Simulations Records Packet Photos All Graphics (no plans)

Contents

1.00 I	ntroduction	1
1.01	Project Location	1
	Context Plan	2
	NAOS Comparison	3
1.02	Request	4
2.00 L	andscape & Revegetation Program	5
2.01	Landscape Character Zones	5
	Conceptual Landscape Plan	6
2.02	Landscape Revegetation Areas	7
2.03	Revegetation Techniques	7
2.04	Scenic and Vista Corridors	8
2.05	Irrigation Techniques	9
2.06	Plant Palette	9
2.07	Other Landscape Materials	9
2.08	Landscape Lighting	0
2.09	Revegetation Sample Area #1	1
2.10	Revegetation Sample Area #21	1
3.00 5	Site Architecture	2
3.01	Monument Sign	
3.02	Entry Gates	2
3.03	Gate House Site Plan	3
3.04	Gate House Floor Plan	3
3.05	Gate House Front Elevation	4
3.06	Gate House Rear Elevation	5
3.07	Fence Location Map	6
3.08	Wire Fence	6
3.09	Barrier at Steep Slope	6
3.10	Street Sign	7
3.11	Traffic Sign	7
3.12 T	rail Sign	
3 13 5	Site Amenities	8



4.00	Planning Systems
4.01	Local Washes and Drainage Corridors
4.02	Vehicular Circulation
4.03	Pedestrian Circulation
4.04	Wildcat Hill Preservation
4.05	Wildcat Hill Preservation Concept
4.06 L	ocal Washes and Drainage Corridors
4.07	Vehicular Circulation
4.08	Pedestrian Circulation
4.09	Wildcat Hill Preservation
Appe	ndix A: Native Plant Inventory

1.00 Introduction

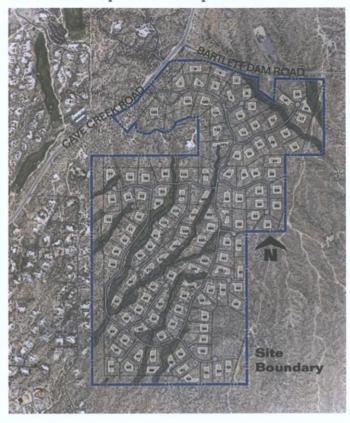
Wildcat Hill has a previous Master Environmental Design Concept Plan (MEDCP), dated July 2005, and approved December 2005. The purpose of this MEDCP report is to incorporate and

amend that MEDCP into the updated project proposal. Some elements have been expanded, while some have been revised or removed. This report will follow the same outline of that MEDCP, and will highlight the amended sections.

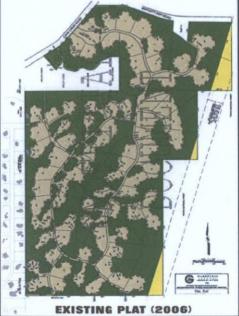
1.01 Project Location

The Wildcat Hill project is located at the southeast corner of Bartlett Lake Drive and Cave Creek Road in the northern region of Scottsdale. The location and boundary for the Wildcat Hill project remains the same as the 2005 MEDCP (See Exhibit A - Context Aerial). Analysis of the vegetation and site features indicate the same conditions as those present at the time of the 2005 MEDCP.

The 353-acre Wildcat Hill community is a unique example of pristine upper Sonoran Desert with beautiful wash corridors, rock outcroppings, and native desert vegetation. Extensive effort was put into the planning and site design of Wildcat Hill to







ensure that significant areas and high quality examples of these natural and cultural resources were preserved.

The current proposal for the Preliminary Plat and the Site Plan has been revised since the 2005 MEDCP; the net result has been a small increase in number of lots, but while greatly increasing the amount of Natural Area Open Space (NAOS) to be dedicated (See Exhibit B - NAOS Comparison).

NAOS Comparison



2.00 Landscape & Revegetation Program

2.01 **Landscape Character Zones**

This updated proposal maintains the original concept for the three Landscape Character Zones, but has provided a positive increase in net area of NAOS to the project.

Undisturbed Natural Areas: These areas are the undisturbed NAOS as indicated in the exhibit shown below. The total amount of NAOS has been increased from the 2005 MEDCP, and exceeds the requirements of the ESL ordinances.

Revegetated Natural Areas: These encompass the disturbed areas generally located along the street corridors and drainage improvements. These areas will be dedicated as NAOS (revegetated) where appropriate. All plant species used for revegetation shall conform to the "Indigenous Plant List" from the City of Scottsdale. Refer to Section 2.06 for description.

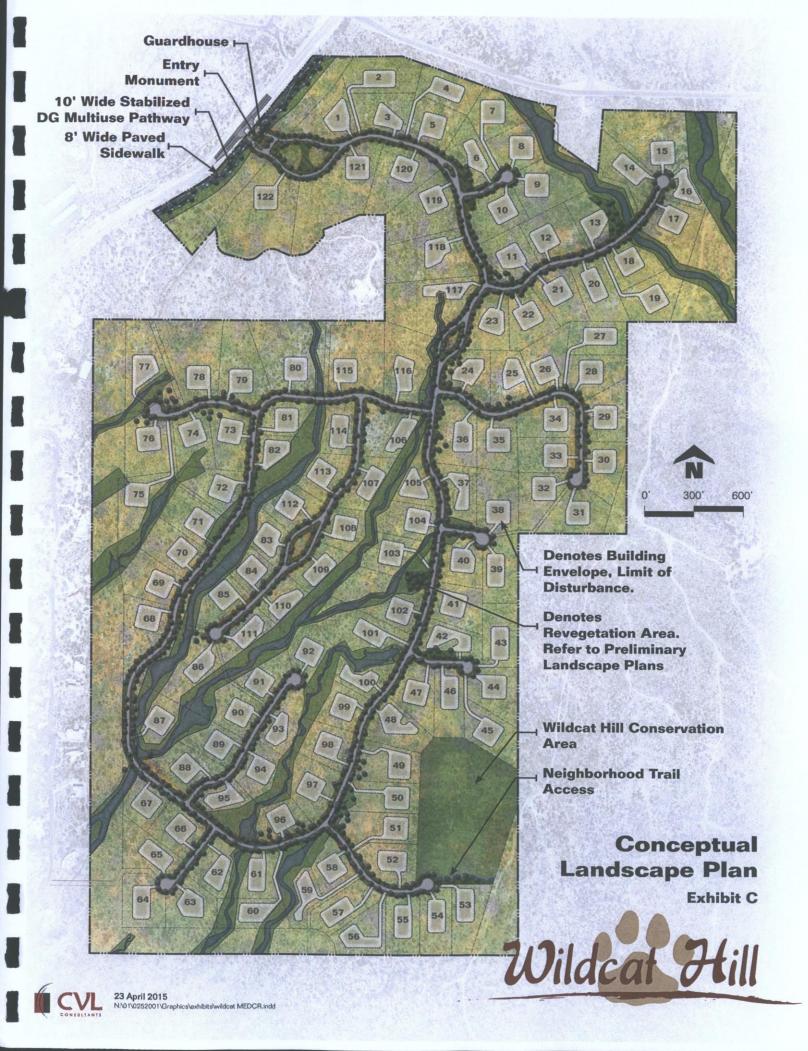
Enhanced Natural Areas: As before, select areas central to the community, and already being impacted by infrastructure improvements will be revegetated with plant material that will provide additional seasonal color and interest. These plants will conform

Enhanced Natural Areas Undisturbed Revegetated Natural Areas **Natural Areas**

Landscape Character Zone Example

to the "Desert Appropriate Plant List" from the City of Scottsdale. Refer to Section 2.06 for description. These areas will not be a part of the NAOS areas, and will be the responsibility of the Homeowners Association to maintain.

Revegetated Drainage Areas: These areas include disturbed areas that will be used for drainage areas or retention basins, and will be revegetated in accordance with Design Standards & Policies Manual Section 2-1,903



2.02 **Landscape Revegetation** Areas

The revegetation areas are outlined in the graphic below, and consist of the three primary development impacts noted in the 2005 MEDCP, namely cut and fill areas for infrastructure. Storm Water Management improvements, and Erosion Control (Conceptual Landscape Plan).

2.03 Revegetation **Techniques**

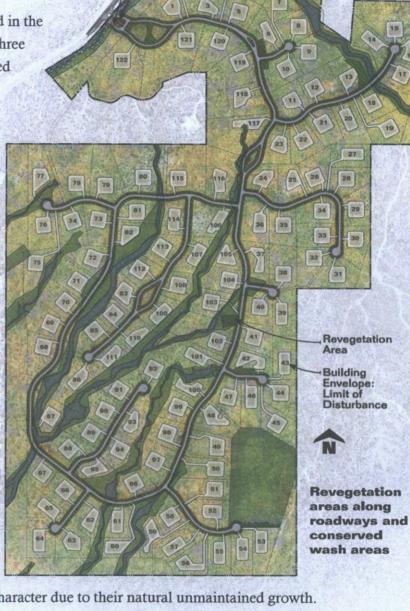
The same revegetation techniques outlined with the 2005 MEDCP shall be utilized. These include the following:

Transplanting: An updated native plant inventory has been prepared as a part of the preliminary plat submittal, and outlines the plants eligible for salvage and transplant. These transplanted species will be the backbone of the revegetation program by providing larger plant

material of unique rugged desert character due to their natural unmaintained growth.

Container Materials of native desert species bought from local nurseries will be used to supplement the salvaged plant materials.

Hydro-seed of native plant materials may be utilized to revegetated scarred areas of natural open space.



Entry Monument Guardhouse

8' Wide Paved Sidewalk

10' Wide Stabilized DG

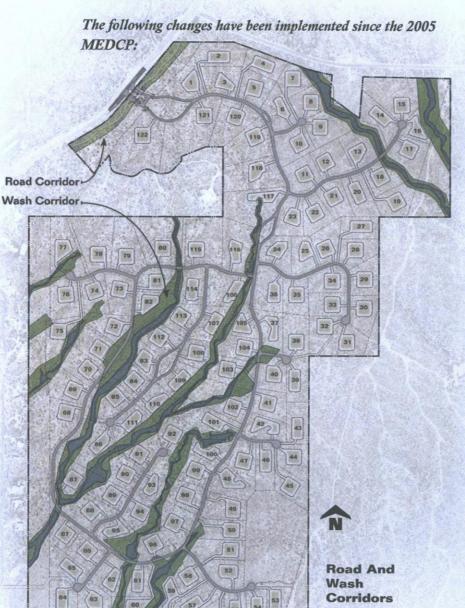
Multiuse Pathway

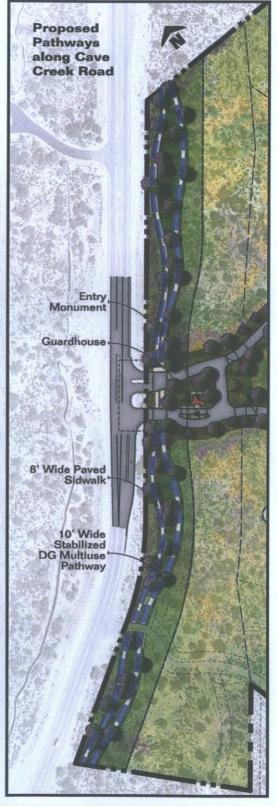
2.04 **Scenic and Vista Corridors**

This plan adheres to the Scenic and Vista Corridors plan outlined

in the 2005 MEDCP, namely Cave Creek Road and Bartlett Lake Road. Deep setbacks along these corridors will remain natural and undisturbed except where infrastructure improvements are required.

The Vista Corridor washes previously identified have been maintained and incorporated into this proposal and intended in the 2005 MEDCP.





- Per the City of Scottsdale requirements, adopted after the 2005 MEDCP, the scenic corridor along Cave Creek Road will provide both an 8' paved pedestrian sidewalk, and a 10' wide natural surface multi-use trail. These elements have been incorporated into the corridor setback, and will follow the natural terrain and minimize impact to site features and existing trees.
- The setback buffer adjacent to existing development has been increased to reduce the visual impact of development for existing residents.

2.05 **Irrigation Techniques**

The irrigation techniques outlined in the 2005 MEDCP will be utilized for this project. All temporary irrigation for revegetated NAOS areas shall conform to City of Scottsdale requirements.

2.06 **Plant Palette**

The 2005 MEDCP provided a basis of design by providing sample plant inventory areas to assess the natural plant mixes, ratios, and densities unique to this site (See Section 2.09 & 2.10). The updated native plan inventory prepared with this submittal yielded similar results (See Appendix A).



Sample image from 2014 **Native Plant Inventory update**

The plant palette will remain consistent with the 2005 MEDCP, with species utilized for the two revegetation Landscape Character Zones listed in section 2.01 being selected from the City of Scottsdale "Indigenous Plant List" and "Desert Appropriate Plant List", respectively.

2.07 Other Landscape Materials

This proposal conforms with the 2005 MEDCP approach to inert landscape materials within the site development as outlined below.

Imported granite will not be used; rather native granitic top soil will be salvaged and stockpiled from the infrastructure operations, and reused on the site for landscape areas.

Where feasible, fractured rock salvaged from the site will be utilized as rip rap for erosion control. Where disturbance is visible and in contrast to the existing desert coloration, an application of Permeon, Natina, or similar staining agent will be utilized to create and natural blended color tone. Should imported rip-rap be required, its color will be selected to blend with the natural desert color of the site.



Site boulders of salvageable size that are located within cut and fill infrastructure areas will be salvaged for reuse on the site.

Culverts and headwalls shall be of an integral color concrete, or will receive an application of a Permeon or Natina staining agent to blend with the natural desert.

Landscape Lighting 2.08



All landscape lighting, and accent lighting, will be limited to the main entry area (including the entry monument, gate house and entry gates), or the pedestrian trail connection at the south end of the project.



Landscape lighting shall be a FX Luminaire, or similar, with a distressed "Natural Iron" finish.

New city ordinances since the 2005 MEDCP restrict the use of uplighting of 1600 lumen or less in residential areas. Therefore, the uplighting fixtures as shown in the 2005 MEDCP will not be utilized. All landscape lighting will project downward and shall be properly shielded per Scottsdale requirements.

Revegetation Sample Area #1 2.09

The plant density samples provided in the 2005 MEDCP were verified by the updated native plant inventory. The densities and ratios shown in Sample Area 1 will be utilized in determining plant densities for revegetation in the northern portion of the project.

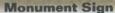
_	Footbill Dala Wanda	0
•	Foothill Palo Verde	8
•	Native Mesquite	1
•	Whitethorn Acacia	23
•	Catclaw Acacia	22
•	Golden Eye	35
•	Turpentine Bush	150

Revegetation Sample Area #2 2.10

The plant density samples provided in the 2005 MEDCP were verified by the updated native plant inventory. The densities and ratios shown in Sample Area 2 will be utilized in determining plant densities for revegetation in the southern portion of the project.

•	Foothill Palo Verde	6
•	Native Mesquite	1
•	Lycium	2
•	Flattop Buckwheat	35
•	Golden Eye	35
•	Turpentine Bush	106
•	Ratany	8
•	Fairy Duster	70
•	Creosote	1
	Barrel Cactus	1







Monument Sign 3.01

The character of the entry monument has been maintained from the 2005 MEDCP. Minor modifications include the addition of rock gabion baskets and rusted steel elements, as depicted in the image on the following page.

Entry Gates 3.02

The entry gates have been revised from the 2005 MEDCP to incorporate a simpler design motif as well as the rusted steel panels that reference the logo for the project. Similar panels will be utilized for trail markers within the site.

Rusted Metal Agave



3.03 **Gate House Site Plan**

The architectural concepts shown on the following pages are preliminary in nature. As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.

The gate house site plan concept has been slightly revised from the 2005 MEDCP, as shown below. The program for the gatehouse has been reduced, which resulted in a reduction of footprint and necessary parking. The previous concept was based on a Tuscan Villa concept. With the reduction in size, the character has been revised to incorporate the board form concrete and rusted metal elements utilized in the entry.

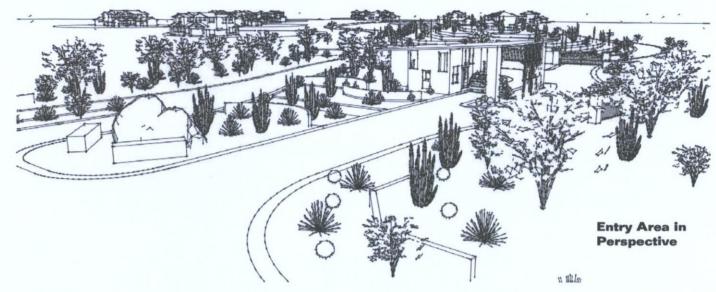
Gate House Floor Plan 3.04

The program for the gatehouse is intended to limited to security and hospitality functions. This reduced program allowed a reduction in the overall development impact to the site. An updated floorplan has not been provided with this submittal. The architectural concepts shown here are preliminary in nature. As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.



Entry Plan Showing Gatehouse





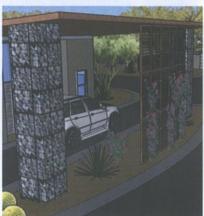
Gate House Front Elevation 3.05

An updated character image of the gatehouse has been provided below to aid in the future design of the gate house, and to ensure its character is consistent to the site architectural elements throughout the project.

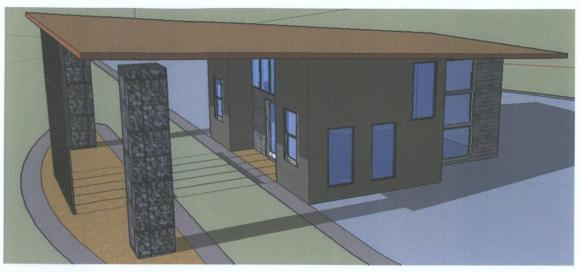
The architectural concepts shown here are preliminary in nature. As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.







Gatehouse Front **Elevation**

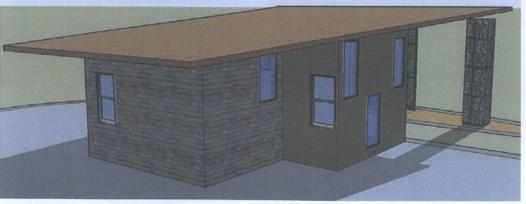


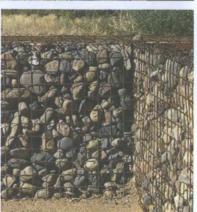
Gate House Rear Elevation 3.06

An updated character image of the gatehouse has been provided below to aid in the future design of the gate house, and to ensure its character is consistent to the site architectural elements throughout the project.

The architectural concepts shown here are preliminary in nature. As noted in the preliminary plat narrative, the gate house architecture will require a separate submittal to the Design Review Board for approval, at a future date.









3.07 **Fence Location Map**

The site fencing concept noted in the 2005 MEDCP has been eliminated from the project for the following reasons:

- It created an unnecessary boundary along the perimeter of the project, rather than blending seamlessly with the desert.
- It crossed easement areas necessary for maintenance of the overhead powerlines along the eastern boundary.

Rather, disturbed and abandoned roads within the development will be revegetated with indigenous plant material to deter trailblazing into the natural areas to the east. The perimeter of the site will be left natural and open.

All fences and site walls, except those indicted at the trailhead and front entry will be limited to within the lot building envelopes, and shall conform to City of Scottsdale requirements.

3.08 **Wire Fence**

The site fencing concept noted in the 2005 MEDCP has been eliminated from the project.

3.09 **Barrier at Steep Slope**

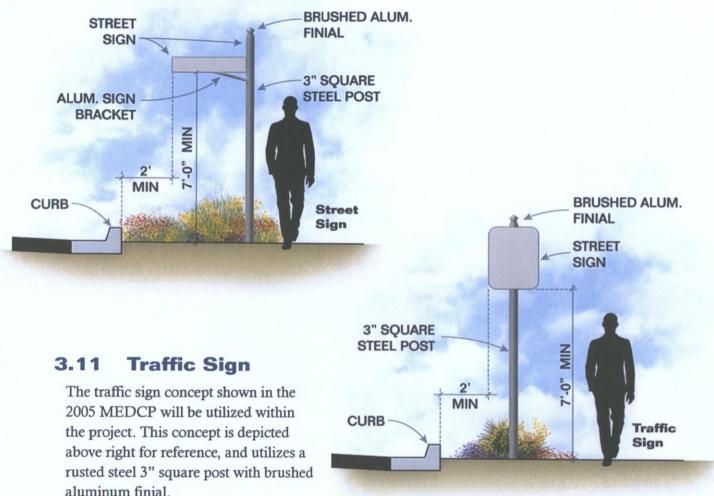
Where steep slopes adjacent to vehicular circulation pose a safety hazard, the barrier concept shown in the 2005 MEDCP will be utilized, with the stone veneer low walls being replaced with rusted mesh rock gabion baskets, and the chain fence being replace with tensioned cable (updated image below).



Updated Deep Slope Barrier

Street Sign 3.10

The Street sign concept shown in the 2005 MEDCP will be utilized within the project. This concept is depicted below left for reference, and utilizes a rusted steel 3" square post with brushed aluminum finial.





4.00 Planning Systems

4.01 Local Washes and Drainage Corridors

The inventory of washes performed for the 2005 MEDCP was reviewed and incorporated into this plan. The use of amended development standards, revisions to street layouts based on in field visits with city staff, and extensive use of 3D modeling and visualization software all combined to prepare a site plan layout that minimized impact to the washes and other natural site features.

4.02 Vehicular Circulation

The initial vehicular circulation plan was based on the design proposed in the 2005 preliminary plat and MEDCP. Adjustments were made to the circulation based closer evaluation of boulder locations, and a field visit with Scottsdale staff to review the proposed alignment.

4.03 Pedestrian Circulation

Due to its very low density, a formal trail system is not included in the development, with the exception of the entry area as noted previously, and a connection to the existing trail system on Wildcat Hill.

4.04 Wildcat Hill Preservation

One of the primary planning objectives continues to be the preservation of Wildcat Hill. Particular care was given to the layout of the lots and roads near Wildcat Hill to ensure that significant rock outcroppings were not impacted, and that development did not affect the character of Wildcat Hill.

3D modelling software was used to visualize the natural rock outcroppings and terrain with the development plan overlay. Minor adjustments were made to the development plan based on this process.

4.05 Wildcat Hill Preservation Concept

The preservation concept currently being proposed exceeds the 2005 MEDCP proposal by dedicating Wildcat Hill as Conservation Open Space.

Preservation of Wildcat Hill. The varied lot sizes and widths allow for flexibility in the site plan that accommodates the preservation of the Wildcat Hill as permanent open space. Future protection of Wildcat Hill will be created to prohibit public use of the hill to prevent further disturbance and trash dumping. Further, the community will be developed with strict C.C. and R's and deed restrictions to restrict the line of drive. This preserved mountain feature not only





benefits the future residents of the subdivision, but provides a visual landmark for other Scottsdale residents and are visitors.

In addition, the images shown below were created from the modeling software used to overlay the site design with the natural terrain and boulder locations around Wildcat Hill

4.06 Local Washes and Drainage Corridors

An Inventory of all washes present on the Wildcat Hill site was performed by Gilberston Associates, Inc. All washes that exceed 50 CFS were accurately delineated prior in the development of the site plan. Roadway alignments, building envelopes and lot lines were carefully planned to minimize disturbance to the 50 CPS washes throughout the site. Further in-field evaluation of the site plan resulted in minor adjustments to the plan to ensure minimal disturbance of the washes and associated vegetation. The use of Amended Development Standards provide flexibility in the layout of the plan to ensure protection of these important drainage, vegetation and wildlife corridors.

Vehicular Circulation 4.07

As stated above, the internal vehicular circulation pattern is a direct reflection of the desire of the planning and development team to minimize disturbance of the predominant natural features of the property including the wash corridors, boulder outcroppings, steep slopes, significant stands of vegetation and Wildcat Hill. The layout creates a "looped" collector that meanders both horizontally and vertically with the terrain. Flag lots and cul-de-sac streets were also utilized to minimize construction and disturbance to the natural environment.

Pedestrian Circulation 4.08

Due to the extremely low density (.21) unites per acre) of the Wildcat Hill project, no formal trail system is planned for the community. Granite shoulders adjacent to all internal roadways will function as pedestrian trail systems. The loop configuration for the internal street layout allows each home site the opportunity for connectivity throughout the neighborhood with links to Cave Creek Road, the power line corridor trail and future connections to the south.

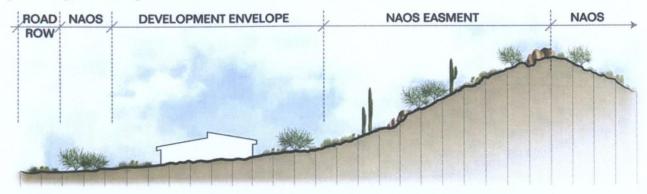
Extensive discussion with the Tonto National Forest and the City of Scottsdale Trails coordinators have resulted in an united desire to limit pedestrian access points into the Forest and Preserve Lands adjacent to the Wildcat Hill. Specific limited points of ingress and egress allow for better control, supervision and maintenance of activities within the Forest and the Preserve Lands.

4.09 Wildcat Hill Preservation.

One of the primary objectives of the planning and development team was the preservation of the Wildcat Hill landform. The site plan was purposefully designed to maintain the hill as a

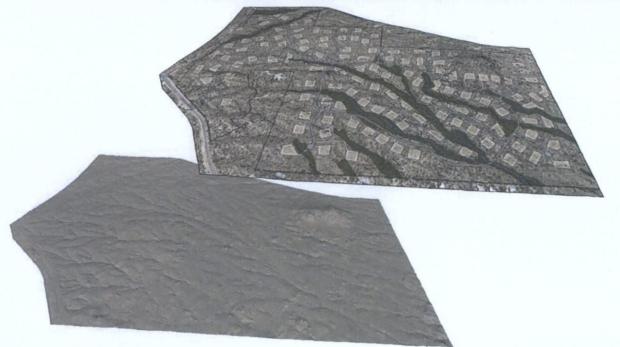


permanent open space. Building envelopes and roadways have been located in a manner that provides permanent protection of the natural amenity for the future residents of the Wildcat Hill



development as well as residents in adjacent neighborhoods surrounding Wildcat Hill.





NATIVE PLANT INVENTORY PLAN

WILDCAT HILLS APN:208-24-017A SCOTTSDALE, ARIZONA





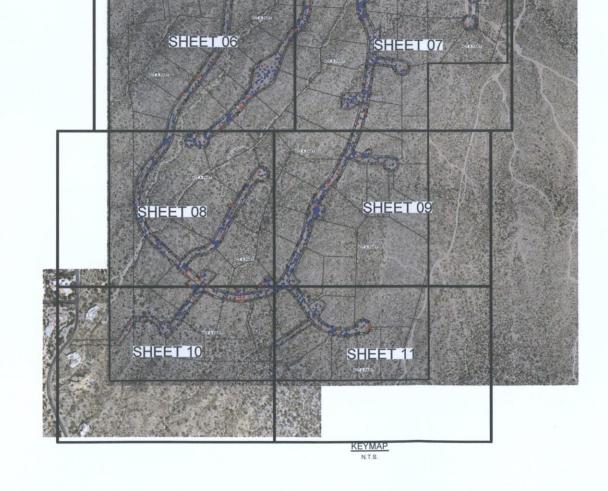




LEGEND

PROPERTY LINE
LIMIT OF INVENTORY
LIMIT OF INSTURBANCE
BILUE = NON-SALVAGEABLE
RED = SALVAGEABLE
BLACK = REMAIN IN PLACE

	TREE LEG	END
	SCIENTIFIC NAME	COMMON NAME
•	CERCIDIUM FLORIDUM	BLUE PALO VERDE
A	ACACIA GREGGII	CATCLAW ACACIA
\oplus	CASTELA EMORYI	CRUCIFIXION THORN
	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE
0	CELTIS PALLIDA	HACKBERRY
×	JUNIPEROUS SPECIES	JUNIPER
0	PROSOPIS JULIFLORA	NATIVE MESQUITE
0	BERBERIS HAEMATOCARPA	RED BARBERRY
Δ	ACACIA CONSTRICTA	WHITETHORN ACACIA
	CACTI LEG	END
8	FEROCACTUS WISLIZENII	BARREL
*	FOUQUIERIA SPLENDENS	OCOTILLO
0	CARNEGIEA GIGANTEA	SAGUARO
珍	YUCCA ELATA	SOAPTREE YUCCA



