PRELIMINARY PLAT FOR
SERENO CANYON
A PORTION OF SECTION 11, T.4N., R.5E., OF THE G.&S.R.M., MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING	R-130 ESL
GROSS ACREAGE	320.38 AC
NET ACREAGE	300.99 AC
YIELD	122 LOTS
DENSITY	0.37 UNIT/AC
MIN. LOT SIZE	40,000.00 SQ. FT.
AVG. LOT SIZE	101,500.00 SQ.FT.
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	QWEST COMMUNICATIONS
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

NOTES

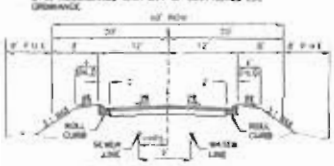
1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF PUBLIC STREETS, UNLESS DETERMINED IS IS NOT NEEDED

2.) ALL STREETS ARE PRIVATE

3.) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.

4.) DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

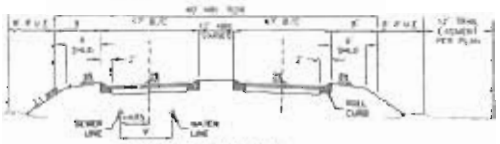
5.) CUTS AND FILLS – THERE ARE NO CUTS AND FILLS OVER 5' IN ACCORDANCE WITH CITY OF SCOTTSDALE ESL ORDINANCE



LOCAL RESIDENTIAL STREET

LOOKING UP STATION PRIVATE STREET

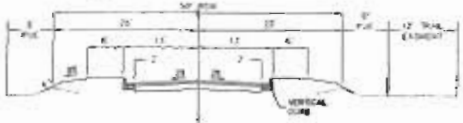
(A) STREET SECTION



LOCAL RESIDENTIAL STREET W/ MEDIAN

LOOKING UP STATION – PRIVATE STREET

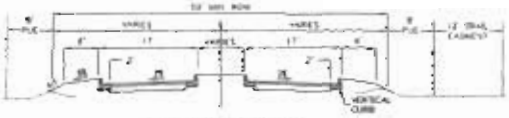
(B) STREET SECTION



MINOR COLLECTOR NO MEDIAN

LOOKING UP STATION MINOR COLLECTOR

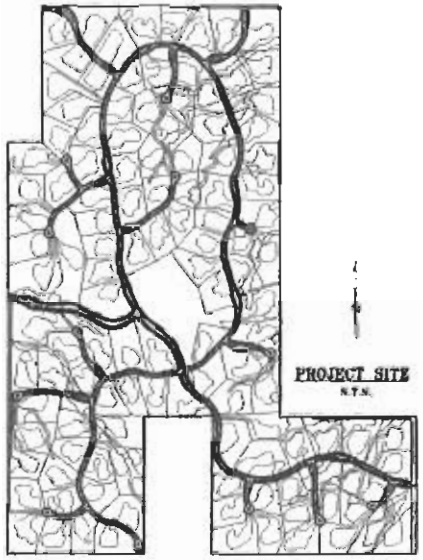
(C) STREET SECTION



MINOR COLLECTOR WITH MEDIAN

LOOKING UP STATION MINOR COLLECTOR

(D) STREET SECTION



PROJECT SITE

N.T.S.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN INDEX
SHEET 3-9	SITE PLAN
SHEET 10	TOPOGRAPHY MAP
SHEET 11	SITE CROSS SECTION DETAIL
SHEET 12	SITE CROSS SECTION DETAIL
SHEET 13	UNSTABLE SLOPES/BOULDERS ROLLING MAP
SHEET 14	BEDROCK & BOULD MAP
SHEET 15	PHASING PLAN
SHEET 17	COMBINED CONTEXT AERIAL/CONTEXT SITE PLAN
SHEET 18	SITE PLAN
SHEET 19	NATURAL AREA OPEN SPACE ANALYSIS PLAN
SHEET 20	PRELIMINARY DEVELOPMENT ENVELOPE PLAN
SHEET 21	SLOPE ANALYSIS
SHEET 22	TOPOGRAPHY & AERIAL OVERLAY WITH SITE PLAN
SHEET 23	TRAIL CIRCULATION PLAN
SHEET 24-32	CONCEPTUAL LANDSCAPE PLAN

NOTE:
BOULDERS SHALL BE CONSTRUCTED WITH CLEAN MARINE TOP SOIL WHICH IS FREE FROM ROOTS, DEBRIS, HEAVY CLAY, & LARGE STONES OR ROCKS AND IT SHALL BE COMPACTED TO A MIN. OF 90% OF MAX. DENSITY

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
3040 TRAVER COURT, SUITE 100
AURORA, IL 60504
CONTACT: TOM FRANCHINO
(630) 966-2577 FAX (630) 966-0480

CIVIL ENGINEER
WOOD, PATEL AND ASSOCIATES
2051 WEST NORTHERN, SUITE 100
PHOENIX, AZ 85021
CONTACT: GORDON MARK P.E.
(602) 335-8500 FAX (602) 335-8580

