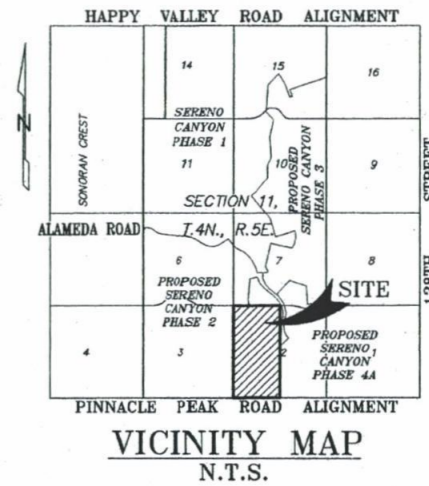
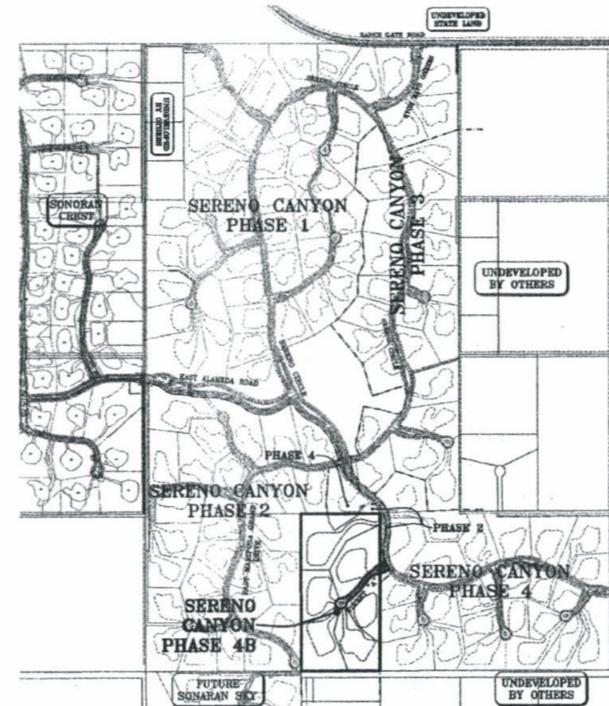


PRELIMINARY PLAT FOR
SERENO CANYON PHASE 4B

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

TRACT AREAS		
LOT NUMBER	AREA (AC)	DESCRIPTION/USE
TRACT A	0.55 AC	RIGHT-OF-WAY
TRACT B	0.10 AC	RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT
TRACT C	0.47 AC	TO BE DEDICATED BY SEPARATE INSTRUMENT AS PART OF LOT 1 OF SERENO CANYON PHASE 4

LOT AREAS	
LOT NUMBER	AREA (AC)
1	3.47 AC
2	4.26 AC
3	2.60 AC
4	3.43 AC
5	2.95 AC
6	2.32 AC

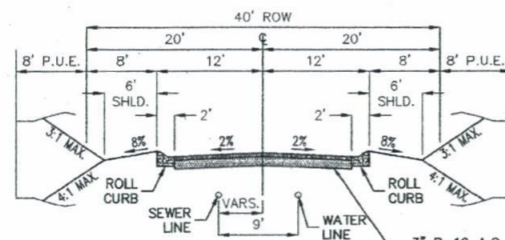


DEVELOPER
CROWN COMMUNITY DEVELOPMENT
3600 THAYER COURT, SUITE 100
AURORA, IL 60504
CONTACT: TERI FRANKIEWCZ
(630) 566-2522 FAX: (630) 898-0480

CIVIL ENGINEER
WOOD, PATEL AND ASSOCIATES
2051 WEST NORTHERN, SUITE 100
PHOENIX, AZ 85021
CONTACT: CURTIS BROWN, 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



LOCAL RESIDENTIAL STREET
LOOKING UP STATION PRIVATE STREET
3" R-19 A.C. OVER 6" A.B.C. PAVEMENT SECTION PER M.A.G. SPEC 702. CONTRACTOR TO SUPPLY 95% COMPACTION AT SUBGRADE.

