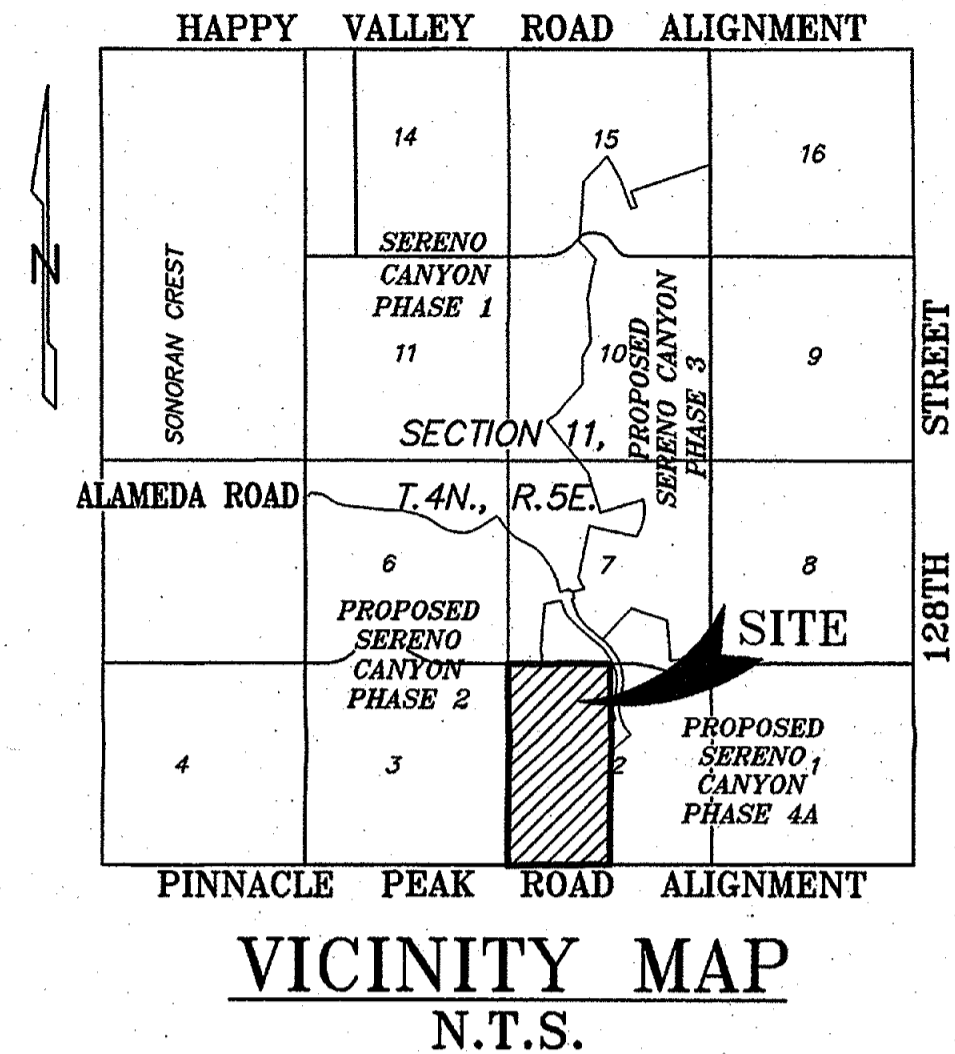
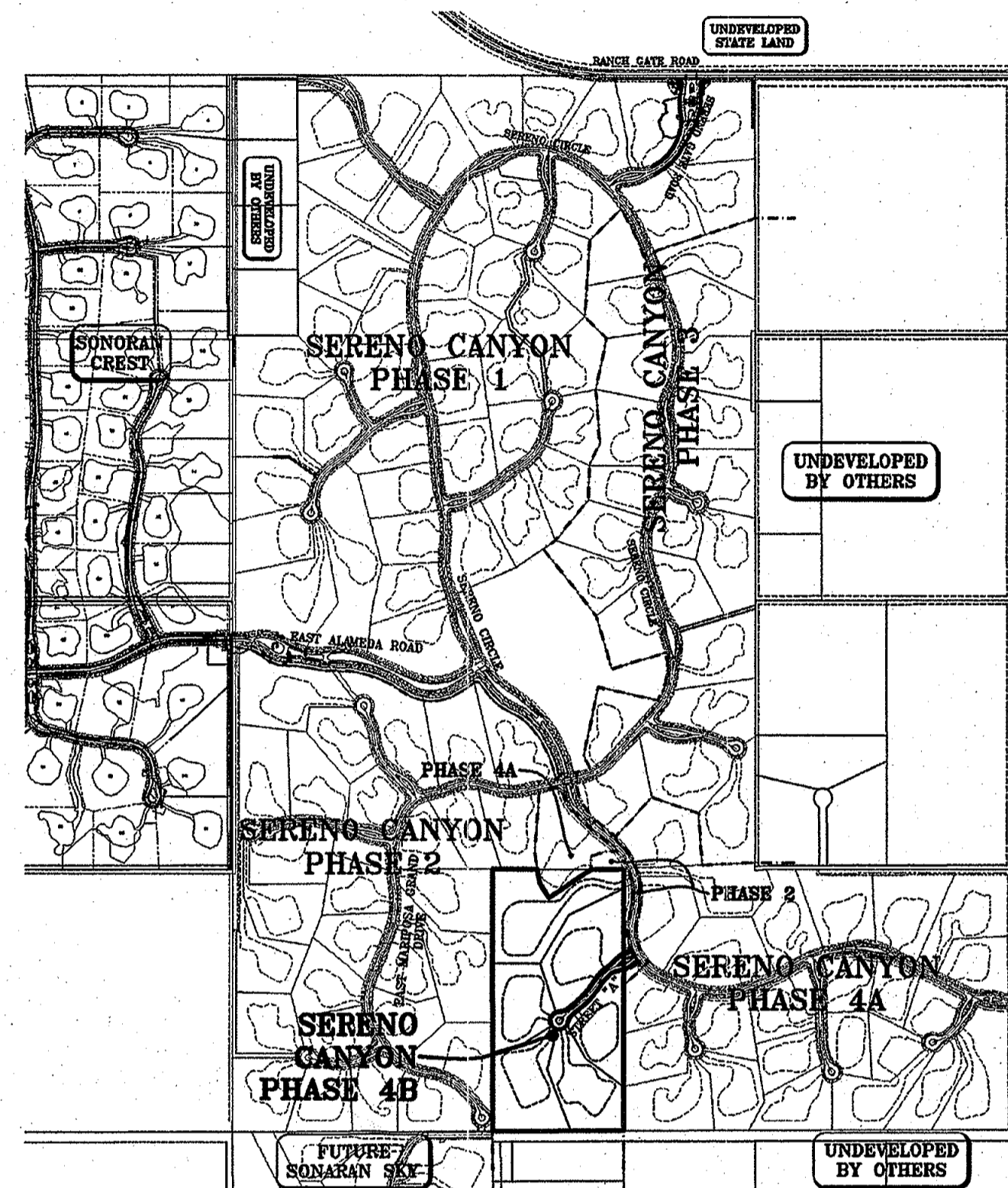


**PRELIMINARY PLAT FOR
SERENO CANYON PHASE 4B**
LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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
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SITE DATA

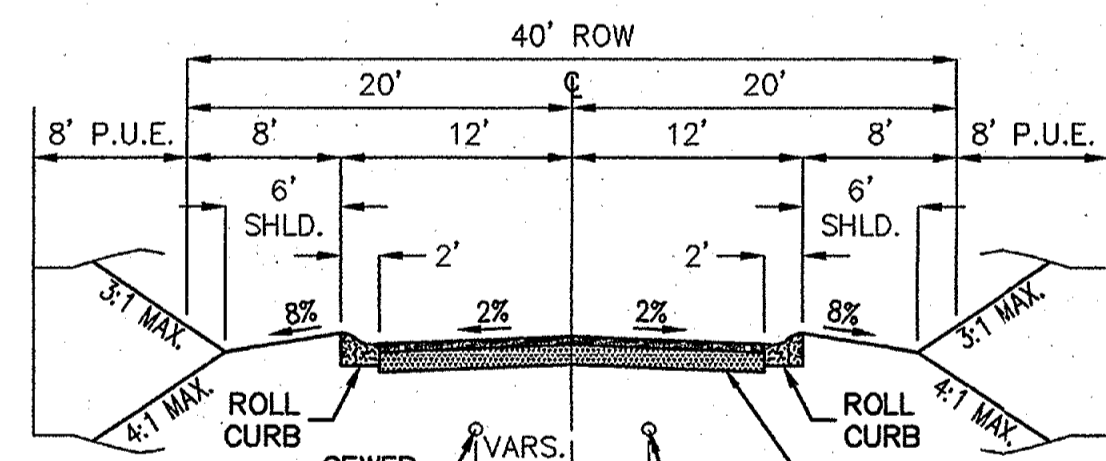
EXISTING ZONING	R-130 ESL
GROSS ACREAGE	19.58 AC
NET ACREAGE	19.03 AC
YIELD	6 LOTS
DENSITY	0.29 UNIT/AC.
MIN. LOT SIZE	101,059 SQ. FT.
AVG. LOT SIZE	138,157 SQ. FT.
SEWER	CITY OF SCOTTSDALE
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FIRE	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
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GAS	SOUTHWEST GAS

SHEET INDEX

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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.
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LOCAL RESIDENTIAL STREET

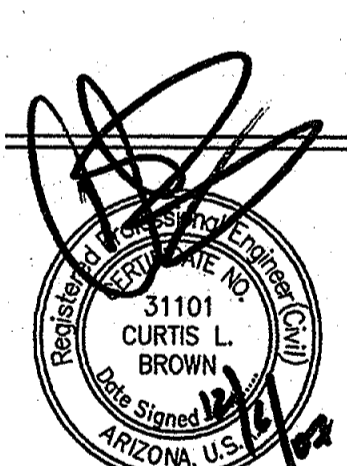
LOOKING UP STATION PRIVATE STREET

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.

