

# PRELIMINARY PLAT FOR SERENO CANYON

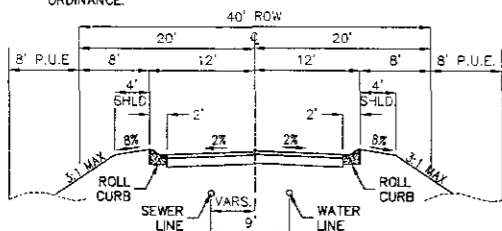
A PORTION OF SECTION 11, T.4N., R.5E., OF THE  
G.&S.R.M., MARICOPA COUNTY, ARIZONA

**SITE DATA**

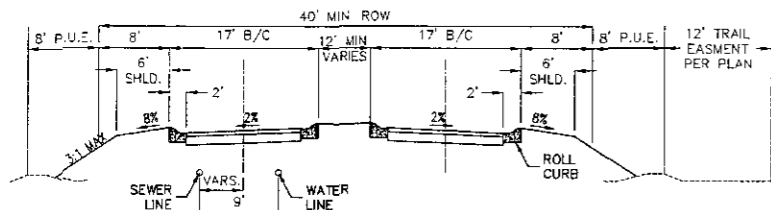
EXISTING ZONING	R-130 ESL
CROSS ACREAGE	330.38 AC
NET ACREAGE	301.20 AC
YIELD	122 LOTS
DENSITY	0.37 UNIT/AC.
MIN. LOT SIZE	40,251.66 SQ. FT.
AVG. LOT SIZE	101,500.80 SQ. FT.
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	ARIZONA PUBLIC SERVICE
ELECTRIC	COX COMMUNICATIONS
TELEPHONE	COX COMMUNICATIONS
CABLE	SOUTHWEST GAS
GAS	

**NOTES**

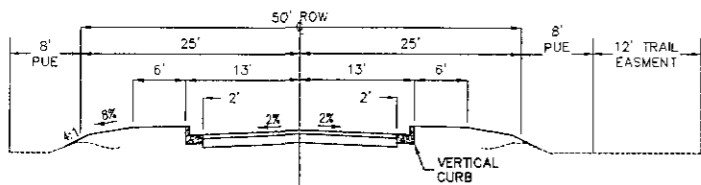
- 1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- 2.) ALL STREETS ARE PRIVATE.
- 3.) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- 4.) DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5.) CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 8' IN ACCORDANCE WITH CITY OF SCOTTSDALE ESL ORDINANCE.



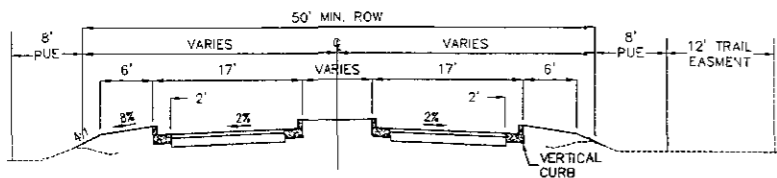
**LOCAL RESIDENTIAL  
STREET**  
LOOKING UP STATION PRIVATE STREET  
**A STREET SECTION**



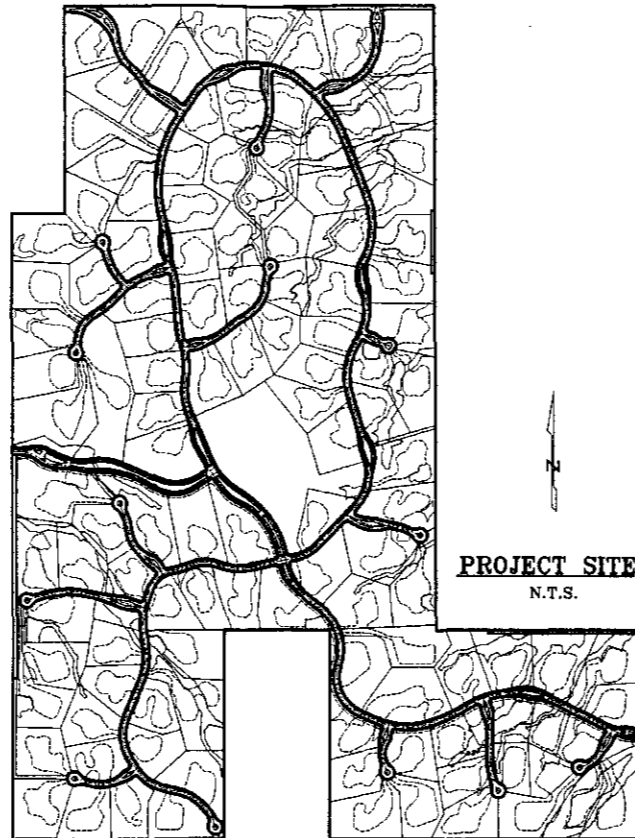
**LOCAL RESIDENTIAL  
STREET W/ MEDIAN**  
LOOKING UP STATION - PRIVATE STREET  
**B STREET SECTION**



**MINOR COLLECTOR  
NO MEDIAN**  
LOOKING UP STATION, MINOR COLLECTOR  
**C STREET SECTION**



**MINOR COLLECTOR  
WITH MEDIAN**  
LOOKING UP STATION, MINOR COLLECTOR  
**D STREET SECTION**



**SHEET INDEX**

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SHEET 2	SITE PLAN INDEX
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SHEET 12	SITE CROSS SECTION DETAIL
SHEET 13	UNSTABLE SLOPES/BOULDERS ROLLING MAP
SHEET 14	BEDROCK & SOILS 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
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SHEET 23	TRAIL CIRCULATION PLAN
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NOTE:  
SHOULDERS SHALL BE CONSTRUCTED WITH CLEAN NATIVE 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  
3600 THAYER COURT, SUITE 100  
AURORA, IL 60504  
CONTACT: TERI FRANKIEWCZ  
(630) 566-2522 FAX: (630) 898-0480

**CIVIL ENGINEER**

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

**LAND PLANNER**

LVA URBAN DESIGN STUDIO  
7502 E. MAIN STREET  
SCOTTSDALE, AZ 85251  
CONTACT: STEVEN J. VOSS  
(480) 944-0994 FAX: (480) 944-7332

**LANDSCAPE ARCHITECT**

LVA URBAN DESIGN STUDIO  
7502 E. MAIN STREET  
SCOTTSDALE, AZ 85251  
CONTACT: STEVEN J. VOSS  
(480) 944-0994 FAX: (480) 944-7332

**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
P.V.T. D.E.	PRIVATE DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
S.L.E.	SEWER LINE EASEMENT
W.L.E.	WATER LINE EASEMENT

