

Full Size or Largest Size
(site plan, landscape, elevations)



WOLF SPRINGS RANCH

CONTEXT AERIAL

Context Aerial

Example: JPWB-LED-13-U-11W-3-Z3-WTP

Model	Case	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
JPWB-13-LED	U 120 - 277	11 w LED / 1100lm (100 lm per watt)	2 3000K 4 4000K	B1 Satin Black W2 Gloss White T3 Satin Bronze Z3 Text Bronze	WTP White Textured Polycarbonate	DIM LED dimming driver (0 - 10v) Dimming to 10% (Included)	
			Optional 3 3000K	Optional Finishes (See Price List) W1 Volk T4 Shimmer Gray H13 Aoud Silver T6 Pewter W13 Pearl Beige	SPECIFY FINISH		T1 Photocell - Specialty Voltage 02 - 120vht 02 - 277 vnt
JPWB-13-LED- U- 11W- 2- *SPECIFY- WTP							

NLS LIGHTING

MOSAIC SCLONCE

WALL/CEILING/FLOOD LIGHTING

MINIMUM	MAXIMUM
A 18" (457 mm)	18" (457 mm)
B 10" (254 mm)	10" (254 mm)
C 7" (178 mm)	7" (178 mm)

MICRO OPTIC SCENCE

Our new cell-inclosed, micro optic silicone modules produce high clarity and outstanding performance.

SPECIFY TILE PATTERN

LED WATTAGE CHART

	150	120
300 wattage	250	500
300 wattage	250	500
100 wattage	250	710

Project Name _____ Type: _____

Case	Tile Pattern	Light Use	No. of LEDs	Milliwatts	Reflex	Volts	Color	Mounting	Lens	Options
Mosaic Scence (MOS-S)	Web-Tile (W)	Type 2 (T2)	16 (16L)	350 (35)	3000K (30K)	120-277 (60W)	Bruce (BR2)	Wall Mount (WM)	No Side Lens (NLS)	Surge Protector (150)
		Type 3 (T3)	32 (32L)	630 (63)	4000K (40K)		White (WT)		Phosorad (PS)	Phosorad (PS)
	H-Tile (H)	Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Silver (SV)	Opal Side Lens (OSL)	Phosorad (PS)	Phosorad (PS)
		Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Hazier Green (HG)		Phosorad (PS)	Phosorad (PS)
	M-Tile (M)	Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Black (BLK)	Frosted Side Lens (FSL)	Phosorad (PS)	Phosorad (PS)
		Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Graphite (GR)		Phosorad (PS)	Phosorad (PS)
	V-Tile (V)	Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Grey (GRY)	Amber Lens (AMB)	Phosorad (PS)	Phosorad (PS)
		Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Grey (GRY)		Phosorad (PS)	Phosorad (PS)
	SPECIFY PATTERN	Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Grey (GRY)	Amber Lens (AMB)	Phosorad (PS)	Phosorad (PS)
		Type 4 (T4)	8 (8L)	730 (7)	5200K (50K)		Grey (GRY)		Phosorad (PS)	Phosorad (PS)

MOS-S PER APPLICATION T2- 8L- 35- 30K- UNV-SPECIFY COLOR WM- NLS

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

	16L	32L	48L
500 mil/mm	20W	40W	70W
500 mil/mm	20W	40W	70W
750 mil/mm	30W	60W	105W
1000 mil/mm	40W	80W	140W

Project Name

Type:

Cat #	File Pattern	Light Dist.	No. of LEDs	Midrails	Kichen	Units	Color	Mounting	Lens	Options
Mosaic Series (MOS-1)	Web-File (W)	Type 2 (T2)	16 (16L)	350 (35L)	3000K (30K)	120-277 (UNV)	Bronze (BRZ)	Arm Mount (AM)	No Side Lens (NLS)	Surge Protector (PAC)
Mosaic Series (MOS-2)	A-File (A)	Type 3 (T3)	52 (52L)	530 (53L)	4200K (42K)	347-480 (HV)	White (WHT)	Post Top (PT)	Standard	PhotoCell (PC)
	H-File (H)	Type 5 (T5)	48 (48L)	700 (70L)	5200K (52K)		Silver (SVL)	Wall Mount (WM)	Opal Side Lens (OSL)	Top Shade (TS)
	M-File (M)			1050 (1)			Hunter Green (HGR)		RS-211 or Motion Sensor (MS)	For 4" Motion (RS-211) For 9" to 12" (SP-20)
	V-File (V)						Black (BLK)		Frosted Side Lens (FSL)	
	Spec-File (S)						Graphite (GPH)		Amber Lens (AMB)	
							Grey (GRY)			
							Custom			

MOS-2-PER ARCHITECT- 12- 16L- 53- 30K- UNV-SPECIFY COLOR-AM-NLS

NLS
LIGHTING

VALUE SERIES SQUARE

SITE LIGHTING

Value Series Square (VSS)—energy efficient. Great for commercial and residential application.

VSS—full cut-off and Dark Sky friendly. Micro Optics—recessed within the fixture's surface and can distribute light up to five times the mounting height, creating powerful uniformity.

Kelvin temperatures—available in warm (3000), neutral (4000) and cool (5000). Optional Quick Mount Brackets for easy installation.

VSS conforms to strictest Made in America Standards. Designed, tool, fabricated and assembled in the USA.

MICRO OPTIC SYSTEM

Our new cool-environment, Micro Optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

	150	225	420	615	810
150 milliwatts	150w				
225 milliwatts	225w	225w			
420 milliwatts	420w	714w	1540w	1540w	
615 milliwatts	615w	855w	1540w	2250w	
	VSS-S	VSS-1	VSS-2	VSS-3	

Project Name: _____

Type: _____

Cat #	Macro Optics	No. of LEDs	Milliwatts	Kelvin	Volts	Mounting	Color	Options
Value Series Square Small (VSS-S)	Type 2 (T2)	VSS-S 16 (16L)	350 (30)	3000K (30K)	120-277 (48V)	Direct Pole Estacade, D380 Square (DP380) Round (RP380)	Brnze (BMS) White (WHT) White (WHY)	Bird Spikes (BS) Marine Grade Bracket (MGF) Surge Protector (SP7) New 7-1/2" Fin Receptacle (PE7) PhotoCell (PC) Shower Light (SL7)
Value Series Square 1 (VSS-1)	Type 3 (T3)	VSS-1 32 (32L)	530 (53)	4000K (40K)	340-480 (120V)	SCS-250, 1/2" x 1/2" Round (DP110) Round (RP110)	Stn (SVR) Green (GRN) Black (BLK)	Motion Sensor (MS) UL-listed with Motion Sensor, For 2" x 2" (SP-22) New 7 1/2" x 1/2" (SP-22)
Value Series Square 2 (VSS-2)	Type 4 (T4)	VSS-2 64 (64L)	700 (70) 116-440 (110)	5000K (50K)	116-440 (110V)	Knuckle Mount (KM) Trunk Mount (TM) 116-1, VSS-Only	Gray (GRY) Graphite (GPH) System (SYS) CST (CST)	Recessed Quick Mount Bracket (QMB) Recessed Quick Mount Bracket (QMB) Internal Microphone Motion Sensor (MMS) Housie Side Shnd (HSS) Retro-Optic Ring (ROL) Retro-Optic Ring (ROL)
	Type 5 (T5)	VSS-2 96 (96L)	1050 (105) 116-440 (110)			Spider Mount Over 2" Trench (SPM2) Over 2" Trench (SPM3) 116-1, VSS-Only	Gray (GRY) CST (CST)	
						Wall Mount (WM) Includes 6" x 24" x 6" Arm		

SPECIFY COLOR

VSS-S- T5- 16L- 35- 30K- UNV- KM- SPECIFY COLOR

[illegible]

NLS
 LIGHTING

MOZOSA SERIES

ARCHITECTURAL LIGHTING

MICRO OPTIC SYSTEM

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

LED WATTAGE CHART			
	1W	3W	4W
500 mil/wattage	200	50W	3000K (3000)
100 mil/wattage	200	75W	100W
1000 mil/wattage	200	100W	100W

Project Name

Type:

Lot #	Title/Pattern	Light Dist.	No. of LEDs	Beam/Range	Section	Volts	Color	Mounting	Lens	Options
MOZOSA Series (MOZ-1)	Web-Title (W)	Type 2 (T2)	16 (16)	350 (350)	200-277 (200V)	120-277 (200V)	Brocade (BNC)	Arm Mount (AM)	No Side Lens (NSL) Standard	Surge Protector (1000)
MOZOSA Series (MOZ-2)	A-Title (A)	Type 3 (T3)	32 (32)	650 (650)	400-480 (400V)	347-480 (400V)	White (WHT) (WHF)	Post Top (PT)	PhotoShield (PS)	numerical ratings (12/27)
	H-Title (H)	Type 5 (T5)	48 (48)	700 (700)	5000K (5000K)	5000K (5000K)	Shut (SWR)	Wall Mount (WM)	Opti Side Lens (OSL)	Top Shade (TS)
	M-Title (M)			1050 (V)			Muster Green (MGW)			ESD-11 with Motion Sensor (ESD-11)
	V-Title (V)						Black (BLK)			Flashed Side Lens (FSL)
							Crack (CRK)			Amber Lens (AMB)
										Custom

MOZ-2-PER ARCHIT-12- 16L- 7- 30K-UNV-SPECIFY COLOR-AM- NSL

45

NLS LIGHTING

MOSAIC SERIES

ARCHITECTURAL LIGHTING

MICRO OPTIC SYSTEM

Our new cell-enclosed, micro optics module produces high clarity and outstanding performance.

LED WATTAGE CHART

300 millicandela	33%	10%
1500 millicandela	1500	1500
1500 millicandela	1500	1500
1500 millicandela	1500	1500
1500 millicandela	1500	1500

Project Name

Type

Cut #	Top Pattern	Light Dist	No. of LEDs	Milliwatts	Kelvin	Color	Mounting	Lens	Options
Mosaic Series (MOS-1)	Web-Title (W)	Type 2 (T2)	16 (16L)	350 (350)	3000K (3000)	Bronze (BRZ)	Arm Mount (AM)	No Side Lens (NLS)	Surge Protector (10K)
Mosaic Series (MOS-2)	A-Title (A)	Type 3 (T3)	32 (32L)	530 (530)	4000K (4000)	White (WHT)	Post Top (PT)	Photo Lens (PL)	Photo Lens (PL)
	H-Title (H)	Type 5 (T5)	16 (16L)	700 (700)	5000K (5000)	Silver (SLV)	Wall Mount (WM)	Opal Side Lens (OSL)	Top Shade (TS)
	M-Title (M)			1050 (1050)		Hunter Green (HG)			For 8" to 20" (8"-20")
	Y-Title (Y)					Black (BLK)		Frosted Side Lens (FSL)	For 8" to 20" (8"-20")
						Gray (GRY)		Amber Lens (AMB)	Backlight (BLK)
						Custom			

SPECIFY COLOR

MOS-2-PER SPECIFY ARCHIT-72 32L- 7- 30K- UNV-SPECIFY COLOR -AM- NLS- HSS

NLS
LIGHTING

MOSAIC SCONCE

WALL/CILING/FLOOD LIGHTING

MOSS-S
H=10 1/2"
W=10 1/2"
D=7 1/2"

A
B
C

Web-Tile Pattern
(Front View)

Glass View

Pattern A

V-Tile Pattern

H-Tile Pattern

Y-Tile Pattern

SPECIFY TILE PATTERN

MICRO OPTIC SYSTEM

Our new cell-inclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

	10'	12'
250 mililumen	10w	12w
500 mililumen	20w	24w
750 mililumen	30w	36w

Project Name _____

Type _____

Cat #	Tile Pattern	Light Dist	No. of LED's	ChillTemp	Kv/hour	Voltage	Color	Mounting	Lens	Options
Mosaic Sconce (MOS-S)	Web-Tile (W) A-Tile (A) H-Tile (H) V-Tile (V)	Type 2 (T2) Type 3 (T3) Type 4 (T4)	16 (16L) 32 (32L) 2 (2L) 17 (17L)	350 (35) 530 (53) 700 (7) 137 (137)	3000K (30K) 4000K (40K) 5000K (50K) 5000K (50K)	120-277 (0-10V)	Bronze (BRZ) White (WHT) Silver (SLV) Hunter Green (HGK) Black (BLK) Graphite (GRP) Grey (GRY) Custom (CS)	Wall Mount (WM)	No Side Lens (NLS) Standard Clear Side Lens (CLSL) Frosted Side Lens (FSL) Artico Lens (AMR)	Surge Protector (USP) Photocell (PC) Photoeye (PE) Microprocessor (MCN) Emergency Battery Back-Up (EBU) Power Drawing Junction For 20% Permanent On Setting (PDR20%)
	[SPECIFY PATTERN]						[SPECIFY COLOR]			

MOS-S-PER ARCHITECT-T2-

8L-

17-

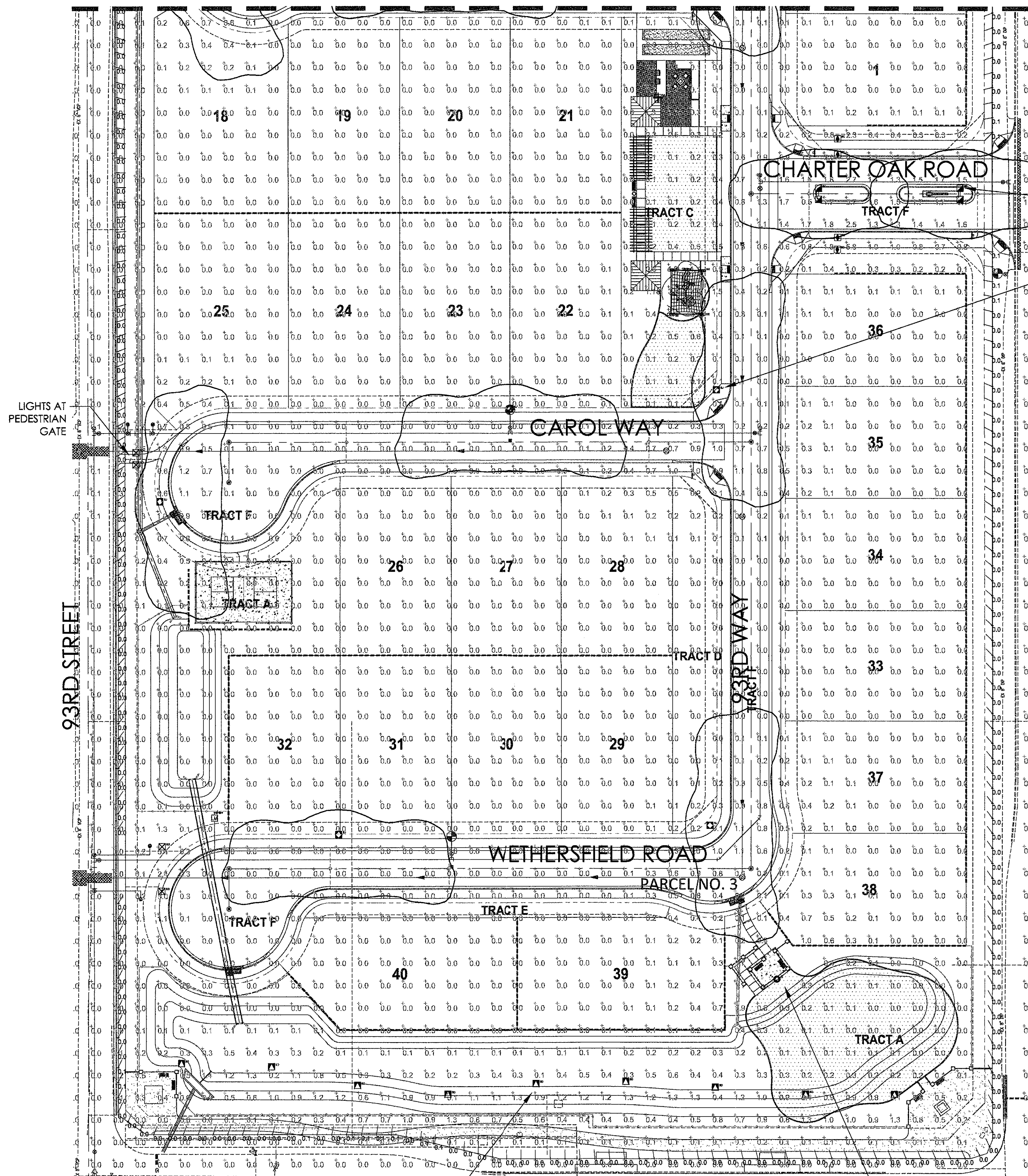
30K-

UNV-SPECIFY COLOR-WM-

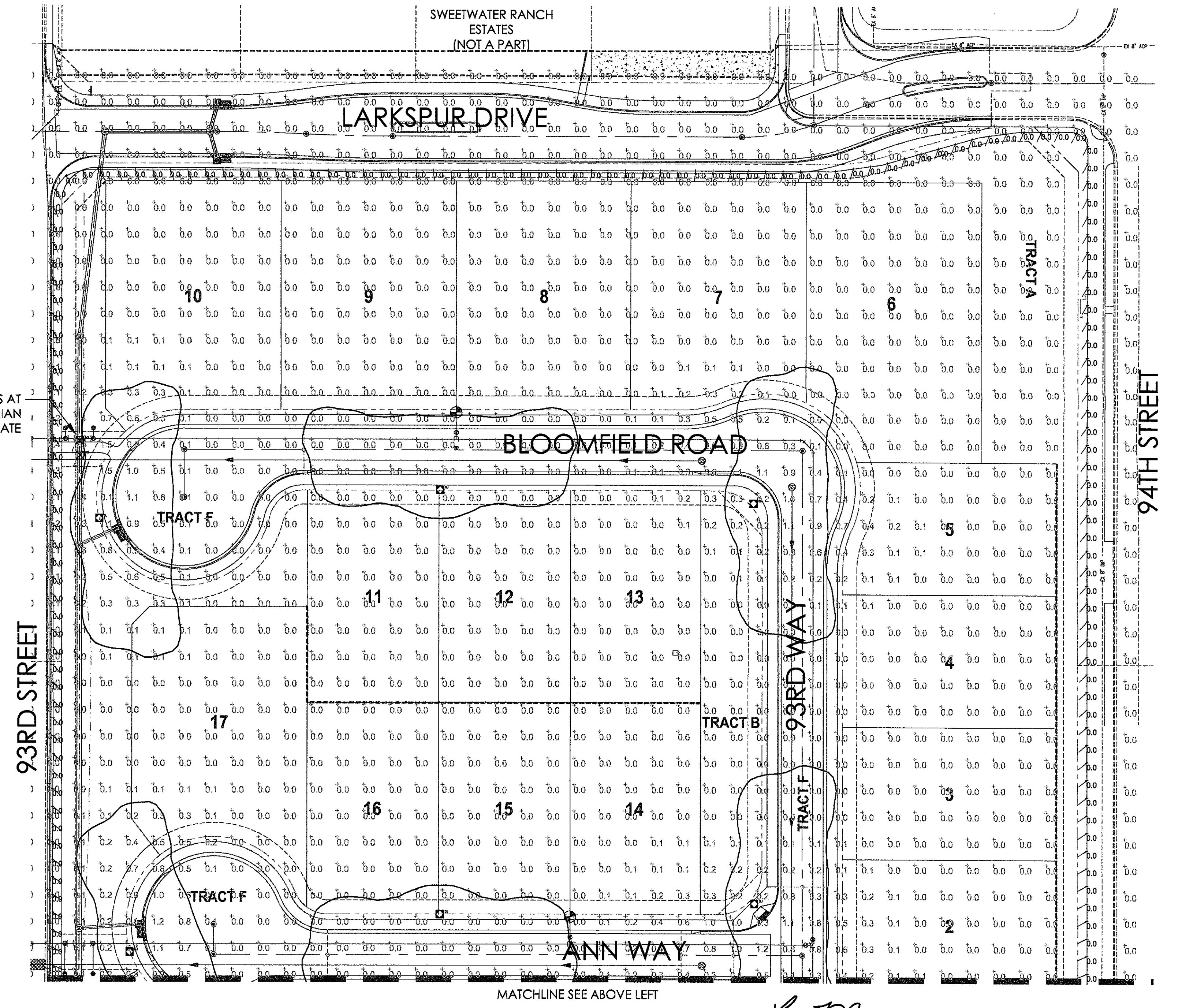
NLS-

FDR20%

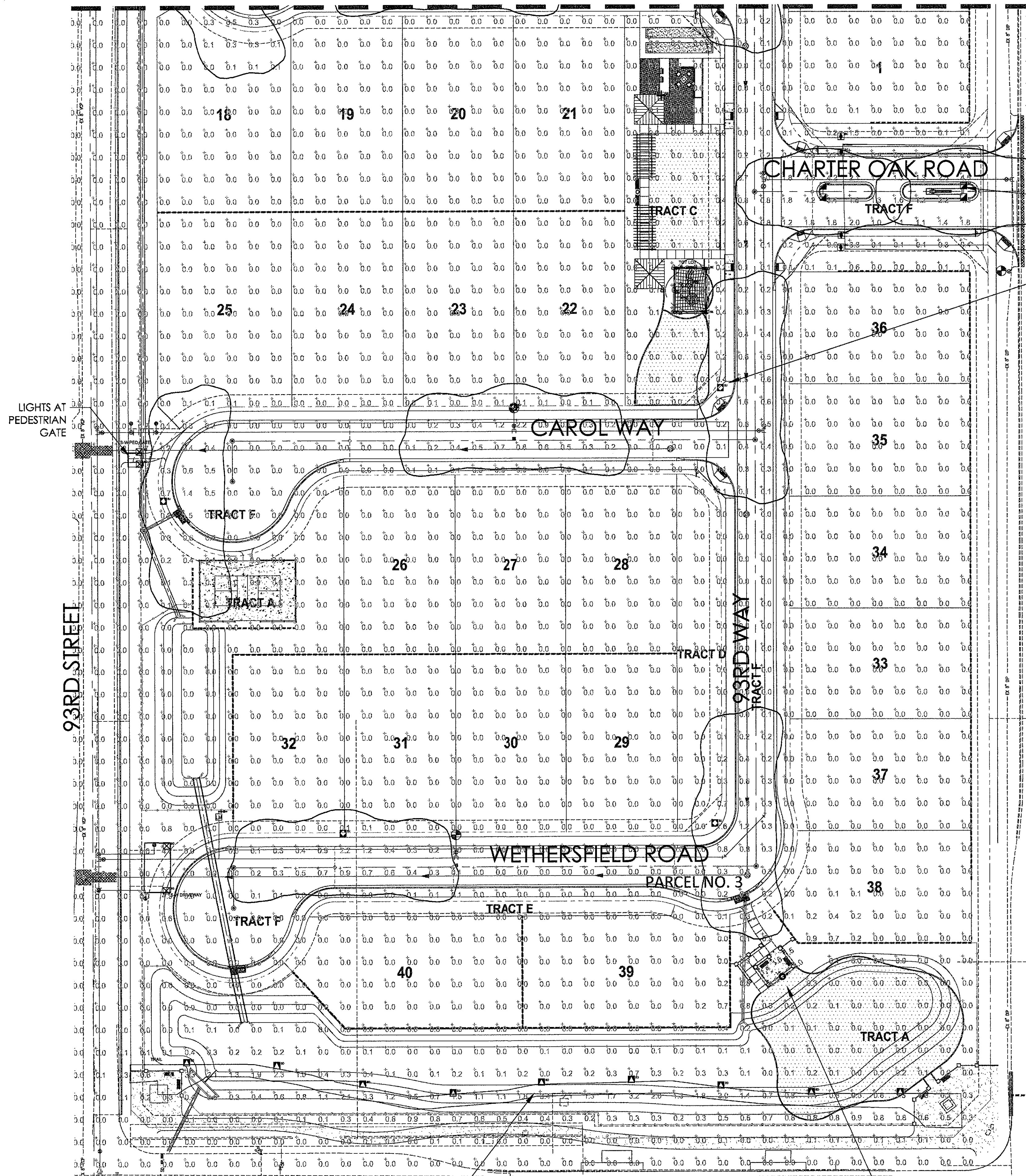
MATCHLINE SEE BELOW RIGHT



LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
	SA	1	JPBW-134-ED-U -11W-2-JXX-WTP	COLUMN MOUNT @ 850	3000K LED	349 0.90
	SC	4	1W-0620LED -11W-2-JXX-WTP -CSA-HMA2WB	WALL MOUNT @ COLUMNS & GATES	3000K LED	1439 1.00
	SD	9	1A-1220LED -3ARC30T2-MDL03 -CSA-HMA2WB-FINISH	TRAIL 17FT POLE	3000K LED	2116 1.00
	SE	4	VSS-6-TS-32-L-7 -30K-UNV-KM-XXX	INDIRECT ON TOT LOT SHADE	3000K LED	7682 1.00
	SF	2	2A-1220LED -4AIRC30T2R -MDL03-CSA-HMA2WB-FINISH	ENTRY 20FT POLE	3000K LED	5502 1.00
	SI	1	1A-1220LED -4AIRC30T2R -MDL03-CSA-HMA2WB-FINISH	OVERLOOK 20FT POLE	3000K LED	5502 1.00
	SJ	11	1A-1220LED -4AIRC30T2R -MDL03-CSA-HMA2WB-FINISH	STREET LIGHT 20FT POLE	3000K LED	5502 1.00
	SG	6	1A-1220LED -4AIRC30T2R -MDL03-CSA-HMA2WB-FINISH	STREET LIGHT 20FT POLE	3000K LED	5502 1.00