LAND PLANNER
LVA URBAN DESIGN STUDIO
7502 E. MAIN STREET
SCOTTSDALE,AZ 85251
CONTACT: STEVEN A. VOSS
(480) 844-0940 FAX (480) 844-7330

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
7502 E. MAIN STREET
SCOTTSDALE,AZ 85251
CONTACT: STEVEN A. VOSS
(480) 844-0940 FAX (480) 844-7330

BENCHMARKS

LEGEND

	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	DIRECTION OF SEWER FLOW
—8"W—	PROPOSED WATER
—8"S—	PROPOSED SEWER
—8"W—	EXISTING WATER
—8"S—	EXISTING SEWER
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
N.A.O.S.	NATURAL AREA AND OPEN SPACE EASEMENT
T.E.	TRAIL EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PVT D.E.	PRIVATE DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
S.L.E.	SEWER LINE EASEMENT
W.L.E.	WATER LINE EASEMENT

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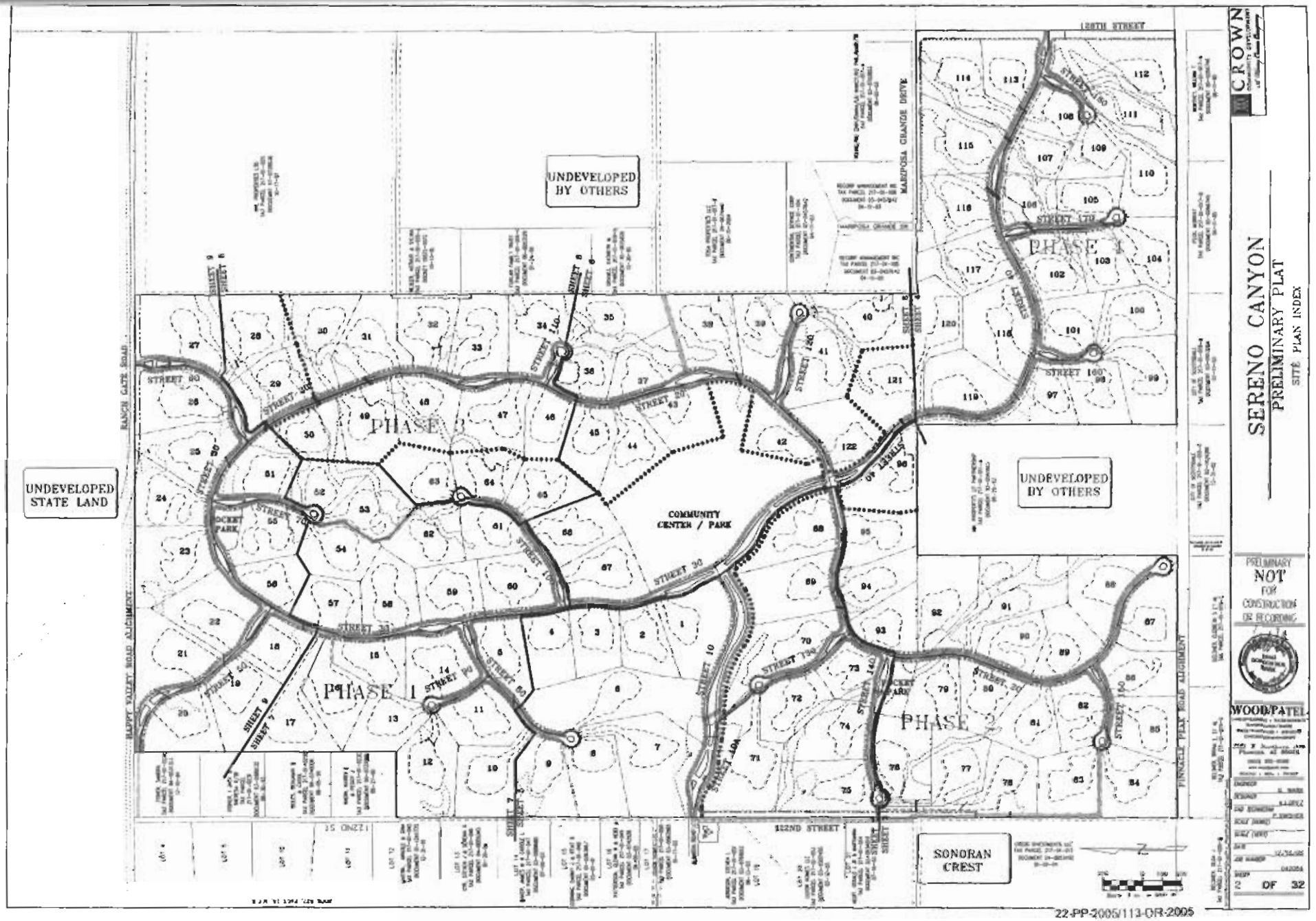
12/21/05