SONORAN DESERT PRESERVATION SERVIC
2427 EAST DUST DEVIL DRIVE
PHOENIX, AZ 56024
CELL: 480-274-7102
FAX: 480-306-6088 9

PLAN

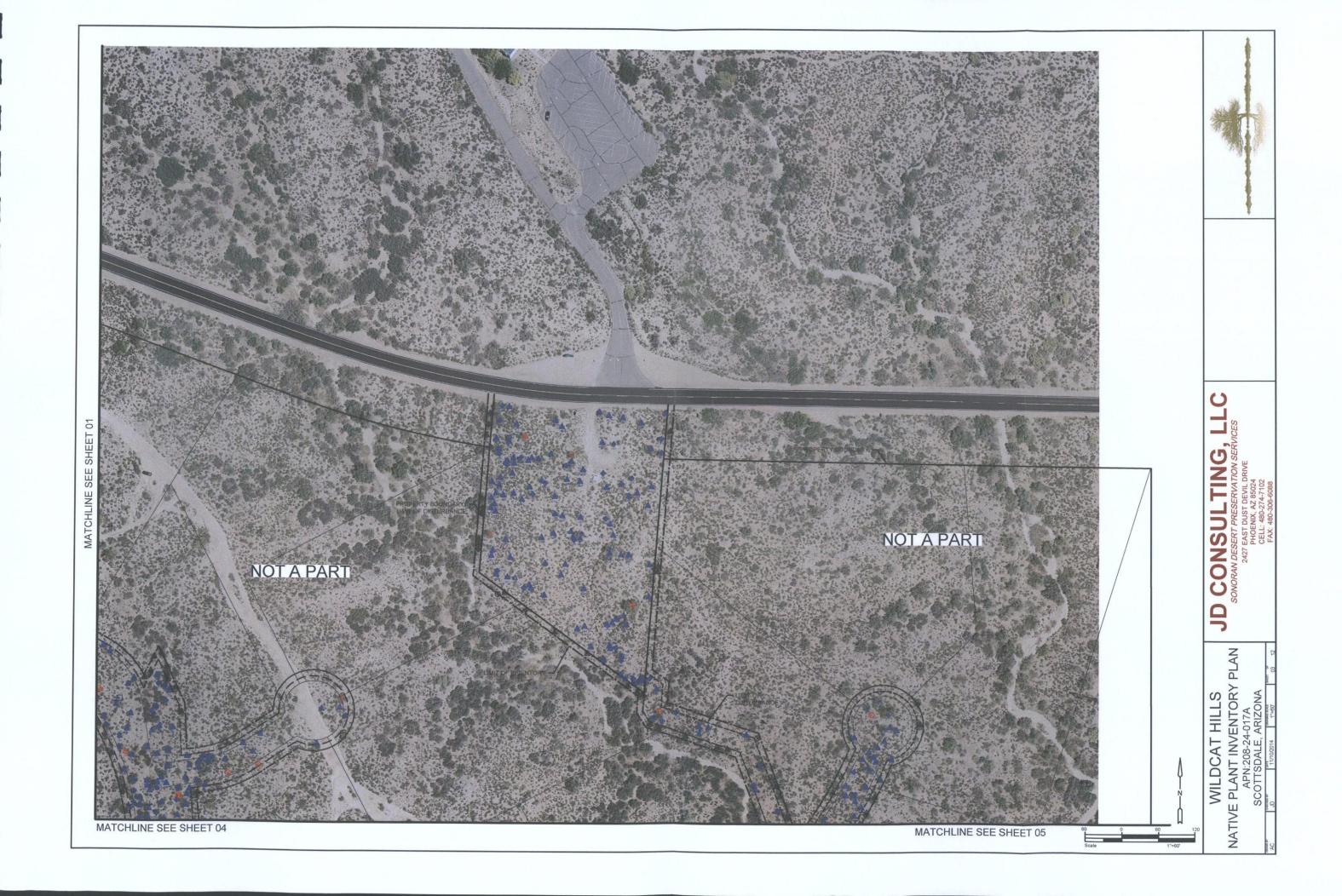
WILDCAT HILLS

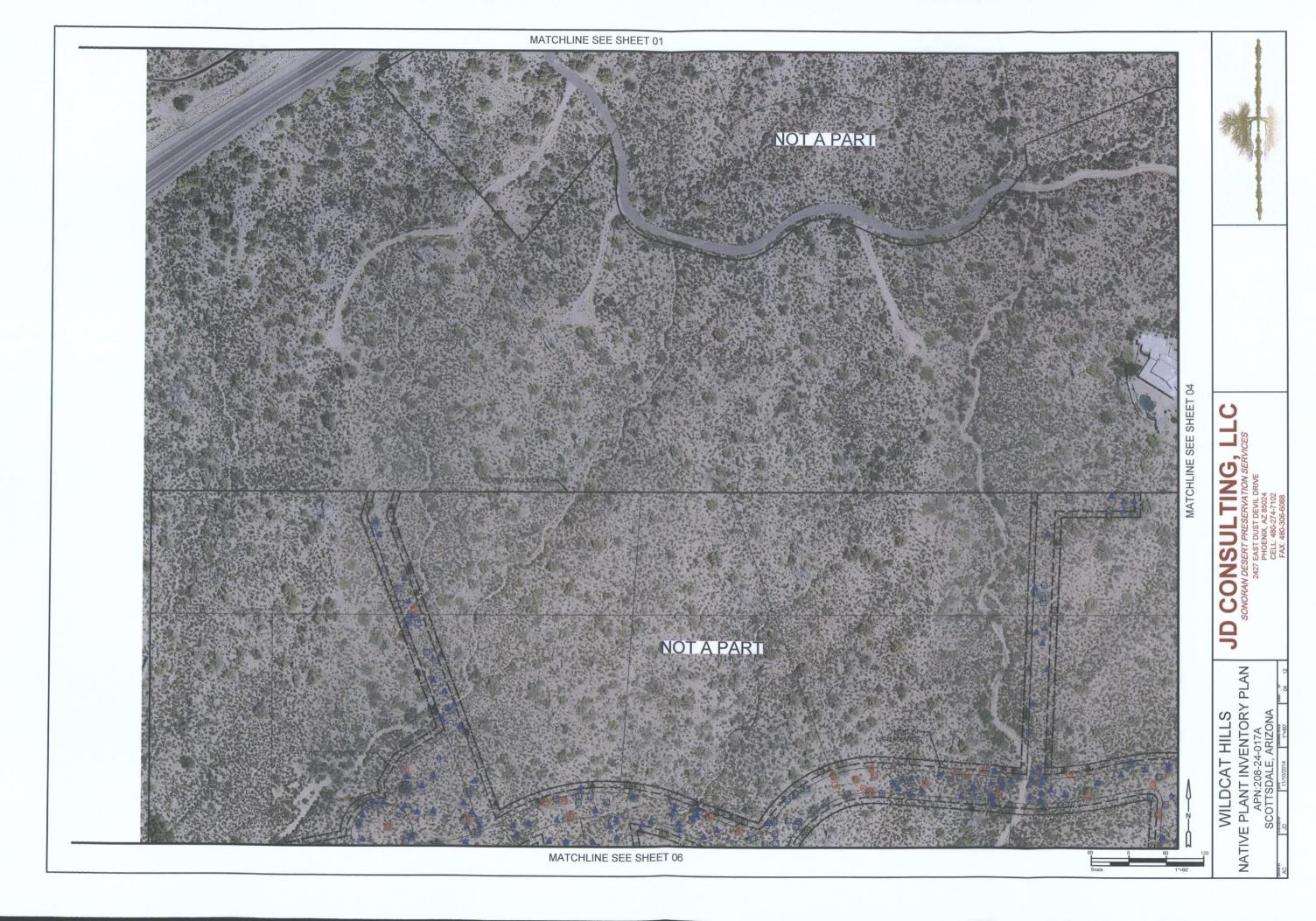
NATIVE PLANT INVENTORY P

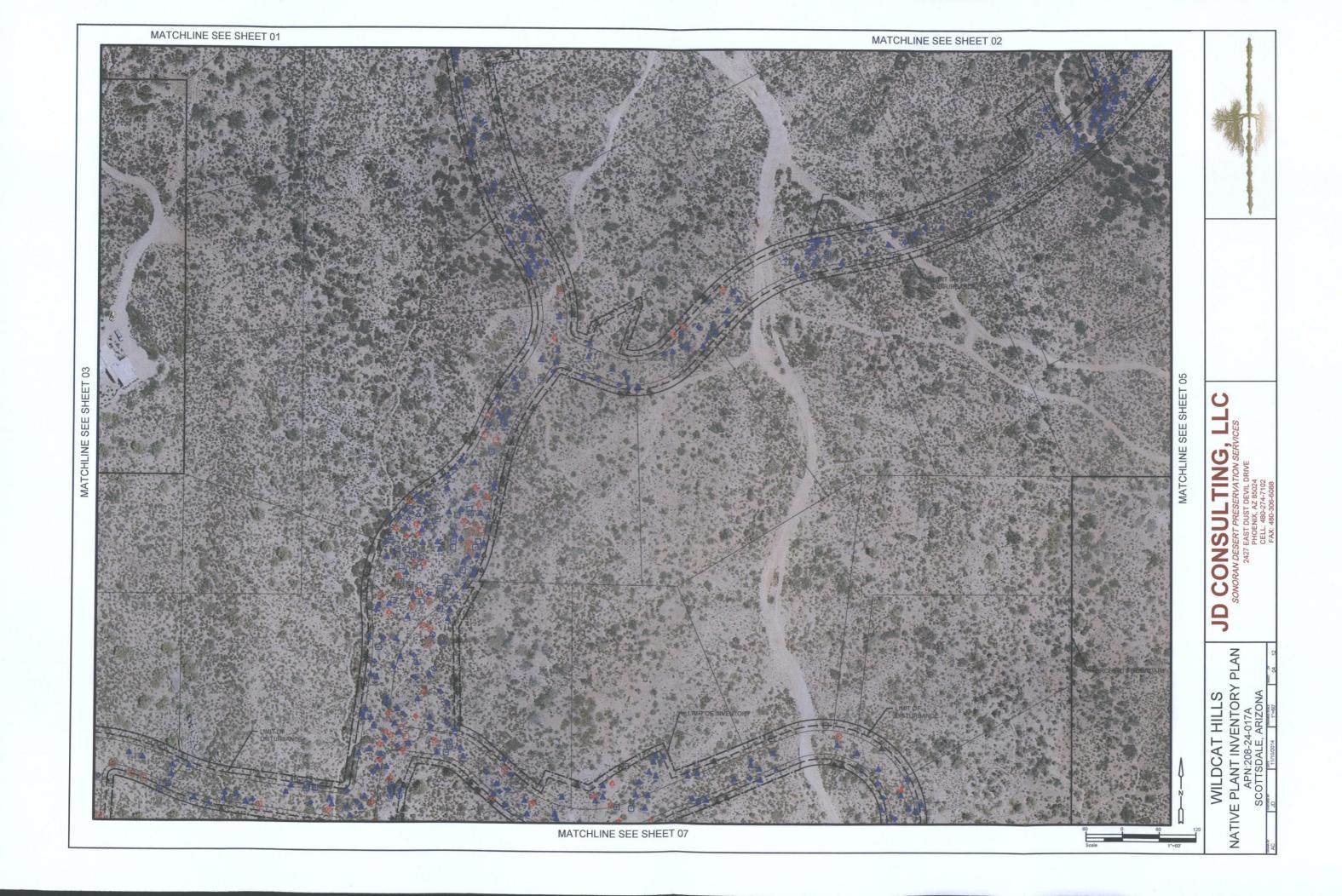
APN:208-24-017A

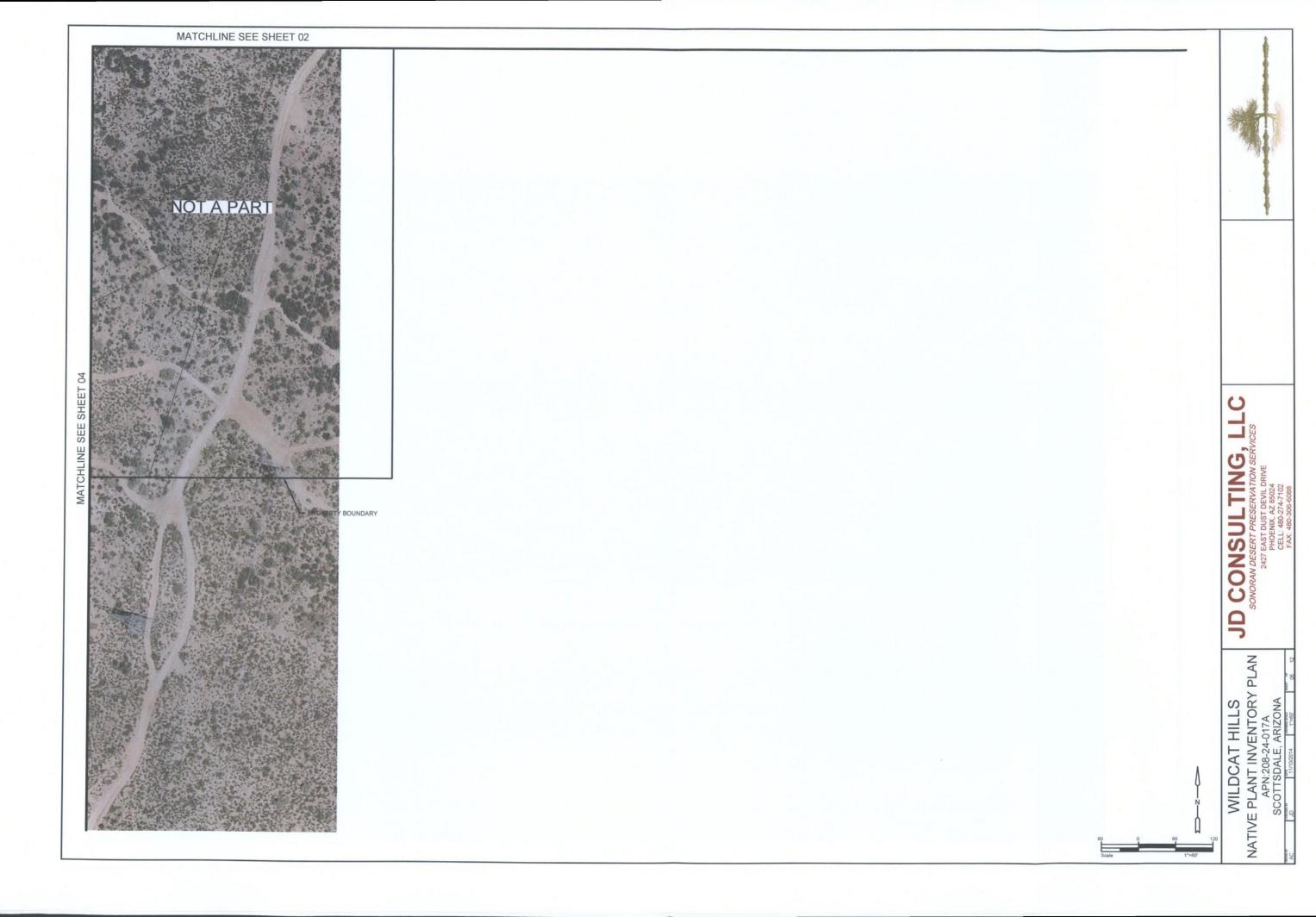
SCOTTSDALE, ARIZONA

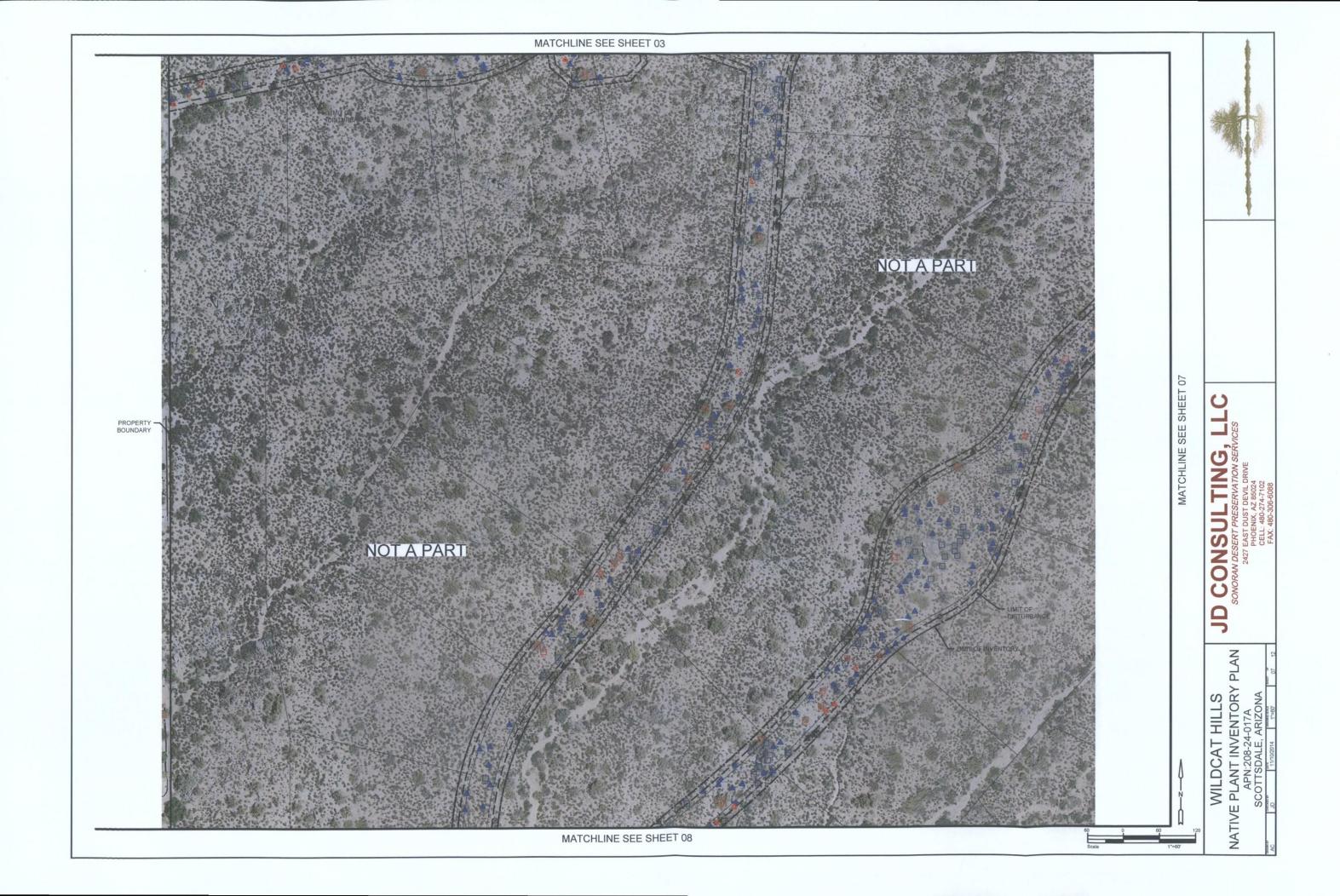


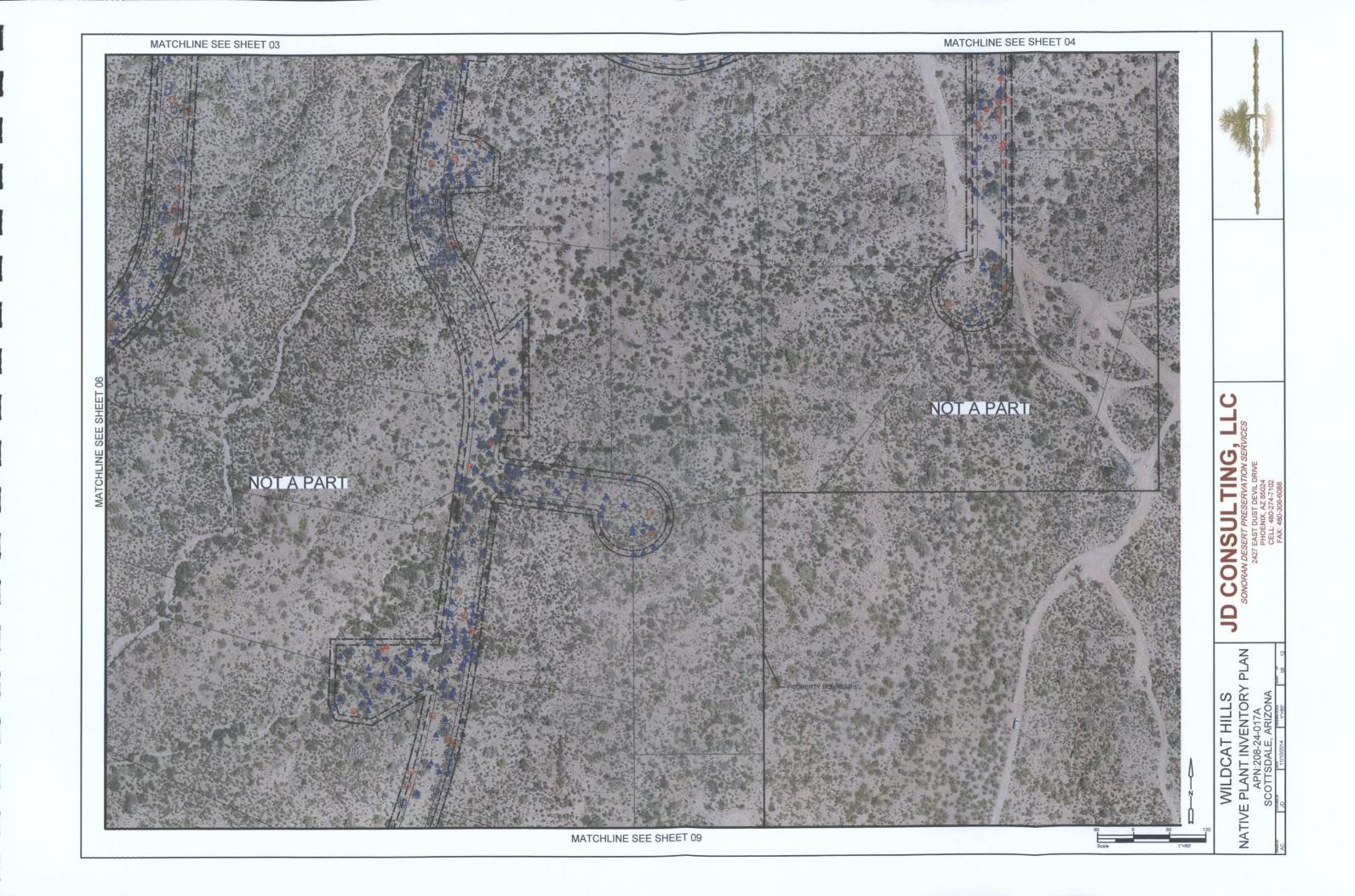


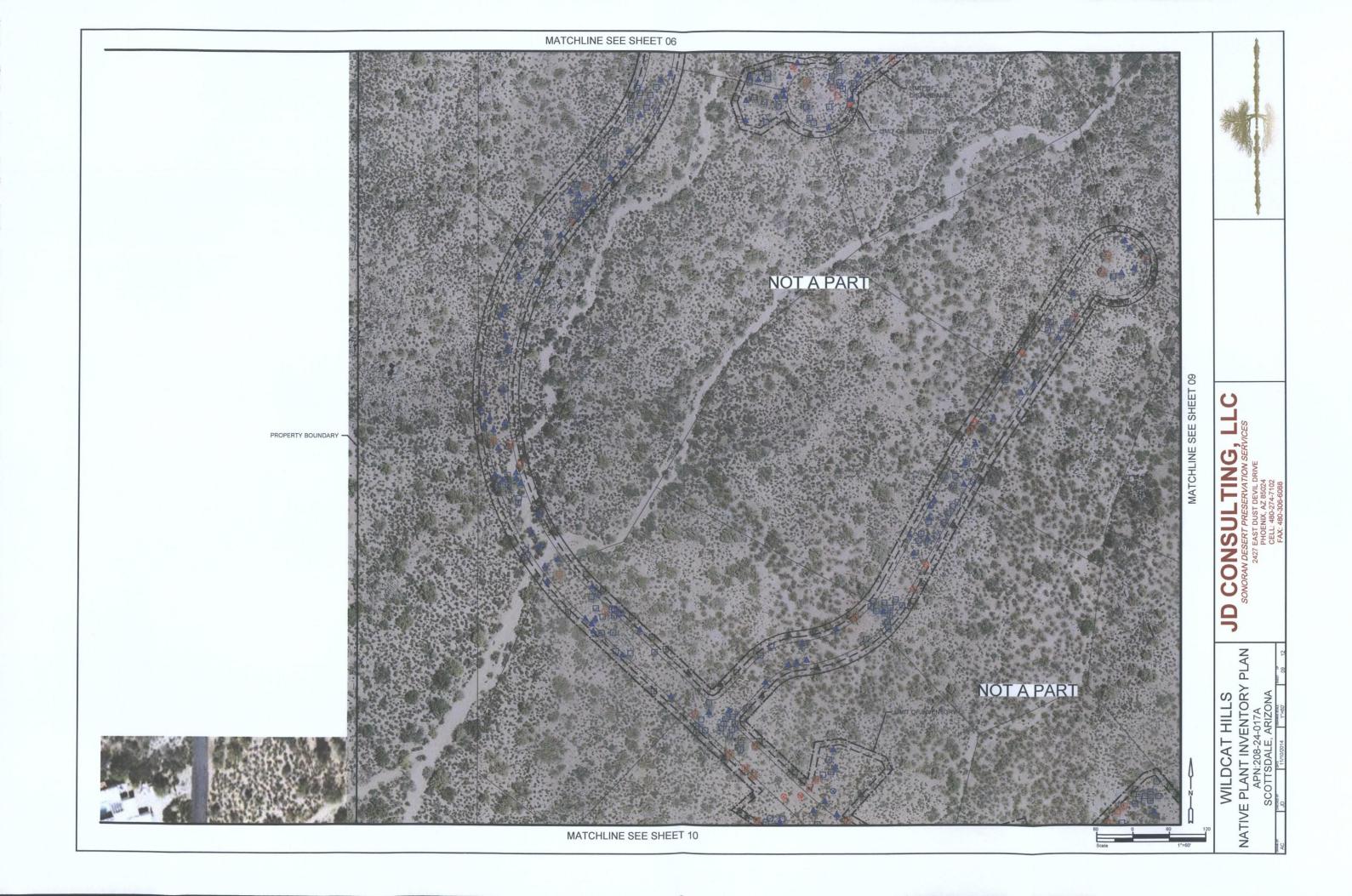


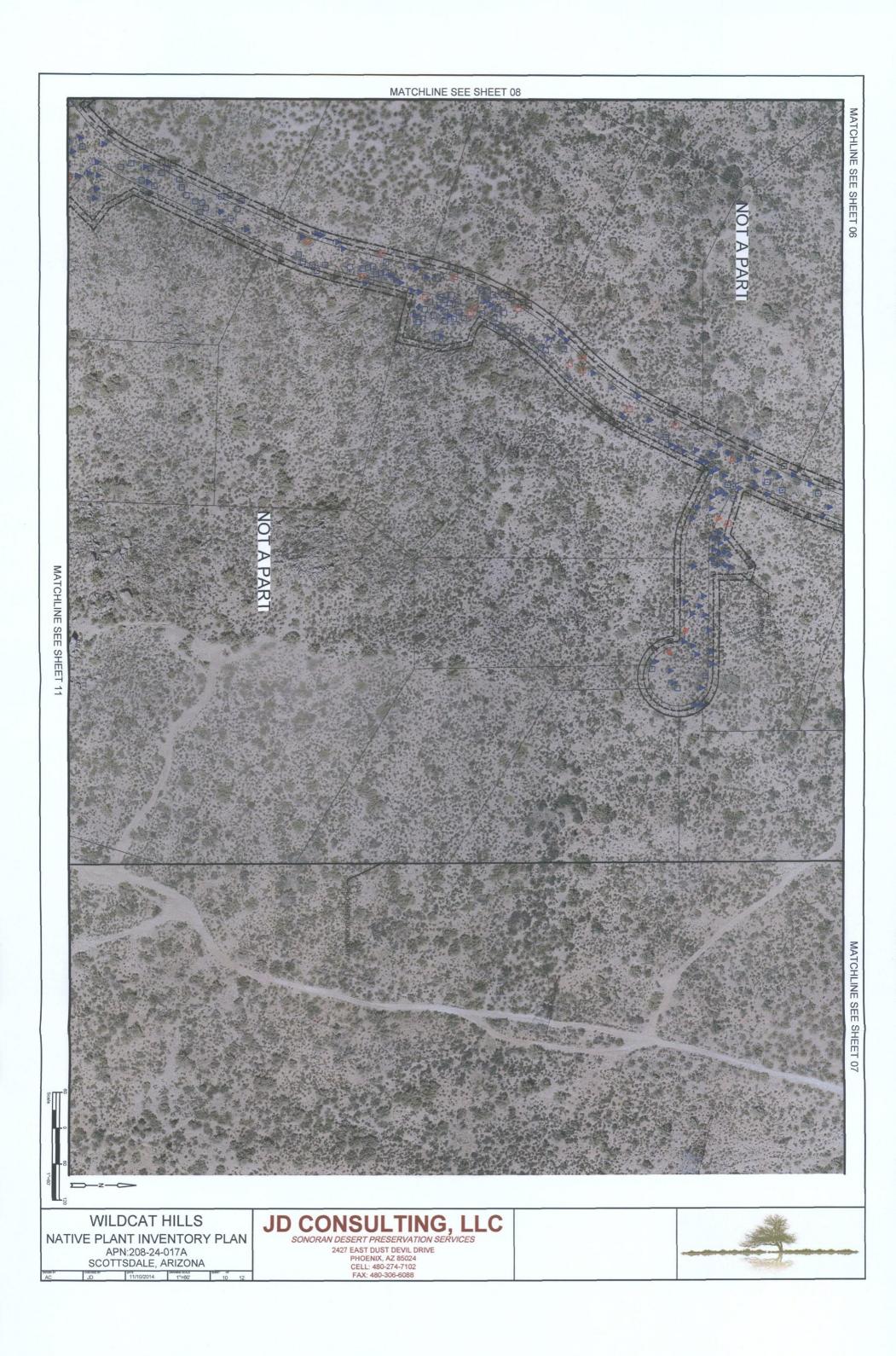






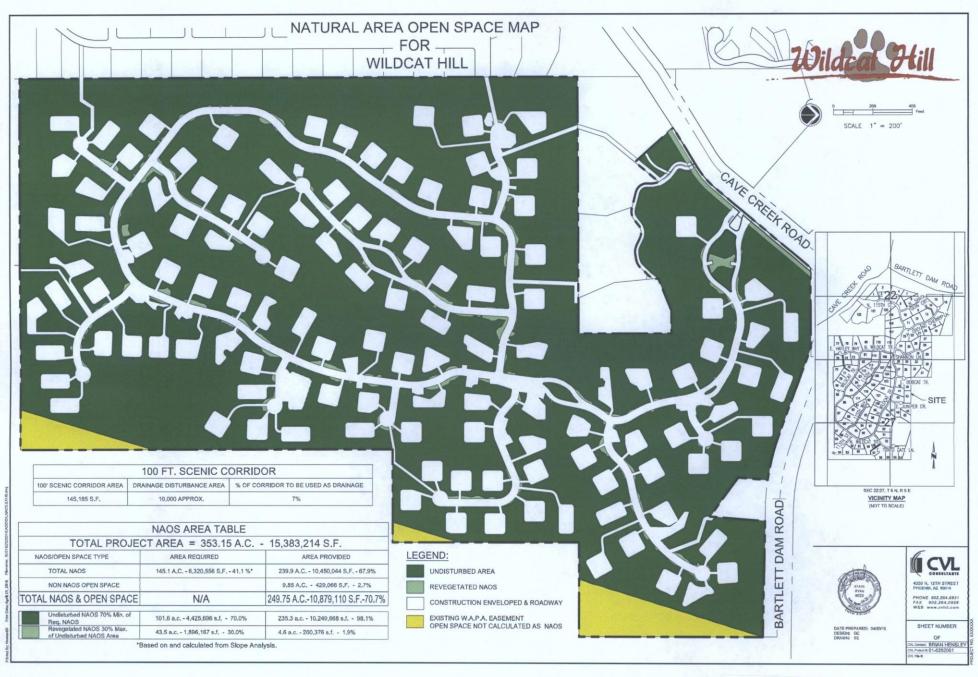


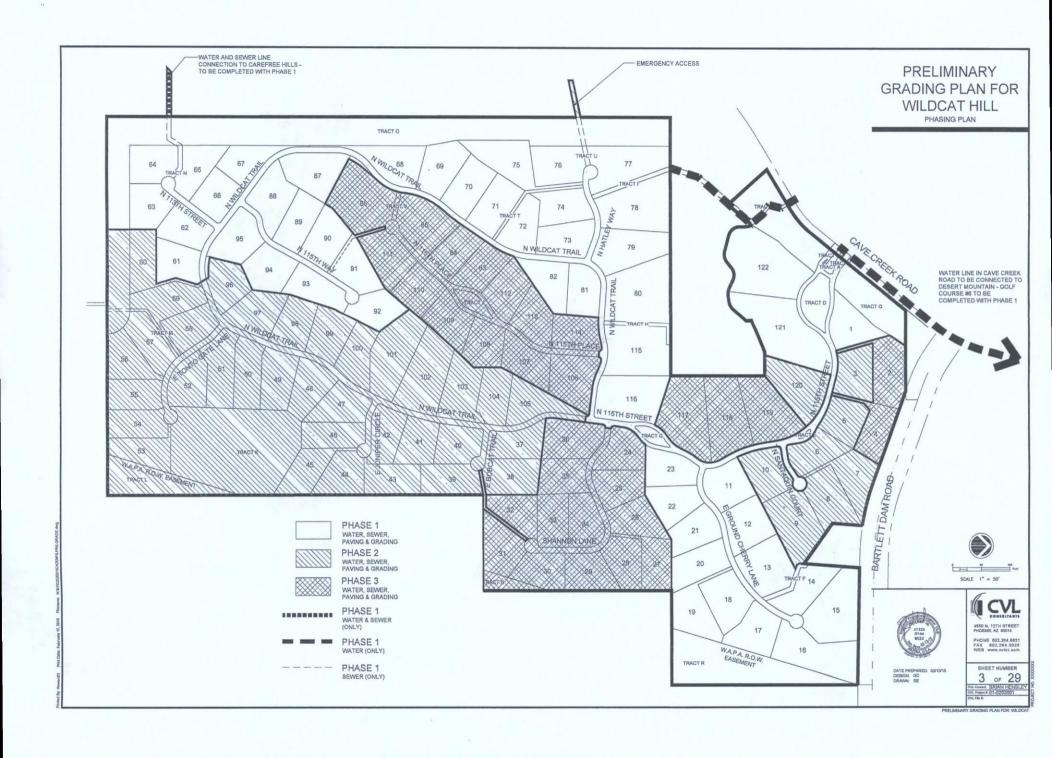












Quail Ridge Sonoran Peaks, LLC B1=190 60 61 Tonto 55 116 National Forest 54 53 25 PINNACLE PEAK POWER Z Tonto **National** Forest Tonto **National Forest** 9 February 2015 N:01/0252001/Graphic

- POOL TO BE SECURED FROM UNWANTED ACCESS AND APPROVED BY SEPARATE PERMIT. POOL SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ON TO AN
- ADJACENTION OR TRACT OF LAND ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT, ETC.) SHALL BE
- SCREENED A MINIMUM OF ONE (1) FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING.
 GUEST HOUSE WILL NOT PROVIDE COOKING FACILITIES ON LOTS UNDER 35,000 SF AND
- WILL NEVER BE OFFERED FOR RENT.
 GUEST HOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT
- SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
 TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND

NAOS REVEGETATION PLAN NOTES:

- MINOR MODIFICATION TO THE APPROVED LANDSCAPE/REVEGETATION PLAN MAY BE
- APPROVED BY THE INSPECTION SERVICES PLANNING INSPECTION STAFF.
 ALL SALVAGE PLANT RELOCATION AND REVEGETATION SHALL COMPLETED PRIOR TO
- ALL SALVAGE PLANT RELOCATION AND REVEGETATION SHALL COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

 AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS 7 FEET IN HEIGHT UPON INSTALLATION, ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE
- ELEVATION.

 RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL BOULDERS. ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND

- MAINTAINED BY THE PROPERTY OWNER,
 NO LANDSCAPE LIGHTING IS APPROVED WITH THE SUBMITTAL
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVAL.
 NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING
- INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICE STAFF.
 ALL REVEGATATED NAOS SHALL BE WATERED FOR 3 YEARS, AT THE END OF THE THREE
- YEARS OR ONCE PLANT MATERIAL HAS BECOME ESTABLISHED. THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.

 10. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL BE SEPARATED FROM THE DOMESTIC
- WATER SUPPLY BY A BACKFLOW PREVENTOR IN ACCORDANCE WITH THE CITY OF SCOTTSDALE SUPPLEMENT MAG STANDARD DETAIL NUMBER 2354
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE
- (NAOS) AREAS.

 12. THE NAOS WILL BE IDENTIFIED AND ROPED OFF WITH YELLOW ROPE DURING
- CONSTRUCTION.

 13. SURFACE OF DISTURBED SOILS TO BE RAKED TO MATCH EXISTING SOILS. NO DECOMPOSED GRANITE WILL BE ADDED TO NAOS AREAS.

ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) BUILDING & SITE DEVELOPMENT NOTES:

- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY
 MAINTAINED AS OPEN SPACE, THE ENTIRE NAOS WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, OF DEDICATION TO THE CITY, OR OTHER ENTITY, NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NOM-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.

 TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM OFFSITE/LOWER ELEVATIONS.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.

 NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV)*
- GREATER THAN 40%
- 5.1. *LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS
- AVAILABLE FROM PAINT MANUFACTURER.

 EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF B AS INDICATED IN MUNSELL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED)

BENCHMARK

MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY CORNER # 323619-1

FOUND - BLM CAPPED PIPE ELEV. 3149,645 NAVD 88 DATUM

CITY OF SCOTTSDALE QUARTER SECTIONS: 22; 27

PROPOSED ZONING

PROPOSED ZONING: R1-70

EXISTING ZONING

EXISTING ZONING: R1-190

ALL LOTS THAT CONTAIN EXISTING WASHES OF 50 CES OR MORE THAT DIVIDE THE DEVELOPMENT ENVELOPE SHALL FILE BY LOT OWNER A WASH MODIFICATION WAIVER WITH THE CITY OF SCOTTSDALE PRIOR TO PULLING ANY BUILDING PERMITS. SEE PRELIMINARY GRADING PLANS



TRACT C

TRACT D

TRACT E

TRACT G

TRACT H

TRACT 1

TRACT J

RACT K

RACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT T

TRACT U

TRACT V

TOTAL

TRACT AREA TABLE

TRACT SQUARE FEET ACRES

7,591.27

443 44

60,313.29

1,961.63

13,025.85

17.307.45

17.492.15

24,608.62

34,359.27

7.505.33

TRACT R 262,738.64 6.03

TRACT S 32.933.87 0.76

16.138.12

4,137.64

5,970.73

17.792.79 0.41

473,953.88 10.88

10,232.05 0.23

973,913.36 22.36

182,960.13 4.20

129,168.32 2.97

0.01

1.38

0.05

0.30

0.40

0.40

0.56

3 08

0.17

0.37

0.09

0.14

54.96

LOT AREA TABLE

OT No. SQUARE FEET ACRES

LOT 2

LOT 3

LOT 5

L07 6

IDT 7

LOT 8

LOT 9

LOT 11

LOT 14

LOT 15

LOT 16

LOT 19

LOT 20

LOT 21

LOT 22

LOT 25

LOT 25

LOT 27

LOT 28

LOT 29

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LDT 36

LOT 37

LOT 3B

LOT 39

LOT 41

LOT 42

LOT 43

LQT 45

IDT 46

LOT 47

L0T 48

LOT 49

LOT 52

LQT 53

LQT 55

107 57

90,870.19 2.09

109,239 71 | 2,51

88,734.55 2.04

82,830.33 1.90

80,056.04 1.84

81.422.48 1.87

94 686 02 2 17

103,845.24 2.38

134,873.09 3.10

90,501.29 2.08

B5,114.01 1.95

155,641.02 3.57

152,391.15 3.50

98,934.59 2.27

2.10

1.90

1.93

1.87

1.90

1.91

1.89

1 95

1.85

2.12

1.99

1.87

1.89

2.42

1.89

2.32

1.87

2.01

LOT 10 94,284.97 2.16

LCT 12 96,387.15 2.21

LOT 13 115,236.32 2.67

LOT 17 94.693.02 2.17

LOT 18 99 077 25 2 27

91,453.72

82,784.08

82,993.15

82,846.29

83,027.71

80,151.25

B2,542.99

85.101.76

92,493.92

86,752.50

80,143.16

81,369,89

82.506.81

105.544.05

82,478.46

101,140.29

LOT 40 B0,456.89 1.85

81,309.75

87,532.06

88,576,89 2.03

80,685.09 1.85

67,349.03 2.01

86,448.05 (1.98

80.444.65 1.85 85,999.57 1.97

88,462.45 2.03

92,814.25 2.13

87,013.96 2.00

81,960.35 1.88

80,848.19 1.86

80,683.00 1.85

82,483.67 1.89

LOT 50 91,393.08 2.10

LOT 51 103,257.34 2.37

LOT 56 82,970 19 1 90

LOT 58 82,041.38 1.88

LOT 59 103,585.50 2.38

LOT 60 86,961.63 2.00

LOT 61 80,925.85 1.86

OT 23 84,189.89

LOT 24 81,495.00

LOT 30 80.635.38

LOT ARFA TABLE

OT No. SQUARE FEET ACRES

81.967.77

84,430 23

82,952.29

81,157.93

80.200.74

80.183.31

103,209.58

96,146.40

90,282.01

96.367.74

161.808.90

130,573.78

186,841.76

80,152.99

88,452.46

80,594.52

81,779,12

121,629.48

165,920.20 3.81

111,569.46 2.56

100,901.46 2.32

86.060.05 1.98

97.301.13 2.23

96,303.82 2.21

88.352.51

81,394.30

85.030.92

92,647.47

86,218,87

101,283.05

88.213.29

92.362.60

83.884.87

151,668.17

153,014.92

107,712.44

LOT 105 89.997.23 2.07

LOT 106 106,847.65 2.45

LOT 112 89,224.57 2.05

81,004.37

85,656.35 1.97

80,357.87 1.64

86,677.46 1.99

81,481.29 1.87

99,237.10 2.28

83,468.25 1.92

153.915.73 3.53

148,167.87 3.40

162,149,42 3.72

147,749,58 3.39

124,147.32 2.85

220,895.68 5.07

136,962.77

LOT 122 218,377.84 5.01

1.86

3.14

OT 104 80,357.88

LOT 74 83,409.53

LOT 75 115,000,17

LOT 77 134,092.87

91,858.54 2.11

82,056.29 1.88

90.936.84 2.09

LOT 52

FOL 63

LOT 66

10T 67

107.68

LOT 69

LQT 70

LOT 71

LOT 72

101 73

LOT 76

LOT 78

10T 79

LOT BO

LOT 81

LOT 82

LOT 83

OT B4

LOT 85

LOT 86

LOT 88

LOT 89

101 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LDT 100

LOT 101

LOT 102

OT 103

LOT 107

LOT 10B

LOT 109

LOT 110

LOT 311

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

1.88

1.94

1.90

1.86

1 84

1 84

2.37

2.21

2.07

1.91

2.64

2.21

3.08

3 71

3 00

4.29

1.84

2.03

1.85

1.88

2.79

2.03

1.87

2.13

1.98

2.33

2.12

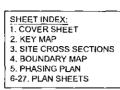
1 93

3.48

3.51

2.47

1.84



24.00

20.00

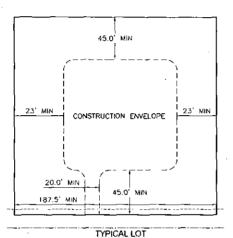
E/P

TYPICAL CUL DE SAC

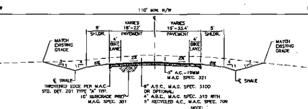
2.00

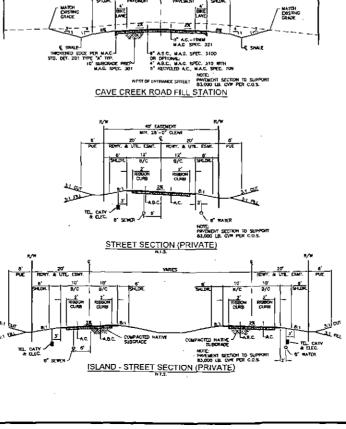
RIBBON CURB

SITE AREA TABLE	
GROSS ACREAGE	353.14
AREA OF ROW	19.98
NÉT ACREAGE .	333.16
TOTAL TRACT ACREAGE	54.96
TOTAL NUMBER OF LOTS	122
OVERALL DENSITY	2.89
AVERAGE LOT SQUARE FEET_	99,342
TOTAL OPEN SPACE ACREAGE	249.75
TOTAL NAOS ACREAGE	240



2,394.17 TRACT B NOT USED





PRELIMINARY PLAT FOR WILDCAT HILL

OWNER:

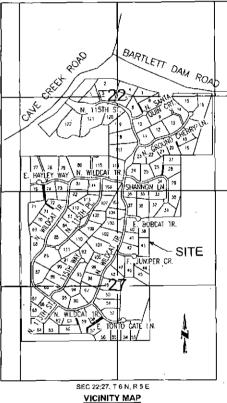
WILDCAT PARTNERS LLC 4455 E CAMELBACK C240 PHOENIX AZ 85018

PREPARED BY:

CVL CONSULTANTS, INC. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 264-6831 CONTACT: BRIAN HENSLEY

LEGAL DESCRIPTION:

LOTS 1 THROUGH 76, INCLUSIVE AND TRACTS A THROUGH G, INCLUSIVE, OF WILDCAT HILL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF BOOK 957 OF MAPS, PAGE 8



(NOT TO SCALE)

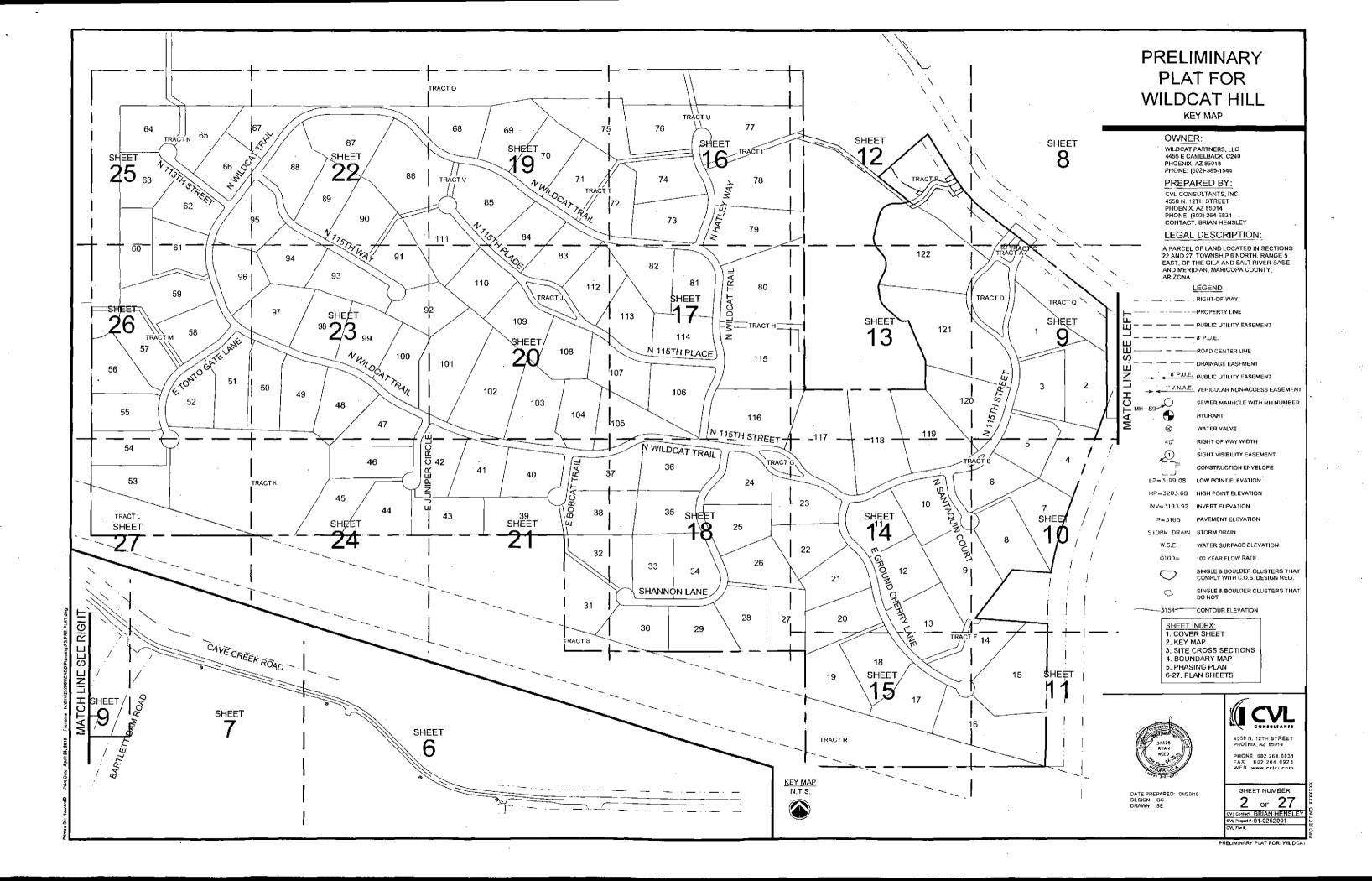


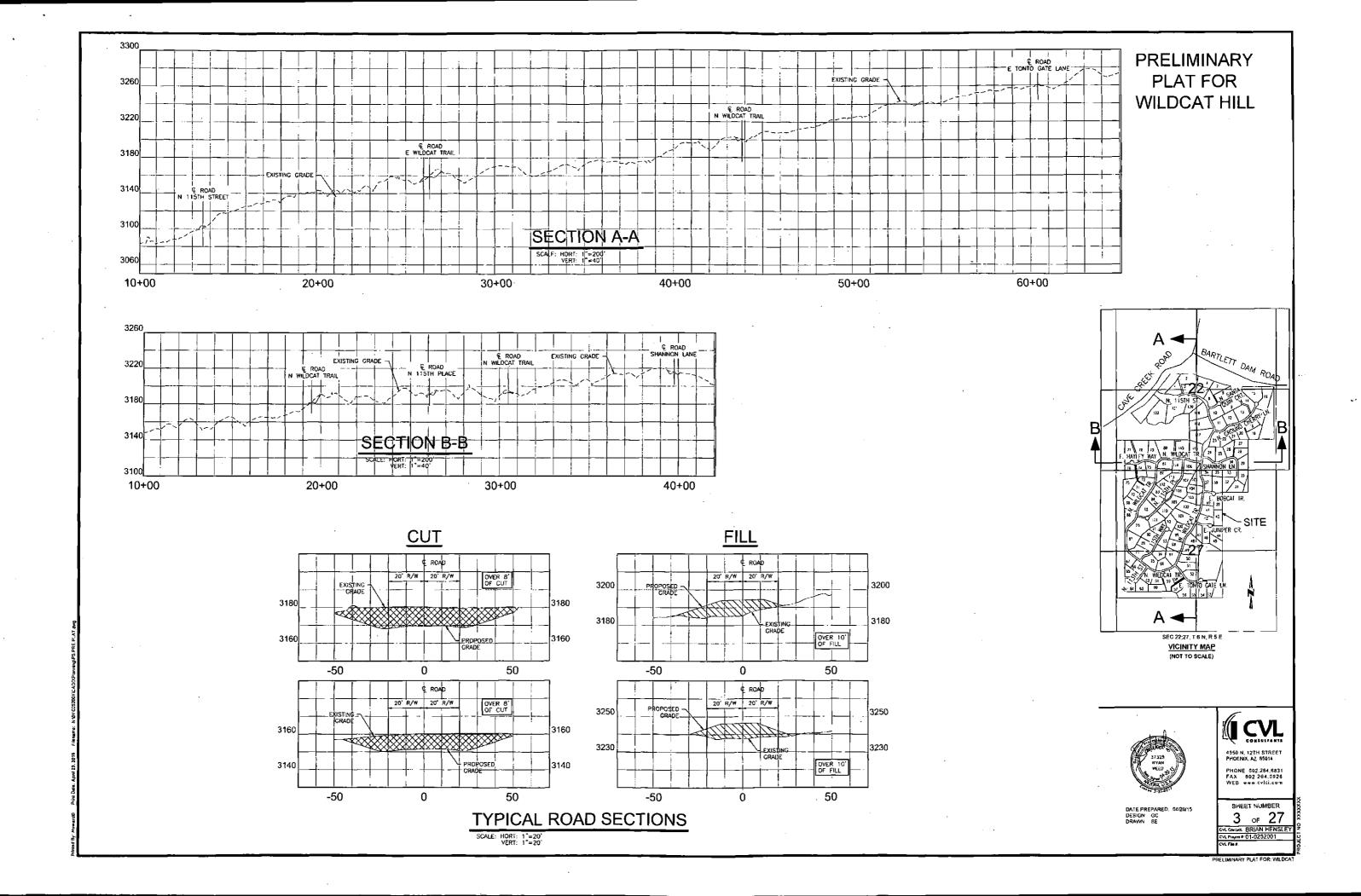
DATE PREPARED: 04/20/19

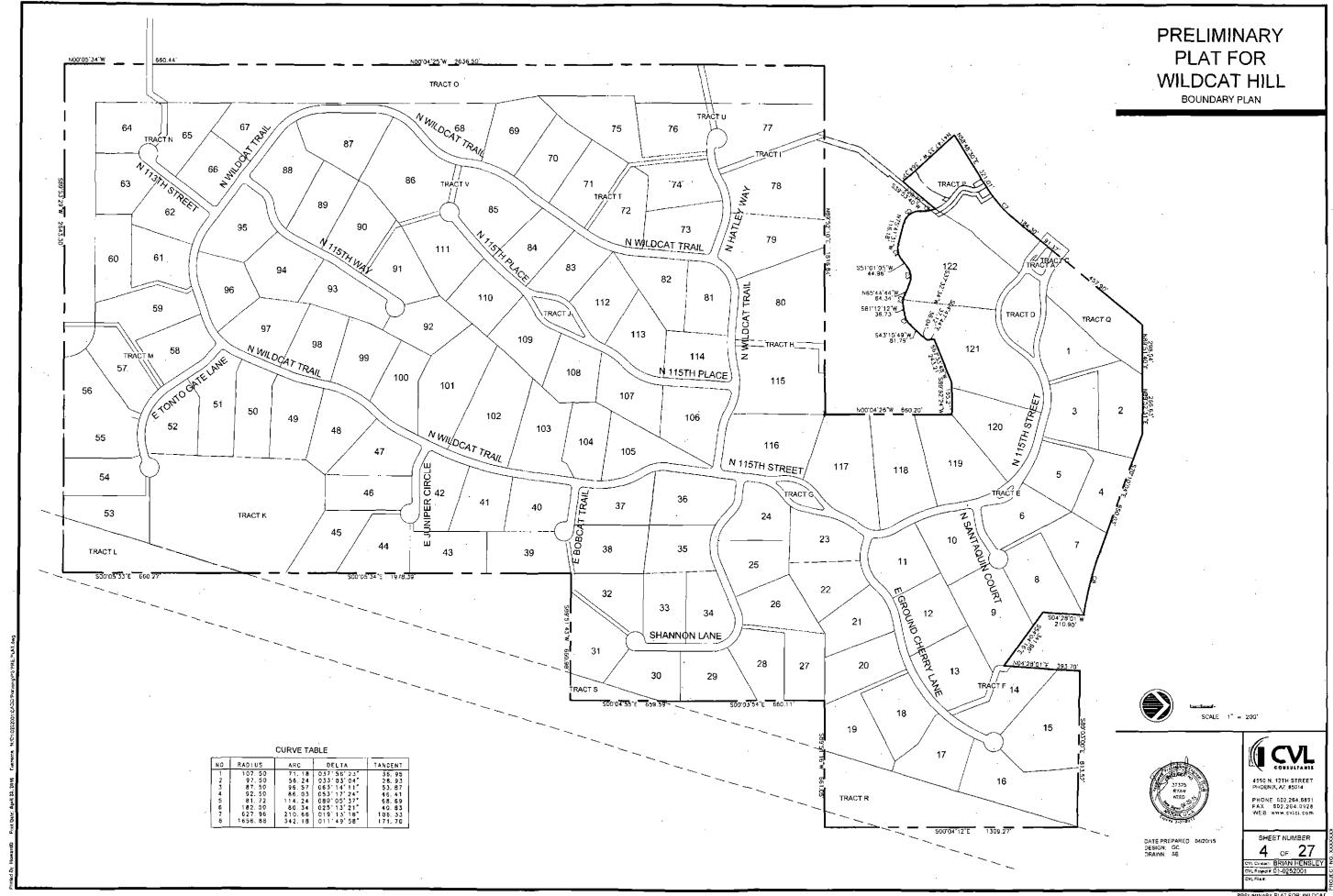


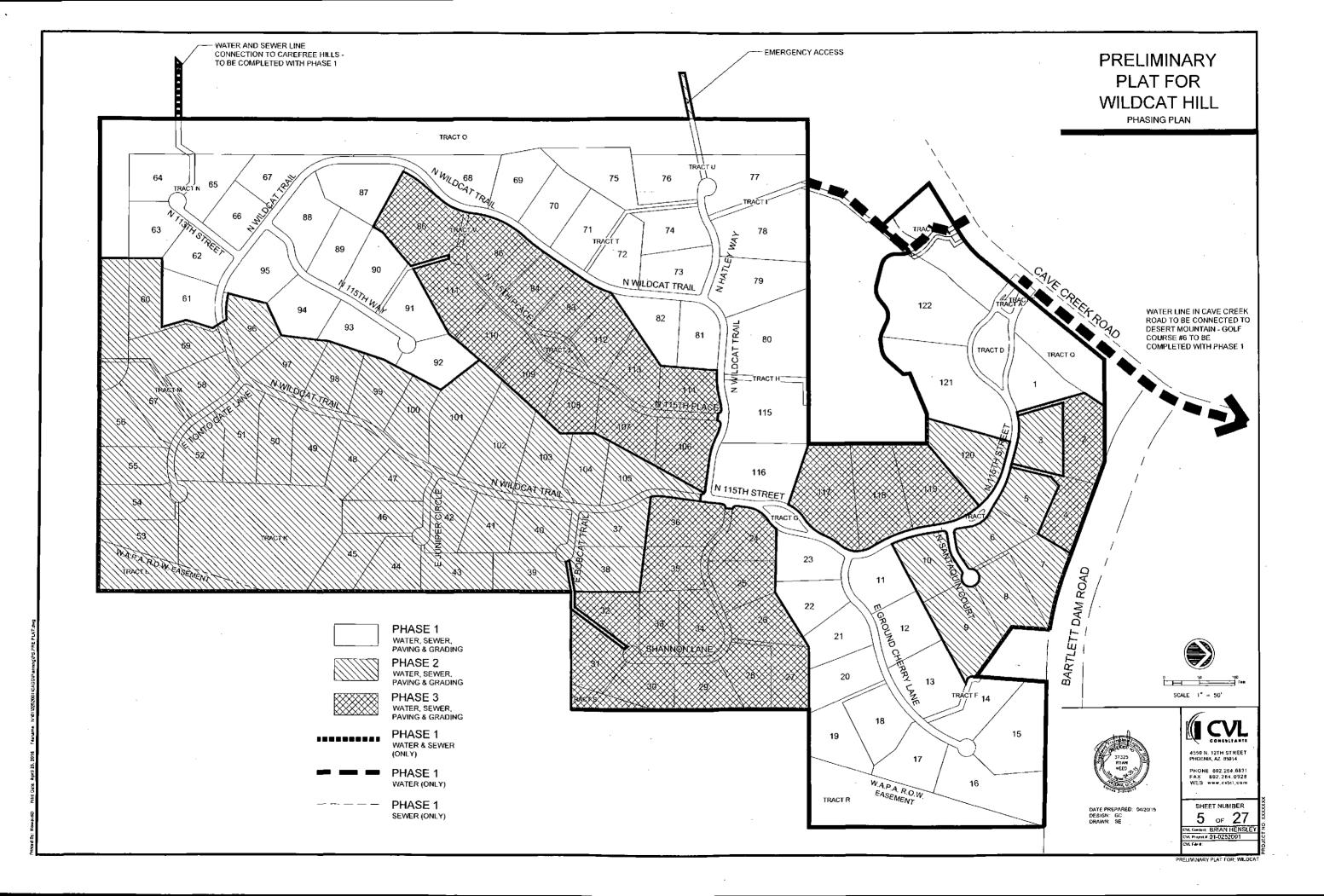
SHEET NUMBER 1 of 27 Control BRIAN HENSLE L Project #: 01-025/2001

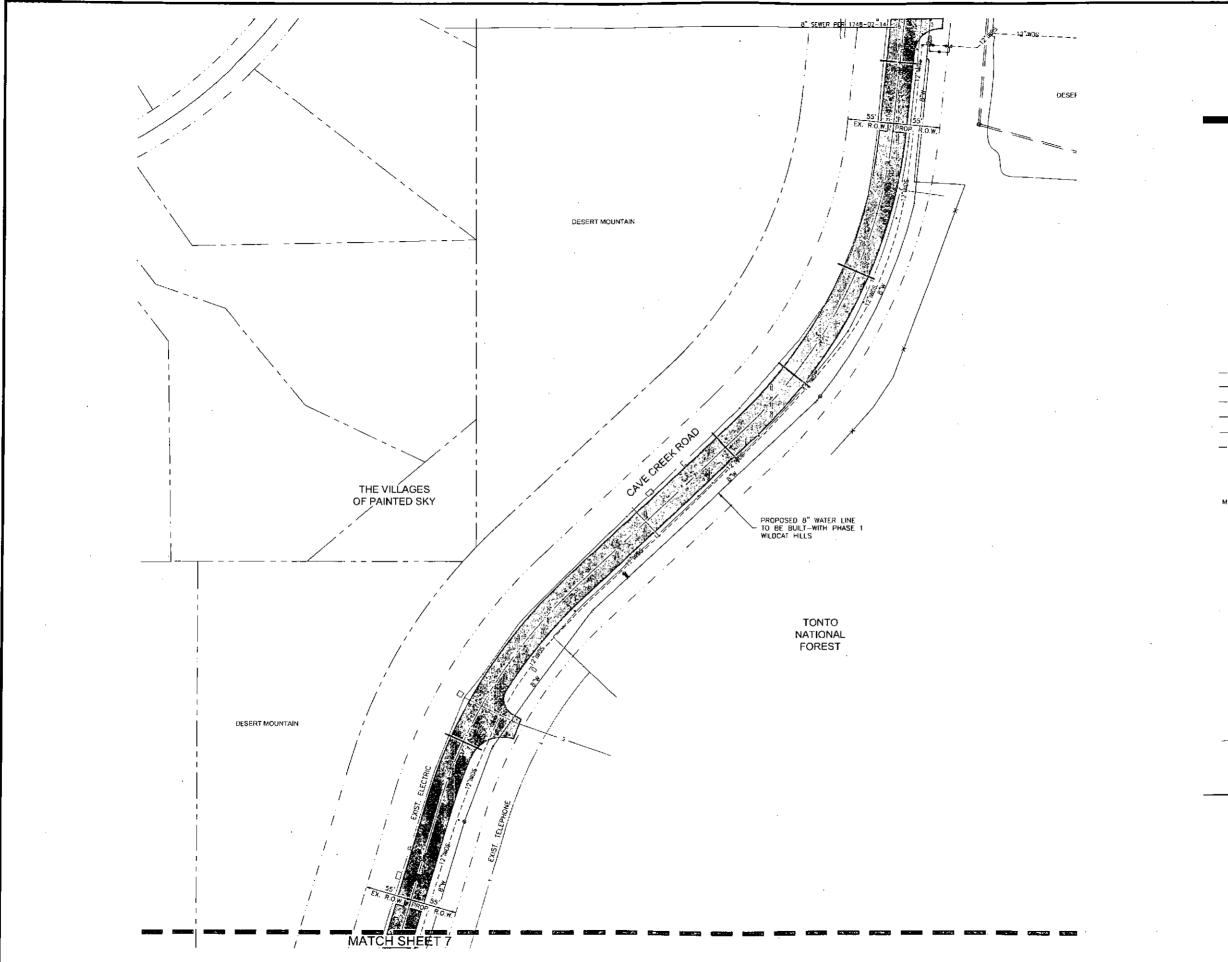
PRELIMINARY PLAT FOR; WILDCAT













LEGEND

. ___ . . __ RIGHT-OF-WAY DRAINAGE EASEMENT PUBLIC UTILITY EASEMENT SEWER MANHOLE WITH MH NUMBER WATER VALVE RIGHT OF WAY WIDTH SIGHT VISIBILITY EASEMENT CONSTRUCTION ENVELOPE LP=3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INVERT ELEVATION INV=3193.92 PAVEMENT ELEVATION P=3165 STORM DRAIN STORM DRAIN W.S.E. WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER CLUSTERS THAT DO NOT \bigcirc CONTOUR ELEVATION

> 50 100 Feet SCALE 1" = 50"



DATE PREPARED. 04/20/15 DESIGN: GC DRAWN. SE



SHEET NUMBER
6 OF 27

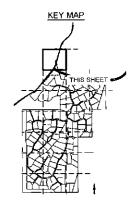
CVL Contact: BRIAN HENSLEY

CVL Project # 01-0252001

RELIMINARY PLAT FOR: WILDCAT

MATCH SHEE/T 6 EXISTING 12" RECLAIMED WATER PROPOSED 8" WATER LINE TO BE BUILT-WITH PHASE 1 WILDCAT HILLS DESERT MOUNTAIN

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND

DRAINAGE EASEMENT PUBLIC UTILITY EASEMENT VEHICULAR NON-ACCESS EASEMENT SEWER MANHOLE WITH MH NUMBER WATER VALVE RIGHT OF WAY WIDTH SIGHT VISIBILITY EASEMENT CONSTRUCTION ENVELOPE LP=3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INV=3193.92 INVERT ELEVATION PAVEMENT ELEVATION P=3165 STORM DRAIN STORM DRAIN W.S.E. WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S, DESIGN REQ. \bigcirc SINGLE & BOULDER CLUSTERS THAT DO NOT 0



DATE PREPARED: 04/20/15 DESIGN: GC DRAWN: SE



CONTOUR ELEVATION

50 100
F+41

SCALE 1* = 50'

SHEET NUMBER
7 OF 27
VI Cortact BRIAN HENSLEY
VI Project # 01-0252001

PRELIMINARY PLAT FOR WILDCAT

QUAIL RIDGE DESERT MOUNTAIN 16" WATER LINE -EXISTING B" WATER LINE -EXISTING 12" RECLAIMED WATER LINE EXISTING FIRE HYDRANT DESERT MOUNTAIN

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND

PUBLIC UTILITY EASEMENT SEWER MANHOLE WITH MH NUMBER WATER VALVE RIGHT OF WAY WIDTH SIGHT VISIBILITY EASEMENT CONSTRUCTION ENVELOPE LP=3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INV=3193.92 INVERT ELEVATION P=3165 PAVEMENT ELEVATION STORM DRAIN STORM DRAIN WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER CLUSTERS THAT DO NOT \bigcirc

SCALE 1" = 50'



DATE PREPARED: 04/20/15 DESIGN: GC DRAWN: SE



SHEET NUMBER

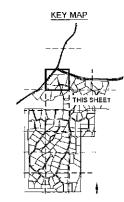
8 OF 27

CONSIST BRIAN HENSLEY

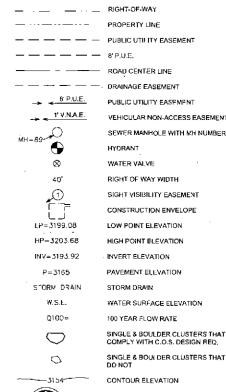
RELIMINARY PLAT FOR: WILDCAT

MATCH SHEET 7 TONTO NATIONAL I OREST UNSUBDIVIDED UNASSESSED BARTLETT DAM ROAD PROPOSED 8" WATER LINE TO BE BUILT-WITH PHASE 1 WILDCAT HILLS EXISTING FIRE HYDRANT PROPOSED 8 WATER LINE TO BE BUILT-WITH PHASE 1 WILDCAT HILLS EXIST 16" WATER LINE EXIST. 16". WATER LINE N 115TH STREET MATCH SHEET 13

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND



SCALE 1" = 50"



DATE PREPARED: 04/20/15 DESIGN: GC DRAWN: SE



SHEET NUMBER

9 of 27

ON Contract BRIAN HENSLEY

EVER Project # 01-0252001

PRELIMINARY PLAT FOR: WILDCAT

PRELIMINARY PLAT FOR WILDCAT HILL TONTO NATIONAL FOREST UNSUBDIVIDED UNASSESSED KEY MAP TONTO NATIONAL FOREST UNSUBDIVIDED UNASSESSED LEGEND PROPOSED 8" WATER LINE TO BE BUILT-WITH PHASE 1 WILDCAT HILLS BARTLETT DAM ROAD PUBLIC UTILITY EASEMENT VEHICULAR NON-ACCESS EASEMENT 6 SEWER MANHOLE WITH MH NUMBER WATER TANK AND PUMP BY CITY OF SCOTTSDALE PLANS PREPARED BY HDR, SITE 158, JOB # WD603 HYDRANT WATER VALVE RIGHT OF WAY WIDTH WATER TANK AND PUN SIGHT VISIBILITY BASEMENT CONSTRUCTION ENVELOPE LOW POINT ELEVATION _P=3199.08 HP=3203.68 HIGH POINT ELEVATION INVERT ELEVATION INV-3193.92 PAVEMENT ELEVATION P= 3165 STORM DRAIN WATER SURFACE HI EVATION W.S.E. 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER CLUSTERS THAT DO NOT \bigcirc CONTOUR ELEVATION ------3154---53 100 Feet SCALE 1" = 50" 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE 602.284.6831 FAX 602.284.0928 WEB www.cvici.com MATCH SHEET 14 SHEET NUMBER DATE PREPARED: 04/20/15 DESIGN; GC DRAWN: SE 10 of 27 CVL Contact BRIAN HENSLEY CVL Project # 01-0252001

TONTO NATIONAL FOREST UNSUBDIVIDED UNASSESSED

BARTLETT DAM ROAD,

N GROUND CHERRY LANE

MATCH SHEET 15



LEGEND	
_ · · · _ · · · _ · · · _	RIGHT-OF-WAY
	PROPERTY LINE
	PUBLIC UTILITY EASEMENT
	8' P.U.E.
	ROAD CENTER LINE
	DRAINAGE EASEMENT
→ ← 8' P.U.E.	PUBLIC UTILITY EASEMENT
→ <u>1' V.N.A.E.</u>	VEHICULAR NON-ACCESS EASEME
MI1-89	SEWER MANHOLE WITH MH NUMBE
₩II1=33°	HYDRANT
⊗	WATER VALVE
40'	RIGHT OF WAY WIDTH
<u>.</u> 0	SIGHT VISIBILITY EASEMENT
() ;	CONSTRUCTION ENVELOPE
LP=3199.D8	LOW POINT ELEVATION
HP-3203.68	HIGH POINT ELEVATION
INV=3193.92	INVERT ELEVATION
P=3165	PAVEMENT ELEVATION



STORM DRAIN

SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.

