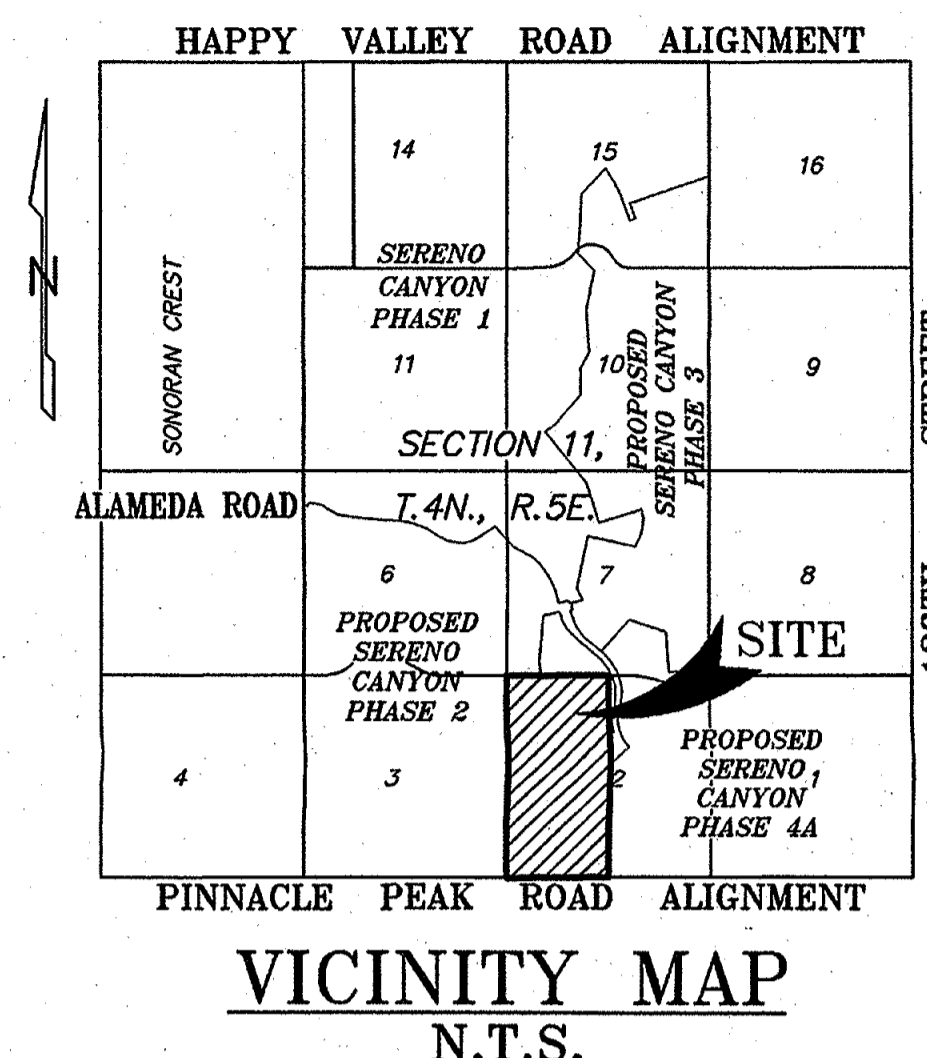
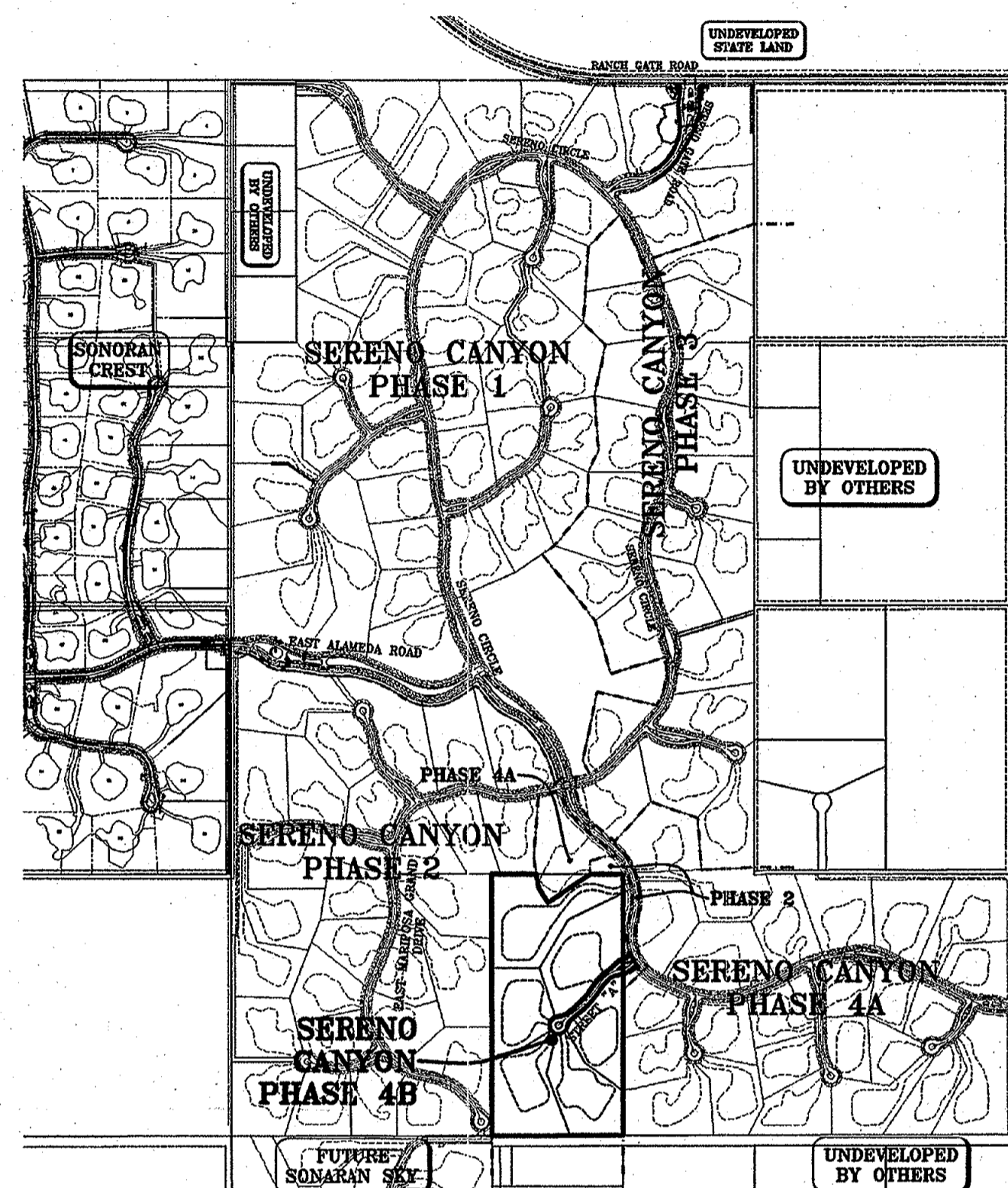


