed)	PROPOSED 15' WIDE PHASE BOUNDARY
--- (dotted)	EXISTING 15' WIDE PHASE BOUNDARY
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	LEFT LINE
---	CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE BY OTHERS
---	PROPOSED SEWER LINE BY OTHERS
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	SANITARY SEWER MANHOLE
---	SANITARY SEWER FLOW DIRECTION
---	EXISTING CENTERLINE (C-FT)
---	EXISTING CENTERLINE (C-FT)
---	THE HYDRANT ASSEMBLY
---	SITE VISIBILITY TRIANGLE
---	ROCK OUTCROPPING



SLATER HANIFAN GROUP
 TOLL BROTHERS LAND DEVELOPMENT
 SERENO CANYON PHASE 4
 DATE: 03/27/20
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: TOL1702
 SHEET 4 OF 4
 PP0
 SHEET 4 OF 4

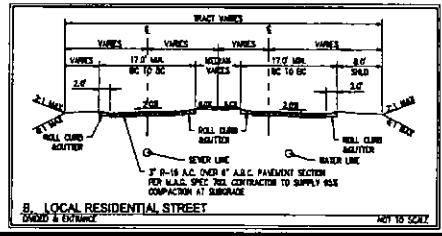
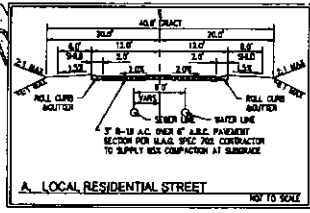
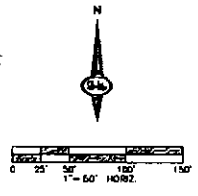
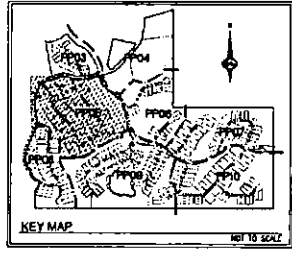


LINE	CLASS	LENGTH
101	47474747	78.38
102	88888888	88.38
103	88888888	88.38
104	88888888	88.38
105	88888888	88.38
106	88888888	88.38

LINE	CLASS	LENGTH	CLASS	LENGTH	CLASS	LENGTH	CLASS	LENGTH
107	47474747	78.38	108	47474747	78.38	109	47474747	78.38
110	47474747	78.38	111	47474747	78.38	112	47474747	78.38
113	47474747	78.38	114	47474747	78.38	115	47474747	78.38
116	47474747	78.38	117	47474747	78.38	118	47474747	78.38
119	47474747	78.38	120	47474747	78.38	121	47474747	78.38
122	47474747	78.38	123	47474747	78.38	124	47474747	78.38
125	47474747	78.38	126	47474747	78.38	127	47474747	78.38
128	47474747	78.38	129	47474747	78.38	130	47474747	78.38
131	47474747	78.38	132	47474747	78.38	133	47474747	78.38
134	47474747	78.38	135	47474747	78.38	136	47474747	78.38
137	47474747	78.38	138	47474747	78.38	139	47474747	78.38
140	47474747	78.38	141	47474747	78.38	142	47474747	78.38
143	47474747	78.38	144	47474747	78.38	145	47474747	78.38
146	47474747	78.38	147	47474747	78.38	148	47474747	78.38
149	47474747	78.38	150	47474747	78.38	151	47474747	78.38
152	47474747	78.38	153	47474747	78.38	154	47474747	78.38
155	47474747	78.38						

LEGEND

---	PROPERTY BOUNDARY
---	PHASE BOUNDARY
---	ROADWAY CENTRALINE
---	ROAD-OF-WAY
---	101 LINE
---	EXISTING CURB AND GUTTER
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE BY OTHERS
---	PROPOSED SEWER LINE BY OTHERS
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING SEWER MANHOLE
---	SAMPLING POINT FLOW DIRECTION
---	EXISTING CONDUIT (8"-12")
---	EXISTING CONDUIT (8"-12")
---	FIRE HYDRANT ASSEMBLY
---	SITE VISIBILITY TRIANGLE
---	ROCK OUTCROPPING



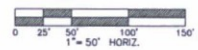
S-I-G
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & ARCHITECTS

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

PROJECT NO. TOL1702-
SHEET 5 OF 4

DATE: 03/26
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DESIGNER: [Signature]

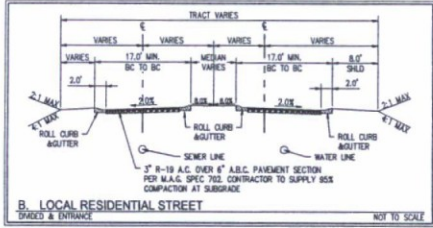
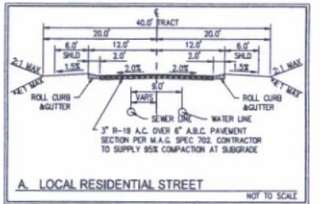
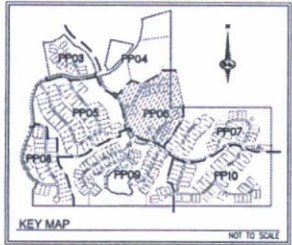
PPD
SHEET 5 OF 4



LINE	BEARING	LENGTH
L1A	S82°54'30"W	23.85
L1B	S75°45'30"W	103.10
L1C	S71°23'27"W	173.96
L1D	S73°52'42"W	15.54
L1E	N73°27'49"W	204.82

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA	TANGENT
CR1	38.36'	660.00'	38.40'	92°57'40"	188.66'
CR2	74.87'	136.45'	74.1'	188°23'	33.85'
CR3	88.84'	83.26'	84.0'	149°51"	36.36'
CR4	88.84'	660.00'	88.84'	89°41'17"	43.38'
CR5	88.84'	100.00'	88.7'	93°57'18"	43.83'
CR6	163.54'	85.00'	85.4'	84°57'17"	58.24'
CR7	37.88'	126.66'	38.0'	176°07'	18.85'
CR8	38.84'	438.66'	38.4'	89°12'	95.11'

LEGEND	
-----	MATCHLINE
-----	PARCEL BOUNDARY
-----	PHASE LINE
-----	ROADWAY CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINE
-----	CURB AND GUTTER
-----	EXISTING CURB AND GUTTER
-----	PROPOSED WATER LINE
-----	PROPOSED SEWER LINE
-----	PROPOSED WATER LINE BY OTHERS
-----	PROPOSED SEWER LINE BY OTHERS
-----	EXISTING WATER LINE
-----	EXISTING SEWER LINE
-----	SANITARY SEWER FLOW DIRECTION
-----	EXISTING CONTOUR (5'-FT)
-----	EXISTING CONTOUR (1'-FT)
-----	PIPE HYDRANT ASSEMBLY
-----	SITE VISIBILITY TRIANGLE
-----	ROCK OUTCROPPING



DATE	BY	DATE	DESCRIPTION

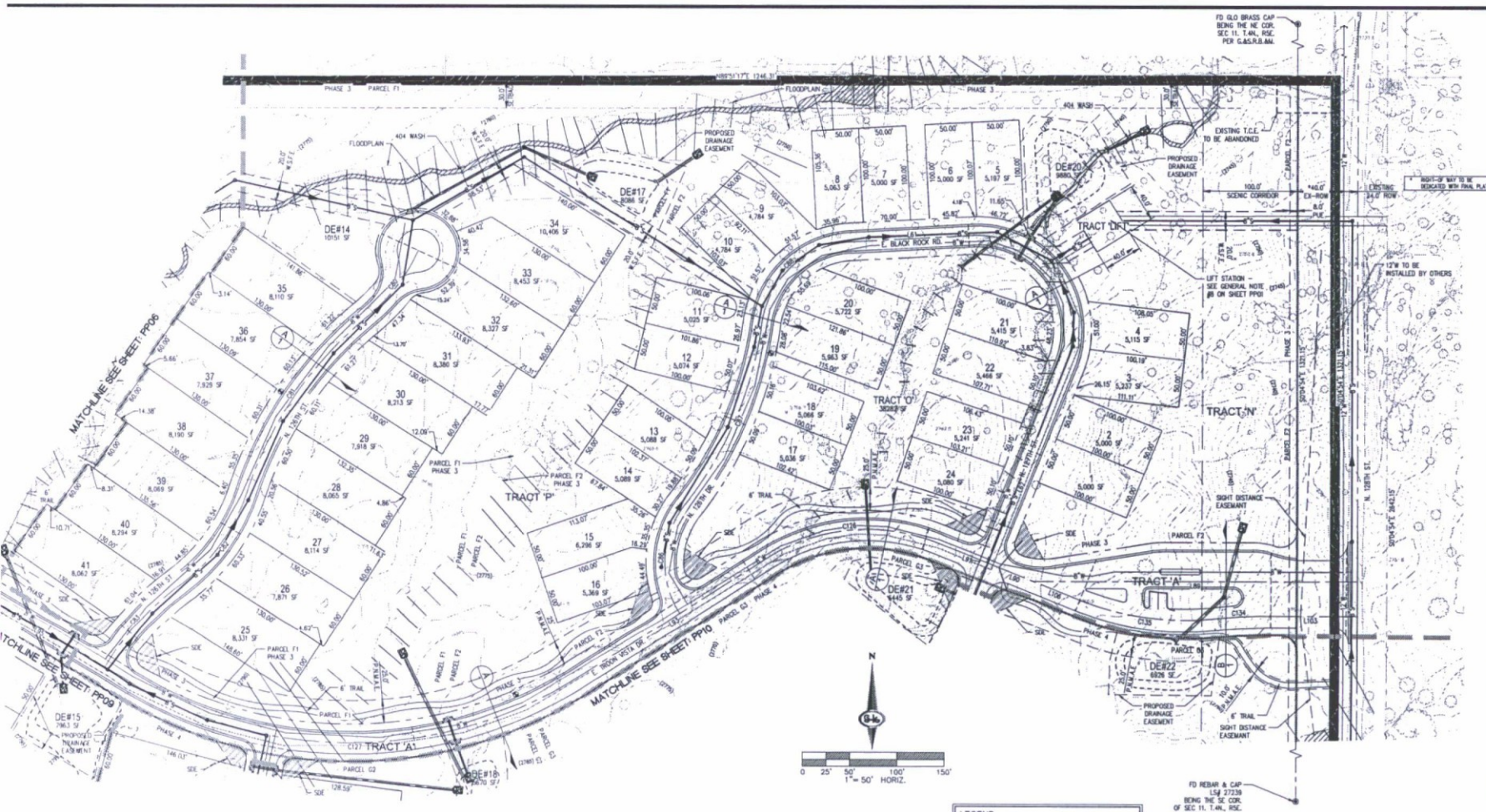
TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

SCOTTSDALE, AZ

PROJECT NO.
TOL1702-4

CHECKED: LB
DESIGNER: CR/AAL
DRAFTER: SB
DATE: 03/26/14

PP07
SHEET 7 OF 7

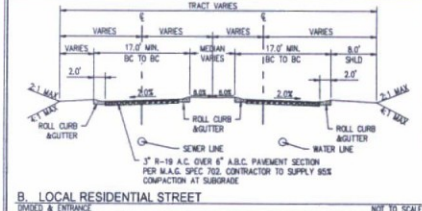
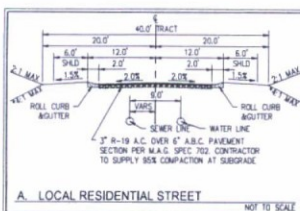


LINE TABLE

LINE	BEARING	LENGTH
01	N 89° 52' 30" W	130.45
02	N 89° 52' 30" W	130.45
03	S 89° 52' 30" E	274.90
04	S 89° 52' 30" E	274.90
05	N 89° 52' 30" W	274.90
06	N 89° 52' 30" W	274.90
07	N 89° 52' 30" W	274.90
08	N 89° 52' 30" W	274.90
09	N 89° 52' 30" W	274.90
10	N 89° 52' 30" W	274.90
11	N 89° 52' 30" W	274.90
12	N 89° 52' 30" W	274.90
13	N 89° 52' 30" W	274.90
14	N 89° 52' 30" W	274.90
15	N 89° 52' 30" W	274.90
16	N 89° 52' 30" W	274.90
17	N 89° 52' 30" W	274.90
18	N 89° 52' 30" W	274.90
19	N 89° 52' 30" W	274.90
20	N 89° 52' 30" W	274.90
21	N 89° 52' 30" W	274.90
22	N 89° 52' 30" W	274.90
23	N 89° 52' 30" W	274.90
24	N 89° 52' 30" W	274.90
25	N 89° 52' 30" W	274.90
26	N 89° 52' 30" W	274.90
27	N 89° 52' 30" W	274.90
28	N 89° 52' 30" W	274.90
29	N 89° 52' 30" W	274.90
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31	N 89° 52' 30" W	274.90
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33	N 89° 52' 30" W	274.90
34	N 89° 52' 30" W	274.90
35	N 89° 52' 30" W	274.90
36	N 89° 52' 30" W	274.90
37	N 89° 52' 30" W	274.90
38	N 89° 52' 30" W	274.90
39	N 89° 52' 30" W	274.90
40	N 89° 52' 30" W	274.90
41	N 89° 52' 30" W	274.90

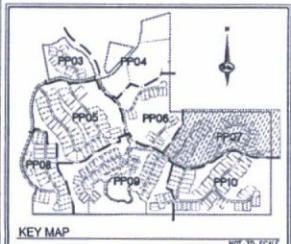
CURVE TABLE

NO.	BEARING	LENGTH	RADIUS	CHORD	DELTA	BEARING
C00	89.57	200.00	86.7	25.45	90.43	S 89° 52' 30" W
C01	221.51	400.00	173.4	50.90	178.49	S 89° 52' 30" E
C02	174.27	200.00	86.7	25.45	90.43	S 89° 52' 30" E
C03	118.12	200.00	86.7	25.45	90.43	S 89° 52' 30" E
C04	71.97	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C05	25.82	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C06	13.91	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C07	7.16	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C08	3.58	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C09	1.79	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C10	0.89	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C11	0.45	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C12	0.22	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C13	0.11	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C14	0.05	100.00	43.35	12.725	45.215	S 89° 52' 30" E
C15	0.02	100.00	43.35	12.725	45.215	S 89° 52' 30" E

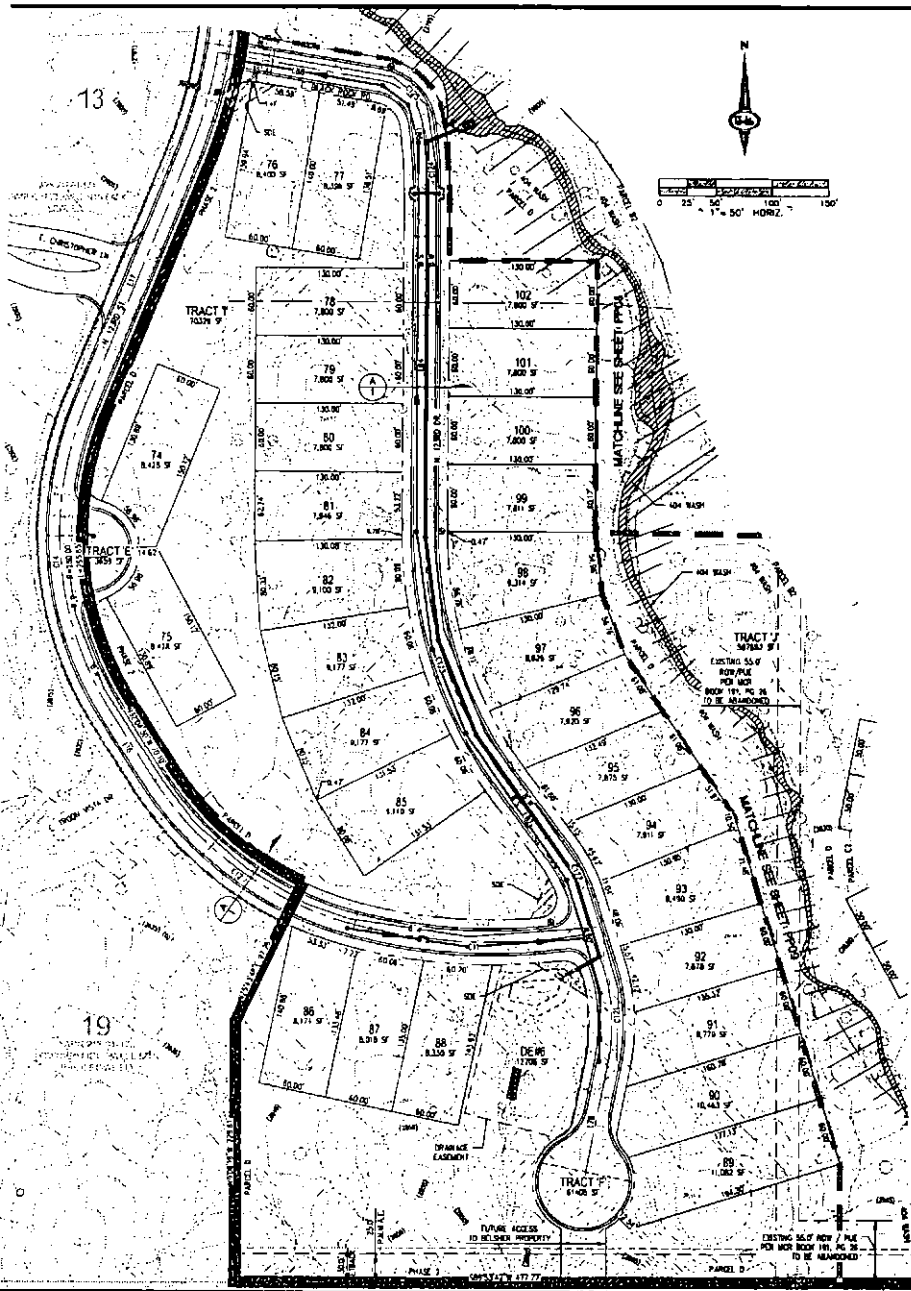


LEGEND

- MATCHLINE
- PARCEL BOUNDARY
- PHASE LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE
- PROPOSED WATER LINE BY OTHERS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FLOW DIRECTION
- EXISTING CONTOUR (0-FT)
- EXISTING CONTOUR (0-FT)
- FIRE HYDRANT ASSEMBLY
- SITE VISIBILITY TRIANGLE
- ROCK OUTCROPPING



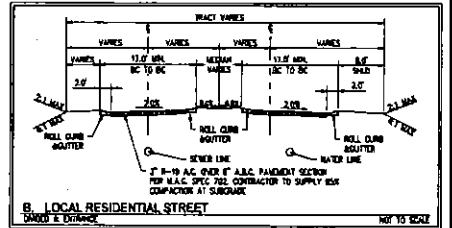
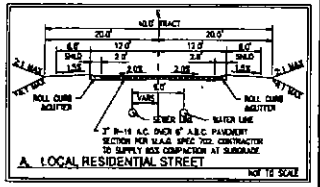
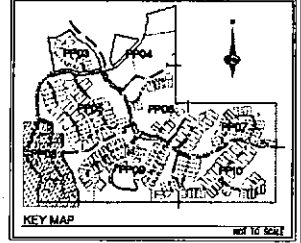
Approved Arizona P.E. in Seal from full
 listing under license and under jurisdiction
 of the State of Arizona
PP07
 SHEET 7 OF 7

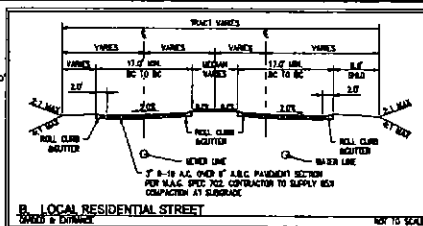
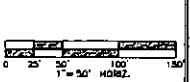
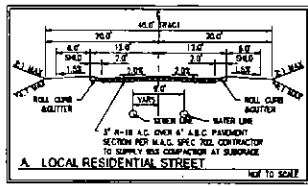
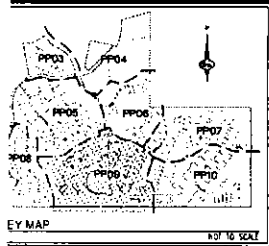


LINE	CLASS	LENGTH
L1	EXIST'G PAV	26.16
L2	EXIST'G PAV	25.49
L3	EXIST'G PAV	18.07
L4	EXIST'G PAV	18.07
L5	EXIST'G PAV	18.07
L6	EXIST'G PAV	18.07
L7	EXIST'G PAV	18.07
L8	EXIST'G PAV	18.07
L9	EXIST'G PAV	18.07
L10	EXIST'G PAV	18.07
L11	EXIST'G PAV	18.07
L12	EXIST'G PAV	18.07
L13	EXIST'G PAV	18.07
L14	EXIST'G PAV	18.07
L15	EXIST'G PAV	18.07
L16	EXIST'G PAV	18.07
L17	EXIST'G PAV	18.07
L18	EXIST'G PAV	18.07
L19	EXIST'G PAV	18.07
L20	EXIST'G PAV	18.07

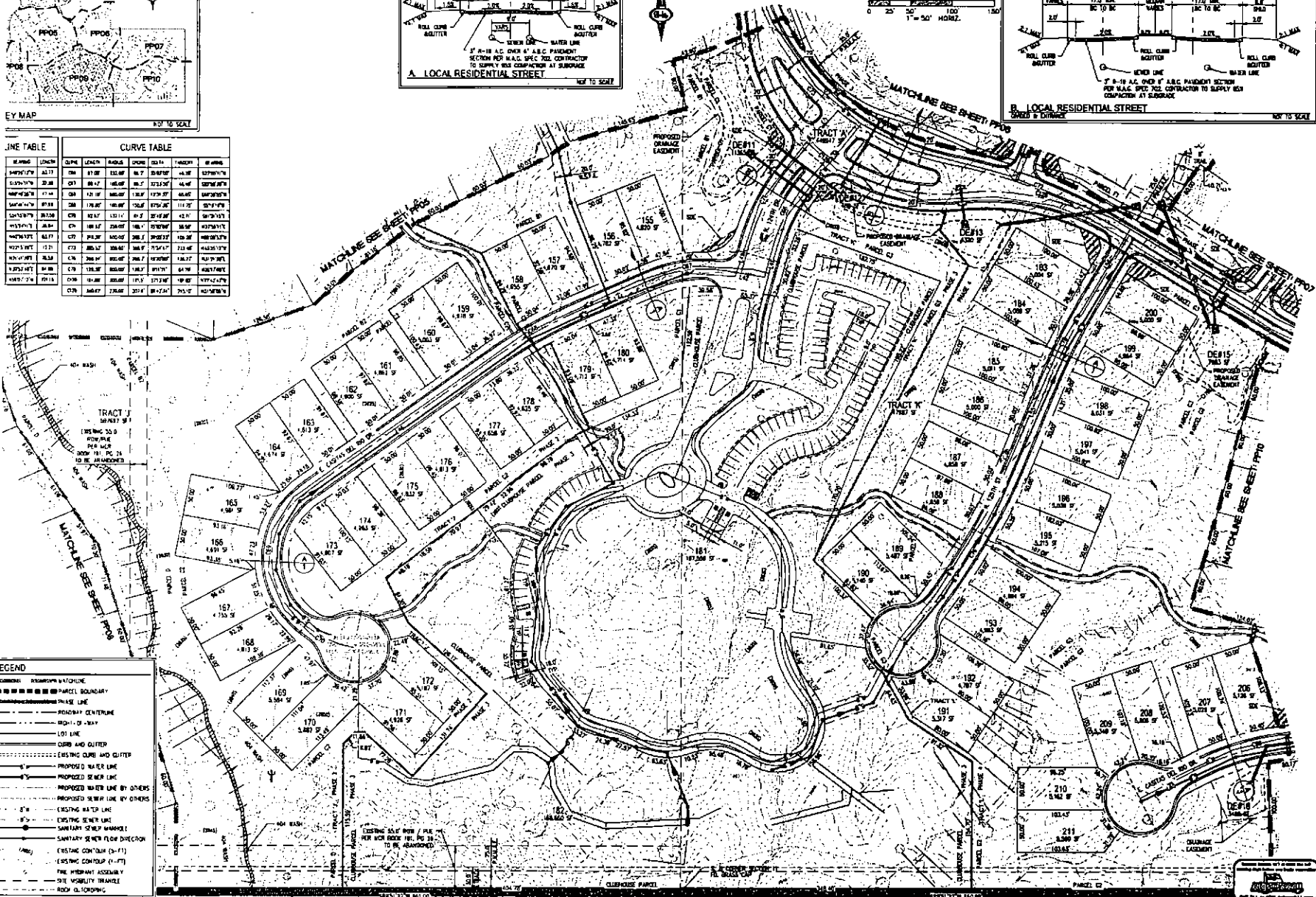
COMP	LENGTH	BEAR	CHORD	DELTA	LANCH	PI
C1	34.87	27.86°	28.47	28.47°	162.77	180.00
C2	20.87	20.87°	20.87	180.00°	180.00	180.00
C3	20.87	20.87°	20.87	180.00°	180.00	180.00
C4	20.87	20.87°	20.87	180.00°	180.00	180.00
C5	20.87	20.87°	20.87	180.00°	180.00	180.00
C6	20.87	20.87°	20.87	180.00°	180.00	180.00
C7	20.87	20.87°	20.87	180.00°	180.00	180.00
C8	20.87	20.87°	20.87	180.00°	180.00	180.00
C9	20.87	20.87°	20.87	180.00°	180.00	180.00
C10	20.87	20.87°	20.87	180.00°	180.00	180.00