100 YEAR FLOW RATE



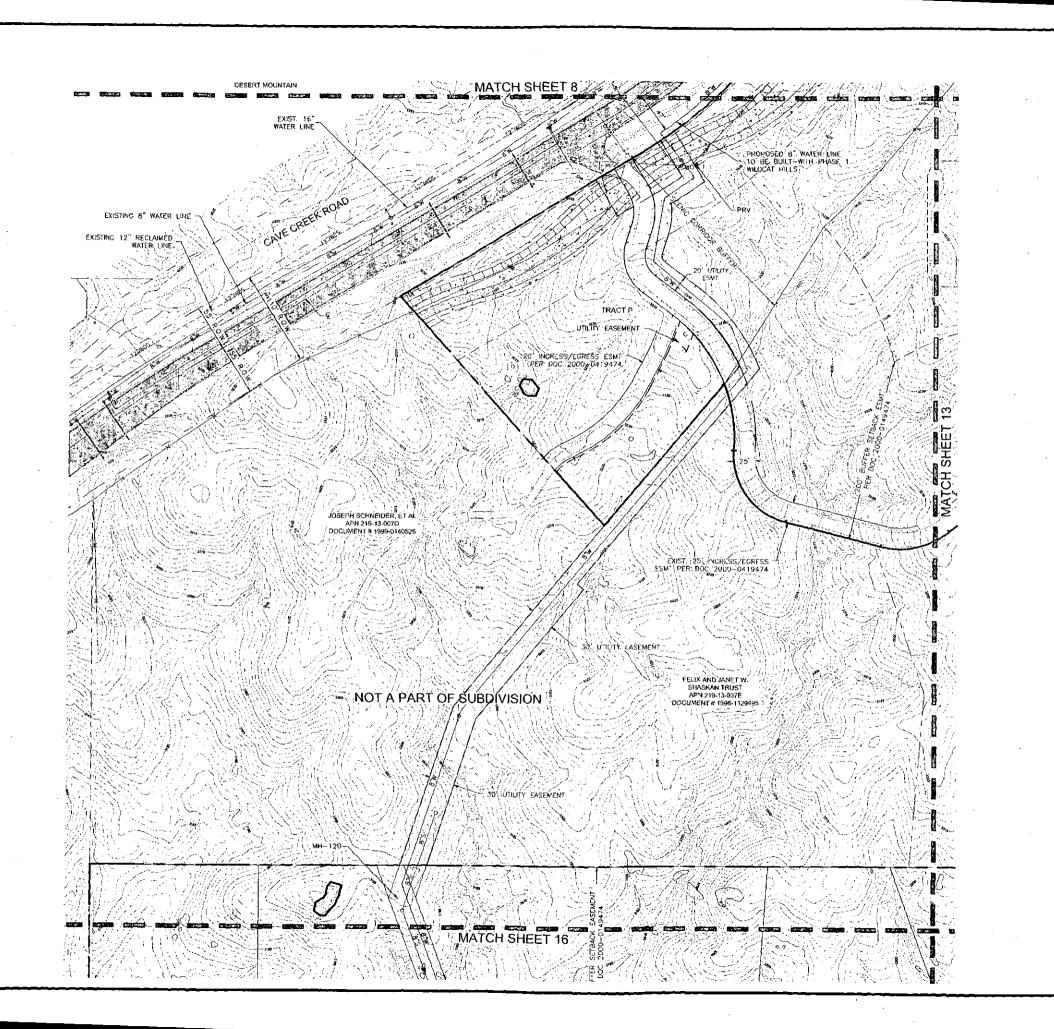






SHEET NUMBER
11 of 27

CVLConned BRIAN HENSLEY
CVL Poper # 01-0252001





LEGEND

VEHICULAR NON-ACCESS EASEMENT SEWER MANHOLE WITH MH NUMBER HYDRANT WATER VALVE RIGHT OF WAY WIDTH CONSTRUCTION ENVELOPE LP-3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INV=3193.92 INVERT ELEVATION PAVEMENT ELEVATION STORM DRAIN STORM DRAIN W.S.E. WATER SURFACE ELEVATION SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REG. \bigcirc SINGLE & BOULDER CLUSTERS THAT DO NOT 0 CONTOUR ELEVATION







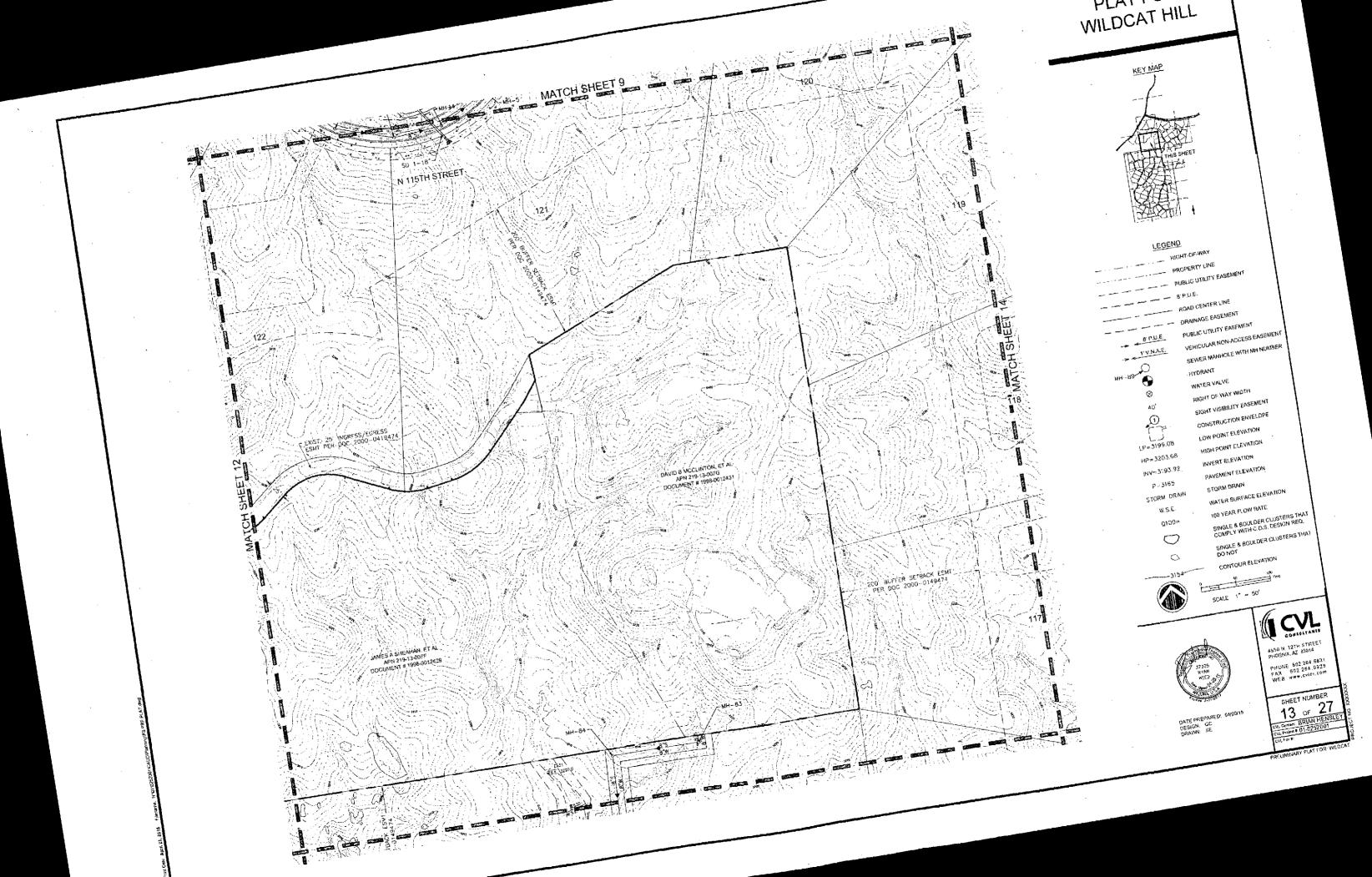
DATE PREPARED: 04/2 DESIGN: GC



PHONE 802.254,6931 FAX 502.264,0926 WEB www.cylci.com

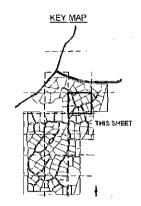
SHEET NUMBER
12 of 27

CVL CONSC: BRIAN HENSLEY
CVL PRIME OF 01-0252001



MATCH SHEET 10 MATCH SHEET 18

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND

SEWER MANHOLE WITH MH NUMBER

WATER VALVE

1P=3199 08 LOW POINT ELEVATION

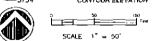
INV=3193.92 INVERT ELEVATION

PAYEMENT ELEVATION

W.S.E. WATER SURFACE ELEVATION

SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. \bigcirc SINGLE & BOULDER CLUSTERS THAT DO NOT \Box

CONTOUR ELEVATION



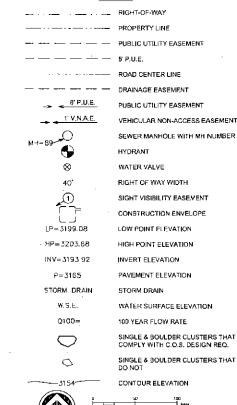




SHEET NUMBER 14 of 27



LEGEND



SCALE 1" = 50'



DATE PREPARED: 04/2 DESIGN: GC



ONE 602,264,5831

E3 www.cylci.com

SHEET NUMBER

15 OF 27

CVL Contact BRIAN HENSLEY

RELIMINARY PLAT FOR: WILDCAT

ROBERT CHARLES HARDY, ET AL. APN 219-11-160D DOCUMEN I # 2005-0231610 LEWIS M, KEILLEY JR, AND PATSY J KELLEY TRUST APN 219-11-256 DOCUMENT # 2006-0304057 75 MATCH SHEET 19

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND VEHICULAR NON-ACCESS EASEMENT SEWER MANHOLE WITH MH NUMBER HYDRANT WATER VALVE RIGHT OF WAY WIDTH CONSTRUCTION ENVELOPE LP≈3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INV=3193.92 INVERT ELEVATION PAVLMENT ELEVATION STORM DRAIN STORM DRAIN W.S.E. WATER SURFACE ELEVATION SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER CLUSTERS THAT DO NOT \bigcirc CONTOUR ELEVATION -----3154---SCALE 1" = 50"





4550 N. 121H STREET PHOENIX, AZ 85014

AX 602.284.0928 VEB www.cvlci.com

ATE PREPARED: 04/20/15 IESIGN: GC IRAWN: SE SHEET NUMBER
16 OF 27

CVL Coursel: BRIAN HENSLEY
CVL Prograf #: 01-0252001

CVL Prograf #:

É WILDCAT TRAIL.

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND

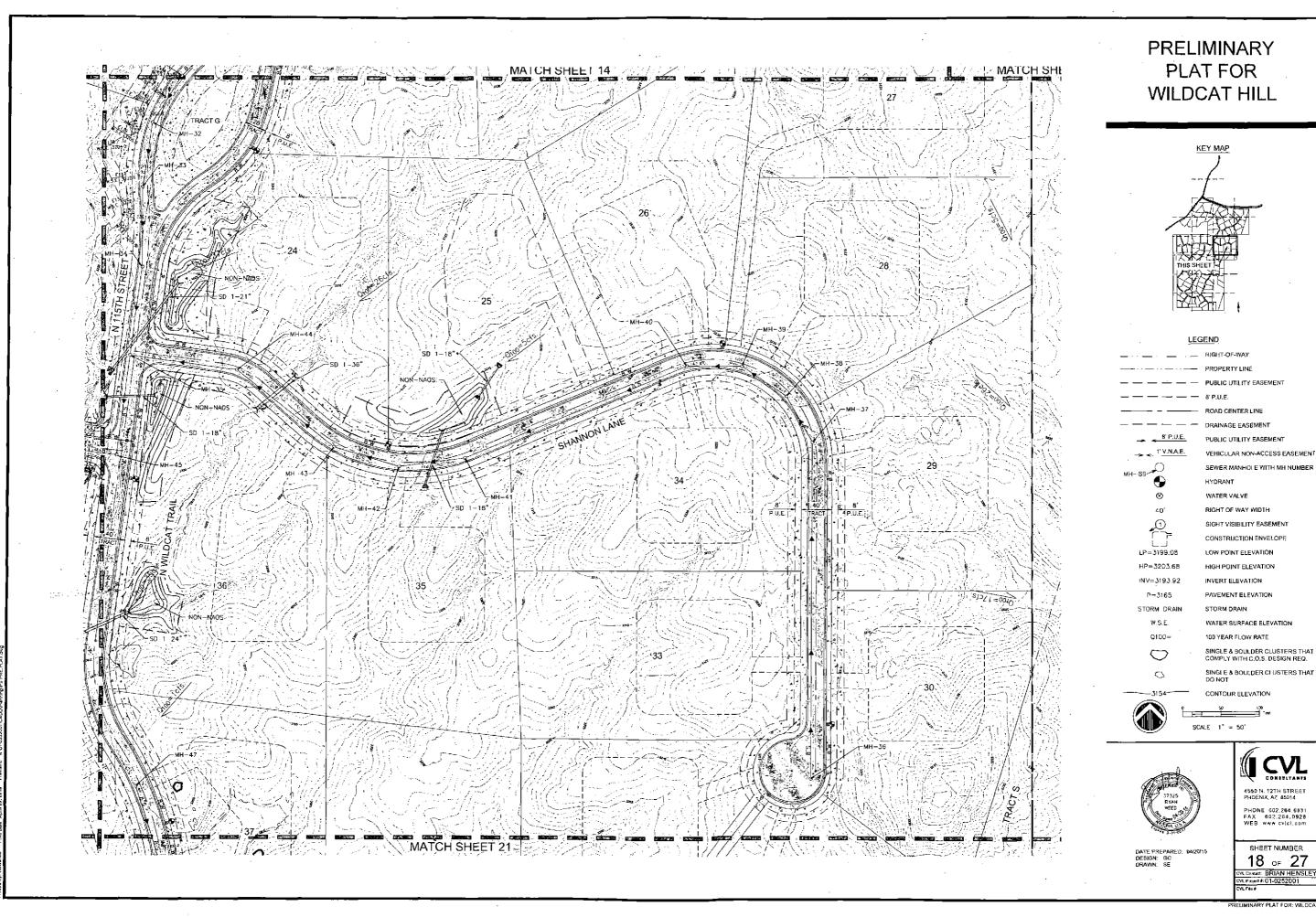
RIGHT OF WAY WIDTH CONSTRUCTION ENVELOPE LP=3199.08 LOW POINT ELEVATION HP=3203.68 INV=3193.92 INVERT ELEVATION PAVEMENT ELEVATION STORM DRAIN W.S.E. WATER SURFACE ELEVATION SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S, DESIGN REQ. \bigcirc SINGLE & BOULDER CLUSTERS THAT DO NOT \bigcirc CONTOUR ELEVATION

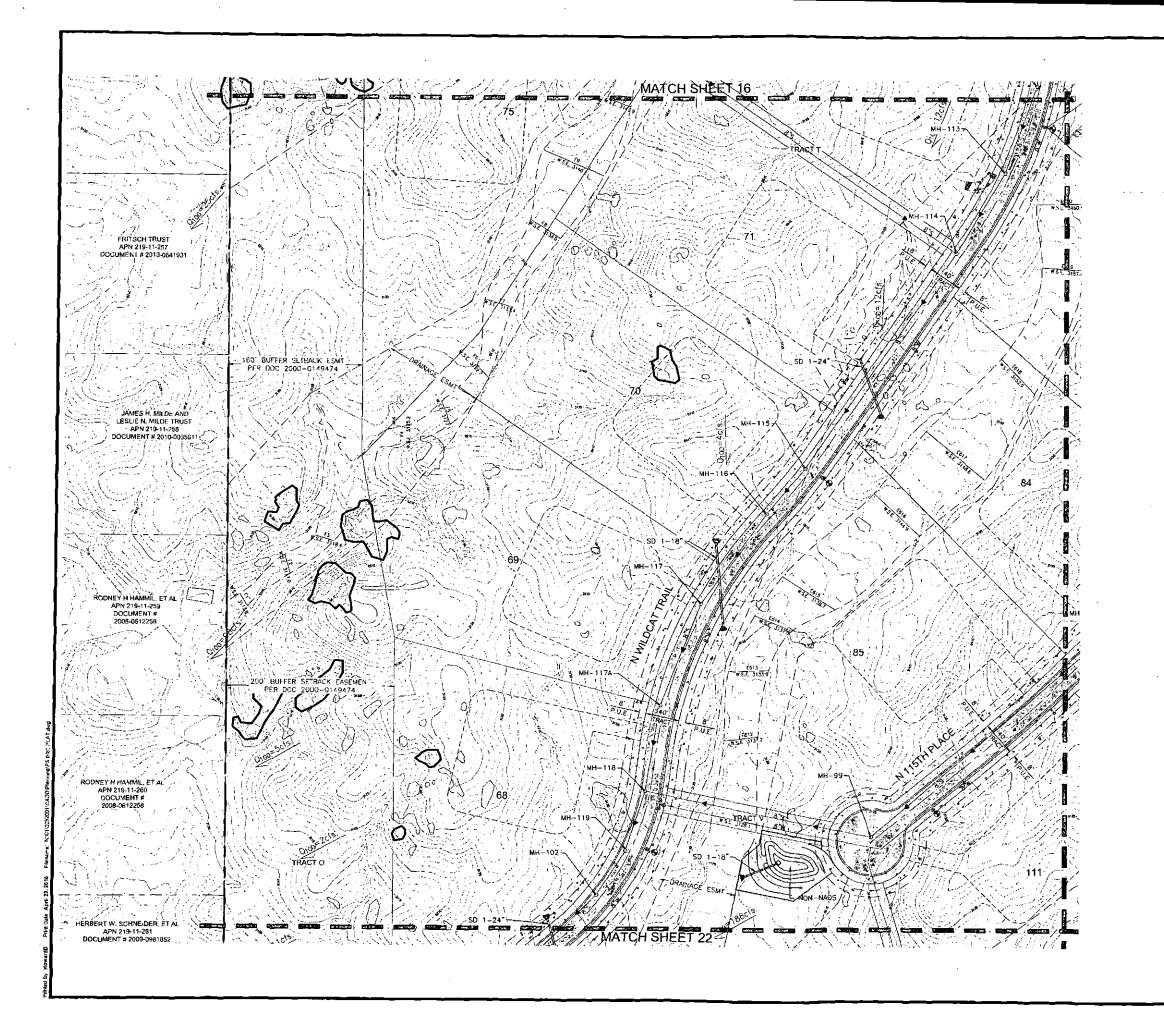
> 50 100 Feet SCALE 1" = 50"





SHEET NUMBER 17 of 27 CVL Contact: BRIAN HENSLE CVL Project #: 01-0252001 CVL Fig. #:





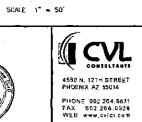


<u>LEGEND</u>

- PROPERTY LINE PUBLIC UTILITY EASEMENT SEWER MANHOLE WITH MH NUMBER WATER VALVE RIGHT OF WAY WIOTH SIGHT VISIBILITY EASEMENT CONSTRUCTION ENVELOPE LOW POINT ELEVATION FP=3203.68 HIGH POINT ELEVATION 144-3193.92 INVERTEL EVATION P=3165 PAVEMENT ELEVATION STORY DRAIN STORM DRAIN WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DLSIGN REQ. SINGLE & BOULDER CLUSTERS THAT OO NOT 0 CONTOUR ELEVATION



DATE PREPARED: 04/20/ DESIGN: GC DRAWN SE



SHEET NUMBER
19 OF 27
CVL CountrY BRIAN HENSLEY
CVL Proper #: 01-0252001

PRESIMINARY PLATEOR: WILDON

MATCH SHEET 23

PRELIMINARY PLAT FOR WILDCAT HILL



LEGENE

___ RIGHT-OF-WAY VEHICULAR NON-ACCESS EASEMENT SEWER MANHOLE WITH MH NUMBER WATER VALVE SIGHT VISIBILITY EASEMENT LP=3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION · INV=3193.92 INVERT ELEVATION PAVEMENT ELEVATION P=5165 STORM DRA'N W.S.E. WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER OF USTERS THAT DO NOT \bigcirc CONTOUR ELEVATION







DATE PREPARED: 04/20 DESIGN: GC DRAWN: SE

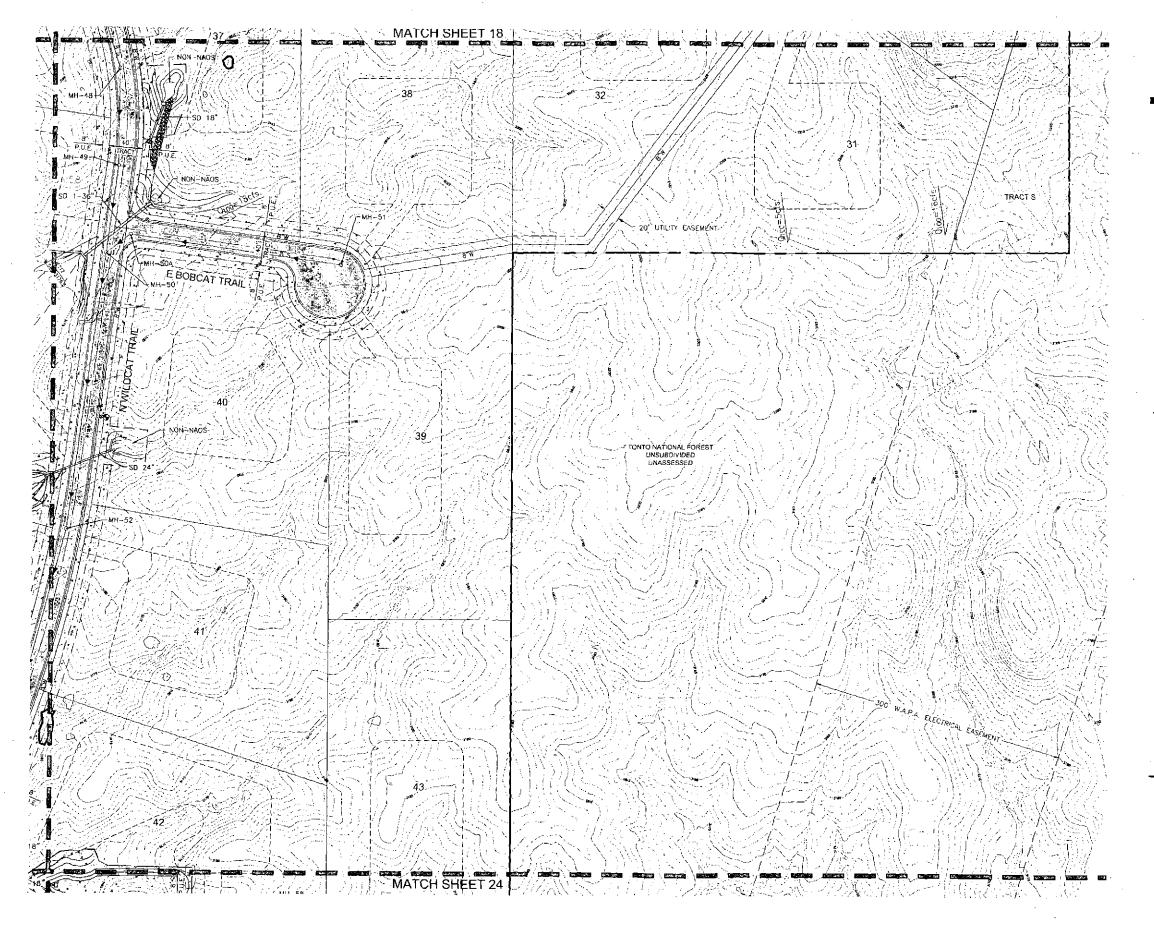


SHEET NUMBER
20 of 27

CVL Control BRIAN HENSLEY

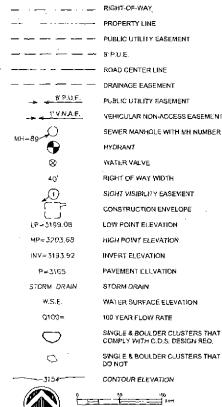
EVL Proper 4 01-0252001

PRELIMINARY PLATEOR: WILDOAT





LEGEND



SCALE)* = 50'



DATE PREPARED: 04/20/1 DESIGN: GC DRAWN: SE



PHONE 602,264,6831 FAX 802,264 0928 WEB www.cylci.com

SHEET NUMBER
21 OF 27
EVILCORISE: BRIAN HENSLEY
CVI. Project 8: 01-0252001
EVI. Fee 7:

LIMINARY BLAT FOR INI BOAT

SD 1-24 MATCH SHEET 19/8° * HERBERT W. SCHNEIDER, ET AL APN 219-11-261 DOCUMENT # 2009-0961852 200 BUFFFR SETBACK EASEMENT PER DOC 2000-0149474 STUART AND CAROL KLEINBERG TRUST APN 219-11-262 COCUMENT #2012-0672914 JOHN AND VALUE PETERSON, LLC APN 219-11-263 DOCUMENT # 2010-0614231 0 LUCIEN C. AND SANDRA M. HAAG, TRUST APN 219-11-264 MARVIN N. AND SHIRLEY A. BOWMAN TRUST APN 219-11-265 DOCUMENT # 1993-0571490

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND

RIGHT-OF-WAY ROAD CENTER LINE VEHICULAR NON-ACCESS EASEMENT WATER VALVE RIGHT OF WAY WIDTH LP-3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INV=3193.92 INVERT ELEVATION PAVEMENT ELEVATION STORM DRAIN STORM DRAIN W. S. E. WATER SURFACE ELEVATION 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER CLUSTERS THAT DO NOT \bigcirc CONTOUR ELEVATION



DATE PREPARED: 04/2 DESIGN: GC DRAWN: SE



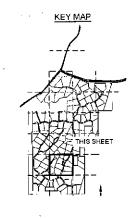
PHONE 602.764.6831 FAX 602.764.0928 WEB www.cylei.com

SHEET NUMBER
22 OF 27
VI CONIANT BRIAN HENSLEY
VIL PROJECT PT 01-0252001

RELIMINARY PLAT FOR: WILDCAT

MATCH SHEET 26

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND RIGHT-OF-WAY

PROPERTY LINE
PUBLIC UTILITY EASEMENT

8' P.U.E.
PROAD CENTER LINE
PRAINAGE EASEMENT

B' P.U.E.

MH-89

WATER VALVE
 AO' RIGHT OF WAY W

HYDRANT

VEHICULAR NON-ACCESS EASEMENT SEWER MANHOLE WITH MH NUMBER

SIGHT VISIBILITY EASE
CONSTRUCTION ENVE

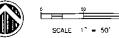
LP=3199.08 LOW POINT ELEVATION
HP=3203.68 HIGH POINT ELEVATION
INV=3193.92 INVERT ELEVATION

2100= 100 YEAR FLOW RATE

SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.

SINGLE & BOULDER CLUSTERS THAT DO NOT

CONTOUR FLEVATION





DATE PREPARED: 04/2 DESIGN GC DRAWN SE



SHEET NUMBER
23 OF 27

DUL Commit BRIAN HENSLEY
DUL Proper #:01-0252001

DUL Fee 8

È JUNIPER CIRCLE MATCH SHEET 27/

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND

VEHICULAR NON-ACCESS EASEMENT WATER VALVE RIGHT OF WAY WIDTH SIGHT VISIBILITY EASEMENT CONSTRUCTION ENVELOPE LP=3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INV=3193.92 INVERT ELEVATION PAVEMENT ELEVATION P=3165 STORM DRAIN STORM DRAIN WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER CLUSTERS THAT \bigcirc



DATE PREPARED, 04/20/15 DESIGN: GC DRAWN: SE



5

SCALE 1* = 50'

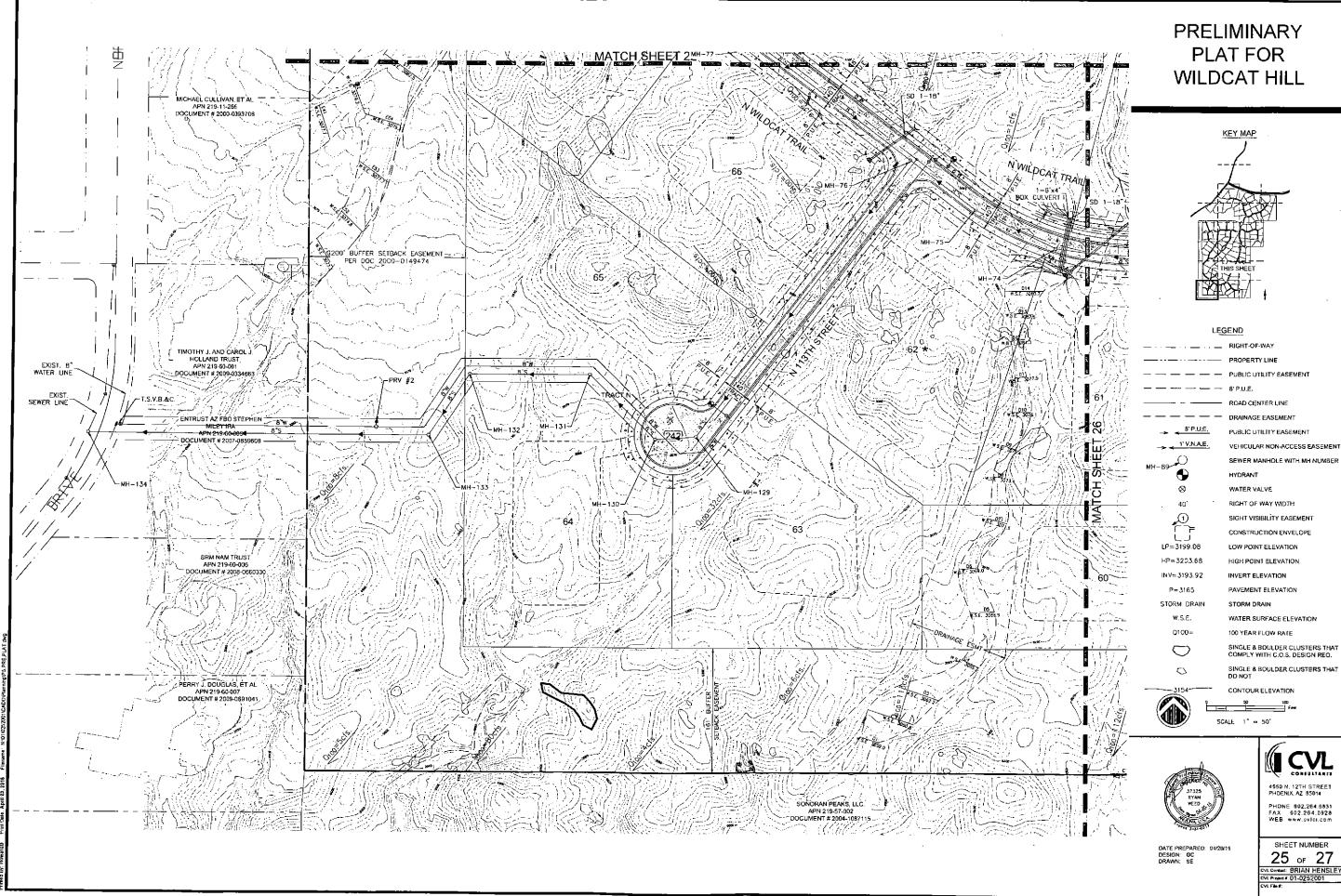
SHEET NUMBER

24 OF 27

(Contact: BRIAN HENSLE)

(L'Project #: 01-0252001

PRELIMINARY PLAT FOR: WILDS



PRELIMINARY PLAT FOR WILDCAT

ONTO NATIONAL FOREST/ UNSUBDIVIDED UNASSESSED

PRELIMINARY PLAT FOR WILDCAT HILL



LEGEND

. ___ . . __ RIGHT-OF-WAY PUBLIC UTILITY EASEMENT VEHICULAR NON-ACCESS L'ASEMENT SEWER MANHOLE WITH MH NUMBER WATER VALVE RIGHT OF WAY WIDTH SIGHT VISIBILITY EASEMENT CONSTRUCTION ENVELOPE LP=3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION !NV=3193.92 INVERT ELEVATION P=3165 PAVEMENT ELEVATION STORM DRAIN STORM DRAIN WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. \bigcirc SINGLE & BOULDER CLUSTERS THAT DO NOT 0 CONTOUR ELEVATION







DATE PREPARED: 04/20/15 DESIGN, GC DRAWN SE



SHEET NUMBER
26 OF 27
CVL County BRIAN HENSLEY
CVL Project # 81-0252001
CVL Fib # .