**PRELIMINARY PLAT FOR
SERENO CANYON PHASE 4B**
LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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

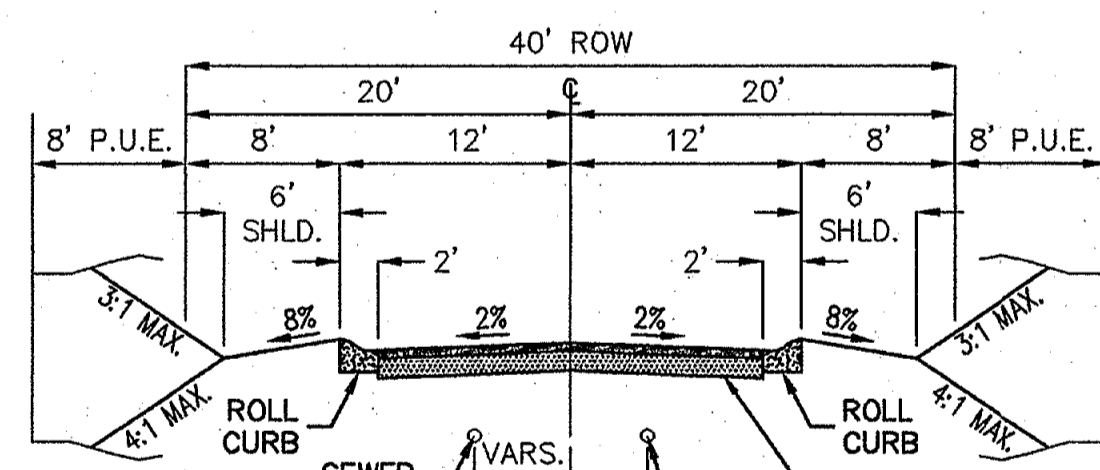
SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
COVER SHEET

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



LOCAL RESIDENTIAL STREET

LOOKING UP STATION PRIVATE STREET

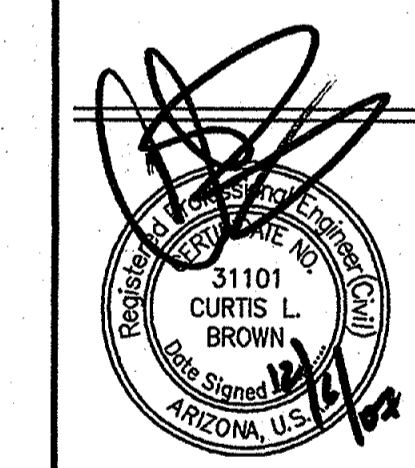
3" R-19 A.C. OVER 6" A.B.C. PAVEMENT SECTION PER M.A.G. SPEC 702. CONTRACTOR TO SUPPLY 95% COMPACTION AT SUBGRADE.

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 EASEMENT
P.V.T.	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



