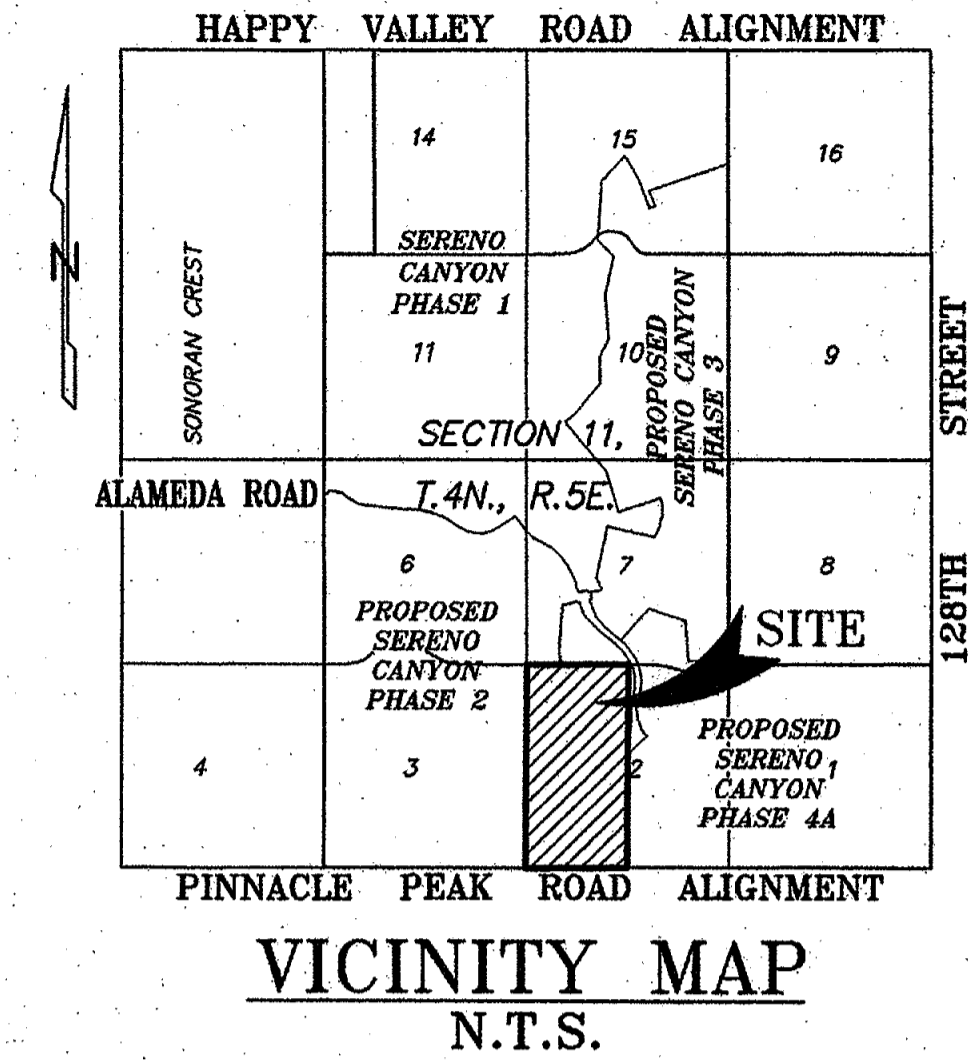
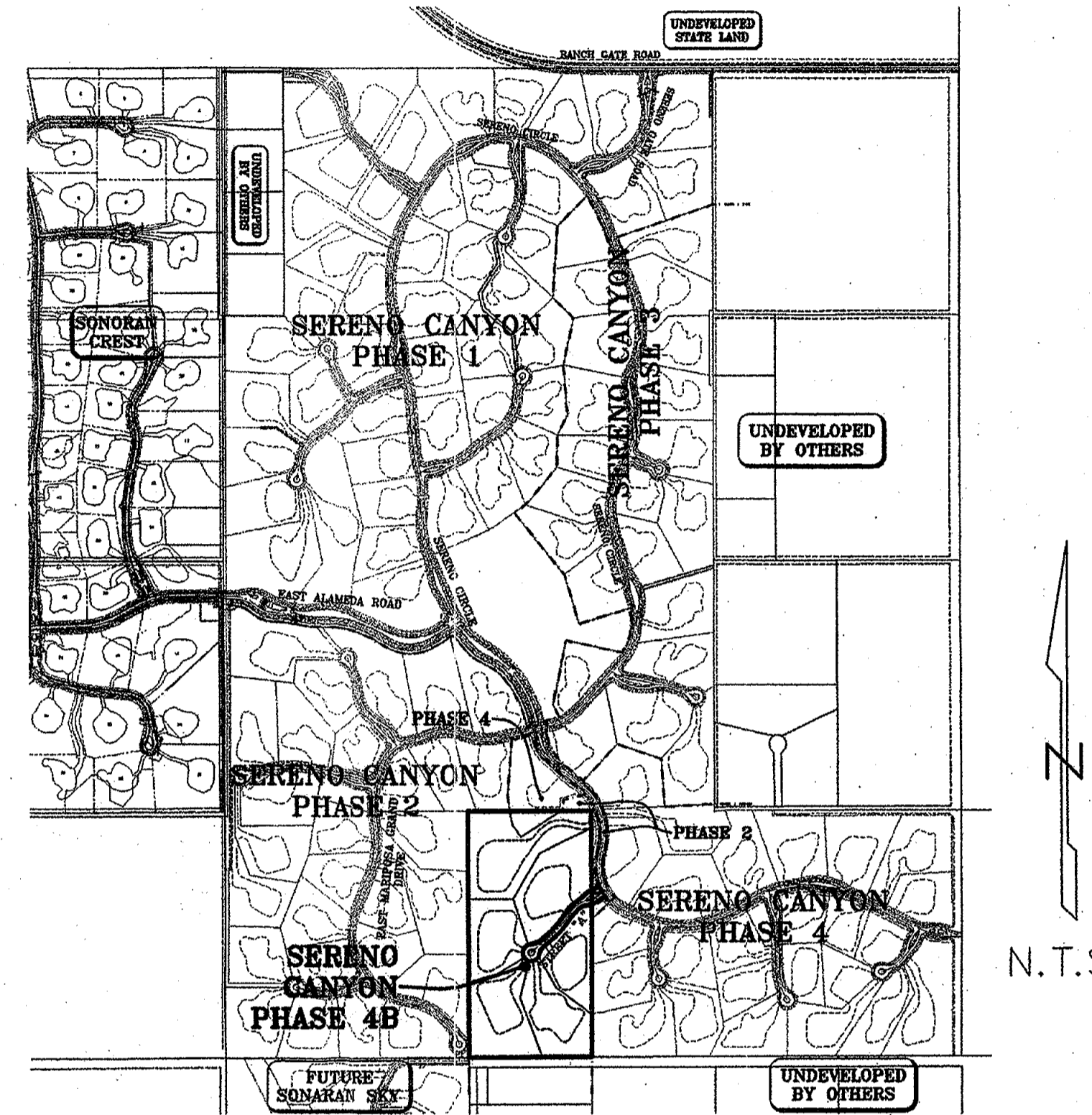