--- MATCHLINE
--- PARCEL BOUNDARY
--- PHASE LINE
--- ROADWAY CENTERLINE
--- RIGHT-OF-WAY
--- LOT LINE
--- CURB AND GUTTER
--- EXISTING CURB AND GUTTER
--- PROPOSED WATER LINE
--- PROPOSED SEWER LINE
--- PROPOSED WATER LINE BY OTHERS
--- PROPOSED SEWER LINE BY OTHERS
--- EXISTING WATER LINE
--- EXISTING SEWER LINE
--- SANITARY SEWER MANHOLE
--- SANITARY SEWER FLOW DIRECTION
--- EXISTING CONCRETE (5'-11")
--- EXISTING CONCRETE (1'-11")
--- SITE VISIBILITY TRIANGLE
--- ROCK OUTCROPPING





LINE TABLE		CURVE TABLE						
STATION	LENGTH	CL. CURVE	LENGTH	RADIUS	CHORD	CHORD BEARS	ARC BEARS	
10+00.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+10.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+20.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+30.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+40.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+50.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+60.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+70.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+80.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
10+90.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	
11+00.00	10.00	C1	10.00	100.00	10.00	10.00	10.00	



LEGEND	
[Symbol]	PROPOSED MATCHLINE
[Symbol]	EXISTING MATCHLINE
[Symbol]	PROPOSED PARCEL BOUNDARY
[Symbol]	EXISTING PARCEL BOUNDARY
[Symbol]	PROPOSED PHASE LINE
[Symbol]	EXISTING PHASE LINE
[Symbol]	PROPOSED CENTERLINE
[Symbol]	EXISTING CENTERLINE
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	PROPOSED LOT LINE
[Symbol]	EXISTING LOT LINE
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED SEWER LINE
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[Symbol]	EXISTING SANITARY SEWER FLOW DIRECTION
[Symbol]	PROPOSED ELEVATION CONTOUR (3'-11")
[Symbol]	EXISTING ELEVATION CONTOUR (3'-11")
[Symbol]	PROPOSED ELEVATION CONTOUR (4'-7")
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[Symbol]	PROPOSED PROPERTY ASSEMBLY
[Symbol]	EXISTING PROPERTY ASSEMBLY
[Symbol]	PROPOSED VEGETATION
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED ROCK CLADDING
[Symbol]	EXISTING ROCK CLADDING

NO.	DATE	BY	DESCRIPTION

DATE:	03/26/24
DRAWN BY:	SB
DESIGNED BY:	SB
CHECKED BY:	SB
PROJECT NO.:	TOL17024



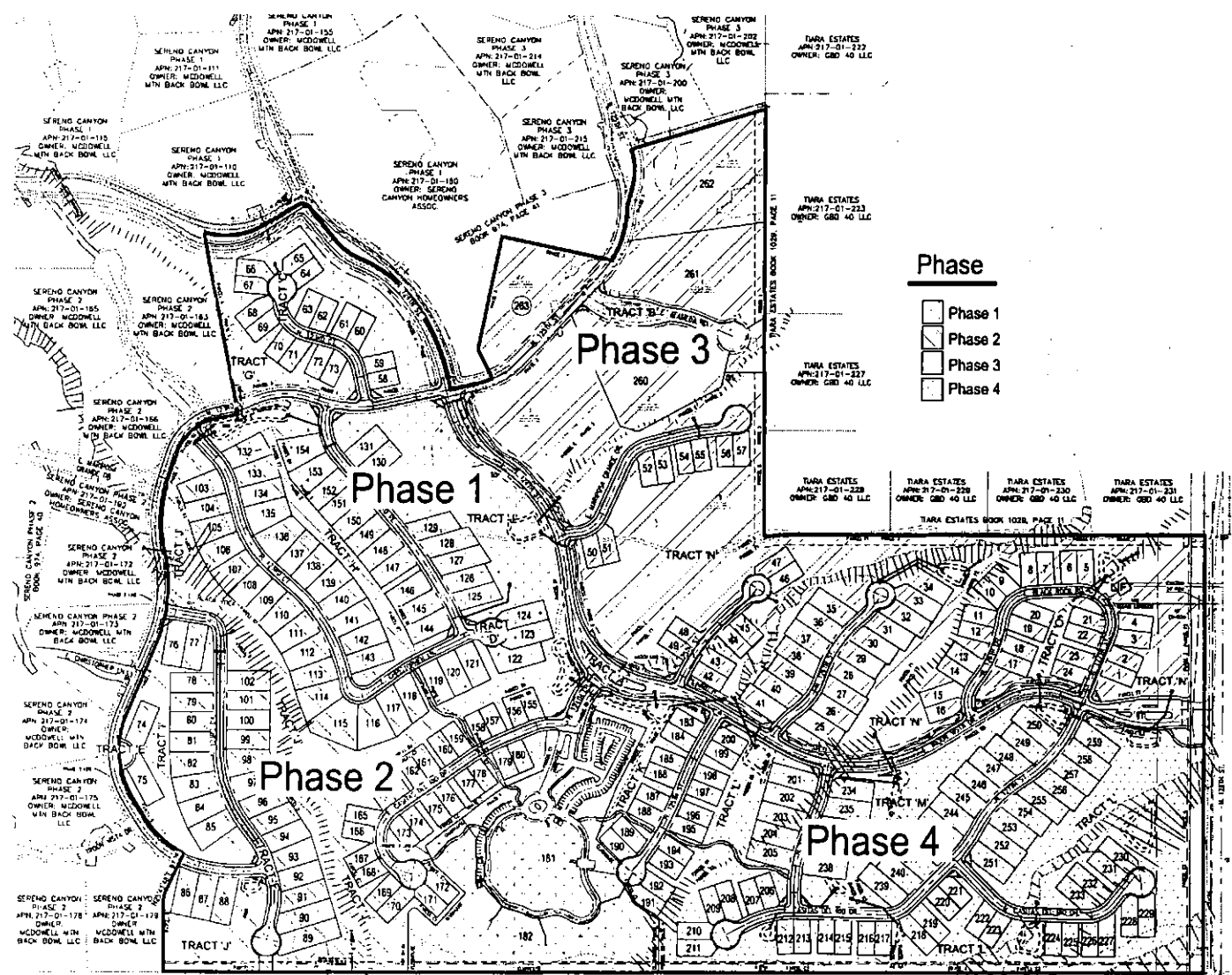
NO.	DATE	BY	DESCRIPTION

SCOTTSDALE, AZ

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

DATE: 03/26/21
DRAFTER: SB
DESIGNER: GR/HAL
CHECKER: LBH
PROJECT NO.
TOL1702-0

PP11
SHEET 11 OF 11



Phase

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

MCDOWELL MOUNTAIN VALLEY
(SURVEY) LOT 2-71
OWNER: ELISABETH S
BELLCHER, ET AL.

APN 217-01-183
OWNER: CITY OF
SCOTTSDALE

APN 217-05-0180
OWNER: CITY OF SCOTTSDALE

MCDOWELL MOUNTAIN VALLEY
(SURVEY) LOT 3-31
APN 217-08-018A
OWNER: CITY OF SCOTTSDALE

MCDOWELL MOUNTAIN VALLEY
(SURVEY) LOT 3-71
APN 217-08-017B
OWNER: CITY OF SCOTTSDALE

MCDOWELL MOUNTAIN VALLEY
(SURVEY) LOT 3-21
APN 217-08-017A
OWNER: CITY OF SCOTTSDALE

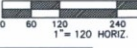
MCDOWELL MOUNTAIN VALLEY
(SURVEY) LOT 3-21
APN 217-08-017A
OWNER: CITY OF SCOTTSDALE

MCDOWELL MOUNTAIN VALLEY
(SURVEY) LOT 3-21
APN 217-08-017A
OWNER: CITY OF SCOTTSDALE



Sereno Canyon - Phase 4

NATURAL AREA OPEN SPACE EXHIBIT



TRACT TABLE			
TRACT NO.	AREA (SQ)	AREA (AC)	USE
TRACT A	4425.5	101.6	PRV.ME. STREET W.S.FE. P.W.E. E.S.V.A.E.
TRACT B	2817	64.9	PRV.ME. STREET W.S.FE. P.W.E. E.S.V.A.E.
TRACT C	2793	63.9	PRV.ME. STREET W.S.FE. P.W.E. E.S.V.A.E.
TRACT D	8031	185	PRV.ME. STREET W.S.FE. P.W.E. E.S.V.A.E.
TRACT E	3814	87.6	PRV.ME. STREET W.S.FE. P.W.E. E.S.V.A.E.
TRACT F	5784	132	PRV.ME. STREET W.S.FE. P.W.E. E.S.V.A.E.
TRACT G	94349	2158	PRV.ME. W/VAIATION HOUSE LODGE, W/VAIATION HOUSE COTTAGES, W.S.FE. 3E, OPEN SPACE
TRACT H	147700	3379	DE. P.W.M.A.E. W.S.FE. OPEN SPACE
TRACT I	8057	185	DE. OPEN SPACE
TRACT J	70229	1601	DE. OPEN SPACE
TRACT K	42848	978.5	PRV.ME. OPEN SPACE, DE.
TRACT L	4622	105	DE. OPEN SPACE
TRACT M	100	2.3	LEFT DRIVE
TRACT N	4300	98.8	PRV.ME. P.W.E. 3E, TOWNSHIP CORNER OPEN SPACE
TRACT O	8050	185	DE. OPEN SPACE
TRACT P	3800	87.6	PRV.ME. OPEN SPACE, 3E
TRACT Q	70888	1614	W.S.FE. P.W.M.A.E. OPEN SPACE, DE. DEMO. CORNER, P.W.E.
TOTAL	534179	12185	

GROSS OPEN SPACE: 75.85 AC/132.00 AC = 57.5%

- HAS UNDISTURBED AREA
- HAS RE-VEGETATED AREA

SITE DATA	
GROSS AREA:	132.00 ACRES
NET AREA:	130.79 ACRES
EXISTING ZONING:	R-40/ESL
PROPOSED ZONING:	UNCHANGED
LOT COUNTS:	
ESTATE VACATION HOMES	4
LODGE COTTAGES:	29
RESORT VILLAS:	129
RESORT PARKED VILLAS:	44
RESORT TOWNHOMES:	90
TOTAL:	296
GROSS DENSITY:	2.32 DU/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, 217-01-161, 217-01-162, 217-01-180 to 217-01-189, 217-01-194 to 217-01-199, 217-01-218, 217-01-217

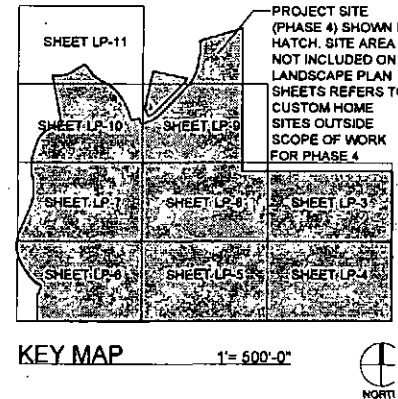
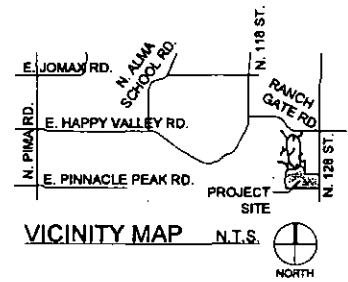
N.A.O.S. DATA TABLE

PHASE	GROSS AREA	REQUIRED RACS	PROVIDED UNDISTURBED	NET
PHASE 1	132	-	-	-
PHASE 2	47	-	-	122.8
PHASE 3	39	-	-	122.8
PHASE 1-3 TOTAL	218	-	-	122.8
PHASE 4	132	-	-	33.2
PHASE 1-4 TOTAL	350	176	-	176.7



LANDSCAPE NOTES

1. Treatment vignettes are intended to illustrate an example of intent and not intended to show specific locations or arrangements of landscape materials.
2. Sample plots of each treatment to be built on-site for approval by landscape architect.
3. Trees shown in vignettes and approximate plant densities above are for reference only.
4. Final tree, cacti, & plant locations and arrangements are subject to field adjustments during construction due to unknown excavation, rock, & site conditions prior to construction.
5. All salvaged plant materials included in overall landscape treatment area quantities. Based on available salvaged material, plant quantities will adjust upward.
6. Areas of salvaged desert surface soil without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
7. A minimum of 50 percentage (unless otherwise stipulated by the Development Review Board, and/or the Zoning Ordinance requirements) of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100.
8. A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits/originates, or 6" above finished grade if all trunks originate from the soil.
9. Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM SEC. 2-1.1601.13.
10. Area within the sight distance triangles as to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
11. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
12. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
13. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office.
14. Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
15. No lighting is approved with the submittal.
16. The approval of these plans recognizes the construction of a low voltage system and does not authorize any violation of the current City of Scottsdale adopted electrical code.
17. The landscape specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's Approval.
18. All signs require separate permits and approvals.
19. New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
20. All revegetated NAOS shall be watered for 3 years. At the end of 3 years, the irrigation systems to the revegetated NAOS shall be permanently disconnected.
21. No impaction shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
22. Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans:
NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
 - a. No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated limits of construction envelope.
 - b. All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:
 1. A registered land surveyor shall stake all NAOS and LOC disturbances based on this exhibit.
 2. Three (3) foot tall steel rebar, or City of Scottsdale Inspection Services approved similar, shall be set along the NAOS and LOC, and connected with gold roping by the contractor prior to any clearing or grading.
 3. All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
 4. The contractor shall maintain the staking, roping, and fencing intact during the duration of the construction activity.
 - c. The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance/Certificate of Occupancy from the City of Scottsdale for all construction work.



PLANT SCHEDULE - PHASE 4

Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	2
	Calce pedata / Spiny Hackberry	15 Gal.	21
	Carodum floridum / Blue Palo Verde	38" Box	3
	Carodum monophyllum / Foothill Palo Verde	24" Box	2
	Olneya tesota / Desert Ironwood	48" Box	3
	Prosopis juliflora / Velvet Mesquite	24" Box	4

SHRUBS

	Ambrosia deltoidea / Triangle-leaf Bursera	1 Gal.	4
	Atriplex polycarpa / Desert Saltbush	1 Gal.	50
	Callisandra encoryphaea / Fairy Duster	1 Gal.	34
	Encelia farinosa / Brittle Bush	1 Gal.	51
	Ephedra aspera / Mormon Tea	5 Gal.	21
	Eriogonum fasciculatum / Turpentine Bush	1 Gal.	33
	Hyptis emoryi / Desert Lavender	1 Gal.	20
	Justicia californica / Chupstroea	5 Gal.	46
	Koerberlinia spinosa / Crucifixion Thorn	5 Gal.	23
	Larrea tridentata / Creosote Bush	5 Gal.	5
	Lycium andersonii / Desert Wolfberry	5 Gal.	4
	Simmondsia chinensis / Jojobe	5 Gal.	41
	Vigueria dentata / Goldeneye	1 Gal.	2

ACCENTS/CACTI/SUCCULENTS

	Agave deserti / Desert Agave	5 Gal.	2
	Agave murpheyi / Murphey's Agave	5 Gal.	17
	Agave palmeri / Palmer's Agave	5 Gal.	14
	Carnegiea gigantea / Saguaro	Min. 5' Tall	3
	Dasylirion wheeleri / Desert Spoon	5 Gal.	9
	Eriocactus cylindricus / Compass Barrel Cactus	5 Gal.	2
	Eriocactus yuccifolius / Fish Hook Spiral Cactus	5 Gal.	2
	Fouquieria splendens / Ocotillo	Lg. Bare Root	4
	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	2
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	3
	Opuntia halimifolia / Chalmers' Cholla	5 Gal.	3
	Opuntia vesicicola / Staghorn Cholla	5 Gal.	2
	Yucca baccata / Banana Yucca	5 Gal.	2
	Yucca elata / Soapstone Yucca	15 Gal.	1

VIGNETTE PLANT LEGEND

Specific Plant Symbols:

- Carnegiea gigantea / Saguaro
- Fouquieria splendens / Ocotillo

Generic Plant Symbols:

SHRUBS

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ACCENTS/CACTI/SUCCULENTS

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GRASSES/ANNUALS/PERENNIALS

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NOTE: FOR SPECIFIC PLANT MATERIAL REPRESENTED BY GENERIC PLANT SYMBOLS, REFER TO PLANT SCHEDULE.

ONLY PLANT MATERIAL SPECIFIED BY THE INDIGENOUS PLANT LIST WILL BE USED, AND IN SPECIAL AREAS, PLANT MATERIAL FROM THE DESERT APPROPRIATE PLANT LIST WILL BE USED WHERE ALLOWED.

GRASSES/ANNUALS/PERENNIALS

	Atrichodesia setacea / Sand Verbena	1 Gal.	7
	Aristida purpurascens / Purple Threeawn	1 Gal.	8
	Baileya multiradiata / Desert Marigold	1 Gal.	1
	Bouteloua curtipendula / Side Oats Grass	1 Gal.	1
	Eriogonum pulchellum / Fluffgrass	1 Gal.	4
	Hilaria belangeri / Curry Mesquite	1 Gal.	1
	Lupinus sparsiflorus / Desert Lupine	1 Gal.	1
	Penstemon parryi / Parry's Penstemon	1 Gal.	1
	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	1
	Schaefferia ambigua / Desert Globemallow	1 Gal.	1

TURF

	HYBRID LYMODON DACTYLON	8,373 SF
--	-------------------------	----------

NOTE: REFER TO LANDSCAPE VIGNETTES FOR CONCEPTUAL DESIGN INTENT, SEE LP-2 Inert materials

- salvaged desert surface soil-decomposed granite, 2" min. depth in all planting areas (typ.)
- color: express gravel, size: 3/4" screened
- surface boulder 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans

landscape treatments



1. native landscape
Intended to mimic and blend with native landscape conditions
878,847 sq. ft. / 20.2 acres



2. enhanced native landscape
Intended to be a transition landscape treatment that is native in character with increased plant densities
462,235 sq. ft. / 10.6 acres



3. specialty enhanced landscape
Intended to be a refined desert treatment of improved native character at neighborhood entries and specific site elements, with further increased material density and, if allowed, additional species as noted
57,946 sq. ft. / 1.33 acres

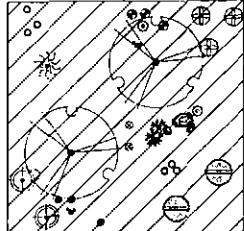
REFERENCE NOTES PHASE 4

SYMBOL	DESCRIPTION	QTY
	Native Treatment	878,847 sf
	Enhanced Native Treatment	471,888 sf
	Specialty Enhanced Treatment	53,492 sf
	Turf	8,373 sf

VIGNETTES

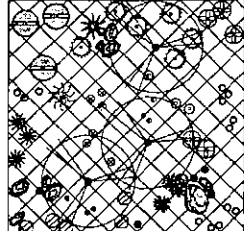
not to scale, shown at 3,000 sq. ft. each

1. native landscape areas



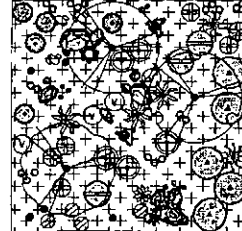
Intended to mimic and blend with native landscape conditions. Refer to Plant Schedule for tree species shown in vignette. Remaining plant symbols, except for Saguaro and Ocotillo, signify conceptual placement, density and diversity of plant material by plant groups, refer to Vignette Plant Legend.

2. enhanced native landscape areas



Intended to be a transition landscape treatment that is native in character with increased plant densities. Refer to Plant Schedule for tree species shown in vignette. Remaining plant symbols, except for Saguaro and Ocotillo, signify conceptual placement, density and diversity of plant material by plant groups, refer to Vignette Plant Legend.

3. specialty enhanced landscape areas



Intended to be a refined desert treatment of improved native character at neighborhood entries and specific site elements, with further increased material density and additional species as allowed. Refer to Plant Schedule for tree species shown in vignette. Remaining plant symbols, except for Saguaro and Ocotillo, signify conceptual placement, density and diversity of plant material by plant groups, refer to Vignette Plant Legend.

APPROXIMATE PLANT DENSITY

7- shrubs 4- cacti 2- tree
0- Saguaro 1- Ocotillo 2- boulder
14- grasses/ annuals/ wildflowers (1g)

APPROXIMATE PLANT DENSITY

18- shrubs 9- cacti 3- tree
0- Saguaro 1- Ocotillo 10- boulder
32- grasses/ annuals/ wildflowers (1g)

APPROXIMATE PLANT DENSITY

23- shrubs 9- cacti 3- tree
2- Saguaro 2- Ocotillo 9- boulder
40- grasses/ annuals/ wildflowers

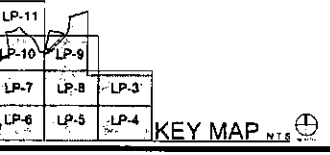


PLANT SCHEDULE LP-3

Symbol	Botanical name / Common name	SIZE
TREES		
	<i>Acacia greggii</i> / Catclaw Acacia	15'
	<i>Celtis pallida</i> / Spiny Hackberry	15'
	<i>Cercidium floridum</i> / Blue Palo Verde	30'
	<i>Caragnum microphyllum</i> / Four-toed Palo Verde	24'
	<i>Olneya tesota</i> / Desert Ironwood	48'
	<i>Prosopis juliflora</i> / Velvet Mesquite	24'
SHRUBS		
	<i>Ambrosia deltoidea</i> / Triangle-leaf Bursage	1 G
	<i>Atriplex polycarpa</i> / Desert Saltbush	1 G
	<i>Calliandra eriophylla</i> / Fairy Duster	1 G
	<i>Encelia farinosa</i> / Brittle Bush	1 G
	<i>Ephedra aspera</i> / Mormon Tea	5 G
	<i>Ericameria laricifolia</i> / Turpentine Bush	1 G
	<i>Hyptis emoryi</i> / Desert Lavender	1 G
	<i>Jardua californica</i> / Chuparosa	5 G
	<i>Koeberlinia spinosa</i> / Crucifixion Thorn	5 G
	<i>Larrea tridentata</i> / Creosote Bush	5 G
	<i>Lythrum andersonii</i> / Desert Wolfberry	5 G
	<i>Simmondsia chinensis</i> / Jojoba	5 G
	<i>Viguiera dentata</i> / Goldeneyes	1 G
ACCENTS/CACTI/SUCCULENTS		
	<i>Agave deserti</i> / Desert Agave	5 G
	<i>Agave murpheyi</i> / Murphey's Agave	5 G
	<i>Agave palmeri</i> / Palmer's Agave	5 G
	<i>Carnegiea gigantea</i> / Saguaro	Min. 5' Tr
	<i>Dasylirion wheeleri</i> / Desert Spoon	5 G
	<i>Ferocactus cylindricus</i> / Compass Barrel Cactus	5 G
	<i>Fouquieria whittierii</i> / Fish Hook Barrel Cactus	5 G
	<i>Fouquieria splendens</i> / Occotillo	Lg. Bare Rk
	<i>Mammillaria microcarpa</i> / Fish Hook Cactus	5 G
	<i>Opuntia engelmannii</i> / Engelmann's Prickly-pear	5 G
	<i>Opuntia fulgida</i> / Chainfruit Cholla	5 G
	<i>Opuntia versicolor</i> / Slough Cholla	5 G
	<i>Yucca baccata</i> / Banana Yucca	5 G
	<i>Yucca elata</i> / Soapstone Yucca	15'
GRASSES/ANNUAL/SUPERANNUALS		
	<i>Abronia villosa</i> / Sand Verbena	1 G
	<i>Aristida purpurea</i> / Purple Threeawn	1 G
	<i>Baileya multiradiata</i> / Desert Marigold	1 G
	<i>Bootteloua curtipendula</i> / Side Oats Grass	1 G
	<i>Eriogonum pulchellum</i> / Fluffgrass	1 G
	<i>Hilaria belangeri</i> / Curly Mesquite	1 G
	<i>Lupinus spartanus</i> / Desert Lupine	1 G
	<i>Penstemon parryi</i> / Parry's Penstemon	1 G
	<i>Penstemon pseudopedicularis</i> / Desert Penstemon	1 G
	<i>Sphaeralcea ambigua</i> / Desert Goldcup	1 G

NOTE: REFER TO LANDSCAPE VIGNETTI CONCEPTUAL DESIGN INTENT, SEE LP-2 (inert materials)

- salvaged desert surface soil decomposed granite, 2" min. depth in at planting area (typ.)
- color: "express gold", size: "3" screened
- surface boulder 2x4' or 1 ton minimum size
- RIP RAP - see civil plans



landscape treatments - refer to LP-2 for description

	1. native landscape
	2. enhanced native landscape
	3. specialty enhanced landscape