SITE DATA

EXISTING ZONING R-130 ESL
GROSS ACREAGE 20.05 AC
NET ACREAGE 19.24 AC
YIELD 6 LOTS
DENSITY 0.30 UNIT/AC.
MIN. LOT SIZE 101,059 SQ. FT.
AVG. LOT SIZE 138,157 SQ. FT.
CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
WATER CITY OF SCOTTSDALE
FIRE ARIZONA PUBLIC SERVICE
ELECTRIC COX COMMUNICATIONS
TELEPHONE COX COMMUNICATIONS
CABLE SOUTHWEST GAS
GAS SOUTHWEST GAS

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2-3 SITE PLAN
SHEET 4 PHASING PLAN
SHEET 5 TOPOGRAPHY MAP
SHEET 6 CROSS SECTION DETAIL
SHEET 7 CUT AND FILLS PLAN

NOTES

- 1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- 2.) THE STREETS DESIGNATED AS TRACTS "A" AND "B" ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 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.) EACH LOT WILL CONTAIN A MAXIMUM BUILDING CONSTRUCTION ENVELOPE. THE AREA OUTSIDE THE BUILDING CONSTRUCTION ENVELOPE IS DESIGNATED AS N.A.O.S. AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT OPEN SPACE.
- 6.) CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12" IN ACCORDANCE WITH CITY OF SCOTTSDALE ESL ORDINANCE.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

7/27/11
DATE INITIALS

2-PP-2008#2
1st: 4/22/11

LEGEND

C.O.S.	CITY OF SCOTTSDALE
M.C.R.	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PUB. D.E.	PUBLIC DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
PVT.	PRIVATE
R.O.W.	RIGHT-OF-WAY
VNAE	VEHICULAR NON ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
N.A.O.S.	NATURAL AREA AND OPEN SPACE EASEMENT
---	SUBDIVISION BOUNDARY
---	EASEMENTS AS NOTED
---	CENTERLINE
---	RIGHT-OF-WAY
---	PHASE LINE
---	BUILDING ENVELOPE
---	SEWER LINE
---	WATER LINE
---	DRAINAGE FLOW

SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
COVER SHEET



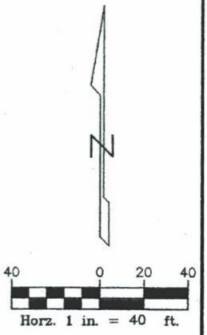
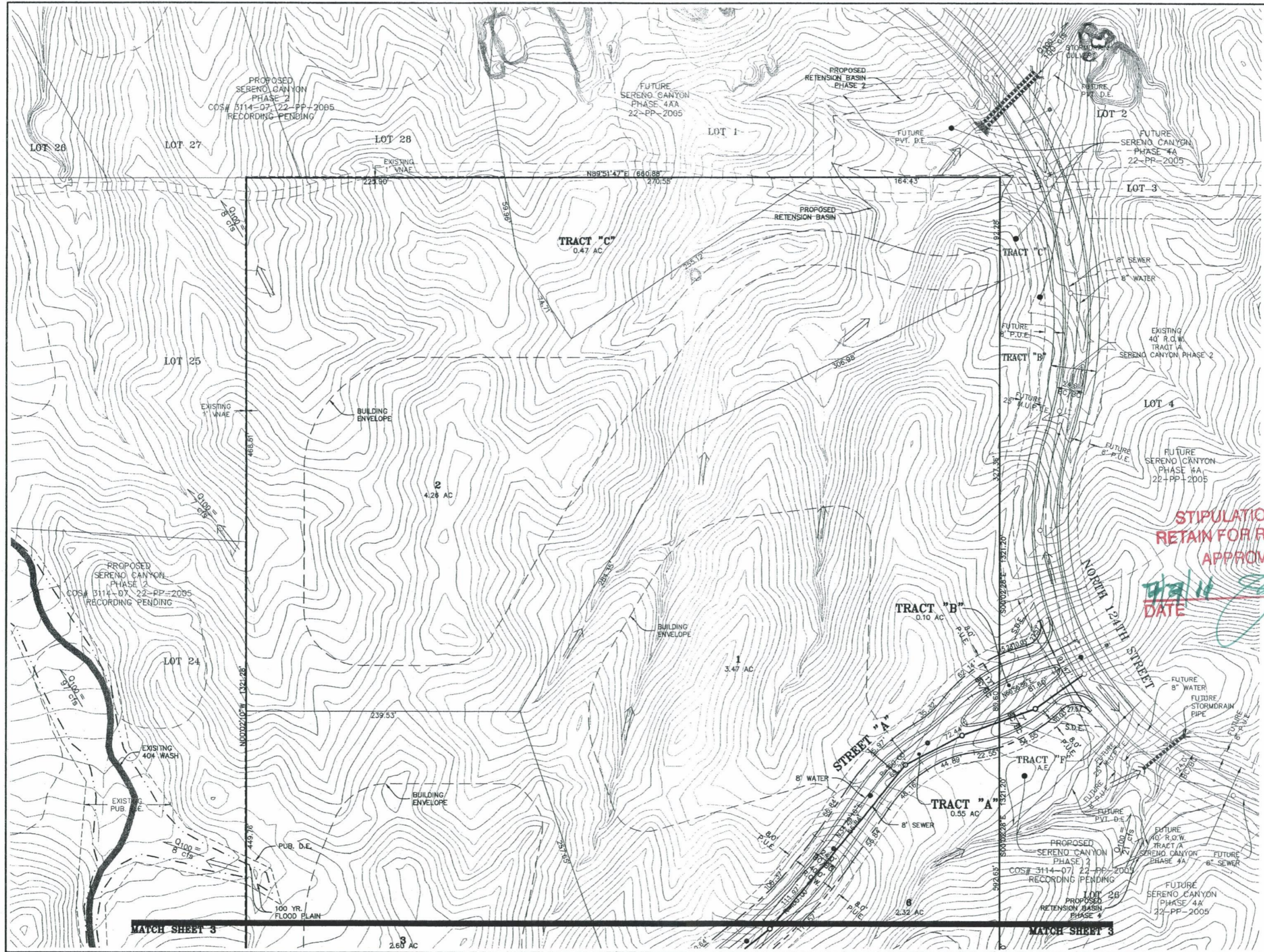
WOOD/PATEL
LAND DEVELOPMENT + WATER RESOURCES
STRUCTURES + TRANSPORTATION/TRAFFIC
WATER/WASTEWATER + SURVEYING
CONSTRUCTION MANAGEMENT

2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com

ENGINEER C. BROWN
DESIGNER K. LOPEZ
CAD TECHNICIAN K. LOPEZ
SCALE (HORIZ) AS NOTED
SCALE (VERT) AS NOTED
DATE 12/06/07
JOB NUMBER 073093

SHEET 1 OF 7

XX-PP-200X (QS)#s XX-XX



STIPULATION SET
RETAIN FOR RECORDS
APPROVED

DATE: 11/14/07 INITIALS: [Signature]

SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN

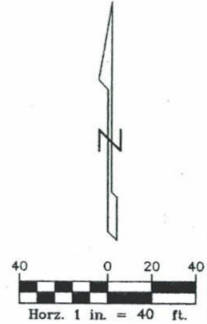
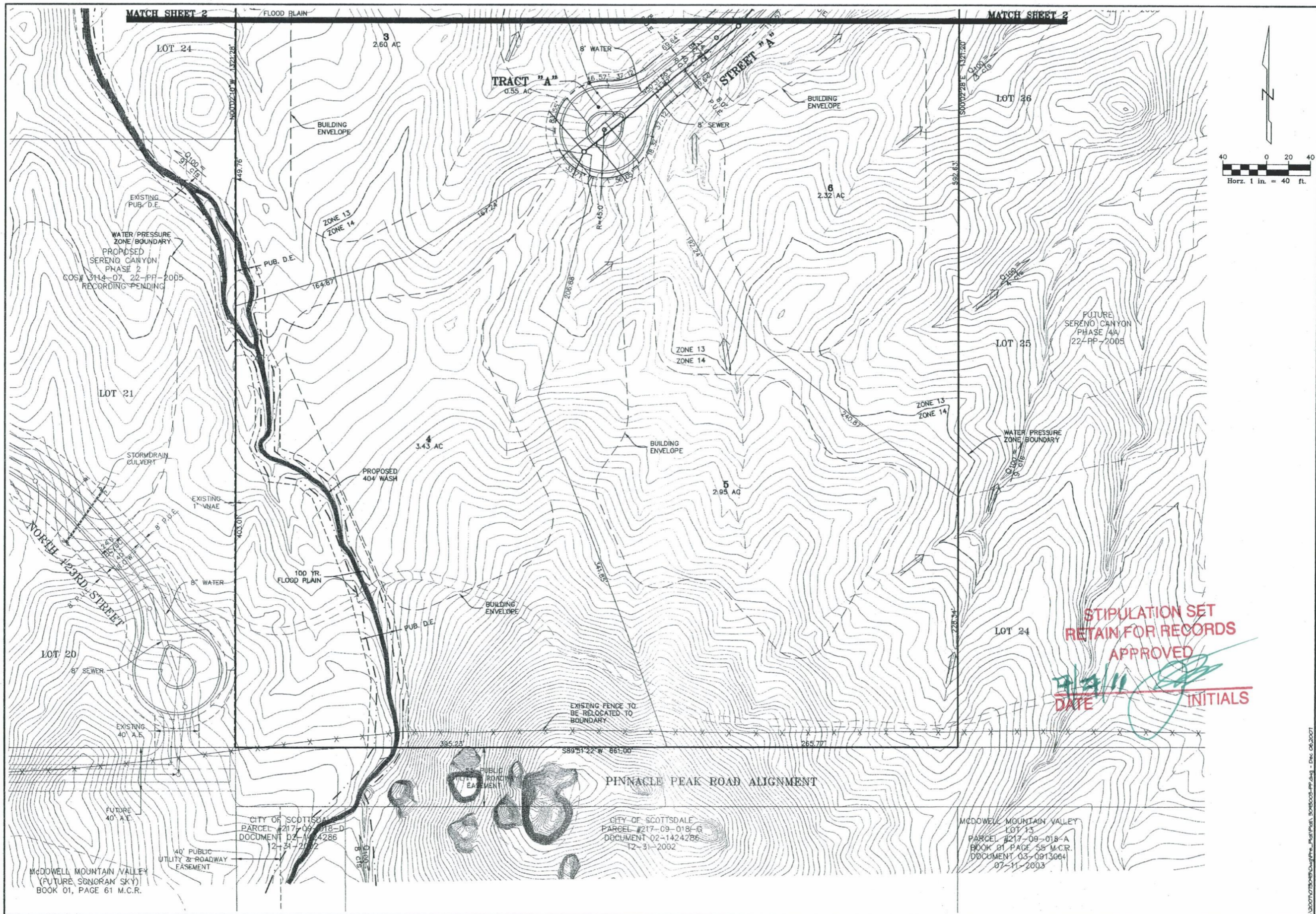


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STRUCTURES • TRANSPORTATION/TRAFFIC
WATER/WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PRINCIPAL - MESA - GODYEAR - TUCSON
ENGINEER: C. BROWN
DESIGNER: K. LOPEZ
CAD TECHNICIAN: K. LOPEZ
SCALE (HORIZ): 1" = 40'
SCALE (VERT): N/A
DATE: 12/08/07
JOB NUMBER: 073093
SHEET: 2 OF 7

MATCH SHEET 3

MATCH SHEET 3

XX-PP-200X (QS#s XX-XX)



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

DATE: 1/11/07 INITIALS: [Signature]

