

Marked Agendas
Approved Minutes
Approved Reports



June 12, 2019

Stephen Adams
7904 E Chaparral Rd. #A110-113
Scottsdale, AZ 85250

Re: 2-PP-2018
Siena Estates

Dear Stephen Adams,

This is to advise you that the case referenced above was approved at the June 11, 2019 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

If you have any questions, please contact me at 480-312-7849.

Sincerely,

Jesus Murillo
Senior Planner

CITY COUNCIL REPORT

Item 10



Meeting Date: June 11, 2019
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Siena Estates
2-PP-2018

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, comprised of 7 lots and open space tracts, with amended development standards for the net lot area, minimum lot width, and required setbacks, on a 3.8-acre site zoned Single Family Residential, Planner Residential District (R1-18 PRD).

Goal/Purpose of Request

The applicant's request is to create a 7-lot subdivision community, with amended development standards to reduce the net lot area, minimum lot width, and required setbacks, consistent with the previously approved major General Plan amendment (1-GP-2017) and zoning district map amendment (10-ZN-2017) cases.

Key Items for Consideration

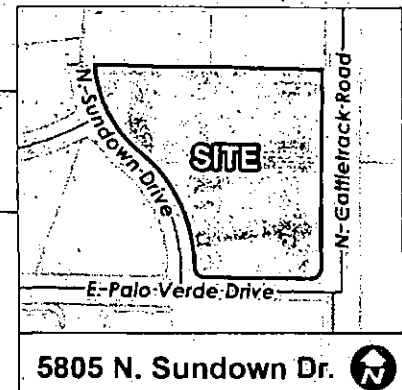
- Major General Plan amendment changed the land use classification
- Planned Residential Development District (PRD) Findings and Criteria approved by City Council
- Request for amended development standards approved by City Council
- Three existing single-family properties located on property to be removed and replaced with a 7-lot subdivision
- North Cattletrack Road improvements to complement project farther south on North Cattletrack Road
- Development review Board reviewed the preliminary plat application and approved the case with a 7-0 vote.

LOCATION

5814 N. Cattletrack Road and at 5811 and 5805 N. Sundown Drive

OWNER

ACA Fund
Stephen Adams
480-244-2557



Action Taken _____

APPLICANT CONTACT

Steven Adams
Adams Craig Acq.
480-244-2557

BACKGROUND

General Plan

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes townhouses and can also be used for small-lot single-family homes, such as patio homes.

Character Area Plan

The General Plan establishes Character Area Planning to ensure quality of development and consistency of character within the context of community-wide goals. The site is located within the Southern Scottsdale Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the City.

Zoning

The site is zoned Single-family Residential District, Planned Residential District (R1-18/PRD), which allows single-family residential uses.

Schaffner Estates, a twelve-lot subdivision, was platted in 1956 and annexed into the City in June 1961 (Ord. 121). Case history suggests that the site, and the associated annexed areas, were assigned the R1-43, one-acre-lot, zoning designation, which was the equivalent to the existing County assigned zoning.

In December of 2017, the City Council approved a General Plan amendment (1-GP-2017), and a zoning district map amendment (10-ZN-2017), which rezoned the northern three lots of Schaffner Estates from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD).

Context

The property is generally located at the northwest corner of East Palo Verde Drive and North Cattletrack Road. Please refer to context graphics attached. The Central Arizona Project (CAP) canal is located to the east of the site.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Service Residential District, zoned S-R; Office Uses (Schaffner Estates).
- South: Single-family Residential District, zoned R1-43; Single-family Homes.
- East: Single-family Residential District, zoned R1-43; Water treatment facilities.
- West: Single-family Residential District, zoned R1-43; Schaffner Estates

Other Related Policies, References:

43-ZN-1965, 30-GP-1997, 45-ZN-1997, 9-AB-1998, 10-ZN-2017, and 1-GP-2017

Scottsdale General Plan 2001, as amended

Zoning Ordinance

2010 Southern Scottsdale Character Area Plan

2013 Citywide Land Use Assumptions Report

2008 Transportation Master Plan

Design Standards and Policies Manual

APPLICANT'S PROPOSAL

Development Information

The development application is for a final plat which will create a seven (7) lot subdivision, on three existing lots. Included in the proposal are amended development standards for net lot area, minimum lot width, and required setbacks with the previously approved zoning map amendment case.

- Existing Use: Single-family/ Service Residential Subdivision – Schaffner Estates (3 of 12 parcels)
- Proposed Use: Single-family Subdivision (7 parcels)
- Parcel Size: 3.8 acres (gross)
- Building Height Allowed: 30 feet (single-story)
- Building Height Proposed: 30 feet (single-story)
- Open Space Required: 13,194 square-feet
- Open Space Provided: 13,194 square-feet
- Density Allowed (existing): 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)
- Density Allowed (proposed): 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)

IMPACT ANALYSIS

Plat

The final plat request conforms to the General Plan description of Suburban Neighborhoods in terms of the site characteristics and the land use density. This seven-lot subdivision will replace three lots within the existing Schaffner Estates subdivision. The proposed seven-lot subdivision is moderately denser (1.8 du/ac) than the existing remainder of Schaffner Estates (1.2 du/ac) and the density is comparable to other nearby subdivisions in the area that have a Suburban Neighborhoods land use designation including Privado Village (2.35 du/ac) and Woodleaf (2 du/ac).

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service.

Transportation/Trails

The proposed project will provide vehicular and pedestrian circulation by constructing more sidewalks with ADA access ramps and improving the full width of Sundown Drive to include concrete curbs on both sides of the street. There will be desert landscape easement areas along

Cattletrack Road, Palo Verde Drive and Sundown Drive as well as including thoughtfully laid out open space tracts. These designed areas will serve as water retention basins. New sidewalks and outdoor space will serve to encourage pedestrian use by casting shade on the planned sidewalks around the development as well softening the hardscape of the roads and homes.

The street system has been kept to a minimum by creating a cul-de-sac for the new development as the only additional street. This was required to provide the required front access for the lots and to create a sense of community where neighbors are encouraged to know one another and communicate. When planning Siena Estates, the cul-de-sac design was a priority to create the sense of community and one common entry and identity to the development.

The owner will provide half-street improvements along North Sundown Drive, provide a six-foot-wide sidewalk along East Palo Verde Road, remove the existing driveways located along North Cattletrack Drive, and replace the driveways with curb, gutter, and a six-foot-wide sidewalk.

Water/Sewer

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use. The sewer-line extensions along North Cattletrack Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the Design Standards and Policies Manual. The applicant coordinated with Edmond Power Corporation (EPCOR) for water service.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Design of the internal streets conform to the local residential street designation in the Design and Standards Policies Manual.

Open Space

The final plat identifies an open area tract, located along the eastern, southern, and western boundaries of the project. The Siena Estates preliminary plat will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city.

The proposal identifies 0.30 acres (13,194 square feet) of open space, of which the majority is being located within private tracts, surrounding the development. The open space plan displays two 10-foot-wide minimum tracts, located on the east, south, and west sides of the site. The tracts will include open space and sidewalk areas.

Community Involvement

There was substantial community outreach that was performed with the preceding major General Plan amendment and map amendment cases. Staff has not received any inquiries from any parties regarding the preliminary plat application.

Policy Implications

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots and tracts.

OTHER BOARDS & COMMISSIONS

City Council

The City Council heard the associated Case, 1-ZN-2017, on December 12, 2017, and voted 7-0 to approve the zoning and development plan.

Development Review Board

Development Review Board heard this case as a preliminary plat request on August 8, 2018 and recommended approval with a 7-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Siena Estates preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Siena Estates final plat.

RESPONSIBLE DEPARTMENT


Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

5-24-19
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/28/2019
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

5/28/19
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. Landscape/Open Space Plan
6. Wall Plan
7. Development Review Board meeting minutes



Siena Estates

ATTACHMENT #1

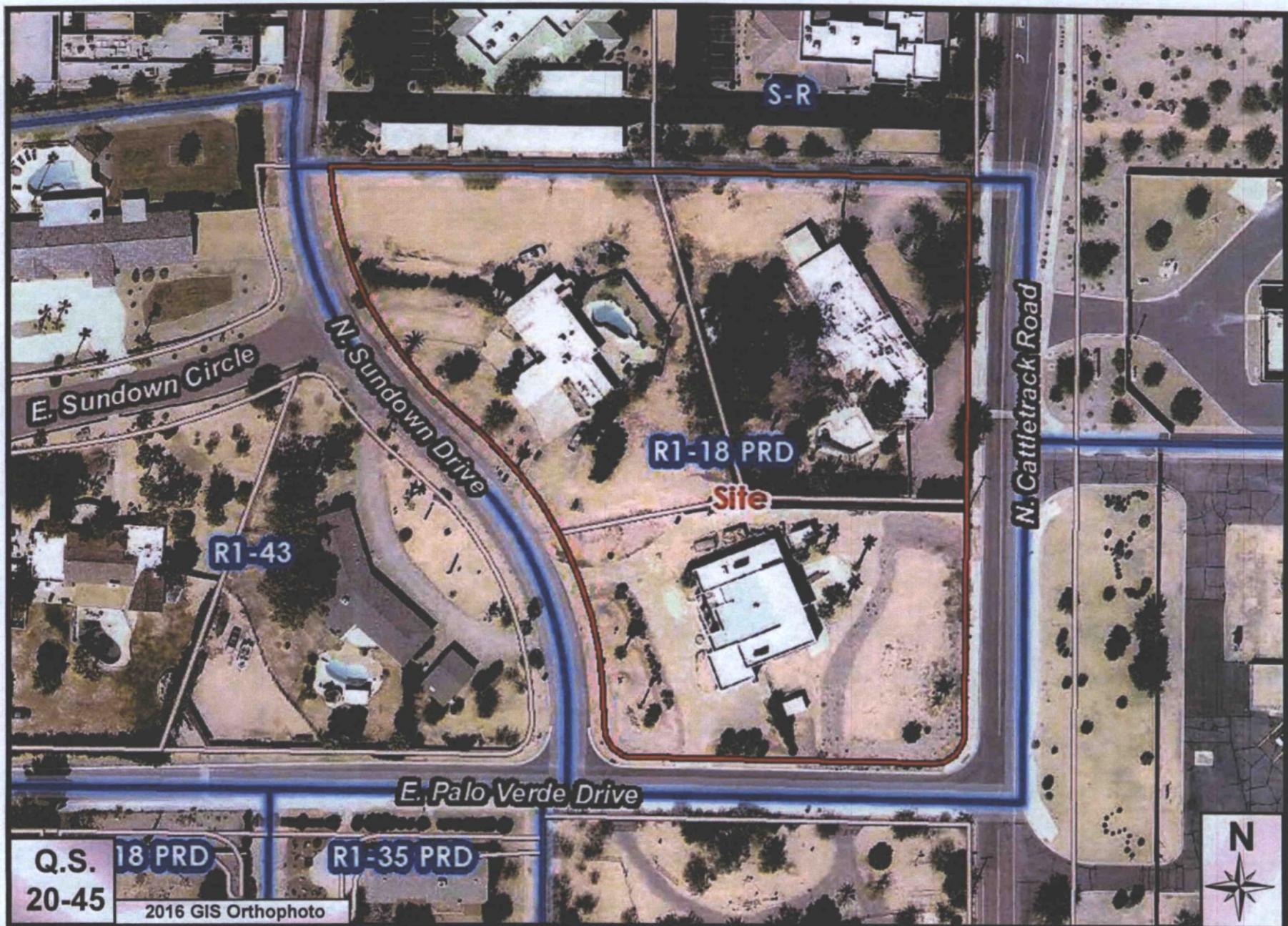
2-PP-2018



Siena Estates

ATTACHMENT #1A

2-PP-2018



Siena Estates

ATTACHMENT #2

2-PP-2018

ADAMS CRAIG ACQUISITIONS REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250 APN's 173-04-016, 173-04-017, 173-04-018

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF MCDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

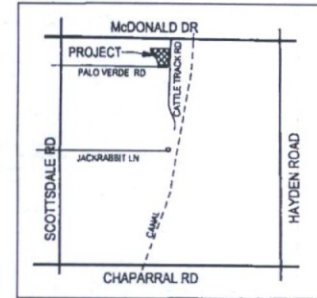
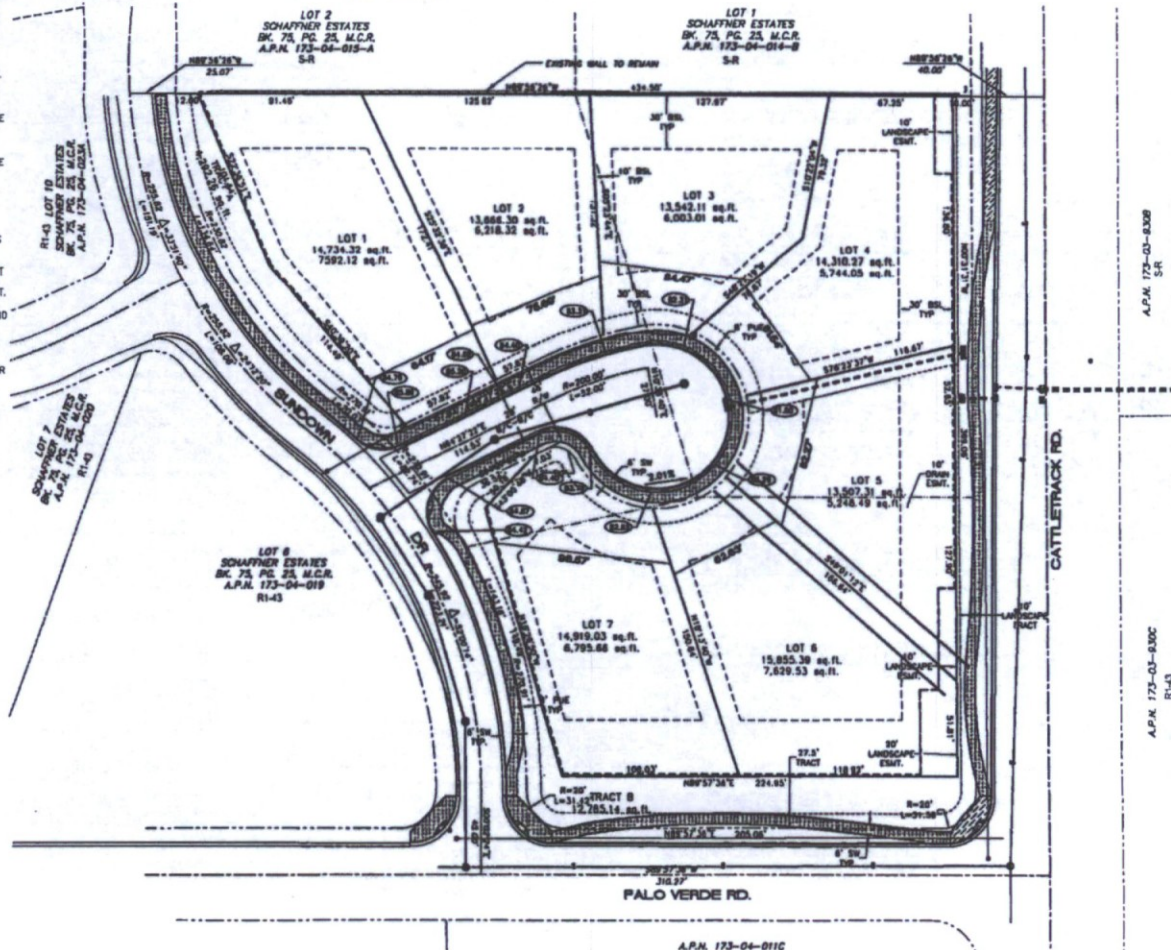
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
7. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
8. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND RIBBON CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE EXISTING DRAINWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
10. NEW STREET TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
11. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGEND

- TOP OF CURB
- GRADE BREAK
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- EXISTING LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MDR BOOK OF MAPS 75, PAGE 25.



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-13
PROPOSED ZONING: R1-18 PRO
EXISTING GP: RURAL
PROPOSED GP: SUBURBAN
GROSS AREA: 3.80 AC
DENSITY: 1.84 DU/AC
EX. PARCEL AREA: 2.99 AC
PROP. ROW AREA: 0.28 AC
NET AREA: 2.70 AC
TRACT AREA: 0.38 AC
OPEN SPACE: 17,065 SF
NET OPEN SPACE %: 14.58

NOTE:
- GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
- EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
7804 E. CHAPARRAL RD.
SUITE A110-113
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
4858 EAST BASELINE ROAD
SUITE 101
MESA, ARIZONA 85206
PHONE: (480) 664-8592
FAX: (480) 275-5512



SIENA ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD
SCOTTSDALE, AZ 85250

SUBDIVISION PLAN

PROJ. No.: 3439
DATE: SEPT 2017
SCALE: 1"=30'
DESIGNED BY: 6K
DRAWN BY: 6K
APPROVED: CHB
DRAWING NO.: 1
SHT. 1 OF 1

FINAL PLAT OF SIENA ESTATES

A REPLAT OF OF LOTS 3, 4, AND 5 OF "SCHAFFNER ESTATES";
RECORDED IN BOOK 76 OF MAPS, PAGE 25 IN THE OFFICE OF
THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SURRENDERS LOTS 3, 4, AND 5 OF SCHAFFNER ESTATES AS RECORDED IN BOOK 76 OF MAPS, PAGE 25 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME FINAL PLAT OF SIENA ESTATES AS SHOWN HEREON. UNDERSIGNED OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION, EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC UTILITIES

ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, HEREBY DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR, THE PUBLIC UTILITIES AS SHOWN HEREON. ALL SCOTTSDALE REVENUE LOTS, CHAPTER 17.7, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS, WITHOUT LIMITATION, GRANTOR MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REINFORCE ROADS, HIGHWAYS, UTILITY LINES, PIPES, AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE BASINS, DAMPS, SEWERLINES, CURBS, CUTTERS, DUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND FILL BRIDGES, DUTS AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS

ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, HEREBY DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR.

DRAINAGE AND FLOOD CONTROL. (P.L.C.) A PERPETUAL, NON-EXCLUSIVE EASEMENT SHALL BE GRANTED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR, FOR DRAINAGE AND FLOOD CONTROL, INCLUDING BUT NOT LIMITED TO, LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LINES, DUTS, DRAIN, STORMWATER STORAGE BASINS, STEAM DRAINAGE (OLD CHANNELS), IMPROVEMENTS, BRIDGES, AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES") THAT ARE LOCATED WITHIN DESIGNATED DRAINAGE EASEMENTS, AS SHOWN HEREON, ON LOTS 3, 4, AND 5. DRAINAGE FACILITIES SHALL BE THE PROPERTY OF THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT. 2. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION, REPAIR AND REINFORCE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY, PREVENT EROSION, AND PREVENT ANY FLOODING, COLLAPSE, SETTLEMENT, WEATHERING, OR OTHER DAMAGE TO DRAINAGE FACILITIES. GRANTOR IS NOT OBLIGATED TO PERFORM ANY SUCH WORK. 3. IN GRANTOR'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTOR MAY DO THE WORK AT GRANTOR'S EXPENSE, IN ACCORDANCE TO GRANTOR'S OTHER PROVISIONS. GRANTOR SHALL BE RECOVERED BY A JURY THAT GRANTOR REQUESTS GRANTOR AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%). 4. GRANTOR SHALL MAINTAIN, DEFEND AND HOLD GRANTOR HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

PUBLIC NON-MOTORIZED ACCESS (P.N.A.). A PERPETUAL, NON-EXCLUSIVE EASEMENT SHALL BE GRANTED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED CYCLOMOTORS, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS NOTED HEREON. SEE ALSO CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

PUBLIC UTILITY (P.U.). A PERPETUAL, NON-EXCLUSIVE EASEMENT SHALL BE GRANTED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES IN THE EASEMENT. GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 10 FEET TALL, OR (2) DRAINAGE, DRAINAGE TOOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

RIGHT OF WAY (R.O.W.). A PERPETUAL, NON-EXCLUSIVE EASEMENT SHALL BE GRANTED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR, FOR THE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO, LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS NOTED HEREON. SEE ALSO CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

LANDSCAPING. ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, HEREBY DEDICATES TO THE SIENA ESTATES HOMEOWNERS ASSOCIATION AS SHOWN HEREON SUBJECT TO THE CONDITIONS STATED.

PRIVATE EASEMENTS

ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, HEREBY DEDICATES TO THE SIENA ESTATES HOMEOWNERS ASSOCIATION AS SHOWN HEREON SUBJECT TO THE CONDITIONS STATED.

LANDSCAPING. ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, HEREBY DEDICATES TO THE SIENA ESTATES HOMEOWNERS ASSOCIATION AS SHOWN HEREON SUBJECT TO THE CONDITIONS STATED.

GRANTOR WARRANTS AND COVENANTS TO GRANTOR AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS THE SOLE AND EXCLUSIVE OWNER OF THE PROPERTY THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON, AND THAT GRANTOR SHALL HAVE TITLE AND DUTY POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO THIS GRANTOR HAVE ADOPTED THIS DOCUMENT, AND THAT THE DOCUMENT BEING IN THE LAND IN FAVOR OF GRANTOR'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2018.

