

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The December 21, 2017  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 21, 2017 Item No. 4  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## **ACTION**

---

### **Desert Mountain 19 Clubhouse & Gatehouse 17-DR-2017**

**Location:** 37080 North Cave Creek Road

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new golf clubhouse, a cart barn, and a gatehouse, with approximately 11,000 square feet of building area, for a par-3, 18-hole golf course, all on a 92-acre site within the Desert Mountain Master Plan Community.

## **OWNER**

---

DM Real Estate Holdings, LLC  
602-385-1655

## **ARCHITECT/DESIGNER**

---

Drewett Works Architecture  
855-373-9355

## **ENGINEER**

---

Dan Cronin  
Wood – Patel  
602-335-8500

## **APPLICANT CONTACT**

---

Rich Newman  
DM 19, LLC  
602-385-1655

## **BACKGROUND**

---

### **Zoning**

The 92-acre site is zoned Open Space, Environmentally Sensitive Lands (O-S/ESL) and Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL). The site contains 36 acres of the Open Space, Environmentally Sensitive Lands (O-S/ESL) and 56 acres of the Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) zoning district designations. The clubhouse structure is located within the Open Space, Environmentally Sensitive Lands (O-S/ESL) zoned portion of the site.

Scottsdale Development Review Board Report | Case No. 17-DK-2017

This site was recently rezoned to the above-mentioned zoning districts in December of 2016 through Case# 17-ZN-2017.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. The current ESL overlay took effect in 2004. The zoning adoption in July 2010, acknowledged the site being previously annexed and established under the then existing Hillside District. The site currently has the Hillside District exceptions found within the Environmentally Sensitive Lands Ordinance.

### **Context**

The property is generally located north of the northeast corner of the North Pima Road and the North Cave Creek Road intersection. Parcel 19 is located at the southwest portion of the Desert Mountain subdivision community. This portion of the Desert Mountain development is isolated from the rest of the development by a golf course.

### **Adjacent Uses and Zoning**

- North: Single-family Residential District, Environmentally Sensitive Lands, Hillside District, zoned, R1-35/ESL/HD; The Gambel Quail Preserve II subdivision community.
- South: Residential, Church (Our Lady of Joy), The Town of Carefree; to the southwest, the SkyRanch at Carefree (Town of Carefree Airport)
- East: Open Space, Environmentally Sensitive Lands, Hillside District, zoned (O-S/ESL/HD); interim fire station, City of Scottsdale Municipal well site, and Desert Mountain golf course.
- West: Residential, The Town of Carefree; to the southwest, the SkyRanch at Carefree (Town of Carefree Airport).

### **Key Items for Consideration**

- General Plan amendment approved for the development of 190 residential units as well as an eighteen-hole golf course
- Approved zoning (17-ZN-2016) and conditional use permit (6-UP-2016) are consistent with the approved General Plan land use designations
- Conditional Use Permit Criteria for Golf Course
- Large Portion of NAOS requirement satisfied through Desert Mountain NAOS Land Bank
- Proposed site plan consistent with site plan approved with conditional use permit (6-UP-2016).

## **DEVELOPMENT PROPOSAL**

---

### **Goal/Purpose of Request**

This request is for approval of a golf clubhouse, cart barn and gatehouse, and associated golf course ancillary improvements. The proposed property has received a Conditional Use Permit for a golf course, clubhouse, and associated amenities. As a result, the owner has begun the development of the 190- approved residential units and the "Short Game" 18-hole golf course.

### **Neighborhood Communication**

The project performed a significant amount of public notification with the associated major General Plan Amendment (5-GP-2016), Zoning District Map Amendment (17-ZN-2016), and use permit (6-



UP-2016). The public involvement included the delivery of postcards, public open house meetings (individually held by the owner and the City), public notifications, sign postings, and public meetings.

Notifications were also sent regarding this Development Review Board case. Staff did not receive any inquiries or comments regarding this application. Staff did receive an inquiry into the construction phasing of the entire project. The resident did not provide additional comments.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

---

The golf course, which is primarily open space and generally a quiet use, is and will be an extremely sensitive neighbor to the surrounding homes and will be an amenity to the adjacent development (existing and proposed). The clubhouse will be nestled within the 92-acre development buffered by the surrounding golf course holes and Natural Area Open Space (NAOS). The proposed grading for the course considers the existing terrain of the area and is compatible with its surrounding environment.

The character of the existing golf course and clubhouse are compatible with the surrounding low-density residential land use and established Desert Mountain community. NAOS will be provided in conformance to City requirements. NAOS together with the golf course will total approximately 48% open space on the property. The applicant states that the golf course design “has been diligently thought through and respects, preserves, and showcases: natural drainage characteristics, established flood plains, desert washes, significant boulder outcroppings, and native vegetation.”

Located outside of the 100-foot scenic corridor area, the gatehouse is comprised of stucco and natural materials. This structure is small in scale, and is limited to eighteen feet in height, from natural grade. In terms of architectural character, the gatehouse is a small satellite of the proposed clubhouse. Access from North Cave Creek Road is not direct to the gatehouse. Arriving traffic will enter the site, go around the circular entrance, travel a few hundred feet, and then arrive at the gatehouse destination. The gatehouse will include the typical functions of a protective building, which welcomes visitors to the site.

The clubhouse is located along the site’s western boundary, with predominant views oriented toward the major vistas. The clubhouse is neighbored by municipal uses, and a significant distance from any neighboring residential structures. The clubhouse structures blend the interior and exterior spaces by providing large window divisions between indoor/outdoor dining and activity spaces. This promotes a relationship of the spaces to one another. The topography of the surrounding golf course plays to the structure’s layout, and blend the proposed cuts and fills. The structure’s cantilevered overhangs run horizontal providing visual engagement with the natural environment.

The clubhouse and gatehouse include the architectural character of a great number of residences within the Desert Mountain community. These architectural elements include mass walls throughout the facility that are to be clad with natural stone. The metal fascia and equipment screens will visually tie to the window frame structure. The flooring in the public spaces, such as the clubhouse entry, dining area, and terrace bar will be of large-formatted stone, tile, and concrete exposed aggregate. Multi-panel sliding doors, with transoms above, will enable the blending of inside and outside space. The usage of natural materials including wood, metal, stone, and stucco,

all in earth tones and appropriate light reflectance values, reflect the unique Sonoran Desert environment and the rural desert character. The size of the facility allows consistency of materials without excessive repetition.

The mechanical equipment, appurtenances, and utilities of the clubhouse and gatehouse facilities conform to the design guideline standards as noted in Design Standards and Policies Manual. Primary roof drainage is internal. Rooftop mechanical units are integrally designed, clustered to minimize impact, located behind louvered metal screens, and positioned strategically to reduce visibility from the adjacent surroundings. Conduits and raceways will be painted to match building surfaces. Exterior soffits will be continuously covered with a wood decking system, extending from the public interior spaces to the outdoor patios.

Primary access to the overall site will be provided via North Cave Creek Road with secondary access via North Pima Road. Access to the clubhouse will be predominantly from North Cave Creek Road. The project is anticipated to have approximately fifteen (15%) percent of the clubhouse's traffic be generated from the internal residents of the Desert Mountain Parcel 19 community.

The owner has been stipulated to improve North Pima Road, along the site's frontage, to the "local collector" street standards. The local collector street standards will be either the City of Scottsdale or Town of Carefree standards as directed by the Town of Carefree. These improvements will include: pavement widening, pavement replacement, curb and gutter installation, and sidewalk construction. The developer will also construct a deceleration lane, at the site's secondary access entrance, located on North Pima Road, unless otherwise directed by the Town of Carefree. The internal streets shall be designed and constructed to City of Scottsdale standard cross sections unless otherwise approved via a Circulation Master Plan approval process.

A pedestrian route is not planned along North Pima Road or North Cave Creek Road. The property does pose some connectivity issues due to the parcel's location and configuration. Topography along North Pima Road may also be an issue with respect to providing an adequate pedestrian access route that meets ADA standards. The owner will not be required to construct improvements, regarding the construction of unpaved trails, but will be required to provide the necessary easements for potential future trail construction along North Cave Creek Road.

The owner has been required to dedicate, to the City, a 25-foot-wide non-motorized public access easement (NMPAE), from east to west, along the south side of the parcel (North Cave Creek Road). The owner is also required to dedicate, to the City, a 25-foot-wide NMPAE, along the east side of North Pima Road, to accommodate for an 8-foot-wide trail. The owner is also required to dedicate a NMPAE along the north frontage of North Cave Creek Road, to accommodate an 8-foot-wide trail. The required trail easements will allow the possibility of future trail use, and completes the Transportation Master Plan Trails Plan. These easements shall be required with the recordation of the associated preliminary plat (7-PP-2017).

The proposed site plan requires a minimum of 99 parking spaces located on-site. The ordinance, Section 9.104.E, allows for a maximum twenty (20) percent reduction in the parking requirement through a mixed-use shared parking program. The ordinance grants the review and approval to the Zoning Administrator. In some instances, the request may be submitted to the City Council. The applicant has submitted for the request in reduction providing the justification that the golf course

use will be mixed with the residential use. The applicant contends that a considerable portion of residents of the associated residential project will be users and participants of the golf course. Therefore, this number of residents will access the golf course, via golf carts, from their homes.

Currently, the overall required NAOS area for the site has been calculated to be 34.2 acres, which is approximately 37.3 percent of the property's overall area. The current proposal has identified the dedication of 34.1 acres of NAOS, with 7.1 acres being located within the sites boundary. The remaining 37 acres of NAOS is being provided within the Desert Mountain NAOS land bank. As stated before, this request is in association with two preliminary plat cases (7-PP-2017 and 13-PP-2017). The first of the two preliminary plat cases will establish the development blocks and dedicate the required NAOS. The NAOS will be required to be dedicated before the permit for the clubhouse is issued.

The 7.1 acres of Natural Area Open space that will be dedicated on-site are being located over the large regional washes located within the site's boundary. The major washes are located along the northern boundary of the site, dividing the site in half, with the wash located in an east-to-west direction. Most of the NAOS being dedicated on-site has been limited to the regional wash levels of inundation. The project will be required to keep the base of the regional washes in a natural state and the levels of inundation will create the boundaries of the NAOS location.

### **Development Information**

- Existing Use: Primarily Vacant (with a water pump facility, an interim fire station, and municipal well sites)
- Proposed Use: 190-Unit Subdivision and Golf Course
- Buildings/Description: Desert Contemporary (See Attachment #6 and 7)
- Parcel Size: 92 acres
- Building Height Allowed: 30 ft. (R-4/ESL/HD), 30 feet (O-S/ESL/HD), and 52 feet (I-1/ESL/HD)
- Building Height Proposed: 30 ft. (R-4/ESL) and 24 feet (O-S/ESL)
- Parking Required: 99 spaces
- Parking Proposed: 99 or 81 spaces (with approval for mixed-use shared parking program).
- NAOS Required: 34.2 acres
- NAOS Proposed: 34.2 acres (7.1 acres on-site and 27.1 in Desert Mtn. NAOS bank)
- Density Allowed: 8.31 du/ac (straight R-4 zoning district)
- Density Proposed: 3.39 du/ac (56 acres of R-4 zoning) and 2.06 (92-acre site)

### **STAFF RECOMMENDATION**

#### **Recommended Approach:**

Staff recommends that the Development Review Board approve Desert Mountain Parcel 19 Golf Course Clubhouse per the attached stipulations, finding that the provisions of the Conditional Use Permit conditions and the Development Review Criteria have been met.

---

## RESPONSIBLE DEPARTMENTS

---

Planning and Development Services

Current Planning Services

---

## STAFF CONTACTS

---

Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

---

## APPROVED BY

---

 Jesus Murillo, Report Author

Phone: 480-312-7849 E-mail: Murillo@scpttsdaleaz.gov

11-21-17  
Date

 Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

11/27/17  
Date

 Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

11/29/17  
Date

## **ATTACHMENTS**

---

- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
    - 1A. Close-Up Aerial
  - 2. Applicant's Narrative
  - 3. Site Plan
  - 4. Associated Preliminary Plat (7-PP-2017)
  - 5. Natural Area Open Space (NAOS) Plan
  - 6. Building Elevations (Black and White)
  - 7. Building Elevations (Color)
  - 8. Hardscape Plan
  - 9. Overall Site Landscape Plan
  - 10. Clubhouse, Guardhouse, Entry Area Landscape Plan (Black and White)
  - 11. Clubhouse, Guardhouse, Entry Area Landscape Plan (Color)
  - 12. Floor Plans

**Stipulations for the  
Development Review Board Application:  
Desert Mountain 19 Clubhouse & Gatehouse  
Case Number: 17-DR-2017**

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 site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Drewett Works Architecture, with a city staff date of 9-1-2017.
  - b. The location and configuration of all site improvements shall be consistent with the site plan and hardscape plans submitted by Drewett Works Architecture and Greey - Pickett, with a city staff date of 9-1-2017 and 7-12-2017.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Greey - Pickett, with a city staff date of 9-1-2017.
  - d. The case drainage report submitted by Wood/Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Wood/Patel dated 8-5-2016 and accepted in concept by the Water Resources Department. BOD's must be updated to show any phasing of the project, such as the clubhouse only.
  - f. Development shall conform to the conceptual Natural Area Open Space plan submitted by M3 Companies, with a city staff date of 9-1-2017. Conceptual Open Space Plan is contingent upon amended development standards, drainage and wash modification, topography, NAOS requirements, abandonment, archaeology, and other site planning concerns to be addressed at the time of preliminary plat approval. Any proposed significant change to the conceptual Natural Area Open Space, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. The Development shall dedicate 7.1 acres of NAOS prior to the issuance of a Certificate of Occupancy.
  - g. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance for portion of the property zoned Open Space, Environmentally Sensitive Lands (O-S/ESL), and no building on the site shall exceed 30 feet in height, measured as provided in the applicable section of the Zoning Ordinance for

portion of the property, zoned Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL).

h. Floor Plans submitted by Drewett Works Architecture with a city staff date of 9-15-2017.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and Use Permit cases and stipulations for the site were: 17-ZN-2016 and 6-UP-2016.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. The stone wainscot shall be extended to completely wrap all columns, and complete the entire corner of any column or the structure wall.

**SITE DESIGN:**

**DRB Stipulations**

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. At the time of improvement plans for the development, the owner shall ensure all refuse areas meet DSPM Section 2-1.804.
7. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail #2147-1 and grease containment, detail #2147-2).
8. Before any permits are issued for the site, the owner shall submit plans and receive approvals for all off-site improvements from the Town of Carefree. Driveway location must be approved by the Town of Carefree.
9. At the time of improvement plans, the owner shall include a Grease, Oil and Sand Interceptor at the cart wash area per DSPM 7-1.411.
10. Prior to the issuance a Certificate of Occupancy for the Clubhouse and Gatehouse the owner shall have all driveways onto the internal street meet DSPM CH-1 Type.
11. At the time of improvement plans, the owner shall include the scour wall protection responsible for providing scour protection to the upstream/downstream limits along Pima Road where Galloway Wash and "Wash A" cross the road. The final Drainage Report will have the analysis and determination the exact limits and the necessary measures to protect Pima Road from scour.
12. Prior to issuance of a Certificate of Occupancy for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and

these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

13. Prior to issuance of any Certificate of Occupancy, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards, for any proposed golf club house.

#### **LANDSCAPE DESIGN:**

##### **DRB Stipulations**

14. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
15. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

#### **EXTERIOR LIGHTING:**

##### **Ordinance**

- B. The maximum height of any outdoor lighting source shall be 12 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
- C. The maximum height of any outdoor parking-lot type lighting source, except any light sources for patios and/or balconies, shall be 18 feet above the adjacent finished grade.
- D. Light sources that are utilized to illuminate patios and/or balconies that are above 12 feet shall be subject to the approval of the Development Review Board.
- E. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- F. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- I. The initial vertical luminance at 6-foot above grade, along the east, property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.



## DRB Stipulations

16. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting. Parking Lot and Site Lighting:
- The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
  - The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0-foot-candles. All exterior luminaires shall be included in this calculation.
  - The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
  - The total lumen per luminaire shall not exceed 24,000 lumens.

## VEHICULAR AND BICYCLE PARKING:

### DRB Stipulations

17. Prior to the issuance of a building permit, the owner shall submit plans to construct all bicycle racks in accordance with the of Scottsdale (COS) Supplements to MAG Specifications and Details, detail 2285.

## Streets, Improvements and Related Dedications:

### Ordinance

- J. Prior to the issuance of a building permit for the site, the owner shall submit improvement plans for all roadway improvements required in Zoning Case 17-ZN-2016 and Ordinance 10648.
- K. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
North Pima Road	Local Collector	25-foot-wide SCE and NMPAE	Overlay	a.3
North Cave Creek Road		75-foot-wide minimum and 100-foot-wide average SCE and NMPAE	Eastbound and Westbound left-turn lanes	a.1, a.4
Internal Streets	Local residential Rural/ESL Character	40-foot-wide full-street, and ESVAE	Full-street improvements	a.2, a.4

- a.1 The developer shall construct a right-turn deceleration lane at the site entrance on North Cave Creek Road, as directed by the Town of Carefree.

10. CASE NO. 17-001-0011
- a.2 The internal streets shall be designed and constructed to City of Scottsdale standard cross section unless otherwise approved via a Circulation Master Plan approval process. Raised medians are not included in the local residential street cross section. Scottsdale Revised Code Section 47-21 and 47-22: DSPM Section 5-3.100.
  - a.3 The owner shall construct any improvements deemed necessary by the approved traffic impact study, as determined by the City Transportation Department staff, and/or as outlined in the Town of Carefree Memorandum dated October 25, 2016, from Town Administrator Gary Neiss.
  - a.4 The owner shall construct the driveway onto Cave Creek Road at the location approved by the Town of Carefree, Town Administrator.

#### **DRB Stipulations**

- 18. Before a Certificate of Occupancy is issued for the site, the owner shall submit plans and receive plan approval to construct all driveways in general conformance with City of Scottsdale Supplement to the MAG Standard details, detail 2257 for CH-1.
- 19. The owner shall construct any improvements deemed necessary by the approved traffic impact study, as determined by the City Transportation Department staff, and/or as outlined in the Town of Carefree Memorandum dated October 25, 2016, from Town Administrator Gary Neiss.

#### **EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

##### **Ordinance**

- L. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

#### **DRB Stipulations**

- 20. Each Vista Corridor, a watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100-year 2-hour rain event, shall be dedicated by the owner to the City as a continuous Vista Corridor easement before a Certificate of Occupancy is issued for the site. The minimum width of the easement 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.
- 21. The Scenic Corridor setback width along North Pima Road shall be a minimum of 25 feet, measured from property-line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the City.
- 22. The Scenic Corridor setback width along North Cave Creek Road shall be a minimum of 75 feet, and an average of 100 feet, measured from property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the City.
- 23. Walls proposed within the Scenic Corridor Easement, located along N. Cave Creek Road, shall be relocated to be alongside the proposed driveway/roadway. The proposed walls shall not be located more than five (5) feet from the driveway/roadway improvements.

- CASE NO. 17-DR-2017
24. Before any building permit is issued for the site, the owner shall dedicate a minimum 25-foot-wide public non-motorized access easement, and construct a minimum 25-foot-wide multi-use trail along North Pima Road before any certificate of occupancy is issued for the site, as shown on the submitted preliminary block plat with the city staff date of 07/12/2017. The alignment of the trail shall be subject to approval by the Transportation General Manager or designee before dedication, and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails per the DSPM. The location and design of the signs and markers shall be shown on the final plans.
  25. Before a Certificate of Occupancy is issued for the site, the owner shall dedicate a minimum 25-foot-wide public non-vehicle access easement, to accommodate a multi-use path along North Pima Road, as shown on the submitted Preliminary Block Plat with the city staff date of 07-12-2017. Said easement being concurrent with the scenic corridor easement.

#### **WATER AND WASTEWATER STIPULATIONS:**

##### **DRB Stipulations**

26. Existing recharge and extraction well system.
  - a. Prior to the City releasing any interest in the existing Aquifer Storage and Recovery (ARS) wells, vadose recharge wells, and drain wells, and well site 85 infrastructure, sufficient testing shall be required to demonstrate that the replacement facilities perform equal to or better than the existing facilities (Reference Resolution No. 10800).
27. 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.
28. Basis of Design Reports shall identify any proposed phasing of the improvements within the master plan or state the water improvement will all be completed in one phase.
29. Identify any proposed phasing of the improvements within the master plan or state the wastewater improvement will all be completed in this phase.

#### **DRAINAGE AND FLOOD CONTROL:**

##### **DRB Stipulations**

30. The applicant shall provide a 100% final grading and drainage plan in support of the design of the proposed off-site basins along Galloway Wash as identified in the zoning case. Additionally, the design of the off-site basins will need to address the uncertainty in hydraulic function relating to potential erosion, sedimentation, and bed load of the natural wash feeding the basins and address the hydraulic uncertainty of unstable near critical depth flows within the natural wash. As part of the final plans submittal, the applicant shall provide a letter from the owner of lands containing the proposed off-site basins indicating their willingness for the construction, maintenance, and existence, in perpetuity, of the basins within their lands. The applicant will need to provide public drainage easements, in accordance with city policy, over the limits of the proposed basins in conjunction with final plans.
31. The City's stormwater storage policy for developments located within the Environmentally Sensitive Lands area includes reductions in required stormwater storage volumes based on providing designs, analysis, and sizing of stormwater storage facilities that result in no increase in post-development stormwater flows leaving a development site. The applicant has provided,

as part of the preliminary drainage report in support of the zoning case, the design, analysis, and sizing for stormwater storage facilities that meet this requirement. The applicant will follow City of Scottsdale codes and ordinances and the Town of Carefree will be provided copies of the applicant's drainage submittal in accordance with the Town of Carefree Memorandum dated October 25, 2016 from Town Administrator Gary Neiss.

