

**The November 1, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 1, 2018 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Sereno Canyon Phase 4 - Mountain House Lodge, Villas and Cottages 51-DR-2017

Location: Northwest corner of East Pinnacle Peak Road and North 128th Street
Request: Request approval of the conceptual site plan for the Phase 4 development of the Sereno Canyon Resort/Spa Community site plan, all on a 129-acre site.

OWNER

McDowell Mountain Back Bowl, LLC
630-851-5490

ARCHITECT/DESIGNER

Jeff Denzak
Swaback Partners, LLC
480-367-2100

ENGINEER

Jorge Garre
Argus Consulting
480-596-1131

APPLICANT CONTACT

Oscar Dominguez
Toll Brothers
480-314-6711

BACKGROUND

Zoning

The site is zoned Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning. The City Council approved a General Plan and zoning district map amendment to include the existing zoning district in December of 2012.

The surrounding property, within the Sereno Canyon project area, is zoned with three differing 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.

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. The McDowell Sonoran Preserve is located immediately adjacent to the site’s southern 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

Key Items for Consideration

- The Dynamite Foothills Character Area Plan
- Approved General Plan Amendment Case 10-GP-2011
- Approved Zoning Cases 1-ZN-2005#2 and 16-ZN-2011
- Approved Final Plat Case 16-PP-2017
- Approved Final Plat Case 16-PP-2017#2
- Approved (not yet recorded) Abandonment Case 4-AB-2018
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- No public input received regarding the proposed conceptual site plan

Other Related Policies, References:

36-ZN-1984, 113-ZN-1984, 11-TA-2000#3, 1-ZN-2005, 1-ZN-2005#2, 22-PP-2005, 2-PP-2008, 2-PP-2008#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
- 2016 Transportation Master Plan

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant’s request is to receive approval of a conceptual site plan to establish a residential and resort community. Three cases have been approved that entitled the entire 350-acre site to

ultimately achieve a combination of single-family, townhome lots, and a resort/spa development. The proposed site plan will be in conjunction with the Development Review Board approved phasing plan for the entire 350-acre site.

Neighborhood Communication

The applicant performed a notable amount of communication with the previously associated cases (1-ZN-2005#2, 10-GP-2011, 16-ZN-2011, 16-PP-2017); most recently with the associated abandonment case, 4-AB-2018 (approved by the City Council on October 16, 2018).

City Staff distributed a notification to property owners within 750 feet of the proposed development and posted the site. City staff has not received any comments with regards to this case.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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. This portion of the Sereno Canyon Resort and Spa project was identified to potentially have the 299 units (key, villas, townhomes, and the resort amenity).

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.

Development Information Table

Parcel: Plat # 910-16 and 217-01-011A	Zoning	Acreage	Proposed DU/AC	Max # of Units / Lots
	R1-130/ESL	123	0.35 du/ac	44 estate units
	R1-43/ESL	95	0.56 du/ac	54 detached villas
Phase 4	R-4R/ESL	132	2.2 du/ac	299 estate/villa/casita/resort/ townhome
TOTAL		227	1.5 du/ac	397 units

The Development Review Board approved cuts and fills greater than the 8 feet allowed to be approved administratively per the Design Standards and Policies Manual Section 1-2.602. Proposed cuts and fills were required to maintain the proposed structures under the stipulated 24-foot maximum height above natural grade.

Access to the development is provided by two entrances: East Ranch Gate Road and North 128th Street. All internal-street improvements have been reviewed, permitted, and completed. 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 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. The applicant has already dedicated a portion of, and will in the future dedicate the remaining portion of, a private street system and all required public utility easements and public-nonmotorized access easements in accordance with the proposed preliminary plat.

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 56 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 Water Resources Department has reviewed the application and finds that there are adequate water and wastewater services for the proposed use, and 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.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Sereno Canyon Phase 4 conceptual site plan, per the attached stipulations, finding that the provisions of the General Plan policies and goals, master plans and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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

**Stipulations for the
Development Review Board Application:
Sereno Canyon Phase 4 - Mountain House Lodge, Villas and
Cottages
Case Number: 51-DR-2017**

GOVERNANCE:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following entitlements:

1. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** There shall be a maximum total of 397 single-family lots and resort units: with 44 estates units, 54 resort villas units, 299 resort casita/townhome units and resort/spa units on 350+/-acre property as shown on the conceptual Land Use Plan/Site Plan, submitted by Swaback and with the city staff date of October 24, 2018, attached as Exhibit "A" to Attachment 1.

Maximum dwelling units and maximum density (for the overall Sereno Canyon Project) shall be as indicated on the Land Use Budget Table below.

Parcel: Plat # 910-16 and 217-01-011A	Zoning	Acreage	Proposed DU/AC	Max # of Units / Lots
	R1-130/ESL	123	0.35 du/ac	44 estate units
	R1-43/ESL	95	0.56 du/ac	54 detached villas
Phase 4	R-4R/ESL	132	2.2 du/ac	299 estate/villa/casita/resort/ townhome
TOTAL		227	1.5 du/ac	397 units

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the

preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases. Final dwelling unit count will be dependent on final plan review.

2. PHASING PLAN. The Sereno Canyon project may be phased according to the Development Review Board approved Phasing Plan (approved through 16-PP-2018), submitted by Swaback and with the city staff date of October 24, 2018, attached as Exhibit "B" to Attachment 1.
 - a. 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.
3. RESORT AND SPA REQUIREMENTS. The "Mountain House Lodge" shall provide: 2 swimming pools, outdoor terraces, fitness pavilion, spa, café, conference room, office and management space, and a "check-in and check-out" desk. The "Mountain House Lodge" may provide up to twenty-nine (29) lodge cottages for overnight rentals.
4. RESORT OPERATIONS. The Lodge management office will assist unit owners with the "unit" reservation process, as well as all related concierge-oriented services (check-in/ check-out/ unit preparation/ dining reservations/ travel and site seeing assistance/ recreation and 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, with guest staying less than thirty (30) days and creating revenue for the unit owner, will be tied to hotel taxation requirements, and otherwise the units will be taxed solely as typical residences.

APPLICABLE DOCUMENTS AND PLANS:

5. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Slater Hanifan Group, with a city staff date of September 4, 2018, approved through case 16-PP-2017#2;
 - b. The case drainage report submitted by Slater Hanifan Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services; and
 - c. The water and sewer basis of design report submitted by Argus Consulting and accepted in concept by the Water Resources Department ON June 27, 2018.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, DRB, and abandonment cases for the site were: 10-GP-2011, 16-ZN-2011, 1-ZN-2005#2, 16-PP-2017, 16-PP-2017#2, and 4-AB-2018.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. 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.

ARCHITECTURAL DESIGN:

Ordinance

- C. All structures located within the R-4R/ESL zoning portion of the Sereno Canyon site, shall require Development Review Board approval.

DRB Stipulations

6. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
7. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
8. BUILDING HEIGHT LIMITATIONS.
- a. No building on the site shall exceed 24 feet in height for single-family lots, resort villas, and resort casitas, measured as provided in the applicable section of the Zoning Ordinance.
- b. No building on the site shall exceed 29 feet in height for the main resort/spa building, measured as provided in the applicable section of the Zoning Ordinance.
9. LOTS ADJACENT TO LESS INTENSIVE ZONING. Lots on the perimeter of the site adjacent to lots with less intensive zoning shall have rear yard setbacks equal thirty (30) feet. There shall be no structures over one (1) story within the 100-foot setback buffer adjacent to lots with the R1 zoning designation.

SITE DESIGN:

Ordinance

- D. All Final Plan approvals shall provide the following:
- i. Access roads shall extend to within 300 feet of all portions of the building (Fire Ord 4283 503.1.1);

- ii. Demonstrate minimum drive width of 24 feet (Fire Ord 4283 503.2.1);
- iii. Unobstructed vertical clearance minimum 13'-6" (Fire Ord. 4283, 503.2.1);
- iv. Designate Fire Lanes for all Commercial / Multi-family (24' min.) (Fire Ord. 4283, 503.3);
- v. "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities
- vi. (Fire Ord. 4283, 503.6.1);
- vii. Demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2); and
- viii. Demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912).

DRB Stipulations

- 10. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet and be capable of supporting 83,000 pounds gross vehicle weight.
- 11. Before any building permit is issued for the resort site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale DSPM Section 2-1.309 and Supplement to MAG Standard Details, detail 2146-1, for single enclosures, and #2147-1, for double enclosures. Enclosure(s) location(s) shall meet the requirements in DSPM Section 2-1.309 for enclosure requirements and refuse truck access and maneuverability.
- 12. All Final Plan approvals shall provide the following:
 - a. Divided entrances and drive-thru by pass lanes shall be 20 feet wide min. (DSPM 2-1.303(2));
 - b. Demonstrate fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DSPM, 2-1.303(3));
 - c. Demonstrate COMMERCIAL turning radii (25 feet inner/49 feet Outside /55 feet Bucket Swing) (DSPM 2-1.303(5));
 - d. Provide turn-around for emergency vehicles at end of dead-end over 300 feet (DSPM 2-1.303(8));
 - e. Demonstrate secondary access (DSPM 2-1.303(B)); and
 - f. Demonstrate the location of the Fire Riser room (DSPM 6-1.504(1)).

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

- 13. With the Phase 4 final plat, the owner shall dedicate a minimum twenty-four-point-eight (24.8) 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.

LANDSCAPE DESIGN:

Ordinance

- E. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

- 14. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements. Each phase shall provide a landscape plan.
- 15. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans 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).
- 16. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- F. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- G. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- H. 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.
- I. 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.
- J. 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

- 17. 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 parking lot and site lighting 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.

STREET INFRASTRUCTURE:

Ordinance

- K. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- L. 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.
- M. 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.
- N. 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.
- O. 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 North 128th Street shall not be open to the public until North 128th Street is improved to a minimum 24-foot-wide paved standard from East Ranch Gate to the entrance of the spa/resort in accordance with stipulations in Case 16-ZN-2011; and
 - 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

- 18. 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 North 128th Street shall not be open to the public until North 128th Street is improved to a minimum 24-foot-wide paved standard from East 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 North 128th Street until North 128th Street is improved to a minimum 24-foot-wide paved standard from East Ranch Gate to the entrance of the spa/resort in accordance with stipulations in Case 16-ZN-2011; and
 - iv. Construction access to the spa/resort shall not be from East 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.
19. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff (or equivalent).
20. 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

21. 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.

RIGHT-OF-WAY RESTRICTIONS

22. TIMING. A certificate of occupancy for overnight resort/spa units, including the main/reception building having approximately 9,000 square-feet, shall be issued prior to or concurrently with the certificate of occupancy being issued for any dwelling units within the R-4R/ESL zoning district, except for up to ten (10) of the 299 estate/villas/resort/townhome units having a minimum of 1-acre in size.
23. CONSTRUCTION ACCESS RESTRICTIONS. Access along/from East Alameda Road shall not be utilized for construction access, to and from, the resort/spa.
24. CONSTRUCTION ACCESS RESTRICTIONS. Access to or from the site, from North 128th Street, shall not be open to the public, or for construction access, until North 128th Street is improved to a maximum, 24-foot-wide paving standard. The City may agree to a paving and maintenance agreement approved by the City Manager of designee.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

25. 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 8-foot-wide multi-use trail along East Alameda Road, east to North 122nd Street, south on North 122nd Street to the East

Pinnacle Peak Road alignment, and then east to North 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.

WATER AND WASTEWATER:

DRB Stipulations

26. 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.
27. 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.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

28. With the civil construction document submittal, the owner shall 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.
29. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
30. 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.
31. Address compliance with the city first flush retention/treatment requirement.
32. 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; and
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

EASEMENTS DEDICATIONS:

DRB Stipulations

33. 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 North 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 North 128th Street right-of-way;
- e. A minimum 25-foot-wide public non-motorized access easement, to accommodate a multi-use trail along North 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 East Alameda Road east to North 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; and
- g. An Avigation Easement across the property.

OTHER PROPERTY DEDICATION:

DRB Stipulations

- 34. 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 ITEMS:

DRB Stipulations

- 35. DEVELOPEMENT PLAN. With the Final Plat submittal to the Development Review Board, the owner shall submit its Development Plan for Development Review Board review. The Development Plan shall address the following:
 - a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails, path and bikeways, and integration of drainage plans;
 - b. Native plant relocation program and revegetation guidelines for each parcel;
 - c. Overall streetscape concepts which incorporate street side and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations;

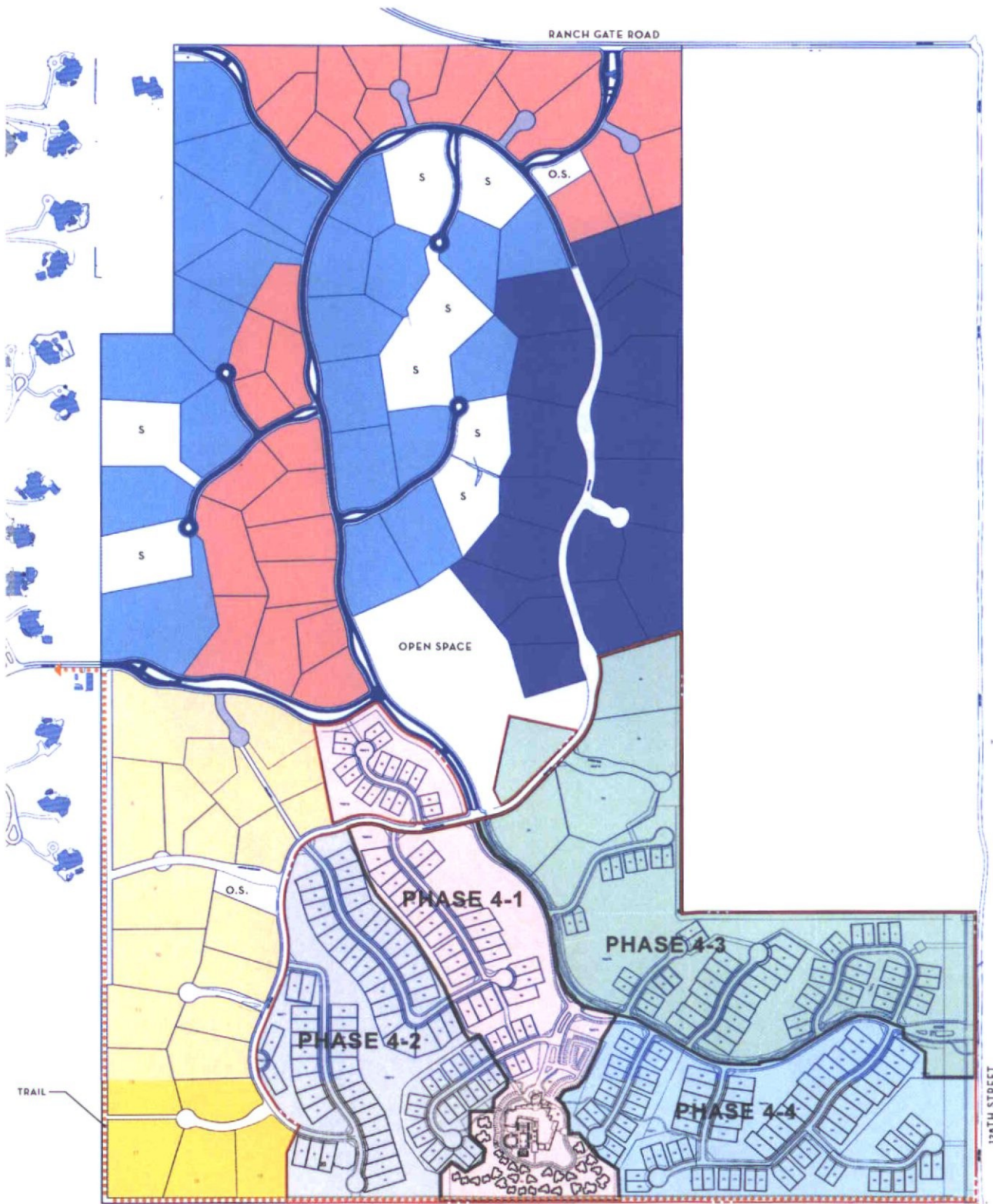
- d. Typical outdoor lighting plan for streetlights and design concepts and general specifications for parking lots, paths, trails, and landscaping;
- e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site;
- f. General signage/graphic concepts for development signs, including locations and typical design concepts;
- g. Construction phasing plan;
- h. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls regarding trail use, and implementation of plan recommendations through city ordinances and policies; and
- i. Other applicable elements, as determined by city staff.