PRELIMINARY PLAT FOR WILDOW



<u>LEGEND</u>

- -- PROPERTY LINE PUBLIC UTILITY EASEMENT SEWER MANHOLE WITH MH NUMBER HYDRANT WATER VALVE RIGHT OF WAY WIDTH SIGHT VISIBILITY EASEMENT CONSTRUCTION ENVELOPE LP=3199.08 LOW POINT ELEVATION HP=3203.68 HIGH POINT ELEVATION INV=3193.92 INVERT ELEVATION P=3165 PAVEMENT ELEVATION STORM DRAIN STORM DRAIN W.S.E. WATER SURFACE ELEVATION Q100= 100 YEAR FLOW RATE SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. SINGLE & BOULDER CLUSTERS THAT DO NOT \bigcirc 90 100 Feet

SCALE 1" = 50"



DATE PREPARED: 04/20/15 DESIGN, GC DRAWN; SE



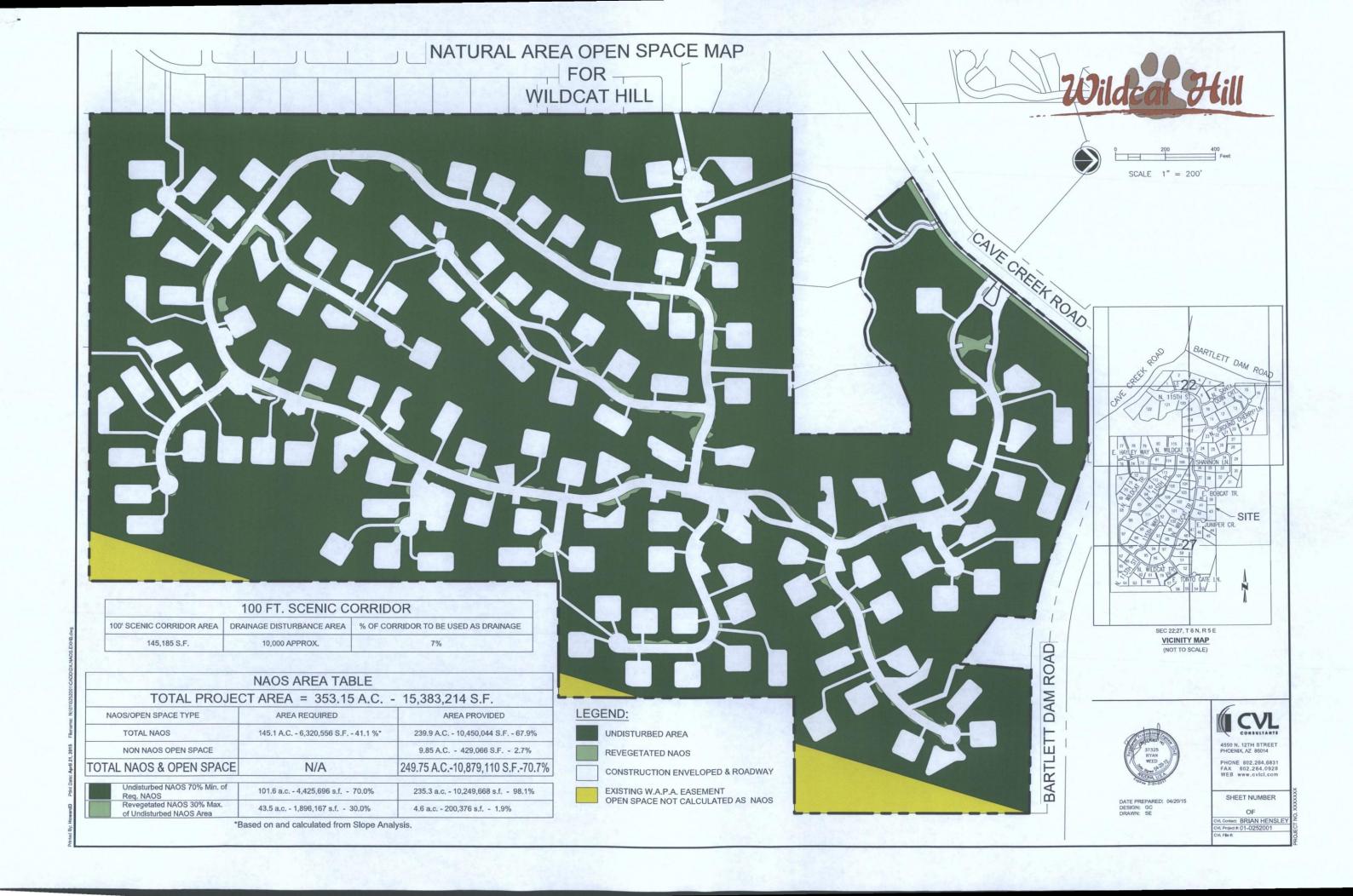
PHONE 502,284,6831 FAX 602,284,0928 WEB www.cvice.com

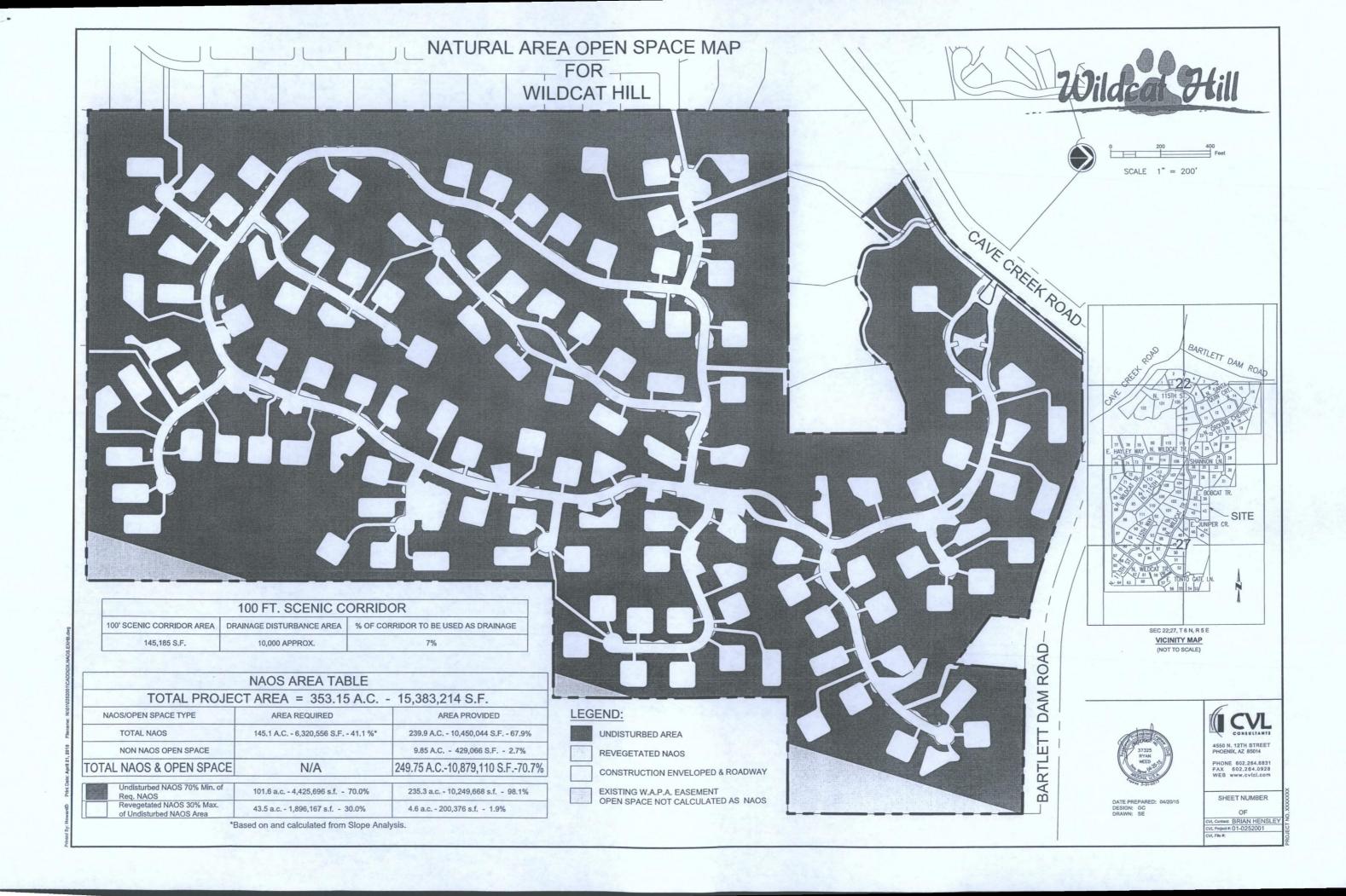
SHEET NUMBER
27 OF 27

CYL Contact: BRIAN HENSLEY

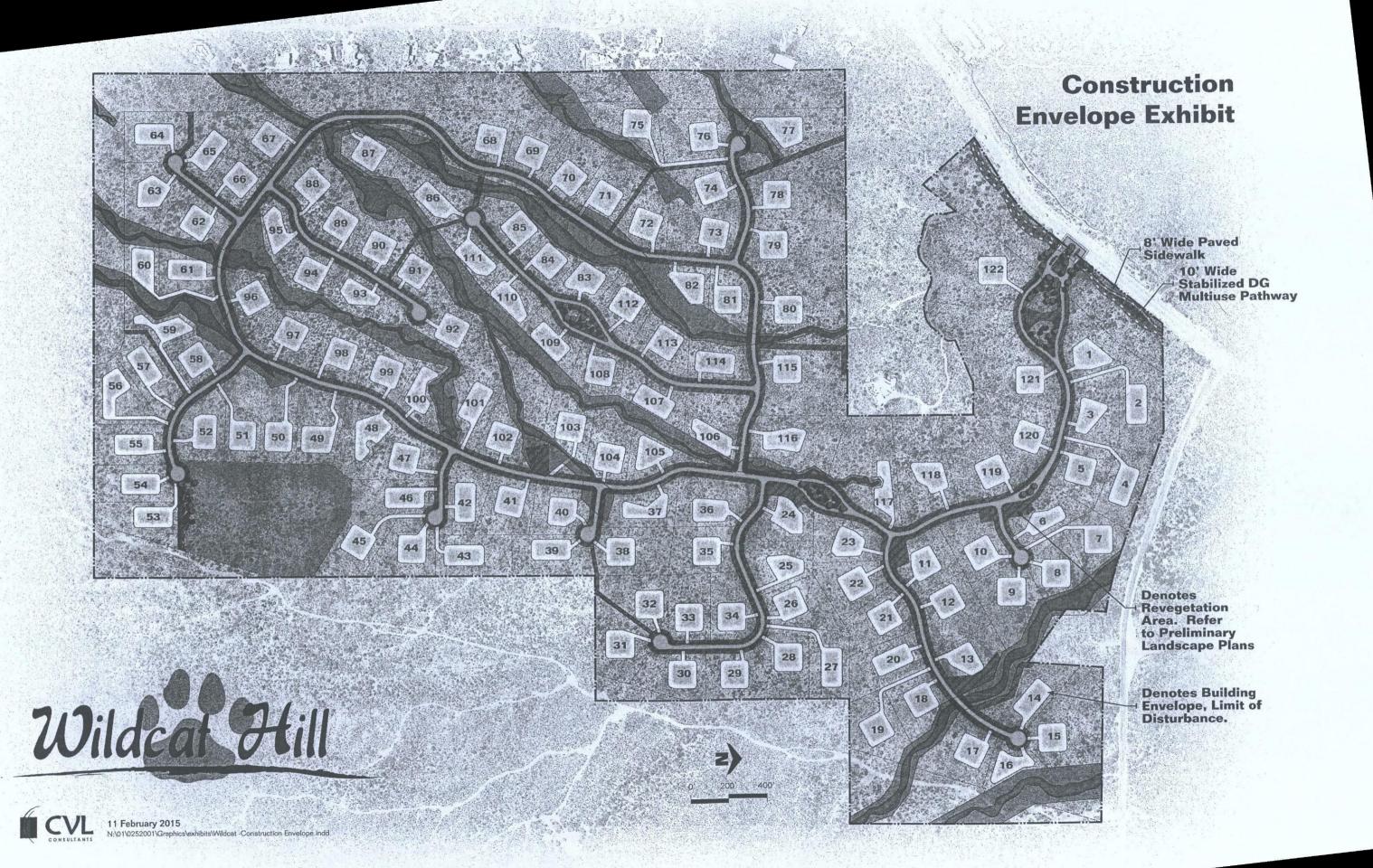
CYL Project #: 01-0252001

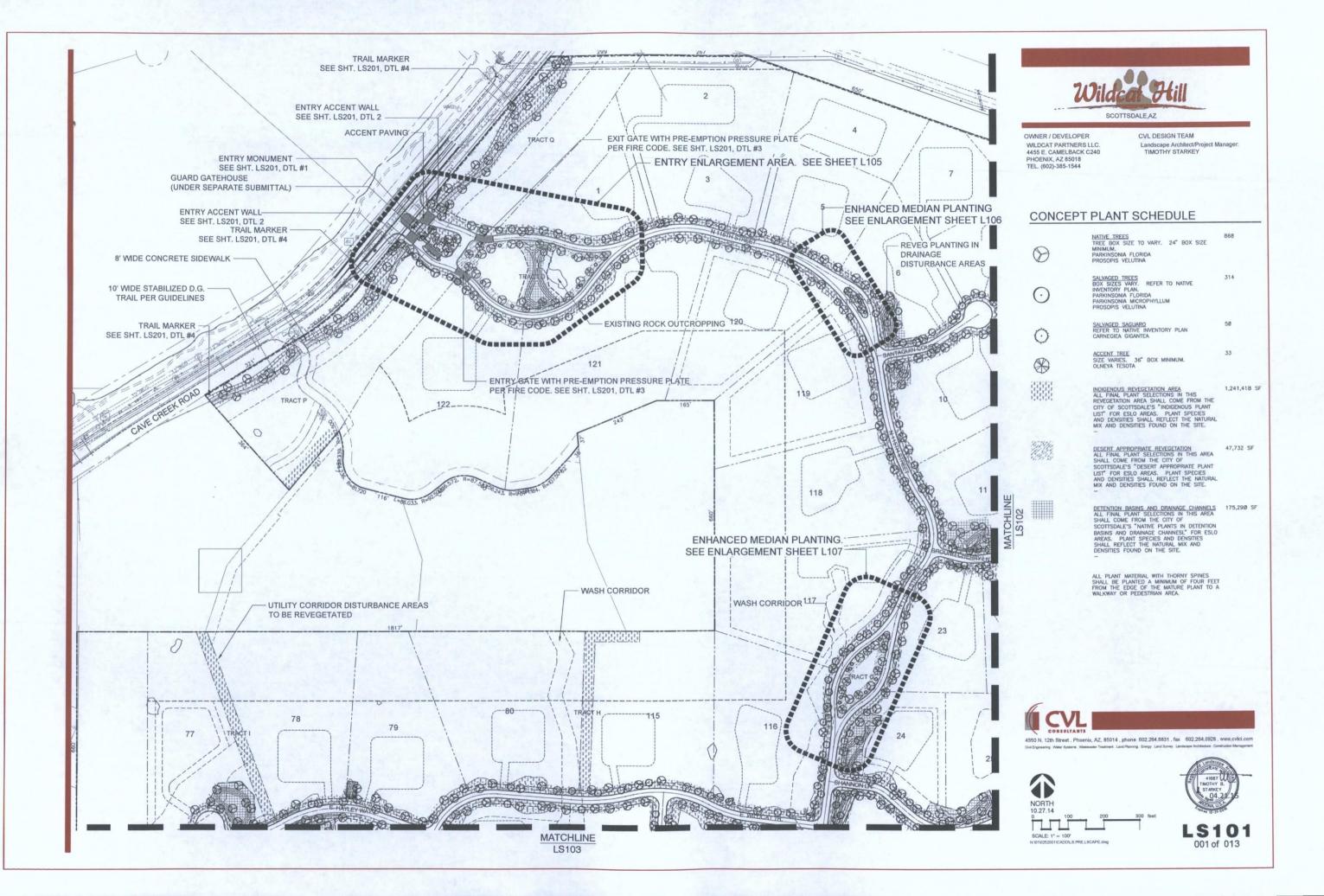
PRELIMINARY PLAT FOR: WILDCAT

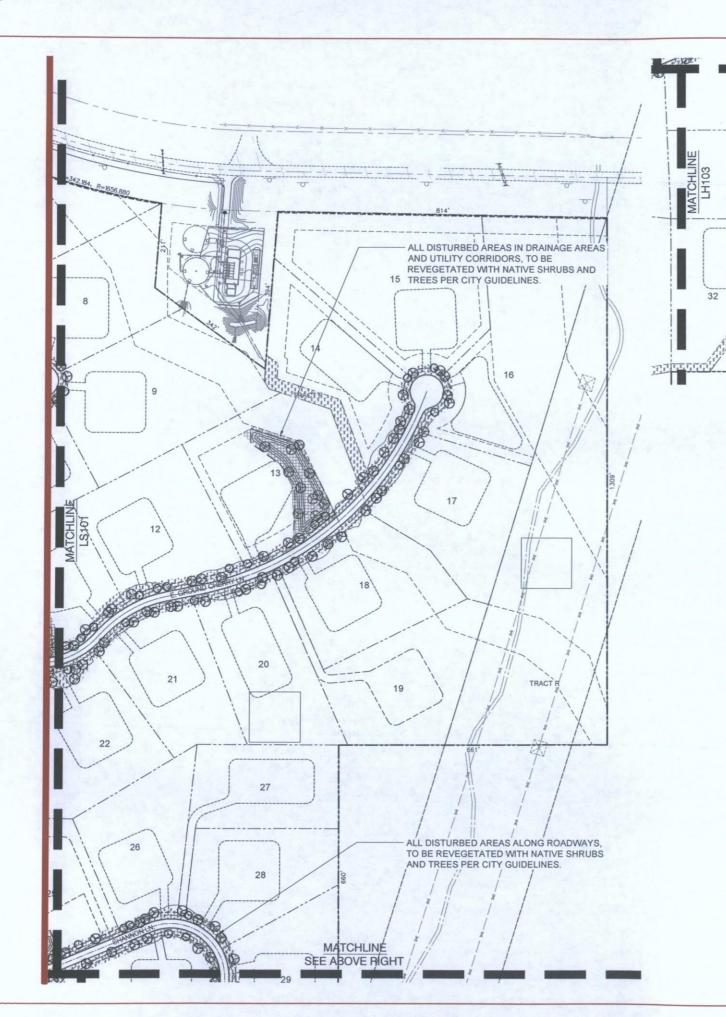














OWNER / DEVELOPER WILDCAT PARTNERS LLC. 4455 E. CAMELBACK C240 PHOENIX, AZ 85018 TEL. (602)-385-1544

MATCHLINE SEE BELOW LEFT

30

TRACT S

33

CVL DESIGN TEAM

Landscape Architect/Project Manager: TIMOTHY STARKEY

CONCEPT PLANT SCHEDULE

NATIVE TREES TREE BOX SIZE TO VARY. 24" BOX SIZE MINIMUM. PARKINSONIA FLORIDA PROSOPIS VELUTINA 0

> SALVAGED TREES
> BOX SIZES VARY. REFER TO NATIVE
> INVENTORY PLAN.
> PARKINSONIA FLORIDA
> PARKINSONIA MICROPHYLLUM
> PROSOPIS VELUTINA 314

SALVAGED SAGUARO REFER TO NATIVE INVENTORY PLAN CARNEGIEA GIGANTEA 50 0

ACCENT TREE
SIZE VARIES. 36" BOX MINIMUM.
OLNEYA TESOTA 33 8

> INDIGENOUS REVEGETATION AREA
> ALL FINAL PLANT SELECTIONS IN THIS
> REVEGETATION AREA SHALL COME FROM THE
> CITY OF SCOTTSDALE'S "INDIGENOUS PLANT
> LIST" FOR ESLO AREAS. PLANT SPECIES
> AND DENSITIES SHALL REFLECT THE NATURAL
> MIX AND DENSITIES FOUND ON THE SITE. 1,241,418 SF

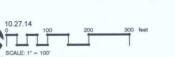
> > DESERT APPROPRIATE REVEGETATION
> > ALL FINAL PLANT SELECTIONS IN THIS AREA
> > SHALL COME FROM THE CITY OF
> > SCOTTSOALE'S "DESERT APPROPRIATE PLANT
> > LIST" FOR ESLO AREAS. PLANT SPECIES
> > AND DENSITIES SHALL REFLECT THE NATURAL
> > MIX AND DENSITIES SHOULD ON THE SITE.

DETENTION BASINS AND DRAINAGE CHANNELS
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "NATIVE PLANTS IN DETENTION
BASINS AND DRAINAGE CHANNES!" FOR ESLO
AREAS. PLANT SPECIES AND DENSITIES
SHALL REFLECT THE NATURAL MIX AND
DENSITIES FOUND ON THE SITE.

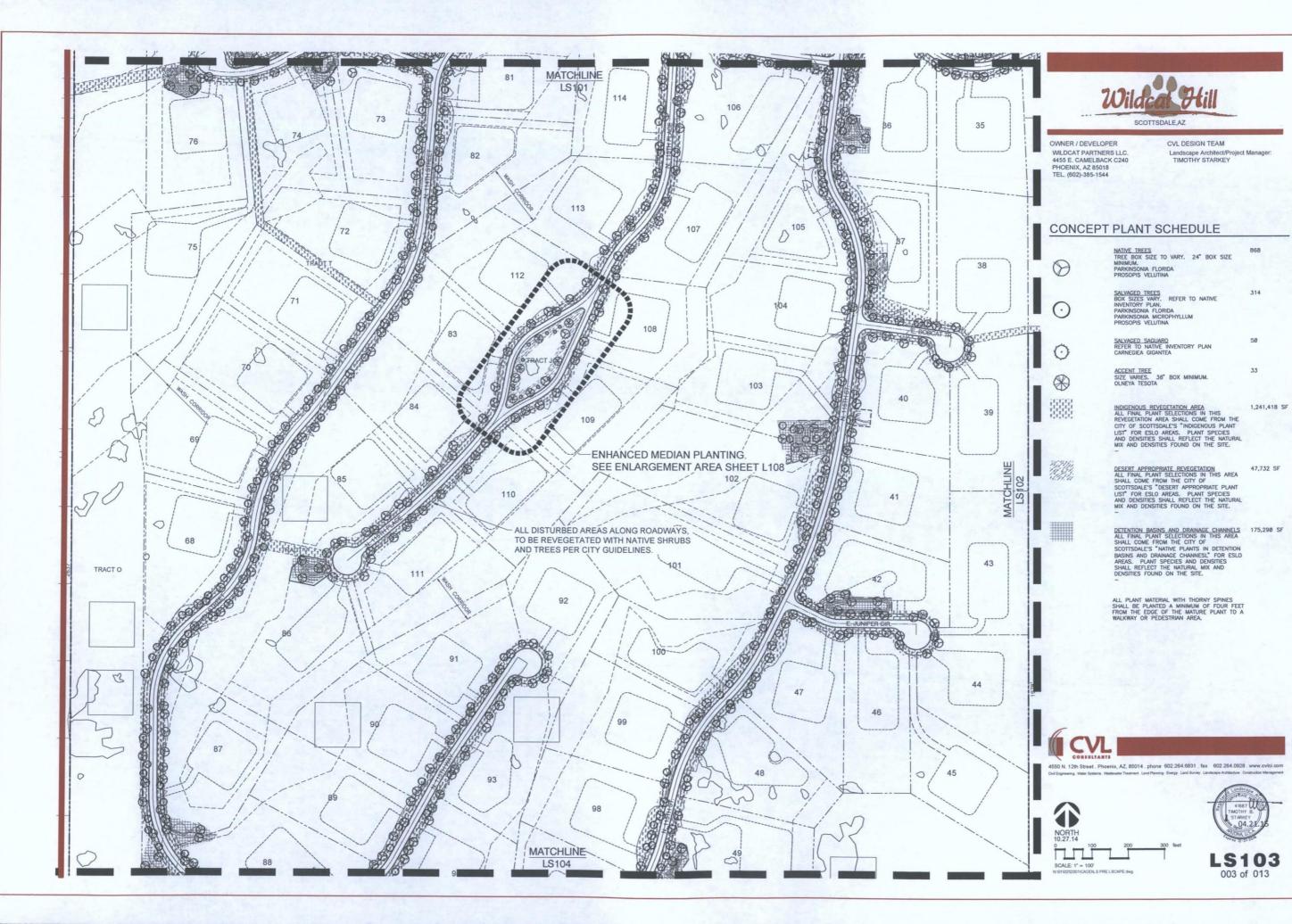
ALL PLANT MATERIAL WITH THORNY SPINES SHALL BE PLANTED A MINIMUM OF FOUR FEET FROM THE EDGE OF THE MATURE PLANT TO A WALKWAY OR PEDESTRIAN AREA.



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com









SCOTTSDALE,AZ

OWNER / DEVELOPER 4455 E. CAMELBACK C240 PHOENIX, AZ 85018

0

MATCHLINE LS103

61

60

97

58

57

15/58)

51

TRAIL NODE ENLARGEMENT AREA. SEE SHEET L109

ALL DISTURBED AREAS ALONG ROADWAYS,

TO BE REVEGETATED WITH NATIVE SHRUBS AND TREES PER CITY GUIDELINES.

0

54

55

53

63

67

65

64

TRACT CAS

CVL DESIGN TEAM Landscape Architect/Project Manager: TIMOTHY STARKEY

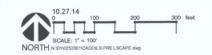
CONCEPT PLANT SCHEDULE

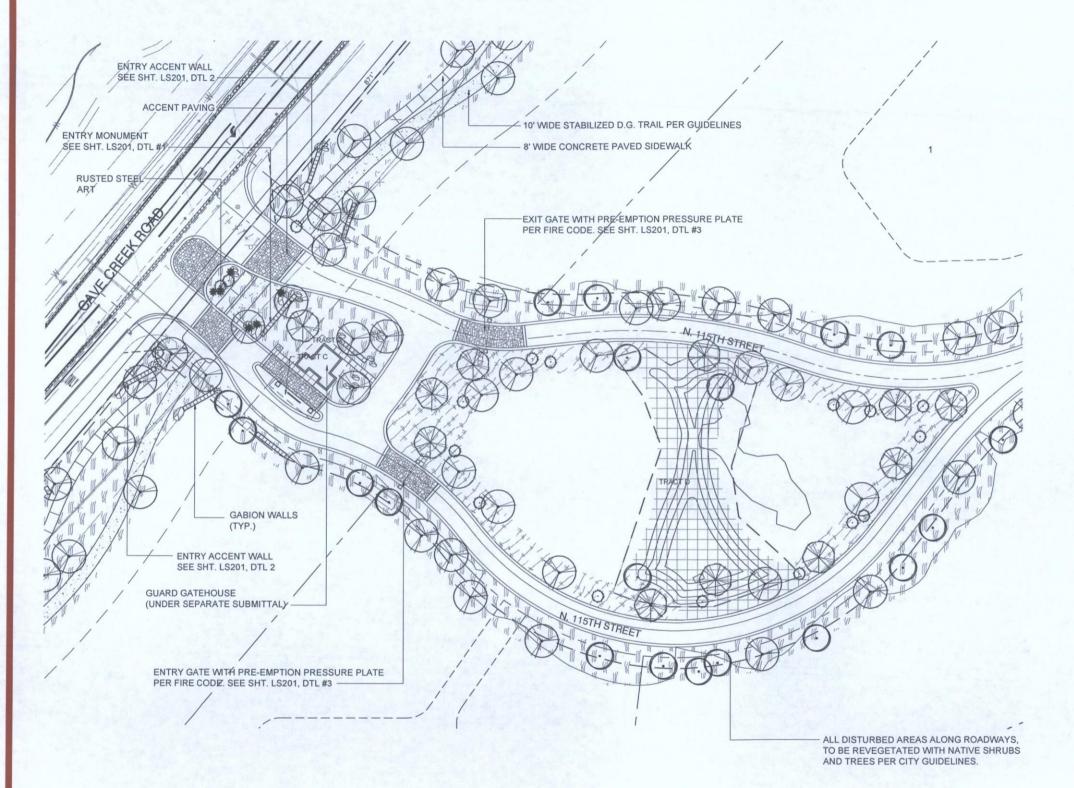
NATIVE TREES
TREE BOX SIZE TO VARY. 24" BOX SIZE
MINIMUM.
PARKINSONIA FLORIDA
PROSOPIS VELUTINA SALVAGED TREES
BOX SIZES VARY.
REFER TO NATIVE
INVENTORY PLAN.
PARKINSONIA FLORIDA
PARKINSONIA MICROPHYLLUM
PROSOPIS VELUTINA 314 SALVAGED SAGUARO REFER TO NATIVE INVENTORY PLAN CARNEGIEA GIGANTEA ACCENT TREE
SIZE VARIES. 36" BOX MINIMUM,
OLNEYA TESOTA 33 INDIGENOUS REVEGETATION AREA
AL FINAL PLANT SELECTIONS IN THIS
REVEGETATION AREA SHALL COME FROM THE
CITY OF SCOTTSDALE'S "INDIGENOUS PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES SHOULD ON THE SITE. 1,241,418 SF DESERT APPROPRIATE REVEGETATION
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "DESERT APPROPRIATE PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES SHOULD ON THE SITE. DETENTION BASINS AND DRAINAGE CHANNELS 175,290 SF ALL FINAL PLANT SELECTIONS IN THIS AREA SHALL COME FROM THE CITY OF SCOTTSDALE'S "NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNES!" FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES FOUND ON THE SITE.



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com









SCOTTSDALE,AZ

OWNER / DEVELOPER WILDCAT PARTNERS LLC. 4455 E. CAMELBACK C240 PHOENIX, AZ 85018 TEL. (602)-385-1544 CVL DESIGN TEAM

Landscape Architect/Project Manager:
TIMOTHY STARKEY

CONCEPT PLANT SCHEDULE

TREE BOX SIZE TO VARY. 24" BOX SIZE

TREE BOX SIZE TO VARY. 24" BOX SIZE

MINIMUM.

PARKINSONIA FLORIDA
PROSOPIS VELUTINA

SALVAGED TREES
BOX SIZES WARY. REFER TO NATIVE
INVENTORY PLAN.
PARKINSONIA MICROPHYLLUM
PROSOPIS VELUTINA

SALVAGED SAGUARO
PARKINSONIA MICROPHYLLUM
PROSOPIS VELUTINA

SALVAGED SAGUARO
REFER TO NATIVE INVENTORY PLAN
CARNEGIEA GIGANTEA

ACCENT TREE
SIZE VARIES. 35" BOX MINIMUM.

INDIGENOUS REVEGETATION AREA
ALL FINAL PLANT SELECTIONS IN THIS
REVEGETATION AREA SHALL COME FROM THE
CITY OF SCOTISALE'S "MIDIGENOUS PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES FOUND ON THE SITE.

DESERT APPROPRIATE REVEGETATION
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTISDALE'S "DESERT APPROPRIATE PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES FOUND ON THE SITE.

DETERTION BASINS AND DRAINAGE CHANNELS
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTISDALE'S "NATIVE PLANTS IN DETERTION
BASINS AND DENSITIES FOUND ON THE SITE.

DETERTION BASINS AND DRAINAGE CHANNELS
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTISDALE'S "NATIVE PLANTS IN DETERTION
BASINS AND DENSITIES FOUND ON THE SITE.

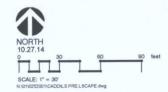
DETERTION BASINS AND DRAINAGE CHANNELS
SHALL REFLECT THE NATURAL MIX AND
DENSITIES FOUND ON THE SITE.

ALL PLANT MATERIAL WITH THORNY SPINES
SHALL BE PLANTED A MINIMUM OF FOUR FEET
FROM THE EDGE OF THE MATURE PLANT TO A
WALKWAY OR PEDESTRIAN AREA.



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com

COMMUNITY ENTRANCE

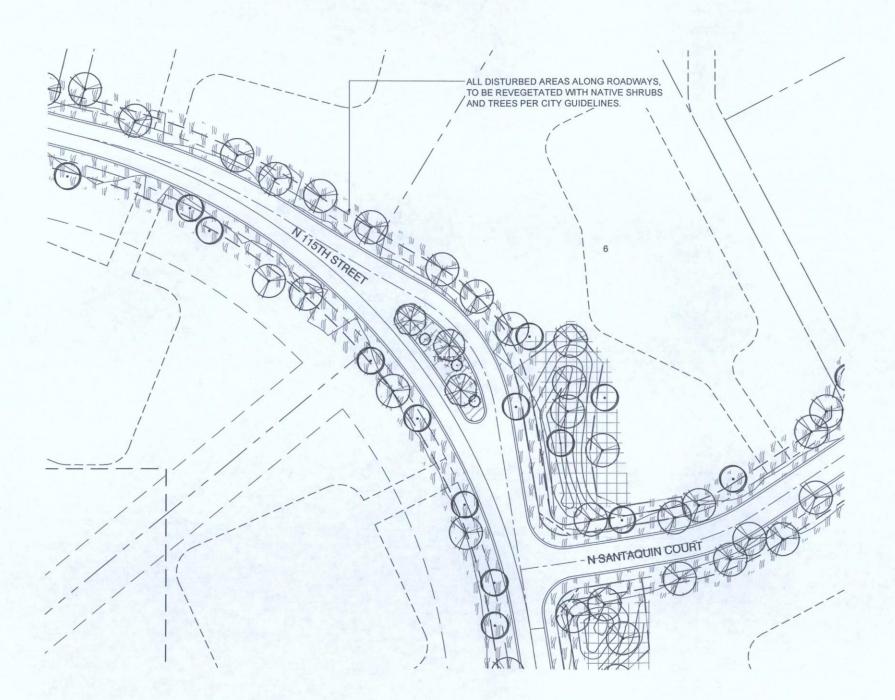




005 of 013



CVL DESIGN TEAM Landscape Architect/Project Manager: TIMOTHY STARKEY



CONCEPT PLANT SCHEDULE

8

NATIVE TREES
TREE BOX SIZE TO VARY. 24" BOX SIZE
MINIMUM.
PARKINSONIA FLORIDA
PROSOPIS VELUTINA

SALVAGED TREES BOX SIZES VARY, INVENTORY PLAN. PARKINSONIA FLORIDA PARKINSONIA MICROPHYLLUM PROSOPIS VELUTINA

SALVAGED SAGUARO REFER TO NATIVE INVENTORY PLAN CARNEGIEA GIGANTEA

ACCENT TREE
SIZE VARIES. 36" BOX MINIMUM.
OLNEYA TESOTA 33

INDIGENOUS REVEGETATION AREA AL FINAL PLANT SELECTIONS IN THIS REVEGETATION AREA SHALL COME FROM THE CITY OF SCOTTSDALE'S "INDIGENOUS PLANT USI" FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES SHOULD NOT THE SITE, 1,241,418 SF

DESERT APPROPRIATE REVEGETATION
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "DESERT APPROPRIATE PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES SHOULD ON THE SITE.

DETENTION BASINS AND DRAINAGE CHANNELS
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "NATIVE PLANTS IN DETENTION
BASINS AND DRAINAGE CHANNESL" FOR ESLO
AREAS, PLANT SPECIES AND DENSITIES
SHALL REFLECT THE NATURAL MIX AND
DENSITIES FOUND ON THE SITE.

ALL PLANT MATERIAL WITH THORNY SPINES SHALL BE PLANTED A MINIMUM OF FOUR FEET FROM THE EDGE OF THE MATURE PLANT TO A WALKWAY OR PEDESTRIAN AREA.



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com

MEDIAN 1







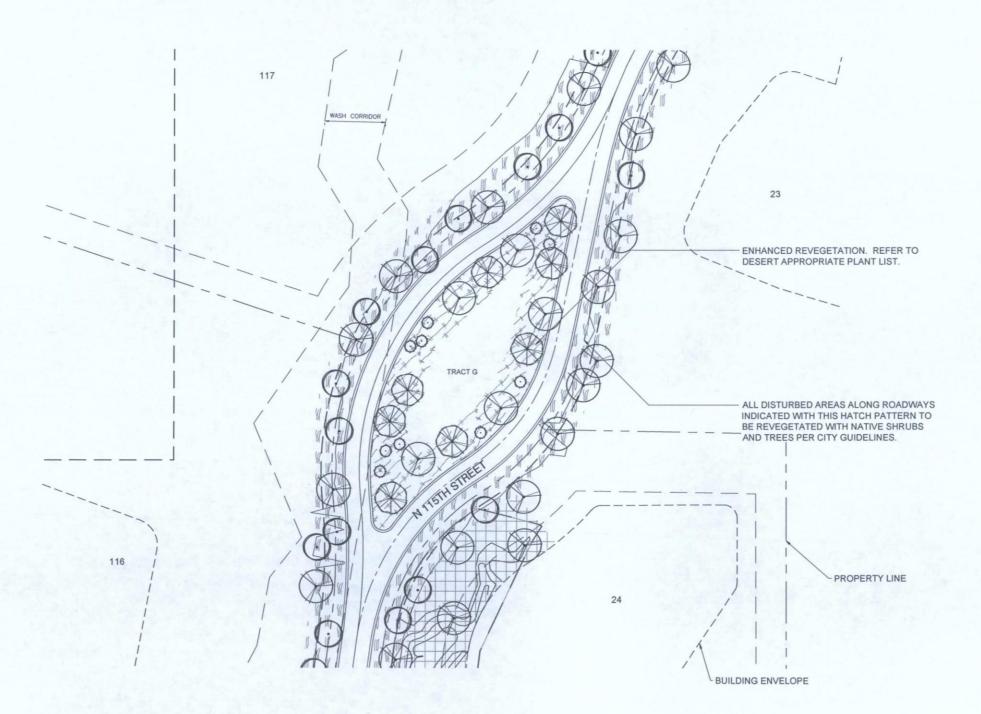
CVL DESIGN TEAM

Landscape Architect/Project Manager:
TIMOTHY STARKEY

314

33

1,241,418 SF



CONCEPT PLANT SCHEDULE

 \odot

0

NATIVE TREES
TREE BOX SIZE TO VARY, 24" BOX SIZE MINIMUM,
PARKINSONIA FLORIDA
PROSOPIS VELUTINA

CED TREES

SALVAGED TREES
BOX SIZES VARY, REFER TO NATIVE
INVENTORY PLAN.
PARKINSONIA FLORIDA
PARKINSONIA MICROPHYLLUM
PROSOPIS VELUTINA

SALVAGED SAGUARO REFER TO NATIVE INVENTORY PLAN CARNEGIEA GIGANTEA

ACCENT TREE
SIZE VARIES. 36" BOX MINIMUM.
OLNEYA TESOTA

INDIGENOUS REVEGETATION AREA
ALL FINAL PLANT SELECTIONS IN THIS
REVEGETATION AREA SHALL COME FROM THE
CITY OF SCOTTSDALE'S "INDIGENOUS PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES FOUND ON THE SITE.

