



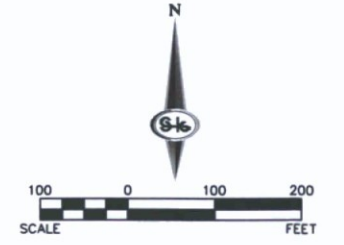
Simulations
Photos
All Graphics (no plans)

Sereno Canyon - Phase 4

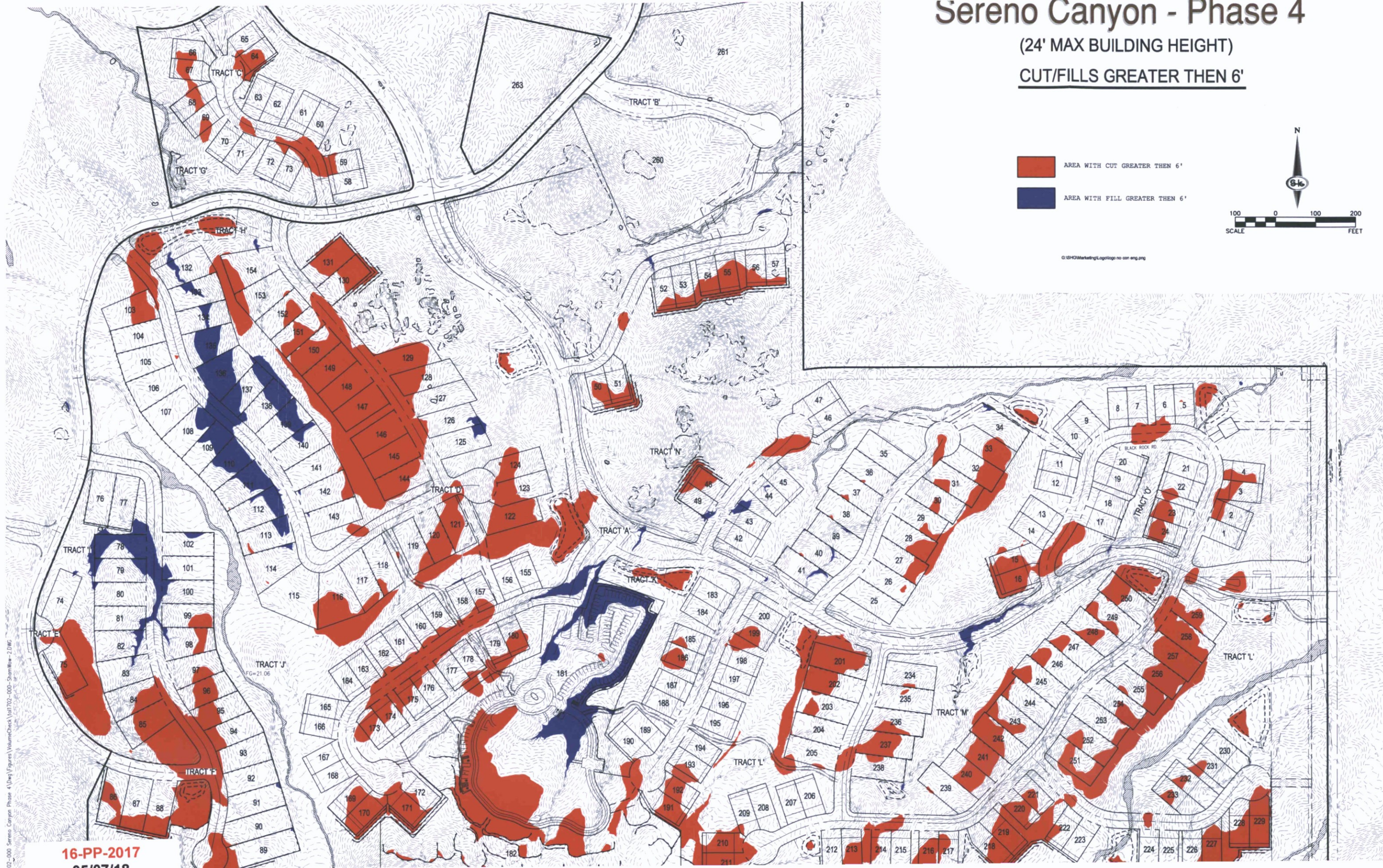
(24' MAX BUILDING HEIGHT)

CUT/FILLS GREATER THEN 6'

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



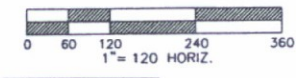
© SHoMarketing/LogiLogo no con eng.png



02-000 Sereno Canyon Phase 4\Draw\Figures VolumeCheck\lot702-000-ShamWw-2.DWG

16-PP-2017
05/07/18

NATURAL AREA OPEN SPACE EXHIBIT



TRACT NO.	AREA (SF)	AREA (AC)	USE
TRACT A	44253	10.16	PRIVATE STREET, WSFE, P.U.E., ESVAE
TRACT B	30377	3.70	PRIVATE STREET, WSFE, P.U.E., ESVAE
TRACT C	23022	3.05	PRIVATE STREET, WSFE, P.U.E., ESVAE
TRACT D	92317	2.19	PRIVATE STREET, WSFE, P.U.E., ESVAE
TRACT E	3056	0.28	PRIVATE STREET, WSFE, P.U.E., ESVAE
TRACT F	5784	1.31	PRIVATE STREET, WSFE, P.U.E., ESVAE
TRACT G	364346	8.36	PANMAE, MOUNTAIN HOUSE LODGE, MOUNTAIN HOUSE COTTAGES, WSFE, D.E., OPEN SPACE
TRACT H	14790	3.39	D.E., PANMAE, WSFE, OPEN SPACE
TRACT I	83167	1.91	D.E., OPEN SPACE
TRACT J	70129	1.61	D.E., OPEN SPACE
TRACT K	60846	13.93	PANMAE, OPEN SPACE, D.E.
TRACT L	49321	1.13	D.E., OPEN SPACE
TRACT LIFT	1600	0.04	LIFT STATION
TRACT M	431281	9.90	PANMAE, P.U.E., D.E., SCENIC CORRIDOR, OPEN SPACE
TRACT N	54950	2.28	D.E., OPEN SPACE
TRACT O	58752	0.88	PANMAE, OPEN SPACE, D.E.
TRACT P	758388	17.43	WSFE, PANMAE, OPEN SPACE, D.E., SCENIC CORRIDOR, P.U.E.
TOTAL	3,304,179	75.85	

SITE DATA	
GROSS AREA:	129.03 ACRES
NET AREA:	127.82 ACRES
EXISTING ZONING:	R-4R/ESL
PROPOSED ZONING:	UNCHANGED
LOT COUNTS:	
ESTATE VACATION HOMES	5
LODGE COTTAGES	29
RESORT VILLAS	129
RESORT PAIRED VILLAS	44
RESORT TOWNHOMES	90
TOTAL	297
GROSS DENSITY:	2.32 DU/AC
APNs: 217-01-010, 217-01-011A, 217-01-011C, 217-01-011D, 217-01-016F, 217-01-016K, 217-01-016L, 217-01-161, 217-01-162, 217-01-180 TO 217-01-189, 217-01-194 TO 217-01-199, 217-01-216, 217-01-217	

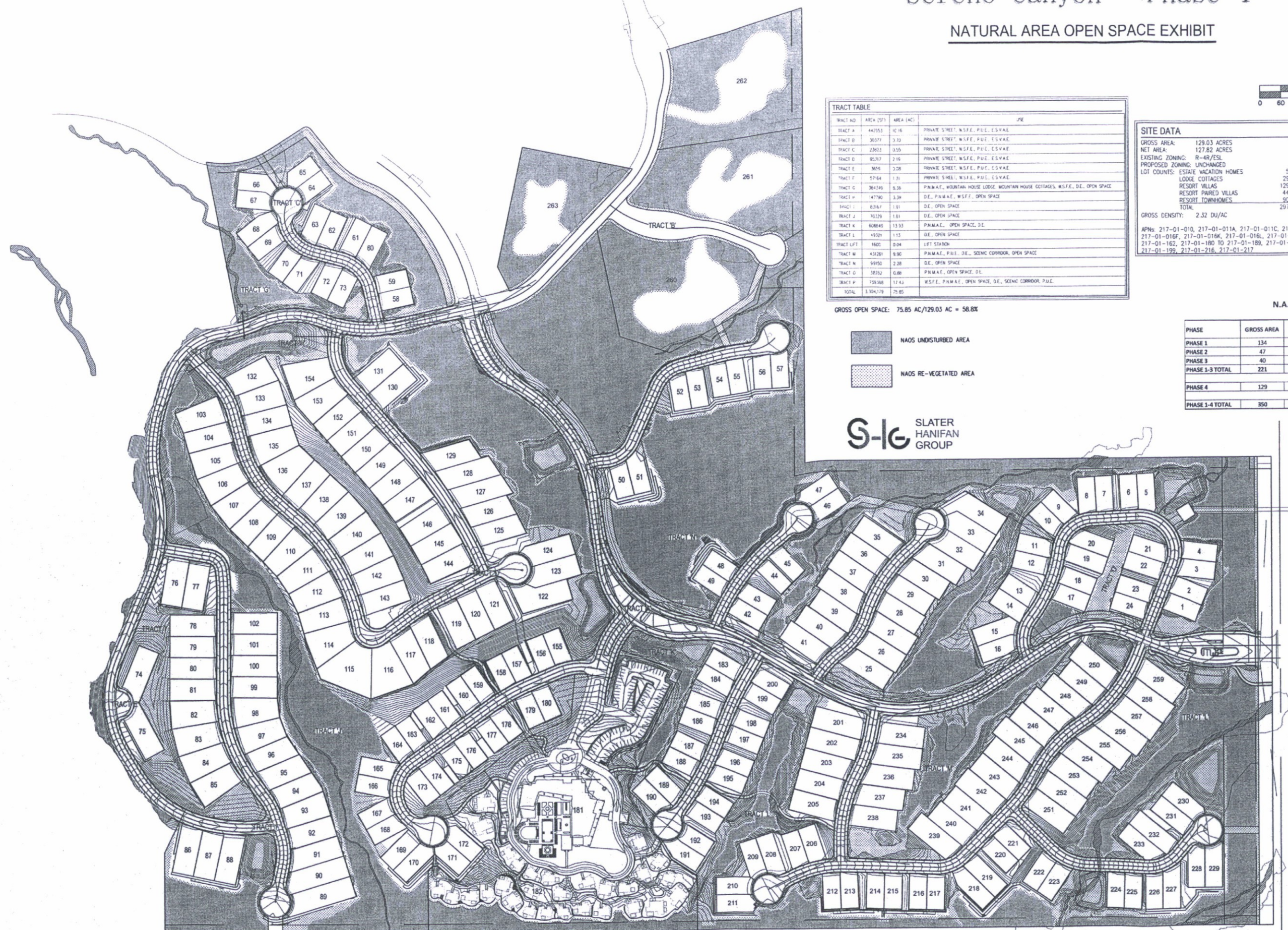
GROSS OPEN SPACE: 75.85 AC/129.03 AC = 58.8%

- NAOS UNDISTURBED AREA
- NAOS RE-VEGETATED AREA



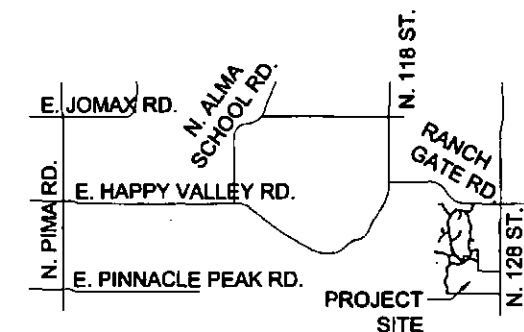
N.A.O.S. DATA TABLE

PHASE	GROSS AREA	REQUIRED NAOS	PROVIDED UNDISTURBED	PROVIDED REVEGETATED	TOTAL
PHASE 1	134	-	-	-	-
PHASE 2	47	-	122.8	-	122.8
PHASE 3	40	-	-	-	-
PHASE 1-3 TOTAL	221	-	122.8	-	122.8
PHASE 4	129	-	33.2	20.7	53.9
PHASE 1-4 TOTAL	350	176	176.7	176.7	176.7

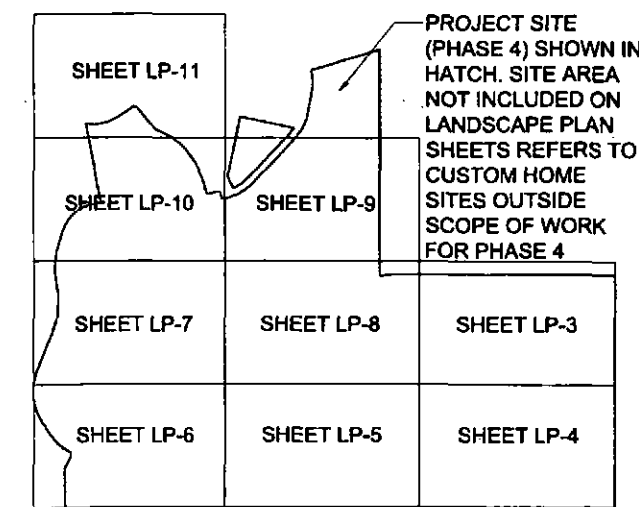


LANDSCAPE NOTES

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. 2-1.1001.13.
10. Area within the sight distance triangles is 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 recognize 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 irrigation 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 disturbance 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.