**PRELIMINARY PLAT FOR
SERENO CANYON PHASE 4B**
LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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

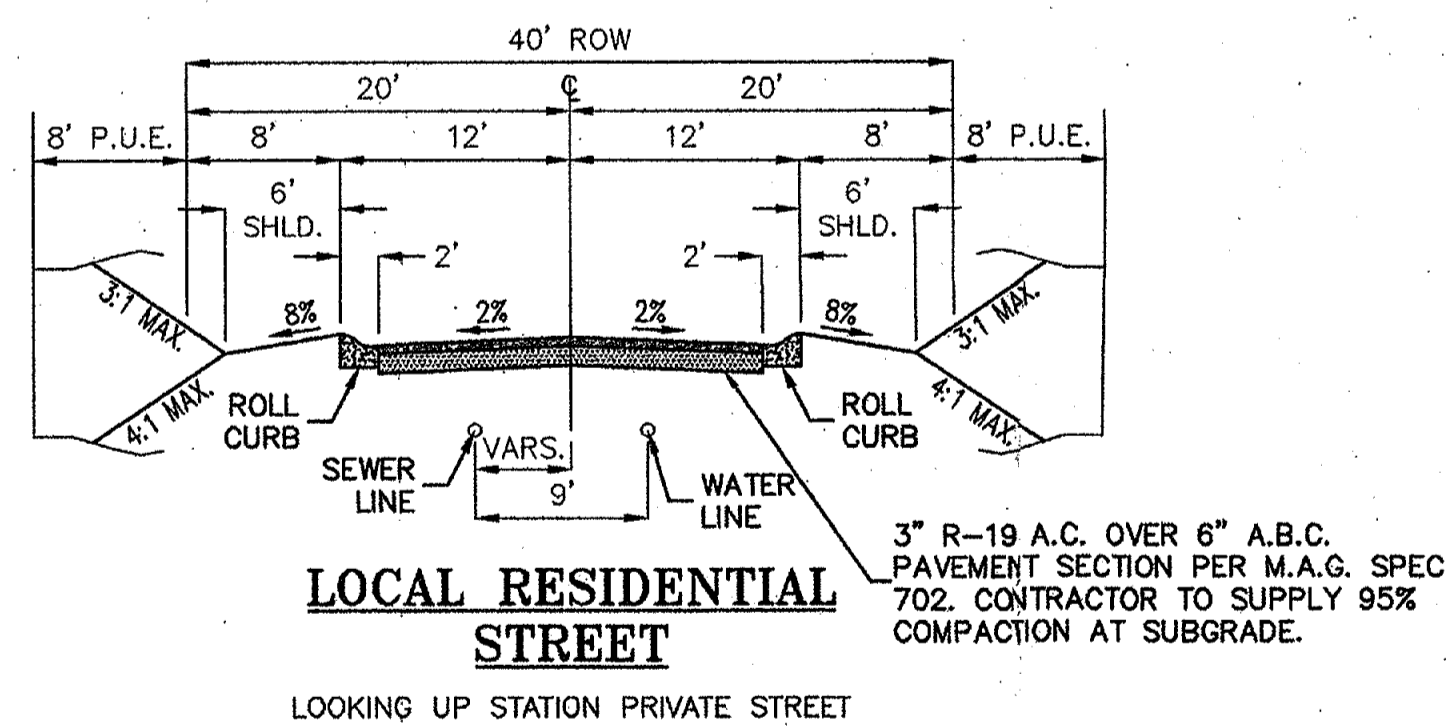


DEVELOPER
CROWN COMMUNITY DEVELOPMENT
3600 THAYER COURT, SUITE 100
AURORA, IL 60504
CONTACT: TERI FRANKIEWICZ
(630) 566-2522 FAX: (630) 898-0480

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



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.
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

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

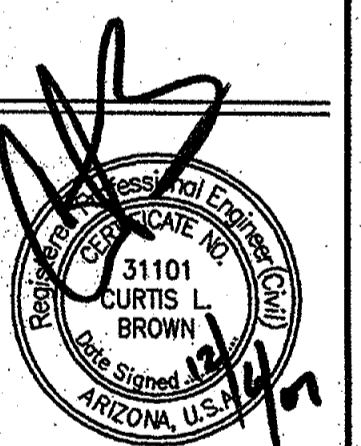
- 1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- 2.) THE STREETS DESIGNATED AS TRACTS "A" AND "B" ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 3.) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- 4.) DRAINAGE EASMENTS 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
DATE 7/7/11 INITIALS

