

SERENO CANYON

Phase 2AA Plat Narrative

Sereno Canyon property is located at the northwest corner of the E. Pinnacle Peak Road and N. 128th Street, the site stretches from E. Pinnacle Peak, north, to E. Ranch Gate Road. The existing subdivision has a portion of the site adjacent to N. 128th Street, and N. 122nd Street as its western boundary. Primary access serving the proposed single-family development is provided by at Ranch Gate Rd.

Related Cases on Sereno Canyon property includes:

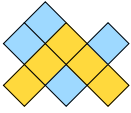
36-ZN-1984, 113-ZN-1984, 11-TA-2003#3, 1-ZN-2005, 1-ZN-2005#2, 22-PP-2005, 2-PP-2008, 2-PP-2008#2, 10-GP-2011, 16-ZN-2011, 19-PP-2013, 16-PP-2017 & 51-DR-2017.

19-PP-2013 City Council approved re-plat of residential subdivision with amended standards, and including Natural Area Open Space plan, water and wastewater reports, and the storm water management report.

2725-19 Sereno Canyon Phase 2A Final Plat (Book 1520, Page 10 M.C.R.)

The proposed Phase 2AA plat will modify lots 36A, 37A, 60A, 61A and 62A as recorded per Book 1520, Page 10 of M.C.R. while still conforming to the approved Case 19-PP-2013 documents and stipulations. Existing site improvements comprise of E Mariposa Grande Drive and Cul-de-Sac, N. 123rd Street on the east and E. Alameda Rd. on the north.

Mariposa Grande Drive roadway and associated Tract is proposed to be modified and extended up to the Sereno Canyon western boundary to provide for future access to Parcel 217-01-013. Existing easements that conflict with the proposed improvements will be released via a Map of Easement Release. Portions of the existing Mariposa Grande Cul-de-Sac will be abandoned and those areas in term will become part of adjacent lots.



Proposed improvements in support of the Phase 2AA Plat contains E. Mariposa Grande Drive extension west to Sereno Canyon property boundary, waterlines, fire hydrants, sewer lines, culverts, landscape areas and irrigation lines. Bonding and Assurances will be required for all water, sewer and storm drain facilities, concrete, and paving prior to the approval of the new plat.

The recordation of Sereno Phase 2AA Plat shall be in concert with the recordation of final plat 4-PP-2022.