WOOD/PATEL

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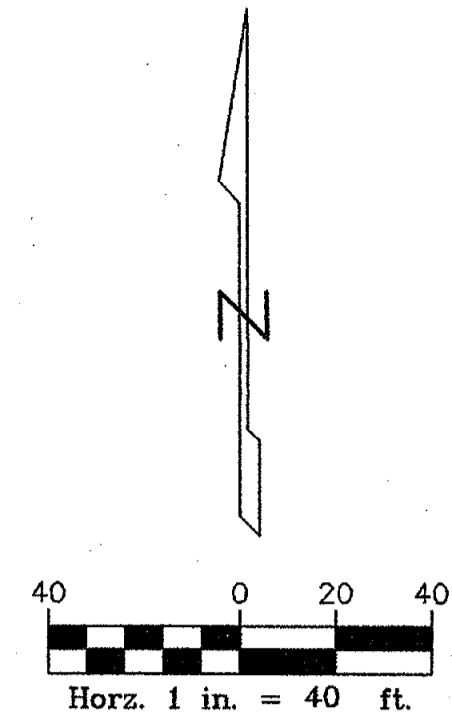
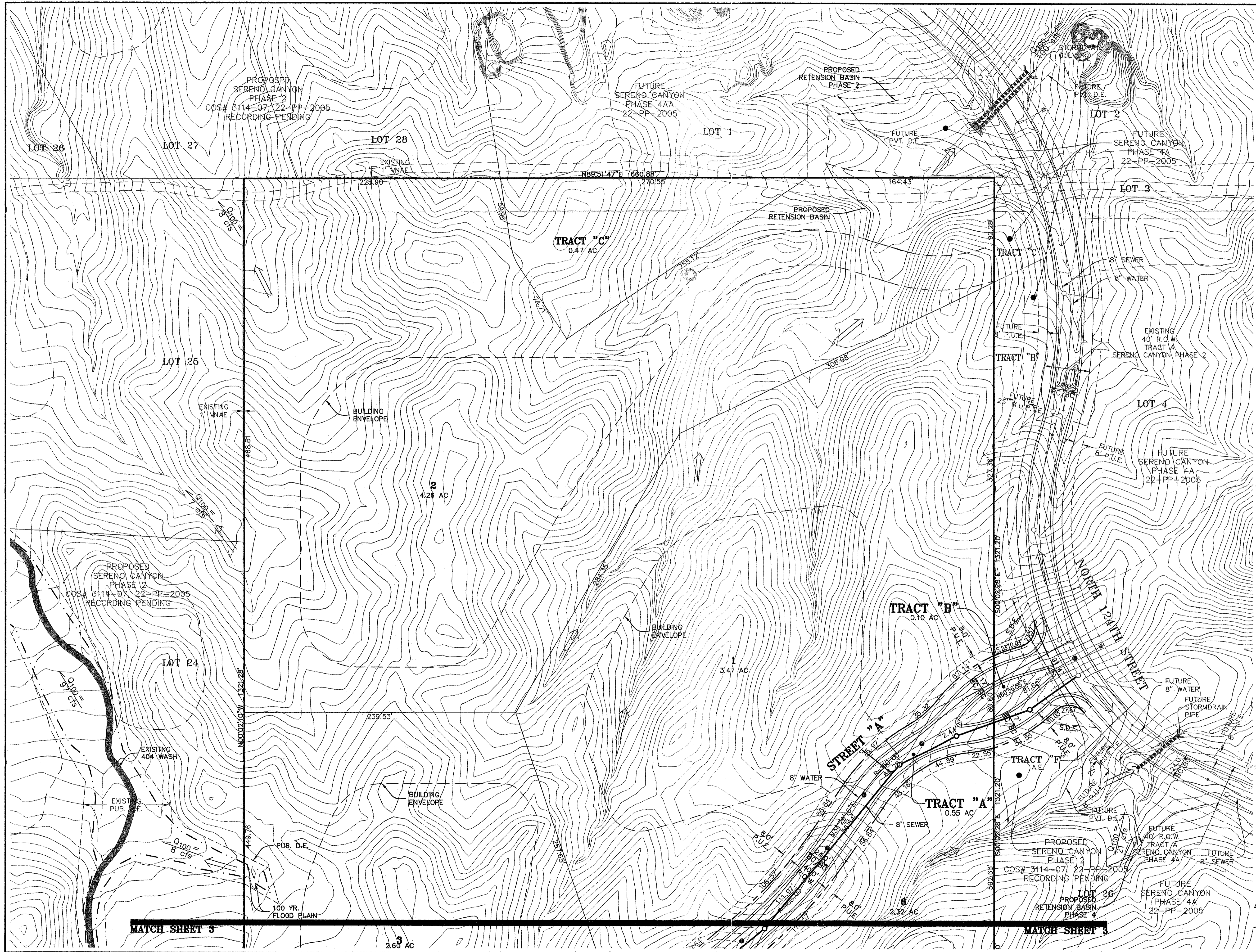
PHOENIX • MESA • GOODYEAR • TUCSON

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**

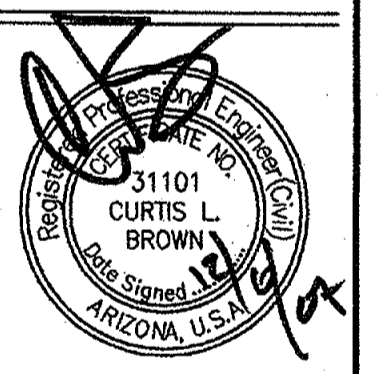
APPROVED

DATE 12/17/07 GREG

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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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PROBEX • 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	073093
SHEET	2 OF 7