32. The final drainage report for the final plans submittal application will need to include a scour and lateral erosion analysis for the Galloway Wash and "Wash A" crossings of the existing Pima Road street improvement and provide scour protection to protect the upstream and downstream limits of existing paved section to address the scour and lateral erosion potential as determined by the analysis. The lateral limits of the scour protection shall consist of the 100-year floodplain affecting the crossing and a reasonable distance beyond to accommodate the potential lateral erosion of the wash.
33. The preliminary drainage report for the preliminary plat application will need to include a HEC-RAS analysis that shows no significant increase in base flood elevations for the proposed grading and improvement affecting the limits of the AE flood zone over Galloway Wash
34. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
35. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.





Q.S.  
62-49

Single-Family Residential  
Environmentally-Sensitive Land  
Google Earth Pro Imagery

Single-Family Residential  
Environmentally-Sensitive Land

# Desert Mountain 19 Clubhouse & Gatehouse

ATTACHMENT #1

17-DR-2017





Q.S.  
62-49

Google Earth Pro Imagery

# Desert Mountain 19 Clubhouse & Gatehouse

ATTACHMENT #1A

17-DR-2017



# Project Narrative

Desert Mountain  
Parcel 19

Development Review Board Application  
Clubhouse and Gatehouse

Owner:  
DM19, LLC

Prepared by:  
M3 Companies, LLC

## **Table of Contents**

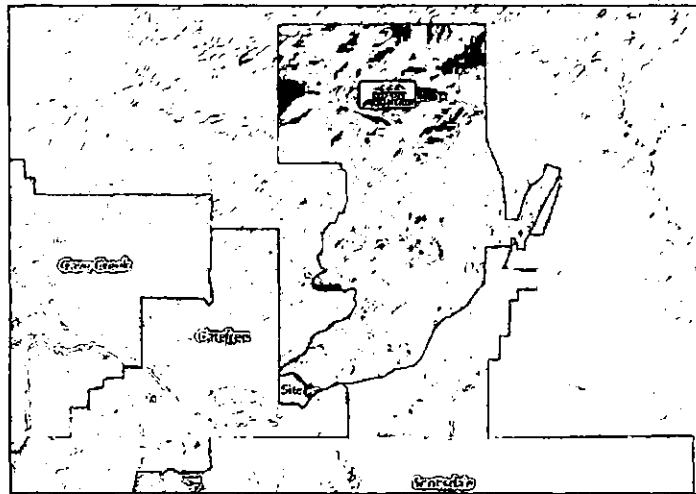
Purpose of Request .....	3
History/Surrounding Context .....	4
DRB Criteria .....	4
Architectural Character, Landscaping, and Site Design .....	5
Ingress, Egress, On-Site Circulation, Parking, Pedestrians .....	6
Water .....	6
Fire .....	7
Mechanical and Utility Equipment .....	7
General Plan .....	8
The Guiding Principles of the General Plan .....	8
Environmentally Sensitive Lands Ordinance .....	9
Design Standards & Policies Manual .....	9



## **Purpose of Request**

This request is for approval of a Development Review for a golf clubhouse and gatehouse on a property located north of the northeast corner of Pima Road and Cave Creek Road known as Desert Mountain Parcel 19. Parcel 19 is part of the Desert Mountain Master Plan community and is located at the southwest corner of the Master Plan. Desert Mountain Parcel 19 (DM19) is a 92-acre site that was recently zoned to R-4 ESL and O-S ESL with a Conditional Use Permit for a golf course and associated clubhouse. As a result, DM19 is being developed as 190 R-4 residential units and a "Short Game" par 3 18-hole golf course with a golf clubhouse and gatehouse.

**Vicinity Map**



The developer, M3 Companies, LLC ("M3") is creating an exclusive single family residential community consisting of 190 dwelling units, with amended development standards, compatible with the established character and context of the Desert Mountain master plan community as well as the surrounding mix of residential densities and uses in the surrounding area. The overall maximum density is 2.04 du/ac. The central amenity for the DM19 site will be an 18-hole short game golf course (par-3) and ancillary golf clubhouse and gatehouse, all of which will be part of the existing Desert Mountain Golf Club.

## **History/Surrounding Context**

The Property is contiguous to Desert Mountain on the north and east sides, with Our Lady of Joy Catholic Church and Rural-43 single family residential to the south, and the Carefree Sky Ranch Airport and R1-35 single family residential to the west in the Town of Carefree, separated by Pima Road.

Desert Mountain is an 8,000+/- acre master planned community with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35 zoning totaling approximately 2,436 homes. Additionally, the Desert Mountain HOA recently voted to support (87% in favor) the request for R-4 ESL and O-S ESL zoning to allow residential and golf course development on this Property, which was approved by the City of Scottsdale on December 1, 2016.

For the past 28 years, Desert Mountain has earned numerous awards for excellence in the areas of golf, clubhouse and residential design and conservation of its pristine natural desert setting. M3 intends to build upon the exemplary reputation of Desert Mountain with the development of DM19 as an upscale high desert residential and golf community.

## **DRB Criteria**

The Board shall consider the design and theme of the application with respect to the applicable guidelines, development standards, The Design Standards and Policies Manual, master plans, character plan, and General Plan.

The Board shall consider how the architectural character, landscaping, and site design of the proposed development promotes a desirable relationship of structures to one another, as well as to open spaces and topography.

The Board shall consider the design's responsiveness to the unique climatic and other environmental factors of the Sonoran Desert, as well as the avoidance of excessive variety and monotonous repetition.

The Board shall consider the project's safety and convenience of its ingress, egress, internal traffic circulation, loading and service areas, and pedestrian circulation.

The Board shall consider the integration and screening of mechanical equipment, appurtenances, and utilities.

The Board shall consider how the project conforms to the recommendations and

## **Architectural Character, Landscaping, and Site Design**

The project is comprised of a newly constructed single story clubhouse facility that consists of two buildings with dining, a kitchen facility, a pro shop, and a cart barn. The project will also include a gatehouse located along the entry drive.

In terms of architectural character, the planned structures of DM19 reflect the stylistic leanings of a great number of residences currently existing within Desert Mountain. To that end, feature mass walls throughout the facility are to be clad with natural stone. Exterior soffits will be continuously covered with a wood decking system, extending from the public interior spaces to the outdoor patios. The metal fascia and equipment screens will visually tie to the window frame structure. The flooring in the public spaces such as the clubhouse entry, dining and terrace bar will be of large format stone, tile, and concrete exposed aggregate. Multi-slide doors with transoms above will enable the blending of inside and outside space. There are two double-sided fireplaces throughout that will add to the ambience in evening settings.

From a site design perspective, the clubhouse is nestled slightly below the entry drive, with predominant views oriented toward the major vistas. The building volumes are splayed to allow for engagement with the immediate site, which is comprised of outdoor dining and activity spaces, promoting a desirable relationship of the structures to one another. The topography of the surrounding golf course plays to the structure's areas of fenestration, which are set back below deep cantilevered overhangs, providing visual engagement with the natural environment.

An assemblage of natural materials including wood, metal, stone, and stucco, all in earth tones and appropriate light reflectance values, reflect the unique Sonoran desert environment and the rural desert character. The size of the facility allows for consistency of materials without excessive repetition.

The landscaping will feature hardscape materials consistent with the natural color palette such as exposed aggregate concrete, integrally colored concrete, pavers, and natural stone. The softscape will adhere to the Arizona Department of Water Resources (ADWR) Low Water Use/ Drought Tolerant plant list, with a predominance of feature specimen plants providing accents to the architecture of the buildings. The immediate vicinity of the clubhouse will incorporate social gathering nodes by way of fire pits, activities, and outdoor dining.

It is important to note that the Desert Mountain Club, Inc. recently confirmed its approval of the architectural direction of the proposed clubhouse.

## **Ingress, Egress, On-Site Circulation, Parking,**

### **Pedestrians**

Pedestrian ways, internal circulation, off-street parking, ingress, and egress shall be coordinated so as to promote convenience and safety. The clubhouse lot will provide parking in conformance with the Parking Master Plan, submitted separately.

Emergency access will meet or exceed Scottsdale Fire Department requirements.

The gated entrance at the gatehouse will comply with the standards of figure 2.1-3 of the DSPM.

Pedestrian and bicycle facilities will conform to the guidelines identified in Section 2-1.808 of the DSPM.

- Per review comments, four racks containing eight bicycle rack spaces have been added to the plans near the clubhouse entrance.

### **Water**

The Water Master Plan / Basis of Design Report has been submitted to determine water design flows, pipe sizes, and waterline locations as required to provide water services to DM19. The required infrastructure identified includes water distribution system mains and connection points.

The Wastewater Master Plan / Basis of Design Report has been prepared to determine wastewater design flows, pipe sizes, and sewer line locations and identifies the wastewater collection system mains and outfall locations.

Both plans have been prepared by Wood, Patel & Associates in accordance with the City of Scottsdale's technical requirements for the water and wastewater collection systems as applicable for DM19.

Upon completion of installing the water mainlines and sewer lines to and from the clubhouse and gate house, these facilities and any easements will be dedicated to the City of Scottsdale as shown on the final plat.

## **Fire**

- Per review comments, the drawings have been modified to reflect that minimum drive widths are twenty-four feet (24'), unobstructed vertical clearance is a minimum of 13'6", a Key Switch/ Pre-Emption Sensor has been provided, fire hydrant spacing (for existing and proposed) has been provided, FDC spacing requirements have been met, and all fire lanes meet fire ordinances.
- Per review comments, the drawings have been modified to reflect that commercial turning radii have been satisfied, divided entrances and drive thru bypass lane minimum widths are twenty feet (20'), fire lane surface including bridge/ culvert crossings will support 83,000 lbs GVW, and fire riser room has been located.
- Per review comments, there are no dead-ends over three hundred feet (300') so emergency vehicle turn-around request does not apply.

## **Mechanical and Utility Equipment**

The mechanical equipment, appurtenances, and utilities of the clubhouse and gatehouse facilities will conform with the design guideline standards as noted in DSPM Section 2-1.401. Primary roof drainage will be internal. Rooftop mechanical units will be integrally designed, clustered to minimize impact, located behind louvered metal screens, and positioned strategically to reduce visibility from the adjacent surroundings. Conduits and raceways will be painted to match building surfaces.

Block walls will be used to screen the SES and back-of-house functions including trash, receiving, and cart wash areas. Visual interest of these walls will be maintained by variations in wall height, material selection, and juxtaposition to building walls.

## **General Plan**

DM 19 is designated as Suburban Neighborhoods and Developed Open Space/Golf pursuant to the City's General Plan.

The Suburban Neighborhoods land use category supports a range of residential density from more than one (1) dwelling unit/acre up to eight (8) dwelling units/acre. The proposed development plan at approximately two (2) dwelling units/acre overall and 3.4 du/ac on the R-4 property will conform to the lower end of the density range identified in the Suburban Neighborhoods category.

The Developed Open Space land use includes both public and/or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors and their design should integrate with adjacent neighborhoods.

## **The Guiding Principles of the General Plan**

Within the City's General Plan there is a collection of "goals and approaches" intended to integrate the "Guiding Principles" into the planning process and determine if the City's Guiding Principles are being achieved in the context of general land use planning. These six principles, goals and approaches are however not static nor inflexible and the General Plan clearly recognizes that. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and directions change.

Scottsdale's character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) "Planning Zones" are identified in the City's Level 1-Citywide Planning. The Property is located in the City's Planning Zone "E," which is the northernmost zone and includes a variety of master planned communities such as Terravita, Whisper Rock, the Boulders, DC Ranch and Desert Mountain and also includes several thousand acres of State Trust Lands.

Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is not part of an adopted Character Area Plan.

Level 3 general planning includes neighborhood planning intended to identify and

implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property.

## **Environmentally Sensitive Lands Ordinance**

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

DM19 upholds the ESLO objectives in the following ways:

- Sensitive placement of paths, clubhouse, gatehouse, and internal roadways to complement the natural landscape.
- Preservation of undisturbed native vegetation and re-vegetation of areas with ESLO desert plantings where disturbed by construction.
- Use of desert appropriate architecture through the integration of deep overhangs and recessed windows.
- Extensive shade structures and low consumption light fixtures provide energy reduction.
- Buildings that demonstrate a logical hierarchy of masses and highlight key volumes.
- Interior spaces that project into the outdoor patios.
- Materials used demonstrate honest implementation, with colors and textures that tie to the region.

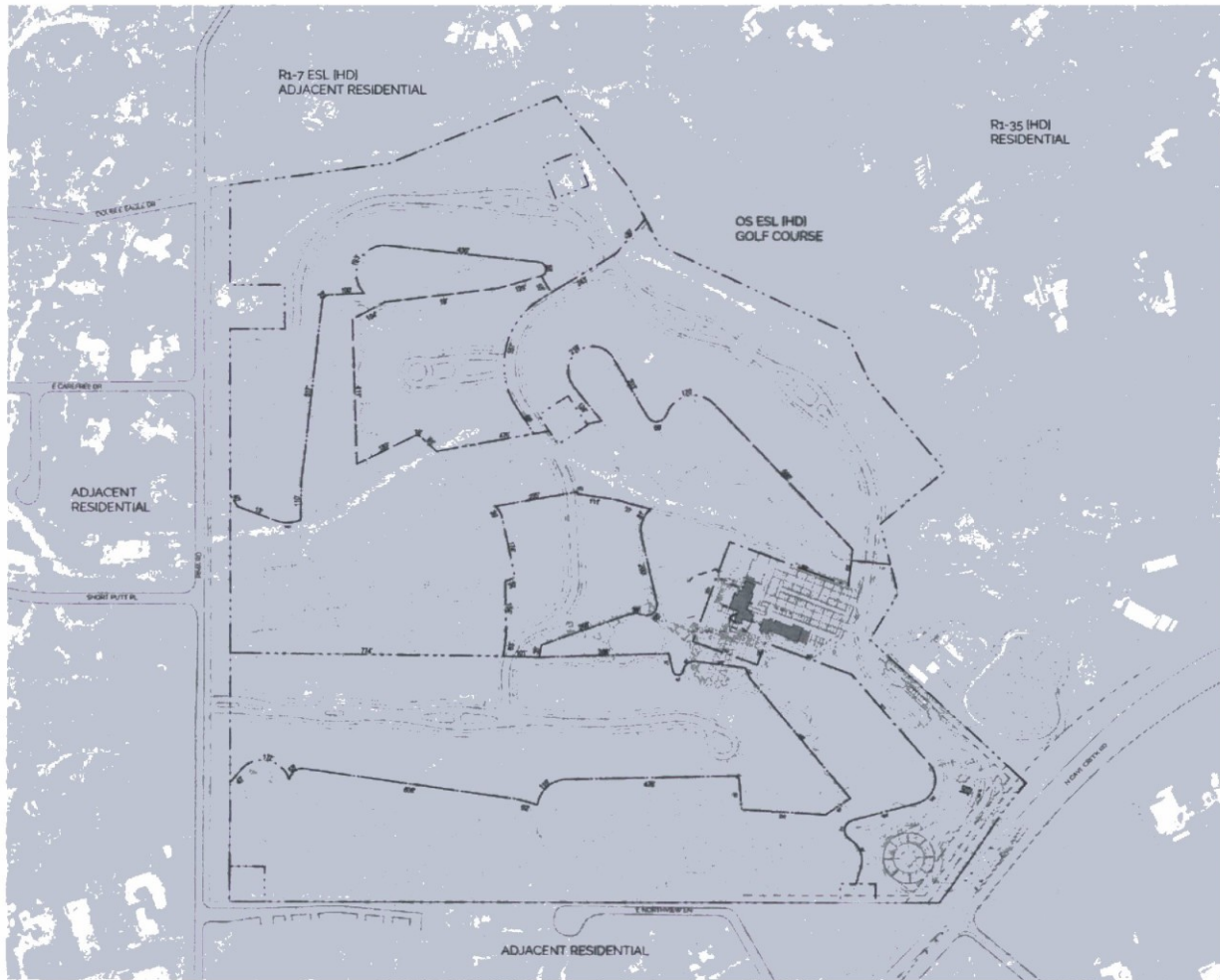
## **Design Standards & Policies Manual**

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DSPM. The DSPM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for DM 19 will comply with the standards and policies conveyed by the DSPM as follows:

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required within natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored or stained to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DSPM.
- Only local native rock will be used for erosion protection.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where retaining walls are required, heights will be kept to a minimum and terracing will be incorporated to avoid "tall" wall impacts.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DSPM.
- Per review comments, the drawings have been revised to reflect that the DSPM refuse area requirements have been met.





 DM PARCEL A SITE/KEY PLAN  
1" = 160'-0"

# DW

DREWETT WORKS // ARCHITECTS

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
P 602-973-9388 H 602-973-9388  
PLANS @ DREWETTWORKS.COM

FOR COS DRB SUBMITTAL  
DATE 06-27-17  
REV

CONTEXT AERIAL  
  
NOT FOR CONSTRUCTION  
06-27-17  
Summer 12/31/2019

**17-DR-2017**  
**09/01/17**

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
P 855-373-9388 // T 855-373-9388  
PLANS@DREWETWORKS.COM

DM 10 PARCEL A  
SITE AREA: 7.05 AC | 307,098 SF

ZONING INFORMATION:  
ZONING: R-4 ESL

AREA CALCULATIONS:  
-CONDITION AREA  
CLUBHOUSE ICHI  
DRIVING: 1.380 SF  
BAR: 730 SF  
KITCHEN: 700 SF  
BOH: 1,150 SF  
RESTROOM: 700 SF  
SUBTOTAL: 4,660 SF

CART BARN ICHI  
PRO SHOP: 1,100 SF  
CART BARN: 3340 SF  
SUBTOTAL: 4,240 SF  
TOTAL: 8,900 SF

AREA UNDER ROOF  
CLUBHOUSE: 9,014 SF  
CART BARN: 6,912 SF

**VICINITY MAP**

DEVELOPMENT PARCELS

**17-DR-2017**  
**09/01/17**



CLUBHOUSE BUILDING:  
DINING 1,380 SF  
BAR 730 SF  
DINING TERRACE 1,500 SF  
BAR TERRACE 600 SF  
PRO SHOP 1,100 SF  
SUBTOTAL 5,310 SF

CLUBHOUSE PARKING CALCULATION:  
5,310 SF / 200 = 26.55 PARKING SPACES

GOLF COURSE PARKING CALCULATION  
PRACTICE TEES NONE  
18 HOLES x 4 = 72 PARKING SPACES

SUBTOTAL PARKING REQUIRED  
26.55 + 72 = 98.55 PARKING SPACES

20% PARKING REDUCTION  
98.55 - 20% = 78.71 PARKING STALLS

SUBTOTAL PARKING REQUIRED:  
98.55 - 19.71 = 78.84  
79 PARKING SPACES REQUIRED  
3 ACCESSIBLE SPACES REQUIRED  
8 BICYCLE PARKING SPACES  
REQUIRED

\*NOTE: LIVE ENTERTAINMENT USING SAME RATIO  
LIMITED TO HOURS WITH A FULL MENU AND IS  
LESS THAN 15% OF THE GROSS FLOOR AREA