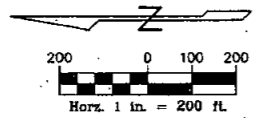


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2051 W. Northern Ave.
 Phoenix, AZ 85021
 (602) 335-8500
 www.woodpatel.com

ENGINEER: C. BROWN
 DESIGNER: K. LOPEZ
 CAD TECHNICIAN: K. LOPEZ
 SCALE (HORIZ): 1" = 40'
 SCALE (VERT): N/A
 DATE: 12/06/07
 JOB NUMBER: 073093
 SHEET: 3 OF 7

XX-PP-200X, (CS#s XX-XX)



LEGEND

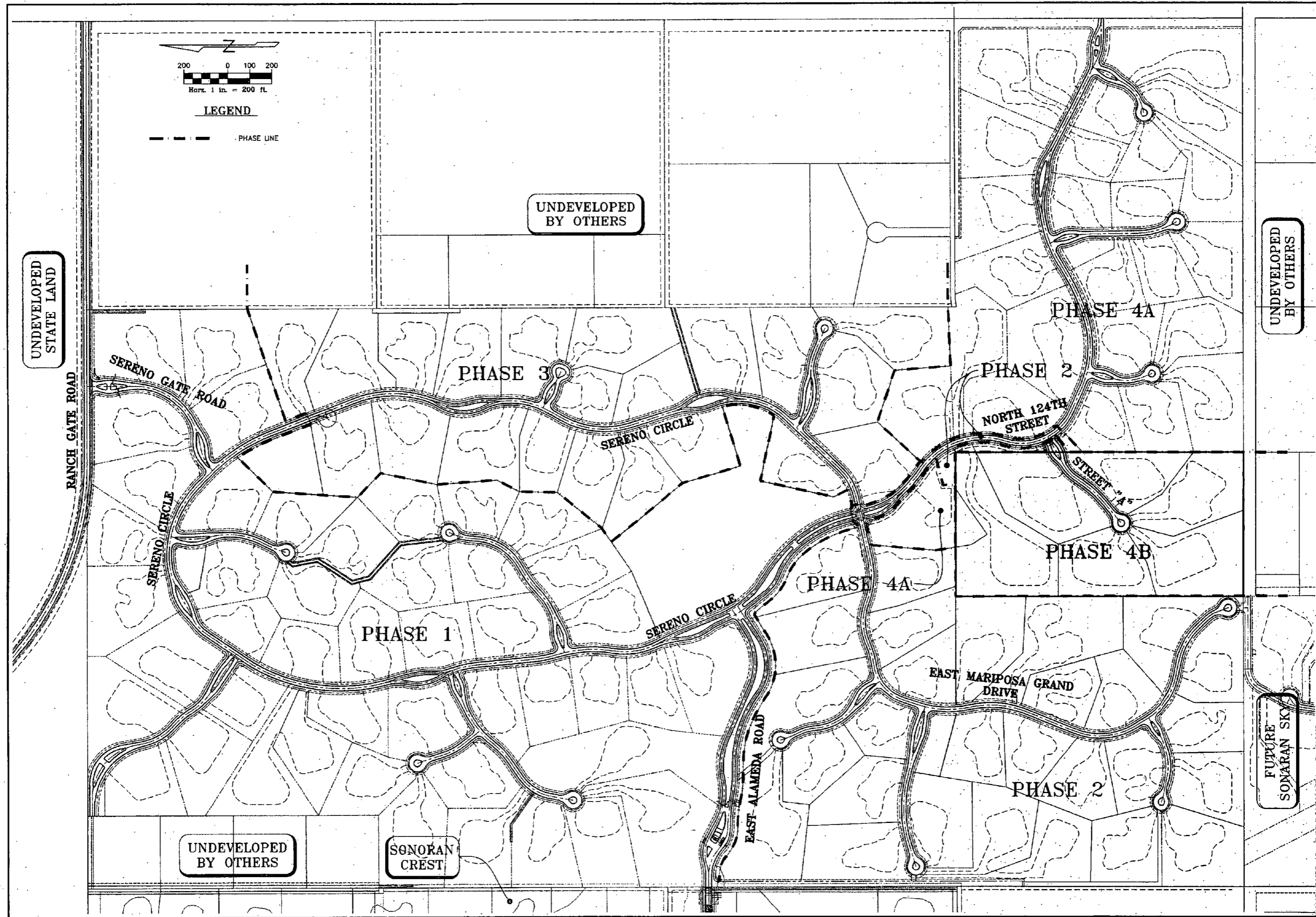
--- PHASE LINE

UNDEVELOPED
