

Simulations
Photos
All Graphics (no plans)

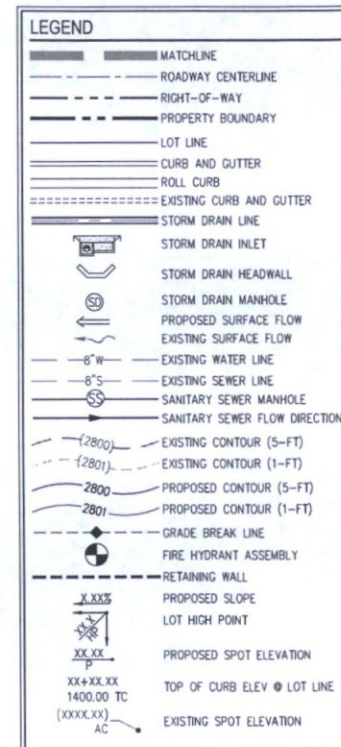
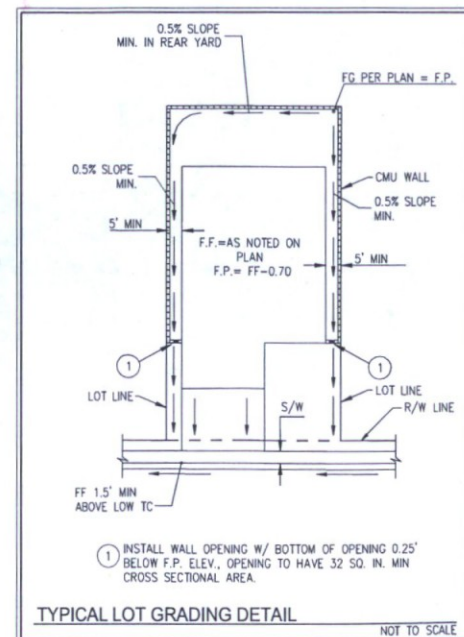


WOLF SPRINGS RANCH

CONTEXT AERIAL

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



SITE DATA	
GROSS AREA:	20.11 ACRES
NET AREA:	16.25 ACRES
EXISTING ZONING:	R1-18 PRD
PROPOSED ZONING:	UNCHANGED
LOT COUNTS:	40
GROSS DENSITY:	2.00 DU/AC

APNs: 217-24-006, 217-24-017B, 217-24-017A, 217-24-017C, 217-24-019M, 217-24-019N, 217-24-019P, 217-24-019O

SHEET INDEX

PG01 - COVER SHEET
PG02 - PRELIMINARY GRADING & DRAINAGE PLAN I
PG03 - PRELIMINARY GRADING & DRAINAGE PLAN II

THE EMPIRE GROUP, LLC
WOLF SPRINGS RANCH
COVER SHEET

SECTION 18
TOWNSHIP 3 NORTH
RANGE 5 EAST

DATE: 06/11/2018
DRAFTER: GGR
DESIGNER: GGR
CHECKED: PEL
PROJECT NO.
TEG1603-000

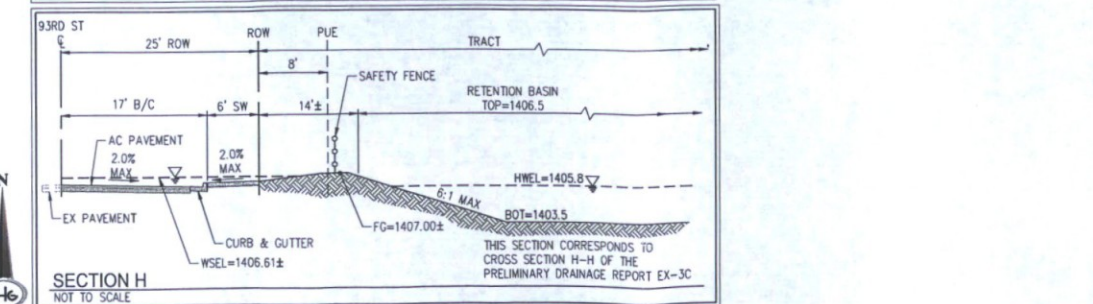
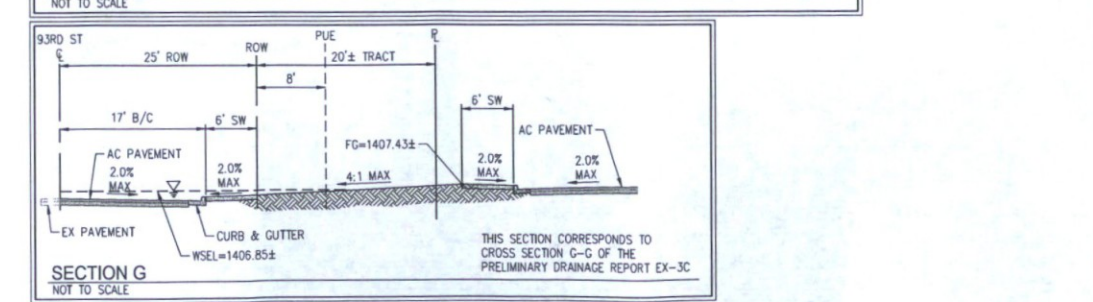
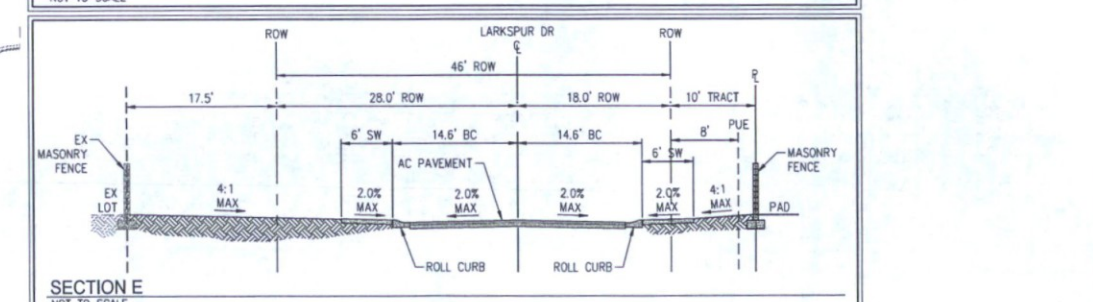
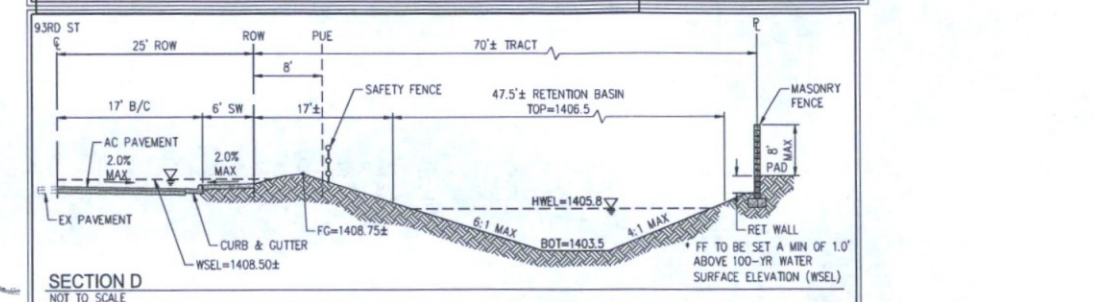
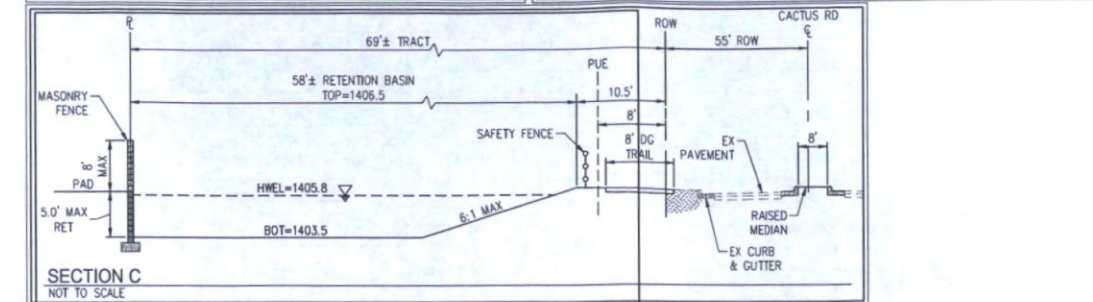
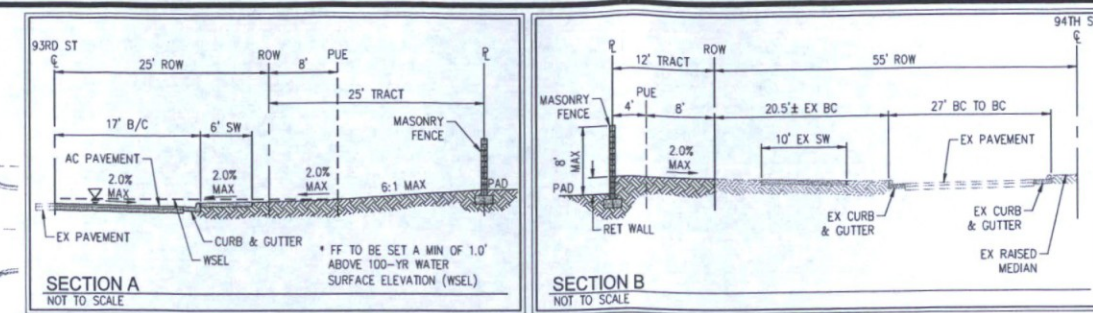
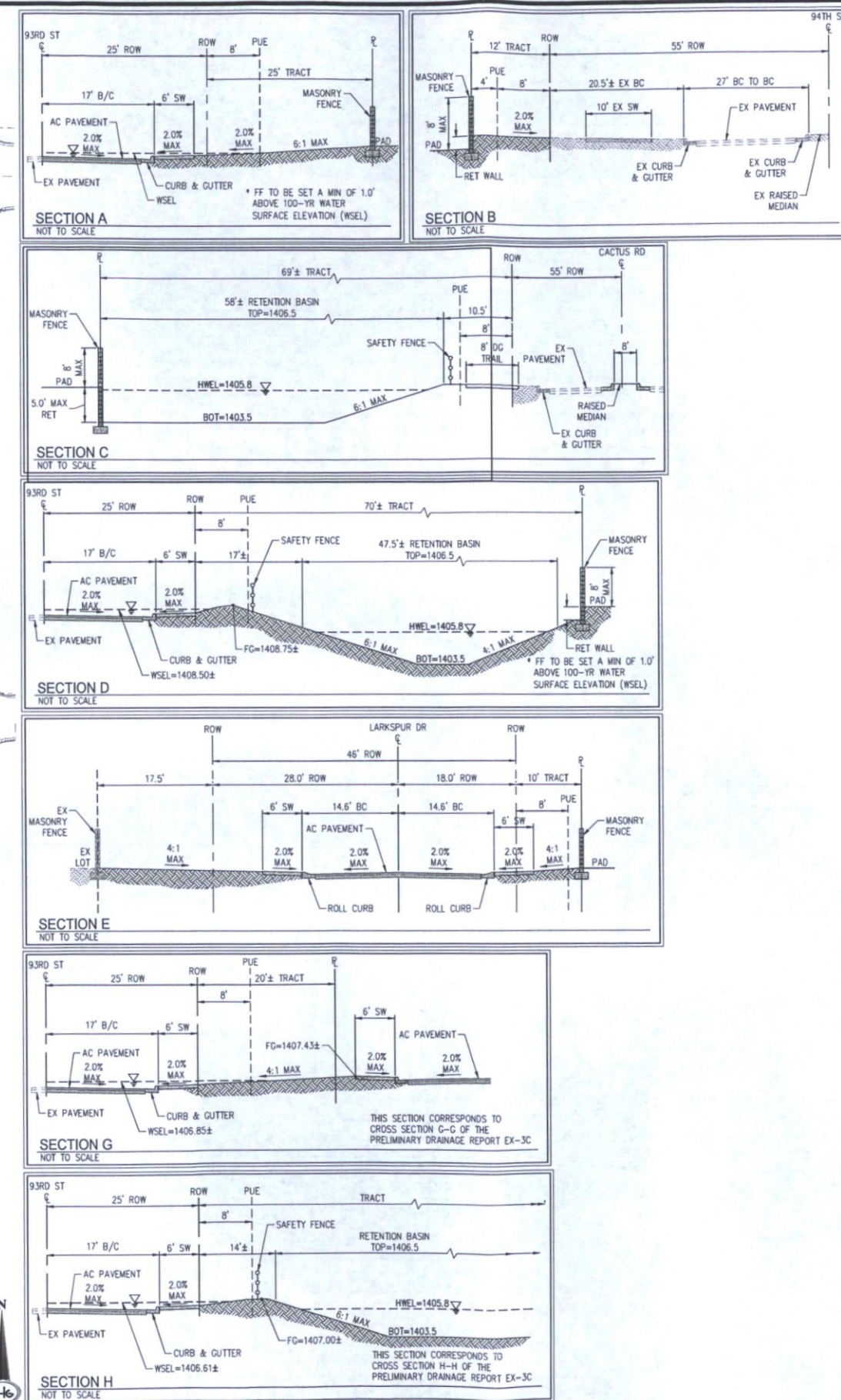
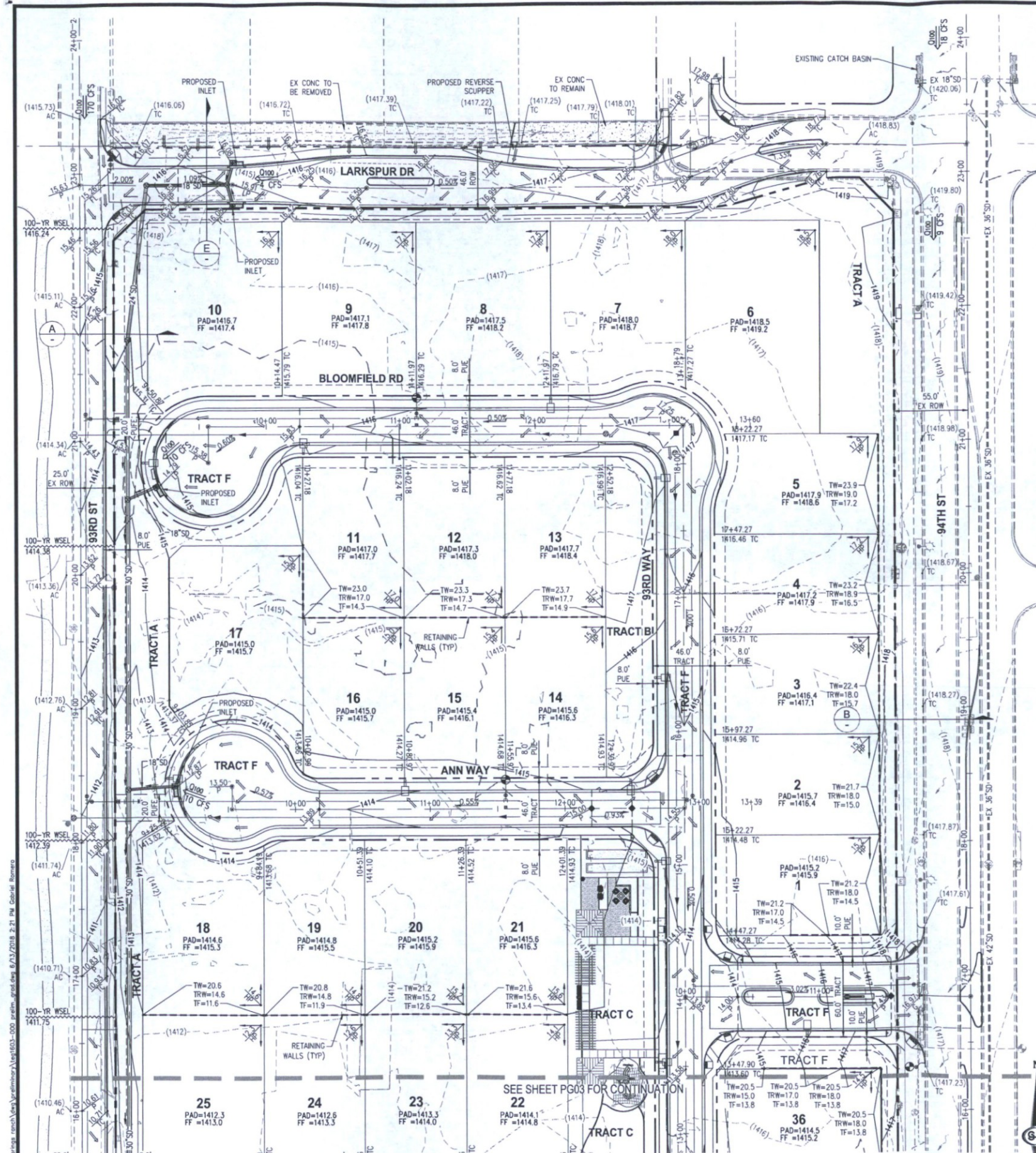
PG01
SHEET 1 OF 3

14-PP-2017
06/27/18

14-PP-2017
06/27/18

Southern Arizona 911 and local law enforcement
 training days before you begin tomorrow.