**SERENO CANYON  
PRELIMINARY PLAT  
COVER SHEET**

PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING



**WOOD/PATEL**

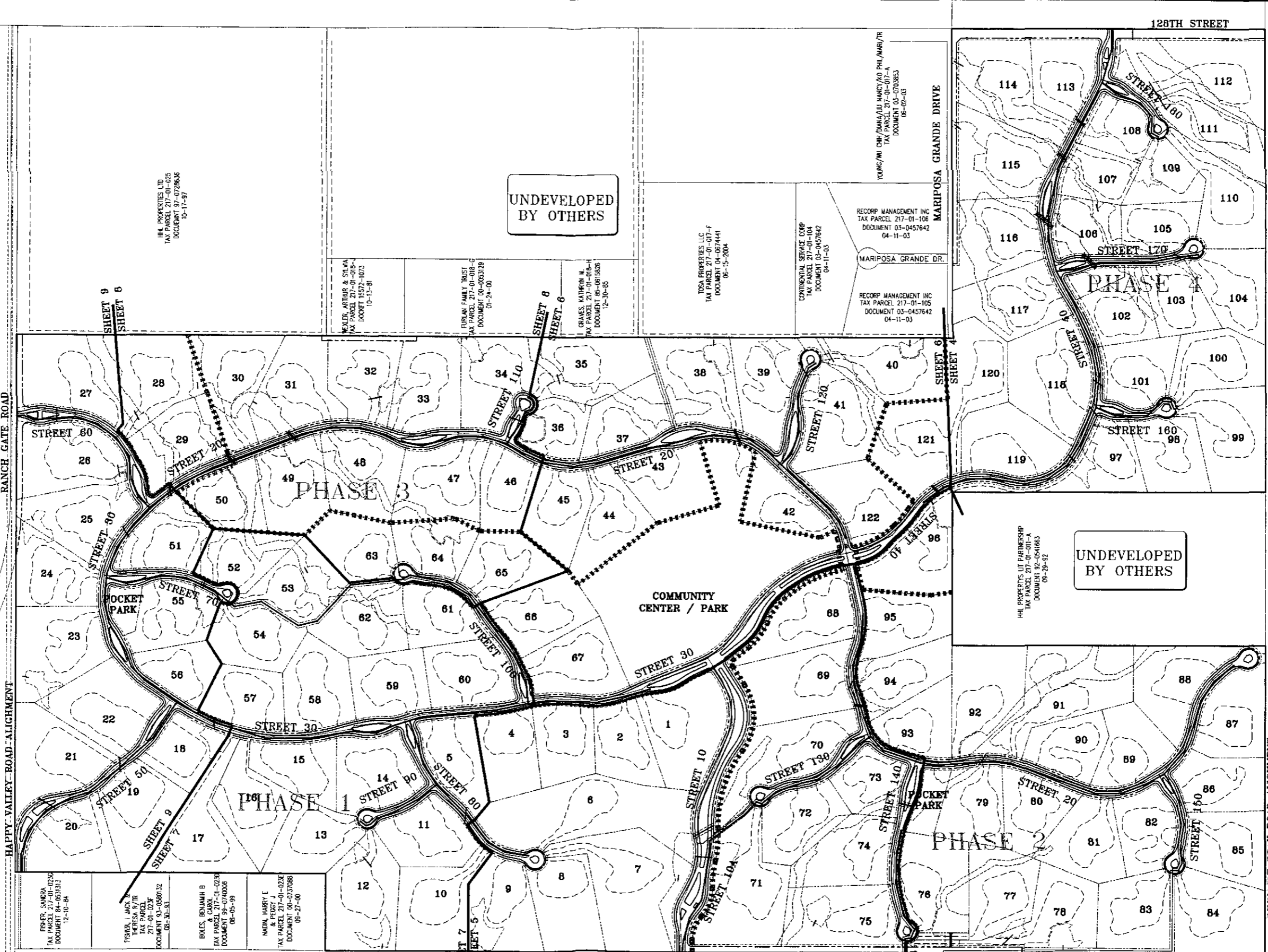
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Phoenix, AZ 85021  
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ENGINEER G. WARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORIZ)  
SCALE (VERT)  
DATE 12/15/05  
JOB NUMBER 042054  
SHEET 1 OF 32

UNDEVELOPED BY OTHERS

UNDEVELOPED STATE LAND

UNDEVELOPED BY OTHERS



LOT 4	FISHER, SAMIRA TAX PARCEL 217-01-0229 DOCUMENT 84-063133 12-10-84	LOT 5	FISHER, JACK R. HERNANDEZ, RYAN TAX PARCEL 217-01-0231 DOCUMENT 05-31-83	LOT 10	ROLES, BENJAMIN B. & CAROL TAX PARCEL 217-01-0234 DOCUMENT 08-05-99	LOT 11	MAKIN, HARRY E. & PEGGY J. TAX PARCEL 217-01-0235 DOCUMENT 06-27-00	LOT 12	MANN, JAMES L. & CAROL L. TAX PARCEL 217-01-0247 DOCUMENT 01-08-03	LOT 13	OPR, STEVEN J. & SERENA G. TAX PARCEL 217-01-046 DOCUMENT 04-065345 01-20-04	LOT 14	BAKER, JAMES L. & CAROL L. TAX PARCEL 217-01-047 DOCUMENT 01-08-03	LOT 15	COORING, DANNY J. & ETAI R. TAX PARCEL 217-01-048 DOCUMENT 01-036367 05-01-01	LOT 16	PHETERSON, GLENN W. & BEA A. TAX PARCEL 217-01-049 DOCUMENT 03-042526 08-09-03	LOT 17	LUKOR, THOMAS L.L.C. TAX PARCEL 217-01-050 DOCUMENT 03-065365 01-17-03	LOT 18	JARDON, STEVEN L. TAX PARCEL 217-01-052 DOCUMENT 06-15-03	LOT 19	LOT 19	LOT 20	LUKOR, THOMAS L.L.C. TAX PARCEL 217-01-053 DOCUMENT 03-007165 03-12-03	LOT 21	AUST, GERALD J. JR. & MARTINA TAX PARCEL 217-01-054 DOCUMENT 07-16-03
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SONORAN CREST

CREDO INVESTMENTS LLC  
TAX PARCEL 217-01-013  
DOCUMENT 04-0023492  
01-09-04



# SERENO CANYON PRELIMINARY PLAN SITE PLAN INDEX

PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING



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ENGINEER G. WARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORZ)  
SCALE (VERT)  
DATE 12/15/05  
JOB NUMBER 042054  
SHEET 2 OF 32

HEK, WILIAM I. TAX PARCEL 217-01-017-A DOCUMENT 85-026746 06-11-85	PECK, MURRAY TAX PARCEL 217-01-017-B DOCUMENT 85-026749 06-11-85	CITY OF SCOTTSDALE TAX PARCEL 217-01-018-A DOCUMENT 03-091384 07-11-03	CITY OF SCOTTSDALE TAX PARCEL 217-01-018-B DOCUMENT 02-144286 12-31-02	HEI PROPERTIES LIT PARTNERSHIP TAX PARCEL 217-01-011-A DOCUMENT 92-054883 09-29-92	RECORP MANAGEMENT INC TAX PARCEL 217-01-108 DOCUMENT 03-0457642 04-11-03	MARIPOSA GRANDE DR. RECORP MANAGEMENT INC TAX PARCEL 217-01-105 DOCUMENT 03-0457642 04-11-03	YOUNG/MU CHI/DIANKA/LEI NANCY/AG PHU/ANH/TR TAX PARCEL 217-01-017-A DOCUMENT 03-070863 06-02-03	CONSTRUCTION SERVICE GROUP TAX PARCEL 217-01-104 DOCUMENT 03-0457642 04-11-03	TOSA PROPERTIES LLC TAX PARCEL 217-01-017-F DOCUMENT 04-067441 06-15-2004	GRAVES, KATHRYN M. TAX PARCEL 217-01-018-H DOCUMENT 85-061586 12-30-85	FURLAN FAMILY TRUST TAX PARCEL 217-01-018-G DOCUMENT 00-060329 01-24-00	MEYER, ARTHUR & SILVA TAX PARCEL 217-01-018-I DOCUMENT 85-061586 10-15-81	IHL PROPERTIES LTD TAX PARCEL 217-01-023 DOCUMENT 97-072636 10-17-97
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**SERENO CANYON  
PRELIMINARY FLAT  
SITE PLAN**

PRELIMINARY  
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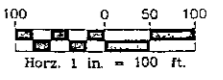
ENGINEER G. WARK  
DESIGNER K.I. OPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORIZ) 1"=100'  
SCALE (VERT) N/A  
DATE 04/20/05  
JOB NUMBER 042054

