

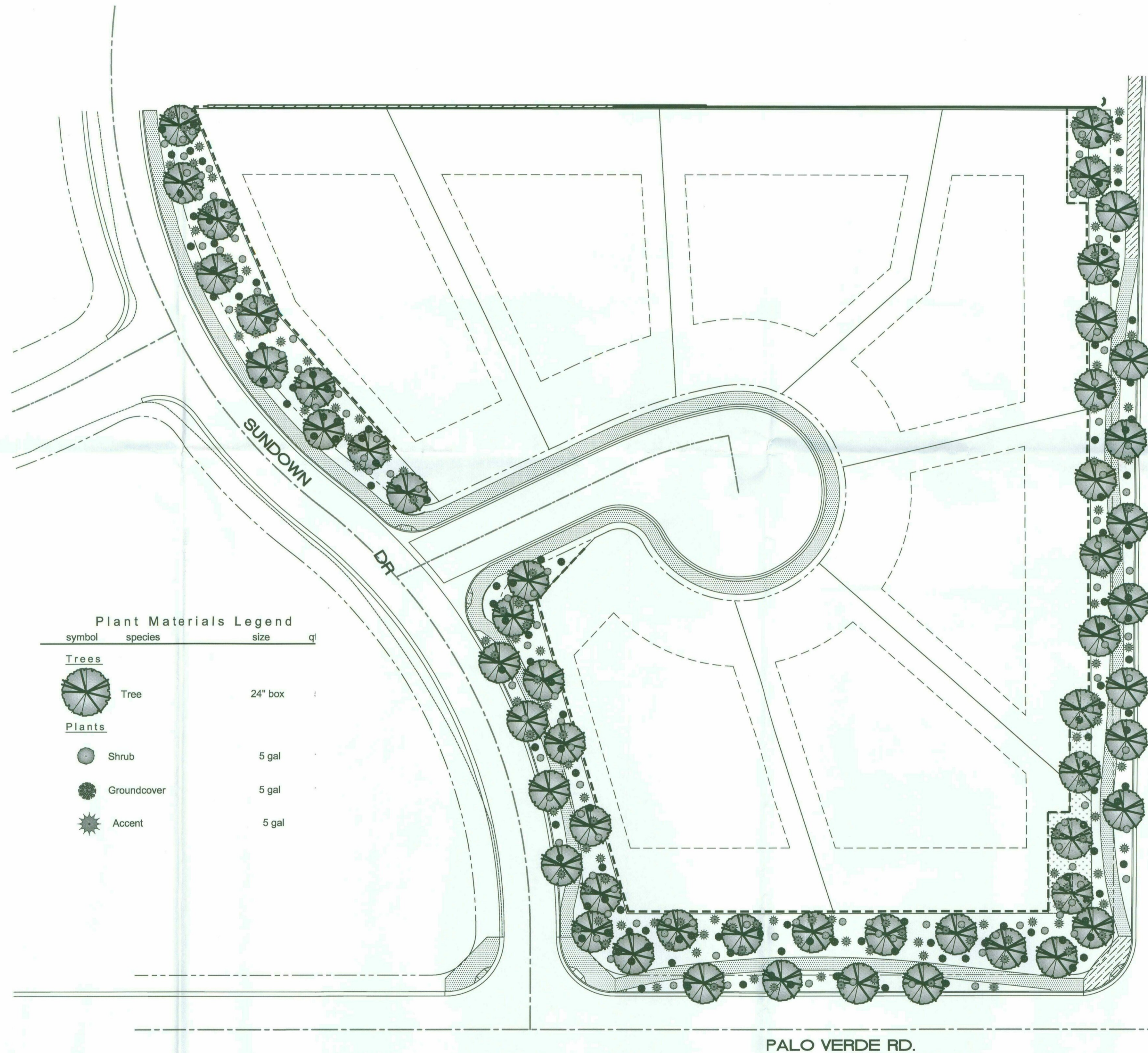
**Final Approved Stamped Plans  
Full Size**



**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**

**LEGEND**

- BUILDING SETBACK LINE (BSL)
- [Hatched Box] EXISTING CONCRETE (TO REMAIN)
- [Dotted Box] PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED PERIMTER WALL
- TRACT (OPEN SPACE) AREA
- LANDSCAPE EASEMENT



**Plant Materials Legend**

symbol	species	size	qt
<b>Trees</b>			
[Tree Symbol]	Tree	24" box	
<b>Plants</b>			
[Shrub Symbol]	Shrub	5 gal	
[Groundcover Symbol]	Groundcover	5 gal	
[Accent Symbol]	Accent	5 gal	

**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  
 PARCEL AREA: 2.99 AC  
 PROP. ROW AREA: 0.31 AC  
 NET AREA: 2.68 AC  
 TRACT AREA: 0.30 AC  
 OPEN SPACE: 13,194 SF  
 NET OPEN SPACE %: 11.21%

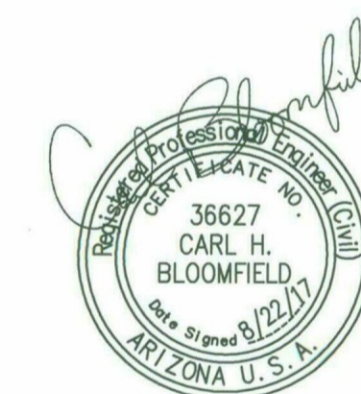
NOTE:  
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).  
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

