

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 17, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Wildcat Hill 1-PP-2019#2 and 1-MP-2005#3	Request for re-approval of a preliminary plat and supporting Master Environmental Development Concept Plan (MEDCP) for a 122-lot residential subdivision, with amended development standards, on a +/- 353-acre site located southeast of Cave Creek Road and Bartlett Dam Road, with Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issues

- None

Items for Consideration

- This preliminary plat was previously approved by the Development Review Board on July 16, 2015, as Case 17-PP-2014, with a 5-0 vote.
- This preliminary plat was previously approved by the Development Review Board on December 5, 2019, as Case 1-PP-2019, with a 7-0 vote.
- This preliminary plat was previously approved by the City Council on January 12, 2021, as Case 17-PP-2014, with a 5-0 vote
- There is an approved Master Environmental Development Concept Plan (MEDCP) that still governs this property (1-MP-2005#2).
- Case is associated with the proposed and updated Master Environmental Development Concept Plan (1-MP-2005#3).
- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- No community input received as of the date of this report regarding specifically to the final plat

BACKGROUND

Location: Generally located on the southeast corner of North Cave Creek Road and East Bartlett Lake Road.

Zoning: Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL).

Adjacent Uses

North: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; Quail Ridge subdivision and the Tonto National Forest,

East: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; vacant lands and the Tonto National Forest,

South: The Tonto National Forest and Western Area Power Administration (WAPA) power-line corridor, and

West: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-43/ESL; Carefree Hills and Vista Valle subdivision communities.



Property Owner

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602-999-5684

Applicant

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Designer

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DEVELOPMENT PROPOSAL

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. The request includes additional Natural Area Open Space (NAOS) as justification for proposed amended development standards. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including the protection of peaks and desert washes through the dedication of required, and additional, NAOS. The proposed building envelopes have been placed in between wash corridors. The significant "Wildcat Hill" rock outcropping has been protected by a tract.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Wildcat Hill development proposal, preliminary plat and MEDCP, per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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APPROVED BY



Jesus Murillo, Report Author

August 2, 2023

Date



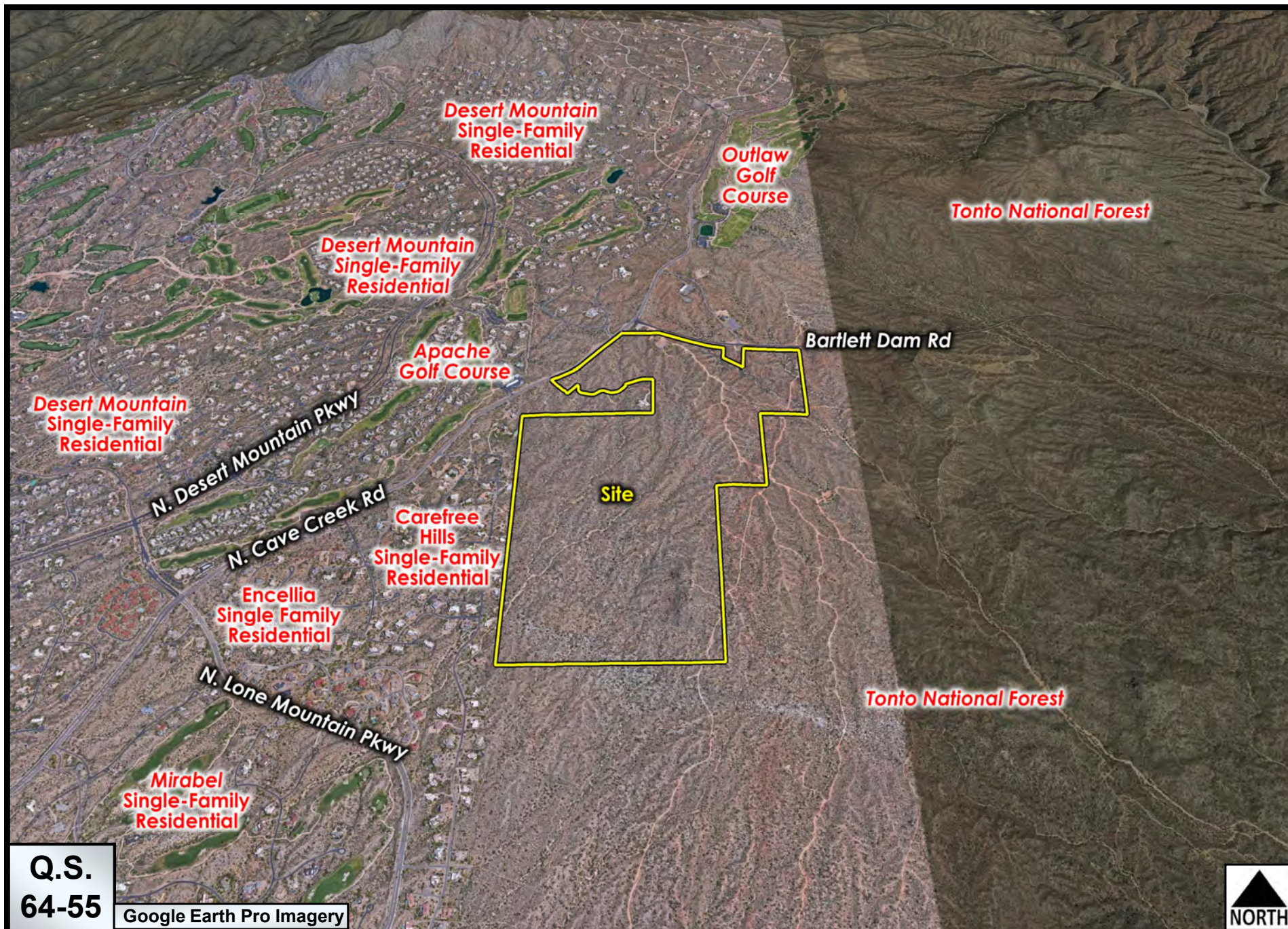
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8/8/2023

Date

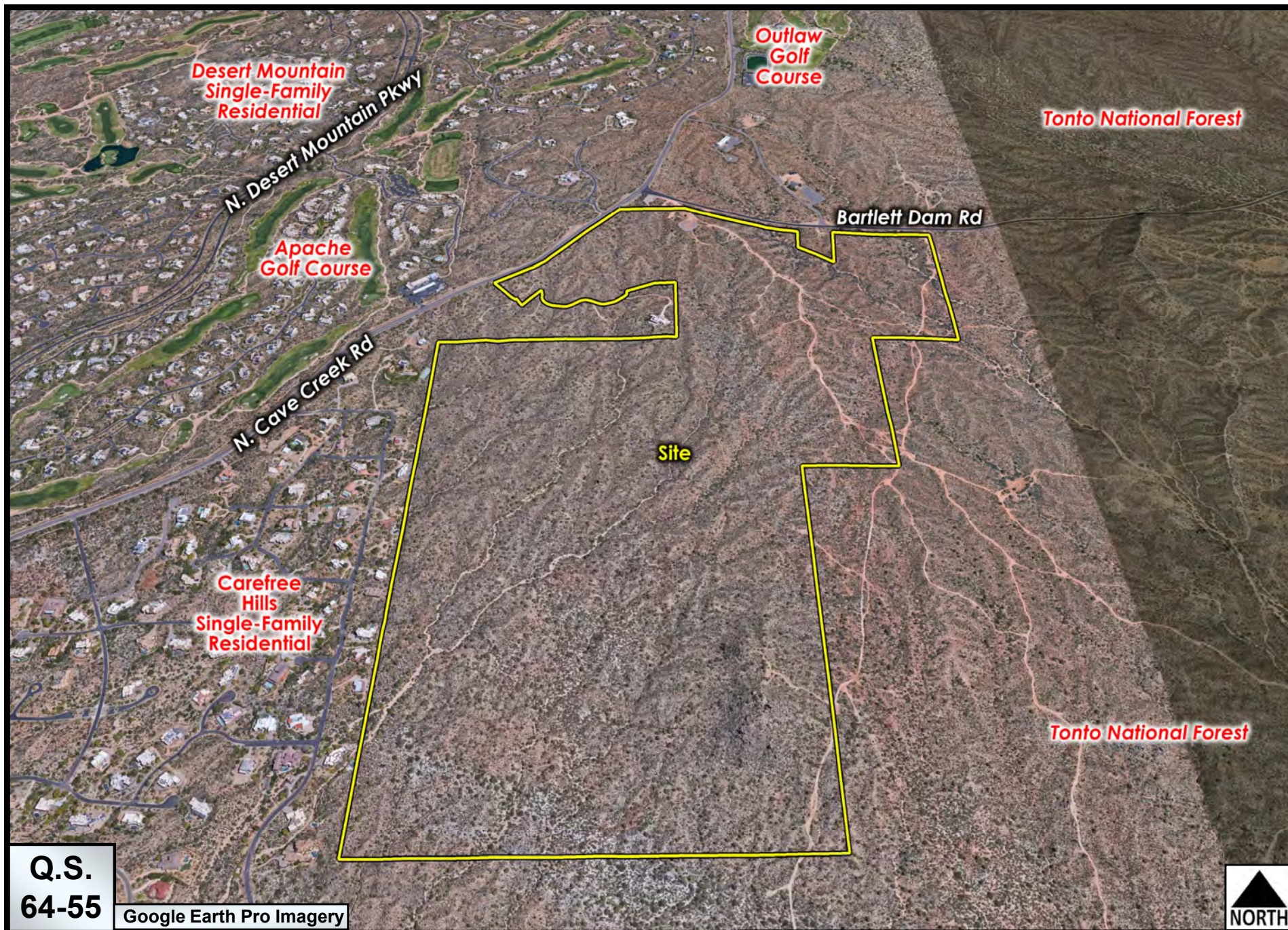
ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations
7. Associated Master Environmental Development Concept Plan (MEDCP) – 1-MP-2005#3
8. Proposed Amended Development Standards
9. Site Plan (Preliminary Plat) and Grading and Drainage Plan
10. Natural Area Open Space Plan
11. Phasing Plan
12. Landscape Plan
13. Zoning Map
14. Community Involvement
15. City Notification Map



Context Aerial

1-PP-2019#2 and 1-MP-2005#3



Aerial Close-up

1-PP-2019#2 and 1-MP-2005#3



Project Narrative

September 1, 2022

**Revised:
December 30, 2022,
March 27, 2023
May 31, 2023**

Wildcat Hill

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EXHIBITS

Open Space Comparison – Proposed Plat and Existing Plat (2006 / 2007).	Exhibit A
Context Aerial.	Exhibit B
Slope Analysis Map of the Property	Exhibit C
General Plan Land Use	Exhibit D
Natural Area Open Space Map for Wildcat Hill.	Exhibit E



I. INTRODUCTION

Coe & Van Loo Consultants, Inc. (“CVL”), on behalf of the property owner, Wildcat Partners, LLC, seeks approval of a Preliminary Plat for the approximate 353-acre property (“Property”) that was subdivided in 2006/2007 as Wildcat Hill, located south and east of Cave Creek Road and Bartlett Dam Road. In accordance with the Property’s approved R1-70 zoning designation, this proposal is to develop 122 ultra-low density lots that will be a minimum of 80,000 square feet in size for custom and semi-custom home development. This subdivision will be buffered on all sides either by 160 ft. – 200 ft. of natural area open space or by the Tonto National Forest. At a minimum of 80,000 square feet, the proposed lots will be almost double the size of the existing low density residential development in the area - most all of which is zoned R1-43/ESL.

This Preliminary Plat is being submitted as a continuation of the previous Wildcat Hill development approvals granted by the City of Scottsdale (“City”) and will uphold the previous approvals permitting one home for every 2.7 acres – roughly 1/3 as dense as the surrounding zoning and lotting patterns.

The purpose of this request is to submit, process, and obtain Preliminary Plat approval for the creation and subdivision of approximately 122 residential lots, private streets and common open space areas in accordance with the attached Preliminary Plat.

Notice of this Preliminary Plat request was sent in May of 2022 to all neighbors within 750’ of the project site along with all contacts listed on the City’s mailing list. Notice was given to provide interested parties the opportunity to relay any questions or concerns regarding this application. The applicant has not received any response from the public to-date.



II. LOCATION AND CONTEXT

This Property is located in north Scottsdale at the southeast corner of Bartlett Lake and Cave Creek Roads. The Property is approximately 353-acres in size and is undeveloped. As previously noted, the Property is adjacent to the Tonto National Forest on the east and partially along the south. Low density residential development zoned R1-43/ESL lies to the west of this site, and further to the west and north are the Desert Mountain and Carefree Hills neighborhoods.

Adjacent Zoning:

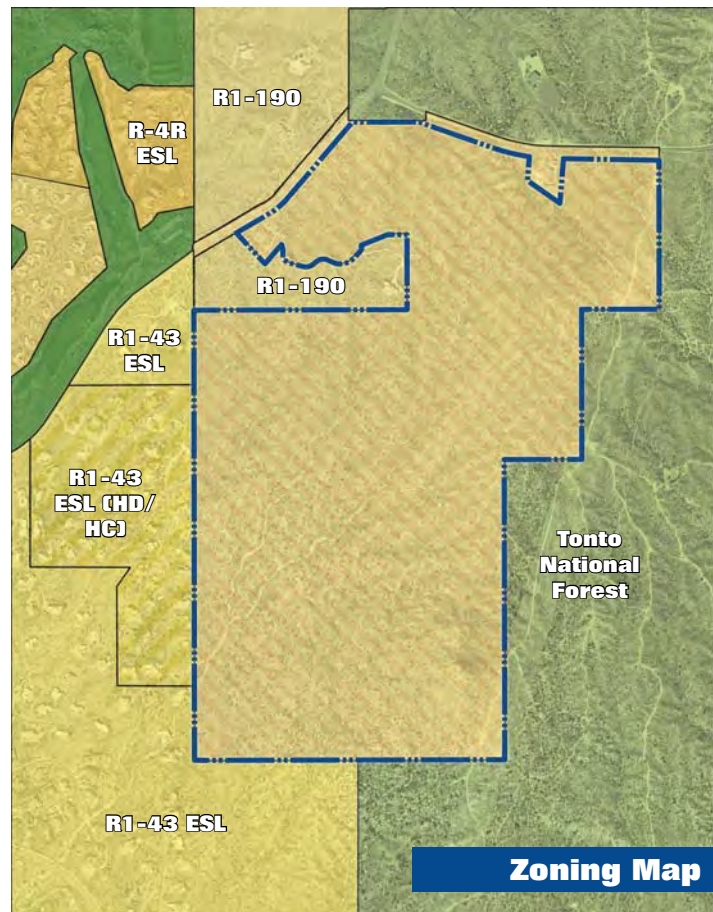
East:	Tonto National Forest
West:	R1-43/ESL
North:	To the north across Bartlett Lake Dam Road, is the Tonto National Forest. Across Cave Creek Road, to the northwest, is R1-190/ESL, developed as the Quail Ridge Subdivision.
South/ Southeast:	To the south/southeast is the Tonto National Forest.

(See *Context Aerial, Exhibit B*) for adjacent Zoning and surrounding context.

Custom home subdivisions known as Desert Mountain, Mirabel, Carefree Hills and Vista Valle are all in the vicinity of the subject site.

The site has several natural washes running from the northeast to southwest. Site elevations range from 3,040 feet to 3,275 feet above sea level. The most significant natural features of the site include numerous rock outcroppings, the wash corridors and Wildcat Hill itself.

The site vegetation consists of desert trees, shrubs, ground covers and cactus. The tree species consist of Blue Palo Verde, Mesquite, Foothill Palo Verde and Ironwood. Saguaro, cholla, barrel, hedgehog and ocotillo cactus are found throughout the site, as well as acacia, creosote and jojobas shrubs.



Environmental Conditions

ESLO Landform

A majority of the Wildcat Hill property is designated as Upper Desert Landform as defined in the Environmentally Sensitive Lands (ESL) ordinance. A portion of the Property, Wild Cat Hill itself, is designated as Hillside Landform. All NAOS requirements will be based on slope designations within these landform conditions as set forth in the ESL ordinance.

Topography & Slope

The topography undulates between the various wash corridors that traverse the site in a northeast to southwest direction. Elevations on the site range from 3050' near the southwest corner to over 3275' near Bartlett Lake Road. Wild Cat Hill itself reaches 3240' in elevation. *(See Slope Analysis Map of the Property, Exhibit C).*

Vegetation/Site Features

Vegetation is typical of this Sonoran desert area of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the Palo Verde. Creosote, Bursage and jojoba are the main shrubs. Saguaros and Cholla cactus are also found throughout the site.

Man-made Features

Due to the proximity of the Tonto National Forest east of this site, trespassers have created several unimproved and unauthorized trails on parts of the site to access the Forest. Unfortunately, heavy use of these unauthorized trails has led to the creation of significant and scattered debris piles along the trails including up to the top of Wildcat Hill. These debris piles will be removed. The other man-made feature present on the property is a set of power line towers located within a regional power line corridor that cuts across the east edge of the site.

Hydrology Analysis

CVL has prepared a preliminary analysis of the site hydrology. A copy of which is being submitted with this application.

III. GENERAL PLAN CONFORMANCE

This proposed community of custom and semi-custom single-family homes is consistent with not only the Land Use designation of Rural Neighborhoods, but also with the goals and policies of the General Plan (*See General Plan Land Use, Exhibit D*). The goals of the Land Use Element include respecting the natural and manmade environment and assuring development that reflects the quality of life offered by Scottsdale. The proposed land uses will seamlessly fit in with the character, scale and quality of existing uses. Another land use goal is to assure a diverse mixture of housing opportunities within the community. This proposed design will certainly integrate very well with the physical and natural environment and its neighborhood setting.

IV. PROJECT DESCRIPTION

The project development team has spent a significant amount of time walking the property to analyze and evaluate appropriate development areas and identifying natural areas that should be preserved. City Staff has also walked the Property and the result of this extensive collective effort is a vastly better development plan than the recorded Final Plat offers. This subdivision will now offer spectacular home sites, while at the same time preserving nearly all of the natural amenities found on the Property. A large portion of the 353-acre site will be preserved as dedicated natural area open space (NAOS). This low-density residential community is planned to be gated with access to the community primarily via hydrant.

As designed, this subdivision separates itself from adjacent home sites with either a natural area open space buffer of 160 ft. – 200 ft. or the Tonto National Forest on the east side and partially on the south side. These proposed lots will be almost double the size of the existing low density residential development in the larger area-most all of which is zoned R1-43/ESL. The proposed plat will allow only one unit for every 2.7 acres of the Property – roughly 1/3 as dense as the surrounding zoning and lotting pattern.

The topographic contouring of the property is dramatic and offers opportunities for creating a truly unique residential environment. Each home site will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills, maintain natural wash corridors, protect natural features and blend into the surrounding desert environment. The maximum allowed disturbance area for each lot ranges between 20,000 and 25,000 square feet, resulting in a range of on-lot open space being retained of between two-thirds (2/3's) to three quarters (3/4's) of every lot.

The custom and semi-custom home program allows for the preservation of the main washes that run through the Property, as well as most of the boulder outcroppings present on-site, through the strategic use of these building envelopes.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The main entrance into this unique gated residential community is divided by a large landscape buffer between drives to create a sense of arrival to this new neighborhood. The entrance then connects to a spine road that creates an internal loop with fingers to individual cul-de-sac streets for a unique lotting pattern. The drainage swales and wash corridors traversing the Property will be left undeveloped and retained in a natural state. As to off-site roadways, the Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

Native Plan Inventory. A preliminary native plant inventory for the subdivision has been submitted with this application. The inventory identifies all vegetation located in roadway and easements to be disturbed during the construction of the subdivision. A specific plan inventory will be performed for each lot on a lot-by-lot basis based on specific grading and drainage plans for each home site.

Boulder Protection Program. The Preliminary Plat was carefully laid out to minimize disturbance to the significant boulder outcroppings. All development envelopes were thoughtfully delineated to protect most of the natural features within individual lots. Further, specific boulder surveys and protection plans will be required for each lot prior to any on-lot development and will be prepared on a lot-by-lot basis based on specific development plan for each home site. An inventory of boulder features present within roadways and utility easements will be submitted with the improvement plans. The inventory will identify those boulder outcrop areas that meet the definition of protected boulder areas by Ordinance (Section 6.100.C).

Landscape Development. Due to the ESLO regulations, the landscape theme for the subdivision will feature only trees, shrubs and ground cover plants, selected from the City of Scottsdale “Indigenous, Desert Appropriate and Recommended Plant List”. All planting within the roadway disturbance areas will be re-vegetated with plants from the Indigenous Plant list. Plants will be selected from the Indigenous Plant list based on their natural elevation ranges.

Plantings around the gatehouse and entry area that are separated from the NAOS areas by hardscape will be supplemented with plants from the Desert Appropriate list. On-lot plantings within enclosed areas may include plants from the Recommended Plants for Enclosed Areas list. Per the ESL ordinance, any proposed on-lot turf will not be visible from off-site. The above list is available here: <http://www.scottsdaleaz.gov/codes/nativeplant/eslo>

Cave Creek Road Scenic Corridor. A two hundred (200) to three hundred sixty (360) foot Scenic Corridor is being provided adjacent to Cave Creek Road along the frontage of the Property, which is far in excess of the City’s objective to obtain 100’. The Corridor will feature indigenous vegetation (undisturbed and re-vegetated). Generally, this area will remain primarily undisturbed. Where improvements are required, they will conform to the City of Scottsdale Scenic Corridor Design Guidelines (SCDG). Improvements include drainage structures at the project entry, an entry gatehouse and gates, and low walls. Plans for these improvements will be the subject of a separate submittal to the City, with City review and approval. Materials for these structures will be in conformance with the SCDG, including corten or rusted finish metalwork, and stacked stone or rusted wire rock gabion walls. Finish materials will have an LRV no greater than 35%.

Design Guidelines and CC&Rs. As mentioned, Wildcat Hill is planned as a custom and semi-custom residential community that will provide diverse housing products, 1 and 2 story floor plans and architectural styles to eliminate the redundancy found in standard tract home developments with smaller narrow lots, uniform setbacks and garage dominance designs. The homes at Wildcat will be designed to promote and enhance the character of this high Sonoran Desert area of the City of Scottsdale, while establishing a unique neighborhood identity with design features, such as building articulation, massing, building materials, colors, and trim. Wildcat Hill will utilize energy-efficient components and building materials in order to conserve energy and promote the City of Scottsdale as a sustainable community and will include environmentally conscious elements, a well-constructed and tightly sealed thermal envelope, high-efficiency heating and cooling systems and energy-efficient doors, windows, and appliances. The applicant has prepared Supplemental Design Guidelines.



All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. The master developer of this Property will be preparing architectural and landscape design guidelines for all future homes within Wildcat Hill. The guidelines will be more restrictive than the requirements of the ESL ordinance and the Scottsdale building code.

Phasing. The project is proposed for three phases. Phase 1 consists of the entryway, the 12 inch off-site waterline that will connect the site to the Desert Mountain Golf Course No. 6 and roughly one-half of the backbone infrastructure (streets, utilities, lighting and landscaping) and lots adjacent to the infrastructure. Phase 2 and Phase 3 are comprised of the balance of the backbone infrastructure and remaining lots. Lots sales will be split between custom and semi-custom high-end builders. Build-out is expected to be roughly 10 years or perhaps more.

Project Notes.

- The Developer shall have a payback agreement with the City and shall pay the full amount of redesign and Construction cost (plus applicable interest) to the City for the 12" waterline which runs along Bartlett Dam Road and Cave Creek Road, to the Desert Mountain Painted Sky Subdivision, prior to the recordation of the Wildcat Hill Final Plat per SRC 49-225.
- Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on City costs to complete infrastructure.
- Vehicle parking is prohibited on surface streets due to the street width being 24 feet. No parking signs will be provided with clear visibility in appropriate locations to maximize their effectiveness. The private streets and signs will be maintained by the HOA.
- The applicant has provided an update to the existing Master Environmental Design Concept Plan (MEDCP) with the subject case submittal.

V. AMENDED DEVELOPMENT STANDARDS JUSTIFICATION

In order to encourage sensitivity to site conditions and to provide flexibility in site planning, Section 6.1083 of the Environmentally Sensitive Lands (ESL) Ordinance allows development standards to be adjusted up to 25%, subject to a showing that the amended standards better achieve the purposes of the Environmentally Sensitive Lands Ordinance.

This Preliminary Plat does improve significantly upon the existing recorded subdivision in a variety of ways. This design is more comprehensive in nature, responds better to the topographic contouring of the land, and continues to be compatible with the existing land uses in the area and with the established circulation patterns on adjoining properties. The internal street system is no longer a dominant feature in the overall design, and the natural and re-vegetated open spaces are located throughout the development. This is a plan for low density – single family housing that will further contribute to the lifestyle of the area and provide an appropriate edge to the Tonto National Forest.

The setting is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of each lot being left as open space (dedicated NAOS and/or undedicated NAOS).

Through the use of development envelopes, the design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site. In order to accommodate and preserve the numerous natural open space elements present on this site, the owner proposes to utilize Amended Development Standards as allowed in the Environmentally Sensitive Lands (ESL) Ordinance, Section 6.1083. The following is a more detailed list of plan improvements over the existing recorded plat provided herein to justify utilization of the code provision allowing up to a 25% reduction in the City's development standards (these same features were provided earlier in the Executive Summary):

Preservation of Wildcat Hill - more secure. Most of the land feature known as Wildcat Hill will now be in its own tract as a Conservation Easement ("CE") rather than having the ownership of Wildcat Hill be split up and preserved thru various on-lot easements as was done with the previously approved plat. However, in an effort to protect more of the sensitive areas of the Wildcat Hill slopes, an additional 60-foot on-lot CE has been provided on multiple lots. This dual approach provides better protection of this important landform and makes this natural feature more accessible and usable by residents and the public, if desired, while also providing protection for the more sensitive slope areas. (*See Exhibit C, Slope Analysis Map of the Property*).



Preservation of natural wash corridors through site – less disturbance. In the existing recorded plat, there were 13 driveway crossings of the natural washes, these driveway way crossings have been significantly reduced. Lots have now been designed to be in front of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway wash crossings, which have been reduced to under 4 roadway crossings. The natural wash corridors traversing the Property will therefore be far more natural due to fewer disturbances.

New Natural Desert Transition/Buffer Area-Protected in Separate HOA Tract.

A 160 ft. to 200 ft. natural desert transition area is being retained in a separate HOA tract along the common boundary with adjacent privately owned property around this proposed subdivision. This approach increases the width of the open space buffer shown on the recorded plat and shifts the previous on-lot open space into commonly held HOA tracts for better preservation of the natural area open spaces.

More NAOS and Total Overall Open Space Will Be Provided. While the lot yield has increased, the amount of open space has also increased. The Property is located within the Upper Desert Landform and is required by the current zoning to provide approximately 189 total acres of Natural Area Open Space (NAOS). The original 2006/2007 final plat designated approximately 50% of the development as NAOS. However, this proposal features even more NAOS.

More Natural Boulder Outcroppings Conserved. While the original plat had sought to conserve significant natural rock outcroppings, many were located on individual private lots. The new plat conserves a majority of the existing rock outcroppings and boulder clusters within dedicated common area conservation tracts owned by the HOA and with Conservation Easements dedicated to the City.

Significant Increase in Depth of Scenic Corridor along Cave Creek Road.

The current scenic corridor easement along Cave Creek Road as shown in the existing final plat is only 50'. Under the new subdivision plat, this Cave Creek Road frontage will feature a new scenic corridor easement with a minimum depth of 200 ft. increasing to 360 ft. in depth in several locations.

Reduction of Lots along West Property Line. In the original recorded plat, there are 10 lots along the west property line. In this proposal, that number has been greatly reduced.

Preservation of 200 ft. Natural Area Buffer (with Maximum of 12 Lots) around Existing Outparcels Near Cave Creek Road – There will be no change in the depth of the natural area buffer easement or in the setbacks (or the number of lots) that were documented in the recorded agreement with these owners.

This Low Density Subdivision Will Feature Half the Density of the R1-43/ESL Zoning Category Common to this Area. The proposed plat will allow only one unit for every 2.7 acres – roughly 1/3 as dense as most of the surrounding zoning and lotting.

Conforms to the General Plan. This Preliminary Plat complies with the General Plan land use designation for this area.

More and Better Open Space. Currently, the on-site natural area open space is disturbed by drainage and on-lot construction areas. The addition of the open space buffer tracts and subdivision redesign create larger consolidated and connected areas of existing densely vegetated natural open space which lessens the disturbance.

All 122 Lots are a Minimum of 80,000 sq. ft. The existing final plat has 76 lots. This proposal seeks an increase to 122 lots: a minimum size of 80,000 square feet and averaging 2.28 acres in size overall. Though we are proposing to increase the total number of lots in the development, these lots will still be very large and with significantly deeper exterior buffers, more overall open space and the use of conservation open space (to protect the Wildcat Hill landform and other major boulder outcroppings).

Pedestrian Trail Access. The existing natural trails will remain (no additional disturbance) to allow area residents access to the Wildcat Hill landform. A small pedestrian trailhead feature will be located at the end of the cul-de-sac on the southwest corner of Wildcat Hill itself that will connect to existing trails at that location. It will feature a rustic shade structure with a desert theme and a trail identity sign at the access points to Wildcat Hill. The development of new trails that could mar the undisturbed desert in the area will be discouraged.

Abandonment of Unnecessary Right-of Way and Return to NAOS – The existing 66' wide Patent Easement ROW along the west property line is proposed to be eliminated and be retained in NAOS.

Infrastructure Improvements Will Benefit the Area. The City had planned in 2007 to construct a water tank and two booster pumps at the north end of the property but for a variety of reasons those improvements were never built, and the plans were removed from the City's CIP budget. However, through development of this new subdivision on the property, the tank and booster pumps will now be built by the City which should improve water pressure for parts of the larger area.

It is important to understand that the lot sizes are almost double the size of the prevailing lots in the area. At the same time, the amount of open space has been increased over that provided in the recorded final plat, which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. *(See Open Space Comparison – Proposed Plat and Existing Plat (2006 / 2007), Exhibit A)*. In sum, we believe this is now an impressive plan for an impressive site.

A "legislative draft" outlining Wildcat Hill's R1-70 ESL zoning district standards are as follows.



SECTION 5.030. - SINGLE-FAMILY RESIDENTIAL (R1-70/ESL) DISTRICT (AMENDED)

Section 5.031 Purpose

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section 5.034 Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-70/ESL district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ **EIGHTY THOUSAND (80,000)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~two hundred fifty (250 feet)~~ **ONE HUNDRED EIGHTY SEVEN AND ONE-HALF FEET (187.5)**.
2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY (20) FEET MEASURED AT THE PROPERTY LINE.**

C. Density. There shall be no more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. ~~No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.~~ **PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR (24) FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.**

E. Yards

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent

to a key lot, accessory buildings may be constructed in the yard facing the side street **WITH A MINIMUM SETBACK OF FORTY FIVE (45) FEET.**

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ **TWENTY THREE (23)** feet on each side of a building.
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.

G. *Walls, fences and landscaping.*

Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access.*

All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.

I. *Corral.*

Corral fence not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

SECTION 5.034. R1-70/ESL SINGLE-FAMILY RESIDENTIAL DISTRICT
SUMMARY TABLE

Development Standard	Ordinance Requirement	Wildcat Hill Amendment	Max. ESL Reduction*	Wildcat Hill Reduction
A. Minimum Lot Area (Sq. Ft.)	70,000	80,000	25%	25%
B. Minimum Lot Width				
1. Standard Lot	250'	187.5'	25%	25%
2. Flag Lots	-	20'	-	-
C. Maximum Building Height	30'	24'	N/A	-
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front (Face of building)	60'	45'	25%	-
b. Front (Face of garage)	60'	45'	25%	-
c. Front (Corner lot side street)	60'	45'	25%	25%
d. Front (Key lot side street)	60'	45'	25%	-
e. Front (Double frontage)	60'	45'	25%	-
2. Side Yard				
a. Minimum	30'	23'	25%	23.3%
b. Minimum Aggregate	60'	45'	25%	-
3. Rear Yard	60'	45'	25%	-
E. Distance Between Buildings (Min)				
a. Accessory & Main	10'	-	-	-
b. Main Bldg on Adjacent Lots	60'	-	-	-
F. Maximum Wall Height				
a. Front	3'	-	-	-
b. Side	8'	-	-	-
c. Rear	8'	-	-	-
d. Corner Lot/Key Lot	8'	-	-	-
e. Corral fence	6'	-	-	-
G. Development Perimeter Setbacks	-	-	-	-
*Maximum reductions as allowed by Section 6.1083 of the ESL ordinance				

VI. SENSITIVE DESIGN PRINCIPLES

The City's Sensitive Design Principles are based "on the overall belief that development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment." The proposed Wildcat Hill Preliminary Plat implements many of these design principles to create a unique and environmental sensitive community within the fabric of the natural desert environment. It increases the minimum required NAOS and respects the natural topography of the Property to retain as much of the desert flora as possible.

1. **The design character of any area should be enhanced and strengthened by new development.**
 - **Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.**
 - **Building design should be sensitive to the evolving context of an area over time.**

The topographic contouring of the property is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in this part of north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of every lot being left as open space (dedicated NAOS and/or undedicated NAOS). This appropriate design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site through the use of development envelopes.

As noted earlier, the average lot size is 99,342 square feet, which is significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district. This self-imposed restriction takes into consideration the unique desert climate, topography and the surrounding Sonoran desert character.

2. **Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:**
 - **Scenic views of the Sonoran desert and mountains.**
 - **Archaeological and historical resources.**

The size of the lots and distribution pattern of the development envelopes enable's many of the new home sites to take advantage of the property's dramatic topography and views of the surrounding mountains and natural features. The design also retains and features Wildcat Hill itself.



3. Development should be sensitive to existing topography and landscaping.

- **A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.**

The project development team has spent a significant amount of time on site evaluating appropriate development areas and identifying natural areas that should be preserved. The result of this effort is a plan that offers a spectacular opportunity for residential home sites while preserving nearly all of the natural amenities found on the Property.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The drainage swales traversing the Property will be left undeveloped and will be retained in a natural state.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Special efforts have been incorporated into the development plan to minimize impacts on the desert environment through the use of appropriate development areas. Existing rock outcroppings and boulder clusters within dedicated common area will be incorporated into conservation tracts. Existing washes, significant rock cropping, and natural areas will be retained in actual undisturbed NAOS area to allow natural habitats to remain.

There were 13 driveway crossings of natural washes in the existing recorded plat, which has now been significantly reduced. Lot frontages are now been designed to be ahead of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway wash crossings, which have been reduced to under 4 roadway crossings.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- **Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.**

The design intent of this community is to blend seamlessly into the desert environment fabric with minimal disturbance to the natural desert environment. Streets are designed to reduce asphalt and to minimize impacts on the desert. The overall theme is to reduce the impacts to this unique topography property and use the topography to create unique lots.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

This is a secluded gated community with larger lots and significant open space reserved between lots to create a sense of openness. Alternative modes of transportation, including bus access has not been expanded this far north. However, bicycles are very prevalent in this area and this site is accessible by bike.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- **Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.**

The existing natural pedestrian trails will remain to allow area resident's access to Wildcat Hill. No additional disturbance is proposed.

8. Buildings should be designed with a logical hierarchy of masses:

- **To control the visual impact of a building's height and size.**
- **To highlight important building volumes and features, such as the building entry.**

Again, this will be a planned custom and semi-custom home subdivision. The master developer of this Property will prepare architectural and landscape design guidelines for the future homes in Wildcat Hill. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. Controlling each home's visual impact will be an important element of these supplemental design guidelines.

9. The design of the built environment should respond to the desert environment:

- **Interior spaces should be extended into the outdoors both physically and visually when appropriate.**
- **Materials with colors and coarse textures associated with this region should be utilized.**
- **A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.**
- **Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.**

All of these design features will be utilized in the development of homes in Wildcat Hill. All builders will be required to design their homes to take the desert environment into consideration, with plantings, colors, house styling, roof overhang and recessing of doors and windows. The residential architectural intent for Wildcat Hill is to emphasize diversity of styles, floor plans, elevations, materials and color.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- **Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.**

The City's current design strategies and building techniques are encouraged to be used to minimize environmental impacts and reduce energy consumption.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- **The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.**
- **The landscaping should complement the built environment while relating to the various uses.**

The character of the planting design is based on the native plant inventory. Every natural landscape within the City of Scottsdale has a unique character based on the specific species found there, and their density. The development team has reviewed the natural plant densities and species on the Property, and will re-vegetate disturbed areas with plants selected from the City of Scottsdale “**Indigenous, Desert Appropriate and Recommended Plant List**”, and installed at densities that reflect the current character of the Property. Mature plants salvaged from the Property’s disturbed areas will be carefully sited for transplant on the project site with considerations to location, views, and adjacent plant material.

Near built environment areas, including the entry gate and the pedestrian trailhead, planting will be selected that both highlights these features, but also blends with the surrounding vegetation.

All open space areas, except the entry gate, will use plants selected solely from the indigenous plant list. At the entry gate, and only within areas separated by hardscape (such as the median), the plant selection will be supplemented from the Desert Appropriate Plant list.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- **Water, as a landscape element, should be used judiciously.**
- **Water features should be placed in locations with high pedestrian activity.**

Water will be treated as a precious resource within this development. Passive rainwater harvesting techniques, including microbasins and natural earthwork forms, will be utilized where feasible to provide supplemental water to the low water use and desert adapted plantings. No water features or fountains are proposed for any open space area within the project.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

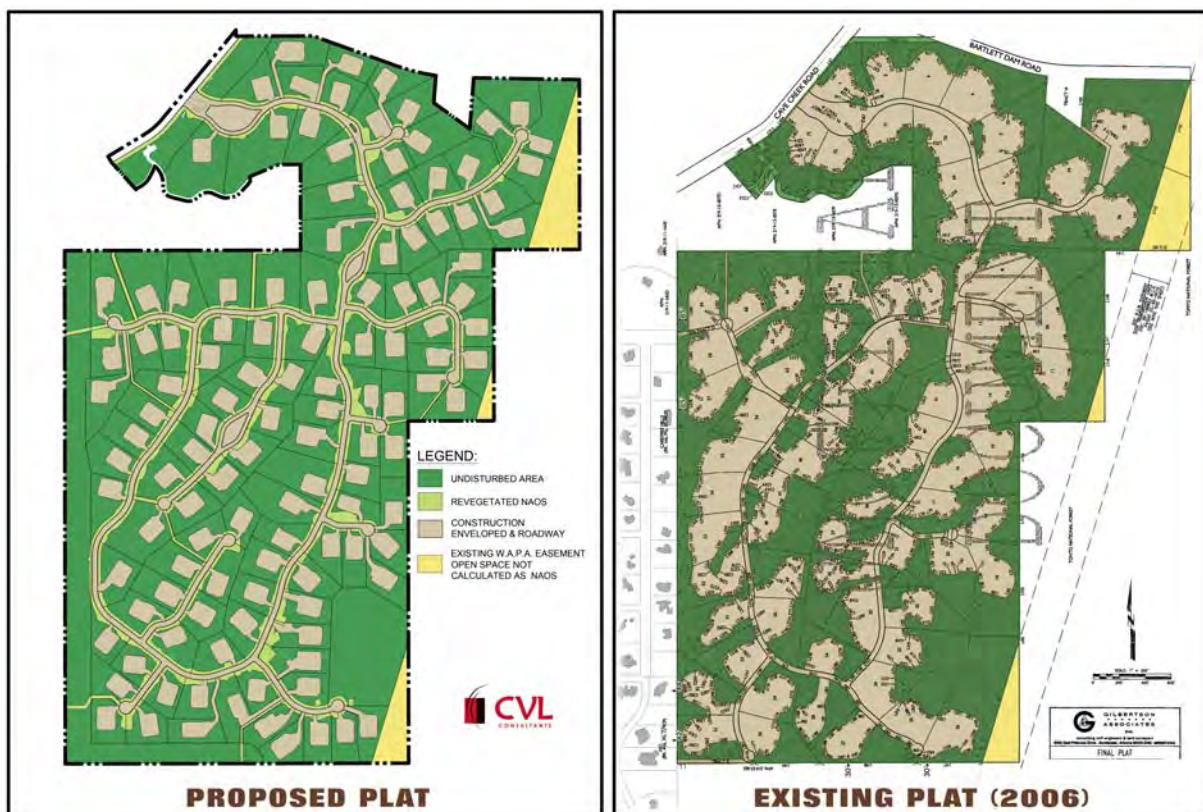
- **A balance should occur between the ambient light levels and designated focal lighting needs.**
- **Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.**

Lighting for Wildcat will comply with all of these elements of the City’s codes. External lighting will be appropriately located and designed to conserve energy and prevent light from spilling onto adjacent properties.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Entry signage will be designed to be compatible with and sensitive to the Sonoran Desert environment through the use of desert tones and materials indigenous to the area. Materials will generally be of a rusted or weathered metal finish. Additional signage includes pedestrian scale interpretive trailhead marker that will include project themed iconography, and a short narrative on the significance of Wildcat Hill and the Sonoran Desert.



VII. TRAFFIC

The traffic impact analysis prepared by Trace Consulting, dated July 2014, submitted with the application states that this development is projected to generate approximately 1,161 trips per day: 92 during the AM peak and 122 during the PM peak hour. The analysis also concludes that the intersection of Cave Creek Road and Bartlett Dam Road and the community entry on Cave Creek Road will operate at service level A from project inception to full build-out. Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

VIII. DESIGN REVIEW BOARD CRITERIA

To demonstrate compliance with Section 1.904. of the City of Scottsdale Zoning Ordinance we have provided a discussion of the community's conformance to the applicable criteria for Design Review Board approval.

- A. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

This proposal is a continuation of the previous Wildcat Hill development approvals which have been granted by the City of Scottsdale and remain consistent with all applicable guidelines, plans, and development standards set forth by the City of Scottsdale.

1. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Wildcat Hill is planned as a custom and semi-custom residential community that will provide diverse housing products and architectural styles while maintaining a low profile of development that blends with the natural terrain and desert character. The size of the lots and distribution pattern of the development envelopes enables many of the new home sites to take advantage of the property's dramatic topography and views of the surrounding mountains and natural features as protected by the ESL Ordinance. The homes at Wildcat Hill will be designed to promote the character of this high Sonoran Desert area of the City of Scottsdale, while establishing a unique neighborhood identity.

2. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Roadway layouts respect and accommodate the natural topography of the Property while maintaining pedestrian and vehicular safety. The main entrance from Cave Creek Road into this unique gated residential community connects to a spine road that creates an internal loop with fingers to access individual cul-de-sac streets, creating the ideal arrangement of aesthetic natural design and convenience.

3. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Any mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design as required.

- B. The property owner shall address all applicable criteria in this section.

Applicable Design Review Board criteria will be addressed as noted within this proposal.



IX. CONCLUSION

As stated above, the purpose of this request is to submit, process, and obtain Preliminary Plat approval for the creation and subdivision of approximately 122 residential lots, private streets, and common open space areas in accordance with the attached Preliminary Plat.

The proposed development plan is more responsive than the recorded subdivision to both its natural setting and with its neighborhood setting by being consistent with the scale and quality of the surrounding single-family homes. The project has been designed to offer a residential community that provides the same quality of life to its residents as the homes in the adjoining neighborhoods. In sum, we believe this is now an impressive plan for an impressive site.

SECTION 5.030. - SINGLE-FAMILY RESIDENTIAL (R1-70/ESL) DISTRICT (AMENDED)

Section 5.031 Purpose

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section 5.034 Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-70/ESL district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ **EIGHTY THOUSAND (80,000)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~two hundred fifty (250 feet)~~ **ONE HUNDRED EIGHTY SEVEN AND ONE-HALF FEET (187.5)**.
2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY (20) FEET MEASURED AT THE PROPERTY LINE.**

C. Density. There shall be no more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. ~~No building shall exceed thirty (30) feet in height, except as otherwise provided in article VH.~~ **PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR (24) FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.**

E. Yards

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent

to a key lot, accessory buildings may be constructed in the yard facing the side street **WITH A MINIMUM SETBACK OF FORTY FIVE (45) FEET.**

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ **TWENTY THREE (23)** feet on each side of a building.
 3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
 4. Other requirements and exceptions as specified in article VII.
- F. *Distance between buildings.*
1. There shall be not less than ten (10) feet between an accessory building and the main building.
 2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.
- G. *Walls, fences and landscaping.*
- Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. *Access.*
- All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:
1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- I. *Corral.*
- Corral fence not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

SECTION 5.034. R1-70/ESL SINGLE-FAMILY RESIDENTIAL DISTRICT
SUMMARY TABLE

Development Standard	Ordinance Requirement	Wildcat Hill Amendment	Max. ESL Reduction*	Wildcat Hill Reduction
A. Minimum Lot Area (Sq. Ft.)	70,000	80,000	25%	25%
B. Minimum Lot Width				
1. Standard Lot	250'	187.5'	25%	25%
2. Flag Lots	-	20'	-	-
C. Maximum Building Height	30'	24'	N/A	-
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front (Face of building)	60'	45'	25%	-
b. Front (Face of garage)	60'	45'	25%	-
c. Front (Corner lot side street)	60'	45'	25%	25%
d. Front (Key lot side street)	60'	45'	25%	-
e. Front (Double frontage)	60'	45'	25%	-
2. Side Yard				
a. Minimum	30'	23'	25%	23.3%
b. Minimum Aggregate	60'	45'	25%	-
3. Rear Yard	60'	45'	25%	-
E. Distance Between Buildings (Min)				
a. Accessory & Main	10'	-	-	-
b. Main Bldg on Adjacent Lots	60'	-	-	-
F. Maximum Wall Height				
a. Front	3'	-	-	-
b. Side	8'	-	-	-
c. Rear	8'	-	-	-
d. Corner Lot/Key Lot	8'	-	-	-
e. Corral fence	6'	-	-	-
G. Development Perimeter Setbacks	-	-	-	-
*Maximum reductions as allowed by Section 6.1083 of the ESL ordinance				

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

- *The applicant states this proposed community of custom and semi-custom single-family homes is consistent with not only the Land Use designation of Rural Neighborhoods, but also with the goals and policies of the General Plan (See General Plan Land Use, Exhibit D). The goals of the Land Use Element include respecting the natural and manmade environment and assuring development that reflects the quality of life offered by Scottsdale. The proposed land uses will seamlessly fit in with the character, scale and quality of existing uses. Another land use goal is to assure a diverse mixture of housing opportunities within the community. This proposed design will certainly integrate very well with the physical and natural environment and its neighborhood setting.*

Wildcat Hill will provide diverse housing products and architectural styles while maintaining a low profile of development that blends with the natural terrain and desert character. The size of the lots and distribution pattern of the development envelopes enables many of the new home sites to take advantage of the property's dramatic topography and views of the surrounding mountains and natural features as protected by the ESL Ordinance. The homes at Wildcat Hill will be designed to promote the character of this high Sonoran Desert area of the City of Scottsdale, while establishing a unique neighborhood identity.

- *Staff finds that the City of Scottsdale General Plan 2035 Land Use Map, the property is designated as Rural Neighborhoods. According to the General Plan Land Use Element, Rural Neighborhoods include areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. The proposed zoning map amendment, and its associated development, provides less than one dwelling unit per acre; more specifically; the project proposes approximately 0.40 dwelling units per acre. This proposal, at a density that is less than one dwelling unit per acre and includes the aforementioned drainage infrastructure and open space, conforms to the existing City of Scottsdale General Plan 2035 land use designation of Rural Neighborhoods.*

Originally, the site had been approved for a 50-lot subdivision and a golf course upon the site's annexation into the City, in 2000. The associated pre-annexation development agreement identified the density and the golf course use. The annexation development agreement expired after five (5) years of the annexation. The City Council approved a 76-lot subdivision instead of the 50-lot subdivision and golf course entitlement in 2007. The current request will increase the physical number of lots from 76 lots to 122 lots.

The applicant later requested the rezoning of 303 acres of the 353-site. The remaining 50 acres became Natural Area Open Space (NAOS) in the associated preliminary plat. The zoning map amendment request (17-ZN-2014) was heard and approved at the July 1, 2015, City Council hearing. The Wildcat Hill final plat was later re-approved in by the Development Review Board on December 5, 2019, as Case 1-PP-2019, with a 7-0 vote. Similarly, the final plat was previously approved by the City Council on January 12, 2021, as Case 17-PP-2014,

with a 5-0 vote. With the approved final plat, there was an approved Master Environmental Development Concept Plan (MEDCP) that still governs this property (1-MP-2005#2). This current request also seeks the approval of the associated and updated Master Environmental Development Concept Plan (1-MP-2005#3).

The currently proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The proposed preliminary plat contains 122 lots, private street tracts, and tracts of open space that buffers this community from the existing Carefree Hills neighborhood. The proposal is also providing a tract for a community ramada area located in the southeastern portion of the site (encompassing "Wildcat Hill"). The preliminary plats design is in conjunction with the approved rezoning case, approved Master Environmental Design Concept Plan (MEDCP), and the previously approved preliminary plat. These mentioned documents all assumed and approved amended development standards.

The applicant is requesting amended development standards with this preliminary plat. The proposed preliminary plat requires amended development standards to be executed as it is proposed. Although the zoning district allows for a minimum net lot area of 70,000 square feet, the preliminary plat does not propose any lots with a net lot area less than 80,000 square feet. This requirement was identified in the approved zoning map amendment case (17-PP-2017).

If approved, the applicant/owner will be improving the site in three different phases. Phase One will include forty-nine (49) lots and approximately three-fifths of the internal street system. The water and sewer improvements will also be phased with the development of the lots. The entrance and North Cave Creek Road improvements, street, and utilities, will be executed with Phase One. The water line, located within North Cave Creek Road, will connect to the Desert Mountain golf course located to the north of the site.

As previously stated, this preliminary plat request is also associated with an approved Master Environmental Design Concept Plan (MEDCP) Case 1-MP-2005#2. The proposed MEDCP is in conformance with the previously approved MEDCP. The proposed preliminary plat is in complete conformance with the approved MEDCP.

The MEDCP will document the design and planning philosophy as well as to affirm the vision of the proposed Wildcat Hill community. This document will summarize the community design elements that will establish the character and tone for all components of the Wildcat Hill master plan. This document will provide guidelines for the proposed community architecture approval process and on-site design of improvements (walls, gates, signs, lighting, etc.), landscape, revegetation program, wash corridors, circulation, and the "Wildcat Hill" rock outcropping Preservation. The MEDCP further confirms:

- a. The landscape and open space concept makes use of the indigenous desert vegetation using a variety of plant species and densities to create three character zones,
 - i. Undisturbed Areas*
 - ii. Revegetated Natural Areas*
 - iii. Enhanced Natural Areas**
- b. Drainage channels were inventoried in the field and delineated to more accurately plan roadway crossings and locate building envelopes to minimize disturbance,*

- c. The internal circulation pattern is designed to avoid major land features and vegetation as well as to minimize wash crossings.*
 - d. The administration of Tonto National Forest and the City of Scottsdale trails coordinator have decided to limit access to the forest at the request of the Tonto National Forest, and*
 - e. The preservation of the Wildcat Hill will be accomplished by easement dedication and a community maintained tract.*
- 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
- *The applicant states that the site has several natural washes running from the northeast to southwest. Site elevations range from 3,040 feet to 3,275 feet above sea level. The most significant natural features of the site include numerous rock outcroppings, the wash corridors and Wildcat Hill itself. The project development team has spent a significant amount of time walking the property to analyze and evaluate appropriate development areas and identifying natural areas that should be preserved. City Staff has also walked the Property and the result of this extensive collective effort is a vastly better development plan than the recorded Final Plat offers. This subdivision will now offer spectacular home sites, while at the same time preserving nearly all of the natural amenities found on the Property. A large portion of the 353-acre site will be preserved as dedicated natural area open space (NAOS). This low-density residential community is planned to be gated with access to the community primarily via hydrant.*

The topographic contouring of the property is dramatic and offers opportunities for creating a truly unique residential environment. Each home site will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills, maintain natural wash corridors, protect natural features and blend into the surrounding desert environment. The maximum allowed disturbance area for each lot ranges between 20,000 and 25,000 square feet, resulting in a range of on-lot open space being retained of between two-thirds (2/3's) to three quarters (3/4's) of every lot.

The custom and semi-custom home program allows for the preservation of the main washes that run through the Property, as well as most of the boulder outcroppings present on-site, through the strategic use of these building envelopes. Again, this will be a planned custom and semi-custom home subdivision. The master developer of this Property will prepare architectural and landscape design guidelines for the future homes in Wildcat Hill. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and

the Scottsdale building code. All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. Controlling each home's visual impact will be an important element of these supplemental design guidelines.