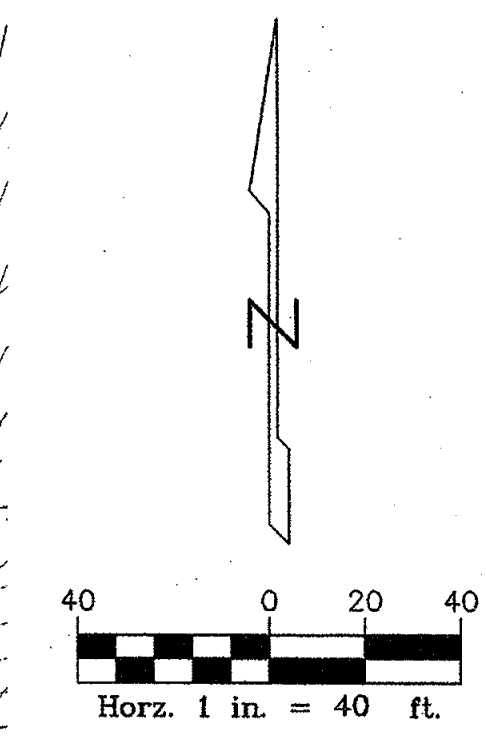
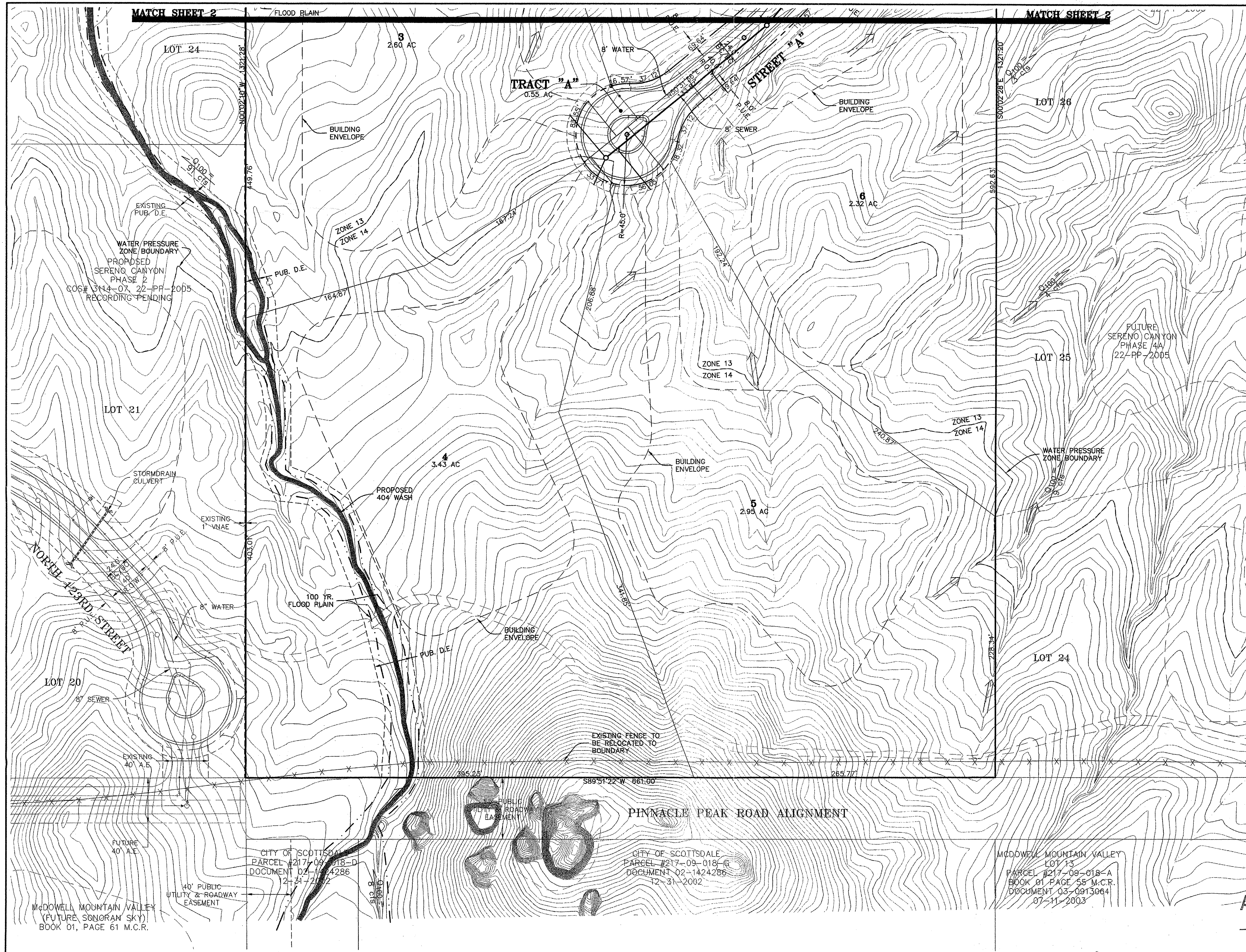
APPROVE

DATE 4/22/08

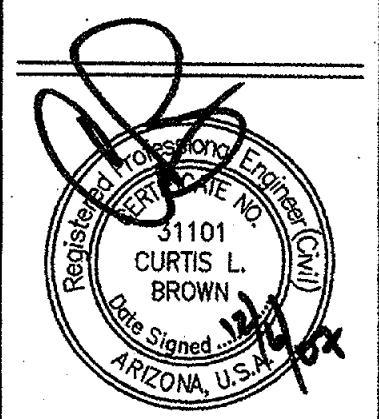
MATCH SHEET 3

MATCH SHEET 3

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



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
SITE PLAN



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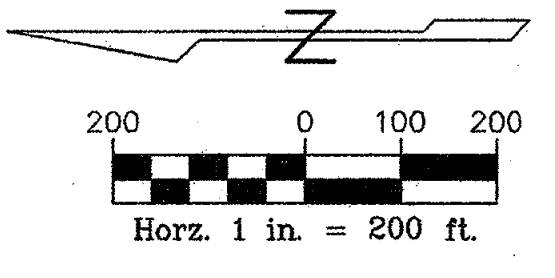
ENGINEER C. BROWN
 DESIGNER K. LOPEZ
 CAD TECHNICIAN K. LOPEZ
 SCALE (HORIZ) 1" = 40'
 SCALE (VERT) N/A
 DATE 12/08/07
 JOB NUMBER 073093

APPROVED

DATE 4/22/08 GREG

SHEET **3** OF **7**

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



LEGEND

--- PHASE LINE

UNDEVELOPED
STATE LAND

UNDEVELOPED
BY OTHERS

UNDEVELOPED
BY OTHERS

RANCH GATE ROAD

SERENO GATE ROAD

SERENO CIRCLE

PHASE 3

SERENO CIRCLE

PHASE 2

NORTH 124TH STREET

PHASE 4A

PHASE 4B

STREET "A"

