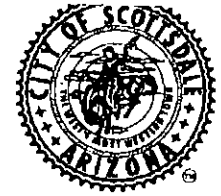


CITY COUNCIL REPORT



Meeting Date: May 21, 2019
 General Plan Element: *Character and Design*
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Sereno Canyon Phase 3A
 16-PP-2017#3

Request to consider the following:

1. Approval of a final plat and improvement plans to replat 10 existing lots, to 12 lots, on +/-39 acres of a 350-acre site, as per Phase 1A of the Sereno Canyon Community Phasing Plan, within the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning portion of the site, located between E. Alameda Road and E. Ranch Gate Road along N. 124th Street.

Goal/Purpose of Request

Final plat to create 2 additional lots, as approved through the preliminary plat case, 16-PP-2018 and zoning case 16-ZN-2011. The proposed final plat will establish forty-eight (48) of the possible fifty-four (54) lots allowed within the R1-43/ESL portion of the Sereno Canyon development. The site has had three cases approved that entitled the entire subject 350-acre site to ultimately achieve a combination of single-family, townhome lots, and a resort/spa community.

Key Items for Consideration

- The Dynamite Foothills Character Area Plan
- Approved General Plan Amendment Case 10-GP-2011
- Approved Zoning Cases 1-ZN-2005#2 and 16-ZN-2011
- Approved Preliminary Plat (Development Review Board June 21, 2018)
- Final Plat in association with abandonment Case 4-AB-2018
- Final Plat in association with Development Review Board Case 51-DR-2017
- No public input received regarding the proposed plat
- Approved Phase 4 final plat by Council on August 28, 2018
- Approved Phase 4 final plat by Council on September 25, 2018

LOCATION

Between E. Alameda Road and E. Ranch Gate Road along N. 126th Street

OWNER

McDowell Mountain Back Bowl, LLC
630-851-5490

APPLICANT CONTACT

Jeff Denzak
Swaback Partners, LLC
480-367-2100

BACKGROUND

General Plan

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

Previously approved General Plan amendment and zoning district map amendment cases have allowed an increase in density and intensity, and a decrease in the overall NAOS requirement. The approvals allowed 397 units on the 350-acre site to achieve combination of estate lots and a resort/spa development (44 original estate lots, 54 resort villas, and 299 key units). The entire Sereno Canyon Resort and Spa project proposes various types of resort-style living units to meet the differing demands of consumers of resort-style units. The final resort/spa development will eventually include 296 units in a variety of dwelling types and products. The phasing of the subject site was approved by the Development Review Board on June 21, 2018.

Character Area Plan

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

Zoning

This 44-acre portion of the Sereno Canyon Resort and Spa project site is zoned within the Single-family, Environmentally Sensitive Land (R1-43/ESL) zoning district. City Council approved a General Plan and Zoning District Map Amendment to include the existing zoning district in December 2012.

Context

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

Please refer to context graphics attached.

Adjacent Uses and Zoning

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

Other Related Policies, References:

36-ZN-1984, 113-ZN-1984, 11-TA-2000#3, 1-ZN-2005, 22-PP-2005#2, 2-PP-2008, 2-PP-2008#2, 1-ZN-2005#2, 10-GP-2011, 16-ZN-2011, 13-PP-2013, 51-DR-2017, 4-AB-2018, and 16-PP-2017

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

APPLICANT’S PROPOSAL

Development Information

The request focuses on the fifty-four (54) resort villas described above. The resort villas have been identified within the R1-43/ESL portion of the site. This development proposal includes creating twelve (12) additional parcels within the R1-43/ESL designated area. The R1-43/ESL portion of the Sereno Canyon development is allowed a maximum of fifty-four (54) lots. Prior to the proposed plat, 34 lots were established within the R1-43/ESL zoning category. This proposal will increase the number of existing lots from forty-six (46) to forty-eight (48), by replatting ten (10) of the forty-six (46) existing lots, to twelve (12) lots. The total number of existing lots, after this replat, will be forty-eight (48) lots. Of these forty-eight (48) lots, 15 of the existing lots, not included in this replatting phase, may still be replatted to increase that number by six (6). Once all the parcels within the R1-43/ESL zoning category have been replatted, the plat will contain the maximum allowable fifty-four (54) lots.

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The proposed plat will update the required public utility easement locations. A public utility easement will be retained over the street system that will be dedicated as shown on the plat.

Transportation/Trails

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

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

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

Water/Sewer

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

Public Safety

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

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

Open Space/NAOS

The previously approved General Plan amendment case (10-GP-2011), and zoning district map amendment cases (1-ZN-2005#2 and 16-ZN-2011), identified a total of 176 acres of NAOS to be dedicated by the four phases of the Sereno Canyon final plat. This Phase 3A proposal identifies 14.8 acres of NAOS being dedicated within the Phase 1A boundary. The overall NAOS dedicated by all four phases will now total at 176.7 acres of NAOS.

Community Involvement

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

Policy Implications

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

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on September 4, 2014 and recommended approval with a 4-0 vote.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Sereno Canyon Phase 3A final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT


Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

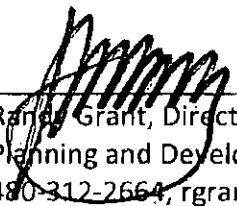
APPROVED BY


Jesus Murillo, Report Author

5-2-19
Date


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

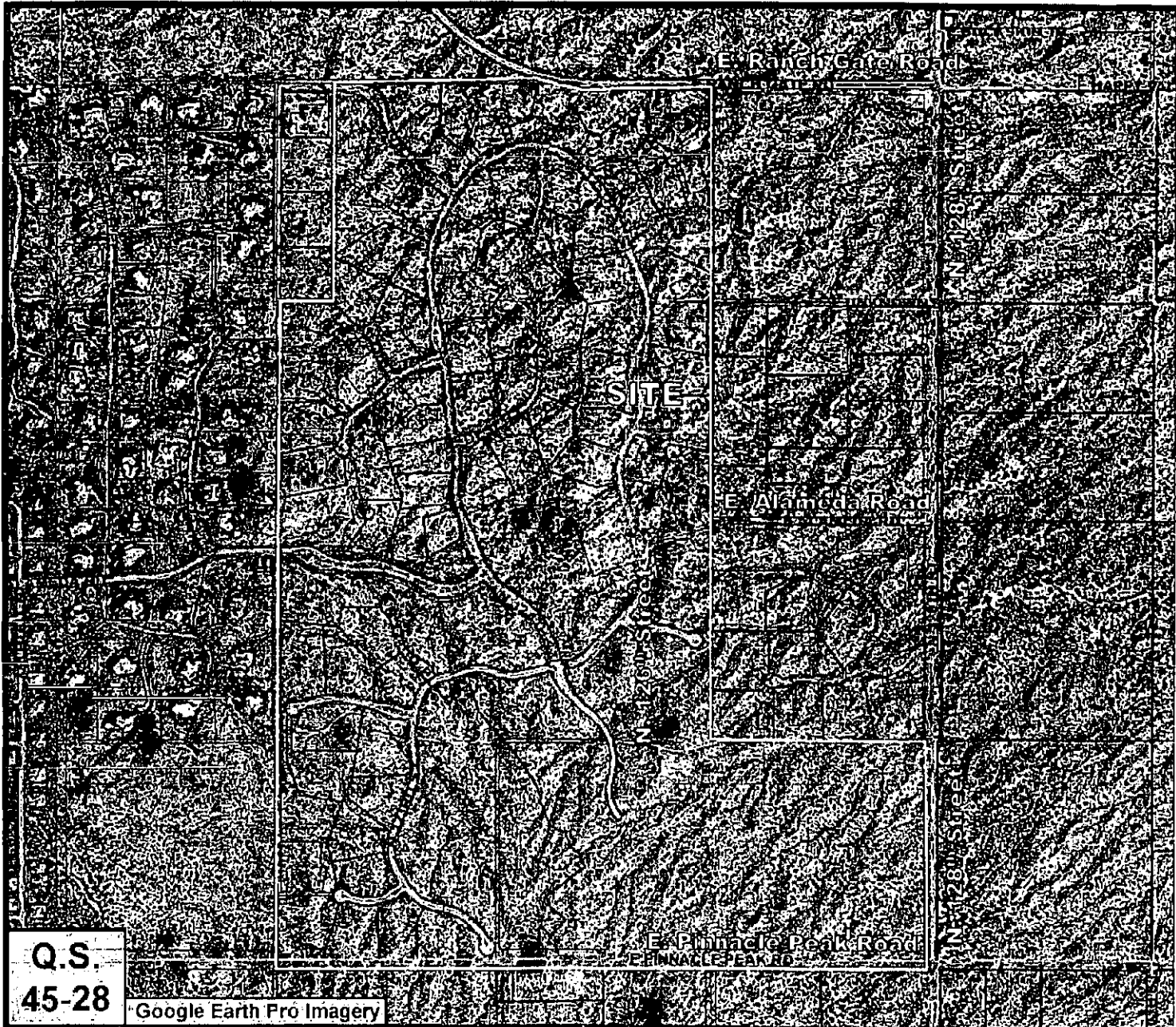
3/2/2019
Date


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

5/7/19
Date

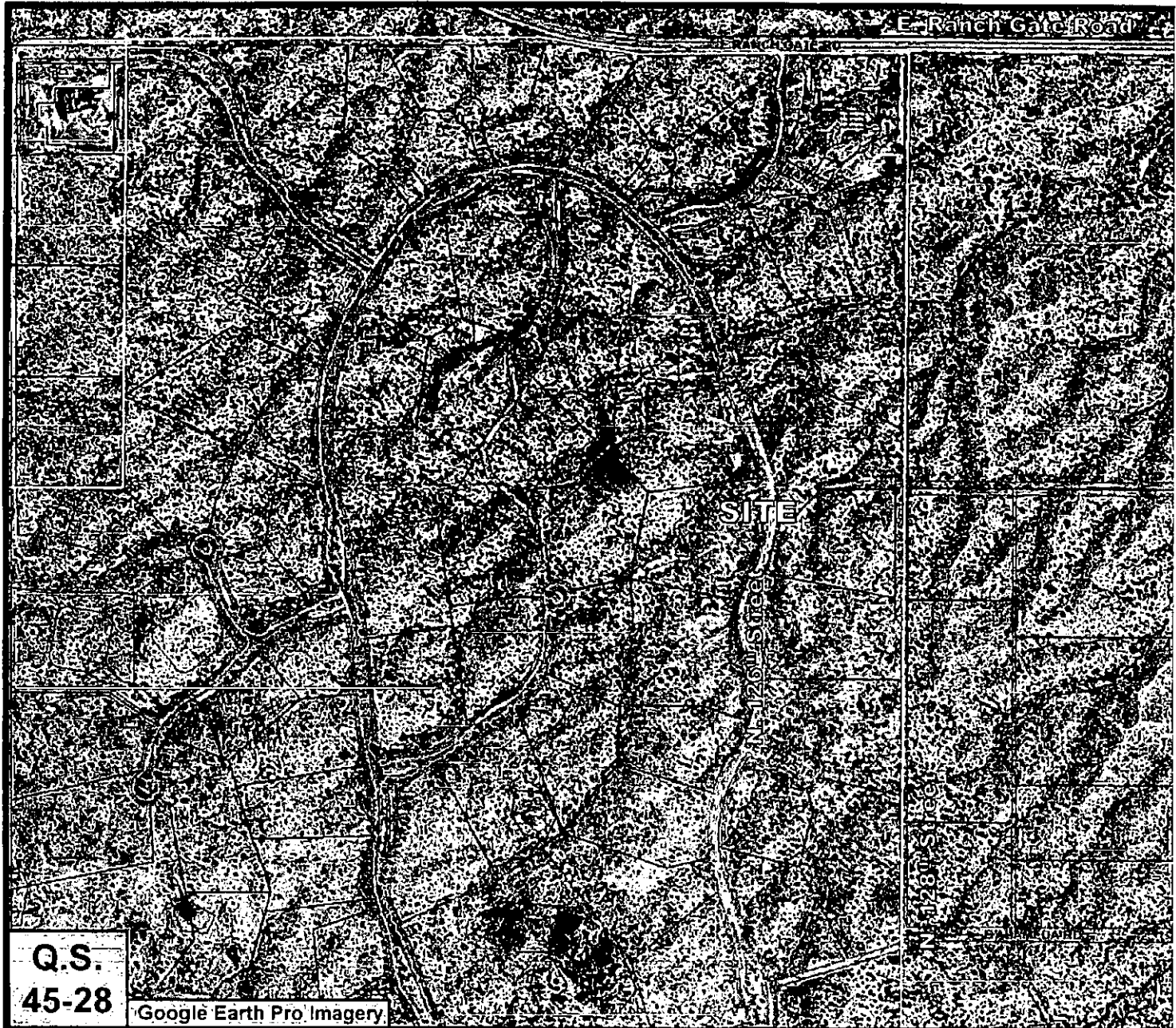
ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Applicant's Narrative
4. Final Plat
5. Improvement Plans
6. DRB Approved Phasing Plans