Exhibit A to
Attachment 1

RESORT CLUB SITE PLAN



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



LEGEND

PHASE 1-3 ESTATE LOTS

- 22 LOTS - [Red Box] PHASE 1 - Available before replat
- 8 LOTS - [Light Blue Box] PHASE 1 - Available before replat - SOLD
- 54 LOTS - [Orange Box] PHASE 1 - Final Platting / cul-de-sacs / new services
- 17 LOTS - [Dark Blue Box] PHASE 3 - Final Platting & Loop Rd
- 17 LOTS - [Yellow Box] PHASE 2 - Final Platting & Road Construction

ROADWAY IMPROVEMENTS

- [Black Box] Paved Roads
- [Grey Box] New cul-de-sac

PHASE 4 LOTS

- 46 LOTS - [Pink Box] PHASE 4-1 - 22 duplex / 24 cassia
- 77 LOTS - [Light Blue Box] PHASE 4-2 - 20 duplex / 57 cassia
- 62 LOTS - [Teal Box] PHASE 4-3** - 5 custom / 40 duplex / 17 cassia
- 77 LOTS - [Blue Box] PHASE 4-4 - 46 duplex / 31 cassia

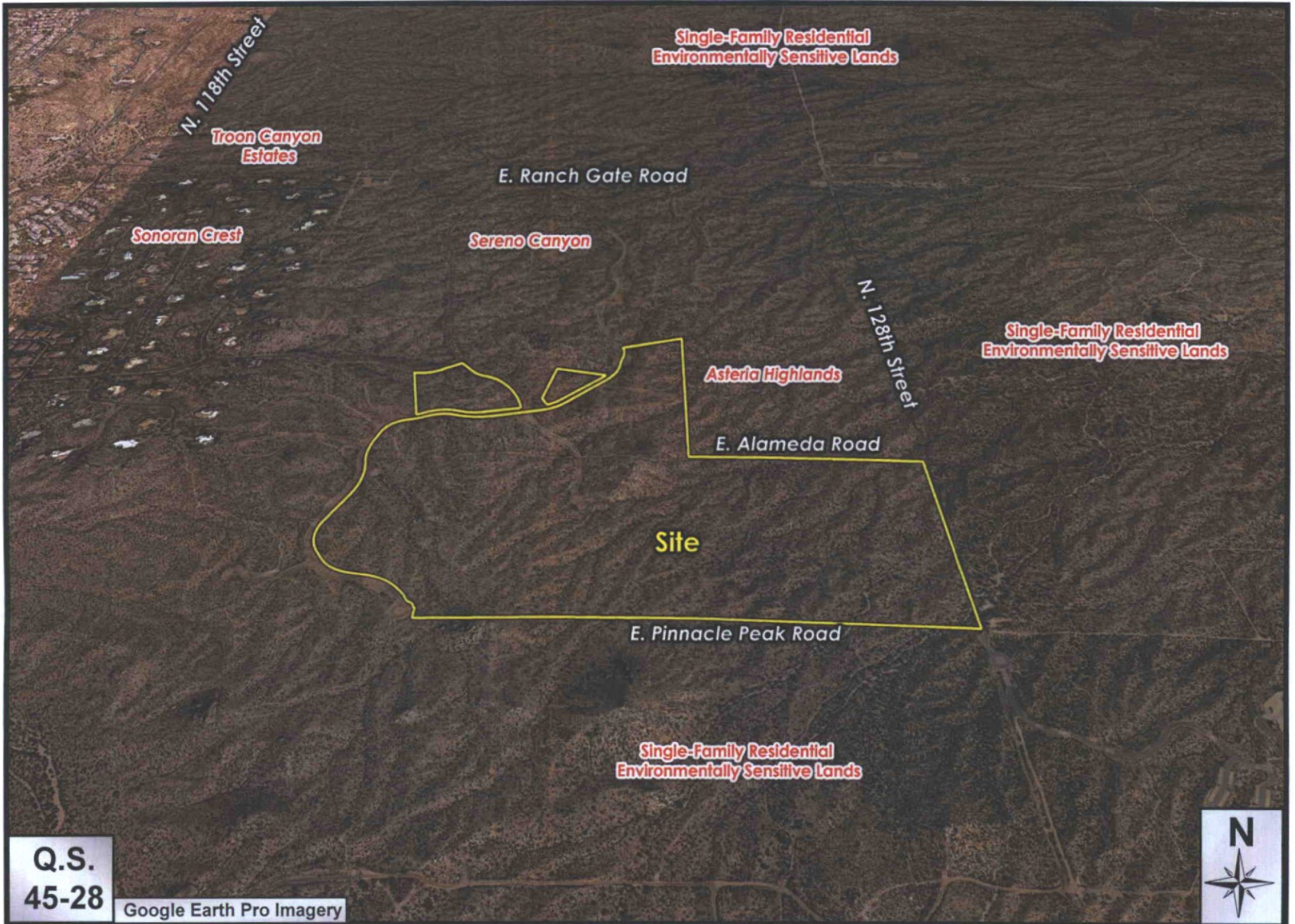
* Lot count does not include lodge cottages
 ** Includes Phase 3 lot shown

[Red Arrow] Future trail connection

LOT SUMMARY

	CUSTOM ESTATE	60x30 CASSIA	50x100 DUPLEX	TOTAL
PHASES 1-3	90			90
PHASE 4	4	129	128	261
	94	129	128	351





Q.S.
45-28

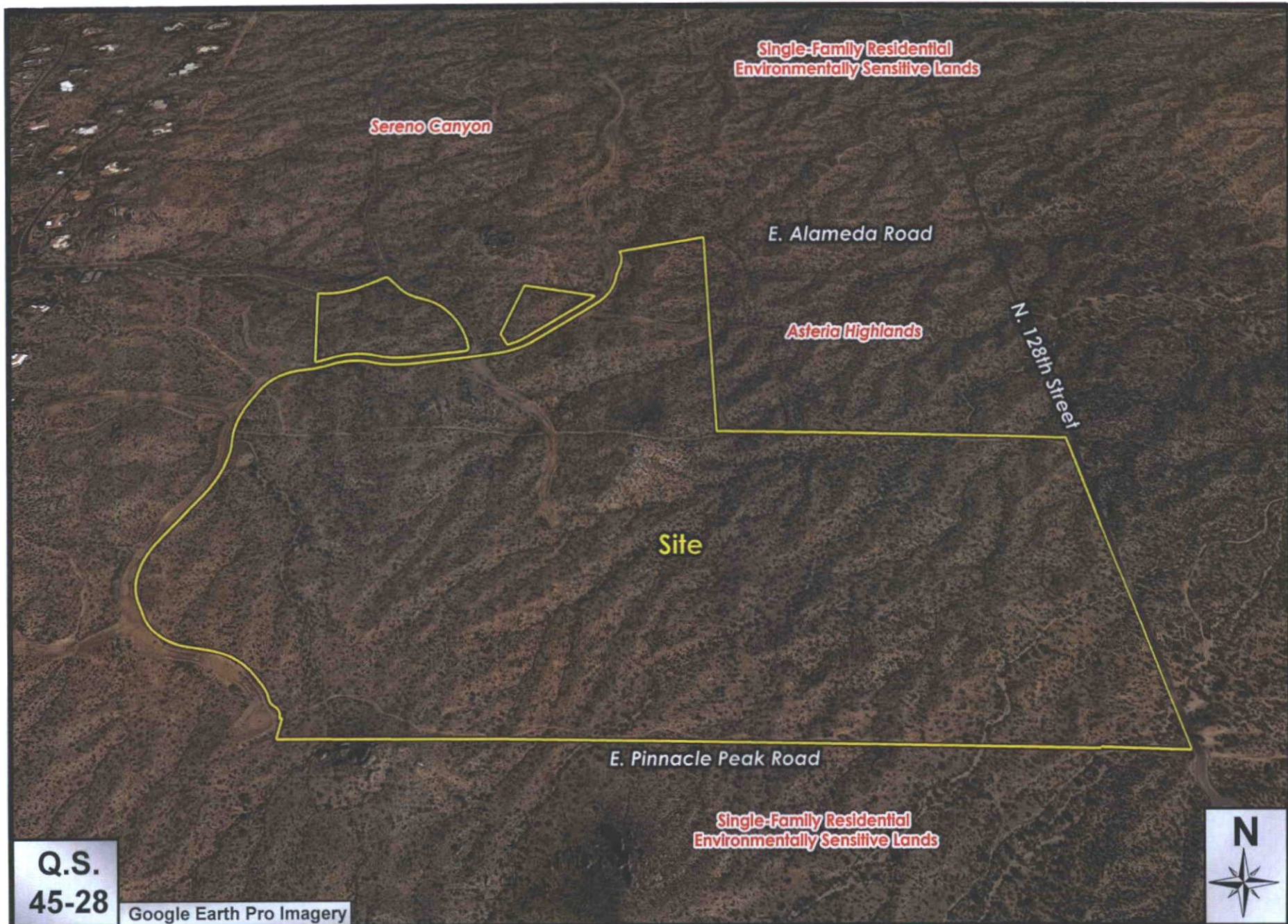
Google Earth Pro Imagery



Sereno Canyon Phase 4

ATTACHMENT #2

16-PP-2017



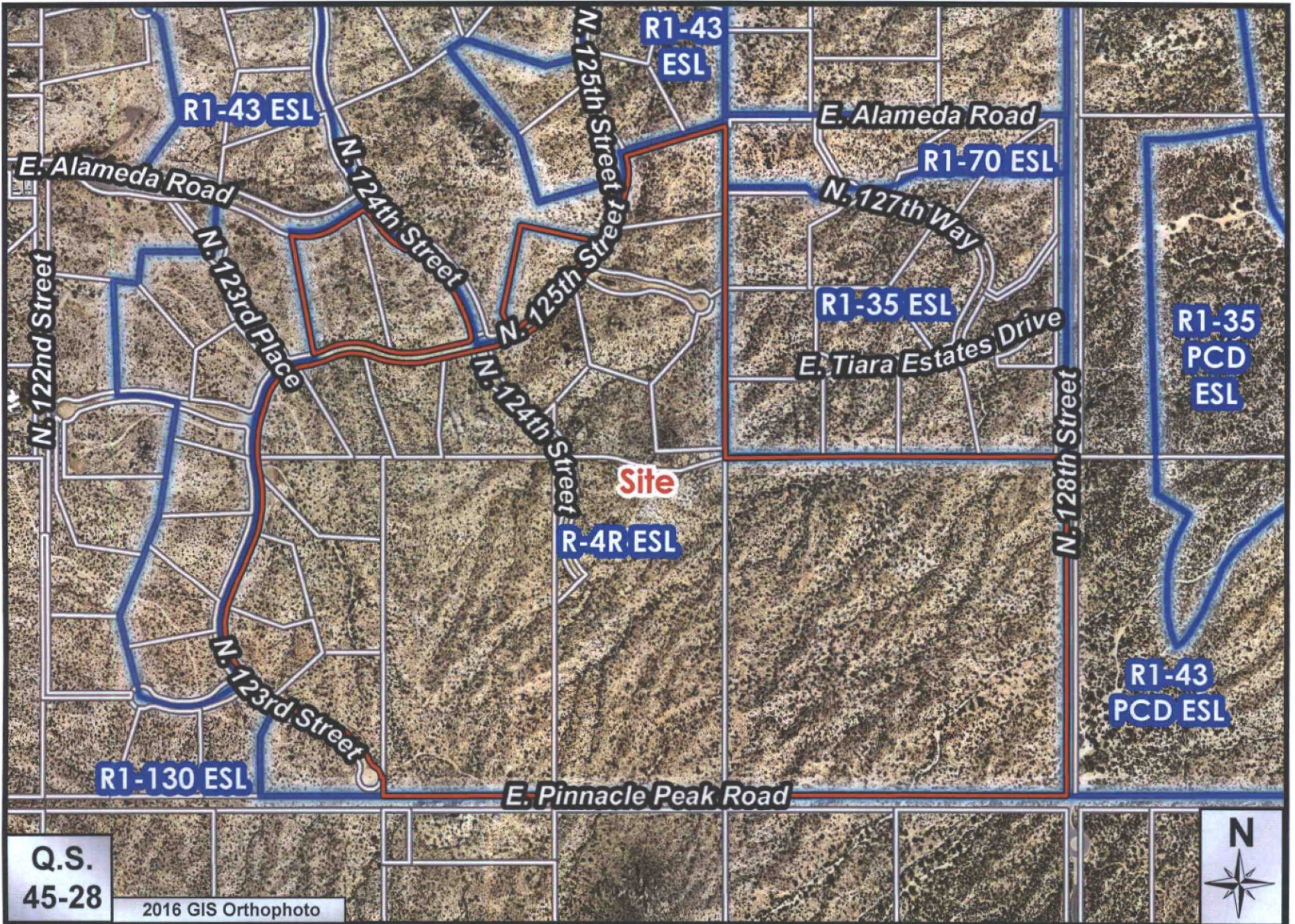
Q.S.
45-28

Google Earth Pro Imagery

Sereno Canyon Phase 4

ATTACHMENT #2A

16-PP-2017



Sereno Canyon Phase 4

ATTACHMENT #3

16-PP-2017

9.10.18

Sereno Canyon Phase 4 DRB Review

Program, Operation and Management

Introduction

The Resort Club at Sereno Canyon (Phase 4 of the Sereno Canyon Community Plan) consists of 132 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 128th 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

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.

