

PRELIMINARY PLAT FOR SERENO CANYON

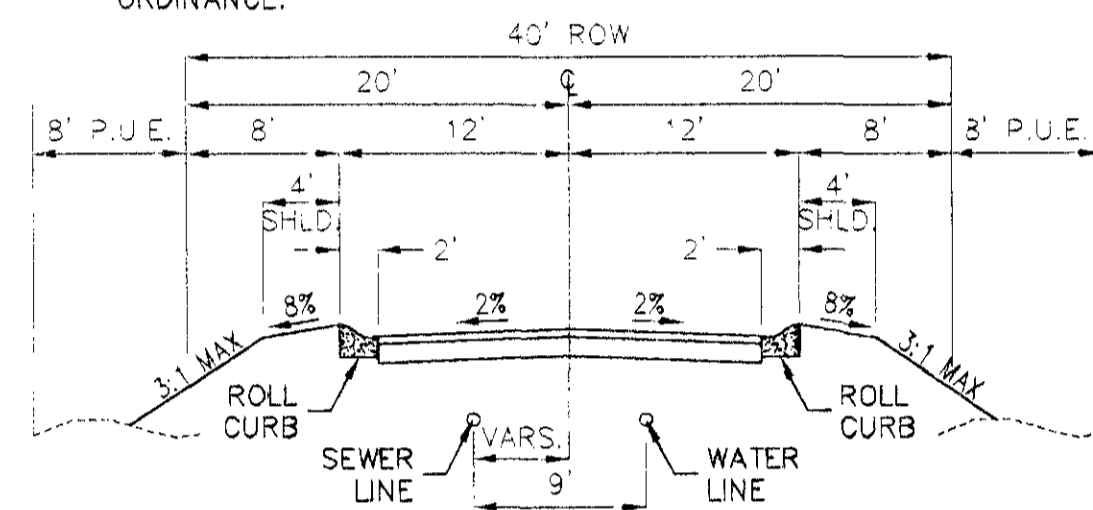
A PORTION OF SECTION 11, T.4N., R.5E., OF THE G.&S.R.M., MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING	R-130 ESL
GROSS ACREAGE	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	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

NOTES

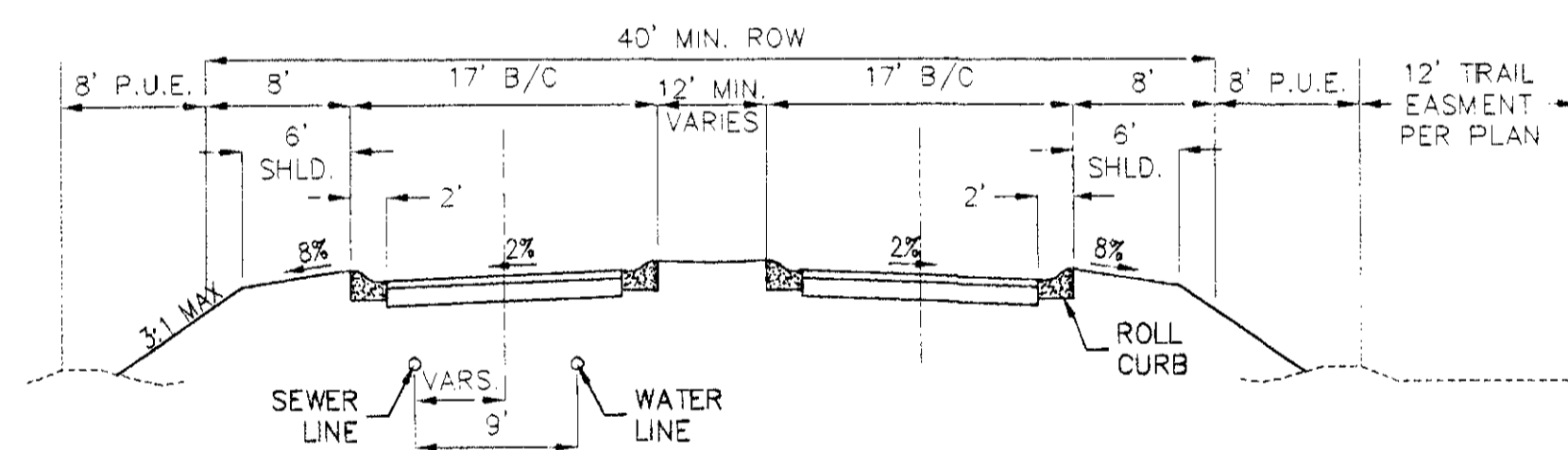
- 1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- 2.) ALL STREETS ARE PRIVATE.
- 3.) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- 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

