

Simulations
Photos
All Graphics (no plans)

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)
- ▭ EXISTING CONCRETE (TO REMAIN)
- ▭ 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
Trees			
	Tree	24" box	
Plants			
	Shrub	5 gal	
	Groundcover	5 gal	
	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.
		1
		SHT. 1 OF 1

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.

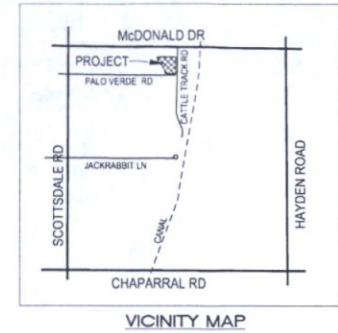
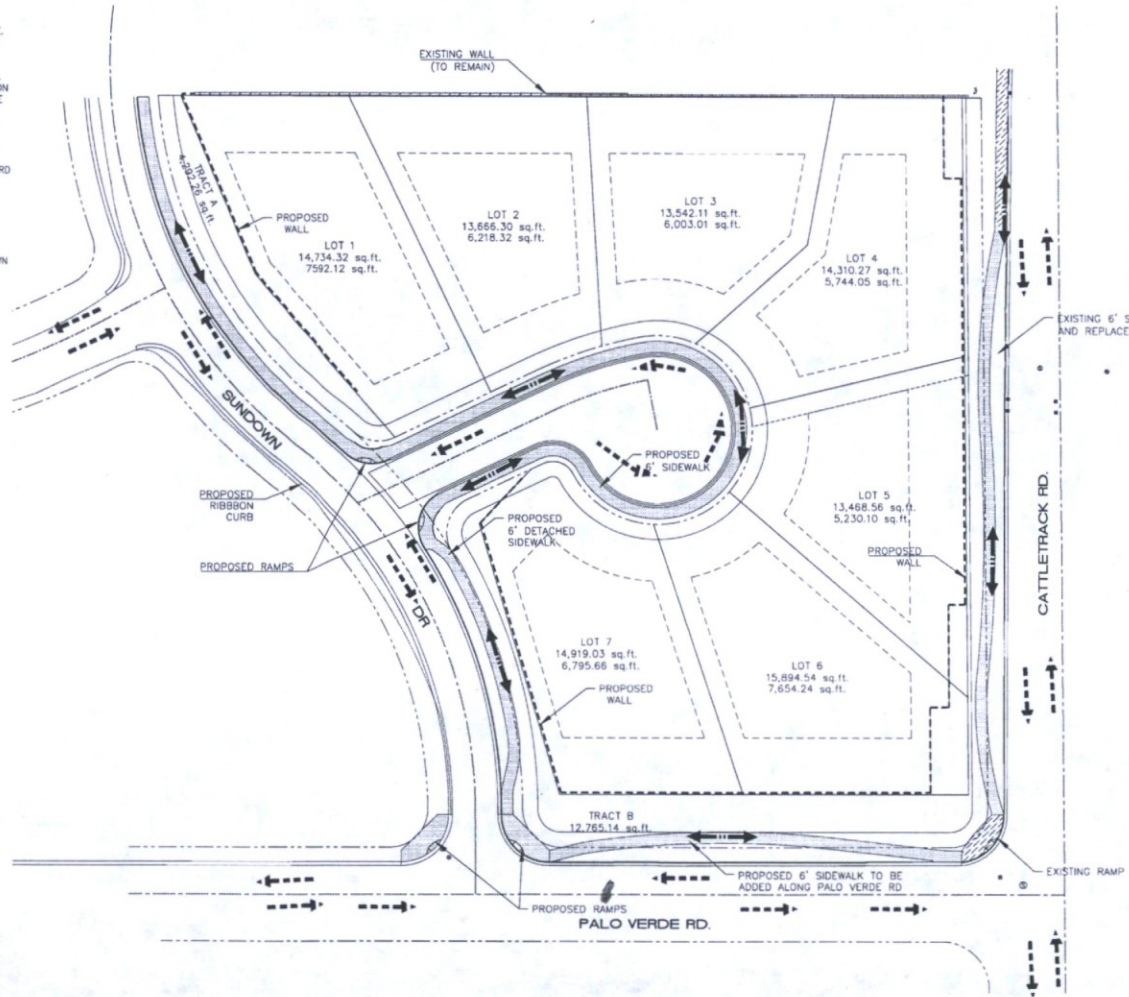
**ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018**

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 RD 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	6K CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1"=30'	
DESIGNED: BK	DRAWN: BK
REV.	APPROVED: CHB
	DRAWING NO.
	1
	SHT. 1 OF 1

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

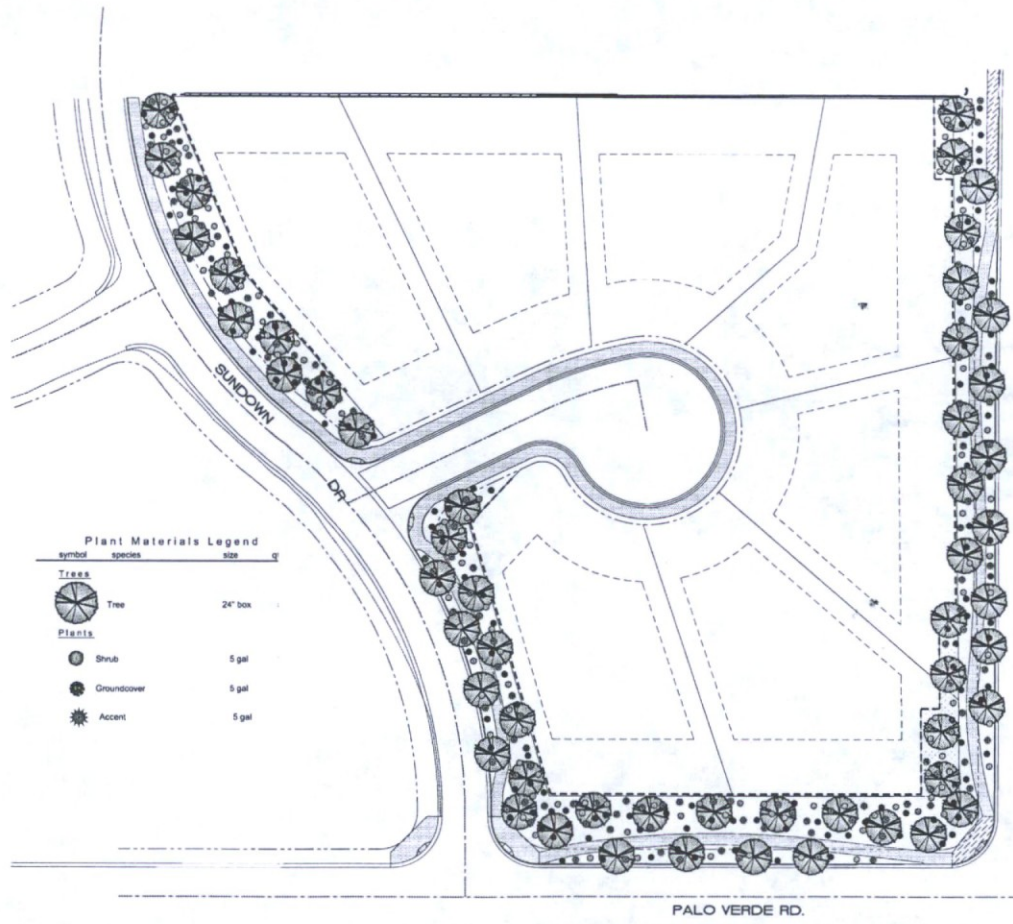
ADAMS CRAIG ACQUISITIONS
REPLANT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018

LEGEND

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

Plant Materials Legend

symbol	species	size	qt
Trees			
	Tree	24" box	
Plants			
	Shrub	5 gal	
	Groundcover	5 gal	
	Accent	5 gal	



CATTLETRACK RD.

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
 PROCP. 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	6K CONSULTING L.L.C.	
DATE: AUG 2017		
SCALE: 1" = 30'		
DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.		DRAWING NO.
		1
		SHT. 1 OF 1

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

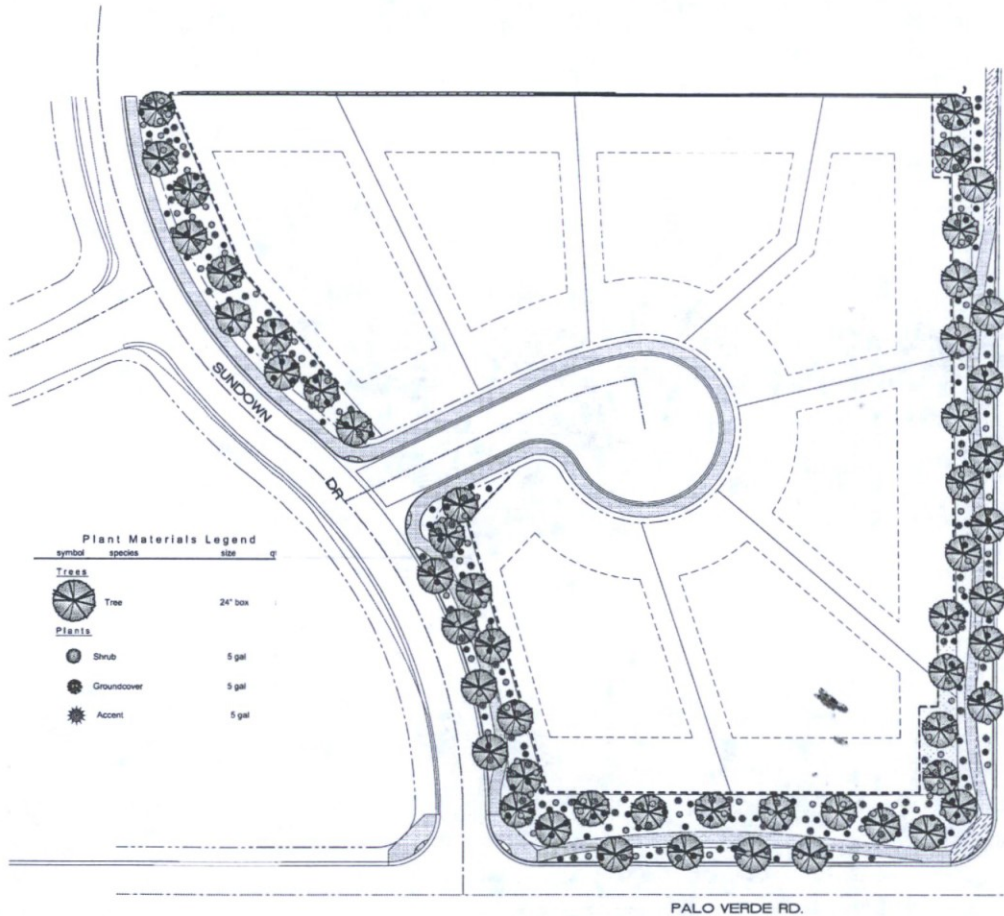
ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018

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

Plant Materials Legend

symbol	species	size	q'
Trees			
	Tree	24" box	
Plants			
	Shrub	5 gal	
	Groundcover	5 gal	
	Accent	5 gal	



PROJECT DATA

EXISTING ZONING: R1-4.3
 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	6K CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1" = 30'	
DESIGNED: EK	DRAWN: BK
REV.	APPROVED: CHB
	DRAWING NO.
	1
	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

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



Plant Materials Legend

symbol	species	size	qt
Trees			
	Tree	24" box	
Plants			
	Shrub	5 gal	
	Groundcover	5 gal	
	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	6K CONSULTING LLC.	
DATE: AUG 2017		
SCALE: 1"=30'		
DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.		DRAWING NO.
		1
		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)
 - ▭ EXISTING CONCRETE (TO REMAIN)
 - ▨ 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
Trees			
	Tree	24" box	
Plants			
	Shrub	5 gal	
	Groundcover	5 gal	
	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%

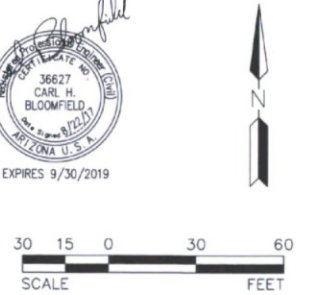
NOTE:
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

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. **1**

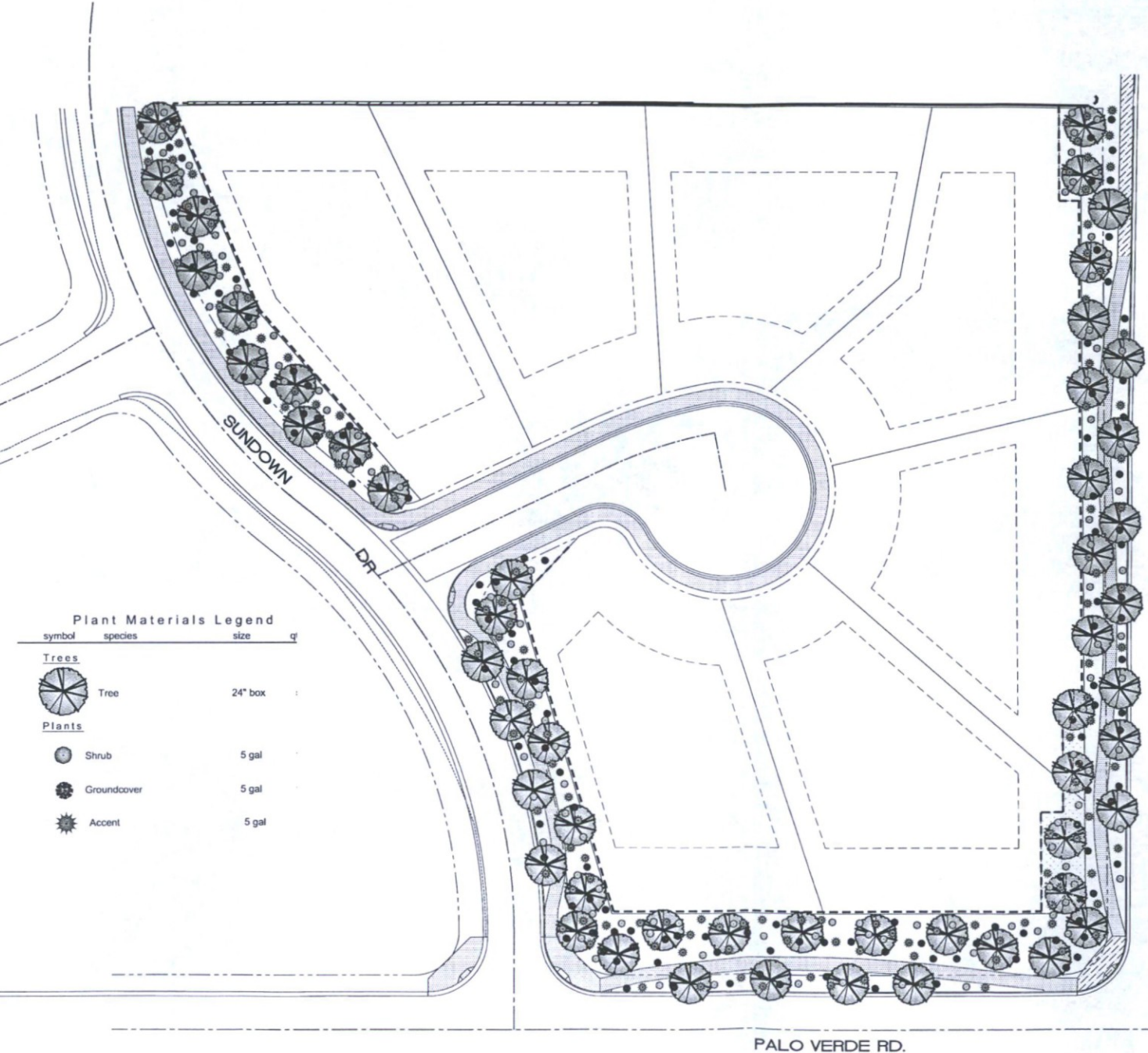
SHT. 1 OF 1

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

- 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



Plant Materials Legend

symbol	species	size	qt
Trees			
	Tree	24" box	
Plants			
	Shrub	5 gal	
	Groundcover	5 gal	
	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%

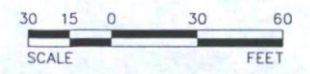
NOTE:
 --GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 --PARCEL AREA IS THE TOTAL OF LOTS 3-5.