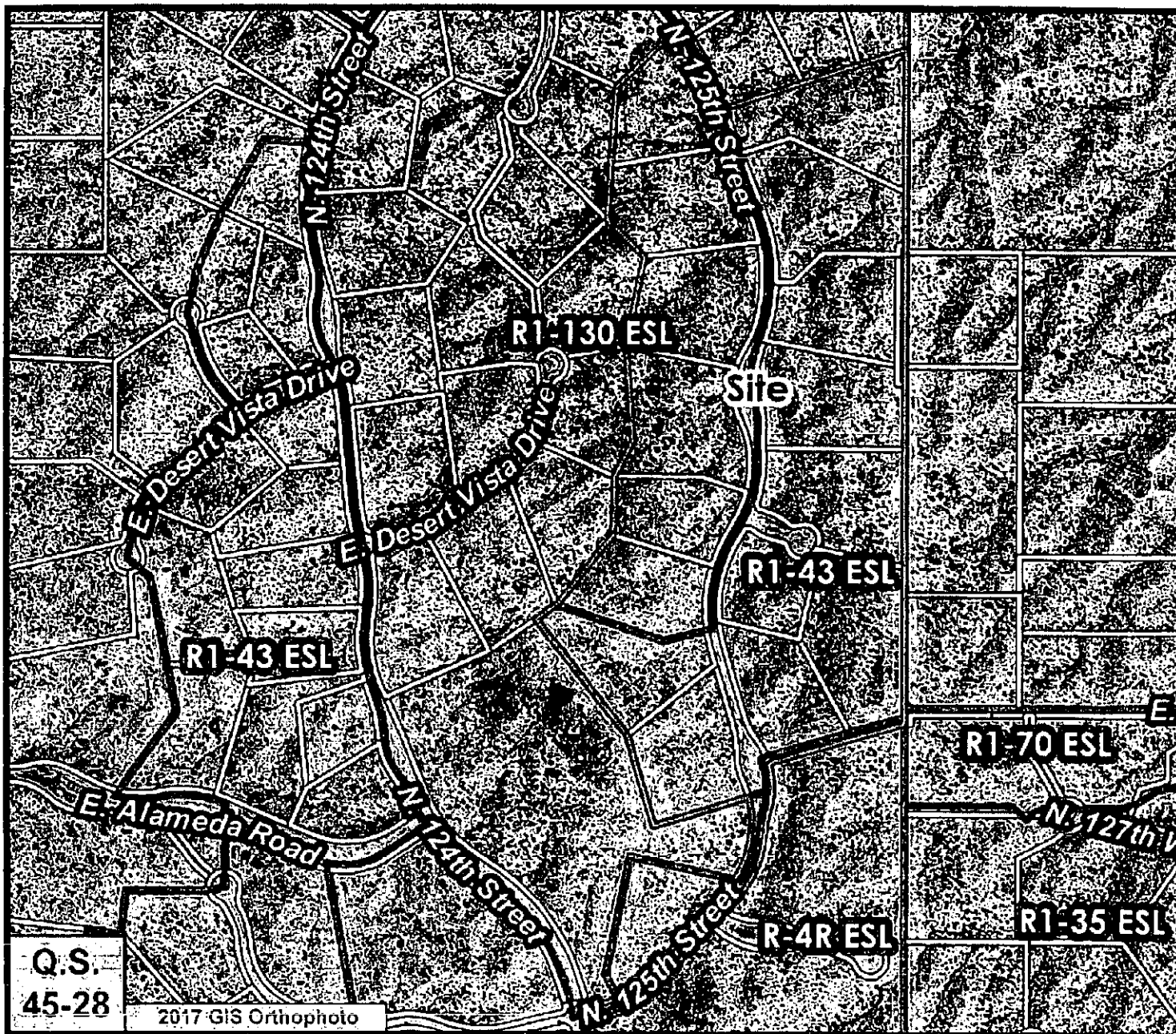
Sereno Canyon Phase 3A

ATTACHMENT #1



Sereno Canyon Phase 3A

ATTACHMENT #1A



Q.S.
45-28

2017 GIS Orthophoto

Sereno Canyon Phase 3A

ATTACHMENT #2

16-I



SERENO CANYON

Phase 3A Final Plat Narrative

This 350-acre property is located at the northwest corner of the E. Pinnacle Peak Road and N. 128th Street, the site stretches from E. Pinnacle Peak, north, to E. Ranch Gate Road. The existing subdivision has a portion of the site adjacent to N. 128th Street, and N. 122nd Street as its western boundary. Primary access serving the proposed single-family development will be provided by N. 125th Place.

Related Cases on the 350-acre property includes:

36-ZN-1984, 113-ZN-1984, 11-TA-2003#3, 1-ZN-2005, 1-ZN-2005#2, 22-PP-2005, 2-PP-2008, 2-PP-2008#2, 10-GP-2011, 16-ZN-2011

19-PP-2013 City Council approved re-plat of residential subdivision with amended standards, and including Natural Area Open Space plan, water and wastewater reports, and the storm water management report.

The proposed project conforms to the approved Case 19-PP-2013 documents and stipulations. Phase 3A Final Plat will have 12 lots (R1-43 ESL). Existing site improvements comprise of N. 125th Pl. from Ranch Gate Rd. intersection south to Phase 3 boundary, E. La Junta Rd., N. 124th St. from 125th Pl. intersection south to E. Mariposa Grande Dr., E. Desert Vista Rd., N. 123rd St., and 124th Place, waterlines, fire hydrants, sewer lines, culverts, detention basins, landscape areas and irrigation lines, gates, and a gate house (located south of N. 125th Pl. and Ranch Gate Rd. intersection). Proposed improvements in support of the Phase 3A Plat contains N. 125th Street from existing end south of 125th Pl. intersection up to 124th Street intersection, E. Desert Vista Dr. and N. 125th Pl., seventeen (17) residential sewer services, and twenty-one (21) residential water services.

**FINAL PLAT
FOR
SERENO CANYON PHASE 3A**

A REPLAT OF LOTS 5-13, 20 & 21 OF SERENO CANYON PHASE 3, ACCORDING TO BOOK 974 OF MAPS, PAGE 41 PER RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, HEREBY SURRENDERS A REPLAT OF LOTS 5-13, 20 & 21 OF FINAL PLAT FOR SERENO CANYON PHASE 3A ACCORDING TO BOOK 974 OF MAPS, PAGE 41 PER RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PLATTED UNDER THE NAME "SERENO CANYON PHASE 3A" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. THE LOTS SHALL BE EXERCISED BY THE MANAGER OF THE CITY.