LEGEND

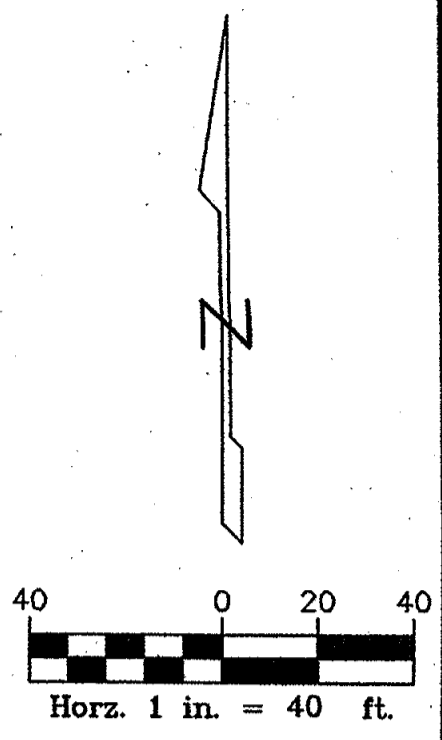
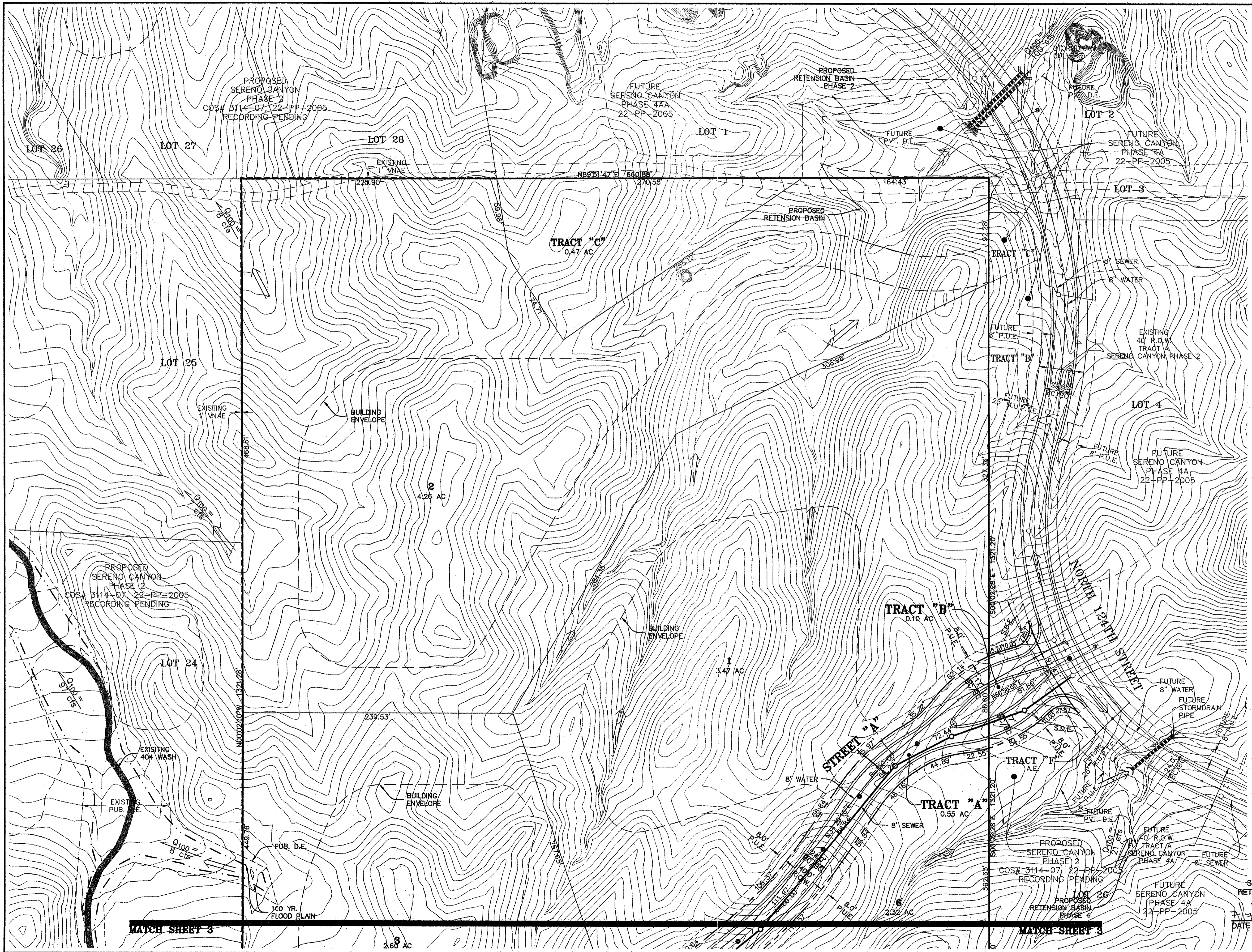
C.O.S.	CITY OF SCOTTSDALE
M.C.R.	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PUB. D.E.	PUBLIC DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
PVT.	PRIVATE
R.O.W.	RIGHT-OF-WAY
VNAE	VEHICULAR NON ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
N.A.O.S.	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

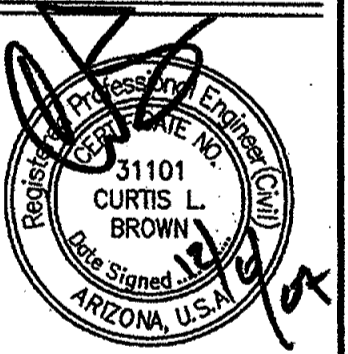


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CONSTRUCTION MANAGEMENT
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Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com

PHOENIX • MESA • GODYEAR • TUCSON
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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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PHOENIX • MESA • GOODYEAR • TUCSON