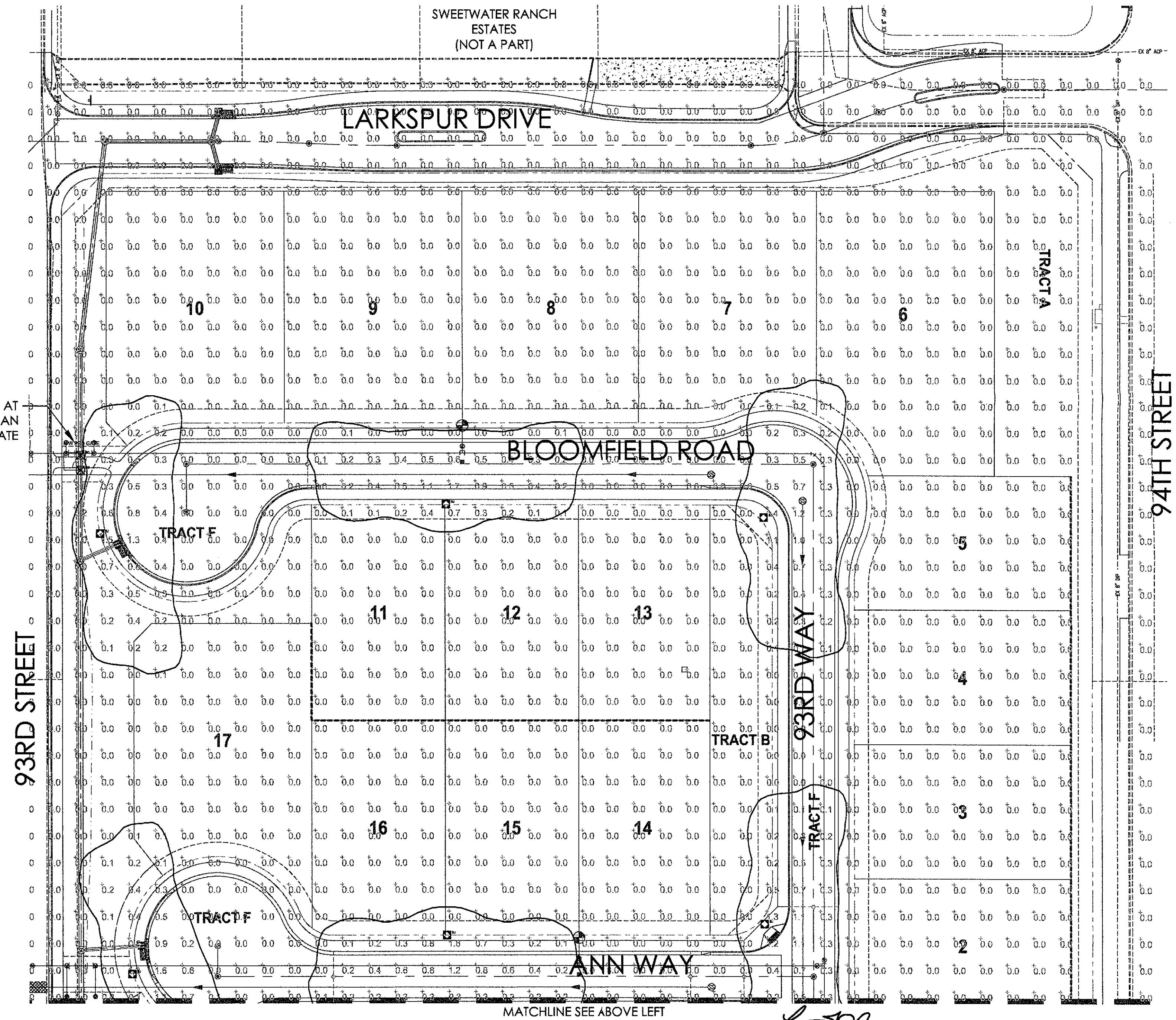


MATCHLINE SEE BELOW RIGHT



NUMERIC SUMMARY							
Label	Cuto Type	Units	Avg	Max	Min	AvgMin	MaxMin
SITE	ILLUMINANCE	FC	0.08	6.0	0.0	N/A	N/A

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
⊕	SA	1	JPSW-134LED-U -11W-2-33A-WTP	COLUMN MOUNT @ BBQ	3000K LED	349	0.80
⬇	SC	4	1W-080LED -1RND30T3-MDL03 -CSA-HMA2WB	WALL MOUNT @ COLUMNS & GATES	3000K LED	1439	1.00
▲	SD	9	1A-1220LED -3ARC30T2-MDL03 -CSA-HMA1P-FINISH	TRAIL 17FT POLE	3000K LED	2116	1.00
▢	SE	4	VSS-S-T3-32L-7 -30K-UVV-KM-XXX	INDIRECT ON TOT LOT SHADE	3000K LED	7892	1.00
▣	SF	2	2A-1220LED -4ARC30T2 -MDL03-CSA-HMA1P -FINISH	ENTRY 20FT POLE	3000K LED	5502	1.00
○	SI	1	1A-1220LED -4ARC30T2 -MDL03-CSA-HMA1P -FINISH	OVERLOOK 20FT POLE	3000K LED	5502	1.00
◻	SJ	11	1A-1220LED -4ARC30T2 -MDL03-CSA-HMA1P -FINISH	STREET LIGHT 20FT POLE	3000K LED	5502	1.00
⊗	SG	6	1A-1220LED -4ARC30T2 -MDL03-CSA-HMA1P -FINISH	STREET LIGHT 20FT POLE	3000K LED	5502	1.00



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WOLF SPRINGS

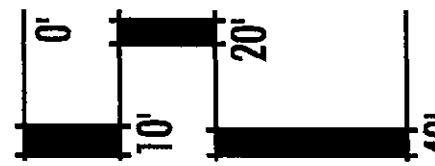
L-8 CONCEPTUAL PHOTOMETRICS PLAN - MAINTAINED
8 OF 11

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



APPROX. SCALE: 1"=20'



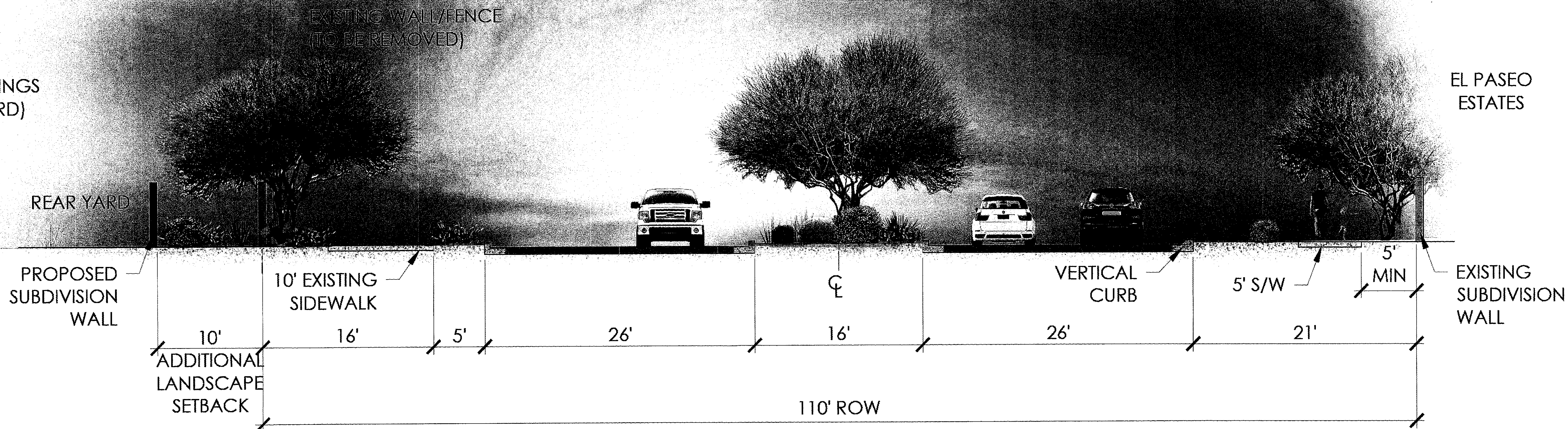
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14-PP-2017
06/27/18

photometrics - Maintained

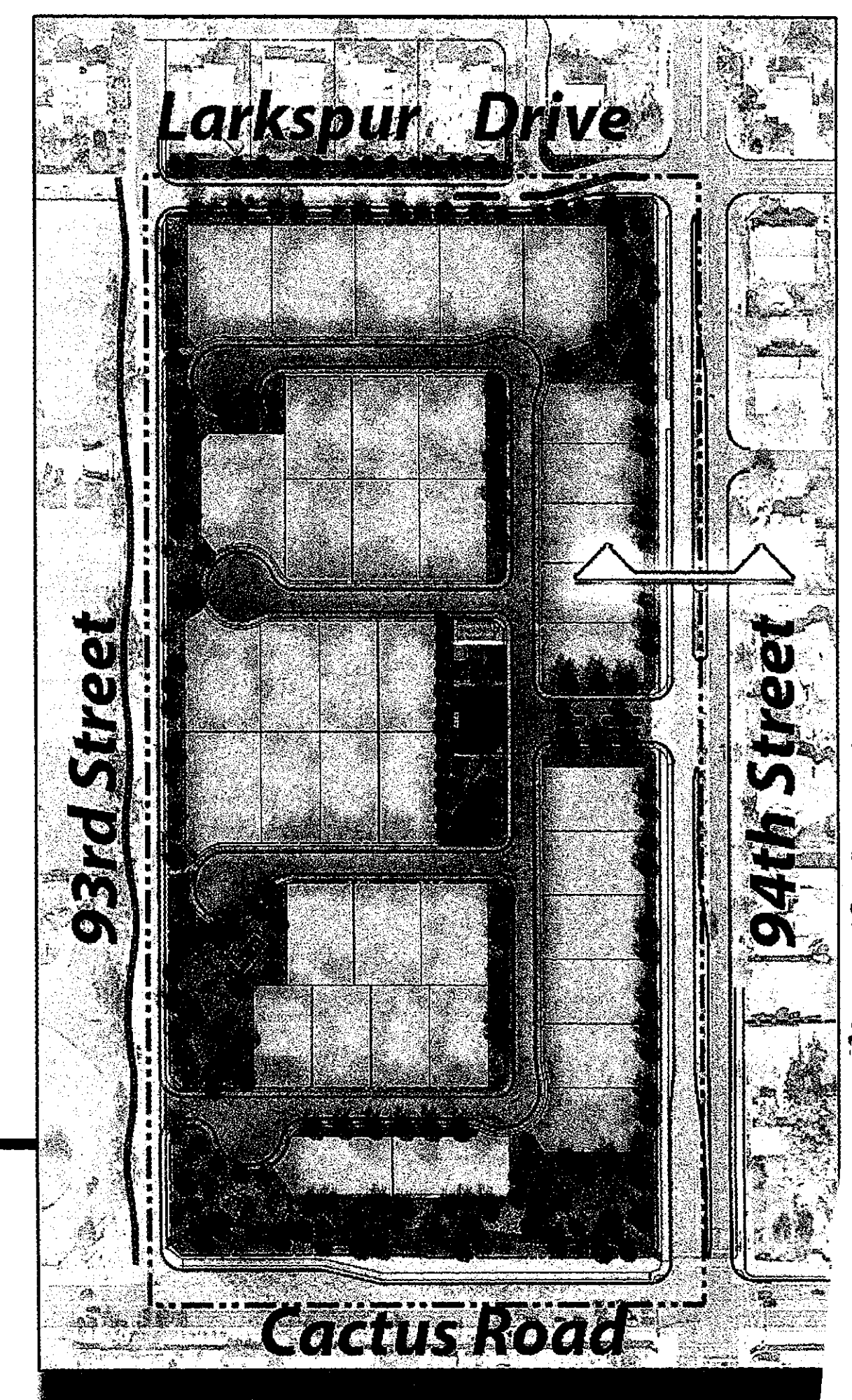
WOLF SPRINGS
(R1-10 PRD)

EL PASEO
ESTATES



94TH STREET - LOOKING NORTH
MODIFIED FIG 5.3-5 MINOR ARTERIALS -- SUBURBAN CHARACTER

KEYMAP



WOLF SPRINGS
(R1-18 PRD)

EXISTING PROPERTY
LINE & FENCE

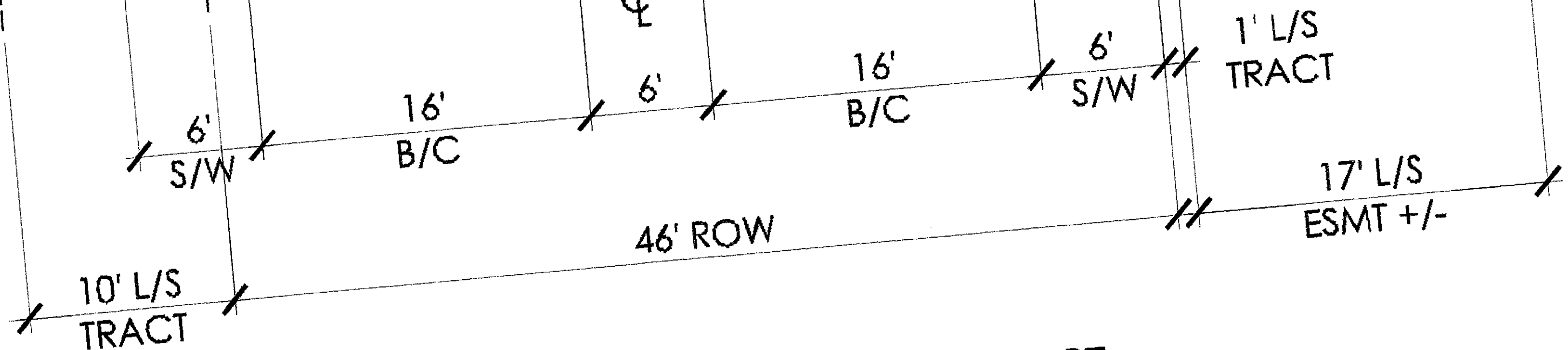
SWEETWATER
RANCH
ESTATES
(R1-18 PRD)

REAR YARD

REAR YARD

EXISTING
SUBDIVISION
WALL

PROPOSED
SUBDIVISION
WALL



LARKSPUR DRIVE - LOOKING WEST
Fig 5.3-20 LOCAL RESIDENTIAL --SUBURBAN CHARACTER
MODIFIED TO INCLUDE LANDSCAPED MEDIAN ISLAND

WOLF SPRINGS RANCH **PERIMETER STREET CROSS-SECTIONS**

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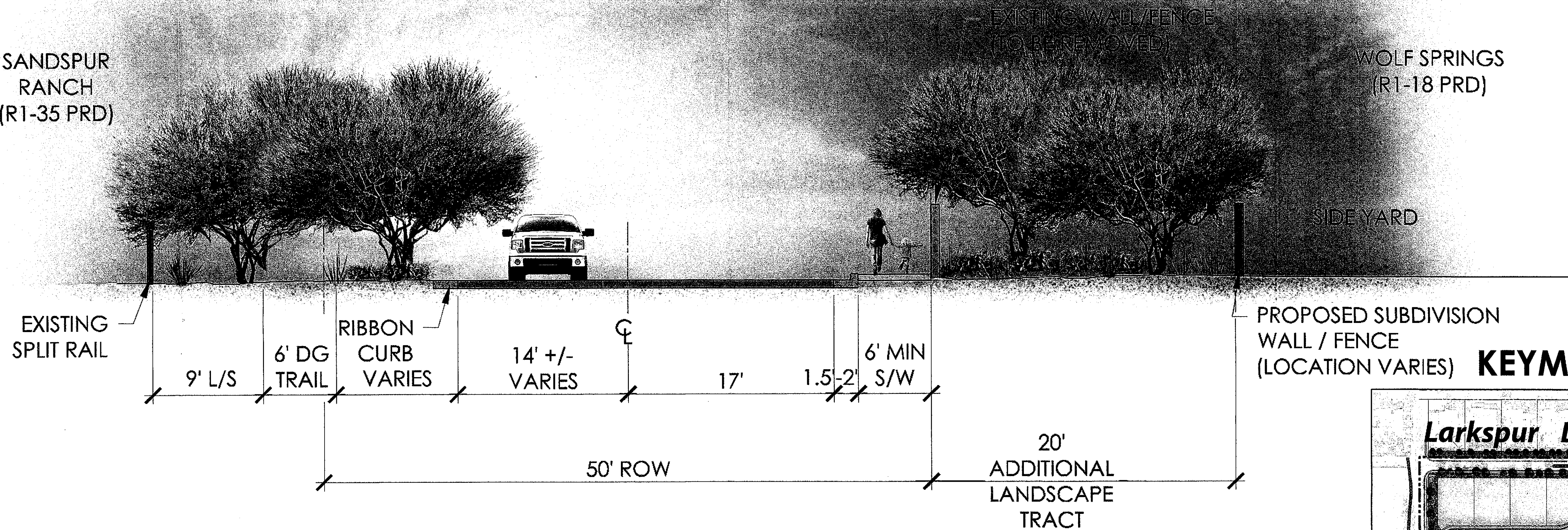
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1580.1 DRAWN BY: PR 7/17/17

14-PP-2017
03/08/18

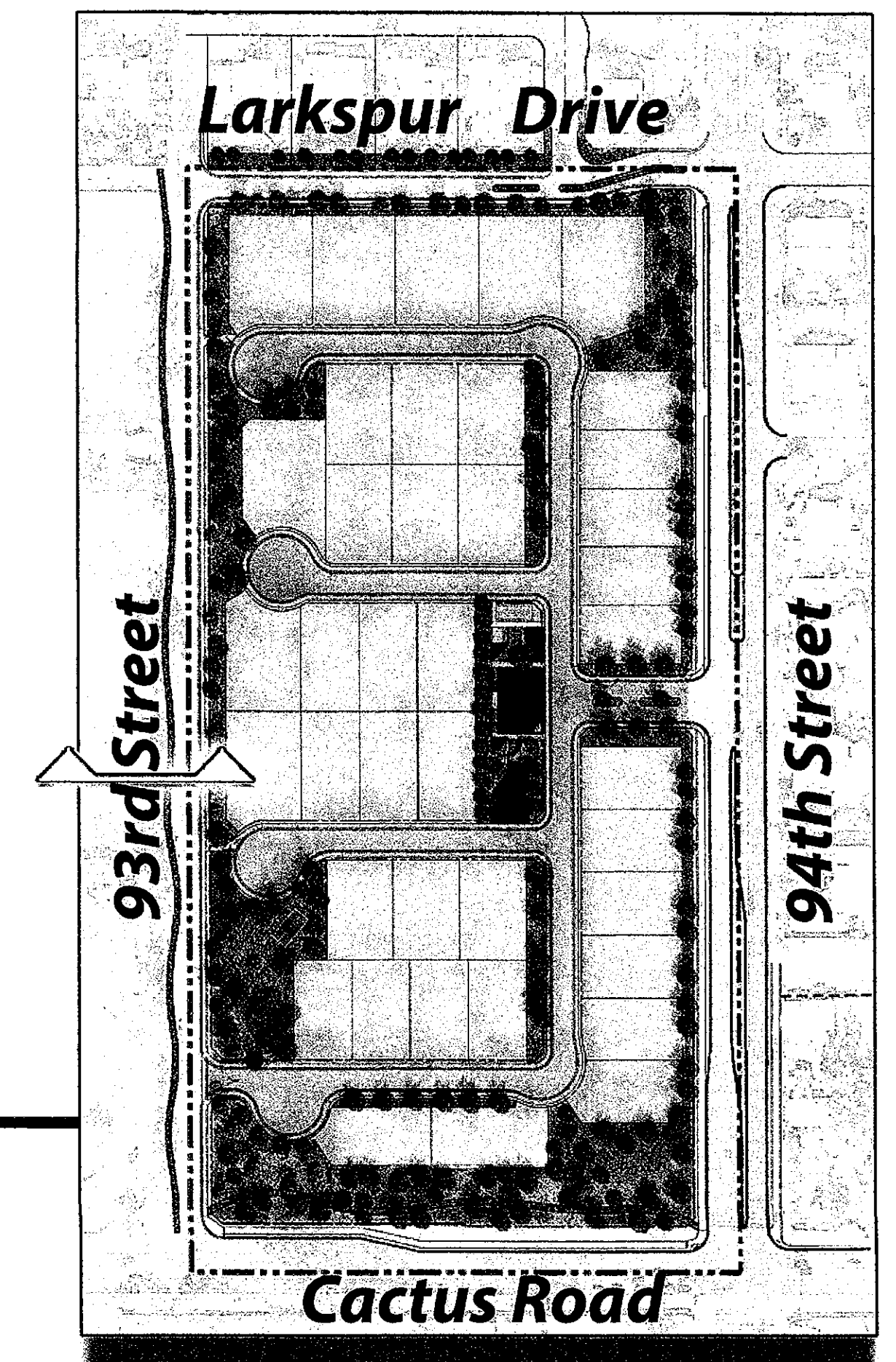
SANDSPUR
RANCH
(R1-35 PRD)

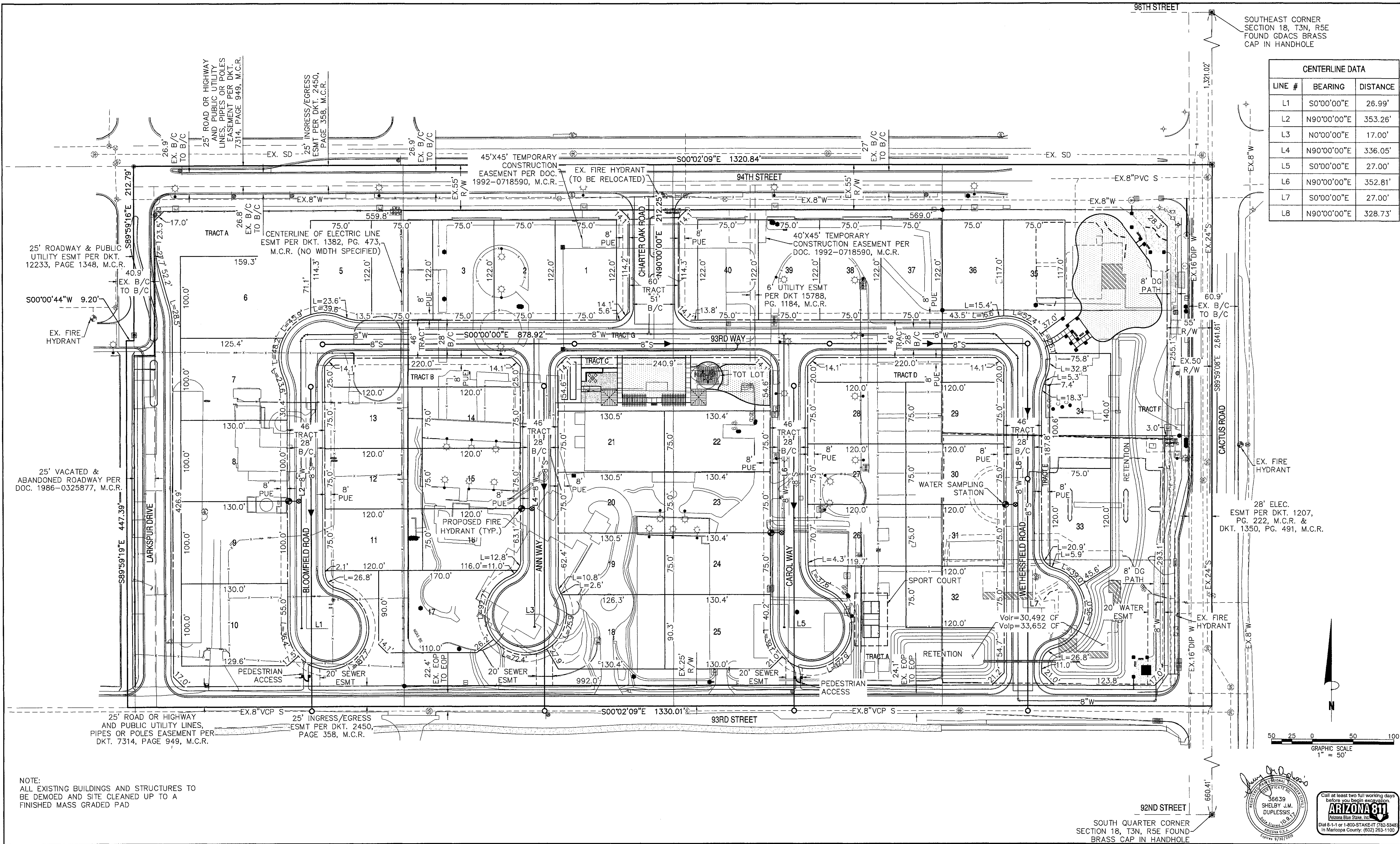
WOLF SPRINGS
(R1-18 PRD)



93RD STREET - LOOKING NORTH
Fig 5-3.16 LOCAL COLLECTORS - RURAL/ESL CHARACTER

KEYMAP





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	S0°00'00"E	27.00'
L8	N90°00'00"E	328.73'

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

**DIVERSIFIED
FUTURE LLC.**

Diversified Future, LLC
13111 North 94th Drive
Peoria, Arizona 85381

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

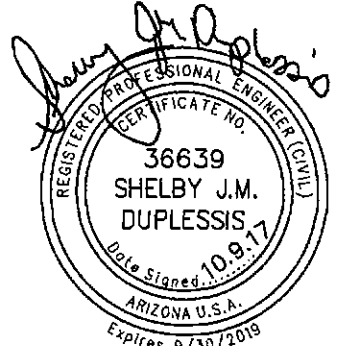
diversified.future@gmail.com

WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA MARICOPA COUNTY

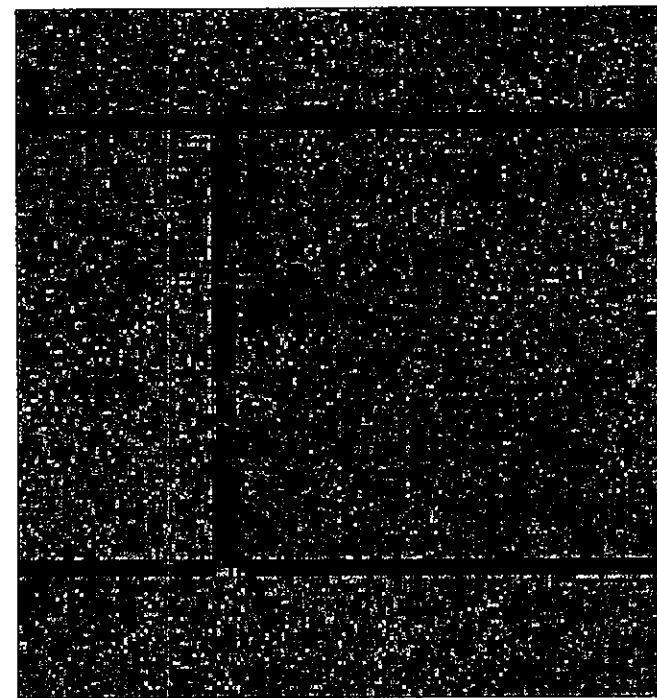
SCALE 1" = 50'
JOB No. 1-018
DATE: OCT. 2017

PP02
SHEET 2 OF 2

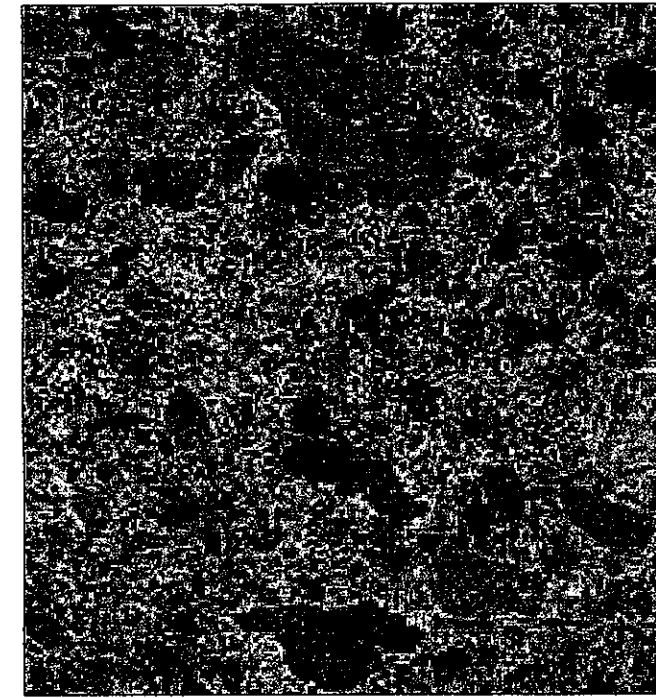


Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
Dist 1-11 or 1-800-STAKE-IT (782-8348)
In Maricopa County, (602) 263-1100