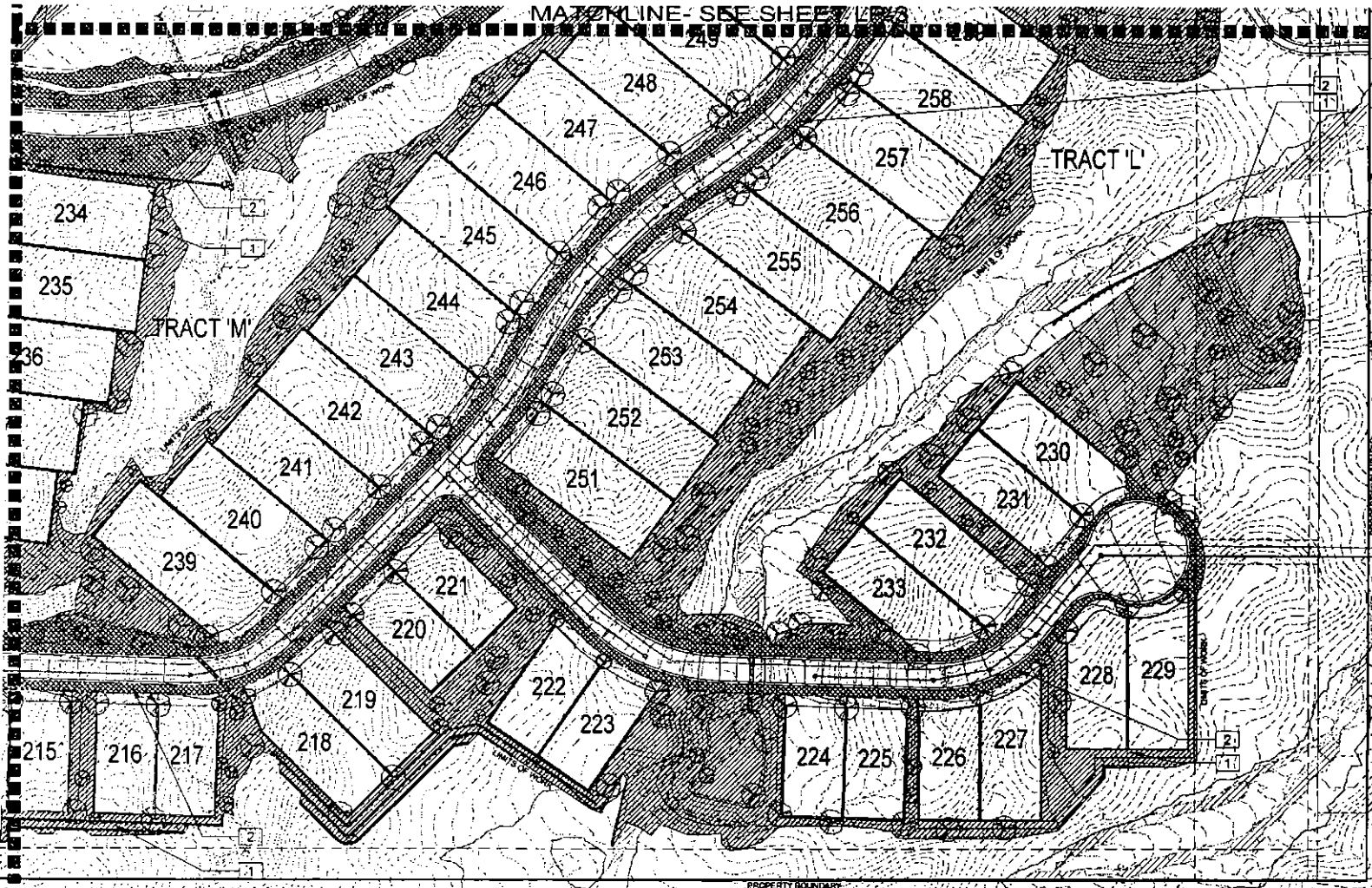
REFERENCE NOTES LP-3

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	139,122 sf
2	Enhanced Native Treatment	38,100 sf
3	Specialty Enhanced Treatment	10,649 sf

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MATCHLINE- SEE SHEET LP-3



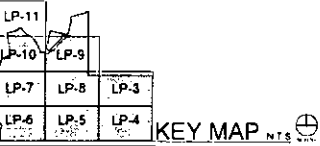
PLANT SCHEDULE LP-4

Botanical name / Common name

Symbol	TREES	SIZE
○	Acacia greggii / Caldew Acacia	15 G
○	Calla pallida / Spiny Hackberry	15 G
○	Cercidium floridum / Blue Palo Verde	36"
○	Cercidium microphyllum / Small Palo Verde	24"
○	Olneya tesota / Desert Ironwood	48"
○	Prosopis juliflora / Velvet Mesquite	24"
SHRUBS		
○	Ambrosia deltoidea / Triangle-leaf Bursage	1 G
○	Atriplex polycarpa / Desert Saltbush	1 G
○	Calliandra eriophylla / Fairy Duster	1 G
○	Encelia farinosa / Brittle Bush	1 G
○	Ephedra aspera / Mormon Tea	5 G
○	Eriocoma laetifolia / Turpentine Bush	1 G
○	Hypis emoryi / Desert Lavender	1 G
○	Jussiaea californica / Chuparosa	5 G
○	Koeberlinia spinosa / Crucifixion Thorn	5 G
○	Larrea tridentata / Creosote Bush	5 G
○	Lythrum andersonii / Desert Wolfberry	5 G
○	Simmondsia chinensis / Jojoba	5 G
○	Viguiera deltoidea / Goldeneye	1 G
ACCENT/CACTUS/SUCCULENTS		
○	Agave deserti / Desert Agave	5 G
○	Agave murpheyi / Murphey's Agave	5 G
○	Agave palmifolius / Palmer's Agave	5 G
○	Dasylirion wheeleri / Desert Spoon	5 G
○	Echinocactus polycephalus / Compass Barrel Cactus	5 G
○	Eriocactus walsbyi / Fish Hook Barrel Cactus	5 G
○	Fouquieria splendens / Occotillo	Lg. Bare Ro
○	Microsiphala microcarpa / Fish Hook Cactus	5 G
○	Opuntia engelmannii / Engelmann's Picky-pear	5 G
○	Opuntia nigida / Chainfruit Cholla	5 G
○	Opuntia versicolor / Saguaro Cholla	5 G
○	Yucca baccata / Banana Yucca	5 G
○	Yucca elata / Soapstone Yucca	15 G
GRASSES/ANNUALS/PERENNIALS		
○	Abronia villosa / Sand Verbena	1 G
○	Arnica purpurea / Purple Throatam	1 G
○	Baileya multibracteata / Desert Marigold	1 G
○	Bouteloua curtipendula / Side Oats Grass	1 G
○	Eriogonum puchellum / Fluffgrass	1 G
○	Hilaria belangeri / Curly Mesquite	1 G
○	Lupinus sparsiflorus / Desert Lupine	1 G
○	Penstemon parryi / Parry's Penstemon	1 G
○	Penstemon pseudospectabilis / Desert Penstemon	1 G
○	Sansevieria amplexicaulis / Snake Plant	1 G

NOTE: REFER TO LANDSCAPE VIGNETTE CONCEPTUAL DESIGN INTENT, SEE LP-1 for materials

- salvaged desert surface soil-decomposed granite, 2" min. depth in all planting areas (typ.) color: "express gold," size: 3" screened
- surface boulder 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans



landscape treatments - refer to LP-2 for description

▨	1. native landscape
▩	2. enhanced native landscape
▧	3. specialty enhanced landscape

REFERENCE NOTES LP-4

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	145,026 sf
2	Enhanced Native Treatment	45,689 sf

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PLANT SCHEDULE LP-5

Botanical name / Common name	SIZE
TREES	
Acacia greggii / Catclaw Acacia	15' G
Celtis pallida / Spiny Hackberry	15' G
Cercidium floridum / Blue Palo Verde	30"
Cercidium microcorymbium / Foothill Palo Verde	24"
Olneya tesota / Desert Ironwood	48"
Prosopis velutina / Velvet Mesquite	24"
SHRUBS	
Ambrosia deltoidea / Triangle-leaf Bursage	1' G
Atriplex polycarpa / Desert Saltbush	1' G
Calliandra eriophylla / Fairy Duster	1' G
Encelia farinosa / Brittle Bush	1' G
Ephedra aspera / Mormon Tea	5' G
Ericameria laricifolia / Turpentine Bush	1' G
Hyptis emoryi / Desert Lavender	1' G
Justicia californica / Chuparosa	5' G
Koeberlinia spinosa / Crucifixion Thorn	5' G
Larrea tridentata / Creosote Bush	5' G
Lyium andersonii / Desert Wolfberry	5' G
Simmondsia chinensis / Jojoba	15' G
Viguiera deltoidea / Goldeneye	5' G
ACCENTS/CACTI/SUCCULENTS	
Agave deserti / Desert Agave	5' G
Agave murpheyi / Murphey's Agave	5' G
Agave palmeri / Palmer's Agave	5' G
Carnegiea gigantea / Saguaro	Min. 5' T
Dasylium wheeleri / Desert Spoon	5' G
Eriocactus cylindricus / Compass Barrel Cactus	5' G
Eriocactus wislizenii / Fish Hook Barrel Cactus	5' G
Fouquieria splendens / Ocotillo	Lg. Bare Rt
Mammillaria microcarpa / Fish Hook Cactus	5' C
Opuntia engelmannii / Prickly-pear	5' C
Opuntia fulgida / Chainfruit Cholla	5' C
Opuntia versicolor / Staghorn Cholla	5' C
Yucca baccata / Banana Yucca	5' C
Yucca elata / Soaptree Yucca	15'
GRASSES/ANNUALS/PERENNIALS	
Abronia villosa / Sand Verbena	1' C
Aristida purpurea / Purple Threeawn	1' C
Baileya multiradata / Desert Marigold	1' C
Bouteloua curtipendula / Side Oats Grama	1' C
Erioneuron pulchellum / Fluffgrass	1' C
Hilaria belangeri / Curry Mesquite	1' C
Lupinus sparsiflorus / Desert Lupine	1' C
Penstemon parryi / Parry's Penstemon	1' C
Penstemon pseudospectabilis / Desert Penstemon	1' C
Sphaeralcea ambigua / Desert Globemallow	1' C
TURF	
MIDIRON SOIL	
HYBRID CYNODON DACTYLON	

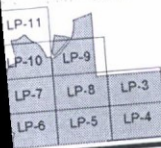
NOTE: REFER TO LANDSCAPE VIGNETTE CONCEPTUAL DESIGN INTENT, SEE LP-11 FOR INERT MATERIALS

- salvaged desert surface soil-decomposed granite, 2" min. depth planting areas (typ.)
- color: 'express gold', size: 3/4" screen
- surface boulder 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans

REFERENCE NOTES LP-5		QTY
SYMBOL	DESCRIPTION	
1	Native Treatment	129,725 sf
2	Enhanced Native Treatment	112,405 sf
3	Specially Enhanced Treatment	33,646 sf
4	Turf	8,373 sf

landscape treatments - refer to LP-2 for description

- 1. native landscape
- 2. enhanced native landscape
- 3. specialty enhanced landscape



KEY MAP N.T.S.

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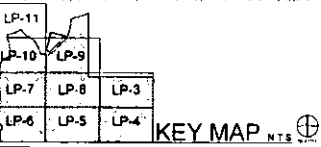
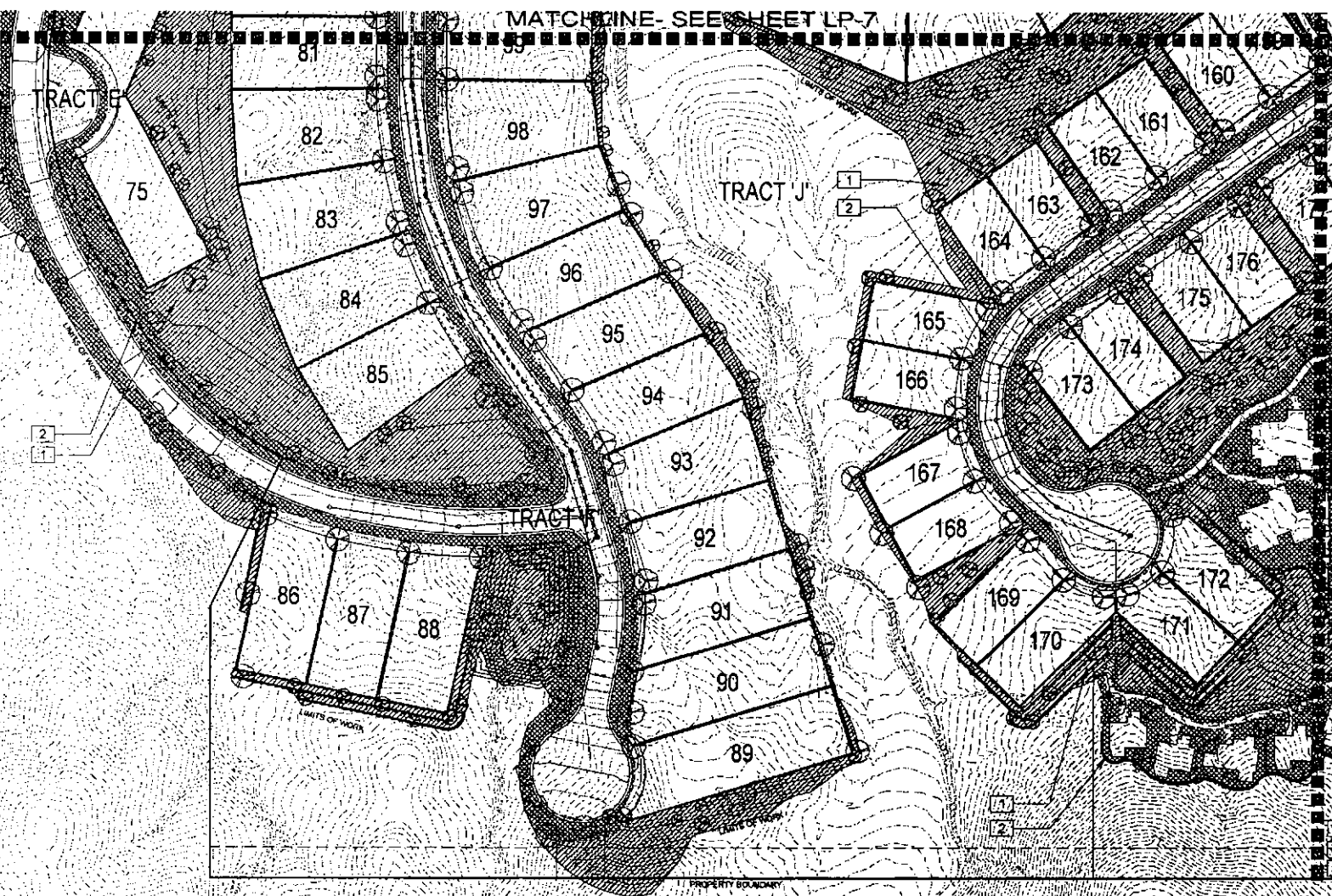
MATCHLINE- SEE SHEET LP-7

PLANT SCHEDULE LP-6

Symbol	TREES	SIZE
	<i>Acacia greggii</i> / Catclaw Acacia	15 G
	<i>Celtis pallida</i> / Spiny Hackberry	15 G
	<i>Cardium toridum</i> / Blue Palo Verde	36"
	<i>Peridium microphyllum</i> / Small Palo Verde	24"
	<i>Olneya tesota</i> / Desert Ironwood	48"
	<i>Prosopis juliflora</i> / Velvet Mesquite	24"
SHRUBS		
	<i>Ambrosia deltoidea</i> / Triangle-leaf Bursage	1 G
	<i>Ampelx polycarpa</i> / Desert Saltbush	1 G
	<i>Calliandra eriophylla</i> / Fairy Duster	1 G
	<i>Encelia farinosa</i> / Brittle Bush	1 G
	<i>Ephedra aspera</i> / Mormon Tea	5 G
	<i>Eriocameria lanifolia</i> / Turpentine Bush	1 G
	<i>Hyptis emoryi</i> / Desert Lavender	1 G
	<i>Justicia californica</i> / Chuparosa	5 G
	<i>Koeberlinia spinosa</i> / Crucifixion Thorn	5 G
	<i>Larrea tridentata</i> / Creosote Bush	5 G
	<i>Lycium andersonii</i> / Desert Wolfberry	5 G
	<i>Simmondsia chinensis</i> / Jojoba	5 G
	<i>Viguiera deltoidea</i> / Goldeneye	1 G
ACCENT(CACTI)/SUCCULENTS		
	Agave deserti / Desert Agave	5 G
	Agave murpheyi / Murphey's Agave	5 G
	Agave paimeni / Palmer's Agave	5 G
	Carnegiea gigantea / Saguaro	Min. 5' Tr
	Dorsylion wheeleri / Desert Spoon	5 G
	<i>Eriocactus cylindricus</i> / Composita Barrel Cactus	5 G
	<i>Eriocactus wislizeni</i> / Fish Hook Barrel Cactus	5 G
	<i>Fouquieria splendens</i> / Ocotillo	Lg. Bare Rc
	<i>Mammillaria microcarpa</i> / Fish Hook Cactus	5 G
	<i>Opuntia engelmannii</i> / Spineless Cholla	5 G
	<i>Opuntia fildesii</i> / Chiriqui Cholla	5 G
	<i>Opuntia venicolar</i> / Staghorn Cholla	5 G
	<i>Yucca baccata</i> / Banana Yucca	5 G
	<i>Yucca elata</i> / Soaptree Yucca	15 G
GRASSES/ANNUALS/PERENNIALS		
	<i>Abronia villosa</i> / Sand Verbena	1 G
	<i>Aristida purpurea</i> / Purple Threeawn	1 G
	<i>Baileya multiradiata</i> / Desert Marigold	1 G
	<i>Bouteloua curtipendula</i> / Side Oats Grass	1 G
	<i>Eriogonum pulchellum</i> / Fluffgrass	1 G
	<i>Hilaria belangeri</i> / Curry Mesquite	1 G
	<i>Lupinus sparsiflorus</i> / Desert Lupine	1 G
	<i>Penstemon parryi</i> / Parry's Penstemon	1 C
	<i>Penstemon pseudospectabilis</i> / Desert Penstemon	1 G
	<i>Sphaeralcea ambigua</i> / Desert Globemallow	1 C

NOTE: REFER TO LANDSCAPE VIGNETTI CONCEPTUAL DESIGN INTENT, SEE LP-2 (Inert materials)

- salvaged desert surface decomposed granite, 2" min. depth in all planting areas (typ.) color: 'express gold', size: 3" screened
- surface boulder 2'x4' or 1' ton minimum size
- RIP RAP - see civil plans



landscape treatments - refer to LP-2 for description

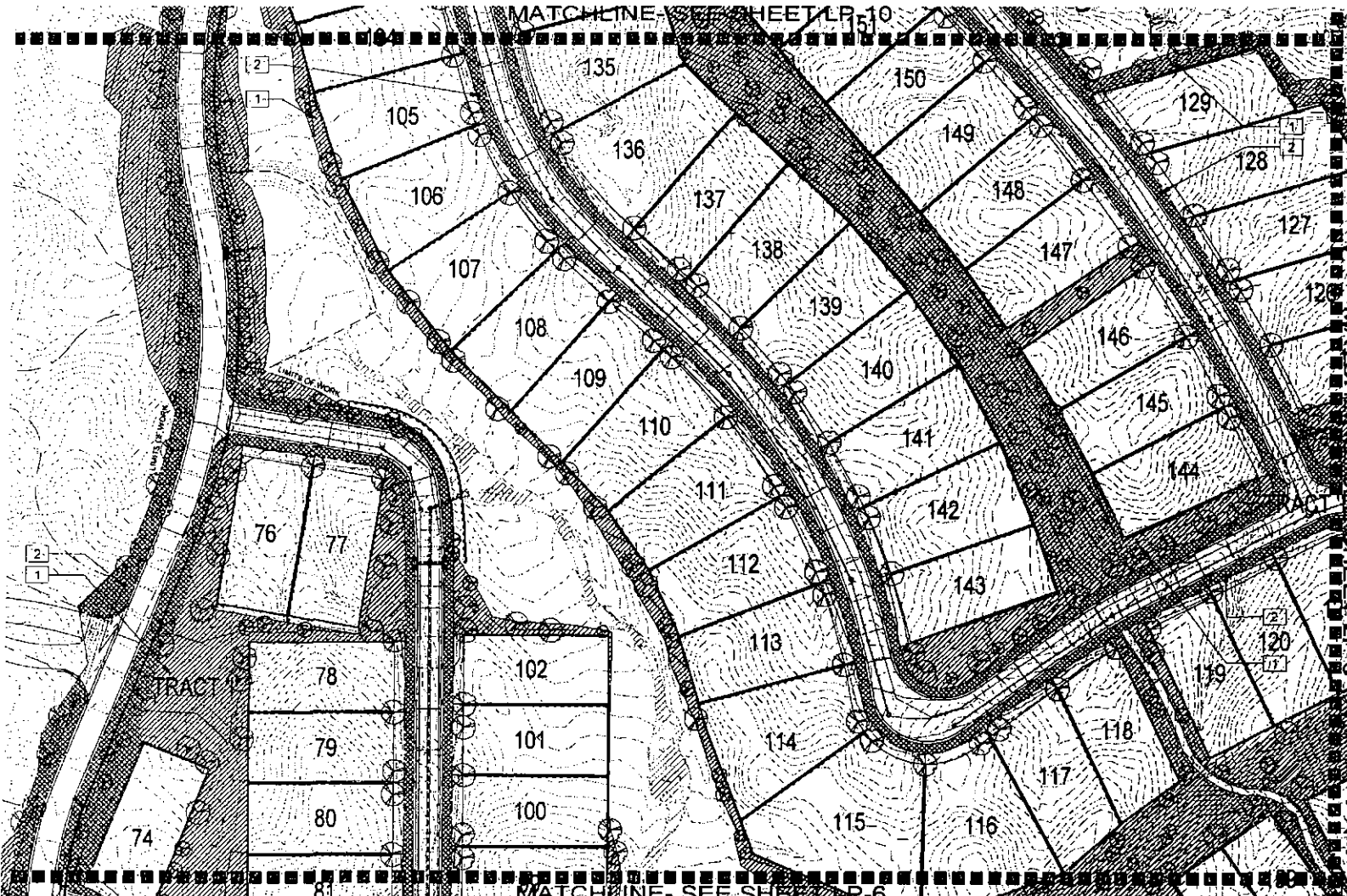
	1. native landscape
	2. enhanced native landscape
	3. specialty enhanced landscape

REFERENCE NOTES LP-6

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	125,122 sf
2	Enhanced Native Treatment	63,067 sf

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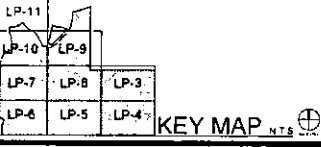


PLANT SCHEDULE LP-7

Botanical name / Common name	SIZE
TREES	
Acacia greggii / Catclaw Acacia	15 G
Cercis pallida / Spiny Hackberry	15 G
Cardidium floridum / Blue Palo Verde	36" I
Pereskia microphyllum /	24" I
Quercus turbinella / Desert Liveoak	48" I
Prosopis juliflora / Velvet Mesquite	24" I
SHRUBS	
Ambrosia deltoidea /	1 G
Trinagle-leaf Bursage	1 G
Atriplex polycarpa / Desert Saltbush	1 G
Calliandra eriophylla / Fairy Duster	1 G
Encelia farinosa / Brittle Bush	1 G
Ephedra esepora / Mormon Tea	5 G
Ericameria lanifolia / Turpentine Bush	1 G
Hyssopus emeryi / Desert Lavender	1 G
Justicia californica / Chuparosa	5 G
Koeberlinia spinosa / Crucifixian Thorn	5 G
Larrea tridentata / Creosote Bush	5 G
Lycium andersonii / Desert Wolfberry	5 G
Simmondsia chinensis / Jojobe	5 G
Viguiera deltoidea / Goldeneyes	1 G
ACCENTS/CACTI/SUCCULENTS	
Agave deserti / Desert Agave	5 G
Agave murpheyi / Murphey's Agave	5 G
Agave psalmi / Palmer's Agave	5 G
Dasyliodon wheeleri / Desert Spoon	5 G
Eriocactus chingii /	5 G
Compass Barrel Cactus	5 G
Eriocactus wislizeni /	5 G
Fish Hook Barrel Cactus	5 G
Fouquieria splendens / Cholla	Lg. Bare Rc
Mammillaria microcarpa /	5 G
Fish Hook Cactus	5 G
Opuntia engelmannii /	5 G
Opuntia engelmannii / Prickly-pear	5 G
Opuntia fulgida / Chainfruit Cholla	5 G
Opuntia versicolor / Slaghorn Cholla	5 G
Yucca baccata / Banana Yucca	5 G
Yucca elata / Soapbox Yucca	15'
GRASSES/ANNUALS/PERENNIALS	
Abronia villosa / Sand Verbena	1 G
Amelanchier alnifolia / Purple Threeway	1 G
Baileya multiradiata / Desert Marigold	1 G
Bouteloua curtipendula /	1 G
Side Oats Grass	1 G
Eriogonum pulchellum / Fluffgrass	1 C
Hilaria belandieri / Curly Mesquite	1 C
Lupinus sparsiflorus / Desert Lupine	1 C
Panicum parryi / Parry's Panatemon	1 C
Panicum pseudospectabile /	1 C
Desert Panatemon	1 C
Sphaeralcea ambigua /	1 C
Scarlet Globeflower	1 C