LEGEND

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PUB. D.E.	PUBLIC DRAINAGE EASEMENT
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---	BUILDING ENVELOPE
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---	WATER LINE
---	DRAINAGE FLOW

SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
COVER SHEET



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PHOENIX • MESA • GILBERT • TUCSON

ENGINEER C. BROWN

DESIGNER K. LOPEZ

CAD TECHNICIAN K. LOPEZ

SCALE (HORIZ) AS NOTED

SCALE (VERT) AS NOTED

DATE 12/17/07

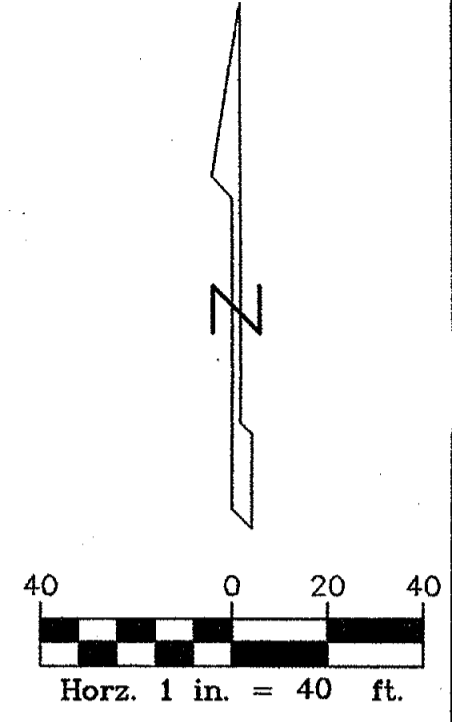
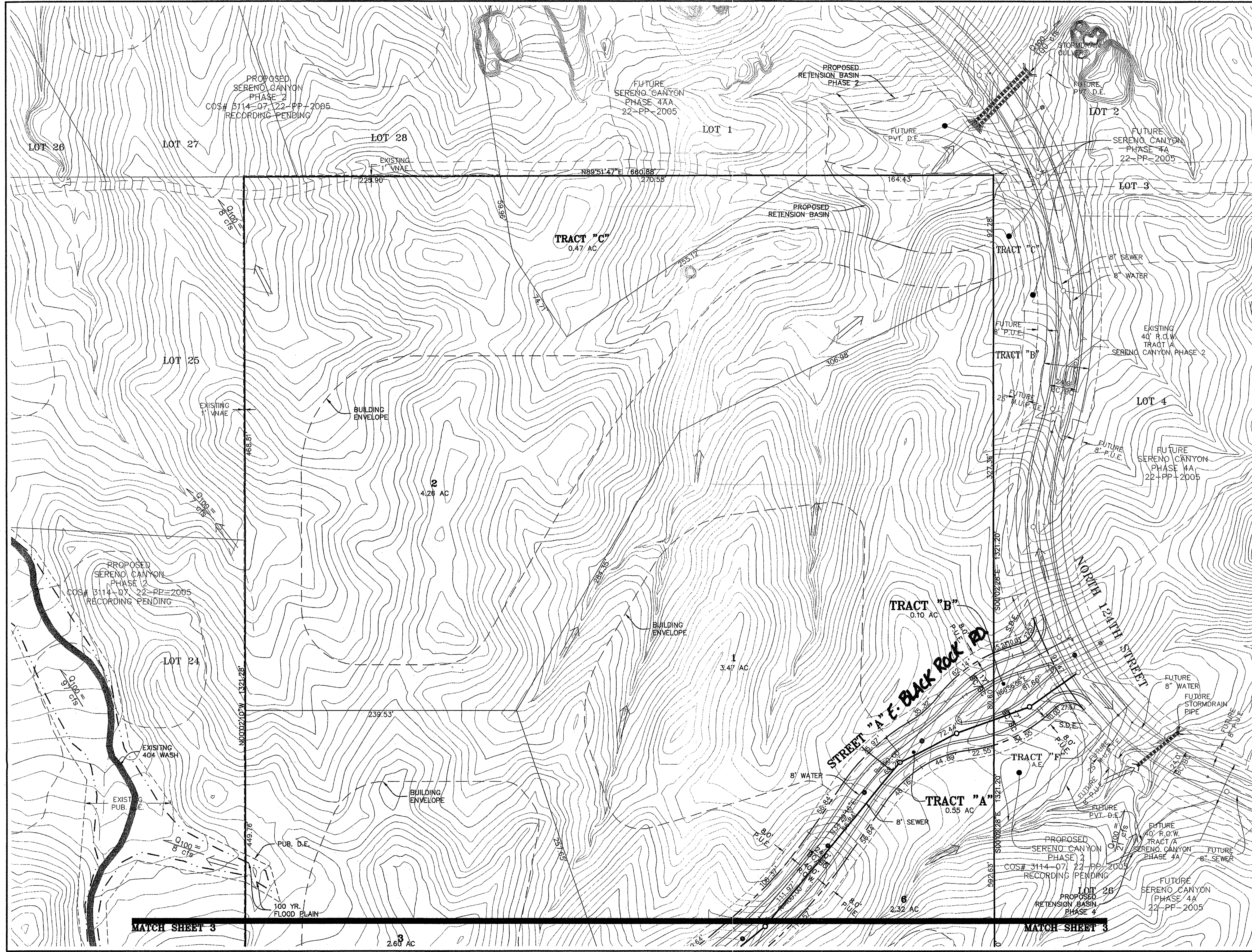
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SHEET 1 OF 7

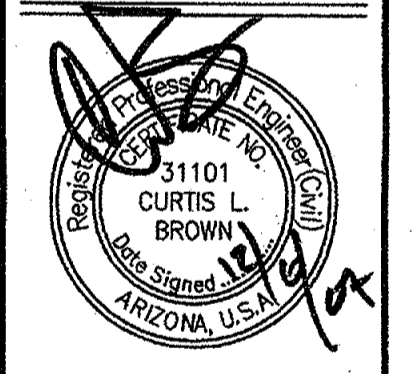
2-PP-200X (QS#s XX-XX)

2-PP-2008

1st: 1/25/08



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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CAD TECHNICIAN **K. LOPEZ**

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

SCALE (VERT) **N/A**

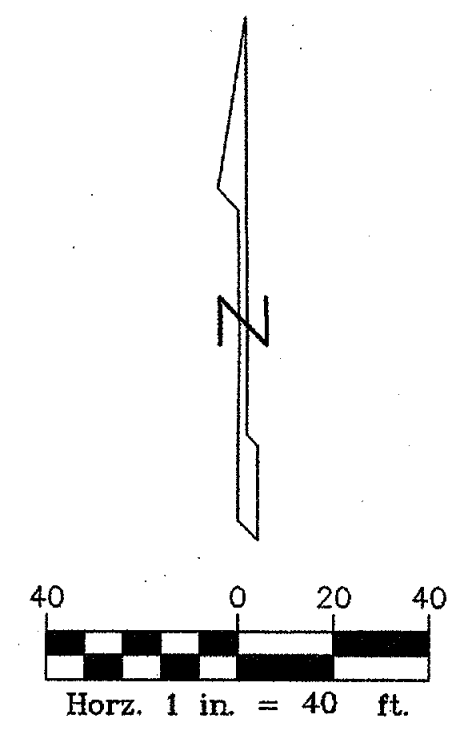
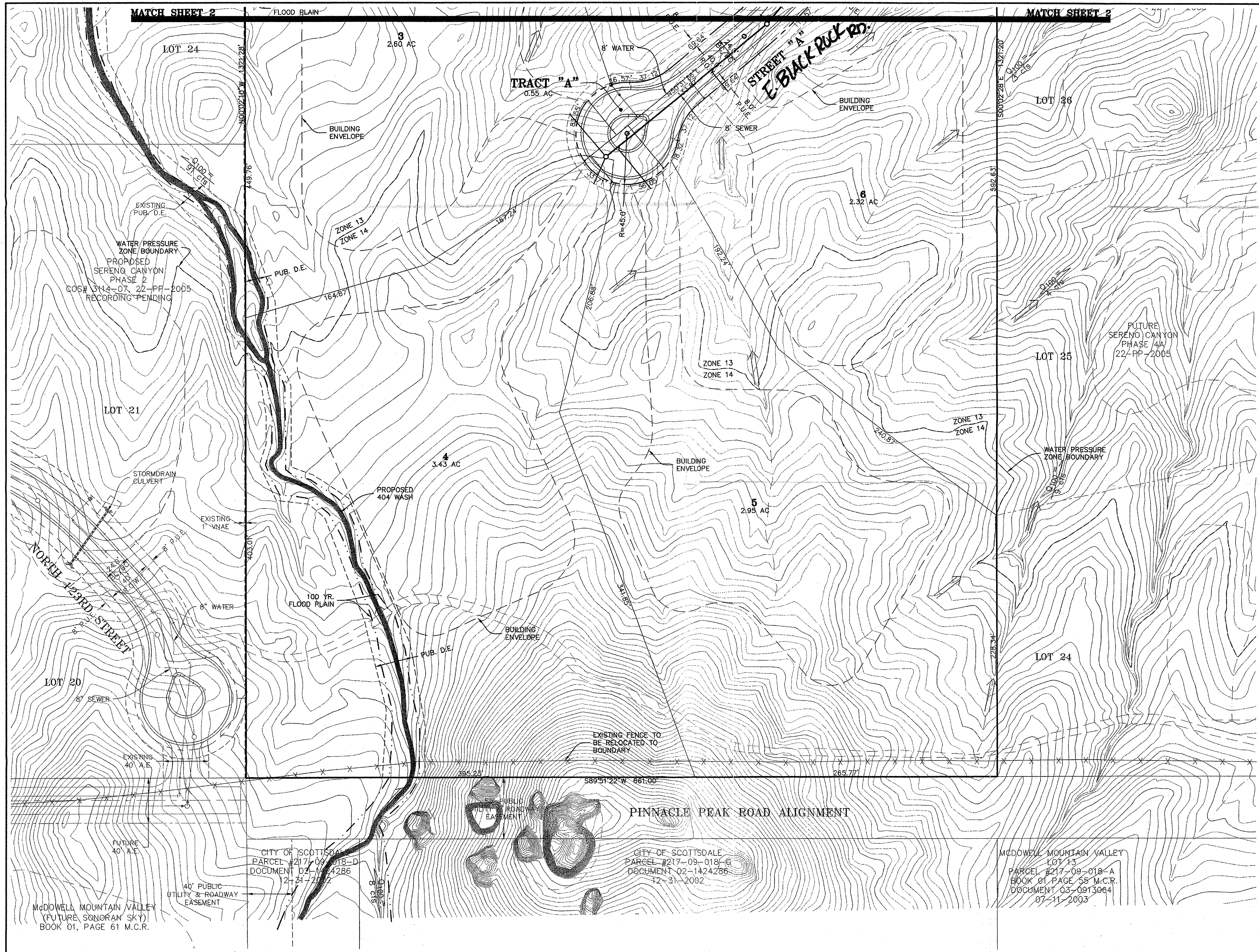
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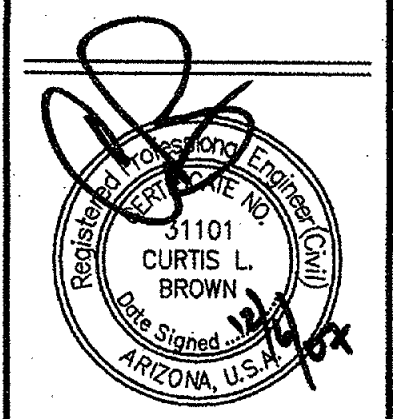
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XX-PP-200X (QS#s XX-XX)