GRANTOR WARRANTS AND COVENANTS TO GRANTOR AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON, AND THAT GRANTOR SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

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 GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT PLATS WITH THE LAND IN FAVOR OF GRANTOR'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____ 2019
GRANTOR, TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

BY _____
ITS _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

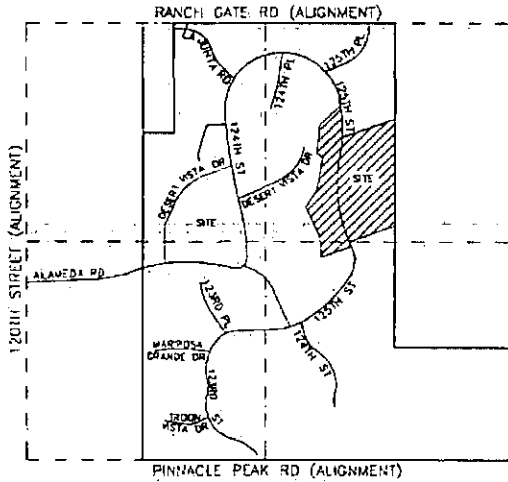
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2019

BY _____ FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, ILL. AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ATTACHMENT 4



AREA SUMMARY

LOT AREA =	1,075,476 (S.F.)	23.31 (AC)
TRACT AREA =	0.00 (S.F.)	0.00 (AC)
TOTAL AREA =	1,075,476 (S.F.)	23.31 (AC)

SITE DATA

GROSS AREA =	1,015,476 (S.F.)	23.31 (AC)
NET AREA =	1,015,476 (S.F.)	23.31 (AC)
TOTAL LOTS =	37 LOTS	
TYPICAL LOT SIZE =	N/A	
GROSS DENSITY =	1.84 DU/AC	
DISTING ZONING =	R1-100L	

LEGEND & ABBREVIATIONS

(O)	EXISTING BRASS CURB MONUMENT IN SET 1 REBAR WITH PLASTIC CAP
(S)	PARCEL BOUNDARY
N/A LINE	N/A LINE
LOT/TRACT LINE	LOT/TRACT LINE
CENTER LINE	CENTER LINE
EASEMENT LINE	EASEMENT LINE
SECTION LINE	SECTION LINE
ADJACENT PARTY LINE	ADJACENT PARTY LINE
MEASURED	MEASURED
(CAL)	CALCULATED
(M.C.R.)	MARICOPA COUNTY RECORDS
(L.F.N.)	LINE TABLE NUMBER
(E.F.N.)	EQUIVALENT NUMBER
(D.D.E.)	EXISTING DRAINAGE EASEMENT PER
(E.P.U.D.E.)	EXISTING PUBLIC UTILITY EASEMENT
(E.P.U.L.)	EXISTING PUBLIC UTILITY EASEMENT
(E.S.D.E.)	EXISTING RIGHT-DISTANCE EASEMENT
(E.S.D.E.)	EXISTING RIGHT-DISTANCE EASEMENT

NOTES

1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-318.
2. THE STREETS ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC UTILITIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION, TYPE TENDING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CODES AND DESIGN GUIDELINES. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA COMMERCIAL CODEBOOK GENERAL ORDER 14-04.
4. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
5. COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPROVEMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
6. THE DATES OF THE PERMITS, WALLS, INTERIOR SITE WALLS AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL WALLS SHALL BE CONSISTENT WITH THE APPLICABLE MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
7. ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
8. 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 DATA DESCRIBED ON THE FINAL RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRAR SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT. THE REQUIRING REGISTRAR SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
9. AFTER ITS DEPOSITION OR ASSIGNMENT THE LETTERS CONCERNING THIS PLAT ARE NOT VALID THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPER'S ENGINEERING MANAGER'S APPROVAL.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO EACH OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF HOMEOWNER OWNERS.
11. ALL LOTS MUST CONNECT TO THE DRAINAGE FLOW SEWER WALLS WITHIN THE PRIVATE STREETS. THIS CONNECTION SHALL BE ACCOMPLISHED THROUGH A GRADY FLOW SERVICE LINE OR AN INDIVIDUAL PUMP AND UNDER FORCE MAIN NO LOT SHALL BE ON SEPTIC SYSTEM.

BASIS OF BEARING

THE NORTH LINE OF (NORTH) EAST ONE-QUARTER OF SEC. 11, RANGE 5 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, IS THE BASIS OF BEARING FOR THIS PLAT.

LEGAL DESCRIPTION (PARENT PARCEL)

LOTS 5-13, 20 AND 21 OF SERENO CANYON PHASE 3A, PER RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED 5 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE
 APPROVED BY _____
 DEPUTY CITY CLERK
 ATTEST BY _____ CITY CLERK
 THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH POLICY MANUAL SPECIFICATIONS.
 BY _____ CITY DEVELOPMENT OFFICER
 THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE AND ALL THE CASE RELATED REGULATIONS.
 BY _____ DEVELOPMENT ENGINEERING MANAGER

LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY IS TRUE AND CORRECT, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AT POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID WORKABLE THE SURVEY TO BE RECORDED.
 JOSHUA S. WATERS 3-22-19
 REGISTERED LAND SURVEYOR DATE

PO. OLD BRASS C&P
BEING THE N. 1/4 COR.
OF SEC. 11, T. 44, R. 3E.

58974307W 2633 50' (RAW)

58754007W 13 0 50' (R)
10. PM. N46. 4327833
BEING THE W. 1/4 COR. OF
PAGE 13 MAP IN 181,
PG. 18, M.C.R.

30

28A
NOT A PART

26A
NOT A PART

29A
NOT A PART

14
SERENO CANYON
PHASE 3
BK. 974, PG. 41 M.C.R.
APN: 217-01-209
NOT A PART

31

54A

53A

32

15
SERENO CANYON
PHASE 3
BK. 974, PG. 41 M.C.R.
APN: 217-01-209
NOT A PART

SERENO CANYON
PHASE 1
BK. 910, PG. 18 M.C.R.