**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

**LANDSCAPE 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

10-ZN-2017

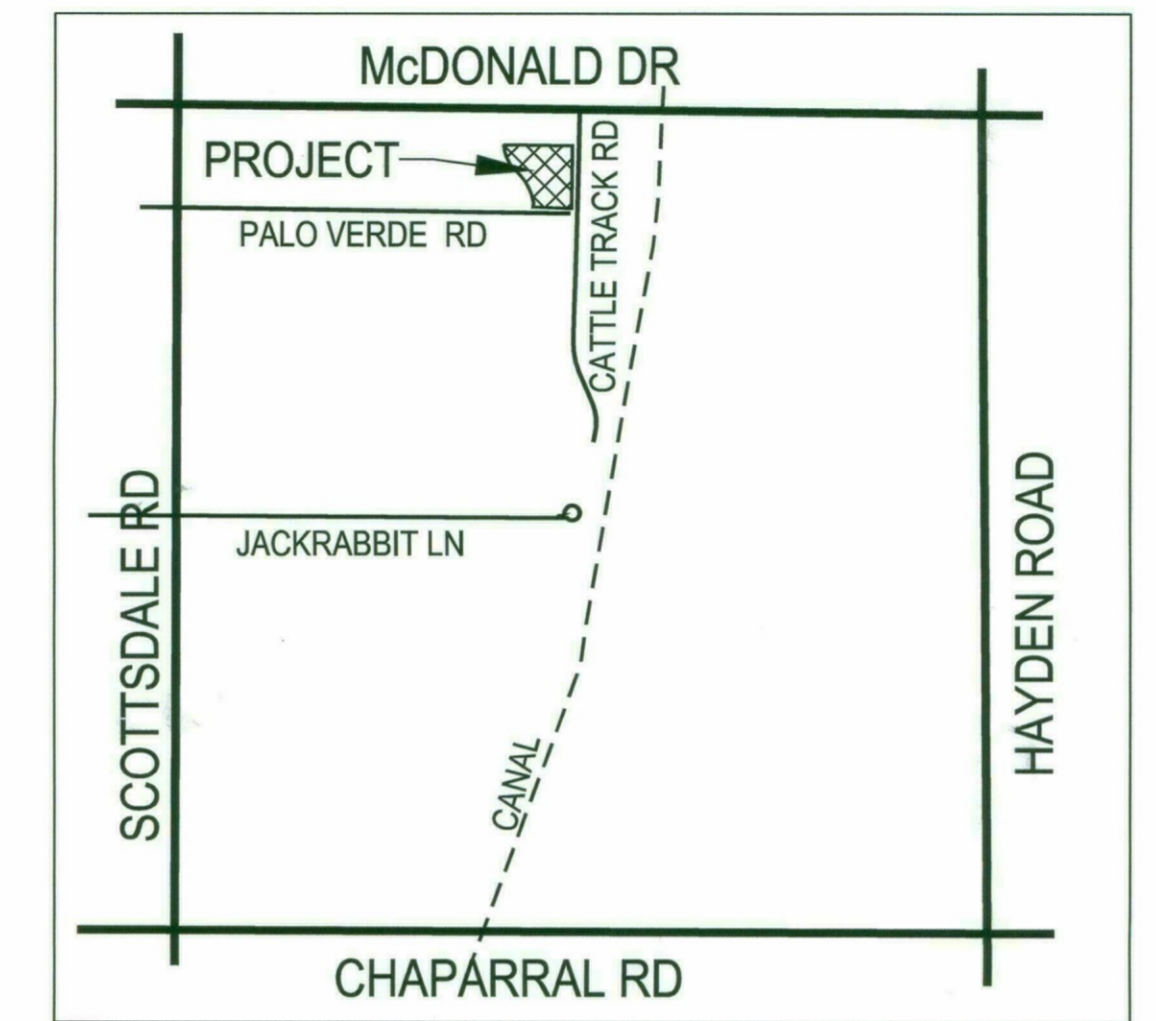
08/23/2017

1-GP-2017

08/23/2017



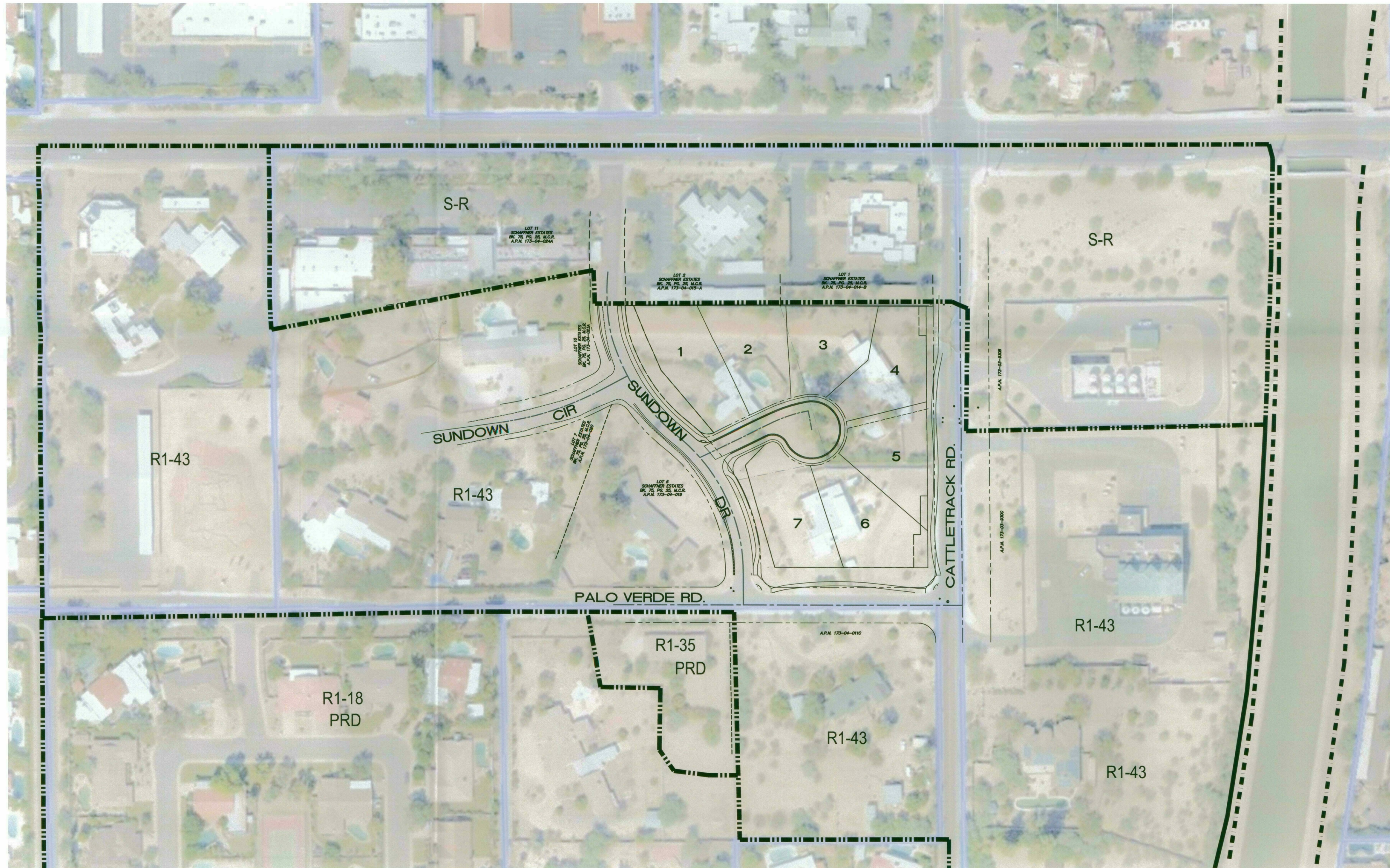
**ADAMS CRAIG ACQUISITIONS**  
**REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES**  
**PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250**  
**APN's 173-04-016, 173-04-017, 173-04-018**



**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. LOTS 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 HAVE BEEN DECONSTRUCTED AND REMOVED IN ANTICIPATION OF A NEW SUBDIVISION.



**LEGEND**

- BUILDING SETBACK LINE (BSL)
- [Pattern] EXISTING CONCRETE (TO REMAIN)
- [Pattern] PROPOSED CONCRETE
- PROPOSED LOT LINE
- [Pattern] EXISTING WALL (TO REMAIN)
- [Pattern] 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

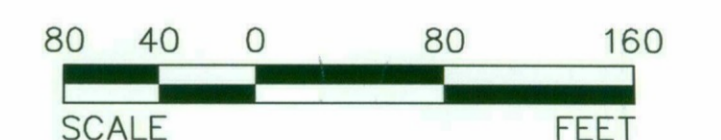
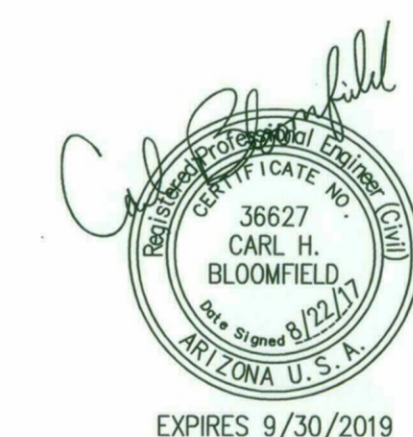
**ENGINEER:**

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  
 PARCEL AREA: 2.99 AC

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



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

**CONTEXT AERIAL EXHIBIT**

PROJ. No.: 3639	<b>6K CONSULTING L.L.C.</b>
DATE: AUG 2017	
SCALE: 1"=80	
DESIGNED: 6K	DRAWN: 6K
REV.	APPROVED: CHB
	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**

**LEGEND**

- BUILDING SETBACK LINE (BSL)
- [Hatched Box] EXISTING CONCRETE (TO REMAIN)
- [Dotted Box] PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED PERIMTER WALL
- TRACT (OPEN SPACE) AREA
- LANDSCAPE EASEMENT



**Plant Materials Legend**

symbol	species	size	qt
<b>Trees</b>			
[Tree Symbol]	Tree	24" box	
<b>Plants</b>			
[Shrub Symbol]	Shrub	5 gal	
[Groundcover Symbol]	Groundcover	5 gal	
[Accent Symbol]	Accent	5 gal	

**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  
 PARCEL AREA: 2.99 AC  
 PROP. ROW AREA: 0.31 AC  
 NET AREA: 2.68 AC  
 TRACT AREA: 0.30 AC  
 OPEN SPACE: 13,194 SF  
 NET OPEN SPACE %: 11.21%

