

# 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:

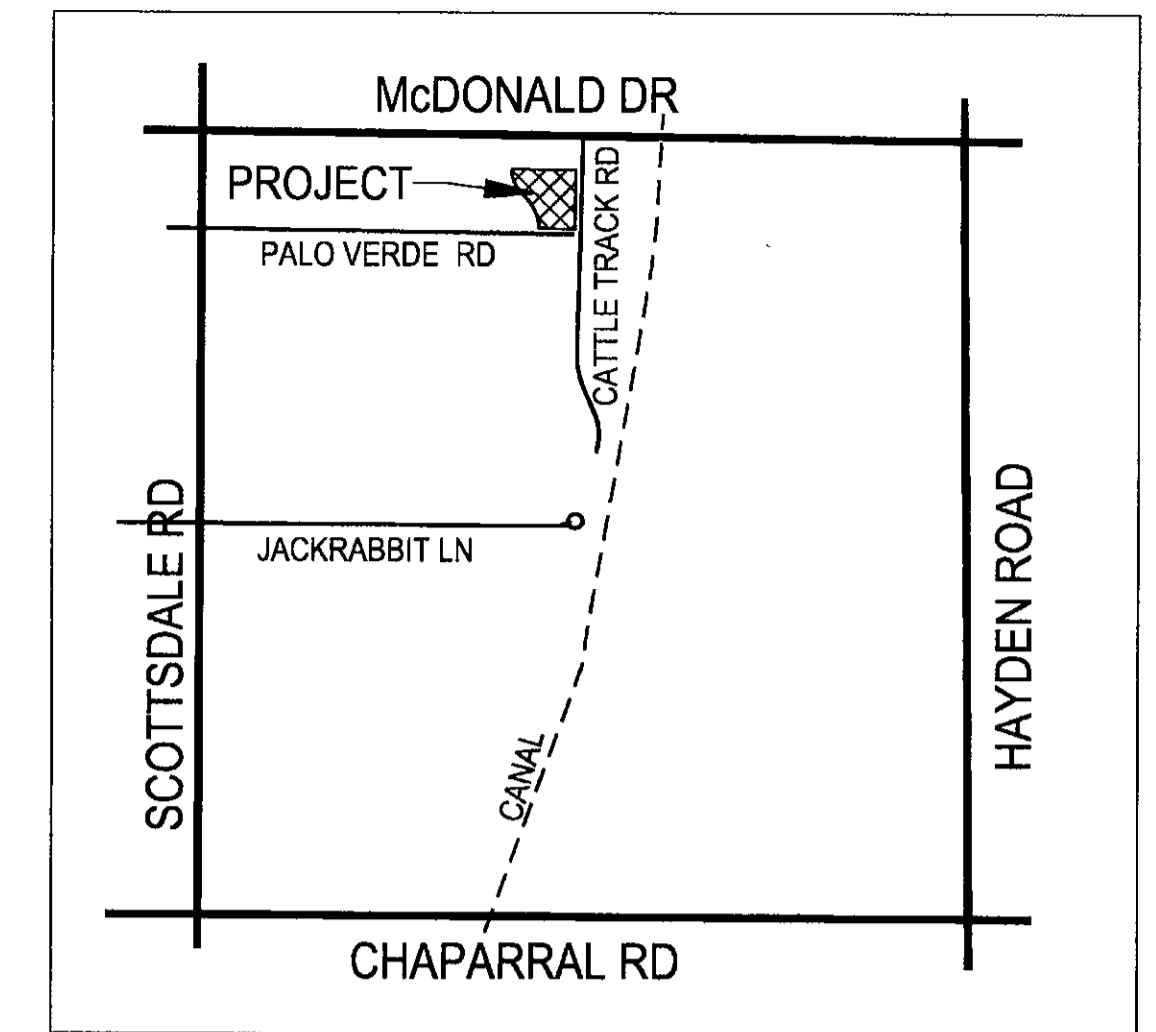
THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF 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 DRIVEWAY 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.