- *Staff finds that the request seeks re-approval of the Wildcat Hill preliminary plat. The development proposal includes the approval of a 122-lot residential subdivision on a 353-acre site. Once established, this preliminary plat request will decrease the density for the proposed densities 0.21 dwelling-units per acre to 0.36 dwelling-units per acre. The increase in density was approved through Case 17-ZN-2015.*

The request will provide an increase in Natural Area Open Space and provide a 200-foot buffer along the western and southern boundaries of the 353-acre site. This 200-foot buffer will be dedicated as a tract with this proposed plat; this tract will remain as Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL).

With the previous reviews, city staff and the applicant walked the site three times in order to analyze the location of the proposed internal streets. The applicant relocated streets to be more in conformance with the Environmentally Sensitive Lands ordinance. Major wash crossings were significantly reduced with the provided site plan than with the originally approved final plat. Although the number of development envelopes has increased, the total area that can be disturbed by development has decreased; which in turn has allowed for the increase in dedicated NAOS. Please reference the applicant's narrative for the comparison of the previously approved final plat, and this preliminary plat request.

This site contains several boulder outcroppings, significant desert washes, and changes in elevation from 3,240 feet to 3,275 feet above sea level. The Environmentally Sensitive Lands ordinance requires 145.6 acres of Natural Area Open Space (NAOS) to be dedicated by this 353-acre site. The Wildcat Hill final plat, approved in 2007, required the current 76-lot subdivision plat to dedicate 171.25 acres of NAOS. The preliminary plat approved in 2015, identified 239.9 acres of NAOS to be dedicated consistent with the approved zoning map amendment case. The preliminary plat approved in 2019, also identified 239.9 acres of NAOS to be dedicated that was also consistent with the approved zoning map amendment case. The owner/applicant, with this preliminary plat proposal, is proposing dedication of 234.74 acres of Natural Area Open Space. The proposed NAOS areas provide 89.28 acres more than the ordinance requires and 63.49 acres more than the NAOS required by the approved zoning case (14-ZN-2014).

Aside from the NAOS to be dedicated, the preliminary plat proposes 9.87 acres of non-NAOS open space areas. The dedication of NAOS and non-NAOS areas total to 244.61 acres. This acreage is 69.3 percent of the net lot area of the site. The remaining 30.7 percent of the site consist of internal private streets and building envelope areas.

The existing final plat protects the "Wildcat Hill" boulder ridge feature with NAOS easements. With the proposed preliminary plat, the majority of the boulder ridge will be protected with a NAOS and Conservation Easement tract that will be dedicated with this proposed "Wildcat Hill" plat. The tract will remove a majority of the peak from being located on private residential lots and will assign a tract to protect the ridge. A homeowner's association will be responsible for the protection of the ridge, versus an individual lot owner.

The existing scenic corridor easement located along North Cave Creek Road, as dedicated by the existing Wildcat Hill final plat, is fifty (50) feet in width. The scenic corridor easement should be updated to 100 feet, to be in accordance with the scenic corridor requirements of the 2001 General Plan and Transportation Master Plan. The applicant/owner has provided a 100-foot-wide scenic corridor easement, and a scenic corridor buffer ranging from 200 to 360 feet in width along North Cave Creek Road. The project will also provide a 100-foot-wide, average, scenic corridor easement. The scenic corridor easement will at least provide a minimum width of 45 feet, along East Bartlett Lake Road.

The proposed preliminary plat identifies a 200-foot-wide NAOS buffer along the western and southern boundaries of the subject 353-acre site. The 200-foot-wide buffer contains 50 acres of Natural Area Open Space that have not been calculated into the application's associated density calculation. This 200-foot-wide buffer will be dedicated as a tract with this proposed plat; this tract will remain as Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL).

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- *The applicant states that Roadway layouts respect and accommodate the natural topography of the Property while maintaining pedestrian and vehicular safety. The main entrance from Cave Creek Road into this unique gated residential community connects to a spine road that creates an internal loop with fingers to access individual cul-de-sac streets, creating the ideal arrangement of aesthetic natural design and convenience.*
- *The preliminary plat proposes an increase of 46 lots, compared to the existing 76-lot subdivision plat. The proposal will account for an increase in daily trips from approximately 760 daily trips to approximately 1,220 daily trips. North Cave Creek Road can accommodate the increase in daily trips.*

The owner will construct a left turn lane on North Cave Creek Road at the entrance of the site, and is an on-going requirement established as part of the previously approved final plat (8-PP-2007). The previously approved final plat also required the owner to include a right-turn, deceleration lane on North Cave Creek Road at the site's entrance. The proposed site plan/preliminary plat identifies a gated entrance into the site.

The proposed preliminary plat will maintain the internal pedestrian trails connection to the "Wildcat Hill" mountainous feature; which is located in the southwestern area of the site. A trailhead-type shade structure will be provided at the southwest corner of "Wildcat Hill" to provide a rustic shaded amenity near the hill. The site plan also identifies an 8-foot-wide paved path, and a 10-foot-wide multi-purpose path, located within the scenic corridor easement, along the North Cave Creek Road, and an additional trail along East Bartlett Lake Road.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *The applicant states that any mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design as required.*

- *Staff finds that the existing zoning will require custom single-family residential final plans review for the development of each proposed lot. The final plans review will ensure that mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

DEVELOPMENT INFORMATION

Zoning History

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL), which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. In July of 2015, the City Council approved a zoning district map amendment case (17-ZN-2014) from the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district to the proposed Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL). The zoning map amendment request allowed for the proposed 122-lot subdivision plat.

The site was annexed into the City in December of 2000. The annexed parcel was rezoned from the county designation of Rural-190, to the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district designation through Case 7-ZN-2001. The annexation and zoning map amendment allowed fifty (50) lots, a golf course, club house, and other golf course amenities.

In 1991, the Environmentally Sensitive Lands (ESL) overlay was added as an amendment to the Hillside District overlay. The current ESL Overlay version took effect in February of 2004. This version of the ESL overlay presides over this site due to the fact that the property was platted in March 2007, through Case 8-PP-2005. The City Council also approved a Master Environmental Design Concept Plan (MEDCP) along with the above mentioned “Wildcat Hill” final plat.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The property is generally located on the southeast corner of North Cave Creek Road and East Bartlett Lake Road intersection, the property abuts the Tonto National Forest; which is located to the east and south of the property. Please refer to context graphics attached (Attachment #4). There is a 161-kv, Western Area Power Administration (WAPA), power-line corridor that enters and exits the site along the eastern boundary.

Project Data

- Existing Use: 76-lot Subdivision (vacant unimproved land)
- Proposed Use: 122-lot Subdivision
- Parcel Size: 353-acre site
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 145.62 acres (ESL Ordinance)
- NAOS Required: 171.25 acres (Case 8-PP-2007)
- NAOS Provided: 234.7 acres (Case 17-PP-2014)
- Density Allowed: 0.40 du/ac (Case 17-ZN-2014)
- Density Proposed: 0.34 du/ac (17-PP-2014)

**Stipulations for the
Development Review Board Application:
Wildcat Hill
Case Number: 1-PP-2019#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by CVL Consultants, with a city staff date of August 17, 2023.
 - b. The Amended Development Standards submitted by CVL Consultants, with a city staff date of August 17, 2023.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by CVL Consultants, with a city staff date of August 17, 2023.
 - d. The construction envelope exhibit submitted by CVL Consultants, with a city staff date of August 17, 2023.
 - e. The Master Environmental Design Concept Plan (MEDCP) for Wildcat Hill, 1-MP-2005#3.
 - f. The conceptual landscape plan submitted by CVL Consultants, with a city staff date of August 17, 2023.
 - g. Case Drainage Report for Wildcat Hill; submitted by CVL Consultants, accepted on June 26, 2023.
 - h. Case Grading and Drainage Plan for Wildcat Hill; submitted by CVL Consultants, accepted on June 26, 2023.
 - i. Final Water System Basis of Design Report and Final Wastewater System Basis of Design Report submitted by Coe & Van Loo Consultants and accepted by Water Resources with notes to be addressed with construction plans.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the site were: 7-ZN-2001, 8-PP-2005, 1-MP-2005, 11-TA-2000#3, 17-ZN-2014, 1-MP-2005#2, 17-PP-2014, 1-PP-2019.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below:

Parcel	Gross Acres	Zoning	Approved DU/AC (17-ZN-2014)	Max DU/AC (17-PP-2014)	Max # of Units / Lots
MCR 957-08	360+/- acres	R1-70/ESL	0.41 du/ac	0.36 du/ac	122 lots

DRB Stipulations

2. Development shall conform with the conceptual Natural Area Open Space plan submitted by CVL Consultants, with a City staff date of August 17, 2023. The development shall dedicate a minimum of 234.74 acres of Natural Area Open Space. Any proposed significant change to the conceptual Natural Area Open Space plan, including tracts, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Development Review Board and City Council
3. Development shall conform with the conceptual Natural Area Open Space plan submitted by CVL Consultants with a City staff date of August 17, 2015. The proposed tract, located over "Wildcat Hill," shall be maintained as a tract and contain Natural Area Open Space and Conservation Area easements
4. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100-year, 2-hour rain event shall be subject to Development Review Board.

STREET DEDICATIONS:

Ordinance

- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
- i. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum FORTY (40)-foot wide dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

DRB Stipulations

EASEMENT DEDICATIONS:

Ordinance

- E. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM

DRB Stipulations

5. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100 year – 2 hour rain event. The minimum width of the easement(s) shall be one hundred feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse.
 - b. The owner shall dedicate to the City on the final plat a Scenic Corridor Easement for the Scenic Corridor setback width along N. Cave Creek Road. The easement shall be a minimum of 200 feet to 360 feet in width, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. Scenic Corridor easements shall be dedicated over tracts “U” and “G,”
 - c. The owner shall dedicate to the City on the final plat a Scenic Corridor Easement for the Scenic Corridor setback width along E. Bartlett Lake Road. The easement shall be a minimum of width 45 feet and a 100-foot average, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. (
 - d. The owner shall dedicate to the City on the final plat a minimum 100-foot-wide public non-vehicle access easement, to accommodate a multi-use path along N. Cave Creek Road, as shown on the submitted preliminary plat with the City staff date of August 17, 2023.
 - e. The owner shall dedicate to the City on the final plat a minimum 100-foot-wide non-motorized public access easement, to accommodate a multi-use trail along N. Cave Creek Road, as shown on the submitted preliminary plat with a City staff date of August 17, 2023. The alignment of the trail shall be subject to approval by the city's Transportation General Manager, or designee, prior to dedication.
 - f. The owner shall dedicate to the City on the final plat a minimum 45-foot-wide, with a 100-foot average, non-motorized public access easement, to accommodate a multi-use trail along E. Bartlett Lake Road, as shown on the submitted preliminary plat with a City staff date of August 17, 2023. The multi-use trail may exist within the non-motorized public access easement and dedicated right-of-way. The alignment of the trail shall be subject to approval by the City's Transportation General Manager, or designee, prior to dedication.

OTHER PROPERTY DEDICATIONS:

Ordinance

- F. Development shall conform with the conceptual Natural Area Open Space plan submitted by CVL Consultants with a City staff date of August 17, 2023. The proposed tract, located over “Wildcat Hill,” shall be maintained as a tract and contain Natural Area Open Space and Conservation Area easements.

DRB Stipulations

6. Before any certificate of occupancy is issued for the site, any lot to be conveyed to the City as shown on the site plan/subdivision plat with a City staff date of August 17, 2023, shall be conveyed by a general warranty deed and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.

7. Owner must dedicate a one-foot-wide vehicular non-access easement on N. Cave Creek Road and E. Bartlett Lake Road, except at the approved street entrances, per the Design Standards and Policies Manual, figure 2.1-3.

ADDITIONAL SUBDIVISION PLAT REQUIREMENTS ITEMS:

DRB Stipulations

8. The owner will construct a trailhead-type shade structure at the southwest corner of “Wildcat Hill” to provide a rustic shaded amenity in proximity to the hill.
9. Update the preliminary plat to demonstrate an unobstructed vertical clearance minimum of 13-foot-6-inches (Fire Ord. 4045, 503.2.1).
10. Update the preliminary plat to demonstrate that a “Key switch/pre-emption sensor” shall be required for gates (Fire Ord. 4045, 503.6.1).
11. Update the preliminary plat to demonstrate that a fire lane surface will support 83,000 lbs. GVW (Fire Ord. 4045, 2-1.802(3)).
12. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and vertical clearance of not less than 14 feet. (Ord 503.2.1). The final plat shall provide language stating that: “No vehicle parking on surface streets will be allowed as per Fire Department review due to the street width being 24 feet or provide a minimum width of 28 feet If parking is not prohibited.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCSE:

Ordinance

- G. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

13. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

Ordinance

- H. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale’s Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way.

DRB Stipulations

14. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

- I. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting).
- J. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- K. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- L. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

- 15. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- M. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- N. Stipulation from 17-PP-2014 still govern this site, unless otherwise superseded by these stipulations.
- O. Prior to the issuance of a permit for the development project, the owner shall submit and obtain approval of construction documents to construct an emergency access from the subdivision to N. Carefree Way, per DSPM.

DRB Stipulations

- 16. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. N. CAVE CREEK ROAD
 - i. North bound right-turn deceleration lane at the site entrance. Bike lane is to continue along the frontage through the deceleration lane.
 - ii. South bound left-turn lane deceleration lane at the site entrance.

b. INTERNAL STREETS.

- i. Construct internal streets in accordance with Local Residential - Rural/ESL per Figure 5-3.19 of the DSPM. Street section shall be a standard crown section with the crown being at the centerline. Sidewalks not required.
- ii. Internal streets shall have a minimum six (6)-foot wide shoulder along both sides with shoulder slope per DSPM.

17. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.

18. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherwin Williams (SW7055) Enduring Bronze (246-C7).

19. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that have 70 % contrasting colored compared to the background concrete color.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

1. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum TEN (10)-foot wide multi-use TRAIL and a minimum EIGHT (8)-foot wide SHARED-USE PATH along east side of N. Cave Creek Road and construct a minimum TEN (10)-foot wide multi-use TRAIL along the south side of N. Bartlett Dam Road. The alignment of the TRAIL AND PATH shall be subject to approval by the city's Transportation General Manager or designee and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents. The owner shall provide trail tread in accordance with DSPM Chapter 8; four (4)-inches of decomposed granite, ¼-inch minus (Madison Gold or equivalent), wetted and compacted. The owner shall provide ADA ramps at the path/trail crossing at main entrance.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

2. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
3. Submit a final drainage report that demonstrates consistency with the DS&PM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
4. Final drainage report submittal shall provide inclusion of the previously provided analysis within the final drainage report for on-site rational flow values being lower than PPW AMDS flow values for the same locations.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

- P. Per DSPM Section 6-1.400 and SRC Sec. 49-219 the developer will be required to install waterlines along all property frontages at their expense. In addition, per project report (section 4.4) and

previous stipulations (17-PP-2014), Wildcat Hill development shall be responsible for the construction of an 8-inch water line in Cave Creek Road from the Desert Mountain Painted Sky subdivision to the Wildcat Hill subdivision at their expense in conformance with DSPM Section 6-1.402.

- i. The City has determined that the schedule for Wildcat Hill subdivision development and 8-inch water line in Cave Creek Road from the Desert Mountain Painted Sky subdivision to the Wildcat Hill subdivision is uncertain. Instead of providing assurance for and constructing the water line improvements, the Developer shall make a payback payment per SRC Sec. 49-218 to the City of Scottsdale the estimated total costs of this water line obligation, thereby making full satisfaction of that obligation. The City has determined that the developer proposed 8-inch water line interconnects two 12-inch waterlines (@north & south ends) and creates a bottleneck. Therefore, the new waterline shall be 12-inch minimum to match the existing pipe sizes.
- Q. The City has determined that the schedule for Wildcat Hill subdivision development and 12-inch water line along Bartlett Dam Road (north frontage of the property) from Site 158 booster pump station to Cave Creek Road is uncertain. Instead of providing assurance for and constructing the water line improvements, the Developer shall make a payback payment per SRC Sec. 49-218 to the City of the estimated total costs of this water line obligation, thereby making full satisfaction of that obligation.
- i. The Developer shall be responsible for the construction of the 8-inch water line along Cave Creek Rd going south from Bartlett Dam Road to the proposed sub-division and the interconnect to the existing 8-inch water line with a PRV at Bartlett Dam Road and Cave Creek Road intersection per Plan Check #5421-15 at their expense.
- R. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 5. Water mains shall be located per DSPM Chapter 6, under the paved portion of the roadways between the back of curb to the back of curb and a minimum of six (6)-feet from the edge of an easement.
- 6. Water and sewer lines outside of paved areas shall be per DSPM chapter 6 and 7, with a 10-foot wide hardened path with a cross-sectional slope not greater than 10% and a longitudinal slope not greater than 20%. Hardened paths shall consist of native soil compacted to 95% to a depth of one (1)-foot from the existing or design surface whichever is lower.
- 7. Manholes deeper than 10-ft must be 5-ft in diameter per DSPM Section 7-1.405.B. Any deep manhole (≥ 10 -ft), drop manhole or receives sewer from ejector pumps shall be polymer concrete manholes per Water Resources current policy.
- 8. Per the 2015 International Fire Code (IFC), one thousand (1,000) gallons per minute of fire flow correspondences to a maximum of six thousand two hundred (6,200) square foot home. The applicant shall cause a note to be placed on the final plat stating the following:

The Homes in this community shall be limited to six thousand two hundred (6,200) square feet per the 2015 International Fire Code and the city's 2018 Design Standards and Policies Manual, Section 6-1.400, unless otherwise approved by the city's water resources department as contained herein. Proposed homes larger than six thousand two hundred (6,200) square feet shall be required to conduct additional fire flow analysis on the public utility to ensure adequate fire flow of the existing

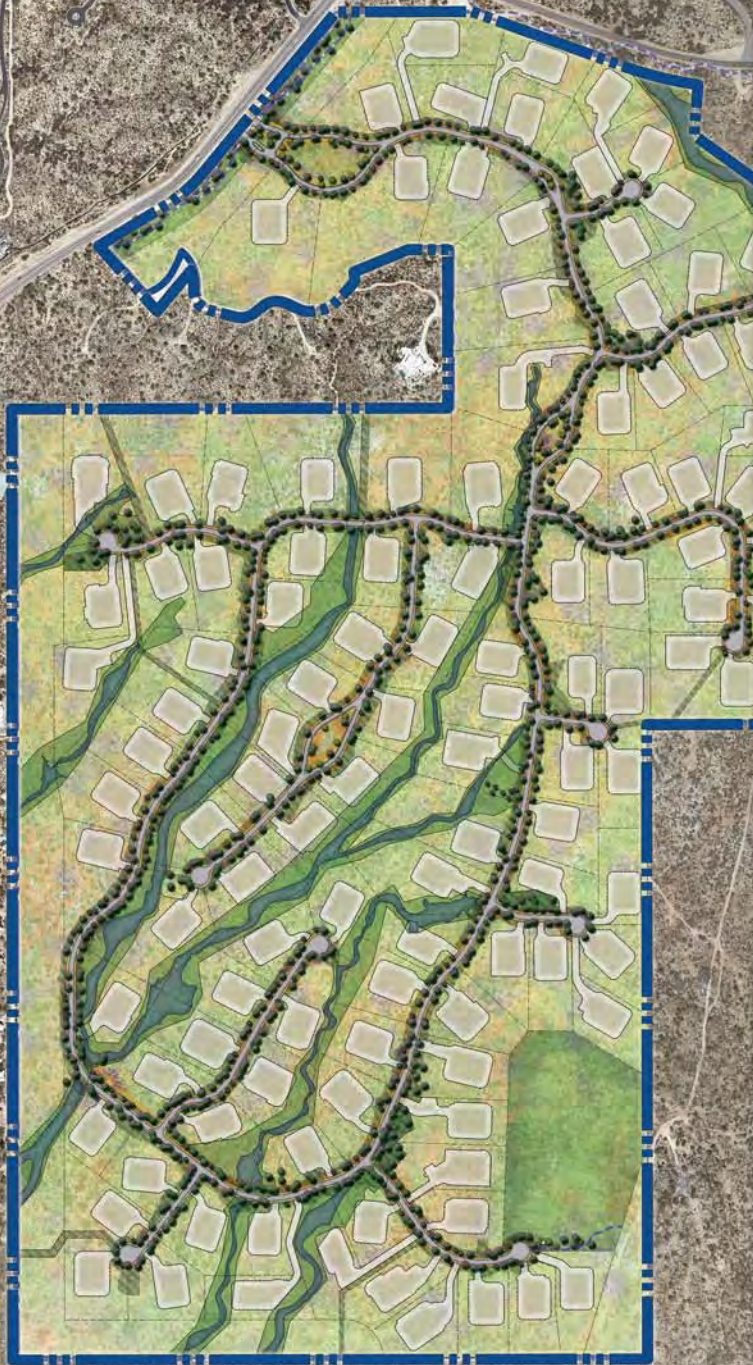
public water main(s) for proposed home. No permits of homes larger than six thousand two hundred (6,200) square feet will be allowed without the city's water resources department's approval through this fire flow analysis and possible public infrastructure improvements at developer's expense.

9. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

ADDITIONAL INFRASTRUCTURE AND IMPROVEMENT ITEMS:

DRB Stipulations

10. Before any building permit is issued for the site, the owner shall dedicate to the City a minimum 100-ft foot-wide public non-vehicle access easement, and construct a minimum 8-foot-wide multi-use path along N. Cave Creek Road before any certificate of occupancy is issued for the site, as shown on the submitted site plan/subdivision plat with the City staff date of April 23, 2015. The path shall be designed in conformance with the Design Standards and Policies Manual.
11. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 10-foot-wide multi-use trail along N. Cave Creek Road, as shown on the submitted site plan/subdivision plat with the City staff date of April 23, 2015. The trail shall be contained within a minimum 100-foot-wide public non-vehicle access easement dedicated to the City before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the City's Zoning Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.
12. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 10-foot-wide multi-use trail along E. Bartlett Lake Road. The trail shall be contained within an average 100-foot-wide, and a 45-foot-wide minimum, public non-vehicle access easement dedicated to the City before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the City's Zoning Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual. The multi-use trail may exist within the non-motorized public access easement and dedicated right-of-way
13. All internal private street tracts must be dedicated to provide a non-motorized public access easement for trail purposes.



Wildcat Hill Master Environmental Design Concept Plan Update

September 1, 2022

**Revised:
December 30, 2022,
March 27, 2023**

Wildcat Hill

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- Appendix A: Native Plant Inventory**
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- Appendix C: Wildcat Hill Master Environmental Design Concept Plan (1-MP-2005)1**
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- Appendix E: Desert Appropriate Plant List**

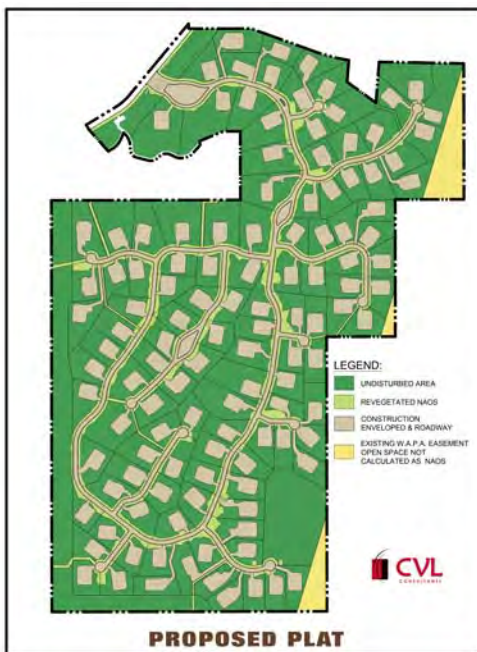
1.00 Introduction

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

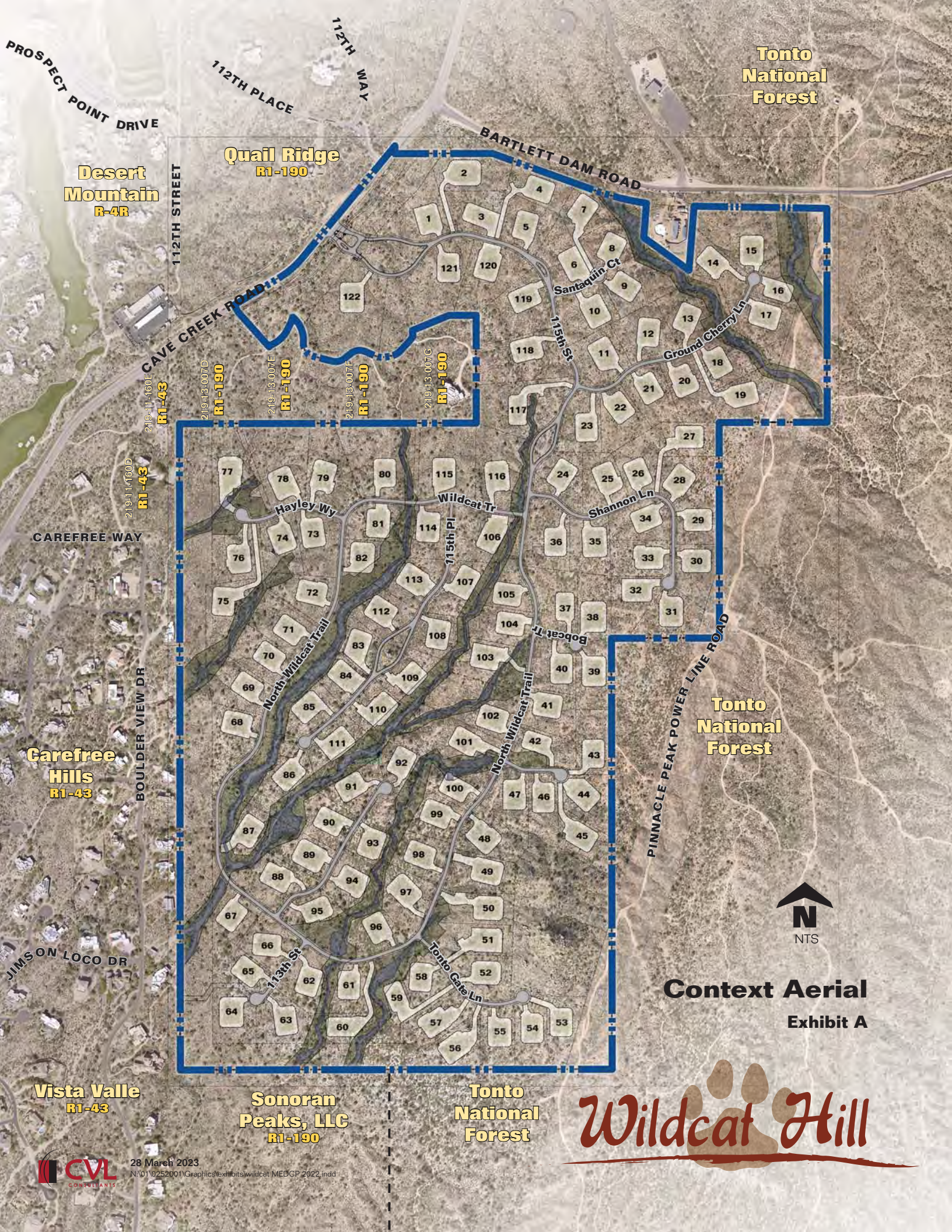


ensure that significant areas and high quality examples of these natural and cultural resources were preserved.

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

Wildcat Hill



Tonto
National
Forest

Desert
Mountain
R-4R

Quail Ridge
R1-190

219-11-160E
R1-43

219-13-007D
R1-190

219-13-007E
R1-190

219-13-007F
R1-190

219-13-007G
R1-190

219-11-160D
R1-43

CAREFREE WAY

Carefree
Hills
R1-43

BOULDER VIEW DR

JIMSON LOCO DR

Vista Valle
R1-43

Sonoran
Peaks, LLC
R1-190

Tonto
National
Forest

Tonto
National
Forest



Context Aerial
Exhibit A

Wildcat Hill



28 March 2023
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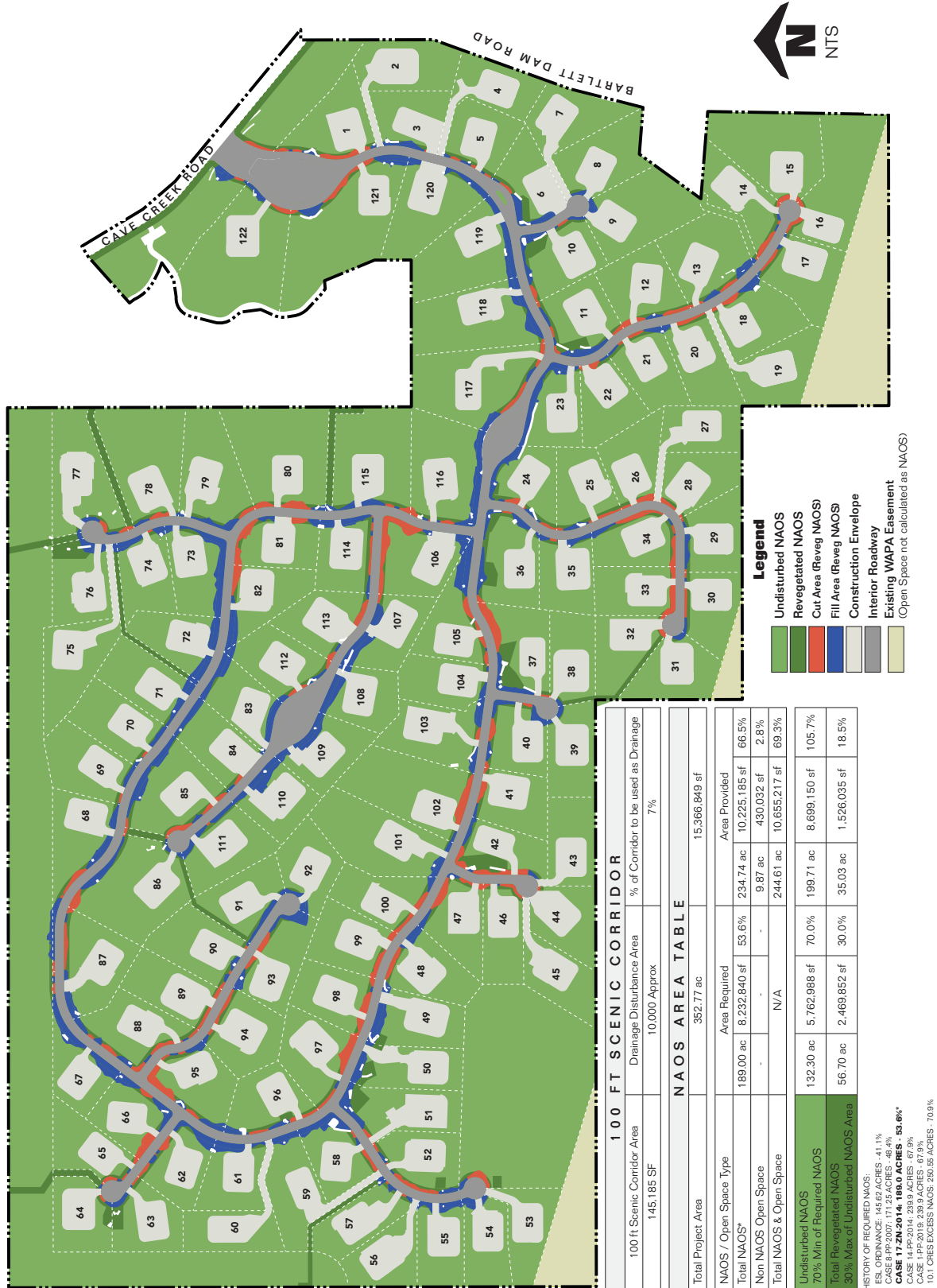


NAOS Comparison
Exhibit B

Wildcat Hill

NAOS Map

Exhibit C



Wildcat Hill

1.02 Request

As with the previous plan, this application represents a request for the Development Review Board to approve this update to the 2005 MEDCP for Wildcat Hill, as amended within this document, and the associated preliminary plat.

This document adheres to the intent of the original MEDCP by maintaining a low profile of development that blends with the natural terrain and desert character. Where changes to the original MEDCP are noted, they are generally due to changes in regulations since the MEDCP, changes resulting from the revised site plan design, or are intended to reduce the impact of development beyond the original MEDCP.



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” (*see Appendix D*) 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 into this proposal. These plants will conform to the “Desert Appropriate Plant List” (*see Appendix E*) 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.



Landscape Character Zone Example

Entry Monument
10' Wide Stabilized DG Multiuse Pathway
8' Wide Paved Sidewalk



Denotes Building Envelope, Limit of Disturbance.

Denotes Revegetation Area. Refer to Preliminary Landscape Plans

Wildcat Hill Conservation Area

Neighborhood Trail Access

Conceptual Landscape Plan

Exhibit C

Wildcat Hill

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*).

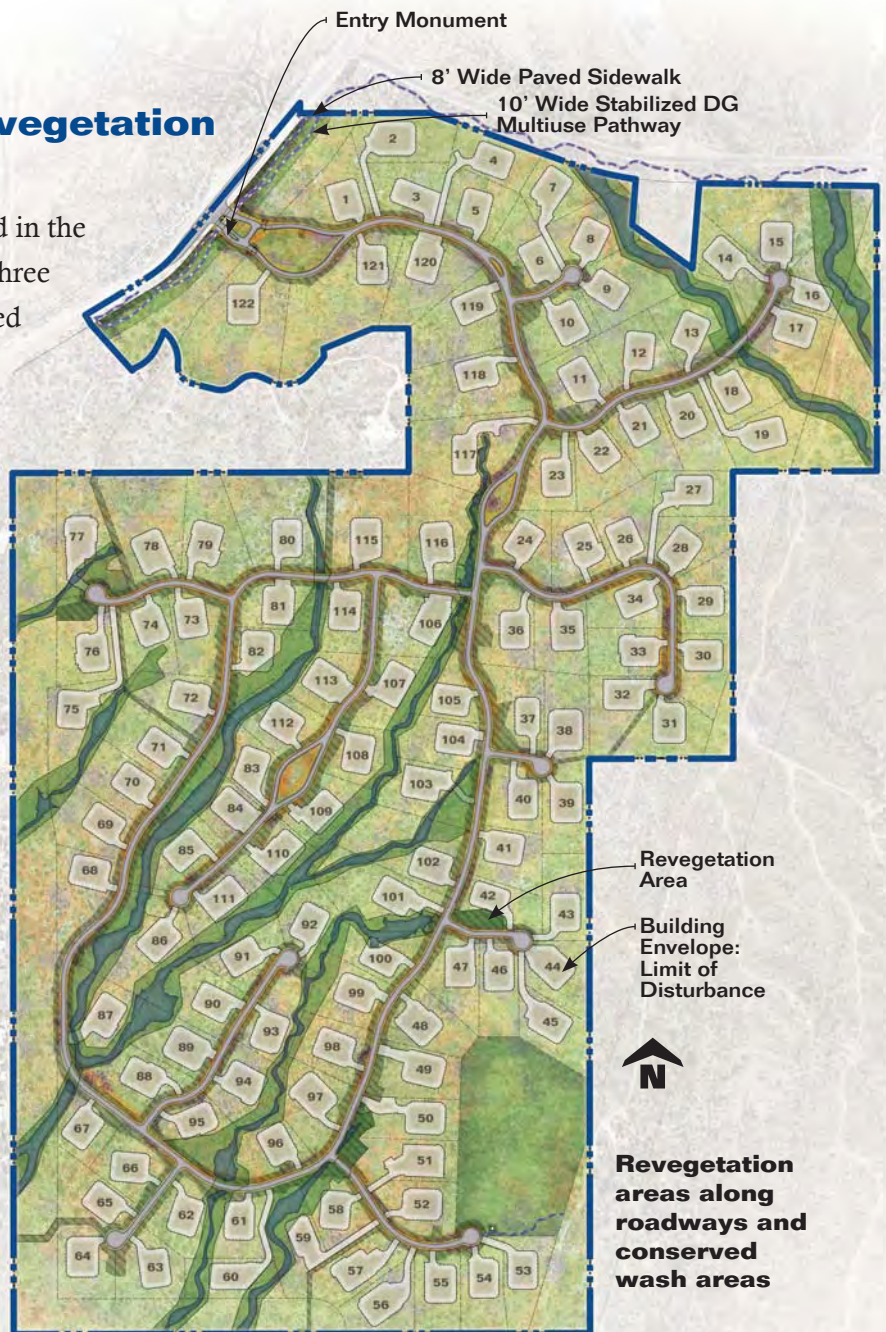
2.03 Revegetation Techniques

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.

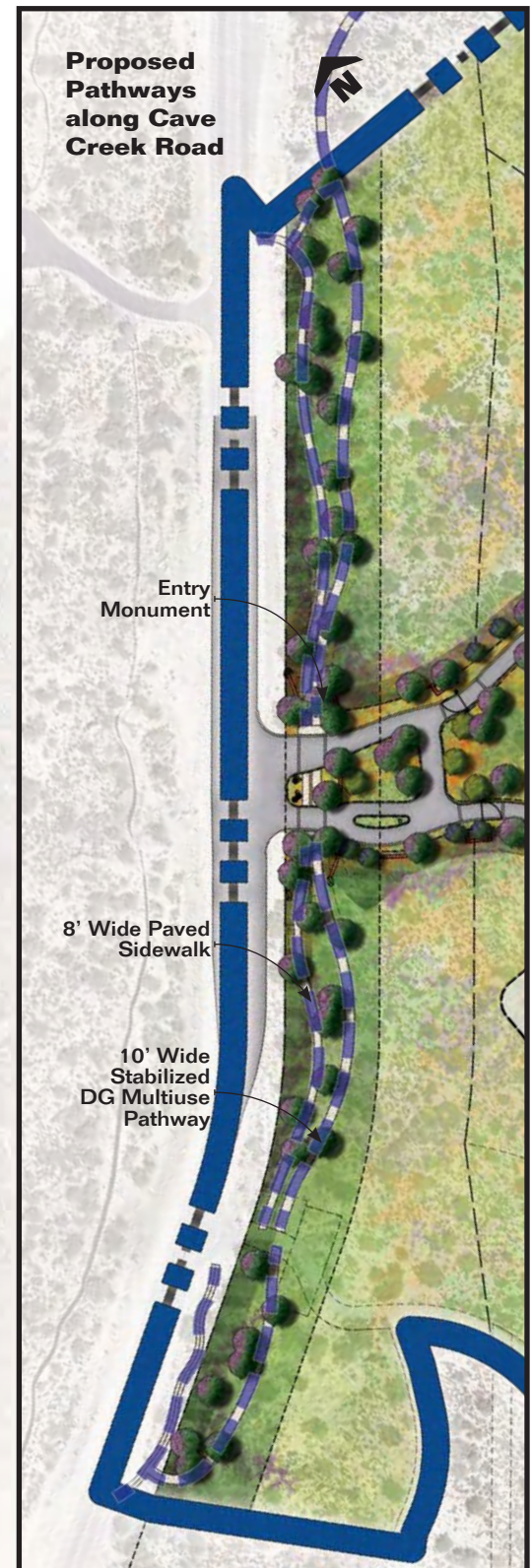
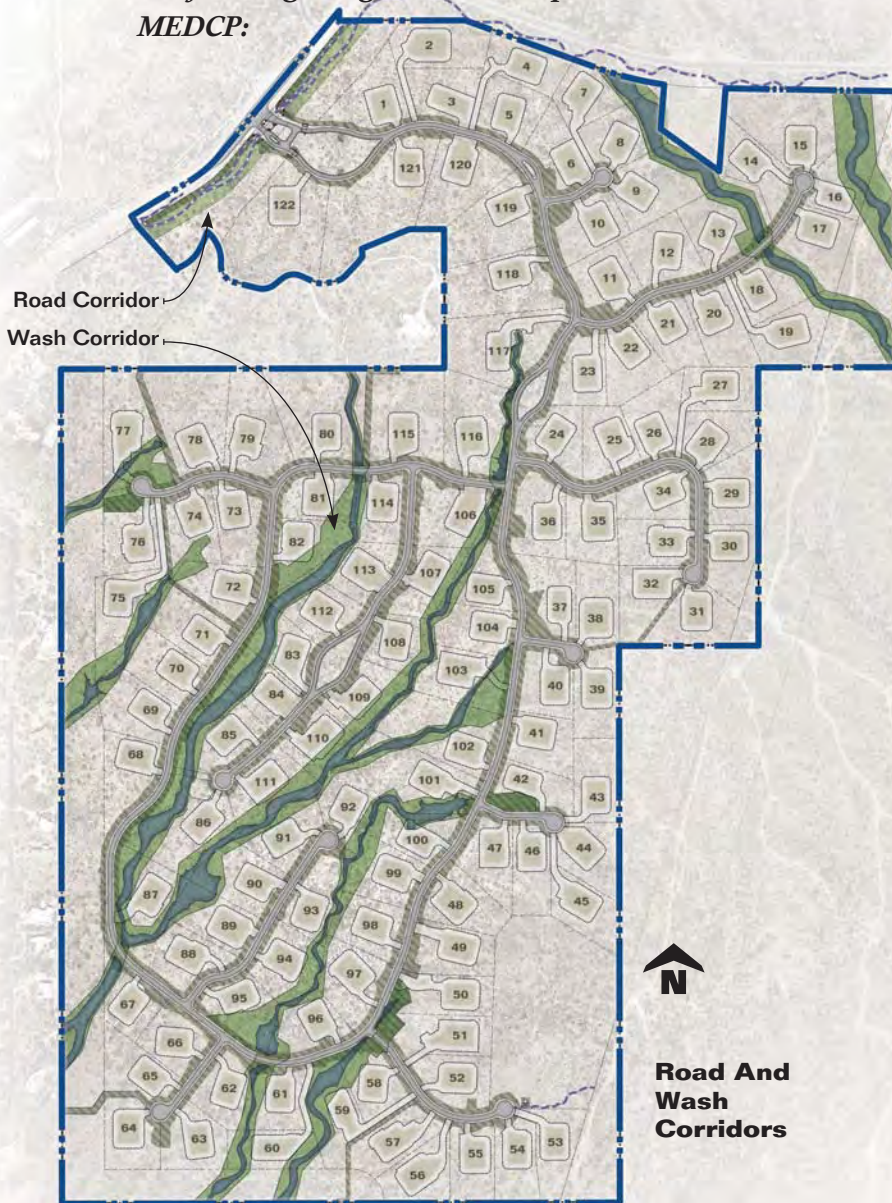


2.04 Scenic and Vista Corridors

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 as intended in the 2005 MEDCP.

The following changes have been implemented since 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' wide 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.

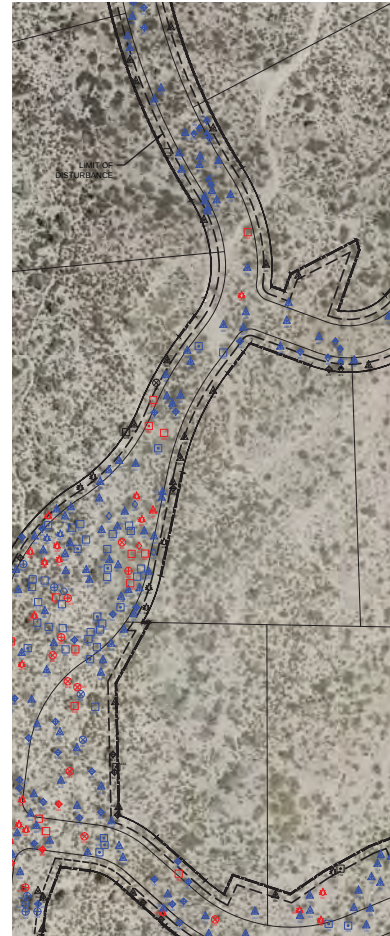
2.05 Irrigation Techniques

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 plant inventory prepared with this submittal yielded similar results (See *Appendix A*).

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” (see *Appendix D*) and “Desert Appropriate Plant List”, (see *Appendix E*) respectively.



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

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 a 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 in Davis flagstone brown, or will receive an application of a Permeon or Natina staining agent to blend with the natural desert.

2.08 Landscape Lighting

All landscape lighting, and accent lighting, will be limited to the main entry area (including the entry monument 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.

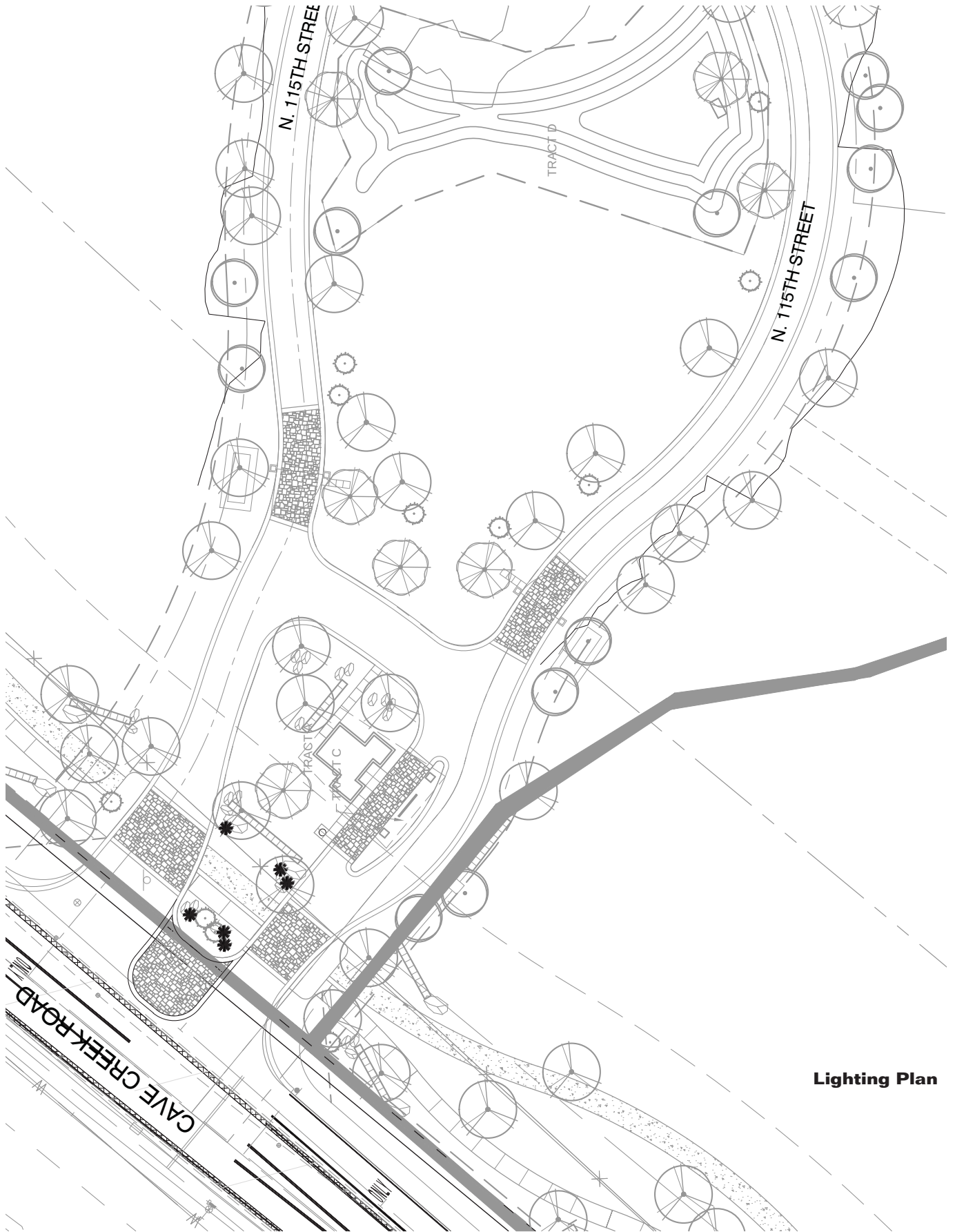


Lighting Schedule

Symbol	Manufacturer / Model/ Description	QTY	Material	Lamp	Watts	Color Temp	Mounting	Options
⊗	Tree Downlight: FX Luminaire VE - LED	19	Copper	3 LED	4.2W	N/A	N/A	(PS) Perforated Sleeve
□○	DownwardWall Wash Linear LED: FX Luminaire LF - LED	6	Brass	1 LED	2W	2900K	Under Wall Cap	N/A
⊗	Wall Mounted Downlight: FX Luminaire DE - LED	8	Aluminum Alloy	3 LED	10.1W	N/A	(VB) Versa Box	N/A

All Finishes: (WI) Weathered Iron
All Electrical: 10-15 volts

All Lenses: (F) Frosted
All Optics/Glare: Shielded



Lighting Plan

2.09 Revegetation Sample Area #1

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.

- | | | | |
|-----------------------|----|-------------------|-----|
| • Foothill Palo Verde | 8 | • Catclaw Acacia | 22 |
| • Native Mesquite | 1 | • Golden Eye | 35 |
| • Whitethorn Acacia | 23 | • Turpentine Bush | 150 |

**Prototypical
of Sample Area 1**

2.10 Revegetation Sample Area #2

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 |

**Prototypical
of Sample Area 2**

3.00 Site Architecture



Monument Sign

3.01 Monument Sign

The character of the entry monument has been updated and improved from the 2005 MEDCP. The minor modifications include pigmentated and varying textured aggregate rammed concrete in an effort to relate to the blend with the existing environment.

3.02 Entry Gates

The entry gates have been updated and improved from the 2005 MEDCP to incorporate an elegant design motif. The gate walls include pigmentated and varying textured aggregate rammed concrete. The gates will be steel construction with a variety of different steel colors and textures to carry the rammed concrete patterns across the roadways.



**Rusted
Metal
Agave**



Entry Gates

3.03 Gate House Site Plan

We will not be doing a Gate House.

Updated Entry Aerial below.



Entry Aerial

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.

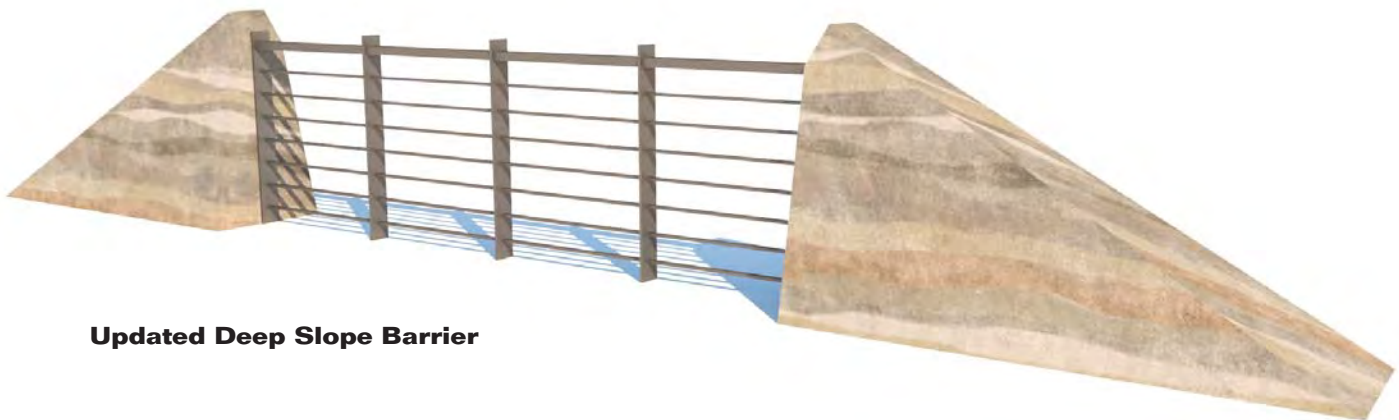
All fences and site walls, except those indicated at the trailhead and front entry will be limited to within the lot building envelopes, and shall conform to City of Scottsdale requirements.

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 are 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 pigmentated and varying textured aggregate rammed concrete, and the chain fence being replaced with painted / powder coated horizontal steel. (*updated image below*).