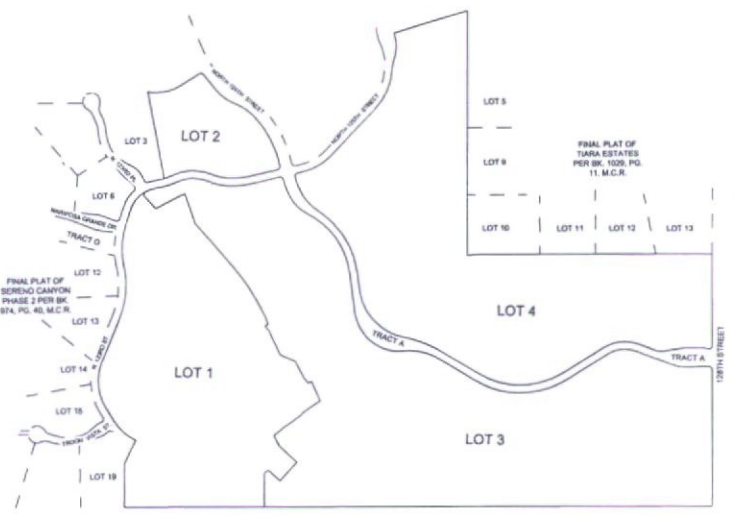
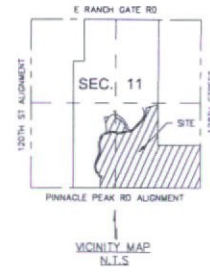


Note: Layout locations shown are conceptual and may change during final design phases



**FINAL PLAT
FOR
SERENO CANYON PHASE 4**

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



DEDICATION

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

- A. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT "A" ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.
- B. PUBLIC NON-MOTORIZED ACCESS (PNMA): A PERPETUAL NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME, OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.
- C. PUBLIC UTILITY (PU): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.
- D. SIGHT DISTANCE (SD): A PERPETUAL NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDING WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET.
HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.
- E. WATER AND SEWER FACILITIES (W&S): A PERPETUAL NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.
- F. GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSON.
- THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

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

ACKNOWLEDGEMENT

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

LEGAL DESCRIPTION (PARENT PARCEL)

LOTS 1, 2, 20 THRU 28 AND TRACT E AS SHOWN ON FINAL PLAT FOR SERENO CANYON PHASE 2 PER BOOK 974, PAGE 40 PER MARICOPA COUNTY RECORDS AND LOTS 1 THRU 5 AS SHOWN ON FINAL PLAT FOR SERENO CANYON PHASE 3 PER BOOK 974, PAGE 41 PER MARICOPA COUNTY RECORDS.
PARCEL 1 AND PORTIONS OF PARCELS 2 & 7 AS SHOWN ON PARCEL MAP "THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE" PER BOOK 191, PAGE 26 PER MARICOPA COUNTY RECORDS.

NOTES

- THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AFTER THIS PLAT IS RECORDED. THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CDAR'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPROVEMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
- THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
- ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- INTERIOR PROPERTY CORNERS AND STREETS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL, A RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT SUBSEQUENT TO THE RECORRING OF THE FINAL PLAT. THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.

LEGEND & ABBREVIATIONS

⊙	SET BRASS CAP FLUSH PER MAG ST. OCT. 120-1 "B" (UNLESS OTHERWISE NOTED)	PG	PAGE
○	SET 2" REBAR WITH PLASTIC CAP "RLS 47373"	BK	BOOK
---	PARCEL BOUNDARY	RLS	REGISTERED LAND SURVEYOR
---	R/R LINE	E.P.U.E	EXISTING PUBLIC UTILITY EASEMENT
---	LOT/TRACT LINE	E.D.E.	EXISTING DRAINAGE EASEMENT
---	CENTER LINE	E.V.N.A.E.	EXISTING VEHICULAR NON ACCESS EASEMENT
---	EASEMENT LINE	E.B.E.	BOULDER EASEMENT
---	ADJACENT PARCEL LINE	E.M.U.P.T.E.	EXISTING MULTI-USE PUBLIC TRAIL EASEMENT
(M)	MEASURED		
(C)	CALCULATED		
R/W	RIGHT-OF-WAY		
M.C.R.	MARICOPA COUNTY RECORDS		
L1	LINE TABLE NUMBER		
C1	CURVE TABLE NUMBER		

BASIS OF BEARING

A STRAIGHT LINE CALCULATED BETWEEN THE NORTHWEST CORNER OF SECTION 11 AND THE SOUTHWEST CORNER OF SECTION 14N, R.5E., USING A BEARING OF SOUTH 00°01'01" EAST AS SHOWN ON FINAL PLAT FOR SERENO CANYON PHASE 2 BOOK 974, PAGE 40 PER MARICOPA COUNTY RECORDS.

SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02-04 LOTS, TRACTS
FP05 LINE & CURVE TABLES

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 EAST VIA DE VENTURA
SUITE 390
SCOTTSDALE, AZ 85258
PH: 480-391-0782

AREA SUMMARY

LOT AREA = 5,342.59 (S.F.) 122.639 (AC.)
TRACT AREA = 280,732 (S.F.) 6,466.96 (AC.)
NET AREA = 4,840.78 (S.F.) 110.838 (AC.)

UTILITIES

UTILITIES
WATER, SEWER AND FIRE
ELECTRICITY
CABLE TV
GAS
PROVIDER
CITY OF SCOTTSDALE
CENTURY LINK
APS
COM COMMUNICATIONS
SOUTHWEST GAS

APPROVALS

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

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

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

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
_____, JOSHUA S. MOYSES 07-08-18
REGISTERED LAND SURVEYOR DATE



STRATEGIC SURVEYING, LLC
1031 N. SOUTHERNAVE
SUITE 4
TEMPE, AZ 85282
PH: 480-727-3584

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1031 N. SOUTHERNAVE
SUITE 4
PHOENIX, ARIZONA 85282
PH: 480-727-3584
PHONE: (480) 849-4339

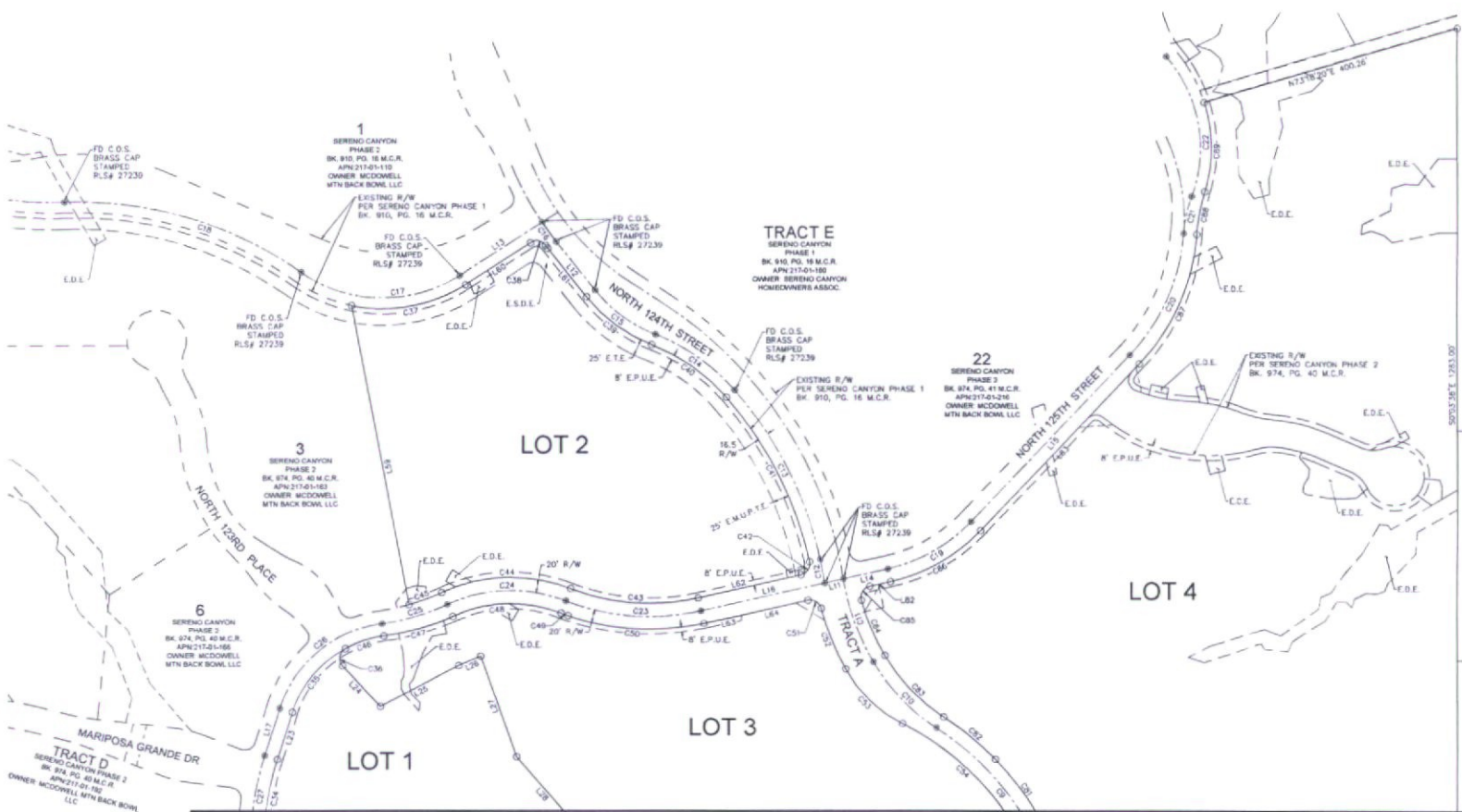
RECORD	NO.	DATE
FILED	2018	02/28
APPROVED	2018	02/28
RECORDED	2018	02/28

00283-PP
SUBDIVISION NUMBER

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

SHEET 1 OF 5
DRAWING NUMBER

FP-01



MATCH SHEET 3



STRATEGIC SURVEYING, LLC
 1520 W. SOUTHERN AVE.
 TEMPE, AZ 85282
 PHONE: (480) 968-4499

LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 STATE WEST SOUTHERN AVE.
 PHOENIX, ARIZONA 85282
 LICENSE NO. 517-04-18
 PHONE: (480) 968-4499

DATE	BY	FOR
00283-1P		

LOT 5
TARA ESTATES
BK. 1029, PG. 11 M.C.R.
APN 217-01-227
OWNER: ORO 40, LLC

DATE	BY	FOR
00283-1P		

LOT 9
TARA ESTATES
BK. 1029, PG. 11 M.C.R.
APN 217-01-227
OWNER: ORO 40, LLC

FINAL PLAT

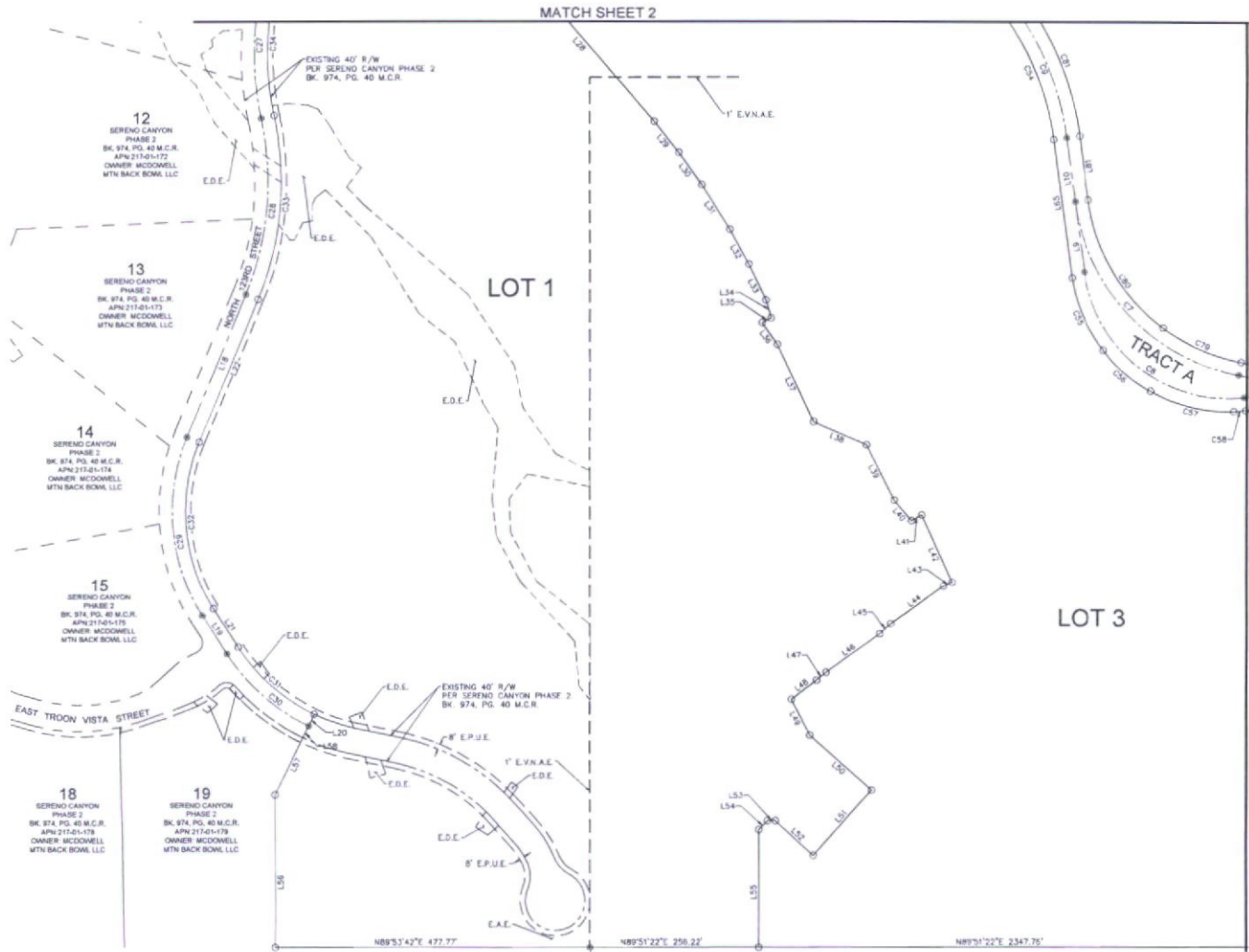
"SERENO CANYON PHASE 4"
 PORTION OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.,
 SCOTTSDALE, ARIZONA

LOT 10
TARA ESTATES
BK. 1029, PG. 11 M.C.R.
APN 217-01-228
OWNER: ORO 40, LLC

SHEET 2 OF 5

DRAWING NUMBER

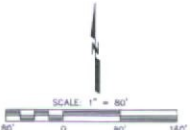
FP-02



MATCH SHEET 2

MATCH SHEET 4

7D GLO BRASS CAP STAMPED
 1" ABOVE NATURAL GROUND
 BEING THE 3/4 COR. OF SEC.
 11, T.4N., R.5E., PER
 G.S.R.B.&M.