Street Name

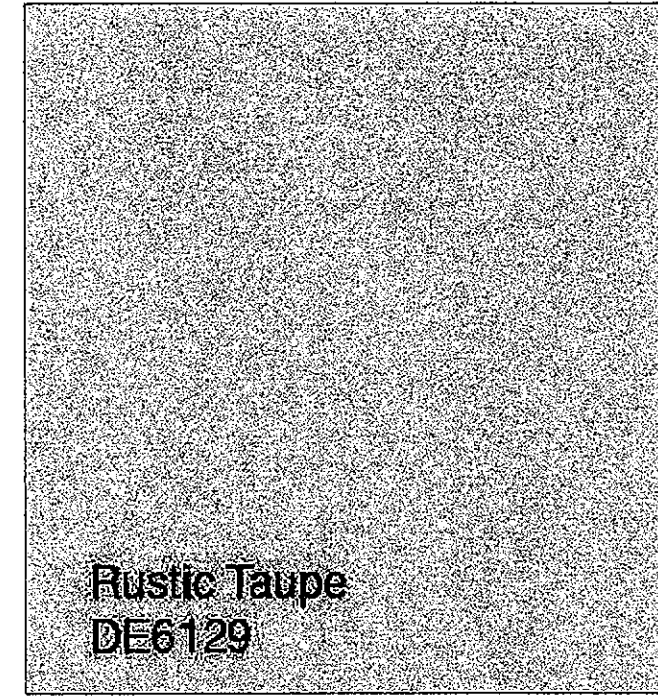


SMOOTH FACE
TIERRA BROWN

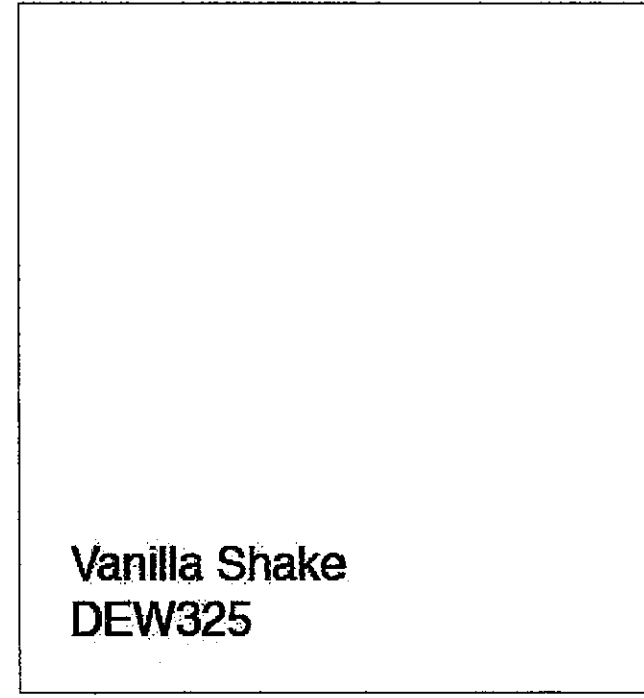


CANTERRA STONE

1 CMU BLOCK/NATURAL STONE

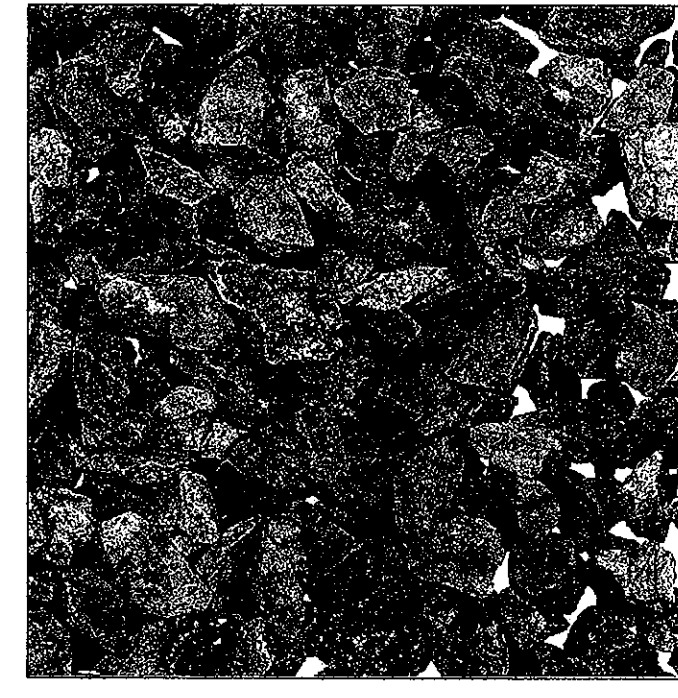


THEME WALL COLOR



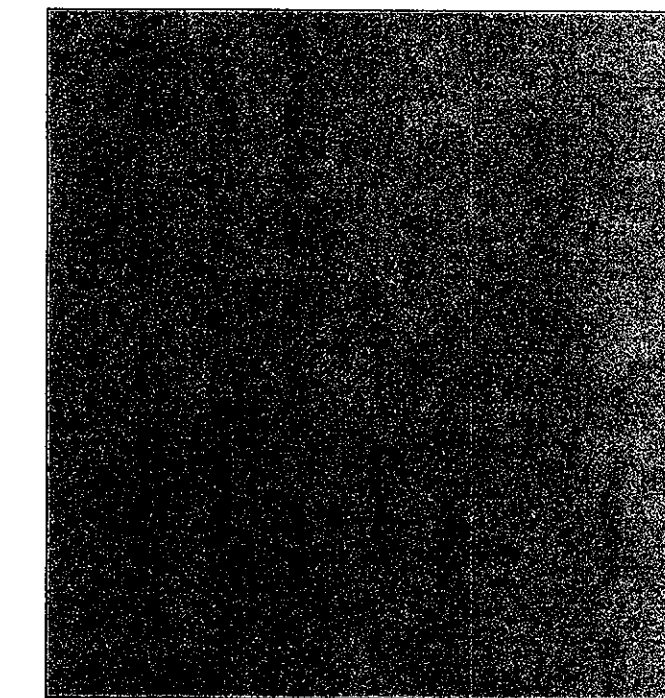
COLUMN COLORS

2 WALL PAINT COLORS

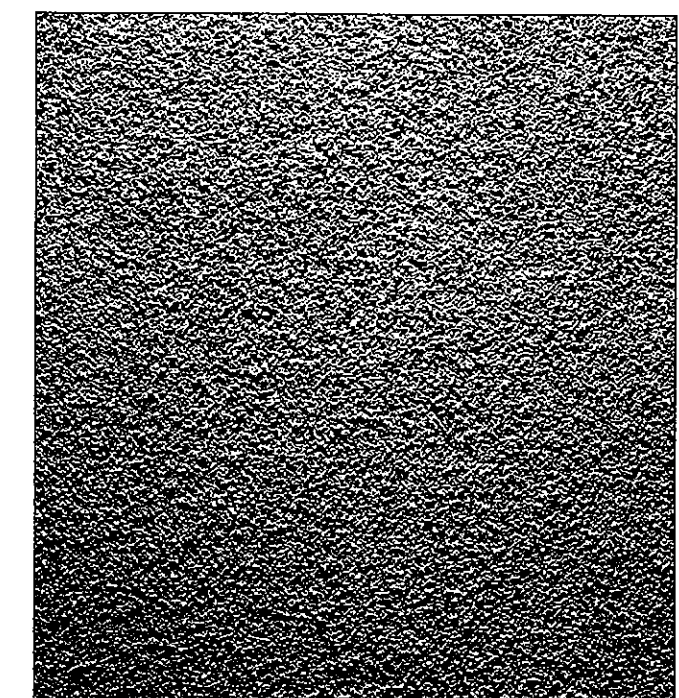


¾ MINUS SADDLEBACK BROWN

3 DECOMPOSE GRANITE

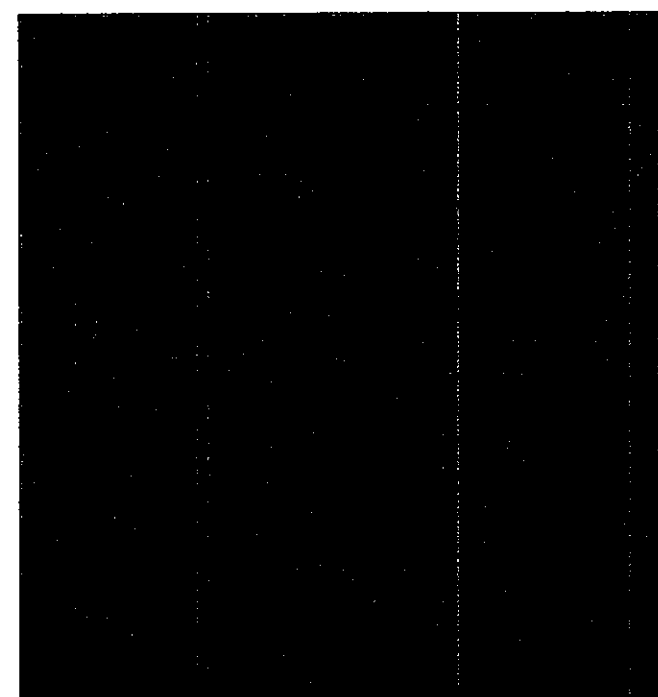


SMOOTH STUCCO

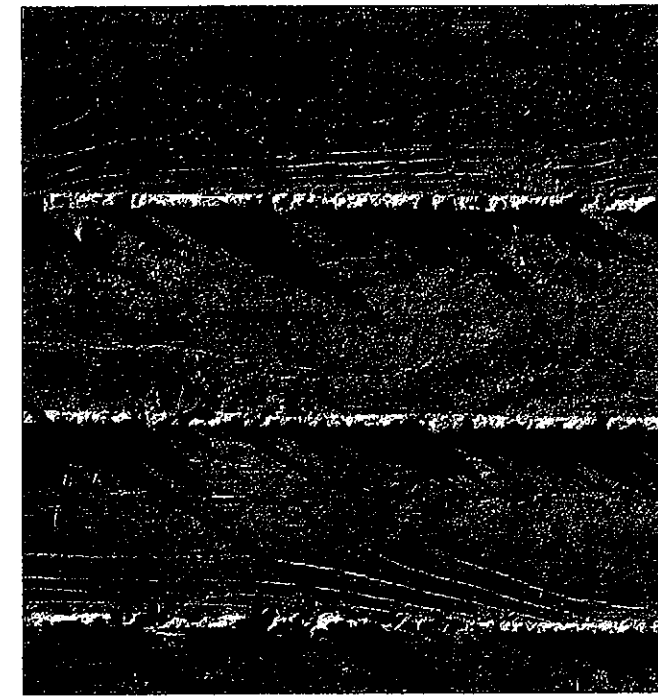


SAND STUCCO

4 STUCCO WALL FINISHES

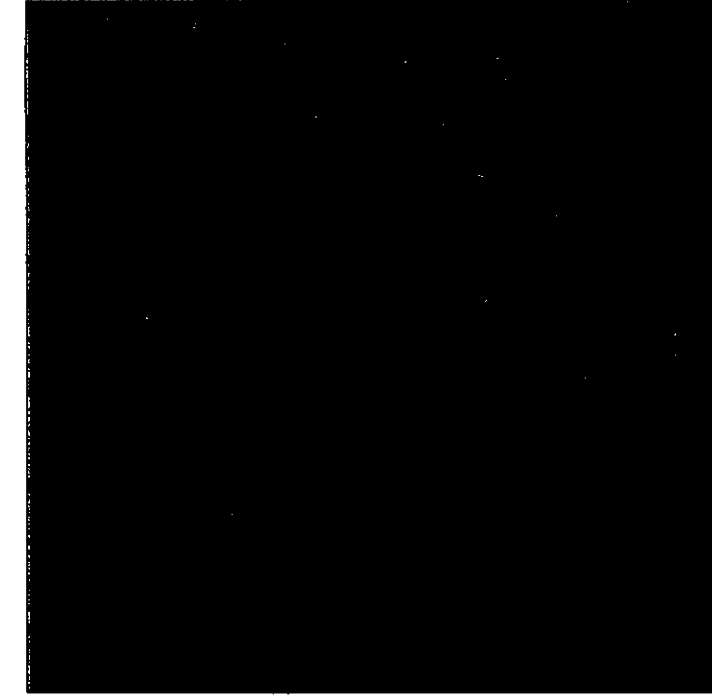


PRECAST COLUMN
CAPS - GRAY

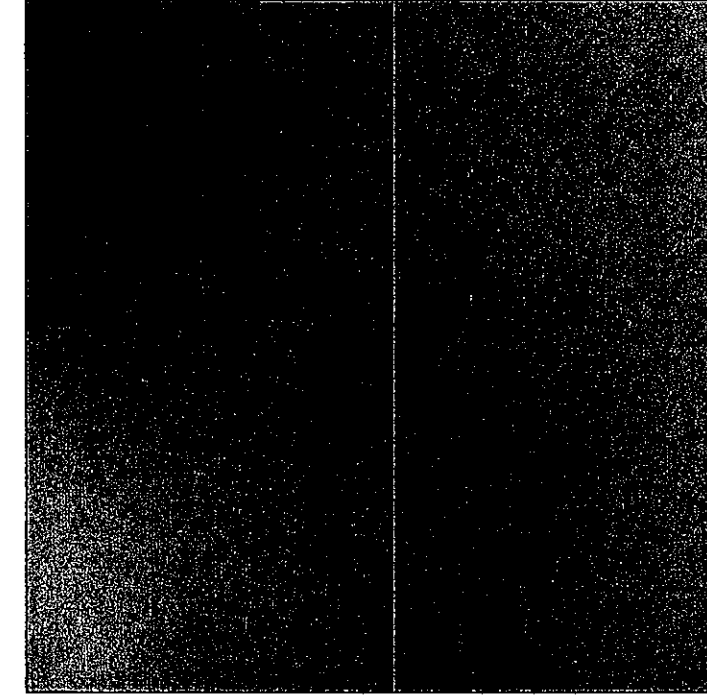


BOARD FORMED -
GRAY

5 CONCRETE MATERIALS



WEATHERED STEEL
FINISH (SEALED)



WEATHERED COPPER
(ACCENT COLOR)

6 ENTRY GATES COLOR/MATERIAL

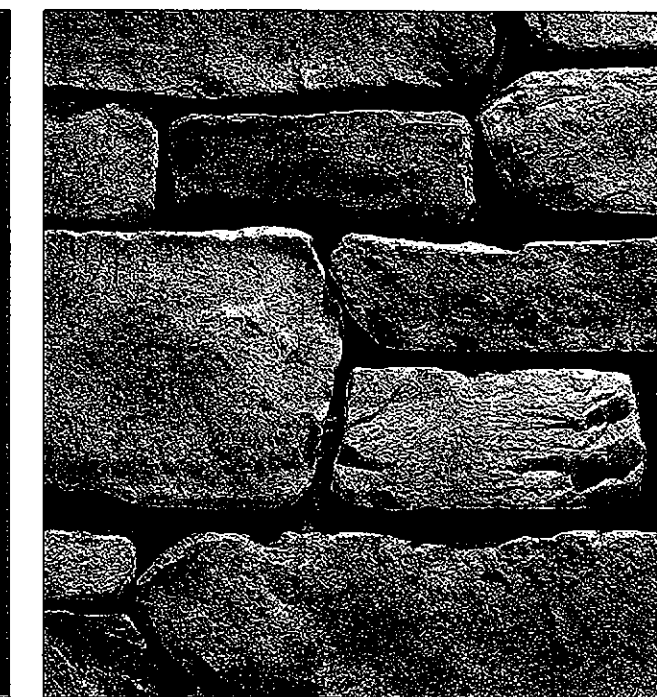


POLIGON-SLATE
FRAME

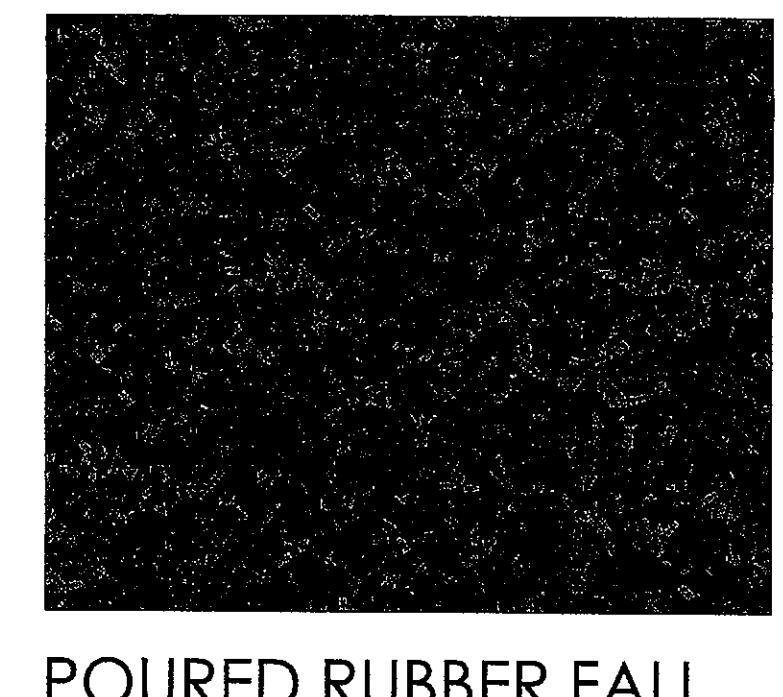


POLIGON-BUCKSKIN
ROOF

7 RAMADA'S



EL DORADO STONE
FIELDLEDGE-UMBRA
RAMADA COLUMN
VENEER



POURED RUBBER FALL
ATTENUATION
SURFACE,
COLOR: PEBBLE

8 PLAYGROUND SURFACE

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WOLF SPRINGS

CONCEPTUAL MATERIAL BOARD - 7 OF 7

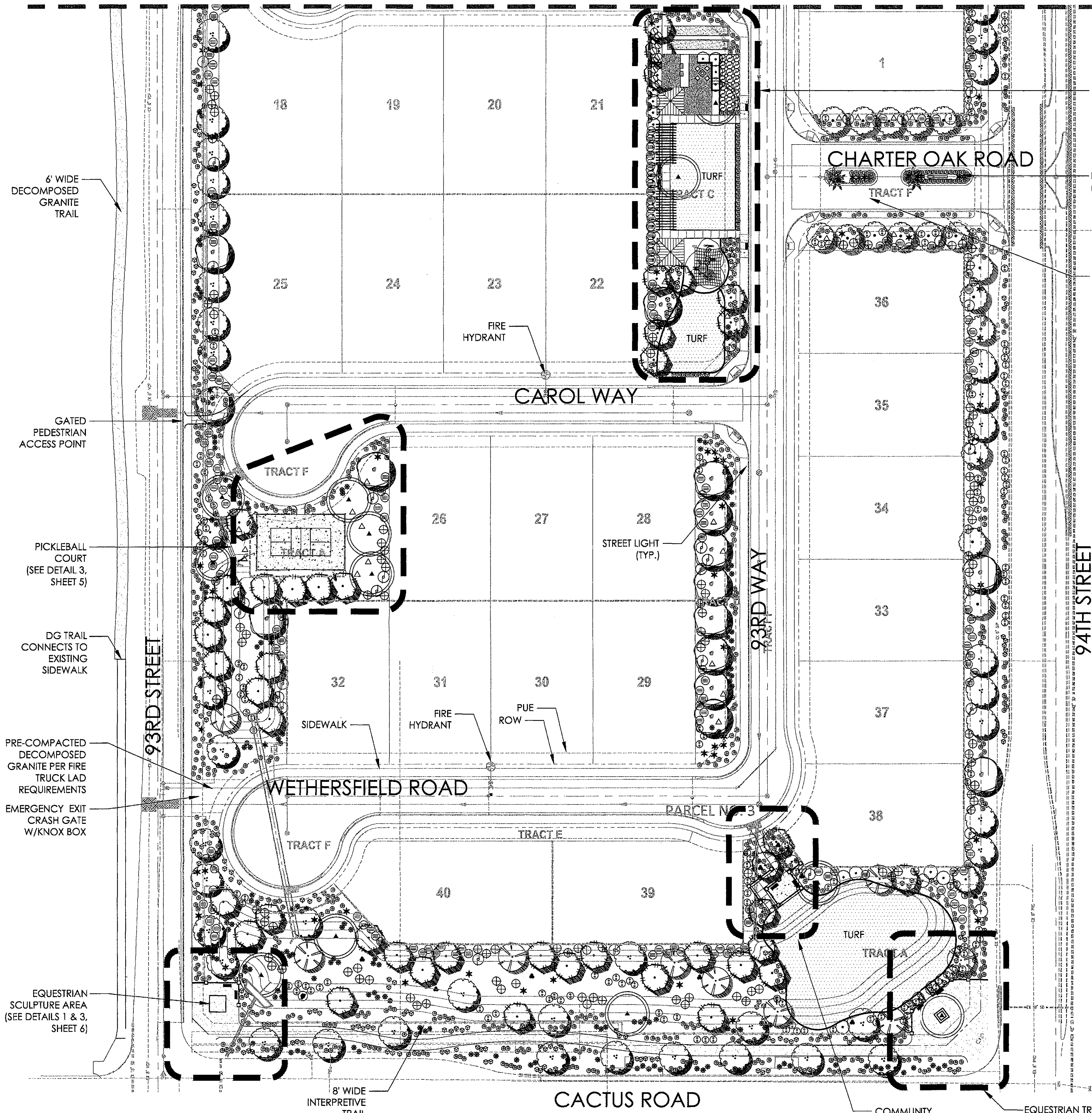
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8-16-18 DATE KN INITIALS



Color & Materials

Landscape plan - North

MATCHLINE SEE SHEET L-2

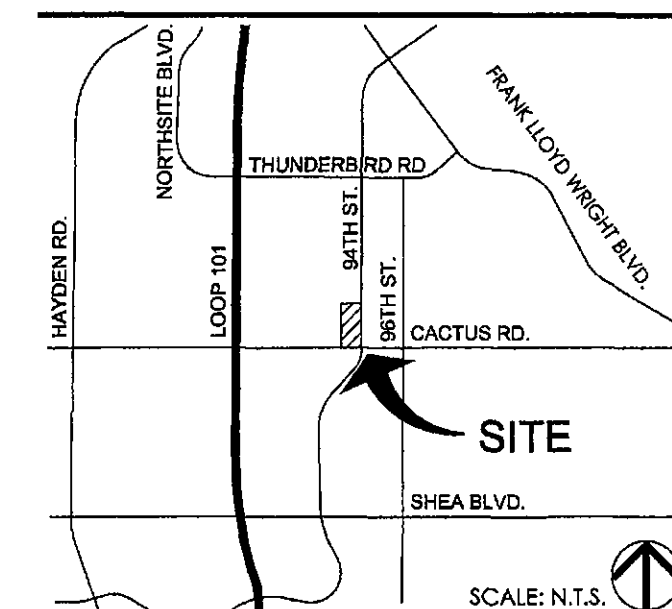


PRELIMINARY PLANT LEGEND

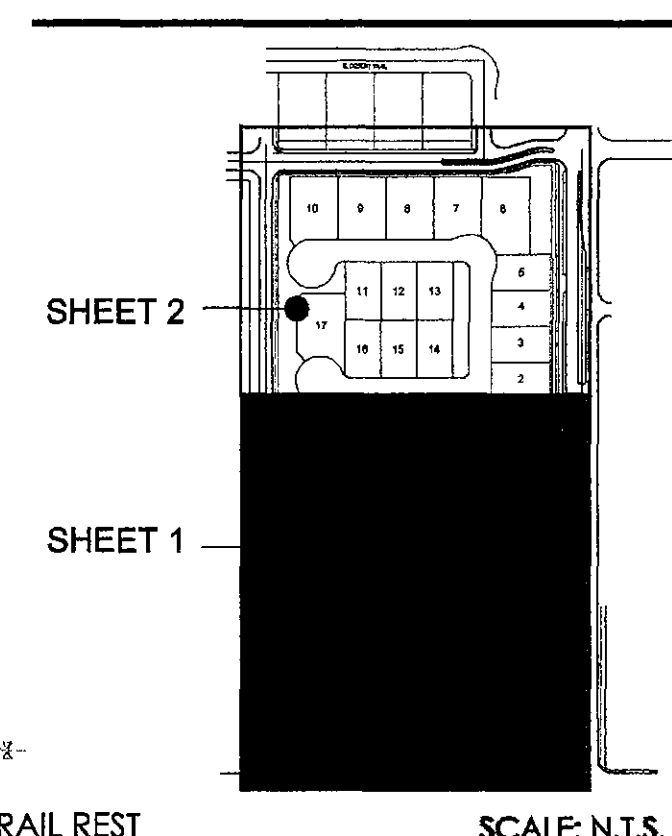
EXISTING TREE TO REMAIN IN PLACE			
TREES		SIZE	QTY.
BAUHINIA LUNARIOIDES	ANACACHO ORCHID	48" BOX	37
CAESALPINIA SPP. 'SMOOTHIE'	THORNLESS CASCALOTE	24" BOX	9
CERCIDIUM SPP. 'THORNLESS'	DESERT MUSEUM PALO VERDE	24" BOX 36" BOX	35 35
EUCALYPTUS PAPUANA	GHOST GUM TREE	36" BOX	45
PHOENIX DACTYLIFERA	DATE 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
PACHYCECREUS MARGINATUS	MEXICAN FENCEPOST	5 GAL.	10
VINES		SIZE	QTY.
ROSA BANKSIAE	LADY BANKS ROSE	5 GAL.	9
LANDSCAPE MATERIALS			
DECOMPOSED GRANITE	3/4" MINUS	SADDEBACK BROWN	
TURF GRASS	MIDIRON BURMUDA		
SEASONAL ANNUALS	IN POTS & PLANTER BEDS		

STIPULATION SET
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APPROVED
8-16-18
DATE
KN
INITIALS

VICINITY MAP



KEYMAP



SALVAGE PLANT LEGEND

SALVAGE TREES			
SALVAGE TREES		SIZE	QTY.
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	SEE NPI	5
PROSOPIS SPP. (SALVAGE)	MESQUITE	SEE NPI	14
SALVAGE SHRUBS/ACCENTS			
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.B, 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

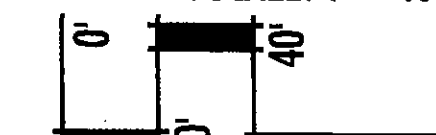
L-1, L-2	PRELIMINARY LANDSCAPE PLAN
L-3	PRELIMINARY WALL PLAN
L-4	ENTRY FEATURE & WALL DETAILS
L-5, L-6	CONCEPTUAL AMENITIES & PLANS
L-7, L-8	LIGHTING PLAN & PHOTOMETRICS
L-9	LIGHTING CUT SHEETS
L-10	CONCEPTUAL MATERIALS BOARD
L-11	STREET SECTIONS & LOT LAYOUT

PROJECT TEAM

Discipline	Company Contact Info.
Client	The Empire Group, LLC Shelby Duplessis 6617 N. Scottsdale Rd. Suite 101 Scottsdale, AZ 85250 shelby@theempiregroupilc.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'