PHASE 1

SERENO CIRCLE

PHASE 4A

EAST MARIPOSA GRAND DRIVE

FUTURE
SONORAN SKY

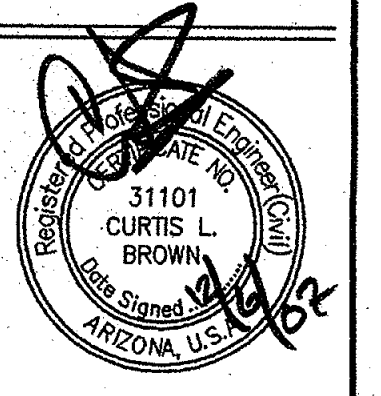
UNDEVELOPED
BY OTHERS

SONORAN
CREST

EAST ALAMEDA ROAD

PHASE 2

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

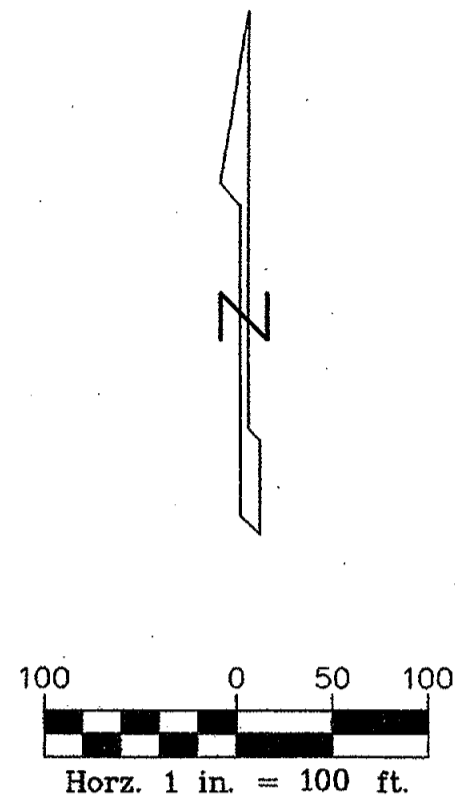
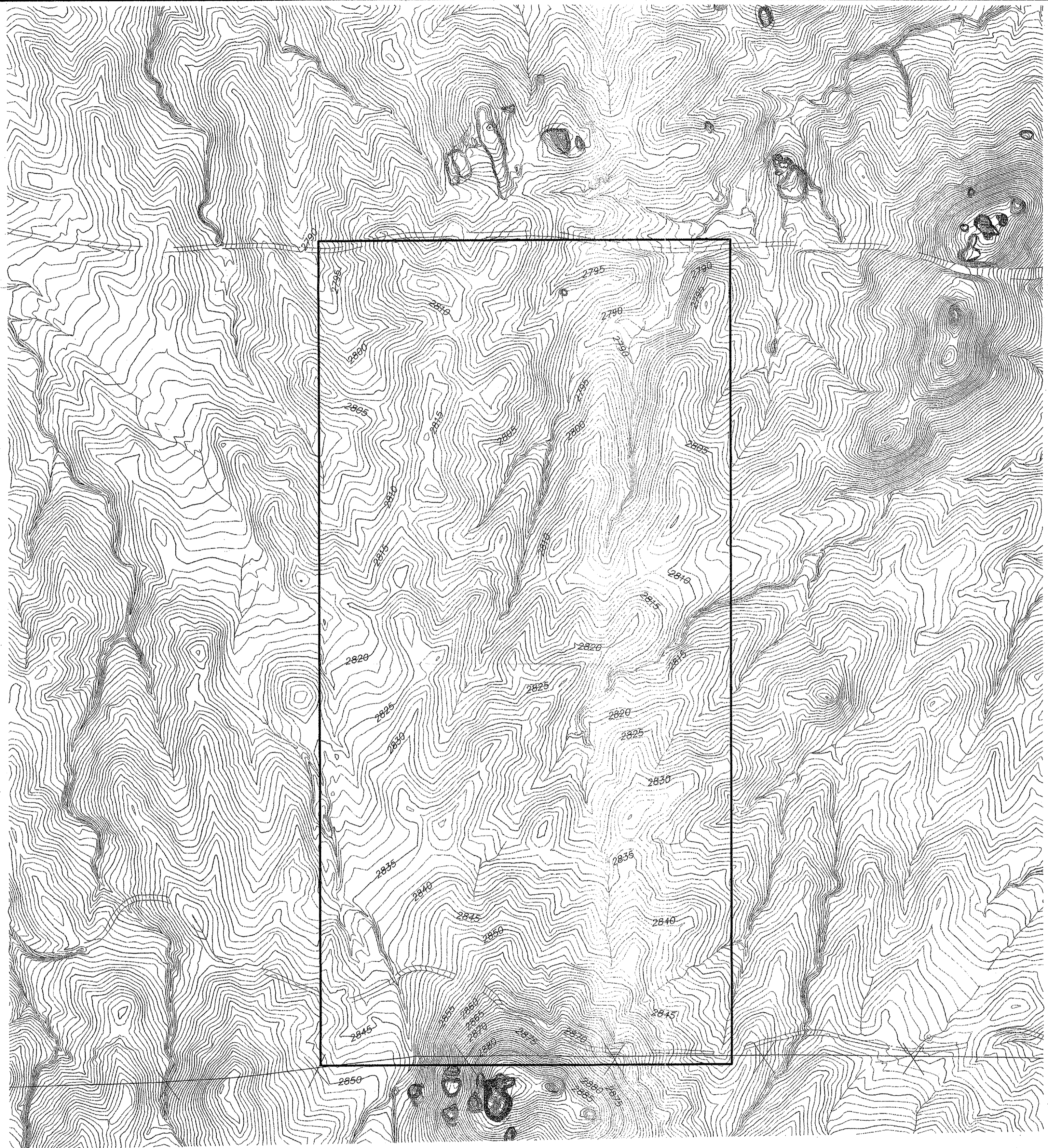
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2-PP-2008
1st: 1/25/08

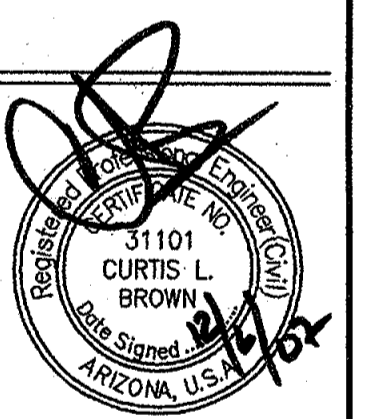
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DATE 4/22/08 GREG