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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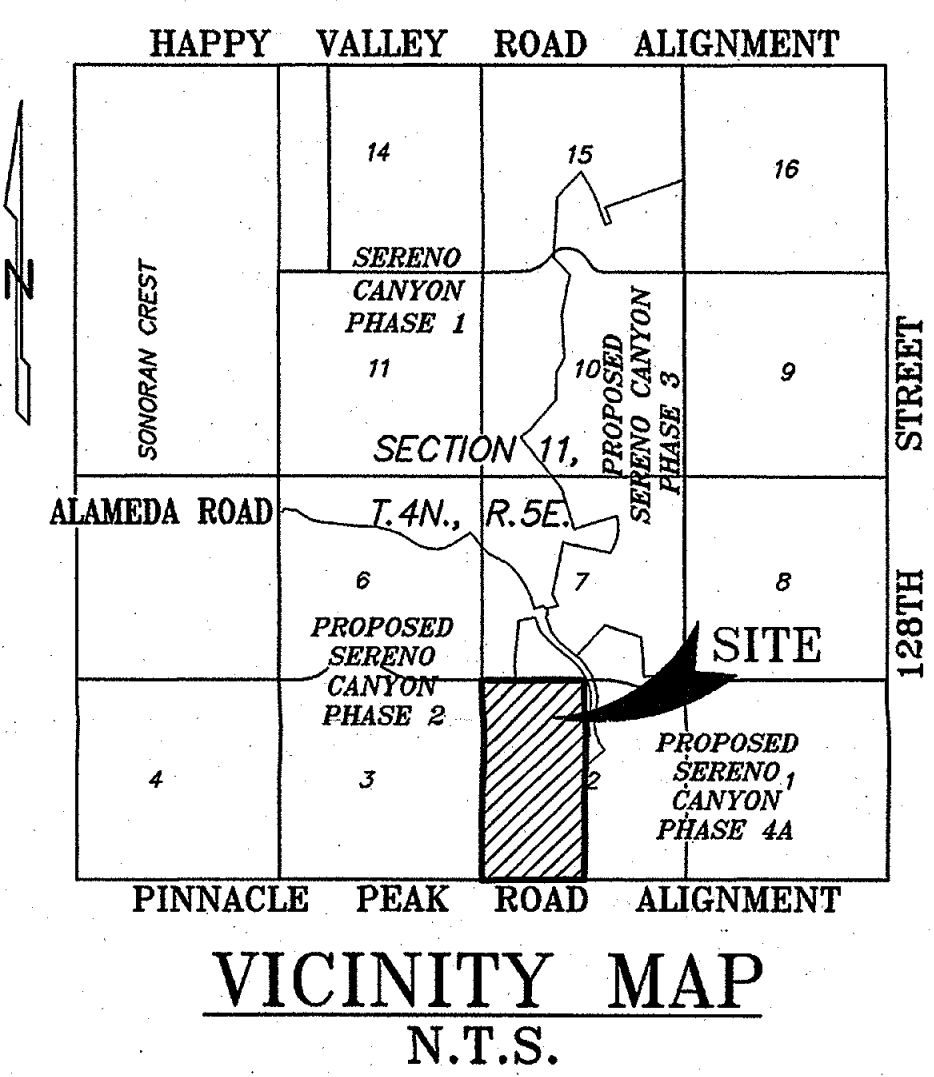
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 SCALE (VERT) N/A
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SHEET
3 OF 7

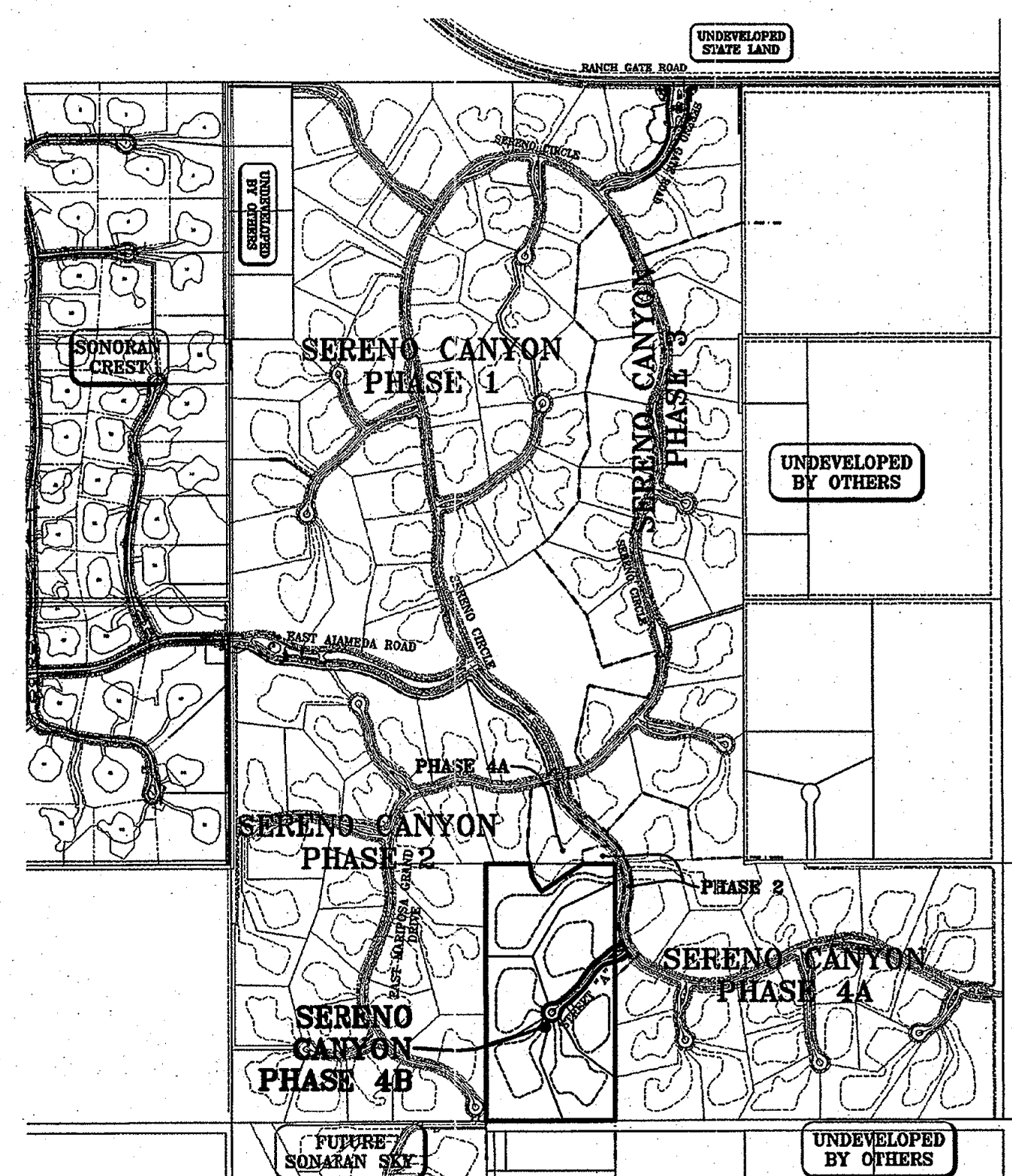
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**PRELIMINARY PLAT FOR
SERENO CANYON PHASE 4B**
LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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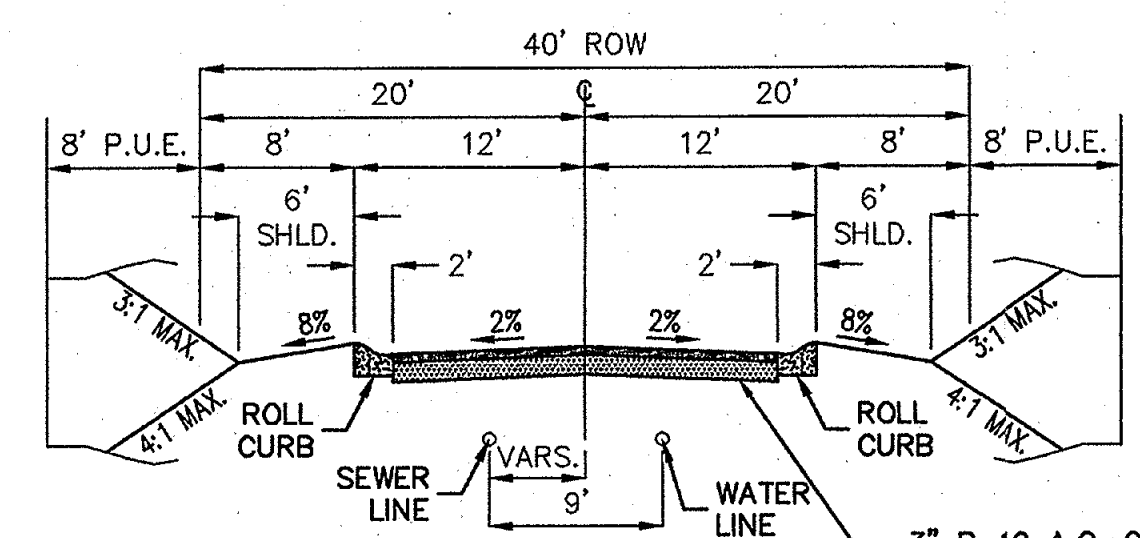
DEVELOPER
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SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
COVER SHEET



