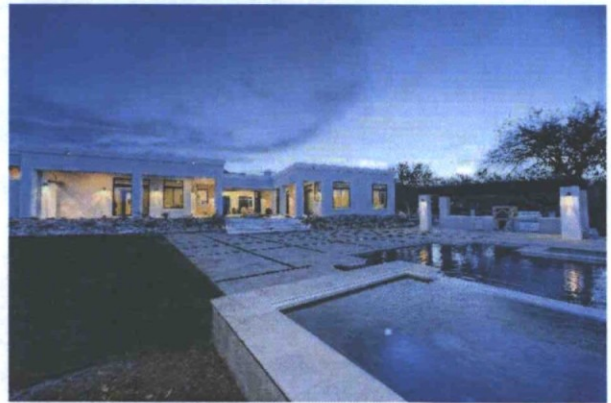
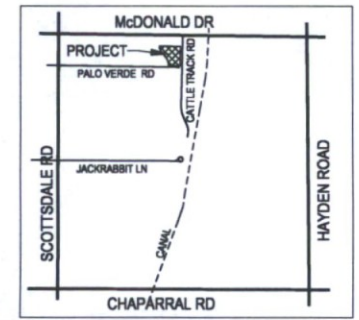
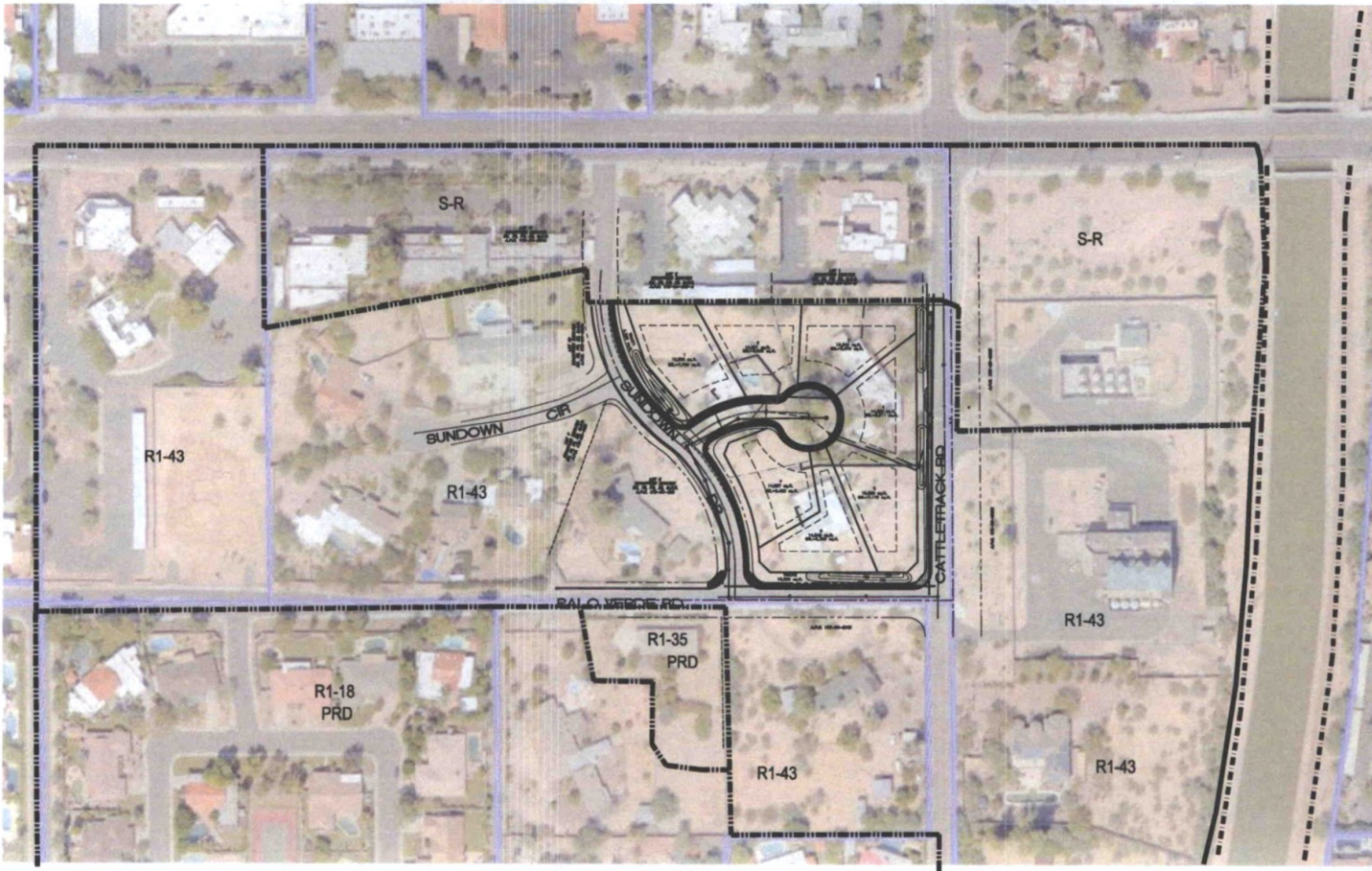