Updated Deep Slope Barrier

3.10 Street Sign

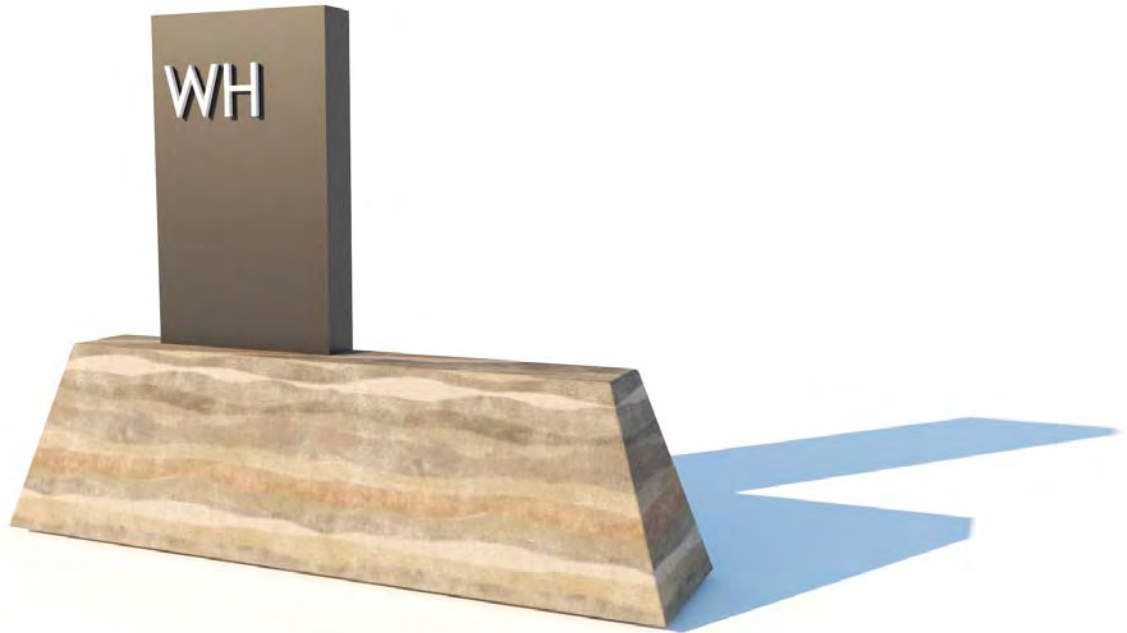
The Street sign concept shown in the 2005 MEDCP will be updated and improved. This concept is depicted below left for reference, and utilizes a square tube steel 3" post with that will have a painted / powder coated finish.



3.11 Traffic Sign

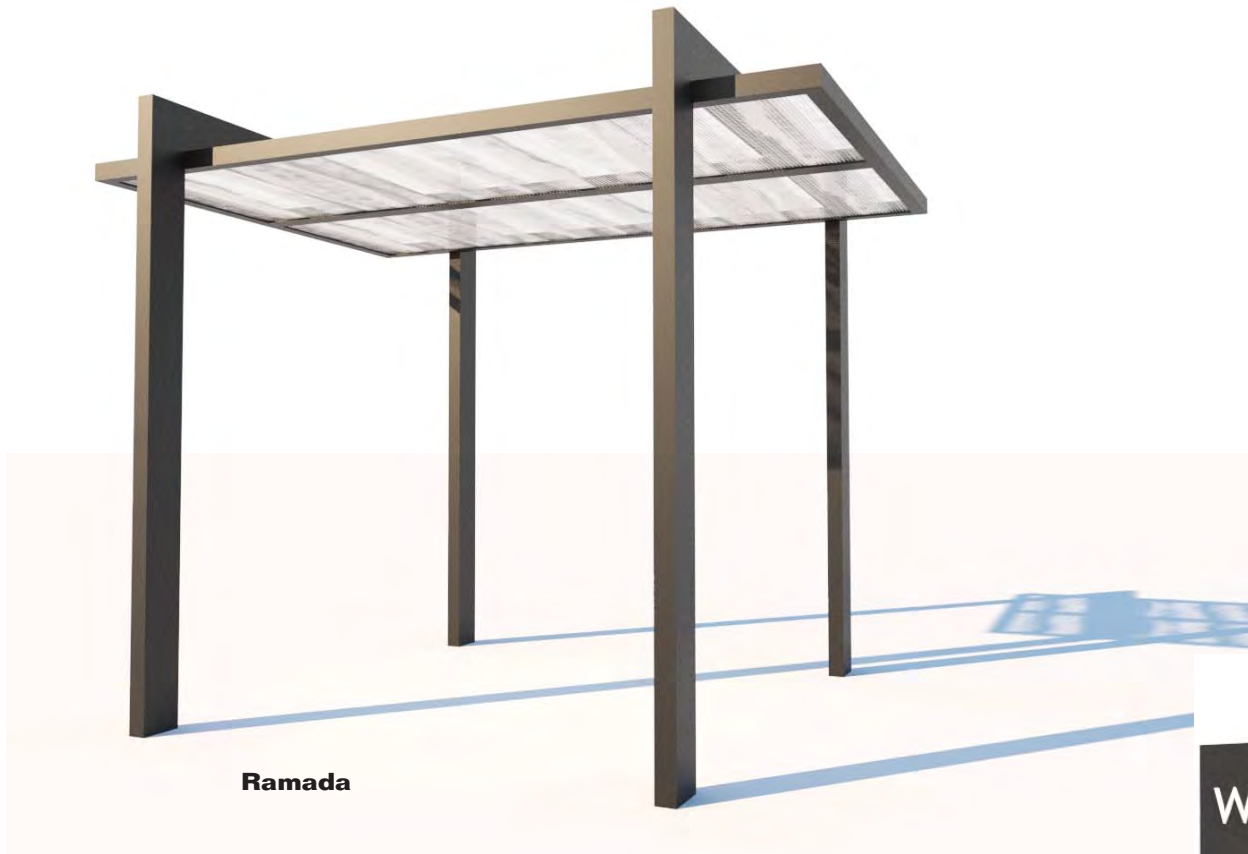
The traffic sign concept shown in the 2005 MEDCP will be updated and improved. This concept is depicted above right for reference, and utilizes a square tube steel 3" post with that will have a painted / powder coated finish.

3.12 Trail Sign



3.13 Site Amenities

Developed open space was kept to a minimum in place of undeveloped natural open space. For this reason, Site Amenities were limited to the trailhead connection in the southeast corner of the site, near Wildcat Hill. Trailhead signage, as depicted below, is provided at the trail access point. A simple, yet elegant ramada shelter with appropriate furniture is illustrated in the image below. The ramada will be steel construction, with a painted / powder coated finish.



3.14 Wayfinding Sign



4.00 Planning Systems

4.01 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 cubic feet per second 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.

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 after closer evaluation of boulder locations, and a field visit with Scottsdale staff to review the proposed alignment.

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.



4.03 Pedestrian Circulation

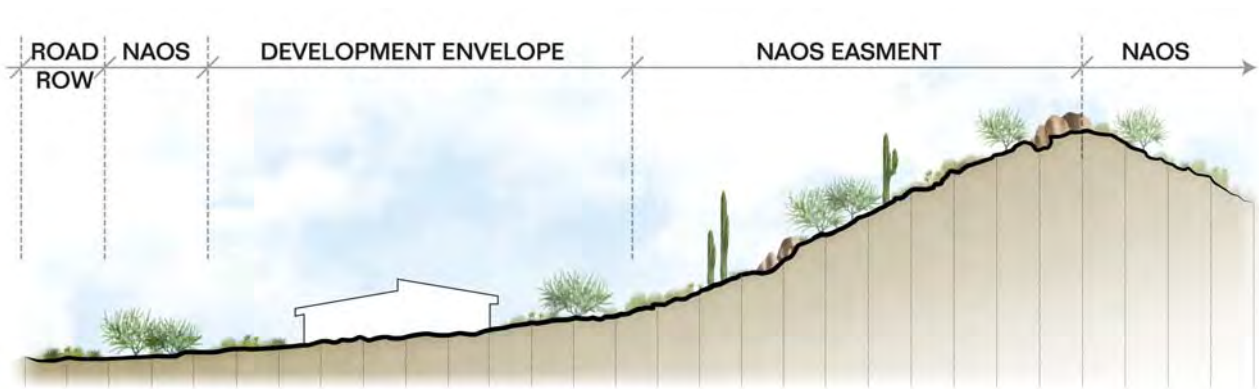
Due to the extremely low density (.21 units per acre) of the Wildcat Hill project, no formal trail system is planned for the community. Granite shoulders adjacent to all internal roadways will function as pedestrian trail systems. The loop configuration for the internal street layout allows each home 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.

4.04 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.

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



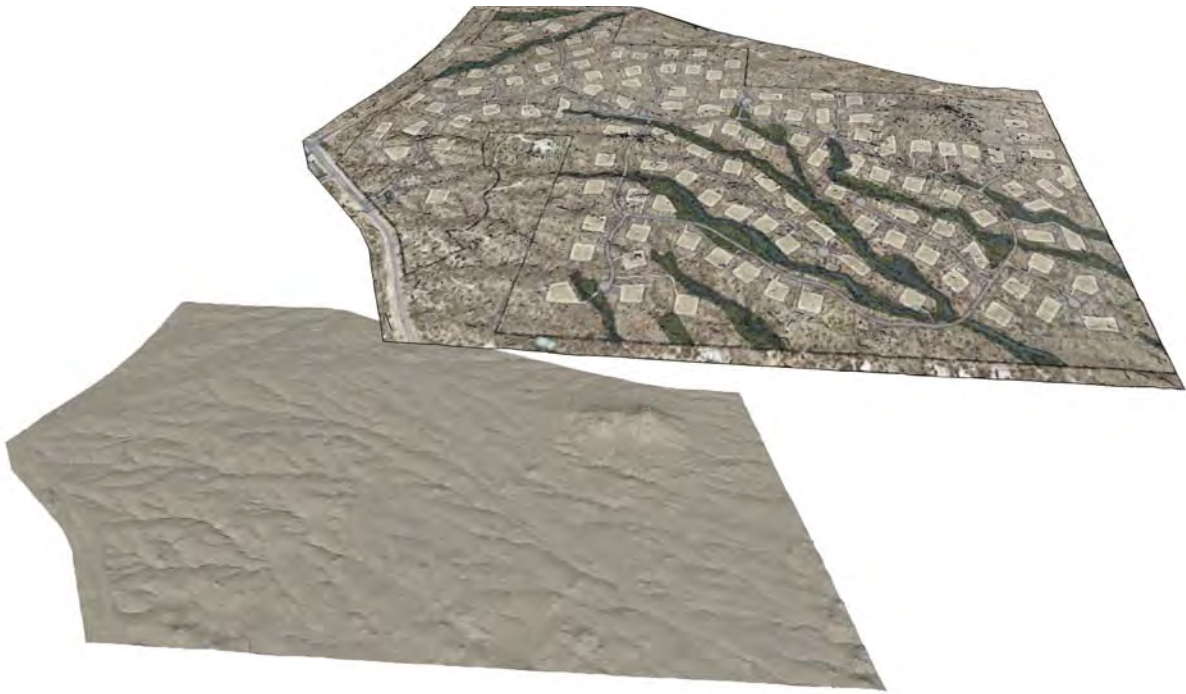
4.05 Wildcat Hill Preservation Concept

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. This preserved mountain feature not only benefits the future residents of the subdivision, but provides a visual landmark for other Scottsdale residents and area visitors.

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





4.06 Project Notes

Notice of the latest MEDCP update was sent in May of 2022 to all neighbors within 750' of the project site along with all contacts listed on the City's mailing list. Notice was given to provide interested parties the opportunity to relay any questions or concerns regarding this application. The applicant has not received any response from the public to-date.

Abandonment of Unnecessary Right-of Way and Return to NAOS – The existing 66' wide Patent Easement ROW along the west property line is proposed to be eliminated and be retained in NAOS.

Infrastructure Improvements Will Benefit the Area. The City had planned in 2007 to construct a water tank and two booster pumps at the north end of the property but for a variety of reasons those improvements were never built, and the plans were removed from the City's CIP budget. However, through development of this new subdivision on the property, the tank and booster pumps will now be built by the City which should improve water pressure for parts of the larger area.

Cave Creek Road Scenic Corridor. A two hundred (200) to three hundred sixty (360) foot Scenic Corridor is being provided adjacent to Cave Creek Road along the frontage of the Property, which is far in excess of the City's objective to obtain 100'. The Corridor will feature indigenous vegetation (undisturbed and re-vegetated). Generally, this area will remain primarily undisturbed. Where improvements are required, they will conform to the City of Scottsdale Scenic Corridor Design Guidelines (SCDG). Improvements include drainage structures at the project entry, an entry gatehouse and gates, and low walls. Plans for these improvements will be the subject of a separate submittal to the City, with City review and approval. Materials for these structures will be in conformance with the SCDG, including corten or rusted finish metalwork, and stacked stone or rusted wire rock gabion walls. Finish materials will have an LRV no greater than 35%.

Phasing. The project is proposed for three phases. Phase 1 consists of the entryway, the 12 inch off-site waterline that will connect the site to the Desert Mountain Golf Course No. 6 and roughly one-half of the backbone infrastructure (streets, utilities, lighting and landscaping) and lots adjacent to the infrastructure. Phase 2 and Phase 3 are comprised of the balance of the backbone infrastructure and remaining lots. Lots sales will be split between custom and semi-custom high-end builders. Build-out is expected to be roughly 10 years or perhaps more.

The Developer will be required to pay the in-lieu payment for the 12-inch water line which runs along Bartlett Dam Road and Cave Creek Road, to the Desert Mountain Painted Sky Subdivision, per Project Stipulation 1-PP-2019 and SRC 49-225, prior to the recordation of the Wildcat Hill Final Plat.

Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on City costs to complete infrastructure.

Appendix A: Native Plant Inventory

-  PROPERTY LINE
 LIMIT OF INVENTORY
 LIMIT OF DISTURBANCE
 BLUE = NON-SALVAGEABLE
 RED = SALVAGEABLE
 BLACK = REMAIN IN PLACE

TREE LEGEND		
	SCIENTIFIC NAME	COMMON NAME
	CERCIDIUM FLORIDUM	BLUE PALO VERDE
	ACACIA GREGGII	CATCLAW ACACIA
	CASTELA EMORYI	CRUCIFIXION THORN
	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE
	CELTIS PALLIDA	HACKBERRY
	JUNIPEROUS SPECIES	JUNIPER
	PROSOPIS JULIFLORA	NATIVE MESQUITE
	BERBERIS HAEMATOCARPA	RED BARBERRY
	ACACIA CONSTRICTA	WHITETHORN ACACIA
CACTI LEGEND		
	FEROCACTUS WISLIZENII	BARREL
	FOUQUIERIA SPLENDENS	OCOTILLO
	CARNEGIEA GIGANTEA	SAGUARO
	YUCCA ELATA	SOAPTREE YUCCA

Native Plant Inventory Legend



Summary Of Inventory

Trees/Box Table

	Salvage		Non-Salavage		Remain		Total	
	QTY	IN	QTY	IN	QTY	IN	QTY	IN
Blue Palo Verde	11.0	80.0	52.0	587.0	22.0	261.0	85.0	928.0
Catclaw Acacia	6.0	31.0	1150.0	10417.0	289.0	2694.0	1445.0	13142.0
Crucifixion Thorn	19.0	136.0	33.0	376.0	13.0	129.0	65.0	641.0
Foothill Palo Verde	167.0	1819.0	469.0	5176.0	180.0	2177.0	816.0	9172.0
Hackberry	0.0	0.0	50.0	477.0	5.0	58.0	55.0	535.0
Juniper	1.0	8.0	0.0	0.0	0.0	0.0	1.0	8.0
Native Mesquite	8.0	67.0	49.0	928.0	13.0	208.0	70.0	1203.0
Red Barberry	7.0	45.0	191.0	2080.0	46.0	540.0	244.0	2665.0
Soaptree Yucca	57.0	323.0	12.0	118.0	17.0	102.0	86.0	543.0
White Thorn Acacia	0.0	0.0	1.0	5.0	1.0	10.0	2.0	15.0
Totals:	276.0	2509.0	2007.0	20164.0	586.0	6179.0	2869.0	28852.0

Cacti Table

	Salvage		Non-Salavage		Remain		Total	
	QTY	IN	QTY	IN	QTY	IN	QTY	IN
Barrel Cactus	38.0	149.0	4.0	16.0	12.0	46.0	54.0	211.0
Ocotillo	2.0	20.0	0.0	0.0	0.0	0.0	2.0	20.0
Saguaro	5.0	90.0	4.0	116.0	2.0	72.0	11.0	278.0
	45.0	259.0	8.0	132.0	14.0	118.0	67.0	509.0

Native Plant Inventory Summary of Inventory



Appendix B: Supplemental Design Guidelines



Introduction

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.

Wildcat Hill has been designated as an Environmentally Sensitive Lands area (ESL). The City of Scottsdale has developed specific design guidelines and requirements on development within ESL areas which are intended to preserve, protect, and enhance this natural resource. The purpose of these supplemental design guidelines is to expand upon the requirements of the City of Scottsdale, and to ensure that continued development within the Wildcat Hill community follows the sensitive design principles established with the planning of Wildcat Hill.

City of Scottsdale Regulations

These Supplemental Design Guidelines are intended to supplement the regulations provided by the City of Scottsdale, and not replace or supersede them. Development of community open space areas and residential lots within the Wildcat Hill community shall comply with the City of Scottsdale ordinances, regulations and guidelines that are current at the time of construction of the proposed project. These include but are not limited to the following:

- Design Standards and Policy Manual (DS&PM)
- Environmentally Sensitive Land Ordinance (ESLO)
- Scottsdale Sensitive Design Principles
- Scenic Corridor Design Guidelines for Cave Creek Road
- Single Family Plan Requirements – ESL Areas

A complete list of applicable guidelines and regulations is available from the City of Scottsdale.

In addition to the policies and regulations referenced above, the following supplemental design guidelines contained within this document shall apply to all site development, new construction, remodel, or exterior renovations, both on residential lots, and within community open space areas. In the event of conflicts between the City of Scottsdale's guidelines and requirements, and the guidelines established in this document, the stricter requirement shall prevail.



A. Site Design

The following design guidelines shall apply:

1. Revisions to Building Construction Envelope – At their cost, Owner may propose an alternative building construction envelope (Envelope) for approval by the Wildcat Hill Design Review Committee (DRC) as outlined in Section C, with the intent to allow the architecture and site development on the lot to be more responsive to the natural landforms existing on the site. The proposed Envelope shall respect the exiting landforms, washes, rock outcroppings and exiting vegetation. The proposed building envelope shall not increase in area beyond that established with the original building envelope with the following exception. Owner may increase the building envelope up to 10% in the following conditions:

- a. Increase in building envelope does not exceed maximum disturbance area allowed by the City of Scottsdale
- b. Total disturbance area for the project (inclusive of site development and temporary construction disturbance) does not exceed 40% of the gross lot area.
- c. Owner agrees to restrict all exterior plantings, including enclosed areas, to the **Indigenous Plant List** only, as listed on the City of Scottsdale's **Indigenous, Desert Appropriate and Recommended Plant Lists.**

2. Site Grading and Drainage

- a. Cut and Fills on the site shall not exceed 8' from natural terrain, except by approval by the DRC. Owner shall provide justification for the variance, and shall be based on its ability to improve the responsiveness of the architecture to the natural terrain. Cut and Fill variances will not be allowed for driveway surfaces.

3. Hardscape Surfaces

- a. General Guidelines
 - i. Paving material shall be of a natural desert tone, with color and material selected to reduce ambient heat.
 - ii. Asphaltic pavement shall not be used within any portion of the Wildcat Hill Project, except for the designated streets.
 - iii. Porous paving material is encouraged to reduce water run-off.
- b. Vehicular Pavement Areas
 - i. Driveway widths shall not exceed 18' at the connection to the local street or along the driving surface. Width may exceed 18' at guest parking area, or the connection to the garage.
 - ii. Off-street guest parking shall be screened from the street.



- c. Site Walls
 - i. Site walls shall not follow the building envelope and shall not enclose the entire building envelope area.
 - ii. View fences that follow the natural terrain are encouraged.
 - iii. All mechanical areas shall be screened.

4. Landscape

- a. NAOS: Landscape areas outside the building envelope shall remain as dedicated Natural Area Open Space (NAOS), as regulated by the City of Scottsdale. Revisions to the Building Envelope shall require a revision to the dedicated NAOS area.
- b. Revegetated Natural Landscape: Any undisturbed areas inside the building envelope shall remain as natural planting. Any disturbed landscape areas inside the building envelope that is not screened or enclosed shall be revegetated as natural landscape or similar landscape plantings with plants from the Indigenous Plant List, as listed on the City of Scottsdale's Indigenous, Desert Appropriate and Recommended Plant Lists.
- c. Screened Landscape: Landscape plantings within areas enclosed by an opaque site wall of 3' to 4', or a 6' view wall with openings greater than 50% of the surface area shall use plants from the Indigenous, Desert Appropriate and Recommended Plant Lists. No greater than 60% of the plant species and no greater than 60% of the plant quantity may be from the Recommended Plants for Enclosed Areas list.
- d. Enclosed Landscape: Landscape areas enclosed by an opaque site wall of greater than 4' shall comply with City of Scottsdale requirements.
- e. Boulders: No imported boulders shall be used in the site. Only boulders salvaged construction may be relocated on the site. Boulders shall be placed in a natural way to mimic the surrounding areas, and shall be buried a minimum of 1/3 their height, or to the depth they were previous buried naturally, whichever is greater.

5. Exterior Lighting

- a. Lighting Fixtures
 - i. All exterior lighting fixtures shall be lamped with LED lights
 - ii. Except for building mounted lights, all exterior fixtures shall not be mounted higher than 36"
- b. Lighting Levels
 - i. Exterior lighting levels are intended to be of a low intensity. High intensity (Torch lighting) of trees or structures are not allowed.
- c. Lighting Control
 - i. All exterior lighting shall include a sensor to control timing of fixtures from dusk to dawn.

B. Architectural Design

The following design guidelines shall apply:

- 1. Architectural Styles** – Southwest inspired or desert inspired architecture are encourage, particularly Pueblo Revival style, Mission Revival style, Territorial, or Contemporary Southwest are encourage.
- 2. Architectural Materials**
 - a. Roof – Asphaltic roofing materials are not allowed where visible.

C. Wildcat Hill Design Review Board

The HOA will establish a Design Review Committee (DRC) that will be responsible for the review and approval of plans prior to construction. The DRC The design review process is a three step process: Conceptual Plan Review, Final Plan Review, and Construction Review.

All plans noted below shall be 24x36 blackline drawings, unless noted as a color plan, which may be submitted as 11x17 drawings.

- 1. Conceptual Plan Review** – Conceptual Plan Submittal shall include the following:
 - a. Preliminary Architectural Site Plan
 - i. To include Existing Building Envelope, and any proposed changes to the building envelope.
 - ii. Written Justification for changes to the Building Envelope.
 - b. Preliminary Architectural Floor Plan
 - c. Preliminary Exterior Elevations
 - i. 24" x 36" blackline
 - ii. 11" x17" color
 - d. Native Plant Inventory
 - e. Preliminary Grading Plan
 - f. Color Cut and Fill Exhibit. Cuts shall be denoted in shades of red depicting 2' intervals. Fills shall be denoted in shades of green depicting 2' intervals.
 - g. Preliminary Landscape Plan
 - h. Preliminary Materials Board



2. Final Plan Review – The Final Plan review is intended to occur prior to the City of Scottsdale Building Permit submittal, but may occur concurrently with permission from the DRC. The final plan submittal to the DRC will not include all of the items necessary for the City of Scottsdale Building Permit submittal, but those items listed below shall meet the standards and checklist requirements for the Building Permit submittal as determined by the City of Scottsdale. The Final Plan Review to the DRC shall include the following:

- a. Architectural Site Plan
- b. Architectural Floor Plan
- c. Exterior Elevations
- d. Native Plant Inventory
- e. Grading Plan
- f. Color Cut and Fill Exhibit.
- g. Landscape Plan
- h. Materials Board

3. Construction Review

- a. At substantial completion, the DRC and Owner shall meet on site to review the construction and its conformance to the approved final plans.
- b. Changes to the approved plans made during construction or during the Permit Review process shall be provided to the DRC for records.

D. Project Construction

- 1. Construction Fencing** – The building envelope shall be fenced off with a 6' high chainlink fence fitted with green or tan fabric on the exterior. The fencing shall be reviewed by the DRC prior to construction.
- 2. Approved Materials** – Contractor shall keep a set of approved plans and approved materials on site during construction.

Appendix C: Wildcat Hill Master Environmental Design Concept Plan (1-MP-2005)



Master Environmental Design Concept Plan

AGENDA ITEM #7



July 2005

08-11-05
01-MP-05

Wildcat Hill

APPROVED
12/4/05
DATE INITIALS

• TORNOW ASSOCIATES, P.C. • SMJ STUDIO • GILBERTSON ASSOCIATES, INC. •

Master Environmental Design Concept Plan

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Wildcat Hill

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Master Environmental Design Concept Plan

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PREPARED BY:

Tornow Associates, P.C.
SHJ Studio

PREPARED:

July 2005

CASE NUMBER(S):

143-PA-2004
08-PP-2005
01-MP-2005

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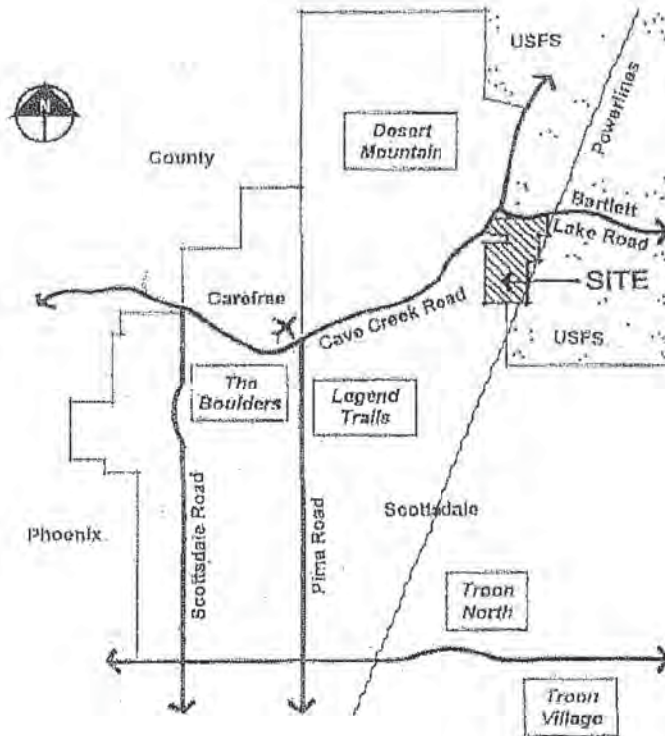
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Wildcat Hill

TORNOW ASSOCIATES, P.C. - SHJ STUDIO - GILBERTSON ASSOCIATES, INC.

Master Environmental Design Concept Plan



1.00 INTRODUCTION

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. Wildcat Hill was annexed into the City in July 2000 and the underlying R1-100 zoning was adopted subsequent to the annexation.

The property is approximately 260 acres in area. The planning and development team proposes to develop the community with seventy-six (76) single-family custom home sites, pursuant to the ESJ ordinance and the R1-100 development standards, as amended. Lots will average approximately five acres in area. The proposed Wildcat Hill development is primarily comprised of natural open spaces and low-density residential uses. Home sites have been planned to preserve the site's natural features and maximize opportunity towards the significant regional view present from this area.

Access to the Wildcat Hill project will be via Cave Creek Road. The primary objective of the layout of internal roads and home sites was to clearly reflect sensitivity to the preservation of native vegetation, washes, and the Wildcat Hill landform near the southeast corner of the project.

1.02 REQUEST

This application represents a request for Development Review Board approval of a Master Environmental Design Concept Plan (MEDCP) and preliminary plat for the Wildcat Hill development.

This document is a summary of the community design elements that will establish the character and tone for all of the components of the Wildcat Hill master plan. This MEDCP document contains information regarding the proposed community architecture (walls, signs, lighting, etc.), as well as the landscape and revegetation program for the community. This document is not intended to cover the design concepts for the architecture and landscape components of individual residential lots. These elements will be addressed through future community architectural guidelines and covenants, conditions and restrictions.

The predominant goal of the community thematic elements contained in this MEDCP is to maintain a low profile and to blend into and complement the existing natural desert setting of the site. Materials will be complementary in color and texture with surrounding the desert.

Wildcat Hill

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Master Environmental Design Concept Plan

2.00 LANDSCAPE & REVEGETATION PROGRAM.

Due to the low-density of the Wildcat Hill development, the primary landscape theme for the project common areas and community facilities will focus on maintaining the inherent natural desert setting of the site. A significant portion of the project will be left as undisturbed Natural Area Open Space (NAOS). Disturbance of the existing landscape will only occur during the construction of infrastructure and within designated development envelopes on individual home sites.

2.01 LANDSCAPE CHARACTER ZONES.

The landscape concept for Wildcat Hill includes three character zones:

Undisturbed Natural Areas. Undisturbed natural areas are those areas that are not disturbed during the development of the project. These areas may be counted towards the NAOS requirements for the related lot, phase and / or community. Per the ESL ordinance, undisturbed natural areas may be supplemented with additional indigenous materials.

Revegetated Natural Areas. Revegetation will be used to restore the natural desert character of site that has been disturbed during project construction or may have been previously disturbed by off-road vehicles. Many of these areas will be used for NAOS credit where appropriate.

Enhanced Natural Areas. Areas that feature community theme elements such as parcel entries, monument or parcel signs, etc. will be enhanced with additional native and near-native vegetation to complement and highlight the areas. These areas will not be visible from outside of the community, will not be credited as NAOS and will be the maintenance responsibility of the master developer or future homeowners association.

2.02 LANDSCAPE & REVEGETATION AREAS.

During the construction of the Wildcat Hill project, potential areas anticipated for disturbance include the roadway cuts and fills, drainage improvements (storage basins, wash stabilization, etc.) and utility installation. These areas will be restored using revegetation techniques described above as well as the following supplemental principles:

Cuts and Fills for Infrastructure. Cut and fill slopes will be constructed to mimic natural grades adjacent to the site where practical. Varying slopes of 2:1 or less will be used where the soil supports the grades naturally. In addition, the transition areas (where cut and fill slopes tie into natural grades) will be softly rounded to blend naturally and avoid sharp edges. Slope stabilization techniques described below may be used to create stable slopes with a natural appearance.

Storm Water Management. The predominant storm-water management component will be the use of the existing, undisturbed washes that traverse the site. Other storm-water management facilities anticipated for Wildcat Hill include storage basins, wash stabilization and new wash channel construction. These areas will be handled in a manner consistent with other restoration techniques previously described including naturalistic grading and side slopes, revegetation and stabilization. Further, per City requirements, storage basins shall be constructed using undulating and rounded shapes to blend with natural contours.

Erosion Protection & Slope Stabilization. Erosion protection and slope stabilization will be accomplished with the use of granite boulders, natural rip-rap and/or subsurface geo-textiles. These techniques along with revegetation will help re-stabilize cut or fill areas, washes and other graded conditions within the project.

2.03 REVEGETATION TECHNIQUES.

The following techniques will be used for restoring disturbed areas:

Transplanting. Where practical, many of the plants used for revegetation will be transplanted materials that have been salvaged from on-site construction activities. This includes "boxing-up" larger materials for replanting or temporary storage as well as "bare-root" transplanting of cactus and small shrubs and ground covers.

Container Materials. To supplement the salvaged materials, many of the native plants used for revegetation will be purchased from local plant nurseries. There are a wide variety of native plant species available from local growers that have a good survival rate once installed.

Hydro-seeding. In small areas that are not proposed to be NAOS (utility easements, rights-of-ways, etc.) or other remote areas a hydro-seed mix of site specific native shrubs, ground covers and grasses will be utilized to restore the ground plane and stabilize the soil. These areas may be supplemented with bare-root cactus transplants and granite boulders as available from on-site.

Note: In some locations, a combination of the three techniques described above may be used.

2.04 SCENIC & PASTE CORRIDORS.

Scenic Corridors are proposed along Cave Creek and Bartlett Lake Roads. The Scenic Corridors are intended to provide a natural setback along arterial and collector streets in the ESL district.

The master developer of Wildcat Hill is proposing to use this area as a natural noise barrier also. In-field site analysis has shown that there is a tremendous volume of traffic noise generated along Cave Creek and Bartlett Lake Roads. The Scenic Corridor may be supplemented with additional indigenous plant material, noise attenuation walls and / or naturalistic berming to help buffer this condition.

Vista Corridor washes are defined as washes that exceed 750 c.f.s. All washes deemed to be Scenic Corridors within the Wildcat Hill site will be preserved and buffered as outlined in the City's guidelines.

2.05 IRRIGATION TECHNIQUES.

Revegetation areas will be temporarily irrigated until all plants have been safely established as indicated below:

- Trees Up to Three Years
- Shrubs & Ground Covers Up to One Year

The irrigation program will vary depending on the size and location of the revegetation site. Many areas will be irrigated with a temporary drip irrigation system. However, in small or remote areas, plants will be hand-watered until established. Hydro-seed areas will be watered pursuant to the applicator's requirements.

Wildcat Hill

Master Environmental Design Concept Plan

2.00 LANDSCAPE & REVEGETATION PROGRAM (continued).

2.06 PLANT PALETTE

INDIGENOUS PLANTS

Two 100' x 100' sample area inventories of the site were taken to establish the base plant palette for the project. Based on these surveys, all of the materials identified below are suitable for use in all three landscape character zones. See actual inventories on Sheet 5.

Foothill Palo Verde
Native Mesquite
Catalow Acacia
Hackberry
Lythrum
Graythorn
Joloba
Raltary
Ephedra
Canyon Ragweed
Turpanlina Bush
Bursage
Saguaro Cactus
Barrel Cactus
Ocotillo
Staghorn Cholla
Hedgehog Cactus
Banana Yucca

ADDITIONAL INDIGENOUS PLANTS

The following indigenous plants were not found within the sample areas, however, some are present on the site or within the ESI district of Scottsdale and are therefore suitable for use within the Wildcat Hill community:

- Ironwood Tree
- Cottonwood
- Juniper
- Prickly Pear Cactus
- Yucca
- Creosote bush
- Giant Bursage
- Sugar Bush
- Brittonbush
- Desert Marigold
- Fairy Duster
- Shumsher

- Bear Grass
- Mormon Tea

- Desert Milkweed
- Desert Spoon

ENHANCED AREA PLANTS

The following low water use plants are suitable for use within the ESI district and may be utilized within the community:

- Cordia species
- Red Yucca
- Dalea species
- Leucophyllum species
- Verbena
- Argemone Daisy
- Aloe species
- Mexican Primrose
- Penstemon
- Salvia species
- Ruella species
- Deer Grass
- Arizona Yellow Isola
- Agave species

Turf

Per city requirements, turf, if provided, shall be permitted interior to the site and shall be limited as outlined below.

- Turf will not be visible from outside of project
- Turf will be limited to common areas or private residences only
- No turf will be permitted in right-of-way
- Common bermuda grass is not permitted

2.07 OTHER LANDSCAPE MATERIALS

The plant palette described above will be supplemented with the following native materials:

Gravels. Where feasible to do so, no imported decomposed granite will be used at Wildcat Hill. Native top soil/rock will be stockpiled during construction for re-use in restoration and revegetation areas.

Rip-rap. Local rock excavated from utility and infrastructure construction will also be stockpiled for use as a natural rip-rap material. This natural rip-rap will be used as necessary to stabilize slopes and potential erosion areas adjacent to drainage elements. In visible locations, the rip-rap will be treated with a man-made desert varnish product such as "Peppercorn".

Boulders. The development project site is shown with granite boulders

in a wide range of shapes and sizes. Compatible materials will be used (salvaged from the site and imported) to further enhance the natural appearance of the landscape in all three character zones.

Culverts & Headwalls. All culverts, headwalls and/or other such structures will be integrally colored or stained a color that closely blends with the surrounding granite ground cover.

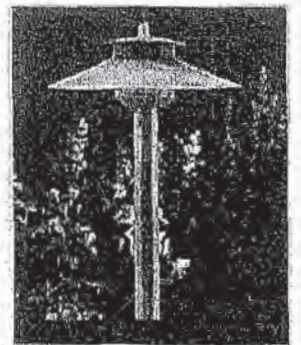
2.08 LANDSCAPE LIGHTING

Low-voltage lighting is anticipated to accent important community landscape locations such as monument signs, neighborhood identity signs and the associated landscape features. Fixtures will feature properly shielded sources of light per City ordinances.

Low Voltage Spot Light
FX Luminaire—RS 20



Low Voltage Path Light
FX Luminaire—DM 20



Wildcat Hill

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Master Environmental Design Concept Plan

2.00 LANDSCAPE & REVEGETATION PROGRAM (continued).

2.10 REVEGETATION SAMPLE AREA B1

A survey of plants within an area approximately 100-foot by 100-foot was performed by Cesarita Verde to determine a typical revegetation palette for Wildcat Hill. The following survey is typical of the north portion of the property:

• Foothill Palo Verde	8
• Native Mesquite	1
• Whitehorn Acacia	23
• Catalpa Acacia	22
• Golden Eye	36
• Turpentine Bush	160

2.10 REVEGETATION SAMPLE AREA B2

A survey of plants within an area approximately 100-foot by 100-foot was performed by Cesarita Verde to determine a typical revegetation palette for Wildcat Hill. The following survey is typical of the south portion of the property:

• Foothill Palo Verde	6
• Native Mesquite	1
• Lycium	2
• Flattop Buckwheat	36
• Golden Eye	36
• Turpentine Bush	105
• Raleny	8
• Fairy Duster	70
• Crocodile	1
• Barrel Cactus	1

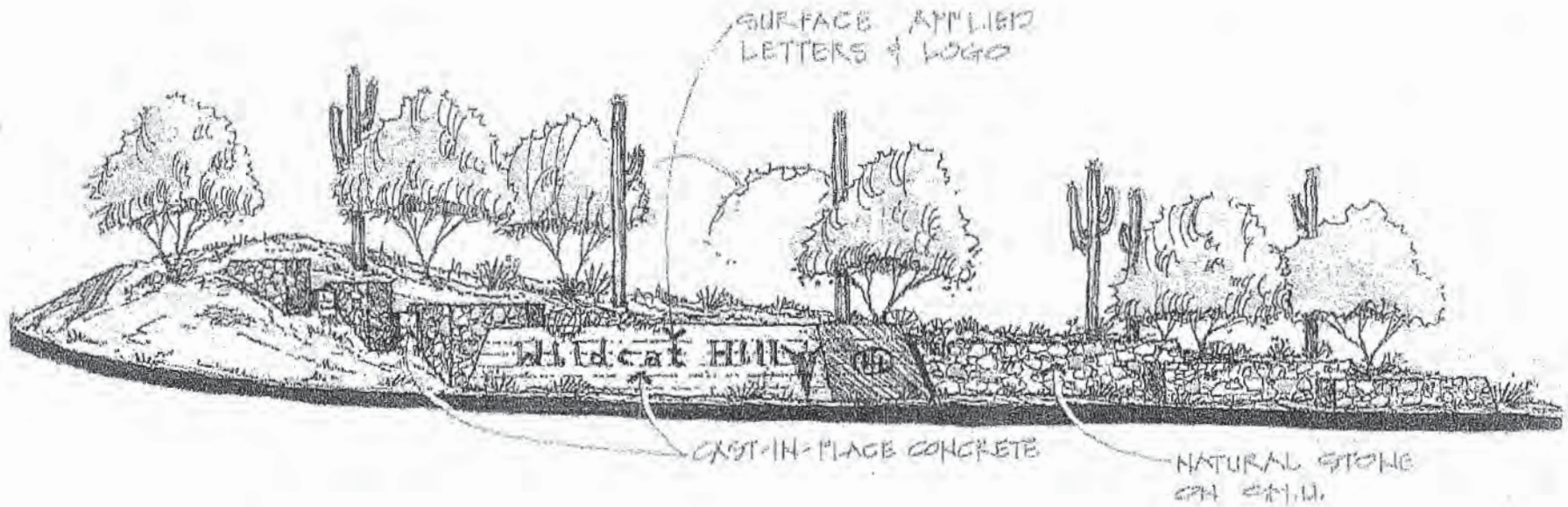
Wildcat Hill

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Master Environmental Design Concept Plan

3.00 SITE ARCHITECTURE CONCEPTS

3.00 MONUMENT SIGN CONCEPT



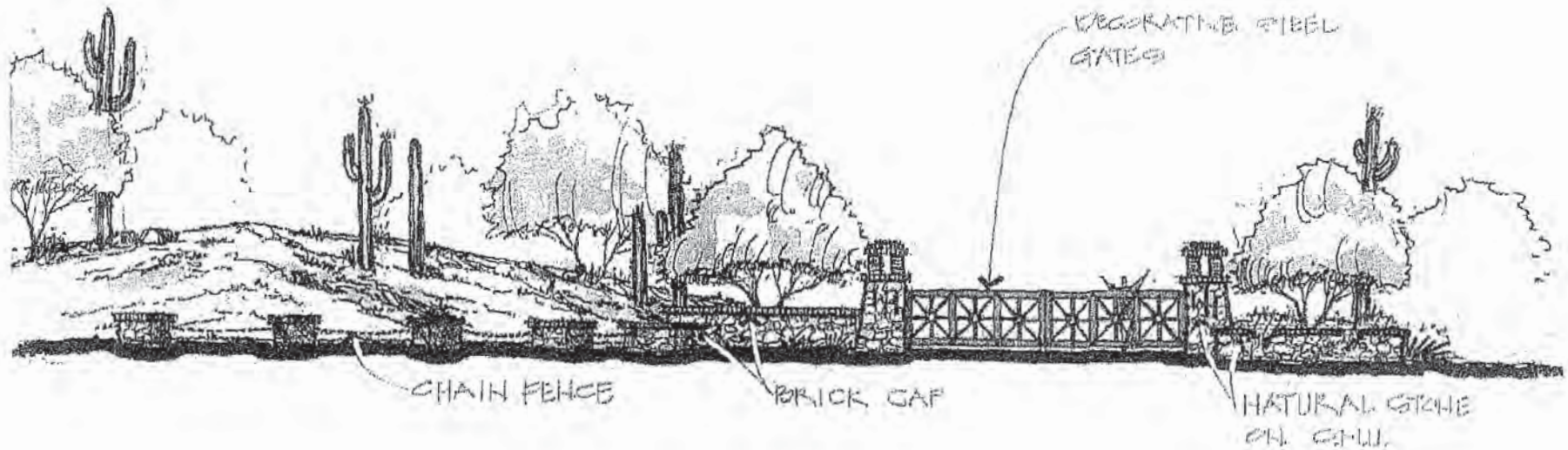
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3.00 SITE ARCHITECTURE CONCEPTS (continued).

3.02 ENTRY GATE CONCEPT



Wildcat Hill

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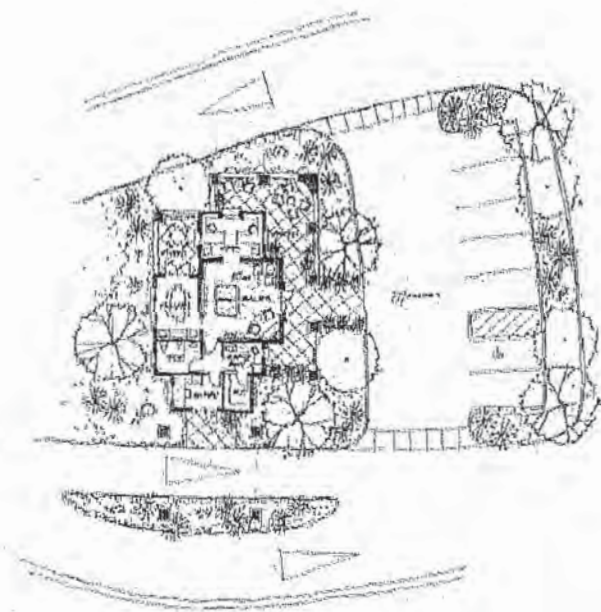
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3.00 SITE ARCHITECTURE CONCEPTS (continued).

3.01 GATE HOUSE CONCEPT--SITE PLAN



3.01 GATE HOUSE CONCEPT--FLOOR PLAN



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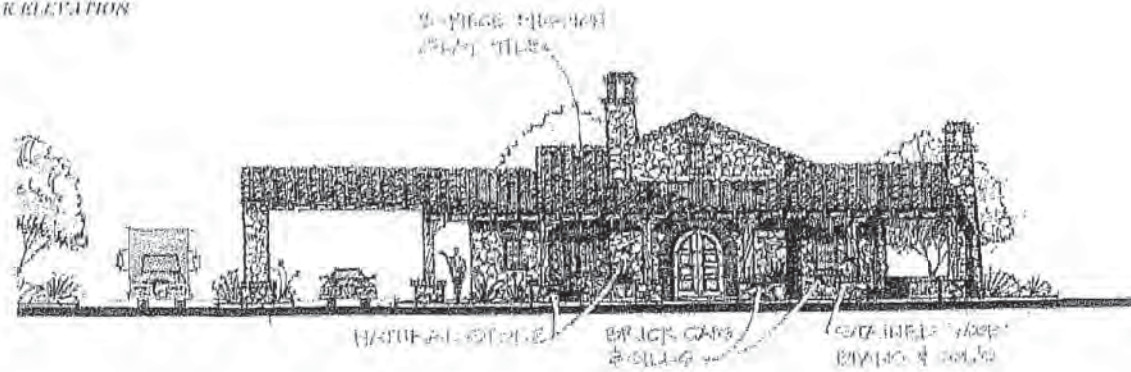
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3.00 SITE ARCHITECTURE CONCEPTS (continued).

3.05 GATE HOUSE CONCEPT - FRONT ELEVATION



3.06 GATE HOUSE CONCEPT - REAR ELEVATION



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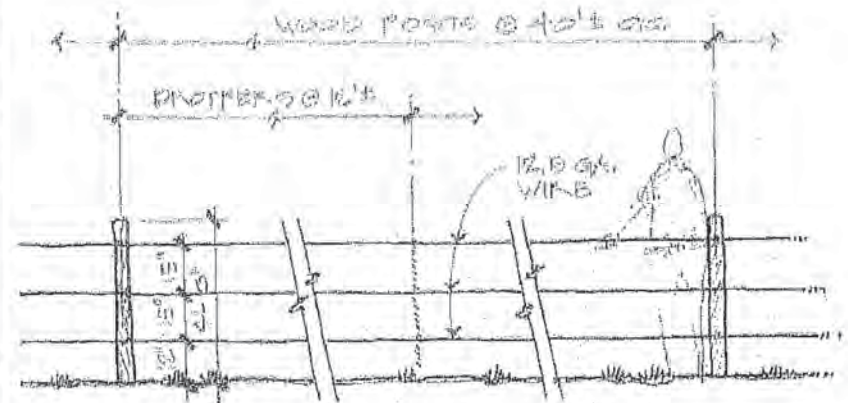
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3.00 SITE ARCHITECTURE CONCEPTS (continued).

3.07 FENCE LOCATION MAP



3.08 WIRE FENCE CONCEPT



Wildcat Hill

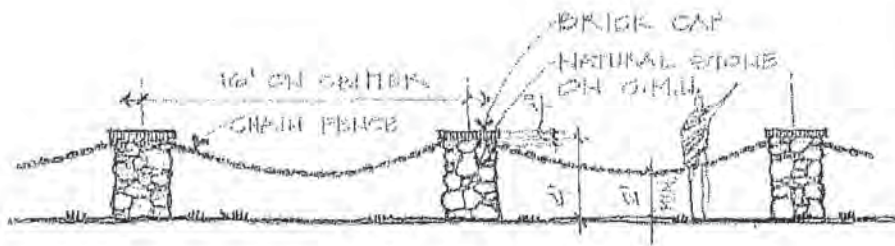
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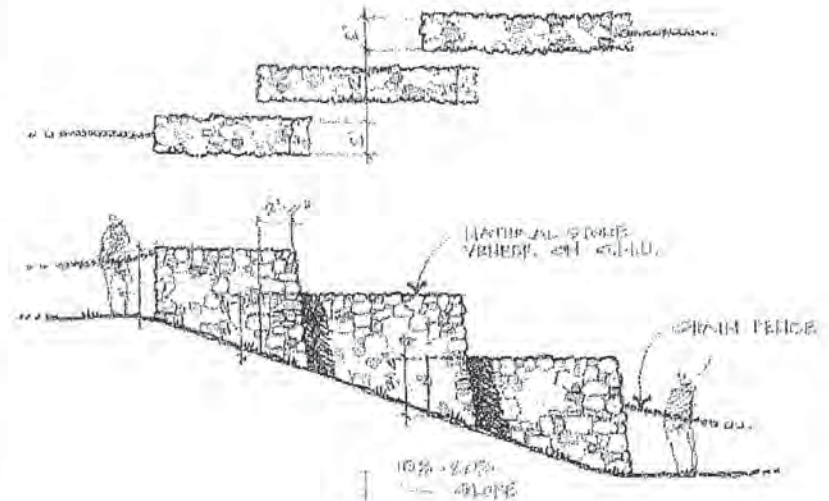
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3.00 SITE ARCHITECTURE CONCEPTS (continued).

3.00 BARRIER CONCEPT



3.10 BARRIER CONCEPT STEEP SLOPE CONDITIONS



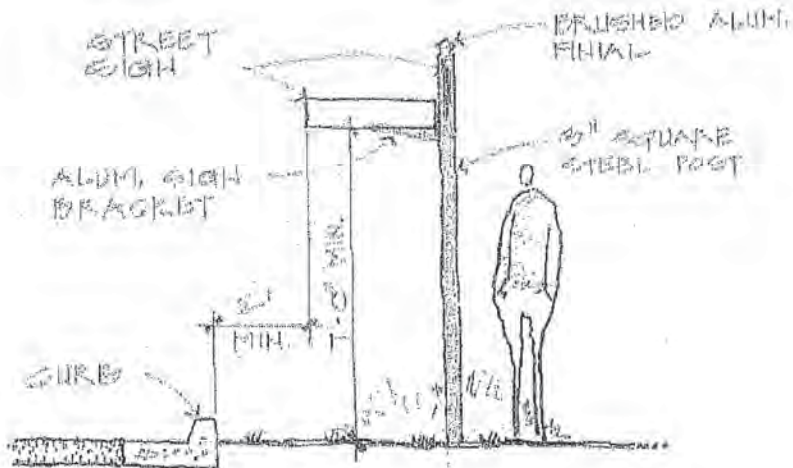
Wildcat Hill

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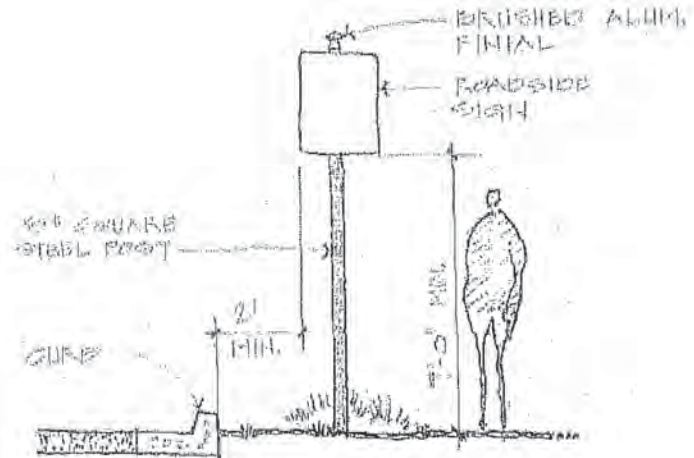
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3.00 SITE ARCHITECTURE CONCEPTS (continued).

3.11 STREET SIGN CONCEPT



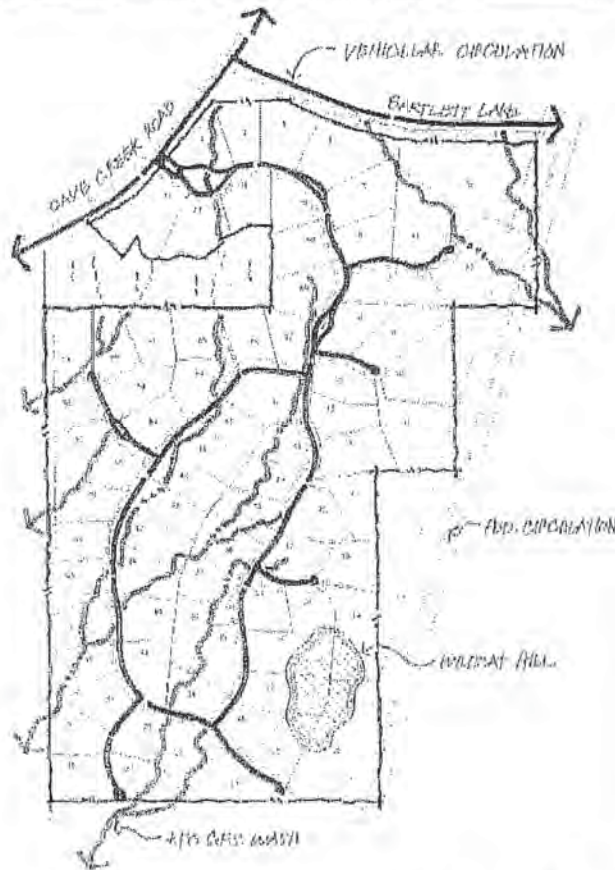
3.12 TRAFFIC SIGN CONCEPT



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4.00 PLANNING SYSTEMS.