MIX AND DENSITIES FOUND ON THE SITE.

DESERT APPROPRIATE REVEGETATION
ALL FINAL PLANT SELECTIONS IN THIS AREA
SUAL LOUGH SPINAL THE CITY OF

DESERT APPROPRIATE REVEGETATION
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "DESERT APPROPRIATE PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES FOUND ON THE SITE.

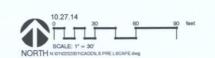
DETENTION BASINS AND DRAINAGE CHANNELS
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "NATIVE PLANTS IN DETENTION
BASINS AND DRAINAGE CHANNESI." FOR ESLO
AREAS. PLANT SPECIES AND DENSITIES
SHALL REFLECT THE NATURAL MIX AND
DENSITIES FOUND ON THE SITE.

ALL PLANT MATERIAL WITH THORNY SPINES SHALL BE PLANTED A MINIMUM OF FOUR FE FROM THE EDGE OF THE MATURE PLANT TO WALKWAY OR PEDESTRIAN APPEA



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com

MEDIAN 2

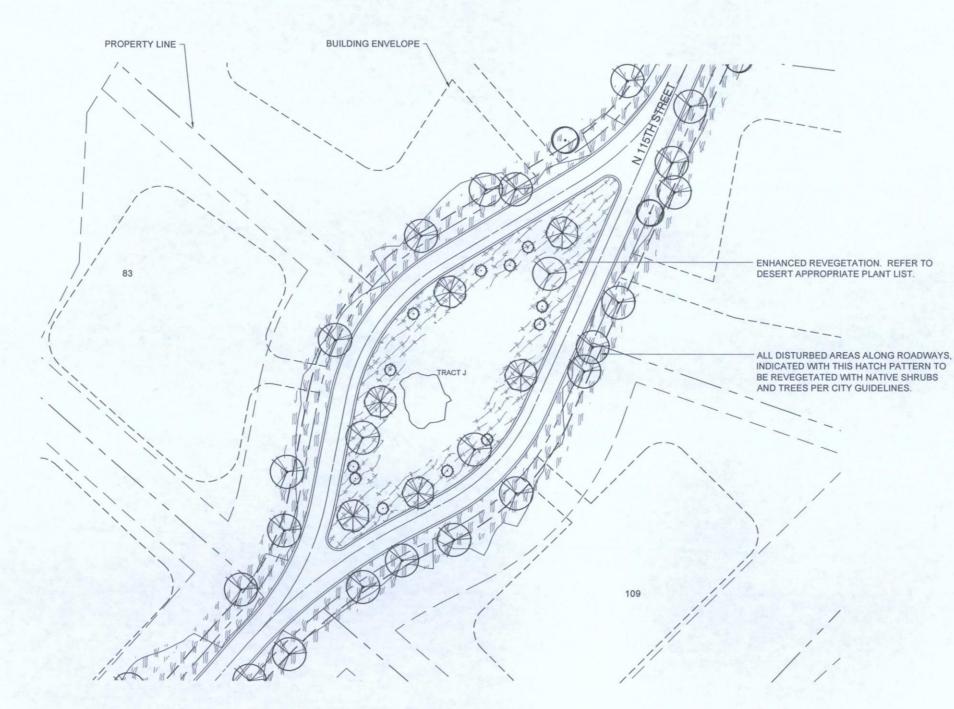






CVL DESIGN TEAM

Landscape Architect/Project Manager:
TIMOTHY STARKEY



CONCEPT PLANT SCHEDULE

NATIVE TREES
TREE BOX SIZE TO VARY. 24" BOX SIZE
MINIMUM.
PARKINSONIA FLORIDA
PROSOPIS VELUTINA

SALVAGED TREES
BOX SIZES VARY. REFER TO NATIVE
INVENTORY PLAN.
PARKINSONIA FLORIDA
PARKINSONIA MICROPHYLLUM
PROSOPIS VELUTINA

SALVAGED SAGUARO
REFER TO NATIVE INVENTORY PLAN
CARREGIES GIGANTEA

58

ACCENT_TREE
SIZE VARIES. 36" BOX MINIMUM.
OLNEYA TESOTA

INDIGENOUS REVEGETATION AREA
ALL FINAL PLANT SELECTIONS IN THIS
REVEGETATION AREA SHALL COME FROM THE
CITY OF SCOTTSDALE'S "INDIGENOUS PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REPLECT THE NATURAL
MIX AND DENSITIES FOUND ON THE SITE.

DESETT APPROPRIATE REVEGETATION
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "DESETT APPROPRIATE PLANT
LIST" FOR ESLO AREAS. PLANT SPECIES
AND DENSITIES SHALL REFLECT THE NATURAL
MIX AND DENSITIES FOUND ON THE SITE.

DETENTION BASINS AND DRAINAGE CHANNELS
ALL FINAL PLANT SELECTIONS IN THIS AREA
SHALL COME FROM THE CITY OF
SCOTTSDALE'S "NATIVE PLANTS IN DETENTION
BASINS AND DRAINAGE CHANNESL" FOR ESLO
AREAS. PLANT SPECIES AND DENSITIES
SHALL REFLECT THE NATURAL MIX AND
DENSITIES FOUND ON THE SITE.

ALL PLANT MATERIAL WITH THORNY SPINES SHALL BE PLANTED A MINIMUM OF FOUR FEET FROM THE EDGE OF THE MATURE PLANT TO A WALKWAY OR PEDESTRIAN AREA.

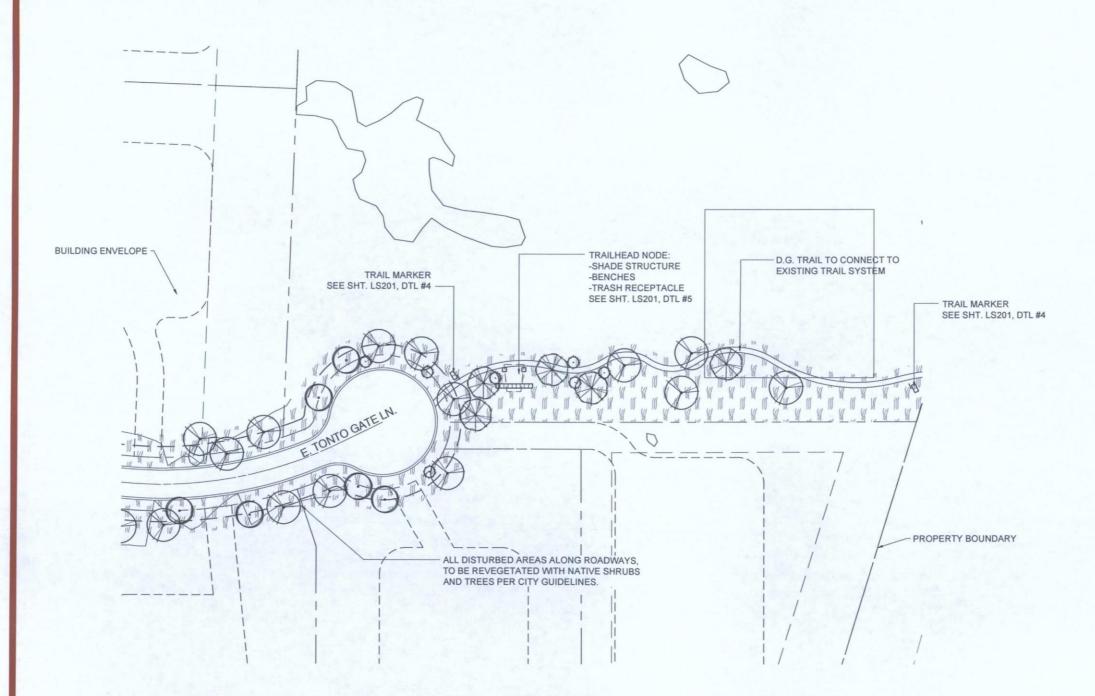


4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com

MEDIAN 3









CVL DESIGN TEAM Landscape Architect/Project Manager: TIMOTHY STARKEY

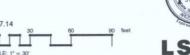
CONCEPT PLANT SCHEDULE

\otimes	NATIVE TREES TREE BOX SIZE TO VARY. 24" BOX SIZE MINIMUM. PARKINSONIA FLORIDA PROSOPIS VELUTINA	868
\odot	SALVAGED TREES BOX SIZES VARY, REFER TO NATIVE INVENTORY PLIM. PARKINSONIA FLORIDA PARKINSONIA MICROPHYLLUM PROSOPIS VELUTINA	314
0	SALVAGED SAGUARO REFER TO NATIVE INVENTORY PLAN CARNEGIEA GIGANTEA	50
8	ACCENT TREE SIZE VARIES. 36" BOX MINIMUM. OLNEYA TESOTA	33
388	INDIGENOUS REVEGETATION AREA ALL FINAL PLANT SELECTIONS IN THIS REVEGETATION AREA SHALL COME FROM THE CITY OF SCOTTSDALE'S "INDIGENOUS PLANT LIST FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES SHOULD FRETECT THE NATURAL MIX AND DENSITIES FOUND ON THE SITE.	1,241,418 \$
	DESERT APPROPRIATE REVEGETATION ALL FINAL PLANT SELECTIONS IN THIS AREA SHALL COME FROM THE CITY OF SCOTTSDALES "DESERT APPROPRIATE PLANT LIST" FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES SHALL REFLECT THE NATURAL	47,732 SF
	DETENTION BASINS AND DRAINAGE CHANNELS ALL FINAL PLANT SELECTIONS IN THIS AREA SHALL COME FROM THE CITY OF SCOTTSDALE'S "NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNESL" FOR ESLO AREAS, PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES FOUND ON THE SITE.	175,290 SF

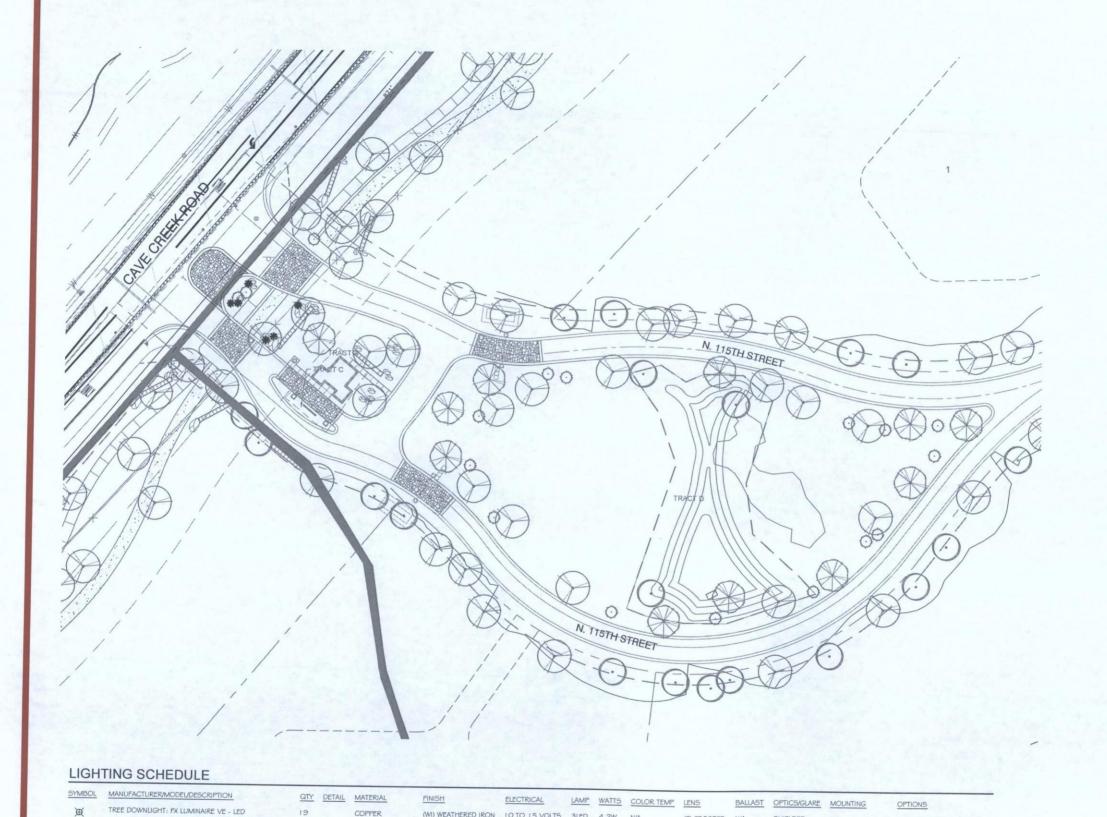


4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvtci.com

TRAILHEAD NODE







(M) WEATHERED IRON 10 TO 15 VOLTS 3LED 4.2W N/A

ALUMINUM ALLOY (M) WEATHERED IRON 10 TO 15 VOLTS 3LED 10.1W N/A

(M) WEATHERED IRON 10 TO 15 VOLTS 1LED 2W 2900K

DOWNWARD WALL WASH LINEAR LED: FX LUMINAIRE LF 6

WALL MOUNTED DOWNLIGHT: FX LUMINAIRE DE - LED 8

SCOTTSDALE,AZ

OWNER / DEVELOPER WILDCAT PARTNERS LLC. 4455 E. CAMELBACK C240 PHOENIX, AZ 85018 TEL. (602)-385-1544 CVL DESIGN TEAM Landscape Architect/Project Manager: TIMOTHY STARKEY



(PS) PERFORATED SLEEVE

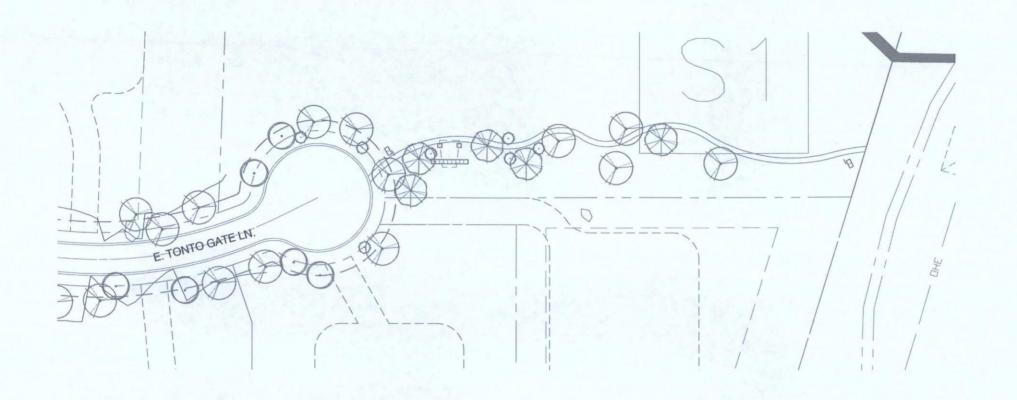
UNDER WALL CAP N/A

(F) FROSTED N/A SHIELDED (VB) VERSA BOX N/A

4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com

COMMUNITY ENTRANCE LIGHTING





LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/GLARE	MOUNTING	OPTIONS
無	TREE DOWNLIGHT: FX LUMINAIRE VE - LED	19		COPPER	(MI) WEATHERED IRON	10 TO 15 VOLTS	3LED	4.2W	N/A	(F) FROSTED	N/A	SHIELDED	N/A	(PS) PERFORATED SLEEVE
	DOWNWARD WALL WASH LINEAR LED: FX LUMINAIRE LF - LED	6		BRASS	(MI) WEATHERED IRON	10 TO 15 VOLTS	ILED	2W	2900K	(F) FROSTED	N/A	SHIELDED	UNDER WALL CAP	N/A
*	WALL MOUNTED DOWNLIGHT: FX LUMINAIRE DE - LED	8		ALUMINUM ALLOY	(M) WEATHERED IRON	10 TO 15 VOLTS	3LED	10.1W	N/A	(F) FROSTED	N/A	SHIELDED	(VB) VERSA BOX	N/A



OWNER / DEVELOPER
WILDCAT PARTNERS LLC.
4455 E. CAMELBACK C240
PHOENIX, AZ 85018
TEL. (602)-385-1544

CVL DESIGN TEAM

Landscape Architect/Project Manager:
TIMOTHY STARKEY

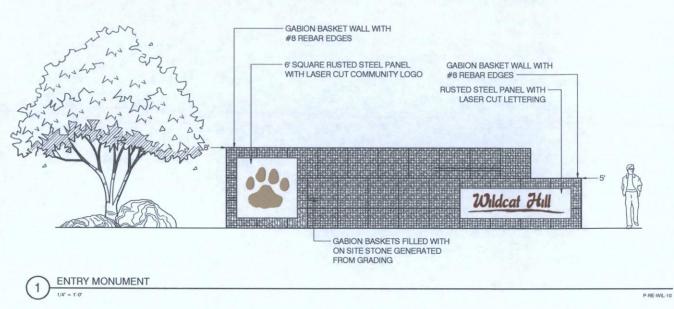


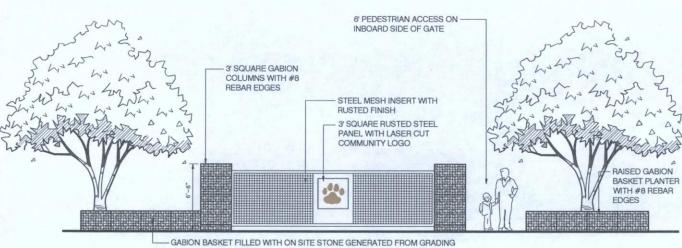
450 N. 12th Street. Phoenix, AZ, 85014. phone 602.284.6831. fax 602.284.0928, www.cvici.com Ovi Expressing. Water Systems. West-water Treatment. Land Pluring. Every. Land Survey. Landscape Architecture. Construction Management

TRAIL HEAD LIGHTING

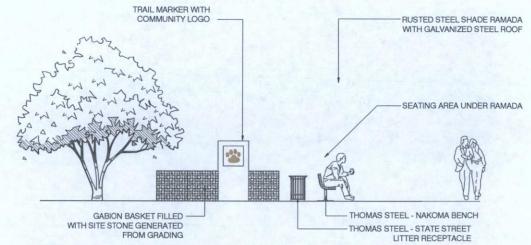








ENTRY AND EXIT GATES (3)



RAMADA SEATING AREA (5)



OWNER / DEVELOPER WILDCAT PARTNERS LLC. 4455 E. CAMELBACK C240 PHOENIX, AZ 85018 TEL. (602)-385-1544

CVL DESIGN TEAM Landscape Architect/Project Manager: TIMOTHY STARKEY



ENTRY ACCENT WALL WITH COMMUNITY LOGO



TRAIL MARKER

P-RE-WIL-08

P-RE-WIL-11

P-RE-WIL-09

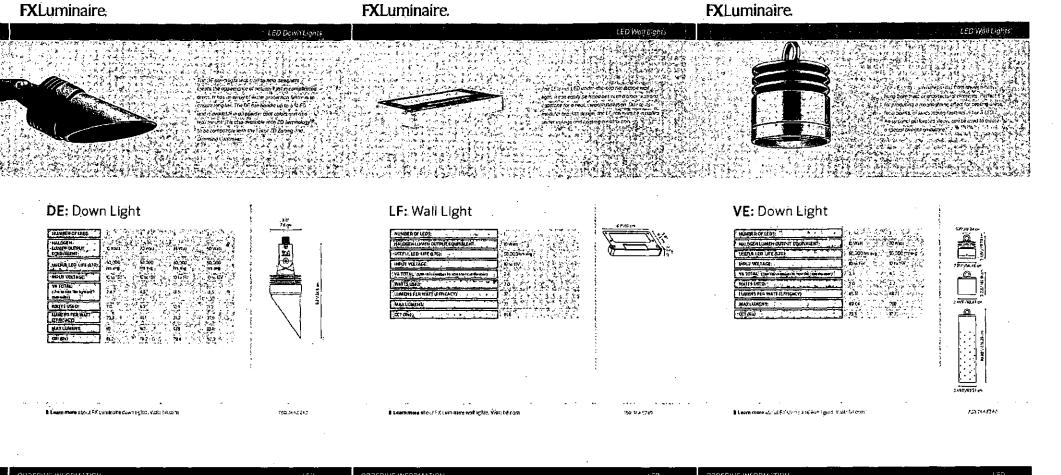


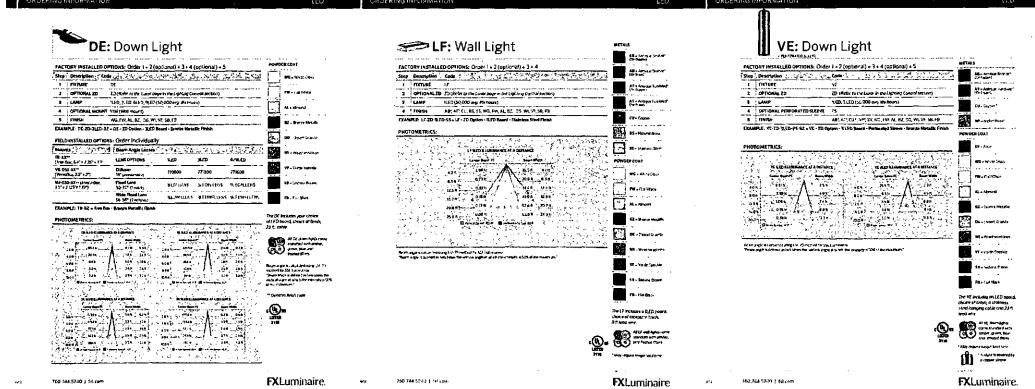
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com



10.27.14

012 of 013







CVL DESIGN TEAM

Landscape Architect/Project Manager:
TIMOTHY STARKEY

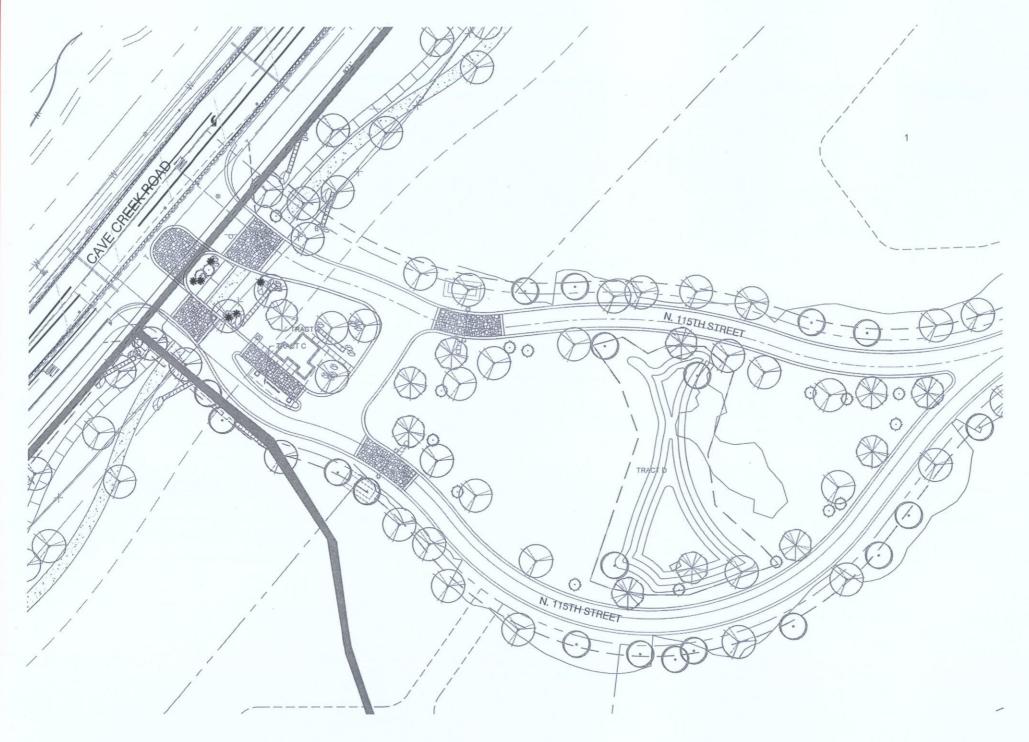


4550 N. 12th Street Phoenix, AZ, 85014 phone 602 254,6831 , fax 602 284 0928 , www.cvfci.com



10,27.14

LS202



LIGHTING SCHEDULE

LIGH	LIGHTING SCHEDULE													
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/GLARE	MOUNTING	OPTIONS
茰	TREE DOWNLIGHT: FX LUMINAIRE VE - LED	19		COPPER	(M) WEATHERED IRON	10 TO 15 VOLTS	3LED	4.2W	N/A	(F) FROSTED	N/A	SHIELDED	N/A	(PS) PERFORATED SLEEVE
	DOWNWARD WALL WASH LINEAR LED: FX LUMINAIRE LF - LED	6		BRASS	(M) WEATHERED IRON	10 TO 15 VOLTS	ILED	2W	2900K	(F) FROSTED	N/A	SHIELDED	UNDER WALL CAP	N/A
*	WALL MOUNTED DOWNLIGHT: FX LUMINAIRE DE - LED	8		ALUMINUM ALLOY	(MI) WEATHERED IRON	10 TO 15 VOLTS	3LED	10.1W	N/A	(F) FROSTED	N/A	SHIELDED	(VB) VERSA BOX	N/A



SCOTTSDALE,AZ

OWNER / DEVELOPER
WILDCAT PARTNERS LLC.
4455 E. CAMELBACK C240
PHOENIX, AZ 85018
TEL (602)-385-1544

CVL DESIGN TEAM

Landscape Architect/Project Manager:
TIMOTHY STARKEY

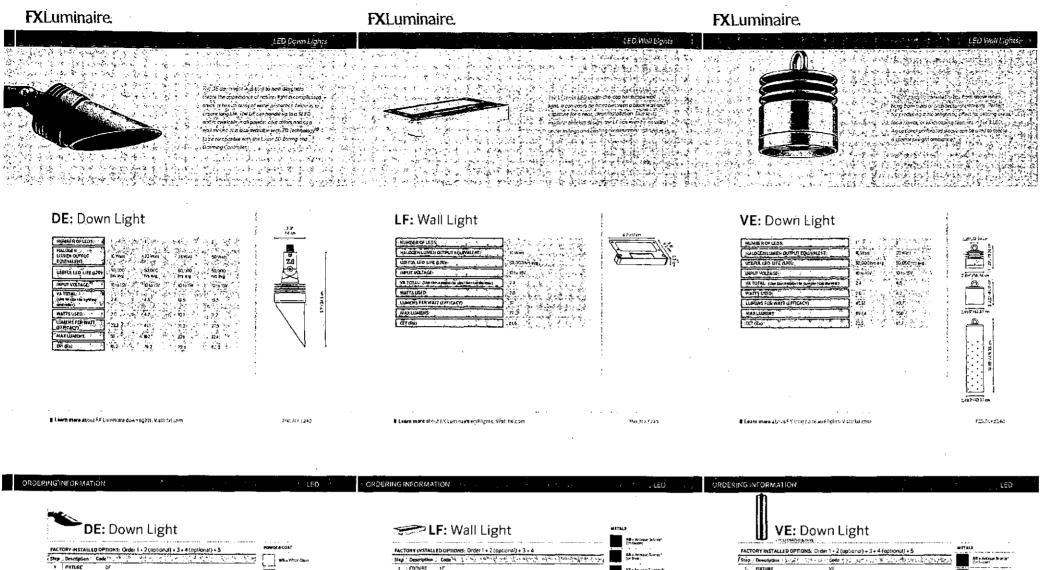


4550 N. 12th Street , Phoenix, AZ, 85014 , phone 602.264.6831 , fax 602.264.0928 , www.cvlci.com

COMMUNITY ENTRANCE



LS110 010 of 013



LAMP 1:ED(\$2,000 one Minimum)

FINISH AS, AT, CU, 85, 55, WG, FW, AL, PZ, 176, WQ 27, 53, FB

CU+Crese

15 - Stevans Stel

we-morethe

FB=η₂₁Ae₁₀

RZ + R-prote Metellic DG-Emittered

VI s verde Specifie

FXLuminaire.

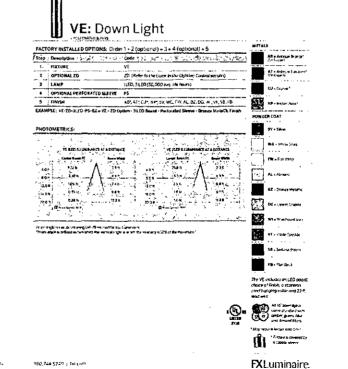
ILED, St.ED, ELED, SLEP (SO, 000 avg. Mathours)