**Simulations**  
**Photos**  
**All Graphics (no plans)**



# ADAMS CRAIG ACQUISITIONS

**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**

**ENGINEER'S NOTES:**

1. NO SIDEWALKS EXIST ON ANY PART OF PALO VERDE OR SUNDOWN WITHIN THE AREA OF THE PROJECT
2. SIDEWALKS EXIST ON CATTLETRACK. TRAILS EXIST ALONG THE CANAL AND ARE ACCESSED FROM McDONALD AND THE SOUTH END OF CATTLETRACK.
3. PLOTS 1, 2 11, 12 OF THE SCHAFFNER ESTATES SUBDIVISION HAVE BEEN REZONED TO S-R FROM THE ORIGINAL R1-43
4. AN EMERGENCY ACCESS ONLY GATE EXISTS ACROSS SUNDOWN AT THE BOUNDARY LINE BETWEEN LOTS 1-2 AND 3-4. THIS POINT PROVIDES PEDESTRIAN BUT NOT VEHICULAR ACCESS.
5. THE EXISTING STRUCTURES AND UTILITIES ON LOTS 3-4 WILL BE DECONSTRUCTED AND REMOVED DURING THE COURSE OF CONSTRUCTION OF THE SUBDIVISION.

**LEGEND**

- BUILDING SETBACK LINE (BSL)
- [Pattern] EXISTING CONCRETE (TO REMAIN)
- [Pattern] PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- ZONING BOUNDARY
- PATH/TRAIL
- SUBDIVISION BOUNDARY

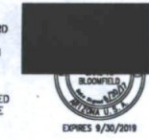
**BUILDER:**  
 ADAMS CRAIG ACQUISITIONS  
 7904 E. CHAPARRAL RD.  
 SUITE A110-113  
 SCOTTSDALE, ARIZONA 85250  
 PHONE: (480) 634-5015

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

**PROJECT DATA**

EXISTING ZONING: R1-43  
 PROPOSED ZONING: R1-18 PRD  
 EXISTING GP: RURAL  
 PROPOSED GP: SUBURBAN  
 GROSS AREA: 3.80 AC  
 NET AREA: 2.99 AC

NOTE: GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)



<b>SIENA ESTATES</b>		
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250		
<b>CONTEXT AERIAL EXHIBIT</b>		
PROJ. No.: 3639	<b>6K CONSULTING L.L.C.</b>	
DATE: JUNE 2017		
SCALE: 1"=80'		
DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.		DRAWING NO.
		<b>1</b>
		SHT. 1 OF 1

**10-ZN-2017**  
**06/21/2017**

**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**

1. BASIS OF BEARING: The monument line of McDonald Drive, also being the North line of the Northwest quarter of Section 14, using a bearing of North 90 degrees 00 minutes 00 seconds East, per the Plat of SCHAFFNER ESTATES, recorded in Book 75, Page 25, M.C.R.
2. The Benchmark used for this survey is the Northwest corner of Section 14, being monumented with a brass cap in handhole, located at the intersection of McDonald Drive and Scottsdale Road, having an elevation of 1302.06, NAVD 88 datum, per the City of Scottsdale Benchmarks.