STRATEGIC SURVEYING, LLC
 1500 N. SOUTHERN AVE
 SUITE 4
 TEMPE, AZ 85282
 PH: 480.737.1634



LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 STATE: WEST SOUTHERN AVE.
 PHOENIX, ARIZONA 85282
 CONTACT: JOSHUA MOSES
 PHONE: (480) 882-4459

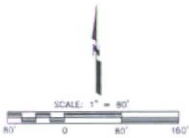
DATE	BY	FOR
APPROVED	JSM	03-18-25
DRAWN	JSM	03-18-25
CHECKED	JSM	03-18-25
PROJECT NUMBER	00283-FP	
DRAWING NUMBER	TRACT A	

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

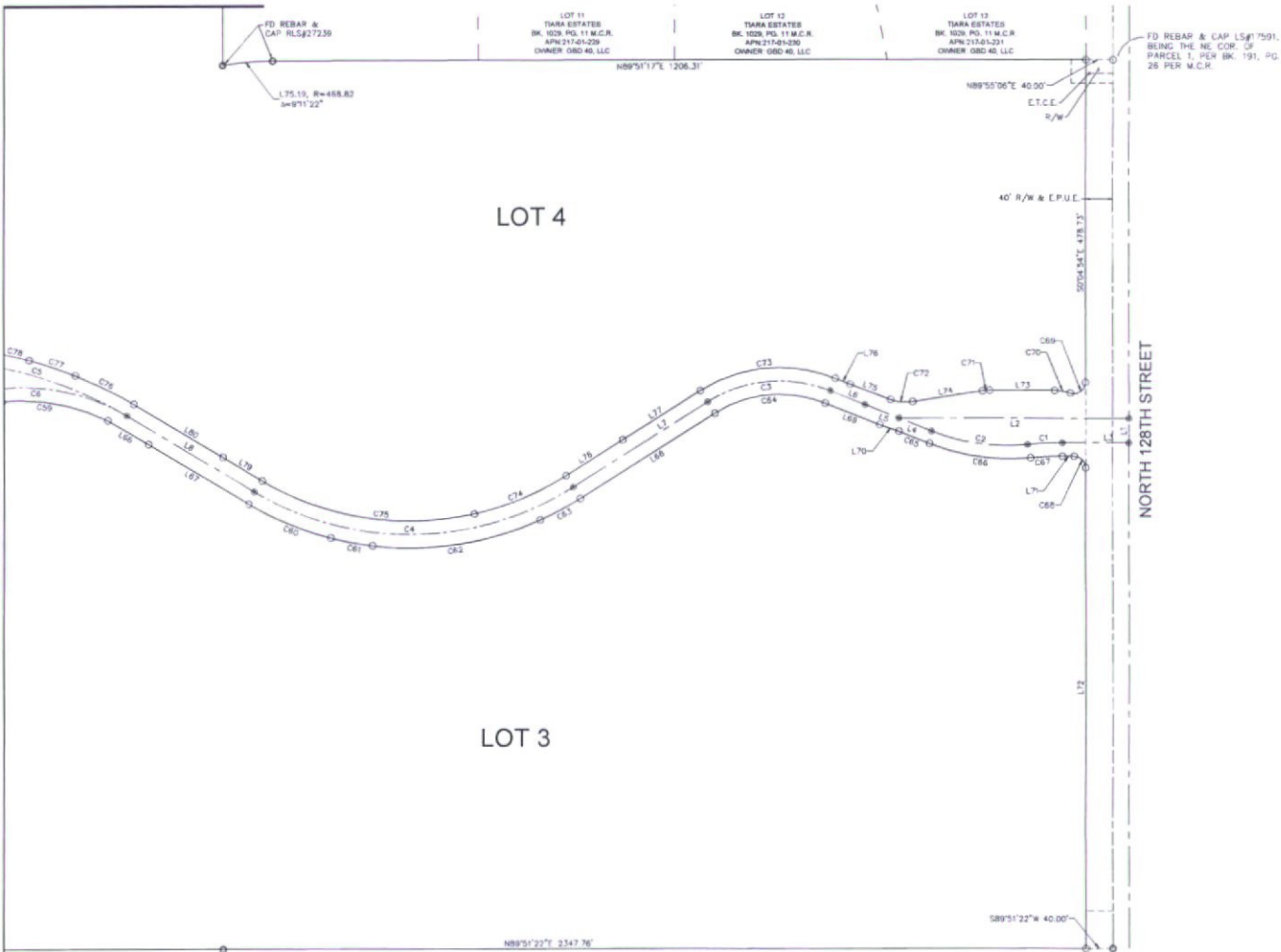
SHEET 3 OF 3

DRAWING NUMBER

FP-03



MATCH SHEET 3



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

FD REBAR & CAP LS#27239,
BEING THE SE COR. OF SEC.
11, T.4N., R.5E., PER
G.&S.R.B.&M.



LOT 4

LOT 3

NORTH 128TH STREET

STRATEGIC SURVEYING, LLC
1028 N. SOUTHERN AVE.
STE. 4
TEMPE, AZ 85282
PH: 602.712.0584

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1028 N. SOUTHERN AVE.,
SUITE 4
PHOENIX, ARIZONA 85282
PROFESSIONAL LICENSE NO. 1000000000
PHONE: (480) 863-4339

DATE	BY	CHKD.
APPROVED	JSM	JSM
PROJECT NUMBER	00285-FP	
COMPUTER NUMBER		

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

SHEET 4 OF 5
DRAWING NUMBER

FP-04

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

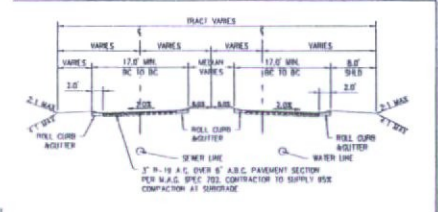
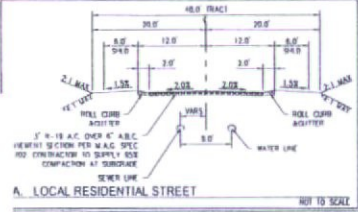
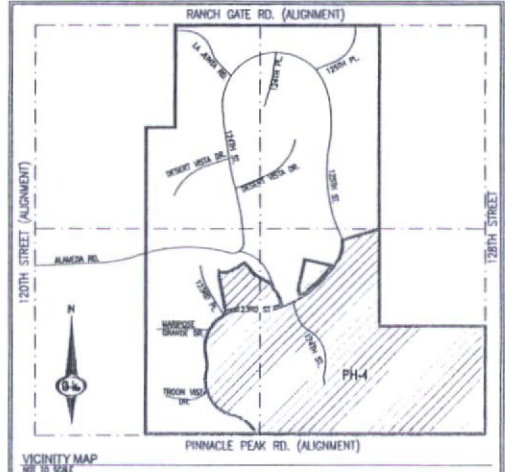
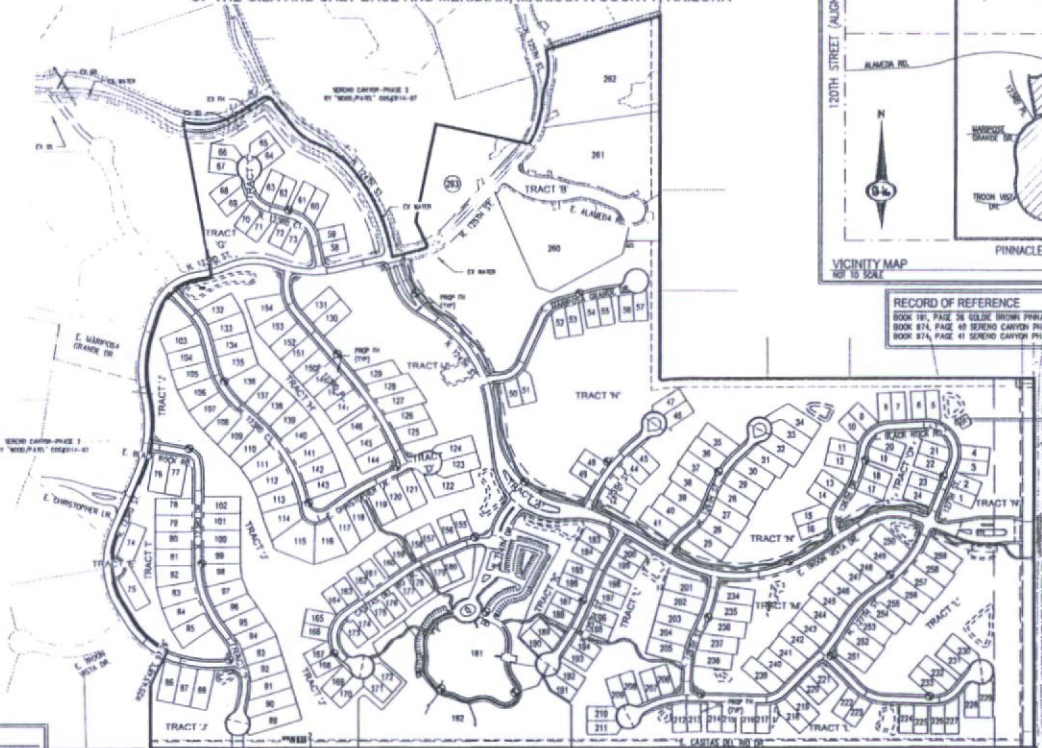
A PORTION OF THE LAND LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

DRY AREA	122.80 ACRES
WET AREA	130.70 ACRES
EXISTING ZONING	R - RW/EFS
PROPOSED ZONING	UNDEVELOPED
(01) COUNTS	ESTATE VACATION HOMES 5
	LODGE Cottages 78
	RESORT VILAS 179
	RESORT PAVED VILAS 14
	RESORT TOWNHOMES 80
	TOTAL 367
DRYNESS DENSITY	2.32 DENSITY

APRIL 217-01-010, 217-01-011A, 217-01-011C, 217-01-011D, 217-01-016, 217-01-016A, 217-01-016B, 217-01-181, 217-01-182, 217-01-183, 217-01-184, 217-01-185, 217-01-186, 217-01-187, 217-01-188, 217-01-189, 217-01-190, 217-01-191, 217-01-192, 217-01-193, 217-01-194, 217-01-195, 217-01-196, 217-01-197, 217-01-198, 217-01-199, 217-02-017

- GENERAL NOTES**
1. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS A LARGEST SPAN, ACROSS, OVER AND UNDER THE SHOWING RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING UTILITY SERVICE PIPE, VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND POTABLE COLLECTION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATING, MAINTENANCE AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, IE STREETLIGHTS, SOCIAL LANDSCAPE, ETC.
 2. A KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS, PER THE ORDINANCE 4783-503(A).
 3. EXISTING WATER AND FURNACES NOT USED SHALL BE ABANDONED AT THE WASH BY THE CONTRACTOR.
 4. EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE MAIN/MI. ALL ACCESSORY FACILITIES SHALL BE DEMONSTRATED IN CONFORMANCE WITH ADA STANDARDS.
 5. WATER MAINS DEEPER THAN 34" WILL RECEIVE UMBRELLA INSULATION.
 6. OWNER WILL PROVIDE PROPERTY FOR THE LIFT STATION AS APPLICABLE TO THE CITY OF SCOTTSDALE.



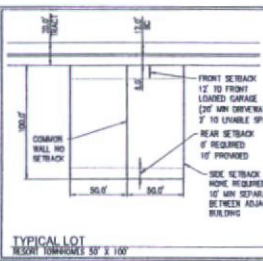
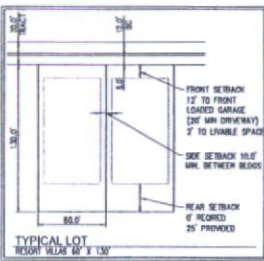
B. LOCAL RESIDENTIAL STREET (WEEKS & DISTANCE)

TRACT TABLE

TRACT NO.	AREA (SQ)	AREA (AC)	USE
TRACT A	148,847	10.32	PRIVATE STREET, WSF, P.U.E., E.S.V.A.E.
TRACT B	30,577	0.78	PRIVATE STREET, WSF, P.U.E., E.S.V.A.E.
TRACT C	21,823	0.55	PRIVATE STREET, WSF, P.U.E., E.S.V.A.E.
TRACT D	85,317	2.18	PRIVATE STREET, WSF, P.U.E., E.S.V.A.E.
TRACT E	3,859	0.08	PRIVATE STREET, WSF, P.U.E., E.S.V.A.E.
TRACT F	81,405	1.41	PRIVATE STREET, WSF, P.U.E., E.S.V.A.E.
TRACT G	147,790	3.38	D.E., P.A.N.A.E., WSF E., OPEN SPACE
TRACT H	85,187	1.81	D.E., OPEN SPACE
TRACT I	70,329	1.81	D.E., OPEN SPACE
TRACT J	597,882	13.72	P.A.N.A.E., OPEN SPACE, D.E.
TRACT K	47,887	1.10	D.E., OPEN SPACE
TRACT L	448,137	10.18	P.A.N.A.E., P.U.E., D.E., SCIZING CORRIDOR, OPEN SPACE
TRACT M	98,108	2.28	D.E., OPEN SPACE
TRACT N	725,880	16.88	WSF, P.A.N.A.E., OPEN SPACE, D.E., SCIZING CORRIDOR, P.U.E.
TRACT O	38,382	0.88	P.A.N.A.E., OPEN SPACE, D.E.
TRACT LFT	1,600	0.04	LIFT STATION
TOTAL	2,816,543	88.91	

LEGEND

	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PARCEL BOUNDARY
	PHASE LINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	LOT LINE
	CURBS AND GUTTERS
	EXISTING CURBS AND GUTTERS
	PROPOSED WATER LINE BY OWNERS
	PROPOSED SEWER LINE BY OWNERS
	EXISTING WATER LINE
	EXISTING SEWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER FLOW DIRECTION
	EROSION CONTOUR (5-11)
	EROSION CONTOUR (1-11)
	FIRE HYDRANT ASSEMBLY
	SITE UTILITY DRAINS
	ROCK OUTCROPPING



UTILITY PROVIDERS

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

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

STORM COUNTRY DEVELOPMENT
 1750 WEST WINDY RD. #1
 HANOVERVILLE, AZ 85528
 PHONE: 480-214-8711
 CONTACT: OSCAR KORNHUBER
 CONTACT EMAIL: OSKORN@COUNTRYCITY.COM

DEVELOPER

TOLL BROTHERS, INC
 11200 N. TATUM BLVD., SUITE 300
 SCOTTSDALE, AZ 85258
 PHONE: 480-214-8711
 CONTACT: OSCAR KORNHUBER
 CONTACT EMAIL: OSKORN@TOLLBROTHERS.COM

ENGINEER

SLATER HANIFAN GROUP
 7500 E. SADDLEBACK DR.
 SCOTTSDALE, AZ 85250
 PHONE: 480-382-8864
 CONTACT: ROGER REEDS
 CONTACT EMAIL: REEDS@SHGROUP.COM