LOCAL RESIDENTIAL STREET
LOOKING UP STATION PRIVATE STREET

SITE DATA

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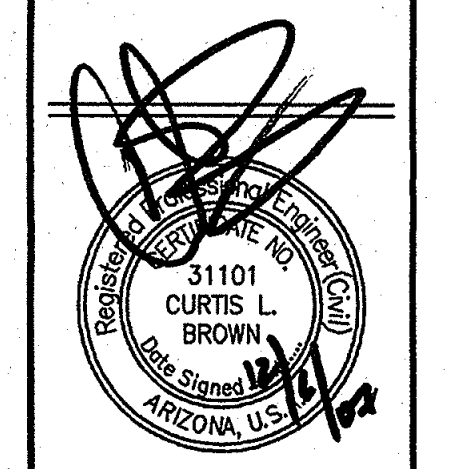
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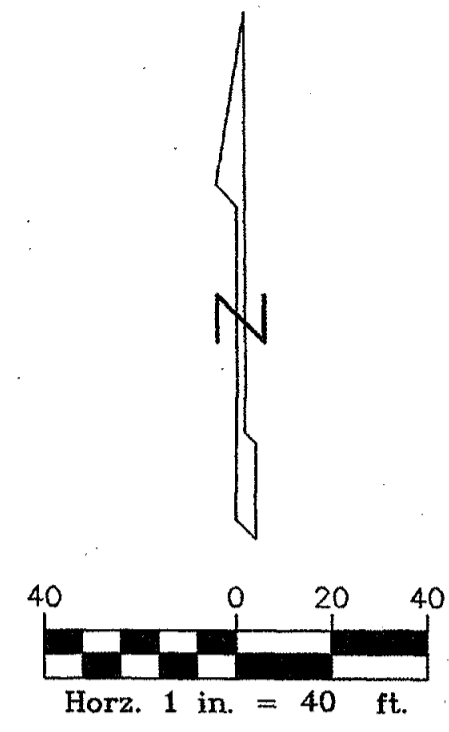
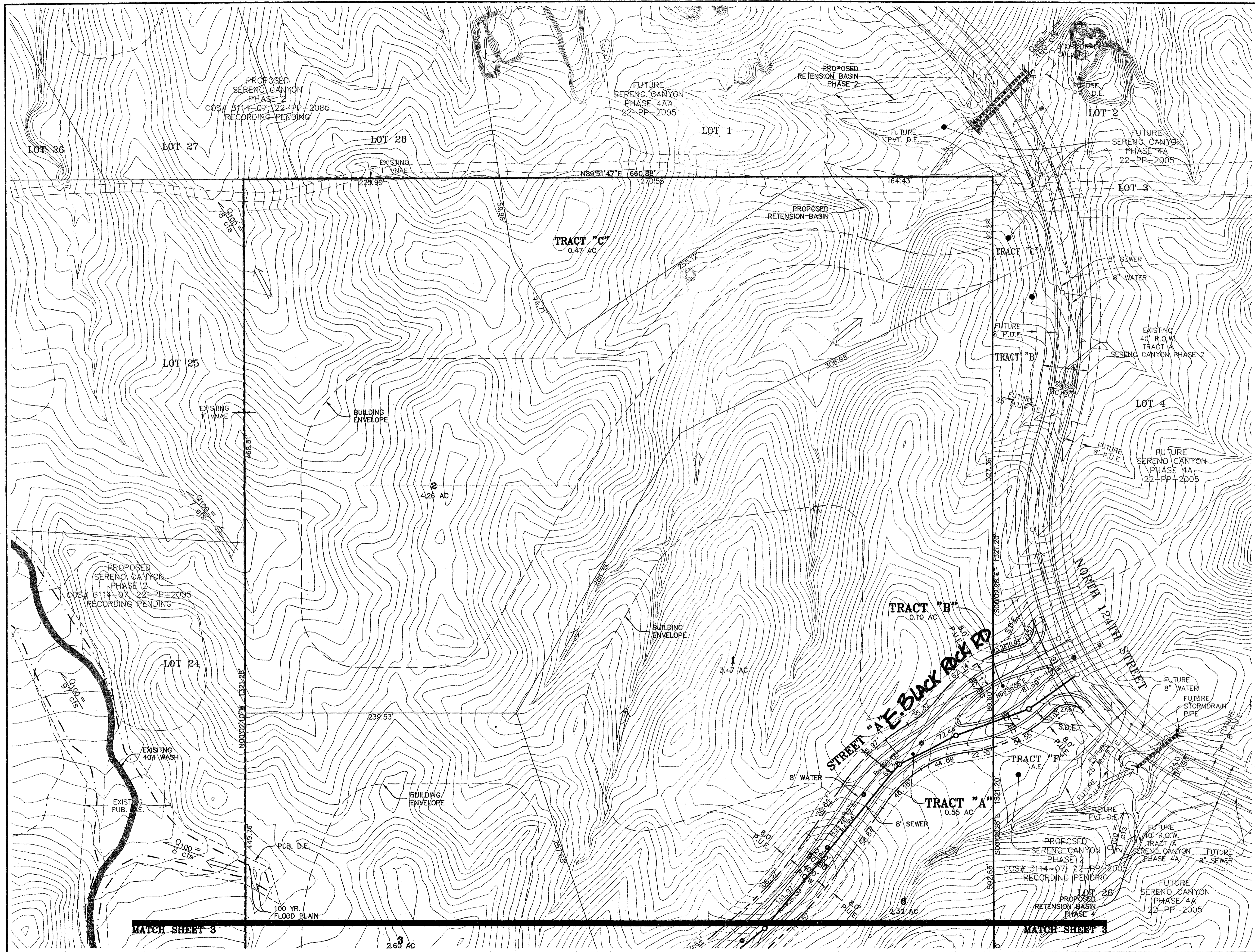
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LEGEND

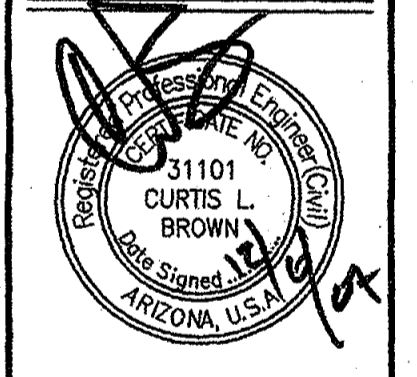
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PHOENIX • MESA • GOODYEAR • TUCSON
ENGINEER C. BROWN
DESIGNER K. LOPEZ
CAD TECHNICIAN K. LOPEZ
SCALE (HORIZ) AS NOTED
SCALE (VERT) AS NOTED
DATE 12/17/07
JOB NUMBER 073093
SHEET 1 OF 7