NOTE: REFER TO LANDSCAPE VIGNETTI CONCEPTUAL DESIGN INTENT, SEE LP-2 FOR MATERIALS

- salvaged desert surface (decomposed granite, 2" min. depth in all planting areas (typ.) color: 'express gold', size: 'screened
- surface boulder 2x4' or 1 ton minimum size
- RIP RAP - see civil plans



landscape treatments - refer to LP-2 for description

	1. native landscape
	2. enhanced native landscape
	3. specialty enhanced landscape

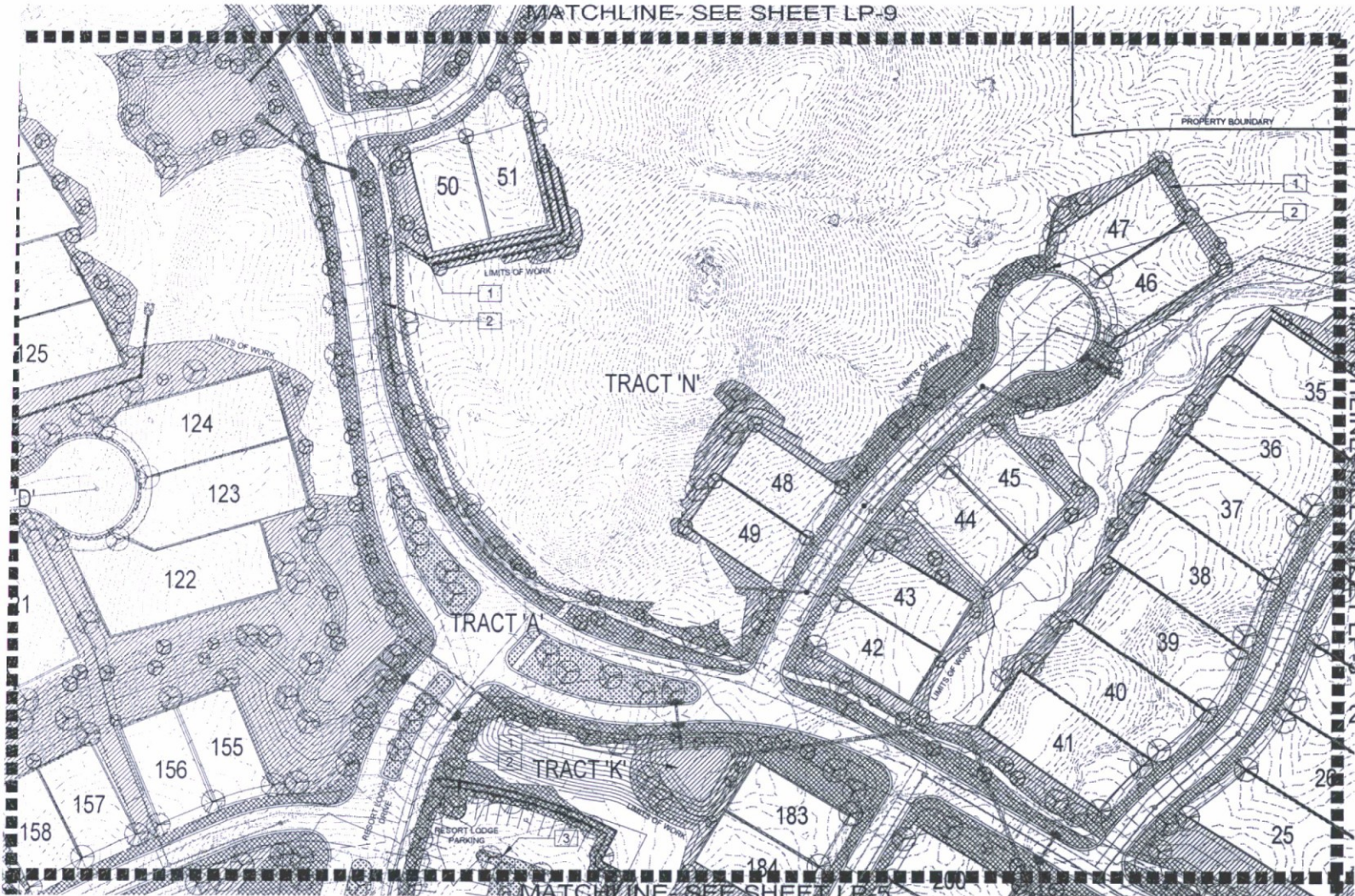
REFERENCE NOTES LP-7

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	114,439 sf
2	Enhanced Native Treatment	56,288 sf



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PLANT SCHEDULE LP-8

Symbol	TREES	Botanical name / Common name	SIZE
	Acacia greggii / Catclaw Acacia	15 G	
	Celtis pallida / Spiny Hackberry	15 G	
	Cercidium floridum / Blue Palo Verde	36" B	
	Cercidium microphyllum / Foothill Palo Verde	24" B	
	Olneya tesota / Desert Ironwood	48" B	
	Prosopis velutina / Velvet Mesquite	24" B	

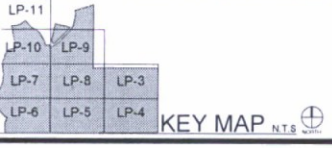
SHRUBS	Botanical name / Common name	SIZE
	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal
	Atriplex polycarpa / Desert Saltbush	1 Gal
	Calliandra eriophylla / Fairy Duster	1 Gal
	Encelia farinosa / Brittle Bush	1 Gal
	Ephedra aspera / Mormon Tea	5 Ga
	Encameria laricifolia / Turpentine Bush	1 Gal
	Hyptis emoryi / Desert Lavender	1 Ga
	Justicia californica / Chuparosa	5 Ga
	Koeleria spnosa / Crucifixion Thorn	5 Ga
	Larrea tridentata / Creosote Bush	5 Ga
	Lycium andersonii / Desert Wolfberry	5 Ga
	Simmondsia chinensis / Jojoba	5 Ga
	Viguiera deltoidea / Goldeneye	1 Ga

ACCENTS/CACTUS/SUCCULENTS	Botanical name / Common name	SIZE
	Agave deserti / Desert Agave	5 G;
	Agave murpheyi / Murphey's Agave	5 G;
	Agave palmeri / Palmer's Agave	5 G;
	Carnegiea gigantea / Saguaro	Min. 5 Tr
	Dasylirion wheeleri / Desert Spoon	5 G;
	Erocactus cylindricus / Compass Barrel Cactus	5 G
	Erocactus wislizenii / Fish Hook Barrel Cactus	5 G
	Fouquieria splendens / Ocotillo	Lg. Bare Ro
	Mammillaria microcarpa / Fish Hook Cactus	5 G
	Opuntia engelmannii / Engelmann's Prickly-pear	5 G
	Opuntia fulgida / Chainfruit Cholla	5 G
	Opuntia versicolor / Staghorn Cholla	5 G
	Yucca baccata / Banana Yucca	5 G
	Yucca elata / Soaptree Yucca	15 I

GRASSES/ANNUALS/PERENNIALS	Botanical name / Common name	SIZE
	Abronia villosa / Sand Verbena	1 G
	Aristida purpurea / Purple Threeawn	1 G
	Baileya multiradata / Desert Marigold	1 G
	Bouteloua curtipendula / Side Oats Grama	1 G
	Erioneuron pulchellum / Fluffgrass	1 G
	Hilaria belangeri / Curly Mesquite	1 C
	Lupinus sparsiflorus / Desert Lupine	1 C
	Penstemon parryi / Parry's Penstemon	1 C
	Penstemon pseudospectabilis / Desert Penstemon	1 C
	Schaefferia ambigua / Desert Globeamallow	1 C

NOTE: REFER TO LANDSCAPE VIGNETT CONCEPTUAL DESIGN INTENT, SEE LP-1 inert materials

- salvaged desert surface soil-decomposed granite, 2" min. depth in a planting areas (typ.) color: 'express gold', size: 3" screened
- surface boulder 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans

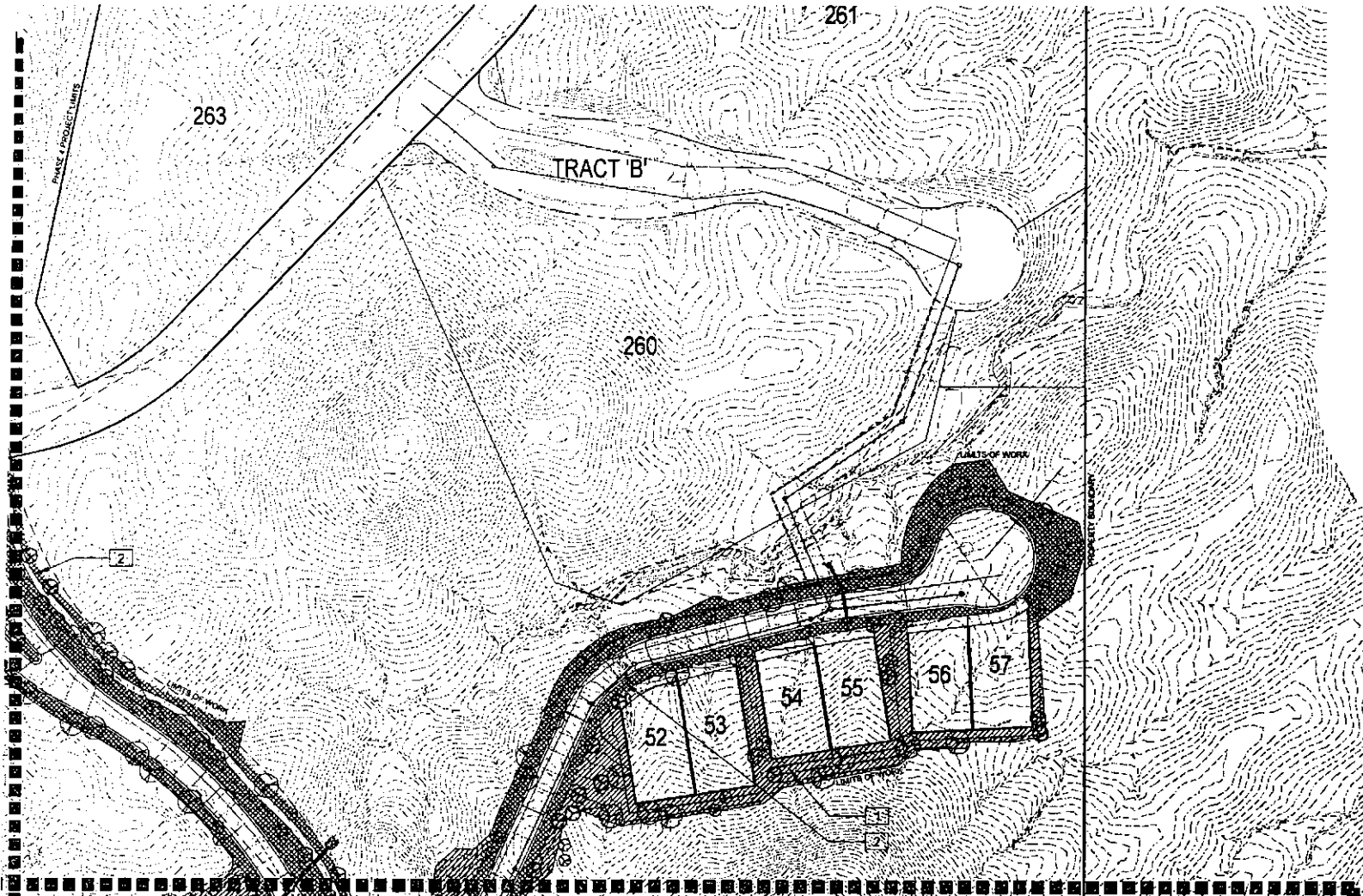


landscape treatments - refer to LP-2 for description

	1. native landscape
	2. enhanced native landscape
	3. specialty enhanced landscape

REFERENCE NOTES LP-8

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	114,124 sf
2	Enhanced Native Treatment	74,665 sf
3	Specialty Enhanced Treatment	9,196 sf

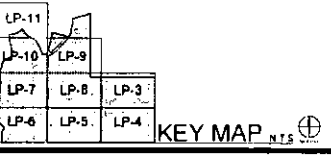


PLANT SCHEDULE LP-9

Symbol	Botanical name / Common name	SIZE
TREES		
	<i>Acacia greggii</i> / Catclaw Acacia	15 G
	<i>Celtis pallida</i> / Spiny Hackberry	15 G
	<i>Cercidium floridanum</i> / Blue Palo Verde	36"
	<i>Cercidium microphyllum</i> / Hoodia Palo Verde	24"
	<i>Quercus laevis</i> / Desert Ironwood	48"
	<i>Prosopis juliflora</i> / Velvet Mesquite	24"
SHRUBS		
	<i>Ambrosia deltoidea</i> / Triangle-leaf Bursage	1 G
	<i>Atriplex polycarpa</i> / Desert Saltbush	1 G
	<i>Calliandra eriophylla</i> / Fairy Duster	1 G
	<i>Encelia farinosa</i> / Brittle Bush	1 G
	<i>Ephedra aspera</i> / Mormon Tee	5 G
	<i>Eriogonum fasciculatum</i> / Turpentine Bush	1 G
	<i>Hyptis emoryi</i> / Desert Lavender	1 G
	<i>Justicia californica</i> / Chuparosa	5 G
	<i>Koeberlinia spinosa</i> / Crucifuton Thorn	5 G
	<i>Larrea tridentata</i> / Creosote Bush	5 G
	<i>Lycium andersonii</i> / Desert Wolfberry	5 G
	<i>Simmondsia chinensis</i> / Jojoba	5 G
	<i>Viguiera deltoidea</i> / Goldeneye	1 G
ACCENTS/CACTI/SUCCULENTS		
	<i>Agave deserti</i> / Desert Agave	5 G
	<i>Agave murphyi</i> / Murphey's Agave	5 G
	<i>Agave parsonii</i> / Palmer's Agave	5 G
	<i>Dasylirion wheeleri</i> / Desert Spoon	5 G
	<i>Ferocactus cylindricus</i> / Cholla Barrel Cactus	5 G
	<i>Ferocactus wislizeni</i> / Fish Hook Barrel Cactus	5 G
	<i>Fouquieria splendens</i> / Ocotillo	Lg. Barrel Cactus
	<i>Mammillaria microcarpa</i> / Fish Hook Cactus	5 G
	<i>Opuntia engelmannii</i> / Engelmann's Prickly-pear	5 G
	<i>Opuntia fragilis</i> / Chainfruit Cholla	5 G
	<i>Opuntia veniclosa</i> / Staghorn Cholla	5 G
	<i>Yucca baccata</i> / Banana Yucca	5 G
	<i>Yucca elata</i> / Soapstone Yucca	15 G
GRASSES/ANNUALS/PERENNIALS		
	<i>Abronia villosa</i> / Sand Verbena	1 G
	<i>Arietida purpurea</i> / Purple Threasson	1 G
	<i>Bellevia multiradiata</i> / Desert Marigold	1 G
	<i>Bouteloua curtipendula</i> / Side Oats Grass	1 G
	<i>Eriogonum pulchellum</i> / Fluffgrass	1 G
	<i>Hilaria belandieri</i> / Curly Mesquite	1 C
	<i>Lupinus spenstorius</i> / Desert Lupine	1 C
	<i>Penstemon parryi</i> / Perry's Penstemon	1 C
	<i>Penstemon pseudospectabilis</i> / Desert Penstemon	1 C
	<i>Scheuchzeria ambigua</i> / Desert Globemaster	1 C

NOTE: REFER TO LANDSCAPE VIGNETT CONCEPTUAL DESIGN INTENT, SEE LP-1

- Inert materials
- salvaged desert surface soil-decomposed granite, 2" min. depth in all planting areas (typ.) color: 'express gold', size: 3" screened
 - surface boulder 2x4' or 1 ton minimum size
 - RIP RAP - see civil plans



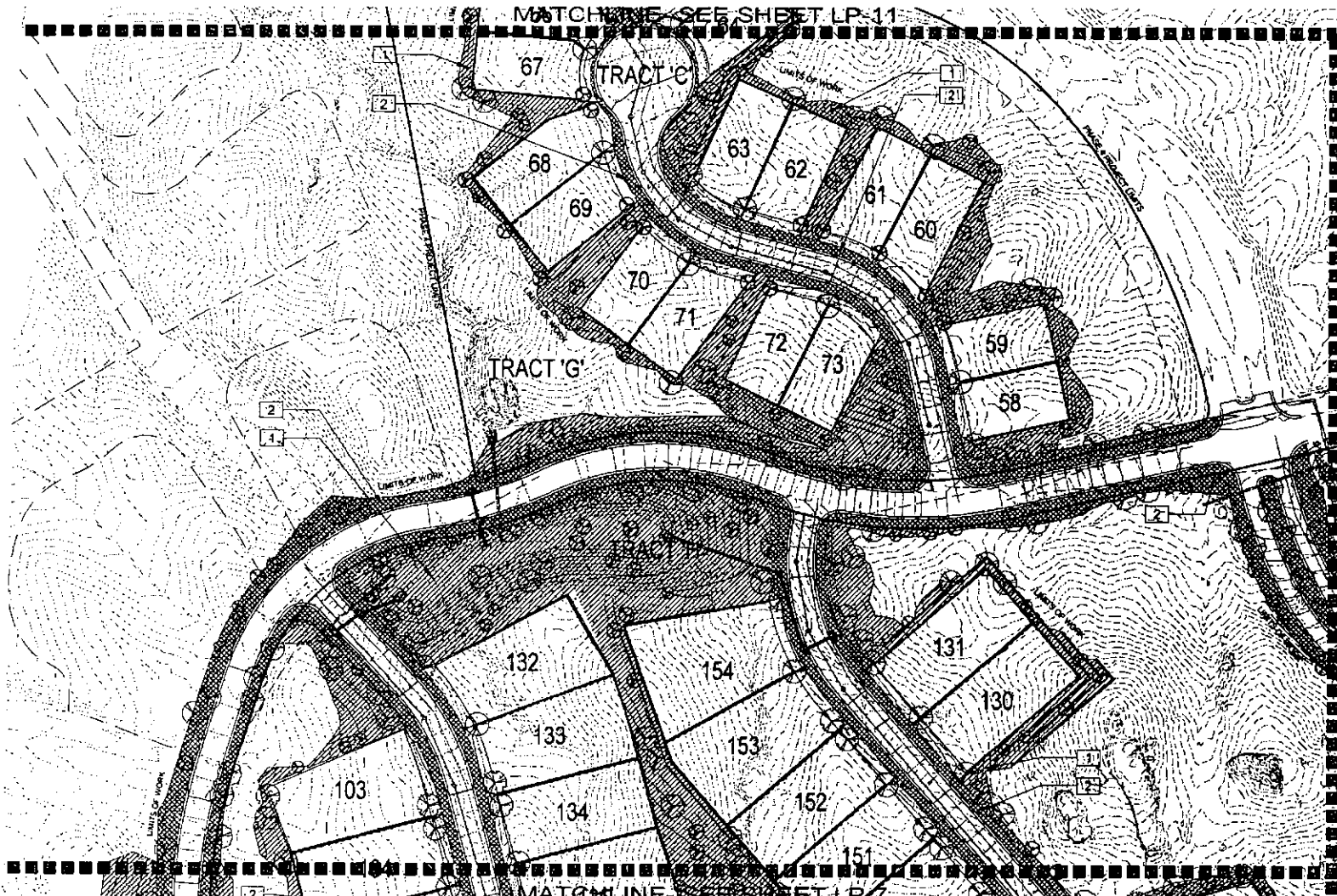
landscape treatments - refer to LP-2 for description

	1. native landscape
	2. enhanced native landscape
	3. specialty enhanced landscape

REFERENCE NOTES LP-9

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	15,833 sf
2	Enhanced Native Treatment	30,067 sf





PLANT SCHEDULE LP-10

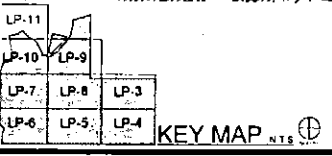
Symbol	Botanical name / Common name	SIZE
TREES		
	<i>Acacia greggii</i> / Catalaw Acacia	15 G
	<i>Ceanothus velutinus</i> / Spiny Hackberry	15 G
	<i>Cercidium floridum</i> / Blue Palo Verde	30" B
	<i>Cercidium microphyllum</i> / Goodii Palo Verde	24" B
	<i>Quercus agrifolia</i> / Live Oak	48" B
	<i>Prosopis juliflora</i> / Velvet Mesquite	24" B
SHRUBS		
	<i>Ambrosia deltoidea</i> / Triangle-leaf Bursage	1 Gal
	<i>Atriplex polycarpa</i> / Desert Saltbush	1 Gal
	<i>Calliandra eriophylla</i> / Fairy Dustar	1 Gal
	<i>Encelia farinosa</i> / Brittle Bush	1 Gal
	<i>Ephedra aspera</i> / Mormon Tea	5 Gal
	<i>Ericameria latifolia</i> / Turpentine Bush	1 Gal
	<i>Hyptis emoryi</i> / Desert Lavender	1 Gal
	<i>Justicia californica</i> / Chuparosa	5 Ga
	<i>Koeleria spinescens</i> / Crucifixion Thorn	5 Ga
	<i>Larrea tridentata</i> / Creosote Bush	5 Ga
	<i>Lycium andersonii</i> / Desert Wolfberry	5 Ga
	<i>Simmondsia chinensis</i> / Jojoba	5 Ga
	<i>Vigiera deltoidea</i> / Goldeneye	1 Ga
ACCENTS/CACTUS/SUCCULENTS		
	<i>Agave deserti</i> / Desert Agave	5 Ga
	<i>Agave murphyi</i> / Murphy's Agave	5 Ga
	<i>Agave palmifolius</i> / Palmer's Agave	5 Ga
	<i>Dasylirion wheeleri</i> / Desert Spoon	5 Ga
	<i>Ceroactus cylindricus</i> / Compass Ball Cactus	5 G
	<i>Ferocactus wislizeni</i> / Fish Hook Barrel Cactus	5 G
	<i>Fouquieria splendens</i> / Ocotillo	Lg. Bare Ro
	<i>Mamillaria microcarpa</i> / Fish Hook Cactus	5 G
	<i>Opuntia engelmannii</i> / Engelmann's Prickly-pear	5 G
	<i>Opuntia fulgida</i> / Chainfruit Cholla	5 G
	<i>Opuntia versicolor</i> / Stegdom Cholla	5 G
	<i>Yucca baccata</i> / Banana Yucca	5 G
	<i>Yucca elata</i> / Soap-tree Yucca	15 C
GRASSES/ANNUALS/PERENNIALS		
	<i>Abronia villosa</i> / Sand Verbena	1 G
	<i>Aristida purpurea</i> / Purple Throatsawn	1 G
	<i>Beyleya multiradiata</i> / Desert Marigold	1 G
	<i>Bouteloua curtipendula</i> / Side Oats Gramma	1 G
	<i>Eriogonum pulchellum</i> / Fluffgrass	1 G
	<i>Helianthus scaberrimus</i> / Curly Mesquite	1 G
	<i>Lupinus sparsiflorus</i> / Desert Lupine	1 G
	<i>Penstemon parryi</i> / Parry's Penstemon	1 G
	<i>Penstemon pseudospectabilis</i> / Desert Penstemon	1 G
	<i>Schaefferia ambigua</i> / Desert Globeamallow	1 G