**VICINITY MAP**

**DEVELOPER:**

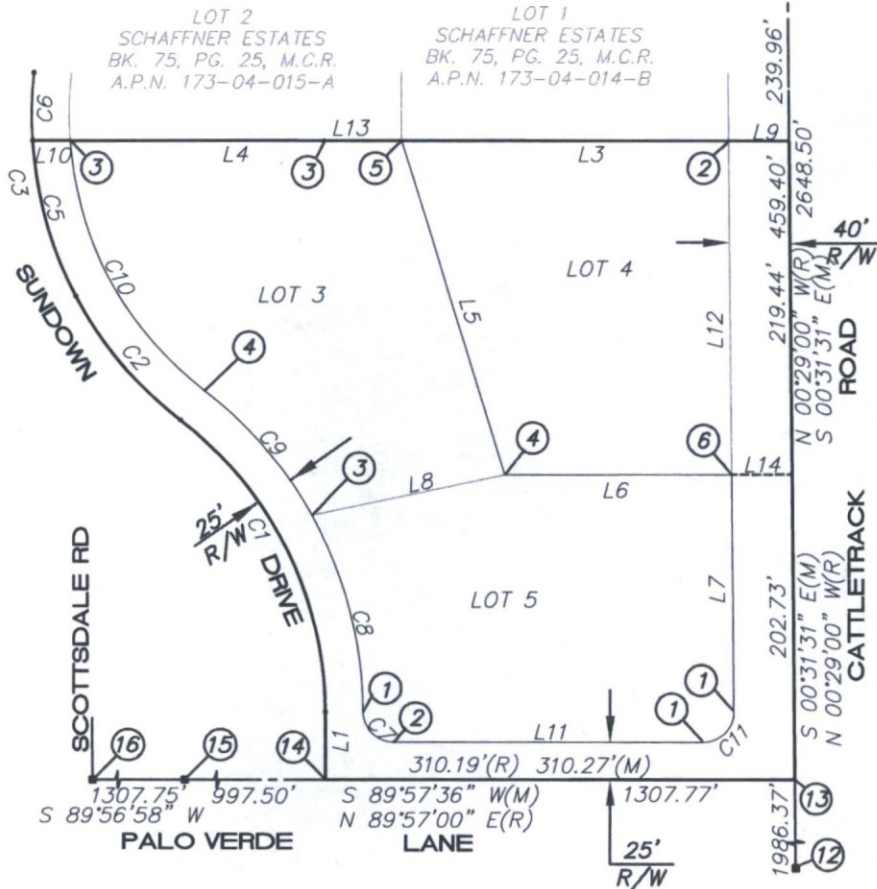
ADAMS CRAIG ACQUISITIONS  
 7904 E. CHAPARRAL RD.  
 SUITE A110-113  
 SCOTTSDALE, ARIZONA 85250  
 PHONE: (480) 634-5015