#### 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: R1-43  
 PROPOSED ZONING: R1-18 PRD  
 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: 0.29 AC  
 NET AREA: 2.70 AC  
 TRACT AREA: 0.30 AC  
 OPEN SPACE: 13,194 SF  
 NET OPEN SPACE %: 11.21%

#### 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:

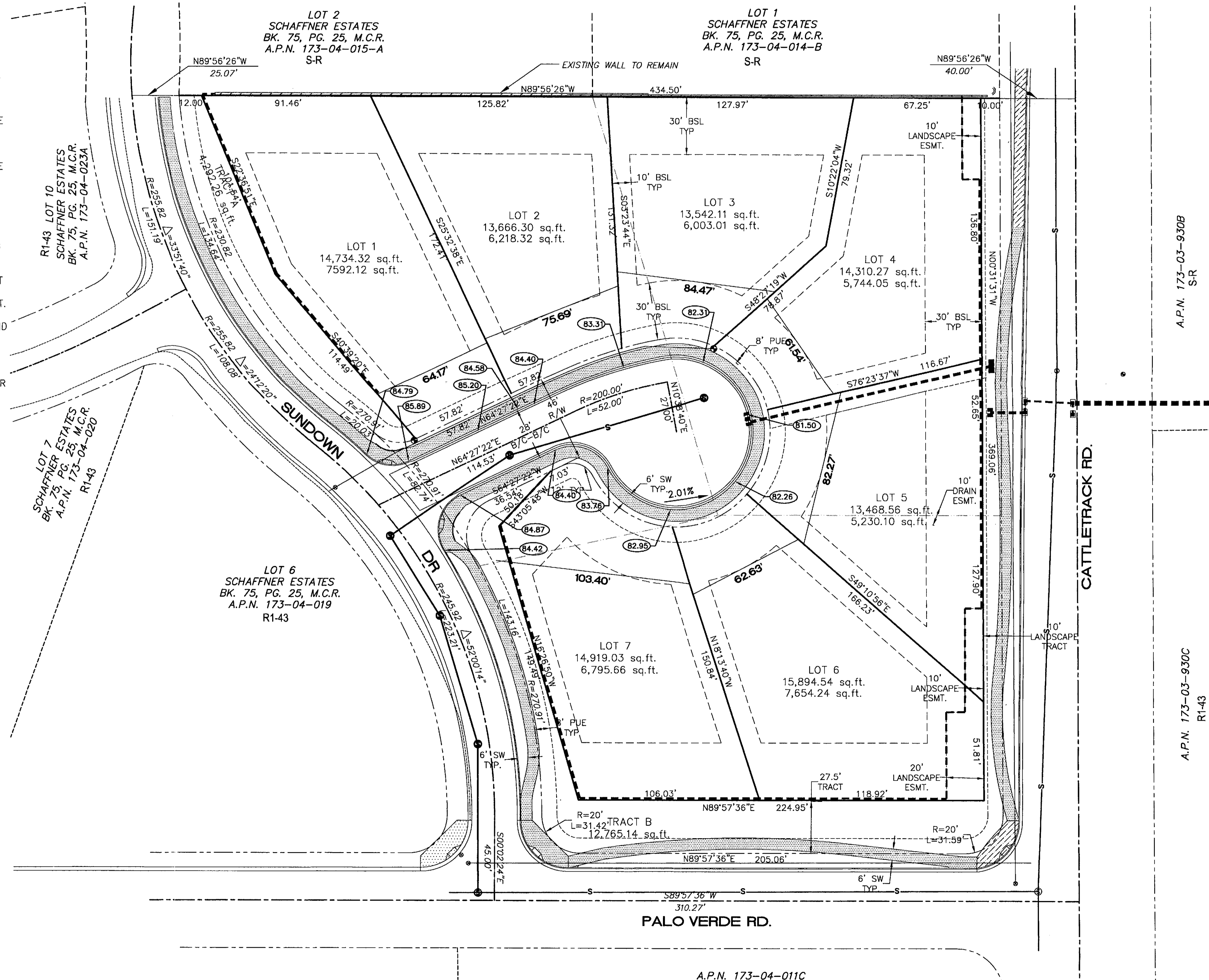
ADAMS CRAIG ACQUISITIONS  
 7904 E. CHAPARRAL RD.  
 SUITE A110-113  
 SCOTTSDALE, ARIZONA 85250  
 PHONE: (480) 634-5015