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WOLF SPRINGS

L-1 PRELIMINARY LANDSCAPE & HARDSCAPE PLAN

1 OF 11

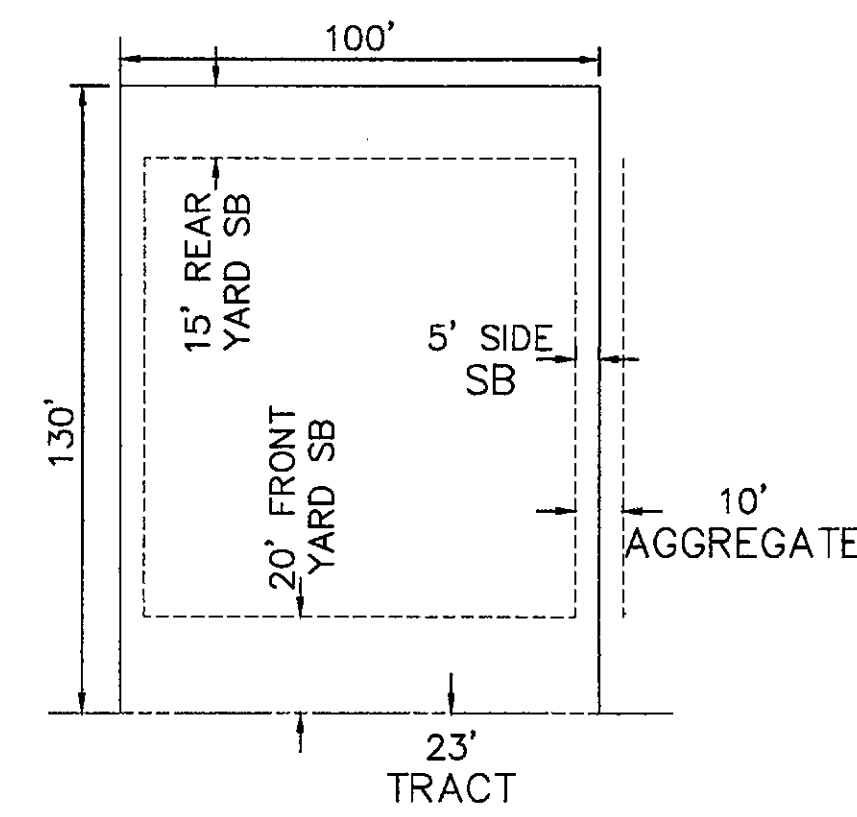
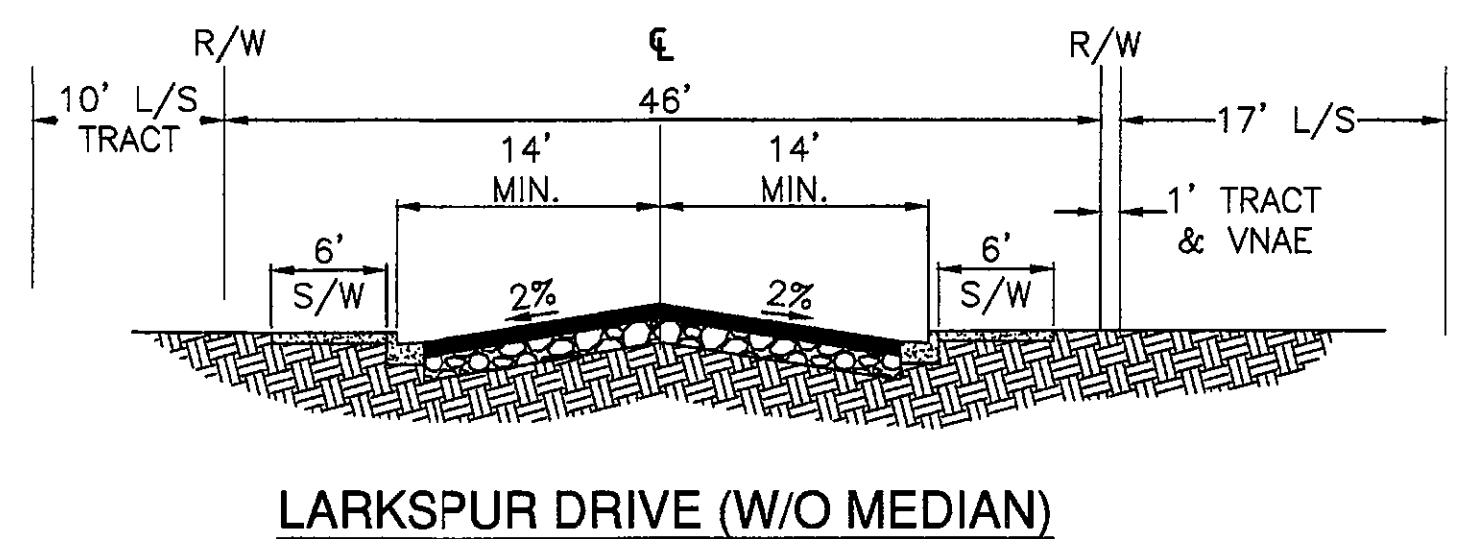
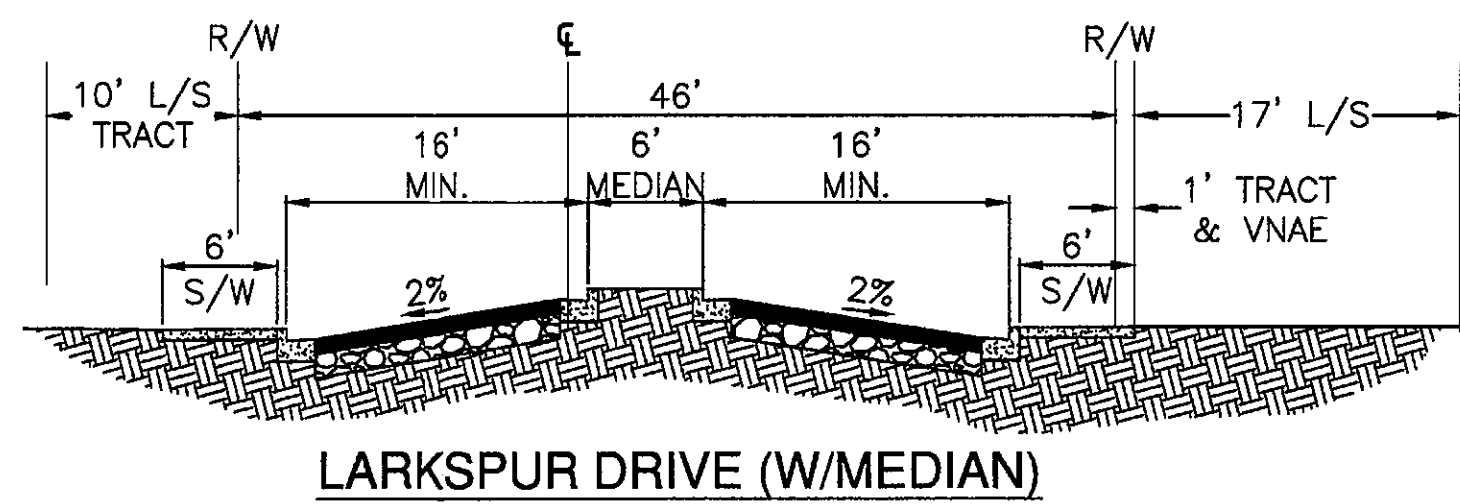
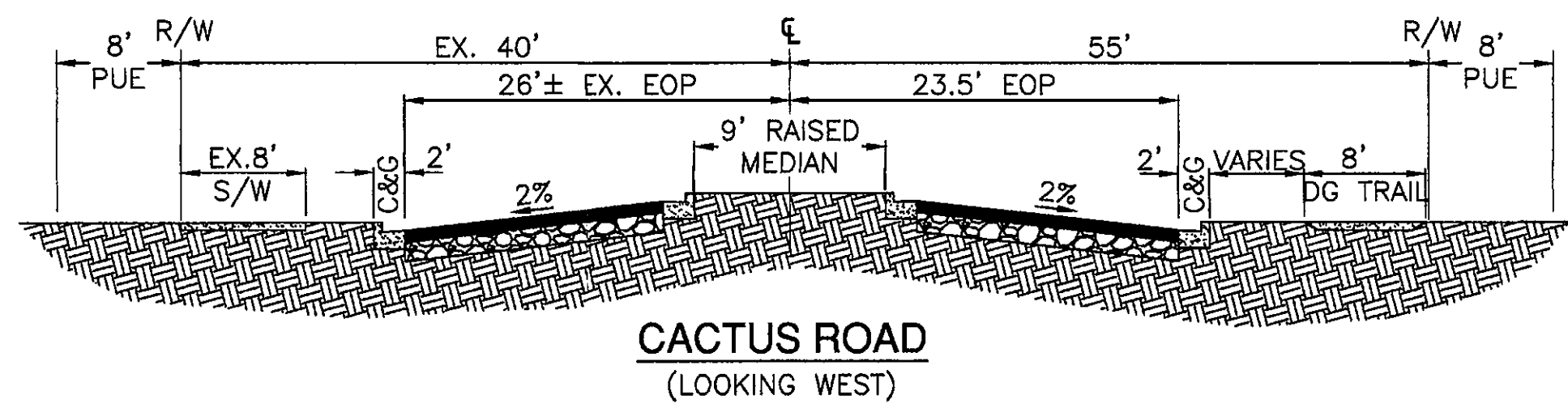
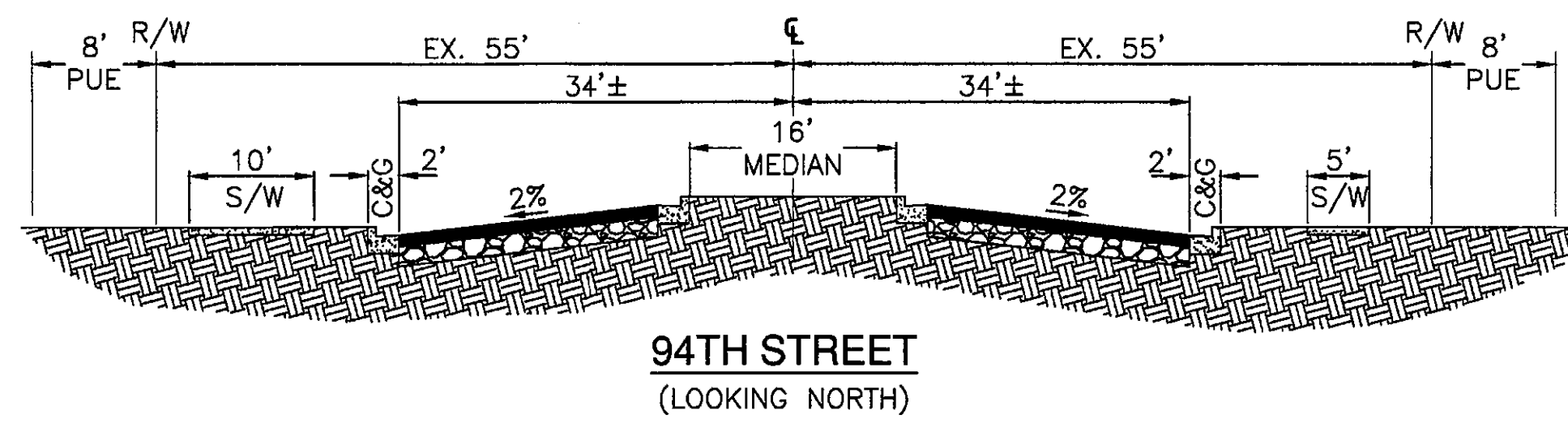
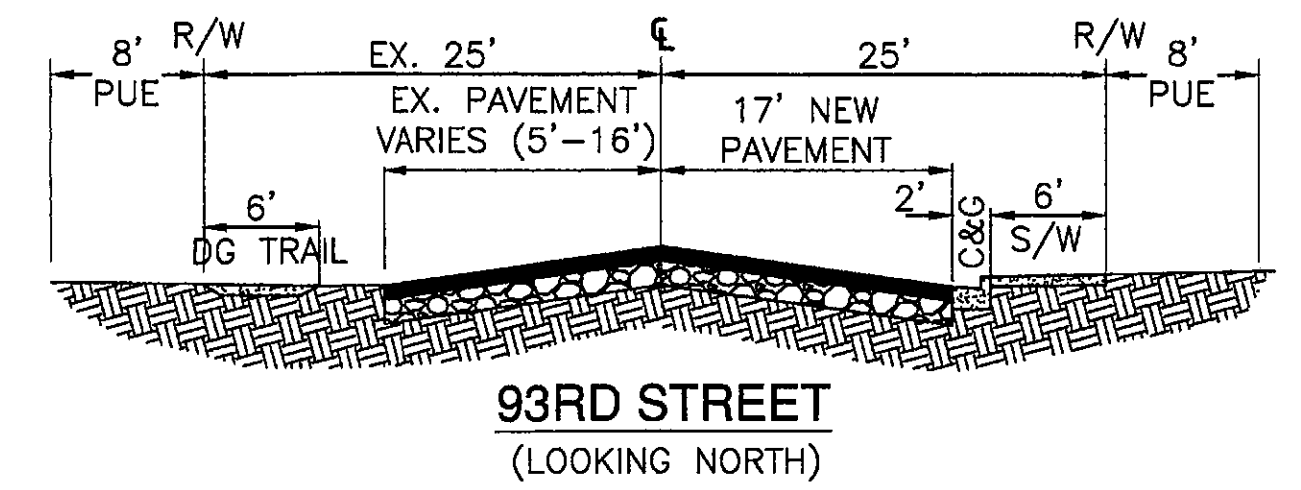
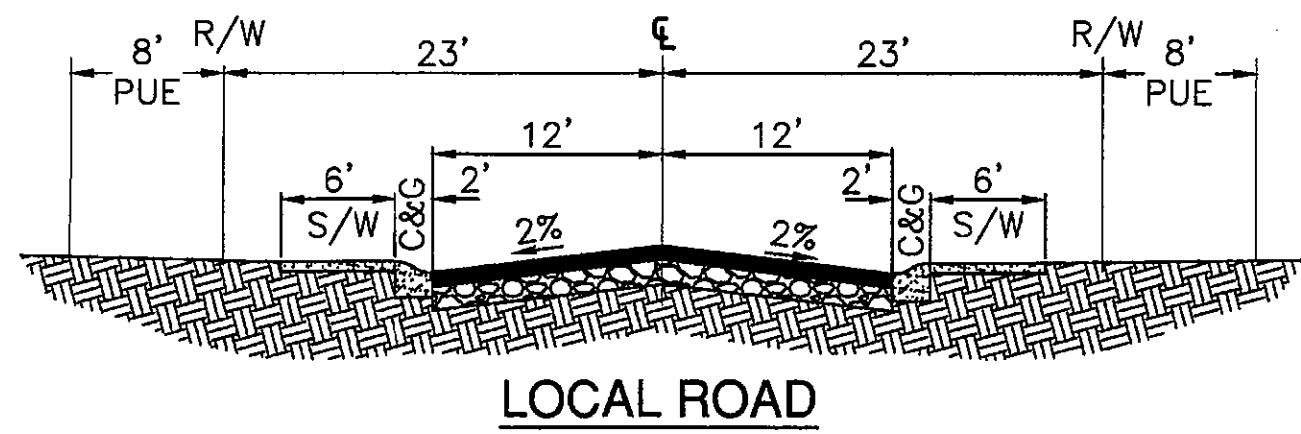
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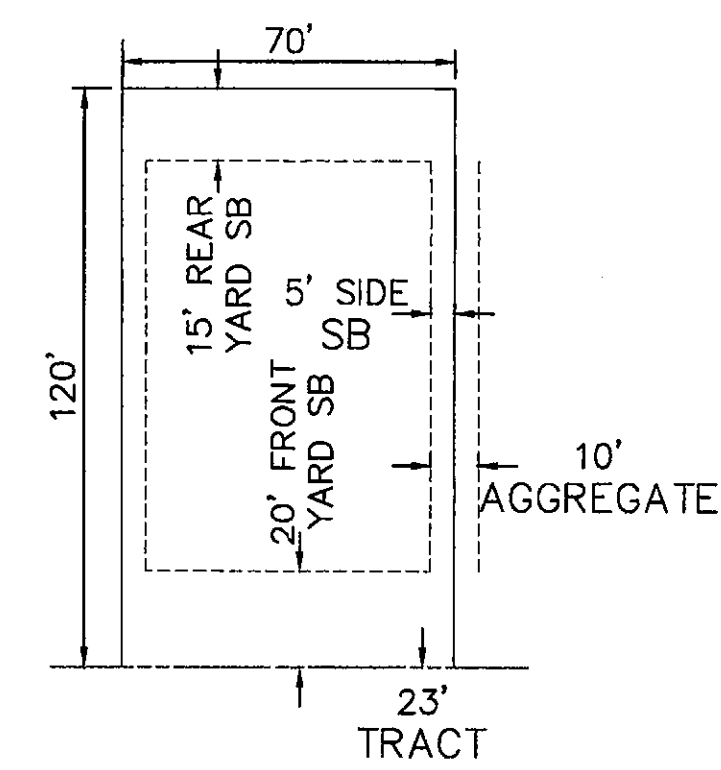
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Landscape plan- South



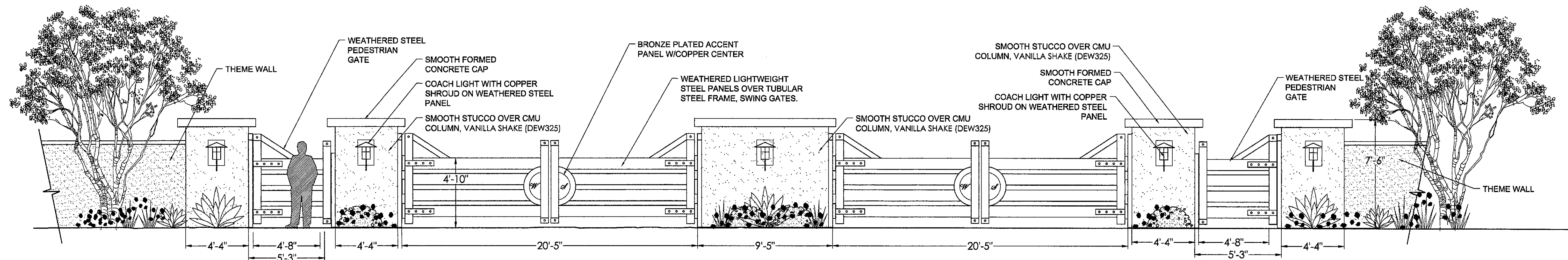
TYPICAL LOT LAYOUT-TYPE A

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



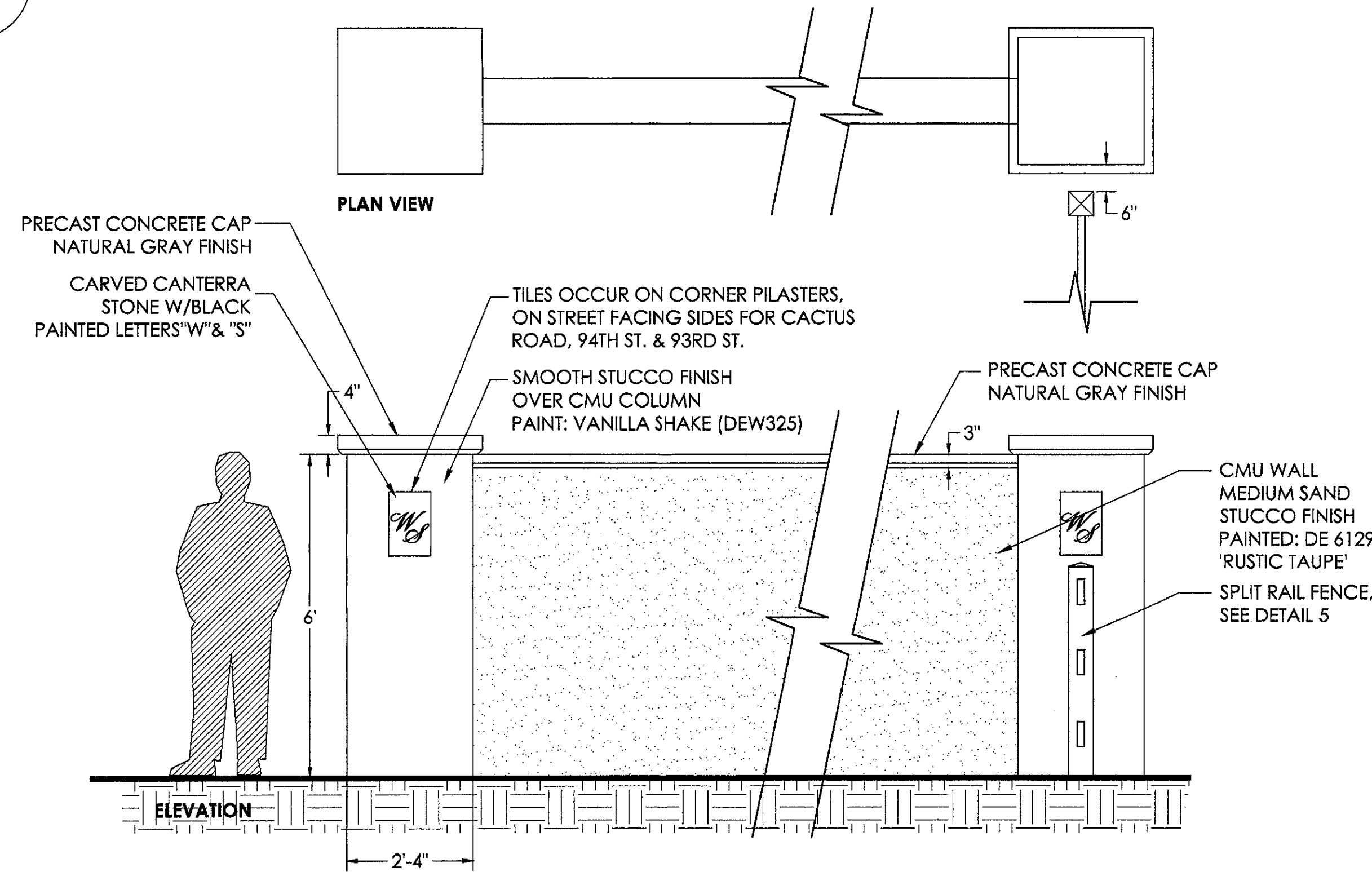
TYPICAL LOT LAYOUT-TYPE B

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



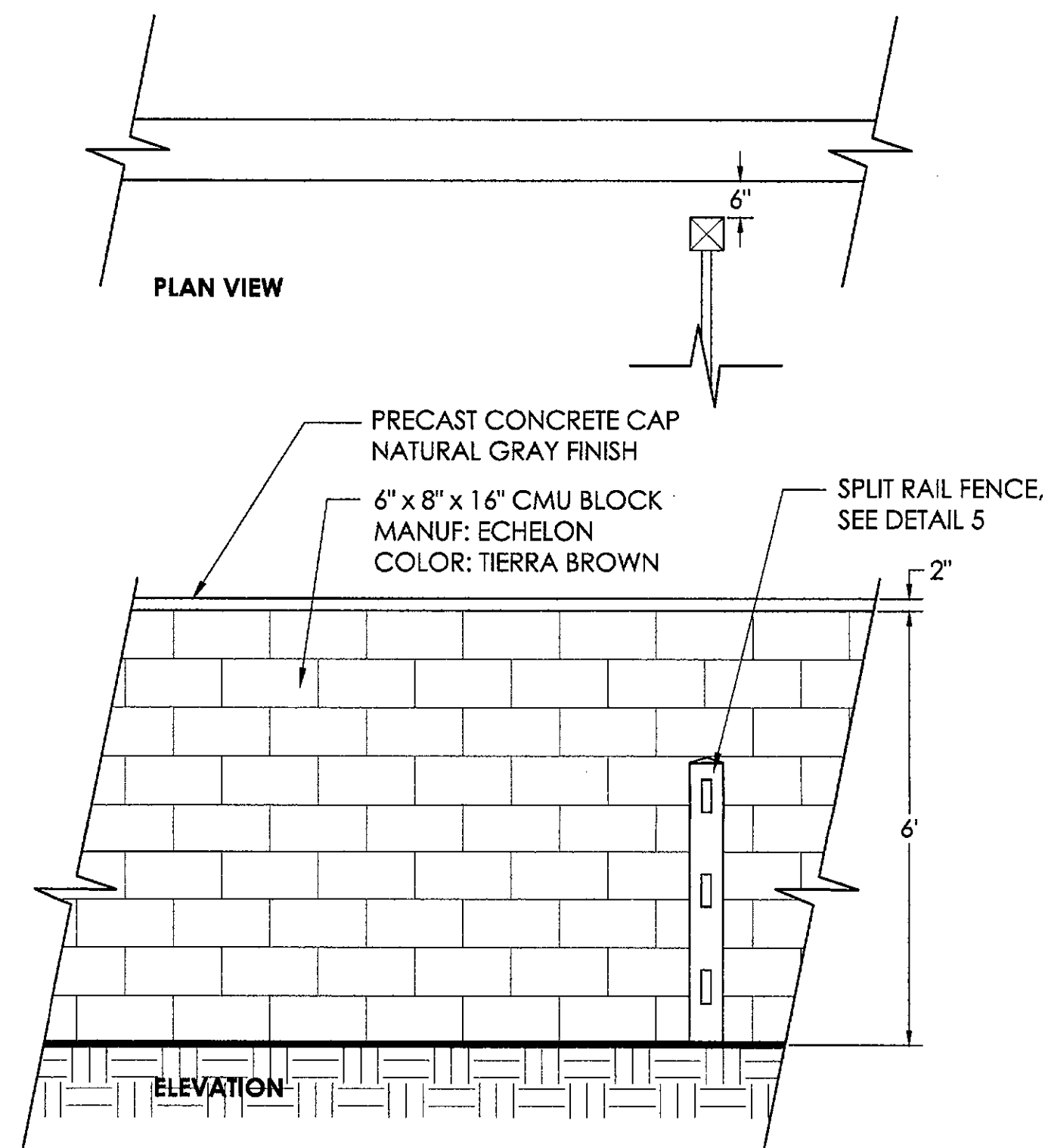
1 ENTRY & PEDESTRIAN GATE ELEVATION

SCALE: 1"= 4'-0"