4.01 LOCAL WASHES AND DRAINAGE CORRIDORS.

An inventory of all washes present on the Wildcat Hill site was performed by Gilbertson Associates, Inc. All washes that exceed 50 CFS were accurately delineated prior to the development of the site plan. Roadway alignments, building envelopes and lot lines were carefully planned to minimize disturbance to the 50 CFS 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.

4.02 VEHICULAR CIRCULATION.

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.

4.03 PEDESTRIAN CIRCULATION.

Due to the extremely low density (0.21 units 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 of the internal street layout allows each home site the opportunity for connectivity throughout the neighborhood with links to Dave Creek Road, the power line corridor trail and future connections to the south.

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

4.04 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 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. See cross section on the following page.

Wildcat Hill

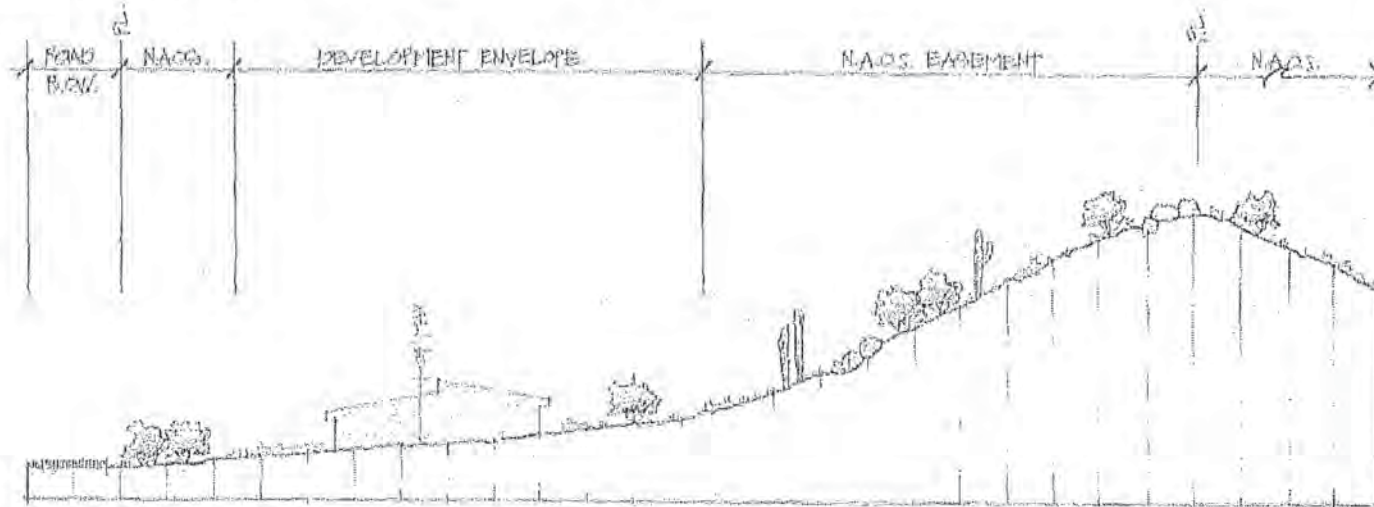
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4.00 PLANNING SYSTEMS (continued).

4.05 WILDCAT HILL PRESERVATION CONCEPT

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 solidified through the use of NAOs and/or other easements recorded with the final plat. Easements 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. & R.'s and deed restrictions that restrict the use of this area. This preserved mountain feature not only benefits the future residents of the subdivision, but provides a visual landmark for other Scottsdale residents and area visitors.



Wildcat Hill

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Appendix D: Indigenous Plants

Indigenous Plant List

This list was compiled by the City of Scottsdale to be used in conjunction with the Environmentally Sensitive Lands Ordinance (ESLO) regulations in the Zoning Ordinance. These plants may be used for re-vegetation in Natural Area Open Space (NAOS) areas and in right-of-way as well, as any landscape areas.

The location and height of plants that are not on this list are regulated by ESLO (Section 6.1070.G.1.i in the Zoning Ordinance). The plants on this list are indigenous to the Sonoran Desert, but may not be appropriate for all locations. Plants listed below are generally found with in the following elevation ranges: 1,500 - 2,500 feet elevation, designated by an equal sign (=). 2,500 – 3,000 feet elevation, designated by a percent sign (%). 3,000 plus feet elevation a number sign (#). The choice of plants for a specific site should be based upon whether the plants occur naturally within the area where the property is located.

The Zoning Administrator in the Planning, Neighborhood, and Transportation Division may add plants to this list based upon recommendations from city staff. Private consultants may suggest to staff that plants be added or deleted from the list. **Plants that are protected by the Native Plant Ordinance**, Chapter 46 of the City Code and Section 6.1070 of the Zoning Ordinance, are designated with an asterisk (*).

Plants designated with a plus (+) are restricted according to Water Resources Ordinance No. 3161 and must receive prior approval from the Arizona Department of Water Resources and the City of Scottsdale Water Resources Department before they may be lawfully planted. The indigenous plants on this list are also, in general, low water users according to the Arizona Department of Water Resources.

Please check with staff as to where a variety of a specific plant species may be indigenous.

TREES

Scientific Name	NPO	Common Name	Elevation
Acacia constricta	*	White Thorn	#
Acacia greggii	*	Cat Claw	% #
Berberis haematocarpa	*	Red Barberry	% #
Berberis harrisoniana		Harrison Barberry	% #
Canotia holacantha	*	Crucifixion Thorn	%
Celtis pallida	*	Desert Hackberry	= % #
Celtis reticulata	+	Net-leaf Hackberry	= % #
Cercidium (Parkinsonia) floridum	*	Blue Palo Verde	= % #
Cercidium (Parkinsonia) microphyllum	*	Foothill Palo Verde	= % #
Chilopsis linearis	*	Desert Willow	% #
Juniperus monosperma	*	One-seeded Juniper	#
Olneya tesota	*	Ironwood	=



Scientific Name	NPO	Common Name	Elevation
Populus fremontii	+ *	Cottonwood	#
Prosopis velutina	*	Arizona Mesquite	= % #
Quercus turbinella		Scrub Oak	#
Rhus ovata	+	Sugar Sumac	#
Vauquelinea californica		Arizona Rosewood	#

SUCCULENTS / CACTI

Scientific Name	NPO	Common Name	Elevation
Agave deserti		Desert Agave	=
Agave murpheyi		Murphey's	= %
Agave palmeri		Palmer's Agave	#
Carnegiea gigantea	*	Saguaro	= % #
Dasyllirion wheeleri		Desert Spoon	#
Echinocereus engelmannii cactus		Hedgehog Cactus	= % #
Ferocactus cylindraceus Barrel	*	Compass Barrel	= % #
Ferocactus wislizenii Barrel	*	Fishhook Barrel	= %
Fouquieria splendens	*	Ocotillo	= % #
Mammillaria microcarpa Cactus		Fishhook Cactus	= %
Opuntia engelmannii		Engelmann's Prickly-pear	% #
Opuntia fulgida		Chainfruit Cholla	= %
Opuntia leptocaulis		Desert Christmas Cholla	= %
Opuntia phaeacantha		Sprawling Prickly-pear	= % #
Opuntia versicolor		Staghorn Cholla	= % #
Peniocereus greggii	*	Desert Night-blooming Cereus	= % #
Yucca baccata		Banana Yucca	= %
Yucca elata	*	Soaptree Yucca	% #

SHRUBS / BUSHES

Scientific Name	NPO	Common Name	Elevation
Ambrosia ambrosioides	+	Giant Bursage or Canyon Ragweed	= %
Ambrosia deltoidea		Triangl-leaf Bursage or Bursage	= %
Ambrosia dumosa		White Bursage	=
Anisacanthus therberi		Desert Honeysuckle	=
Atriplex canescens		Fourwing Saltbush	=
Atriplex lentiformis		Quailbush	
Atriplex polycarpa		Desert Saltbush	=

NPO Protection/Restriction		Elevation	
*	Protected by Native Plant Ordinance	=	1,500-2,500 ft elevation
+	Restricted according to Water Resources Ordinance #3161	%	2,500-3,000 ft elevation
		#	3,000+ ft elevation



Scientific Name	NPO	Common Name	Elevation
Calliandra eriophylla		Fairy Duster	= % #
Cassia (Senna) covesii		Desert Senna	= % #
Cercis occidentalis		Western Redbud	#
Cercocarpus betuloides		Birch-leaf Mountain Mahogany	=
Chrysothamnus nauseosus		Rabbitbrush	% #
Datura wrightii		Sacred Datura	= %
Dodonaea viscosa		Hopbush	% #
Encelia farinosa		Brittlebush	= % #
Encelia frutescens		Green Brittlebush	#
Ephedra aspera		Mormon Tea	= % #
Ericameria laricifolia		Turpentine Bush	% #
Eriogonum fasciculatum		Flat-top Buckwheat	% #
Gutierrezia sarothrae		Snakeweed	% #
Hyptis emoryi		Desert Lavender	% #
Justicia californica		Chuparosa	= % #
Koeberlinia spinosa		Crucifixion Thorn	= %
Larrea (divaricata) tridentata		Creosote Bush	= %
Lotus rigidus		Deer Vetch	% #
Lycium andersonii		Desert Wolfberry	= % #
Lycium fremontii		Fremont Wolfberry	= % #
Pluchea sericea	+	Arrow Weed	% #
Simmondsia chinensis		Jojoba	= % #
Trixis californica		Trixis	% #
Viguiera deltoidea		Goldeneye	= % #
Zizyphus obtusifolia		Gray Thorn	= %

ANNUALS / PERENNIALS / VINES

Scientific Name	NPO	Common Name	Elevation
Abronia villosa		Sand Verbena	
Amsinckia intermedia		Fiddleneck	
Baileya multiradiata		Desert Marigold	= %
Cucurbita digitata		Coyote Gourd	
Dichelostemma pulchellum		Desert Hyacinth	
Dyssodia pentachaeta		Dogweed/Golden Dyssodia	% #
Eriophyllum lanosum		Woolly Daisy	

NPO Protection/Restriction		Elevation	
*	Protected by Native Plant Ordinance	=	1,500-2,500 ft elevation
+	Restricted according to Water Resources Ordinance #3161	%	2,500-3,000 ft elevation
		#	3,000+ ft elevation

Scientific Name	NPO	Common Name	Elevation
<i>Eschscholzia mexicana</i>		Mexican Gold Poppy	% #
<i>Gaillardia aristata</i>		Gaillardia	
<i>Gilia latifolia</i>		Starflower	
<i>Janusia gracilis</i>		Slender Janusia Vine	
<i>Lasthenia chrysostoma</i>		Goldfields	
<i>Lesquerella gordonii</i>		Bladderpod Mustard	
<i>Lupinus sparsiflorus</i>		Desert Lupine	
<i>Machaeranthera asteroides</i>		Tansyaster	
<i>Melampodium leucanthum</i>		Blackfoot Daisy	
<i>Orthocarpus purpurascens</i>		Owl's Clover	
<i>Penstemon parryi</i>		Parry's Penstemon	
<i>Penstemon pseudospectabilis</i>		Desert Penstemon	
<i>Phacelia campanularia</i>		Desert Bluebell	
<i>Phacelia crenulata</i>		Scorpionweed	
<i>Platystemon californicus</i>		Creamcups	
<i>Proboscidea parviflora</i>		Devil's Claw	
<i>Psilostrophe cooperi</i>		Paper Flower	% #
<i>Plantago purshii</i>		Indian Wheat	
<i>Rafinesquia neomexicana</i>		Desert Chicory	
<i>Salvia columbariae</i>		Desert Chia	
<i>Senecio salignus</i>		Willow Groundsel	% #
<i>Sphaeralcea ambigua</i>		Desert Globemallow	= %
<i>Stephanomeria pauciflora</i>		Desert Straw	

GRASSES

Scientific Name	NPO	Common Name	Elevation
<i>Aristida purpurea</i>		Purple Threeawn	= %
<i>Bouteloua aristidoides</i>		Needle Grama	= % #
<i>Bouteloua curtipendula</i>		Sideoats Grama	= % #
<i>Erioneuron pulchellum</i>		Fluffgrass	= % #
<i>Hilaria belangeri</i>		Curly Mesquite	= %

NPO Protection/Restriction		Elevation	
*	Protected by Native Plant Ordinance	=	1,500-2,500 ft elevation
+	Restricted according to Water Resources Ordinance #3161	%	2,500-3,000 ft elevation
		#	3,000+ ft elevation



Appendix E: Desert Appropriate Plant List



Desert Appropriate Plant List

These plants can be used in landscaped areas that are not enclosed, but are separated from Natural Area Open Space (NAOS) by low walls, paved walkways, headers, or similar physical barriers. If landscaped areas are not physically separated from Natural Area Open Space (NAOS) areas, the plants that may be used shall come from the Indigenous Plant List above. Plants on this list may be used in areas that are enclosed by a three (3) foot high, or greater, opaque wall.

Native-Like Plants

TREES

Scientific Name	Common Name
Acacia berlandieri	Guajillo
Acacia cochliacantha	Boat-spine Acacia
Acacia crassifolia	Butterfly Acacia
Acacia farnesiana	Sweet Acacia
Acacia pennatula	Feather Acacia
Acacia rigidula	Chaparro Prieta
Acacia schaffneri	Twisted Acacia
Ceiba aesculifolia	Silk Cotton Tree
Cercidium sonora	Sonoran Palo Verde
Condalia globosa	Globosa Blue Wood
Jatropha cinerea	Leafy Limberbush
Lysiloma watsonii divaricatum	Rincon Feathertree

SUCCULENTS/CACTI

Scientific Name	Common Name
Agave colorata	Mescal Ceniza
Agave geminiflora	Twin-Flowered Agave
Agave lechugilla	Lechugilla
Agave lophantha	Holly Agave
Agave ocahui	Ocahui Agave
Agave parryi huachucensis	Huachuca Agave
Agave parryi truncate	Gentry's Agave
Agave victoriae-reginae	Queen Victoria Agave
Chrysactina Mexicana	Domianita Daisy
Dasyliion acrotriche	Green Desert Spoon
Dasyliion longissima	Toothless Sotol
Dasyliion texanum	Texas Sotol
Echinocactus grusonii	Golden Barrel Cactus
Euphorbia antisiphilitica	Candelia



Scientific Name	Common Name
Hesperaloe nocturna	Night-Blooming Hesperaloe
Nolina bigelovii	Bigelow Nolina
Nolina lingifolia	Mexican Grass Tree
Nolina matapensis	Tree Bear Grass
Nolina microcarpa	Bear Grass
Opuntia basilaris	Beavertail Cactus
Opuntia violaceae	Purple Prickly Pear
Stenocereus thurberi	Organ Pipe Cactus
Yucca schidigera	Mohave Yucca
Yucca schottii	Mountain Yucca
Yucca vallida	Tree Yucca
Yucca whipplei	Our Lord's Candle

SHRUBS/BUSHES

Scientific Name	Common Name
Acacia angustissima	Fern Acacia
Acacia cultiformis	Knife Acacia
Aloysia lycioides	White Bush
Aloysia wrightii	Wright's Bee Bush
Anisacanthus andersonii	Magdalena Palm Canyon Honeysuckle
Anisacanthus puperulus	Red Chihuahuan Honeysuckle
Anisacanthus quadrifidus wrightii	Flame anisacanthus
Asclepias linaria	Pineleaf Milkweed
Asclepias subulata	Desert Milkweed
Berberis haematocarpa	Red Mahonia
Brongniartia alamosana	Alamos Pea Tree
Buddleia marrubifolia	Woolly Butterfly Bush
Busera fagaroides	White Bark Tree
Busera hindsiana	Red Elephant Tree
Caesalpinia pulmia	Copper Caesalpinia
Calliandria californica	Baja fairy Duster
Calliandria peninsularis	La Paz Fairy Duster
Condalia correllii	Mexican Blue Wood
Cordia parvifolia	Little-Leaf Cordia
Cordia sonorae	Sonoran Cordia
Dalea bicolor argyrea	Silver Dalea
Dalea pulchra	Bush Dalea
Dalea wislizenii	Wislizenii's Dalea
Erythrina flabelliformis	Arizona Coral Bean
Eysenhardtia orthocarpa	Kidneywood

Scientific Name	Common Name
<i>Fallugia paradoxa</i>	Apache Plume
<i>Forestiera acumianata parvifolia</i>	Desert Olive
<i>Jatropha cardiophylla</i>	Limberbush
<i>Justicia candicans</i>	Red Honeysuckle
<i>Lycium brevipes</i>	Mexican Wolfberry
<i>Maytenus phyllanthowes</i>	Mangle Dulce
<i>Muhlenbergia dumosa</i>	Bamboo Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Rhus choriophylla</i>	Chihuahuan Leather-Leaf
<i>Rhus microphylla</i>	Little-Leaf Desert Sumac
<i>Rhus trilobatta</i>	Squaw Bush
<i>Rhus virens</i>	Huachuca Sumac
<i>Ruellia californica</i>	Sonoran Desert Ruellia
<i>Ruellia peninsularis</i>	Baja Ruellia
<i>Senna wislizenii</i>	Shrubby Senna
<i>Solanum hindsianum</i>	Blue Solamun Shrub
<i>Sophora arizonica</i>	Arizona Mescal Bean
<i>Tecoma stans</i>	Narrow-Leaf Yellow Bells
<i>Vallesia baileyana</i>	Vallesia
<i>Zauschneria californica</i>	Hummingbird Trumpet Bush

GROUND COVER

Scientific Name	Common Name
<i>Ageratum corymbosum</i>	Desert Ageratum
<i>Dalea greggii</i>	Trailing Indigo Bush
<i>Pelisiphonia brachysiphon</i>	Rock Trumpet
<i>Stachys coccinea</i>	Texas Betony
<i>Tagetes palmeri</i>	Mt. Lemmon Marigold
<i>Zinnia acerosa</i>	Desert Zinnia

SECTION 5.030. - SINGLE-FAMILY RESIDENTIAL (R1-70/ESL) DISTRICT (AMENDED)

Section 5.031 Purpose

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section 5.034 Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-70/ESL district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ **EIGHTY THOUSAND (80,000)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~two hundred fifty (250 feet)~~ **ONE HUNDRED EIGHTY SEVEN AND ONE-HALF FEET (187.5)**.
2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY (20) FEET MEASURED AT THE PROPERTY LINE.**

C. Density. There shall be no more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. ~~No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.~~ **PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR (24) FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.**

E. Yards

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent

to a key lot, accessory buildings may be constructed in the yard facing the side street **WITH A MINIMUM SETBACK OF FORTY FIVE (45) FEET.**

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ **TWENTY THREE (23)** feet on each side of a building.
 3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
 4. Other requirements and exceptions as specified in article VII.
- F. *Distance between buildings.*
1. There shall be not less than ten (10) feet between an accessory building and the main building.
 2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.
- G. *Walls, fences and landscaping.*
- Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. *Access.*
- All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:
1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- I. *Corral.*
- Corral fence not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

SECTION 5.034. R1-70/ESL SINGLE-FAMILY RESIDENTIAL DISTRICT
SUMMARY TABLE

Development Standard	Ordinance Requirement	Wildcat Hill Amendment	Max. ESL Reduction*	Wildcat Hill Reduction
A. Minimum Lot Area (Sq. Ft.)	70,000	80,000	25%	25%
B. Minimum Lot Width				
1. Standard Lot	250'	187.5'	25%	25%
2. Flag Lots	-	20'	-	-
C. Maximum Building Height	30'	24'	N/A	-
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front (Face of building)	60'	45'	25%	-
b. Front (Face of garage)	60'	45'	25%	-
c. Front (Corner lot side street)	60'	45'	25%	25%
d. Front (Key lot side street)	60'	45'	25%	-
e. Front (Double frontage)	60'	45'	25%	-
2. Side Yard				
a. Minimum	30'	23'	25%	23.3%
b. Minimum Aggregate	60'	45'	25%	-
3. Rear Yard	60'	45'	25%	-
E. Distance Between Buildings (Min)				
a. Accessory & Main	10'	-	-	-
b. Main Bldg on Adjacent Lots	60'	-	-	-
F. Maximum Wall Height				
a. Front	3'	-	-	-
b. Side	8'	-	-	-
c. Rear	8'	-	-	-
d. Corner Lot/Key Lot	8'	-	-	-
e. Corral fence	6'	-	-	-
G. Development Perimeter Setbacks	-	-	-	-
*Maximum reductions as allowed by Section 6.1083 of the ESL ordinance				

WILDCAT HILL PRELIMINARY PLAT AND IMPROVEMENT PLAN

NOTES:

- 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 ADJACENT LOT, 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 POLICIES MANUAL.

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 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 REVEGATED 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 REVEGATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- 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.
- THE NAOS WILL BE IDENTIFIED AND ROPED OFF WITH YELLOW ROPE DURING CONSTRUCTION.
- SURFACE OF DISTURBED SOILS TO BE RAKED TO MATCH EXISTING SOILS. NO DECOMPOSED GRANITE WILL BE ADDED TO NAOS AREAS.

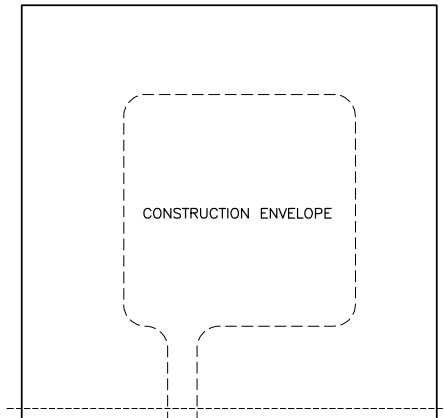
ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) BUILDING & SITE DEVELOPMENT NOTES:

- 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.
- NON-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%
 - *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 6 AS INDICATED IN MUNSELL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED)

NOTE:

- ALL LOTS THAT CONTAIN EXISTING WASHES OF 50 CFS 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.
- FIRE LANE SURFACE SHALL SUPPORT 83,000 LBS. GVW TO INCLUDE ANY BRIDGE/CULVERT CROSSING (DSPM, 2-1.303(3)).
- THE PRELIMINARY PLAT, AND ANY ASSOCIATED CASE MATERIALS, TO IDENTIFY NFPA 13D COMPLIANT FIRE SPRINKLER SYSTEMS.
- NO VEHICLE PARKING ON SURFACE STREETS WILL BE REQUIRED BY THE FIRE DEPARTMENT, DUE TO THE STREET WIDTH BEING 24 FEET. PER OUR ORDINANCE, THE MINIMUM WIDTH SHOULD BE 28 FEET.
- FUTURE HOMES LOCATED WITHIN THIS COMMUNITY SHALL BE LIMITED TO NINE THOUSAND FOUR HUNDRED (9,400) SQUARE FEET AS PER THE 2015 INTERNATIONAL FIRE CODE AND THE CITY'S 2018 DESIGN STANDARDS AND POLICIES MANUAL, SECTION 6-1.400, UNLESS OTHERWISE APPROVED BY THE CITY'S WATER RESOURCES DEPARTMENT AS CONTAINED HEREIN. PROPOSED IDENTIFIED HOMES APPEAR TO BE LARGER THAN NINE THOUSAND FOUR HUNDRED (9,400) SQUARE FEET SHALL BE REQUIRED TO CONDUCT ADDITIONAL FIRE FLOW ANALYSIS ON THE PUBLIC UTILITY TO ENSURE ADEQUATE FIRE FLOW OF THE EXISTING PUBLIC WATER MAIN(S) FOR PROPOSED HOME SIZE. NO PERMITS OF HOMES LARGER THAN NINE THOUSAND FOUR HUNDRED (9,400) SQUARE FEET WILL BE ALLOWED WITH THE CITY'S WATER RESOURCES DEPARTMENT APPROVAL THROUGH THIS FIRE FLOW ANALYSIS AND POSSIBLE PUBLIC INFRASTRUCTURE IMPROVEMENT AT LAND OWNER'S (DEVELOPERS) EXPENSE.
- WR EASEMENT REQUIREMENTS:
 - HORIZONTALLY, A MINIMUM OF 6 FEET IS REQUIRED BETWEEN THE WATER LINE AND THE EDGE OF EASEMENT.
 - THE EASEMENT WILL BE FREE OF OBSTRUCTIONS, SHALL NOT BE IN A FENCED AREA, AND SHALL BE ACCESSIBLE ALWAYS TO CITY SERVICE EQUIPMENT SUCH AS TRUCKS AND BACKHOES.
 - EASEMENTS OUTSIDE OF PAVED AREAS SHALL HAVE A 10' WIDE HARDENED

ATTACHMENT #9



SITE AREA TABLE	
GROSS ACERAGE	352.78
AREA OF ROW	20.168
NET ACERAGE	332.612
TOTAL TRACT ACERAGE	74.627
TOTAL NUMBER OF LOTS	122
OVERALL DENSITY	2.89
AVERAGE LOT SQUARE FEET	99312
TOTAL OPEN SPACE ACERAGE	245.00
TOTAL NAOS ACREAGE	235

SHEET INDEX:

- | | |
|------------------------|--------------------|
| 1. COVER SHEET | 5. PHASING PLAN |
| 2. KEY MAP | 6-27. PLAN SHEETS |
| 3. SITE CROSS SECTIONS | 28. MASTER UTILITY |
| 4. BOUNDARY MAP | |

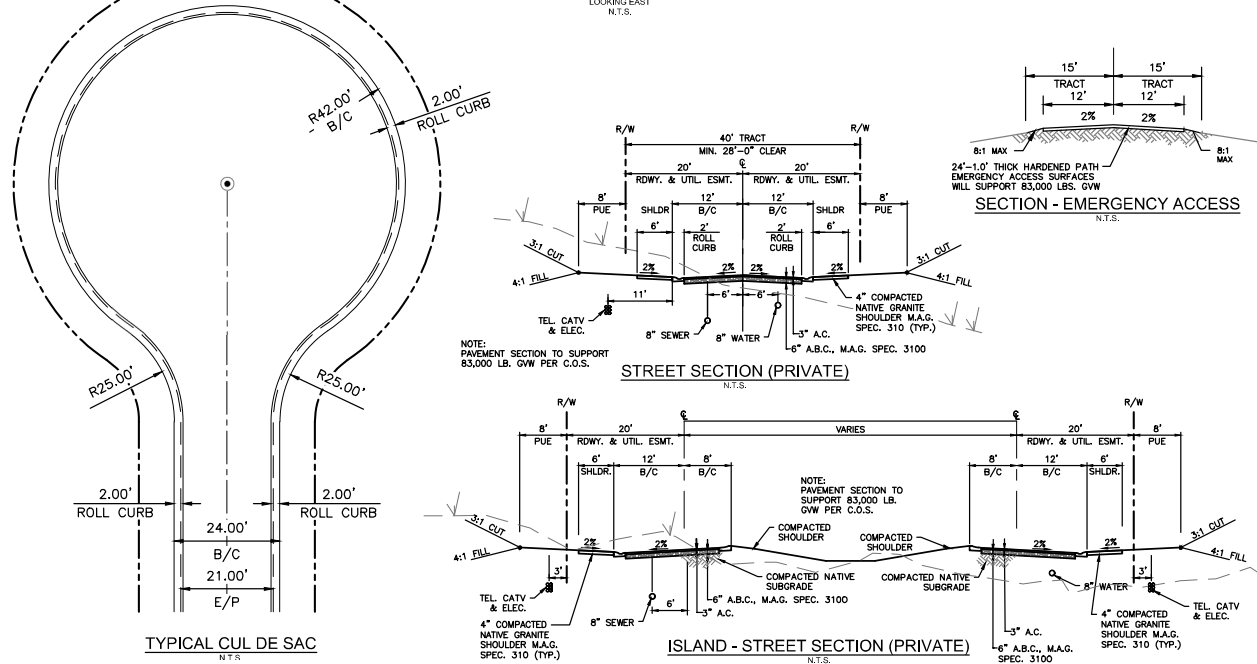
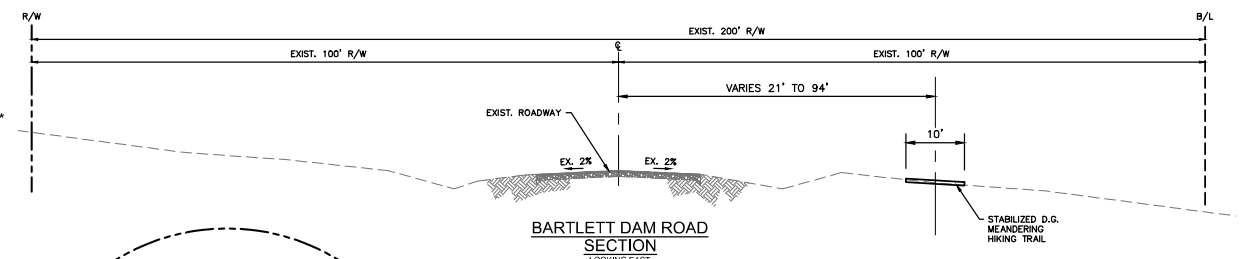
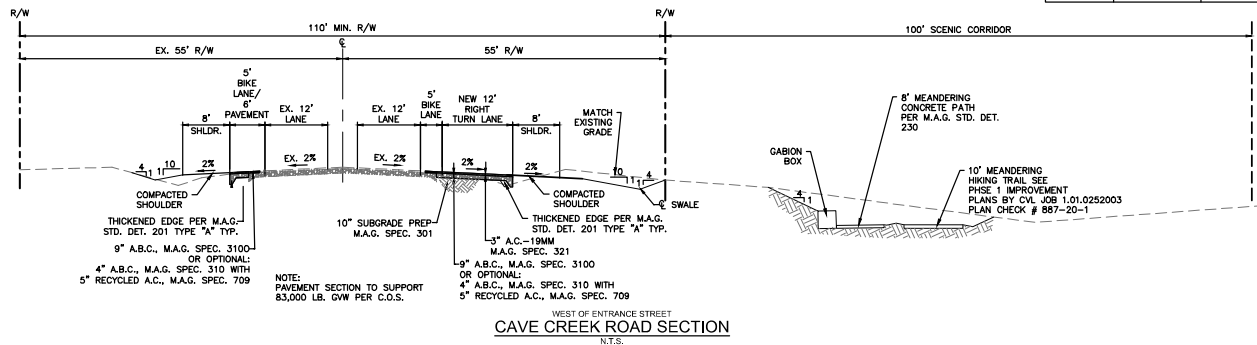
BENCHMARK

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



TRACT AREA TABLE		
TRACT	AREA (SQUARE FEET)	AREA (ACRES)
TRACT A	7,165	0.164
TRACT B	531	0.012
TRACT C	58,360	1.340
TRACT D	1,260	0.029
TRACT E	16,000	0.367
TRACT F	23,038	0.529
TRACT G	129,017	2.962
TRACT H	13,026	0.299
TRACT I	262,739	6.032
TRACT J	32,934	0.756
TRACT K	473,529	10.880
TRACT L	134,359	3.084
TRACT M	973,594	22.351
TRACT N	10,235	0.235
TRACT O	7,506	0.172
TRACT P	16,138	0.370
TRACT Q	4,138	0.095
TRACT R	17,477	0.401
TRACT S	17,794	0.408
TRACT T	5,970	0.137
TRACT U	166,656	3.826
TRACT V	878,867	20.176

LOT AREA TABLE

LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	98,874	2.27
2	109,043	2.50
3	80,945	1.86
4	85,808	1.97
5	80,025	1.84
6	80,106	1.84
7	95,942	2.20
8	100,939	2.32
9	134,873	3.10
10	94,265	2.16
11	90,501	2.08
12	96,387	2.21
13	116,236	2.67
14	85,092	1.95
15	155,641	3.57
16	152,373	3.50
17	94,693	2.17
18	96,385	2.21
19	101,627	2.33
20	91,454	2.10
21	82,784	1.90
22	82,993	1.91
23	84,190	1.93
24	81,495	1.87
25	82,846	1.90
26	83,028	1.91
27	82,392	1.89
28	80,302	1.84
29	85,102	1.95
30	80,635	1.85
31	92,494	2.12
32	86,723	1.99
33	80,325	1.84
34	81,083	1.86
35	82,532	1.89
36	105,543	2.42
37	100,952	2.32
38	82,700	1.90
39	88,577	2.03
40	80,381	1.85
41	80,685	1.85
42	80,820	1.86
43	88,022	2.02
44	85,859	1.97
45	87,938	2.02
46	80,369	1.85
47	86,000	1.97
48	88,462	2.03
49	92,914	2.13
50	91,413	2.10
51	103,146	2.37
52	87,014	2.00
53	82,565	1.90
54	80,227	1.84
55	80,683	1.85
56	83,048	1.91
57	82,428	1.89
58	80,023	1.84
59	104,877	2.41
60	90,174	2.07
61	80,069	1.84

LOT	AREA (SQUARE FEET)	AREA (ACRES)
62	80,150	1.84
63	84,652	1.94
64	83,212	1.91
65	81,081	1.86
66	80,201	1.84
67	80,186	1.84
68	103,216	2.37
69	96,146	2.21
70	90,282	2.07
71	91,859	2.11
72	82,056	1.88
73	90,937	2.09
74	83,410	1.91
75	118,353	2.72
76	93,014	2.14
77	134,525	3.09
78	161,289	3.70
79	130,574	3.00
80	186,842	4.29
81	80,204	1.84
82	88,457	2.03
83	80,595	1.85
84	81,779	1.88
85	121,609	2.79
86	165,918	3.81
87	111,669	2.56
88	86,060	1.98
89	100,898	2.32
90	97,301	2.23
91	88,353	2.03
92	82,190	1.89
93	93,413	2.14
94	93,702	2.15
95	95,718	2.20
96	86,803	1.99
97	99,401	2.28
98	84,445	1.94
99	87,705	2.01
100	83,885	1.93
101	151,668	3.48
102	153,015	3.51
103	107,712	2.47
104	80,358	1.84
105	89,997	2.07
106	106,849	2.45
107	85,656	1.97
108	80,361	1.84
109	86,682	1.99
110	81,481	1.87
111	99,217	2.28
112	89,225	2.05
113	83,468	1.92
114	80,948	1.86
115	153,928	3.53
116	148,159	3.40
117	162,149	3.72
118	147,750	3.39
119	136,963	3.14
120	124,147	2.85
121	220,896	5.07
122	218,378	5.01

PRELIMINARY PLAT FOR WILDCAT HILL

OWNER:

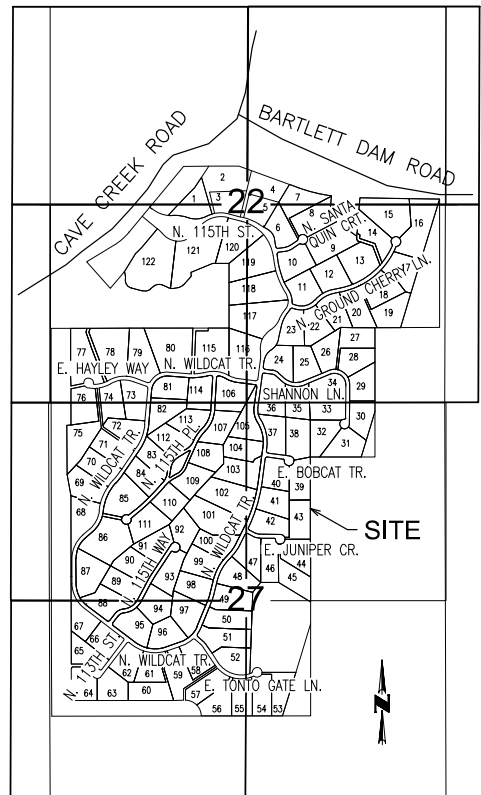
WILDCAT PARTNERS, LLC
4455 E CAMELBACK C240
PHOENIX, AZ 85018
PHONE: (602)-385-1544

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 MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 957 OF MAPS, PAGE 8



SEC 22-27, T 6 N, R 5 E

VICINITY MAP

(NOT TO SCALE)



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

CVL
CONSULTANTS
CELEBRATING 60 YEARS
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE 602.264.6831
FAX 602.264.0928
WEB www.cvlci.com

SHEET NUMBER
1 OF **28**
CVL Contact: BRIAN HENSLEY
CVL Project # 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT

PRELIMINARY
PLAT FOR
WILDCAT HILL
KEY MAP

OWNER:
WILDCAT PARTNERS, LLC
4455 E CAMELBACK C240
PHOENIX, AZ 85018
PHONE: (602)-385-1544

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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS
22 AND 27, TOWNSHIP 6 NORTH, RANGE 5
EAST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

LEGEND

- | | |
|--|---|
| | RIGHT-OF-WAY |
| | PROPERTY LINE |
| | PUBLIC UTILITY EASEMENT |
| | 8' P.U.E. |
| | ROAD CENTER LINE |
| | DRAINAGE EASEMENT |
| | PUBLIC UTILITY EASEMENT |
| | VEHICULAR NON-ACCESS EASEMENT |
| | PUBLIC NON-MOTORIZED ACCESS EASEMENT |
| | SEWER MANHOLE WITH MH NUMBER |
| | HYDRANT |
| | WATER VALVE |
| | RIGHT OF WAY WIDTH |
| | SIGHT VISIBILITY EASEMENT |
| | CONSTRUCTION ENVELOPE |
| | LOW POINT ELEVATION |
| | HIGH POINT ELEVATION |
| | INVERT ELEVATION |
| | PAVEMENT ELEVATION |
| | STORM DRAIN |
| | W.S.E. |
| | 100 YEAR FLOW RATE |
| | SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. |
| | SINGLE & BOULDER CLUSTERS THAT DO NOT CONTOUR ELEVATION |
| | PAVING |
| | |

SHEET INDEX:

- COVER SHEET
- KEY MAP
- SITE CROSS SECTIONS
- BOUNDARY MAP
- PHASING PLAN
- 6-27. PLAN SHEETS
- MASTER UTILITY



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



CELEBRATING 60 YEARS
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WEB www.cvlci.com

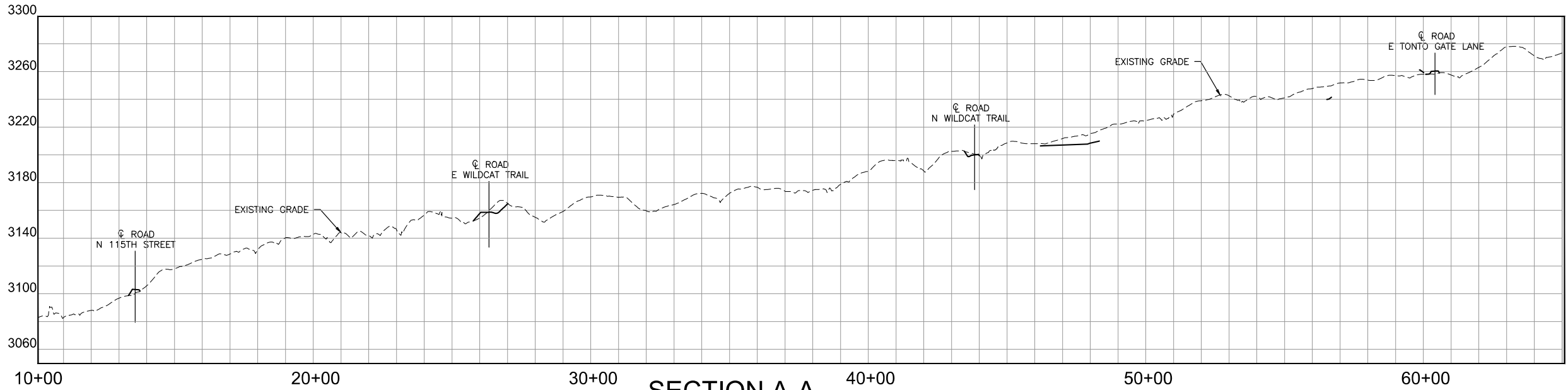
SHEET NUMBER
2 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

KEY MAP
N.T.S.

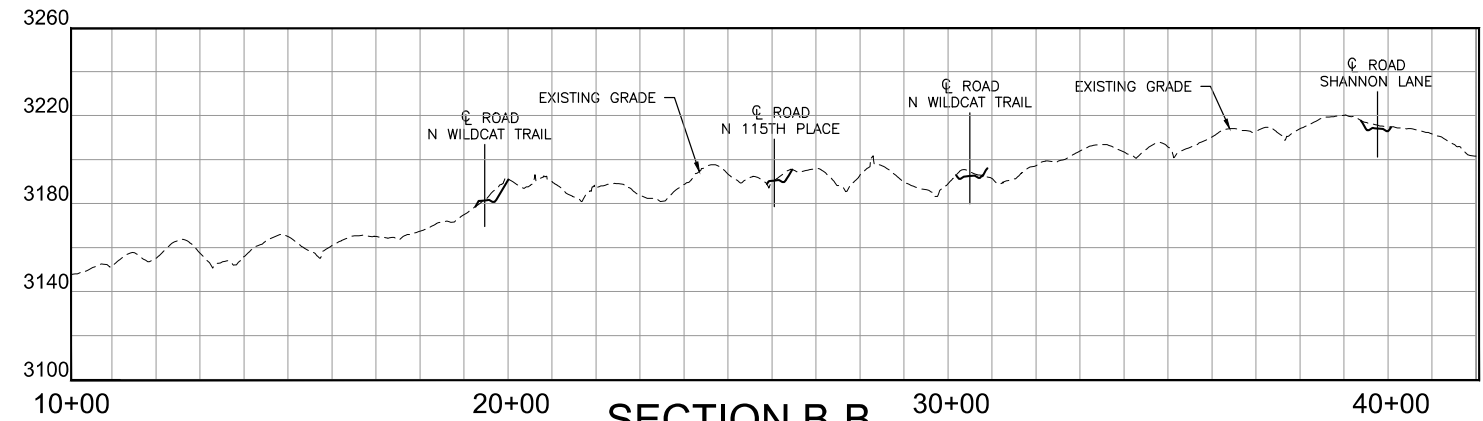


PRELIMINARY
PLAT FOR
WILDCAT HILL



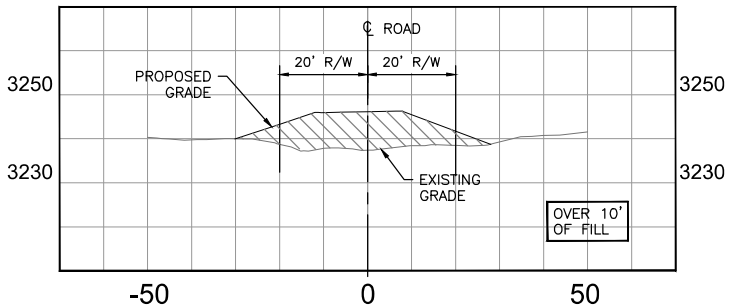
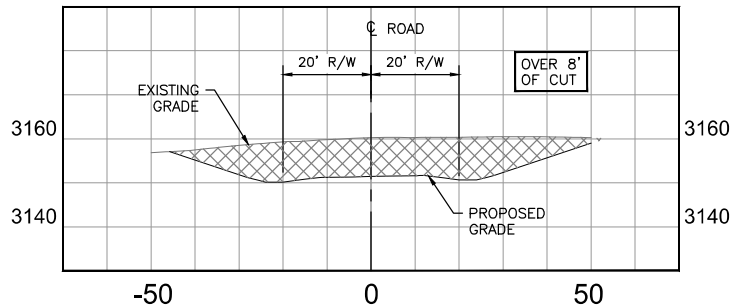
SECTION A-A

SCALE: HORT: 1"=200'
VERT: 1"=40'



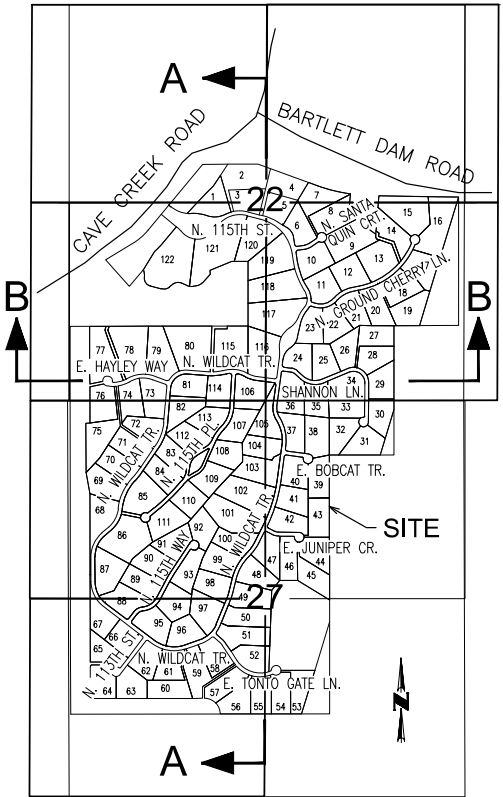
SECTION B-B

SCALE: HORT: 1"=200'
VERT: 1"=40'



TYPICAL ROAD SECTIONS

SCALE: HORT: 1"=20'
VERT: 1"=20'



SEC 22:27, T 6 N, R 5 E
VICINITY MAP
(NOT TO SCALE)



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

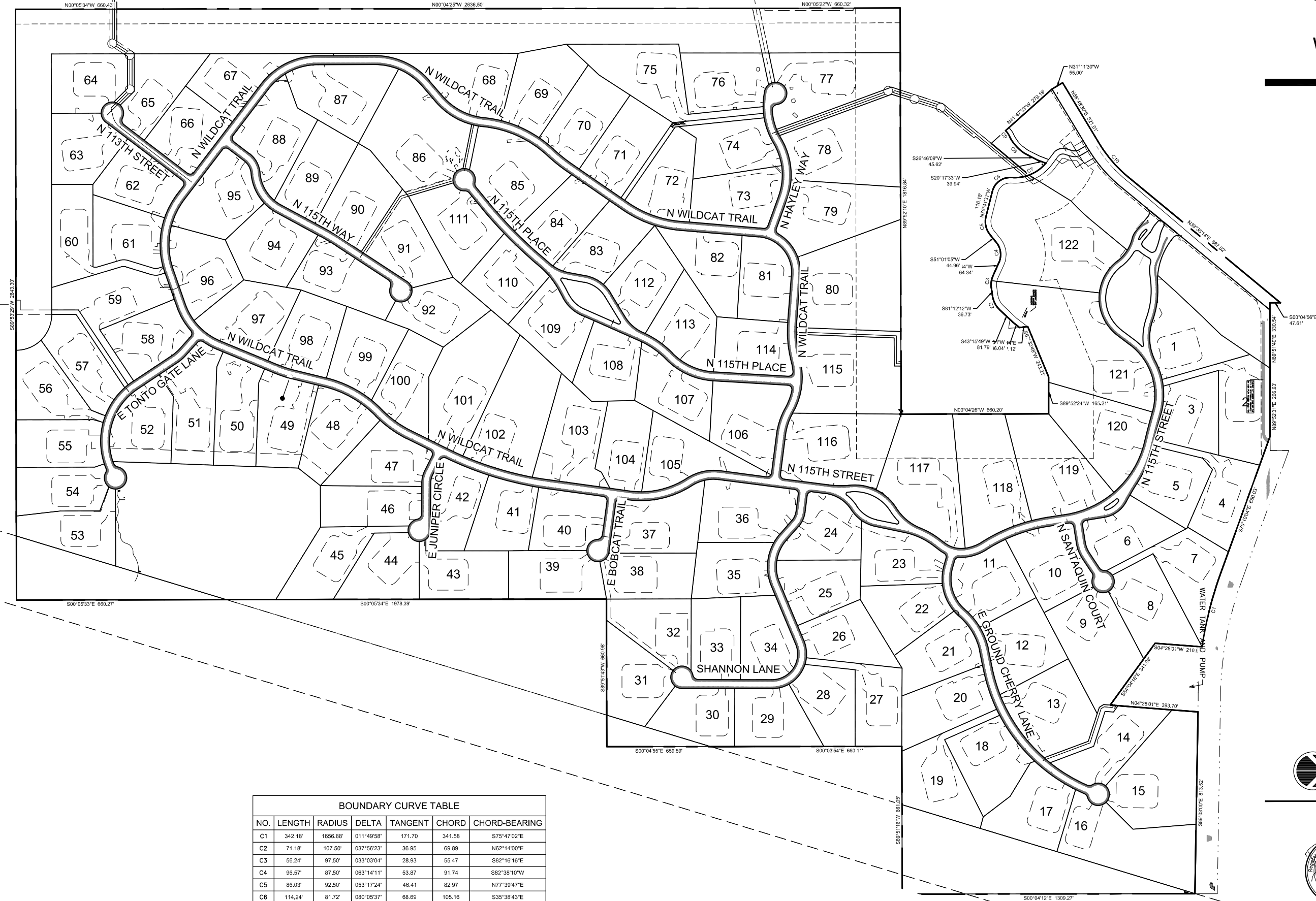


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SHEET NUMBER
3 OF 28

CVL Contact: **BRIAN HENSLEY**
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY
PLAT FOR
WILDCAT HILL
BOUNDARY PLAN



BOUNDARY CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	342.18'	1856.88'	011°49'58"	171.70'	341.58'	S75°47'02"E
C2	71.18'	107.50'	037°56'23"	36.95'	69.89'	N62°14'00"E
C3	56.24'	97.50'	033°03'04"	28.93'	55.47'	S82°16'16"E
C4	96.57'	87.50'	063°14'11"	53.87'	91.74'	S82°38'10"W
C5	86.03'	92.50'	053°17'24"	46.41'	82.97'	N77°39'47"E
C6	114.24'	81.72'	080°05'37"	68.89'	105.16'	S35°38'43"E
C7	173.10'	182.50'	054°20'44"	93.68'	166.89'	N22°46'16"W
C8	127.03'	188.74'	038°33'44"	66.03'	124.65'	N46°03'01"E
C9	26.67'	61.06'	025°01'27"	13.55'	26.46'	S52°49'09"W
C10	192.21'	572.96'	019°13'16"	97.02'	191.31'	N49°11'52"E



SCALE 1" = 200'



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



CELEBRATING 60 YEARS

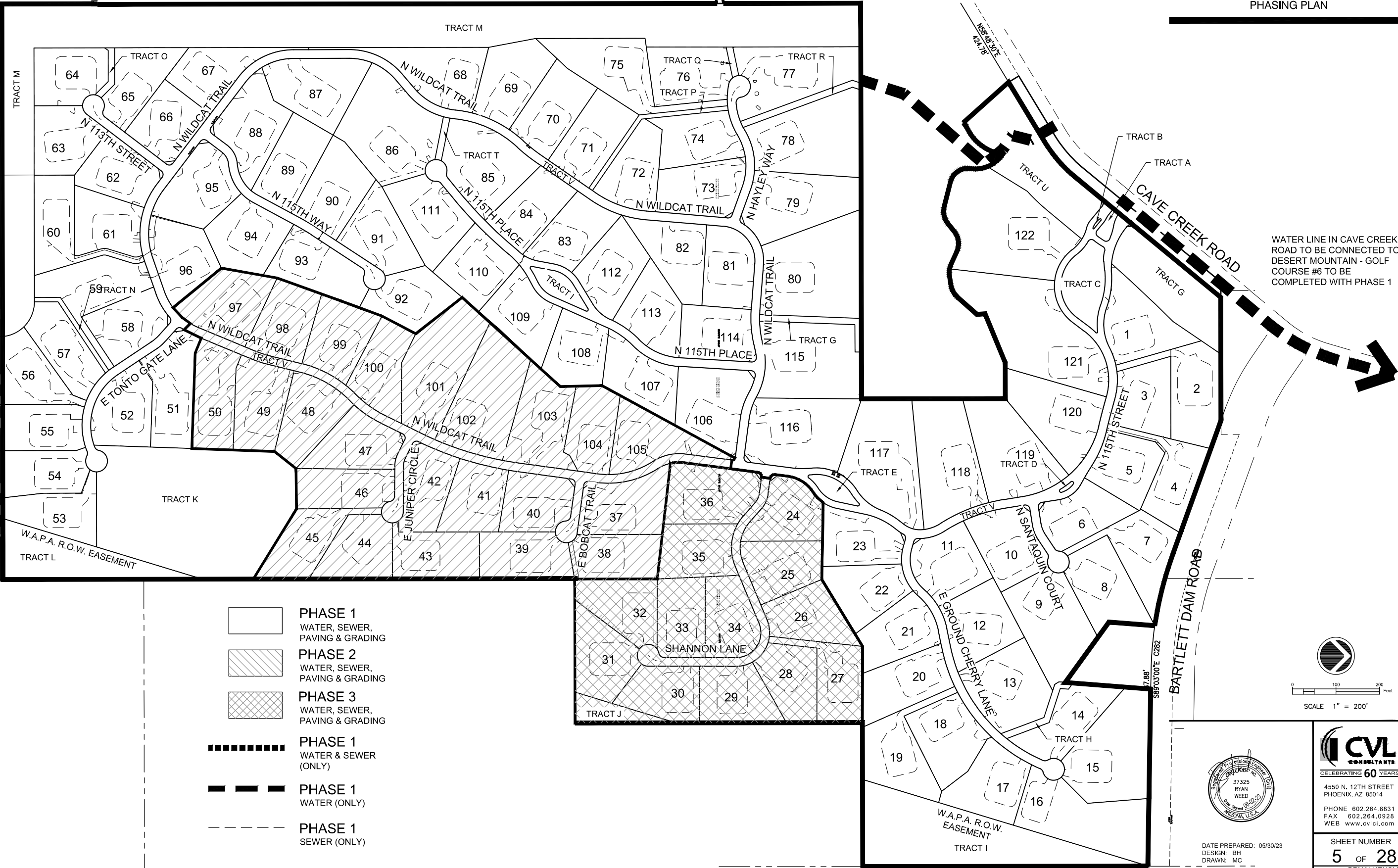
4550 N. 12TH STREET
PHOENIX, AZ 85014

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SHEET NUMBER
4 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY
PLAT FOR
WILDCAT HILL
PHASING PLAN