GRANTOR: ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: STEPHEN ADAMS/MANAGER

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 2018-025856, THE UNDERSIGNED HEREBY APPROVE AND CONFIRMATION IS GIVEN TO SAID RECORDED AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SHOWING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: SIENA ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ FOR AND ON BEHALF OF

SIENA ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AREA TABLE

LOT 1	14,779 SQ. FT. 0.34 ACRES
LOT 2	12,887 SQ. FT. 0.31 ACRES
LOT 3	13,552 SQ. FT. 0.31 ACRES
LOT 4	14,322 SQ. FT. 0.33 ACRES
LOT 5	13,308 SQ. FT. 0.31 ACRES
LOT 6	15,855 SQ. FT. 0.36 ACRES
LOT 7	14,917 SQ. FT. 0.34 ACRES
TOTAL	442,013 SQ. FT. 10.25 ACRES

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ FOR AND ON BEHALF OF

ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER

ADAMS CRANE ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7904 E. CHAPARRAL ROAD, #110-113
SCOTTSDALE, AZ 85250
PH: 480-834-3013
CONTACT: STEPHEN ADAMS/MANAGER

ZONING

JUNE 21-18 PFD

LEGAL DESCRIPTION

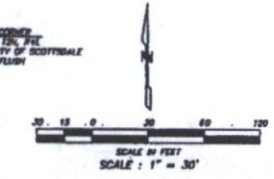
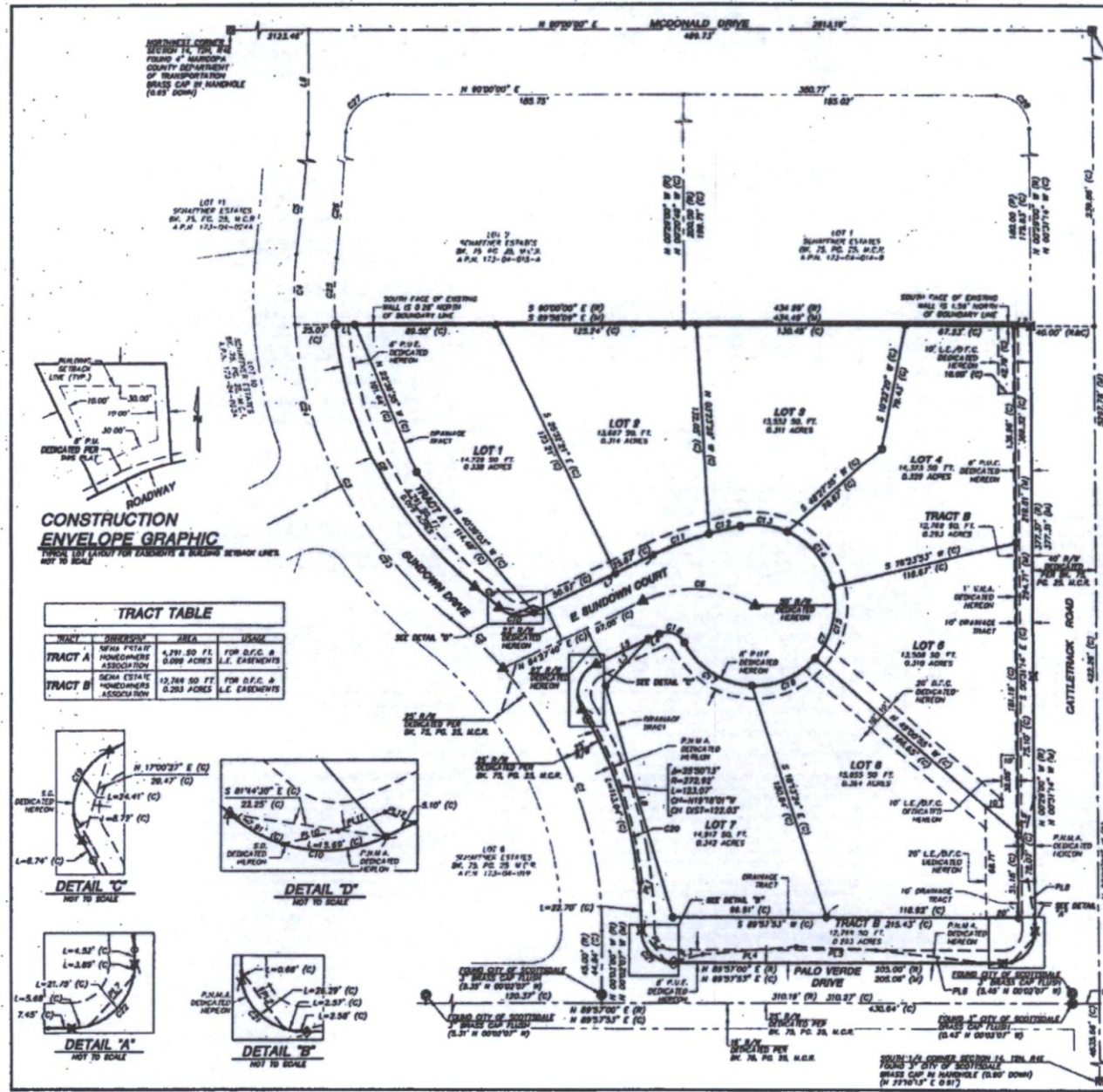
LOTS 3, 4 AND 5 OF "SCHAFFNER ESTATES" RECORDED BOOK 75 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 2 (UNDESIGNED) DATED OCTOBER 18, 2013. ZONE 2 (UNDESIGNED) IS DEFINED AS AREAS WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 18 ANNUAL CHANCE FLOODS.

NOTES

1. THIS DEVELOPMENT IS ON THE EXISTING WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC UTILITIES AND UTILITY COMPANIES, SHALL BE LIMITED TO LANDSCAPING AND REMEDIATION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CODES AND DESIGN GUIDELINES.
3. THE BASIS OF BEARING IS THE MONUMENT LINE OF MCDONALD DRIVE, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, T4S, R10E, S10E, IN DEEDS 10,000, 10,001, 10,002, 10,003, 10,004, 10,005, 10,006, 10,007, 10,008, 10,009, 10,010, 10,011, 10,012, 10,013, 10,014, 10,015, 10,016, 10,017, 10,018, 10,019, 10,020, 10,021, 10,022, 10,023, 10,024, 10,025, 10,026, 10,027, 10,028, 10,029, 10,030, 10,031, 10,032, 10,033, 10,034, 10,035, 10,036, 10,037, 10,038, 10,039, 10,040, 10,041, 10,042, 10,043, 10,044, 10,045, 10,046, 10,047, 10,048, 10,049, 10,050, 10,051, 10,052, 10,053, 10,054, 10,055, 10,056, 10,057, 10,058, 10,059, 10,060, 10,061, 10,062, 10,063, 10,064, 10,065, 10,066, 10,067, 10,068, 10,069, 10,070, 10,071, 10,072, 10,073, 10,074, 10,075, 10,076, 10,077, 10,078, 10,079, 10,080, 10,081, 10,082, 10,083, 10,084, 10,085, 10,086, 10,087, 10,088, 10,089, 10,090, 10,091, 10,092, 10,093, 10,094, 10,095, 10,096, 10,097, 10,098, 10,099, 10,100, 10,101, 10,102, 10,103, 10,104, 10,105, 10,106, 10,107, 10,108, 10,109, 10,110, 10,111, 10,112, 10,113, 10,114, 10,115, 10,116, 10,117, 10,118, 10,119, 10,120, 10,121, 10,122, 10,123, 10,124, 10,125, 10,126, 10,127, 10,128, 10,129, 10,130, 10,131, 10,132, 10,133, 10,134, 10,135, 10,136, 10,137, 10,138, 10,139, 10,140, 10,141, 10,142, 10,143, 10,144, 10,145, 10,146, 10,147, 10,148, 10,149, 10,150, 10,151, 10,152, 10,153, 10,154, 10,155, 10,156, 10,157, 10,158, 10,159, 10,160, 10,161, 10,162, 10,163, 10,164, 10,165, 10,166, 10,167, 10,168, 10,169, 10,170, 10,171, 10,172, 10,173, 10,174, 10,175, 10,176, 10,177, 10,178, 10,179, 10,180, 10,181, 10,182, 10,183, 10,184, 10,185, 10,186, 10,187, 10,188, 10,189, 10,190, 10,191, 10,192, 10,193, 10,194, 10,195, 10,196, 10,197, 10,198, 10,199, 10,200, 10,201, 10,202, 10,203, 10,204, 10,205, 10,206, 10,207, 10,208, 10,209, 10,210, 10,211, 10,212, 10,213, 10,214, 10,215, 10,216, 10,217, 10,218, 10,219, 10,220, 10,221, 10,222, 10,223, 10,224, 10,225, 10,226, 10,227, 10,228, 10,229, 10,230, 10,231, 10,232, 10,233, 10,234, 10,235, 10,236, 10,237, 10,238, 10,239, 10,240, 10,241, 10,242, 10,243, 10,244, 10,245, 10,246, 10,247, 10,248, 10,249, 10,250, 10,251, 10,252, 10,253, 10,254, 10,255, 10,256, 10,257, 10,258, 10,259, 10,260, 10,261, 10,262, 10,263, 10,264, 10,265, 10,266, 10,267, 10,268, 10,269, 10,270, 10,271, 10,272, 10,273, 10,274, 10,275, 10,276, 10,277, 10,278, 10,279, 10,280, 10,281, 10,282, 10,283, 10,284, 10,285, 10,286, 10,287, 10,288, 10,289, 10,290, 10,291, 10,292, 10,293, 10,294, 10,295, 10,296, 10,297, 10,298, 10,299, 10,300, 10,301, 10,302, 10,303, 10,304, 10,305, 10,306, 10,307, 10,308, 10,309, 10,310, 10,311, 10,312, 10,313, 10,314, 10,315, 10,316, 10,317, 10,318, 10,319, 10,320, 10,321, 10,322, 10,323, 10,324, 10,325, 10,326, 10,327, 10,328, 10,329, 10,330, 10,331, 10,332, 10,333, 10,334, 10,335, 10,336, 10,337, 10,338, 10,339, 10,340, 10,341, 10,342, 10,343, 10,344, 10,345, 10,346, 10,347, 10,348, 10,349, 10,350, 10,351, 10,352, 10,353, 10,354, 10,355, 10,356, 10,357, 10,358, 10,359, 10,360, 10,361, 10,362, 10,363, 10,364, 10,365, 10,366, 10,367, 10,368, 10,369, 10,370, 10,371, 10,372, 10,373, 10,374, 10,375, 10,376, 10,377, 10,378, 10,379, 10,380, 10,381, 10,382, 10,383, 10,384, 10,385, 10,386, 10,387, 10,388, 10,389, 10,390, 10,391, 10,392, 10,393, 10,394, 10,395, 10,396, 10,397, 10,398, 10,399, 10,400, 10,401, 10,402, 10,403, 10,404, 10,405, 10,406, 10,407, 10,408, 10,409, 10,410, 10,411, 10,412, 10,413, 10,414, 10,415, 10,416, 10,417, 10,418, 10,419, 10,420, 10,421, 10,422, 10,423, 10,424, 10,425, 10,426, 10,427, 10,428, 10,429, 10,430, 10,431, 10,432, 10,433, 10,434, 10,435, 10,436, 10,437, 10,438, 10,439, 10,440, 10,441, 10,442, 10,443, 10,444, 10,445, 10,446, 10,447, 10,448, 10,449, 10,450, 10,451, 10,452, 10,453, 10,454, 10,455, 10,456, 10,457, 10,458, 10,459, 10,460, 10,461, 10,462, 10,463, 10,464, 10,465, 10,466, 10,467, 10,468, 10,469, 10,470, 10,471, 10,472, 10,473, 10,474, 10,475, 10,476, 10,477, 10,478, 10,479, 10,480, 10,481, 10,482, 10,483, 10,484, 10,485, 10,486, 10,487, 10,488, 10,489, 10,490, 10,491, 10,492, 10,493, 10,494, 10,495, 10,496, 10,497, 10,498, 10,499, 10,500, 10,501, 10,502, 10,503, 10,504, 10,505, 10,506, 10,507, 10,508, 10,509, 10,510, 10,511, 10,512, 10,513, 10,514, 10,515, 10,516, 10,517, 10,518, 10,519, 10,520, 10,521, 10,522, 10,523, 10,524, 10,525, 10,526, 10,527, 10,528, 10,529, 10,530, 10,531, 10,532, 10,533, 10,534, 10,535, 10,536, 10,537, 10,538, 10,539, 10,540, 10,541, 10,542, 10,543, 10,544, 10,545, 10,546, 10,547, 10,548, 10,549, 10,550, 10,551, 10,552, 10,553, 10,554, 10,555, 10,556, 10,557, 10,558, 10,559, 10,560, 10,561, 10,562, 10,563, 10,564, 10,565, 10,566, 10,567, 10,568, 10,569, 10,570, 10,571, 10,572, 10,573, 10,574, 10,575, 10,576, 10,577, 10,578, 10,579, 10,580, 10,581, 10,582, 10,583, 10,584, 10,585, 10,586, 10,587, 10,588, 10,589, 10,590, 10,591, 10,592, 10,593, 10,594, 10,595, 10,596, 10,597, 10,598, 10,599, 10,600, 10,601, 10,602, 10,603, 10,604, 10,605, 10,606, 10,607, 10,608, 10,609, 10,610, 10,611, 10,612, 10,613, 10,614, 10,615, 10,616, 10,617, 10,618, 10,619, 10,620, 10,621, 10,622, 10,623, 10,624, 10,625, 10,626, 10,627, 10,628, 10,629, 10,630, 10,631, 10,632, 10,633, 10,634, 10,635, 10,636, 10,637, 10,638, 10,639, 10,640, 10,641, 10,642, 10,643, 10,644, 10,645, 10,646, 10,647, 10,648, 10,649, 10,650, 10,651, 10,652, 10,653, 10,654, 10,655, 10,656, 10,657, 10,658, 10,659, 10,660, 10,661, 10,662, 10,663, 10,664, 10,665, 10,666, 10,667, 10,668, 10,669, 10,670, 10,671, 10,672, 10,673, 10,674, 10,675, 10,676, 10,677, 10,678, 10,679, 10,680, 10,681, 10,682, 10,683, 10,684, 10,685, 10,686, 10,687, 10,688, 10,689, 10,690, 10,691, 10,692, 10,693, 10,694, 10,695, 10,696, 10,697, 10,698, 10,699, 10,700, 10,701, 10,702, 10,703, 10,704, 10,705, 10,706, 10,707, 10,708, 10,709, 10,710, 10,711, 10,712, 10,713, 10,714, 10,715, 10,716, 10,717, 10,718, 10,719, 10,720, 10,721, 10,722, 10,723, 10,724, 10,725, 10,726, 10,727, 10,728, 10,729, 10,730, 10,731, 10,732, 10,733, 10,734, 10,735, 10,736, 10,737, 10,738, 10,739, 10,740, 10,741, 10,742, 10,743, 10,744, 10,745, 10,746, 10,747, 10,748, 10,749, 10,750, 10,751, 10,752, 10,753, 10,754, 10,755, 10,756, 10,757, 10,758, 10,759, 10,760, 10,761, 10,762, 10,763, 10,764, 10,765, 10,766, 10,767, 10,768, 10,769, 10,770, 10,771, 10,772, 10,773, 10,774, 10,775, 10,776, 10,777, 10,778, 10,779, 10,780, 10,781, 10,782, 10,783, 10,784, 10,785, 10,786, 10,787, 10,788, 10,789, 10,790, 10,791, 10,792, 10,793, 10,794, 10,795, 10,796, 10,797, 10,798, 10,799, 10,800, 10,801, 10,802, 10,803, 10,804, 10,805, 10,806, 10,807, 10,808, 10,809, 10,810, 10,811, 10,812, 10,813, 10,814, 10,815, 10,816, 10,817, 10,818, 10,819, 10,820, 10,821, 10,822, 10,823, 10,824, 10,825, 10,826, 10,827, 10,828, 10,829, 10,830, 10,831, 10,832, 10,833, 10,834, 10,835, 10,836, 10,837, 10,838, 10,839, 10,840, 10,841, 10,842, 10,843, 10,844, 10,845, 10,846, 10,847, 10,848, 10,849, 10,850, 10,851, 10,852, 10,853, 10,854, 10,855, 10,856, 10,857, 10,858, 10,859, 10,860, 10,861, 10,862, 10,863, 10,864, 10,865, 10,866, 10,867, 10,868, 10,869, 10,870, 10,871, 10,872, 10,873, 10,874, 10,875, 10,876, 10,877, 10,878, 10,879, 10,880, 10,881, 10,882, 10,883, 10,884, 10,885, 10,886, 10,887, 10,888, 10,889, 10,890, 10,891, 10,892, 10,893, 10,894, 10,895, 10,896, 10,897, 10,898, 10,899, 10,900, 10,901, 10,902, 10,903, 10,904, 10,905, 10,906, 10,907, 10,908, 10,909, 10,910, 10,911, 10,912, 10,913, 10,914, 10,915, 10,916, 10,917, 10,918, 10,919, 10,920, 10,921, 10,922, 10,923, 10,924, 10,925, 10,926, 10,927, 10,928, 10,929, 10,930, 10,931, 10,932, 10,933, 10,934, 10,935, 10,936, 10,937, 10,



LEGEND

- | | | | |
|-----|---|---|-----------------------------------|
| — | SUBDIVISION BOUNDARY LINE | ◆ | FOUND 1/2" REBAR |
| --- | LOT LINE | ▲ | ASSESSOR'S PARCEL NUMBER |
| --- | CENTER LINE OR MONUMENT LINE | ■ | MARICOPA COUNTY RECORDS |
| --- | EASEMENT LINE | ■ | RIGHT OF WAY |
| --- | SETBACK LINE | ■ | ROCK |
| ○ | FOUND SECTION MONUMENT | ○ | PAGE |
| ○ | FOUND MONUMENT | ○ | CALCULATED |
| ○ | AS NOTED | ○ | RECORD PER BK. 75, PG. 25, M.C.R. |
| ○ | FOUND CORNER OF CENTERLINE MONUMENT TO BE SET | ○ | MEASURED |
| ○ | LOT OR TRACT CORNER | ○ | PHYSICAL |
| ○ | FOUND CURVED REBAR | ○ | VEHICULAR NON-ACCESS EASEMENT |
| ○ | STAMPED RLS 37250 | ○ | SHORT DISTANCE EASEMENT |
| ○ | FOUND CURVED REBAR | ○ | PUBLIC UTILITY EASEMENT |
| ○ | STAMPED RLS 30000 | ○ | LANDSCAPE EASEMENT |
| ○ | FOUND CURVED REBAR | ○ | DRAINAGE & FLOOD CONTROL EASEMENT |
| ○ | STAMPED RLS 30000 | | |

LINE	BEARINGS	LENGTH
L1	S 80°00'00" E (N)	18.03' (C)
L2	S 80°00'00" E (N)	10.00' (C)
L3	S 80°00'00" E (N)	38.75' (C)
L4	S 80°00'00" E (N)	1.00' (C)
L5	S 80°00'00" E (N)	4.83' (C)
L6	S 80°00'00" E (N)	84.32' (C)
L7	S 80°00'00" E (N)	81.81' (C)
L8	S 80°00'00" E (N)	108.48' (C)

LINE	BEARINGS	LENGTH
PL1	N 12°28'19" E (C)	8.59' (C)
PL2	S 38°42'19" E (C)	24.87' (C)
PL3	N 78°12'19" E (C)	21.33' (C)
PL4	S 87°23'19" E (C)	38.00' (C)
PL5	S 87°23'19" E (C)	30.01' (C)
PL6	N 83°28'19" W (C)	71.13' (C)
PL7	S 42°08'19" W (C)	20.88' (C)
PL8	N 82°17'19" W (C)	38.88' (C)
PL9	S 13°42'03" W (C)	30.88' (C)
PL10	S 81°07'29" W (C)	8.43' (C)
PL11	S 84°27'29" W (C)	8.97' (C)
PL12	N 70°32'38" W (C)	5.98' (C)

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARINGS	CHORD DISTANCE
C1	245.82' (C)	41°28'30" (C)	172.77' (C)	N 80°17'42" E (C)	123.67' (C)
C2	245.82' (C)	107°17'00" (C)	48.57' (C)	N 80°17'42" E (C)	45.58' (C)
C3	245.82' (C)	48°23'30" (C)	215.11' (C)	S 27°28'33" E (C)	208.78' (C)
C4	245.82' (C)	8°34'48" (C)	44.38' (C)	S 107°02'17" W (C)	44.20' (C)
C5	1294.41' (C)	82°04'48" (C)	171.24' (C)	N 107°02'17" W (C)	171.18' (C)
C6	245.82' (C)	88°48'48" (C)	71.87' (C)	N 87°12'29" W (C)	70.17' (C)
C7	50.00' (C)	133°04'58" (C)	220.84' (C)	N 25°24'04" E (C)	80.54' (C)
C8	230.82' (C)	47°41'40" (C)	191.88' (C)	S 28°12'58" E (C)	188.64' (C)
C9	230.82' (C)	47°41'40" (C)	191.88' (C)	S 28°12'58" E (C)	188.64' (C)
C10	230.82' (C)	87°35'43" (C)	23.80' (C)	S 81°44'40" E (C)	23.25' (C)
C11	230.82' (C)	87°35'43" (C)	23.80' (C)	S 81°44'40" E (C)	23.25' (C)
C12	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C13	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C14	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C15	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C16	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C17	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C18	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C19	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C20	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C21	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C22	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C23	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C24	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C25	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C26	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C27	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)
C28	230.82' (C)	312°32'37" (C)	20.48' (C)	S 10°54'40" W (C)	20.48' (C)

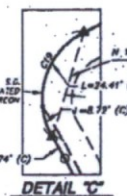


CONSTRUCTION ENVELOPE GRAPHIC

THIS GRAPHIC IS FOR EXAMINATION & BUILDING SETBACK LINES NOT TO SCALE

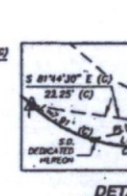
TRACT TABLE

TRACT	DESCRIPTION	AREA	ACRES	REMARKS
TRACT A	SEVEN (7) LOTS	5,700.50	129.47	FOR D.F.C. & L.E. EASEMENTS
TRACT B	SEVEN (7) LOTS	12,700.50	290.47	FOR D.F.C. & L.E. EASEMENTS



DETAIL 'A'

NOT TO SCALE



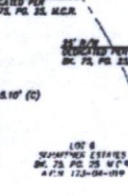
DETAIL 'B'

NOT TO SCALE



DETAIL 'C'

NOT TO SCALE



DETAIL 'D'

NOT TO SCALE

FINAL PLAT

SEVEN (7) LOTS
PALO VERDE LANE & CATTLETRACK ROAD, SCOTTSDALE, ARIZONA 85250

2172 W. Loma Colorado Drive, Suite 11
Phoenix, AZ 85027
(602) 488-0233 (office) (602) 488-0778 (fax)
info@superior-surveying.com
www.superior-surveying.com

SUPERIOR
SURVEYING SERVICES, INC.