52A

42

16
SERENO CANYON
PHASE 3
BK. 974, PG. 41 M.C.R.
APN: 217-01-210
NOT A PART

51A

43

17
SERENO CANYON
PHASE 3
BK. 974, PG. 41 M.C.R.
APN: 217-01-211
NOT A PART

50A

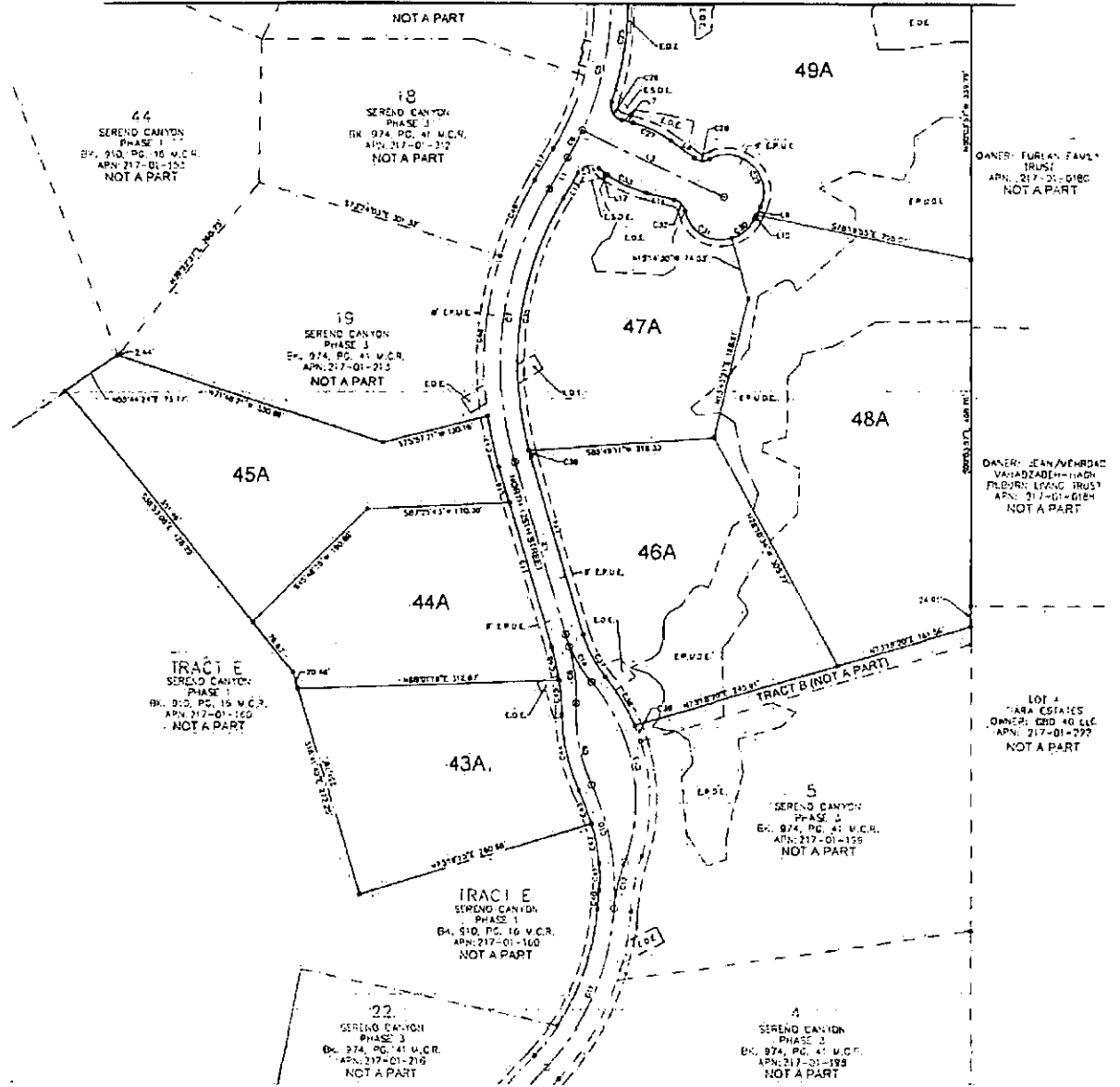
OWNER: HILL LAND LLC
APN: 217-01-025A
NOT A PART

OWNER: STEVEN FARRINGTON
WHEELER
APN: 217-01-018J
NOT A PART

OWNER: FURLAN FARM
TRUST
APN: 217-01-018C
NOT A PART

MATCH SHEET 3

MATCH SHEET 3



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	35.82	1300.00	33.950°	S74.6432°W	66.917°
C2	85.73	137.50	29.3041°	S72.9117°E	84.82°
C3	132.83	308.30	34.4130°	S42.8197°W	131.93°
C4	33.18	136.00	12.4630°	S32.7117°W	33.17°
C5	63.33	350.00	32.7041°	N10.2137°E	58.24°
C6	38.02	350.00	33.3041°	N29.7937°E	38.02°
C7	133.77	400.00	47.4631°	S71.7937°W	134.13°
C8	67.36	200.00	18.1748°	N70.7467°W	67.36°
C9	38.96	208.30	17.7641°	S129.7417°E	62.04°
C10	130.80	400.00	28.6437°	N10.7407°W	143.02°
C11	273.77	400.00	138.1720°	N23.4636°E	281.77°
C12	57.83	200.00	11.3672°	N12.3536°E	57.83°
C13	128.09	208.30	18.2047°	N17.2517°W	213.17°
C14	84.81	136.00	24.4222°	S79.0422°E	84.81°
C15	11.31	120.00	11.4433°	N10.5036°W	11.31°
C16	192.37	320.00	37.1333°	S27.1647°E	191.47°
C17	112.11	320.00	18.6731°	S17.4344°W	111.23°
C18	6.71	320.00	0.7616°	S20.3648°W	6.71°
C19	35.83	200.00	7.7645°	S77.1336°W	35.83°
C20	24.48	400.00	1.3534°	S17.3324°W	24.48°

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C21	61.24	175.00	19.3847°	S27.7917°E	60.62°
C22	118.47	329.23	22.1740°	S61.7017°W	118.62°
C23	38.27	293.00	7.7346°	S72.2637°W	38.26°
C24	8.40	341.00	1.7354°	S40.6437°E	8.40°
C25	148.58	375.00	23.2647°	N62.2637°E	148.58°
C26	27.86	18.99	84.7937°	S27.0137°E	24.91°
C27	48.92	125.00	22.4137°	N64.4737°W	48.11°
C28	78.88	17.00	81.3338°	S62.2337°E	17.88°
C29	108.81	43.00	142.2313°	N48.0337°W	81.43°
C30	35.82	43.00	47.5133°	N48.0337°E	34.88°
C31	11.00	43.00	8.44023°	S28.3337°E	8.24°
C32	18.88	17.00	81.3338°	N48.0337°W	17.88°
C33	48.80	125.00	22.4137°	S64.4737°E	48.11°
C34	18.81	17.00	81.3338°	S78.4837°W	18.11°
C35	308.73	300.83	44.7248°	S74.9337°W	300.31°
C36	8.00	378.50	1.1711°	S18.0437°E	8.00°
C37	27.27	147.00	23.0834°	S28.0436°E	26.88°
C38	88.83	224.84	17.2121°	S17.1741°E	88.38°
C39	23.00	227.74	3.0747°	S27.1637°E	23.00°
C40	31.02	608.00	2.7632°	N57.2307°E	31.02°

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C41	31.48	142.18	12.4138°	N0.2629°W	31.43°
C42	47.48	243.50	8.5228°	N11.1521°W	47.40°
C43	41.58	243.50	8.7437°	N20.2513°E	41.50°
C44	82.36	225.00	17.3141°	N12.4136°W	81.77°
C45	40.17	292.00	7.3238°	N42.2513°W	40.14°
C46	40.17	292.00	7.3238°	N12.4136°W	40.14°
C47	61.83	470.00	8.1433°	N12.2513°W	61.58°
C48	180.88	470.00	26.7030°	N44.4737°E	180.27°
C49	81.80	420.00	13.7721°	N74.2348°E	81.38°