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	6K CONSULTING LLC.
DATE: AUG 2017	
SCALE: 1"=30'	
DESIGNED: 6K	DRAWN: 6K
REV.	APPROVED: CHB
	DRAWING NO.
	1
	SHT. 1 OF 1

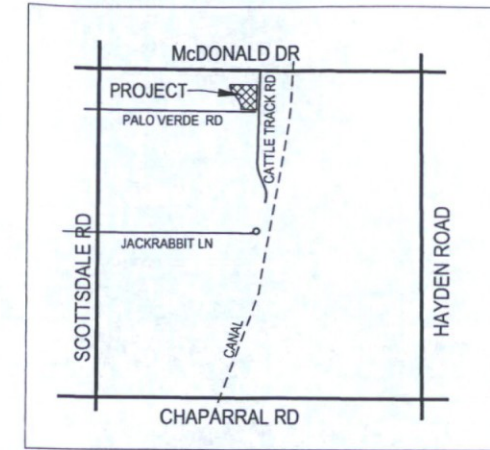
10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

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 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

OPEN SPACE PLAN

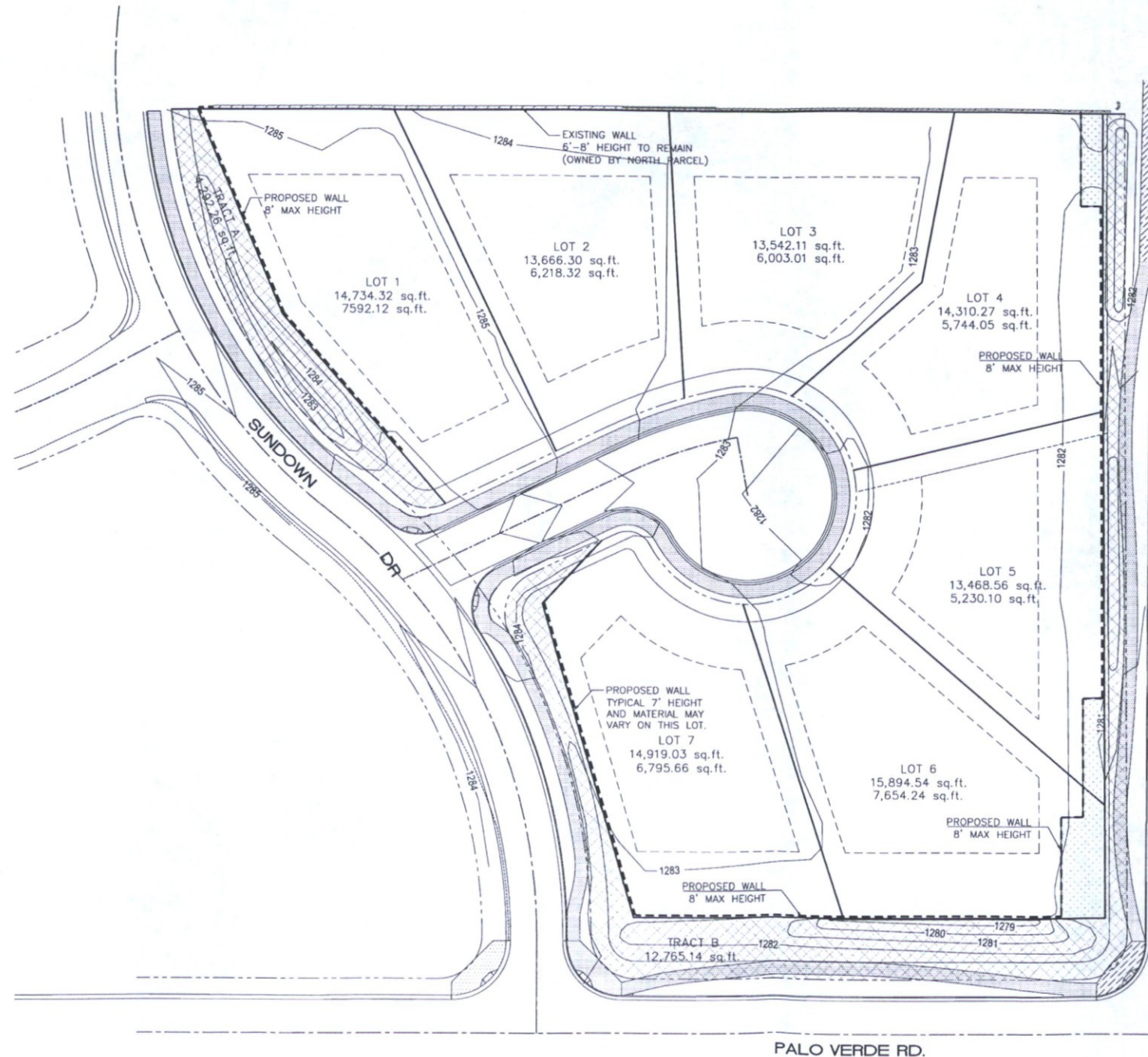
PROJ. No.: 3639	6K CONSULTING LLC.
DATE: AUG 2017	
SCALE: 1" = 30'	DESIGNED: 6K
REV.	DRAWN: 6K
	APPROVED: CHB
	DRAWING NO.
	1
	SHT. 1 OF 1

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

LEGEND

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



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:

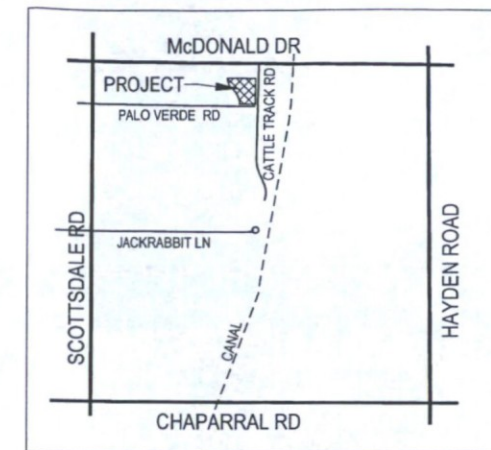
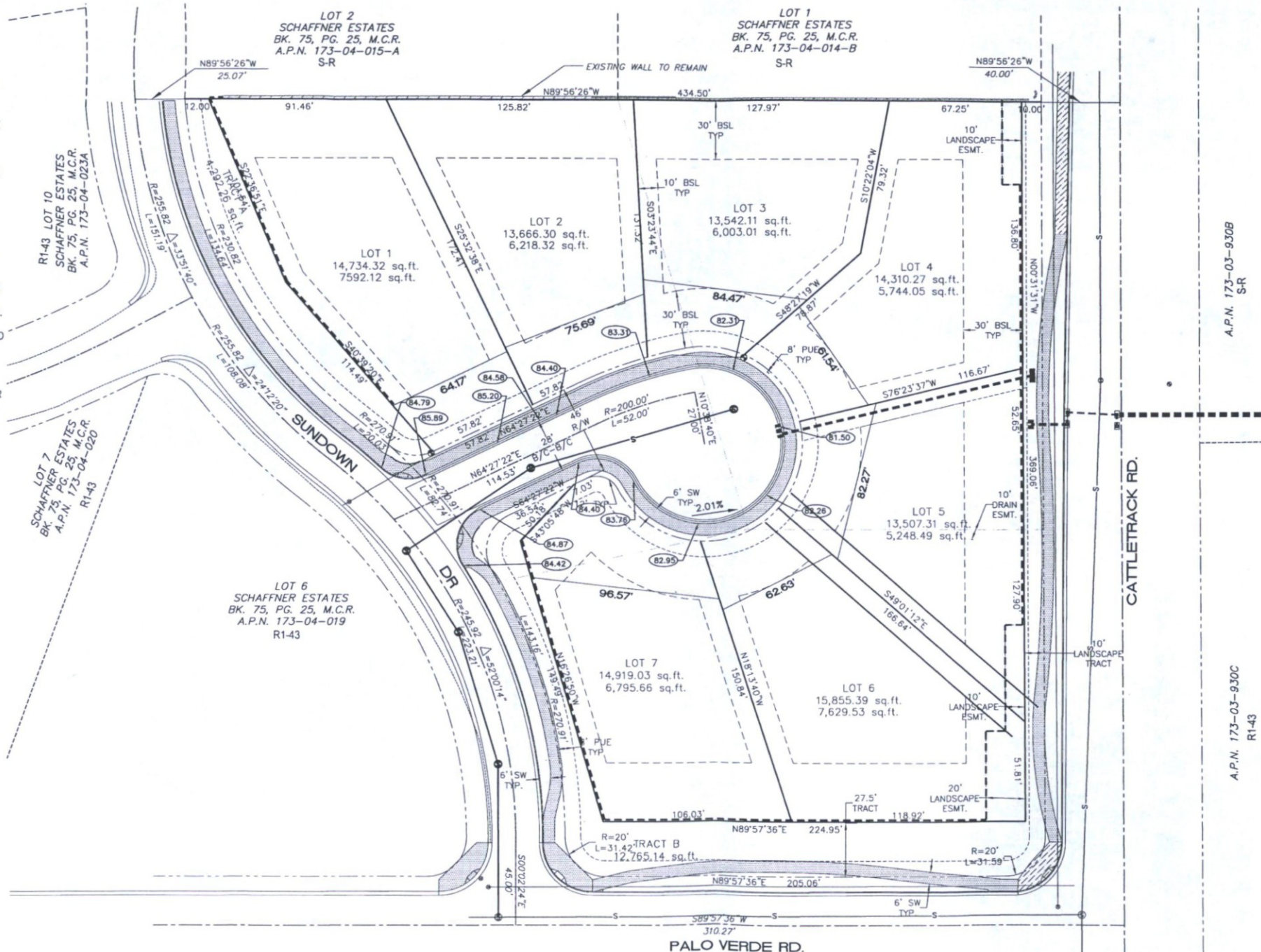
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS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

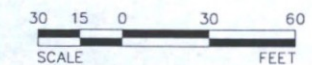
NOTE:
 - GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 - EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

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
REV.	APPROVED: CHB
	DRAWING NO.
	1
	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:

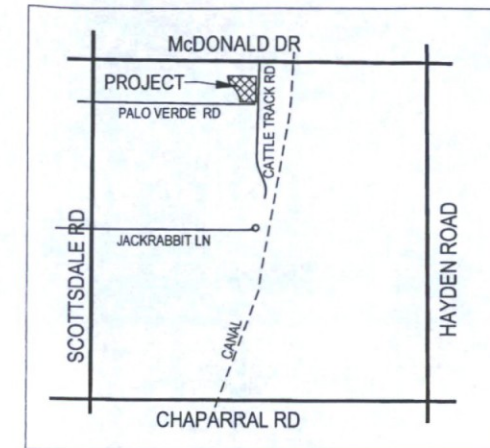
THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF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

LEGAL DESCRIPTION:

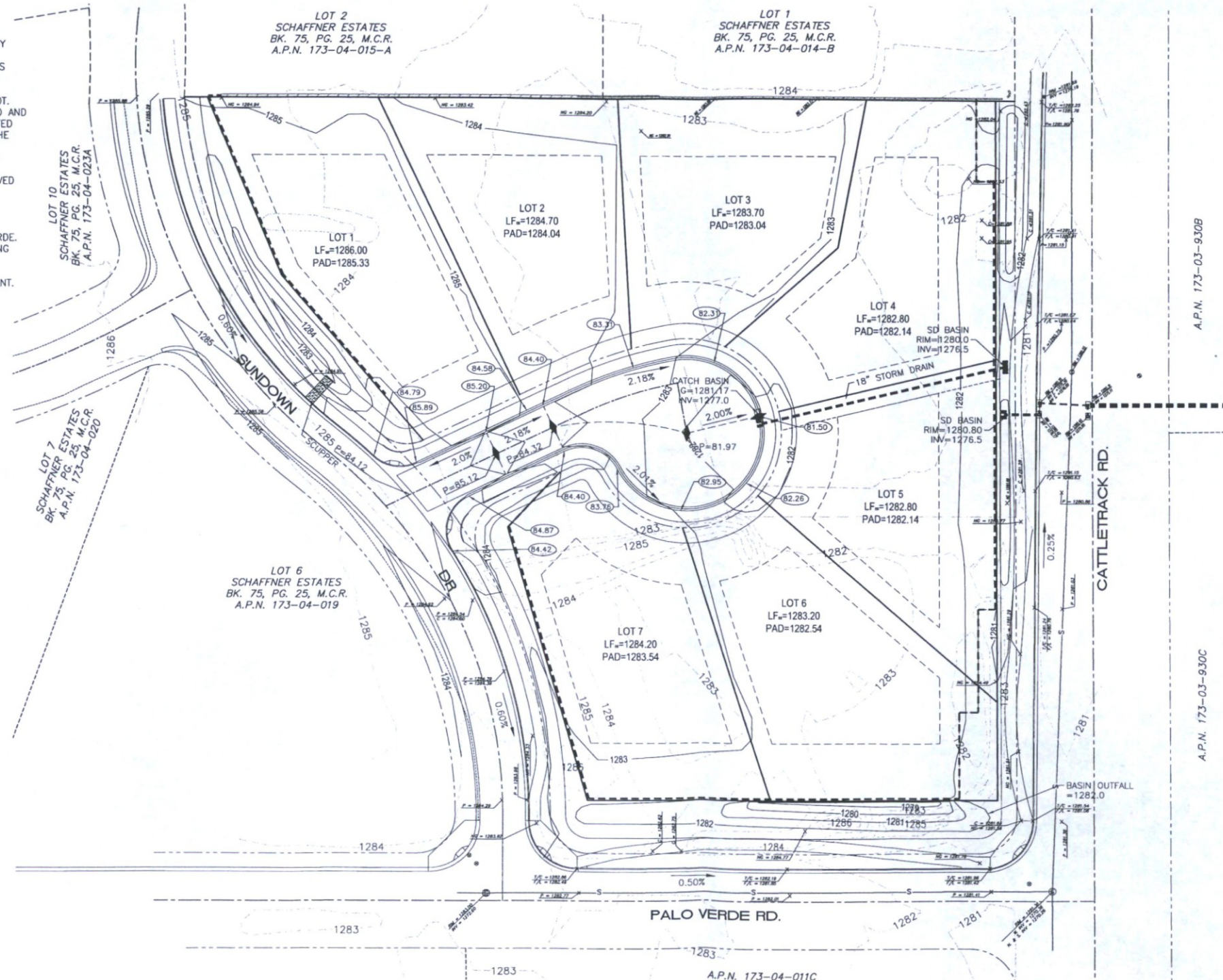
THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.