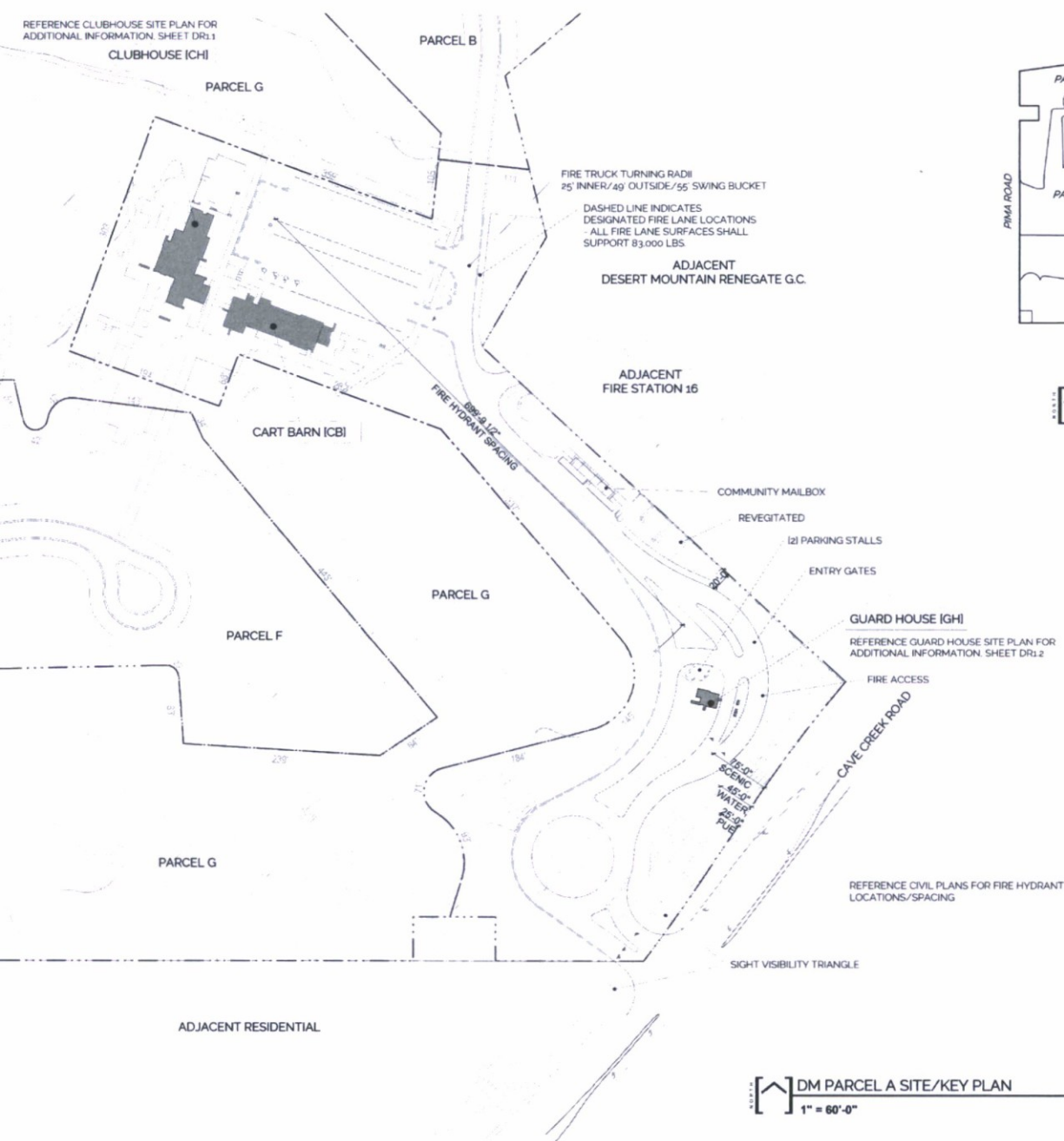
BICYCLE PARKING:  
1 BICYCLE PARKING SPACE FOR EVERY 10 REQUIRED  
VEHICULAR PARKING SPACES WHEN AT LEAST 40  
VEHICULAR PARKING SPACES ARE REQUIRED.  
MINIMUM OF 2 BICYCLE PARKING SPACES

\*NOTE: LIVE ENTERTAINMENT USING SAME RATIO IS LIMITED TO HOURS WITH A FULL MENU AND IS LESS THAN 15% OF THE GROSS FLOOR AREA

**BICYCLE PARKING:**  
1 BICYCLE PARKING SPACE FOR EVERY 10 REQUIRED  
VEHICULAR PARKING SPACES WHEN AT LEAST 40  
VEHICULAR PARKING SPACES ARE REQUIRED.  
MINIMUM OF 2 BICYCLE PARKING SPACES

ACCESSIBLE PARKING [MINIMUM 4% OF REQUIRED PARKING]  
76 TO 100 PARKING SPACES  
4 ACCESSIBLE STALL REQUIRED/PROVIDED

TOTAL PARKING PROVIDED:  
82 PARKING STALLS INCLUDING 4 ACCESSIBLE  
STALLS  
4 BICYCLE RACKS PROVIDED



NORTH [Symbol] DM PARCEL A SITE/KEY PLAN  
1" = 60'-0"

**17-DR-2017**  
**09/01/17**



STONE WALL  
SITE VISIBILITY TRIANGLE  
CONCRETE ROLL CURB  
TYPICAL  
LANDSCAPE ISLAND  
PARKING LANE  
SURFACE SHALL SUPPORT 83,000 LBS.

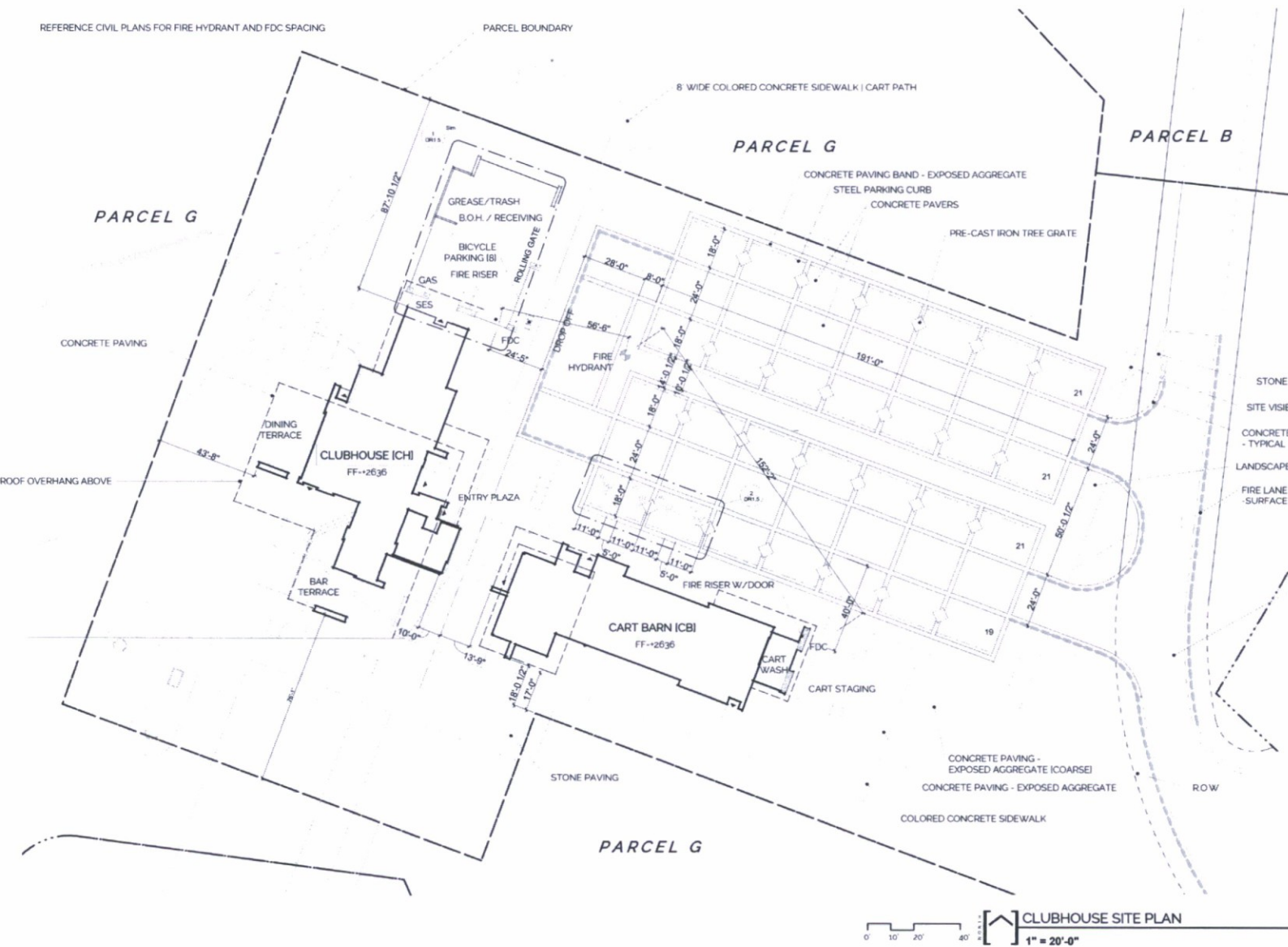
FIRE TRUCK TURNING RADII  
25' INNER/49' OUTSIDE/55' BUCKET SWING

FOR COS DRB SUBMITTAL  
DATE 08-23-17  
REV

CLUBHOUSE SITE PLAN



**17-DR-2017**  
**09/01/17**



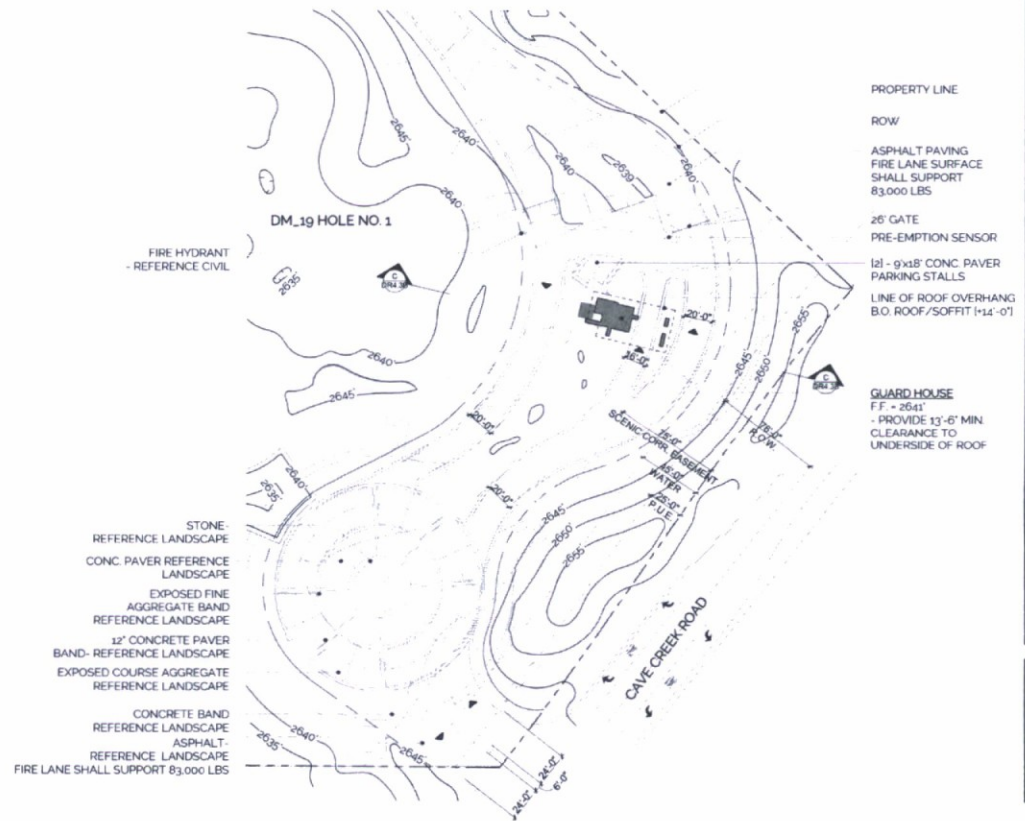
**CLUBHOUSE SITE PLAN**  
1" = 20'-0"





DREWETT WORKS // ARCHITECTS

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
PH: 480.373.9388 // FAX: 480.373.9388  
PLANS@DREWETTWORKS.COM



GENERAL NOTES

- THE GUARDHOUSE DOES NOT HAVE  
ANY ROOFTOP MOUNTED  
MECHANICAL UNITS/ SCREENS

GUARDHOUSE AREA CALCULATIONS  
CONDITIONED AREA 375 SF

TOTAL AREA UNDER ROOF:  
1,666 SF

GUARD HOUSE PARKING CALC.  
375 / 100 = 4 OCCUPANTS  
B OCCUPANCY- OFFICE

1 PER 300  
2 PARKING STALLS REQUIRED  
2 PARKING STALLS PROVIDED

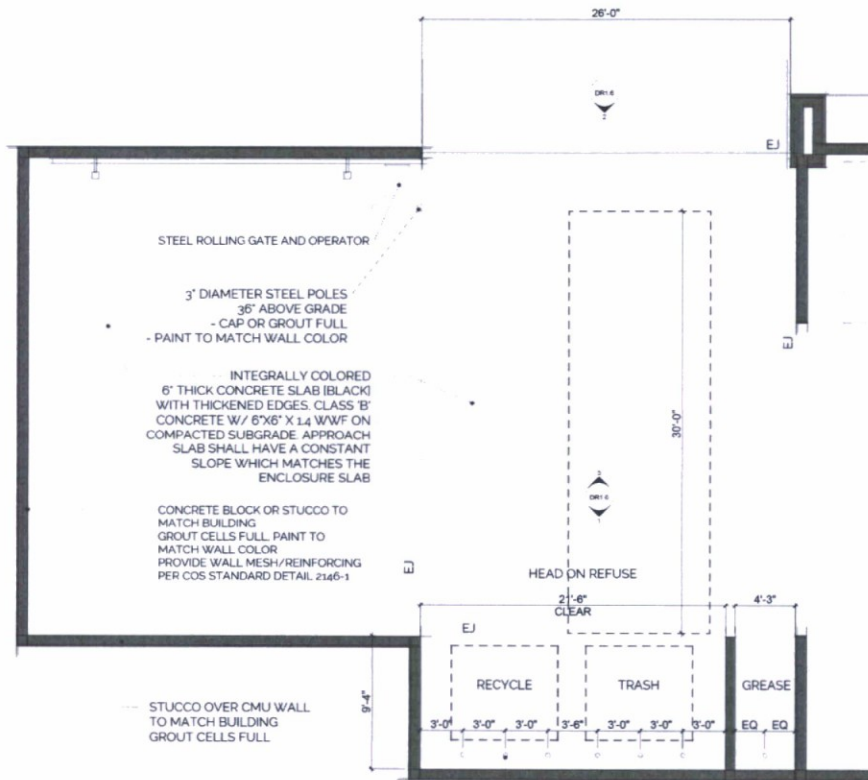
FOR COS DRB SUBMITTAL  
DATE 08-23-17  
REV

DR GUARD HOUSE SITE PLAN



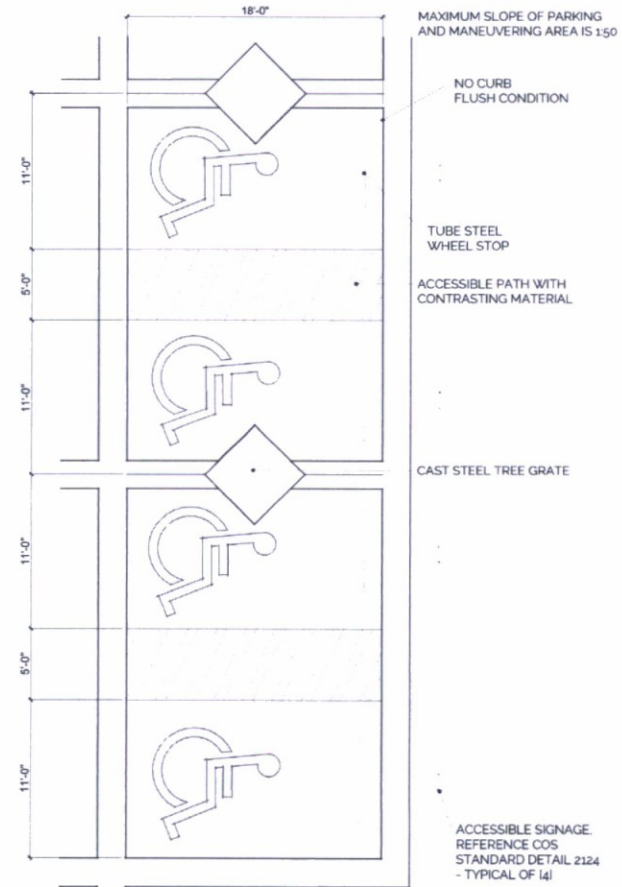
DR GUARD HOUSE SITE PLAN  
1" = 40'-0"

17-DR-2017  
09/01/17



EJ - EXPANSION JOINT  
1/2" EXPANSION JOINT, ASTM D.1751  
PER MAG SECTION 729

[L] TRASH ENCLOSURE  
1/4" = 1'-0"



[L] ADA PARKING  
1/4" = 1'-0"

GENERAL NOTES

- PARKING LOT LIGHTING SHALL MEET ALL COS STANDARDS
- SCREEN WALL AND SITE WALLS SHALL MATCH BUILDING AND SHALL BE CONSTRUCTED TO MEET COS STANDARDS

FOR COS DRB SUBMITTAL  
DATE 06-27-17  
REV

## SITE DETAILS



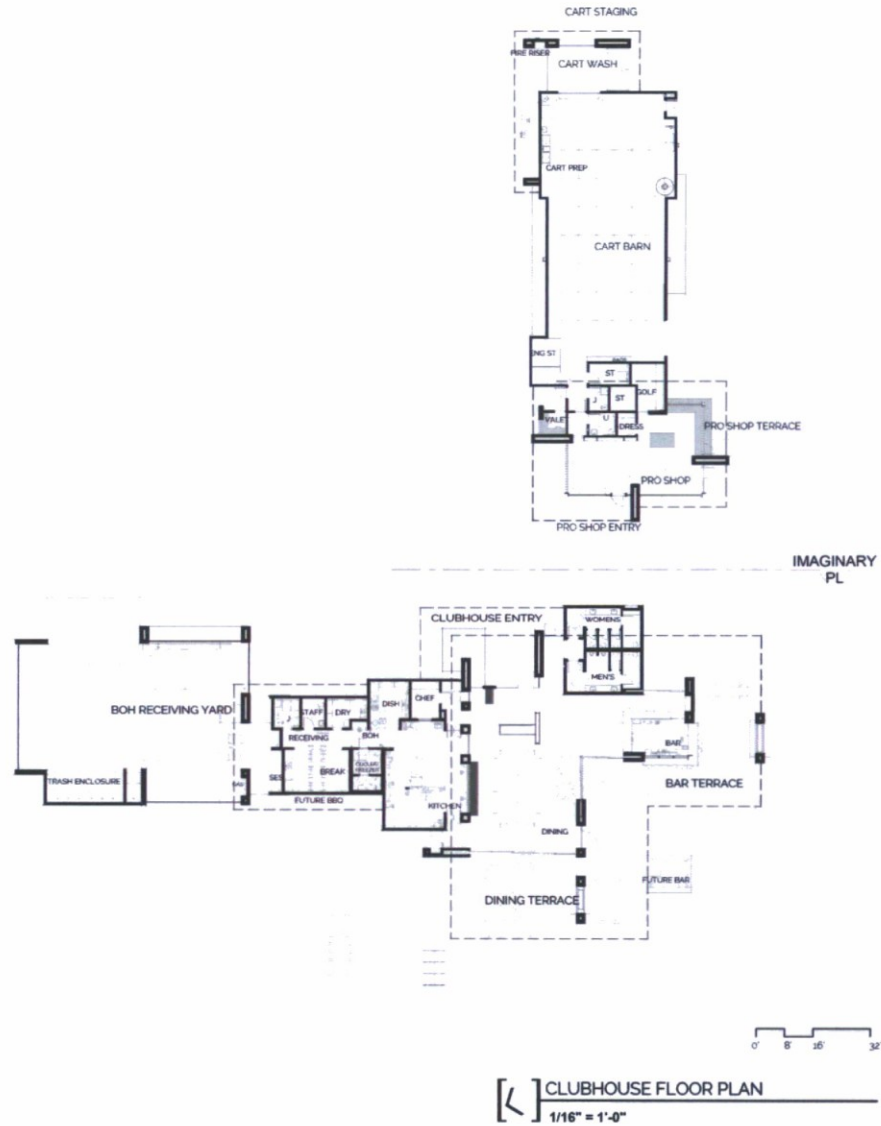
**17-DR-2017**  
**09/01/17**



# DW

DREWETT WORKS // ARCHITECTS

7144 E STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
P 855 373-9388 // F 855 373-9388  
PLANS@DREWETTWORKS.COM



FOR COS DRB SUBMITTAL

DATE 08-23-17

REV

CLUBHOUSE FLOOR PLAN

NOT FOR CONSTRUCTION  
08-23-17  
CLUBHOUSE FLOOR PLAN  
CLUBHOUSE FLOOR PLAN

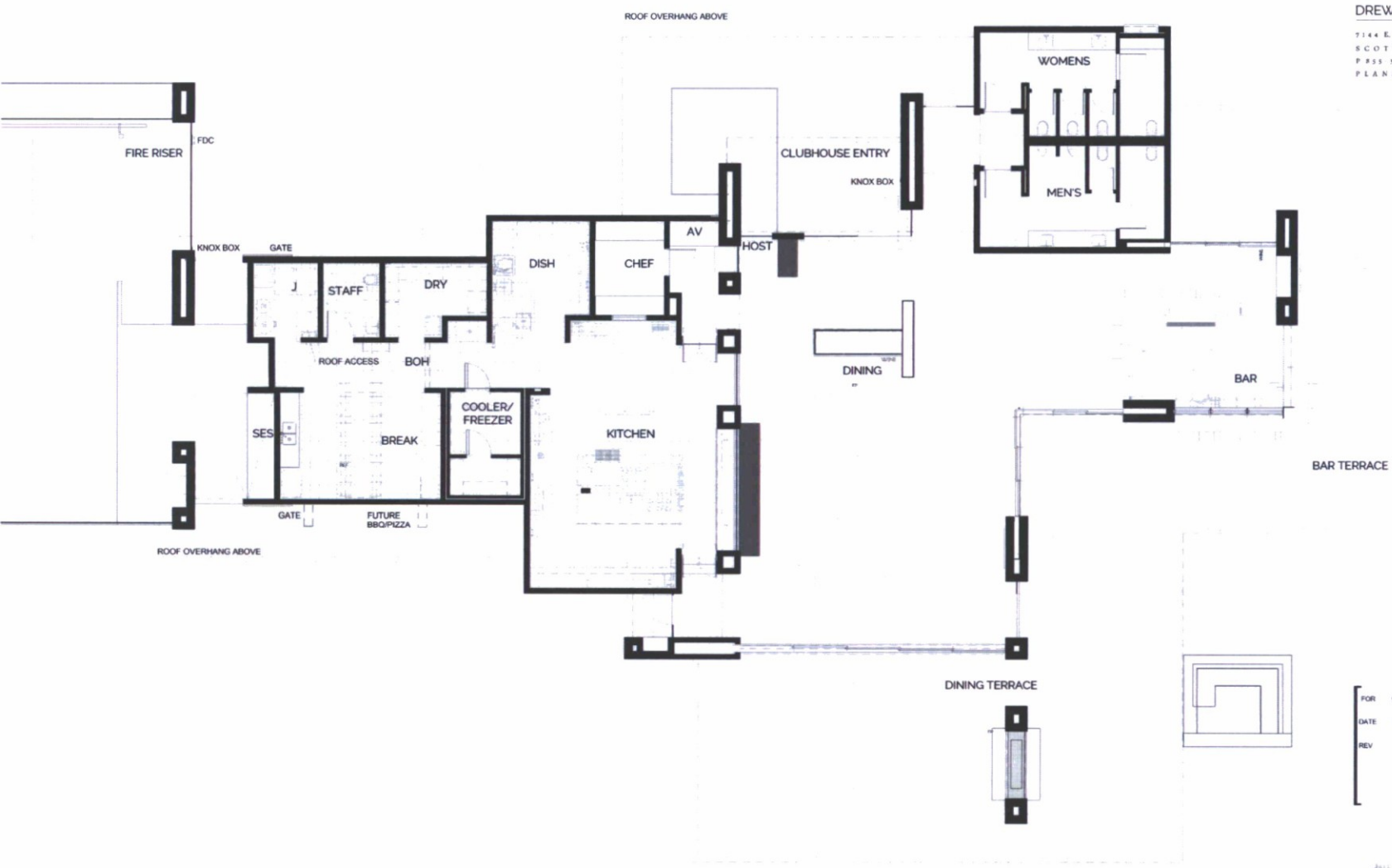
DR

17-DR-2017  
09/01/17

# DW

DREWETT WORKS // ARCHITECTS

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
P 855 373-9388 // F 855 373-9388  
PLANS @ DREWETTWORKS.COM