LINE TABLE		
LINE #	LENGTH	BEARING
L1	45.82	S31.2827°W
L2	27.34	S10.1402°E
L3	183.00	S44.4723°E
L4	20.00	N88.4838°E
L5	187.00	S27.1627°E
L6	23.00	S27.1627°E
L7	12.88	S78.7837°E
L8	33.58	S57.7837°E
L9	10.77	S27.1627°E
L10	4.57	S27.1627°E
L11	33.66	N78.0437°W
L12	18.77	S33.2537°W
L13	25.25	S33.2537°W
L14	7.848	S78.4130°E
L15	177.68	N18.0437°E
L16	44.41	N18.0437°E
L17	43.63	N33.0837°E

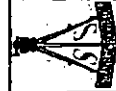
LOT AREA TABLE		
PARCELS	AREA (SQ. FT.)	AREA (ACRES)
42A	82,174	1.83
44A	58,873	1.37
43A	71,773	1.63
48A	78,483	1.78
47A	88,328	2.02
46A	132,814	3.03
45A	150,720	3.44
50A	117,302	2.68
51A	84,160	1.92
52A	80,704	1.85
53A	96,897	2.22
54A	53,060	1.21
TOTAL	1,014,478	23.13

SERENO CANYON MASTER DEVELOPMENT DATA	
ZONING CATEGORY	HO OF LOTS
R1-130 LSR	44 UNITS
R1-43 LSR	24 UNITS
R-48 LSR	280 UNITS
TOTAL	348 UNITS

SERENO CANYON MASTER DEVELOPMENT DATA				
PROJECT PHASE	GROSS AREA	HO OF LOTS	DENSITY	N.A.D.S.
PHASE 1	124 ACRES	38 UNITS	0.43 DU/AC	
PHASE 2	41 ACRES	25 UNITS	0.47 DU/AC	122.8 ACRES
PHASE 3	40 ACRES	13 UNITS	0.43 DU/AC	
PHASE 4	290 ACRES	280 UNITS	2.24 DU/AC	53.9 ACRES
TOTAL	340 ACRES	200 UNITS	1.10 DU/AC	176.7 ACRES



STRATEGIC SURVEYING LLC
 1107 W. 30TH ST. #100
 SCOTTSDALE, AZ 85262
 PHONE: (480) 852-4396



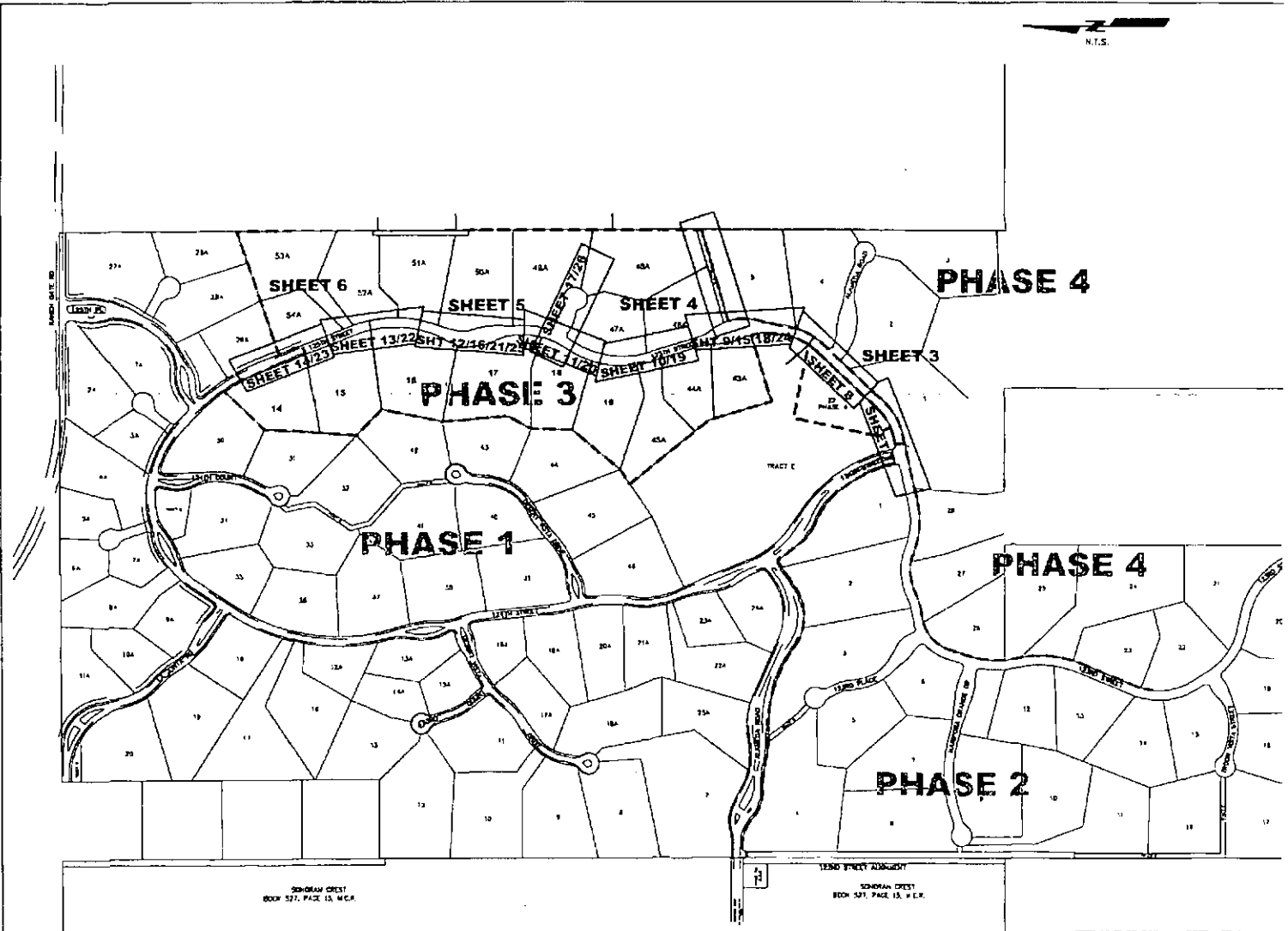
LAND SURVEYOR
 1107 W. 30TH ST. #100
 SCOTTSDALE, AZ 85262
 PHONE: (480) 852-4396

PROJECT NO. 2023-001
 DATE: 08/15/23
 DRAWING NO. DD276-PP
 SHEET NO. 1 OF 1

FINAL PLAN
 SERENO CANYON PHASE 3A
 PORTIONS OF SECTION 11,
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.D.M.,
 SCOTTSDALE, ARIZONA