CROWN COMMUNITY DEVELOPMENT

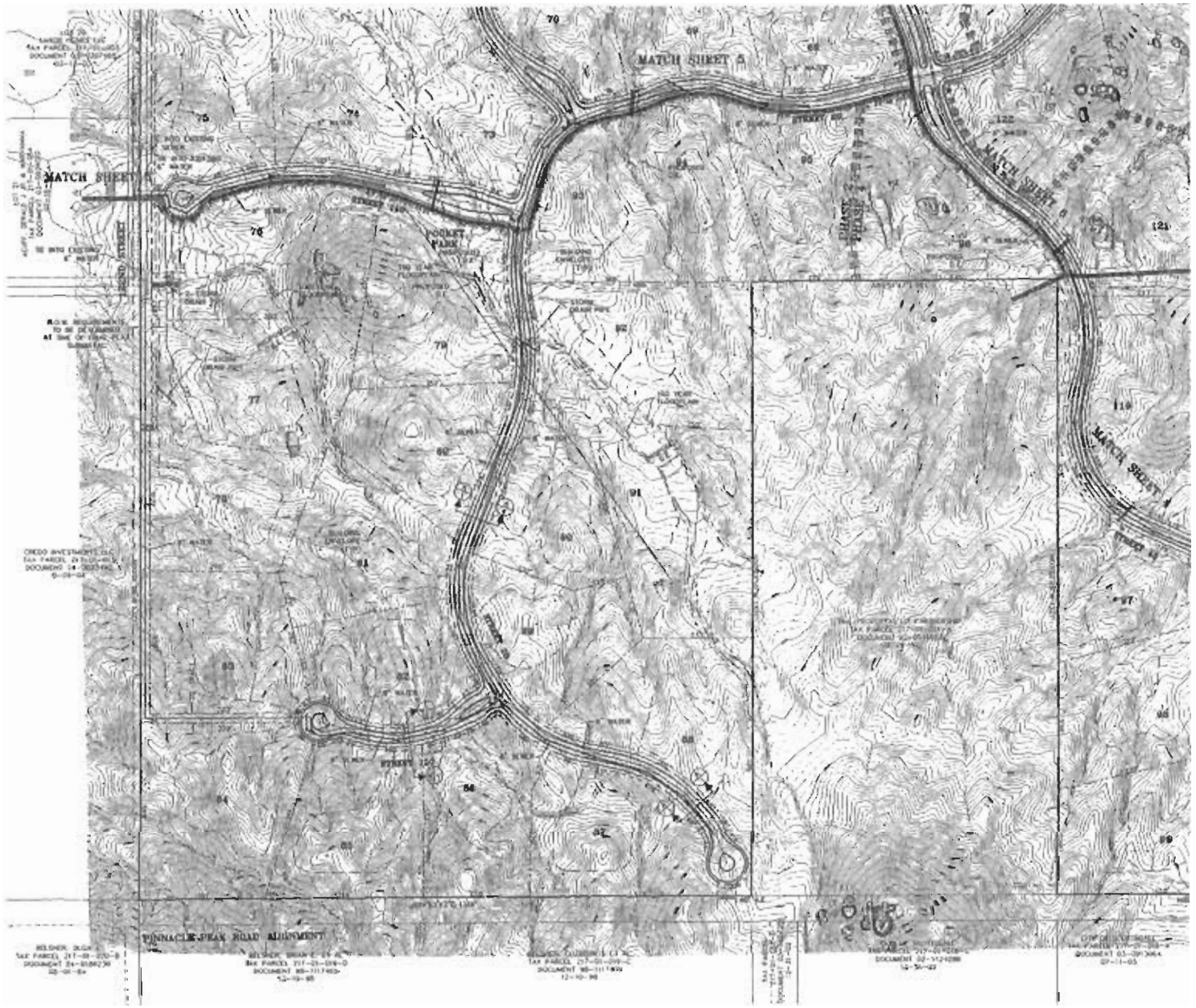
SERENO CANYON
PRELIMINARY PLAT
COVER SHEET

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

WOOD/PATEL



22-PP-2005/113-OR-2005
12/21/05



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	
C1	39°17'16"	50.00'	34.29'	18.00'	33.62'	
C2	11°07'22"	150.00'	29.11'	14.59'	29.07'	
C3	32°27'44"	45.00'	25.49'	13.09'	25.15'	
C4	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C5	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C6	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C7	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C8	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C9	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C10	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C11	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C12	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C13	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C14	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C15	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C16	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C17	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C18	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C19	4°11'13"	50.00'	3.66'	1.83'	3.66'	
C20	4°11'13"	50.00'	3.66'	1.83'	3.66'	