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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
DATE 12/06/07
JOB NUMBER 073093
SHEET 5 OF 7

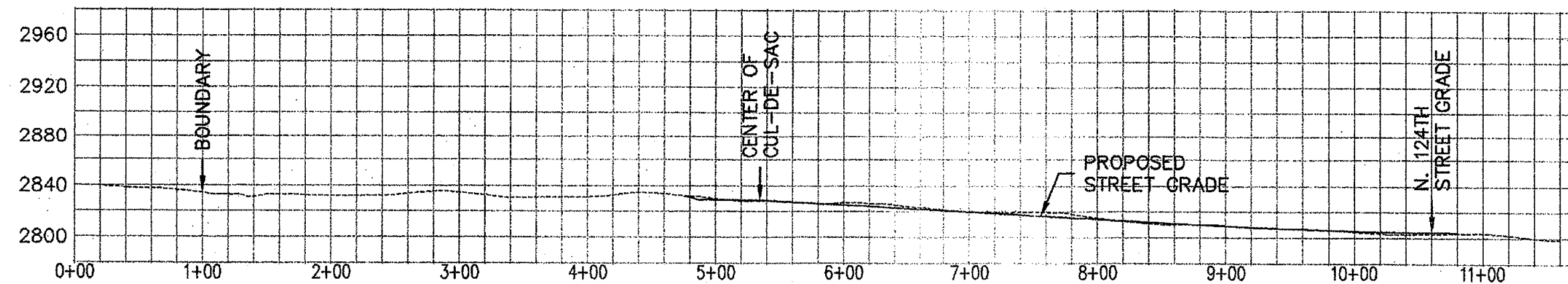
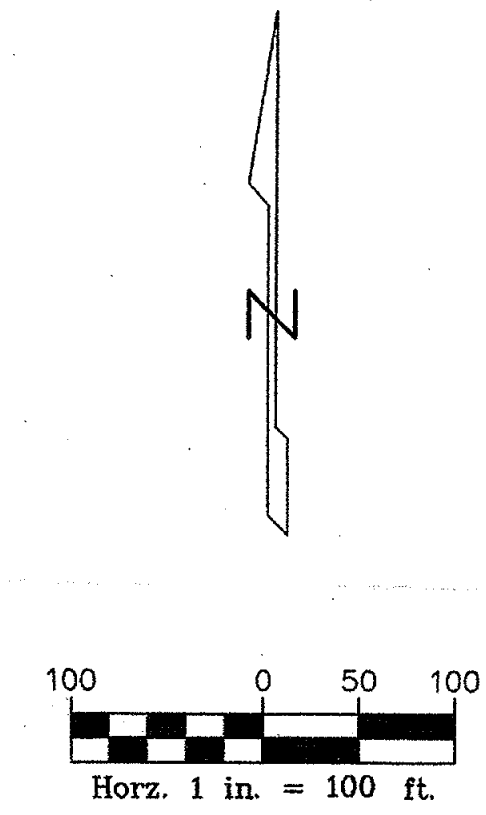
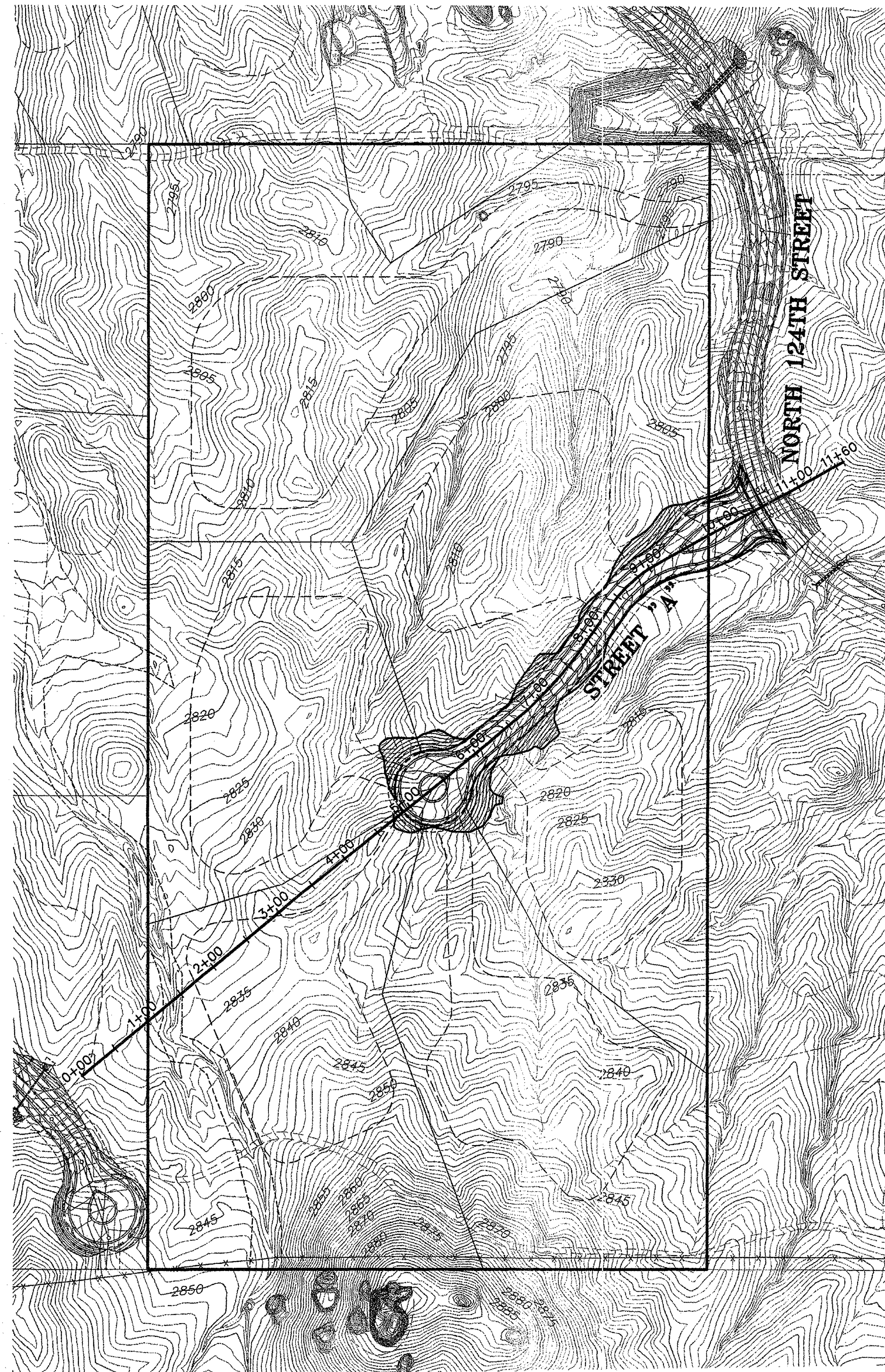
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DATE 4/22/08 GREG