VICINITY MAP N.T.S.

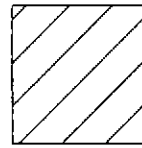


KEY MAP

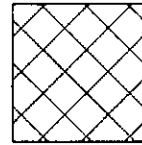
1" = 500'-0"



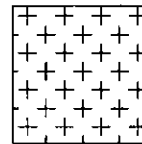
landscape treatments



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

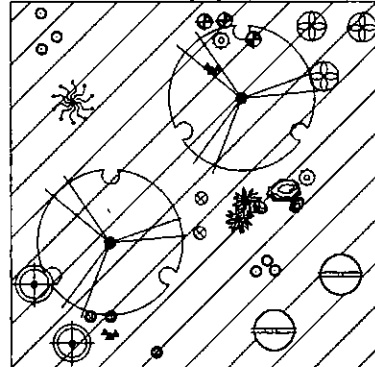
REFERENCE NOTES PHASE 4

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	878,847 sf
2	Enhanced Native Treatment	471,688 sf
3	Specialty Enhanced Treatment	53,492 sf
4	Turf	8,373 sf

VIGNETTES

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

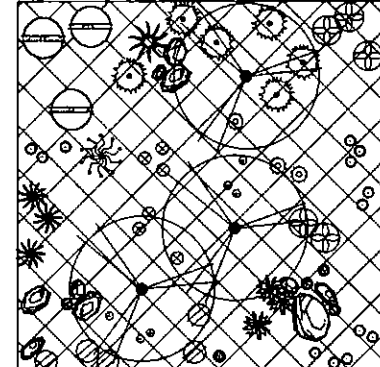
1. native landscape areas



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.

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

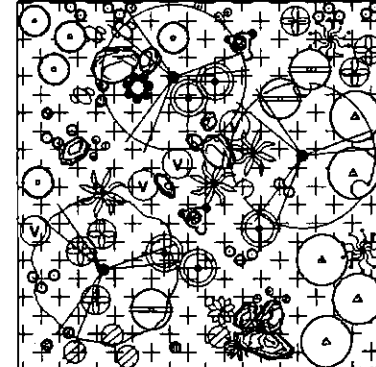
2. enhanced native landscape areas



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.

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

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

VIGNETTE PLANT LEGEND

Specific Plant Symbols:

- Carnegiea gigantea / Saguaro
- Fouquieria splendens / Ocotillo

Generic Plant Symbols:

SHRUBS



ACCENTS/CACTI/SUCCULENTS



GRASSES/ANNUALS/PERENNIALS



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.

Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	242
	Celtis pallida / Spiny Hackberry	15 Gal.	287
	Cercidium floridum / Blue Palo Verde	36" Box	360
	Cercidium microphyllum / Foothill Palo Verde	24" Box	215
	Olneya tesota / Desert Ironwood	48" Box	393
	Prosopis velutina / Velvet Mesquite	24" Box	409

SHRUBS

	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	426
	Atriplex polycarpa / Desert Saltbush	1 Gal.	507
	Calliandra eriophylla / Fairy Duster	1 Gal.	387
	Encelia farinosa / Brittle Bush	1 Gal.	507
	Ephedra aspera / Mormon Tea	5 Gal.	286
	Ericameria laricifolia / Turpentine Bush	1 Gal.	350
	Hyptis emoryi / Desert Lavender	1 Gal.	290
	Justicia californica / Chuparosa	5 Gal.	499
	Koeberlinia spinosa / Crucifixion Thom	5 Gal.	230
	Larrea tridentata / Creosote Bush	5 Gal.	540
	Lycium andersonii / Desert Wolfberry	5 Gal.	439
	Simmondsia chinensis / Jojoba	5 Gal.	492
	Viguiera deltoidea / Goldeneye	1 Gal.	278

ACCENTS/CACTI/SUCCULENTS

	Agave deserti / Desert Agave	5 Gal.	231
	Agave murpheyi / Murphey's Agave	5 Gal.	174
	Agave palmeri / Palmer's Agave	5 Gal.	163
	Carnegiea gigantea / Saguaro	Min. 5' Tall	32
	Dasylirion wheeleri / Desert Spoon	5 Gal.	97
	Erocactus cylindraceus / Compass Barrel Cactus	5 Gal.	247
	Erocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	205
	Fouquieria splendens / Ocotillo	Lg. Bare Root	407
	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	284
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	374
	Opuntia fulgida / Chainfruit Cholla	5 Gal.	322
	Opuntia versicolor / Staghorn Cholla	5 Gal.	231
	Yucca baccata / Banana Yucca	5 Gal.	207
	Yucca elata / Soap-tree Yucca	15 Gal.	185

GRASSES/ANNUALS/PERENNIALS

	Abronia villosa / Sand Verbena	1 Gal.	759
	Aristida purpurea / Purple Threeawn	1 Gal.	979
	Baileya multiradiata / Desert Marigold	1 Gal.	1,623
	Bouteloua curtipendula / Side Oats Grama	1 Gal.	1,074
	Erioneuron pulchellum / Fluffgrass	1 Gal.	446
	Hilaria belangeri / Curly Mesquite	1 Gal.	808
	Lupinus sparsiflorus / Desert Lupine	1 Gal.	1,039
	Penstemon parryi / Parry's Penstemon	1 Gal.	1,259
	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	835
	Sphaeralcea ambigua / Desert Globemallow	1 Gal.	927

TURF

	MIDIRON SOD / HYBRID CYNODON DACTYLON	8,373 SF
--	---------------------------------------	----------

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

inert materials	
<input type="checkbox"/>	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

DRB Packa

SERENO CANYON



Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	35
	Celtis pallida / Spiny Hackberry	15 Gal.	29
	Cercidium floridum / Blue Palo Verde	36" Box	41
	Cercidium microphyllum / Foothill Palo Verde	24" Box	23
	Olneya tesota / Desert Ironwood	48" Box	41
	Prosopis velutina / Velvet Mesquite	24" Box	50

SHRUBS	SIZE	QTY
Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	49
Atriplex polycarpa / Desert Saltbush	1 Gal.	61
Calliandra eriophylla / Fairy Duster	1 Gal.	48
Encelia farinosa / Brittle Bush	1 Gal.	61
Ephedra aspera / Mormon Tea	5 Gal.	36
Ericameria laricifolia / Turpentine Bush	1 Gal.	42
Hyptis emoryi / Desert Lavender	1 Gal.	34
Justicia californica / Chuparosa	5 Gal.	59
Koeberlinia spinosa / Crucifixion Thorn	5 Gal.	29
Larrea tridentata / Creosote Bush	5 Gal.	66
Lycium andersonii / Desert Wolfberry	5 Gal.	54
Simmondsia chinensis / Jojoba	5 Gal.	60
Viguiera deltoidea / Goldeneye	1 Gal.	34

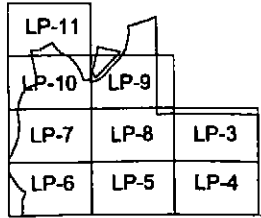
ACCENTS/CACTI/SUCCULENTS	SIZE	QTY
Agave deserti / Desert Agave	5 Gal.	29
Agave murpheyi / Murphey's Agave	5 Gal.	20
Agave palmeri / Palmer's Agave	5 Gal.	18
Carnegiea gigantea / Saguaro	Min. 5" Tall	5
Dasyliion wheeleri / Desert Spoon	5 Gal.	12
Eriocactus cylindraceus / Compass Barrel Cactus	5 Gal.	32
Eriocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	26
Fouquieria splendens / Ocotillo	Lg. Bare Root	59
Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	34
Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	46
Opuntia fulgida / Chainfruit Cholla	5 Gal.	39
Opuntia versicolor / Staghorn Cholla	5 Gal.	28
Yucca baccata / Banana Yucca	5 Gal.	26
Yucca elata / Soap-tree Yucca	15 Gal.	23

GRASSES/ANNUALS/PERENNIALS	SIZE	QTY
Abronia villosa / Sand Verbena	1 Gal.	94
Aristida purpurea / Purple Threeawn	1 Gal.	123
Baileya multiradiata / Desert Marigold	1 Gal.	199
Bouteloua curtipendula / Side Oats Gramma	1 Gal.	128
Erioneuron pulchellum / Fluffgrass	1 Gal.	53
Hilaria belangeri / Curly Mesquite	1 Gal.	96
Lupinus sparsiflorus / Desert Lupine	1 Gal.	127
Penstemon parryi / Parry's Penstemon	1 Gal.	158
Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	105
Sphaeralcea ambigua / Desert Globemallow	1 Gal.	112

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 gold', size: 1/2" screened
- surface boulder 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans



KEY MAP N.T.S.

landscape treatments - refer to LP-2 for description

- 1. native landscape
- 2. enhanced native landscape

REFERENCE NOTES LP-3		
SYMBOL	DESCRIPTION	QTY
1	Native Treatment	139,122 sf
2	Enhanced Native Treatment	38,100 sf



Landscape Plan



Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	26
	Celtis pallida / Spiny Hackberry	15 Gal.	37
	Cercidium floridum / Blue Palo Verde	36" Box	38
	Cercidium microphyllum / Foothill Palo Verde	24" Box	21
	Olneya tesota / Desert Ironwood	48" Box	53
	Prosopis velutina / Velvet Mesquite	24" Box	32

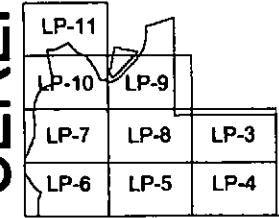
SHRUBS			
	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	47
	Atriplex polycarpa / Desert Saltbush	1 Gal.	58
	Calliandra eriophylla / Fairy Duster	1 Gal.	46
	Encelia farinosa / Brittle Bush	1 Gal.	58
	Ephedra aspera / Mormon Tea	5 Gal.	34
	Ericameria laricifolia / Turpentine Bush	1 Gal.	39
	Hyptis emoryi / Desert Lavender	1 Gal.	33
	Justicia californica / Chuparosa	5 Gal.	58
	Koerberlinia spinosa / Crucifixion Thorn	5 Gal.	28
	Larrea tridentata / Creosote Bush	5 Gal.	65
	Lycium andersonii / Desert Wolfberry	5 Gal.	52
	Simmondsia chinensis / Jojoba	5 Gal.	57
	Viguiera deltoidea / Goldeneye	1 Gal.	34

ACCENTS/CACTI/SUCCULENTS			
	Agave deserti / Desert Agave	5 Gal.	28
	Agave murpheyi / Murphey's Agave	5 Gal.	21
	Agave palmeri / Palmer's Agave	5 Gal.	19
	Dasylirion wheeleri / Desert Spoon	5 Gal.	12
	Ferocactus cylindraceus / Compass Barrel Cactus	5 Gal.	29
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	25
	Fouquieria splendens / Ocotillo	Lg. Bare Root	50
	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	34
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	47
	Opuntia fulgida / Chainfruit Cholla	5 Gal.	38
	Opuntia versicolor / Staghorn Cholla	5 Gal.	28
	Yucca baccata / Banana Yucca	5 Gal.	23
	Yucca elata / Soaptree Yucca	15 Gal.	21