 Call 911 on what Arizona's 1st law



S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
P.O. BOX 5740, S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5300

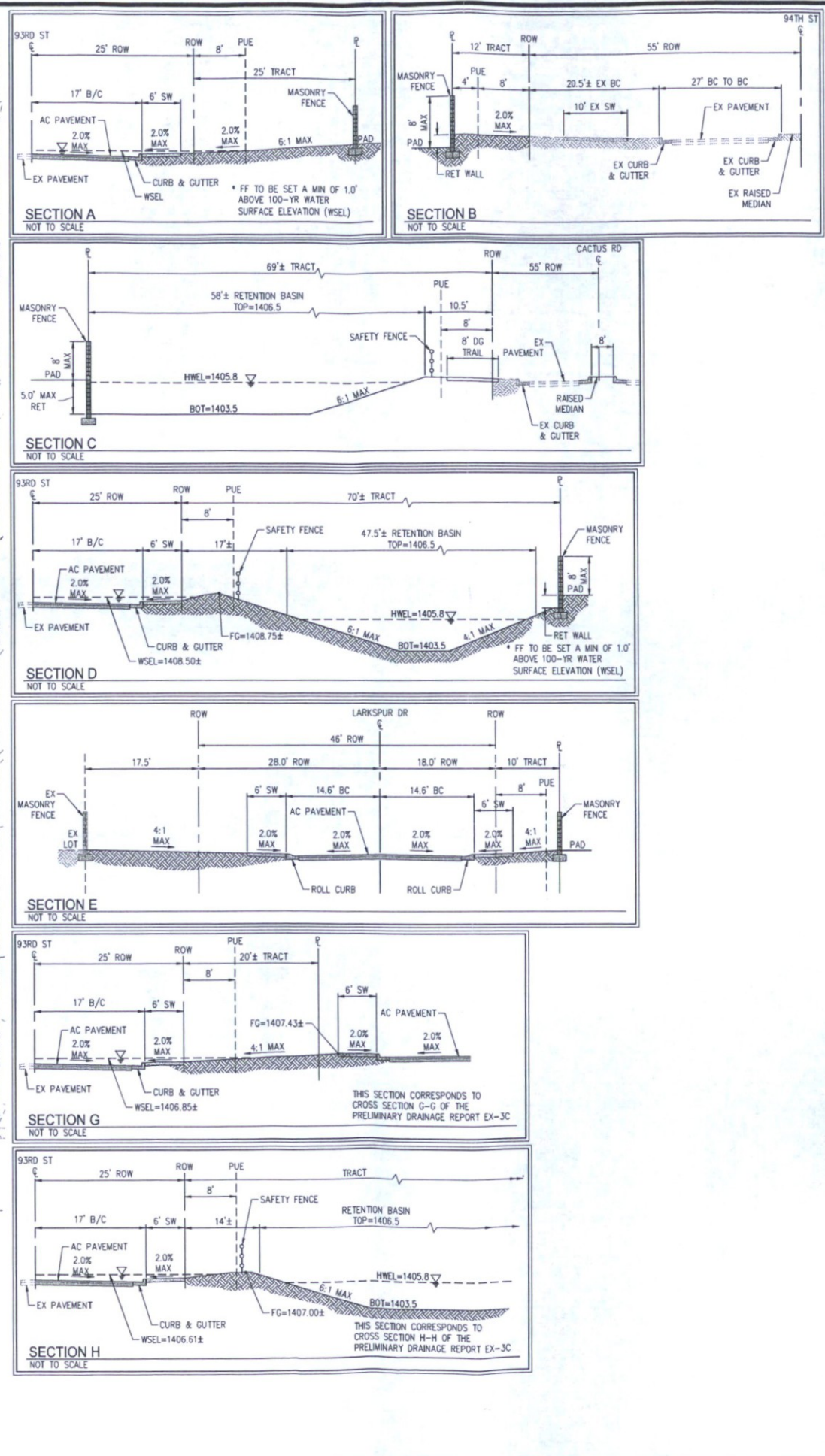
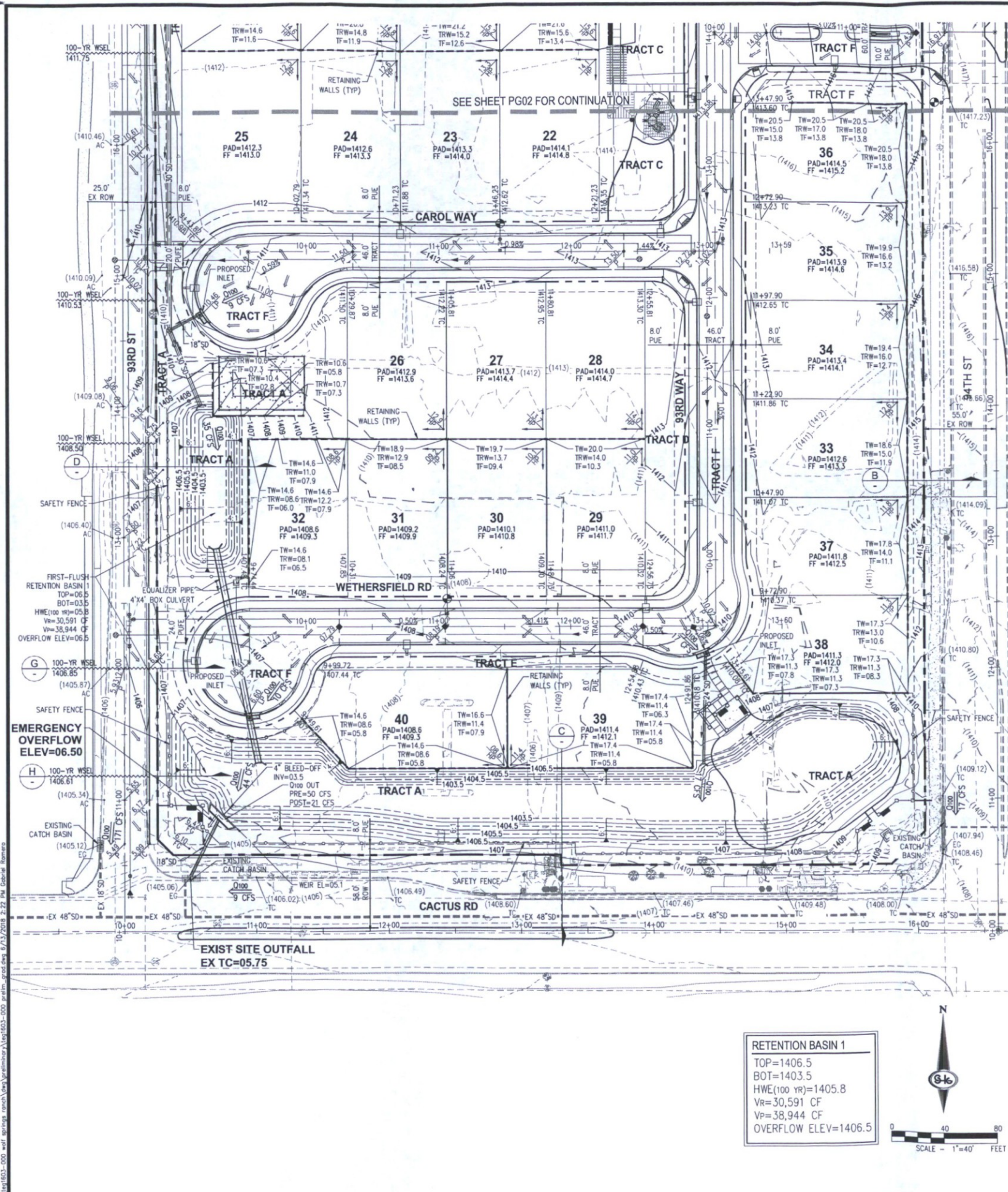
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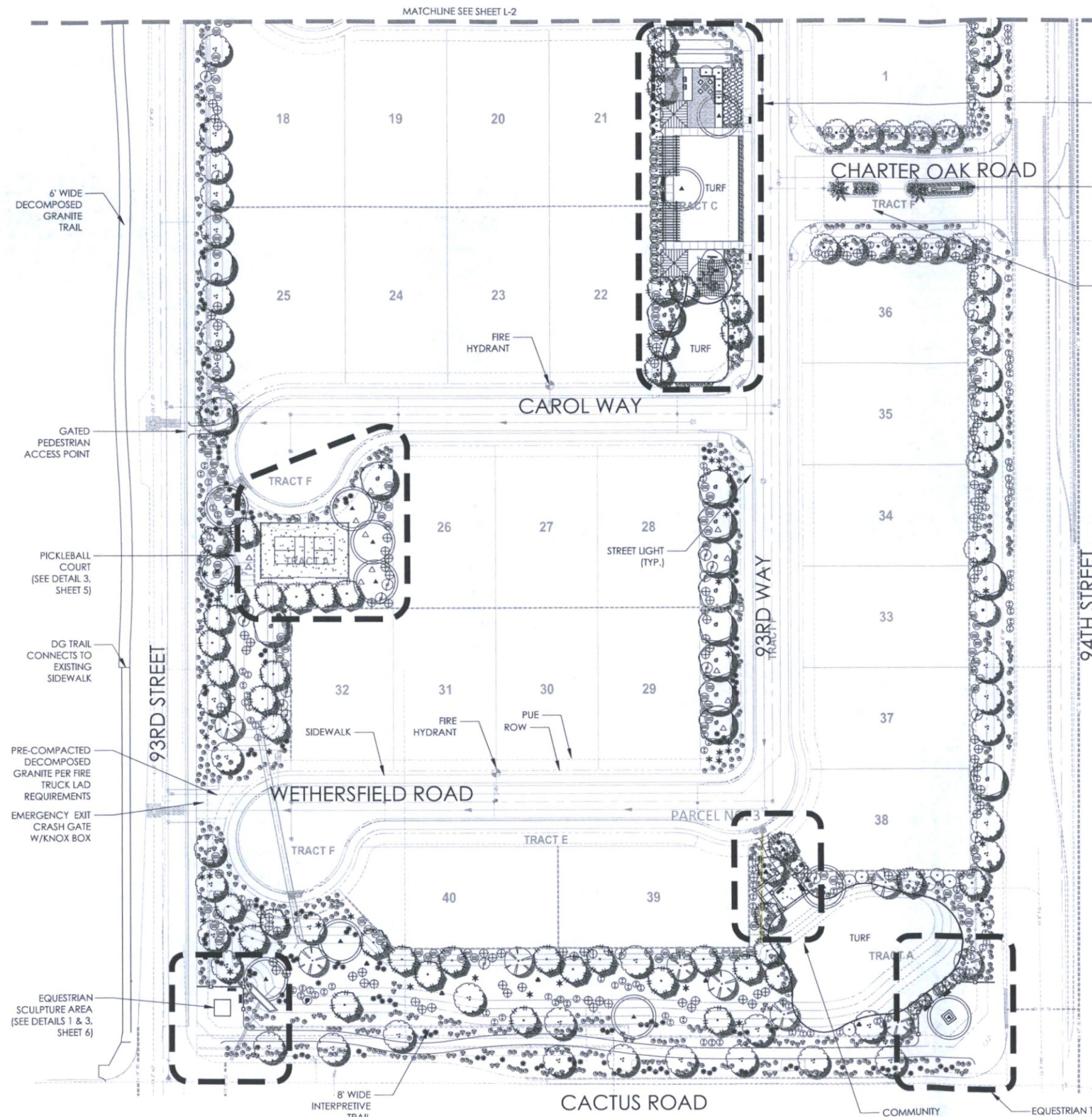
THE EMPIRE GROUP, LLC
WOLF SPRINGS RANCH
PRELIMINARY GRADING & DRAINAGE PLAN I

SECTION 18 TOWNSHIP 3 NORTH RANGE 6 EAST	
	DATE: 06/11/2018
	DRAFTER: GGR
	DESIGNER: GGR
	CHECKED: PEL
PROJECT NO. TEG1603-000	



PG02
SHEET 2 OF 3





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WOLF SPRINGS

L-1 PRELIMINARY LANDSCAPE & HARDSCAPE PLAN
1 OF 11

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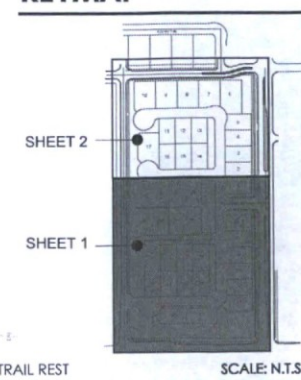
PRELIMINARY PLANT LEGEND

EXISTING TREE TO REMAIN IN PLACE			
TREES		SIZE	QTY.
BAUHINIA LUNARIOIDES	ANACACHO ORCHID	48" BOX	37
CAESALPINIA SPP. 'SMOOTHIE'	THORNLESS CASCALOTE	24" BOX	9
CERCIDIUM SPP. 'THORNLESS'	DESERT MUSEUM PALO VERDE	24" BOX	35
		36" BOX	35
EUCALYPTUS PAPUANA	GHOST GUM TREE	36" BOX	45
PHOENIX DACTYLIFERA	DATE PALM	12' CLEAR TRUNK	2
LAGERSTROEMIA INDICA	CRAPPE MYRTLE	24" BOX	22
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	28
SHRUBS		SIZE	QTY.
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	186
CASSIA NEMOPHILA	GREEN FEATHERY CASSIA	5 GAL.	272
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	289
MUHLENBERGIA RIGIDA 'NASH'	PURPLE MUHLY	5 GAL.	11
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	52
ACCENTS/GROUNDCOVERS		SIZE	QTY.
AGAVE AMERICANA	CENTURY PLANT	5 GAL.	81
ALOE STRIATA	CORAL ALOE	5 GAL.	23
BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	1 GAL.	24
BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL.	387
HESPERALOE PARVIFLORA	HESPERALOE	5 GAL.	293
LANTANA SPP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	1089
PACHYCREUS MARGINATUS	MEXICAN FENCEPOST	5 GAL.	10
VINES		SIZE	QTY.
ROSA BANKSIAE	LADY BANKS ROSE	5 GAL.	9
LANDSCAPE MATERIALS			
DECOMPOSED GRANITE	3/4" MINUS	SADDLEBACK BROWN	
TURF GRASS	MIDIRON BURMUDA		
SEASONAL ANNUALS	IN POTS & PLANTER BEDS		

VICINITY MAP



KEYMAP



SALVAGE PLANT LEGEND

SALVAGE TREES			
		SIZE	QTY.
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	SEE NPI	5
PROSOPIS SPP. (SALVAGE)	MESQUITE	SEE NPI	14
SALVAGE SHRUBS/ACCENTS			
		SIZE	QTY.
CARNEGIEA GIGANTEA	SAGUARO	MULTIPLE ARMS	1

LANDSCAPE SUMMARY DATA

ON-SITE LANDSCAPE AREA: 168,309 S.F.
RIGHT-OF-WAY LANDSCAPE AREA: 40,808 S.F.
TOTAL TREES PROVIDED: 220
MATURE TREES REQUIRED (50%): 110
MATURE TREES PROVIDED: 119
PURSUANT TO SECTION 10.50L.8, ALL TREES SHALL HAVE A 15 GALLON MINIMUM CONTAINER SIZE AND AT LEAST 50% MUST BE MATURE. FOR DEVELOPMENTS WHERE BUILDINGS HAVE MORE THAN ONE STORY, 50 PERCENT OF THE TREES SHALL MEETING THE FOLLOWING STANDARDS:
PALM TREES: 12 FEET TALL
SINGLE TRUNK TREES: 3 INCH CALIPER
MULTIPLE TRUNK TREES: 1-1/2" CALIPER AVERAGE TRUNK
THE FOLLOWING PLANTS SHALL BE INSTALLED A DISTANCE OF AT LEAST 4 FEET BETWEEN THE EDGE OF THE ROADWAY AND PEDESTRIAN AREAS TO THE EDGE OF THE MATURE PLANT. DUE TO THE THORNY SPINES ON THESE PLANTS: AGAVE AMERICANA CENTURY PLANT, CARNEGIEA GIGANTEA SAGUARO.