22-PP-2005 / 13-DR-2005
12/21/05

263-5500
1-800-STAKE-IT

MCROWN

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN

PRELIMINARY
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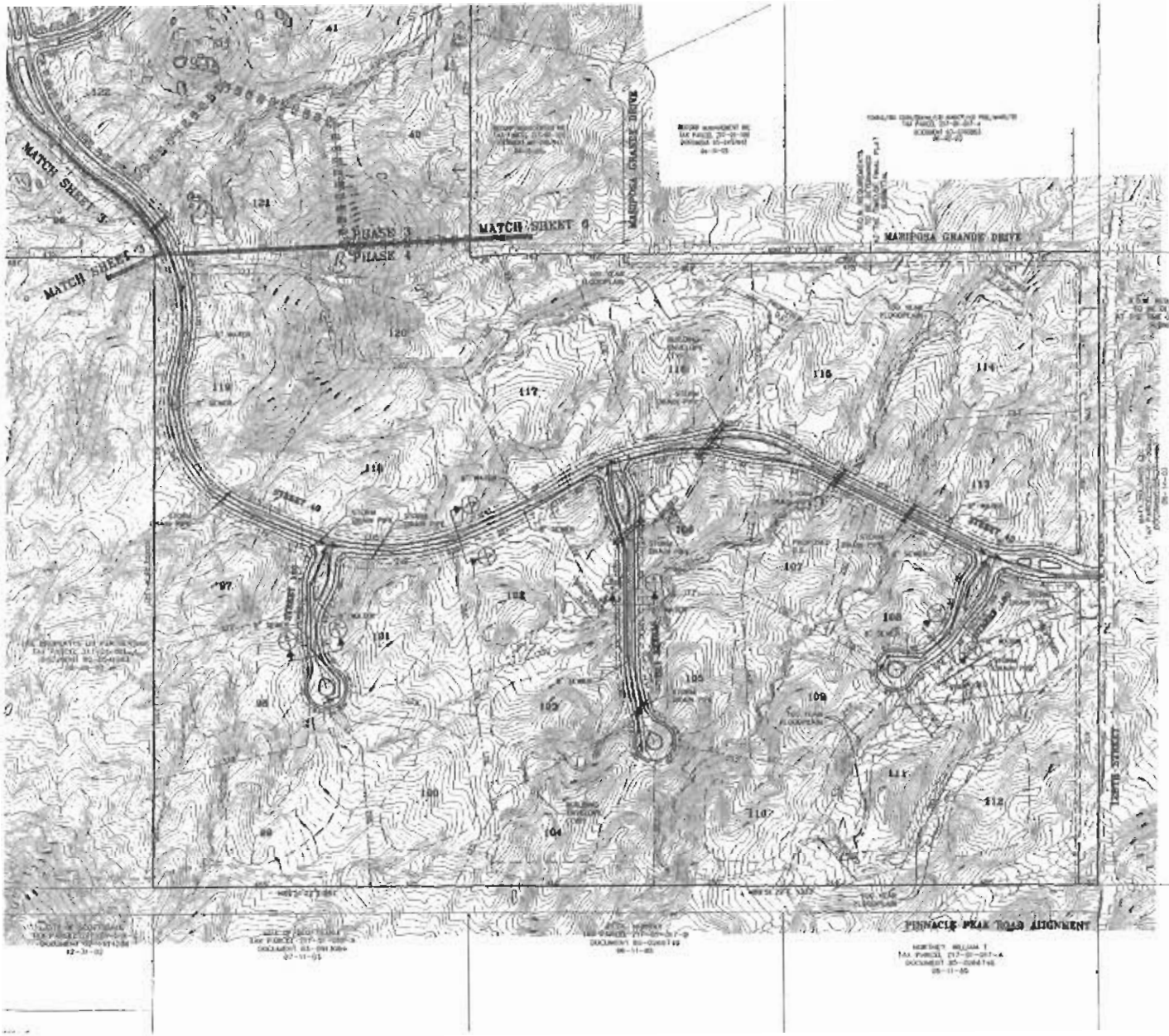
OR RECORDING