LAND PLANNER

SWANBACK PARTNERS
 7500 E. SADDLEBACK DR.
 SCOTTSDALE, AZ 85250
 PHONE: 480-382-8864
 CONTACT: JEFF BENJAMIN
 CONTACT EMAIL: BENJAMIN@SWANBACKPARTNERS.COM

BENCHMARK

DESCRIPTION: CITY OF SCOTTSDALE BRASS CAP FLUSH INTERSECTION OF HAPPY VALLEY DRIVE AND 130TH STREET FORCE MAINS 8.4 & N. 11' ELEVATION 3,849.35' NAVD 83 DATUM

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST-QUARTER-SECTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST FOR THE GILA AND SALT BASE AND MERIDIAN, MARICOPA COUNTY, BEARING S00D34'41"

SHEET INDEX

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

SLATER HANIFAN GROUP
 CONSULTING ENGINEERS & PLANNERS
 PROJECT NO. 1702-000
 DATE: 03/28/2018
 DRAFTER: SB
 DESIGNER: DR/JAL
 CHECKED: LB
 PROJECT NO. 1702-000
 PRE-PLAT
 TOL 1702-000
 PP01
 SHEET 1 OF 11

ATTACHMENT 7

17-02-000-02 16-JUN-2011 51-COR-2017 16-PP-2017

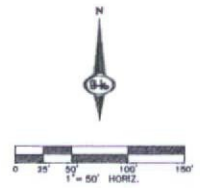


LINE TABLE

LINE	REMARKS	LENGTH
01	1747'47\"/>	

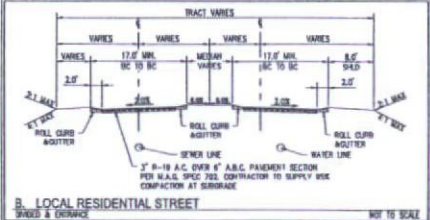
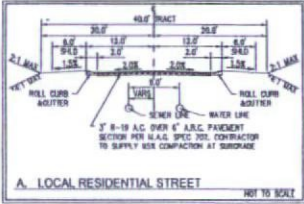
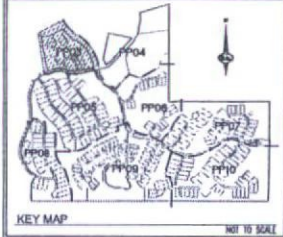
CURVE TABLE

CDP#	LENGTH	5490.5	CHORD	WELLS	SHEET	REMARKS
001	104.67	26.80	103.2	49.27	01.0	41236'47\"/>



LEGEND

- PROPOSED DRAINAGE EASEMENT
- EXISTING DRAINAGE EASEMENT
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE



S-I-G SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
13050 N. TULLY ROAD, SUITE 200, PHOENIX, AZ 85028
PHOENIX OFFICE: 602.998.6000

DATE:	03/28/2018
SYMBOL:	
DESCRIPTION:	
SCALE:	

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

SECTION 16.14
SUBDIVISION 4-16

DATE: 03/28/2018
DRAWN BY: SH
DESIGNED BY: JAL
CHECKED BY: LB
PROJECT NO:
TOL1702-000

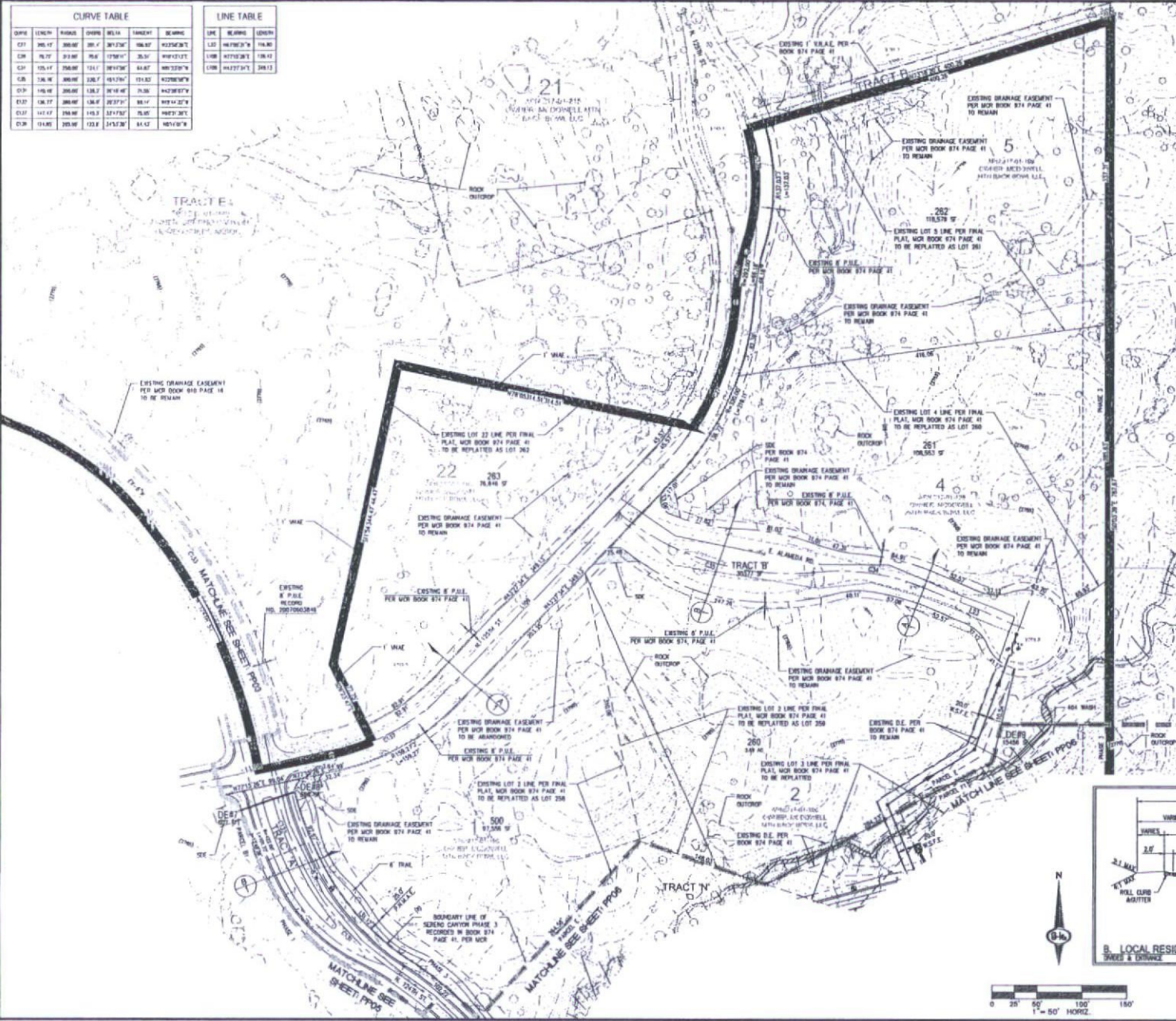


PP03
SHEET 3 OF 11

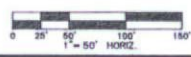
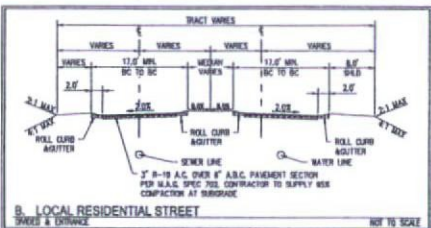
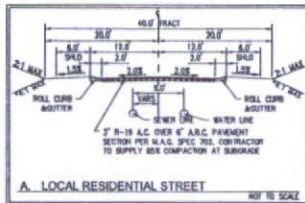
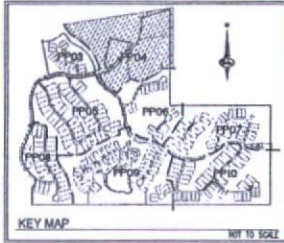
1-ZN-2005-02 16-ZN-2011 51-JR-2017 16-PP-2017



CURVE TABLE							LINE TABLE		
CHORD	LENGTH	ARC	CHORD	BEARING	ARC	BEARING	LINE	BEARING	LENGTH
C01	105.17	300.00	301.47	291.756°	106.82	102.56267°	L01	141.92378°	136.80
C02	75.77	213.80	215.17	179.514°	25.51	109.12117°	L02	147.72281°	136.11
C03	125.11	356.80	357.11	287.478°	14.67	100.72297°	L03	142.77341°	248.11
C04	136.16	389.00	389.16	282.727°	13.12	102.98319°			
C05	149.16	426.00	426.16	276.48°	11.38	102.98319°			
C06	136.17	389.00	389.17	282.727°	13.12	102.98319°			
C07	147.17	426.00	426.17	276.48°	11.38	102.98319°			
C08	114.80	329.00	329.11	243.726°	14.12	105.12117°			



LEGEND	
	MATCHLINE
	SURFACE BOUNDARY
	PHASE LINE
	ROADWAY CENTERLINE
	LOT LINE
	CHAIN AND OFFSET
	EXISTING CURBS AND GUTTERS
	EXISTING WATER LINE
	PROPOSED WATER 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



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
PHASE 4

S-I-G

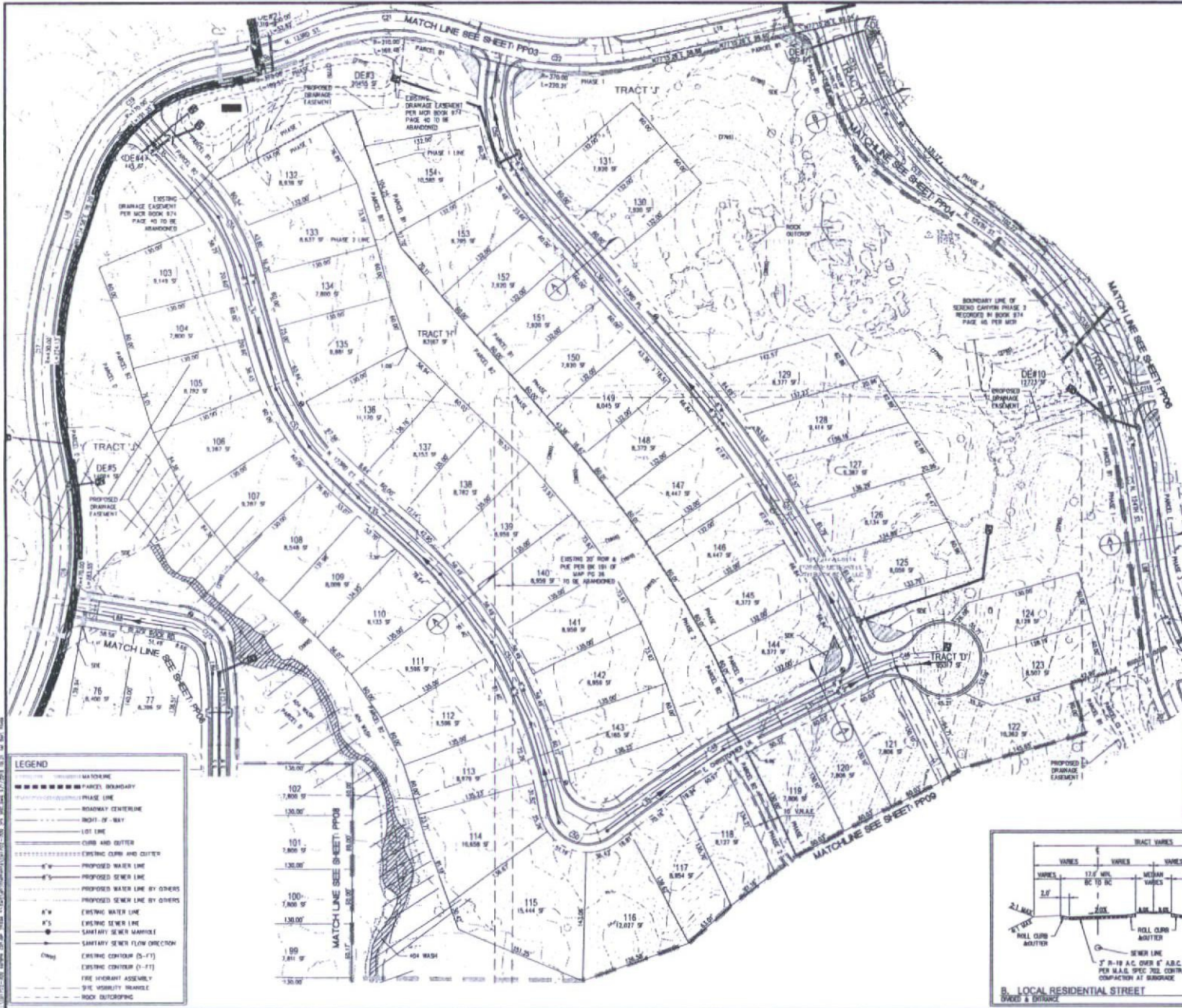
DATE: 03/26/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: **TOL1702-000**

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

DATE: 03/26/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: **TOL1702-000**

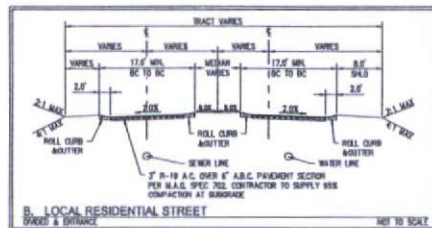
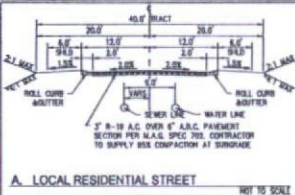
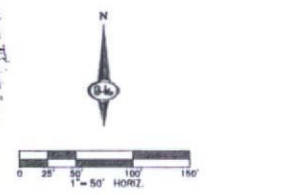
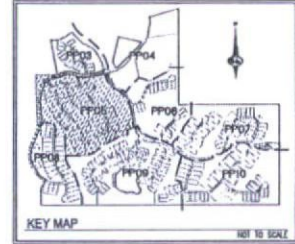
PP04
SHEET 4 OF 11

1-2N-2005-02 16-2N-2011 51-JR-2017 16-PP-2017



LINE	BEARING	LENGTH
L16	S67°24'56\"	26.50
L17	S89°50'18\"	16.84
L18	S89°50'18\"	16.84
L19	S67°24'56\"	26.50
L20	S89°50'18\"	16.84
L21	S89°50'18\"	16.84
L22	S67°24'56\"	26.50
L23	S67°24'56\"	26.50