#### ENGINEER:

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

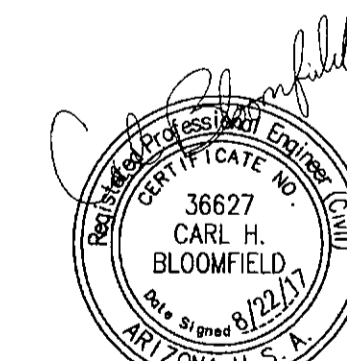
#### LEGEND

- 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. 173-03-930B  
S-R

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



EXPIRES 9/30/2019



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

#### SUBDIVISION PLAN

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

Plan View Reviewed by  
 Rick King (480) 948-9979  
 rking@sienaestates.com

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

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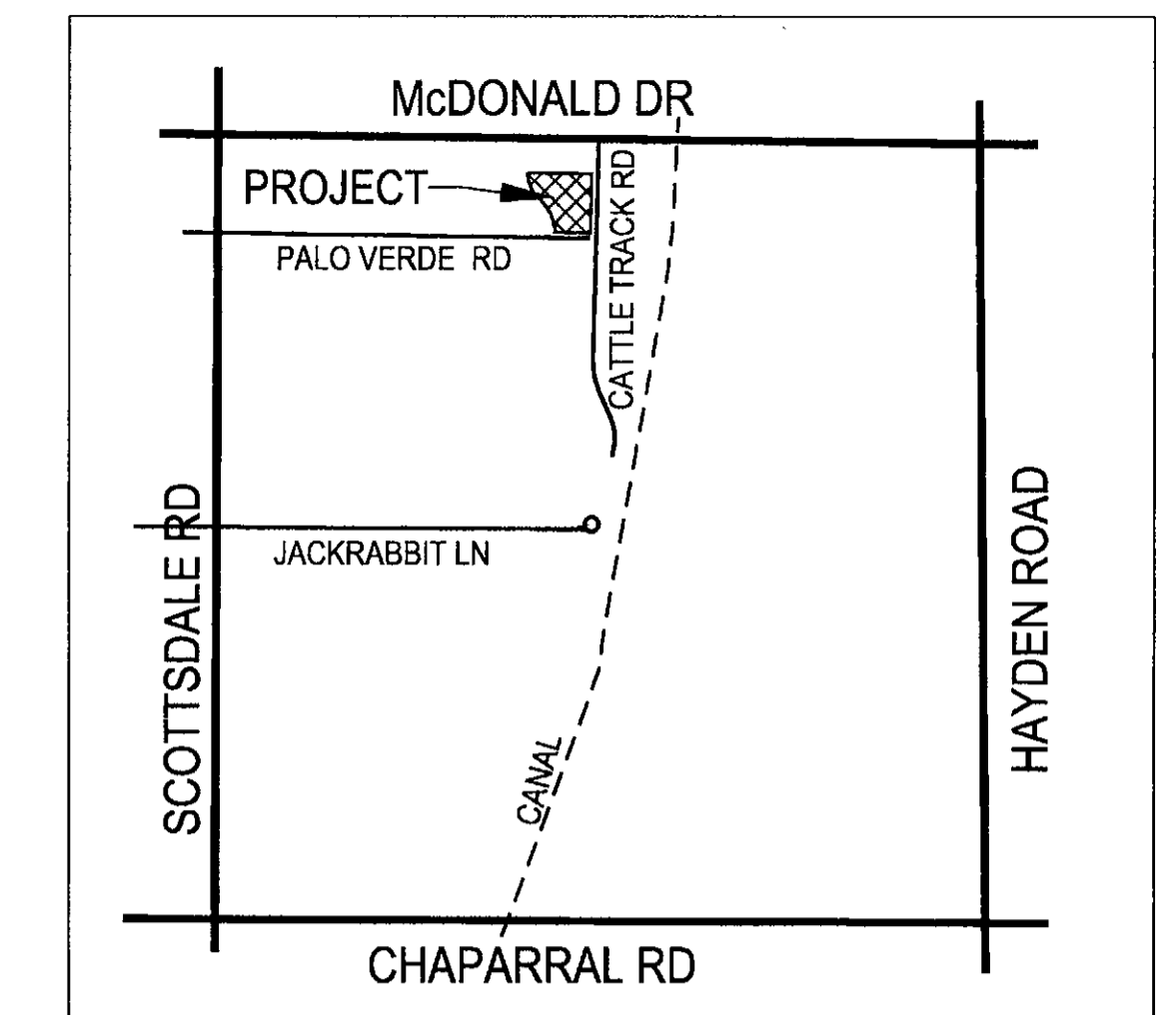
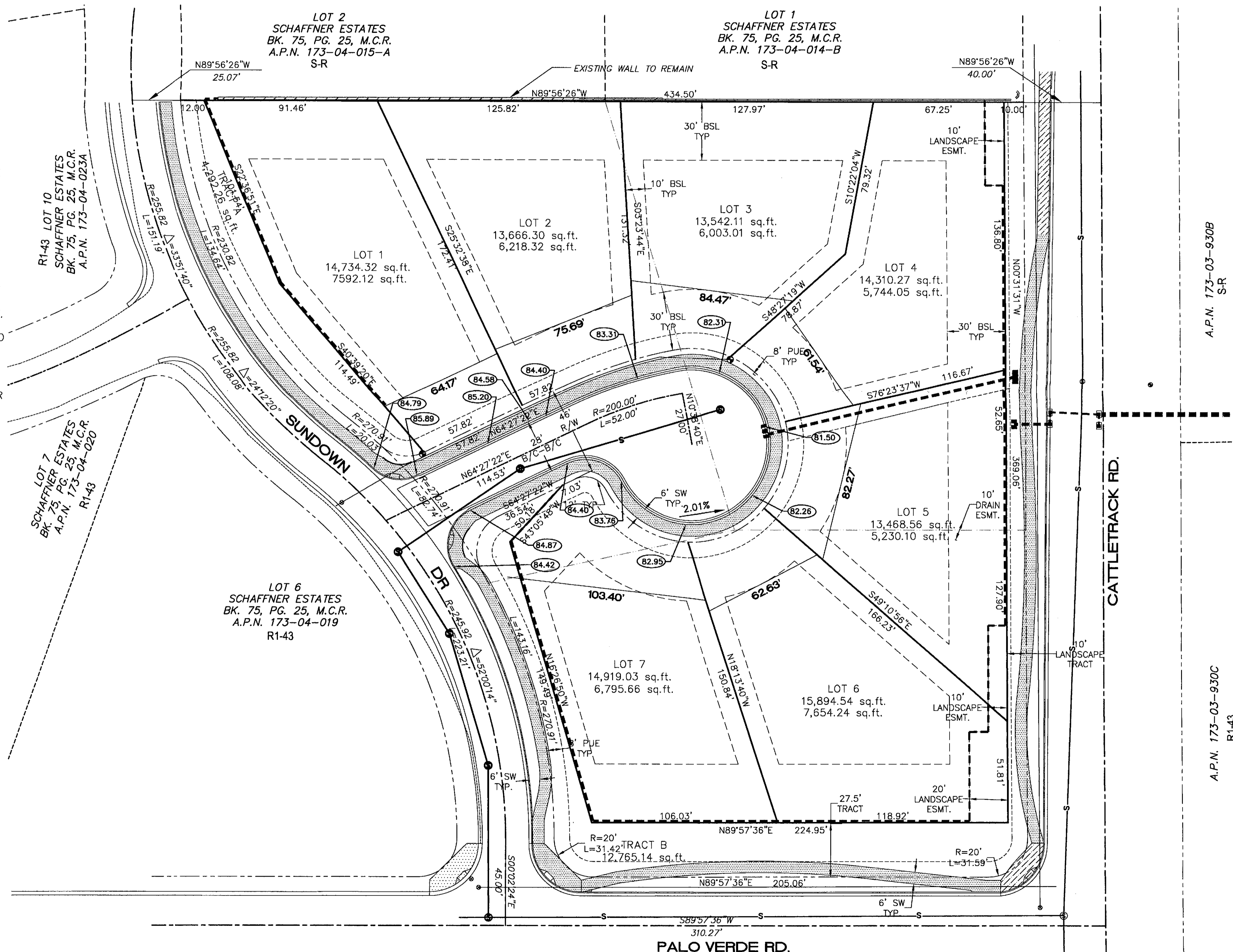
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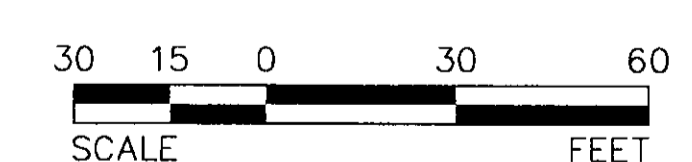
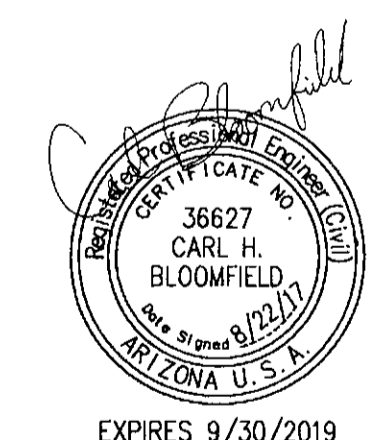
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Fire Plan Review By:  
 Rick King (480) 312-2372  
 rking@scottsdaleaz.gov

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