SHEET: 4 OF 4
 DRAWING NUMBER

FP-04



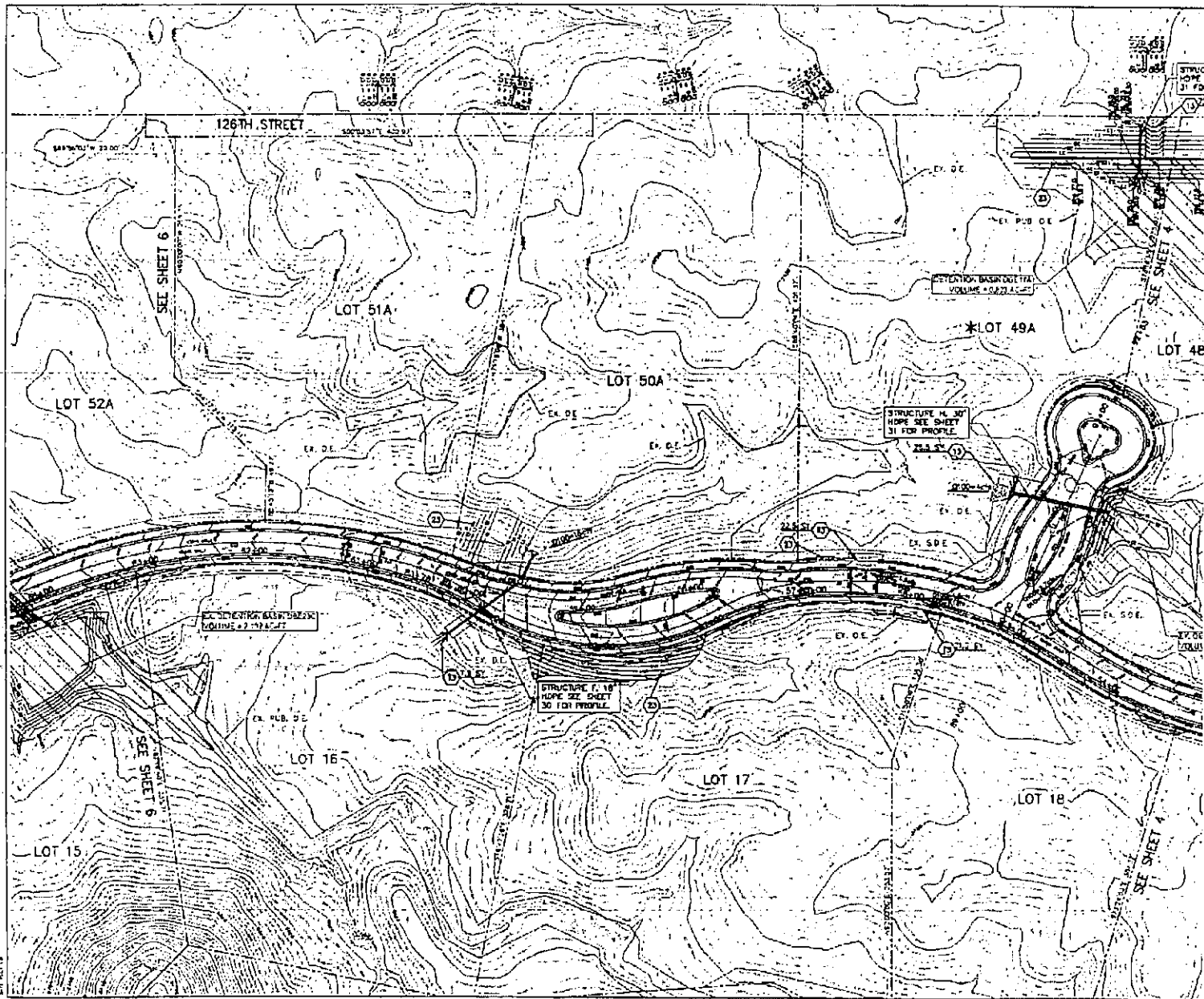
SENIORAN CREST
BOOK 527, PAGE 15, M.C.R.

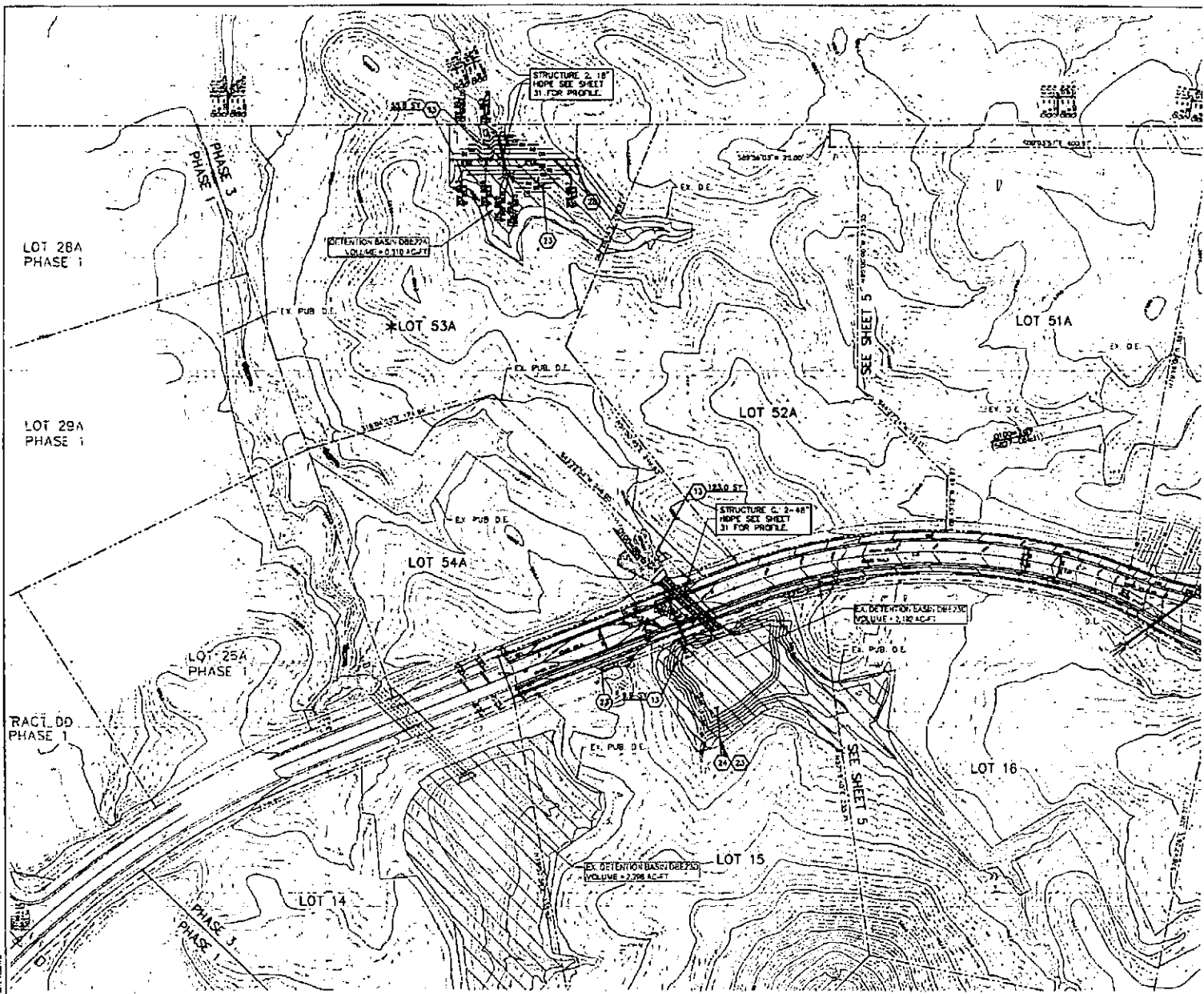
1550 STREET ALMADON
SENIORAN CREST
BOOK 527, PAGE 15, P.L.R.

