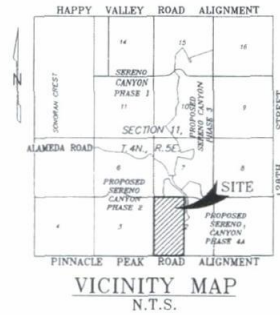
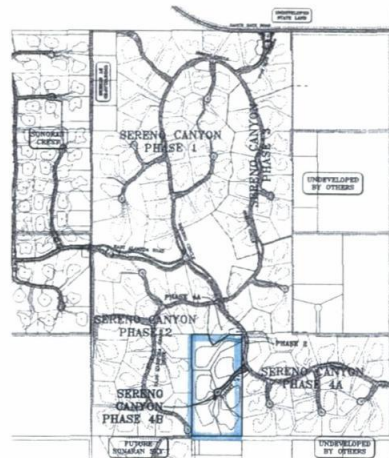


PRELIMINARY PLAT FOR
SERENO CANYON PHASE 4B

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

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) 944-0940 FAX: (480) 944-7332

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
7502 E. MAIN STREET
SCOTTSDALE, AZ 85251
CONTACT: STEVEN J. VOSS
(480) 944-0940 FAX: (480) 944-7332

SITE DATA

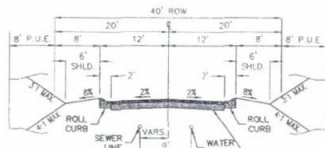
EXISTING ZONING R-130 ESL
GROSS ACREAGE 19.08 AC
NET ACREAGE 19.03 AC
YIELD 6 LOTS
DENSITY 0.29 UNIT/AC
MIN LOT SIZE 101,059 SQ. FT.
AVG. LOT SIZE 138,157 SQ. FT.
SEWER CITY OF SCOTTSDALE
WATER CITY OF SCOTTSDALE
FIRE ARIZONA PUBLIC SERVICE
ELECTRIC COX COMMUNICATIONS
TELEPHONE COX COMMUNICATIONS
CABLE 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 ALL 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 STRIPULATIONS.
- 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 ES. ORDINANCE.



3' R-19 A.C. OVER 6" A.B.C. PAVEMENT SECTION PER M.A.C. SPEC 702. CONTRACTOR TO SUPPLY 95% COMPACTION AT SUBGRADE.

LOOKING UP STATION PRIVATE STREET

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
P.V.T. PRIVATE
R.O.W. RIGHT-OF-WAY
INAE. 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 + PLANNING ARCHITECTS
1100 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
CONTACT: CURTIS L. BROWN
(602) 335-8500
www.woodpatel.com

DESIGNER: C. BROWN
CHECKED: K. LOPEZ
DATE: 12/17/07
JOB NUMBER: 073093
SHEET: 1 OF 7

XX-PF-200X (CS# 6 XX-XX)