PLAN CHECK # 4679-18-1

CASE # 2-PP-2018

PLAN CHECK # 4679-18-1

ATTACHMENT 5

- LANDSCAPE NOTES

- IRRIGATION NOTES

- LANDSCAPE MAINTENANCE

LANDSCAPE PLAN APPROVAL

PLANT LEGEND

BUILDER
ADAMS CRAIG ACQUISITIONS
7904 E. CHAPARRAL ROAD
SUITE A110-113
SCOTTSDALE, ARIZONA 85256
PHONE: 480-634-5015

ENGINEER

LANDSCAPE ARCHITECT
McGOUGH ADAMSON
535 E. McKELLIPS ROAD, SUITE 131
MESA, AZ. 85203
CONTACT: NICK ADAMSON
602-997-9093
nicka@mg-az.com

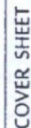
SHEET INDEX

L0.1	COVER SHEET
L1.1	PLANTING PLAN
L2.1	IRRIGATION PLAN
L3.1	WALL PLAN
L4.1-L4.3	DETAILS

LANDSCAPE DATA TABLE

OPEN SPACE REQUIRED	NOT APPLICABLE
OPEN SPACE PROVIDED	22,760 SF
ON-SITE LANDSCAPE AREA	17,923 SF
OFF-SITE LANDSCAPE AREA	4,837 SF

VICINITY MAP



SIENA ESTATES

PALO VERDE LANE & CATTLETRACK ROAD
SCOTTSDALE, ARIZONA 85250

PREPARED FOR: ADAMS CRAIG ACQUISITIONS

CASE# 6702-17-1 1-GP-2017



535E JACKELLIPS RD SUITE 131
MESA ARIZONA 85203
PHONE (602) 962-2001



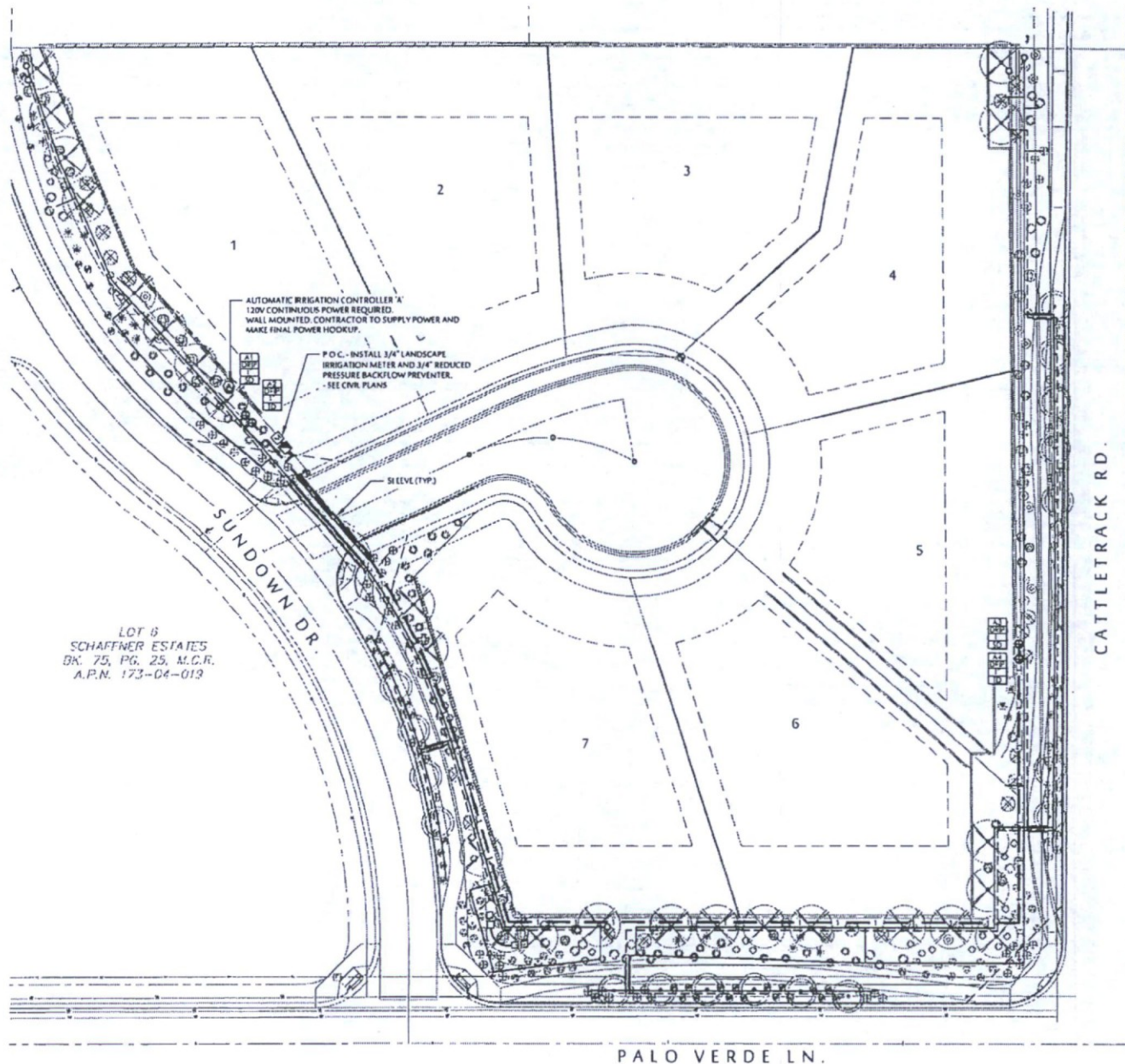
These drawings are legal instruments of professional service and, until they remain the property of the landowner and surveyor.

These drawings shall not be used on other projects or for purposes to that project except by written agreement between the landowner and surveyor.

JOB NO. 18-06
DATE: 02-12-201
DRAWN BY: AF
CHECKED BY: TM

REVISIONS: _____

SHEET NO
L0.1



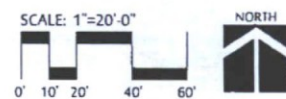
LOT 18
SCHAFNER ESTATES
BK. 75, PG. 25, M.C.R.
A.P.N. 173-04-019

IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS - COORDINATE LOCATION AND INSTALLATION. W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATIONS.
	1/2" 835VA R/F OUTC'D PRESSURE BACKFLOW PREVENTER. SEE PER PLANS.
	RAINBIRD ESP-SERIES CONTROLLER (ESPASATE) 4 STATIONS. WALL MOUNT. ADD WIR2 SERIES WIRELESS RAIN/FREEZE SENSOR (WIR2-RFC).
	MAINLINE: SIZE PER PLAN - SCH. 40 PVC.
	3/4" PVC LATTIN (TUBES) - SCH. 40 SEE Emitter SCHEDULE FOR TREE/EMITTER APPLICATION.
	3/4" PVC LATTIN (SHRUBS, ACCENTS, GROUNDCOVERS) - SCH. 40 SEE Emitter SCHEDULE FOR SHRUB/EMITTER APPLICATION.
	RAINBIRD VZ-100 REMOTE CONTROL VALVE ASSEMBLY. SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	ADD 2\" SCHEDULE SCH. 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	SCHEDULE 40 PVC SLEEVES - SEE SLEEVING SCHEDULE.
	CONTROLLER AND STATION. FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE, VALVE I.D. - SCH. SHRUB DRIP, TREE DRIP.

SEE SHEET L2.1 FOR ALL IRRIGATION DETAILS
 ** IRRIGATION PLANS ARE PREPARED FOR IRRIGATION SYSTEMS AND FOR IRRIGATION. ALL IRRIGATION AND EQUIPMENT SHALL BE PLACED IN THE IRRIGATION AREAS OUTSIDE OF RIGHT-OF-WAY AND PUBLIC UTILITY LOCATIONS. **
 *** CONTRACTOR MUST HAVE OWNER'S APPROVAL FOR ALL IRRIGATION EQUIPMENT ALTERNATES/EQUIVALENTS ***

- EMITTER SCHEDULE**
 TREES - ALL TREES TO RECEIVE (2) RAINBIRD RWS TUBES EACH TUBE TO BE SET UP AS SPECIFIED BELOW.
 - USE RWS-B-C, 4" DIAMETER x 36" DEPTH TUBES.
 - USE RWT-10-6 MULTI-PORT EMITTERS IN EACH TUBE.
 - (4) PORTS ARE TO REMAIN IN THE RWS TREE TUBE.
 - (2) PORTS ARE TO RUN TO THE SURFACE, EQUALLY SPACED AROUND THE TRUNK.
 SHRUBS/ACCENTS/GROUND COVERS
 - USE RAINBIRD RWT-20-6 MULTI-PORT EMITTERS.
 - (1) PORT PER SHRUB/ACCENT/GROUND COVER.
 * MULTI-PORT EMITTERS TO BE INSTALLED IN 6" ECONOMY BOXES
 ** MAXIMUM 1/4" POLY TUBE RUN TO BE 5' IN LENGTH.



MCGOUGH ADAMSON
 Landscape Architects
 Land Planning
 Irrigation
 535 E. BACKLIPS RD. SUITE 131
 MESA, AZ 85205
 PHONE: 480-945-7993

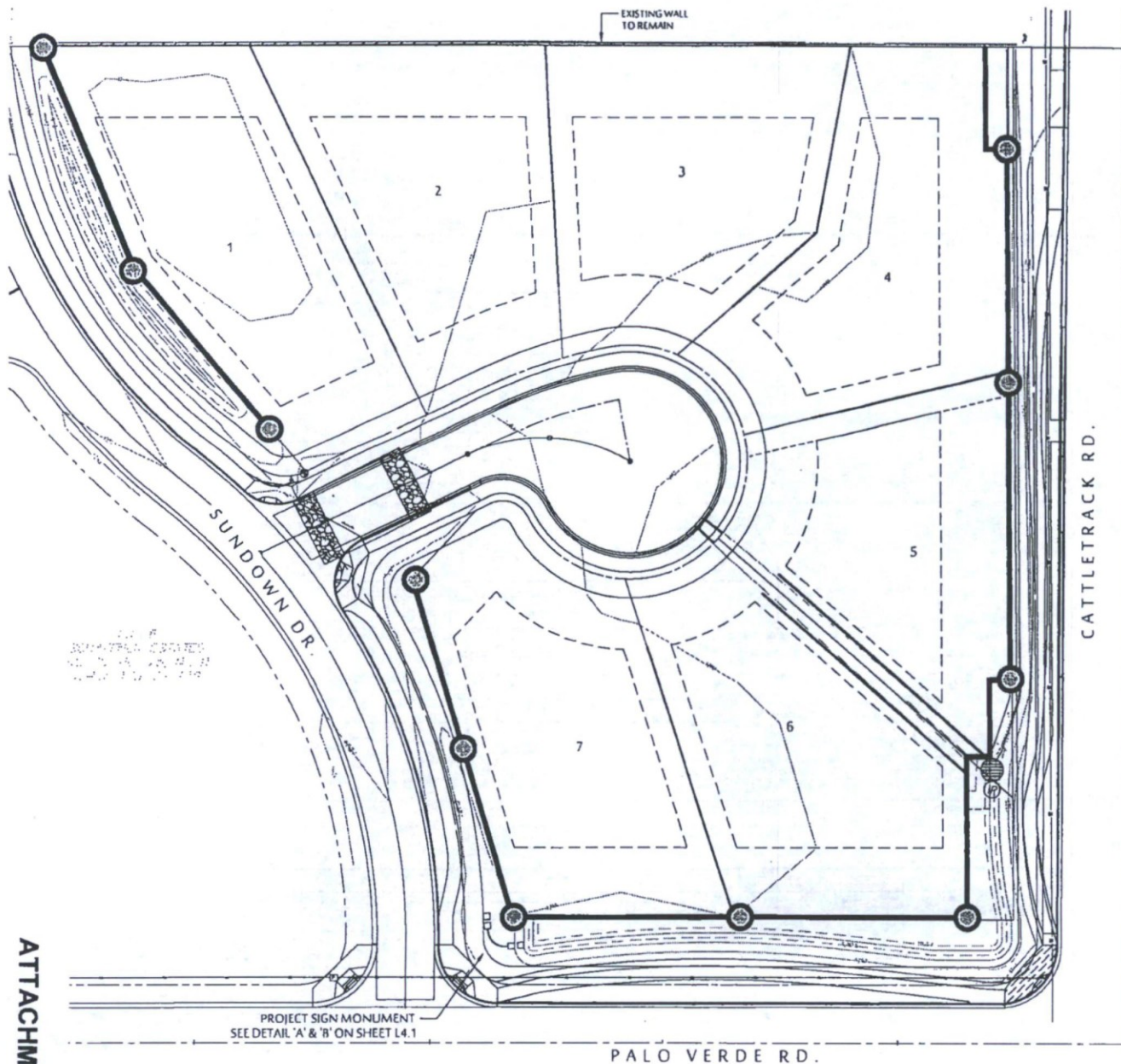


IRRIGATION PLAN
SIENA ESTATES
 PALO VERDE LANE & CATTLETRACK ROAD
 SCOTTSDALE, ARIZONA 85250
 PREPARED FOR: ADAMS CRAIG ACQUISITIONS

These drawings, as legal instruments of professional service are and shall remain the property of the Landscaper architect.
 These drawings shall not be used for other projects or for other purposes without the express written agreement from the Landscaper architect.

JOB NO.	18-06
DATE	02-12-2019
DRAWN BY	AE
CHECKED BY	TM
REVISIONS	
SHEET NO	L2.1

CASE # 6702-17-1 1-GP-2017



535 E. JACKSON RD. SUITE 131
ALBUQUERQUE, NM 87101
PHONE: (505) 992-7663



WALL PLAN

SIENA ESTATES

PALO VERDE LANE & CATTLETRACK ROAD
SCOTTSDALE, ARIZONA 85250

PREPARED FOR: ADAMS CRAIG ACQUISITIONS

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.
These drawings shall not be used on other projects or for addition to the project except by written agreement before the landscape architect.

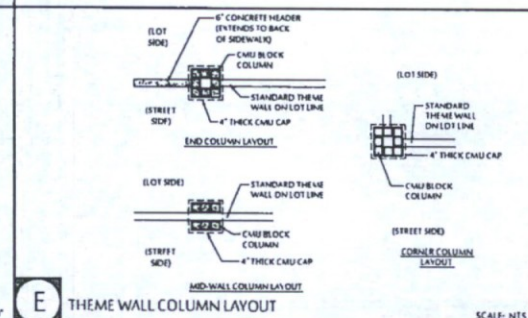
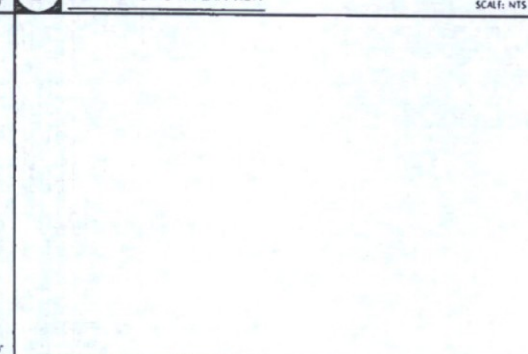
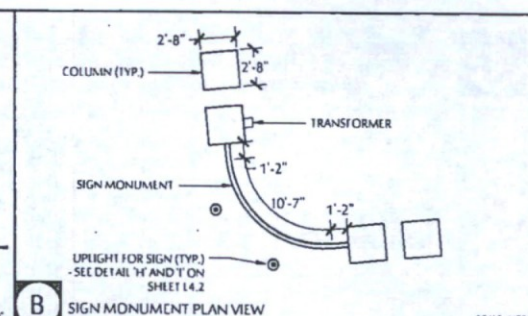
JOB NO: 18-06
DATE: 02-12-2019
DRAWN BY: AE
CHECKED BY: TM

REVISIONS:

SHEET NO
L3.1

4 of 7

CASE # 6702-17-1 1-GP-2017



These drawings are legal representations of possible future savings. They shall remain the property of the lender and are hereby:

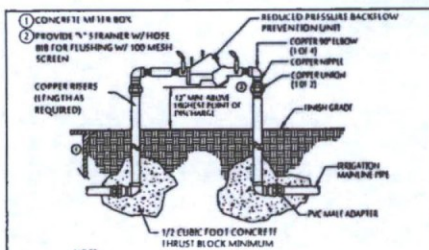
These drawings shall not be construed either property or fee additions to this property except by written agreement between the lender and an heir.

REVISIONS: _____

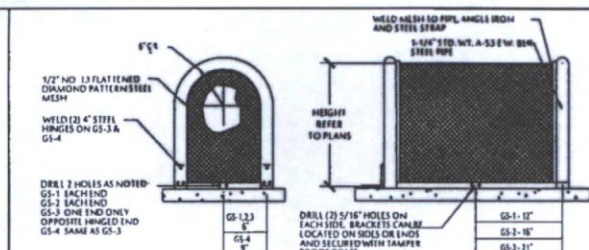
5 of 7

1

CASE# 6702-17-1 1-GP-2017



A BACKFLOW PREVENTER
SCALE: NTS



B BACKFLOW PREVENTER PROTECTIVE CAGE
SCALE: NTS

NOTES:
1. ALL WELDED AREAS SHALL BE A MINIMUM OF 1/4" BEAD EVERY 4".
2. SLEEVES ALL BACKFLOW PREVENTERS.
3. AFTER ALL WELDING, ENTIRE UNIT SHALL BE PROTECTED WITH IRON PHOSPHATE TREATMENT.
4. ELECTROSTATIC APPLICATION OF POWDER SHALL BE FUSION BONDED - PPS-B-4003-C (1 AND OR APPROVED EQUAL).
5. ALL UNITS ALSO AVAILABLE IN 3/4" S.S., GS-3 AVAILABLE IN 3/4" S.S. ONLY.
6. ALL BOLTS FOR RINGS AND HASPS SHALL BE ZINC PLATED TAMPER PROOF, EXCEPT USE S.S. HARDWARE FOR S.S. UNITS.

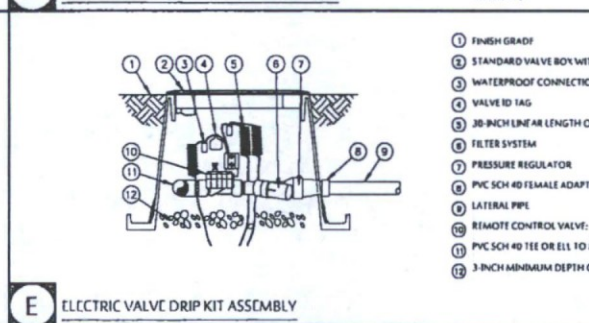
STD SIZES	CENTLINE DIMENSIONS
GS-5	12"W x 18"H x 12"L
GS-1	12"W x 24"H x 24"L
GS-2	12"W x 24"H x 32"L
GS-3	12"W x 24"H x 42"L
GS-3.5	12"W x 30"H x 42"L
GS-4	18"W x 30"H x 48"L

NOTE:
GS-5 POWER CRATED STEEL GUARD SPACE

C NOT USED
SCALE: NTS



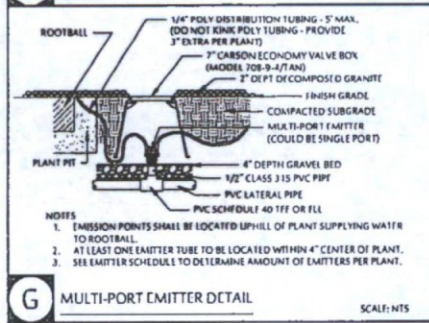
D NOT USED
SCALE: NTS



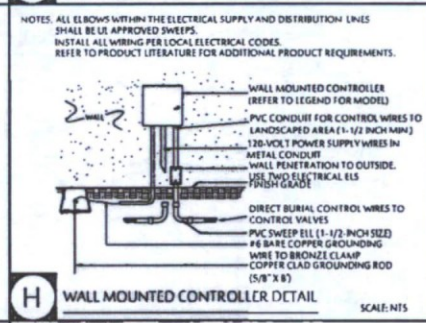
E ELECTRIC VALVE DRIP KIT ASSEMBLY
SCALE: NTS



F FLUSH CAP ASSEMBLY
SCALE: NTS



G MULTI-PORT EMITTER DETAIL
SCALE: NTS



H WALL MOUNTED CONTROLLER DETAIL
SCALE: NTS

PIPE SIZING SCHEDULE

PIPE SIZE	FLOW (GPM)
1/2"	0-5
3/4"	6-10
1"	11-15
1-1/4"	16-25
1-1/2"	26-35
2"	36-60
2-1/2"	61-80
3"	81-120
4"	121-200

ALL VALVE BOXES TO BE CARSON, AMETEK, OR EQUAL.
ALL 1/2" LATERAL PIPE TO BE CLASS 315.
ALL LATERAL PIPE ABOVE 1/2" TO BE MIN. CLASS 200.
ALL MAINLINE PIPE 4" AND LARGER TO BE A MINIMUM CLASS 200 RING TYPE PIPE. MAINLINE PIPE LESS THAN 4" TO BE MINIMUM SCH. 40 PVC.