ENGINEER **C. BROWN**

DESIGNER **K. LOPEZ**

CAD TECHNICIAN **K. LOPEZ**

SCALE (HORIZ) **1" = 40'**

SCALE (VERT) **N/A**

DATE **12/06/07**

JOB NUMBER **07309.3**

SHEET **2 OF 7**

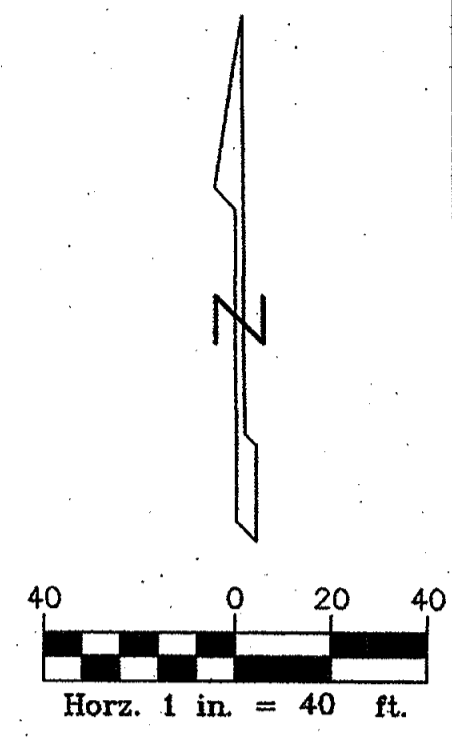
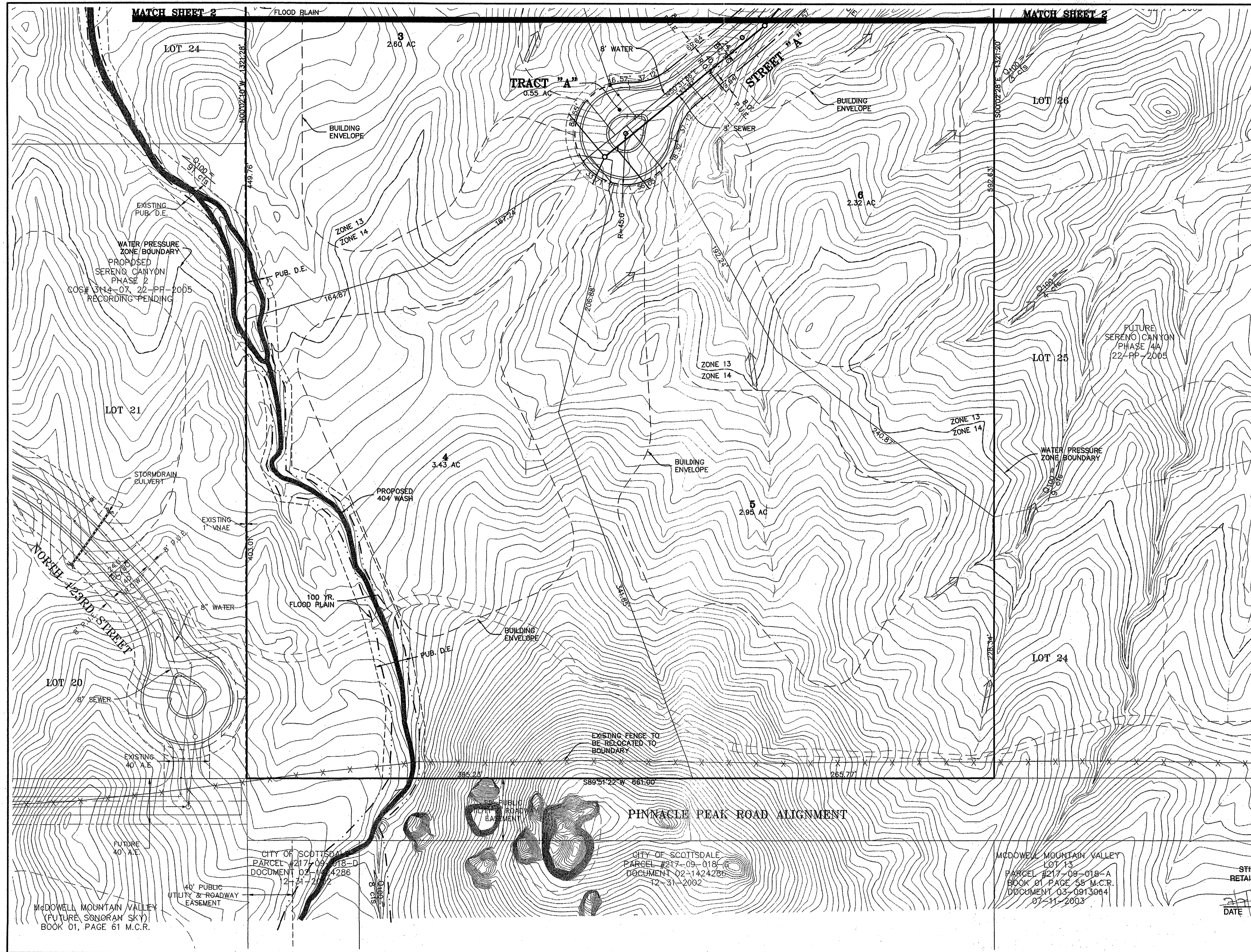
STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED

DATE _____ INITIALS _____

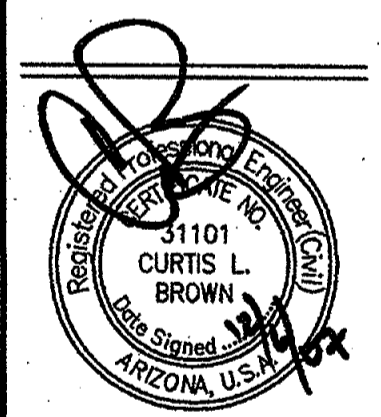
MATCH SHEET 3

MATCH SHEET 3

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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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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 **3 OF 7**

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE _____ INITIALS _____

MCDOWELL MOUNTAIN VALLEY
 (FUTURE SONORAN SKY)
 BOOK 01, PAGE 61 M.C.R.

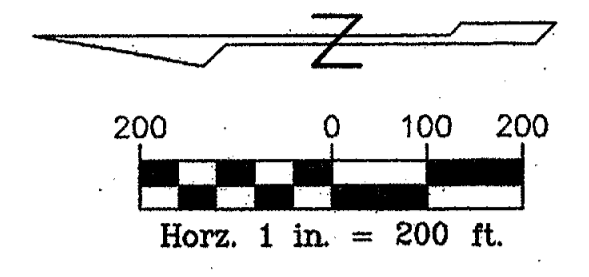
CITY OF SCOTTSDALE
 PARCEL #217-09-018-D
 DOCUMENT 02-1424286
 12-24-2002

CITY OF SCOTTSDALE
 PARCEL #217-09-018-A
 DOCUMENT 02-1424286
 12-31-2002

MCDOWELL MOUNTAIN VALLEY
 LOT 13
 PARCEL #217-09-018-A
 BOOK 01 PAGE 55 M.C.R.
 DOCUMENT 03-0913064
 07-11-2003

M:\3007073093\Drawings - Plat\1424286 - Plat\1424286 - Plat.dwg - Dec 06/2007

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



LEGEND

--- PHASE LINE

UNDEVELOPED
STATE LAND

UNDEVELOPED
BY OTHERS

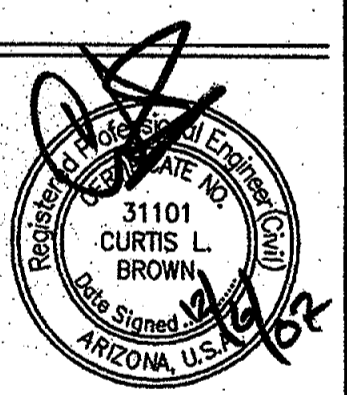
UNDEVELOPED
BY OTHERS

UNDEVELOPED
BY OTHERS

SONORAN
CREST

FUTURE
SONORAN SKY

SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
PHASING PLAN



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ENGINEER C. BROWN

DESIGNER K. LOPEZ

CAD TECHNICIAN K. LOPEZ

SCALE (HORIZ) 1" = 200'

