




PRELIMINARY SITE DATA

SITE BOUNDARY: 
 GROSS SITE AREA: (+/-) 20.0 AC.
 EXISTING ZONING: R1-130 ESL
 NUMBER OF LOTS: 6 LOTS
 GROSS DENSITY: 0.3 DU/AC.

RECOMMENDED DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 97,500 SQ.FT.
 MINIMUM LOT WIDTH: 150'
 MINIMUM SETBACKS:
 FRONT: 45'
 SIDE: 22.5'
 REAR: 45'

TEXT AERIAL & SITE PLAN
 PINNACLE CANYON PHASE 4B
 TSDALE, ARIZONA

2-PP-2008#2
 1st: 4/22/11



SCALE: (+/-)
 0 200' 400'





NATURAL AREA OPEN SPACE ANALYSIS PLAN

2-PP-2008#2
1st: 4/22/11

- Site Boundary
- Preliminary Development Envelope Area
- N.A.O.S. - Undisturbed Areas
- N.A.O.S. - Revegetated Areas

All delineated NAOS areas and subsequent preliminary development envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060 F.1, concerning minimum widths and area of NAOS easements. Preliminary development envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

Envelope dimensions and configurations are preliminary and are for informational purposes only.

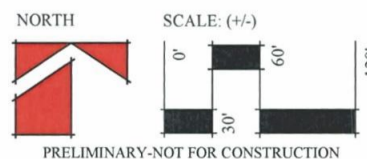
GROSS SITE AREA: 20.05 Acres

TOTAL N.A.O.S. REQUIRED: 8.49 Acres (42 % of Total Site Area)
TOTAL N.A.O.S. PROVIDED: 11.34 Acres (57 % of Total Site Area)

LOT #	Lot Area (Square Feet)	Undist. NAOS (Square Feet)	Reveg. NAOS (Square Feet)	Scarred Reveg (Square Feet)	TOTAL NAOS (Square Feet)
1	150,960	86,476	9,083	--	95,559
2	185,711	106,645	7,889	510	115,044
3	113,492	48,788	6,253	--	55,041
4	137,489	78,218	5,587	2,230	86,035
5	128,594	66,292	6,491	2,125	74,908
6	101,287	47,902	9,220	--	57,122
Lot 1 - Ph 4	20,443	9,145	1,359	317	10,821
TRACT "A"	23,814	--	--	--	--
TRACT "B"	11,585	--	--	--	--
TOTALS	873,375 Sq.Ft. 20.05 AC.	443,466 Sq.Ft. 10.18 AC	45,273 Sq.Ft. 1.04 AC.	5,182 Sq.Ft. 0.12 AC.	493,921 Sq.Ft. 11.34 AC.
		89.8% of Total NAOS	9.2% of Total NAOS	1.0% of Total NAOS	