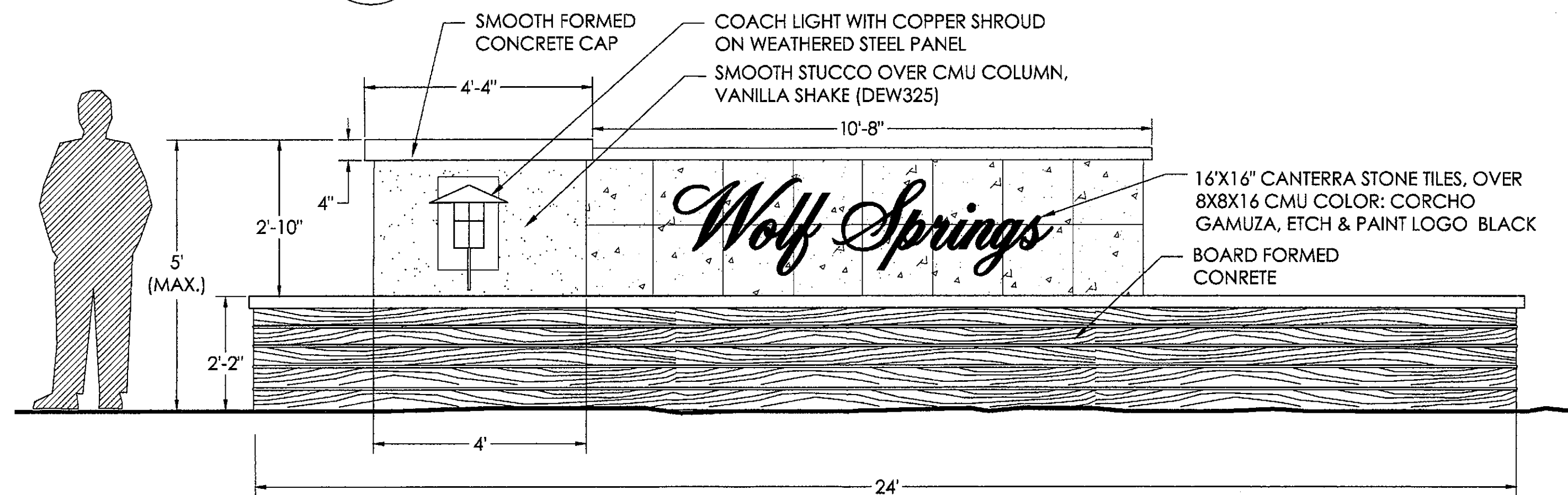
2 THEME WALL & 6' COLUMN ELEVATION

SCALE: 1"= 2'-0"



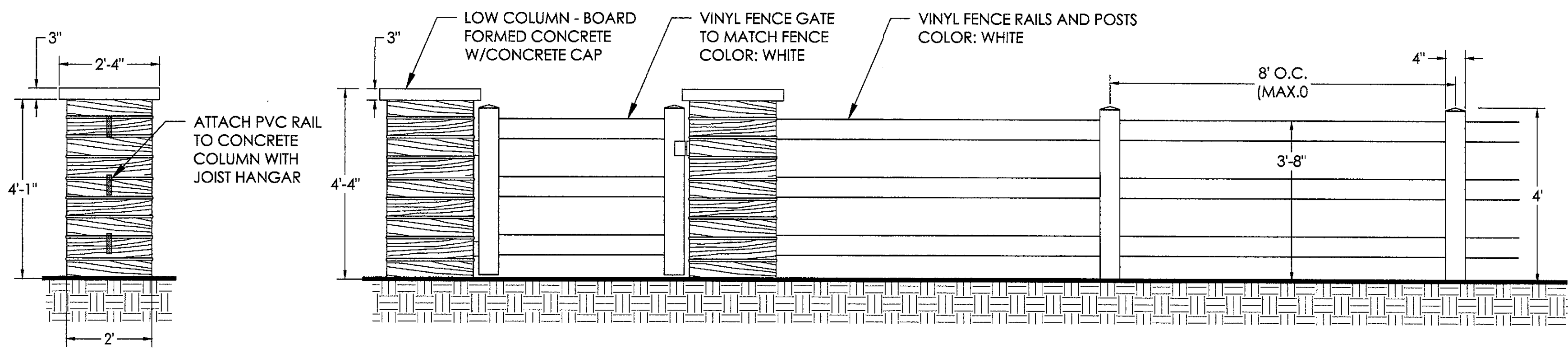
4 BLOCK WALL ELEVATION

SCALE: 1"= 2'-0"



3 ENTRY MONUMENT & SIGNAGE ELEVATION

SCALE: 1"= 2'-0"



5 SPLIT RAIL FENCE, GATE & 4' COLUMN ELEVATIONS

SCALE: 1"= 2'-0"

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WOLF SPRINGS
L-4 ENTRY FEATURES & WALL DETAILS
4 OF 11

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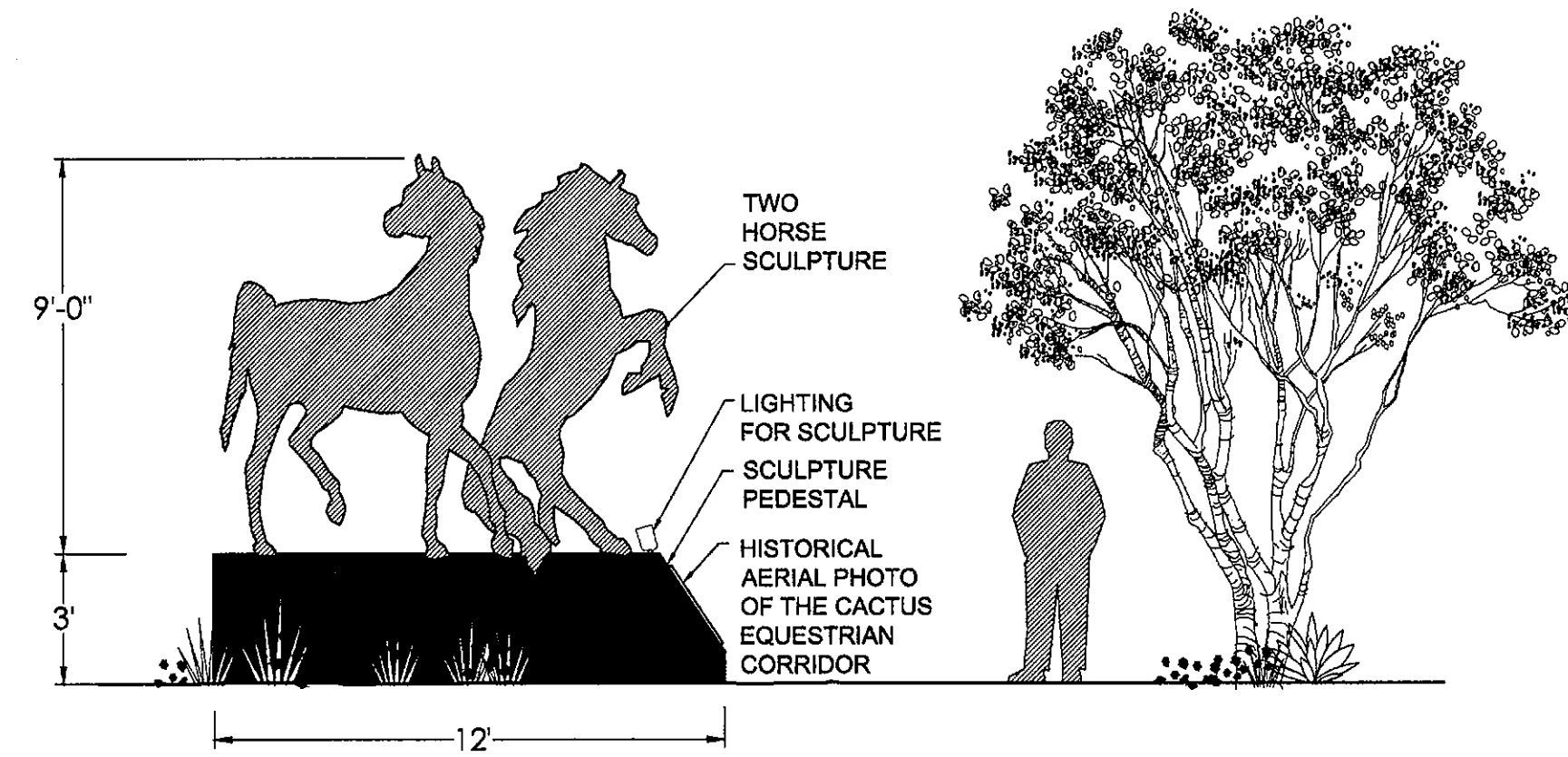
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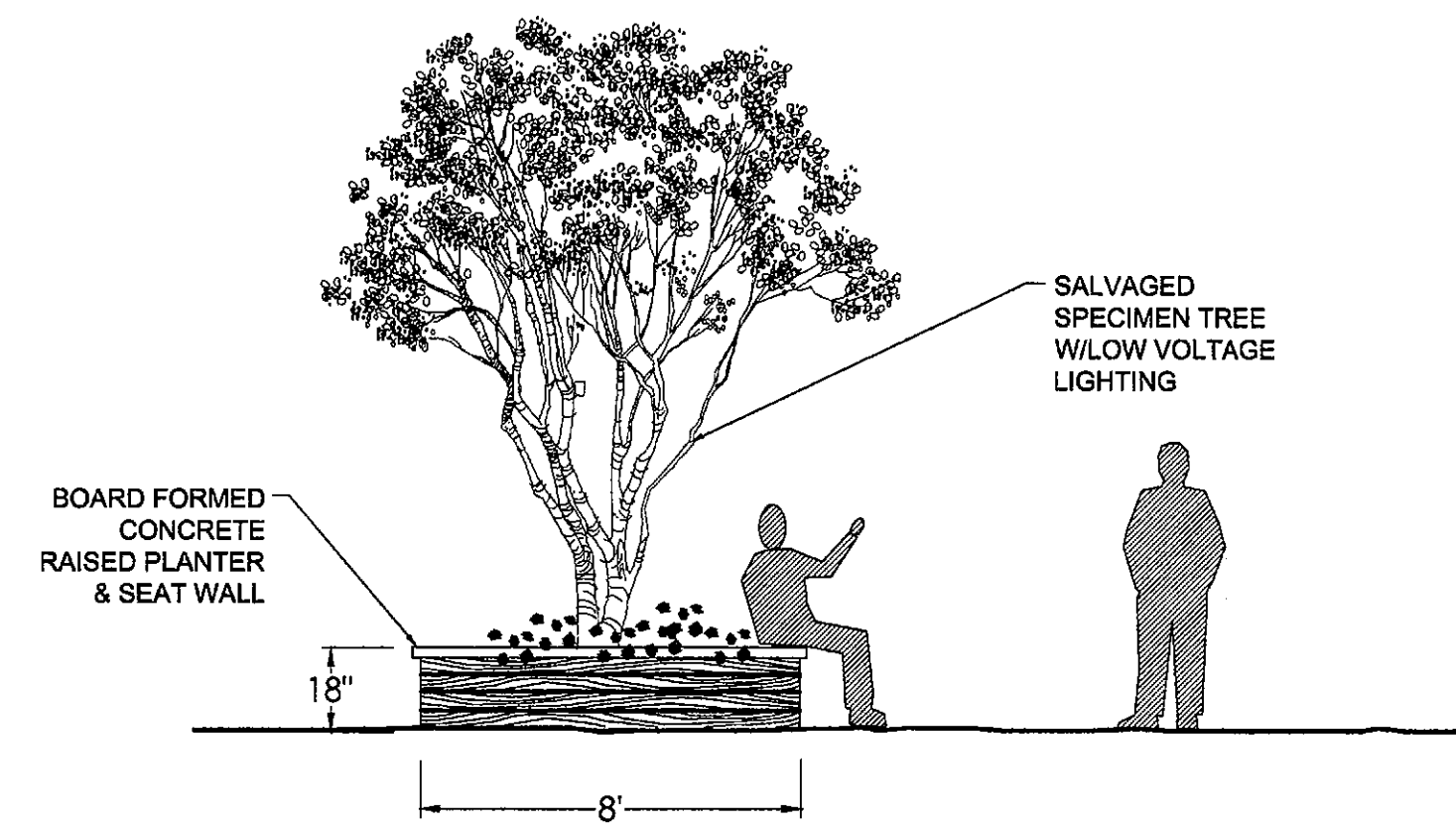
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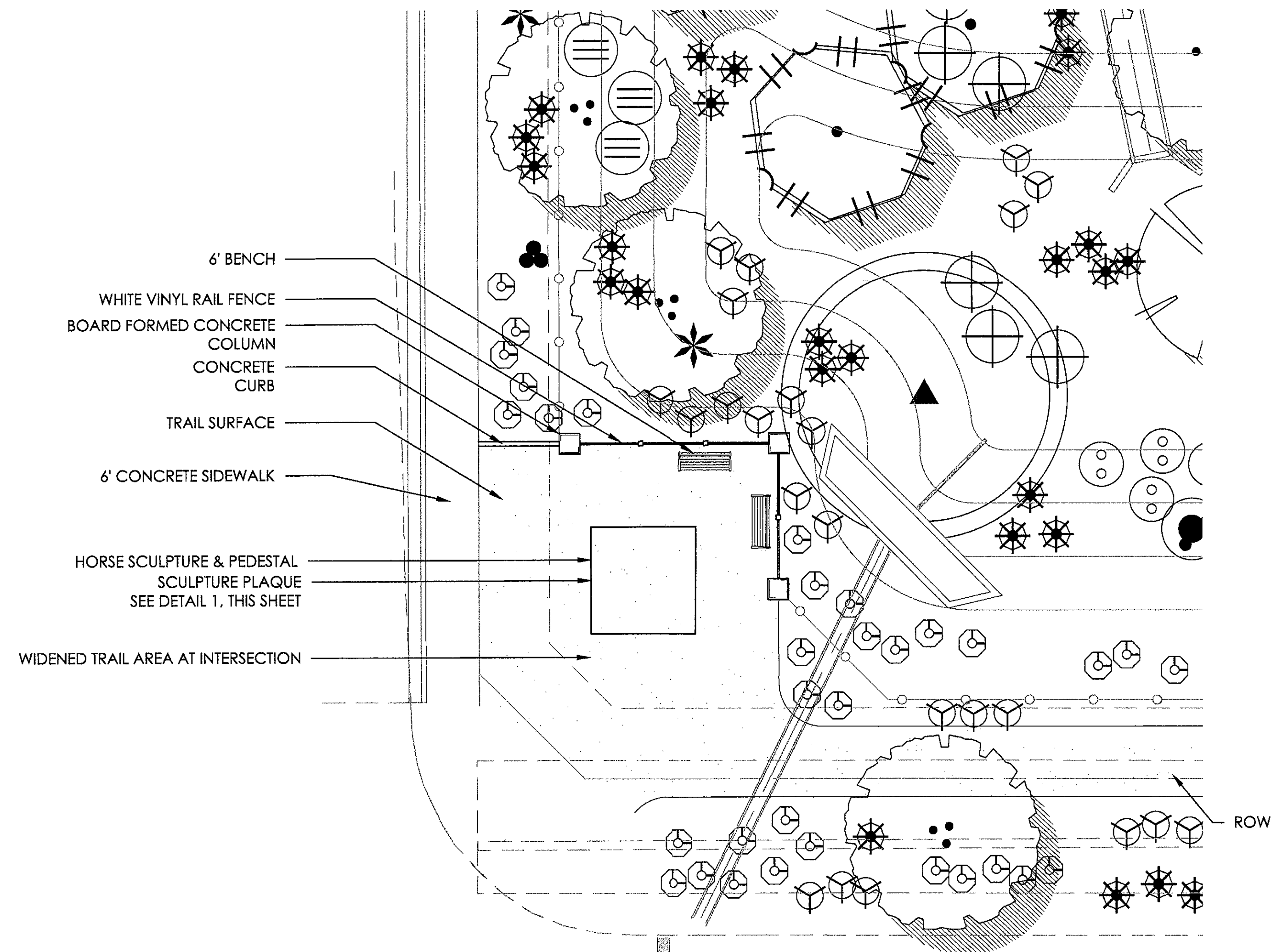
Entry & Wall Details



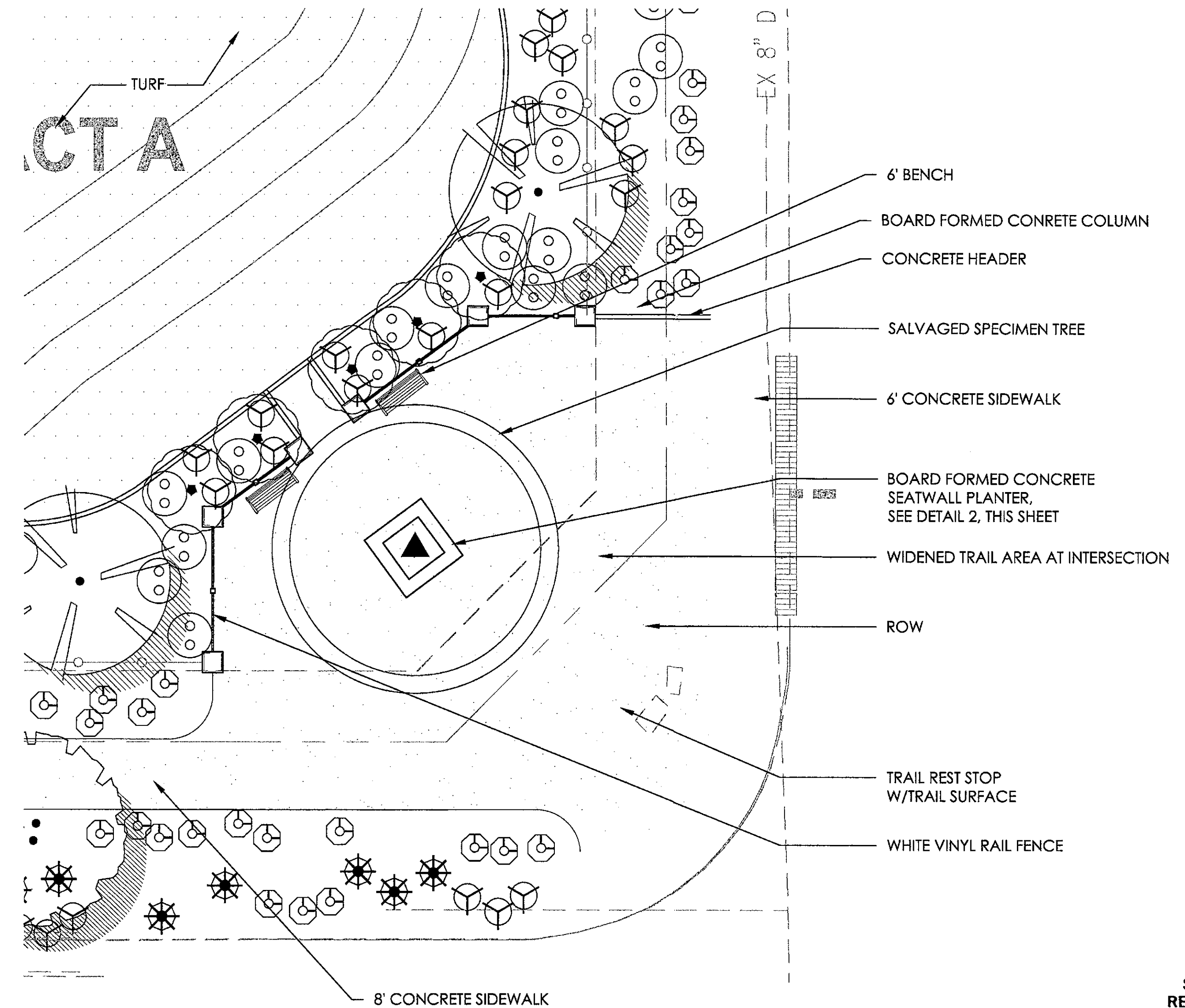
1 EQUESTRIAN SCULPTURE, PEDESTAL & PLAQUE



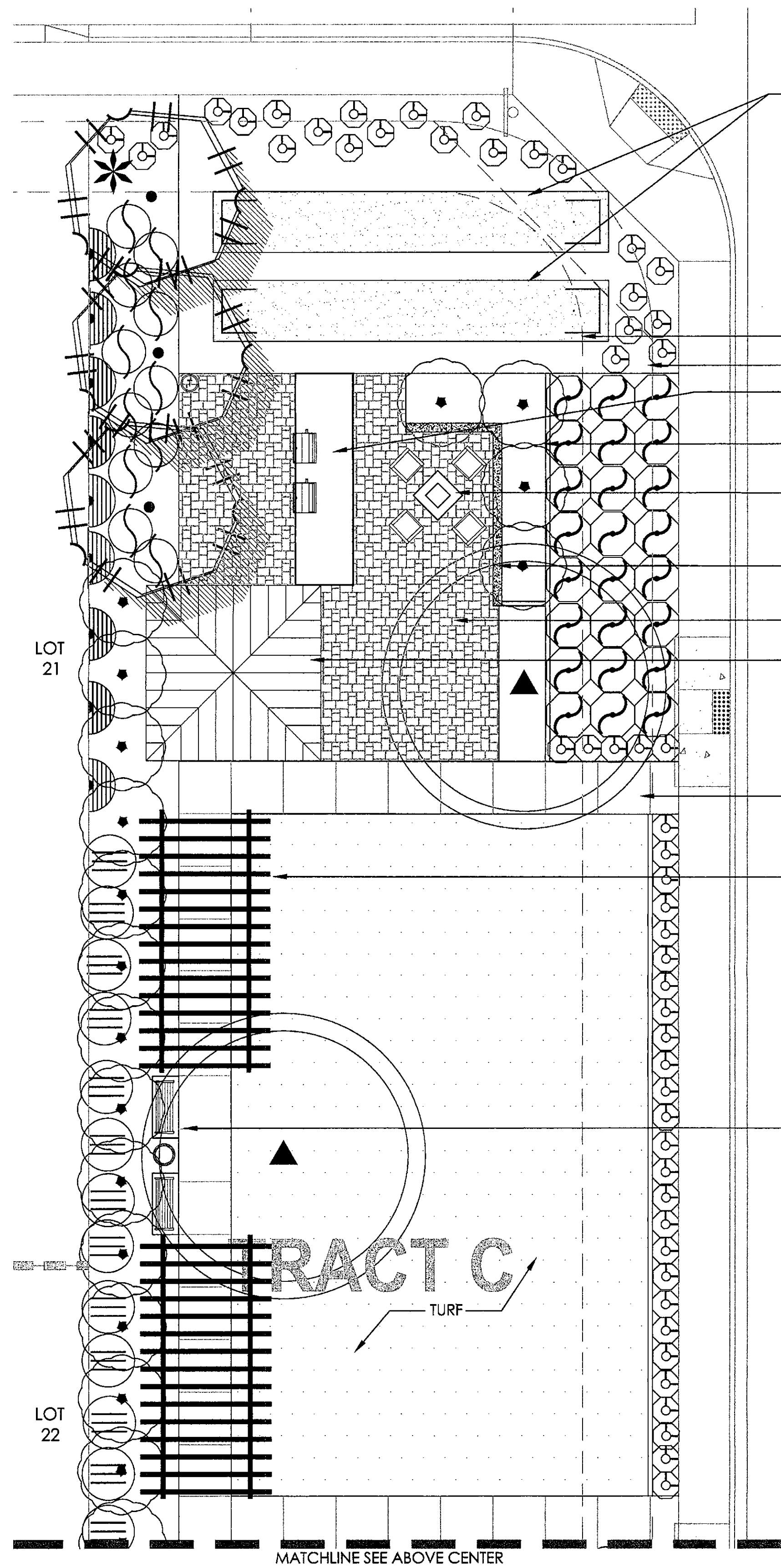
2 BOARD FORMED SEATWALL PLANTER



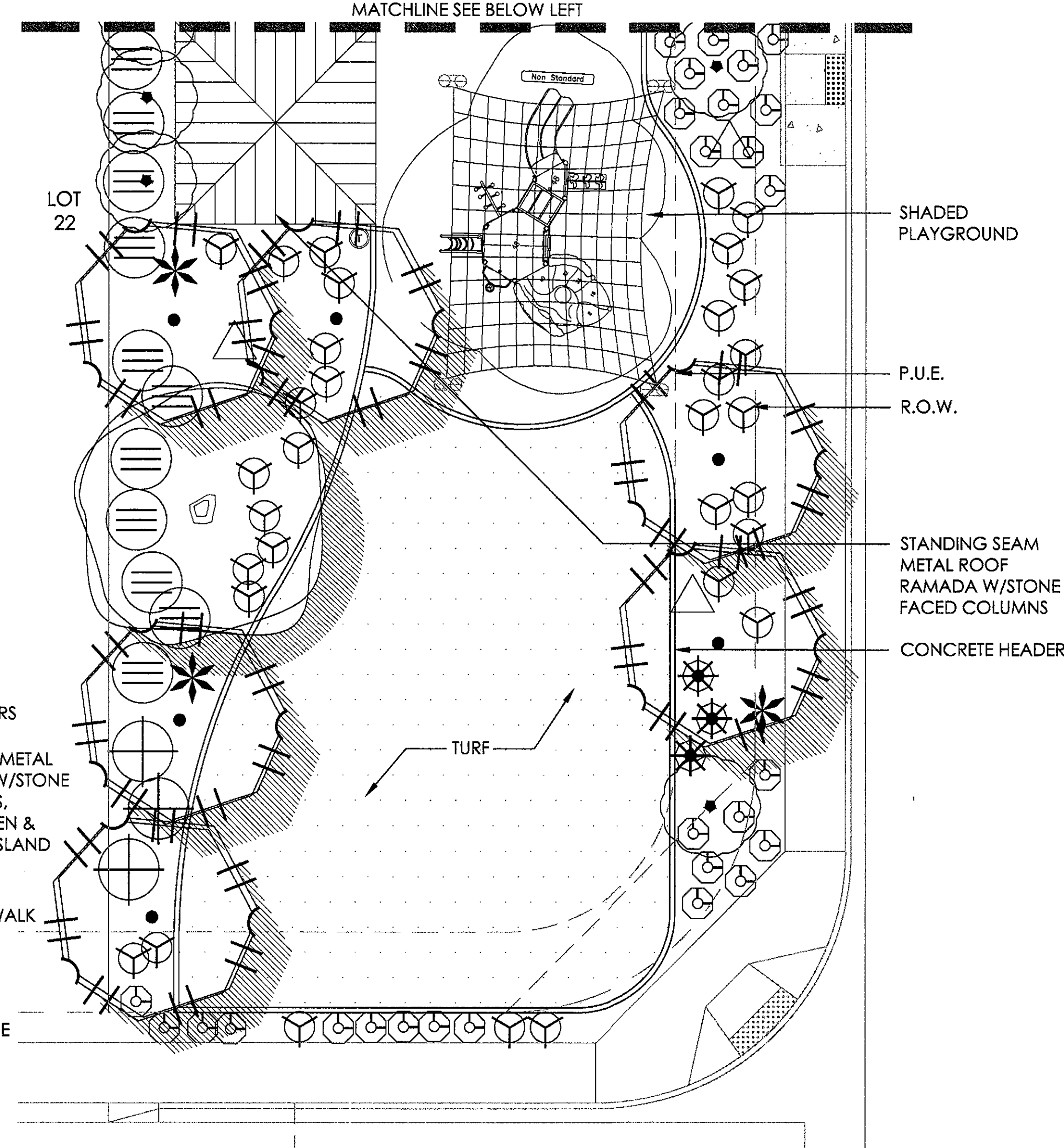
3 EQUESTRIAN TRAIL AT CACTUS RD. & 93RD ST.