SHEET  
3 OF 32



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C4	39°12'27"	50.00	34.00	18.00	34.00
C7	14°07'07"	130.00	32.00	16.00	32.00
C9	39°22'53"	45.00	31.00	16.00	30.00
C10	42°32'13"	50.00	37.00	19.00	36.00
C11	42°32'13"	50.00	37.00	19.00	36.00
C104	01°40'55"	470.00	14.00	7.00	14.00
C105	06°39'02"	280.00	33.00	16.00	32.00
C106	03°59'44"	320.00	22.00	11.00	22.00
C107	41°02'40"	45.00	32.00	17.00	32.00
C108	26°13'01"	45.00	21.00	10.00	20.00



LOT 20  
LUXOR HOMES, LLC  
TAX PARCEL 217-01-053  
DOCUMENT 03-0307455  
03-12-03

LOT 21 & 22  
AEUFF, GERALD J. JR. & MARYANNA  
TAX PARCEL 217-01-054  
DOCUMENT 03-0937410  
07-18-03

R.O.W. REQUIREMENTS  
TO BE DETERMINED  
AT TIME OF FINAL P.L.A.  
SUBMITTAL

CREDO INVESTMENTS, LLC  
TAX PARCEL 217-01-013  
DOCUMENT 04-5623492  
0-09-04

BELSHER, OLGA  
TAX PARCEL 217-01-020-B  
DOCUMENT 84-0186230  
05-01-84

BELSHER, BRIAN E. ET AL  
TAX PARCEL 217-01-019-D  
DOCUMENT 98-1117465  
12-10-98

BELSHER, BRUCE M. ET AL  
TAX PARCEL 217-01-019-C  
DOCUMENT 98-1117471  
12-10-98

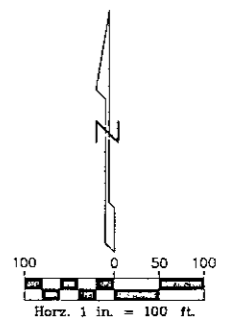
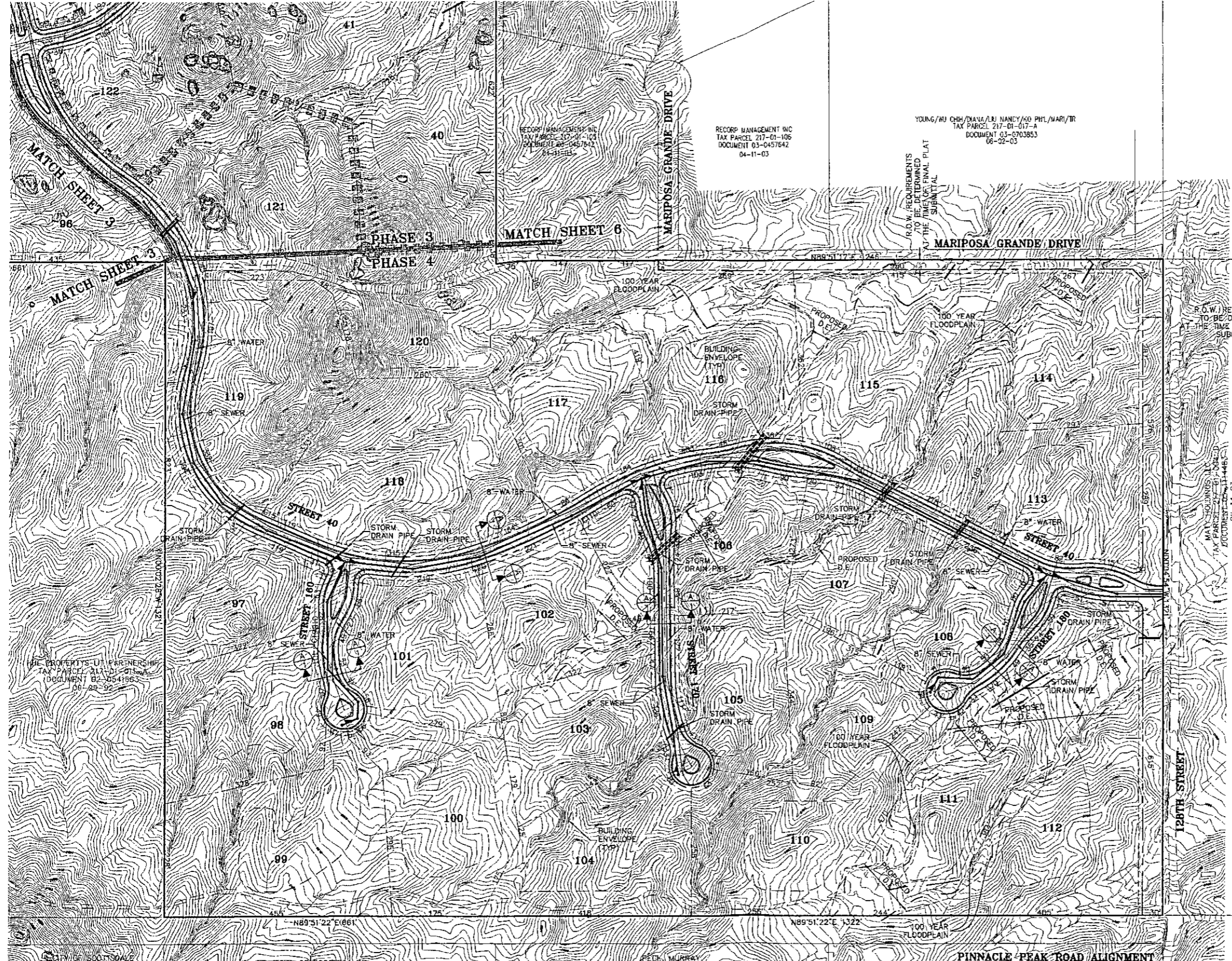
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12-31-02

GUY OF SCOTTSDALE  
TAX PARCEL 217-01-018-C  
DOCUMENT 02-1424286  
12-31-02

GUY OF SCOTTSDALE  
TAX PARCEL 217-01-018-A  
DOCUMENT 03-0913064  
07-11-03

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

**SERENO CANYON  
PRELIMINARY PLAT  
SITE PLAN**



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C15	00°55'02"	230.00'	4.00'	2.00'	4.00'
C16	95°38'50"	17.00'	28.00'	19.00'	25.00'
C17	95°38'50"	17.00'	28.00'	19.00'	25.00'
C18	05°34'28"	92.00'	9.00'	4.00'	9.00'
C19	05°31'52"	92.00'	9.00'	4.00'	9.00'
C20	00°10'02"	470.00'	1.00'	1.00'	1.00'
C110	02°12'39"	1020.00'	39.00'	20.00'	39.00'