**ENGINEER:**

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MCDONALD DRIVE



MONUMENT TABLE	
①	SET 1/2" REBAR W/CAP L.S. 31020
②	FND 1/2" IRON PIPE NO I.D. - SET TAG L.S. 31020
③	FND 1/2" REBAR W/CAP L.S. 37259
④	FND 1/2" REBAR W/CAP L.S. 37259 AS SHOWN ON R.O.S. BK. 910, PG. 27, M.C.R.
⑤	FND 1/2" REBAR W/CAP L.S. 25395 AS SHOWN ON R.O.S. BK. 910, PG. 27, M.C.R.
⑥	SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR W/CAP L.S. 22282, WEST 0.60'
⑧	N. 1/4 COR. SEC. 14 - FND BRASS CAP FLUSH
⑫	CEN. OF SEC. 14 - CALC'D POSITION - NO MONUMENT FND OR SET
⑬	SE. COR., NE. 1/4, NE. 1/4, NW. 1/4, SEC. 14 - CALC'D POSITION - ALSO FND BRASS CAP FLUSH, N. 88°39'07" W, 16.66' - ALSO FND BRASS CAP FLUSH, N. 72°19'54" W, 17.76'
⑭	CALC'D POSITION PER BK. 75, PG. 25, M.C.R. - ALSO FND BRASS CAP FLUSH, NORTH, 5.31'
⑮	FND BRASS CAP FLUSH
⑯	SW. COR., NW. 1/4, NW. 1/4, NW. 1/4, SEC. 14 - FND 1/2" IRON PIPE AS SHOWN ON BK. 1202, PG. 31, M.C.R.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	245.82'	280.40'	52°00'40"	S 26°11'18" E	215.62'
C1(M)	245.82'	223.21'	52°00'14"	S 26°11'18" E	215.62'
C2(R)	255.82'	241.20'	52°00'14"	N 39°58'10" W	107.27'
C2(M)	255.82'	108.08'	241°2'20"	N 39°58'10" W	107.27'
C3(R)	255.82'	151.19'	33°51'40"	N 10°56'10" W	149.00'
C3(M)	255.82'	151.19'	33°51'40"	N 10°56'10" W	149.00'
C4(R)	1254.41'	131.24'	05°59'40"	S 02°59'50" W	131.18'
C4(M)	1254.41'	131.24'	05°59'40"	S 02°59'50" W	131.18'
C5	255.82'	108.93'	23°56'57"	N 15°53'31" W	106.15'
C6	255.82'	44.26'	09°54'43"	N 01°02'19" E	44.20'
C7	20.00'	31.42'	90°00'00"	N 45°02'24" W	28.28'
C8(R)	270.92'	135.98'	28°50'18"	S 14°35'32" E	134.83'
C8(M)	270.92'	135.98'	28°50'18"	S 14°35'32" E	134.83'
C9(R)	270.92'	110.00'	23°10'24"	S 40°35'53" E	108.83'
C9(M)	270.92'	109.57'	23°10'24"	S 40°35'53" E	108.83'
C10(R)	230.82'	191.86'	47°43'02"	N 26°12'27" W	186.72'
C10(M)	230.82'	192.23'	47°43'02"	N 26°12'27" W	186.72'
C11	19.83'	31.32'	90°29'07"	S 44°43'03" W	28.16'

LINE	BEARING	DISTANCE
L1(R)	N 00°03'00" W	45.00'
L1(M)	N 00°02'24" W	45.00'
L2(R&M)	N 00°00'00" E	64.32'
L3(R)	S 89°57'00" W	205.00'
L3(M)	S 89°57'36" W	205.06'
L4(R)	S 90°00'00" E	218.29'
L4(M)	S 89°56'26" E	218.96'
L5(R)	N 16°53'50" W	230.05'
L5(M)	S 17°01'02" E	230.02'
L6(R)	N 89°57'00" E	150.00'
L6(M)	N 89°53'53" E	150.24'
L7(R)	S 00°29'00" E	157.17'
L7(M)	S 00°31'31" E	157.88'
L8(R)	N 77°56'40" E	129.90'
L8(M)	N 78°00'46" E	130.03'
L9	N 89°53'53" E	40.00'
L10	N 89°56'26" W	25.07'
L11(R)	S 90°00'00" E	215.00'
L11(M)	S 89°57'32" E	215.54'
L12(R)	N 00°29'00" W	220.00'
L12(M)	S 00°31'31" E	218.54'
L13	S 89°57'32" E	40.00'

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

**ZONING BOUNDARY**

PROJ. No.: 3639  
 DATE: JUNE 2017  
 SCALE: 1"=80'



DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.		DRAWING NO.
		<b>1</b>
		SHT. 1 OF 1

# 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 SOUTHWEST. THE LOTS WILL GENERALLY DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO THE EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. LOTS 3-6 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.