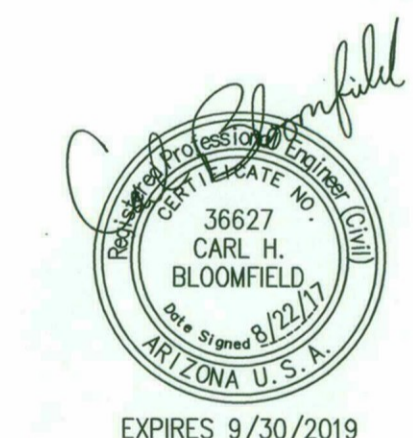
NOTE:  
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).  
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

**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

**LANDSCAPE PLAN**

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



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**

**LEGEND**

- BUILDING SETBACK LINE (BSL)
- [Hatched Box] EXISTING CONCRETE (TO REMAIN)
- [Dotted Box] PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED PERIMTER WALL
- TRACT (OPEN SPACE) AREA
- LANDSCAPE EASEMENT



**Plant Materials Legend**

symbol	species	size	qt
<b>Trees</b>			
[Tree Symbol]	Tree	24" box	
<b>Plants</b>			
[Shrub Symbol]	Shrub	5 gal	
[Groundcover Symbol]	Groundcover	5 gal	
[Accent Symbol]	Accent	5 gal	

**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  
 PARCEL AREA: 2.99 AC  
 PROP. ROW AREA: 0.31 AC  
 NET AREA: 2.68 AC  
 TRACT AREA: 0.30 AC  
 OPEN SPACE: 13,194 SF  
 NET OPEN SPACE %: 11.21%

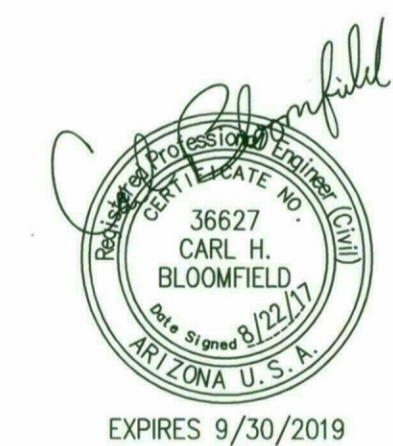
NOTE:  
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).  
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

**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

**LANDSCAPE PLAN**

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



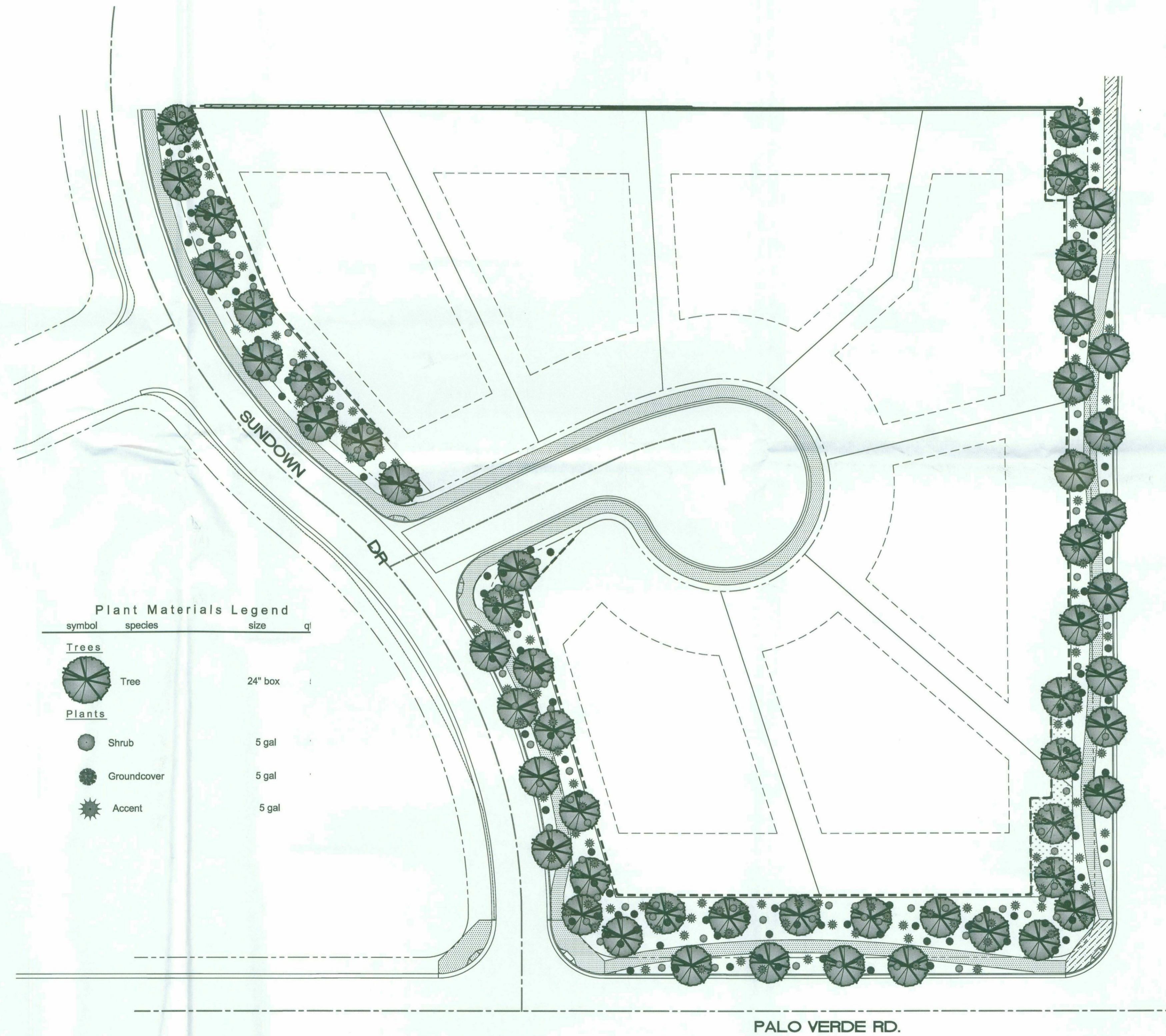
DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.		DRAWING NO.
		<b>1</b>
		SHT. 1 OF 1



**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**

**LEGEND**

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



**Plant Materials Legend**

symbol	species	size	qt
<b>Trees</b>			
[Tree Symbol]	Tree	24" box	
<b>Plants</b>			
[Shrub Symbol]	Shrub	5 gal	
[Groundcover Symbol]	Groundcover	5 gal	
[Accent Symbol]	Accent	5 gal	

**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  
 PARCEL AREA: 2.99 AC  
 PROP. ROW AREA: 0.31 AC  
 NET AREA: 2.68 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).  
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