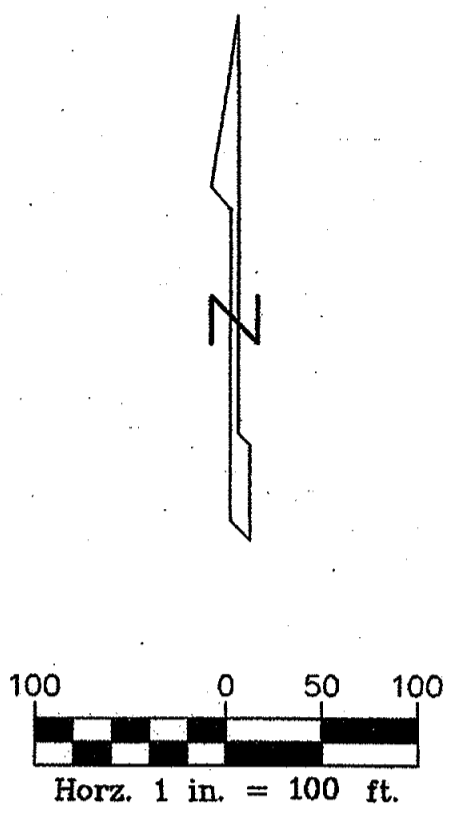
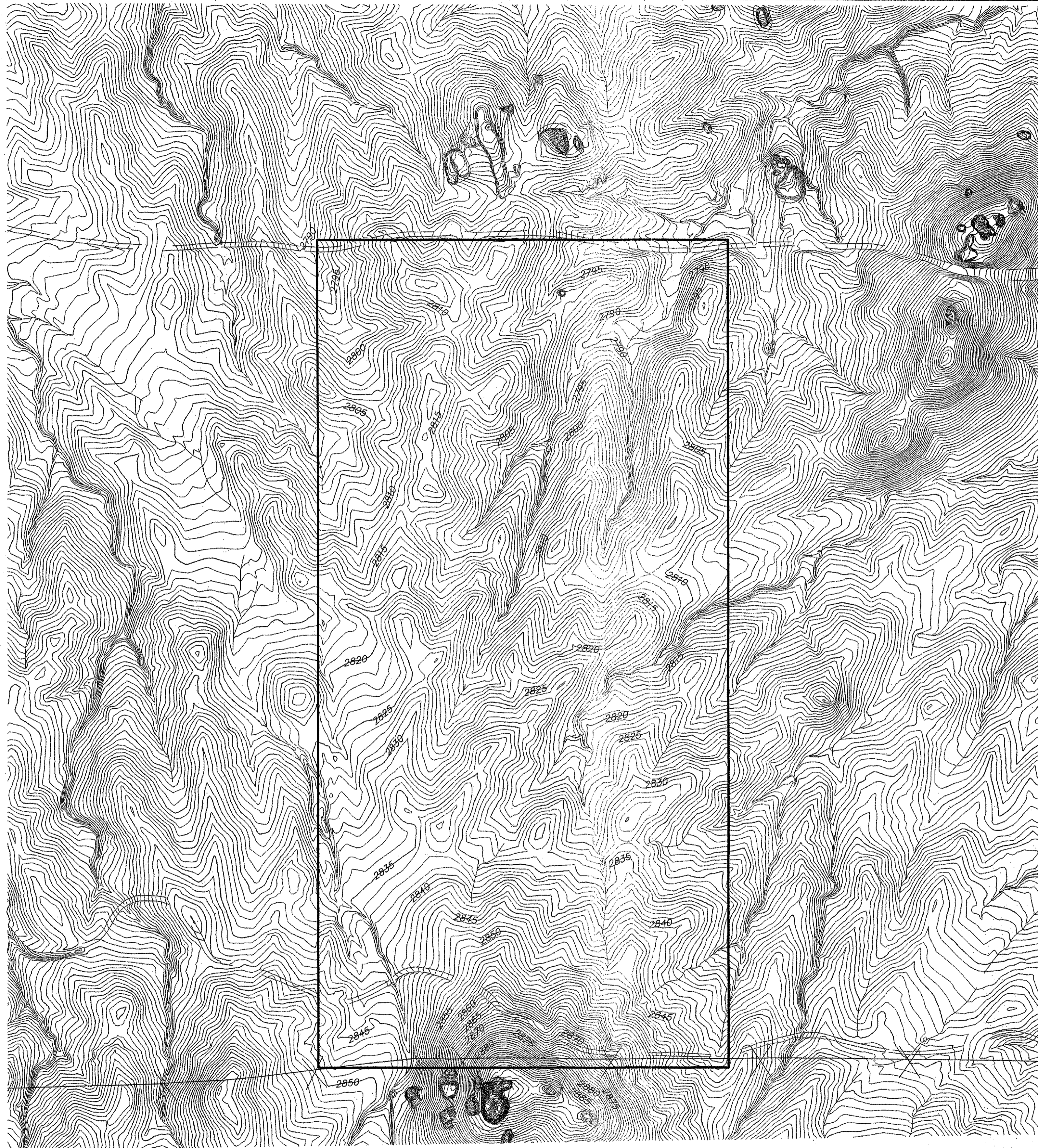
SCALE (VERT) N/A

DATE 12/08/07

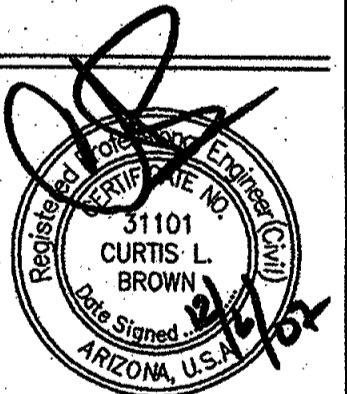
JOB NUMBER 073093

SHEET 4 OF 7

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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
TOPOGRAPHY MAP