R.O.W. REQUIREMENTS TO BE DETERMINED AT THE TIME OF FINAL PLAT SUBMITTAL

08-14-03

THE PROPERTIES IN PARTNERSHIP  
TAX PARCEL 217-01-018-A  
DOCUMENT 02-0541953  
10-08-02

CITY OF SCOTTSDALE  
TAX PARCEL 217-01-018-A  
DOCUMENT 03-0913064  
07-11-03

PEEK MURRAY  
TAX PARCEL 217-01-017-B  
DOCUMENT 85-0266749  
06-11-85

NORTHEY, WILLIAM T  
TAX PARCEL 217-01-017-A  
DOCUMENT 85-0266746  
06-11-85

PRELIMINARY  
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OR RECORDING

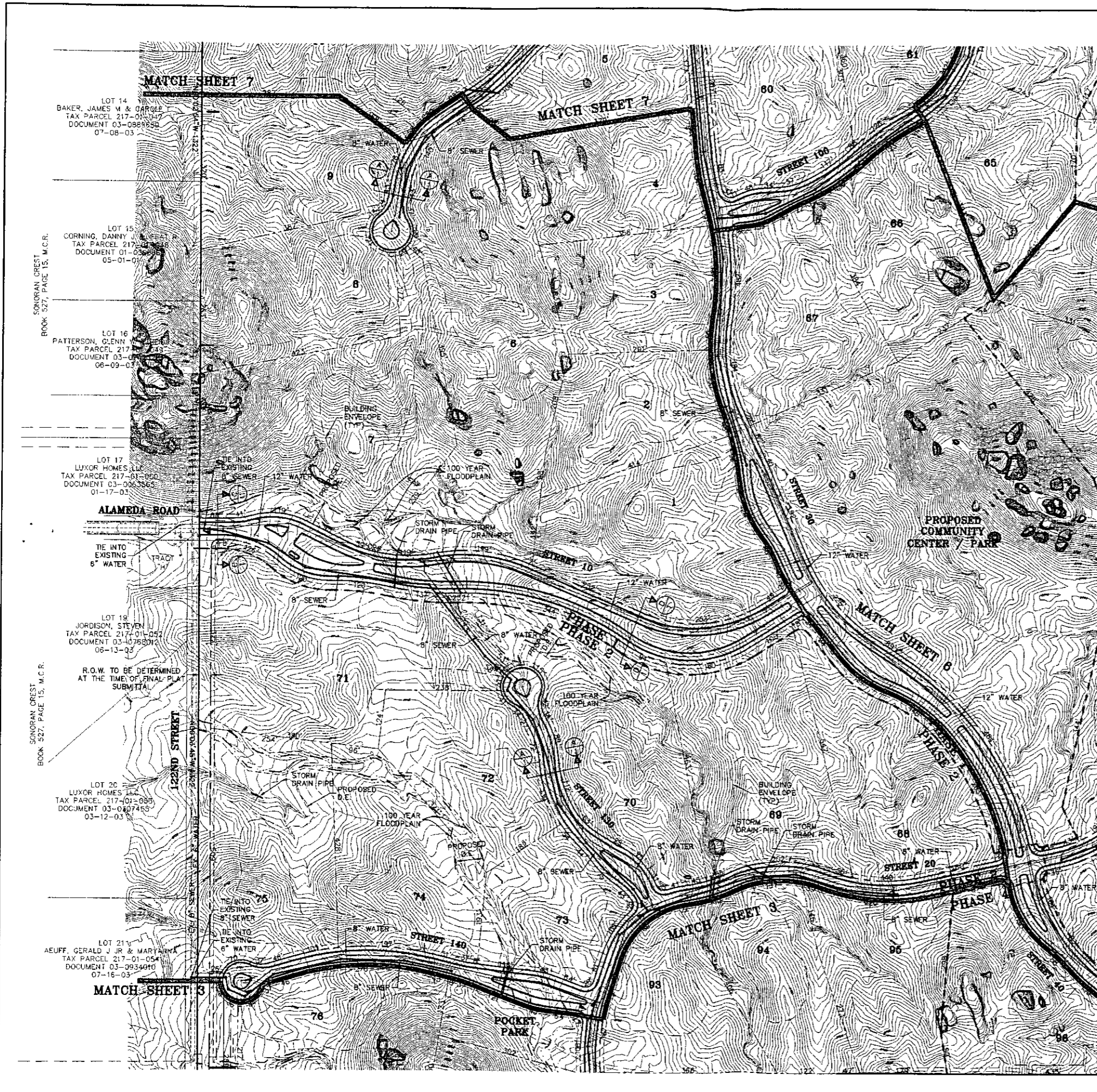


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ENGINEER G. WARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORZ) 1"=100'  
SCALE (VERT) N/A  
DATE 04/29/05  
JOB NUMBER 042054

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





LOT 14  
BAKER, JAMES M & GARGLE  
TAX PARCEL 217-01-147  
DOCUMENT 03-088980  
07-08-03

LOT 15  
CORNING, DANNY J  
TAX PARCEL 217-01-148  
DOCUMENT 01-034115  
05-01-03

LOT 16  
PATTERSON, GLENN  
TAX PARCEL 217-01-149  
DOCUMENT 03-064113  
06-09-03

LOT 17  
LUXOR HOMES, LLC  
TAX PARCEL 217-01-960  
DOCUMENT 03-006365  
01-17-03

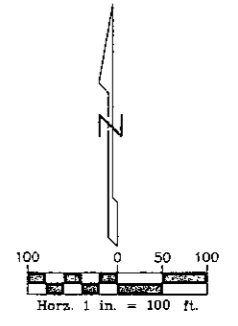
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JORDISON, STEVEN  
TAX PARCEL 217-01-052  
DOCUMENT 03-1078301  
08-13-03

LOT 20  
LUXOR HOMES, LLC  
TAX PARCEL 217-01-690  
DOCUMENT 03-047485  
03-12-03

LOT 21  
AEUFF, GERALD J JR & MARYANNA  
TAX PARCEL 217-01-054  
DOCUMENT 03-9934910  
07-16-03

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

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



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC TANGENT	CHORD	
C24	00°40'28"	482.00'	6.00'	3.00'	6.00'
C25	00°29'54"	569.00'	5.00'	2.00'	5.00'
C26	00°56'30"	293.00'	5.00'	2.00'	5.00'
C89	09°02'58"	220.00'	35.00'	17.00'	35.00'
C91	05°09'45"	550.00'	50.00'	25.00'	50.00'



**SERENO CANYON**  
**PRELIMINARY PLAT**  
SITE PLAN

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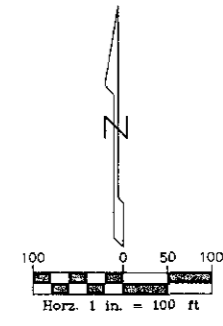


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PRINCIPAL • MECA • TECHNICIAN

ENGINEER G. WARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORIZ) 1"=100'  
SCALE (VERT) N/A  
DATE 12/15/05  
JOB NUMBER 042054  
SHEET 5 OF 32

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





CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C24	00°40'28"	482.00	6.00	3.00'	6.00'
C91	05°09'45"	550.00	50.00	25.00'	50.00'