Printed By: Mike C. Print Date: June 5, 2023 File Name: N:\01\0252001\CADD\Planning\PS_PRE_PLAT.dwg

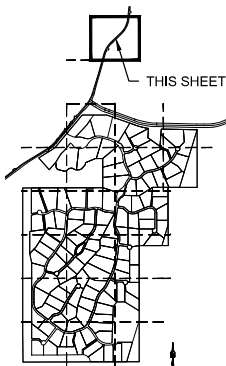
CVL
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SHEET NUMBER
5 OF 28
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- 40'
- 1
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- 3154
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



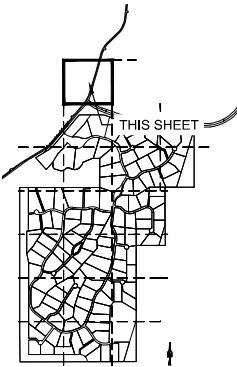
CELEBRATING 60 YEARS
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE 602.264.6831
FAX 602.264.0928
WEB www.cvlci.com

SHEET NUMBER
6 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



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 |
| ← 1' V.N.A.E. | VEHICULAR NON-ACCESS EASEMENT |
| ← P.N.M.A.E. | PUBLIC NON-MOTORIZED ACCESS EASEMENT |
| MH-89 | SEWER MANHOLE WITH MH NUMBER |
| ⊗ | HYDRANT |
| ⊗ | WATER VALVE |
| 40' | RIGHT OF WAY WIDTH |
| ① | 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 COMPLY WITH C.O.S. DESIGN REQ. |
| 3154 | CONTOUR ELEVATION |
| PAVING | PAVING |
| 4" NATIVE GRANITE | 4" NATIVE GRANITE |
| 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT. | |
| REVEG AREAS | REVEG AREAS |



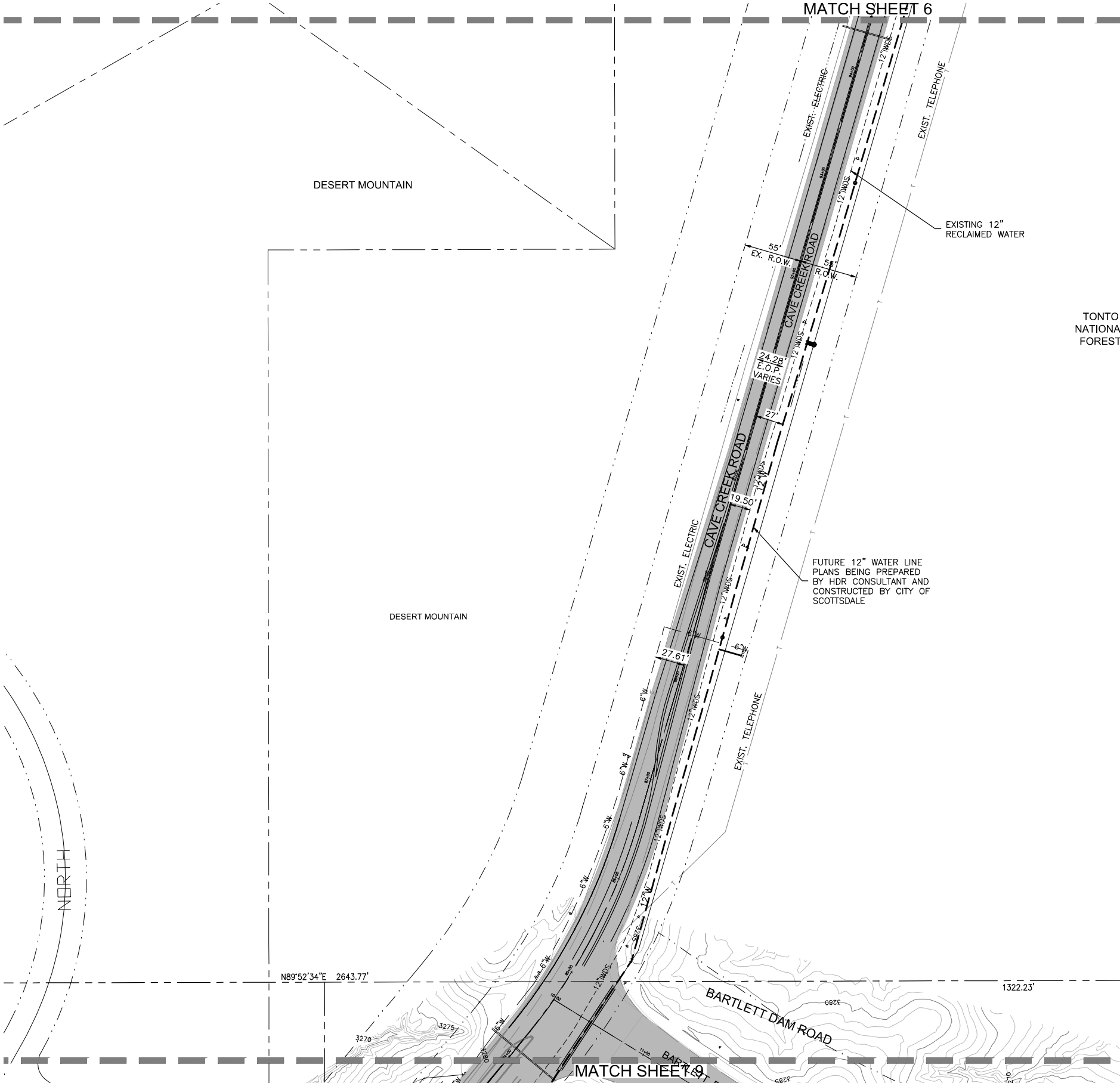
DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



SHEET NUMBER
7 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

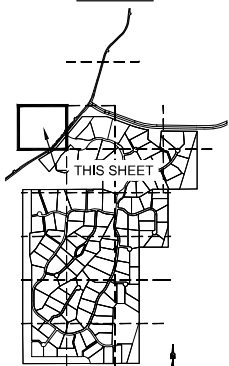
PRELIMINARY PLAT FOR: WILDCAT



SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS EASEMENT
- MH-89
- HYDRANT
- WATER VALVE
- 40'
- RIGHT OF WAY WIDTH
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



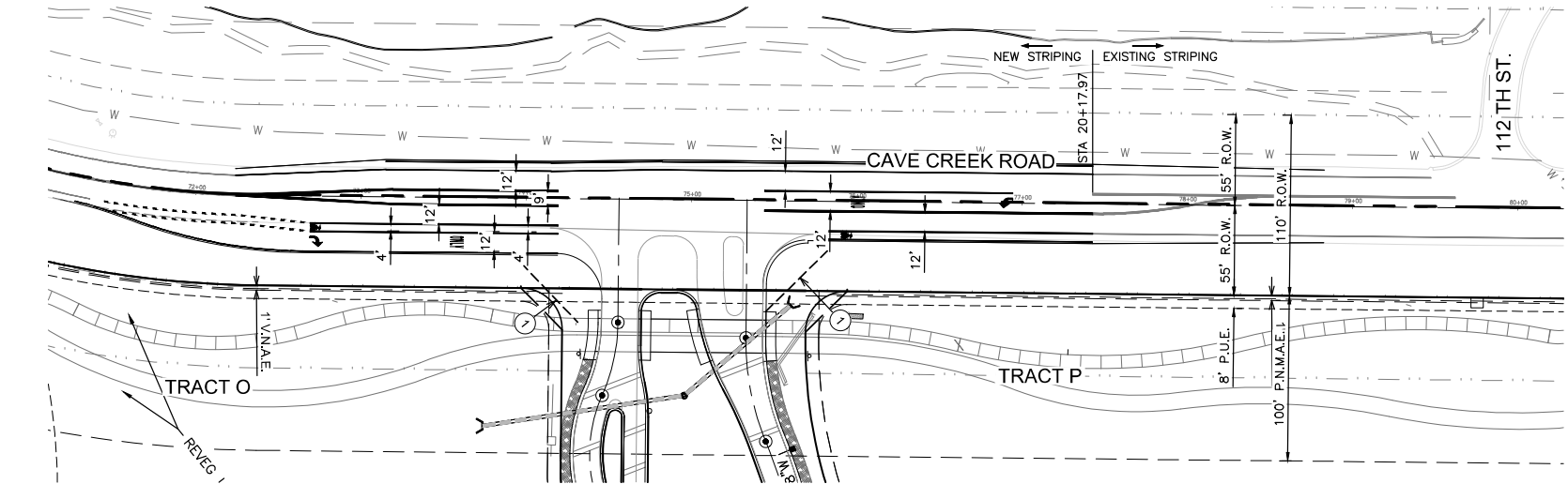
CELEBRATING 60 YEARS
4550 N. 12TH STREET
PHOENIX, AZ 85014

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FAX 602.264.0928
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SHEET NUMBER
8 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



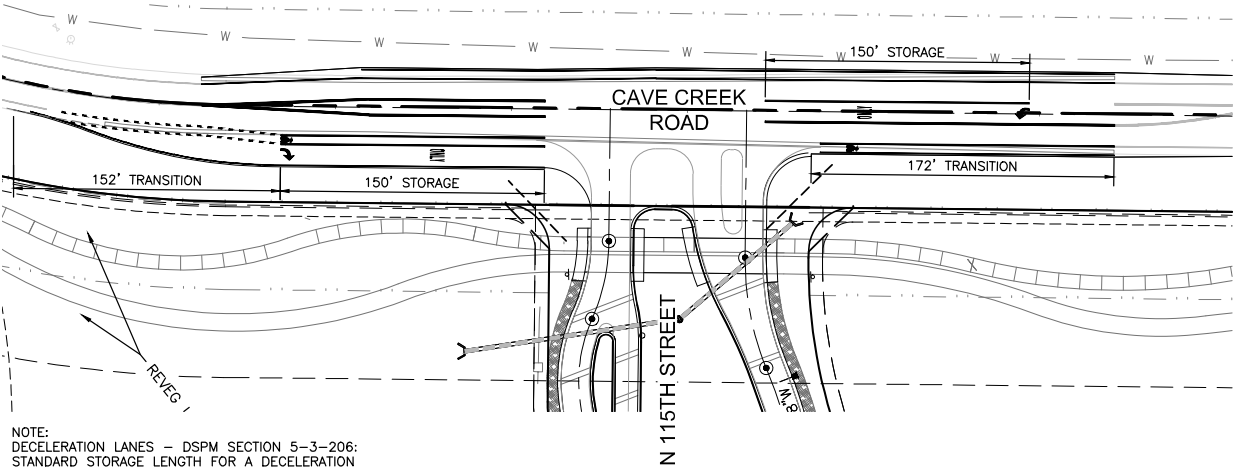
NORTH BOUND RIGHT TURN AND SOUTH BOUND LEFT TURN LANES



SCALE 1" = 50'

QUAIL RIDGE
BK 360, PG 20
M.C.R.

DESERT MOUNTAIN



NOTE:
DECELERATION LANES - DSPM SECTION 5-3-206:
STANDARD STORAGE LENGTH FOR A DECELERATION
LANE IS 150 FEET, WITH A 100-FOOT MINIMUM
LENGTH.

PAVEMENT TRANSITIONS



SCALE 1" = 50'

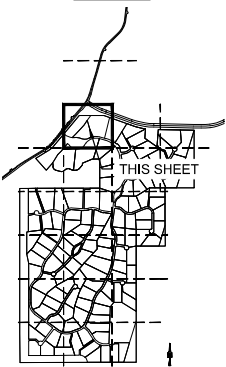
MATCH SHEET 8
MATCH SHEET 12



SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS EASEMENT
- SEWER MANHOLE WITH MH NUMBER
- HYDRANT
- WATER VALVE
- RIGHT OF WAY WIDTH
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



CELEBRATING 60 YEARS

4550 N. 12TH STREET
PHOENIX, AZ 85014

PHONE 602.264.6831
FAX 602.264.0928
WEB www.cvlci.com

SHEET NUMBER

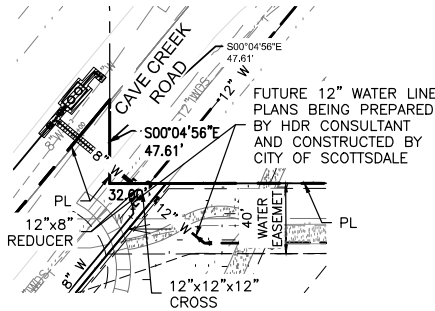
9 OF 28

CVL Contact: BRIAN HENSLEY

CVL Project #: 01-0252001

CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



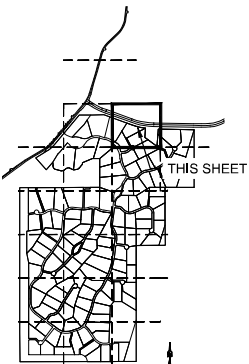
DETAIL "A"
SCALE: 1"=50'



SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS EASEMENT
- SEWER MANHOLE WITH MH NUMBER
- HYDRANT
- WATER VALVE
- RIGHT OF WAY WIDTH
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

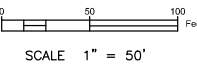
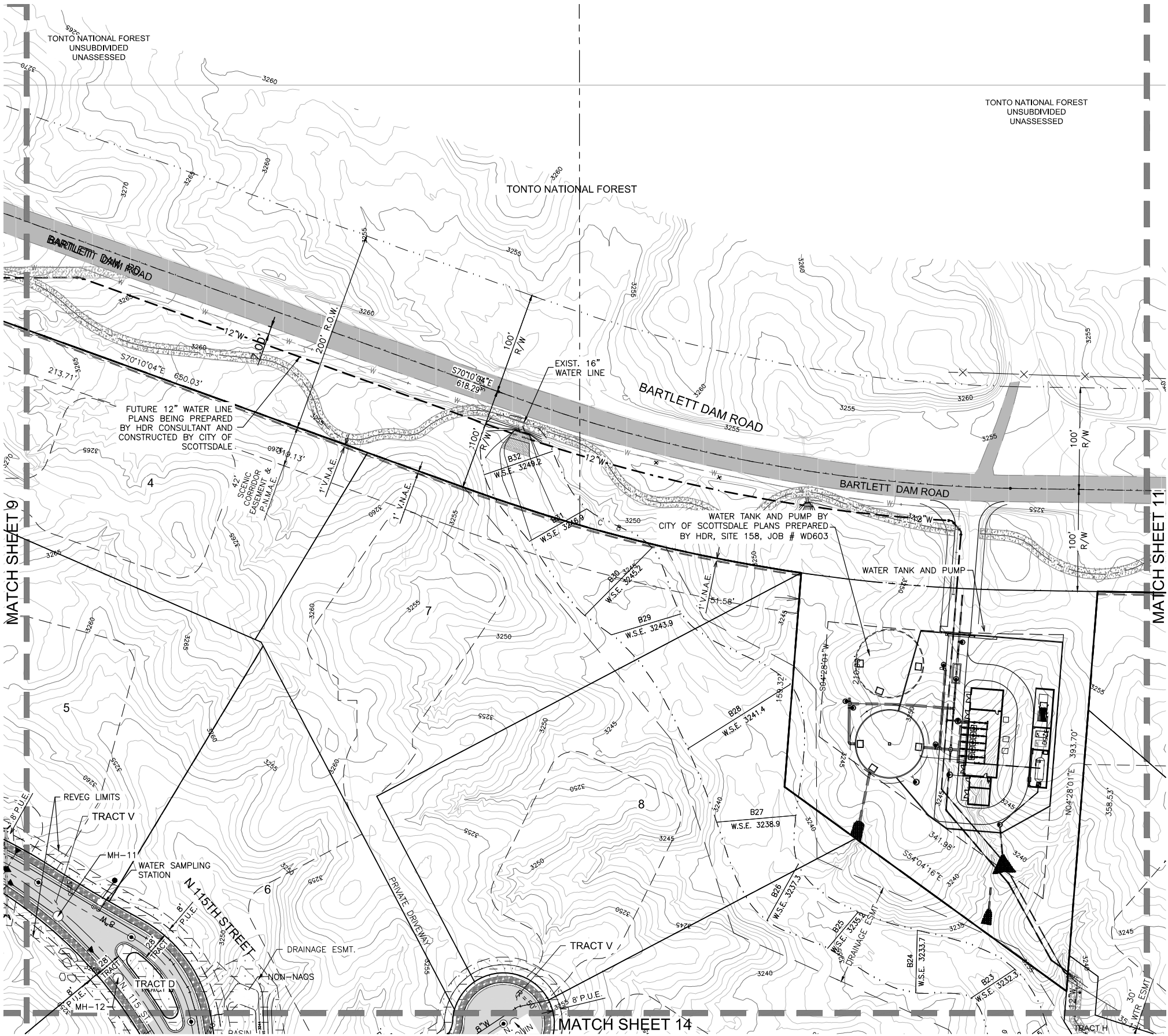


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SHEET NUMBER
10 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT

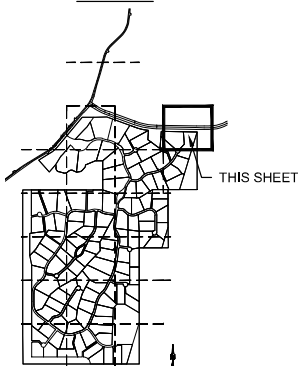


SCALE 1" = 50'



PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- 40'
- 1
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



0 50 100
Feet
SCALE 1" = 50'

DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



CELEBRATING 60 YEARS
4550 N. 12TH STREET
PHOENIX, AZ 85014

PHONE 602.264.6831
FAX 602.264.0928
WEB www.cvlci.com

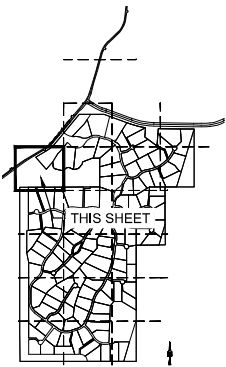
SHEET NUMBER
11 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS 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 COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

SCALE 1" = 50'



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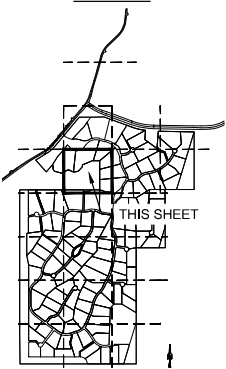
SHEET NUMBER
12 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- HYDRANT
- WATER VALVE
- 40'
- 1'
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



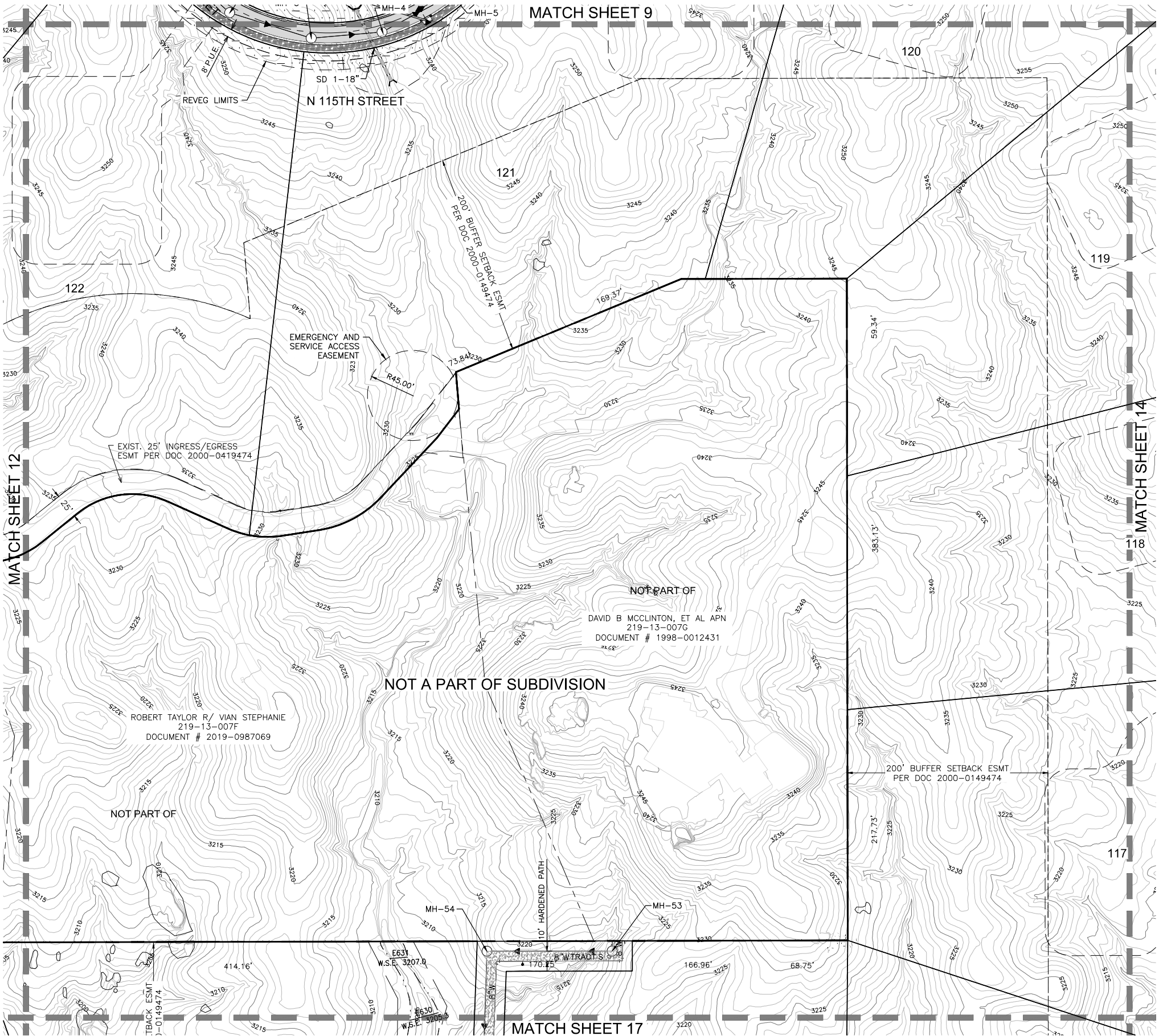
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4550 N. 12TH STREET
PHOENIX, AZ 85014

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WEB www.cvlci.com

SHEET NUMBER
13 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

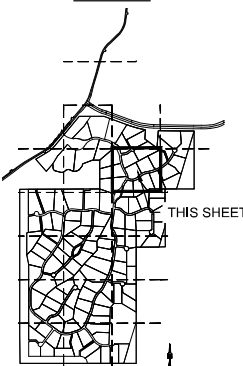
PRELIMINARY PLAT FOR: WILDCAT



0 50 100 Feet
SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- 40'
- 1
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- 3154
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

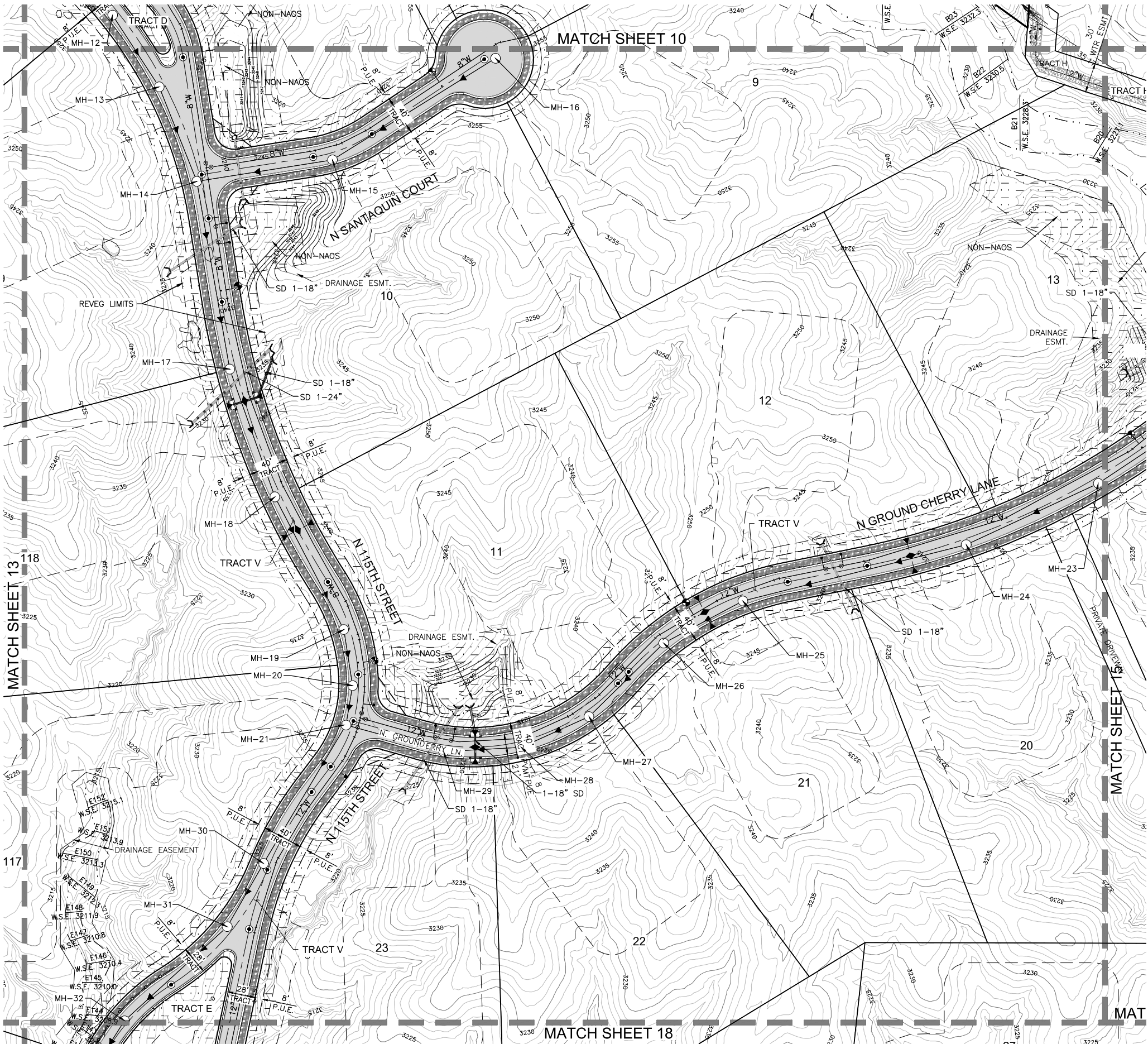


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SHEET NUMBER
14 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

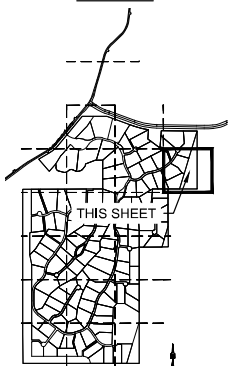
PRELIMINARY PLAT FOR: WILDCAT



0 50 100 Feet
SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- HYDRANT
- WATER VALVE
- 40'
- RIGHT OF WAY WIDTH
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- PAVEMENT ELEVATION
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS

T
N
FC



0 50 100 Feet
SCALE 1" = 50'

DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



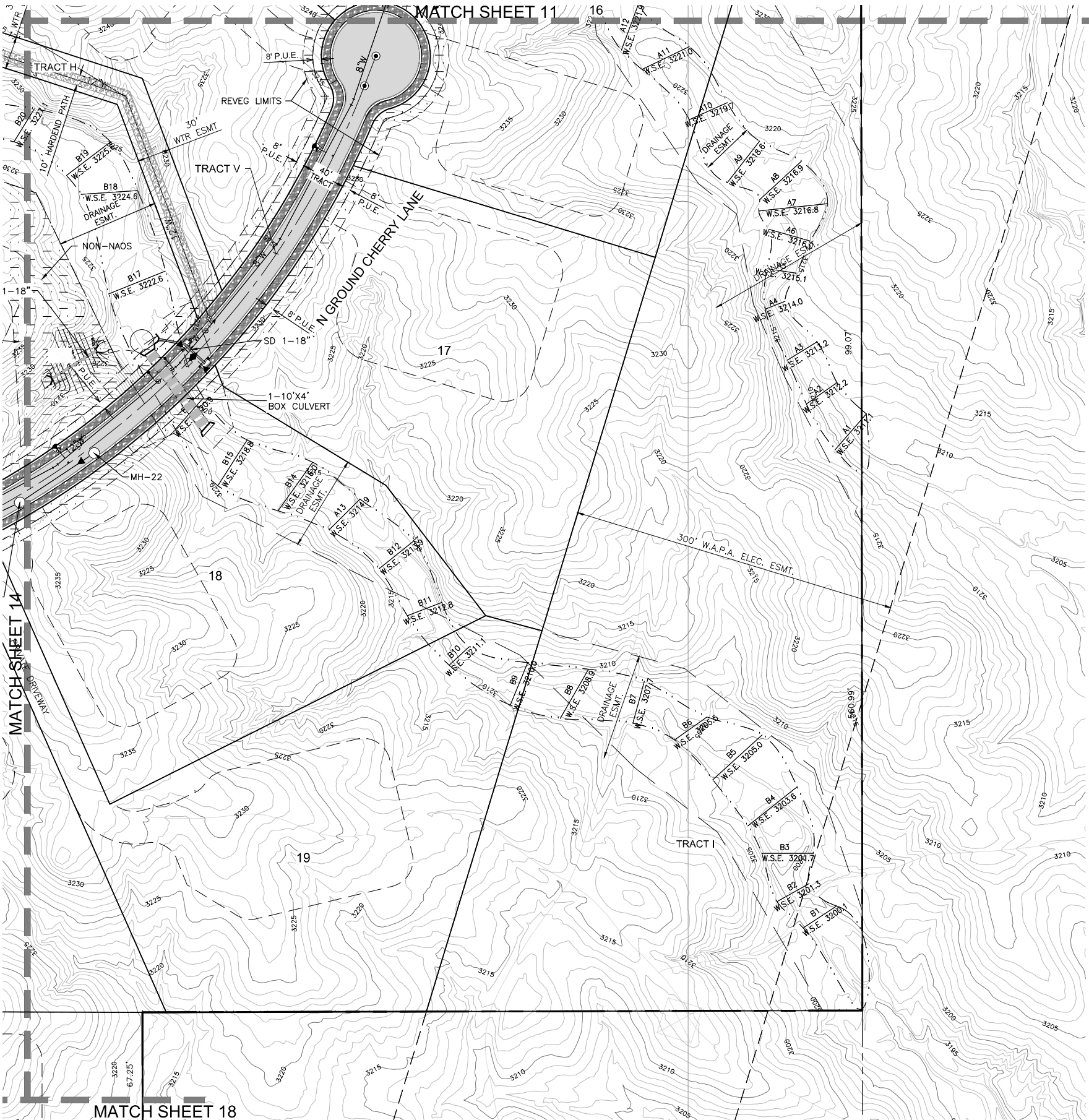
CELEBRATING 60 YEARS
4550 N. 12TH STREET
PHOENIX, AZ 85014

PHONE 602.264.6831
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SHEET NUMBER
15 OF 28

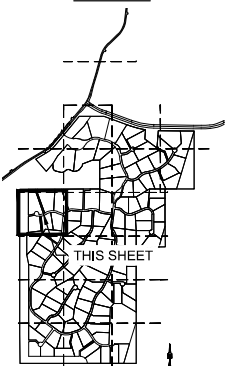
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS EASEMENT
- SEWER MANHOLE WITH MH NUMBER
- HYDRANT
- WATER VALVE
- RIGHT OF WAY WIDTH
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



CELEBRATING 60 YEARS

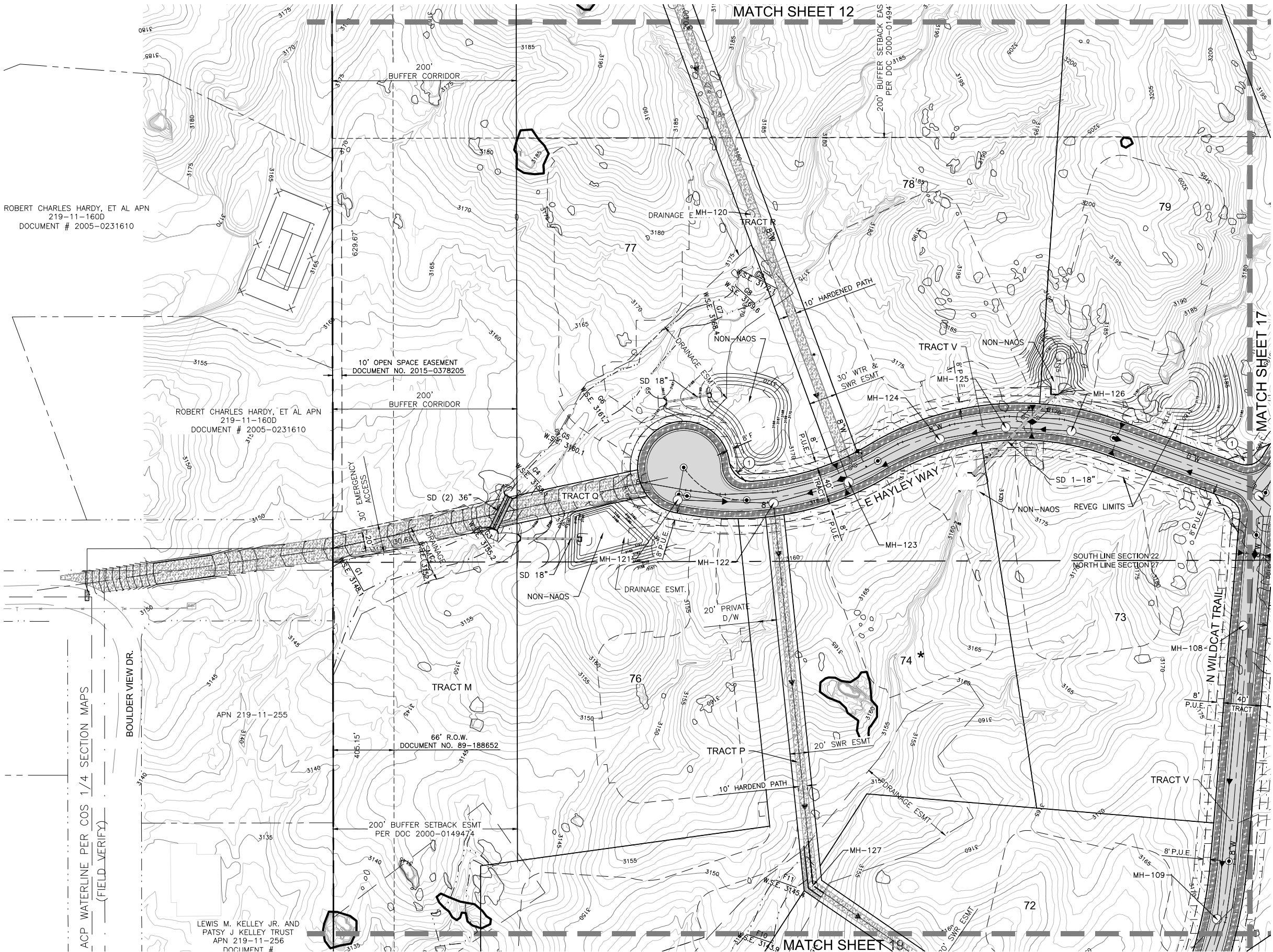
4550 N. 12TH STREET
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SHEET NUMBER
16 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



ROBERT CHARLES HARDY, ET AL APN
219-11-160D
DOCUMENT # 2005-0231610

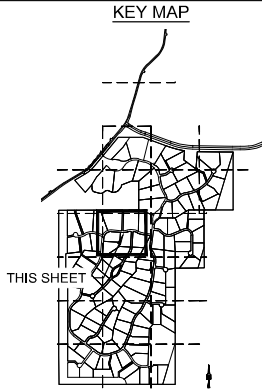
ROBERT CHARLES HARDY, ET AL APN
219-11-160D
DOCUMENT # 2005-0231610

APN 219-11-255

66' R.O.W.
DOCUMENT NO. 89-188652

LEWIS M. KELLEY JR. AND
PATSY J. KELLEY TRUST
APN 219-11-256
DOCUMENT #

PRELIMINARY
PLAT FOR
WILDCAT HILL



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS 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 COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



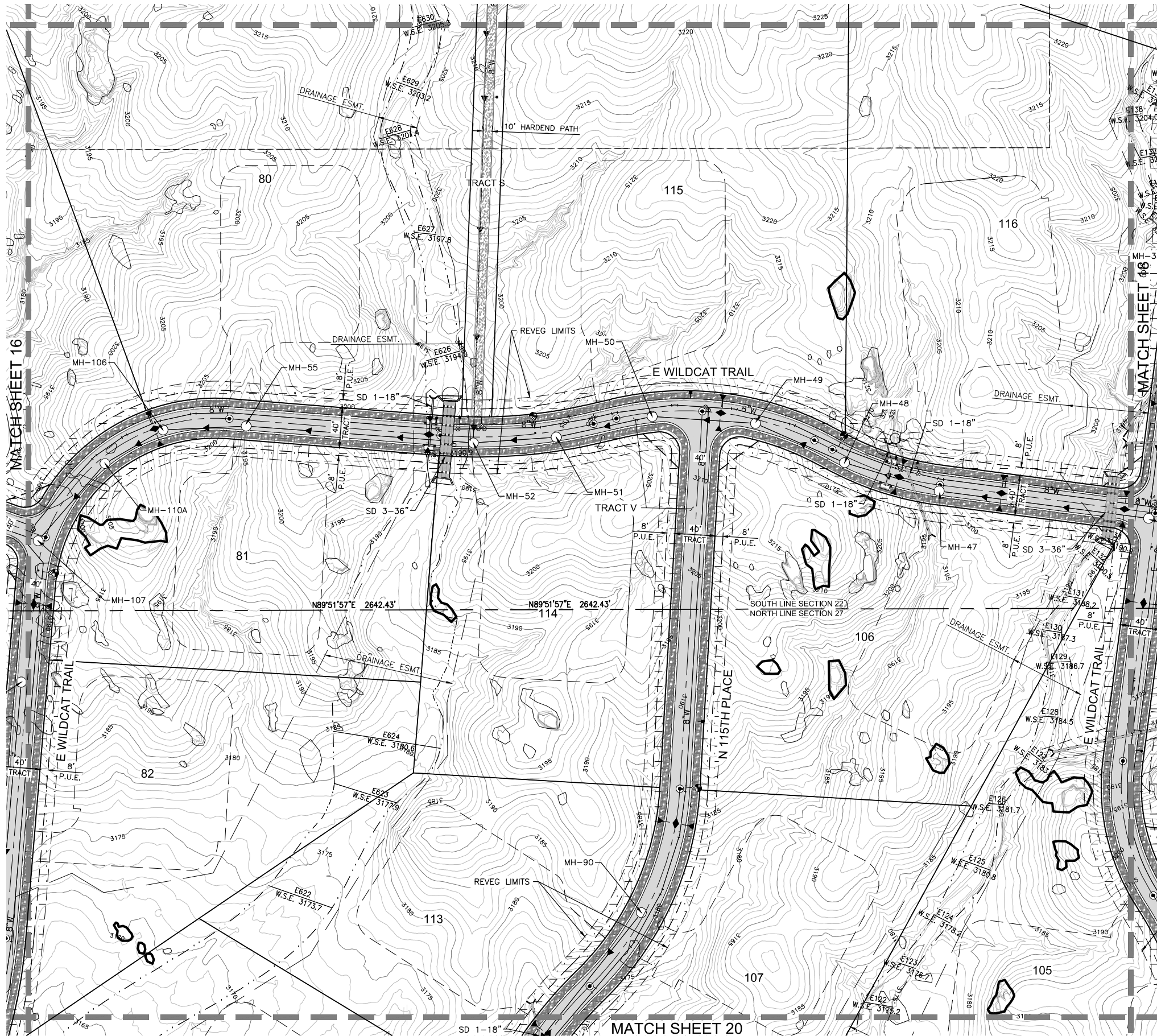
DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

SCALE 1" = 50'

CVL
CONSULTANTS
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4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE 602.264.6831
FAX 602.264.0928
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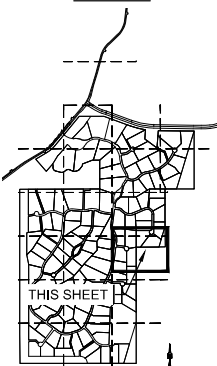
SHEET NUMBER
17 OF 28
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- HYDRANT
- WATER VALVE
- 40'
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

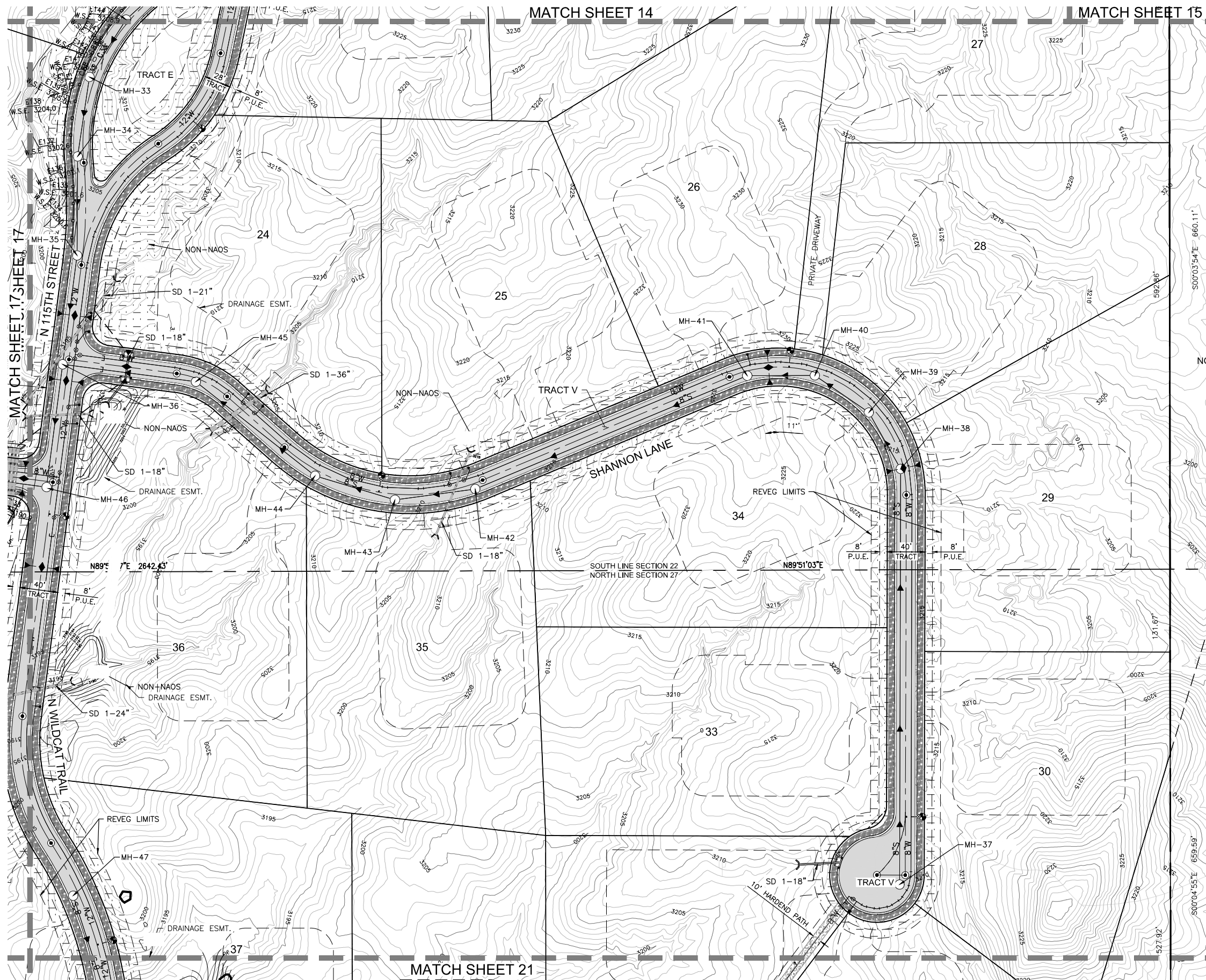


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SHEET NUMBER
18 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

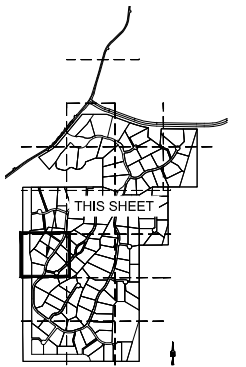
PRELIMINARY PLAT FOR: WILDCAT



SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

	RIGHT-OF-WAY
	PROPERTY LINE
	PUBLIC UTILITY EASEMENT
	8' P.U.E.
	ROAD CENTER LINE
	DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	PUBLIC NON-MOTORIZED ACCESS EASEMENT
	SEWER MANHOLE WITH MH NUMBER
	HYDRANT
	WATER VALVE
	RIGHT OF WAY WIDTH
	SIGHT VISIBILITY EASEMENT
	CONSTRUCTION ENVELOPE
	LOW POINT ELEVATION
	HIGH POINT ELEVATION
	INVERT ELEVATION
	PAVEMENT ELEVATION
	STORM DRAIN
	WATER SURFACE ELEVATION
	100 YEAR FLOW RATE
	SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
	SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
	CONTOUR ELEVATION
	PAVING



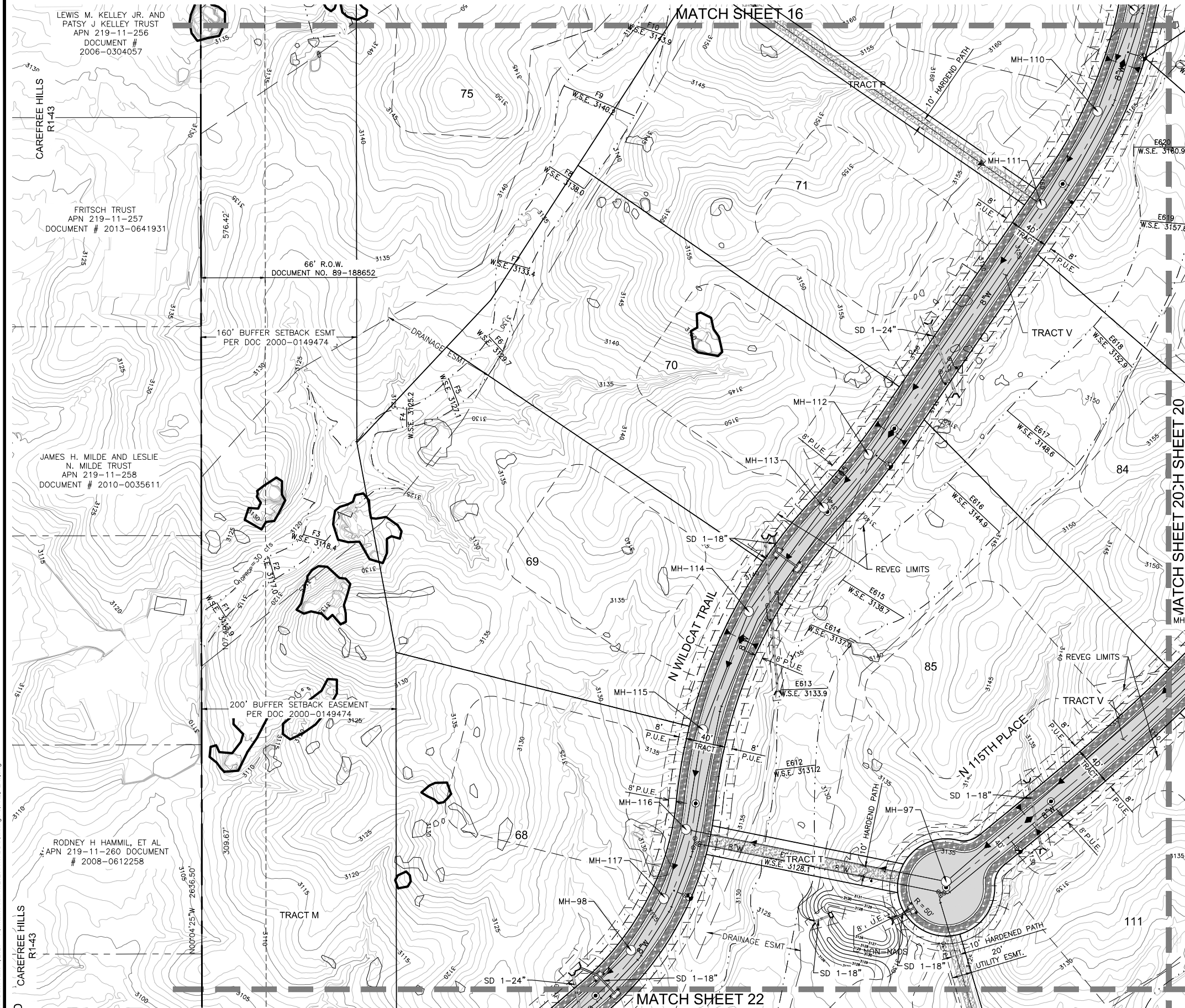
DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

CVL
CONSULTANTS
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4550 N. 12TH STREET
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SHEET NUMBER
19 OF **28**

CVL Contact: **BRIAN HENSLEY**
CVL Project #: **01-0252001**
CVL File #:

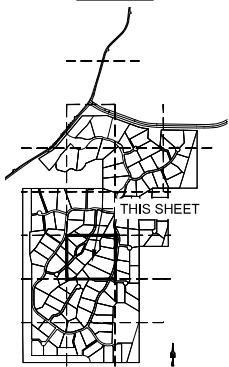
PRELIMINARY PLAT FOR: WILDCAT



0 50 100 Feet
SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS 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 COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



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4550 N. 12TH STREET
PHOENIX, AZ 85014

PHONE 602.264.6831
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SHEET NUMBER
20 OF 28

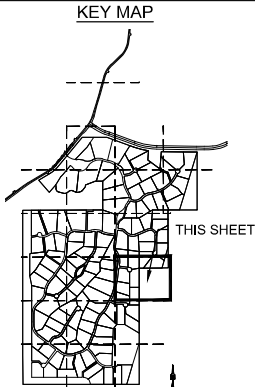
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



0 50 100 Feet
SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL



LEGEND

- | | |
|--|--|
| | RIGHT-OF-WAY |
| | PROPERTY LINE |
| | PUBLIC UTILITY EASEMENT |
| | 8' P.U.E. |
| | ROAD CENTER LINE |
| | DRAINAGE EASEMENT |
| | PUBLIC UTILITY EASEMENT |
| | VEHICULAR NON-ACCESS EASEMENT |
| | PUBLIC NON-MOTORIZED ACCESS EASEMENT |
| | SEWER MANHOLE WITH MH NUMBER |
| | HYDRANT |
| | WATER VALVE |
| | RIGHT OF WAY WIDTH |
| | SIGHT VISIBILITY EASEMENT |
| | CONSTRUCTION ENVELOPE |
| | LP=3199.08 |
| | HP=3203.68 |
| | INV=3193.92 |
| | P=3165 |
| | STORM DRAIN |
| | W.S.E. |
| | Q100= |
| | SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. |
| | SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ. |
| | 3154 |
| | PAVING |
| | 4' NATIVE GRANITE |
| | 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT. |
| | REVEG AREAS |