**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

**LANDSCAPE PLAN**

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

#### LEGAL DESCRIPTION:

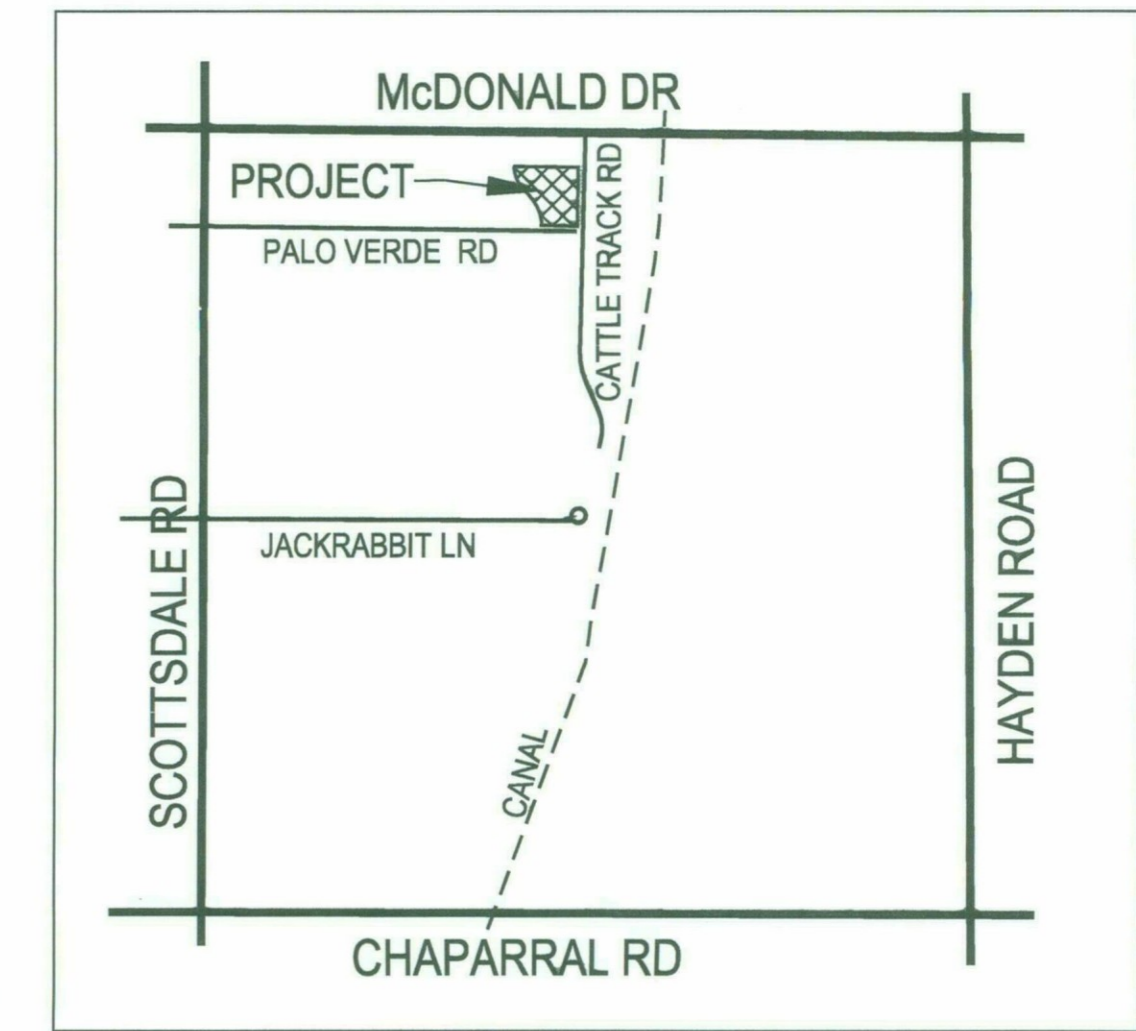
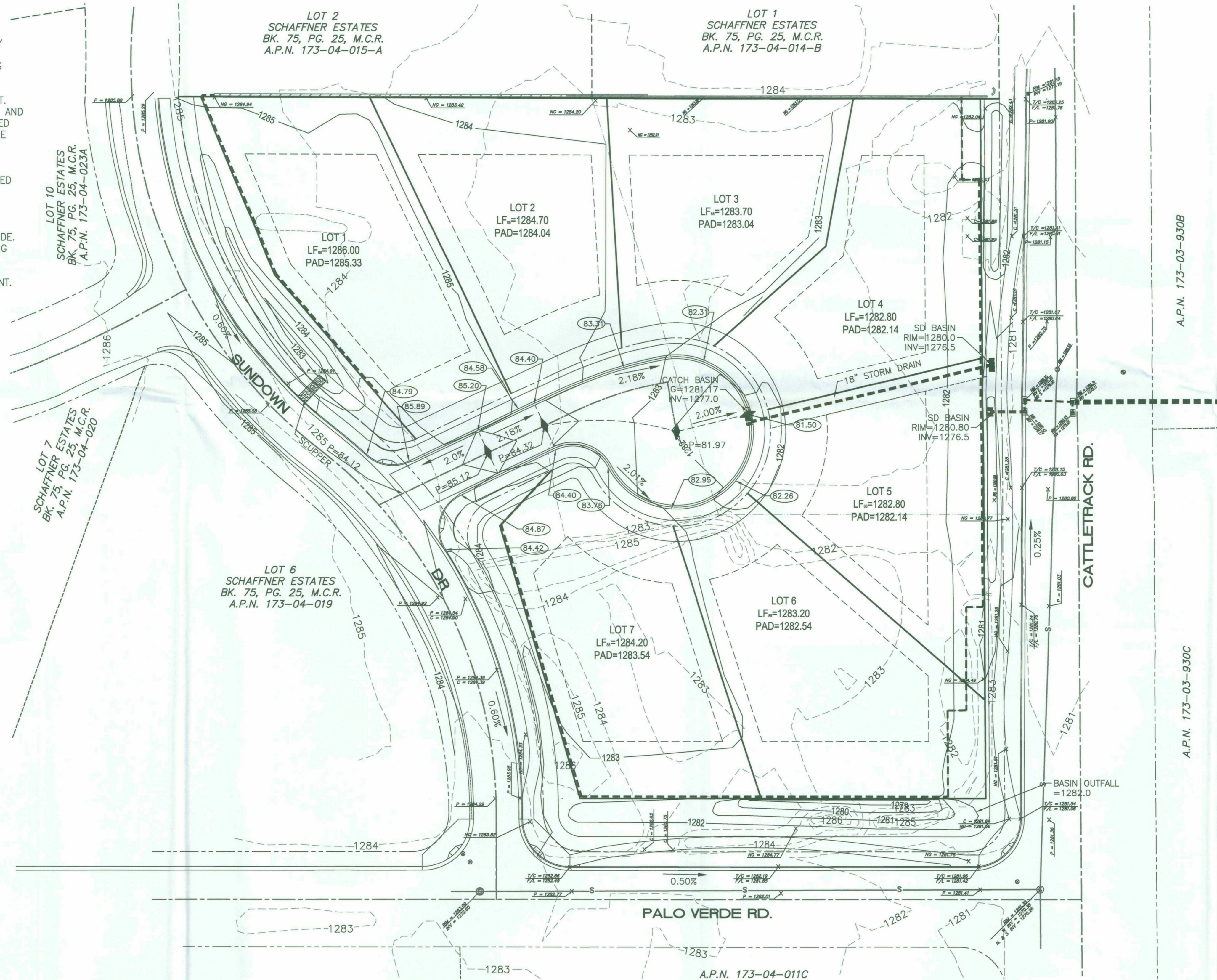
THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

#### 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 HOMES AND UTILITIES 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



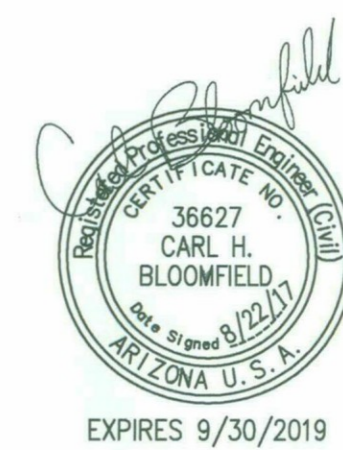
VICINITY MAP

#### BUILDER:

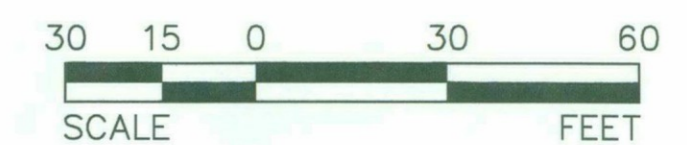
ADAMS CRAIG ACQUISITIONS  
 7904 E. CHAPARRAL RD.  
 SUITE A110-113  
 SCOTTSDALE, ARIZONA 85250  
 PHONE: (480) 634-5015