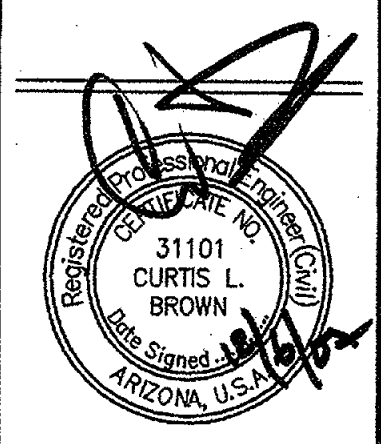
2-PP-2008
 1st: 1/25/08

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XX-PP-200X, (QS#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

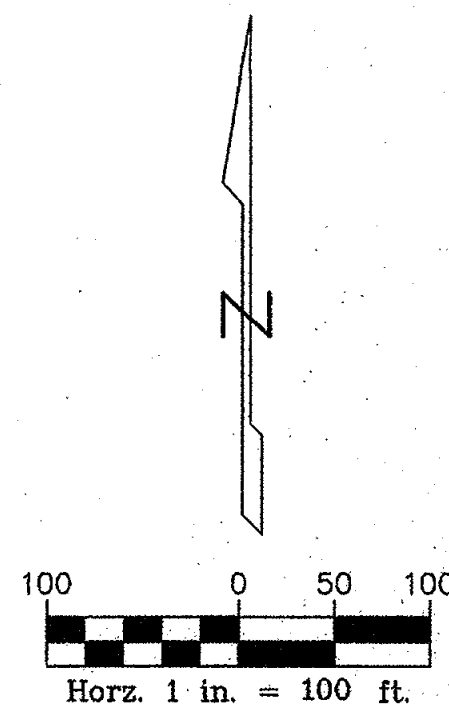
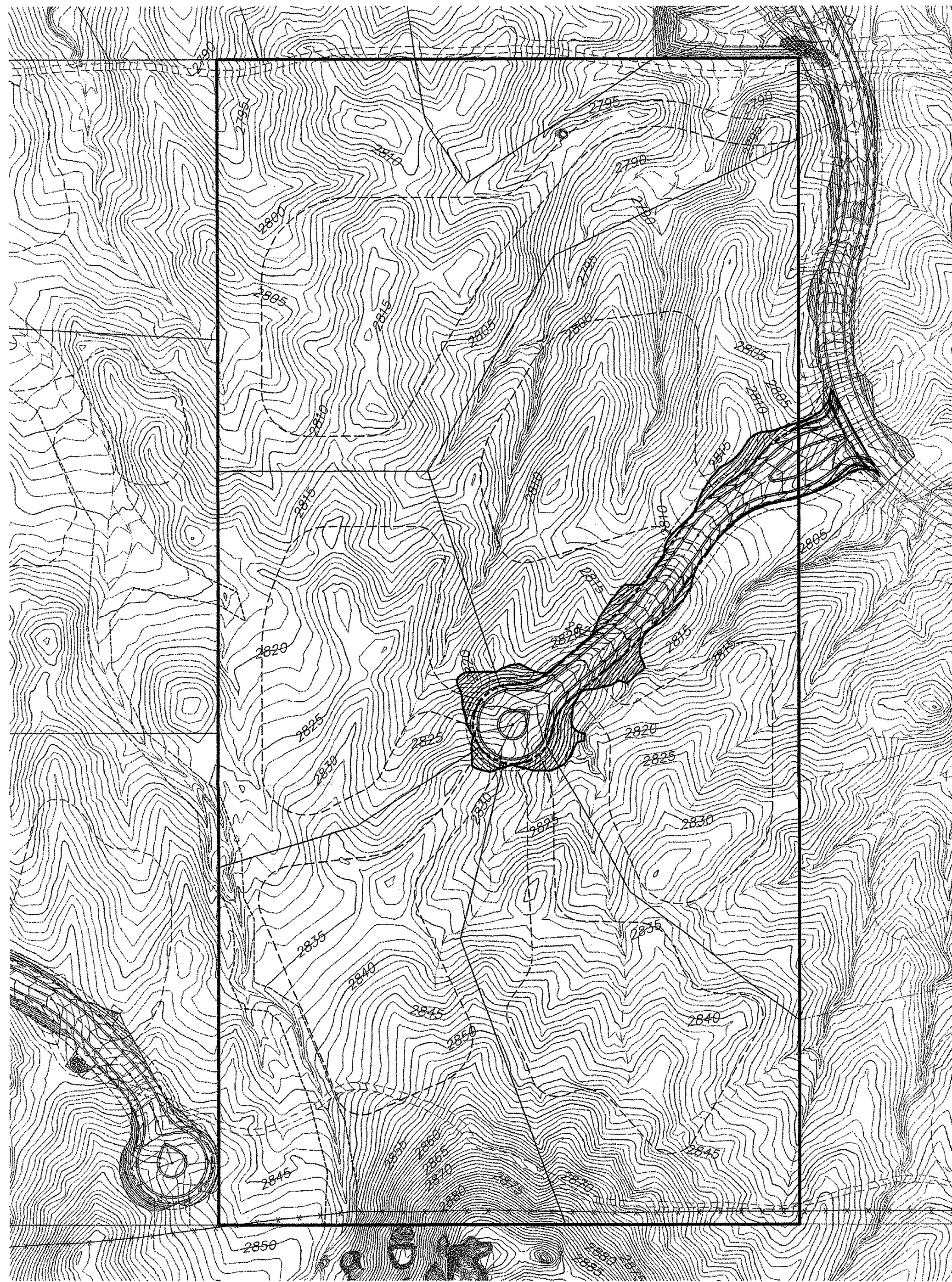
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XX-PP-200X (QS)'s XX-XX