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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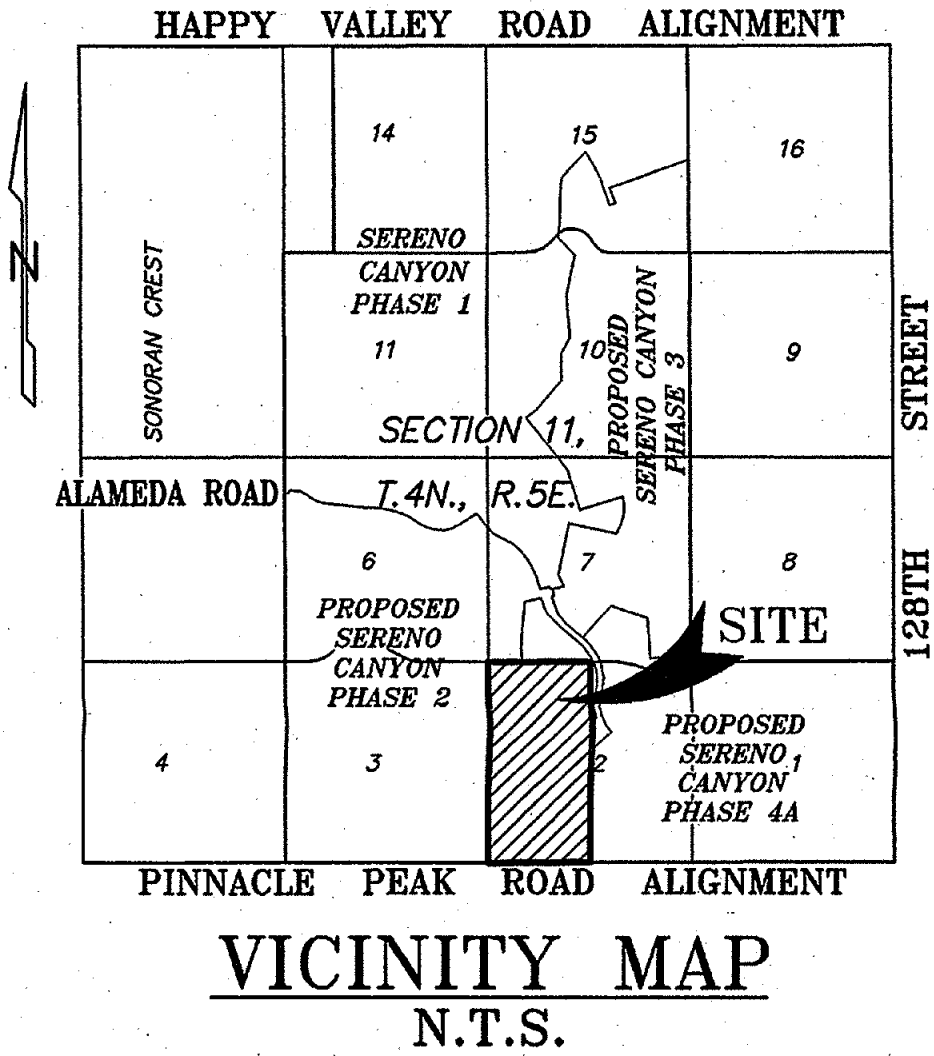
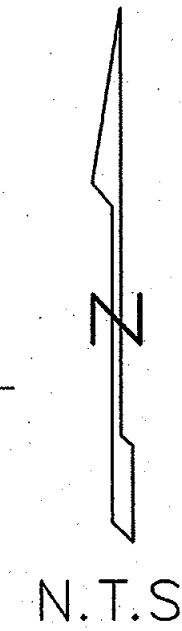
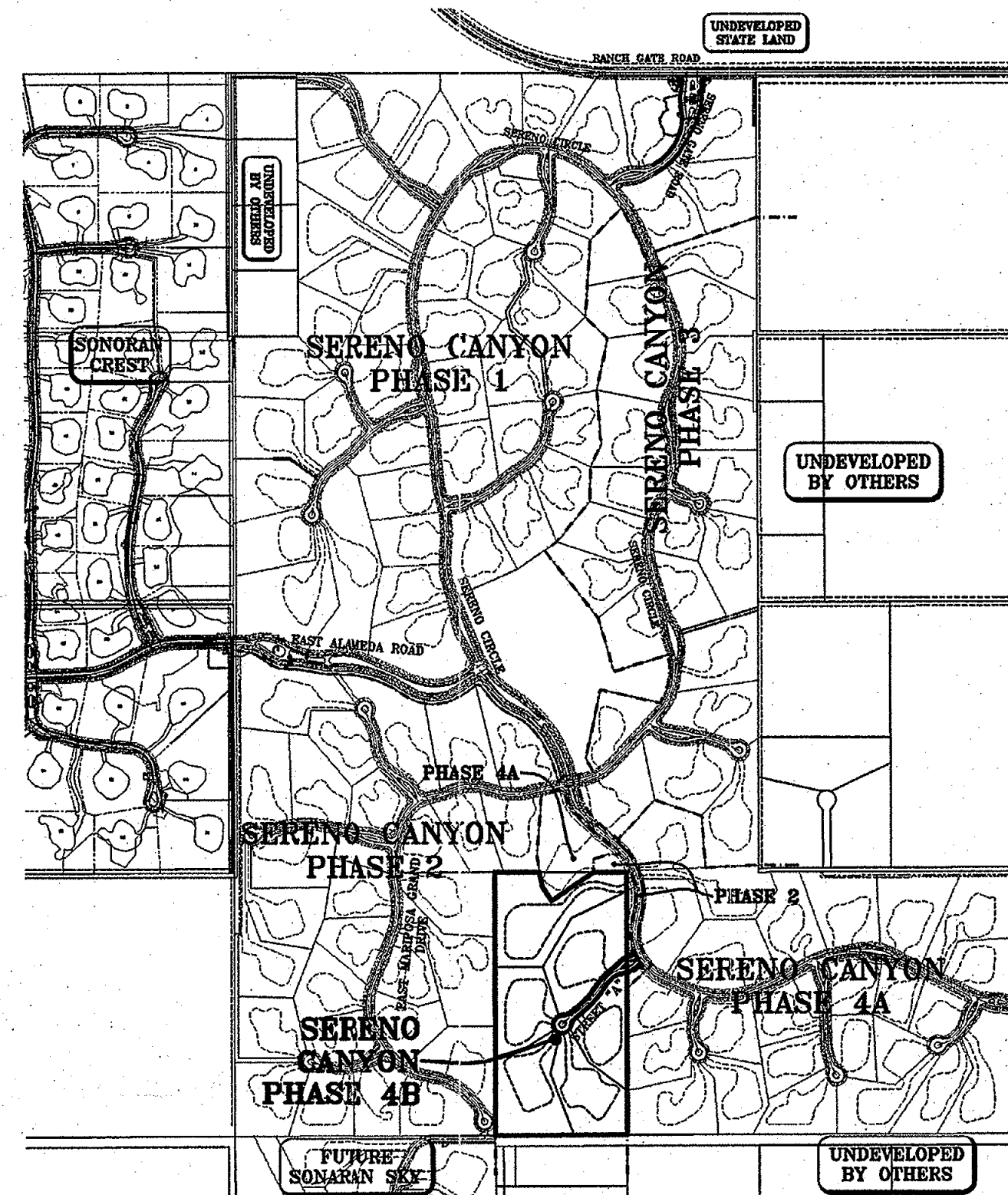
ENGINEER	C. BROWN
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CAD TECHNICIAN	K. LOPEZ
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DATE	12/06/07
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SHEET	2 OF 7

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

**PRELIMINARY PLAT FOR
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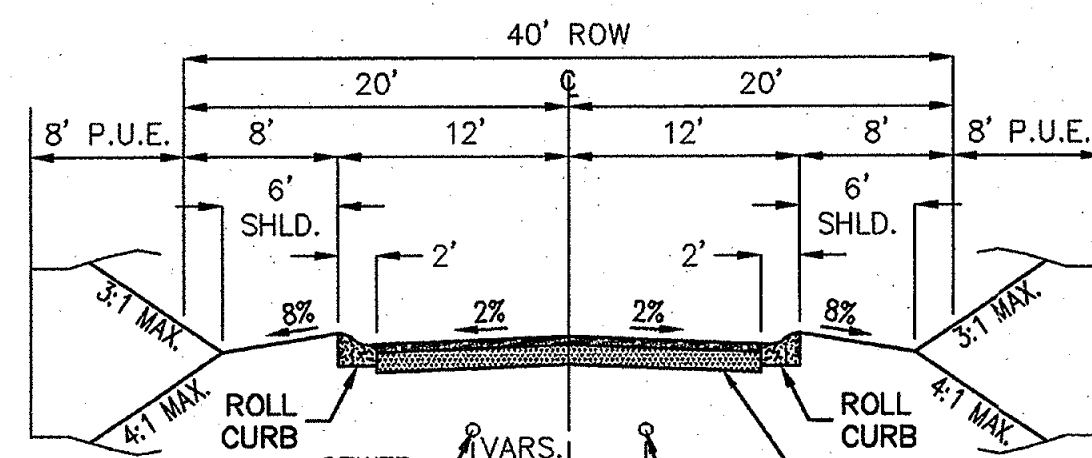


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SHEET INDEX

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**REQUIRED HYDRANTS
TO BE INSTALLED
AND OPERABLE PRIOR
TO FOOTING INSPECTION**

2-7-08 DATE
[Signature] AUTHORIZED SIGNATURE
SCOTTSDALE FIRE DEPARTMENT

NOTES

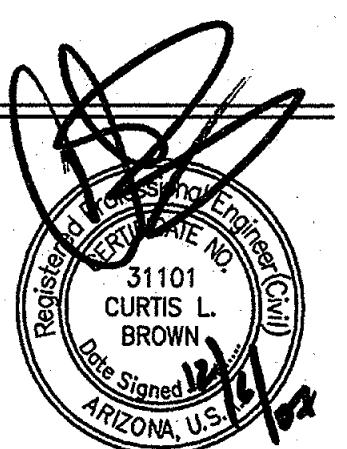
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ALL STREETS AND PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS

SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
COVER SHEET



WOOD/PATEL

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SCALE (HORIZ) AS NOTED

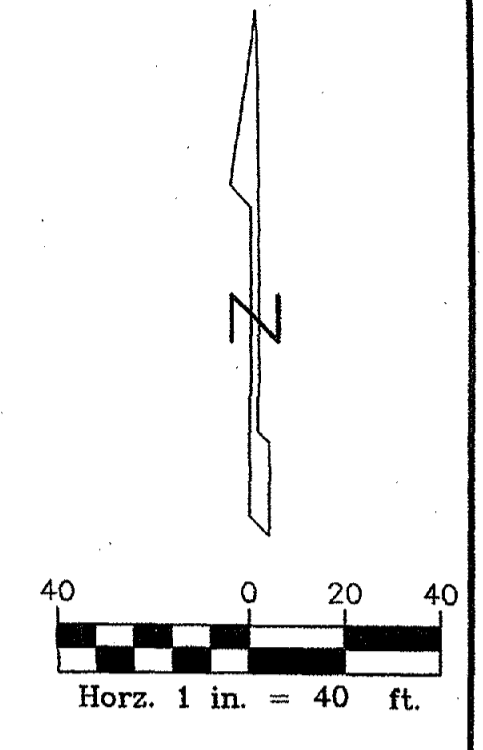
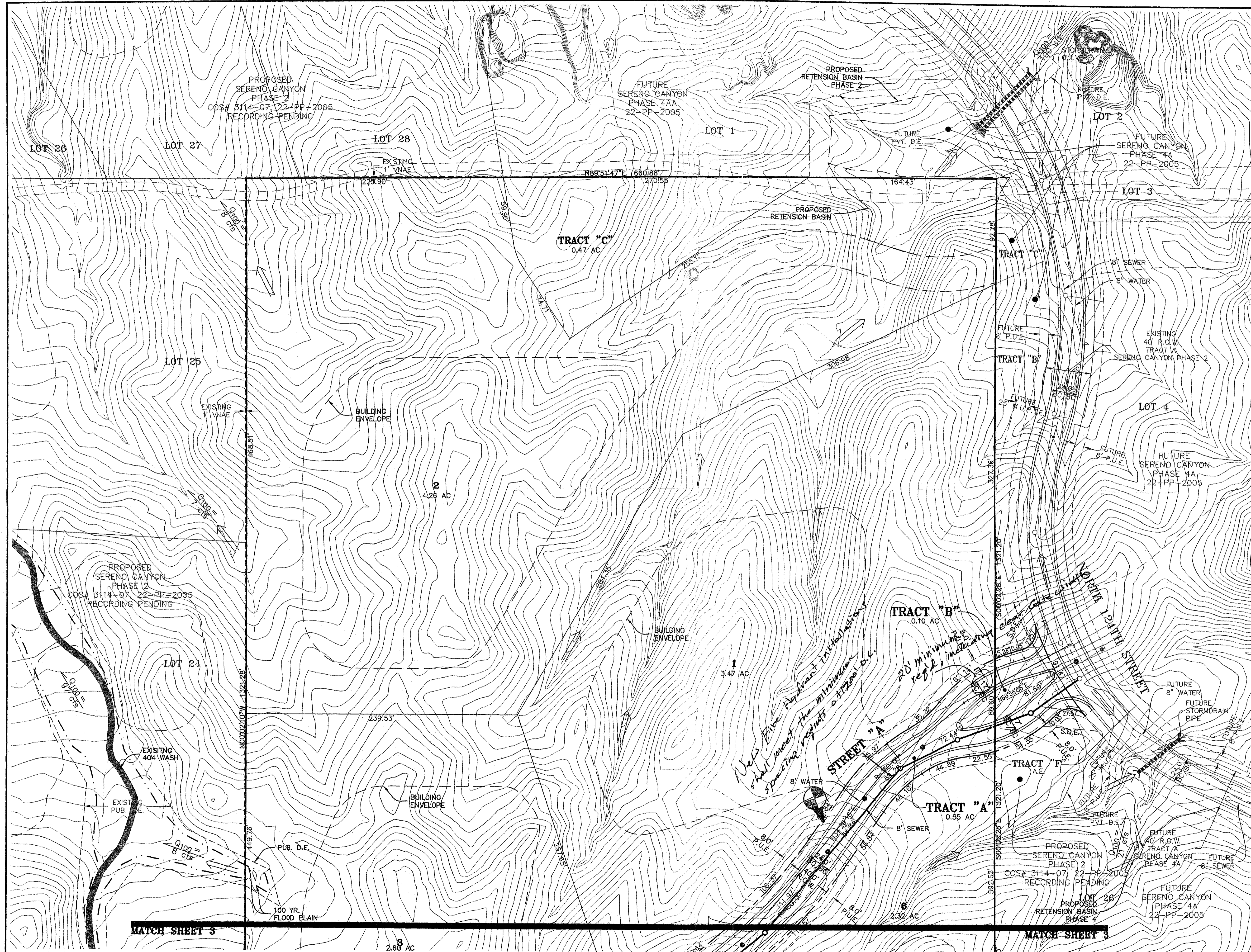
SCALE (VERT) AS NOTED