SERENO CANYON - PHASE 4B
PRELIMINARY PLAN
SITE PLAN



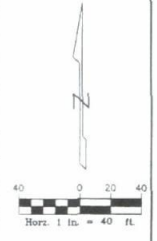
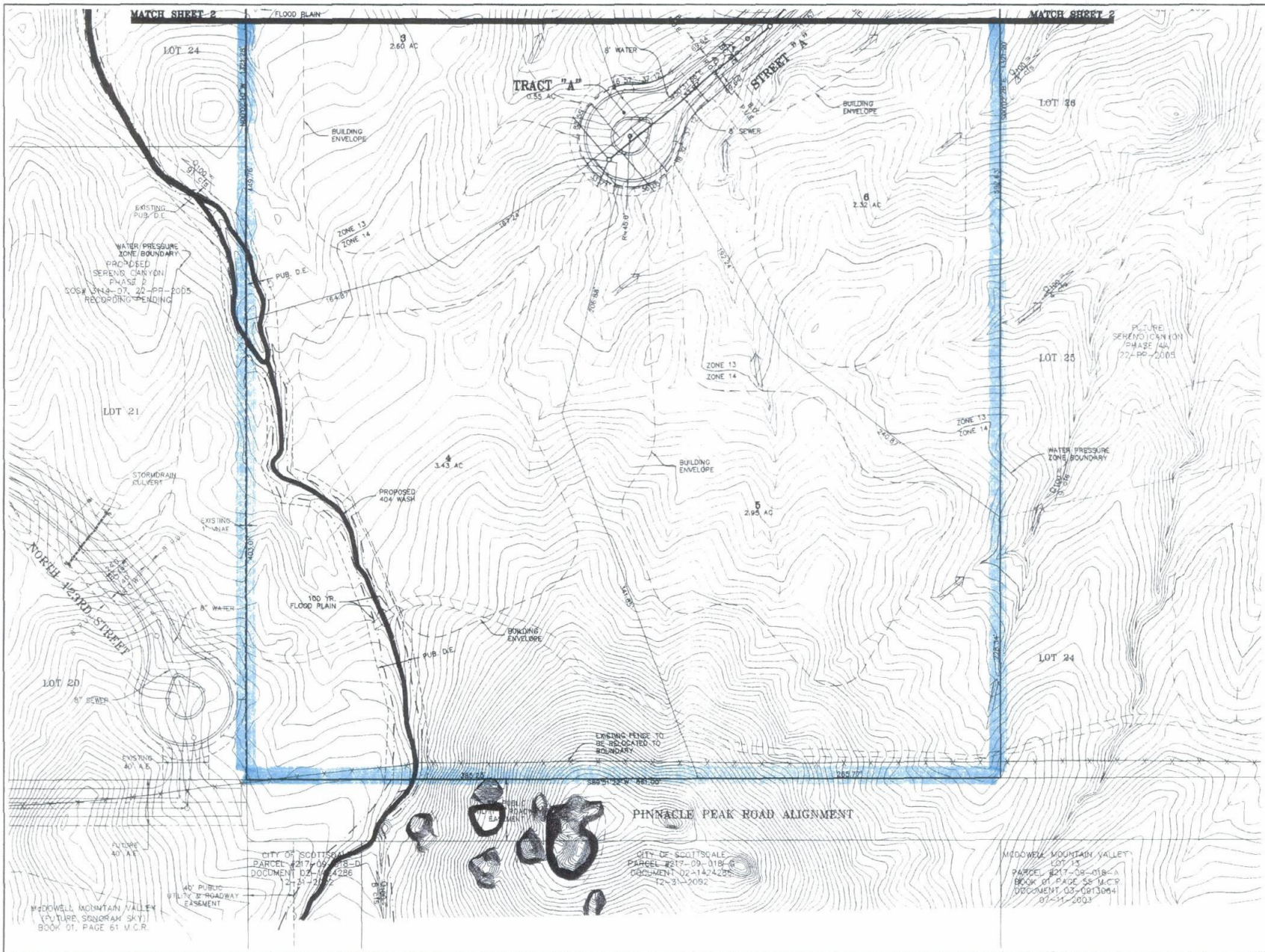
WOOD/PATEL
 LAND DEVELOPMENT • WATER RESOURCES
 STRUCTURES • TRANSPORTATION PLANNING
 WATER PLANNING • SURVEYING
 CERTIFICATED MANAGEMENT

2051 W. Northbert Ave.
 Flagstaff, AZ 86001
 (802) 335-8500
 www.woodpatel.com

REGISTERED PROFESSIONAL ENGINEER - CIVIL
 ARIZONA LICENSE NO. 31107

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: 2 OF 7

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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



WOOD/PATEL
 CIVIL ENGINEERS & ARCHITECTS
 3005 W Northern Ave
 Phoenix, AZ 85021
 (602) 336-8500
 www.woodpatel.com
 PROJECT - SERENO CANYON - PHASE 4B
 ENGINEER C. BROWN
 DESIGNER K. LOPEZ
 CAD TECHNICIAN K. LOPEZ
 SCALE (HORZ) 1" = 40'
 SCALE (VERT) N/A
 DATE 12/08/02
 JOB NUMBER 073093
 SHEET 3 OF 7

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