GRASSES/ANNUALS/PERENNIALS			
	Abronia villosa / Sand Verbena	1 Gal.	88
	Aristida purpurea / Purple Threeawn	1 Gal.	120
	Baileya multiradiata / Desert Marigold	1 Gal.	191
	Bouteloua curtipendula / Side Oats Grama	1 Gal.	126
	Eriogonum pulchellum / Fluffgrass	1 Gal.	51
	Hilaria belangeri / Curly Mesquite	1 Gal.	98
	Lupinus sparsiflorus / Desert Lupine	1 Gal.	121
	Penstemon parryi / Parry's Penstemon	1 Gal.	151
	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	100
	Schaerhalmia ambigua / Desert Globemallow	1 Gal.	107

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

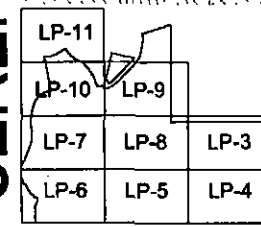
- salvaged desert surface soil - decomposed granite, 2" min. depth in all planting areas (typ.) color: 'express gold', size: 1/2" screened
- surface boulder - 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans



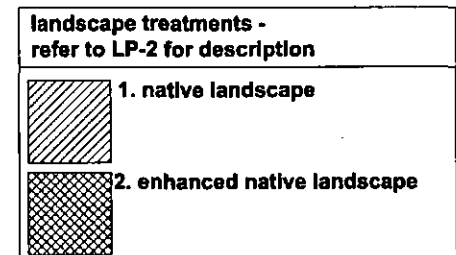
KEY MAP N.T.S. NORTH

landscape treatments - refer to LP-2 for description	
	1. native landscape
	2. enhanced native landscape

REFERENCE NOTES LP-4		
SYMBOL	DESCRIPTION	QTY
1	Native Treatment	145,026 sf
2	Enhanced Native Treatment	45,689 sf



KEY MAP N.T.S.



REFERENCE NOTES LP- 5

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	129,725 sf
2	Enhanced Native Treatment	112,405 sf

Symbol TREES

Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	24
	Celtis pallida / Spiny Hackberry	15 Gal.	57
	Cercidium floridum / Blue Palo Verde	36" Box	75
	Cercidium microphyllum / Foothill Palo Verde	24" Box	44
	Olneya tesota / Desert Ironwood	48" Box	81
	Prosopis velutina / Velvet Mesquite	24" Box	93

SHRUBS

	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	99
	Atriplex polycarpa / Desert Saltbush	1 Gal.	120
	Calliandra eriophylla / Fairy Duster	1 Gal.	86
	Encella farinosa / Brittle Bush	1 Gal.	117
	Ephedra aspera / Mormon Tea	5 Gal.	66
	Ericameria laricifolia / Turpentine Bush	1 Gal.	82
	Hyptis emoryi / Desert Lavender	1 Gal.	67
	Justicia californica / Chuparosa	5 Gal.	115
	Koeberlinia spinosa / Crucifixion Thom	5 Gal.	51
	Larrea tridentata / Creosote Bush	5 Gal.	116
	Lycium andersonii / Desert Wolfberry	5 Gal.	96
	Simmondsia chinensis / Jojoba	5 Gal.	111
	Viguiera deltoidea / Goldeneye	1 Gal.	61

ACCENTS/CACTI/SUCCULENTS

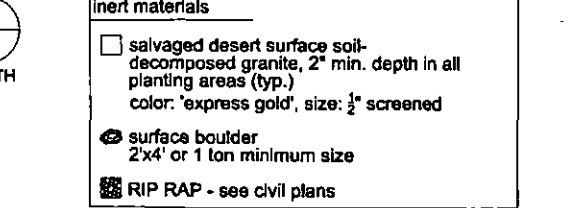
	Agave deserti / Desert Agave	5 Gal.	49
	Agave murpheyi / Murphey's Agave	5 Gal.	37
	Agave palmeri / Palmer's Agave	5 Gal.	36
	Carnegiea gigantea / Saguaro	Mln. 5" Tall	15
	Dasylirion wheeleri / Desert Spoon	5 Gal.	22
	Ferocactus cylindraceus / Compass Barrel Cactus	5 Gal.	55
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	45
	Fouquieria splendens / Ocotillo	Lg. Bare Root	66
	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	58
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	79
	Opuntia fulgida / Chainfruit Cholla	5 Gal.	68
	Opuntia versicolor / Staghorn Cholla	5 Gal.	48
	Yucca baccata / Banana Yucca	5 Gal.	46
	Yucca elata / Soaptree Yucca	15 Gal.	44

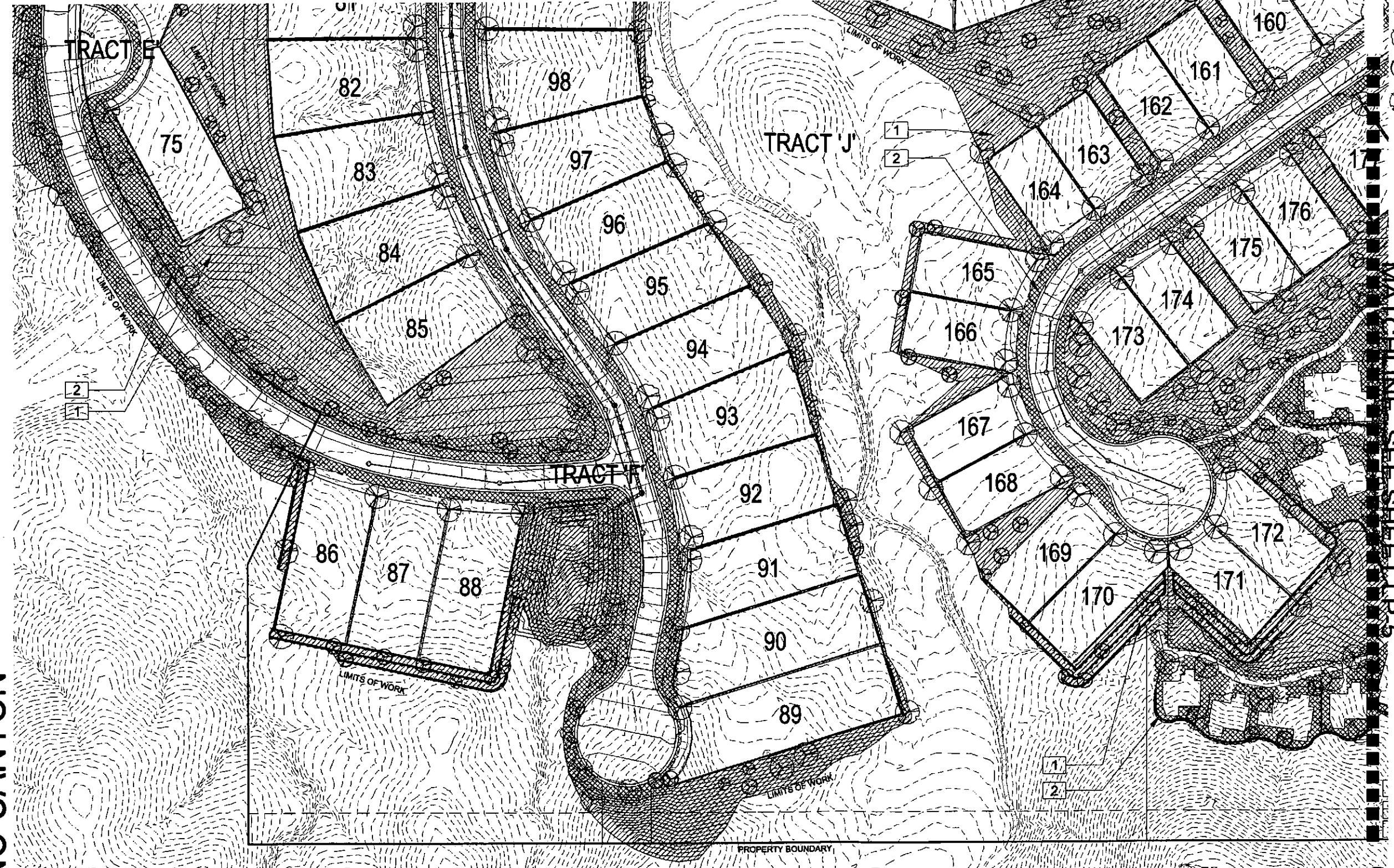
GRASSES/ANNUALS/PERENNIALS

	Abronia villosa / Sand Verbena	1 Gal.	182
	Aristida purpurea / Purple Threawn	1 Gal.	202
	Baileya multiradiata / Desert Marigold	1 Gal.	371
	Bouteloua curtipendula / Side Oats Grama	1 Gal.	242
	Eriogonum pulchellum / Fluffgrass	1 Gal.	104
	Hilaria belangeri / Curly Mesquite	1 Gal.	173
	Lupinus sparsiflorus / Desert Lupine	1 Gal.	240
	Penstemon parryi / Parry's Penstemon	1 Gal.	280
	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	191
	Sphaeralcea ambigua / Desert Globemallow	1 Gal.	205

TURF
MIDIRON SOD / HYBRID CYNODON DACTYLON 8,373 SF

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





Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	28
	Celtis pallida / Spiny Hackberry	15 Gal.	29
	Cercidium floridum / Blue Palo Verde	36" Box	52
	Cercidium microphyllum / Foothill Palo Verde	24" Box	21
	Olneya tesota / Desert Ironwood	48" Box	55
	Prosopis velutina / Velvet Mesquite	24" Box	51

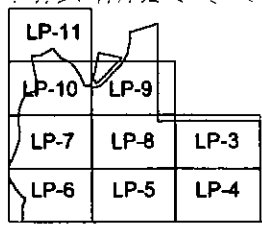
SHRUBS	SIZE	QTY
Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	53
Atriplex polycarpa / Desert Saltbush	1 Gal.	64
Calliandra eriophylla / Fairy Duster	1 Gal.	49
Encelia farinosa / Brittle Bush	1 Gal.	64
Ephedra aspera / Mormon Tea	5 Gal.	36
Ericameria laricifolia / Turpentine Bush	1 Gal.	44
Hyptis emoryi / Desert Lavender	1 Gal.	37
Justicia californica / Chuparosa	5 Gal.	64
Koeberlinia spinosa / Crucifixion Thom	5 Gal.	30
Larrea tridentata / Creosote Bush	5 Gal.	70
Lycium andersonii / Desert Wolfberry	5 Gal.	57
Simmondsia chinensis / Jojoba	5 Gal.	63
Viguiera deltoidea / Goldeneye	1 Gal.	36

ACCENTS/CACTI/SUCCULENTS	SIZE	QTY
Agave deserti / Desert Agave	5 Gal.	29
Agave murpheyi / Murphey's Agave	5 Gal.	23
Agave palmeri / Palmer's Agave	5 Gal.	22
Carnegiea gigantea / Saguaro	Min. 5' Tall	3
Dasyliodon wheeleri / Desert Spoon	5 Gal.	12
Ferocactus cylindraceus / Compass Barrel Cactus	5 Gal.	32
Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	27
Fouquieria splendens / Ocotillo	Lg. Bare Root	38
Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	37
Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	50
Opuntia fulgida / Chainfruit Cholla	5 Gal.	43
Opuntia versicolor / Staghorn Cholla	5 Gal.	30
Yucca baccata / Banana Yucca	5 Gal.	27
Yucca elata / Soap-tree Yucca	15 Gal.	23

GRASSES/ANNUALS/PERENNIALS	SIZE	QTY
Abronia villosa / Sand Verbena	1 Gal.	94
Aristida purpurea / Purple Threawn	1 Gal.	131
Baileya multiradiata / Desert Marigold	1 Gal.	208
Bouteloua curtipendula / Side Oats Grama	1 Gal.	139
Erioneuron pulchellum / Fluffgrass	1 Gal.	53
Hilaria belangeri / Curly Mesquite	1 Gal.	107
Lupinus sparsiflorus / Desert Lupine	1 Gal.	132
Penstemon parryi / Parry's Penstemon	1 Gal.	162
Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	106
Sphaeralcea ambigua / Desert Globemallow	1 Gal.	120