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 SHEET 6 OF 32

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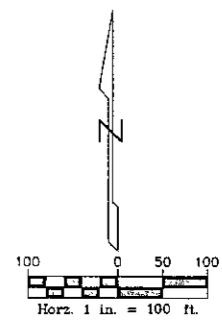
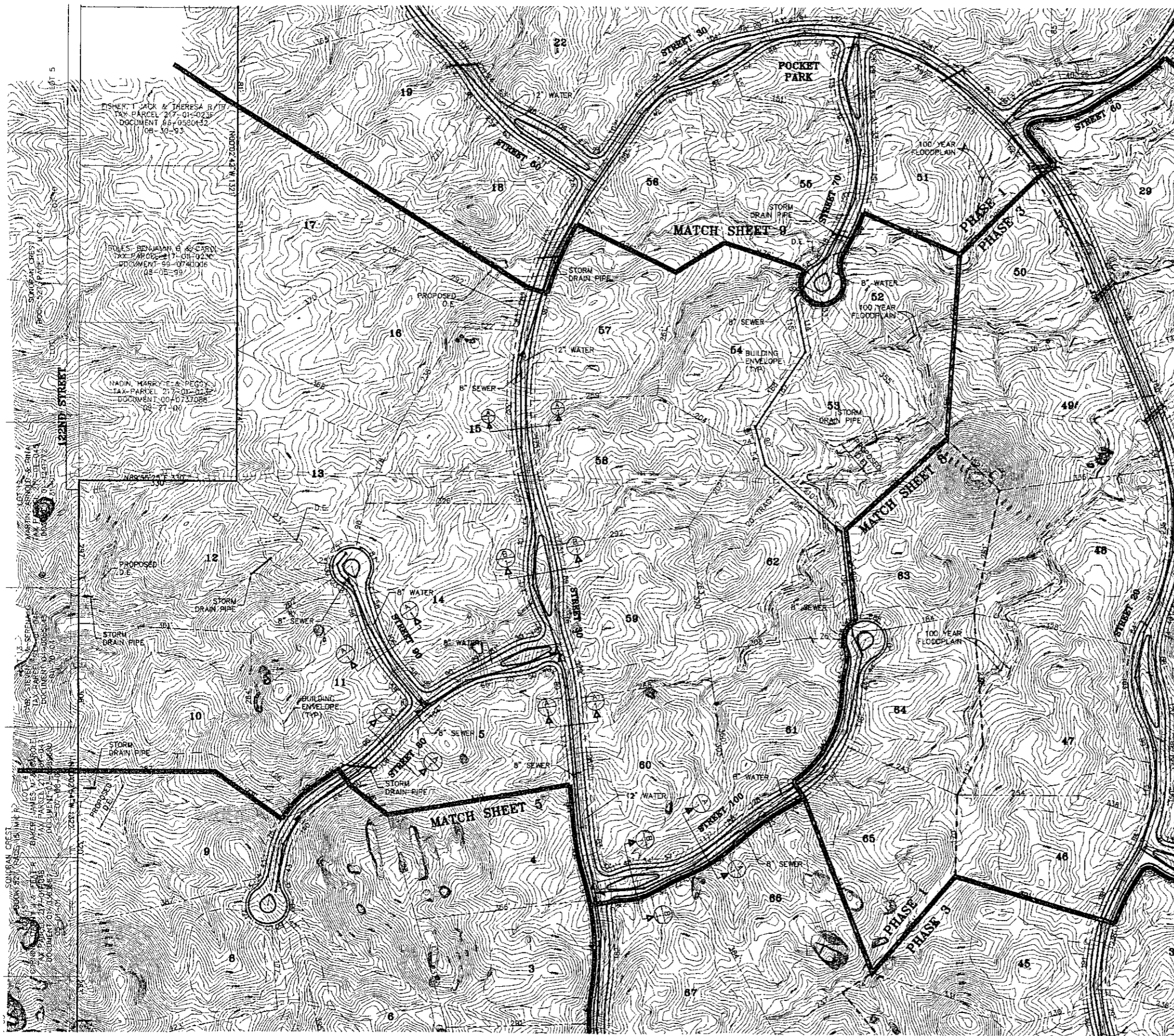


JBL PROPERTIES LLC  
 TAX PARCEL 217-01-017-F  
 DOCUMENT 04-0674441  
 06-15-2004

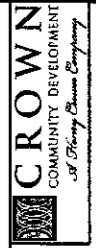
CONTINENTAL SERVICE CORP  
 TAX PARCEL 217-01-104  
 DOCUMENT 03-0457642  
 01-11-05

RECORD MANAGEMENT INC  
 TAX PARCEL 217-01-106  
 DOCUMENT 03-0457642  
 04-11-03

RECORD MANAGEMENT INC  
 TAX PARCEL 217-01-106  
 DOCUMENT 03-0457642  
 04-11-03



CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C23	01°16'48"	192.00'	4.00'	2.00'
C76	51°52'38"	10.00'	9.00'	5.00'
C82	03°32'24"	820.00'	51.00'	25.00'
C83	02°55'11"	820.00'	42.00'	21.00'
C87	06°03'16"	270.00'	29.00'	14.00'
C88	00°34'32"	520.00'	5.00'	3.00'
C89	09°02'58"	220.00'	35.00'	17.00'
C91	05°09'45"	550.00'	50.00'	25.00'



**SERENO CANYON**  
**PRELIMINARY PLAN**  
SITE PLAN

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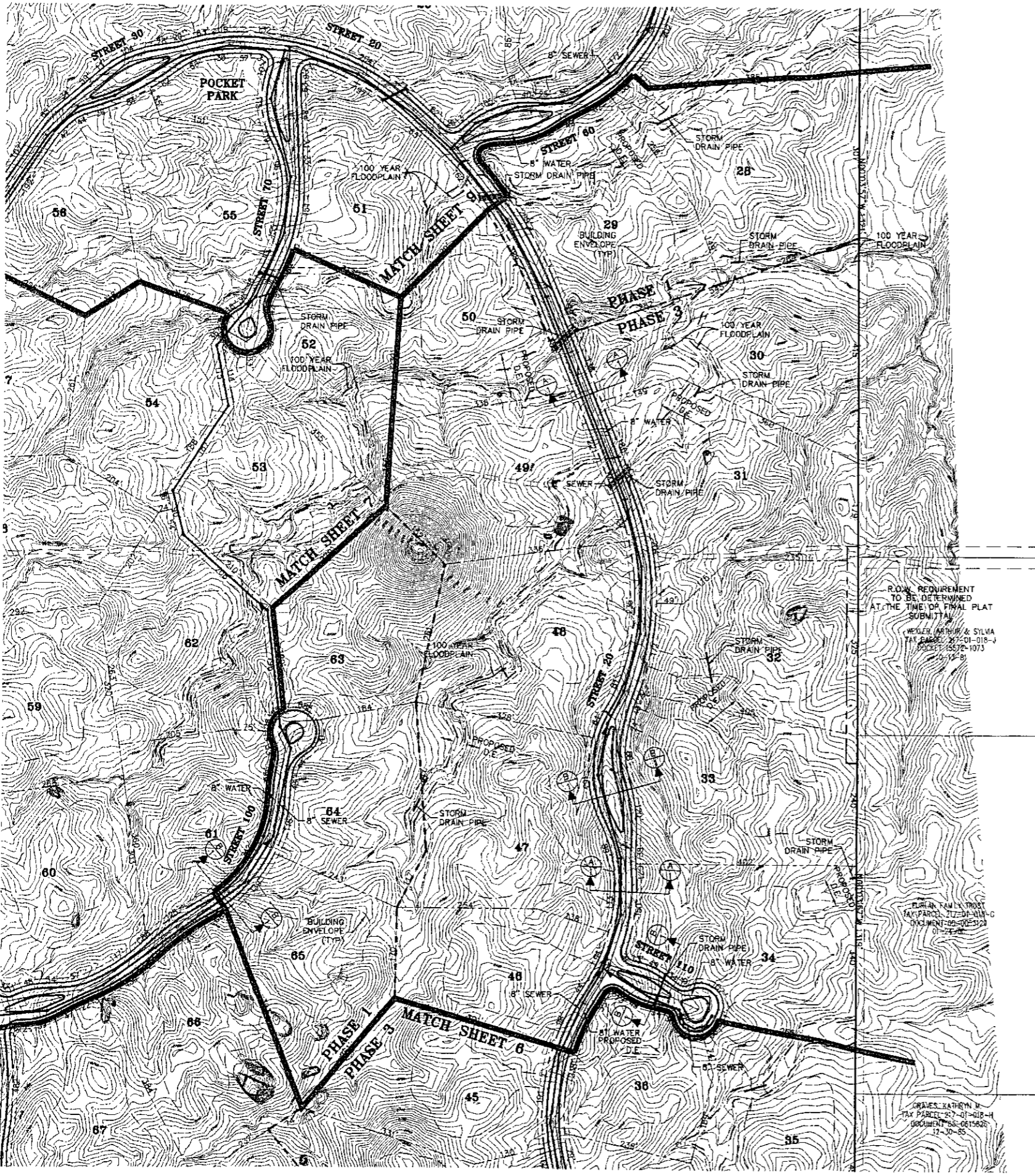
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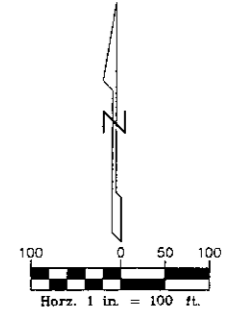
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12/21/05