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ENGINEER C. BROWN

DESIGNER K. LOPEZ

CAD TECHNICIAN K. LOPEZ

SCALE (HORIZ) 1" = 200'

SCALE (VERT) N/A

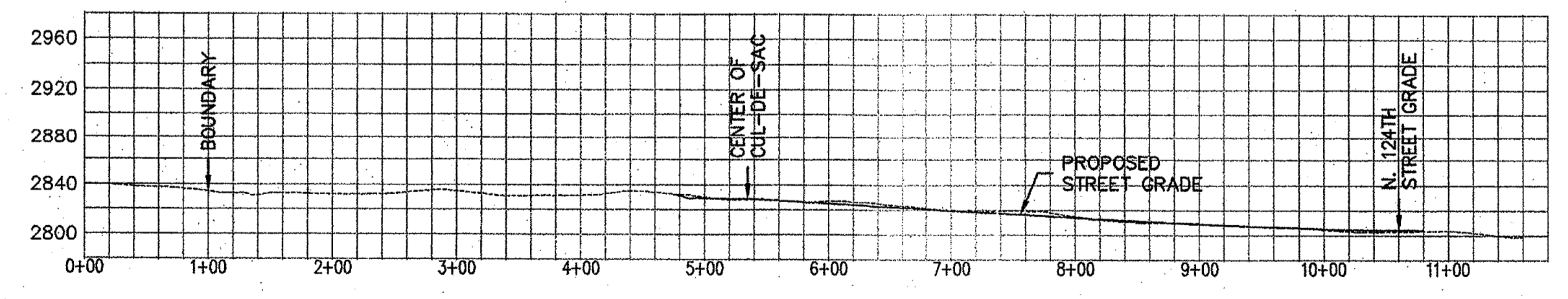
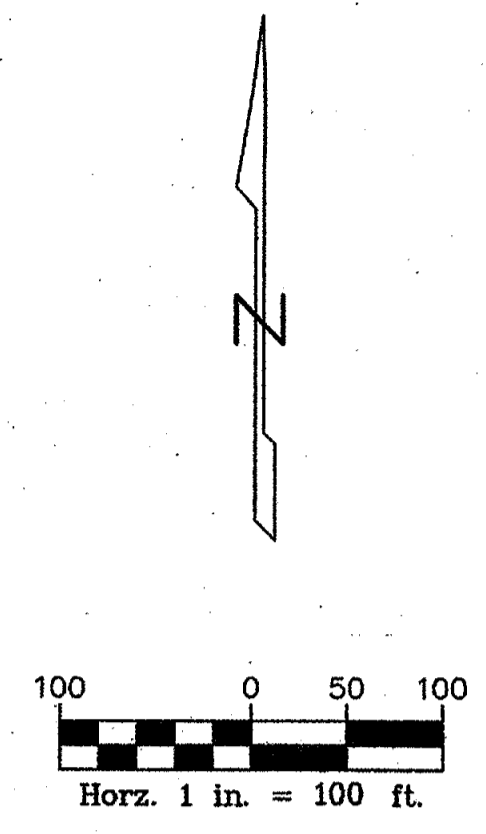
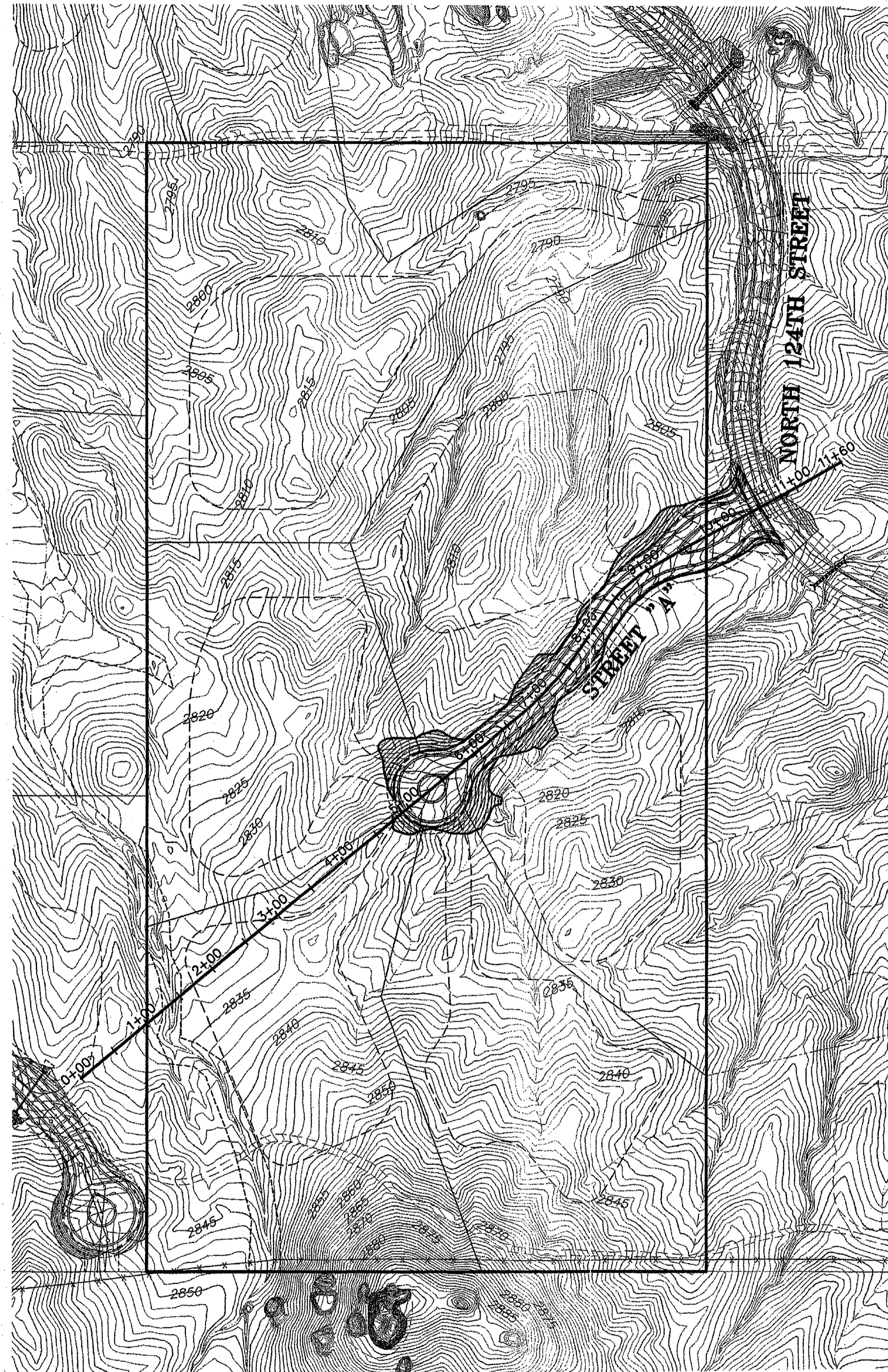
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JOB NUMBER 073093