NOTE: REFER TO LANDSCAPE VIGNETTI CONCEPTUAL DESIGN INTENT, SEE LP-2

salvaged desert surface soil-decomposed granite, 2" min. depth in all planting areas (typ.) color: express gold, size: 3/8" screened

surface boulder 2'x4' or 1 ton minimum size

RIP RAP - see civil plans



landscape treatments - refer to LP-2 for description

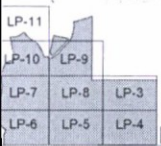
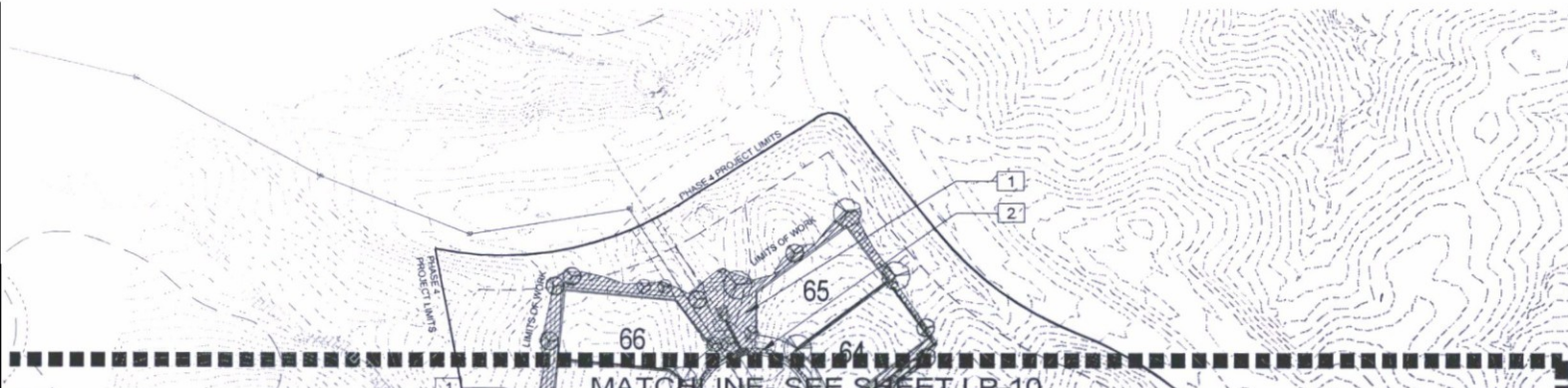
	1. native landscape
	2. enhanced native landscape
	3. specialty enhanced landscape

REFERENCE NOTES SCHEDULE 10

SYMBOL	DESCRIPTION	QTY
	Native Treatment	91,654 sf
	Enhanced Native Treatment	51,756 sf

PLANT SCHEDULE LP-11

Symbol	TREES	SIZE
	Acacia greggii / Catclaw Acacia	15 Gal
	Celtis pallida / Spiny Hackberry	15 Gal
	Cercidium floridum / Blue Palo Verde	36" B
	Cercidium microphyllum / Foothill Palo Verde	24" B
	Olneya tesota / Desert Ironwood	48" B
SHRUBS		
	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal
	Atriplex polycarpa / Desert Saltbush	1 Gal
	Calliandra eriophylla / Fairy Duster	1 Gal
	Encelia farinosa / Brittle Bush	1 Gal
	Ericameria laricifolia / Turpentine Bush	1 Gal
	Justicia californica / Chuparosa	5 Gal
	Larrea tridentata / Creosote Bush	5 Gal
	Lycium andersonii / Desert Wolfberry	5 Gal
	Simmondsia chinensis / Jojoba	5 Gal
ACCENTS/CACTI/SUCCULENTS		
	Agave deserti / Desert Agave	5 Ga
	Ferocactus cylindricus / Compass Barrel Cactus	5 Ga
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Ga
	Fouquieria splendens / Ocotillo	Lg Bare Roc
	Mammillaria microcarpa / Fish Hook Cactus	5 Ga
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Ga
	Opuntia fulgida / Chainfruit Cholla	5 Ga
	Opuntia versicolor / Staghorn Cholla	5 Ga
	Yucca baccata / Banana Yucca	5 Ga
GRASSES/ANNUALS/PERENNIALS		
	Abronia villosa / Sand Verbena	1 Ga
	Aristida purpurea / Purple Threeawn	1 Ga
	Baileya multiradata / Desert Marigold	1 Ga
	Bouteloua curtipendula / Side Oats Grama	1 Ga
	Erioneuron pulchellum / Fluffgrass	1 Ga
	Hilaria belangeri / Curly Mesquite	1 Ga
	Lupinus sparsiflorus / Desert Lupine	1 Ga
	Penstemon parryi / Parry's Penstemon	1 Ga
	Penstemon pseudospectabilis / Desert Penstemon	1 Ga
	Sphaeralcea ambigua / Desert Globemallow	1 Ga



KEY MAP N.T.S.

landscape treatments - refer to LP-2 for description

	1. native landscape
	2. enhanced native landscape
	3. specialty enhanced landscape

REFERENCE NOTES LP- 11

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	4,919 sf
2	Enhanced Native Treatment	130 sf



NOTE: REFER TO LANDSCAPE VIGNETTE CONCEPTUAL DESIGN INTENT, SEE LP-2

inert materials

- salvaged desert surface soil-decomposed granite, 2" min. depth in all planting areas (typ.) color: 'express gold', size: 3/4" screened
- surface boulder 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans

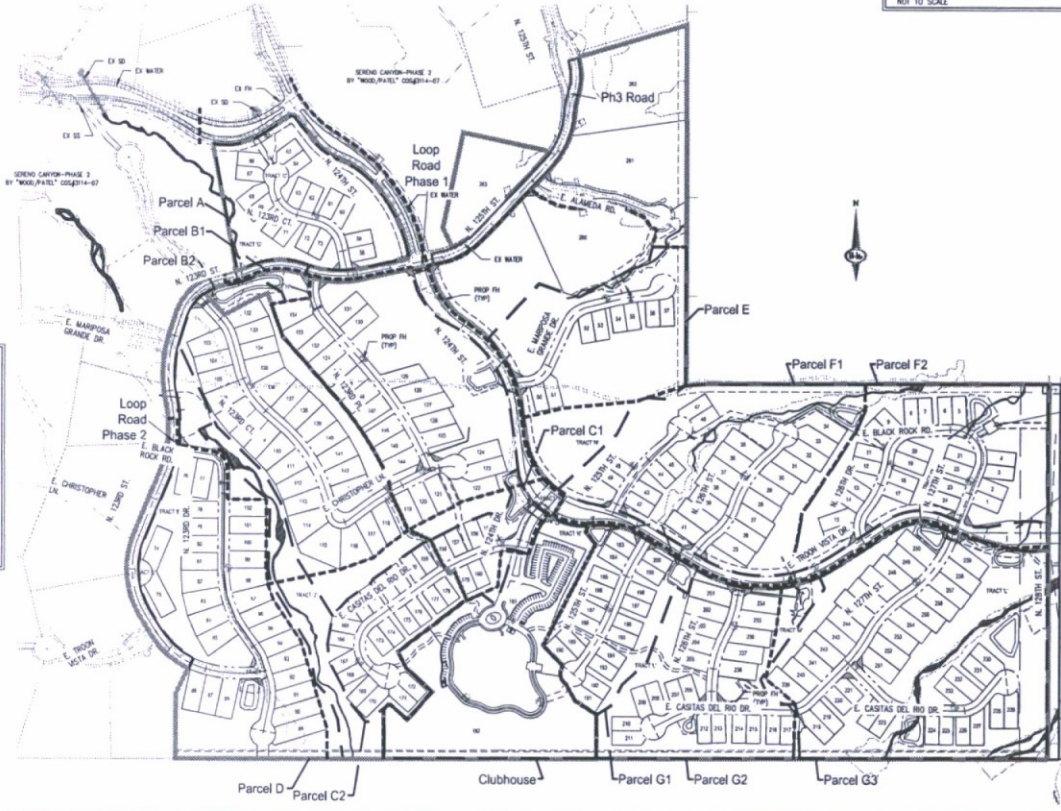
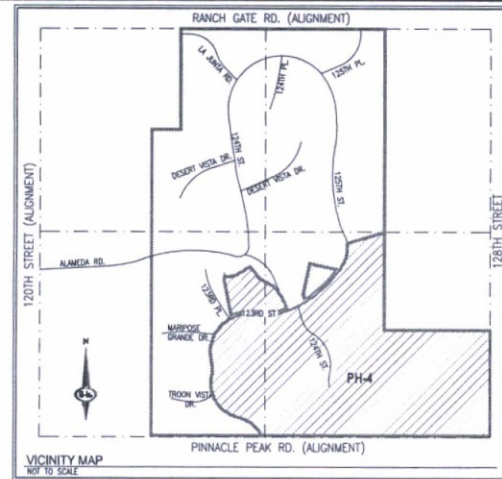
SWABACK PARTNERS pllc
 Planning, Architecture, and Interior Design
 Scottsdale, Arizona | 480.367.2100

Landscape P
 05.07.2018 | D.R.B. REVIEW | LP

PRELIMINARY GRADING FOR SERENO CANYON PHASE 4 SCOTTSDALE, ARIZONA

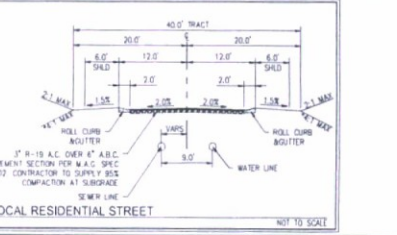
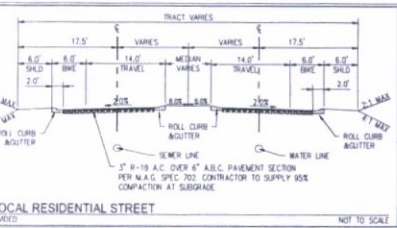
125TH STREET & ALAMEDA RD.

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



DATA	
± AREA	129.03 ACRES
AREA	127.82 ACRES
REG. ZONING	R-40(RES)
OS&D ZONING	UNCHANGED
JOINTS	MOUNTAIN ESTATES 5
	MOUNTAIN HOUSE COTTAGES 29
	MOUNTAIN HOMES (60'x30') 129
	MOUNTAIN HOME DUPLEX (30'x100') 134
TOTAL	292
± DENSITY	2.32 DU/AC
217-01-010, 217-01-011A, 217-01-011C, 217-01-011D, 01-010A, 217-01-010B, 217-01-010C, 217-01-010E, 217-01-181, 01-142, 217-01-180 TO 217-01-183, 217-01-184 TO 01-189, 217-01-216, 217-01-217	

SYMBOL	
	MATURINE
	PHASE LINE
	PARCEL LINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	LOT LINE
	BOUNDARY LINE
	CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	SANITARY SEWER MANHOLE
	EXISTING CONTOUR (5-FT)
	EXISTING CONTOUR (1-FT)
	PROPOSED CONTOUR (5-FT)
	PROPOSED CONTOUR (1-FT)
	FIRE HYDRANT ASSEMBLY
	ST. WIRE TRIANGLE
	ROCK OUTCROPPING
	RETAINING WALL
	CUT/FILL TRANSITION LINE
	WATER SURFACE ELEVATION
	PAD TOP OF CURB ELEVATION
	SLOPE FLOW ARROW
	EXISTING FLOW LINE
	LOT FLOW DIRECTION
	404 WASH
	HEAD WALL
	PROPOSED STORM PIPE 18" UNLESS OTHER WSE NOTED
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED RETAINING WALL
	PEAK FLOW
	PROPOSED IMP-RAIP



OWNER SLOW COMMUNITY DEVELOPMENT 1751 WEST OGDEN RD. #4 NAPERVILLE, IL 60563 PHONE: 630-651-5400 CONTACT: NARIN BAILEY CONTACT EMAIL: MSALEY@SLOW.COM
DEVELOPER TOLL BROTHERS, INC. 8787 E. WALKER BLVD., SUITE 300 SCOTTSDALE, AZ 85258 PHONE: 480-344-2111 CONTACT: OSCAR DOMINGUEZ CONTACT EMAIL: ODOMINGUEZ@TOLLBROTHERS.COM
ENGINEER SLATER HANIFAN GROUP 11201 N. DUTCH BLVD., SUITE 250 PHOENIX, AZ 85028 PHONE: 602-947-9664 CONTACT: PATRICK LONEY CONTACT EMAIL: PLONEY@SHG-INC.COM
LAND PLANNER SWAGACK PARTNERS 7350 E. WOODLAND DR. SCOTTSDALE, AZ 85250 PHONE: 480-303-2500 CONTACT: JEFF DENAK CONTACT EMAIL: JEDENAK@SWAGACKPARTNERS.COM

SHEET INDEX SHEET 01 - COVER SHEET SHEET 02 - INDEX MAP, DETAILS & QUANTITIES SHEETS 03-15 - PRELIMINARY GRADING PLANS
BASIS OF BEARING THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST PER THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, BEARING S000°34'12"E
BENCHMARK DESCRIPTION: CITY OF SCOTTSDALE BRICK CAP FLUSH INTERSECTION OF HAPPY VALLEY DRIVE AND 120TH STREET FENCE RUNS S & N, UP 1.1' ELEVATION* 2,691.30' NAVD 88 DATUM

DATE: 03/26/2011

DRAWN: SB

DESIGNER: GR/ANL

CHECKED: LB

PROJECT NO: TOL1702-

SHEET 1 OF 1

TOLL BROTHERS LAND DEVELOPMENT

SERENO CANYON PHASE 4

SCOTTSDALE, AZ

PG0

SHEET 1 OF 1

DATE: 03/26/2011

DRAWN: SB

DESIGNER: GR/ANL

CHECKED: LB

PROJECT NO: TOL1702-

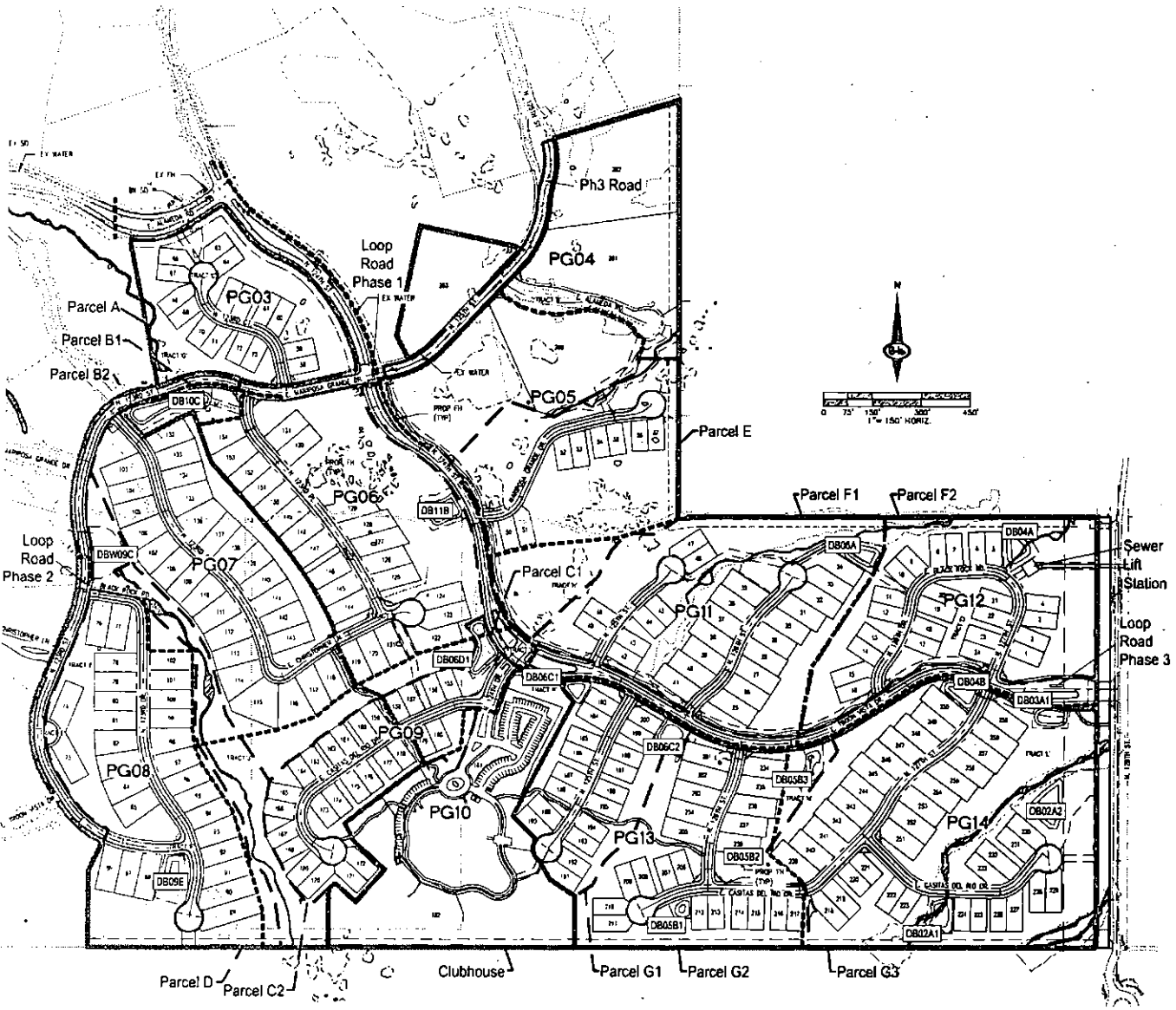
SHEET 1 OF 1

NO.	DESCRIPTION	DATE	BY	CHK

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

DATE: 05/28/17
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 DESIGNED BY: AL
 CHECKED BY: LB
 PROJECT NO.: TOL1702
 SCALE: AS SHOWN

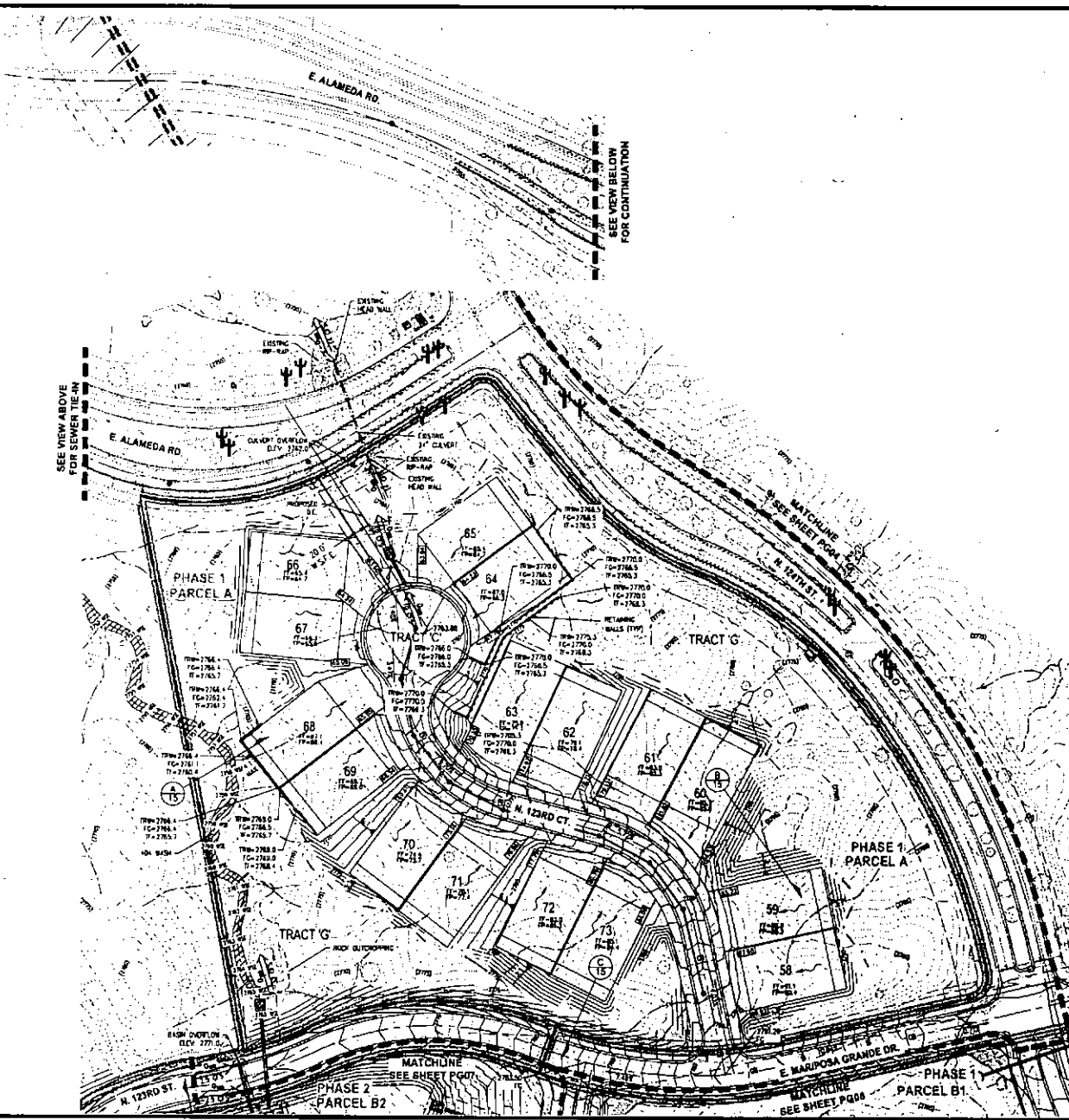
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SHEET 3 OF 3



GRADING LEGEND

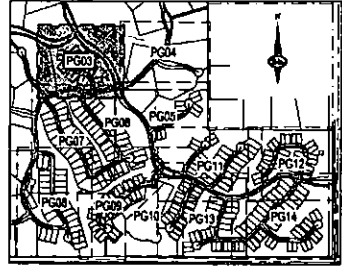
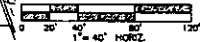
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-----	ROADWAY CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPERTY LINE
-----	CURB AND GUTTER
-----	PHASE LINE
-----	PARCEL LINE
-----	EXISTING CONTOUR (3'-FT)
-----	DESIGN GRADING
-----	SEWER CONDUIT
-----	ROCK OUTCROPPING
-----	DRAINAGE EASEMENT
-----	FIRE HYDRANT ASSEMBLY
-----	TRAIL EASEMENT
DB01A	DRAINAGE ID
-----	4th WASH





SEE VIEW ABOVE FOR SEWER PLAN

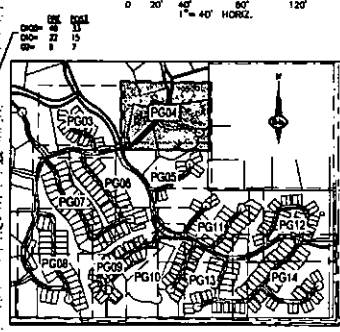
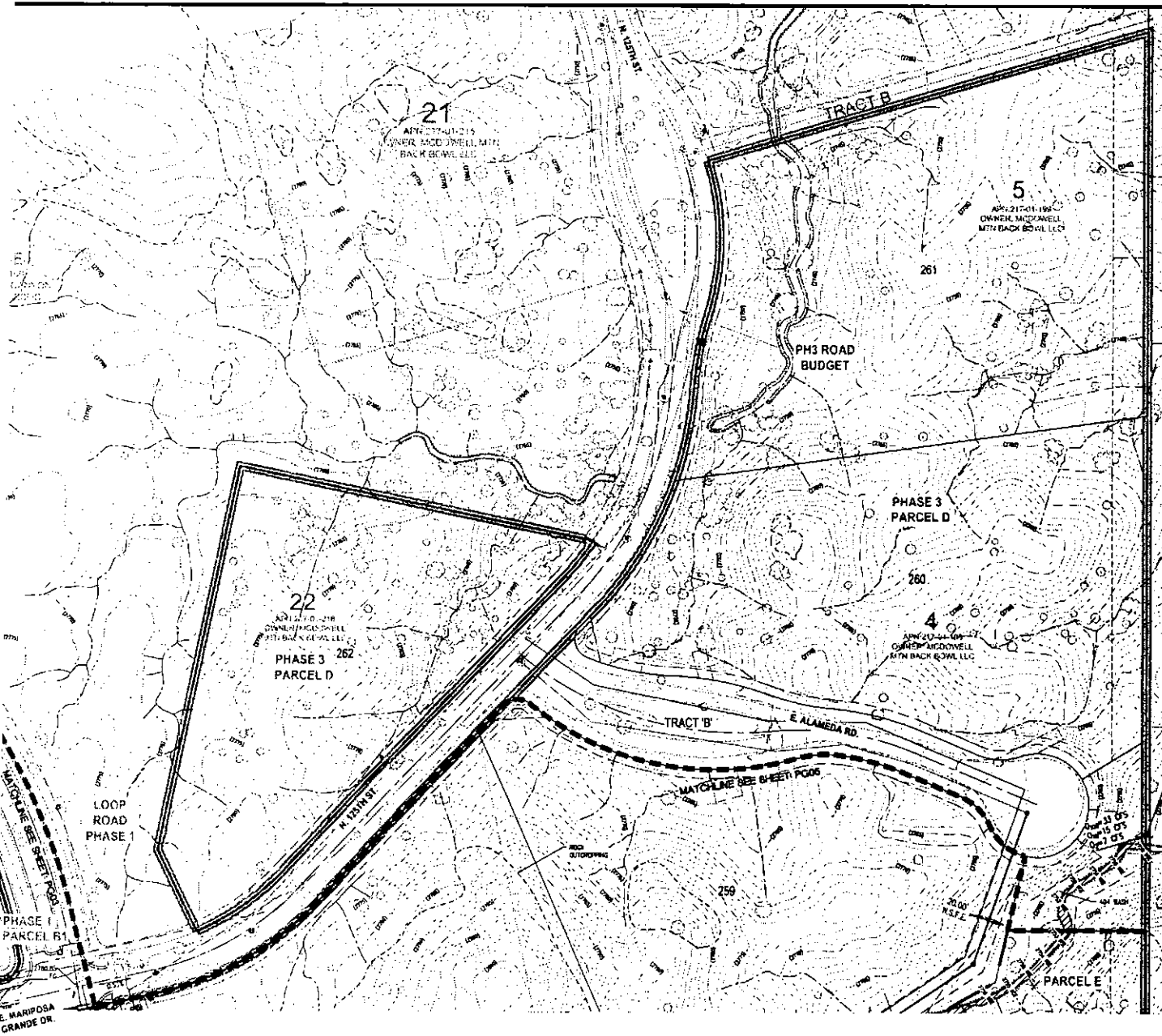
SEE VIEW BELOW FOR CONTINUATION