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

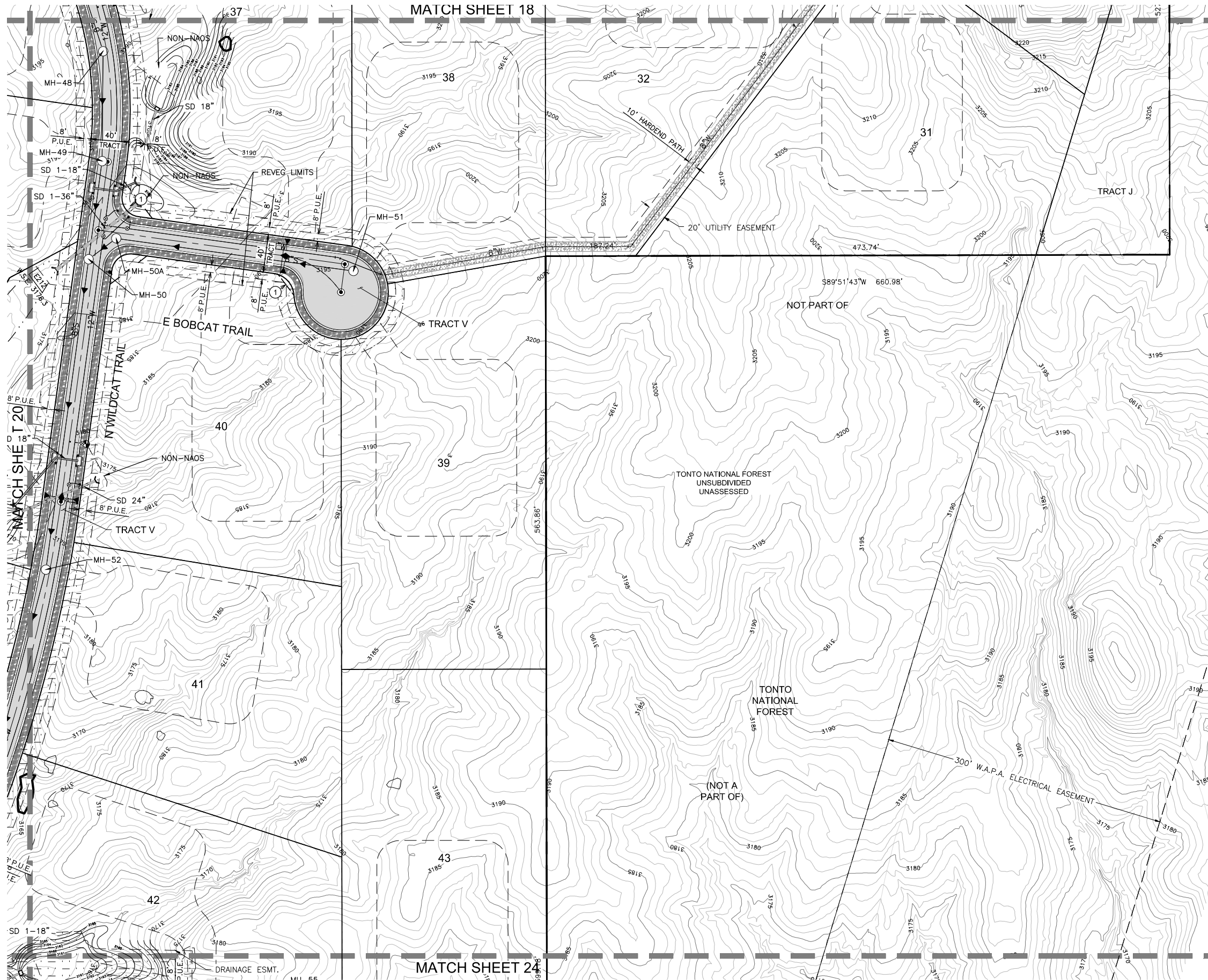


0 50 100 Feet
SCALE 1" = 50'



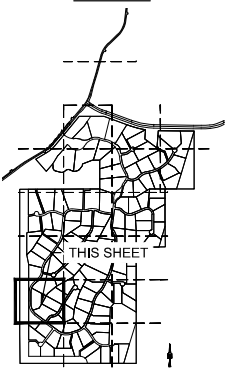
SHEET NUMBER
21 OF 28
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- 40'
- 1
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



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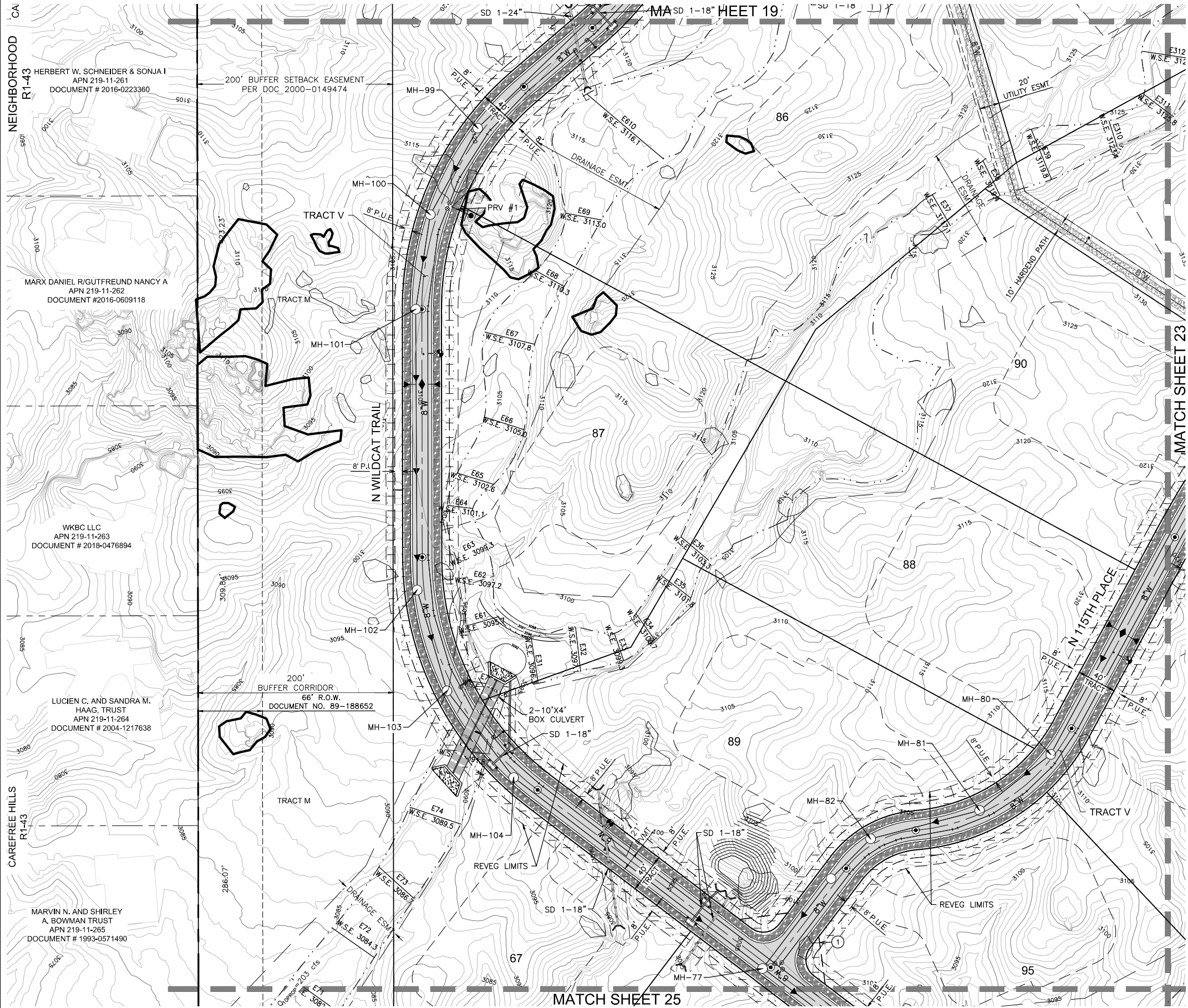
SHEET NUMBER
22 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



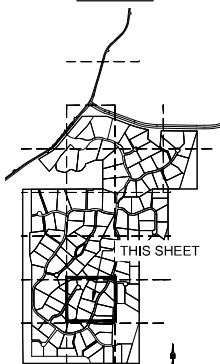
SCALE 1" = 50'



NEIGHBORHOOD R1-43
HERBERT W. SCHNEIDER & SONJA I
APN 219-11-261
DOCUMENT # 2016-0223360
MARX DANIEL R/GUTTFREUND NANCY A
APN 219-11-262
DOCUMENT # 2016-0609118
WKBC LLC
APN 219-11-263
DOCUMENT # 2018-0476894
LUCIEN C. AND SANDRA M.
HAAG, TRUST
APN 219-11-264
DOCUMENT # 2004-1217638
MARVIN N. AND SHIRLEY
A. BOWMAN TRUST
APN 219-11-265
DOCUMENT # 1993-0571490

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS EASEMENT
- SEWER MANHOLE WITH MH NUMBER
- HYDRANT
- WATER VALVE
- RIGHT OF WAY WIDTH
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

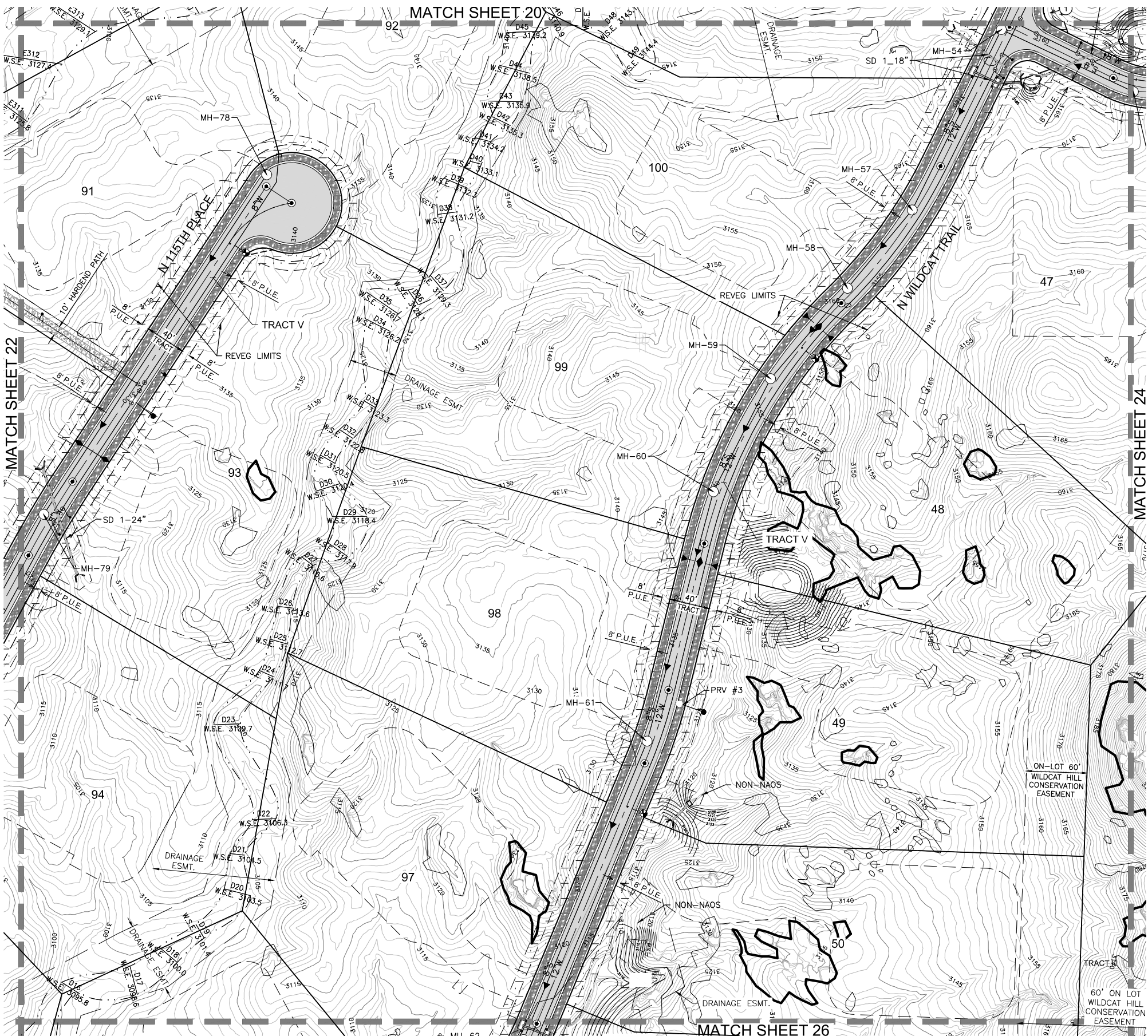


CELEBRATING 60 YEARS
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE 602.264.6831
FAX 602.264.0928
WEB www.cvlci.com

SHEET NUMBER
23 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

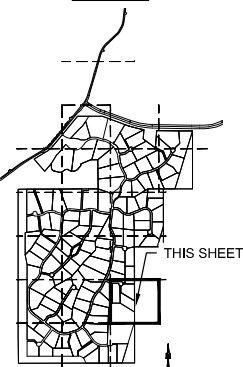
PRELIMINARY PLAT FOR: WILDCAT



0 50 100 Feet
SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- | | |
|--|--|
| | RIGHT-OF-WAY |
| | PROPERTY LINE |
| | PUBLIC UTILITY EASEMENT |
| | 8' P.U.E. |
| | ROAD CENTER LINE |
| | DRAINAGE EASEMENT |
| | PUBLIC UTILITY EASEMENT |
| | VEHICULAR NON-ACCESS EASEMENT |
| | PUBLIC NON-MOTORIZED ACCESS EASEMENT |
| | SEWER MANHOLE WITH MH NUMBER |
| | HYDRANT |
| | WATER VALVE |
| | RIGHT OF WAY WIDTH |
| | SIGHT VISIBILITY EASEMENT |
| | CONSTRUCTION ENVELOPE |
| | LOW POINT ELEVATION |
| | HIGH POINT ELEVATION |
| | INVERT ELEVATION |
| | PAVEMENT ELEVATION |
| | STORM DRAIN |
| | WATER SURFACE ELEVATION |
| | 100 YEAR FLOW RATE |
| | SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ. |
| | SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ. |
| | CONTOUR ELEVATION |
| | PAVING |
| | |



DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

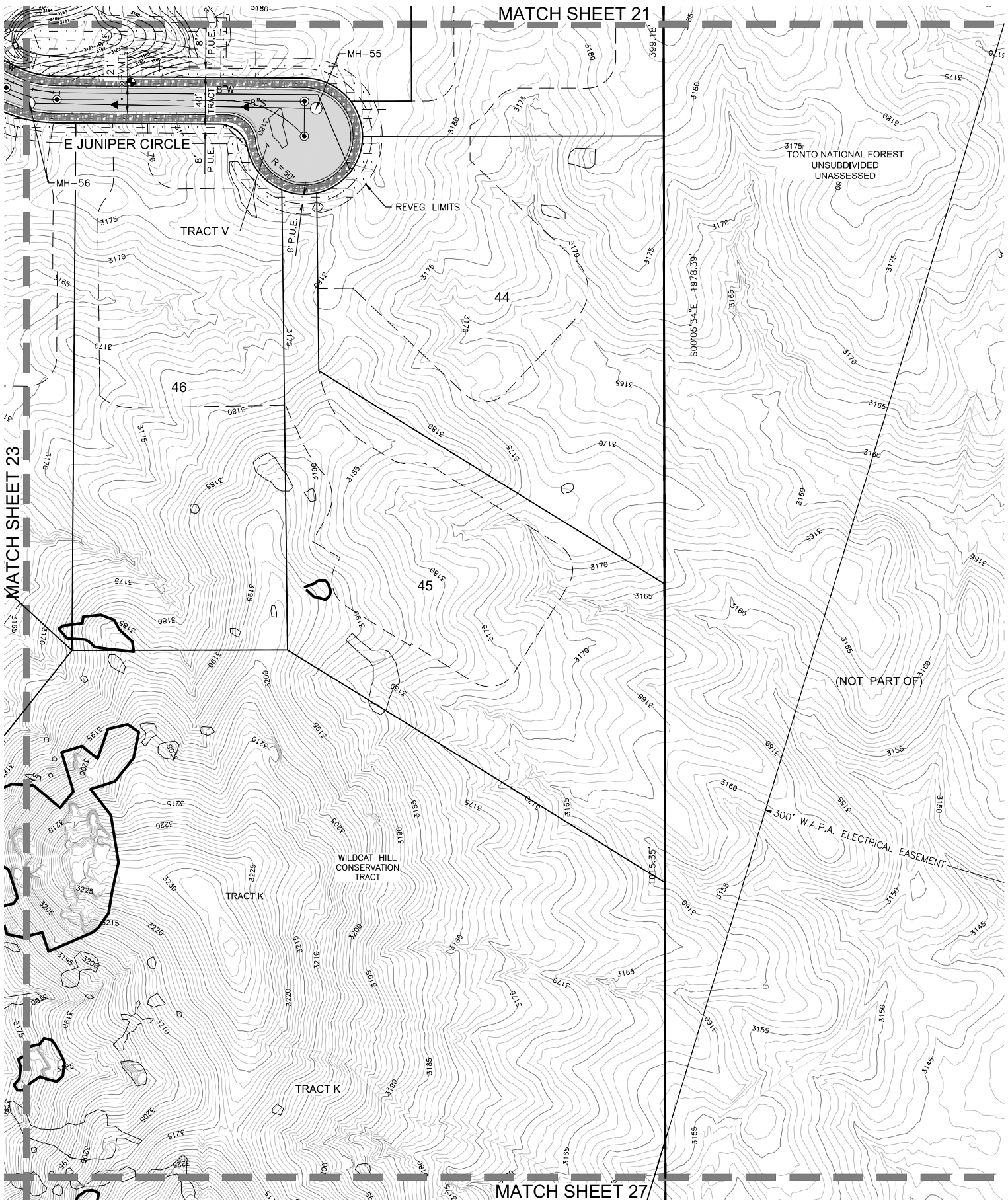
SCALE 1" = 50'

CVL
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SHEET NUMBER
24 OF 28

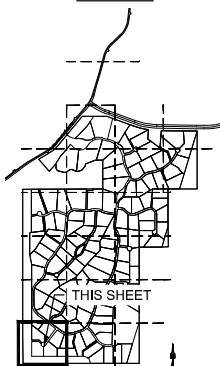
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
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PRELIMINARY PLAT FOR: WILDCAT



PRELIMINARY
PLAT FOR
WILDCAT HILL

KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC NON-MOTORIZED ACCESS EASEMENT
- SEWER MANHOLE WITH MH NUMBER
- HYDRANT
- WATER VALVE
- RIGHT OF WAY WIDTH
- SIGHT VISIBILITY EASEMENT
- CONSTRUCTION ENVELOPE
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT
- CONTOUR ELEVATION
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS

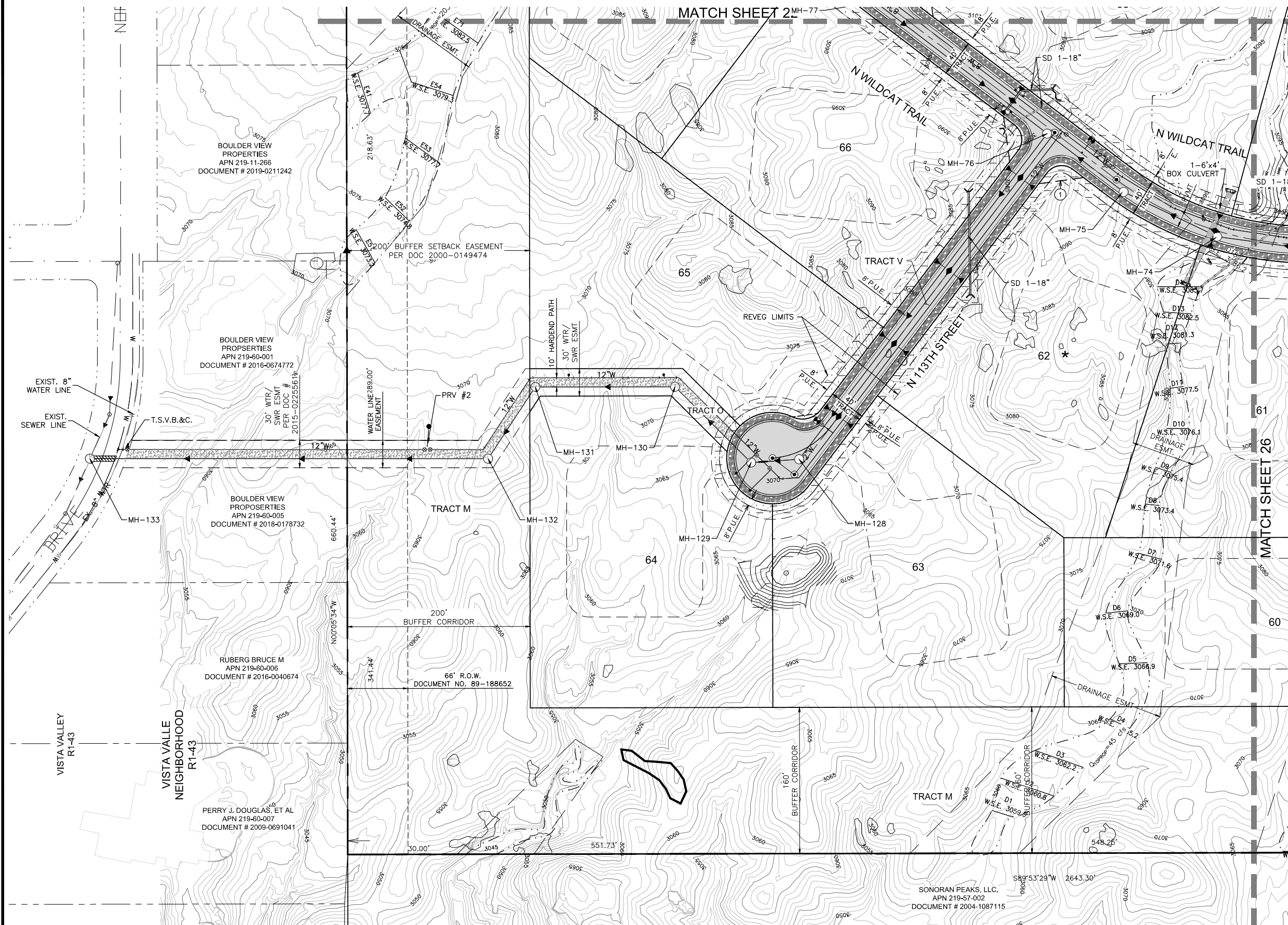


DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC



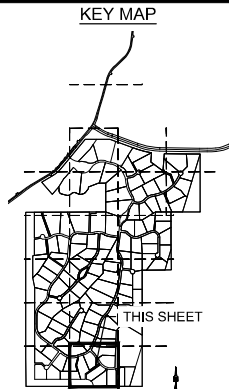
SHEET NUMBER
25 OF 28
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT



0 50 100 Feet
SCALE 1" = 50'

PRELIMINARY
PLAT FOR
WILDCAT HILL



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- 40'
- 1
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- SINGLE & BOULDER CLUSTERS THAT COMPLY WITH C.O.S. DESIGN REQ.
- SINGLE & BOULDER CLUSTERS THAT DO NOT COMPLY WITH C.O.S. DESIGN REQ.
- 3154
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



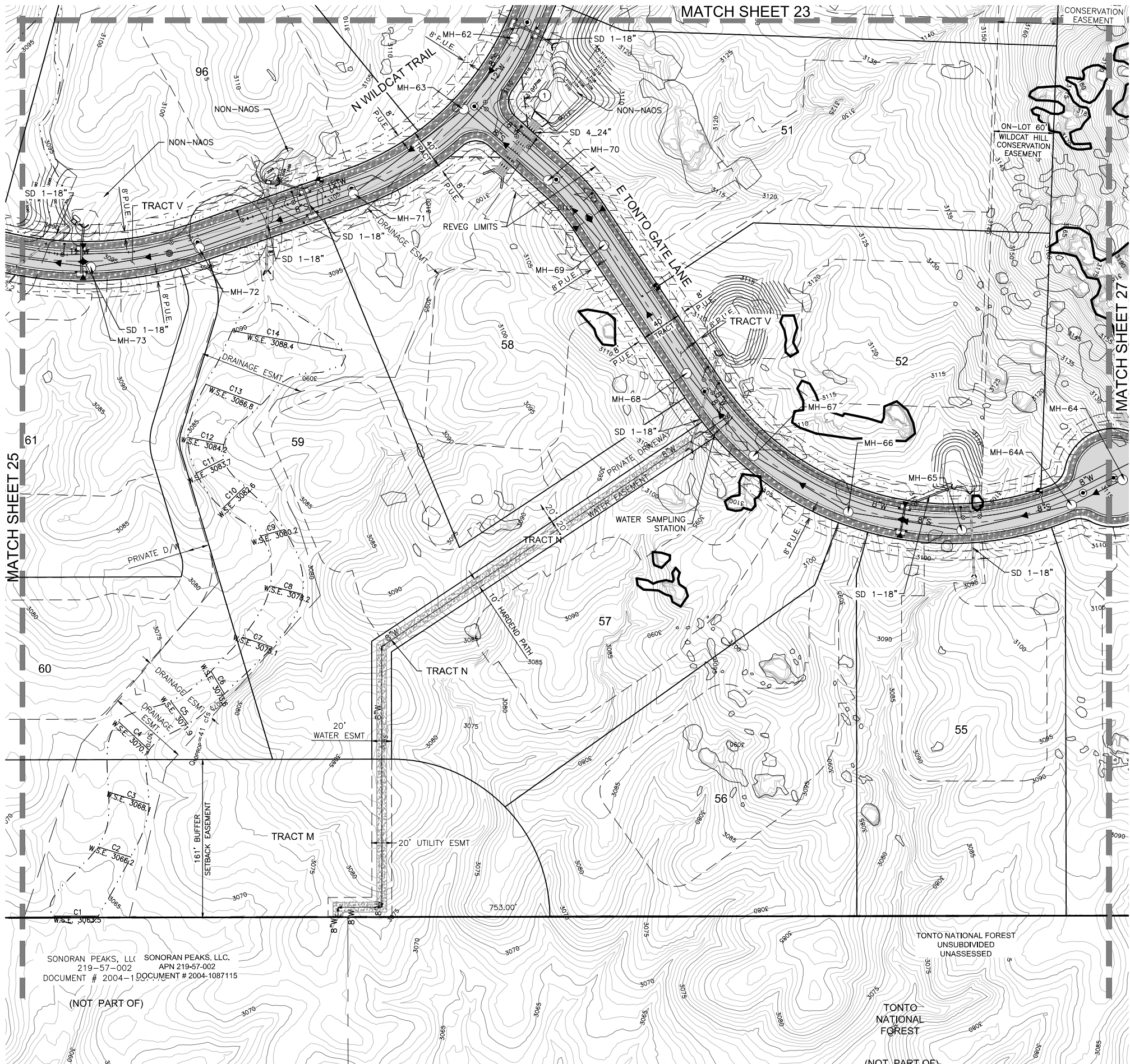
DATE PREPARED: 05/30/23
DESIGN: BH
DRAWN: MC

SCALE 1" = 50'



SHEET NUMBER
26 OF 28
CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT

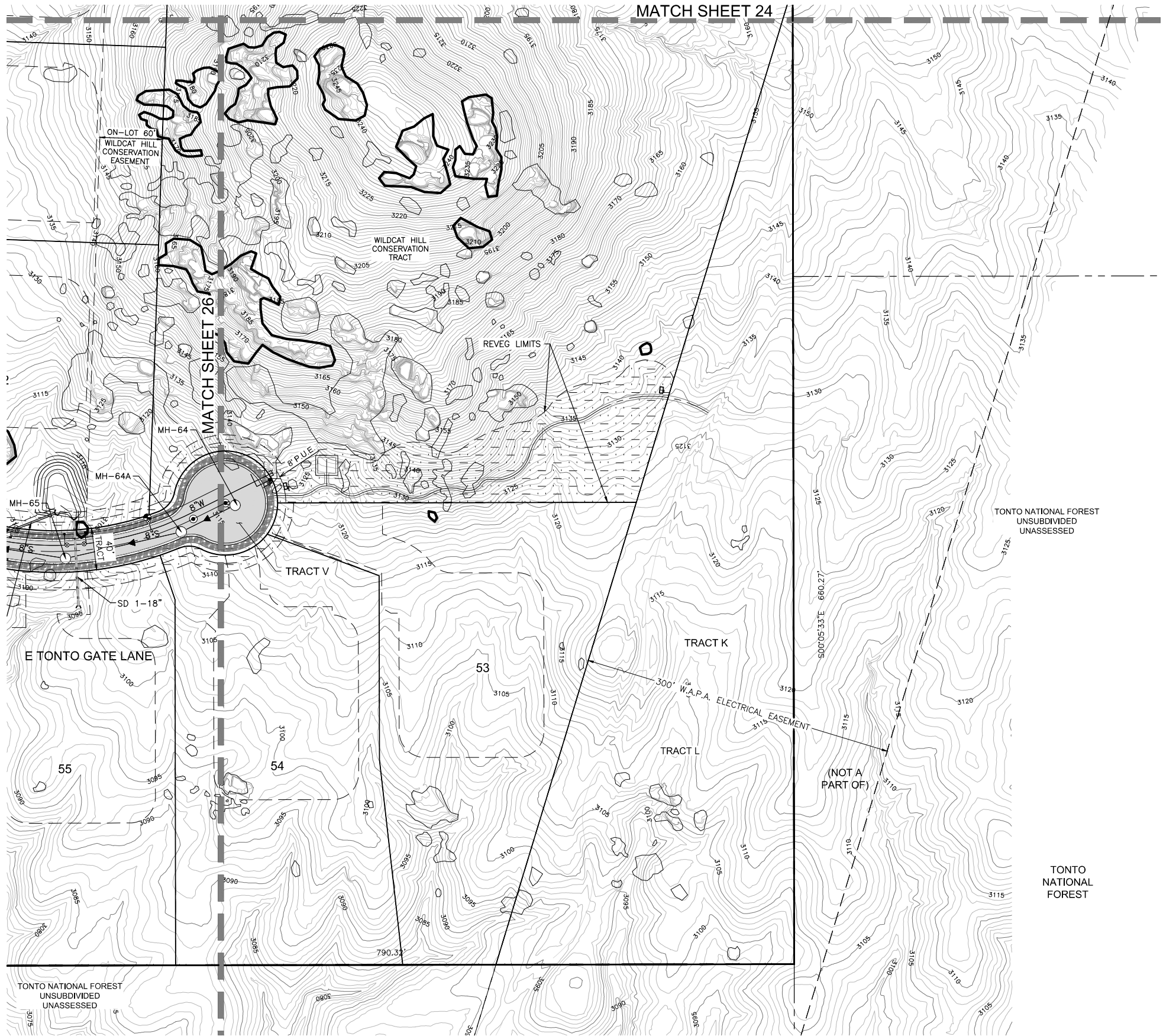


SONORAN PEAKS, LLC SONORAN PEAKS, LLC.
219-57-002 APN 219-57-002
DOCUMENT # 2004-1 DOCUMENT # 2004-1087115

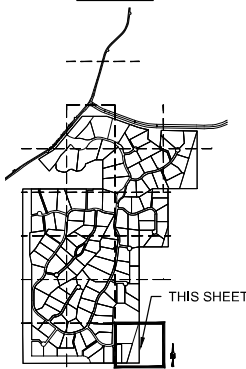
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TONTO NATIONAL FOREST
UNSUBDIVIDED
UNASSESSED
(NOT PART OF)

PRELIMINARY
PLAT FOR
WILDCAT HILL



KEY MAP



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 8' P.U.E.
- ROAD CENTER LINE
- DRAINAGE EASEMENT
- 8' P.U.E.
- 1' V.N.A.E.
- P.N.M.A.E.
- MH-89
- 40'
- 1
- LP=3199.08
- HP=3203.68
- INV=3193.92
- P=3165
- STORM DRAIN
- W.S.E.
- Q100=
- 40'
- 3154
- PAVING
- 4" NATIVE GRANITE
- 10' WIDE HARDENED PATH WITH A CROSS-SECTIONAL SLOPE NOT GREATER THAN 10% AND A LONGITUDINAL SLOPE NOT GREATER THAN 20%. HARDENED PATHS SHALL CONSIST OF NATIVE SOIL COMPACTED TO 95% TO A DEPTH OF 1 FOOT.
- REVEG AREAS



0 50 100 Feet
SCALE 1" = 50'

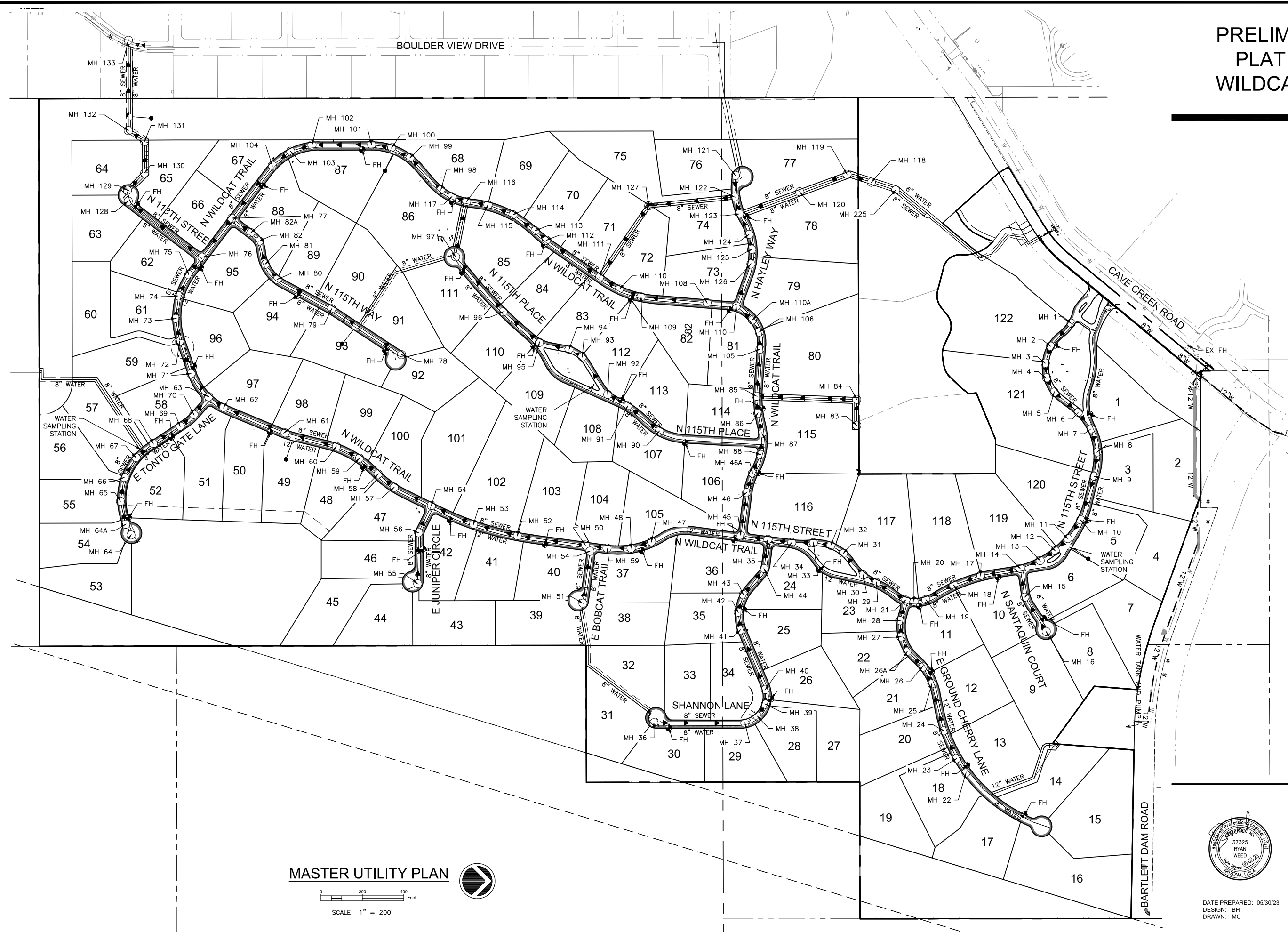


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CVL
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WEB www.cvlci.com

SHEET NUMBER
27 OF **28**
CVL Contact: **BRIAN HENSLEY**
CVL Project #: **01-0252001**
CVL File #:

PRELIMINARY
PLAT FOR
WILDCAT HILL



DATE PREPARED: 05/30/23
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DRAWN: MC



4550 N. 12TH STREET
PHOENIX, AZ 85014

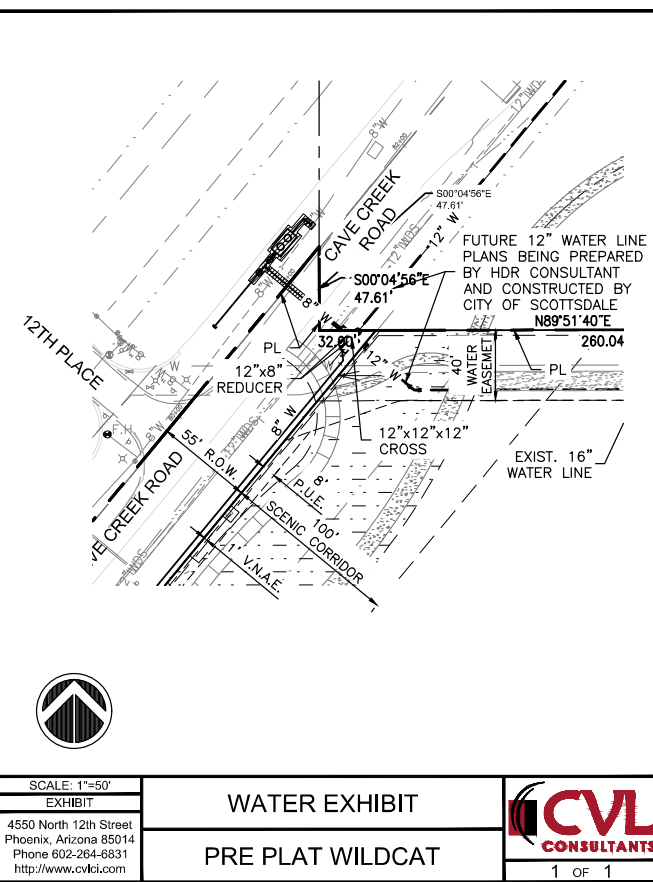
PHONE 602.264.6831
FAX 602.264.0928
WEB www.cvl/cj.com

SHEET NUMBER
28 OF 28

CVL Contact: BRIAN HENSLEY
CVL Project #: 01-0252001

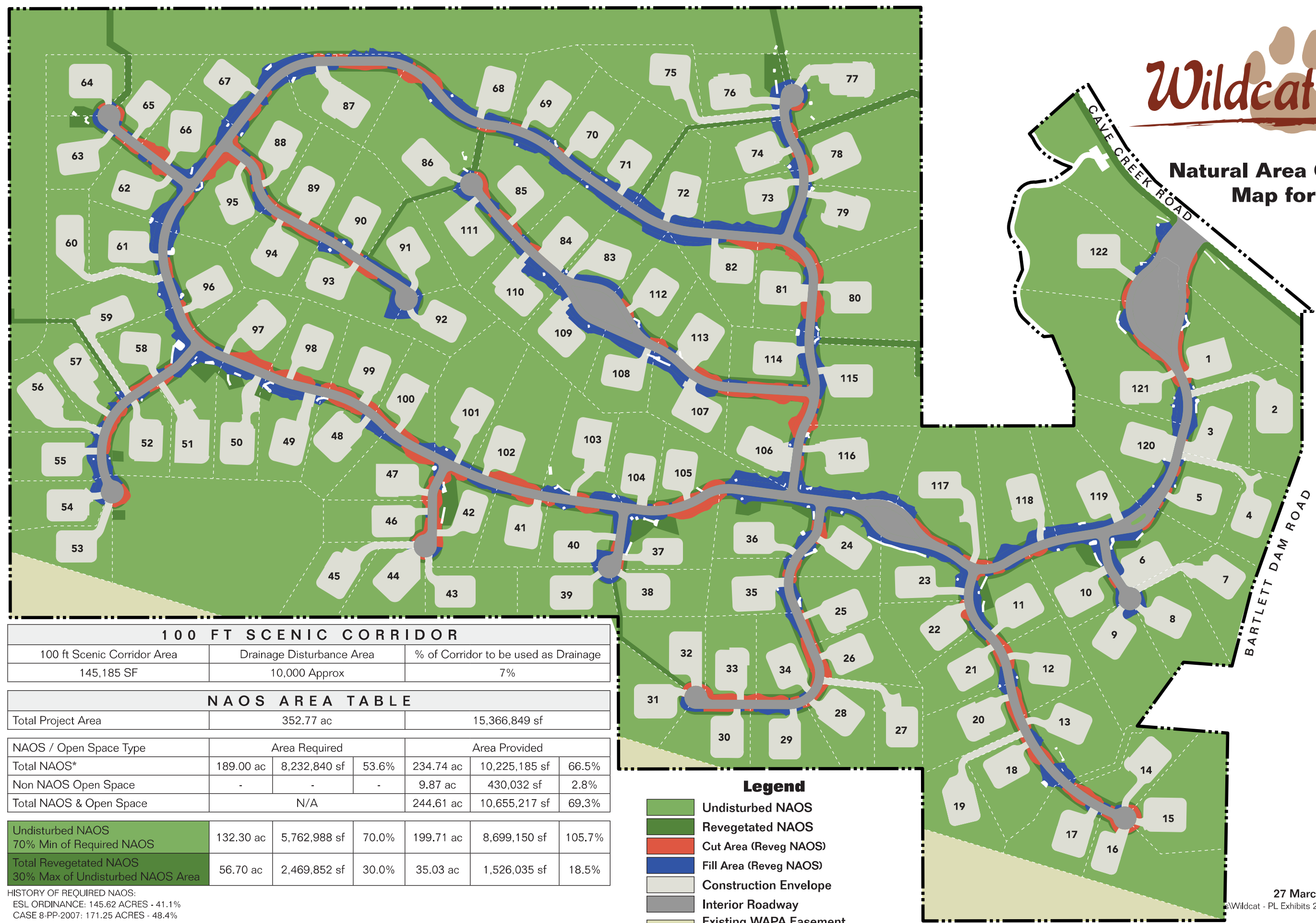
CVL File #:

PRELIMINARY PLAT FOR: WILDCAT





Natural Area Open Space
Map for Wildcat Hill
EXHIBIT E

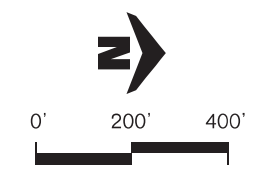


100 FT SCENIC CORRIDOR		
100 ft Scenic Corridor Area	Drainage Disturbance Area	% of Corridor to be used as Drainage
145,185 SF	10,000 Approx	7%

NAOS AREA TABLE						
Total Project Area	352.77 ac		15,366,849 sf			
NAOS / Open Space Type	Area Required			Area Provided		
Total NAOS*	189.00 ac	8,232,840 sf	53.6%	234.74 ac	10,225,185 sf	66.5%
Non NAOS Open Space	-	-	-	9.87 ac	430,032 sf	2.8%
Total NAOS & Open Space	N/A			244.61 ac	10,655,217 sf	69.3%
Undisturbed NAOS 70% Min of Required NAOS	132.30 ac	5,762,988 sf	70.0%	199.71 ac	8,699,150 sf	105.7%
Total Revegetated NAOS 30% Max of Undisturbed NAOS Area	56.70 ac	2,469,852 sf	30.0%	35.03 ac	1,526,035 sf	18.5%

HISTORY OF REQUIRED NAOS:
ESL ORDINANCE: 145.62 ACRES - 41.1%
CASE 8-PP-2007: 171.25 ACRES - 48.4%
CASE 17-ZN-2014: 189.0 ACRES - 53.6%*
CASE 14-PP-2014: 239.9 ACRES - 67.9%
CASE 1-PP-2019: 239.9 ACRES - 67.9%
10.1 CRES EXCESS NAOS: 250.55 ACRES - 70.9%

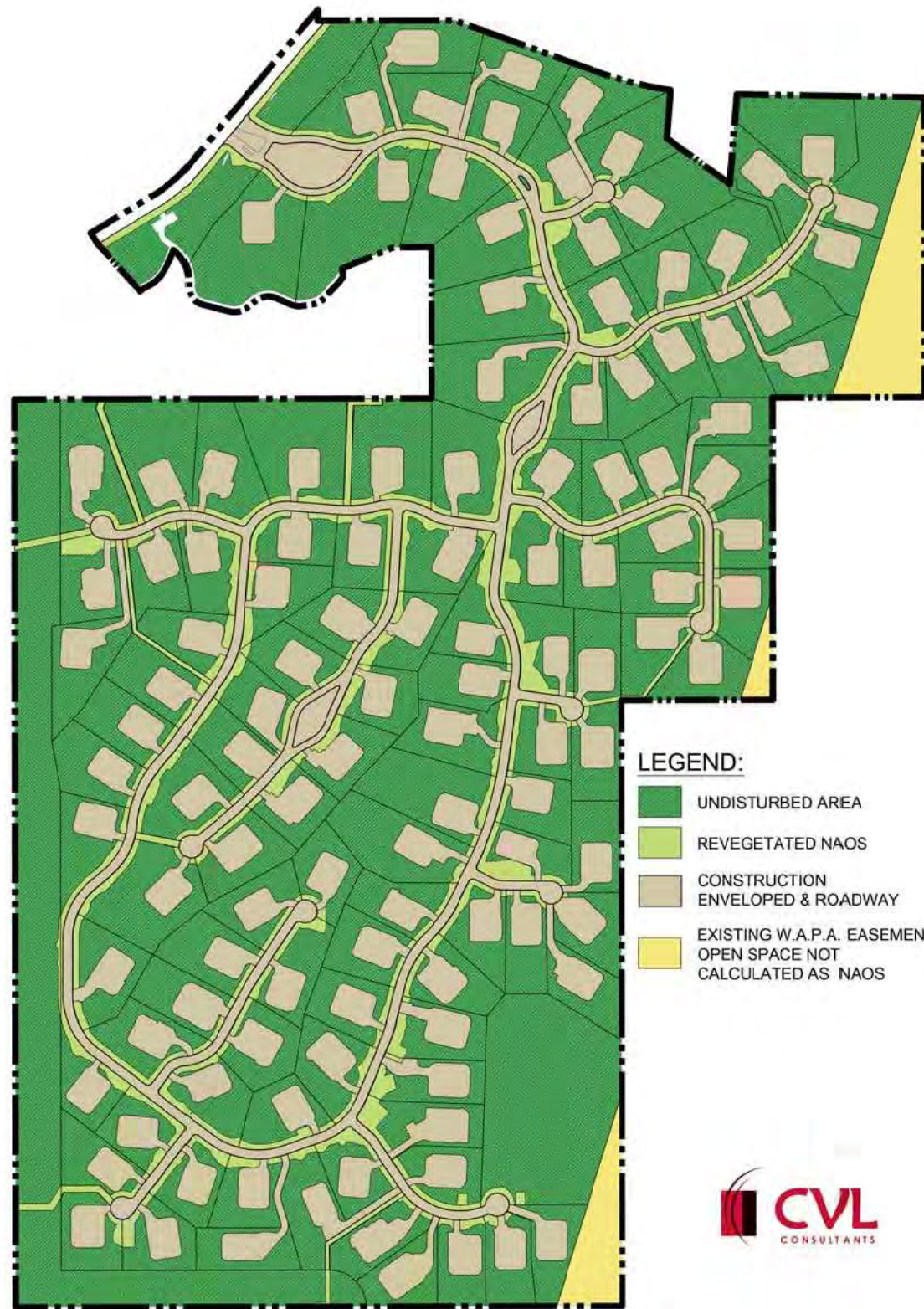
- Legend**
- Undisturbed NAOS
 - Revegetated NAOS
 - Cut Area (Reveg NAOS)
 - Fill Area (Reveg NAOS)
 - Construction Envelope
 - Interior Roadway
 - Existing WAPA Easement
(Open Space not calculated as NAOS)



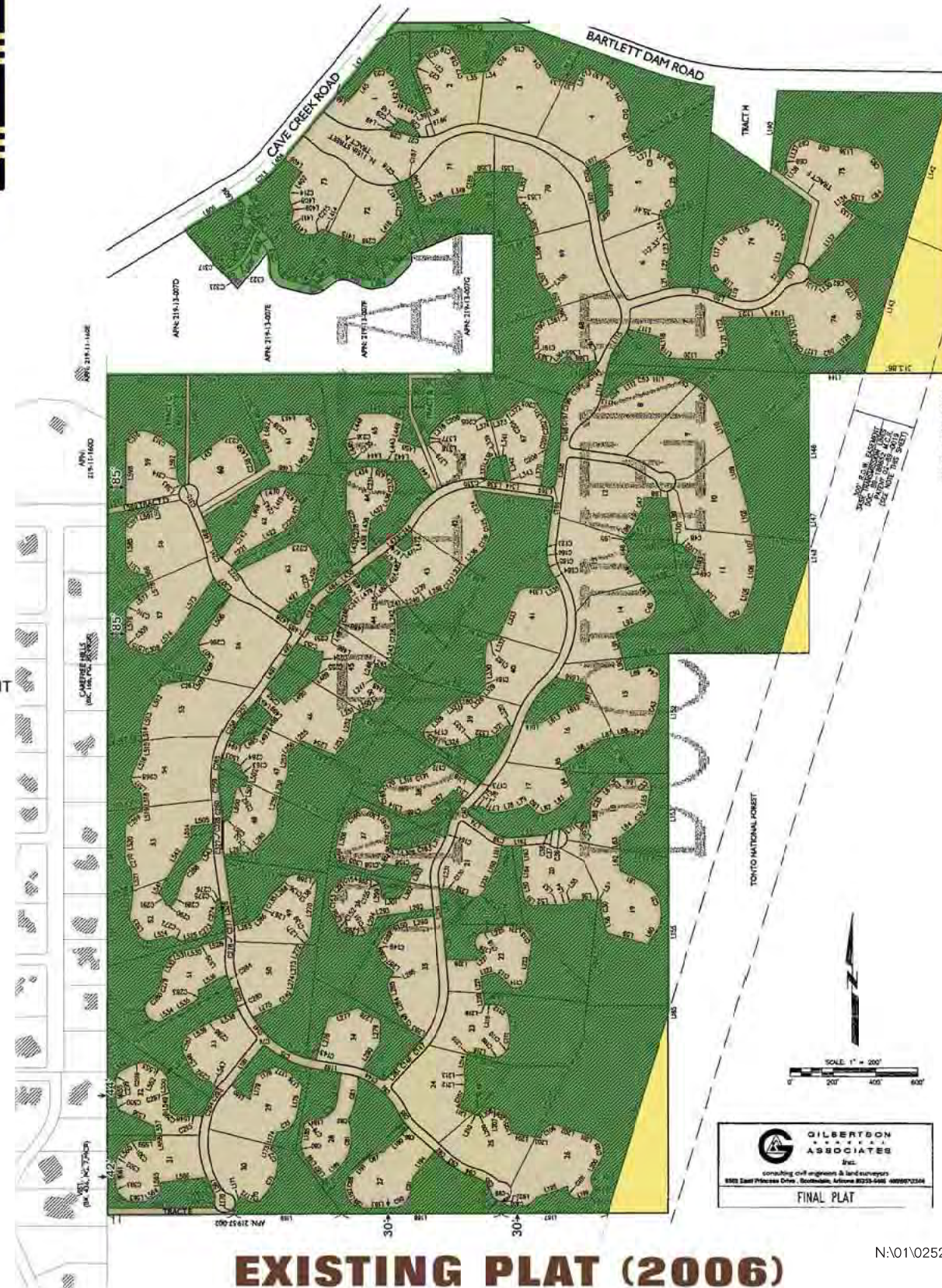
Wildcat Hill

Open Space Comparison: Proposed Plat and Existing Plat (2006 / 2007)

EXHIBIT A



PROPOSED PLAT

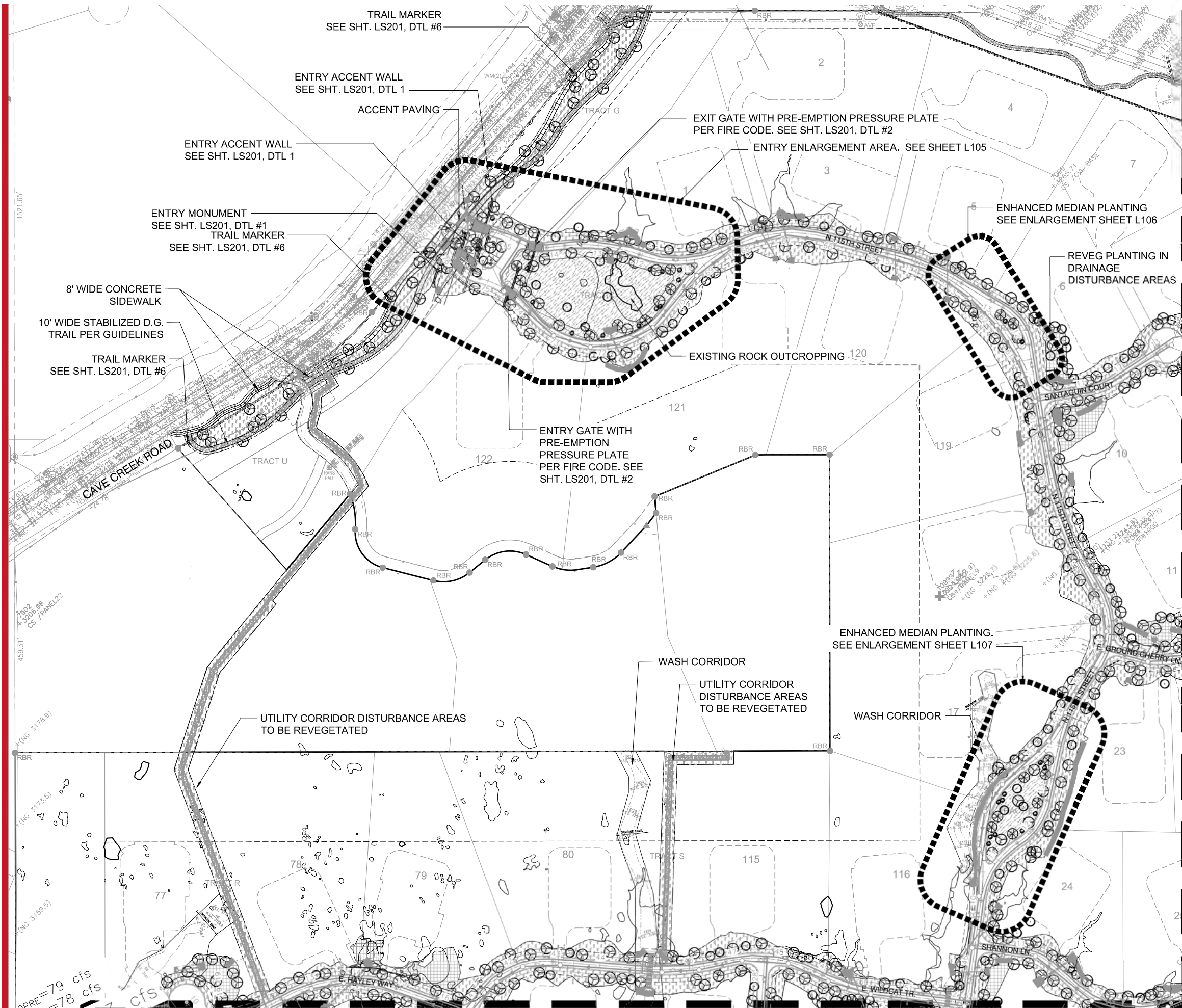


EXISTING PLAT (2006)

23 August 2022
N:\01\0252001\Graphics\exhibits\Wildcat - PL Exhibits 2022.indd







ATTACHMENT #12

MATCHLINE
LS103

MATCHLINE
LS102

Wildcat Hill

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

	NATIVE TREES TREE BOX SIZE TO VARY. 24" BOX SIZE MINIMUM. Parkinsonia florida Prosopis velutina	868
	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
	ACCENT TREE SIZE VARIES. 36" BOX MINIMUM. Olneya tesota	33
	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.	1,331,553 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 FOUND ON THE SITE.	104,230 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 CHANNELS' FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES FOUND ON THE SITE.	143,484 sf
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.		