#### LEGAL DESCRIPTION:

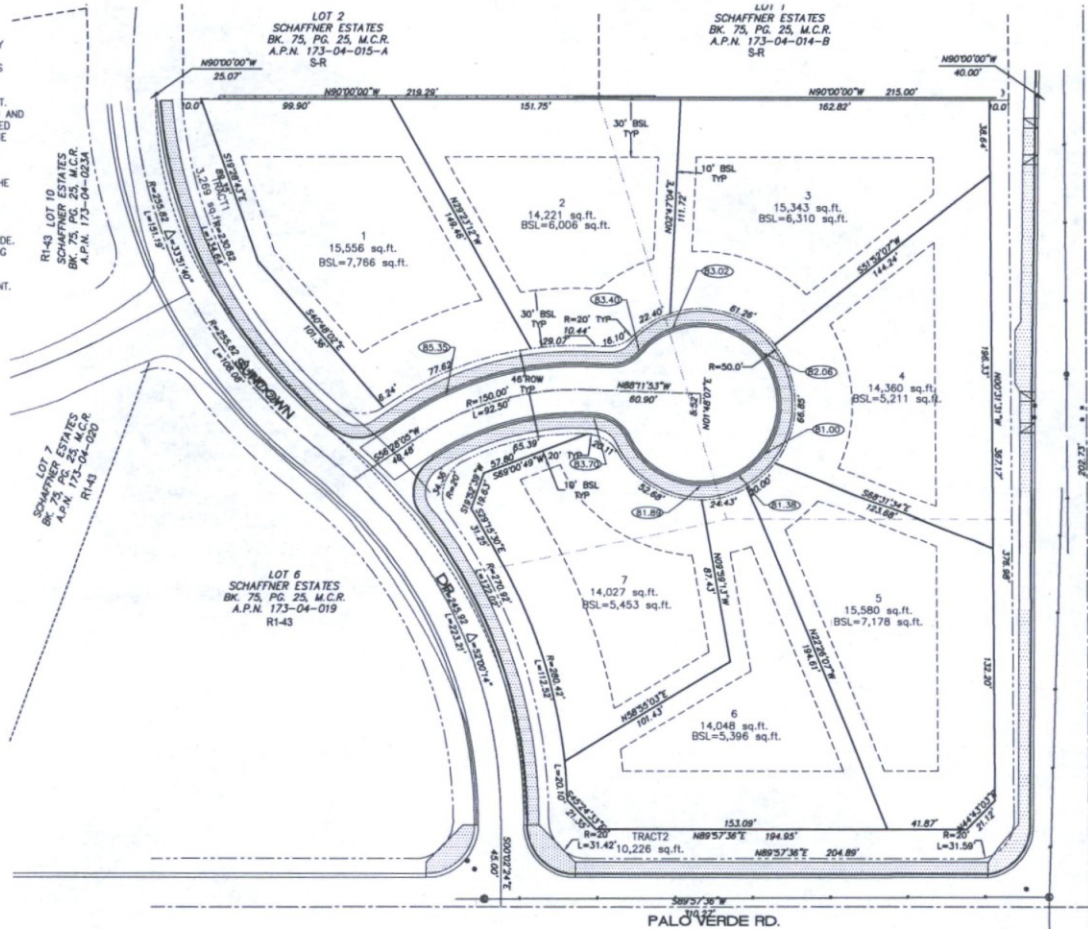
THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

#### ENGINEER'S NOTES:

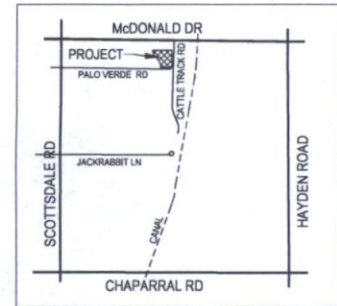
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS 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 DURING THE CONSTRUCTION OF THIS PROJECT.