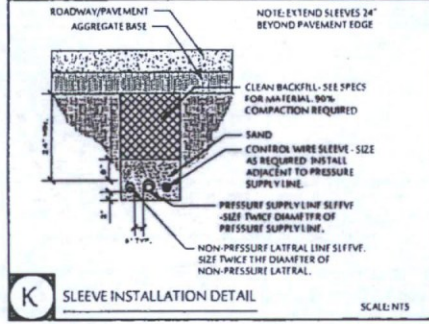
I PIPE SIZING SCHEDULE
SCALE: NTS

SLEEVE SCHEDULE

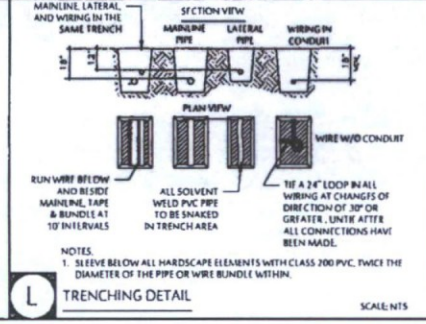
PIPE SIZE	MIN. SLEEVE SIZE
1/2"	3"
3/4"	2-1/2"
1", 1-1/4", 1-1/2"	3"
2", 2-1/2"	4"
3" & 4"	6"

ALL PIPE SLEEVES TO BE SCH. 40 PVC AND SHALL BE INSTALLED WITH A MINIMUM OFF-SET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS SHOWN.

J SLEEVE SCHEDULE
SCALE: NTS



K SLEEVE INSTALLATION DETAIL
SCALE: NTS



L TRENCHING DETAIL
SCALE: NTS



M NOT USED
SCALE: NTS



N NOT USED
SCALE: NTS



IRRIGATION DETAILS
SIENA ESTATES
PALO VERDE LANE & CATTLETRACK ROAD
SCOTTSDALE, ARIZONA 85250
PREPARED FOR: ADAMS CRAIG ACQUISITIONS

These drawings, as legal instruments of professional service are and shall remain the property of the licensee architect.

These drawings shall not be used in other projects or for additions to this project except by written agreement from the licensee architect.

JOB NO.	18-06
DATE:	02-12-2019
DRAWN BY:	AT
CHECKED BY:	TM
REVISIONS:	
SHEET NO.	L4.3

7 of 7

1-GP-2017
CASE# 6703-17-1



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday, August 2, 2018

SUMMARIZED MEETING MINUTES

PRESENT:

Linda Milhaven, Councilwoman/Chair
Joe Young, Vice Chair
Kelsey Young, Planning Commissioner
Tammy Caputi, Development Member
Doug Craig, Design Member

Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Greg Bloemberg
Jesus Murillo
Meredith Tessier
Bryan Cluff
Steve Perone

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

CALL TO ORDER

Councilwoman Milhaven called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to August 2, 2018 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the July 19, 2018 Development Review Board Meeting Minutes:

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE JULY 19 2018 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 45-DR-2017 DC Ranch Crossing Hotel

Request approval of the site plan, landscape plan, and building elevations for a new hotel development, comprised of approximately 75,622 square feet of building area, including a conference area and 126 guest rooms in a four-story-tall building, all on a 1.7-acre site within the DC Ranch Crossing shopping center.

BOARD MEMBER CAPUTI MOVED TO APPROVE 45-DR-2017 SECONDED BY BOARD MEMBER SCARBROUGH. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

4. 2-PP-2018

Siena Estates

Request approval of a preliminary plat for a new residential subdivision, comprised of 7 lots and open space tracts, with amended development standards for the net lot area, minimum lot width, and required setbacks; including the building envelope plan, the landscape plan, open space plan, and the entry concept plan and wall plan, all on a 3.8-acre site.

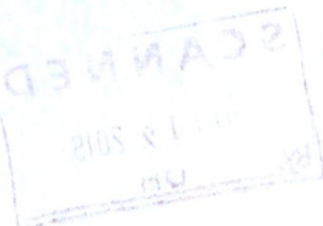
BOARD MEMBER CAPUTI MOVED TO APPROVE 2-PP-2017 SECONDED BY BOARD MEMBER SCARBROUGH. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

5. 12-DR-2018

Toca Madera

Request approval of the site plan, landscape plan, and building elevations for a new restaurant building with 8,000 square feet of building area on Pad B, in the northwest portion of Scottsdale Fashion Square.

BOARD MEMBER CAPUTI MOVED TO APPROVE 12-DR-2017 SECONDED BY BOARD MEMBER SCARBROUGH. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).



REGULAR AGENDA

6. 2-ZN-2012 & 1-II-2012 Don & Charlie's Hotel

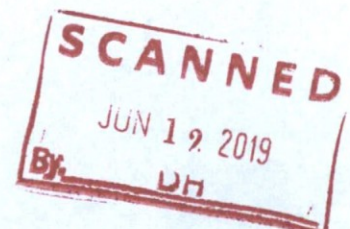
Pursuant to Section 6.1304.A of the Planned Block Development (PBD) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan that is part of a proposed zoning district map amendment from Highway Commercial, Downtown Overlay (C-3 DO) to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay with an Infill Incentive District (D/DMU-2 PBD DO with IID) for a 0.92-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMEND APPROVAL 2-ZN-2018 AND 1-II-2018 SECONDED BY BOARD MEMBER CRAIG. COUNCILWOMAN MILHAVEN, VICE CHAIR YOUNG, COMMISSIONER YOUNG, AND BOARD MEMBERS CAPUTI, CRAIG, GUSHGARI, AND SCARBROUGH VOTED UNANIMOUSLY WITH AYE VOTE OF SEVEN (7) TO ZERO (0).

Sonnie Kirtley spoke of concerns regarding noise.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:26 P.M.



**The August 2, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 2, 2018 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Siena Estates
2-PP-2018

Request to consider the following:

Request approval of a preliminary plat for a new residential subdivision, comprised of 7 lots and open space tracts, with amended development standards for the net lot area, minimum lot width, and required setbacks; including the building envelope plan, the landscape plan, open space plan, and the entry concept plan and wall plan, all on a 3.8-acre site.

Goal/Purpose of Request

The applicant's request is to create a 7-lot subdivision community, with amended development standard to reduce the net lot area, minimum lot width, and required setbacks. The request is in conformance with the previously approved major General Plan amendment (1-GP-2017) and zoning district map amendment (10-ZN-2017) cases.

Key Items for Consideration

- Major General Plan amendment changed the land use classification
- Planned Residential Development District (PRD) Findings and Criteria approved by City Council
- Request for amended development standards approved by City Council
- Three existing single-family properties located on property to be removed and replaced with a 7-lot subdivision
- North Cattletrack Road improvements to complement project farther south on North Cattletrack Road

LOCATION

5814 North Cattletrack Road and at 5811 and 5805 North Sundown Drive

OWNER

ACA Fund
Stephen Adams
480-244-2557

Action Taken _____



APPLICANT CONTACT

Steven Adams
Adams Craig Acq.
480-244-2557

BACKGROUND

General Plan

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes townhouses and can also be used for small-lot single-family homes, such as patio homes.

Character Area Plan

The General Plan establishes Character Area Planning to ensure quality of development and consistency of character within the context of community-wide goals. The site is located within the Southern Scottsdale Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the City.

Zoning

The site is zoned Single-family Residential District, Planned Residential District (R1-18/PRD), which allows single-family residential uses.

Schaffner Estates, a twelve-lot subdivision, was platted in 1956 and annexed into the City in June 1961 (Ord. 121). Case history suggests that the site, and the associated annexed areas, were assigned the R1-43, one-acre-lot, zoning designation, which was the equivalent to the existing County assigned zoning.

In December of 2017, the City Council approved a General Plan amendment (1-GP-2017), and a zoning district map amendment (10-ZN-2017), which rezoned the northern three lots of Schaffner Estates from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD).

Context

The property is generally located at the northwest corner of East Palo Verde Drive and North Cattletrack Road. Please refer to context graphics attached. The Central Arizona Project (CAP) canal is located to the east of the site.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Service Residential District, zoned S-R; Office Uses (Schaffner Estates).
- South: Single-family Residential District, zoned R1-43; Single-family Homes.
- East: Single-family Residential District, zoned R1-43; Water treatment facilities.
- West: Single-family Residential District, zoned R1-43; Schaffner Estates

Other Related Policies, References:

43-ZN-1965, 30-GP-1997, 45-ZN-1997, 9-AB-1998, 10-ZN-2017, and 1-GP-2017

Scottsdale General Plan 2001, as amended

Zoning Ordinance

2010 Southern Scottsdale Character Area Plan

2013 Citywide Land Use Assumptions Report

2008 Transportation Master Plan

Design Standards and Policies Manual

APPLICANT'S PROPOSAL

Development Information

The development application is for a preliminary plat which will create a seven (7) lot subdivision, on three existing lots. Included in the proposal are amended development standards for net lot area, minimum lot width, and required setbacks with the previously approved zoning map amendment case.

- Existing Use: Single-family/ Service Residential Subdivision – Schaffner Estates (3 of 12 parcels)
- Proposed Use: Single-family Subdivision (7 parcels)
- Parcel Size: 3.8 acres (gross)
- Building Height Allowed: 30 feet (single-story)
- Building Height Proposed: 30 feet (single-story)
- Open Space Required: 13,194 square-feet
- Open Space Provided: 13,194 square-feet
- Density Allowed (existing): 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)
- Density Allowed (proposed): 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)

IMPACT ANALYSIS

Plat

The preliminary plat request conforms to the General Plan description of Suburban Neighborhoods in terms of the site characteristics and the land use density. This seven-lot subdivision will replace three lots within the existing Schaffner Estates subdivision. The proposed seven-lot subdivision is moderately denser (1.8 du/ac) than the existing remainder of Schaffner Estates (1.2 du/ac) and the density is comparable to other nearby subdivisions in the area that have a Suburban Neighborhoods land use designation including Privado Village (2.35 du/ac) and Woodleaf (2 du/ac).

The amended development standards allowed the applicant to increase the number of lots from three to seven. The proposed site plan lays out the seven lots around cul-de-sac which will be public and improved to provide the required suburban – local residential street standards. The proposed net lot areas, ranging from 13,213 square feet to 15,894 square feet, and the minimum lot widths, ranging from 61 feet to 103 feet, conform with the approved zoning case.

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service.

Transportation/Trails

The proposed project will provide vehicular and pedestrian circulation by constructing more sidewalks with ADA access ramps and improving the full width of Sundown Drive to include concrete curbs on both sides of the street. There will be desert landscape easement areas along Cattletrack Road, Palo Verde Drive and Sundown Drive as well as including thoughtfully laid out open space tracts. These designed areas will serve as water retention basins. New sidewalks and outdoor space will serve to encourage pedestrian use by casting shade on the planned sidewalks around the development as well softening the hardscape of the roads and homes.

The street system has been kept to a minimum by creating a cul-de-sac for the new development as the only additional street. This was required to provide the required front access for the lots and to create a sense of community where neighbors are encouraged to know one another and communicate. When planning Siena Estates, the cul-de-sac design was a priority to create the sense of community and one common entry and identity to the development.

The increase in density will not create a significant increase in traffic. The owner has also agreed to: provide half-street improvements along North Sundown Drive, provide a six-foot-wide sidewalk along East Palo Verde Road, remove the existing driveways located along North Cattletrack Drive, and replace the driveways with curb, gutter, and a six-foot-wide sidewalk.

Water/Sewer

Water Resources Department has reviewed the application and finds that there are adequate water and wastewater services for the proposed use. The proposed zoning district map amendment will not affect the existing improvement requirements for the area. The stipulated sewer-line extensions along North Cattletrack Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the Design Standards and Policies Manual. The applicant has agreed to coordinate with Edmond Power Corporation (EPCOR) for water service.

Public Safety

Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Design of the internal streets will conform to the local residential street designation in the Design and Standards Policies Manual.

Open Space

The proposed site plan identifies an open area tract, located along the eastern, southern, and western boundaries of the project. The large open space at the south side of the project will serve to welcome the residents as they arrive at Sundown Drive. The Siena Estates preliminary plat will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city.

The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontages, should enhance the living environment and lifestyle for the future residents and the surrounding neighborhood. The proposed site plan identifies providing an open area buffer surrounding the development.

The proposal identifies 0.30 acres (13,194 square feet) of open space, of which the majority is being located within private tracts, surrounding the development. The open space plan displays two 10-foot-wide minimum tracts, located on the east, south, and west sides of the site. The tracts will include open space and sidewalk areas. Through tract and landscape easement areas, the tract increases in width which will allow the proposed sidewalk to be separated from the curb.

Community Involvement

There was substantial community outreach that was performed with the preceding major General Plan amendment and map amendment cases. Staff has not received any inquiries from any parties in regard to this preliminary plat application.

Community Impact

The request, if approved, will subdivide the three subject lots into seven lots. The increase in density will not create a significant increase in traffic. This preliminary plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed.

The applicant has agreed to limit the structures to a single-story design, with landscape tracts provided along the surrounding streets.

OTHER BOARDS & COMMISSIONS

City Council

The City Council heard the associated Case, 1-ZN-2017, on December 12, 2017. The City Council voted 7-0 to approve the request for the zoning district map amendment, on the 3.8-acre site, from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD) zoning district.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the preliminary plat for a new residential subdivision, comprised of seven lots and open space tracts, with amended development standards for the net lot area, minimum lot width, and required setbacks; including the building envelope plan, the landscape plan, open space plan, and the entry concept plan and wall plan, all on a 3.8-acre site, per the attached stipulations, finding that the provisions of the General Plan Rural Neighborhoods policies and goals, and the Development Review Criteria, have been met.

'RESPONSIBLE DEPARTMENT'

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

480-312-7849, jmurillo@scottsdaleaz.gov

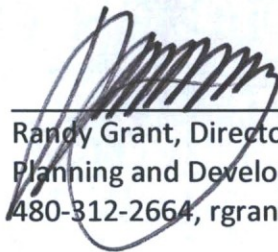
7/20/2018
Date



Steve Venker, Development Review Board Coordinator

480-312-2831, jvenker@scottsdaleaz.gov

7/25/18
Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

7/26/18
Date

ATTACHMENTS

1. Stipulations
 - Exhibit A, to Attachment 1 Preliminary Plat
 - Exhibit B, to Attachment 1 Amended Development Standards
 - Exhibit C, to Attachment 1 Open Space Plan
 - Exhibit D, to Attachment 1 Development Envelope Plan
 - Exhibit E, to Attachment 1 Landscape plan)
 - Exhibit F, to Attachment 1 Architectural Character Elevation Examples
2. Context Aerial
- 2A. Aerial Close-Up
3. Applicant's Narrative
4. Zoning Map
5. Preliminary Plat Over Aerial
6. Wall Plan Exhibit
7. Wall Elevations
8. Entry Feature Elevation
9. Citizen Involvement
10. City Notification Map

**Stipulations for the
Development Review Board Application:
Siena Estates
Case Number: 2-PP-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by 6K Consulting, LLC, with a city staff date of July 12, 2018.
 - b. The Amended Development Standards submitted by 6K Consulting, LLC, with a city staff date of July 12, 2018.
 - c. The conceptual open space plan submitted by 6K Consulting, LLC, with a city staff date of July 12, 2018.
 - d. The construction envelope exhibit submitted by 6K Consulting, LLC, with a city staff date of July 12, 2018.
 - e. The conceptual landscape plan submitted by 6K Consulting, LLC, with a city staff date of July 12, 2018.
 - f. The conceptual walls design submitted by 6K Consulting, LLC, dated July 12, 2018 by city staff.
 - g. The Architectural Character building elevations submitted by 6K Consulting, LLC, with a city staff date of July 12, 2018.
 - h. Case Drainage Report for Siena Estates; submitted by 6K Consulting, LLC, accepted on July 25, 2018.
 - i. Water System Basis of Design Report for Siena Estates; submitted by 6K Consulting, LLC, accepted on June 29, 2018.
 - j. Wastewater System Basis of Design Report for Siena Estates; submitted by 6K Consulting LLC, accepted on June 29, 2018.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 10-ZN-2017.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. BUILDING HEIGHT LIMITATIONS. All structures shall be limited to 1-story. No structure shall be allowed to provide a 2-story design.

EASEMENT DEDICATIONS:

DRB Stipulations

2. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
- a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A minimum 1-foot-wide vehicular non-access easement, along all lots' North Cattletrack Road frontage.
 - c. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCE:

Ordinance

- D. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

LANDSCAPE DESIGN:

DRB Stipulations

3. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

4. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
- a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- E. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- F. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. INTERNAL STREETS.
 - a. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential -- Suburban Character figure 5-3.20 of the DSPM.

DRB Stipulations

- 5. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

DRAINAGE AND FLOOD CONTROL:

Ordinance

- G. All drainage storage and basins shall be located within the boundary of the project site area, and not to be located within dedicated right-of-way. Update of the drainage basins may require the proposed tract "B" to increase in size and may reduce the size of the lots adjacent to N. Cattletrack Road.

DRB Stipulations

- 6. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 7. DRAINAGE REPORT. With the final plans submittal, the required drainage report shall address:
 - a. Retention calculations need to be revised to match the NOAA Atlas 14 rainfall.
 - b. The drainage report and the grading and drainage (G&D) plan with the final plat submittal must address the following:
 - i. Revise the area of the steep slopes/gravels/dirt driveway on the existing Lot 3 (north of the existing house) based on the aerial photo. Revise the 11"X17" Cw Map, and subsequently the 'Existing Condition' Cw calculations, to reduce the Cw (since the report identifies a 'C' value of 0.80 for these areas).
 - ii. Provide different line types, line colors (lighter vs. darkened), and line thickness to differentiate among the identified features (i.e. existing contours, proposed contours, lot lines, building envelopes, watershed boundaries, etc) for the 24"X36" Drainage Map. Please call out all existing and proposed storm drain catch basins, storm drain pipes, etc. and show where they are draining out and if they are somehow interconnected. Clarify how the proposed catch basin at the cul-de-sac and the proposed 18" pipe is draining to. Provide positive drainage. Bubble-up structures are not typically allowed in the stormwater basins. Describe the management of the onsite stormwater runoff; including how the stormwater basins will be drained out.
 - iii. Identify and enlarge the spot elevations on the folded 24"X36" Grading & Drainage (G&D) Plan to a minimum 12-point font. Use different line types, line colors (lighter vs.

darkened), and line thickness to differentiate among the existing contours, proposed contours, lot lines, building envelopes, watershed boundaries, etc.

- iv. Split the G&D plan in two cutsheets with match lines for clear understanding.
 - v. Stormwater basins are not allowed in the public Right-of-Way (R.O.W.). Make sure all top of basins are located completely outside of the R.O.W.
 - vi. Label all tracts as "drainage tracts" on the Plat which are dedicated around the proposed stormwater basins. All drainage tracts must be accessible from the nearest adjacent R.O.W.
 - vii. Schedule a pre-submittal meeting prior to the submittal of the final plat, and associated improvement plan, with the Stormwater Department (Mohammad Rahman and Richard Anderson).
8. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
9. Demonstrate consistency with the accepted drainage plan and report.
- a. For any design that modifies the accepted drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

- 10. Sewer shall be constructed in along the frontage of the project from E. Palo Verde Road north along Sundown Drive to E. Sundown Circle accordance with the approved Basis of Design Report.
- 11. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.
- 12. Maintain minimum clearances required by City between water and sewer (6 ft pipe wall to wall or pipe wall to manhole edge).
- 13. Keynote sewer/water crossing and follow City/MAG guidelines for vertical and horizontal separation or necessary provisions.

SIENA ESTATES by ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A CITY SEWER LINE THAT HAS BEEN ENGINEERED AND WILL BE CONSTRUCTED IN SUNDOWN DRIVE AND SUNDOWN CIRCLE FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
5. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
6. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND RIBBON CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
7. THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING. THIS IS SHOWN IN THE PRE-PLAT.
8. THE NEW STREET S TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
9. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.
10. ALL STRUCTURES SHALL BE LIMITED TO 1-STORY. NO STRUCTURE SHALL BE ALLOWED TO PROVIDE A 2-STORY DESIGN.