#### ENGINEER:

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



EXPIRES 9/30/2019



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

#### GRADING AND DRAINAGE PLAN

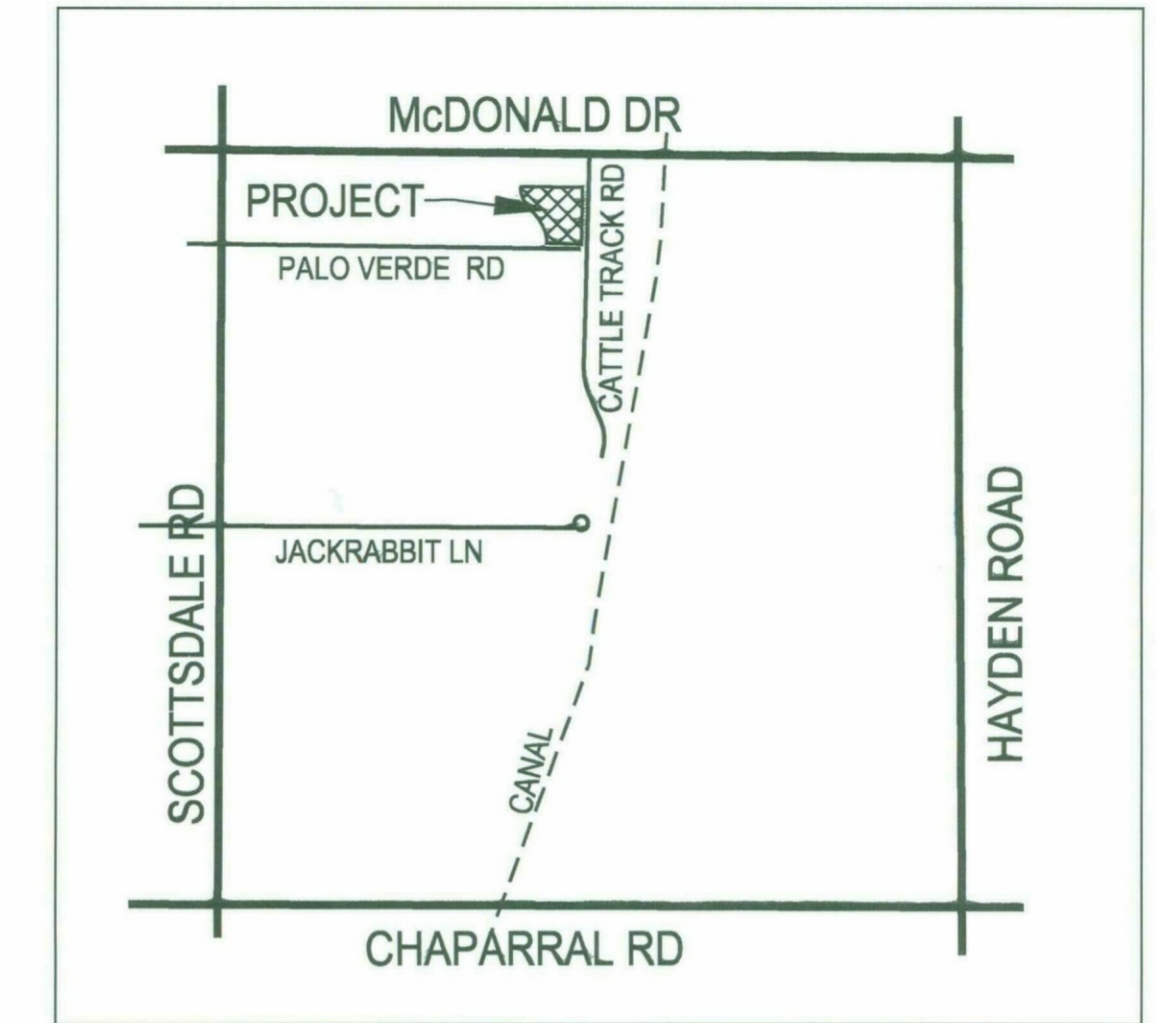
PROJ. No.: 3639	<b>6K CONSULTING</b> L.L.C.	APPROVED: CHB
DATE: AUG 2017		DRAWING NO.
SCALE: 1"=30'		<b>1</b>
DESIGNED: 6K	DRAWN: 6K	SHT. 1 OF 1
REV.		



**PROJECT NARRATIVE:**

ADAMS CRAIG ACQUISITIONS HAS ASSEMBLED THE THREE PARCELS AND DESIRES TO OBTAIN GENERAL PLAN AMENDMENT AND REZONING TO REPLAT 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**



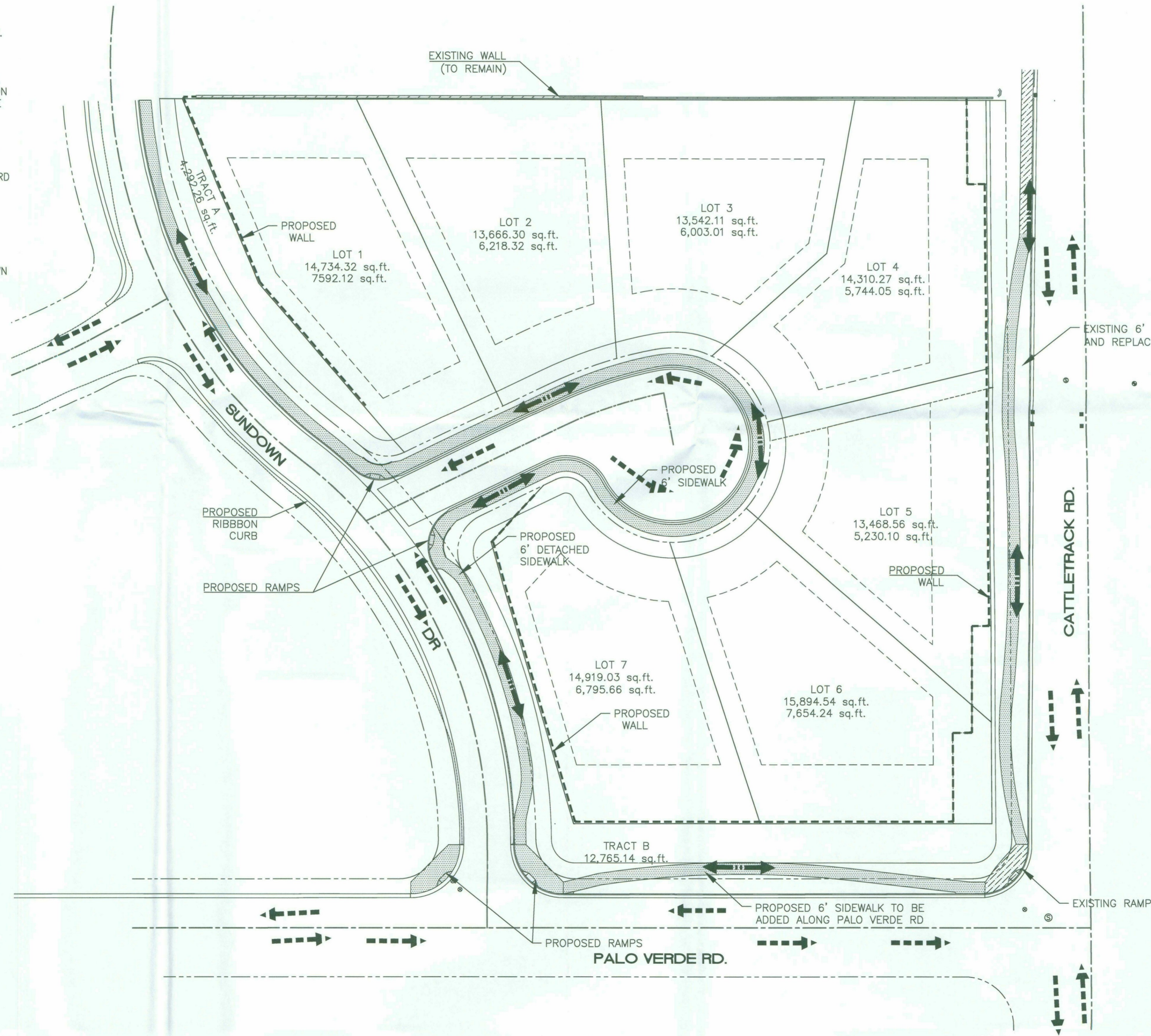
**VICINITY MAP**

**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, RIBBON CURB WILL ALSO BE INSTALLED ALONG THE WEST SIDE OF SUNDOWN DR.
4. THE SIDEWALKS TO BE ADDED ARE 6' WIDE PER THE CITY OF SCOTTSDALE STREET SECTION FOR 46' R/W. SIDEWALKS TO BE ADDED ALONG THE NORTH SIDE OF PALO VERDE AND THE EAST SIDE OF SUNDOWN DR.
5. THERE ARE EXISTING DRIVEWAYS ALONG PALO VERDE DR AND CATTLETRACK RD THAT WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
6. PORTIONS OF THE EXISTING SIDEWALK ALONG CATTLETRACK WILL BE REMOVED AND REPLACED WITH DETACHED SIDEWALK WITH LANDSCAPING ALONG BOTH SIDES.
7. THE PORTION OF SUNDOWN DRIVE NORTH OF SUNDOWN CIRCLE TERMINATES AT A FENCE ACROSS THE RIGHT-OF-WAY. NORTH OF THIS FENCE HAS BEEN ABANDONED REMOVING POTENTIAL ACCESS IN THIS DIRECTION.