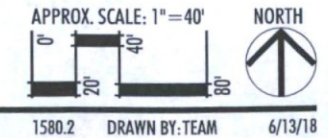
SHEET INDEX

- L-1, L-2 PRELIMINARY LANDSCAPE PLAN
- L-3 PRELIMINARY WALL PLAN
- L-4 ENTRY FEATURE & WALL DETAILS
- L-5, L-6 CONCEPTUAL AMENITIES & PLANS
- L-7, L-8 LIGHTING PLAN & PHOTOMETRICS
- L-9 LIGHTING CUT SHEETS
- L-10 CONCEPTUAL MATERIALS BOARD
- L-11 STREET SECTIONS & LOT LAYOUT



PROJECT TEAM

Discipline	Company Contact Info.
Client	The Empire Group, LLC Shelby Duplessis 6617 N. Scottsdale Rd. Suite 101 Scottsdale, AZ 85250 shelby@theempiregroupinc.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 lthelen@lvadesign.com
Civil Engineer	Diversified Future LLC Shelby Duplessis, PE, LEED-AP 13111 North 94th Drive Peoria, Arizona 85381 602.679.4438 diversified.future@gmail.com



APPROX. SCALE: 1"=40'
1580.2 DRAWN BY: TEAM 6/13/18
14-PP-2017
06/27/18

PRELIMINARY PLANT LEGEND

EXISTING TREE TO REMAIN IN PLACE

TREES		SIZE	QTY.
BAUHINIA LUNARIOIDES	ANACACHO ORCHID	48" BOX	37
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CASSIA NEMOPHILA	GREEN FEATHERY CASSIA	5 GAL.	272
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	289
MUHLENBERGIA RIGIDA 'NASH'	PURPLE MUHLY	5 GAL.	11
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HESPERALOE PARVIFLORA	HESPERALOE	5 GAL.	293
LANTANA SPP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	1089
PACHYCEREUS MARGINATUS	MEXICAN FENCEPOST	5 GAL.	10

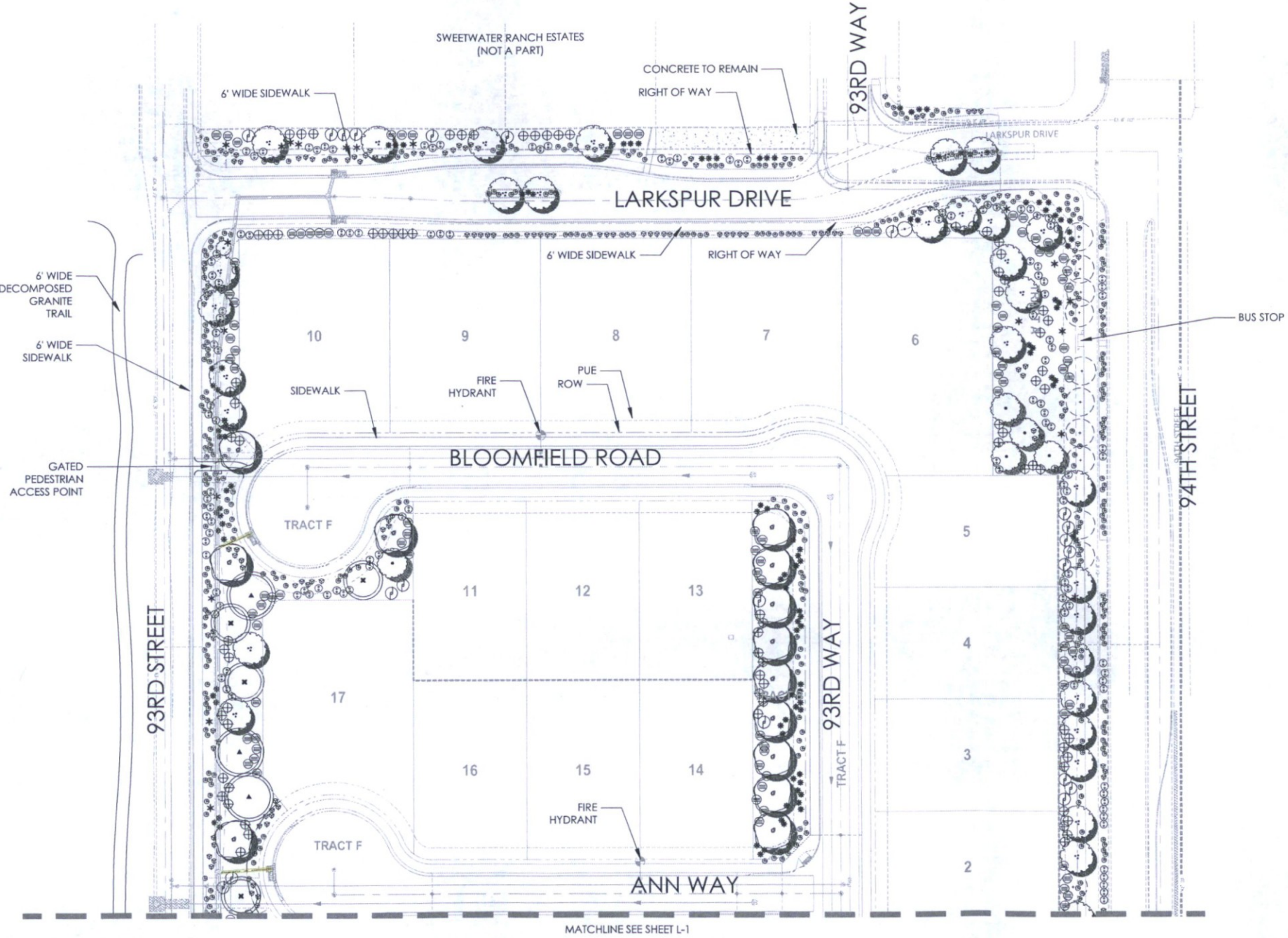
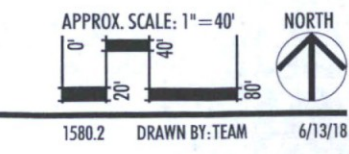
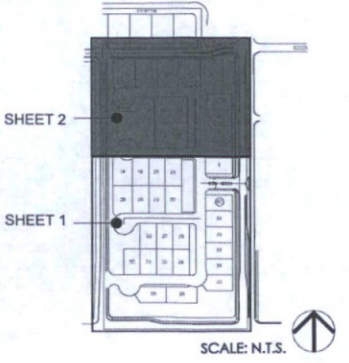
VINES		SIZE	QTY.
ROSA BANKSIAE	LADY BANKS ROSE	5 GAL.	9

LANDSCAPE MATERIALS		
DECOMPOSED GRANITE	3/4" MINUS	SADDLEBACK BROWN
TURF GRASS		MIDIRON BURMUDA
SEASONAL ANNUALS		IN POTS & PLANTER BEDS

SALVAGE PLANT LEGEND

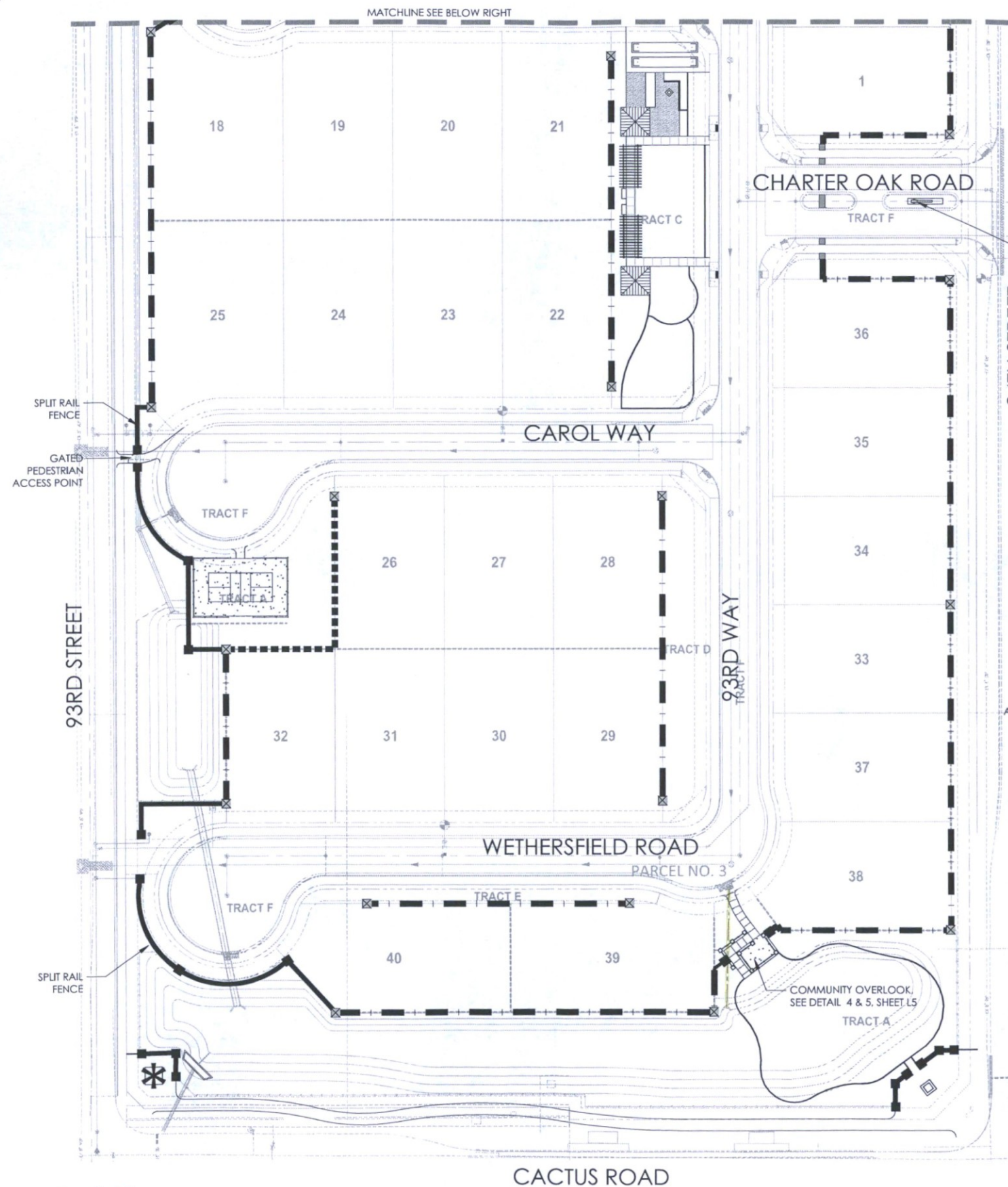
SALVAGE TREES		SIZE	QTY.
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	SEE NPI	5
PROSOPIS SPP. (SALVAGE)	MESQUITE	SEE NPI	14
SALVAGE SHRUBS/ACCENTS		SIZE	QTY.
CARNEGIEA GIGANTEA	SAGUARO	MULTIPLE ARMS	1

KEYMAP



WOLF SPRINGS

L-2 PRELIMINARY LANDSCAPE & HARDSCAPE PLAN
2 OF 11



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WOLF SPRINGS

L-3 PRELIMINARY WALL PLAN
 3 OF 11

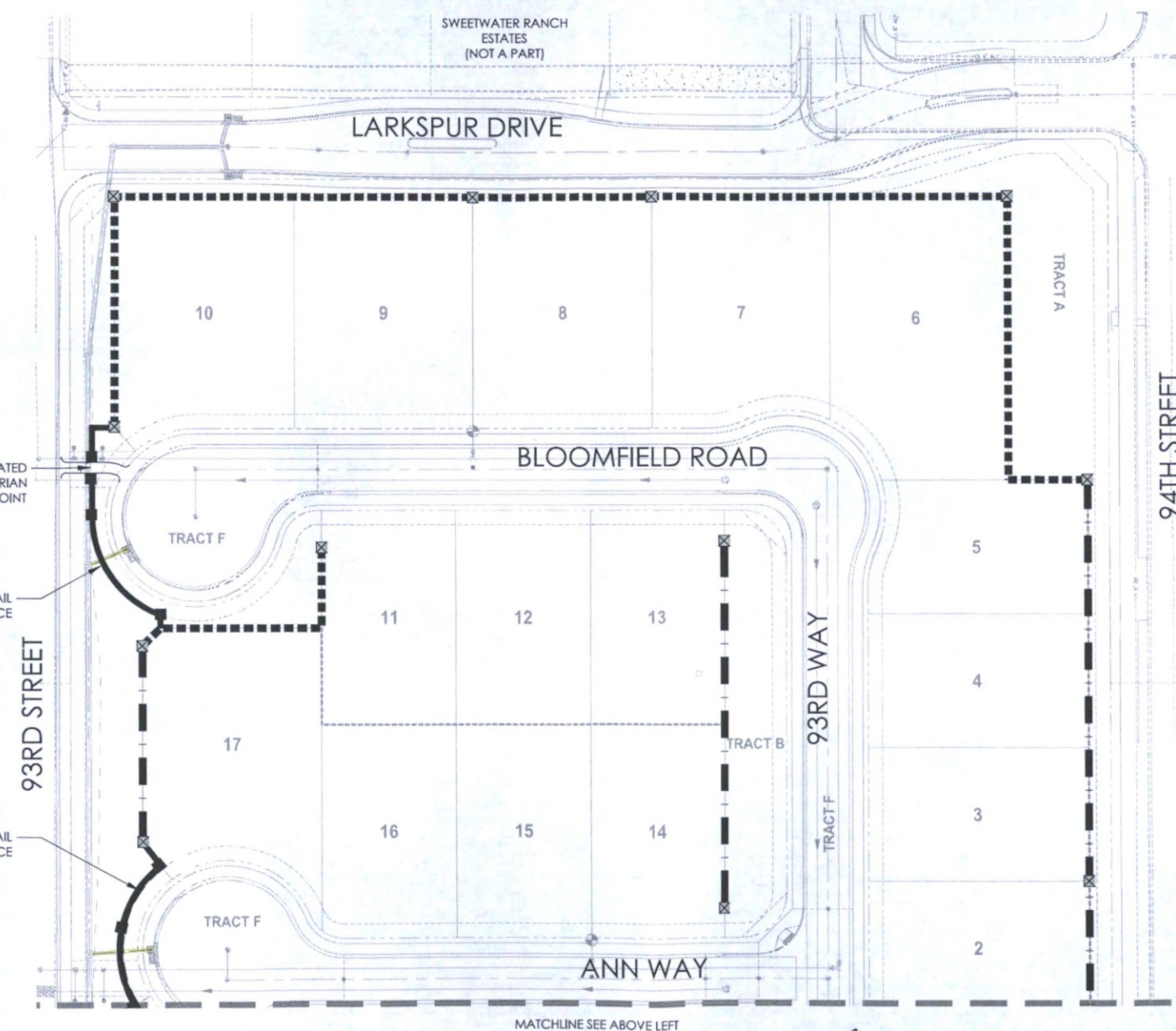
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 P:\2015\1580 - Wolf Springs\15802 - Wolf Springs Prelim L3\CAD\LS\EXHIBITS\01-PRELIM LS-15802-WOLF_SPRINGS.dwg Jun 13, 2018

WALL LEGEND		
	SPLIT RAIL FENCE (3 RAIL W/COLUMNS)	663 L.F.
	6' THEME WALL	2834 L.F.
	6' BLOCK WALL	1159 L.F.
	6' COLUMN	29
	3' COLUMN	26
	HORSE SCULPTURE	

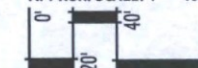
NOTE: SEE SHEET L-4 FOR DETAILS

PROJECT SIGNAGE

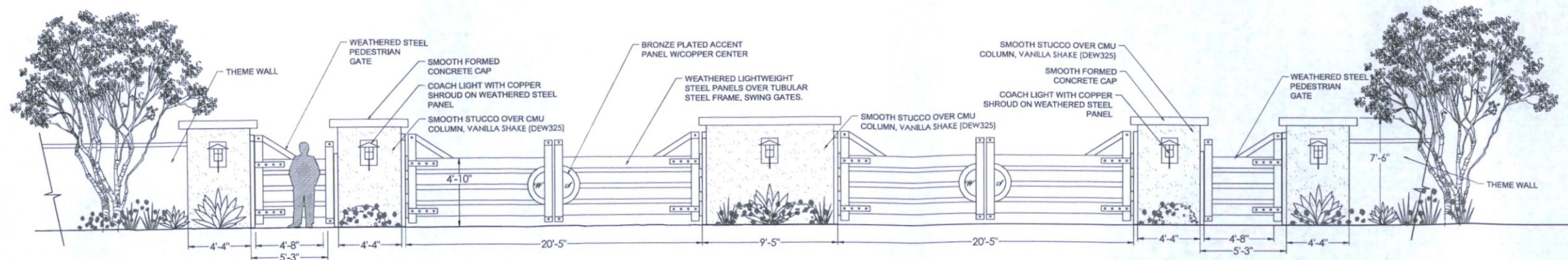
94TH STREET



APPROX. SCALE: 1"=40'

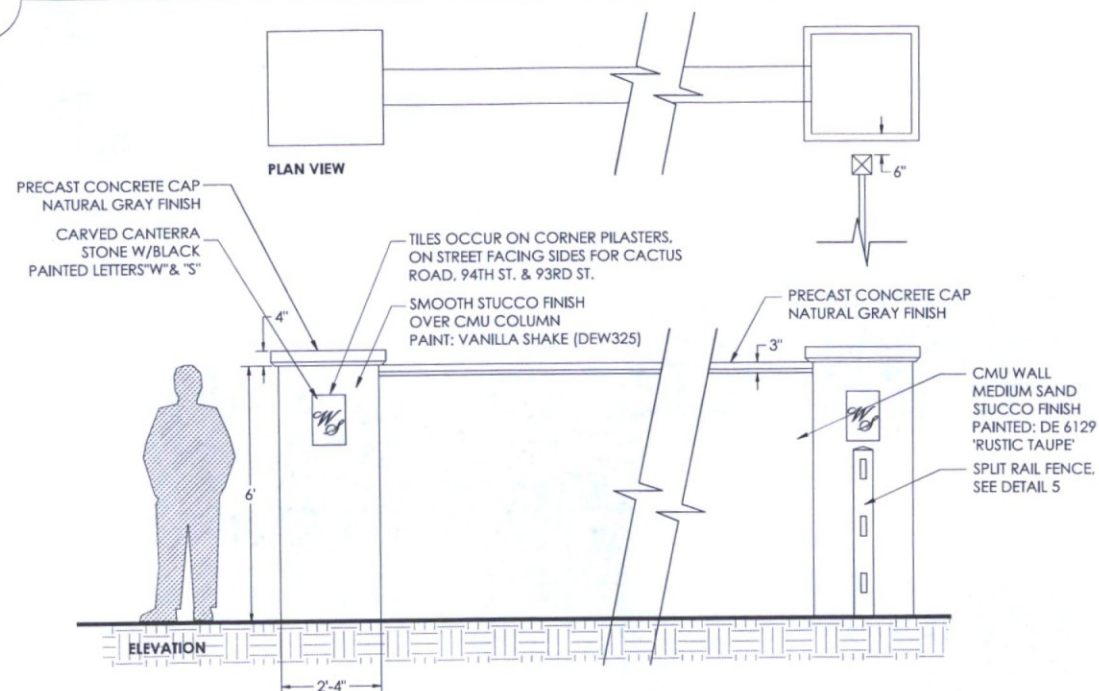


1580.2 DRAWN BY: TEAM 6/13/18



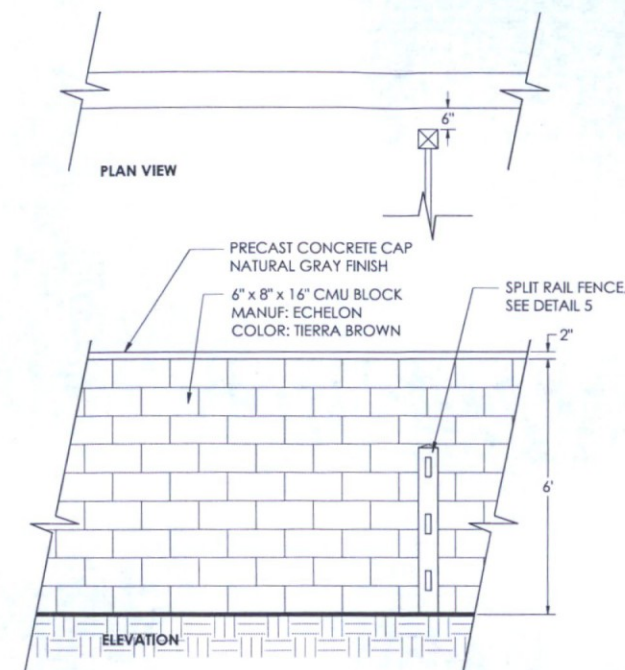
1 ENTRY & PEDESTRIAN GATE ELEVATION

SCALE: 1"= 4'-0"