VICINITY MAP

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

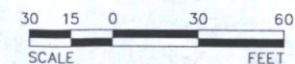


BUILDER:

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	
GRADING AND DRAINAGE PLAN	
PROJ. No.: 3639	6K CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1" = 30'	DESIGNED: 6K
REV.	DRAWN: 6K
	APPROVED: CHB
	DRAWING NO. 1
	SHT. 1 OF 1

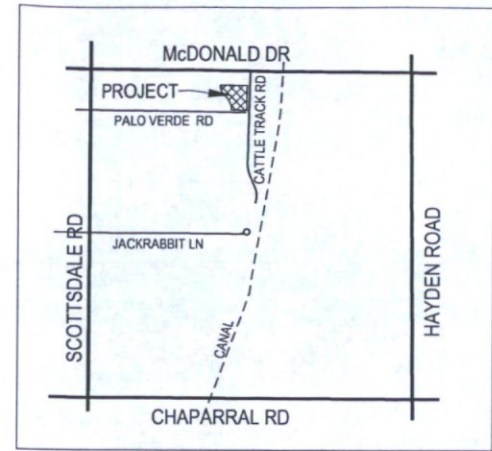
10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

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**



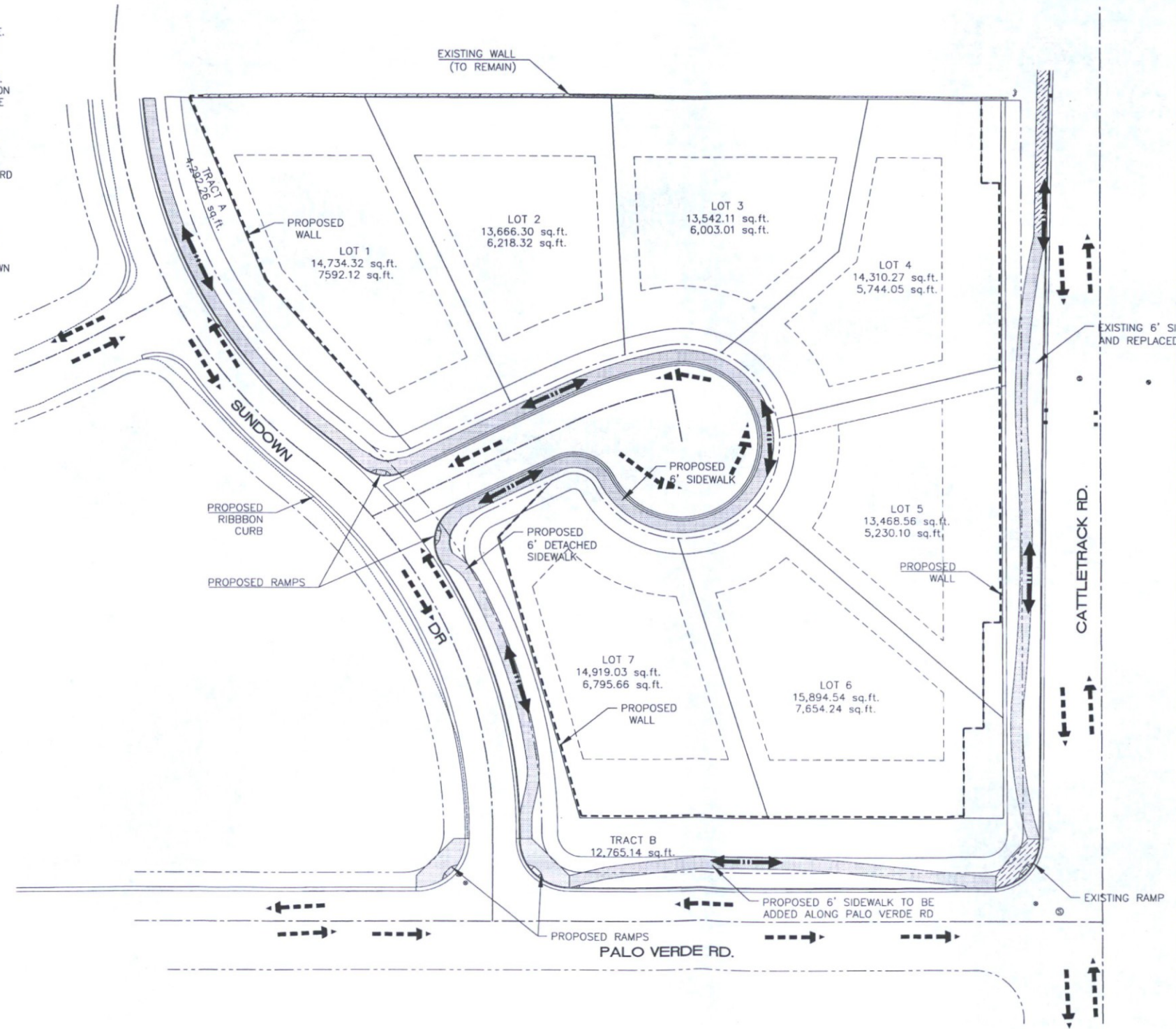
VICINITY MAP

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 RD 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

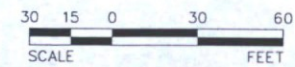


BUILDER:

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

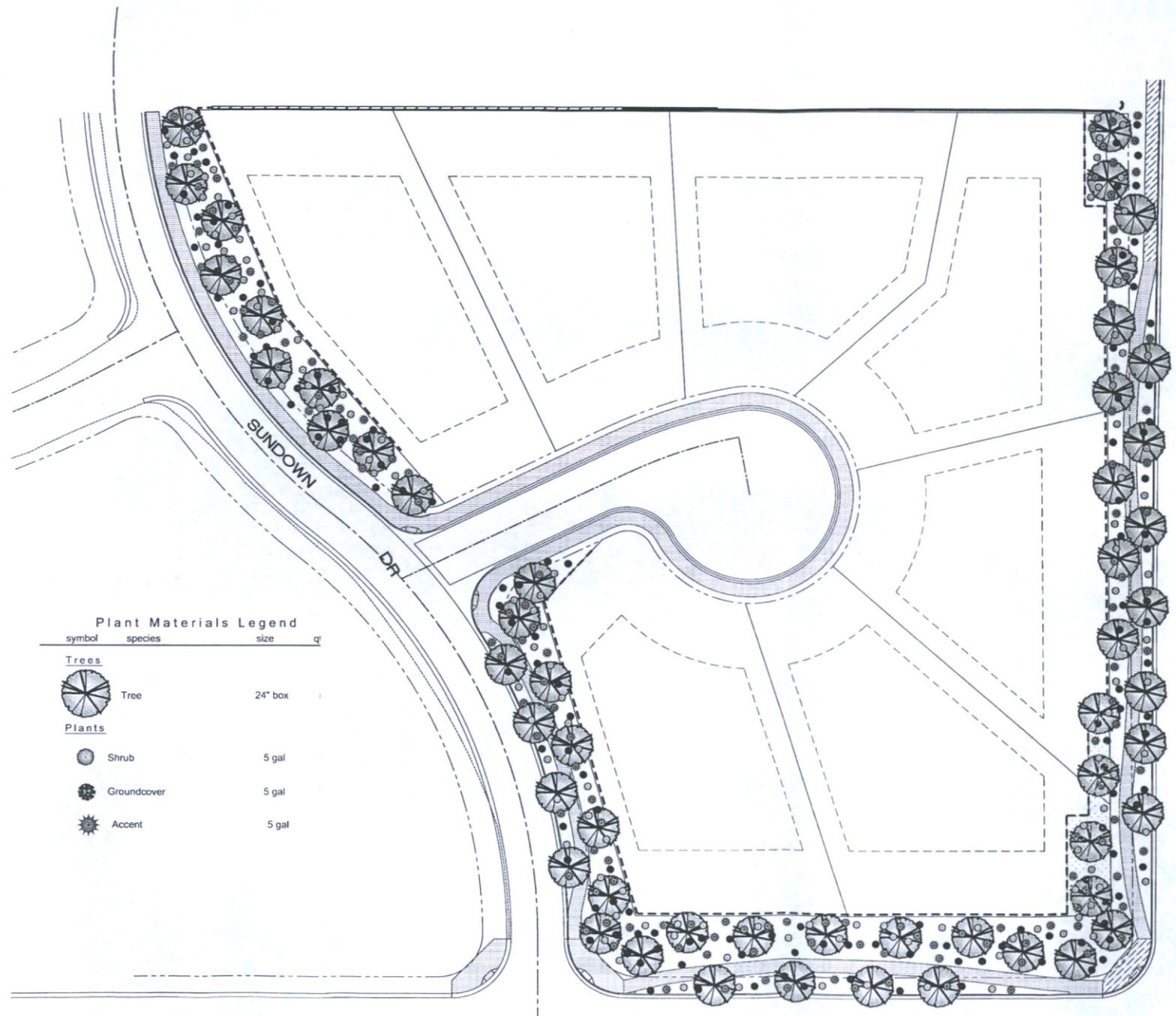
PROJ. No.: 3639	6K CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1"=30'	
DESIGNED: 6K	DRAWN: 6K
REV.	APPROVED: CHB
	DRAWING NO.
	1
	SHT. 1 OF 1

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

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



Plant Materials Legend

symbol	species	size	q'
Trees			
[Tree Symbol]	Tree	24" box	
Plants			
[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 CP: RURAL
 PROPOSED CP: 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%

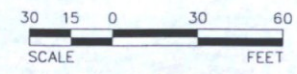
NOTE:
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

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



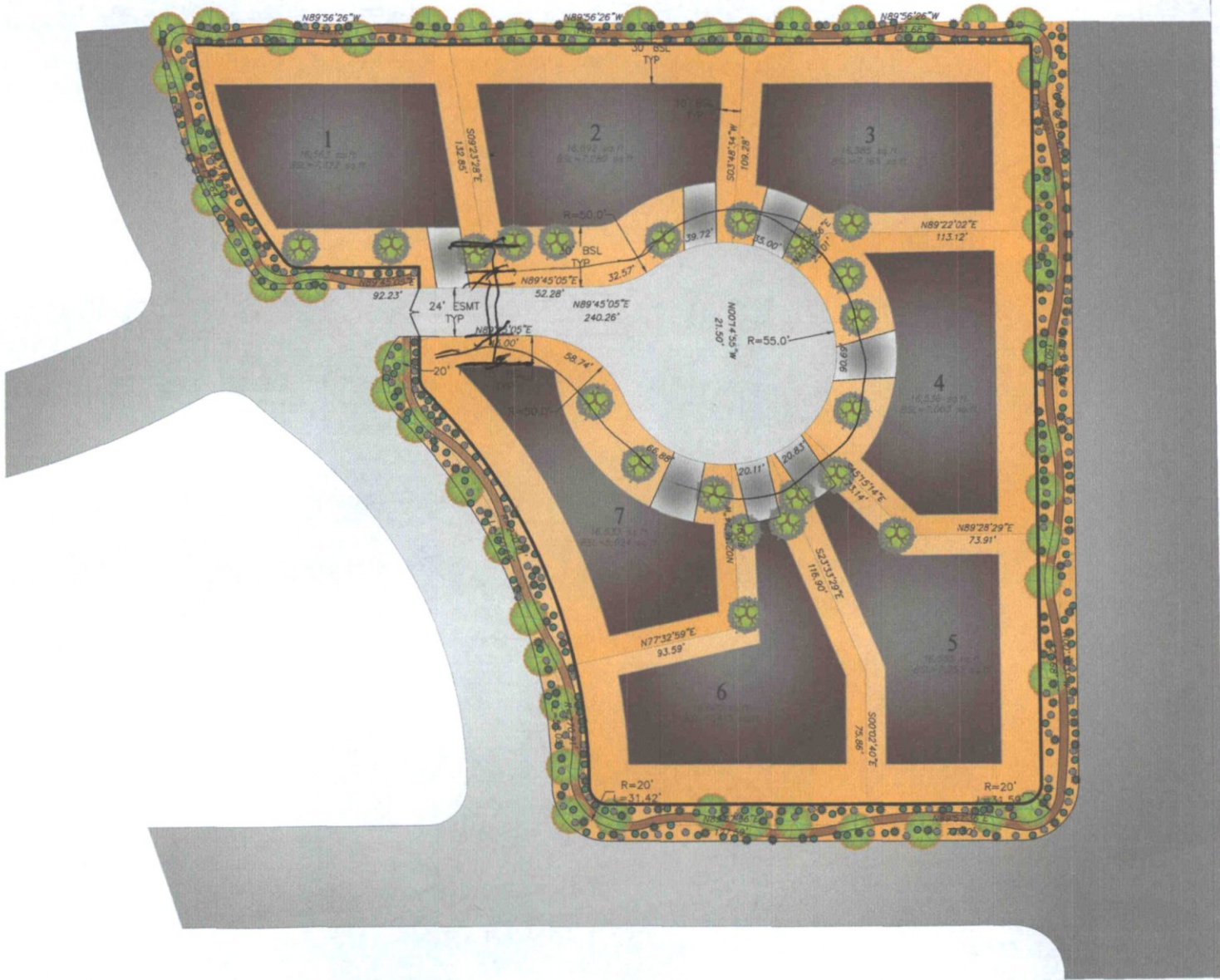
SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

LANDSCAPE PLAN

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

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017



1-GP-2017
4/20/17

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 SUBDIVISION AS SHOWN ON THESE 3 ACRES.

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHWEST. THE LOTS WILL BE REQUIRED TO UTILIZE ON LOT RETENTION TO MEET THE DRAINAGE REQUIREMENTS OF THE CITY OF SCOTTSDALE.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE FACILITIES 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 DEVELOPMENT WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE LOT LAYOUT AS SHOWN WAS COMPLETED USING THE LEGAL DESCRIPTION AND DOCUMENTS LOCATED IN THE TITLE REPORT FOR THE PROJECT.
5. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.

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

LEGAL DESCRIPTION:

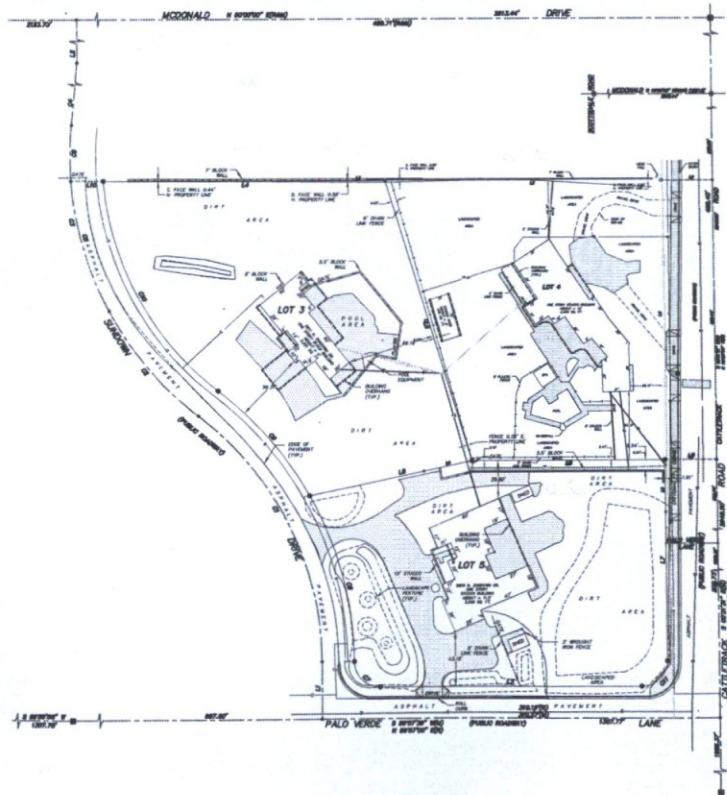
THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
LOTS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

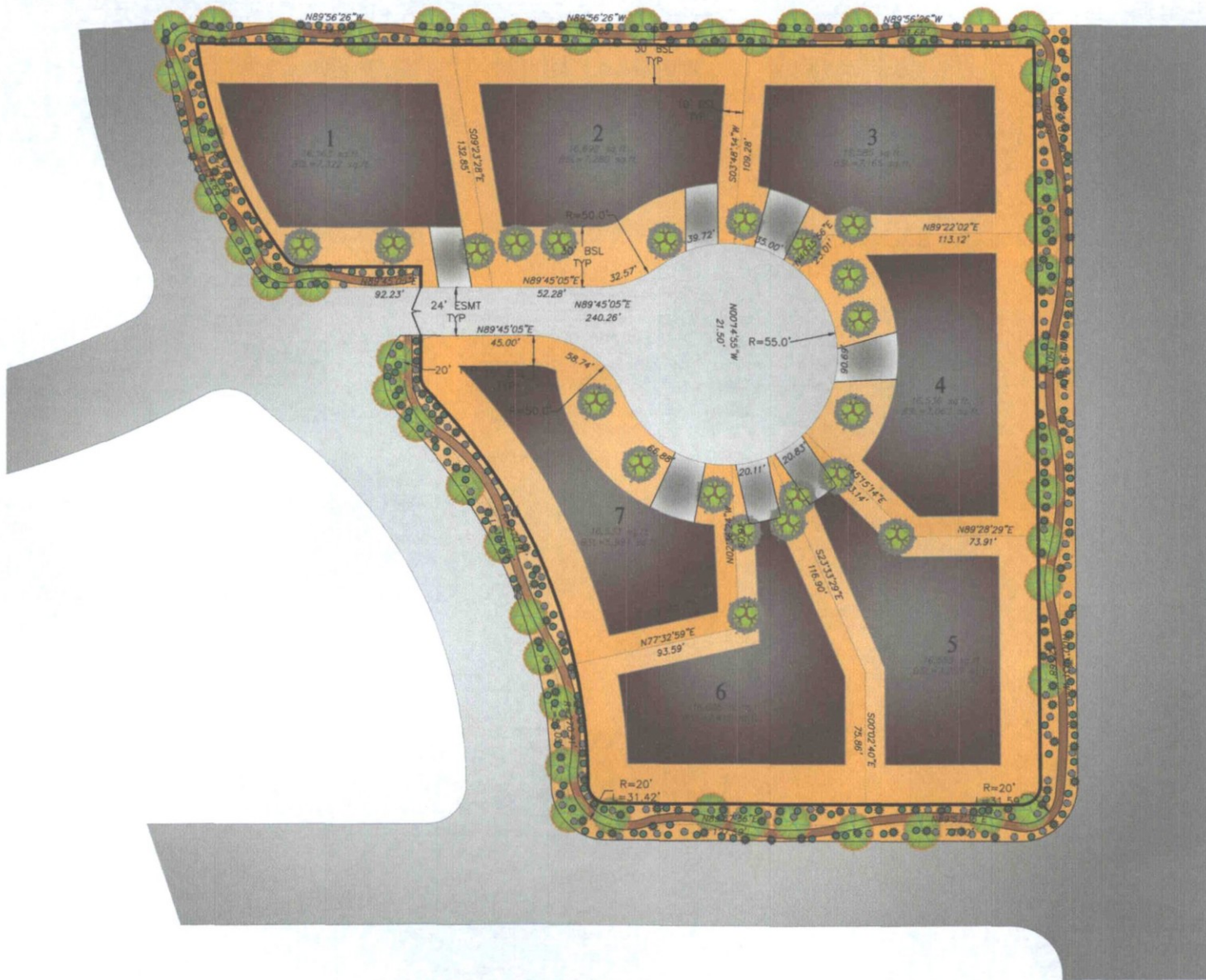
DESCRIPTION:
LAND USE:
GENERAL PL:
ZONING:
DENSITY:

GROSS AREA:
NET AREA:

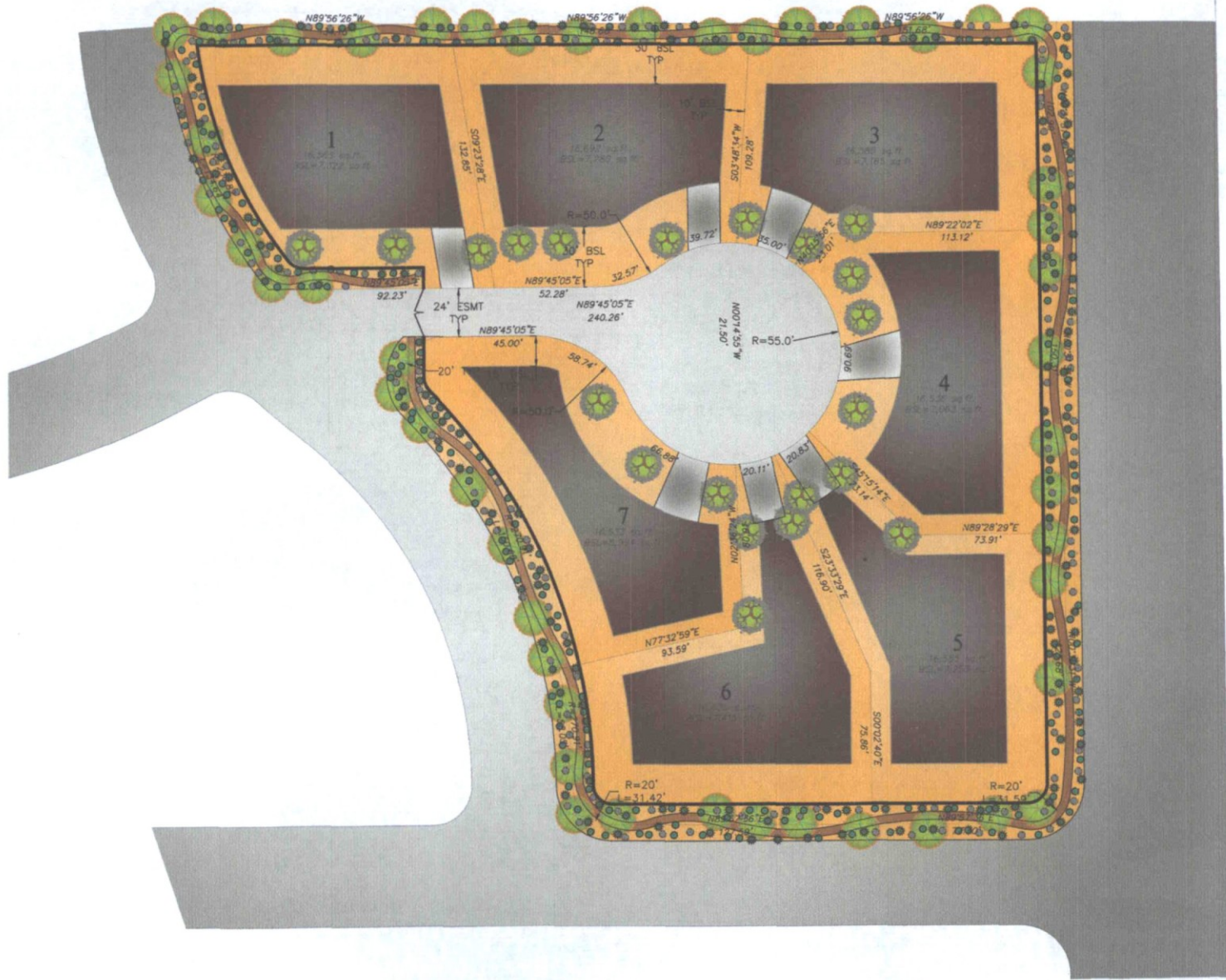
DESCRIPTION:
MIN LOT A:
MIN LOT W:
MIN FRONT:
MIN SIDE S:
MIN REAR:

*EXCEPT L

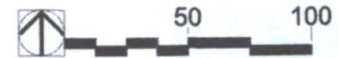
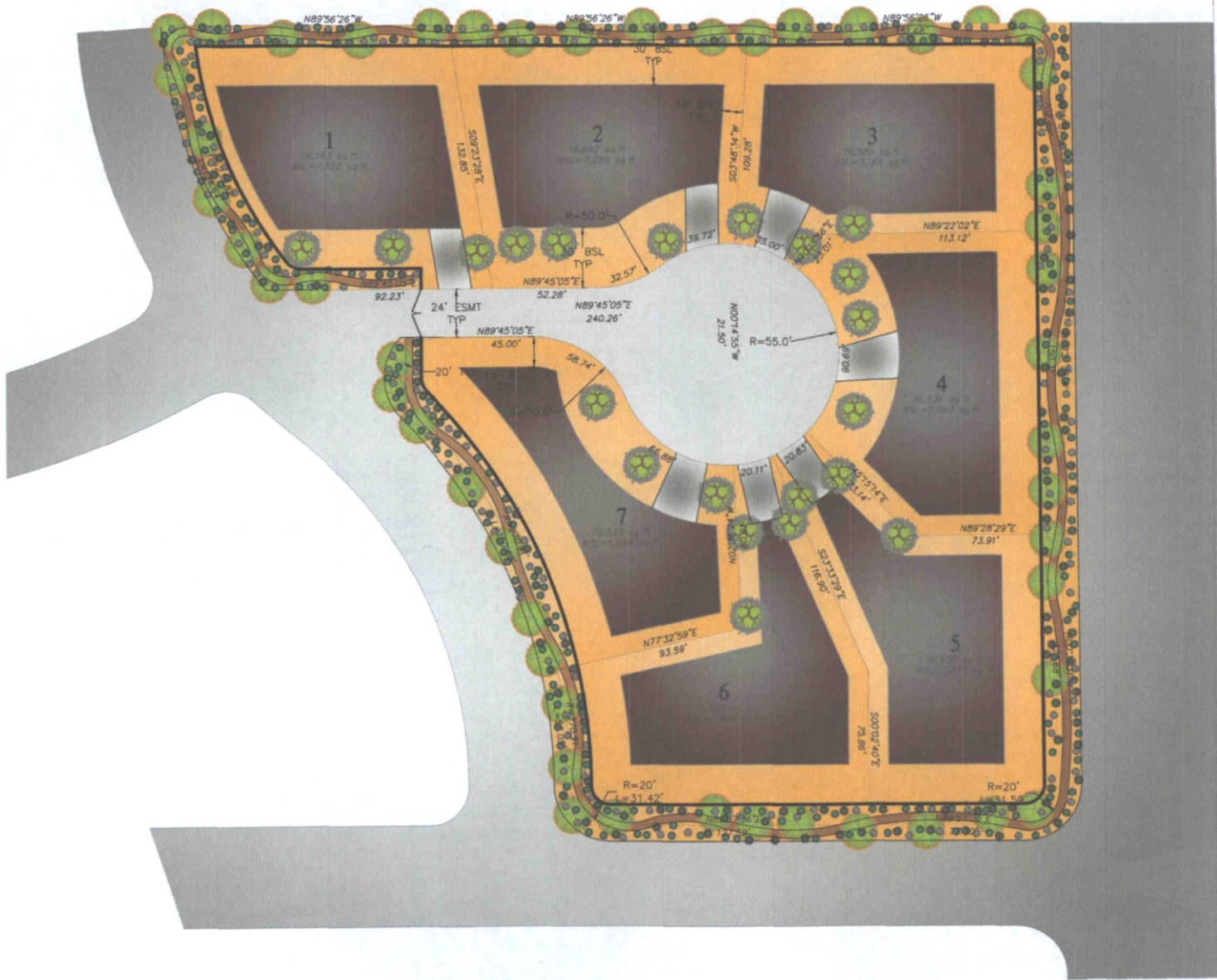




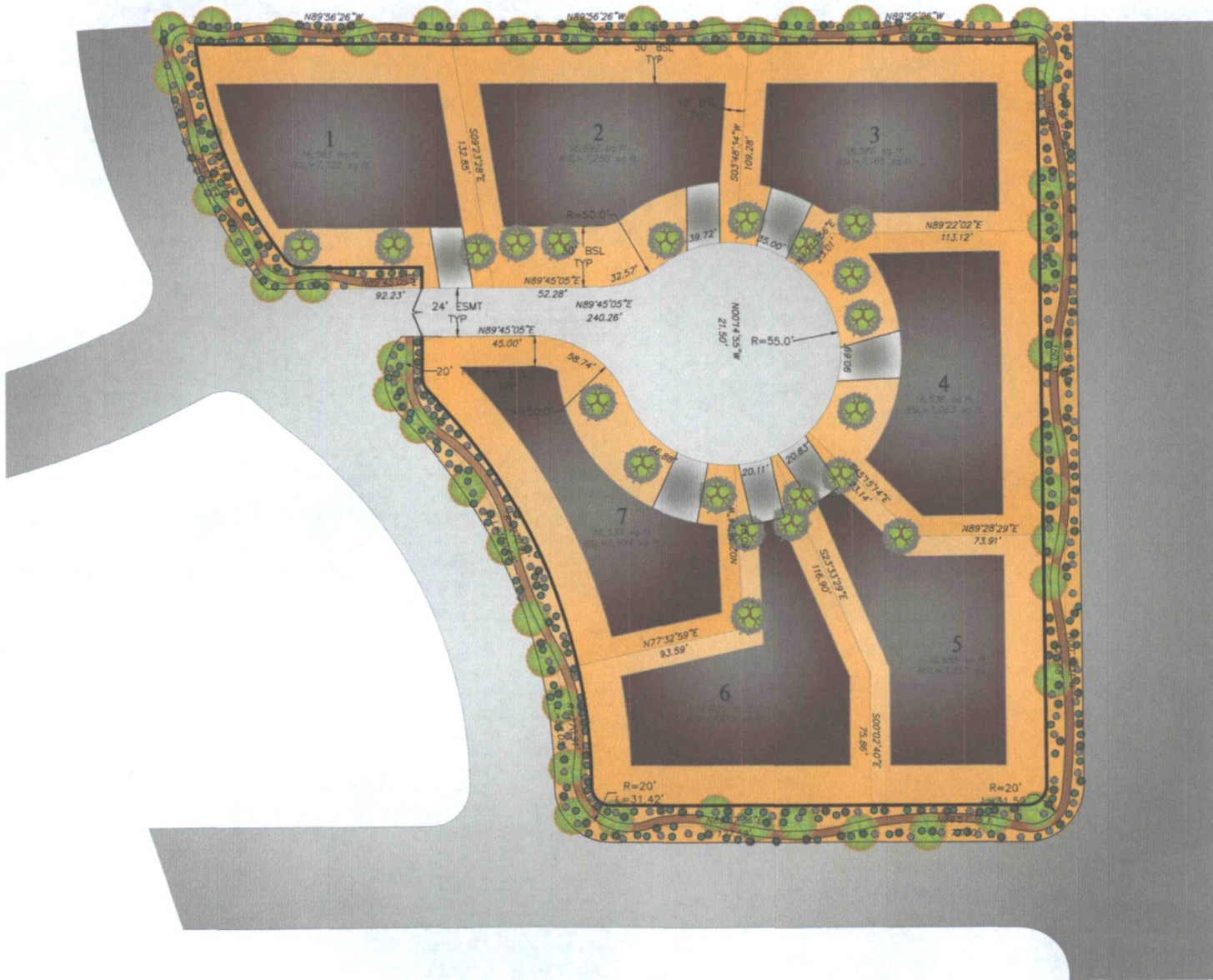
1-GP-2017
4/20/17



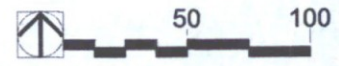
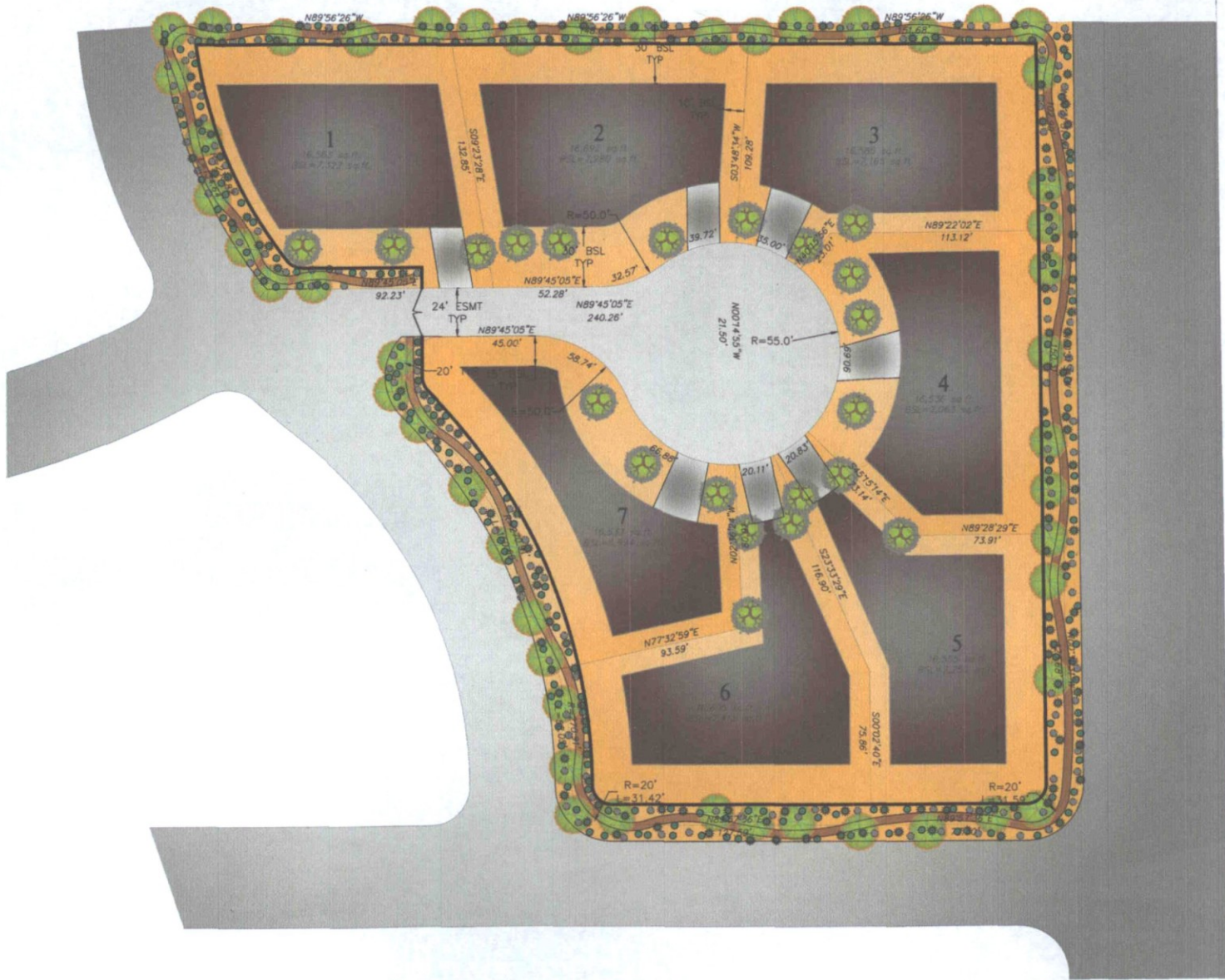
1-GP-2017
4/20/17



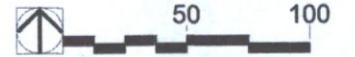
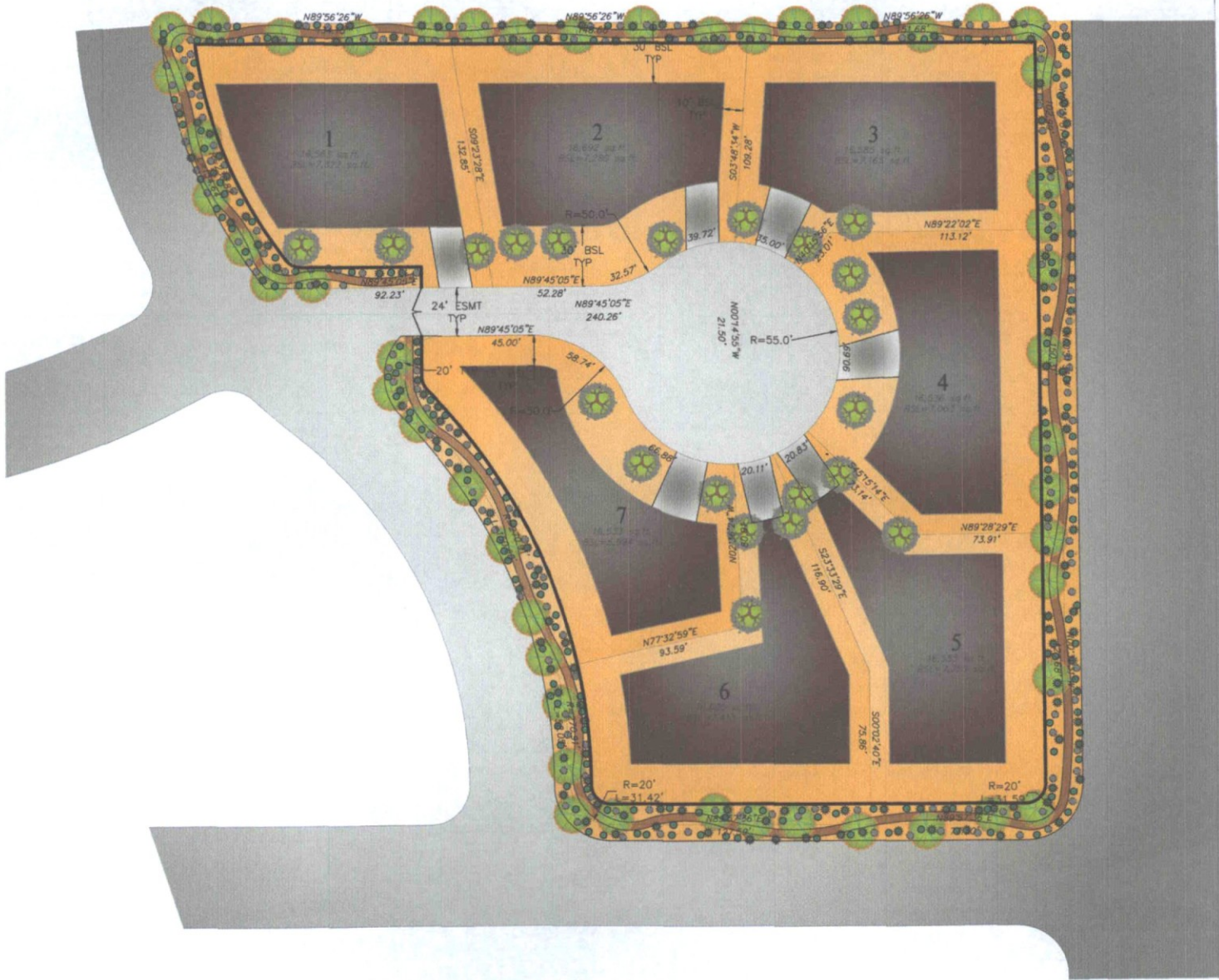
1-GP-2017
4/20/17



1-GP-2017
4/20/17



1-GP-2017
4/20/17

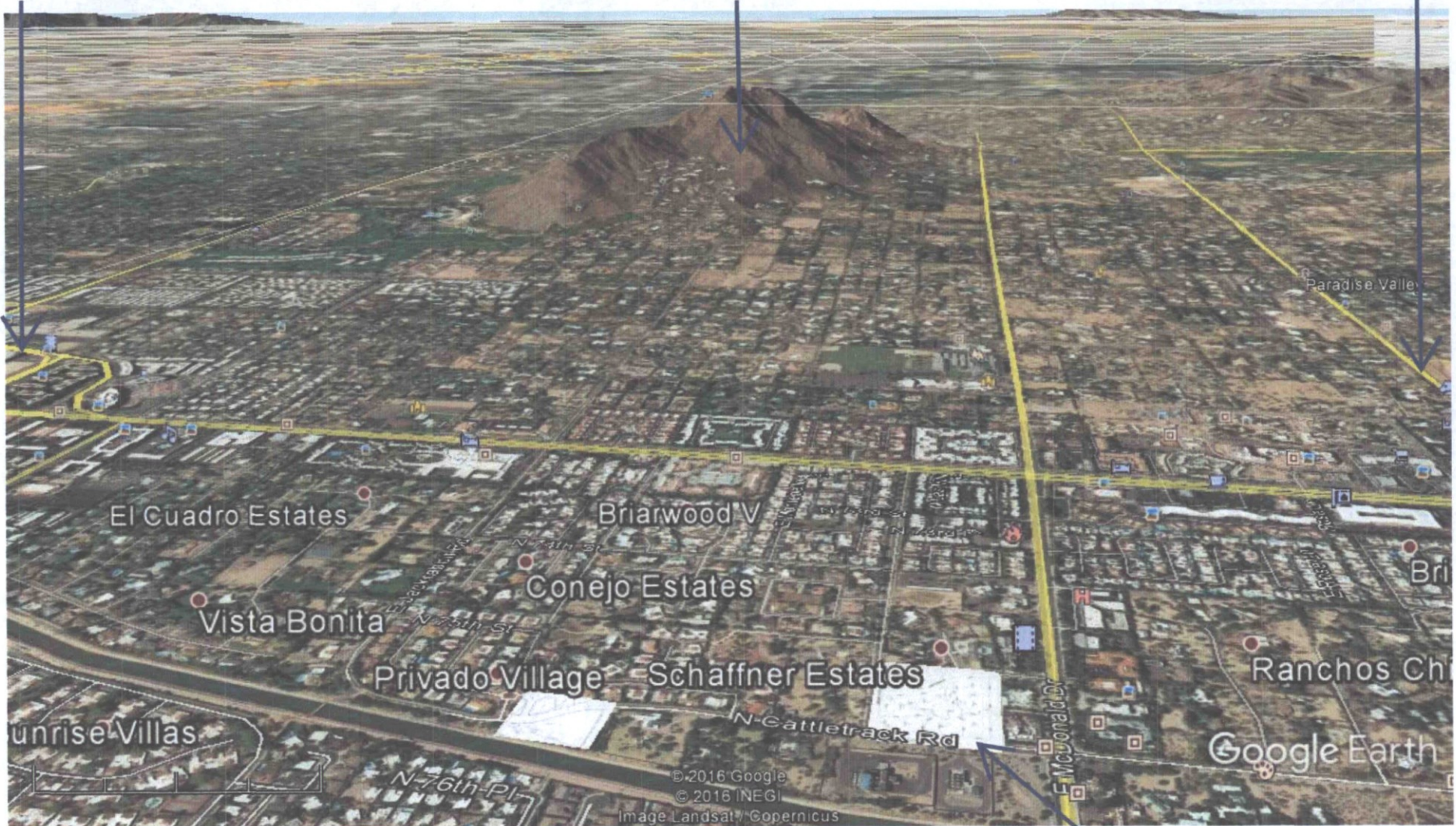


1-GP-2017
4/20/17

Scottsdale Fashion Square Mall

Camelback Mountain

New Ritz Hotel



Google Earth

feet
meters

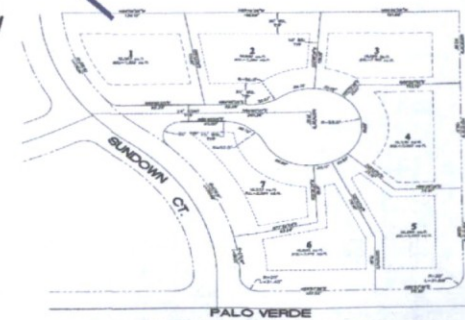
2000

800

SIENA ESTATES

Great property forming 7 new Family Residential ("SFR") Lots Walking Distance from the Mall, Hiking, Dining & Luxury Accommodations!

1-GP-2017
4/20/17



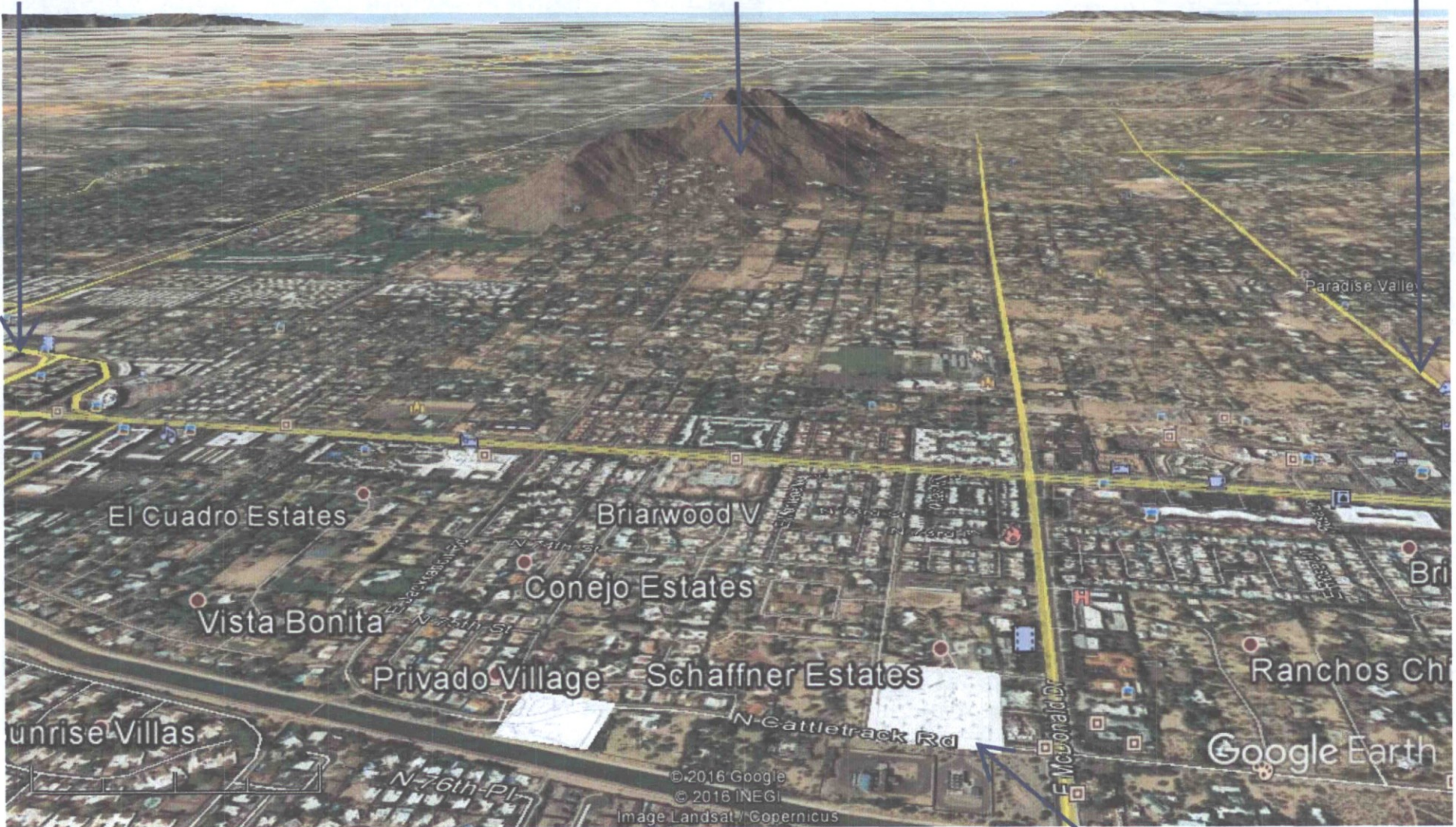
CATTLETRACK RD.

PALO VERDE

Scottsdale Fashion Square Mall

Camelback Mountain

New Ritz Hotel



Google Earth

feet
meters



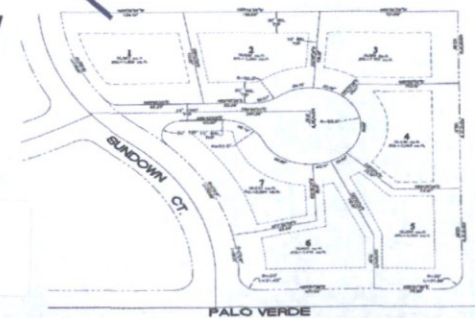
800



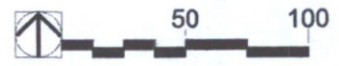
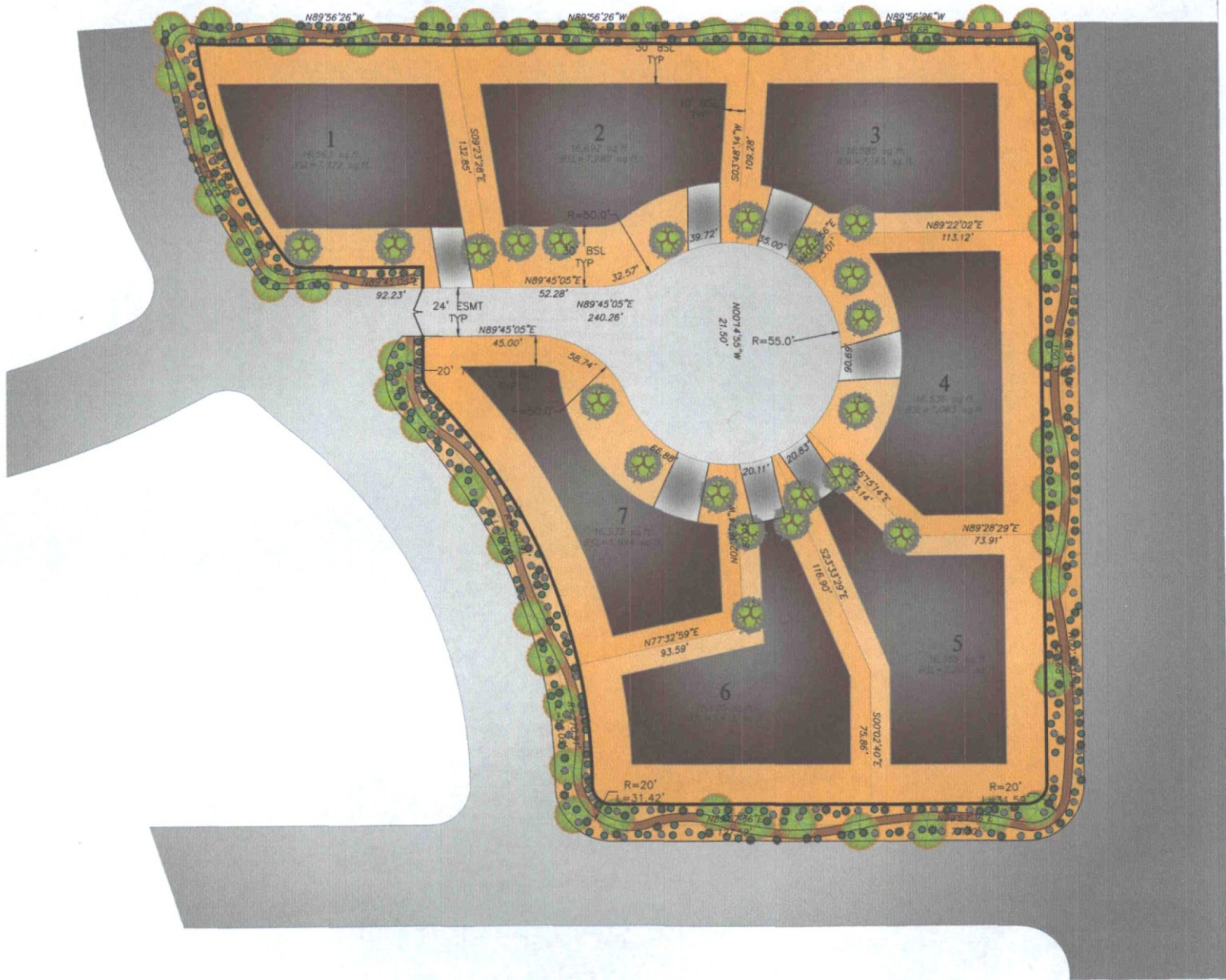
SIENA ESTATES

Great property forming 7 new Family Residential ("SFR") Lots Walking Distance from the Mall, Hiking, Dining & Luxury Accommodations!