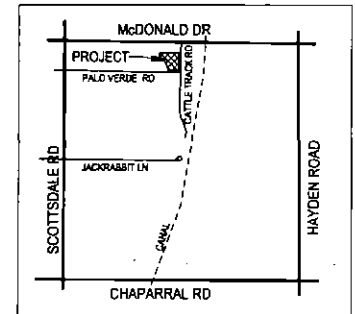
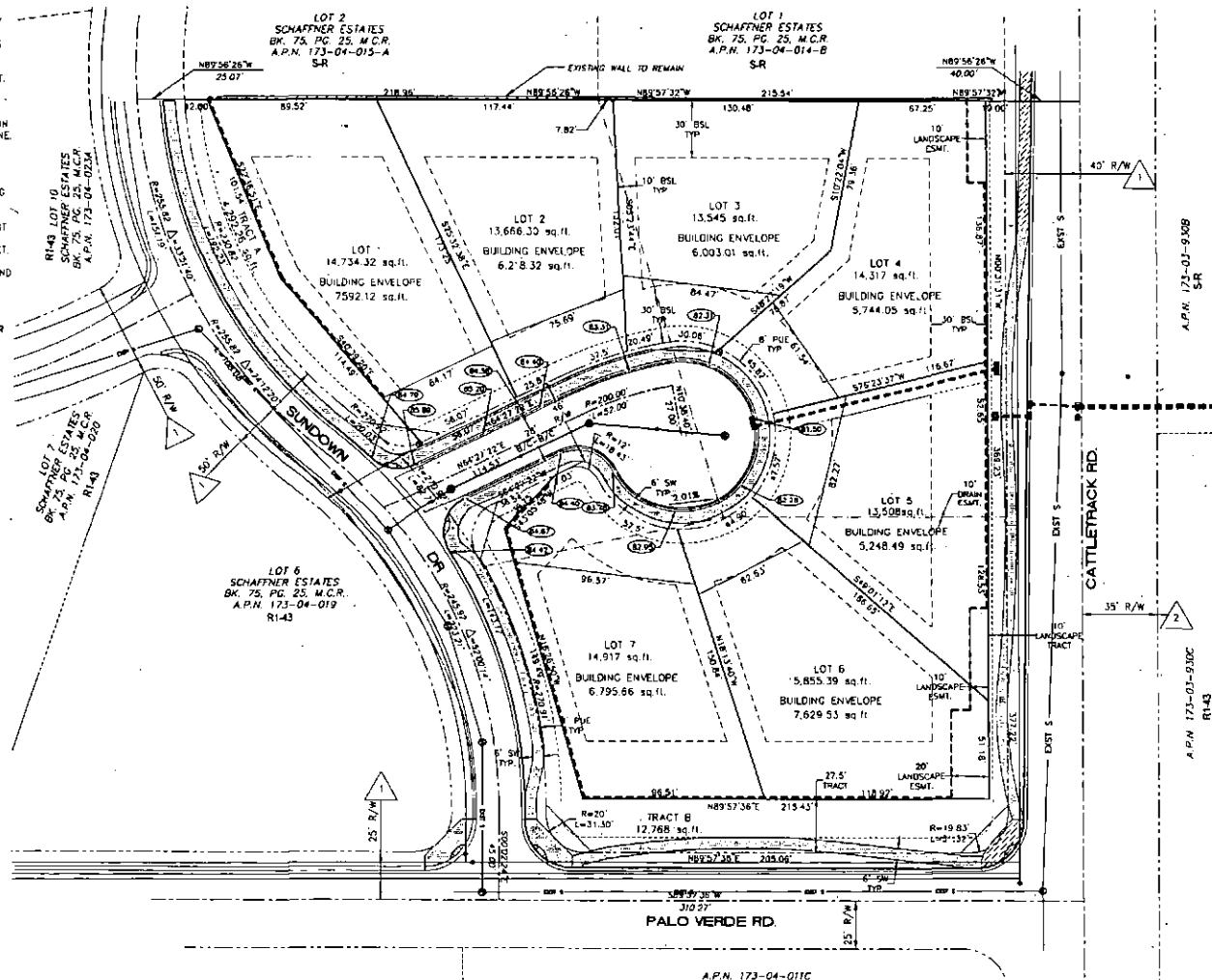
LEGEND

- 55.30' TOP OF CURB
- GRADE BREAK
- EXISTING SPOT ELEVATION
- 1284' EXISTING CONTOUR
- BUILDING SETBACK LINE (R14)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- 1280' PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN

- 1 RIGHT-OF-WAY AS DEFINED BY SCHAFFNER ESTATES PLAT MCR BOOK 75, PAGE 25
- 2 RIGHT-OF-WAY AS DEFINED BY McDONALD PROFESSIONAL CENTER PLAT MCR BOOK 85, PAGE 34

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-18 PHU
 EXISTING GP: SUBURBAN
 GROSS AREA: 3.80 AC
 DENSITY: 1.84 DU/AC
 EX. PARCEL AREA: 2.99 AC
 PROPR. ROW AREA: 0.29 AC
 NET AREA: 2.70 AC
 TRACT AREA: 0.35 AC
 OPEN SPACE: 17,057 SF
 NET OPEN SPACE %: 14.5%

NOTE:
 - GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 - EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
 2904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85205
 PHONE: (480) 664-8592



SIENA ESTATES			
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250			
PRELIMINARY PLAT			
PROJ. No: 3538	6K CONSULTING L.L.C.		
DATE: MAY 2018			
SCALE: 1"=30'	DESIGNED: GK	DRAWN: GK	APPROVED: CMB
REV.			DRAWING NO.
			1 OF 1

SIENA ESTATES

PROPOSED R1-18 AMENDED DEVELOPMENT STANDARDS

Sec. 5.300. - Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. - Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. - Use regulations.

- A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:
1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).
- B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.303. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 10), adopted Aug. 25, 2014, repealed § 5.303 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.304. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

- A. *Lot area.*
1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000) square feet.~~ **thirteen thousand five hundred (13,500) square feet**
 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. *Lot dimensions.*
1. Width. All lots shall have a minimum width of ~~one hundred twenty (120) feet.~~ **sixty (60) feet.**
- C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.
- D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~thirty-five (35) feet.~~ **thirty (30) feet.**
- b. Where lots have a double frontage on two (2) streets, the required front yard than ~~thirty-five (35) feet.~~ **thirty (30) feet** shall be provided on both streets.
- c. On a corner lot, the required front yard of than ~~thirty-five (35) feet.~~ **thirty (30) feet** shall be provided on each street. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ten (10) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty (30) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply.

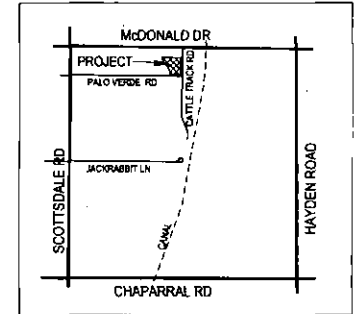
Sec. 5.306. - Signs.

The provisions of article VIII shall apply.

PROJECT NARRATIVE:

ADAMS CRAIG ACQUISITIONS HAS ASSEMBLED THE THREE PARCELS AND DESIRES TO CREATE A NEW SEVEN LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON THE EXISTING 3 ACRES. THE PROPOSED DEVELOPMENT WILL PROVIDE APPROXIMATELY 17,100 SQUARE FEET OF OPEN SPACE.

ADAMS CRAIG ACQUISITIONS REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250 APN's 173-04-016, 173-04-017, 173-04-018



VICINITY MAP

PROJECT DATA

EXISTING ZONING	R1-18 PRD
EXISTING GP	SUBURBAN
GROSS AREA	3.80 AC
DENSITY	1.84 DU/AC
EX. PARCEL AREA	2.99 AC
PROP. ROW AREA	0.29 AC
NET AREA	2.70 AC
TRACT AREA	0.39 AC
OPEN SPACE	17,057 SF
NET OPEN SPACE %	14.5%

ONSITE LANDSCAPE	15,283 SF
STREETSCAPE (R-O-W)	4,817 SF
TOTAL LANDSCAPING	20,100 SF

NOTE:
- GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
- EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.
- CUL-DE-SAC LANDSCAPING INCLUDES ALL TRACT AND LANDSCAPE EASEMENT AREA MINUS THE SIDEWALK AREA.
- STREETSCAPE LANDSCAPING IS ALL LANDSCAPED AREA IN THE R-O-W (SIDEWALK EXCLUDED).

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ENGINEER:

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MESA, ARIZONA 85206
PHONE: (480) 664-8592
FAX: (480) 775-5512



30 15 0 30 60
SCALE FEET

SIENA ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD
SCOTTSDALE, AZ 85250

OPEN SPACE PLAN

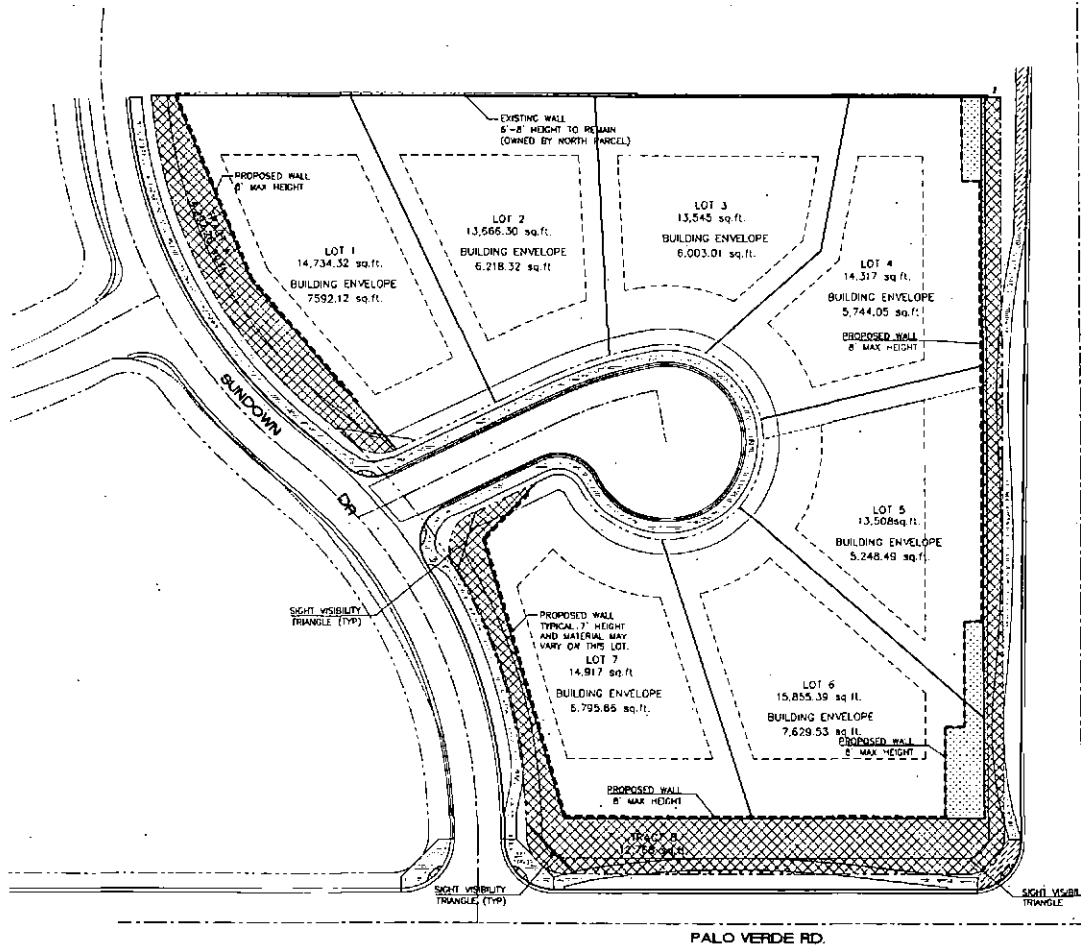
PROJ. NO: 3639	6K CONSULTING L.L.C.
DATE: MAY 2018	
SCALE: 1"=30'	
DESIGNED BY: [Signature]	APPROVED BY: CHB
REV.:	DRAWING NO.:
	1
	SHT. 1 OF 1

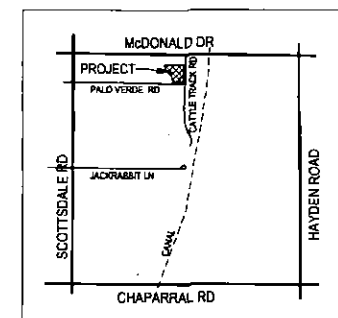
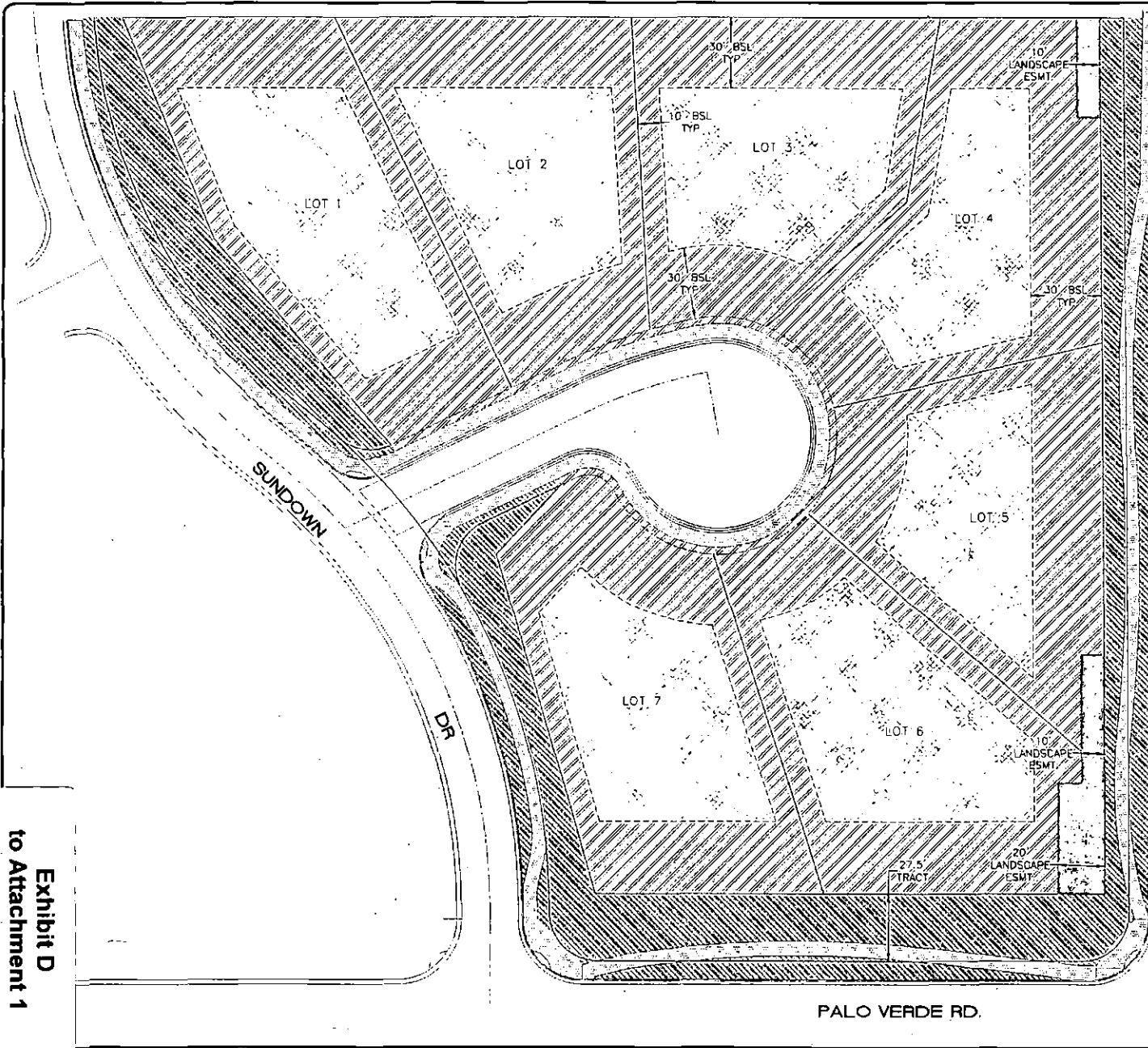
LEGEND

- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED PERIMETER WALL
- TRACT (OPEN SPACE) AREA
- LANDSCAPE EASEMENT

BUILDING SETBACKS

FRONT	30'
SIDE	10'
REAR	30'





VICINITY MAP

PROJECT DATA

EXISTING ZONING:	R-1B PRO
EXISTING GP:	SUBURBAN
GROSS AREA:	3.80 AC
DENSITY:	1.84 DU/AC
EX. PARCEL AREA:	2.99 AC
PROP. ROW AREA:	0.29 AC
NET AREA:	2.70 AC
TRACT AREA:	0.39 AC
OPEN SPACE:	17,057 SF
NET OPEN SPACE %:	14.5%
ONSITE LANDSCAPE:	15,263 SF
STREETSCAPE (R-O-W):	4,837 SF
TOTAL LANDSCAPING:	20,120 SF

NOTE:
 - GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 - EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SHAWNEE ESTATES.
 - ONSITE LANDSCAPING INCLUDES ALL TRACT AND LANDSCAPE EASEMENT AREA MINUS THE SIDEWALK AREA.
 - STREETSCAPE LANDSCAPING IS ALL LANDSCAPED AREA IN THE R-O-W (SIDEWALK EXCLUDED).

LEGEND

- STREETSCAPE LANDSCAPE
- BUILDING ENVELOPES
- PRIVATE LANDSCAPE (DOES NOT CONTRIBUTE TO OPEN SPACE)
- LANDSCAPE EASEMENT

BUILDING SETBACKS

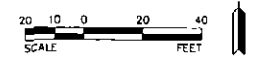
FRONT	30'
SIDE	10'
REAR	30'

BUILDER:

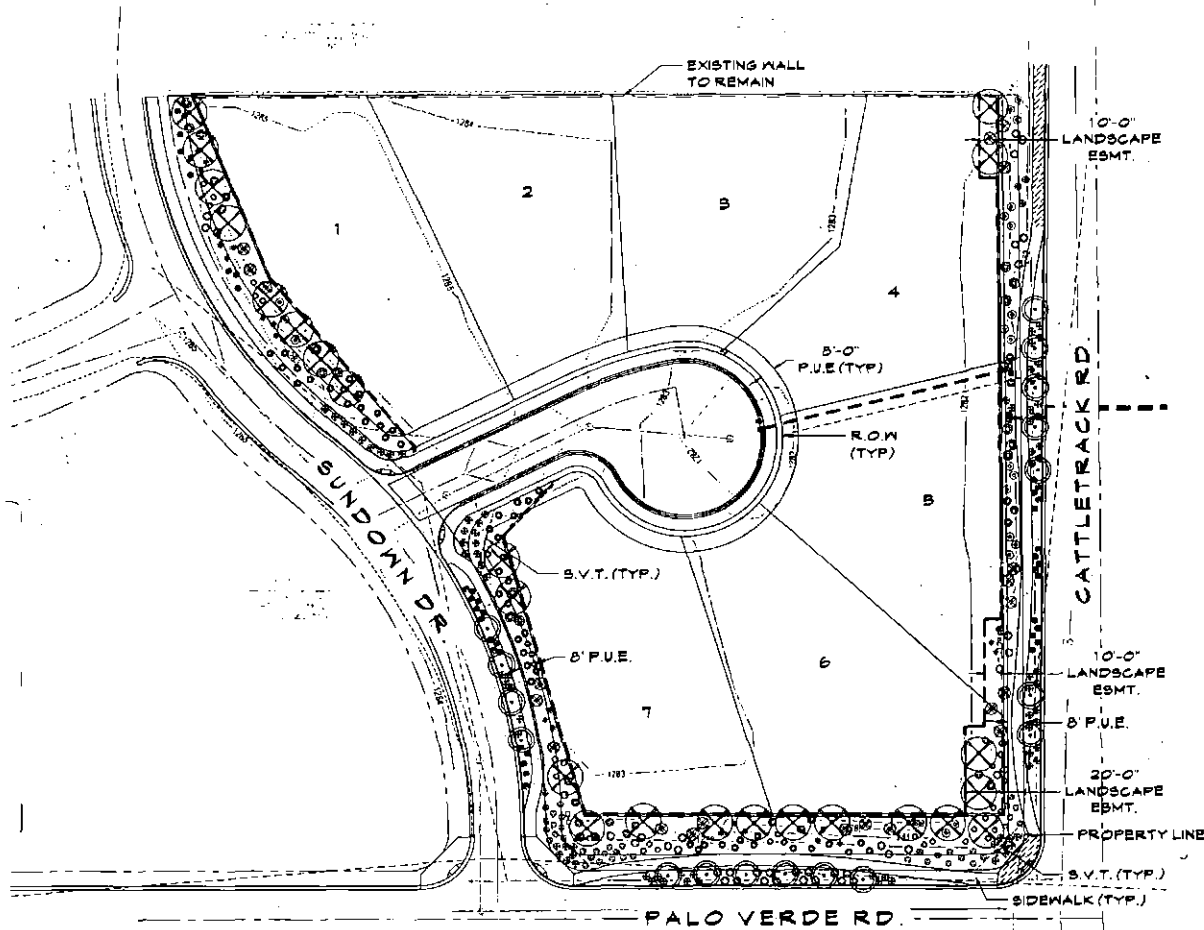
ADAMS CRAIG ACQUISITIONS
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ENGINEER:

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 FAX: (480) 275-5512



SIENA ESTATES	
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250	
BUILDING ENVELOPE EXHIBIT	
PROJ. No: 3639	GK CONSULTING L.L.C.
DATE: JULY 2018	
SCALE: 1"=20'	
DESIGNED BY: []	
REV: []	APPROVED: CHB
DRAWING NO. 1	
SHT. 1 OF 1	



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY	SIZE	COMMENTS
TREES					
(X)	PROSCOPHYBRID RIO SALADO	2.0" MIN.	24	10.0-1.0	STANDARD
(•)	ACACIA ANEURA MULGA TREE	2.0" MIN.	17	10.0-1.0	STANDARD
SHRUBS					
(X)	DOONAE VISCOSA HOPSEED BUSH		21	5 GAL	CAN FULL
(•)	TEGOMA X BELLS OF FIRE BELLS OF FIRE		15	5 GAL	CAN FULL
(•)	EREMOPHILA HYGROPHANA BLUE BELLS		42	5 GAL	CAN FULL
(•)	LEUCOPHYLLUM LABRIGATUM CHIHUAHUA BASK		24	5 GAL	CAN FULL
(•)	EREMOPHILA OLABRA SSP. CARNOZA MINTER BLAZE		40	5 GAL	CAN FULL
(•)	RUELLIA PENINSULARIS DESERT RUELLIA		21	5 GAL	CAN FULL
ACCENTS					
(•)	HEPERALOE PARVIFLORA RED YUCCA		50	5 GAL	CAN FULL
(•)	DASYLIRION WHEELERI DESERT SPOON		21	5 GAL	CAN FULL
(•)	MUNLEBERGIA CAPILLARIS REGAL MIST GRASS		51	5 GAL	CAN FULL
GROUND COVERS					
(•)	LANTANA NER GOLD NER GOLD LANTANA		40	5 GAL	CAN FULL
(•)	LANTANA CAMARA DALLAS RED DALLAS RED LANTANA		55	5 GAL	CAN FULL
(•)	DECOMPOSED GRANITE - T.S.D.			20,120 SQ.FT.	

