

3:22:17  
UNIL  
Page 2 of 200

STRAITFORD ESTATE  
BOOK 535 OF MAPS, PAGE 04, M.C.R.

WITH STYLISH  
K  
CO  
L

E. WARNER ROAD

621-80

SECTION 21  
FIVE, AVE  
10 BC IN POT HALL

A PORTION OF THE NE 1/4, NE 1/4, SECTION 24, T.1S., R.7E.  
OF THE GILA & SALT RIVER BASE & MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## Preliminary Plat

WARNER ENCLAVE

SCALE 1" = 40'

VERBODT WEE  
SECTION 20, I. I S. R. 7 E.

## LEGEND

**BENCH MARK**  
 GRAESS TAG ON THE TOP OF CLIMB AT THE  
 NORTHWEST CORNER ON THE INTERSECTION  
 OF MEDISON DRIVE AND WOODRUM ROAD  
 ELEVATION 1481.30  
 CITY OF WYSA DALLAS

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## NOTES

CROSS ACRES: 8.00 AC.  
TOTAL LOTS: 41  
EXISTING ZONING: LC  
PROPOSED ZONING: R3-7.5  
DUELLING UNITS PER ACRE: 5.13  
TYPICAL LOT SIZE: 47' x 80'  
MINIMUM LOT SIZE: 3,700 S.F.  
MAXIMUM LOT SIZE: 9,900 S.F.  
APPROX LOT AREA: 3,700 S.F.  
COMMON OPEN SPACE: 0.66 ACRES

## UNIT 1

WATER SERVICE BY THE CITY OF WQSA  
SEWER SERVICE BY THE CITY OF WQSA  
GAS SERVICE BY THE CITY OF WQSA  
CABLE SERVICE BY SOUTHWEST GAS COMPANY  
ELECTRIC SERVICE BY S&I POWER PROJECT  
TELEPHONE SERVICE BY COMCAST  
CABLE SERVICE BY COM CAST COMPANY

## ENGINE

**PROGRESS CONSTRUCTION LLC**  
1607 S. MEDNO STREET  
LOS AN, AZ 85203  
PHONE: (480)343-7431

PHONE: 353 CONSTRUCTION LLC  
1801 E. MEADOW STREET  
MESA, AZ 85203  
PHONE: (480) 343-7431

WARNER ENCLAVE

**C** **E**

**Clouse Engineering, Inc.**  
**ENGINEERS • SURVEYORS**  
8010 E. Shea Blvd Suite 116 Scottsdale, AZ 85264  
Tel 802-393-8300 Fax 802-393-8100

## ASTORIA

WHLA

7-19-14  
10-31-14

07-6-1  
As-Built  
Job No.  
130504

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