SHEET 7 OF 32



HHL PROPERTIES LTD  
 TAX PARCEL 217-01-025  
 DOCUMENT 97-0726636  
 10-17-97



CURVE	CURVE TABLE			
	DELTA	RADIUS	ARC TANGENT	CHORD
C21	01°50'41"	292.00'	9.00'	5.00'
C22	00°54'16"	520.00'	8.00'	4.00'
C87	06°03'16"	270.00'	29.00'	14.00'

R.O.W. REQUIREMENT  
 TO BE DETERMINED  
 AT THE TIME OF FINAL PLAT  
 SUBMITTAL

WEXLER, ARTHUR & SYLVIA  
 TAX PARCEL 217-01-018-J  
 DOCUMENT 15572-1073  
 10-12-88

PHILIP, KIMLYN TRUST  
 TAX PARCEL 217-01-018-G  
 DOCUMENT 09-092-0121  
 01-22-88

GRAVES, RASHMUN J  
 TAX PARCEL 217-01-018-H  
 DOCUMENT 09-0615820  
 12-30-85



**SERENO CANYON**  
 PRELIMINARY PLAT  
 SITE PLAN

PRELIMINARY  
 NOT  
 FOR  
 CONSTRUCTION  
 OR RECORDING



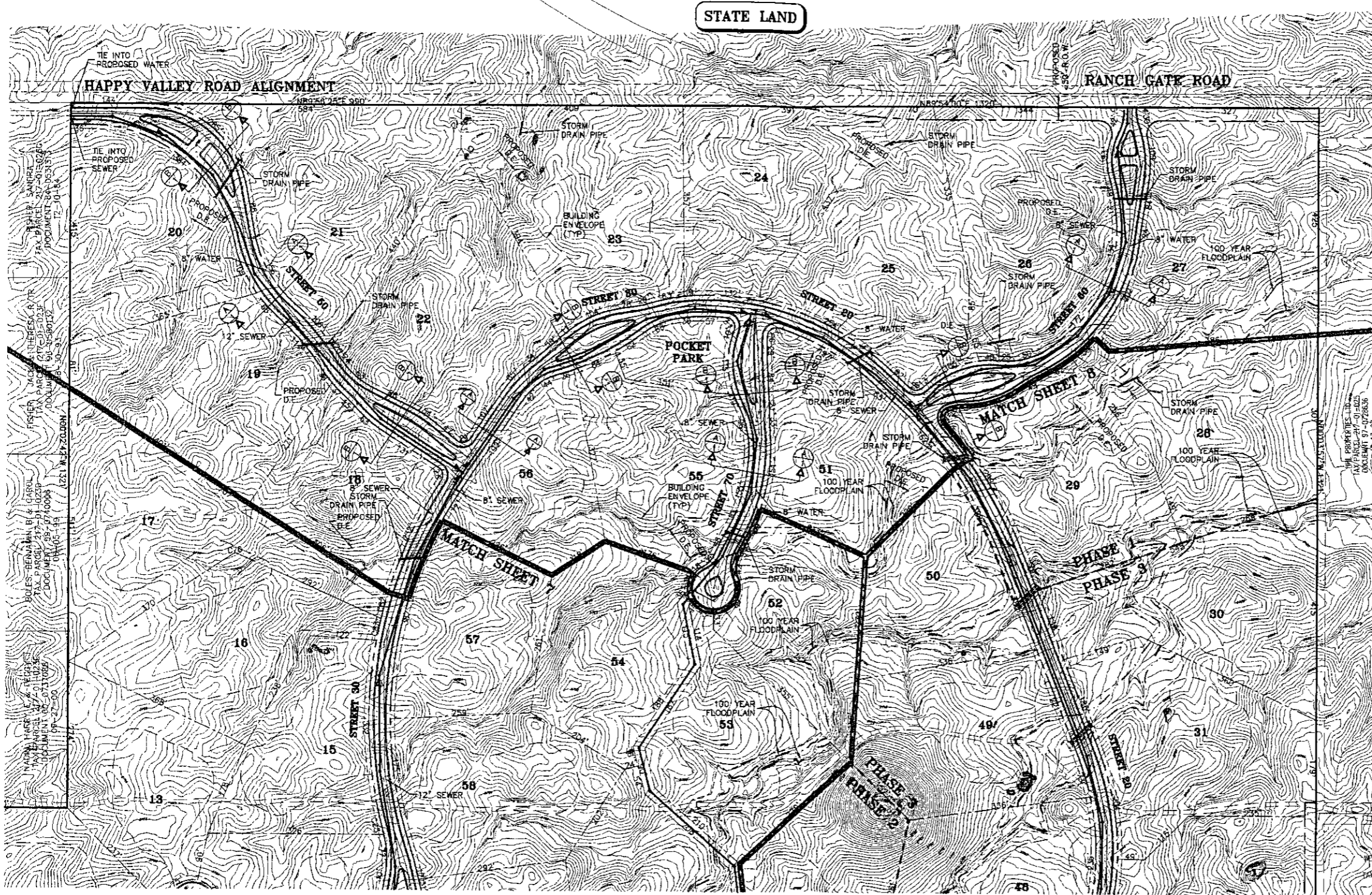
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 WATER/WASTEWATER • SURVEYING  
 CONSTRUCTION MANAGEMENT  
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 (602) 335-8500  
 www.woodpatel.com  
 PRECISION • MEDIA • TECHNOLOGY

ENGINEER G. WARK  
 DESIGNER K. LOPEZ  
 CAD TECHNICIAN P. SWISHER  
 SCALE (HORIZ) 1"=100'  
 SCALE (VERT) N/A  
 DATE 12/15/05  
 JOB NUMBER 042054  
 SHEET B OF 32

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







CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C76	51°52'39"	10.00'	9.00'	5.00'	9.00'
C82	03°32'24"	820.00'	51.00'	25.00'	51.00'



SERENO CANYON  
PRELIMINARY PLAT  
SITE PLAN

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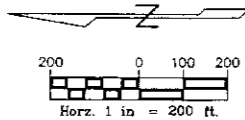
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CONSTRUCTION MANAGEMENT  
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WWW.WOODPATEL.COM  
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ENGINEER G. WARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISLER  
SCALE (HORZ) 1" = 100'  
SCALE (VERT) N/A  
DATE 12/15/05  
JOB NUMBER 042054

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



SHEET  
9 OF 32

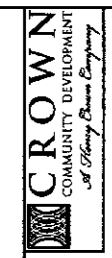


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STATE LAND

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CREST



SERENO CANYON  
PRELIMINARY PLAT  
TOPOGRAPHY MAP

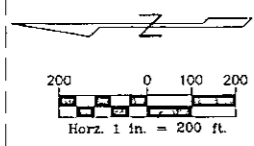
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ENGINEER G. MARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORIZ)  
SCALE (VERT)  
DATE 12/15/05  
JOB NUMBER 042054  
SHEET 10 OF 32