WOOD/PATEL

9 OF 9



22-PP-2005/113-DR-2005
12/21/05

CROWN COMMUNITY DEVELOPMENT

SERENO CANYON

PRELIMINARY PLAT

SITE PLAN

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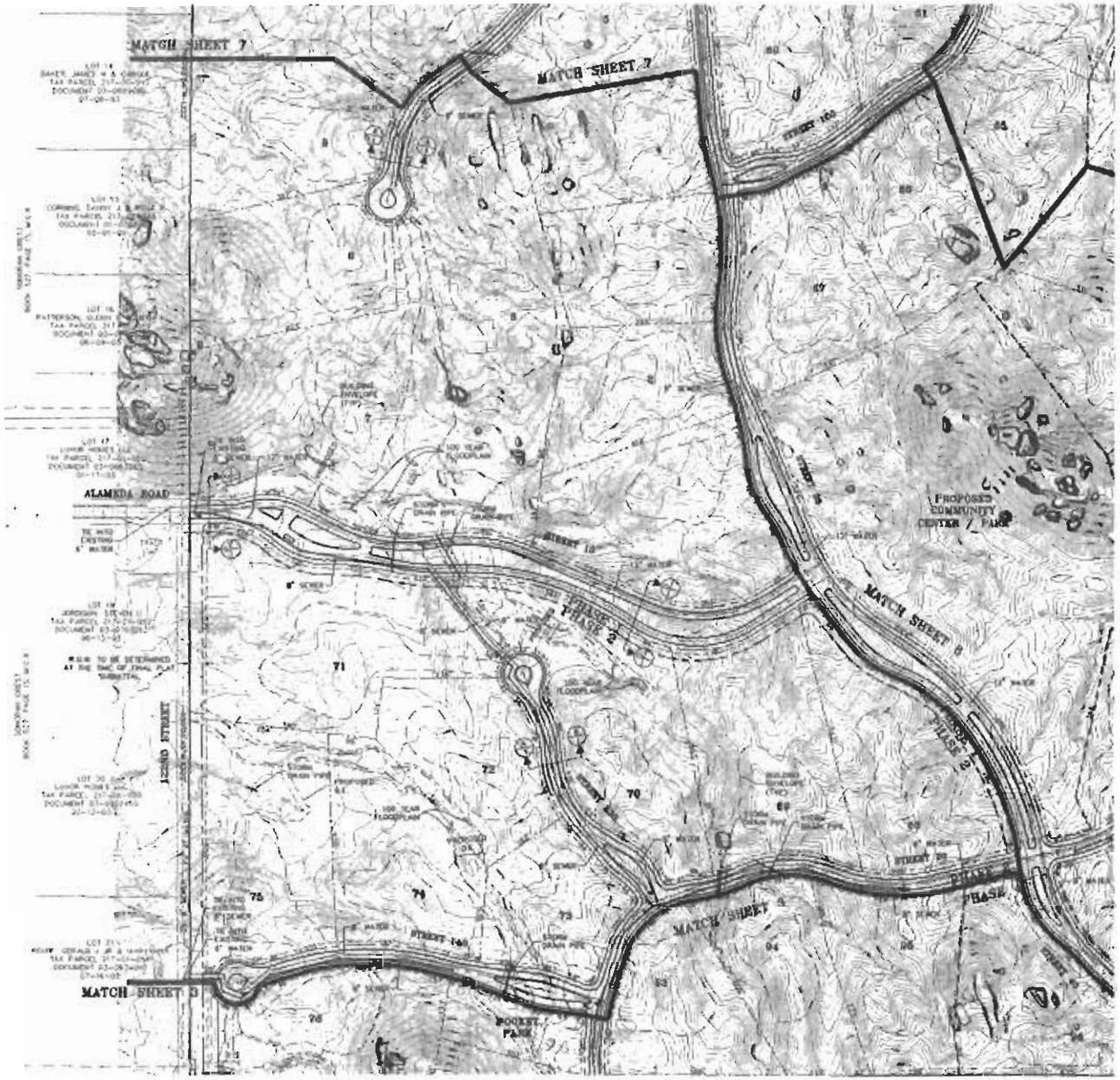
WOOD/PATEL

263-1100
1-800-STAKE-IT

4 OF 32



CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD			
C1	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C2	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C3	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C4	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C5	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C6	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C7	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C8	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C9	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C10	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C11	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C12	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C13	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C14	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C15	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C16	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C17	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C18	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C19	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C20	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C21	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C22	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C23	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C24	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C25	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C26	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C27	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C28	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C29	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C30	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C31	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C32	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C33	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C34	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C35	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C36	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C37	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C38	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C39	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C40	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C41	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C42	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C43	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C44	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C45	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C46	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C47	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C48	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C49	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C50	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C51	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C52	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C53	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C54	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C55	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C56	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C57	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C58	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C59	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C60	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C61	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C62	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C63	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C64	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C65	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C66	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C67	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C68	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C69	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C70	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C71	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C72	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C73	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C74	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C75	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C76	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C77	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C78	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C79	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C80	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C81	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C82	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C83	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C84	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C85	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C86	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C87	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C88	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C89	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C90	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C91	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C92	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C93	00°00'00"	1400.00'	0.00'	0.00'	0.00'			
C94	00°00'00"	1400.00'	0.00'	0.00'	0.00'			