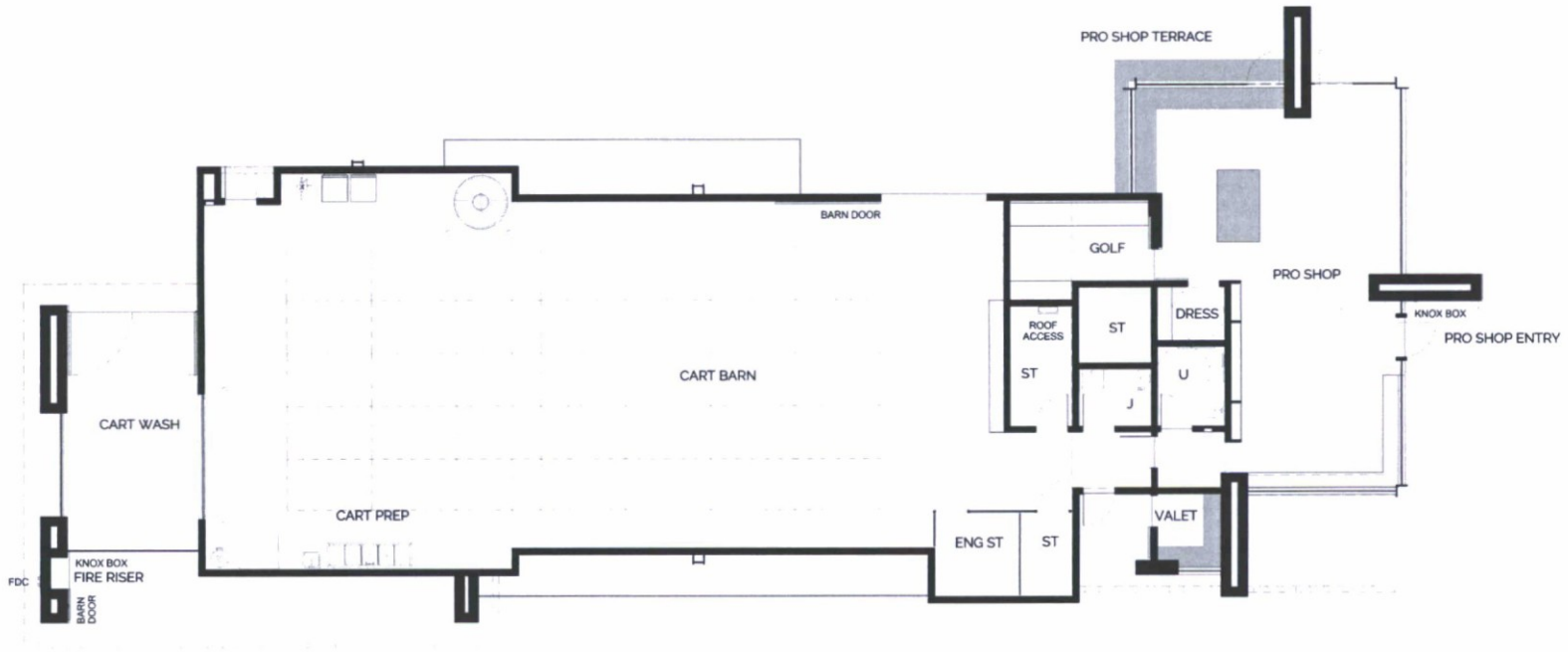
FOR COS DRB SUBMITTAL  
DATE 08-23-17  
REV

[L] CH FLOOR PLAN  
3/16" = 1'-0"

CH FLOOR PLAN  
DR  
NOT FOR CONSTRUCTION  
08-23-17  
10

17-DR-2017  
09/01/17





FOR COS DRB SUBMITTAL  
DATE 08-23-17  
REV

CB FLOOR PLAN

[1] CB FLOOR PLAN  
3/16" = 1'-0"



**17-DR-2017**  
**09/01/17**

NOTE: REFERENCE LANDSCAPE FOR SECURITY WALL AND GATES

DW

DREWETT WORKS // ARCHITECTS

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
PHS 373-9385 // FRS 373-9388  
PLANS @ DREWETTWORKS.COM

FIRE LANE SURFACE SHALL  
SUPPORT 83,000 LBS.

EXIT DRIVE AISLE

ELECTRICAL PANEL  
- RECESSED

121 PARKING STALLS

UNISEX

STAFF

SECURITY  
FF + +/- 2641  
(REFERENCE CIVIL)

8'-6" 1/2"  
OVERHANG

REFERENCE LANDSCAPE

VISITOR DRIVE AISLE

ROOF OVERHANG ABOVE  
- 24'-0" OVERHANG O AFF  
123'-6" MINIMUM REQUIRED!

MEMBER CARD READER WITH  
FIRE DEPARTMENT KEY SWITCH  
- PROVIDE PRE-EMPTION SENSOR  
W/ KNOX KEY SWITCH

MEMBER | FIRE  
DRIVE AISLE

FIRE LANE SURFACE SHALL  
SUPPORT 83,000 LBS.

FOR COS DRB SUBMITTAL

DATE: 08-23-17

REV

GUARD HOUSE FLOOR PLAN

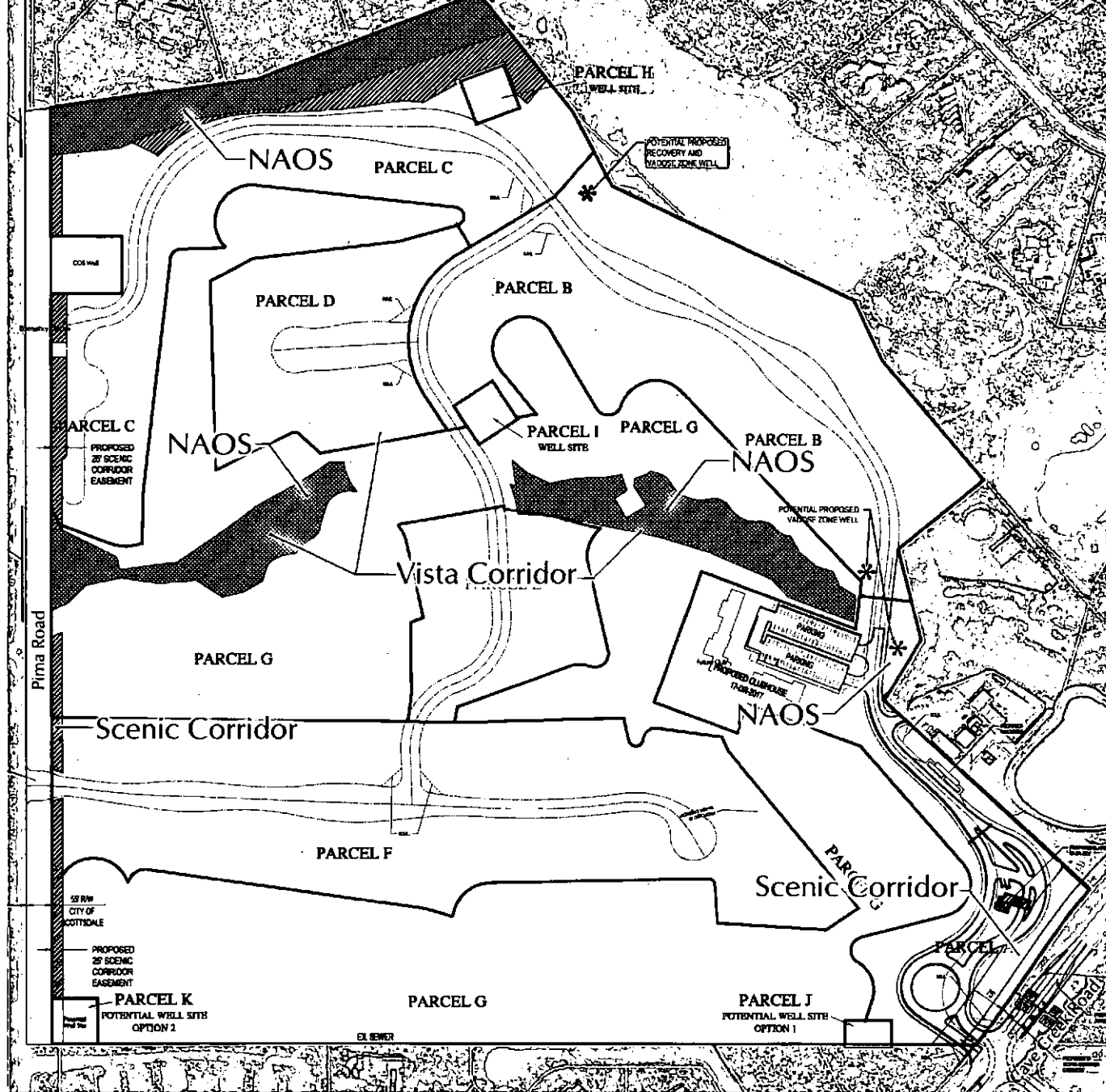
NOT FOR CONSTRUCTION  
08-23-17  
Expires: 12/31/2019

DR





DR GUARD HOUSE FLOOR PLAN  
3/16" = 1'-0"

17-DR-2017  
09/01/17



#### NAOS ZONES

	Undisturbed NAOS -	5.29 Acres
	Revegetated NAOS -	1.81 Acres

Desert Mountain NAOS Pool - 27.1 Acres  
(Undisturbed NAOS)

NAOS Provided - 34.2 Acres = 37.3% of Property

Required NAOS per  
Slope Analysis - 34.2 Acres = 37.3% of Property

Gross Property Acreage - 91.7 Acres



Parcel 19

August 17, 2017  
0 100 200 300  
SCALE: 1" = 100'

m2companies



## NOTES:

- NOTES:
1. ALL EXTERIOR LIGHTING FIXTURES ARE RECESSED CANS MOUNTED TO THE UNDERSIDE OF ROOF.
  2. ALL FDC CONNECTIONS ARE WALL MOUNTED.
  3. ALL PORTIONS OF PARKING/LANDSCAPE WITHIN FIRE LANE/TURNING RADII SHALL HAVE A SURFACE THAT SHALL SUPPORT 83,000 LBS

TRIANGLE

ND

L SUPPORT 83,000 LBS.  
INGS AND SIGNS PER  
045. 5033

5' INNER/49' OUTSIDE/55' BUCKET SWING

TY LINE

FOR COS DRB SUBMITTAL

DATE 10-12-17

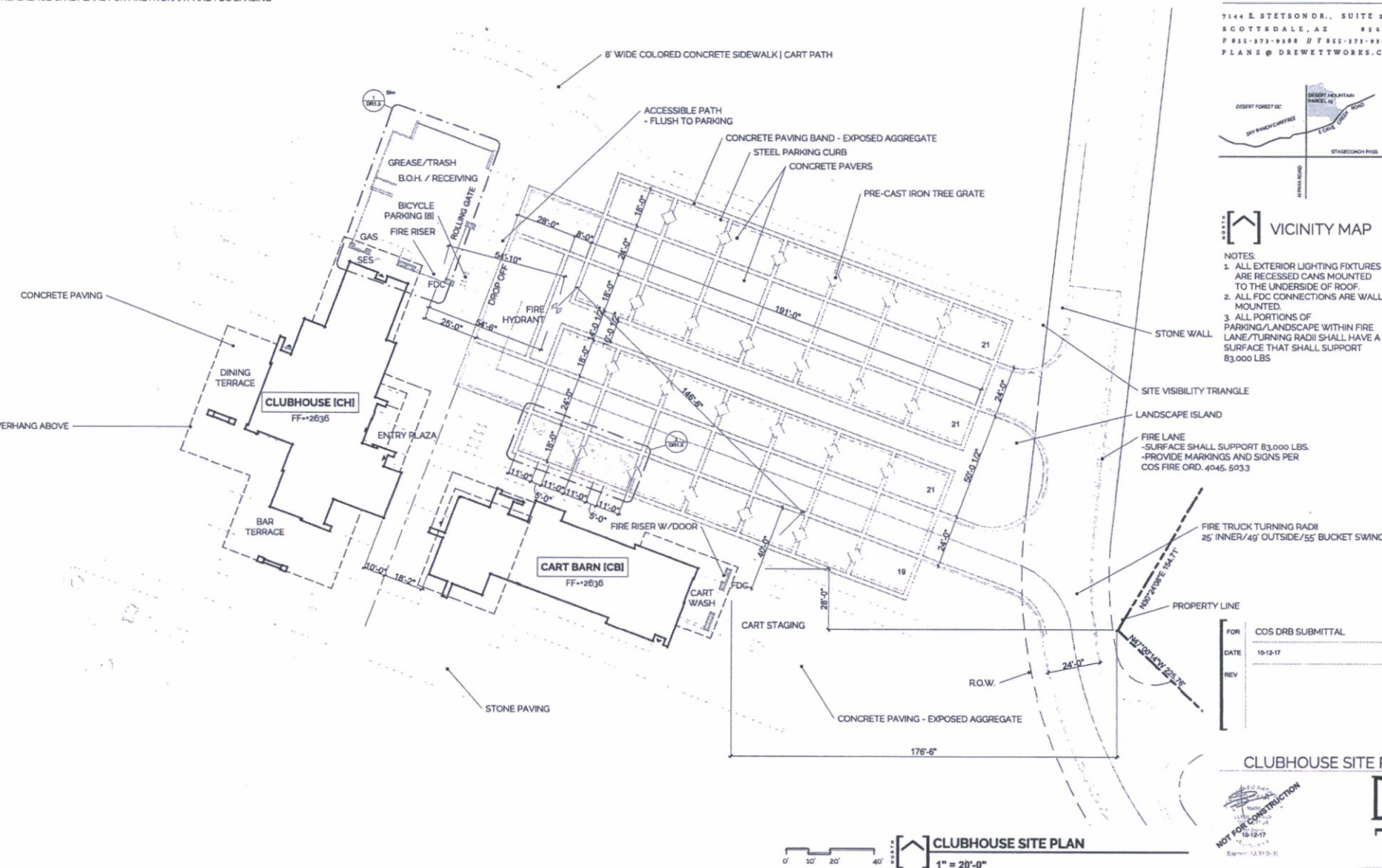
REV

CLUBHOUSE SITE P



17-DR-2017  
10/17/17

#### REFERENCE CIVIL PLANS FOR FIRE HYDRANT AND FDC SPACING



- THE GUARDHOUSE DOES NOT HAVE ANY ROOFTOP MOUNTED MECHANICAL UNITS/ SCREENS.

GUARDHOUSE AREA CALCULATIONS:  
CONDITIONED AREA: 375 SF

TOTAL AREA UNDER ROOF:  
1,666 SF

375 / 100 - 4 OCCUPANTS  
B OCCUPANCY- OFFICE

1 PER 300  
2 PARKING STALLS REQUIRED  
2 PARKING STALLS PROVIDED

FOR COS DRB SUBMITTAL

DATE 10-10-17

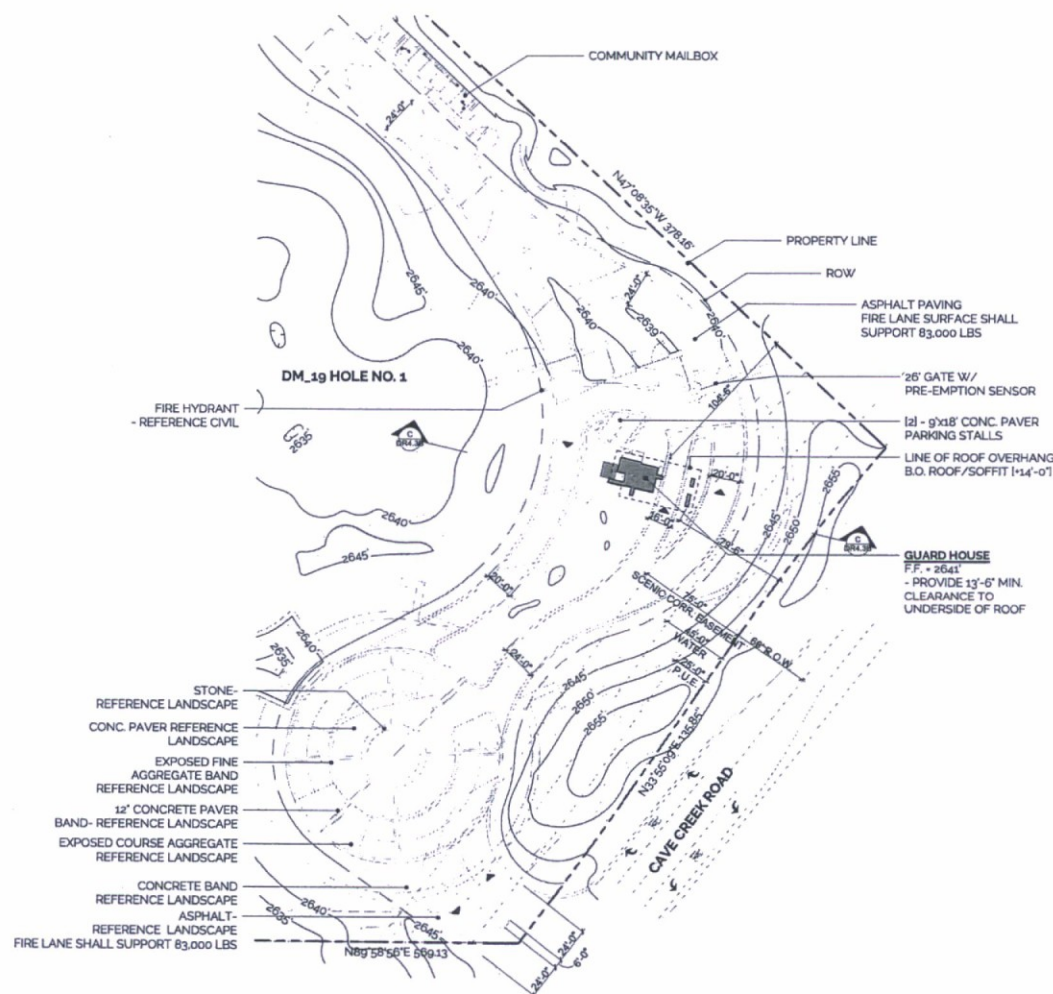
REV

## GUARD HOUSE SITE PL



Expires 12/31/2019

**17-DR-2017**  
**10/17/17**



**GUARD HOUSE SITE PLAN**  
1" = 40'-0"

1" = 40'-0"



PARCEL 8, OF MAP OF DEDICATION AND PARCEL MAP NORTH SCOTTSDALE AQUIFER STORAGE & RECOVERY PROJECT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 754 OF MAPS, PAGE 30;