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

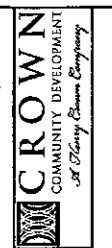


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SERENO CANYON  
PRELIMINARY PLAT  
SITE CROSS SECTION DETAIL

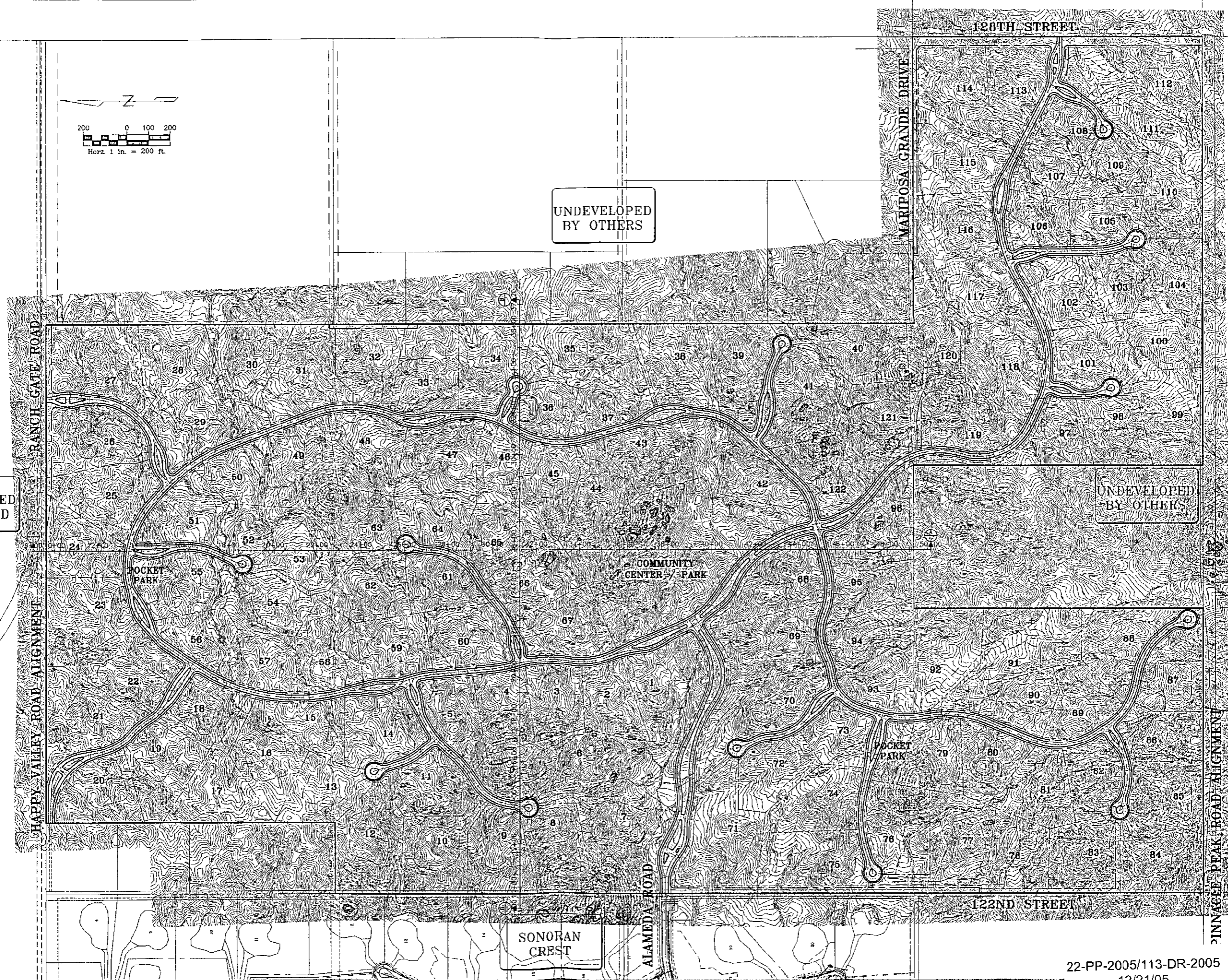
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OR RECORDING

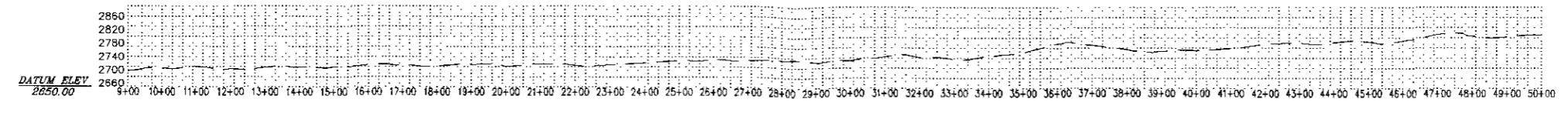
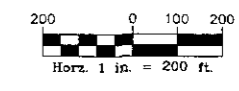


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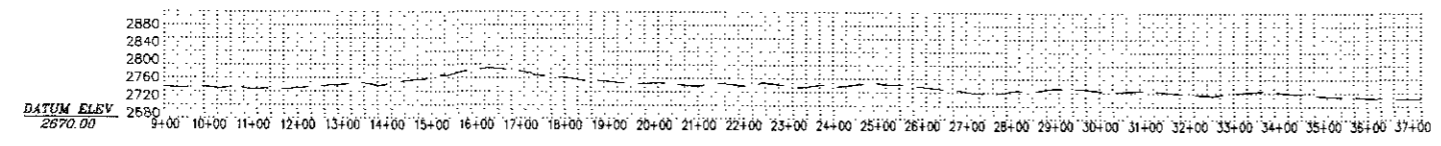
ENGINEER G. WARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORIZ)  
SCALE (VERT)  
DATE 04/20/05  
JOB NUMBER 042054  
SHEET 11 OF 32

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12/21/05





**SECTION A-A**



**SECTION B-B**



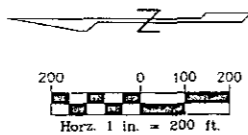
**SERENO CANYON**  
**PRELIMINARY PLAT**  
 SITE CROSS SECTION DETAIL

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 DESIGNER K. LOPEZ  
 CAD TECHNICIAN P. SWISHER  
 SCALE (HORZ) \_\_\_\_\_  
 SCALE (VERT) \_\_\_\_\_  
 DATE 12/15/05  
 JOB NUMBER 042054  
 SHEET 12 OF 32



**LEGEND**

○ BOULDER OUT CROP - EASEMENTS TO BE DETERMINED AND INCLUDED AT TIME OF FINAL PLAT SUBMITTAL

NOTE - THE AREAS OF THE SITE BEING DEVELOPED WITH ROADS AND HOMES DO NOT APPEAR TO HAVE BOULDERS WHICH WOULD ROLL DUE TO SLOPE OR INSTABILITY. EACH LOT WILL BE A CUSTOM HOME WHICH WILL BE DESIGNED BY A REGISTERED ARCHITECT IN CONJUNCTION WITH A REGISTERED ENGINEER. EACH LOT OWNER'S TEAM WILL ANALYZE THE BOULDERS AT TO THEIR POTENTIAL FOR ROLLING OR CRACKING.

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**SERENO CANYON**

**PRELIMINARY PLAT**

UNSTABLE SLOPES/BOULDERS ROLLING MAP

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DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SWISHER  
SCALE (HORZ)  
SCALE (VERT)  
DATE 04/20/05  
JOB NUMBER 042054  
SHEET 13 OF 32