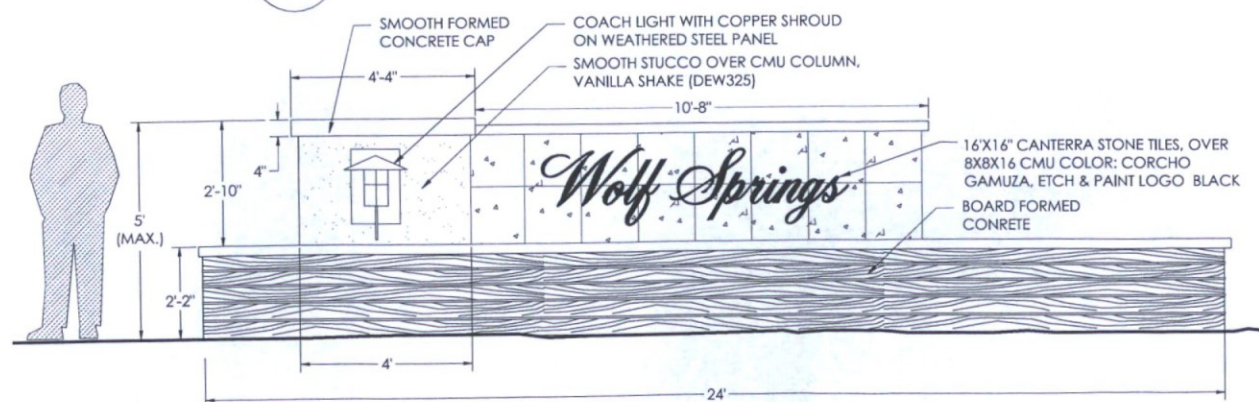
2 THEME WALL & 6' COLUMN ELEVATION

SCALE: 1"= 2'-0"



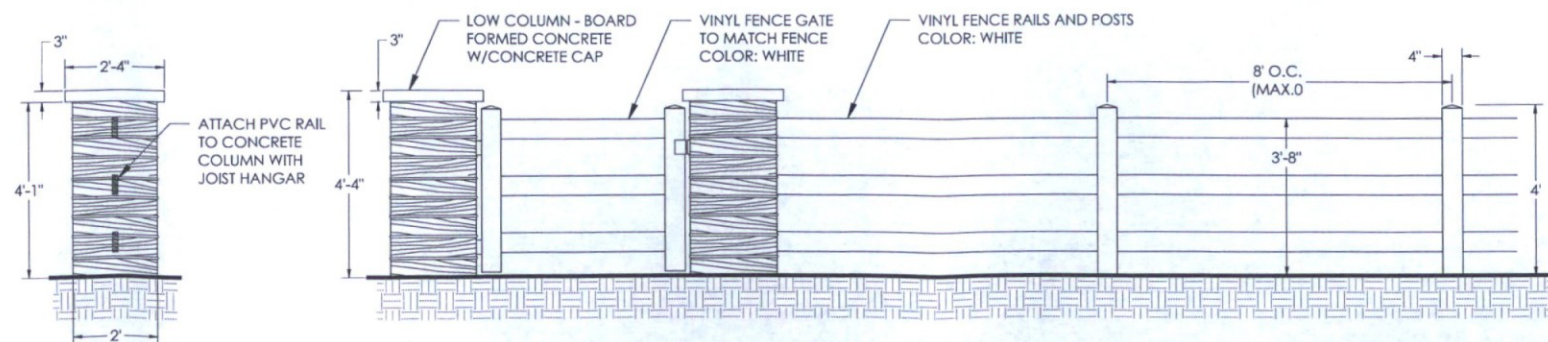
4 BLOCK WALL ELEVATION

SCALE: 1"= 2'-0"



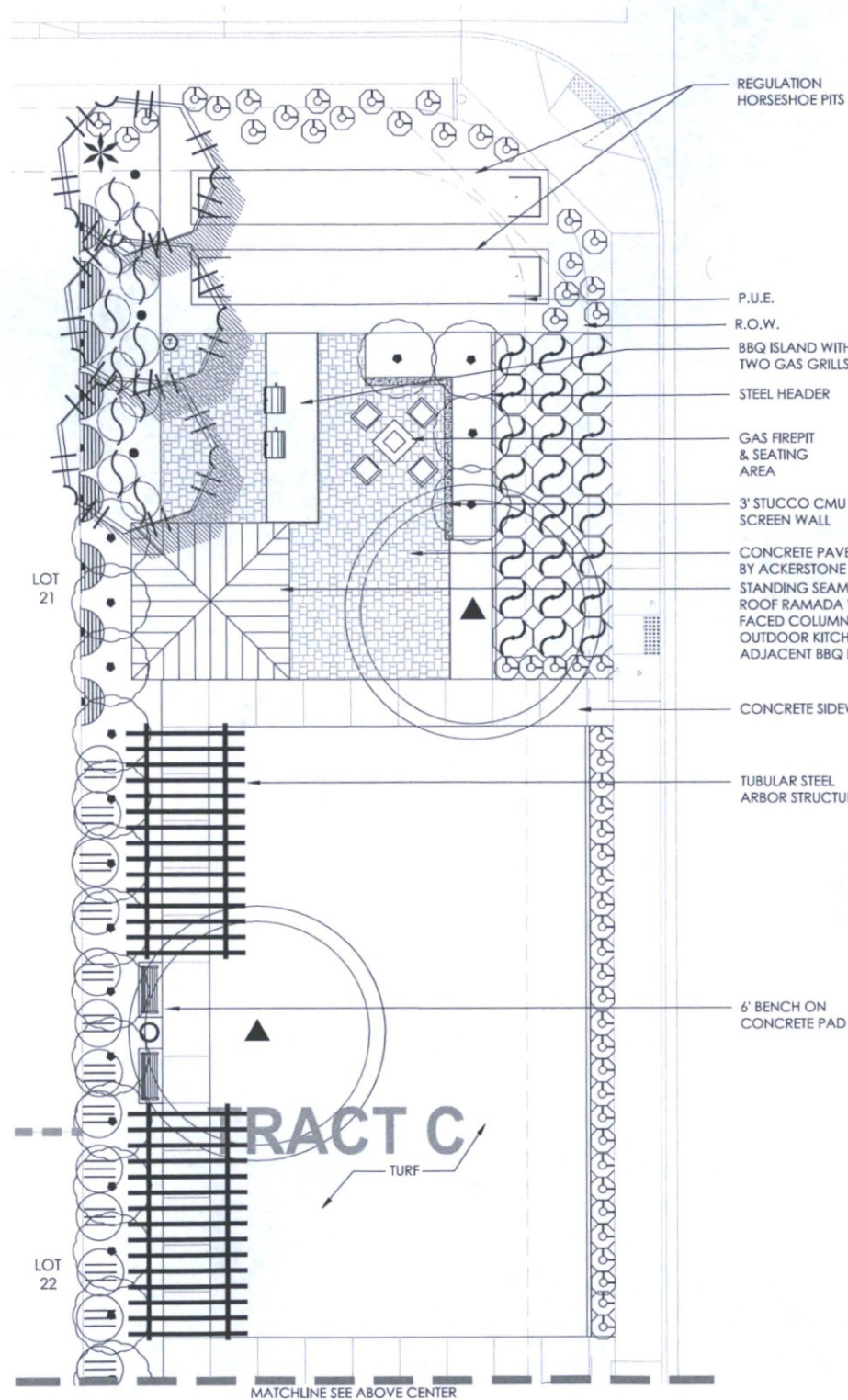
3 ENTRY MONUMENT & SIGNAGE ELEVATION

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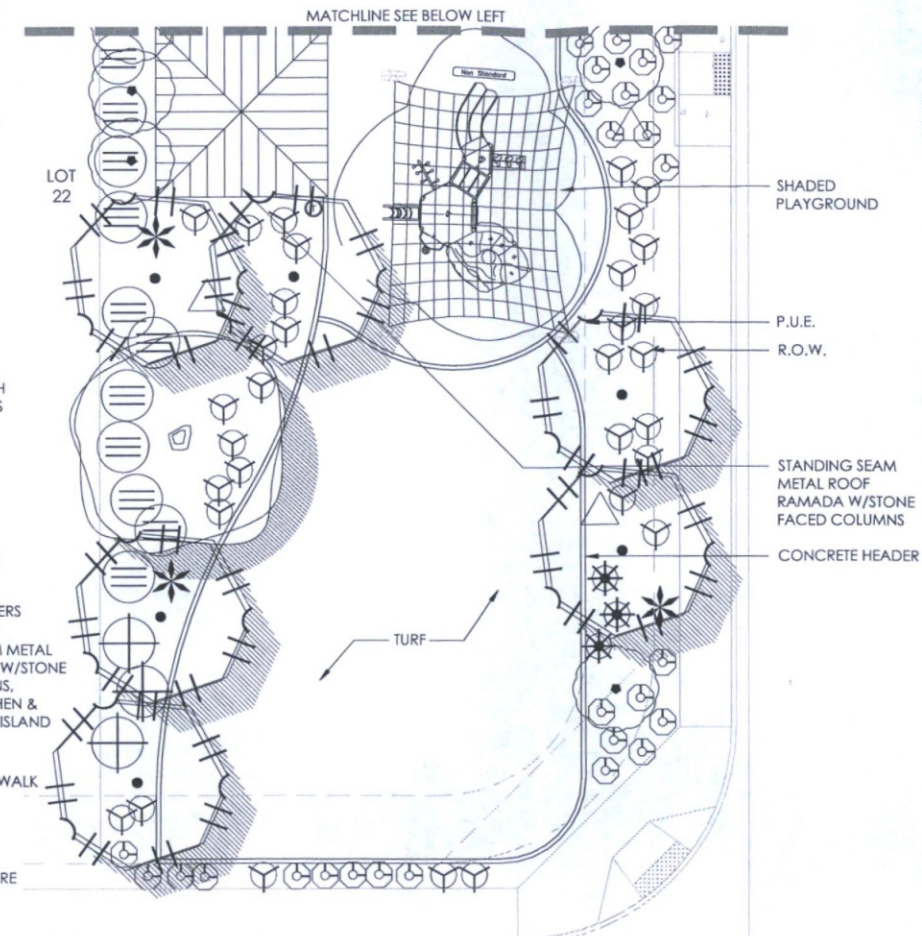


5 SPLIT RAIL FENCE, GATE & 4' COLUMN ELEVATIONS

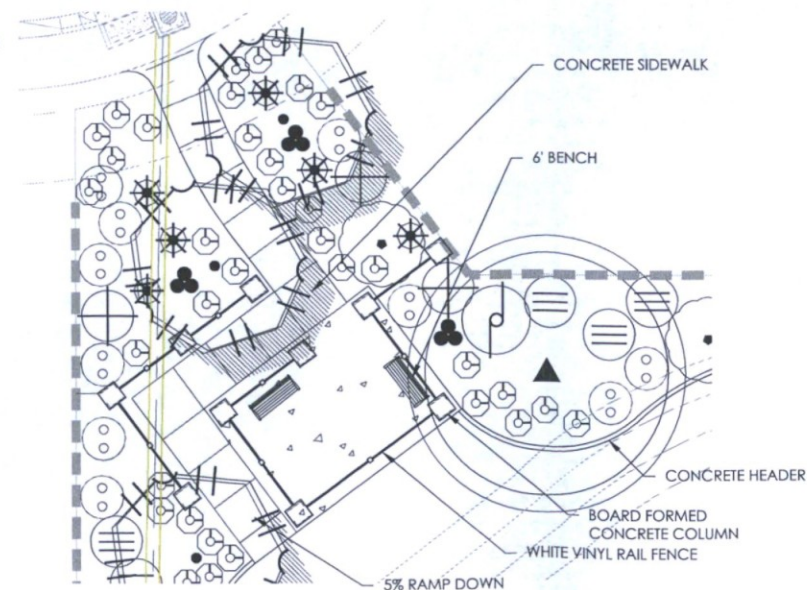
SCALE: 1"= 2'-0"