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT NO. 92-0116951 OF OFFICIAL RECORDS, AND AS SHOWN ON SAID PLAT: AND

FURTHER EXCEPT A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING A PART OF PARCEL 8 OF MAP OF DEDICATION AND PARCEL MAP NORTH SCOTTSDALE AQUIFER STORAGE & RECOVERY PROJECT, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA AT BOOK 754 OF MAPS, PAGE 30, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN-MOST CORNER OF PARCEL 4 OF SAID BOOK 754 OF MAPS, PAGE 30, FROM WHICH THE SOUTHEASTERLY LINE OF SAID PARCEL 4 BEARS SOUTH 15 DEGREES 52 MINUTES 58 SECONDS WEST, (BASIS OF BEARING) TO AN ANGLE POINT AT A DISTANCE OF 238.96 FEET;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 8, TRAVERSING THE FOLLOWING COURSES AND DISTANCES:

SOUTH 39 DEGREES 48 MINUTES 15 SECONDS EAST, 42.87 FEET:

SOUTH 77 DEGREES 35 MINUTES 34 SECONDS EAST, 158.02 FEET TO THE NORTHERN-MOST CORNER OF PARCEL 6 OF SAID BOOK 754 OF MAPS, PAGE 30;

THENCE CONTINUING ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 8, CONTIGUOUS TO THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 6, TRAVERSING THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61 DEGREES 44 MINUTES 03 SECONDS WEST, 70.00 FEET:

SOUTH 16 DEGREES 41 MINUTES 37 SECONDS WEST, 42.43 FEET:

SOUTH 28 DEGREES 17 MINUTES 56 SECONDS EAST, 65.43 FEET:

SOUTH 73 DEGREES 08 MINUTES 08 SECONDS EAST, 35.36 FEET:

NORTH 61 DEGREES 44 MINUTES 03 SECONDS EAST, 75.00 FEET:

THENCE LEAVING SAID PARCEL 6 BOUNDARY CONTINUING ALONG SAID PARCEL 8 BOUNDARY, SOUTH 45 DEGREES 58 MINUTES 57 SECONDS EAST A DISTANCE OF 195.38 FEET TO A POINT ON THE CURVED NORTHWESTERLY RIGHT OF WAY LINE OF CAVE CREEK ROAD, A PUBLIC RIGHT OF WAY, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 31 DEGREES 05 MINUTES 25 SECONDS EAST AT A DISTANCE OF 1498.40 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVED RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 63 DEGREES 56 MINUTES 00 SECONDS, A DISTANCE OF 102.86 FEET TO THE EASTERN-MOST CORNER OF PARCEL 5 OF SAID BOOK 754 OF MAPS, PAGE 30;

THENCE LEAVING SAID RIGHT OF WAY LINE OF CAVE CREEK ROAD, ALONG THE NORTHEASTERN, NORTHWESTERN AND SOUTHWESTERN BOUNDARIES OF SAID PARCEL 5, ALL BEING CONTIGUOUS TO THE BOUNDARY OF SAID PARCEL 8, TRAVERSING THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 23 MINUTES 22 SECONDS WEST, 129.68 FEET:

NORTH 82 DEGREES 18 MINUTES 17 SECONDS WEST, 82.98 FEET:

SOUTH 07 DEGREES 41 MINUTES 43 SECONDS WEST, 113.25 FEET:

NORTH 82 DEGREES 18 MINUTES 17 SECONDS WEST, 20.00 FEET:

SOUTH 07 DEGREES 41 MINUTES 43 SECONDS WEST, 22.20 FEET:

SOUTH 82 DEGREES 18 MINUTES 17 SECONDS EAST- 10.47 FEET:

SOUTH 87 DEGREES 41 MINUTES 43 SECONDS WEST, 19.39 FEET:

SOUTH 43 DEGREES 11 MINUTES 44 SECONDS EAST, 86.68 FEET TO A POINT ON SAID CURVED NORTHWESTERLY RIGHT OF WAY LINE OF CAVE CREEK ROAD, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 40 DEGREES 46 MINUTES 36 SECONDS EAST AT A DISTANCE OF 1498.40 FEET;

PARCEL	Ac.	NO. OF D.U.	UNDISTURBED N.A.O.S (Ac.)	REVEGETATED N.A.O.S (Ac.)	USE
A	7.13	0	0.00	0.61	CLUBHOUSE AND ENTRY
B	11.20	48	0.00	0.05	RESIDENTIAL
C	11.74	36	2.33	0.25	RESIDENTIAL
D	4.52	14	0.00	0.00	RESIDENTIAL
E	3.56	20	0.00	0.00	RESIDENTIAL
F	13.38	72	0.00	0.13	RESIDENTIAL
G	37.39	0	3.65	0.21	GOLF
TOTAL	88.82	190	5.99	1.25	

ESTIMATED NUMBER OF DWELLING UNITS PER PARCEL AS SHOWN ON TABLE IS FOR PRELIMINARY PLANNING PURPOSES. ACTUAL DWELLING UNIT COUNT PER PARCEL WILL BE DETERMINED WITH FUTURE FINAL PLAT(S). MAXIMUM OF 190 DWELLING UNITS ALLOWABLE

VICINITY MAP  
N.T.S.

DM19, LLC  
4222 E CAMELBACK ROAD, SUITE H100  
PHOENIX, ARIZONA 85018  
PH: (602) 367-1317  
CONTACT: MR. THOMAS H. WARLEY

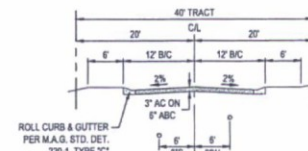
THE WEST QUARTER CORNER OF SECTION 31, T6N, R5E, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING A BLM BRASS CAP STAMPED "T6N R4E R5E 1/4 S36 S31 1959" HAVING AN ELEVATION OF 2486.53 NAVD88 DATUM

THE BASIS OF BEARING IS N00°03'55"  
ALONG THE WEST LINE OF THE  
NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 6 NORTH, RANGE 5 EAST OF  
THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA AS SHOWN  
ON THE MAP OF DEDICATION RECORDED  
IN BOOK 754, PAGE 30, MARICOPA COUNTY  
RECORDS

R-4 ESL  
O-5 ESL

GROSS AREA	91.70 AC
NET AREA	88.92 AC

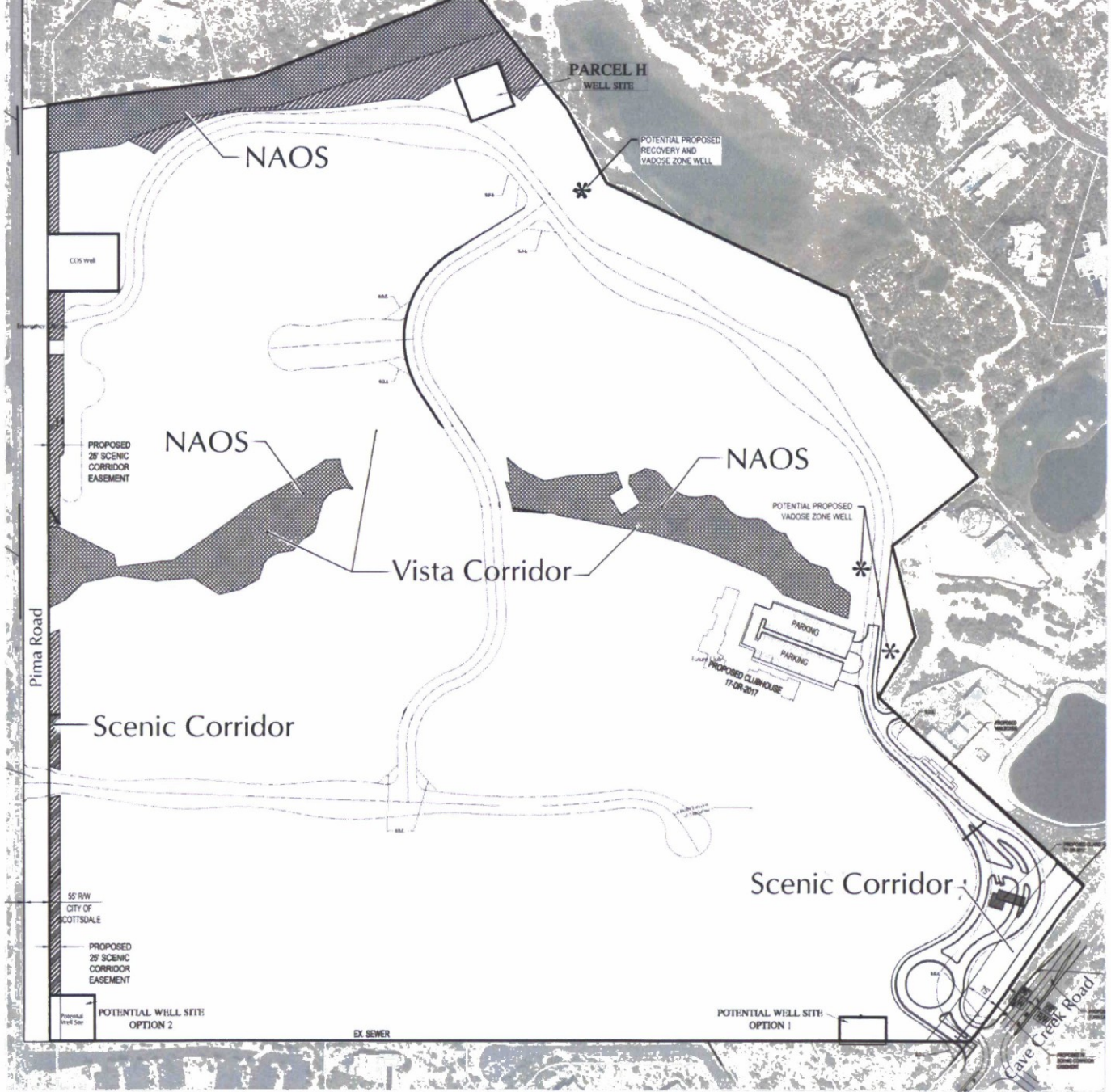
INDRY	PROJECT BOUNDARY
U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT
S.L.E.	SEWER EASEMENT
W.L.E.	WATER EASEMENT
R.W.E.	ROADWAY EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
T.I.E.E.	TEMPORARY INGRESS EGRESS EASEMENT
N.M.P.A.E.	NOT AUTHORIZED PUBLIC ACCESS EASEMENT
M.A.T.P.A.E.	MALICIOUSLY ACQUIRED PUBLIC ACCESS EASEMENT
N.A.O.S.	NATURAL AREA OPEN SPACE EASEMENT
D.M.F.C.E.	DRAINAGE & FLOOD CONTROL EASEMENT
E.S.V.A.E.	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
P.T.E.	PUBLIC TRAIL EASEMENT
R.W.F.	RECHARGE WELL FIELD
D.W.U.	DRAINAGE UNITS
R.W.	RIGHT OF WAY
CL	CENTER LINE
E.P.	EDGE OF PAVEMENT
BC	BACK OF CURB
MB	MEASURED DISTANCE





TYPICAL PRIVATE STREET SECTION  
NTS







#### NAOS ZONES

	Undisturbed NAOS -	5.29 Acres
	Revegetated NAOS -	1.81 Acres

Desert Mountain NAOS Pool - 27.1 Acres  
(Undisturbed NAOS)

NAOS Provided - 34.2 Acres = 37.3% of Property

Required NAOS per  
Slope Analysis - 34.2 Acres = 37.3% of Property

Gross Property Acreage - 91.7 Acres



Parcel 19

ATTACHMENT 5

17-DB-2017

August 17, 2017  
0 100 200 300  
SCALE: 1" = 100'





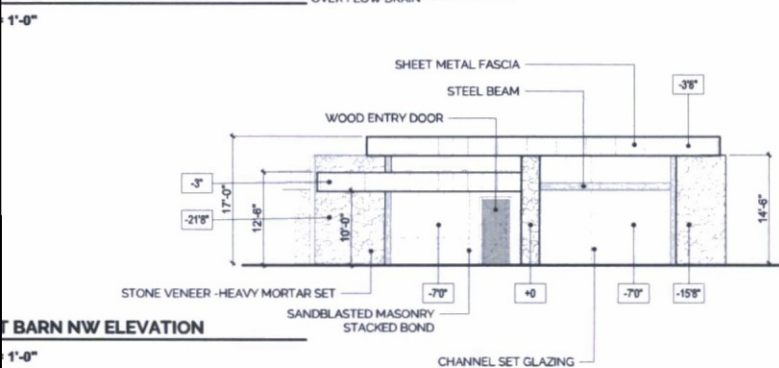
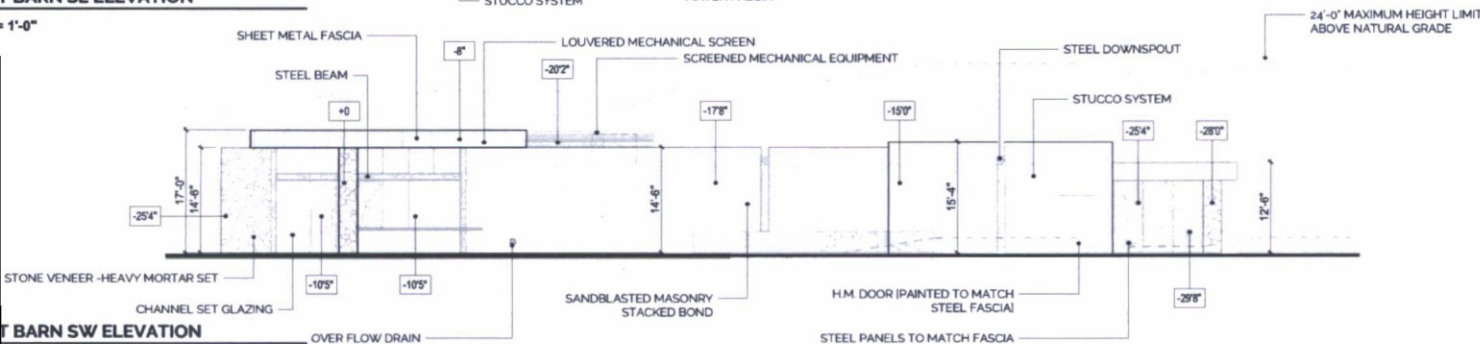
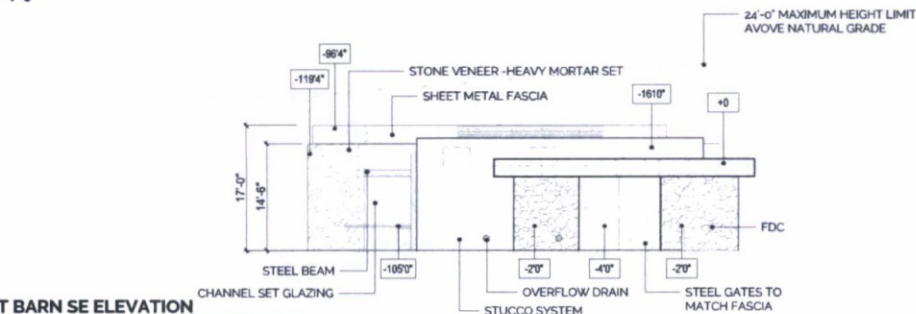
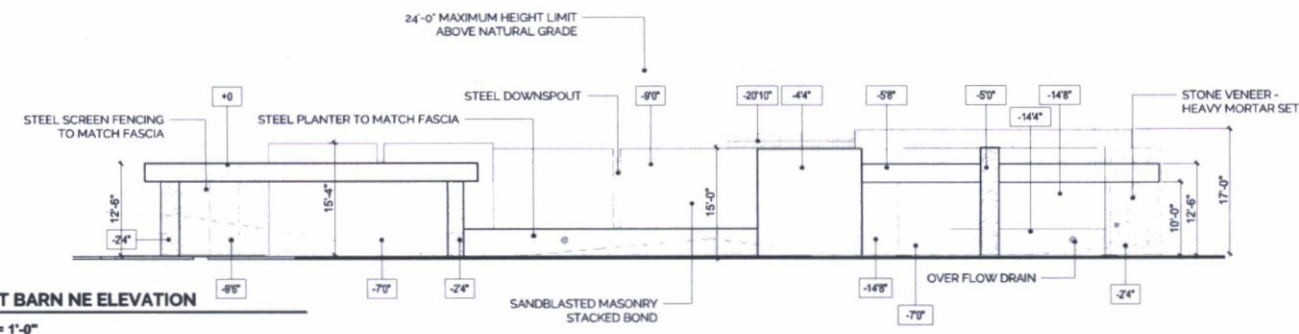


# DW

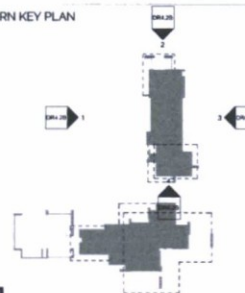
DREWETT WORKS // ARCHITECTS

7144 E STETSON DR., SUITE 200  
SCOTTSDALE, AZ 85255  
PH: 480-373-9388 FAX: 480-373-9388  
WWW.DREWETTWORKS.COM

ALL EXTERIOR LIGHTING FIXTURES  
ARE RECESSED CANS MOUNTED TO  
THE UNDERSIDE OF ROOF



CART BARN KEY PLAN



0 4 8 16

[K]

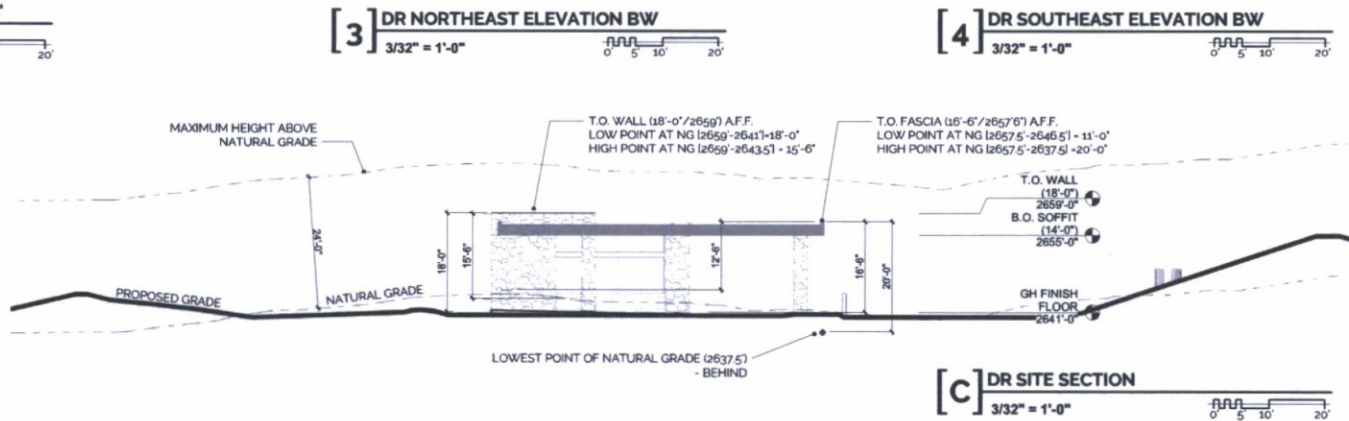
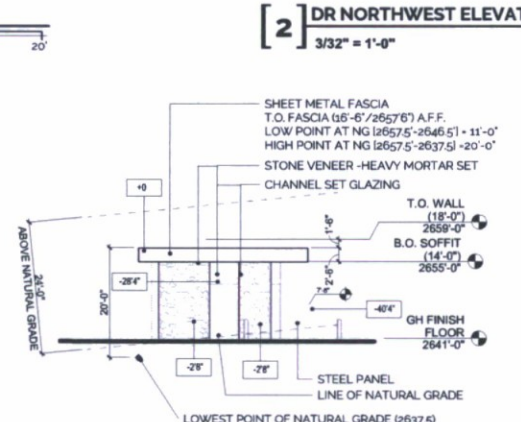
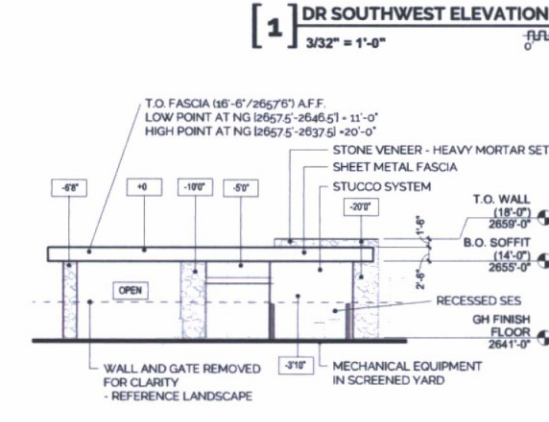
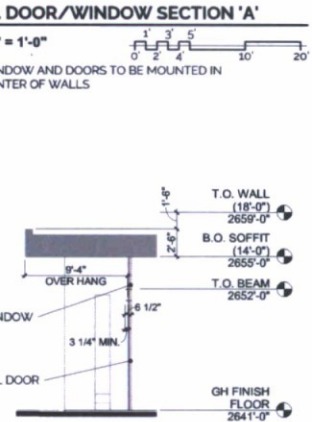
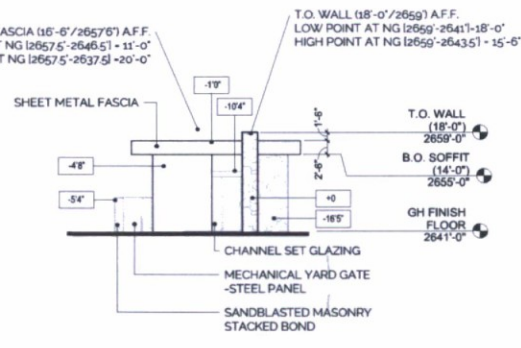
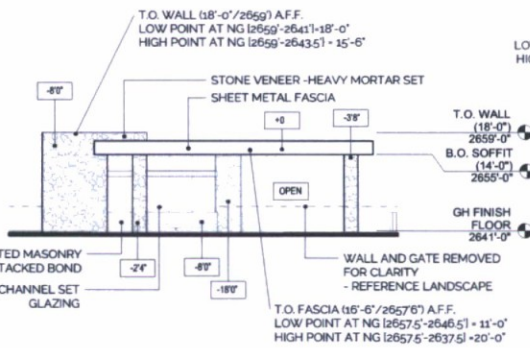
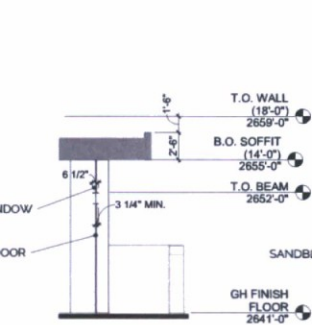
FOR COS DRB SUBMITTAL  
DATE 10-12-17  
REV