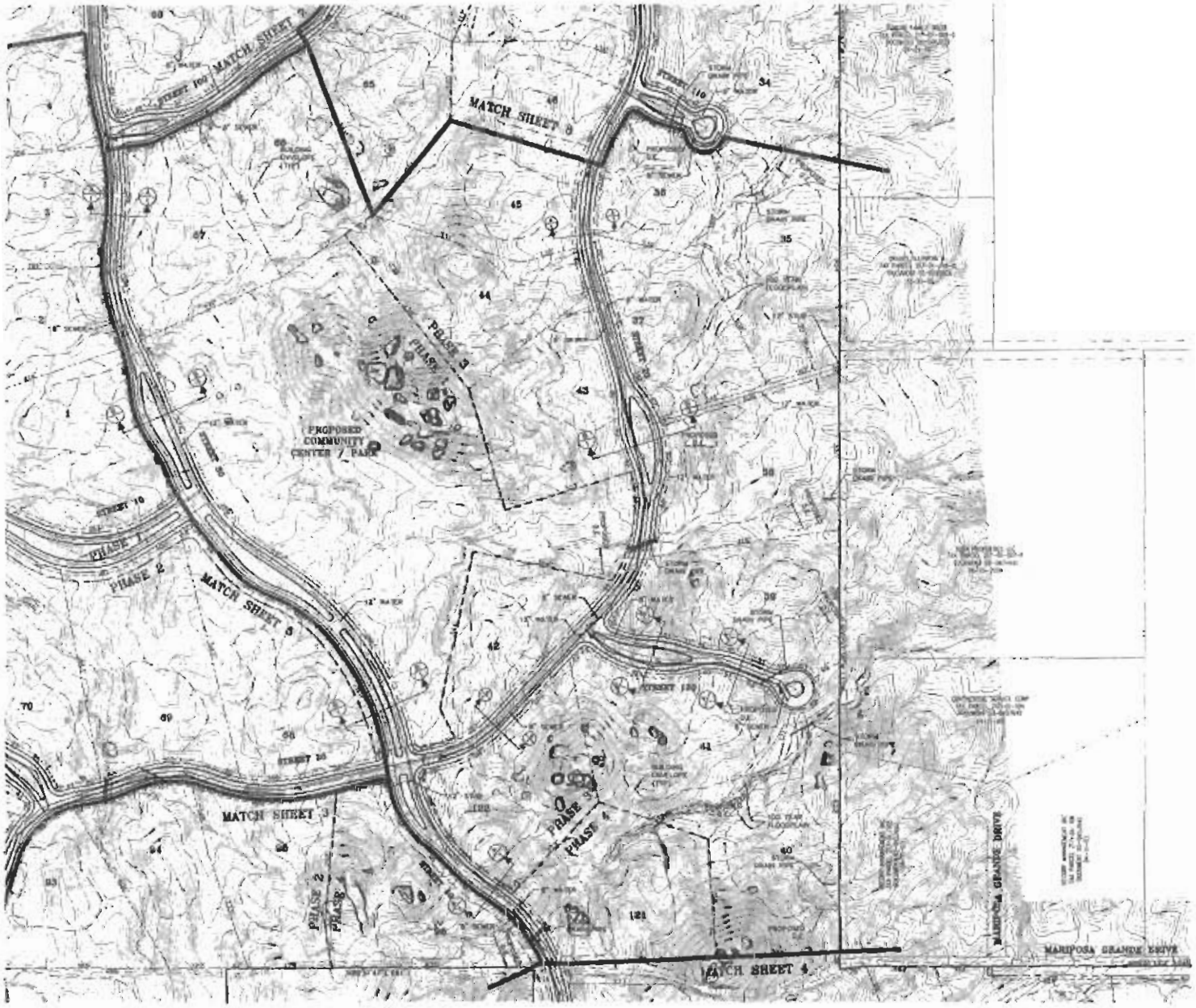
22-PP-2005/113-DR-2006
12/21/05

CROWN COMMUNITY DEVELOPMENT

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

WOOD/PATEL



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CROWN

SERENO CANYON
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SITE PLAN

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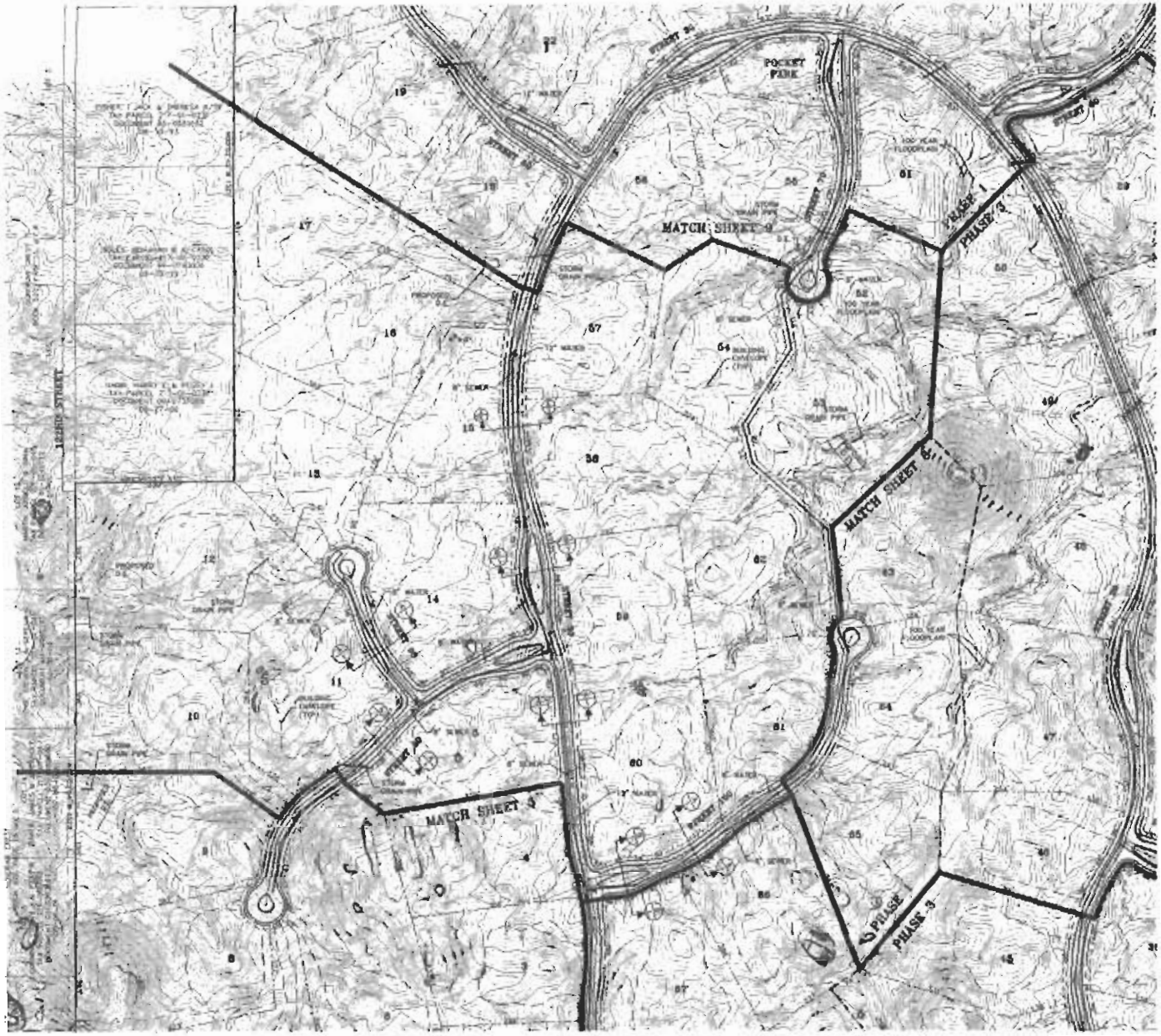