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 gold', size: 1/2" screened
 - surface boulder 2'x4' or 1 ton minimum size
 - RIP RAP - see civil plans

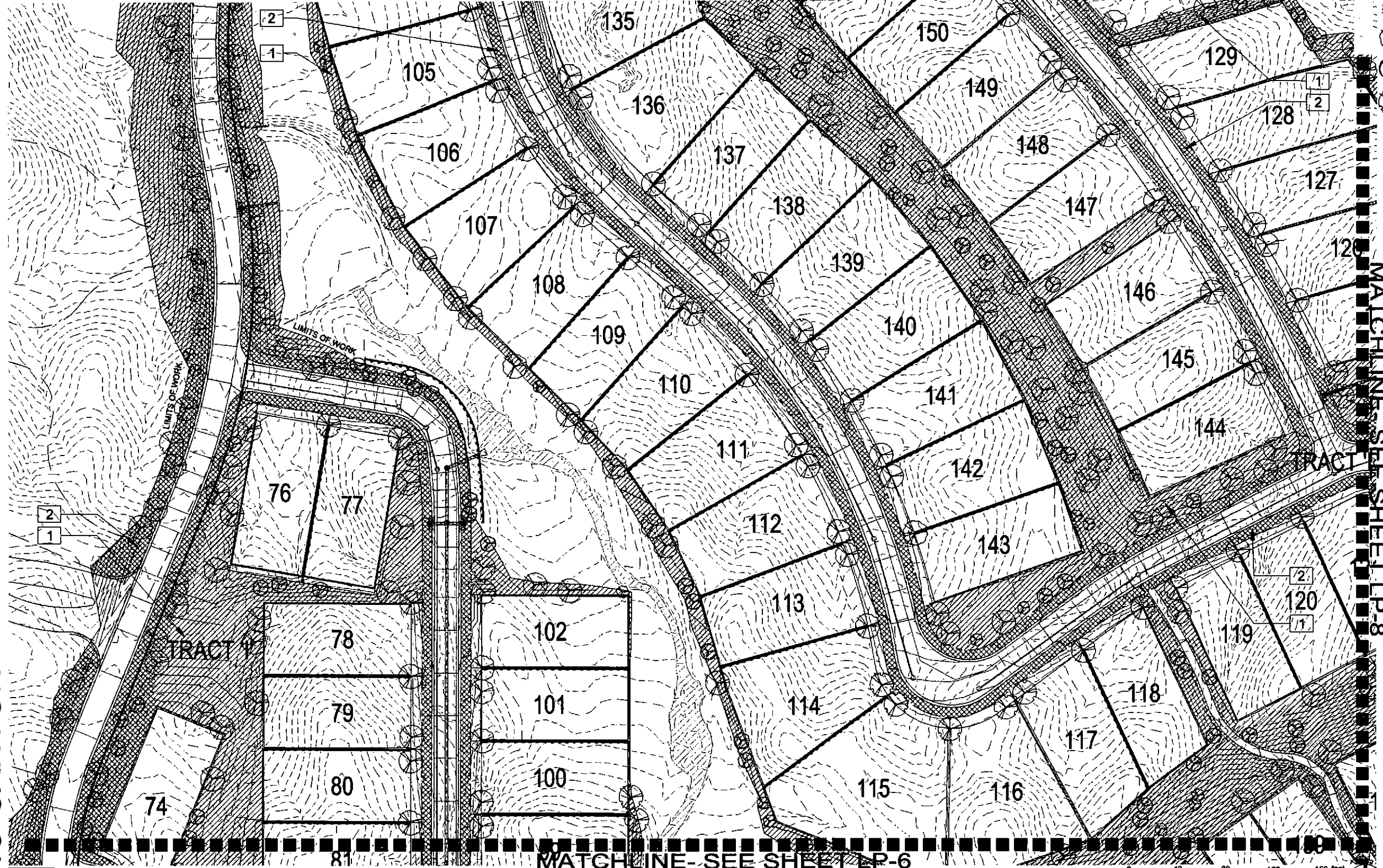


KEY MAP N.T.S. NORTH

landscape treatments - refer to LP-2 for description	
	1. native landscape
	2. enhanced native landscape

REFERENCE NOTES LP-6		
SYMBOL	DESCRIPTION	QTY
1	Native Treatment	125,122 sf
2	Enhanced Native Treatment	63,067 sf





Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	32
	Celtis pallida / Spiny Hackberry	15 Gal.	30
	Cercidium floridum / Blue Palo Verde	36" Box	54
	Cercidium microphyllum / Foothill Palo Verde	24" Box	27
	Olneya tesota / Desert Ironwood	48" Box	58
	Prosopis velutina / Velvet Mesquite	24" Box	60

Symbol	SHRUBS	SIZE	QTY
	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	48
	Atriplex polycarpa / Desert Saltbush	1 Gal.	58
	Calliandra eriophylla / Fairy Duster	1 Gal.	45
	Encelia farinosa / Brittle Bush	1 Gal.	55
	Ephedra aspera / Mormon Tea	5 Gal.	33
	Ericameria laricifolia / Turpentine Bush	1 Gal.	40
	Hyptis emoryi / Desert Lavender	1 Gal.	34
	Justicia californica / Chuparosa	5 Gal.	58
	Koerberlinina spinosa / Crucifixion Thom	5 Gal.	27
	Larrea tridentata / Creosote Bush	5 Gal.	63
	Lycium andersonii / Desert Wolfberry	5 Gal.	51
	Simmondsia chinensis / Jojoba	5 Gal.	57
	Vigulera deltoidea / Goldeneye	1 Gal.	33

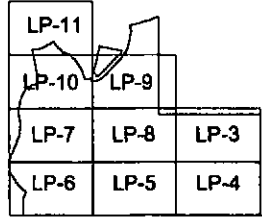
Symbol	ACCENTS/CACTI/SUCCULENTS	SIZE	QTY
	Agave deserti / Desert Agave	5 Gal.	27
	Agave murpheyi / Murphey's Agave	5 Gal.	21
	Agave palmeri / Palmer's Agave	5 Gal.	20
	Dasyliion wheeleri / Desert Spoon	5 Gal.	11
	Ferocactus cylindraceus / Compass Barrel Cactus	5 Gal.	29
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	24
	Fouquieria splendens / Ocotillo	Lg. Bare Root	48
	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	34
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	45
	Opuntia fulgida / Chalfruit Cholla	5 Gal.	39
	Opuntia versicolor / Staghorn Cholla	5 Gal.	27
	Yucca baccata / Banana Yucca	5 Gal.	24
	Yucca elata / Soap-tree Yucca	15 Gal.	21

Symbol	GRASSES/ANNUALS/PERENNIALS	SIZE	QTY
	Abronia villosa / Sand Verbena	1 Gal.	84
	Aristida purpurea / Purple Threawn	1 Gal.	118
	Baileya multiradiata / Desert Marigold	1 Gal.	183
	Bouteloua curtipendula / Side Oats Grass	1 Gal.	125
	Erioneuron pulchellum / Fluffgrass	1 Gal.	51
	Hilaria belangeri / Curly Mesquite	1 Gal.	97
	Lupinus sparsiflorus / Desert Lupine	1 Gal.	119
	Penstemon parryi / Parry's Penstemon	1 Gal.	149
	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	96
	Sphaeralcea ambigua / Desert Globemallow	1 Gal.	108

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 gold', size: 3/4" screened
- surface boulder 2'x4' or 1 ton minimum size
- RIP RAP - see civil plans

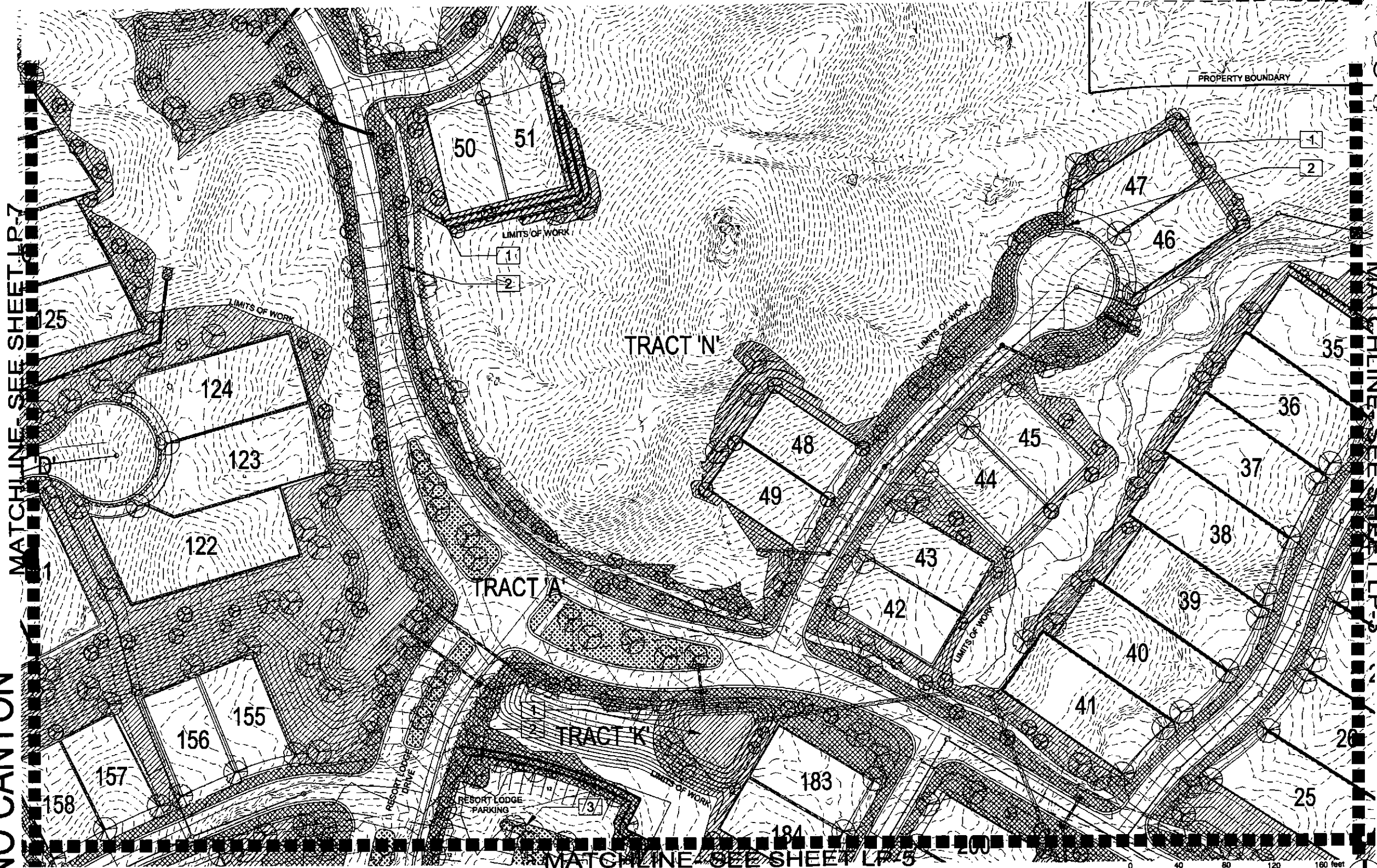


KEY MAP N.T.S. NORTH

landscape treatments - refer to LP-2 for description	
	1. native landscape
	2. enhanced native landscape

REFERENCE NOTES LP-7		
SYMBOL	DESCRIPTION	QTY
1	Native Treatment	114,439 sf
2	Enhanced Native Treatment	56,298 sf





TREES

Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	33
	Celtis pallida / Spiny Hackberry	15 Gal.	37
	Cercidium floridum / Blue Palo Verde	36" Box	45
	Cercidium microphyllum / Foothill Palo Verde	24" Box	37
	Olneya tesota / Desert Ironwood	48" Box	62
	Prosopis velutina / Velvet Mesquite	24" Box	71