CART BARN ELEVATION

NOT FOR CONSTRUCTION  
10-12-17  
Expires: 1/31/2018

**17-DR-2017**  
**10/17/17**

NOTE: ALL EXTERIOR LIGHTING  
FIXTURES ARE RECESSED CANS  
MOUNTED TO THE UNDERSIDE OF  
ROOF



FOR COS DRB SUBMITTAL

DATE 10-10-17

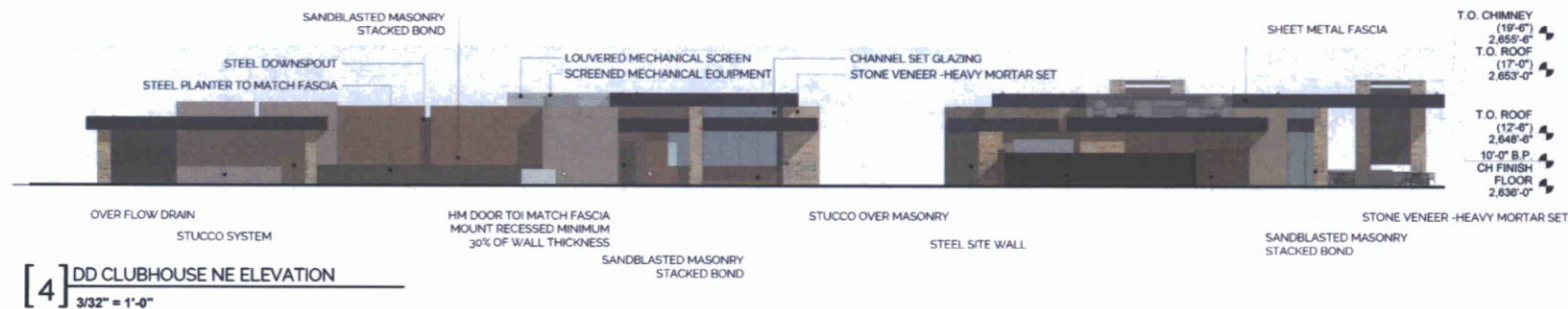
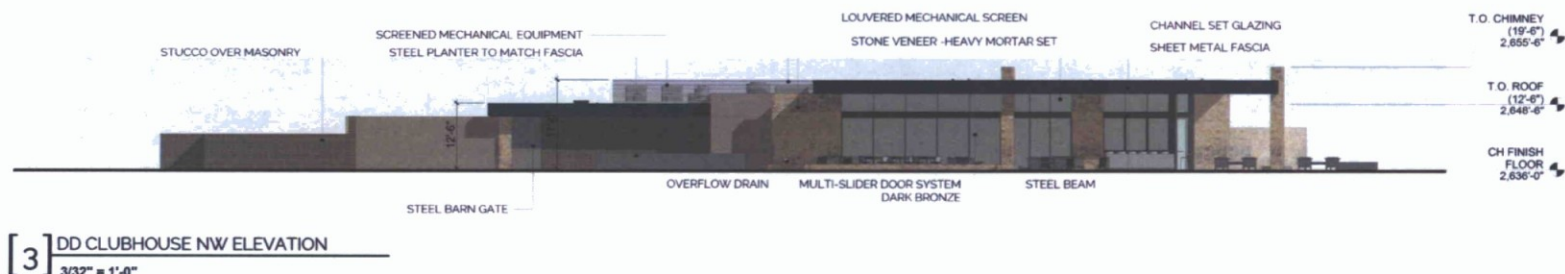
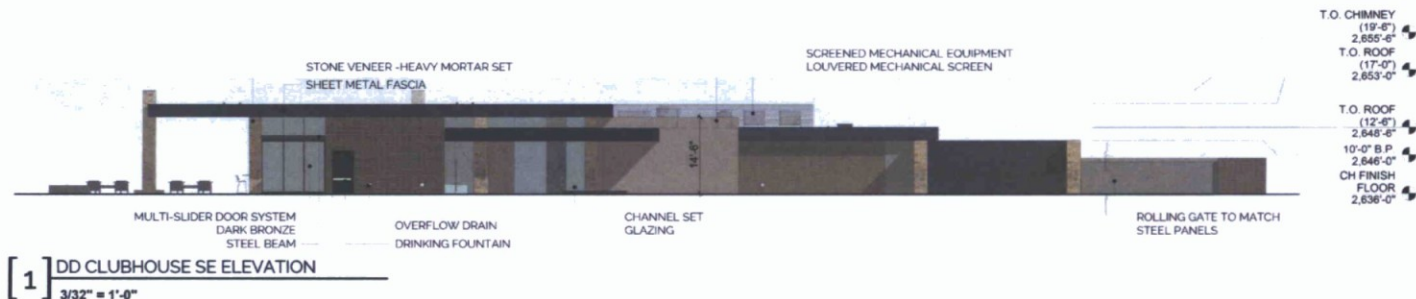
REV

GH BUILDING ELEVATION

NOT FOR CONSTRUCTION  
09-06-17  
Exhibit 12-11-2019

17-DR-2017  
10/17/17



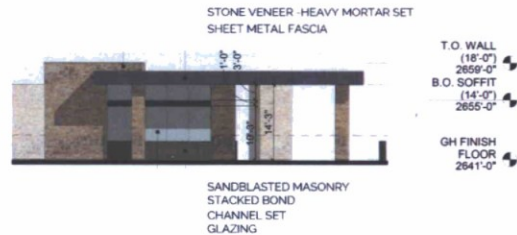


ALL EXTERIOR LIGHTING FIXTURES ARE RECESSED CANS MOUNTED TO THE UNDERSIDE OF ROOF

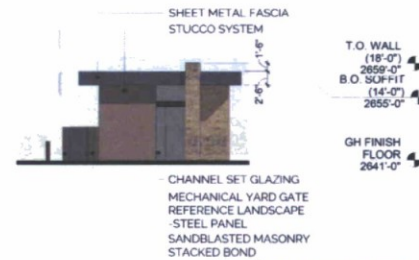
FOR COS DRB SUBMITTAL  
DATE 09-29-17  
REV

CLUBHOUSE ELEVATIONS

NOT FOR CONSTRUCTION  
0 8 16 32'



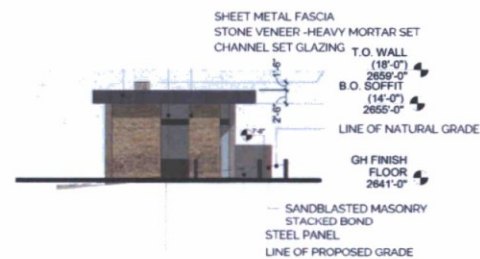
[1] DR SOUTHWEST ELEVATION COLOR  
3/32" = 1'-0"



[2] DR NORTHWEST ELEVATION COLOR  
3/32" = 1'-0"



[3] DR NORTHEAST ELEVATION COLOR  
3/32" = 1'-0"



[4] DR SOUTHEAST ELEVATION COLOR  
3/32" = 1'-0"

FOR COS DRB SUBMITTAL

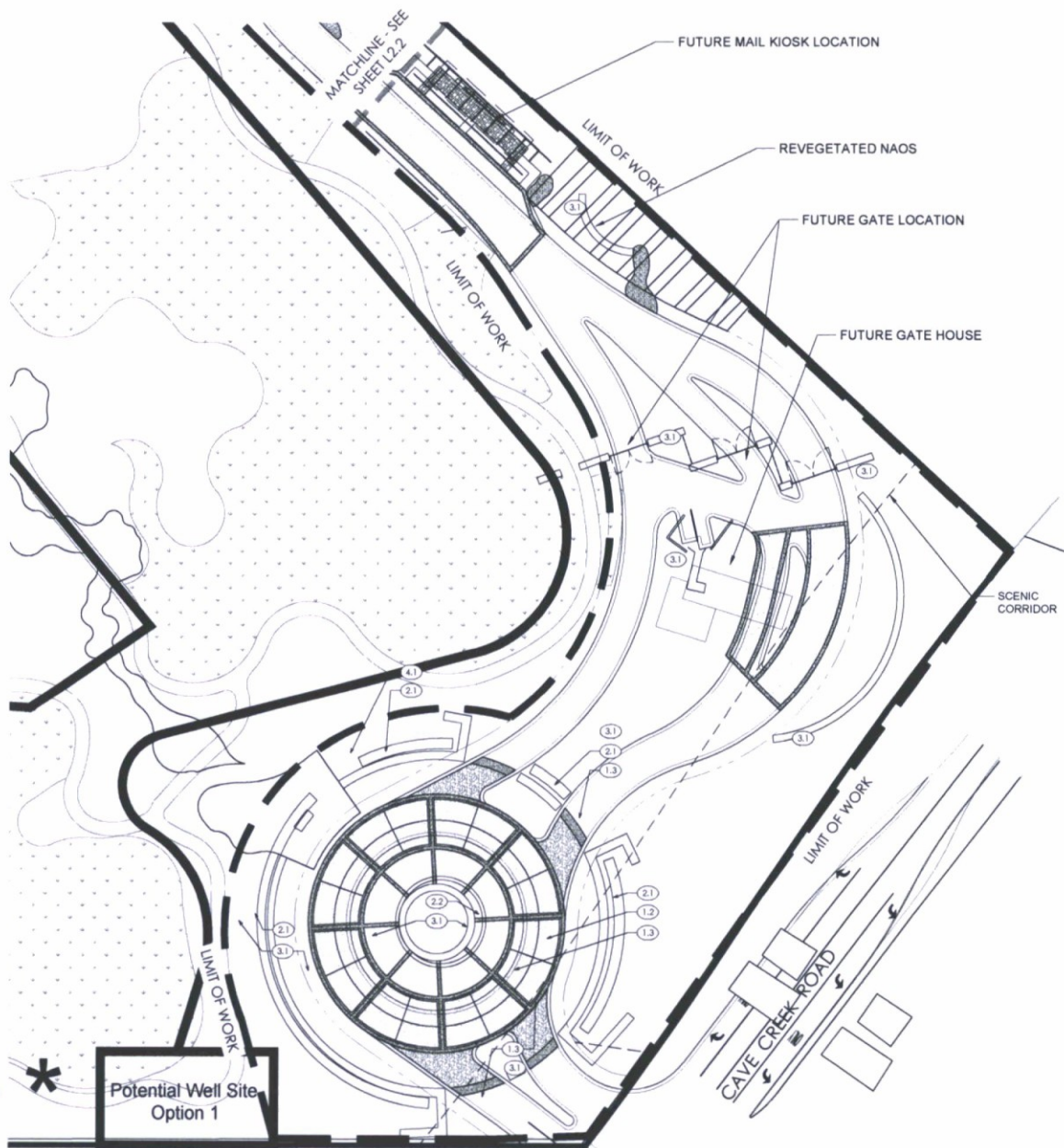
DATE 08-23-17

REV

GH BUILDING ELEVATION

NOT FOR CONSTRUCTION  
08-23-17

DR



**KEY NOTES:**

- (1.1) CART PATH.
- (1.2) VEHICLE PAVING: CONCRETE PAVERS.
- (1.3) VEHICLE PAVING: CONCRETE BAND.
- (1.4) PEDESTRIAN PAVING.
- (2.1) WALL.
- (2.2) RAISED PLANTER.
- (3.1) LANDSCAPE AREA.
- (3.2) TURF AREA.
- (4.1) WATER FEATURE.

Notes per Zoning Ordinance Section 1.303, and DSPM Sec. 2-1.1001.13

- A. No walls over 3 feet shall be located within the Scenic Corridor.

\* Golf cart path and landscape to be adjusted once future well site is finalized

DESERT MOUNTAIN PARCEL 19 - PHASE 1 - HARDSCAPE PLAN - L2.1



**ATTACHMENT 8**

**17-DR-2017**  
**07/12/2017**

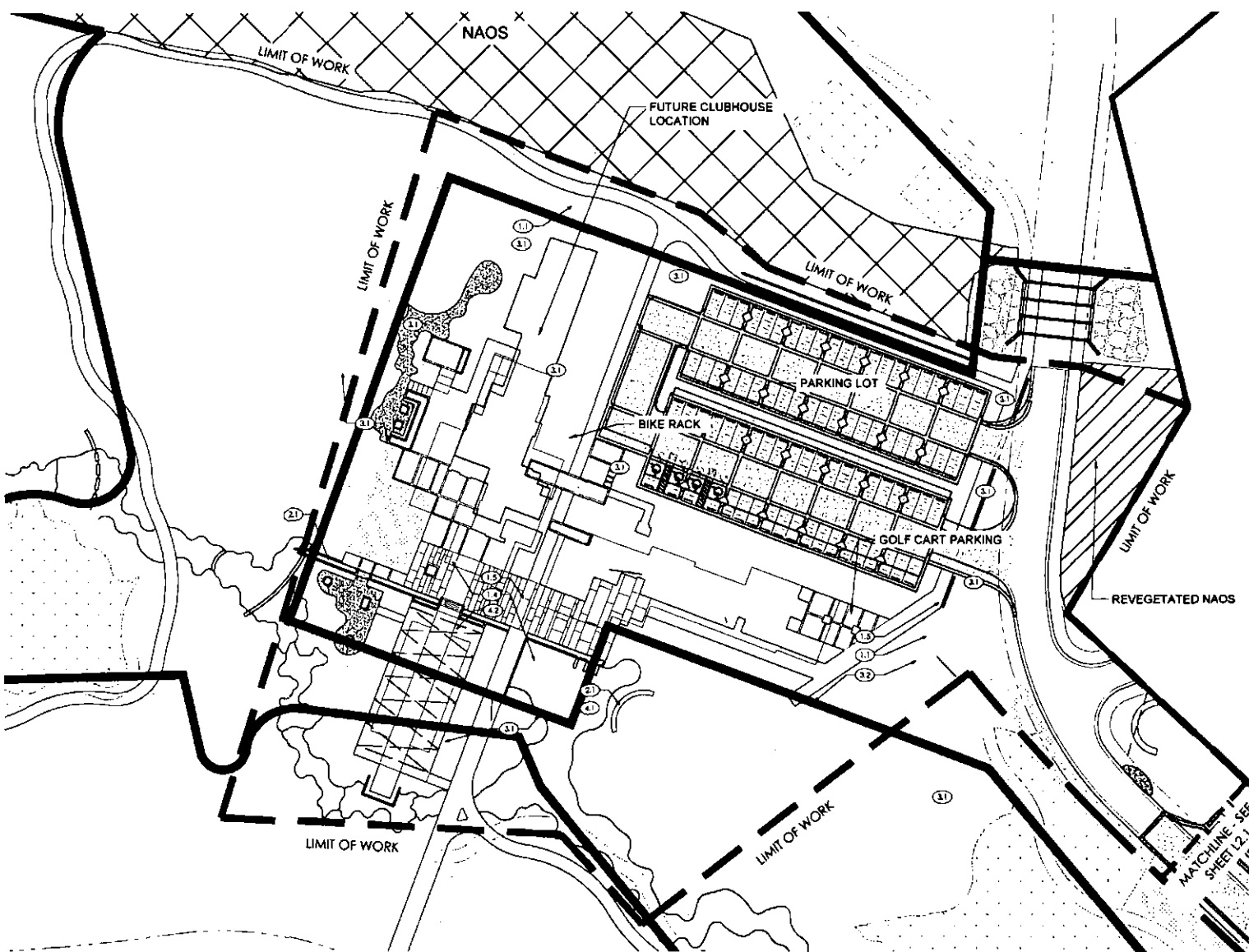
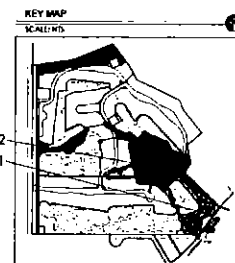


# KEY NOTES:

- (1.1) CART PATH.
- (1.2) VEHICLE PAVING: CONCRETE PAVERS.
- (1.3) VEHICLE PAVING: CONCRETE BAND.
- (1.4) PEDESTRIAN PAVING.
- (1.5) SIDEWALK.
- (2.1) WALL.
- (2.2) RAISED PLANTER.
- (3.1) LANDSCAPE AREA.
- (3.2) GOLF TURF AREA.
- (4.1) WATER FEATURE.
- (4.2) BOCCIE COURT.

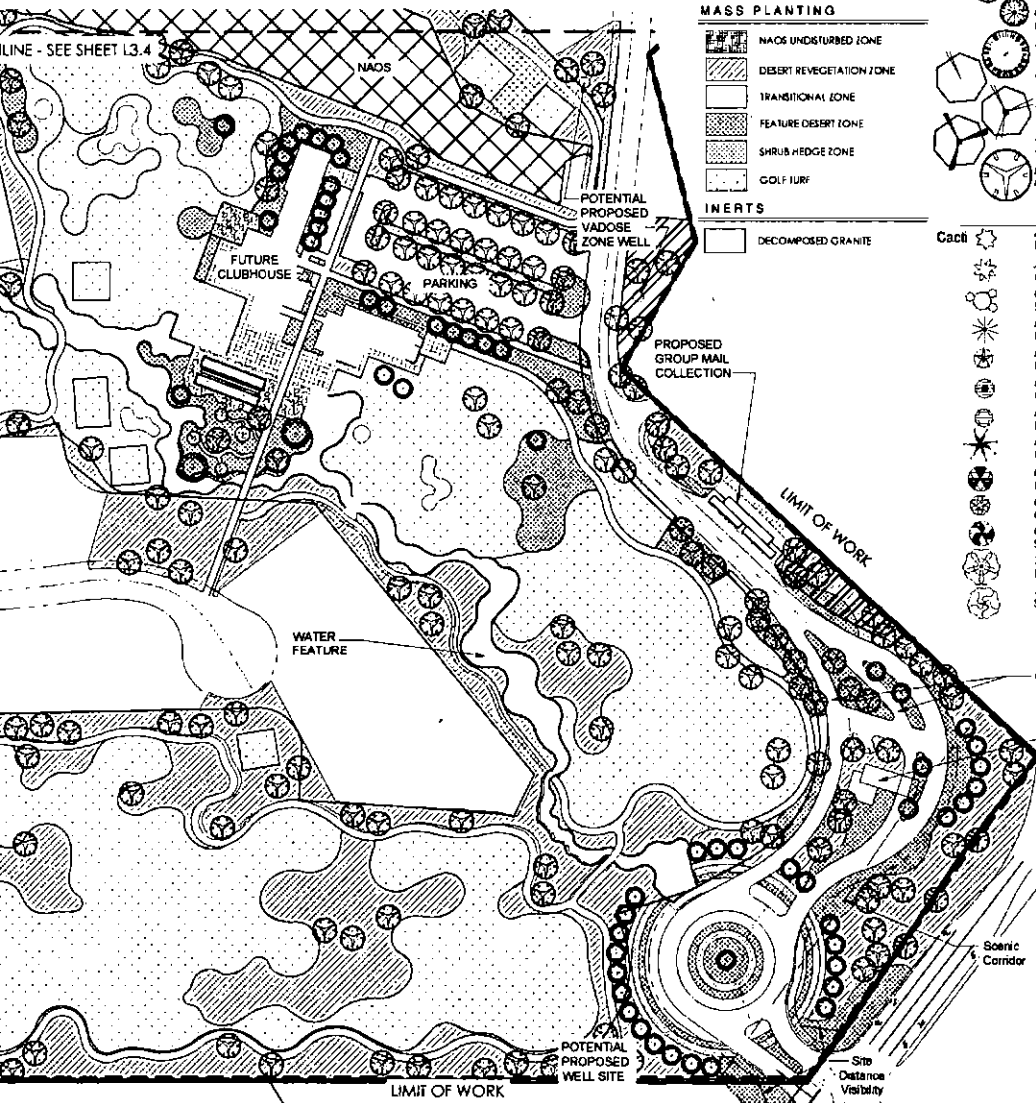
Desert Mountain 19

KEY MAP  
SCHEMATIC



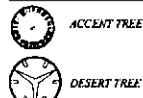
DESERT MOUNTAIN PARCEL 19 - PHASE 1 - HARDSCAPE PLAN - L2.2



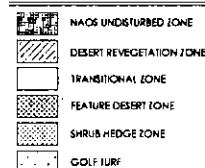


# PLANT MATERIALS LEGEND

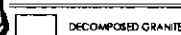
## TREES



## MASS PLANTING



## INERTS



# PLANT LEGEND

Sym.	Plant Name	Size
Tree	Acacia constricta	See Plan
	White Thorn	See Plan
	Acacia greggii	See Plan
	Catalpa	See Plan
	Canola holocarpa	See Plan
	Crucifixion Thorn	See Plan
	Celtis pallida	See Plan
	Desert Hackberry	See Plan
	Celtis reticulata	See Plan
	Norfolk Hackberry	See Plan
	Chilopsis linearis	See Plan
	Desert Willow	See Plan
	Olive tree	See Plan
	Ironwood	See Plan
	Parthenocarya floridum	See Plan
	Blue Palo Verde	See Plan
	Parthenocarya microphyllum	See Plan
	Football Palo Verde	See Plan
	Prosopis juliflora	See Plan
	Native Mesquite	See Plan
Cacti	Agave deserti	5 gal.
	Desert Agave	5 gal.
	Agave uterophylla	5 gal.
	Murphy's Agave	5 gal.
	Canavalia glauca	5 gal.
	Saguaro	5 gal.
	Dasylirion wheeleri	5 gal.
	Desert Saguaro	5 gal.
	Echinocactus engelmannii	5 gal.
	Hedgehog Cactus	5 gal.
	Ferocactus cylindricus	5 gal.
	Compass Rose	5 gal.
	Ferocactus wislizeni	5 gal.
	Rhinoceros Horn	5 gal.
	Fouquieria splendens	5 gal.
	Opuntia engelmannii	5 gal.
	Brittlebush	5 gal.
	Opuntia juliflora	5 gal.
	Cholla	5 gal.
	Opuntia phaeacantha	5 gal.
	Spiny Cholla	5 gal.
	Yucca baccata	5 gal.
	Yucca elata	5 gal.
	Soap Tree Yucca	5 gal.