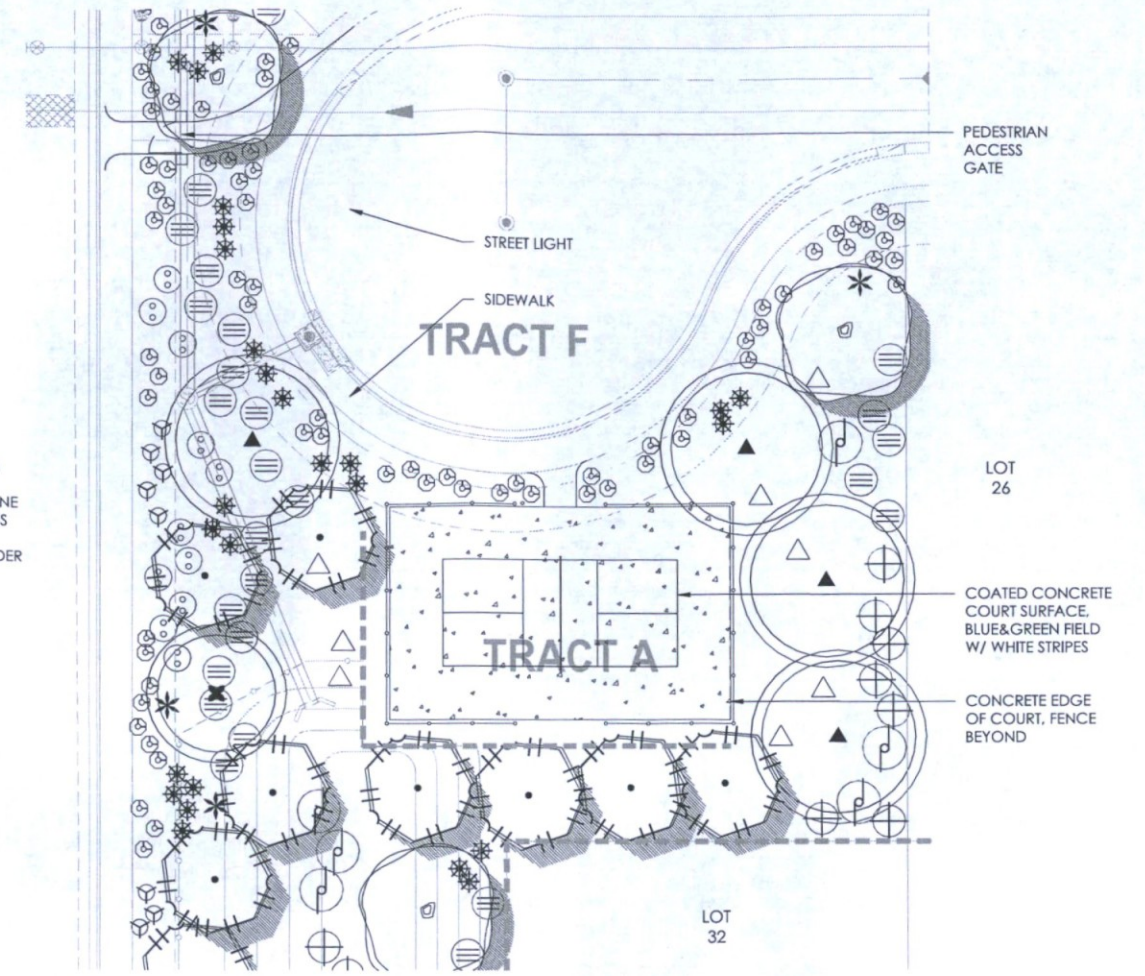
1 POCKET PARK - NORTHERN PORTION



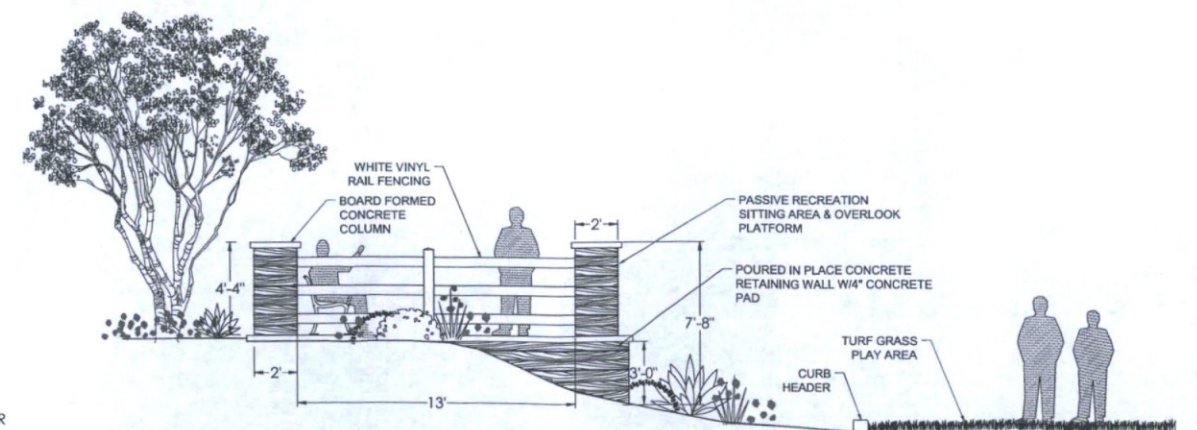
2 POCKET PARK - SOUTHERN PORTION



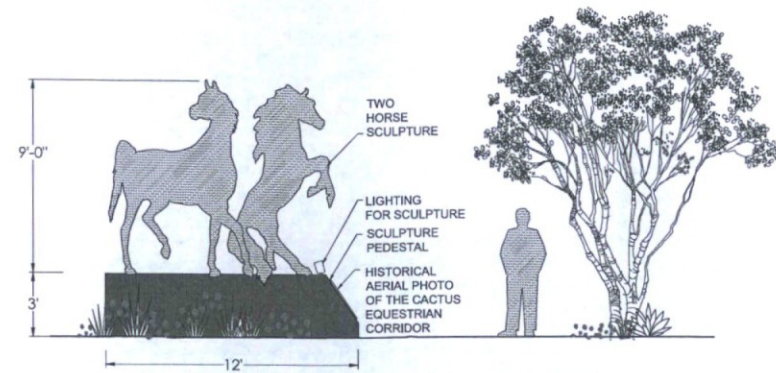
4 COMMUNITY OVERLOOK DECK - PLAN



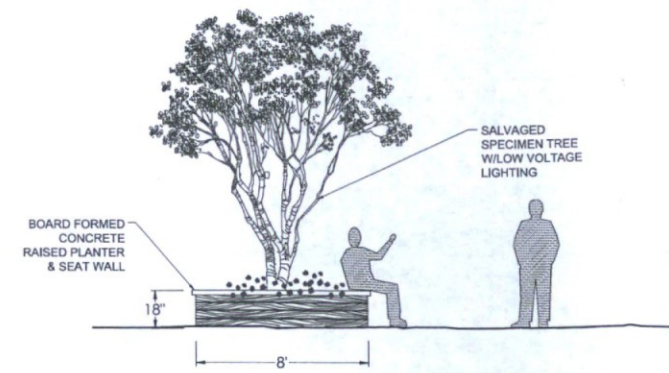
3 PICKLEBALL COURT



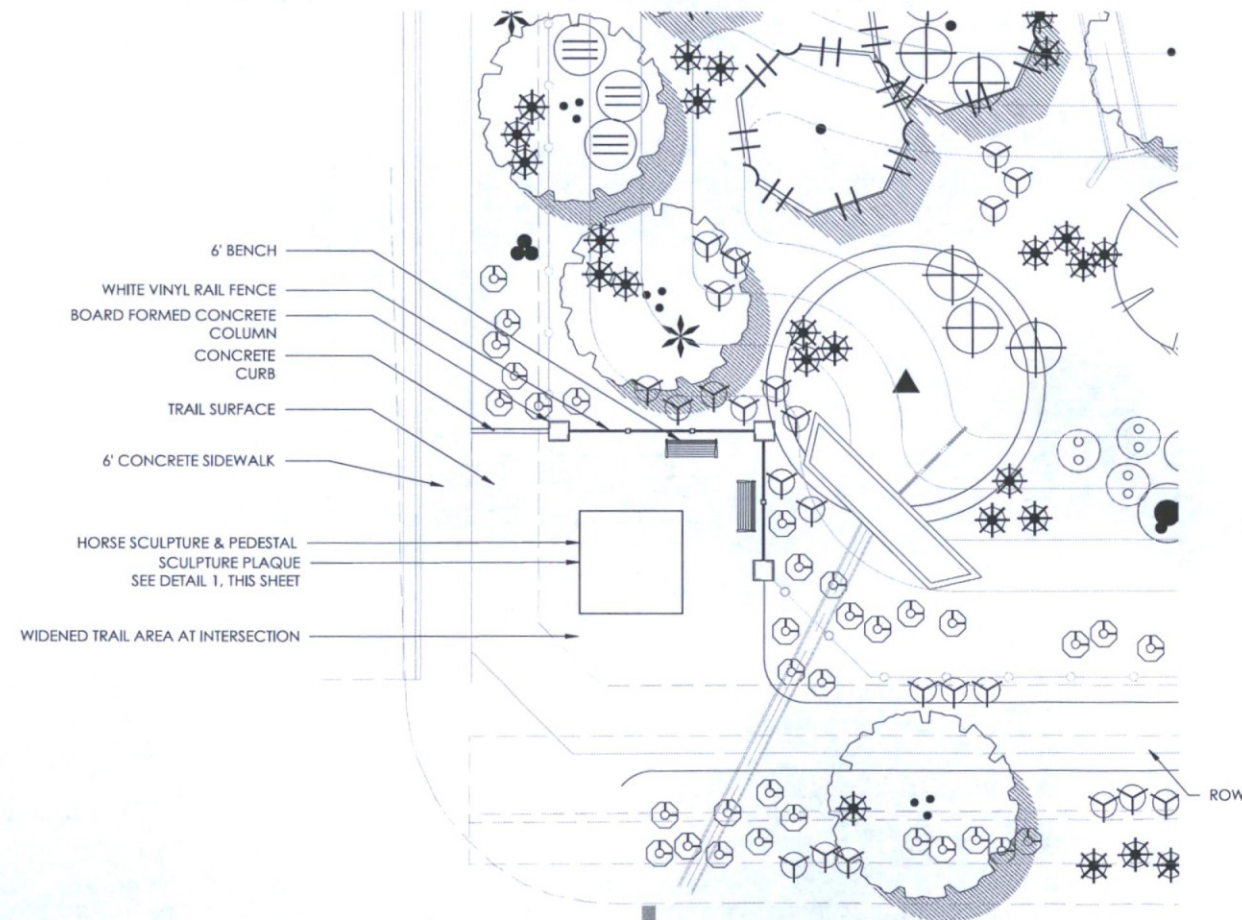
5 COMMUNITY OVERLOOK DECK - ELEVATION



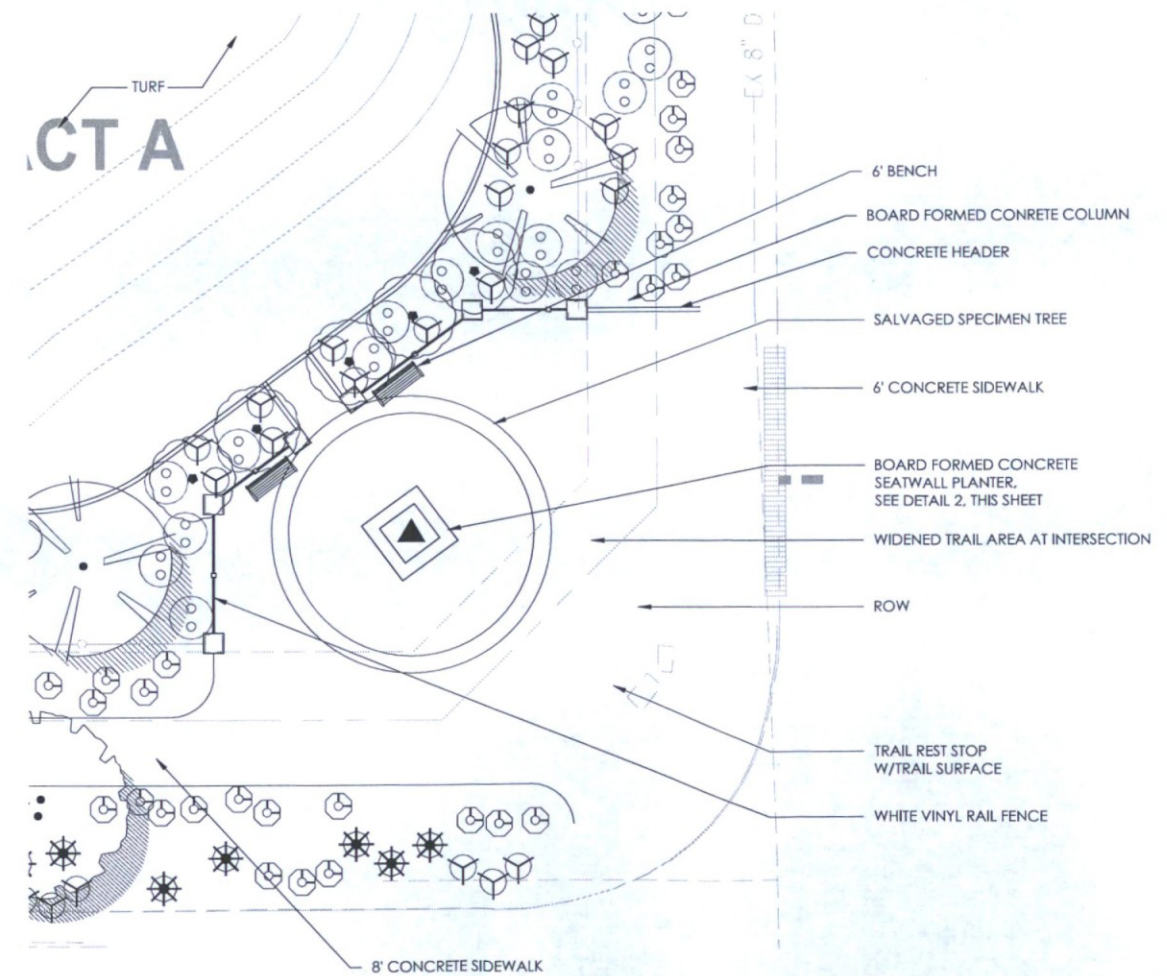
1 EQUESTRIAN SCULPTURE, PEDESTAL & PLAQUE



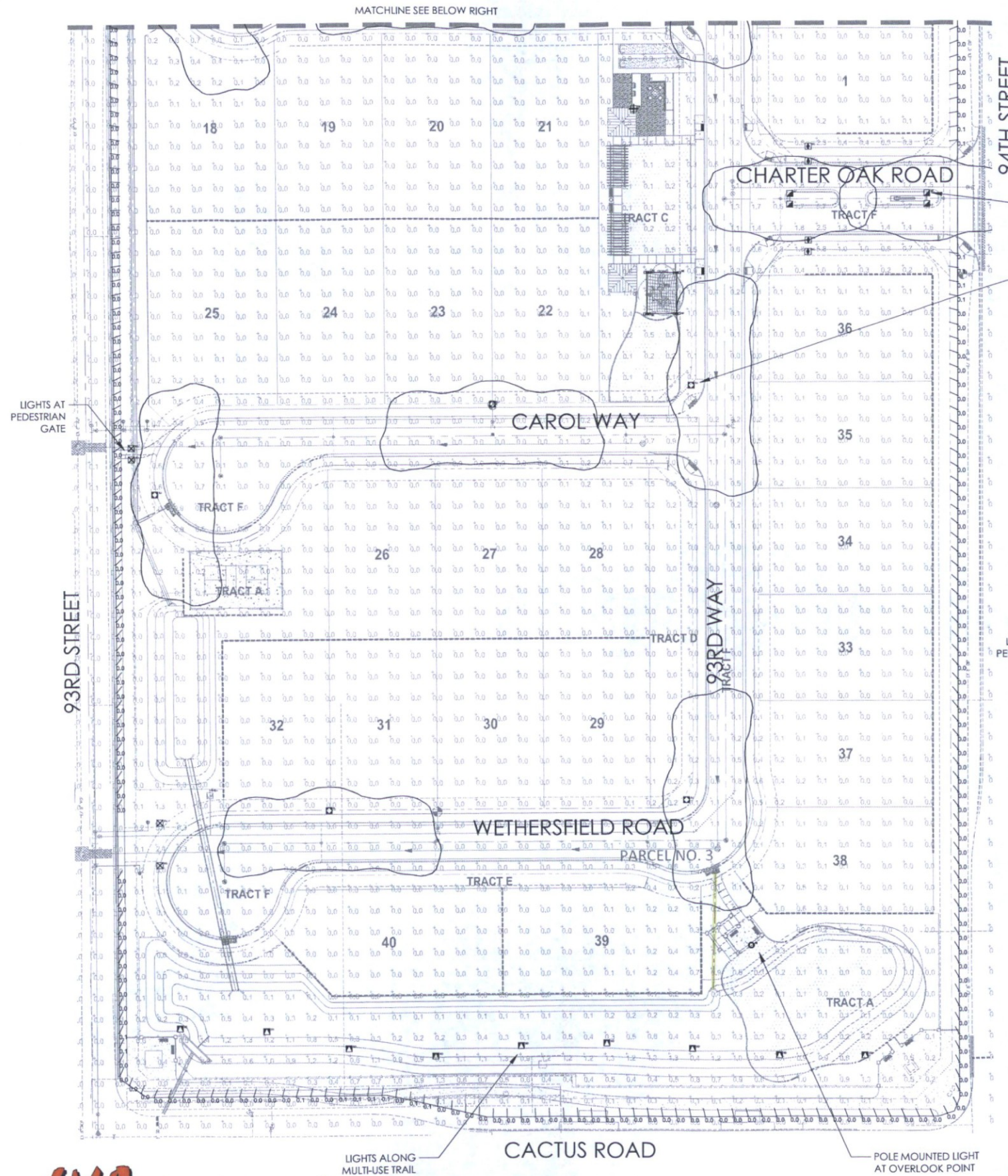
2 BOARD FORMED SEATWALL PLANTER



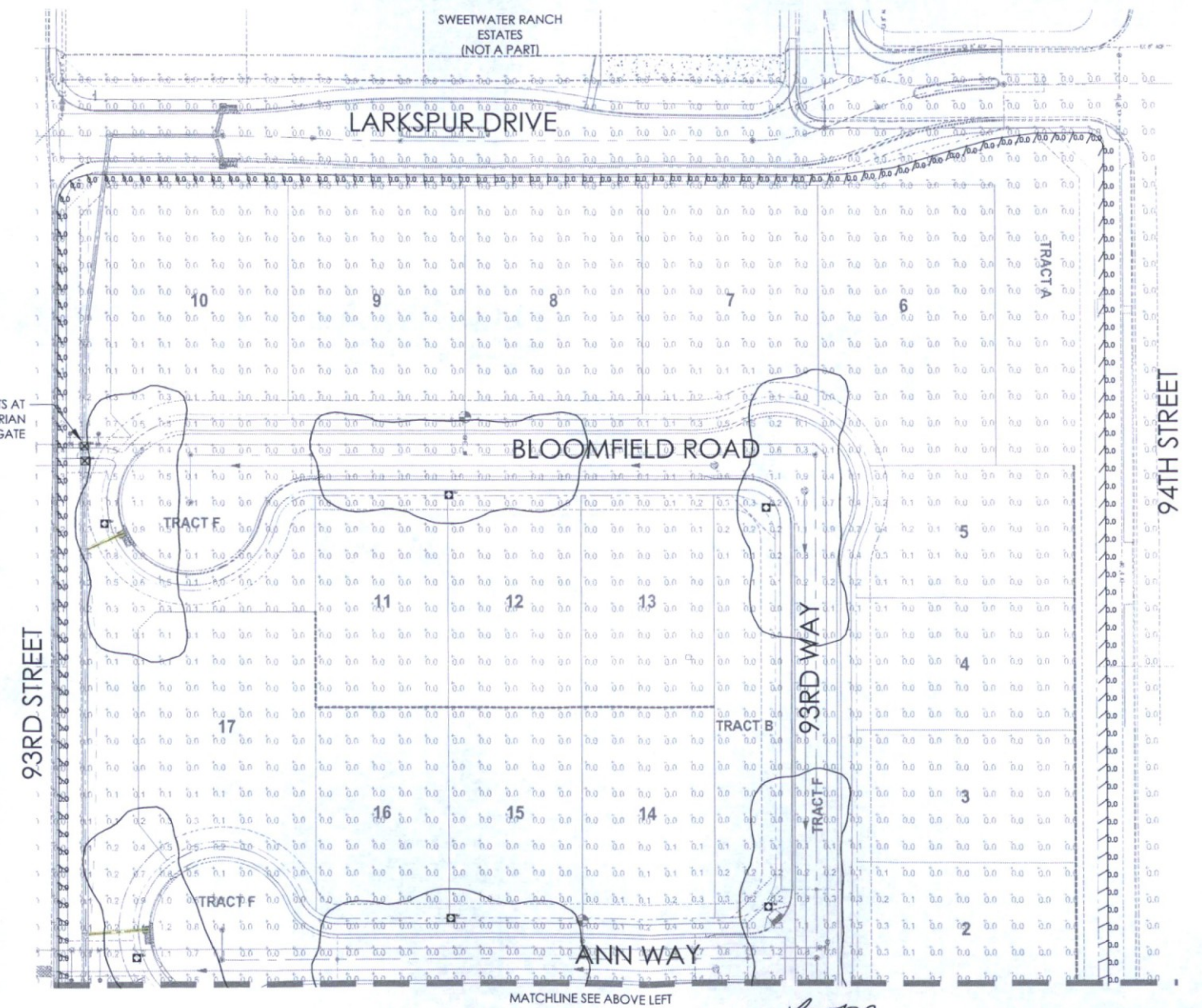
3 EQUESTRIAN TRAIL AT CACTUS RD. & 93RD ST.