DATE 12/17/07

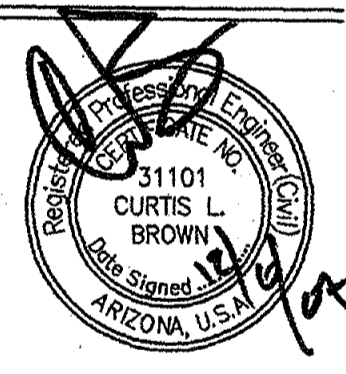
JOB NUMBER 073093

SHEET 1 OF 7

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



SERENO CANYON - PHASE 4B
PRELIMINARY FLAT
SITE PLAN



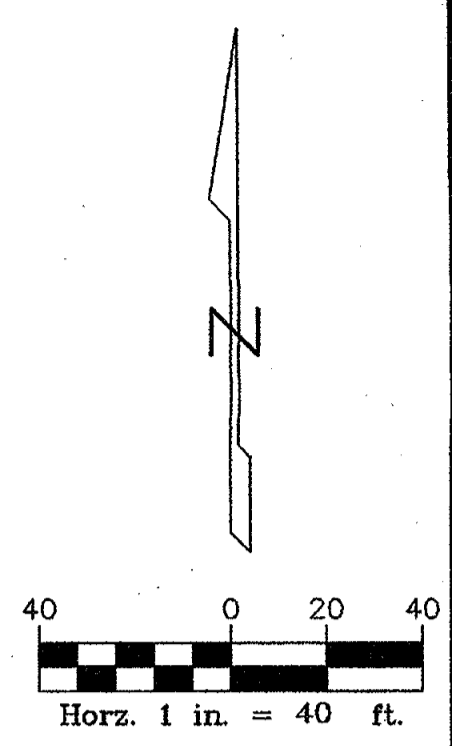
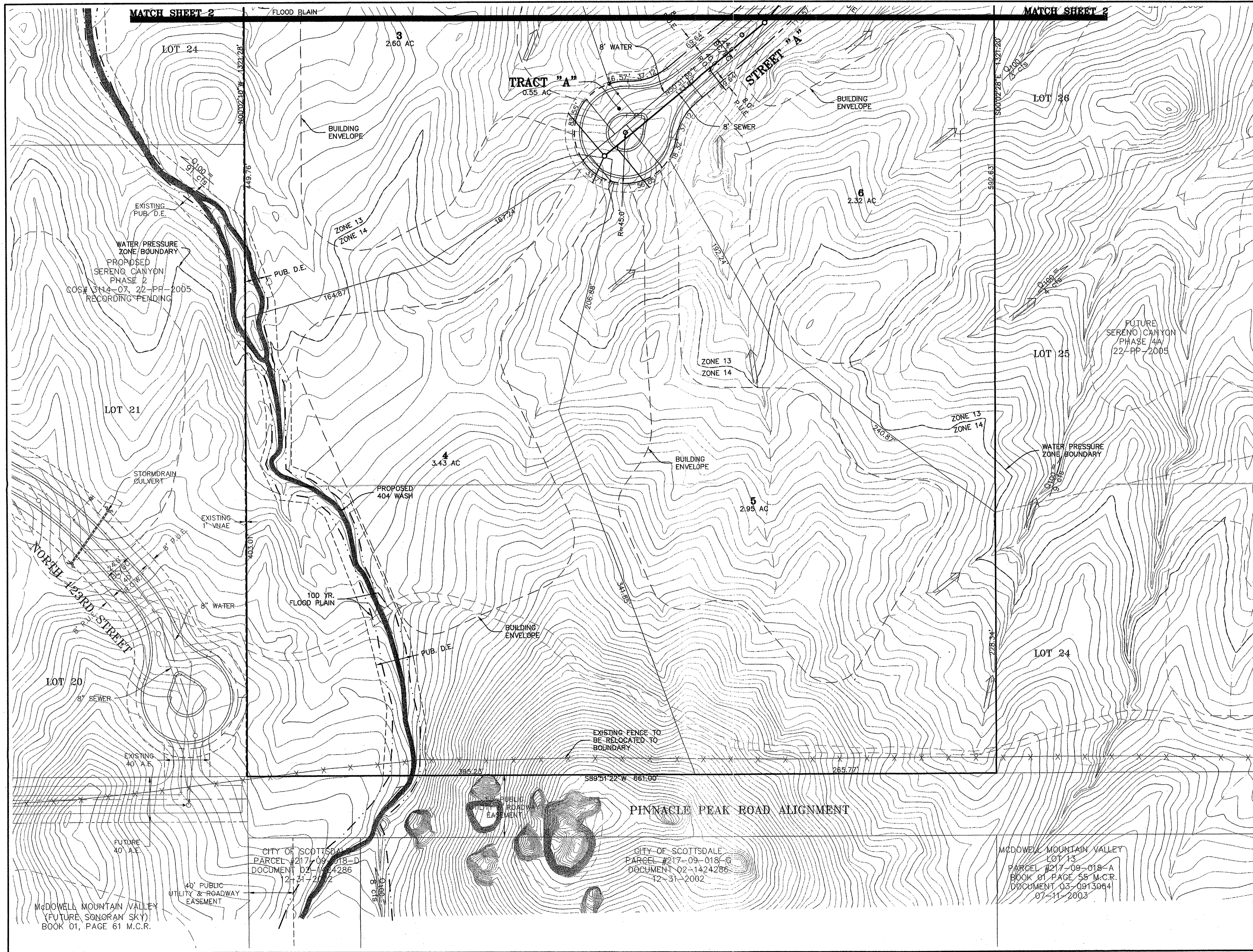
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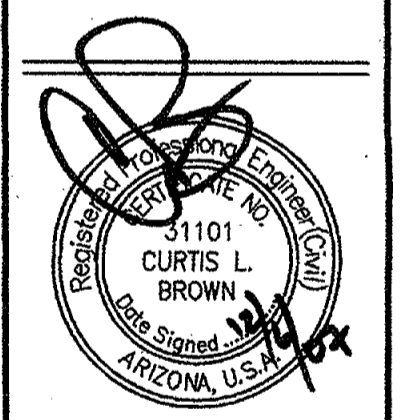
ENGINEER	C. BROWN
DESIGNER	K. LOPEZ
CAD TECHNICIAN	K. LOPEZ
SCALE (HORZ)	1" = 40'
SCALE (VERT)	N/A
DATE	12/06/07
JOB NUMBER	073093
SHEET	2 OF 7

15020703093001.dwg - PLAN/FLAT, SERENO2-PP-04B - Dec. 06, 2007

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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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PRODEX - MESA - GARDEN - 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 073093