TREE SIZE: 24"-84" Box

# FEATURE PALETTE - SHRUB HEDGE

Common Name	Botanical Name	Nursery Size	Plants per 1 acre	Plants
Large				
Arizona Mesquite	Sophora arizonica	6 gal.	40	27
Narrow Leaf Yellow Bell	Tecoma stans	6 gal.	40	27
Medium				
Desert Milkweed	Asclepias subulata	1 gal.	40	27
Fairy Duster	Calliandra eriophylla	1 gal.	40	27
La Paz Fairy Duster	Calliandra peruviana	1 gal.	40	27
Red Honeysuckle	Justicia californica	1 gal.	40	27
Deer Grass	Muhlenbergia rigens	1 gal.	40	27
Sonoran Desert Ruelle	Ruellia californica	1 gal.	40	27
Small				
Trailing Indigo Bush	Dalea greggii	1 gal.	30	48
Texas Balony	Stachys coccinea	1 gal.	30	48
Baja Ruelle	Ruellia peruviana	1 gal.	30	48
Desert Zinnia	Zinnia acerosa	1 gal.	30	48
Total o.c. spacing			18.03 o.c.	408

# TRANSITIONAL PALETTE

Common Name	Botanical Name	Nursery Size	Plants per 1 acre	Plants
Large				
Chuparosa	Justicia californica	5 gal.	60	12
Cresote Bush	Larrea tridentata	5 gal.	60	12
Jajoba	Simmondsia chinensis	5 gal.	60	12
Medium				
Desert Honeysuckle	Anisacanthus thurberi	1 gal.	60	12
Fairy Duster	Calliandra eriophylla	1 gal.	60	12
Brittlebush	Chrysothamnus nauseosus	1 gal.	60	12
Golden Eye	Encelia latrans	1 gal.	60	12
Small				
Desert Marigold	Bolero multiflora	1 gal.	40	27
Golden Dysodia	Dysodia pentachaeta	1 gal.	40	27
Pam's Penstemon	Penstemon parryi	1 gal.	40	27
Desert Penstemon	Penstemon pseudospectabilis	1 gal.	40	27
Turpentine Bush	Ericameria laevis	1 gal.	40	27
Desert Globemallow	Sphaeralcea ambigua	1 gal.	40	27
Total o.c. spacing			13.31 o.c.	246

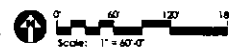
# NAOS & DESERT REVEG PALETTE

Common Name	Botanical Name	Nursery Size	Plants per 1 acre	Plants
Large				
Catalpa	Acacia greggii	see plan	80	7
White Thorn	Acacia constricta	see plan	80	7
Crucifixion Thorn	Canola holocarpa	see plan	80	7
Chuparosa	Justicia californica	5 gal.	80	7
Cresote Bush	Larrea tridentata	5 gal.	80	7
Jajoba	Simmondsia chinensis	5 gal.	80	7
Medium				
Desert Honeysuckle	Anisacanthus thurberi	1 gal.	75	8
Fairy Duster	Calliandra eriophylla	1 gal.	75	8
Brittlebush	Encelia latrans	1 gal.	75	8
Small				
Desert Marigold	Bolero multiflora	1 gal.	80	17
Turpentine Bush	Ericameria laevis	1 gal.	80	17
Desert Penstemon	Penstemon pseudospectabilis	1 gal.	80	17
Desert Globemallow	Sphaeralcea ambigua	1 gal.	80	17
Total o.c. spacing			18.03 o.c.	134

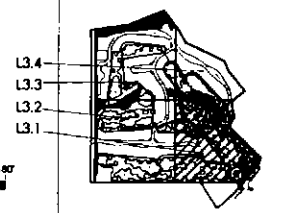
Notes per Zoning Ordinance Section 1.303, and DSPM Sec 2-1.1001.13

- There shall be no non-native plants, turf, and/or non-ESL approved vegetation included in the "high impact," "desert revegetation," and "shrub hedge" landscaping zones.
- No walk over 3 feet shall be located within the Soenic Corridor, and all vegetation will be landscaped in an organic manner.
- All structures must be located a minimum of 5 feet from all dedicated NAOS areas.
- Thorny trees, shrubs, and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area cutting.

DESERT MOUNTAIN 19 - LANDSCAPE PLAN - L3.1



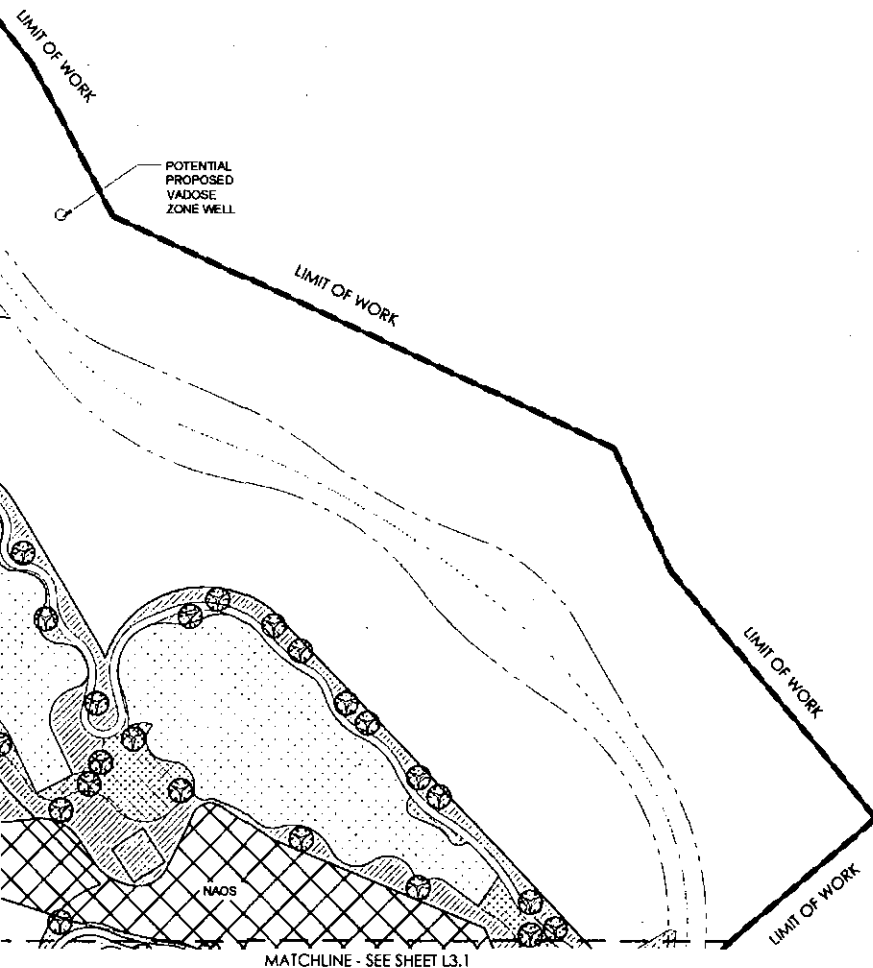
KEY MAP  
SCALE: 1/4"











**PLANT LEGEND**

Sym.	Plant Name	Size
Tree	<i>Acacia caroliniana</i>	See Plan
	White Thorn	See Plan
	<i>Acacia greggii</i>	See Plan
	Cottonwood	See Plan
	<i>Canotia holacantha</i>	See Plan
	Cruetwood	See Plan
	<i>Callis pallida</i>	See Plan
	Desert Hackberry	See Plan
	<i>Crataegus reticulata</i>	See Plan
	Net-leaf Hackberry	See Plan
	<i>Chilopsis linearis</i>	See Plan
	Desert Willow	See Plan
	<i>Oryza rufipolis</i>	See Plan
	Ironwood	See Plan
	<i>Parthenocissus floridana</i>	See Plan
	Blue Palo Verde	See Plan
	<i>Parthenocissus microphylla</i>	See Plan
	Football Palo Verde	See Plan
	<i>Prosopis juliflora</i>	See Plan
	Native Mesquite	See Plan

**PLANT LEGEND**

Sym.	Plant Name	Size
Cacti	<i>Agave deserti</i>	5 gal.
	Desert Agave	5 gal.
	<i>Agave schottlandii</i>	5 gal.
	Murphy's Agave	5 gal.
	<i>Caryocarpus glauca</i>	5 gal.
	Sagebrush	5 gal.
	<i>Durhamia viscidiflora</i>	5 gal.
	Desert Spoon	5 gal.
	<i>Echinocactus engelmannii</i>	5 gal.
	Hedgehog Cactus	5 gal.
	<i>Ferocactus cylindricornis</i>	5 gal.
	Compass Barrel	5 gal.
	<i>Ferocactus wislizeni</i>	5 gal.
	Ironwood Barrel	5 gal.
	<i>Fouquieria splendens</i>	5 gal.
	Ocotillo	5 gal.
	<i>Opuntia engelmannii</i>	5 gal.
	Engelmann's Prickly Pear	5 gal.
	<i>Opuntia fulgida</i>	5 gal.
	Cholla	5 gal.
	<i>Opuntia phaeacantha</i>	5 gal.
	Spreading Prickly-Pear	5 gal.
	<i>Yucca baccata</i>	5 gal.
	Banana Yucca	5 gal.
	<i>Yucca elata</i>	5 gal.
	Sagebrush Yucca	5 gal.

**PLANT MATERIALS LEGEND**

Symbol	Description
Tree	ACCENT TREE
Tree	DESERT TREE
Mass Planting	NAOS UNDISTURBED ZONE
Mass Planting	DESERT REVEGETATION ZONE
Mass Planting	TRANSITIONAL ZONE
Mass Planting	FEATURE DESERT ZONE
Mass Planting	GOLF TURF
Mass Planting	INERTS
Mass Planting	DECOMPOSED GRANITE

**FEATURE PALETTE**

Common Name	Botanical Name	Nursery Size	Plants p.c. spacing	Plants per 1 acre
Large				
Arizona Mesquite	<i>Sophora arizonica</i>	6 gal.	40	27
Narrow Leaf Yellow Bell	<i>Tecoma stans</i>	5 gal.	40	27
Medium				
Desert Milkweed	<i>Asclepias subulata</i>	1 gal.	40	27
Fairy Duster	<i>Calliandra eriophylla</i>	1 gal.	40	27
La Paz Fairy Duster	<i>Calliandra peninsularis</i>	1 gal.	40	27
Red Honeysuckle	<i>Justicia caribaea</i>	1 gal.	40	27
Deer Grass	<i>Muhlenbergia regens</i>	1 gal.	40	27
Sonoran Desert Ruellia	<i>Ruellia californica</i>	1 gal.	40	27
Small				
Trailing Indigo Bush	<i>Dorstenia greggii</i>	1 gal.	30	48
Texas Betony	<i>Stachys coccinea</i>	1 gal.	30	48
Boja Ruellia	<i>Ruellia peninsularis</i>	1 gal.	30	48
Desert Zinnia	<i>Zinnia acerosa</i>	1 gal.	30	48
Total			10.33 a.c.	408

**TRANSITIONAL PALETTE**

Common Name	Botanical Name	Nursery Size	Plants p.c. spacing	Plants per 1 acre
Large				
Chuparosa	<i>Justicia californica</i>	5 gal.	40	12
Cresote Bush	<i>Larrea tridentata</i>	5 gal.	40	12
Jalisco	<i>Simmondsia chinensis</i>	5 gal.	40	12
Medium				
Desert Honeysuckle	<i>Anisacanthus thurberi</i>	1 gal.	40	12
Fairy Duster	<i>Calliandra eriophylla</i>	1 gal.	40	12
Rabbitbush	<i>Cynosyrtis nana</i>	1 gal.	40	12
Brittlebush	<i>Encelia farinosa</i>	1 gal.	40	12
Golden Eye	<i>Viguiera deltoidea</i>	1 gal.	40	12
Small				
Desert Marigold	<i>Ballea multicaulis</i>	1 gal.	40	27
Golden Daisies	<i>Oxyspora pentachaeta</i>	1 gal.	40	27
Perry's Penstemon	<i>Penstemon perryi</i>	1 gal.	40	27
Desert Penstemon	<i>Penstemon pseudospectabilis</i>	1 gal.	40	27
Turpentine Bush	<i>Eriocarya laetabilis</i>	1 gal.	40	27
Desert Globemallow	<i>Sphaeralcea ambigua</i>	1 gal.	40	27
Total			13.31 a.c.	246

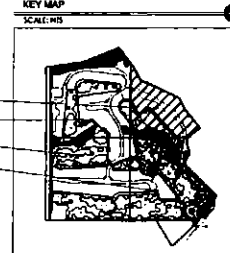
**NAOS & DESERT REVEG PALETTE**

Common Name	Botanical Name	Nursery Size	Plants p.c. spacing	Plants per 1 acre
Large				
Catalpa	<i>Acacia greggii</i>	see plan	80	7
White Thorn	<i>Acacia caroliniana</i>	see plan	80	7
Cruetwood	<i>Canotia holacantha</i>	see plan	80	7
Chuparosa	<i>Justicia californica</i>	5 gal.	80	7
Cresote Bush	<i>Larrea tridentata</i>	5 gal.	80	7
Jalisco	<i>Simmondsia chinensis</i>	5 gal.	80	7
Medium				
Desert Honeysuckle	<i>Anisacanthus thurberi</i>	1 gal.	75	8
Fairy Duster	<i>Calliandra eriophylla</i>	1 gal.	75	8
Brittlebush	<i>Encelia farinosa</i>	1 gal.	75	8
Small				
Desert Marigold	<i>Ballea multicaulis</i>	1 gal.	60	17
Turpentine Bush	<i>Eriocarya laetabilis</i>	1 gal.	60	17
Desert Penstemon	<i>Penstemon pseudospectabilis</i>	1 gal.	60	17
Desert Globemallow	<i>Sphaeralcea ambigua</i>	1 gal.	60	17
Salvaged Plant Material	see to salvage plant inventory		18.03 a.c.	134

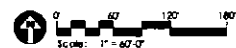
Notes per Zoning Ordinance Section 1.303, and DSPM Sec. 2-1.1001.13

- There shall be no non-native plants, turf, and/or non-ESL approved vegetation included in the "high impact," desert revegetation, and "shrub hedge" landscaping zones.
- No walls over 3 feet shall be located within the Sonoran Corridor, and all vegetation will be landscaped in an organic manner.
- All structures must be located a minimum of 5 feet from all dedicated NAOS areas.
- Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing.

L3.4  
L3.3  
L3.2  
L3.1



DESERT MOUNTAIN 19 - LANDSCAPE PLAN - L3.4





### CONSTRUCTION NOTES

- ① PROPOSED POWER CO. SECONDARY CONDUIT INSTALL PER POWER CO. REQUIREMENTS AND SPECIFICATIONS. EXTEND FROM PROPOSED TRANSFORMER LOCATION TO PROPOSED ELECTRICAL SERVICE. LOCATIONS SHOWN FOR CONTRACTOR CONVENIENCE. ONLY POWER CO. PLANS WILL DETERMINE EXACT LOCATION OF CONDUIT AND TAKE PRECEDENCE OVER THESE DRAWINGS.
- ② 100 AMP, 120/240V, 1Ø, 3W, METERED ELECTRIC PEDESTAL. SEE DETAILS ON SHEET SE3.1.
- ③ #3-1/2 CONCRETE PULL BOX, SEE DETAIL 3 ON SHEET SE3.2.
- ④ GATE CONTROLLER LOCATION. COORDINATE WITH GATE CONTRACTOR FOR EXACT LOCATION AND DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT, STUB UPS, 120V CONDUCTORS, 120V SPLICES AND OTHER NECESSARY COMPONENTS FOR A COMPLETE SYSTEM.
- ⑤ ROUTE 1.5" EMPTY CONDUIT TO GATE KEYPAD/OPERATOR.
- ⑥ FESTOON LIGHTING POWER CONNECTION, SEE DETAIL 8 ON SHEET SE3.3.
- ⑦ FESTOON LIGHTING POLE, SEE DETAIL 8 ON SHEET SE3.3.
- ⑧ FESTOON LIGHTING (TYPICAL), SEE DETAIL 8 ON SHEET SE3.3.
- ⑨ AVAILABLE WATER FEATURE UPLIGHT, SEE LIGHT FIXTURE SCHEDULE.
- ⑩ TRANSFORMER TO BE MARKED "POOL AND SPA READY" AND SUITABLE FOR USE WITH SUBMERSIBLE LUMINAIRES.

### LEGEND

- METERED SERVICE ENTRANCE SECTION
- CONCRETE PULL BOX
- UNDERGROUND ELECTRICAL CONDUIT
- CONDUIT TAG, SEE WIRE & CONDUIT TABLE
- A-1 CIRCUIT NUMBER
- LOW VOLTAGE TRANSFORMER, SEE DETAIL 11 ON SHEET SE3.3
- GATE MOTOR
- IRRIGATION CONTROLLER
- === 2" PVC SCH 40 CONDUIT SLEEVE FOR LV CABLE

### WIRE & CONDUIT TABLE

CONDUIT NO.	SIZE	POWER	GROUND	(CKT #)	REMARKS
100	1"	2-#12	1-#12	TYPICAL	
101	1"	2-#8	1-#8	TYPICAL	
	2"	PULL ROPE		SPARE	
102	2"	PULL ROPE		SPARE	
103	1"	2-#6	1-#6	C-5	
		2-#12		C(1,3)	
200	1.5"	2-#8	1-#8	E(2,4)	
		2-#8		E(6,8)	
		2-#12		E(1,3)	
	2"	PULL ROPE		SPARE	
201	1"	2-#8	1-#8	E(2,4)	
		2-#8		E(6,8)	
	1"	2-#12		E(1,3)	
	2"	PULL ROPE		SPARE	
	2"	PULL ROPE		SPARE	



# CONSTRUCTION NOTES

1. PROPOSED POWER CO. SECONDARY CONDUIT. INSTALL PER POWER CO. REQUIREMENTS AND SPECIFICATIONS. EXTEND FROM PROPOSED TRANSFORMER LOCATION TO PROPOSED ELECTRICAL SERVICE. LOCATIONS SHOWN FOR CONTRACTOR CONVENIENCE ONLY. POWER CO. PLANS WILL DETERMINE EXACT LOCATION OF CONDUIT AND TAKE PRECEDENCE OVER THESE DRAWINGS.
2. 100 AMP, 120/240V, 1Ø, 3Ø, METERED ELECTRIC PEDESTAL. SEE DETAILS ON SHEET SE3.3.
3. #3-1/2 CONCRETE PULL BOX. SEE DETAIL 3 ON SHEET SE3.3.
4. GATE CONTROLLER LOCATION. COORDINATE WITH GATE CONTRACTOR FOR EXACT LOCATION AND DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT, STUB UPS, 120V CONDUCTIONS, 120V SPLICES AND OTHER NECESSARY COMPONENTS FOR A COMPLETE SYSTEM.
5. ROUTE 1.5" EMPTY CONDUIT TO GATE KEYPAD/OPERATOR.
6. FESTOON LIGHTING POWER CONNECTION. SEE DETAIL 8 ON SHEET SE3.3.
7. FESTOON LIGHTING POLE. SEE DETAIL 8 ON SHEET SE3.3.
8. FESTOON LIGHTING (TYPICAL). SEE DETAIL 8 ON SHEET SE3.3.
9. ADJUSTABLE WATER FEATURE UPLIGHT. SEE LIGHT FIXTURE SCHEDULE.
10. TRANSFORMER TO BE MARKED "POOL AND SPA READY" AND SUITABLE FOR USE WITH SUBMERSIBLE LUMINAIRES.