**SERENO CANYON**  
PRELIMINARY PLAT  
BEDROCK & SOILS MAP

PRELIMINARY  
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OR RECORDING

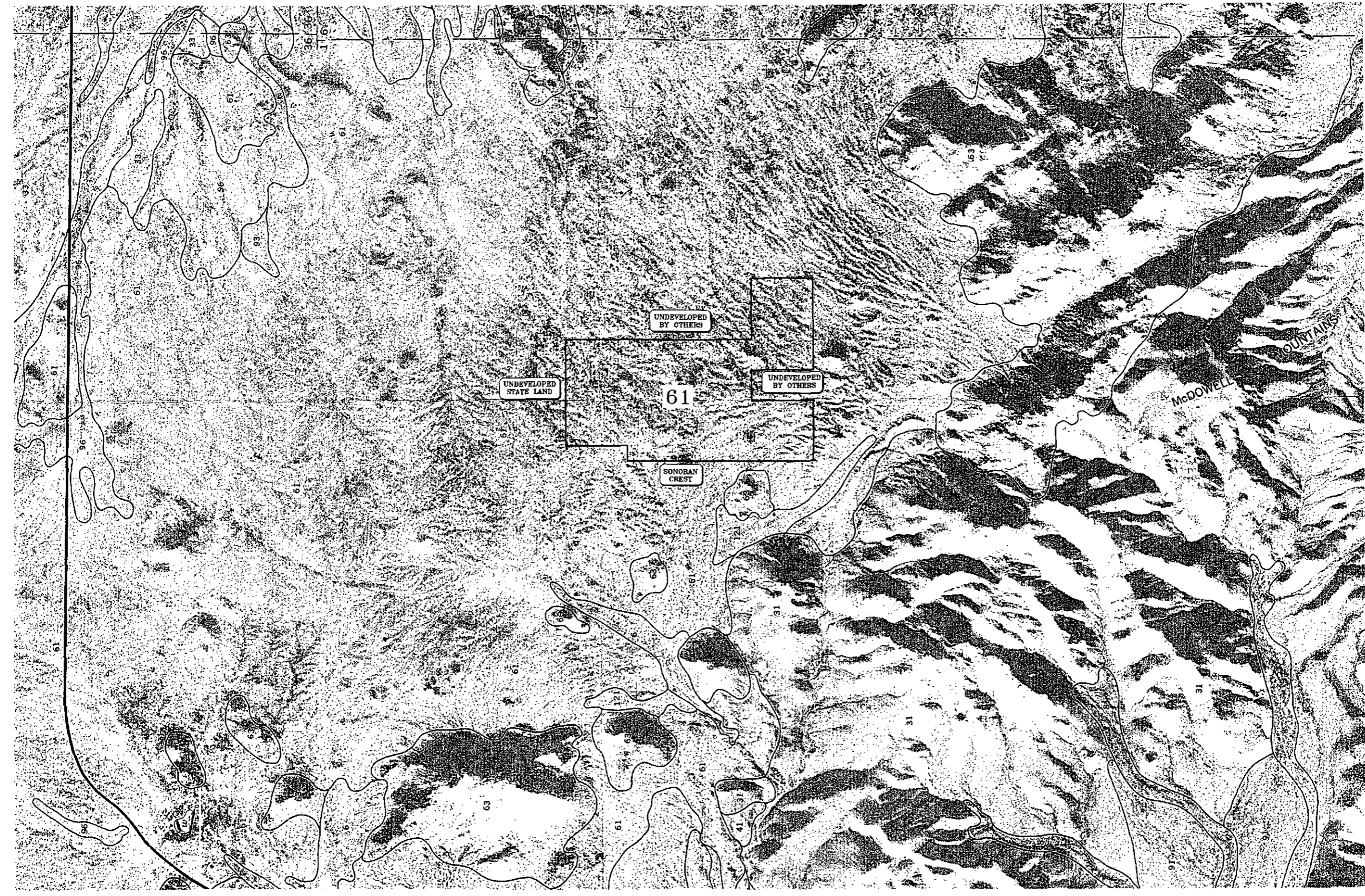
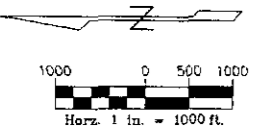


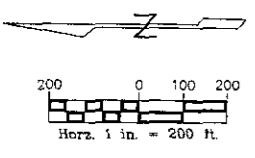
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SCALE (VERT) \_\_\_\_\_  
DATE 12/15/05  
JOB NUMBER 042054  
SHEET 14 OF 32

**LEGEND**

61 - GRAN-WICKENBURG COMPLEX,  
1 TO 10 PERCENT SLOPES. SEE  
UNITED STATES DEPARTMENT OF  
AGRICULTURE'S SOIL SURVEY OF  
AGUILA-CAREFREE AREA, PARTS  
OF MARICOPA AND PINAL  
COUNTIES, ARIZONA BOOK.





**LEGEND**

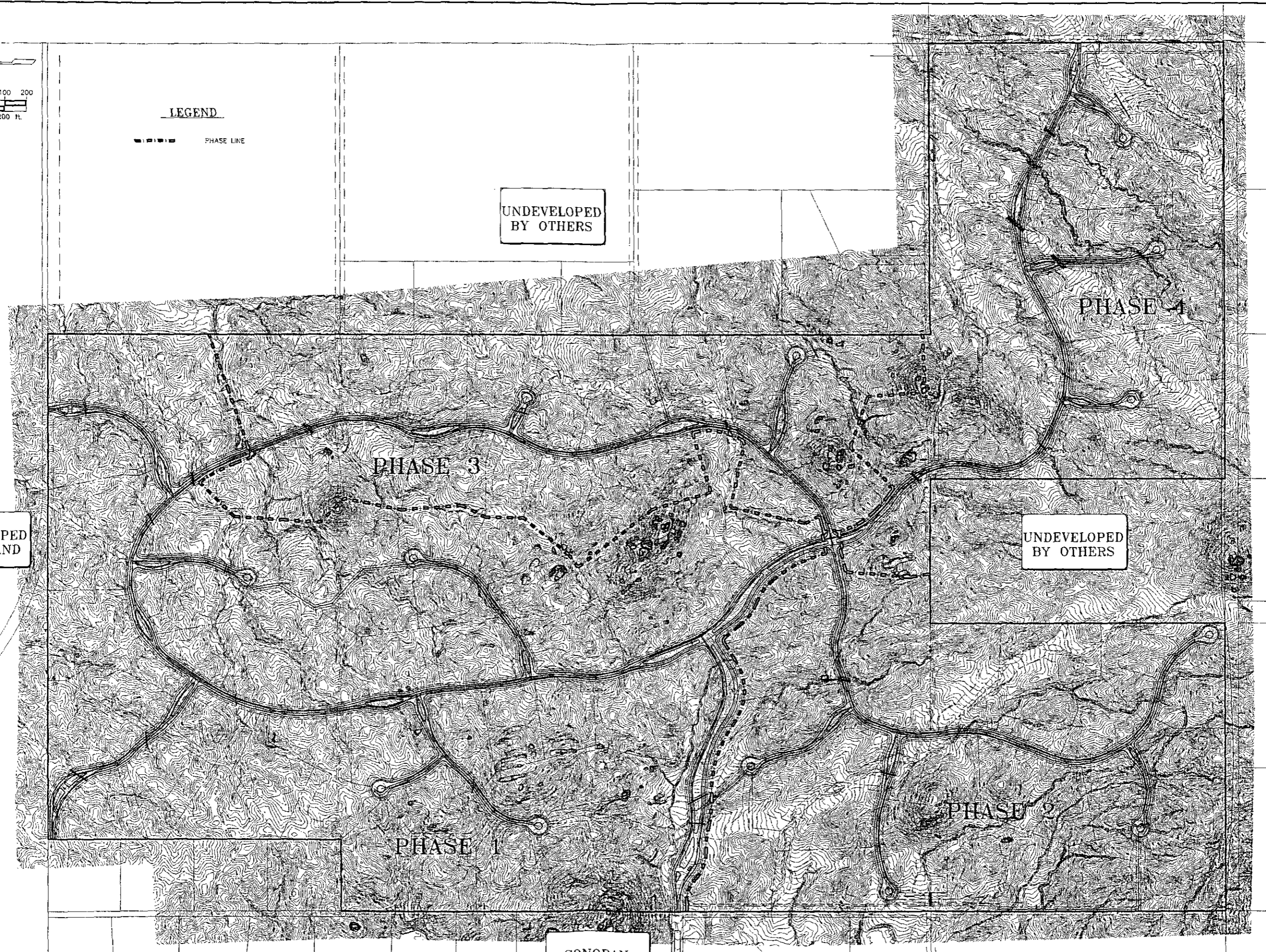
--- PHASE LINE

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STATE LAND

UNDEVELOPED  
BY OTHERS

SONORAN  
CREST



**SERENO CANYON**  
**PRELIMINARY PLAT**  
PHASING PLAN

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SCALE (VERT) \_\_\_\_\_  
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SHEET 15 OF 32

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12/21/05