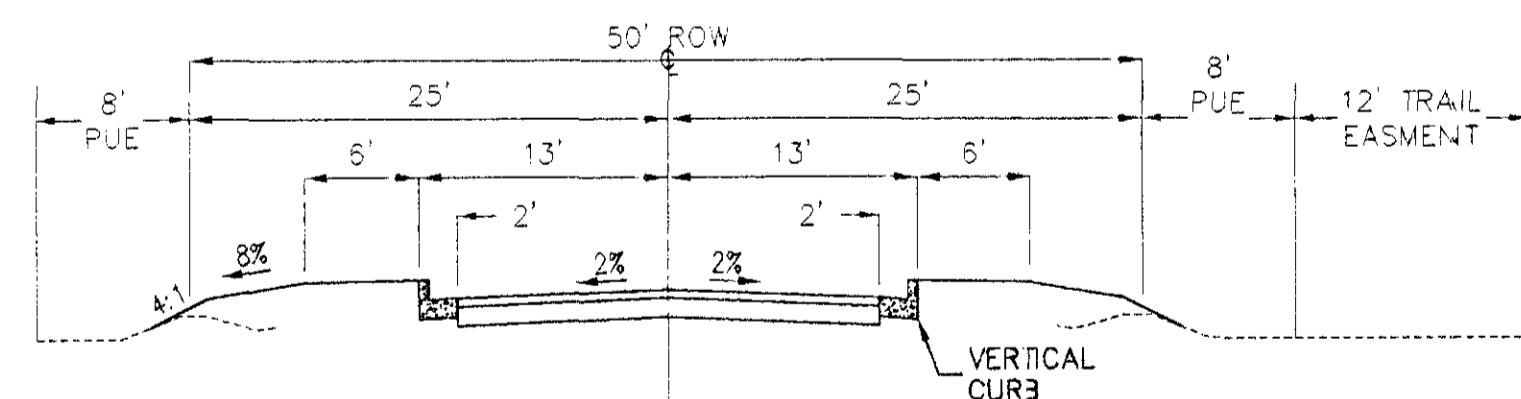
A STREET SECTION



LOCAL RESIDENTIAL STREET W/ MEDIAN

LOOKING UP STATION - PRIVATE STREET

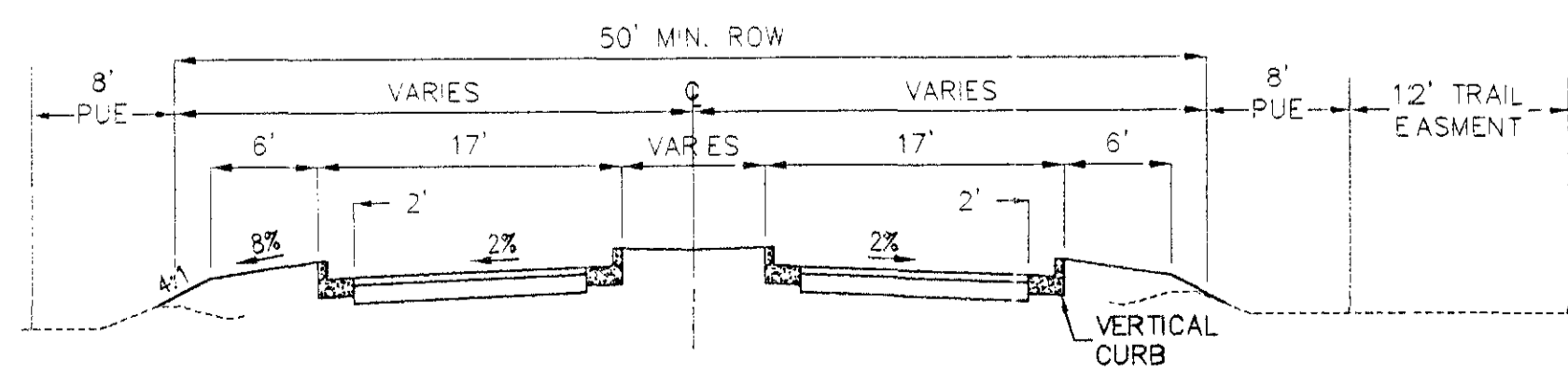
B STREET SECTION



MINOR COLLECTOR NO MEDIAN

LOOKING UP STATION, MINOR COLLECTOR

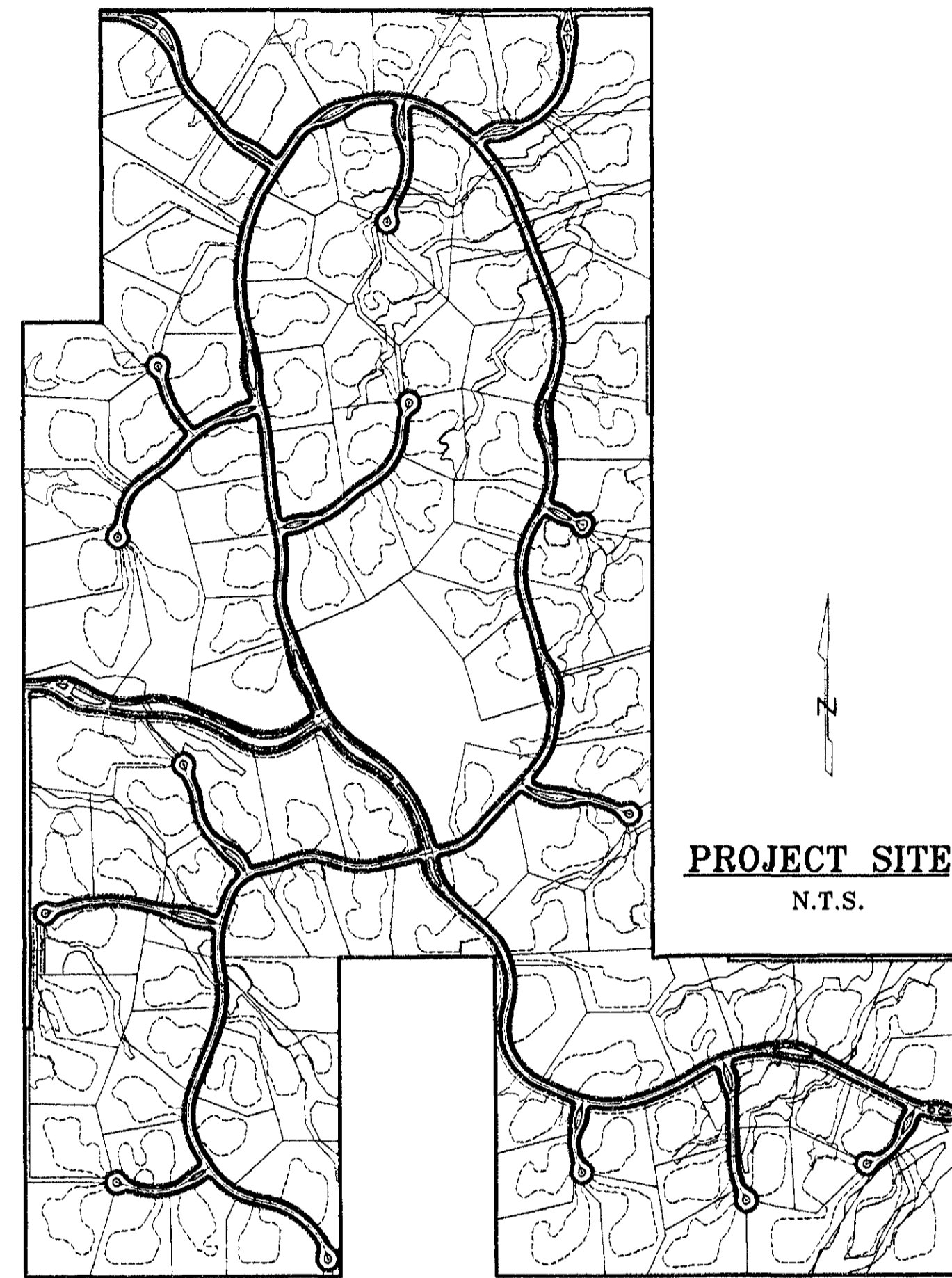
C STREET SECTION



MINOR COLLECTOR WITH MEDIAN

LOOKING UP STATION, MINOR COLLECTOR

D STREET SECTION



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 & 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
SHEET 22	TOPOGRAPHY & AERIAL OVERLAY WITH SITE PLAN
SHEET 23	TRAIL CIRCULATION PLAN
SHEET 24-32	CONCEPTUAL LANDSCAPE PLAN