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

22-PP-2005/113-DR-2005
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CROWN

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN

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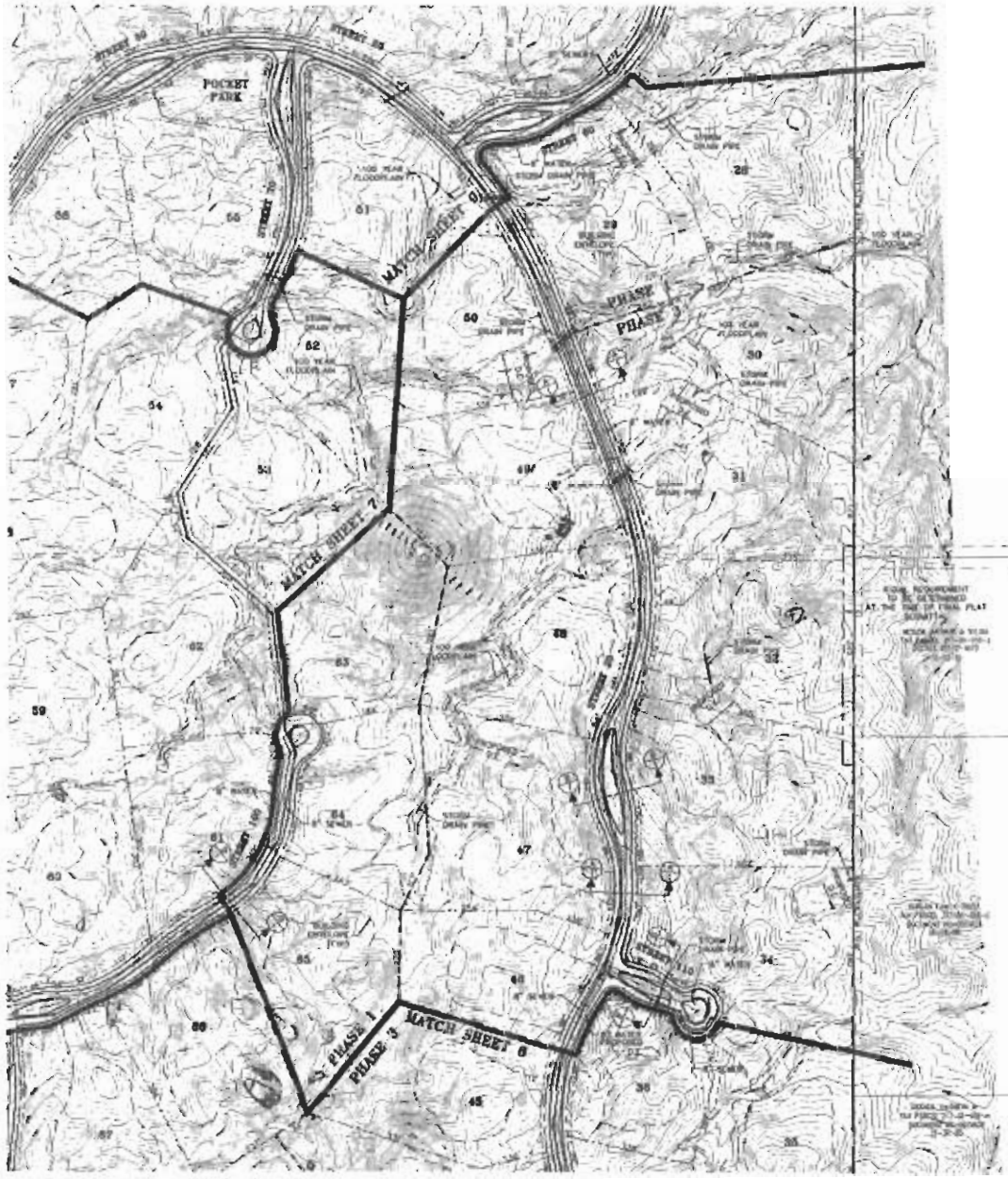
WOOD/PATEL