## LEGEND

- METERED SERVICE ENTRANCE SECTION
- CONCRETE PULL BOX
- UNDERGROUND ELECTRICAL CONDUIT
- CONDUIT TAG. SEE WIRE & CONDUIT TABLE
- A-1 CIRCUIT NUMBER
- ⊞ LOW VOLTAGE TRANSFORMER. SEE DETAIL 11 ON SHEET SE3.3
- ⊞ GATE MOTOR
- ⊞ REPLICATION CONTROLLER
- === 2" PVC SCH 40 CONDUIT SLEEVE FOR LV CABLE

## WIRE & CONDUIT TABLE

NO.	CONDUIT	SIZE	POWER	GROUND	TEXT #1	REMARKS
100	1"	2-#12	1-#12	1-#12	TYPICAL	
101	1"	1-#8	1-#8	1-#8	TYPICAL	
102	2"	PULL ROPE	PULL ROPE	PULL ROPE	SPARE	
103	1"	2-#8	1-#8	1-#8	C-5	
200	1.5"	2-#12	1-#12	1-#12	C-5	
		2-#8	1-#8	1-#8	C-5	
		2-#8	1-#8	1-#8	C-5	
		2-#12	1-#12	1-#12	C-5	
	2"	PULL ROPE	PULL ROPE	PULL ROPE	SPARE	
201	1"	2-#8	1-#8	1-#8	C-5	
		2-#8	1-#8	1-#8	C-5	
		2-#8	1-#8	1-#8	C-5	
	2"	PULL ROPE	PULL ROPE	PULL ROPE	SPARE	
	2"	PULL ROPE	PULL ROPE	PULL ROPE	SPARE	



DESERT MOUNTAIN 10

MATCHLINE B, SEE SHEET 082.3



MATCHLINE C, SEE SHEET 082.4

### CONSTRUCTION NOTES

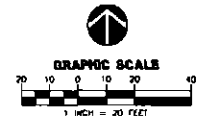
- ① PROPOSED POWER CO. SECONDARY CONDUIT INSTALL PER POWER CO. REQUIREMENTS AND SPECIFICATIONS. EXTEND FROM PROPOSED TRANSFORMER LOCATION TO PROPOSED ELECTRICAL SERVICE. LOCATIONS SHOWN FOR CONSTRUCTION CONVENIENCE ONLY. POWER CO. PLANS WILL DETERMINE EXACT LOCATION OF CONDUIT AND TAKE PRECEDENCE OVER THESE DRAWINGS.
- ② 100 AMP, 120/240V, 1Ø, 3W, METERED ELECTRIC PEDestal. SEE DETAIL 8 ON SHEET 082.3.
- ③ #3-1/2 CONCRETE PULL BOX. SEE DETAIL 3 ON SHEET 082.3.
- ④ GATE CONTROLLER LOCATION. COORDINATE WITH GATE CONTRACTOR FOR EXACT LOCATION AND DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT, STUD UPS, 120V CONDUITS, 120V SPLICES AND OTHER NECESSARY COMPONENTS FOR A COMPLETE SYSTEM.
- ⑤ ROUTE 1.5" EMPTY CONDUIT TO GATE KEYPAD/OPERATOR.
- ⑥ FESTOON LIGHTING POWER CONNECTION. SEE DETAIL 8 ON SHEET 082.3.
- ⑦ FESTOON LIGHTING POLE. SEE DETAIL 8 ON SHEET 082.3.
- ⑧ FESTOON LIGHTING (TYPICAL). SEE DETAIL 8 ON SHEET 082.3.
- ⑨ ADJUSTABLE WATER FEATURE UPLIGHT. SEE LIGHT FIXTURE SCHEDULE.
- ⑩ TRANSFORMER TO BE MARKED "POOL AND SPA READY" AND SUITABLE FOR USE WITH SUBMERSIBLE LUMINAIRES.

### LEGEND

- ⬢ METERED SERVICE ENTRANCE SECTION
- CONCRETE PULL BOX
- UNDERGROUND ELECTRICAL CONDUIT
- CONDUIT TAG. SEE WIRE & CONDUIT TABLE
- A-1 CIRCUIT NUMBER
- ⬢ LOW VOLTAGE TRANSFORMER. SEE DETAIL 11 ON SHEET 082.3
- ⬢ GATE MOTOR
- ⬢ IRRIGATION CONTROLLER
- === 2" PVC SCH 40 CONDUIT SLEEVE FOR LV CABLE

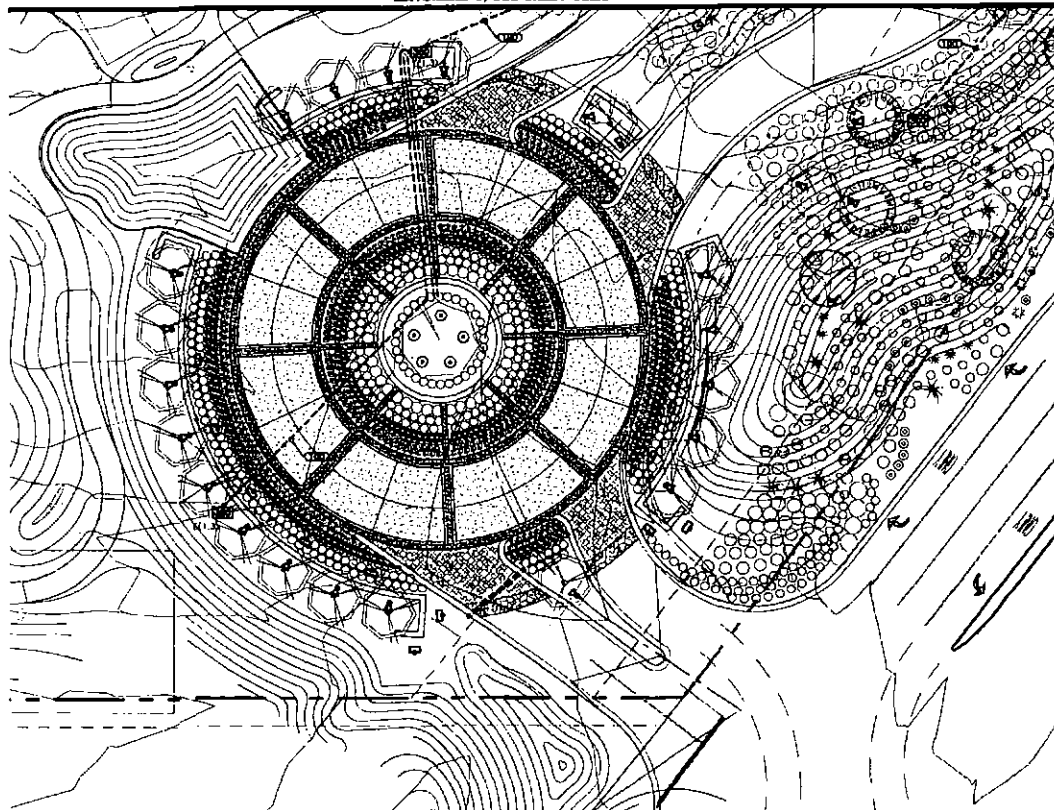
### WIRE & CONDUIT TABLE

NO.	CONDUIT	SIZE	POWER	GROUND	REMARKS
100	1"	2-#12	1-#12	TYPICAL	
101	1"	2-#8	1-#8	TYPICAL	
	2"	PULL ROPE		SPARE	
102	2"	PULL ROPE		SPARE	
103	1"	2-#8	1-#8	CL. 3	
		2-#12		CL. 3	
200	1.5"	2-#8	1-#8	EE(2.5)	
		2-#8		EE(4.5)	
		2-#12		EE(1.5)	
	2"	PULL ROPE		SPARE	
701	1"	2-#8	1-#8	EE(2.5)	
		2-#8		EE(4.5)	
	1"	2-#12		EE(1.5)	
	2"	PULL ROPE		SPARE	
	2"	PULL ROPE		SPARE	





MATCHLINE C, SEE SHEET SE3.3



# **CONSTRUCTION NOTES**

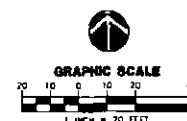
- 1 PROPOSED POWER CO. SECONDARY CONDUIT INSTALL PER POWER CO. REQUIREMENTS AND SPECIFICATIONS. EXTEND FROM PROPOSED TRANSFORMER LOCATION TO PROPOSED ELECTRICAL SERVICE LOCATION SHOWN FOR CONTRACTOR CONVENIENCE ONLY. POWER CO. PLANS WILL DETERMINE EXACT LOCATION OF CONDUIT AND TAKE PRECEDENCE OVER THESE DRAWINGS.
- 2 100 AMP, 120/240V, 14, 30, METERED ELECTRIC PEDESTAL. SEE DETAILS ON SHEET SE3.1.
- 3 #3-1/2 CONCRETE PULL BOX. SEE DETAIL 3 ON SHEET SE3.2.
- 4 GATE CONTROLLER LOCATION COORDINATE WITH GATE CONTRACTOR FOR EXACT LOCATION AND DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT, STUB UPS, 120V CONDUCTIONS, 120V SPLICES AND OTHER NECESSARY COMPONENTS FOR A COMPLETE SYSTEM.
- 5 ROUTE 1.5" EMPTY CONDUIT TO GATE KEYPAD/OPERATOR.
- 6 FESTOON LIGHTING POWER CONNECTION. SEE DETAIL 8 ON SHEET SE3.3.
- 7 FESTOON LIGHTING POLE. SEE DETAIL 8 ON SHEET SE3.3.
- 8 FESTOON LIGHTING (TYPICAL). SEE DETAIL 8 ON SHEET SE3.3.
- 9 REMAIN WATER FEATURE UPLIGHT, SEE LIGHT FEATURE SCHEDULE.
- 10 TRANSFORMER TO BE MARKED "POOL AND SPA READY" AND SUITABLE FOR USE WITH SUBMERSIBLE LIGHTS.

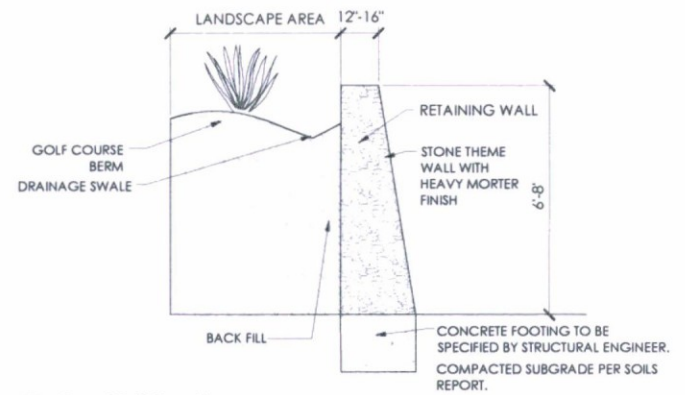
## **LEGEND**

- ⊠ METERED SERVICE ENTRANCE SECTION
- CONCRETE PULL BOX
- UNDERGROUND ELECTRICAL CONDUIT
- CONDUIT TAG, SEE WIRE & CONDUIT TABLE
- A-1 CIRCUIT NUMBER
- ⊠ LOW VOLTAGE TRANSFORMER, SEE DETAIL 11 ON SHEET SE3.3
- ⊠ GATE MOTOR
- ⊠ IRRIGATION CONTROLLER
- === 2" PVC SCH 40 CONDUIT SLEEVE FOR LV CABLE

## **WIRE & CONDUIT TABLE**

NO.	SIZE	POWER	GROUND	REMARKS
100	1"	2-#12	1-#12	TYPICAL
101	1"	2-#8	1-#8	TYPICAL
102	2"	PULL ROPE		SPARE
103	2"	PULL ROPE		SPARE
104	1"	2-#8	1-#8	C-5
200	1.5"	2-#12	1-#8	(12.3)
		2-#8	1-#8	(12.4)
		2-#6		(16.8)
		2-#12		(11.3)
	2"	PULL ROPE		SPARE
201	1"	2-#8	1-#8	(12.4)
		2-#8		(16.8)
	1"	2-#12		(11.3)
	2"	PULL ROPE		SPARE
	2"	PULL ROPE		SPARE





1.10 Entry Wall Detail  
Scale: 1/2"=1'-0"



1.1 ENTRY WALL SCHEMATIC  
Scale: N.T.S.











PLANT MATERIALS LEGEND				
Symbol	Plant Name	Time	Size	Qty
	1/2" diameter plant	10	100	100
	1/4" diameter plant	10	100	100
	1/8" diameter plant	10	100	100
	1/16" diameter plant	10	100	100
	1/32" diameter plant	10	100	100
	1/64" diameter plant	10	100	100
	1/128" diameter plant	10	100	100
	1/256" diameter plant	10	100	100
	1/512" diameter plant	10	100	100
	1/1024" diameter plant	10	100	100
	1/2048" diameter plant	10	100	100
	1/4096" diameter plant	10	100	100
	1/8192" diameter plant	10	100	100
	1/16384" diameter plant	10	100	100
	1/32768" diameter plant	10	100	100
	1/65536" diameter plant	10	100	100
	1/131072" diameter plant	10	100	100
	1/262144" diameter plant	10	100	100
	1/524288" diameter plant	10	100	100
	1/1048576" diameter plant	10	100	100
	1/2097152" diameter plant	10	100	100
	1/4194304" diameter plant	10	100	100
	1/8388608" diameter plant	10	100	100
	1/16777216" diameter plant	10	100	100
	1/33554432" diameter plant	10	100	100
	1/67108864" diameter plant	10	100	100
	1/134217728" diameter plant	10	100	100
	1/268435456" diameter plant	10	100	100
	1/536870912" diameter plant	10	100	100
	1/1073741824" diameter plant	10	100	100
	1/2147483648" diameter plant	10	100	100
	1/4294967296" diameter plant	10	100	100
	1/8589934592" diameter plant	10	100	100
	1/17179869184" diameter plant	10	100	100
	1/34359738368" diameter plant	10	100	100
	1/68719476736" diameter plant	10	100	100
	1/137438953472" diameter plant	10	100	100
	1/274877906944" diameter plant	10	100	100
	1/549755813888" diameter plant	10	100	100
	1/1099511627776" diameter plant	10	100	100
	1/2199023255552" diameter plant	10	100	100
	1/4398046511104" diameter plant	10	100	100
	1/8796093022208" diameter plant	10	100	100
	1/17592186044416" diameter plant	10	100	100
	1/35184372088832" diameter plant	10	100	100
	1/70368744177664" diameter plant	10	100	100
	1/140737488355328" diameter plant	10	100	100

[illegible]

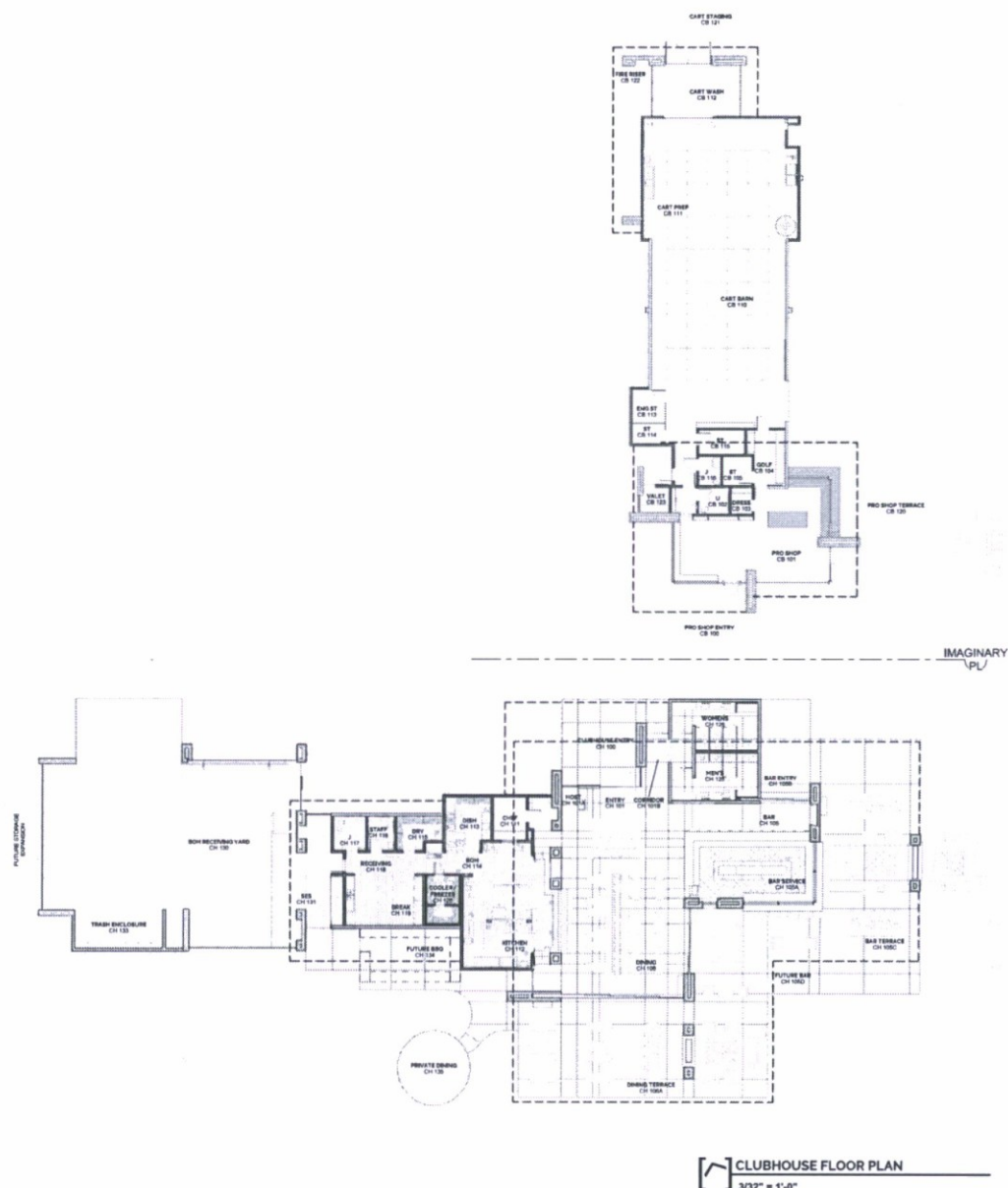
### Key Map

NTS

These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greedy Picken. Unauthorised reproduction may subject you to civil and criminal liability.

DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 304  
SCOTTSDALE, AZ 85251  
PH: 480-373-9388 / FAX: 480-373-9388  
PLANS @ DREWETWORKS.COM



DM\_19 CLUBHOUSE

FOR	COS DRB SUBMITTAL
DATE	06-15-17
REV.	

### CLUBHOUSE FACILITY FLOOR PLAN



A2.0

16-

**CLUBHOUSE FLOOR PLAN**  
3/32" = 1'-0"

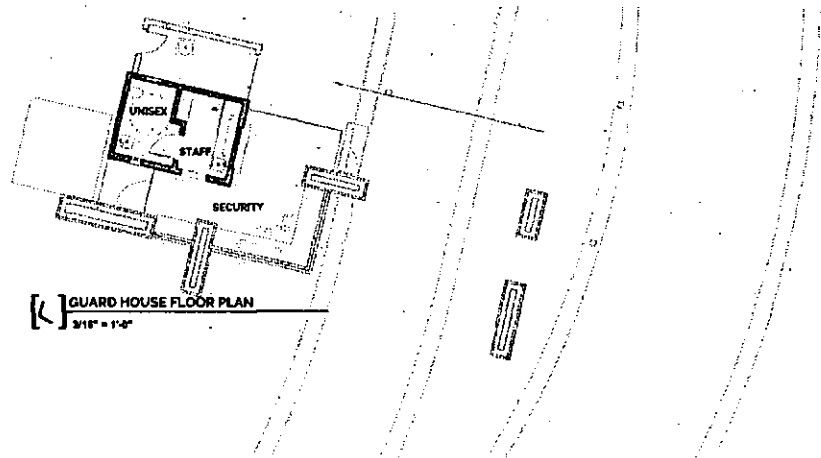
17-DR-2017  
9/15/2017



# DW

DREWETT WORKS // ARCHITECTURE

7100 S STEVENSON BLVD SUITE 100  
SCOTTSDALE, AZ 85261  
PH: 480-344-1100 FAX: 480-344-1101  
WWW.DREWETTWORKS.COM



**[K]** GUARD HOUSE FLOOR PLAN  
3/16" = 1'-0"

KEYNOTES

NO.	COS ORD SUBMITTAL
DATE	DATE
BY	BY

GH FLOOR PLAN



**A2.4**

10-11

**DM\_19 CLUBHOUSE**