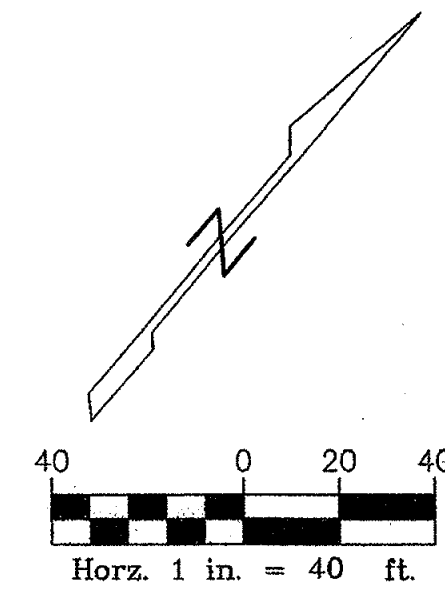
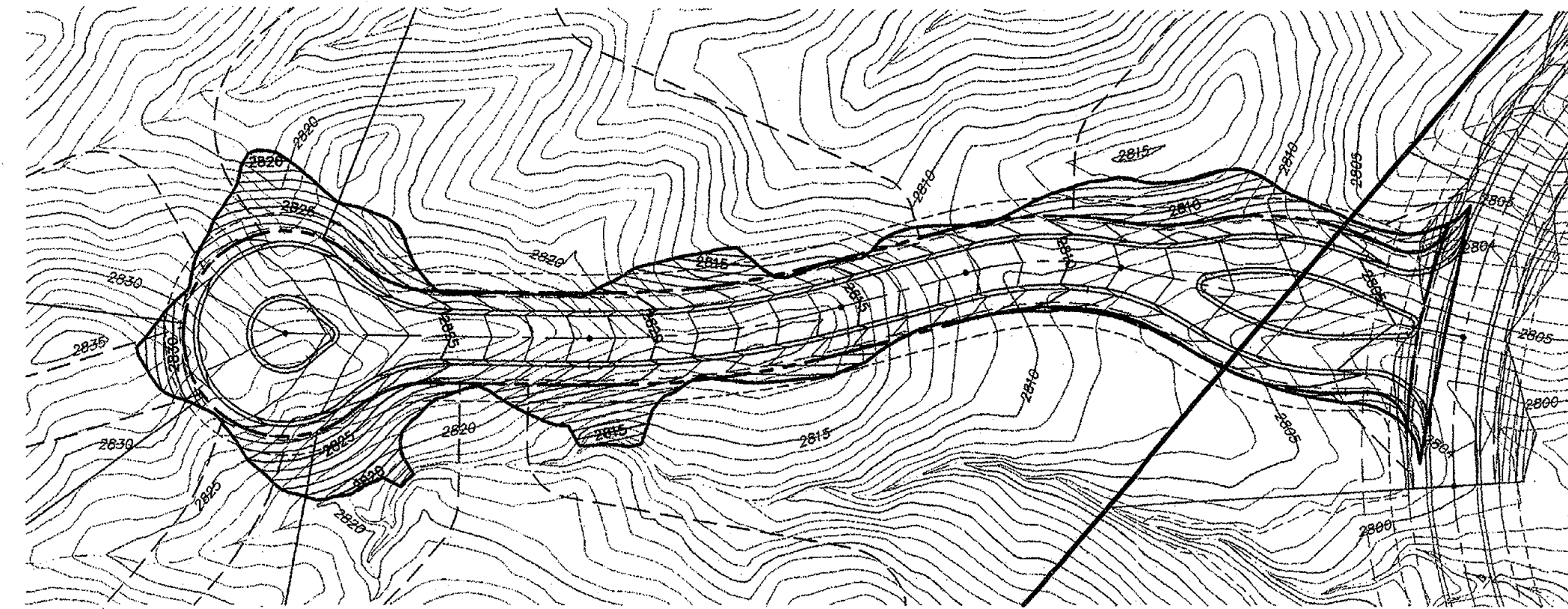
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DATE 4/22/08 GREG

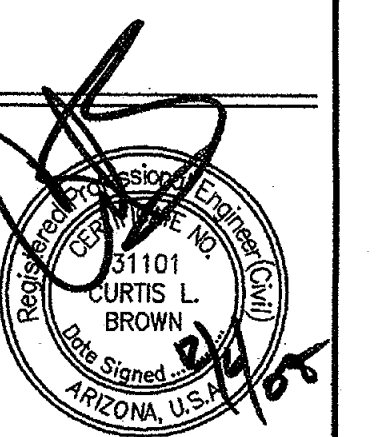
2-PP-2008
 1st: 1/25/08



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 12/08/07

JOB NUMBER 073083

SHEET 7 OF 7

7 OF 7

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

APPROVED

DATE 4/22/08 GREG

2-PP-2008
1st: 1/25/08