NO.	DATE	BY	REVISION

SCOTTSDALE, AZ 85251
TOLL BROTHERS LAND DEVELOPMENT
 SERENO CANYON PHASE 4

DATE: 05/20/14
 DRAWN: DP
 DESIGNER: GR/AM
 CHECKED: LB
 PROJECT NO. TOL1702



DATE	BY	REV	OCCUPATION

SCOTTSMALL, AZ 140

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

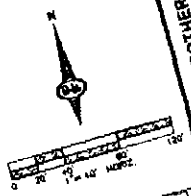
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PROJECT NO.: TOL1702

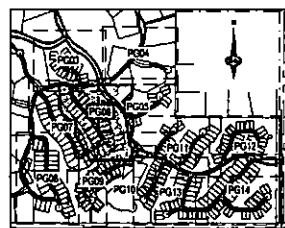
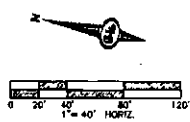
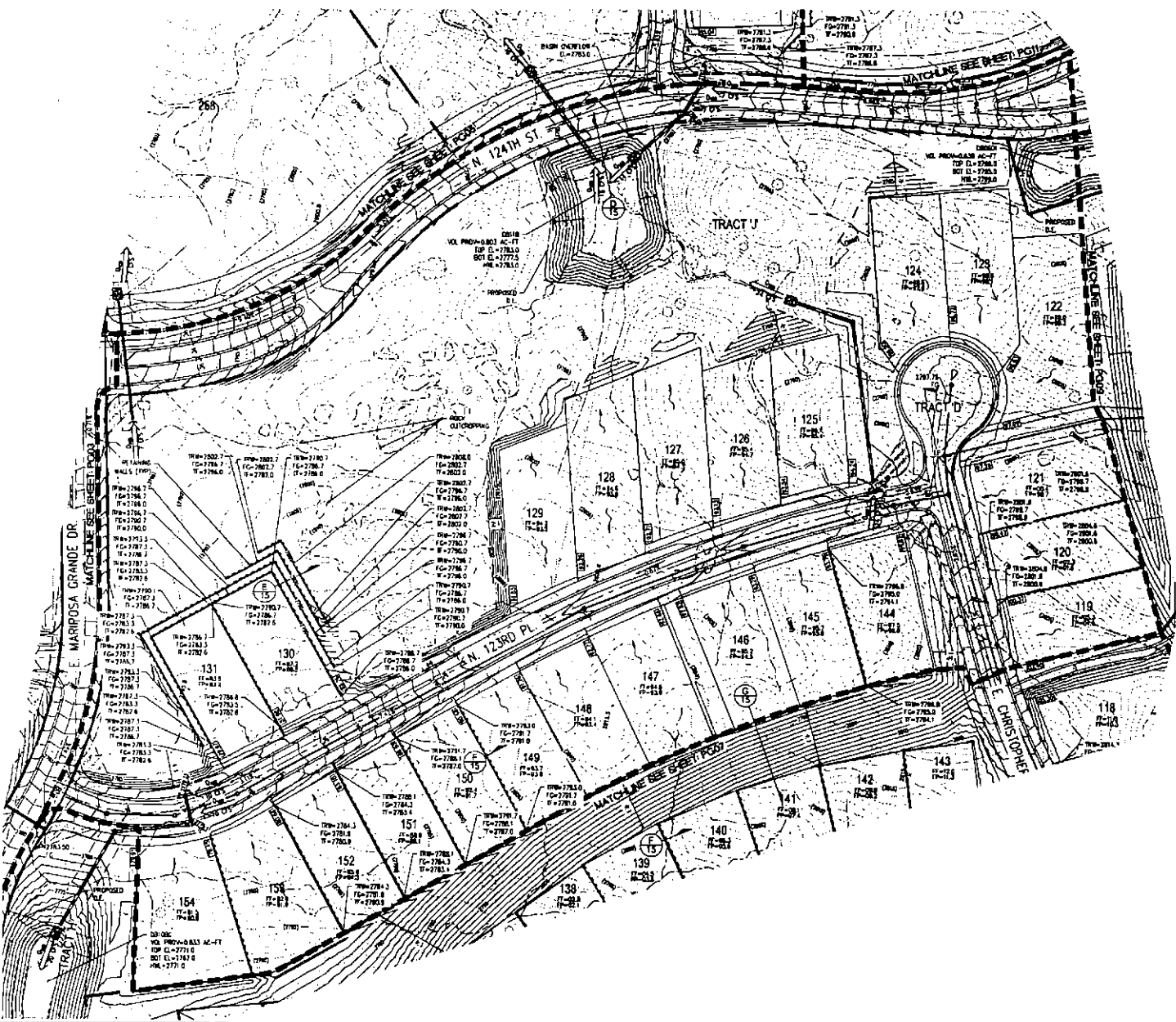




SLA
HA
GT
S
CONSULTING ENGINEERS

DATE: 10/11/11
SCALE: 1" = 40' (AS SHOWN)
SERENO CC
1011 BROTHERS LAND DEVELOPMENT
SERENO CC PHASE 4

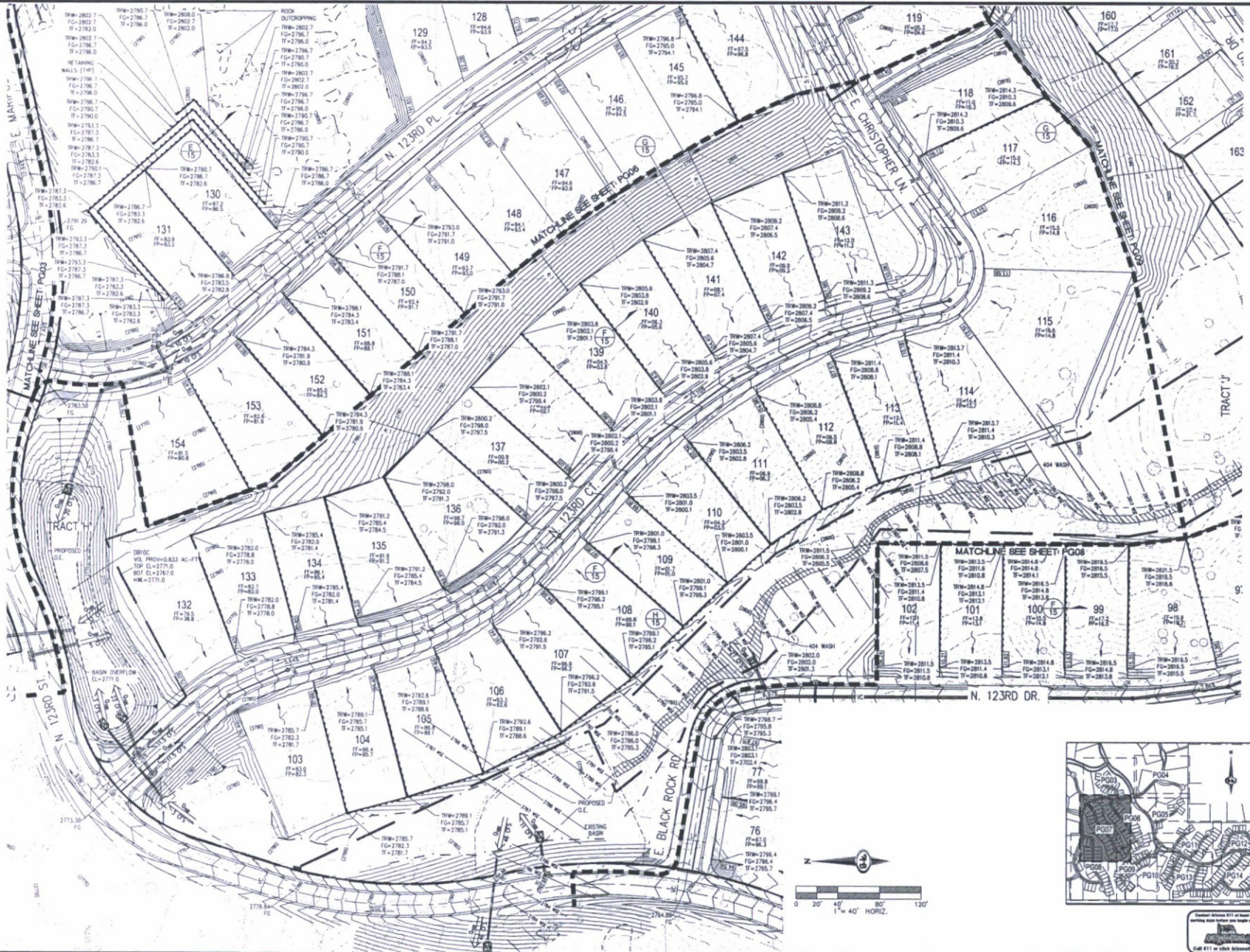




DATE	BY	APP.	REVISION

**TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4**

DATE:	03/24/
DRAWN BY:	
DESIGNER/CP/AN:	
CHECKED: LP:	
PROJECT NO.:	TOL1702-
SHEET NO.:	



S-I-G
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
10000 N. CENTRAL EXPRESSWAY, PHOENIX, AZ 85028

DATE	BY	SCALE	DESCRIPTION

SCOTTSDALE, AZ

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

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DESIGNER: CR/AJ
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PROJECT NO. TOL1702

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SHEET 7 OF 0

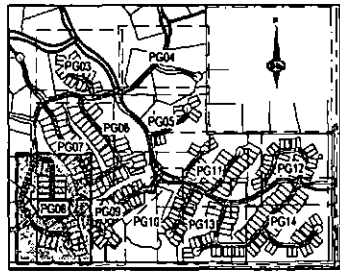
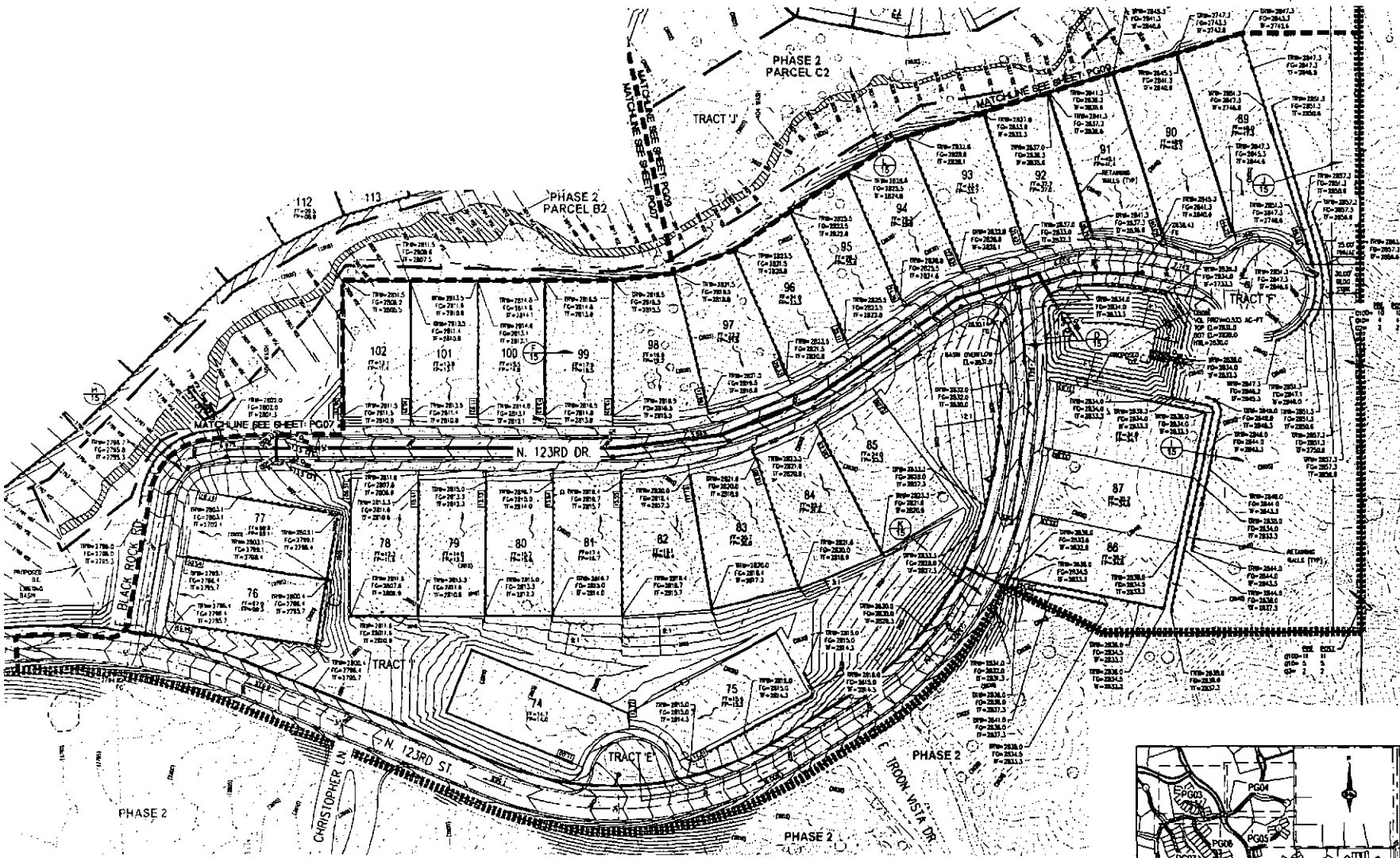
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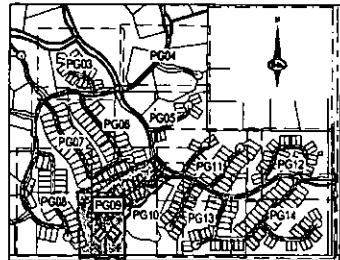
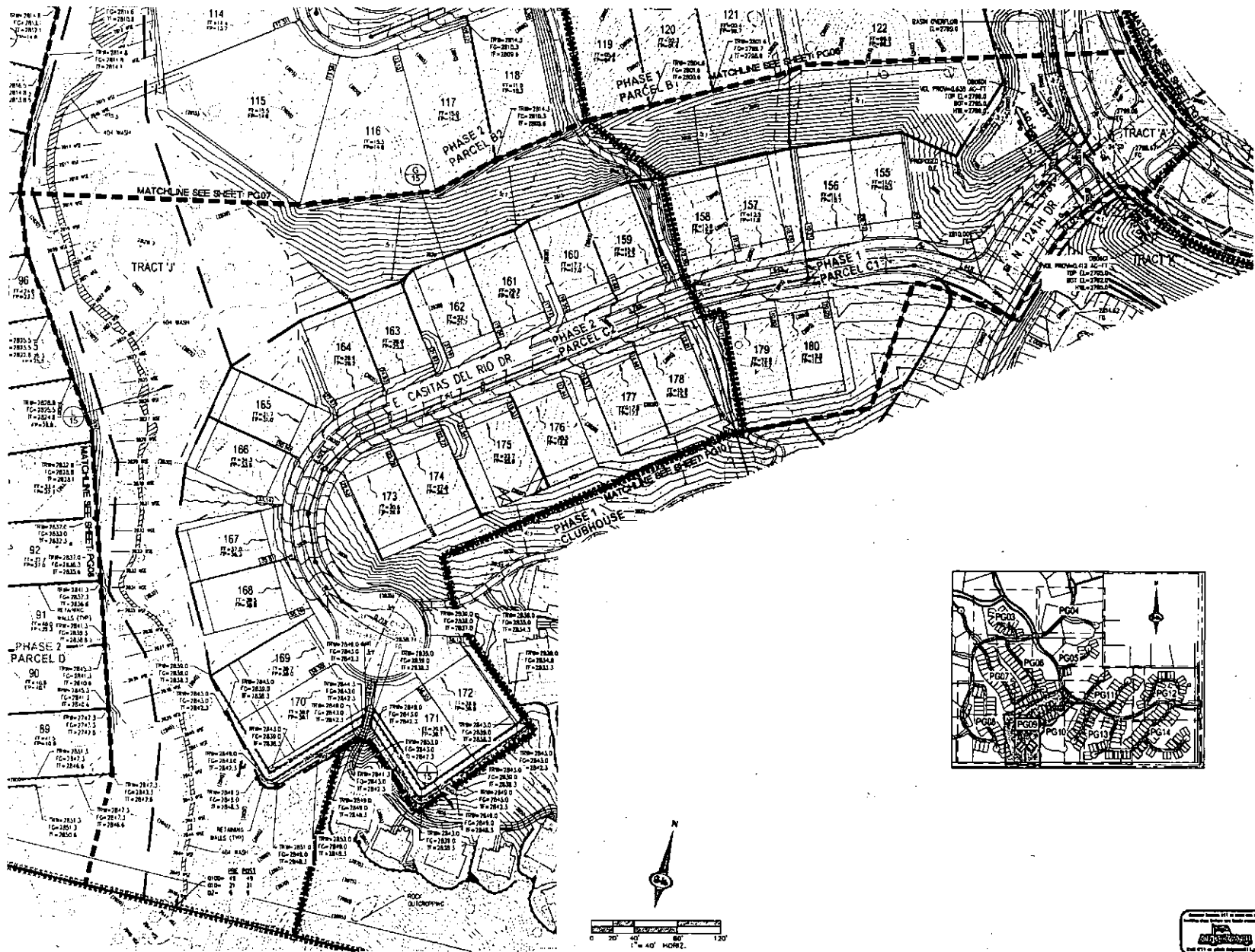
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PG08
 SHEET 8 OF 8





DATE	BY	REV.	DESCRIPTION

PROJECT NAME: AS

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

PROJECT NO.
TOL1702

DATE: 03/29/10
DRAWN: SB
DESIGNED: CH/JAL
CHECKED: LB



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SHEET 9 OF



DATE	BY	CHK

DESCRIPTION
AC

SCALE

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

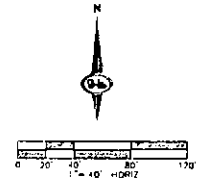
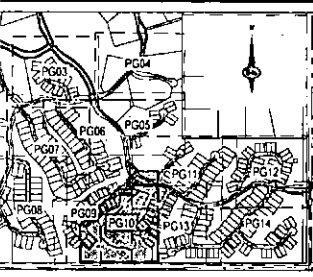
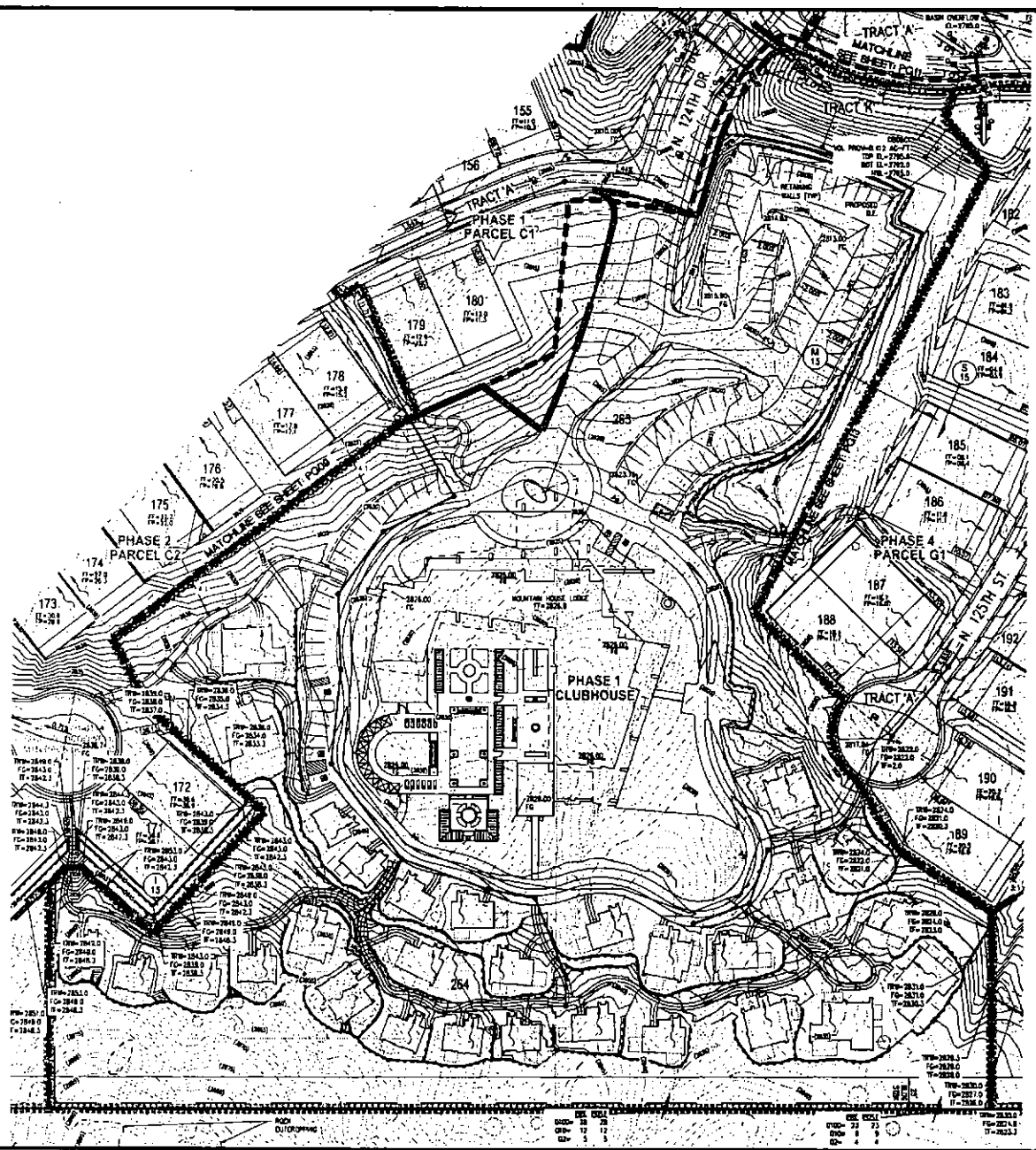
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PROJECT NO. TOL1702

PROJECT NO. TOL1702



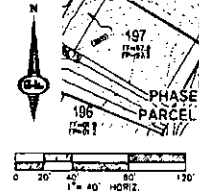
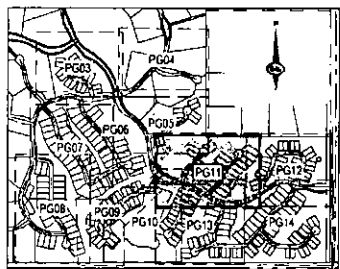
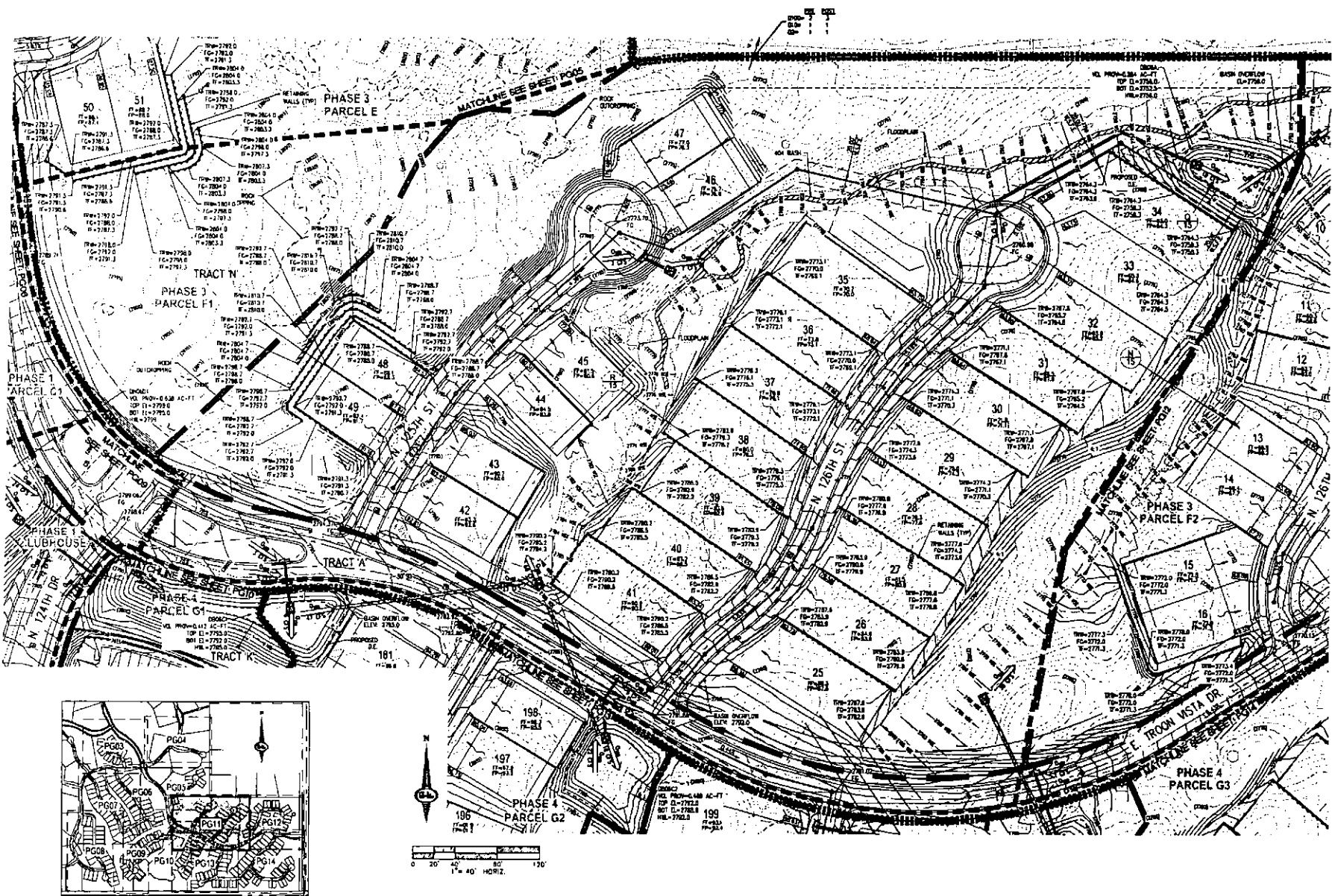
PG 1
SHEET 10 OF