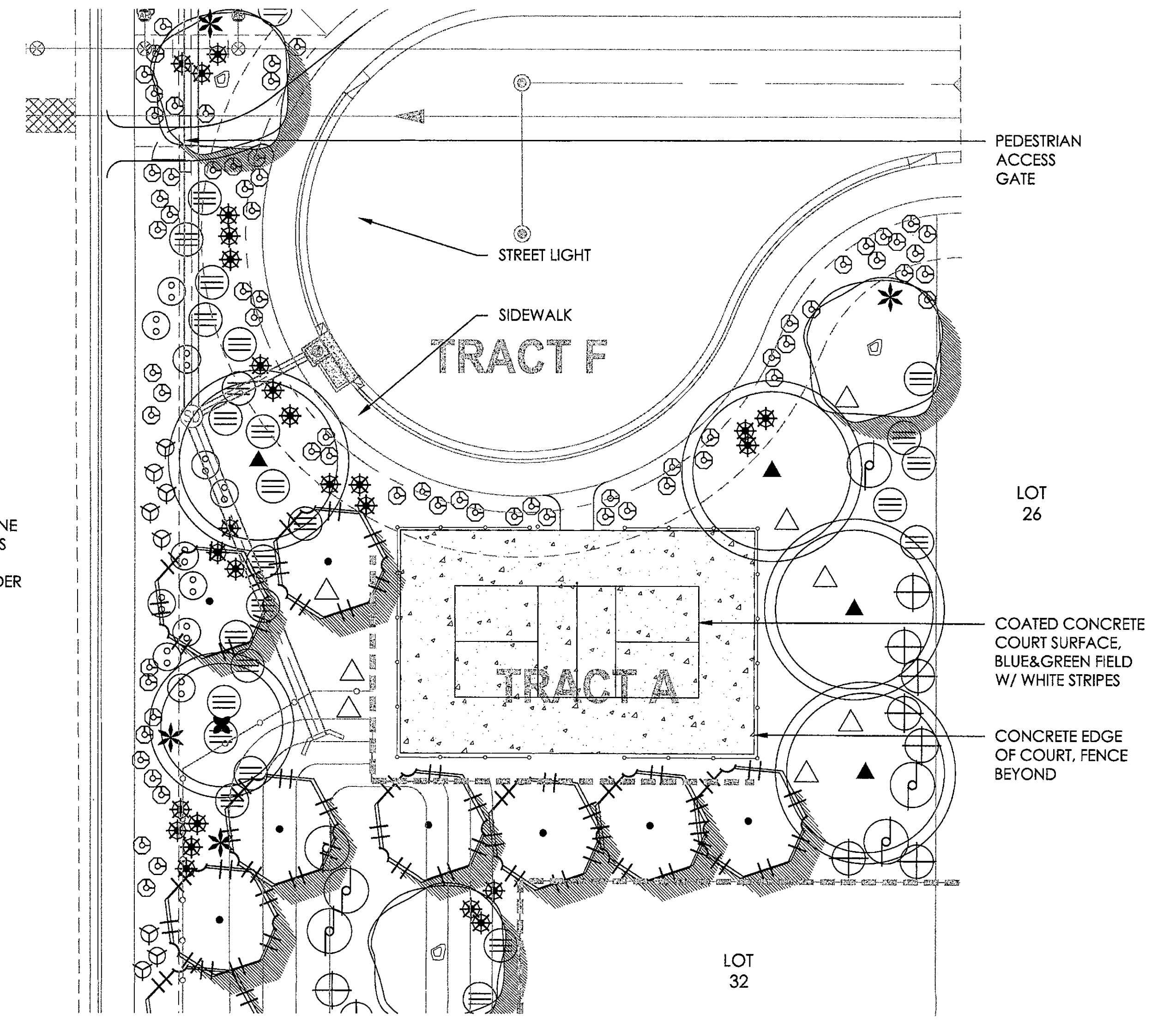
4 EQUESTRIAN TRAIL AT CACTUS RD. & 94TH ST.



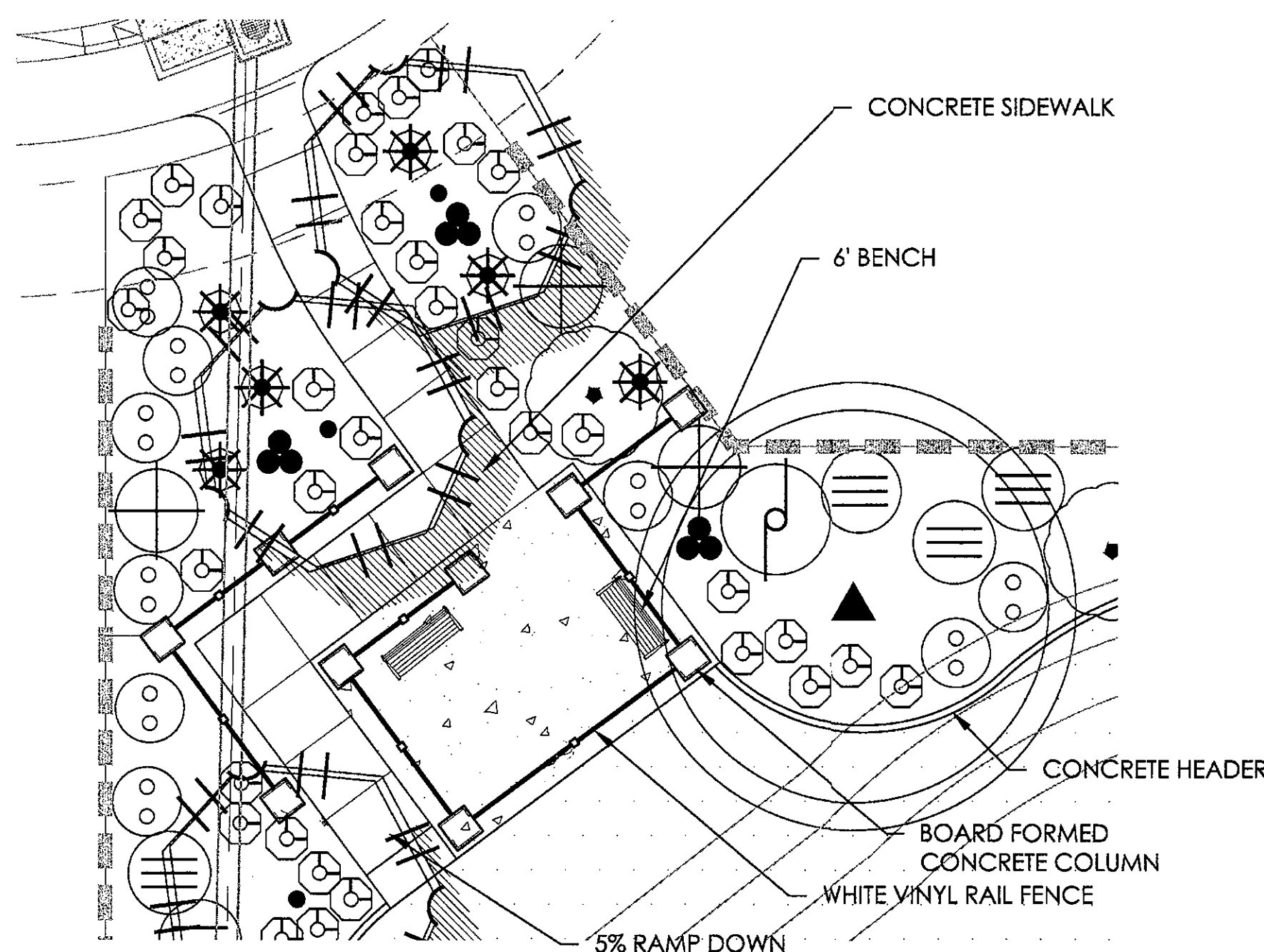
1 POCKET PARK - NORTHERN PORTION



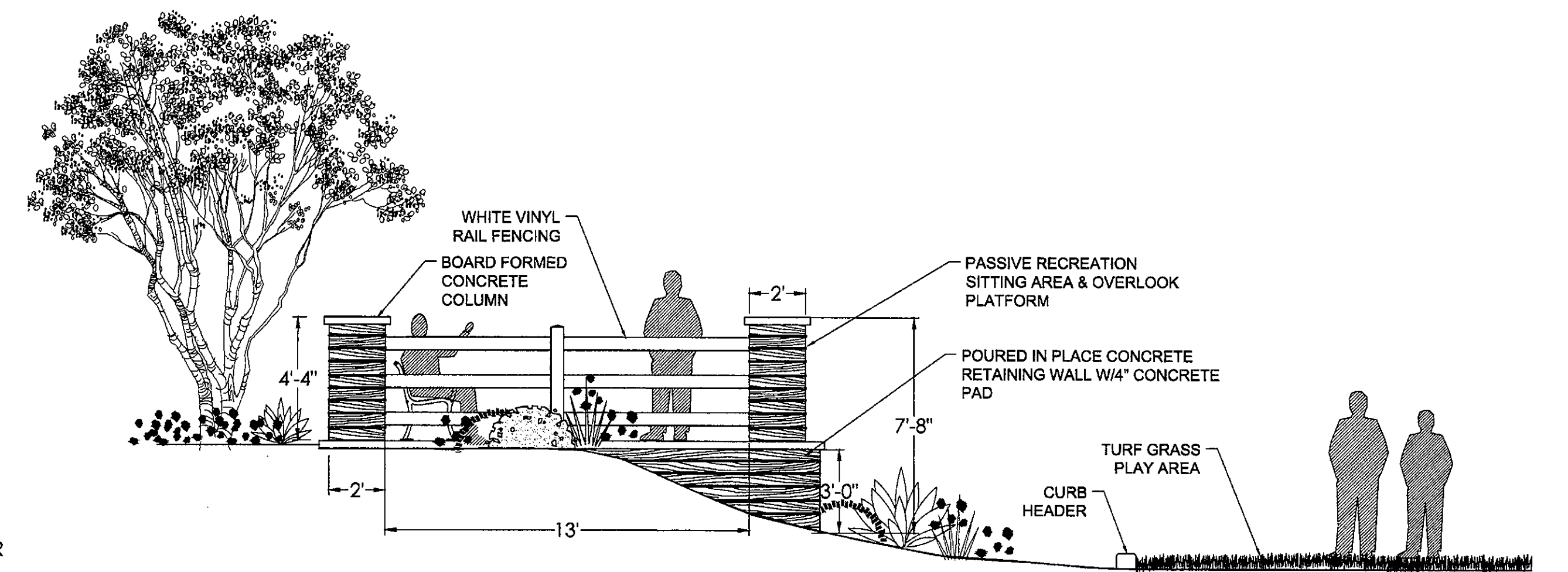
2 POCKET PARK - SOUTHERN PORTION



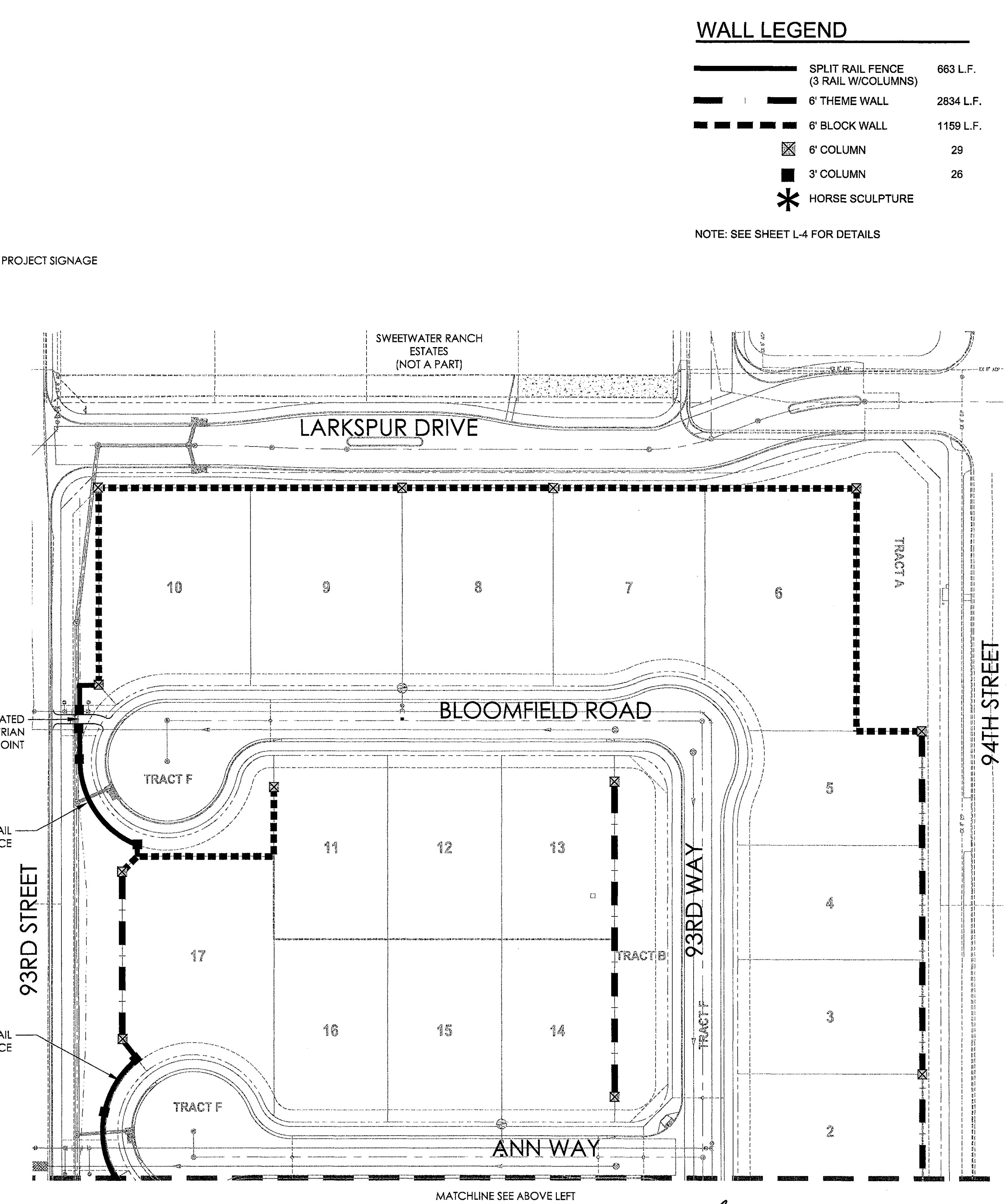
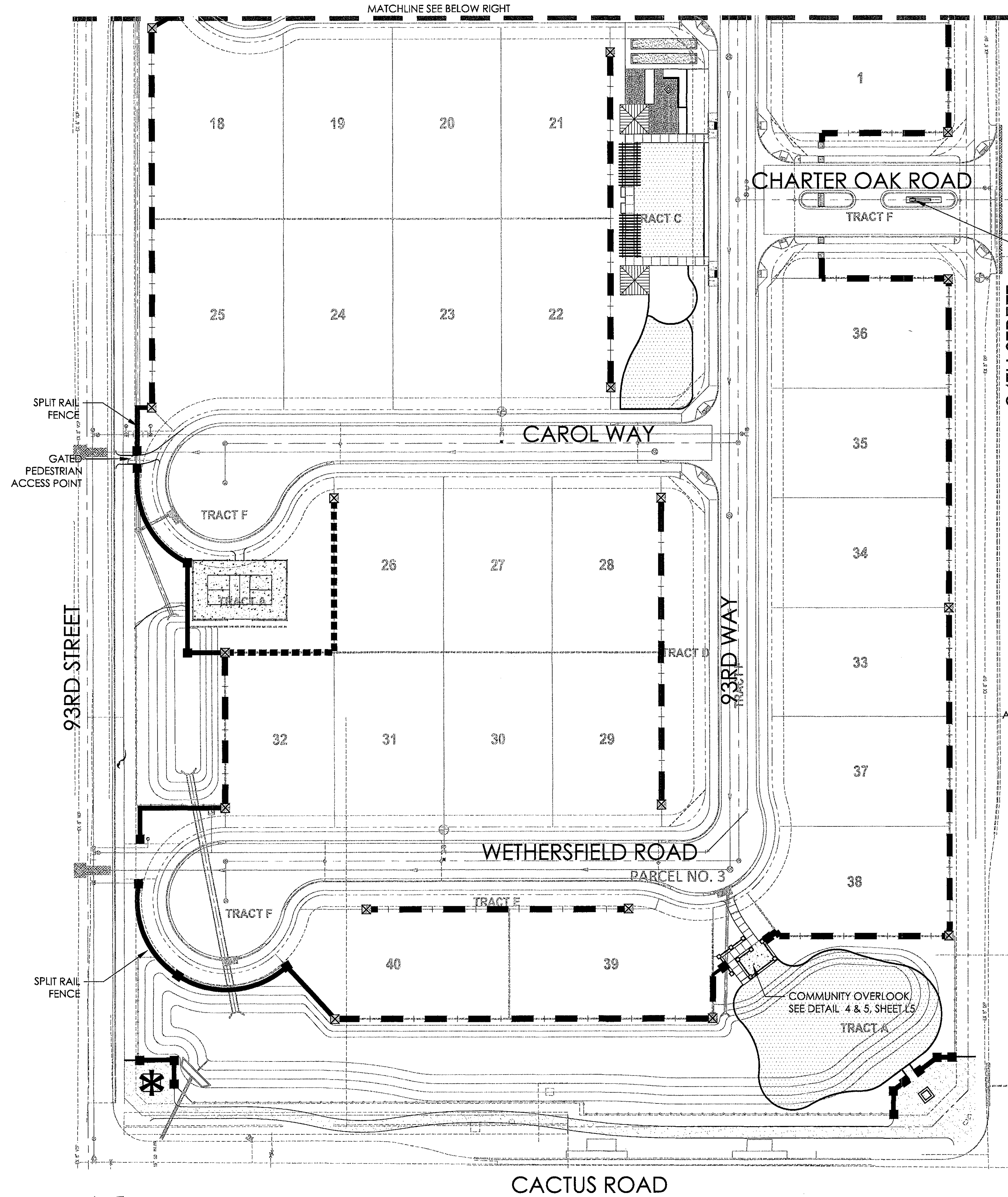
3 PICKLEBALL COURT



4 COMMUNITY OVERLOOK DECK - PLAN



5 COMMUNITY OVERLOOK DECK - ELEVATION



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

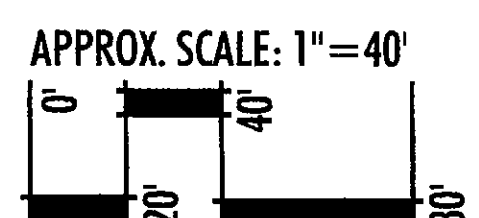
WOLF SPRINGS

L-3 PRELIMINARY WALL PLAN
3 OF 11

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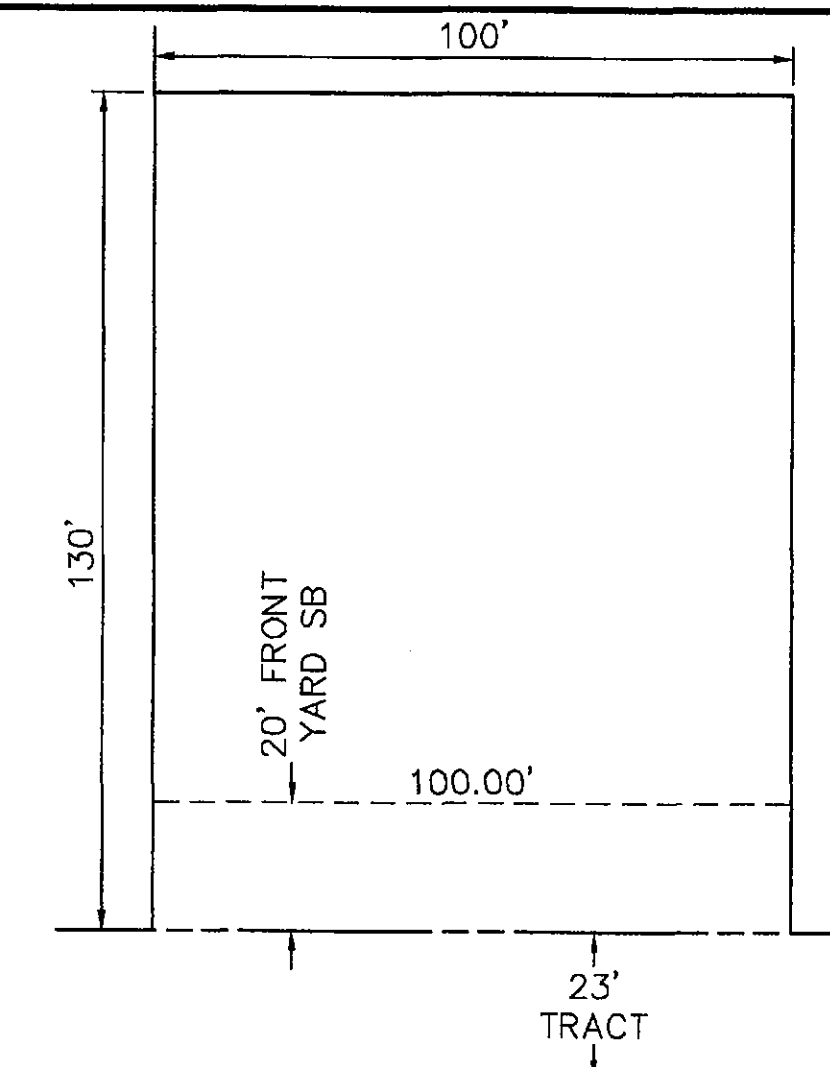
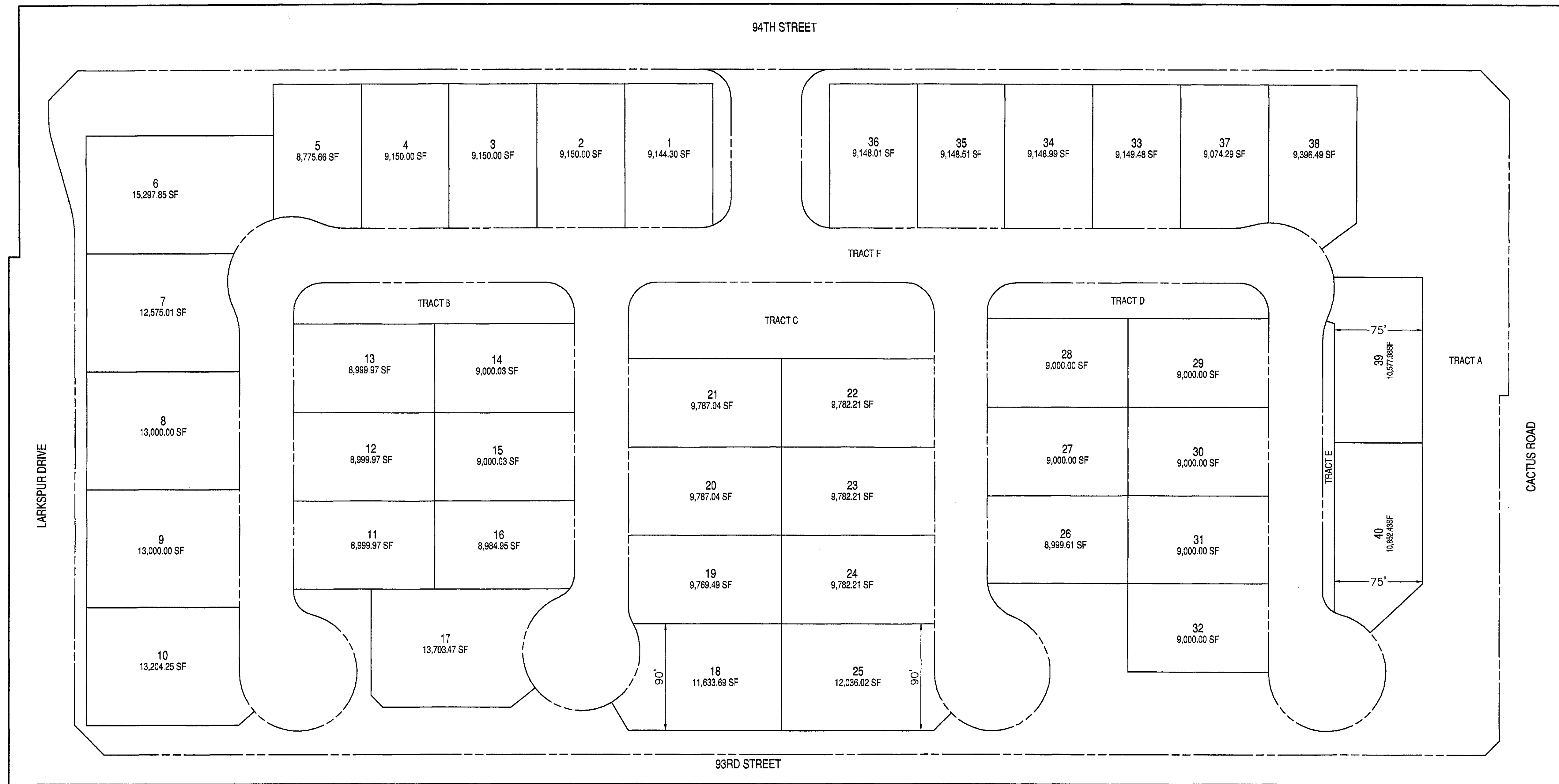
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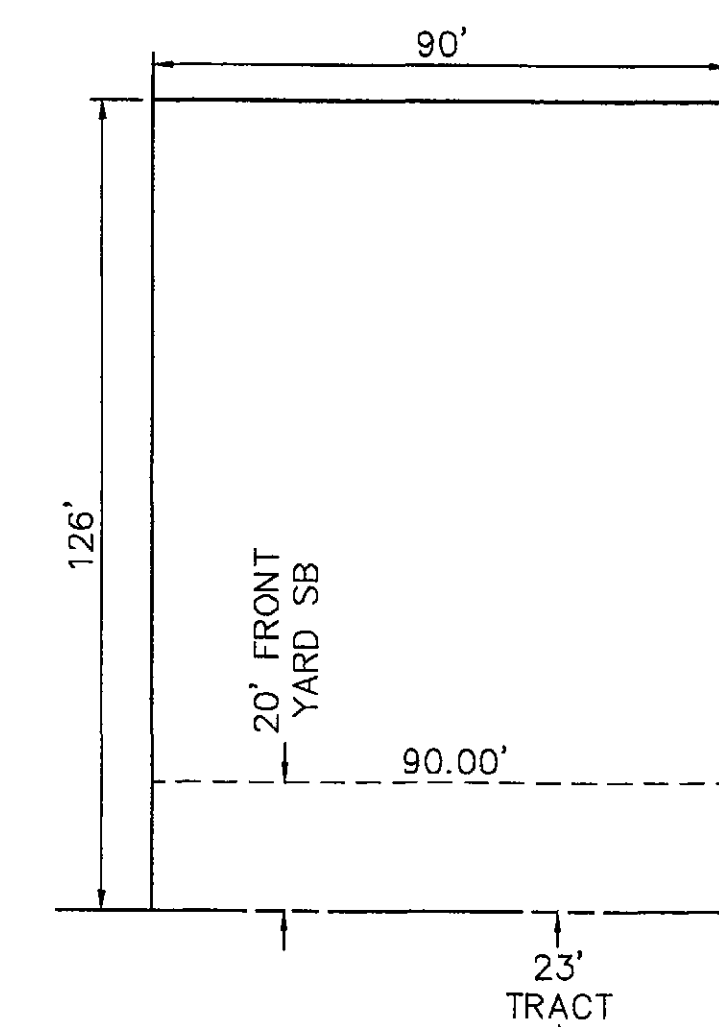