**LEGEND**

- BUILDING SETBACK LINE (BSL)
- ▨ EXISTING CONCRETE (TO REMAIN)
- ▨ PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- - - PROPOSED WALL
- ← → PEDESTRIAN PATH
- → VEHICULAR PATH

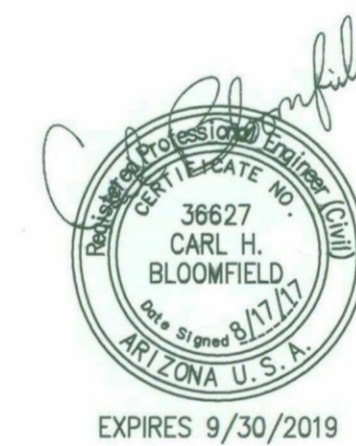


**BUILDER:**

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

**HARDSCAPE AND CIRCULATION PLAN**

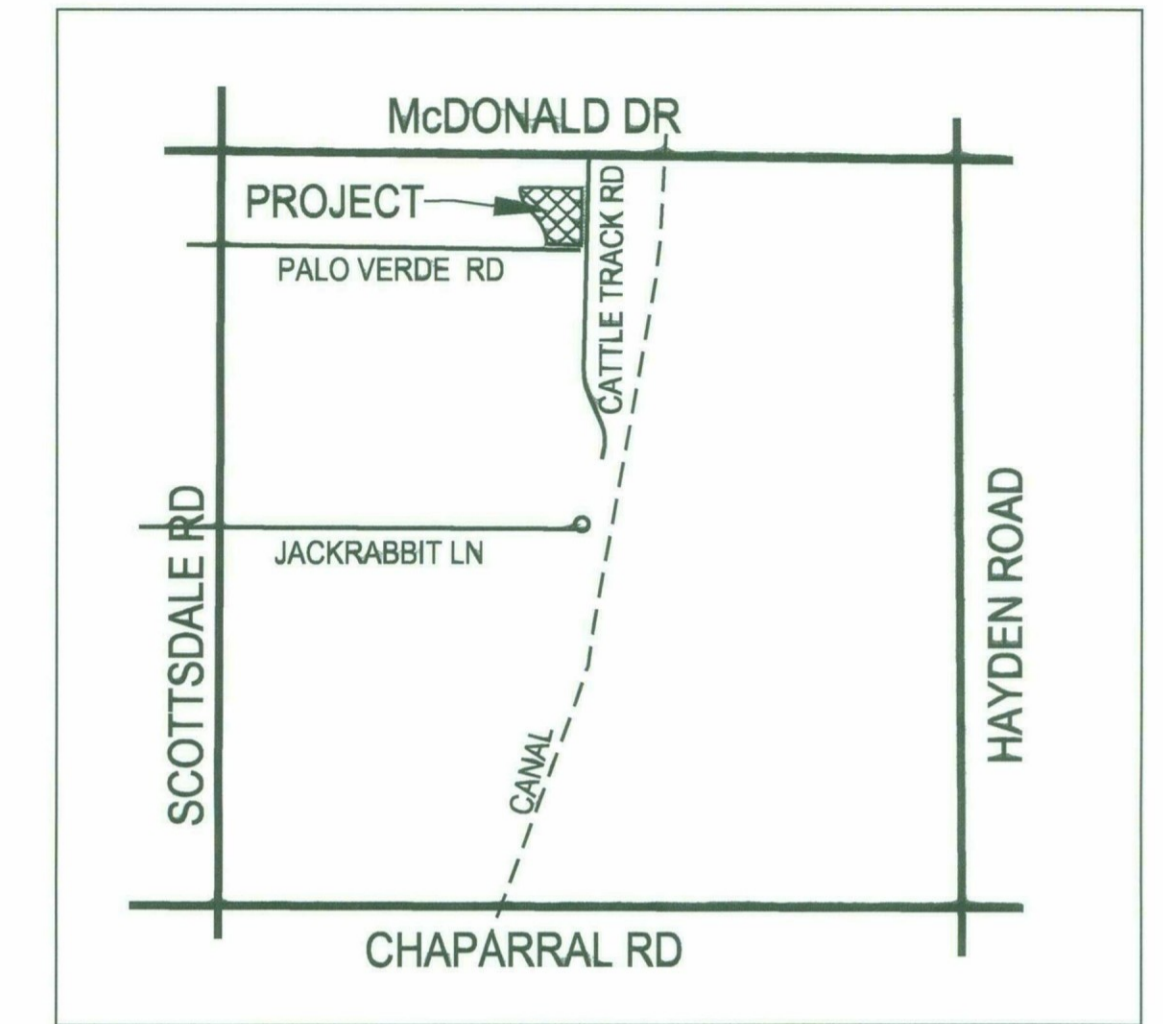
PROJ. No.: 3639	<b>6K CONSULTING L.L.C.</b>	APPROVED: CHB
DATE: AUG 2017		DRAWING NO.
SCALE: 1"=30'		<b>1</b>
DESIGNED: 6K	DRAWN: 6K	SHT. 1 OF 1
REV.		



**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 AREA: 3.80 AC  
 DENSITY: 1.84 DU/AC  
 PARCEL AREA: 2.99 AC  
 PROP. ROW AREA: 0.31 AC  
 NET AREA: 2.68 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).  
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