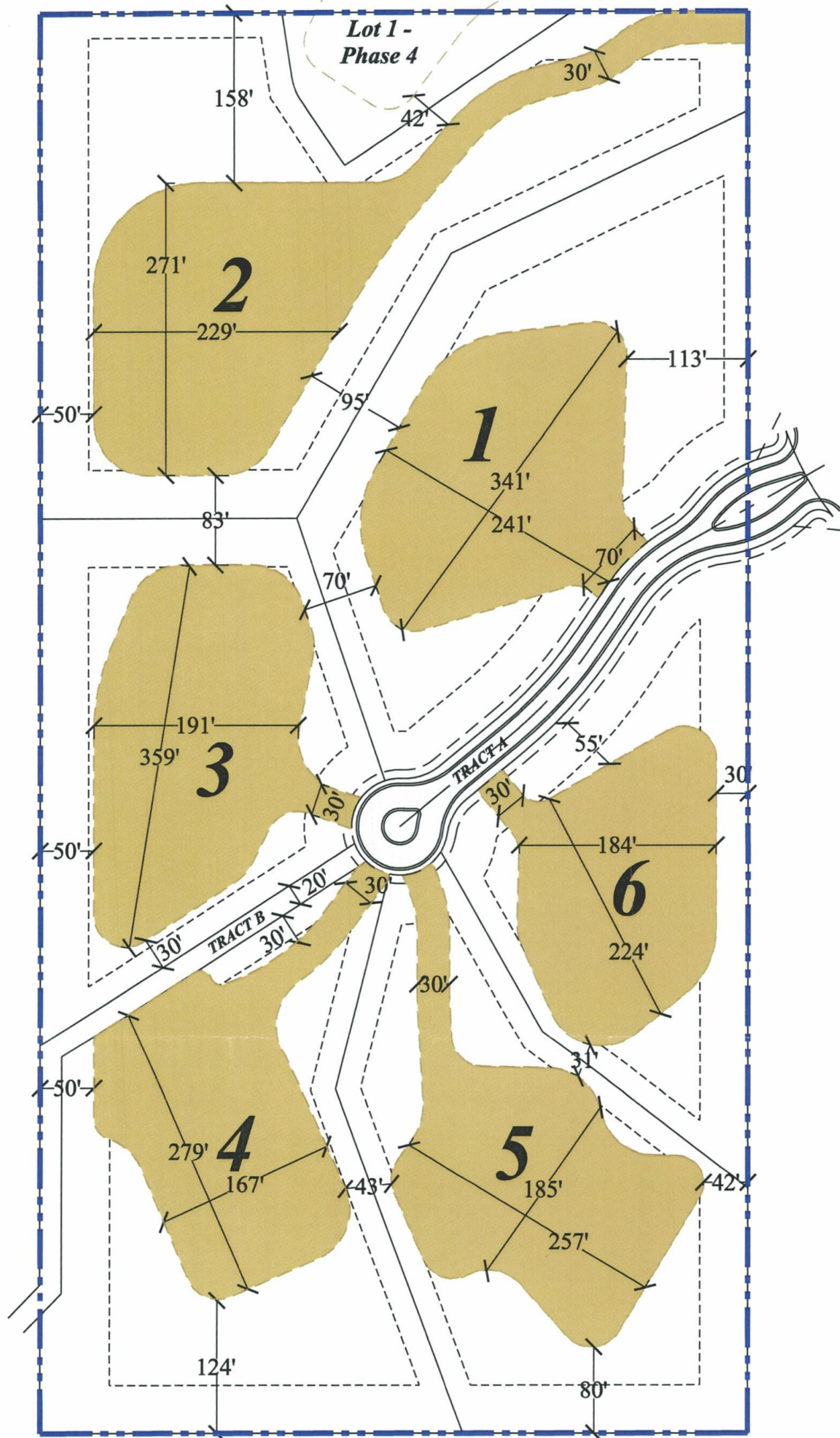
PRELIMINARY PLAT APPLICATION

Sereno Canyon: Phase 4B SCOTTSDALE, ARIZONA



LVA urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE: 11.29.07
JOB: 0425.10
BY: ES
REV:



--- Site Boundary

█ Preliminary Development Envelope Area with Average Conceptual Envelope Dimensions

All delineated NAOS areas and subsequent preliminary development envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060.F.1, concerning minimum widths and area of NAOS easements. Preliminary development envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

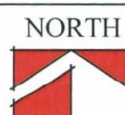
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2-PP-2008#2
1st: 4/22/11

LOT #	LOT AREA (Sq.Ft.)	PRELIM. DEV. ENV. (Sq.Ft.)
1	150,960	55,451
2	185,711	70,659
3	113,492	58,451
4	137,489	52,068
5	128,594	53,686
6	101,287	44,039
Lot 1 - Ph 4	20,443	9,632
TRACT A	23,814	--
TRACT B	11,585	--

PROPOSED BUILDING ENVELOPE CONCEPT PLAN

SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA



SCALE: (+/-)



120'

LVA urban design studio
land planning • landscape architecture

DATE:
11.27.07
JOB:
0425.10