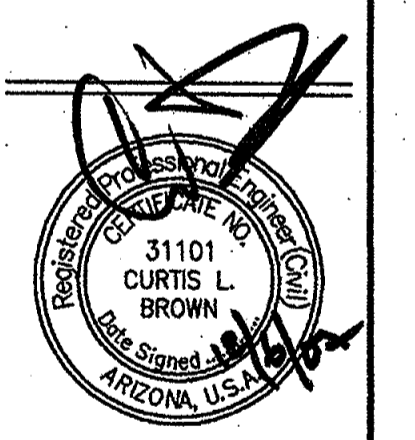
SHEET 5 OF 7

\\s001\7809\Drawings\Site\Plan\308008-PP.dwg - Dec 06 2007

XX-PP-200X (QSF's XX-XX)



SERENO CANYON - PHASE 4B
 PRELIMINARY PLAT
 CROSS SECTION DETAIL



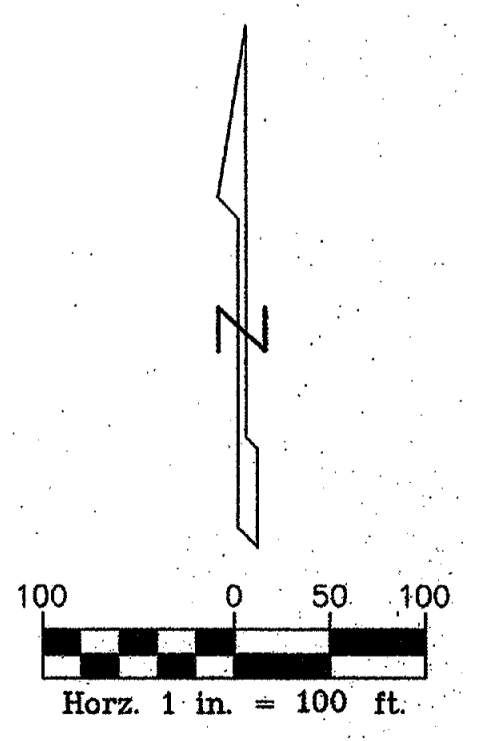
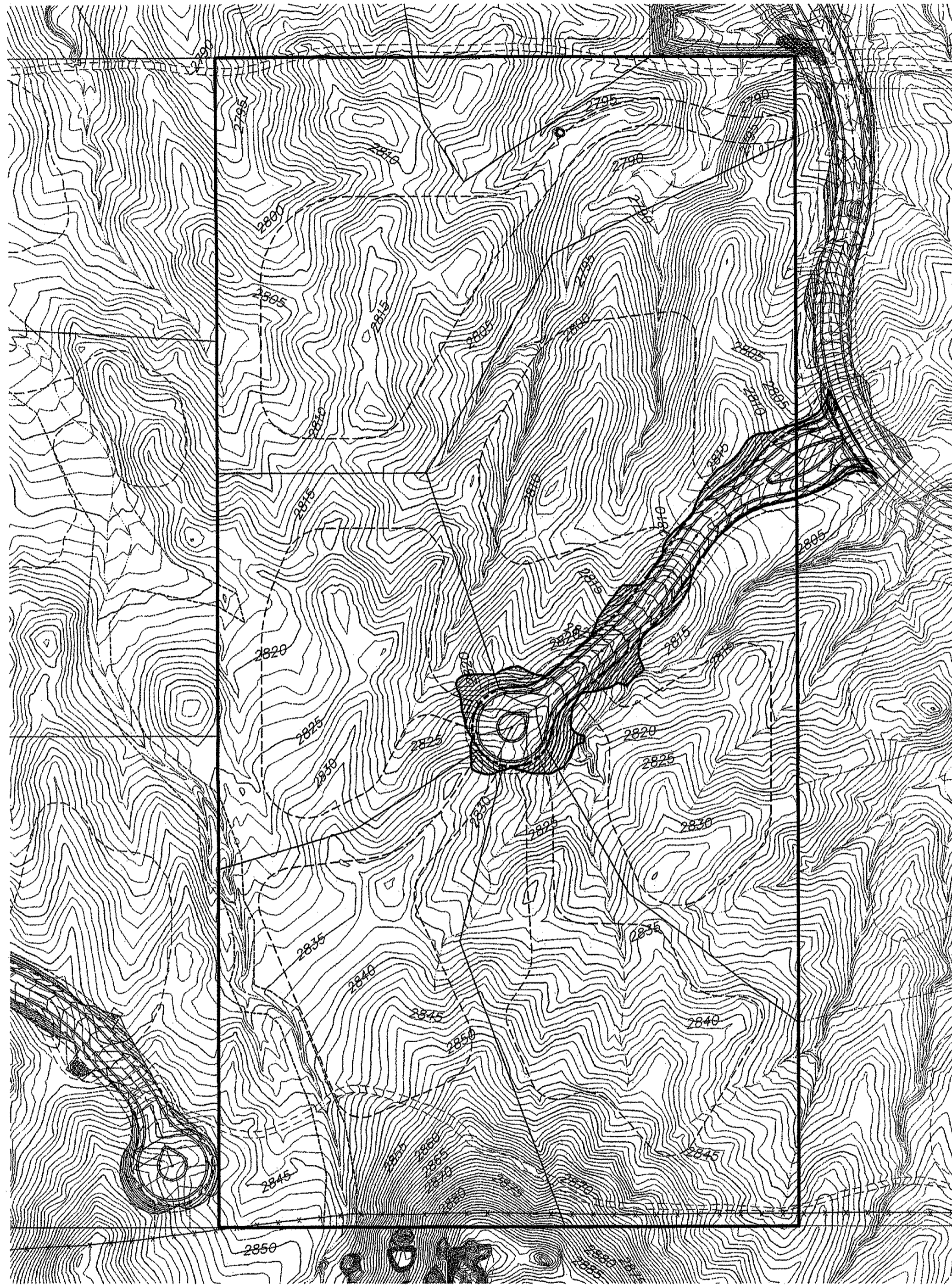
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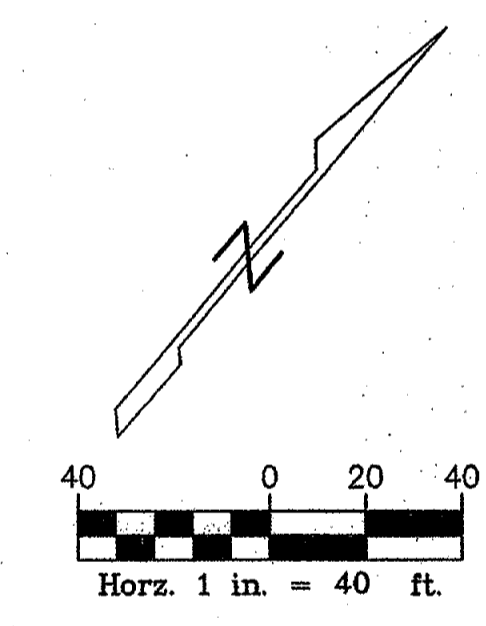
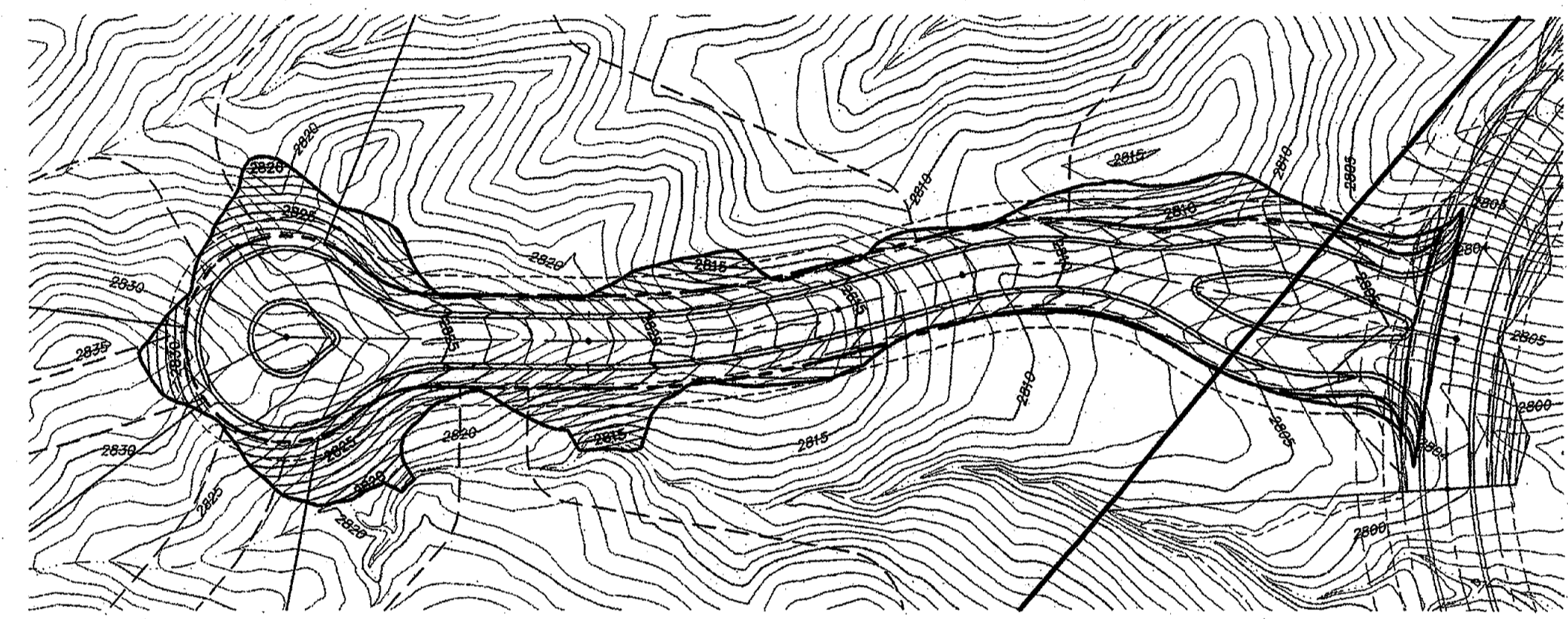
ENGINEER C. BROWN
 DESIGNER K. LOPEZ
 CAD TECHNICIAN K. LOPEZ
 SCALE (HORIZ) 1" = 100'
 SCALE (VERT) 1" = 10'
 DATE 12/06/07
 JOB NUMBER 073093
 SHEET 6 OF 7

WOOD/PATEL/PFL/PL/PH/PA/BOS/06/FF/4B - Dec 06/2007

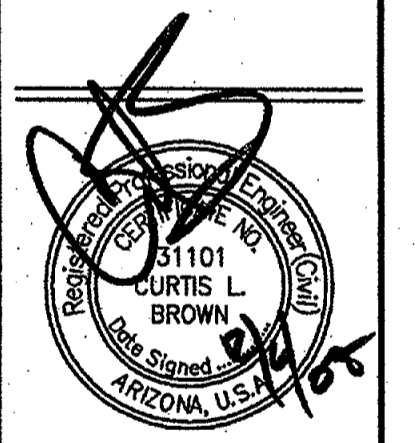
XX-PP-200X (QS)#s XX-XX



NOTE:
CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12'
IN ACCORDANCE WITH CITY OF SCOTTSDALE ESL ORDINANCE.



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
CUT AND FILLS SITE PLAN



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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 7 OF 7

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