7 OF 32



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PRELIMINARY PLAT
SITE PLAN

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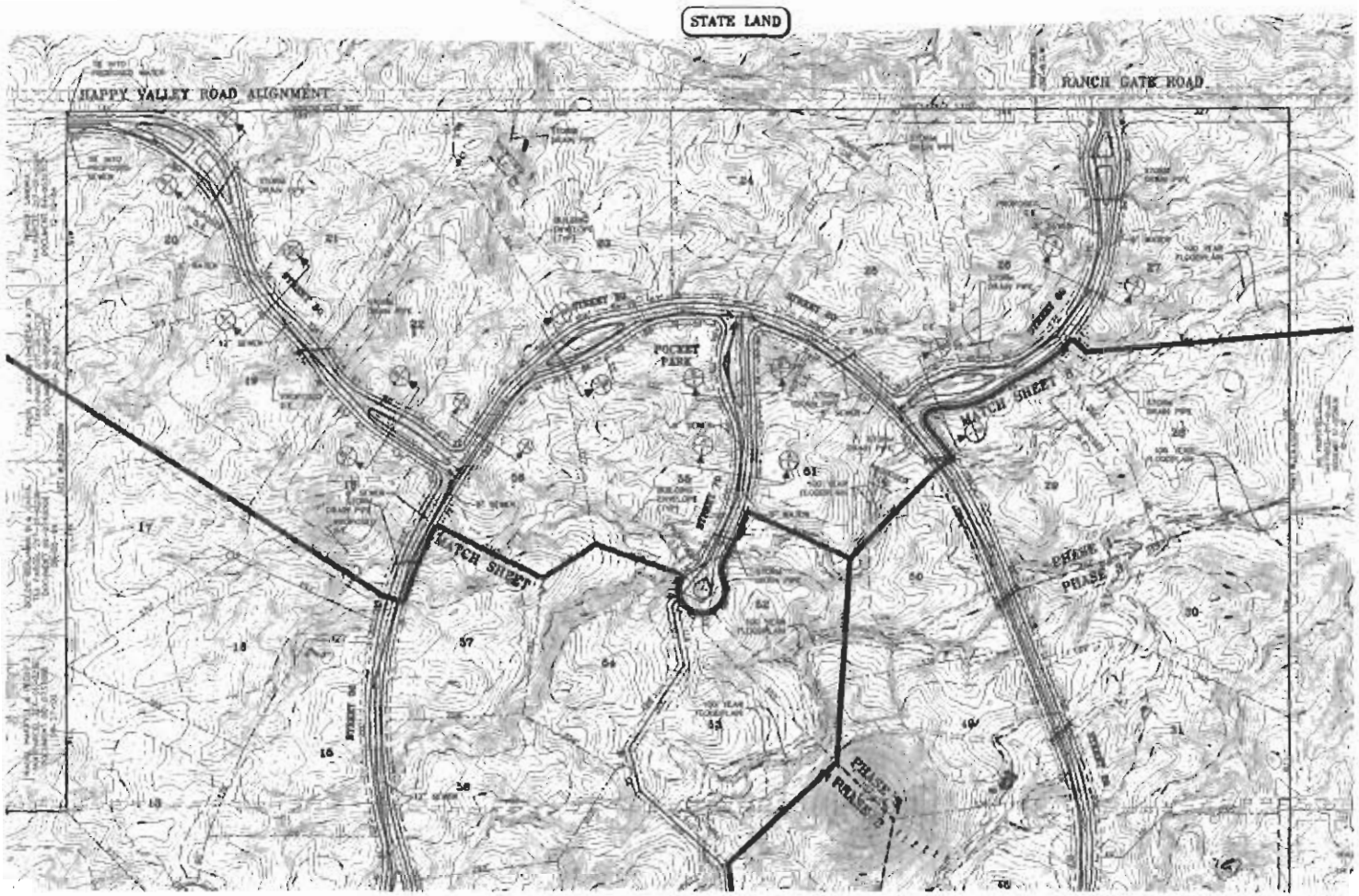
8 OF 32



CURVE TABLE						
CURVE	DELTA	RADIUS	MIN	TANGENT	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

22-PP-2005/113-DR-2005
12/23/05

263-1100
1-800-STAKE-IT

CROWN
COMMUNITY DEVELOPMENT

SERENO CANYON
PRELIMINARY PLAT
SITE PLAN

PRELIMINARY
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WOOD/PATEL

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