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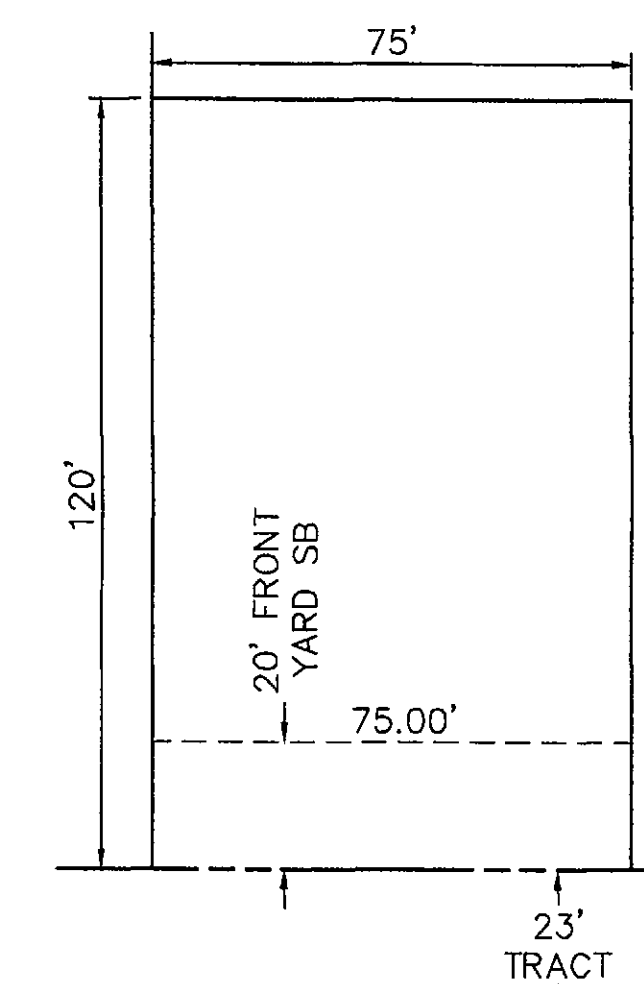
14-PP-2017
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LOTS 6-10 AND 17



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

Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-11 (782-6348) In Maricopa County: (602) 263-1100

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

WOLF SPRINGS RANCH LOT EXHIBIT

SCOTTSDALE, ARIZONA

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

DATE: 8-16-17 INITIALS: KN

SCALE NONE

JOB No. 1-018

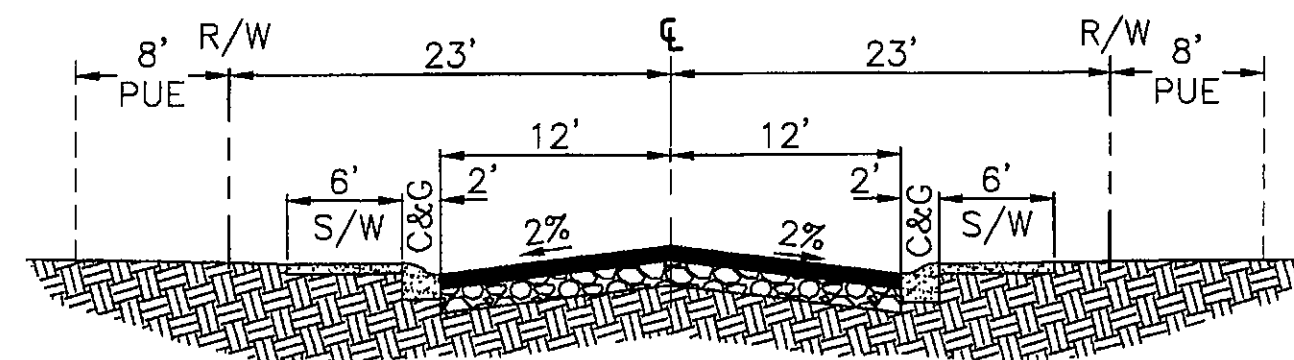
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PP04

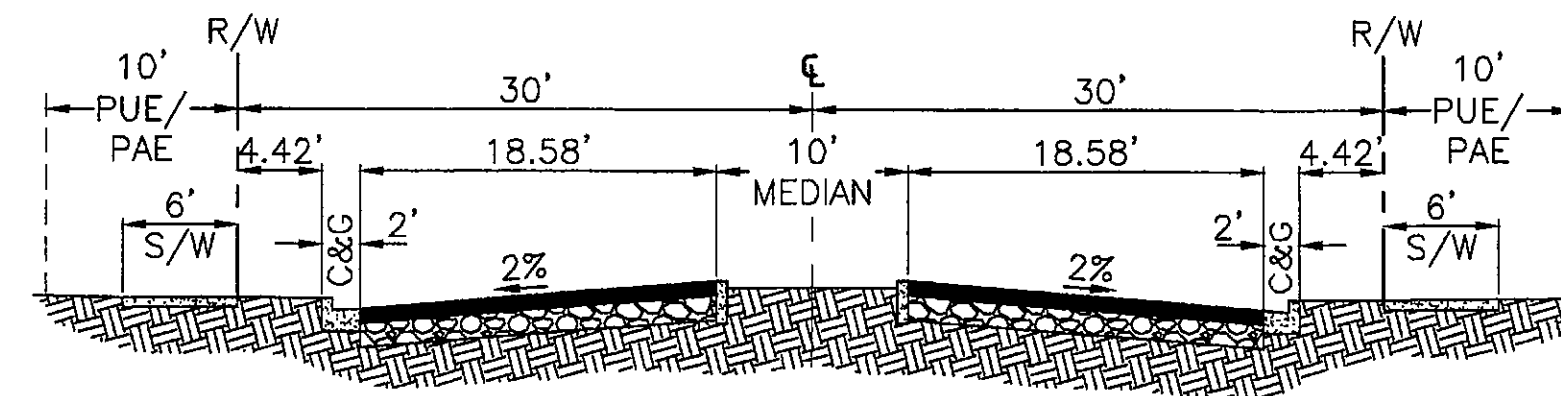
SHEET 4 OF 4

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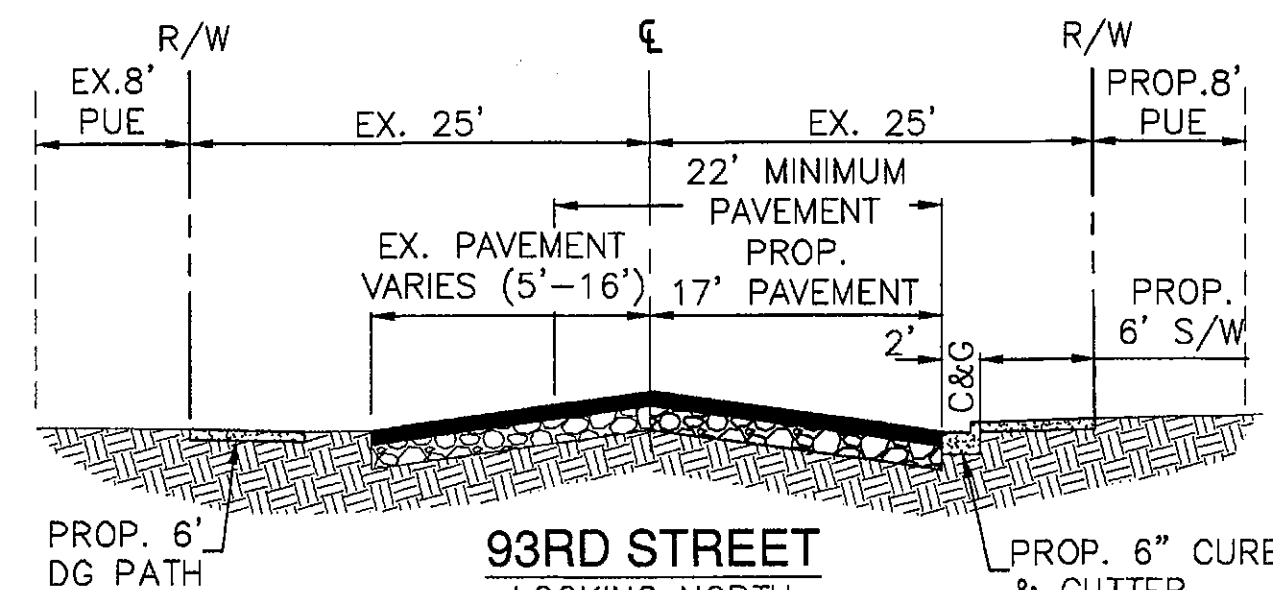
MARICOPA COUNTY



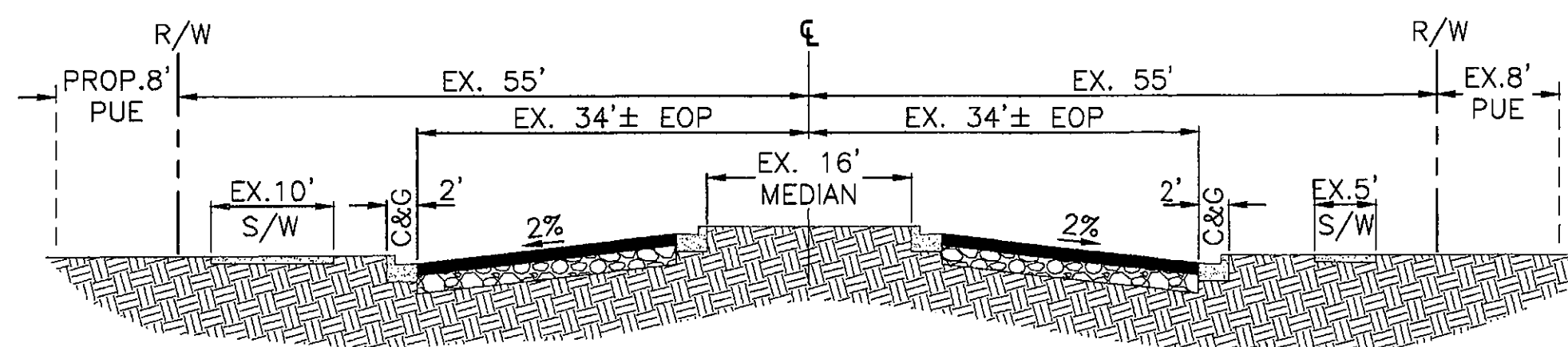
LOCAL ROAD
LOOKING EAST
N.T.S.



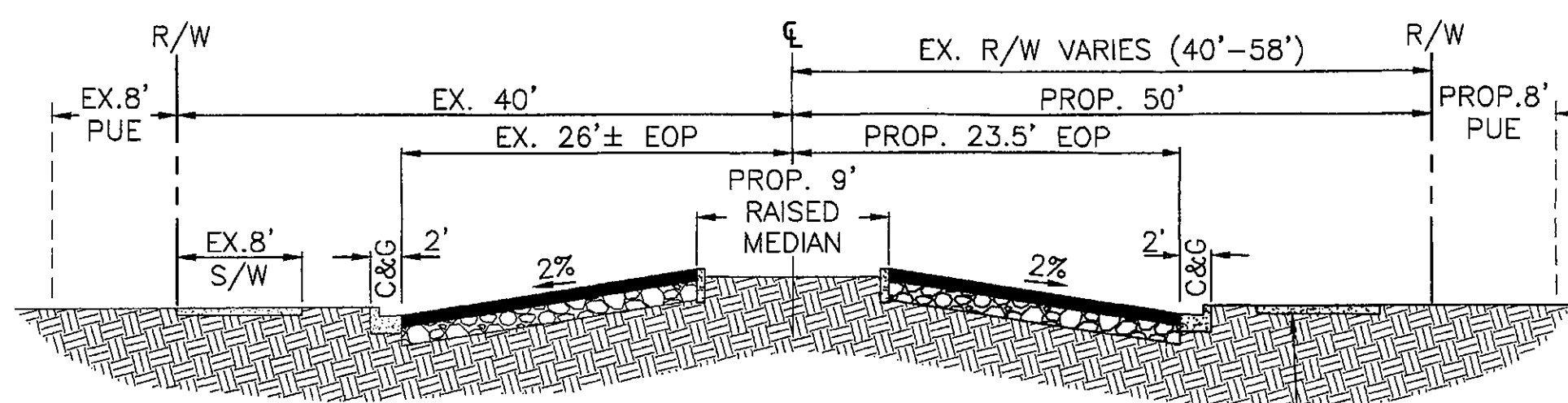
CHARTER OAK ROAD
LOOKING EAST
N.T.S.



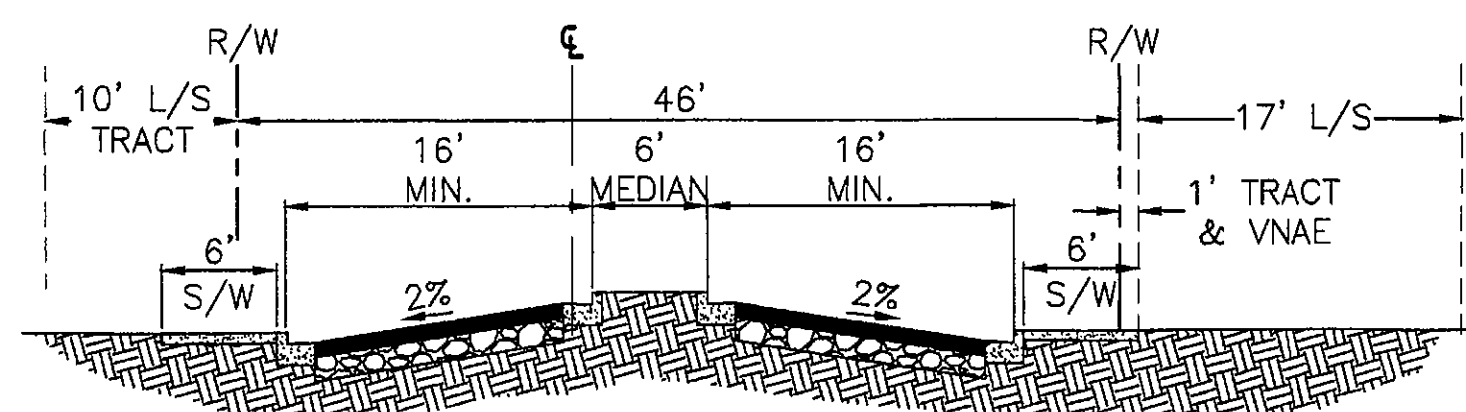
93RD STREET
LOOKING NORTH
N.T.S.



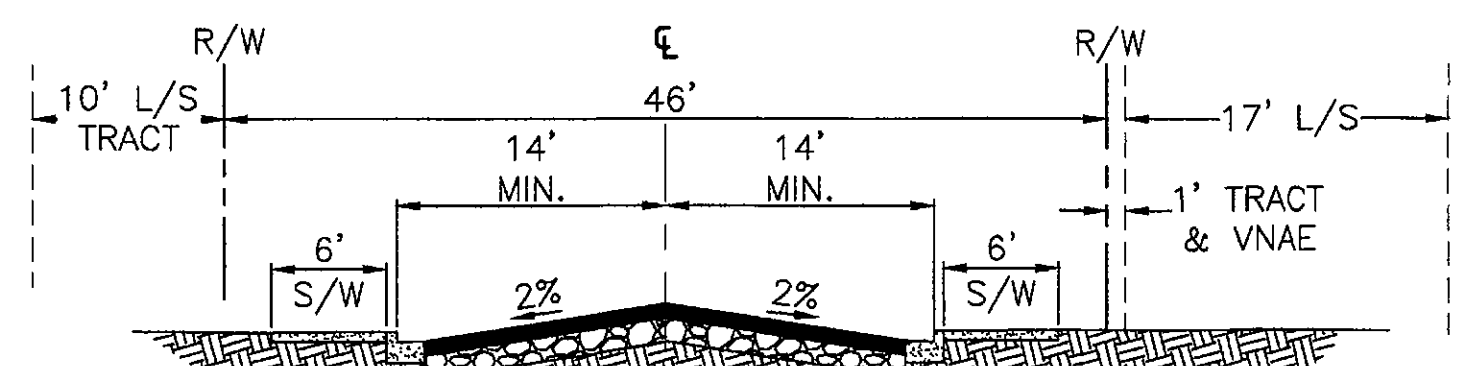
94TH STREET
EXISTING IMPROVEMENTS
LOOKING NORTH
N.T.S.



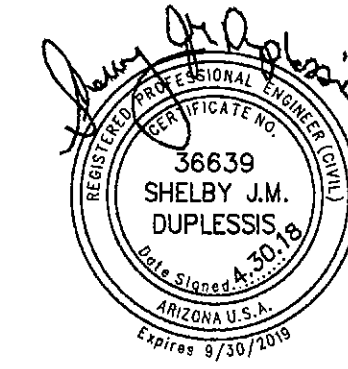
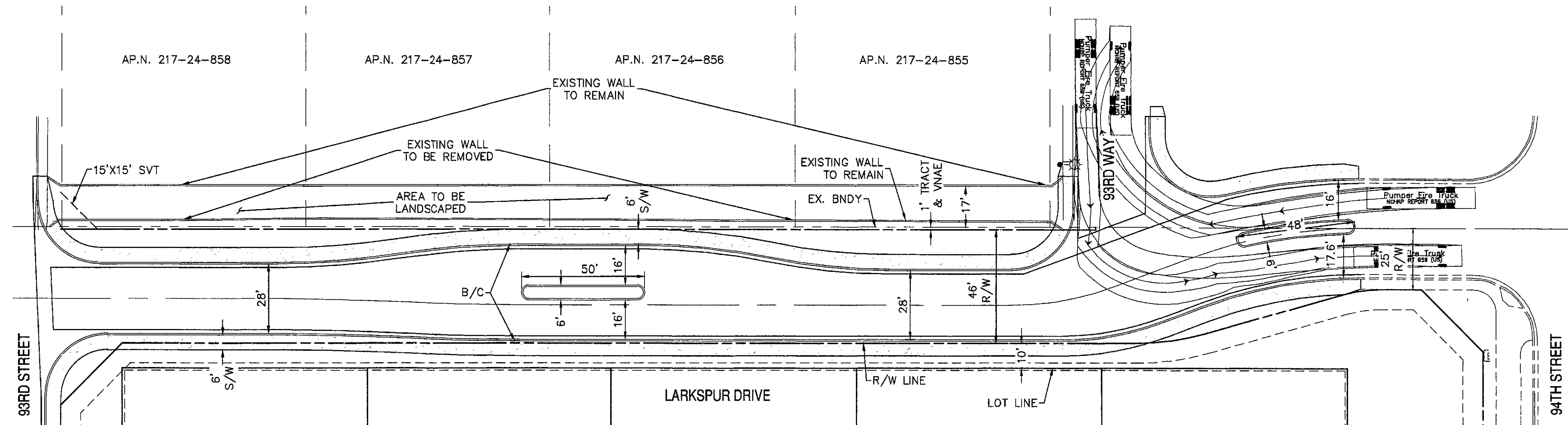
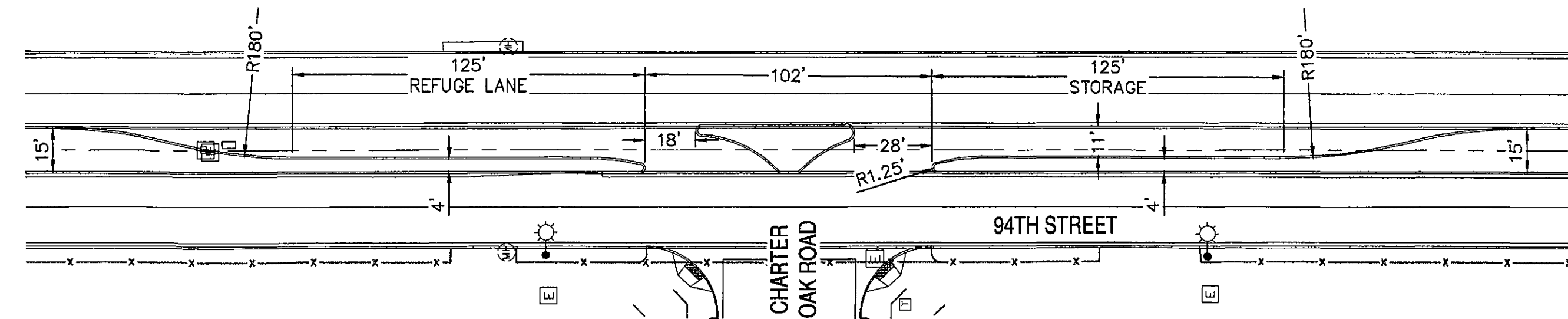
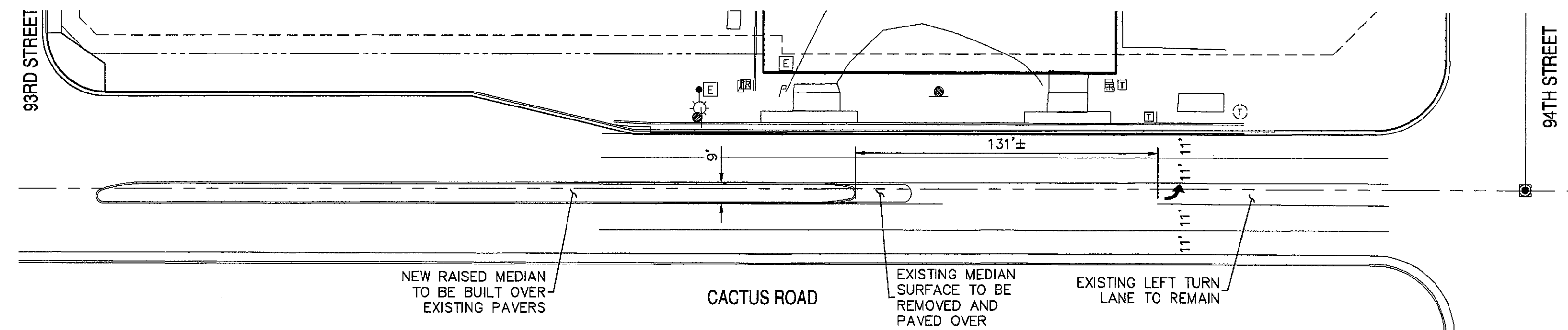
CACTUS ROAD
LOOKING WEST
N.T.S.



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



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



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 (762-5348)
In Maricopa County: (602) 263-1100

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

WOLF SPRINGS RANCH DETAILS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

8-16-18 KN
DATE INITIALS

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SCALE NONE

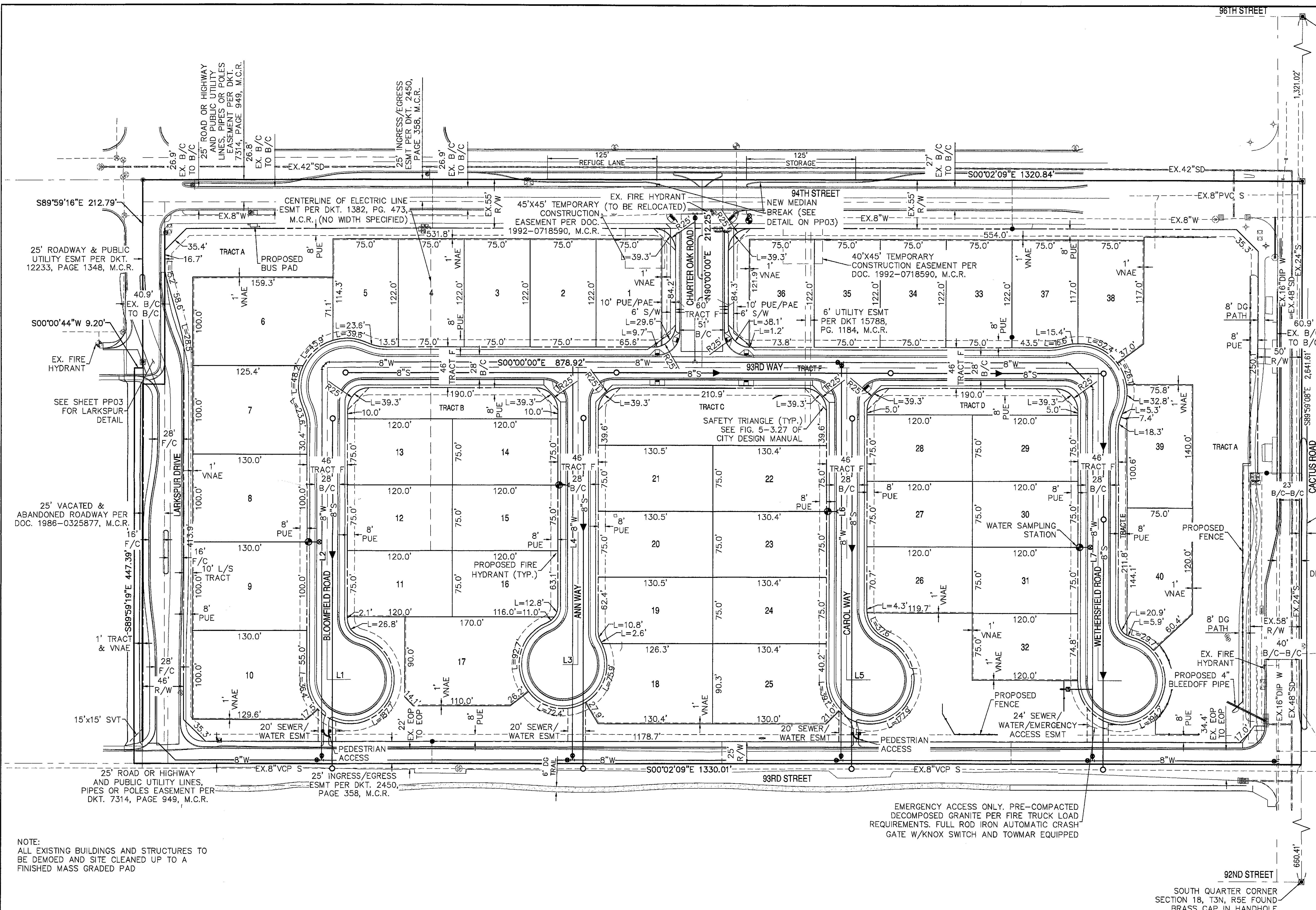
JOB No. 1-018

DATE: APR. 2018

PP03

SHEET 3 OF 4

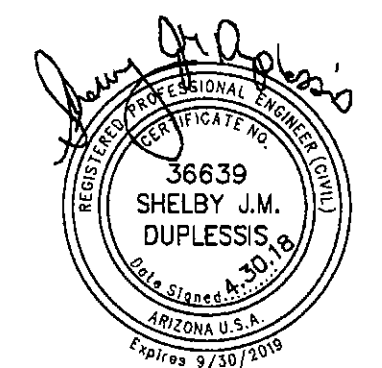
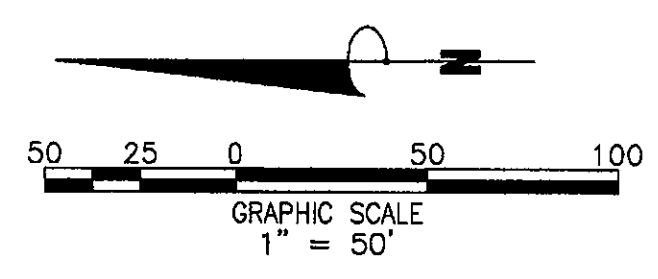
14-PP-2017
06/27/18



