

Full Size or Largest Size
(site plan, landscape, elevations)

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:

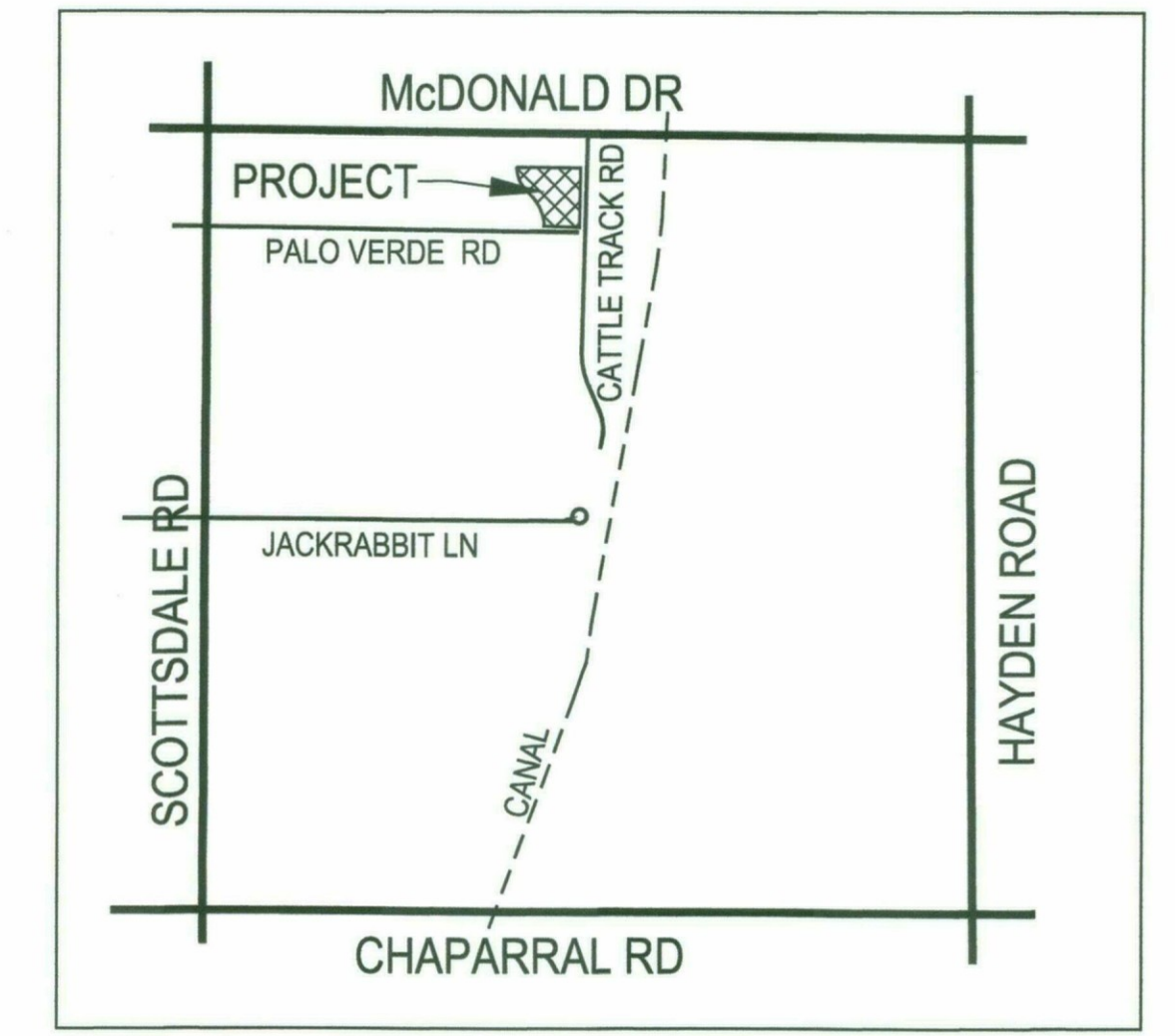
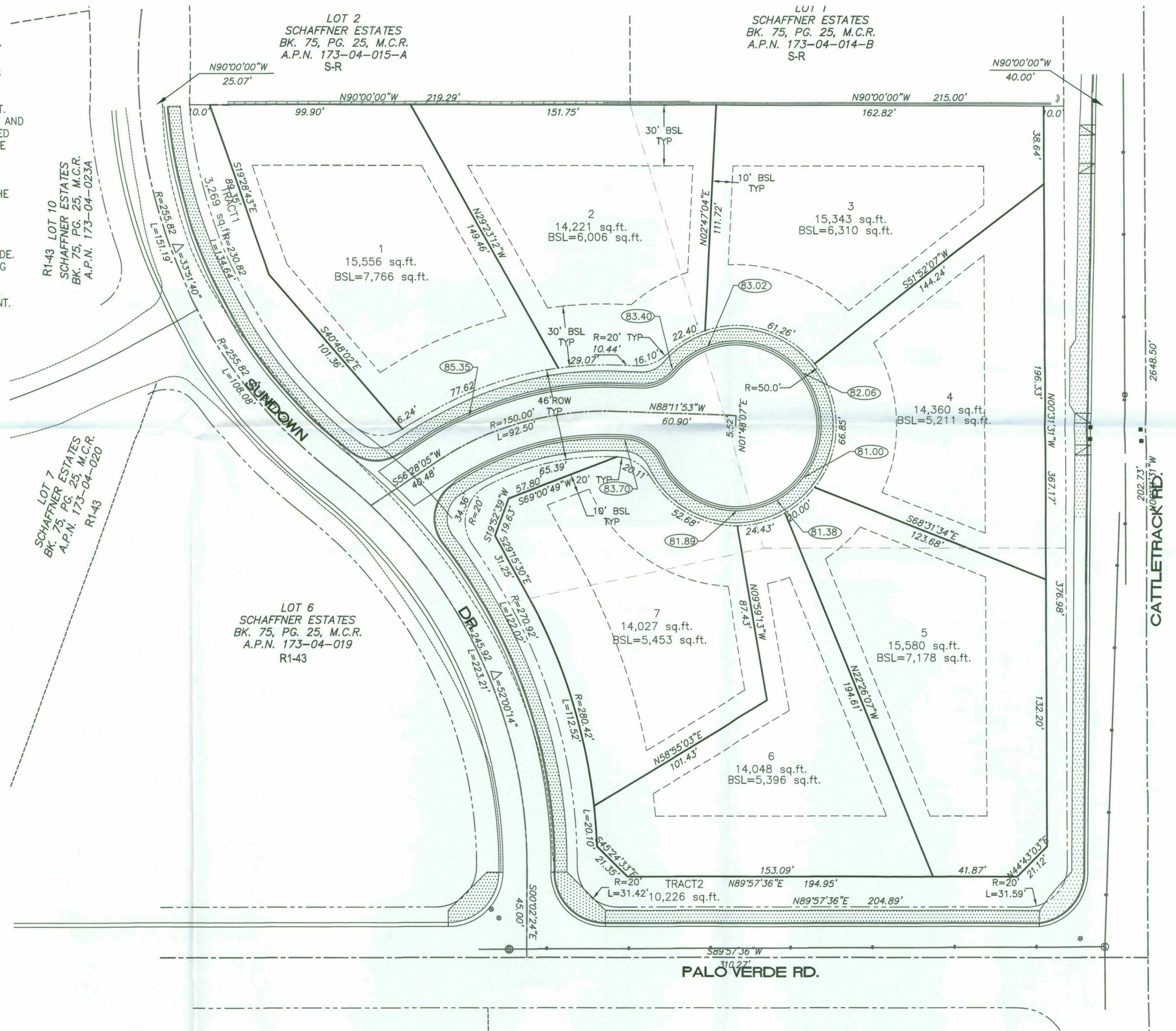
THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