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NORTH

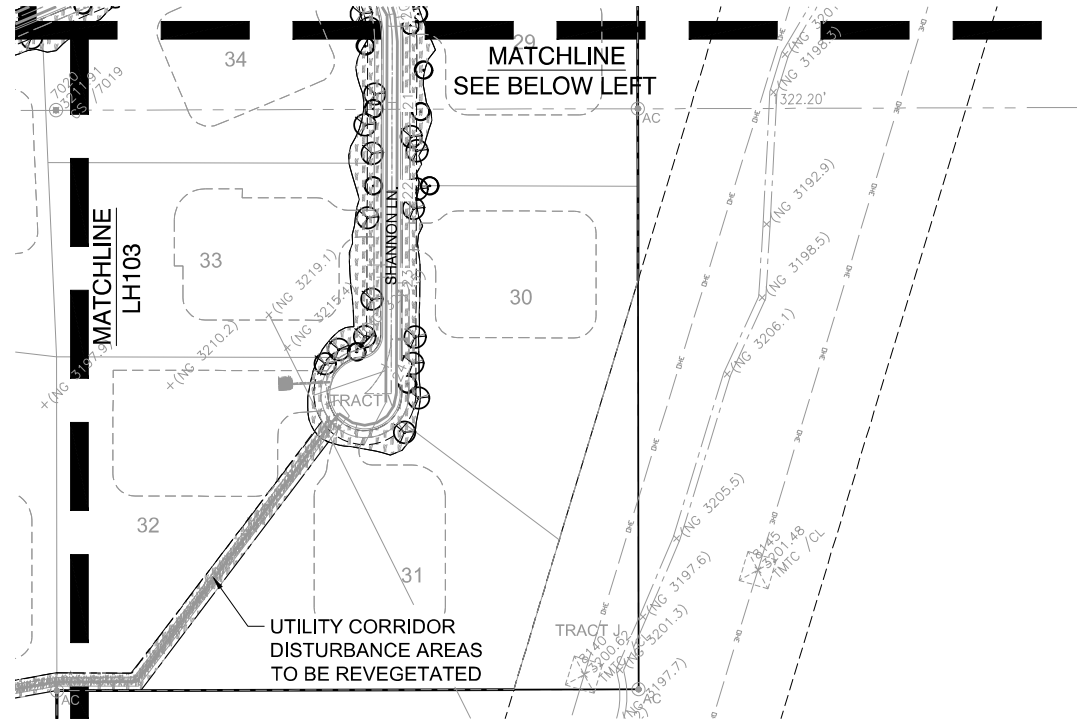
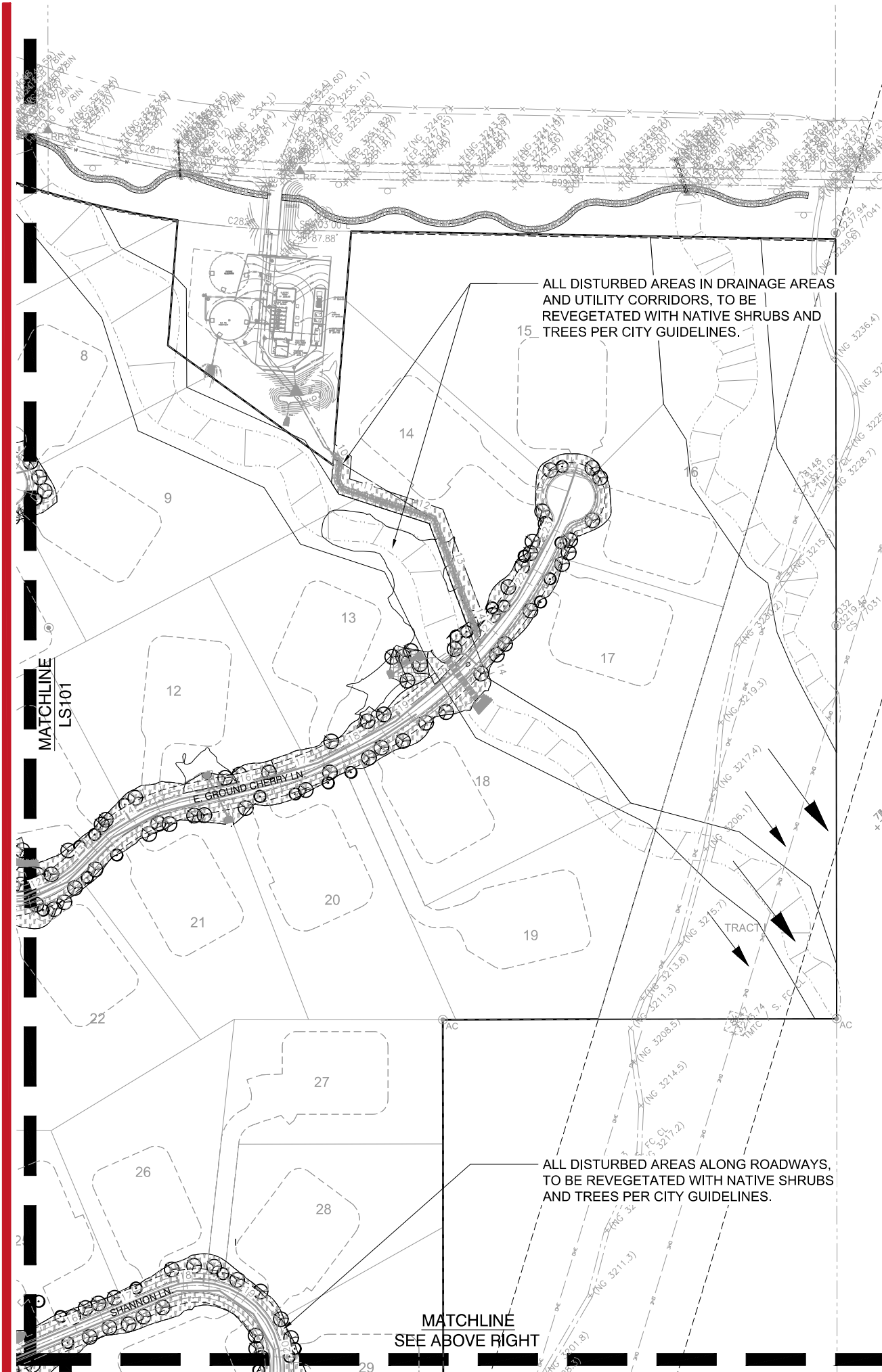
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SCALE: 1" = 100'

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LS101
001 of 013



OWNER / DEVELOPER
WILDCAT PARTNERS LLC.
4455 E. CAMELBACK C240
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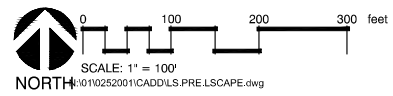
CONCEPT PLANT SCHEDULE

	NATIVE TREES TREE BOX SIZE TO VARY. 24" BOX SIZE MINIMUM. Parkinsonia florida Prosopis velutina	868
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	SALVAGED SAGUARO REFER TO NATIVE INVENTORY PLAN Carnegiea gigantea	50
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	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 CHANNELS' FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES FOUND ON THE SITE.	143,484 sf

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.



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LS102
002 of 013



SCOTTSDALE, AZ

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CONCEPT PLANT SCHEDULE

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0 100 200 300 feet

SCALE: 1" = 100'
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LS103
003 of 013

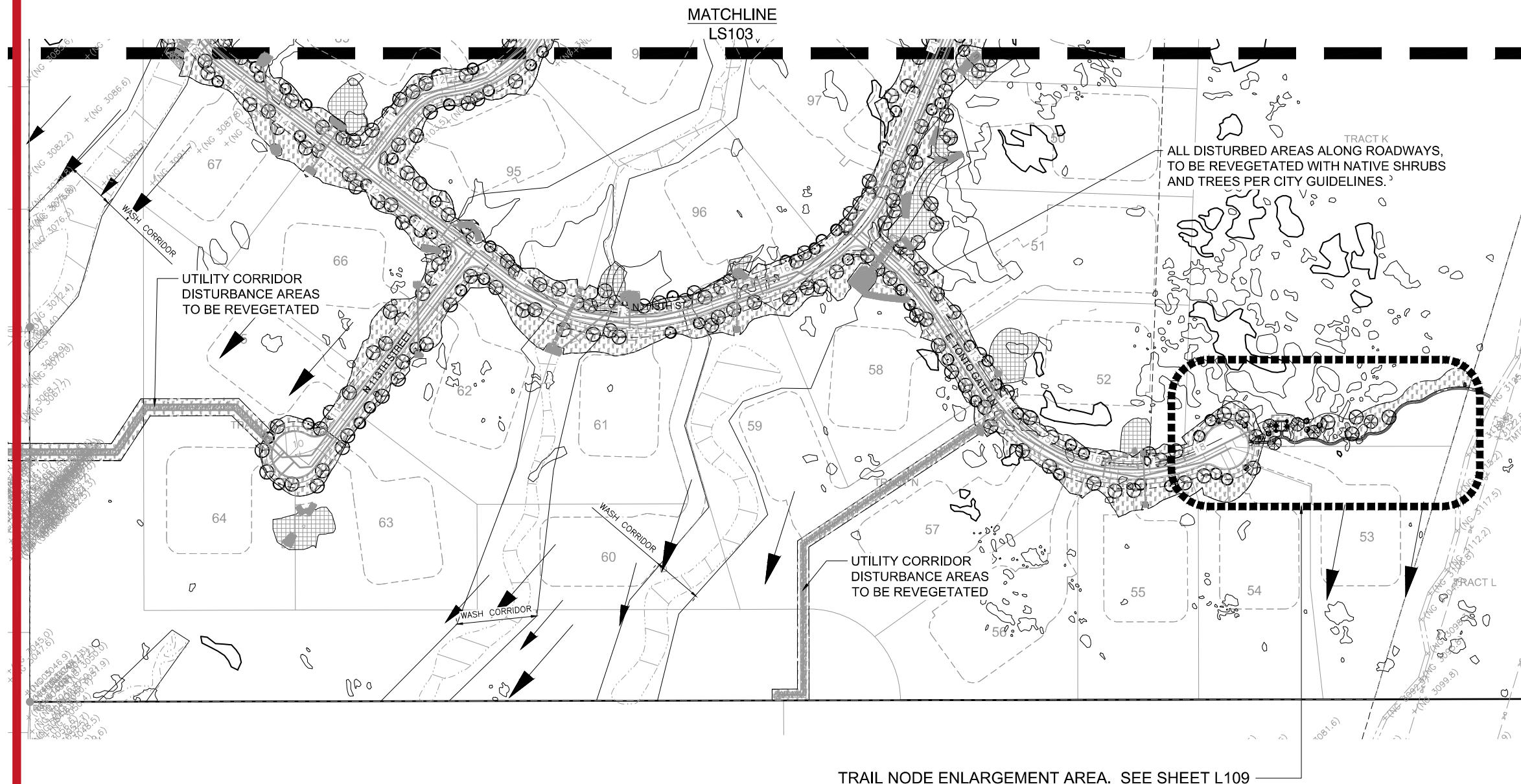
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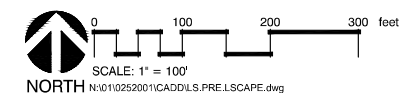
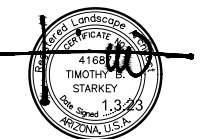
CONCEPT PLANT SCHEDULE

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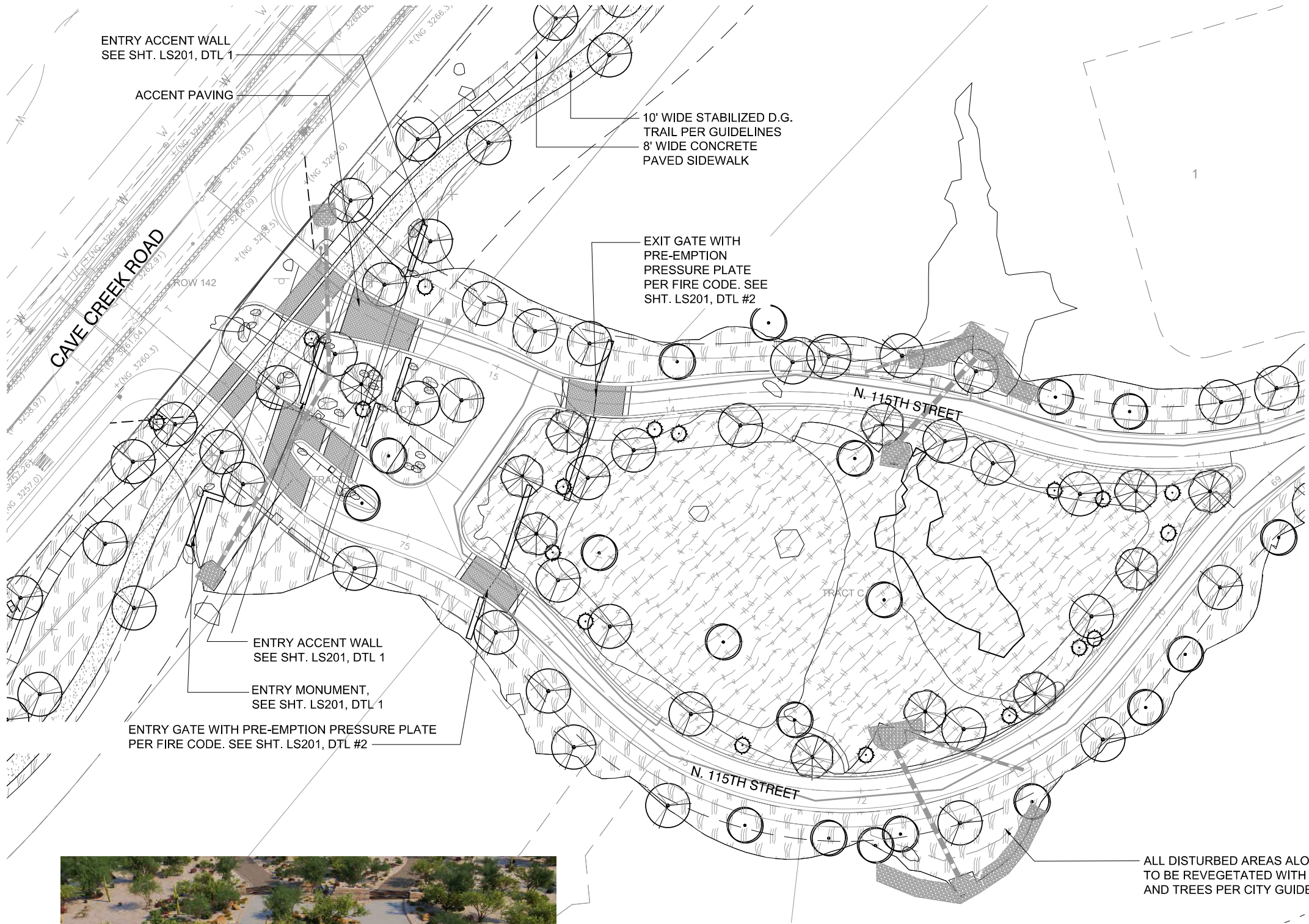


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CONCEPT PLANT SCHEDULE

	NATIVE TREES TREE BOX SIZE TO VARY. 24" BOX SIZE MINIMUM. Parkinsonia florida Prosopis velutina	868
	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
	ACCENT TREE SIZE VARIES. 36" BOX MINIMUM. Olneya tesota	33
	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.	1,331,553 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 FOUND ON THE SITE.	104,230 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 CHANNELS' FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES FOUND ON THE SITE.	143,484 sf
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.		



ENTRY EXPERIENCE



ENTRY GATE



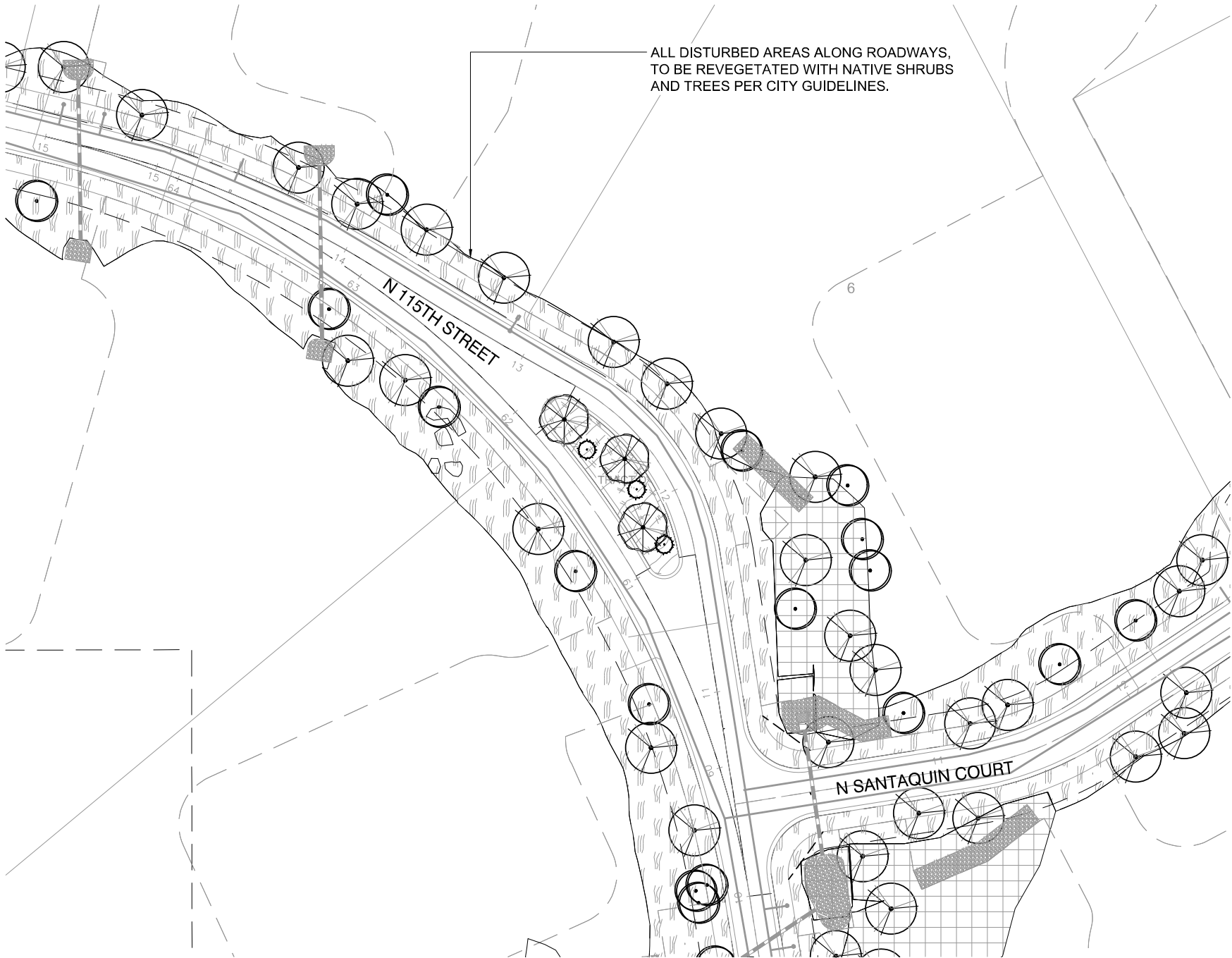
SCOTTSDALE, AZ

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

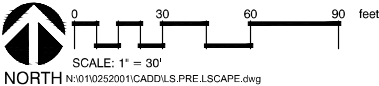
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	DESERT APPROPRIATE REVEGETATION ALL FINAL PLANT SELECTIONS IN THIS AREA SHALL COME FROM THE CITY OF SCOTTSDALE'S "DESERT APPROPRIATE PLANT LIST" FOR ESLO AREAS. PLANT SPECIES AND DENSITIES SHALL REFLECT THE NATURAL MIX AND DENSITIES FOUND ON THE SITE.	104,230 sf
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MEDIAN 1





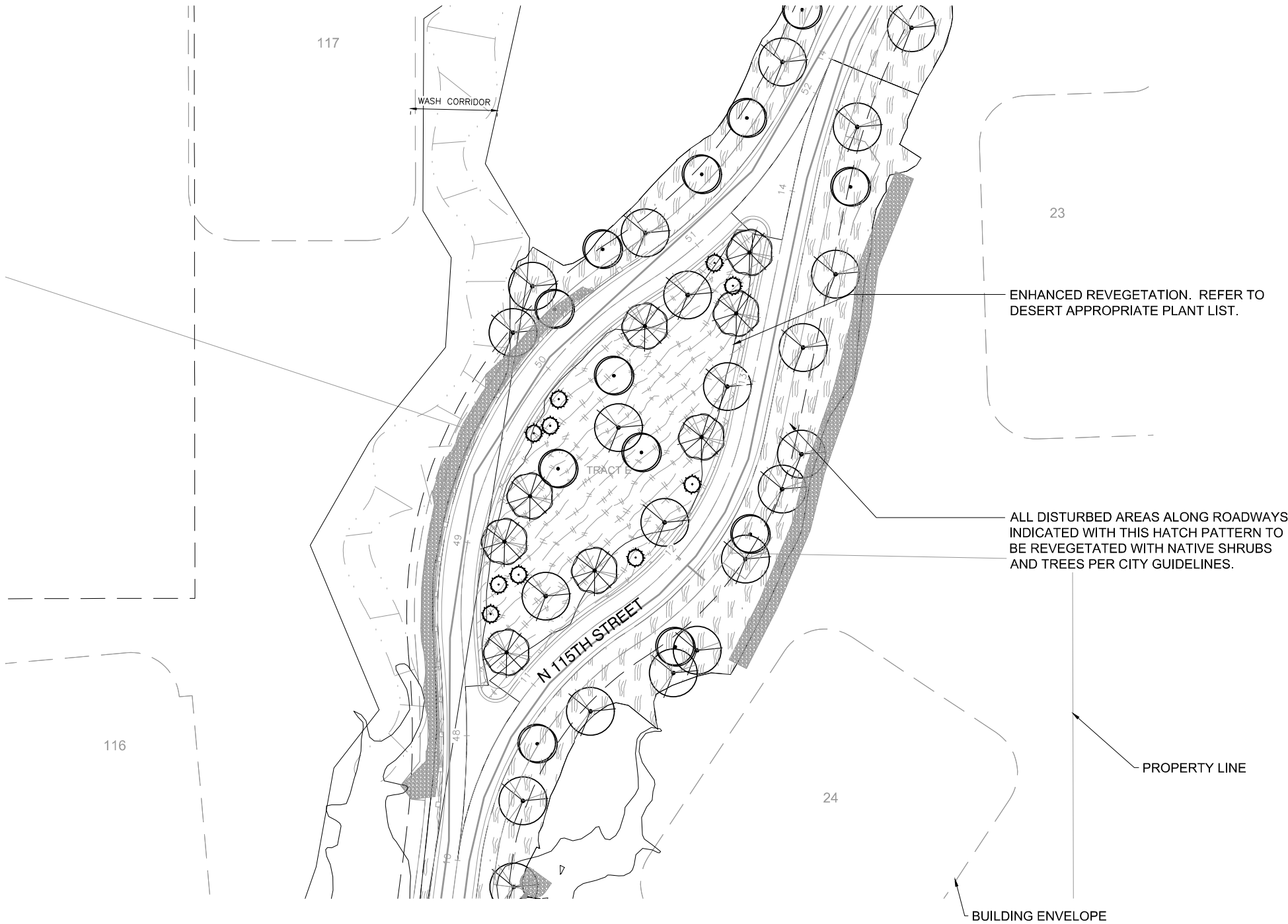
SCOTTSDALE, AZ

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CVL DESIGN TEAM
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TIMOTHY STARKEY

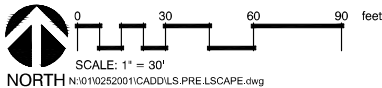
CONCEPT PLANT SCHEDULE

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MEDIAN 2



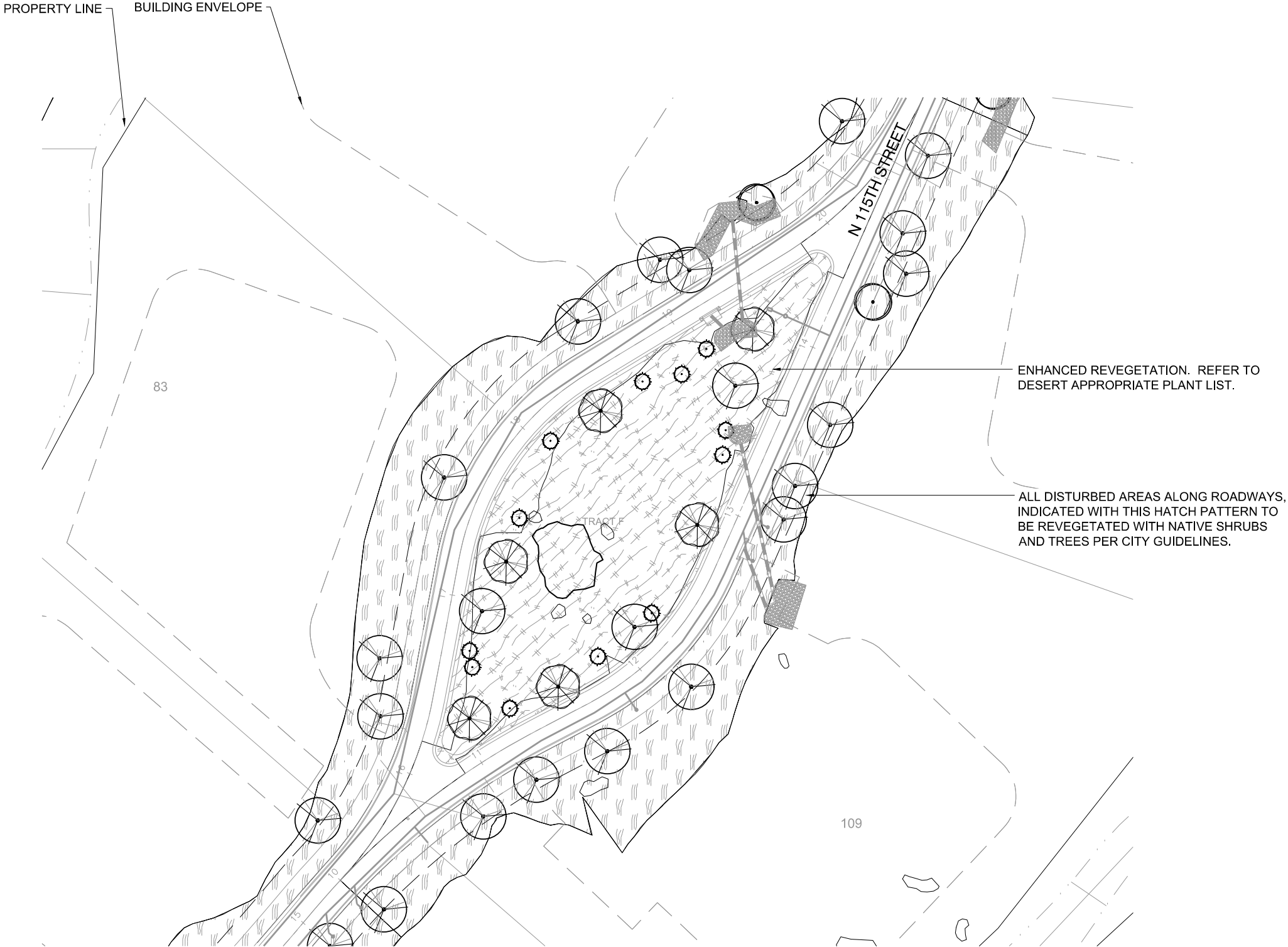
LS107
007 of 013



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WILDCAT PARTNERS LLC.
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PHOENIX, AZ 85018
TEL. (602)-385-1544

CVL DESIGN TEAM
Landscape Architect/Project Manager:
TIMOTHY STARKEY



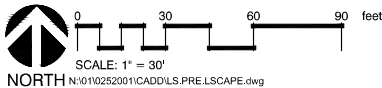
CONCEPT PLANT SCHEDULE

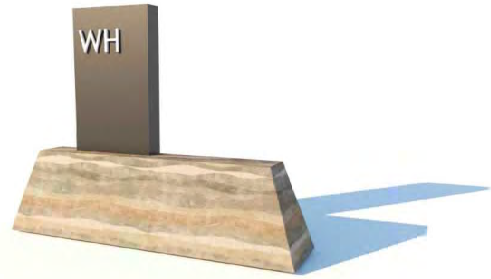
	NATIVE TREES TREE BOX SIZE TO VARY, 24" BOX SIZE MINIMUM, Parkinsonia florida Prosopis velutina	868
	SALVAGED TREES BOX SIZES VARY, REFER TO NATIVE INVENTORY PLAN, Parkinsonia florida Parkinsonia microphyllum Prosopis velutina	314
	SALVAGED SAGUARO REFER TO NATIVE INVENTORY PLAN Carnegiea gigantea	50
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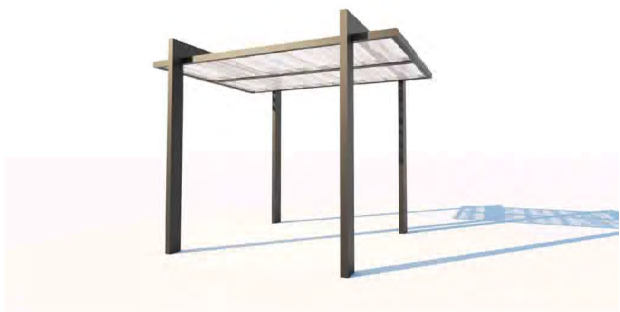
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MEDIAN 3





TRAIL MARKER



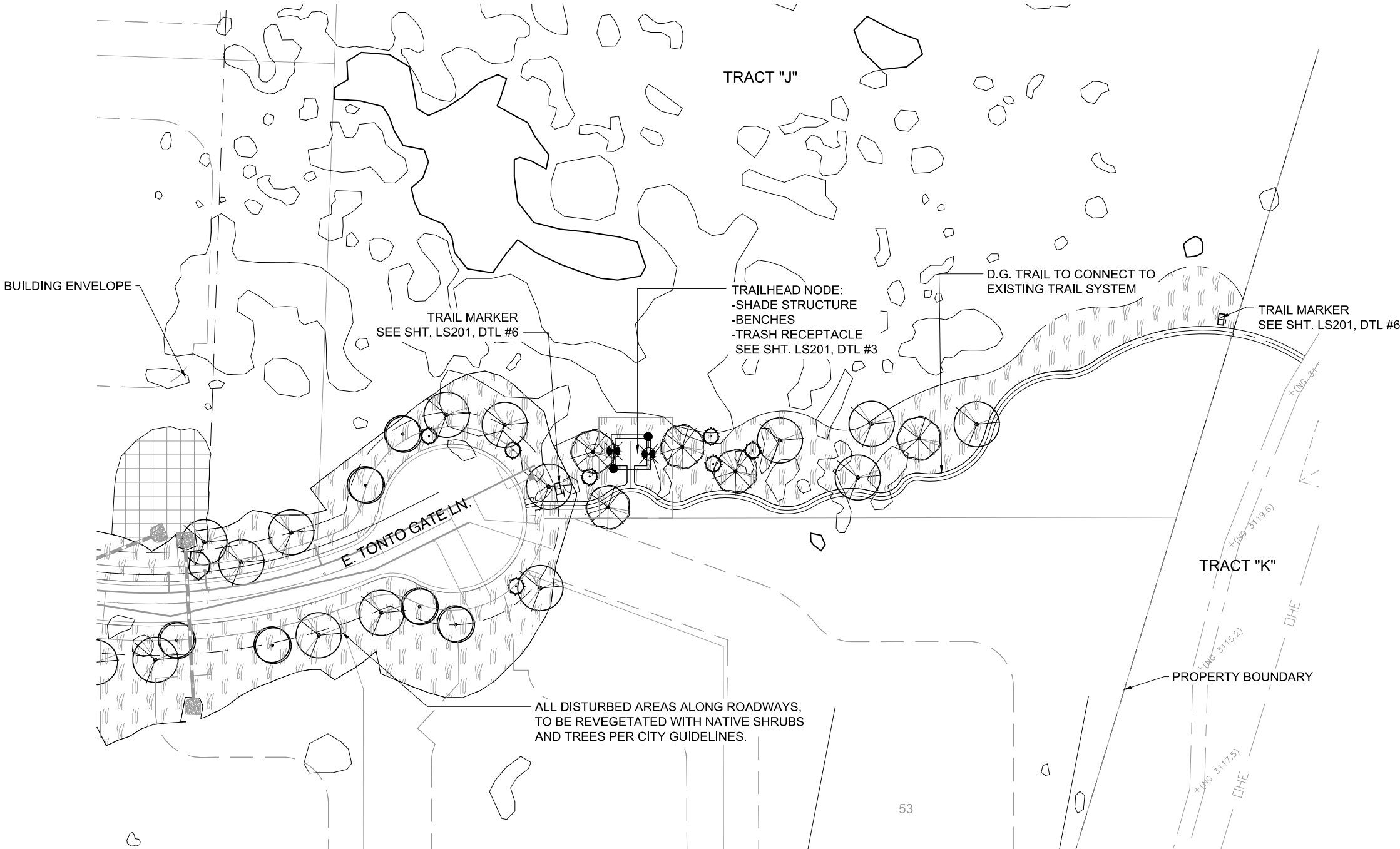
SHADE STRUCTURE

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

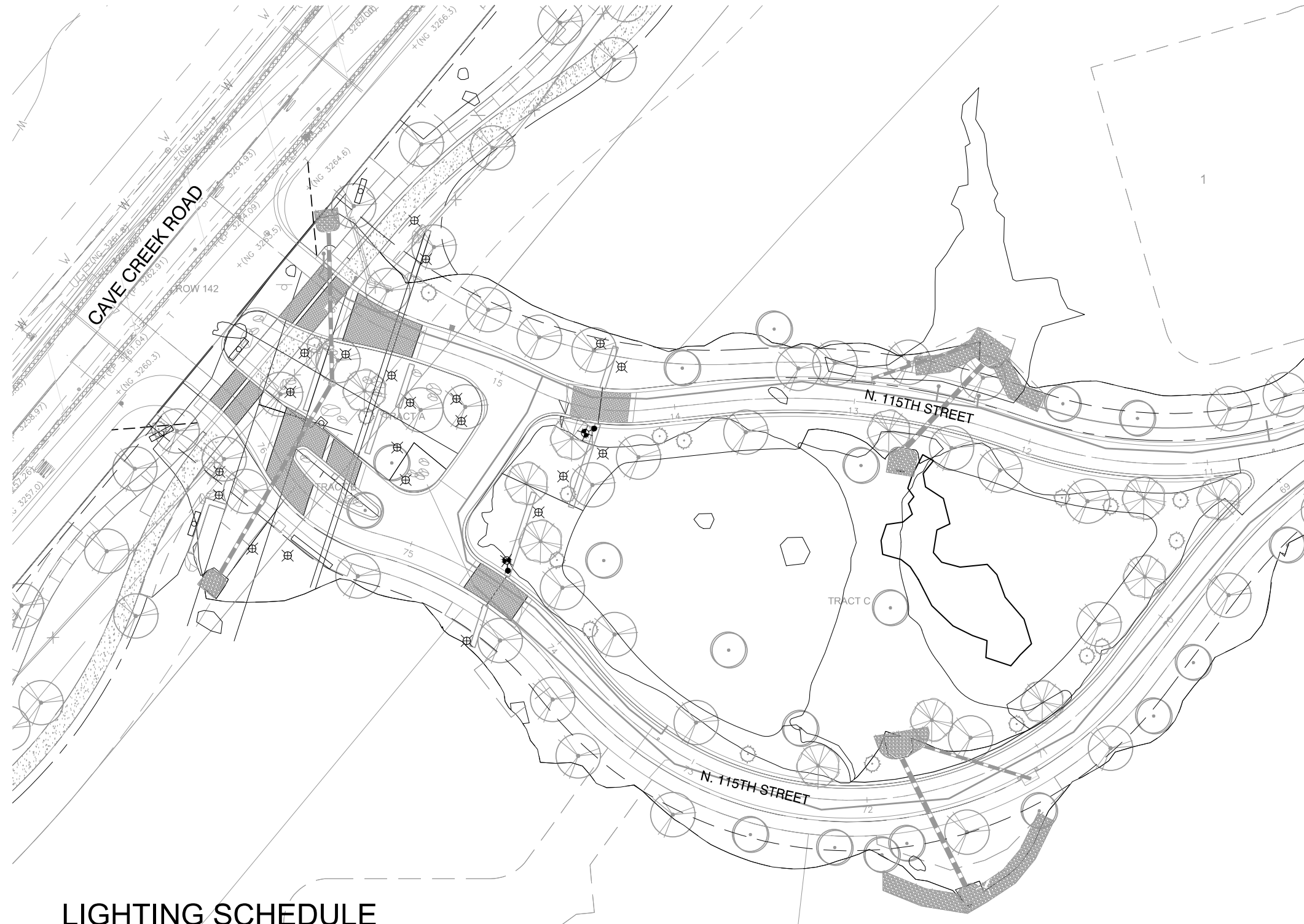
CVL DESIGN TEAM
Landscape Architect/Project Manager:
TIMOTHY STARKEY

CONCEPT PLANT SCHEDULE

	NATIVE TREES TREE BOX SIZE TO VARY. 24" BOX SIZE MINIMUM. <i>Parkinsonia florida</i> <i>Prosopis velutina</i>	868
	SALVAGED TREES BOX SIZES VARY. REFER TO NATIVE INVENTORY PLAN. <i>Parkinsonia florida</i> <i>Parkinsonia microphyllum</i> <i>Prosopis velutina</i>	314
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TRAILHEAD NODE



LIGHTING SCHEDULE

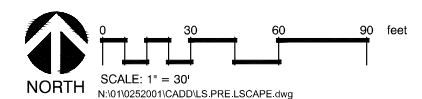
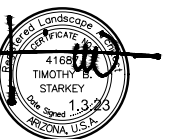
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	TREE DOWNLIGHT: FX Luminaire VE - LED Copper, (WI) Weathered Iron, N/A, (P5) Perforated Sleeve Lamp: 3LED, 4.2W, N/A	22	
	DOWNWARD WALL WASH LINEAR LED: FX Luminaire LF - LED Brass, (WI) Weathered Iron, Under Wall Cap, N/A Lamp: 1 LED, 2W, 2900K	4	
	WALL MOUNTED DOWNLIGHT: FX Luminaire DE - LED Aluminum Alloy, (WI) Weathered Iron, (VB) Versa Box, N/A Lamp: 3LED, 10.1W, N/A	4	

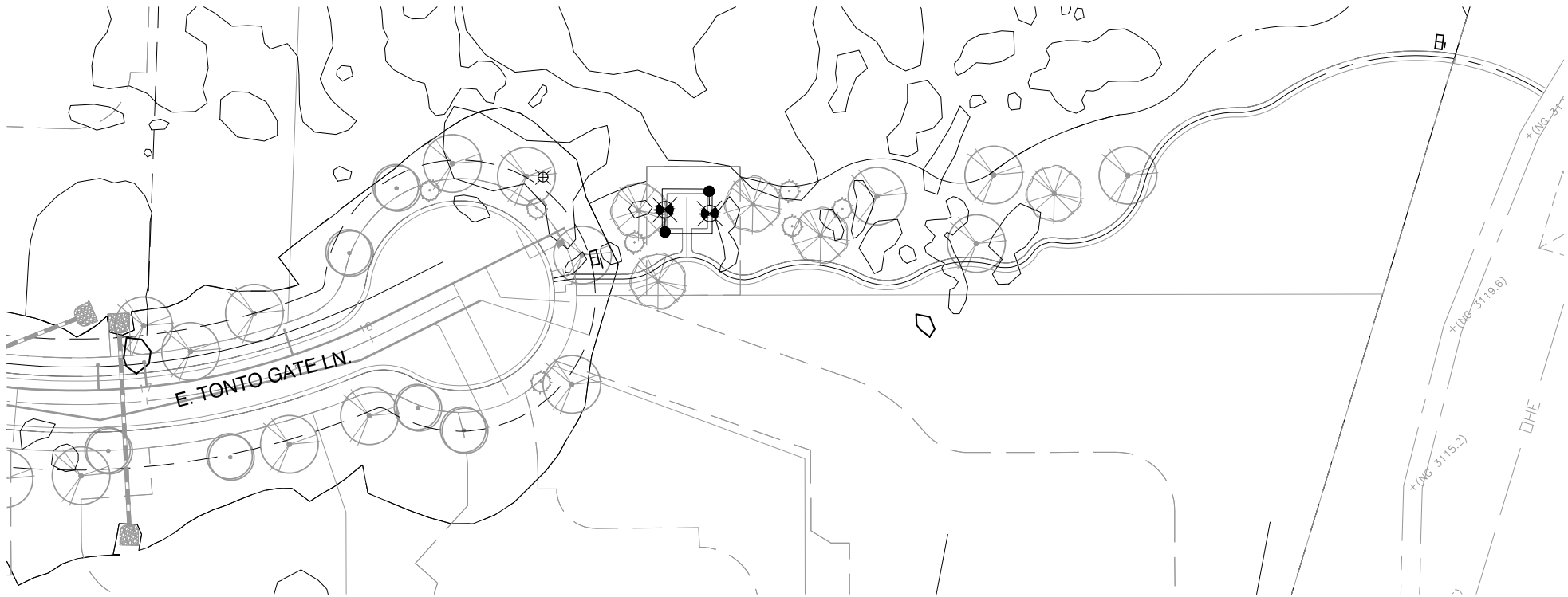
FINAL LOCATION AND TYPE OF LIGHTING SHALL BE SHOWN
ON THE FINAL LANDSCAPE PLANS AND/OR FIELD LOCATED.



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COMMUNITY ENTRANCE LIGHTING





LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	TREE DOWNLIGHT: FX Luminaire VE - LED Copper, (WI) Weathered Iron, N/A, (PS) Perforated Sleeve Lamp: 3LED, 4.2W, N/A	22	
	DOWNWARD WALL WASH LINEAR LED: FX Luminaire LF - LED Brass, (WI) Weathered Iron, Under Wall Cap, N/A Lamp: 1 LED, 2W, 2900K	4	
	WALL MOUNTED DOWNLIGHT: FX Luminaire DE - LED Aluminum Alloy, (WI) Weathered Iron, (VB) Versa Box, N/A Lamp: 3LED, 10.1W, N/A	4	

FINAL LOCATION AND TYPE OF LIGHTING SHALL BE SHOWN
ON THE FINAL LANDSCAPE PLANS AND/OR FIELD LOCATED.



RAMMED EARTH WALLS

8'

2'

WILDCAT HILL

LARGE BOULDERS RECLAIMED FROM ON-SITE ANCHOR THE WALL

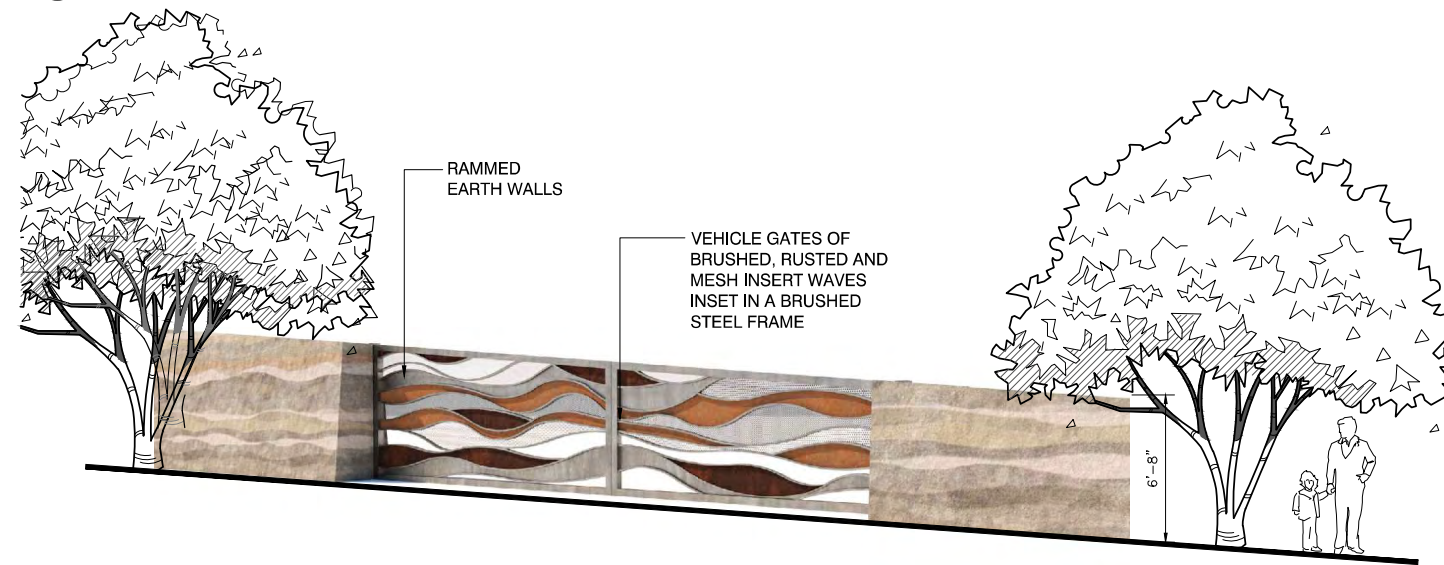
RAMMED EARTH ENTRY SIGN

SIGN - STEEL CUT LETTERING SITS ATOP A STEEL PLATE EMBEDDED INTO THE EARTHEN WALL

1 ENTRY MONUMENT

1/4" = 1'-0"

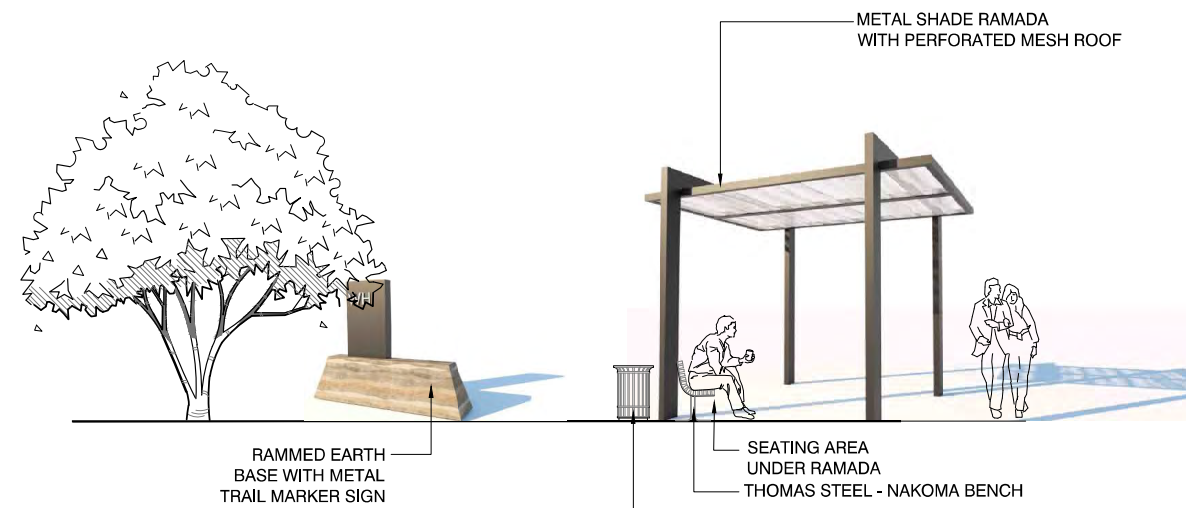
P-RE-WIL-59



2 ENTRY AND EXIT GATES

1/4" = 1'-0"

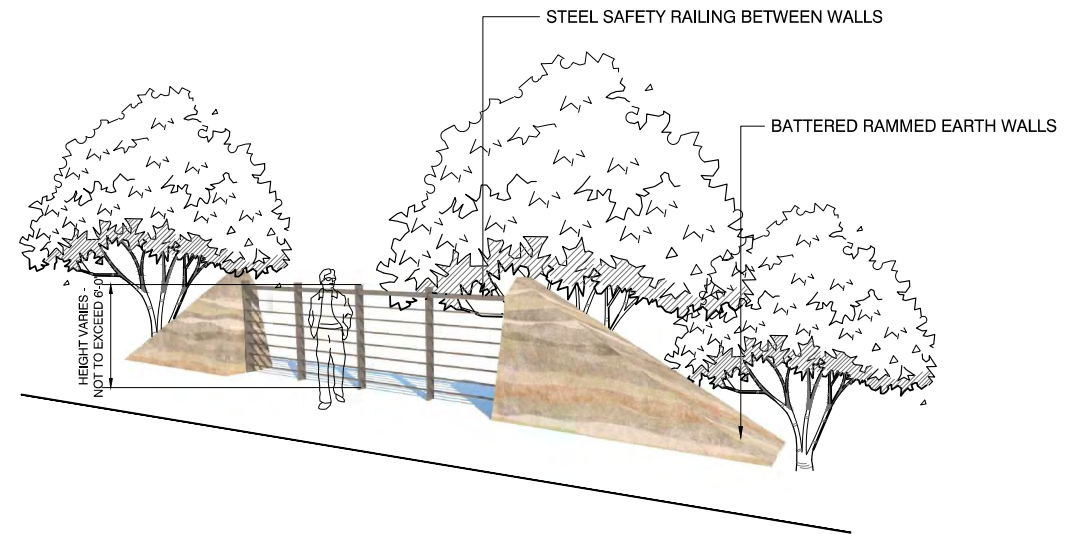
P-RE-WIL-58



3 RAMADA SEATING AREA

1/4" = 1'-0"

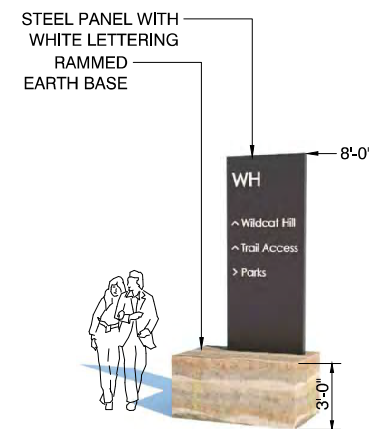
P-RE-WIL-57



4 SAFETY RAILING AT WASH CROSSINGS

1/4" = 1'-0"

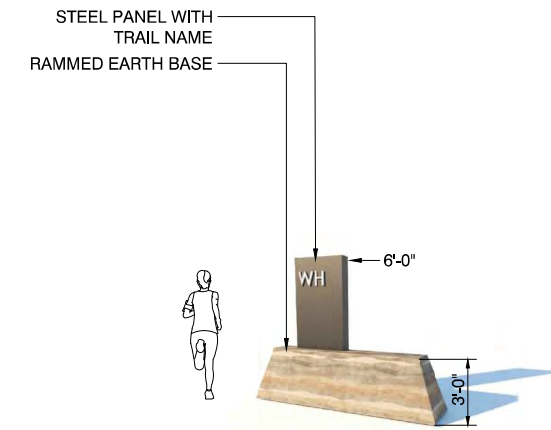
P-RE-WIL-60



5 WAYFINDING SIGN

1/4" = 1'-0"

P-RE-WIL-61



6 TRAIL MARKER

1/4" = 1'-0"

P-RE-WIL-62



The DE down light was built to help designers create the appearance of natural light in complicated areas. It has an array of water protection features to ensure long life. The DE can handle up to a 9LED and is available in all powdercoat colors and as a wall mount. It is also available with ZD Technology[®] to be compatible with the Luxor ZD Zoning and Dimming Controller.