**BUILDER:**

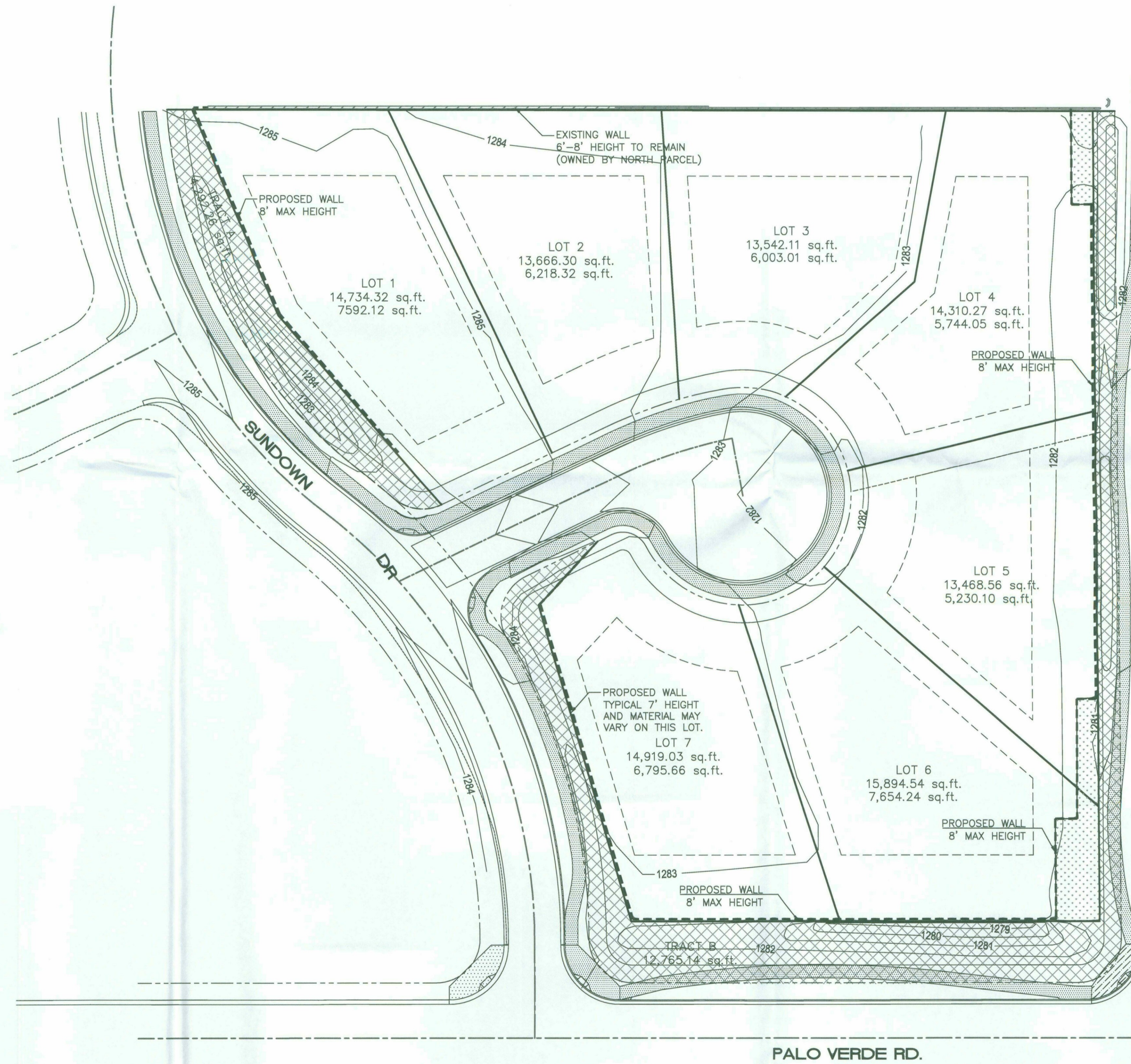
ADAMS CRAIG ACQUISITIONS  
 7904 E. CHAPARRAL RD.  
 SUITE A110-113  
 SCOTTSDALE, ARIZONA 85250  
 PHONE: (480) 634-5015

**ENGINEER:**

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

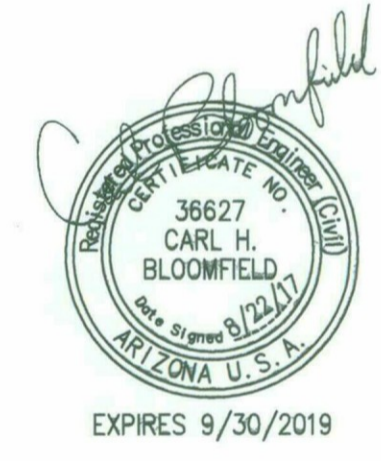
**LEGEND**

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



CATTLETRACK RD.

PALO VERDE RD.



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

**OPEN SPACE PLAN**

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

10-ZN-2017  
 08/23/2017  
 1-GP-2017  
 08/23/2017



# 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

#### 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:

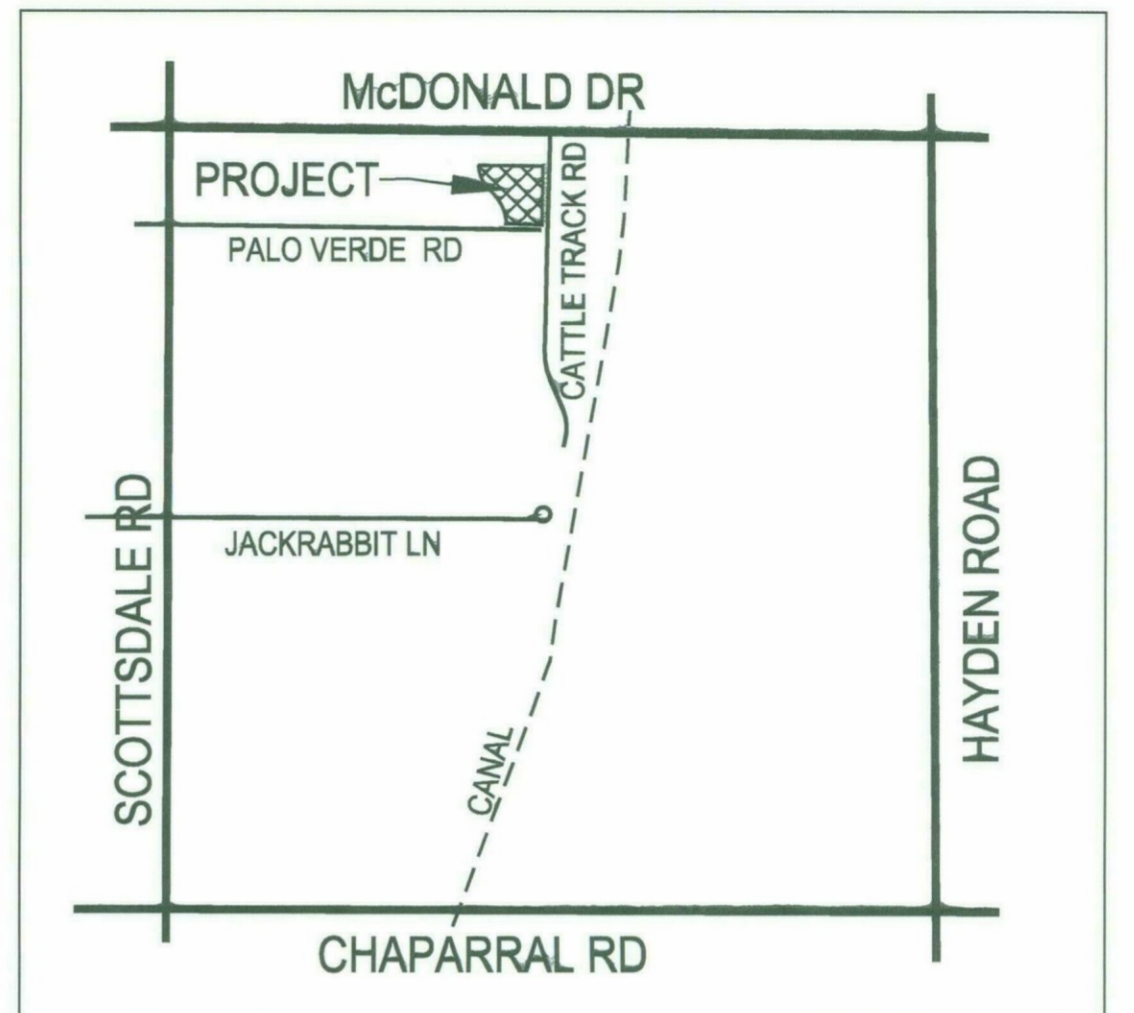
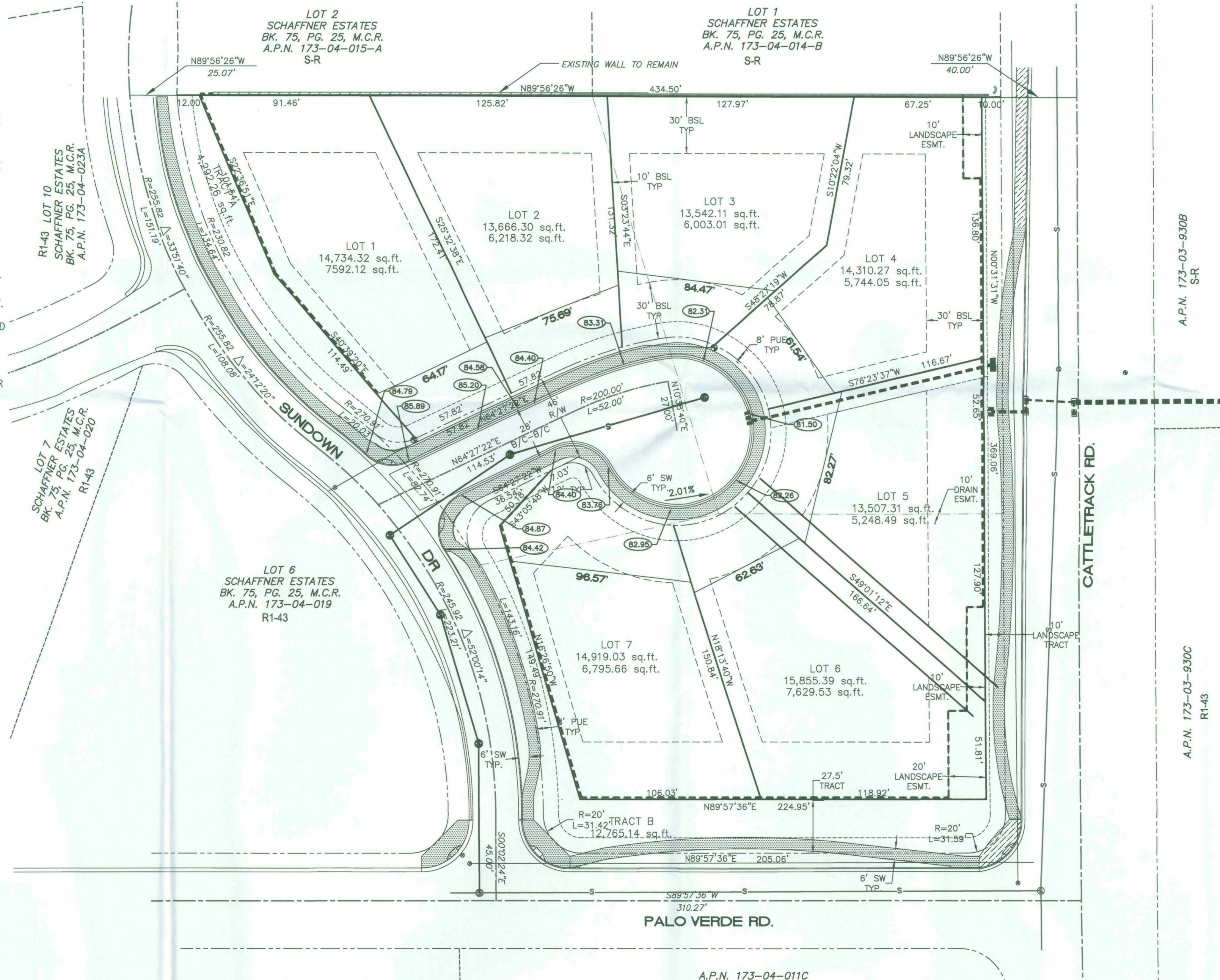
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS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