NOT TO SCALE

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1					
2					
3					

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1					
2					
3					

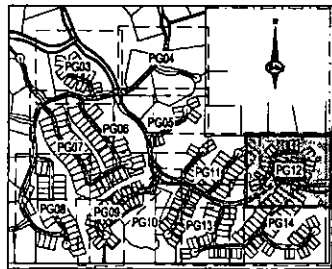
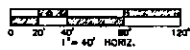
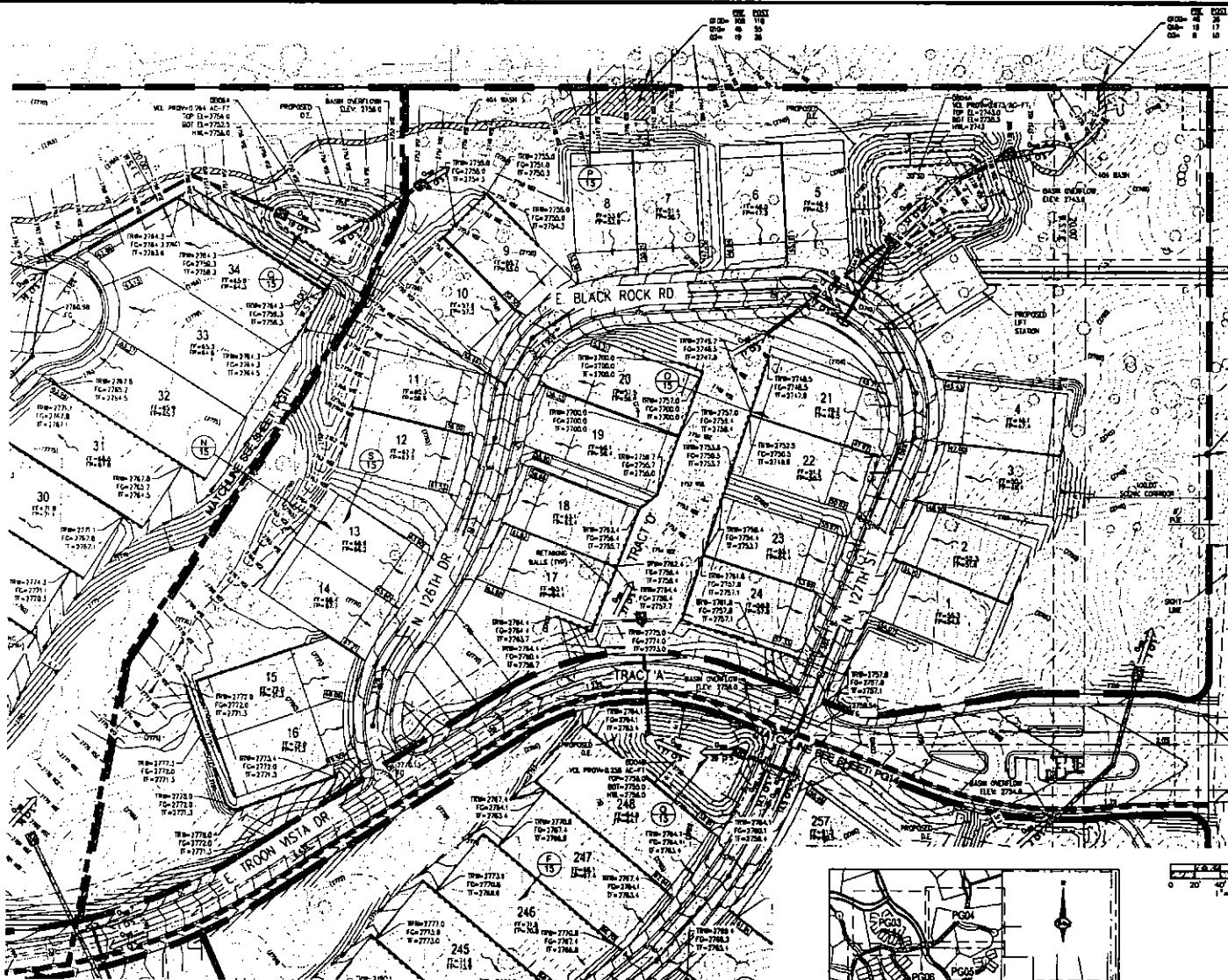


DATE	BY	REV	DESCRIPTION

SCHEMATIC NO. 1
TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

DATE: 03/27/14
DRAFTER: SB
DESIGNER: DRJAN
CHECKER: LB
PROJECT NO.: TOL1702

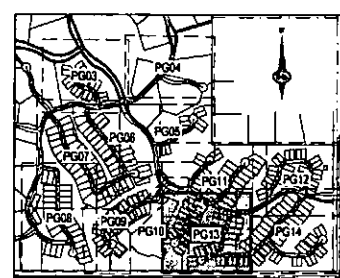
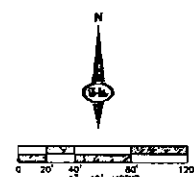
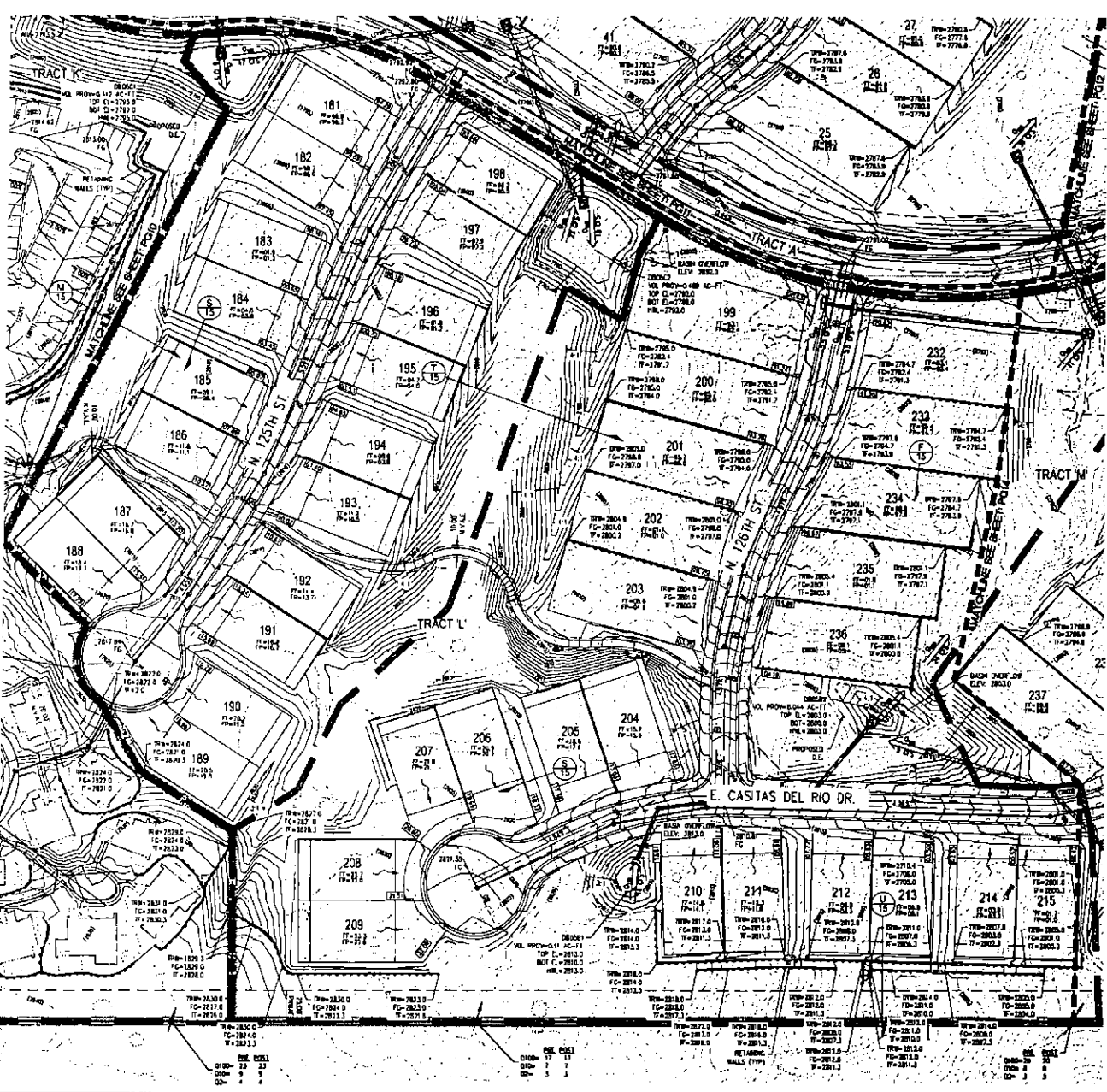




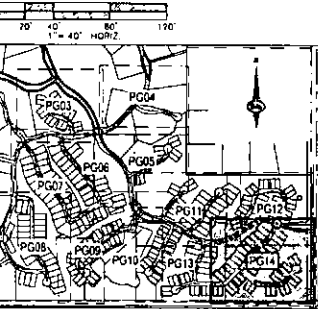
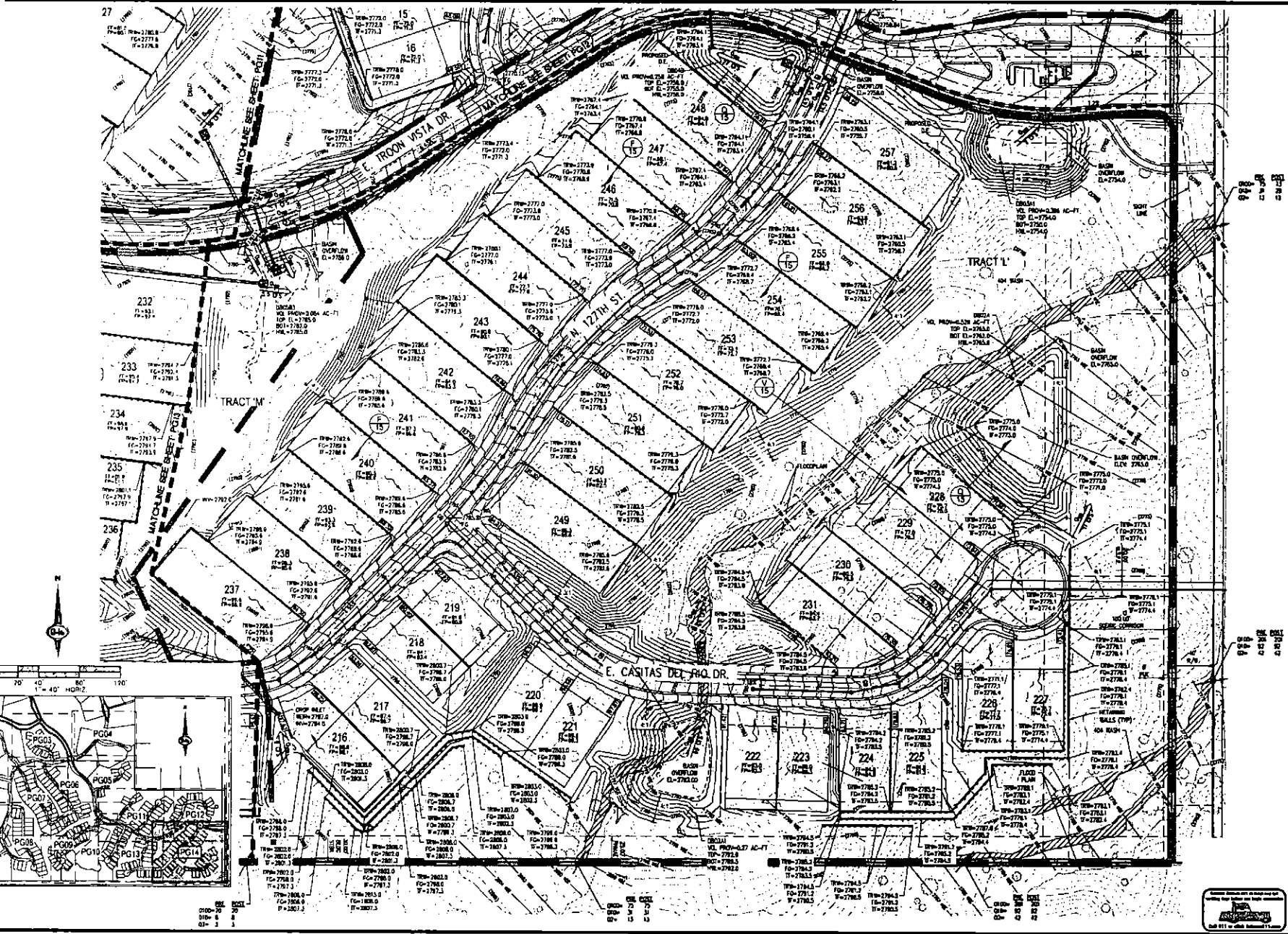
DATE	BY	DESCRIPTION

DATE:	03/28/17
DRAWN BY:	MB
DESIGNED BY:	MB
CHECKED BY:	MB
PROJECT NO.:	TOL1702-4





NO.	DATE	DESCRIPTION

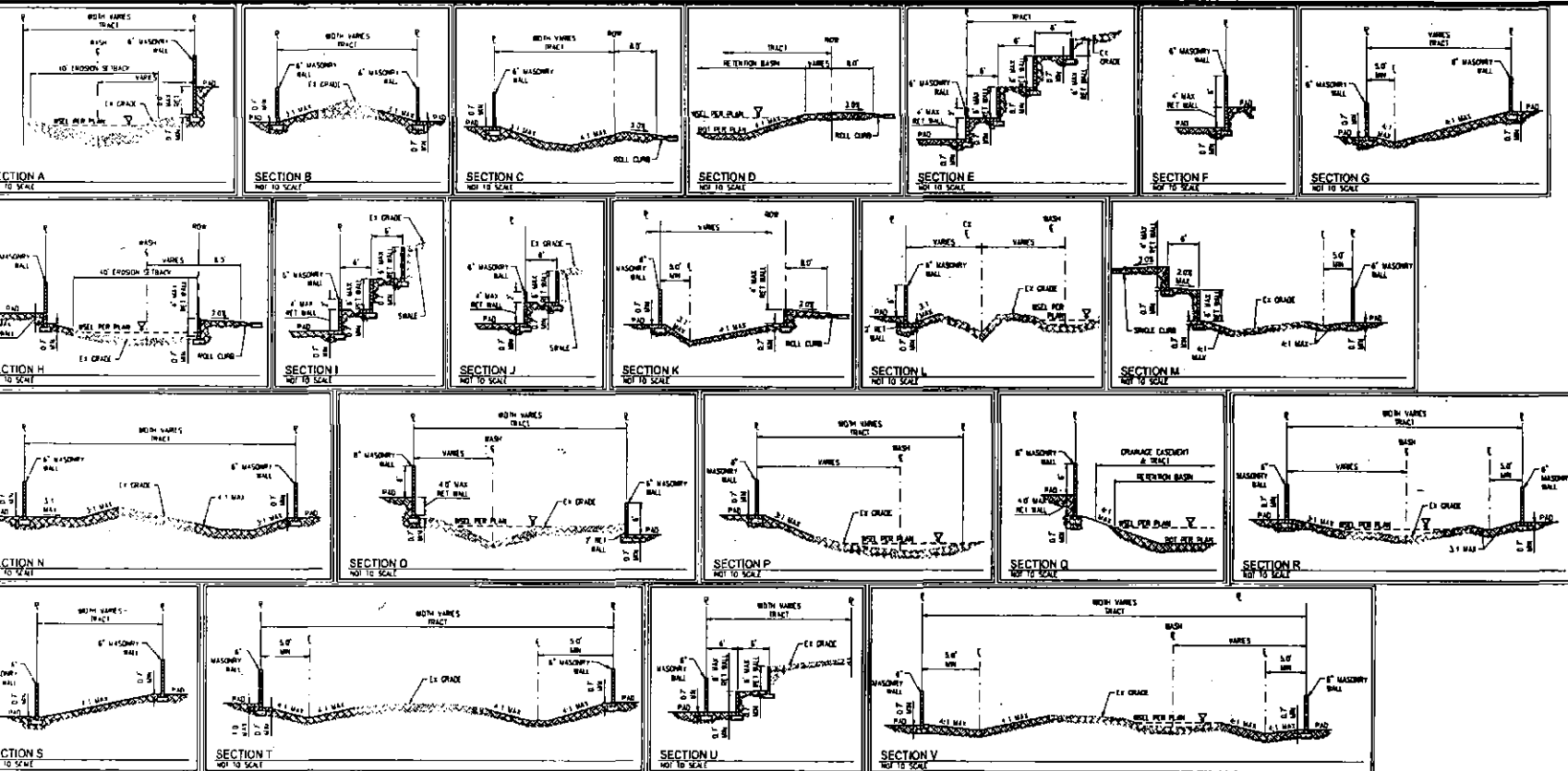


SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4

DATE: 01/26/20
DRAFTER: SB
DESIGNER: ON/AL
CHECKED: LP
PROJECT NO. 17102-04
SHEET 14 OF 14

PG14



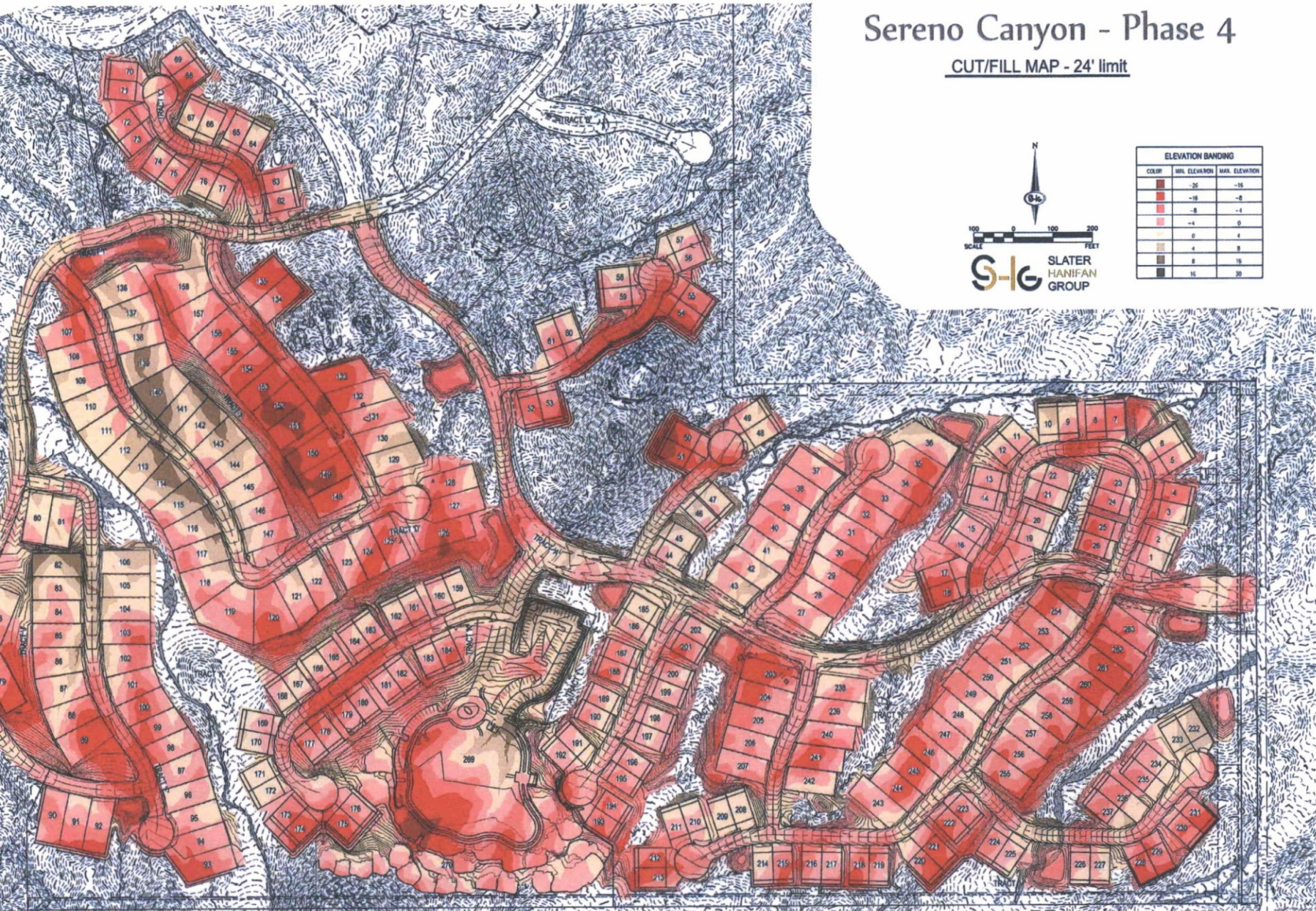
NO.	DATE	BY	CHKD.	DESCRIPTION

DATE:	03/28/20
DRAWN BY:	SB
DESIGNED BY:	DM/AM
CHECKED BY:	LB
PROJECT NO.:	TOL 1702-01



Sereno Canyon - Phase 4

CUT/FILL MAP - 24' limit



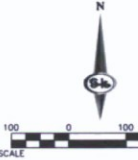
ELEVATION BANDING		
COLOR	MIN. ELEVATION	MAX. ELEVATION
Dark Red	-25	-15
Red	-15	-8
Light Red	-8	-4
Orange	-4	0
Yellow	0	4
Light Green	4	8
Green	8	15
Dark Green	15	30

Sereno Canyon - Phase 4

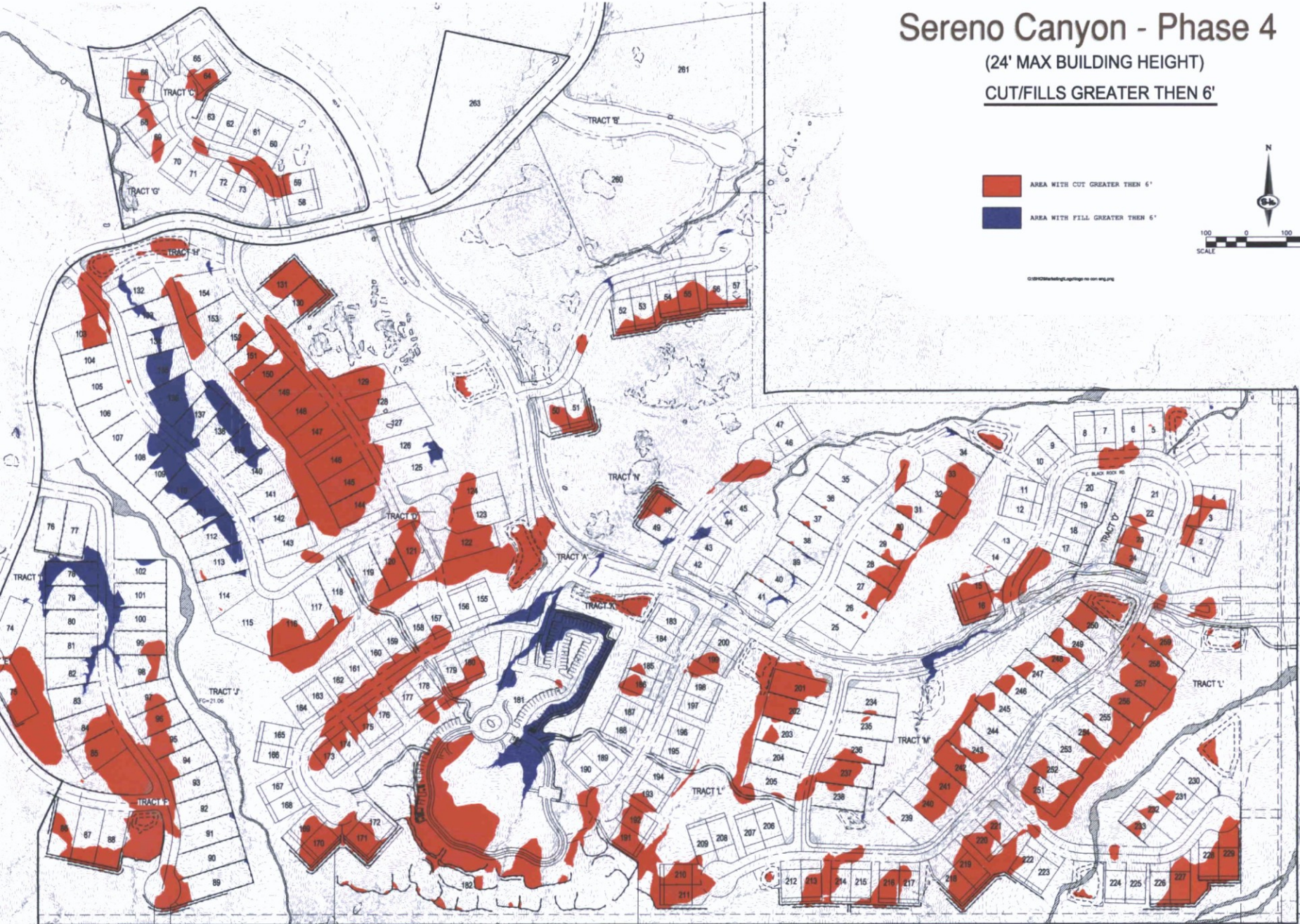
(24' MAX BUILDING HEIGHT)