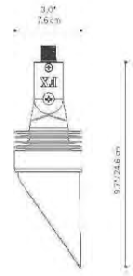
The LF is an LED under-the-slab horseshoe wall light. It can easily be fitted between a block wall and a surface for a new, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.



The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or massaging features in 1 or 4 ft. An optional perforated sleeve can be used to create a special twilight atmosphere.

DE: Down Light

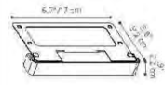
NUMBER OF LEDES:	1	3	5	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	30 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL (Use this number to size the transformer):	2.4	4.2	6.5	11.2
WATTS USED:	2.0	4.2	6.5	11.2
LUMENS PER WATT (EFFICIENCY):	29.3	41.1	31.2	27.9
MAX LUMENS:	59	162	328	334
CRI (Ra):	81.2	79.2	78.4	80.2



Learn more about FX Luminaire down lights. Visit: fxl.com

LF: Wall Light

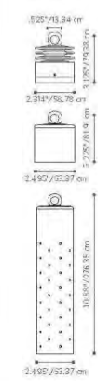
NUMBER OF LEDES:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL (Use this number to size the transformer):	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICIENCY):	37
MAX LUMENS:	77
CRI (Ra):	81.6



Learn more about FX Luminaire wall lights. Visit: fxl.com

VE: Down Light

NUMBER OF LEDES:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL (Use this number to size the transformer):	2.4	4.2
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICIENCY):	45.5	45.11
MAX LUMENS:	85.64	209
CRI (Ra):	72.5	81.7



Learn more about FX Luminaire wall lights. Visit: fxl.com

ORDERING INFORMATION

LED

ORDERING INFORMATION

LED

ORDERING INFORMATION

LED

DE: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) + 5

Step	Description	Code
1	FIXTURE	DE
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED, 3LED, 6LED, 9LED (50,000 avg. life hours)
4	OPTIONAL MOUNT	WM (Wall mount)
5	FINISH	WG, FW, AL, BZ, DG, WL, VS, SB, FB

EXAMPLE: DE-ZD-3LED-BZ = DE - ZD Option - 3LED Board - Bronze Metallic Finish

FIELD INSTALLED OPTIONS: Order individually

Mounts	Beam Angle Lenslet
TB-KK** (Trap Box, 5.4\"/>	LENS OPTIONS
VS-OSD-VK** (Vandal-Resistant, 2.5\"/>	Diffuser (Optional, 2.5\"/>
MA-OSD-KK** (Max J Box 3.5\"/>	Flood Lens 30-32\"/>
	Wide Flood Lens 56-58\"/>

EXAMPLE: TB-BZ = Trap Box - Bronze Metallic Finish

PHOTOMETRICS:



POWDER COAT

WG = White Gloss
FW = Flat White
AL = Almond
BZ = Bronze Metallic
DG = Desert Granite
WL = Weathered Iron
VS = Venice Specie
SB = Sedona Brown
FB = Flat Black

The DE includes your choice of LED board, choice of finish, 23 ft. cable.



All DE down lights come standard with amber, green, blue and frosted filters.

Beam angle is calculated using LM-79 method for 50% illuminance.

* Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

** Denotes finish code.



All DE down lights come standard with amber, green, blue and frosted filters.

LF: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LF
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED (50,000 avg. life hours)
4	FINISH	AB, AT, CU, BS, SS, WG, FW, AL, BZ, DG, WL, VS, SB, FB

EXAMPLE: LF-ZD-1LED-BS = LF - ZD Option - 1LED Board - Stainless Steel Finish

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for 50% illuminance.

* Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

** Denotes finish code.

The LF includes a LED board, choice of faceplate finish, 9 ft. lead wire.

All LF wall lights come standard with amber, green, blue and frosted filters.

* May require longer lead time.

The LF includes a LED board, choice of faceplate finish, 9 ft. lead wire.

All LF wall lights come standard with amber, green, blue and frosted filters.

* May require longer lead time.

The LF includes a LED board, choice of faceplate finish, 9 ft. lead wire.

All LF wall lights come standard with amber, green, blue and frosted filters.

* May require longer lead time.

VE: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) + 5

Step	Description	Code
1	FIXTURE	VE
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED, 3 LED (50,000 avg. life hours)
4	OPTIONAL PERFORATED SLEEVE	PS
5	FINISH	AB, AT, CU, NP, SV, WG, FW, AL, BZ, DG, WL, VS, SB, FB

EXAMPLE: VE-ZD-3LED-PS-BZ = VE - ZD Option - 3LED Board - Perforated Sleeve - Bronze Metallic Finish

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for 50% illuminance.

* Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

** Denotes finish code.

The VE includes an LED board, choice of finish, stainless steel hanging cable and 23 ft. lead wire.

All VE down lights come standard with amber, green, blue and frosted filters.

* May require longer lead time.

The VE includes an LED board, choice of finish, stainless steel hanging cable and 23 ft. lead wire.

All VE down lights come standard with amber, green, blue and frosted filters.

* May require longer lead time.

The VE includes an LED board, choice of finish, stainless steel hanging cable and 23 ft. lead wire.

All VE down lights come standard with amber, green, blue and frosted filters.

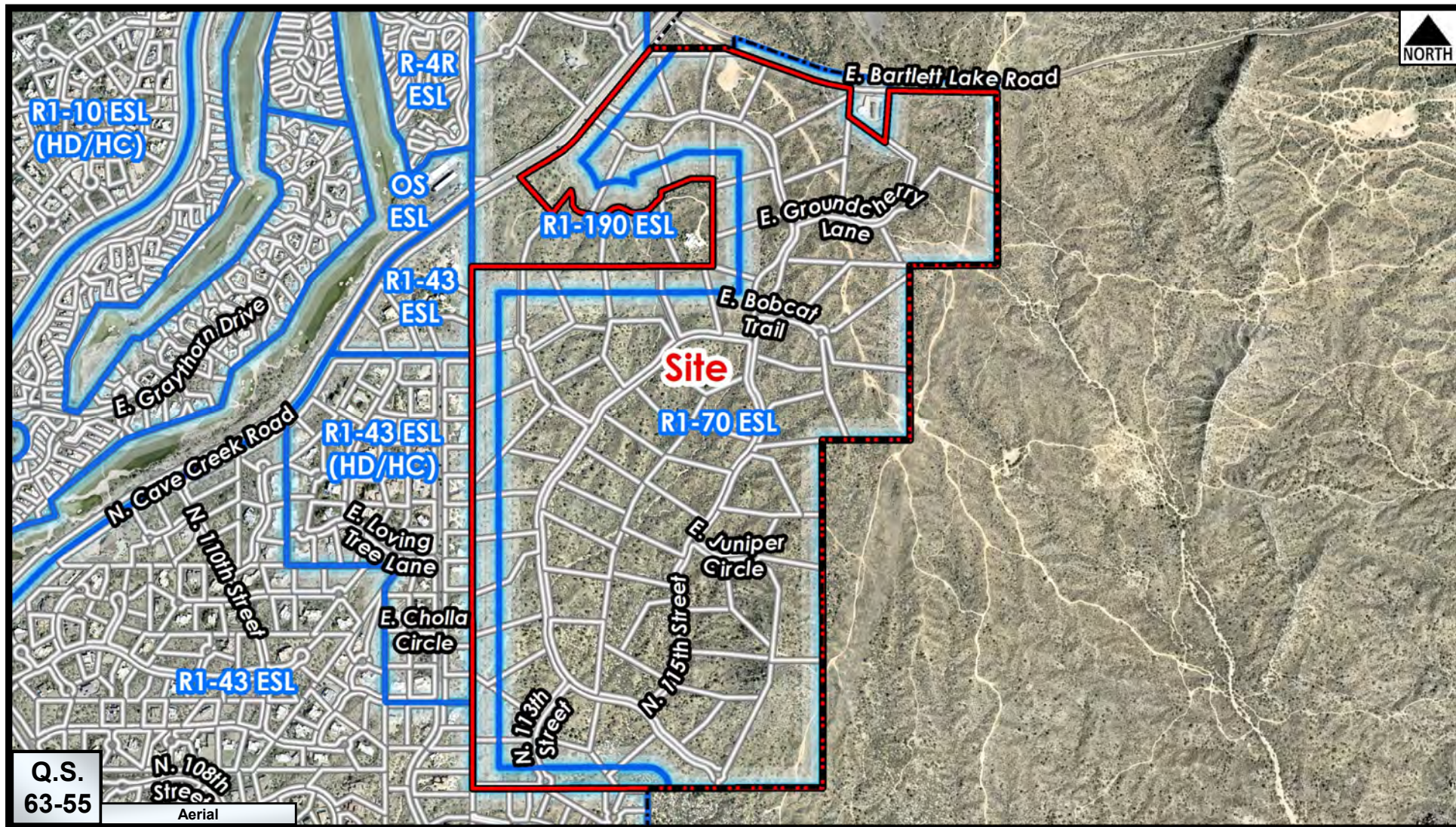
* May require longer lead time.

The VE includes an LED board, choice of finish, stainless steel hanging cable and 23 ft. lead wire.



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Zoning Aerial

1-PP-2019#2 and 1-MP-2005#3



4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

May 12, 2022

Neighborhood Notification for Wildcat Hill

Approximately 353 acres located south and east of Cave Creek Road & Bartlett Dam Road in Scottsdale, AZ.
Pre-App No: 231-PA-2014; Pre-Plat No: 1-PP-2019#2

To Whom It May Concern,

This letter is to notify you that Coe & Van Loo Consultants, Inc. ("CVL") will submit a Preliminary Plat application to the City of Scottsdale ("City") for review. The proposed Preliminary Plat contains approximately 353 acres generally located south and east of Cave Creek Road & Bartlett Dam Road, known as Wildcat Hill.

The Wildcat Hill community is planned for the creation and subdivision of approximately 122 ultra-low density single family detached lots that will be a minimum of 80,000 square feet in size for custom and semi-custom home development. This subdivision will be buffered on all sides either by 160 ft. – 200 ft. of natural area open space or by the Tonto National Forest. At a minimum of 80,000 square feet, the proposed lots will be almost double the size of the existing low density residential development in the area - most all of which is zoned R1-43/ESL. The Wildcat Hill community's R1-70/ESL zoning only allows for one home for every 2.7 acres – roughly 1/3 as dense as the surrounding zoning and lotting patterns.

The purpose of this request is to submit, process, and obtain Preliminary Plat approval to allow for the development of community as illustrated on the attached site plan exhibit.

The proposed Preliminary Plat is consistent with the development standards, density, signage, street pattern, and landscape theme established by the zoning for Wildcat Hill and all plans associated with this application are in conformance with the approved land use and zoning designation for the community. Detailed reports addressing drainage and utilities have been prepared in conformance with all applicable City engineering design standards to be submitted to the City for approval.

As required by the City of Scottsdale, this notice is being sent to provide you with an opportunity to relay any questions or concerns regarding this application. You may reach me at the contact information below or you may reach Jesus Murillo with the City of Scottsdale Planning and Development Services Department at 480-312-7849 or jmurillo@scottsdale.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Vermillion".

Julie Vermillion
Assistant Project Manager
Coe & Van Loo Consultants, Inc.
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

Attachment: Site Plan

Vista Valle
R1-43

Carefree Hills
R1-43

Desert Mountain
R-4R

Quail Ridge
R1-190

Sonoran Peaks,
LLC
R1-190

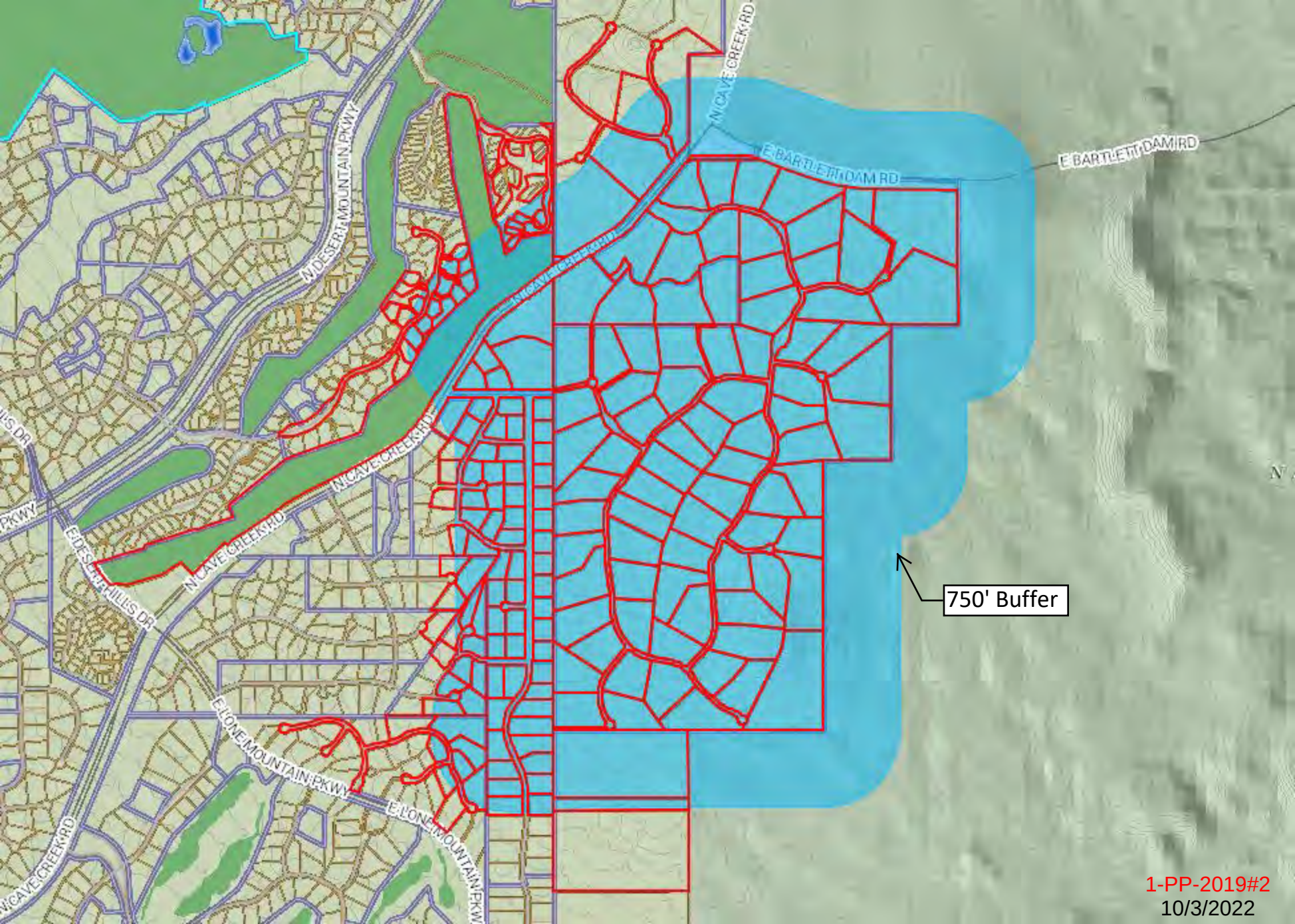
Tonto
National
Forest

Tonto
National
Forest

Tonto
National
Forest

Wildcat Hill





750' Mailing List for
Wildcat Hill

Owner	Address	City	State	Zip
2008 SCOTT AND SEBORAH HANSEN TRUST	11053 E SANTA FE TRL	SCOTTSDALE	AZ	85262
ALBANY ANTHONY W/ELAINE C TR	39832 N 112TH ST	SCOTTSDALE	AZ	85262
ALVERSON WILLIAM/ELIZABETH	12218 N RIVER RD	MEQUON	WI	53092
ARIZONA PUBLIC SERVICE	P.O. BOX 53933	PHOENIX	AZ	85072-3933
ARMSTRONG FAMILY TRUST	10872 E SCOPA TRL	SCOTTSDALE	AZ	85262
ARRENDALE WILLIAM/JENNIFER	39029 N FERNWOOD LN	SCOTTSDALE	AZ	85262
BANACH MICHAEL	38609 N BOULDER VIEW D	SCOTTSDALE	AZ	85262
BATEMAN NOMINEE TRUST	862 MAIN ST	DENNIS	MA	2638
BIEHN CHARLES S JR	PO BOX 2597	CAREFREE	AZ	85377
BLOOMER TIMOTHY W TR/BLOOMER DEBRA LYNN TR	RR3 SITE 4 BOX 11	GRANDE PRAIRIE	AB	T8V5N3
BOCCI SCOTT T/JANICE A	299 ROCKRIDGE LP	EUGENE	OR	97405
BOWMAN MARVIN NEWTON/SHIRLEY ANN TR	PO BOX 2050	CAREFREE	AZ	85377
BUREAU OF RECLAMATION	P.O. BOX 43020	PHOENIX	AZ	85080-3020
CARTER STEVEN W/CAROLYN A	1639 ROCKVIEW TRL	COLORADO SPRINGS	CO	80904
CATALDO ANTHONY/BREANNA	6462 W VOLTAIRE	GLENDALE	AZ	85304
CAVE CREEK SCHOOL DISTRICT	P.O. BOX 426	CAVE CREEK	AZ	85327
CENTURY LINK	135 W. ORION ST	TEMPE	AZ	85283
CHARLES L AND ANNETTE L SMITH TRUST	39204 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
CONCHITA TRUST	38844 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
CONNER VICTOR S/SHARON L	39238 N FERNWOOD LN	SCOTTSDALE	AZ	85262
COSIC FAMILY TRUST	8217 W VILLA CHULA LN	PEORIA	AZ	85383
CRAIG AND LISA BAIRD TRUST	39242 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
CRAIG MCKIBBEN AND MEL MANNION REVOCABLE TRUST	11131 E GRAYTHORN DR	SCOTTSDALE	AZ	85262
D A CORBETT JR TRUST	10730 E CLINTON ST	SCOTTSDALE	AZ	85259
D I KORDYSH LLC	1220 W FAIRY CHASM RD	RIVER HILLS	WI	53217
DAVIDSON JASON/AIMEE	PO BOX 617	SIASCONSET	MA	2564
DEAN R ERCOLANO AND CAROL D ERCOLANO TRUST	PO BOX 2432	CAREFREE	AZ	85377
DESERT MOUNTAIN CLUB INC	10550 E DESERT HILLS DR	SCOTTSDALE	AZ	85262-3438
DESERT MOUNTAIN MASTER ASSOCIATION	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253
DESERT MOUNTAIN OWNERS ASSOC FOR THE APACHE C	10550 E DESERT HILLS DR	SCOTTSDALE	AZ	85262
DILLIAN HOLMES MARTIN/SALLE SCOTT	11111 E LOVING TREE LN	SCOTTSDALE	AZ	85262
DOUBEK LIVING TRUST	39021 N FERNWOOD LN	SCOTTSDALE	AZ	85262
DUNNE FAMILY TRUST	10968 E SCOPA TRL	SCOTTSDALE	AZ	85262
EBERT BARRY A & PAMELA B	P O BOX 1812	CAVE CREEK	AZ	85331
EICHER ANTHONY R/JODY M	39022 N FERNWOOD LN	SCOTTSDALE	AZ	85262
ENG MARLENE TR	38076 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
ENGLANDER ALAN S/LINDA K TR	9 BAILIWICK WOODS CIR	GREENWICH	CT	6831
FASTCO PROPERTIES LLC	11167 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
FOUR PAWS REVOCABLE LIVING TRUST	33460 N 47TH WAY	CAVE CREEK	AZ	85331
FRITSCH TRUST	39205 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
GARRY S ORAFFERTY REVOCABLE TRUST	10980 E SCOPA TRL	SCOTTSDALE	AZ	85262
GOULDER ANDREW P/CHARLOTTE E TR	40415 N 112TH WY	SCOTTSDALE	AZ	85262
HAAG LUCIEN C/SANDRA M TR	38643 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
HANLON JON J/SONJA TR	11077 E TAOS DR	SCOTTSDALE	AZ	85262
HARDY ROBERT CHARLES/TERRI LEE ADRIAN	PO BOX 3427	CAREFREE	AZ	85377-3427
HERBERT W SCHNEIDER & SONJA I SCHNEIDER TRUST	38843 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
HICKS DAVID G TR/HICKS JUDITH TR	6829 S. ESPANA CT	CENTENNIAL	CO	80016
HLUBIK LIVING TRUST	39206 N FERNWOOD LN	SCOTTSDALE	AZ	85262
HORWITCH MATTHEW W/JUDITH A	29 AVON RD	NORTHBROOK	IL	60062
HULSING DARRELL A/MERIDY J	14610 N 8TH WAY	PHOENIX	AZ	85022
HUSSAIN SYED MUNIR	4117 W PEDRO LN	LAVEEN	AZ	85339
IACOBUCCI MICHAEL/FEAGLEY CLAIRE	38055 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
ISERI FAMILY TRUST	11227 E PROSPECT POINT DR	SCOTTSDALE	AZ	85262
J & M LOHMEIER FAMILY TRUST	3922 N CAMINO OJO DE AGUA	TUCSON	AZ	85749
JAMES PAUL BERRESSE TRUST	11029 E LOVING TREE LN	SCOTTSDALE	AZ	85262
JOHN M AND MARIA A ELLSWORTH REVOCABLE TRUST	8670 N DEAN CIR	RIVER HILLS	WI	53217
JON J HANLON & SONJA K HANLON REVOCABLE TRUST	11077 E TAOS DR	SCOTTSDALE	AZ	85262
KELLEY BRIAN P/MILEAH N	39223 N FERNWOOD LN	SCOTTSDALE	AZ	85262
KELLEY FAMILY TRUST	39221 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
KENNETH AND JUDY RAE TRUST	10936 E SCOPA TRL	SCOTTSDALE	AZ	85262
KOBER JOHN A/NORMA L	1200 PROVINCE LN	SOUTHLAKE	TX	76092
KOSTOPOULOS RICHARD D/BETH A	1743 BAYBROOK LN	NAPERVILLE	IL	60564
KRISTAN COLE REVOCABLE LIVING TRUST	5131 E MAYFLOWER LN	WASILLA	AK	99654
KUHN PETER V	10421 E CELESTIAL DR	SCOTTSDALE	AZ	85262
LADDONFAMILY TRUST	39035 N FERNWOOD LN	SCOTTSDALE	AZ	85262
LEIPOLD FAMILY TRUST	39024 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262

750' Mailing List for
Wildcat Hill

LEMOINE DAVID H/MARGARET M	11050 N 42ND ST	PHOENIX	AZ	85028
LIEBERMAN STUART T/PAMELA FORBES	835 BERMUDA DUNES PL	NORTHBROOK	IL	60062
LOTT PETER C/BLENDA KAYE TR	39033 N FERNWOOD LN	SCOTTSDALE	AZ	85262
MACKEY ROBERT/JUDITH A	515 E 85TH ST 1-C	NEW YORK	NY	10028
MANGUM FAMILY TRUST	1671 PLACENTIA AVE UNIT C	COSTA MESA	CA	92627
MARICOPA COUNTY ENVIRONMENTAL SERVICES	1001 N. CENTRAL AVE STE 201	PHOENIX	AZ	85004
MARICOPA COUNTY FLOOD CONTROL	2801 W. DURANGO ST	PHOENIX	AZ	85009
MARICOPA COUNTY PLANNING & DEVELOPMENT	501 N. 44TH STREET #200	PHOENIX	AZ	85008
MARTINEZ ARTHUR & CARMEN M	214 HOFFMAN ST	FRANKLIN SQUARE	NY	11010
MARX DANIEL R/GUTFREUND NANCY A	952 MIRAMONTE DR APT 1	SANTA BARBARA	CA	93101
MASALKHI MUTTAA/RAGHED	6615 N 65TH ST	PARADISE VLY	AZ	85253
MAYES REVOCABLE TRUST	39224 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
MCCLINTON DAVID B/JAN B	9248 NE 26TH ST	CLYDE HILL	WA	98004
MCCUNE CRAIG R/DEBORAH A	825 SWINKS MILL RD	MCLEAN	VA	22102
MCFARLIN MICHAEL J/HEIDI A	11079 E SANTA FE TRL	SCOTTSDALE	AZ	85262
MESQUITE FAMILY TRUST	8688 QUAIL HAVEN LN	SEBASTOPOL	CA	95472
MEYERS JOSEPH/TRACY	7010 HARTCREST DR	RANCHO PALOS VERDES	CA	90275
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	7255 E HAMPTON AVE SUITE 101	MESA	AZ	85209
NEEB MARK	40242 N 112TH WAY	SCOTTSDALE	AZ	85262
NELSON DAN W/ILENE D	11155 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
NICHOLAS F SAMMONS AND MARY F SAMMONS TRUST	11056 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
ODONI ERNESTO/NADEJDA TR	11044 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
OLSON JON L/DIANNE H	11080 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
PARADISE VALLEY SCHOOL DISTRICT	15002 N. 32ND ST	PHOENIX	AZ	85032
PARKER JOSEPH L SR/ANGELA M	38820 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
PERRY DOUGLAS J/DEBRA L	PO BOX 524	MEDINA	WA	98039
PIERSON ROBERT G/HELEN M	39222 N FERNWOOD	SCOTTSDALE	AZ	85262
PITTANA SANDRA TR	11 GARFIELD AVE	TORONTO	ON	M4T1E6
R & C DURR TRUST	11032 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
RAYMOND J HEIDEL AND JANE L HEIDEL REVOCABLE LIVING TRUST	11025 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
REINISCH STEVEN W/SHELLEE	1006 SENECA RD	WILMETTE	IL	60091
RIGHT-OF-WAY GROUP	205 S. 17TH AVE	PHOENIX	AZ	85007
RIVERO-LOWEN ALINA	11108 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262
ROBERT K STARMANN SELF DECLARATION OF TRUST	201 E CHESTNUT ST APT 24A	CHICAGO	IL	60611-7388
ROBERT TAYLOR/VIAN STEPHANIE	14224 E DESERT VISTA TRL	SCOTTSDALE	AZ	85262
ROMBERGER ROBERT M/ALICE M	39040 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
ROSENBLATT JOAN F TR	501 N CLINTON APT #3302	CHICAGO	IL	60461
RUBERG BRUCE M	38127 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
RYNG HENRY D	2110 W GREENWAY RD	PHOENIX	AZ	85023
SALT RIVER PROJECT, BILL SANTISTEVAN, MAIL STOP XCT330	P.O. BOX 52025	PHOENIX	AZ	85072-2025
SALT RIVER PROJECT, SUSANA ORTEGA, MAIL STOP PAB106	P.O. BOX 52025	PHOENIX	AZ	85072-2025
SANDERS L DAVID III	510 N LUCIA AVE	REDONDO BEACH	CA	90277
SCHERBEL MICHAEL H/KARAN M REV TR	13220 CAROLINE CT	ELM GROVE	WI	53122
SCHMIDT LARRY/MCQUADE CATRIONA A	37983 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251
SCOTTSDALE POSTMASTER	1776 N. SCOTTSDALE RD.	SCOTTSDALE	AZ	85257-2115
SCOTTSDALE SCHOOL DISTRICT	7575 E. MAIN ST	SCOTTSDALE	AZ	85251
SHIRLEY J HARTMAN TRUST	604 OCEAN PL	ANCHORAGE	AK	99501
SONORAN PEAKS LLC	7320 E BUTHERUS DR	SCOTTSDALE	AZ	85260
SOUTHWEST GAS CORPORATION	1600 E. NORTHERN AVE	PHOENIX	AZ	85020-3982
SPECIAL K TRUST	39006 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
SUHEY MATTHEW J/DONNA P	550 CARRIAGE WY	DEERFIELD	IL	60015
SZAKOVITS DAVID/JEAN MARIE	330 ALBACORE PL	MELBORNE BEACH	FL	32951
TADEJ GERALD P/CINDI L	10904 E SCOPA TRL	SCOTTSDALE	AZ	85262
TAUCHER MARTIN R/COLLEEN R	130 WAVERLY WY	KIRKLAND	WA	98033
THE QUAIL RIDGE COMMUNITY ASSOCIATION	1408 LAKESHORE CT	MUSKEGON	MI	49441
TULLOT TONY/CHURCH SANDRA DAWN	11107 E CHOLLA CIR	SCOTTSDALE	AZ	85262
V WILLIAM A BOYCE/THOMPSON BRANDI	39023 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
VANTAGE	9860 E PEREGRINE PL	SCOTTSDALE	AZ	85262
VANTAGE RETIREMENT PLANS LLC	20860 N TATUM BLVD SUITE 240	PHOENIX	AZ	85050
VICAZE TRANSPAC TRUST	9708 E SUMMIT LN	SCOTTSDALE	AZ	85262
WALDE ARIZONA LLC	11127 E GRAYTHORNE DR	SCOTTSDALE	AZ	85262
WAYNE T RICKARD REVOCABLE TRUST	38007 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262
WEILAND ERWIN	P O BOX 4088	CAVE CREEK	AZ	85331
WILDCAT PARTNERS LLC	4455 E CAMELBACK RD STE C240	PHOENIX	AZ	85018

2008 SCOTT AND SEBORAH
HANSEN TRUST
11053 E SANTA FE TRL
SCOTTSDALE, AZ 85262

ALBANY ANTHONY W/ELAINE C TR
39832 N 112TH ST
SCOTTSDALE, AZ 85262

ALVERSON WILLIAM/ELIZABETH
12218 N RIVER RD
MEQUON, WI 53092

ARIZONA PUBLIC SERVICE
P.O. BOX 53933
PHOENIX, AZ 85072-3933

ARMSTRONG FAMILY TRUST
10872 E SCOPA TRL
SCOTTSDALE, AZ 85262

ARRENDALE WILLIAM/JENNIFER
39029 N FERNWOOD LN
SCOTTSDALE, AZ 85262

BANACH MICHAEL
38609 N BOULDER VIEW D
SCOTTSDALE, AZ 85262

BATEMAN NOMINEE TRUST
862 MAIN ST
DENNIS, MA 2638

BIEHN CHARLES S JR
PO BOX 2597
CAREFREE, AZ 85377

BLOOMER TIMOTHY W
TR/BLOOMER DEBRA LYNN TR
RR3 SITE 4 BOX 11
GRANDE PRAIRIE, AB T8V5N3

BOCCI SCOTT T/JANICE A
299 ROCKRIDGE LP
EUGENE, OR 97405

BOWMAN MARVIN
NEWTON/SHIRLEY ANN TR
PO BOX 2050
CAREFREE, AZ 85377

BUREAU OF RECLAMATION
P.O. BOX 43020
PHOENIX , AZ 85080-3020

CARTER STEVEN W/CAROLYN A
1639 ROCKVIEW TRL
COLORADO SPRINGS, CO 80904

CATALDO ANTHONY/BREANNA
6462 W VOLTAIRE
GLENDALE, AZ 85304

CAVE CREEK SCHOOL DISTRICT
P.O. BOX 426
CAVE CREEK, AZ 85327

CENTURY LINK
135 W. ORION ST
TEMPE, AZ 85283

CHARLES L AND ANNETTE L SMITH
TRUST
39204 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

CONCHITA TRUST
38844 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

CONNER VICTOR S/SHARON L
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SCOTTSDALE, AZ 85262

COSIC FAMILY TRUST
8217 W VILLA CHULA LN
PEORIA, AZ 85383

CRAIG AND LISA BAIRD TRUST
39242 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

CRAIG MCKIBBEN AND MEL
MANNION REVOCABLE TRUST
11131 E GRAYTHORN DR
SCOTTSDALE, AZ 85262

D A CORBETT JR TRUST
10730 E CLINTON ST
SCOTTSDALE, AZ 85259

D I KORDYSH LLC
1220 W FAIRY CHASM RD
RIVER HILLS, WI 53217

DAVIDSON JASON/AIMEE
PO BOX 617
SIASCONSET, MA 2564

DEAN R ERCOLANO AND CAROL D
ERCOLANO TRUST
PO BOX 2432
CAREFREE, AZ 85377

DESERT MOUNTAIN CLUB INC
10550 E DESERT HILLS DR
SCOTTSDALE, AZ 85262-3438

DESERT MOUNTAIN MASTER
ASSOCIATION
6720 N SCOTTSDALE RD STE 261
SCOTTSDALE, AZ 85253

DESERT MOUNTAIN OWNERS
ASSOC FOR THE APACHE C
10550 E DESERT HILLS DR
SCOTTSDALE, AZ 85262

DILLIAN HOLMES MARTIN/SALLE
SCOTT
11111 E LOVING TREE LN
SCOTTSDALE, AZ 85262

DOUBEK LIVING TRUST
39021 N FERNWOOD LN
SCOTTSDALE, AZ 85262

DUNNE FAMILY TRUST
10968 E SCOPA TRL
SCOTTSDALE, AZ 85262

EBERT BARRY A & PAMELA B
P O BOX 1812
CAVE CREEK, AZ 85331

EICHER ANTHONY R/JODY M
39022 N FERNWOOD LN
SCOTTSDALE, AZ 85262

ENG MARLENE TR
38076 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

ENGLANDER ALAN S/LINDA K TR
9 BAILIWICK WOODS CIR
GREENWICH, CT 6831

FASTCO PROPERTIES LLC
11167 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

FOUR PAWS REVOCABLE
LIVING TRUST
33460 N 47TH WAY
CAVE CREEK, AZ 85331

FRITSCH TRUST
39205 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

GARRY S ORAFFERTY
REVOCABLE TRUST
10980 E SCOPA TRL
SCOTTSDALE, AZ 85262

GOULDER ANDREW
P/CHARLOTTE E TR
40415 N 112TH WY
SCOTTSDALE, AZ 85262

HAAG LUCIEN C/SANDRA M TR
38643 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

HANLON JON J/SONJA TR
11077 E TAOS DR
SCOTTSDALE, AZ 85262

HARDY ROBERT
CHARLES/TERRI LEE ADRIAN
PO BOX 3427
CAREFREE, AZ 85377-3427

HERBERT W SCHNEIDER & SONJA I
SCHNEIDER TRUST
38843 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

HICKS DAVID G TR/HICKS
JUDITH TR
6829 S. ESPANA CT
CENTENNIAL, CO 80016

HLUBIK LIVING TRUST
39206 N FERNWOOD LN
SCOTTSDALE, AZ 85262

HORWITCH MATTHEW W/JUDITH A
29 AVON RD
NORTHBROOK, IL 60062

HULSING DARRELL A/MERIDY J
14610 N 8TH WAY
PHOENIX, AZ 85022

HUSSAIN SYED MUNIR
4117 W PEDRO LN
LAVEEN, AZ 85339

IACOBUCCI MICHAEL/FEAGLEY
CLAIRE
38055 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

ISERI FAMILY TRUST
11227 E PROSPECT POINT DR
SCOTTSDALE, AZ 85262

J & M LOHMEIER FAMILY
TRUST
3922 N CAMINO OJO DE AGUA
TUCSON, AZ 85749

JAMES PAUL BERRESSE TRUST
11029 E LOVING TREE LN
SCOTTSDALE, AZ 85262

JOHN M AND MARIA A
ELLSWORTH REVOCABLE
TRUST
8670 N DEAN CIR
RIVER HILLS, WI 53217

JON J HANLON & SONJA K
HANLON REVOCABLE TRUST
11077 E TAOS DR
SCOTTSDALE, AZ 85262

KELLEY BRIAN P/MILEAH N
39223 N FERNWOOD LN
SCOTTSDALE, AZ 85262

KELLEY FAMILY TRUST
39221 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

KENNETH AND JUDY RAE
TRUST
10936 E SCOPA TRL
SCOTTSDALE, AZ 85262

KOBER JOHN A/NORMA L
1200 PROVINCE LN
SOUTHLAKE, TX 76092

KOSTOPOULOS RICHARD
D/BETH A
1743 BAYBROOK LN
NAPERVILLE, IL 60564

KRISTAN COLE REVOCABLE
LIVING TRUST
5131 E MAYFLOWER LN
WASILLA, AK 99654

KUHN PETER V
10421 E CELESTIAL DR
SCOTTSDALE, AZ 85262

LADDONFAMILY TRUST
39035 N FERNWOOD LN
SCOTTSDALE, AZ 85262

LEIPOLD FAMILY TRUST
39024 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

LEMOINE DAVID H/MARGARET M
11050 N 42ND ST
PHOENIX, AZ 85028

LIEBERMAN STUART T/PAMELA
FORBES
835 BERMUDA DUNES PL
NORTHBROOK, IL 60062

LOTT PETER C/BLENDAY KAYE
TR
39033 N FERNWOOD LN
SCOTTSDALE, AZ 85262

MACKEY ROBERT/JUDITH A
515 E 85TH ST 1-C
NEW YORK, NY 10028

MANGUM FAMILY TRUST
1671 PLACENTIA AVE UNIT C
COSTA MESA, CA 92627

MARICOPA COUNTY
ENVIRONMENTAL SERVICES
1001 N. CENTRAL AVE STE
201
PHOENIX , AZ 85004

MARICOPA COUNTY FLOOD
CONTROL
2801 W. DURANGO ST
PHOENIX, AZ 85009

MARICOPA COUNTY PLANNING
& DEVELOPMENT
501 N. 44TH STREET #200
PHOENIX, AZ 85008

MARTINEZ ARTHUR &
CARMEN M
214 HOFFMAN ST
FRANKLIN SQUARE, NY 11010

MARX DANIEL R/GUTFREUND
NANCY A
952 MIRAMONTE DR APT 1
SANTA BARBARA, CA 93101

MASALKHI MUTTAA/RAGHED
6615 N 65TH ST
PARADISE VLY, AZ 85253

MAYES REVOCABLE TRUST
39224 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

MCCLINTON DAVID B/JAN B
9248 NE 26TH ST
CLYDE HILL, WA 98004

MCCUNE CRAIG R/DEBORAH A
825 SWINKS MILL RD
MCLEAN, VA 22102

MCFARLIN MICHAEL J/HEIDI A
11079 E SANTA FE TRL
SCOTTSDALE, AZ 85262

MESQUITE FAMILY TRUST
8688 QUAIL HAVEN LN
SEBASTOPOL, CA 95472

MEYERS JOSEPH/TRACY
7010 HARTCREST DR
RANCHO PALOS VERDES, CA
90275

MONTEREY AT MIRABEL
VILLAGE COMMUNITY ASSOC
7255 E HAMPTON AVE SUITE
101
MESA, AZ 85209

NEEB MARK
40242 N 112TH WAY
SCOTTSDALE, AZ 85262

NELSON DAN W/ILENE D
11155 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

NICHOLAS F SAMMONS AND
MARY F SAMMONS TRUST
11056 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

ODONI ERNESTO/NADEJDA TR
11044 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

OLSON JON L/DIANNE H
11080 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

PARADISE VALLEY SCHOOL
DISTRICT
15002 N. 32ND ST
PHOENIX, AZ 85032

PARKER JOSEPH L SR/ANGELA M
38820 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

PERRY DOUGLAS J/DEBRA L
PO BOX 524
MEDINA, WA 98039

PIERSON ROBERT G/HELEN M
39222 N FERNWOOD
SCOTTSDALE, AZ 85262

PITTANA SANDRA TR
11 GARFIELD AVE
TORONTO, ON M4T1E6

R & C DURR TRUST
11032 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

RAYMOND J HEIDEL AND
JANE L HEIDEL REVOCABLE
LIVING TRUST
11025 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

REINISCH STEVEN W/SHELLEE
1006 SENECA RD
WILMETTE, IL 60091

RIGHT-OF-WAY GROUP
205 S. 17TH AVE
PHOENIX, AZ 85007

RIVERO-LOWEN ALINA
11108 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

ROBERT K STARMANN SELF
DECLARATION OF TRUST
201 E CHESTNUT ST APT 24A
CHICAGO, IL 60611-7388

ROBERT TAYLOR/VIAN
STEPHANIE
14224 E DESERT VISTA TRL
SCOTTSDALE, AZ 85262

ROMBERGER ROBERT
M/ALICE M
39040 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

ROSENBLATT JOAN F TR
501 N CLINTON APT #3302
CHICAGO, IL 60461

RUBERG BRUCE M
38127 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

RYNG HENRY D
2110 W GREENWAY RD
PHOENIX, AZ 85023

SALT RIVER PROJECT, BILL
SANTISTEVAN, MAIL STOP XCT330
P.O. BOX 52025
PHOENIX, AZ 85072-2025

SALT RIVER PROJECT, SUSANA
ORTEGA, MAIL STOP PAB106
P.O. BOX 52025
PHOENIX, AZ 85072-2025

SANDERS L DAVID III
510 N LUCIA AVE
REDONDO BEACH, CA 90277

SCHERBEL MICHAEL H/KARAN M
REV TR
13220 CAROLINE CT
ELM GROVE, WI 53122

SCHMIDT LARRY/MCQUADE
CATRIONA A
37983 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

SCOTTSDALE POSTMASTER
1776 N. SCOTTSDALE RD.
SCOTTSDALE , AZ 85257-2115

SCOTTSDALE SCHOOL
DISTRICT
7575 E. MAIN ST
SCOTTSDALE, AZ 85251

SHIRLEY J HARTMAN TRUST
604 OCEAN PL
ANCHORAGE, AK 99501

SONORAN PEAKS LLC
7320 E BUTHERUS DR
SCOTTSDALE, AZ 85260

SOUTHWEST GAS
CORPORATION
1600 E. NORTHERN AVE
PHOENIX, AZ 85020-3982

SPECIAL K TRUST
39006 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

SUHEY MATTHEW J/DONNA P
550 CARRIAGE WY
DEERFIELD, IL 60015

SZAKOVITS DAVID/JEAN MARIE
330 ALBACORE PL
MELBORNE BEACH, FL 32951

TADEJ GERALD P/CINDI L
10904 E SCOPA TRL
SCOTTSDALE, AZ 85262

TAUCHER MARTIN R/COLLEEN R
130 WAVERLY WY
KIRKLAND, WA 98033

THE QUAIL RIDGE COMMUNITY
ASSOCIATION
1408 LAKESHORE CT
MUSKEGON, MI 49441

TULLOT TONY/CHURCH
SANDRA DAWN
11107 E CHOLLA CIR
SCOTTSDALE, AZ 85262

V WILLIAM A BOYCE/THOMPSON
BRANDI
39023 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

VANTAGE
9860 E PEREGRINE PL
SCOTTSDALE, AZ 85262

VANTAGE RETIREMENT
PLANS LLC
20860 N TATUM BLVD SUITE
240
PHOENIX, AZ 85050

VICAZE TRANSPAC TRUST
9708 E SUMMIT LN
SCOTTSDALE, AZ 85262

WALDE ARIZONA LLC
11127 E GRAYTHORNE DR
SCOTTSDALE, AZ 85262

WAYNE T RICKARD
REVOCABLE TRUST
38007 N BOULDER VIEW DR
SCOTTSDALE, AZ 85262

WEILAND ERWIN
P O BOX 4088
CAVE CREEK, AZ 85331

WILDCAT PARTNERS LLC
4455 E CAMELBACK RD STE
C240
PHOENIX, AZ 85018

Az Department of ADOT
Transportation
Right-of-Way Group
205 S. 17th Avenue
Phoenix, AZ. 85007

Scottsdale School District
7575 E. Main Street
Scottsdale, AZ. 85251

Salt River Project
Attn: Bill Santistevan, Mail Stop
XCT330
P.O. Box 52025
Phoenix, AZ. 85072-2025

Maricopa County Environmental
Services
1001 N. Central Avenue Suite
201
Phoenix, AZ. 85004

Paradise Valley School District
15002 N. 32nd Street
Phoenix, AZ. 85032

Arizona Public Service
P.O. Box 53933
Phoenix, AZ. 85072-3933

Maricopa County Planning &
Development
501 N. 44th Street #200
Phoenix, AZ. 85008

Scottsdale Postmaster
1776 N. Scottsdale Road
Scottsdale, AZ. 85257-2115

Cave Creek School District
P.O. Box 426
Cave Creek, AZ. 85327

Maricopa County Flood Control
2801 W. Durango Street
Phoenix, AZ. 85009

Salt River Project
Attn: Susana Ortega, Mail Stop
PAB106
P.O. Box 52025
Phoenix, AZ. 85072-2025

Southwest Gas Corporation
1600 E. Northern Ave.
Phoenix, AZ. 85020-3982

Central Az Water Conservation
District
Bureau of Reclamation
P.O. Box 43020
Phoenix, AZ. 85080-3020

Century Link
135 W. Orion Street
Tempe, AZ. 85283

Jesus Murillo
City of Scottsdale
7447 E Indian School Rd
Scottsdale, AZ 85251

Preliminary Plat Notification Mailing List

**Scottsdale School District**

7575 E. Main Street
Scottsdale, AZ. 85251
480-484-6100
<https://www.susd.org/>

Paradise Valley School District

15002 N. 32nd Street
Phoenix, AZ. 85032
602-449-2000
<http://cmweb.pvschools.net/siteweb/>

Scottsdale Postmaster

1776 N. Scottsdale Road
Scottsdale, AZ. 85257-2115
480-949-1448

Salt River Project

Attn: Susana Ortega, Mail Stop PAB106
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-2962

Salt River Project

Attn: Bill Santistevan, Mail Stop XCT330
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-0810

Arizona Public Service

P.O. Box 53933
Phoenix, AZ. 85072-3933
602-493-4400

Cave Creek School District

P.O. Box 426
Cave Creek, AZ. 85327
480-575-2000
www.ccusd93.org

Southwest Gas Corporation

1600 E. Northern Ave.
Phoenix, AZ. 85020-3982
www.swgas.com

Az Department of ADOT Transportation

Right-of-Way Group
205 S. 17th Avenue
Phoenix, AZ. 85007
602-712-7316
www.azdot.gov

Maricopa County Environmental Services

1001 N. Central Avenue Suite 201
Phoenix, AZ. 85004
www.maricopa.gov/envsvc

Maricopa County Planning & Development

501 N. 44th Street #200
Phoenix, AZ. 85008
602-506-3301
pdcustomerservice@mail.maricopa.gov

Maricopa County Flood Control

2801 W. Durango Street
Phoenix, AZ. 85009
602-506-1501
www.fcd.maricopa.gov

Central Az Water Conservation District

Bureau of Reclamation
P.O. Box 43020
Phoenix, AZ. 85080-3020
623-869-2555
2555@cap-az.com

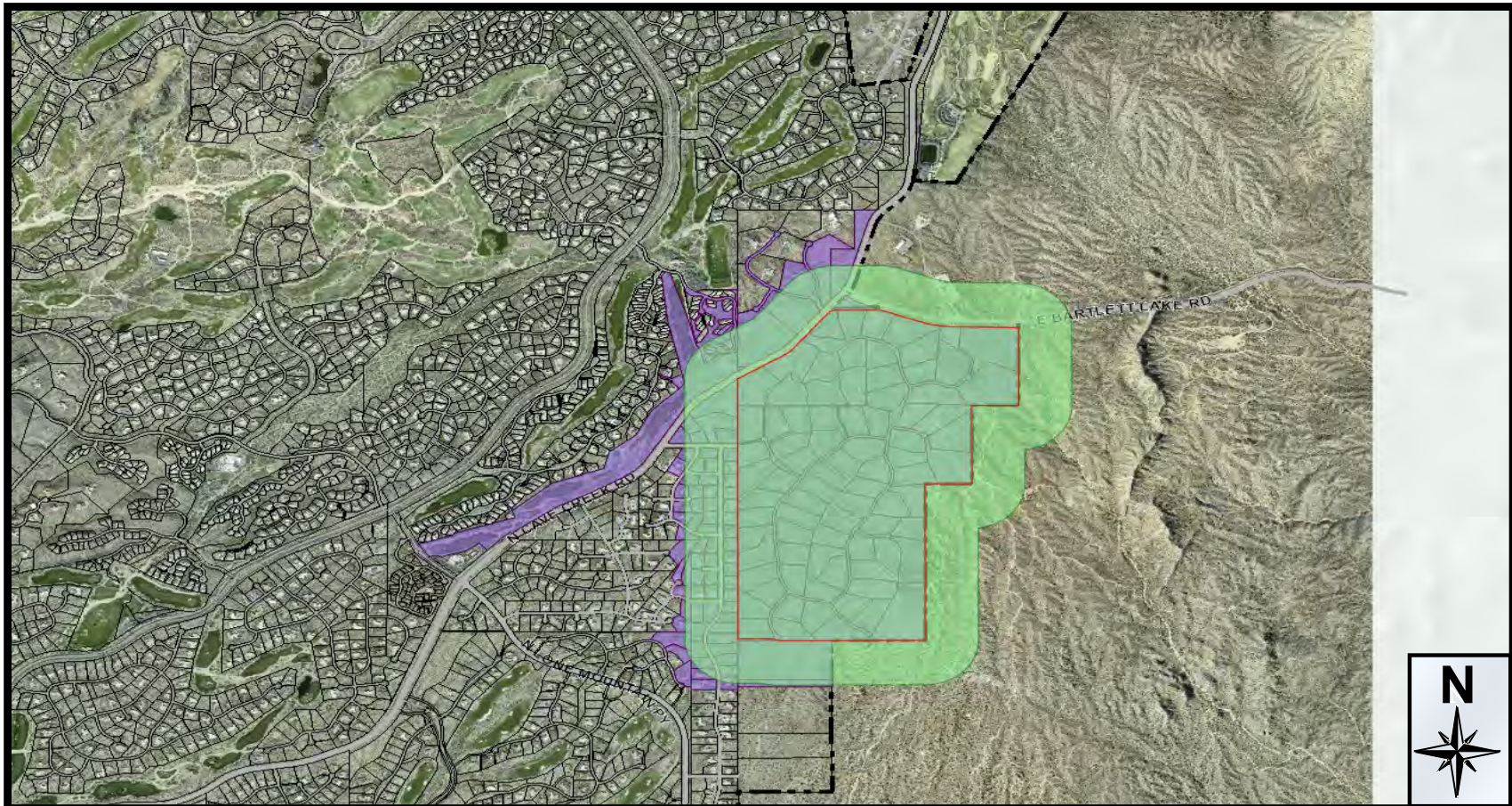
Century Link

135 W. Orion Street
Tempe, AZ. 85283
602-630-0492
bics@centurylink.com

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

City Notifications – Mailing List Selection Map



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Twitter
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
September 27, 2019

Map Legend:

— Site Boundary



Properties within 750-feet

Postcards: 148