#### 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
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN



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



#### VICINITY MAP

#### PROJECT DATA

EXISTING ZONING: R1-43  
PROPOSED ZONING: R1-18 PRO  
EXISTING GP: RURAL  
PROPOSED GP: SUBURBAN  
GROSS ZONE AREA: 3.80 AC  
DENSITY: 1.84 DU/AC  
GROSS BINDY AREA: 2.99 AC  
DENSITY: 2.34 DU/AC  
ROW AREA: 0.31 AC  
NET AREA: 2.68 AC  
DENSITY: 2.61 DU/AC  
TRACT AREA: 0.31 AC  
OPEN SPACE: 13,495 SF  
NET OPEN SPACE %: 10.36%

NOTE: GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)

#### 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  
FAX: (480) 275-5512



### SIENNA ESTATES

PALO VERDE LANE AND CATTLETRACK ROAD  
SCOTTSDALE, AZ 85250

#### SUBDIVISION PLAN

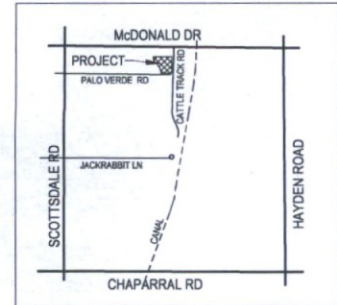
PROJ. No.: 3639		APPROVED: CHB
DATE: JUNE 2017		DRAWING NO. 1
SCALE: 1"=30'		
DESIGNED: 6K	DRAWN: 6K	
REV.		
SHT. 1 OF 1		

10-ZN-2017  
06/21/2017

**PROJECT NARRATIVE:**

ADAMS CRAIG ACQUISITIONS HAS ASSEMBLED THE THREE PARCELS AND DESIRES TO OBTAIN GENERAL PLAN AMENDMENT AND REZONING TO REMOVE THE THREE LOTS FROM THE CURRENT PLAT AND CREATE A NEW SEVEN LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON THE EXISTING 3 ACRES.

**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: R1-43  
 PROPOSED ZONING: R1-18 PRD  
 EXISTING GP: RURAL  
 PROPOSED GP: SUBURBAN  
 GROSS ZONE AREA: 3.80 AC  
 DENSITY: 1.84 DU/AC  
 GROSS BNDY AREA: 2.99 AC  
 DENSITY: 2.34 DU/AC  
 ROW AREA: 0.31 AC  
 NET AREA: 2.68 AC  
 DENSITY: 2.61 DU/AC  
 TRACT AREA: 0.31 AC  
 OPEN SPACE: 13,495 SF  
 NET OPEN SPACE %: 10.36%

NOTE: GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)