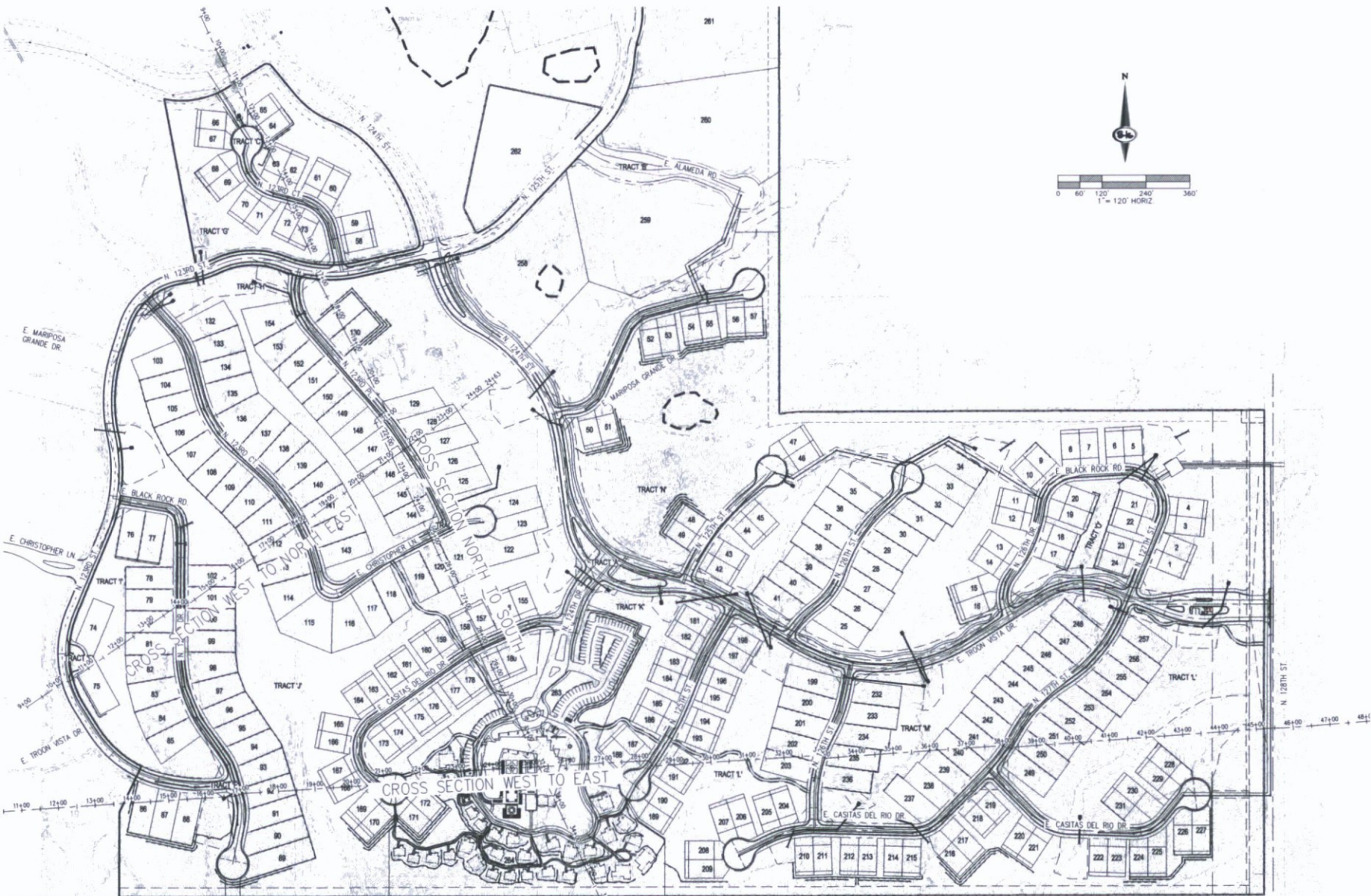
CUT/FILLS GREATER THEN 6'

-  AREA WITH CUT GREATER THEN 6'
-  AREA WITH FILL GREATER THEN 6'



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SLATER
HANIFAN



DATE: 07/15/11
BY: JTB

DESCRIPTION:

NO.:

SCOTTSDALE, AZ

TOLL BROTHERS LAND DEVELOPMENT

SECTION: 414

NAME: TOL

DATE:

DRAFTER:

DESIGNER:

CHECKED:

PROJECT:

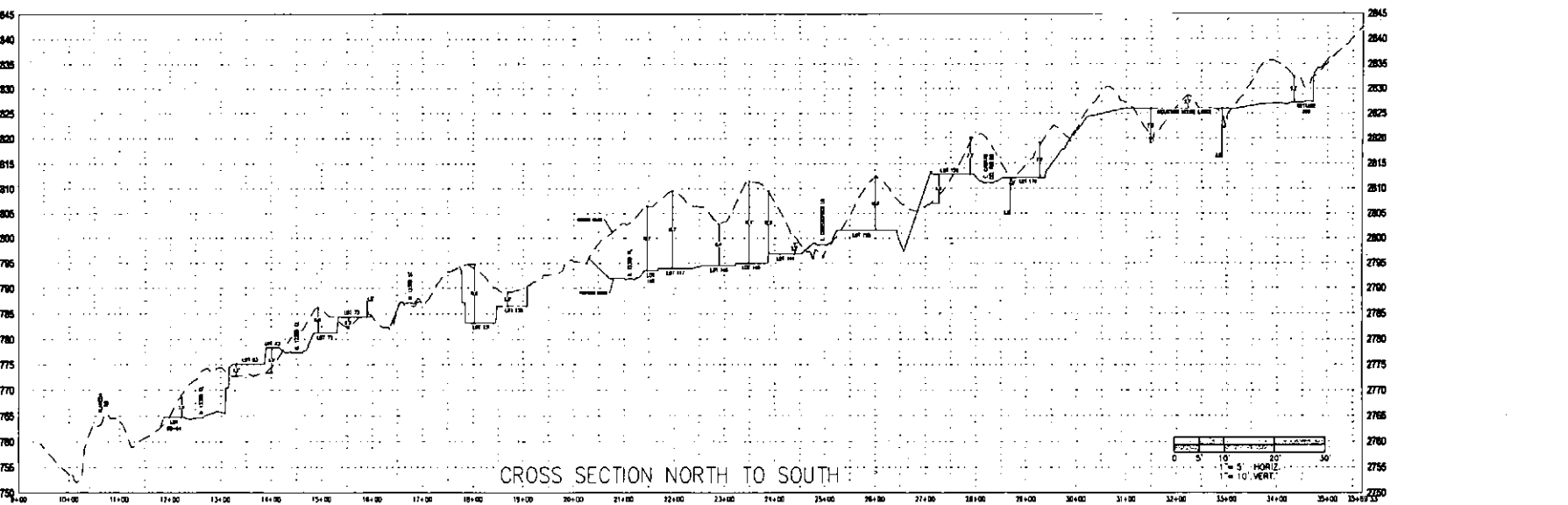
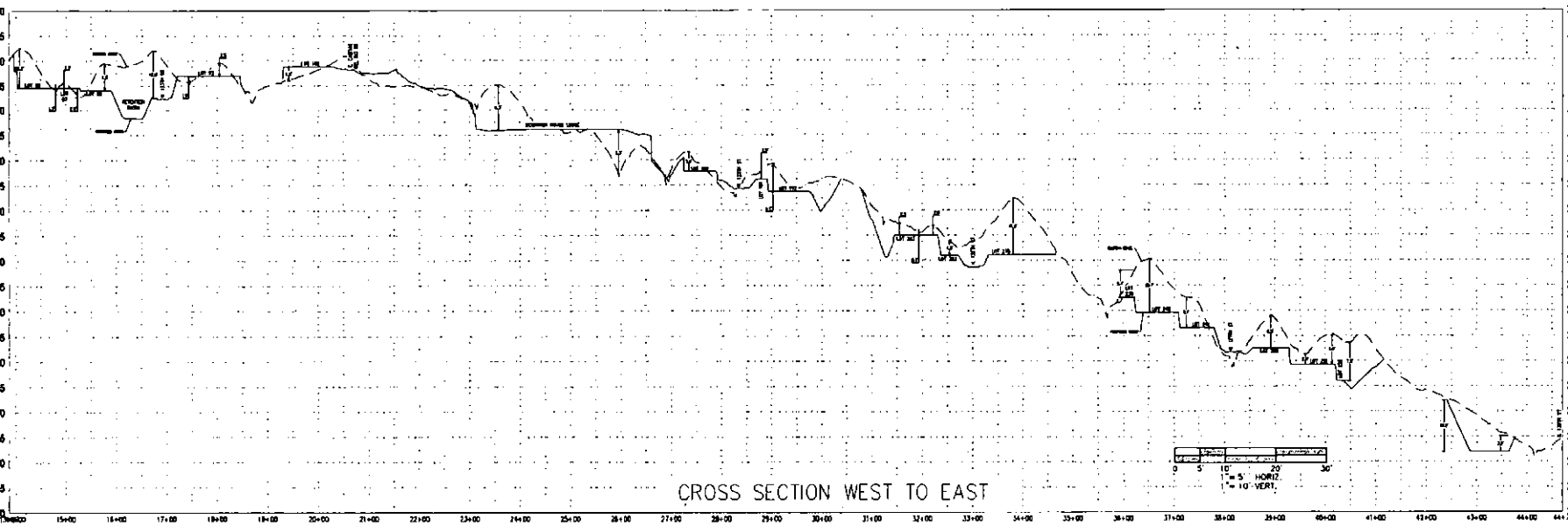
TOL

SHEET

C

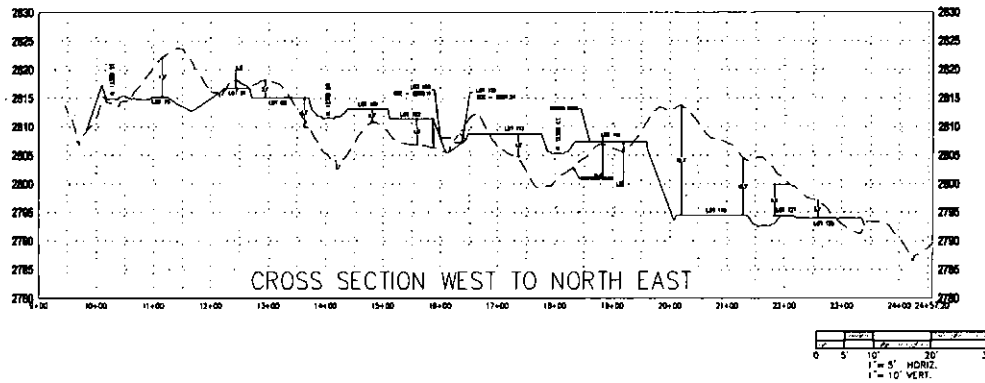
SHEET





	SLATER
	HANIFAN
DATE	
DRAWN	
DESIGNED	
CHECKED	
PROJECT	
TOL	





DATE	BY	APP.

DESCRIPTION

TOLL BROTHERS LAND DEVELOPMENT

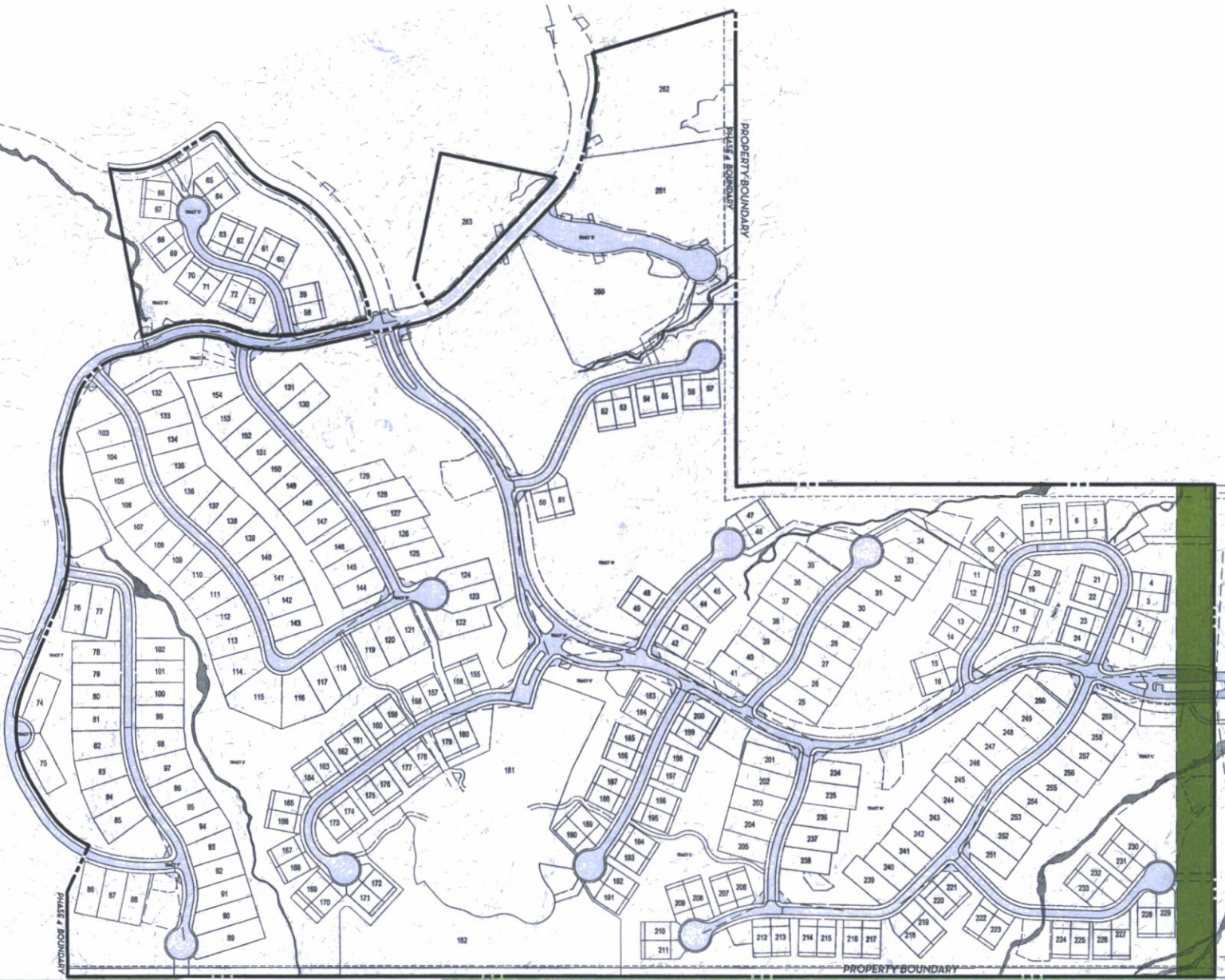
DATE:	
DRAWN:	
DESIGNED:	
CHECKED:	
PROJECT:	
TITLE:	



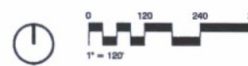
CONSERVATION AREA, SCENIC CORRIDOR, VIS CORRIDOR

PRESERVATION LAND LEGEND

- 100' SCENIC CORRIDOR EASE
- MCDOWELL MOUNTAIN PRES




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

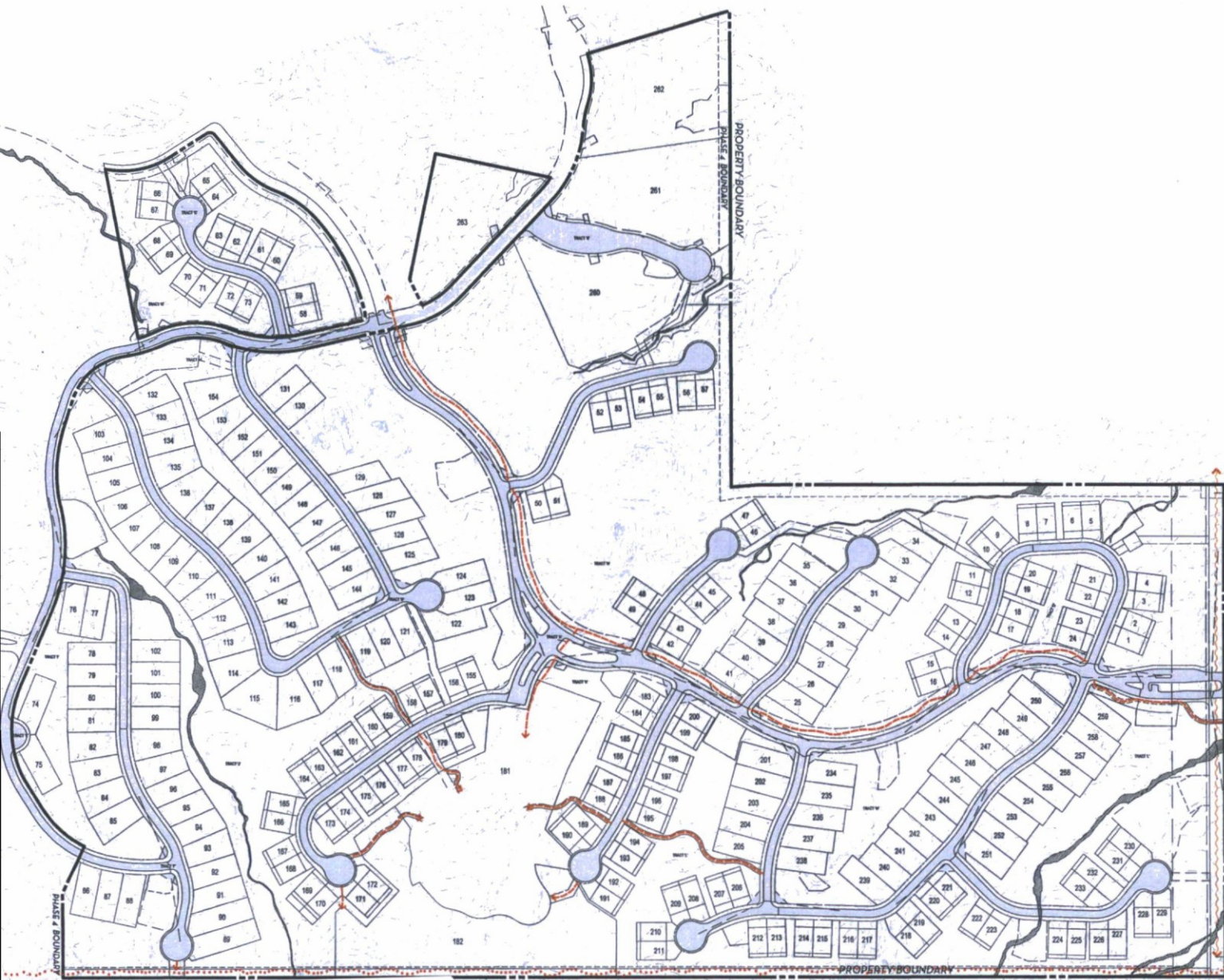


CIRCULATION PLAN

PEDESTRIAN, VEHICULAR, BIKEWAYS, & TRAILS

WALL LEGEND

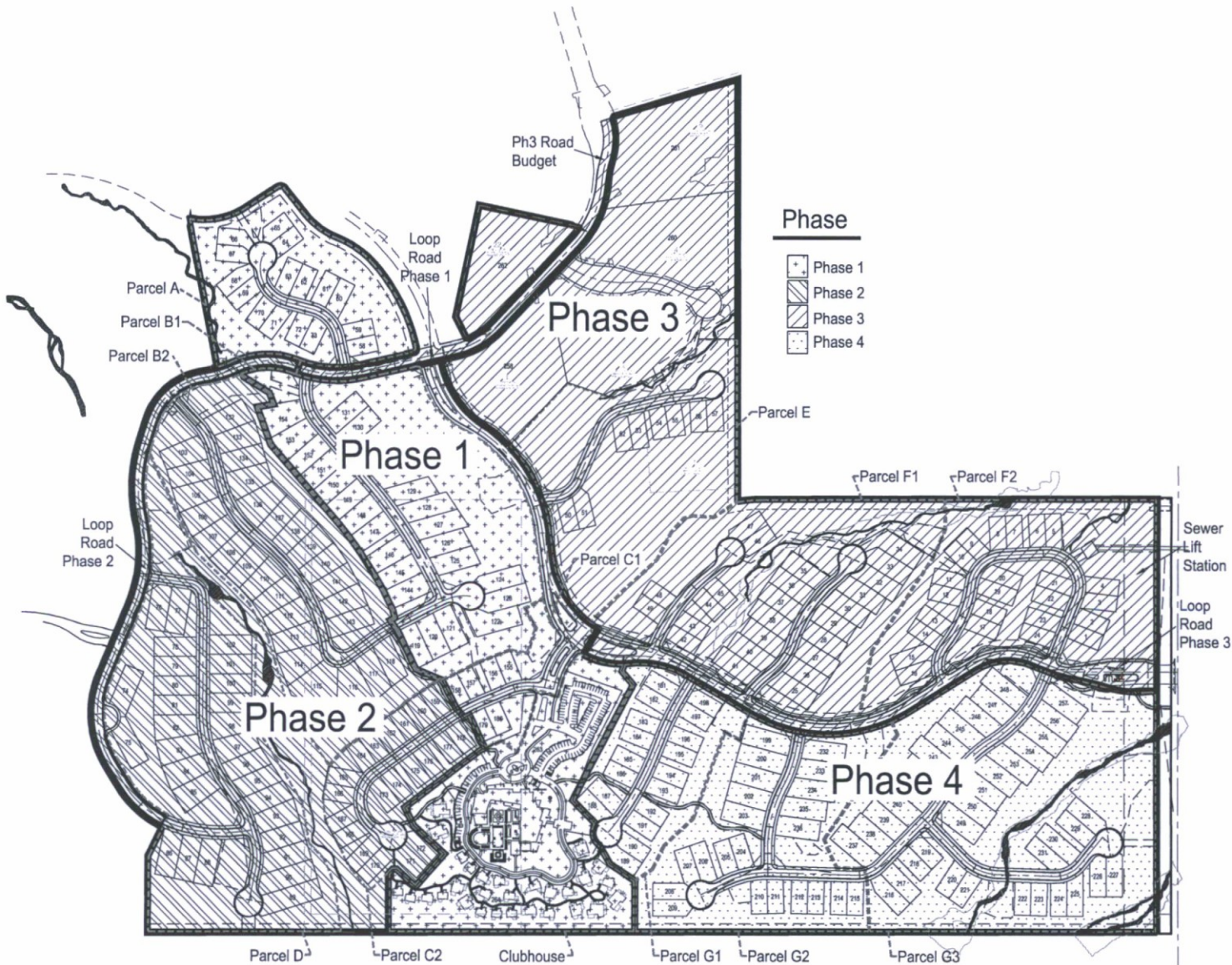
-  STREET
-  MAJOR TRAIL / WALKWAY
-  MINOR TRAIL / WALKWAY
-  PUBLIC TRAIL
-  FUTURE 128TH ST TRAIL (BY)



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



DATE	BY	DATE	SCALE
DESCRIPTION	NO.	SCOTTSDALE, AZ	NO.
TOLL BROTHERS LAND DEVELOPMENT			
DATE:	DRAWN:	DESIGNER:	CHECKED:
PROJECT:	TOL	EX SHEET	

16-ZN-2011#2
04/17/18