1-GP-2017
4/20/17



CATTLETRACK RD.



1-GP-2017
4/20/17

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

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 SUBDIVISION AS SHOWN ON THESE 3 ACRES.

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHWEST. THE LOTS WILL BE REQUIRED TO UTILIZE ON LOT RETENTION TO MEET THE DRAINAGE REQUIREMENTS OF THE CITY OF SCOTTSDALE.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE FACILITIES 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 DEVELOPMENT WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE LOT LAYOUT AS SHOWN WAS COMPLETED USING THE LEGAL DESCRIPTION AND DOCUMENTS LOCATED IN THE TITLE REPORT FOR THE PROJECT.
5. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE G1A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 LOTS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

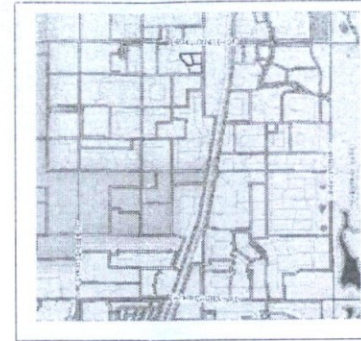
PROJECT DATA

DESCRIPTION:	EXISTING:	PROPOSED:
LAND USE:	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN:	RURAL	SUBURBAN
ZONING:	R1-43	R1-18 W/ EXCEPTIONS
DENSITY:	1 DU/ACRE	2.33 DU/AC
GROSS AREA:	3.0 ACRE	
NET AREA:	3.0 ACRE	

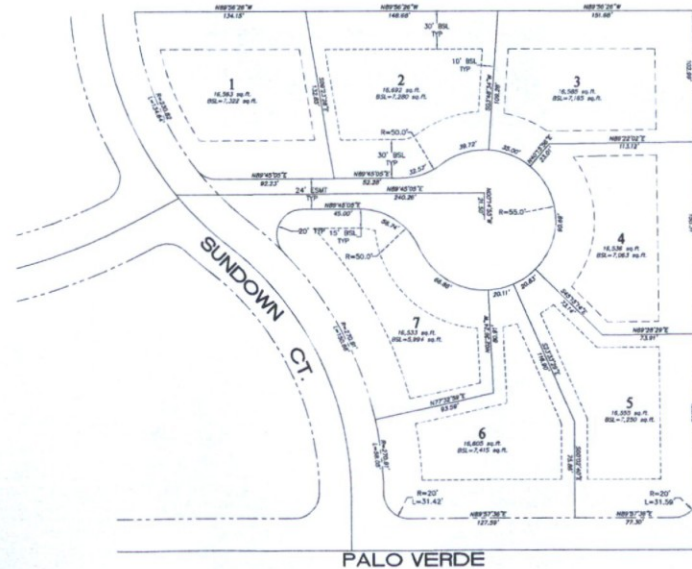
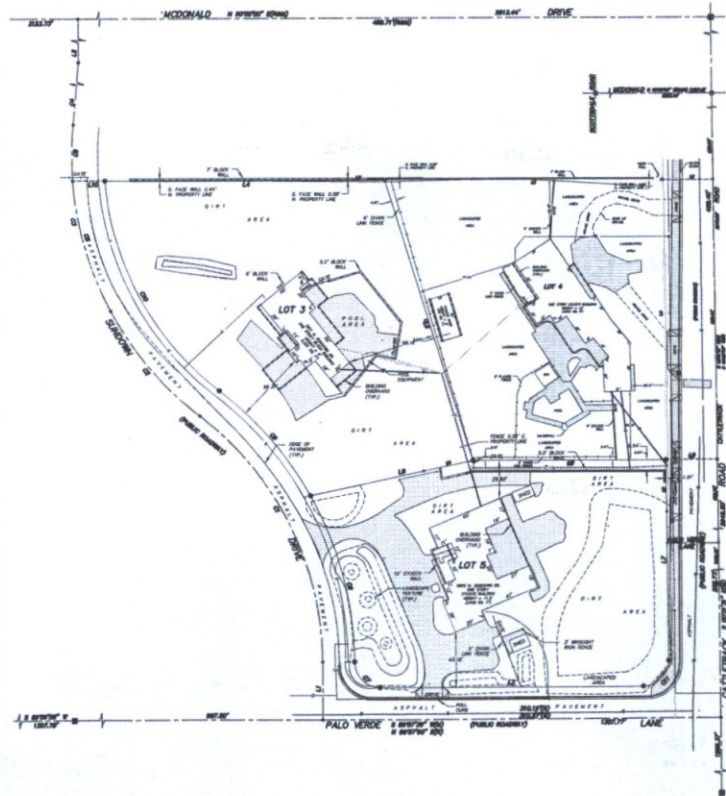
ZONING DATA

DESCRIPTION:	R1-18	R1-18 W/ VARIANCE
MIN LOT AREA (SF):	18,000	16,300
MIN LOT WIDTH (FT):	120	100*
MIN FRONT SETBACK (FT):	35	30
MIN SIDE SETBACK (FT):	10	10
MIN REAR SETBACK(FT):	30	30

*EXCEPT LOTS 5&6 THAT ARE FLAG LOTS



VICINITY MAP



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



SCALE 1"=50'
 50 25 0 50 100
 FEET

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

7 LOT LAYOUT B

PROJ. No: 3639	6K CONSULTING L.L.C.
DATE: JAN 2017	
SCALE: 1"=50'	
DESIGNED: 6K	APPROVED: CHB
REV.	DRAWING NO.
	1
	SHT. 1 OF 1

1-GP-2017
 4/20/17

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 SUBDIVISION AS SHOWN ON THESE 3 ACRES

DRAINAGE NARRATIVE

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHWEST. THE LOTS WILL BE REQUIRED TO UTILIZE ON LOT RETENTION TO MEET THE DRAINAGE REQUIREMENTS OF THE CITY OF SCOTTSDALE.

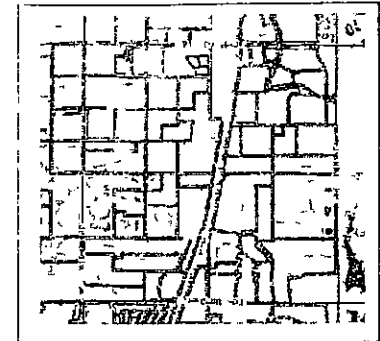
ENGINEER'S NOTES

1. THE POWER GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE FACILITIES 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 DEVELOPMENT WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE LOT LAYOUT AS SHOWN WAS COMPLETED USING THE LEGAL DESCRIPTION AND DOCUMENTS LOCATED IN THE TITLE REPORT FOR THE PROJECT.
5. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.

**ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN 8 173-04-016, 173-04-017, 173-04-018**

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:
LOTS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75 PAGE 25



VICINITY MAP

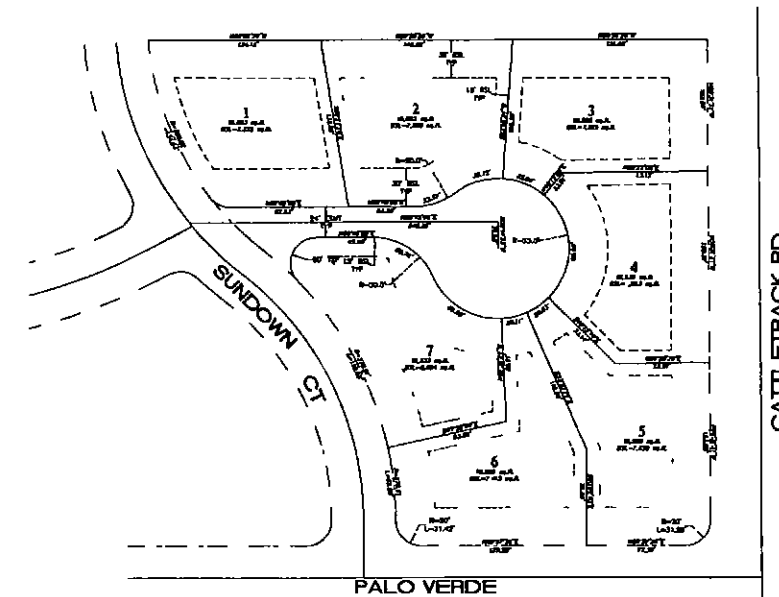
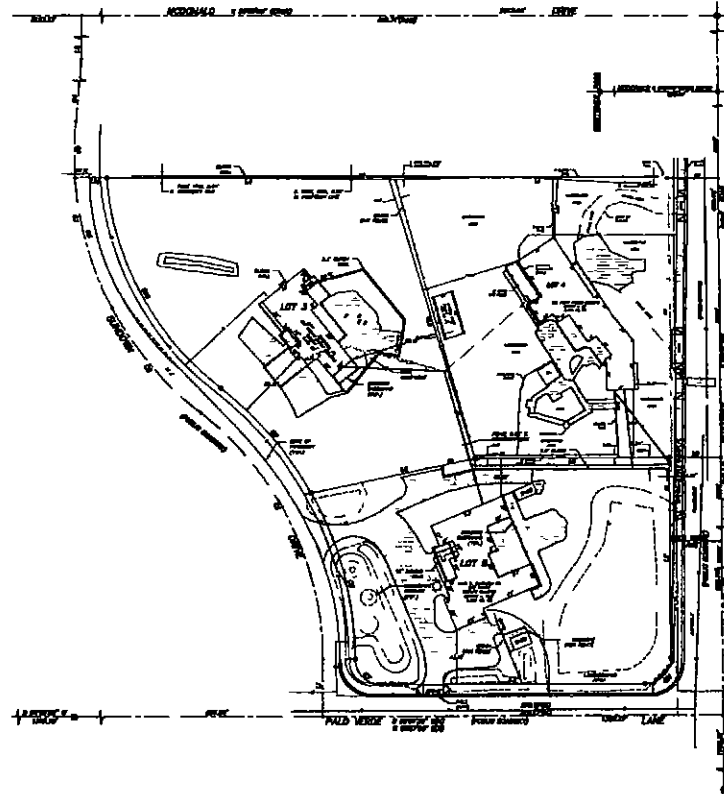
PROJECT DATA

DESCRIPTION LAND USE GENERAL PLAN ZONING DENSITY	EXISTING RESIDENTIAL RURAL R1-43 1 DU/ACRE	PROPOSED RESIDENTIAL SUBURBAN R1-18 W/ EXCEPTIONS 2.33 DU/AC
GROSS AREA	3.0 ACRE	
NET AREA	3.0 ACRE	

ZONING DATA

DESCRIPTION	R1-18	R1-18 W/ VARIANCE
MIN LOT AREA (SF)	18,000	16,300
MIN LOT WIDTH (FT)	120	100*
MIN FRONT SETBACK (FT)	35	30
MIN SIDE SETBACK (FT)	10	10
MIN REAR SETBACK (FT)	30	30

*EXCEPT LOTS 5&6 THAT ARE FLAG LOTS



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

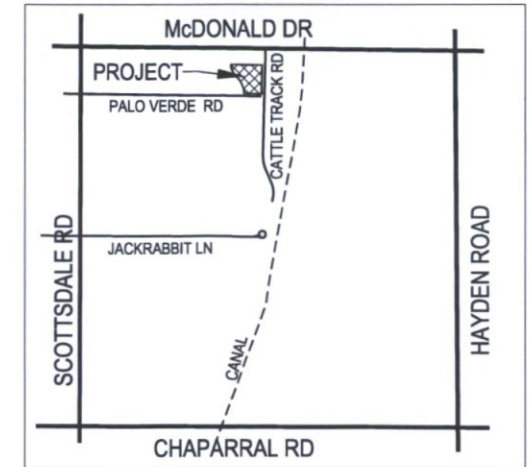


50 25 0 50 100
SCALE FEET

SIENA ESTATES		
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE AZ 85250		
7 LOT LAYOUT B		
PROJ No 3639	6K CONSULTING L.L.C.	DESIGNED 6K
DATE JAN 2017		DRAWN 6K
SCALE 1" = 50'		APPROVED CHB
REV		DRAWING NO 1
		SHT 1 OF 1

**1-GP-2017
4/20/17**

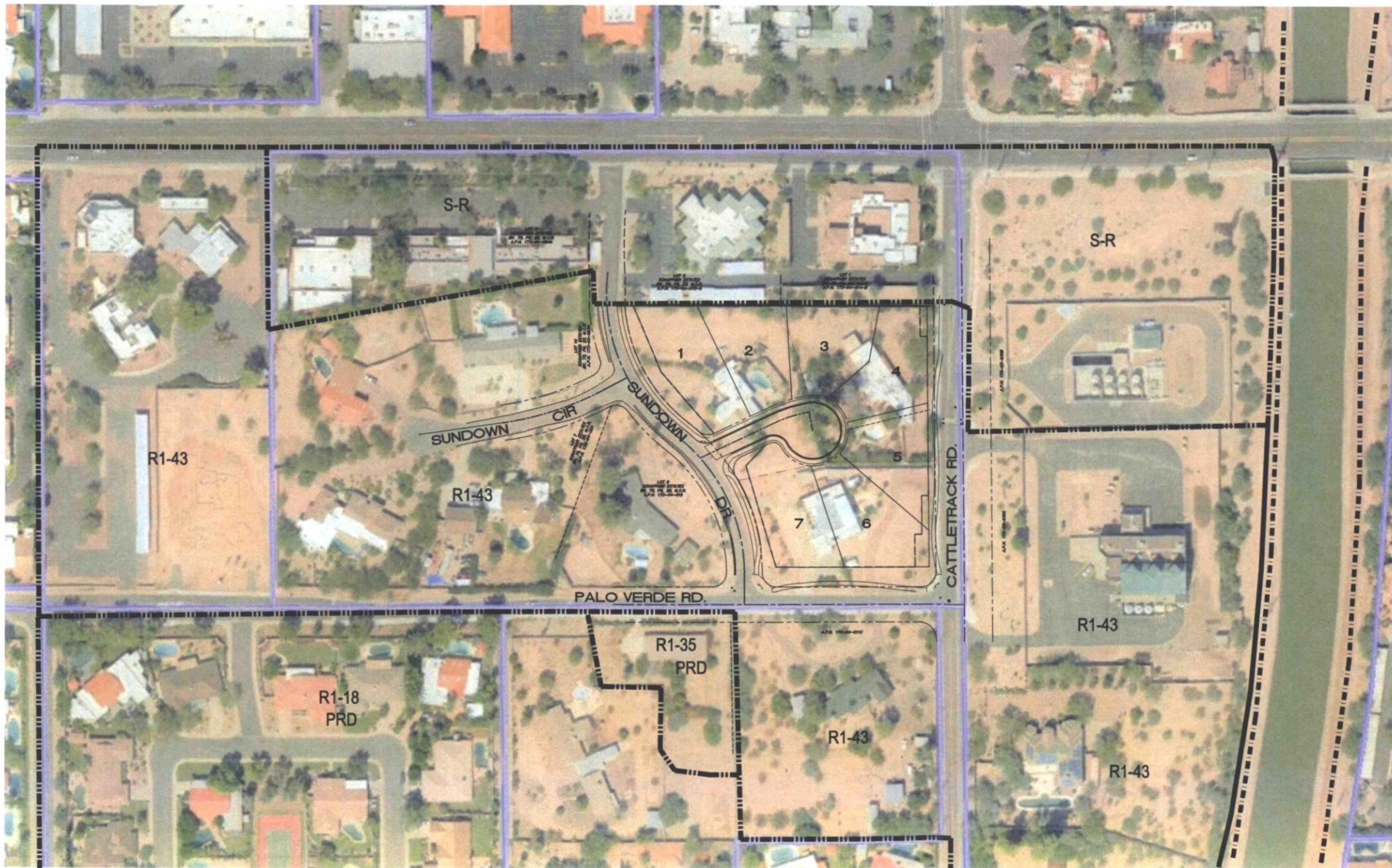
ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018