SHRUBS

	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	63
	Atriplex polycarpa / Desert Saltbush	1 Gal.	73
	Calliandra eriophylla / Fairy Duster	1 Gal.	56
	Encelia farinosa / Brittle Bush	1 Gal.	74
	Ephedra aspera / Mormon Tea	5 Gal.	42
	Ericameria laricifolia / Turpentine Bush	1 Gal.	51
	Hyptis emoryi / Desert Lavender	1 Gal.	42
	Justicia californica / Chuparosa	5 Gal.	71
	Koerberlinia spinosa / Crucifixion Thom	5 Gal.	33
	Larrea tridentata / Creosote Bush	5 Gal.	78
	Lycium andersonii / Desert Wolfberry	5 Gal.	64
	Simmondsia chinensis / Jojoba	5 Gal.	69
	Viguiera deltoidea / Goldeneye	1 Gal.	40

ACCENTS/CACTI/SUCCULENTS

	Agave deserti / Desert Agave	5 Gal.	33
	Agave murpheyi / Murphey's Agave	5 Gal.	25
	Agave palmeri / Palmer's Agave	5 Gal.	24
	Carnegiea gigantea / Saguaro	Min. 5' Tall	9
	Dasylirion wheeleri / Desert Spoon	5 Gal.	14
	Ferocactus cylindraceus / Compass Barrel Cactus	5 Gal.	36
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	27
	Fouquieria splendens / Ocotillo	Lg. Bare Root	57
	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	41
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	52
	Opuntia fulgida / Chainfruit Cholla	5 Gal.	46
	Opuntia versicolor / Staghorn Cholla	5 Gal.	34
	Yucca baccata / Banana Yucca	5 Gal.	30
	Yucca elata / Soaptree Yucca	15 Gal.	27

GRASSES/ANNUALS/PERENNIALS

	Abronia villosa / Sand Verbena	1 Gal.	110
	Aristida purpurea / Purple Threeawn	1 Gal.	139
	Baileya multiradiata / Desert Marigold	1 Gal.	236
	Bouteloua curtipendula / Side Oats Grama	1 Gal.	153
	Eriogonum pulchellum / Fluffgrass	1 Gal.	65
	Hilaria belangeri / Curly Mesquite	1 Gal.	114
	Lupinus sparsiflorus / Desert Lupine	1 Gal.	146
	Penstemon parryi / Parry's Penstemon	1 Gal.	181
	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	121
	Sphaeralcea ambigua / Desert Globemallow	1 Gal.	135

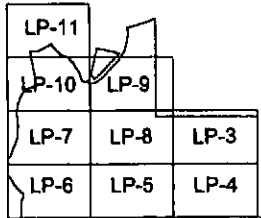
NOTE: REFER TO LANDSCAPE VIGNETTES FOR CONCEPTUAL DESIGN INTENT, SEE LP-2

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

MATCHLINE SEE SHEET LP-7

MATCHLINE SEE SHEET LP-3

MATCHLINE SEE SHEET LP-5



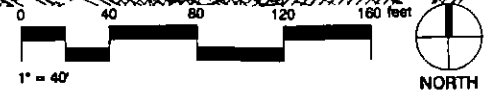
KEY MAP N.T.S.

landscape treatments - refer to LP-2 for description

	1. native landscape
	2. enhanced native landscape

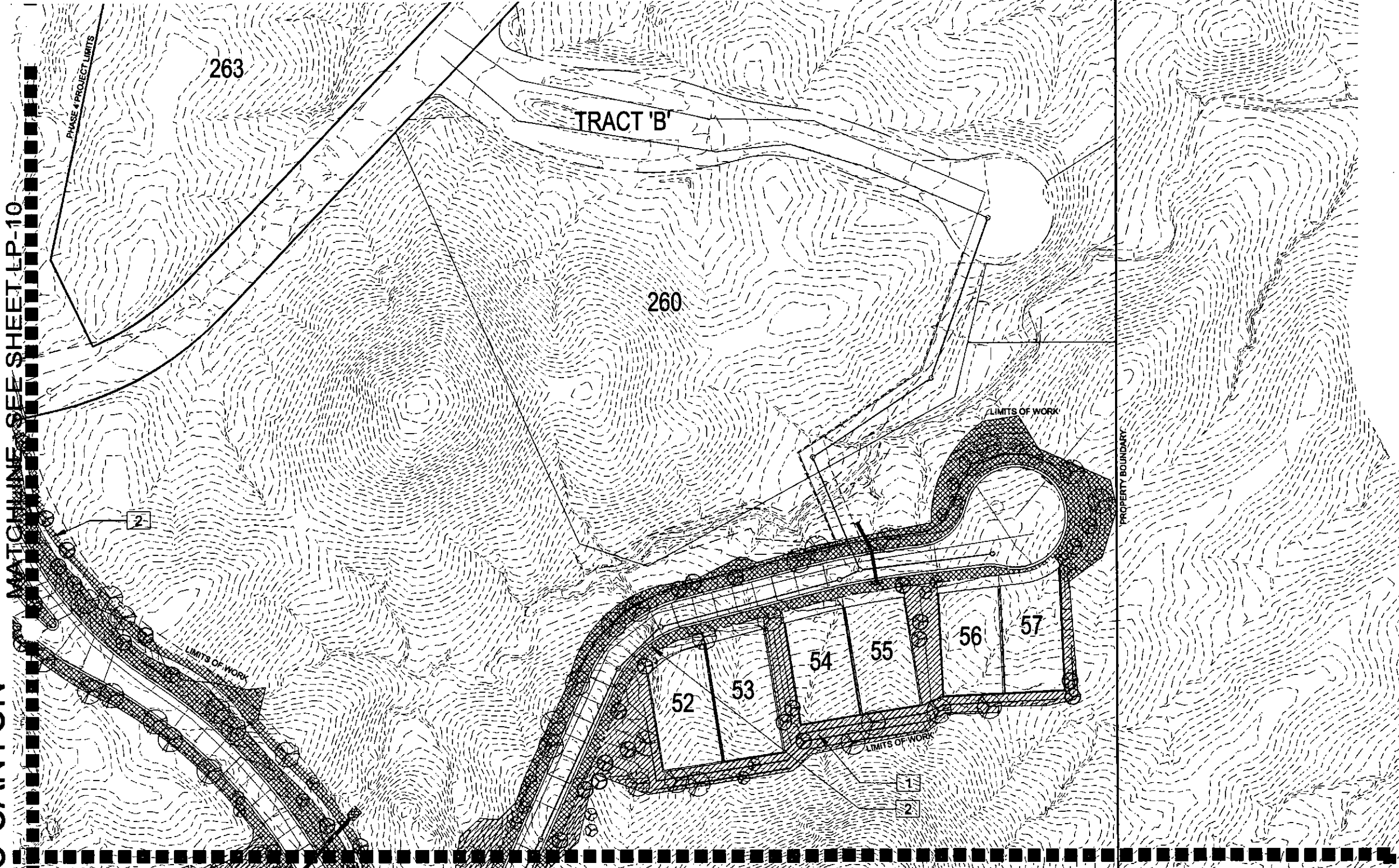
REFERENCE NOTES LP-8

SYMBOL	DESCRIPTION	QTY
1	Native Treatment	114,124 sf
2	Enhanced Native Treatment	74,665 sf



DRB Pácka

SERENO CANYON



Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	17
	Celtis pallida / Spiny Hackberry	15 Gal.	19
	Cercidium floridum / Blue Palo Verde	36" Box	9
	Cercidium microphyllum / Foothill Palo Verde	24" Box	15
	Olneya tesota / Desert Ironwood	48" Box	8
	Prosopis velutina / Velvet Mesquite	24" Box	18

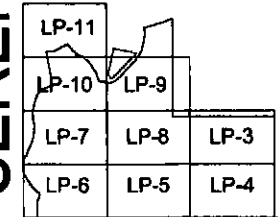
SHRUBS			
	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	19
	Atriplex polycarpa / Desert Saltbush	1 Gal.	20
	Calliandra eriophylla / Fairy Duster	1 Gal.	16
	Encelia farinosa / Brittle Bush	1 Gal.	21
	Ephedra aspera / Mormon Tea	5 Gal.	11
	Ericameria laricifolia / Turpentine Bush	1 Gal.	15
	Hyptis emoryi / Desert Lavender	1 Gal.	13
	Justicia californica / Chuparosa	5 Gal.	21
	Koeberlinia spinosa / Crucifixion Thorn	5 Gal.	9
	Larrea tridentata / Creosote Bush	5 Gal.	22
	Lycium andersonii / Desert Wolfberry	5 Gal.	18
	Simmondsia chinensis / Jojoba	5 Gal.	20
	Viguiera deltoidea / Goldeneye	1 Gal.	11

ACCENTS/CACTI/SUCCULENTS			
	Agave deserti / Desert Agave	5 Gal.	9
	Agave murpheyi / Murphey's Agave	5 Gal.	8
	Agave palmeri / Palmer's Agave	5 Gal.	8
	Dasyliirion wheeleri / Desert Spoon	5 Gal.	4
	Erocactus cylindraceus / Compass Barrel Cactus	5 Gal.	9
	Erocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	8
	Fouquieria splendens / Ocotillo	Lg. Bare Root	27
	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	12
	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	15
	Opuntia fulgida / Chainfruit Cholla	5 Gal.	13
	Opuntia versicolor / Staghorn Cholla	5 Gal.	10
	Yucca baccata / Banana Yucca	5 Gal.	8
	Yucca elata / Soap-tree Yucca	15 Gal.	8

GRASSES/ANNUALS/PERENNIALS			
	Abronia villosa / Sand Verbena	1 Gal.	28
	Aristida purpurea / Purple Threeawn	1 Gal.	38
	Baileya multiradiata / Desert Marigold	1 Gal.	66
	Bouteloua curtipendula / Side Oats Grama	1 Gal.	46
	Erioneuron pulchellum / Fluffgrass	1 Gal.	19
	Hilaria belangeri / Curly Mesquite	1 Gal.	35
	Lupinus sparsiflorus / Desert Lupine	1 Gal.	43
	Penstemon parryi / Parry's Penstemon	1 Gal.	49
	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	32
	Sphaeralcea ambigua / Desert Globemallow	1 Gal.	39

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

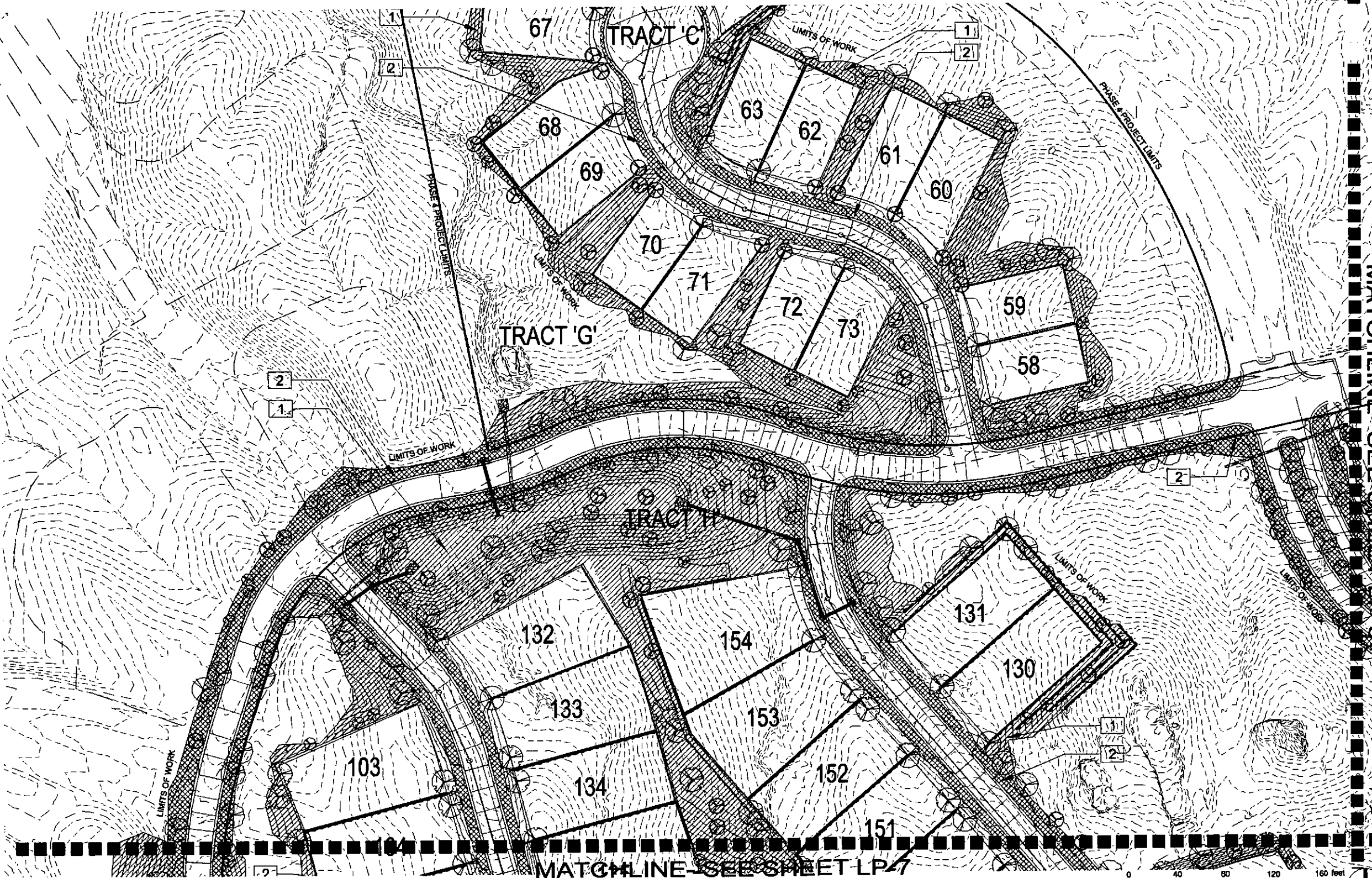
- inert materials
- salvaged desert surface soil-decomposed granite, 2" min. depth in all planting areas (typ.) color: 'express gold', size: 1/2" screened
 - surface boulder 2'x4' or 1 ton minimum size
 - RIP RAP - see civil plans