700 744 5740 1 till om

ILED RED 6/9LED

ELECTRICAL SUPPREIENS 9. SOFTERS

FXLuminaire





OWNER / DEVELOPER WILDCAT PARTNERS LLC. 4455 E. CAMELBACK C240 PHOENIX, AZ 85018 TEL. (602)-385-1544

CVL DESIGN TEAM Landscape Architect/Project Manager: TIMOTHY STARKEY

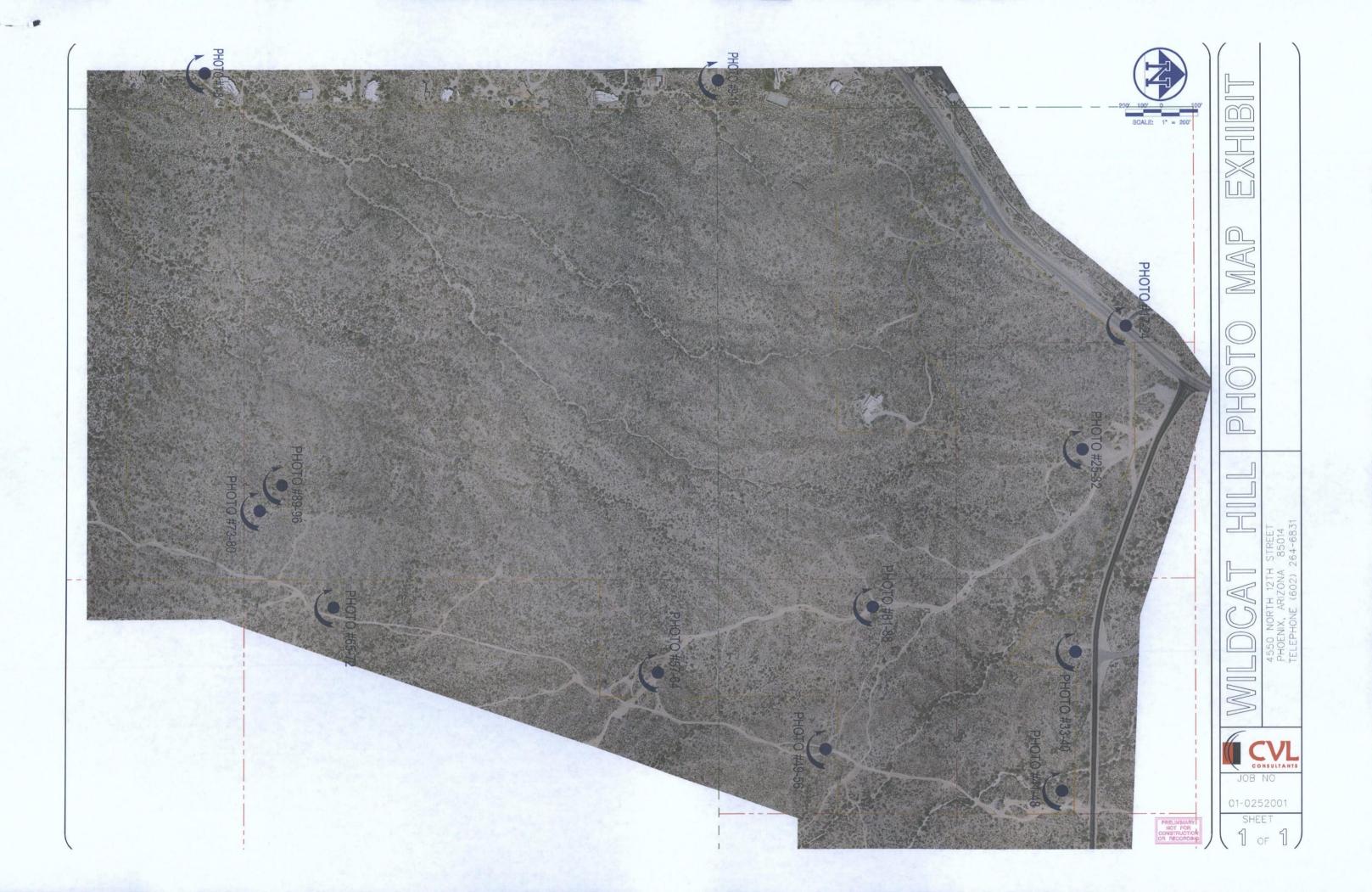


4550 N. 12th Street , Phodnik, AZ, 85014 , phone 602.264 6831 , fax 602.284.0928 , www.cvlci.com



10.27.14

013 of 013



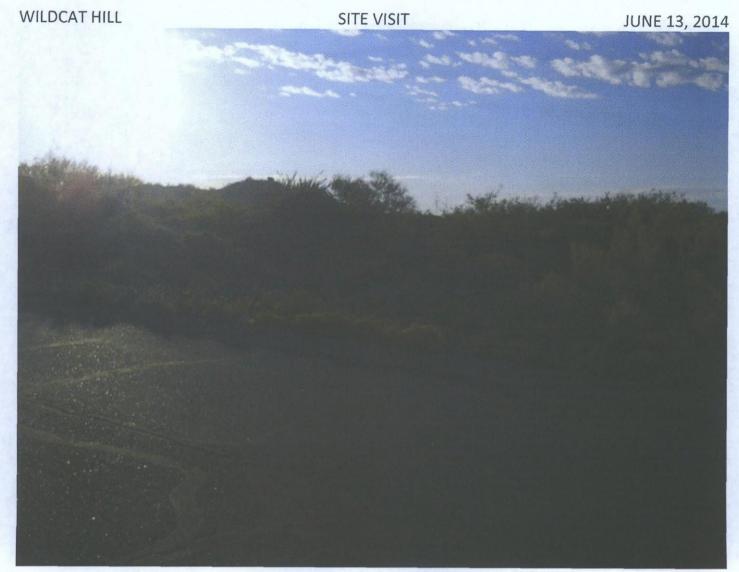


Photo #1

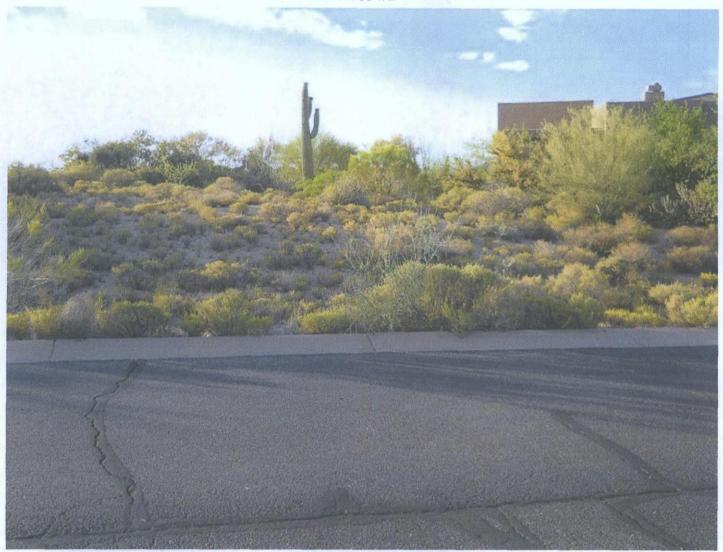


Photo #2



Photo #3

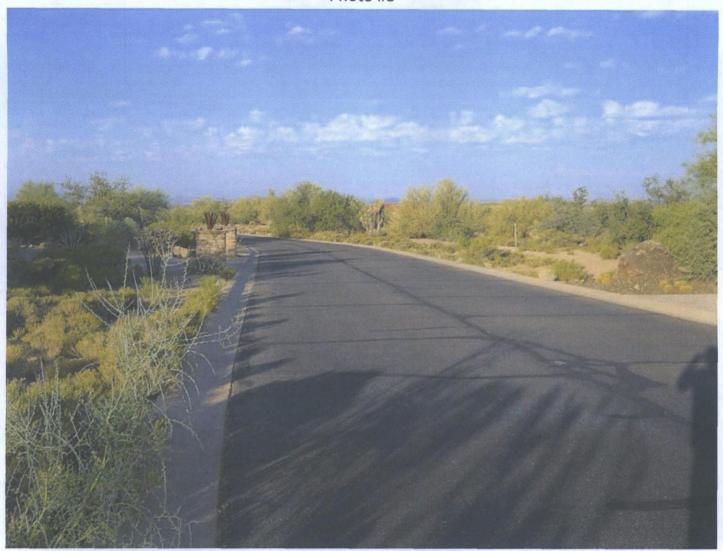


Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9

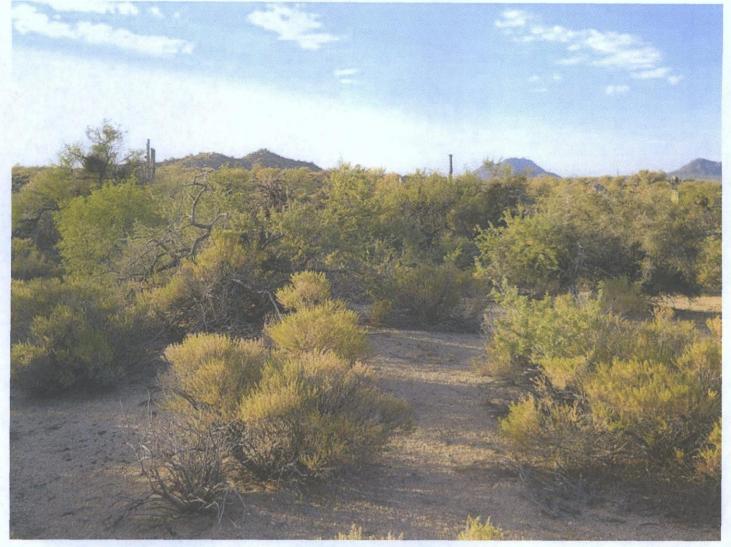


Photo #10

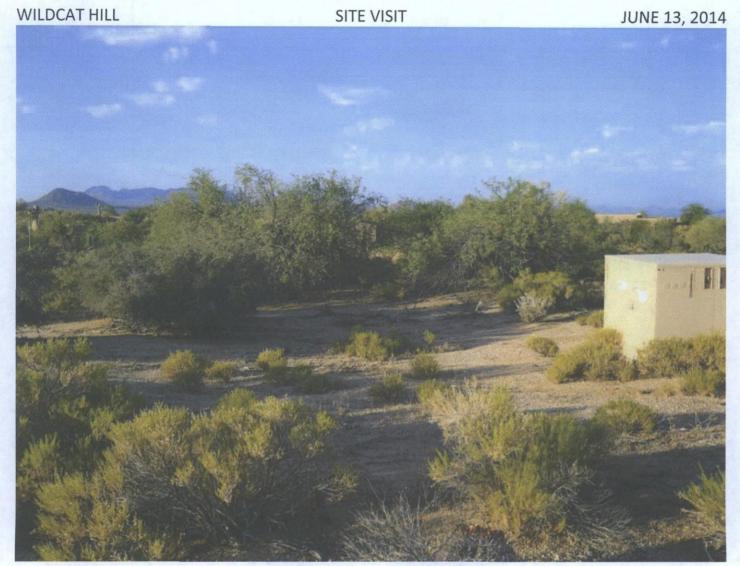


Photo #11

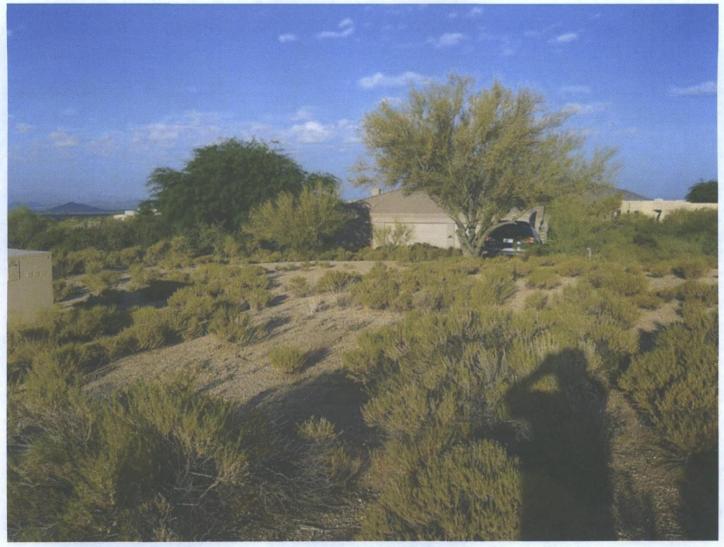


Photo #12



Photo #13

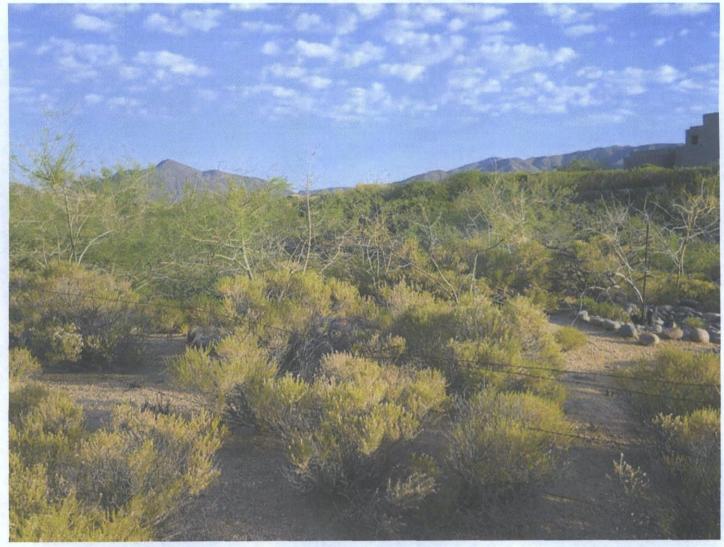


Photo #14

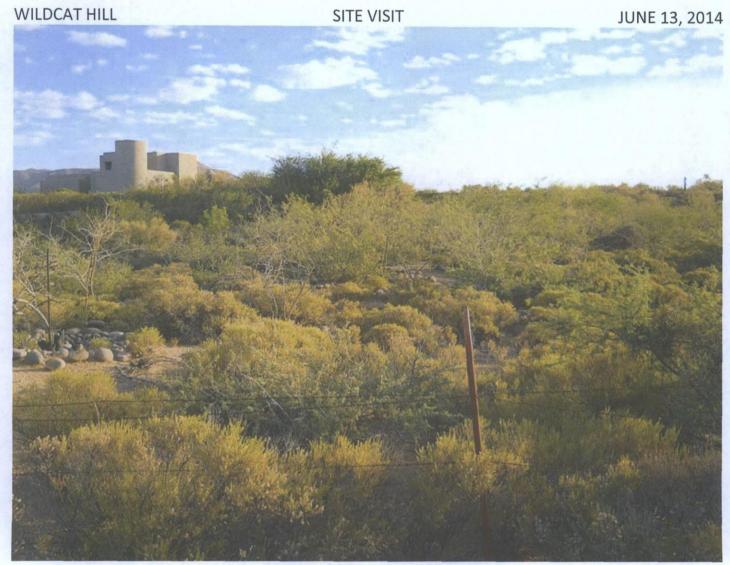


Photo #15



Photo #16



Photo #17

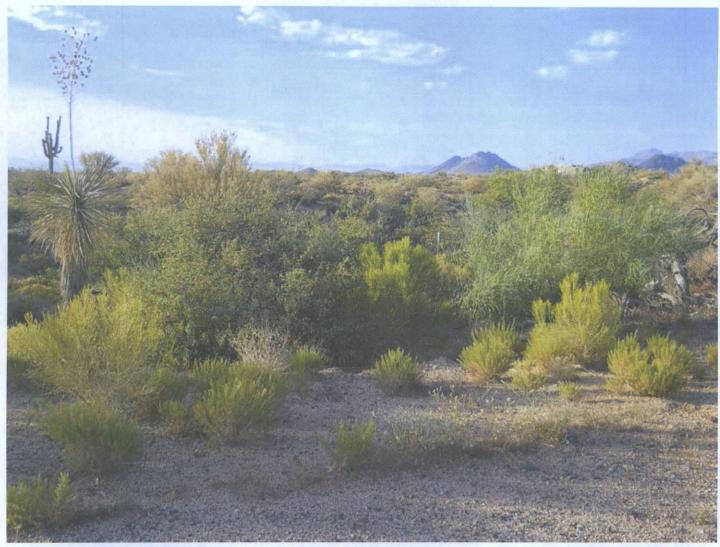
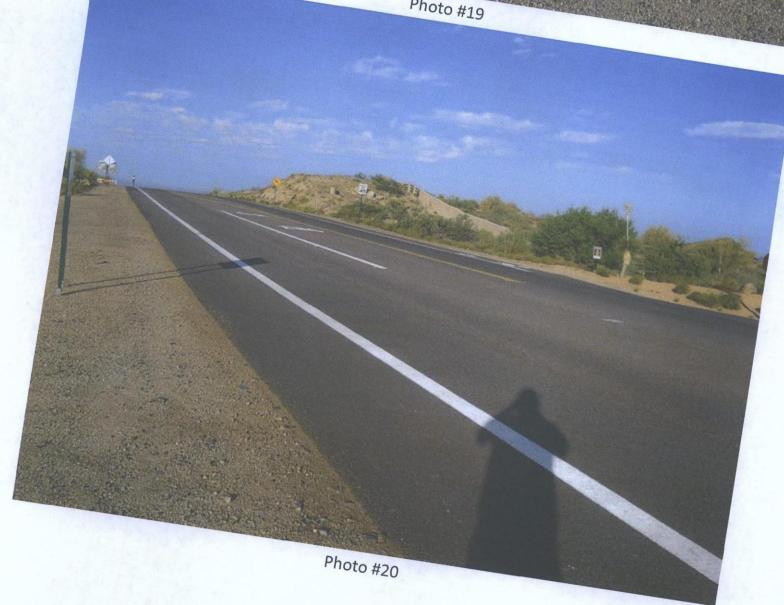


Photo #18





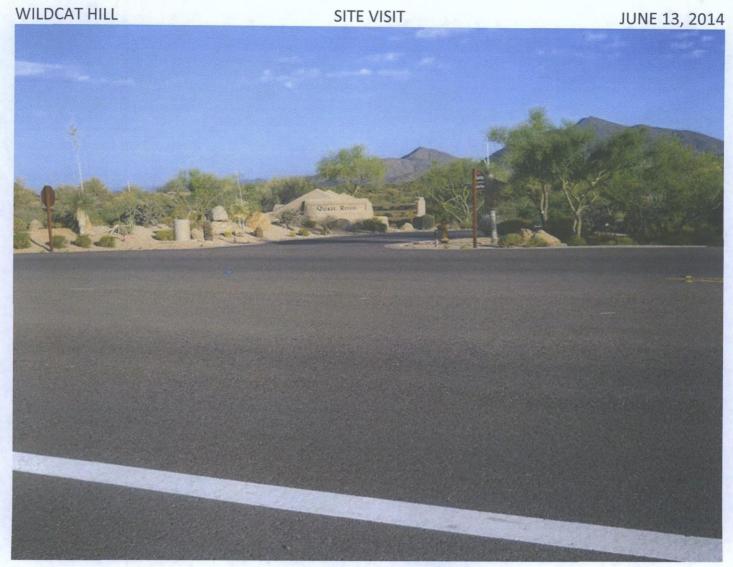


Photo #21



Photo #22



Photo #23



Photo #24



Photo #25



Photo #26

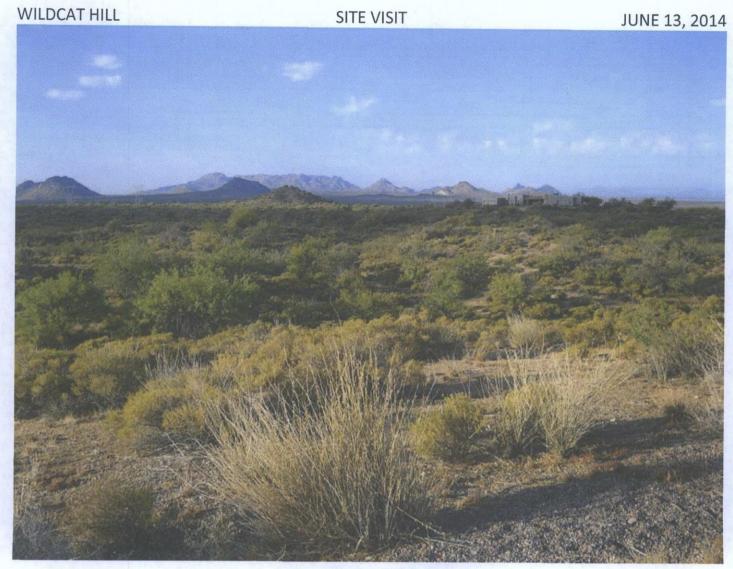


Photo #27

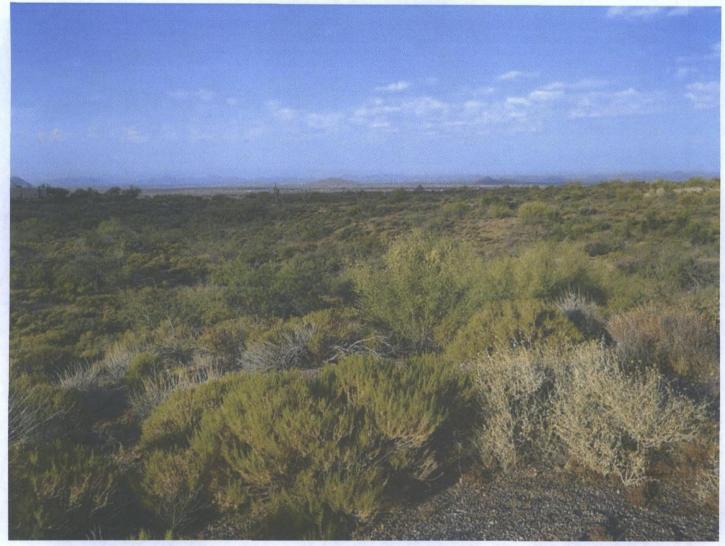


Photo #28

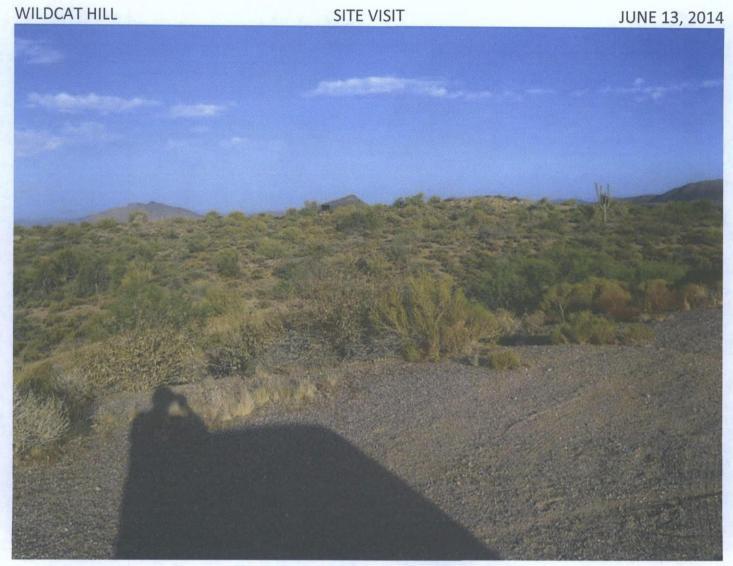


Photo #29



Photo #30



Photo #31



Photo #32



Photo #33



Photo #34



Photo #35

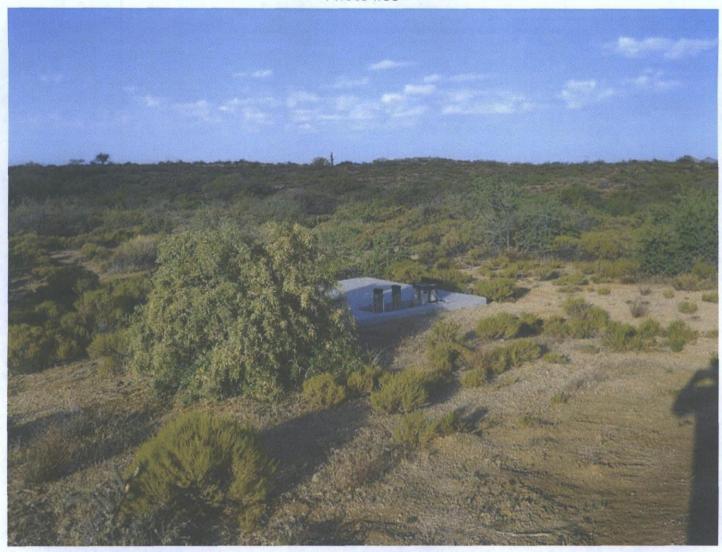


Photo #36

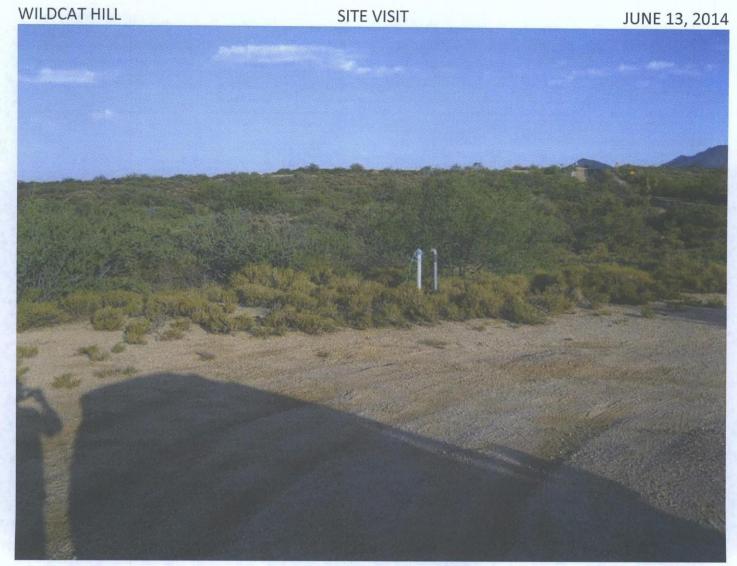
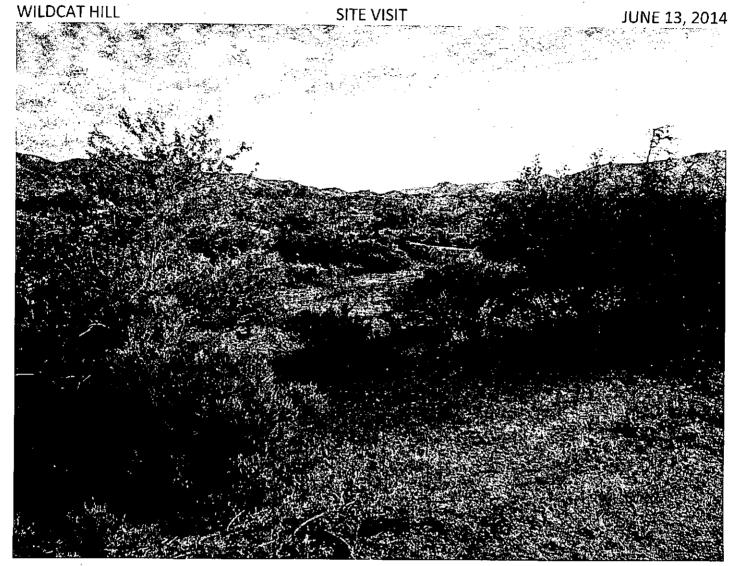


Photo #37



Photo #38



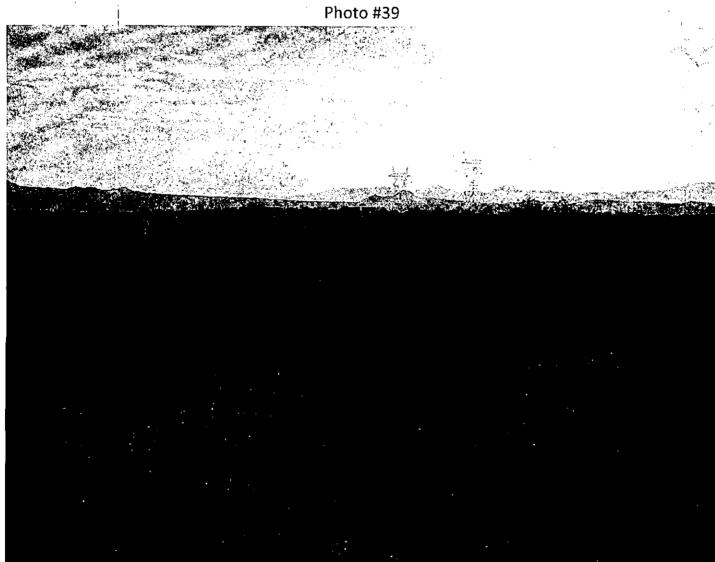


Photo #40

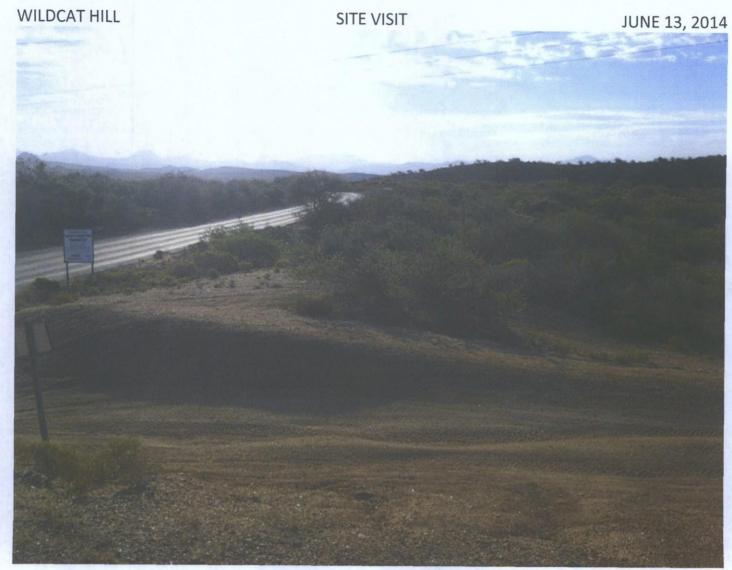


Photo #41



Photo #42

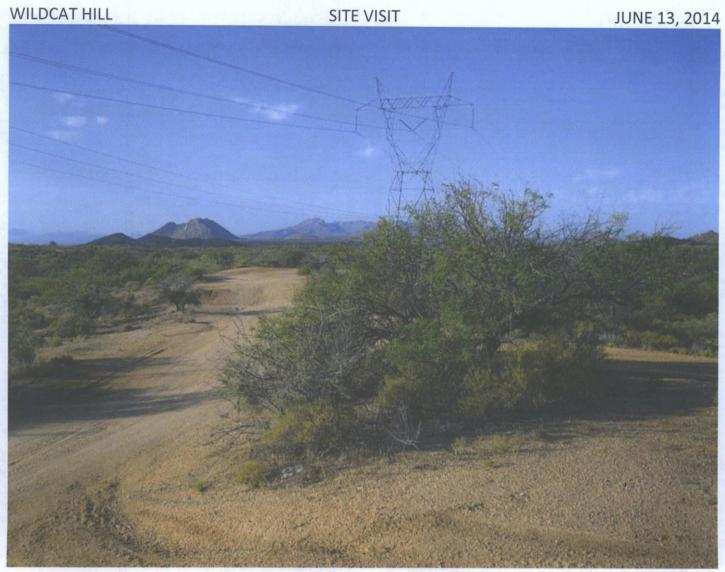


Photo #43



Photo #44



Photo #45

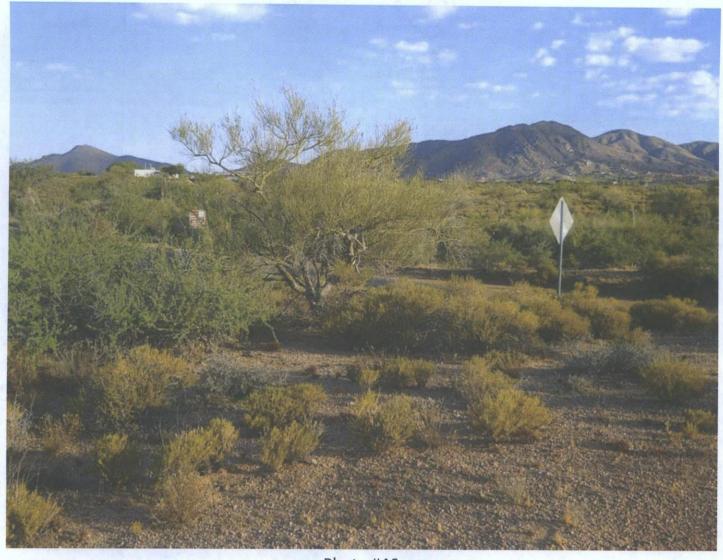


Photo #46

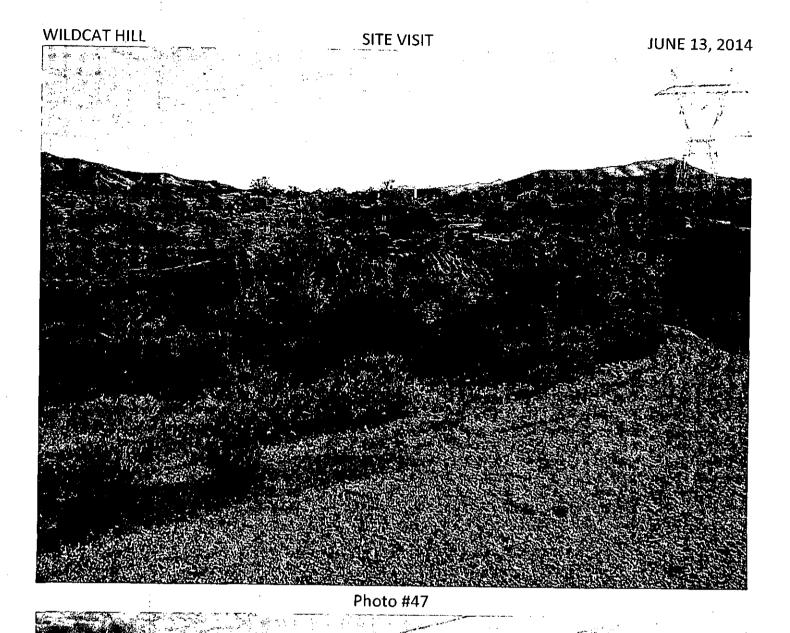
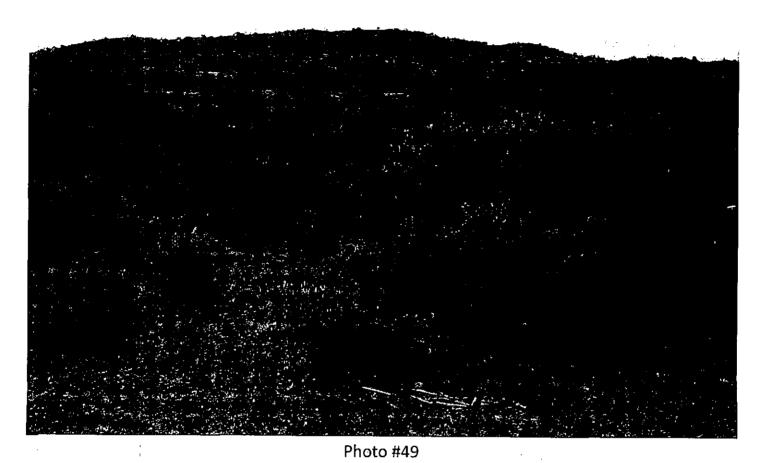


Photo #48



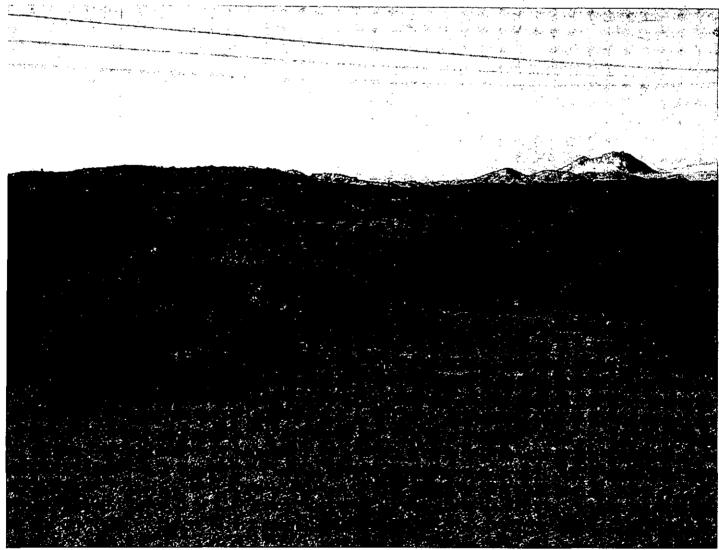


Photo #50



Photo #51



Photo #52

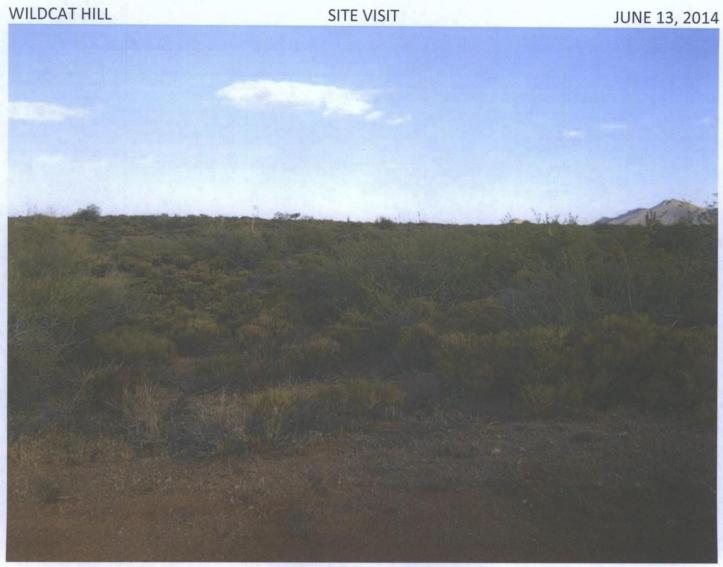


Photo #53

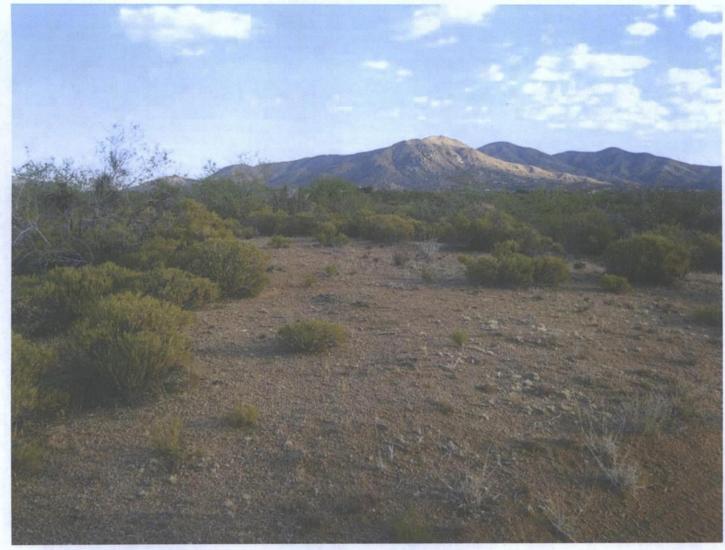
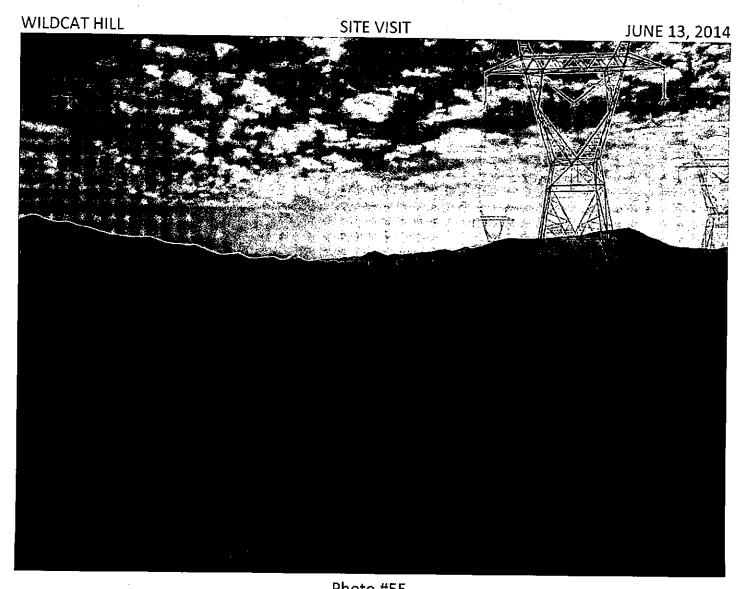