CHORD	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
C01	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C02	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C03	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C04	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C05	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C06	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C07	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C08	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C09	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C10	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C11	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C12	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C13	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C14	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C15	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C16	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C17	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C18	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C19	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C20	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C21	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C22	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C23	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C24	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C25	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C26	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C27	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C28	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C29	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C30	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C31	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C32	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C33	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C34	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C35	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C36	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C37	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C38	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C39	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C40	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C41	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C42	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C43	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C44	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C45	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C46	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C47	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C48	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C49	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C50	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C51	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C52	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C53	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C54	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C55	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C56	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C57	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C58	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C59	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C60	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C61	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C62	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C63	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C64	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C65	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C66	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C67	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C68	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C69	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C70	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C71	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C72	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C73	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C74	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C75	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C76	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C77	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C78	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C79	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C80	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C81	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C82	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C83	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C84	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C85	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C86	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C87	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C88	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C89	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C90	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C91	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C92	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C93	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C94	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C95	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C96	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C97	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C98	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C99	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00
C100	175.47	48.86	S61°33'56\"	168.67	102°00'00\"	102.00



LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CENTERLINE (5'-11')
- PROPOSED CENTERLINE (5'-11')
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING ROCK OUTCROPPING
- PROPOSED ROCK OUTCROPPING

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PHONE: 602.955.8888 FAX: 602.955.8889

S-16

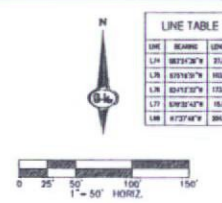
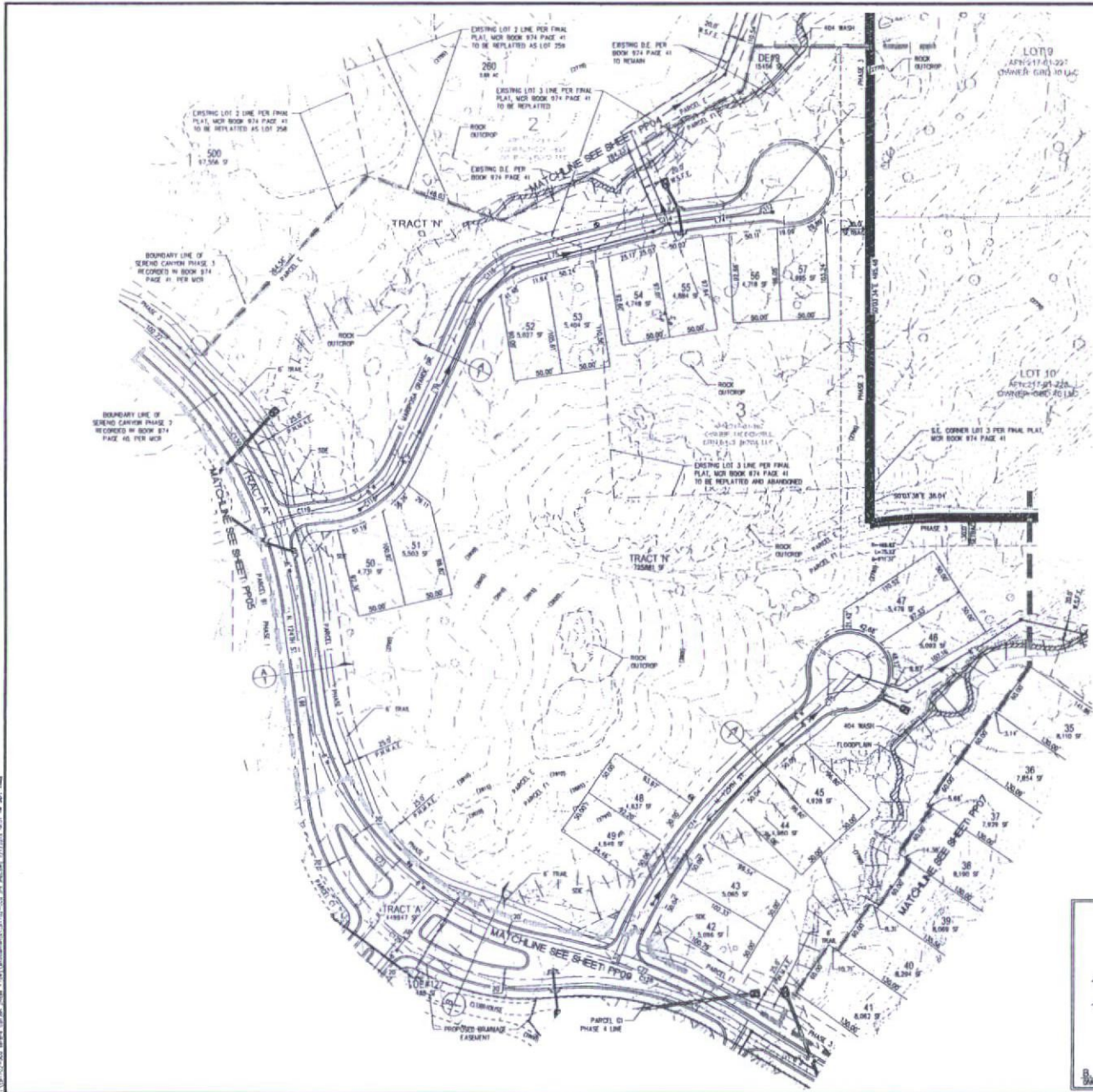
DATE: 03/28/2018
DRAWN: SB
CHECKED: LB
PROJECT NO.: **TOL1702-000**
SHEET 5 OF 11

PP05

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

SECTION 17.01
ARTICLE 17.01
CHAPTER 17.01

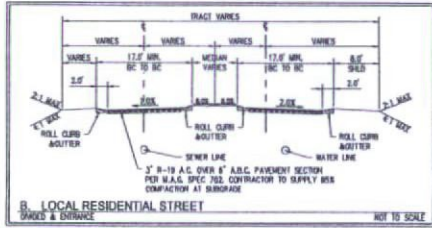
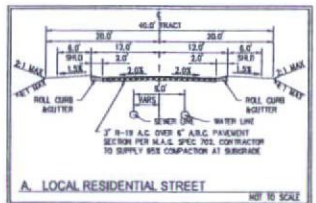
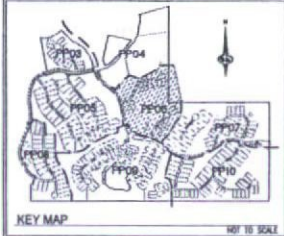
1-ZN-2005-02 15-ZN-2011 15-JR-2017 16-PP-2017



LINE	BEARING	LENGTH
L1	S82°12'30\"/>	

CURVE	ORDER	PIVOT	CHORD	DELTA	BEARING	BEARING
C1	20.00'	S82°12'30\"/>				

LEGEND	
	BOUNDARY LINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	LOT LINE
	CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED WATER LINE
	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 MOBILITY TRIANGLE
	ROCK OUTCROPPING



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TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

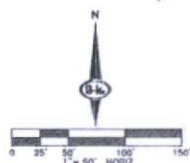
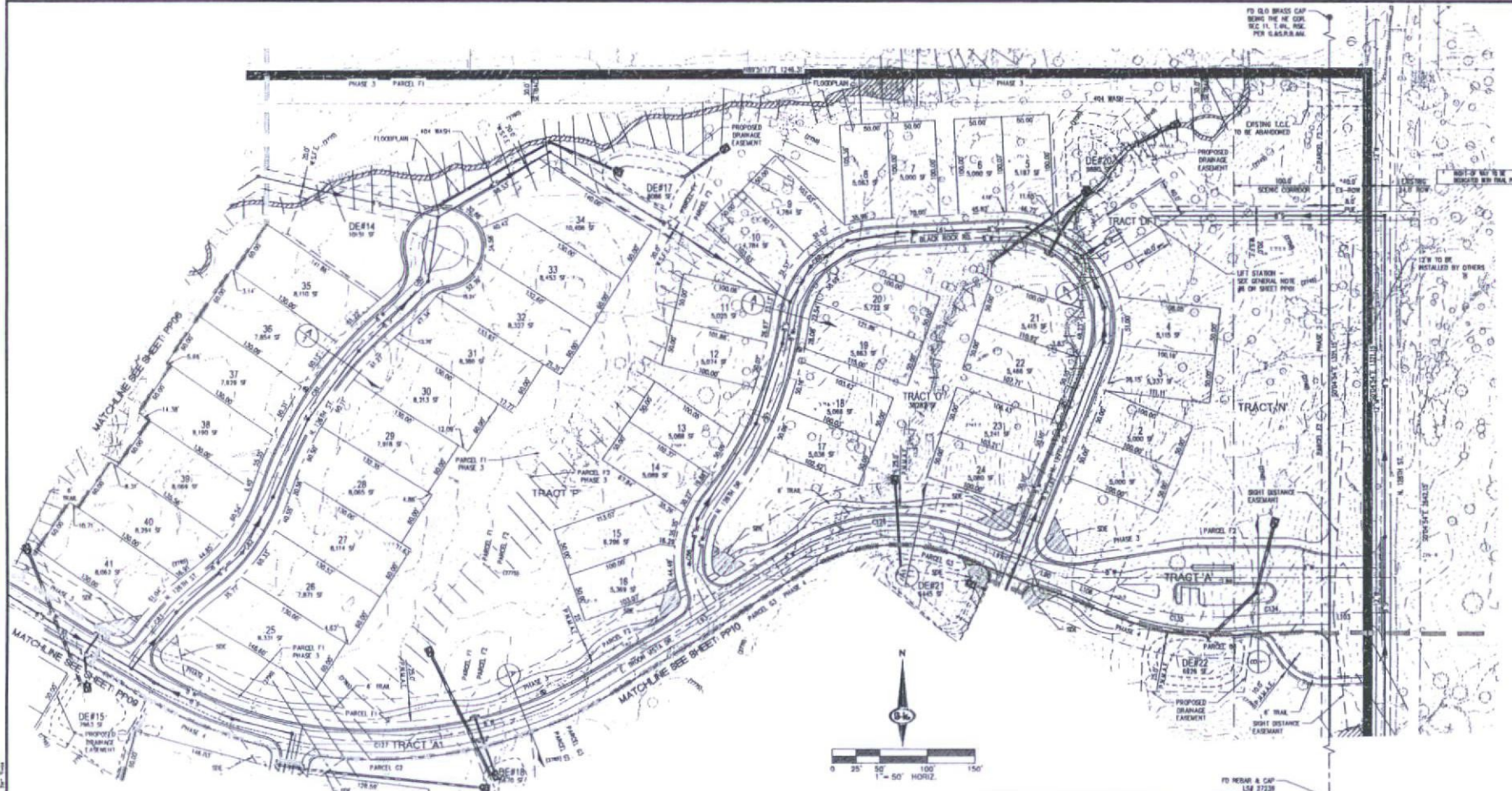
SECTION: 17
SUBSECTION: 4

DATE: 03/29/2018
DRAFTER: SB
CHECKER: DR/AA
CHECKED: LB

PROJECT NO:
TOL1702-000

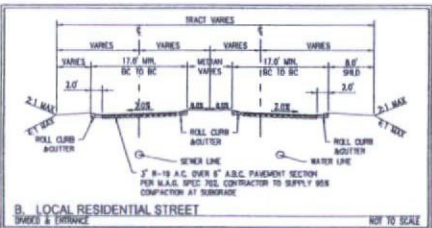
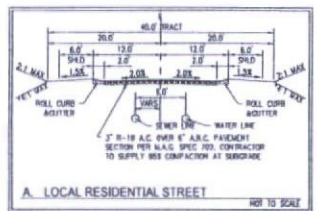
PP06
SHEET 6 OF 11

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



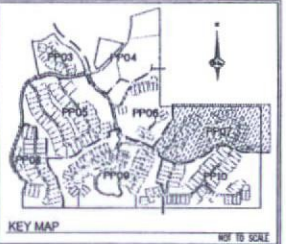
LINE NO.	FROM	TO	LENGTH
100	100.000	100.000	1.000
101	100.000	100.001	1.001
102	100.001	100.002	1.002
103	100.002	100.003	1.003
104	100.003	100.004	1.004
105	100.004	100.005	1.005
106	100.005	100.006	1.006
107	100.006	100.007	1.007
108	100.007	100.008	1.008
109	100.008	100.009	1.009
110	100.009	100.010	1.010
111	100.010	100.011	1.011
112	100.011	100.012	1.012
113	100.012	100.013	1.013
114	100.013	100.014	1.014
115	100.014	100.015	1.015
116	100.015	100.016	1.016
117	100.016	100.017	1.017
118	100.017	100.018	1.018
119	100.018	100.019	1.019
120	100.019	100.020	1.020

LINE NO.	STATION	PC	PT	PI	PT	PC	CHORD BEARING
100	100.000	100.000	100.000	100.000	100.000	100.000	0.000°00'00"
101	100.001	100.001	100.001	100.001	100.001	100.001	0.000°00'00"
102	100.002	100.002	100.002	100.002	100.002	100.002	0.000°00'00"
103	100.003	100.003	100.003	100.003	100.003	100.003	0.000°00'00"
104	100.004	100.004	100.004	100.004	100.004	100.004	0.000°00'00"
105	100.005	100.005	100.005	100.005	100.005	100.005	0.000°00'00"
106	100.006	100.006	100.006	100.006	100.006	100.006	0.000°00'00"
107	100.007	100.007	100.007	100.007	100.007	100.007	0.000°00'00"
108	100.008	100.008	100.008	100.008	100.008	100.008	0.000°00'00"
109	100.009	100.009	100.009	100.009	100.009	100.009	0.000°00'00"
110	100.010	100.010	100.010	100.010	100.010	100.010	0.000°00'00"
111	100.011	100.011	100.011	100.011	100.011	100.011	0.000°00'00"
112	100.012	100.012	100.012	100.012	100.012	100.012	0.000°00'00"
113	100.013	100.013	100.013	100.013	100.013	100.013	0.000°00'00"
114	100.014	100.014	100.014	100.014	100.014	100.014	0.000°00'00"
115	100.015	100.015	100.015	100.015	100.015	100.015	0.000°00'00"
116	100.016	100.016	100.016	100.016	100.016	100.016	0.000°00'00"
117	100.017	100.017	100.017	100.017	100.017	100.017	0.000°00'00"
118	100.018	100.018	100.018	100.018	100.018	100.018	0.000°00'00"
119	100.019	100.019	100.019	100.019	100.019	100.019	0.000°00'00"
120	100.020	100.020	100.020	100.020	100.020	100.020	0.000°00'00"



LEGEND

- PROPOSED 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
- PROPOSED SEWER LINE BY OTHERS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FLOW DIRECTION
- EXISTING CONDUIT (6"-12")
- FIRE HYDRANT ASSEMBLY
- SITE VISIBILITY TRIANGLE
- ROCK OUTCROPPING