KEY MAP N.T.S.

landscape treatments - refer to LP-2 for description	
	1. native landscape
	2. enhanced native landscape

REFERENCE NOTES LP-9		
SYMBOL	DESCRIPTION	QTY
1	Native Treatment	15,833 sf
2	Enhanced Native Treatment	30,067 sf



TREES

Symbol	Species	SIZE	QTY
(Symbol)	Acacia greggii / Catclaw Acacia	15 Gal.	44
(Symbol)	Celtis pallida / Spiny Hackberry	15 Gal.	44
(Symbol)	Cercidium floridum / Blue Palo Verde	36" Box	45
(Symbol)	Cercidium microphyllum / Foothill Palo Verde	24" Box	23
(Symbol)	Olneya tesota / Desert Ironwood	48" Box	32
(Symbol)	Prosopis velutina / Velvet Mesquite	24" Box	34

SHRUBS

(Symbol)	Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	43
(Symbol)	Atriplex polycarpa / Desert Saltbush	1 Gal.	49
(Symbol)	Calliandra eriophylla / Fairy Duster	1 Gal.	39
(Symbol)	Encelia farinosa / Brittle Bush	1 Gal.	50
(Symbol)	Ephedra aspera / Mormon Tea	5 Gal.	28
(Symbol)	Ericameria lanicifolia / Turpentine Bush	1 Gal.	35
(Symbol)	Hyptis emoryi / Desert Lavender	1 Gal.	29
(Symbol)	Justicia californica / Chuparosa	5 Gal.	50
(Symbol)	Koeberlinia spinosa / Crucifixion Thorn	5 Gal.	23
(Symbol)	Larrea tridentata / Creosote Bush	5 Gal.	55
(Symbol)	Lycium andersonii / Desert Wolfberry	5 Gal.	44
(Symbol)	Simmondsia chinensis / Jojoba	5 Gal.	49
(Symbol)	Viguiera deltoidea / Goldeneye	1 Gal.	28

ACCENTS/CACTI/SUCCULENTS

(Symbol)	Agave deserti / Desert Agave	5 Gal.	23
(Symbol)	Agave murpheyi / Murphey's Agave	5 Gal.	18
(Symbol)	Agave palmeri / Palmer's Agave	5 Gal.	17
(Symbol)	Dasyliion wheeleri / Desert Spoon	5 Gal.	10
(Symbol)	Eurocactus cylindricus / Compass Barrel Cactus	5 Gal.	25
(Symbol)	Eurocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	21
(Symbol)	Fouquieria splendens / Ocotillo	Lg. Bare Root	45
(Symbol)	Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	29
(Symbol)	Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	39
(Symbol)	Opuntia fulgida / Chainfruit Cholla	5 Gal.	31
(Symbol)	Opuntia versicolor / Staghorn Cholla	5 Gal.	24
(Symbol)	Yucca baccata / Banana Yucca	5 Gal.	21
(Symbol)	Yucca elata / Soap-tree Yucca	15 Gal.	18

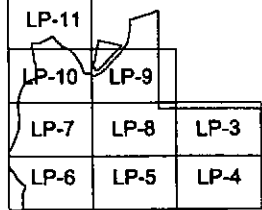
GRASSES/ANNUALS/PERENNIALS

(Symbol)	Abronia villosa / Sand Verbena	1 Gal.	73
(Symbol)	Aristida purpurea / Purple Threeawn	1 Gal.	101
(Symbol)	Baileya multiradiata / Desert Marigold	1 Gal.	162
(Symbol)	Bouteloua curtipendula / Side Oats Grass	1 Gal.	109
(Symbol)	Erioneuron pulchellum / Fluffgrass	1 Gal.	45
(Symbol)	Hilaria belangeri / Curly Mesquite	1 Gal.	84
(Symbol)	Lupinus sparsiflorus / Desert Lupine	1 Gal.	103
(Symbol)	Penstemon parryi / Parry's Penstemon	1 Gal.	126
(Symbol)	Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	80
(Symbol)	Sphaeralcea ambigua / Desert Globemallow	1 Gal.	94

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

inert materials

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



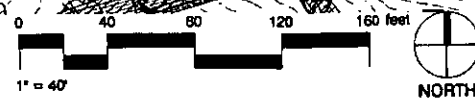
KEY MAP N.T.S.

landscape treatments - refer to LP-2 for description

- (Symbol) 1. native landscape
- (Symbol) 2. enhanced native landscape

REFERENCE NOTES SCHEDULE 10

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



Symbol	TREES	SIZE	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	3
	Celtis pallida / Spiny Hackberry	15 Gal.	5
	Cercidium floridum / Blue Palo Verde	36" Box	1
	Cercidium microphyllum / Foothill Palo Verde	24" Box	4
	Olneya tesota / Desert Ironwood	48" Box	3

SHRUBS

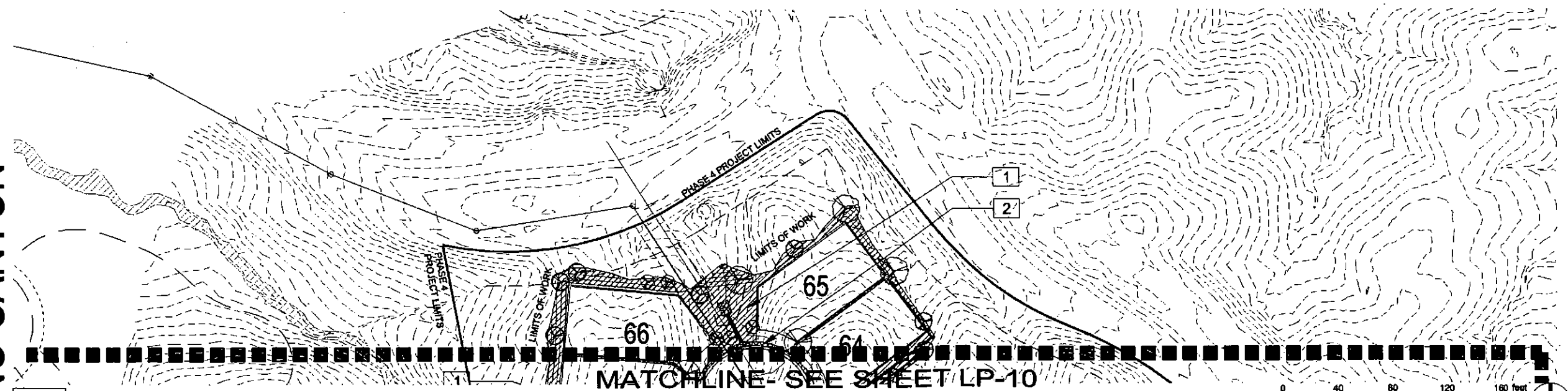
Ambrosia deltoidea / Triangle-leaf Bursage	1 Gal.	7
Atriplex polycarpa / Desert Saltbush	1 Gal.	4
Calliandra eriophylla / Fairy Duster	1 Gal.	3
Encella farinosa / Brittle Bush	1 Gal.	7
Ericameria laricifolia / Turpentine Bush	1 Gal.	3
Justicia californica / Chuparosa	5 Gal.	3
Larrea tridentata / Creosote Bush	5 Gal.	7
Lycium andersonii / Desert Wolfberry	5 Gal.	4
Simmondsia chinensis / Jojoba	5 Gal.	5

ACCENTS/CACTI/SUCCULENTS

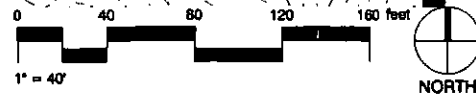
Agave deserti / Desert Agave	5 Gal.	3
Erocactus cylindraceus / Compass Barrel Cactus	5 Gal.	2
Erocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	4
Fouquieria splendens / Ocotillo	Lg. Bare Root	17
Mammillaria microcarpa / Fish Hook Cactus	5 Gal.	5
Opuntia engelmannii / Engelmann's Prickly-pear	5 Gal.	3
Opuntia fulgida / Chainfruit Cholla	5 Gal.	3
Opuntia versicolor / Staghorn Cholla	5 Gal.	5
Yucca baccata / Banana Yucca	5 Gal.	3

GRASSES/ANNUALS/PERENNIALS

Abronia villosa / Sand Verbena	1 Gal.	5
Aristida purpurea / Purple Threawn	1 Gal.	8
Baileya multiradiata / Desert Marigold	1 Gal.	9
Bouteloua curtipendula / Side Oats Grass	1 Gal.	5
Erioneuron pulchellum / Fluffgrass	1 Gal.	5
Hilaria belangeri / Curly Mesquite	1 Gal.	5
Lupinus sparsiflorus / Desert Lupine	1 Gal.	7
Penstemon parryi / Parry's Penstemon	1 Gal.	5
Penstemon pseudospectabilis / Desert Penstemon	1 Gal.	5
Sphaeralcea ambigua / Desert Globemallow	1 Gal.	9

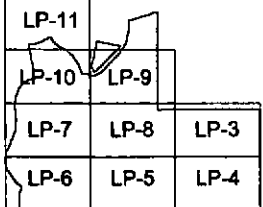


MATCHLINE - SEE SHEET LP-10



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 gold', size: 1/2" screened
 - surface boulder 2'x4' or 1 ton minimum size
 - RIP RAP - see civil plans



KEY MAP N.T.S. NORTH

landscape treatments - refer to LP-2 for description

	1. native landscape
	2. enhanced native landscape

REFERENCE NOTES LP- 11

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

PRELIMINARY PLAN

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

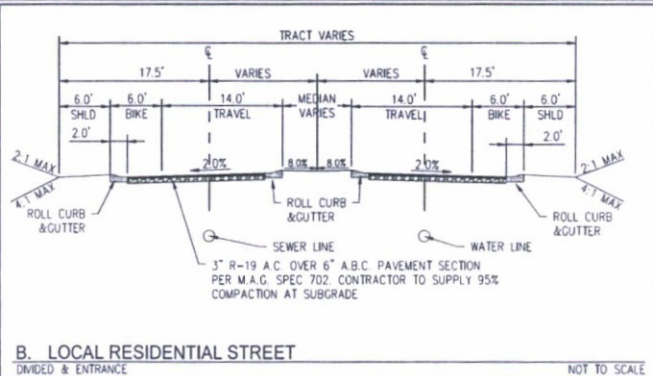
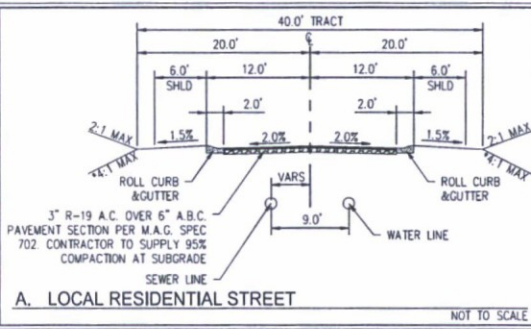
A PORTION OF THE LAND LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