**BUILDER:**

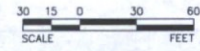
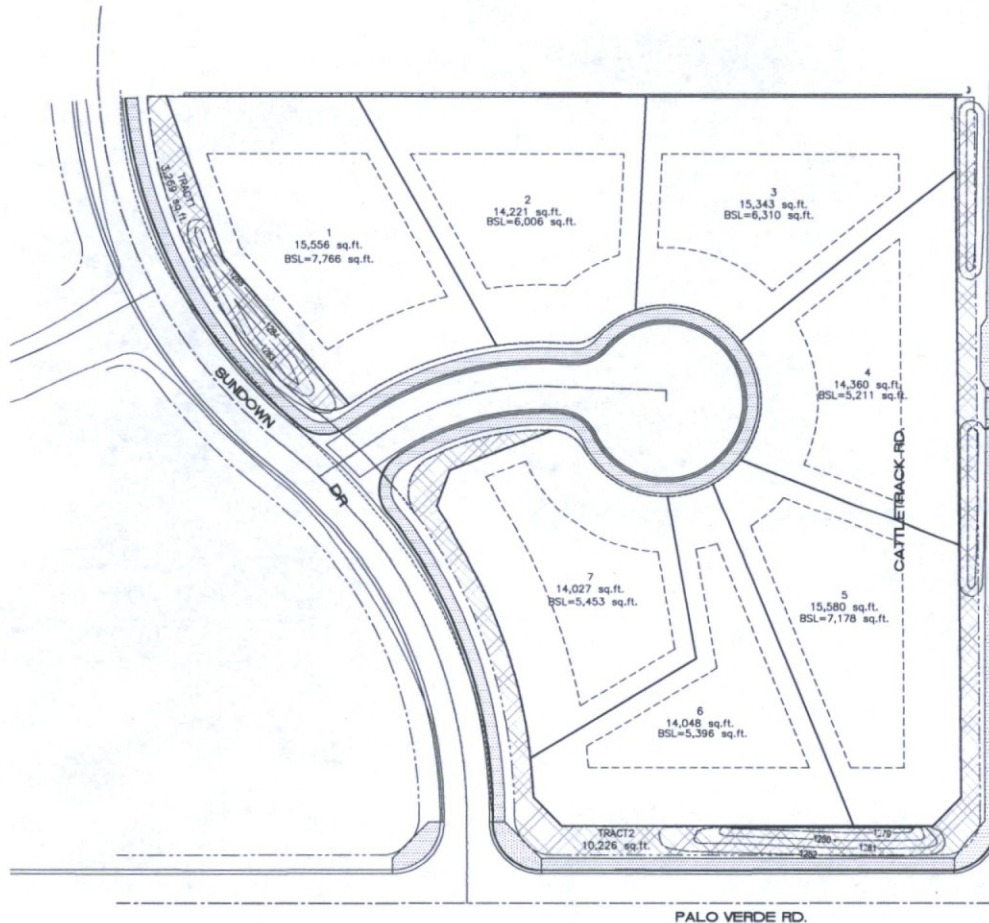
ADAMS CRAIG ACQUISITIONS  
 7904 E. CHAPARRAL RD.  
 SUITE A1110-113  
 SCOTTSDALE, ARIZONA 85250  
 PHONE: (480) 634-5015

**ENGINEER:**

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

**LEGEND**

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



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

**OPEN SPACE PLAN**

PROJ. No.: 3639  
 DATE: JUNE 2017  
 SCALE: 1"=30'

DESIGNED: 6K DRAWN: 6K APPROVED: CHB  
 REV. \_\_\_\_\_ DRAWING NO. \_\_\_\_\_  
 1  
 SH. 1 OF 1

**10-ZN-2017  
06/21/2017**

**PROJECT NARRATIVE:**

ADAMS CRAIG ACQUISITIONS HAS ASSEMBLED THE THREE PARCELS AND DESIRES TO OBTAIN GENERAL PLAN AMENDMENT AND REZONING TO REMOVE THE THREE LOTS FROM THE CURRENT PLAT AND CREATE A NEW SEVEN LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON THE DISTING 3 ACRES.