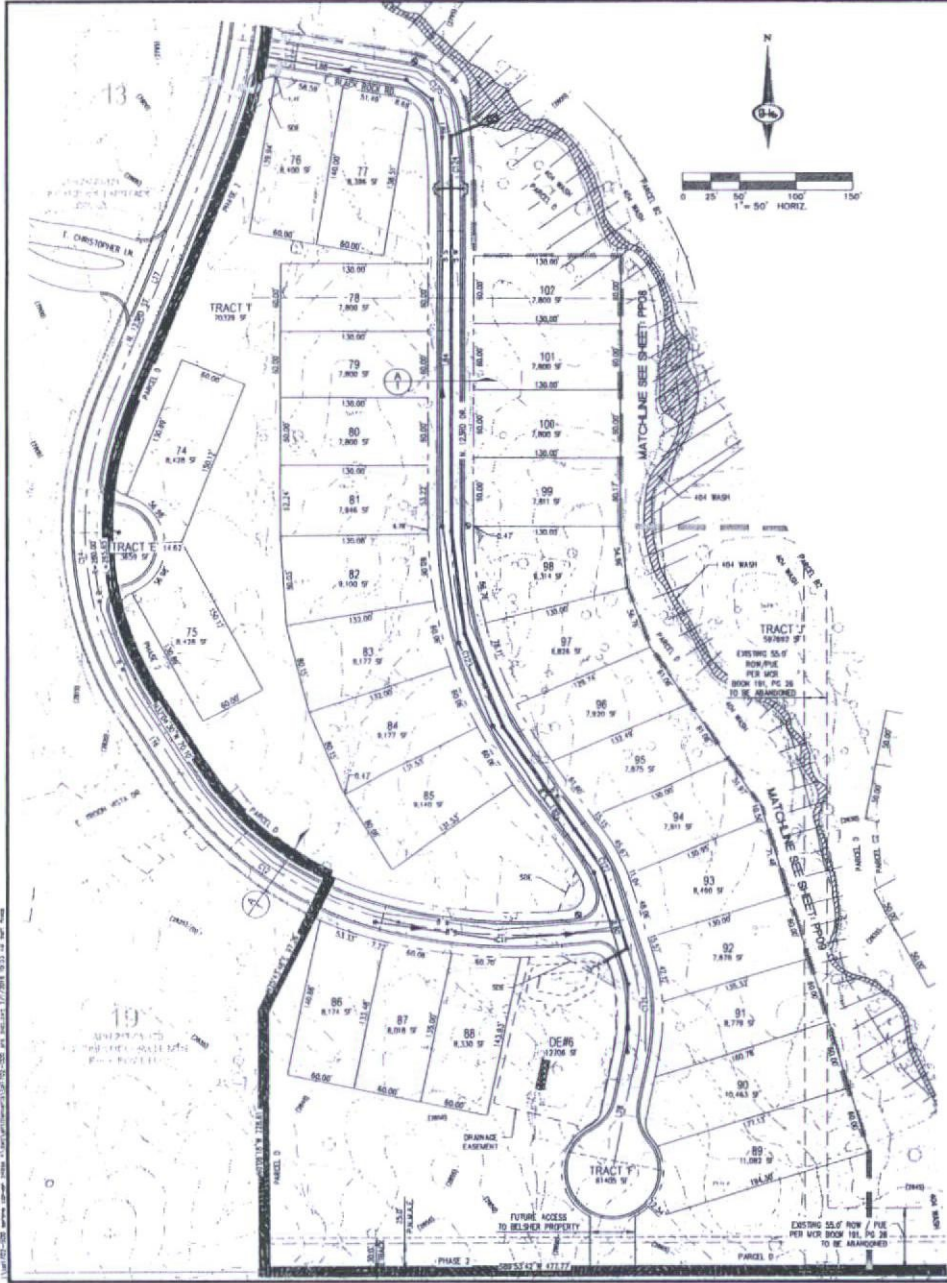


SLATER HANIFAN GROUP
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TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

SECTION 11 PARCELS 1-16
DATE: 03/26/2016
DRAWN BY: SB
DESIGNER: GP/AL
CHECKED: LB
PROJECT NO: **TOL1702-000**
PP07
SHEET 7 OF 11

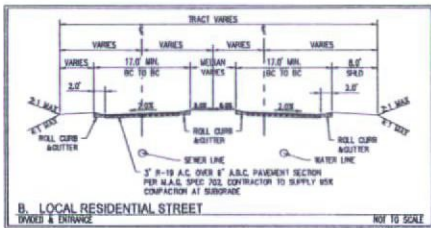
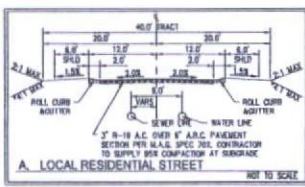
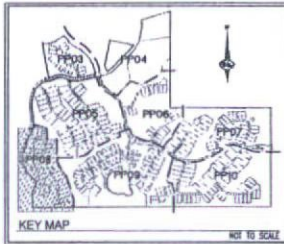
DATE: 03/26/2016
DRAWN BY: SB
DESIGNER: GP/AL
CHECKED: LB
PROJECT NO: TOL1702-000
SHEET 7 OF 11



LINE	BEARING	LENGTH
L76	N00°00'00"W	20.00
L77	N00°00'00"W	334.00
L78	N00°00'00"W	100.00
L79	N00°00'00"W	100.00
L80	N00°00'00"W	100.00
L81	N00°00'00"W	100.00
L82	N00°00'00"W	100.00
L83	N00°00'00"W	100.00
L84	N00°00'00"W	100.00
L85	N00°00'00"W	100.00
L86	N00°00'00"W	100.00
L87	N00°00'00"W	100.00
L88	N00°00'00"W	100.00
L89	N00°00'00"W	100.00
L90	N00°00'00"W	100.00
L91	N00°00'00"W	100.00
L92	N00°00'00"W	100.00
L93	N00°00'00"W	100.00
L94	N00°00'00"W	100.00
L95	N00°00'00"W	100.00
L96	N00°00'00"W	100.00
L97	N00°00'00"W	100.00
L98	N00°00'00"W	100.00
L99	N00°00'00"W	100.00
L100	N00°00'00"W	100.00

CURVE	LENGTH	RADIUS	CHORD	DELTA	TANGENT	AREA
C01	20.00	475.00	20.00	20.00°	400.00	
C02	334.00	334.00	334.00	45°00'00"	100.00	
C03	100.00	334.00	100.00	18°00'00"	100.00	
C04	100.00	334.00	100.00	18°00'00"	100.00	
C05	100.00	334.00	100.00	18°00'00"	100.00	
C06	100.00	334.00	100.00	18°00'00"	100.00	
C07	100.00	334.00	100.00	18°00'00"	100.00	
C08	100.00	334.00	100.00	18°00'00"	100.00	
C09	100.00	334.00	100.00	18°00'00"	100.00	
C10	100.00	334.00	100.00	18°00'00"	100.00	
C11	100.00	334.00	100.00	18°00'00"	100.00	
C12	100.00	334.00	100.00	18°00'00"	100.00	
C13	100.00	334.00	100.00	18°00'00"	100.00	
C14	100.00	334.00	100.00	18°00'00"	100.00	
C15	100.00	334.00	100.00	18°00'00"	100.00	
C16	100.00	334.00	100.00	18°00'00"	100.00	
C17	100.00	334.00	100.00	18°00'00"	100.00	
C18	100.00	334.00	100.00	18°00'00"	100.00	
C19	100.00	334.00	100.00	18°00'00"	100.00	
C20	100.00	334.00	100.00	18°00'00"	100.00	

- LEGEND**
- BOUNDARY
 - 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 CONTROL (3-7)
 - EXISTING CONTROL (1-7)
 - FIRE HYDRANT ASSEMBLY
 - SITE MOBILITY FRAME
 - ROCK OUTCROPPING



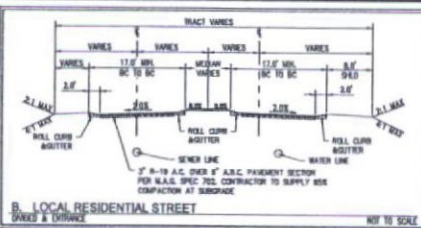
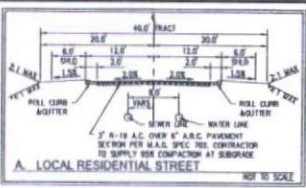
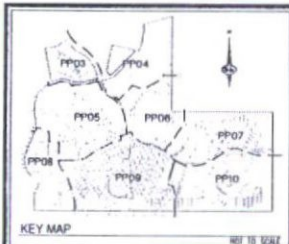
S-I-G
SLATER
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13401 N. 191ST AVENUE, SUITE 200, PUEBLO, CO 81015
PHONE: (303) 867-7884