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
3500 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

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BENCHMARKS

LEGEND

⊗	WATER VALVE
⊙	FIRE HYDRANT
○	SEWER MANHOLE
▶	DIRECTION OF SEWER FLOW
—8"W—	PROPOSED WATER
—8"S—	PROPOSED SEWER
-(6"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



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LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
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CONSTRUCTION MANAGEMENT
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • TUCSON

ENGINEER G. WARK
DESIGNER K. LOPEZ
CAD TECHNICIAN P. SWISHER
SCALE (HORIZ)
SCALE (VERT)
DATE 12/15/08
JOB NUMBER 042054
SHEET 1 OF 32

SITE DATA

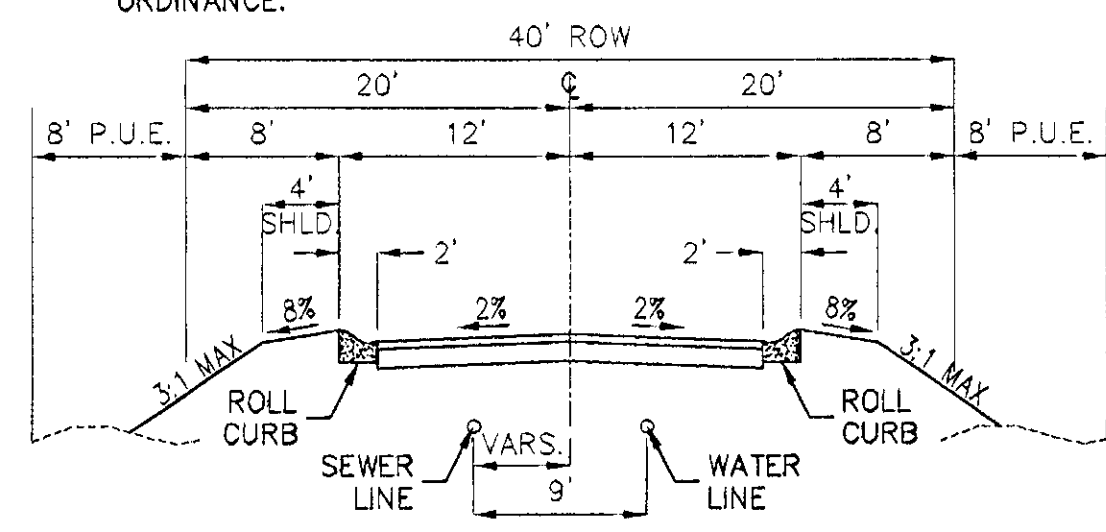
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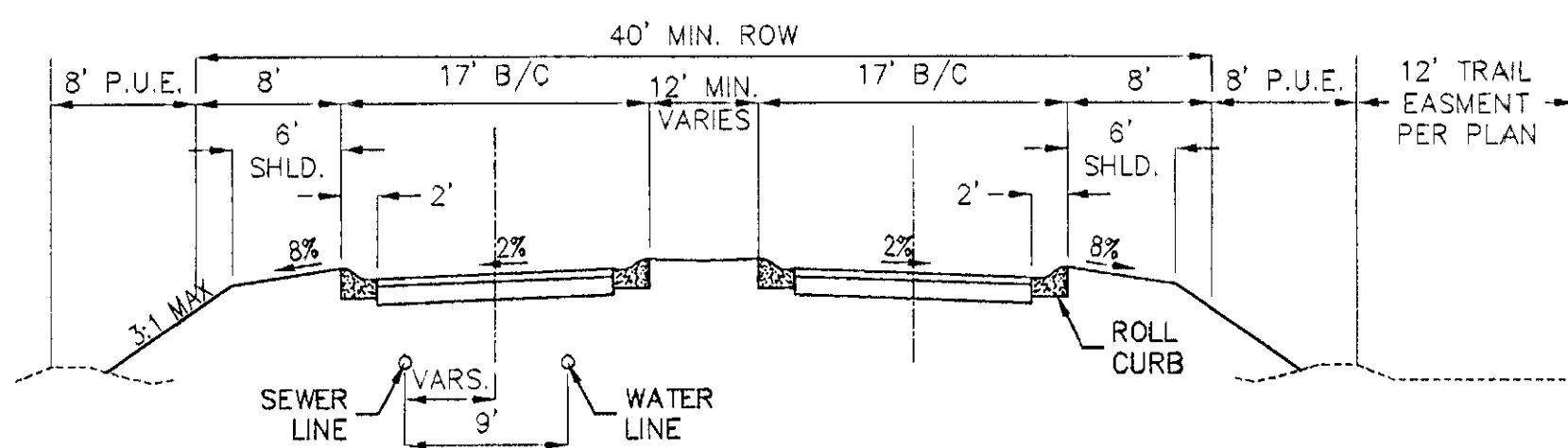
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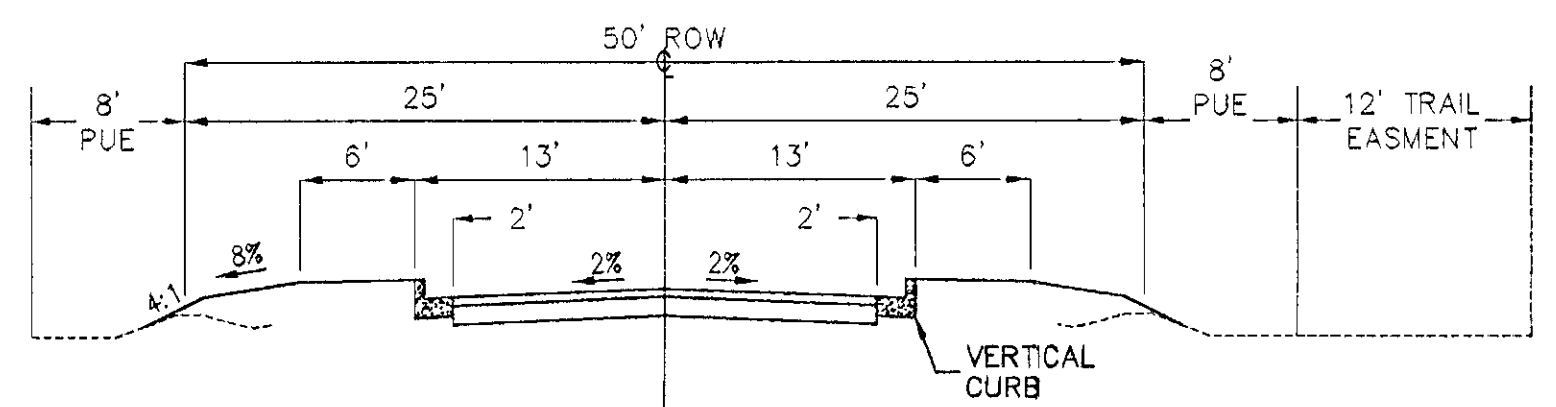
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LOOKING UP STATION PRIVATE STREET
A STREET SECTION