BUILDER

ADAMS CRAIG ACQUISITIONS
1904 E. CHAPARRAL RD.
SUITE A110-115
SCOTTDALE, ARIZONA 85250
PHONE: 480-694-9015

ENGINEER

SK CONSULTING, L.L.C.
4895 EAST BASELINE RD SUITE 101
MESA, ARIZONA 85206
PHONE: (480) 664-2542

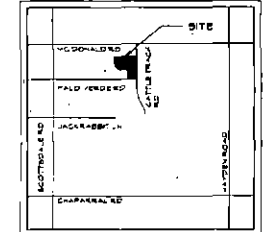
LANDSCAPE ARCHITECT

THE MCGOUGH GROUP
11110 N. TATUM BLVD. #100
PHOENIX, AZ 85028
CONTACT: CHRISTINE BEIME
602-997-9093
cbeime@mg-g.com

LANDSCAPE DATA TABLE

ON-SITE LANDSCAPE AREA	18,285 SF
R.O.W. LANDSCAPE AREA	4,887 SF

VICINITY MAP



SCALE: 1"=30'-0"



SIENA ESTATES

PRELIMINARY LANDSCAPE PLAN

PALO VERDE LANE AND CATTLETRACK ROAD

APRIL 3, 2018



Exhibit F
to Attachment 1

NOTES

- 1- THE HOMES SHOWN IN THE PHOTOGRAPHS ARE HOMES BUILT BY ADAMS CRAIG ACQUISITIONS IN THE PARADISE VALLEY AND SCOTTSDALE AREAS.
- 2- SIENA ESTATES WILL CREATE DESIGN GUIDELINES FOR THE CUSTOM HOMES TO BE BUILT IN THE SUBDIVISION THAT WILL PROVIDE DIRECTION ON WHAT IS EXPECTED OF THE HOMES IN THE PROJECT.
- 3- ADHERENCE TO GREEN BUILDING PRINCIPLES AND PRODUCTS ARE REQUIRED. SUCH AS SOLAR PANELS, SPRAYED IN INSULATION, ETC.
- 4- THE PROPERTIES WILL BE SINGLE STORY. BASEMENTS MAY BE CREATED IF EXTRA SQUARE FOOTAGE IS DESIRED BY THE HOME OWNERS.
- 5- ADAMS CRAIG HAS WORKED HARD TO ESTABLISH A SOLID NICHE IN ENERGY CONSCIOUS HOME BUILDING WITH A GOAL OF NET ZERO HOMES.
- 6- THE DESIGN GUIDELINES WILL BE FULLY PREPARED WITH THE FINAL PLAT AND ENGINEERED PLANS.

BUILDER:

ADAMS CRAIG ACQUISITIONS
7904 E. CHAPARRAL RD.
SUITE A110-113
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 634-5015



SIENA ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD
SCOTTSDALE, AZ 85250

ARCH. CHARACTER EXAMPLES

PROJ. No.: 3639	6K CONSULTING LLC.
DATE: JULY 2018	
SCALE: 1"=20'	
DESIGNED: 6K	DRAWN: 6K
REV.	APPROVED: CHB
	DRAWING NO. 1
	SHT. 1 OF 1



Siena Estates

ATTACHMENT #2

2-PP-2018



Siena Estates

ATTACHMENT #2A

2-PP-2018

Siena Estates Preliminary Plat

2-PP-2018



A Development by:



2-PP-2018
06/08/18

ATTACHMENT 3

Submitted by:
6K CONSULTING
L.L.C.
4858 E Baseline, Ste 101
Mesa, AZ 85206

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Background

Siena Estates is the assembly of approximately 3.8 gross acres of property located just south of the southwest corner of McDonald Dr and Cattletrack Rd, which is a half mile west of Hayden Road in southern Scottsdale (APNs: 173-04-016, -017 and -018) as shown below:

Figure 1: Project Vicinity Map



The Scottsdale City Council unanimously recommended approval of the General Plan Amendment request (Case No. 1-GP-2017) to Suburban Neighborhoods land use designation, from Rural Neighborhoods and the Rezoning request (Case No. 10-ZN-2017) to R1-18/PRD zoning district from R1-43.

The property lies in the Southern Scottsdale Character Area Plan, has a Suburban Neighborhoods land use designation and is zoned R1-18/PRD. The subject property, and surrounding roughly eight acres to the north and west, were originally platted and recorded in the late 1950's. This plat was called Schaffner Estates and was approved when this property was under Maricopa County jurisdiction. Over the last sixty years the area has seen a substantial evolution of land uses and development styles.

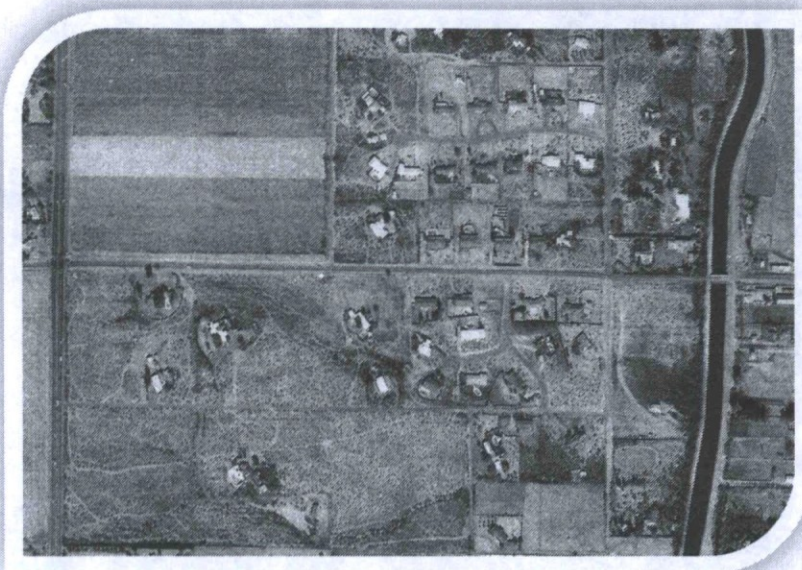


Figure 2: 1969 Aerial
Photo of Area

Within Schaffner Estates alone, the abutting parcels directly to the north of subject site developed as offices nearly twenty years ago in the late 1990's and have a current zoning designation of S-R (Service Residential). Additional parcels of Schaffner Estates with McDonald Rd frontage soon followed, with more office development as well. To the east of the site are two water treatment facilities and to the south and west are R1-43 residentially developed properties also from the 1950's.

Through the years additional intensity and development has occurred in the area. Other surrounding properties consist of a variety of developments from a church and condominium homes just further west of the property on McDonald, to single-family subdivisions (e.g. Woodleaf and Privado Village) on less than a half-acre lots, south of Palo Verde.



Figure 3: 2016 Aerial
Photo of Area

Development Request

The following development request is currently being sought from the City of Scottsdale:

- ✓ **Preliminary Plat** for a seven-lot subdivision consistent with the previously approved Siena Estates Development Plan

Development Review Board Criteria

The following considerations for preliminary plat approval of Siena Estates are discussed in detail below:

Ordinances, Master Plans, General Plan & Standards

Siena Estates complies with the Suburban Neighborhoods General Plan Character Area in terms of the site characteristics and the land use density. The overall project density is 1.84 DU/AC, which is a comparable density to other surrounding developments that also lie in the Suburban Neighborhoods Character Area, including Privado Village, Woodleaf and Cattletrack Village.

In addition to remaining consistent with the projections forecasted in the City of Scottsdale's Land Use Assumptions Report, which considered some residential density increases in the southern portion of the city, the project is also consistent with the Southern Scottsdale Character Area Plan. Roughly six goals of the Southern Scottsdale Area Plan were specifically identified as being implemented with Siena Estates. Such objectives include neighborhood revitalization, increased mobility with providing multi-modal connection for residents to access the Arizona Canal or Downtown Scottsdale, new sidewalks, sustainable home elements (e.g. passive solar design, desert landscaping), four-sided architecture and lot orientation.

PRD Reasoning

In accommodation of the unique "boutique" neighborhood the following development standard modifications for this R1-18/PRD were approved in conjunction with the zoning:

Standard Description	R1-18 Conventional	R1-18 PRD	Modification (%)
Minimum Lot Area (SF)	18,000	13,000*	28%
Minimum Lot Width (FT)	120	55**	65%
Front Yard Setback (FT)	35	30**	15%

*Only one lot is 13,000 square feet. The remaining six lots average close to 14,000 SF or larger.

**Due to the preferred site plan layout, after literally a dozen iterations, this concept offers regularly "pie-shaped" lots around a single cul-de-sac street providing deeper and more narrow lots than the traditional R1-18 zone, thus necessitating the modifications to lot width and front yard setbacks.

It has been demonstrated through the many different subdivision layouts proposed over the last couple of years, and in coordination with City Staff, the neighboring property owners, that this particular development plan, with only a couple of modifications, truly is a superior product to any other alternative. Not only does this proposal complement and remain consistent with the development patterns and incremental changing conditions of redevelopment in the area, this particular site plan better serves not only neighboring property owners, but future property owners of Siena Estates.

A high-end luxury custom and semi-custom home subdivision will better develop under these conditions than would otherwise occur meeting every conventional zoning standard, which caused the creation of irregularly shaped, less desirable lot configuration and site plans than a site plan that absolutely reduces the number of modifications necessary for the successful development of a beautiful neighborhood in southern Scottsdale.

As also described in the zoning approval, City Council concurred with the PRD findings, in addition to PRD Design Criteria discussed in the 12-4-2017 City Council Staff Report that are attached to this narrative (*See Attachment 1: PRD Findings & Design Criteria*).

Architectural Character, Landscaping & Site Design

Siena Estates will be host to large **single-story** custom and semi-custom luxury homes and will in turn create a **boutique pocket neighborhood** in an extremely desirable location in southern Scottsdale. The composition and project character is “traditional” but will use current materials and methods that promote energy efficiency and meet green and LEED residential building standards. Siena Estates CC&Rs guide the construction of all home such that they will use current materials and methods that promote energy efficiency and meet green and LEED residential building standards. The diversity of the neighborhood will be enhanced in this quiet neighborhood by the varying homes that will be built.

All seven lots have front yards which front a single cul-de-sac street. This lot layout is consistent with current single-family residential design, in addition to deeper lot configurations. With the proliferation of more redevelopment and in-fill development in the City, it is much more common for new residential lots to be more narrow and deep than shallow and wide.

Furthermore, the design, which offers access to all the lots from a single road, is of a much more modern design, versus the large lots that take access from collectors and in multiple locations and lack in the establishment of a neighborhood street feel. This modern site plan design is also what necessitates the flexibility of implementing modifications to development standards through a Planned Residential Development.

The project will provide 17,057 sf of tract area dedicated for open space. An additional 1,887 sf of landscape easement will be provided. Within the easements, tracts and right-of-way there will be a total of 20,120 sf of landscaped space.



Ingress, Egress, On-Site Circulation, Parking & Pedestrians

Siena Estates further promotes the safety and convenience of residents, both within and surrounding the community as several aspects of the development **improves existing street conditions** to be reconstructed and brought up to current City standards, such as Sundown Drive will be milled and the full section along the project frontage will be repaved and **new sidewalk** will be constructed along Palo Verde and on through the cul-de-sac street and all project street frontages. The existing sidewalk will remain along Cattlerack frontage.

All of the lots will have a minimum 24-foot-wide driveway and will meet parking requirements of at least four on-site parking spaces per lot, a minimum of two which will be covered (in this case garaged) and at least two spaces available on a hardscape driveway.

Over 10 percent of the site will be maintained with landscaped open space, with landscaped tracts along all of the street frontages. Due to the project's location, local amenities, specifically the canal trail, is easily and conveniently accessed just to the north and east of the community off of McDonald Dr. The existing wall along the northern perimeter of the property will remain and a new project wall will be constructed along the perimeter roads of the project. A 10 foot landscape tract runs along Cattletrack Road, with additional, deeper landscape easements along portions of the lots which increases the streetside landscaping area along this road. The landscaping in this area will be restricted because the landscape easement overlays the PUE in this area. For this reason the landscape easements were added to allow more ability to provide landscaping for the community benefit.

Mechanical & Utility Equipment

As this is a high-end single family residential development mechanical equipment will be properly screened from view (e.g. ground mounted air conditioning units). Other utilities will be installed per City residential development standards and will not conflict with street frontage open space, pedestrian amenities, etc.

Conclusion

Siena Estates will offer a highly desired "boutique" pocket neighborhood enhancing the City, increasing property values with new homes and needed upgrades to City streets and infrastructure. Furthermore, the findings for the Development Review Board's Criteria are met with this proposal for a development that is an incremental improvement to the evolving southern Scottsdale area.

Attachment

- 1) PRD Findings & Design Criteria



Siena Estates PRD Findings

Siena Estates development proposal meets the findings for the approval of a Planned Residential Development in the following ways:

- A) That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

Located in the Southern Scottsdale Character Area, Siena Estates development is in full harmony with the General Plan's goals as this area has reached near build-out with a focus on redevelopment (and infill). This particular project takes residential property in need of redevelopment and creates a modern subdivision layout with lots that are still substantial in size, provides for the continuing use of residential in the area and preserves the neighborhood's character.

- B) That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

In conjunction with the development of the subdivision, improvements to Sundown Dr will be made, bringing this road up to City standards and more than adequately serving the seven residences of the new subdivision, as well as better serving the existing residents who live on Sundown Circle.

- C) The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

As has been demonstrated with this proposal, Siena Estates PRD will create a residential environment of sustained desirability and stability of a "boutique" pocket neighborhood with lots that are compatible with adjacent existing uses and sizes. It is a proposal of redeveloping an area, but maintaining the residential uses and integrity of the existing neighborhood. The existing schools

and public facilities have capacity to serve four additional residences, to the three that were previously being served on the site.

Siena Estates PRD Design Criteria

City Council Report | Siena Estates (1-GP-2017 and 10-ZN-2017)

PRD Design Criteria

The planned residential development shall observe the following design criteria:

- 1. The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.**
 - The Siena Estates project is in conjunction with a major General Plan amendment to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods.
- 2. The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.**
 - The proposed project will provide vehicular and pedestrian circulation by constructing more sidewalks with ADA access ramps and improving the full width of Sundown Drive to include concrete curbs on both sides of the street. The proposed development will add desert landscape easement areas along Cattletrack, Palo Verde and Sundown as well as including thoughtfully laid out open space tracts. These designed areas will serve as water retention basins. The new sidewalks and outdoor space in the development will serve to encourage pedestrian use by casting shade on the planned sidewalks around the development as well softening the hardscape of the roads and homes.
- 3. The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.**
 - The request is to amend the zoning map to allow for a density similar to the majority of the surrounding developments. The subject site is predominantly surrounded by half-acre and three-quarter-acre parcels.
- 4. The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.**
 - The street system has been kept to a minimum by creating a cul-de-sac for the new development as the only additional street. This was required to provide the required front access for the lots and to create a sense of community where

neighbors are encouraged to know one another and communicate. The cul-de-sac design was a priority when planning Siena Estates to create the sense of community and one common entry and identity to the development.

5. Common areas and recreation areas shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.

- The proposed site plan identifies an open area tract, located along the eastern, southern, and western boundaries of the project.
- The large open space at the south side of the project will serve to welcome the residents as they arrive at Sundown Drive.
- Siena Estates will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city of Scottsdale.

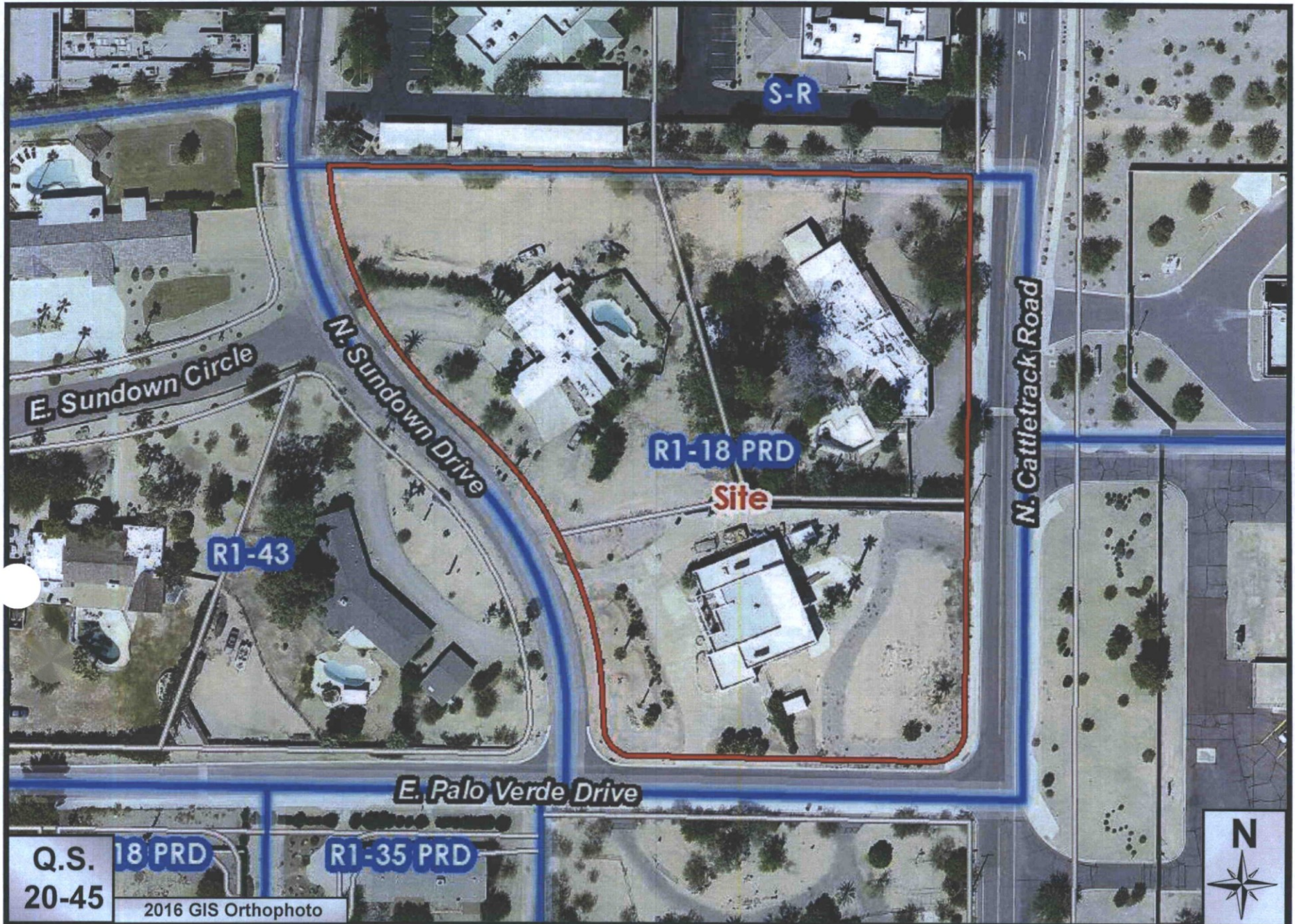
6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.

- The land developer will create a set of architectural design guidelines for Siena Estates. An important element will be a single-story home restriction with basement options to increase home square footage on each home site.

Amended Property Development Standards

The application shall be accompanied by written terminology and graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and City Council to make a determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

- The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontages, should enhance the living environment and lifestyle for the future residents and the surrounding neighborhood.
- The proposed site plan identifies providing an open area buffer surrounding the development.