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

DATE: 03/29/2018
DRAFTER: SR
DESIGNER: DJ/JAL
CHECKED: LB
PROJECT NO.:
TOL1792-000

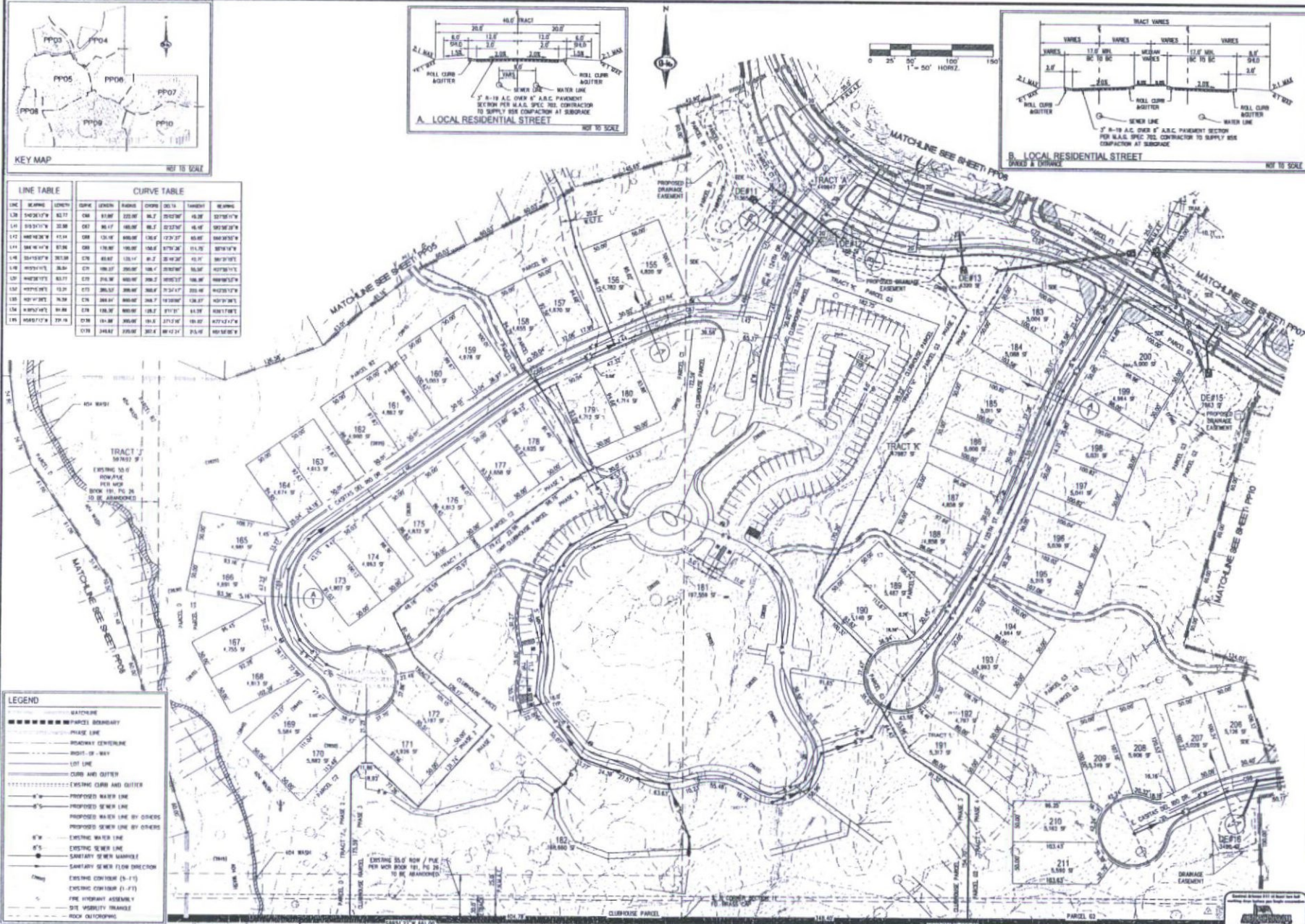
PP08
SHEET 8 OF 11

1-24-2005 02 16-ZN-2011 51-OR-2017 16-PP-2017



LINE TABLE		CURVE TABLE	
LINE	BEARING	CHORD	CHORD BEARING
1.28	S40°31'17\"	62.77	68.00
1.31	S33°31'17\"	33.88	68.00
1.34	N44°46'17\"	51.14	68.00
1.37	N44°46'17\"	51.14	68.00
1.40	S44°10'37\"	301.38	676.00
1.43	N33°31'17\"	26.34	676.00
1.46	N44°46'17\"	51.14	676.00
1.49	S44°10'37\"	301.38	676.00
1.52	N44°46'17\"	51.14	676.00
1.55	S44°10'37\"	301.38	676.00
1.58	N44°46'17\"	51.14	676.00
1.61	S44°10'37\"	301.38	676.00
1.64	N44°46'17\"	51.14	676.00
1.67	S44°10'37\"	301.38	676.00
1.70	N44°46'17\"	51.14	676.00
1.73	S44°10'37\"	301.38	676.00
1.76	N44°46'17\"	51.14	676.00
1.79	S44°10'37\"	301.38	676.00
1.82	N44°46'17\"	51.14	676.00
1.85	S44°10'37\"	301.38	676.00
1.88	N44°46'17\"	51.14	676.00
1.91	S44°10'37\"	301.38	676.00
1.94	N44°46'17\"	51.14	676.00
1.97	S44°10'37\"	301.38	676.00
2.00	N44°46'17\"	51.14	676.00
2.03	S44°10'37\"	301.38	676.00
2.06	N44°46'17\"	51.14	676.00
2.09	S44°10'37\"	301.38	676.00
2.12	N44°46'17\"	51.14	676.00
2.15	S44°10'37\"	301.38	676.00
2.18	N44°46'17\"	51.14	676.00
2.21	S44°10'37\"	301.38	676.00
2.24	N44°46'17\"	51.14	676.00
2.27	S44°10'37\"	301.38	676.00
2.30	N44°46'17\"	51.14	676.00
2.33	S44°10'37\"	301.38	676.00
2.36	N44°46'17\"	51.14	676.00
2.39	S44°10'37\"	301.38	676.00
2.42	N44°46'17\"	51.14	676.00
2.45	S44°10'37\"	301.38	676.00
2.48	N44°46'17\"	51.14	676.00
2.51	S44°10'37\"	301.38	676.00
2.54	N44°46'17\"	51.14	676.00
2.57	S44°10'37\"	301.38	676.00
2.60	N44°46'17\"	51.14	676.00
2.63	S44°10'37\"	301.38	676.00
2.66	N44°46'17\"	51.14	676.00
2.69	S44°10'37\"	301.38	676.00
2.72	N44°46'17\"	51.14	676.00
2.75	S44°10'37\"	301.38	676.00
2.78	N44°46'17\"	51.14	676.00
2.81	S44°10'37\"	301.38	676.00
2.84	N44°46'17\"	51.14	676.00
2.87	S44°10'37\"	301.38	676.00
2.90	N44°46'17\"	51.14	676.00
2.93	S44°10'37\"	301.38	676.00
2.96	N44°46'17\"	51.14	676.00
2.99	S44°10'37\"	301.38	676.00
3.02	N44°46'17\"	51.14	676.00
3.05	S44°10'37\"	301.38	676.00
3.08	N44°46'17\"	51.14	676.00
3.11	S44°10'37\"	301.38	676.00
3.14	N44°46'17\"	51.14	676.00
3.17	S44°10'37\"	301.38	676.00
3.20	N44°46'17\"	51.14	676.00
3.23	S44°10'37\"	301.38	676.00
3.26	N44°46'17\"	51.14	676.00
3.29	S44°10'37\"	301.38	676.00
3.32	N44°46'17\"	51.14	676.00
3.35	S44°10'37\"	301.38	676.00
3.38	N44°46'17\"	51.14	676.00
3.41	S44°10'37\"	301.38	676.00
3.44	N44°46'17\"	51.14	676.00
3.47	S44°10'37\"	301.38	676.00
3.50	N44°46'17\"	51.14	676.00
3.53	S44°10'37\"	301.38	676.00
3.56	N44°46'17\"	51.14	676.00
3.59	S44°10'37\"	301.38	676.00
3.62	N44°46'17\"	51.14	676.00
3.65	S44°10'37\"	301.38	676.00
3.68	N44°46'17\"	51.14	676.00
3.71	S44°10'37\"	301.38	676.00
3.74	N44°46'17\"	51.14	676.00
3.77	S44°10'37\"	301.38	676.00
3.80	N44°46'17\"	51.14	676.00
3.83	S44°10'37\"	301.38	676.00
3.86	N44°46'17\"	51.14	676.00
3.89	S44°10'37\"	301.38	676.00
3.92	N44°46'17\"	51.14	676.00
3.95	S44°10'37\"	301.38	676.00
3.98	N44°46'17\"	51.14	676.00
4.01	S44°10'37\"	301.38	676.00
4.04	N44°46'17\"	51.14	676.00
4.07	S44°10'37\"	301.38	676.00
4.10	N44°46'17\"	51.14	676.00
4.13	S44°10'37\"	301.38	676.00
4.16	N44°46'17\"	51.14	676.00
4.19	S44°10'37\"	301.38	676.00
4.22	N44°46'17\"	51.14	676.00
4.25	S44°10'37\"	301.38	676.00
4.28	N44°46'17\"	51.14	676.00
4.31	S44°10'37\"	301.38	676.00
4.34	N44°46'17\"	51.14	676.00
4.37	S44°10'37\"	301.38	676.00
4.40	N44°46'17\"	51.14	676.00
4.43	S44°10'37\"	301.38	676.00
4.46	N44°46'17\"	51.14	676.00
4.49	S44°10'37\"	301.38	676.00
4.52	N44°46'17\"	51.14	676.00
4.55	S44°10'37\"	301.38	676.00
4.58	N44°46'17\"	51.14	676.00
4.61	S44°10'37\"	301.38	676.00
4.64	N44°46'17\"	51.14	676.00
4.67	S44°10'37\"	301.38	676.00
4.70	N44°46'17\"	51.14	676.00
4.73	S44°10'37\"	301.38	676.00
4.76	N44°46'17\"	51.14	676.00
4.79	S44°10'37\"	301.38	676.00
4.82	N44°46'17\"	51.14	676.00
4.85	S44°10'37\"	301.38	676.00
4.88	N44°46'17\"	51.14	676.00
4.91	S44°10'37\"	301.38	676.00
4.94	N44°46'17\"	51.14	676.00
4.97	S44°10'37\"	301.38	676.00
5.00	N44°46'17\"	51.14	676.00

LEGEND	
---	MATCHLINE
-----	PARCELS BOUNDARY
-----	PHASE LINE
-----	ROADWAY CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINE
-----	CLUB 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 (5-1)
-----	EXISTING CONTOUR (1-1)
-----	FILE IDENTIFY ASSEMBLY
-----	SITE MOBILITY MARKER
-----	ROCK OUTCROPPING



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
1101 N. TAHOE BOULEVARD, SUITE 100, PHOENIX, AZ 85016
PHOENIX, AZ 85016

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAN

DATE: 03/26/2014
DRAFTER: SB
DESIGNER: DJ/AL
CHECKED: LR
PROJECT NO. **TOL1702-000**

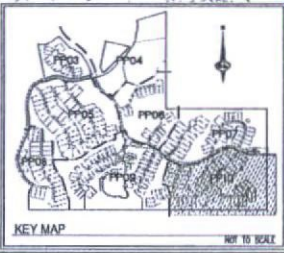
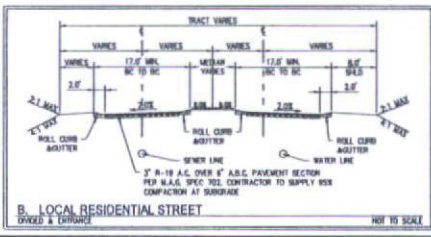
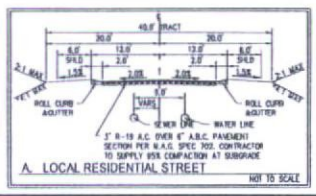
PP09
SHEET 9 OF 11

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



LEGEND

- MATCHLINE
- PARCEL BOUNDARY
- PHASE LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- CURB AND GUTTER
- EXISTING STORM LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FLOW DIRECTION
- EXISTING CONTOUR (1'-1')
- FIRE HYDRANT ASSEMBLY
- SITE VISIBILITY TRIANGLES
- ROCK OUTCROPPING



LINE TABLE

LINE	BEARING	LENGTH
101	N89°50'10\"/>	
102	N89°50'10\"/>	
103	S89°50'10\"/>	
104	S89°50'10\"/>	
105	N89°50'10\"/>	
106	N89°50'10\"/>	
107	N89°50'10\"/>	
108	N89°50'10\"/>	

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA	TANGENT	BEARING
101	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>
102	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>
103	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>
104	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>
105	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>
106	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>
107	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>
108	100.00	100.00	100.00	90.00	0.00	01°15'45\"/>

S-I-G SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
PROJECT NO. 16-20-2011

TOLL BROTHERS LAND DEVELOPMENT
SERENO CANYON PHASE 4
PRE-PLAT

DATE: 03/26/2018
DRAWN BY: LB
DESIGNED BY: JAL
CHECKED BY: LB
PROJECT NO: **TOL1702-000**

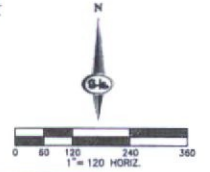
DATE: 03/26/2018
DRAWN BY: LB
DESIGNED BY: JAL
CHECKED BY: LB
PROJECT NO: **TOL1702-000**

PP10
SHEET 10 OF 11

16-20-2011 01-016-2017 16-PP-2017

Sereno Canyon - Phase 4

NATURAL AREA OPEN SPACE EXHIBIT



TRACT TABLE		SITE	
TRACT NO.	AREA (SQ. FT.)	AREA (AC.)	USE
TRACT A	48200	10.96	PHASE STREET, WASTE, PAV., ESTATE
TRACT B	48117	10.89	PHASE STREET, WASTE, PAV., ESTATE
TRACT C	25211	5.76	PHASE STREET, WASTE, PAV., ESTATE
TRACT D	40287	9.28	PHASE STREET, WASTE, PAV., ESTATE
TRACT E	40287	9.28	PHASE STREET, WASTE, PAV., ESTATE
TRACT F	17851	4.07	PHASE STREET, WASTE, PAV., ESTATE
TRACT G	34208	7.82	PARK, MOUNTAIN HOUSE LODGE, MOUNTAIN HOUSE COTTAGE, WASTE, SE. OPEN SPACE
TRACT H	34208	7.82	SE. PARK, WASTE, OPEN SPACE
TRACT I	8782	1.98	SE. OPEN SPACE
TRACT J	70228	1.59	SE. OPEN SPACE
TRACT K	40648	12.83	PARK, OPEN SPACE, SE
TRACT L	4022	0.13	SE. OPEN SPACE
TRACT M	1022	0.03	SE. OPEN SPACE
TRACT N	4822	1.08	PARK, PAV., SE., SE. OPEN SPACE, OPEN SPACE
TRACT O	4022	0.03	SE. OPEN SPACE
TRACT P	3022	0.03	PARK, OPEN SPACE, SE
TRACT Q	1243	0.03	PARK, PARK, OPEN SPACE, SE, SE. OPEN SPACE, PAV.
TOTAL	338479	10.89	

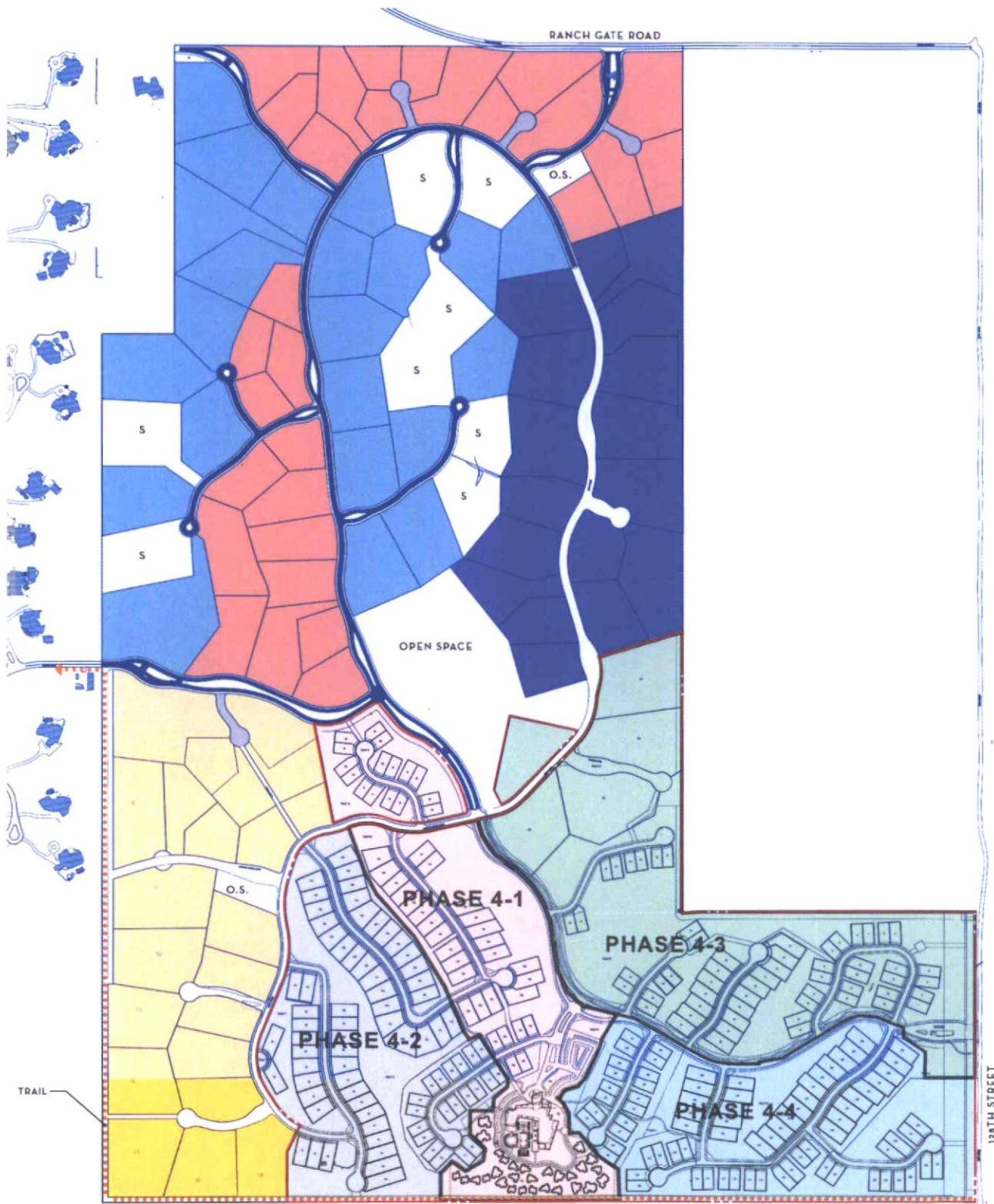
SITE DATA	
GROSS AREA:	132.00 ACRES
NET AREA:	130.79 ACRES
EXISTING ZONING:	R-40/CSL
PROPOSED ZONING:	UNDEVELOPED
LOT COUNTS:	ESTATE VACATION HOMES 4
	LODGE COTTAGES 29
	RESORT VILLAS 179
	RESORT PAVED VILLAS 44
	RESORT TERRACES 30
TOTAL:	296
GROSS DENSITY:	2.32 DU/AC
APNs: 217-01-010, 217-01-010A, 217-01-011A, 217-01-011C, 217-01-011D, 217-01-018, 217-01-018A, 217-01-018B, 217-01-018C, 217-01-181, 217-01-182, 217-01-183 TO 217-01-188, 217-01-189, 217-01-194 TO 217-01-196, 217-01-218, 217-01-217	

GROSS OPEN SPACE: 75.85 AC/33.00 AC = 57.3%



N.A.O.S. DATA TABLE					
PHASE	GROSS AREA	REQUIRED NACS	PROVIDED UNDISTURBED	PROVIDED REVEGETATED	TOTAL
PHASE 1	132	-	-	-	-
PHASE 2	47	-	122.8	-	122.8
PHASE 3	39	-	-	122.8	122.8
PHASE 3-TOTAL	238	-	-	122.8	122.8
PHASE 4	132	-	23.2	20.7	53.9
PHASE 4-TOTAL	850	178	176.7	176.7	176.7





LEGEND

PHASE 1-3 ESTATE LOTS

- 22 LOTS - ■ PHASE 1 - Available before replat
- 8 LOTS - ■ PHASE 1 - Available before replat - SOLD
- 34 LOTS - ■ PHASE 1 - Final Platting / cul-de-sacs / new services
- 17 LOTS - ■ PHASE 3 - Final Platting & Loop Rd
- 17 LOTS - ■ PHASE 2 - Final Platting & Road Construction

ROADWAY IMPROVEMENTS

- Paved Roads
- New cul-de-sac

PHASE 4 LOTS

- 46 LOTS - ■ PHASE 4-1 - 22 duplex / 24 cassia
- 77 LOTS - ■ PHASE 4-2 - 20 duplex / 57 cassia
- 62 LOTS - ■ PHASE 4-3 - 5 custom / 40 duplex / 17 cassia
- 77 LOTS - ■ PHASE 4-4 - 46 duplex / 31 cassia

* Lot count does not include lodge cottages
 ** Includes Phase 3 lot shown

◆◆◆◆ Future trail connection

LOT SUMMARY

	CUSTOM ESTATE	60x30 CASSIA	50x100 DUPLEX	TOTAL
PHASES 1-3	90			90
PHASE 4	4	129	128	261
	94	129	128	351