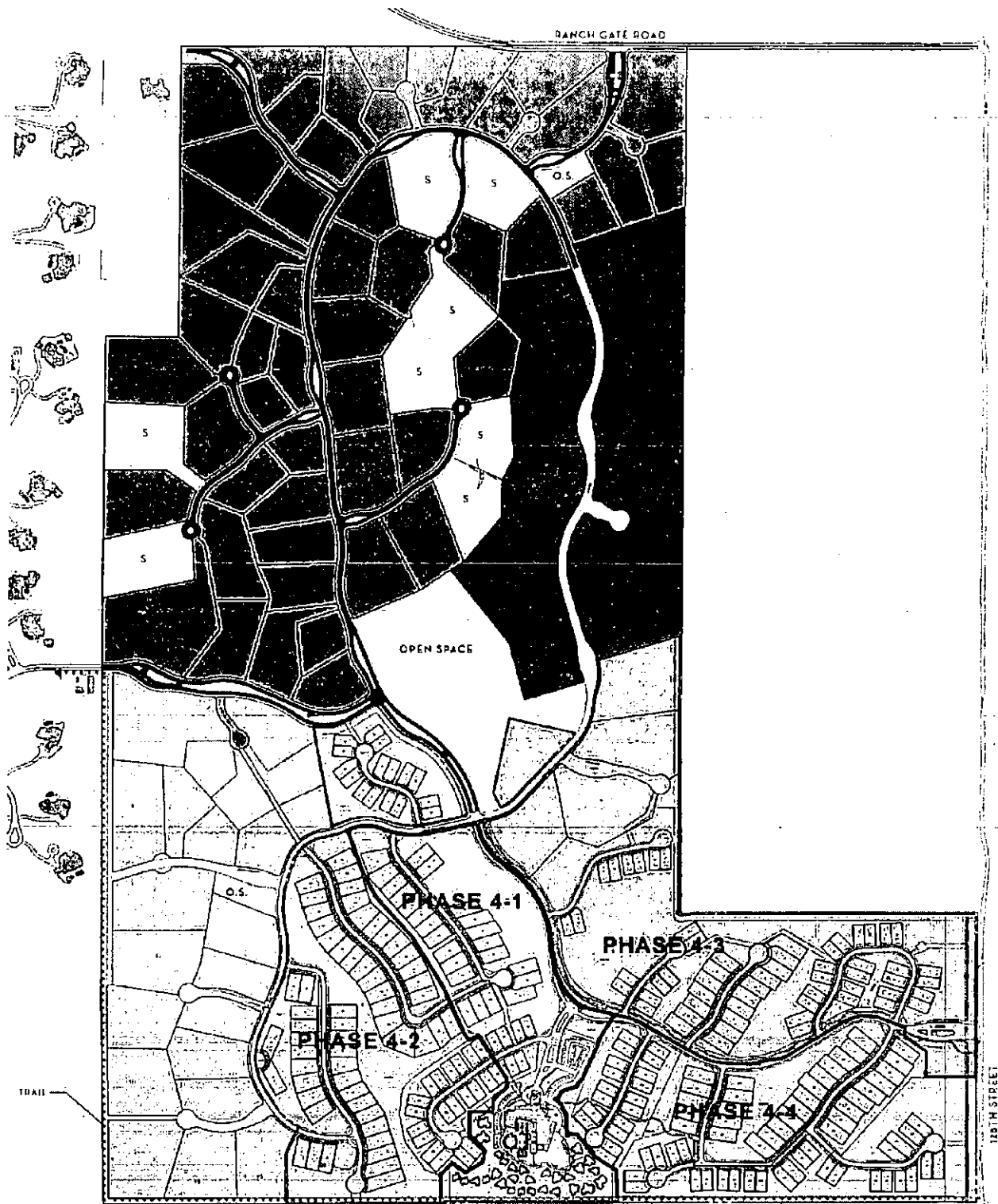
- SHEET INDEX**
- SHEET 01 - COVER
 - SHEET 02 - SHEET INDEX MAP & QUANTITIES
 - SHEET 03-06 - GRADING PLANS
 - SHEET 07-17 - PARKING PLANS
 - SHEET 18-26 - SEWER/WATER PLANS
 - SHEET 27-28 - DETAIL SHEETS
 - SHEET 29-31 - STORM DRAIN PROFILES
 - SHEET 32-32 - STRUCTURAL SHEETS

- SEED MIXTURE FOR DISTURBED AREAS**
- SEED MIXTURE (PER ACRE)
- 3.0 LBS TRIANGLE LEAF BONSADIE
 - 3.0 LBS FOUR WING SALTBUSH
 - 2.0 LBS BRITTLERUSH
 - 2.0 LBS BRITTLERUSH
 - 1.0 LBS TURPENTINE BUSH
 - 2.0 LBS CREOSOTE BUSH
 - 2.0 LBS DESERT SENNA
 - 2.0 LBS GLODEWALLOW

21, NORTH







LEGEND

- PHASE 1-3 ESTATE LOTS**
- 221 LOTS - PHASE 1 - Available before replat
 - 8 LOTS - PHASE 1 - Available before replat - SOLD
 - 3+ LOTS - PHASE 1 - Final Platting / cul-de-sac / new services
 - 17 LOTS - PHASE 3 - Final Platting & Loop Rd
 - 17 LOTS - PHASE 3 - Final Platting & Road Construction

- ROADWAY IMPROVEMENTS**
- Dark Grey Box: Paved Roads
 - Light Grey Box: New Cul-de-sacs

- PHASE 4 LOTS**
- 40 LOTS - PHASE 4-1 - 27 duplex / 13 estate
 - 77 LOTS - PHASE 4-2 - 20 duplex / 57 estate
 - 62 LOTS - PHASE 4-3 - 5 custom / 57 duplex / 11 estate
 - 77 LOTS - PHASE 4-4 - 46 duplex / 31 estate
- * Lot count does not include Judge cottages
 ** Includes Phase 3 lot shown

← → → → Future trail connection

LOT SUMMARY

	CUSTOM ESTATE	60x90 CASSIA	30x100 DUPLEX	TOTAL
PHASES 1-3	90			90
PHASE 4	4	129	128	261
	94	129	128	351