GROSS AREA:	129.03 ACRES
NET AREA:	127.82 ACRES
EXISTING ZONING:	R-4R/ESL
PROPOSED ZONING:	UNCHANGED
LOT COUNTS:	ESTATE VACATION HOMES 5
	LODGE COTTAGES 29
	RESORT VILLAS 129
	RESORT PAIRED VILLAS 44
	RESORT TOWNHOMES 80
	TOTAL 297
GROSS DENSITY:	2.32 DU/AC

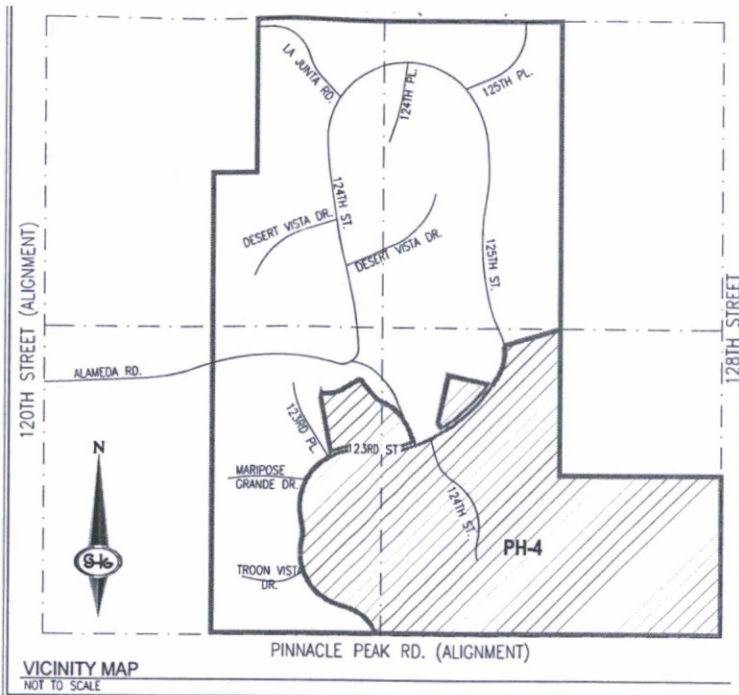
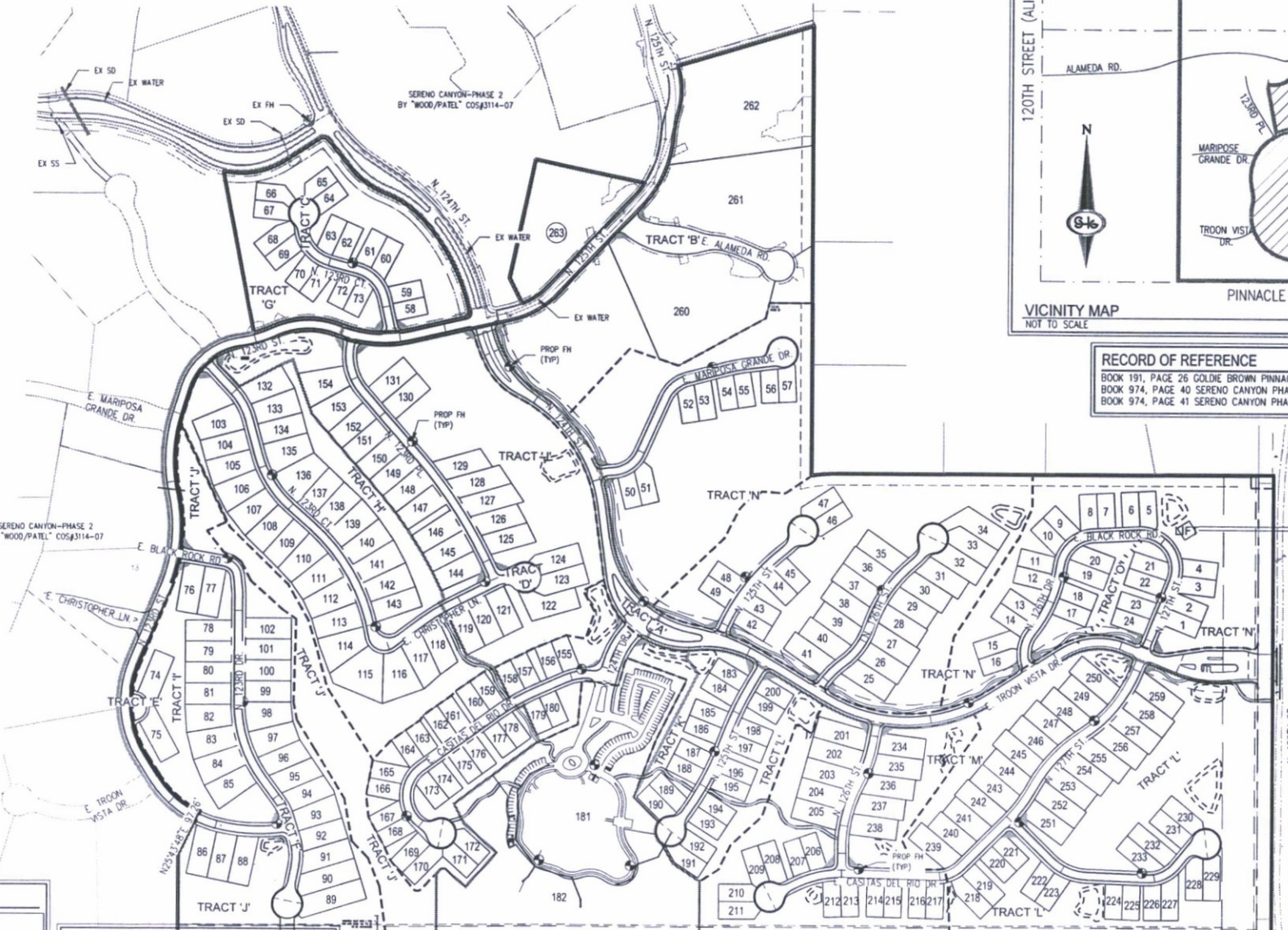
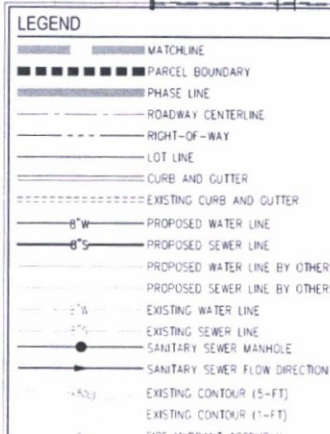
APNs: 217-01-010, 217-01-011A, 217-01-011C, 217-01-011D, 217-01-016F, 217-01-016K, 217-01-016L, 217-01-161, 217-01-162, 217-01-180 TO 217-01-189, 217-01-194 TO 217-01-199, 217-01-216, 217-01-217

- GENERAL NOTES**
- THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE 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, SIGNS, LANDSCAPE, ETC.
 - A KEY SWITCH/ PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS. PER FIRE ORDINANCE 4283-503.6.1.
 - 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/ MH. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
 - VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HANDRAIL INSTALLATION.
 - OWNER WILL DEED PROPERTY FOR THE LIFT STATION AS APPLICABLE TO THE CITY OF SCOTTSDALE.



TRACT TABLE

TRACT NO	AREA (SF)	AREA (AC)	USE
TRACT A	449,947	10.32	PRIVATE STREET, W.S.F.E., P.U.E., E.S.V.A.E
TRACT B	30,377	0.70	PRIVATE STREET, W.S.F.E., P.U.E., E.S.V.A.E
TRACT C	23,823	0.55	PRIVATE STREET, W.S.F.E., P.U.E., E.S.V.A.E
TRACT D	95,317	2.19	PRIVATE STREET, W.S.F.E., P.U.E., E.S.V.A.E
TRACT E	3,659	0.08	PRIVATE STREET, W.S.F.E., P.U.E., E.S.V.A.E
TRACT F	61,405	1.41	PRIVATE STREET, W.S.F.E., P.U.E., E.S.V.A.E
TRACT G	147,790	3.39	D.E., P.N.M.A.E., W.S.F.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	597,592	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., SCENIC CORRIDOR, OPEN SPACE
TRACT M	99,150	2.28	D.E., OPEN SPACE
TRACT N	725,881	16.66	W.S.F.E., P.N.M.A.E., OPEN SPACE, D.E., SCENIC CORRIDOR, P.U.E.
TRACT O	38,282	0.88	P.N.M.A.E., OPEN SPACE, D.E.
TRACT LIFT	1,600	0.04	LIFT STATION



RECORD OF REFERENCE

BOOK 191, PAGE 26 GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE
BOOK 974, PAGE 40 SERENO CANYON PHASE 2
BOOK 974, PAGE 41 SERENO CANYON PHASE 3

OWNER
CROWN COMMUNITY DEVELOPMENT
1751 WEST DIEHL RD. #A
NAPERVILLE, IL 60563
PHONE: 630-851-5490
CONTACT: MARVIN BAILEY
CONTACT EMAIL: MBAILEY@CROWN-CHICAGO.COM

DEVELOPER
TOLL BROTHERS, INC.
8767 E. VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
PHONE: 480-314-6711
CONTACT: OSCAR DOMINGUEZ
CONTACT EMAIL: ODOMINGUEZ@TOLLBROTHERS.COM

ENGINEER
SLATER HANIFA GROUP
11201 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85028
PHONE: 602-887-9664
CONTACT: ROGER THEIS
CONTACT EMAIL: RTHEIS@SHG-INC.COM

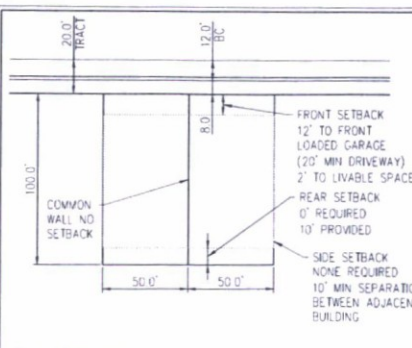
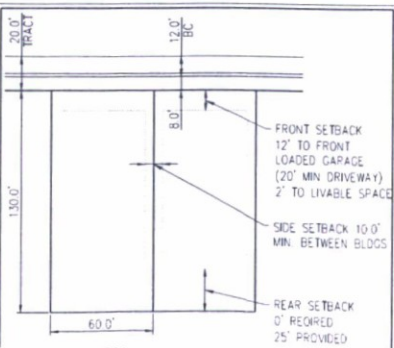
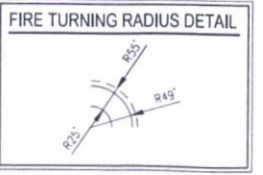
LAND PLANNER
SWABACK PARTNERS
7550 E. McDONALD DR
SCOTTSDALE, AZ 85250
PHONE: 480-367-2100
CONTACT: JEFF DENZAK
CONTACT EMAIL: JDENZAK@SWABACKPARTNERS.COM

BENCHMARK
DESCRIPTION: CITY OF SCOTTSDALE BRASS CAP FLUSH, INTERSECTION OF HAPPY VALLEY DRIVE AND 120TH STREET FENCE RUNS S & W, U.P. 1.1'
ELEVATION: 2,691.39' NAVD' 88 DATUM