Photo #54



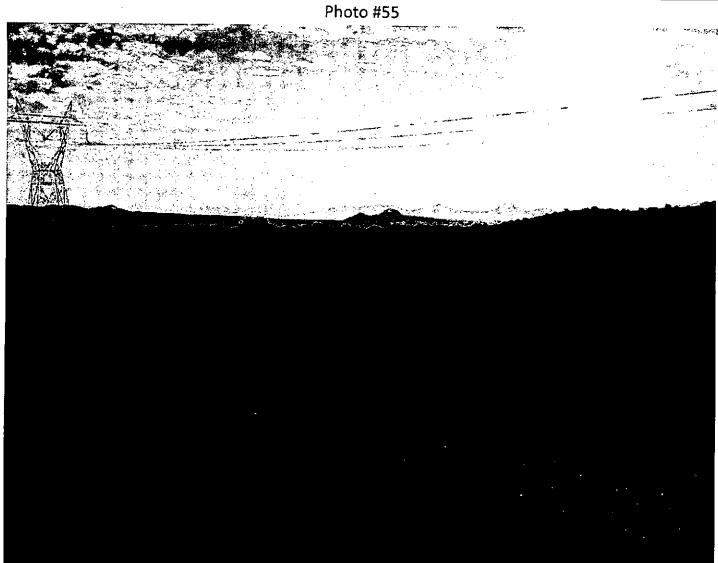


Photo #56

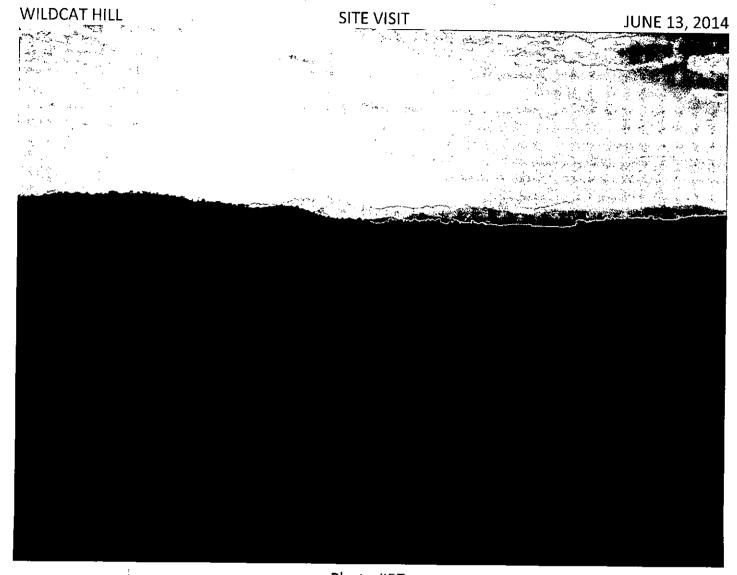


Photo #57

Photo #58

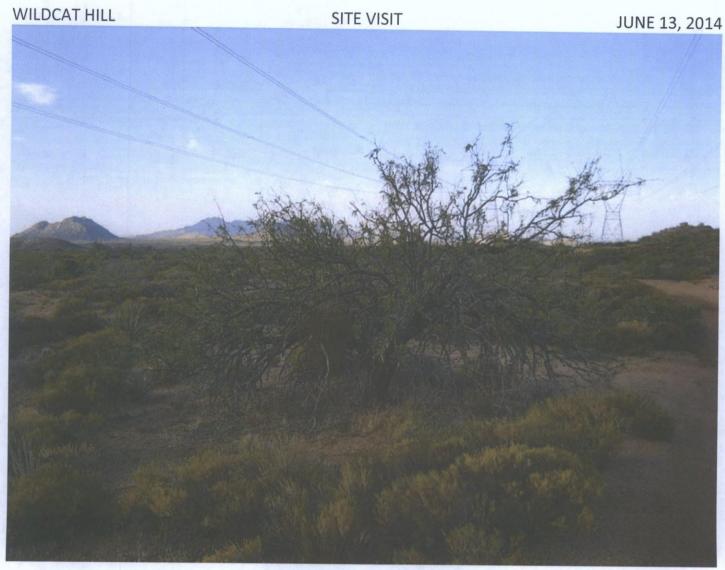


Photo #59



Photo #60

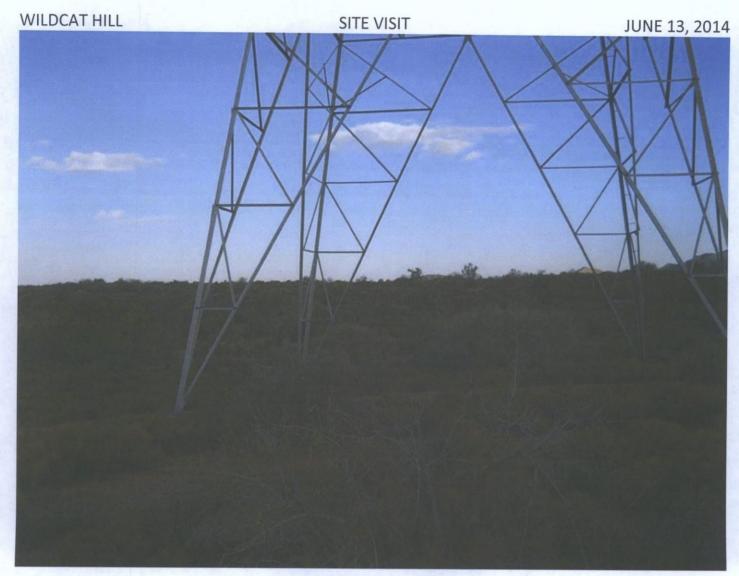


Photo #61

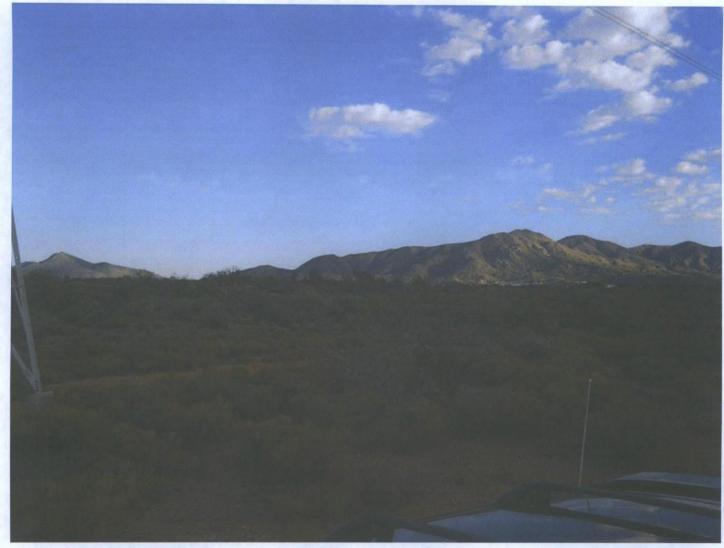


Photo #62



Photo #63



Photo #64

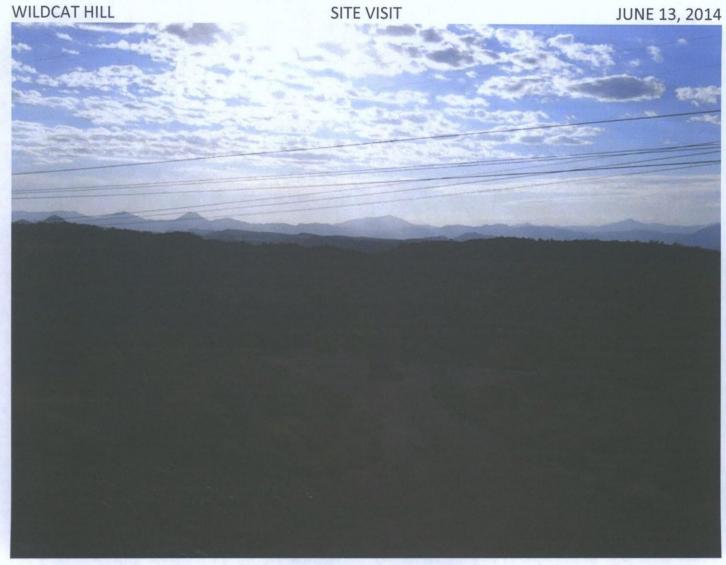


Photo #65



Photo #66



Photo #67



Photo #68

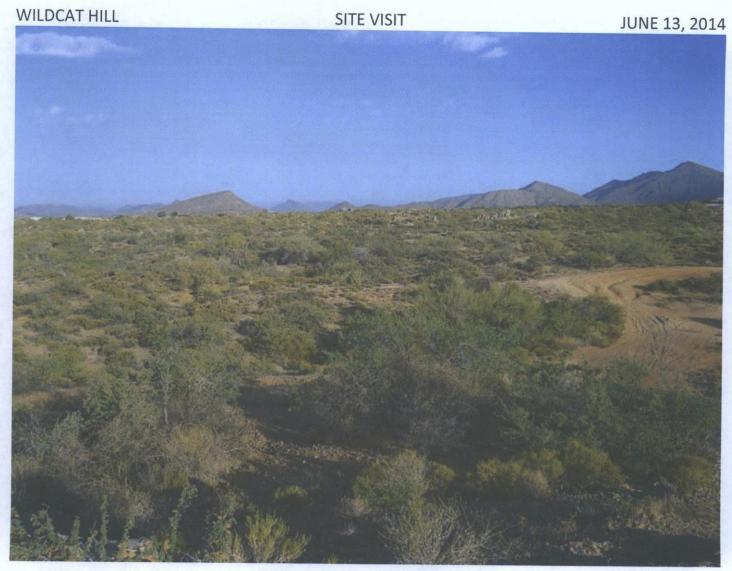


Photo #69

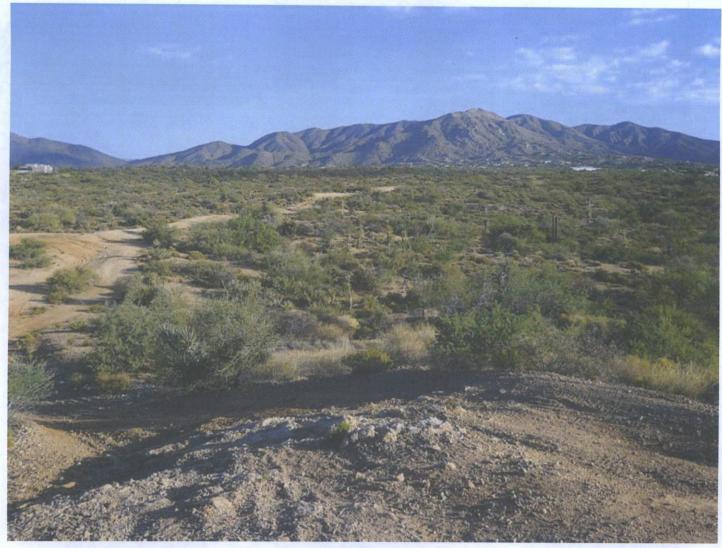


Photo #70



Photo #71



Photo #72

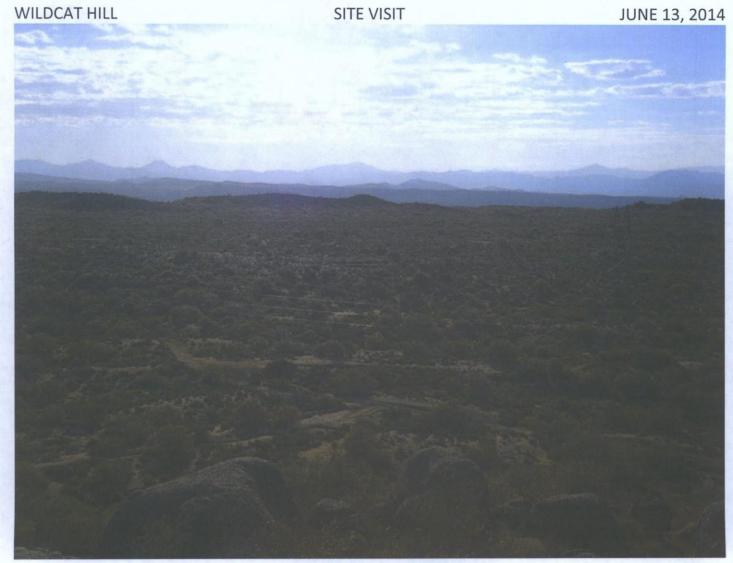


Photo #73



Photo #74

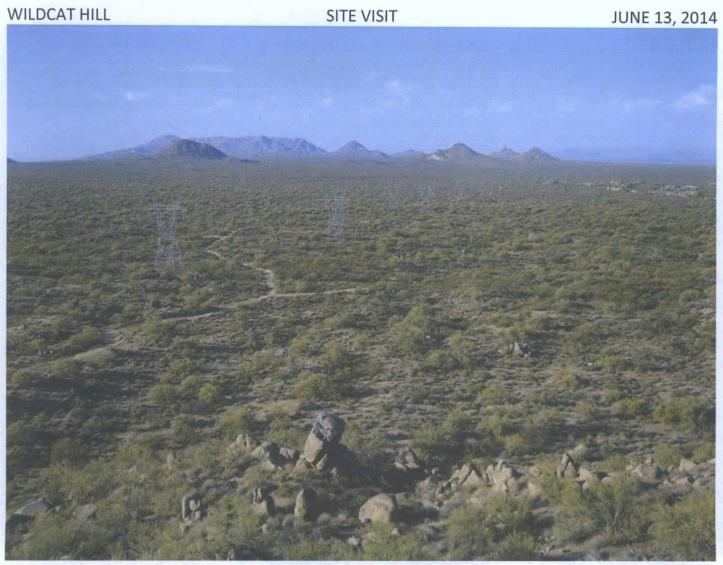


Photo #75



Photo #76

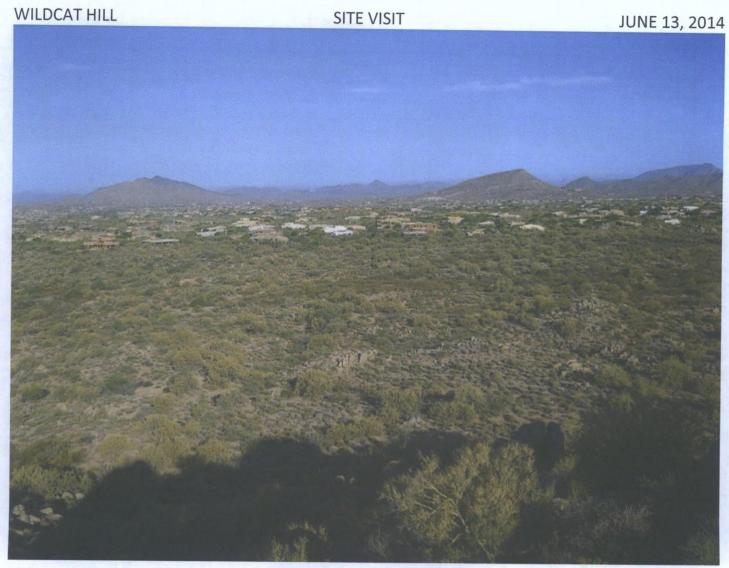


Photo #77

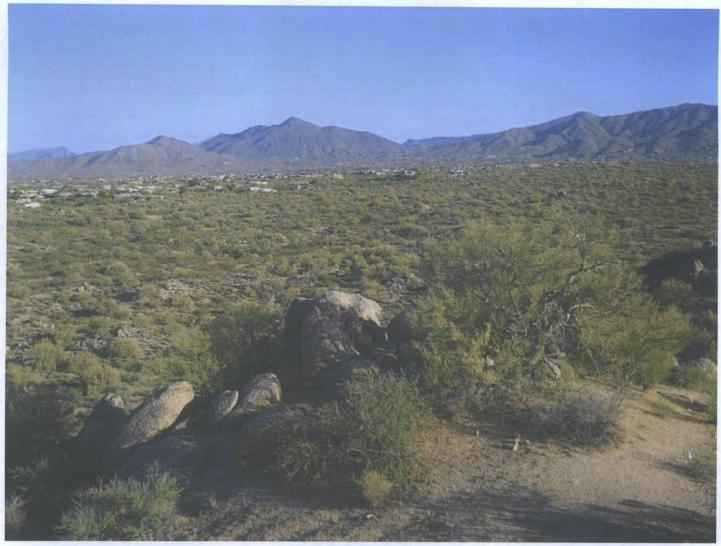


Photo #78

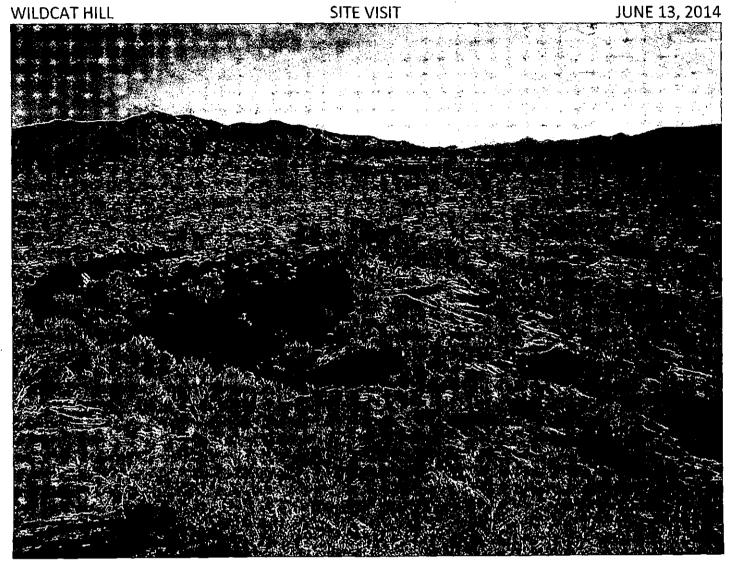


Photo #79



Photo #80



Photo #81

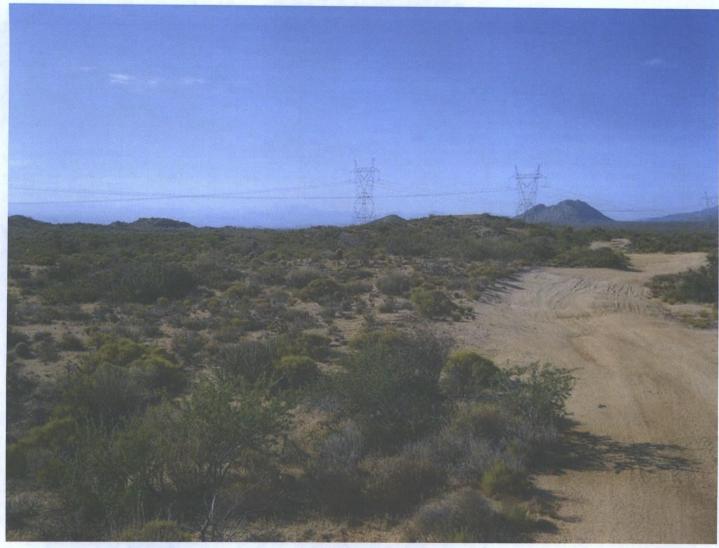


Photo #82

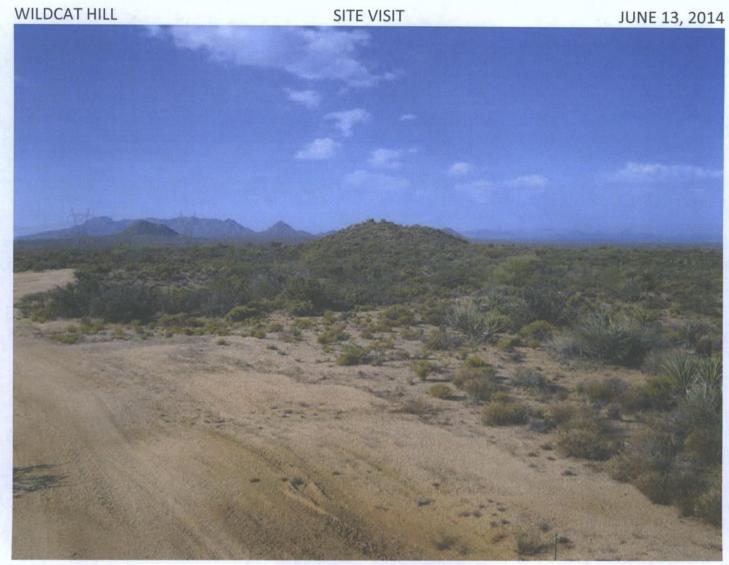


Photo #83



Photo #84

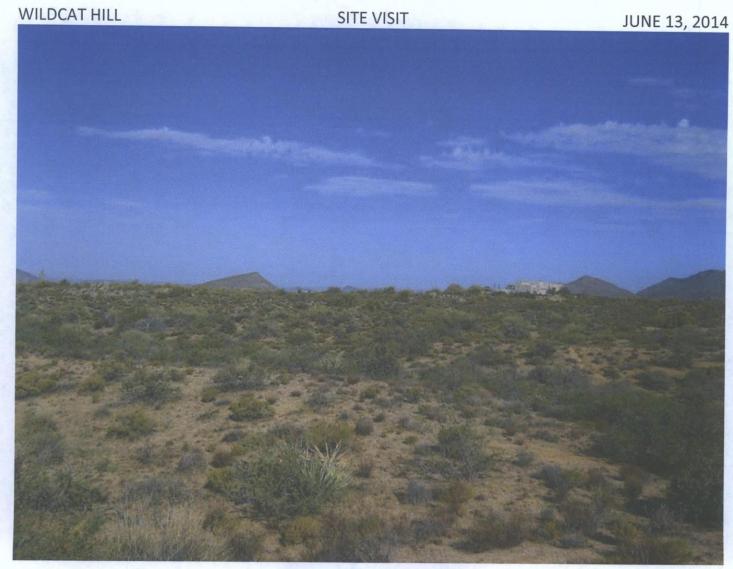


Photo #85



Photo #86

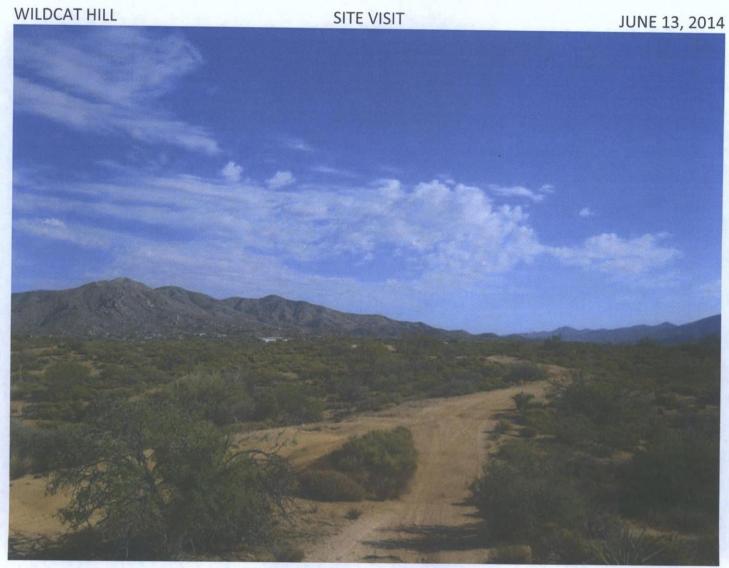


Photo #87



Photo #88

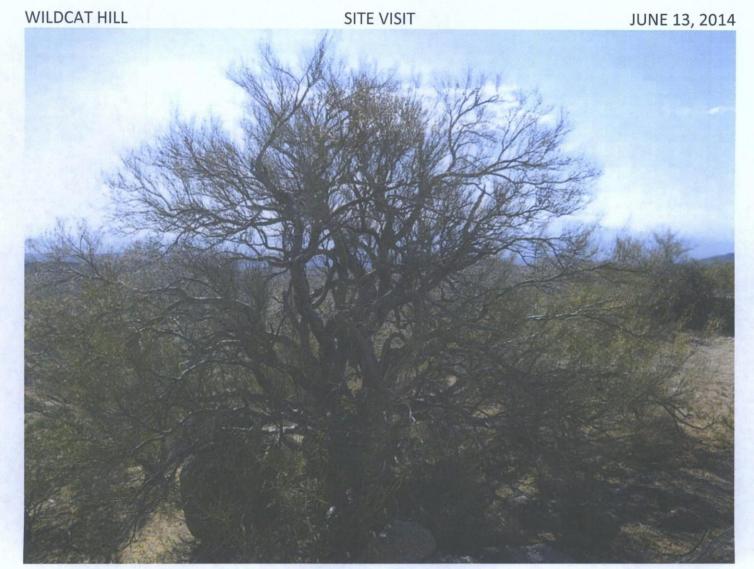


Photo #89

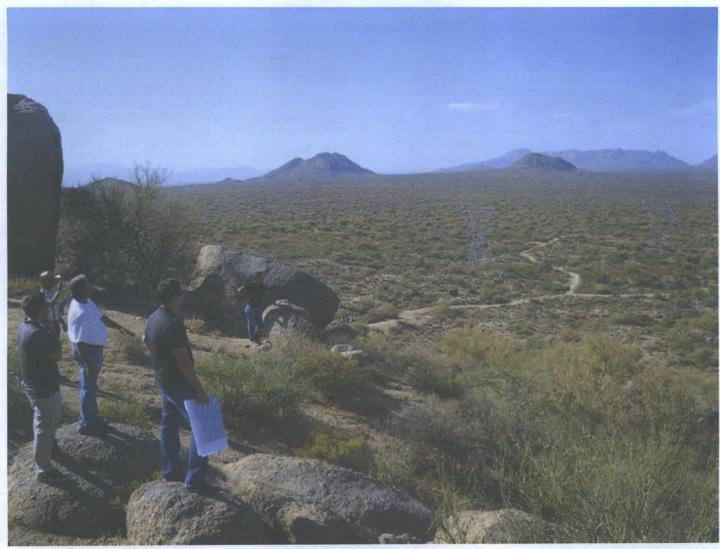


Photo #90

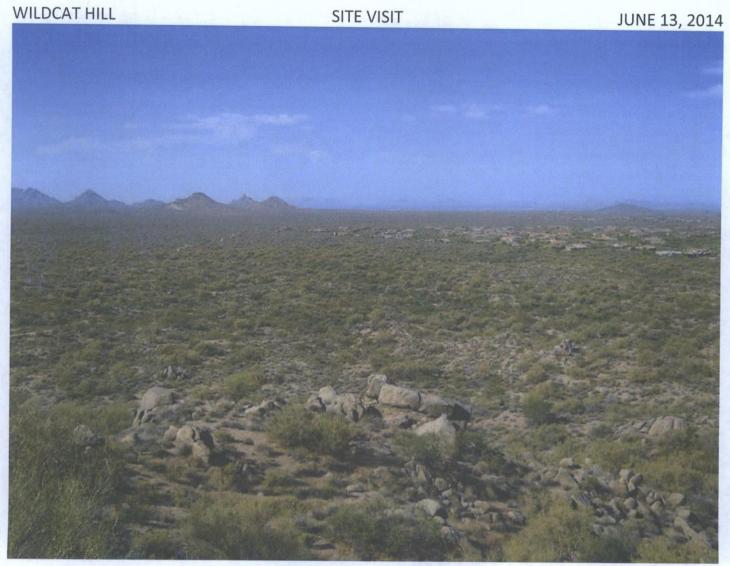


Photo #91



Photo #92

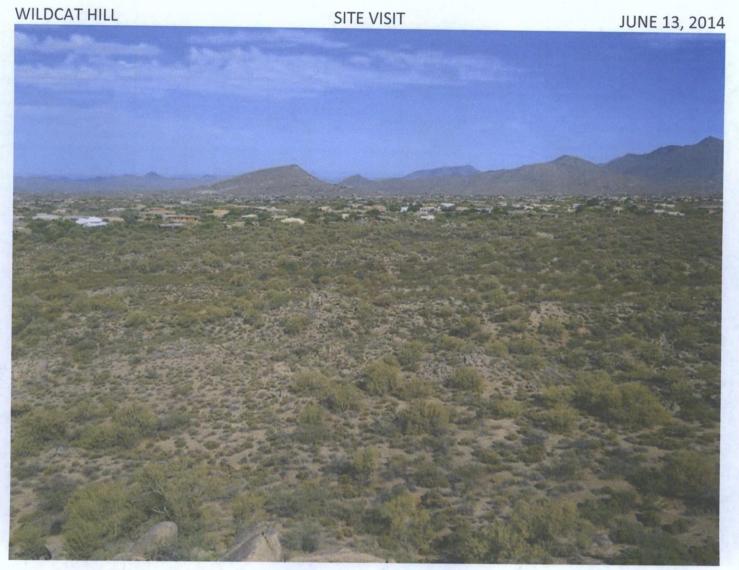


Photo #93



Photo #94

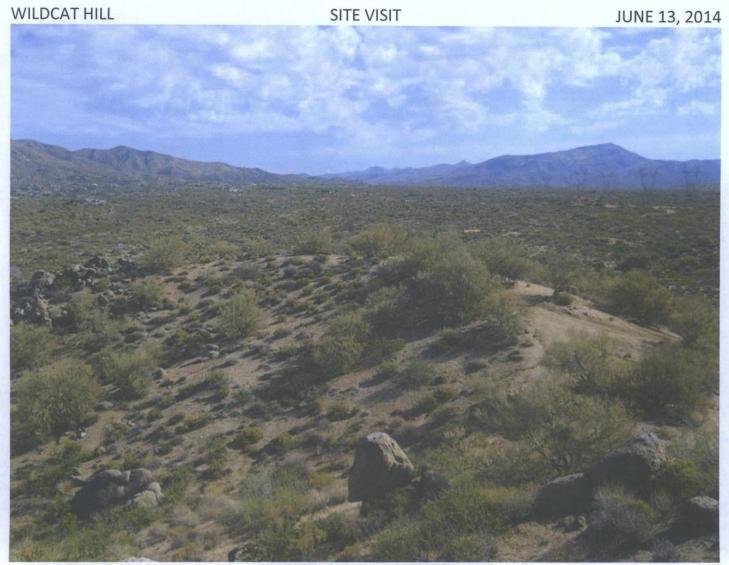


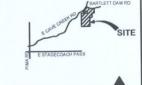
Photo #95



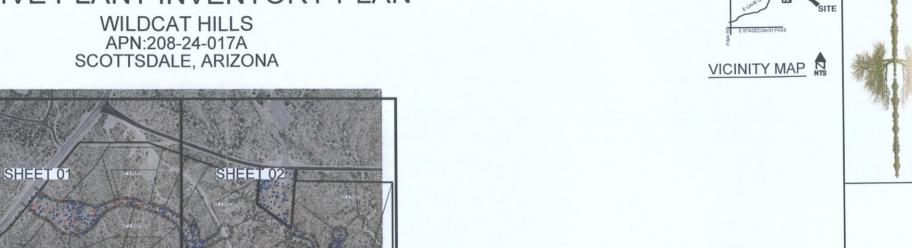
Photo #96

NATIVE PLANT INVENTORY PLAN

SHEET 04



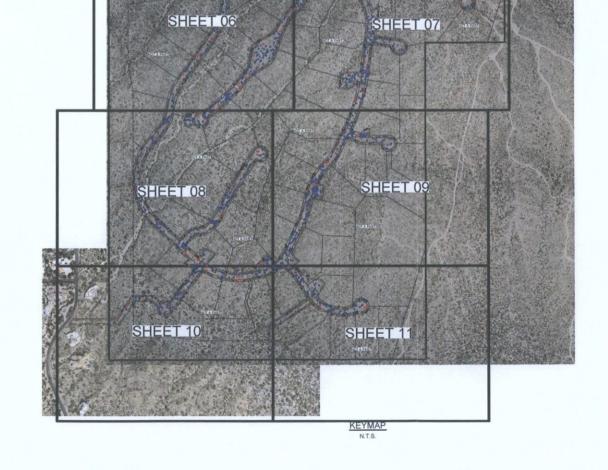




SHEET 05

LEGEND

	TREE LEG	END
	SCIENTIFIC NAME	COMMON NAME
•	CERCIDIUM FLORIDUM	BLUE PALO VERDE
A	ACACIA GREGGII	CATCLAW ACACIA
\oplus	CASTELA EMORYI	CRUCIFIXION THORN
	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE
•	CELTIS PALLIDA	HACKBERRY
×	JUNIPEROUS SPECIES	JUNIPER
\Diamond	PROSOPIS JULIFLORA	NATIVE MESQUITE
0	BERBERIS HAEMATOCARPA	RED BARBERRY
Δ	ACACIA CONSTRICTA	WHITETHORN ACACIA
	CACTI LEG	END
8	FEROCACTUS WISLIZENII	BARREL
华	FOUQUIERIA SPLENDENS	OCOTILLO
0	CARNEGIEA GIGANTEA	SAGUARO
₹	YUCCA ELATA	SOAPTREE YUCCA



SHEET 03

CONSUL SONORAN DESERT PRESE 30

MILDCAT HILLS

NATIVE PLANT INVENTORY PLAN

APN:208-24-017A

SCOTTSDALE, ARIZONA

SCOTTSDALE, ARIZONA