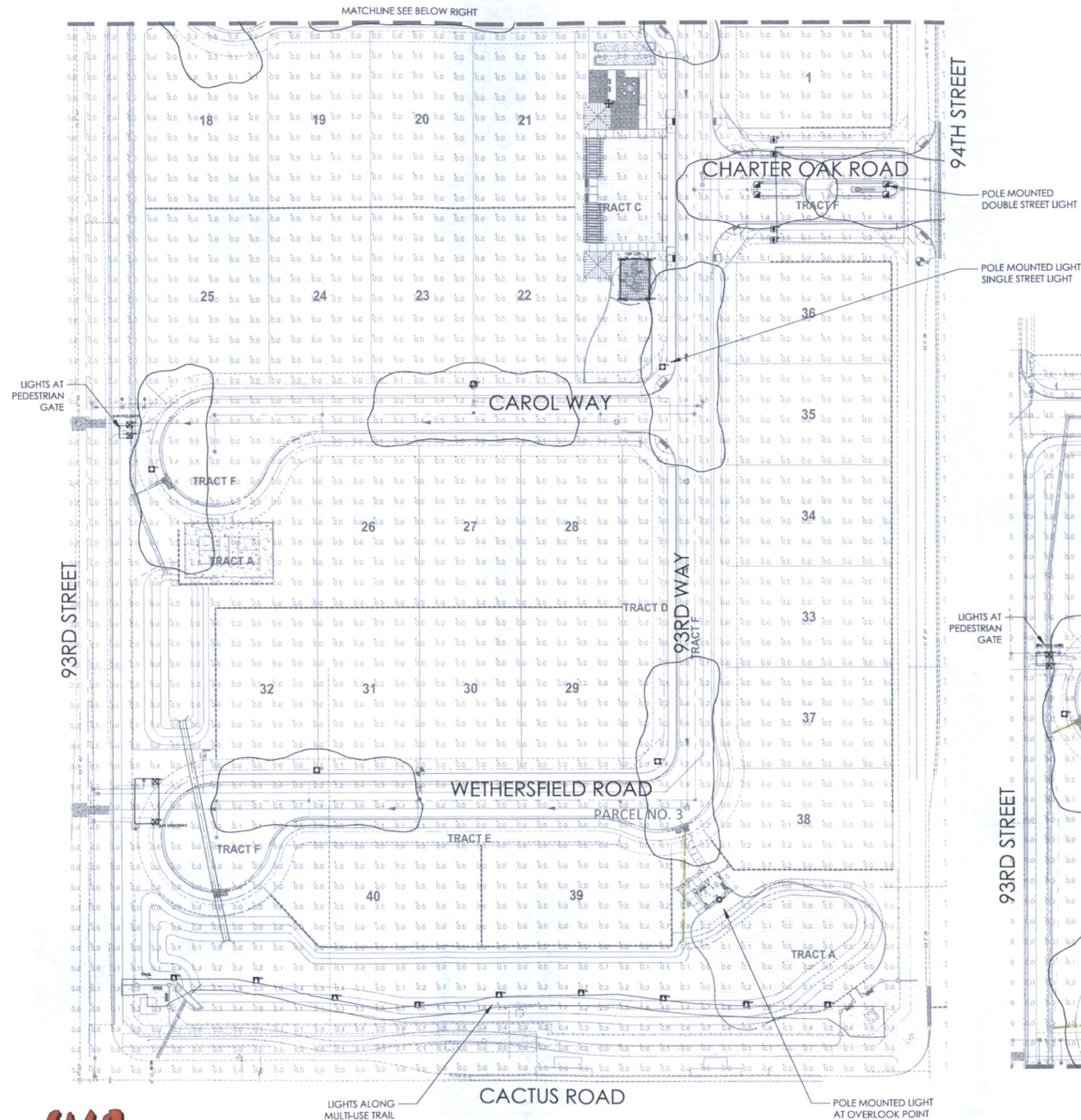


4 EQUESTRIAN TRAIL AT CACTUS RD. & 94TH ST.



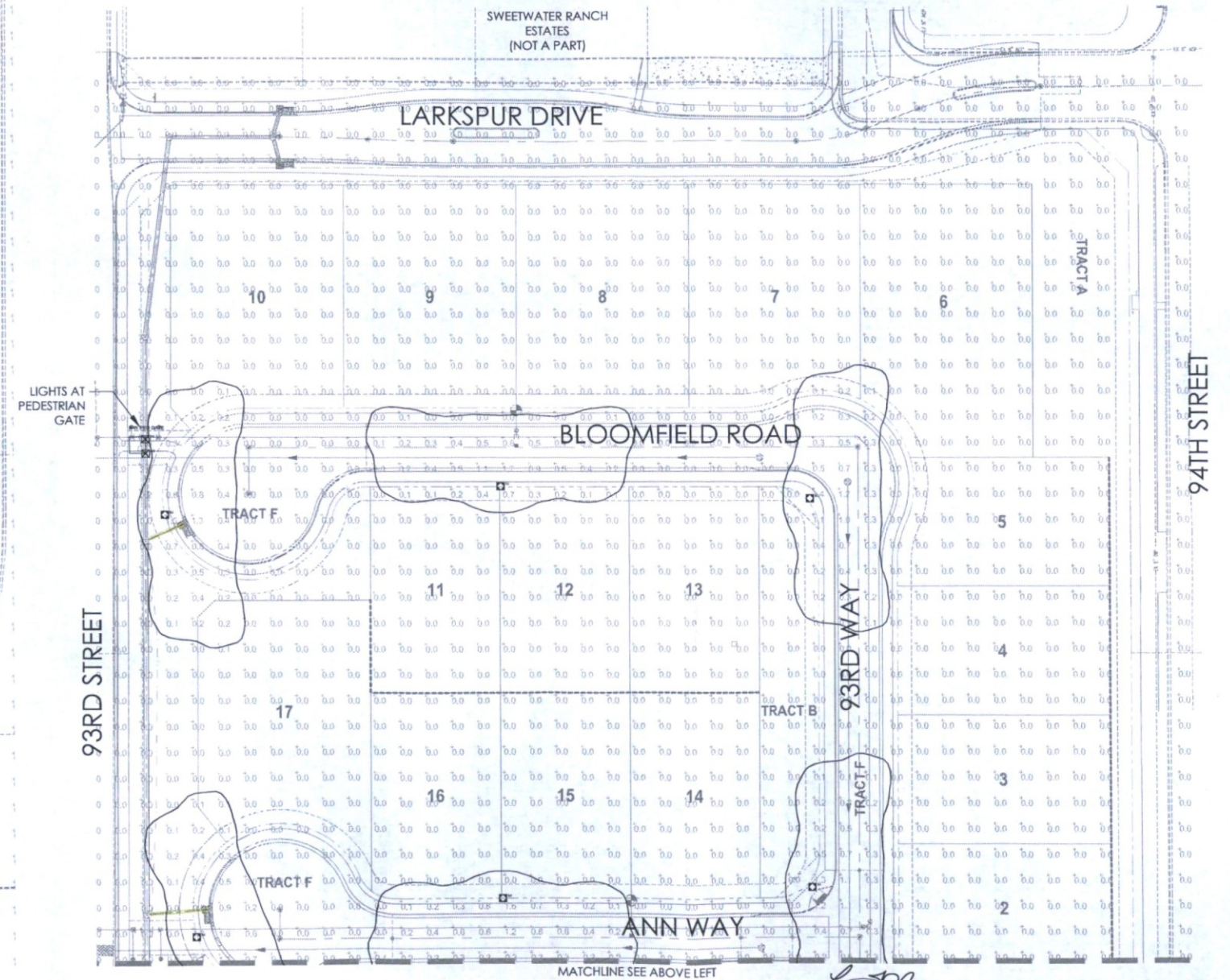
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	SA	1	JFW-134-LED-U -119-2-33-RTF	COLUMN MOUNT @ RRQ	3000K LED	349	0.90
	SC	4	1W-000LED -119-2-33-RTF	WALL MOUNT @ COLUMNS & GATES	3000K LED	1439	1.00
	SD	9	1A-1200LED -119-2-33-RTF	TRAIL 177 POLE	3000K LED	2116	1.00
	SE	4	VSS-5-75-32L-7 -30K-LIN-4M-JOXX	DIRECT ON TOT LOT SHADE	3000K LED	7992	1.00
	SF	2	2A-1200LED -119-2-33-RTF	ENTRY 20FT POLE	3000K LED	8502	1.00
	SI	1	1A-1200LED -119-2-33-RTF	OVERLOOK 20FT POLE	3000K LED	8502	1.00
	SJ	11	1A-1200LED -119-2-33-RTF	STREET LIGHT 20FT POLE	3000K LED	8502	1.00
	SG	6	1A-1200LED -119-2-33-RTF	STREET LIGHT 20FT POLE	3000K LED	8502	1.00





NUMERIC SUMMARY							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	ILLUMINANCE	FC	0.09	6.0	0.0	N/A	N/A

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	SA	1	JPBW-13-LED-U -11W-3-XX-WTP	COLUMN MOUNT @ BBO	3000K LED	349	0.90
	SC	4	1W-6030-LED -1RND3073-MDL03 -CSA+MFM+FINISH	WALL MOUNT @ COLUMNS & GATES	3000K LED	1439	1.00
	SD	9	1A-1200LED -3APC2072-4XDL03 -CSA+MFM+FINISH	TRIAL 17FT POLE	3000K LED	2116	1.00
	SE	4	VSS-5-TS-SZ-7 -30K-LVM-HM-XXX	INVERT ON TOT LOT SHADE	3000K LED	7692	1.00
	SF	2	3A-1200LED -4ATRC2073R -MDL03-CSA+MFM+ -FINISH	ENTRY 20FT POLE	3000K LED	5502	1.00
	SI	1	1A-1200LED -4ATRC2073R -MDL03-CSA+MFM+ -FINISH	OVHLOOK 20FT POLE	3000K LED	5502	1.00
	SJ	11	1A-1200LED -4ATRC2073R -MDL03-CSA+MFM+ -FINISH	STREET LIGHT 20FT POLE	3000K LED	5502	1.00
	SG	6	1A-1200LED -4ATRC2073R -MDL03-CSA+MFM+ -FINISH	STREET LIGHT 20FT POLE	3000K LED	5502	1.00



WOLF SPRINGS

L-8 CONCEPTUAL PHOTOMETRICS PLAN - MAINTAINED
8 OF 11

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APPROX. SCALE: 1" = 20'



1580.2 DRAWN BY: TEAM 6/13/18

Description: JPBW-13-LED-U-11W-2-WTP
Project Name: WOLF SPRINGS
Type: SA

Notes:

JPBW-LED

Construction:

- Steel Housing
- Diffuser is white textured polycarbonate

Light Source:

- LED
- Dimming (0 - 10v) to 10% Included

Notes:

- Integral mounting plate for standard "J-box"
- Mounting orientation is downward
- Optional photocell attaches to wall mounting bracket, specify 120v or 277v
- UL and CUL listed WET location
- LED Components
- Replaceable Module
- CRI > 80
- Universal 120/277 volt standard
- 5-Year Warranty on LED Components

JPBW-13
Height - 13"
Width - 11"
Depth - 12.2"

ORDERING INFORMATION

Example: JPBW-LED-13-U-11W-2-WTP

Model	Case	Voltage	Lamp	Kelvin	Finish	Diffuser	Options
JPBW-13-LED	U	120-277	11 W LED / 1100lm (100 lm per watt)	4000K	WTP White Textured Polycarbonate	WTP White Textured Polycarbonate	SDM LED dimming driver (0 - 10v) Dimming to 10% (included)

SPECIFY FINISH

21 Photocell - Specify voltage 01-120 volt 02-277 volt

JPBW-13-LED- U- 11W- 2- SPECIFY- WTP

2802 Industry Drive, Valencia, California 91355
West Coast Sales: 800-323-4462 • 800-323-4462 • 800-323-4462 • 800-323-4462
East Coast Sales: 800-323-4462 • 800-323-4462 • 800-323-4462 • 800-323-4462
www.lightwayusa.com • sales@lightwayusa.com

Description: MOS-S-7-T2-16L-35-30K-UNV-WM-NSL
Project Name: WOLF SPRINGS
Type: SC

Notes:

NLS LIGHTING

MOSAIC SCENCE
WALL/CEILING/FLOOD LIGHTING

MOSAIC SERIES
ARCHITECTURAL LIGHTING

MICRO OPTIC SYSTEM
Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

SPECIFY TILE PATTERN

LED WATTAGE CHART

300 wattage	350 wattage	400 wattage	450 wattage	500 wattage
Yes	Yes	Yes	Yes	Yes
No	No	No	No	No

Project Name: _____ Type: _____

Case #	Tile Pattern	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Color	Mounting	Lens	Options
Mosaic Series (MOS-S)	Web-Tile (W)	Type 2 (T2)	16	350	3000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-S)	A-Tile (A)	Type 3 (T3)	32	700	4000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-S)	M-Tile (M)	Type 4 (T4)	48	1050	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-S)	V-Tile (V)	Type 5 (T5)	64	1400	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)

MOS-S-7-T2-16L-35-30K-UNV-SPECIFY COLOR-WM-NSL

Description: MOS-2-7-T2-16L-35-30K-UNV-AM-NSL
Project Name: WOLF SPRINGS
Type: SD

Notes:

NLS LIGHTING

MOSAIC SERIES
ARCHITECTURAL LIGHTING

MICRO OPTIC SYSTEM
Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

300 wattage	350 wattage	400 wattage	450 wattage	500 wattage
Yes	Yes	Yes	Yes	Yes
No	No	No	No	No

Project Name: _____ Type: _____

Case #	Tile Pattern	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Color	Mounting	Lens	Options
Mosaic Series (MOS-2)	Web-Tile (W)	Type 2 (T2)	16	350	3000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	A-Tile (A)	Type 3 (T3)	32	700	4000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	M-Tile (M)	Type 4 (T4)	48	1050	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	V-Tile (V)	Type 5 (T5)	64	1400	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)

MOS-2-PER ARCHITECT-T2- 16L- 35- 30K- UNV-SPECIFY COLOR-AM-NSL

Description: VSS-S-7S-16L-35-30K-UNV-KM-NSL
Project Name: WOLF SPRINGS
Type: SE

Notes:

NLS LIGHTING

VALUE SERIES SQUARE
SITE LIGHTING

MICRO OPTIC SYSTEM
Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

300 wattage	350 wattage	400 wattage	450 wattage	500 wattage
Yes	Yes	Yes	Yes	Yes
No	No	No	No	No

Project Name: _____ Type: _____

Case #	Tile Pattern	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Color	Mounting	Lens	Options
Value Series Square (VSS-S)	Web-Tile (W)	Type 2 (T2)	16	350	3000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Value Series Square (VSS-S)	A-Tile (A)	Type 3 (T3)	32	700	4000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Value Series Square (VSS-S)	M-Tile (M)	Type 4 (T4)	48	1050	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Value Series Square (VSS-S)	V-Tile (V)	Type 5 (T5)	64	1400	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)

VSS-S- 7S- 16L- 35- 30K- UNV- KM- SPECIFY COLOR

Description: MOS-2-7-T2-16L-35-30K-UNV-AM-NSL
Project Name: WOLF SPRINGS
Type: SF

Notes:

NLS LIGHTING

MOSAIC SERIES
ARCHITECTURAL LIGHTING

MICRO OPTIC SYSTEM
Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

300 wattage	350 wattage	400 wattage	450 wattage	500 wattage
Yes	Yes	Yes	Yes	Yes
No	No	No	No	No

Project Name: _____ Type: _____

Case #	Tile Pattern	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Color	Mounting	Lens	Options
Mosaic Series (MOS-2)	Web-Tile (W)	Type 2 (T2)	16	350	3000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	A-Tile (A)	Type 3 (T3)	32	700	4000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	M-Tile (M)	Type 4 (T4)	48	1050	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	V-Tile (V)	Type 5 (T5)	64	1400	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)

MOS-2-PER ARCHITECT-T2- 16L- 35- 30K- UNV-SPECIFY COLOR-AM-NSL

Description: MOS-2-7-T2-16L-35-30K-UNV-AM-NSL
Project Name: WOLF SPRINGS
Type: SI

Notes:

NLS LIGHTING

MOSAIC SERIES
ARCHITECTURAL LIGHTING

MICRO OPTIC SYSTEM
Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

300 wattage	350 wattage	400 wattage	450 wattage	500 wattage
Yes	Yes	Yes	Yes	Yes
No	No	No	No	No

Project Name: _____ Type: _____

Case #	Tile Pattern	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Color	Mounting	Lens	Options
Mosaic Series (MOS-2)	Web-Tile (W)	Type 2 (T2)	16	350	3000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	A-Tile (A)	Type 3 (T3)	32	700	4000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	M-Tile (M)	Type 4 (T4)	48	1050	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	V-Tile (V)	Type 5 (T5)	64	1400	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)

MOS-2-PER ARCHITECT-T2- 16L- 35- 30K- UNV-SPECIFY COLOR-AM- NSL

Description: MOS-2-7-T2-16L-35-30K-UNV-AM-NSL-HSS
Project Name: WOLF SPRINGS
Type: SJ

Notes:

NLS LIGHTING

MOSAIC SERIES
ARCHITECTURAL LIGHTING

MICRO OPTIC SYSTEM
Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

300 wattage	350 wattage	400 wattage	450 wattage	500 wattage
Yes	Yes	Yes	Yes	Yes
No	No	No	No	No

Project Name: _____ Type: _____

Case #	Tile Pattern	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Color	Mounting	Lens	Options
Mosaic Series (MOS-2)	Web-Tile (W)	Type 2 (T2)	16	350	3000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	A-Tile (A)	Type 3 (T3)	32	700	4000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	M-Tile (M)	Type 4 (T4)	48	1050	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-2)	V-Tile (V)	Type 5 (T5)	64	1400	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)

MOS-2-PER ARCHITECT-T2- 16L- 35- 30K- UNV-SPECIFY COLOR-AM- NSL- HSS

Description: MOS-S-7-T2-16L-35-30K-UNV-WM-NSL-FDR25%
Project Name: WOLF SPRINGS
Type: SG

Notes:

NLS LIGHTING

MOSAIC SCENCE
WALL/CEILING/FLOOD LIGHTING

MICRO OPTIC SYSTEM
Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

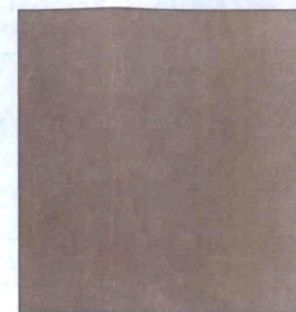
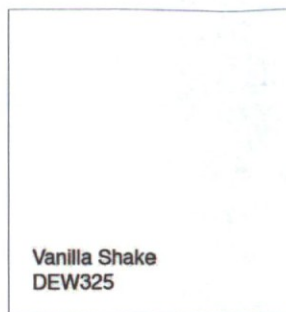
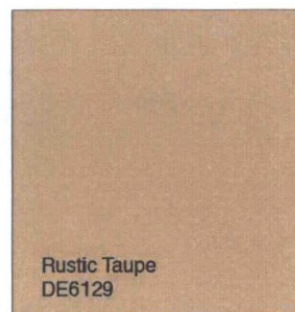
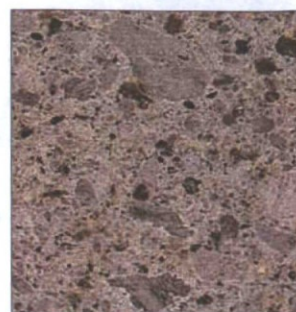
LED WATTAGE CHART