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)
- ▭ EXISTING CONCRETE (TO REMAIN)
- ▨ 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
 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	6K CONSULTING L.L.C.	
DATE: AUG 2017		
SCALE: 1"=80		
DESIGNED: 6K	DRAWN: 6K	APPROVED: CHB
REV.		DRAWING NO.
		1
		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:

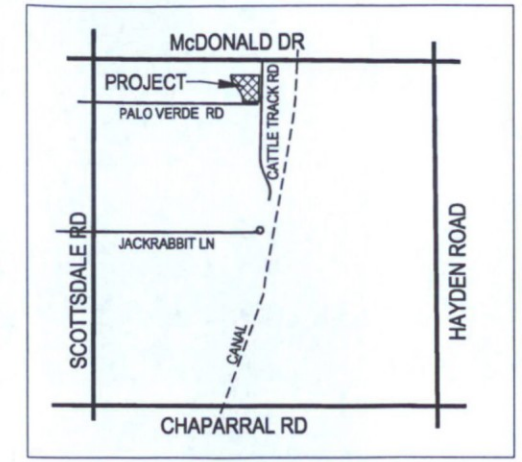
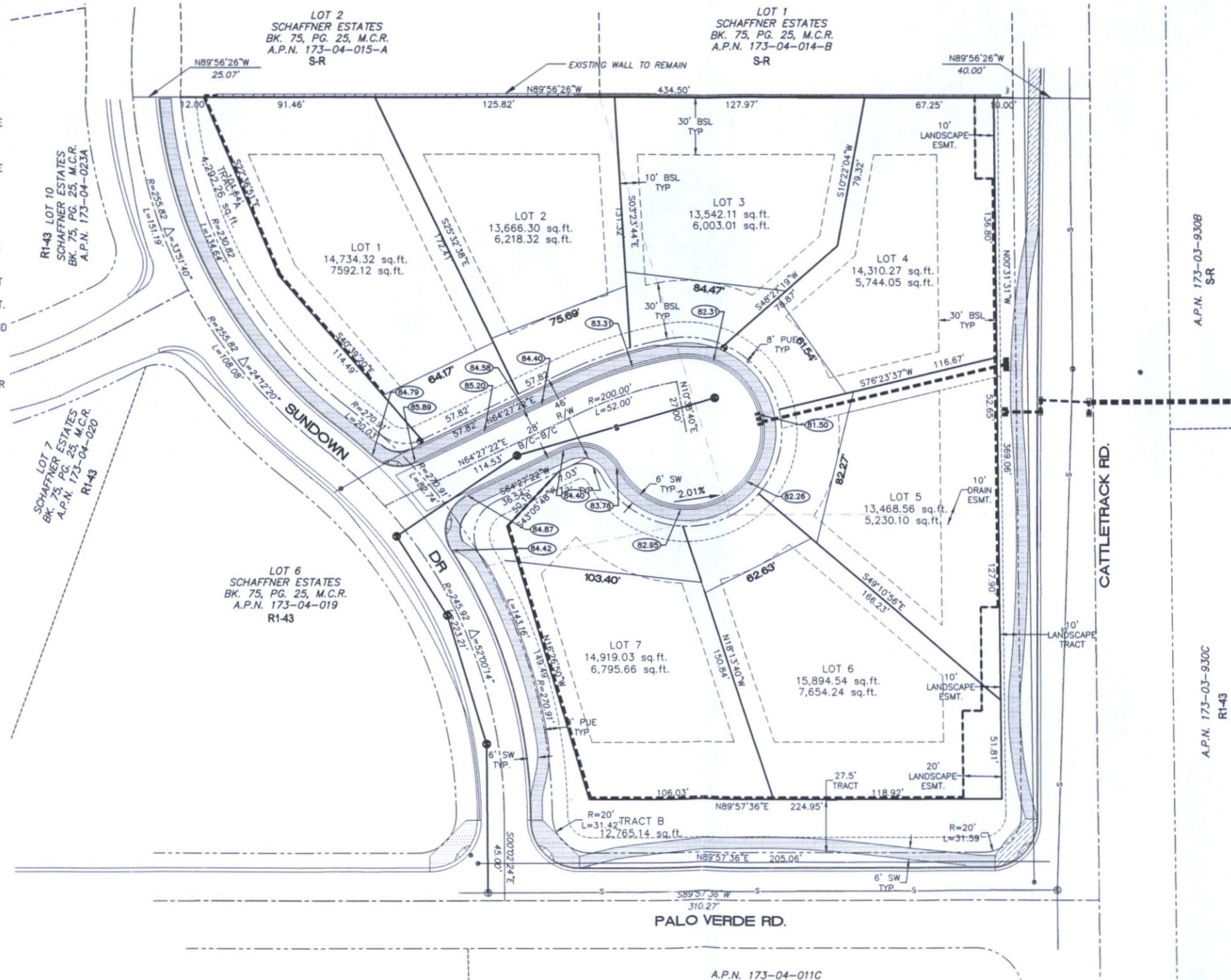
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS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

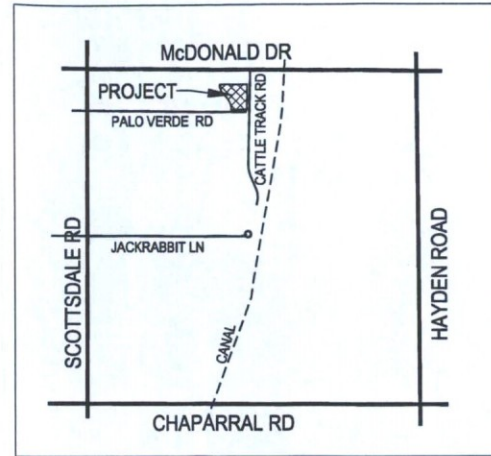
10-ZN-2017
 08/23/2017

1-GP-2017
 08/23/2017

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 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:

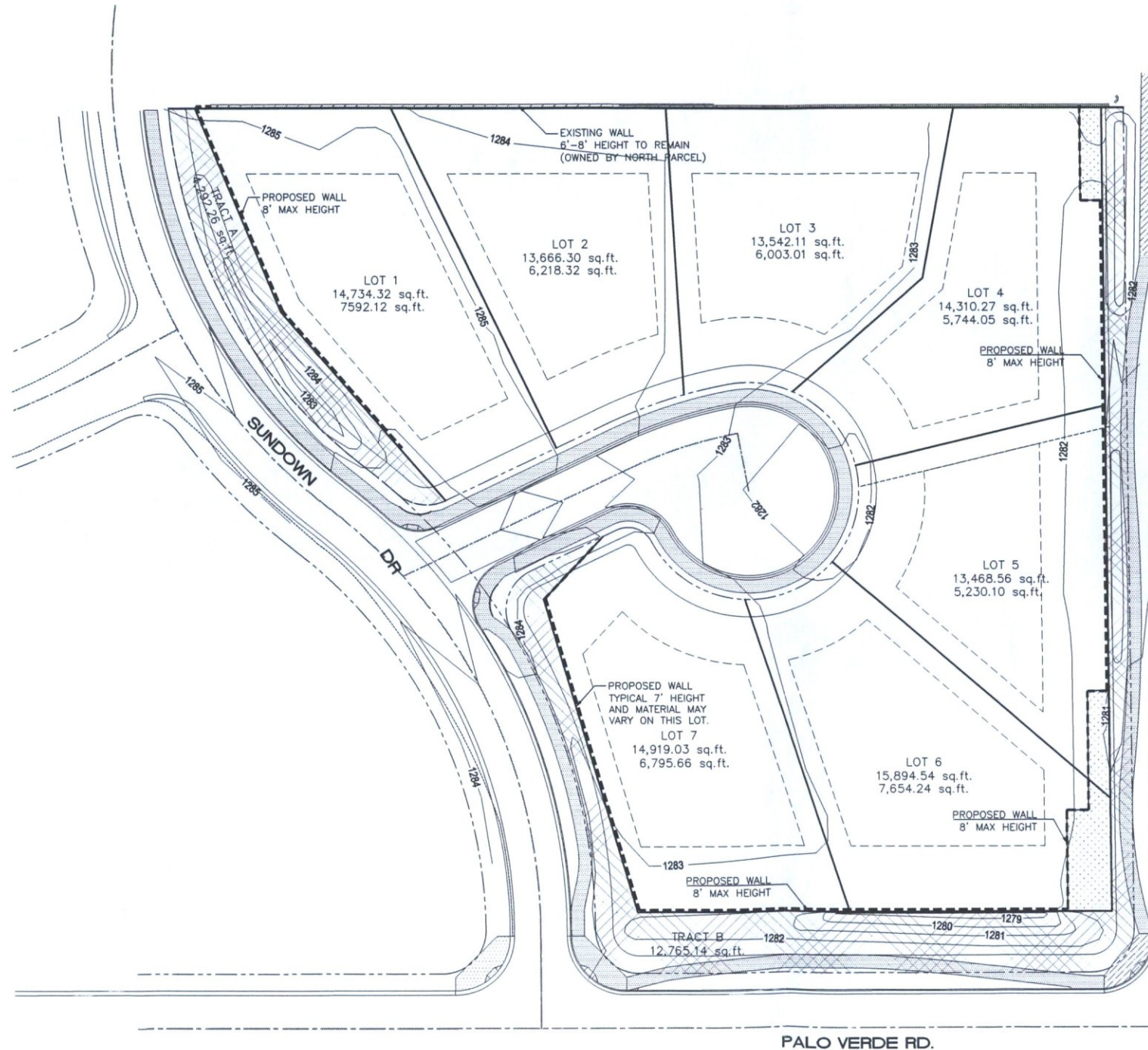
ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

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)
- [Hatched Box] EXISTING CONCRETE (TO REMAIN)
- [Dotted Box] PROPOSED CONCRETE
- PROPOSED LOT LINE
- - - - EXISTING WALL (TO REMAIN)
- - - - PROPOSED PERIMTER WALL
- [Cross-hatched Box] TRACT (OPEN SPACE) AREA
- [Stippled Box] LANDSCAPE EASEMENT



CATTLETRACK RD.

PALO VERDE RD.



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

OPEN SPACE PLAN

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

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

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.

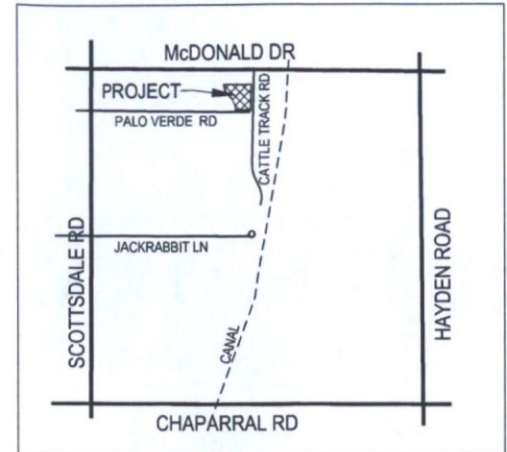
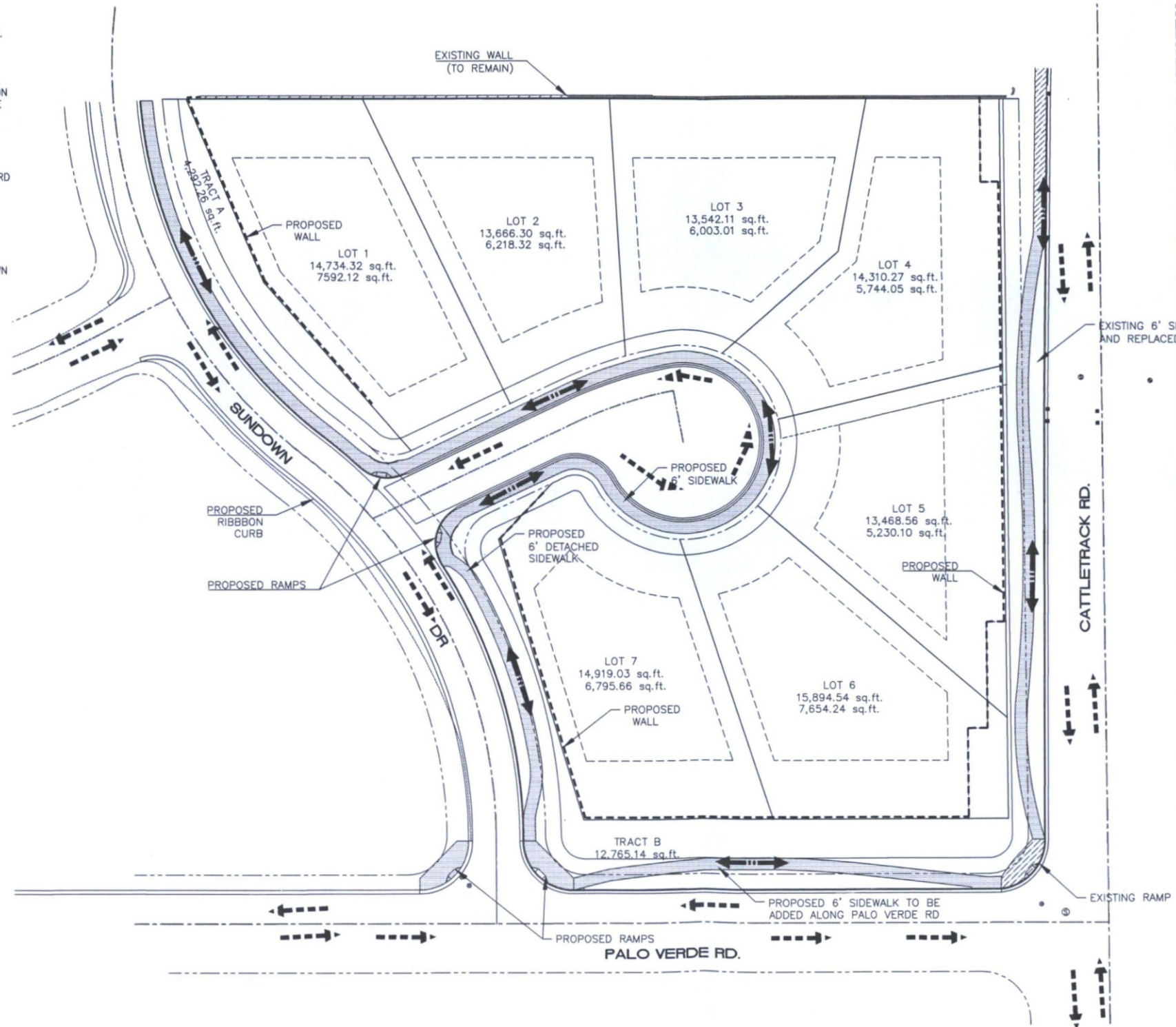
**ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018**

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 RD 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)
- [Hatched Box] EXISTING CONCRETE (TO REMAIN)
- [Dotted Box] PROPOSED CONCRETE
- - - - PROPOSED LOT LINE
- [Solid Line] EXISTING WALL (TO REMAIN)
- [Dashed Line] PROPOSED WALL
- [Double Arrow] PEDESTRIAN PATH
- [Single Arrow] VEHICULAR PATH