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'

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8-16-18
DATE INITIALS



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

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 TOWBAR EQUIPPED

**DIVERSIFIED
FUTURE LLC.**

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Peoria, Arizona 85381

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WOLF SPRINGS RANCH

PRELIMINARY PLAT

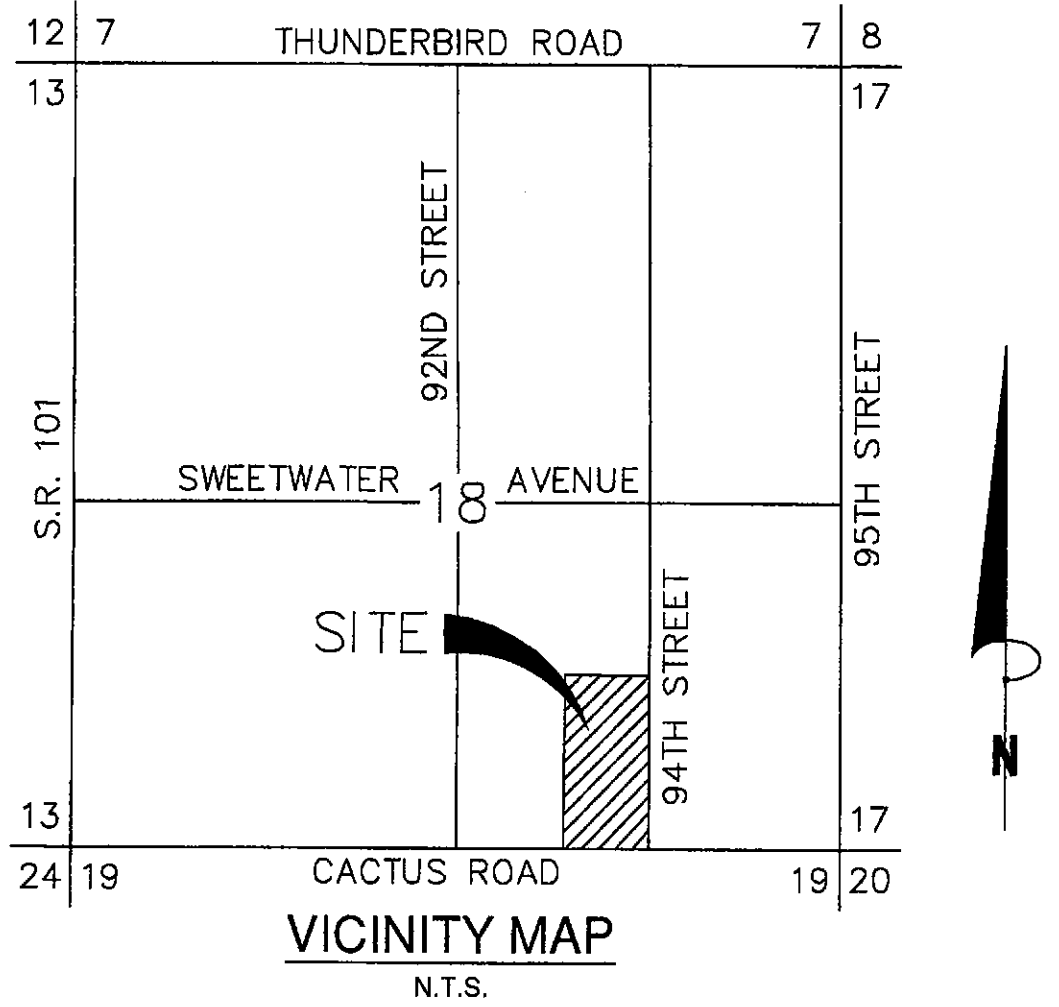
SCOTTSDALE, ARIZONA MARICOPA COUNTY

SCALE 1" = 50'
JOB No. 1-018
DATE: APR. 2018

PP02
SHEET 2 OF 4
14-PP-2017
06/27/18

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 HEY SWITCH & SENSOR PRE-EMPTION

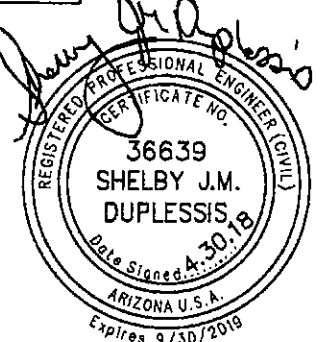
FLOOD INFORMATION

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



STIPULATION SET
RETAIN FOR RECORDS
APPROVED

8-16-18
DATE INITIALS

SCALE NONE

JOB No. 1-018

DATE: APR. 2018

PP01

SHEET 1 OF 4

14-PP-2017
06/27/18

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
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- 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
1	9144.30 SF
2	9150.00 SF
3	9150.00 SF
4	9150.00 SF
5	8775.66 SF
6	15297.85 SF
7	12575.01 SF
8	13000.00 SF
9	13000.00 SF
10	13204.25 SF
11	8999.97 SF
12	8999.97 SF
13	8999.97 SF
14	9000.03 SF
15	9000.03 SF
16	8984.95 SF
17	13703.47 SF
18	11633.69 SF
19	9769.49 SF
20	9787.04 SF

LOT AREA	
LOT #	AREA
21	9787.04 SF
22	9782.21 SF
23	9782.21 SF
24	9782.21 SF
25	12036.02 SF
26	8999.61 SF
27	9000.00 SF
28	9000.00 SF
29	9000.00 SF
30	9000.00 SF
31	9000.01 SF
32	9000.00 SF
33	9149.48 SF
34	9148.99 SF
35	9148.51 SF
36	9148.01 SF
37	9074.29 SF
38	9396.49 SF
39	10577.98 SF
40	10852.43 SF

WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

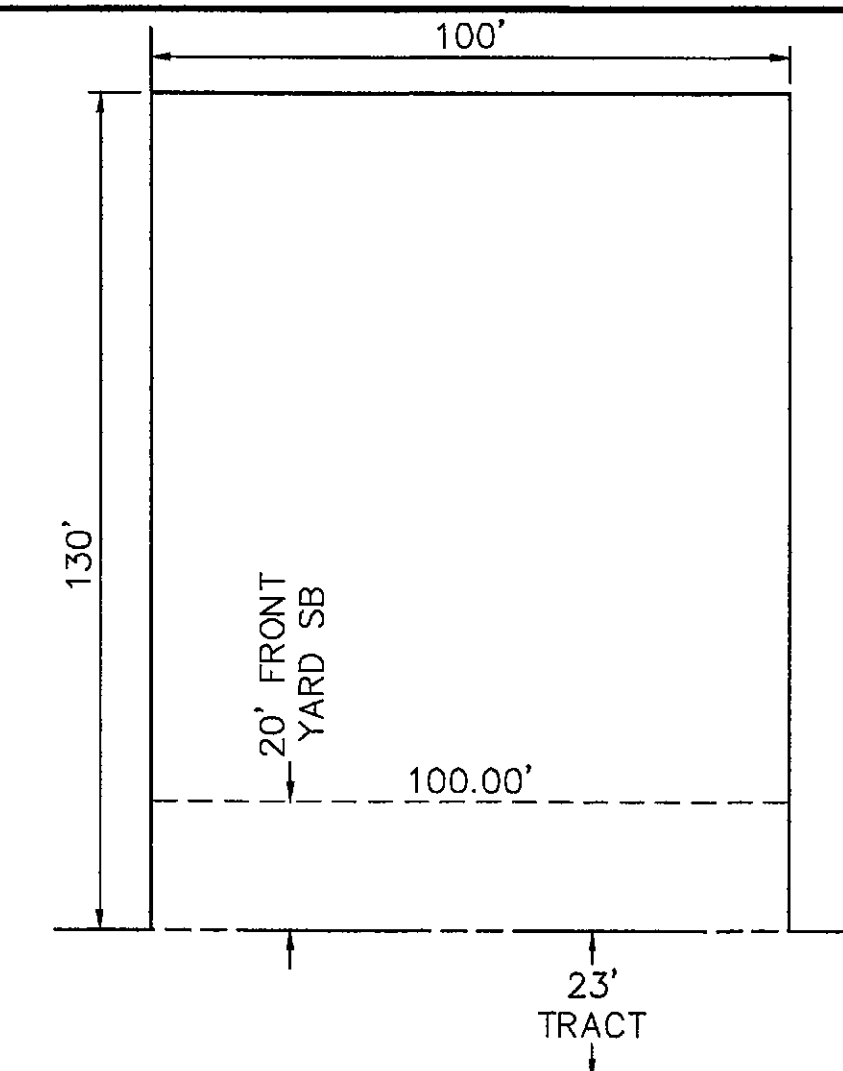
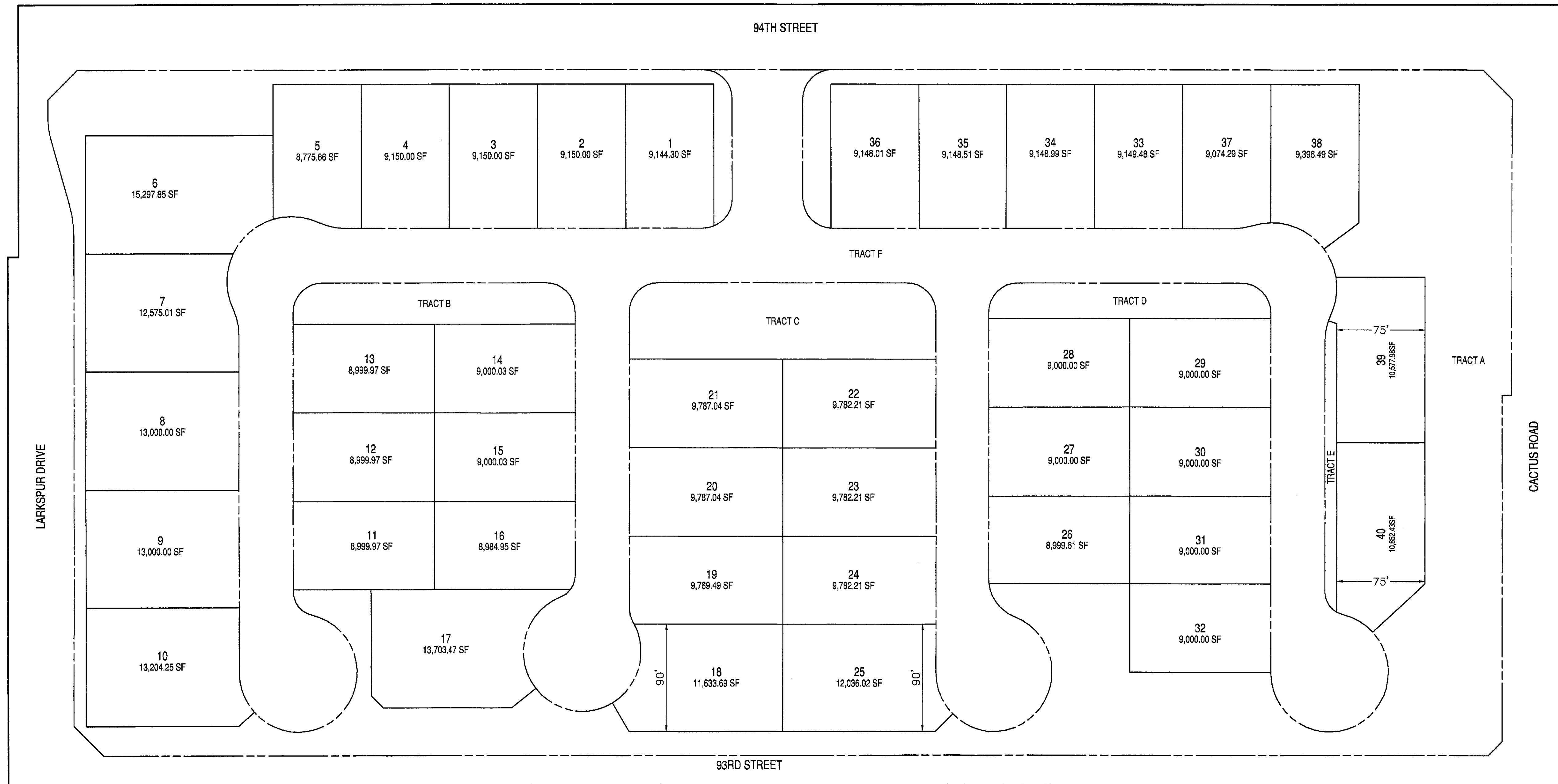
MARICOPA COUNTY

DIVERSIFIED
FUTURE LLC.

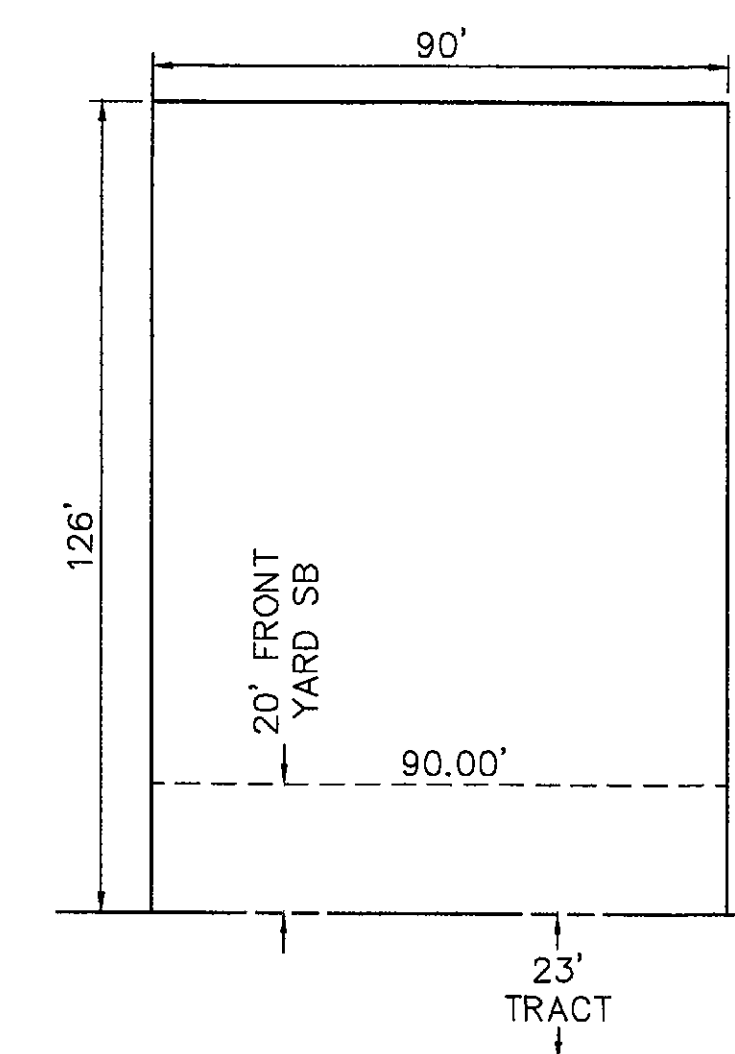
Diversified Future, LLC
13111 North 94th Drive
Peoria, Arizona 85381

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

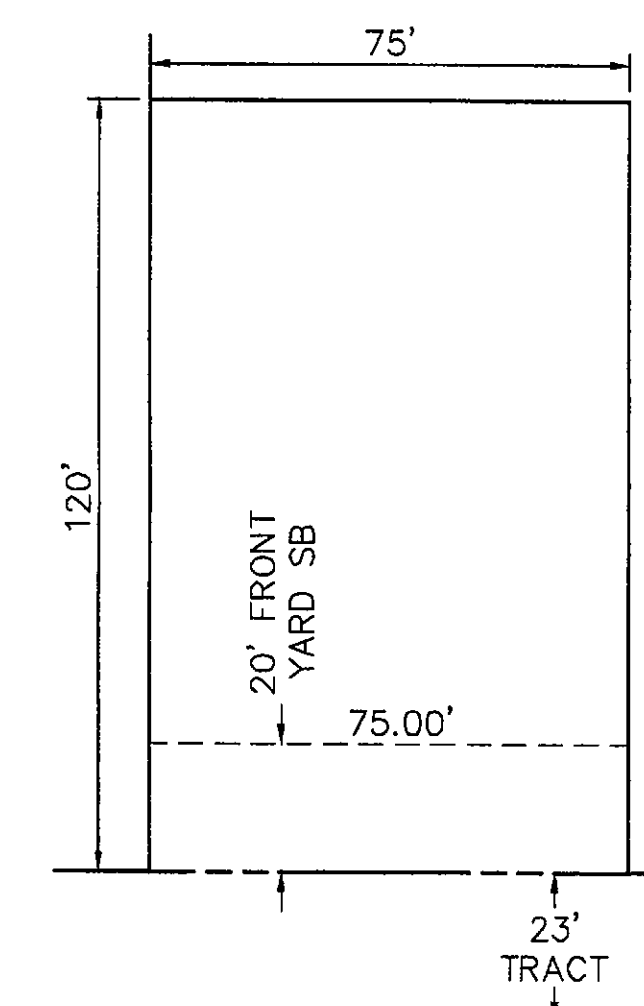
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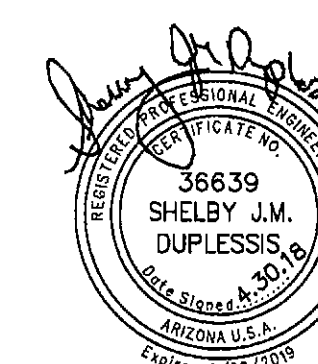
LOTS 6-10 AND 17



LOTS 18 AND 25



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



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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

14-PP-2017
06/27/18



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Peoria, Arizona 85381

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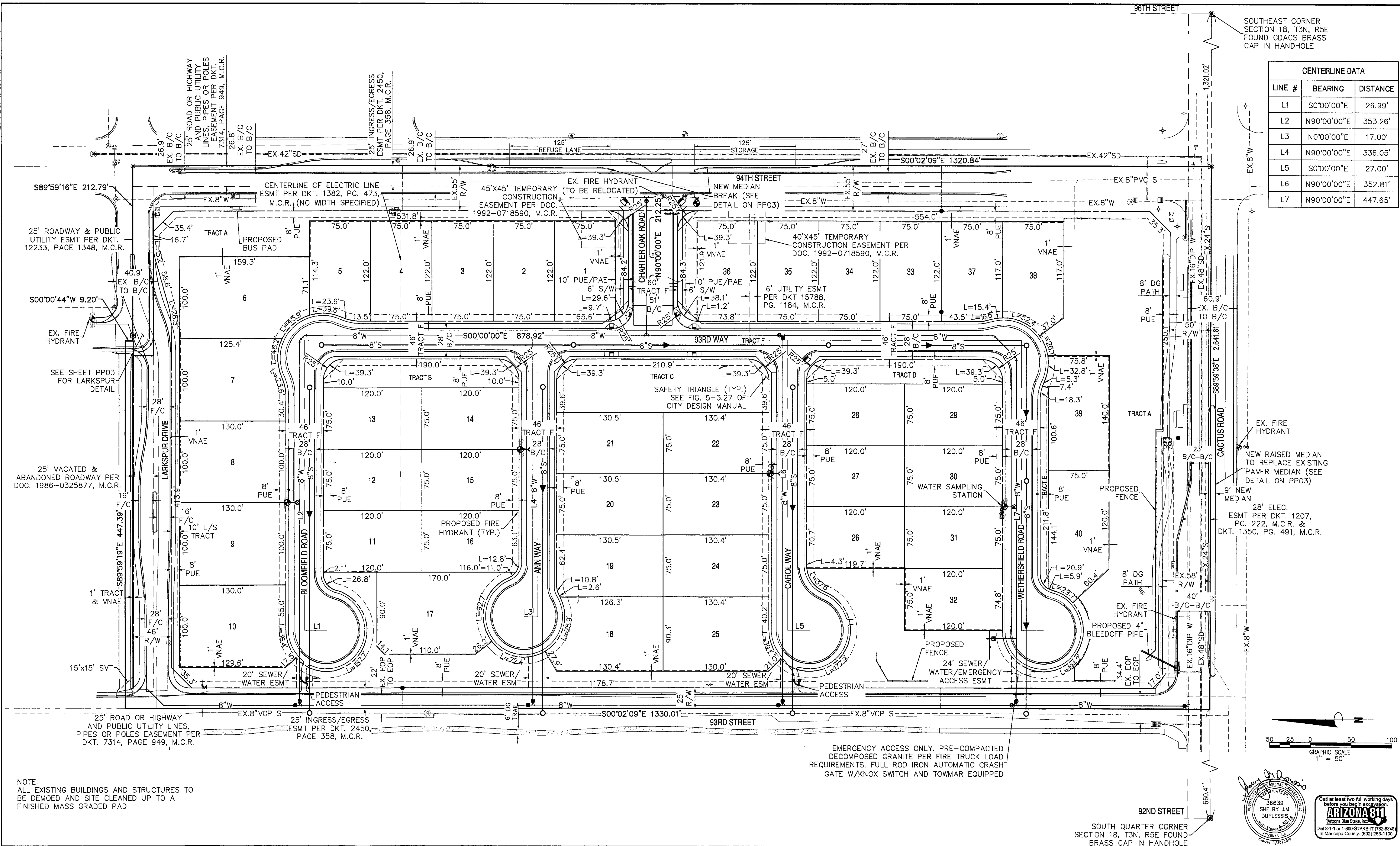
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SCOTTSDALE, ARIZONA

MARICOPA COUNTY

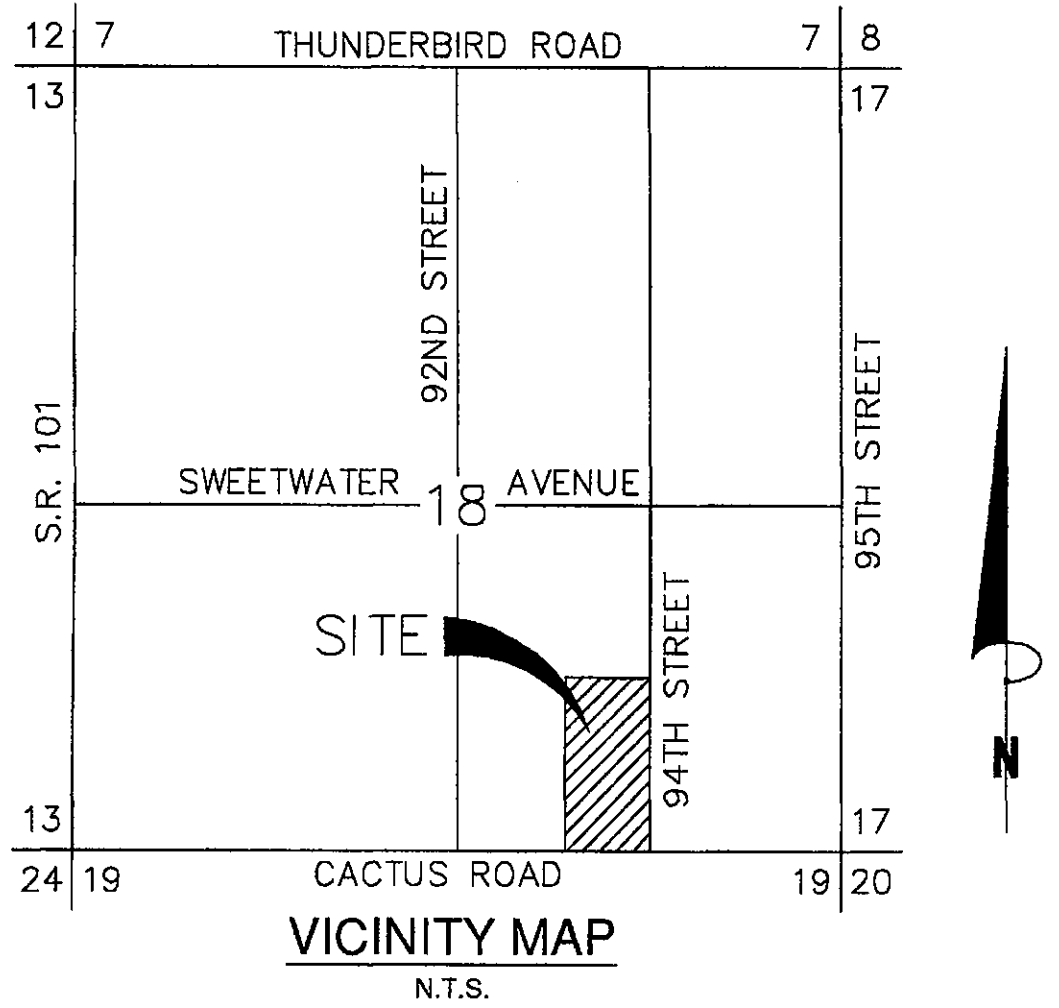
SCALE	NONE
JOB No. 1-018	
DATE : APR. 2018	
PP03	
SHEET 3	OF 4

14-PP-2017
06/27/18



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

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SURVEYOR

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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
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LOTS WITHIN A PLANNED RESIDENTIAL
DEVELOPMENT LOCATED IN A PORTION OF
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TOWNSHIP 3 NORTH, RANGE 5 EAST

NOTES

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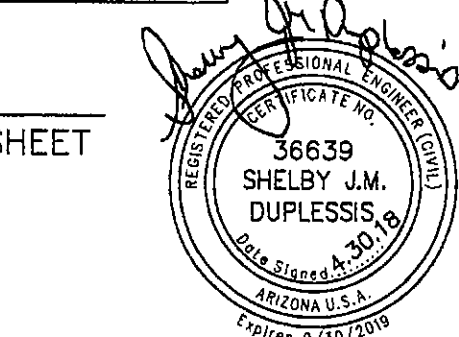
FLOOD INFORMATION

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



Per plat

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

Roadway Classification	AC Base 1" Lift (inches)	AC Surface 2nd 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 8-1/2" 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
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⊙	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

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THENCE SOUTH 89° 59' 16" EAST ALONG SAID NORTH LINE A DISTANCE OF 404.18 FEET;
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TRACT AREA		
TRACT ID	TRACT USE	AREA
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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
1	9144.30 SF
2	9150.00 SF
3	9150.00 SF
4	9150.00 SF
5	8775.66 SF
6	15297.85 SF
7	12575.01 SF
8	13000.00 SF
9	13000.00 SF
10	13204.25 SF
11	8999.97 SF
12	8999.97 SF
13	8999.97 SF
14	9000.03 SF
15	9000.03 SF
16	8984.95 SF
17	13703.47 SF
18	11633.69 SF
19	9769.49 SF
20	9787.04 SF

LOT AREA	
LOT #	AREA
21	9787.04 SF
22	9782.21 SF
23	9782.21 SF
24	9782.21 SF
25	12036.02 SF
26	8999.61 SF
27	9000.00 SF
28	9000.00 SF
29	9000.00 SF
30	9000.00 SF
31	9000.01 SF
32	9000.00 SF
33	9149.48 SF
34	9148.99 SF
35	9148.51 SF
36	9148.01 SF
37	9074.29 SF
38	9396.49 SF
39	10577.98 SF
40	10852.43 SF

WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SCALE NONE

JOB No. 1-018

DATE: APR. 2018

PP01

SHEET 1 OF 4

14-PP-2017
06/27/18