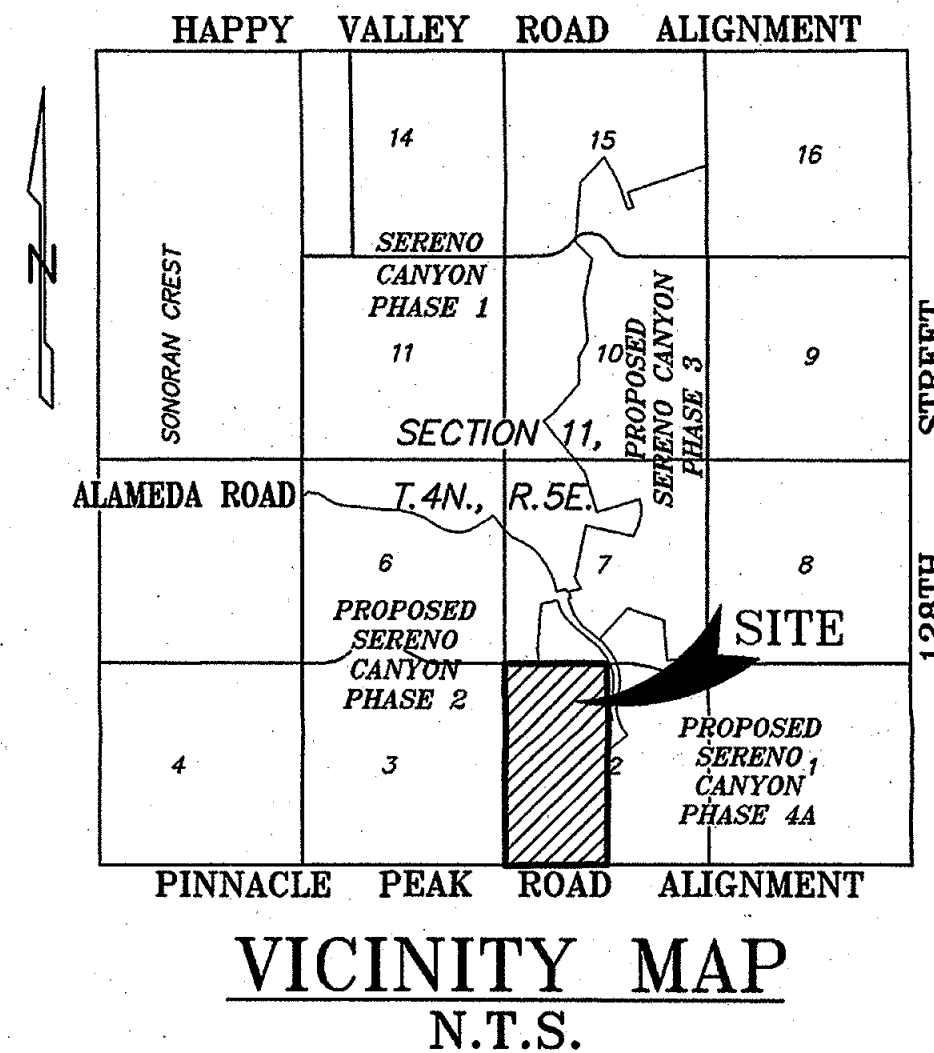
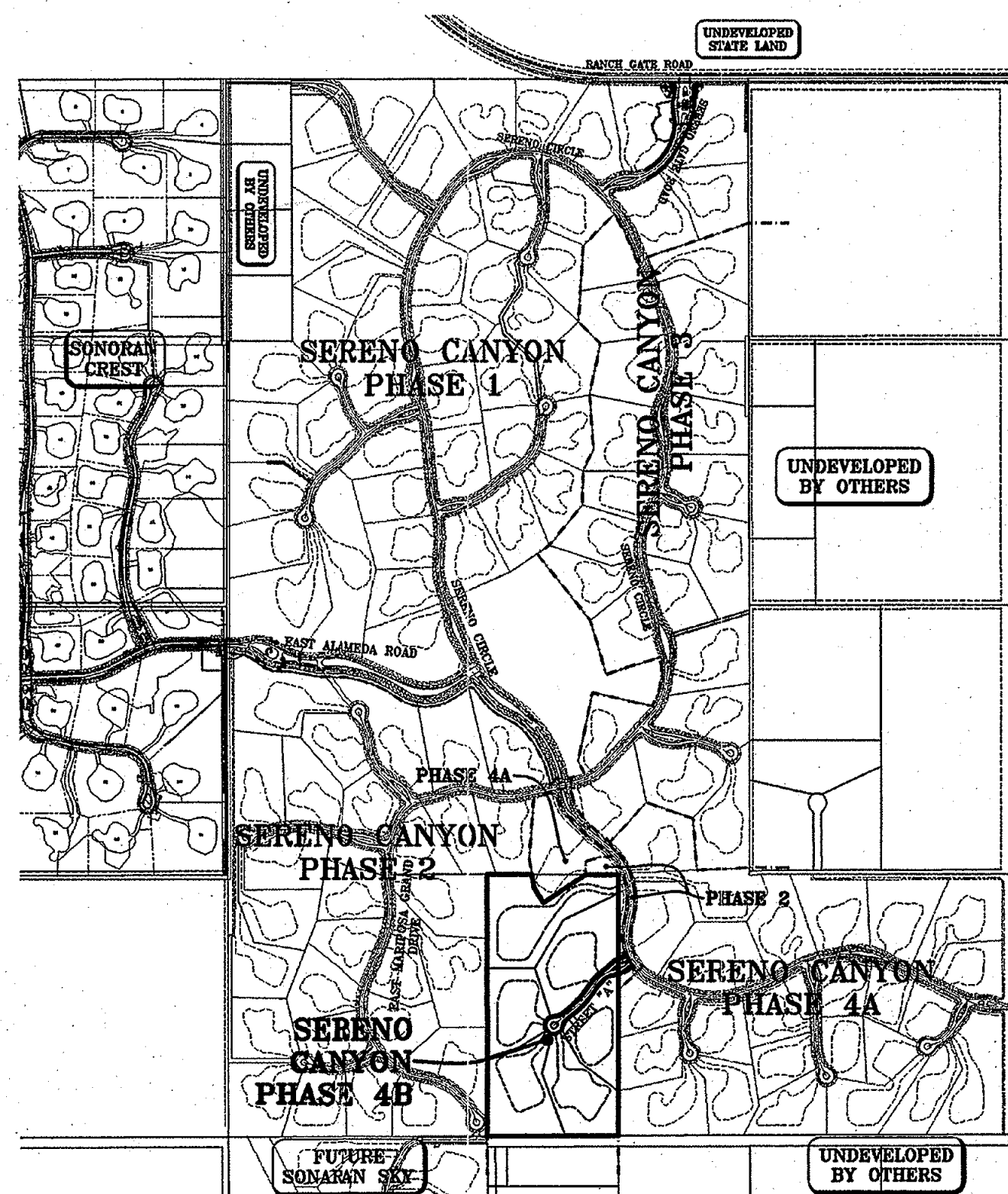
SHEET 3 OF 7

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

**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) 944-0994 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

SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
COVER SHEET

SITE DATA

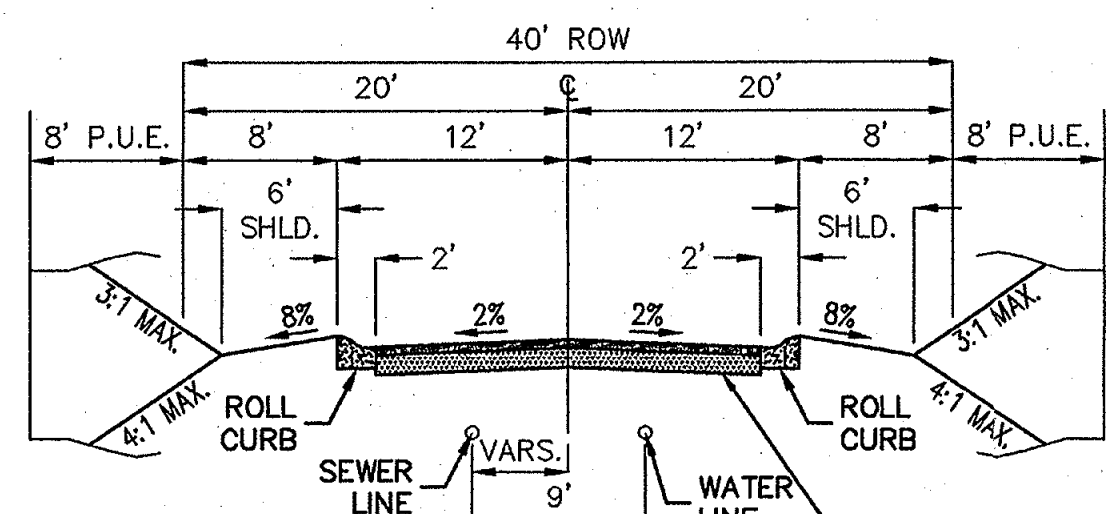
EXISTING ZONING	R-130 ESL
GROSS ACREAGE	19.58 AC
NET ACREAGE	19.03 AC
YIELD	6 LOTS
DENSITY	0.29 UNIT/AC.
MIN. LOT SIZE	101,059 SQ. FT.
AVG. LOT SIZE	138,157 SQ. FT.
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	COX COMMUNICATIONS
CABLE	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

**REQUIRED HYDRANTS
TO BE INSTALLED
AND OPERABLE PRIOR
TO FOOTING INSPECTION**

2-7-08 DATE *D. J.* AUTHORIZED SIGNATURE
SCOTTSDALE FIRE DEPARTMENT



LOCAL RESIDENTIAL STREET

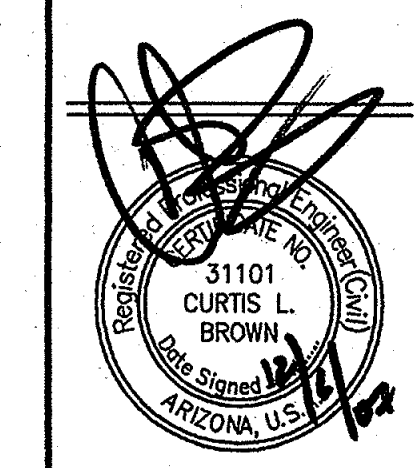
LOOKING UP STATION PRIVATE STREET

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.