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: S00D°45'4"E

SHEET INDEX

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

16-PP-2017
05/07/18

SLATER HANIFA GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BOULEVARD #250, PHOENIX, AZ
PHONE (602) 887-9664

NO.	DATE	BY	APP.	DESCRIPTION

SECTION 11
TOWNSHIP 4 N
RANGE 5 E

TOLL BROTHERS LAND DEVELOPMENT

SERENO CANYON PHASE 4

PRE-PLAT

SCOTTSDALE, AZ

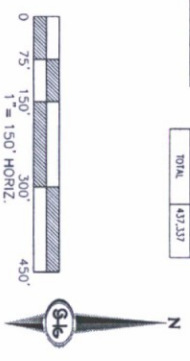
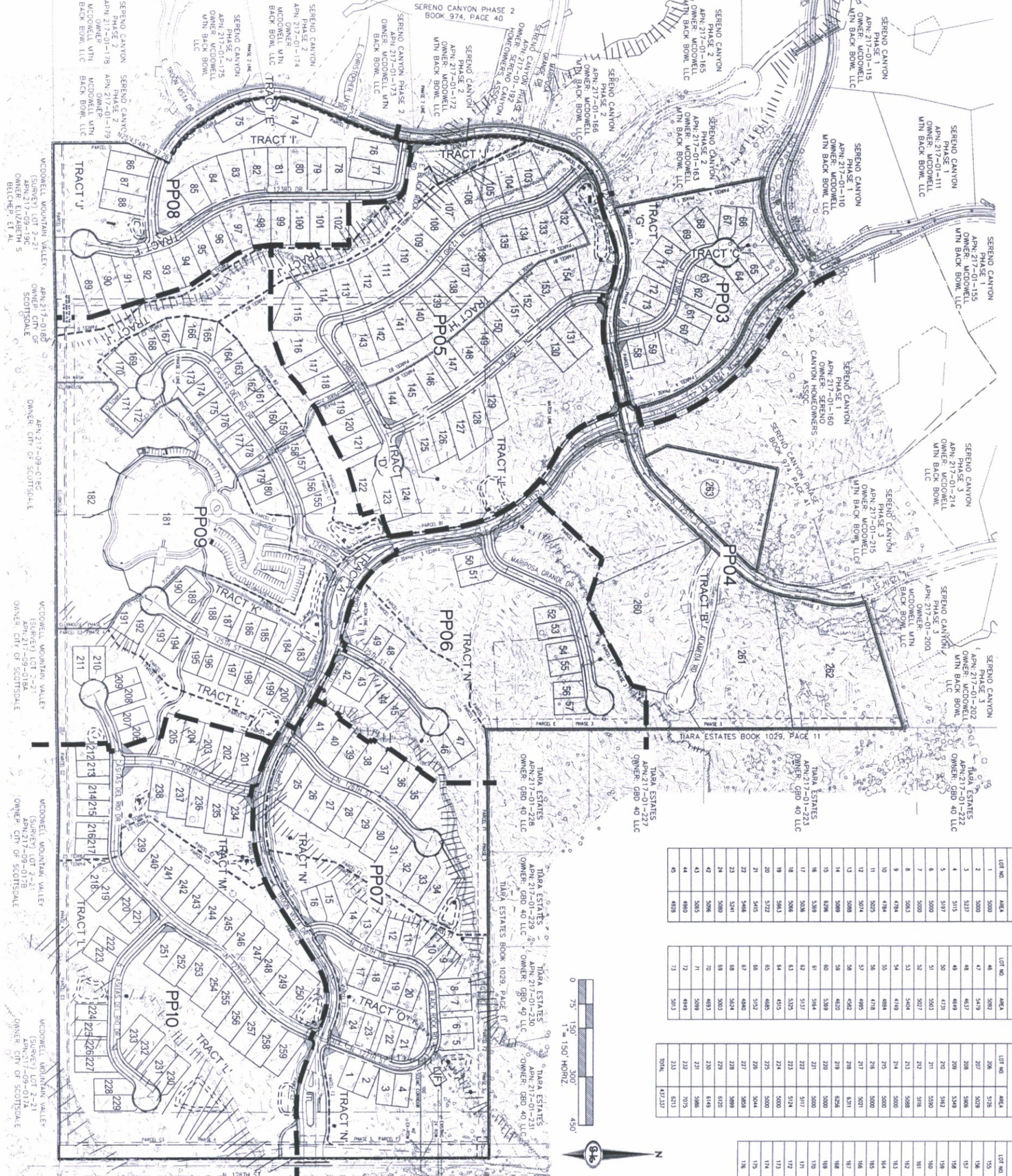
DATE: 03/26/2018
DRAFTER: SB
DESIGNER: GR/AAL
CHECKED: LB
PROJECT NO: TOL1702-000

16-PP-2017
05/07/18

33926
Jerry J. Slater
Professional Engineer
No. 1200
Exp. 9/30/2020

PP01
SHEET 1 OF 11

D:\sereno\16-pp-2017\16-pp-2017-005.dwg 3/26/2018 1:17 PM Jerry Slater



RESORT TOWNHOMES	
LOT NO.	AREA
1	5000
2	5000
3	5000
4	5000
5	5000
6	5000
7	5000
8	5000
9	5000
10	5000
11	5000
12	5000
13	5000
14	5000
15	5000
16	5000
17	5000
18	5000
19	5000
20	5000
21	5000
22	5000
23	5000
24	5000
25	5000
26	5000
27	5000
28	5000
29	5000
30	5000
31	5000
32	5000
33	5000
34	5000
35	5000
36	5000
37	5000
38	5000
39	5000
40	5000
41	5000
42	5000
43	5000
44	5000
45	5000
TOTAL	437,337

RESORT TOWNHOMES	
LOT NO.	AREA
46	5000
47	5000
48	5000
49	5000
50	5000
51	5000
52	5000
53	5000
54	5000
55	5000
56	5000
57	5000
58	5000
59	5000
60	5000
61	5000
62	5000
63	5000
64	5000
65	5000
66	5000
67	5000
68	5000
69	5000
70	5000
71	5000
72	5000
73	5000
TOTAL	437,337

RESORT TOWNHOMES	
LOT NO.	AREA
206	5078
207	5079
208	5080
209	5081
210	5082
211	5083
212	5084
213	5085
214	5086
215	5087
216	5088
217	5089
218	5090
219	5091
220	5092
221	5093
222	5094
223	5095
224	5096
225	5097
226	5098
227	5099
228	5100
229	5101
230	5102
231	5103
232	5104
233	5105
234	5106
TOTAL	437,337

RESORT PAIRED VILLAS	
LOT NO.	AREA
155	4000
156	4000
157	4000
158	4000
159	4000
160	4000
161	4000
162	4000
163	4000
164	4000
165	4000
166	4000
167	4000
168	4000
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189	4000
190	4000
191	4000
192	4000
193	4000
194	4000
195	4000
196	4000
197	4000
198	4000
199	4000
200	4000
TOTAL	212,824

RESORT PAIRED VILLAS	
LOT NO.	AREA
117	4038
118	4039
119	4040
120	4041
121	4042
122	4043
123	4044
124	4045
125	4046
126	4047
127	4048
128	4049
129	4050
130	4051
131	4052
132	4053
133	4054
134	4055
135	4056
136	4057
137	4058
138	4059
139	4060
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141	4062
142	4063
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174	4095
175	4096
176	4097
177	4098
178	4099
179	4100
180	4101
181	4102
182	4103
183	4104
184	4105
185	4106
186	4107
187	4108
188	4109
189	4110
190	4111
191	4112
192	4113
193	4114
194	4115
195	4116
196	4117
197	4118
198	4119
199	4120
200	4121
TOTAL	212,824

ESTATE VACATION HOMES	
LOT NO.	AREA
280	11700
281	10833
282	11879
283	7848
500	9758
TOTAL	51484

RESORT VILLAS	
LOT NO.	AREA
143	855
144	852
145	857
146	847
147	847
148	852
149	804
150	790
151	790
152	790
153	795
154	10685
155	6998
156	8922
157	844
158	844
159	7895
160	7895
161	7895
162	8372
163	7958
164	7958
165	8375
166	8558
167	8449
168	8492
169	7880
170	8144
171	8504
172	8504
173	8504
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185	8504
186	8504
187	8504
188	8504
189	8504
190	8504
191	8504
192	8504
193	8504
194	8504
195	8504
196	8504
197	8504
198	8504
199	8504
200	8504
TOTAL	110,884

SCOTTSDALE, AZ

TOLL BROTHERS LAND DEVELOPMENT

SERENO CANYON PHASE 4

PRE-PLAT

DATE: 03/28/2018

DRAWN BY: SB

CHECKED BY: LB

DESIGNER: CR/AAH

PROJECT NO: TOL1702-000

SECTION 11 TOWNSHIP 4 N RANGE 5 E

APPLICANT: JERRY J. STORER

REGISTERED PROFESSIONAL ENGINEER

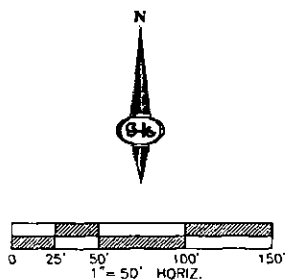
33926

SLATE HANIFA GROU CONSULTING ENGINEERS & PLANNING

11201 N. TATUM BOULEVARD #250, PHOENIX, AZ

PHONE (602) 687-9664

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

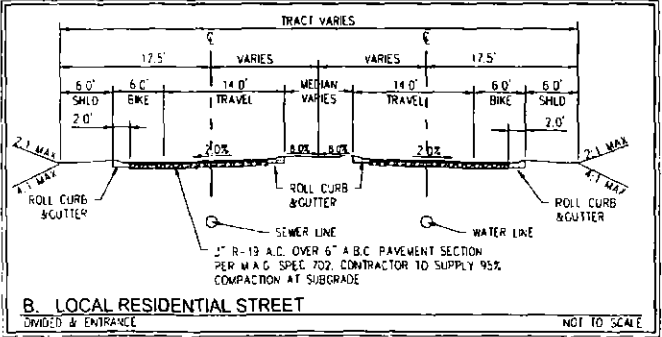
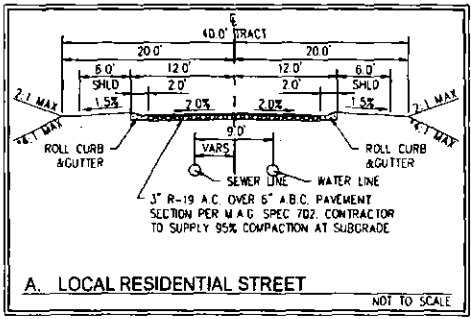
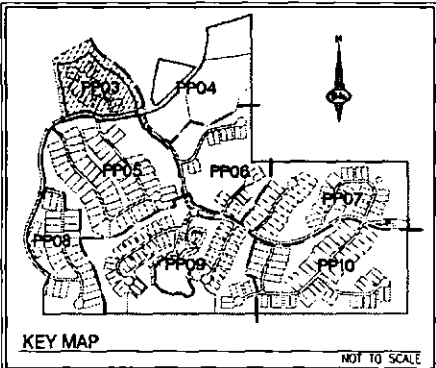


LINE	BEARING	LENGTH
L19	N77°15'28"E	182.10
L21	S74°53'49"E	81.44
L22	S12°18'42"E	115.94
L37	N14°12'58"E	19.87

CURVE	LENGTH	RADIUS	CHORD	DELTA	TANGENT	BEARING
C20	103.59	350.00	103.2	18°57'30"	52.18'	N77°30'42"E
C21	185.62	230.00	180.6	48°47'29"	98.20'	N88°14'11"E
C22	268.30	350.00	203.2	34°26'00"	107.34'	S85°41'35"E
C29	71.35	87.33	69.8	41°56'48"	37.36'	S1°30'47"W
C30	106.38	110.00	102.3	55°24'43"	57.77'	S47°12'28"E
C32	122.16	110.00	114.7	67°35'08"	68.88'	S47°35'15"E

LEGEND

- WATERLINE
- PARCEL BOUNDARY
- PHASE LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- CURB AND CUTTER
- EXISTING CURB AND CUTTER
- 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 CONTOUR (5'-FT)
- EXISTING CONTOUR (1'-FT)
- FIRE HYDRANT ASSEMBLY
- SITE VISIBILITY TRIANGLE
- ROCK OUTCROPPING



SLATE HANIFA GROUHI CONSULTING ENGINEERS & PLANNERS
 11201 N. TATUM BOULEVARD, PHOENIX, AZ
 PHONE (602) 947-9844

DATE	BY	DESCRIPTION

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

SECTION 11, TOWNSHIP 4 N, RANGE 5 E, SCOTTSDALE, AZ

DATE: 03/26/2018
 DRAFTER: SB
 DESIGNER: GR/AAL
 CHECKED: LB
 PROJECT NO.: TOL1702-000

PP03
 SHEET 3 OF 11

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

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