300 wattage	350 wattage	400 wattage	450 wattage	500 wattage
Yes	Yes	Yes	Yes	Yes
No	No	No	No	No

Project Name: _____ Type: _____

Case #	Tile Pattern	Light Dist.	No. of LEDs	Milliwatts	Kelvin	Volts	Color	Mounting	Lens	Options
Mosaic Series (MOS-S)	Web-Tile (W)	Type 2 (T2)	16	350	3000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-S)	A-Tile (A)	Type 3 (T3)	32	700	4000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-S)	M-Tile (M)	Type 4 (T4)	48	1050	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)
Mosaic Series (MOS-S)	V-Tile (V)	Type 5 (T5)	64	1400	5000K	120-277	White (W)	Surge Protector (SP)	No Side Lens (SL)	Surge Protector (SP)

MOS-S-PER ARCHITECT-T2- 16L- 35- 30K- UNV-SPECIFY COLOR-WM- NSL- FDR25%

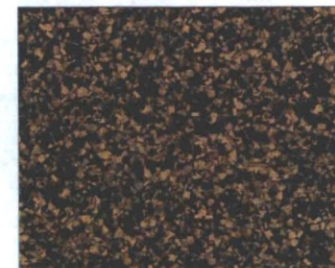
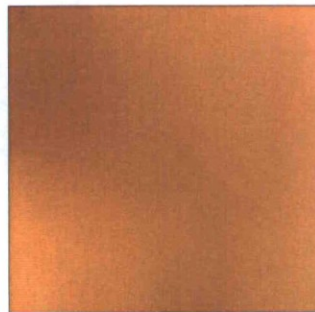
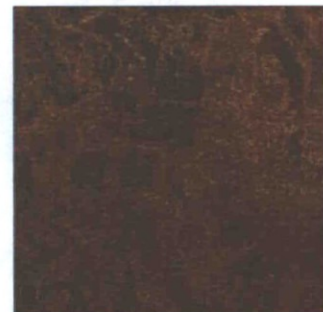
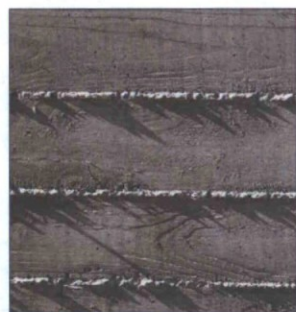
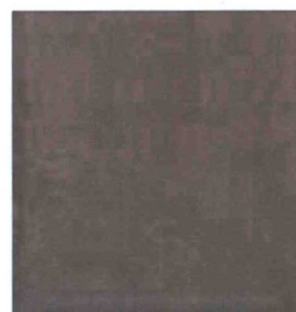


1	CMU BLOCK/NATURAL STONE
---	-------------------------

2 WALL PAINT COLORS

3 DECOMPOSE GRANITE

4 STUCCO WALL FINISHES

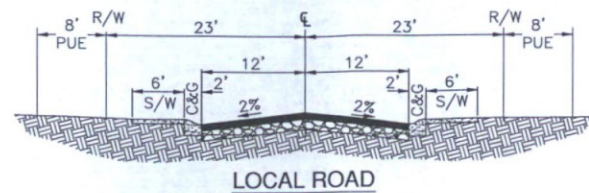


5 CONCRETE MATERIALS

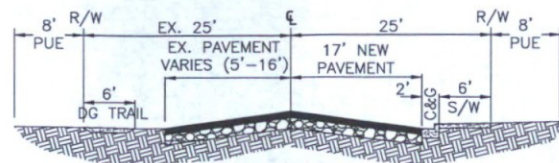
6	ENTRY GATES COLOR/MATERIAL
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7 RAMADA'S

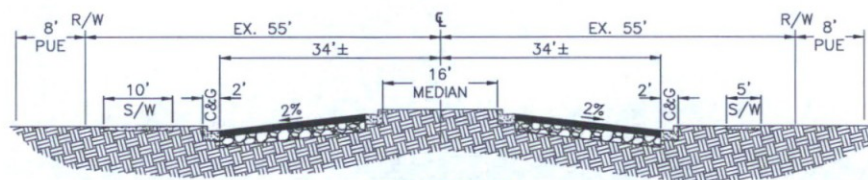
8	PLAYGROUND SURFACE
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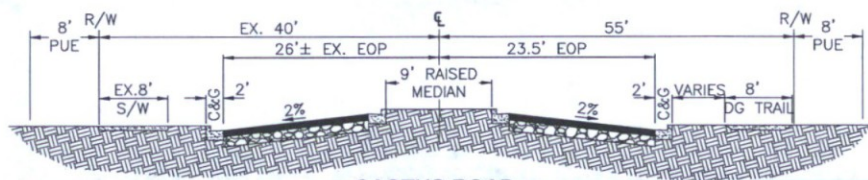
LOCAL ROAD



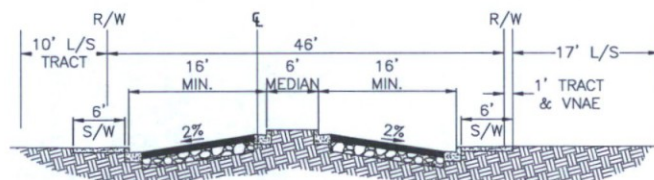
93RD STREET
(LOOKING NORTH)



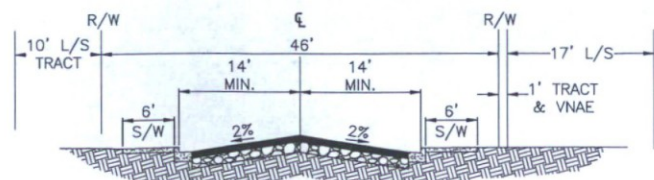
94TH STREET
(LOOKING NORTH)



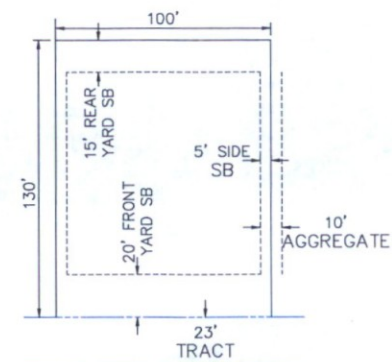
CACTUS ROAD
(LOOKING WEST)



LARKSPUR DRIVE (W/MEDIAN)

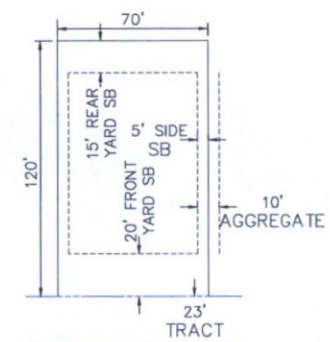


LARKSPUR DRIVE (W/O MEDIAN)



TYPICAL LOT LAYOUT-TYPE A

MIN. LOT AREA: 13,000 SF
MIN. LOT WIDTH: 100'
FRONT YARD: 20'
SIDE YARD: 10' (AGGREGATE)
REAR YARD: 15'
*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE

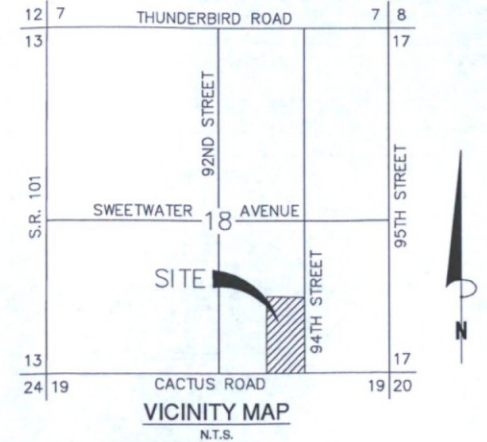


TYPICAL LOT LAYOUT-TYPE B

MIN. LOT AREA: 8,000 SF
MIN. LOT WIDTH: 70'
FRONT YARD: 20'
SIDE YARD: 10' (AGGREGATE)
REAR YARD: 15'
*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE

PRELIMINARY PLAT
FOR
WOLF SPRINGS RANCH
SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



CIVIL ENGINEER

DIVERSIFIED FUTURE
13111 NORTH 94TH DRIVE
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUPLESSIS

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY
SUITE 250
SCOTTSDALE, ARIZONA 85254
PHONE: 480.747.6558
CONTACT: BEN BLIXT

SETBACKS

FRONT: 20'
REAR: 15'
SIDE: 5'/10'

BENCHMARK

ADOT ALUMINUM CAP LOCATED AT THE
SW CORNER OF SECTION 18, T3N, R5E.
ELEVATION: 1390.326 NAVD 88.
ACCORDING TO THE RECORD OF SURVEY,
RECORDED IN BOOK 763, PAGE 38, MCR.

PROJECT DESCRIPTION

THE SITE AT THE NORTHWEST CORNER OF
94TH STREET AND CACTUS ROAD WILL
ACCOMMODATE FORTY (40) SINGLE-FAMILY
LOTS WITHIN A PLANNED RESIDENTIAL
DEVELOPMENT LOCATED IN A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 5 EAST

NOTES

- AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED
- ALL INTERIOR STREETS WILL BE PRIVATE
- ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND STIPULATIONS
- GATES TO INCORPORATE THEY SWITCH & SENSOR PRE-EMPTION

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1760	L	10/16/2013	X	N/A

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

SHEET INDEX

PP01	PRELIMINARY PLAT COVER SHEET
PP02	PRELIMINARY PLAT PLAN
PP03	PRELIMINARY PLAT DETAILS
PP04	LOT EXHIBIT

OWNER

EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC
6617 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
PHONE: 480.951.2207
CONTACT: RICH ZACHER

SITE DATA

GROSS AREA: 20.11 AC
NET AREA: 16.25 AC
TOTAL LOTS: 40
TYPICAL LOT SIZE: VARIES
MINIMUM LOT AREA: 8,776 SF
AVERAGE LOT AREA: 10,088 SF
DENSITY: 2.00 DU/AC

ZONING

EXISTING/PROPOSED: R1-18 PRD

BASIS OF BEARING

NORTH 89 DEGREES 59 MINUTES 08
SECONDS WEST ALONG THE SOUTH LINE
OF THE SOUTHEAST QUARTER OF
SECTION 18, T3N, R5E. ACCORDING TO
THE RECORD OF SURVEY, RECORDED IN
BOOK 752, PAGE 33, MCR.

UTILITY SERVICES

WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
SOLID WASTE: CITY OF SCOTTSDALE
ELECTRICAL SERVICE: ARIZONA PUBLIC SERVICE (APS)
NATURAL GAS: SOUTHWEST GAS
TELEPHONE: CENTURY LINK
CABLE: COX

Recommendations for pavement sections utilizing Asphaltic Concrete (AC) Pavement:

Roadway Classification	AC Base 1" Lift (inches)	AC Surface 2" Lift (inches)	ABC (inches)
Option 1 - Minor Collector - 93rd Street	3.0"	-	8.0
Option 2 - Minor Collector - 93rd Street	2.0"	1.0**	8.0

*City of Scottsdale Approved R-1/2" Marshall Asphalt Mix
**City of Scottsdale Approved 1/2" Gap Graded Rubberized Asphalt Mix

LEGEND

⊙	BRASS CAP FLUSH
○	SEWER MANHOLE
⊕	FIRE HYDRANT
⊗	WATER VALVE
⊗	EXISTING SEWER MANHOLE
⊗	EXISTING WATER VALVE
⊗	EXISTING SIGN
○	EXISTING GAS VALVE
⊗	EXISTING CABLE BOX
⊕	EXISTING POWER POLE
←	EXISTING GUY WIRE
⊗	EXISTING ELECTRIC CABINET
⊕	EXISTING LIGHT POLE
⊗	EXISTING TRANSFORMER
---	BOUNDARY LINE
---	LOT LINE
---	CENTERLINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD UTILITY LINES
---	EXISTING UNDERGROUND UTILITY LINES
---	EXISTING GAS LINE
---	EXISTING CABLE LINE
---	EXISTING TELEPHONE LINE
---	EXISTING STORM DRAIN
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	RETENTION BASIN

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89° 59' 08" WEST (BASIS OF BEARING) A DISTANCE OF 2641.61 FEET;
THENCE NORTH 89° 59' 08" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1321.02 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SECTION 18;
THENCE NORTH 00° 02' 09" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET;
THENCE NORTH 89° 59' 08" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 30.00 FEET;
THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 19.32 FEET;
THENCE SOUTH 44° 08' 53" WEST A DISTANCE OF 19.95 FEET TO A POINT LYING 45.00 FEET NORTH OF SAID SOUTH LINE;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 98.64 FEET;
THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 5.00 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID SOUTH LINE;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 162.54 FEET;
THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 8.00 FEET TO A POINT LYING 58.00 FEET NORTH OF SAID SOUTH LINE;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 58.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 293.11 FEET;
THENCE NORTH 45° 00' 44" WEST A DISTANCE OF 16.96 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 93RD STREET;
THENCE NORTH 00° 02' 09" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1250.82 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;
THENCE SOUTH 89° 59' 16" EAST ALONG SAID NORTH LINE A DISTANCE OF 404.18 FEET;
THENCE SOUTH 00° 02' 09" EAST A DISTANCE OF 25.00 FEET TO A POINT SOUTH OF SAID NORTH LINE;
THENCE SOUTH 89° 59' 16" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 176.00 FEET TO APPOINT ON THE WEST RIGHT OF WAY LINE OF 94TH STREET;
THENCE SOUTH 00° 02' 09" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 965.64 FEET;
THENCE SOUTH 89° 59' 08" EAST A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00° 02' 09" EAST ALONG SAID EAST LINE A DISTANCE OF 290.19 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED PARCEL CONTAINS 739,562 SQUARE FEET OR 16.98 ACRES MORE OR LESS. THIS OVERALL DESCRIPTION WAS DERIVED FROM THE COMBINED PARCELS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE, BY SECURITY TITLE AGENCY, INC., FILE NO. 15170669-015-JBA, DATED SEPTEMBER 18, 2017.

TRACT AREA		
TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, PUE, RETENTION / DRAINAGE	134976.19 SF
B	LANDSCAPE, OPEN SPACE, PUE	8131.74 SF
C	LANDSCAPE, OPEN SPACE, PUE, RETENTION	16582.67 SF
D	LANDSCAPE, OPEN SPACE, PUE	6931.75 SF
E	LANDSCAPE, OPEN SPACE, PUE	2394.66 SF
F	STREETS (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES	137506.04 SF

LOT AREA		LOT AREA	
LOT #	AREA	LOT #	AREA
1	9144.30 SF	21	9787.04 SF
2	9150.00 SF	22	9782.21 SF
3	9150.00 SF	23	9782.21 SF
4	9150.00 SF	24	9782.21 SF
5	8775.66 SF	25	12036.02 SF
6	15297.85 SF	26	8999.61 SF
7	12575.01 SF	27	9000.00 SF
8	13000.00 SF	28	9000.00 SF
9	13000.00 SF	29	9000.00 SF
10	13204.25 SF	30	9000.00 SF
11	8999.97 SF	31	9000.01 SF
12	8999.97 SF	32	9000.00 SF
13	8999.97 SF	33	9149.48 SF
14	9000.03 SF	34	9148.99 SF
15	9000.03 SF	35	9148.51 SF
16	8984.95 SF	36	9148.01 SF
17	13703.47 SF	37	9074.29 SF
18	11633.69 SF	38	9396.49 SF
19	9769.49 SF	39	10577.98 SF
20	9787.04 SF	40	10852.43 SF

WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

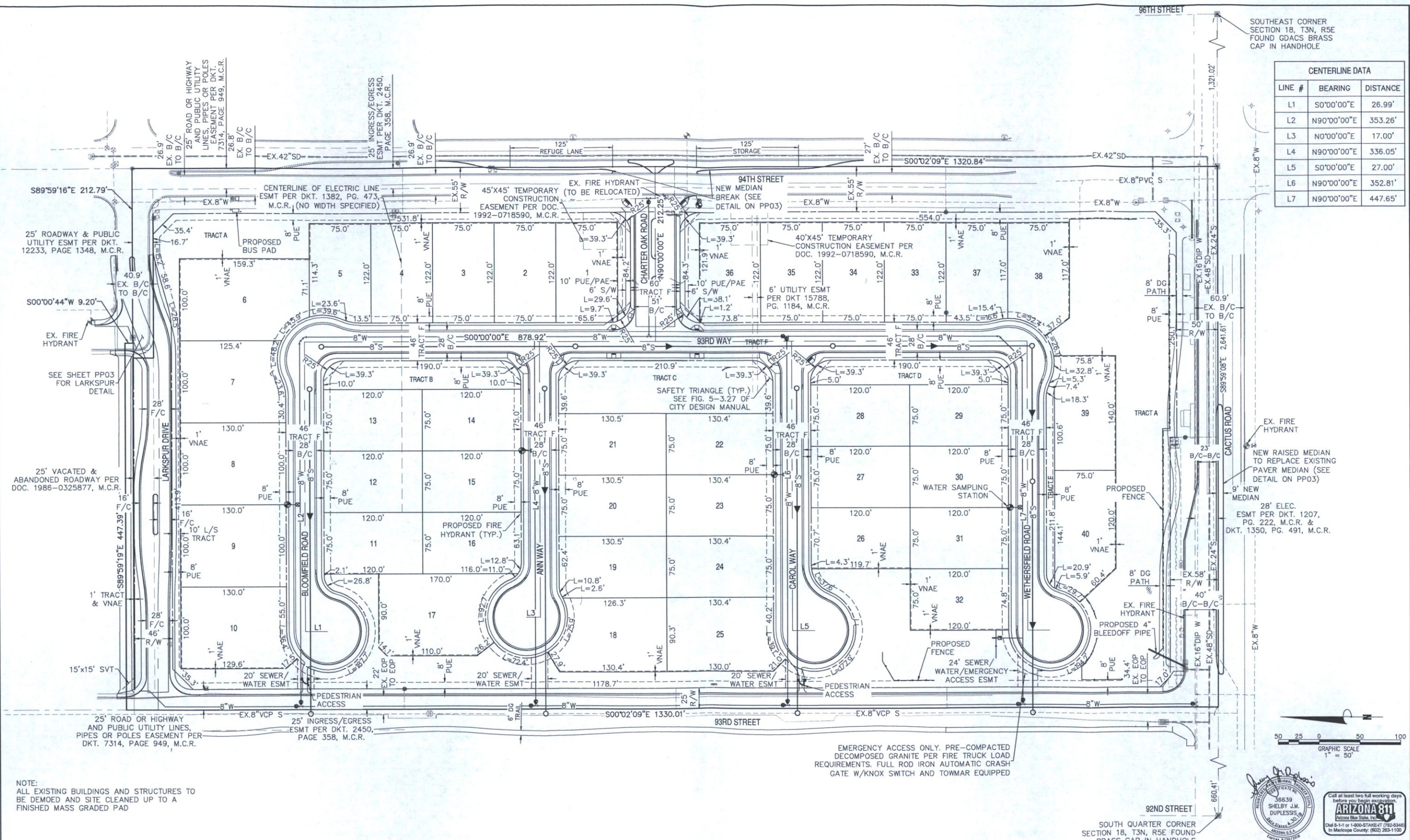
MARICOPA COUNTY

**DIVERSIFIED
FUTURE LLC.**

Diversified Future, LLC
13111 North 94th Drive
Peoria, Arizona 85381
Phone: (602) 679-4438
Fax: (602) 800-5103
diversified.future@gmail.com

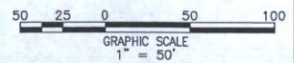
SCALE NONE
JOB No. 1-018
DATE: APR. 2018
PP01
SHEET 1 OF 4

14-PP-2017
06/27/18



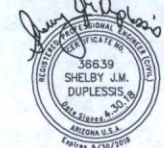
SOUTHEAST CORNER
SECTION 18, T3N, R5E
FOUND GDACS BRASS
CAP IN HANDHOLE

CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L1	S0°00'00"E	26.99'
L2	N90°00'00"E	353.26'
L3	N0°00'00"E	17.00'
L4	N90°00'00"E	336.05'
L5	S0°00'00"E	27.00'
L6	N90°00'00"E	352.81'
L7	N90°00'00"E	447.65'



NOTE:
ALL EXISTING BUILDINGS AND STRUCTURES TO
BE DEMOED AND SITE CLEANED UP TO A
FINISHED MASS GRADED PAD

EMERGENCY ACCESS ONLY. PRE-COMPACTED
DECOMPOSED GRANITE PER FIRE TRUCK LOAD
REQUIREMENTS. FULL ROD IRON AUTOMATIC CRASH
GATE W/KNOX SWITCH AND TOWMAR EQUIPPED



Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona Blue State, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 263-1100

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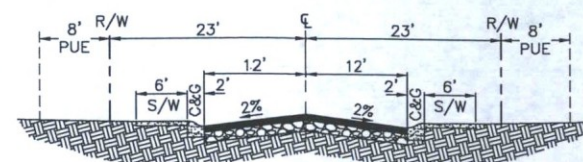
Phone: (602) 679-4438
Fax: (602) 800-5103

diversified.future@gmail.com

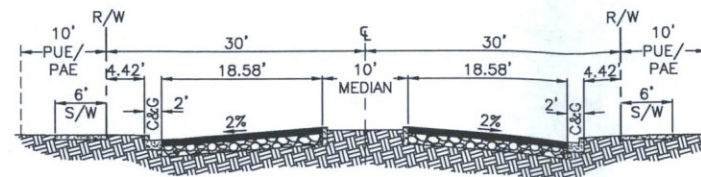
WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA MARICOPA COUNTY

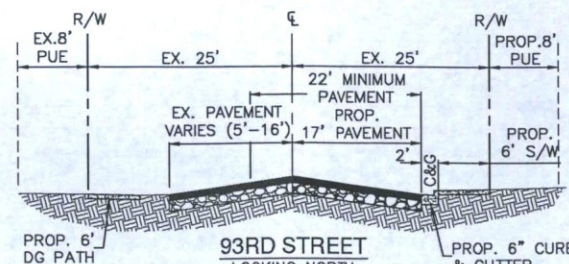
SCALE	1" = 50'
JOB No.	1-018
DATE	APR. 2018
PP02	
SHEET	2 OF 4



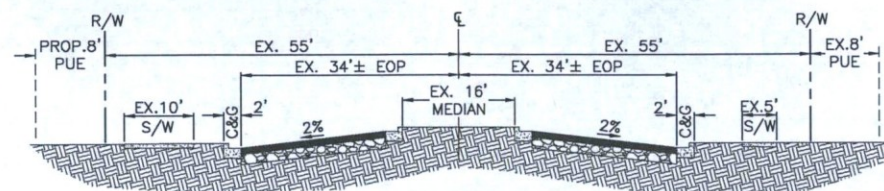
LOCAL ROAD
LOOKING EAST
N.T.S.



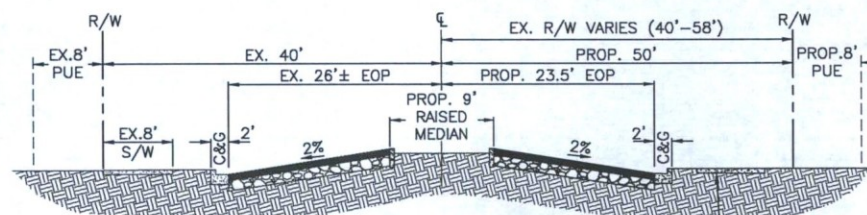
CHARTER OAK ROAD
LOOKING EAST
N.T.S.



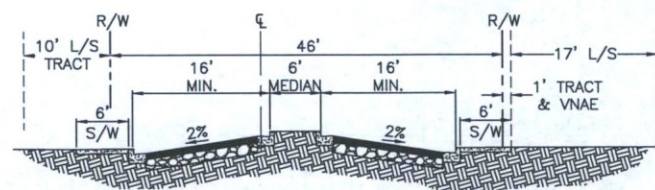
93RD STREET
LOOKING NORTH
N.T.S.



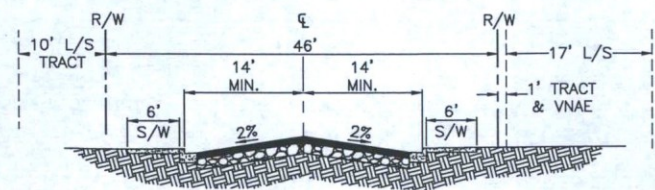
94TH STREET
EXISTING IMPROVEMENTS
LOOKING NORTH
N.T.S.



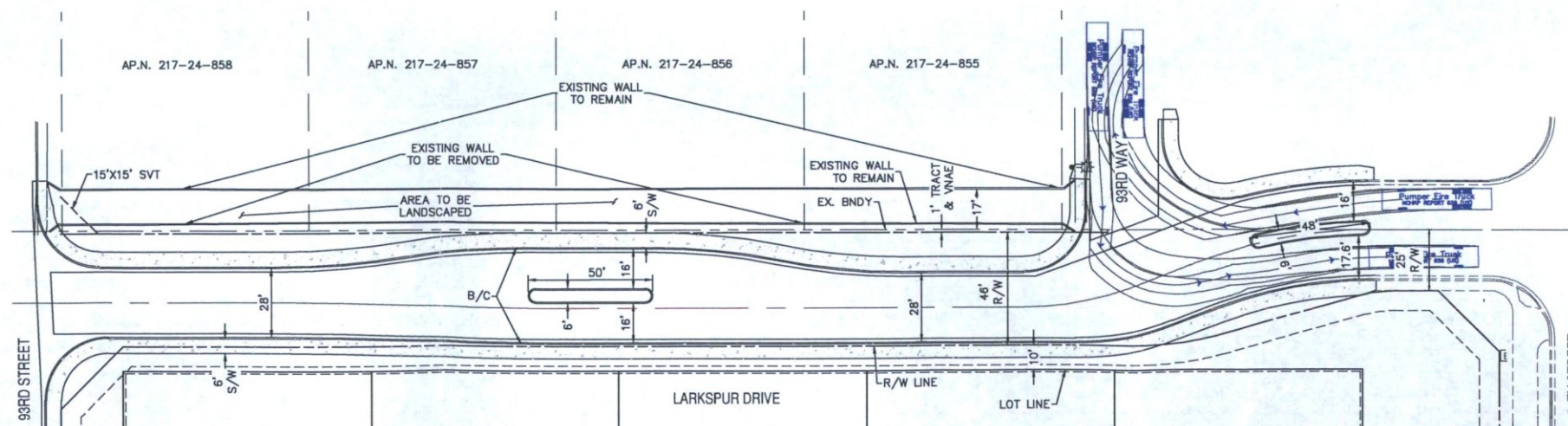
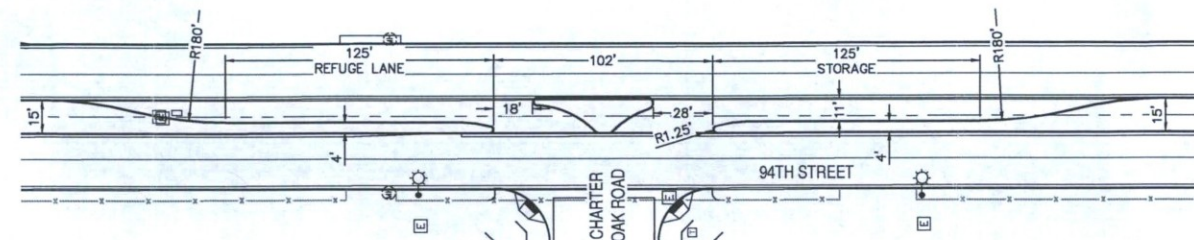
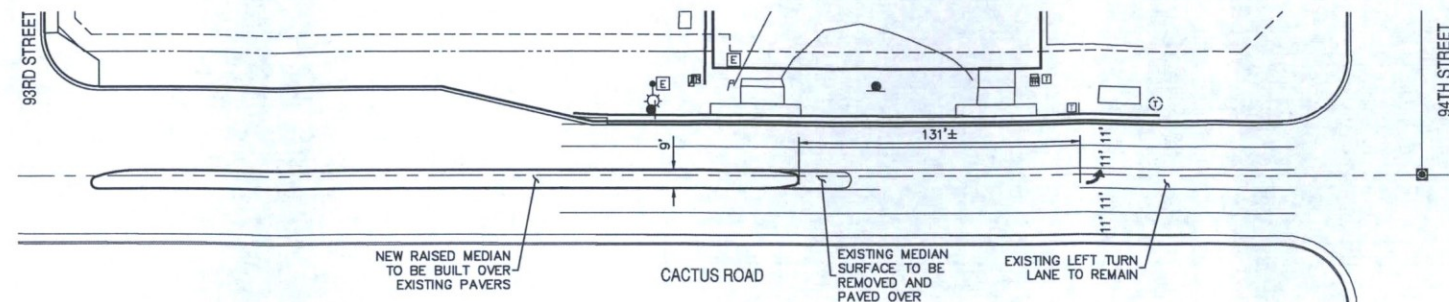
CACTUS ROAD
LOOKING WEST
N.T.S.



LARKSPUR DRIVE (W/MEDIAN)
LOOKING WEST
N.T.S.



LARKSPUR DRIVE (W/O MEDIAN)
LOOKING WEST
N.T.S.



**DIVERSIFIED
FUTURE LLC.**

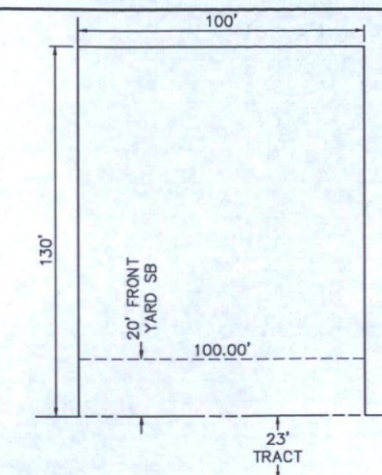
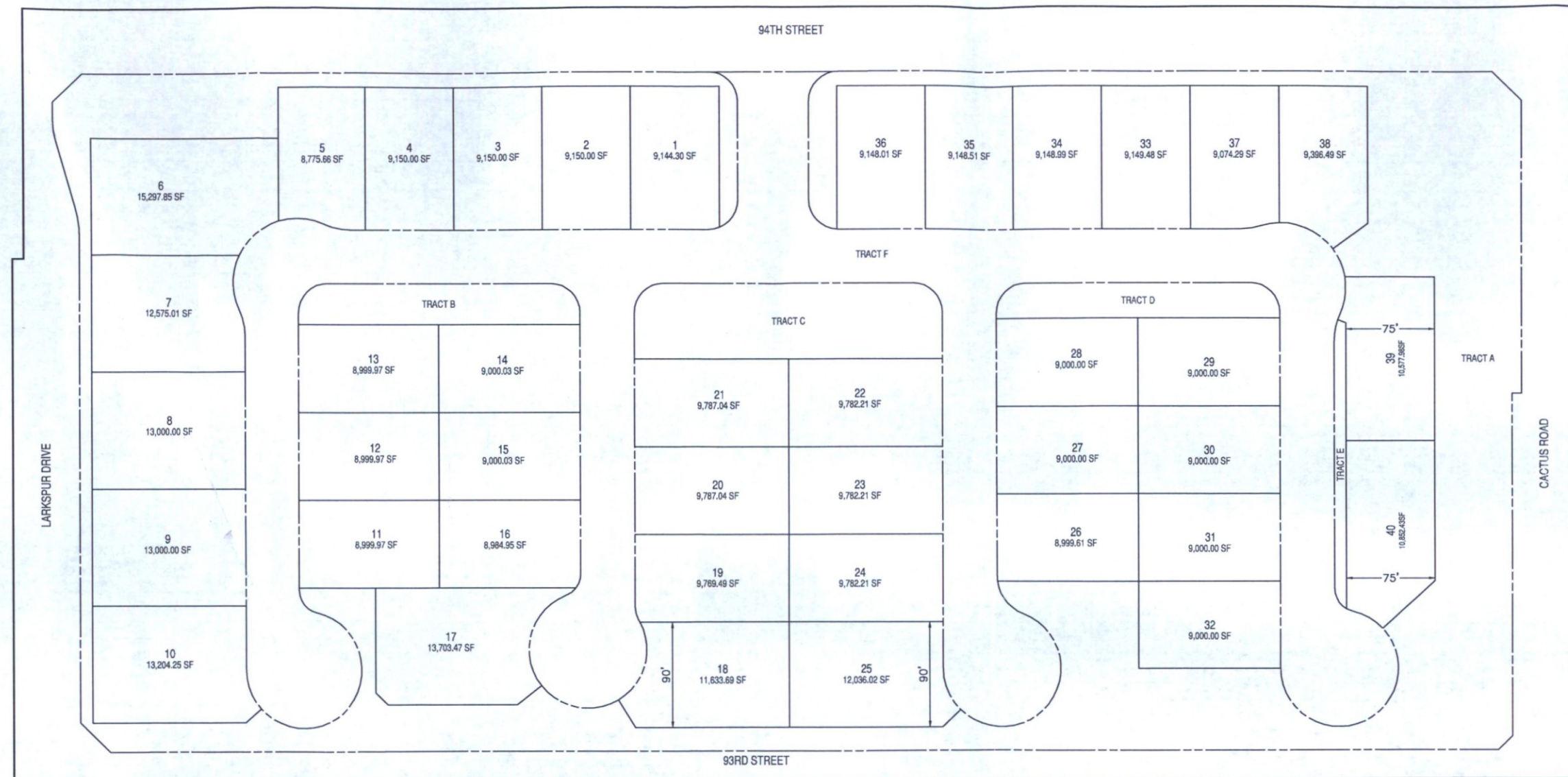
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WOLF SPRINGS RANCH DETAILS

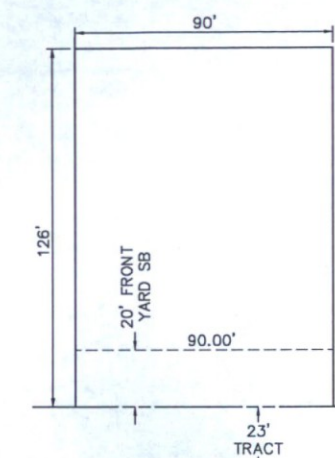
SCOTTSDALE, ARIZONA

MARICOPA COUNTY

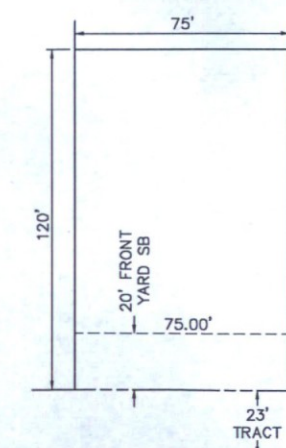
SCALE NONE
JOB No. 1-018
DATE: APR. 2018
PP03
SHEET 3 OF 4



LOTS 6-10 AND 17



LOTS 18 AND 25



LOTS 1-5, 11-16, 19-24, 26-40



Call at least two full working days before you begin excavation.
ARIZONA 811
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WOLF SPRINGS RANCH LOT EXHIBIT

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SCALE NONE
 JOB No. 1-018
 DATE: APR. 2018
PP04
 SHEET 4 OF 4