Siena Estates

ATTACHMENT #4

2-PP-2018

SIENA ESTATES by ADAMS CRAIG ACQUISITIONS

REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES

PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250

APN's 173-04-016, 173-04-017, 173-04-018

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLE TRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

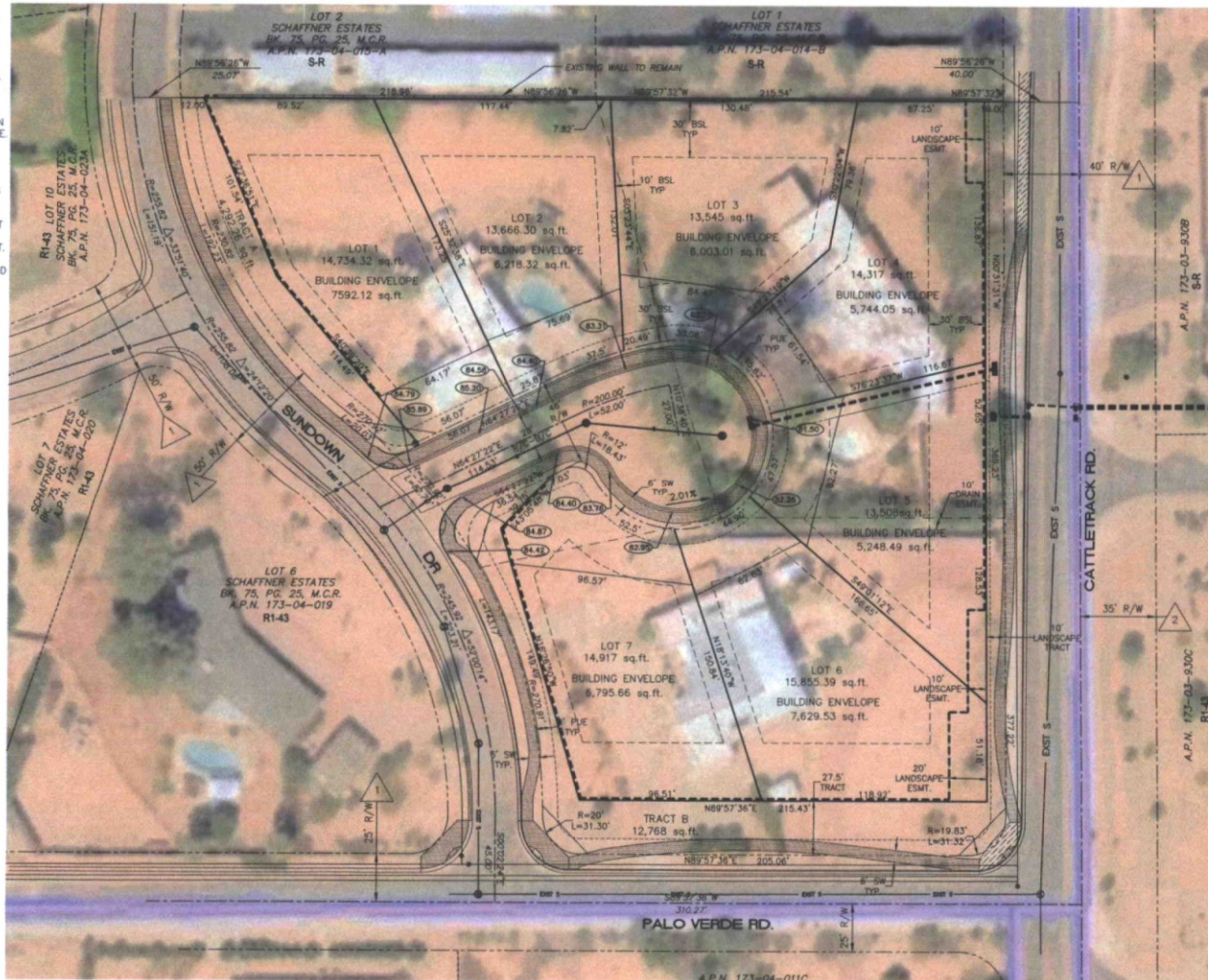
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A CITY SEWER LINE THAT HAS BEEN ENGINEERED AND WILL BE CONSTRUCTED IN SUNDOWN DRIVE AND SUNDOWN CIRCLE FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
5. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
6. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND RIBBON CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
7. THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING. THIS IS SHOWN IN THE PRE-PLAT.
8. THE NEW STREET IS TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
9. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.
10. ALL STRUCTURES SHALL BE LIMITED TO 1-STORY. NO STRUCTURE SHALL BE ALLOWED TO PROVIDE A 2-STORY DESIGN.

LEGEND

- 85.39 TOP OF CURB
- GRADE BREAK
- EXISTING SPOT ELEVATION
- 1284- EXISTING CONTOUR
- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- 1280- PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN
- RIGHT-OF-WAY AS DEFINED BY SCHAFFNER ESTATES PLAT MCR BOOK 75, PAGE 25
- RIGHT-OF-WAY AS DEFINED BY McDONALD PROFESSIONAL CENTER PLAT MCR BOOK 895, PAGE 34

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-18 PRD
EXISTING GP: SUBURBAN
GROSS AREA: 3.80 AC
DENSITY: 1.84 DU/AC
EX. PARCEL AREA: 2.99 AC
PROP. ROW AREA: 0.25 AC
NET AREA: 2.70 AC
TRACT AREA: 0.39 AC
OPEN SPACE: 17,057 SF
NET OPEN SPACE %: 14.5%

NOTE:
- GROSS AREA IS CALCULATED AS THE AREA TO THE CL. OF THE ADJACENT STREETS (ZONING BOUNDARY).
- EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
7904 E. CHAPARRAL RD.
SUITE A110-113
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
4858 EAST BASELINE ROAD
SUITE 101
MESA, ARIZONA 85206
PHONE: (480) 664-8592

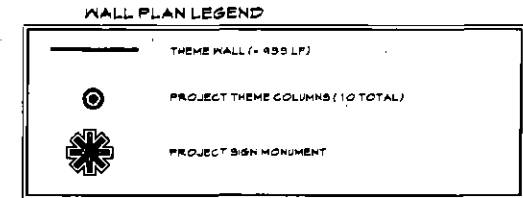
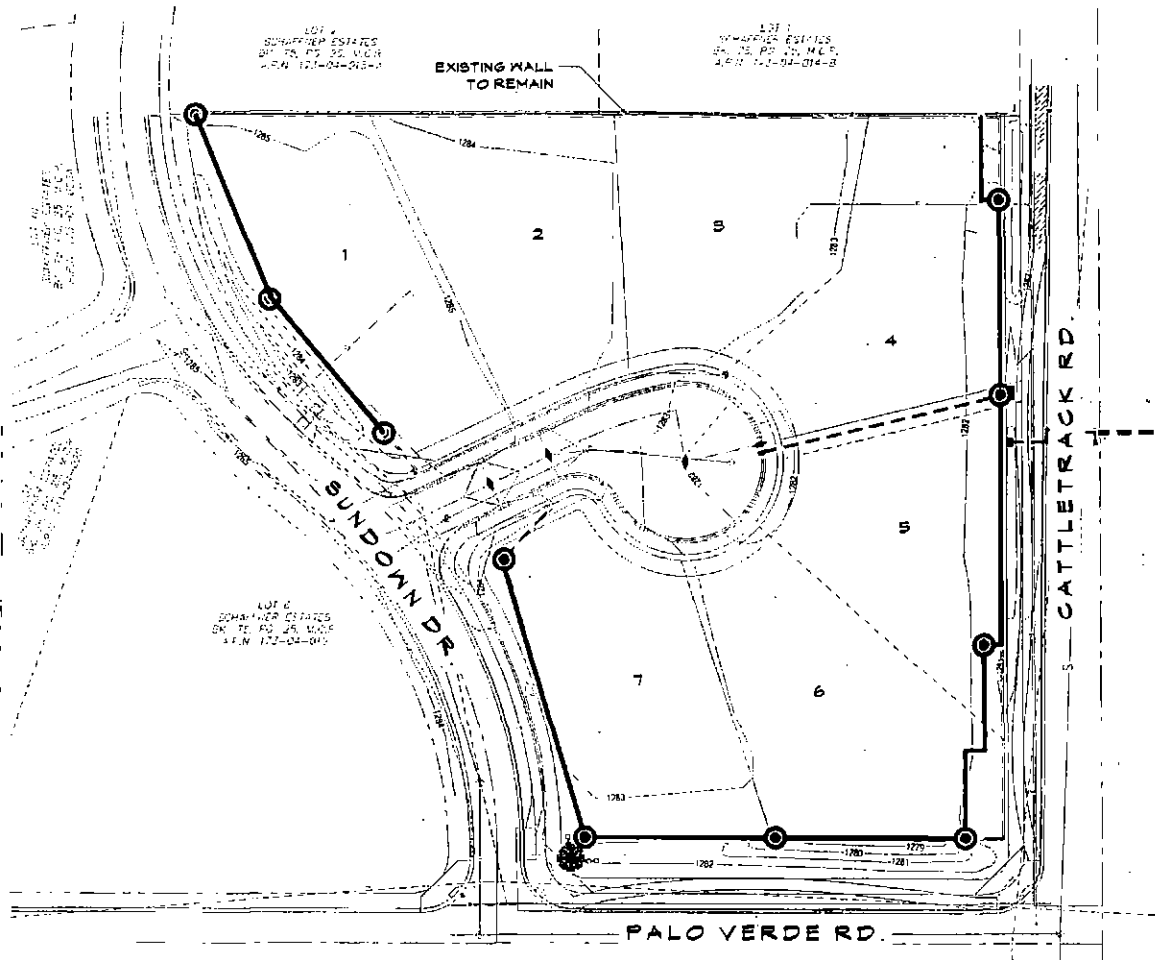


30 15 0 30 60
SCALE FEET

SIENA ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD
SCOTTSDALE, AZ 85250

PRELIMINARY PLAT

PROJ. No. 3639
DATE: MAY 2018
SCALE: 1"=30'
DESIGNED: BK DRAWN: BK APPROVED: CHB
REV. DRAWING NO. 1
SHT. 1 OF 1

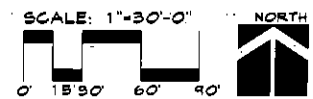


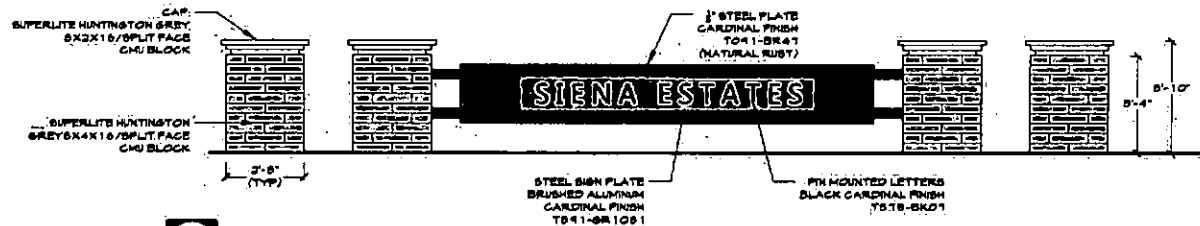
SIENA ESTATES

PRELIMINARY WALL PLAN

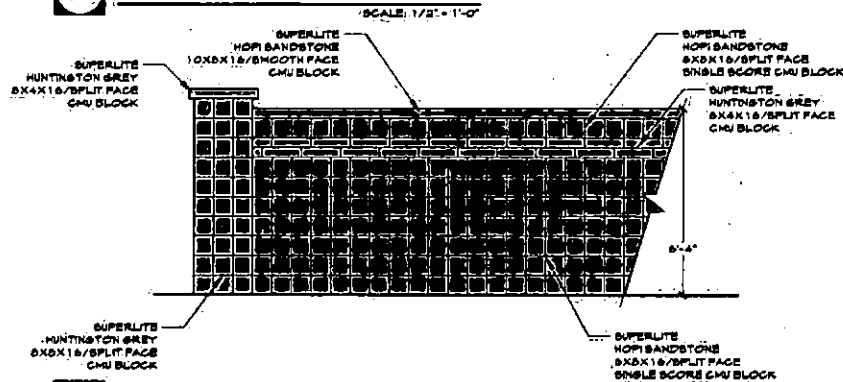
PALO VERDE LANE AND CATTLETRACK ROAD

APRIL 3, 2018

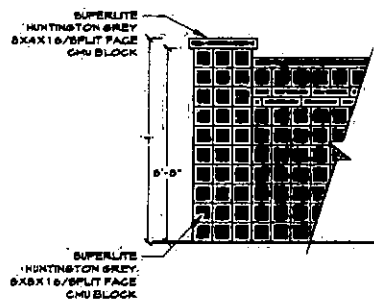




A SIGN MONUMENT



B PRIMARY THEME WALL



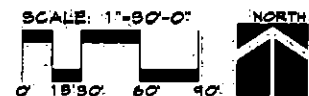
C COLUMN

SIENA ESTATES

WALL DETAILS

PALO VERDE LANE AND CATTLETRACK ROAD

APRIL 9, 2018





SIGN MONUMENT

SCALE: 1/2" = 1'-0"



PARTIAL ELEVATION VIEWING NE FROM SUNDOWN DRIVE

SCALE: 3/16" = 1'-0"



McGough
Group

SIENA ESTATES

SIGN / PERIMETER LANDSCAPE ELEVATIONS

PALO VERDE LANE AND CATTLETRACK ROAD

APRIL 9, 2018

Siena Estates

Public Participation Notification (PP)

Northwest Corner of Palo Verde and Cattletrack Rd.

Maricopa County, Arizona

5805 N Sundown Dr
Scottsdale 85250

Prepared for:

Owner:

Adams Craig Acquisitions

7904 E Chaparral Rd
Ste A110-113
Scottsdale 85250

Prepared by:

**6K CONSULTING
L.L.C.**

4858 E Baseline Road, Suite 101
Mesa, AZ 85206
Phone: (480) 664-8592
Fax: (480) 275-5512

December 2017

ATTACHMENT 9

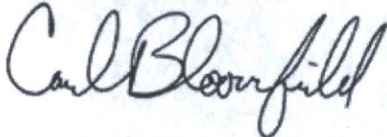
2-PP-2018

1/24/18

To whom it may concern:

Please find included the list of names along with addresses for all residents within the 750' buffer of the project location. We have mailed the letter attached along with the preliminary plat plan. We mailed the letters via USPS on Thursday, December 21, 2017.

Respectfully submitted,
6K Consulting, L.L.C.

A handwritten signature in black ink, reading "Carl Bloomfield". The signature is written in a cursive style with a large, stylized "C" and "B".

By: Carl Bloomfield, P.E.
Principal

NEIGHBORHOOD NOTIFICATION

December 20, 2017

Dear Resident,

The purpose of this letter is to inform you that a new subdivision is being proposed at the northwest corner of N Cattletrack Rd and E Palo Verde Dr in Scottsdale. The address of the most southern of the three existing lots is **5805 N Sundown Dr.**

The request is to take the existing three lots that are part of the Schaffner Estates Subdivision and create a 7 lot subdivision as shown on the attached exhibit. The preliminary plat for the project is being processed under **25-PA-2017** through the Scottsdale Planning Department.

The project is comprised of 3.8 acres with 7 lots ranging in size from 13,507 sf to 15,855 sf.

The zoning was recently approved by the City Council as R1-18 PRD.

The following contact information is provided for your convenience should you have comments or questions about this project. Also visit the City website to look up the application information on this project using the project number shown above.

Owner: Adams Craig Acquisitions
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
Contact: Cholla Susini
480.634.5015 (O)
csusini@adamscraigacq.com
www.adamscraigacq.com

Engineer: 6K Consulting, LLC
4858 E Baseline Rd, Ste 101
Mesa, AZ 85206
Contact: Carl Bloomfield, P.E.
480-664-8592 (O)
480-202-0567 (C)
carl@6kllc.com

City of Scottsdale
Planning and Development Services
7447 E Indian School Rd. #105
Scottsdale, AZ 85251
Contact: Jesus Murillo
(480) 312-7849
JMurillo@ScottsdaleAz.Gov

SIENA ESTATES by ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018

DRAINAGE NARRATIVE:

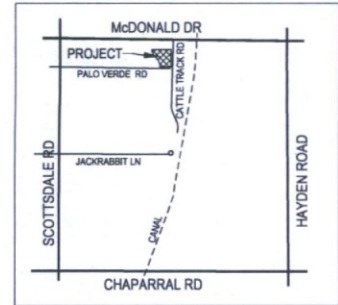
THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A CITY SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
5. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
6. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND RIBBON CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
7. THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
8. THE NEW STREET IS TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
9. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-18 PRO
 EXISTING GP: SUBURBAN
 GROSS AREA: 3.80 AC
 DENSITY: 1.84 DU/AC
 EX. PARCEL AREA: 2.89 AC
 PROP. ROW AREA: 0.29 AC
 NET AREA: 2.70 AC
 TRACT AREA: 0.39 AC
 OPEN SPACE: 17,065 SF
 NET OPEN SPACE %: 14.5%

NOTE:
 - GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 - EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:

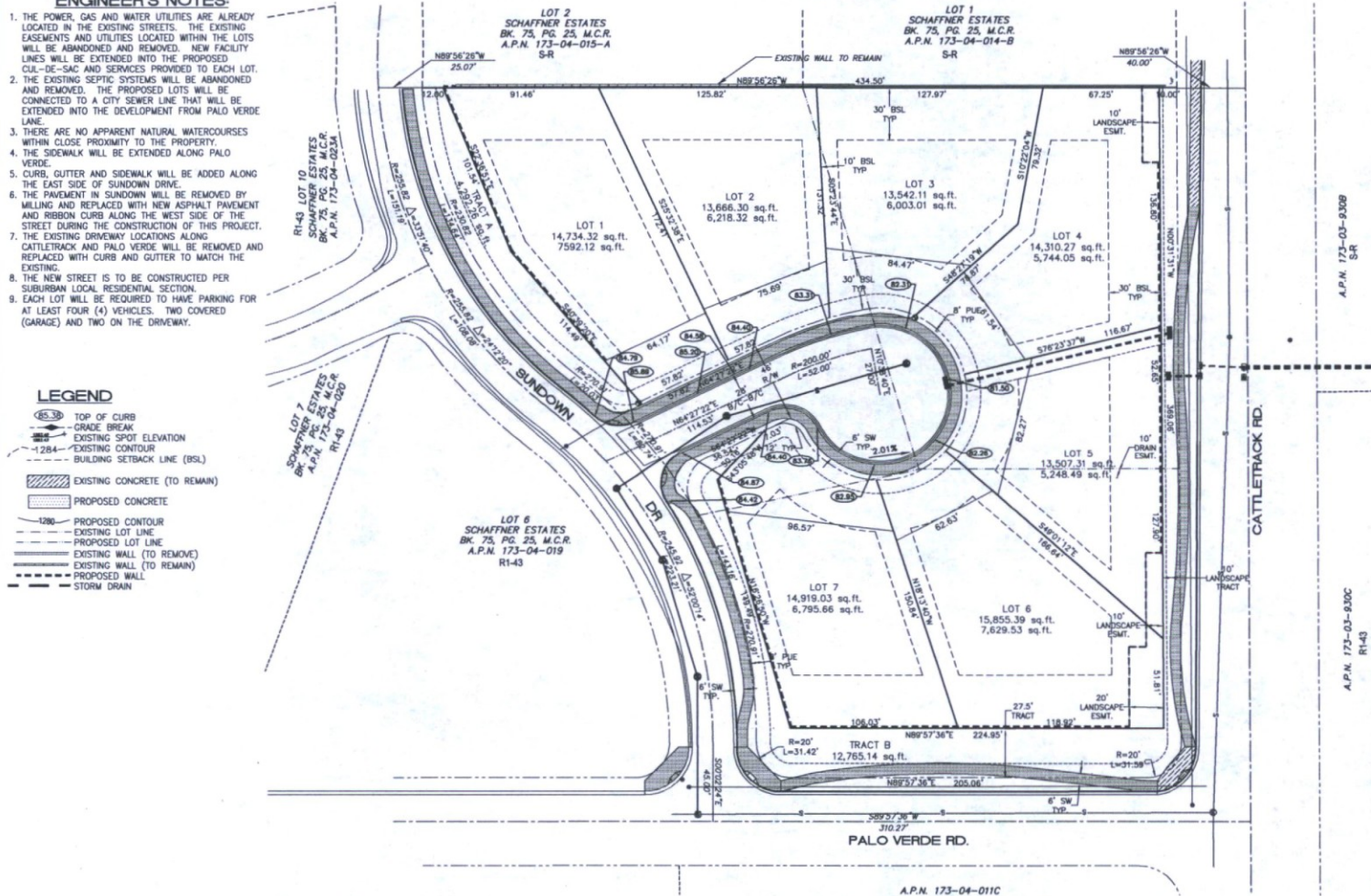
6K CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 664-8592



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

PRELIMINARY PLAT

PROJ. No.: 3639
 DATE: DEC 2017
 SCALE: 1"=30'
 DESIGNED: 6K
 DRAWN: 6K
 APPROVED: CHB
 REV.
 DRAWING NO. 1
 SHT. 1 OF 1



A.P.N. 173-04-011C

Preliminary Plat Notification Mailing List

**Scottsdale School District**

3811 N. 44th Street
Phoenix, AZ. 85018-5420
480-484-6100
<http://susd.schoolfusion.us/>

Paradise Valley School District

15002 N. 32nd Street
Phoenix, AZ. 85032
602-449-2000
<http://cmweb.pvschools.net/siteweb/>

Scottsdale Postmaster

1776 N. Scottsdale Road
Scottsdale, AZ. 85257-2115
480-949-1448

Salt River Project

Attn: Susana Ortega, Mail Stop PAB106
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-2962

Salt River Project

Attn: Bill Santistevan, Mail Stop XCT330
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-0810

Arizona Public Service

P.O. Box 53933
Phoenix, AZ. 85072-3933
602-493-4400

Cave Creek School District

P.O. Box 426
Cave Creek, AZ. 85327
480-575-2000
www.ccusd93.org

Southwest Gas Corporation

1600 E. Northern Ave.
Phoenix, AZ. 85020-3982
www.swgas.com

Az Department of ADOT Transportation

Right-of-Way Group
205 S. 17th Avenue
Phoenix, AZ. 85007
602-712-7316
www.azdot.gov

Maricopa County Environmental Services

1001 N. Central Avenue Suite 201
Phoenix, AZ. 85004
www.maricopa.gov/envsvc

Maricopa County Planning & Development

501 N. 44th Street #200
Phoenix, AZ. 85008
602-506-3301
pdcustomerservice@mail.maricopa.gov

Maricopa County Flood Control

2801 W. Durango Street
Phoenix, AZ. 85009
602-506-1501
www.fcd.maricopa.gov

Central Az Water Conservation District

Bureau of Reclamation
P.O. Box 43020
Phoenix, AZ. 85080-3020
623-869-2555
2555@cap-az.com