STATE LAND

UNDEVELOPED
BY OTHERS

UNDEVELOPED
BY OTHERS

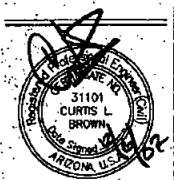
FUTURE
SONORAN SKI



UNDEVELOPED
BY OTHERS

SONORAN
CREST

SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
PHASING PLAN



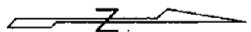
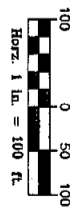
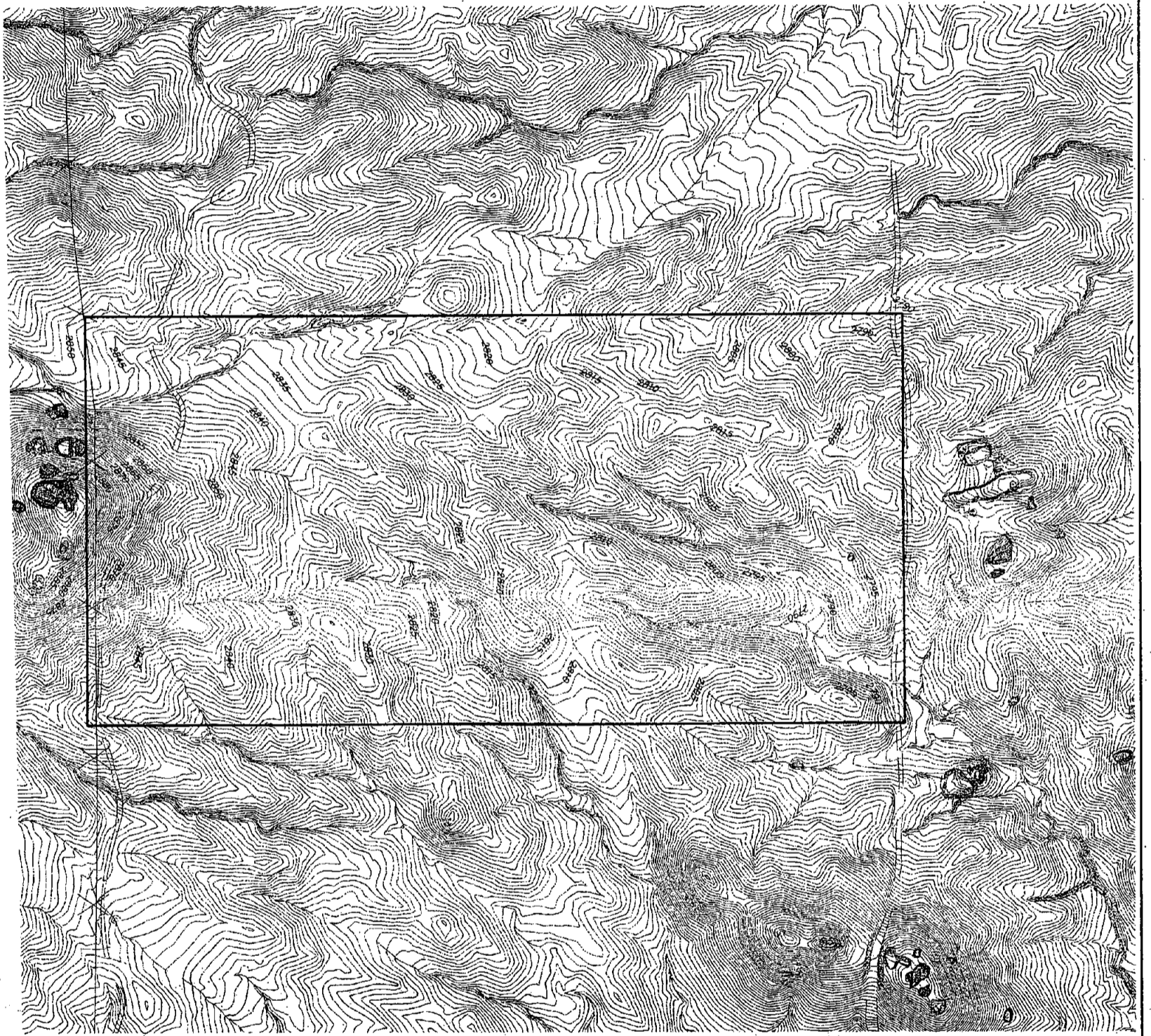
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CONSTRUCTION MANAGEMENT