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 |



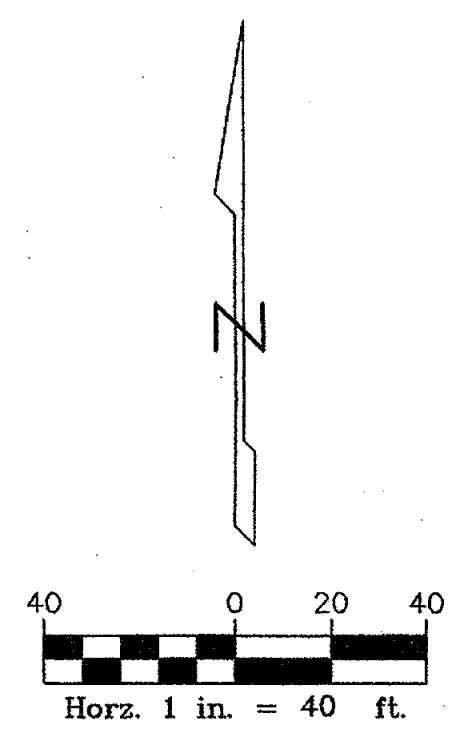
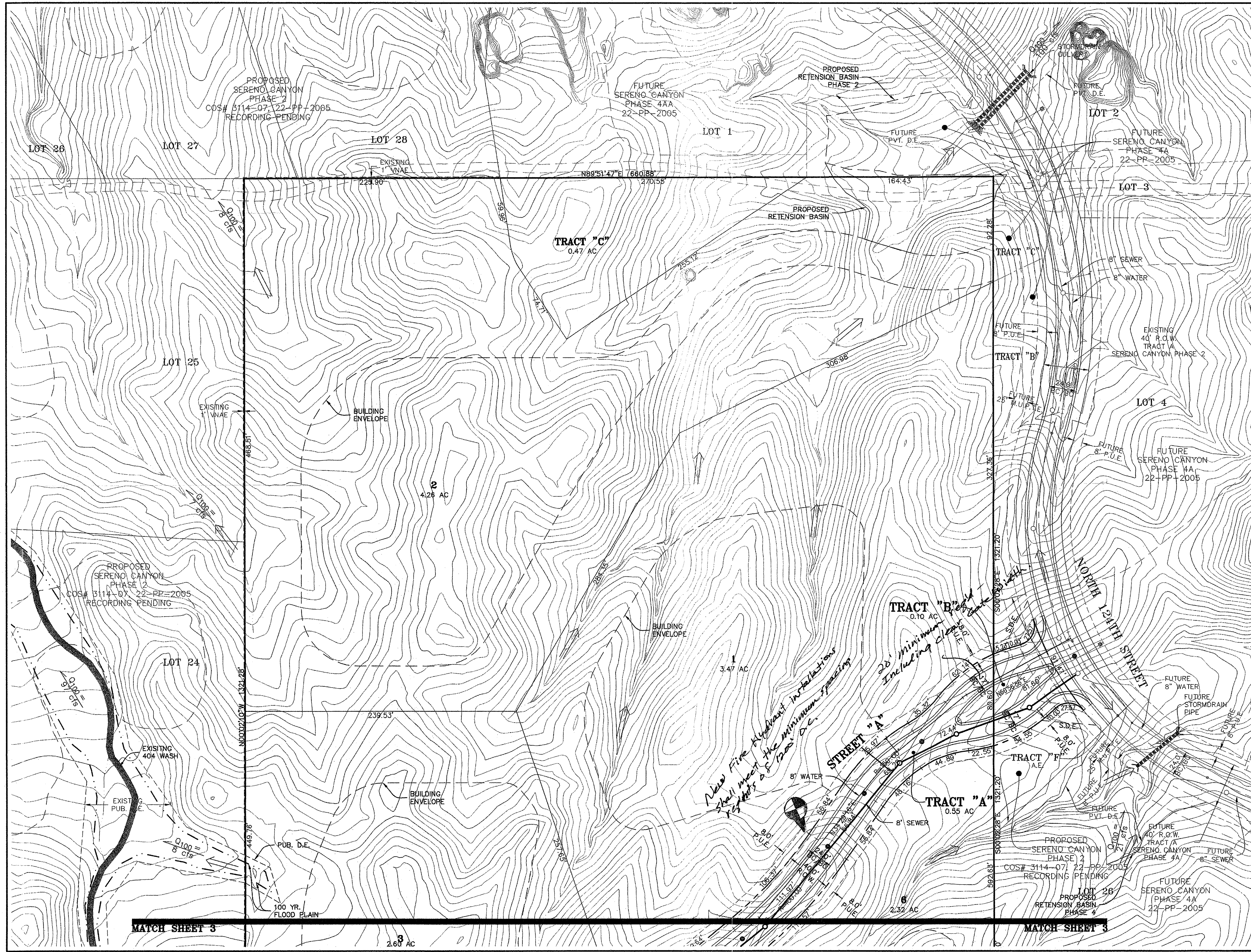
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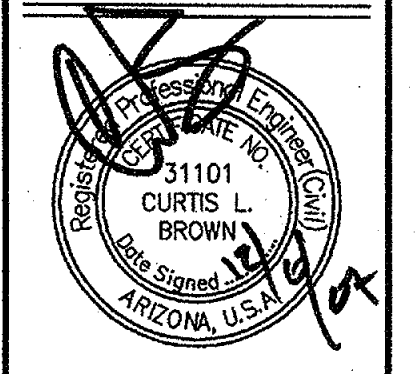
ENGINEER C. BROWN
DESIGNER K. LOPEZ
CAD TECHNICIAN K. LOPEZ
SCALE (HORIZ) AS NOTED
SCALE (VERT) AS NOTED
DATE 12/17/07
JOB NUMBER 073093
SHEET 1 OF 7

ALL STREETS AND PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS

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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



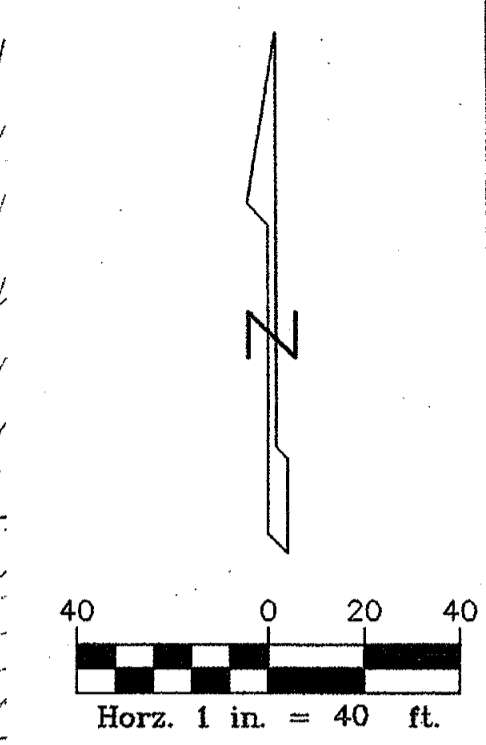
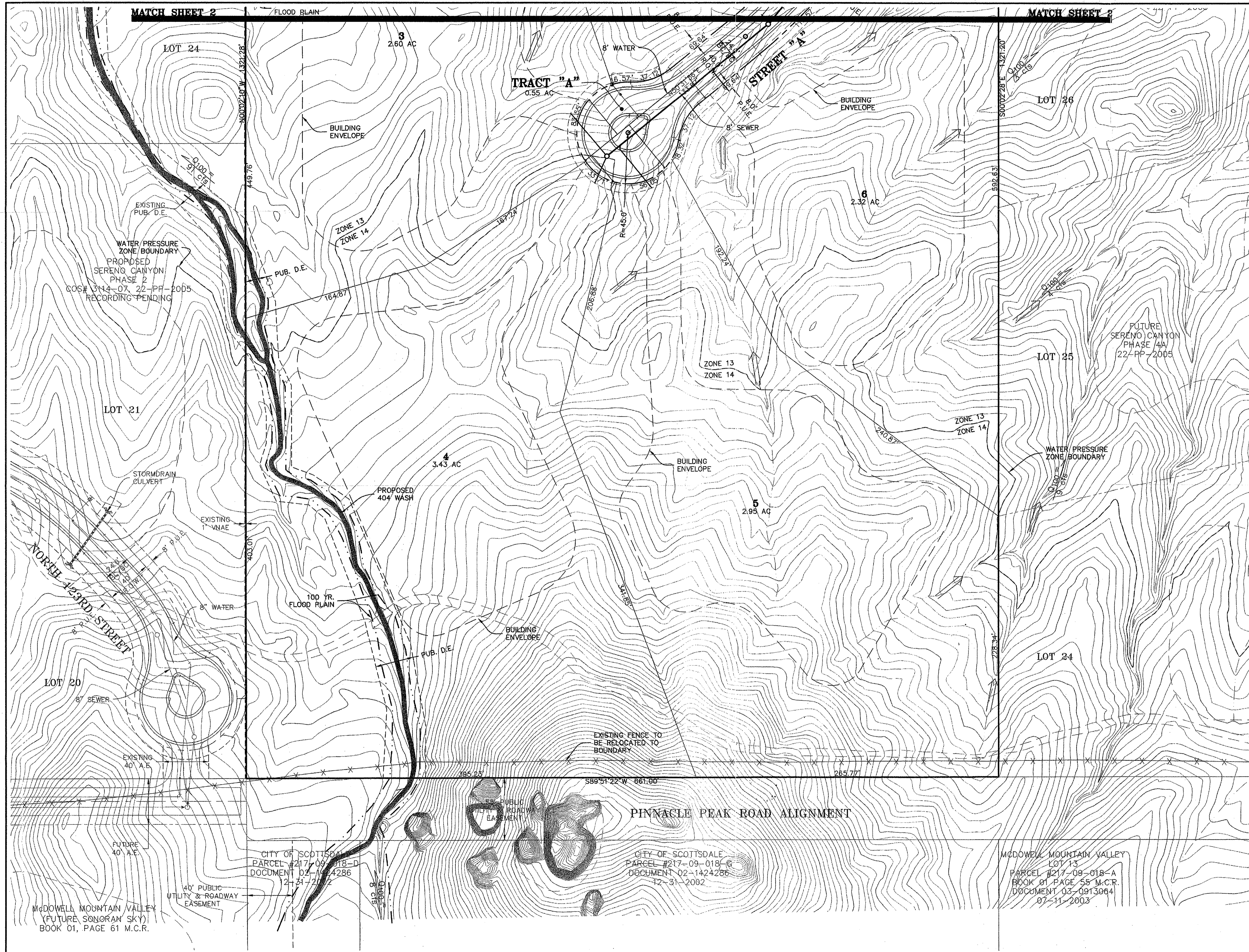
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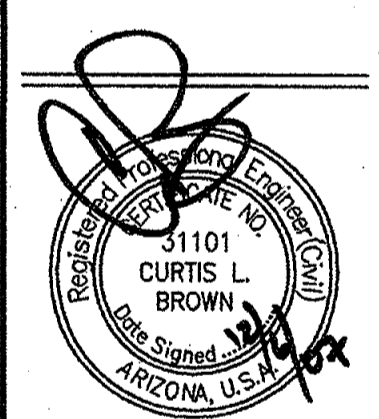
ENGINEER	C. BROWN
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XX-PP-200X, (QS#s XX-XX)



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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SHEET
3 OF 7

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