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



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%

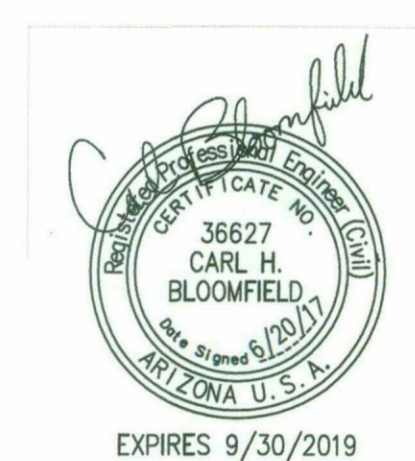
NOTE: GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)

BUILDER:

ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE 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.: 3639			
DATE: JUNE 2017			
SCALE: 1"=30'	DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.	REV.	REV.	DRAWING NO.
			1
			SHT. 1 OF 1

Fire Plan Review By:
 Rick King (480) 312-2372
 rking@scottsdaleaz.gov

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

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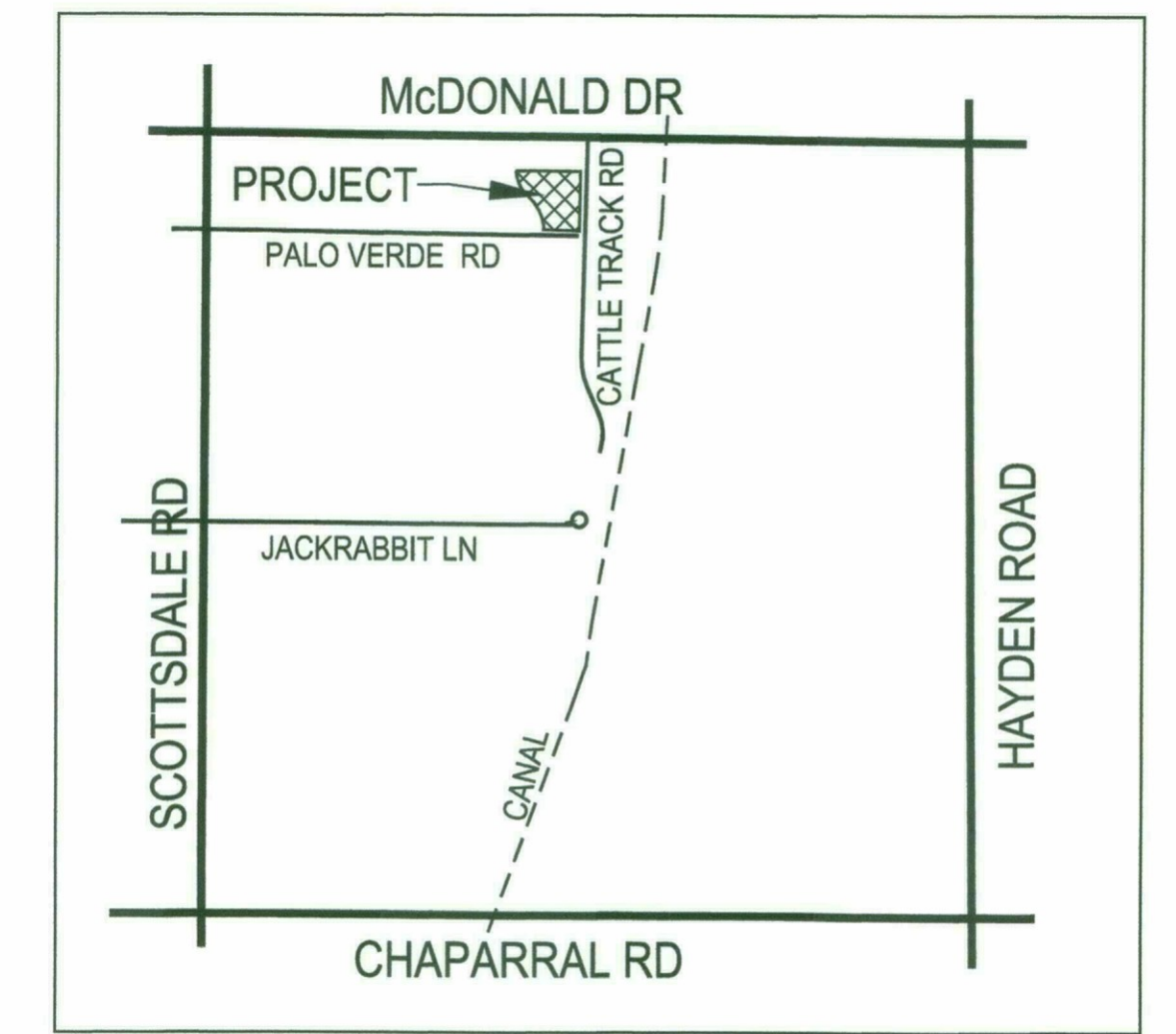
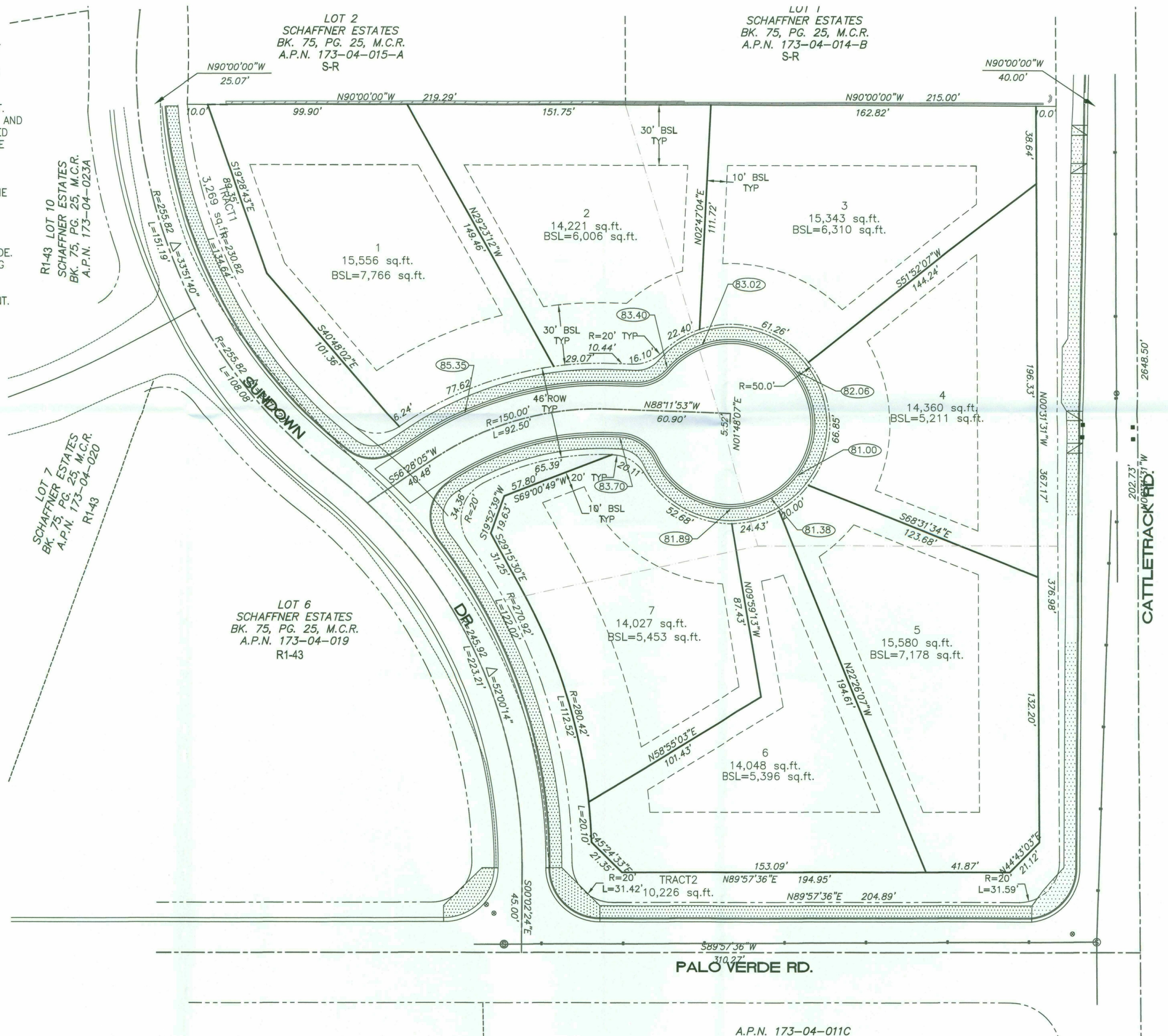
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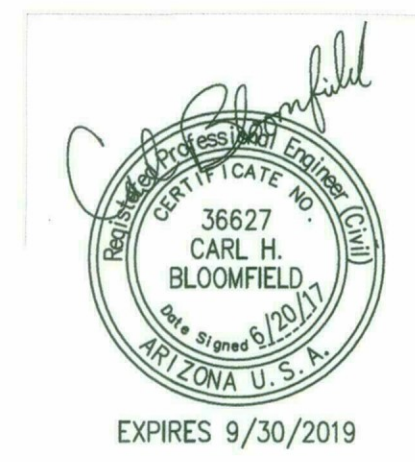
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Plan Review By:
 Rick King (480) 912-2372
 enr@azdot.gov

A.P.N. 173-03-930B
 S-R

A.P.N. 173-03-930C
 R1-43

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

**Final Approved Stamped Plans
Full Size**

FINAL PLANS
NO DOCUMENTS IN THIS CATEGORY