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

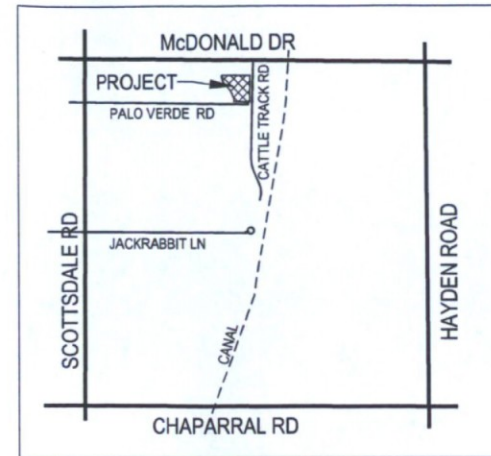


SIENA ESTATES	
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250	
HARDSCAPE AND CIRCULATION PLAN	
PROJ. No.: 3639	6K CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1"=30'	DESIGNED: 6K
REV.	DRAWN: 6K
APPROVED: CHB	
DRAWING NO. 1	
SHT. 1 OF 1	

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

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:

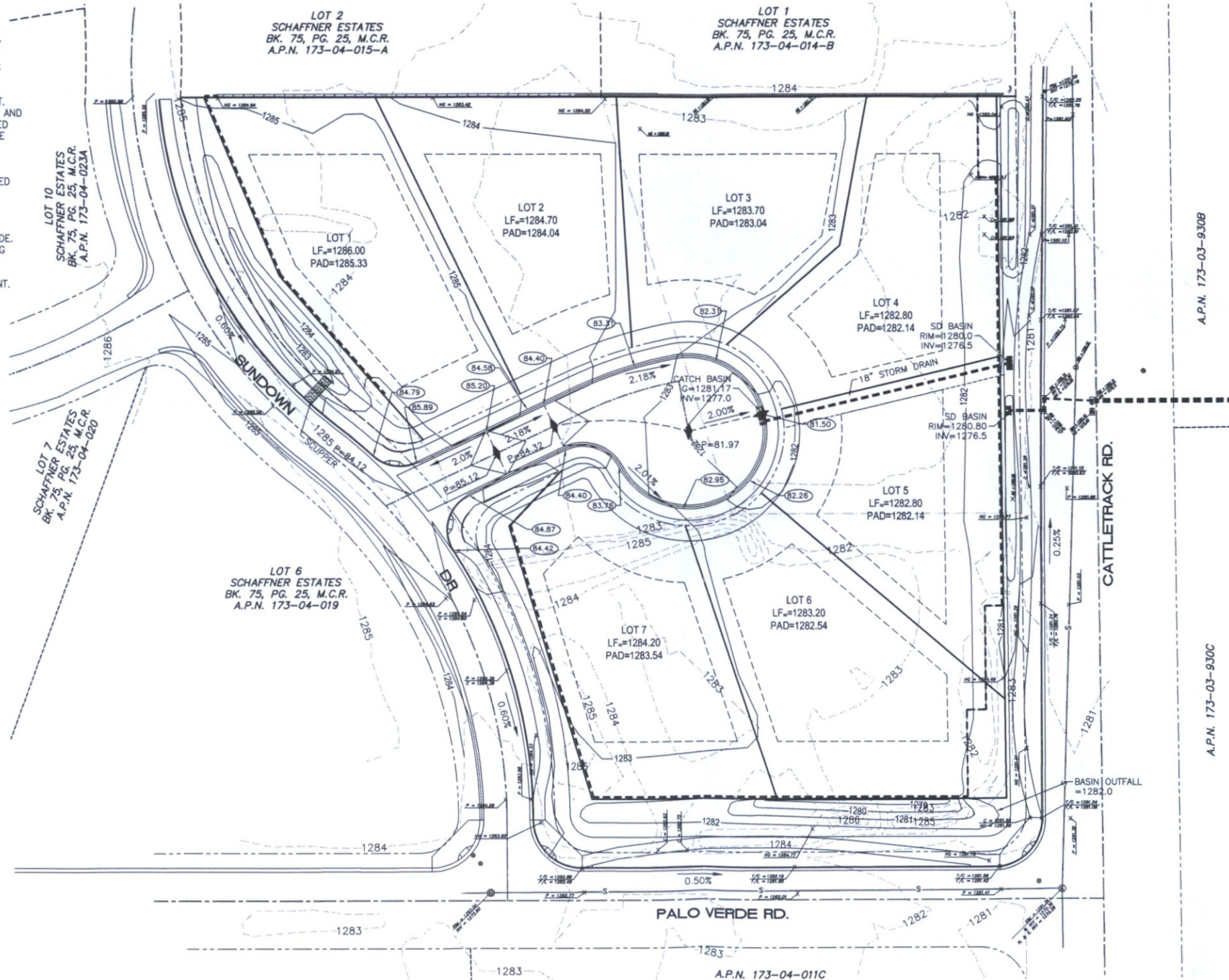
THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

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

- 85.35 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

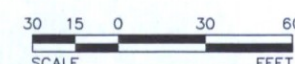


BUILDER:

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	
GRADING AND DRAINAGE PLAN	
PROJ. No.: 3639	6K CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1"=30'	DESIGNED: 6K
REV.	DRAWN: 6K
	APPROVED: CHB
	DRAWING NO. 1
	SHT. 1 OF 1

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

PROJECT NARRATIVE:

ADAMS CRAIG ACQUISITIONS HAS ASSEMBLED THE THREE PARCELS AND DESIRES TO OBTAIN GENERAL PLAN AMENDMENT AND REZONING TO CREATE A NEW SUBDIVISION COMPRISED OF 7 LOTS ON THE EXISTING 3 ACRES.

DRAINAGE NARRATIVE:

THE EXISTING PARCELS DO NOT RETAIN ON THEMSELVES, ALL THREE DRAIN TO SURROUNDING STREETS. IT IS ASSUMED THAT THE RUNOFF IS RETAINED IN THE LARGE BASIN NORTH OF THE SCOTTSDALE FACILITIES ON THE EAST SIDE OF CATTLE TRACK. BASINS ARE ADDED TO THIS PLAN TO CREATE OPPORTUNITIES TO DETAIN SOME OF THE ADDITIONAL FLOW.

ENGINEER'S NOTES:

1. THE C-VALUE FOR RUNOFF ON THIS PROJECT ADJUST FROM 0.61 TO 0.65. THEREFORE THE CALCULATED RUNOFF INCREASE WILL BE MINIMAL AND WILL BE CONTAINED IN THE PROPOSED BASINS.
2. WALL OPENINGS WILL BE REQUIRED IN REAR AND/OR SIDE WALLS TO BE ABLE TO ALLOW WATER TO THE TRACTS AND RETENTION BASINS.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE C-D-S IS GRADED TO HAVE A HIGH POINT AT THE ENTRY SO THAT WATER FROM THE NEW STREET FLOWS EAST TO THE PROPOSED CATCH BASIN AND STORM DRAIN THAT WILL DIVERT WATER THROUGH A BASIN AND INTO THE EXISTING CATCH BASINS LOCATED IN CATTLE TRACK. BASINS WILL SERVE TO ATTENUATE THE PEAK FLOWS.
5. THE EXISTING INTERIOR WALLS, UTILITIES AND BUILDING STRUCTURES HAVE BEEN REMOVED IN ANTICIPATION OF THE CONSTRUCTION OF THE SUBDIVISION.

ADAMS CRAIG ACQUISITIONS

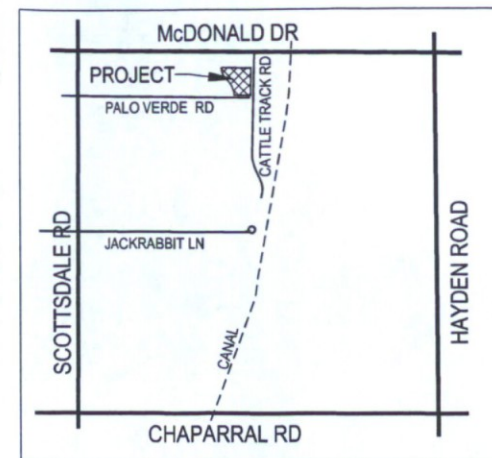
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES

PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250

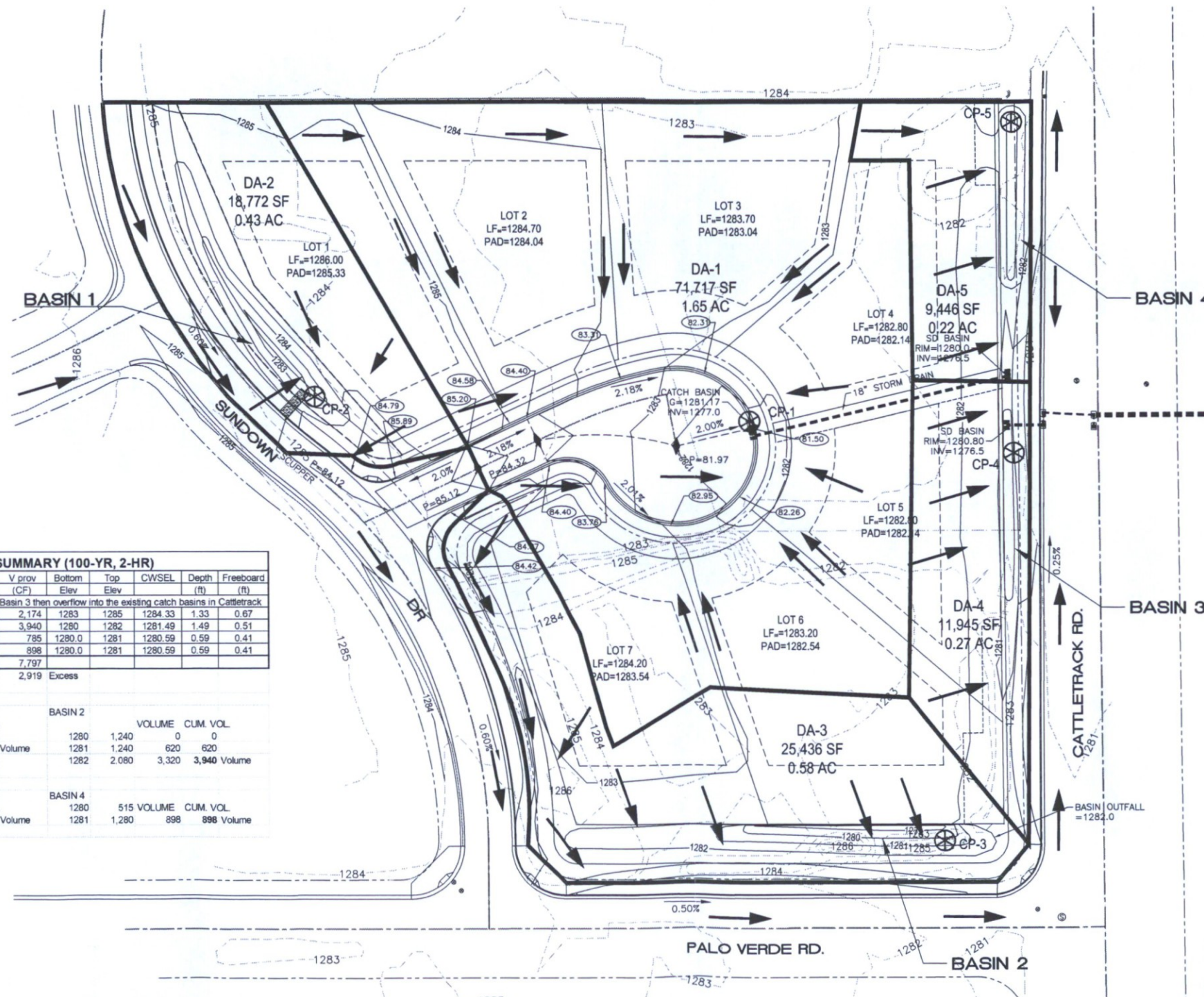
APN's 173-04-016, 173-04-017, 173-04-018

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



RETENTION CALCULATION SUMMARY (100-YR, 2-HR)											
ID	AREA (SQ FT)	C	P (FT)	V req (CF)	BASIN ID	V prov (CF)	Bottom Elev (ft)	Top Elev (ft)	CWSEL	Depth (ft)	Freeboard (ft)
1	71,717	0.05	0.175	628	OFFSITE	Drains into Basin 3 then overflow into the existing catch basins in Cattletrack					
2	18,772	0.44	0.175	1,445	BASIN 1	2,174	1283	1285	1284.33	1.33	0.67
3	25,436	0.66	0.175	2,938	BASIN 2	3,940	1280	1282	1281.49	1.49	0.51
4	11,945	0.11	0.175	230	BASIN 3	785	1280.0	1281	1280.59	0.59	0.41
5	9,446	0.16	0.175	264	BASIN 4	898	1280.0	1281	1280.59	0.59	0.41
TOTAL	137,316			5,505		7,797					
						2,919	Excess				

3.15 ac BASIN VOLUMES											
BASIN 1					BASIN 2						
Basin 1 is north of entry	1283	195	VOLUME	CUM. VOL.	1280	1,240	0	0			
Basin 2 is on south	1284	965	590	590	1281	1,240	620	620			
Basin 3 is on east side, south	1285	2,223	1,594	2,174	Volume	1282	2,080	3,320	3,940	Volume	
Basin 4 is on east side, north											
BASIN 3					BASIN 4						
1280.0	410	VOLUME	CUM. VOL.	1280	515	VOLUME	CUM. VOL.				
1281	1,160	785	785	Volume	1281	1,280	898	898	Volume		

BUILDER:

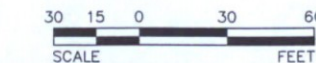
ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

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

DRAINAGE MAP

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

10-ZN-2017
 08/23/2017

1-GP-2017
 08/23/2017

Community Classified

TO PLACE AN AD, PLEASE CALL 602-444-4444

Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830

112-7919
scottsdaleaz.gov
-3939
group.com
for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.
case number at: 112-7919
Division of the City Planning Department
5:00 P.M.
October 25, 2017



Project Name: Siena Estates
Case Number: 1-0P-2017
Location: 5814 N. Cattletrock Road, 5811 and 5805 N. Sundown Drive
Purpose: Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrock Road, 5811 and 5805 N. Sundown Drive.

Staff contact: Sara Javeronok, 480-312-7918
Email: sjaveronok@scottsdaleaz.gov
Applicant Contact: Stephen Adams, 480-244-2557
Email: sadams@adamsraigacq.com

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.
For more information, call 480-312-7000 or enter case number at: <https://eservices.scottsdaleaz.gov/bid/resources/Cases>


NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:
Hearing Date: October 25, 2017 at 5:00 P.M.
Location: City Hall - Kiva Forum, 3939 N. Drinkwater Blvd.

ATTEST
LORRAINE CASTRO
PLANNING SPECIALIST

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Alex Acevedo at 480-312-2542. Requests should be made as early as possible to allow time to arrange accommodation. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT Alex Acevedo at 480-312-2542.

Make your next yard sale a success!
4 Lines.
2 Days.
\$23

REPUBLIC CLASSIFIED
Call 602-444-4444
The one that works



Project Name: 7676 East Pinnacle Peak
Case Number: 3-0P-2017
Location: 7676 E. Pinnacle Peak Road
Purpose: Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19.7-acre site located at 7676 E. Pinnacle Peak Road.

Staff contact: Taylor Reynolds, 480-312-7924
Email: TReynolds@scottsdaleaz.gov
Applicant Contact: Nick Wood, 602-392-6269
Email: NWOOD@SWLAW.COM

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.
For more information, call 480-312-7000 or enter case number at: <https://eservices.scottsdaleaz.gov/bid/resources/Cases>

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:
Reschedule Hearing Date: October 25, 2017 at 5:00 P.M.
Location: City Hall - Kiva Forum, 3939 N. Drinkwater Blvd.

ATTEST
LORRAINE CASTRO
PLANNING SPECIALIST

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Alex Acevedo at 480-312-2542. Requests should be made as early as possible to allow time to arrange accommodation. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT Alex Acevedo at 480-312-2542.

the job network
jobs.usatoday.com



Every day in THE ARIZONA REPUBLIC

WAITING HAVE CARS, THEN NEED

For the rest of us there's Cars.com to research, price, and find the perfect car.

Get the right car without all the drama. Even on the lot when you need it most.

RESEARCH PRICE FIND

cars.com
ALL DRIVE. No drama.