Century Link

135 W. Orion Street
Tempe, AZ. 85283
602-630-0492
bics@centurylink.com

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	State	MAIL_ZIP
173-03-007R	TRUE HOMES LLC	7831 E BUENA TERRA WY	SCOTTSDALE	AZ	85250
173-03-007S	MILLER JOHN H/LISA GAMER PAULICK	5715 N CATTLE TRACK RD	SCOTTSDALE	AZ	85250
173-03-008F	GREEN NEIL L/LAURI A	3240 W WOODMEN RD	COLORADO SPRINGS	CO	80919
173-03-008G	SANDERSON REVOCABLE TRUST	5815 - 233RD AVE E	BUCKLEY	WA	98321
173-03-930B	MOTOROLA SOLUTIONS INC	2900 S DIABLO WY STE 150	TEMPE	AZ	85282
173-03-930C	PARADISE VALLEY WATER CO	19820 N 7TH ST STE 201	PHOENIX	AZ	85024-1694
173-03-931	HAYES MARY/SHAWN	885 OMEONTA DR	S PASADENA	CA	91030
173-03-932	BARTLEY BRANNON	7025 N VIA DE PAESIA	SCOTTSDALE	AZ	85258
173-03-935	KRONENBERG NANCY	7675 E MCDONALD DR 105	SCOTTSDALE	AZ	85250
173-03-936	NOHAVA BARRY L/GREGORY K	7675 E MCDONALD DR UNIT 106	SCOTTSDALE	AZ	85250
173-03-937	CROWLEY ERYNN	3104 E CAMELBACK RD NO 917	PHOENIX	AZ	85016
173-03-938	GIANNINI ROBERT A	7675 E MCDONALD DR UNIT 108	SCOTTSDALE	AZ	85250
173-03-939	LEBEGUE ALEXANDER W	7675 E MCDONALD DR UNIT 109	SCOTTSDALE	AZ	85250
173-03-940	DAVIS NADINE	PO BOX 14112	MESA	AZ	85216
173-03-945	NELSON JACK A TR	PO BOX 1976	FARMINGTON	NM	87499
173-03-946	ROBERT C MOUNT LIVING TRUST	10050 E MOUNTAIN VIEW DR UNIT 31	SCOTTSDALE	AZ	85258
173-03-947	CLOUTHIER CHRISTY A	7675 E MCDONALD DR NO 203	SCOTTSDALE	AZ	85250
173-03-948	HECHT ROBERT ALAN	7805 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250
173-03-953	DECOCKER JULIE	7675 E MCDONALD DR UNIT 20	SCOTTSDALE	AZ	85250
173-03-954	B WILHELMS TRUST	7675 E MCDONALD DR UNIT 210	SCOTTSDALE	AZ	85250
173-03-955	JOHN G ORLANDO TR/ESPANA A ORLANDO TR	6 MEDFORD LN	EAST NORTHPORT	NY	11731
173-03-956	AMES BRETT	18415 N 45TH ST	PHOENIX	AZ	85032
173-03-957	SCHMALBACH JEFFREY	7675 E MCDONALD DR NO 213	SCOTTSDALE	AZ	85250
173-03-958	KNOX BRAD	8513 E SAN FELIPE DR	SCOTTSDALE	AZ	85258
173-03-959	BEAIRSTO JOSEPH M/POSTAL LINDSEY	4725 N LAUNFAL	PHOENIX	AZ	85018
173-03-960	LEVIN JESSICA LYNN	7675 E MCDONALD DR NO 216	SCOTTSDALE	AZ	85250
173-03-961	HERBART TAYLOR C	7675 E MCDONALD DR UNIT 217	SCOTTSDALE	AZ	85250
173-03-962	FUENTES JOAQUIN URQUICO III	7675 E MCDONALD DR UNIT 218	SCOTTSDALE	AZ	85250
173-03-963	MCKENZIE DEREK	7675 E MCDONALD DR UNIT 219	SCOTTSDALE	AZ	85250
173-03-964	PURVIS MICHAEL J/KAREN L	7675 E MCDONALD DR UNIT 220	SCOTTSDALE	AZ	85250
173-04-001J	POULOS ANDREW G/ANGELA	8684 E TUCKEY LN	SCOTTSDALE	AZ	85250
173-04-011C	MCDOWELL RALPH J/COLE LEAH F TR	7505 E PALO VERDE DR	SCOTTSDALE	AZ	85250
173-04-012F	ARIZONA CHRISTIAN MISSIONARY SOCIETY	7405 E MCDONALD DR	SCOTTSDALE	AZ	85250

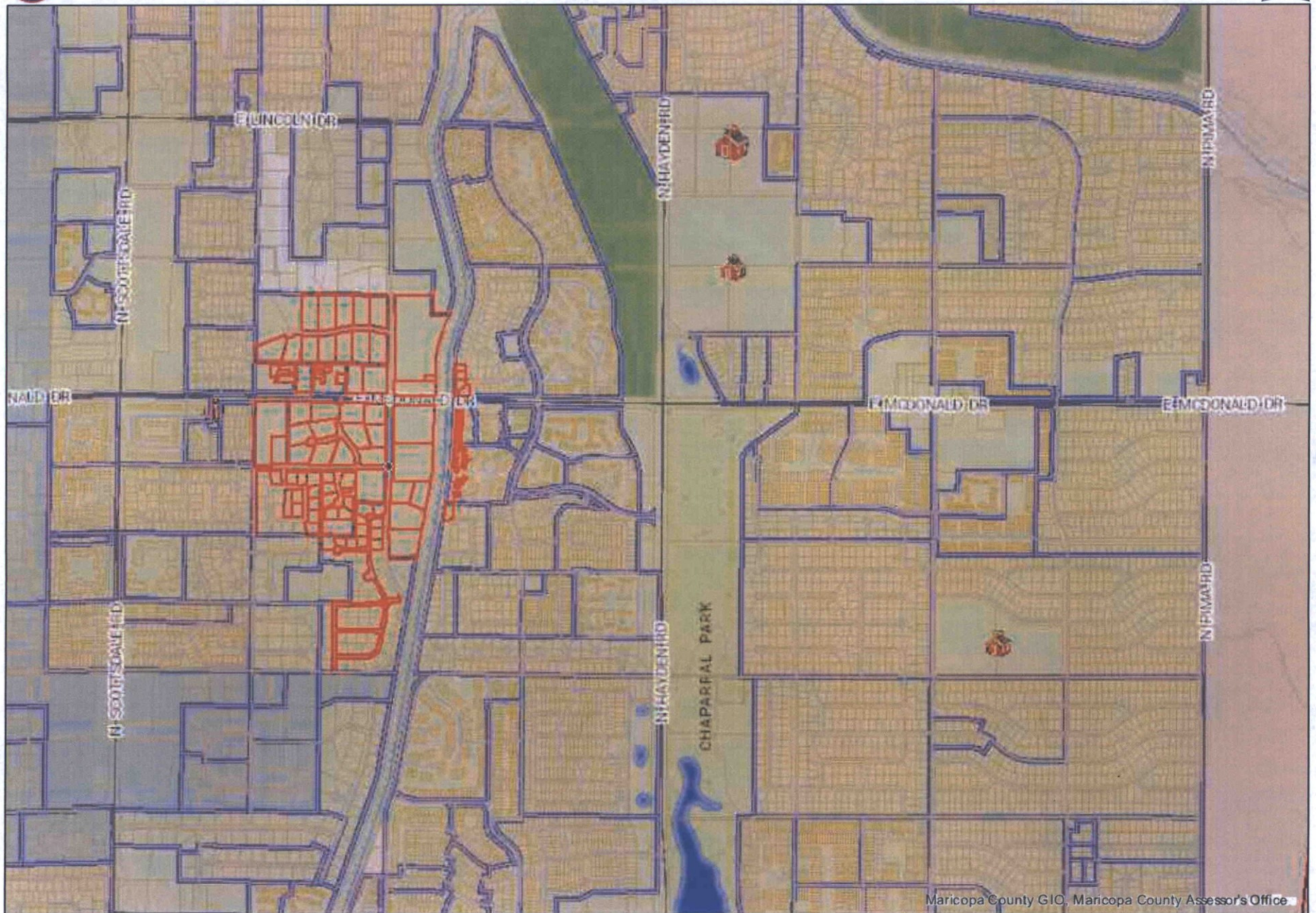
173-04-014B	MCDONALD 12 LLC	7595 E MCDONALD DR SUITE 130	SCOTTSDALE	AZ	85250
173-04-015A	7537 E MCDONALD LLC	7537 E MCDONALD DR	SCOTTSDALE	AZ	85250-6062
173-04-019	JOHNSON DALE C/GALE L TR	5808 N SUNDOWN DR	SCOTTSDALE	AZ	85250
173-04-020	BENZ DAVID	7517 E SUNDOWN CIRCLE	SCOTTSDALE	AZ	85250
173-04-021	POSEGATE ROBERT/CAROL	1905 WIGGINS AVE	SPRINGFIELD	IL	62704
173-04-022	LOPEZ CYNTHIA	7904 E CHAPARRAL RD SUITE A110-113	SCOTTSDALE	AZ	85250
173-04-023A	DOSHI NIKUNJ/CHANDRA MEGHNA R	7516 E SUNDOWN CIR	SCOTTSDALE	AZ	85250
173-04-024A	REDS MOVIOLA I LLC	7511 E MCDONALD DR	SCOTTSDALE	AZ	85250
173-04-025	REDS MOVIOLA I LLC	7511 E MCDONALD DR	SCOTTSDALE	AZ	85250
173-04-026A	AGBOOLA ELIZABETH	7460 E SALANO DR	SCOTTSDALE	AZ	85250
173-04-027A	CHAPPELL SUSAN LEE TR	7470 E SOLANO DR	SCOTTSDALE	AZ	85253
173-04-028	WHALLON JAMIE L/EMILY A	7480 E SOLANO DR	SCOTTSDALE	AZ	85250
173-04-029	WILSON DAVID H/BROOKE M TR	5895 N 75TH ST	SCOTTSDALE	AZ	85250
173-04-030	STARK GREGORY K/PATRICIA G TR	5875 N 75TH ST	SCOTTSDALE	AZ	85250
173-04-031	CLOW MICHAEL L/KIRA D	5855 N 75TH ST	SCOTTSDALE	AZ	85250
173-04-032	MESSENGER MICHAEL R/LINDA L	7495 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
173-04-041	THOMAS AND CHARLOTTE BAKKER FAMILY TRUST	7430 E SOLANO DR	SCOTTSDALE	AZ	85250
173-04-042	CHAPPELL RICHARD M III/SHANNON L	7465 E SOLANO DR	SCOTTSDALE	AZ	85250
173-04-043	LABENZ CHARLES F/JOANNE TR	7470 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
173-04-046	WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
173-04-047	WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
173-04-048	WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
173-09-111	RACK WILLIAM A/EVA MARIE	7624 E SOLANO DR	SCOTTSDALE	AZ	85250
173-15-015	KLINE PETER G/LEE ANNE W	7502 E SAN MIGUEL AVE	SCOTTSDALE	AZ	85250
173-15-016	KATHY PARAS REVOCABLE TRUST	7508 E SAN MIGUEL AVE	SCOTTSDALE	AZ	85250
173-15-017	STEWART CHARLES R/PATRICIA N TR	7514 E SAN MIGUEL	SCOTTSDALE	AZ	85253
173-15-018	MURPHY TIMOTHY M	PO BOX 1350	COLLEYVILLE	TX	76034
173-15-019	LAURA K COULTER TRUST	5638 N 75TH PL	SCOTTSDALE	AZ	85250
173-15-020	KANTOR FAMILY TRUST	5644 N 75TH PL	SCOTTSDALE	AZ	85250
173-15-021	CARRIE ALISON DEMARK SEPARATE PROPERTY TRUST	7520 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
173-15-022	MURPHY JAMES P/DONNA M	7526 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
173-15-023	STONE ERIC P	130 S MAIN ST	FOND DU LAC	WI	54936
173-15-024	LIDDY THOMAS P/STACY G	5637 N 75TH PL	SCOTTSDALE	AZ	85250
173-15-025	CAIRNS JACK A II	2647 MAYFIELD LN	LAS CRUCES	NM	88007

173-15-063A	PRIVADO VILLAGE HOMEOWNERS ASSOC INC	P O BOX 4484	SCOTTSDALE	AZ	85261
173-81-109	SMALLEY SHARON/ROBERT B	616 SIFTON BLVD SW	CALGARY	AB	T2T 2K7
173-81-110	FURDA LARRY W/MARY R	5950 N 78TH ST UNIT 125	SCOTTSDALE	AZ	85250
173-81-111	FITZSIMMONS THOMAS J/TERESA A/GREGORY T	8518 N TIMBERLANE DR	SCOTTSDALE	AZ	85258
173-81-112	BRAMER TODD D	5950 N 78TH ST UNIT 127	SCOTTSDALE	AZ	85250
173-81-114	CERRONE MITCHELL	601 W LINDEN PL UNIT 211	EVANSTON	IL	60202
173-81-115	FOCHLER WERNER A/KERBY-FOCHLER MEREDITH A	5950 N 78TH ST UNIT 130	SCOTTSDALE	AZ	85250
173-81-116	DAVIS TIM/KILMARTIN DEBORRAH	2740, R27	PORTLAND	ON	K0G1V0
173-81-117	STERRETT RYAN O	5950 N 78TH ST UNIT 132	SCOTTSDALE	AZ	85250
173-81-118	ZORACK RABIN DECLARATION OF TRUST	5950 N 78TH ST UNIT 133	SCOTTSDALE	AZ	85250
173-81-119	JENNINGS SARAH J	5950 N 78TH ST NO 134	SCOTTSDALE	AZ	85250
173-81-120	STACH PAMELA M	1812 BLUE RIDGE TRL	WAUNAKEE	WI	53597
173-81-121	PEACOCK LAHKA/DEBRA	207 SPINNING ROCK RD	NOME	AK	99762
173-81-122	MLW INVESTMENT TRUST	5950 N 78TH ST UNIT 137	SCOTTSDALE	AZ	85250
173-81-127	HUMMEL LIONEL D	5950 N 78TH ST UNIT 142	SCOTTSDALE	AZ	85250
173-81-128	SCHULZE HOWARD L/SHARON D	13125 DOUGHERTY RIDGE CT	ST LOUIS	MO	63131
173-81-129	WOODS CLINTON/GILLASPIE CYNTHIA	6216 NW 94TH ST	JOHNSTON	IA	50131
173-81-130	CRAMER GARY A/JENNIFER M	2253 GILMAN DR # 308	SEATTLE	WA	98119
173-81-131	COCHRAN BETH ANN	5950 N 78TH ST UNIT 146	SCOTTSDALE	AZ	85250
173-81-132	KALKMAN DONALD A/ROSEMARY M TR	1510 E ROSE ST	OWATONNA	MN	55060
173-81-133	BENTLER ANTHONY R/EVELYN E	702 E LAUREL DR	MT PLEASANT	IA	52641
173-81-175	DUNWOODY JOAN LOUISE	5950 N 78TH ST UNIT 224	SCOTTSDALE	AZ	85250
173-81-176	HALILCEVIC ALMIR	7575 E INDIAN BEND RD UNIT 206	SCOTTSDALE	AZ	85250
173-81-177	WRIGHT TONI/DALLAS	20100 N 78TH PL UNIT 2013	SCOTTSDALE	AZ	85253
173-81-178	JENVEY ALAN/DONNA	35412 BANBURY RD	LIVONIA	MI	48152
173-81-180	6029779 CANADA INC	1005 KERWIN RD	KANATA	ON	K2K1X7
173-81-181	SPICER SCOTT A/MENG-EE C	5950 N 78TH ST 230	SCOTTSDALE	AZ	85250
173-81-182	STENBACK SCOTT/RORY	5950 N 78TH ST UNIT 231	SCOTTSDALE	AZ	85250
173-81-183	DHP3 LLC	334 E COAST HIGHWAY 162	CORONA DEL MAR	CA	92625
173-81-184	SITEK CHRISTINA L	5950 N 78TH ST UNIT 233	SCOTTSDALE	AZ	85250
173-81-185	ROBERTSON SCOTT R/SUSAN C	7209 E MCDONALD DR 18	SCOTTSDALE	AZ	85250
173-81-186	KAEPLINGER FAMILY TRUST	5950 N 78TH ST UNIT 235	SCOTTSDALE	AZ	85250
173-81-187	MARSHALL ROBERT B	PO BOX 5437	SCOTTSDALE	AZ	85261
173-81-188	6333 N SCOTTSDALE RD NUMBER 1 LLC	5950 N 78TH ST UNIT 237	SCOTTSDALE	AZ	85250

173-81-191	WIENGES MALACHY G/NOREEN F	24 PINON SHADOWS CIR	SEDONA	AZ	86336
173-81-192	JEFFREY D PETERSON LLC	PO BOX 4483	SCOTTSDALE	AZ	85261
173-81-193	VOGEL TARA L	5950 N 78TH ST 244	SCOTTSDALE	AZ	85250
173-81-194	COLLIER TODD ALLAN	5950 N 78TH ST UNIT 245	SCOTTSDALE	AZ	85250
173-81-195	WOOD FAMILY TRUST	307 ESPLANADE	NEWPORT BEACH	CA	92660
173-81-196	MCCULLY BETH-MARIE TR	5950 N 78TH ST UNIT 247	SCOTTSDALE	AZ	85250
173-81-197	NXC INNOVATIONS LLC	6804 COLONEL HOLCOMB DR	CRYSTAL LAKE	IL	60012
174-13-004F	CANAL AT CATTLE TRACK LLC	6105 CATTLE TRACK	SCOTTSDALE	AZ	85250
174-13-008B	PLATEAU WINDS CORPORATION	7745 E EVANS RD	SCOTTSDALE	AZ	85260
174-13-009	S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001
174-13-479	GRANT ROGER LEE & STEPHANIE ANNE	6002 N 77TH PL	SCOTTSDALE	AZ	85253
174-13-933	PHOENIX TITLE & TR CO CON	P O BOX 158	SCOTTSDALE	AZ	85251
174-14-003A	STUDIO ON CATTLETRACK LTD THE	7550 E MCDONALD DR STE A	SCOTTSDALE	AZ	85250
174-14-022	GRANT HAYZLETT AND ELEANOR HAYZLETT TRUST	7427 E BERRIDGE LN	SCOTTSDALE	AZ	85250
174-14-023	JUPIN HARRY A/SANDRA A TR	7437 E BERRIDGE LN	SCOTTSDALE	AZ	85250
174-14-024	PENKERT MATTHEW T/MELISA L	7501 E BERRIDGE LN	SCOTTSDALE	AZ	85250
174-14-025	ANDRAS JAMES T/CHRISTINE E	7511 E BERRIDGE LN	SCOTTSDALE	AZ	85250
174-14-026	CALLAWAY LARYN E/BLOK CHRISTIAAN J	7523 E BERRIDGE LN	SCOTTSDALE	AZ	85250
174-14-027	ZRAKET GEORGE A & CAROL W	7537 E BERRIDGE LN	SCOTTSDALE	AZ	85253
174-14-033	7522 EAST MCDONALD L L C	7522 E MCDONALD	SCOTTSDALE	AZ	85250
174-14-035	CPJK PROPERTIES L L C	7434 E MCDONALD DR	SCOTTSDALE	AZ	85250-6018
174-14-037	TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
174-14-038	TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
174-14-039	TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
174-14-040	ANTIPESTO REAL ESTATE HOLDINGS LLC	6006 N KACHINA LN	PARADISE VALLEY	AZ	85233
174-14-042	ADLEMAN BARRIE/BELLARRI TR	9128 N 55TH ST	PARADISE VALLEY	AZ	85253



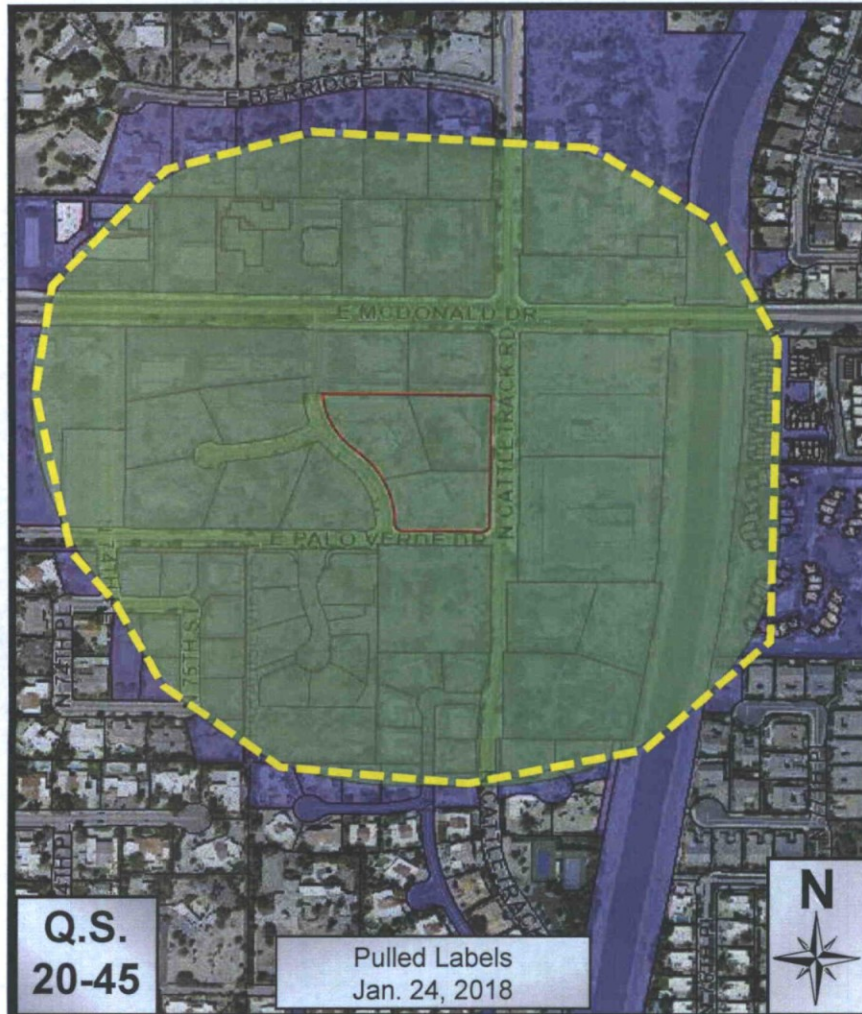
Map



Maricopa County GIC, Maricopa County Assessor's Office

12/28/2017 4:27:45 PM

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- - - Properties within 750-feet

Postcards - 161

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Siena Estates

2-PP-2018