#### 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

#### 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:

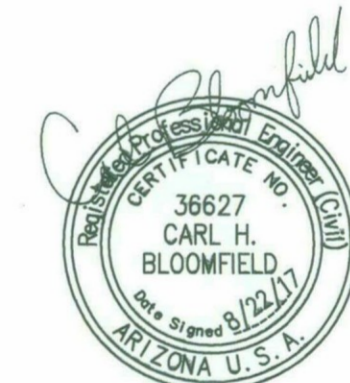
- GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
- EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

#### 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



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

#### SUBDIVISION PLAN

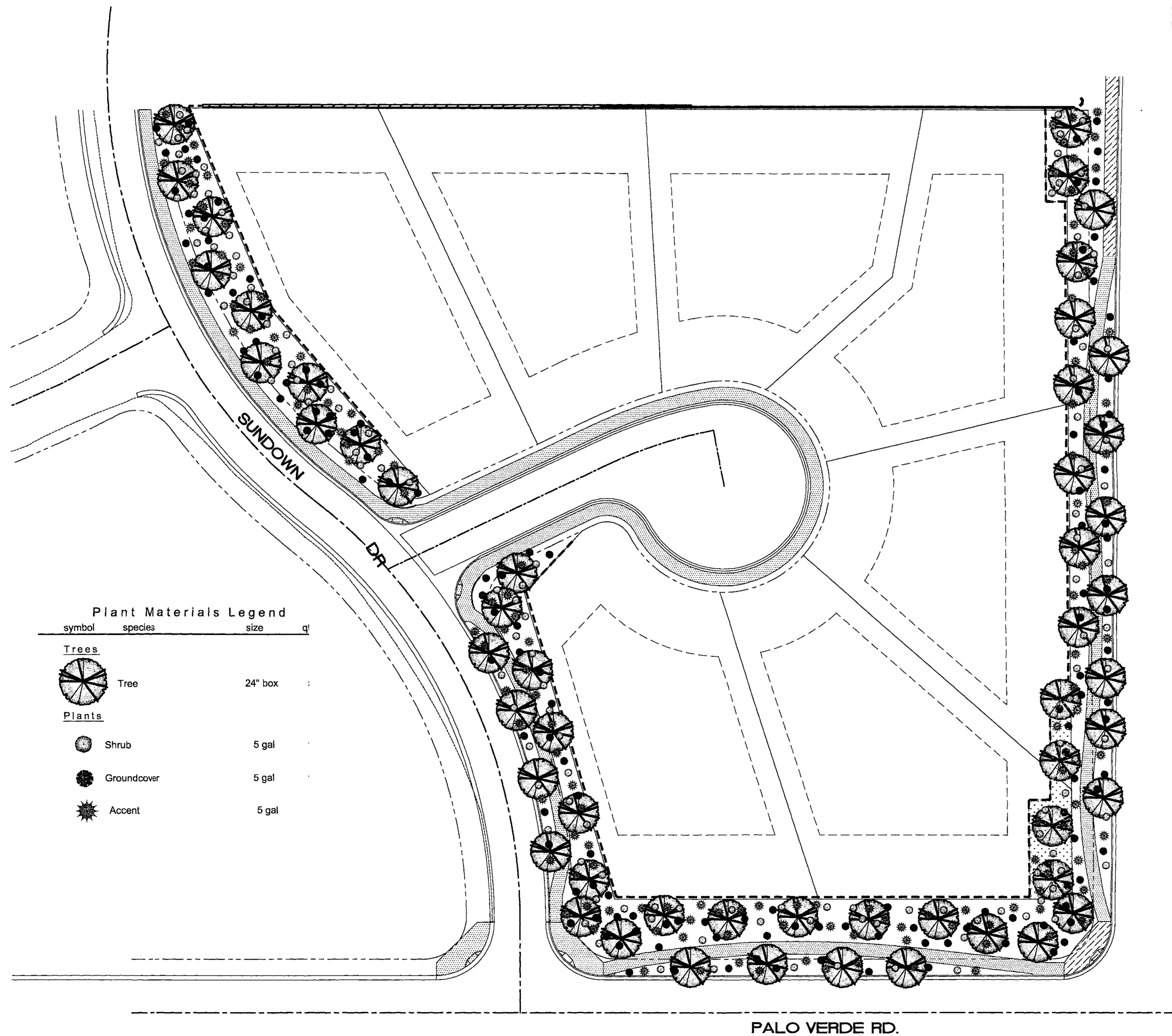
PROJ. No.: 3639		
DATE: AUG 2017		
SCALE: 1"=30'		
DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.		DRAWING NO.
		<b>1</b>
		SHT. 1 OF 1



**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**

**LEGEND**

- BUILDING SETBACK LINE (BSL)
- [Hatched Box] EXISTING CONCRETE (TO REMAIN)
- [Dotted Box] PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED PERIMTER WALL
- TRACT (OPEN SPACE) AREA
- LANDSCAPE EASEMENT



**Plant Materials Legend**

symbol	species	size	qt
<b>Trees</b>			
[Tree Symbol]	Tree	24" box	
<b>Plants</b>			
[Shrub Symbol]	Shrub	5 gal	
[Groundcover Symbol]	Groundcover	5 gal	
[Accent Symbol]	Accent	5 gal	

**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  
 PARCEL AREA: 2.99 AC  
 PROP. ROW AREA: 0.31 AC  
 NET AREA: 2.68 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).  
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

**BUILDER:**

ADAMS CRAIG ACQUISITIONS  
 7904 E. CHAPARRAL RD.  
 SUITE A110-113  
 SCOTTSDALE, ARIZONA 85206  
 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

**LANDSCAPE PLAN**

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