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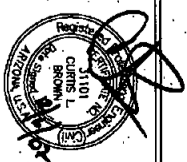
PHOENIX • MESA • GILBERT • TULSON

ENGINEER C. BROWN
DESIGNER K. LOPEZ
CAD TECHNICIAN K. LOPEZ
SCALE (HORIZ) 1" = 200'
SCALE (VERT) N/A
DATE 12/06/07
JOB NUMBER 073093
SHEET 4 OF 7

XX-PP-200X, CS#s XX-XX



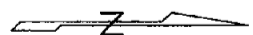
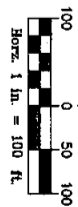
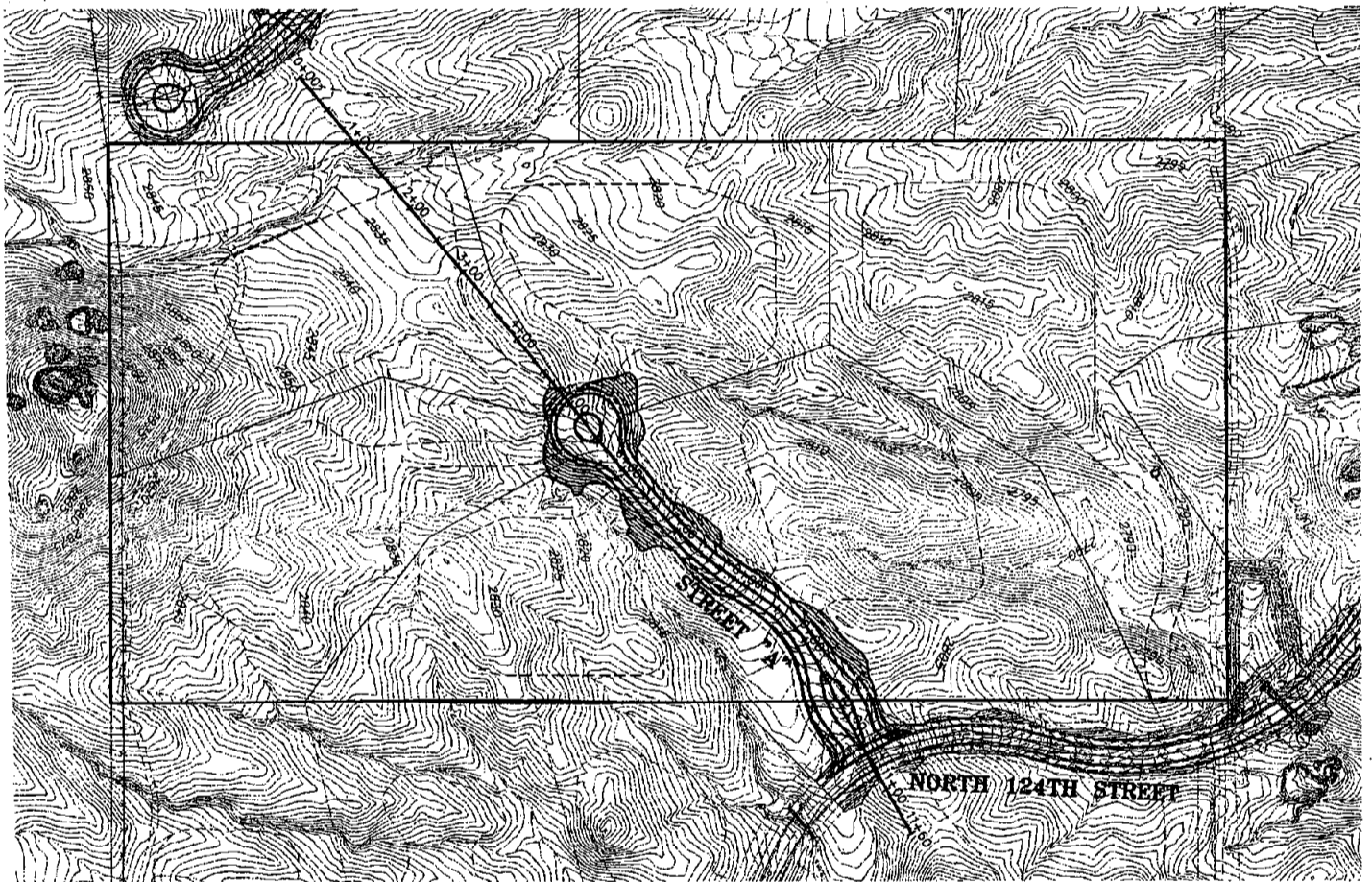
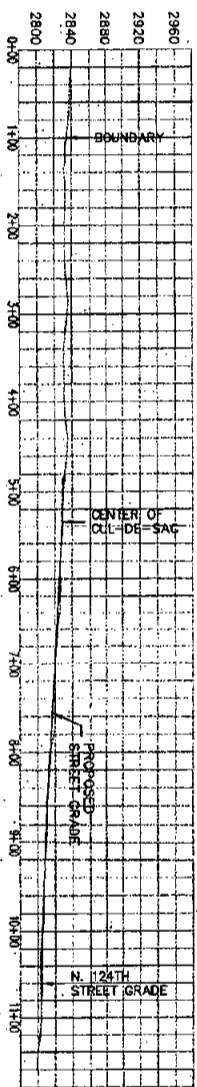
SERENO CANYON—PHASE 4B
PRELIMINARY PLAT
TOPOGRAPY MAP



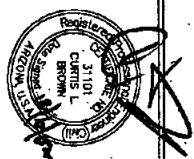
WOOD/PATEL
 LAND DEVELOPMENT & ENGINEERING
 8051 W. Northern Ave.
 Phoenix, AZ 85021
 (602) 335-5500
 www.woodpatel.com

ENGINEER: C. BROWN
DESIGNER: ZOO TECHINQIAN K. LOPEZ
SCALE (HORIZ): 1" = 200'
SCALE (VERT): N/A
DATE: 12/06/07
JOB NUMBER: 073093
SHEET: 5 OF 7

12/07/07 12:08 PM C:\Projects\12345\12345-PP-4B.dwg - Dec. 06.2007



SERENO CANYON-PHASE 4B
PRELIMINARY PLAT
CROSS SECTION DETAIL



WOOD/PATEL
 LANDSCAPE ARCHITECTS & PLANNERS
 8051 N. Northern Ave.
 Phoenix, AZ 85021
 (602) 535-8800
 www.woodpatel.com

REGISTERED PROFESSIONAL ENGINEER
 CURTIS L. BROWN
 No. 13101
 STATE OF ARIZONA

DESIGNER: C. BROWN
 CAD TECHNICIAN: K. LOPEZ
 SCALE (HORIZ): 1" = 100'
 SCALE (VERT): 1" = 10'
 DATE: 12/06/07
 JOB NUMBER: 0750933

SHEET: 6 OF 7