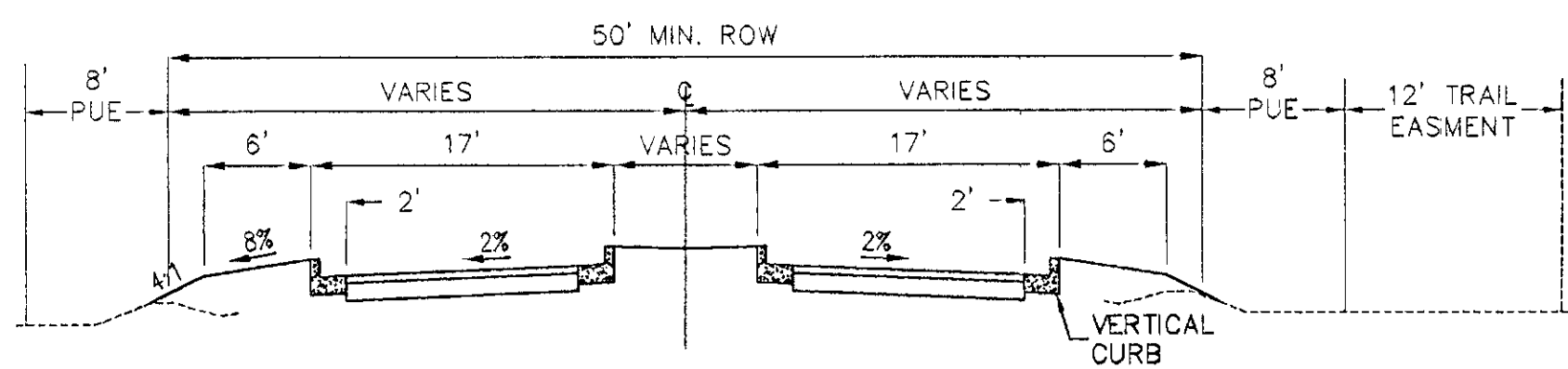
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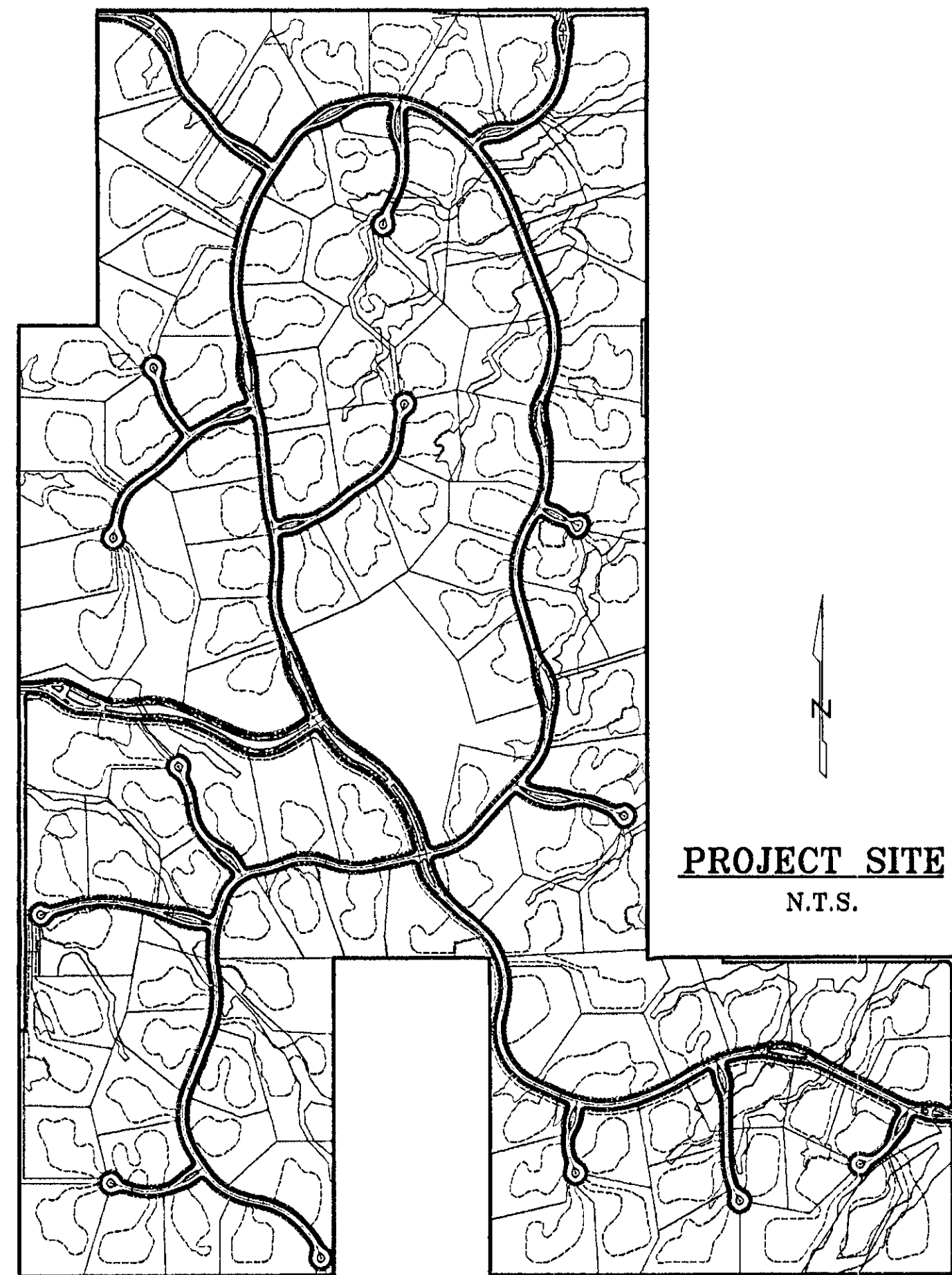
MINOR COLLECTOR NO MEDIAN

LOOKING UP STATION, MINOR COLLECTOR
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MINOR COLLECTOR WITH MEDIAN

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