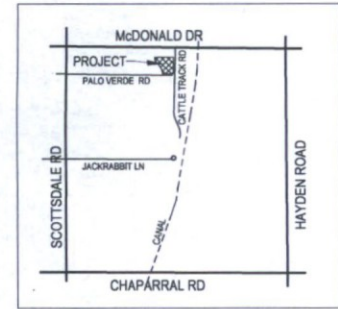
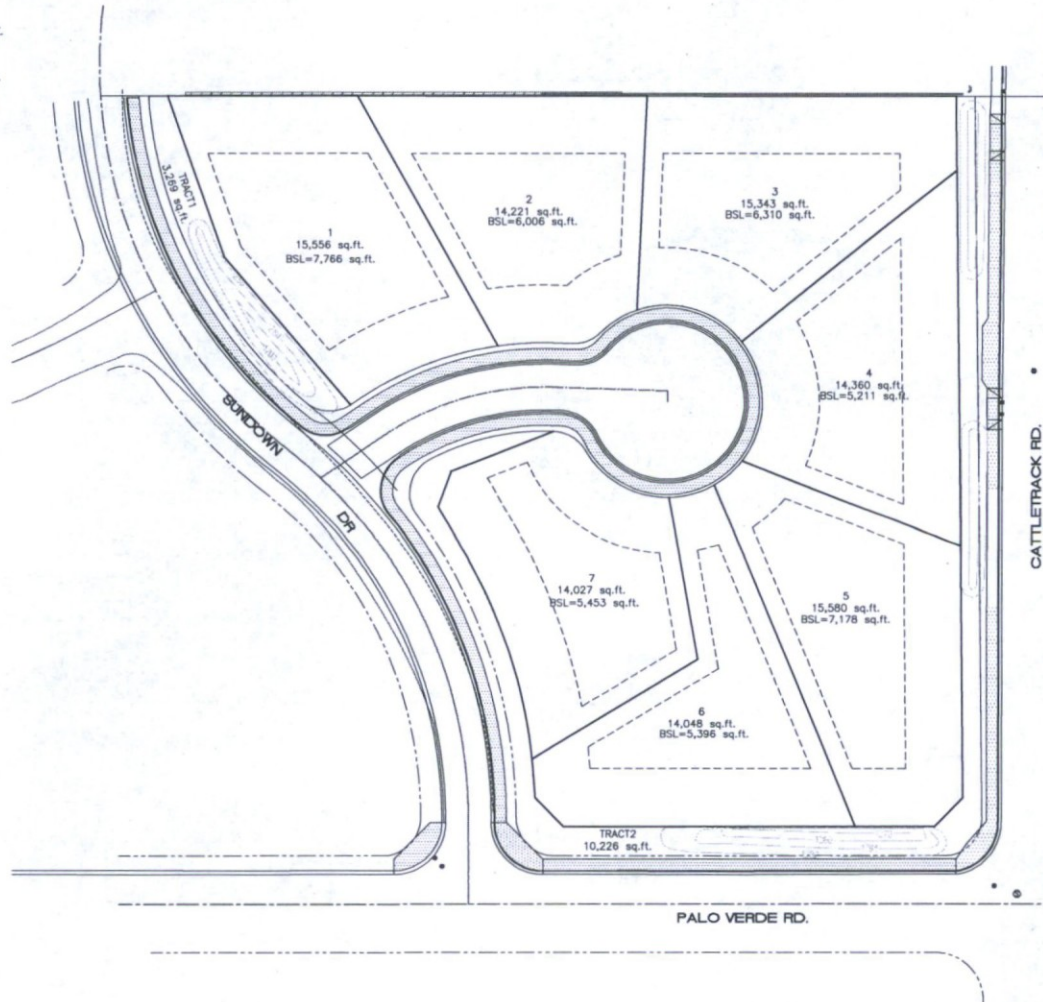
**ADAMS CRAIG ACQUISITIONS  
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES  
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250  
APN's 173-04-016, 173-04-017, 173-04-018**

**ENGINEER'S NOTES:**

1. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
2. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
3. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT DURING THE CONSTRUCTION OF THIS PROJECT.
4. THE SIDEWALKS TO BE ADDED ARE 6' WIDE PER THE CITY OF SCOTTSDALE STREET SECTION FOR 46' R/W.

**LEGEND**

- BUILDING SETBACK LINE (BSL)
- ▨ EXISTING CONCRETE (TO REMAIN)
- ▨ PROPOSED CONCRETE
- PROPOSED LOT LINE
- ▬ EXISTING WALL (TO REMAIN)
- PROPOSED WALL



VICINITY MAP

**BUILDER:**

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

**ENGINEER:**

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

**HARDSCAPE PLAN**

PROJ. No.: 3639	<b>6K CONSULTING L.L.C.</b>	APPROVED: CHB
DATE: JUNE 2017		DRAWING NO.
SCALE: 1"=30'		<b>1</b>
DESIGNED: 6K	DRAWN: 6K	SHT. 1 OF 1

**10-ZN-2017  
06/21/2017**