DEVELOPER
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8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, ARIZONA 85268
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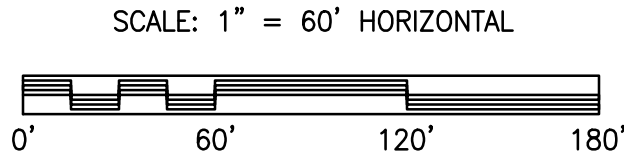
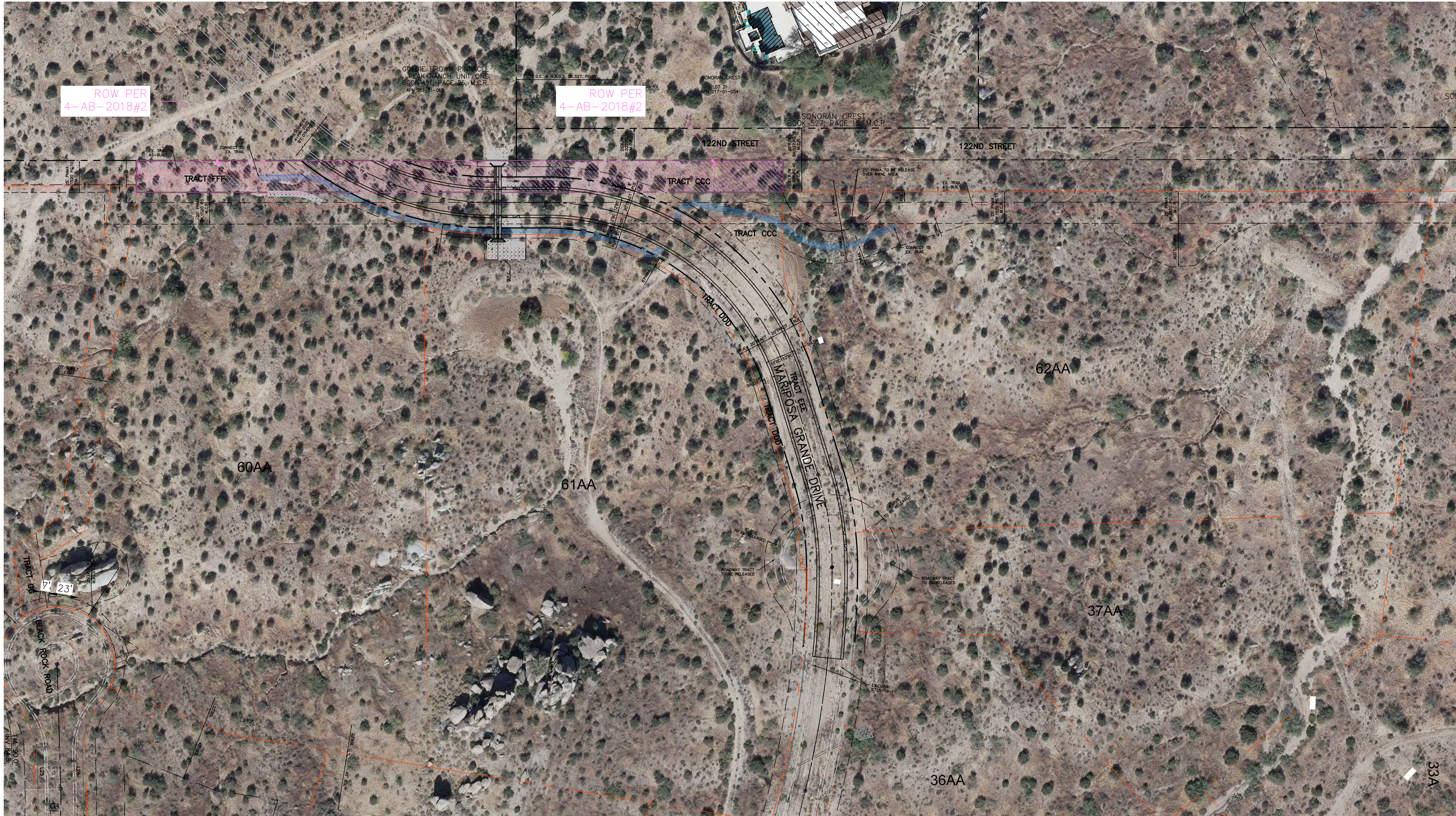
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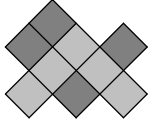
PROJECT INFO
EXISTING ZONING: R1-43 & R1-130

RELATED CASE NO.
6-MD-2022 19-PP-2013 16-ZN-2011

QUARTER SECTIONS
45-57

SITE PLAN
SERENO CANYON, PHASE 2A
MARIPOSA GRANDE EXTENSION
A REPLAT OF LOTS 36A, 37A, 60A, 61A, 62A AND TRACT CC AND TRACT FF OF THE FINAL
PLAT FOR SERENO CANYON PHASE 2A REPLAT, RECORDED IN BOOK 1520 OF MAPS, PAGE
10, IN THE RECORDS OF THE MARICOPA COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA,
STATE OF ARIZONA. LOCATED WITHIN THE CITY OF SCOTTSDALE.





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MARIPOSA GRANDE EXTENSION

SITE PLAN
SERENO CANYON PHASE 2A
SCOTTSDALE - ARIZONA

Date 9/19/22	Job No. 385-17	Sheet 1 of 1
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FILE NAME:
DATE PLOTTED: